

Metropole Building



# **PSPB Certificate of Approval**

April 27, 2021

BUILDING architecture design preservation 159 western avenue west, suite 486  $\leq$ seattle, washington 98119 office 206 775-8668 ORK www.buildingwork.design PROJECT Metropole Building PROJECT # 19012 LOCATION 423 2nd Ave Ext S Seattle WA 98104 PREPARED FOR Satterberg Foundation REVISION DATE NAME ARCHITECT STAMP MATTHEW C. AALFS STATE OF WASHINGTON DCI DEDICATED APPROVAL STAMP SPACE **COVER SHEET** 04/27/2021

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## ABBREVIATIONS

@ Ø #	AT DIAMETER OR ROUND POUND OR NUMBER	FP FPHB FRM FRP
AB ABE ABV ACT ACW AD ADJ AFF	ANCHOR BOLT AVERAGE BUILDING ELEVATION ABOVE ACOUSTIC TILE ALUMINUM-CLAD WOOD AREA DRAIN ADJUSTABLE, ADJACENT ABOVE FINISH FLOOR	FRDT FRZR FS FSD FT FTG
AHJ ALT ALUM/AL AP APPD APPROX ARCH ASF	ACCESS PANEL APPROVED	GA GAL GALV GEN GFI GFRC GL GND GOVT
AVG BAL BD BE BEL BEY BLDG BLK BM BO BOT BOT BRK MTL BTWN	AVERAGE BALANCING BOARD BATH FAN EXHAUST BELOW BEYOND BUILDING BLOCK, BLOCKING BENCH MARK BOTTOM OF BOTTOM BRAKE METAL BETWEEN	GR GSM GWB GYP HB HC HD HDWD HDR HE HM HOL HOR/
C to C CAB CAP CG CHT CJ CJ CL CLG CLKG CLC CLR CLO CLR CMU COL CONC	CENTER TO CENTER CABINET CAPACITY CORNER GUARD BABY CHANGING TABLE CAST-IN-PLACE CONTROL JOINT CENTERLINE CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT COLUMN	HORIZ HP HR HT HWH IBC ID IN INCL INCR INSUL INT INTM INTUM INV
COND CONN CONST CONT CONTR CORR CPT CT CTR CUST CWP	CONDITION CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR/CORRUGATED CARPET CERAMIC TILE CENTER CUSTOM CLEAR WALL PANEL DEEP (DIM)/DRYER	JST JT LAM LAV LE LH LIN LOCN LP LT
DE DEPT DET/DTL DF DIA DIAG DICA DICA DICA DIV DIV DN DP DO DO DO DO DO DO DO DO DO DO DO DO DO	DRYER EXHAUST DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DRILLED-IN CONC ANCHOR DIMENSION DIRECTION DIVISION DOWN DAMPROOFING DITTO DOMESTIC DOOR DOWNSPOUT (EXTERIOR) DISHWASHER	LTG LVL MATL MAX MC MDF MECH MEMB MFR MIN MISC MLDG MO MTD MET/MTL
DWG E EA EL ELEV	DRAWING EXISTING EAST EACH ELEVATION ELEVATOR	N (N) NEG NIC NO or # NOM NTS
ELEC EMER EMR EQ EQJ EQPT EPL EST EW EXC EXH EXIST EXP	ELECTRICAL EMERGENCY ELEVATOR MACHINE ROOM EQUAL EARTHQUAKE JOINT EQUIPMENT EMERGENCY PATHWAY LIGHTING ESTIMATE; ESTIMATED EACH WAY EXCAVATED EXHAUST EXISTING EXPOSED	OA OC OFD OH OHW OPNG OPP OVHD OWSJ OZ
EXPAN EXT FAB FB FD FE FF FF FS FEC FIN FLASH FLEX FLR FOC	EXPANSION EXTERIOR FABRICATED FLUSH BEAM FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR/ FACTORY FINISHED FINISH GRADE FACTORY PRIME PAINTED FEDERAL SPECIFICATION FE CABINET FINISH(ED) FLASHING FLEXIBLE FLOOR FACE OF CONCRETE	(P) PAR PART PC PERF PKG PL PLAM PLYWD/ PLY PNL PNL PNL PNL PNL PNL PNL PNL PNL PNL
FOF FOIC FOM FOS	FACE OF FINISH FURNISHED BY OWNER, INSTALLED BY CONTRACTOR FACE OF MASONRY FACE OF STUD	PROJ PROP PSI PT

B 1	FIREPROOF FROST PROOF HOSE BIB FRAMING
T R	FIBERGLASS REINFORCED PANEL FIRE RETARDANT FREEZER
	FULL SIZE FIRE SEPARATION DISTANCE FOOT OR FEET FOOTING
V	GAUGE GALLON GALVANIZED
C	GENERAL GROUND FAULT INTERRUPTER GLASS FIBER REINFORCED CONCRETE
) /T	GLASS GROUND GOVERNMENT
1 3	GRADE GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM
۷D	HOSE BIB HANDICAP/HOLLOW CORE HEAD/HEAVY DUTY HARDWOOD HEADER HOOD FAN EXHAUST HOLLOW METAL HOLLOW
R/ RIZ	HORIZONTAL HIGH POINT HOUR
4	HEIGHT HOT WATER HEATER
	INTERNATIONAL BUILDING CODE INSIDE DIAMETER INCHES INCLUDE (D) (ING)
	INCREASE INSULATION INTERIOR
	INTERMEDIATE INTUMESCENT INVERT
	JOIST JOINT
1	LONG/LENGTH LAMINATE LAVATORY LAUNDRY FAN EXHAUST
N	LEFT HAND LINEAR/LINEAL LOCATION LOW POINT LIGHT LIGHTING LEVEL
TL K	MATERIAL MAXIMUM
<del>-</del> СН ИВ	MEDICINE CABINET MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE
κ. () () () () () () () () () ()	MANUFACTURER MINIMUM MISCELLANEOUS
)G ) 7/MTL	MOLDING MASONRY OPENING MOUNTED METAL
ì	NORTH NEW NEGATIVE
or # Л	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
	OVERALL ON CENTER OUTSIDE DIAMETER
V	OVERFLOW DRAIN OPPOSITE HAND/OVERHEAD ORDINARY HIGH WATER
IG ID	OPENING OPPOSITE OVERHEAD
SJ	OPEN-WEB STEEL JOIST OUNCE PROPOSED
т	PARALLEL PARTITION PRECAST
i	PERFORATED PERPENDICULAR PARKING PLATE/PROPERTY LINE/PLASTIC
M WD/	PLASTIC LAMINATE PLYWOOD PANEL
	PAINT(ED) POLISH/POLISHED POLISHED PLATE
LIM	PAIR PREFABRICATE(D) PRELIMINARY
iJ iP	PROJECT/PROJECTION PROPERTY POUNDS PER SQUARE INCH POINT/POINT OF TANGENCY
	PRESSURE TREATED

PTD PTN	FIELD PAINTED (NOT FACTORY FINISHED) PARTITION
QTR QTY	QUARTER QUANTITY
R RB RD REC REF REFR REINF REQD RET REV RF RFG RH RIGID RL RM RND R/O RO RUB RWL	RISER/RADIUS/RESISTANCE RUBBER BASE ROOF DRAIN RECEIVE REFERENCE REFRIGERATOR REINFORCED REQUIRED RETURN REVERSE/REVISED/REVISION ROOF ROOFING RIGHT HAND RIGID INSULATION RAIN LEADER (INTERIOR) ROOM ROUND RANGE/OVEN ROUGH OPENING RUBBER RAINWATER LEADER (INDOORS)
S SALV SAM SBC SC SCHED SD SECT SF SH SHT SHTG SID SIM SL SLNT SPEC SPRT SQ SST STC STD STIFF STL STOR	SOUTH SALVAGE (D) SELF-ADHESIVE MEMBRANE IBC w/ SEATTLE AMENDMENTS SOLID CORE SCHEDULE SMOKE DETECTOR SECTION SQUARE FEET SHELF SHEATHING SIDING SIMILAR SLOPE SEALANT SPECIFICATIONS SPORT FLOORING (RUBBER) SQUARE STAINLESS STEEL SOUND TRANSMISSION CLASS STANDARD/STUD STIFFENER STEEL STORAGE
STRUCT SUB SUSP SYM SYS	STOREFRONT STRUCTURAL SUBSTITUTE SUSPENDED SYMMETRICAL SYSTEM
T T & G T-STAT TC TD TEL TEMP THK THRU TO	TOP/TREAD/TOILET/TEMPERED TONGUE&GROOVE THERMOSTAT TOP OF CURB TRENCH DRAIN TELEPHONE TEMPORARY/TEMPERATURE/ TEMPERED THICK(NESS) THROUGH TOP OF
TO TOC TOIL TOP TOSF TOW TP TRANSL TRTD TV TWP	TOP OF TOP OF CONCRETE TOP OF CURB TOILET TOPPING/TOP OF PLATE TOP OF PARAPET TOP OF SUBFLOOR TOP OF WALL TOP OF WALL TOP OF PAVEMENT TRANSLUCENT TREATED TELEVISION TRANSLUCENT WALL PANEL
typ Ul Unfin	TYPICAL UNDERWRITERS' LABORATORY UNFINISHED
UNO VAP VAR VB VCT VENT VENT VERT VFY VIF VG VOC VOL VS VTR	UNLESS NOTED OTHERWISE VAPOR BARRIER VARIES/VARIABLE VINYL BASE VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY VERIFY IN FIELD VERIFY IN FIELD VERTICAL GRAIN VOLATILE ORGANIC COMPOUNDS VOLUME VINYL SHEET/SHEET VINYL VENT THROUGH ROOF
W W/O WAIN WC WD WDW WSEC WGL WH WIND WP WR WRB WRB WS WT WWM	WEST/WIDE/WASHER WITH WITHOUT WAINSCOT WATER CLOSET WOOD WINDOW WASH. STATE ENERGY CODE WIRE GLASS WALL HUNG WINDOW WATERPROOF(ING) MEMBRANE WATER REPELLENT WEATHER RESISTANT BARRIER WEATHER STRIP WEIGHT WEIGHT WELDED WIRE MESH

YD

YARD DRAIN

## **GRAPHIC SYMBOLS**

 XX
 Image: Street Number

 AXXX
 Image: Street Number

DETAIL INDICATOR

## **PROJECT DATA**

423 2nd Avenue Extension South

PROJECT LOCATION:

Seattle, WA 98104

PROJECT SUMMARY

## DIRECTORY

OWNER Satterberg Foundation 1904 3rd Ave, Suite 825 Seattle, WA 98101

OWNER'S REPRESENTATIVE Forterra 901 5th Avenue, Suite 2200 Seattle, WA 98164 T (206) 292-5907 Alison Crowley acrowley@forterra.org

ARCHITECT (PRIMARY CONTACT) BuildingWork 159 Western Avenue, Suite 486 Seattle, WA 98121 T 206 775-8668 Matt Aalfs, AIA matt@buildingwork.design

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CIVIL ENGINEER LPD Engineering 1932 1st Avenue, Suite 201 Seattle, WA 98101 T (206) 725-1211 Laurie Pfarr, PE lauriep@lpdengineering.com

LANDSCAPE ARCHITECT KKLA 111 W John St Seattle, WA 98119 T (206) 323-6032 Karen Kiest

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MECHANICAL/PLUMBING ENGINEER Ecotope 1917 1st Avenue, Suite 300 Seattle, WA 98101 (206) 322-3753 Greg Wentzell, PE (Mechanical) greg@ecotope.com Susanne Brown

ELECTRICAL ENGINEER TFWB 1200 Westlake Ave N Seattle, WA 98109 T (206) 285-7228 Kevin Wartelle, PE

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HISTORIC MASONRY CONSULTANT Speweik Preservation 3163 Heritage Pkwy Elgin, IL 60124 T (224) 856 7449 John Speweik

jspeweik@speweikpreservation.com SUSTAINABILITY CONSULTANT

O'Brien 360 710 Second Avenue, Suite 925 Seattle, WA 98104 T (206) 621 8626 Michelle Bombeck Michelle@obrien360.com

AXXX AXXX	ELEVATION INDICATOR DETAIL NUMBER SHEET NUMBER	The project consists of the 19,110 sf Metropole Building at 423 Second Avenue Extension S (three floors and basement) and the adjacent 6160 sf Busy Bee Building at 417 Second Avenue Extension S (two floors and basement). The project scope includes the complete renovation and adaptive reuse of both buildings, as well as the reconstruction of two floors (5200 sf incl. stair and elevator penthouse) of the southern building which were damaged in the major earthquake of 1949, and removed in
	RM ELEVATION INDICATOR	1950.
	DETAIL NUMBER SHEET NUMBER	The project is being designed to achieve LEED Platinum Certification.
3 -	ELEVATION	<u>LEGAL DESCRIPTION</u> MAYNARDS D S PLAT ALL LOT 7 TGW ALL LOT 8 LY WLY OF 2ND AVE S
		KING COUNTY ASSESSOR'S PARCEL NUMBER 524780-0595
	LAYOUT GRID	LAND USE
,		Zoning: PSM 100/100-120 Pioneer Square Mixed
• <u> </u>	PARTITION LABEL SEE PARTITION SCHEDULE FOR	Environmental Critical <i>4</i> DCI PROJECT #
	EXPLANATION	6508387-CN
•	EXTERIOR WALL TYPE LABEL	CODES 2012 International Building Code with Seattle amendments
		2012 International Mechanical Code with Seattle amendments National Electrical Code with Seattle amendments 2015 International Fire Code with Seattle amendments
<u>مــــــــــــــــــــــــــــــــــــ</u>	HORIZONTAL ASSEMBLY LABEL	2015 Washington State Energy Code with Seattle amendments Washington State Ventilation and Indoor Air Quality Code
		OCCUPANCY
11		A-2, B, M, E, S-2
A-1	PARTITION TYPE INDICATOR SEE PARTITION SCHEDULE FOR	CONSTRUCTION TYPE Type III-B
11	EXPLANATION	FIRE SPRINKLER
<u> </u>		Fully sprinklered throughout BLDG per NFPA13
•	SPOT ELEVATION	
	BUILDING SECTION — DETAIL NUMBER _ SHEET NUMBER	
	WALL SECTION — DETAIL NUMBER	
	SHEET NUMBER	
FE		
	ON WALL HOOK	
FEC T	FIRE EXTINGUISHER CABINET	
	SURFACE AND RECESSED	
	EXIT SIGNS (OVERHEAD)	
$1 \mathbf{\Theta} 1 \mathbf{\Theta}$	BLACK QUADRANTS INDICATE LIGHTED SIDES ARROWS SHOW DIRECTION ARROWS	
	EXIT SIGNS (WALL MTD) BLACK QUADRANTS INDICATE LIGHTED SIDES ARROWS SHOW DIRECTION ARROWS	
12	WINDOW NUMBER	
^		
(12)	LOUVER NUMBER	
$\checkmark$		
	FRAMED WALL (PLAN) FRAMED WALL OR FLOOR (SECTION)	
	CMU WALL (PLAN & SECTION)	
77777777777777777777777777777	BRICK WALL (PLAN & SECTION)	
	CONC WALL OR FLOOR (SECTION)	
	CONCRETE (DETAILS)	
200000000000000000000000000000000000000	GWB (DETAILS)	
		VICINITY MAP
	BATT INSULATION (DETAILS)	
	<b>RIGID INSULATION</b> (DETAILS)	
	NOULAINN (DETAILS)	
	CENTERLINE	ALAS AND
	· _ · · · · · · · · · · · · · · · · · ·	
	GRID LINE	YESLER WAY
		ST ANE COLDER
	PROPERTY LINE	TAL AV
	OVERHEAD LINE	



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**IRRIGATION PLAN & DETAILS ROOF** 

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E203	SECOND FLOOR PLAN - LIGHTING
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E201	BASEMENT FLOOR - POWER
E202	FIRST FLOOR PLAN - POWER
E202M	MEZZANINE FLOOR PLAN - POWER
E203	SECOND FLOOR PLAN - POWER
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SEE ALSO: LIGHTING LUMINAIRE SCHEDULES LT001/LT002

## LIGHTING LT001 LT002

LUMINAIRE SCHEDULE LUMINAIRE SCHEDULE

## Metropole Building 04/27/2021



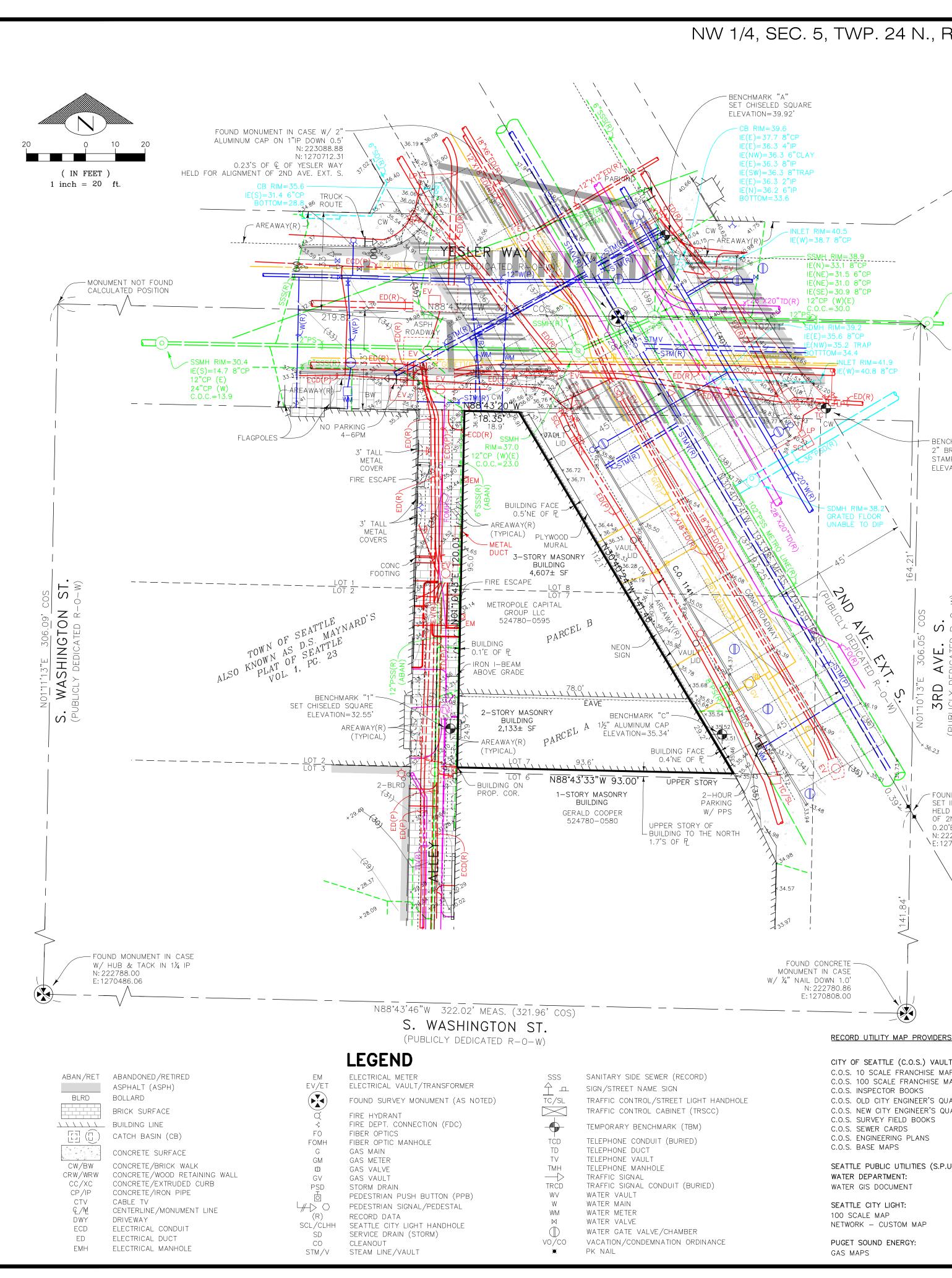
DCI DEDICATED APPROVAL STAMP SPACE

**GENERAL INFORMATION** 

04/27/2021

**PSPB Certificate of Approval** 





RGE. 4 E., V	V.M.					
,		SITE NOTES		LE REPORT REFERENCE		ING TO THE DESCRIPTION SHOWN,
		SITE ADDRESS: 409-427 2ND AVE EXT. S	FUI 004	RNISHED BY CHICAGO 1 41092-06, DATED MAY	ITLE INSURAN 14, 2015. T	CE COMPANY, COMMITMENT NO. HE EASEMENTS SHOWN OR NOTED HEREON
		SEATTLE, WA 98104 TAX ACCOUNT NO.:	NO			NDED AFTER THIS DATE ARE NOT SHOWN
		524780058003 524780059506	TIT	R NOTED HEREON.		): :
		ZONING: PSM 100/100-120 PIONEER SQUARE MIXED RESIDENTIAL/INCENTIVE HEIGHT 100-120		MS CIRCLED ARE SHOW AGREEMENT AND THE		CONDITIONS THEREOF:
		ZONING AGENCY: CITY OF SEATTLE		BETWEEN: AND:	H. K. OWENS H. L. YESLEF	S AND ALICE M. OWENS, HIS WIFE
		DEPARTMENT OF CONSTRUCTION AND INSPECTIONS 700 5TH AVENUE, SUITE 2000 SEATTLE, WA 98104		RECORDED: RECORDING NUMBER: REGARDING:	JULY 30, 18 59546 Party Wall	90
		(206) 684-8600 SETBACKS:			BEEN MODIFI	ED BY INSTRUMENT RECORDED UNDER
		CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF	2.	AGREEMENT AND THE		CONDITIONS THEREOF:
		EXISTING IMPROVEMENTS. THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION		BETWEEN: AND:	HUSBAND AN	RSON AND CAROLINE M. SAUDERSON, ID WIFE 3 AND ALICE M. OWENS, HUSBAND AND WIFE
		INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.		RECORDED: RECORDING NUMBER:	MARCH 28, 75738	
SSMH RIM=45.5 10"CLAY (NE) 12"CLAY (W)(E)		FLOOD ZONE: THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0630F, AND IS SITUATED IN ZONE "X", AREA	-	REGARDING: AFFECTS:		Y PORTION OF PARCEL A
C.O.C.=31.8		DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. HORIZONTAL DATUM:	3.	RELEASE OF DAMAGE BETWEEN:	AGREEMENT A	ND THE TERMS AND CONDITIONS THEREOF:
- MONUMENT NOT FOUND CALCULATED POSITION		NAD 83/91 VERTICAL DATUM:		AND: RECORDED:	CITY OF SEA March 14, 1	TTLE
		AREA:		RECORDING NUMBER: RELEASING CITY OF SI RESULTING FROM:		ALL FUTURE CLAIMS FOR DAMAGES
		SITE AS SHOWN CONTAINS 6,683 SQUARE FEET OR 0.1534 ACRES, MORE OR LESS.		ALL LOSS OR DAMAGE		Y REASON OF PERMISSION TO OCCUPY MAINTENANCE THEREIN IN ACCORDANCE
		BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL		SIDEWALKS, GLASS SI	EWALK LIGHT	REAWAY WITH NECESSARY BULKHEADS AND S AND BASEMENT STAIRWAYS
CHMARK "B" BRASS SURFACE DISC		LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.	4.	AFFECTS: RELEASE OF DAMAGE	PARCEL B AGREEMENT A	ND THE TERMS AND CONDITIONS THEREOF:
MPED "X-36, PLS 17636" /ATION=42.28'		TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER: RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES		BETWEEN: AND:	OWENS INVES	
	I	ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES		RECORDED: RECORDING NUMBER:	MARCH 25, 1503993	1921
		NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE		RESULTING FROM:		ALL FUTURE CLAIMS FOR DAMAGES
		CONSTRUCTION. UTILITY PROVIDERS:			ND MAINTAINI	SPACE ADJOINING THE SOUTH 24 FEET OF NG THEREIN A BASEMENT STAIRWAY
		SANITARY SEWER AND STORM DRAINAGE: SEATTLE PUBLIC UTILITIES	F	AFFECTS:	PARCEL A	
		PROJECT MANAGEMENT AND ENGINEERING 700 5TH AVENUE PO BOX 34018	Э.	THEREOF:	AGREEMENT A	ND THE TERMS AND CONDITIONS
(M - O)		SEATTLE, WA 98124-4018 (206) 233-7900		BETWEEN: AND: RECORDED:	JON NELSON CITY OF SEA AUGUST 22,	
	l	WATER: SEATTLE PUBLIC UTILITIES		RECORDING NUMBER: RELEASING CITY OF SI	7708220564	
DEDICATED		700 5TH AVENUE, SUITE 4900 PO BOX 34018 SEATTLE, WA 98124-4018		RESULTING FROM: PERMISSION TO OCCUF	Y 48 FEET B	Y 10 FEET OF 2ND AVENUE SOUTH BY
DEDIG		(206) 684–3000 POWER:	6	ERECTING AND MAINTA		N A SIDEWALK CAFE
ICLY		SEATTLE CITY LIGHT 700 5TH AVENUE, SUITE 3200 SEATTLE, WA 98124-4023	0.			DED UNDER RECORDING NUMBER
(PUBLICLY		(206) 684–3000 NATURAL GAS:	7.			NT AND SANITARY SIDESEWER TERMS AND CONDITIONS THEREOF:
		PUGET SOUND ENERGY 10885 NE 4TH STREET, SUITE 1200 PO BOX 97034		BETWEEN: AND;	NBL II, LLC, THE CITY OF	A WASHINGTON LIMITED LIABILITY COMPANY SEATTLE
		BELLEVUE, WA 98009-9734 (425) 454-6363 (888) 225-5773		RECORDING DATE: RECORDING NO.:	FEBRUARY 5 2002020500	·
ND 2 PK NAILS 4.0' APAF IN CONCRETE	RT	TELEPHONE: CENTURY LINK	8.	ACKNOWLEDGMENT AN		T RUNNING WITH THE LAND, WITH E OF RISK, DUTY TO INFORM, INDEMNITY
D CENTER FOR ALIGNMEN <sup>-</sup> 2ND AVE. EXT. S. 3'E OF & OF 3RD AVE. S.	r \	1600 7TH AVENUE SEATTLE, WA 98191 (800) 244–1111		AND WAIVER	NO BOUNDAF	RIES LIMITED II LLC
22922.33 270811.10		DESCRIPTION:		IN FAVOR OF: RECORDING DATE: RECORDING NO.:	THE CITY OF SEPTEMBER 2008093000	30, 2008
		PARCEL A: THE SOUTH 24 FEET IN WIDTH OF THAT PORTION OF LOT 7, BLOCK 9, TOWN OF		WHICH AMONG OTHER	THINGS PROV	IDES: RELEASE OF THE CITY OF SEATTLE
$\langle \rangle$		SEATTLE, AS LAID OUT BY D.S. MAYNARD, COMMONLY KNOWN AS D.S. MAYNARD'S PLAT OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 23, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE			FACTION-PRO	MAGES RESULTING FROM SOIL MOVEMENT ON NE AREA) REFERENCE IS HEREBY MADE TO LARS.
$\backslash$		WESTERLY MARGIN OF 2ND AVENUE SOUTH.	9.			EATED UNDER CITY OF SEATTLE ORDINANCE ISHING A DOWNTOWN PARKING AND
		THAT PORTION OF LOT 8 AND THE NORTH 36 FEET OF LOT 7, BLOCK 9, TOWN OF SEATTLE, AS LAID OUT BY D.S. MAYNARD, COMMONLY KNOWN AS D.S. MAYNARD'S	CFI	BUSINESS IMPROVEMEN	IT AREA.	
		PLAT OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 23, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY MARGIN OF 2ND AVENUE SOUTH.		RVEY IDENTIFICATION N	D.: 2015214.	00
		WESTERLT MARGIN OF ZND AVENUE SOUTH.	RE	GISTERED LAND SURVEN	OR NO.: 304	48
			SU	RVEYOR'S ADDRESS &	COMPANY:	BUSH, ROED & HITCHINGS, INC. 2009 MINOR AVENUE EAST
<u>S:</u>	VERTICAL DAT	UM: NAVD88	TEL	LEPHONE:		SEATTLE, WA 98102-3513 (206) 323-4144
.Т:	VERTICAL BEN SOURCE:	ICHMARKS: CITY OF SEATTLE	TH	E FIELD WORK WAS COI	IPLETED ON .	JANUARY 29, 2016.
APS IAPS	ID#	SNV-5133 2" BRASS DISC				
JARTER SECTION MAPS JARTER SECTION MAPS	LOCATION:	SOUTHEASTERLY QUADRANT OF 1ST AND JACKSON				
	ELEVATION: DATE:	26.23' 08/30/2013				
	SOURCE:	CITY OF SEATTLE				
U.)	ID# DESCRIPTION:					
	LOCATION:	SOUTH SIDE OF MAIN ST. AT CENTERLINE OF CURB AT OCCIDENTAL EXTENDED.				
	ELEVATION: DATE:	28.32' 08/30/2013				

INO. 44 08 35 S UNIT Ξ « ৵ Δ Ц С т<sup>°</sup> ()() Ш  $\overline{}$ Q ₽ TOPOGRAPH METRC METROPOLI Ш М rawn by checked by SCB DCN 01/28/1 1"=20' 2015214.00 1 <sub>of</sub> 1

## Project No DCI Project No: 6492822 Codes 2012 Seattle Building Code 2012 Seattle Existing Building Code International Fire Code with Seattle amendments 2012 Washington State Energy Code with Seattle amendments Occupancy A-2, B, E, M, S-2 ConstType Type IIIB Fully sprinklered throughout building (per NFPA 13) Fire Sprinkler and Fire Alarm Systems to be design/build under separate permit FER USE & OCCUPANCY CLASSIFICATION

METROPOLE HOTEL - BUILDING CODE ANALYSIS

Site 423 2nd Avenue Extension South

Programmed Use	Group	Description of Occupancy	
Eventspace	A-2	Assembly	
Meeting rooms	A-2	Assembly	
Community Kitchen	A-2	Assembly	
Retail	М	Mercantile	
Child Care	E	Educational	Roof Terrace = A occupancy
Office	В	Business	Roof Terrace = A occupancy
Storage/Mechanical	S-2	Low hazard storage; storage (≥100sf)	

## ENERAL BUILDING HEIGHTS & AREAS

EXISTING AREAS IN SQUARE FEET (GSF)

smt		9,700
evel 1		6,950
evel 2		6,950
evel 3		4,700
	TOTAL	28,300

GENERAL HEIGHTS AND AREA LIMITATIONS 503 Table 50

301

Table 503 allowable area	Осс Ср	Height	Type IIIB	<b>Type IIIB</b> (Modified)
			55	75
	A-2	Stories	2	3
		Area	9,500	28,500
	В	Stories	3	4
		Area	19,000	57,000
	Е	Stories	2	3
		Area	14,500	43,500
	М	Stories	2	3
		Area	12,500	37,500
	S-2	Stories	3	4
		Area	26,000	78,000

## 504 **BUILDING HEIGHT** Automatic sprinkler system increase 504.2

- When fully sprinklered (in accordance with Section 903.3.1.1) occupancies may increase maximum height and allowable stories specified in Table 503 by 20' and 1 story Exception 3: Fire-resistance rating substitution per Table 601, Note d.

504.3 Rooftop Structures: unlimited height if non-combustible. 20 feet if combustible. - not to be used for habitation or storage

506

506.2

506.3

AREA MODIFICATIONS	Type IIIB				
Allowable Areas (per story)	A-2	В	Е	М	S-2
Tabular Area (A <sub>t</sub> ) (from Table 503)	9,500	19,000	14,500	12,500	26,000
Frontage Increase (I <sub>f</sub> ) (per Section 506.2)	0.18	0.18	0.18	0.00	0.18
Sprinkler Increase (I <sub>s</sub> ) (per Section 506.3)	2	2	2	2	2
Modified Allowable Area (per story)	30,210	60,420	46,110	37,500	82,680

Separated Occupancy (Section 508.4.2)	Area	Allowable Area (A <sub>a</sub> )	Ratio	
Bsmt A-2	4,380	30,210	0.14	
Bsmt S-2	1,230	82,680	0.01	
BSMT TOTAL	5,610		0.16	1
Level 1 A-2	2,445	30,210	0.08	1
Level 1 E	1,090	46,110	0.02	1
Level 1 S-2	205	82,680	0.00	1
LEVEL 1 TOTAL	3,740		0.11	]
Level 2 B	6,300	60,420	0.10	
Level 2 E	1,550	46,110	0.03	1
LEVEL 2 TOTAL	1,550			1
Level 3 B	3,300	60,420	0.05	
Level 3 E	1,680	46,110	0.04	
LEVEL 3 TOTAL	4,980			
LEVEL 4 B	1,700	60,420	0.03	
LEVEL 4 TOTAL	1,700			
Roof B	260	82,680	0.00	
ROOF TOTAL	260			
<b>BUILDING TOTAL</b>	#REF!			
Frontage increase - Buildings adjoining I <sub>f</sub> = (F/P-0.25)W = (0.4325)*(3	or having ad		ic ROW may P=377	receive an area increase W=30
= 0.18 Sprinkler increase				

506.5 506.5.2 > 1 story above grade plane - mixed occupancy, each story shall individually comply with the applicable A-2 (most restrictive) Allowable Area/Floor (A<sub>f</sub>) Type IIIB 30,210 90,630

## Allowable Bldg Area (Af x 3) MIXED USE AND OCCUPANCY 508

Where a building contains more than one occupancy group or use, the building or portion thereof shall comply 508.1 with the applicable provisions of Section 508.2. 508.3 or 508.4. or a combination of these sections. 508.2 Accessory Occupancies and Incidental Uses Accessory occupancies are those ancillary to the primary occupancy of the building or portion thereof. Shall comply with 508.2.1 thru 508.2.4

Incidental uses are those listed in Table 508.2.5 and shall comply with 508.2.5 thru 508.2.5.3 508.2.1 Area limitations - accessory occupancies: aggregate area limited to 10% of building area of the story in which they are located and shall not exceed unmodified tabular values from Table 503.

- 508.2.2 Occupancy classification: individually classified per 302.1, and shall comply with the classification requirements of that space. Allowable building area and height: based on tabular values of 503.1 without increases in accordance with 508.2.3
- Section 504 for such accessory occupancies. Building areas for accessory occupancies are per 508.2.1 508.2.4 Separation of occupancies: None required between accessory occupancy and main occupancy.

508.3 <u>Non-separated Occupancies</u> 508.3.1 No separation is required between nonseparated occupancies.

## Table Required Separation of Occupancies (S=sprinklered, NS=non-sprink) A-2, E В S-2 М A-2, E N (S) , N (NS) 1 (S) , 2 (NS) N (S) , 1 (NS) 1 (S) , 2 (NS) B N (S) , N (NS) N (S) , N (NS) 1 (S) , 2 (NS) S-2 N (S) , N (NS) 1 (S) , 2 (NS) М N (S) , N (NS)

509 INCIDENTAL USES Area limitations. Incidental uses shall not occupy more than 10% of the building area of the story in which they are 509.3 located. Table 509 <u>INCIDENTAL USES</u>

	ROOM OR AREA	SEPARATION AND/OR PROTECTION
	Elevator control and machine rooms	same as hoistway (Sec 3020.4)
CHAPTER 6	TYPES OF CONSTRUCTION	

0 hour

## Table 601 Fire resistance rating requirements for building elements (hours) Building Element Type IIIB Structural frame 0 hour 2 hour Bearing walls, exterior

Bearing walls, interior

Bsmt meets 506.5.2

1 st flr meets 506.5.2 mezz not included in building area per 505.2

2nd flr meets 506.5.2 3rd flr meets 506.5.2

roof terrace not included in building area

frontage on 2ND Ave Ext South and on Yesler Way

Applies

see above

NA because of height limit for A-2 occupancy unless Type IIIA construction

includes areaway excludes mezzanines

includes areaway

	Nonbearing walls, Nonbearing walls, Floor construction Roof construction		ee Table 602 0 0 hour 0 hour	-				
Table 602	Fire resistance rating Fire Separation Dista	nce Type I	tterior walls based IIB (A- 2, R-1, S-2)	on fire separat	tion distance			
	$X < 5 \text{ feet}$ $5 \text{ feet} \le X < 10 \text{ feet}$ $10 \text{ feet} \le X < 30 \text{ feet}$		1 hour 1 hour 1 hour	-				
602.3	X ≥ 30 feet <u>Type III</u> construction is materials and the inter treated wood framing	rior building eleme	nts are of any mate	erial permitted	by this code. Fire	e-retardant-		
CHAPTER	rating or less.							
7 705 705.5	EXTERIOR WALLS Fire-resistance ratings - Exterior walls shall be	<u>5</u>	ed in accordance v	with Table 601	and 602			applies
705.0	- The fire resistance ra exposure to fire from t	ating of exterior wal	ls with a fire separa	ation distance o	of greater than 1		e rated for	
705.8	Openings - Allowable areas of un Maximum area of exte	erior wall openings		exterior walls	as dictated by Ta	able 705.8	1	
Table	Classification of opening Unprotected/sprint	Fire separation di           >3' to 5'         >5' to           15%         25'	10' >10' to 15'	>15' to 20' 75%	>20' to 25' No Limit	>25' to 30' No Limit		applies
	Protected - Openings with a fire	15% 25	% 45%	75%	No Limit	No Limit	]	
<b>707</b> 707.3	- No limits on opening FIRE BARRIERS Fire-resistance ratings		tion distance of mo	re than 30'				applies - see shaft enclosures
101.5	<ul> <li>Shaft enclosures per</li> <li>Exit enclosures per S</li> <li>Exit passageway per</li> </ul>	Section 713.4 Section 1009.3.1.2 Section 1023.3						1-hour all shafts (≤4 stories), 2-hour (>4 1-hour all shafts (≤4 stories), 2-hour (>4 1-hour passageway (≤4 stories), 2-hour
<b>708</b> 708.1	- Incidental use areas FIRE PARTITIONS Genera	per Table 509						
	4. Corridor walls as re	equired by Section	1018.1					w/ sprinklers, 0-hour rating for corridors A and S-2 occupancies,
708.3	<u>Fire-resistance rating</u> - Minimum fire resistar - Minimum fire resistar				quired			
<b>711</b> 711.1	HORIZONTAL ASSEM Genera - Floor and roof assen	nblies required to b		with this sectior	1			
711.3 <b>713</b>	- Rating not less than - When separating mit SHAFT ENCLOSURES	xed occupancies, ra		08.4				Table 601 Section 508.4 exception 1
713.1	<u>Shaft enclosures requ</u> - Shaft enclosures req	<u>ired</u>	n floor/ceiling asse	mblies as requ	ired by Section	707		Elevator & egress stairs, exhaust duct shafts
713.4	Fire-resistance rating - 1-hour shaft enclosu	-	-		s, including base	ments		1-hour (note any added stories, e.g. enclosed bar at roof, shafts would all ne
713.5	- Shaft enclosure fire r Continuity - Shaft be constructed		noor assemblies p	enetrated				will need to confirm requirement for supporting structure for shaft walls
713.6 713.14.1	Exterior Walls - Exterior walls serving Elevator lobby					d ith for a second	-i-ldi-	follo an dia 14 met
	- Exception 1, enclose - Exception 4, lobbies 903.3.1.1							fully sprinklered Sprinklered throughout. Enclosed lobbio not required.
<b>716</b> 716.5	OPENING PROTECTIV Fire door and shutter a - Fire door and fire shi	assemblies utter assemblies to	comply with requir	ements of Sect	ions 716.5.1, 71	6.5.2 or 716.	5.3 and	
Table 716.5	have fire ratings per T Fire door & fire shutte Fire barriers with a	er protection rating	IS	l Assembly ating	Minimum fire shutter			elevator, stairs, mech shafts
	Shaft, exit enclosu Other fire barriers	ire and passagewa	У	1 1	1 3/4	1		
	Fire partitions			1	1/3			
	Corridor walls			~ -				
CHAPTER	Other fire partition	IS		0.5 1	1/3 3/4			
	Other fire partition	FINISH nents based on gro	up	1	3/4	1	J	
8 <b>803</b> 803.9	Other fire partition	FINISH nents based on gro ing finishes to have g finish requiremer S N	up a flame spread inc <u>hts by occupancy</u> S <b>S</b>	1	3/4 than specified in S	4 n Table 803.9 NS		Classes B and C required
8 <b>803</b> 803.9	Other fire partition	FINISH nents based on gro ng finishes to have g finish requiremer	up a flame spread inc nts by occupancy S S exit cor B	1 dex not greater	3/4	4 n Table 803.9 NS enclosed		Classes B and C required
8 803.9 Table	Other fire partition	FINISH nents based on gro ing finishes to have g finish requiremer S Ni Exit enclosures & passageways B A B A C B	up a flame spread inc ats by occupancy S S exit Cor s B C C	1 dex not greater NS ridors A B B B	than specified in S Rooms and Spac C C C	4 n Table 803.9 NS enclosed ces B C C		Classes B and C required
8 803.9 Table 803.11.1	Other fire partition	FINISH nents based on gro ing finishes to have g finish requiremer S N: Exit enclosures 8 passageways B A B A C B furred construction lings are required t should be applied	up a flame spread ind <u>nts by occupancy</u> S S exit Cor s B C C C 0 have a fire-resist directly against suc	1 dex not greater NS ridors A B B ance rating or ch construction	than specified in S Rooms and spac C C C of non-combusti	4 n Table 803.9 n Table 803.9 enclosed es B C C C ble constructi ps not exceed	on, the	Classes B and C required shaft enclosures and rated incidental us
8 803.9 Table 803.11.1	Other fire partition	FINISH nents based on gro ng finishes to have g finish requiremer S N: Exit enclosures & passageway: B A B A C B furred construction lings are required t should be applied es filled with non-co lings are required t are set out at distant	up a flame spread inc nts by occupancy S S exit Cor s C b b have a fire-resist directly against suc mbustible fill or fire o have a fire-resist nces in excess of w	1 dex not greater NS rridors A B ance rating or ch construction cblocked at 8-fo ance rating or rhat is allowed	than specified in S Rooms and Spac C C C C of non-combusti or to furring strip oot maximum inte of non-combusti in Section 803.1	n Table 803.9 NS enclosed es C C ble constructi ps not exceed ervals ble constructi 1.1, Class A fi	on, the ling 1-3/4" on and nish	
8 803.9 Table 803.11.1 803.11.2 804	Other fire partition	FINISH nents based on gro ng finishes to have g finish requiremer S N: Exit enclosures & passageways B A B A C B furred construction lings are required t should be applied es filled with non-co lings are required t are set out at distant sed unless finish m	up a flame spread inc nts by occupancy S S exit Cor s C b b have a fire-resist directly against suc mbustible fill or fire o have a fire-resist nces in excess of w	1 dex not greater NS rridors A B ance rating or ch construction cblocked at 8-fo ance rating or rhat is allowed	than specified in S Rooms and Spac C C C C of non-combusti or to furring strip oot maximum inte of non-combusti in Section 803.1	n Table 803.9 NS enclosed es C C ble constructi ps not exceed ervals ble constructi 1.1, Class A fi	on, the ling 1-3/4" on and nish	shaft enclosures and rated incidental us
8 803.9 Table 803.11.1 803.11.2 803.11.2 804.4.1	Other fire partition INTERIOR FINISHES WALL AND CEILING F Interior finish requirem - Interior wall and ceilin Interior wall and ceilin Group A-2 B,E,M S Direct attachment and - Where walls and ceil interior finish material with intervening space Set-out construction - Where walls and ceil interior finish material materials should be us Section 903 3 1 1 INTERIOR FLOOR FIN Interior floor finish req - In all occupancies, in (CPSC 16 CFR Part 16 - In all occupancies, in	FINISH nents based on gro ing finishes to have g finish requiremer S N: Exit enclosures 8 passageway: B A B A C B furred construction lings are required t should be applied es filled with non-co lings are required t are set out at distant sed unless finish m ISH uirements oterior floor covering 530) or with ASTM E therior floor covering	up a flame spread inconts by occupancy         S         S         a flame spread inconts         S         S         S         C      <	1 dex not greater NS ridors A B ance rating or ch construction blocked at 8-for ance rating or that is allowed ted both sides b omply with the r	than specified in S Rooms and Space C C C C C of non-combusti or to furring strip ot maximum inte of non-combusti in Section 803.1 by a fire sprinkle requirements of the terials in enclose	n Table 803.9 n Table 803.9 enclosed enclosed enclosed c C ble constructi ps not exceed ervals ble constructi 1.1, Class A fi r in accordan the DOC FF-1 ures for stairw	on, the ling 1-3/4" on and nish ce with "pill test" ray and	shaft enclosures and rated incidental us
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an en having a tional Fire n official ed more ordance d at an r the same</td><td>shaft enclosures and rated incidental us see above Class II Class II entire bldg has sprinklers NA due to exception Class I standpipe required</td></td<>	A n Table 803.9 enclosed ess B C C ble construction ps not exceed ervals ble construction 1.1, Class A find r in accordan the DOC FF-1 ures for stairwork tending from in Groups A, For n 804.2 and so solut systems duct systems duct systems duct systems is section. ag or fire code story is locate of the Interna otected with a is section. ag or fire code story is locate of a roof a protected by	on, the ling 1-3/4" on and nish ce with "pill test" ray and the floor R-1, and S shall not shall not where an en having a tional Fire n official ed more ordance d at an r the same	shaft enclosures and rated incidental us see above Class II Class II entire bldg has sprinklers NA due to exception Class I standpipe required

Interaction         Interaction         Interaction           Interacti	906.1	Portable Fire Extinguishers - Portable fire extinguishers shall be installed in the following locations: in Group A, R-1, and S occupancies; within 30' of commercial cooking equipment; in areas where flammable or combustible liquids are stored, used o dispensed	applies r
19.1     Provention of the second secon	CHAPTER 10	MEANS OF EGRESS	
Bit Number of Parka (1975)       Provide Parka (1975)         Bit Number of Parka (1975)       Provide Parka (1975) <td><b>1003</b> 1003.2</td> <td>Ceiling height:</td> <td></td>	<b>1003</b> 1003.2	Ceiling height:	
101       Mathematical and a local and		- Stair headroom per Section 1009.5	
	1004 Tabla		
Image: Solid	lable	Function of space Floor area per occupant	
Interact Interac		Mercantile - Retail 30 gsf	
Lots         List           64         List List         Additional and the second status and the se		Educational - Classroom area 20 net	
000			
Bit Set Set Set Set Set Set Set Set Set Se	1004.5	<ul> <li>Outdoor areas accessible to and usable by building occupants require means of egress</li> <li>Occupant load as assigned by building official in accordance with anticipated use</li> </ul>	Roof terrace for building occupants only assume 15 sf/occ (tables + chairs)
Biology and set of the second secon	1005	EGRESS WIDTH	
Image: Source of the second of the	1005.3	- 0.3" per occupant for stairways and 0.2" per occupant for other egress components - Where multiple means of egress req'd, size so 50% capacity remains with the loss of one means of	- Width per occupancy calc is < than widt per accessibility. - See Area Calcs file for occupant load
10.10000000000000000000000000000000000	1005.6	- Where means of egress converge from above and below at an intermediate level, the capacity of the means of	
Image: Provide the product is the back of grant of upper to the instant on unitarian is and upper to the instant of upper to the i	<b>1007</b> 1007.1		
1017     Control of the second o		- Accessible spaces to be provided with at least one accessible means of egress; when more than one means is	
interactions accorpore 11 Marker 100 1 Marco 12 Area 10 Marker 100 1 Marco 12 Marker 100 1 Marker 10	1007.2	Continuity and components	
<ul> <li>Both Standbard</li> <li>Both Standbard<td></td><td>- Interior exit stairways to comply with Sections 1007.3 &amp; 1022</td><td></td></li></ul>		- Interior exit stairways to comply with Sections 1007.3 & 1022	
80100     Extension     000000000000000000000000000000000000		- Elevators to comply with Section 1007.4	See also Chapter 30
<ul> <li>and a function of the web scheme includes in the distribution of the scheme in accordance web scheme in the scheme in accordance web scheme in the scheme in accordance web scheme in a</li></ul>	1007.3	<u>Exit stairways</u> - To be considered part of an accessible means of egress, minimum width between handrails must be 48" and	NA
Product 2: processor biole and biologie with biologie that grantmed in accord to at the second of a sec		- Exception 1, 48" width between handrails not required when building is fully sprinklered in accordance with	min 44"
617.1     Existing     The balance of the strength of the strengt of the strength of the strength of the strength of the st		- Exception 2, areas of refuge not required at exit stairways when building is fully sprinklered in accordance with	Applies. AOR's not required
ability of a strategy or any a strategy of a strategy o	1007.4	<u>Elevators</u> - To be considered part of an accessible means of egress, elevators must comply with emergency operation and	
		signalling device requirements	
Bits     Description     acceler       Construction     Construction     Construction     Construction       Construction     Construction		- Required to be accessed from an area of refuge	
1001       Letter of the series		accordance with Section 903.3.1.1	
81.2     Downey low in priority of a factor of graph and there are dry a neuro wate which 20 more stocents     Public Action 2000       81.3     Downey low in priority of a factor of graph and there are dry a neuro wate which 20 more stocents     Public Action 2000       81.3     Downey low in priority of a factor of graph and there are dry a factor of graphs and there are dry a factor of graphs and the action appreciate of the action a	<b>1008</b> 1008.1	Doors	applies
11       Large black billion       Large black billion       Large black billion       Large black billion         11       Large black billion       Large black billion       Large black billion       Large black billion         11       Large black billion       Large black billion       Large black billion       Large black billion         11       Large black billion       Large black billion       Large black billion       Large black billion         11       Large black billion       Large black billion       Large black billion       Large black billion         12       Large black billion       Large black billion       Large black billion       Large black billion         13       Large black billion       Large black billion       Large black billion       Large black billion         14       Large black billion       Large black billion       Large black billion       Large black billion         14       Large black billion       Large black billion       Large black billion       Large black billion         14       Large black billion       Large black billion       Large black billion       Large black billion         14       Large black billion       Large black billion       Large black billion       Large black billion         14       Large black billion       Large black bil	1008.1.2	Door swing	
001161       Indiage above and reduction and the sub- sub- sub- sub- sub- sub- sub- sub-	1008.1.5	Floor elevation	
according dots from a product with extractions of balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Status (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Status (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Status (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Status (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Status (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Status (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Adding a balanch (see balanch)           008.10.1         Adding a balanch (see balanch)         adding a balanch (see balanch)         adding a balanch (see balanch)           008.10.1         Addia	1008.1.6	Landings at doors	per Figure 1008.1.6(1), min length ends
- Minnum distance between decisin series and be 43 plus file with of a cost      - Minnum distance between decisin series and be 43 plus file with of a cost      - Minnum distance between decisin series and be 43 plus file with of the cost of a lay an     - Minnum distance between decisins series and cost of a plus decision of a lay an     - Minnum distance between the cost of a series and cost of a plus decision of a lay an     - Minnum distance between the cost of a series and cost of a plus decision of a lay an     - Minnum distance between the cost of a series and cost of a plus decision of a series and cost of a plus decision of a series and cost of a plus decision of a series and cost of a series and co		over landings, door in any position shall not reduce the landing length to less than 12". Landings shall	
whou use being up our method use being whou we shall be a building or shall be entired to be signid by energiency parameter the an angle ob extrain index the main estance to the building or shall be entired to be control of the using with an activation by the control of the building or shall be entired to be control of the using with an activation by the control of the building or shall be entired to be control of the using with an activation by the control of the building or shall be entired to be control of the using with an activation by the control of the building or shall be entired to be control of the using with a curve be approximately be the control of the building of activation the activation of the the control of the building or shall be activated by the control of the using with a curve of the building of the activation of the building of activation the activation of the activation of the building of the activation of the control of the using with a curve of the building of the activation the activation of the parameter activation the activation activation of the activation of the parameter by a dark curve in and development of the activation of the activation of the parameter by a dark curve in and development of the activation of the activation of the parameter by a dark curve in a development of the activation of the activation of the activation activation of the activation activation activation activation of the activation act		<ul> <li>special knowledge or effort</li> <li>Exception 1 allows stairway discharge doors to be openable from egress side and locked from the opposite side</li> <li>Exception 3. Stairways serving not more than four stories permitted to be locked from the side opposite the</li> </ul>	9
00002         Interior out pathwares         exception applies to tably at fail output to the value of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded to the output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output of the building or shall be excluded by a fail output or shall be excluded by a fail outp	1009	without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.	
	1009.2	Interior exit stairways - Interior exit stairways shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1023, except as permitted in Section 1027.1	exception applies to lobby at first floor
code/t seads softway = follows shall have if m=resistance rating of	1009.3	<ul> <li>Exception 4. In other than Group B and M occupancies, exit access stairways that are designed exclusively for circulation are not required to be enclosed provided that the building is equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, the floor opening does not</li> </ul>	
concerting four stories or less.     Minimum required with ser Section 1005.1, but not less han 44     Minimum required with ser Section 1005.1, but not less han 44     Minimum headroom clear mass of 80"     Adminum for a less and a set of 11 deco     Adminum headroom clear mass of 80"     Adminum for a less and a set of 11 deco     Adminum with an end 11 deco     Adminum and an end 11 deco     Adminum with an end 11 deco     Adminum with an end 11 deco     Adminum and an end 11 deco     Adminum with an end 11 deco     Adminum and an end 11 deco     Adminum with an end 11 deco     Adminum and an end 11 deco     Adminum with an end 11 deco     Adminum with an end 11 deco     Adminum and an end 11 deco     Adminum and an end 11 deco     Adminum with an end 11 dec	1000 0 4 5	horizontal projected area of the exit access stairway, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.	
Minimum required width per Section 1005.1, but not less than 44".         Minimum 44' stair width           Additional required width per Section 1005.1, but not less than 44".         applies           Additional required width per Section 1005.1, but not less than 44".         applies           Additional required width per Section 1005.1, but not less than 44".         applies           Additional required width per Section 1005.1, but not less than 44".         applies           Additional required width per Section 1005.1, but not less than 44".         applies           Additional required width per Section 1016.1         applies           Additional required width per Section 1016.2         applies           Additional required width per Section 1012         applies           Additional required width per Section 1012         applies           Additional required width per Section 1012         applies           Additional required width per section 216 of a considered an occupied conforoxided minimum and required to have at least one stainway oxidend to the reof section 1502.2         required           Additional required width per Section 1013 required when a roof handh is localed within 10-feet of a roof edge         Additional required width per Section 1013 required when a roof handh is localed within 10-feet of a roof edge           Additional required dram mainum and effect or ordfoars by Section 1018.2 with a dear width between handralis of at 100 required dram width not leas and required for corridoars by Section 1018.2 with a	1009.3.1.2 1009.4	connectina four stories or less.	
08.7.2       Riser height adrived deph       applies         - Bit retree height bot 7 maximum and 4" minimum       - Bit retree height bot 7 maximum and 4" minimum       applies         - Bit retree height bot 7 maximum and 4" minimum       - Rectangular feedd bot as bot a minimum of 11° deep       applies         - Difference in interact and smallest first height in flight of data is not be seceed 3.6"       - When bot robus first erd data is a data data data is a data data data data data data data d	1009.5	- Minimum required width per Section 1005.1, but not less than 44" <u>Headroom</u>	
<ul> <li>Rectangular treads to be a minimum of 11° deep</li> <li>Amount of 11° deep of 11° deep of 11° deep</li> <li>Amount of 11° deep of 11° deep of 11° deep of 11° deep</li> <li>Amount of 11° deep o</li></ul>	1009.7.2	Riser height and tread depth	applies
Where top or bottom riser adjoins a sloping public way, waikway, etc, the riser is permitted to be reduced along the slope Treads and landing sort to exceed a slope of 1'48" Maximum writeal rise for a single flight of stairs is 12' applies Sinirway to have handrails on each side and comply with Section 1012 Bairway to now handrails on each side and comply with Section 1012 Bairway to now handrails on each side and comply with Section 1012 Bairway to now shories above grade plane required to have at least one stairway extend to the roof Bairway to now shories above grade plane required to have at least one stairway extend to the roof authors when a stairway provides access to the root f, access is to be through a penthouse complying with Section 1509.2 required Ecception allows for roof hatch access where roof is not considered an occupied roof provided minimum dimension of 2'-6'' and minum area of 16-5f Dite of roof hatch access where roof is not considered an occupied roof provided minimum dimension of 2'-6'' and minum area of 16-5f Dite of roof hatch access is to have a maximum slope of 1'-12" - Cuard's (per Section 1013) required when a roof hatch is located within 10-feet of a roof edge dimension of 148 Handrails - Northe exceed 148 Dite of raom fails - Northe exceed 148 Uncession is a part of a means of egress to have a maximum slope of 1'-12" - Northe exceed 148 Uncession is a part of a means of egress to have a maximum slope of 1'-12" - Northe exceed 148 Uncession is a part of a means of egress to have a maximum slope of 1'-12" - Northe exceed 148 Uncession is a part of a means of egress to have a maximum slope of ramp - Minimum hadron leoth is 60'' Handrais - Handrais required at ramps with a rise greater than	1009.7.4	- Rectangular treads to be a minimum of 11" deep <u>Dimensional uniformity</u>	applies
009.91.5     Salivay walking surface     applies       -Treads and landing sortice be exceed a slope of 1*48"     applies       -Maximum vertical rise for a single flight of slairs is 12"     applies       -Salivays to have handrails     applies       -Salivays to have handrails on each side and comply with Section 1012     applies       009.161     Rodifaccess     Maximum vertical rise       -Winter a slairway provides access to the roof, access is to be through a penthouse complying with Section 1509.2     required       -Excaption allows for roof hatch access where roof is not considered an occupied roof provided minimum dimension of 2-6 <sup>2</sup> and minimum area of 16-51     NA       009.162     Prediction froof hatch access where roof is not considered an occupied roof provided minimum dimension of 2-6 <sup>2</sup> and minimum area of 16-51     NA       010.3     Societ     -Guard's (per Section 1013) required when a roof hatch is located within 10-teet of a roof edge     explies       010.4     RAMPS     -Root becked 148     ADA same requirements, but note ramp with size charms in size or reader than 50°       010.5     Vertical rise     -Maximum rise per ramp run is 30°     ADA same requirements, but note ramp with s is clear width between handrails of the ramp is 80°       010.6     Headroon     -Minimum hate per		- Where top or bottom riser adjoins a sloping public way, walkway, etc, the riser is permitted to be reduced along	
000:10       Wertical rise       applies         000:16       Handrails       applies         000:16       Sairway to roof       applies         000:16       Sairway to roof       applies         000:16       Sairway to roof       Advisual statistics and comply with Section 1012       applies         000:16.1       Roof access       -Buildings four or more stories above grade plane required to have at least one stairway extend to the roof surface       NA         000:16.1       Roof access       -Buildings four or more stories above grade plane required to have at least one stairway extend to the roof       NA         000:16.1       Roof access       -equired       required         -Exception allows for roof hatch access where roof is not considered an occupied roof provided minimum dimension of 2-6 and minimum area of 16-5 f       NA         010.2       Roof access       -Garast access to have a maximum slope of 1*:12*       Roof access four on that have a store areas of earess to have a maximum slope of 1*:12*       ADA same requirements, but note ramp with a requiree for corridors by Section 1018 2 with a clear width between handrails of at least 30*       ADA same requirements, but note ramp with a rise greater than 5*         010.4       Edecom       -Minimum width not less than required for corridors by Section 1018 2 with a clear width between handrails is clear width betwee	1009.9.1	<u>Stairway walking surface</u> - Treads and landings not to exceed a slope of 1":48"	
Sariways to have handralis on each side and comply with Secton 1012     Survays to frame handralis on each side and comply with Secton 1012     Survays to nor	1009.10	<u>Vertical rise</u> - Maximum vertical rise for a single flight of stairs is 12'	applies
- Buildings four or more stories above grade plane required to have atleast one stainway extend to the roof surface     autoco	1009.15	- Stairways to have handrails on each side and comply with Section 1012	applies
<ul> <li>Exception allows for roof hatch access where roof is not considered an occupied roof provided minimum dimension of 2-6° and minimum area of 16-sf</li> <li>Protection of roof hatch openings</li> <li>Guard's (per Section 1013) required when a roof hatch is located within 10-feet of a roof edge</li> <li>RAMPS</li> <li>Stope</li> <li>Ramps used as a part of a means of egress to have a maximum slope of 1°:12°</li> <li>Closs slope</li> <li>Not to exceed 1.48</li> <li>Otto exceed 1.48</li> <li>Minimum fise per ramp run is 30°</li> <li>Minimum width not less than required for corridors by Section 1018.2 with a clear width between handrails of at least 36°</li> <li>Headroom</li> <li>Minimum moding length is 60°</li> <li>Handrails</li> <li>Handrails required at ramps with a rise greater than 6°</li> <li>Handrails required at ramps with a rise greater than 6°</li> <li>Handrails</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 38° above slair tread nosings or finish surface of ramp</li> <li>Not less than 34° or greater than 61.14° with a maximum cross sectional dimension of 2.14°</li> <li>Handrail sthe aricular cross section, an outside diameter of 1.14° min to 2° max; if not circular, required to have a perimeter dimension of at least 4° and not more than 6-1/4° with a maximum cross sectional dimension of 2.14°</li> <li>Handrail s</li></ul>	1009.16.1	- Buildings four or more stories above grade plane required to have at least one stairway extend to the roof surface Roof access	
010       RAMPS         010.3       Slope         - Ramps used as a part of a means of egress to have a maximum slope of 1":12"         010.4       Cross slope         - Not to exceed 1/48         010.5.1       Width         - Minimum midth not less than required for corridors by Section 1018.2 with a clear width between handrails of at least 36"         010.6.1       Width         - Minimum headroom for all parts of the ramp is 80"         010.7.3       Landing length is 60"         010.9       Handrails         - Handrails required at ramps with a size greater than 6"         010.9       Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.         012       HANDRALS         012.2       Heighti         - Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp         012.3.1       Type I (Caspability)         - For handrails with a circular cross section, an outside diameter of 1-1/4" with a maximum cross sectional dimension of 2.1/4"         012.6       Handrail ketnensions         - Handrails with a circular cross section, an outside diameter of 1-1/4" with a maximum cross sectional dimension of 2.1/4"         012.6       Handrails with a circular cross section, an outside diameter of 1-1/4" with a maximum cross sectional dimension o	1009.16.2	dimension of 2'-6" and minimum area of 16-sf Protection of roof hatch openings	NA
<ul> <li>Ramps used as a part of a means of egress to have a maximum slope of 1".12"</li> <li>Cross slope</li> <li>Not to exceed 1:48</li> <li>Vertical rise</li> <li>Maximum rise per ramp run is 30"</li> <li>100.5.1 Width</li> <li>Minimum width not less than required for corridors by Section 1018.2 with a clear width between handrails of at least 36"</li> <li>Headroom</li> <li>Minimum headroom for all parts of the ramp is 80"</li> <li>101.7.1 Landina lenath</li> <li>Minimum Inding length is 60"</li> <li>101.9 Handrails</li> <li>Handrails required at ramps with a rise greater than 6"</li> <li>101.10 Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.</li> <li>101.1 Horizes than 34" or greater than 38" above stair tread nosings or finish surface of ramp</li> <li>101.2 HANDRAILS</li> <li>Applies</li> </ul>	1010	RAMPS	applies
<ul> <li>Not to exceed 1:48</li> <li>Werkcal rise</li> <li>Naximum rise per ramp run is 30"</li> <li>Width</li> <li>Minimum width not less than required for corridors by Section 1018.2 with a clear width between handrails of at least 36"</li> <li>Minimum headroom for all parts of the ramp is 80"</li> <li>Headroom</li> <li>Minimum headroom for all parts of the ramp is 80"</li> <li>Landing length</li> <li>Handrails</li> <li>Handrails required at ramps with a rise greater than 6"</li> <li>Edge protection</li> <li>Edge protection</li> <li>Edge protection</li> <li>ADD same requirements, but note ramp</li> <li>Mantrails</li> <li>Handrails required at ramps with a sise greater than 6"</li> <li>Edge protection</li> <li>Edge protection</li> <li>For handrails ado of ramp landings.</li> </ul>	1010.3 1010.4	- Ramps used as a part of a means of egress to have a maximum slope of 1":12"	
<ul> <li>Width - Minimum width not less than required for corridors by Section 1018.2 with a clear width between handrails of at least 36"</li> <li>ADA same requirements, but note ramp width set least 36"</li> <li>Headroom - Minimum headroom for all parts of the ramp is 80" Landing length - Minimum landing length is 60"</li> <li>1010.7.3 Landing length - Minimum landing length is 60"</li> <li>Handrails - Handrails required at ramps with a rise greater than 6"</li> <li>Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.</li> <li>HANDRAILS - Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp - Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp - For handrails with a circular cross section, an outside diameter of 1-1/4" min to 2" max; if not circular, required to have a perimeter dimension of at least 4" and not more than 6-1/4" with a maximum cross sectional dimension of 2-1/4" - Handrails to return to a wall, guard or walking surface - Where not continuous between tights, handrails to extend 12" beyond top riser and continue to slope for the depth of one tread beyond the potond miser</li> <li>D12.9</li> </ul>	1010.5	- Not to exceed 1:48 Vertical rise	
least 36"       widths is clear width between handrails         010.6.2       Headroom         - Minimum headroom for all parts of the ramp is 80"	1010.6.1	Width	ADA same requirements but note come
<ul> <li>- Minimum headroom for all parts of the ramp is 80"</li> <li>010.7.3 Landing length         <ul> <li>- Minimum landing length is 60"</li> <li>O10.9 Handrails</li> <li>- Handrails required at ramps with a rise greater than 6"</li> </ul> </li> <li>010.10 Edge protection         <ul> <li>- Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.</li> </ul> </li> <li>012 HANDRAILS         <ul> <li>Height                 <ul> <li>- Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp</li> <li>- Type I (Graspability)</li></ul></li></ul></li></ul>	1010.6.2	least 36" Headroom	widths is clear width between handrails,
<ul> <li>Handrails <ul> <li>Handrails</li> <li>Handrails required at ramps with a rise greater than 6"</li> </ul> </li> <li>Handrails required at ramps with a rise greater than 6"</li> <li>Edge protection <ul> <li>Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.</li> </ul> </li> <li>HANDRAILS <ul> <li>Haight <ul> <li>Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp</li> </ul> </li> <li>O12.3.1 Type I (Graspability) <ul> <li>For handrails with a circular cross section, an outside diameter of 1-1/4" min to 2" max; if not circular, required to have a perimeter dimension of at least 4" and not more than 6-1/4" with a maximum cross sectional dimension of 2-1/4"</li> </ul> </li> <li>O12.6 Handrail extensions <ul> <li>Handrails to return to a wall, guard or walking surface</li> <li>Where not continuous between flights, handrails to extend 12" beyond top riser and continue to slope for the depth of one tread beyond the bottom riser</li> </ul> </li> <li>O12.9 Intermediate handrails</li> </ul></li></ul>	1010.7.3	- Minimum headroom for all parts of the ramp is 80" Landing length	
010.10       Edge protection         - Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.       applies         012       HANDRAILS       applies         012.1       Height       - Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp       applies         012.3.1       Type I (Graspability)       - For handrails with a circular cross section, an outside diameter of 1-1/4" min to 2" max; if not circular, required to have a perimeter dimension of at least 4" and not more than 6-1/4" with a maximum cross sectional dimension of 2-1/4"       012.6         012.6       Handrail extensions       - Handrails to return to a wall, guard or walking surface         - Where not continuous between flights, handrails to extend 12" beyond top riser and continue to slope for the depth of one tread beyond the bottom riser       012.9         012.9       Intermediate handrails       Intermediate handrails	1010.9	Handrails	
<ul> <li>012.2 <u>Height</u> <ul> <li>Not less than 34" or greater than 38" above stair tread nosings or finish surface of ramp</li> </ul> </li> <li>012.3.1 Type I (Graspability) <ul> <li>For handrails with a circular cross section, an outside diameter of 1-1/4" min to 2" max; if not circular, required to have a perimeter dimension of at least 4" and not more than 6-1/4" with a maximum cross sectional dimension of 2-1/4"</li> </ul> </li> <li>012.6 Handrail extensions <ul> <li>Handrails to return to a wall, guard or walking surface</li> <li>Where not continuous between flights, handrails to extend 12" beyond top riser and continue to slope for the depth of one tread beyond the bottom riser</li> </ul> </li> <li>012.9 Intermediate handrails</li> </ul>	1010.10	<u>Edge protection</u> - Edge protection complying with Section 1010.10.1 or 1010.10.2 shall be provided on each side of ramp runs and at each side of ramp landings.	
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have a perimeter dimension of at least 4" and not more than 6-1/4" with a maximum cross sectional dimension of 2-1/4" 012.6 Handrail extensions - Handrails to return to a wall, guard or walking surface - Where not continuous between flights, handrails to extend 12" beyond top riser and continue to slope for the depth of one tread beyond the bottom riser 012.9 Intermediate handrails	1012.3.1	Type I (Graspability)	
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	1012.6 1012.9	Handrail extensions - Handrails to return to a wall, guard or walking surface - Where not continuous between flights, handrails to extend 12" beyond top riser and continue to slope for the depth of one tread bevond the bottom riser	
013 GUARDS	1012.9	- All portions of a stairway width required for egress capacity to be within 30" of a handrail	

1013 GUARDS 1013.2 Where required



preservation 159 western avenue west, suite 486 seattle, washington 98119

architecture

design

www.buildingwork.design

office 206 775-8668

PROJECT Metropole Building

PROJECT # 19012

LOCATION 423 2nd Ave Ext S Seattle WA 98104

PREPARED FOR Satterberg Foundation

REVISION DATE NAME

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ARCHITECT STAMP



DCI DEDICATED APPROVAL STAMP SPACE

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**BUILDING CODE SUMMARY** 

04/27/2021

**PSPB Certificate of Approval** 



1013.3	horizontally Height			ove floor or grade at any point v		roof terrace is 3'-0" min from edge of roof, therefore guards are not required
1013.7	stair treads	asured vertically above ti	ne adjacent waiking surface	or line connecting leading ed	ge of	
	- Required where roo	f hatch is within 10-feet of	froofedge; constructed to p	revent the passage of a 21-inc	h sphere	ΝΑ
1013.8 1013.8.1	than 72" above the fin be at a height not less Operable sections of v Operable sections of v Operable sections of v	ished grade or other sur then 36" above the finish windows shall not permit within 36" of the finished trol devices	face below, the lowest part of ned floor surface of the roon openings that allow passage floor	of an operable window is locate of the clear opening of the wind n in which the window is locate e of a 4" diameter sphere wher ndow opening control device, a	low shall d. re such	ΝΑ
	operation to release t	he control device allowing		hall not reduce the minimum n		
1014	EXIT ACCESS					
1014.3	Common path of egre					
Table	COMMON PATH OF T	RAVEL DISTANCE w/ Sprinklers	1			
	B/S	100'				
	All others	75'	]			
1015	EXIT AND EXIT ACCE					
Table	Limits for one means	of egress from spaces Maximum Occupant	1			
	Occupancy	Load				
	A, B, E, M	49				
	S	29				
1015.2.1			1			
4046	distance apart equal t interior exit stairways - Exception 2: when fu	to not less than half the m are interconnected by a 1 illy sprinklered per Sectio e less than one-third the d	aximum diagonal dimension -hour fire-resistance rated	xit access doorways shall be pl n of a space; Exception 1: whe corridorthe exit separation sh distance of the exit doors or exi ce	ere nall be	
<b>1016</b> 1016.1 Table	-	each story limited to the le	ength shown in Table 1016. I	1		
	Occupancy	with Sprinkler System (per 903.3.1.1)				
	A, B, E, M	250'				
1016.3	S-2	400' ccess travel distance sha	ll be measured from the mo	st remote point within a story al	long the	
1010.0			d vertical egress travel to the			
1018	CORRIDORS - CORRIDOR. An encl	osed exit access compon	ent that defines and provide	es a path of egress travel		
1018.1	- Corridors to be fire-r accordance with Secti		e 1018.1 with reduction perr	nitted with sprinkler system in		
10101	Corridor fire-resistanc		Ι			
	Occupancy	Occupant Load Served	w/o sprinkler system	w/ sprinkler system		
	A, B, E, M,S	>30	1	0		
1018.2	•	Section 1005.1, but not le				
1018.4	<u>Dead ends</u> - When one or more e	exits required, dead ends	ving occupant load less tha in corridors not to exceed 2 I R and S occupancies provi		ered in	25' in A occupancies 50' in S occupancies
1018.6	by an intervening roo	d corridors shall be contir m		to an exit, and shall not be intended of the total of the corridor are not considered of the considere		
<b>1021</b> 1021.1	NUMBER OF EXITS A General	ND CONTINUITY				
1021.2	-Each story above the Exits from stories - Two exits, or exit acc provided where one c	ess stairways or ramps p of the following conditions	rovide access to exits, from a exist: the occupant load exi	one interior or exterior exit stair any story or occupied roof shall ceeds one of the values in Tab fied in Table 1021.2(1) or 102	l be le	
<b>1022</b> 1022 1	INTERIOR EXIT STAIR	WAYS AND RAMPS				

1022.1 <u>Enclosures required</u>

	- Interior exit stairways and ramps shall be enclosed and lead directly to the exterior of the building with an exterior passageway conforming to the requirements of Section 1023.	
1022.2	<u>Construction</u> - Exit enclosures required to have a fire-resistance rating of not less than 2-hours where connecting more than four stories and not less than 1-hour fire-resistance rating when connecting four stories or less, where basements are included in determining the number of stories connected	1-hour enclosure (≤4 stories), 2-hour (>4 stories)
1022.3	<u>Termination</u> - Exit enclosures to terminate at an exit discharge or public way - Exception allows exit enclosures to terminate at an exit passageway complying with Section 1023	see Section 1027
1022.3.1	Extension - Where interior exit stairways and ramps are extended to an exit discharge or a public way by an exit passageway, the interior exit stairway and ramp shall be separated from exit passageway by a fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.	see exit discharge lobby, Section 1027
1023	EXIT PASSAGEWAYS	
1023.1	Exit passageway - Exit passageways serving as an exit component in a means of egress system shall comply with the requirements of this section	
1023.2	<u>Width</u> - Width as determined per Section 1005.1, but not less than 44", except when serving an occupant load <50 where minimum allowable width is 36"	
1023.3	Construction - Exit passageway enclosures required to have ceiling, floor and wall assemblies of at least 1-hr fire-resistance rated construction and not less than that required for any connecting exit enclosure - Exception to width granted for doors complying with Section 1005.7	
1027	EXIT DISCHARGE	
1027.1	<u>Genera</u> - Exits to discharge directly to building exterior	
	<ul> <li>Exception 1 permits a maximum of 50% of number and capacity of exit enclosures through areas at the level of discharge provided the following requirements are met:</li> </ul>	
	1.1 Exit enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the exit enclosure	
	1.2 The entire area of the discharge level is separated from areas below by fire-resistance rated construction	
	equal to the exit enclosure 1.3 The egress path from the exit enclosure to the discharge level is fully sprinklered in accordance with	
1027.5	Section 903.3.1.1 <u>Access to a public way</u> - The exit discharge shall provide direct and unobstructed access to a public way	second exit discharges to alley
CHAPTER		
11	ACCESSIBILITY	
<b>1101</b> 1101.2	GENERAL Design	
	<ul> <li>Accessibility required per this code and ICC A1171.1 except portions amended in this section</li> </ul>	
1103	- Accessibility required per this code and ICC A1171.1 except portions amended in this section SCOPING REQUIREMENTS	
1103.2	SCOPING REQUIREMENTS General exceptions	
	SCOPING REQUIREMENTS General exceptions - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach,	
1103.2	SCOPING REQUIREMENTS General exceptions - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2,	
1103.2 1103.2.3 1103.2.9 <b>1105</b>	SCOPING REQUIREMENTS         General exceptions         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES	
1103.2 1103.2.3 1103.2.9	SCOPING REQUIREMENTS <u>General exceptions</u> - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible	
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b>	<ul> <li>SCOPING REQUIREMENTS         <u>General exceptions</u>         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2,         1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach,         enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be         accessible     </li> <li>ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be     </li> </ul>	
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1	<ul> <li>SCOPING REQUIREMENTS General exceptions <ul> <li>Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area <ul> <li>Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible</li> </ul> ACCESSIBLE ENTRANCES Public Entrances <ul> <li>In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be</li> </ul></li></ul></li></ul>	
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1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b>	SCOPING REQUIREMENTS         General exceptions         • Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         • Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         • In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         Public Entrances         • In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR & CONVEYING SYSTEMS         NEW INSTALLATIONS - CONSTRUCTION STANDARDS	
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b> 3016.3	SCOPING REQUIREMENTS         General exceptions         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR & CONVEYING SYSTEMS         ELEVATOR & CONVEYING SYSTEMS         Seismic considerations         - Provisions for seismic zone 3 apply	Seismic zone 3 applies
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b> 3016.3 3016.4	SCOPING REQUIREMENTS         General exceptions         • Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         • Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         • In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR & CONVEYING SYSTEMS         ELEVATOR & CONVEYING SYSTEMS         Seismic considerations         • Provisions for seismic zone 3 apply         Requirements to accommodate people with disabilities         • Must comply with Chapter 11; WAC 296-96-02400 - 02605 also apply	Seismic zone 3 applies
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b> 3016.3	SCOPING REQUIREMENTS         General exceptions         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR & CONVEYING SYSTEMS         NEW INSTALLATIONS - CONSTRUCTION STANDARDS         Seismic considerations         - Provisions for seismic zone 3 apply         Requirements to accommodate people with disabilities         - Must comply with Chapter 11; WAC 296-96-02400 - 02605 also apply         Hoistway smoke control         - Per ASME A17.1, 2.1.4 and Section 713.14	Seismic zone 3 applies
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b> 3016.3 3016.4	SCOPING REQUIREMENTS         General exceptions         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR & CONVEYING SYSTEMS         ELEVATOR & CONVEYING SYSTEMS         Seismic considerations         - Provisions for seismic zone 3 apply         Requirements to accommodate people with disabilities         - Must comply with Chapter 11; WAC 296-96-02400 - 02605 also apply         Hoistway sonke control         - Per ASIME A17.1, 2.1.4 and Section 713.14         - Hoistway uenting required when length of travel is >25'; vents to be located in side of hoistway directly below	Seismic zone 3 applies
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b> 3016.3 3016.4	<ul> <li>SCOPING REQUIREMENTS         General exceptions         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR &amp; CONVEYING SYSTEMS     </li> <li>ELEVATOR &amp; CONVEYING SYSTEMS</li> <li>Provisions for seismic zone 3 apply</li> <li>Provisions for seismic zone 3 apply</li> <li>Requirements to accommodate people with disabilities</li> <li>- Must comply with Chapter 11; WAC 296-96-02400 - 02605 also apply</li> <li>Hoistway smoke control</li> <li>Per ASME A17.1, 2.1.4 and Section 713.14</li> <li>Hoistways to have means to prevent accumulation of smoke and hot gases</li> <li>Hoistway up ting required when length of travel is &gt;25'; vents to be located in side of hoistway directly below ceiling at top of hoistway directly below</li> </ul>	Seismic zone 3 applies
1103.2 1103.2.3 1103.2.9 <b>1105</b> 1105.1 <b>1105</b> 1105.1 <b>CHAPTER</b> 30 <b>3016</b> 3016.3 3016.4	SCOPING REQUIREMENTS         General exceptions         - Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area         - Equipment spaces used by maintenance to monitor, maintain or repair equipment are not required to be accessible         ACCESSIBLE ENTRANCES         Public Entrances         - In addition to the requirements of Sections 1105.1.1 through 1105.1.6, at least 60% of all public entrances to be accessible         ELEVATOR & CONVEYING SYSTEMS         ELEVATOR & CONVEYING SYSTEMS         Seismic considerations         - Provisions for seismic zone 3 apply         Requirements to accommodate people with disabilities         - Must comply with Chapter 11; WAC 296-96-02400 - 02605 also apply         Hoistway sonke control         - Per ASIME A17.1, 2.1.4 and Section 713.14         - Hoistway uenting required when length of travel is >25'; vents to be located in side of hoistway directly below	Seismic zone 3 applies

and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall

not be less than 3" in height and shall be placed inside on both sides of the hoistway frame.

## 19012 - METROPOLE - LAND USE CODE ANALYSIS ADDRESS 423 2nd Avenue Extension South PARCEL 5247800595 LOT AREA 6,960 sf LEGAL See Architectural Site Plan AS100 ZONE PSM 100/100-120 (PIONEER SQUARE MIXED USE) URBAN CENTER DOWNTOWN (URBAN CENTER) HISTORIC DISTRICT PIONEER SQUARE PRESERVATION DISTRICT

URBAN HARBORFRONT HISTORIC CHARACTER AREA AND DOWNTOWN FIRE DISTRICT OVERLAY DISTRICT DOWNTOWN FIRE DISTRICT YES

VACANT AIRPORT HEIGHT OVERLAY OUTER TRANSITIONAL SURFACE OVERLAY ECA11: PEAT SETTLEMENT PRONE AREAS STREET CLASSIFICATION Yesler Way: Minor Arterial and Class II Pedestrian Street

2nd Avenue ET S: Principal Arterial

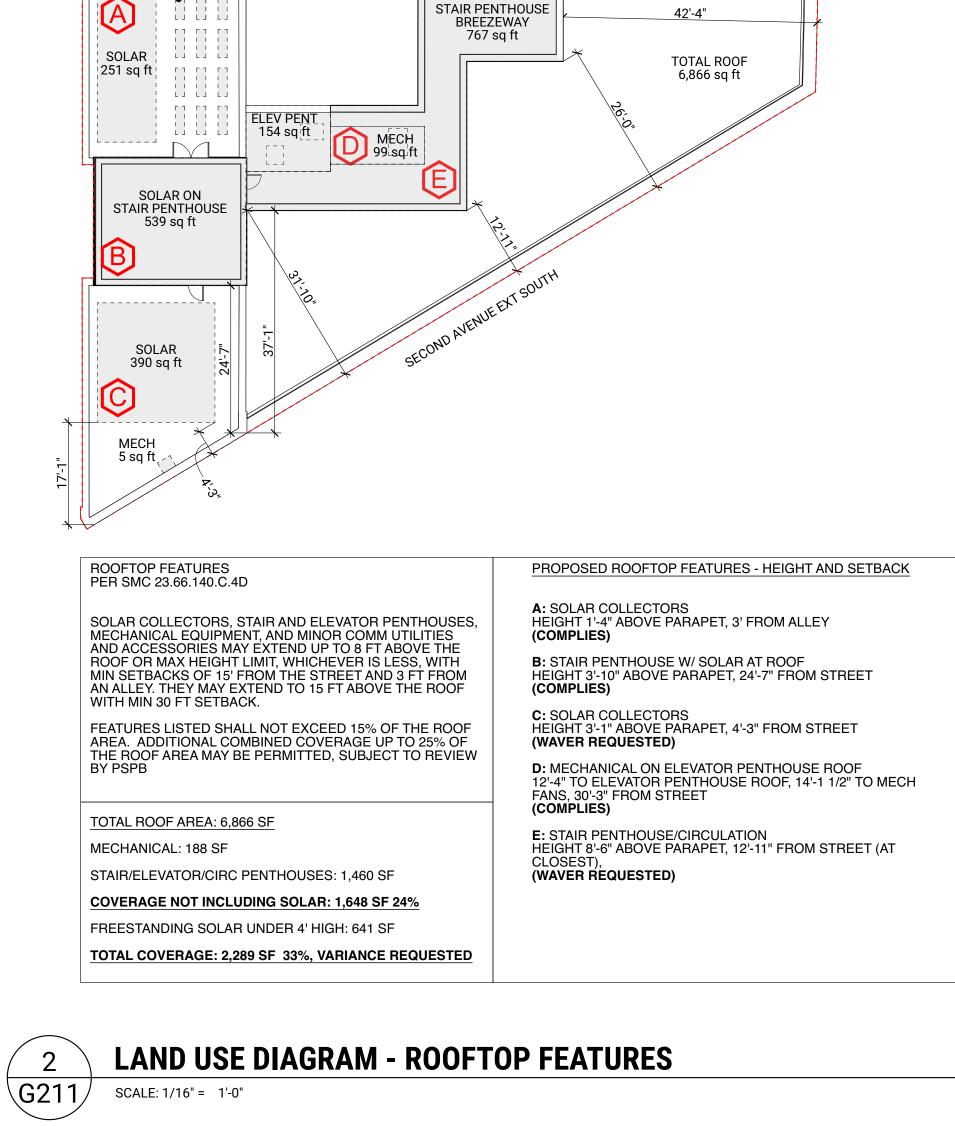
DOWNTOWN ZONING	)

PRESENT USE

ECA

	CODE SECTION	CODE REQUIREMENT	COMPLIANCE
MANDATORY HOUSING	23.49.007	The provisions of ch. 23.58B and 23.58C apply in all Downtown zones, except the following	Complies
AFFORDABILITY (MHA)		All PSM zones.	MHA not applicable to this project
STREET LEVEL USE REQUIREMENTS	23.49.009		
	23.49.009.A	One or more uses are required at street level on all lots abutting the streets.	Street level uses proposed as follows:
		1. General sales and services	- Public atrium
		2. Human service uses and child care centers;	- Human Services and child care centers
		3. Retail sales, major durables;	- Arts facility
		4. Entertainment uses; 5. Museume, and administrative offices within a museum	
		5. Museums, and administrative offices within a museum 6. Libraries;	
		7. Elementary and secondary schools and colleges;	
		8. Public atriums;	
		9. Eating and drinking establishments;	
		10. Arts facilities;	
		11. Religious facilities	
		12. Bicycle parking, <30% of the frontage or 50 ft, whichever is less.	
	23.49.009.B.1.a	The amount of street frontage required to be occupied by street-level uses: 75% each street	, , , , , , , , , , , , , , , , , , , ,
		frontage must be occupied by used listed in 23.49.009.A. The remaining 25% of the street	Child Care is 55' of the 163' street frontage, 34%
		frontage may other permitted uses and/or pedestrial or vehicular entrances.	Art facility is 69' of the 163' street frontage, 42%
STRUCTURE HEIGHT	23.49.178.C	Structure height in Pioneer Square in PSM 100/100-120: maximum height for portions of a	Total percentage of acceptable street frontage is 76% - OK
	20.19.170.0	structure in non-residential or live-work use is 100 feet.	Max proposed structure height is 66'-5"
AR	23.49.011, Table A	N/A except in subsection 23.49.180E (for PSM 85-120)	Complies
	,		FAR not applicable to this project
DPEN SPACE	23.49.016.B	PSM is exempt from Open Space requirement.	Complies
			Open Space Requirement not applicable to this project
	23.49.018	Continuous overhead weather protection required for new development along the entire	No new additions of weather protection proposed due to historic
AND LIGHTING		street frontage of a lot, w/ exceptions. Overhead weather protection to be min. 8 ft from the	nature of building.
		building wall, located min. 10 ft and max. 15 ft above the sidewalk.	
PARKING	23.49.019	No parking, either long-term or short-term, is required for uses lots in Downtown Zones	No parking required; no parking provided
DEWALK AND ALLEY WIDTH	23.49.022.A.1	Min. sidewalk widths for PSM zones are addressed by Special Review or Historic District	No change to existing sidewalk widths.
		Regulations. Final approval for the reduced sidewalk width will be made by the SDOT upon recommendation by the DON.	
DOR, NOISE, LIGHT/GLARE, AND	23.49.025.A	Venting:	Complies
SOLID WASTE RECYCLABLE	20.47.020.4	The venting of odors, fumes, vapors, smoke, cinders, dust, and gas: min. 10 ft above finished	
MATERIALS STORAGE SPACE STDS.		sidewalk grade, and directed awy from uses within 50 ft of the vent.	
	23.49.025.B	Noise standards:	Complies
		All food processing for human consumption, use of mechanical equipment, and light	
		manufacturing activities must be conducted within an enclosed structure.	
	23.49.025.B	Lighting and glare:	Complies
		1. exterior lighting shall be shielded and directed away from adjacent uses	
IEIGHT	12.49.178.D	The base height for nonresidential or live-work uses is 100 ft. The base height limit for	Complies
		residential use is 100 ft.	
ALLEY	23.53.030, TABLE C	Minimum 20 ft is required for existing alleys in all downtown zones, including PSM zone	Existing Alley (15" ROW) to remain.
	23.53.030, G	Exception for the min. Right-of-Way width for existing alleys.	The project will require the Director/SDOT to waive the
		The Director/SDOT may waive requriements for dedication, if the conditions are met:	requirements for the dedication. Exception #1 and #5 are
		1: Location in an environmentally critical area or buffer 5: The alley is in historic district or special review district	applicable.
VERHANGS & ENCROACHMENTS	23.53.035.B	Structural building overhangs, including bay windows, balconies and other projections into	N/A
		and over public place will require:	
		1: An annual permit from SDOT;	
		2: Removable structure per Title 15;	
		3: Structure not be part of essential building structure and not contain building systems;	
		4: Vertical clearance of min. 8' above all sidewalk elevations, or 26' above all elevations of an	
		alley;	
		5: Depth of max 3 ft;	
		6: Min. 50% transparency	
		7: Length of max. 15';	
	00 54 015		N/A
ARKING	23.54.015	No minimum parking requirement for non-residential uses in urban centers	N/A
IKE PARKING	23.54.015, Table E	Bike parking required:	Long term bike parking provided off the alley for 30 bikes
	LO.O NOTO, TUDIC L		Short term bike parking provided on the alley for 8 bikes
		Child care, long term: 1 per 4,000 SF	2 required
		Child Care, short tem: 1 per 20 children	3 required for 76 children
		Office, long-term = 1 per 2,000 SF	5 required to 7.0 children
		Office, short-term = 1 per 10,000 SF	1 required
		Arts facility, long-term = 1 per 4,000	2 required
		Entertainment, short-term = 1 per 10,000	1 required
SOLID WASTE	23.54.040, Table A	Non-residential development 15,001 - 50,000 SF = 175 SF minimum shared storage space	Complies: 199 sf trash room provided
LOADING BERTH	23.54.035, Table A	No loading berth required for a low demand project under 40,000 sf.	No vehicular access exists or is proposed to the site within site
			boundaries. All loading to the site currently takes place from street
			or alleys. No loading berths are proposed in this project.

CONTRIBUTING STRUCTURES	23.66.032	Owner may apply DON for determination for a structure to be contributing or non-	Note: The existing building has been found to be contributing to the
		contributing.	Pioneer Square Preservation District.
DEMOLITION	23.66.115	Demolition or removal of buildlings or other structure is prohibited unless approved by DON.	N/A
PERMITTED USES	23.66.120	All uses are permitted outright except those that are specifically prohibited by 23.66.122,	Complies.
		and those that are subject to special review as provided in 23.66.124.	Office and child care are permitted uses.
TREET-LEVEL USES	23.66.130.A	Uses at street level in the area designated on Map B for 23.66.130 require the approval of	Complies.
	20.00.100.10	the DON after review and recommendation by PSPB.	Street level uses have been discussed with DoN and PSPB
HEIGHT	2366.140.A		Complies
	2366.140.B	Minimum height of 50 ft for new structures and permanent addition above an existing	Complies
		structure. The height of the structure is to be measured from mean street level fronting on	
		the property to the mean roof of the structure.	
	2366.140.C	Rooftop features and additions to structures:	Complies
	2000.110.0	1: May be increased by the average height of the exiting street parapet or historically	oonpieo
		substantiated reconstructed parapet on the building on which the rooftop feature is	
		proposed.	
		3: The setback required for rooftop features may be modified by DON Director, after a sight	
		line review by the PSPB to ensure the features are minimally visible from public streets and	
		parks within 300 ft of the structure.	
		4.b: Open railings, planter, clerestories, skylight, parapet, and firewalls: max. 4' above max.	
		height limit.	
		4.d: Solar collectors, stair and elevator penthouses, mechanical equipment, and minor	
		comm. utilities and accesories may extend up to 8 ft above the roof or max. height limit,	
		whichever is less, with min. setback of 15 ft from the street, and 3 ft from an alley. They may	
		extend to 15 ft above the roof with min. 30 ft setback. These listed rooftop features shall not	
		exceed 15% of the roof area. Addtional combined coverage up to 25% of the roof area may	
		be permitted, subject to review by PSPB and DON.	
		4.j: Enclosed rooftop recreational spaces and solar collectors for new spaces may exceed	
		the max. height limit by 15 ft, and must meet green building standard, meet Green Factor	
		requirement of .30 or greater. Elevator penthouses may be max. 20 ft, but must be 30 ft	
		from all streets, and 3 ft from alleys.	
		4d. New structures - PSPB shall review proposed height of the structure to assure protection	
STRUCTURE SETBACKS	23.66.150.C	New structures located within Subarea C on Map C for 23.66.122 and 23.66.150 shall cover	Complies.
		the full width of the lot along street lot lines and have street facing facades that abut street	
		lines for the full width of portions of a structure that are up to 100 ft in height. For structures	
		that exceed 100 ft in height, all portions that exceed 100 ft in height shall be sest back at	
		least 15 ft from street lot lines.	
SIGNS	23.66.160.B	Signs must be reviewed by the Board for approval.	All signs will be reviewed by DoN and PSPB
PARKING AND ACCESS	23.66.170.B	DON, after review and recommendation by the PSPB, may waive or reduce required loading,	No parking or loading berth required.
		if the loading standards will adversely afect the visual character of the District	
	23.66.170.D.1	Access to parking and loading from alleys and from streets that generally run east/west is	No parking or loading berth required.
		preferred to access from the Avenues. The location of access to parking and loading from	··· · · · · · · · · · · · · · · · · ·
		allevs shall be determined by DON and SDOT.	
EXTERIOR BUILDING DESIGN	23.66.180.A	Material: Exterior building facades shall be brick, concrete tinted a subdued or earthen color,	All materials visible from street level are in compliance. Metal page
	20.00.100.A	sandstone or similar stone facing material commonly used in the District, unless alternative	is proposed as cladding for the new addition at the existing roof
		material is approved by the DON and PSPB review and recommendation.	level. These elements are setback from the existing parapet and n
			visible from below.
	23.66.180.B	Scale: Exterior building facades shall be of a scale compatible with surrounding structures.	Complies:
			Elevations/Massing as described in these MUP documents have
	23.00.100.D		THE VALUE VALUE AND THE VEHICLE AND THE VALUE AND THE VALU
	23.00.100.D	Window proportions, floor height, cornice line, street elevations and other elements of the	
		building facades shall relate to the scale of the building in the immediate area.	been reviewed by the PSPB and DoN
	23.66.180.C	building facades shall relate to the scale of the building in the immediate area. Awning: to serve as weather protection for pedestrians at street level, and shall overhang	
TREET AND SIDEWALKS	23.66.180.C	building facades shall relate to the scale of the building in the immediate area. Awning: to serve as weather protection for pedestrians at street level, and shall overhang the sidewalk a min. 5 ft.	been reviewed by the PSPB and DoN No awnings to be provided.
STREET AND SIDEWALKS		building facades shall relate to the scale of the building in the immediate area. Awning: to serve as weather protection for pedestrians at street level, and shall overhang	been reviewed by the PSPB and DoN



ALLEY

MECH 12 @ 7 SF

84SF TOTAL



preservation 159 western avenue west, suite 486 seattle, washington 98119

architecture

design

office 206 775-8668

www.buildingwork.design

PROJECT Metropole Building

PROJECT # 19012

LOCATION 423 2nd Ave Ext S Seattle WA 98104

PREPARED FOR Satterberg Foundation

REVISION DATE NAME

\_\_\_\_\_

ARCHITECT STAMP



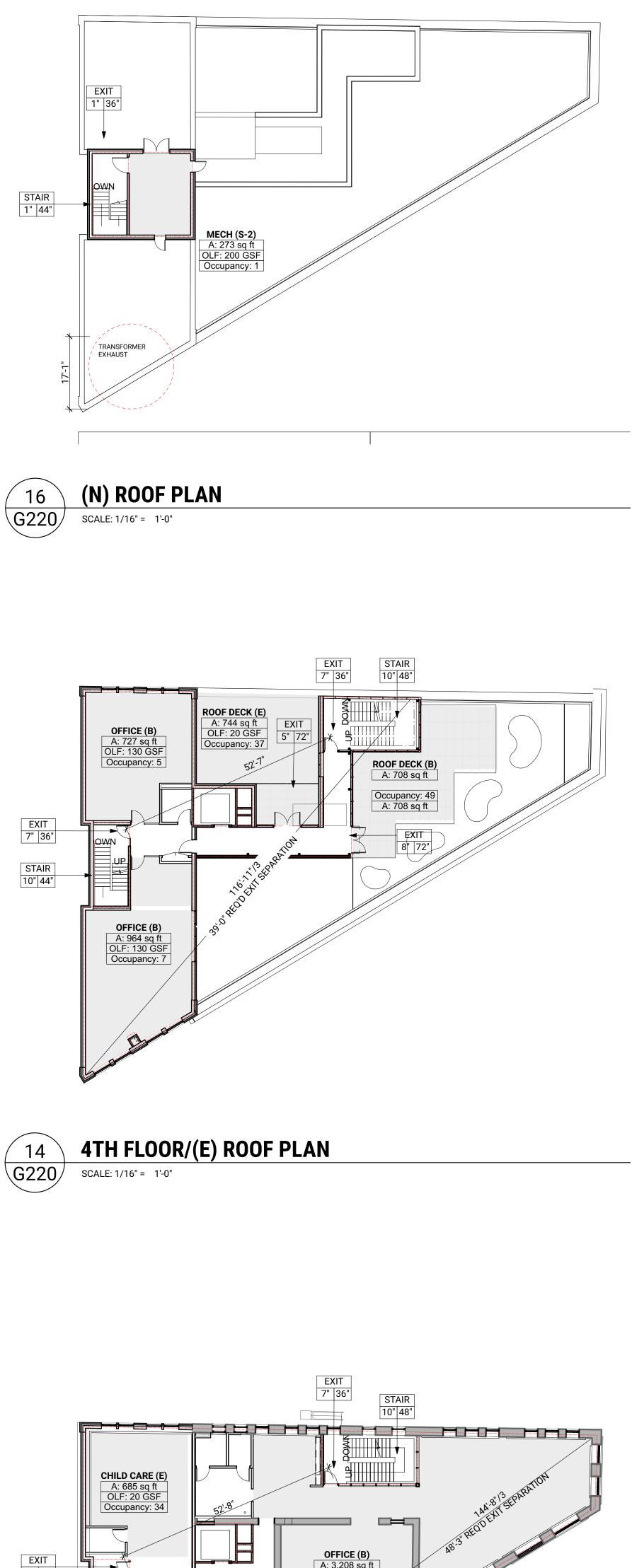
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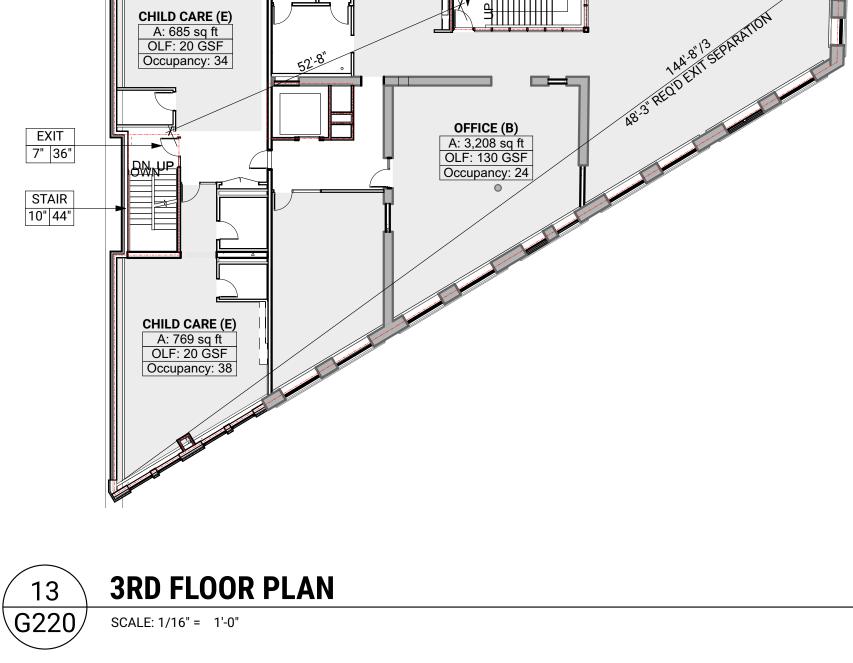
**BUILDING CODE, CONT;** LAND USE CODE

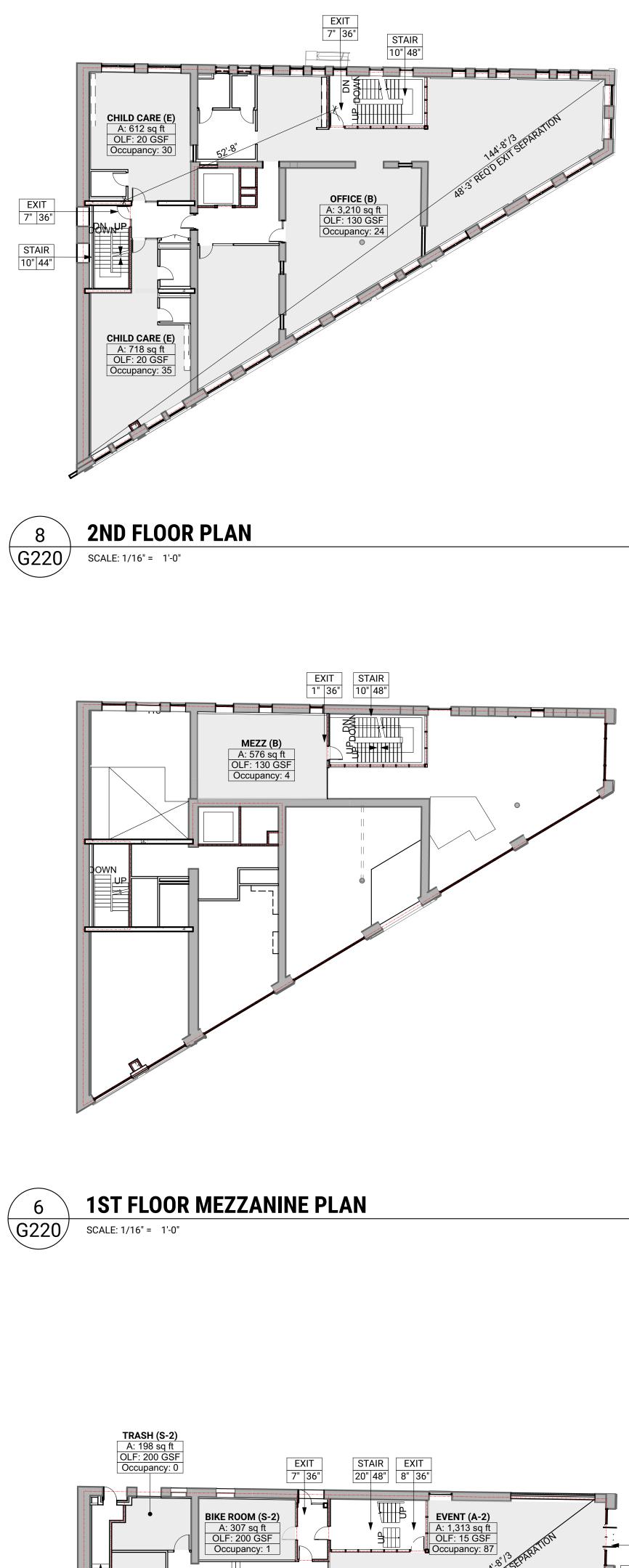
04/27/2021

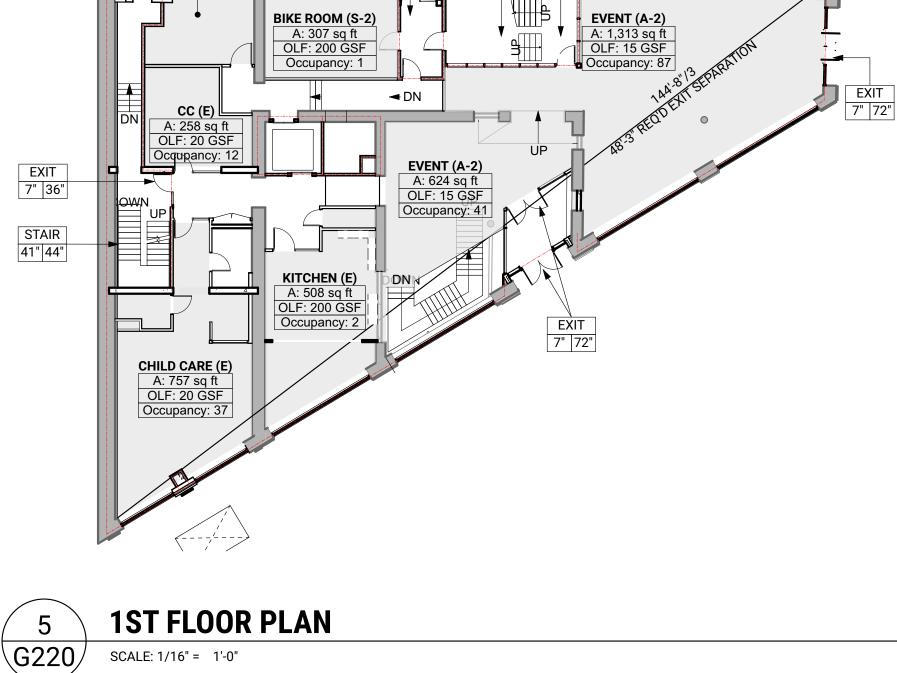
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## **GRAPHIC LEGEND**

OCCUPANT LOAD FACTOR

OCCUPANT LOAD

— - — - — - — 1-HR RATED

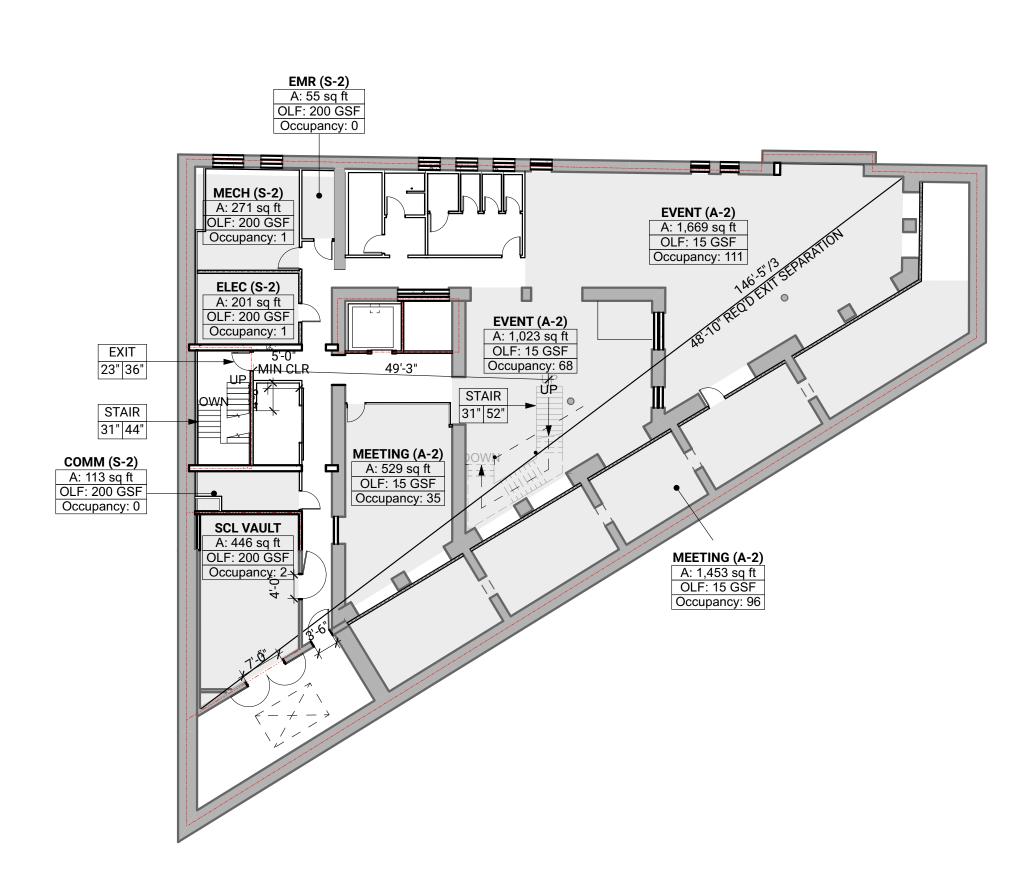
— - - - — - - - — 3-HR RATED

\_\_\_\_\_

2-HR RATED

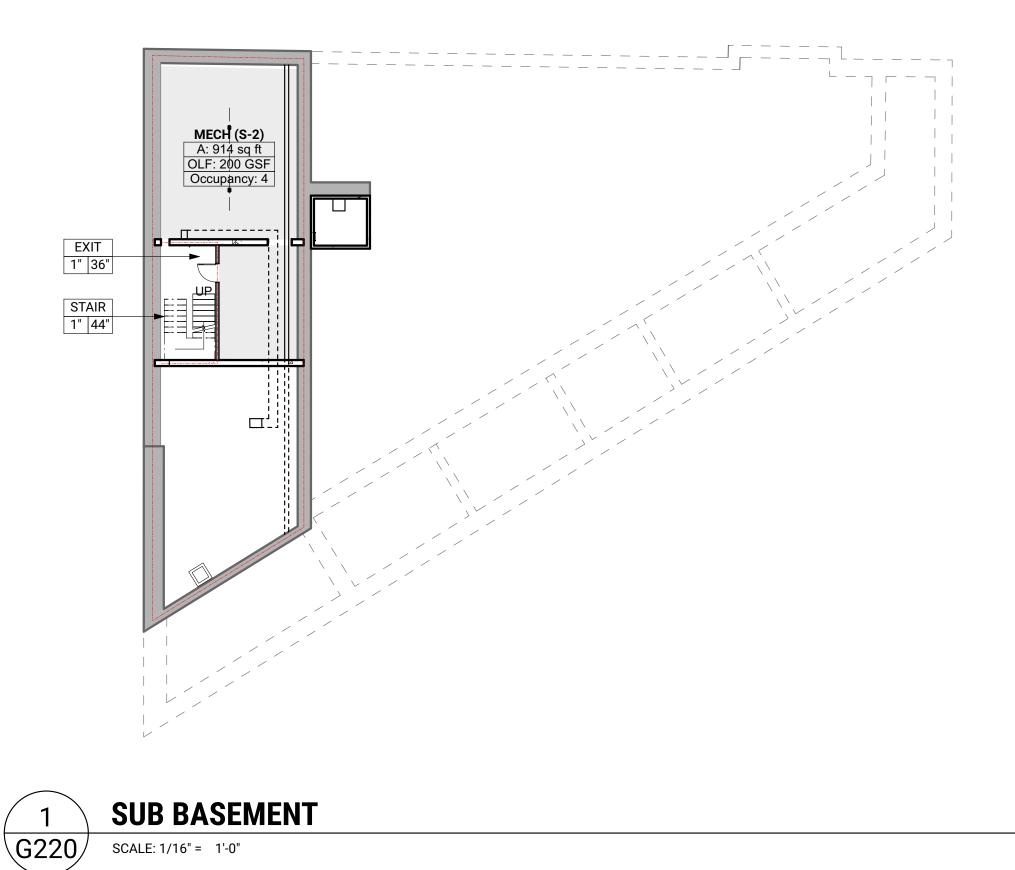
1. FIRE PROTECTION SYSTEM DETAILS INCLUDED ON THE ARCHITECTURAL PLANS SUBMITTED ARE DIAGRAMMATIC ONLY. CONTRACTORS SHOP DRAWINGS FOR THE EXIT FOLLOWING SYSTEMS TO BE SUBMITTED THROUGH SDCI FOR PLAN APPROVAL PRIOR • • TO INSTALLATION: — PROVIDED EXIT WIDTH A, AUTOMATIC SPRINKLER B, FIRE ALARM \_\_ REQ'D EXIT WIDTH \_\_ OCC LOAD / # EXITS \* (.15") C, STANDPIPE STAIR • • 2. AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 AND 2012 SEATTLE FIRE CODE 903. - PROVIDED STAIR WIDTH \_ REQ'D STAIR WIDTH \_ OCC LOAD / # STAIRS \* (.2") 3. FIRE ALARM SYSTEM PER NFPA 72 AND 2012 SEATTLE FIRE CODE 907. 4. CLASS I STANDPIPE SYSTEM PER 2012 SEATTLE FIRE CODE 905 AND NFPA 14. OCCUPANCY AREA

FIRE & LIFE SAFETY NOTES





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





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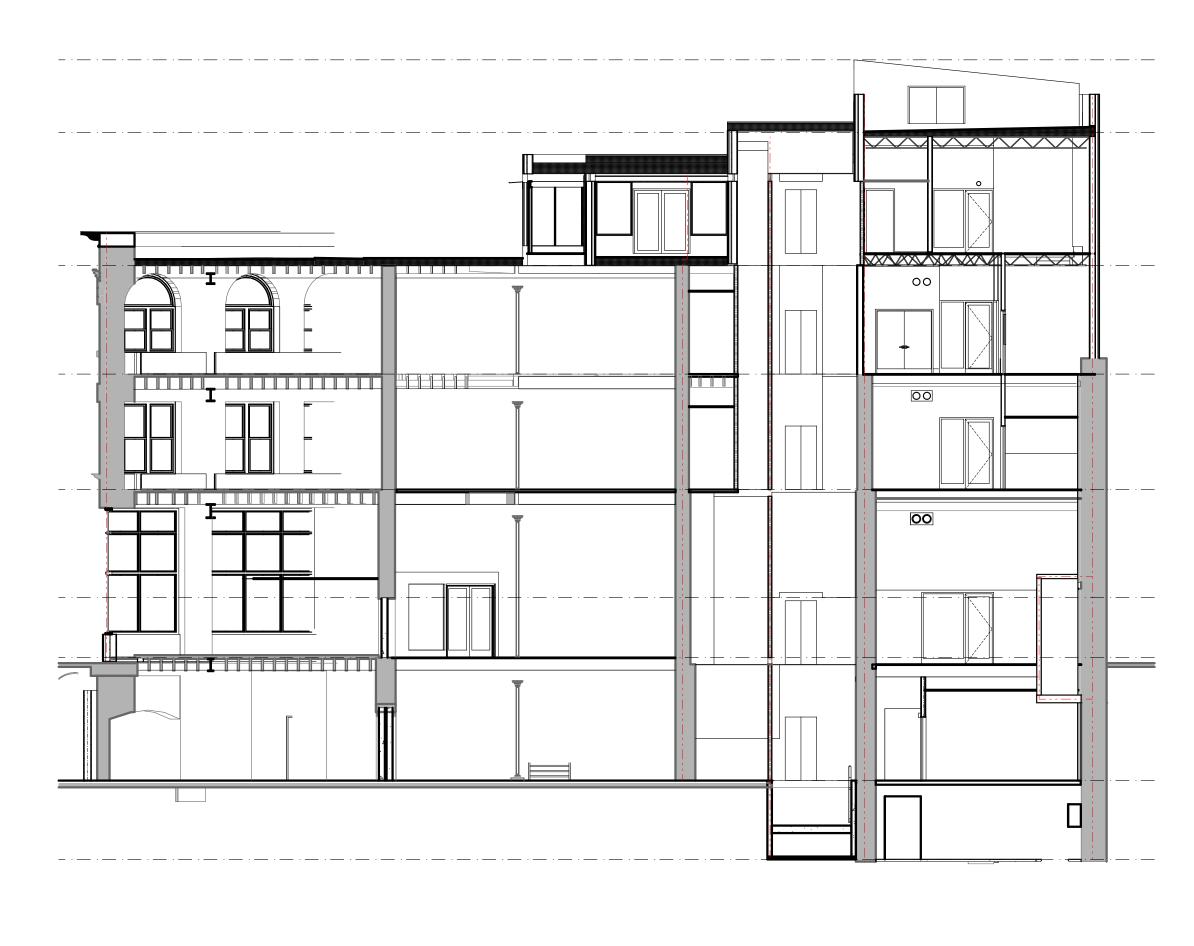
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**FIRE & LIFE SAFETY** DIAGRAMS

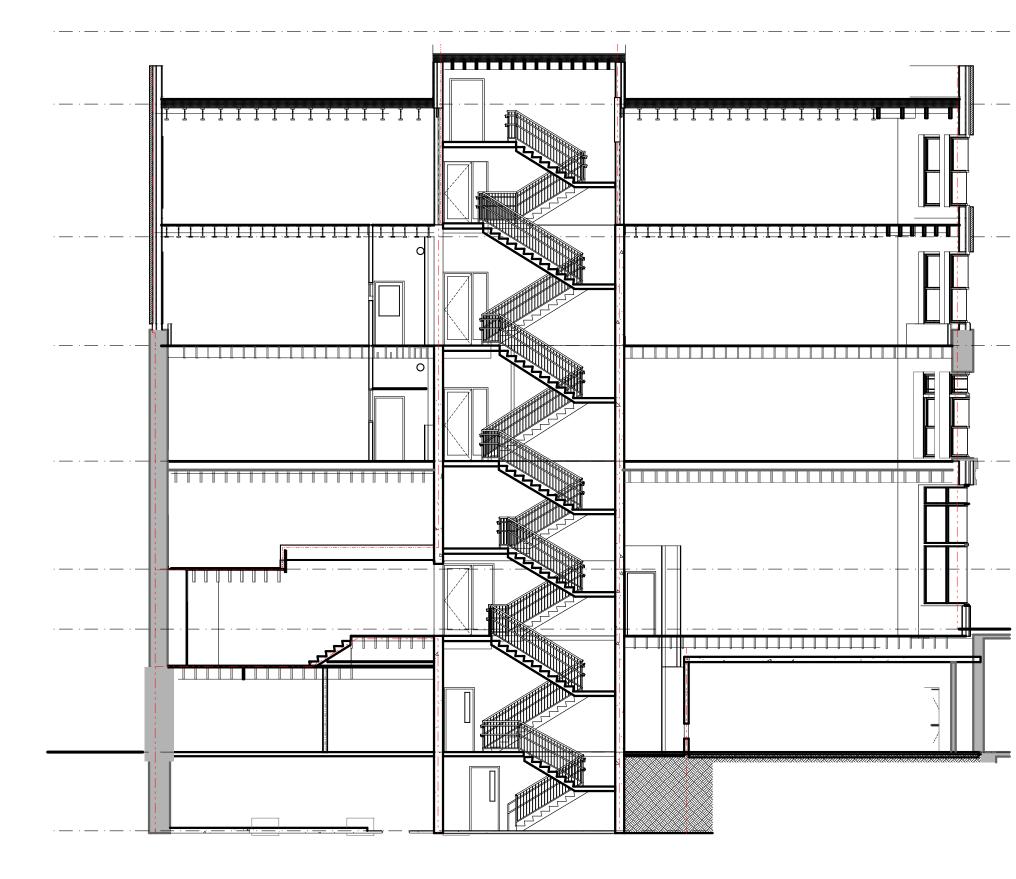
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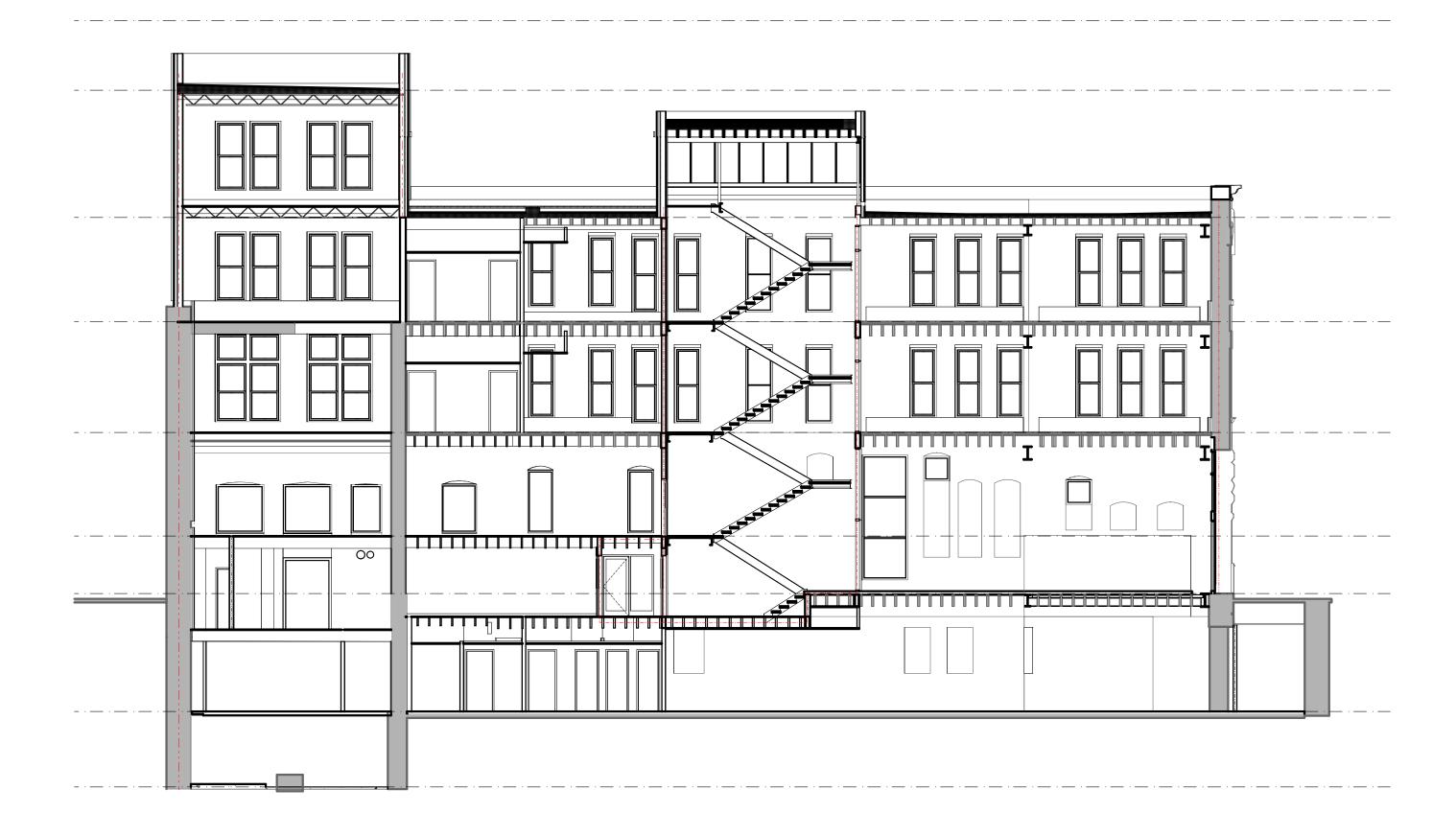




**BUILDING SECTION AT ELEVATOR AND MAIN SHAFT** 15 G221 SCALE: 3/32" = 1'-0"











## **GRAPHIC LEGEND**

— - - — - - — - - 2-HR RATED

— - - - — - - - — 3-HR RATED

## EXIT • • TO INSTALLATION: \_\_\_\_\_ PROVIDED EXIT WIDTH A, AUTOMATIC SPRINKLER \_\_ REQ'D EXIT WIDTH \_\_ OCC LOAD / # EXITS \* (.15") B, FIRE ALARM STAIR C, STANDPIPE • • 2. AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 AND 2012 SEATTLE FIRE CODE 903. – PROVIDED STAIR WIDTH REQ'D STAIR WIDTH 3. FIRE ALARM SYSTEM PER NFPA 72 AND 2012 SEATTLE FIRE CODE 907. \_ OCC LOAD / # STAIRS \* (.2") 4. CLASS I STANDPIPE SYSTEM PER 2012 SEATTLE FIRE CODE 905 AND NFPA 14. OCCUPANCY AREA OCCUPANT LOAD FACTOR OCCUPANT LOAD — - — - — - — 1-HR RATED

FIRE & LIFE SAFETY NOTES

1. FIRE PROTECTION SYSTEM DETAILS INCLUDED ON THE ARCHITECTURAL PLANS SUBMITTED ARE DIAGRAMMATIC ONLY. CONTRACTORS SHOP DRAWINGS FOR THE FOLLOWING SYSTEMS TO BE SUBMITTED THROUGH SDCI FOR PLAN APPROVAL PRIOR



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FIRE & LIFE SAFETY DIAGRAMS

04/27/2021

PSPB Certificate of Approval **G221** 

## ENERGY CODE NOTES

- SEE MECHANICAL AND PLUMBING SCHEDULES FOR EQUIPMENT TYPES, CAPACITIES, AND EFFICIENCIES.
- . PROVIDE THERMOSTAT CONTROLS CAPABLE OF A FIVE (5) DEGREE DEADBAND BETWEEN HEATING AND COOLING.
- 3. PROVIDE AUTOMATIC SETBACK CONTROLS WITH NIGHT SETBACK AND SEVEN (7) DIFFERENT DAY TYPES.
- 4. PROVIDE DAMPERS FOR OUTSIDE AIR INTAKE AND EXHAUST FANS WHICH CLOSE AUTOMATICALLY WHEN THE SYSTEM IS OFF IN ACCORDANCE WITH SECTION C403.2.4.3, EXCEPT FOR THOSE SYSTEMS WHICH OPERATE CONTINUOUSLY WITH LESS THAN 20 CFM/SF LEAKAGE FOR BAROMETRIC DAMPERS, AND ELSS THAN 10 CFM/SF LEAKAGE FOR MOTORIZED DAMPERS. MOTORIZED DAMPERS SHALL BE CLASS 1 LOW LEAKAGE.
- . PROVIDE MICROPROCESSOR BASED THERMOSTATS FOR HEAT PUMP CONTROLS
- 6. SIMULTANEOUS HEATING AND COOLING IN A ZONE IS NOT PERMITTED.
- 7. SEAL TRANSVERSE SEAMS ON ALL DUCTWORK.
- 8. SEALING TO CONTROL BUILDING ENVELOPE AIR LEAKAGE AND AIR TIGHTNESS TESTING IS REQUIRED PER 2015 SEC SECTIONS C402.5.1 THRU C402.5.8.
- 9. DUCTWORK AND PLENUMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH 2015 SEC SECTION C403.2.8.
- 10. ALL PIPING SHALL BE THERMALLY INSULATED TO MEET SPECIFICATIONS SET IN PIPE INSULATION TABLE ON PLUMBING PLANS AND IN ACCORDANCE WITH PLUMBING GENERAL NOTES.
- 11. ALL ELECTRIC MOTORS GREATER THAN 1.0 HP SHALL MEET THE REQUIREMENTS OF 2015 SEC SECTION C403.2.14.
- 12. WATER HEATING EQUIPMENT AND STORAGE TANKS SHALL MEET THE MINIMUM REQUIREMENTS OF TABLE C404.2.

## 2015 SEATTLE ENERGY CODE

 $\checkmark \checkmark \checkmark \checkmark \checkmark \checkmark \checkmark \checkmark \checkmark$ 

THE METROPOLE PROJECT WILL MEET THE REQUIREMENTS OF THE 2015 SEC THROUGH THE TOTAL BUILDING PERFORMANCE PATH, SECTION C407. AS A SUBSTANTIAL ALTERATION, THE PROJECT WILL MEET C407 REQUIREMENTS IN ACCORDANCE WITH SECTION C503.8.3. TWO C406 ADDITIONAL EFFICIENCY PACKAGE OPTIONS WILL BE INCLUDED IN THE DESIGN: C406.3 – REDUCED LIGHTING POWER

C406.6 – DEDICATED OUTDOOR AIR SYSTEM

THE C407 PERFORMANCE MODELING PATH RELIES ON IMPROVED MECHANICAL / PLUMBING / ELECTRICAL SYSTEMS AND IMPROVED FENESTRATION PERFORMANCE TO OFFSET THE PERFORMANCE OF EXISTING MASONRY WALL ASSEMBLIES THAT WOULD NOT COMPLY PRESCRIPTIVELY.

THE ANNUAL ENERGY CONSUMPTION OF THE PROPOSED AND BASELINE MODELS ARE INCLUDED IN THE C407 MODELING REPORT TO DEMONSTRATE THE REQUIRED MINIMUM ENERGY SAVINGS. REFER TO THE C407 MODELING REPORT FOR DETAILED DESCRIPTIONS OF SYSTEMS, MODELING METHODOLOGY, AND MODELED ENERGY CONSUMPTION RESULTS.

## C409 ENERGY METERING & ENERGY CONSUMPTION MANAGEMENT

THIS PROJECT WILL BE REQUIRED TO MEET PROVISIONS UNDER C409 ENERGY METERING AND ENERGY CONSUMPTION MANAGEMENT. REFER TO ELECTRICAL DOCUMENTS FOR DETAILS.

## C411 RENEWABLE ENERGY

SEC 2015 SECTION C411 - RENEWABLE ENERGY REQUIRES 70 WATTS OF SOLAR PV PER 1.000 SF OF CONDITIONED AREA FOR THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR SOLAR PV LOCATION, AND REFER TO ELECTRICAL PLANS FOR MORE DETAILED SYSTEM INFORMATION.

RECEPTACLES & LIGHTING SYSTEMS (C405), AND ENERGY METERING (C409). <u>C408.1.2 – COMMISSIONING (Cx) PLAN</u>

THE TABLE BELOW INCLUDES THE COMMISSIONING ACTIVITIES THAT WILL OCCUR STARTING DURING CONSTRUCTION AND THESE SERVICES EXCEED MINIMUM SEATTLE ENERGY CODE REQUIREMENTS. FOR EXAMPLE, THIS BUILDING'S PLUMBING AND ELECTRICAL SYSTEMS ARE EXEMPT FROM C408.3 AND C408.4, RESPECTIVELY. REGARDLESS, A THOROUGH COMMISSIONING PROCESS IS BEING CONDUCTED. THE CONTRACTOR'S COMMISSIONING RESPONSIBILITIES FOR THIS PROJECT ARE PRESENTED REGARDLESS OF ENERGY CODE REQUIREMENTS.

C408.1.2 - COMMISSIONING PLAN							
COMMISSIONING ACTIVITIES	DIVISION 22 PLUMBING*	DIVISION 23 MECHANICAL	DIVISION 26 ELECTRICAL*	NOTES			
SUBMITTAL REVIEW **	YES	YES	YES	CCP REVIEW COMMENTS COORDINATED BY ARCHITECT AND RETURNED AS A PACKAGE			
ROUGH-IN SITE VISIT **	YES	YES	YES	INSTALLER AVAILABLE TO CCP DURING SITE VISITS			
WITNESS EQUIPMENT STARTUP **	YES: HEAT PUMP WATER HEATERS	YES: HYDRONIC EQUIP. & TAB	YES: LIGHTING CONTROLS, ENERGY METERING	COORDINATE WITH CCP TO ALLOW FOR CCP WITNESS OF START-UP ACTIVITIES			
START-UP REPORTS **	YES	YES	YES	SUBMITTED TO CCP VIA CONTRACTOR AS COMMUNICATION THAT EQUIPMENT IS READY FOR FUNCTIONAL TESTING			
TEST AND BALANCE	NO	YES	NO	WORK PERFORMED BY CONTRACTOR'S TAB SPECIALIST. CCP TO REVIEW PRELIMINARY TAB REPORT ALONG WITH START-UP REPORTS.			
OPERATOR TRAINING	YES	YES	YES	CCP TO REVIEW AND VERIFY SYSTEM OPERATION TRAINING PER C103.6.4			
CLOSEOUT DOCUMENTS	YES	YES	YES	CCP TO REVIEW AND VERIFY BUILDING DOCUMENTATION REQUIREMENTS IN C103.6 = RECORD DOCUMENTS, O&M MANUALS, ENERGY CODE COMPLIANCE FORMS			
FUNCTIONAL TESTS	YES	YES	YES	TESTING IS WITNESSED BY CCP. TESTING IS CONDUCTED BY			
DEFERRED TESTING	TBD	TBD	TBD	INSTALLER TO PROVIDE 8 HOURS OF TIME FOR COMMISSIONING WORK AFTER OCCUPANCY FOR WARRANTY REVIEW AND/OR POST-OCCUPANCY TESTING			

C408.1.2	.2
ROLE	
OWNER	REC DET
ARCHITECT	REC COC ASS
GENERAL CONTRACTOR	REC CON
DIVISION 22, 23, & 26 CONTRACTORS	FOL TES
DIVISION 22, 23, & 26 ENGINEERS	REC AT ASS
COMMISSIONING PROFESSIONAL (CCP)	THE CCF PER COC ASS

PER C408.1.2.4, SEATTLE ENERGY CODE REQUIRES AN "IN-HOUSE COMMISSIONING DISCLOSURE AND CONFLICT MANAGEMENT PLAN" BECAUSE SWEEK CONSULTING IS A SUBCONTRACTOR OF THE REGISTERED MECHANICAL ENGINEER. THE PROJECT IS FOLLOWING A WRITTEN COMMUNICATIONS PLAN. COMMISSIONING REPORTS INCLUDING DESIGN REVIEW MEMOS, SUBMITTAL REVIEWS, SITE VISIT REPORTS, AND OTHER COMMISSIONING ISSUES ARE PUBLISHED DIRECTLY TO THE PROJECT TEAM, INCLUDING THE OWNER. THEREFORE, THE CERTIFIED COMMISSIONING PROFESSIONAL IF FREE TO IDENTIFY ANY ISSUES DISCOVERED AND REPORT DIRECTLY TO THE OWNER.

## \/1\

## C408 COMMISSIONING

IN ACCORDANCE WITH THE 2015 SEATTLE ENERGY CODE SECTION C408, BUILDING COMMISSIONING SHALL BE COMPLETED FOR MECHANICAL SYSTEMS (C403), SERVICE WATER HEATING SYSTEMS (C404), CONTROLLED

\*\* THIS COMMISSIONING ACTIVITY IS NOT REQUIRED BY 2015 SEATTLE ENERGY CODE BUT IT IS REQUIRED FOR THIS PROJECT.

## - COMMISSIONING ROLES & RESPONSIBILITIES

COMMUNICATIONS & RESPONSIBILITIES

CEIVE ALL COMMISSIONING COMMUNICATIONS. TERMINE RESOLUTION TO COMMISSIONING ISSUES, AS NEEDED.

ECEIVE COPIES OF ALL COMMISSIONING COMMUNICATIONS. DORDINATE SUBMITTAL REVIEW PROCESS TO INCLUDE COMMENTS FROM CCP SSIST WITH RESOLUTION OF COMMISSIONING ISSUES, AS NEEDED.

ECEIVE ALL COMMISSIONING COMMUNICATIONS. DISTRIBUTE DOCUMENTS TO TRADE CONTRACTORS, AS NEEDED. SCHEDULE CONTRACTORS TO ATTEND DMMISSIONING MEETINGS. COORDINATE WITH TRADE CONTRACTORS FOR FUNCTIONAL TESTING.

DLLOW PROJECT MANUAL REQUIREMENTS FOR COMMISSIONING INCLUDING PRIMARY RESPONSIBILITY FOR EQUIPMENT START-UP, PERFORMING FUNCTIONAL STING, AND CORRECTION OF DEFICIENCIES.

ECEIVE COPIES OF ALL COMMISSIONING COMMUNICATIONS. THE END OF CONSTRUCTION: UPDATE BASIS OF DESIGN TO REFLECT AS-BUILT CONDITION. SSIST WITH RESOLUTION OF COMMISSIONING ISSUES, AS NEEDED.

E COMMISSIONING PROCESS IS BEING LED BY A CERTIFIED COMMISSIONING PROFESSIONAL (CCP): • TREASA SWEEK IS A CERTIFIED CCP (CERTIFYING BODY: BCCB).

P RESPONSIBILITIES: ERFORMED DESIGN PHASE COMMISSIONING REVIEWS AND DEVELOPED COMMISSIONING SPECIFICATIONS.

OORDINATE AND LEAD COMMISSIONING PROCESS. SSESS TEST RESULTS AND RECOMMEND ACCEPTANCE TO OWNER.

LEVEL	ROOM #	ROOM NAME	AREA (SF)	OCCUPANTS	OUTSIDE AIR (CFM)	DESIGN COOLING LOAD (btu/h)	100% DESIGN HEATING LOAD (btu/h)	150% DESIGN HEATING LOA (btu/h)
4	404	OFFICE	783	4	70	15,000	12,000	18,000
	402	OFFICE	964	5	85	15,000	16,200	24,300
	403	CORRIDOR/EL	242	0	15	11,000	4,100	6,150
	301	OFFICE	1190	6	105	26,000	31,000	46,500
j	302	OFFICE	958	5	85	12,900	17,500	26,250
5	303	OFFICE	531	3	50	8,000	10,400	15,600
	310	FUTURE TENANT	858	22	325	16,200	7,000	10,500
3	312	FUTURE TENANT	698	18	265	16,300	6,000	9,000
3	304/311	CORRIDOR/LOBBY	273	0	20	0	0	0
	301	OFFICE 301 CORRIDOR	339	0	25	0	0	0
	305	BREAKROOM	182	10	75	9,000	4,000	6,000
	201	OFFICE	1188	6	105	21,700	26,000	39,000
	202	OFFICE	952	5	85	11,800	16,000	24,000
	203	OFFICE	527	3	50	8,000	10,400	15,600
	210	FUTURE TENANT	860	22	325	18,000	19,000	28,500
	212	FUTURE TENANT	656	17	250	15,700	9,000	13,500
	201	OFFICE 201 CORRIDOR	351	0	25	0	0	0
	204/211	CORRIDOR/LOBBY	280	0	20	0	0	0
	205	BREAKROOM	175	9	70	9,000	4,000	6,000
IEZZ	120	MEZZANINE	588	3	55	10,200	8,700	13,050
	101	LOBBY	801	25	150	14,700	12,200	18,300
	103	COMM KITCHEN	568	12	80	19,800	9,000	13,500
	105	CORRIDOR/EL	200	0	15	0	0	0
	106	FUTURE TENANT	795	20	200	21,600	22,000	33,000
	110	FUTURE TENANT	263	2	25	2,300	1,300	1,950
	112	CORRIDOR	300	0	20	0	0	0
	115	EVENT CORRIDOR	191	0	15	0	0	0
	115	EVENT	1182	142	430	65,000	33,000	49,500
}	1	LOBBY	746	23	135	1,000	3,500	5,250
	002	EVENT	1564	188	565	40,300	10,600	15,900
}	009	STORAGE RM	155	0	20	0	3,000	4,500
}	004	MEETING RM	400	20	75	6,500	5,100	7,650
	005	MEETING RM	304	16	60	3,900	3,100	4,650
	006	MEETING RM	221	12	45	2,500	2,300	3,450
	007	MEETING RM	312	16	60	3,700	3,100	4,650
	008	MEETING RM	323	17	65	3,800	2,100	3,150
	009	EVENT	559	68	205	24,900	3,900	5,850
	010	CORRIDOR	507	0	35	0	2,100	3,150
}	010	ELEV LOBBY	197	0	15	0	0	0
}	012	COMM RM	119	6	25	0	0	0
	013	CATERING KITCHEN	103	3	25	6,000	2,000	3,000

## ROOM LOADS & VENTILATION TABLE

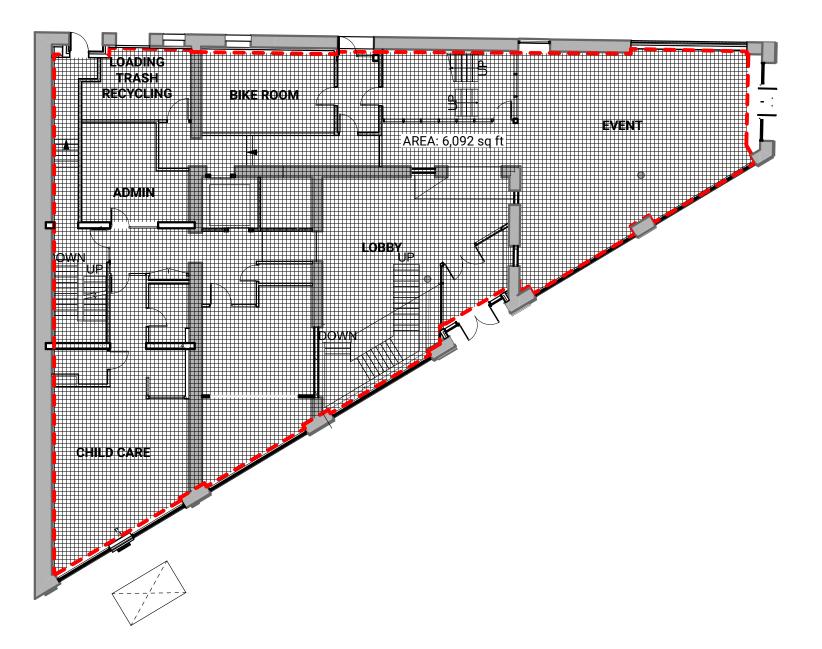
## ENERGY CODE COMPLIANCE NOTES

1. THE TWO OPTIONS SELECTED FOR ADDITIONAL EFFICIENCY PACKAGE OPTIONS PER 2015 SEC SECTION 406 ARE:

- C406.3 - REDUCED LIGHTING POWER - C406.6 - DEDICATED OUTDOOR AIR SYSTEM

2. PLEASE REFER TO DRAWING EC001 UNDER THE "2015 SEATTLE ENERGY CODE" SECTION FOR A SUMMARY OF THE ENERGY CODE COMPLIANCE PATH AND C406 MEASURES, AND ALSO REFER TO THE C407 REPORT (COMPLIANCE SUMMARY DESCRIBED ON PAGES 4 & 5 IN THE "EXECUTIVE SUMMARY" SECTION.

3. ELECTRICAL COMPLIANCE IS ACHIEVED THROUGH INSTALLATION OF END USE ENERGY METERINGS. PER ONE LINE DIAGRAM ON SHEET E100, END USE METERS WILL BE PROVIDED FOR PLUG LOADS, LIGHTING, MECHANICAL UNITS, KITCHEN LOADS AND ELEVATOR. ALL METERING WILL COMPLY WITH C409 REQUIREMENTS FOR COLLECTING, STORING AND DISPLAYING THE ENERGY DATA. THE BUILDING WILL NOT HAVE GAS.





## FIRST FLOOR THERMAL ENVELOPE DIAGRAM



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PROJECT # 19012

LOCATION 423 2nd Ave Ext S Seattle WA 98104

PREPARED FOR Satterberg Foundation

REVISION DATE NAME

ARCHITECT STAMP



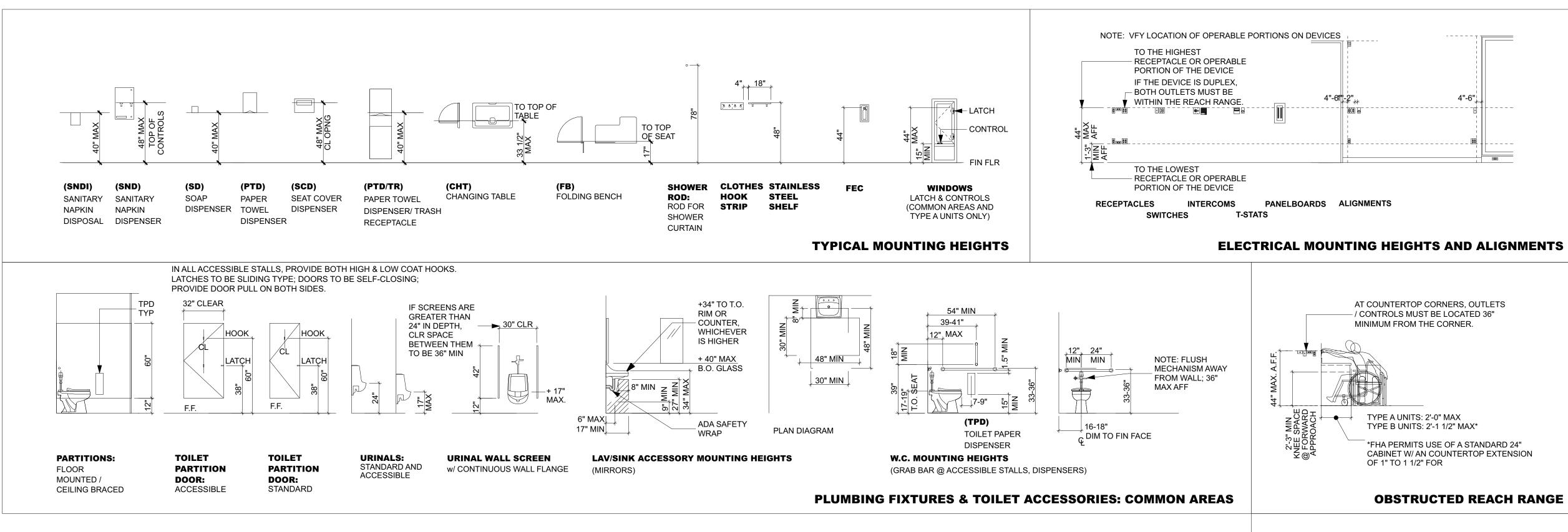
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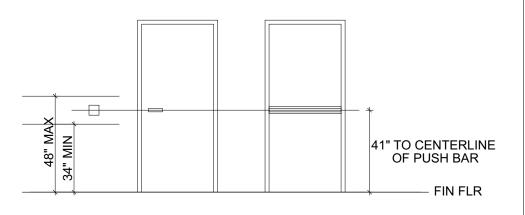
**ENERGY CODE SUMMARY** 

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## DOOR HARDWARE MOUNTING HEIGHTS

**ROOM NOTES** 

ABBREVIATIONS. PARTITIONS (TYP.)

4. AT ALL TOILET ROOM SINKS, PROVIDE SOAP DISPENSER, PAPER TOWEL DISPENSER, MIRROR AND VANITY LIGHT

1. COMPLY WITH CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, ICC/ANSI A117.1.

COMMON AND COMMERCIAL USE AREA TOILET

1. SEE ABOVE DIAGRAMS FOR TOILET ACCESSORY MOUNTING AND

2. PROVIDE CONTINIOUS BLOCKING IN WALLS AT FIXTURES, GRAB BARS, CABINETRY AND SPECIALTIES, WHERE REQUIRED 3. PROVIDE UNISTRUT OR STL SUPPORT FOR CEILING BRACED

5. AT ALL WCS PROVIDE TOILET SEAT COVER DISPENSER AND TOILET PAPER HOLDER

## **GENERAL INTERIOR NOTES:**



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REVISION DATE NAME

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ARCHITECT STAMP



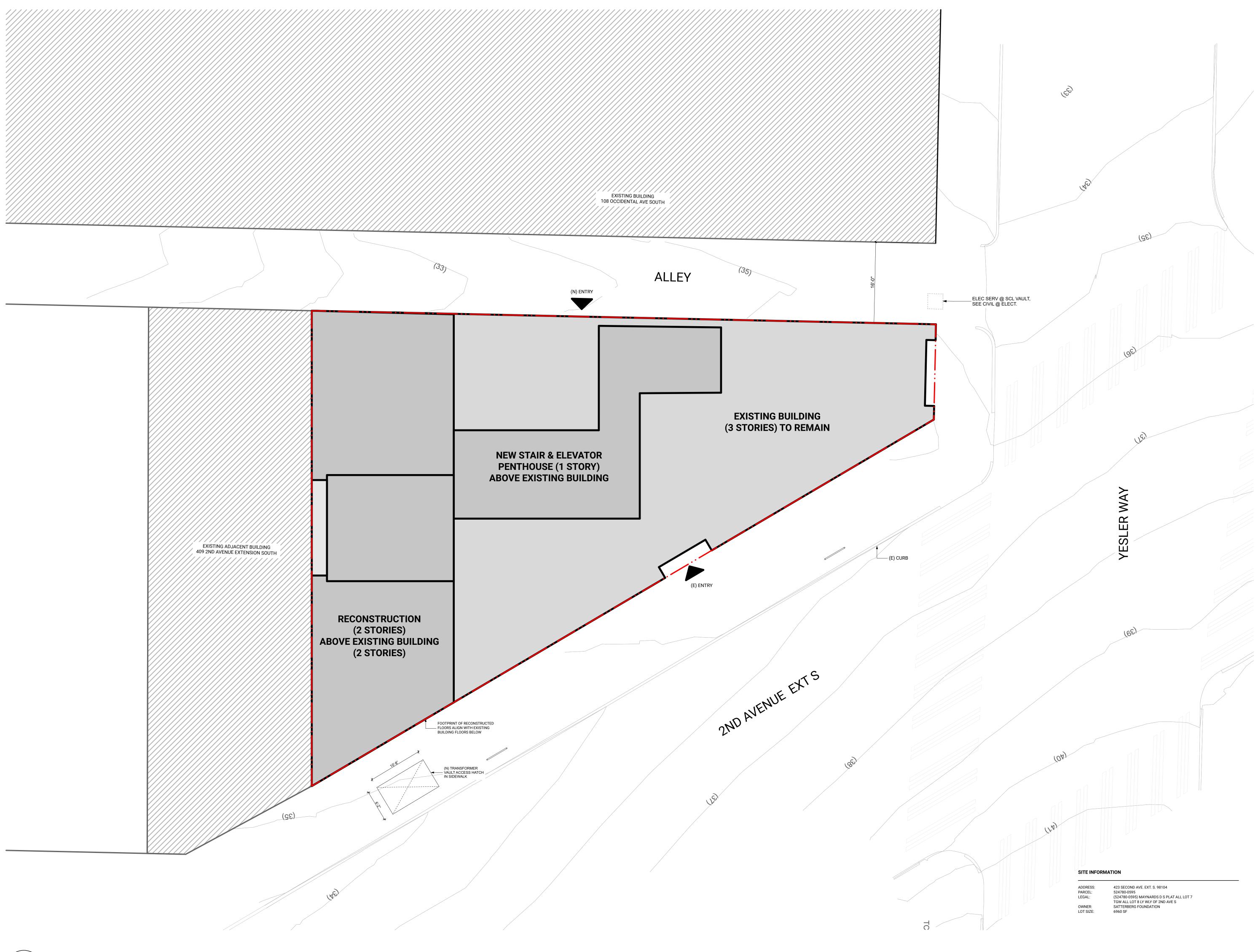
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ACCESSIBILITY DETAILS

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0 4' 8'



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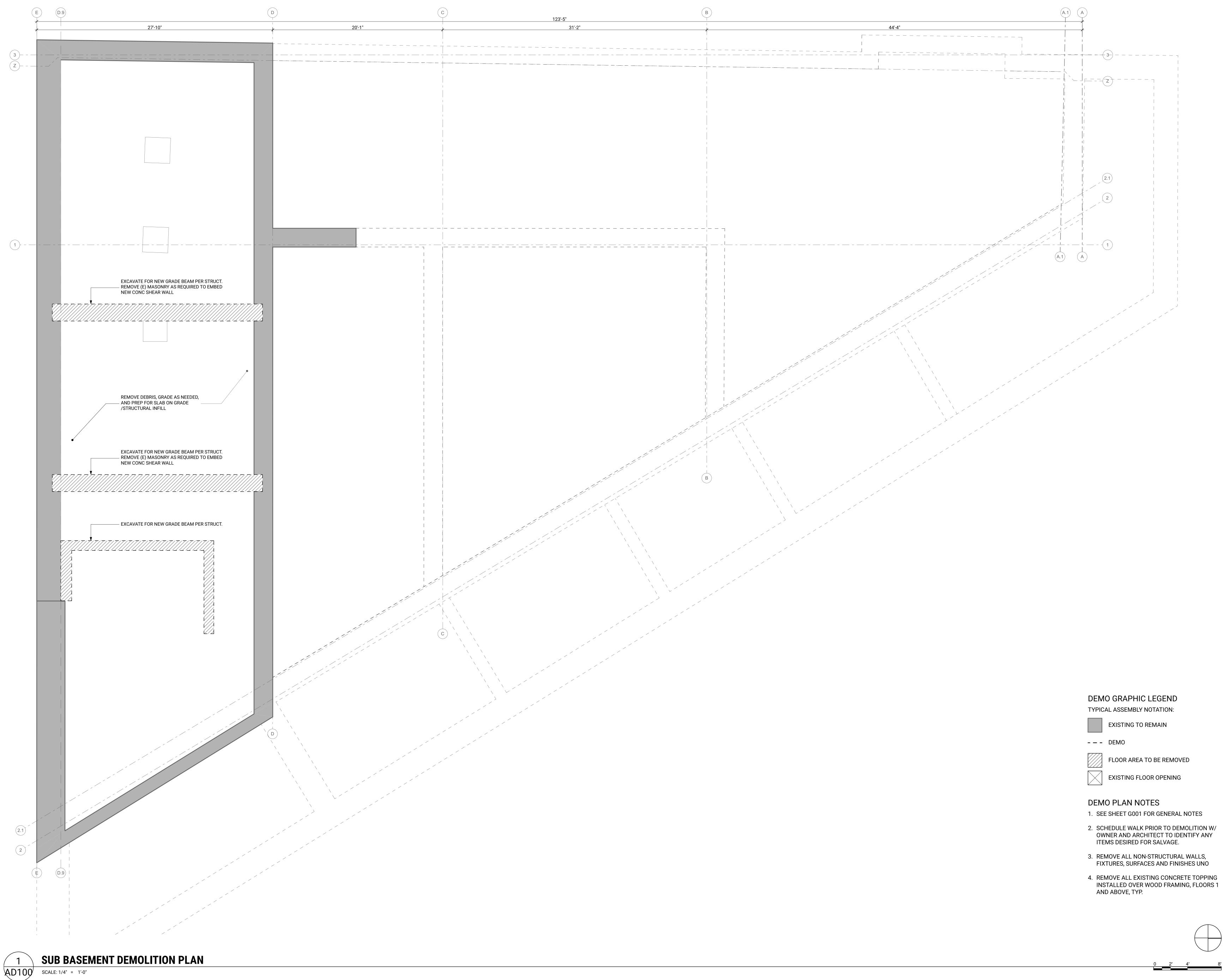


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DEMO PLAN - SUB BASEMENT

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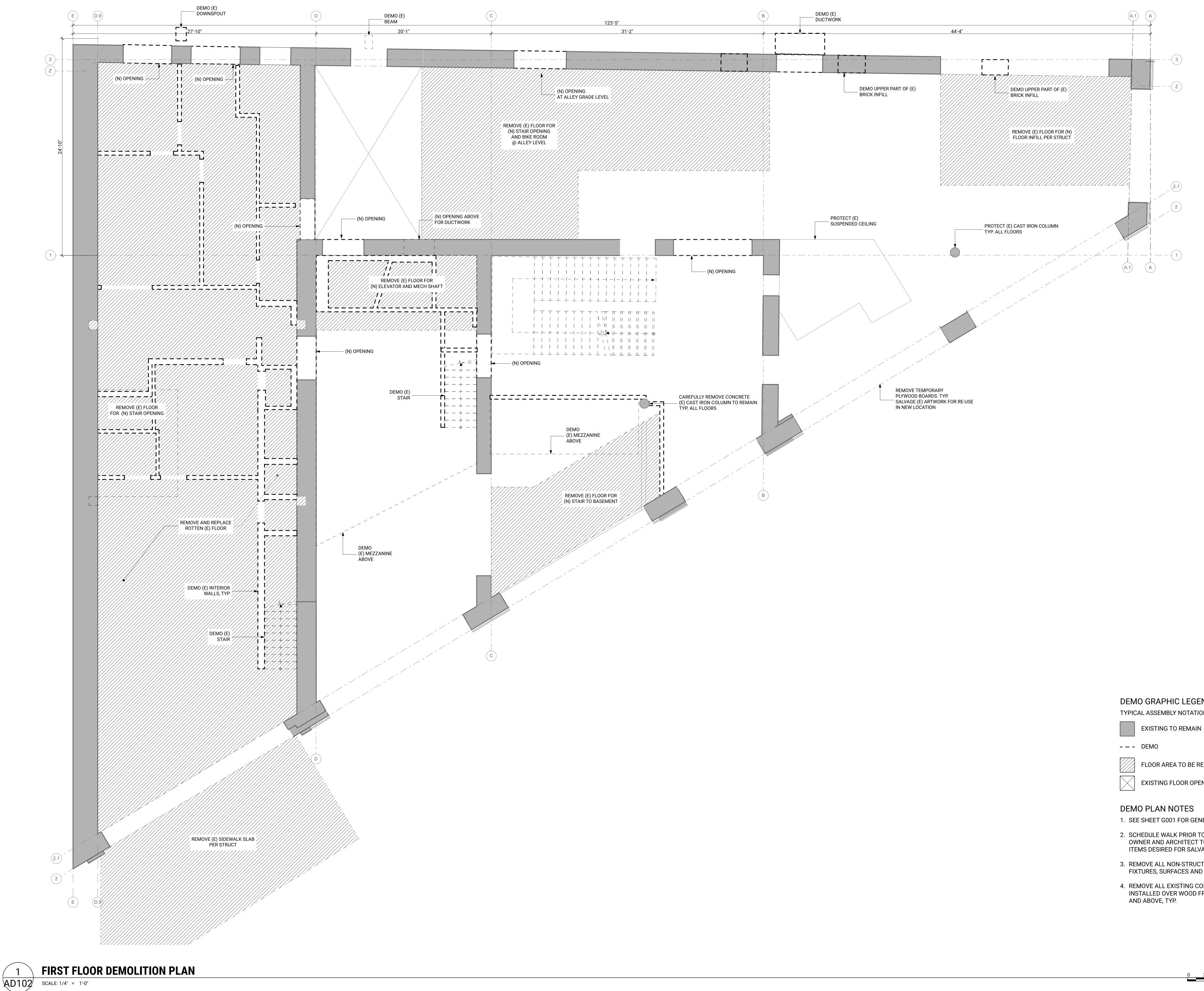
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**DEMO PLAN - BASEMENT** 

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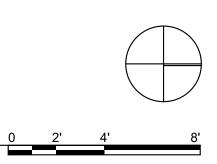
## DEMO GRAPHIC LEGEND TYPICAL ASSEMBLY NOTATION:

FLOOR AREA TO BE REMOVED

EXISTING FLOOR OPENING

## DEMO PLAN NOTES

- 1. SEE SHEET G001 FOR GENERAL NOTES
- 2. SCHEDULE WALK PRIOR TO DEMOLITION W/ OWNER AND ARCHITECT TO IDENTIFY ANY ITEMS DESIRED FOR SALVAGE.
- 3. REMOVE ALL NON-STRUCTURAL WALLS, FIXTURES, SURFACES AND FINISHES UNO
- 4. REMOVE ALL EXISTING CONCRETE TOPPING INSTALLED OVER WOOD FRAMING, FLOORS 1



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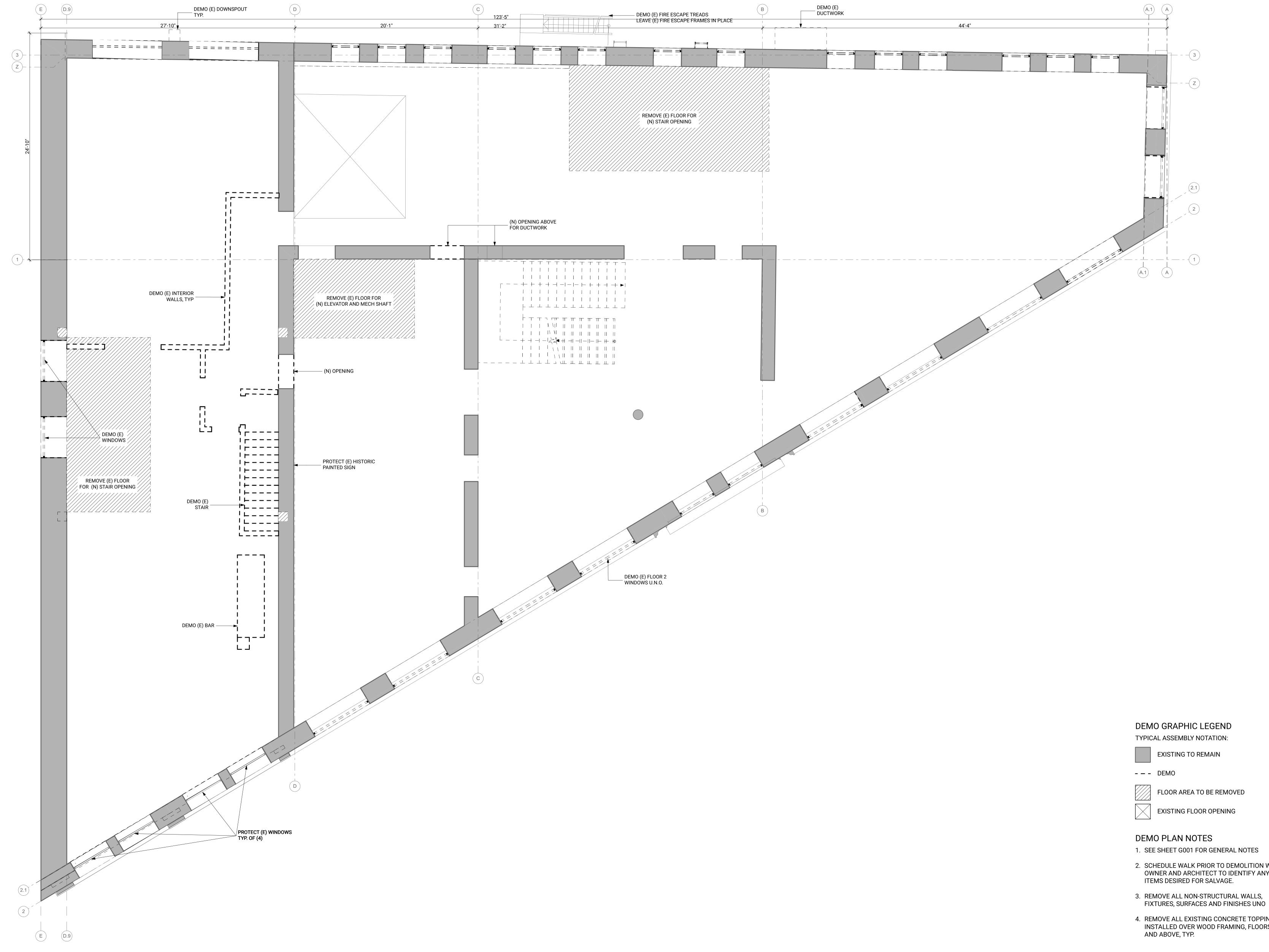
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**DEMO PLAN - FIRST FLOOR** 

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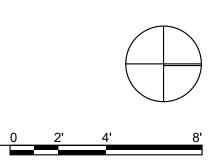




AD103 SCALE: 1/4" = 1'-0"

FLOOR AREA TO BE REMOVED

- 1. SEE SHEET G001 FOR GENERAL NOTES
- 2. SCHEDULE WALK PRIOR TO DEMOLITION W/ OWNER AND ARCHITECT TO IDENTIFY ANY
- 4. REMOVE ALL EXISTING CONCRETE TOPPING INSTALLED OVER WOOD FRAMING, FLOORS 1 AND ABOVE, TYP.



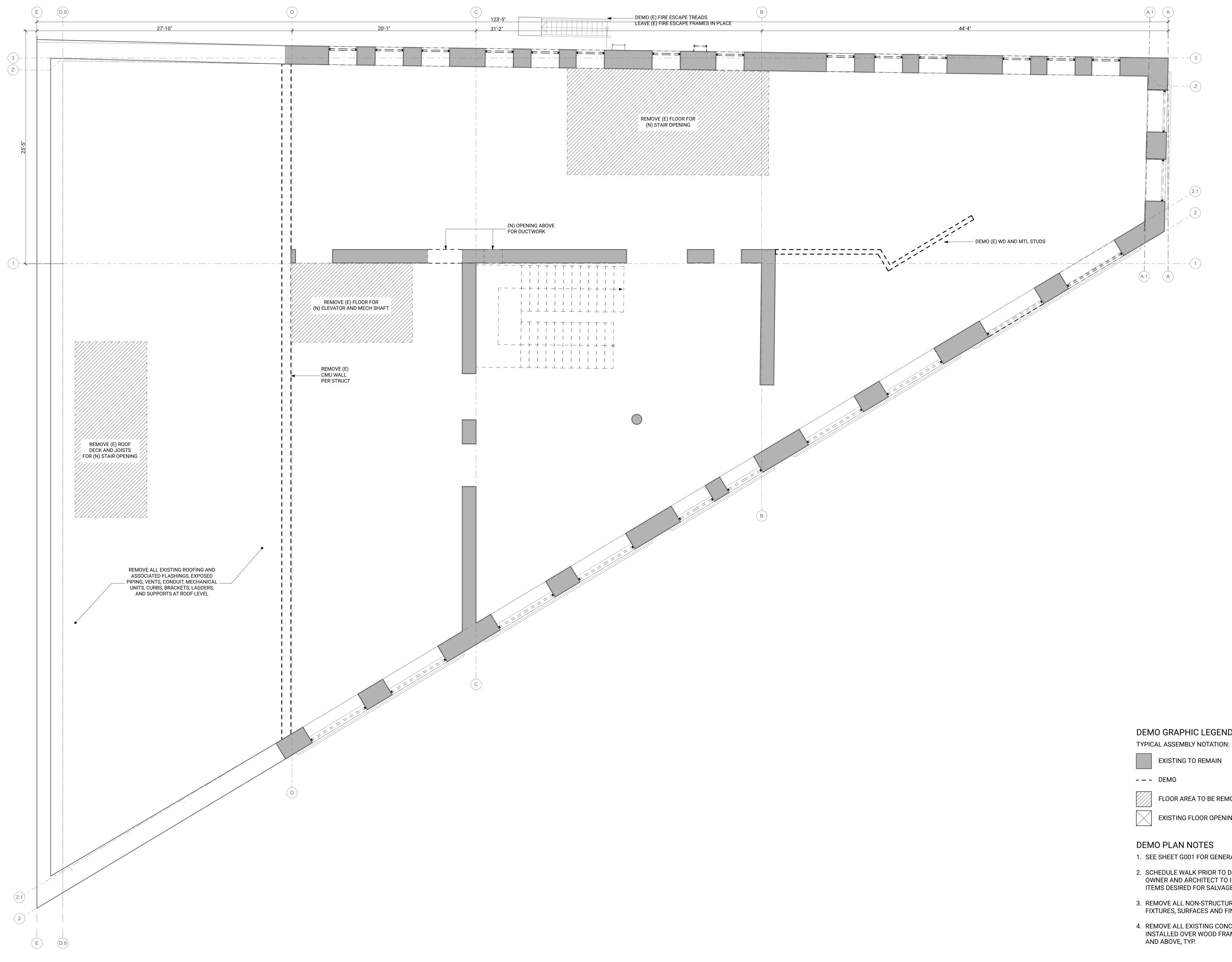
 $\square$ architecture design preservation 159 western avenue west, suite 486  $\leq$ seattle, washington 98119 office 206 775-8668 www.buildingwork.design RK PROJECT Metropole Building PROJECT # 19012 LOCATION 423 2nd Ave Ext S Seattle WA 98104 PREPARED FOR Satterberg Foundation REVISION DATE NAME ARCHITECT STAMP ATTHEW C. AAL TATE OF WASHIN DCI DEDICATED APPROVAL STAMP SPACE

**DEMO PLAN - SECOND** FLOOR

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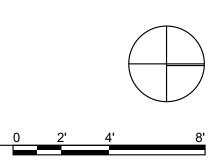


## DEMO GRAPHIC LEGEND

FLOOR AREA TO BE REMOVED

EXISTING FLOOR OPENING

- 1. SEE SHEET G001 FOR GENERAL NOTES
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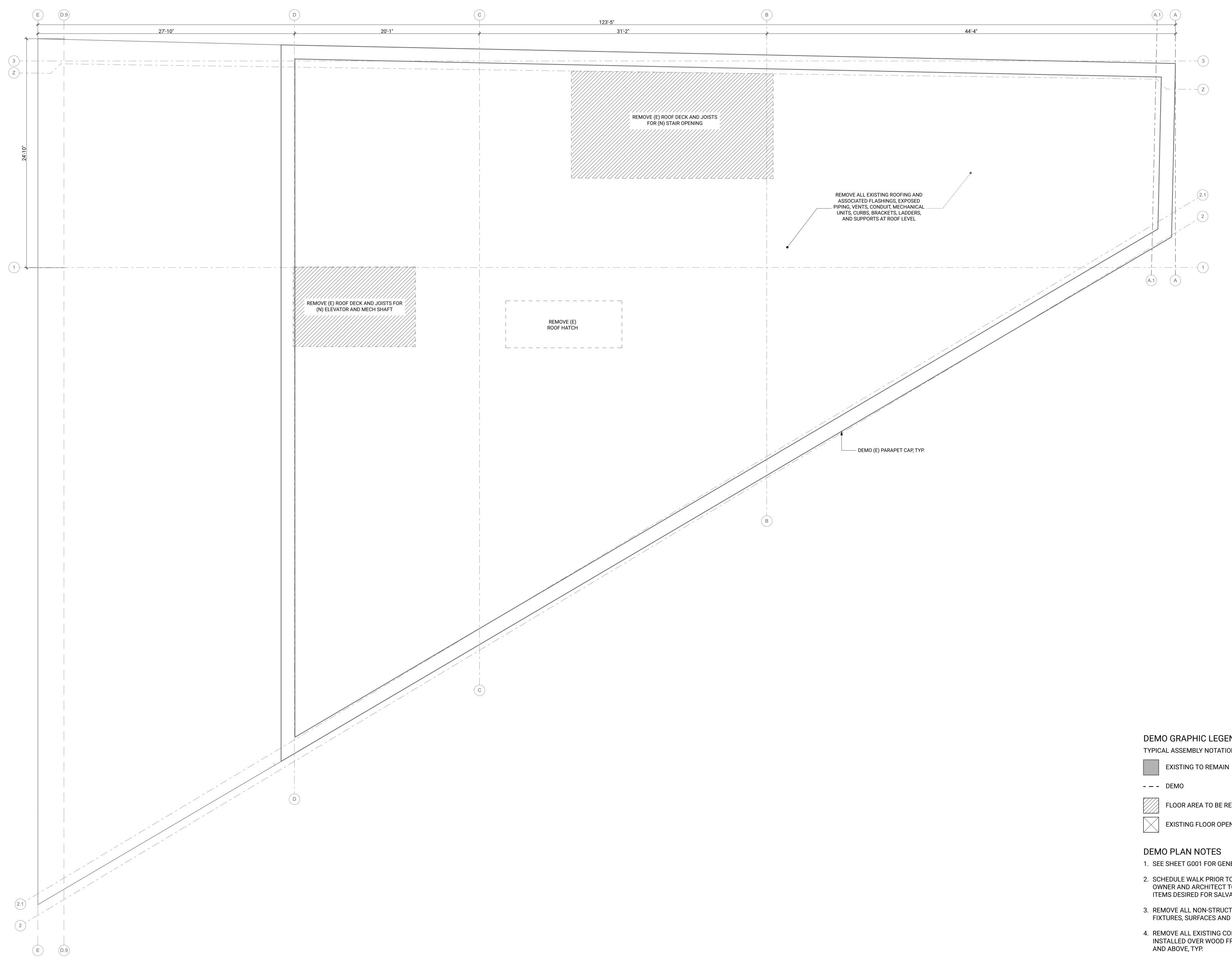
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**DEMO PLAN - THIRD FLOOR** 

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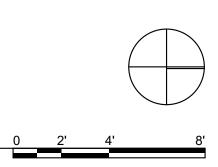


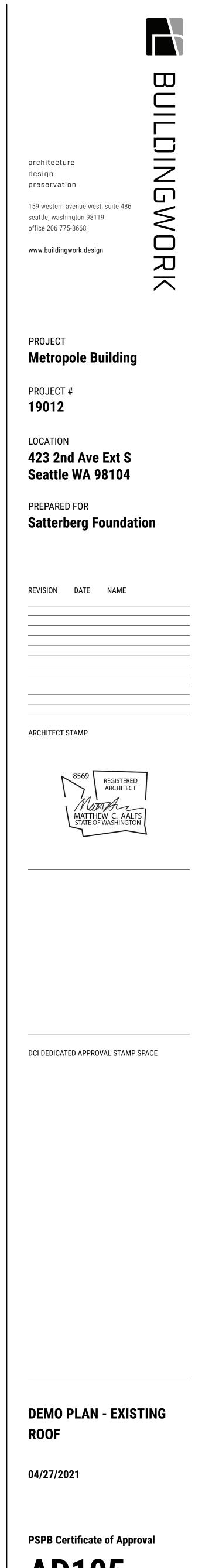
## DEMO GRAPHIC LEGEND TYPICAL ASSEMBLY NOTATION:

FLOOR AREA TO BE REMOVED

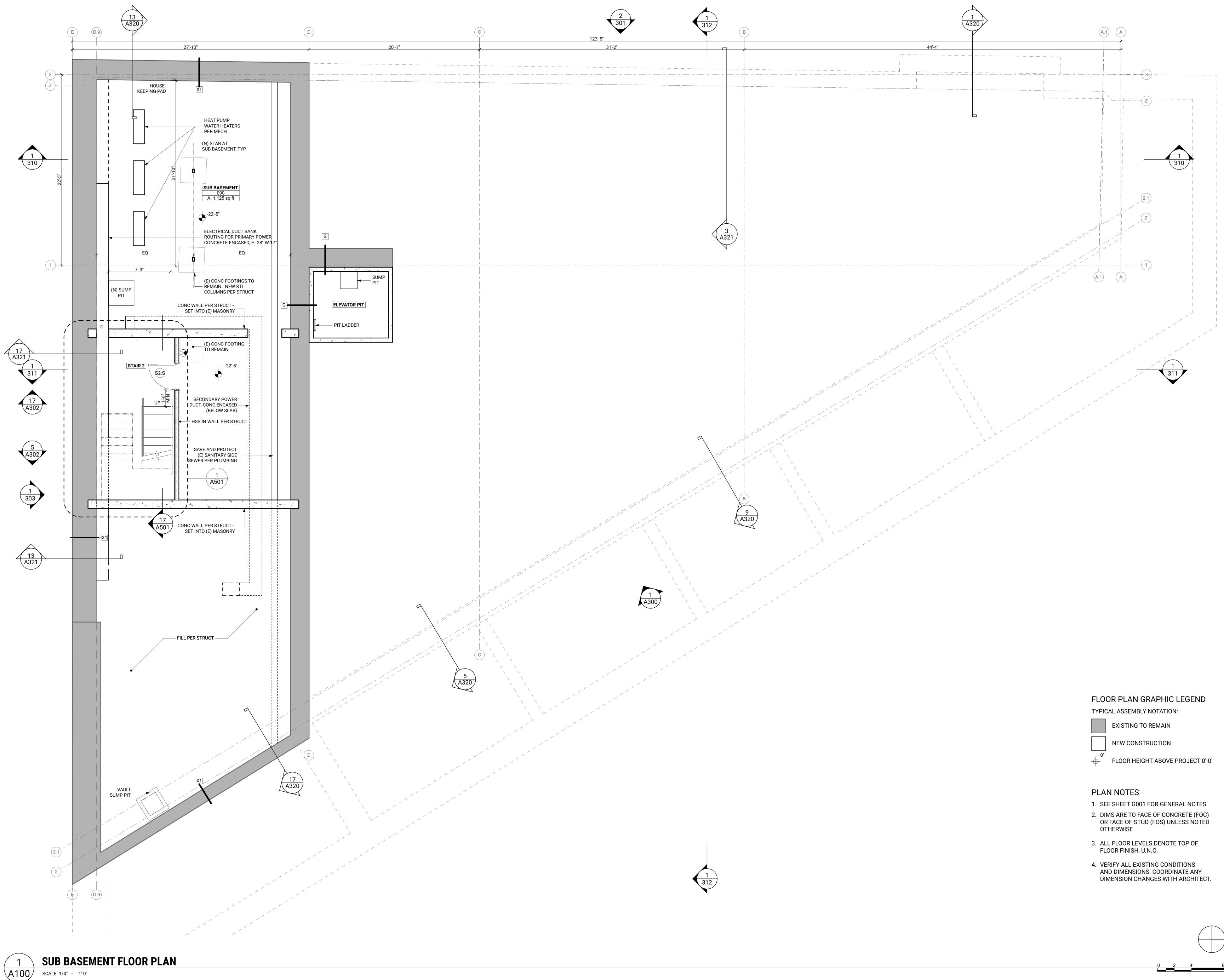
EXISTING FLOOR OPENING

- 1. SEE SHEET G001 FOR GENERAL NOTES
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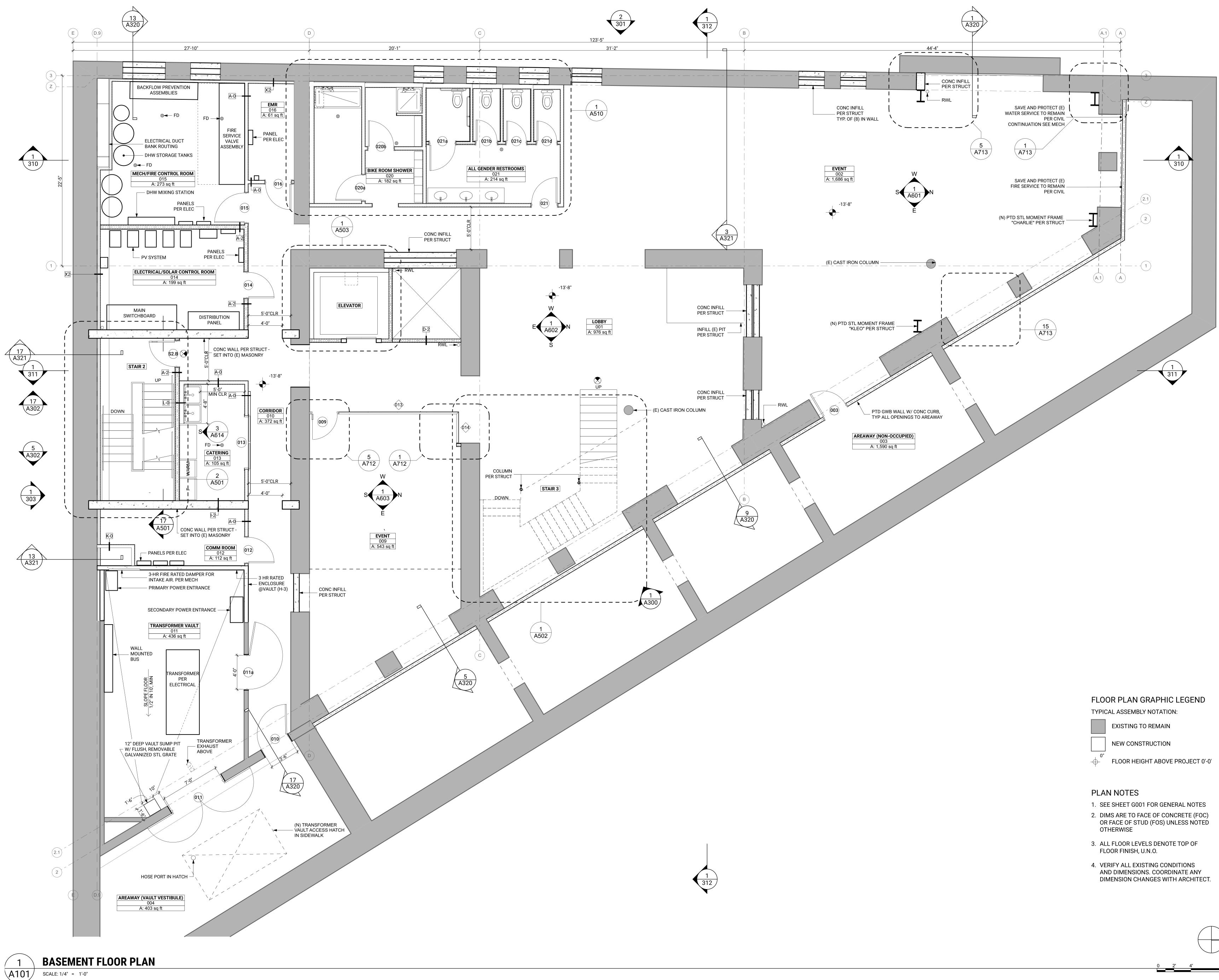
**AD105** 

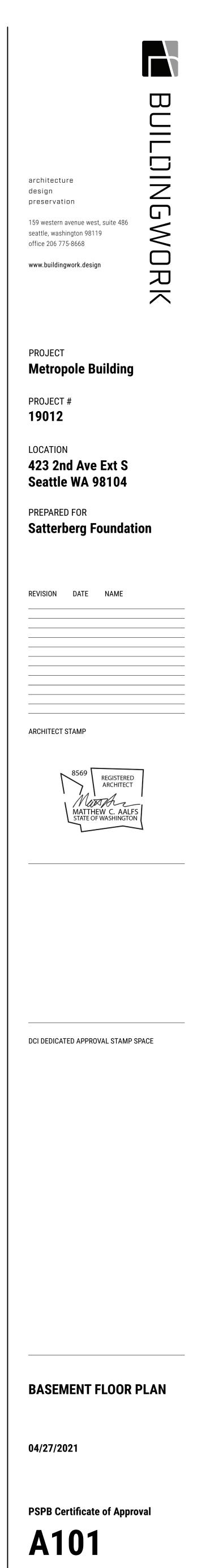


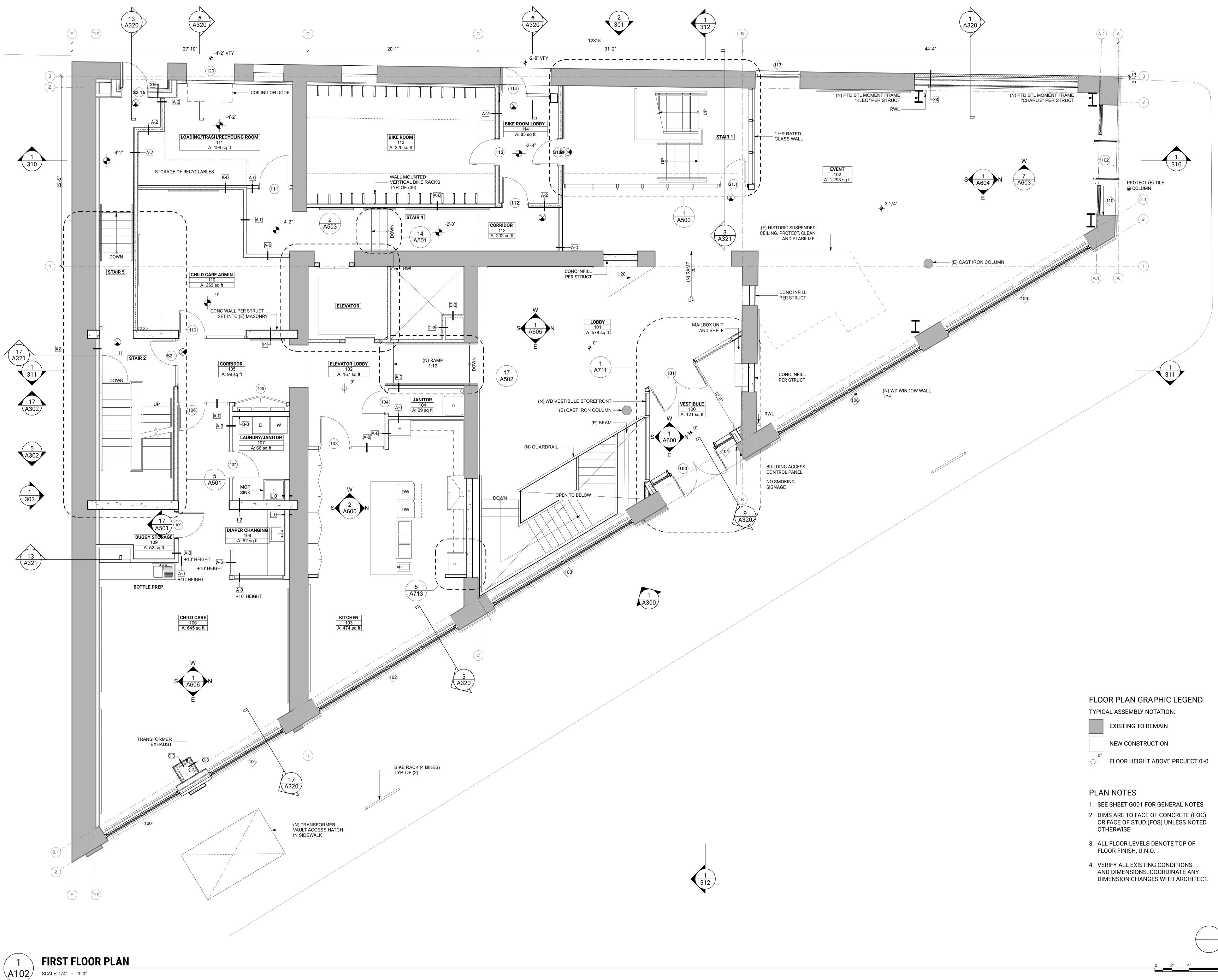
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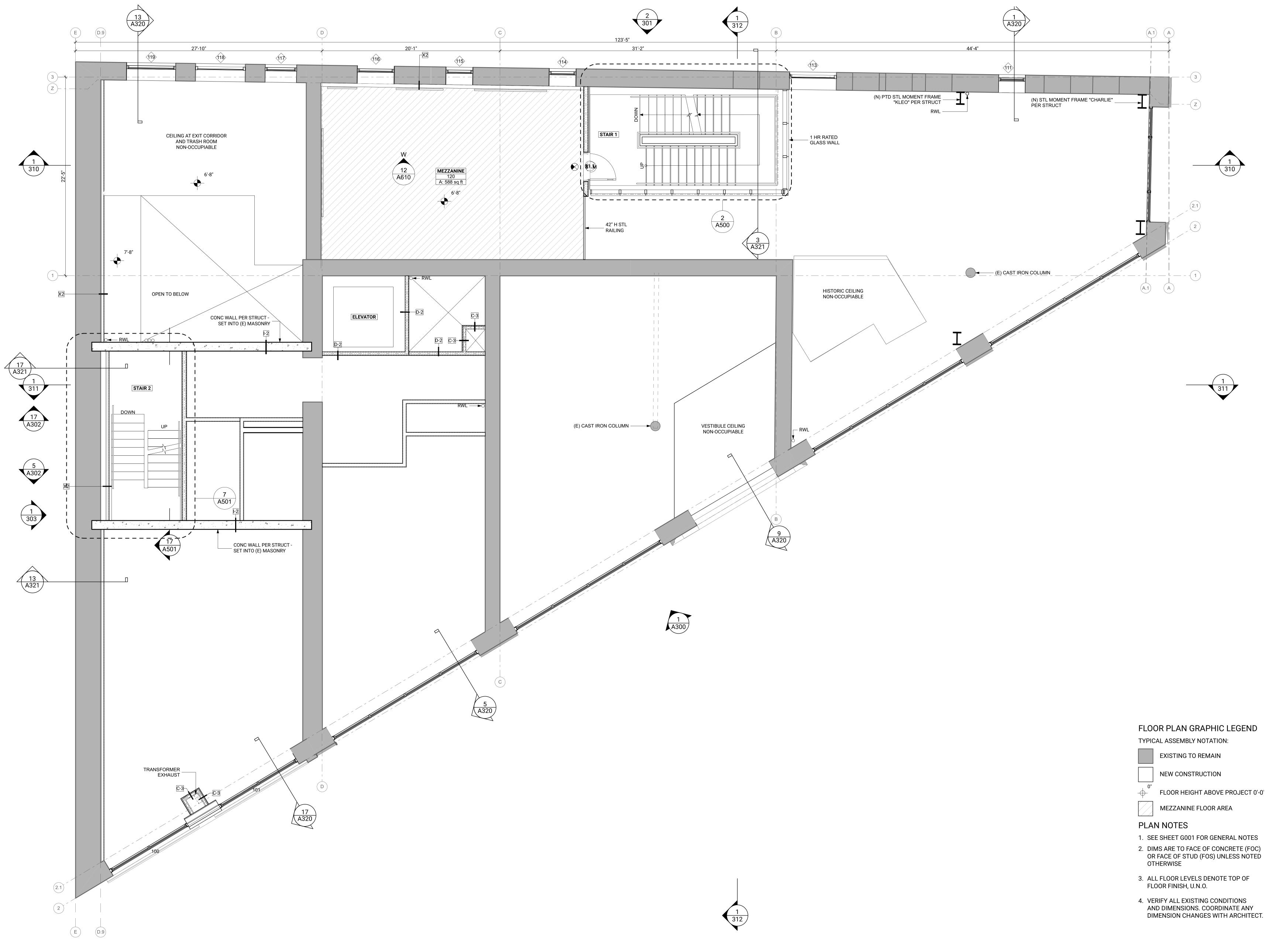
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**FIRST FLOOR PLAN** 

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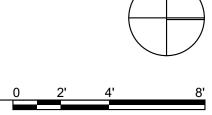
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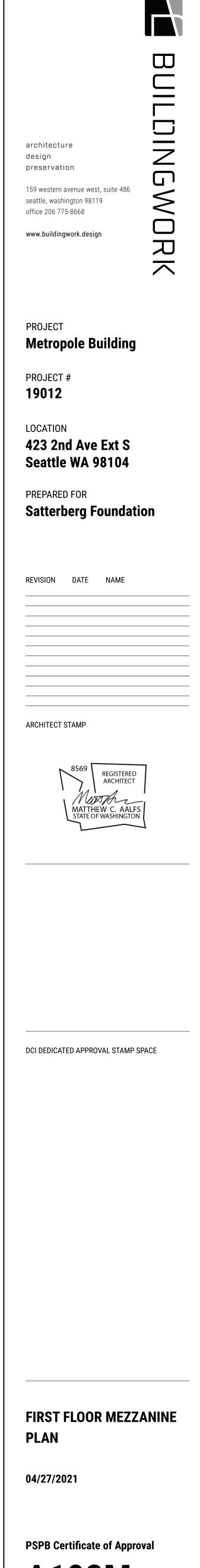




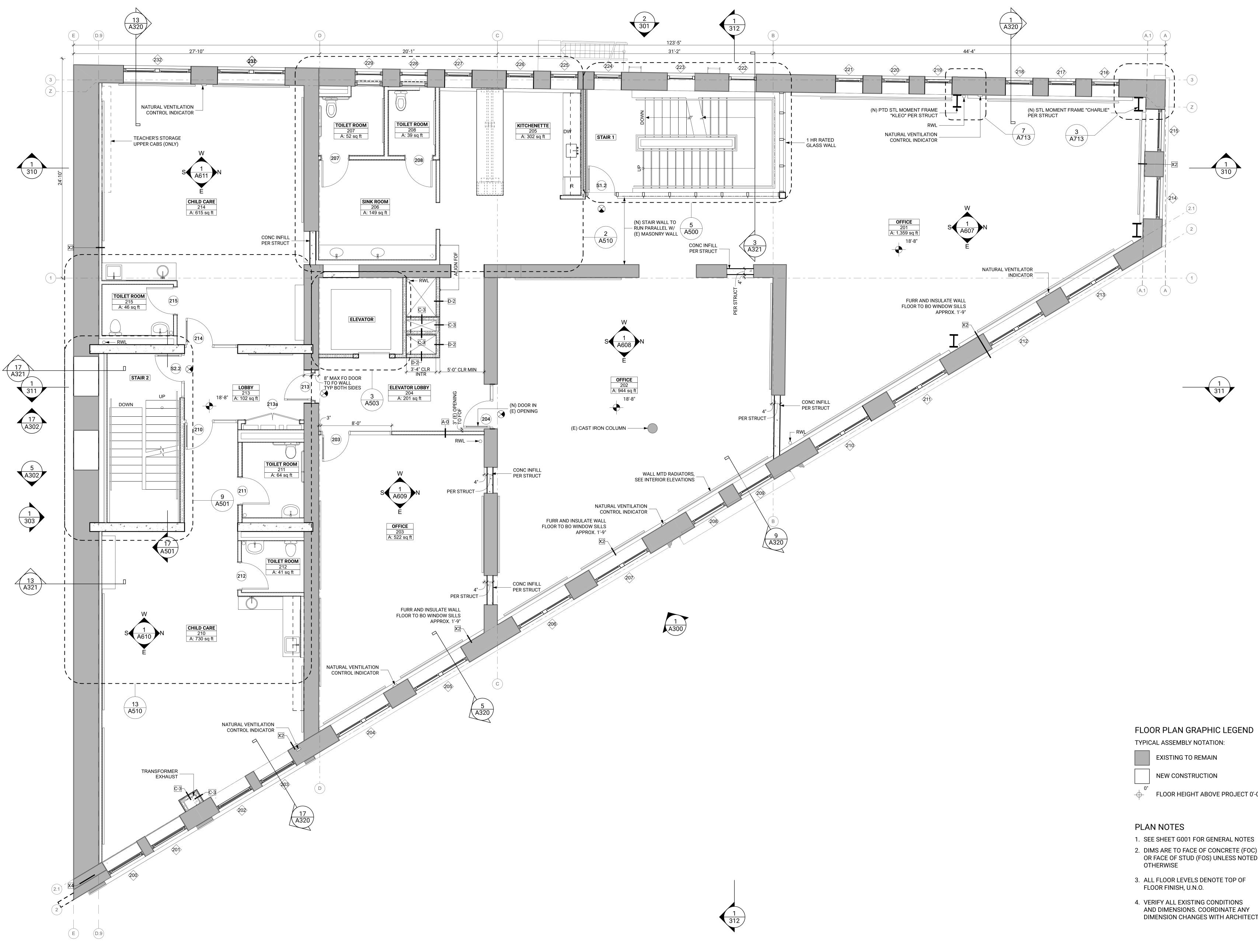


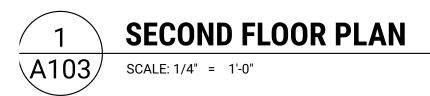
- 2. DIMS ARE TO FACE OF CONCRETE (FOC)
- AND DIMENSIONS. COORDINATE ANY DIMENSION CHANGES WITH ARCHITECT.





A102M





FLOOR HEIGHT ABOVE PROJECT 0'-0'

- 2. DIMS ARE TO FACE OF CONCRETE (FOC) OR FACE OF STUD (FOS) UNLESS NOTED
- AND DIMENSIONS. COORDINATE ANY DIMENSION CHANGES WITH ARCHITECT.

0 2' 4' 8'

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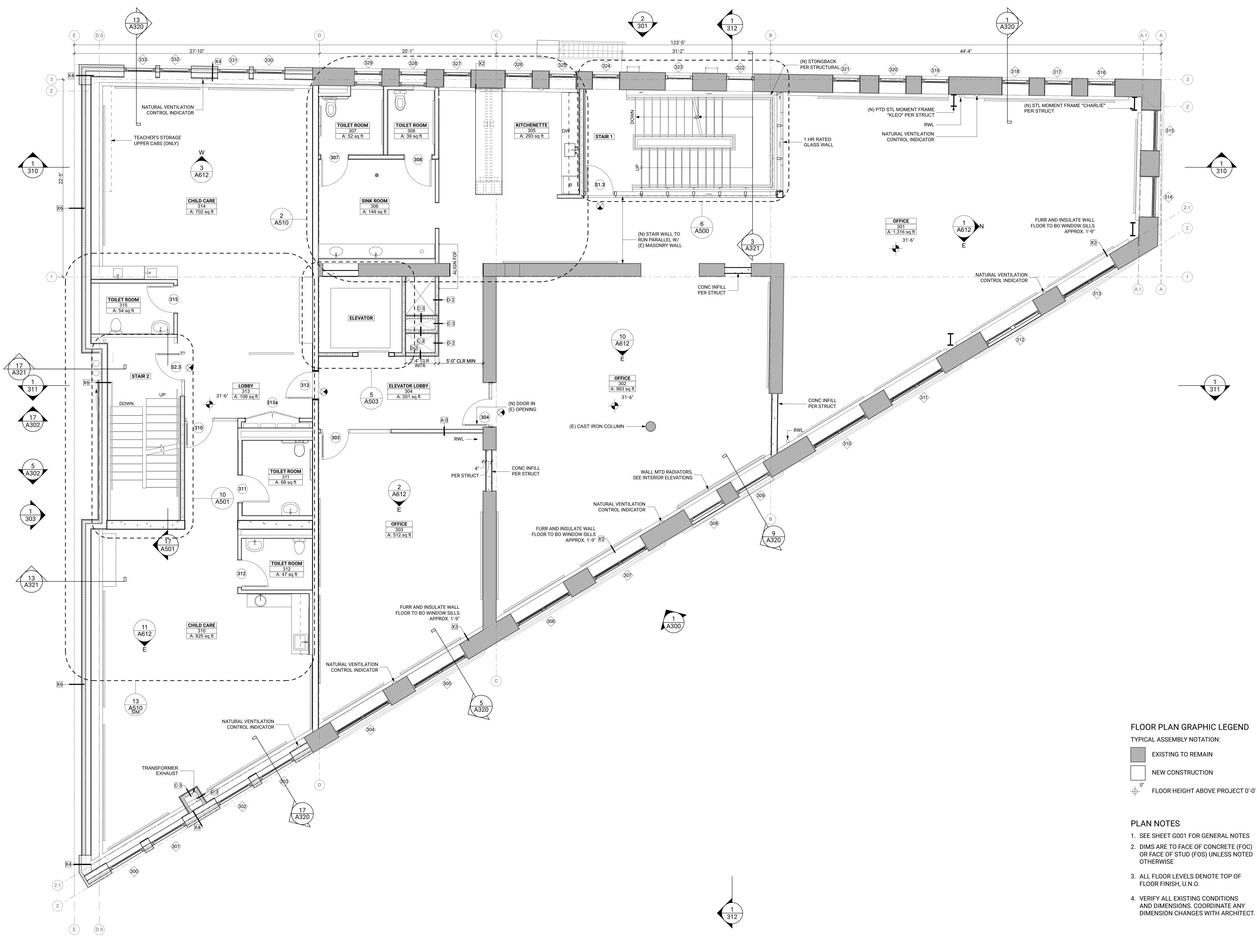
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SECOND FLOOR PLAN

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FLOOR HEIGHT ABOVE PROJECT 0'-0'

- 2. DIMS ARE TO FACE OF CONCRETE (FOC)
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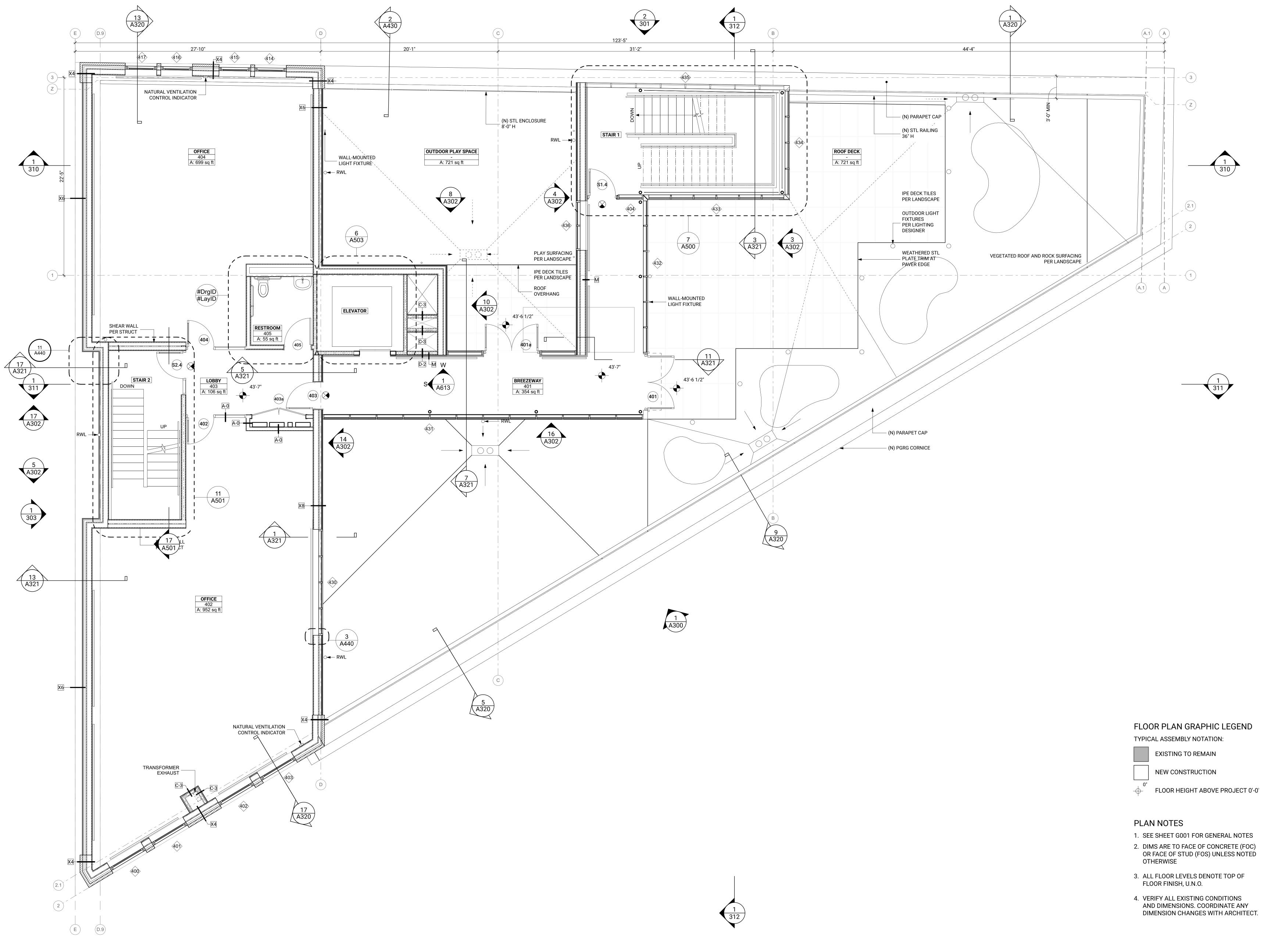
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THIRD FLOOR PLAN

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- 2. DIMS ARE TO FACE OF CONCRETE (FOC)
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FOURTH FLOOR PLAN

(EXISTING ROOF)

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PROJECT #

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LOCATION

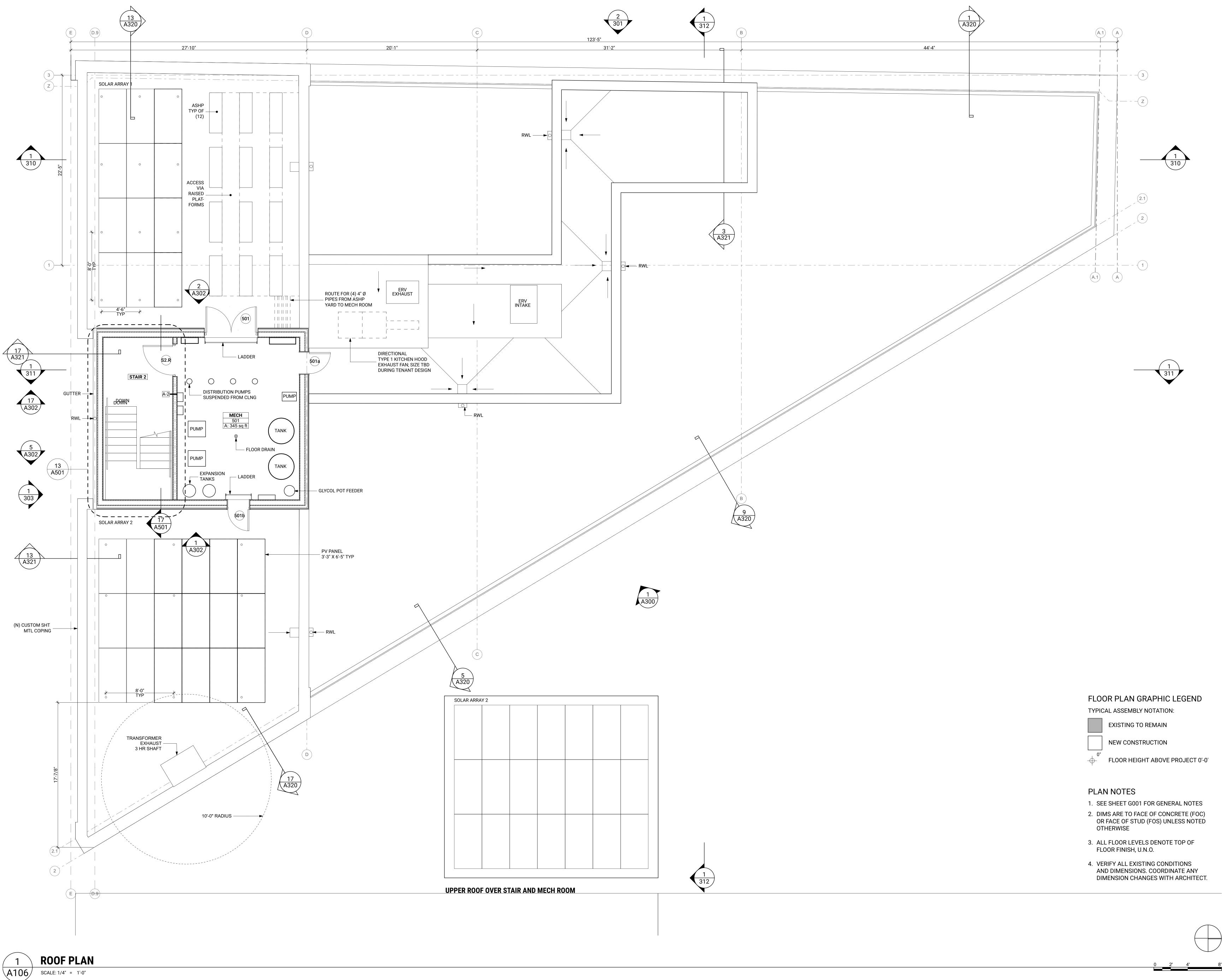
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ARCHITECT STAMP

ARCHITE

MATTHEW C. AALF STATE OF WASHINGTON

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**ROOF PLAN** 

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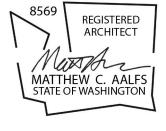


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**BASEMENT FLOOR REFLECTED CEILING PLAN** 

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PROJECT # 19012

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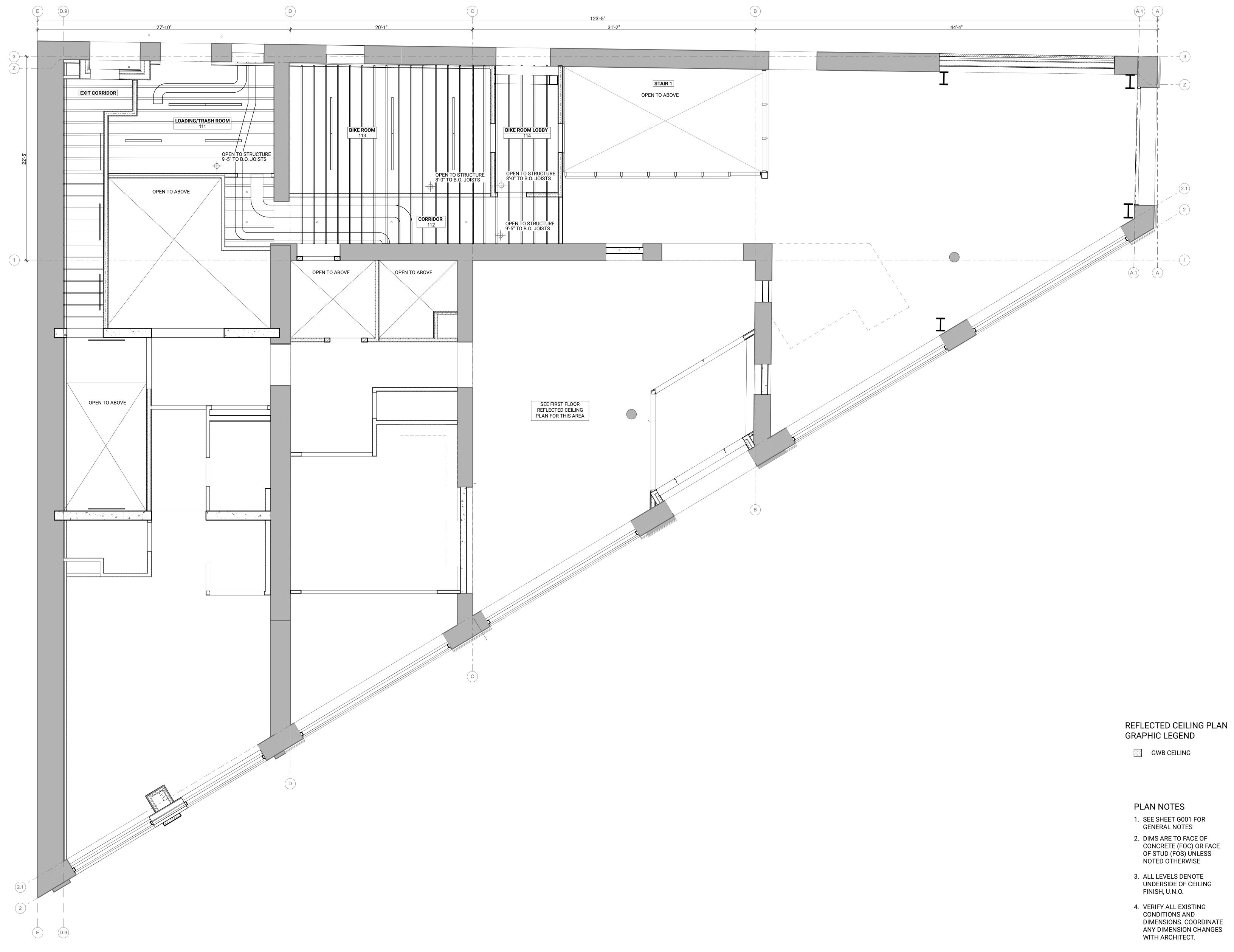
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## REFLECTED CEILING PLAN **GRAPHIC LEGEND**

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**ROOMS AT ALLEY -**

04/27/2021

\_\_\_\_

0 2' 4' 8'

**REFLECTED CEILING PLAN** 

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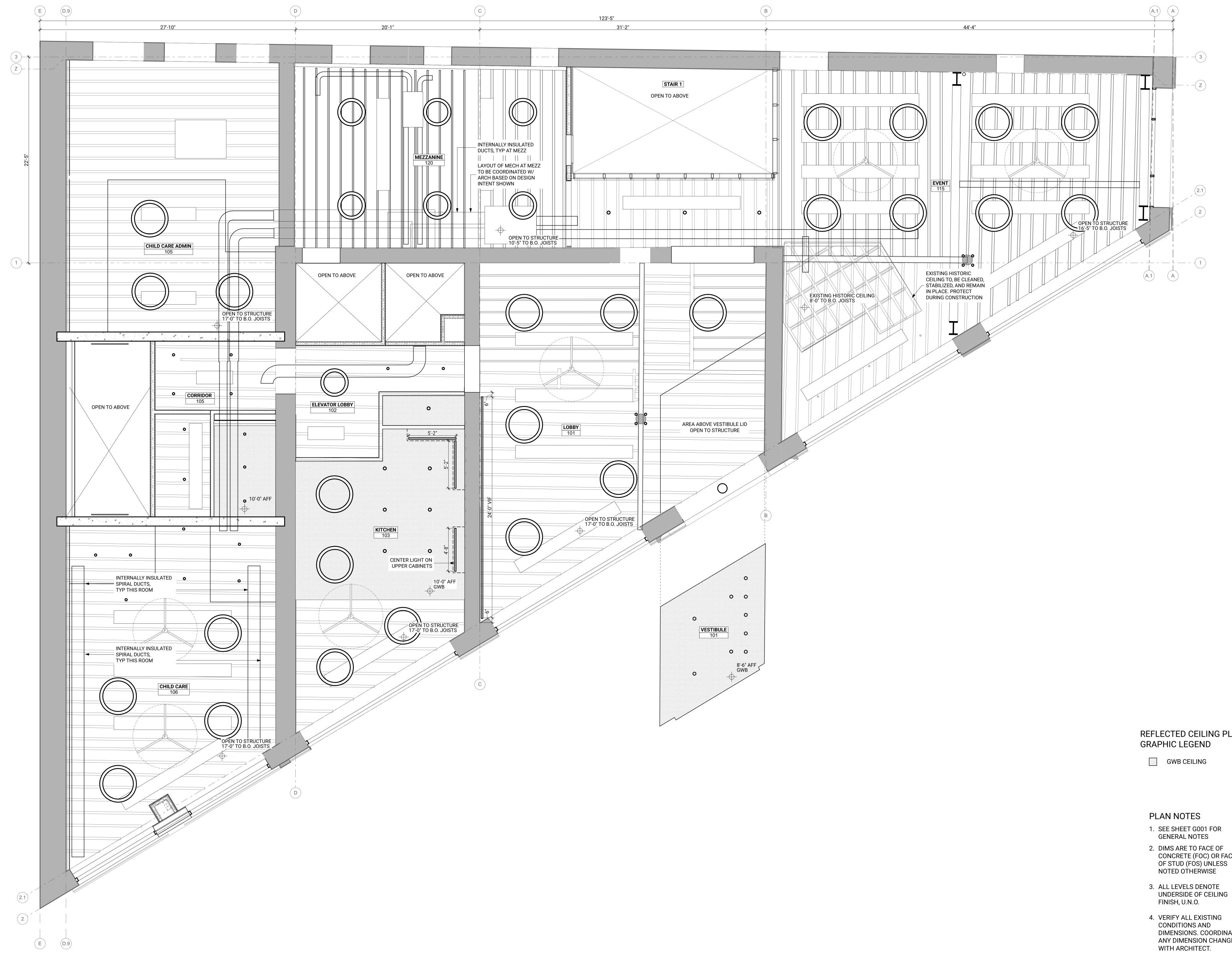
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- 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. COORDINATE ANY DIMENSION CHANGES WITH ARCHITECT.

0 2' 4' 8'



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design

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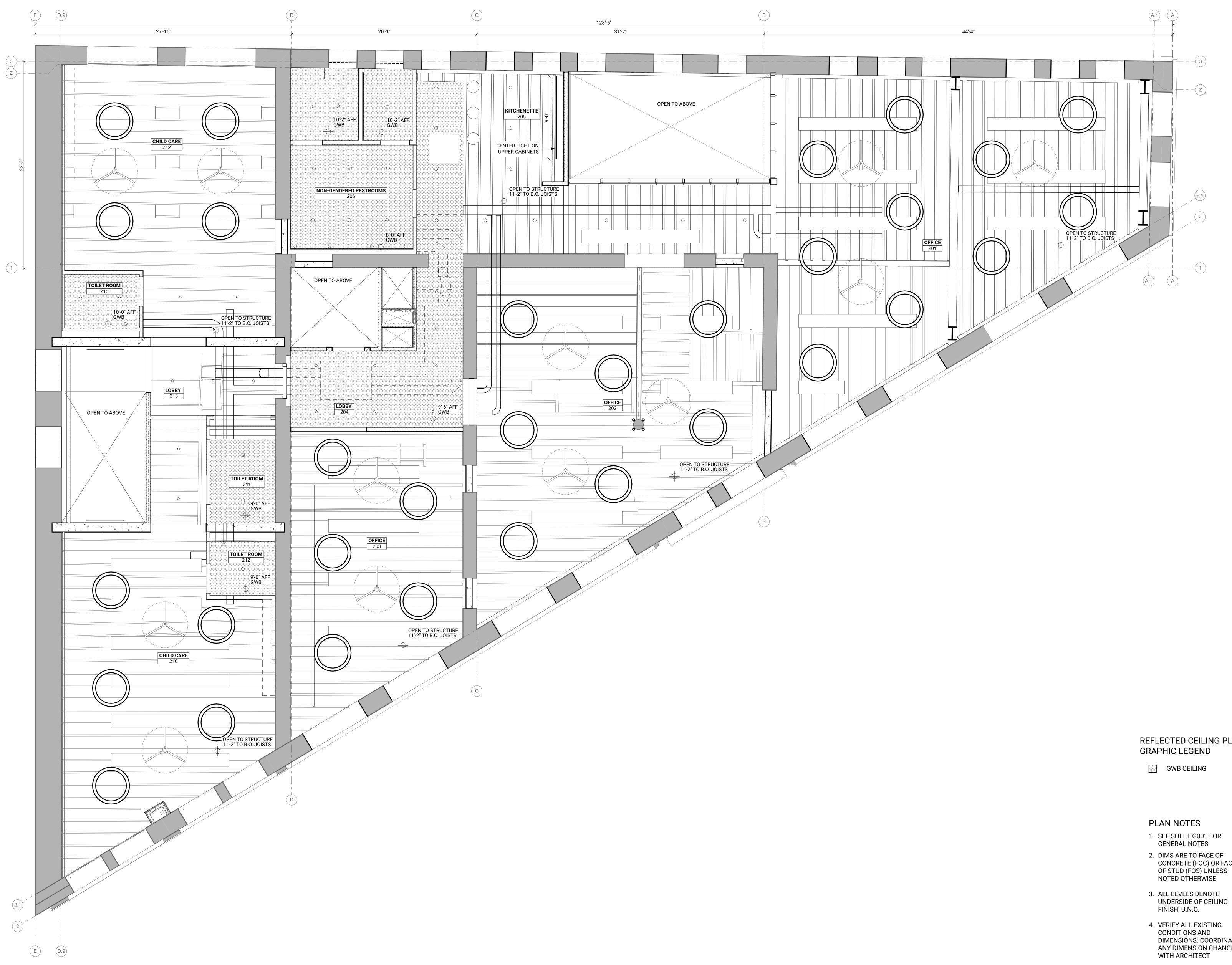


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FIRST FLOOR REFLECTED **CEILING PLAN** 

04/27/2021





SECOND FLOOR REFLECTED CEILING PLAN

A203 SCALE: 1/4" = 1'-0"

## REFLECTED CEILING PLAN **GRAPHIC LEGEND**

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0 2' 4' 8'





**CEILING PLAN** 

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SECOND FLOOR REFLECTED



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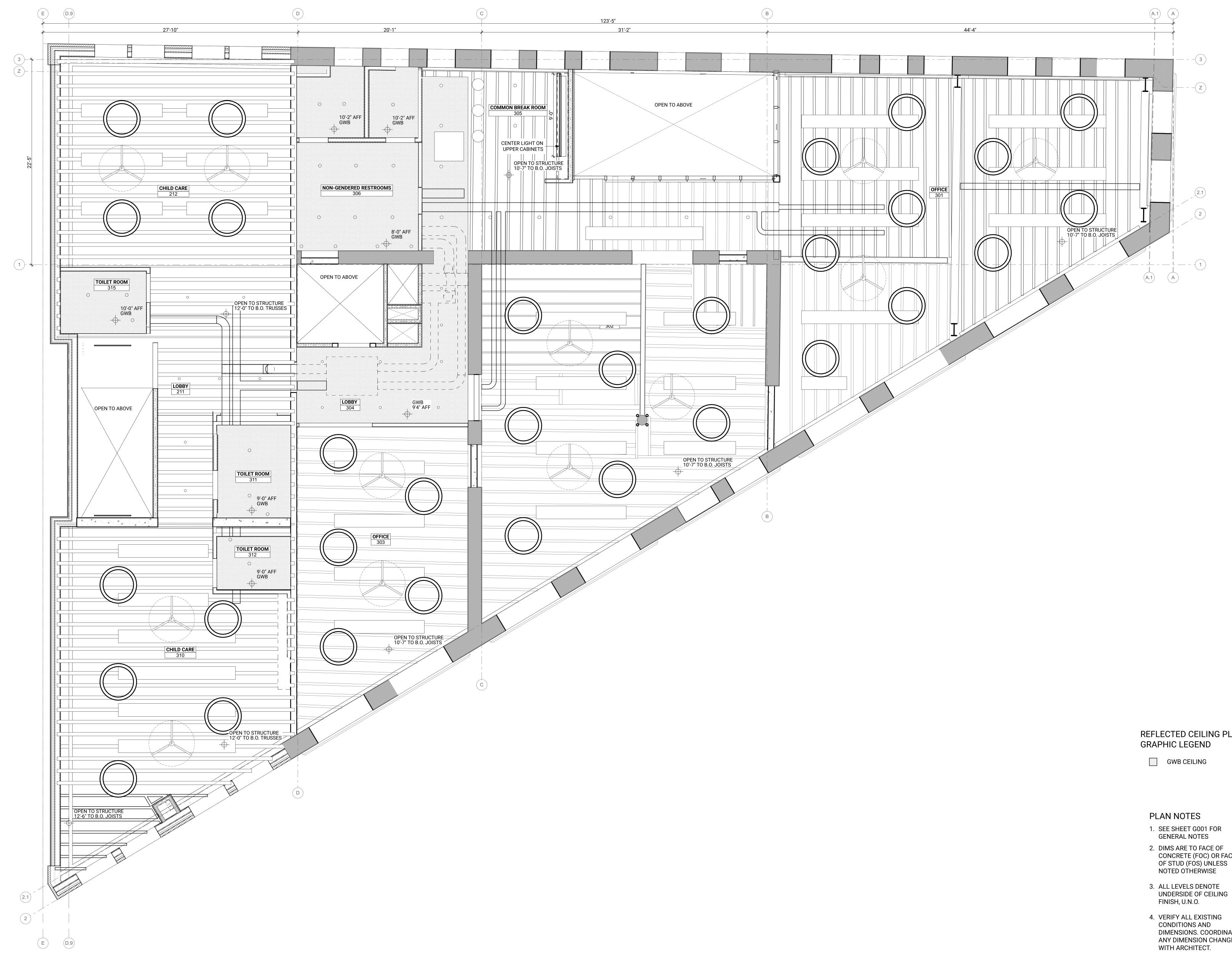
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THIRD FLOOR REFLECTED CEILING PLAN

1 A204 SCALE: 1/4" = 1'-0"

## REFLECTED CEILING PLAN **GRAPHIC LEGEND**

- 2. DIMS ARE TO FACE OF CONCRETE (FOC) OR FACE OF STUD (FÒS) ÚNLESS NOTED OTHERWISE
- DIMENSIONS. COORDINATE ANY DIMENSION CHANGES WITH ARCHITECT.



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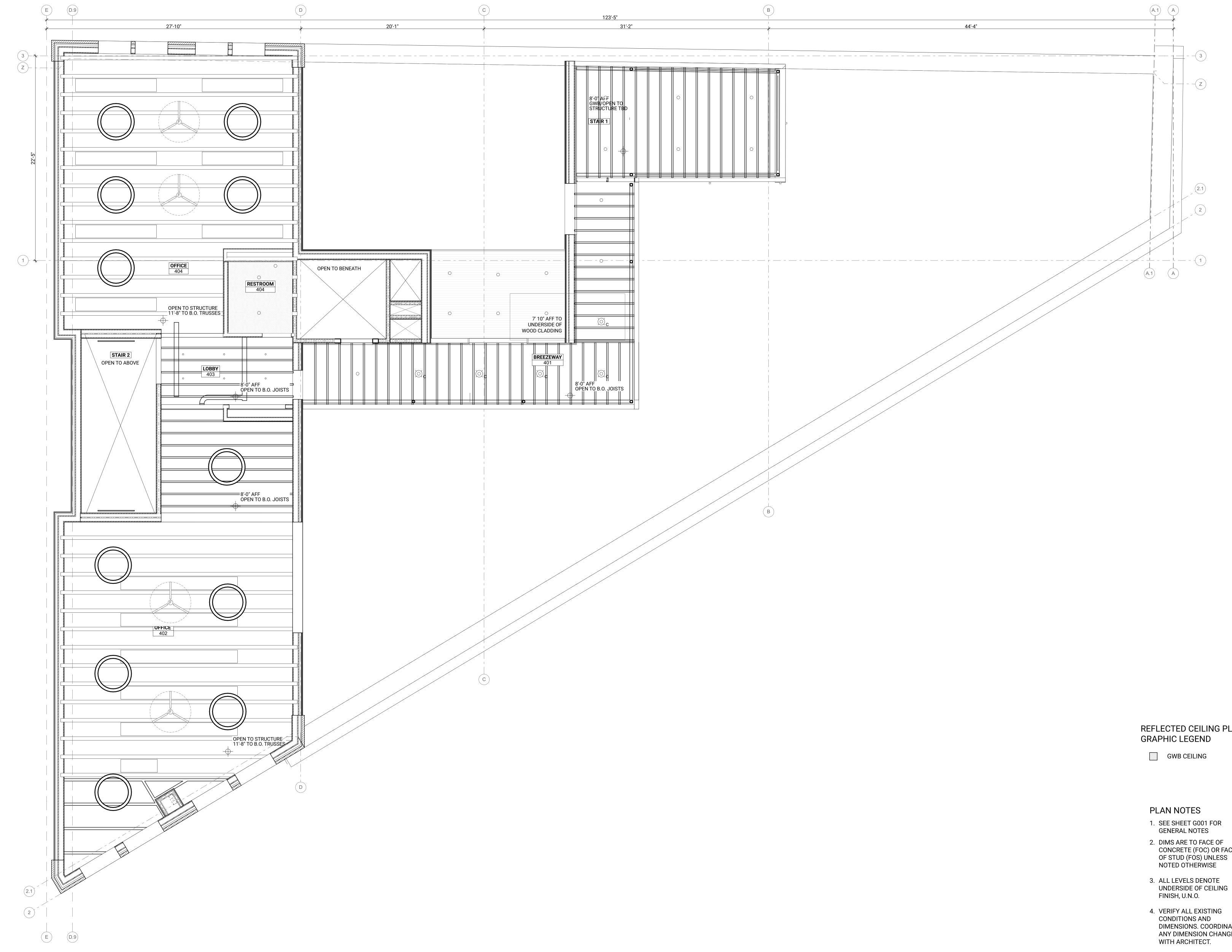
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THIRD FLOOR REFLECTED **CEILING PLAN** 

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## REFLECTED CEILING PLAN **GRAPHIC LEGEND**

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FOURTH FLOOR REFLECTED **CEILING PLAN** 

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**ELEVATION - EAST** 

SCALE: 3/16" = 1'-0" A300

1

5 A320	(N) T.O. PENTHOUSE +66'-5"
	(N) ROOF +58'-4"
(N) 36" H STL RAILING	HISTORIC (RECONSTRUCTED) PARAPET +47'-4"
REMOVE PAINT, REPAIR ADD REPOINT STORE PER MASONRY REPORT	+47'-4" (E) ROOF +43'-7"
	(E) 3RD FLOOR +31'-6"
	" <b>+31-6</b> "
	(E) 2ND FLOOR +18'-8"
	(N) MEZZANINE FLOOR +6'-8" (E) 1ST FLOOR ±0"
	(E) BASEMENT -13'-8"

0	4'	8'	

(N) SHR RASEMENT

<b>€</b> (E) BASEMENT -13'-8"	
-13'-8"	

NEW CONSTRUCTION

ELEVATIONS & SECTIONS GRAPHIC LEGEND

EXISTING TO REMAIN

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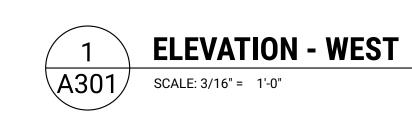
**EXTERIOR ELEVATIONS** 

04/27/2021

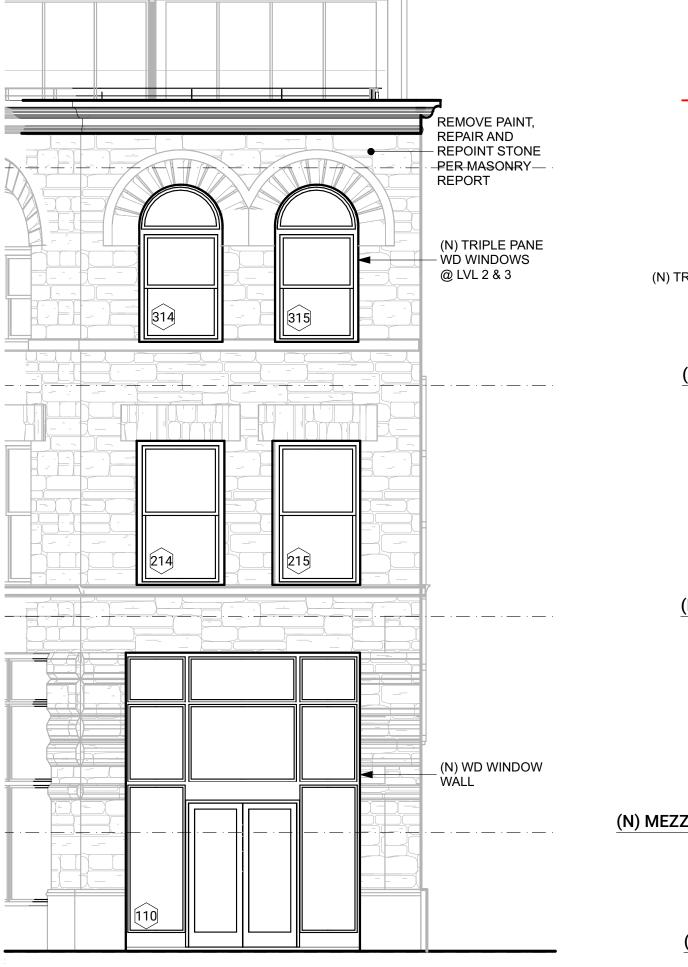
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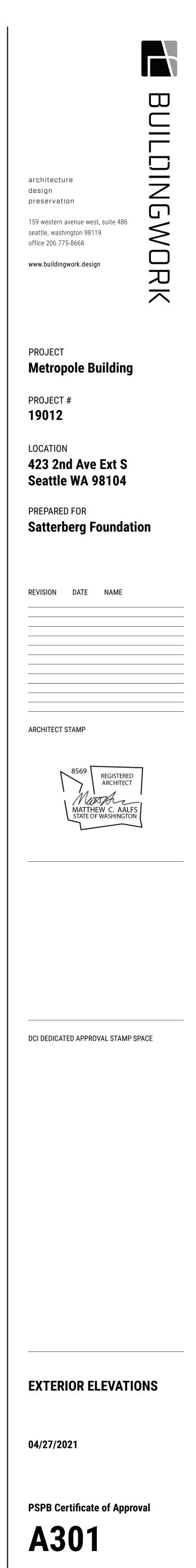
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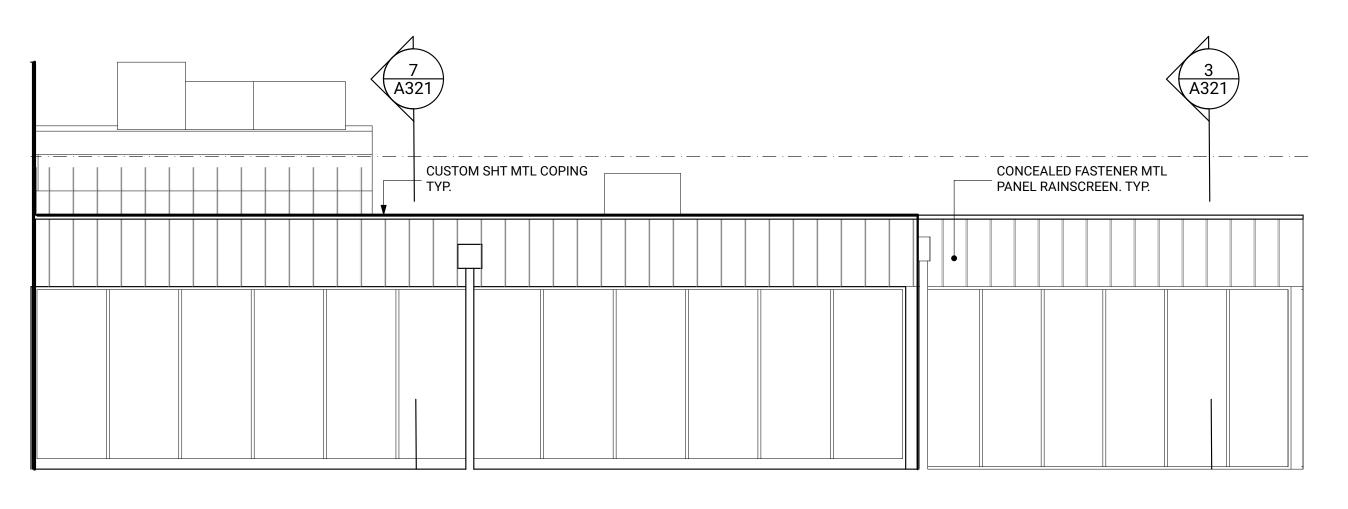




## ELEVATIONS & SECTIONS GRAPHIC LEGEND

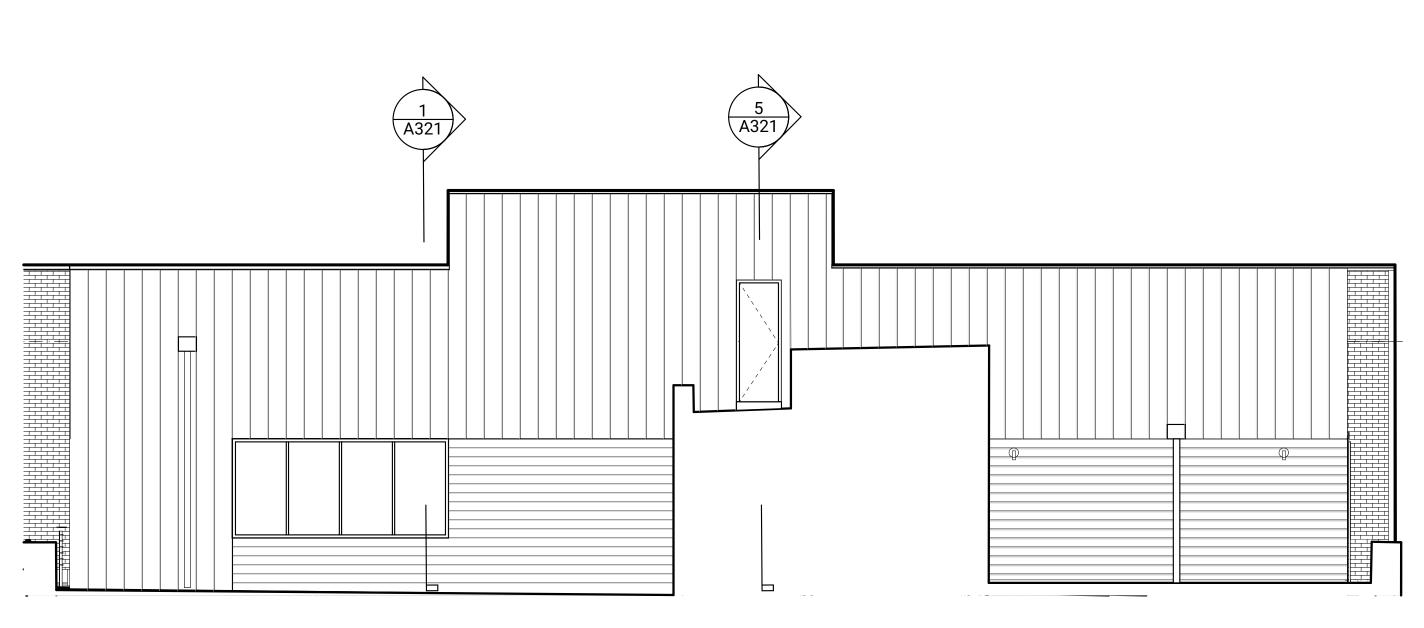
EXISTING TO REMAIN NEW CONSTRUCTION





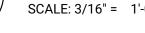


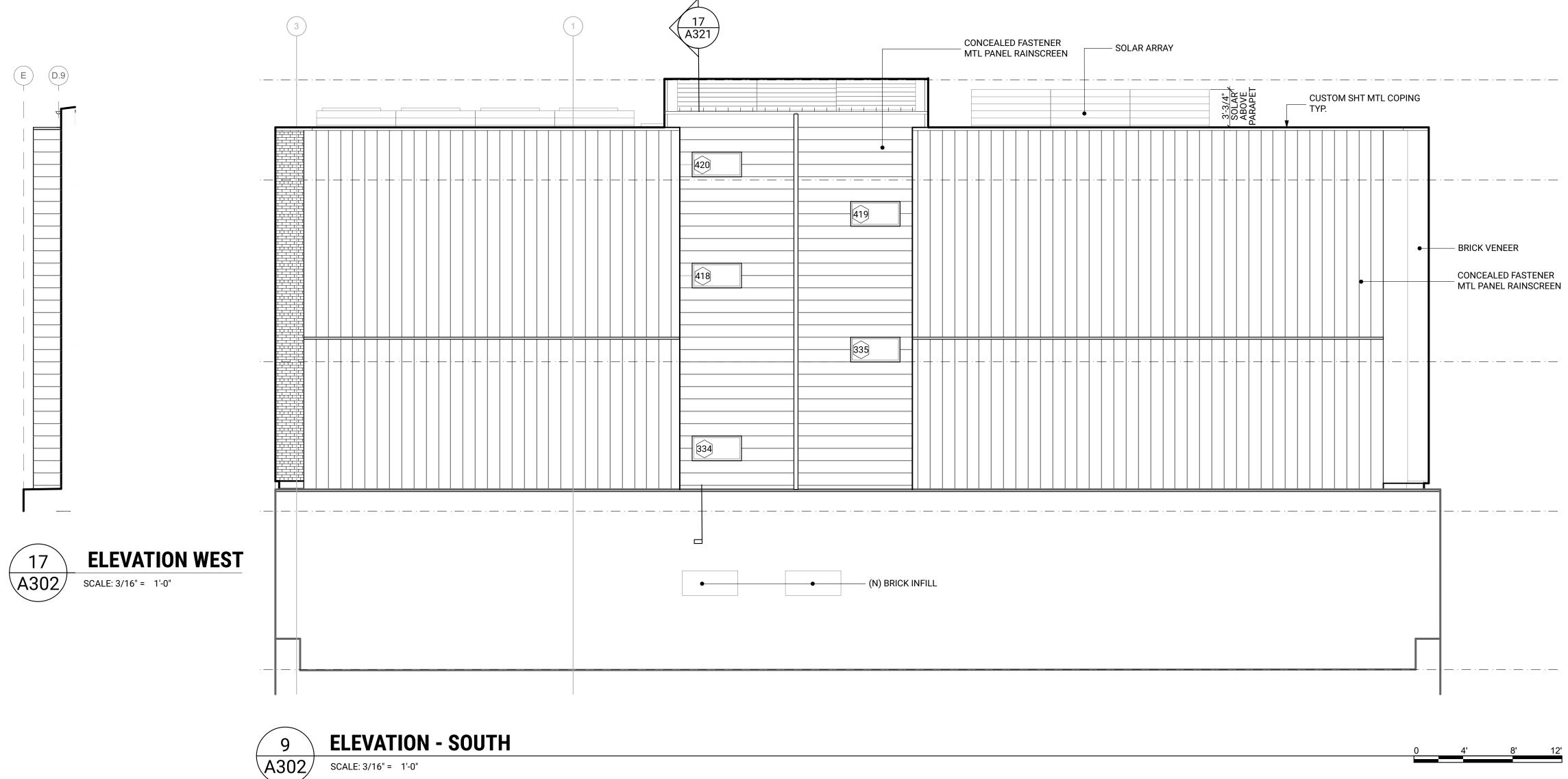
## **BREEZEWAY ELEVATION - EAST** 16 BREEZEWAY A302 SCALE: 1/4" = 1'-0"

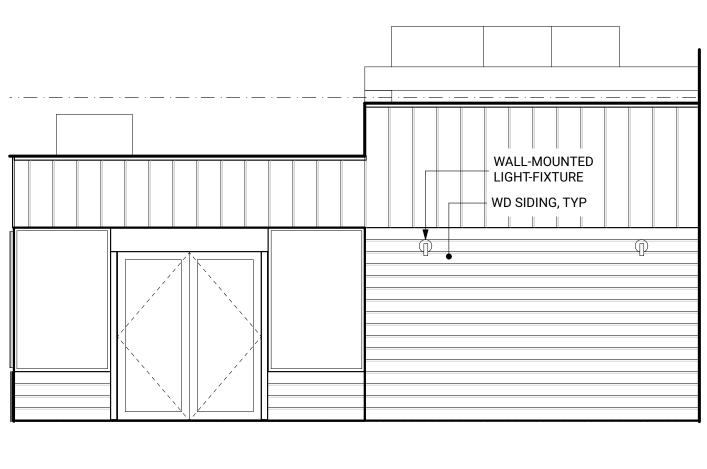




## **BUSY BEE ELEVATION - NORTH** 14 BUSY BEE E A302 SCALE: 3/16" = 1'-0"

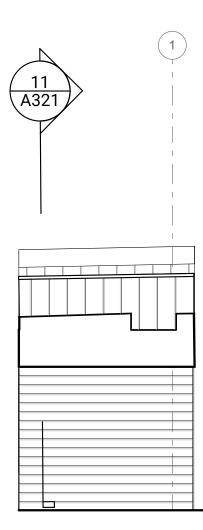


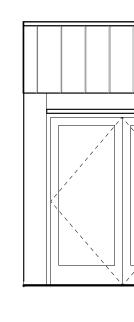






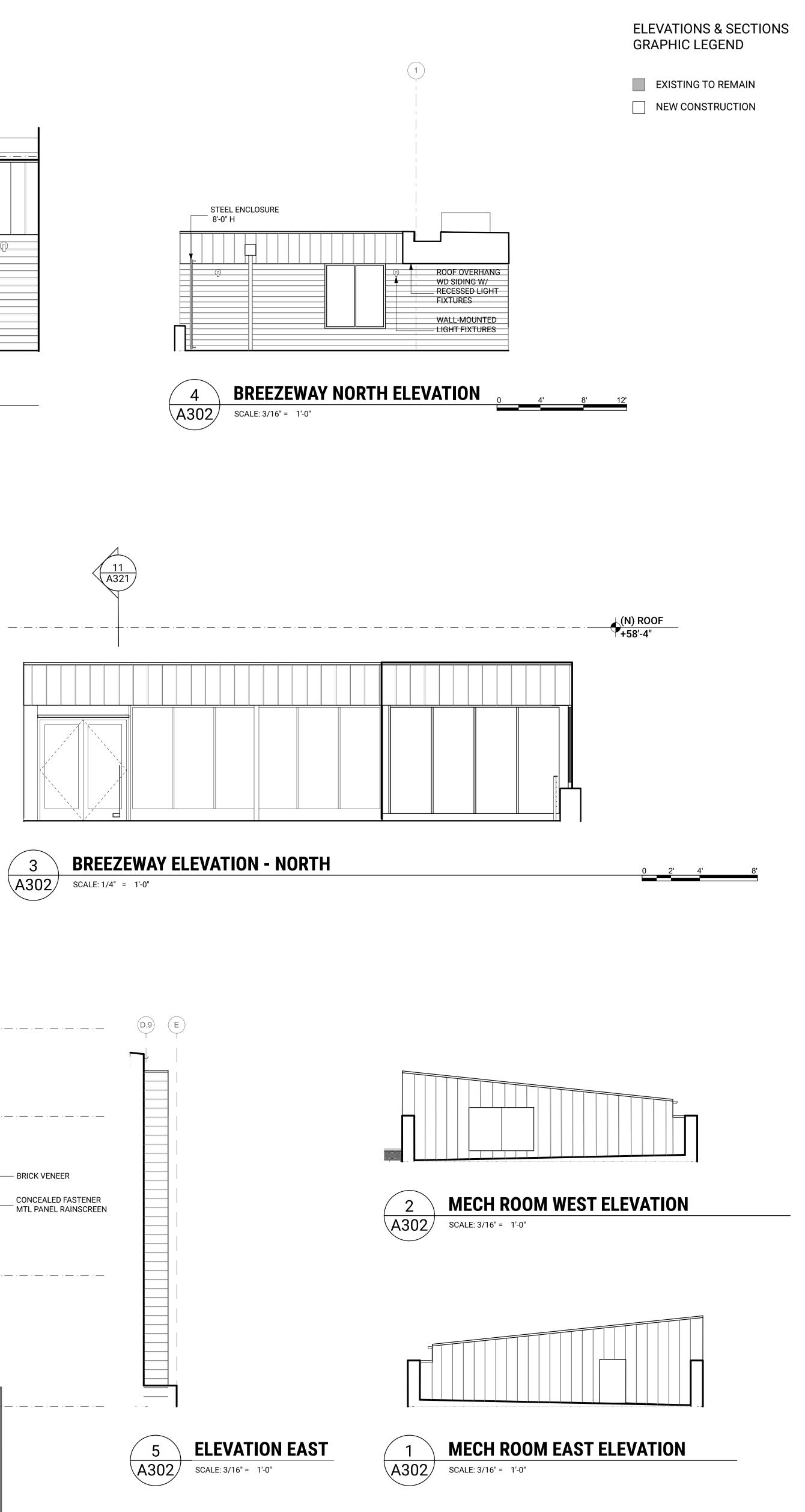
## **BREEZEWAY ELEVATION - WEST**





**BREEZEWAY ELEVATION SOUTH** 10 A302 SCALE: 3/16" = 1'-0"







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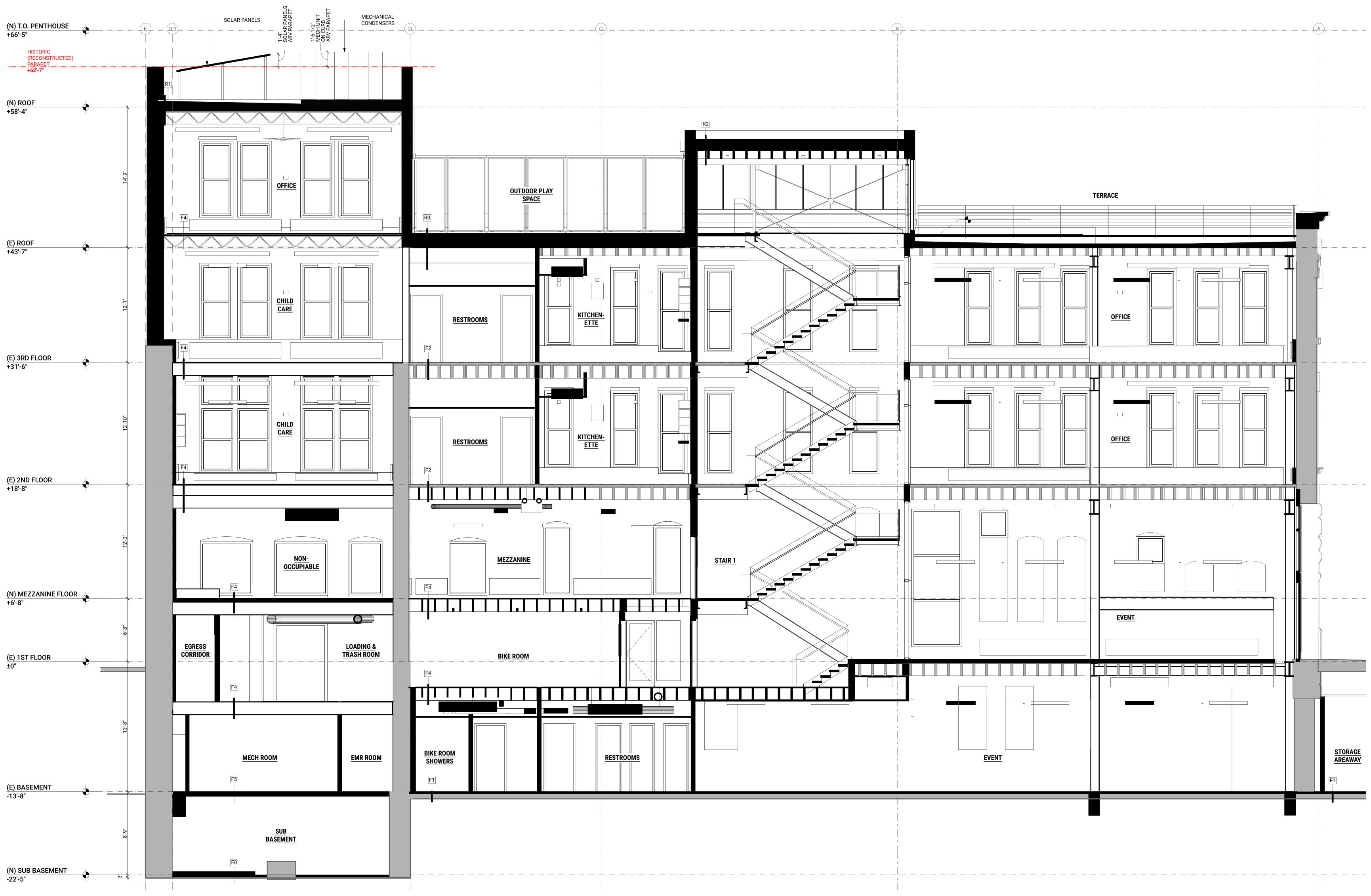
**EXTERIOR ELEVATIONS** 

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**BUILDING SECTION 1** A310 SCALE: 1/4" = 1'-0"





EXISTING TO REMAIN NEW CONSTRUCTION



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## ELEVATIONS & SECTIONS GRAPHIC LEGEND

EXISTING TO REMAIN NEW CONSTRUCTION



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**BUILDING SECTIONS** 

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**BUILDING SECTION 3** A312 SCALE: 1/4" = 1'-0"



ELEVATIONS & SECTIONS GRAPHIC LEGEND



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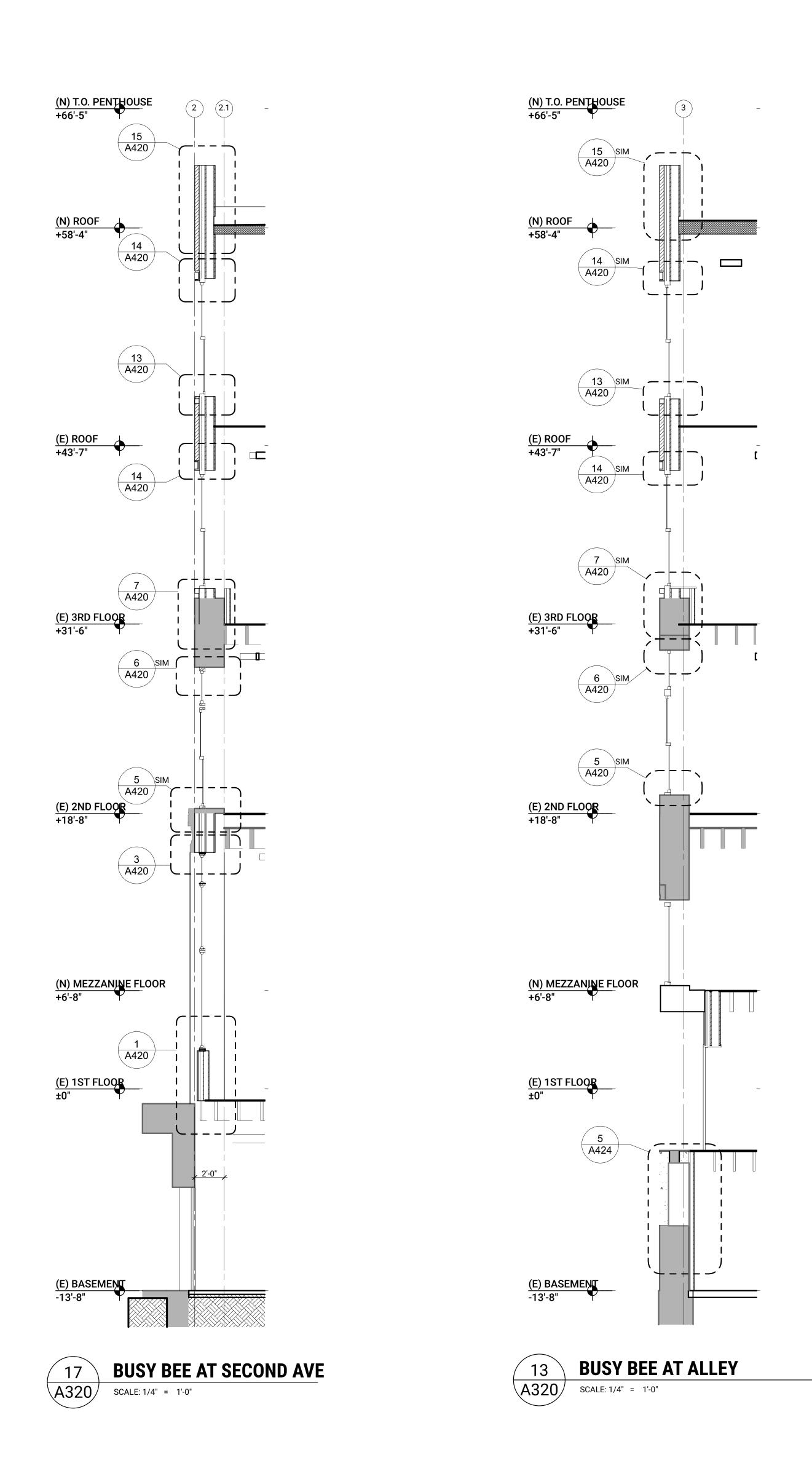
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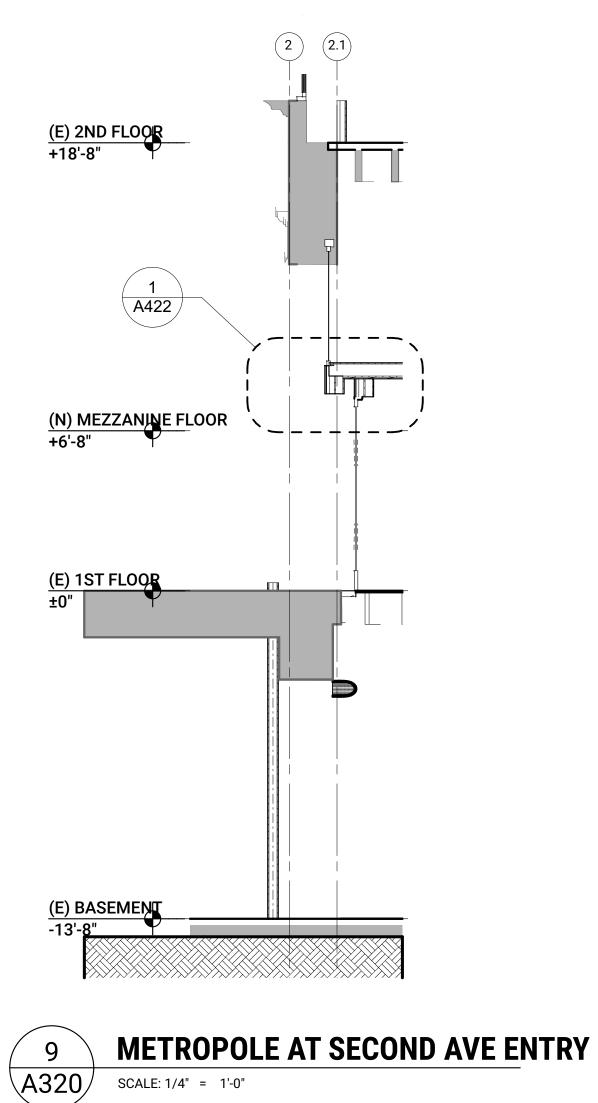
**BUILDING SECTIONS** 

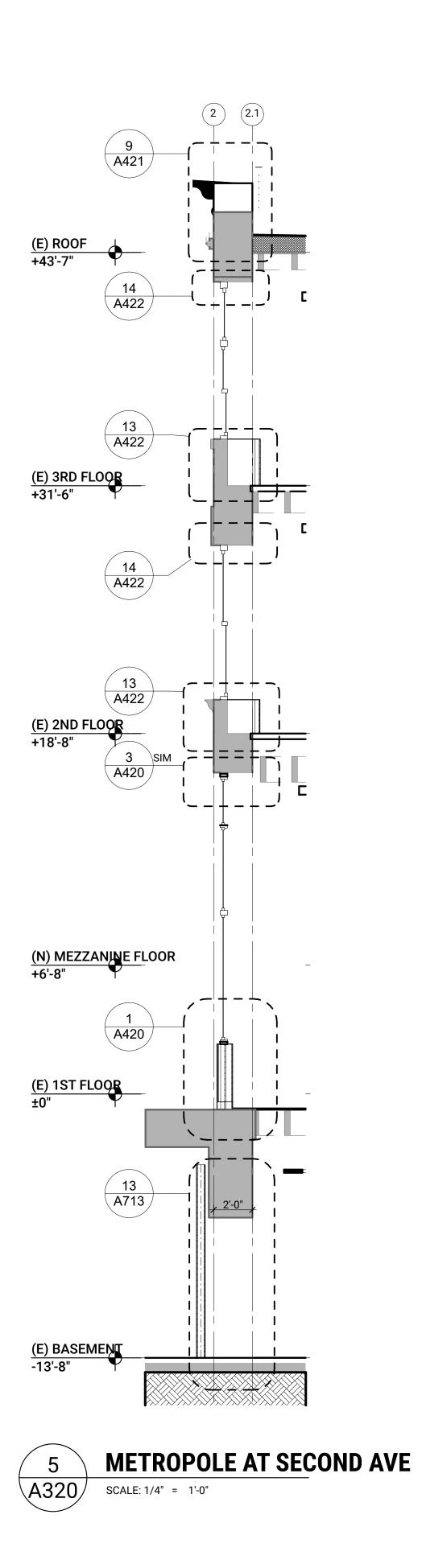
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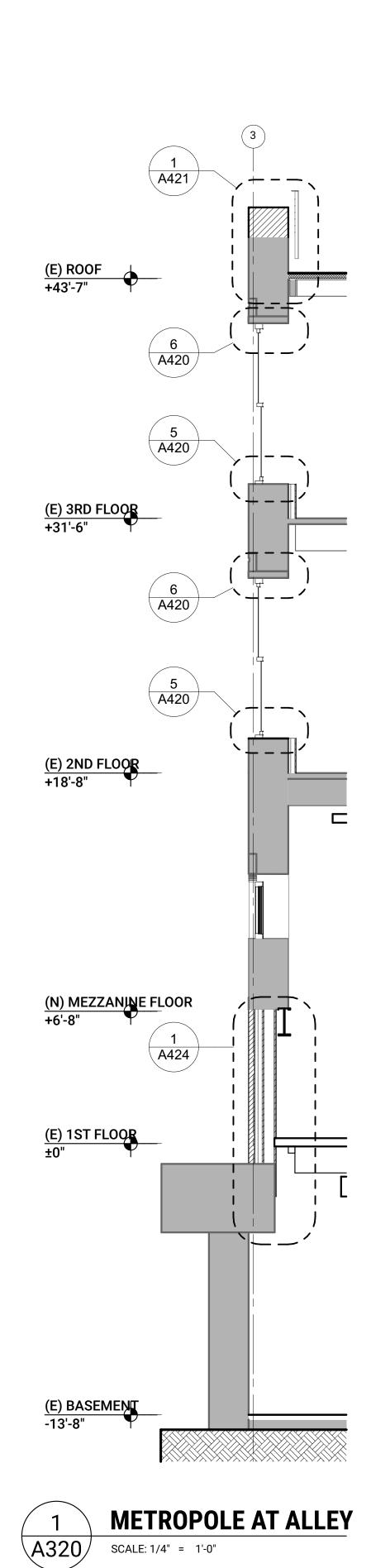
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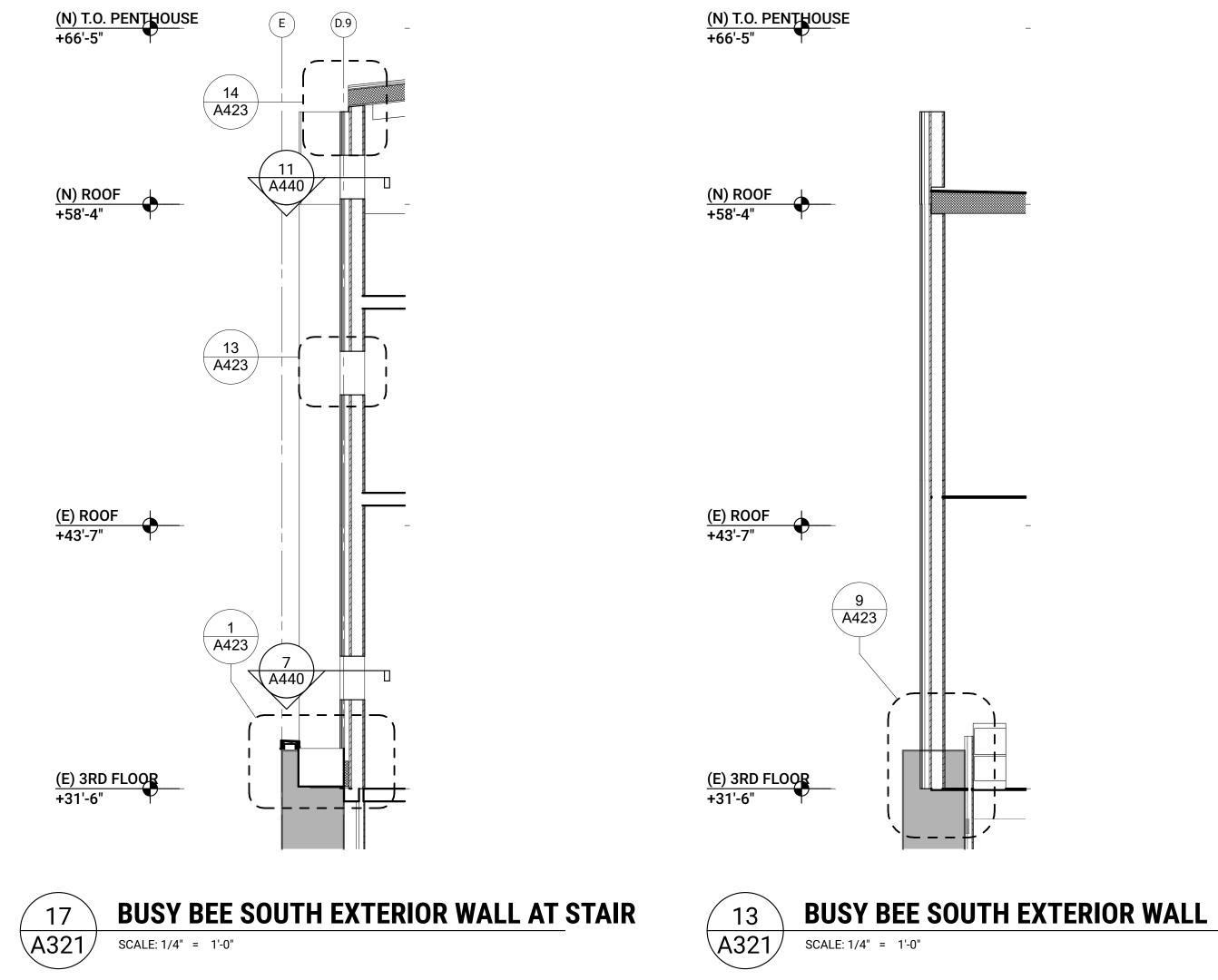


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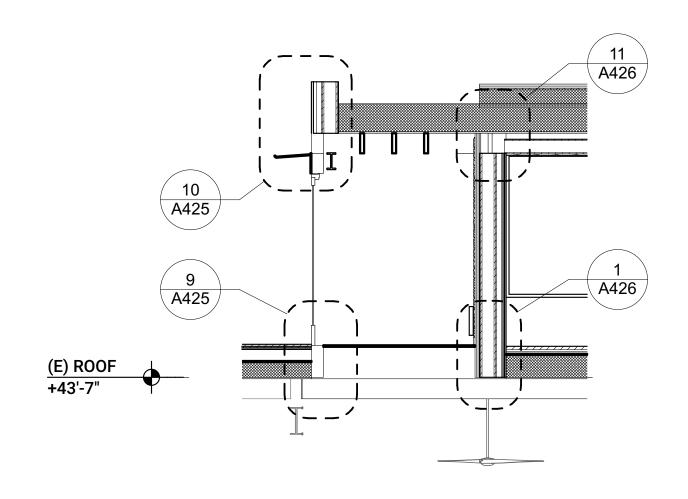
WALL SECTIONS

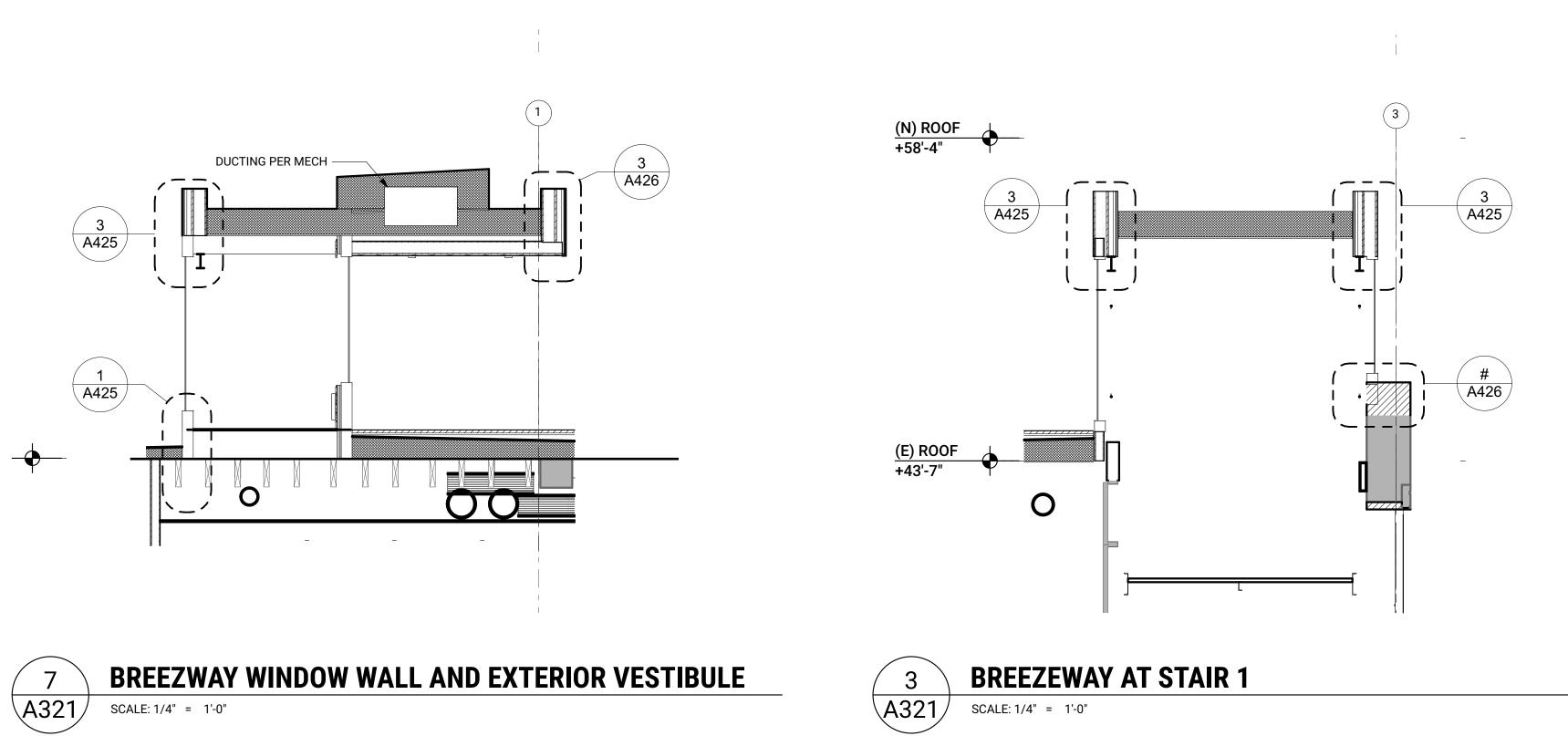
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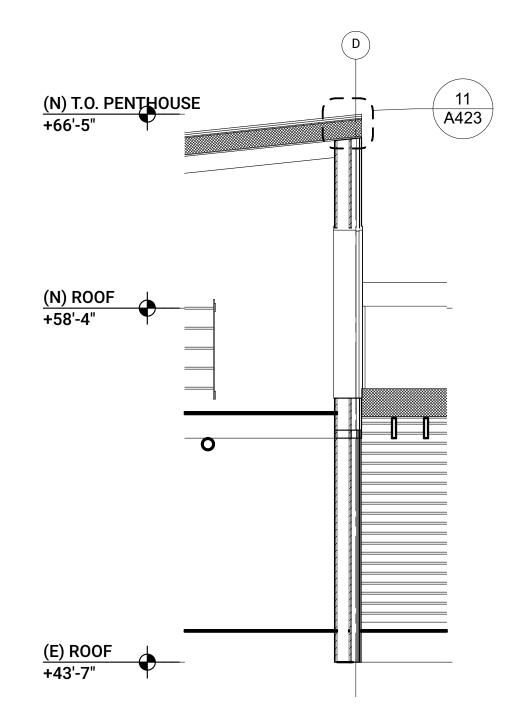




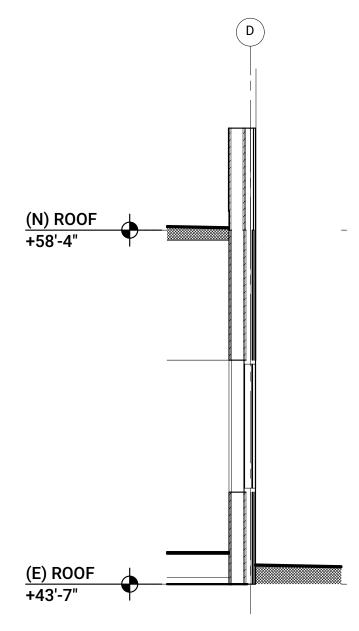


# **BREEZEWAY AT DOOR W/ AWNING**











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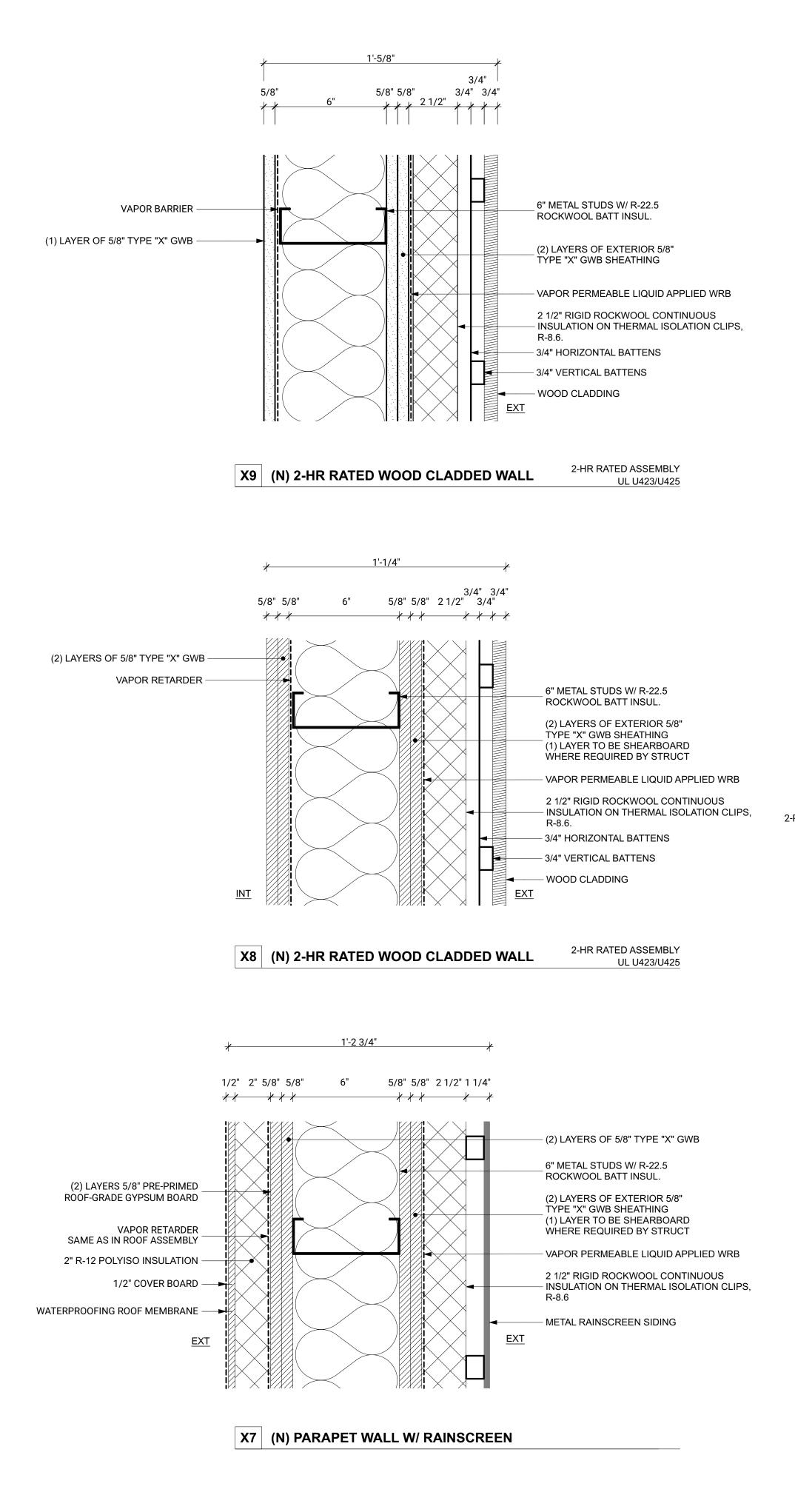
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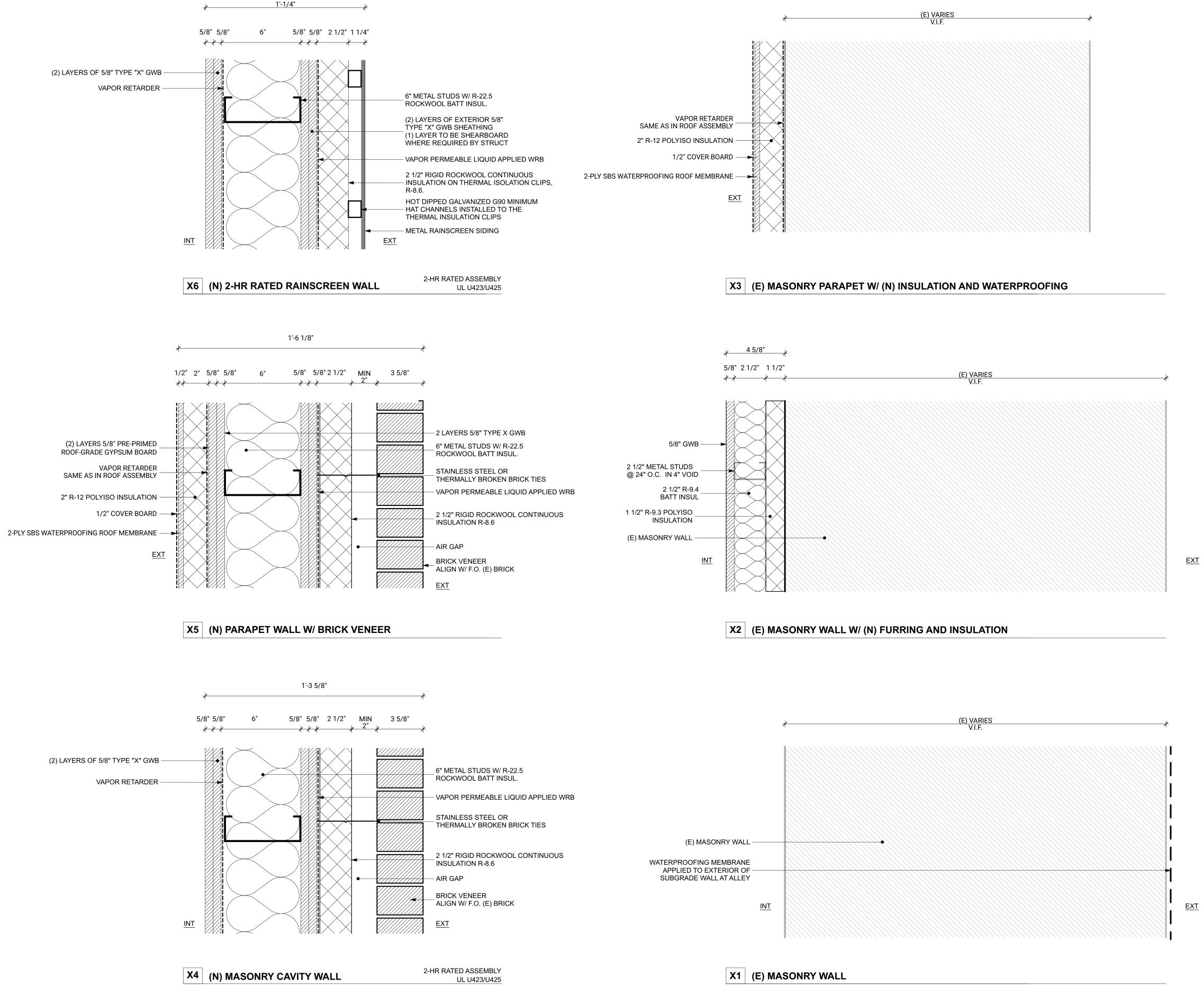
WALL SECTIONS

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X4 (N) MASONRY CAVITY WALL

UL U423/U425



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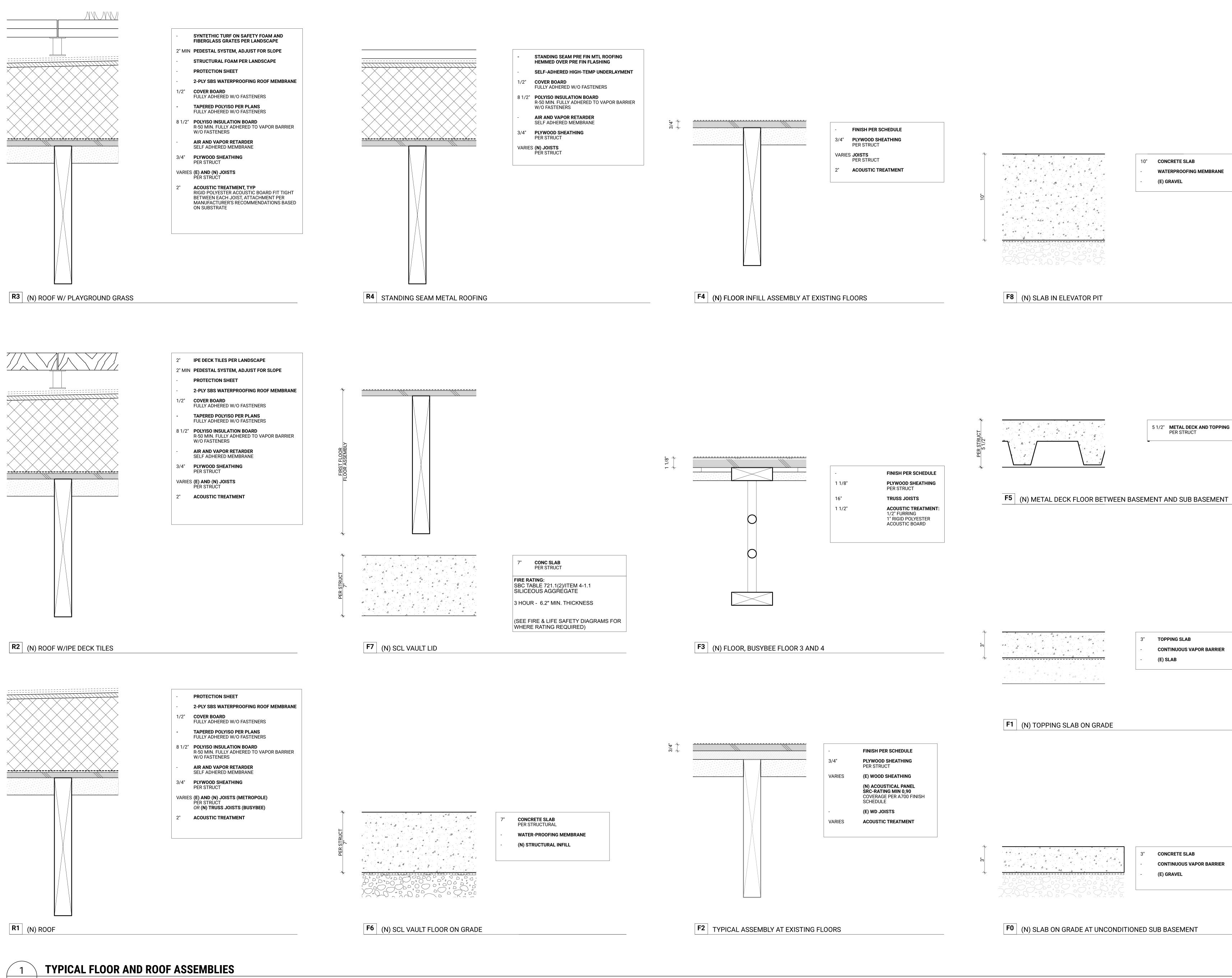
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**TYPICAL EXTERIOR WALL** ASSEMBLIES

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\A401/ SCALE: 3" = 1'-0"

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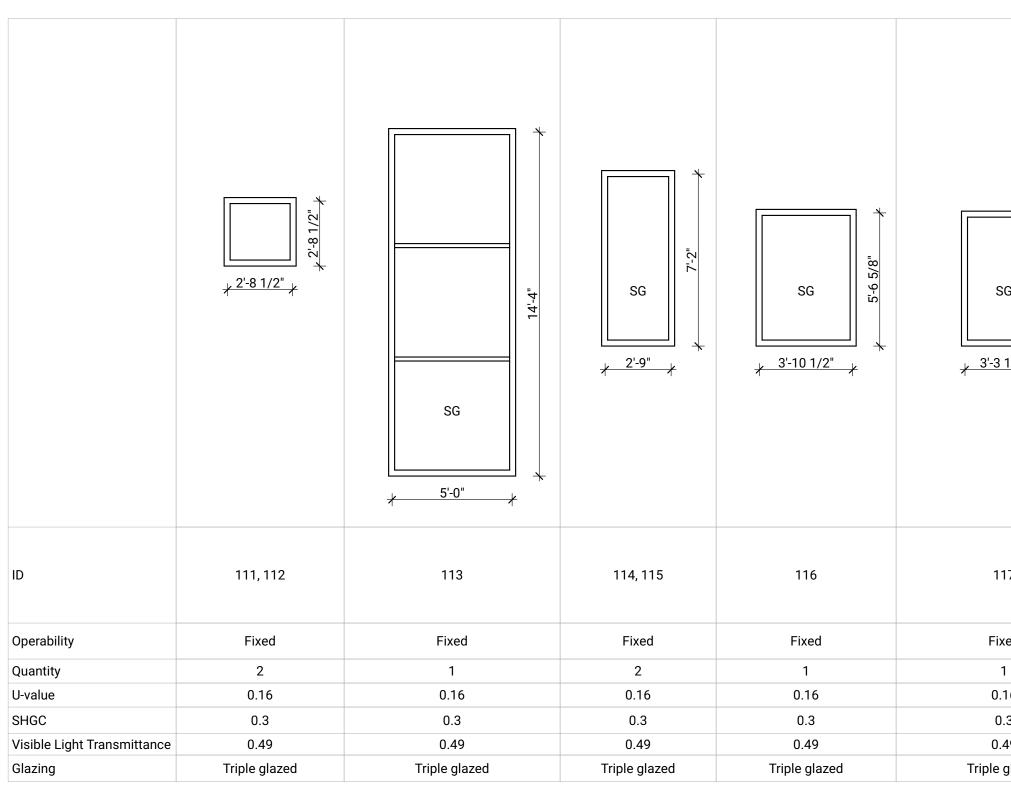


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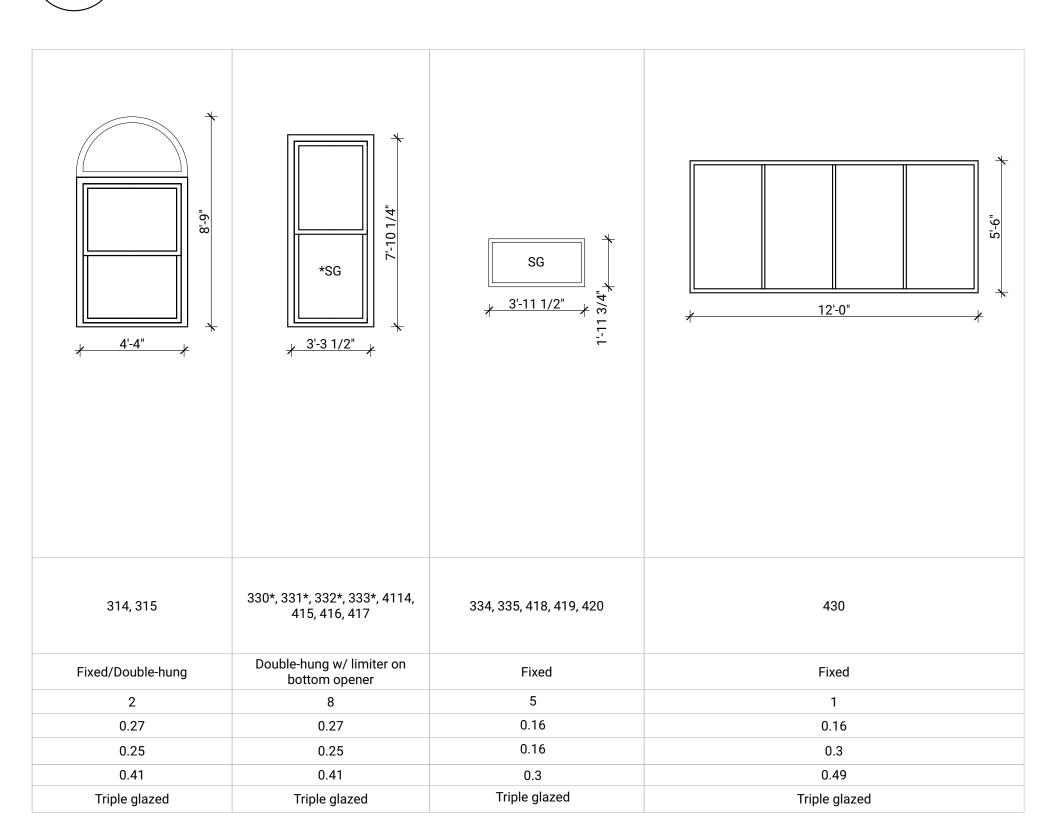
**TYPICAL FLOOR & ROOF** ASSEMBLIES

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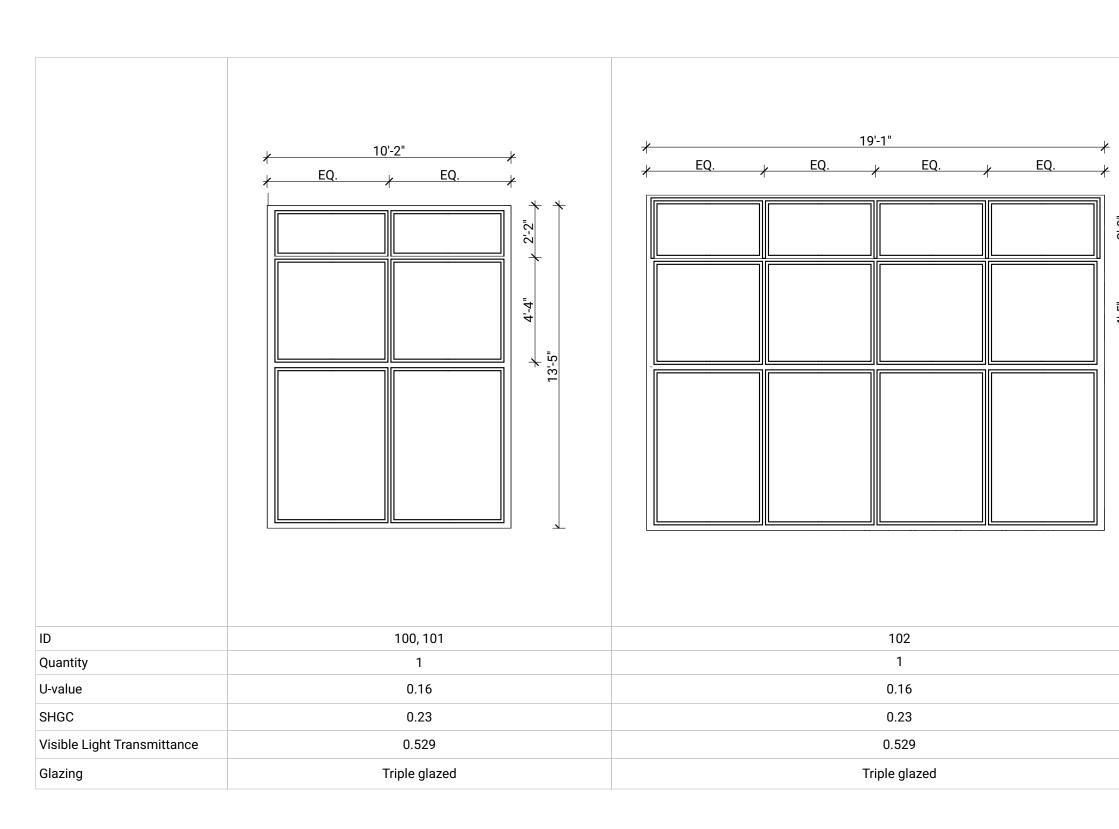






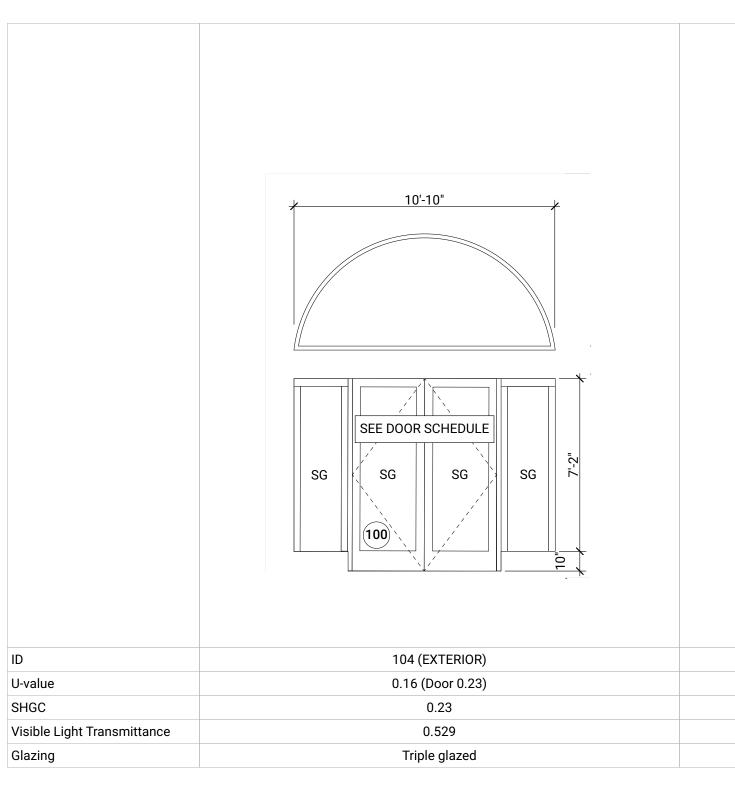


# WINDOW TYPES - ALUMINUM-CLAD WOOD WINDOWS



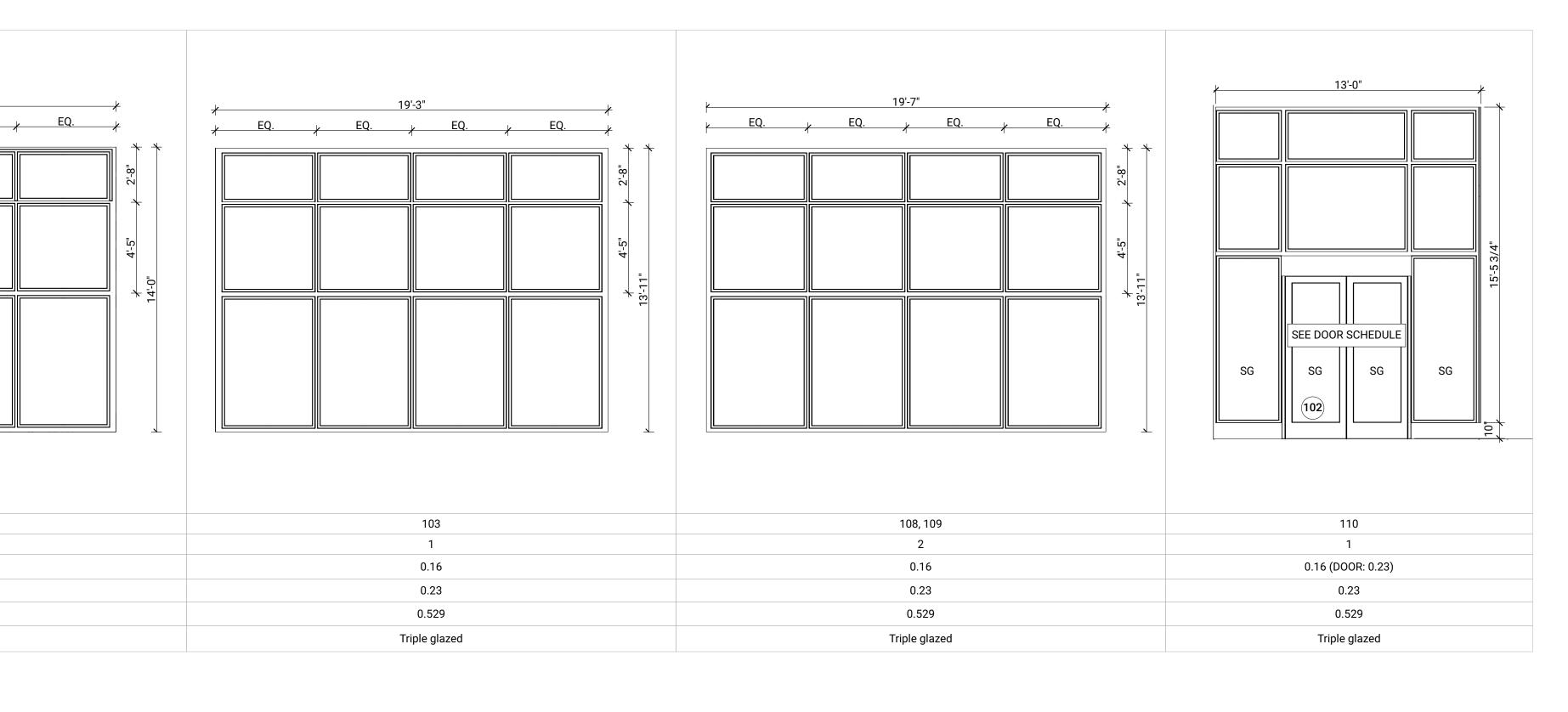
## PAINTED WOOD CURTAINWALL SYSTEM

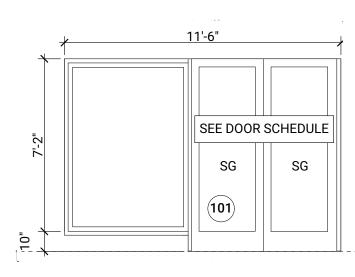
A410 SCALE: 1' = 1'-0"

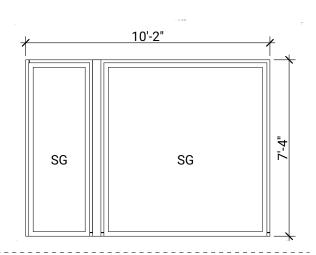




## PAINTED WOOD CURTAINWALL SYSTEM - VESTIBULE (EXTERIOR AND INTERIOR) A410 SCALE: 1' = 1'-0"







105-106 (INTERIOR)
0.26 (Door 0.28)
0.41 (Door 0.15)
0.49 (Door 0.25)
Double glazed

## WINDOW SCHEDULE NOTES

1. SEE COVER SHEET G001 FOR ABBREVIATIONS

2. WINDOWS ARE SHOWN FROM THE OUTSIDE

3. OVERALL DIMENSIONS INDICATE ROUGH OPENINGS 4. VERIFY ALL ROUGH OPENINGS AT EXISTING CONDITIONS 5. EXISTING WOOD WINDOW TO BE RESTORED WITH NEW INSULATED GLASS UNITS AND REINSTALLED IN EXISTING WOOD FRAMES, SEE SPECIFICATIONS FOR DETAILS.

6. "R" INDICATES FIRE-RESISTANCE GLAZING TESTED IN ACCORDANCE W/ UL263 OR ASTM E119. PROVIDE 1-HR RATED GLASS AT STAIR ENCLOSURE 1/2-HR RATED GLASS AT STAIR ENCLOSURE 2. EACH UNIT SHALL HAVE MFR'S IDENTIFICATION AND MARKING PER SBC TABLE 716.5 ETCHED ON GLASS, VISIBLE WHEN UNIT IS GLAZED.

7. "SG" INDICTATES SAFETY GLAZING. ALL GLASS WITHIN 18" OF FLOOR TO BE SAFETY GLAZING. EACH UNIT OF SAFETY GLASS SHALL HAVE MFR'S IDENTIFICATION ETCHED ON GLASS, VISIBLE WHEN UNIT IS GLAZED.

8. SEE DOOR SCHEDULE A910 FOR DOORS IN STOREFRONTS AND CURTAIN WALLS.

9. SEE DOOR SCHEDULE A910 FOR INTERIOR ALUMINUM GLASS PARTITIONS (FULL LITE DOORS WITH SIDELITES)

10. SEE DOOR SCHEDULE A910 FOR 2-HR FIRE-RATED GLASS WALL SYSTEM @ STAIR 2 (FULL LITE DOORS WITH SIDELITES)

11. SEE G230 FOR ENERGY CODE CALCULATIONS FOR ALL WINDOWS.

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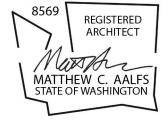


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**EXTERIOR WINDOW AND STOREFRONT SCHEDULE** 

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Satterberg Foundation

LOCATION 423 2nd Ave Ext S Seattle WA 98104

PROJECT # 19012

PREPARED FOR

PROJECT Metropole Building

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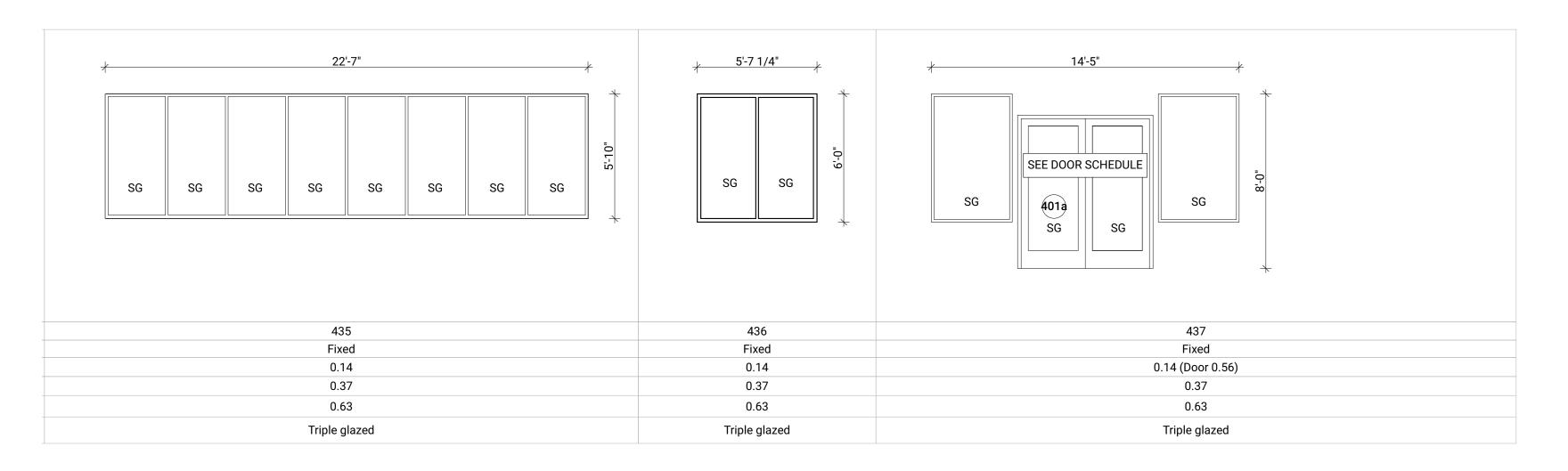
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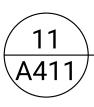
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	7	★										
		SG	SG	SG	SG	SG	SG	SG	SG	SG	SG	SG
Element ID							4	431				
Operability							F	ixed				
U-value							C	.14				
SHGC							C	.37				
Visible Light Transmittance							C	.63				
Glazing		Triple glazed										

## FIBER GLASS FRAMED WINDOWS AND WINDOW WALLS 4 A411 SCALE: 1' = 1'-0"





## FIBER GLASS FRAMED WINDOWS AND WINDOW WALLS A411 SCALE: 1' = 1'-0"

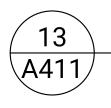
		(N) SEE ALU-CLAD WD WDW SCHEDULE (231, 232)
ID	200, 201, 202, 203	231, 232
Operability	Double-hung	Double-hung
Quantity	4	2

N/A

N/A

N/A

N/A



U-value

SHGC

Glazing

Visible Light Transmittance

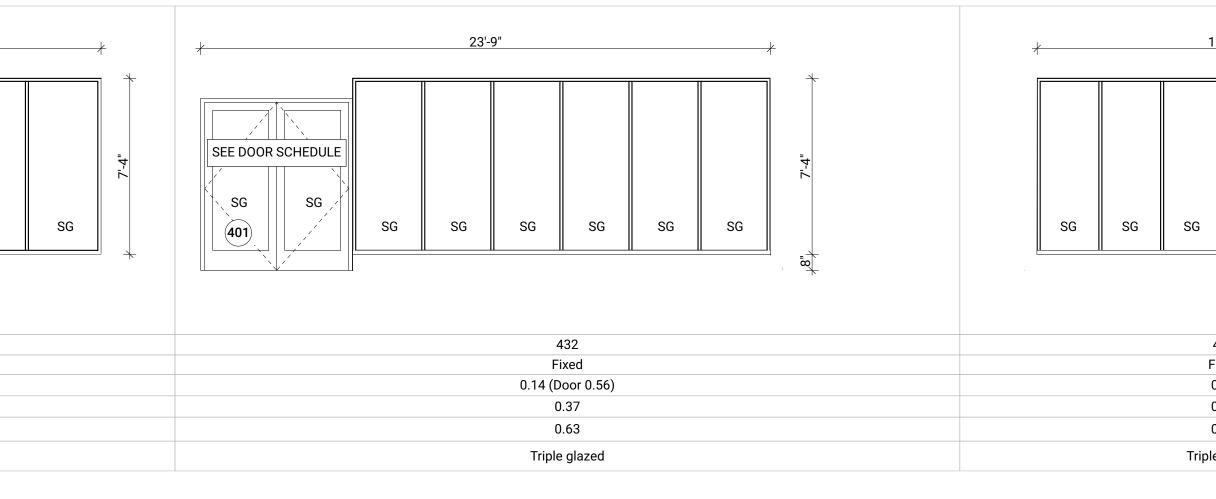
## **HISTORIC WOOD WINDOW RESTORATION** SCALE: 1' = 1'-0"

N/A

N/A

N/A

N/A



15'-7"	¥ <u>11'-11"</u> *				
SG SG SG	SG SG SG SG				
433	434				
Fixed	Fixed				
0.14	0.14				
0.37	0.37				
0.63	0.63				
le glazed	Triple glazed				

## WINDOW SCHEDULE NOTES

1. SEE COVER SHEET G001 FOR ABBREVIATIONS

2. WINDOWS ARE SHOWN FROM THE OUTSIDE

3. OVERALL DIMENSIONS INDICATE ROUGH OPENINGS

4. VERIFY ALL ROUGH OPENINGS AT EXISTING CONDITIONS 5. EXISTING WOOD WINDOW TO BE RESTORED WITH NEW INSULATED GLASS UNITS AND REINSTALLED IN EXISTING WOOD FRAMES, SEE SPECIFICATIONS FOR DETAILS.

6. "R" INDICATES FIRE-RESISTANCE GLAZING TESTED IN ACCORDANCE W/ UL263 OR ASTM E119. PROVIDE 1-HR RATED GLASS AT STAIR ENCLOSURE 1/2-HR RATED GLASS AT STAIR ENCLOSURE 2. EACH UNIT SHALL HAVE MFR'S IDENTIFICATION AND MARKING PER SBC TABLE 716.5 ETCHED ON GLASS, VISIBLE WHEN UNIT IS GLAZED.

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8. SEE DOOR SCHEDULE A910 FOR DOORS IN STOREFRONTS AND CURTAIN WALLS.

9. SEE DOOR SCHEDULE A910 FOR INTERIOR ALUMINUM GLASS PARTITIONS (FULL LITE DOORS WITH SIDELITES)

10. SEE DOOR SCHEDULE A910 FOR 2-HR FIRE-RATED GLASS WALL SYSTEM @ STAIR 2 (FULL LITE DOORS WITH SIDELITES)

11. SEE G230 FOR ENERGY CODE CALCULATIONS FOR ALL WINDOWS.

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**EXTERIOR WINDOW AND** 

STOREFRONT SCHEDULE





04/27/2021

REVISION DATE NAME ARCHITECT STAMP

REGISTERED ARCHITECT

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PROJECT # 19012

LOCATION

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PREPARED FOR

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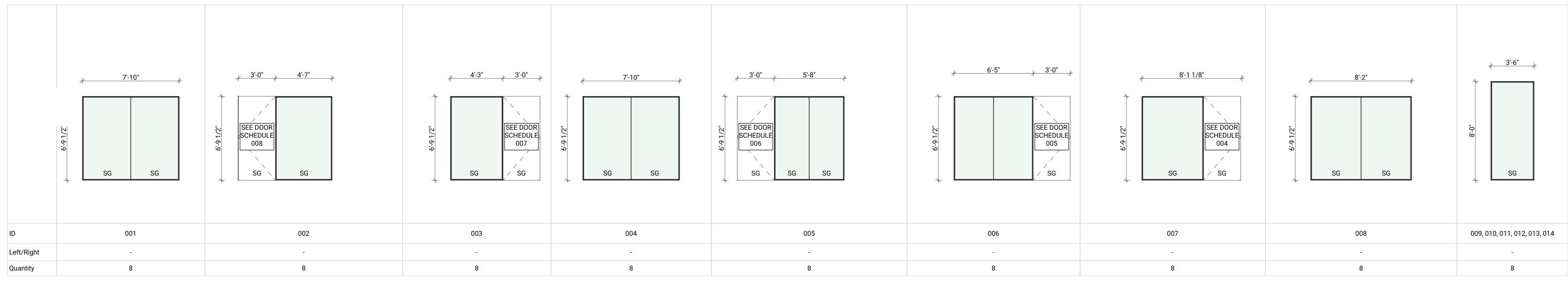
Satterberg Foundation

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seattle, washington 98119 office 206 775-8668

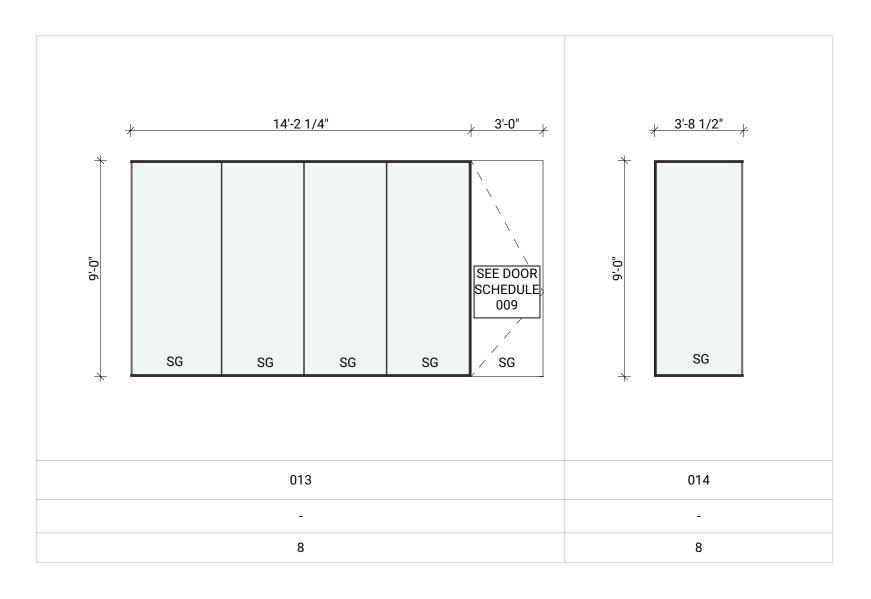
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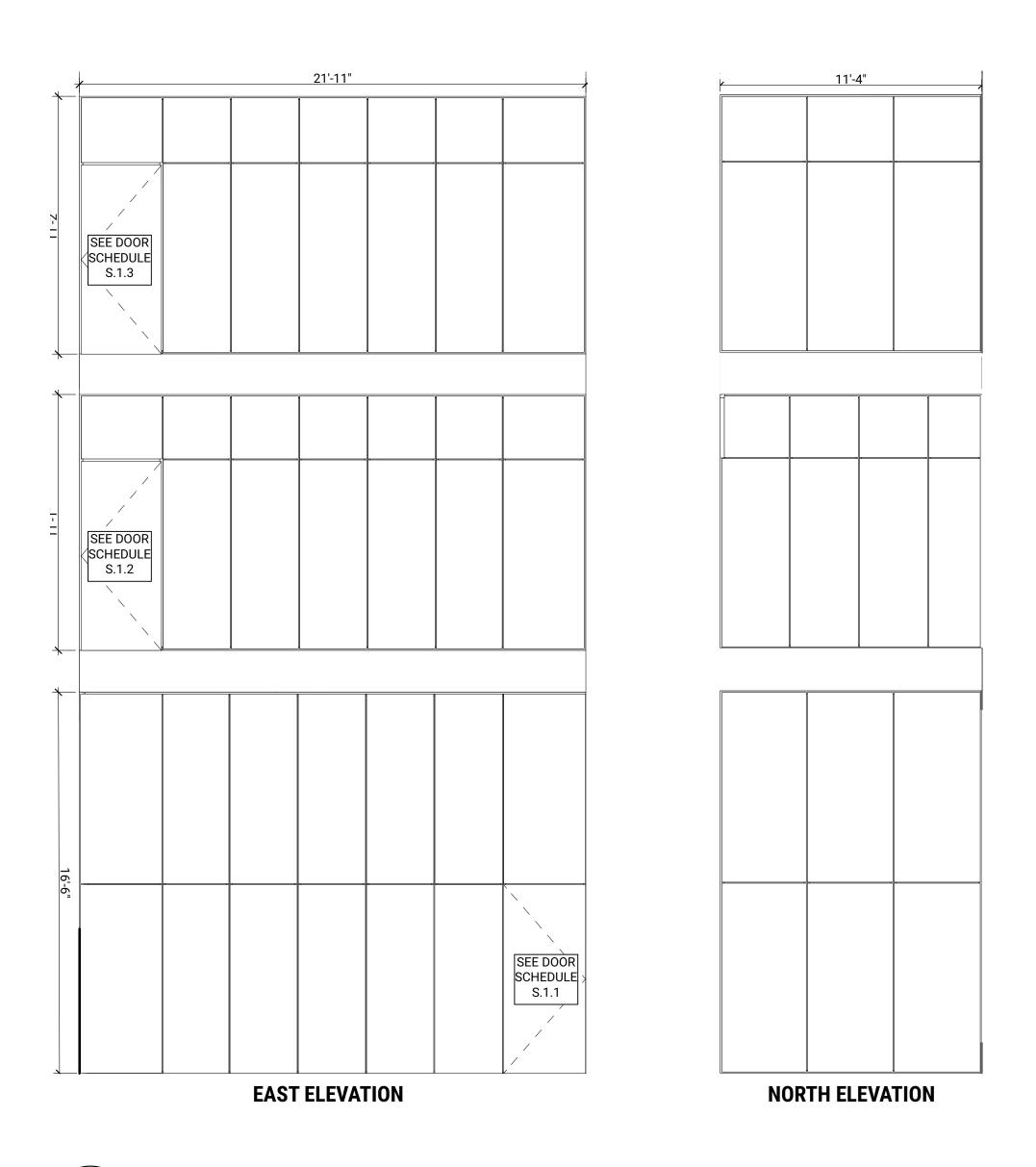


INTERIOR GLASS PARTITION SYSTEM @MEETING ROOMS AND EVENT SPACE A412 SCALE: 1' = 1'-0"





INTERIOR GLASS PARTITION SYSTEM @MEETING ROOMS AND EVENT SPACE A412 SCALE: 1' = 1'-0"



17

FIRE RATED GLASS WALL SYSTEM @STAIR 1

A412 SCALE: 1/4" = 1'-0"

STAIR 1 AND STAIR 2 GLASS ENCLOSURE LISTINGS/STANDARDS FOR FIRE RATED GLASS WALL SYSTEM:

FIRE-RATED SILICONE GLAZED STEEL CURTAIN WALL NUMBER R25274 FRAME TESTS PERFORMED IN ACCORDANCE WITH: UL 9, UL 263, ASTM E-119

FIRE-RATED, SAFETY-RATED TRANSPARENT WALL PANEL (GLAZING) **NUMBER R38725** FRAME TESTS PERFORMED IN ACCORDANCE WITH: UL 9, UL 10B, UL10C, UL 263, ASTM E-119

## WINDOW SCHEDULE NOTES

1. SEE COVER SHEET G001 FOR ABBREVIATIONS

2. WINDOWS ARE SHOWN FROM THE OUTSIDE

3. OVERALL DIMENSIONS INDICATE ROUGH OPENINGS

4. VERIFY ALL ROUGH OPENINGS AT EXISTING CONDITIONS 5. EXISTING WOOD WINDOW TO BE RESTORED WITH NEW INSULATED GLASS UNITS AND REINSTALLED IN EXISTING WOOD FRAMES, SEE SPECIFICATIONS FOR DETAILS.

6. "R" INDICATES FIRE-RESISTANCE GLAZING TESTED IN ACCORDANCE W/ UL263 OR ASTM E119. PROVIDE 1-HR RATED GLASS AT STAIR ENCLOSURE 1/2-HR RATED GLASS AT STAIR ENCLOSURE 2. EACH UNIT SHALL HAVE MFR'S IDENTIFICATION AND MARKING PER SBC TABLE 716.5 ETCHED ON GLASS, VISIBLE WHEN UNIT IS GLAZED.

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8. SEE DOOR SCHEDULE A910 FOR DOORS IN STOREFRONTS AND CURTAIN WALLS.

9. SEE DOOR SCHEDULE A910 FOR INTERIOR ALUMINUM GLASS PARTITIONS (FULL LITE DOORS WITH SIDELITES)

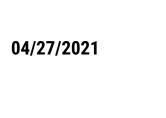
10. SEE DOOR SCHEDULE A910 FOR 2-HR FIRE-RATED GLASS WALL SYSTEM @ STAIR 2 (FULL LITE DOORS WITH SIDELITES)

11. SEE G230 FOR ENERGY CODE CALCULATIONS FOR ALL WINDOWS.

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**INTERIOR WINDOW AND STOREFRONT SCHEDULE** 

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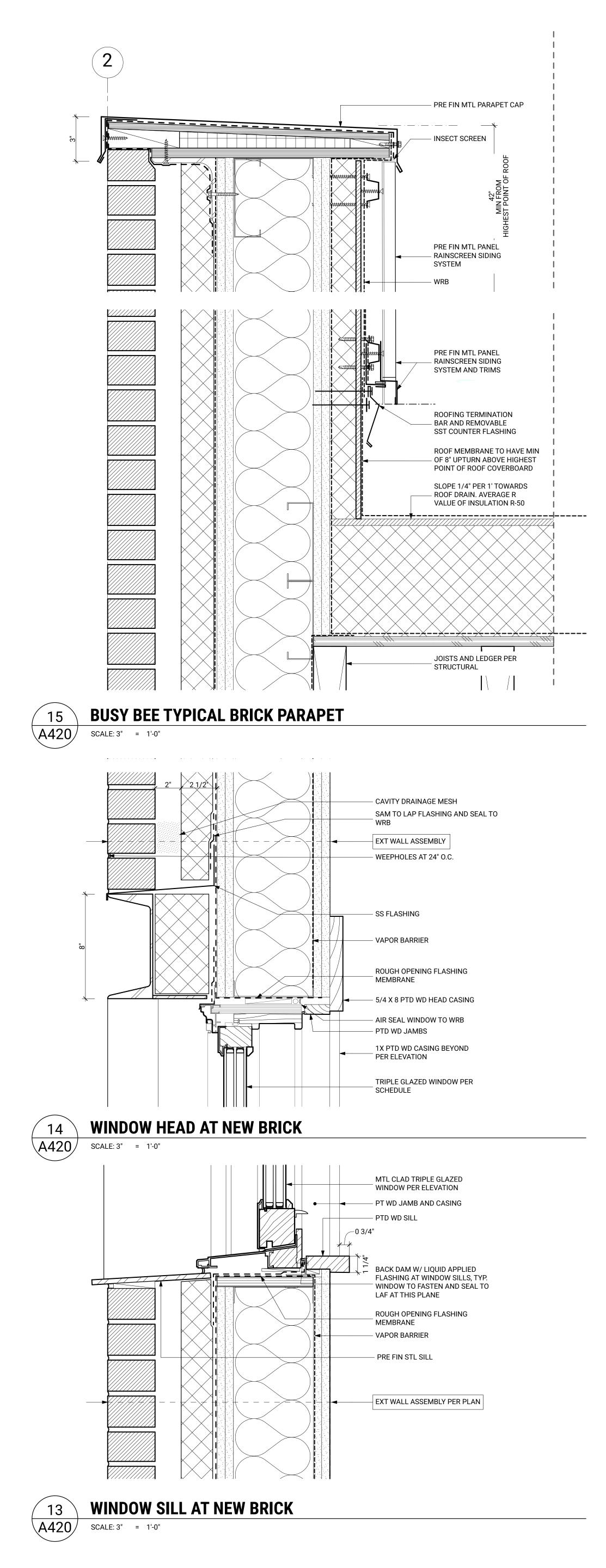
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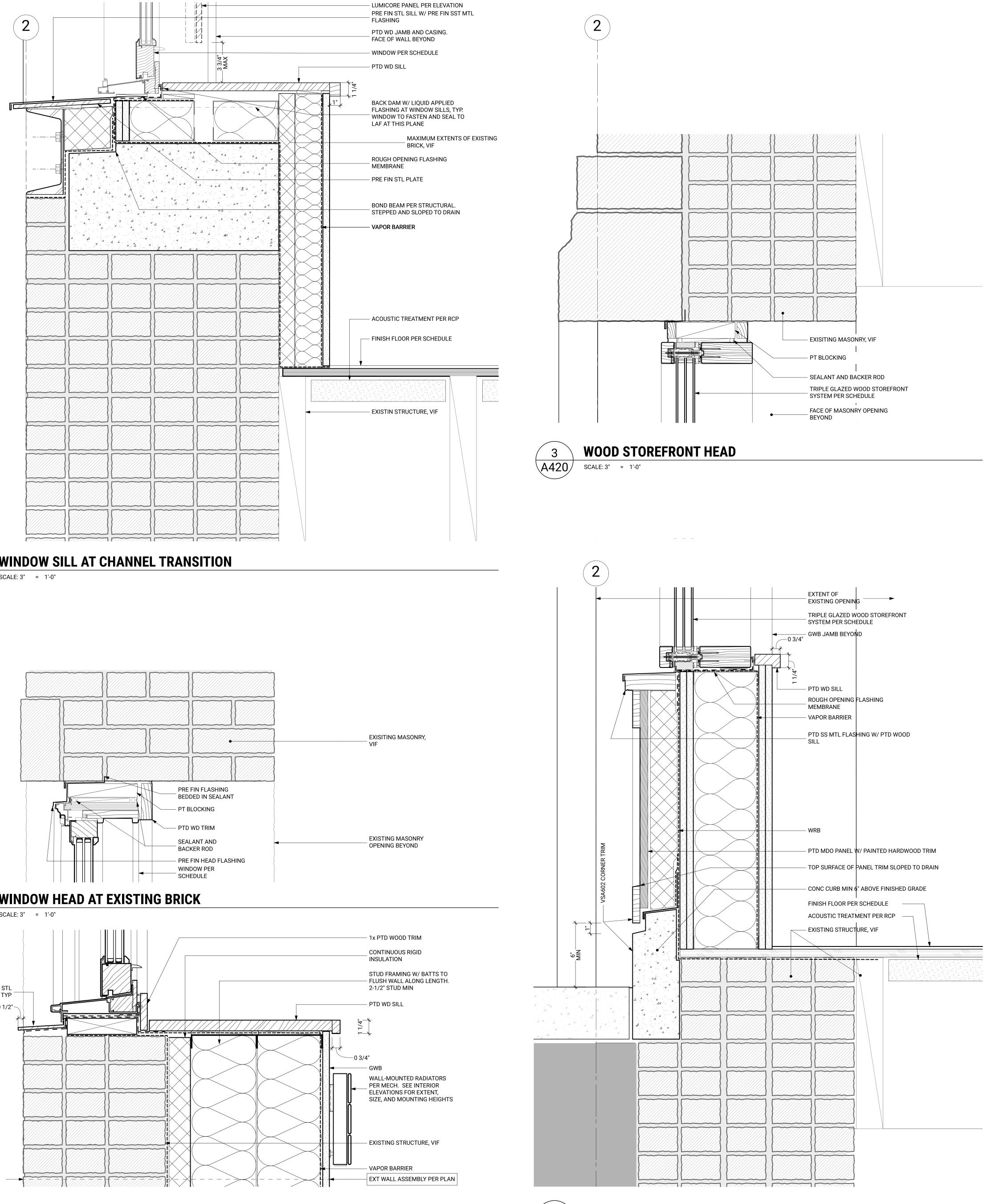
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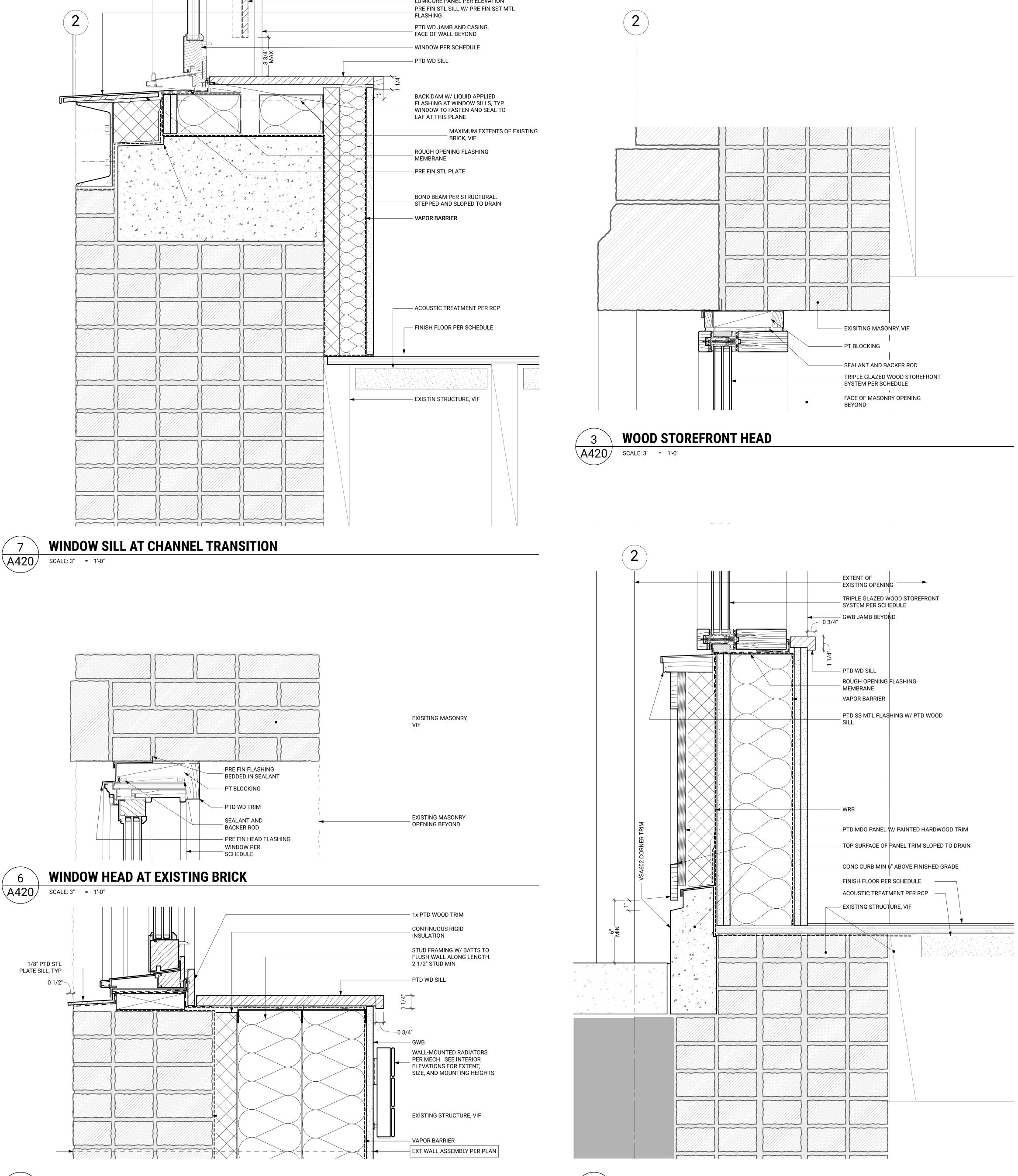
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WINDOW SILL AT EXISTING BRICK A420 SCALE: 3" = 1'-0"

5





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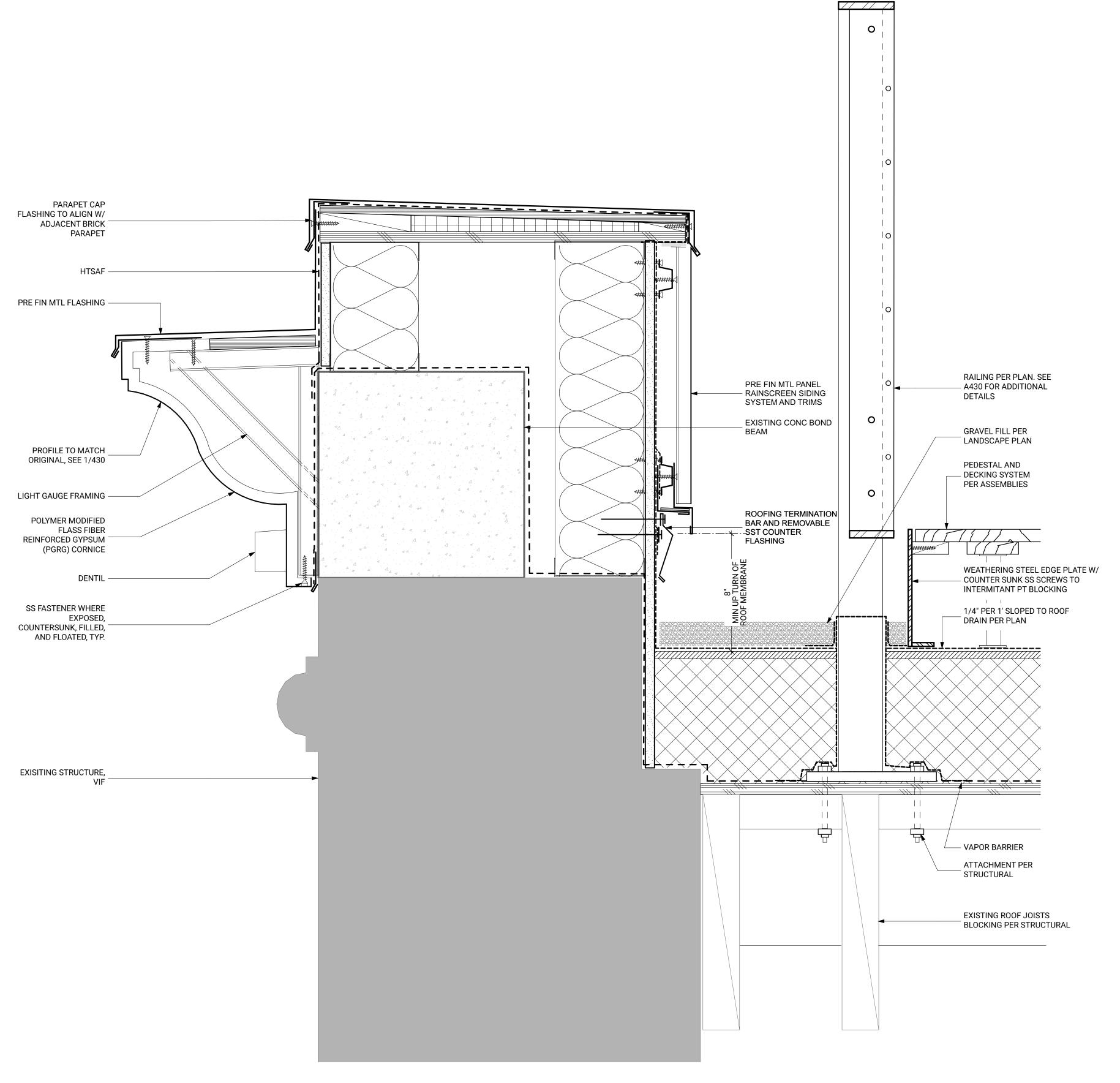
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SECTION DETAILS

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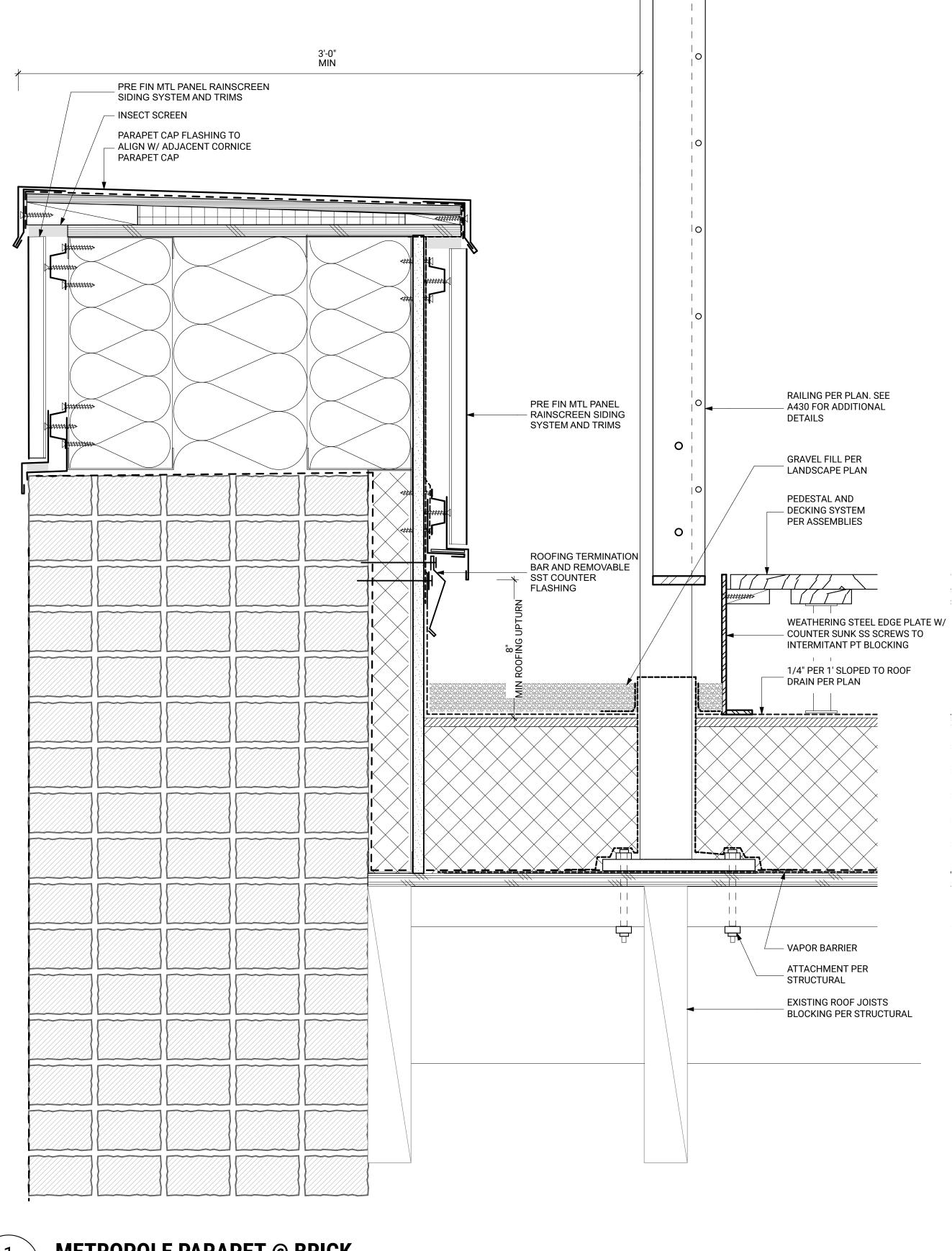
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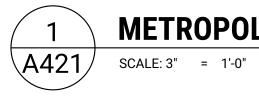




**METROPOLE PARAPET AT CORNICE** 



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# METROPOLE PARAPET @ BRICK





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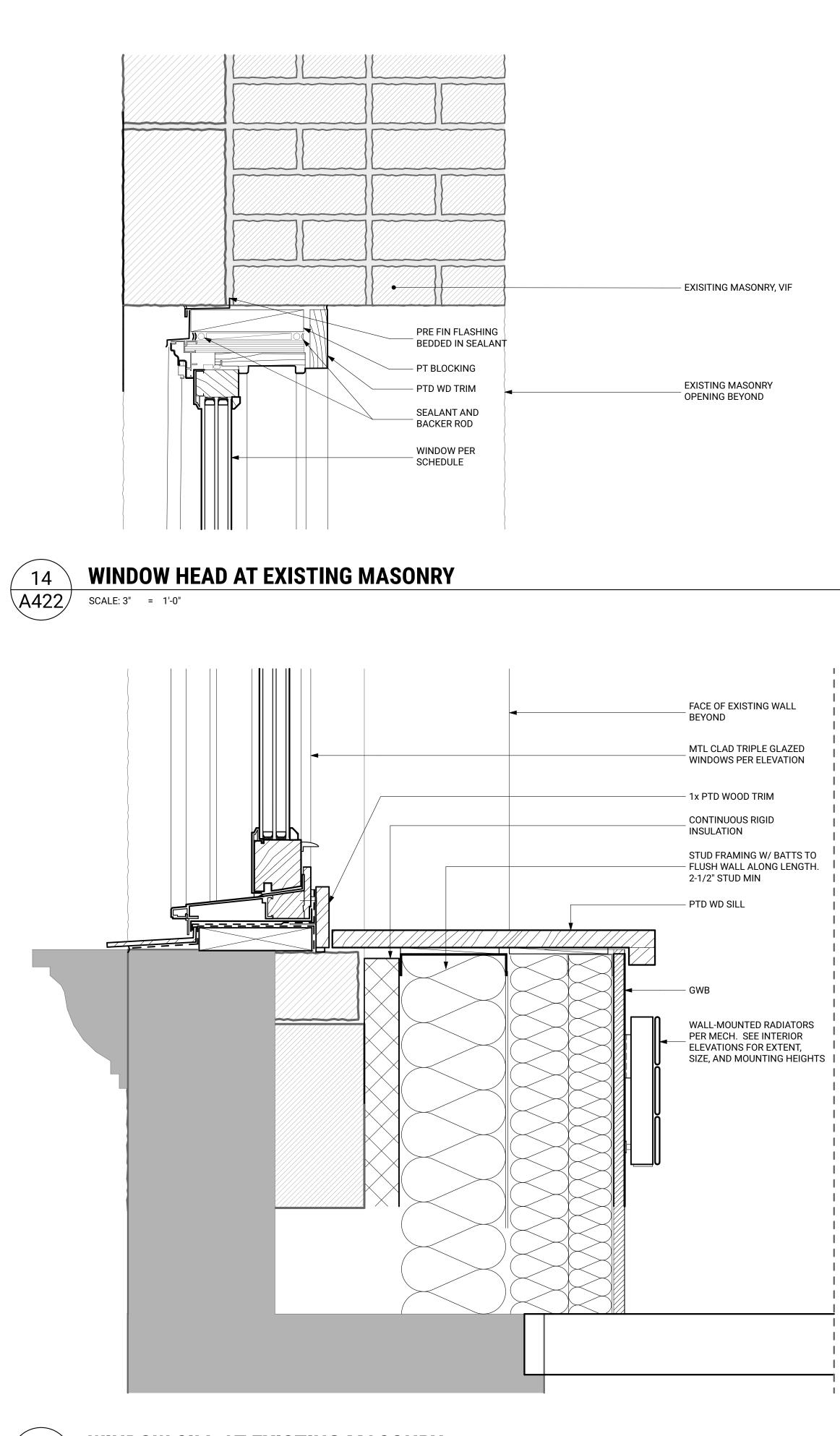
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**SECTION DETAILS** 

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# 13 WINDOW SI A422 SCALE: 3" = 1'-0"

WINDOW SILL AT EXISTING MASONRY

3/16" CUT STL LETTERS WELDED TO 3/16 x 2-1/2" STL BAR \_\_\_\_\_ WELDED TO 3/16 x 1-1/2" STL BAR \_\_\_\_\_ WELDED TO 3 x 3 x 3/16 STL ANGLE -3/16 STL PLATE -PRE-FIN DRIP EDGE -WRB -3/16 STL PLATE -



TRIPLE GLAZED WOOD — CURTAINWALL, FIT TO (E) MASONRY ARCH

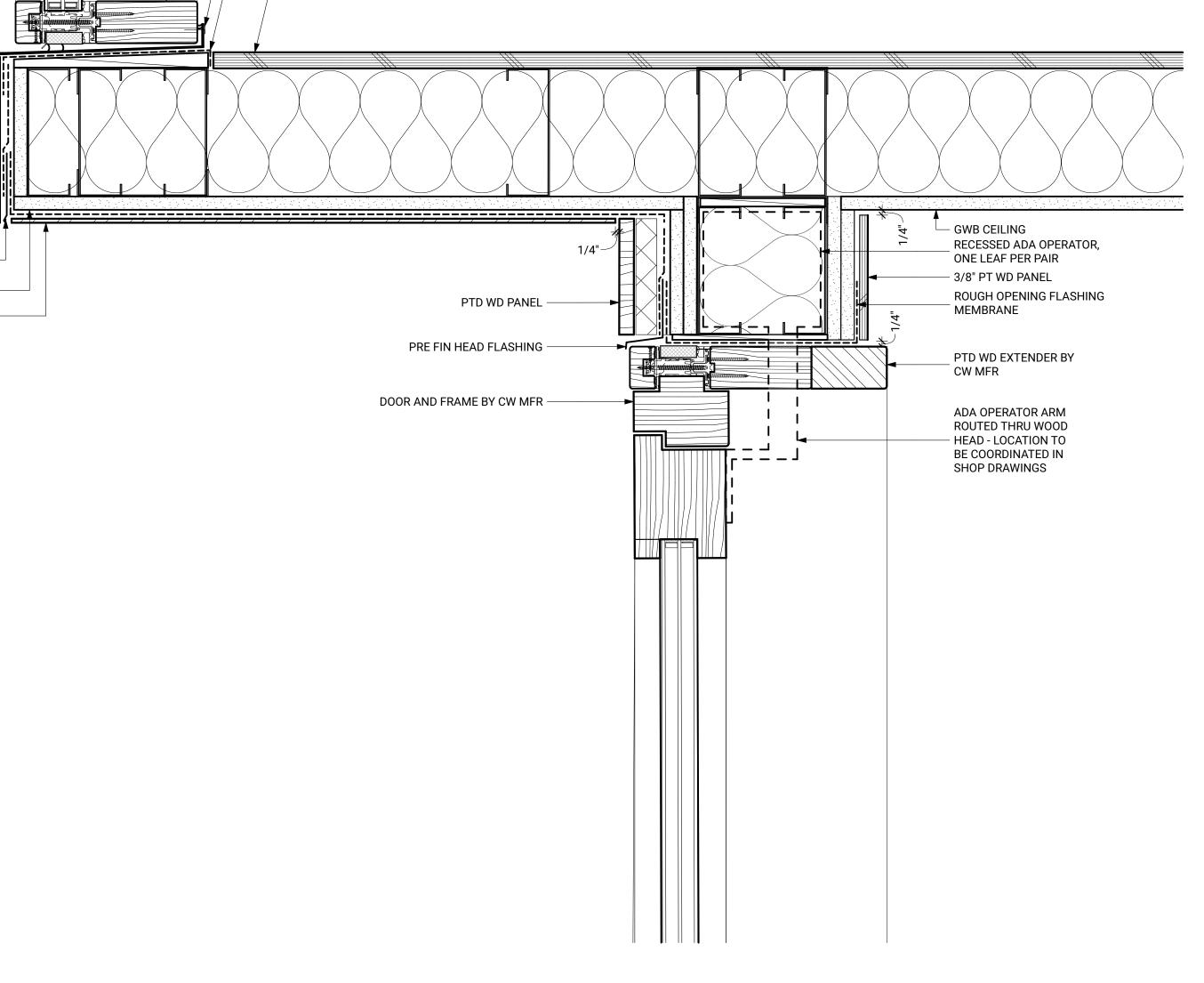
SST SILL PAN W/ WELDED END

DAMS SET IN BED OF SEALANT

ROUGH OPENING FLASHING

—— 3/4" PLYWD ON 2X6 FRAMING

- MEMBRANE





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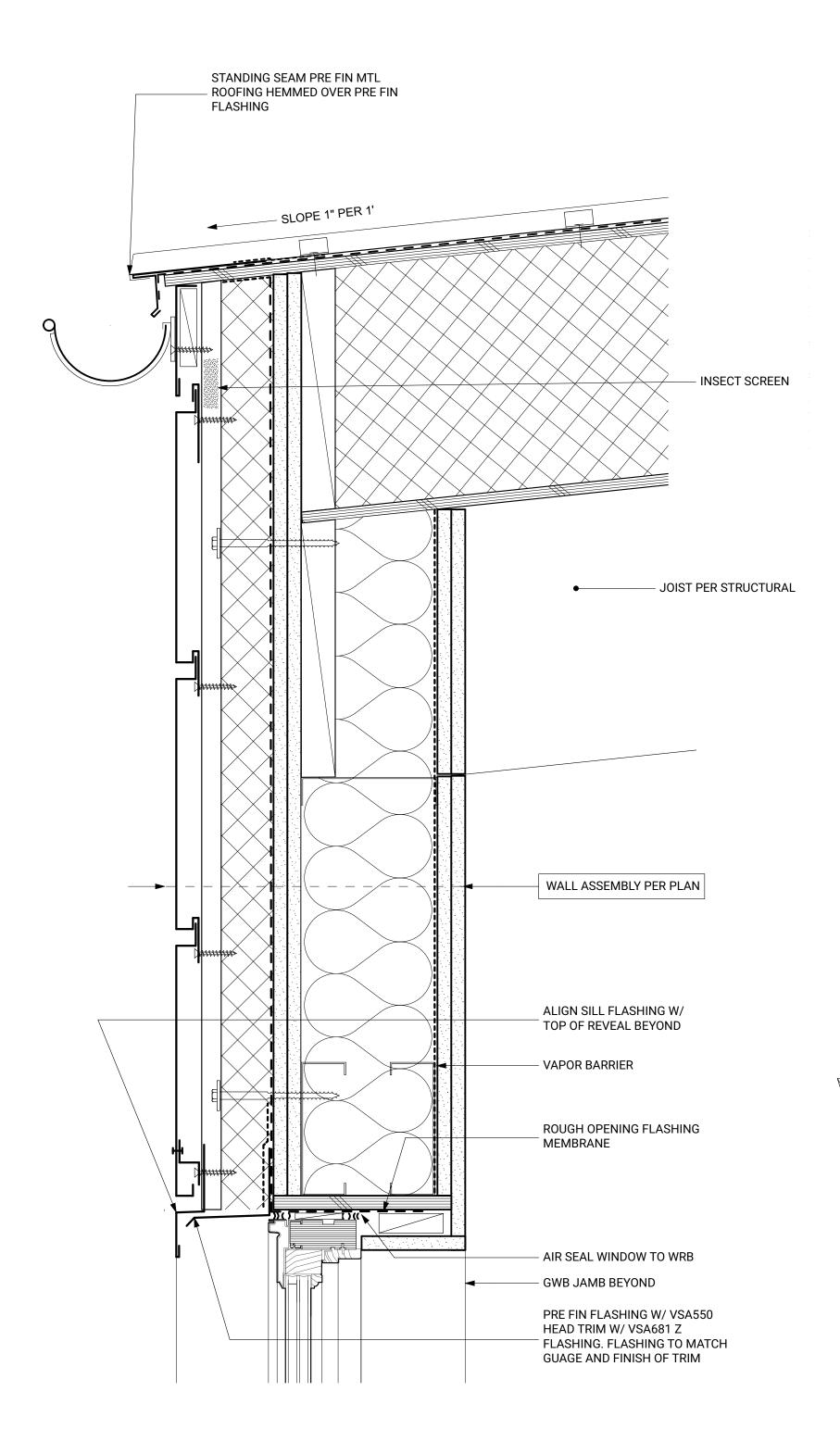


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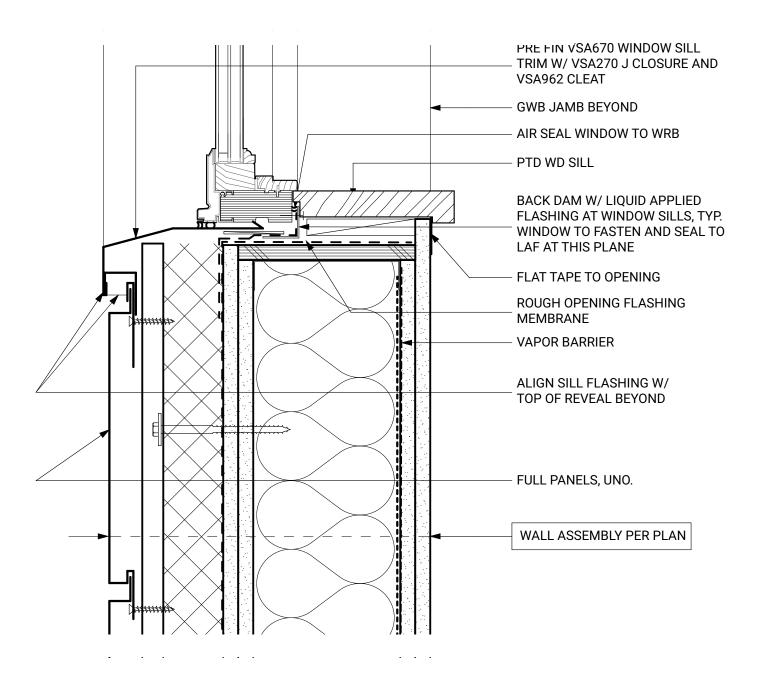
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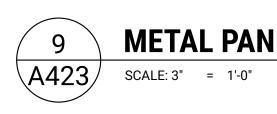


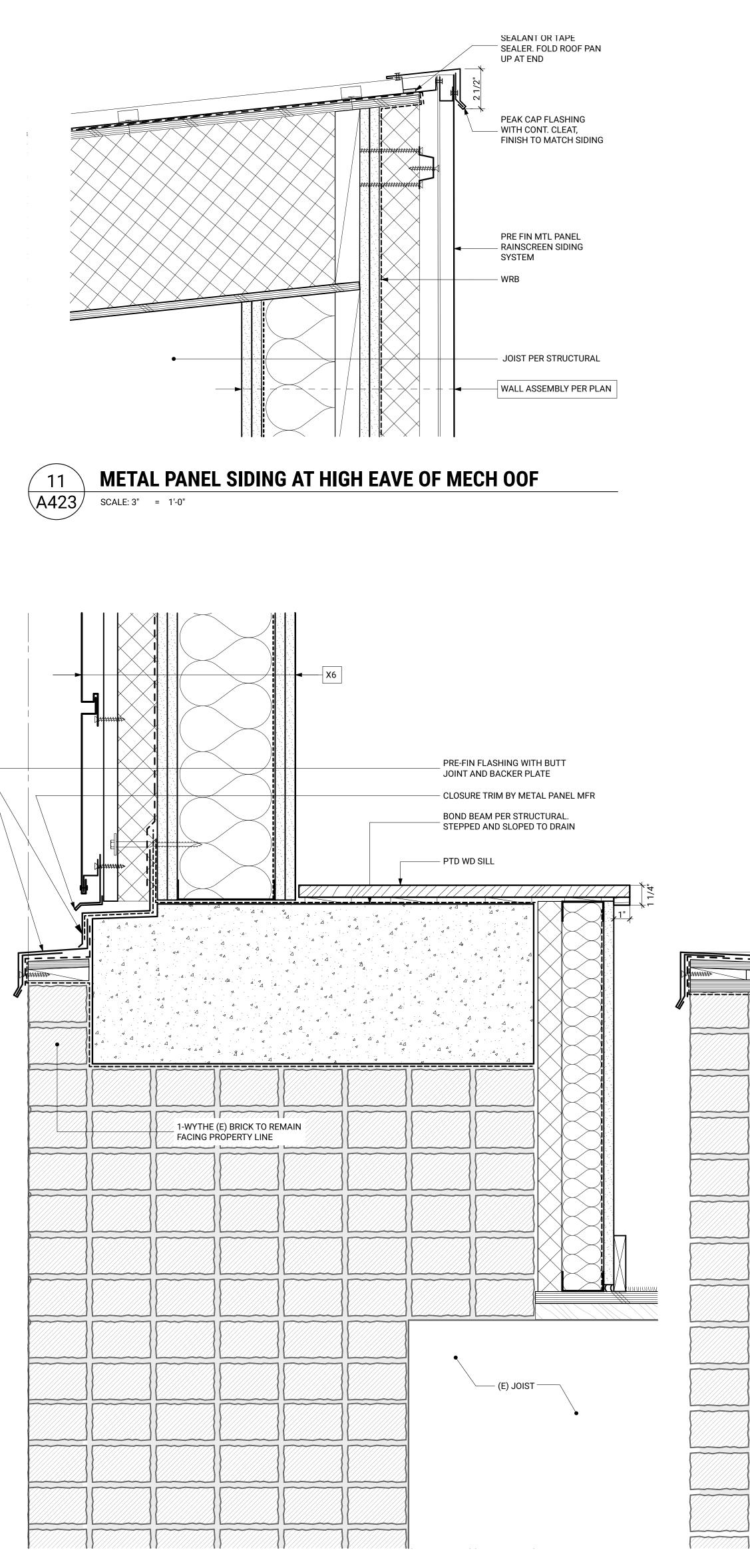


HORIZONTAL METAL PANEL SIDING AT EAVE OF MECH ROOF A423 SCALE: 3" = 1'-0"



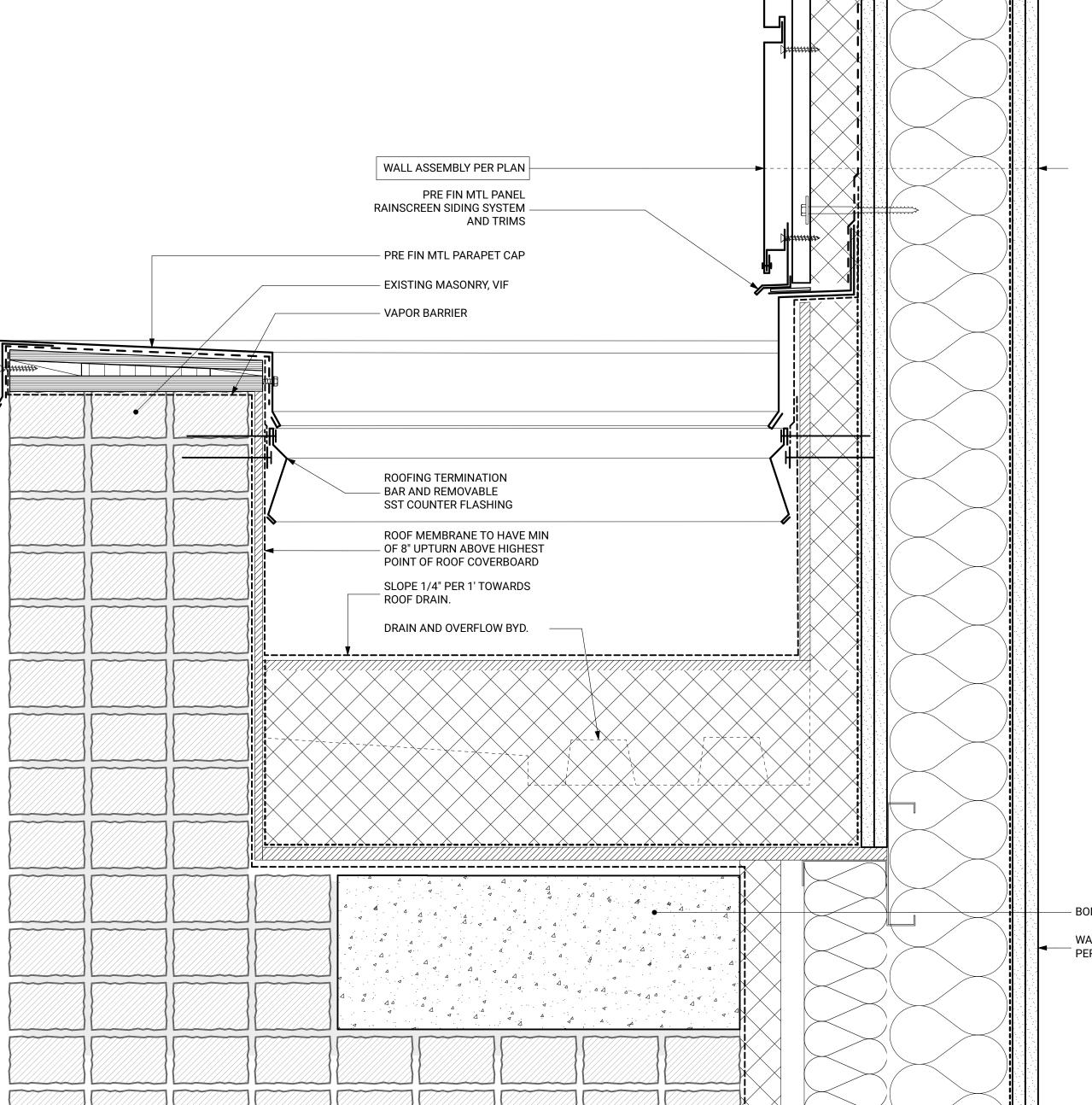












— BOND BEAM PER STRUCTURAL WALL ASSEMBLY AND FURRING PER PLAN

# **METAL PANEL SIDING AT STAIR INSET**



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REVISION DATE NAME

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**SECTION DETAILS** 

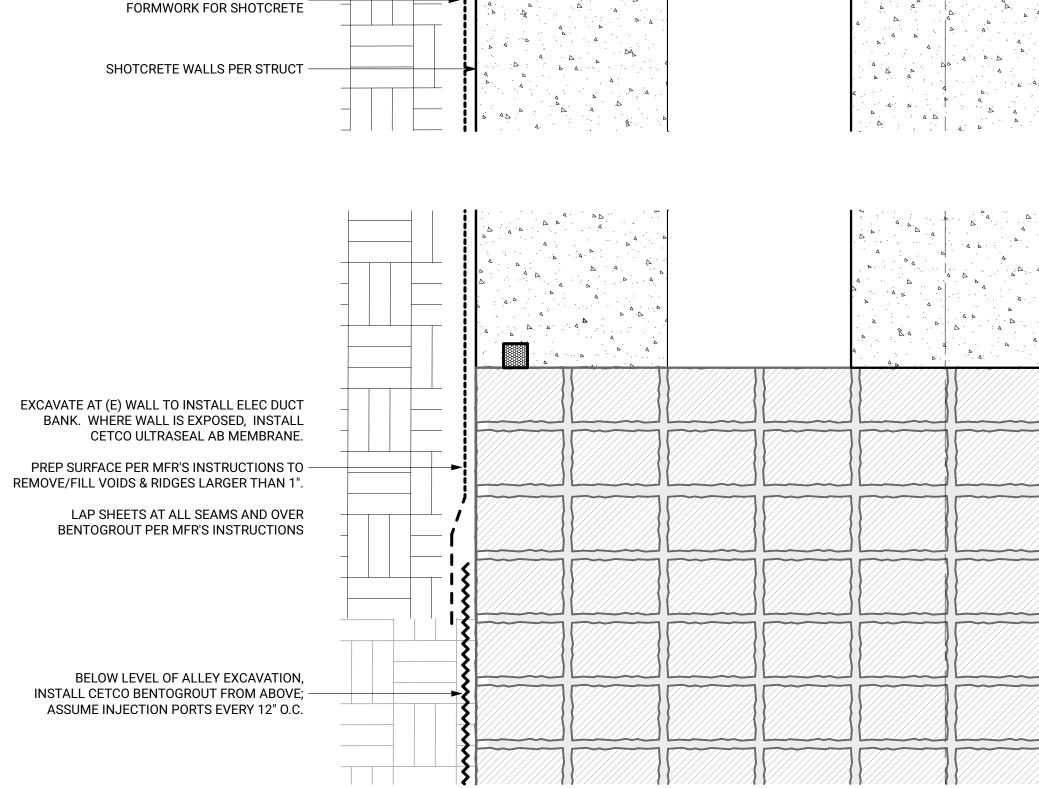
04/27/2021

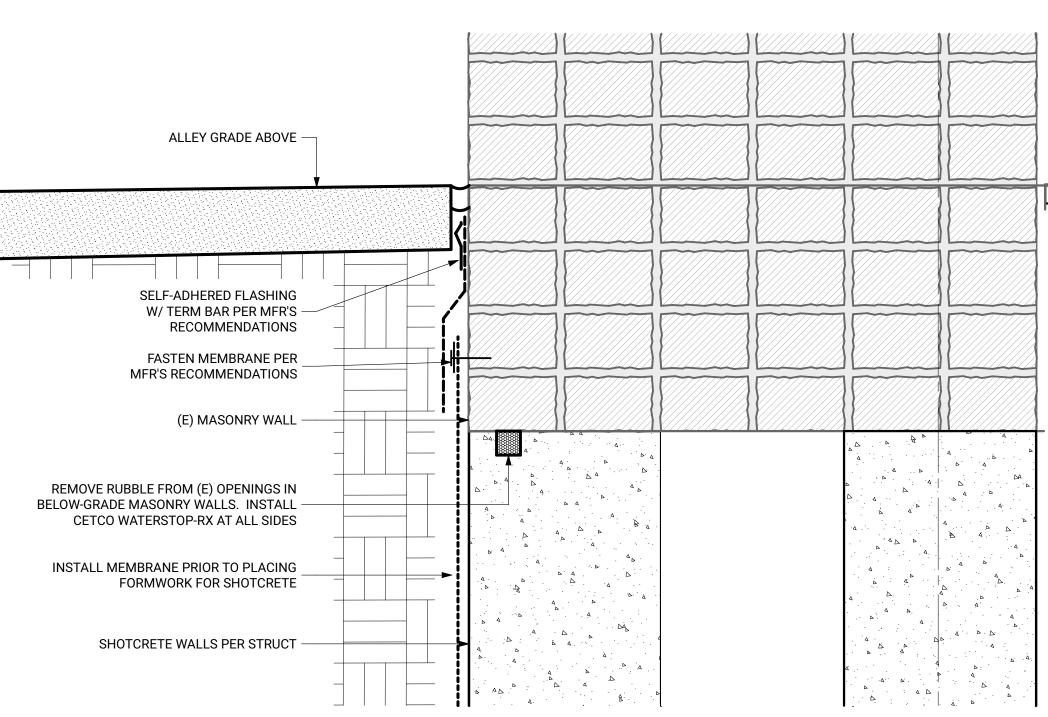
PSPB Certificate of Approval A423

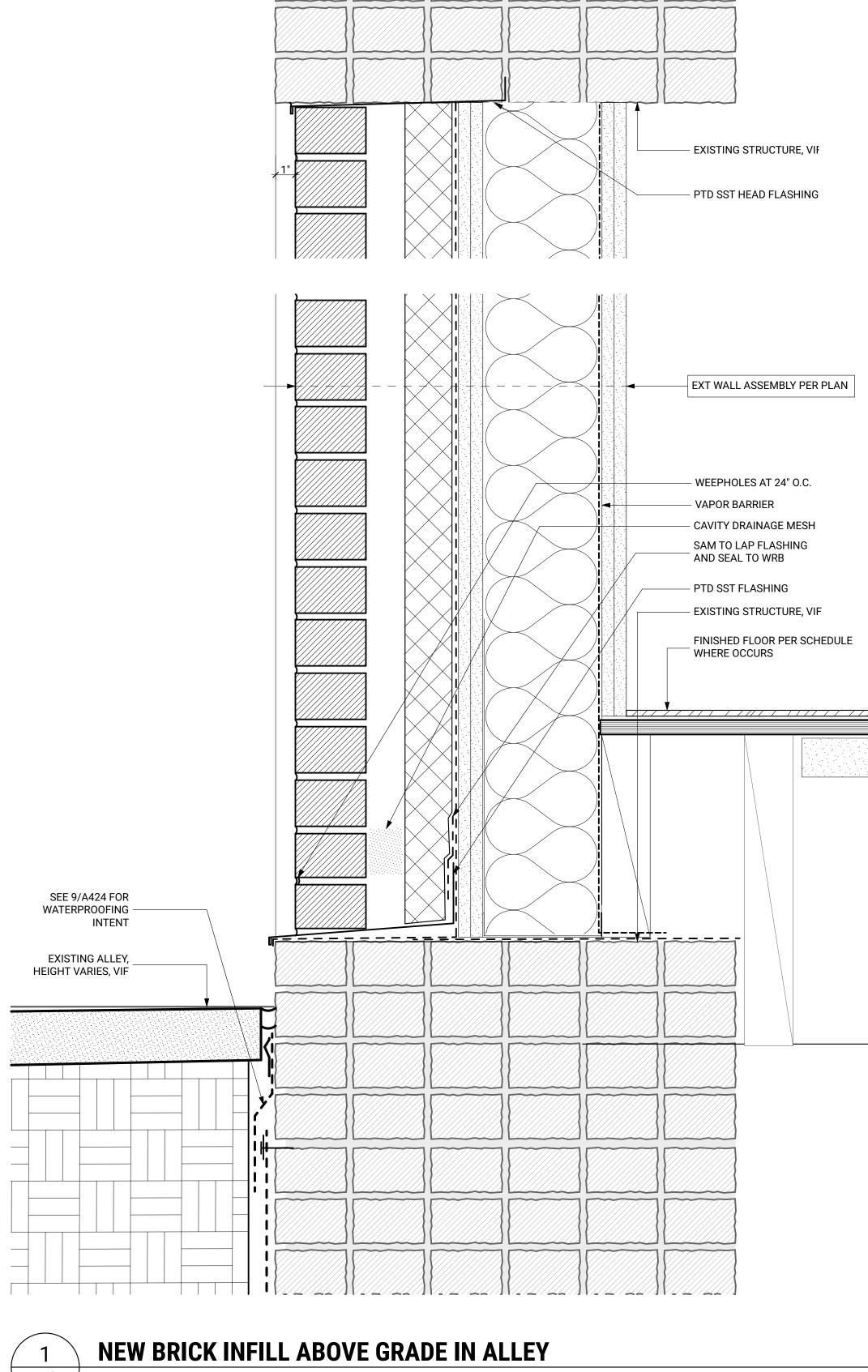
13	<b>BUSY BEE NEW TO EXISTING BRICK TRANSITION AT CHANNEL</b>
A424	SCALE: 3" = 1'-0"

EXT WALL ASSEMBL CAVITY DRAINAGE I SAM TO LAP FLASH AND SEAL TO WRB WEEPHOLES AT 24"	MESH ING
	MAXIMUM EXTENTS OF EXISTING BRICK, VIF PTD SST FLASHING PTD STL CHANNEL PER STRUCTURAL
	VAPOR BARRIER BOND BEAM PER STRUCT
	FINISH FLOOR PER SCHEDULE (A700) O/ NEW SHEATHING PER ASSEMBLY O/ EXISTING JOISTS ACOUSTIC TREATMENT PER RCP

# **INFILL OF (E) BELOW-GRADE OPENING AT ALLEY** 5 INFILE \_\_\_\_\_\_ A424 SCALE: 3" = 1'-0"







A424 SCALE: 3" = 1'-0"



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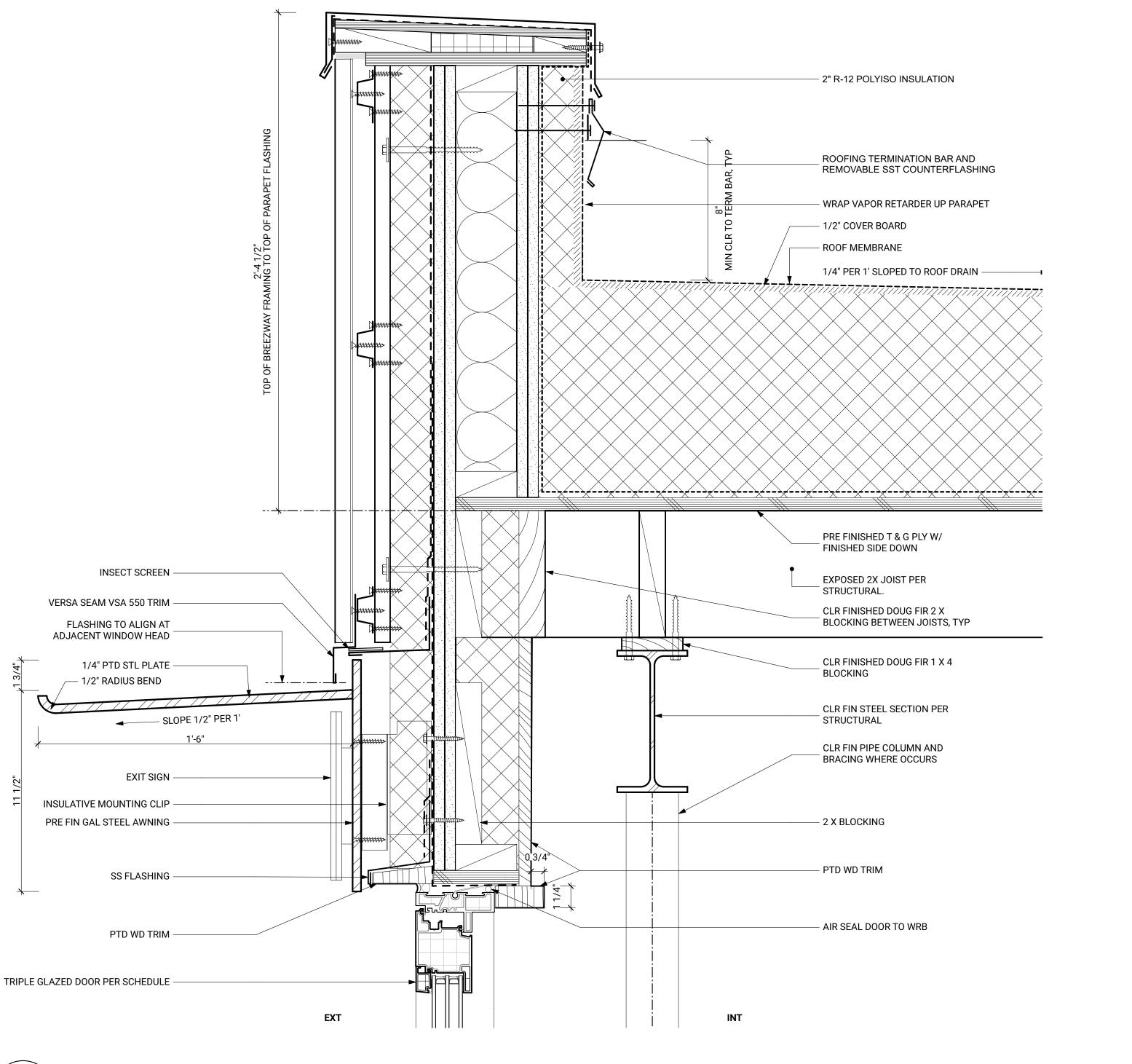
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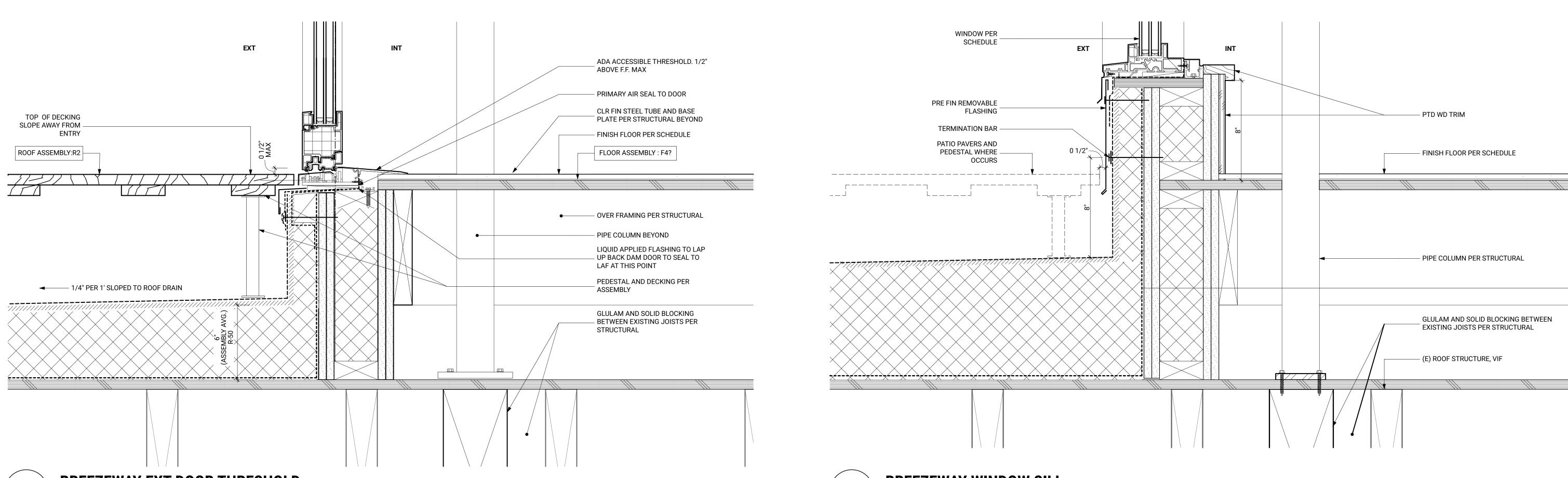
**SECTION DETAILS** 

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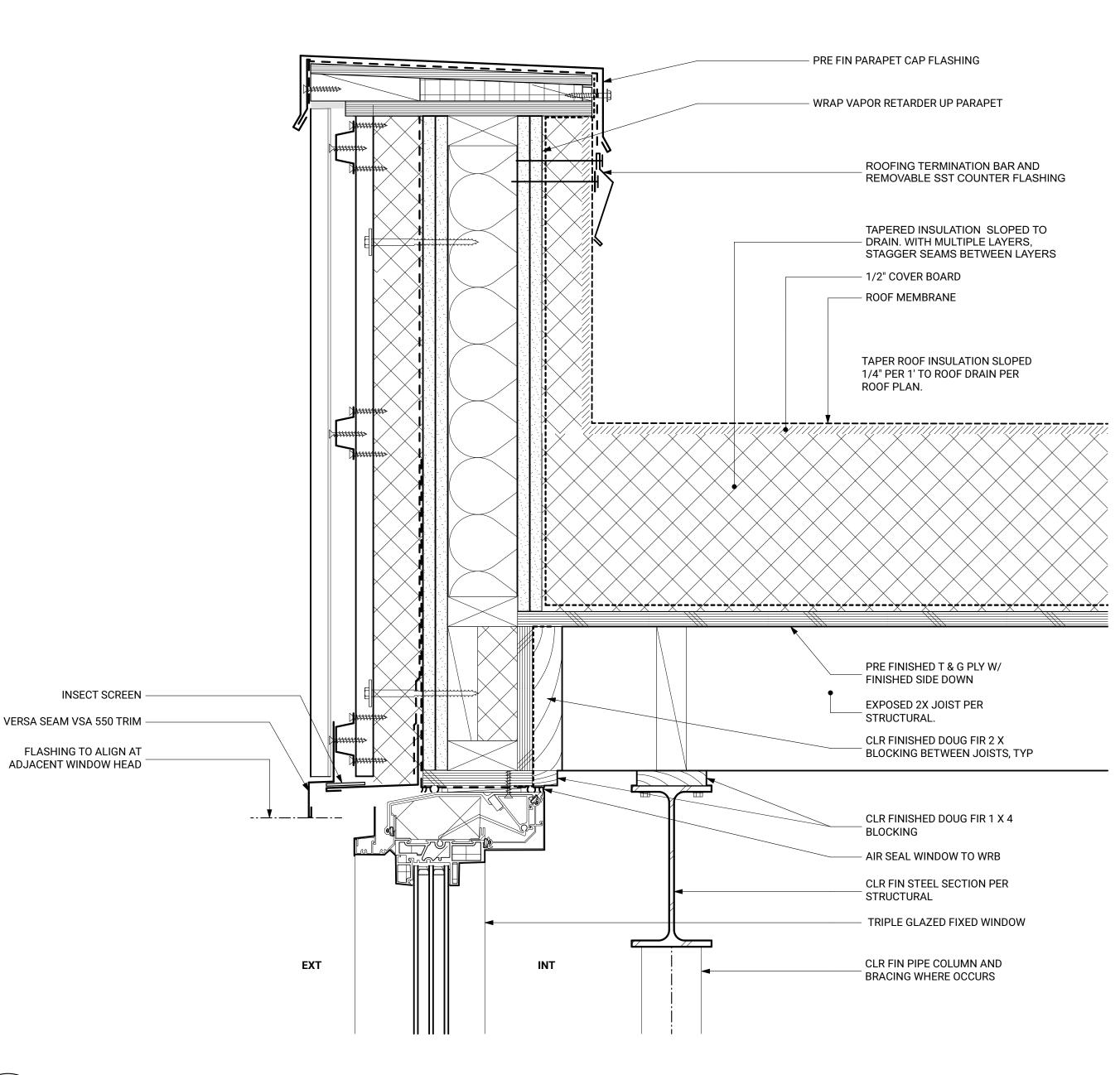






**BREEZEWAY EXT DOOR THRESHOLD** 

A425 SCALE: 3" = 1'-0"



# **BREEZEWAY WINDOW HEAD**

A425 SCALE: 3" = 1'-0"

3

## **BREEZEWAY WINDOW SILL**

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 $\square$  $\overline{}$  $\geq$ RK

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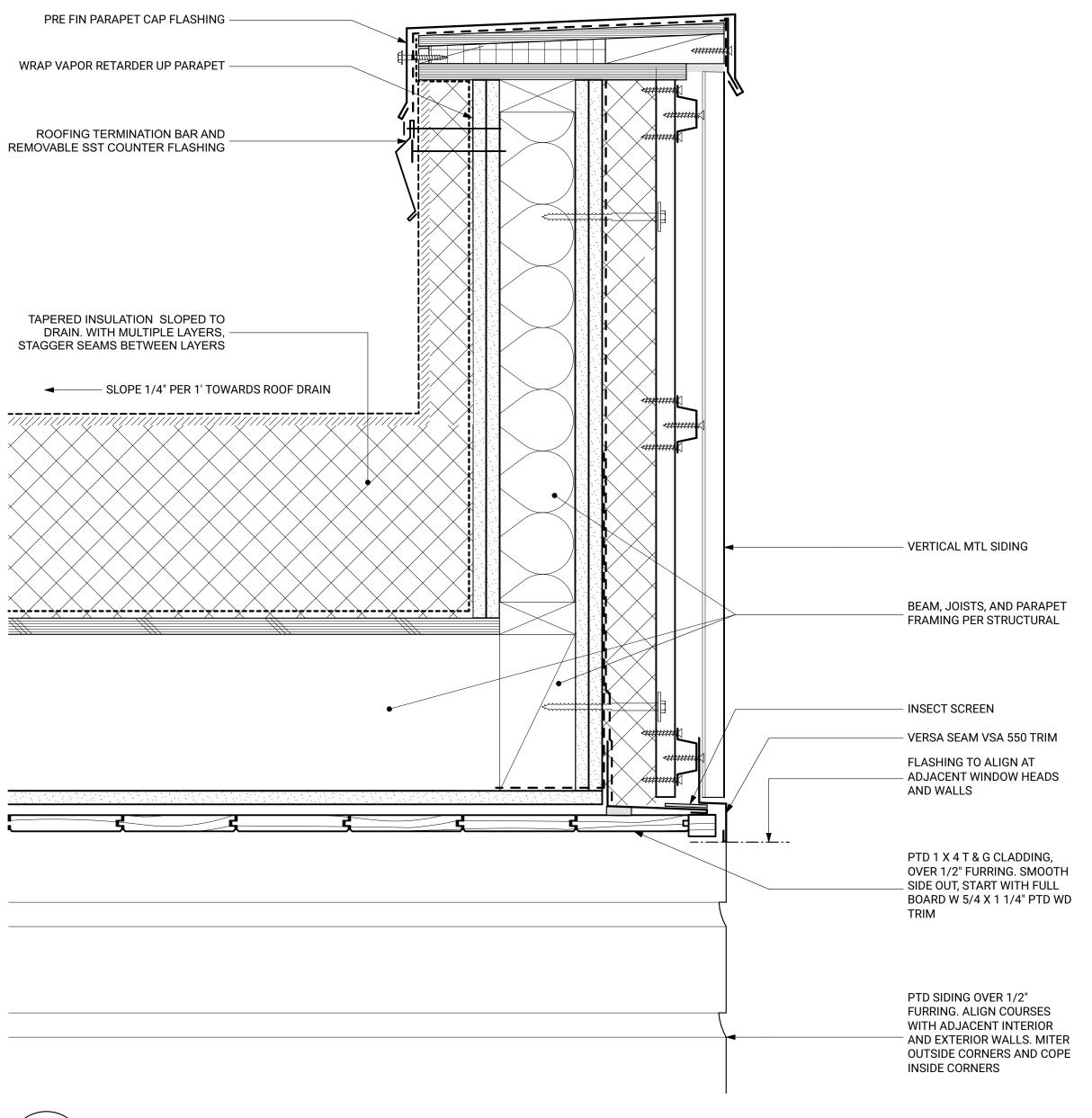


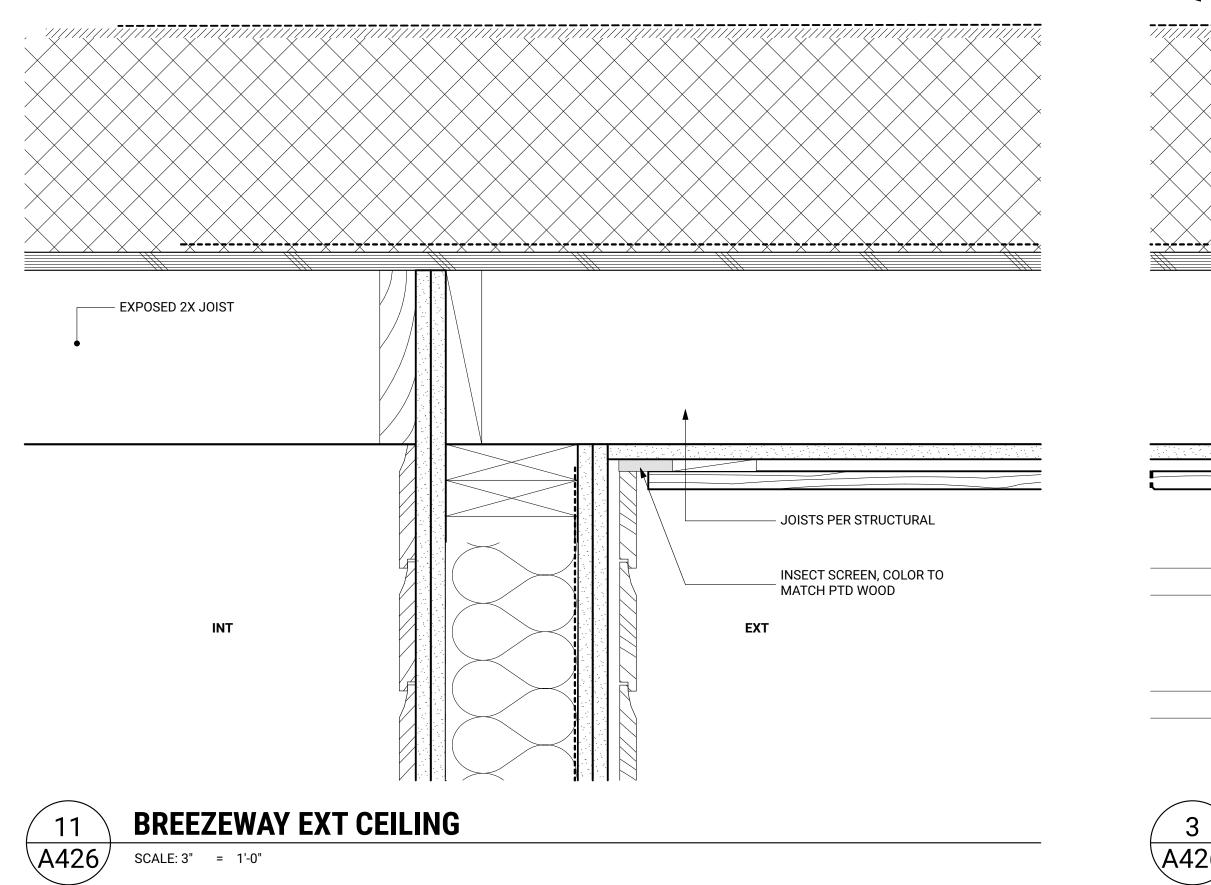
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**SECTION DETAILS** 

04/27/2021

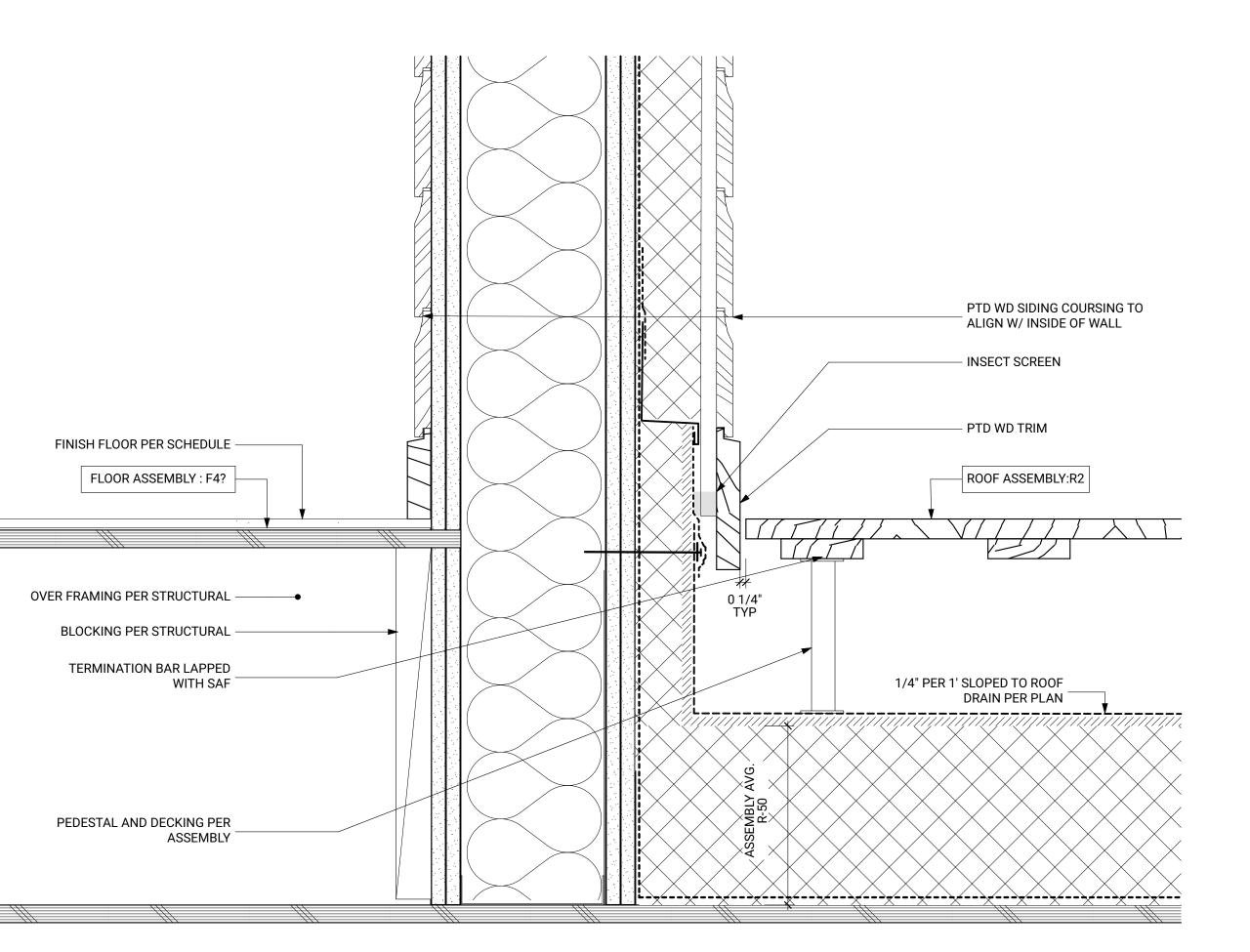
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A426 SCALE: 3" = 1'-0"





A426 SCALE: 3" = 1'-0"



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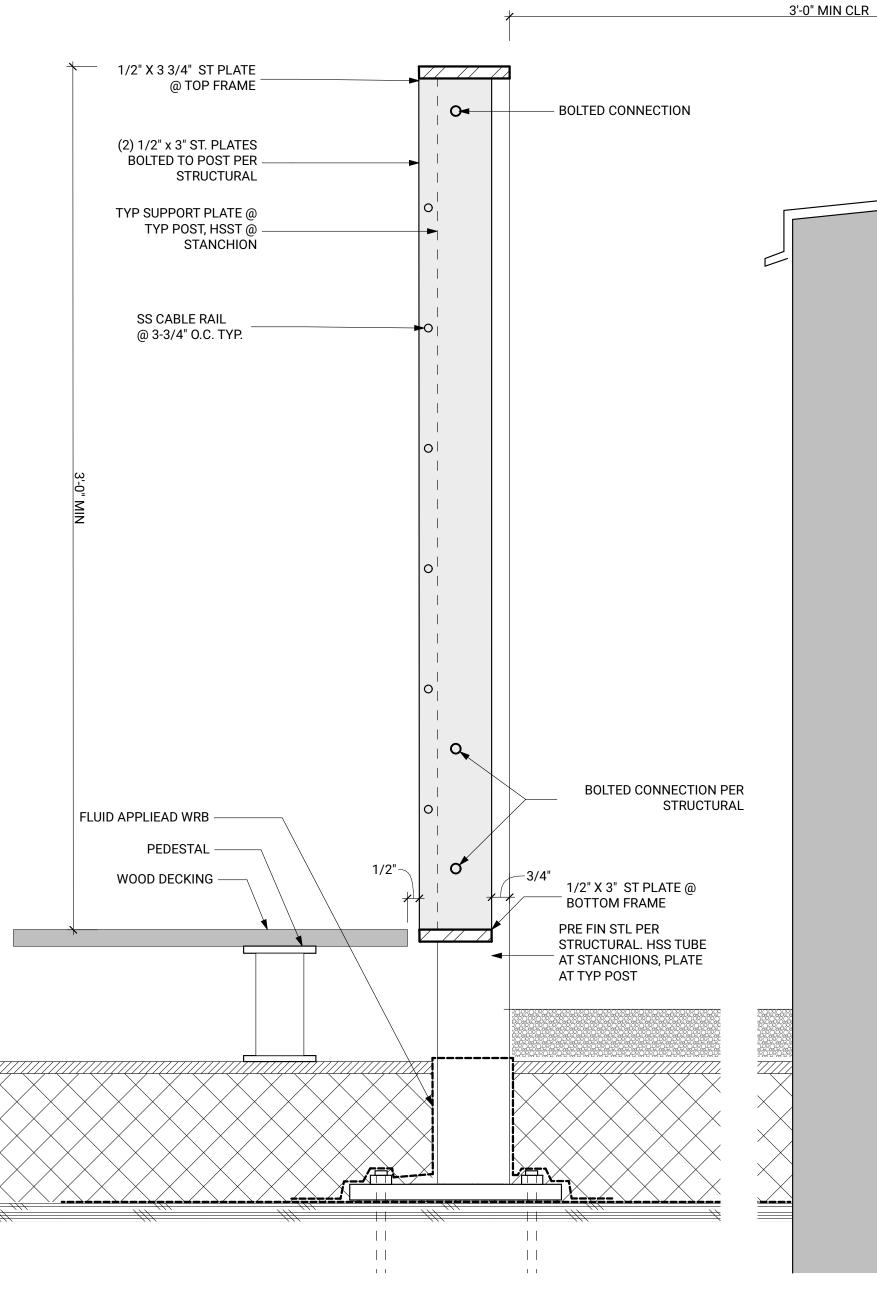
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**SECTION DETAILS** 

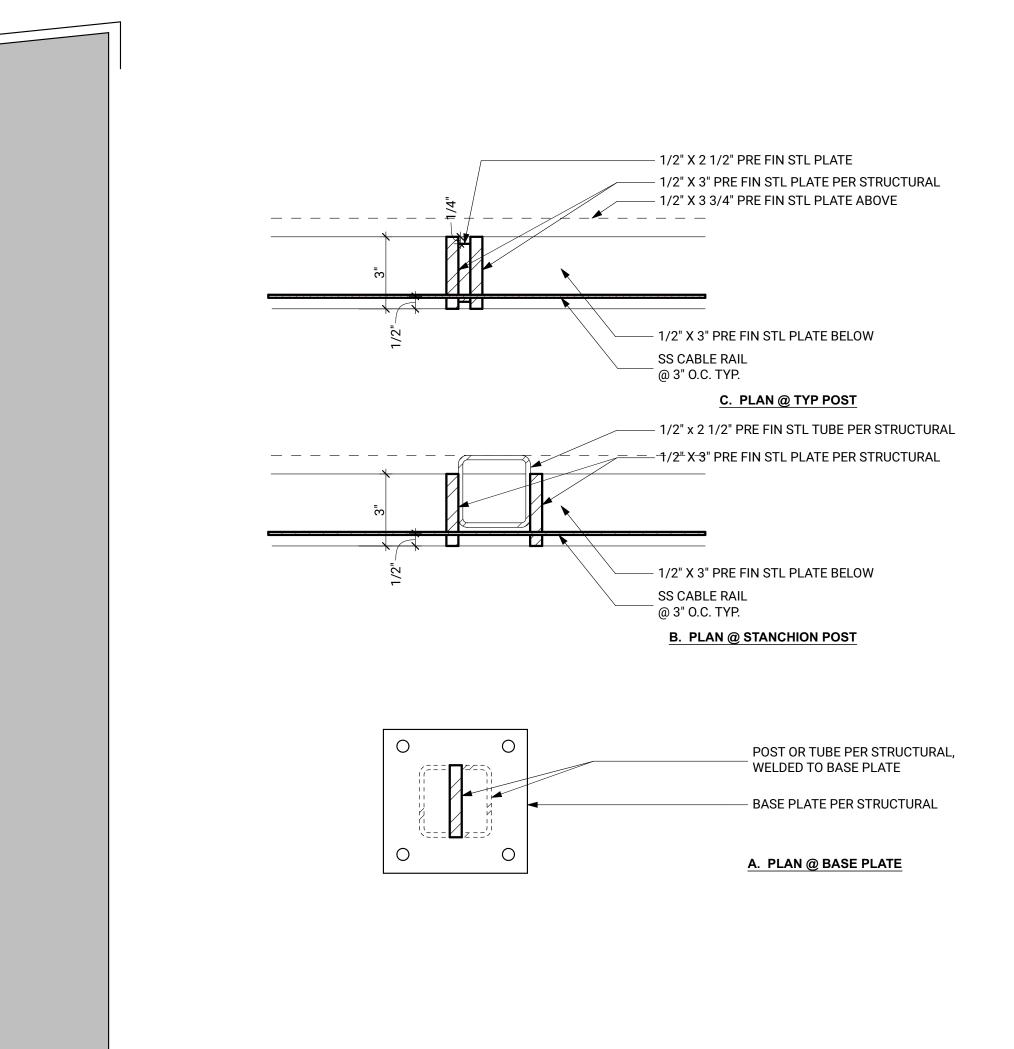
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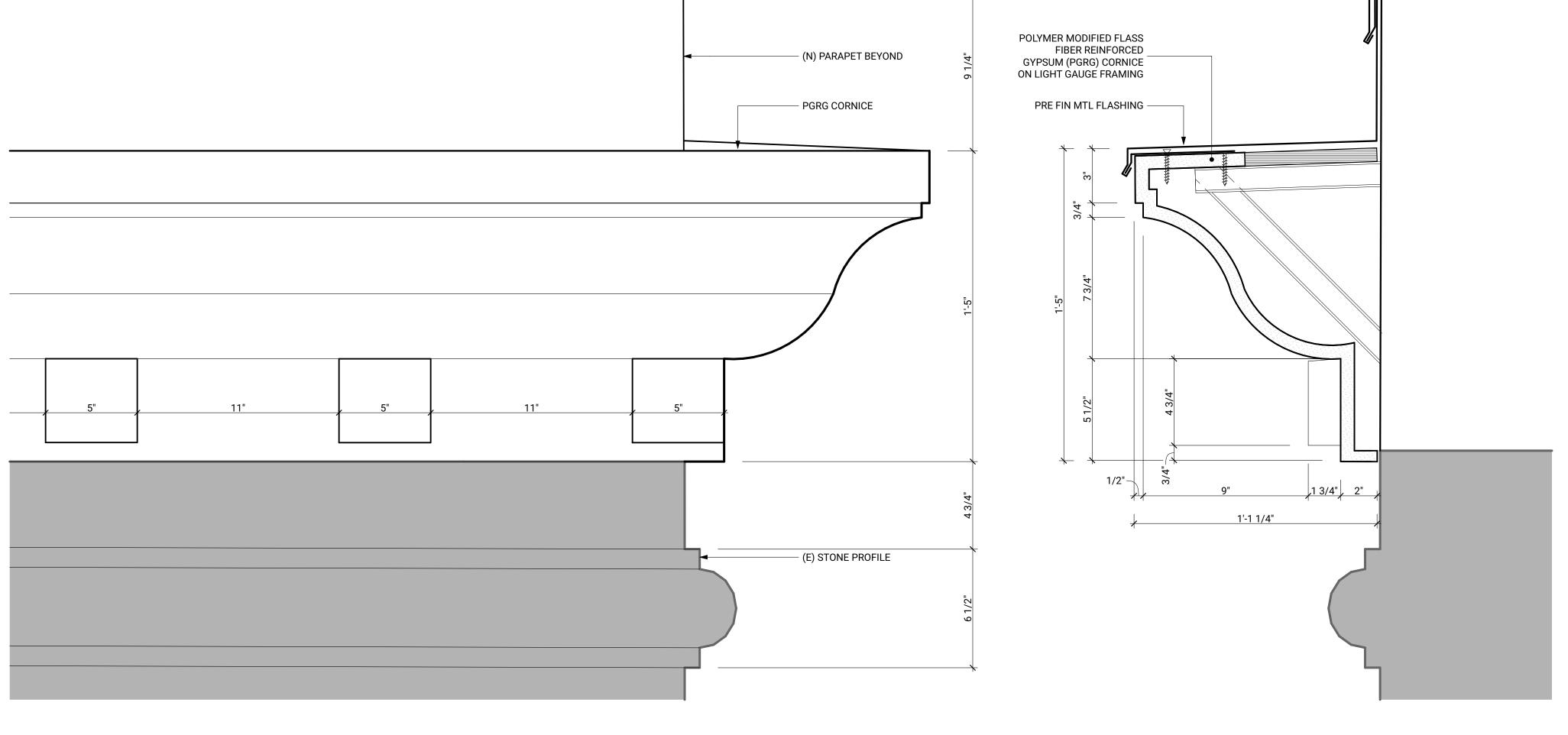




**TYP RAIL SECTION @ ROOF PATIO** 15 A430 SCALE: 3" = 1'-0"

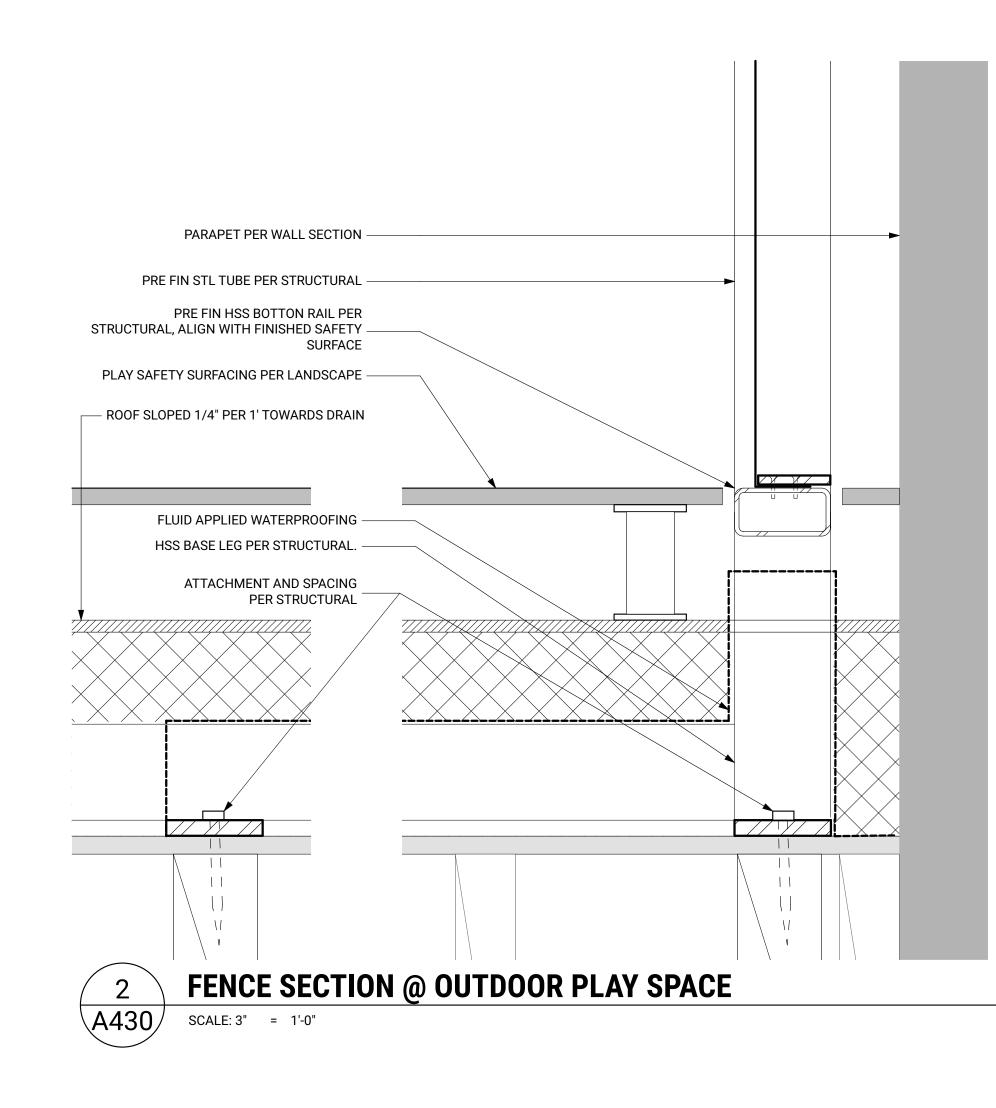


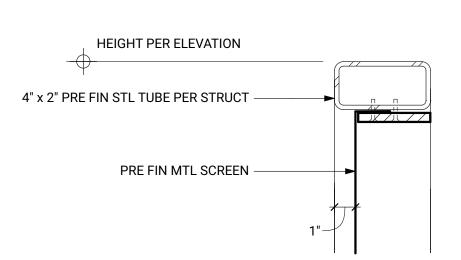
, 5"	. 11"	. 5"	. 11"	
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**RECONSTRUCTED CORNICE, ELEVATION AND SECTION** 







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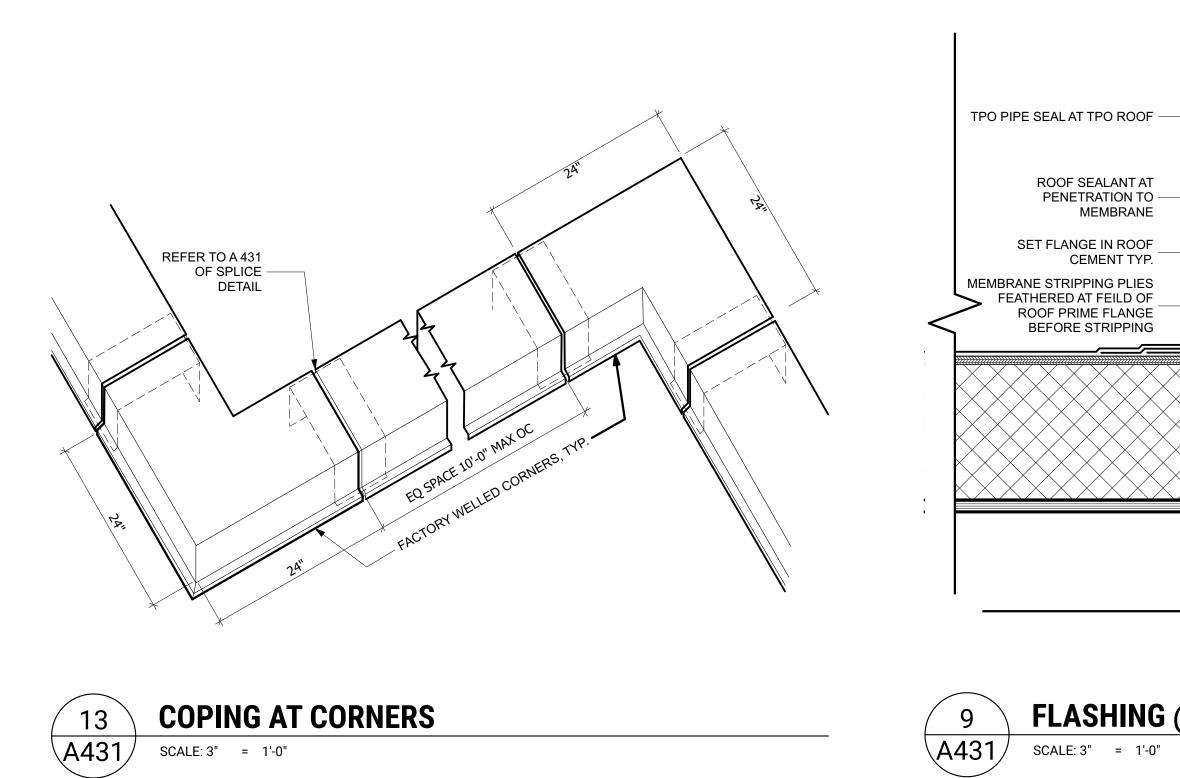
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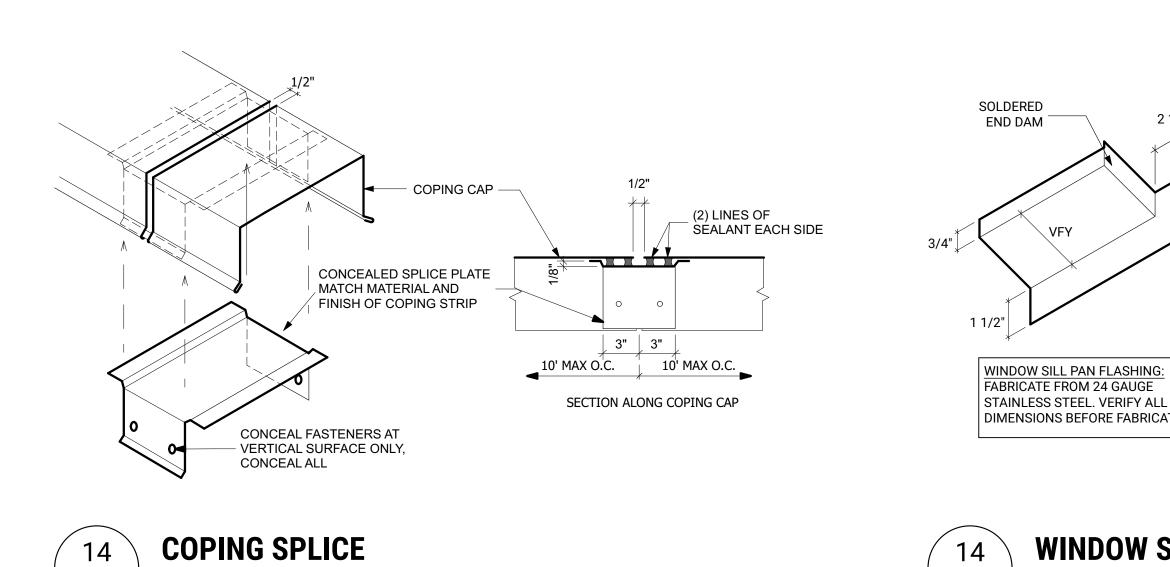
**EXTERIOR DETAILS** 

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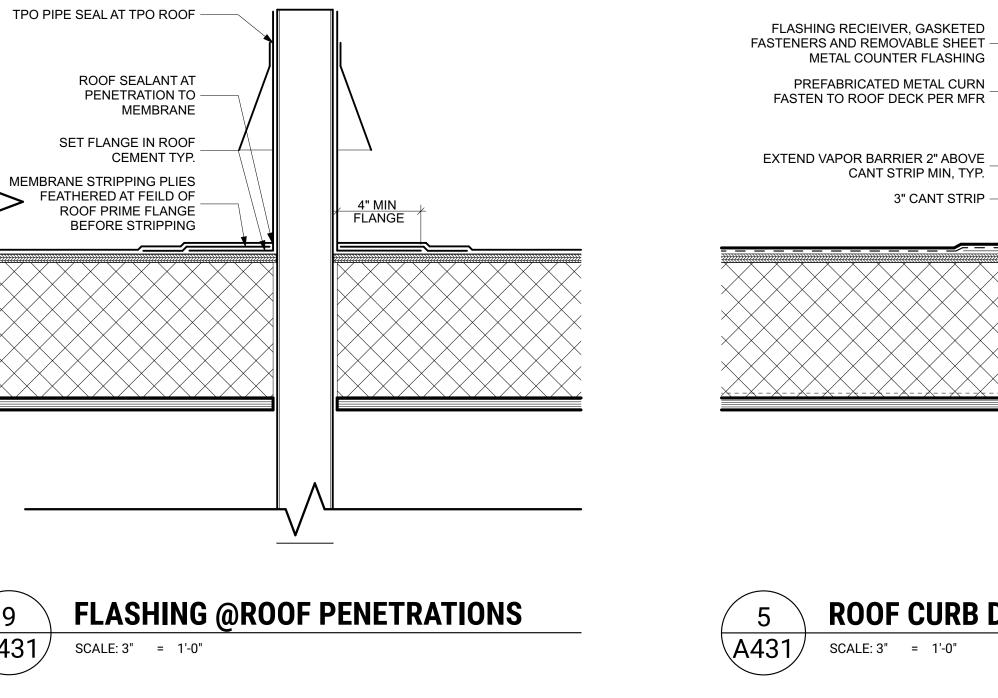
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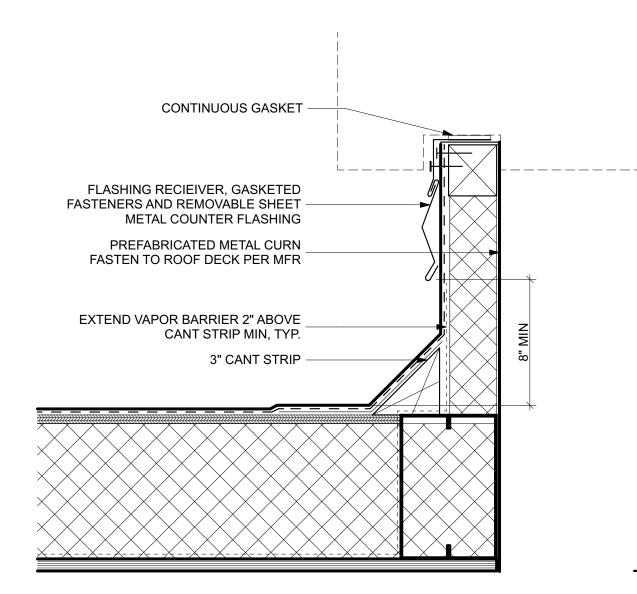






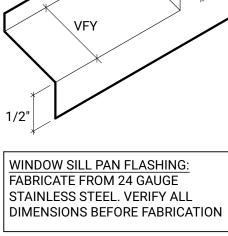
A431 SCALE: 3" = 1'-0"





**ROOF CURB DETAIL** 

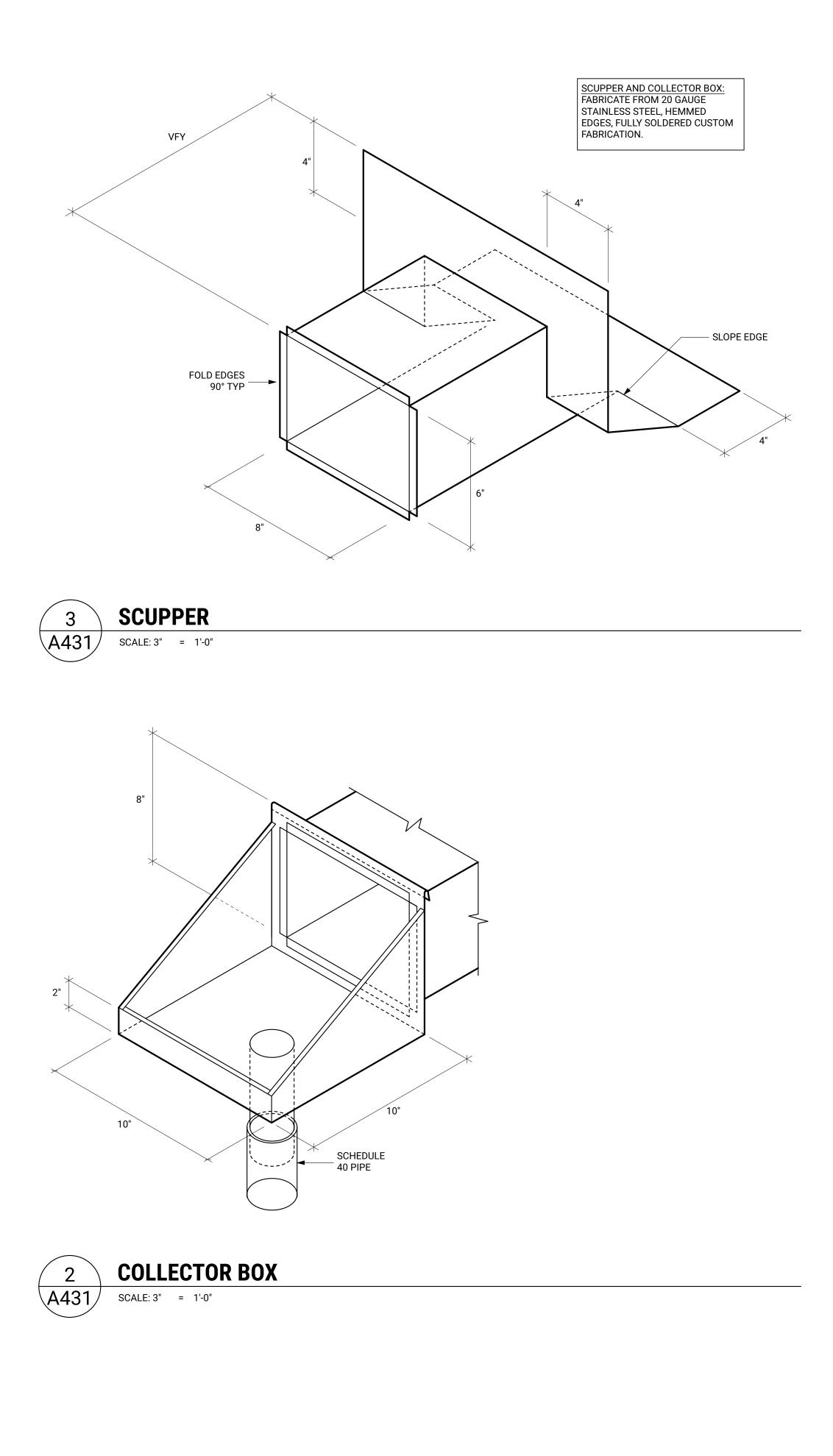
# WINDOW SILL PAN FLASHING

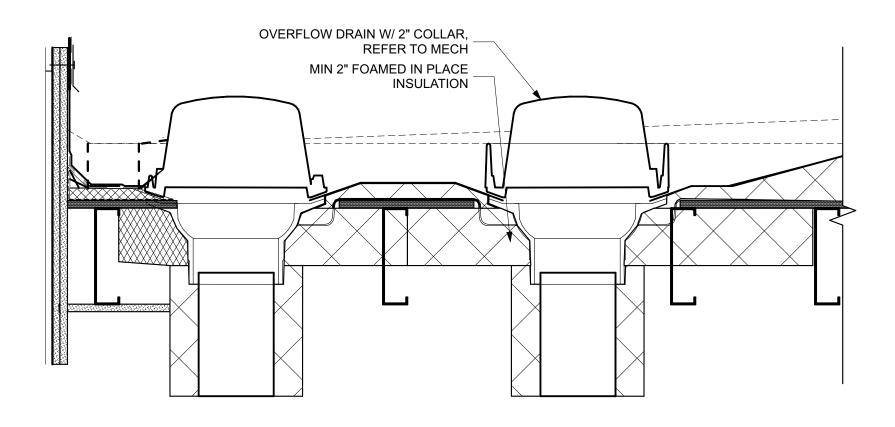


SCALE: 3" = 1'-0"

A431

2 1/2" 🗡







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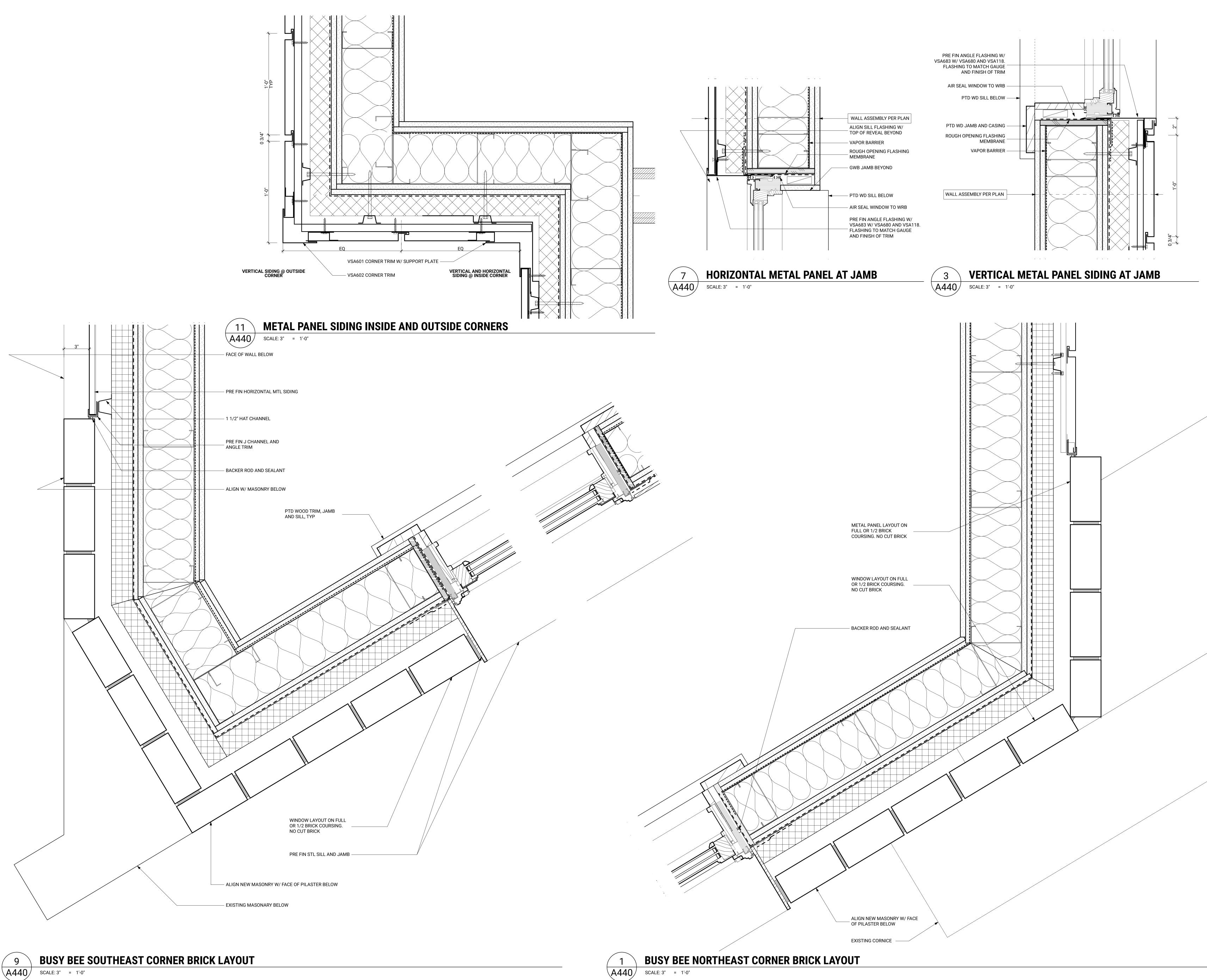
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**TYPICAL SHEET METAL** DETAILS

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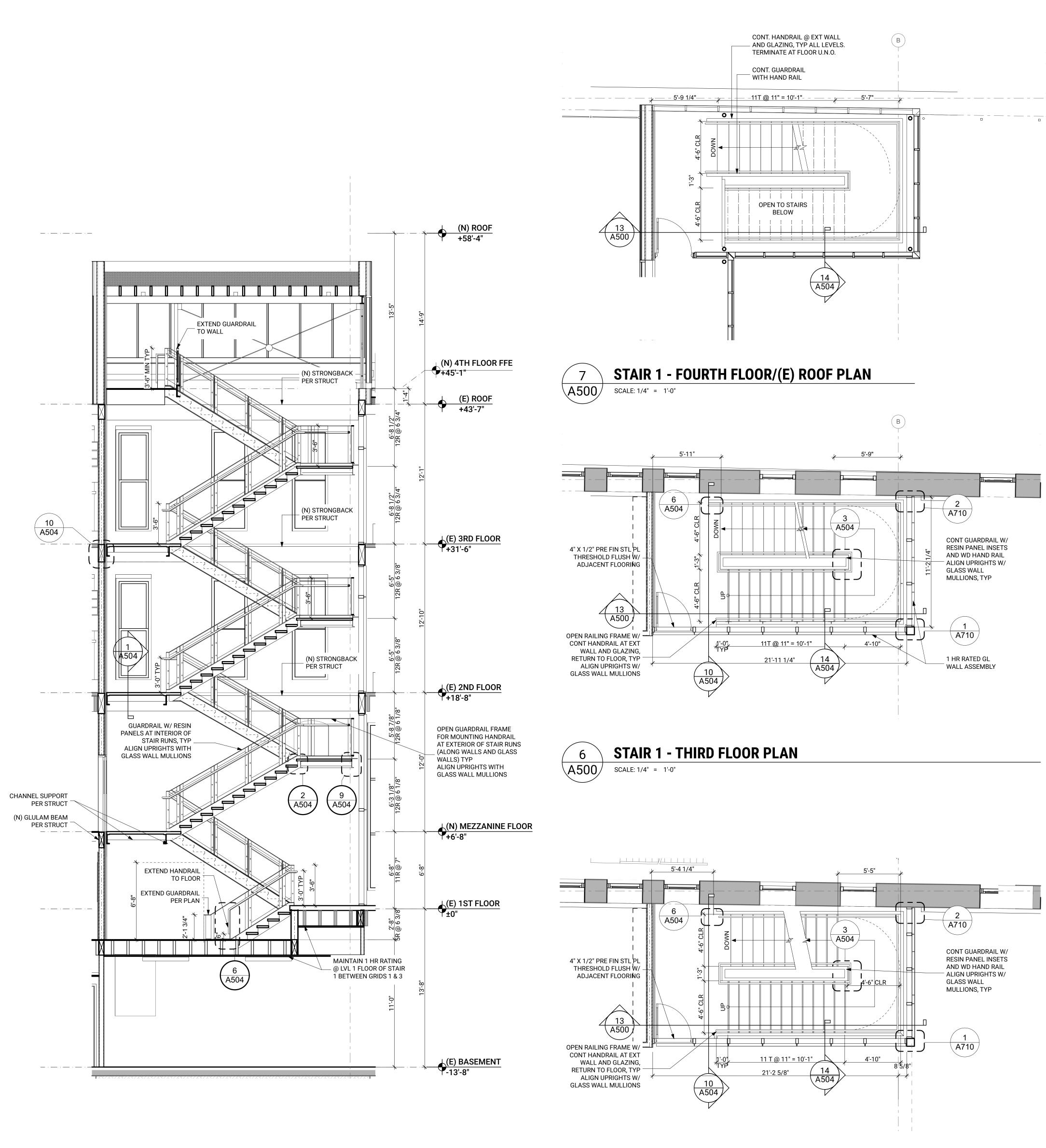
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**PLAN DETAILS** 

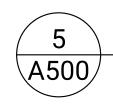
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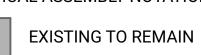






**STAIR 1 - SECOND FLOOR PLAN** SCALE: 1/4" = 1'-0"

## FLOOR PLAN GRAPHIC LEGEND TYPICAL ASSEMBLY NOTATION:

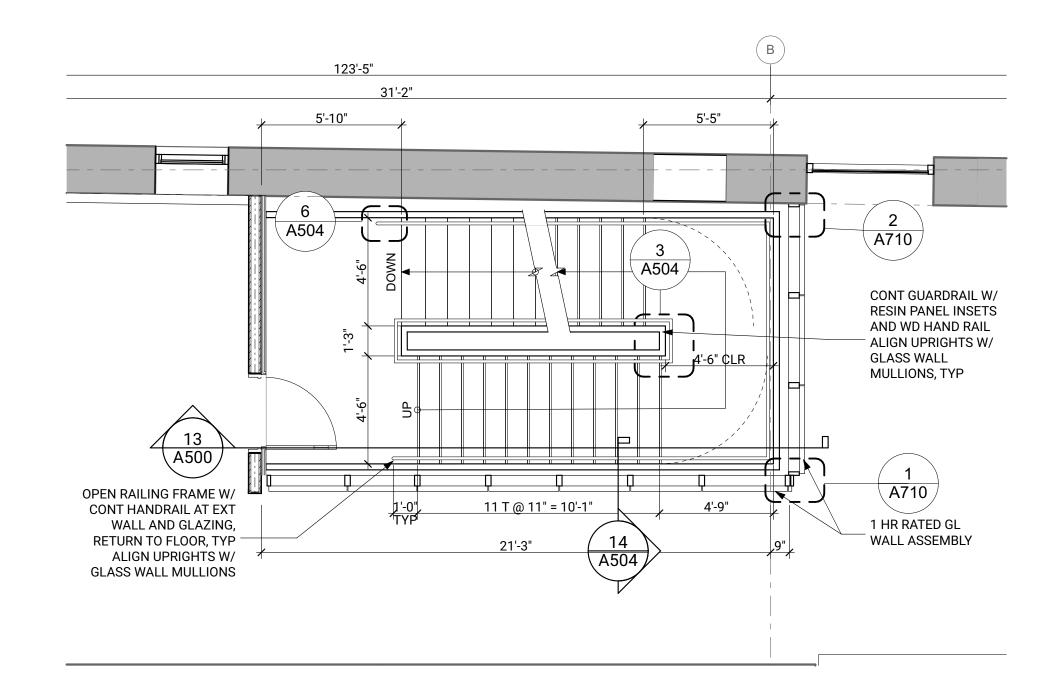


NEW CONSTRUCTION

FLOOR HEIGHT ABOVE PROJECT 0'-0' 

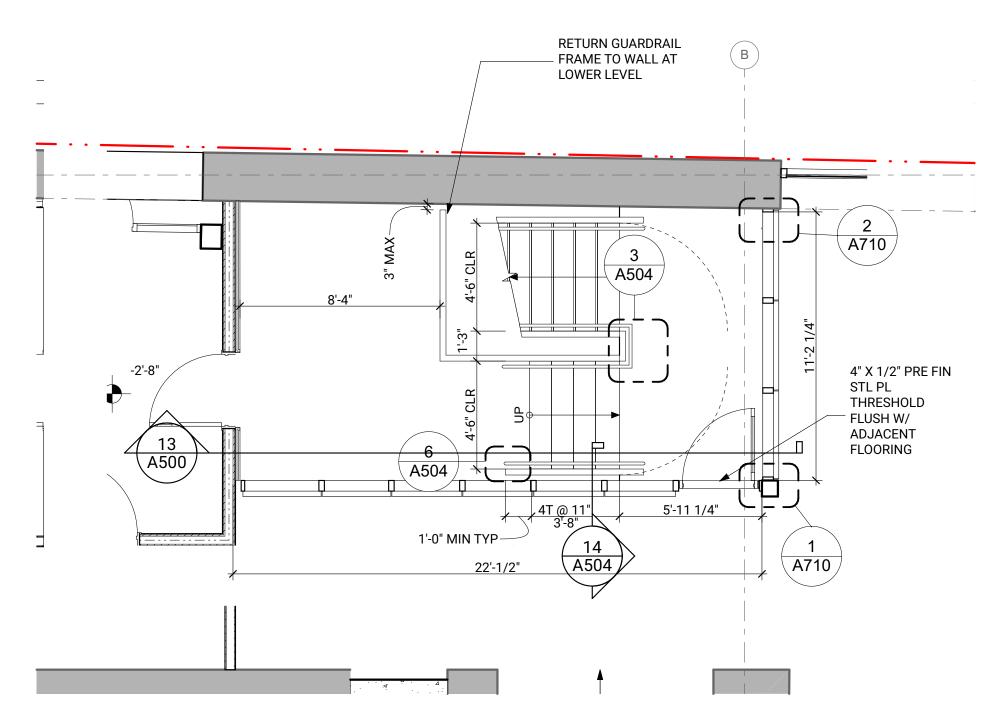
## PLAN NOTES

- 1. SEE SHEET G001 FOR GENERAL NOTES
- 2. DIMS ARE TO FACE OF CONCRETE (FOC) OR FACE OF STUD (FOS) UNLESS NOTED OTHERWISE
- 3. ALL FLOOR LEVELS DENOTE TOP OF FLOOR FINISH, U.N.O.
- 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. COORDINATE ANY DIMENSION CHANGES WITH ARCHITECT.





# **STAIR 1 - MEZZANINE FLOOR PLAN**





**STAIR 1 - FIRST FLOOR PLAN** 

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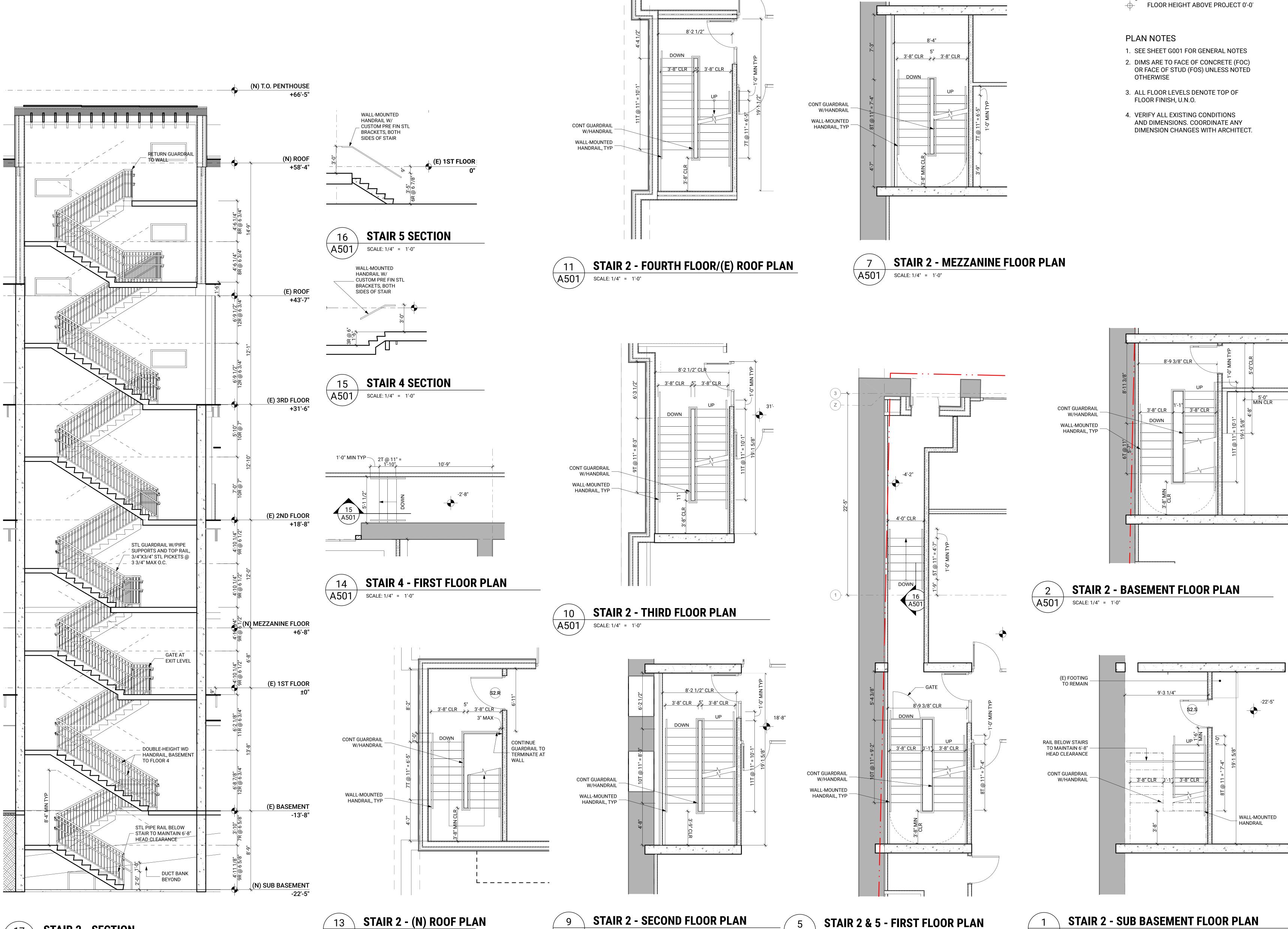


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**STAIR 2 - SECOND FLOOR PLAN** A501 SCALE: 1/4" = 1'-0"



FLOOR PLAN GRAPHIC LEGEND TYPICAL ASSEMBLY NOTATION:





FLOOR HEIGHT ABOVE PROJECT 0'-0'

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



**STAIR 2 - SUB BASEMENT FLOOR PLAN** 

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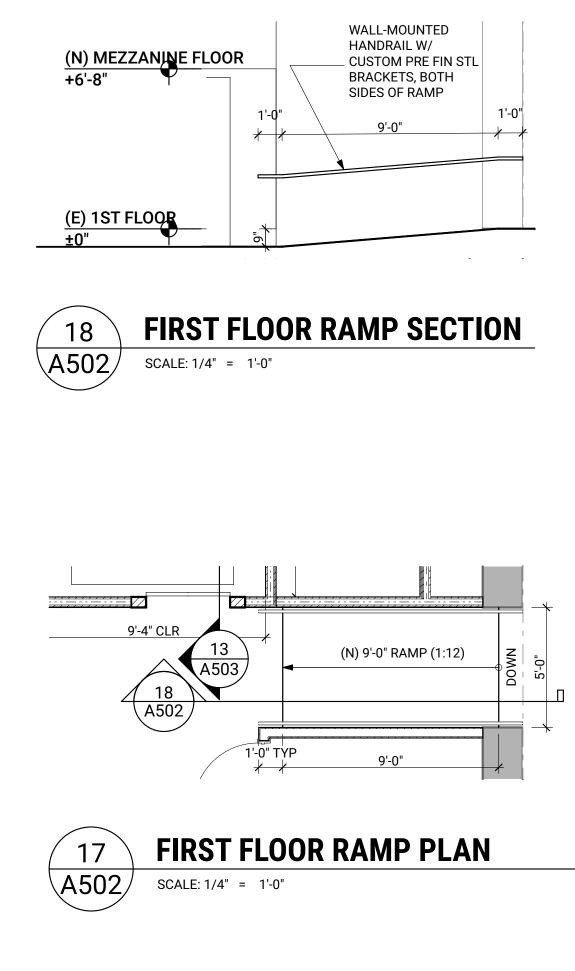


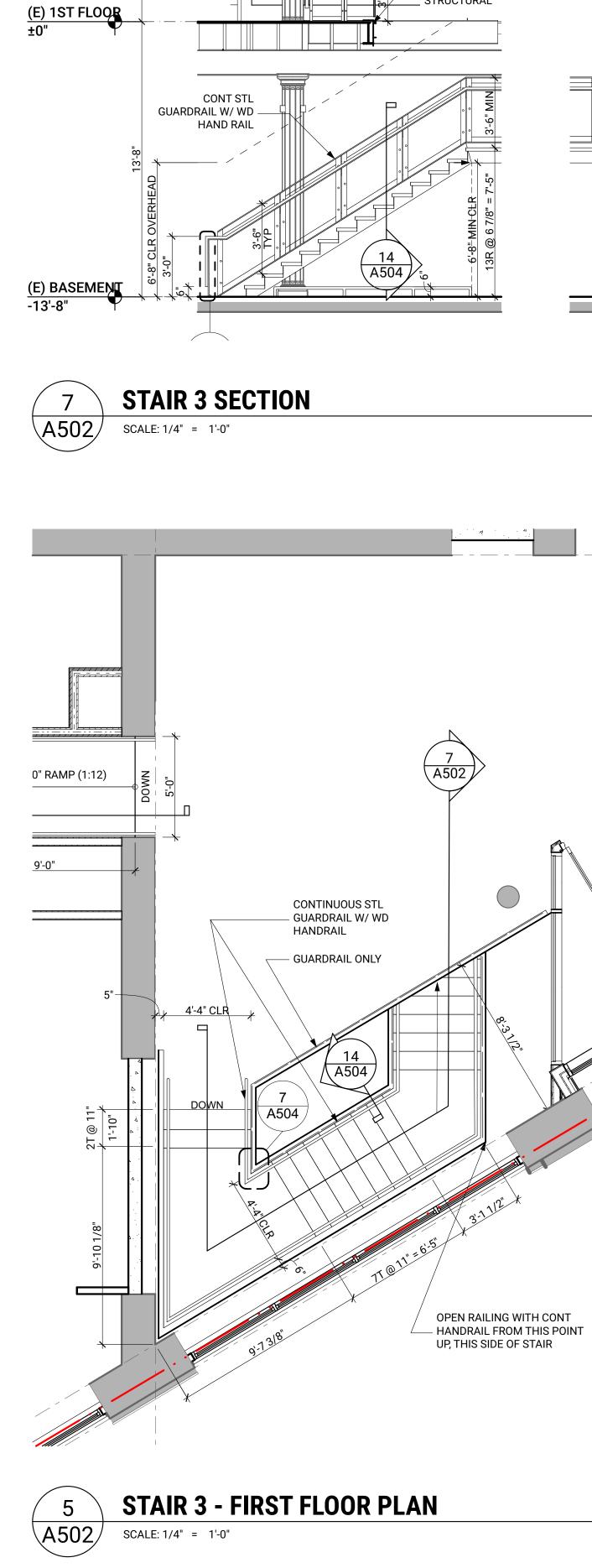
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(N) MEZZANINE FLOOR +6'-8"

GUARDRAIL

## FLOOR PLAN GRAPHIC LEGEND TYPICAL ASSEMBLY NOTATION:

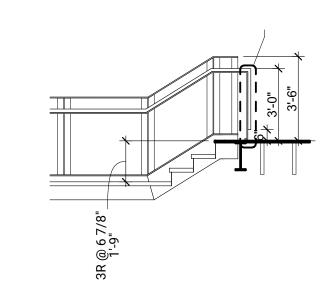


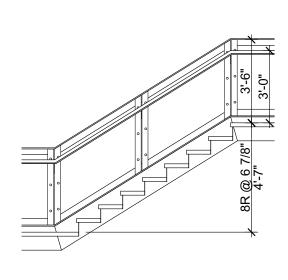
NEW CONSTRUCTION

+ FLOOR HEIGHT ABOVE PROJECT 0'-0'

## PLAN NOTES

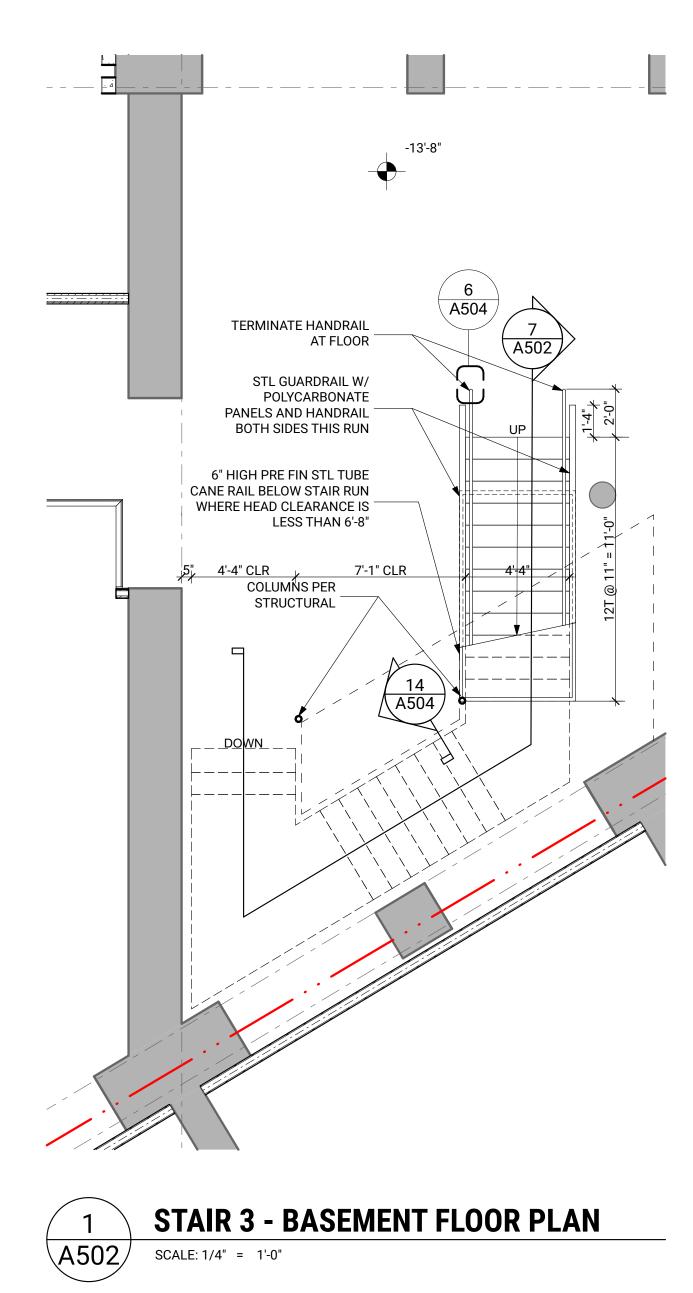
- 1. SEE SHEET G001 FOR GENERAL NOTES
- 2. DIMS ARE TO FACE OF CONCRETE (FOC) OR FACE OF STUD (FOS) UNLESS NOTED OTHERWISE
- 3. ALL FLOOR LEVELS DENOTE TOP OF FLOOR FINISH, U.N.O.
- 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. COORDINATE ANY DIMENSION CHANGES WITH ARCHITECT.





RAILING MOUNTED TO \_\_ CHANNEL FASCIA PER

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STAIR 3 - ENLARGED PLANS, SECTIONS AND DETAILS 04/27/2021

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## **ELEVATOR NOTES:**

1. SBC Section 3022 and ASME Sections 2.7 and 2.8. Pipes, ducts, conduits, and equipment not used for the operation of the elevators are prohibited in machine room and hoistway.

2. SBC 3020. Maintain all required working clearances in machine room. 3. ASME Rule 2.2.2. Waterproof as necessary to prevent entry of ground water. Sump pumps may be installed for flood control but not approved to maintain a dry pit.

4. SBC 3023, ASME Rule 2.2.4. Provide pit ladder.

5. ASME Rule 2.7.9.2. Machine room temperature and humidity control. 6. SBC 3016.5. ASME A17.1, 2.14 and Section 713.14. Control of smoke and hot gases in elevator hoistway.

7. SBC 3016.3. Comply with seismic requirements.

8. ASME Rule 2.7.4. Provide 7'-0' clear headroom in machine room.

9. SBC 3016.4. and Chapter 11; Accommodate people with disabilities. 10. ASME Section 2.4 and 3.4. Provide proper top car runbys, clearances and

refuge space.

11. ASME Rule 2.1.1.2 and 2.11.14. Grout all masonry jambs and headers to retain fire rating of hoistway. In other than masonry, provide labeled entrance assemblies installed as tested.

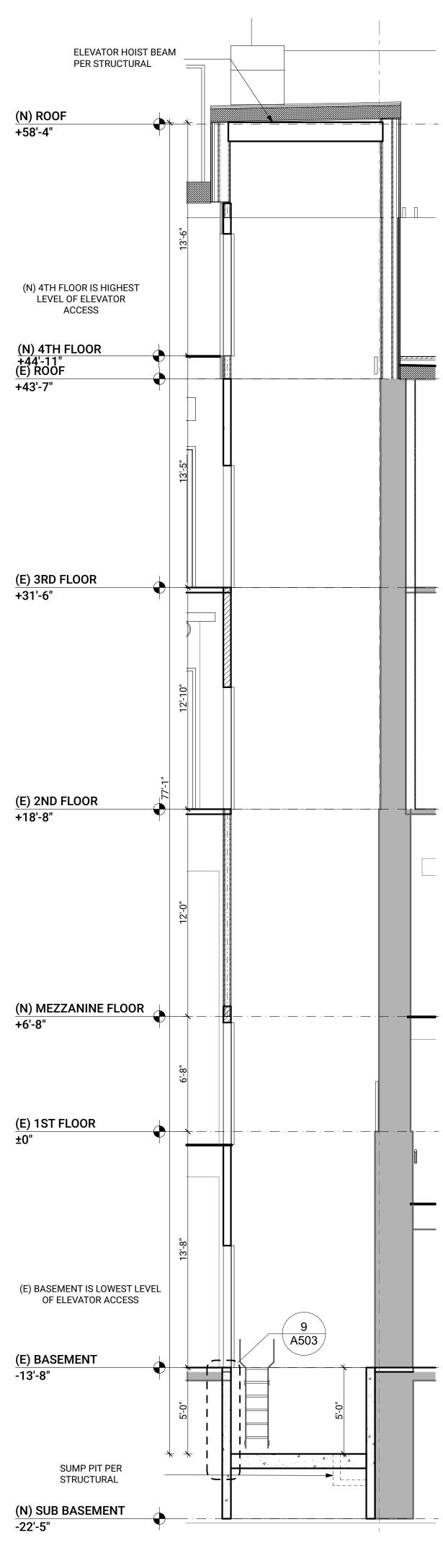
12. SBC 3020. Grout behind all hoistway penetrations for pipes, fixtures, etc. 13. SBC 3016.5 Elevator hoistways shall not be vented or pressurized through elevator machine rooms.

14. SBC 3016.5 (4) Ventilation and pressurization equipment, ducts, etc. cannot be located in elevator machine rooms, hoistways, or spaces.

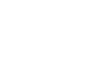
15. ASME Rules 2.1.1.2 and 2.14.1.8 Glass used in or on elevator hoistways and cars must be laminated and meet the requirements of ASME Z97.1 16. SBC 106 Provide calculations and drawings to SDCI for approval of the stresses as noted in the applicable rules of ASME Section 2.9. 17. ASME Section 2.6. Provide calculations to SDCI for approval of the ability of the pit floor and structure to withstand the elevator buffer engagement

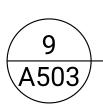
reactions. 18. ASME 2.27.1. Provide means of two-way conversation between each elevator and a readily accessible point (Main Elevator Lobby) outside the hoistway. A two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge.

19. ASME 2.27.1.1.2 This structure is considered as unattended, and an additional emergency signaling devices shall be provided (phone to answering service).









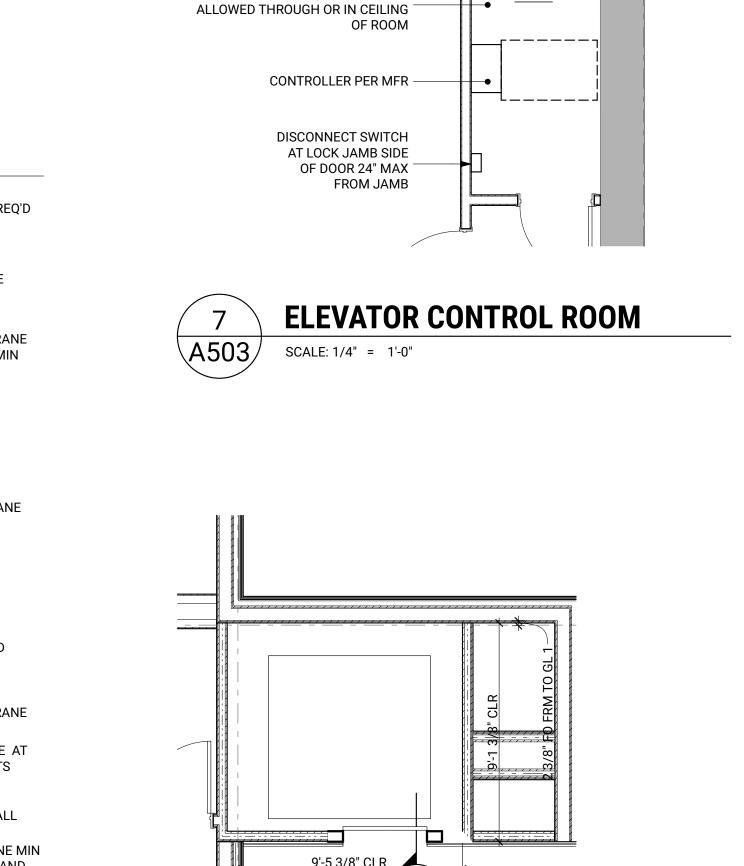
20. ASME 2.27.1.1.5 Provide an emergency power supply for the devices required by 2.27.1 The supply shall be capable of operating the audible device for at least one hour and the means of a two-way conversation for at least four hours. 21. SBC 3016.9. Install approved key retainer box, keyed to the secure city key. 22. SBC 3016.10 Keys required for the operation of elevator, fire emergency service, the machine room and the mechanical hoistway access key shall be tagged and kept in the key box.

23. Comply with all applicable codes.

24. In buildings provided with an elevator, at least one elevator shall provide fire department emergency access to all floors served in buildings four or more stories above or below grade plan.

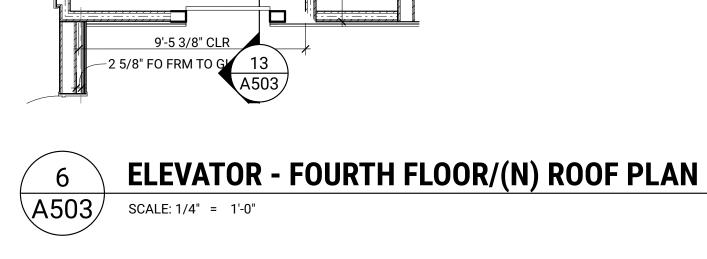
25. Elevator shall be identified by the international symbol for emergency medical services (STAR OF LIFE). The symbol shall not be less than 3 inches (76 mm) in height and shall be placed inside on both side of the hoistway door frame on both the designated level and alternate level.

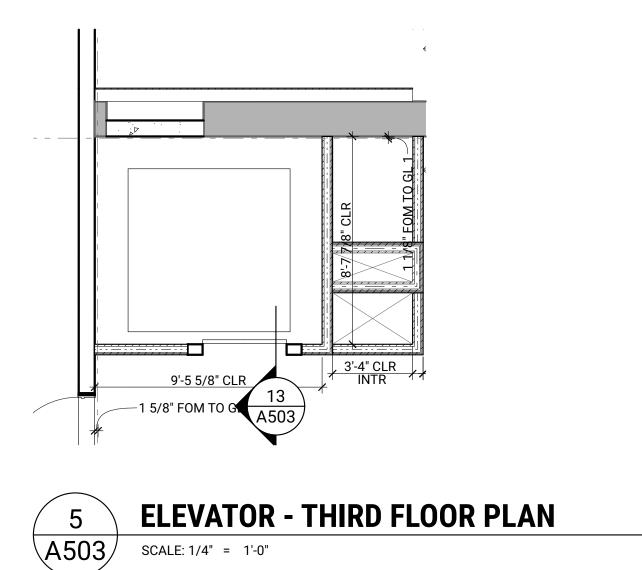
26. A separate conveyance permit with detailed installation plans will be provided and shall be installed by a Washington State licensed elevator contractor.



ELEVATOR CONTROL ROOM. NO

PIPES, DUCTS, OR PLUMBING



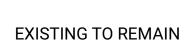


				TOPPING SLAB AS REQ'D
				LIQUID MEMBRANE TERMINATION
				BITUTHENE MEMBRANE - (SHOWN DOTTED) MIN 6" OVERLAP
				- PREPRUFE MEMBRANE
				_ PLYWOOD OR RIGID DRAIN BOARD
		44		– PREPRUFE MEMBRANE
(E) SOIL				_ PREPRUFE CJ TAPE AT ALL LAPPED JOINTS
	9.		◀	- CONC ELEV PIT WALL
				EXTEND MEMBRANE MIN 18" BEYOND SLAB AND PROTECT FROM OVERSPLASH
				REINFORCE W/ TAPE AT COLD JOINT LOCATION
				- CAST-IN WATERSTOP
				_ PREPRUFE CJ TAPE AT ALL LAPPED JOINTS
				- PREPRUFE MEMBRANE
HYDROCOIL 600 PERIMETER DRAIN				

# **ELEVATOR PIT WATERPROOFING**

SCALE: 3" = 1'-0"

## FLOOR PLAN GRAPHIC LEGEND **TYPICAL ASSEMBLY NOTATION:**



NEW CONSTRUCTION

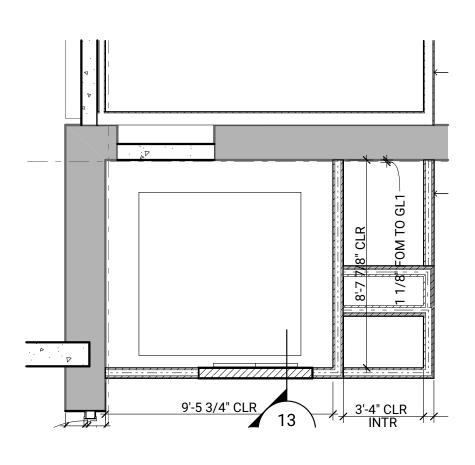
FLOOR HEIGHT ABOVE PROJECT 0'-0'

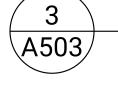
PLAN NOTES

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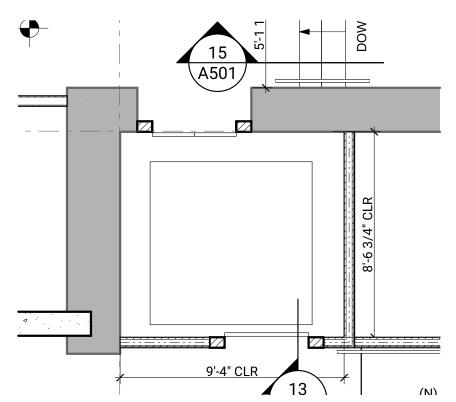




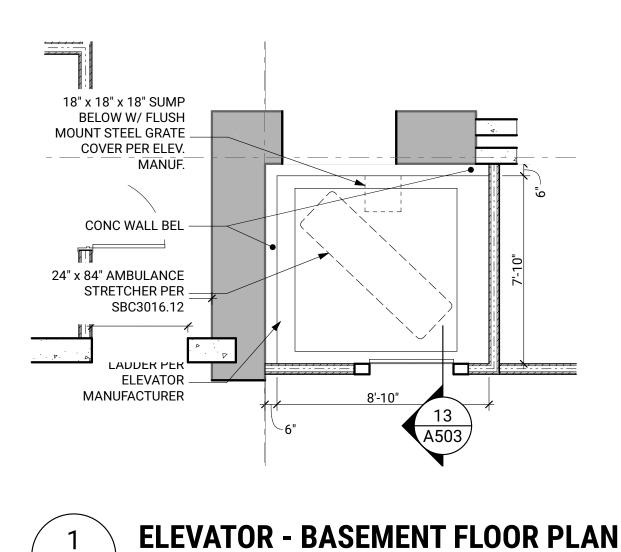




## **ELEVATOR - SECOND FLOOR PLAN** SCALE: 1/4" = 1'-0"







\A503/

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



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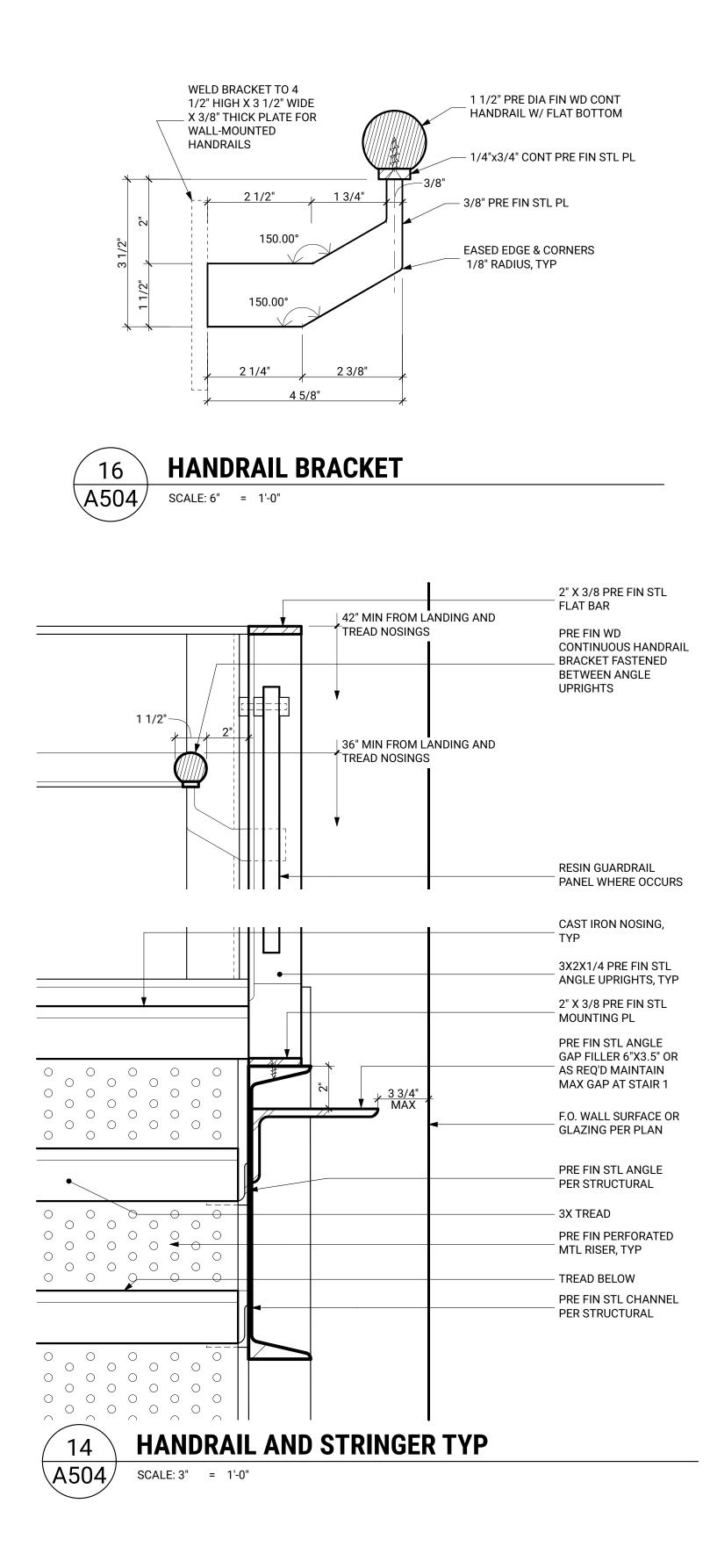
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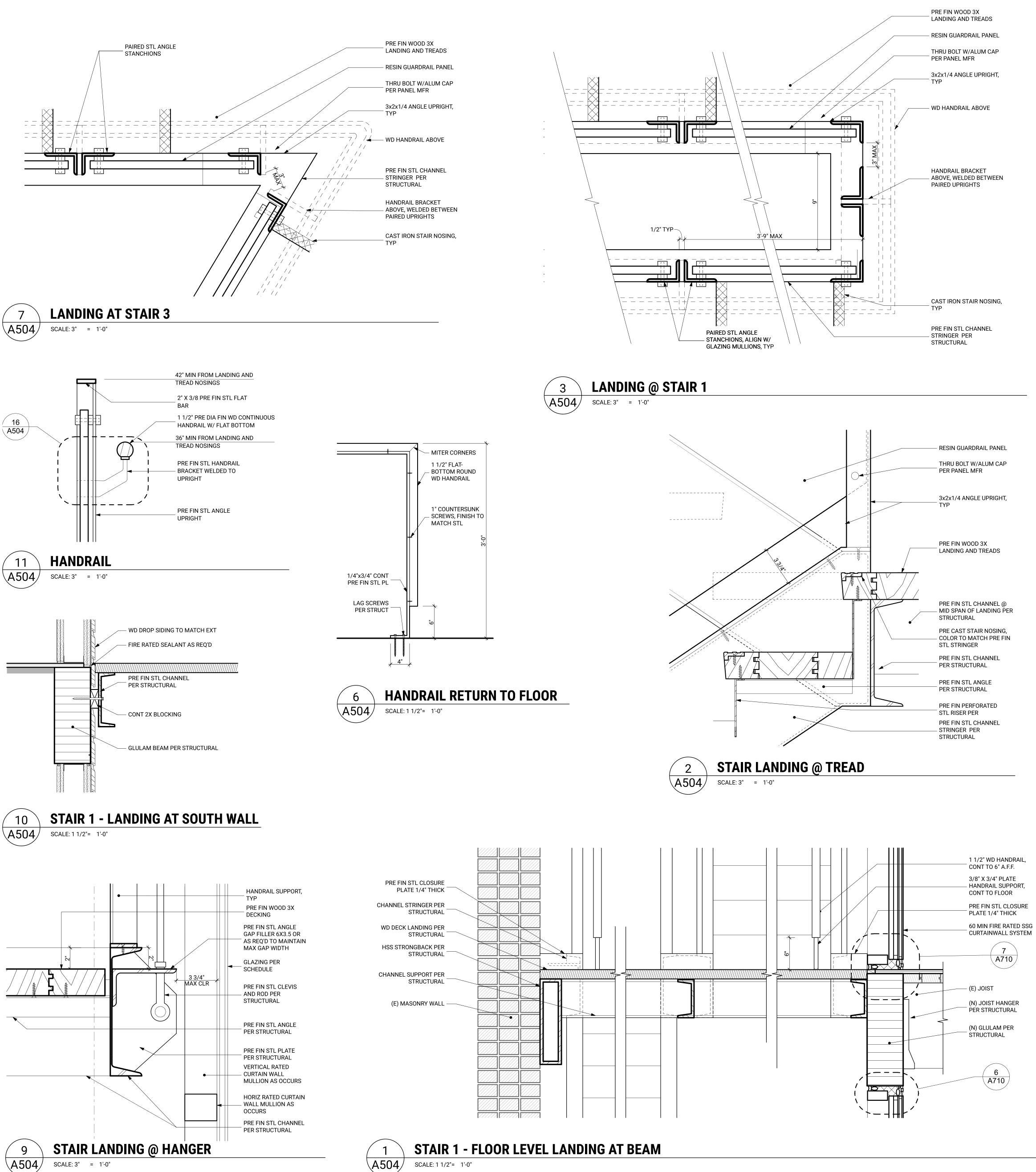
**ELEVATOR SECTIONS &** DETAILS

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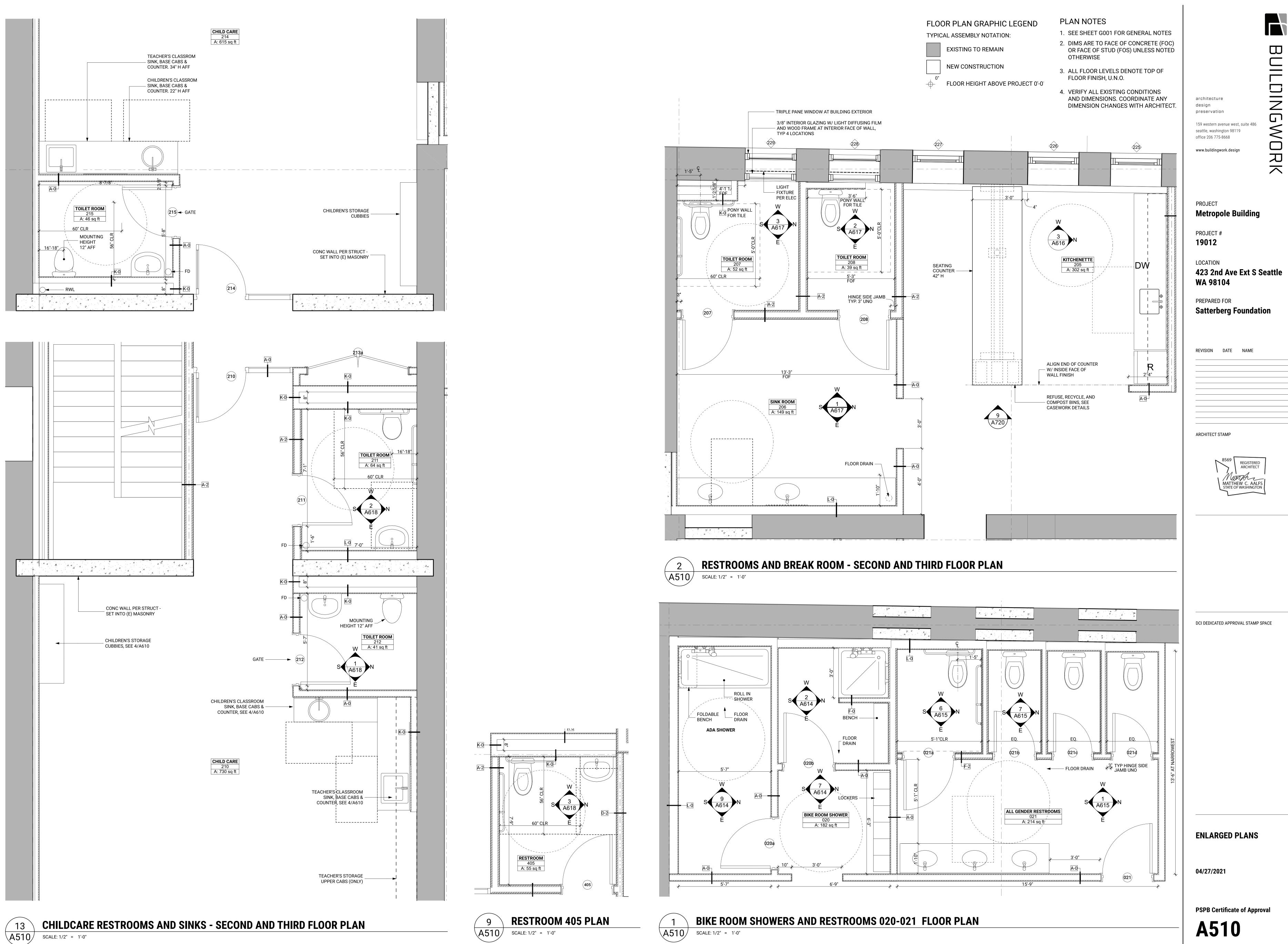
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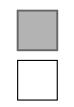
**STAIR DETAILS** 

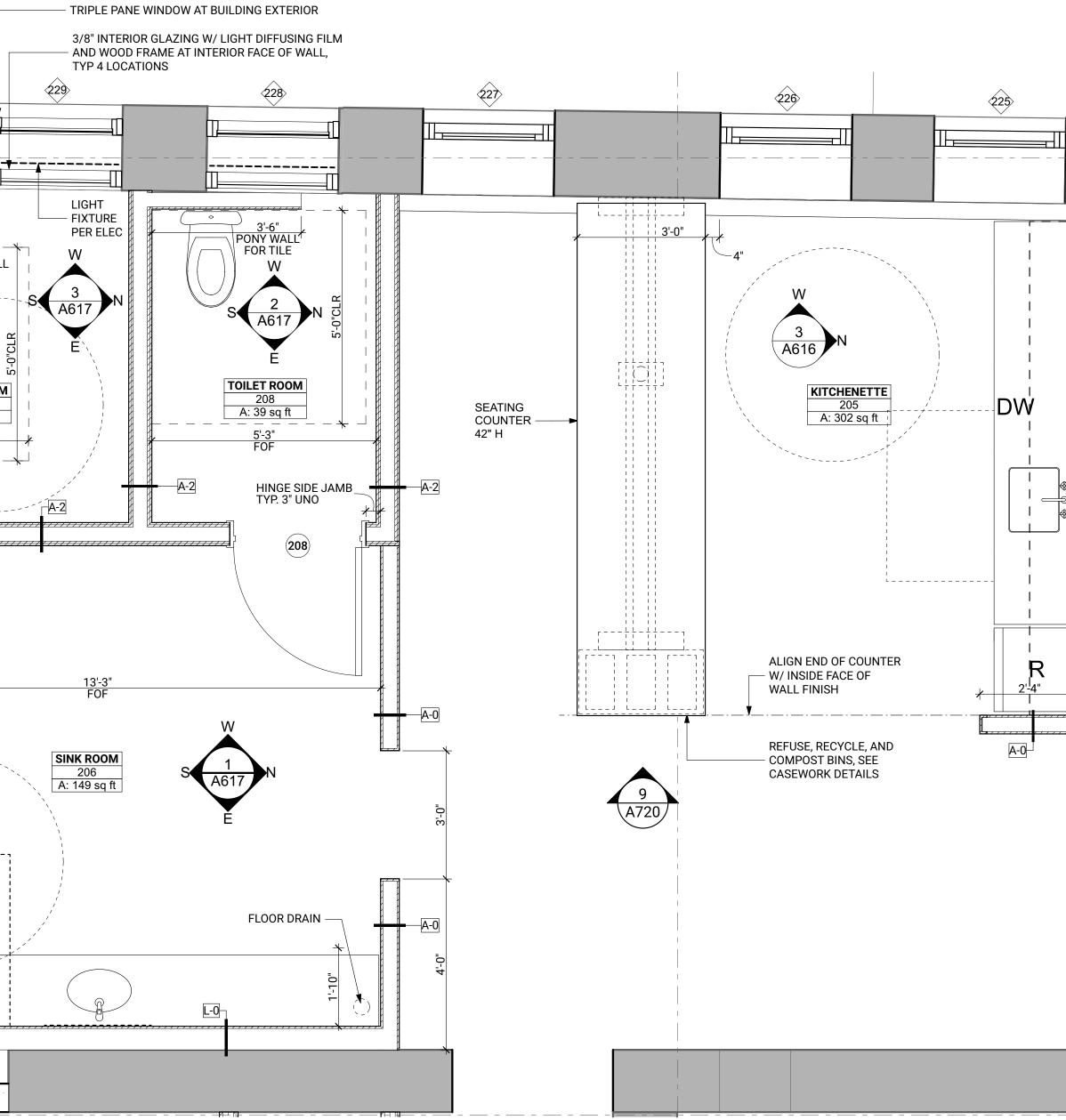
04/27/2021

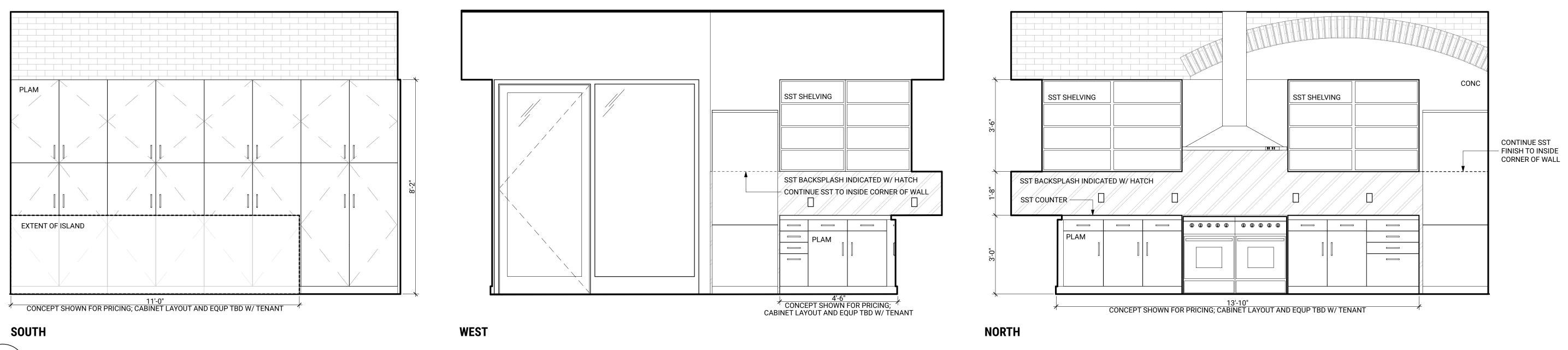
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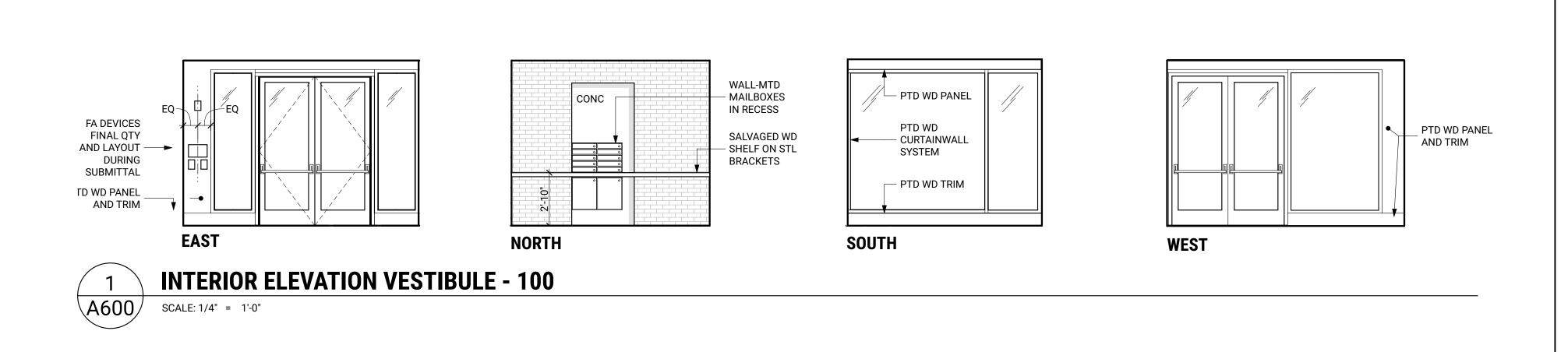
















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PROJECT # 19012

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PREPARED FOR Satterberg Foundation

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**INTERIOR ELEVATIONS** 

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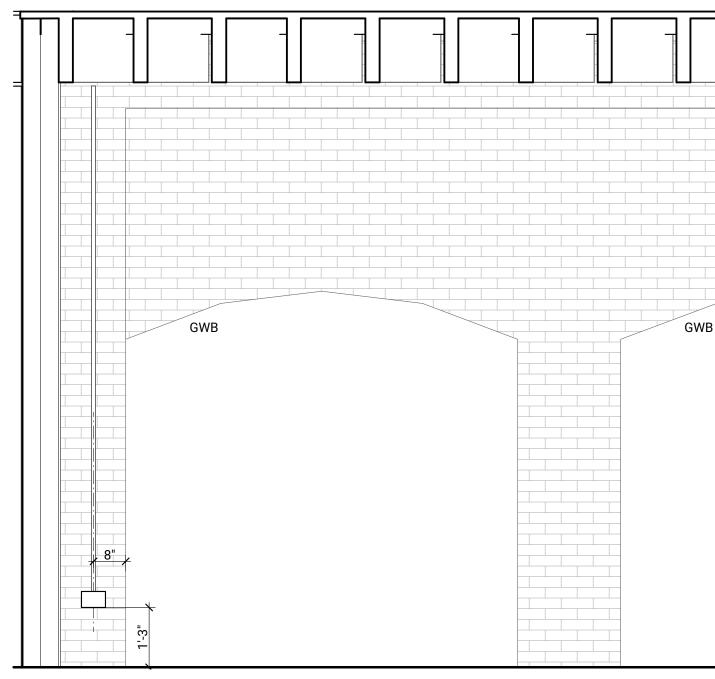


**INTERIOR ELEVATIONS EVENT ROOM 002** A601 SCALE: 1/2" = 1'-0"

## WEST

CONCRETE						
			<b>Ç</b>			
			EQ. EQ.			
						1'-0" *
					POWER, SEE ELEC	

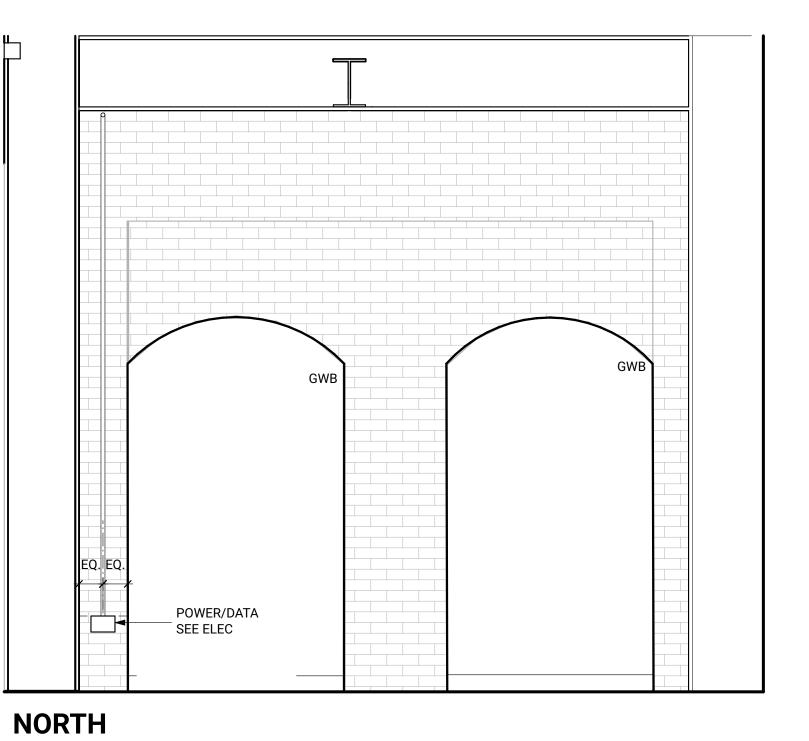


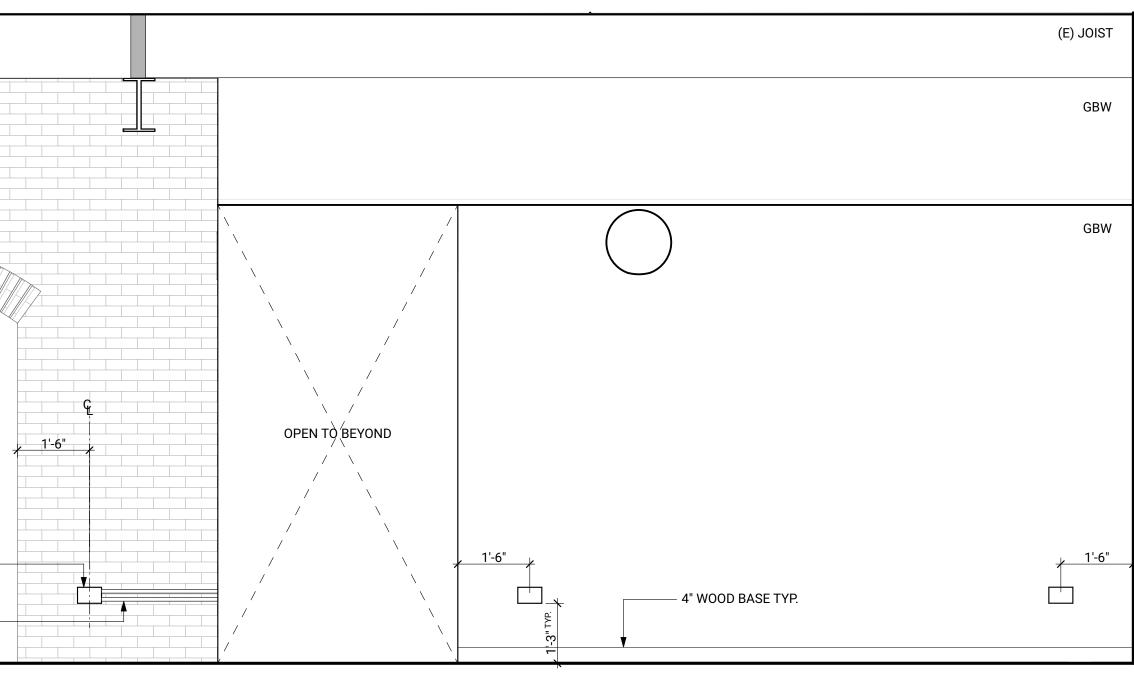


CONCRETE	
INFILL	
	CONCRETE INFILL
	POWER/DATA
	SEE ELEC
	EXPOSED CONDUIT
	ON BRICK WALLS
	PER ELEVATIONS

SOUTH

	GWB	
B		







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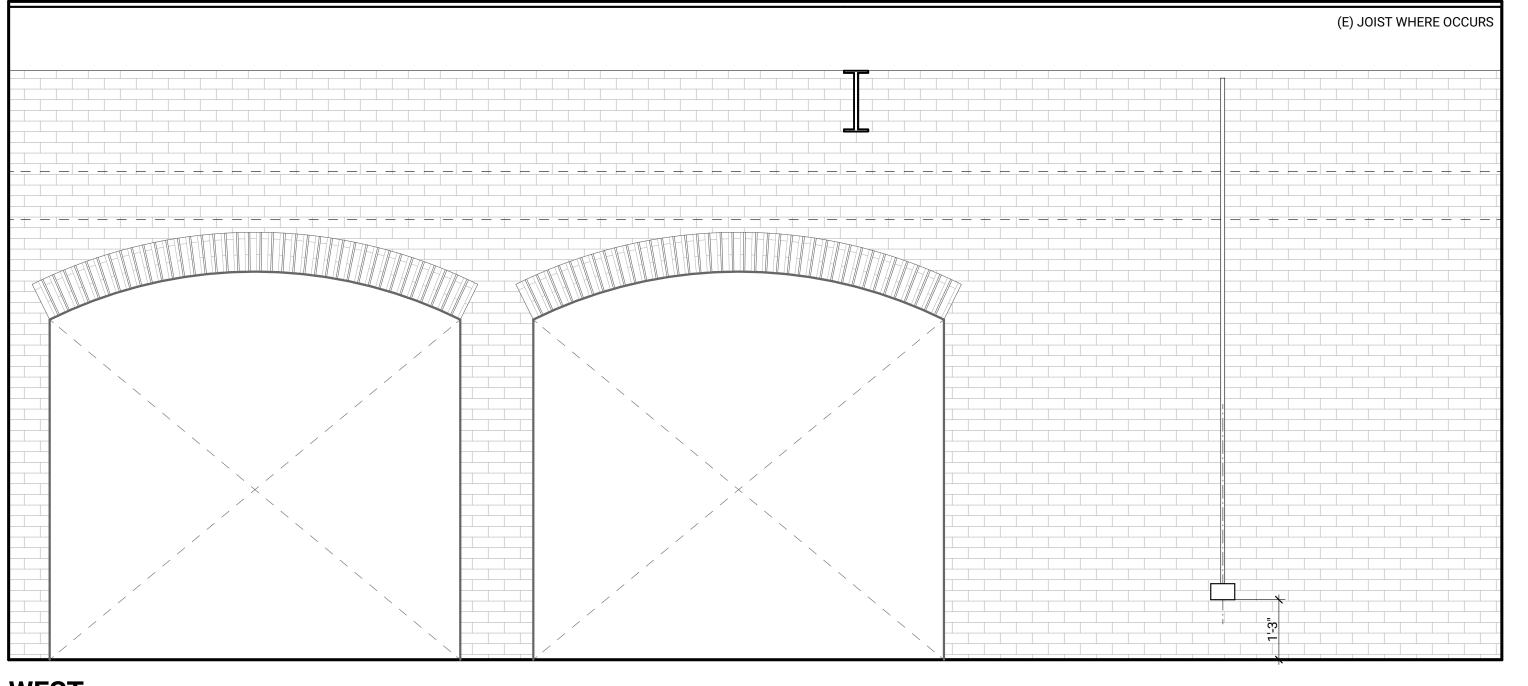


DCI DEDICATED APPROVAL STAMP SPACE

INTERIOR ELEVATIONS

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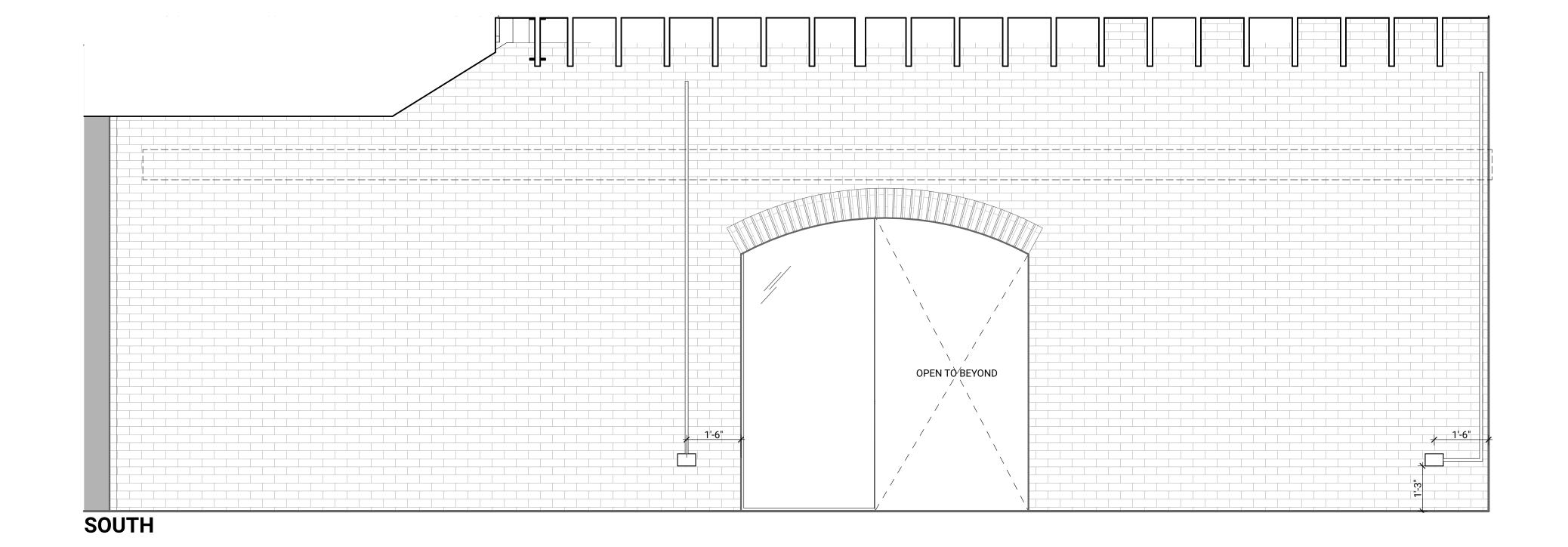
**PSPB Certificate of Approval** A601



WEST



**INTERIOR ELEVATIONS LOBBY - 001** A602 SCALE: 1/2" = 1'-0"





<u>──</u> ── <u>─</u> <u></u>				
			STAIR 3	
				GWB
		GWB		



EXPOSED HVAC DUCTS, SEE MECH EXPOSED FIRE SYSTEM CONDUIT	
EXPOSED CONDUIT ON BRICK WALLS PER ELEVATIONS	EQ.



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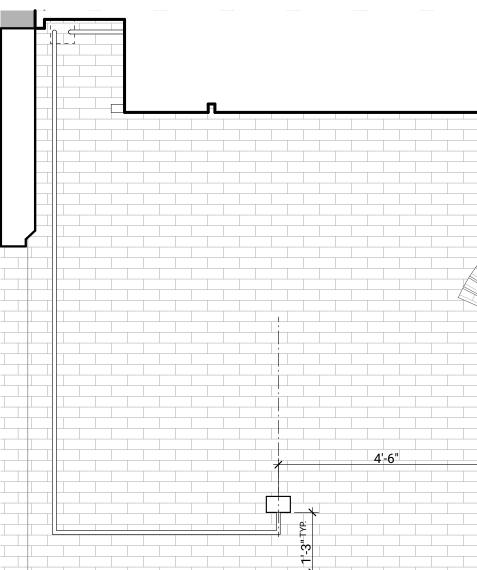
INTERIOR ELEVATIONS

04/27/2021

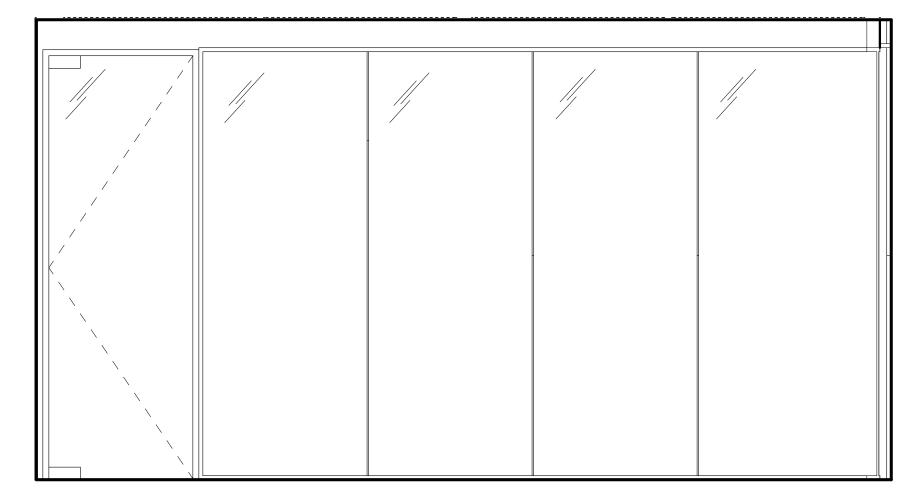
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				(E) STEEL BEAM
				CONCRETE
1 HOUR FIRE RATED — GLASS CURTAINWALL				
AT STAIR 1				
			5"EQ	EQ.
	PIPE FROM		RADIATOR - SEE MECH	
EXPOSED CONDUIT	OF FLOOR	R BELLOW		



SOUTH



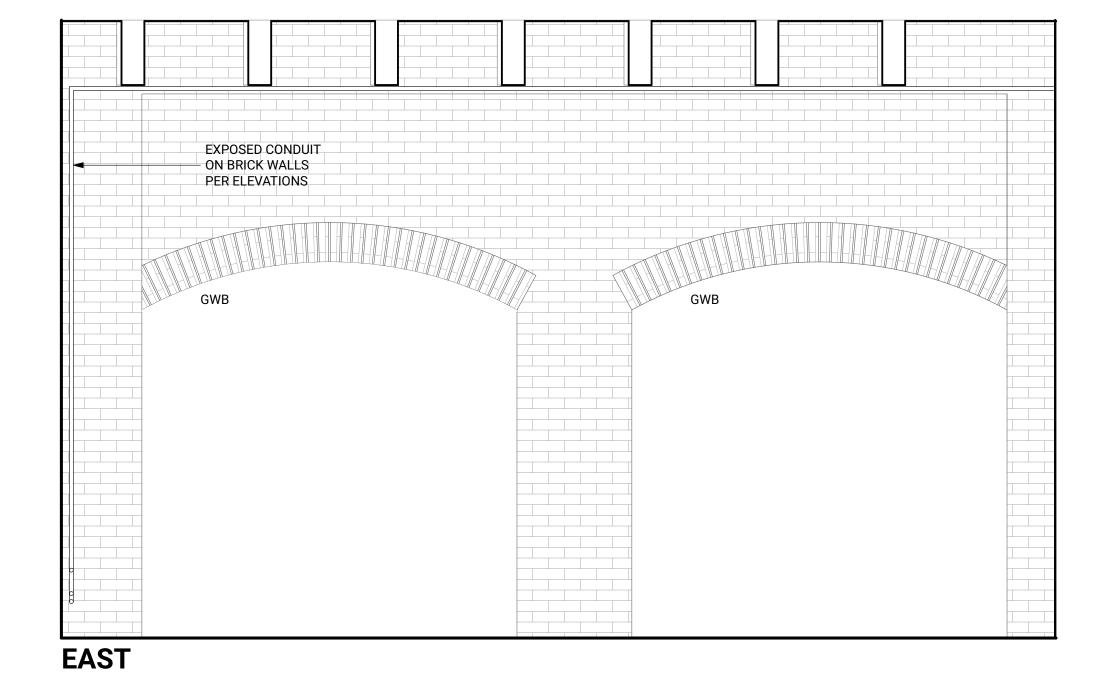
## WEST

# 1 INTERIOR ELEVATIONS EVENT ROOM 009 A603 SCALE: 1/2" = 1'-0"

# NORTH

GWB			
			CEILING PANELS
		POWER, SE	E ELEC
		EXPOSED F ROUTED TO	POWER CONDUIT -

CONCRETE INFILL SEE STRUCT		
	EXPOSED CONDUIT ON BRICK WALLS PER ELEVATIONS	
		5'-3"
		FROM DOOR FRAME





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**INTERIOR ELEVATIONS** 

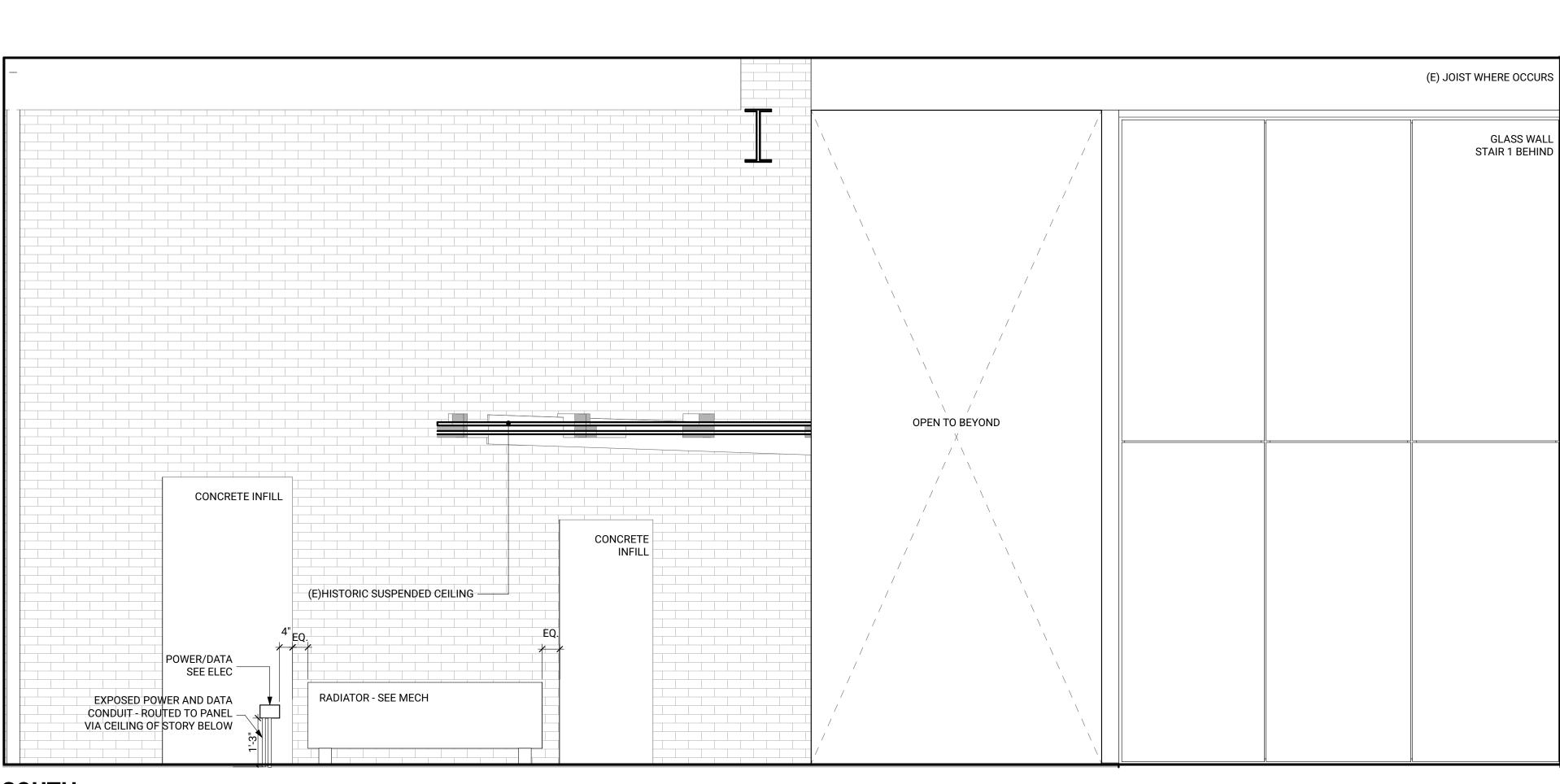
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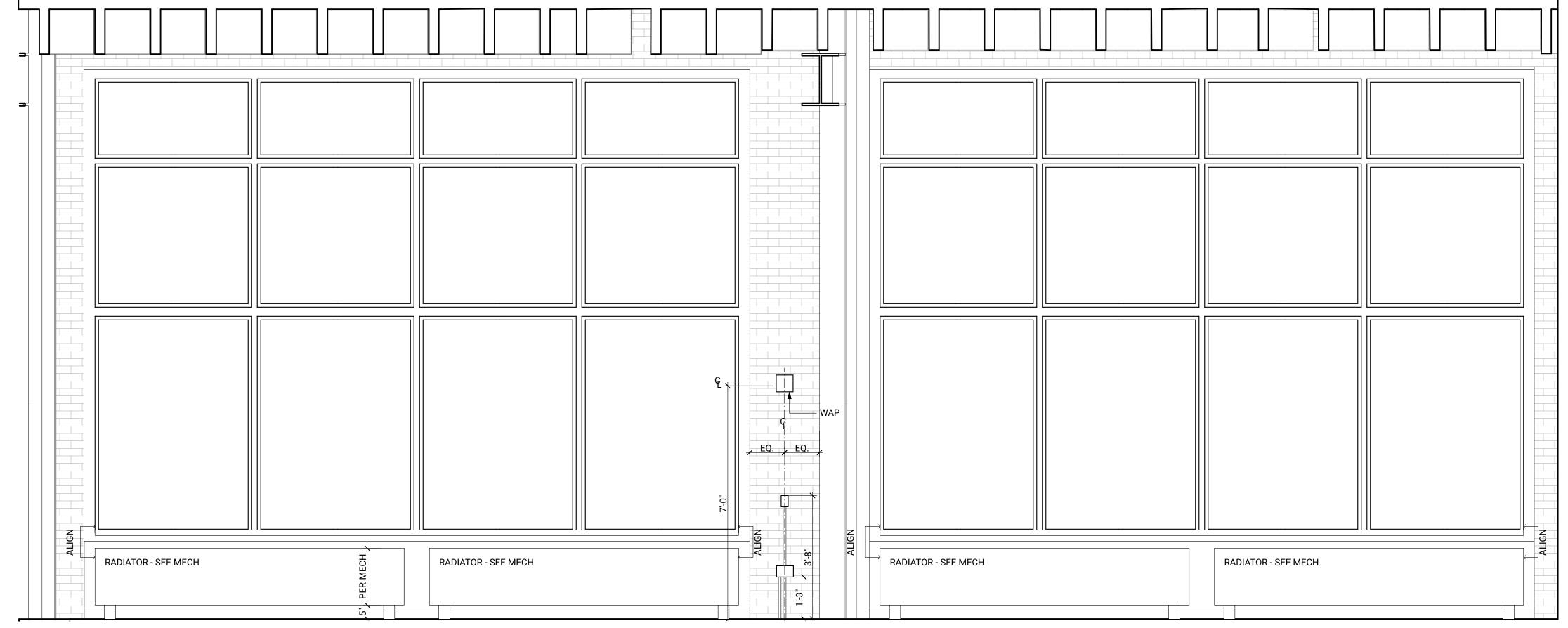


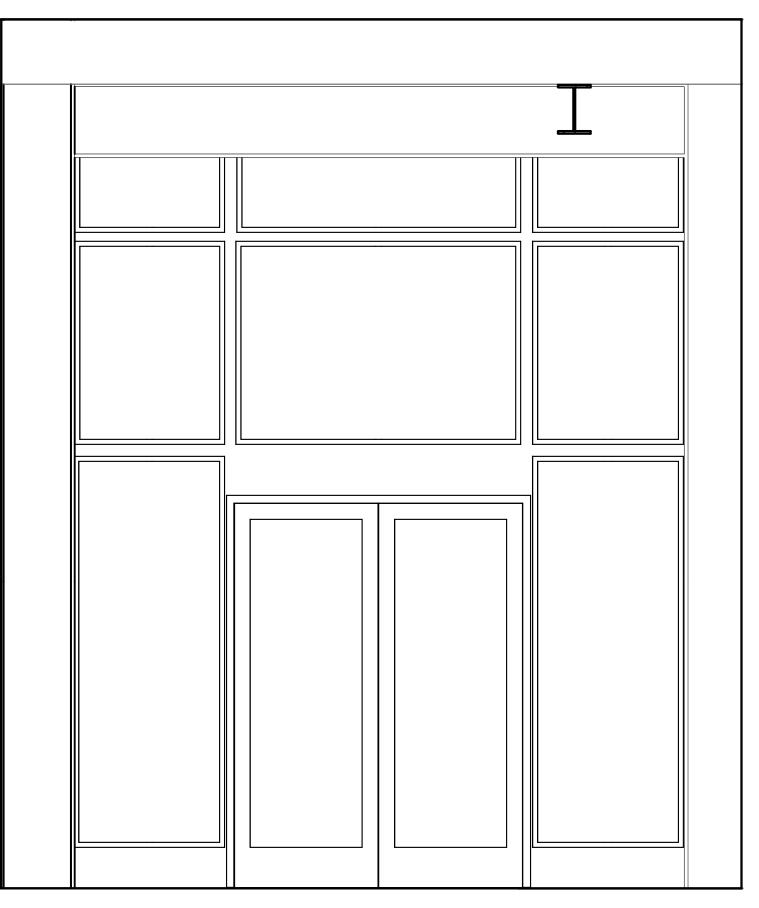


## SOUTH









NORTH



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**INTERIOR ELEVATIONS** 

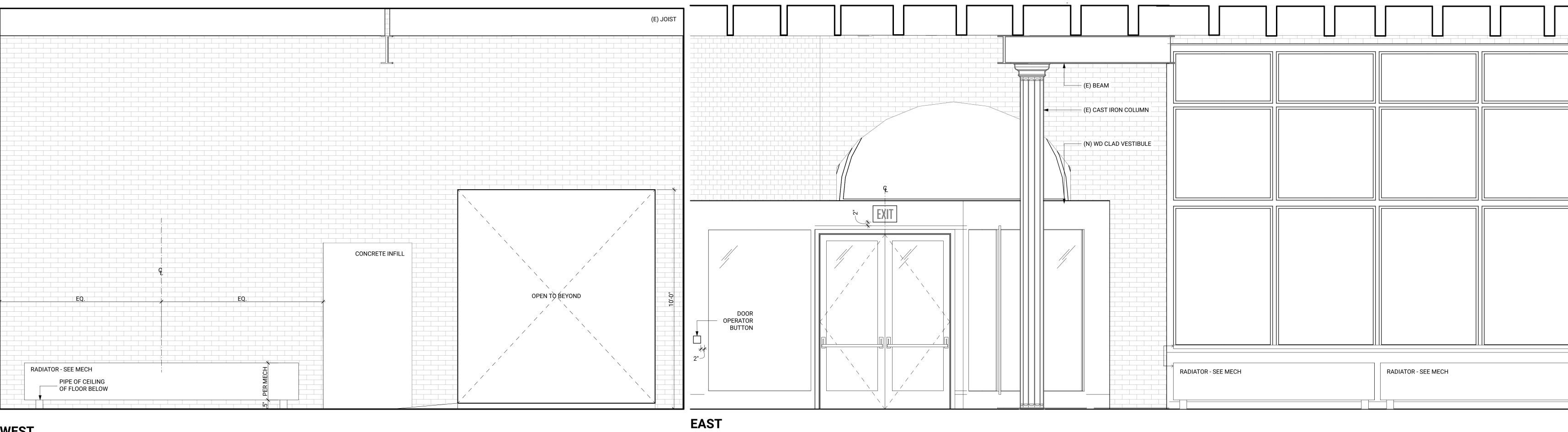
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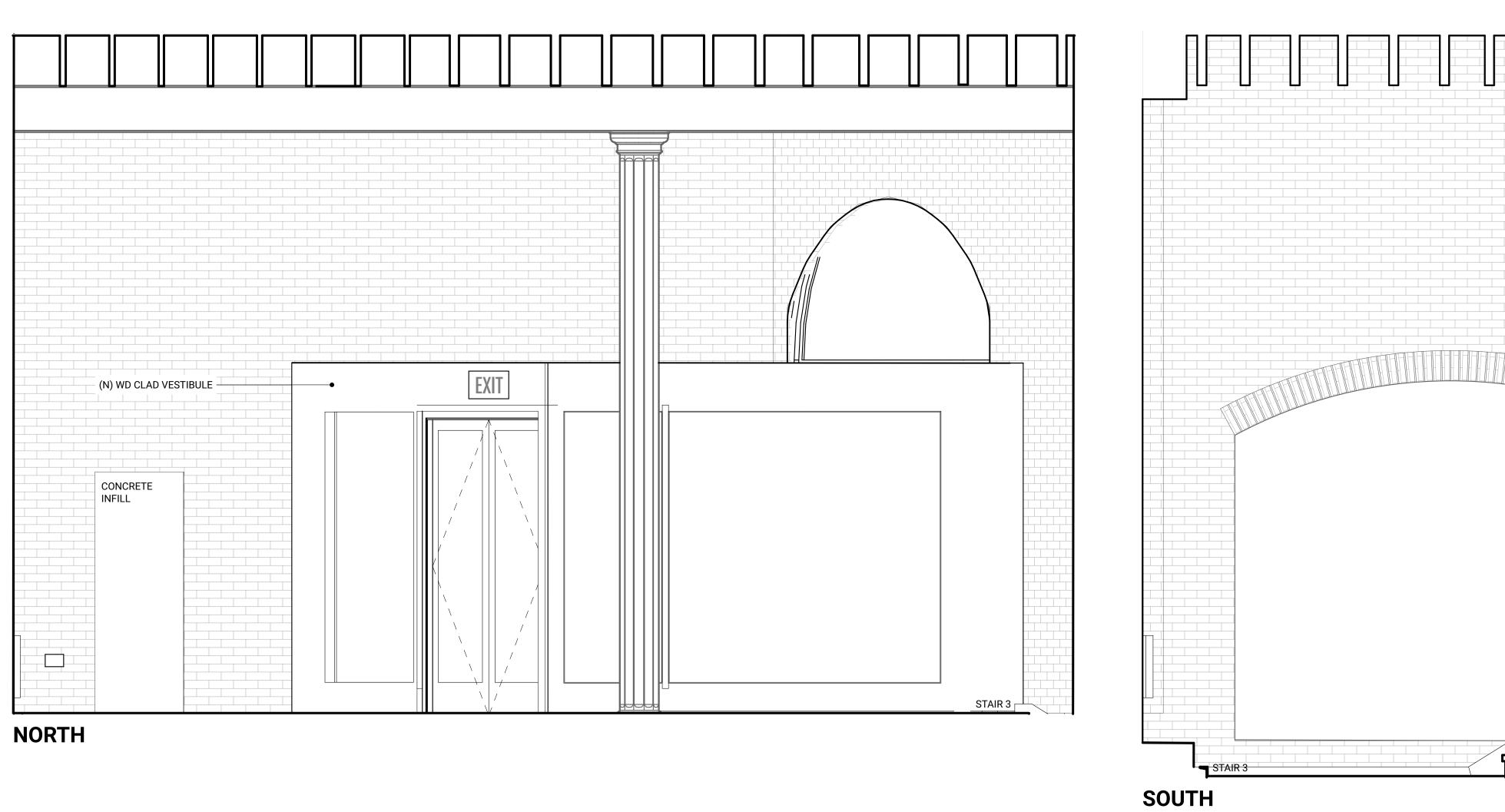
### **INTERIOR ELEVATION 1ST FLOOR LOBBY** A605 SCALE: 1/2" = 1'-0"

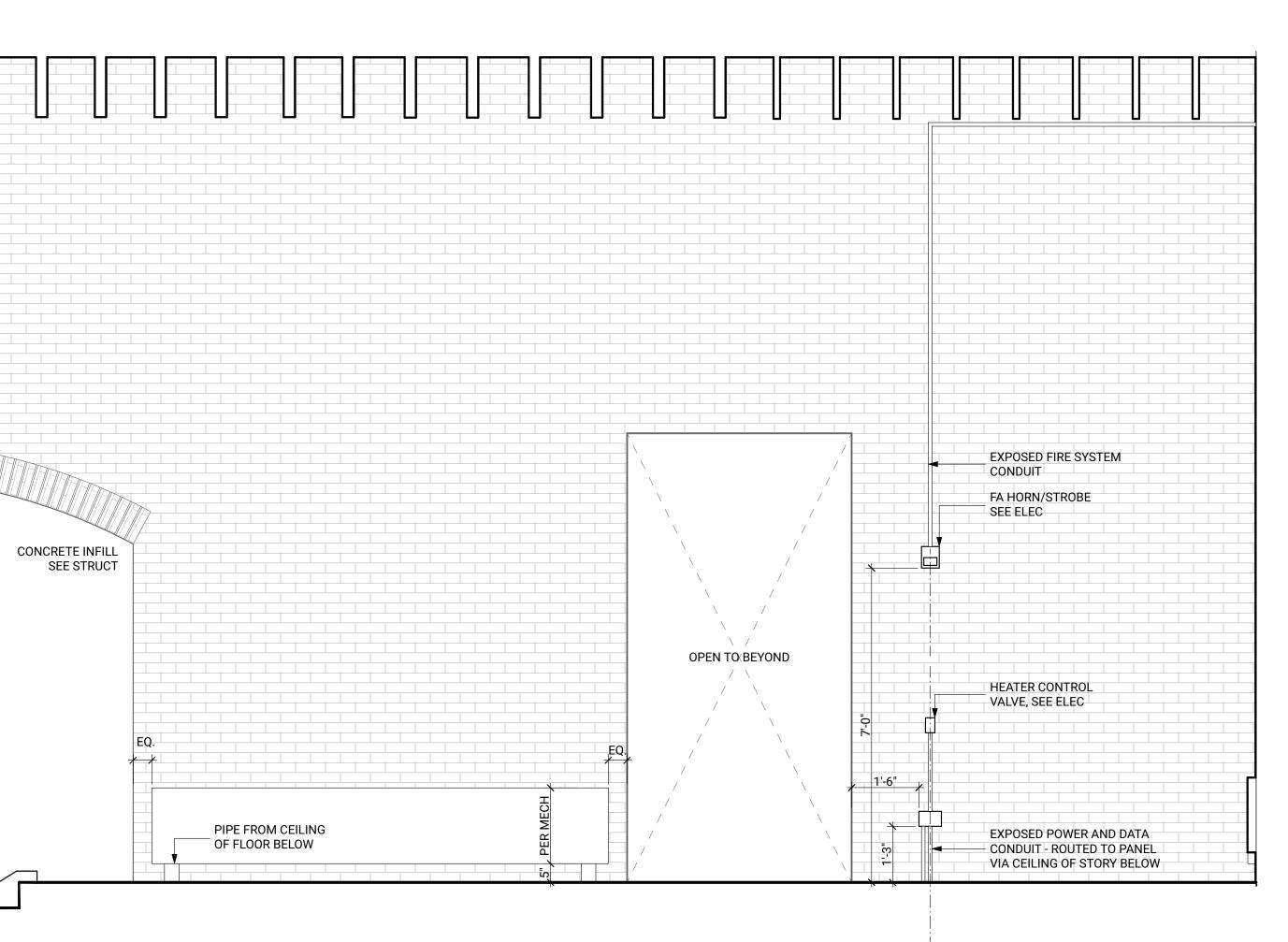
## WEST



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PROJECT

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423 2nd Ave Ext S Seattle

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**INTERIOR ELEVATIONS** 

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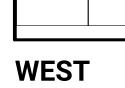
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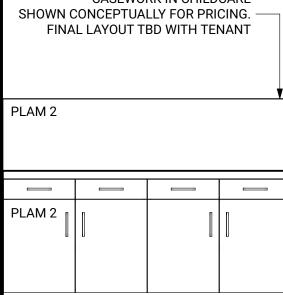










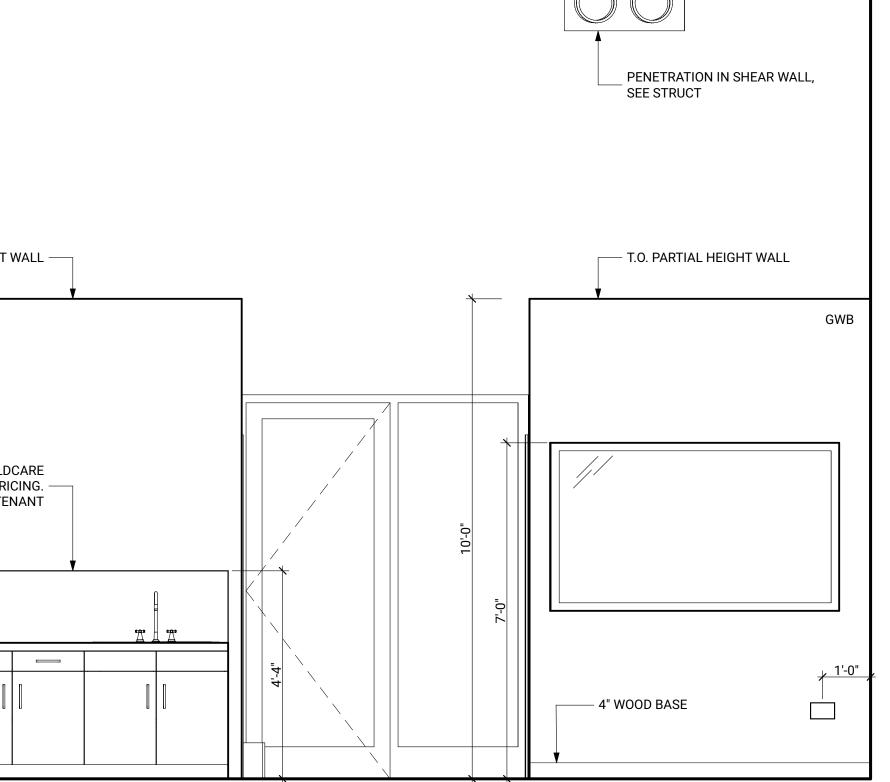


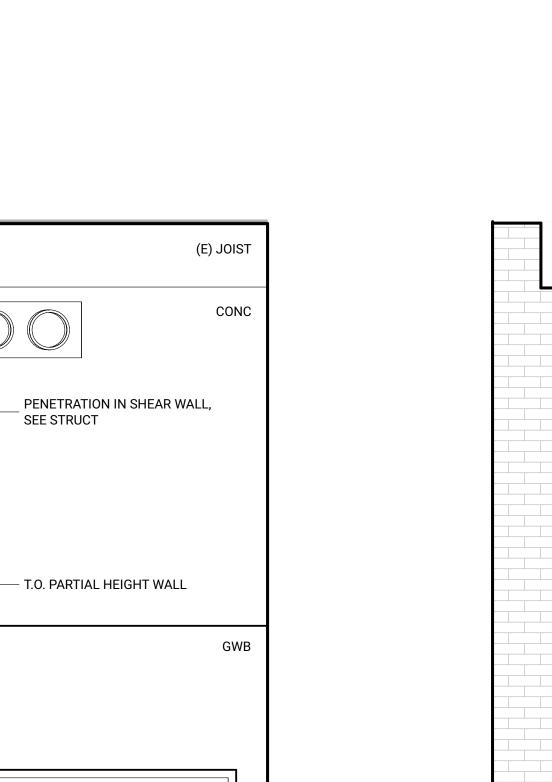
CASEWORK IN CHILDCARE

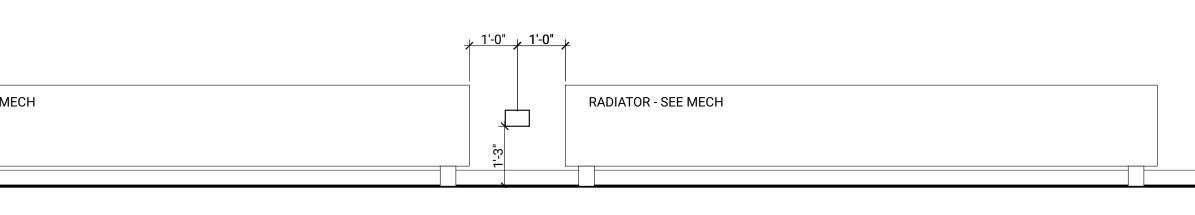


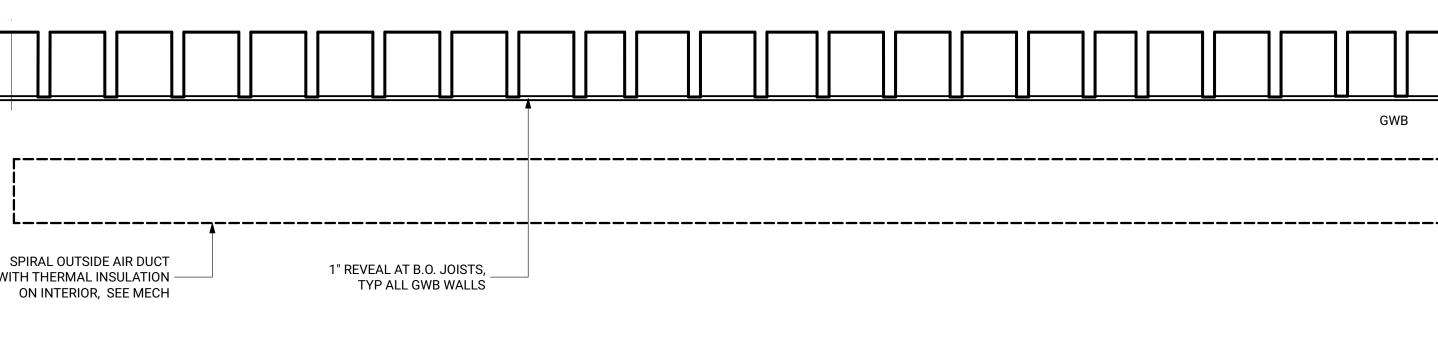


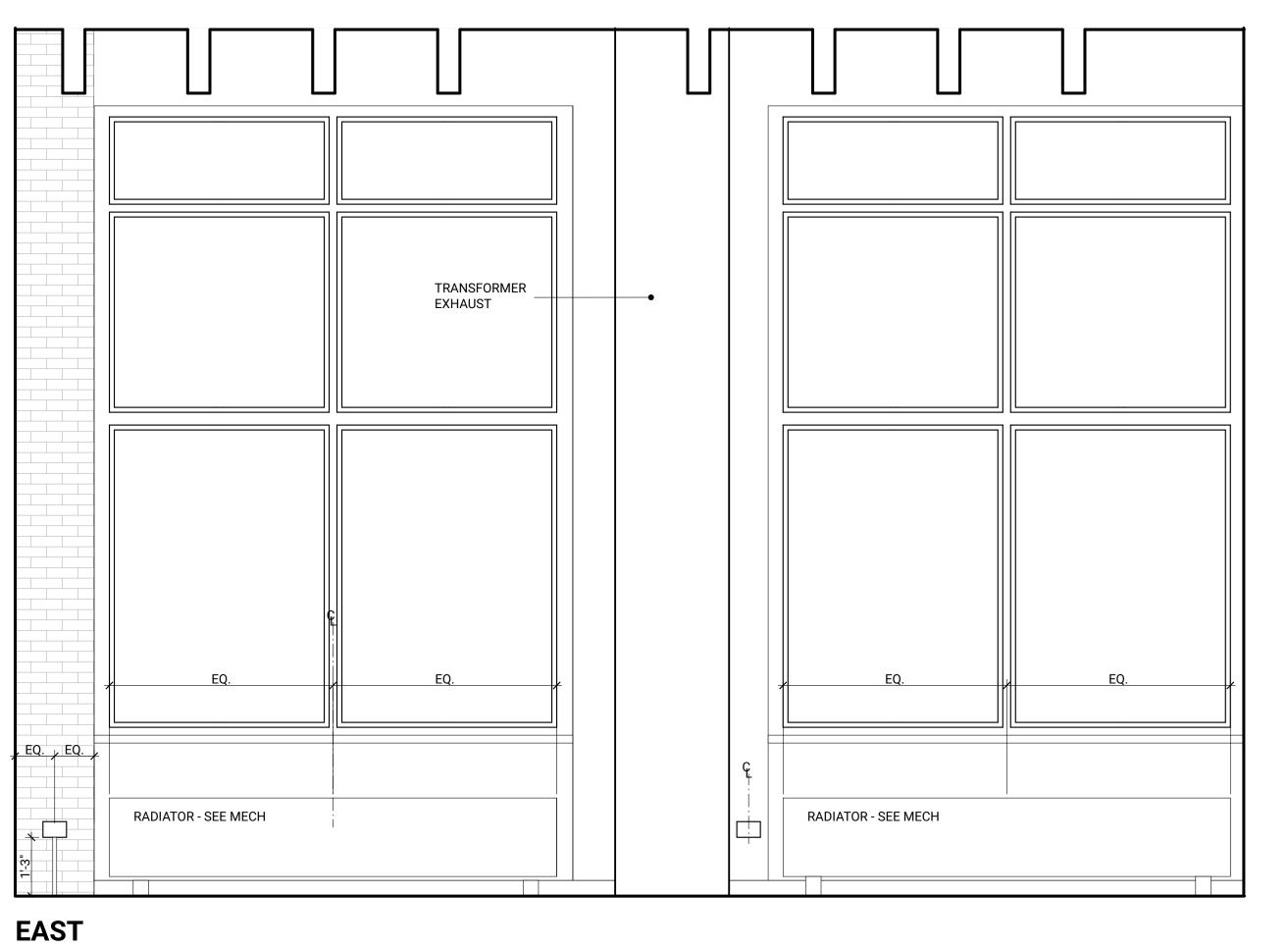




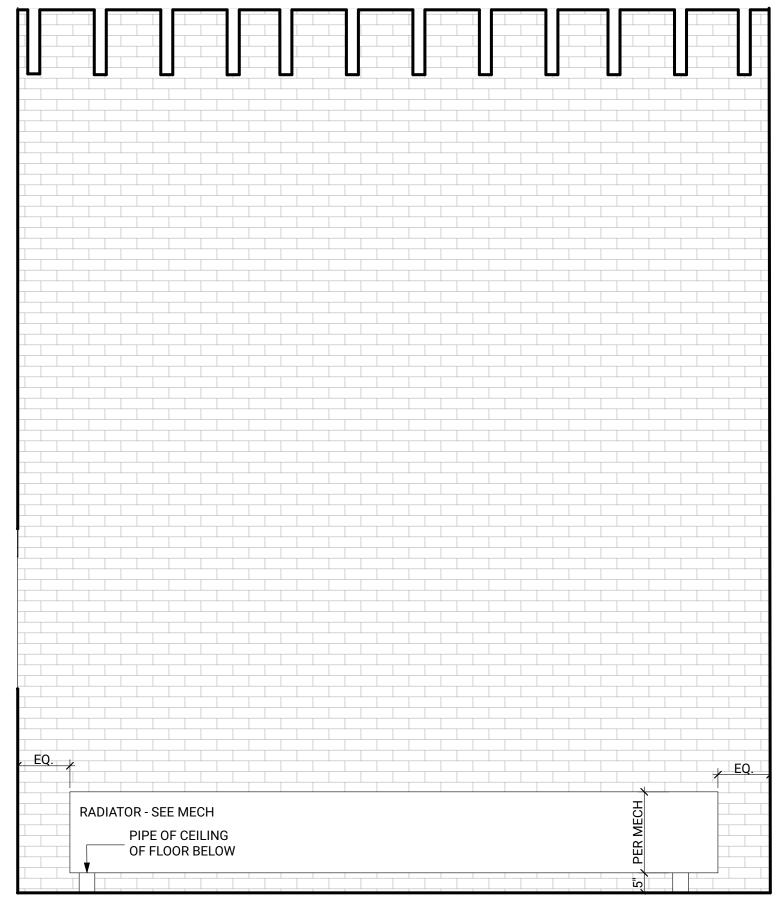
















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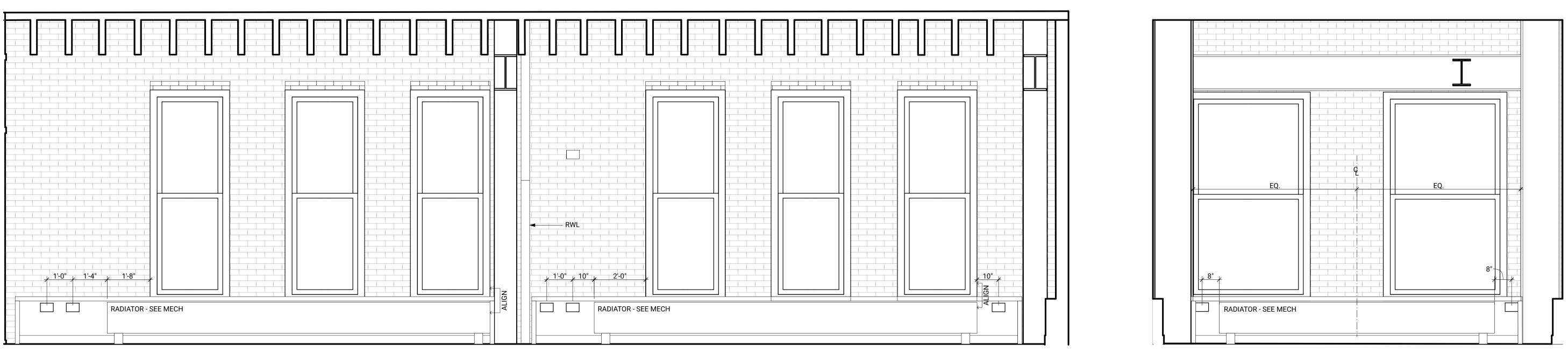
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EAST

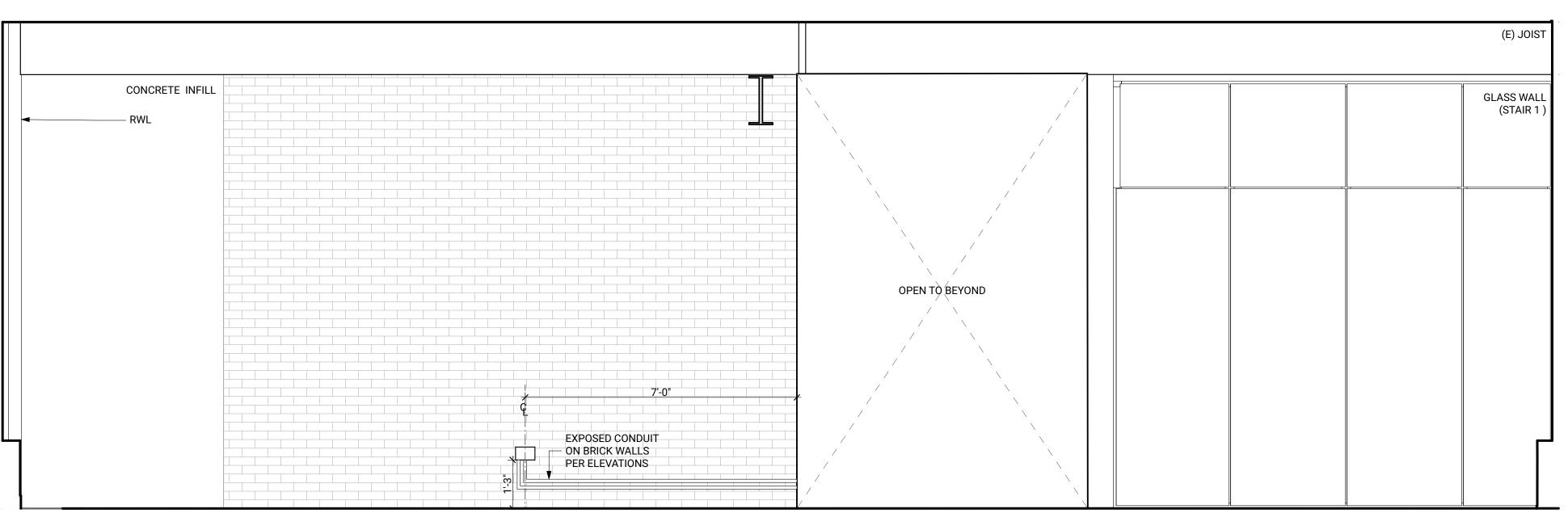


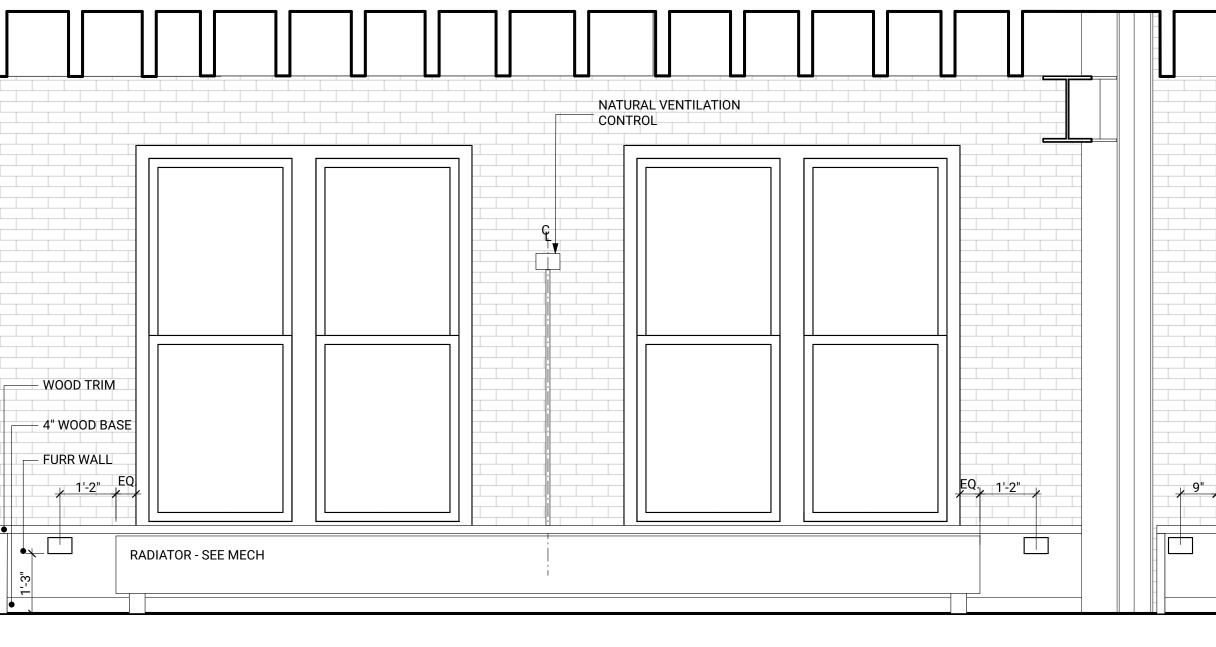
WEST



**INTERIOR ELEVATION OFFICE 201** 







RADIATOR - SEE MECH		





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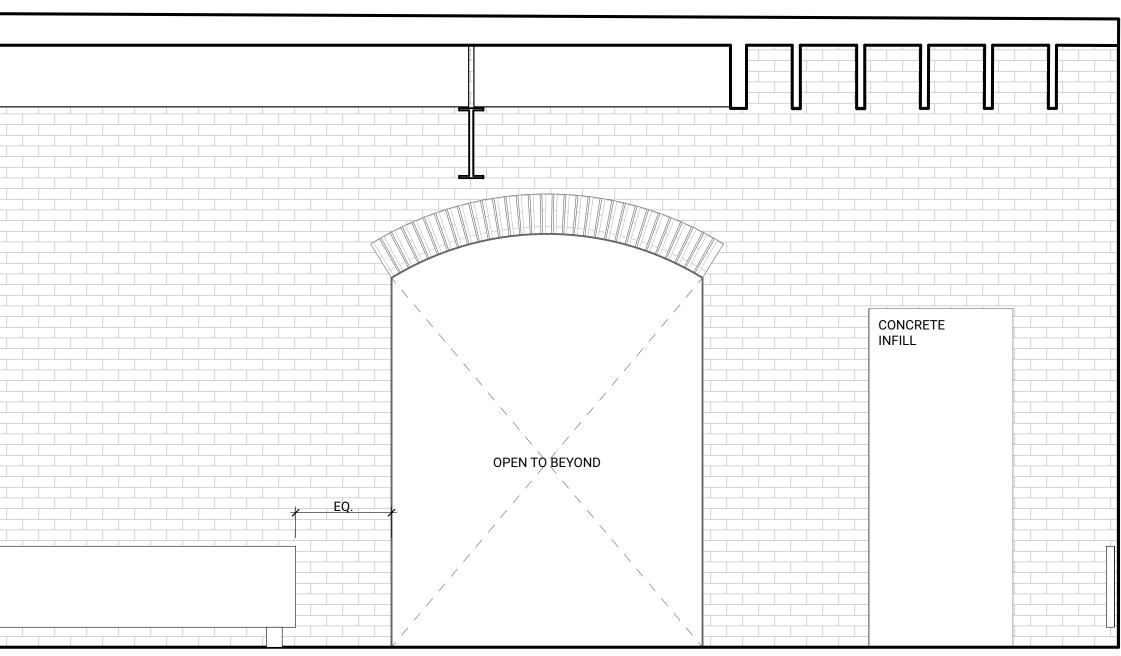
**INTERIOR ELEVATIONS** 

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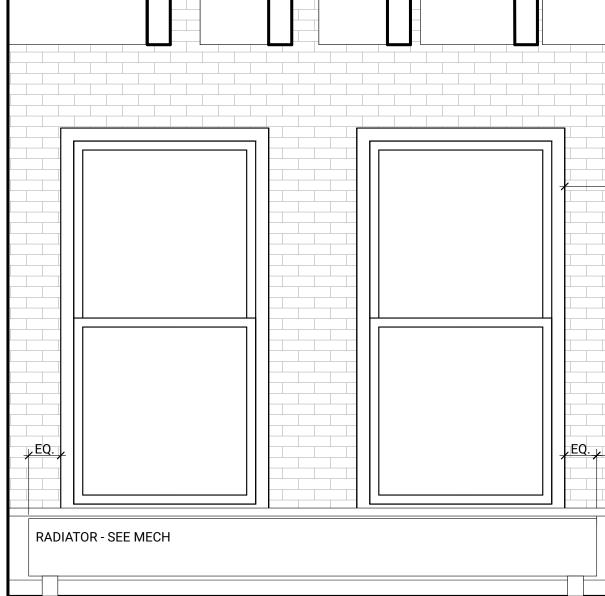
**PSPB** Certificate of Approval A607

(E) JOIST	
	NEW STEEL LINTEL ABOVE OPENING SEE STRUC
	EXPOSED HVAC DUCT SEE MECH
EQ.	
	RADIATOR - SEE MECH

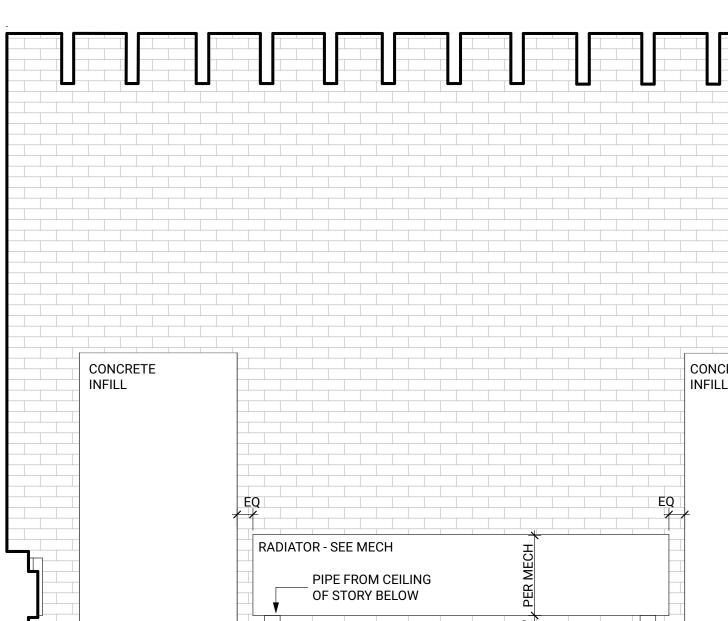




EAST



SOUTH



# NORTH

		CONCRETE INFILL
		CONCRETEINFILL
		ę
	EQ 1	<u>1'-0"</u>
IATOR - SEE MECH		

EQ.		
	RADIATOR - SEE MECH     RADIATOR - SEE MECH	

	EXPOSED HVAC DUCT THROUGH THE WALL SEE MECH	
GWB		
	EXPOSED POWER AND DATA CONDUIT - ROUTED TO PANEL VIA CEILING OF STORY BELOW	

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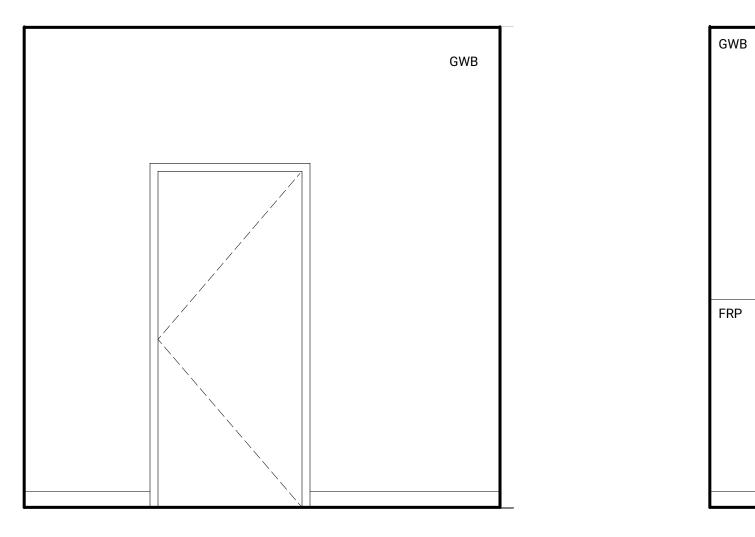
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INTERIOR ELEVATIONS

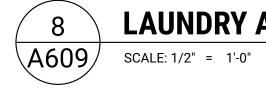
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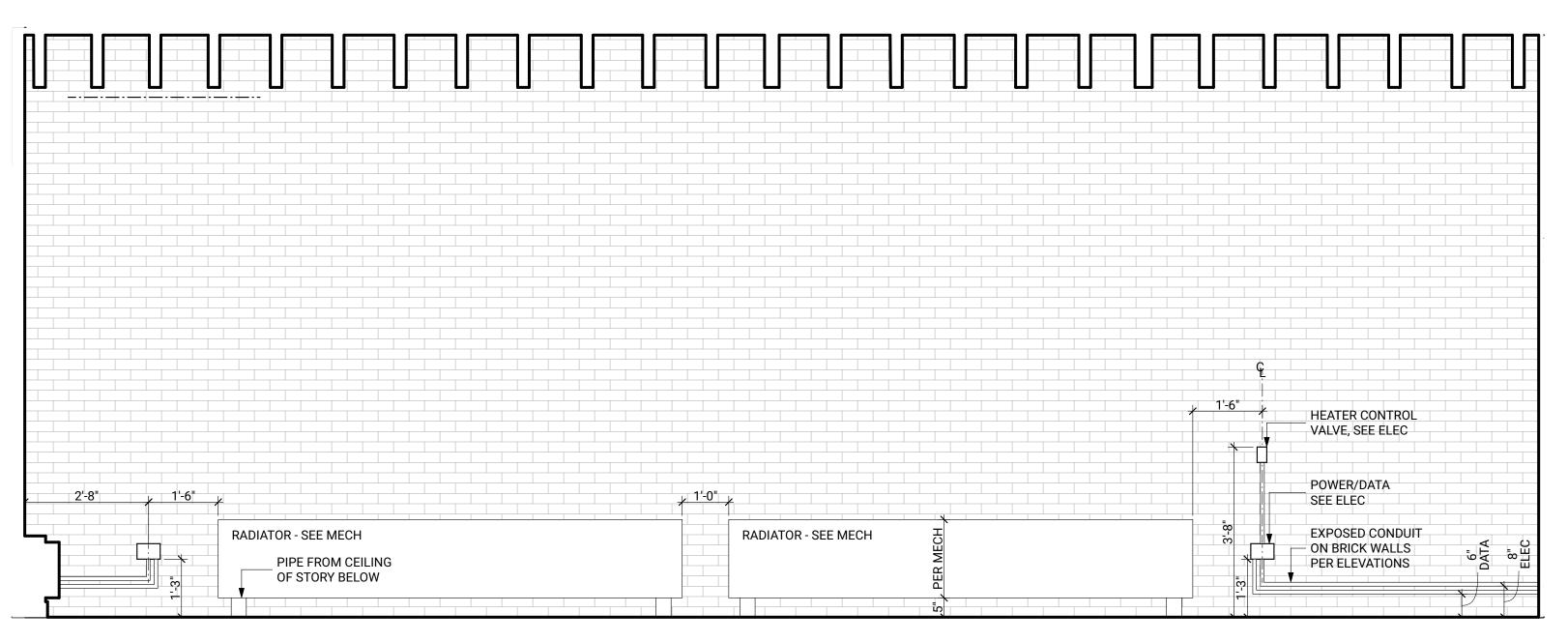








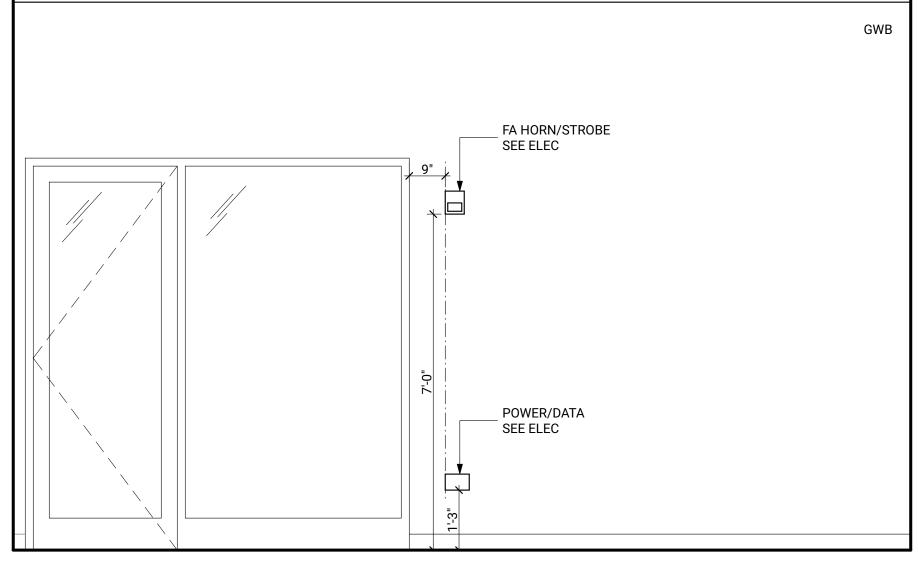
LAUNDRY AND JANITOR 107



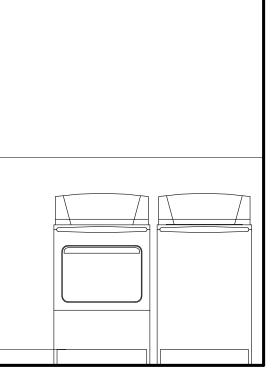
SOUTH

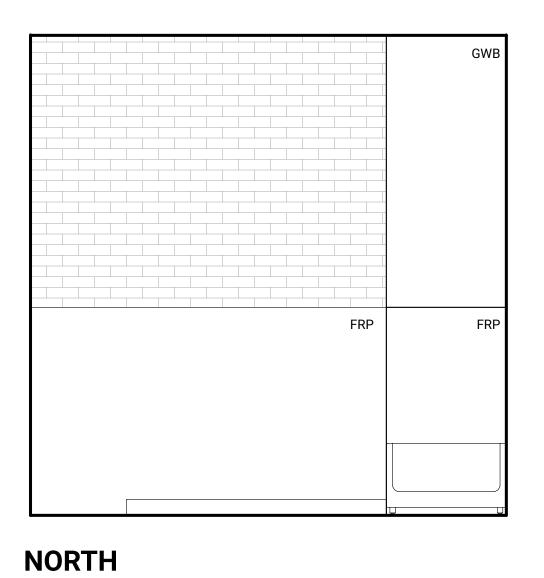


WEST

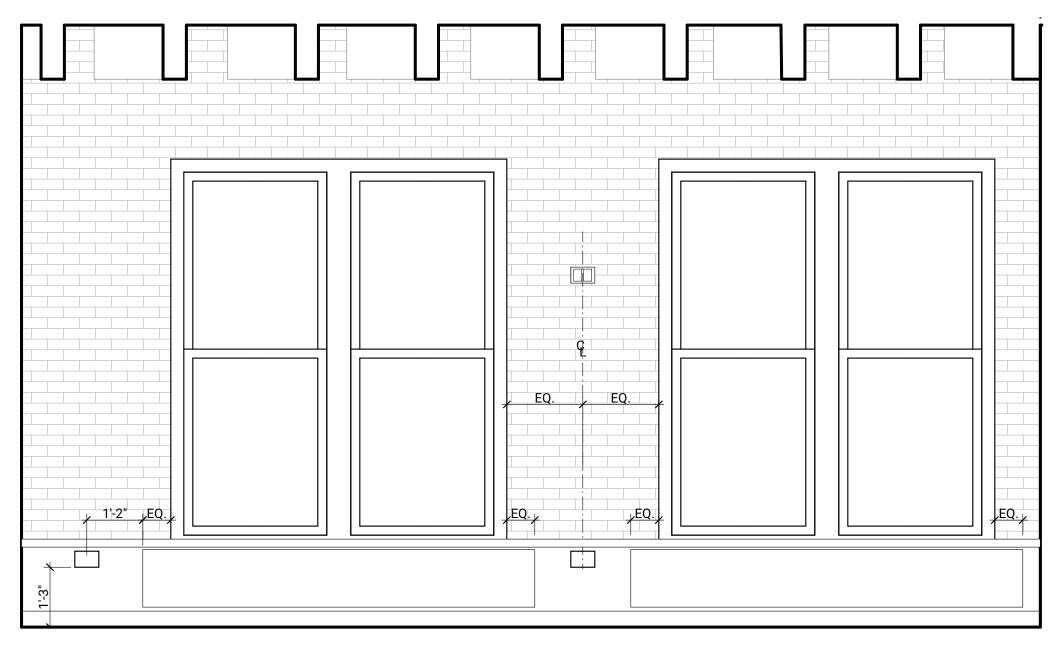


WEST



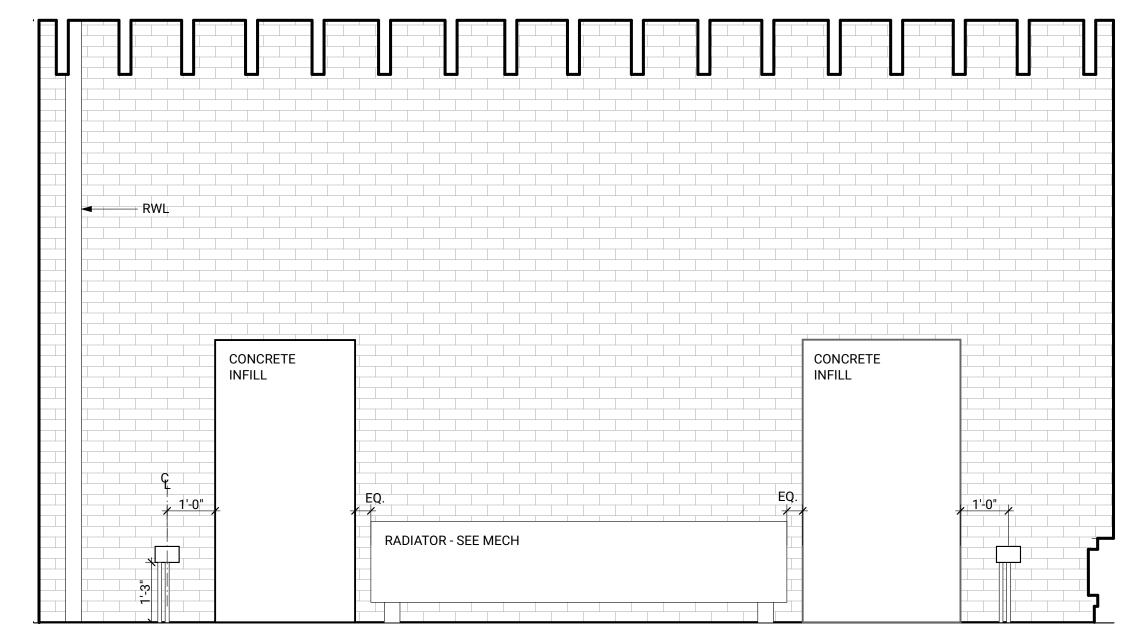


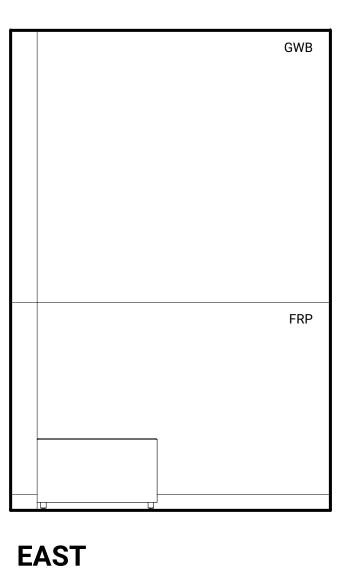


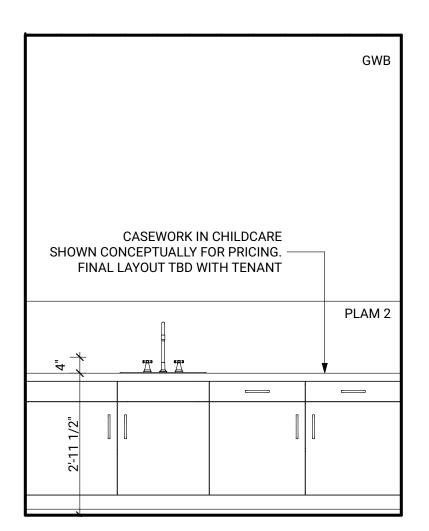


# NORTH

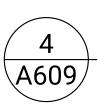
(E) JOIST WHERE OCCURS











4 **DIAT L**. A609 SCALE: 1/2" = 1'-0" **DIAPER CHANGING 108** 

EAST



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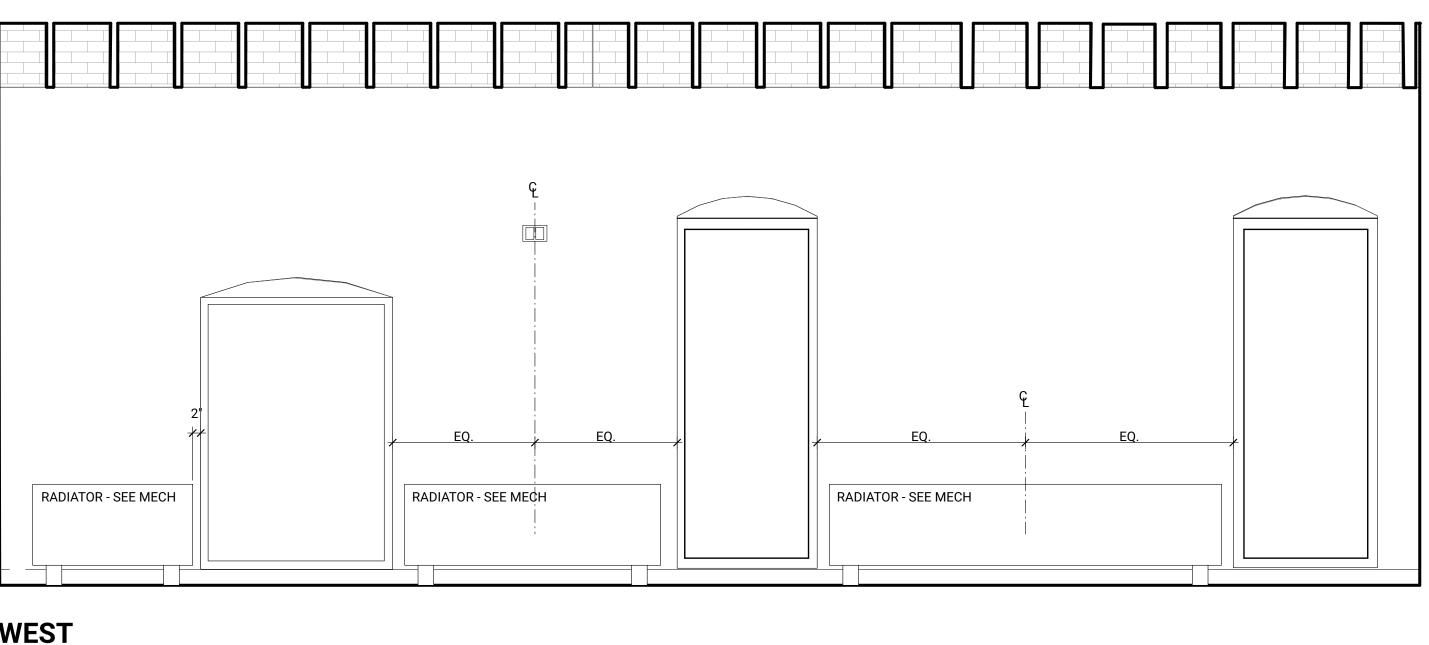
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## WEST



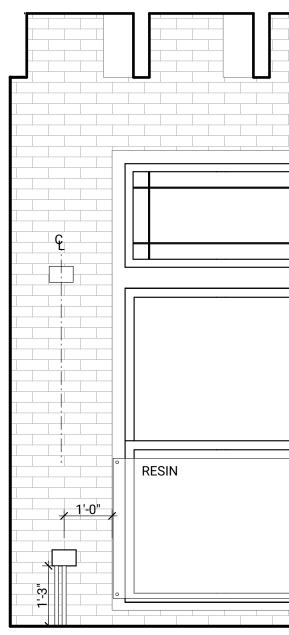
INTERIOR ELEVATION MEZZANINE 120 
 12
 INTERIOR E

 A610
 SCALE: 1/2" = 1'-0"

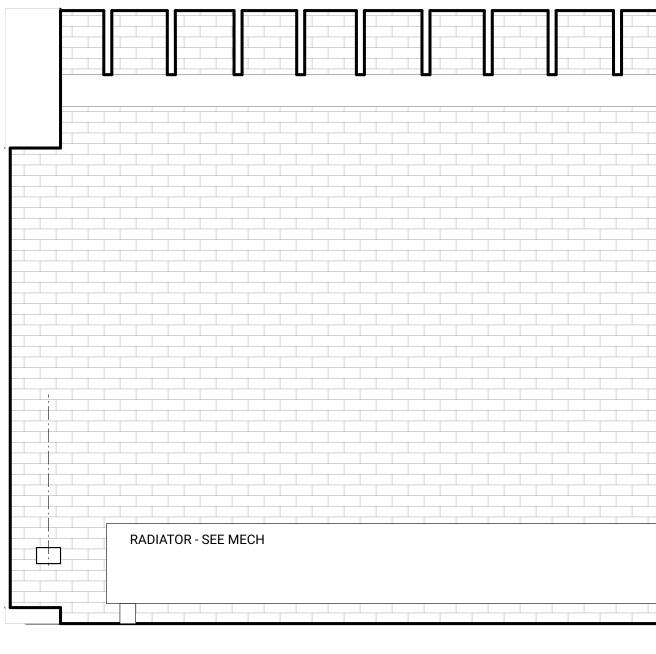




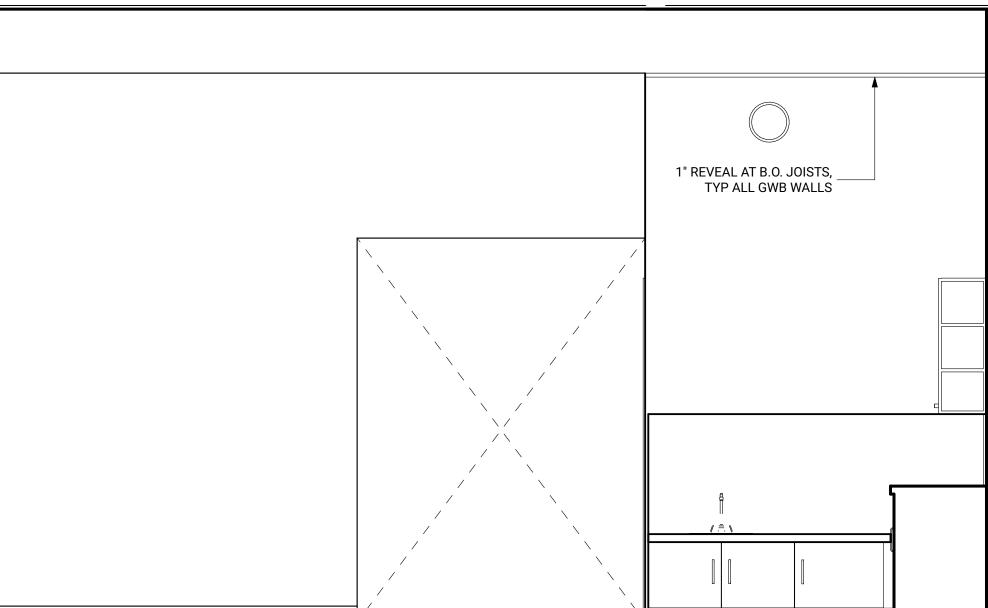




EAST



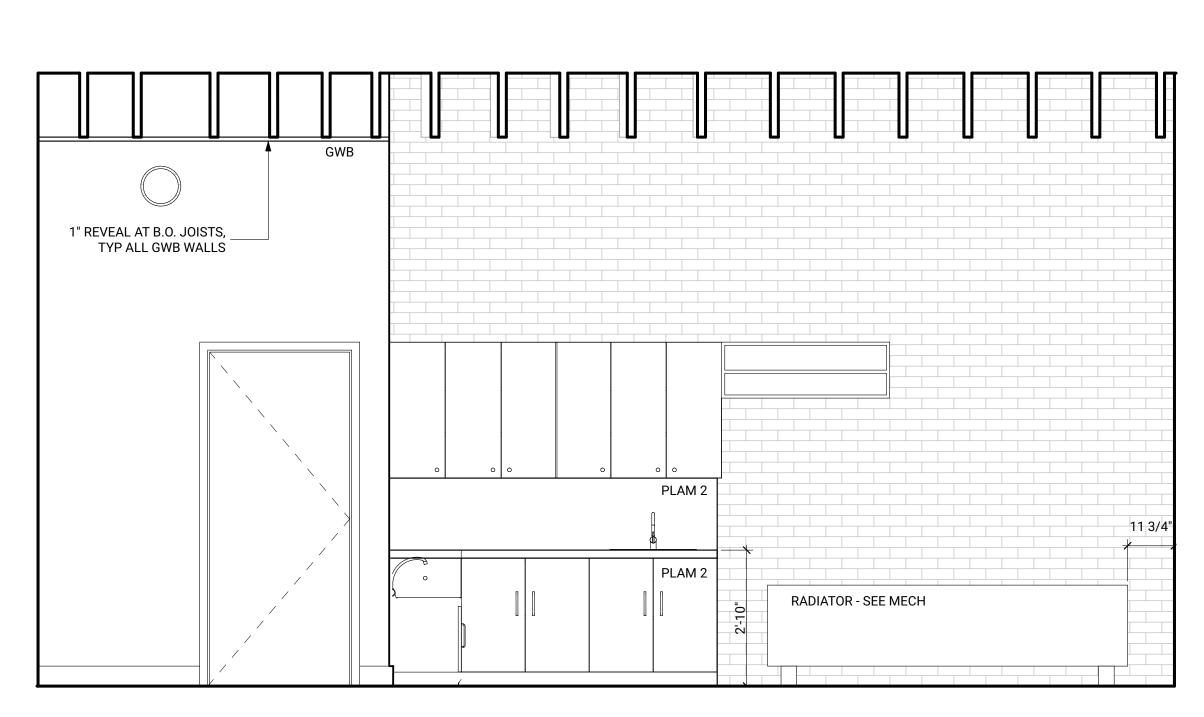




# **INTERIOR ELEVATION CHILD CARE 210**

A610 SCALE: 1/2" = 1'-0"

# NORTH



	RADIATOR - SEE MECH		

° RESIN	° 1" THICK RESIN SAFETY GUARDS AT EACH WINDOW	° RESIN	•         •

GWB



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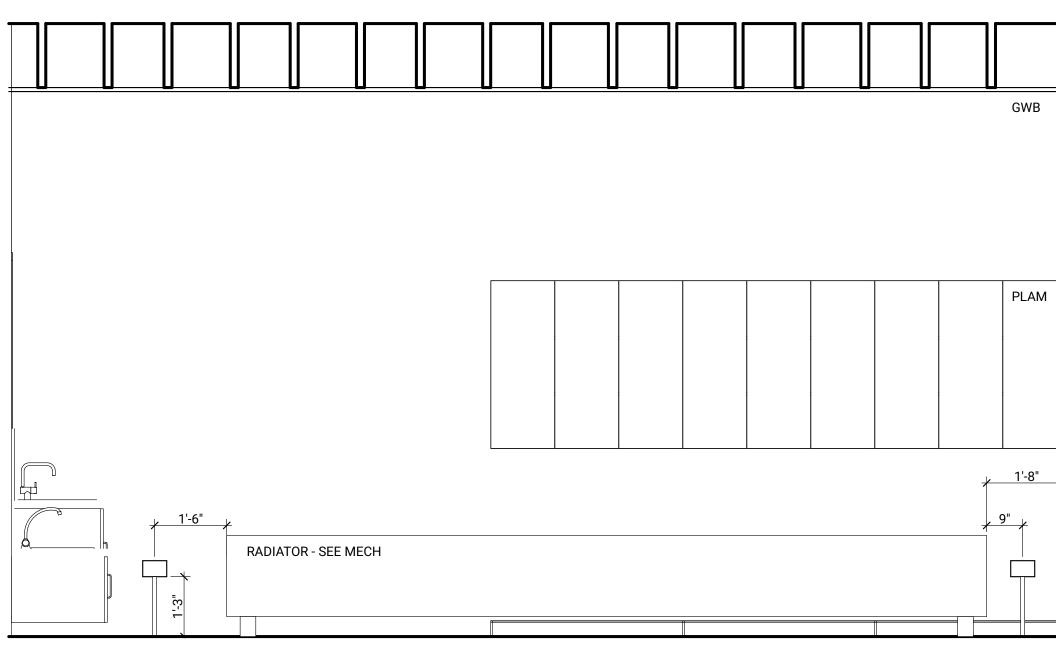
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**INTERIOR ELEVATIONS** 

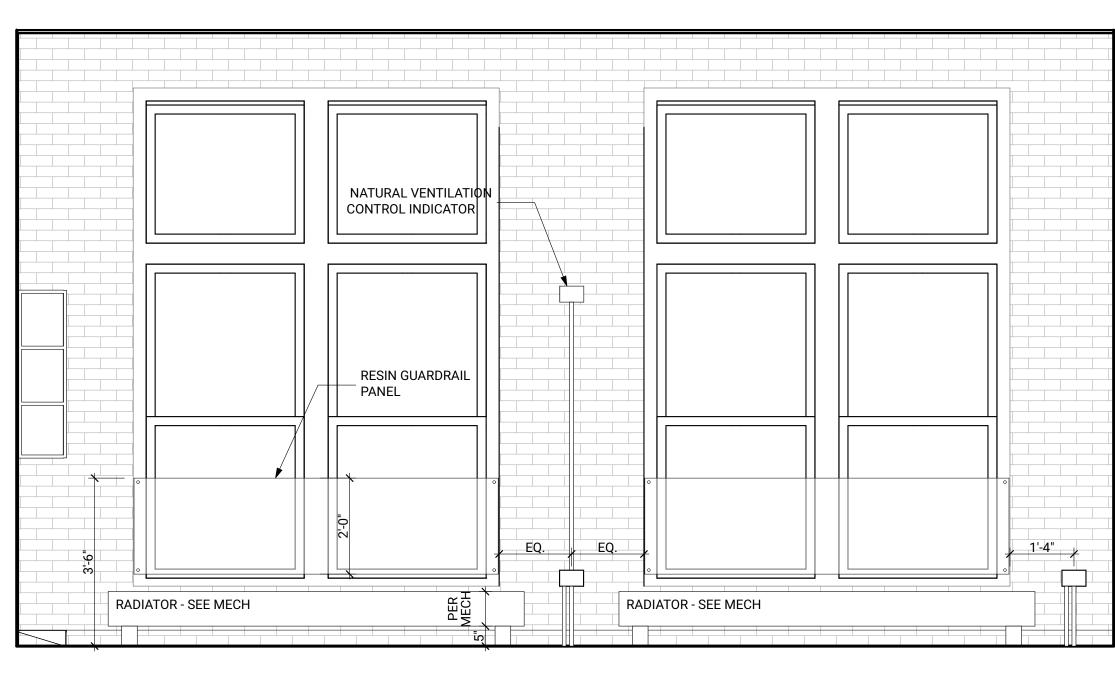
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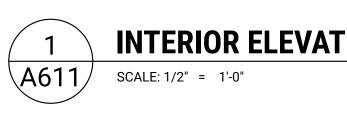




SOUTH



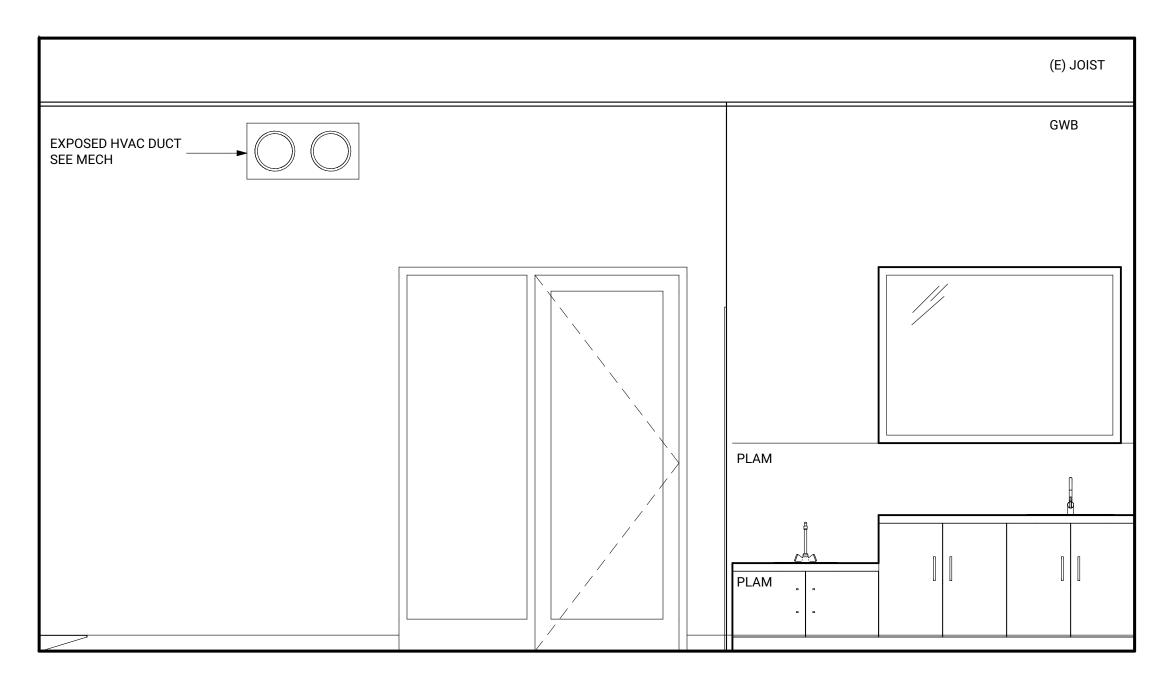
WEST



# **INTERIOR ELEVATION CHILD CARE 214**



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RAE	DIATOR	- SEE	месн																								
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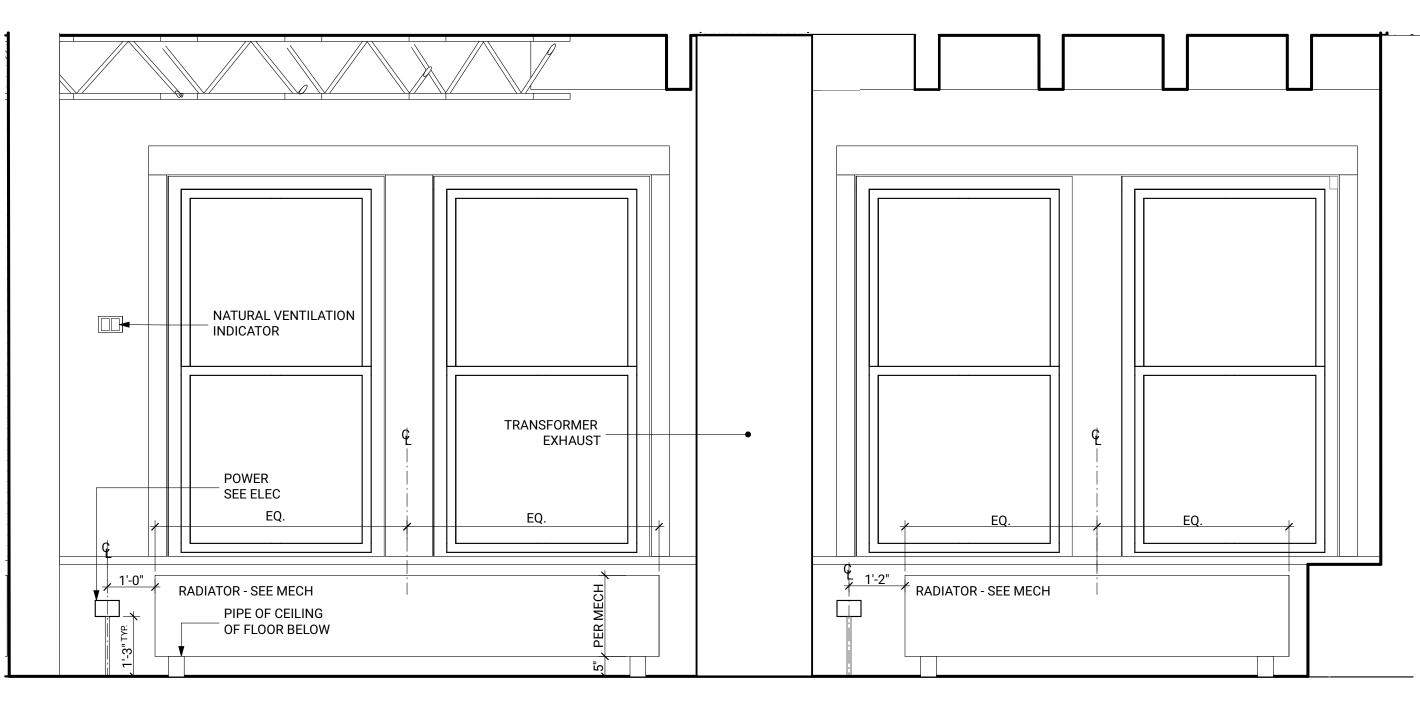
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**INTERIOR ELEVATIONS** 

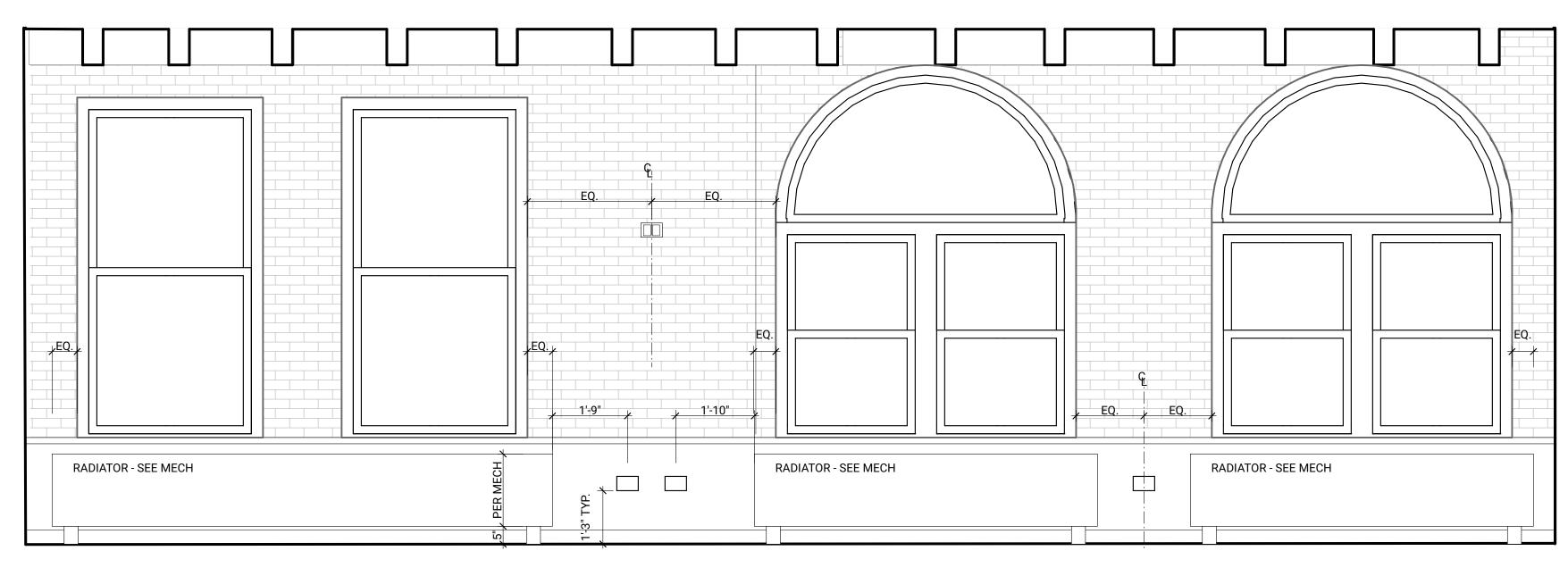
04/27/2021



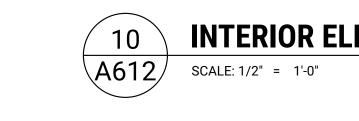


EAST

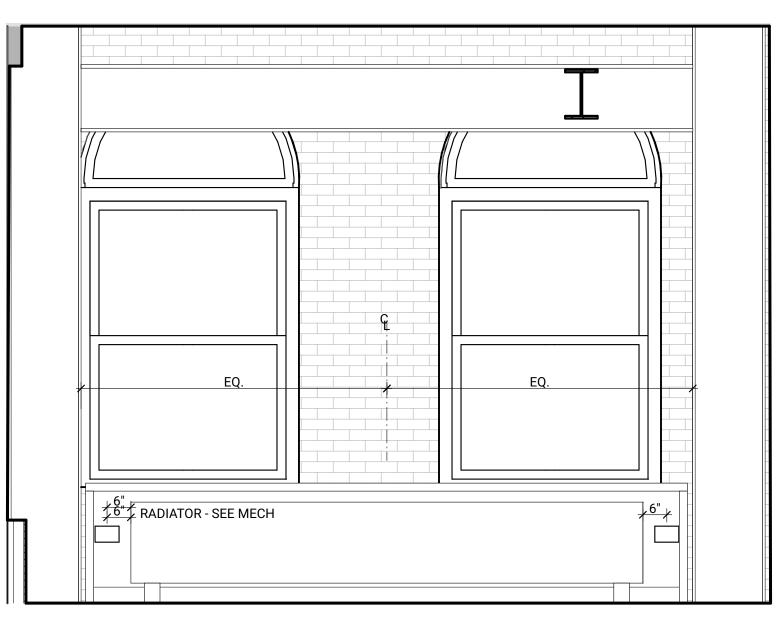




EAST



**INTERIOR ELEVATIONS OFFICE 302** 

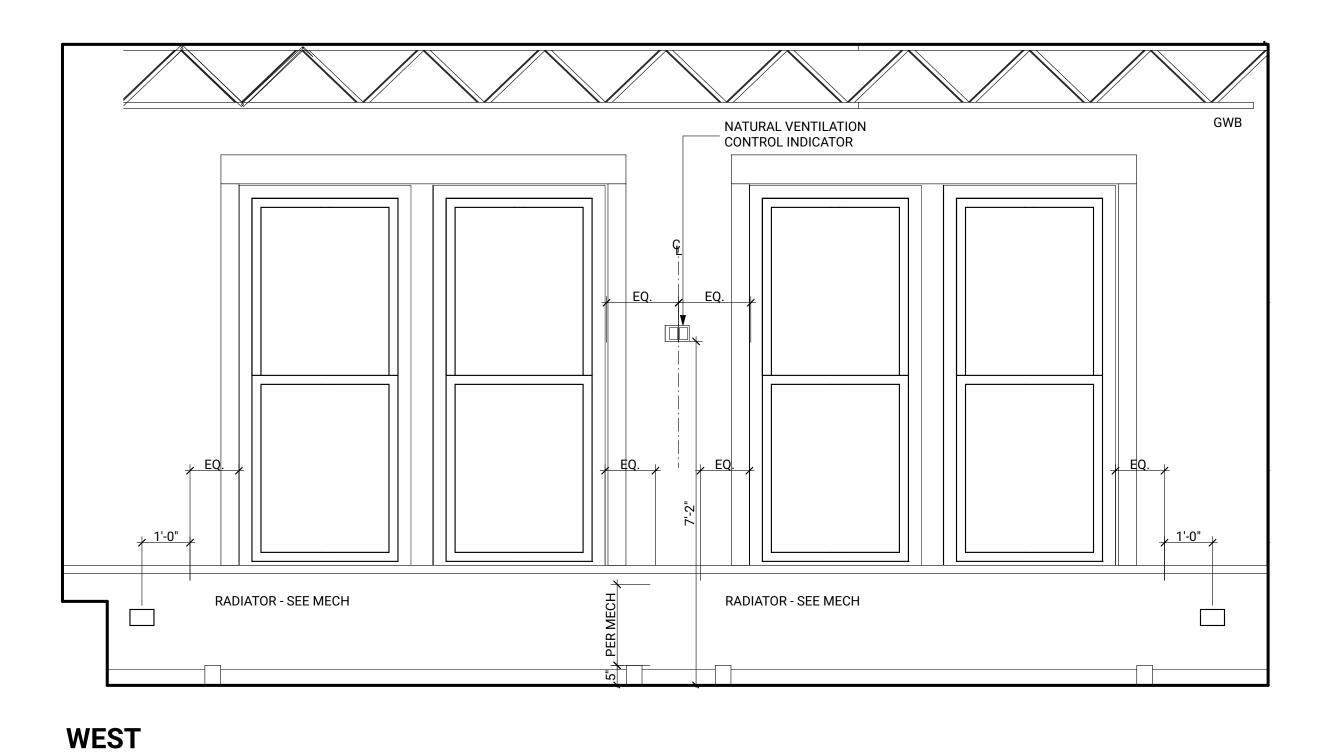


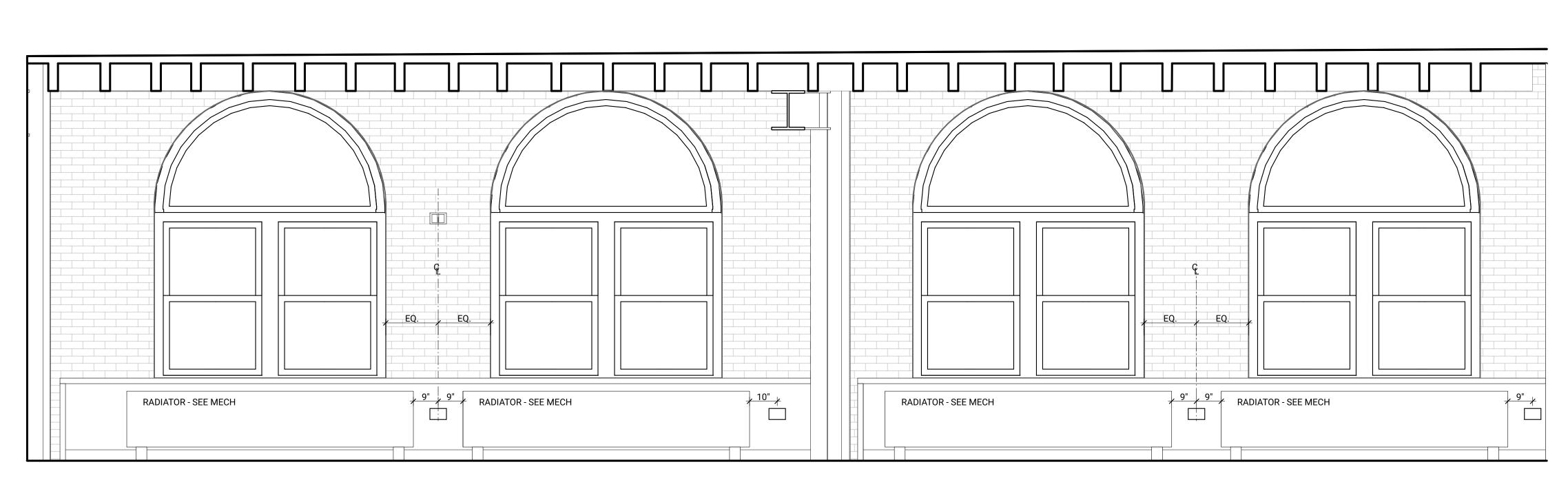
**INTERIOR ELEVATION OFFICE 301** 

NORTH

1

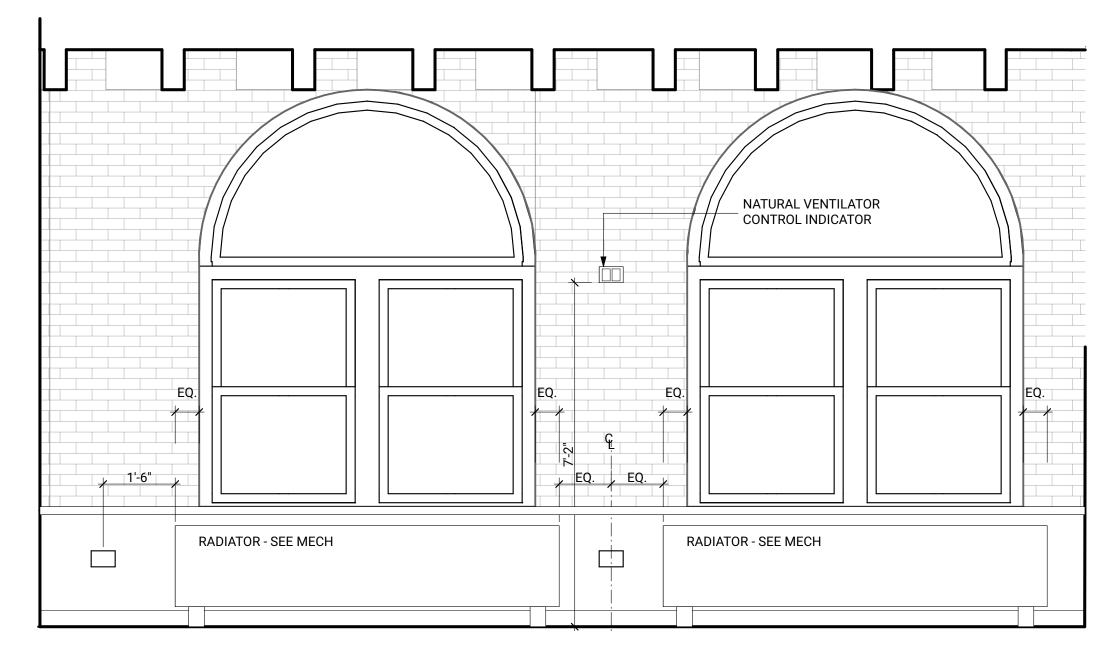
A612 SCALE: 1/2" = 1'-0"







## **INTERIOR ELEVATION CHILD CARE 314** A612 SCALE: 1/2" = 1'-0"



**INTERIOR ELEVATION OFFICE 303** 

## EAST

 2
 INTERIOR E

 A612
 SCALE: 1/2" = 1'-0"

**3** 



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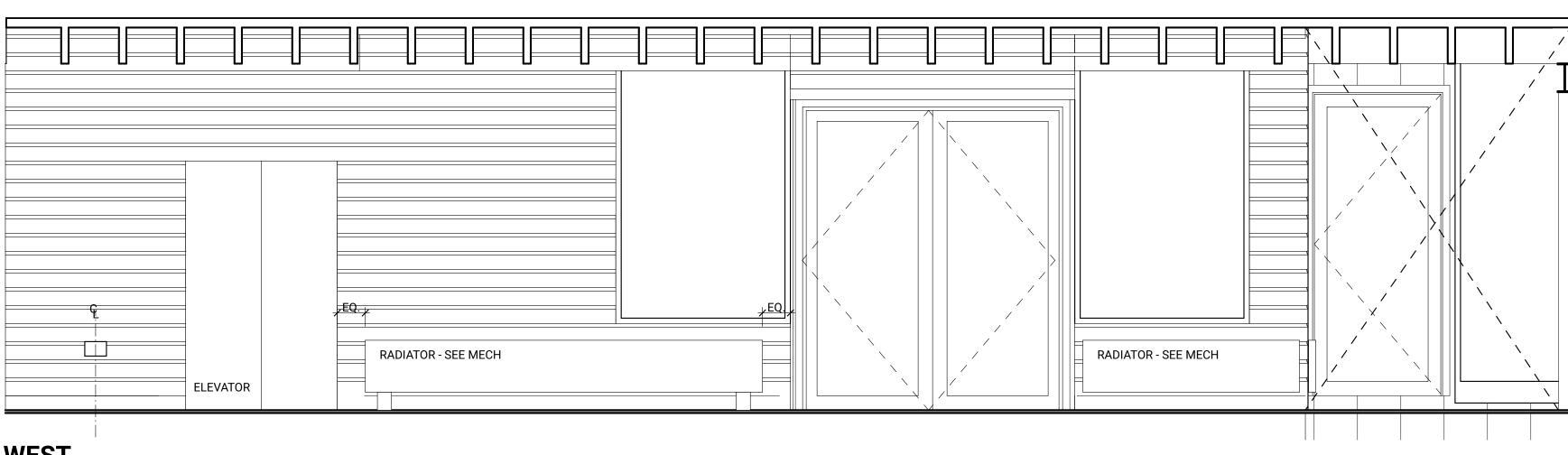
INTERIOR ELEVATIONS

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# SOUTH

	EQ. FQ.
RADIATOR - SEE MECH	RADIATOR - SEE MECH



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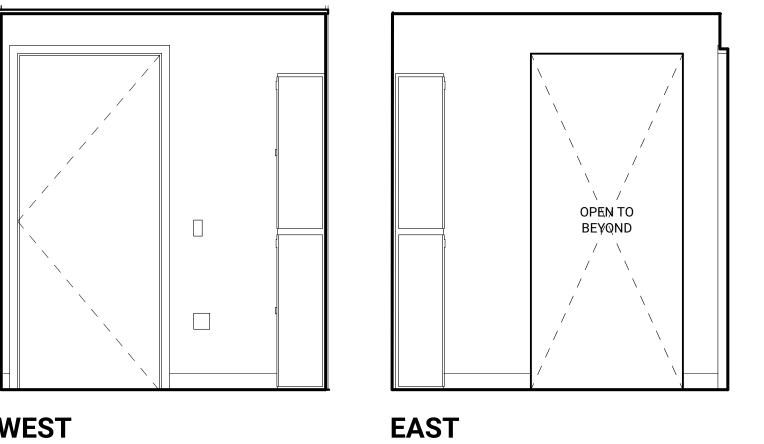
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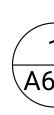


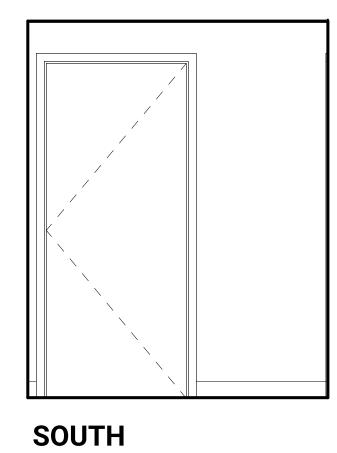


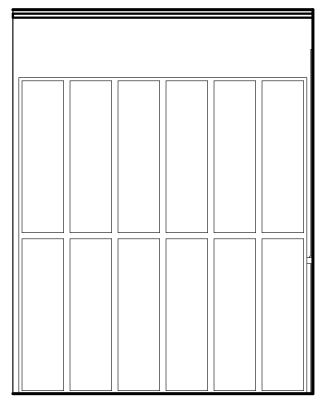








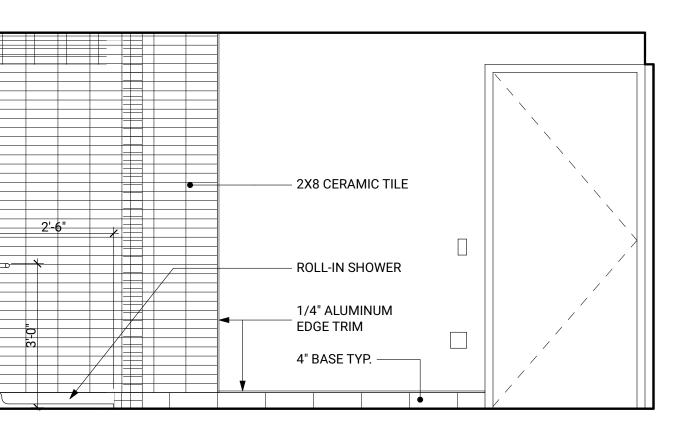


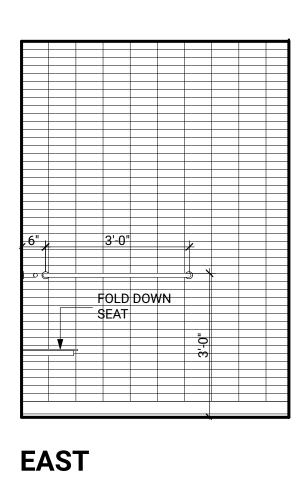


NORTH

**INTERIOR ELEVATIONS BIKE ROOM LOKER ROOM 020** 







A614 SCALE: 1/2" = 1'-0"

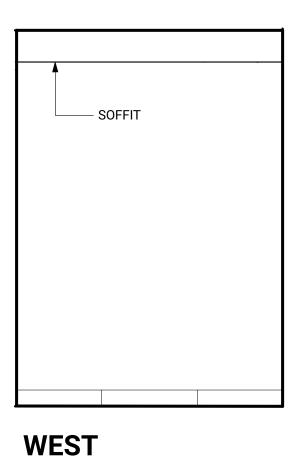
# NORTH

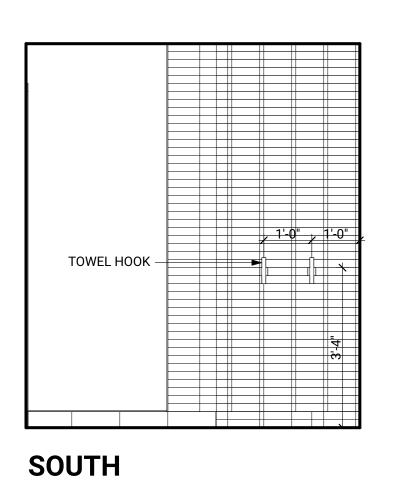
# **INTERIOR ELEVATIONS BIKE ROOM ADA SHOWERS 020**

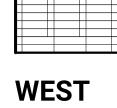
A614 SCALE: 1/2" = 1'-0"

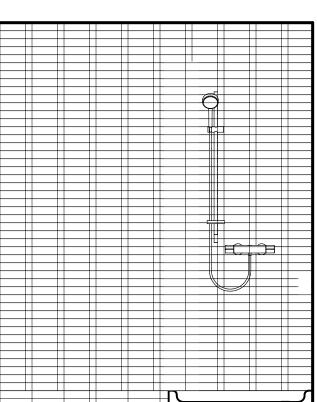
# SOUTH

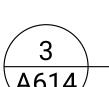
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**INTERIOR ELEVATION CATERING 013** 
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 A614
 SCALE: 1/2" = 1'-0"





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PROJECT Metropole Building

PROJECT # 19012

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PREPARED FOR Satterberg Foundation

REVISION DATE NAME

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**INTERIOR ELEVATIONS** 

04/27/2021

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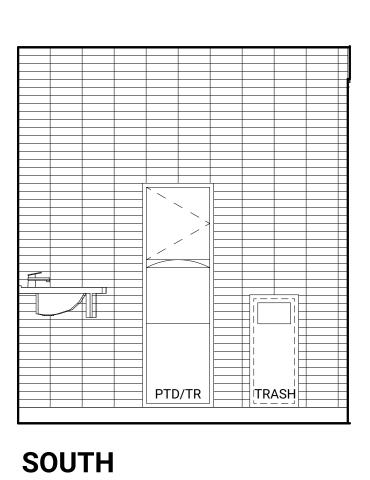
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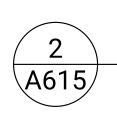
NORTH



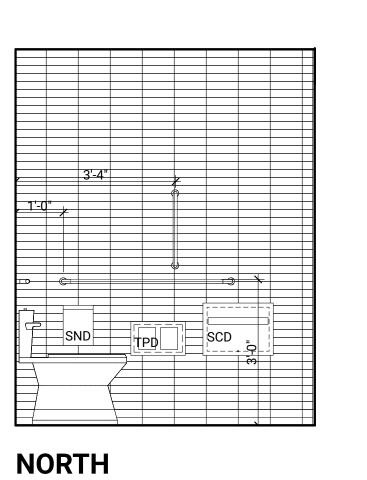
**INTERIOR ELEVATIONS SINK ROOM 021** A615 SCALE: 1/2" = 1'-0"

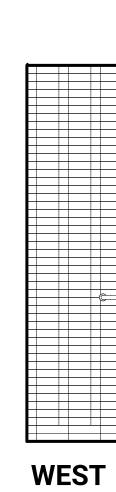
4-11"				
EAST	PTD/TR			



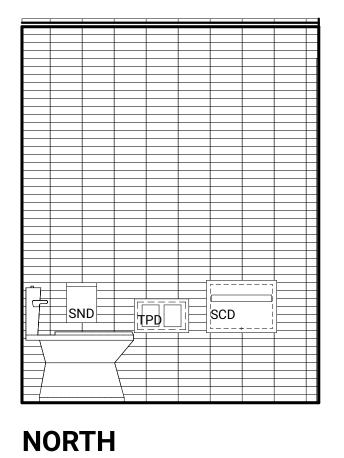


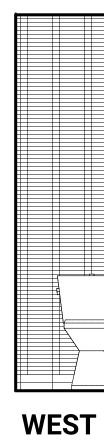
2 INIERSE A615 SCALE: 1/2" = 1'-0" **INTERIOR ELEVATIONS ALL GENDER RESTROOMS 021** 

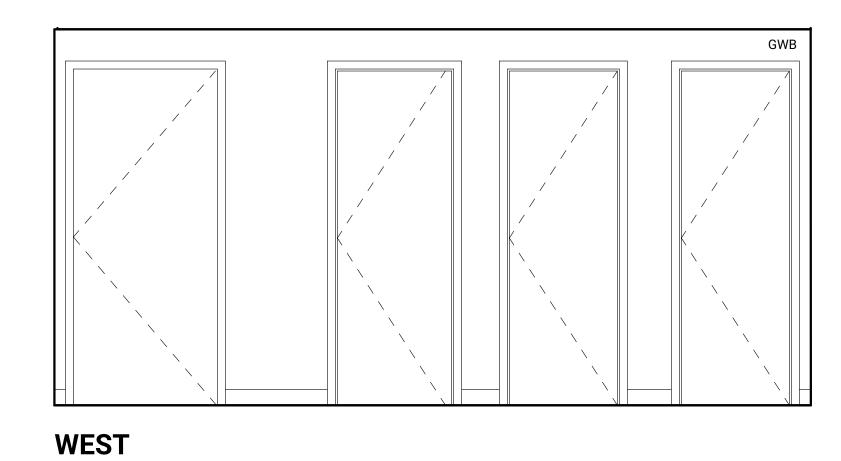


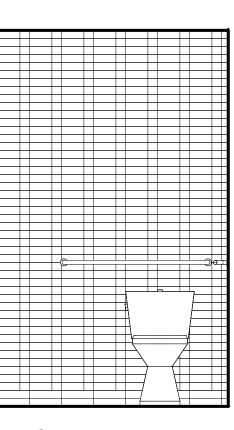


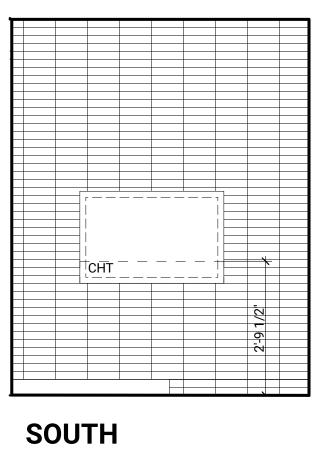


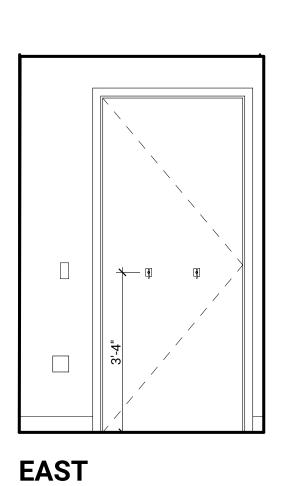




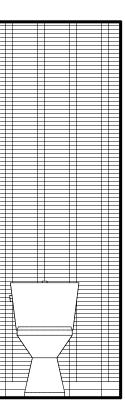


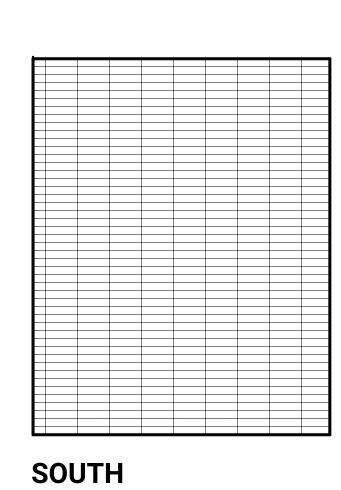


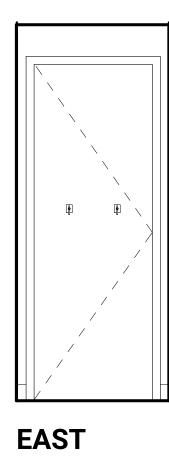


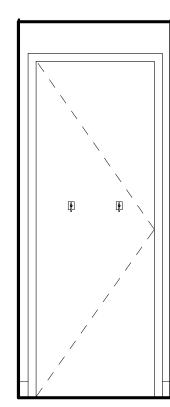














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PROJECT

Metropole Building

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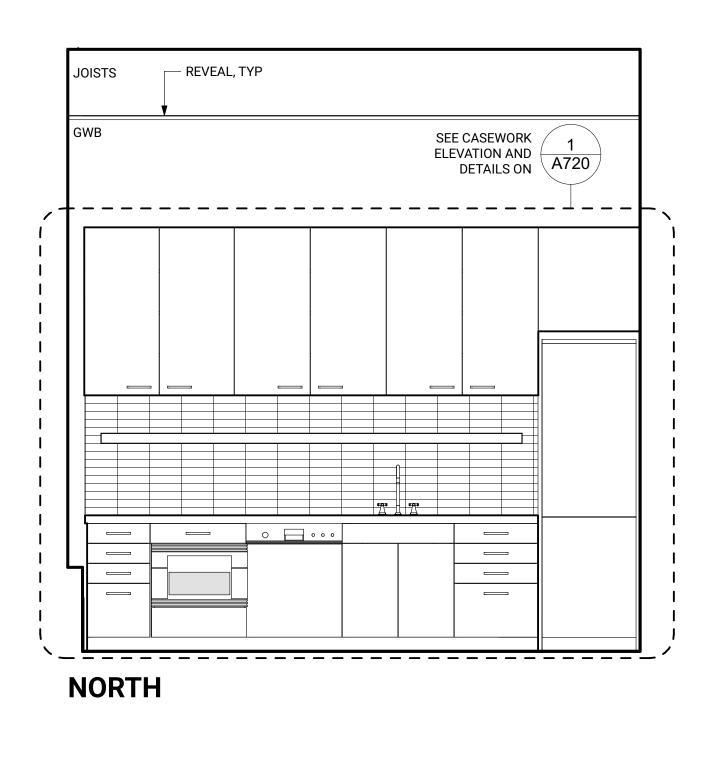
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**INTERIOR ELEVATIONS** 

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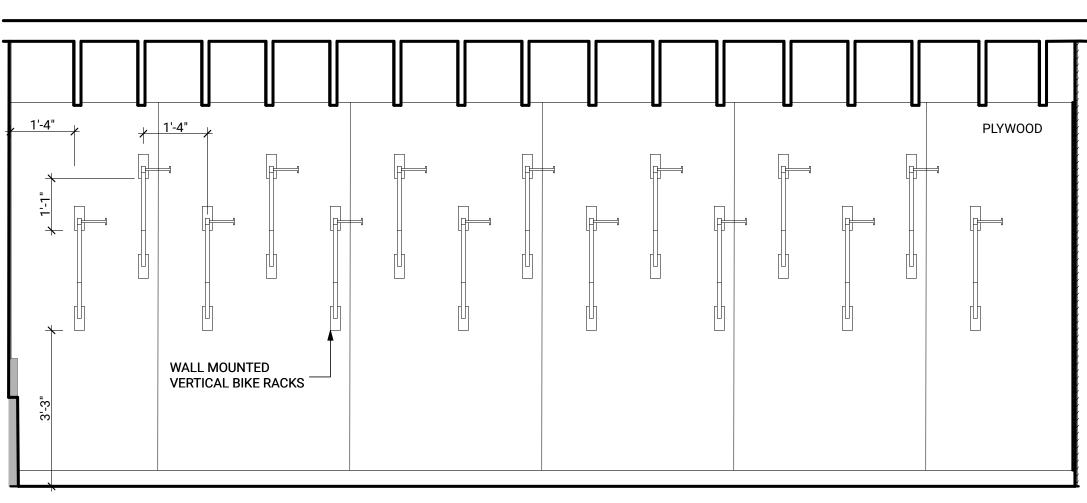
(E) JOIST GWB

**INTERIOR ELEVATIONS KITCHENETTE 205, 305** 

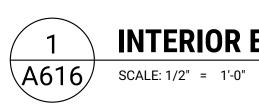


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 INTERIOR E

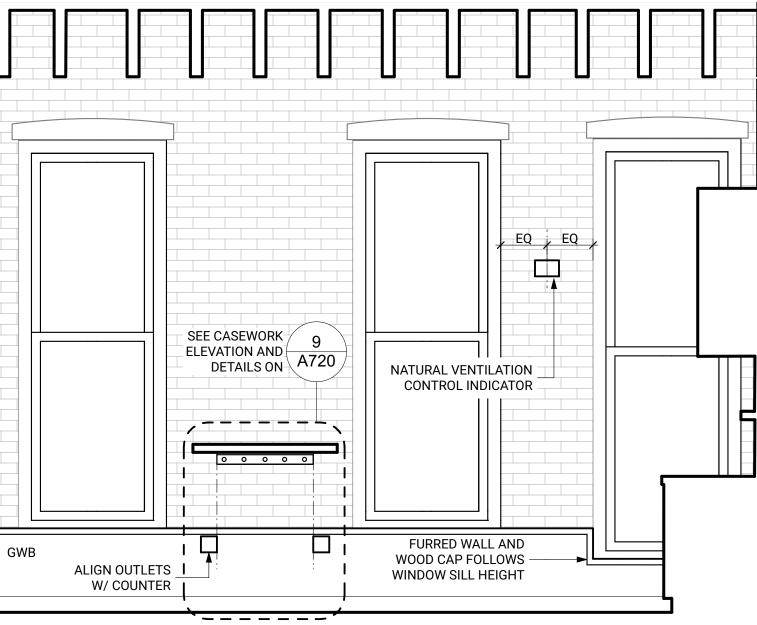
 A616
 SCALE: 1/2" = 1'-0"



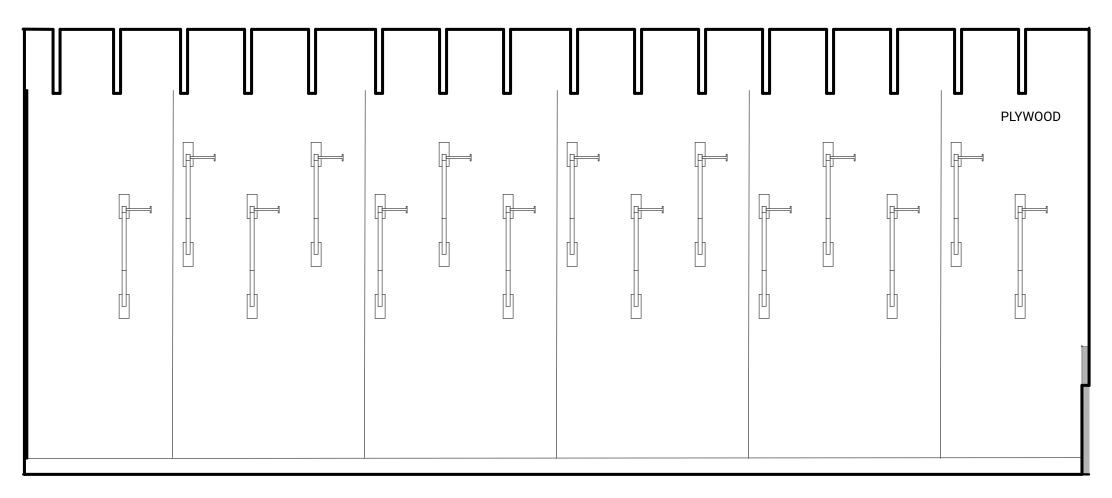
WEST



**INTERIOR ELEVATIONS BIKE ROOM 013** 







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SOUTH



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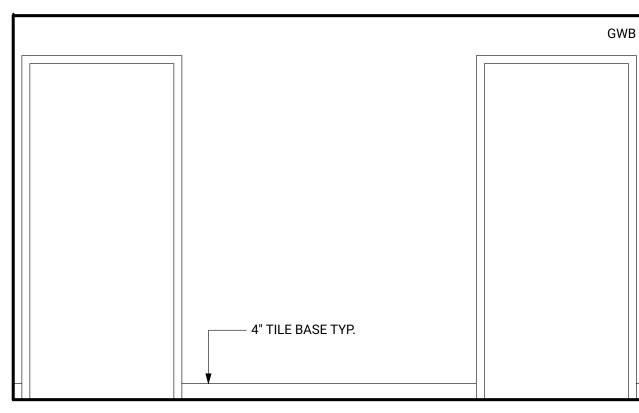
DCI DEDICATED APPROVAL STAMP SPACE

INTERIOR ELEVATIONS

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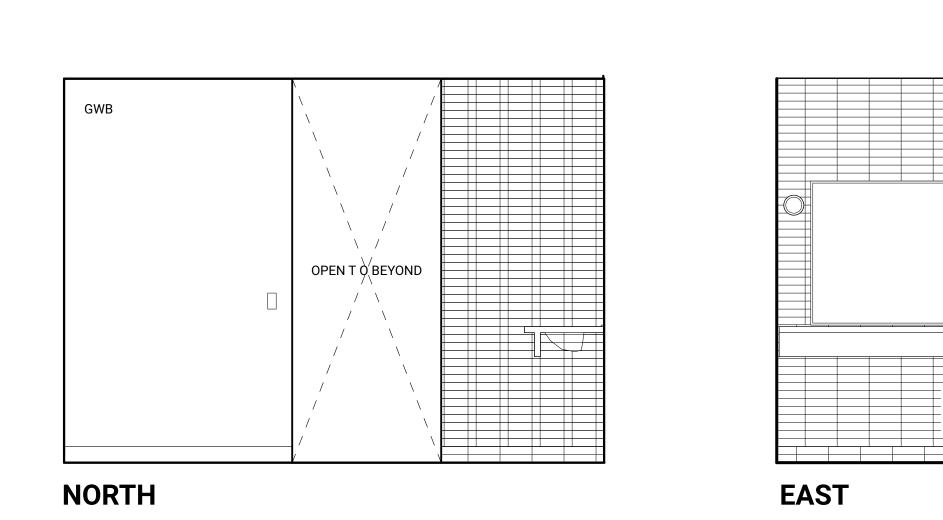


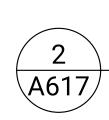


WEST

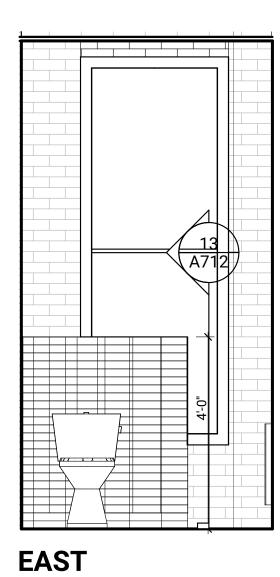


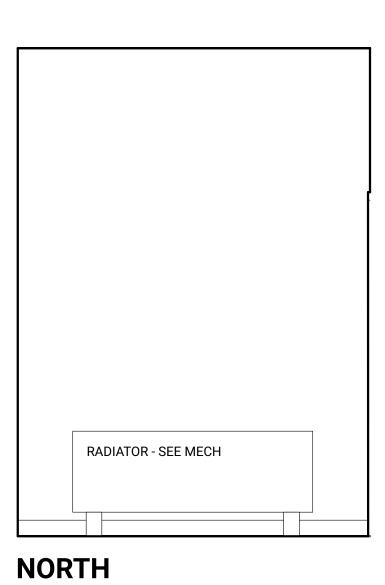
**INTERIOR ELEVATIONS SINK ROOM 206** 

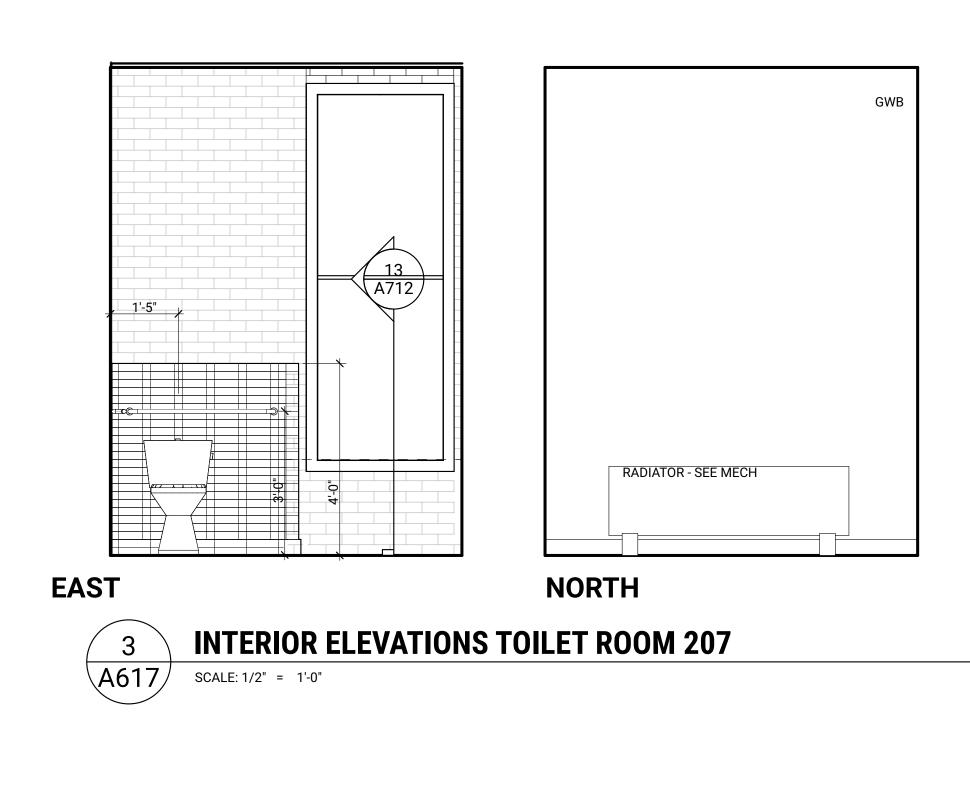




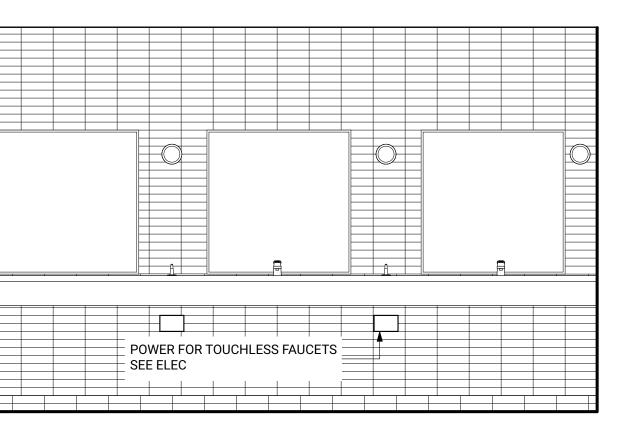
# 2 INTERIOR ELEVATIONS TOILET ROOM 208 A617 SCALE: 1/2" = 1'-0"





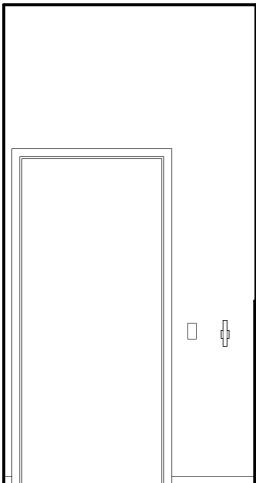


# SOUTH

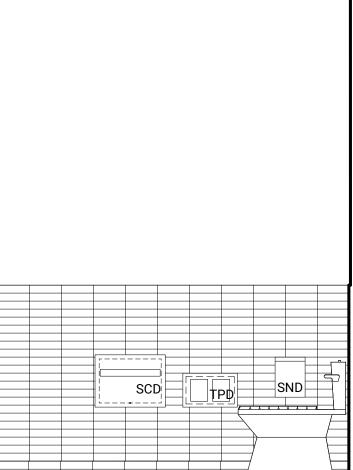


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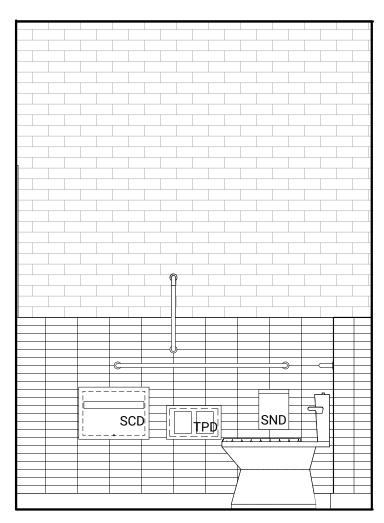


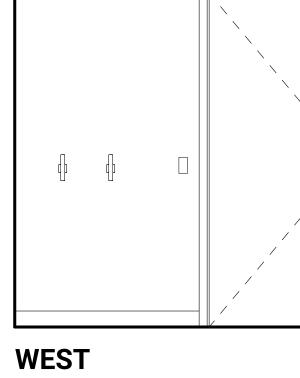


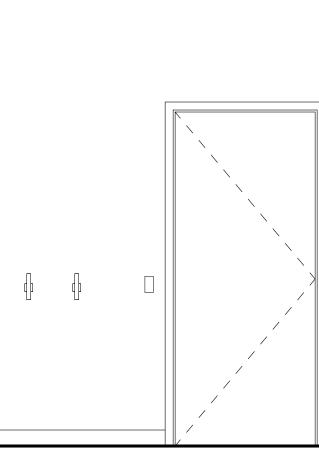












GWE



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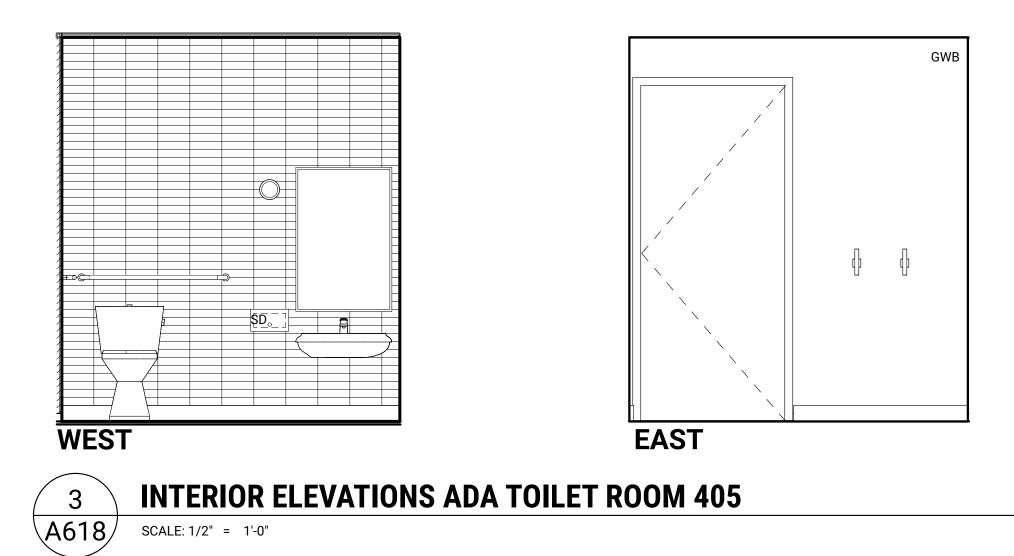
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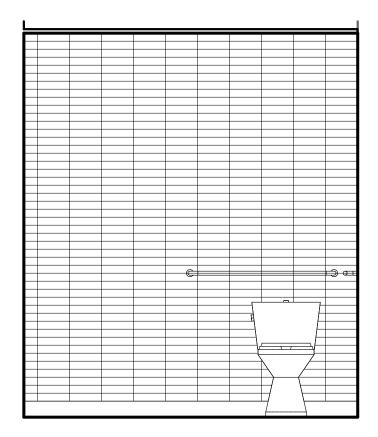
INTERIOR ELEVATIONS

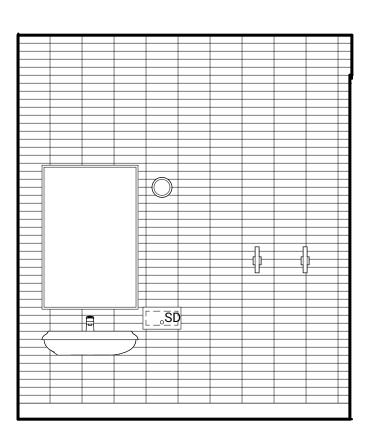
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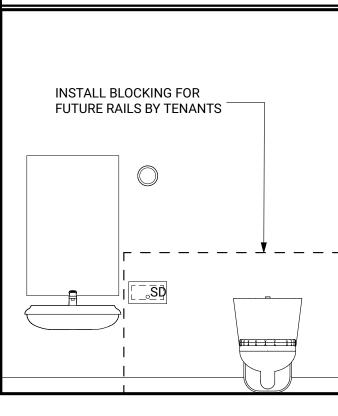


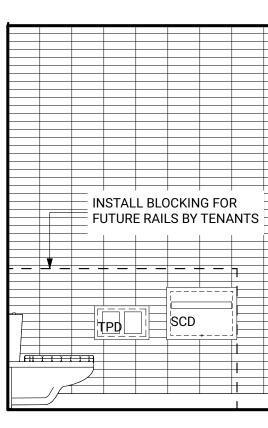


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 INTERIOR E

 A618
 SCALE: 1/2" = 1'-0"

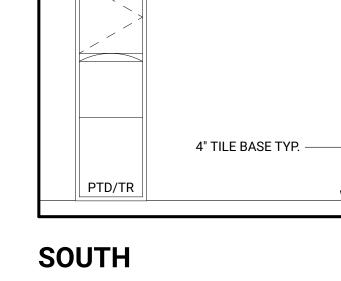
EAST INTERIOR ELEVATIONS TOILET ROOM 211 (SIM. 311,315)



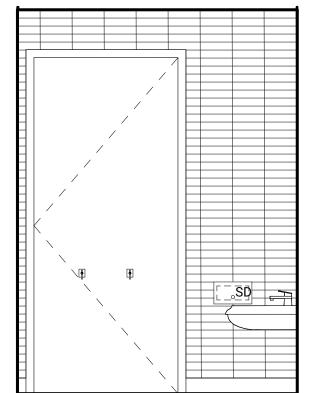










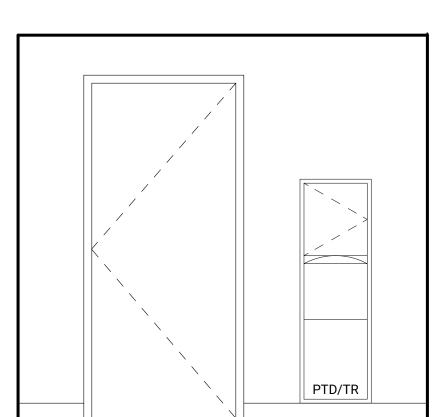


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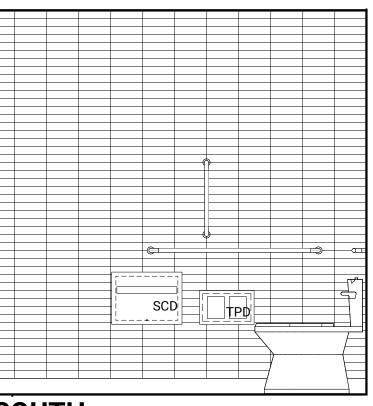
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## SOUTH





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<u>METAL STUD</u> 1 5/8" X .018 STUD UP TO 6'-2"		
2 1/2" X .018 STUD UP TO 10'-6"		
FOR PLENUM HIGHER THAN 11'-0" SUBMIT STRUCT ENGINEER'S CALCS		
SUPPORT AND BRACE SUSPENDED CEILING GRID IN ACCORDANCE WITH IBC REQUIREMENTS FOR SEISMIC DESIGN CATEGORY D		
LATERAL BRACING REQUIRED AT ALL CEILINGS EXCEPT IF SMALLER THAN 1000 SF AND SURROUNDED BY 4 WALLS WHICH ARE BRACED TO STRUCTURE		
BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN A MANNER WHICH WILL RESIST A DESIGN LOAD OF NOT LESS THAN 200 LBS. OR THE ACTUAL DESIGN LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.		
SEISMIC BRACING WIRES SHALL BE ATTACHED TO CONCRETE USING 5/16" MIN. D.I.C.A. (SHOT-IN FASTENERS NOT PERMITTED FOR SEISMIC BRACING)		
LATERAL BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL PIPING AND DUCTWORK.		
LOCATE RESTRAINT POINTS NOT MORE THAN 12 FT. OC. EACH WAY WITH THE FIRST POINT WITHIN 6 FT. OF EACH WALL.		
THE CEILING GRID SHALL BE ATTACHED TO THE WALL MOLDING AT TWO ADJACENT WALLS USING POP-RIVETS OR OTHER APPROVED METHOD. WALL MOLDING SHALL BE SECURED TO STUDS.		
HANGER AND PERIMETER WIRES SHALL BE PLUMB WITHIN 1 IN 6 EXCEPT WHERE COUNTER- SLOPING WIRES ARE PROVIDED		
TERMINAL ENDS OF MAIN BEAMS AND CROSS TEES MUST BE SUPPORTED WITHIN 8" OF EACH WALL WITH A PERIMETER WIRE.		
* CEILING DESIGN SHALL COMPLY WITH REQUIREMENTS OF IBC, ASTM C635, ASTM C636, ASCE 7-01, AND CISCA	L	INTEF
	κ	INTEF
SUSPENDED CEILING SEISMIC BRACING	J	

- (1) NO 12 WIRE VERTICAL, WITH STRUT SECURED TO VERT. WIRE USING NO. 12 WIRE TIES.

- STRUT FROM STEEL STUD MATERIAL OR EMT,

FIT TICHETLING AND TO TOP OF MAIN RUNNER.

WIRE SECURELY IN PLACE. SECURE TO MAIN

RUNNER W/ SCREWS OR POP-RIVITS.

— (4) NO 12 GAGE WIRES, SECURE TO MAIN TEE WITHIN 2" OF CROSS TEE, SPLAY 90° IN PLAN AND SLOPE NOT MORE THAN 45°

MAX LENGTH FOR VERTICAL STRUTS

UP TO 6'-0"

UP TO 8'-6"

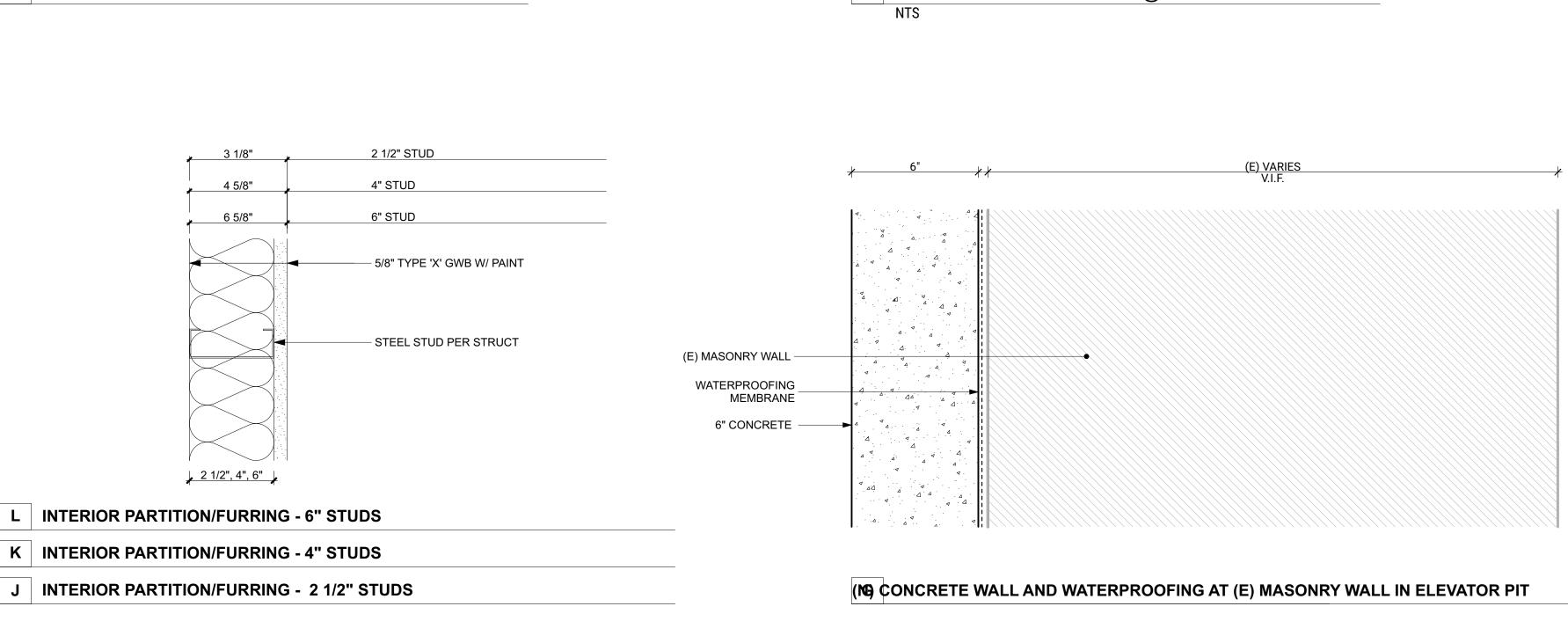
UP TO 10'-0"

UP FROM CEILING

EMT CONDUIT 1/2" EMT

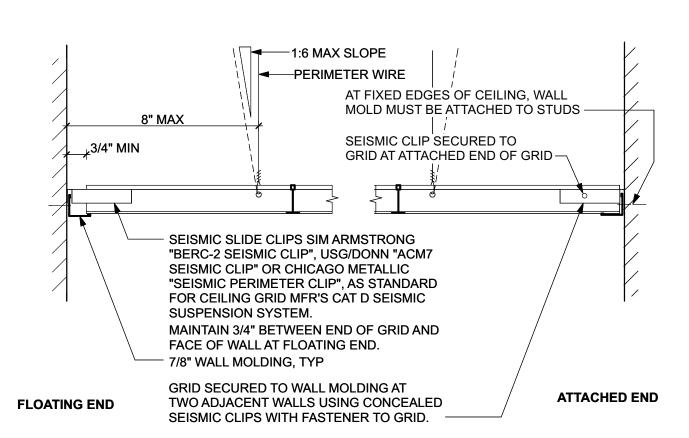
3/4" EMT

1" EMT

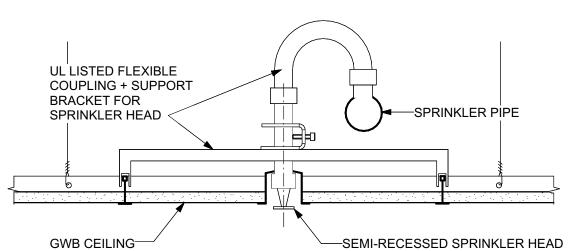




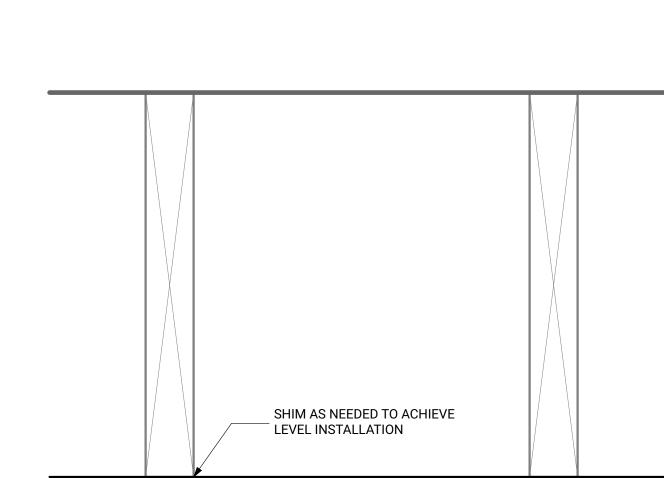
SEISMIC WALL MOLDING FOR CEILINGS





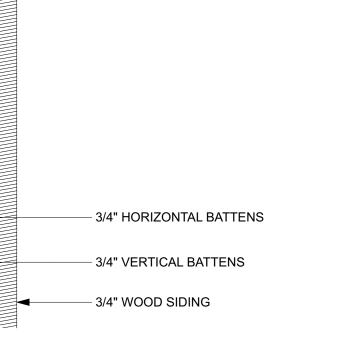


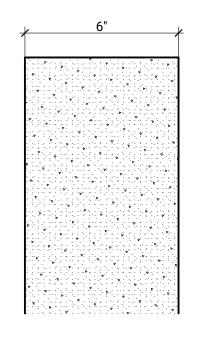
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# N SUSPENDED GWB CEILING

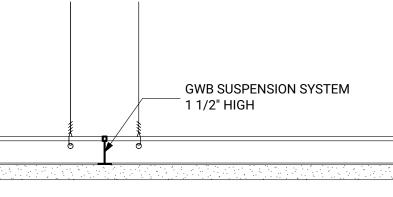
## M (N) INTERIOR WOOD CLADDING

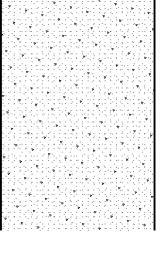




FIRE RATING: SBC TABLE 721.1(2)/ITEM 4-1.1 LIGHT WEIGHT CONCRETE 3 HOUR - 4.4" MIN. THICKNESS (SEE PLAN DIAGRAMS FOR WHERE RATING REQUIRED)

## N GWB CEILING @ (E) WOOD JOISTS



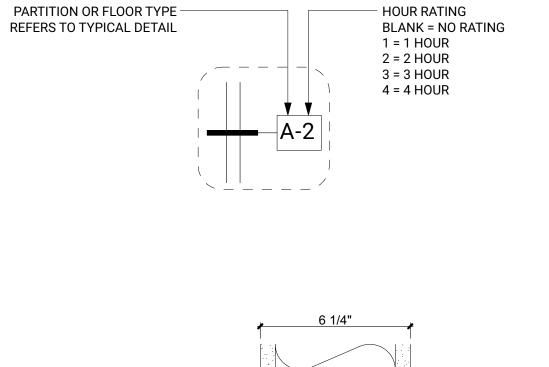


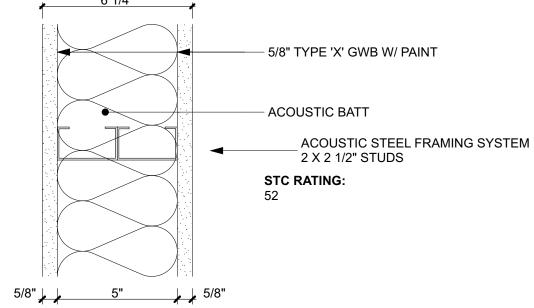
# I CONCRETE SHEAR WALL PER STRUCTURAL

## **GENERAL NOTES**

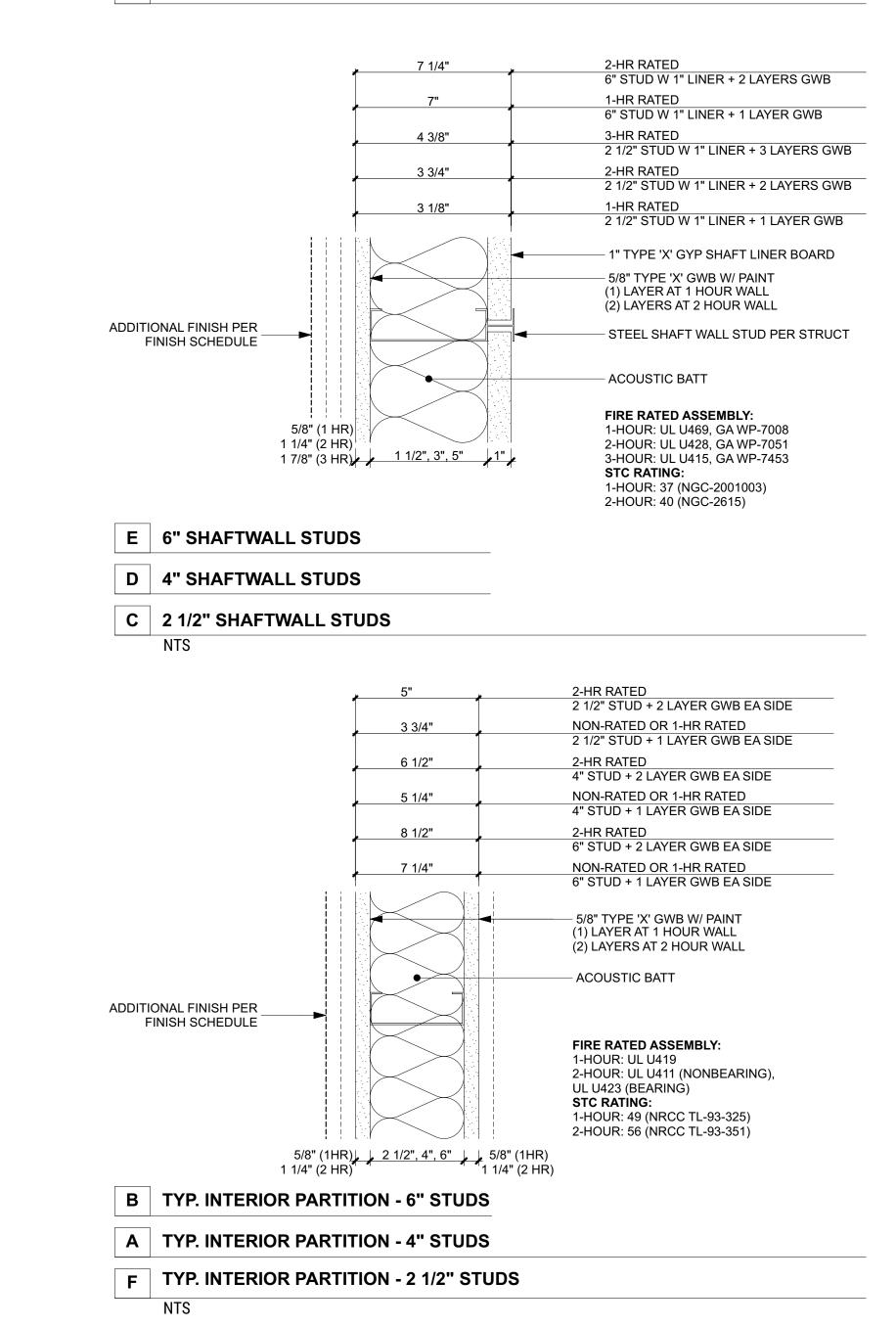
- 1 GYP BD IS 5/8" TYPE X U.N.O.
- 2 CEMENTITIOUS BACKER IS 5/8" UL-LABELED
- STUD SIZES ARE PER PARTITION TYPES. METAL THICKNESS 3 PER STRUCT.
- OPENINGS AND PERIMETERS AT RATED PARTITIONS WILL BE 4 SEALED WITH APPROVED FIRESTOP ASSEMBLES FOR SAME
- HOUR RATING AS THE PARTITION. WHERE ENDS OF PARTITION ABUT OTHER CONSTRUCTION
- PROVIDE RELIEF JOINT
- 6. PARTITIONS ARE TO STRUCTURE ABOVE U.N.O.

### ANNOTATIONS





### K STC-RATED WALL @ LOADING/TRASH/RECYCLING ROOM



## H 3-HR RATED CONCRETE WALL @ SCL TRANSFORMER VAULT

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 $\square$  $\overline{}$  $\geq$ 

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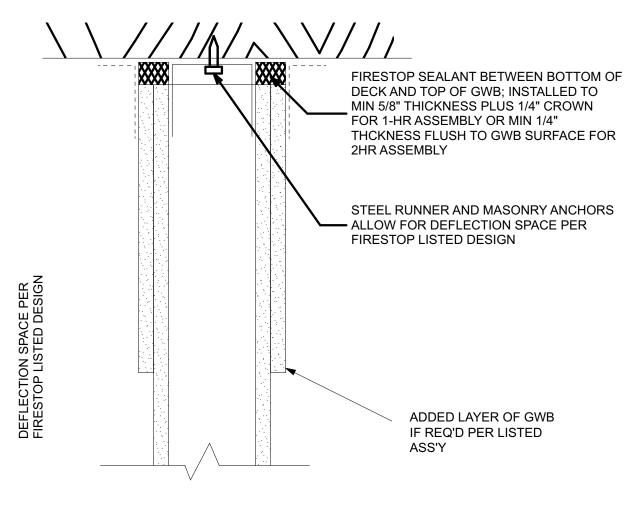
DCI DEDICATED APPROVAL STAMP SPACE

**INTERIOR PARTITION** SCHEDULE

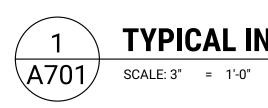
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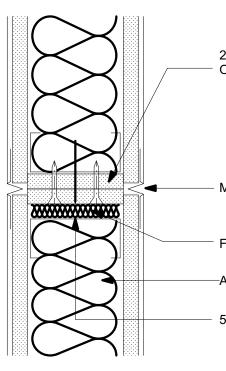




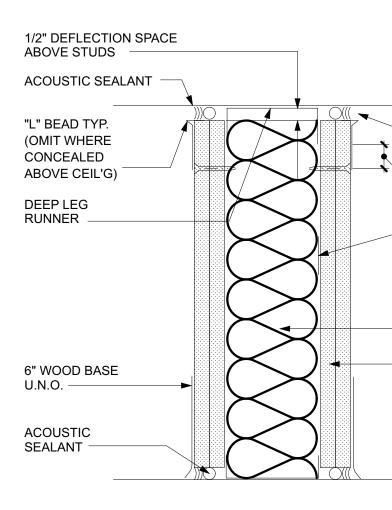


FIRE RESISTIVE JOINT SYSTEM SHALL BE TESTED PER ASTM E1966 OR UL 2079 AND SHALL BE LISTED TO MATCH FIRE ENDURANCE OF PARTITION

HEAD OF RATED PARTITION AT WOOD JOISTS







NON-RATED CONDITION SHOWN, SEE DETS 8 FOR ADDITIONAL FEATURES AT RATED PARTITIONS

### LIMITING HEIGHTS FOR DRYWALL STUDS Based on SSMA designation and metal thickness

for studs 16" oc and 5 psf air pressure

STUDS	COMPOSITE	NO
400 S125 x 18 MIL	15'4"	

<u>400 S125 x 30 MIL</u> 17'6" <u>400 S125 x 33 MIL</u> 18'4" <u>400 S125 x 43 MIL</u> 19'5"

FRAMING NOTES

<u>600 S125 x 18 MIL</u>

<u>600 S125 x 30 MIL</u>

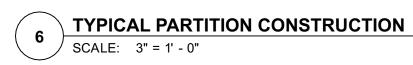
<u>600 S125 x 33 MIL</u>

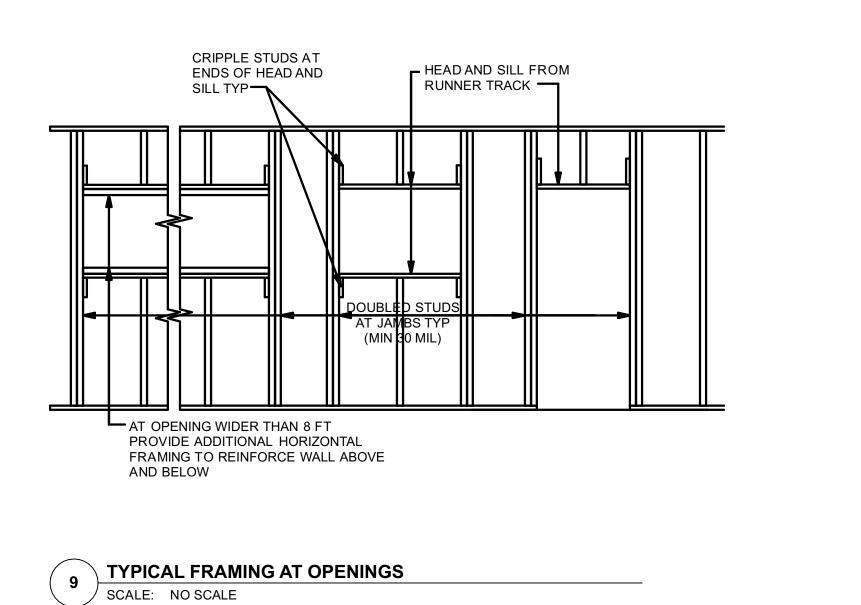
1 INTERIOR STUD HEIGHT LIMITS FOR L/240 DEFLECTION BASED ON ICBO 4943 AND SSMA TABLE OF LIMITING HTS.

19'9" 23'2"

24'6"

- 2 PROVIDE FULL-HT GYP BD AT BOTH SIDES WITH MIN #6 SCREWS AT 12" OC. OR USE NON-COMPOSITE HEIGHT WITH STUD FLANGES BRACED FOR FULL HT OF STUD PER 12 /C11C1.
- <sup>3</sup> TYPICAL: 4" STUDS AT 16" OC U.N.O.
- 4 ALL PARTITIONS EXTEND TO STRUCTURE ABOVE U.N.O.
- 5 SEE STRUCTURAL FOR EXTERIOR WALL STUDS
- 6 SEE INDIVIDUAL PARTITION TYPES FOR FIRE RATING INFORMATION





5



### 2 LAYERS GWB SECURED TO STUD ON ONE SIDE OF JOINT

- METAL CONTROL JOINT, KEEP JOINT CLEAR

### FILL JOINT W/ ACOUST INS.

ACOUST INSUL WHERE INDICATED

— 1/2" CLEAR ABV. GWB

TOP ROW OF FASTENERS

1" BELOW BOT OF RUNNER.

NO FASTENERS TO RUNNER.

TO HOLD STUDS IN POSITION

PRIOR TO INSTALLATION OF GWB

- INSULATION WHERE SCHEDULED

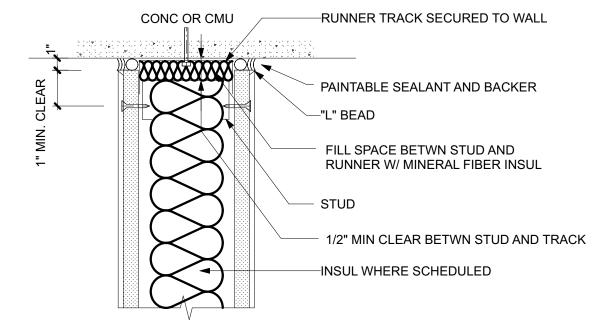
NUMBER LAYERS GYP. BD VARIES

SEE INDIVIDUAL PARTITION TYPES

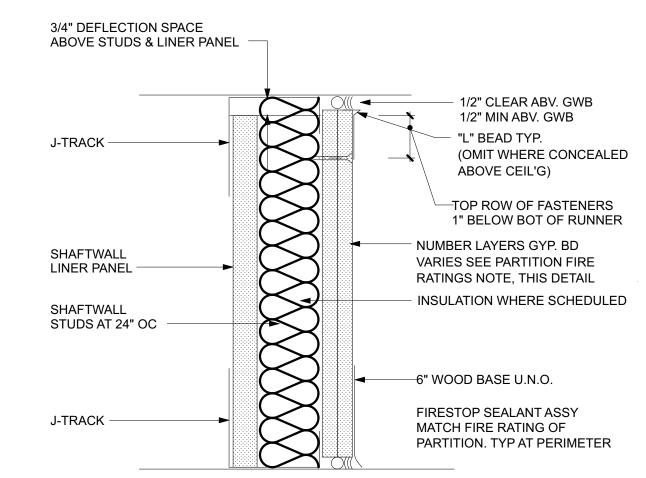
FOR FIRE RATING INFORMATION

1 1/2" X 18 GA ALIGNMENT STRAP SECURE TO EACH STUD

5/8" GAP TO OPP STUD







ON-COMPOSITE 13'9" N/A 17'3"

18'9" N/A N/A 23'11"

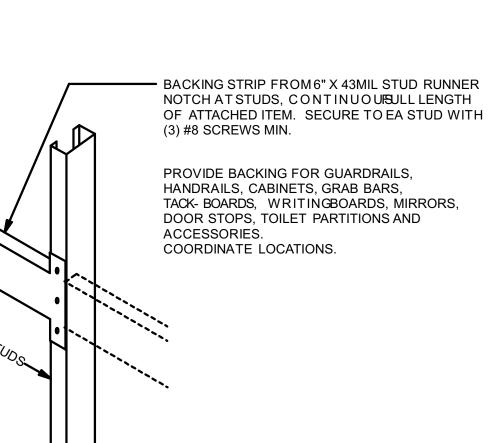
# LIMITING HEIGHTS FOR SHAFTWALL STUDS

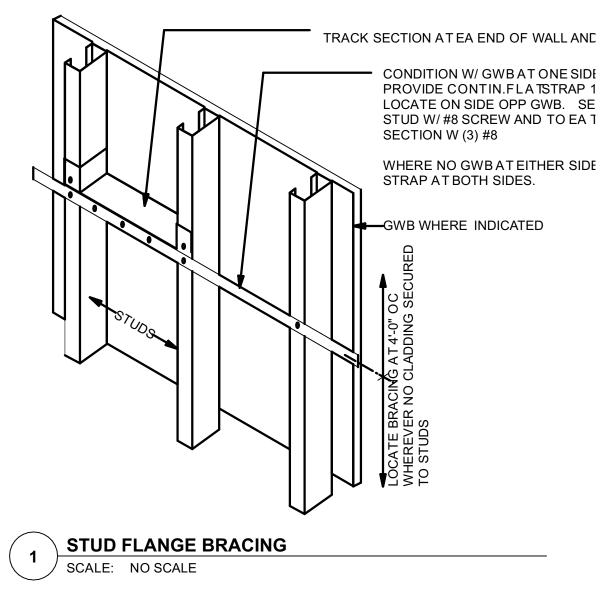
PROVIDE MANUFACTURER'S PROPRIATARY STUD CONFIGURATION ("C-H", "I", ETC.) AND METAL THICKNESS IN ACCORD WITH MANUFACTURER'S LISTED DESIGN FOR THE FIRE RATING, STUD DEPTH, LAYERS OF GWB, AND WALL HEIGHT INDICATED IN THESE DRAWINGS, BASED ON DEFLECTION L/240 AND 5 PSF AIR PRESSURE.

## SHAFTWALL NOTES

- 1 DETAIL IS FOR GENERAL CONFIGURATION, COMPLY WITH MFR'S LISTED DESIGN FOR REQUIRED FIRE RATING
- 2 TYPICAL: 4" STUDS AT 24" OC U.N.O.
- <sup>3</sup> ALL PARTITIONS EXTEND TO STRUCTURE ABOVE U.N.O. 4 SEE INDIVIDUAL PARTITION TYPES FOR FIRE RATING INFORMATION

## TYPICAL SHAFTWALL CONSTRUCTION / SCALE: 3" = 1' - 0"





### BACKING STRIP SCALE: NO SCALE

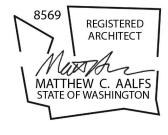
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04/27/2021

**TYPICAL INTERIOR PARTITION DETAILS** 

DCI DEDICATED APPROVAL STAMP SPACE



ARCHITECT STAMP

423 2nd Ave Ext S Seattle WA 98104 PREPARED FOR

Satterberg Foundation

REVISION DATE NAME

PROJECT # 19012

LOCATION

PROJECT Metropole Building

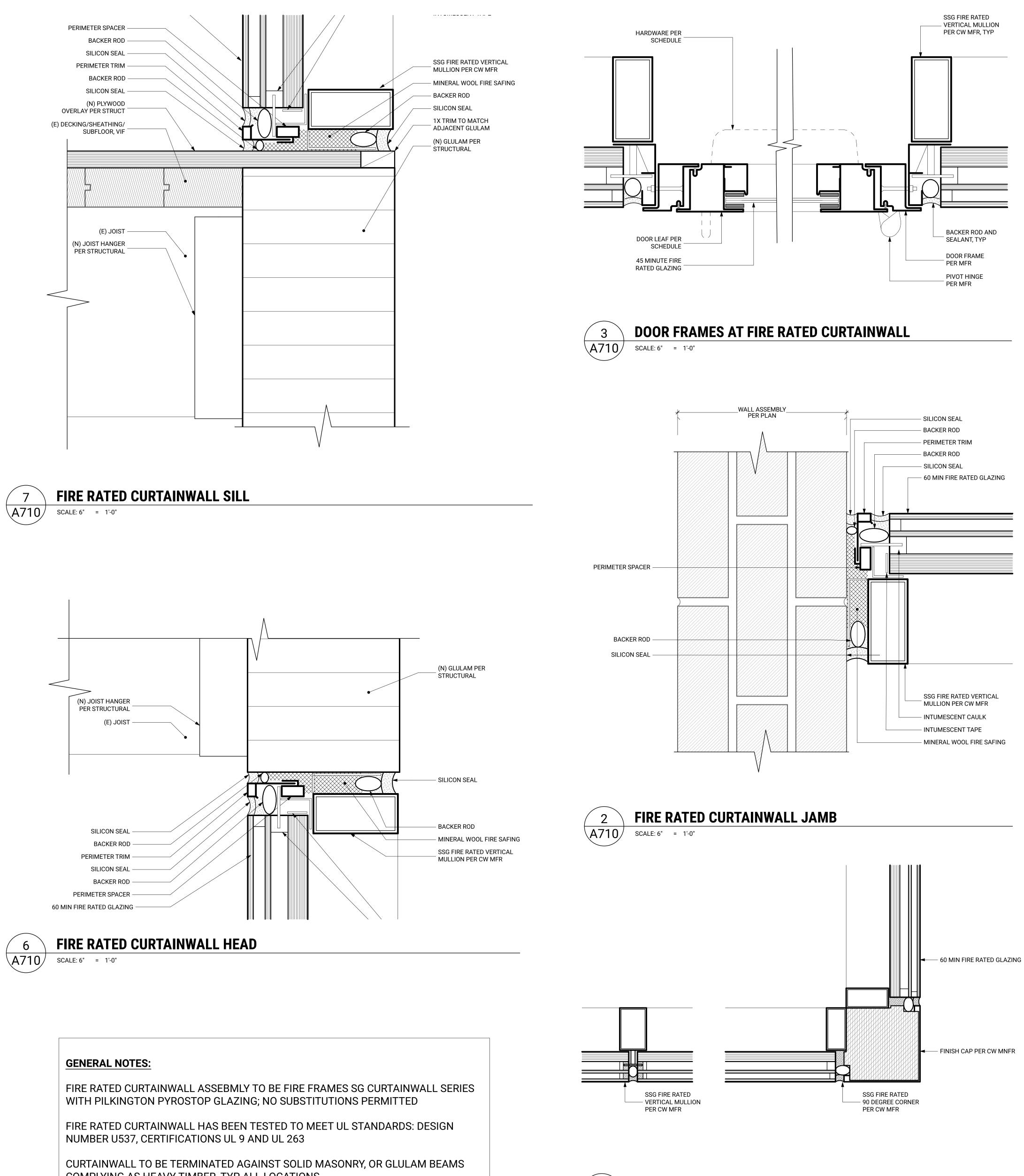
preservation 159 western avenue west, suite 486 seattle, washington 98119

office 206 775-8668

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architecture design

 $\square$ Ζ  $\geq$ 



COMPLYING AS HEAVY TIMBER, TYP ALL LOCATIONS

FIRE RATED CURTAINWALL - PLAN

A710 SCALE: 3" = 1'-0"

1



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PROJECT Metropole Building

PROJECT # 19012

LOCATION 423 2nd Ave Ext S Seattle WA 98104

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ARCHITECT STAMP



DCI DEDICATED APPROVAL STAMP SPACE

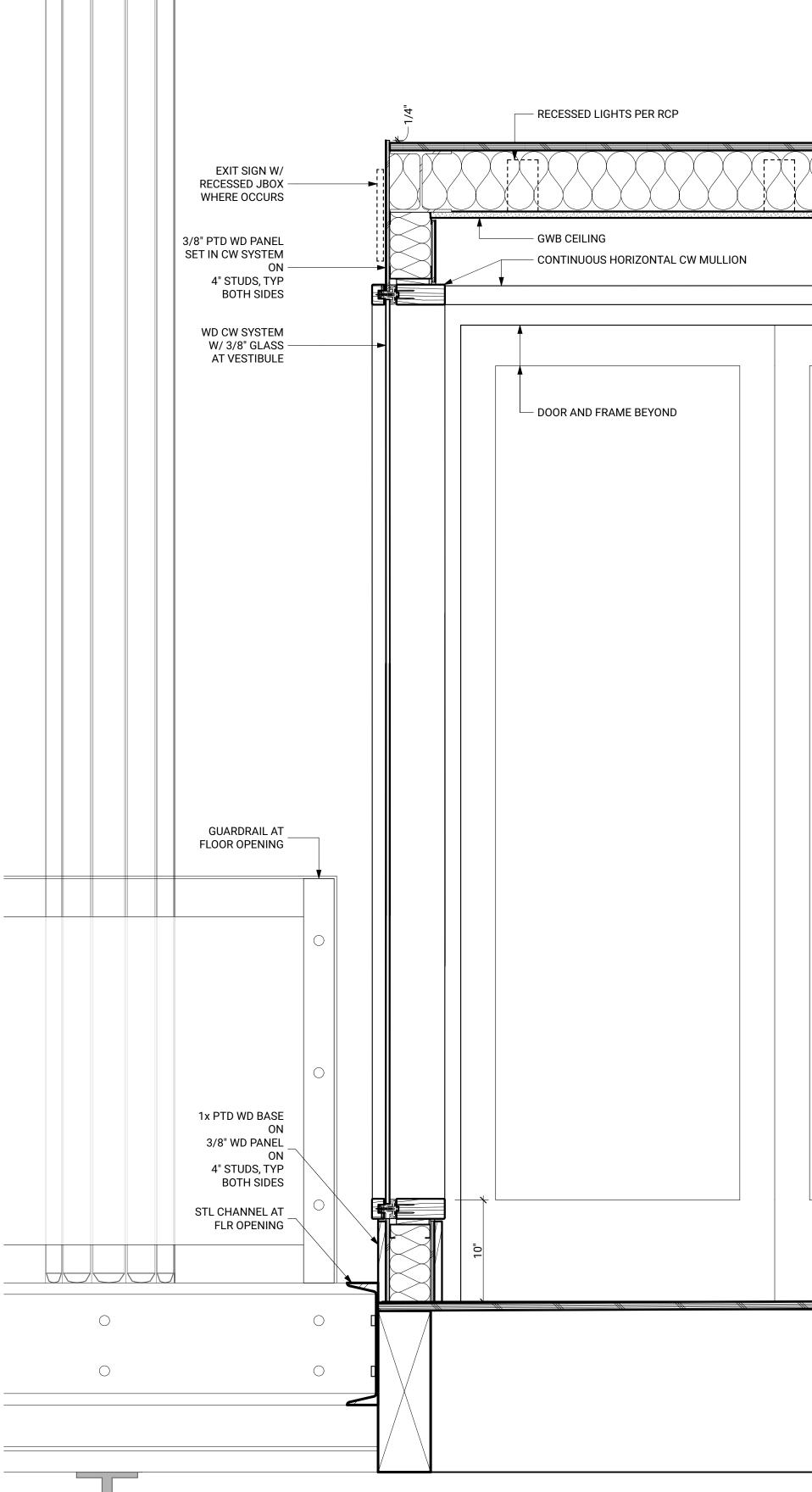
**INTERIOR DETAILS** 

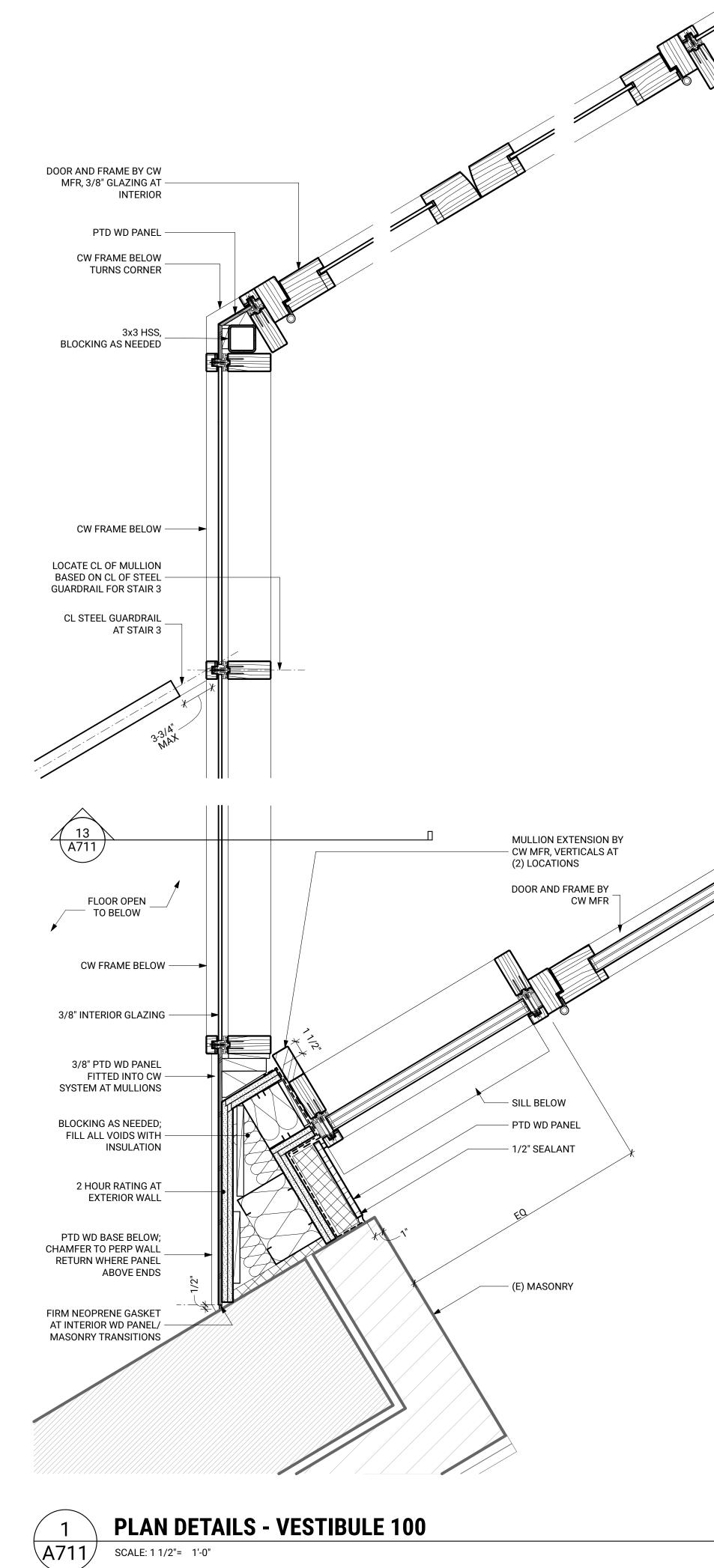
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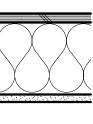
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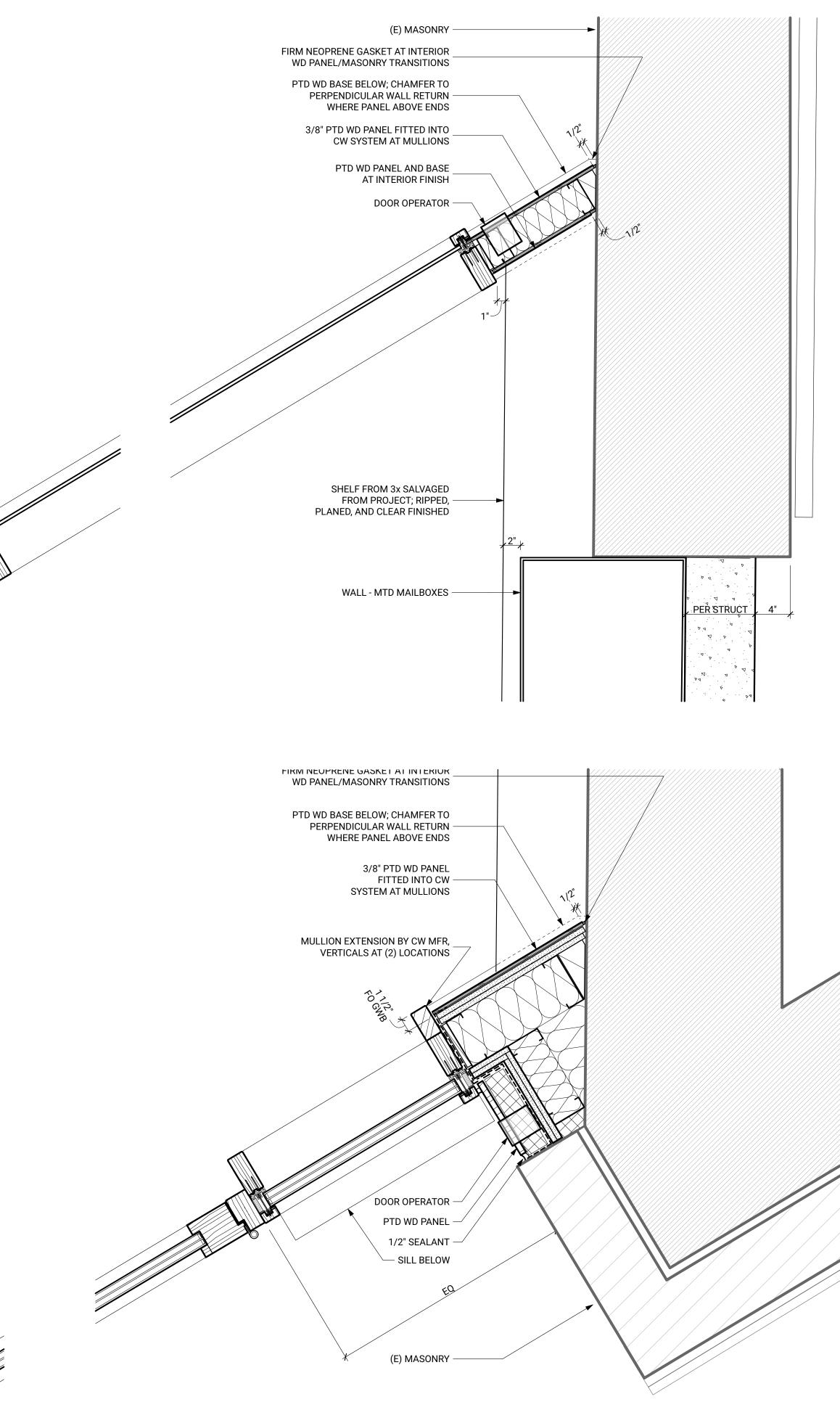














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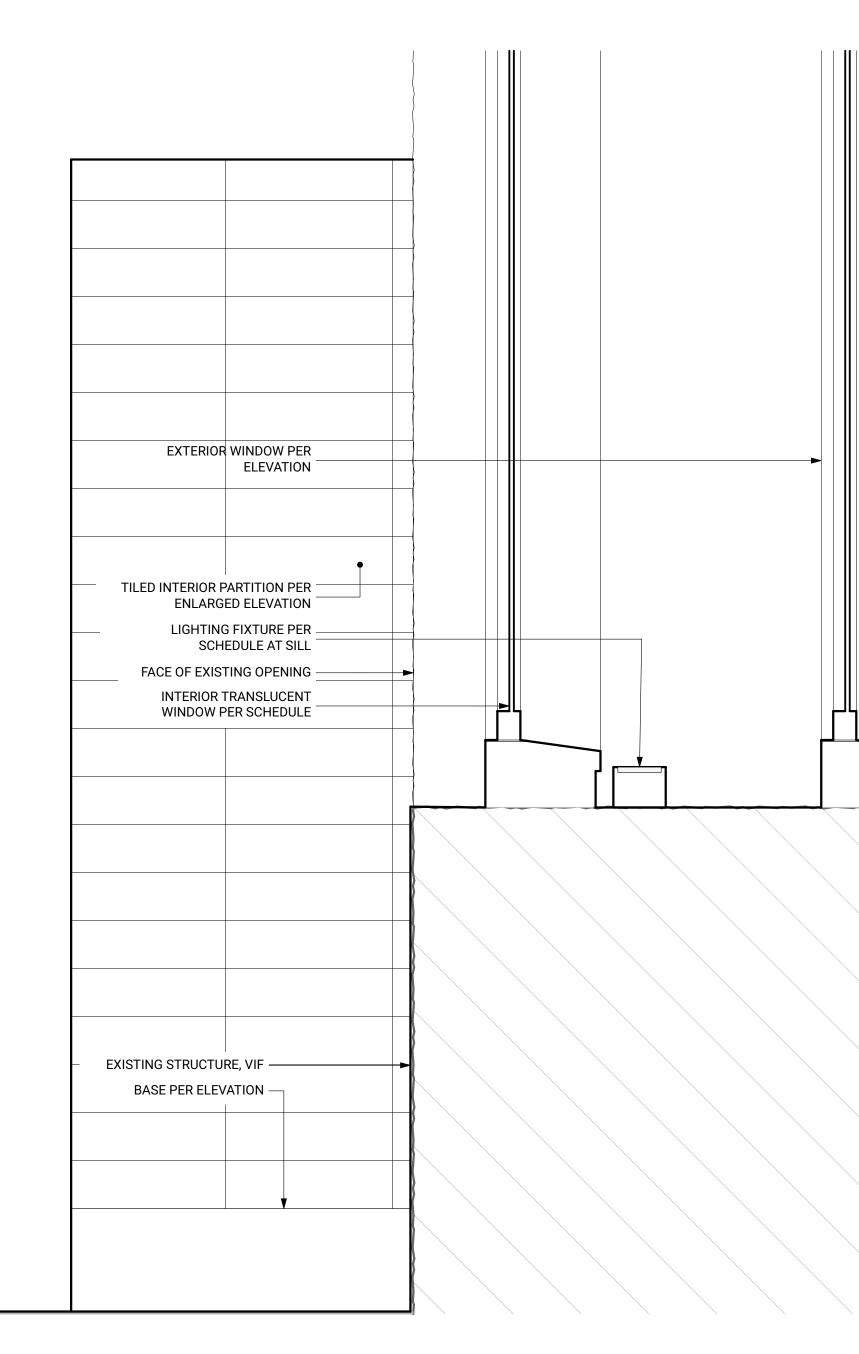
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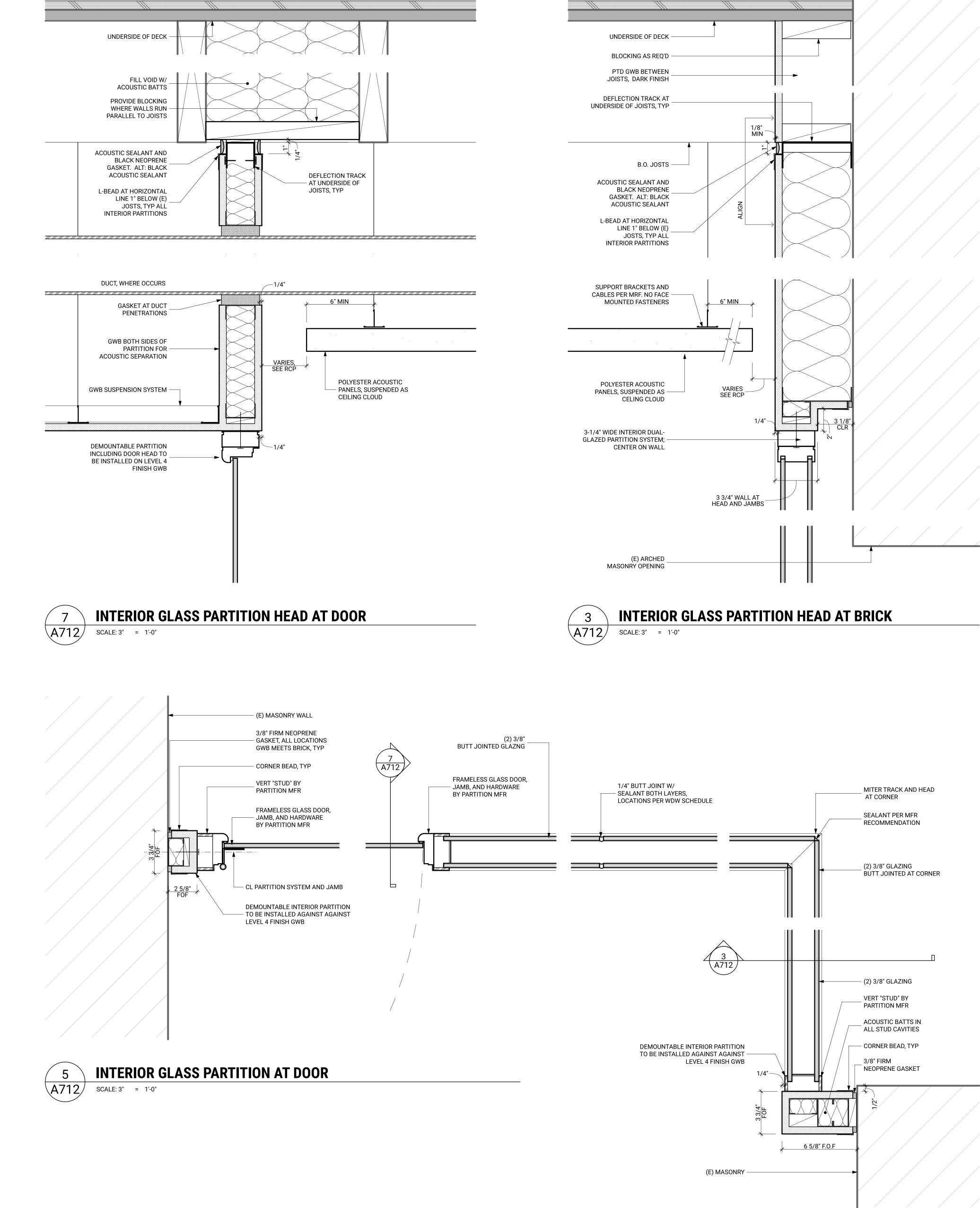
**INTERIOR DETAILS** 

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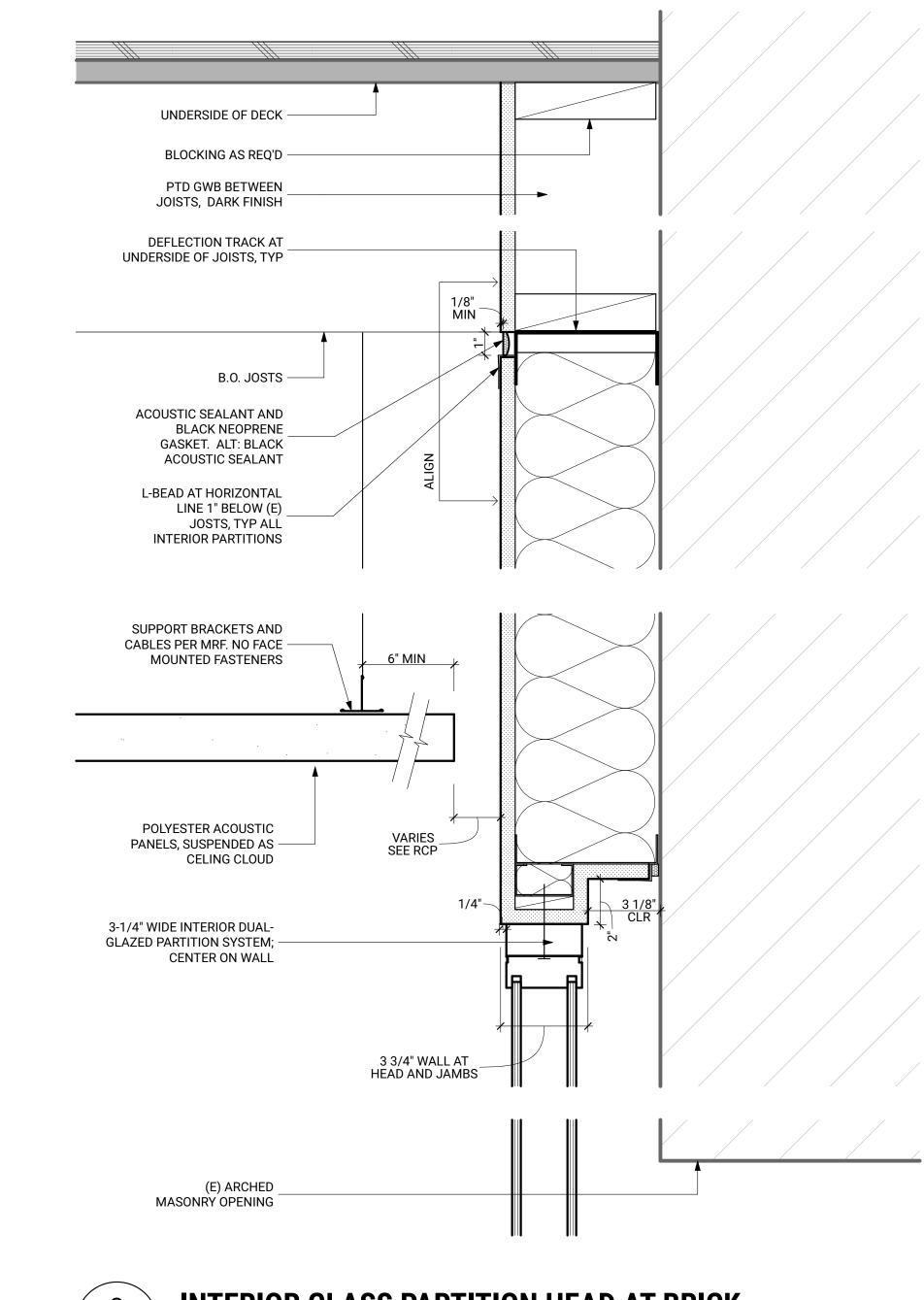


















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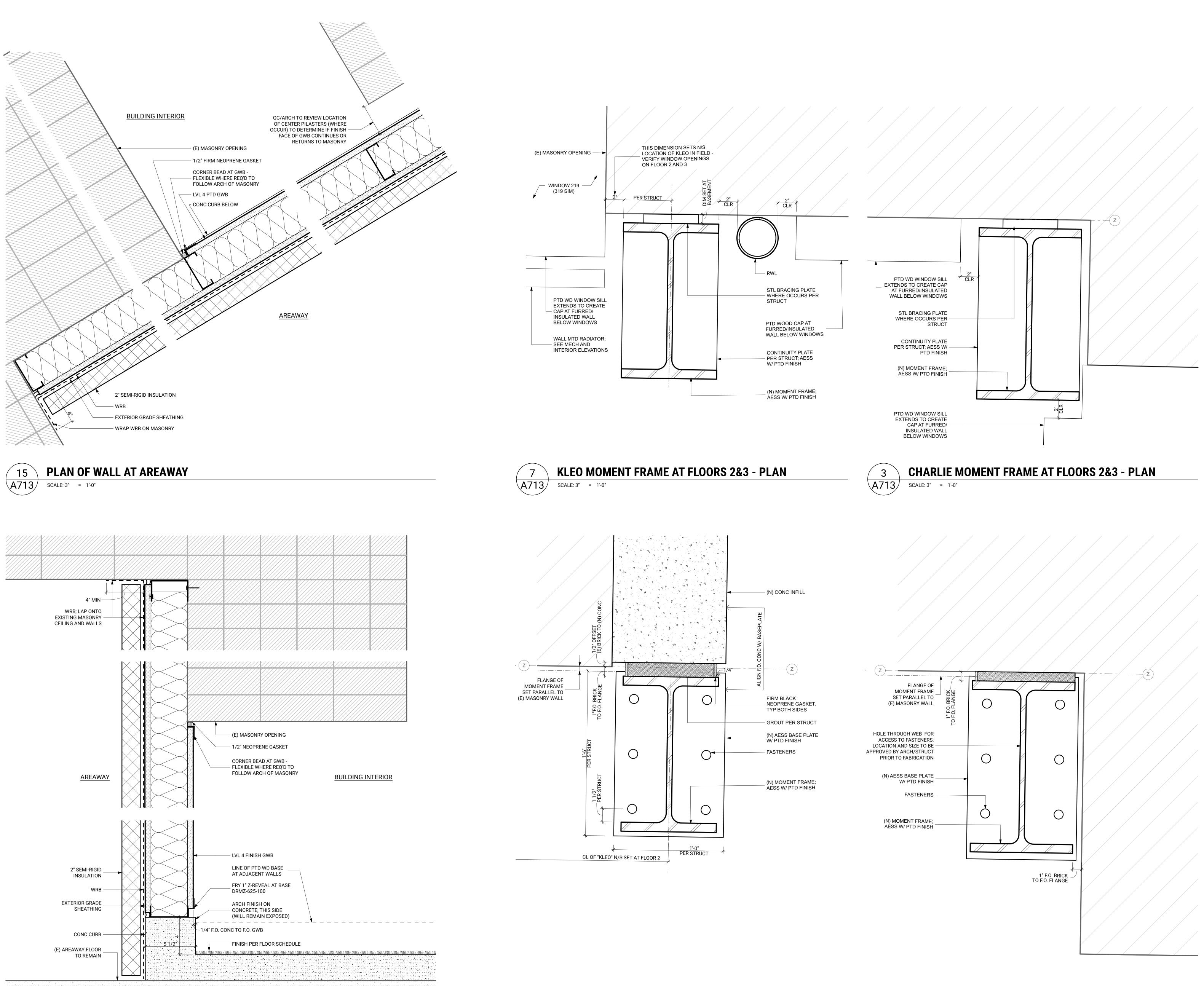
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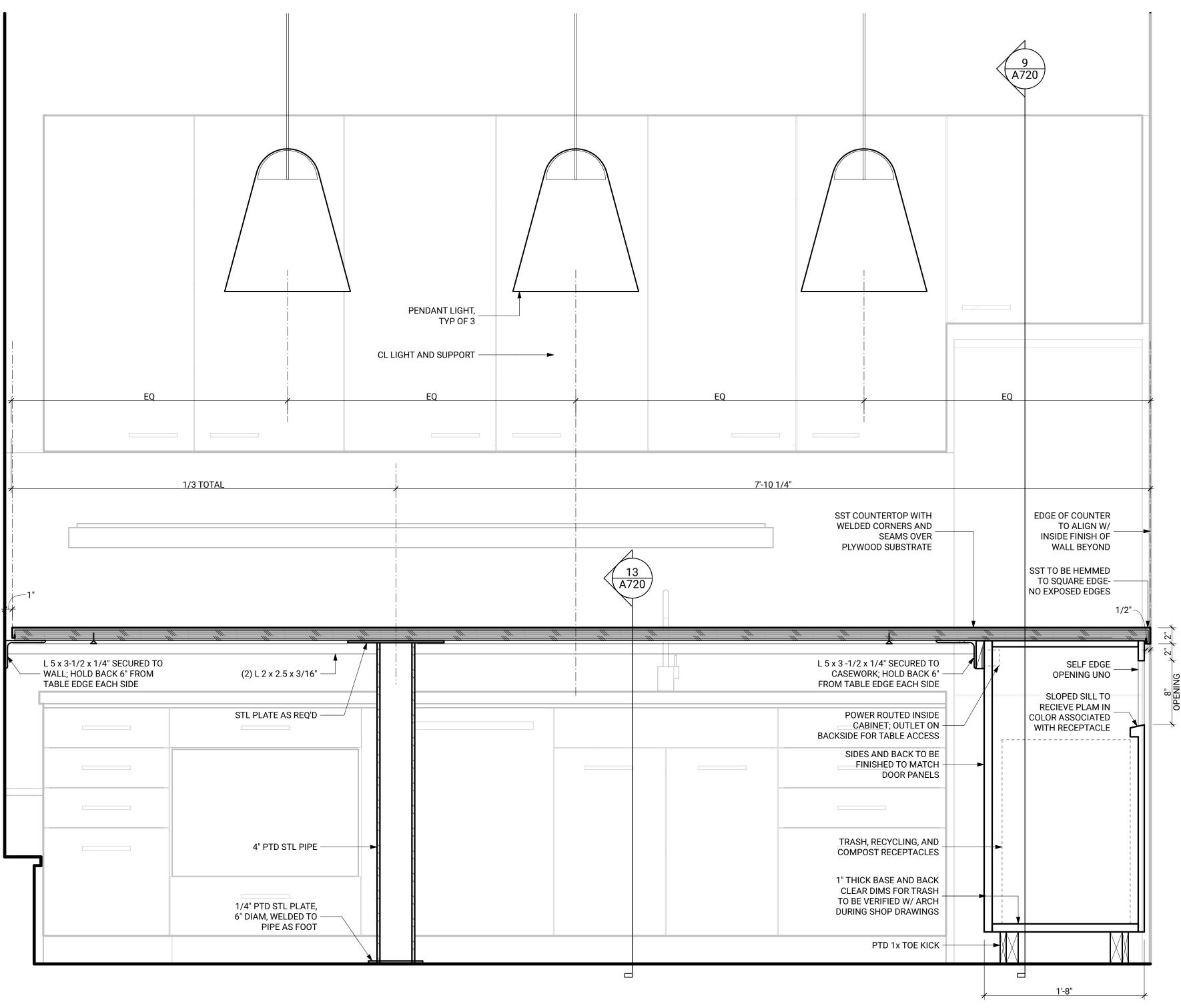
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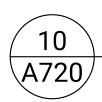
**INTERIOR DETAILS** 

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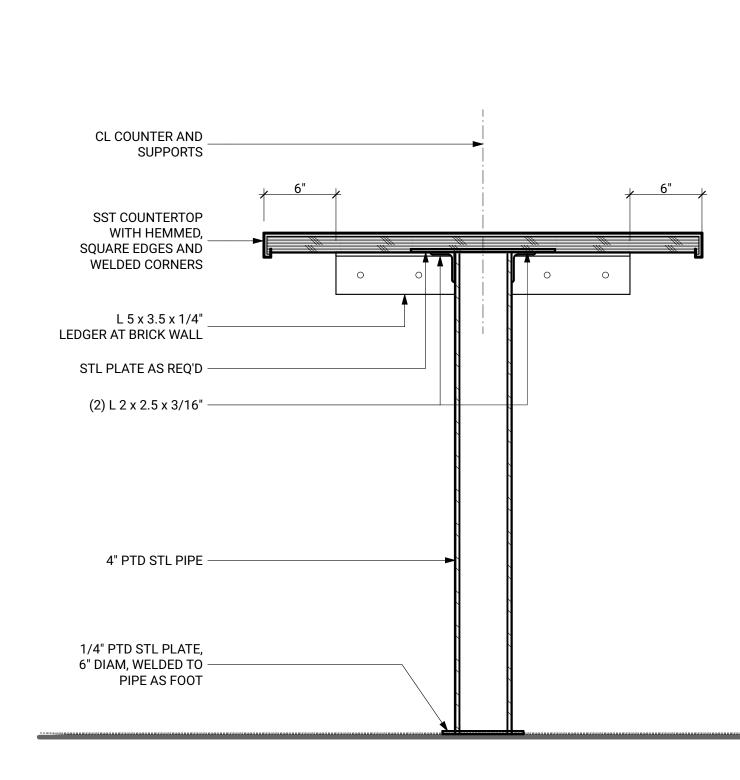


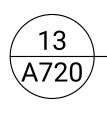




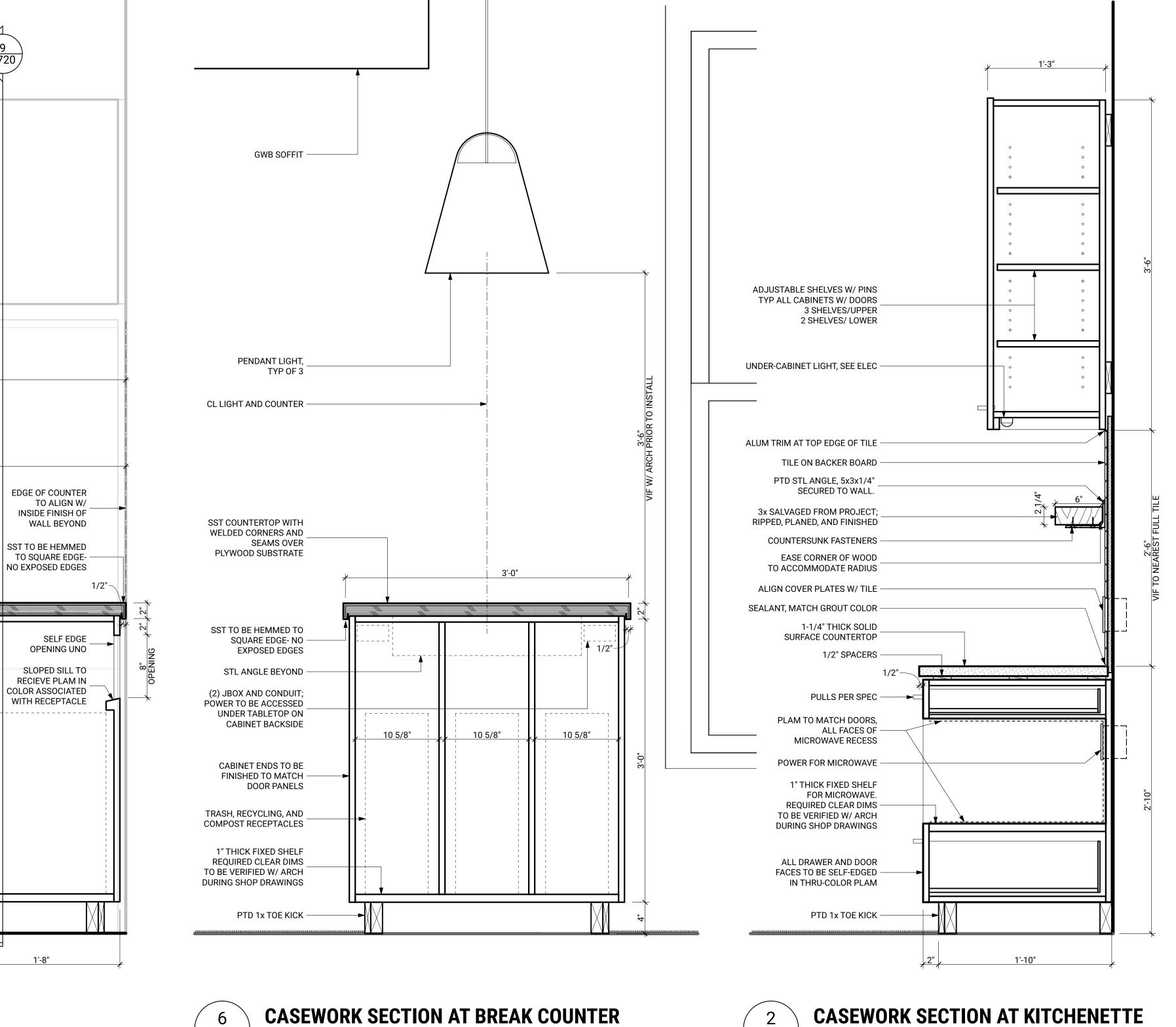
SCALE: 1 1/2"= 1'-0"

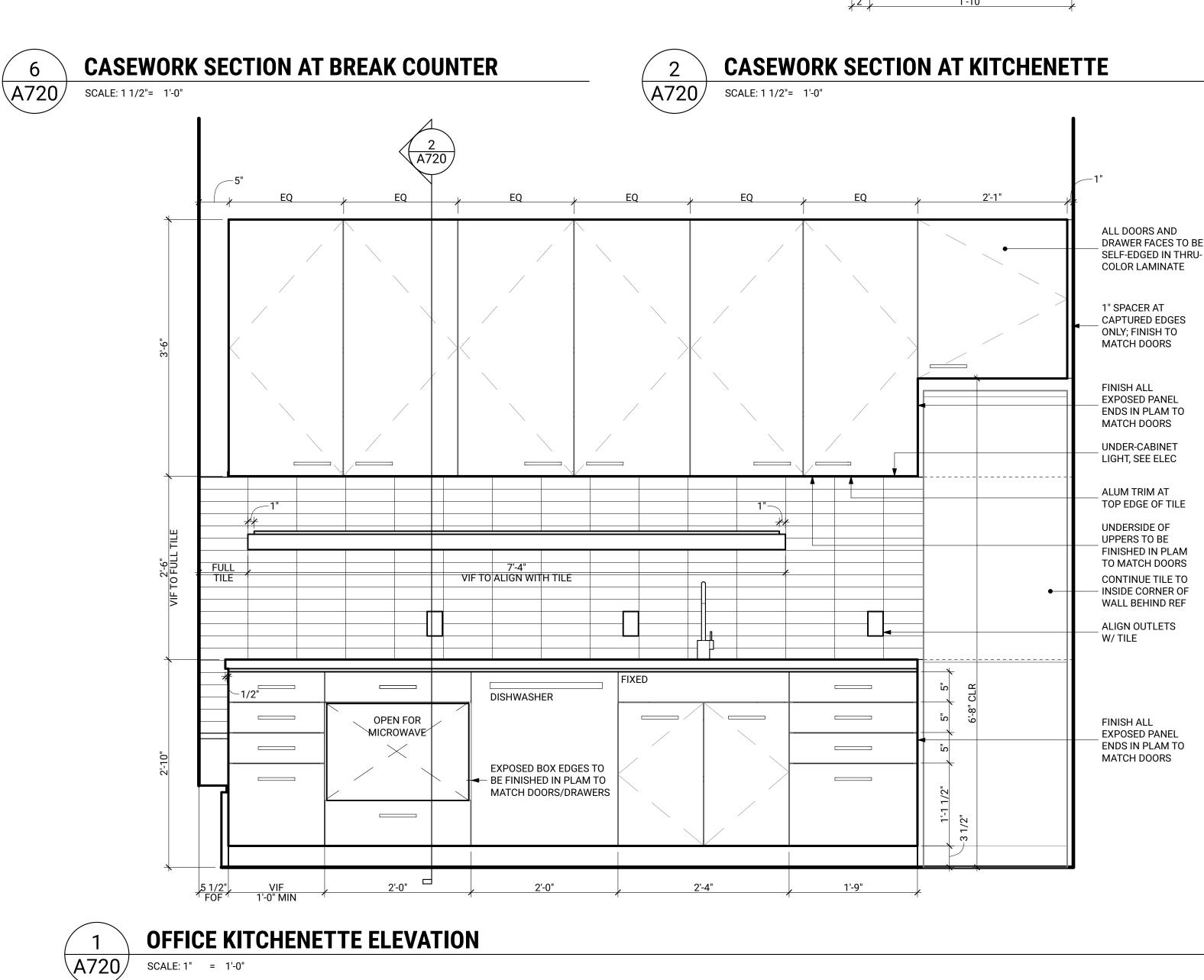
# **CROSS SECTION OF BREAK COUNTER**

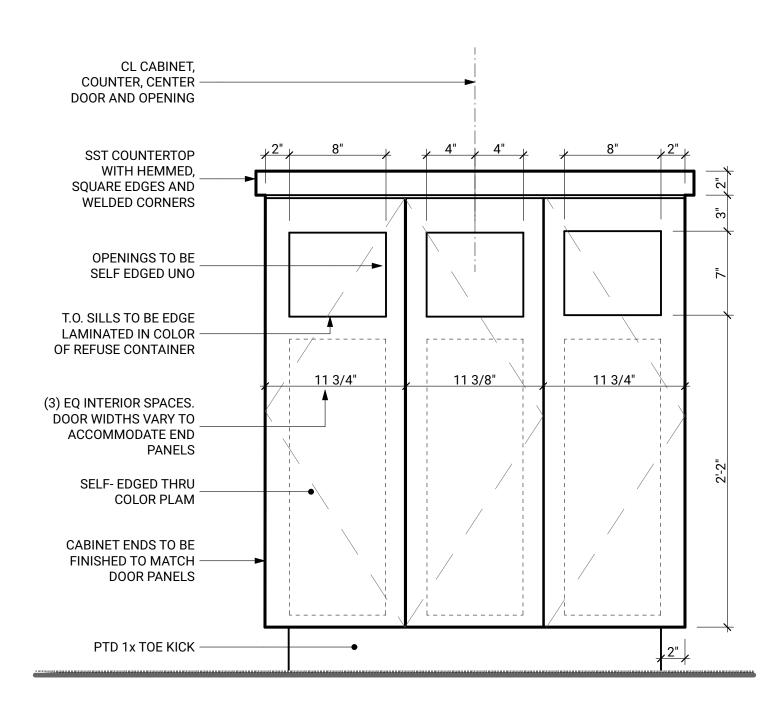


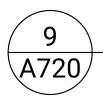


**CASEWORK SECTION AT BREAK COUNTER** SCALE: 1 1/2"= 1'-0"











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



ARCHITECT STAMP



DCI DEDICATED APPROVAL STAMP SPACE

**CASEWORK DETAILS** 

04/27/2021

PSPB Certificate of Approval A720

	· · · · · · · · · · · · · · · · · · ·			<b></b>			FINISH SC	HEDULE		
STORY	ROOM NUMBER	ROOM NAME	FLOOR	BASE	north	WALL east	FINISH south	west	CEILING	COMMENTS
) SUB BASE					nortin		ooduii			
	- 000	STAIR 2 SUB BASEMENT	RUBBER CONC	RUB-S	GWB BRICK	CONC CONC	BRICK BRICK	CONC BRICK	OPEN TO STRUCT OPEN TO STRUCT	NO BASE AT BRICK WALLS, TYP
BASEMEN		SUB BASEMENT	CONC	-	BRICK	CONC	BRICK	BRICK	OPEN TO STRUCT	
	-	STAIR 2	RUBBER	RUB-S	GWB	CONC	GWB	CONC	OPEN TO STRUCT	
	001	LOBBY	CPT	WD	BRICK	BRICK	BRICK	BRICK	OPEN TO STRUCT-A	
	002	EVENT AREAWAY (NON-OCCUPIED)	CPT CPT	WD	BRICK/GWB BRICK	BRICK BRICK	BRICK	BRICK GLASS	GWB/ OPEN TO STRUCT-A ACOUSTIC	CLNG: SUSPENDED ACOUSTIC PANELS, PATTERN PER RCP
	004		CPT	-	BRICK	BRICK	BRICK	GLASS		CLNG: SUSPENDED ACOUSTIC PANELS, PATTERN PER RCP
	009	EVENT	CPT	-	BRICK	BRICK	BRICK	GLASS	ACOUSTIC	CLNG: SUSPENDED ACOUSTIC PANELS, PATTERN PER RCP
	010		CONC	RUB-C	BRICK	GWB	GWB/CONC	GWB		NO BASE AT BRICK WALLS, TYP
	011	TRANSFORMER VAULT COMM ROOM	CONC CONC	- RUB-C	CONC PLYWD	CONC PLYWD	CONC PLYWD	CONC PLYWD	OPEN TO STRUCT OPEN TO STRUCT	
	013	CATERING	RES	RES-C	PLYWD	PLYWD	PLYWD	PLYWD		SST COUNTER AND BACKSPLASHES
	010								GWB	
	014	ELECTRICAL/SOLAR CONTROL ROOM	CONC	RUB-C	PLYWD	PLYWD	PLYWD	PLYWD	OPEN TO STRUCT	
	015	MECH/FIRE CONTROL ROOM	CONC	RUB-C	PLYWD	PLYWD	PLYWD	PLYWD	OPEN TO STRUCT	
	016	EMR	CONC	RUB-C	PLYWD	PLYWD	PLYWD	PLYWD	OPEN TO STRUCT	
	020	BIKE ROOM SHOWER	TILE	TILE	TILE	TILE	TILE	TILE	GWB	
	021	ALL GENDER RESTROOMS	TILE	TILE	TILE	TILE	TILE	TILE	GWB	
1ST FLOO	R									
	-	STAIR 1	WD	-	GLASS	GLASS	GWB	BRICK	OPEN TO STRUCT	
	-	STAIR 2	RUBBER	RUB-S	GWB	CONC	GWB	CONC	OPEN TO STRUCT	
	-	STAIR 4 STAIR 5	CPT RUBBER	RUB-S RUB-S	GWB GWB	GWB GWB	GWB GWB	GWB GWB	OPEN TO STRUCT-A OPEN TO STRUCT	
	100	VESTIBULE	CPT-2	WD	BRICK	GLASS/WD	GLASS/WD	GLASS/WD		SEE A/711 FOR WOOD BASE HEIGHT AND ALIGNMENT
	101	LOBBY	СРТ	-	BRICK	BRICK	BRICK	BRICK	OPEN TO STRUCT-A	
	102	ELEVATOR LOBBY	СРТ	WD	BRICK	GWB	BRICK	GWB	OPEN TO STRUCT-A	NO BASE AT BRICK WALLS, TYP
	102	EVENT	WD	WD	BRICK	BRICK	BRICK/ GLASS	BRICK	OPEN TO STRUCT-A	NO BASE AT BRICK WALLS, TYP
	103	KITCHEN	RES	RES-C	BRICK	BRICK	BRICK	GWB		NO BASE AT BRICK WALLS, TYP
	104	JANITOR	RES	RES-C	GWB	GWB	GWB	GWB		PLAM WAINSCOT TO 4' ALL WALLS
	105 106	CORRIDOR CHILD CARE	CPT CPT	RUB-S WD	BRICK BRICK	GWB BRICK	GWB GWB	CONC GWB	OPEN TO STRUCT-A OPEN TO STRUCT-A	NO BASE AT BRICK WALLS, TYP
	100	LAUNDRY/JANITOR	RES	RES-C	BRICK	CONC	GWB	GWB		NO BASE AT BRICK WALLS, TYP, PLAM WAINSCOT TO 4' ALL WALLS
	108	DIAPER CHANGING	RES	RES-C	BRICK	GWB	GWB	CONC	GWB	
	109	BUGGY STORAGE	RES CPT	RES-C	GWB GWB	GWB	BRICK	CONC		PLAM WAINSCOT TO 4' ALL WALLS
	110 111	CHILD CARE ADMIN LOADING/TRASH/	CONC	WD RUB-C	GWB BRICK	CONC PLYWD	GWB PLYWD	GWB PLYWD	OPEN TO STRUCT-A OPEN TO STRUCT	NO BASE AT BRICK WALLS, TYP
		RECYCLING ROOM								NU BASE AT BRICK WALLS, TYP
	112 113	CORRIDOR BIKE ROOM	CPT RES	RUB-S RES-C	GWB PLYWD	GWB PLYWD	GWB PLYWD	GWB PLYWD	OPEN TO STRUCT-A OPEN TO STRUCT	
	114	BIKE ROOM LOBBY	CPT-2	RUB-S	GWB	GWB	GWB	GWB	OPEN TO STRUCT-A	
MEZZANI	NE FLOOR			-						
	-	STAIR 1 STAIR 2	WD RUBBER	- RUB-S	GLASS CONC	GLASS GWB	GWB CONC	BRICK GWB	OPEN TO STRUCT OPEN TO STRUCT	
	- 120	MEZZANINE	CPT	WD	GWB	BRICK	BRICK	GWB		NO BASE AT BRICK WALLS, TYP
2ND FLOO	R			<b>!</b>	<b></b>					
	-	STAIR 1	WD	-	GLASS	GLASS	GWB	BRICK	OPEN TO STRUCT	
	-	STAIR 2	RUBBER	RUB-S	GWB	CONC	GWB	CONC	OPEN TO STRUCT	
	201	STAIR 2 OFFICE	RUBBER CPT	RUB-S WD	GWB BRICK/GWB	CONC BRICK/GWB	GWB BRICK/ GLASS	CONC BRICK/GWB	OPEN TO STRUCT OPEN TO STRUCT-A	NO BASE AT BRICK WALLS, TYP
	201 202	STAIR 2 OFFICE OFFICE	RUBBER CPT CPT	RUB-S WD WD	GWB BRICK/GWB BRICK	CONC BRICK/GWB BRICK/GWB	GWB BRICK/ GLASS BRICK	CONC BRICK/GWB BRICK	OPEN TO STRUCT OPEN TO STRUCT-A OPEN TO STRUCT-A	NO BASE AT BRICK WALLS, TYP
	201	STAIR 2 OFFICE	RUBBER CPT	RUB-S WD	GWB BRICK/GWB	CONC BRICK/GWB	GWB BRICK/ GLASS	CONC BRICK/GWB	OPEN TO STRUCT OPEN TO STRUCT-A OPEN TO STRUCT-A OPEN TO STRUCT-A	
	201 202 203	STAIR 2 OFFICE OFFICE OFFICE	RUBBER CPT CPT CPT	RUB-S WD WD WD	GWB BRICK/GWB BRICK BRICK	CONC BRICK/GWB BRICK/GWB BRICK/GWB	GWB BRICK/ GLASS BRICK BRICK	CONC BRICK/GWB BRICK GWB	OPEN TO STRUCT OPEN TO STRUCT-A OPEN TO STRUCT-A OPEN TO STRUCT-A GWB	NO BASE AT BRICK WALLS, TYP NO BASE AT BRICK WALLS, TYP
	201 202 203 204	STAIR 2 OFFICE OFFICE OFFICE ELEVATOR LOBBY	RUBBER CPT CPT CPT CPT	RUB-S WD WD WD WD WD	GWB BRICK/GWB BRICK BRICK BRICK	CONC BRICK/GWB BRICK/GWB BRICK/GWB GWB	GWB BRICK/ GLASS BRICK BRICK BRICK	CONC BRICK/GWB BRICK GWB GWB	OPEN TO STRUCT OPEN TO STRUCT-A OPEN TO STRUCT-A OPEN TO STRUCT-A GWB	NO BASE AT BRICK WALLS, TYP NO BASE AT BRICK WALLS, TYP NO BASE AT BRICK WALLS, TYP
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### **GENERAL NOTES:**

1. EXPOSED STEEL FINISH PER DIV 9 SPEC SCHEDULE

2. ALL GWB TO BE LEVEL 4 FINISH, UNO

**3.** EXPOSED CONCRETE WALLS TO BE OF ARCHITECTURAL GRADE, ASSURE POUR IS SMOOTH, SEE SPEC

4. SEE SPECIFICATION AND A400 FOR ACOUSTIC TREATMENT

BETWEEN CEILING JOISTS

1 A900

FINISH SCHEDULE

LEGEND:

<u>CPT</u> BUILDING STANDARD CARPET TILE

<u>CPT-2</u> MODULAR CARPET TILE, LEED WOM (WALK OFF MAT) GRADE

GWB LEVEL 4 PAINTED GWB FINISH

OPEN TO STRUCTEXPOSED FINISH; ALL UTILITY<br/>ROUTING TO BE APPROVED<br/>BY ARCHITECT

OPEN TO STRUCT-A SAME AS ABOVE PLUS ACOUSTIC TREATMENT BETWEEN CEILING JOISTS

PLYWD 5/8" ACX PLYWOOD WITH CLEAR FINISH

PTD PAINTED

RES RESILIENT SHEET FLOORING

RES-C INTEGRAL 4" COVE BASE, WELDED SEAMS, ALUM TRIM AT TOP EDGE

RUBBER RUBBER STAIR TREAD, NOSING, AND RISER PRODUCT RUB-C 4" RUBBER FLOOR BASE W/ COVE RUB-S 4" RUBBER COVE BASE, STRAIGHT

- TILE12x24 FLOOR TILE, CUT TO 4" BASE2x9 WALL TILE, ALUM TRIM ALL EDGES
- WD PAINTED WOOD BASE



PREPARED FOR Satterberg Foundation

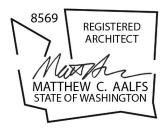
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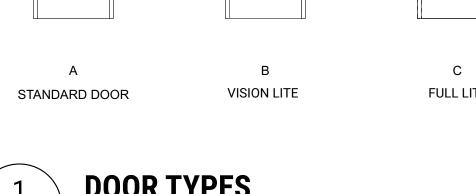
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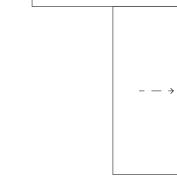
FINISH SCHEDULE

04/27/2021

**PSPB** Certificate of Approval







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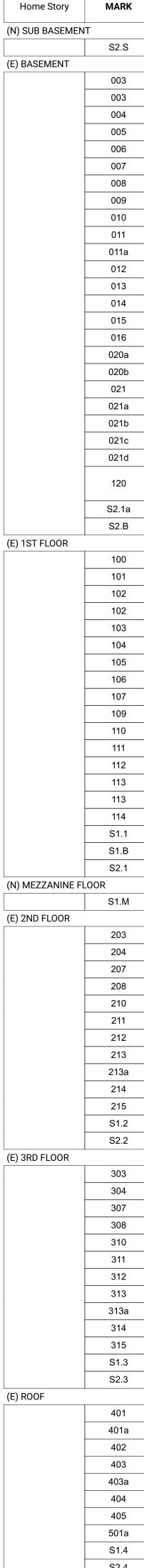
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D SLIDING DOOR

FULL LITE

**DOOR TYPES** SCALE: 1' = 1'-0"

A910/



TYPE Pair

S2.S B -

А

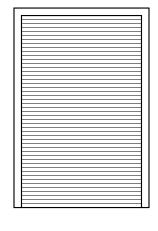
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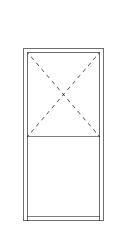
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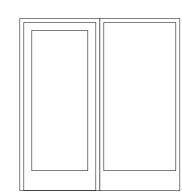
# (N) ROOF

## DOOR SCHEDULE NOTES

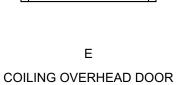
- 1. SEE COVER SHEET G001 FOR ABBREVIATIONS
- **2.** OVERALL DIMENSIONS INDICATE ROUGH OPENINGS
- **3.** VERIFY ALL ROUGH OPENINGS AT EXISTING CONDITIONS
- **4.** PROVIDE PERIMETER GASKET AIR SEALS 4 A910 SCALE: 1' = 1'-0"







G FULL LITE W/ SIDE LITE



F LOW GATE

**DOOR SCHEDULE** 

80.

5. FIRE PROTECTION RATED GLAZING IN DOOR TYPE I

6. FIRE DOORS SHALL BE SELF- OR AUTOMATIC CLOSING.

(VISION LITE) NOT TO EXCEED 100 SQUARE INCHES, AND SHALL COMPLY WITH THE SIZE LIMITATIONS OF NFPA

003 3'-0"×6'-8" 0'-1 3/4" HM 004 3'-0"×6'-8" 0'-1 3/4" ALU/GLASS ALU 5.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE С --005 С 3'-0"×6'-8" 0'-1 3/4" ALU/GLASS ALU SEE INTERIOR WINDOW/STOREFRONT SCHEDULE 5.0 -006 3'-0"×6'-8" 0'-1 3/4" ALU/GLASS ALU SEE INTERIOR WINDOW/STOREFRONT SCHEDULE С 5.0 -007 С 3'-0"×6'-8" 0'-1 3/4" ALU/GLASS ALU SEE INTERIOR WINDOW/STOREFRONT SCHEDULE 5.0 -008 С 3'-0"×6'-8" 0'-1 3/4" ALU/GLASS ALU 5.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE --3'-0"×8'-10" 009 0'-1 3/4" ALU/GLASS ALU 18.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE С --010 3'-6"×7'-0" 0'-1 3/4" HM HM 2.1 A --YES 7'-0"×7'-0" 011 0'-1 3/4" HM HM 180-MIN SCL VAULT DOOR, 180 DEGREE OPENING Α 6.0 011a 4'-0"×7'-0" 0'-1 3/4" HM HM 180-MIN 15.0 SCL VAULT DOOR Α -3'-0"×7'-0" 012 0'-1 3/4" HM HM 7.0 А -YES 6'-0"×7'-0" 013 D 0'-1 3/4" HM WD 8.0 SLIDING DOOR -3'-0"×7'-0" 014 0'-1 3/4" HM HM 2.1 А --3'-6"×7'-0" 015 0'-1 3/4" HM HM 9.0 A --016 3'-0"×7'-0" 0'-1 3/4" HM HM 2.1 А --3'-0"×7'-0" 020a Α 0'-1 3/4" WD HM 10.0 --3'-0"×7'-0" 020b 0'-1 3/4" WD HM 10.0 Α -021 3'-0"×7'-0" 0'-1 3/4" WD HM 11.0 Α -3'-0"×7'-0" 10.0 021a 0'-1 3/4" WD HM А -021b 2'-5 5/8"×7'-0" 0'-1 3/4" WD HM 10.0 A --2'-4"×7'-0" 021c A 0'-1 3/4" WD HM 10.0 --021d 2'-4"×7'-0" 0'-1 3/4" WD HM 10.0 A --FIRST FLOOR, ALLEY LEVEL, INSULATED 5'-0"×8'-0" 0'-1 3/4" HM 120 Е HM S22 -OVERHEAD DOOR. S2.1a 3'-0"×7'-0" 0'-1 3/4" HM HM 21.0 FIRST FLOOR, ALLEY LEVEL, INSULATED A --3'-0"×7'-0" HM 120-MIN S2.B B -0'-1 3/4" HM/GLASS 1.0 100 C YES 6'-0"×8'-0" 0'-1 3/4" | WD/GLASS | PTD | WD | PTD 12.0 SEE EXTERIOR STOREFRONT SCHEDULE 101 С 6'-0"×8'-0" 0'-1 3/4" | WD/GLASS | PTD | WD | PTD 13.0 SEE EXTERIOR STOREFRONT SCHEDULE -102 C | YES (1) | 3'-0"×8'-0" 0'-1 3/4" WD/GLASS PTD WD PTD 12.0 SEE EXTERIOR STOREFRONT SCHEDULE 102 C | YES (2) | 3'-0"×8'-0" 0'-1 3/4" WD/GLASS PTD WD PTD 12.0 SEE EXTERIOR STOREFRONT SCHEDULE 103 G - 3'-6"×8'-0" 0'-1 3/4" ALU/GLASS WD 18.0 DOOR WIDTH: 3'-0" -104 А 2'-8"×7'-0" 0'-1 3/4" W HM 4.0 JANITORIAL ROOM - SELF-CLOSING DOOR -105 YES 6'-0"×7'-0" 0'-1 3/4" WD WD 16.0 A -106 G 3'-0"×7'-10" 0'-1 3/4" ALU/GLASS ALU 18.0 UNIT WIDTH: 6'-0" 107 3'-0"×7'-0" 0'-1 3/4" WD HM 17.0 JANITORIAL ROOM - SELF-CLOSING DOOR А -109 3'-0"×7'-0" 0'-1 3/4" WD HM 4.0 А -110 G 3'-0"×7'-10" 0'-1 3/4" ALU/GLASS ALU 18.0 UNIT WIDTH: 8'-0" --14.1 FIRST FLOOR, ALLEY LEVEL, INSULATED 111 A - 3'-6"×7'-0" 0'-1 3/4" HM HM 112 В - 3'-0"×7'-0" 0'-1 3/4" HM/GLASS HM 60-MIN 14.0 113 В 3'-0"×7'-0" 0'-1 3/4" HM/GLASS HM 60-MIN 14.0 -113 В - 3'-0"×7'-0" 0'-1 3/4" HM/GLASS HM 60-MIN 14.0 114 G 3'-0"×7'-0" 0'-1 3/4" ALU/GLASS ALU 20.0 UNIT WIDTH: 6'-0" -S1.1 C - 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU 60-MIN 3.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE S1.B B - 3'-0"×7'-0" 0'-1 3/4" HM/GLASS HM 60-MIN 1.0 S2.1 G - 3'-0"×7'-10" 0'-1 3/4" ALU/GLASS ALU 120-MIN 3.0 UNIT WIDTH: 5'-8" S1.M B - 3'-0"×6'-5 1/2" 0'-1 3/4" HM/GLASS HM 60-MIN 3.0 18.0 UNIT WIDTH: 8'-0" 203 G - 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU -5.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE 204 С 3'-0"×7'-0" 0'-1 3/4" ALU/GLASS ALU --- 3'-0"×7'-0" 207 A 0'-1 3/4" WD HM 10.0 -3'-0"×7'-0" 0'-1 3/4" WD HM 10.0 208 А 210 3'-0"×8'-0" 18.0 UNIT WIDTH: 6'-0" G 0'-1 3/4" ALU/GLASS ALU 3'-0"×7'-0" 211 0'-1 3/4" WD 10.0 Α HM 212 F 3'-0"×7'-0" 0'-1 3/4" WD HM 23.0 STANDARD DOOR OPENING W/ LOW GATE 213 С 3'-0"×8'-0" 0'-1 3/4" WD HM 24.0 -A | YES |6'-0"×7'-0" 213a 0'-1 1/4" WD WD 16.0 - 3'-0"×7'-10" 0'-1 3/4" ALU/GLASS 18.0 UNIT WIDTH: 6'-0" 214 G ALU 215 F - 3'-0"×7'-0" 0'-1 3/4" WD HM 23.0 STANDARD DOOR OPENING W/ LOW GATE -S1.2 3'-0"×8'-0" 60-MIN SEE INTERIOR WINDOW/STOREFRONT SCHEDULE С 0'-1 3/4" ALU/GLASS ALU 3.0 -S2.2 G - 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU 120-MIN 3.0 UNIT WIDTH: 5'-0" - 3'-0"×8'-0" 303 G 0'-1 3/4" ALU/GLASS ALU 18.0 UNIT WIDTH: 8'-0" -304 С 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU 18.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE 307 А 3'-0"×7'-0" 0'-1 3/4" WD HM 10.0 308 3'-0"×7'-0" 0'-1 3/4" WD HM 10.0 А 310 G 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU 18.0 UNIT WIDTH: 6'-0" 311 3'-0"×7'-0" 0'-1 3/4" WD HM 10.0 А 312 F 3'-0"×7'-0" 0'-1 3/4" WD HM 23.0 STANDARD DOOR OPENING W/ LOW GATE -313 С 3'-0"×8'-0" 0'-1 3/4" WD HM 24.0 0'-1 1/4" WD 313a YES 6'-0"×7'-0" WD 16.0 A 314 G 3'-0"×7'-10" 0'-1 3/4" ALU/GLASS ALU 18.0 UNIT WIDTH: 6'-0" 315 F 3'-0"×7'-0" 0'-1 3/4" WD HM 23.0 STANDARD DOOR OPENING W/ LOW GATE S1.3 С 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU 60-MIN 3.0 SEE INTERIOR WINDOW/STOREFRONT SCHEDULE -120-MIN S2.3 G 3'-0"×8'-0" 0'-1 3/4" ALU/GLASS ALU 3.0 UNIT WIDTH: 5'-0" -6'-0"×7'-0" 0'-1 3/4" ALU/GLASS ALU 27.0 SEE EXTERIOR STOREFRONT SCHEDULE 401 С -SEE EXTERIOR STOREFRONT SCHEDULE 401a С 6'-0"×7'-0" 0'-1 3/4" ALU/GLASS ALU 27.0 -3'-0"×7'-0" UNIT WIDTH: 6'-10" 402 G 0'-1 3/4" ALU/GLASS ALU 5.0 403 3'-0"×7'-0" 0'-1 3/4" WD/GLASS HM 19.0 С 403a YES 6'-0"×7'-0" 0'-1 1/4" WD WD 16.0 А 3'-0"×7'-0" ALU UNIT WIDTH: 6'-10" 404 0'-1 3/4" ALU/GLASS 5.0 G 405 3'-0"×7'-0" 0'-1 3/4" WD HM 10.0 А 2'-6"×7'-0" HM 501a А 0'-1 3/4" HM 26.0 MECH ROOM, LOW SILL UNIT WIDTH: 6'-4" S1.4 3'-0"×7'-0" 0'-1 3/4" ALU/GLASS 60-MIN G ALU 1.0 UNIT WIDTH: 5'-0" S2.4 3'-0"×7'-0" 120-MIN 1.0 G 0'-1 3/4" | ALU/GLASS ALU S2.R 3'-6"×7'-0" 0'-1 3/4" HM HM MECH ROOM, LOW SILL 120-MIN 14.0 Α -501 A - 6'-0"×4'-0" 0'-1 3/4" 25.0 MECH ROOM, HIGH SILL HM HM -

FRAME

FIN

120-MIN

-

MATL

HM

WD

- FIRE RATE HARDWARE SET REMARKS

2.0

6.0

4.0

MATL

0'-1 3/4" HM/GLASS

Т

0'-1 3/4"

Dimensions

3'-0"×7'-0"

3'-0"×7'-0"

FIN



LOCATION 423 2nd Ave Ext S Seattle WA 98104

PREPARED FOR Satterberg Foundation

REVISION DATE NAME

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ARCHITECT STAMP



DCI DEDICATED APPROVAL STAMP SPACE

**DOOR SCHEDULE** 

04/27/2021

PSPB Certificate of Approval

