

PROJECT SITE DETAILS :	
SITE ADDRESS :	409 8TH AVE SOUTH SEATTLE, WA 98104
PARCEL NUMBER :	524780-2755
LEGAL DESCRIPTION:	MAYNARDS D S PLAT & POR VAC ALLEY ADJ LESS ST PLat Block: 55 Plat Lot: 7-8
PRESENT USE:	HOUSE OF HONG RESTAURANT
PROPERTY NAME :	HOUSE OF HONG
PROPERTY TYPE :	C
CODES USED :	<ul style="list-style-type: none"> <li>• 2015 INTERNATIONAL BUILDING CODE.</li> <li>• 2015 INTERNATIONAL FIRE CODE.</li> <li>• 2015 INTERNATIONAL MECHANICAL CODE.</li> <li>• 2015 UNIFORM PLUMBING CODE.</li> <li>• 2015 WASHINGTON STATE ENERGY CODE (IECC)</li> <li>• SEATTLE ZONING CODE</li> <li>• STATE OF WASHINGTON AMENDMENT AND THE CITY OF SEATTLE AMENDMENTS TO THESE CODES.</li> </ul>
CONSTRUCTION CLASS:	MASONRY
CONSTRUCTION TYPE:	III-B
MAIN FLOOR SQ FT:	8,604 SQ FT
MEZZANINE FLOOR SQ FT :	2,685 SQ FT
YEAR BUILT:	1941
GROUP OF OCCUPANCY :	A-2
PRESENT USE :	RESTAURANT
PROPOSED USE :	RESTAURANT
PARKING :	ADEQUATE
SPRINKLERS :	NO
TENANT IMPROVEMENT COST:	\$600,000
EXTERIOR CONSTRUCTION COST:	\$55,000

PROJECT CONTACT DETAILS :	
BUILDING OWNER :	BRLD LLC
TENANT OWNER :	TENDY DENG 360-775-6188 TENDYSGARDEN@YAHOO.COM
DESIGN TEAM:	CATCH DESIGN STUDIO 1405 BOYLSTON AVE. SEATTLE, WA 98122
(CONTACT) :	NOS NARIN TEL: 206.322.4323 E-MAIL: NOS@CATCHSTUDIO.COM
SENIOR ARCHITECT: :	THAN SUTAN 1405 BOYLSTON AVE SEATTLE, WA 98122
STRUCTURE ENGINEER:	KEN NGUYEN EMAIL: HOUSEDESIGN4U@OUTLOOK.COM TEL: 425.891.5111
MECHANICAL ENGINEER::	KEITH TA : GREAT SUN CORP. 5930 1ST AVE S. SEATTLE, WA 98108 EMAIL: KTA@GREATSUNCORP.COM TEL: 206.6831414

HISTORICAL REVIEW APPLICATION DETAILS:
<p><b>DISTRICT ZONES IN SEATTLE:</b></p> <ul style="list-style-type: none"> <li>• Ballard Avenue Landmark District</li> <li>• Columbia City Landmark District</li> <li>• Fort Lawton Landmark District</li> <li>• Harvard-Belmont Landmark District</li> <li>• International Special Review District (ISRD)</li> <li>• Pike Place Market Historical District</li> <li>• Pioneer Square Preservation District</li> <li>• Sand Point Naval Air Station Landmark District</li> </ul>

SCOPE OF WORK :
Describe the proposed work and any changes it will make to the landmark/historic district building or property. All items must be included in this application. (Attach additional pages if necessary.)
<ul style="list-style-type: none"> <li>• For proposals that include demolition of a structure or object: A statement of the reason(s) for demolition. A description of the replacement structure or object</li> <li>• If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features being replaced, removed, or demolished. Please check with Board/Commission staff if you need more detailed instructions.</li> </ul>
<p><b>DESCRIPTION:</b></p> <p>TENANT IMPROVEMENT : ALTERATIONS TO EXISTING CHINESE RESTAURANT. ALTERATIONS TO KITCHEN EQUIPMENT AND LAYOUT. ALTERATIONS TO DINING AREA LAYOUT, NEW INTERIOR FINISHES, PAINT AND FURNITURE.</p>

SHEET LIST DETAILS :	
DWG.#	DESCRIPTION
LD-1.0	PROJECT STATISTICS
ID-1	SITE PLAN & EXISTING CONDITIONS
ID-2	PROPOSED EXTERIOR CHANGES
ID-3	PROPOSED EXTERIOR CHANGES : SIGNAGE 1-4
ID-4	EXISTING MAIN FLOOR PLAN
ID-5	EXISTING MEZZANINE FLOOR PLAN
ID-6	NEW MAIN FLOOR PLAN
ID-7	NEW MEZZANINE FLOOR PLAN
ID-8	MAIN FRAMING FLOOR PLAN
ID-9	MEZZANINE FRAMING PLAN
ID-10	KEY PLAN
ID-11	EXISTING/NEW EAST ELEVATION
ID-12	EXISTING NORTH ELEVATION
ID-13	NEW NORTH ELEVATION
ID-14	SECTION 1-2
ID-15	SECTION 3-4
ID-16	DETAIL
ID-17	CASE STUDY : WINDOW DESIGN DETAILS
ID-18	SIGNAGE 1
ID-19	BLADE SIGN
ID-20	SIGNAGE 2
ID-21	SIGNAGE 3
ID-22	SIGNAGE 4
ID-23	MATERIALS LIST

CONSTRUCTION NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO A BIDDER OR SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWING THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT OF SUCH DISCREPANCIES.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THIS WORK. THIS SET SHALL BE TURNED OVER TO OWNER/ARCHITECT WHEN THE PROJECT IS COMPLETE.
4. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT IMMEDIATELY.
5. NO MATERIAL SUBSTITUTIONS WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO OWNER/ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION MUST BE SUBMITTED WITHIN 10 WORKING DAYS OF CONTRACT.
6. THE CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUBCONTRACTORS TO BE USED AND SUBMIT LIST TO THE OWNER/ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.
7. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING IN AND VERIFYING ALL SHIPMENTS OF OWNER SUPPLIED MATERIALS. THIS INCLUDES VERIFYING PACKAGING LISTS AGAINST ORDER FORMS AND BILLS OF LADING. IF THIS IS NOT DONE, THE CONTRACTOR WILL BEAR THE COST OF ANY EXPEDITED FREIGHT CHARGES TO MEET THE CONSTRUCTION SCHEDULE. THE CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE REPORTS AND MUST MAINTAIN PACKING MATERIALS FOR SHIPMENT OF DAMAGED ITEMS.
8. THE CONTRACTOR SHALL KEEP ALL HANDBOOKS AND PAPERWORK INCLUDING ALL PACKAGING SLIPS LANDING IN A MARKED ENVELOPE. THIS ENVELOPE IS TO BE TURNED OVER TO THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP OF ALL TRADES.
10. THE DRAWINGS ARE NOT TO BE SCALED.
11. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR FROM OWNER'S ARCHITECT.
12. G.C. TO PROVIDE AND COORDINATE INSTALLATION OF TEMPORARY BARRICADES AND DUST PROTECTION AS REQUIRED BY BUILDING OWNER.
13. ALL CONSTRUCTION TO CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
14. ALL DIMENSIONS ARE TO EITHER THE CENTERLINE OR TO THE FACE OF STUDS, UNLESS NOTED OTHERWISE.
15. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF LIGHTING WITH ELECTRICAL DRAWINGS.
16. ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL LIGHT FIXTURE SUPPORTS.
17. ANY ADDITIONS OR MODIFICATIONS TO THE INFORMATION CONTAINED ON, OR GENERATED FROM, THESE FILES MADE BY ANYONE OTHER THAN CDS, MAY RESULT IN ADVERSE CONSEQUENCES WHICH CDS CAN NEITHER PREDICT NOR CONTROL

ABBREVIATIONS			
<b>A</b>		<b>L</b>	
ACCESS	ACCESSORY	LAN	LOCAL AREA NETWORK
ACH	ABOVE COUNTER HEIGHT	LAM	LAMINATE
ACT	ACOUSTICAL CEILING TILE	LAV	LAVATORY
ADA	AMERICAN'S A WITH	LB	POUND
	DISABILITIES ACT	LT	LIGHT
ADJ	ADJUSTABLE	LRV	LIGHT REFLECTANCE VALUE
AFF	ABOVE FINISHED FLOOR	<b>M</b>	
AL	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MDF	MEDIUM-DENSITY
ARCH	ARCHITECT (URAL)	MFG	FIBERBOARD
AUTO	AUTOMATIC	MFR	MANUFACTURED
AVG	AVERAGE	MFR	MANUFACTURER
&	AND	MECH	MECHANICAL
@	AT	MED	MEDICAL
<b>B</b>		MET	METAL
		MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BD	BOARD	MLWK	MILLWORK
BLKG	BLOCKING	MOIST	MOISTURE
<b>C</b>		MTD	MOUNTED
		MTL	METAL
CAB	CABINET	MW	MICROWAVE
CPT	CARPET	MIR	MIRROR
CEM	CEMENT (TIOUS)	<b>N</b>	
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	NO	NUMBER
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS (ATION)	N2O	NITROUS OXIDE
CMU	CONCRETE MASONRY UNIT	<b>O</b>	
CH	CHAIR	OC	ON CENTER
CTOP	COUNTERTOP	OVHD	OVERHEAD
CTC	CENTER ON CENTER	OP	OPERATORY
CW	COLD WATER	<b>P</b>	
<b>D</b>		DBL	DOUBLE
		DEMO	DEMOLITION
DEPT	DEPARTMENT	P	PAINT
DET	DETAIL	PNL	PANEL
DF	DRINKING FOUNTAIN	PORT	PORTABLE
DIA	DIAMETER	PREFAB	PREFABRICATED
DIFF	DIFFUSER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PLAS	PLASTER
DISP	DISPENSER	PLYWD	PLYWOOD
DIV	DIVISION	<b>R</b>	
DN	DOWN	RAD	RADIUS
DR	DOOR	RCP	REFLECTED CEILING
DW	DISHWASHER	PLAN	PLAN
DWG	DRAWING	REF	REFRIGERATOR
DWR	DRAWER	REQ	REQUIRE (D) (MENT)
<b>E</b>		REINF	REINFORCE (D)
		(ING) (MENT)	
ELEC	ELECTRICAL	REV	REVISION
ENGR	ENGINEER (ED)	RM	ROOM
ENTR	ENTRANCE	RO	ROUGH OPENING
EO	EQUAL	RP	RESIN PANEL
EQUIP	EQUIPMENT	RR	RESTROOM
EXIST.E(E)	EXISTING	<b>S</b>	
EXPS	EXPOSE (D)	SCR	SCRIBE
EXT	EXTERIOR	SECUR	SECURITY
<b>F</b>		SF	SQUARE FEET
F	FIXED	SIM	SIMILAR
FAB	FABRIC	SPEC(S)	SPECIFICATION(S)
FE	FINISHED END	SS	SOLID SURFACE
FIN	FINISH	STD	STANDARD
FPCL	FIREPLACE	STL	STOOL
FR	FIRE PRAT (NG) (ED)	ST	STONE
FRMG	FRAMING	STRUCT	STRUCTURAL
FLR	FLOOR (ING)	SURF	SURFACE
FCIC	FURNISHED & INSTALLED BY CONTRACTOR	SV	SITE VERIFY
FOIO	FURNISHED & INSTALLED BY OWNER	SYS	SYSTEM(S)
		SLB	SLAB
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	STN	STAIN
FURN	FURNITURE	<b>T</b>	
FS	FLOOR SINK	TIL	TILE
FRP	FIBERGLASS REINFORCED PLASTIC	TBD	TO BE DETERMINED
<b>G</b>		TEX	TEXTILE
		THK	THICK
GA	GAUGE	TI	TENANT IMPROVEMENT
GL	GLASS	TBL	TABLE
GWB	GYP SUMEWALL BOARD	TRANS	TRANSPARENT
GYP	GYP SUM	TYP	TYPICAL
GR	PRINTED GRAPHIC	TV	TELEVISION
		TR	TRIM
<b>H</b>		<b>U</b>	
HD	HEAD	UTIL	UTILITY
HDWD	HARDWOOD	UNO	UNLESS NOTED OTHERWISE
HDWR	HARDWARE	<b>V</b>	
HM	HOLLOW METAL	VAC	VACUUM
HORIZ	HORIZONTAL	VERT	VERTICAL
HR	HOUR	VFY	VERIFY
HW	HOT WATER	VIF	VERIFY IN FIELD
HT	HEIGHT	VIN	VINYL
HVAC	HEATING, VENTILATING, AND TAIR CONDITIONING	<b>W</b>	
<b>I</b>		W	WITH
INFO	INFORMATION	WC	WATER CLOSET
INSUL	INSULATION	WB	WALL BASE
INT	INTERIOR	WD	WOOD
<b>J</b>		WH	WATER HEATER
JAN	JANITOR	WOD	WASHER CLODRYER
<b>K</b>		WAO	WITHOUT
KIT	KITCHEN	WT	WEIGHT
		WP	WALL PAPER
+48"	INDICATES HEIGHT ABOVE FINISHED FLOOR OR ABOVE FINISHED GRADE TO TOP OF DEVICE.		

**CATCH**  
DESIGN STUDIO

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXISTING SITE CONDITIONS AND DIMENSION PRIOR TO STARTING CONSTRUCTION

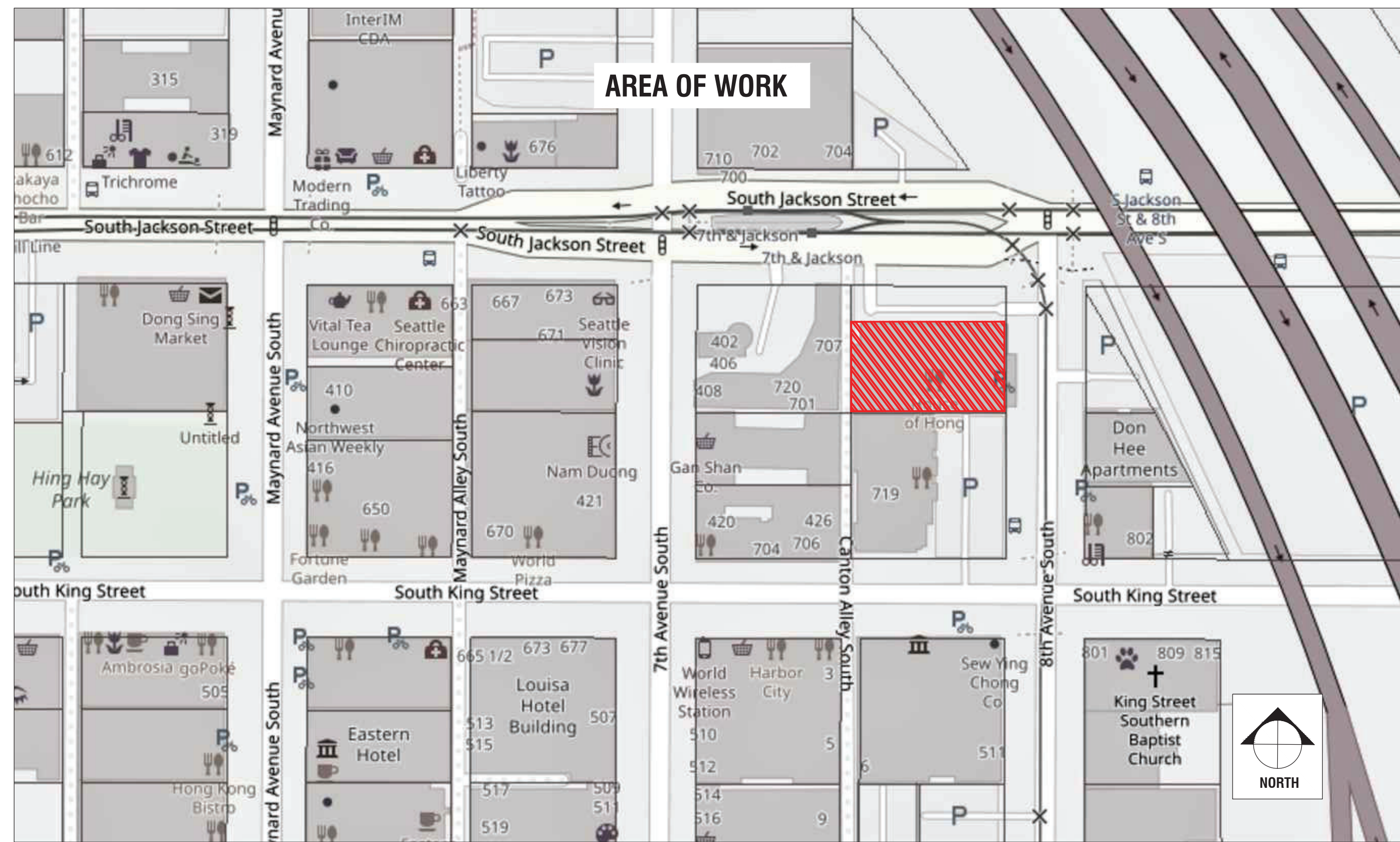
**DIAMOND BAY**  
409 8TH AVE SOUTH SEATTLE, WA 98104

DATE : 02/09/2021

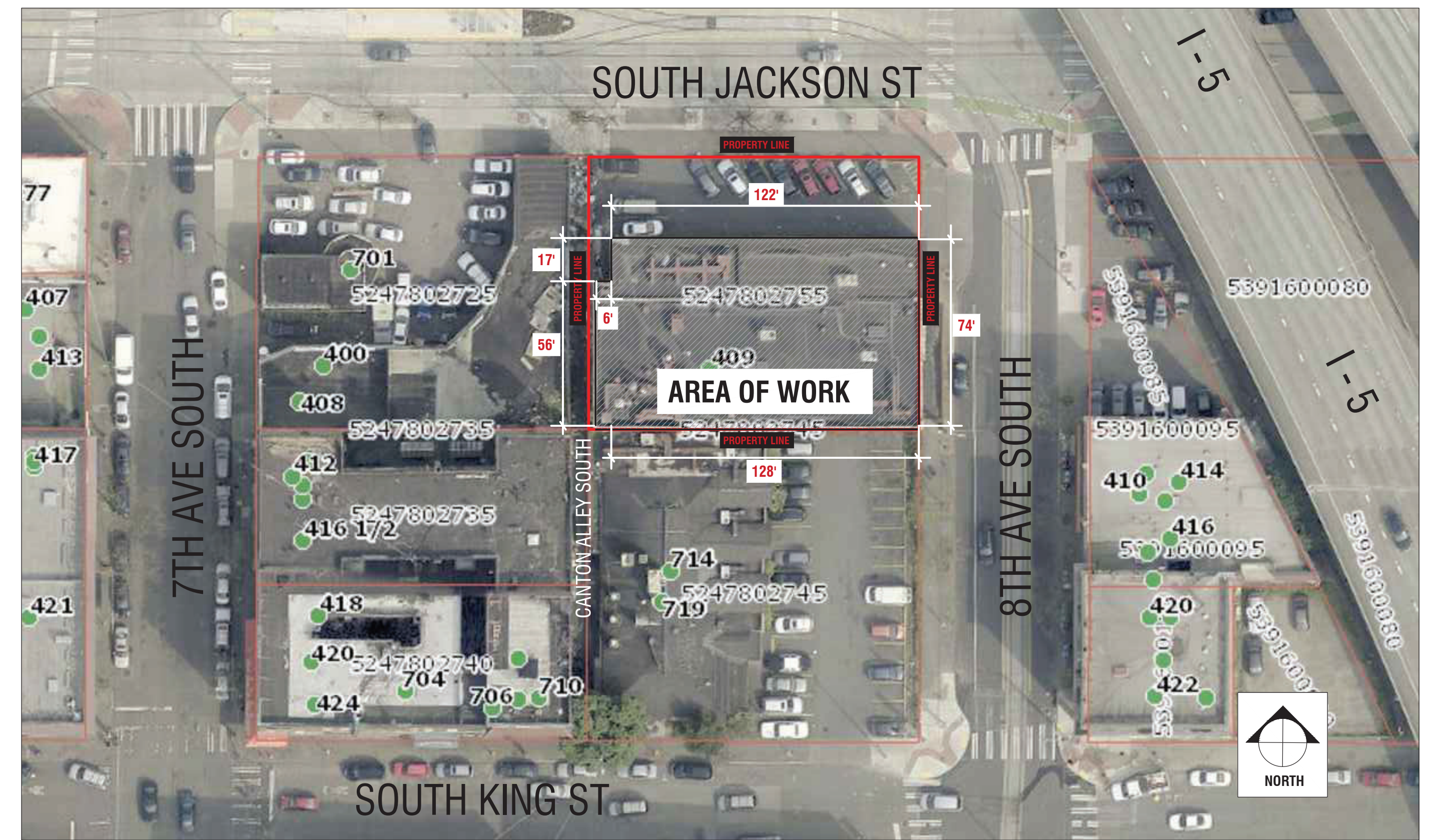
SHEET TITLE :  
PROJECT STATISTICS

SCALE :  
AS NOTED

SHEET : **LD-1.0**



VICINITY PLAN  
N.T.S.



SITE PLAN  
N.T.S.



THIS AREA TO BE ALTERED

EXISTING EAST STOREFRONT  
N.T.S.



THIS AREA TO BE ALTERED

EXISTING NORTH STOREFRONT  
N.T.S.



 **EAST ELEVATION : NEW STOREFRONT FEATURES**  
N.T.S.



 **EAST ELEVATION : NEW STOREFRONT FEATURES**  
N.T.S.



 **NORTH ELEVATION: NEW STOREFRONT FEATURES**  
N.T.S.



 **EAST ELEVATION : NEW STOREFRONT FEATURES**  
N.T.S.



**NEW STOREFRONT FEATURES : SIGNAGE 1**  
N.T.S.

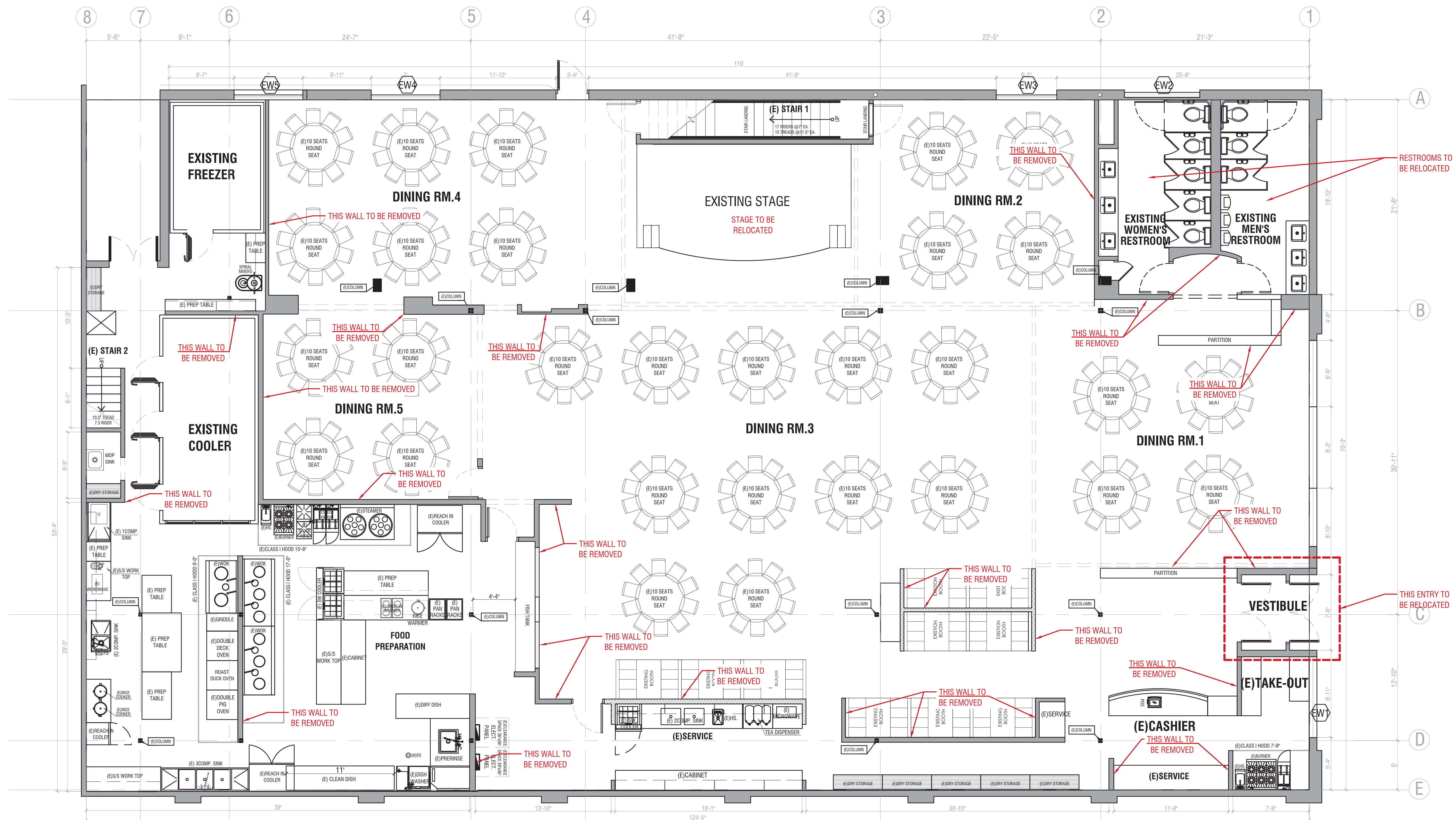


**NEW STOREFRONT FEATURES : SIGNAGE 2,3**  
N.T.S.



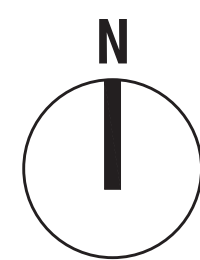
**NEW STOREFRONT FEATURES : SIGNAGE 4**  
N.T.S.





# EXISTING MAIN FLOOR PLAN

SCALE : 3/32" = 1'-0"



## DESCRIPTION INSTRUCTIONS:

Describe the proposed work and any changes it will make to the landmark/ historic district building or property. All items must be included in this application. (Attach additional pages if necessary.)

For proposals that include demolition of a structure or object:

- A statement of the reason(s) for demolition
- A description of the replacement structure or object

If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features being replaced, removed, or demolished. Please check with Board/Commission staff if you need more detailed instructions.

## DESCRIPTION :

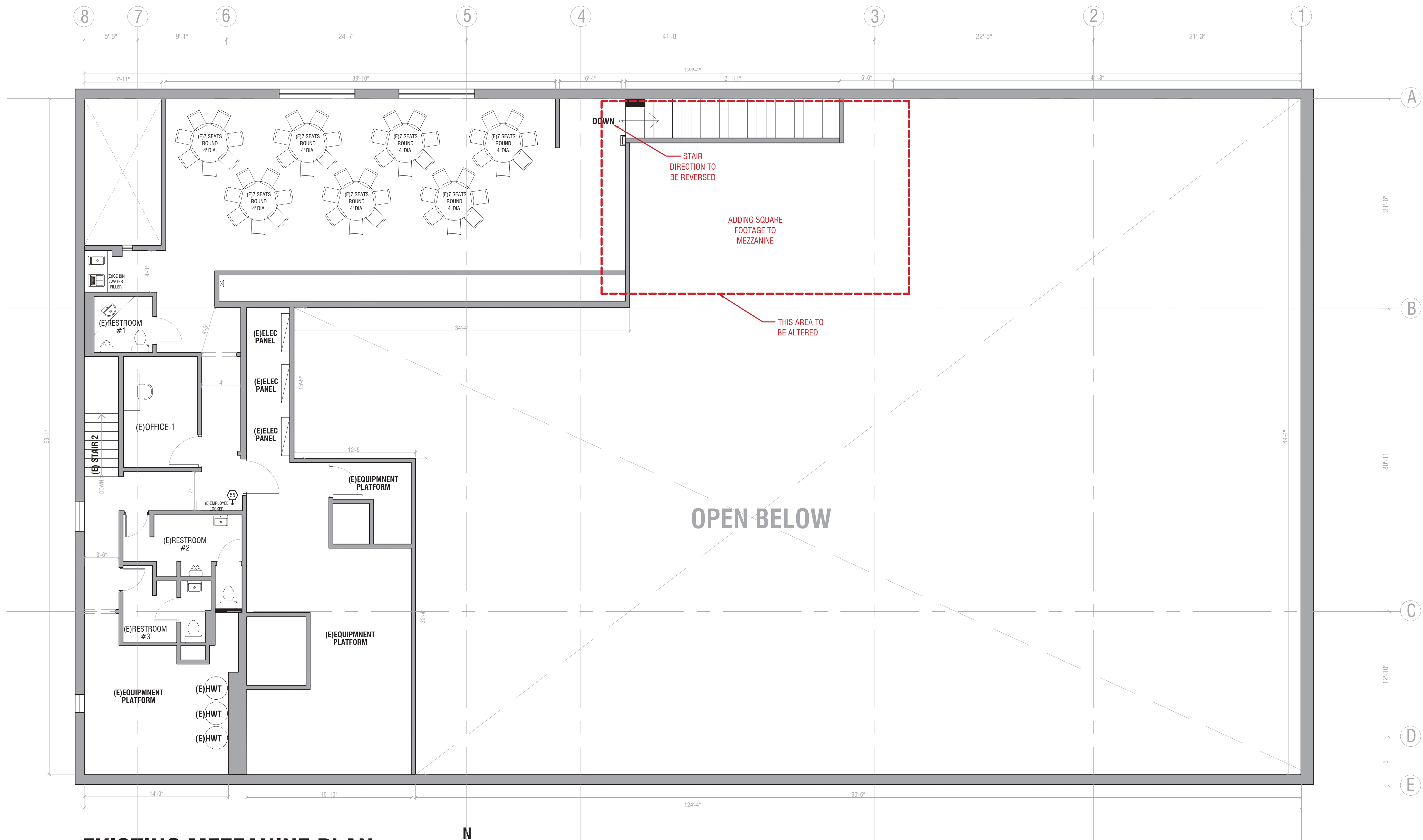
The existing restaurant tenant/owners would like to update the kitchen and dining layout of the space. For better business flow

Alteration to the Main level will be as follows:

Alter the existing kitchen layout to add additional equipment and preparation space. Relocate the restrooms, relocate the main entry, add another point of entry and alter the dining layout to utilize the space available.

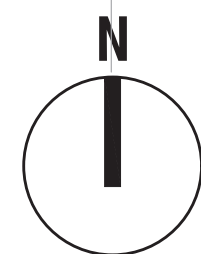
Alterations to the mezzanine are as follows:

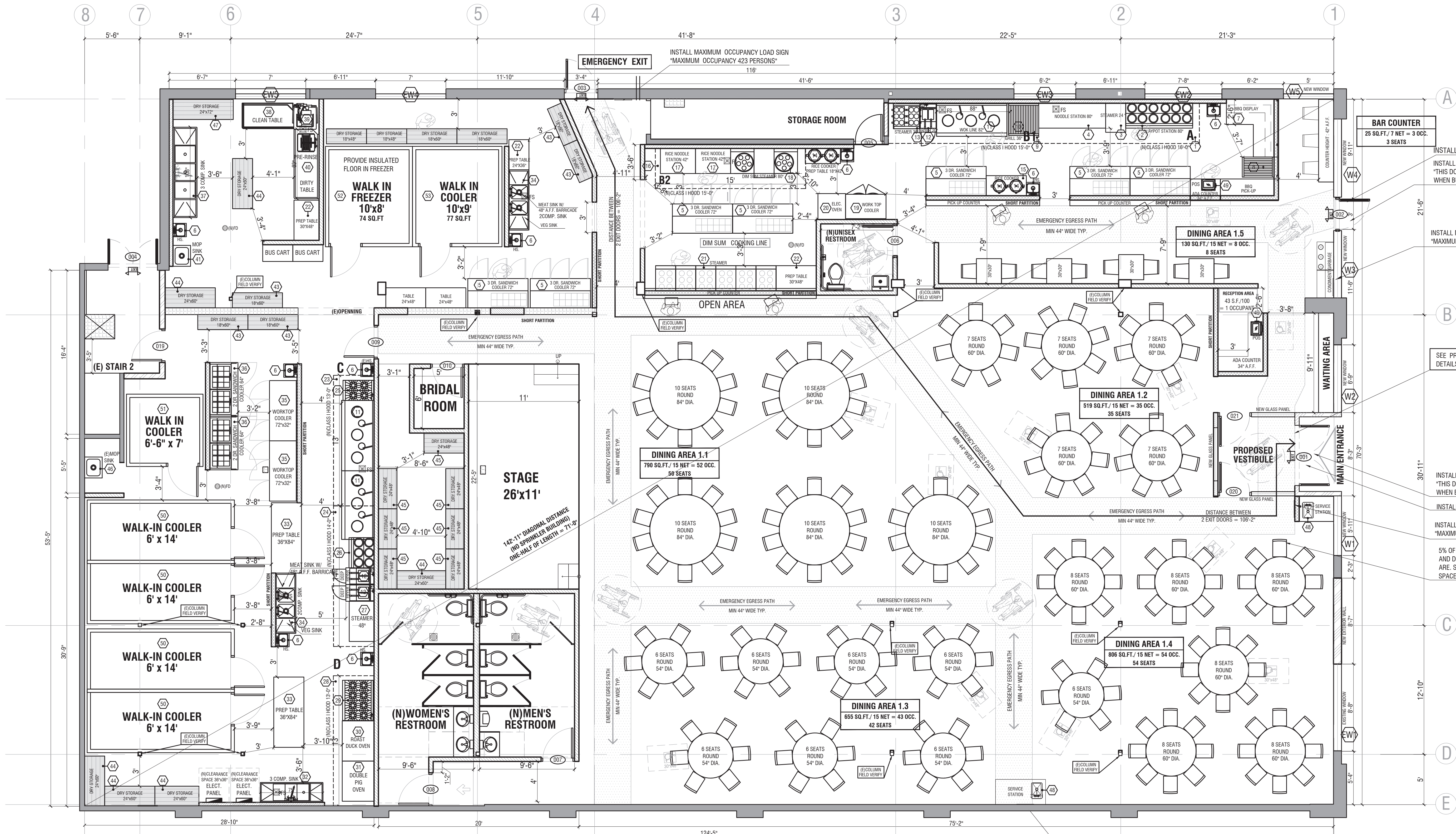
Reverse the direction of the stairs to create clear delineation between the Open Kitchen #1 and the dining area of the main floor. Adding additional square footage to the mezzanine area in order to accommodate the platform of the reversed direction of the stairs.



**EXISTING MEZZANINE PLAN**

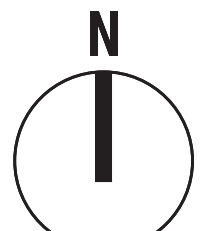
SCALE : 3/32" = 1'-0"





# NEW MAIN FLOOR PLAN

SCALE : 3/32" = 1'-0"



**192 SEATS**

### NEW WINDOW SCHEDULE

W#	QTY.	RO. SIZE (WXH)	FRAME/GLASS SQ.FT.	WINDOW MAT./FIN.	GLASS TYPE	OPERATION	U-VALUE	SHGC
W1	1	+/- 6'-8" X 7'-0"	+/- 46.6 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY	FIXED	0.31	0.35
W2	1	+/- 6'-8" X 7'-0"	+/- 46.6 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY	FIXED	0.31	0.35
W3	1	+/- 6'-8" X 4'-4"	+/- 29 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY	FIXED	0.31	0.35
W4	1	+/- 7'-9" X 4'-4"	+/- 33.7 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY	FIXED	0.31	0.35
W5	1	+/- 5'-0" X 7'-0"	+/- 25.0 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY	FIXED	0.31	0.53

### EXISTING WINDOW SCHEDULE

EW#	QTY.	RO. SIZE (WXH)	FRAME/GLASS SQ.FT.	WINDOW MAT./FIN.	GLASS TYPE
EW1	1	+/- 8'-3" X 5'-2"	+/- 32.8 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW2	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW3	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW4	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW5	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW6	1	+/- 7'-8" X 3'-0"	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW7	1	+/- 7'-8" X 3'-0"	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY

INSTALL ACCESSIBLE EXIT SIGN.  
INSTALL A SIGN THAT READS  
"THIS DOOR TO REMAIN UNLOCKED  
WHEN BUILDING IS OCCUPIED."

INSTALL MAXIMUM OCCUPANCY LOAD SIGN  
"MAXIMUM OCCUPANCY 423 PERSONS"

SEE PROPOSED VESTIBULE ENLARGE  
DETAILS ON PAGE A19

INSTALL A SIGN THAT READS  
"THIS DOOR TO REMAIN UNLOCKED  
WHEN BUILDING IS OCCUPIED."  
INSTALL ACCESSIBLE EXIT SIGN.

INSTALL MAXIMUM OCCUPANCY LOAD SIGN  
"MAXIMUM OCCUPANCY 423 PERSONS"  
5% OF THE SEATING SHALL BE ACCESSIBLE  
AND DISPERSED THROUGHOUT THE DINING  
AREA. SHOW FOR ACCESSIBLE SEATING  
SPACES AS REQUIRED PER IBC 1108.2.9

INSTALL MAXIMUM OCCUPANCY LOAD SIGN  
"MAXIMUM OCCUPANCY 423 PERSONS"



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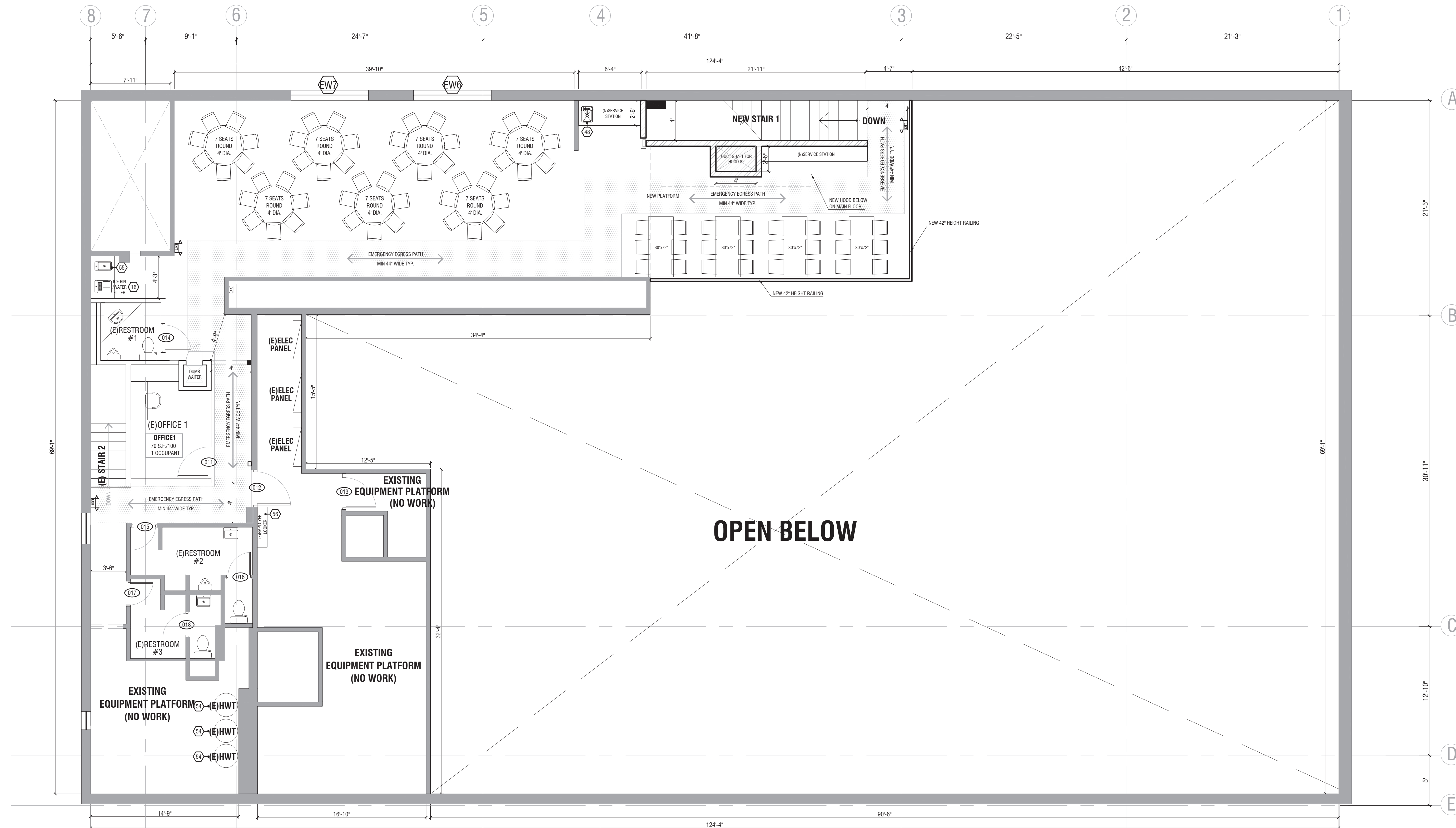
**DIAMOND BAY**  
409 8TH AVE SOUTH SEATTLE, WA 98104

DATE : 02/09/2021

SHEET TITLE : NEW MAIN FLOOR PLAN

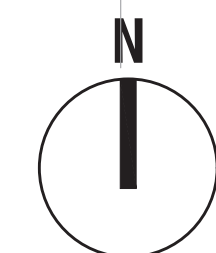
SCALE :  
AS NOTED

SHEET : **ID-6**

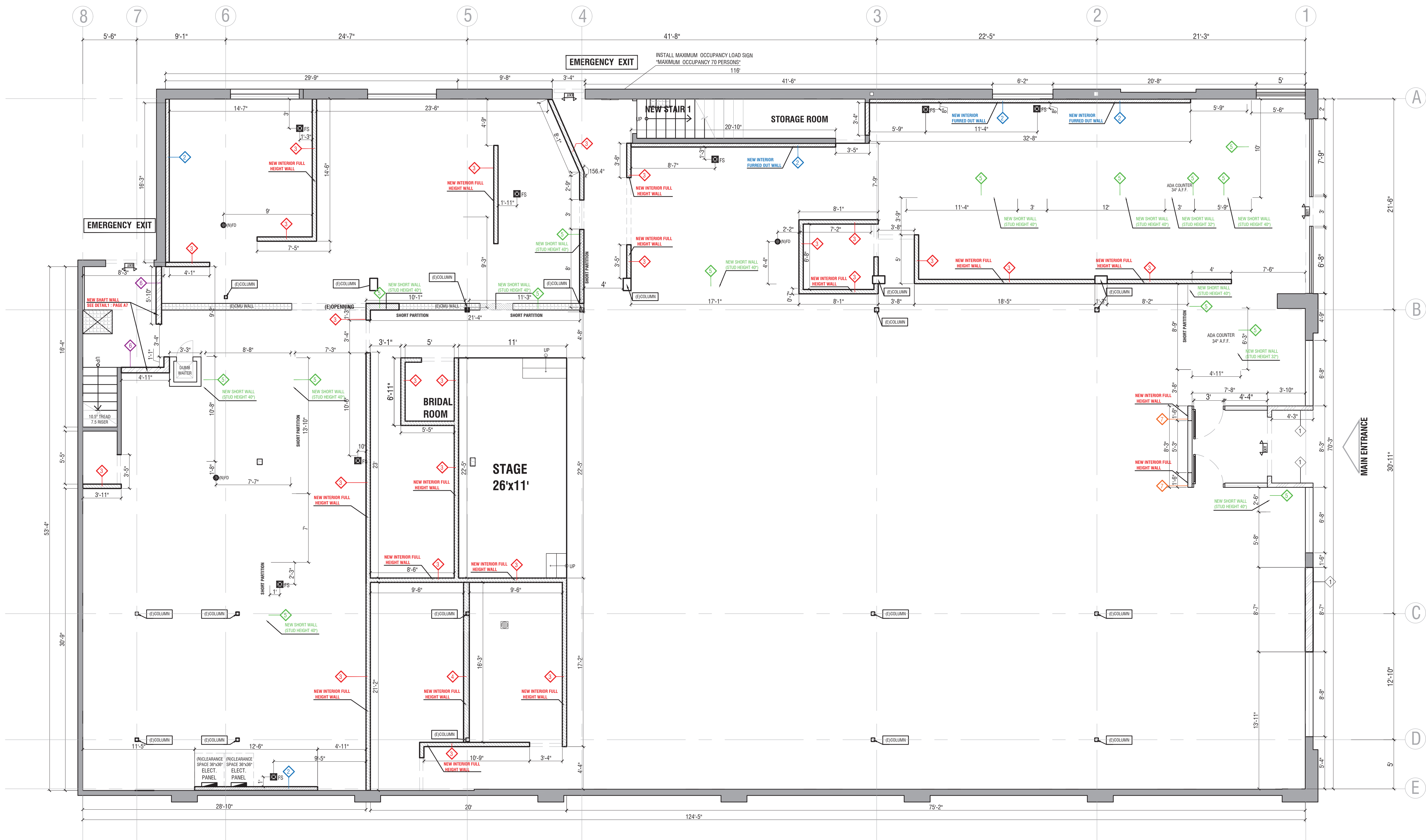


**NEW MEZZANINE PLAN**

SCALE : 3/32" = 1'-0"

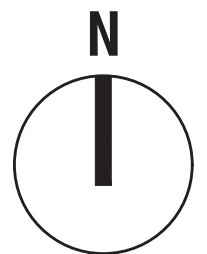




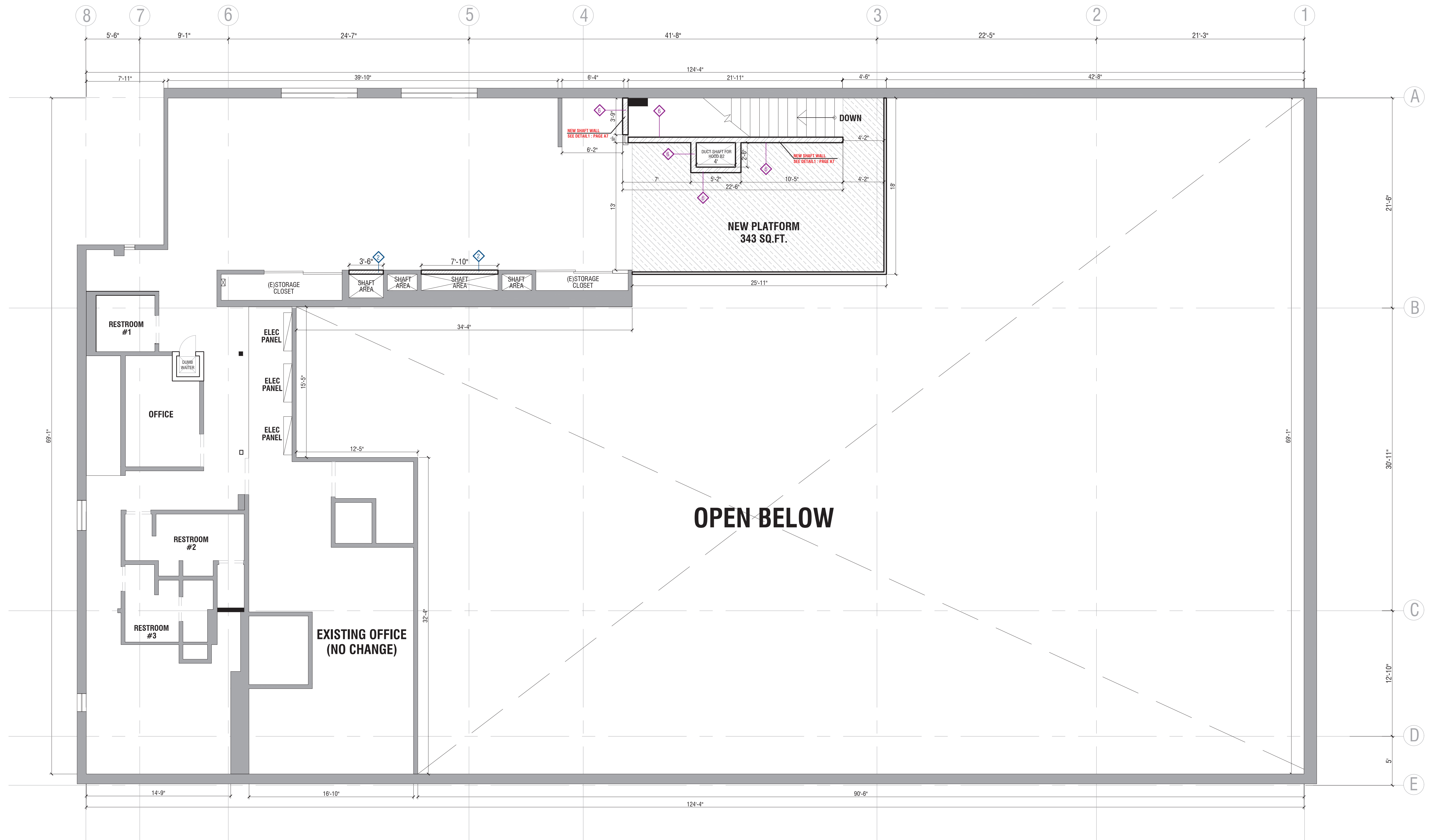


# MAIN FRAMING FLOOR PLAN

SCALE : 3/32" = 1'-0"

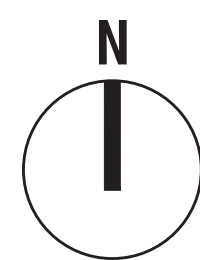


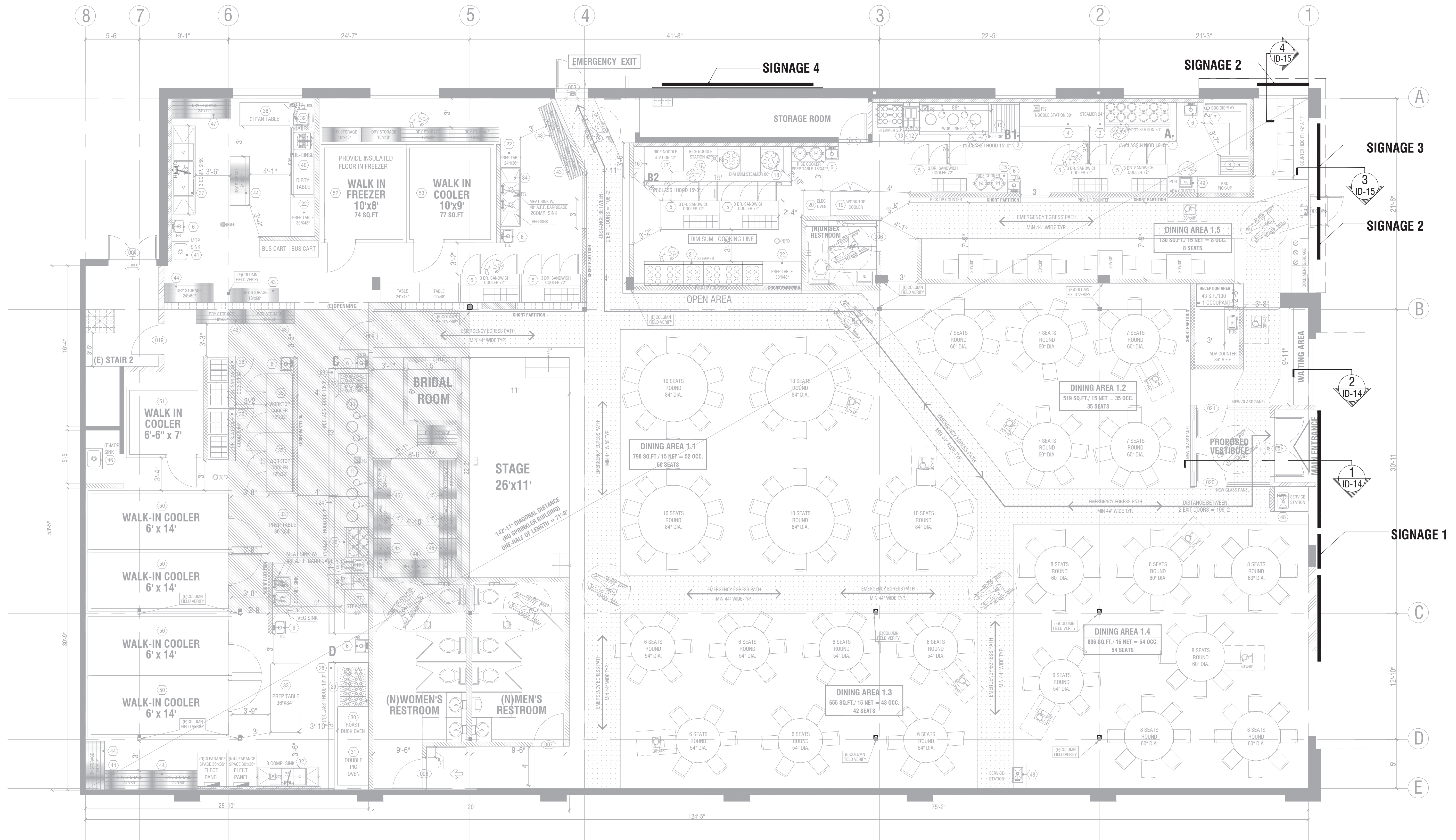
61 SEATS



# MEZZANINE FRAMING PLAN

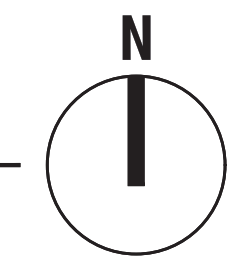
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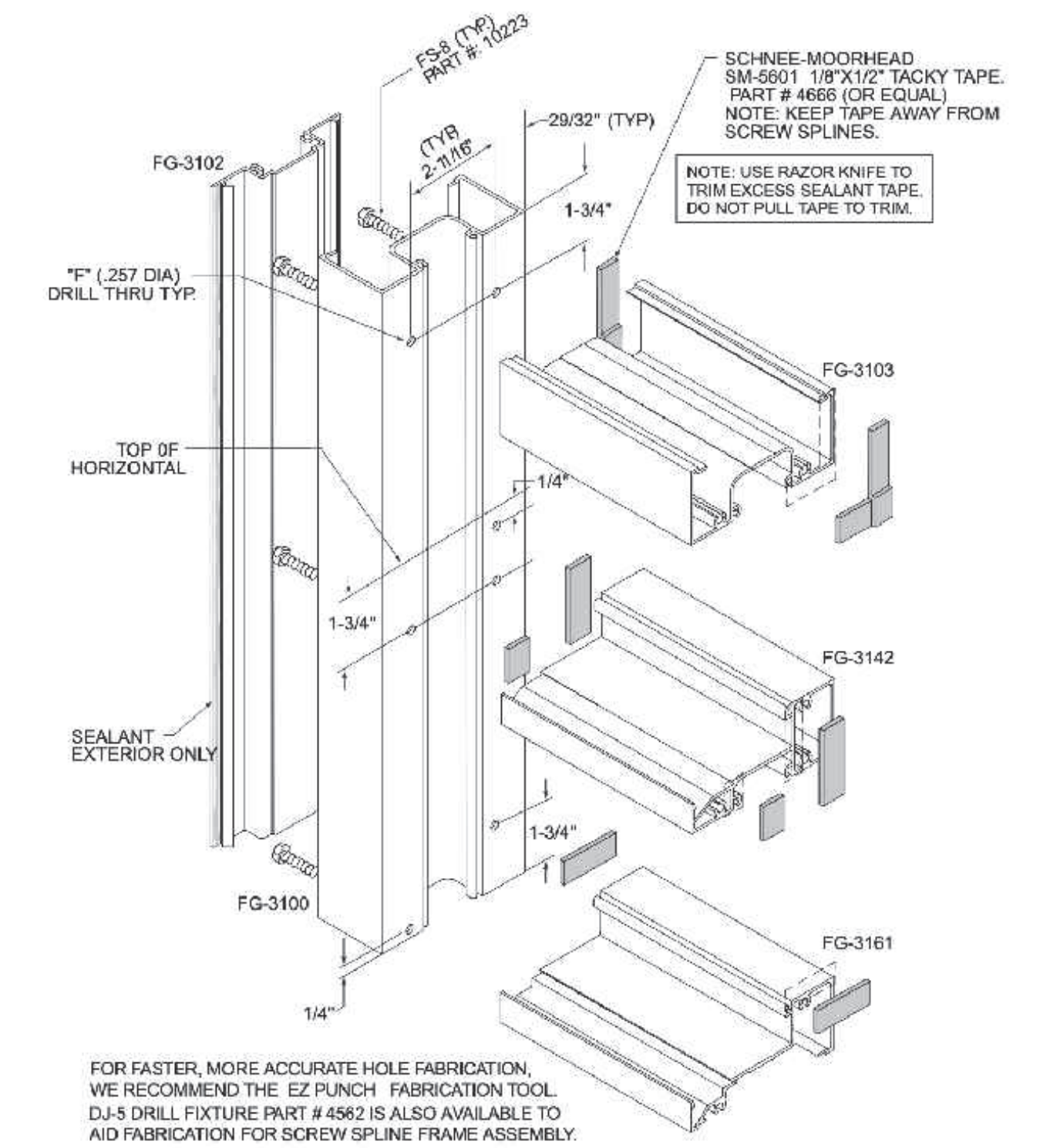
**KEYPLAN**

SCALE : 3/32" = 1'-0"



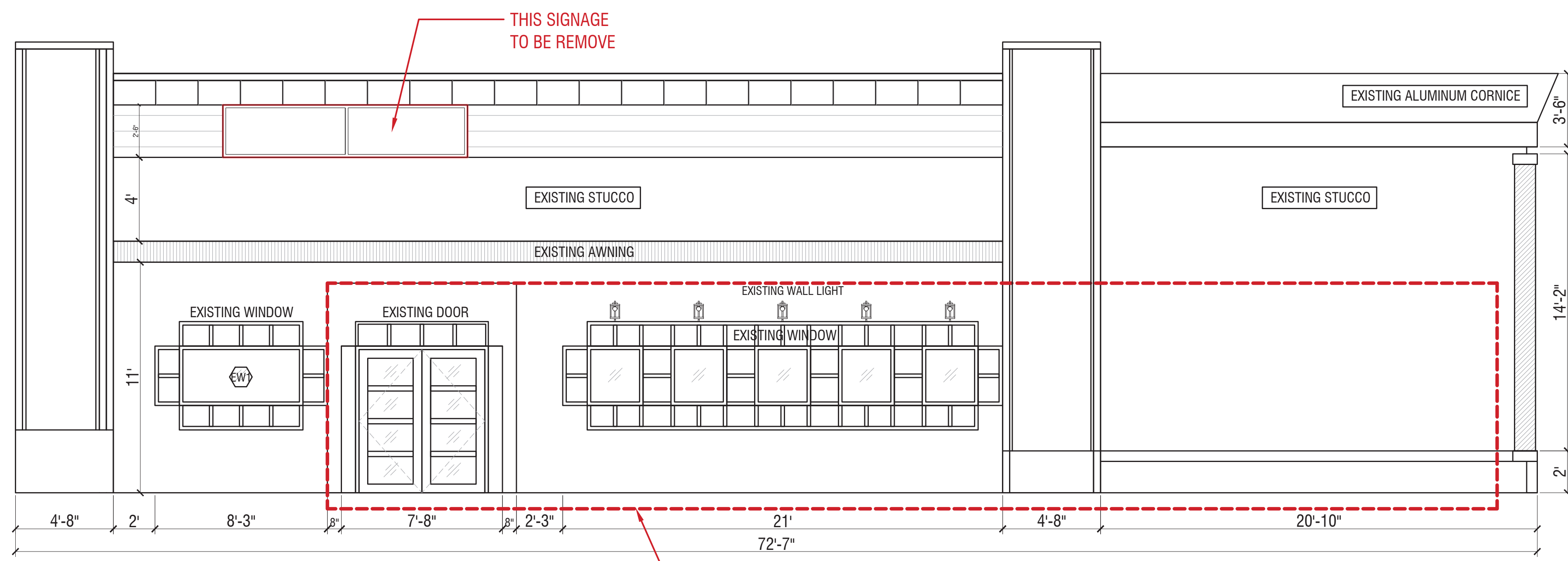
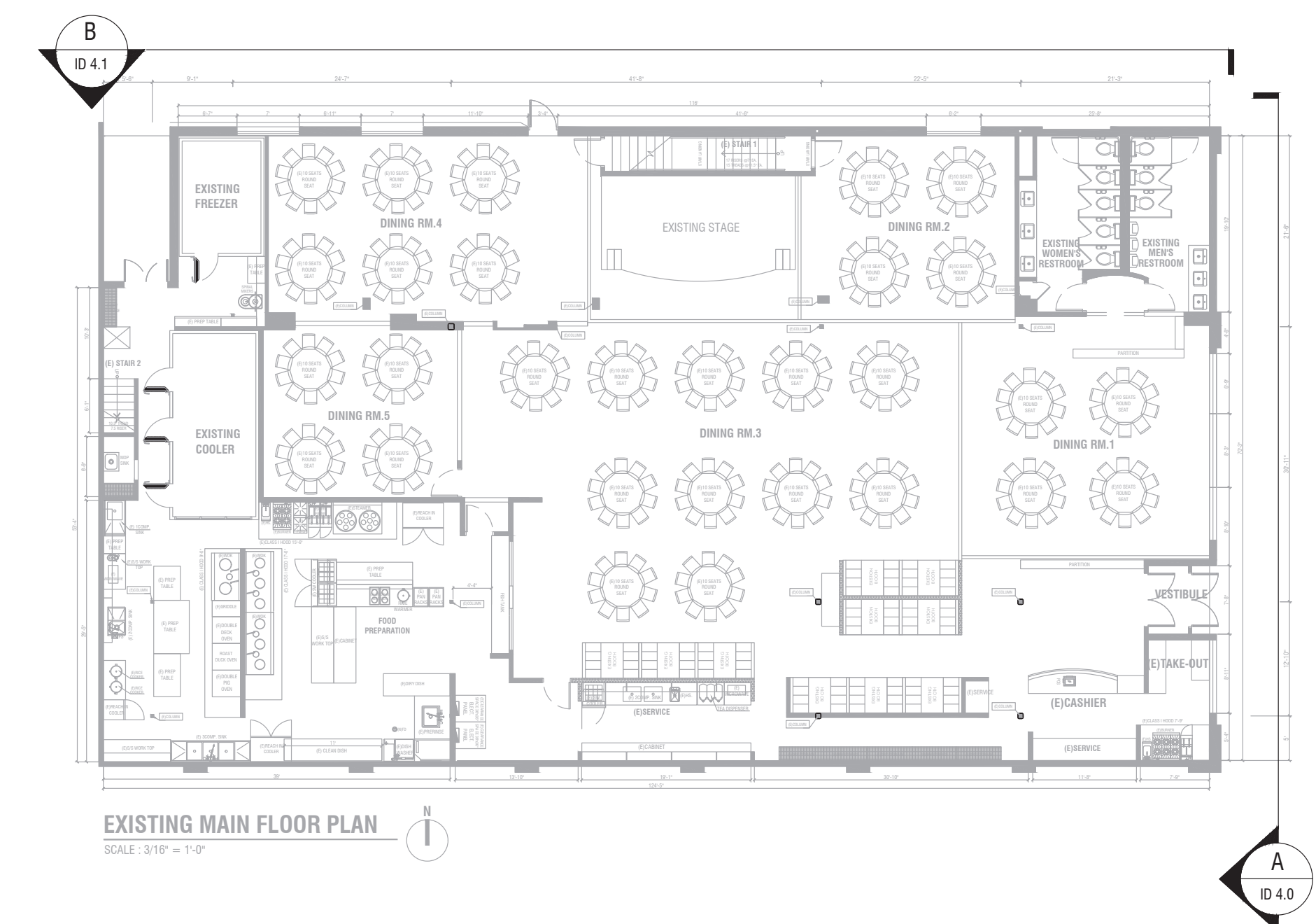
**NEW STOREFRONT: ALUMINUM FRAME**

**FG-3000 STOREFRONT INSTALLATION MANUAL**  
**OUTSIDE GLAZE**  
**SCREW SPLINE FRAME ASSEMBLY**

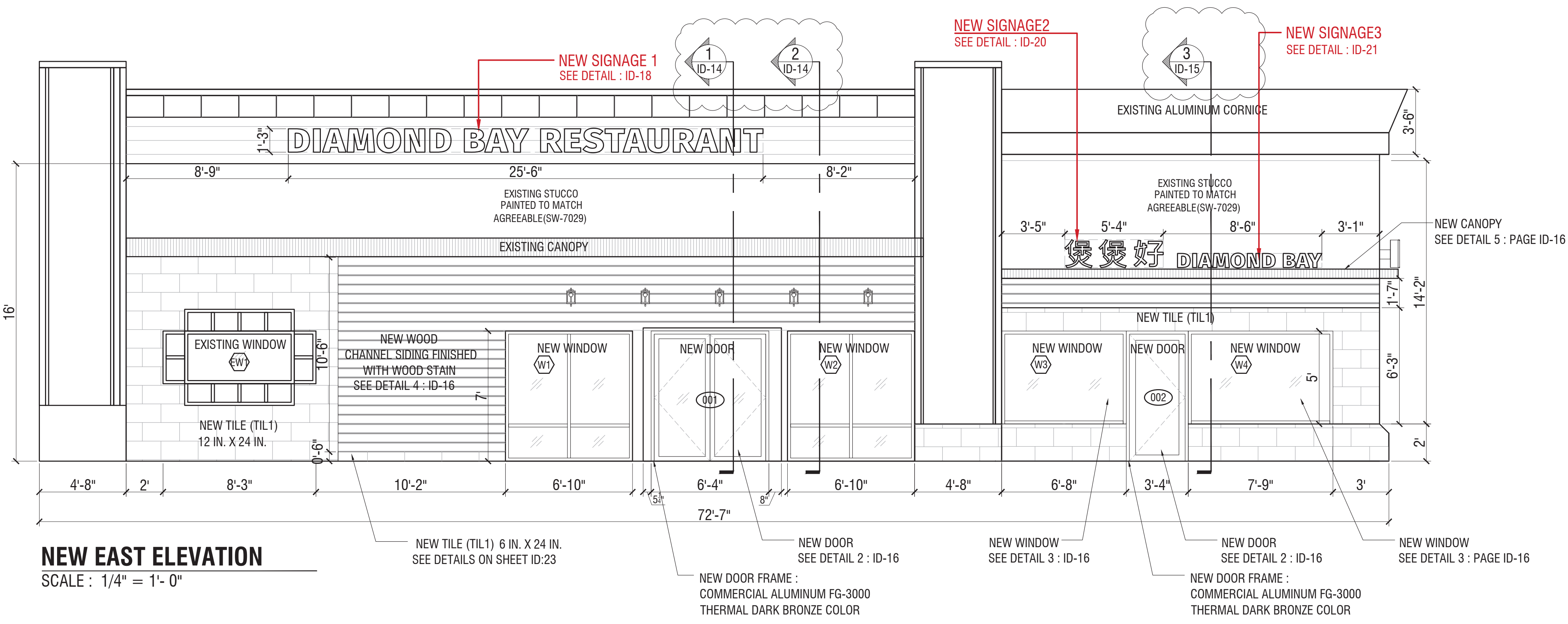


**DETAIL : COMMERCIAL ALUMINUM FG-3000**  
**THERMAL DARK BRONZE COLOR**

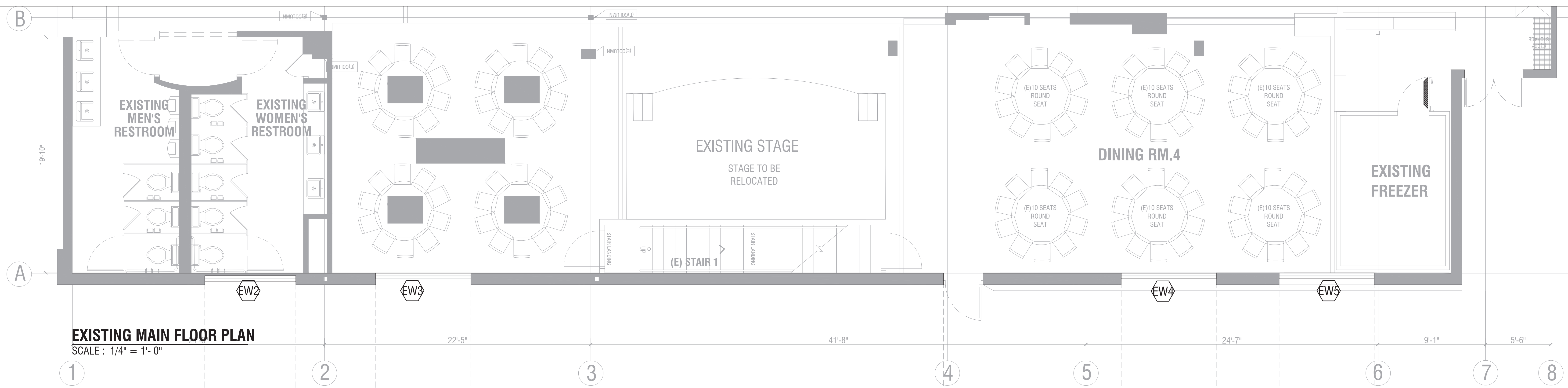
**KEY PLAN**



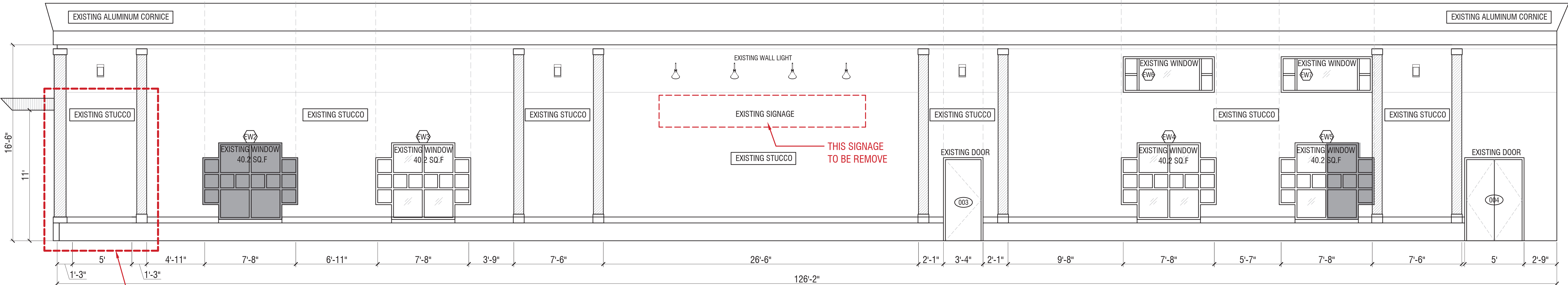
**EXISTING EAST ELEVATION**  
 SCALE : 1/4" = 1'- 0"



**NEW EAST ELEVATION**  
 SCALE : 1/4" = 1'- 0"



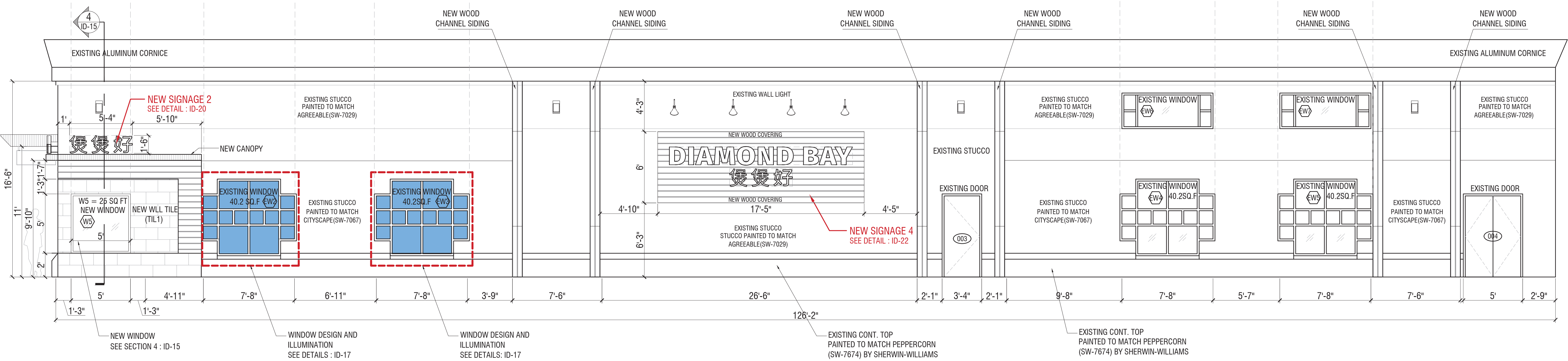
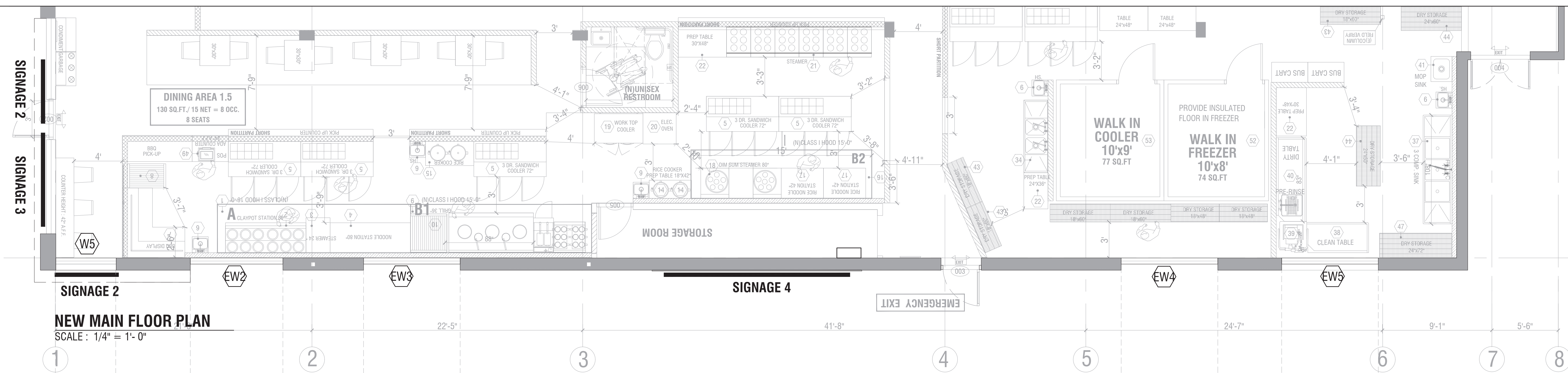
**EXISTING MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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

EXISTING WINDOW SCHEDULE						
EW#	QTY.	RO.SIZE (WXH)	TRANSPARENCY GLASS (SQ.FT.)	COVERAGE GLASS AREA (SQ.FT.)	WINDOW MAT/FIN.	GLASS TYPE
EW2	1	+/- 8'-0" X 6'-6"	-	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW3	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.	-	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW4	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.	-	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW5	1	+/- 8'-0" X 6'-6"	+/- 20.1 S.F.	+/- 20.1 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
TOTAL			100.5 S.F.	60.3 S.F.		

**WINDOW AREA PERCENTAGE**  
TRANSPARENCY 62.5%  
COVERAGE 37.5%



NEW WINDOW SCHEDULE						
EW#	QTY.	RO. SIZE (WXH)	TRANSPARENCY GLASS (SQ.FT.)	COVERAGE GLASS AREA (SQ.FT.)	WINDOW MAT/FIN.	GLASS TYPE
W1		+/- 6'-8" X 7'-0"	+/- 25.0 S.F.	-	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW2	1	+/- 8'-0" X 6'-6"	-	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW3	1	+/- 8'-0" X 6'-6"	-	+/- 40.2 S.F.	METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW4	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.		METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
EW5	1	+/- 8'-0" X 6'-6"	+/- 40.2 S.F.		METAL FRAME/W GLAZING	CLEAR LOW E SAFETY
TOTAL			105.4 S.F.	80.4 S.F.		

**WINDOW AREA PERCENTAGE**  
TRANSPARENCY 56.7%  
COVERAGE 43.3%



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXISTING SITE CONDITIONS AND DIMENSION PRIOR TO STARTING CONSTRUCTION

**DIAMOND BAY**  
409 8TH AVE SOUTH SEATTLE, WA 98104

DATE : 02/09/2021

SHEET TITLE :  
EXISTING/NEW ELEVATIONS B

SCALE :  
AS NOTED

SHEET : **ID-13**

EXISTING STUCCO  
PAINTED TO MATCH AGREEABLE  
(SW-7029) BY SHERWIN-WILLIAMS

(E) TOP PARAPET  
21'-6" A.F.F.

NEW SIGNAGE 1  
DETAIL PAGE :ID-18

(N) SIGNAGE  
17'-3" A.F.F.

EXISTING EXTERIOR WALL  
STUCCO PAINTED TO MATCH AGREEABLE  
(SW-7029) BY SHERWIN-WILLIAMS

PAINTED TO MATCH PEPPERCOEN  
SW-7074 BY SHERWIN-WILLIAMS

NEW BLADE SIGN  
DETAIL PAGE :ID-19

(E) CANOPY  
11'-0" A.F.F.

(N) BLADE SIGN  
9'-5" A.F.F.

Diamond Bay

SEE DETAIL 2 :  
PAGE ID-16

EXISTING EXTERIOR WALL  
NEW WOOD  
CHANNEL SIDING

(N) DRY WALL CEILING  
7'-3" A.F.F.

NEW DOOR

NEW CHANNEL SIDING FINISHING  
SEE DETAIL 4 :PAGE ID-16

NEW WLL TILE (TIL1)  
12 IN. X 24 IN. X 0.34 THK.

**SECTION 1**

SCALE : 3/8" = 1'-0"

PROPERTY LINE

ROOF DECK STRUCTURE  
17'-0" A.F.F.

(E) MAIN DRYWALL CEILING  
13'-6" A.F.F.

VESTIBULE

INTERIOR

001

020

NEW INTERIOR GLASS  
PANEL 3/8" TEMPERED  
GLASS

NEW INTERIOR  
DOOR

(E) ALUMINUM CORNICE  
20'-0" A.F.F.

EXISTING ALUMINUM CORNICE  
PAINTED TO MATCH AGREEABLE  
(SW-7029) BY SHERWIN-WILLIAMS

EXISTING EXTERIOR WALL  
STUCCO PAINTED TO MATCH AGREEABLE  
(SW-7029) BY SHERWIN-WILLIAMS

PAINTED TO MATCH PEPPERCOEN  
SW-7074 BY SHERWIN-WILLIAMS

(E) CANOPY  
11'-0" A.F.F.

NEW CHANNEL SIDING FINISHING  
SEE DETAIL 4 :PAGE ID-16

SEE DETAIL 3 :  
PAGE ID-16

NEW WINDOW

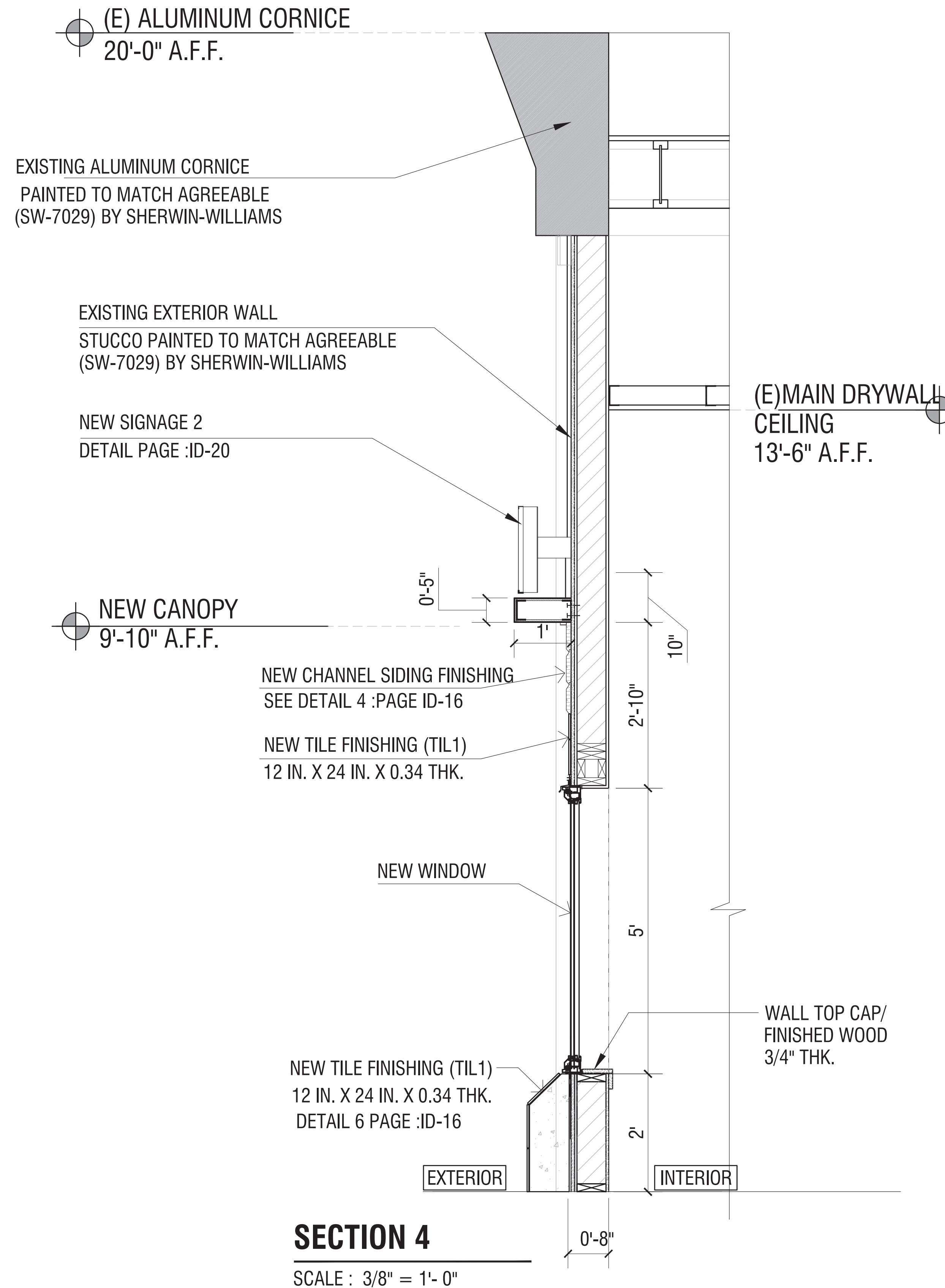
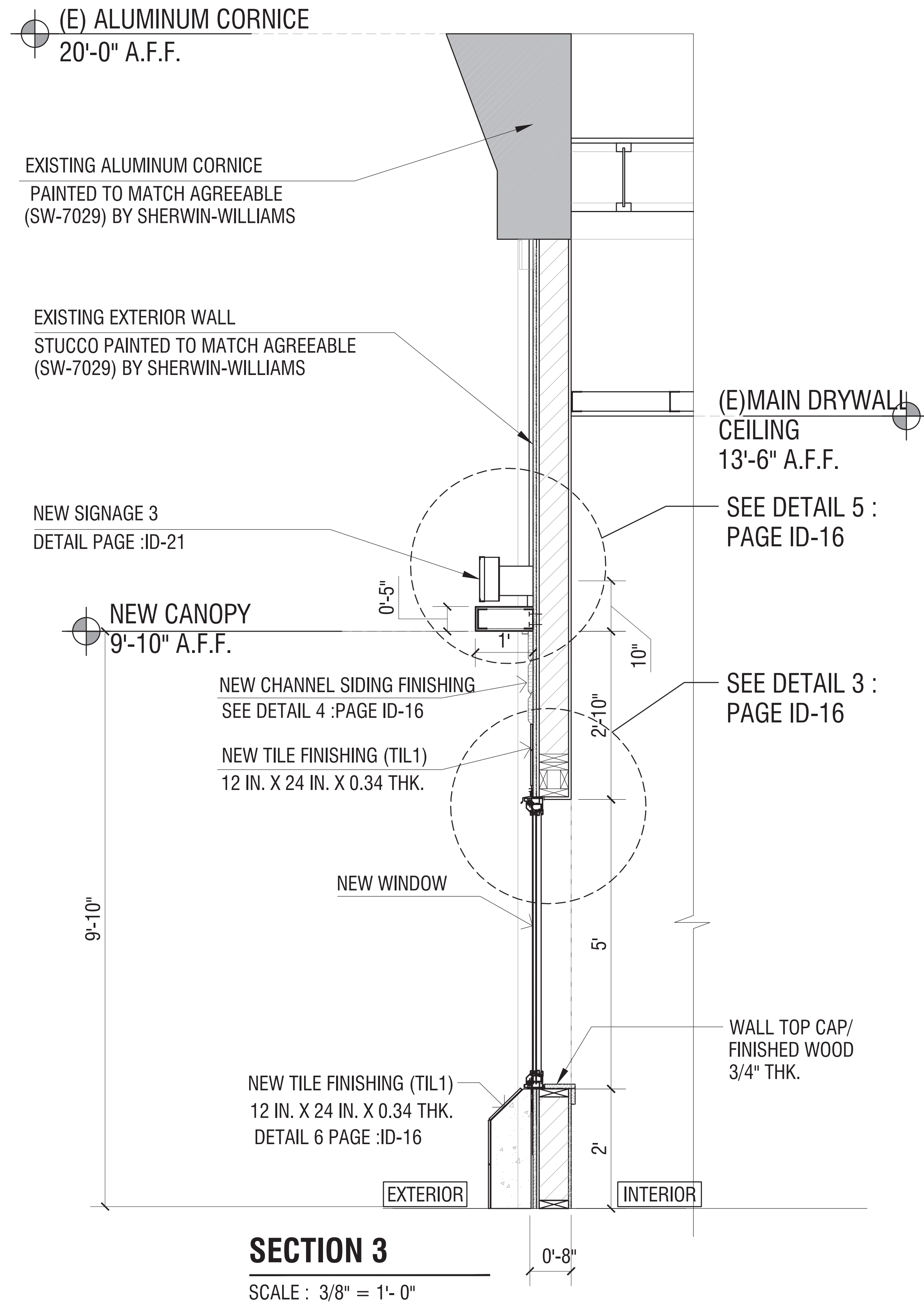
NEW WLL TILE (TIL1)  
12 IN. X 24 IN. X 0.34 THK.

TOP CAP/  
FINISHED WOOD  
3/4" THK.

**SECTION 2**

SCALE : 3/8" = 1'-0"

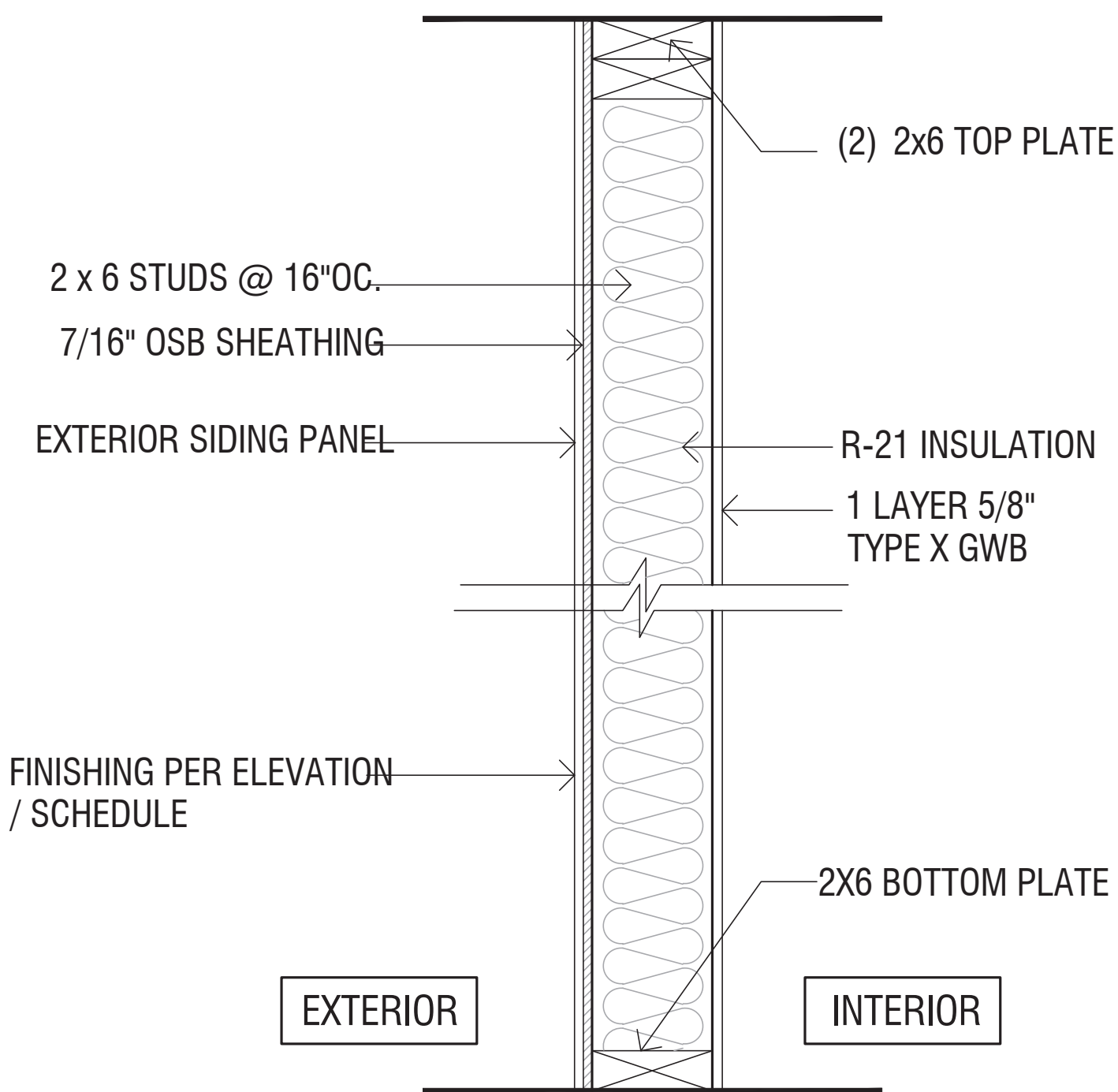
(E) MAIN DRYWALL  
CEILING  
13'-6" A.F.F.





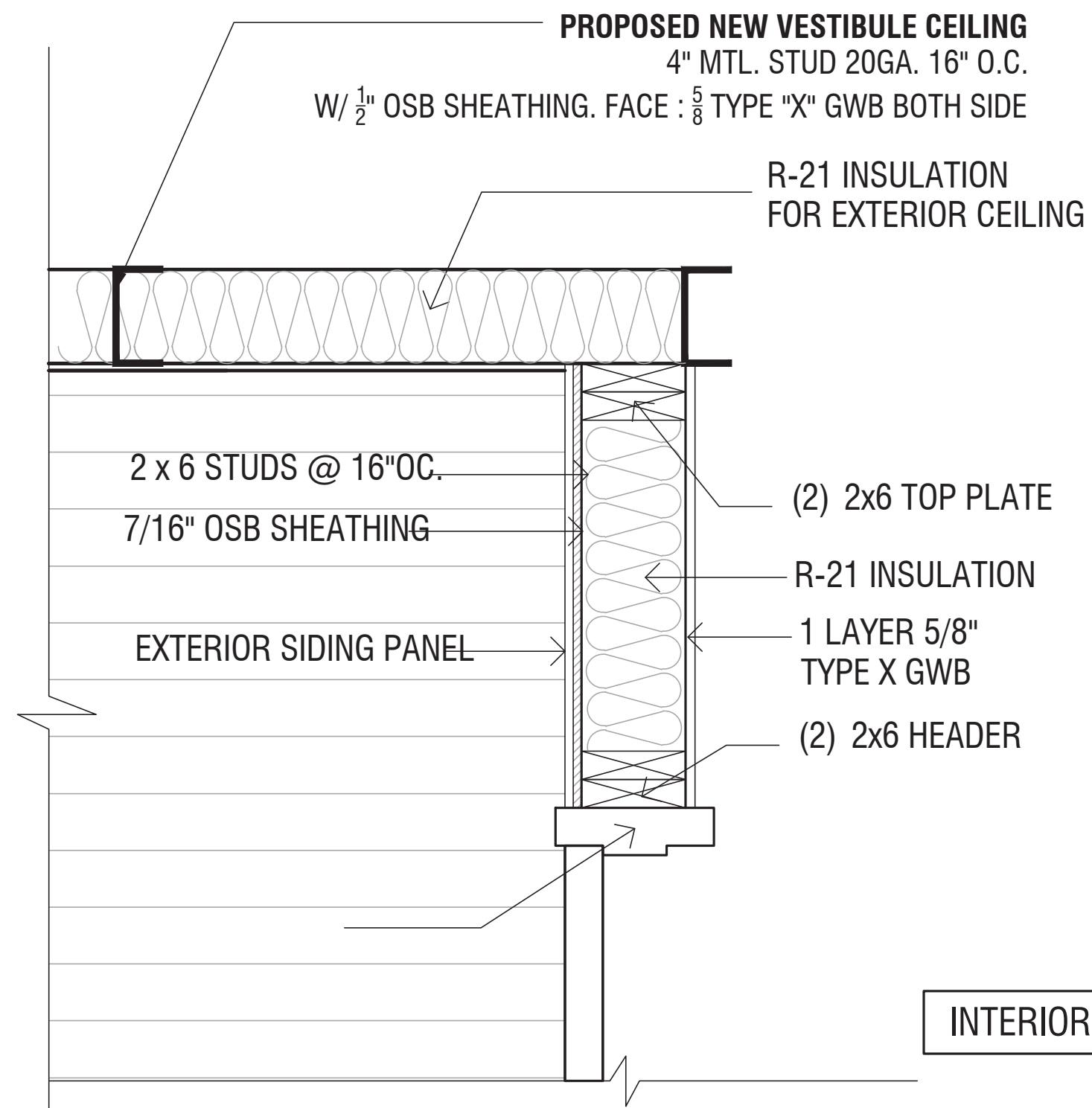
**SEATTLE ENERGY CODE 2015 : CHAPTER 5 : C503.1 GENERAL**

ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION. ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE. ALTERATIONS SHALL NOT CREATE AN UNSAFE OR HAZARDOUS CONDITION OR OVERLOAD EXISTING BUILDING SYSTEMS. SUBSTANTIAL ALTERATIONS AND REPAIRS SHALL COMPLY WITH SECTION C503.8.



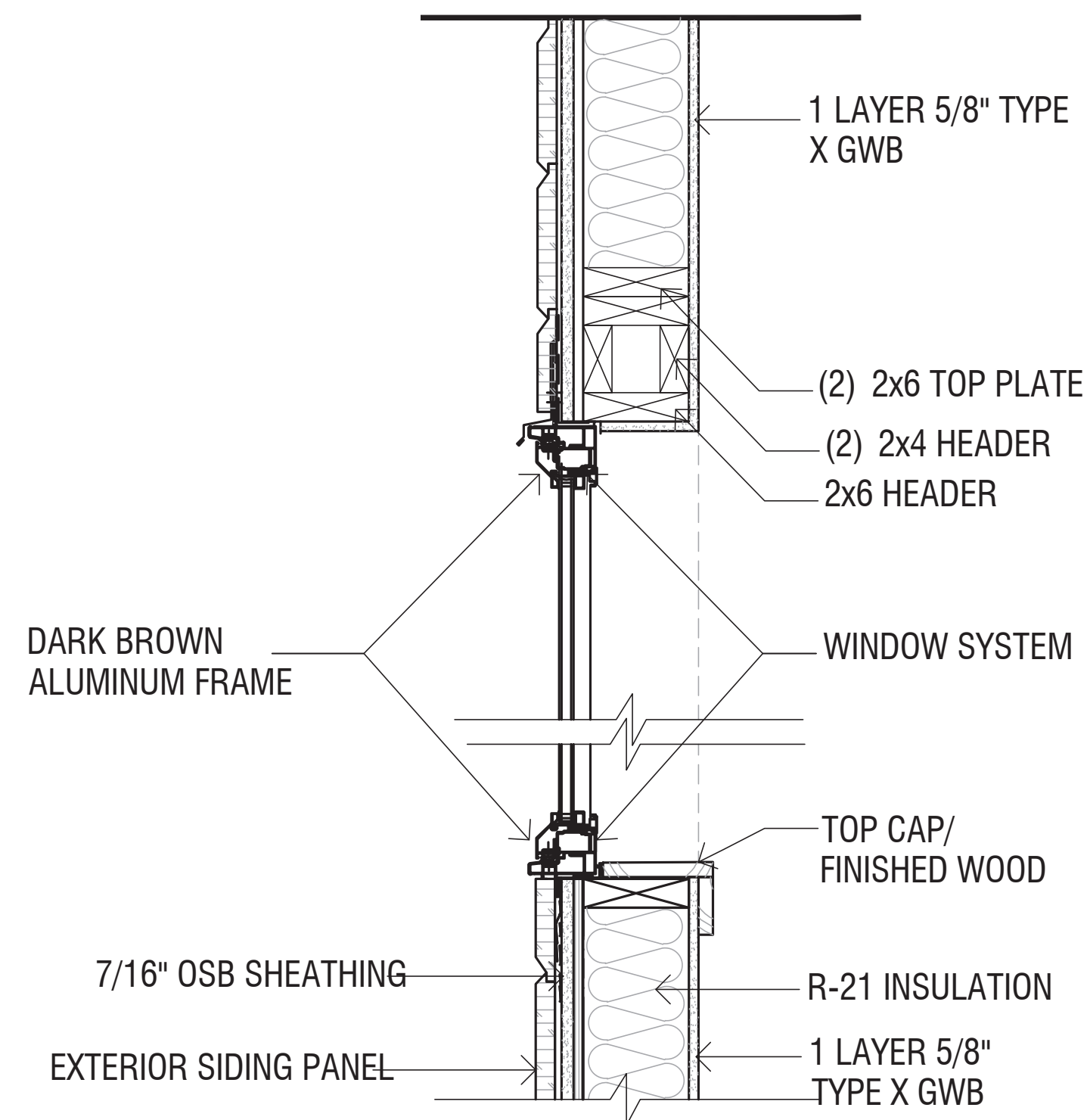
**DETAIL 1 : NEW EXTERIOR WALL**

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



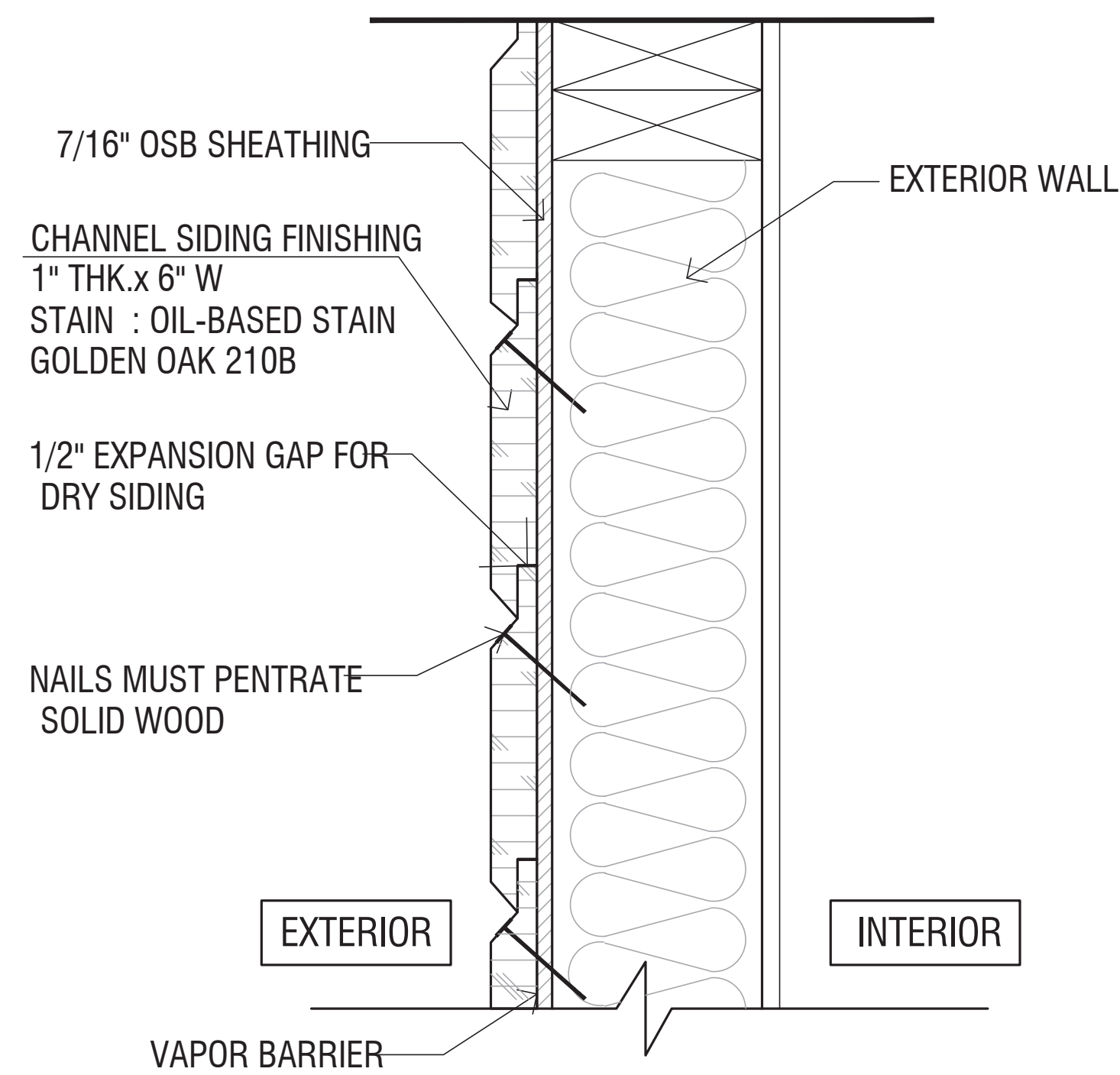
**DETAIL 2 : NEW DOOR**

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



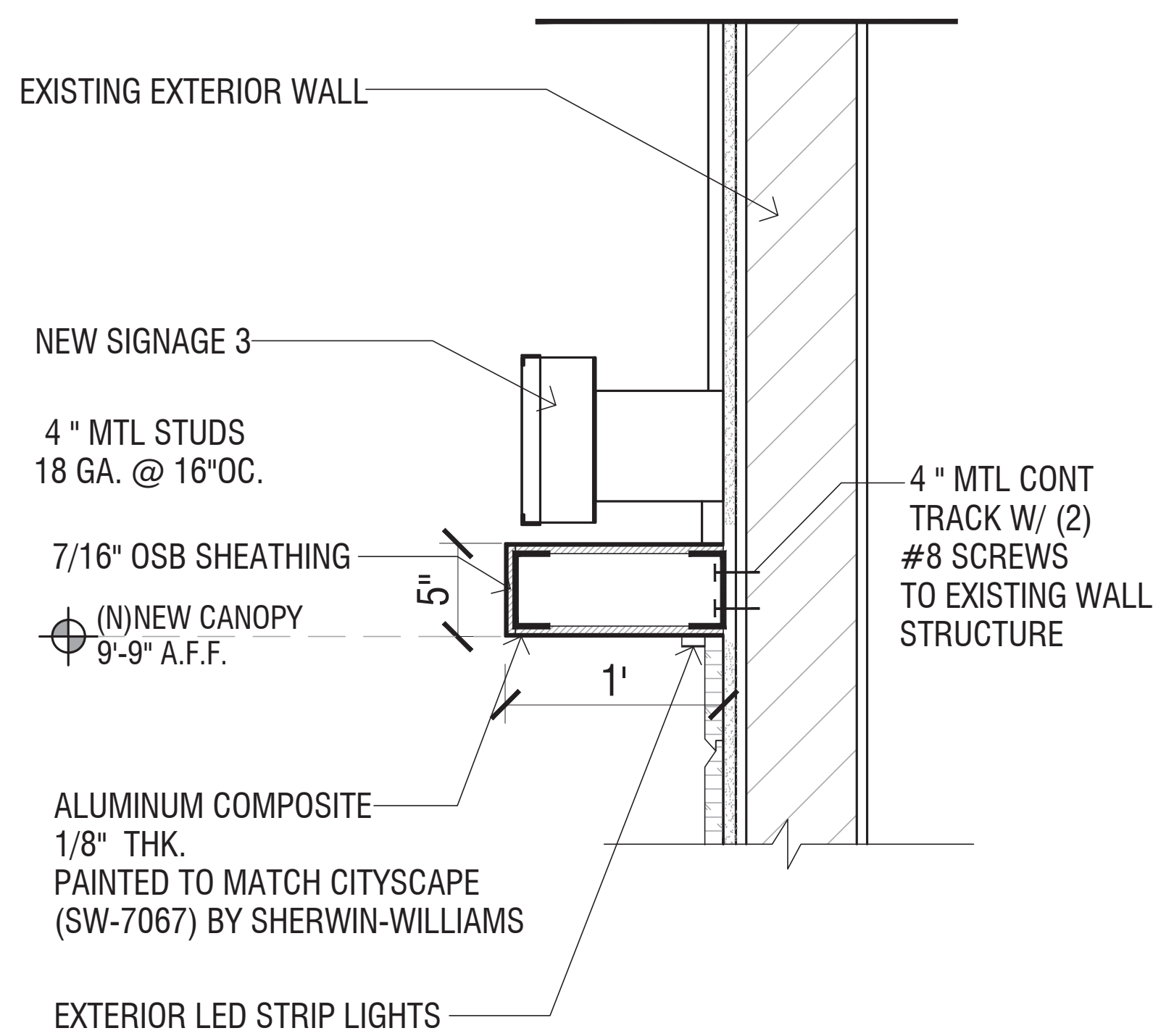
**DETAIL 3 : NEW WINDOW**

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



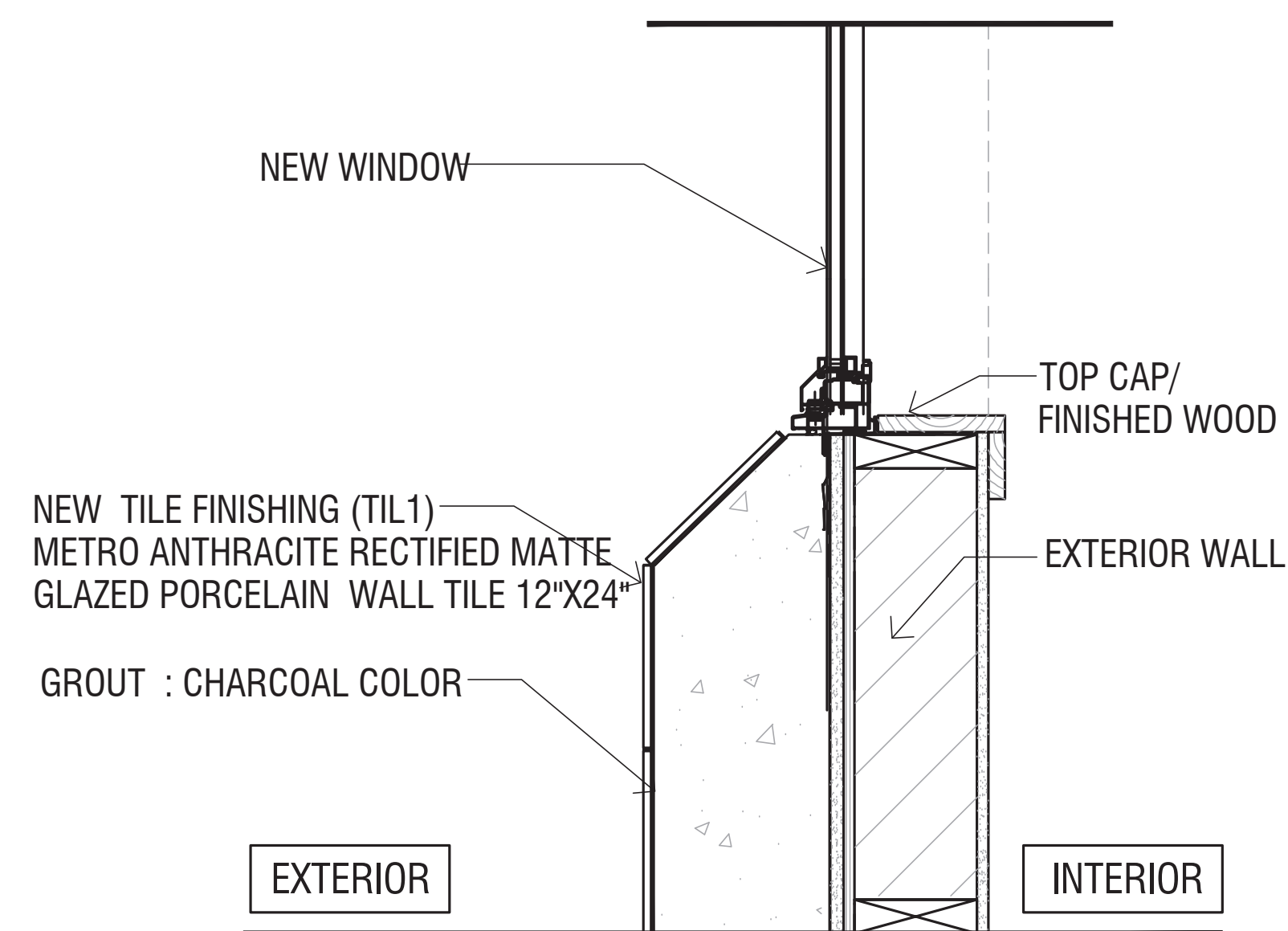
**DETAIL 4 : WOOD CHANNEL SIDING FINISHING**

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



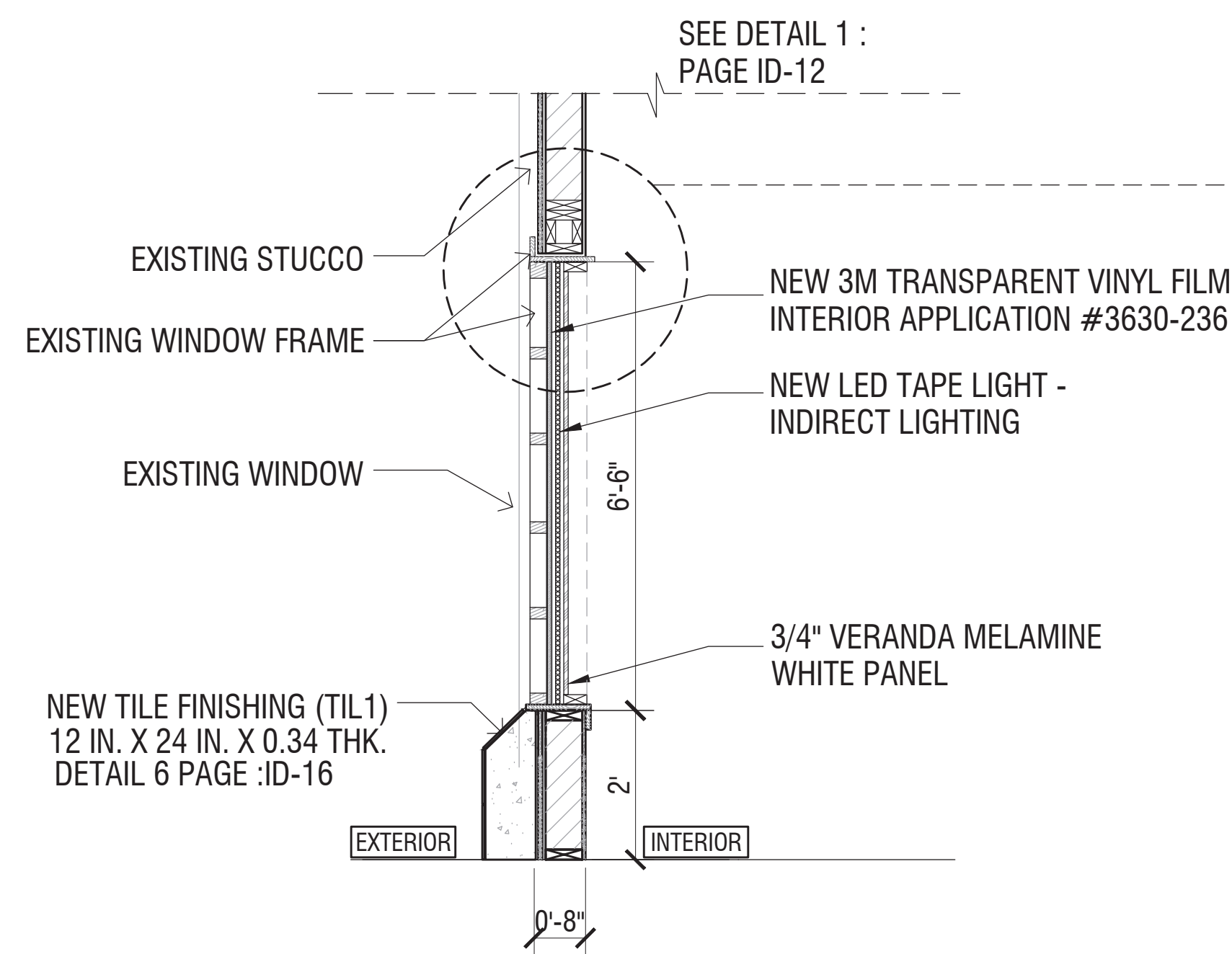
**DETAIL 5 : NEW CANOPY**

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



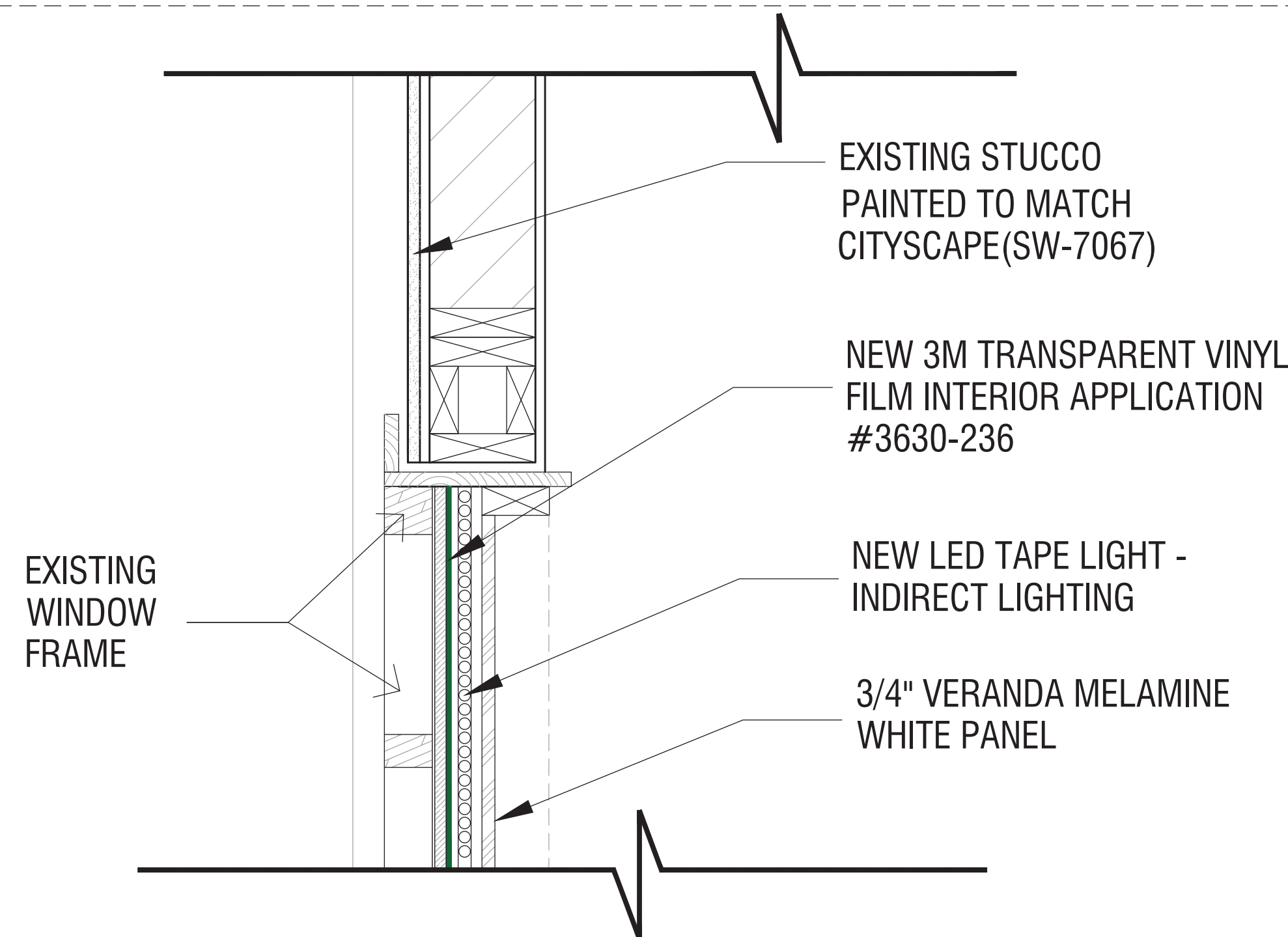
**DETAIL 6 : NEW WALL TILE**

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



**WINDOW SECTION EW2, EW3**

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



**DETAIL : 1 WINDOW EW2, EW3**

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

**3M Series 3630-236 Turquoise**



**CODE**  
16155



**CHARACTERISTICS**

A range of premium, matte, cast, translucent films (50 µm) with clear, permanent, pressure sensitive adhesive. Available in 100 colours. Custom colour matching available. Suitable for first and second surface application on plastic and glass substrates. These films are designed to be thermoformable and used for first surface applications onto 3M™ Envirovision™ FS-1 and 3M™ Panagraphics™ III. Up to 10 years durability.

**3M GRAPHICS FILMS**

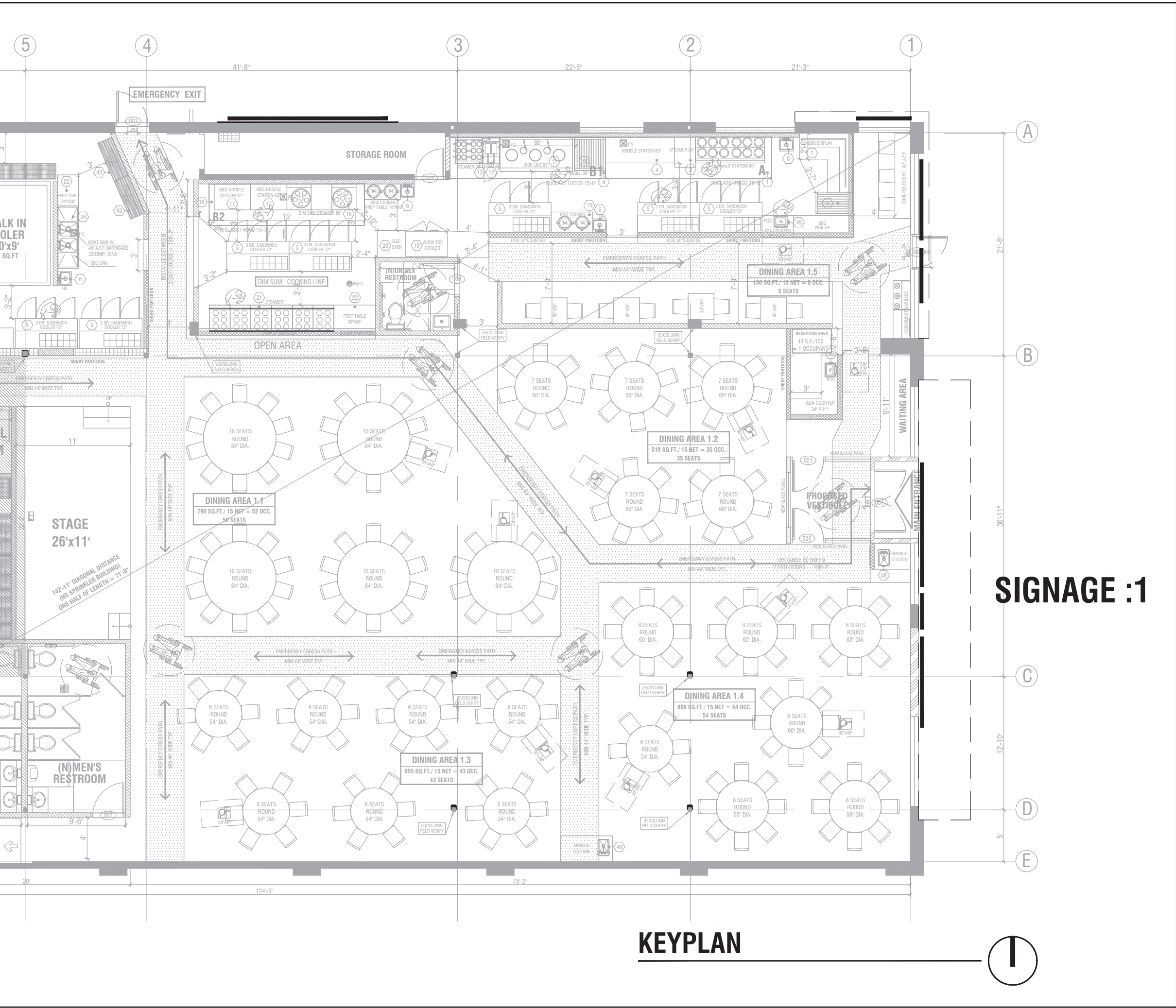
**DETAIL :** 3M GRAPHICS FILMS FOR TRANSLUCENT

**MODEL :** #3630-236

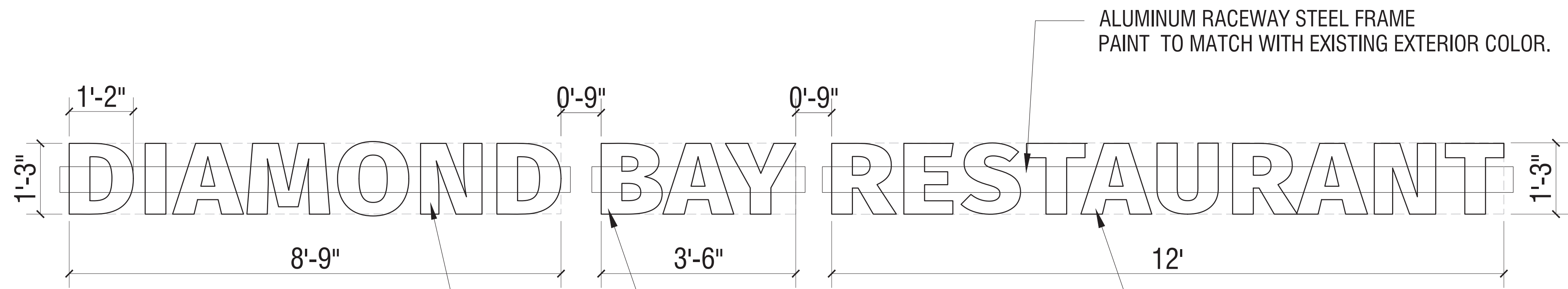
**PRODUCT USAGE:** EXTERIOR, INTERIOR

**CASE STUDY : TIFFANY STOREFRONT DESIGN**





**SIGNAGE 1 :**

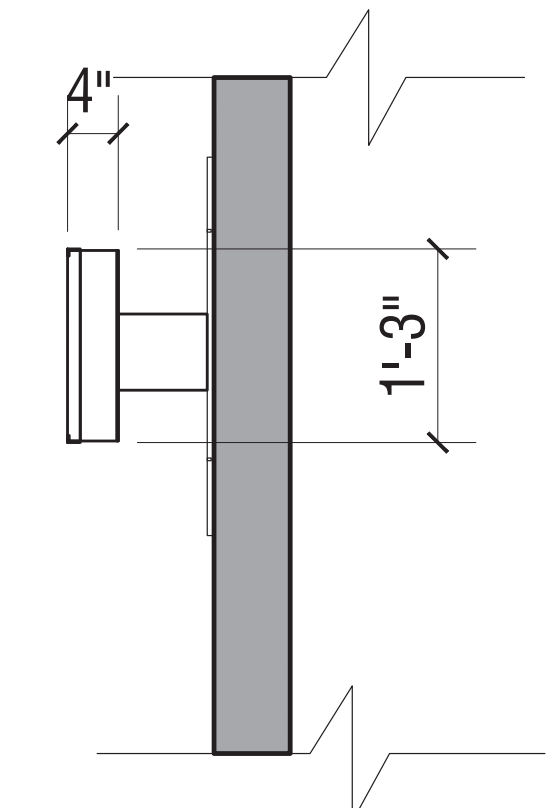


**FRONT VIEW**  
SCALE : 3/8" = 1'- 0"

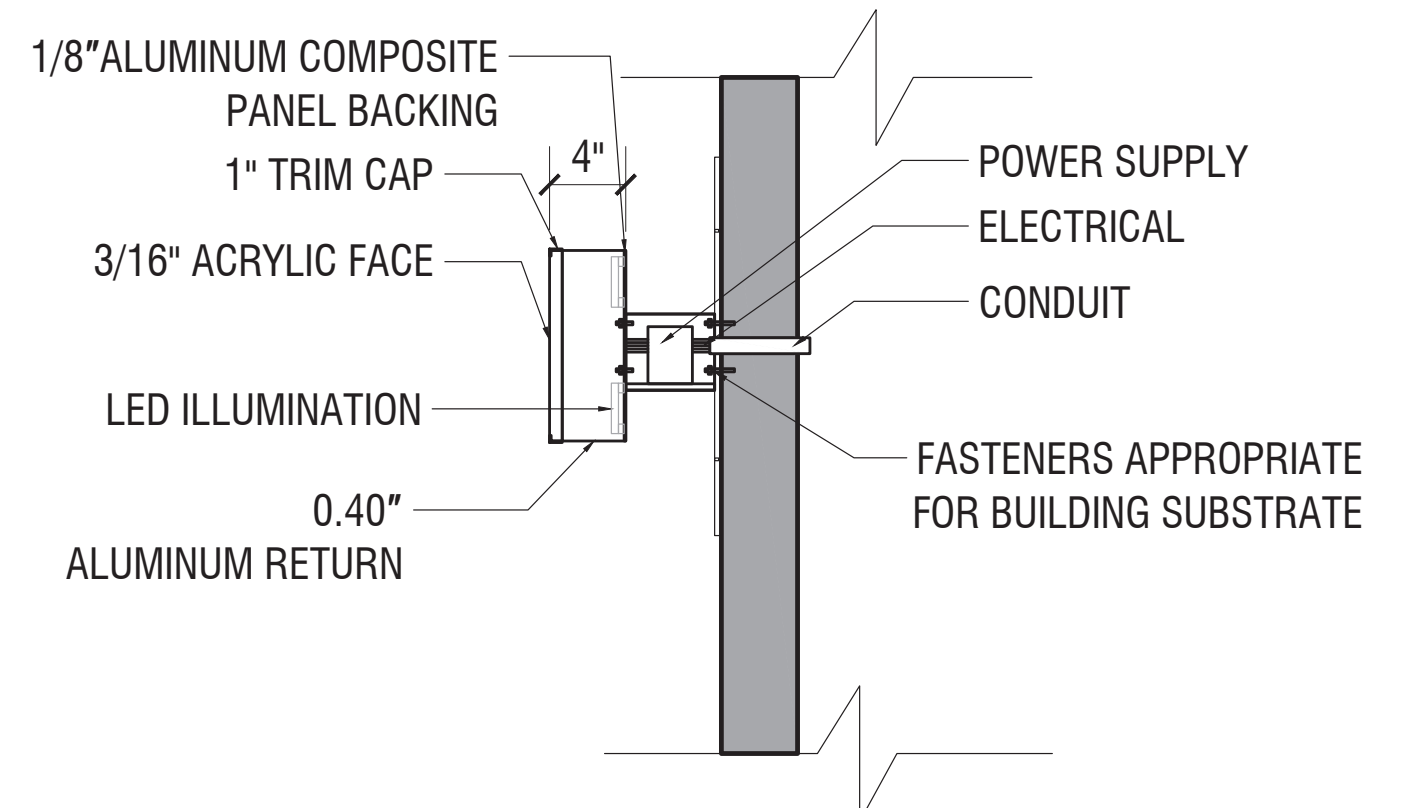
CLEAR ACRYLIC FACES MATCH TO PANTONE : WHITE AND PAINTED BLACK METAL RETURNS.

CLEAR ACRYLIC FACES MATCH TO PANTONE : WHITE AND PAINTED BLACK METAL RETURNS.

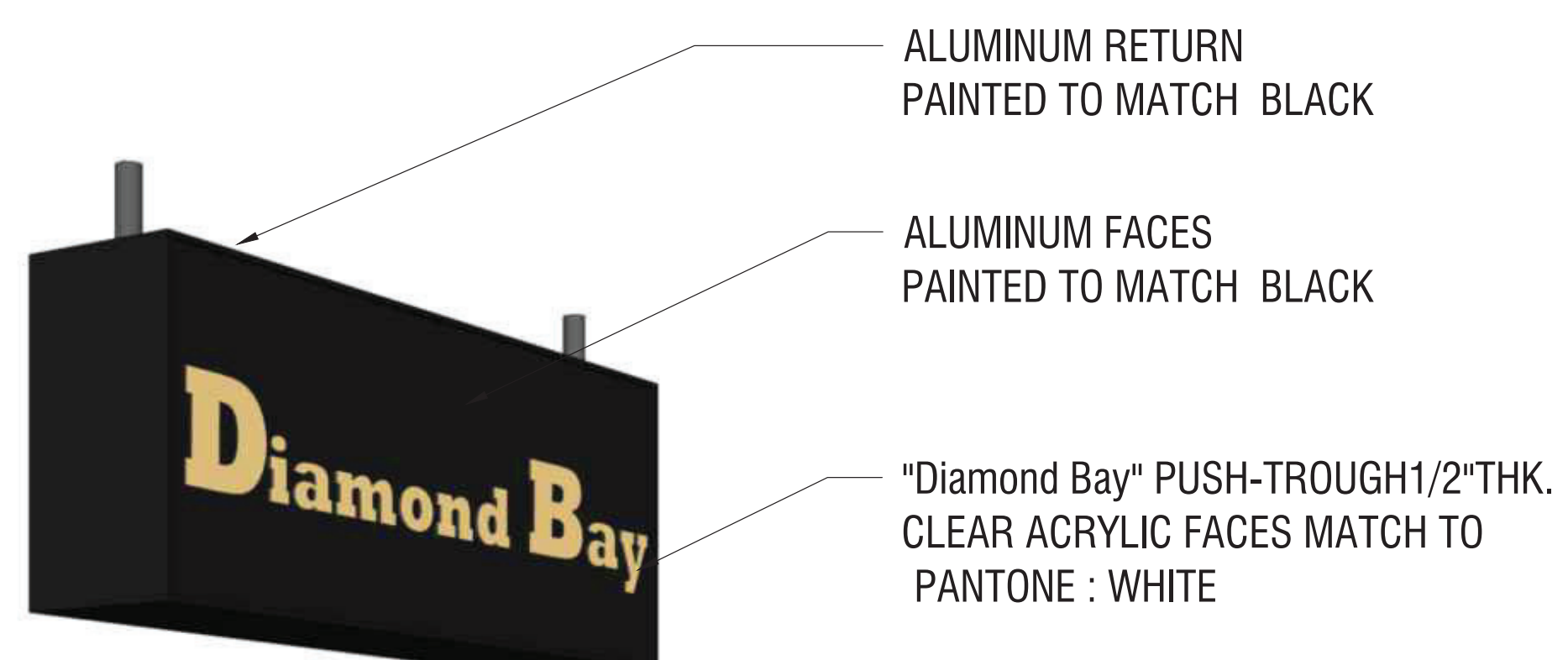
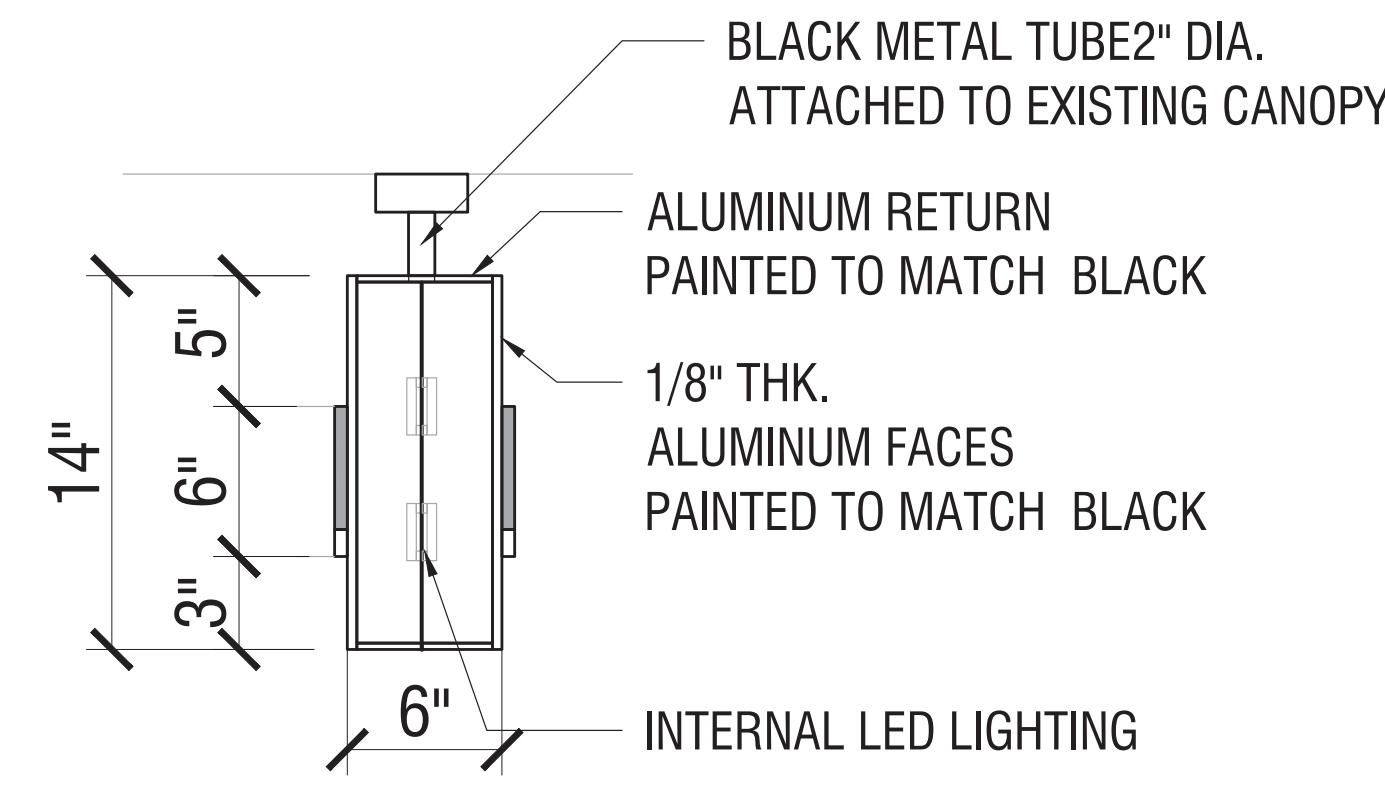
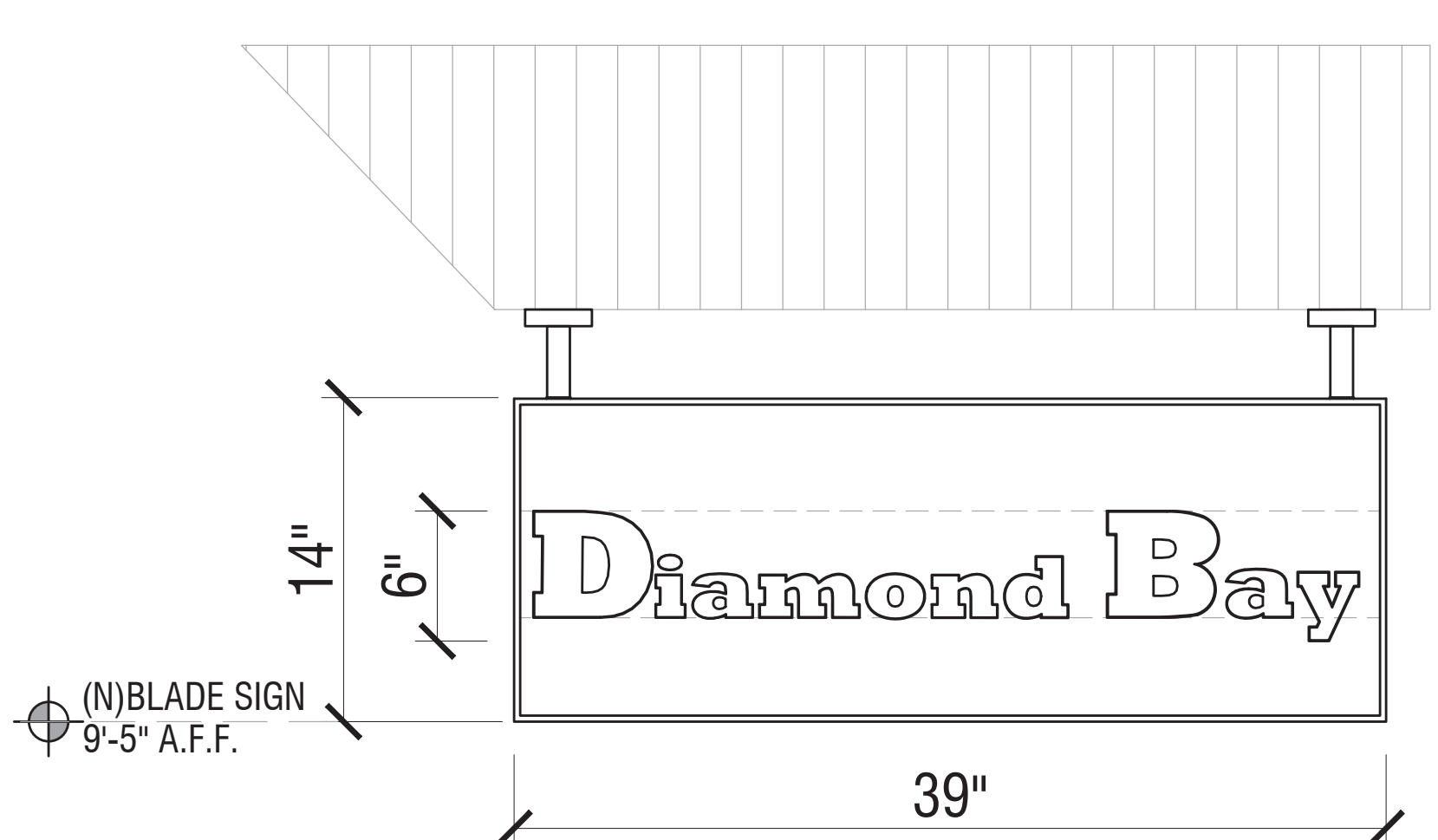
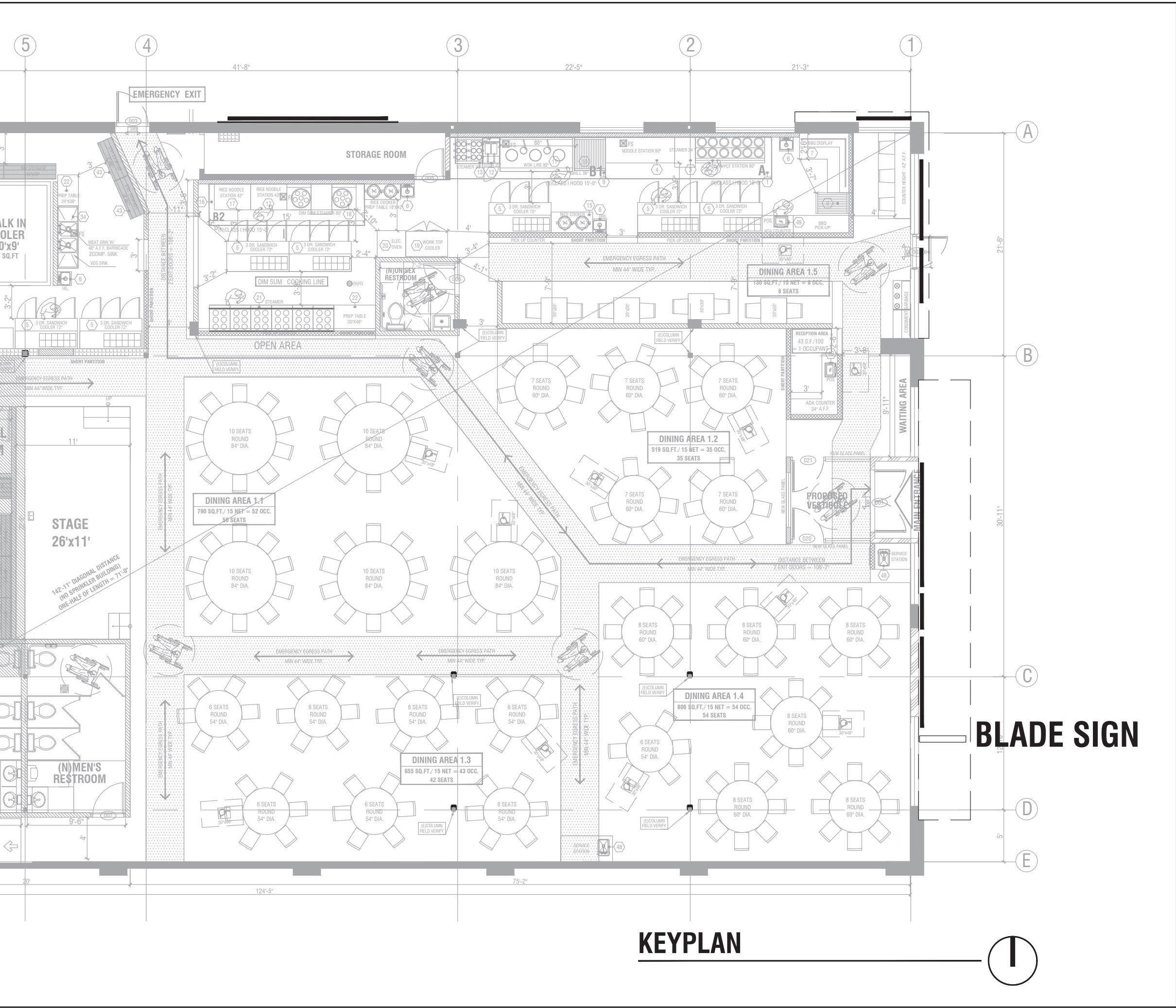
ALUMINUM RACEWAY STEEL FRAME  
PAINT TO MATCH WITH EXISTING EXTERIOR COLOR.

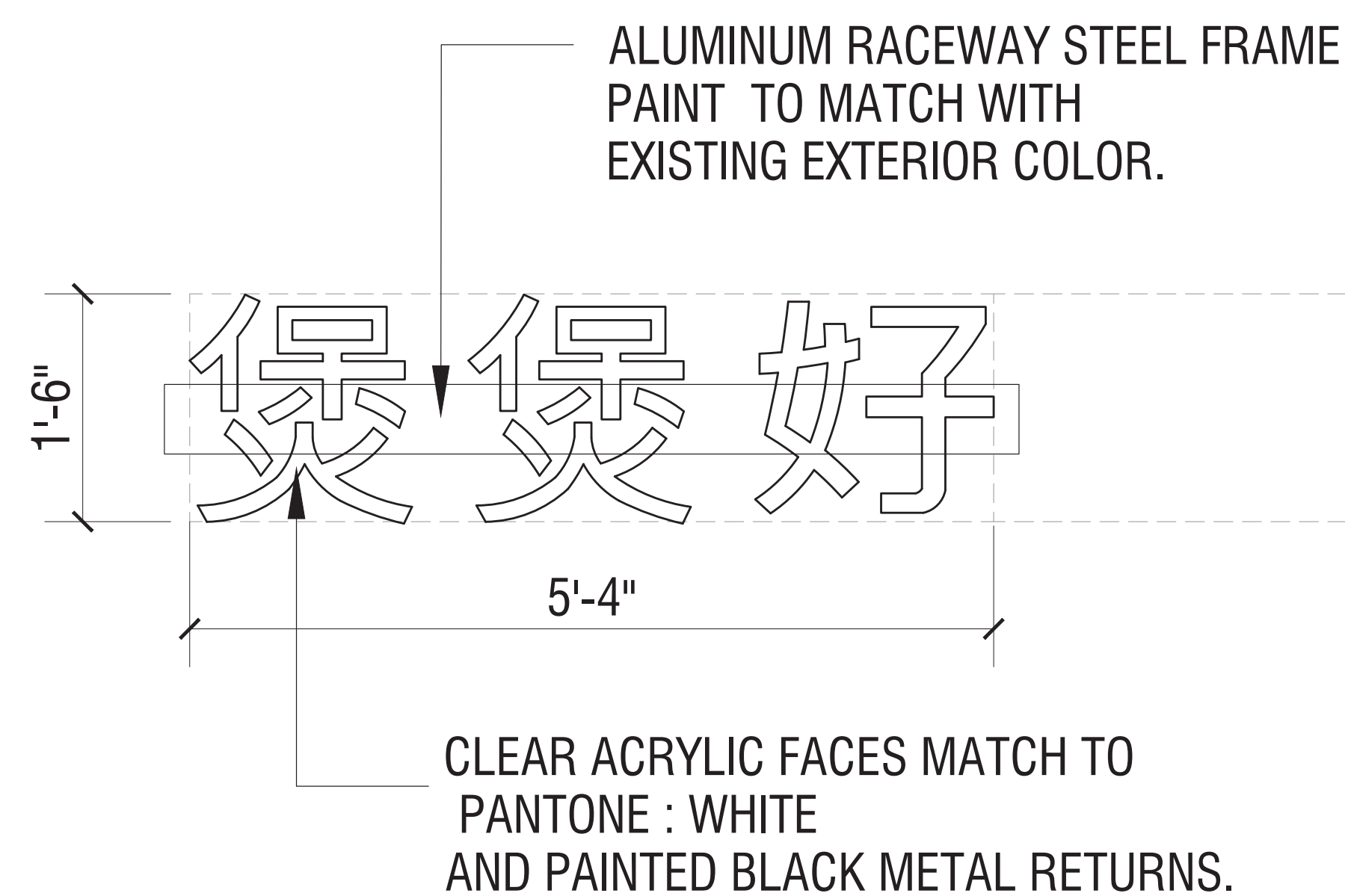
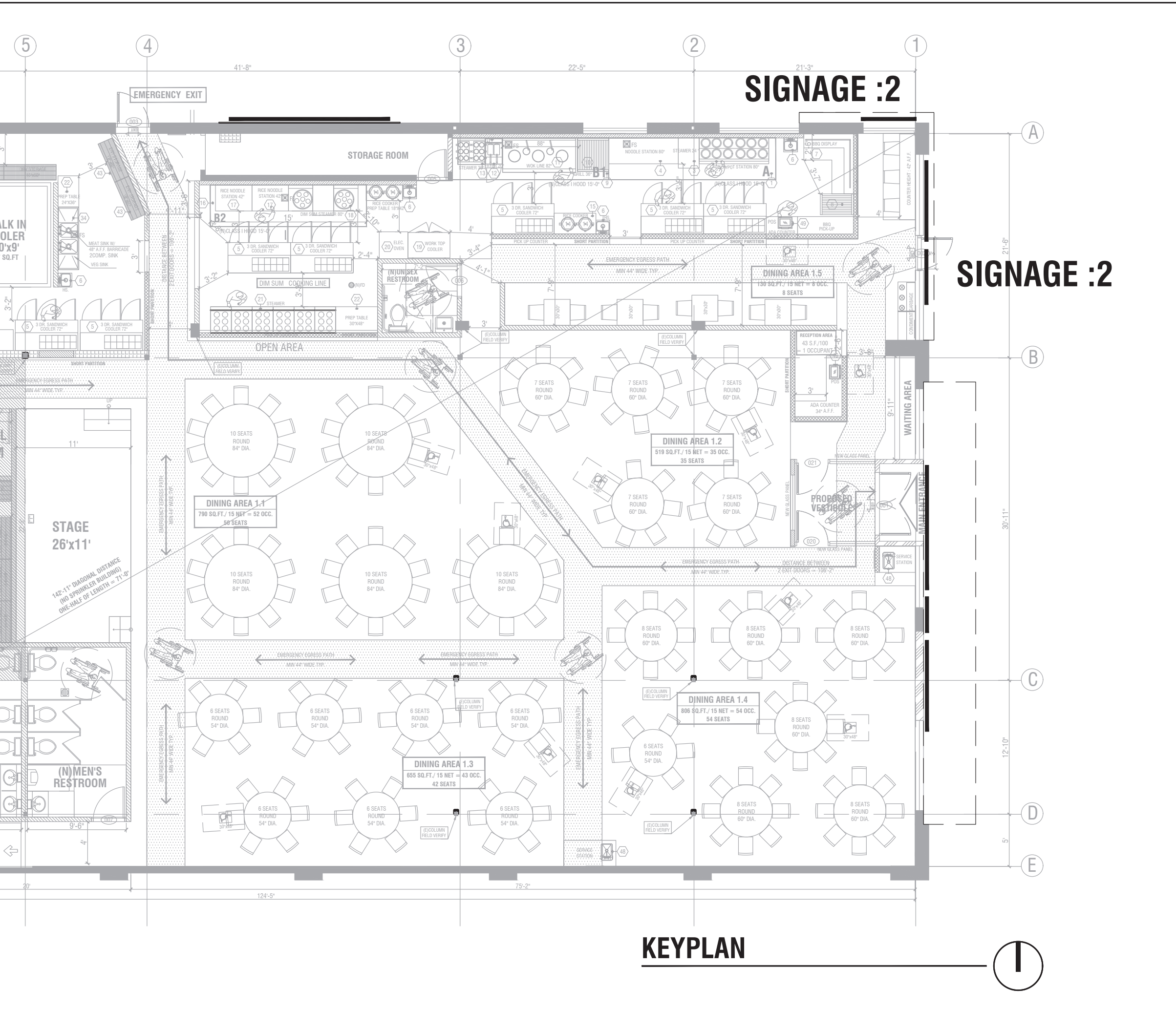


**SIDE VIEW**  
SCALE : 3/8" = 1'- 0"

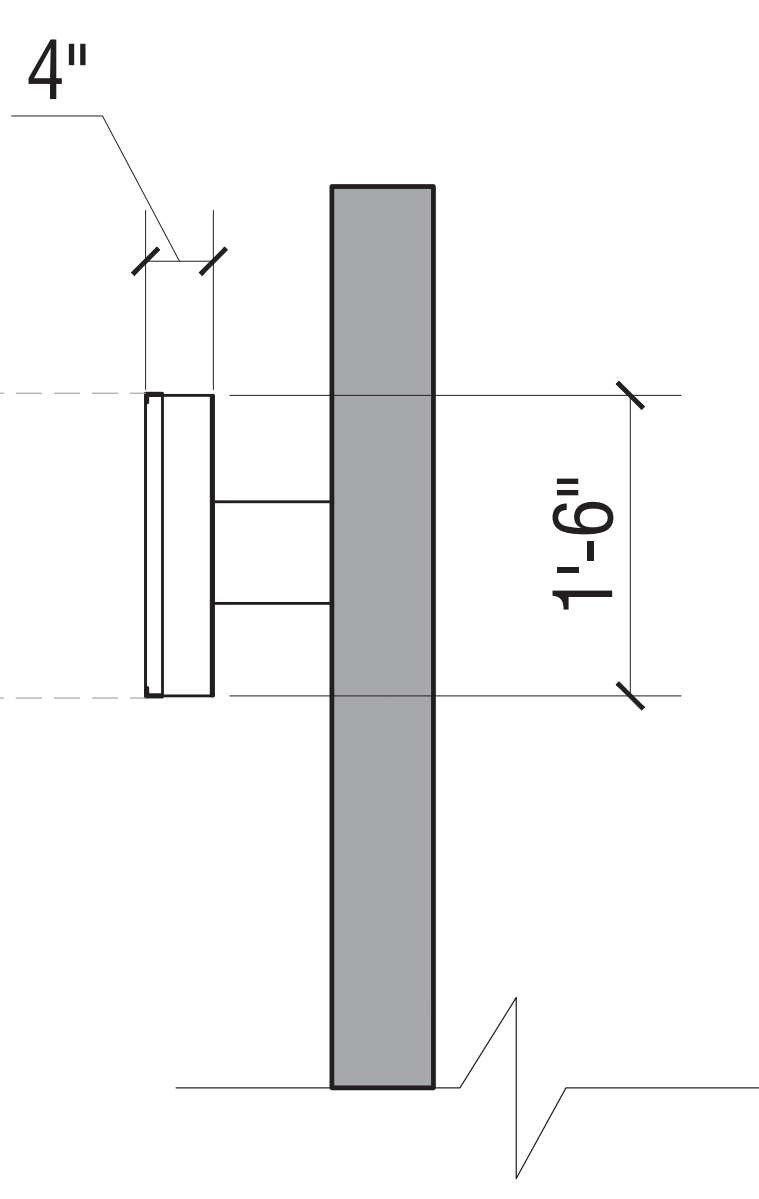


**DETAIL SIGNAGE**  
SCALE : 3/8" = 1'- 0"

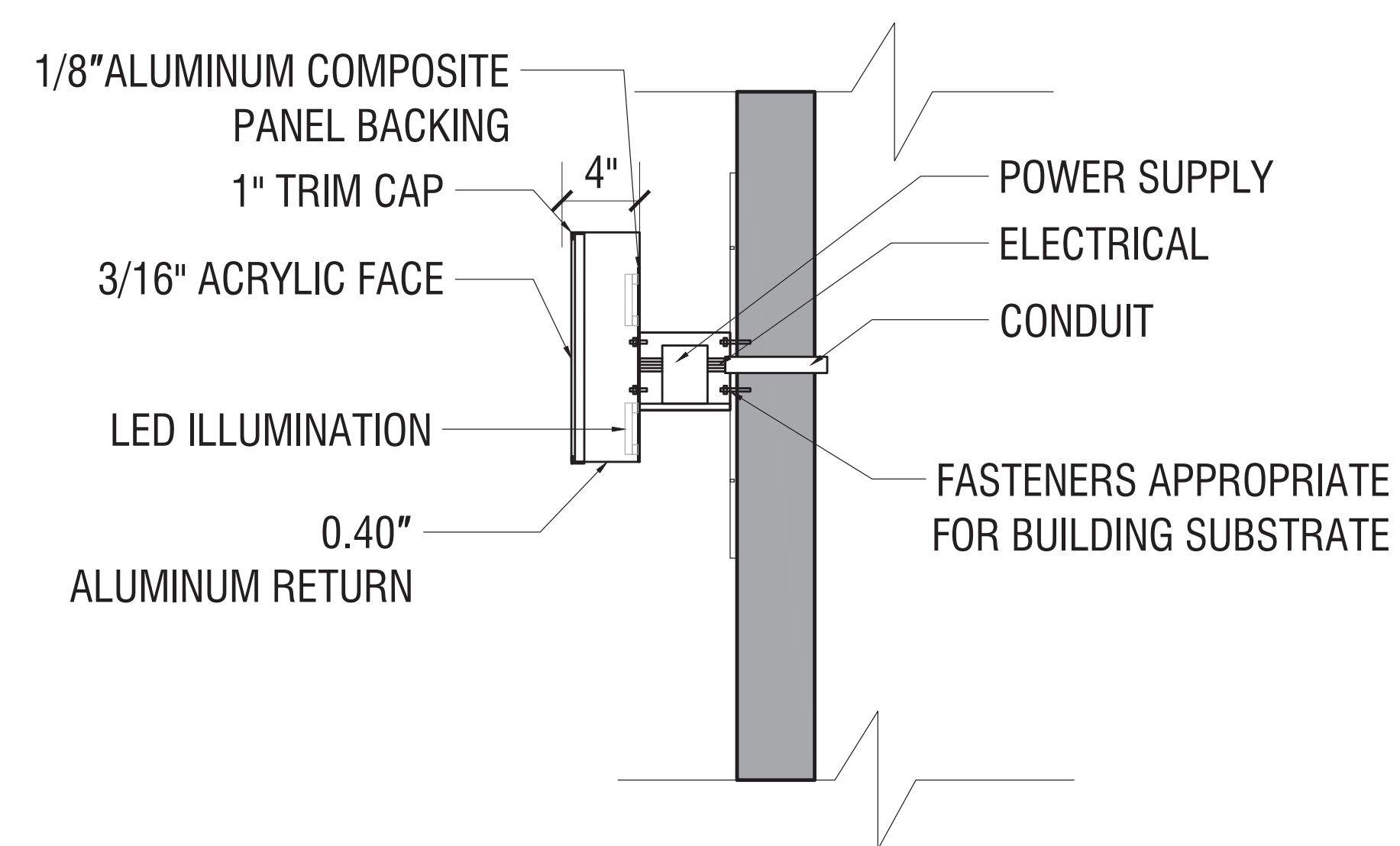




**FRONT VIEW**  
SCALE : 1/2" = 1'- 0"

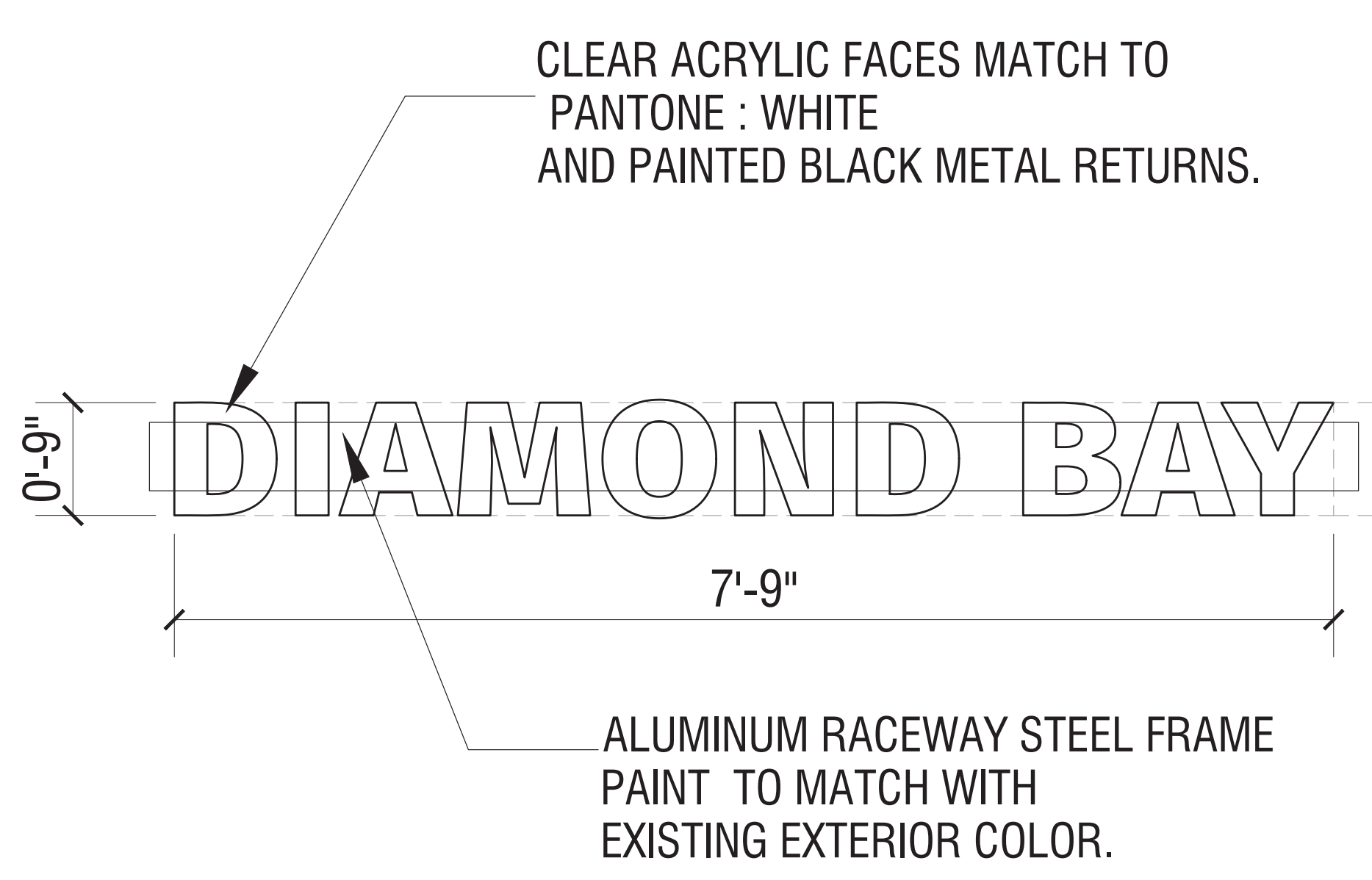
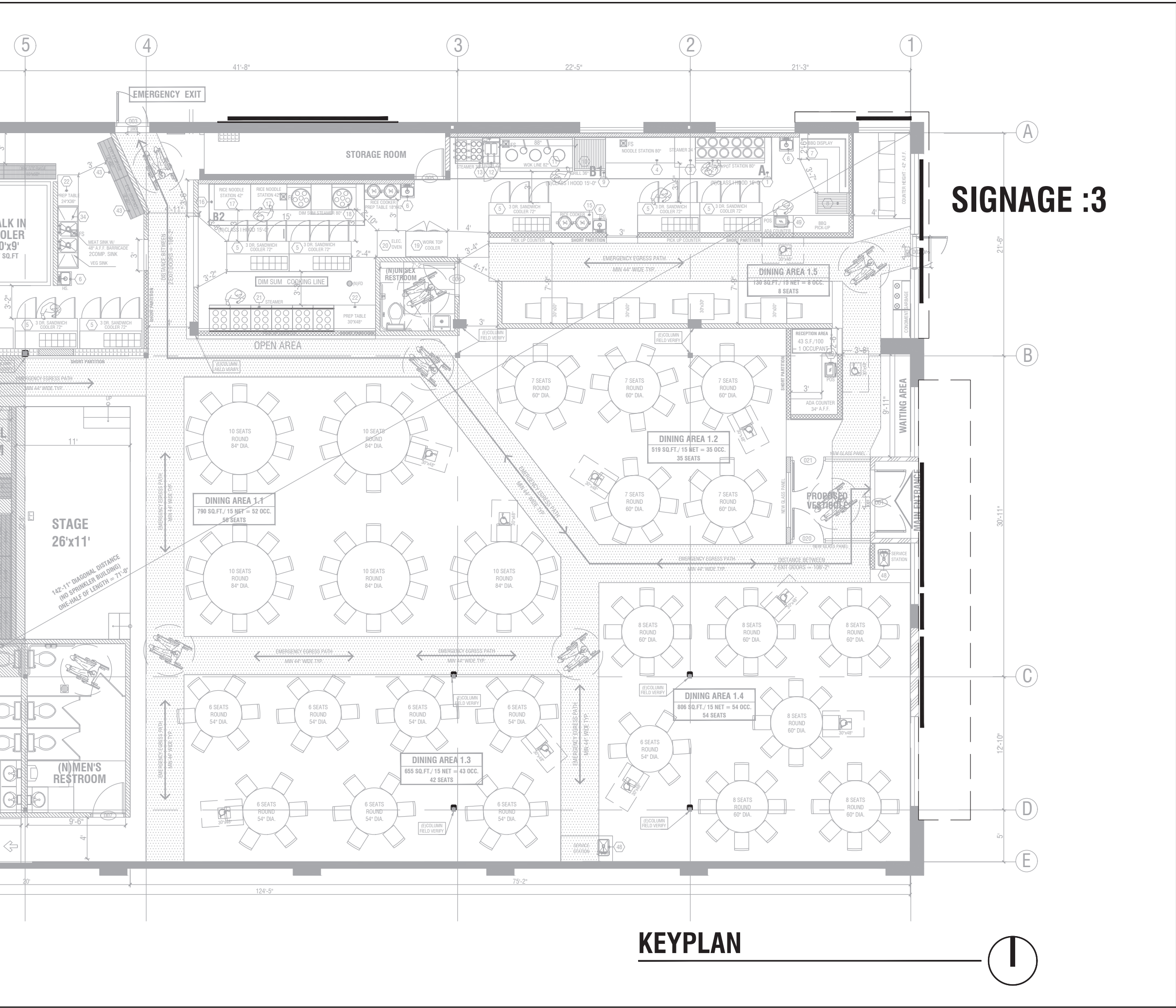


**SIDE VIEW**  
SCALE : 1/2" = 1'- 0"



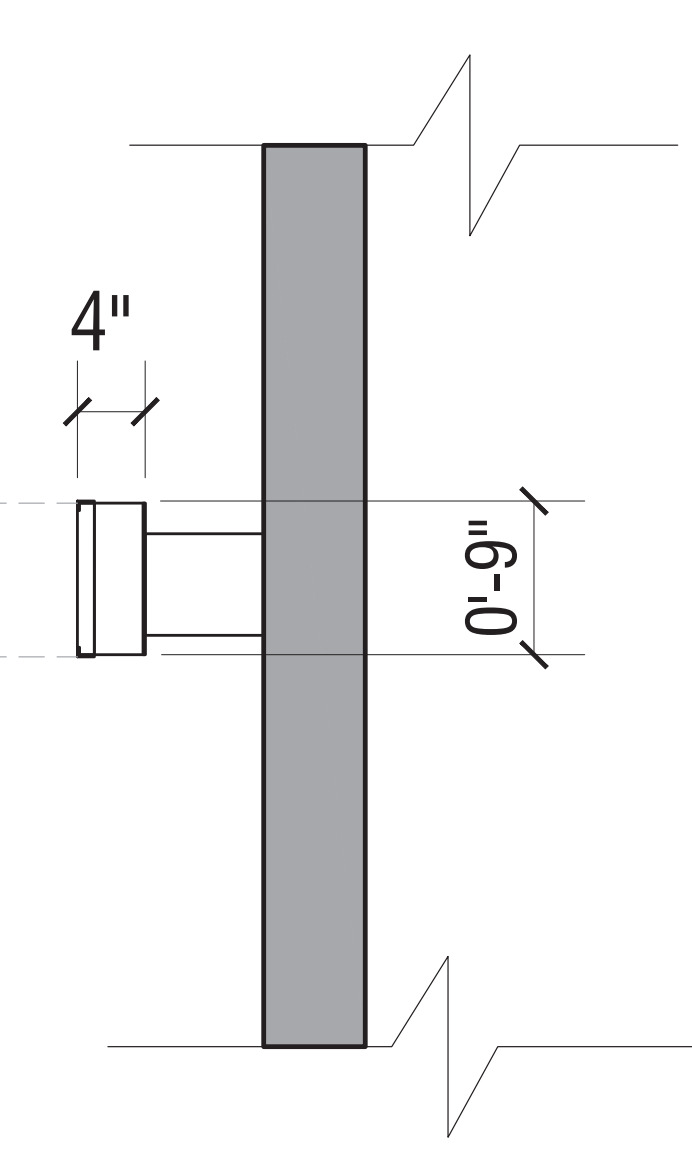
**DETAIL SIGNAGE**  
SCALE : 1/2" = 1'- 0"

**SIGNAGE 2 : =2QTY.**



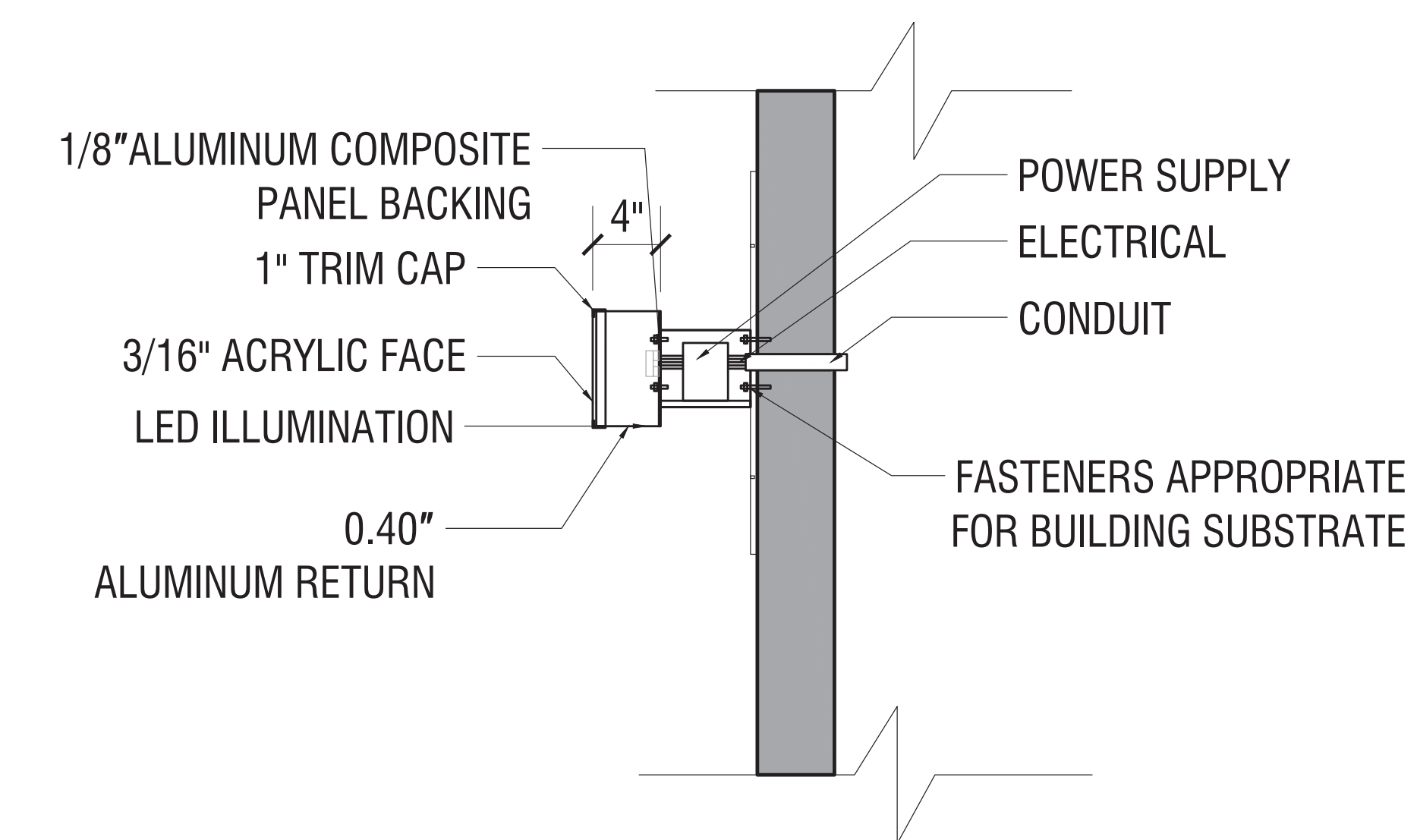
**FRONT VIEW**

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



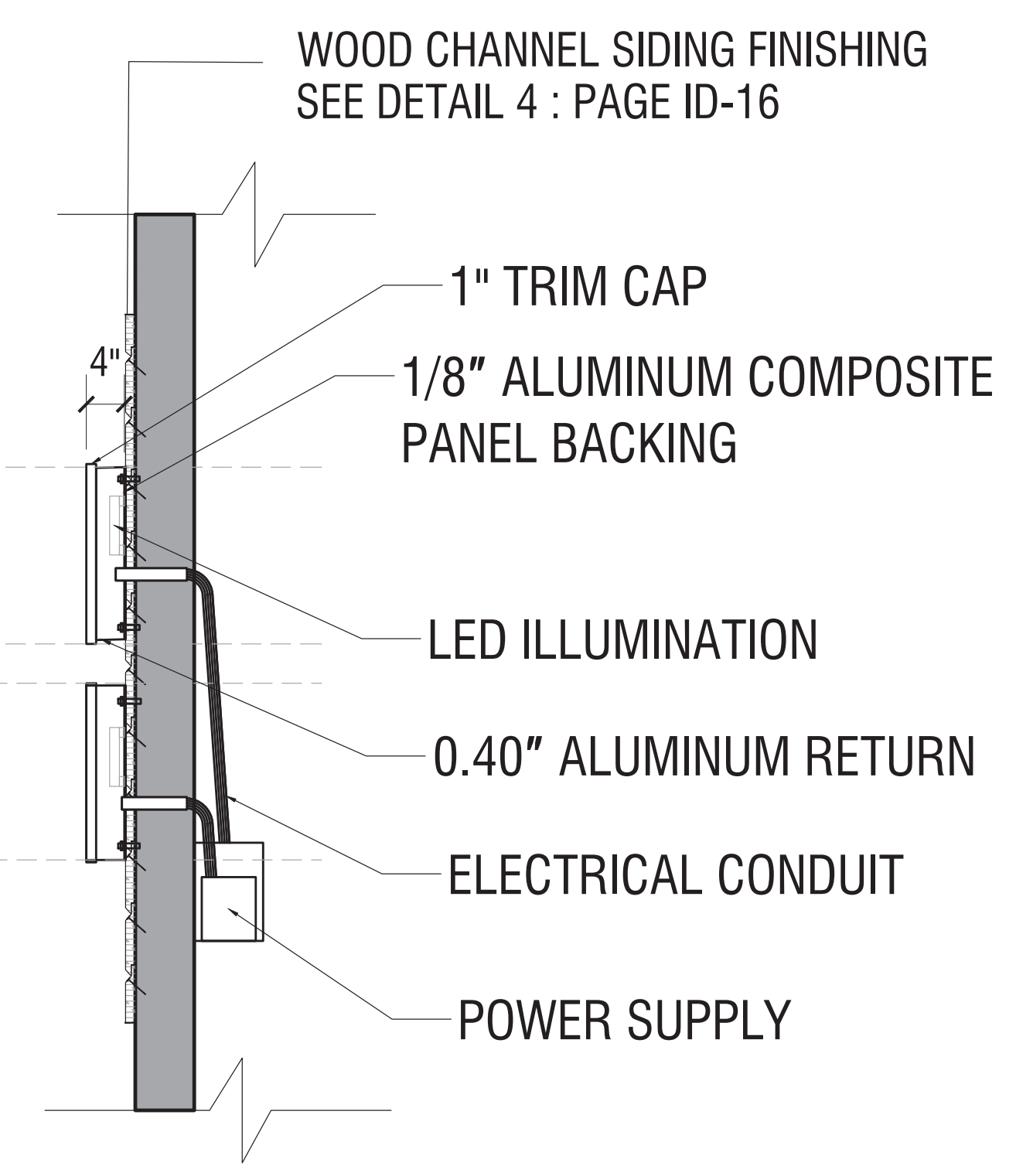
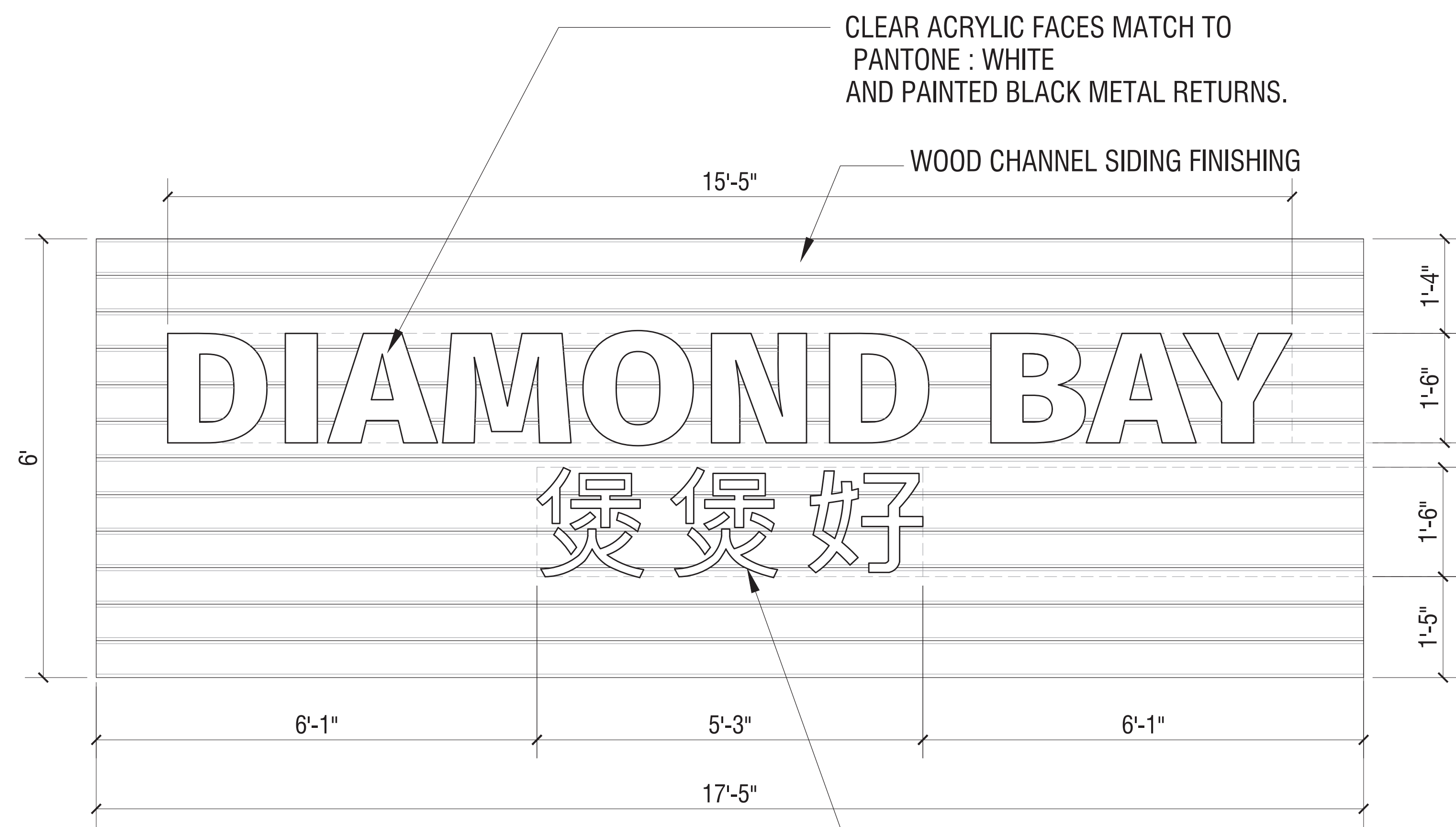
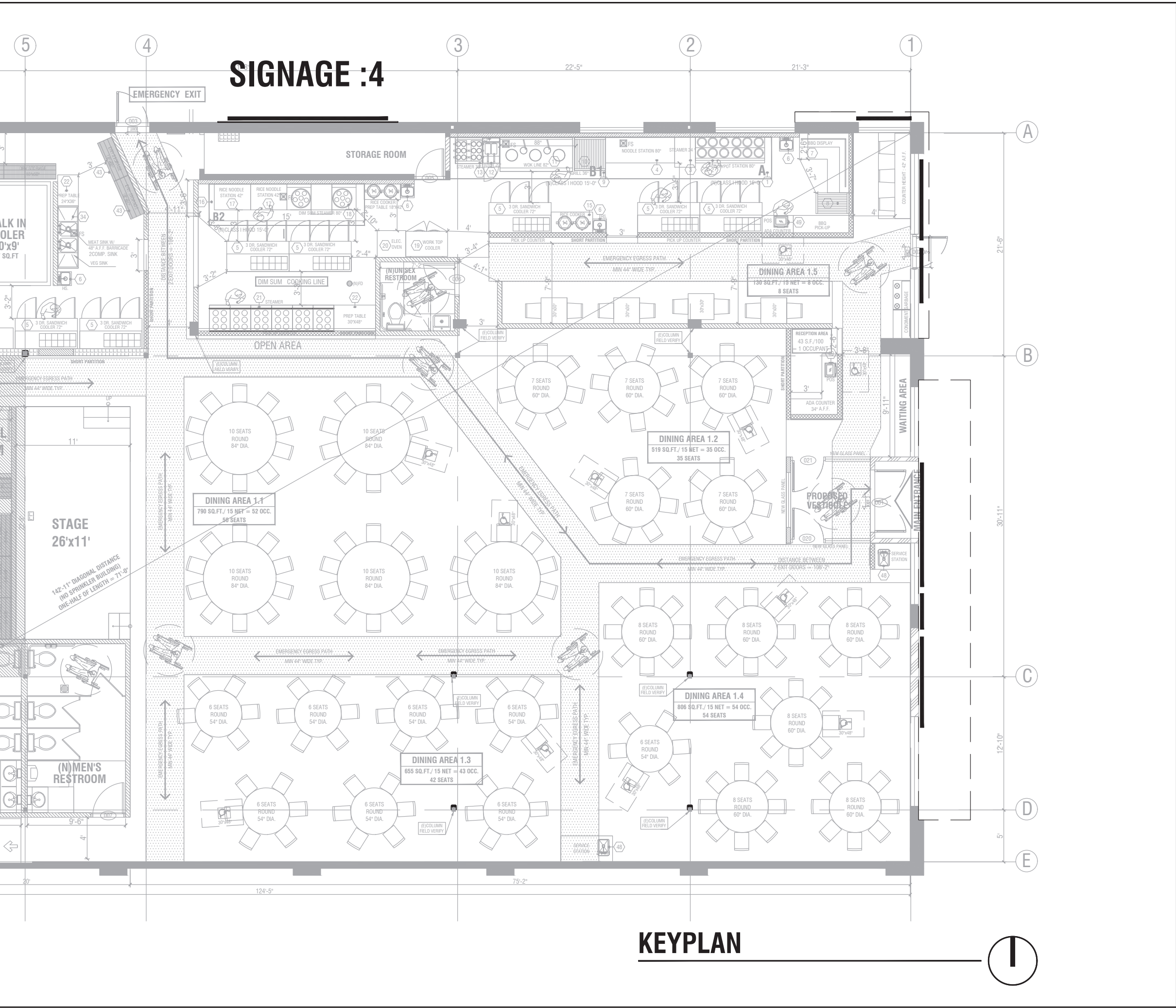
**SIDE VIEW**

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



**DETAIL SIGNAGE**

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



**STOREFRONT MATERIALS**



**DETAIL : WOOD CHANNEL SIDING FINISHING**  
 1 IN. X 6 IN. X 8 FT. UNFINISHED PINE TONGUE  
 GROOVE SHIPLAP SIDING BOARD  
 : WWW.HOMEDEPOT.COM

**DETAIL : WOOD FINISH OIL-BASED STAIN**  
**GOLDEN OAK 210B**  
 : MINWAX.COM



Golden Oak 210B

**SIGNAGE MATERIALS**



**DETAIL : ALUMINUM RACEWAY 6" W**



**DETAIL : ALUMINUM RETURN**  
**ITEM DIMENSIONS : 0.4" THICKNESS**



**DETAIL : ALUMINUM COMPOSITE PANEL BACKING**  
**ITEM DIMENSIONS : 1/8" THICKNESS**



**WALL TILE (TIL1)**  
**DETAIL :** METRO ANTHRACITE RECTIFIED MATTE  
 GLAZED PORCELAIN WALL TILE 12"X24"  
**MODEL :** #MET3060390R  
**GROUT :** #CHARCOAL COLOR  
 : WWW.HOMEDEPOT.COM

**EXTERIOR PAINT**

Agreeable Gray SW7029

**DETAIL :** AGREEABLE BY SHERWIN-WILLIAMS  
**ITEM :** SW-7029



**DETAIL :** CLEAR ACRYLIC FACES  
**ITEM DIMENSIONS :** 3/16" THICKNESS

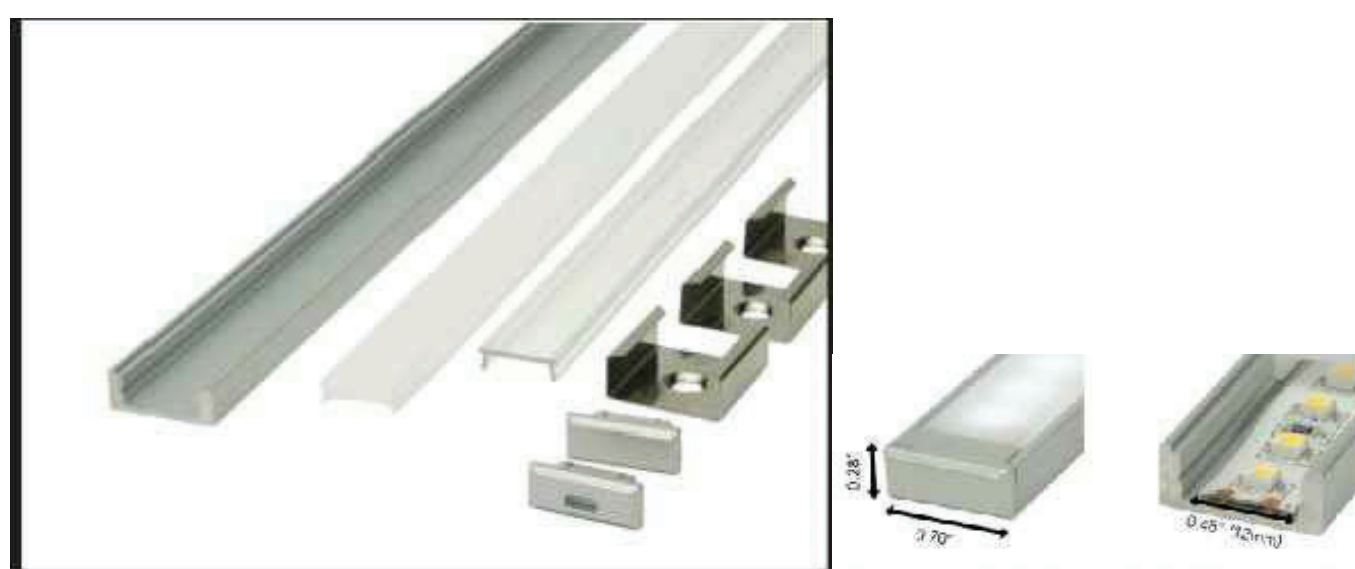
**F Type Trim Cap**



**DETAIL : BLACK TRIM CAP 1"**



**DETAIL :** LED NEON FLEX STRIP LIGHTS  
**COLOR :** WARM WHITILE  
**WATTAGE :** 12 WATTS



**EXTERIOR LED STRIP LIGHTS**

**DETAIL :** LED FLEX STRIP LIGHTS  
 120/M (36/FT) WHITE LED STRIP  
**COLOR :** WARM WHITILE  
**WATTAGE :** 3 WATTS/FT  
 BY GLOWBACK LED

**EXTERIOR PAINT**

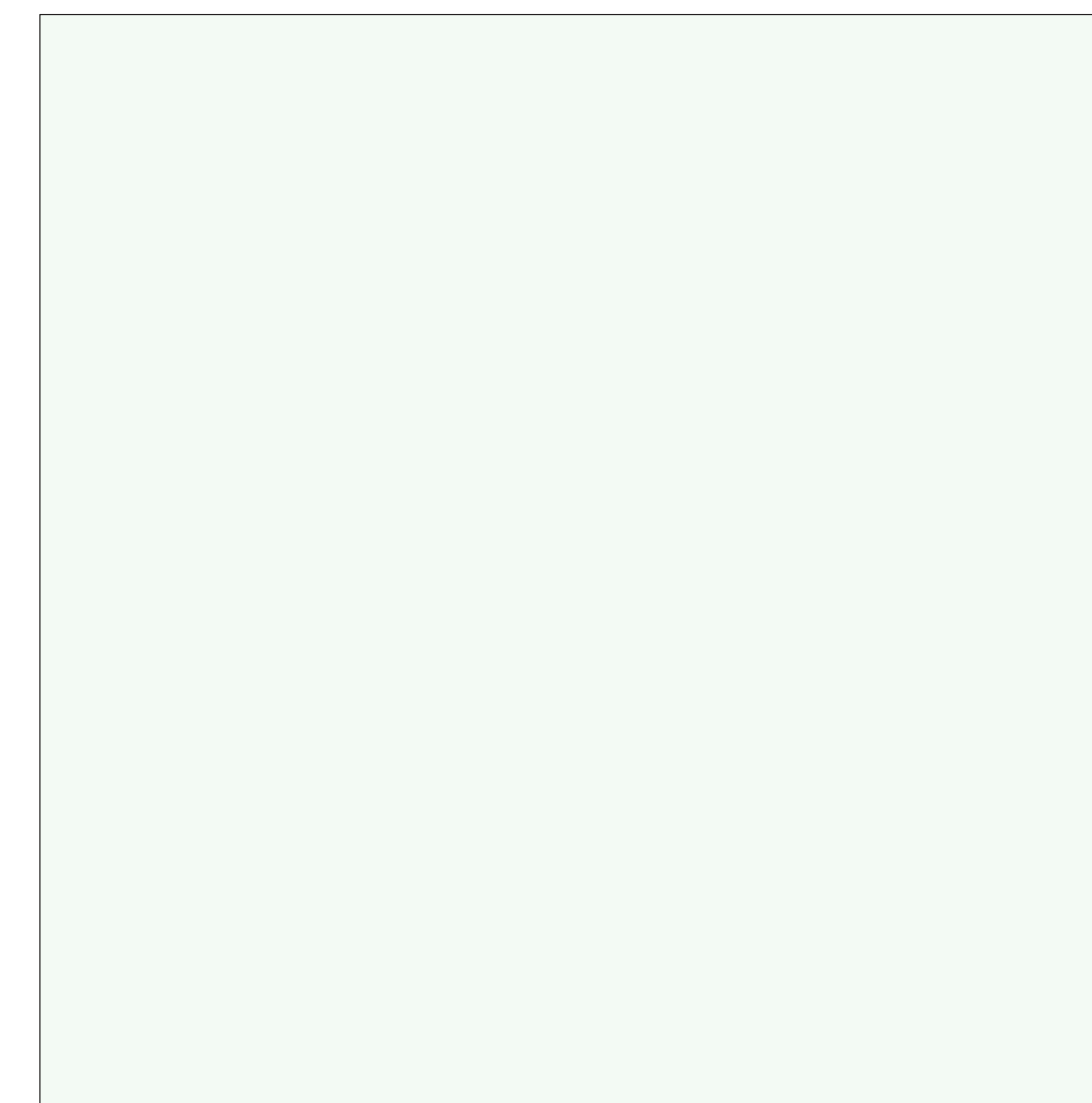
Cityscape SW 7067

**DETAIL :** CITYSCAPE BY SHERWIN-WILLIAMS  
**ITEM :** SW-7067

**EXTERIOR PAINT**

Peppercorn SW 7674

**DETAIL :** PEPPERCORN BY SHERWIN-WILLIAMS  
**ITEM :** SW-7074



**DETAIL :** 3M SCOTCHCAL TRANSLUCENT GRAPHIC FILM  
**COLOR :** WHITILE IJ3630



**DETAIL :** BEHR EXTERIOR PAINT  
**COLOR :** BLACK