

EXISTING SITE IMAGES



PHASE TWO INTERIORS
fine home consignments

PHASE TWO INTERIORS
fine home consignments

PHASE TWO INTERIORS
fine home consignments

3808

3804

PHASE TWO INTERIORS
fine home consignments

OPEN



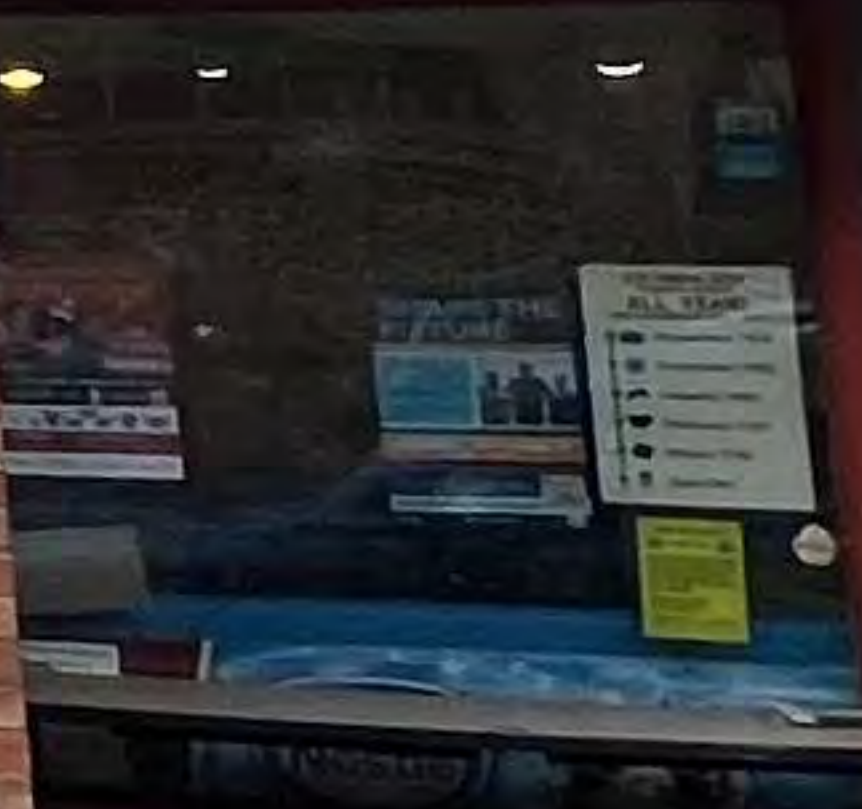
PHASE TWO INTERIORS
fine home consignments

PHASE TWO INTERIORS
fine home consignments

3808

OLYMPIA COFFEE

OLYMPIA COFFEE





RANK APARTMENTS

3804

No Smoking

PHASE TWO INTERIORS
fine home consignments

PHASE TWO INTERIORS
fine home consignments

2" PROFILE - NEW SLIDER TO
MATCH (E) FINISH







NO CHANGE TO LOWER
PANELS+FLASHING+PROFILES



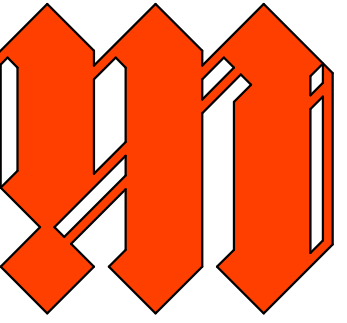
NEW STOREFRONT SYSTEM (DOOR, GLAZING, SLIDERS) TO MATCH (E) FINISH

CLOSED MONDAYS
SORRY WE'RE
TUESDAY 12-5
CLOSED 12-5
WED-SAT 12-5
SUNDAY 12-5
SUNDAY 12-5



ARCHITECTURAL PLAN SET

FREMONT BREWING - COLUMBIA CITY

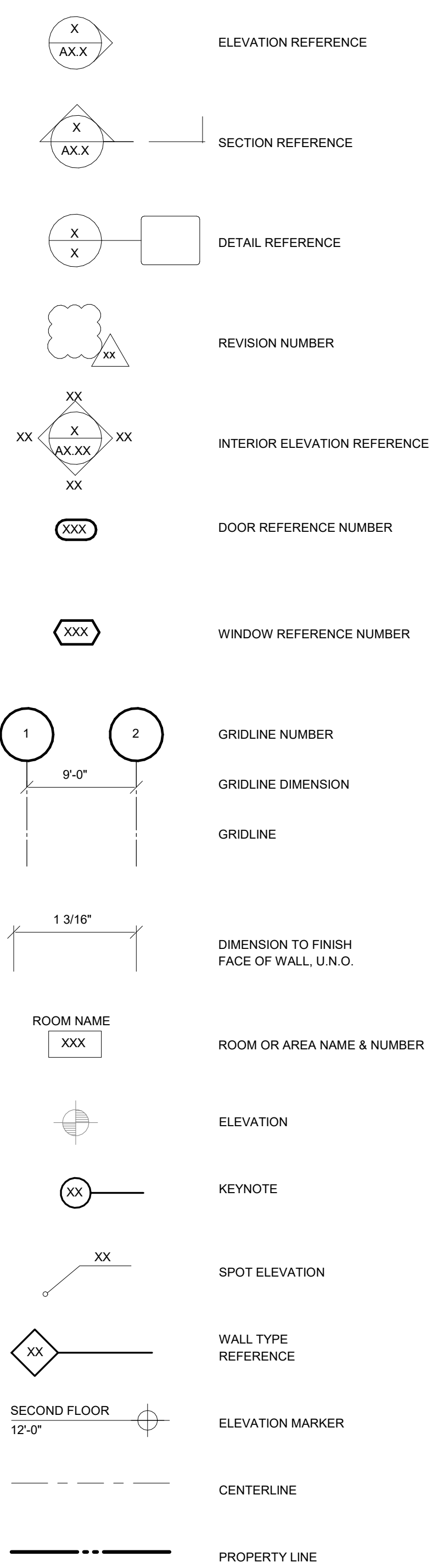


MALLET
MALLET ARCHITECTURE + DESIGN
2700 4TH AVENUE S, SUITE D
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ABBREVIATIONS

A.B.	ANCHOR BOLT	L	LENGTH
A.C.	ACRYLIC CONCRETE	LAV.	LAUNDRATORY
ACCES.	ACCESSORIES	LBS.	POUNDS
A.D.	AREA DRAIN	L.H.	LEFT HAND
ADJ.	ADJACENT	L.I.	LINE LOAD
A.F.F.	ABOVE FINISH FLOOR	L.O.B.A.	LINE OF BUILDING ABOVE
A.P.	ACCESS PANEL	L.P.	LOW POINT
APPROX.	APPROXIMATELY	L.T.	LIGHT
ARCHT.	ARCHITECT	LOUV.	LOUVER
ALUM.	ALUMINUM	PLYWD.	PLYWOOD
		PLG	POUNDS PER S.F.
BD.	BOARD	P.F.	POINT
BLDG.	BUILDING	PT.	POST TENSIONED
BLK.	BLOCK	PTD.	PAINTED
BLKG.	BLOCKING	Q.T.	QUARRY TILE
BLKT.	BLANKET		
BM.	BEAM	R.A.	RETURN AIR
B.N.	BOUNDARY NAIL	R.A.H.	ROOF ACCESS HATCH
B.O.	BOTTOM OF	RECS	RECOMMENDATIONS
B.O.S.	BOTTOM OF STRUCTURE	R.D.	ROOF DRAIN
B.S.	BOTH SIDES	REF	REFERENCE / REFRIGERATOR
BSM	BONDERIZED SHEET METAL	REG.	REGISTER, REGULATION OR REGULAR
BRDG.	BRIDGING	REQ'D	REQUIRED
BRKT.	BRACKET	RES'D	RESIDENTIAL
S.T.U.	BRITISH THERMAL UNIT	R.O.D.	ROOF OVERFLOW DRAIN
BUR	BUILT-UP ROOFING	R.O.W.	RIGHT-OF-WAY
		RR	RAFTERS
CAB	CABINET	S	SOUTH
C.B.	CATCH BASIN	S.A.	SUPPLY AIR
CBC	CALIFORNIA BUILDING CODE	S.A.W.M.	SELF-ADHEARING WATERPROOF MEMBRANE
C.G.	CORNER GUARD	SCH.	SCHEDULE
C.J.	CONSTRUCTION JOINT	SCUP	SCUPPER
C.L.	CENTER LINE	S.F.	SQUARE FEET
CLG.	CEILING	S.FL	SUB FLOOR
C.L.O.	SCHEDULE	SGL	SINGLE
CLR.	CLEAR	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	SM	SIMILAR (NOT IDENTICAL)
C.O.	CLEAN OUT	S.C.D.	SEE CIVIL DRAWINGS
COLUMN	COLUMN	S.E.D.	SEE ELECTRICAL DRAWINGS
CONC.	CONCRETE MASONRY UNIT	S.E.D.	SEE LANDSCAPE DRAWINGS
CONST.	CONSTRUCTION	S.L.C.D.	SEE LIGHTING CONSULTANT'S DRAWINGS
CONT.	CONTINUOUS	S.LDR	SEE MECHANICAL DRAWINGS
COORD	COORDINATE	S.O.G.	SLAB ON GRADE
CPT.	CARPET	SP	STANDPIPE
CRN	CORNER	S.P.D.	SEE PLUMBING DRAWINGS
CS	COUNTER SUNK	SPEC.	SPECIFICATIONS
C.T.	CERAMIC TILE	S.S.D.	SEE STRUCTURAL DRAWINGS
CTR.	CENTER	S.S.	SELECT STRUCTURAL OR STAINLESS STEEL
C.W.	COLD WATER	STD.	STANDARD
		STL.	STEEL
DBL.	DOUBLE	STOR.	STORAGE
DEPT.	DEPARTMENT	STRUCT'L	STRUCTURAL
D.F.	DRINKING FOUNTAIN		
DM.	DIMENSION		
DN	DOWN		
DR	DOOR		
D.S.	DOWN SPOUT		
E	EAST		
E.F.	EACH FACE		
E.J.	EXPANSION JOINT		
ELAST.	ELEVATION, VERTICAL		
ELAST. COAT'G	ELASTOMETRIC COATING		
ELEC.	ELECTRIC(AL)		
ELEV.	ELEVATOR		
EQ.	EQUAL SPACE		
EQPT.	EQUIPMENT		
EX.	CUT FROM, PREVIOUSLY		
EXIST'G or (E)	EXISTING		
EXP.	EXPOSED		
EXT.	EXTERIOR		
F.C.	FINISH CEILING		
F.D.	FLOOR DRAIN		
F.D.C.	FIRE DEPARTMENT CONNECTION		
F.E.	FIRE EXTINGUISHER		
F.F.	FINISH FLOOR		
F.H.	FIRE HOSE CABINET		
FIN.	FINISH		
FIX.	FIXED		
F.L.	FLOW LINE		
FLSHNG	FLASHING		
FLR, FLRG	FLOORING		
F.O.S.	FACE OF STUD		
F.O.W.	FACE OF WALL		
FTG.	FOOTING		
GALV.	GALVANIZED		
G.B.	GRAB BAR		
GEN.	GENERAL		
G.C.	GENERAL CONTRACTOR		
G.R.	GUARDRAIL		
G.S.	GRAVEL STOP		
G.S.M.	GALVANIZED SHEET METAL		
GYP. BD.	GYP. BOARD		
GWB.	GYP. WALL BOARD		
H.B.	HOSE BIB		
H.C.	HANDICAP / HOLLOW CORE		
H.D.F.	HIGH DENSITY FIBERBOARD		
H.D.G.	HOP DIPPED GALVANIZED		
HDR	HEADER		
HDWR	HARDWARE		
HT.	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.P.	HIGH POINT		
H.R.	HAND RAIL		
HTG.	HEATING		
H.W.	HOT WATER		
I.D.	INSIDE DIAMETER		
INCL.	INCLUDED -ING		
IE	INVERT ELEVATION		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
INSTRU	INSTALLATION		
JST.	JOIST		
JT.	JOINT		

GRAPHIC SYMBOL LEGEND



GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, AS AMENDED BY THE LOCAL AUTHORITY HAVING JURISDICTION, AND ALL APPLICABLE STATE, NATIONAL CODES AND REGULATORY AGENCIES.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED ON OR BETWEEN THE CONTRACT DOCUMENTS AND THE FOLLOWING (BUT NOT LIMITED TO); FIELD CONDITIONS, OWNER-PROVIDED INFORMATION, MANUFACTURER'S RECOMMENDATIONS, CODES, APPLICABLE REGULATIONS, OR RECOMMENDATIONS OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BE THOROUGHLY ACQUAINTED WITH THE CONTRACT DOCUMENTS, SITE CONDITIONS INCLUDING EXISTING DIMENSIONS AND ASSEMBLIES, AS WELL AS ALL OWNER-PROVIDED INFORMATION.
- THE CONTRACTOR SHALL PAY AND SECURE ALL PERMITS, FEES, LICENSES, AND INSPECTION NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH AT EXISTING WALLS TO REMAIN, AND TO FACE OF FRAMING AT NEWLY-FRAMED WALLS, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES. REQUIRED ADA FLOOR CLEARANCES SHALL BE PROVIDED BETWEEN FINISHED FACES AS SHOWN. ALL ADA CLEARANCES MUST ACCOUNT FOR THICKNESS OF BASEBOARDS AND FINISH WORK AS NECESSARY.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN.
- ALL ARROWS INDICATING SLOPED SURFACES, ARROW DENOTES SLOPING DOWNWARD U.N.O.
- ALL NEW WINDOWS SHALL HAVE A U-VALUE OF NO LESS THAN U = 0.30.
- ALL PLUMBING, ELECTRICAL AND MECHANICAL WORK TO BE DECOMMISSIONED SHALL BE DEMOLISHED, REMOVED, CUT BACK, RE-ROUTED AND SAFED-OFF AS REQUIRED BY APPLICABLE CODE(S).
- ALL PENETRATIONS THROUGH AND TERMINATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRESHIPPED AS REQUIRED BY CODE. CONTRACTOR SHALL COORDINATE ALL REQUIRED FIRESHIPPING WORK WITH SUB-CONSULTANTS.
- ALL WORK AFFECTING EXISTING FIRE RATED ASSEMBLIES, DOORS AND FIRE PROTECTION SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AS NECESSARY TO ENSURE REQUIRED FIRE PROTECTION AND PERFORMANCE IS MAINTAINED AND PROVIDED.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING STRUCTURE SHOWN, INCLUDING ASSEMBLIES AND DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

PROJECT INFORMATION

PROJECT DESCRIPTION
CHANGE OF USE FROM GENERAL RETAIL SALES AND SERVICE TO NEW BREWERY TAPROOM (EATING AND DRINKING ESTABLISHMENT). CHANGE OF OCCUPANCY FROM M-RETAIL TO A-2 BREWERY TAPROOM THE SCOPE OF WORK INCLUDES ORDERING COUNTER, WALK IN COOLER, AND RETROFITTING OF EXISTING RESTROOMS AS REQUIRED BY APPLICABLE CODES.

PROJECT ADDRESS
3808 S EDMUNDS STREET, SEATTLE, WA 98118

LEGAL DESCRIPTION
COLUMBIA POL B SEATTLE LBA #3016752 REC# 20140608900001 SD LBA DAF- LOT 155 LESS W 10 FT OF N 40 FT TOW S 14 FT LOT G & ALL OF H & I & VAC ALLEY ADJ HISTORIC EX RCW 84.26

SITE INFORMATION

PARCEL ID:	170290-0685
LOT SIZE:	3,496 SQ FT
ZONING:	NC3P-40
OVERLAYS:	COLUMBIA CITY (RESIDENTIAL URBAN VILLAGE) COLUMBIA CITY LANDMARK DISTRICT N/A
HISTORIC DISTRICT:	N/A
HISTORIC LANDMARK:	N/A
PEDESTRIAN AREA:	YES
FREQUENT TRANSIT CORRIDOR:	N/A
ECA:	ABANDONED LANDFILL GREEN STORMWATER INFILTRATION EVALUATION NOT REQUIRED NONE REQUIRED
PARKING:	M, RETAIL A-2 BREWERY TAPROOM (CHANGE OF OCCUPANCY)
OCCUPANCY EXISTING:	
OCCUPANCY PROPOSED:	GENERAL RETAIL SALES AND SERVICE EATING & DRINKING ESTABLISHMENT (CHANGE OF USE)
CONSTRUCTION TYPE:	TYPE V-B, NON-SPRINKLERED, UN-REINFORCED MASONRY STRUCTURE (WITH STEEL BRACE-FRAME)
GROUND FLOOR - AREA OF WORK:	2,355 SQ FT

BUILDING DATA

EXISTING CONSTRUCTION TYPE:	TYPE V-B
SPRINKLER SYSTEM:	OCC-100 (NOT-REQUIRED)
FIRE ALARM SYSTEM:	AS REQUIRED BY SBC SECTION 907 AND THE INTERNATIONAL FIRE CODE

EXTERIOR FACADE IMPROVEMENTS

PROPOSED SCOPE INCLUDES REMOVAL OF EXISTING SIGNAGE TO BE REPLACED BY NEW NEON SIGNAGE, (4) EXTERIOR LIGHT FIXTURES, AND PORTIONS OF (2) FIXED STOREFRONT GLAZING UNITS TO BE REPLACED WITH OPERABLE SLIDING GLAZING UNITS.

SHEET INDEX

ARCHITECTURAL

G0.00-P	COVER SHEET
G0.01-P	EXISTING EXTERIOR CONDITION PHOTOS
G0.04-P	OCCUPANCY & EGRESS PLAN
A2.21-P	FIRST FLOOR PLAN
A2.60-P	ENLARGED PLANS, SCHEDULE, & WALL TYPES
A3.00-P	EXTERIOR ELEVATIONS + WINDOW SCHEDULES
A6.50-P	DETAILS + FINISHES

STRUCTURAL

S1.00	GENERAL NOTES+DETAILS
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DEFERRED SUBMITTALS

- MECHANICAL (AS NEEDED)
- ELECTRICAL
- FIRE ALARM
- REFRIGERATION

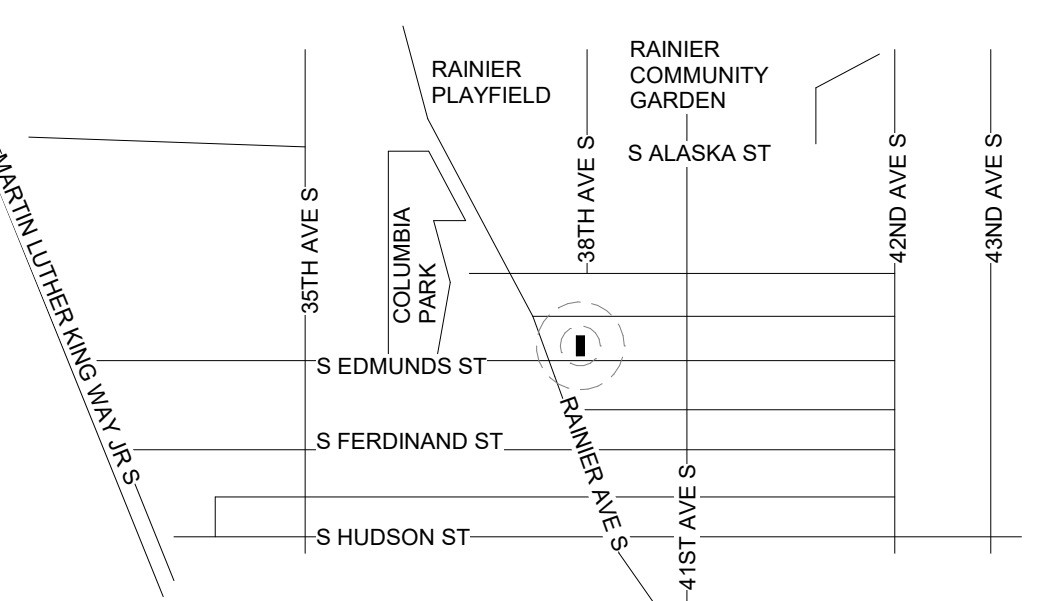
BUILDING CODES

CITY OF SEATTLE CODES
2018 SEATTLE BUILDING CODE (SBC)
2018 SEATTLE EXISTING BUILDING CODE (SEBC)
2018 SEATTLE ENERGY CODE (SEC)
2018 SEATTLE PLUMBING CODE
2018 SEATTLE ELECTRICAL CODE AMENDMENTS
CITY OF SEATTLE LAND USE CODE, SMC CHAPTER 23

WASHINGTON STATE CODE AMENDMENTS
WAC 51-50 WA STATE IBC 2018 AMENDMENTS
WAC 51-52 WA STATE IMC AMENDMENTS
WAC 51-54A WA STATE IFC AMENDMENTS
WAC 51-56 WA STATE IFC AMENDMENTS
WAC 51-11C and 51-11R 2018 WA STATE ENERGY CODE (WSEC)
WA STATE VENTILATION & INDOOR AIR QUALITY CODE (WA VIAQ) 2006

NATIONAL CODES
ACCESSIBLE & USABLE BUILDINGS & FACILITIES (ICC/ANSI A117.1)

VICINITY PLAN



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MAT@FREMONTBREWING.COM

OWNER: MATT GUREY
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SDCI PERMIT NUMBER # 6930829-CN
FOR BUILDING DEPT. USE ONLY

ISSUE DATE: 02/21/2023

REV: _____ DATE: _____

COVER SHEET

G0.00-P

1 PROPERTY PLAN
1/16" = 1'-0"

ENERGY CODE

CLIMATE ZONE: 4C (KING COUNTY)

PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS PER SEC TABLE C402.1.3.

SEC C503.3: NEW BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SEC C402.1 THROUGH C402.5 AS APPLICABLE. WHERE AN OPAQUE ENVELOPE ASSEMBLY IS ALTERED OR REPLACED, THE NEW ASSEMBLY SHALL IN NO CASE HAVE A HIGHER OVERALL U-VALUE THAN THE EXISTING.

SEC C402.4: FENESTRATION SHALL COMPLY WITH SEC TABLE C402.4. U-VALUES FROM COLUMN B ARE PERMITTED TO BE USED IN BUILDINGS WITH LESS THAN 2,500 SQUARE FEET OF CONDITIONED FLOOR AREA THAT IS NOT GROUP R-2 OR R-3 OCCUPANCY AREA.

SEC TABLE C402.4, COLUMN B, MAX U-VALUES

NONMETAL FRAMING (ALL):	NA (no new non-metal framing)
METAL FRAMING, FIXED:	.34
METAL FRAMING, OPERABLE:	.36
SHGC (SOUTH, PF=0.5):	.61

*PERMIT SET
MALLET PROJECT # 22014

FREMONT BREWING - COLUMBIA CITY
3808 S EDMUNDS ST, SEATTLE WA 98118



MALLET

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VIEWS OF IMMEDIATE SITE



COLUMBIA CITY DISTRICT, TENANT SPACE STORE FRONT,
LOOKING NORTH WEST FROM RAINER AVE S AND E EDMUNDS ST



COLUMBIA CITY DISTRICT, TENANT SPACE STORE FRONT,
LOOKING NORTH FROM E EDMUNDS ST



COLUMBIA CITY DISTRICT, TENANT SPACE STORE FRONT,
LOOKING NORTH EAST FROM E EDMUNDS ST



E ALLEY ROW, LOOKING SOUTH AT EMPLOYEE PARKING LOT,
ADJACENT PARCEL TO ARK LODGE CINEMAS

EXAMPLES OF EXISTING SIGNAGE AND NEIGHBORHOOD COLOR PALETTE



PROJECT TEAM

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*** PERMIT SET**
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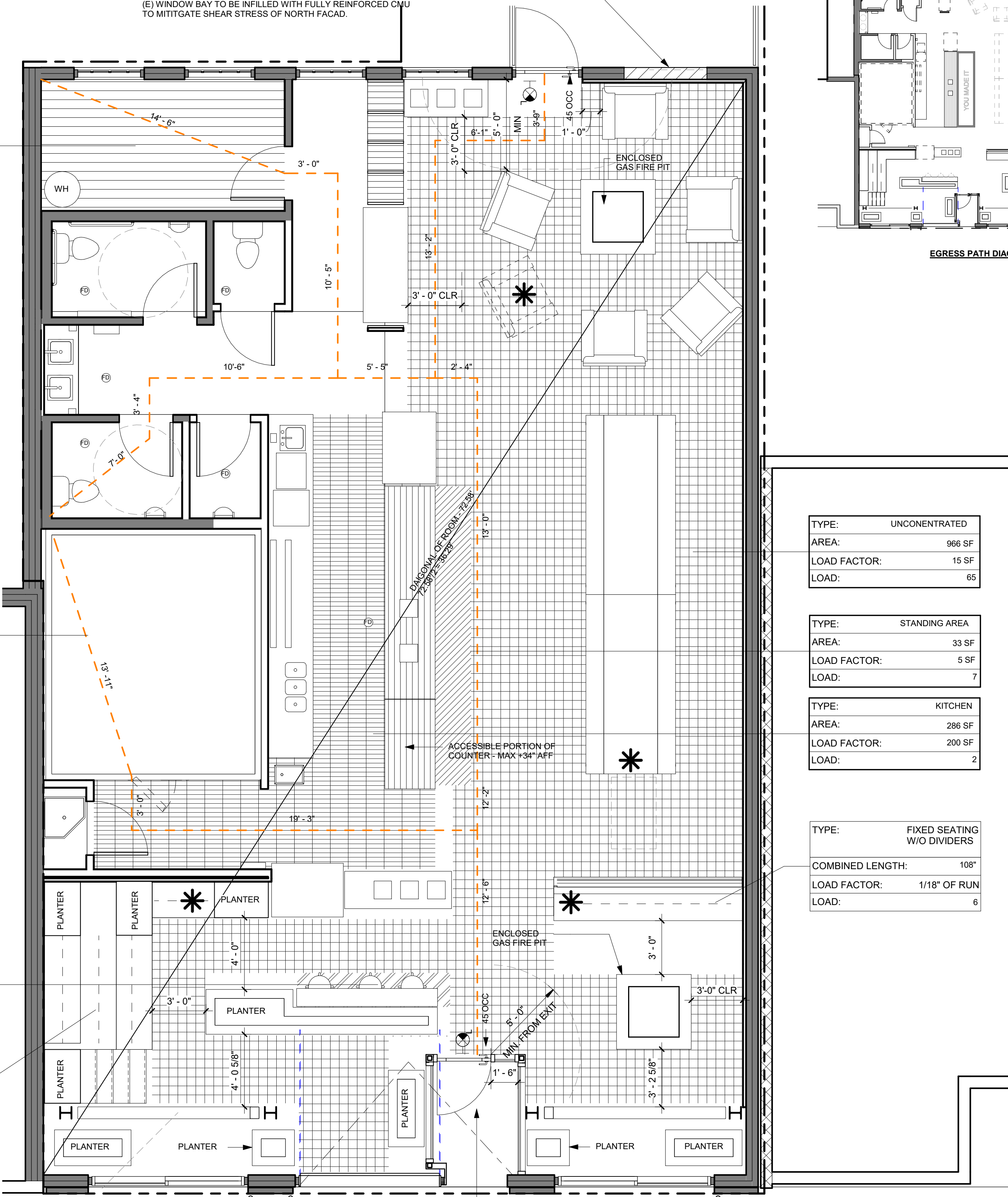
EXISTING EXTERIOR
CONDITION PHOTOS

G0.01-P

OCCUPANCY TYPE LEGEND



PER ATTACHED SEISMIC ANALYSIS AND EVALUATION REPORT, (E) WINDOW BAY TO BE INFILLED WITH FULLY REINFORCED CMU TO MITTIGATE SHEAR STRESS OF NORTH FACAD.



TYPE:	OFFICE
AREA:	101 SF
LOAD FACTOR:	150 SF
LOAD:	1

TYPE:	STORAGE
AREA:	151 SF
LOAD FACTOR:	300 SF
LOAD:	1

TYPE:	CONCENTRATED
AREA:	16 SF
LOAD FACTOR:	7 SF
LOAD:	3

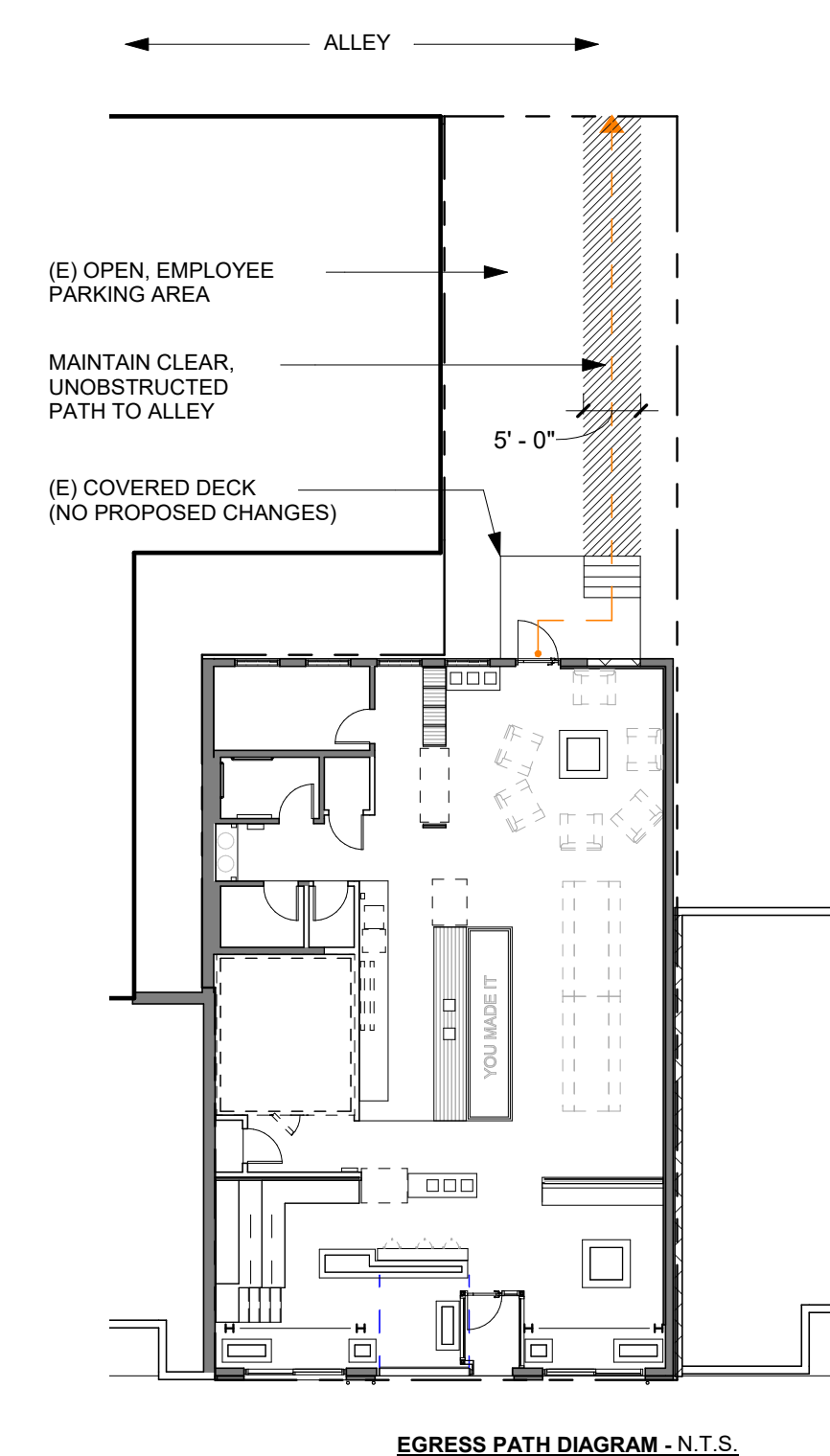
TYPE:	FIXED SEATING W/O DIVIDERS
COMBINED LENGTH:	252'
LOAD FACTOR:	1/18" OF RUN
LOAD:	14

TYPE:	UNCONCENTRATED
AREA:	966 SF
LOAD FACTOR:	15 SF
LOAD:	65

TYPE:	STANDING AREA
AREA:	33 SF
LOAD FACTOR:	5 SF
LOAD:	7

TYPE:	KITCHEN
AREA:	286 SF
LOAD FACTOR:	200 SF
LOAD:	2

TYPE:	FIXED SEATING W/O DIVIDERS
COMBINED LENGTH:	108"
LOAD FACTOR:	1/18" OF RUN
LOAD:	6



EGRESS PATH DIAGRAM - N.T.S.

OCCUPANCY SUMMARY

EXISTING OCCUPANCY: M, RETAIL
 PROPOSED OCCUPANCY: A-2 BREWERY TAPROOM (CHAGE OF OCCUPANCY)

EGRESS SUMMARY

OCCUPANCY LOAD: 98 OCCUPANTS
 REQUIRED NUMBER OF EXITS: 2, PER 2018 SBC TABLE 1006.2.1
 2 EXITS PROVIDED
 MEANS OF EGRESS ILLUMINATION: PER 2018 SBC 1008
 MINIMUM EGRESS COMPONENT WIDTH: 32" CLEAR, PER 2018 SBC 1005.3
 MINIMUM EGRESS COMPONENT WIDTH PROVIDED: 36" CLEAR (AT EXISTING DOORS)
 EGRESS DOOR SWING DIRECTION: IN DIRECTION OF EGRESS TRAVEL WHERE OCCUPANT LOAD EXCEEDS 49 OCCUPANTS
 DOOR HARDWARE REQ'D FOR FOR ACCESSIBLE EGRESS DOORS: PER 2018 SBC 1010.1.9.1
 COMMON PATH OF EGRESS TRAVEL: 75' MAX, PER 2018 SBC TABLE 1006.2.1
 EXIT ACCESS TRAVEL DISTANCE: A2 - OCCUPANCY 200' LF MAX ALLOWABLE (UN SPINKLERED) PER 2018 SBC TABLE 1017.2
 PROVIDED: 54'-3" LF MAX WITHIN TENANT SPACE
 ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE MEANS OF EGRESS NOT REQUIRED (SBC 1009.1, EXCEPTION 1)

PLUMBING FIXTURE COUNT

A-2 RESTAURANT: (SBC TABLE 2902.1)

WATER CLOSETS: REQUIRED: 3 (1/75 PER SEX)
 PROVIDED: 3 UNISEX, SINGLE OCCUPANCY
 URINALS: REQUIRED: 1
 PROVIDED: 3
 LAVATORIES: REQUIRED: 1 (1/200)
 PROVIDED: 2

NOTE: [W] 2902.1.1.3 URINALS. WHERE URINALS ARE PROVIDED IN GENDER-NEUTRAL FACILITIES, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED LESS THAN ONE QUARTER (25 PERCENT) OF THE MINIMUM SPECIFIED. FACILITIES SERVING 26 OR MORE PERSONS, NOT LESS THAN ONE URINAL SHALL BE PROVIDED.

OCCUPANCY CALCULATIONS (SBC TABLE 1004.1.2)

OCCUPANCY DESIGNATION	AREA	OCCUPANT LOAD FACTOR (NET PER OCCUPANT)	LOAD
ASSEMBLY - CONCENTRATED CHAIRS ONLY	16 SF	7 SF	3
ASSEMBLY - STANDING	33 SF	5 SF	7
ASSEMBLY - UNCONCENTRATED TABLES AND CHAIRS	966 SF	15 SF	65
BUSINESS	101 SF	150 SF	1
KITCHEN	286 SF	200 SF (GROSS)	2
STORAGE	151 SF	300 SF	1
			79

OCCUPANCY CALCULATIONS (SBC 1004.6 - FIXED SEATING WITHOUT DIVIDING ARMS)

OCCUPANT LOAD TYPE	LOCATION	SEAT LENGTH	OCCUPANT LOAD FACTOR	LOAD
FIXED SEATING (WITHOUT DIVIDERS)	BLEACHER SEATING	36"	1 OCC / 18" OF LENGTH	2
FIXED SEATING (WITHOUT DIVIDERS)	BLEACHER SEATING	72"	1 OCC / 18" OF LENGTH	4
FIXED SEATING (WITHOUT DIVIDERS)	BLEACHER SEATING	72"	1 OCC / 18" OF LENGTH	4
FIXED SEATING (WITHOUT DIVIDERS)	BLEACHER SEATING	72"	1 OCC / 18" OF LENGTH	4
FIXED SEATING (WITHOUT DIVIDERS)	FRONT FIRE PIT	108"	1 OCC / 18" OF LENGTH	6
				20

TOTAL LOAD: 99 OCCUPANTS

OCCUPANCY PLAN LEGEND

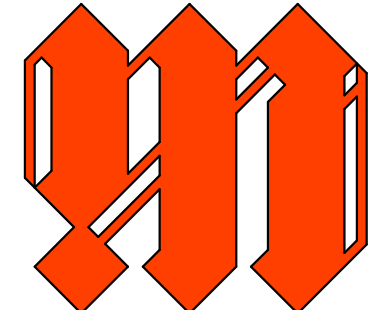
ACCESSIBLE SEATING CALC.

ACCESSIBLE SEATING REQUIRED: 5% OF 72 SEATS (INTERIOR) = 4 SEATS
 ACCESSIBLE SEATING PROVIDED: 4 SEATS (INTERIOR)

ALL DINING SURFACES TO COMPLY WITH ANSI SECTION 902.3.

* INDICATES ACCESSIBLE SEATING LOCATION

- EXISTING ILLUMINATED EXIT SIGNS, CONTRACTOR TO V.I.F
- EXISTING FIRE STROBE, CONTRACTOR TO V.I.F.



MALLET

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*PERMIT SET
 MALLET PROJECT # 22014

FREMONT BREWING - COLUMBIA CITY
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PROJECT TEAM

SDCI PERMIT NUMBER # 6930829-CN

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OCCUPANCY & EGRESS PLAN

G0.04-P



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STRUCTURAL ENGINEER:
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PROJECT TEAM
OWNER:
CONTACT NAME
CONTACT PHONE
COMPANY ADDRESS
SEATTLE, WA 98118
MATT@FREMONTBREWING.COM

DESIGN DEVELOPMENT SET
MALLET PROJECT # 22014

FREMONT BREWING - COLUMBIA CITY
3808 S EDMUNDS ST, SEATTLE WA 98118

FLOOR PLAN NOTES

- (E) MECHANICAL SYSTEM TO REMAIN. PROTECT IN PLACE. DO NOT RUN SYSTEM DURING THE COURSE OF CONSTRUCTION
- ALL DIMENSIONS ARE FACE OF FRAMING U.N.O AS "CLR"

PARTITION TYPES

W1	NON-RATED	WOOD VENEER, WHERE OCCURS 5/8" GYPSUM WALL BOARD, (2) SIDES 4" MTL STUDS NOTE: ADD ACOUSTIC INSULATION AT ALL RESTROOM WALLS
W2	NON-RATED	5/8" GYPSUM WALL BOARD, (2) SIDES 6" MTL STUDS (N) SOUND BATT INSUL
W3	FURRING WALL \ NON-RATED	5/8" GYPSUM WALL BOARD 1 1/2" FURRING
W4	FURRING WALL \ NON-RATED	3/4" CLR DOUG FIR T&G WOOD SLAT 1 1/2" FURRING

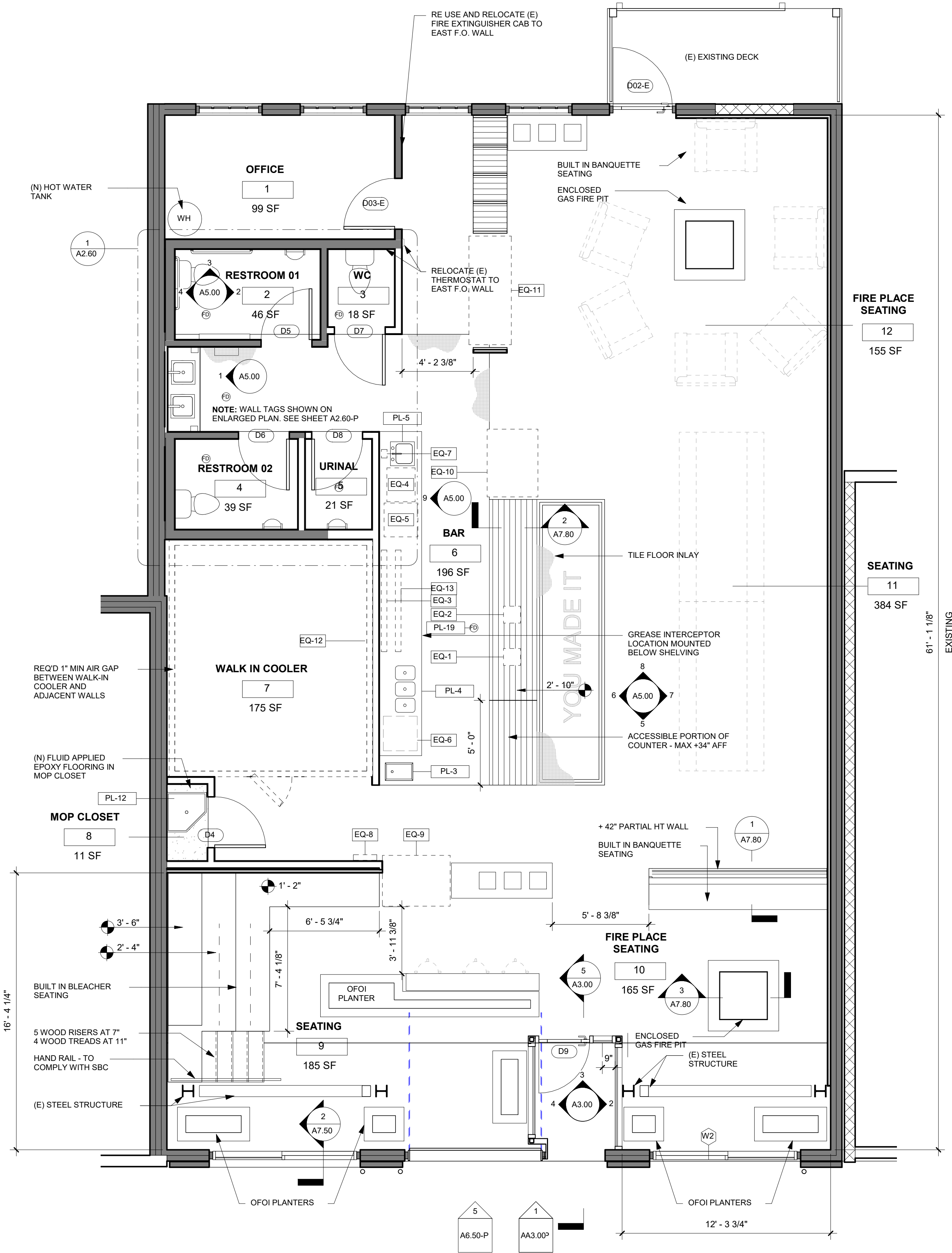
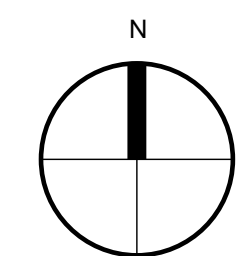
WALL LEGEND

	EXISTING PARTITION
	NEW PARTITION

FIRST FLOOR PLAN

A2.21

1 FLOOR PLAN Copy 2
1/4" = 1'-0"



(N) HOT WATER TANK

1 A2.60

OFFICE
1
99 SF

RESTROOM 01
2
46 SF

WC
3
18 SF

RESTROOM 02
4
39 SF

URINAL
5
21 SF

BAR
6
196 SF

WALK IN COOLER
7
175 SF

MOP CLOSET
8
11 SF

SEATING
9
185 SF

FIRE PLACE SEATING
12
155 SF

SEATING
11
384 SF

FIRE PLACE SEATING
10
165 SF

5 A6.50-P

1 AA3.00P

REQ'D 1" MIN AIR GAP BETWEEN WALK-IN COOLER AND ADJACENT WALLS

(N) FLUID APPLIED EPOXY FLOORING IN MOP CLOSET

BUILT IN BLEACHER SEATING

5 WOOD RISERS AT 7" 4 WOOD TREADS AT 11"

HAND RAIL - TO COMPLY WITH SBC

(E) STEEL STRUCTURE

RE USE AND RELOCATE (E) FIRE EXTINGUISHER CAB TO EAST F.O. WALL

(E) EXISTING DECK

BUILT IN BANQUETTE SEATING

ENCLOSED GAS FIRE PIT

RELOCATE (E) THERMOSTAT TO EAST F.O. WALL

TILE FLOOR INLAY

GREASE INTERCEPTOR LOCATION MOUNTED BELOW SHELVING

ACCESSIBLE PORTION OF COUNTER - MAX +34" AFF

+42" PARTIAL HT WALL

BUILT IN BANQUETTE SEATING

FIRE PLACE SEATING

ENCLOSED GAS FIRE PIT

(E) STEEL STRUCTURE

OFOI PLANTERS

OFOI PLANTERS

OFOI PLANTERS

OFOI PLANTERS

OFOI PLANTERS

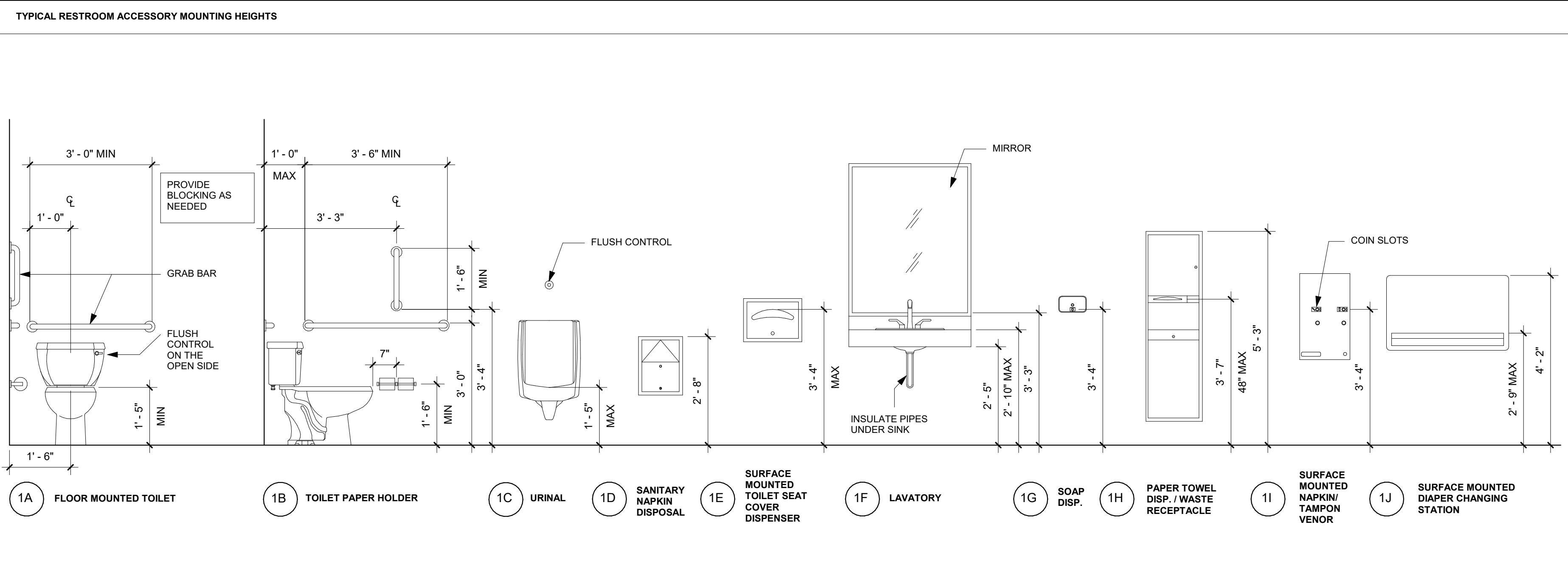
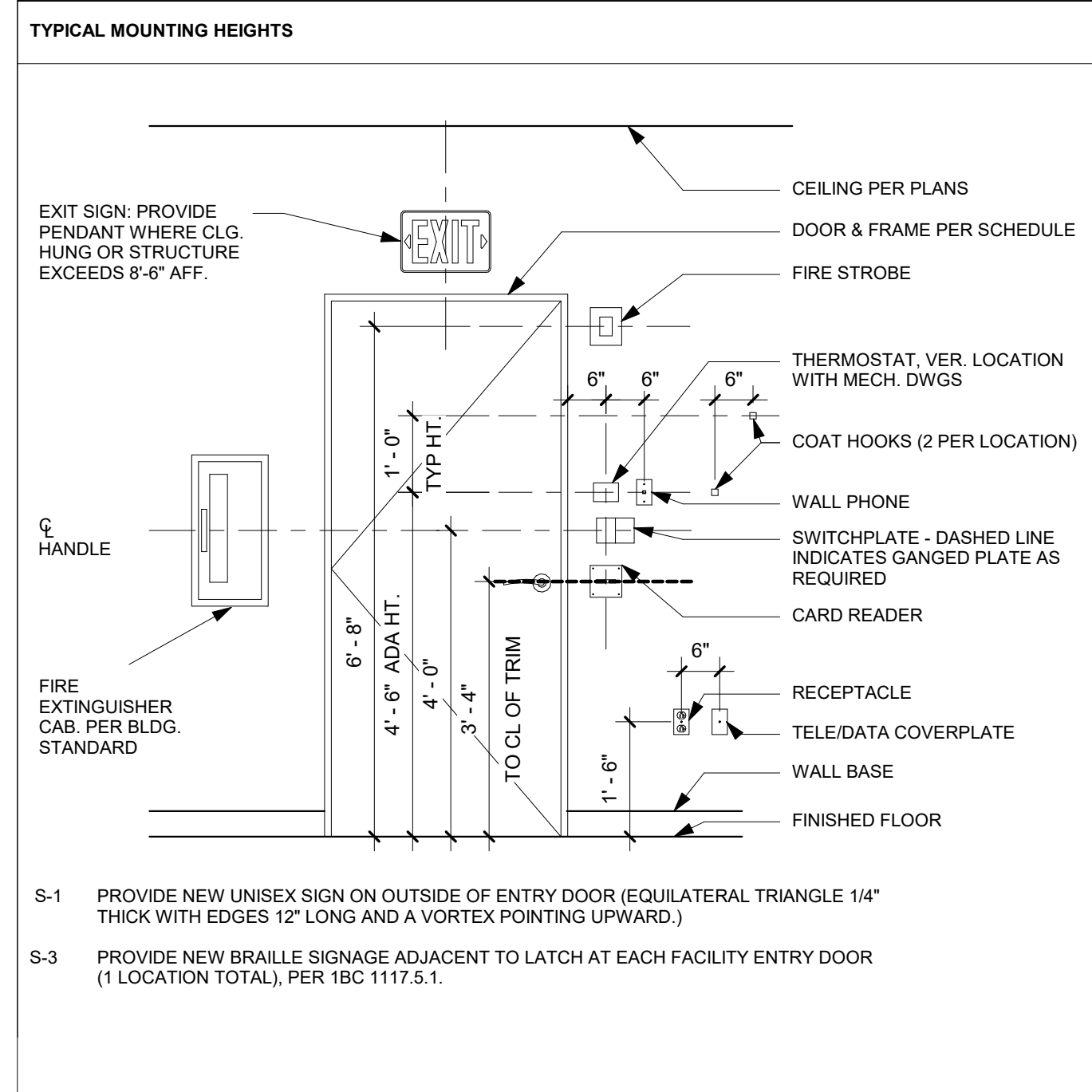
OFOI PLANTERS

OFOI PLANTERS

OFOI PLANTERS

OFOI PLANTERS

OFOI PLANTERS

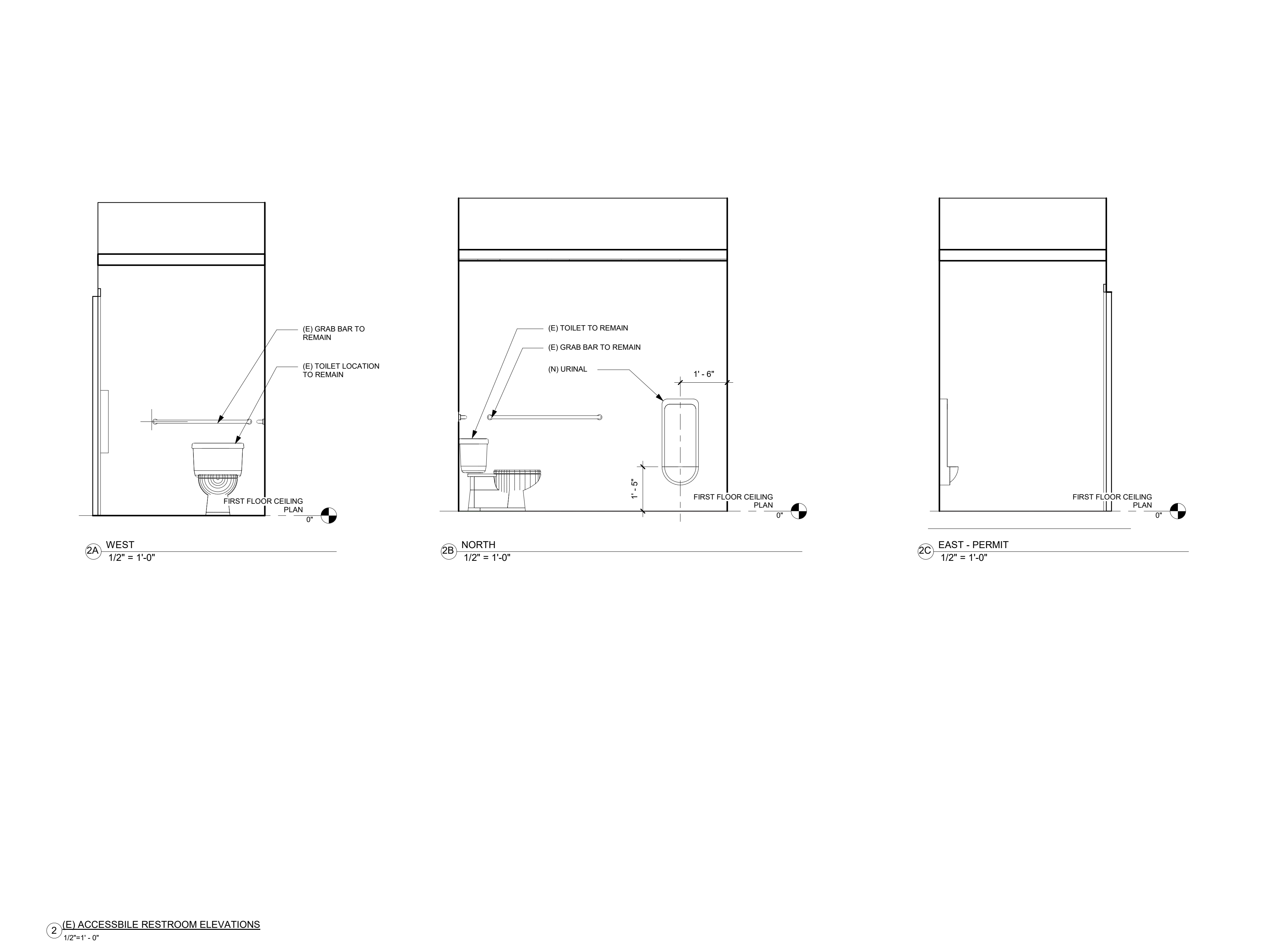
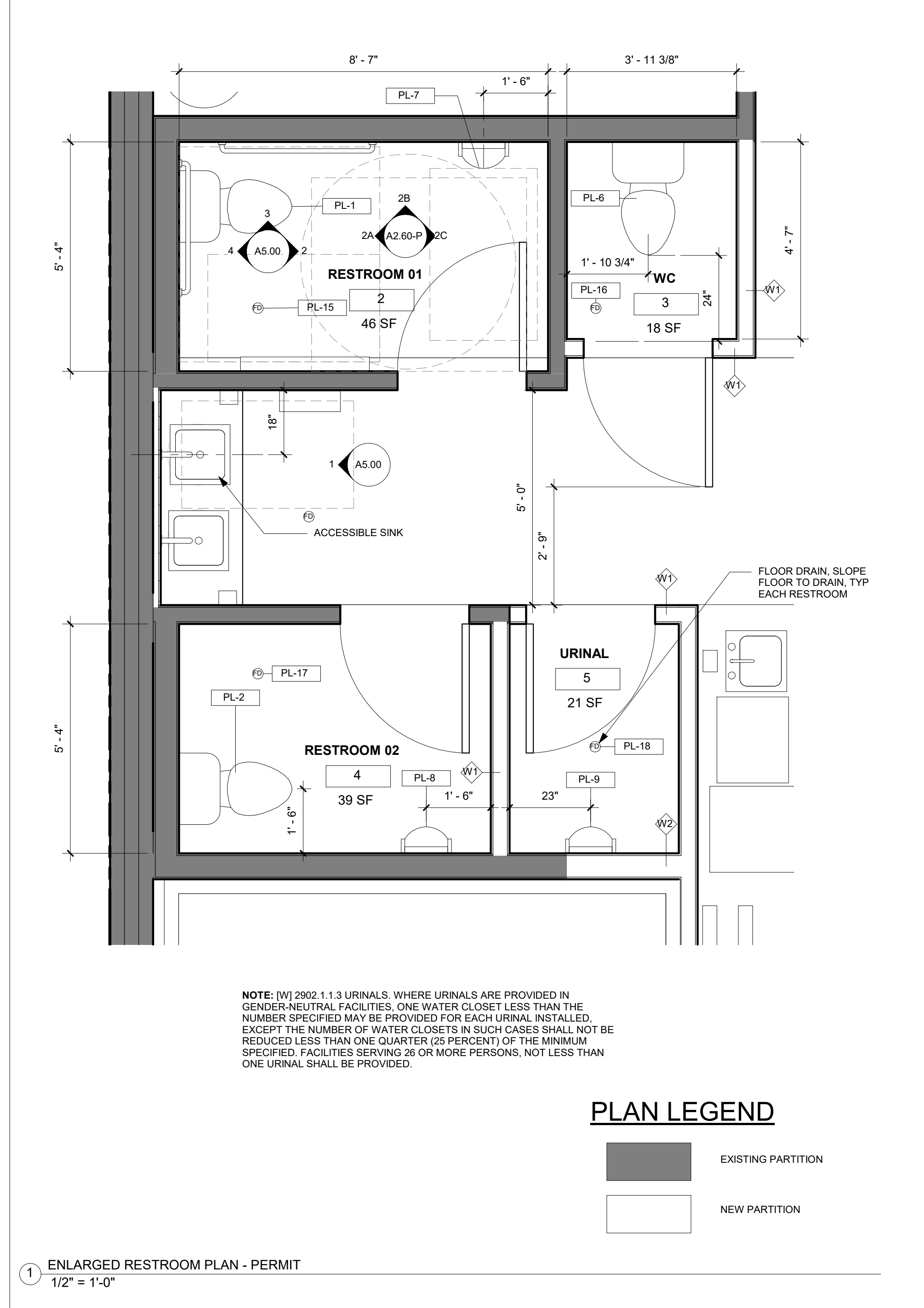


GENERAL NOTES - RESTROOMS

- ALL DIMENSIONS ARE MEASURED FROM FACE OF FINISH.
- EFFORT TO OPERATE PASSAGE DOORS SHALL NOT EXCEED 5 POUNDS. PULL OR PUSH EFFORTS ARE CONSIDERED APPLIED AT RIGHT ANGLES TO HINGED DOORS PER SBC 1102.1.2.
- PUBLIC TOILET ROOMS SHALL BE PROVIDED WITH EXHAUST FANS WITH AN EXHAUST AIRFLOW RATE OF 50 CFM PER WATER CLOSET OR URINAL WHERE OPERATED CONTINUOUSLY WHILE OCCUPIED, OR 70 CFM PER WATER CLOSET OR URINAL WHERE OPERATED INTERMITTENTLY. MECHANICAL EXHAUST IS REQUIRED AND RECIRCULATION FROM SUCH SPACES IS PROHIBITED EXCEPT THAT RECIRCULATION SHALL BE PERMITTED WHERE THE RESULTING SUPPLY AIRSTREAM CONSISTS OF NOT MORE THAN 10 PERCENT AIR RECIRCULATED FROM THESE SPACES. RETURN AIR FROM SUCH SPACES SHALL ONLY BE PERMITTED TO BE RECIRCULATED WHEN RETURNED TO AN ENERGY RECOVERY VENTILATION SYSTEM COMPLYING WITH SECTION 514. RECIRCULATION OF AIR THAT IS CONTAINED COMPLETELY WITHIN SUCH SPACES SHALL NOT BE PROHIBITED (SEE SECTION 403.2.1, ITEMS 2 AND 4).

SIGNAGE SCHEDULE

S-1 PROVIDE NEW UNISEX SIGN ON OUTSIDE OF RESTROOM DOOR. SIGNAGE SHALL COMPLY WITH THE DESIGN STANDARDS OF ICC A117.1-2009 CHAPTER 7.



***PERMIT SET**
MALLET PROJECT # 22014

PROJECT TEAM

OWNER: CONTACT: MATTHEW CUMMINGS, GREEN LAKE BREWING COMPANY LLC, 3808 S EDWARDS ST, SEATTLE, WA 98118, MAT@FREMONTBREWING.COM

ARCHITECT: CONTACT: PATRICK GURLEY, MALLETT & DESIGN, 2700 4TH AVENUE, SUITE D, SEATTLE, WA 98134, PGURLEY@MALLETDDESIGNBUILD.COM

CONTRACTOR: CONTACT: DENISE FICCA, MALLETT & DESIGN, 2700 4TH AVENUE, SUITE D, SEATTLE, WA 98134, DENISE@MALLETDDESIGNBUILD.COM

FREMONT BREWING - COLUMBIA CITY
3808 S EDWARDS ST, SEATTLE WA 98118

SDCI PERMIT NUMBER # 6930829-CN
FOR BUILDING DEPT. USE ONLY

ISSUE DATE: 02/21/2023

REV: _____ DATE: _____

ENLARGED PLANS, SCHEDULE, & WALL TYPES
A2.60-P



MALLET

MALLET ARCHITECTURE + DESIGN
2700 4th AVENUE S, SUITE D
SEATTLE WA 98134
P: 206.767.1875 F: 206.763.6977

*PERMIT SET
MALLET PROJECT # 22014

CONTRACTOR: DENISE FICCA
CONTACT: DENISE FICCA
MALLETTDESIGNBUILD.COM
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253.820.7424

ARCHITECT: PATRICK GUJREY
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OWNER: MATT @ FREMONT BREWING
CONTACT: MATT @ FREMONT BREWING
GREEN LAKE BREWING
COMPANY LLC
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MATT@FREMONTBREWING.COM

FREMONT BREWING - COLUMBIA CITY
3808 S EDMUNDS ST, SEATTLE WA 98118

PROJECT TEAM

SDCI PERMIT NUMBER # 6930829-CN
FOR BUILDING DEPT. USE ONLY

ISSUE DATE: 02/21/2023

REV: _____ DATE: _____

EXTERIOR ELEVATIONS + WINDOW SCHEDULES

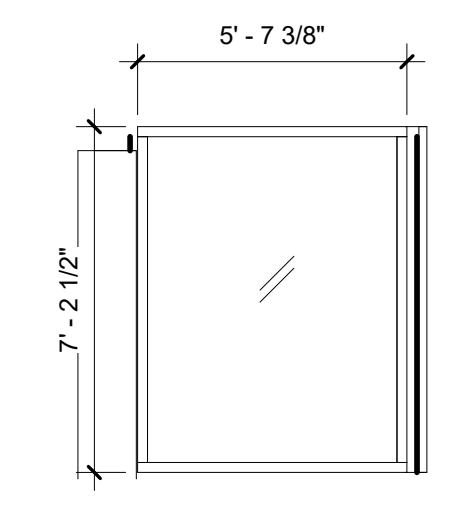
A3.00-P

WINDOW SCHEDULE - PERMIT

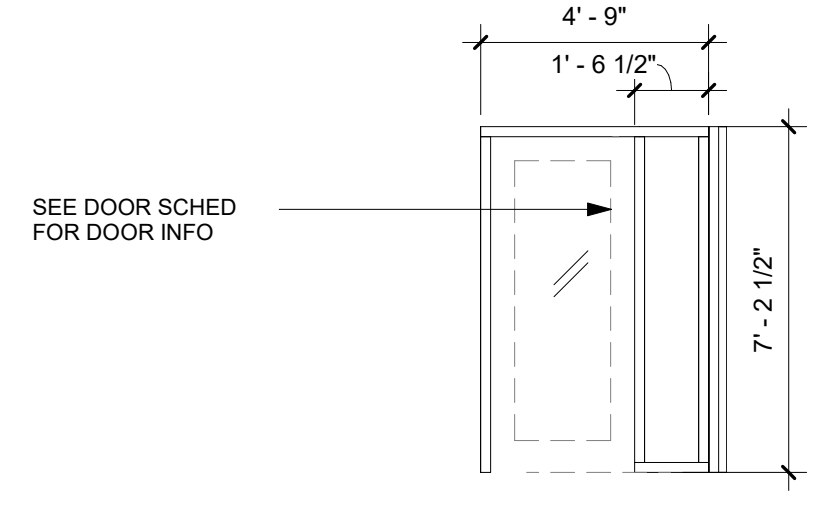
MARK	TYPE	WIDTH	HEIGHT	FRAME MAT	FIN	GLASS	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MODEL NUMBER	U VALUE WINDOW	SHGC	REMARKS
W1	32	8' - 6"	4' - 4 1/4"	ALUM	PTD	TEMPERED	--	--	--	TBD	.28	.61	
W2	32	8' - 6"	4' - 4 1/4"	ALUM	PTD	TEMPERED	--	--	--	TBD	.28	.61	

STOREFRONT SCHEDULE - PERMIT

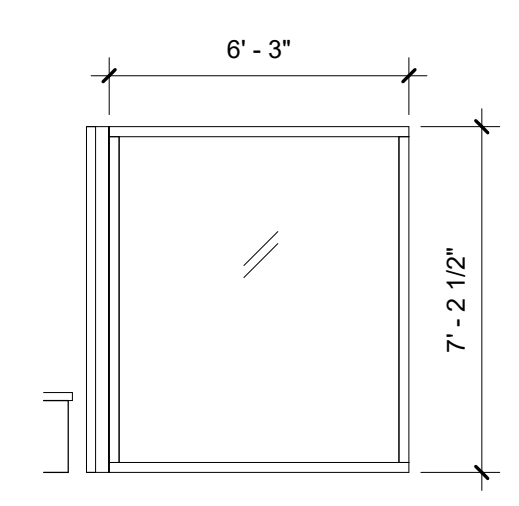
Mark	LENGTH	HEIGHT	MATERIAL	FINISH	GLAZING	U VALUE	SHGC	COMMENTS
SF-1	5' - 7 3/8"	7' - 2 1/2"	ALUM	PTD	SAFETY/TEMPERED	.34	.61	
SF-2	4' - 9"	7' - 2 1/2"	ALUM	PTD	SAFETY/TEMPERED	.34	.61	
SF-3	6' - 7"	7' - 2 1/2"	ALUM	PTD	SAFETY/TEMPERED	.34	.61	



2 ALCOVE WEST - (SF-1)
1/4" = 1'-0"

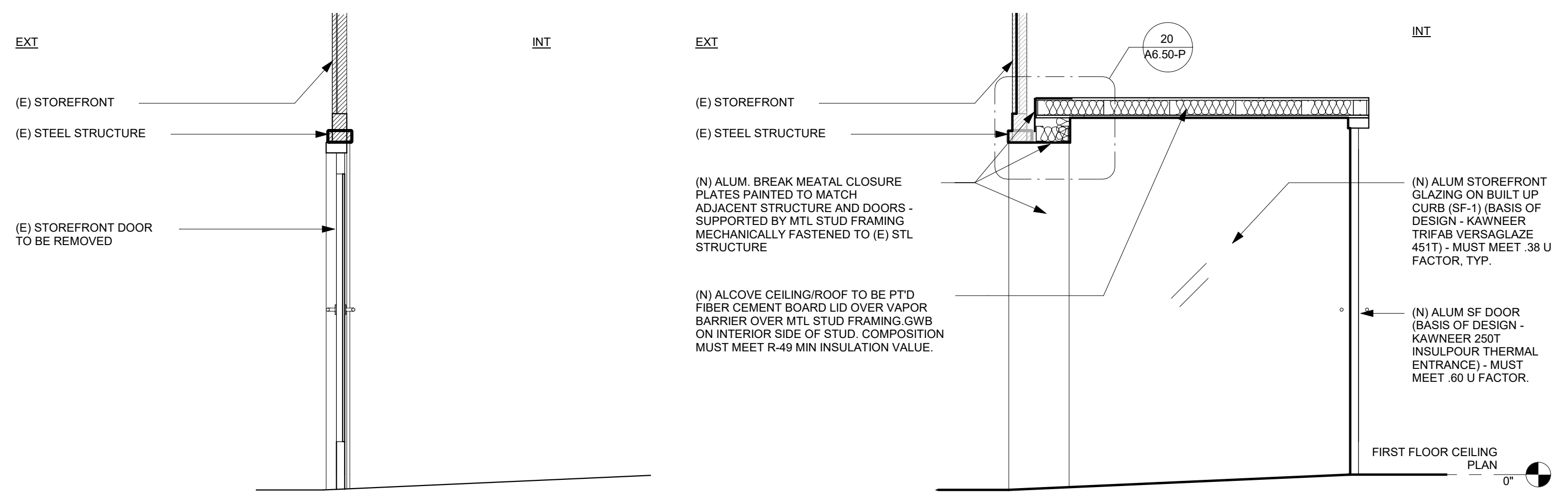


3 ALCOVE NORTH - (SF-2)
1/4" = 1'-0"



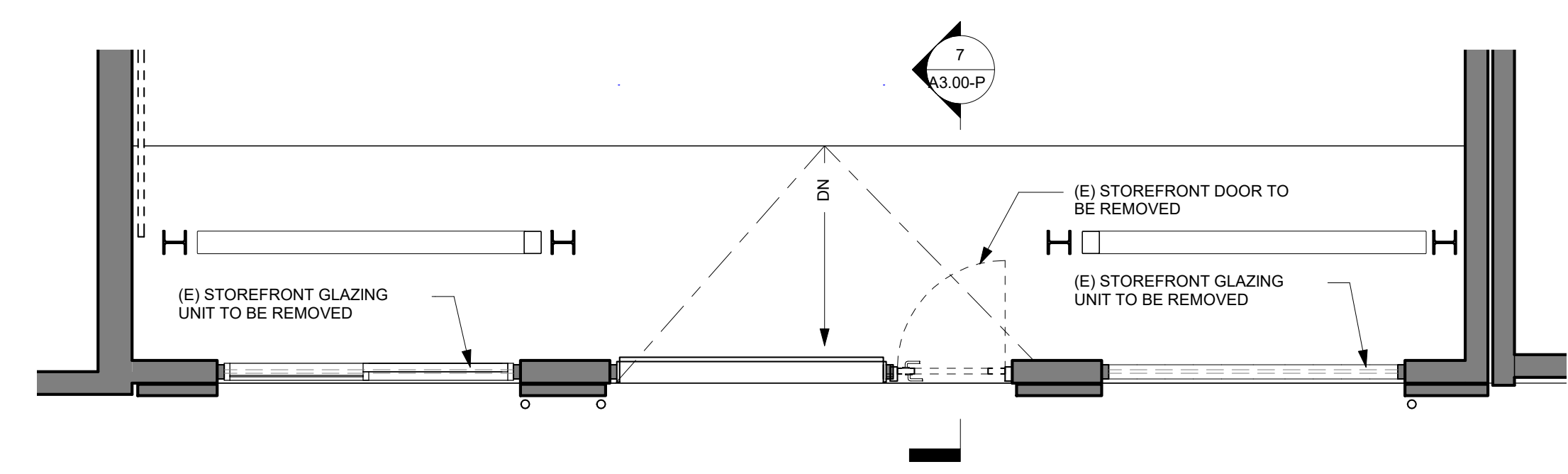
4 ALCOVE EAST (SF-3)
1/4" = 1'-0"

ENTRY ALCOVE ELEVATIONS

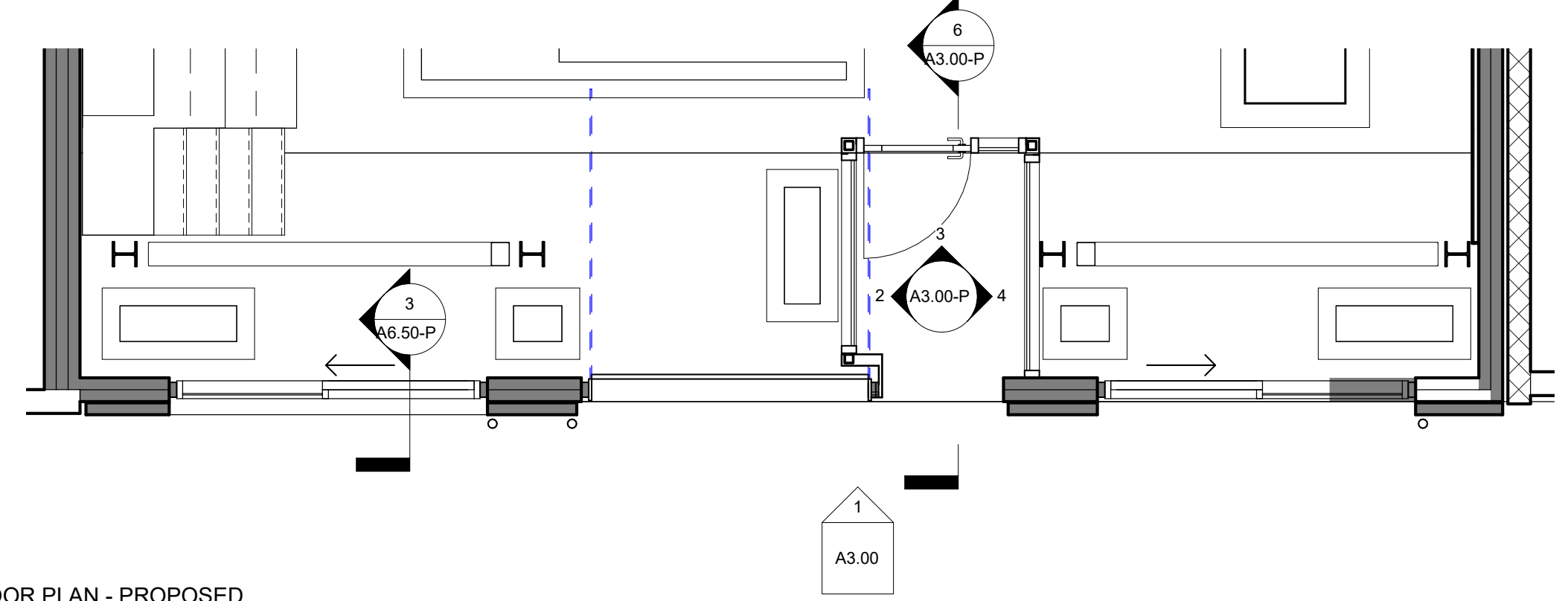


7 ALCOVE SECTION - EXISTING
1/2" = 1'-0"

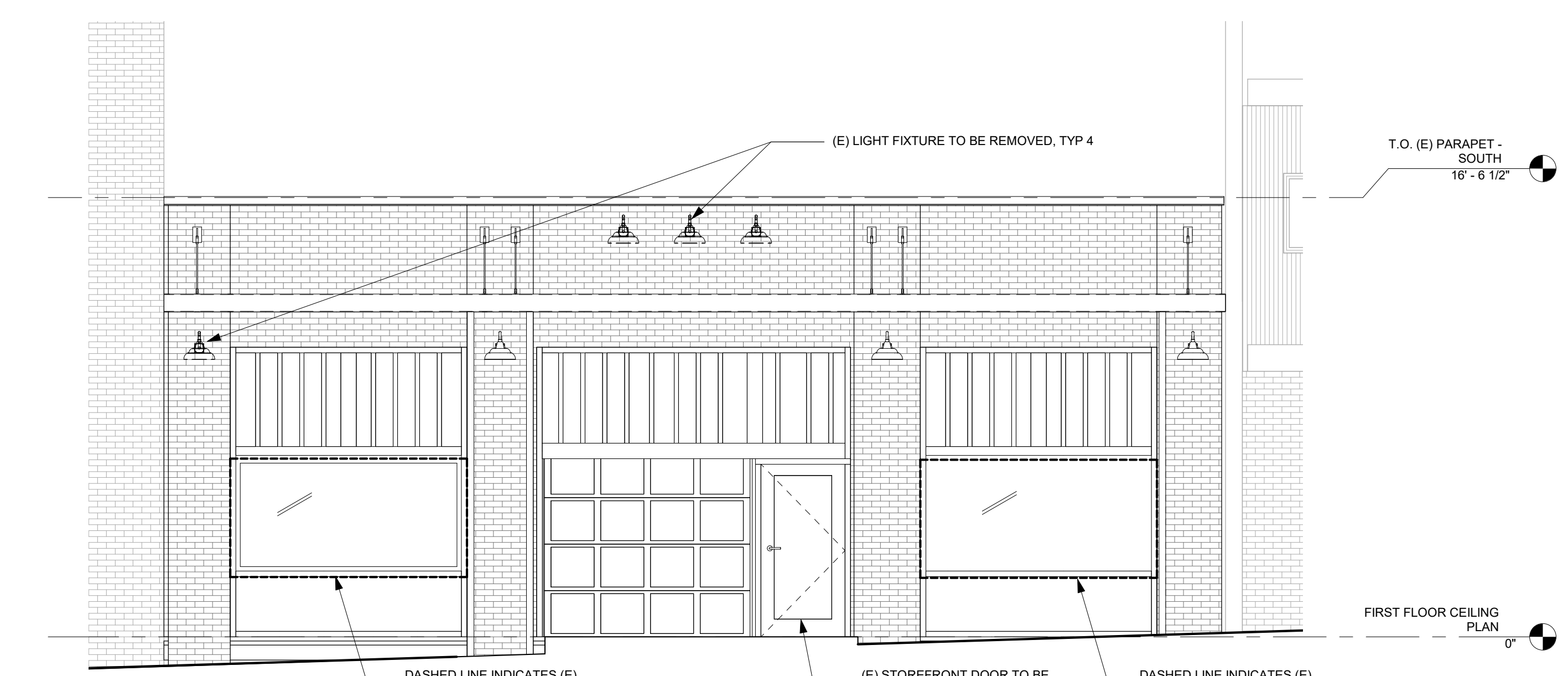
6 ALCOVE SECTION - NEW
1/2" = 1'-0"



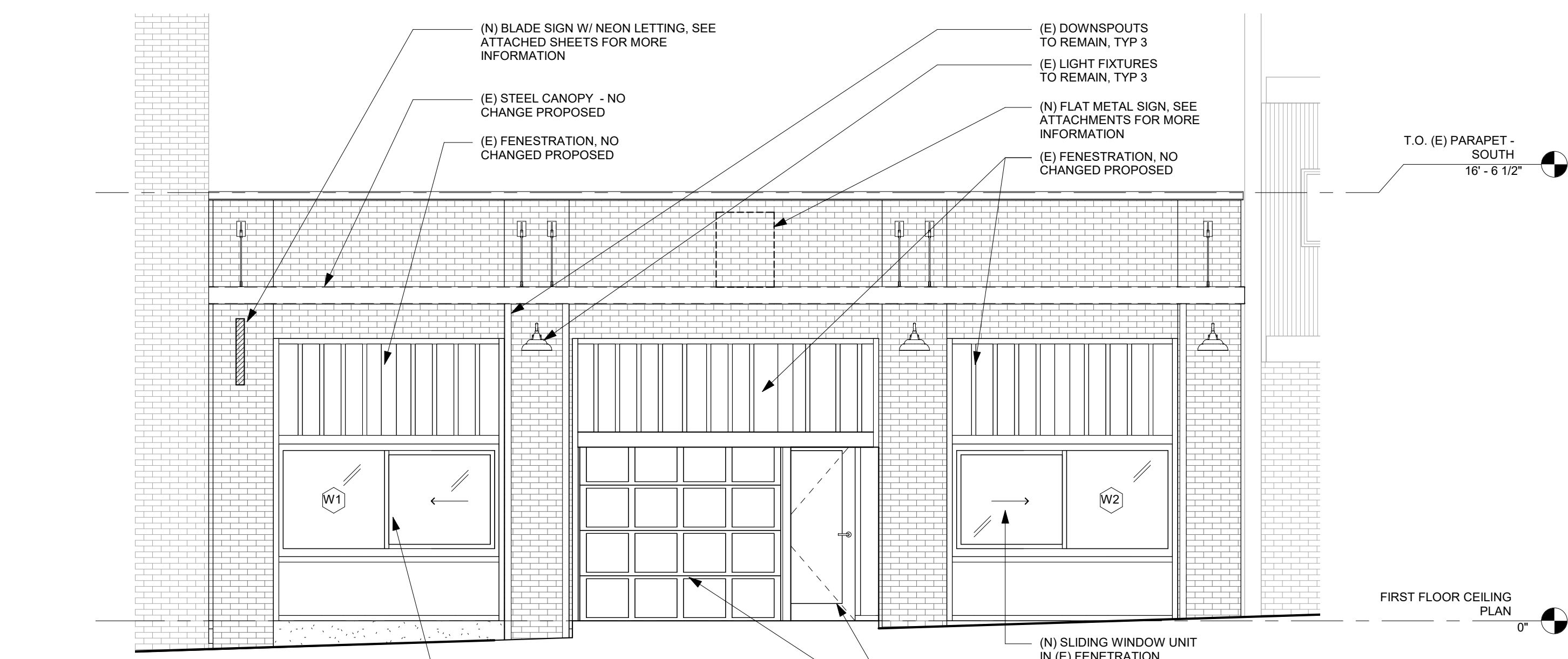
8 PARTIAL FLOOR PLAN - EXISTING
1/4" = 1'-0"



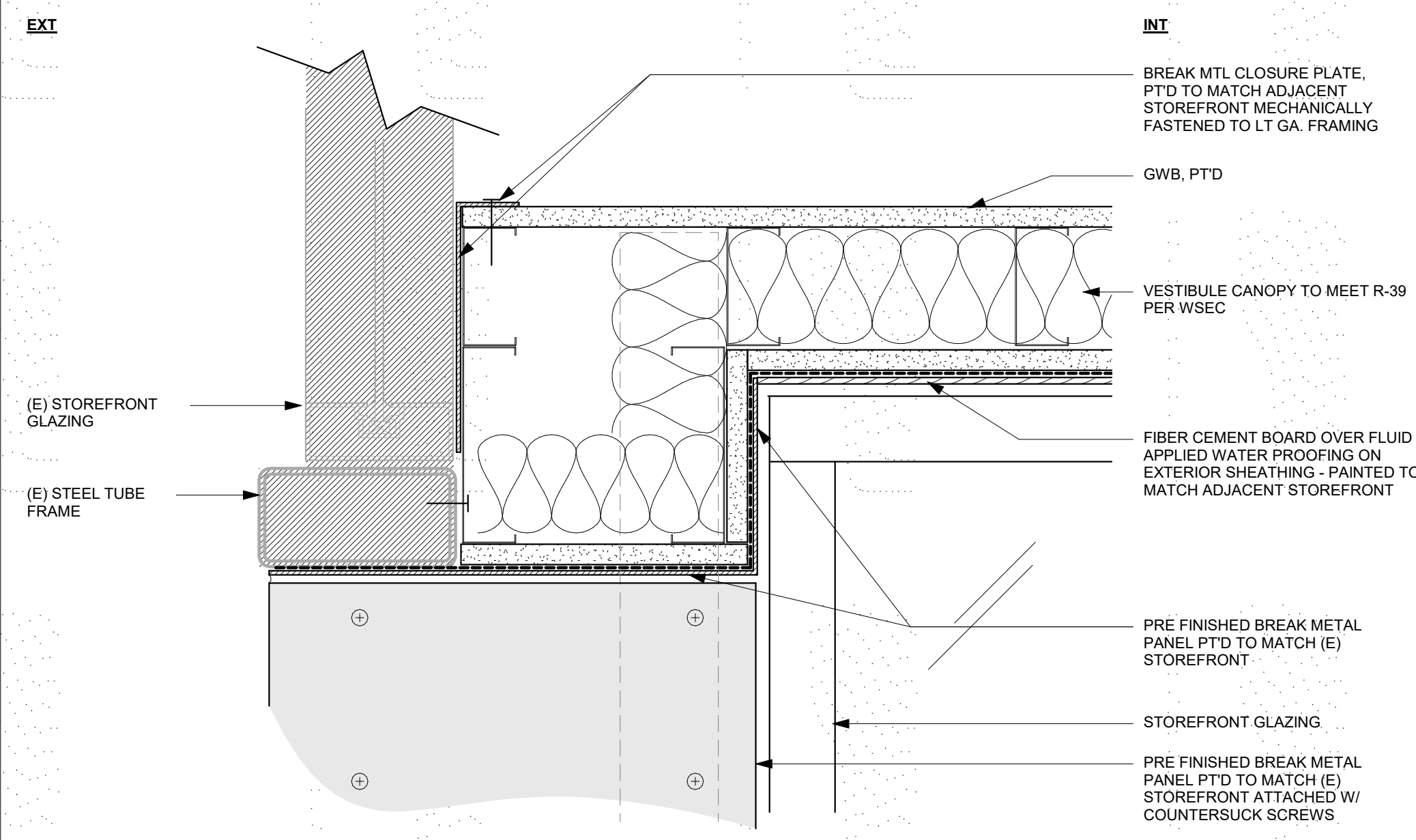
9 PARTIAL FLOOR PLAN - PROPOSED
1/4" = 1'-0"



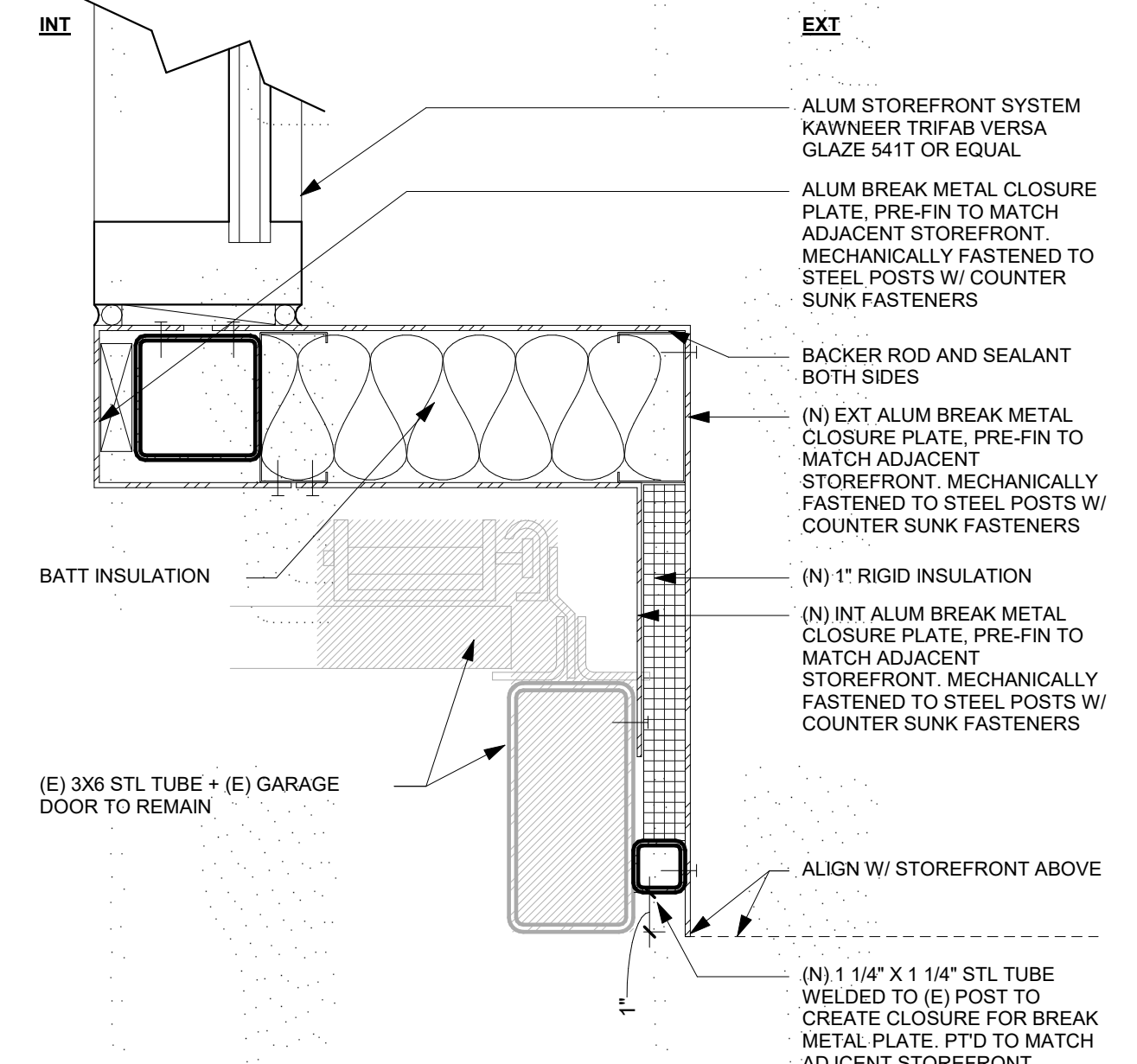
5 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



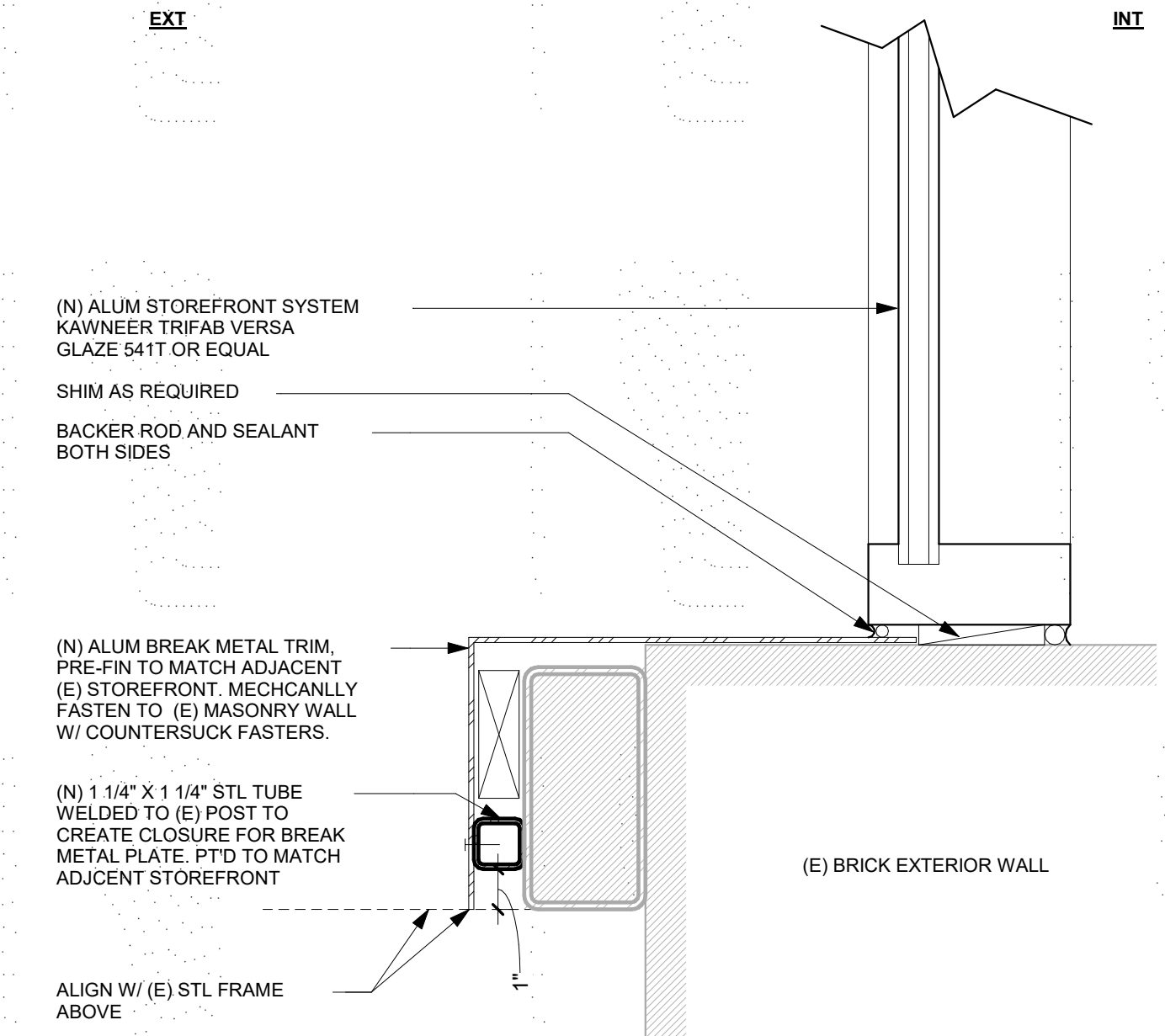
1 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



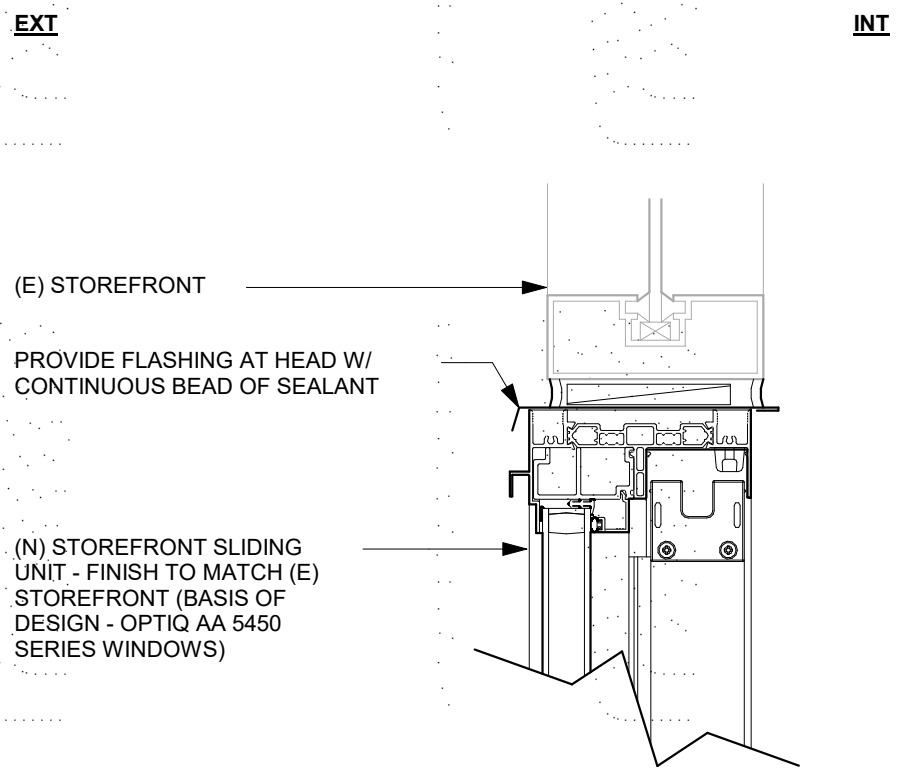
20 DETAIL - HEAD AT ALCOVE ENTRY
3" = 1'-0"



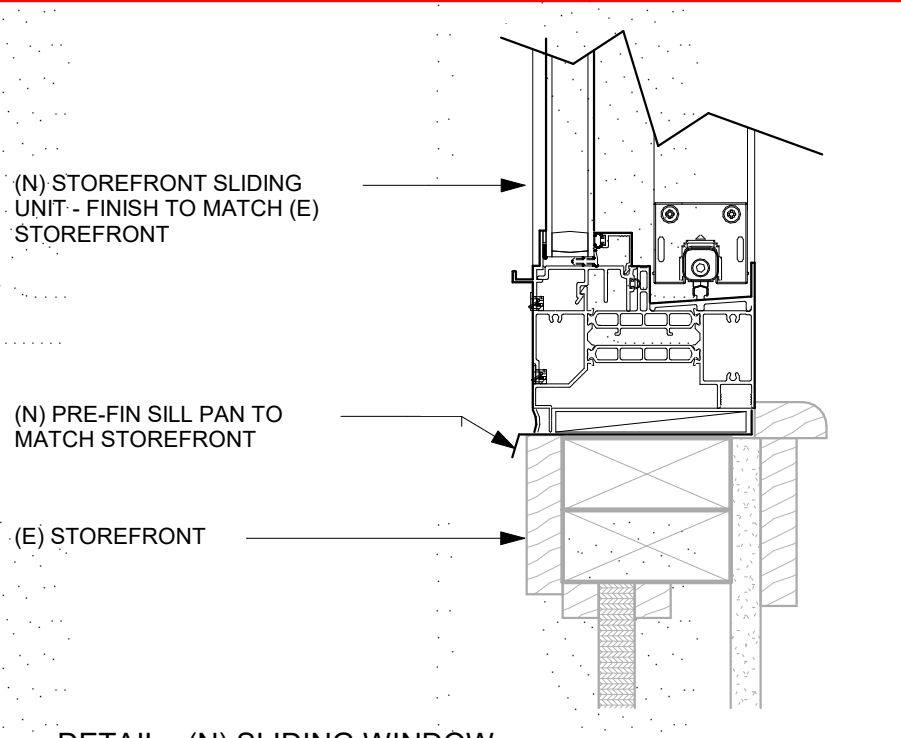
16 DETAIL - LEFT JAMB AT ALCOVE ENTRY
3" = 1'-0"



8 DETAIL - RIGHT JAMB AT ALCOVE ENTRY
3" = 1'-0"



SEE LAST SHEET IN DOCUMENT FOR EXISTING STOREFRONT INFORMATION



3 DETAIL - (N) SLIDING WINDOW HEAD/SILL
3" = 1'-0"

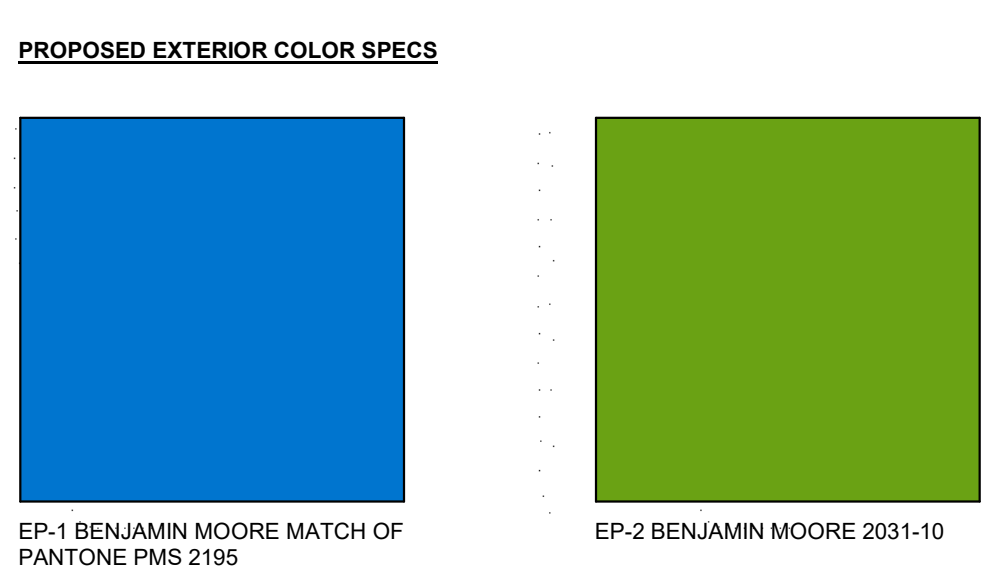


*PERMIT SET
MALLET PROJECT # 22014

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FREMONT BREWING - COLUMBIA CITY
3808 S EDMUNDS ST, SEATTLE WA 98118



SEE ATTACHED SIGNAGE SHEETS FOR MORE INFORMATION



5 SOUTH ELEVATION - PROPOSED COLOR SCHEME
1/4" = 1'-0"

PROJECT TEAM

SDCI PERMIT NUMBER # 6930829-CN
FOR BUILDING DEPT. USE ONLY

ISSUE DATE: 02/21/2023

REV: DATE:

DETAILS + FINISHES

A6.50-P

SIGNAGE INFORMATION



SIGN 1



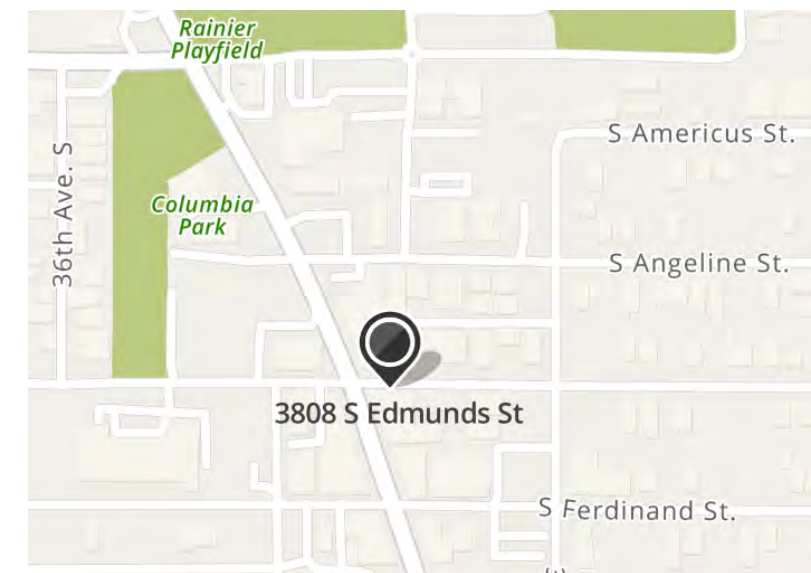
SITE PLAN
SCALE NTS

SITE ADDRESS

FREMONT BREWING
3808 SOUTH EDMUNDS ST
SEATTLE WA 98118

PROJECT SCOPE

SIGN 1
D/F ILLUM BLADE SIGN



VICINITY MAP
SCALE NTS



2902 4TH AVE SOUTH
SEATTLE WA 98134
206.682.7738
WESTERNNEON.COM

FREMONT BREWING COLUMBIA CITY – SIGN PACKAGE

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DRAWN: MARC L	DATE 07.17.23	JOB NO. 16282 Fremont Brewing Columbia City
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE PROJECT SITE SCOPE
DRAWING NO. SITE-01		VER. 1



SOUTH ELEVATION
SCALE 3/16" = 1'






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FREMONT BREWING COLUMBIA CITY – SIGN PACKAGE

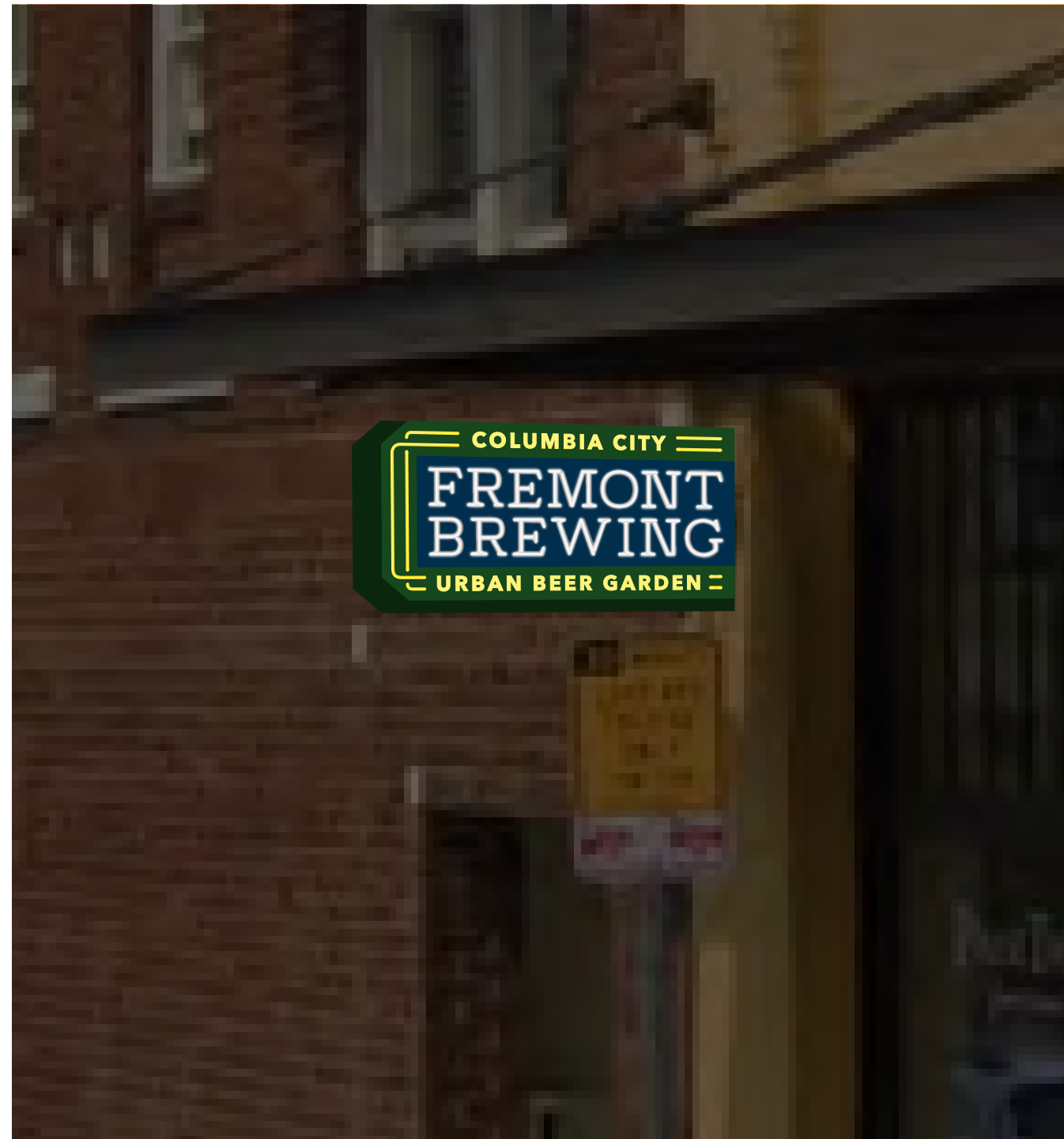
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DRAWN: BLAZEK F (ML)	DATE 07.17.23	JOB NO. 16282 Fremont Brewing Columbia City
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE ELEVATION
  		DRAWING NO. ELEV-02
		VER. 1.1



STOREFRONT PHOTO SHOWING PROPOSED SIGN 1
SCALE NTS



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FREMONT BREWING COLUMBIA CITY – SIGN PACKAGE

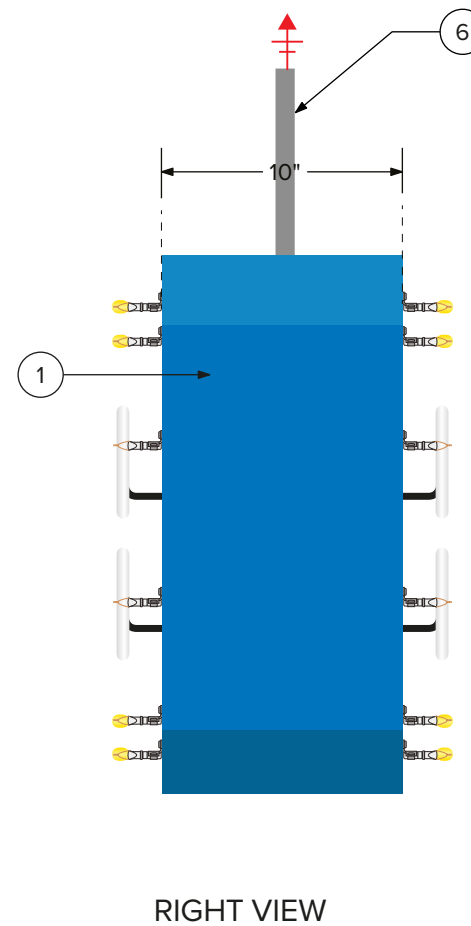
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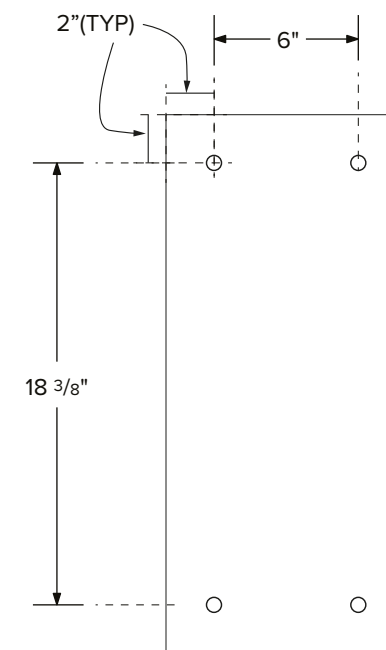
DRAWN: BLAZEK F (ML)	DATE 07.17.23	JOB NO. 16282 Fremont Brewing Columbia City
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE ELEVATION
DRAWING NO. ELEV-01		VER. 1.2



FRONT VIEW
SCALE 1 1/2" = 1'



RIGHT VIEW
SCALE 1 1/2" = 1'



MOUNTING FOOTPRINT
SCALE 1 1/2" = 1'

- 1 10" DEEP FABRICATED ALUMINUM SIGN CABINET. PAINT BLUE TO MATCH PANTONE 2195C. HOUSES ALL POWER SUPPLIES AND WIRING. MOUNT FLUSH TO WALL WITH QTY (4) MECHANICAL FASTENERS (SEE DETAIL NEXT PAGE).
- 2 GREEN IS CUT VINYL APPLIED TO PAINTED CABINET. VINYL COLOR: 3M GERBER APPLE GREEN 220-196
- 3 10MM 6500K WHITE NEON OVER WHITE VINYL LETTERING APPLIED TO CABINET.

- 4 10MM YELLOW NEON. MOUNTED TO CABINET ON GLASS SUPPORTS. PAINT SUPPORTS GREEN TO MATCH VINYL COLOR.
- 5 "COLUMBIA CITY" IS CLEAR ACRYLIC PUSH-THRU LETTERING (1/2" MATERIAL, 5/16" EDGE REVEAL) WITH YELLOW TRANSLUCENT VINYL APPLIED TO FACES. BACK-LIT WITH 6500K WHITE LEDS. VINYL COLOR: 3M GERBER YELLOW 230-015 (MATCHES PANTONE 116C)
- 6 120V/20A DEDICATED SIGN CIRCUIT IN CONDUIT TO WITHIN 6FT OF SIGN PROVIDED BY CLIENT. WN TO

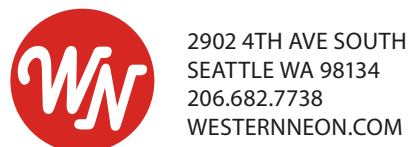
COLORS:



OPTION
C

SIGN 1: D/F ILLUMINATED BLADE SIGN

MANUFACTURE & INSTALL ONE (1) D/F ILLUM BLADE SIGN



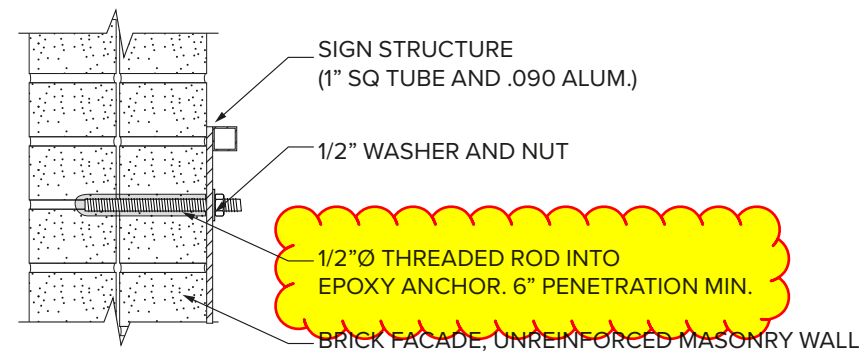
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DRAWN: BLAZEK F (ML)	DATE 07.17.23	JOB NO. 16282 Fremont Brewing Columbia City
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE D/F ILLUM BLADE SIGN
DRAWING NO. SIGN-01		VER. 1.2

EPOXY ANCHOR OPTION



ATTACHMENT DETAIL (TYP)
SCALE 1 1/2" = 1'

SIGN 1: BUILD/ATTACHMENT DETAILS



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FREMONT BREWING COLUMBIA CITY – SIGN PACKAGE

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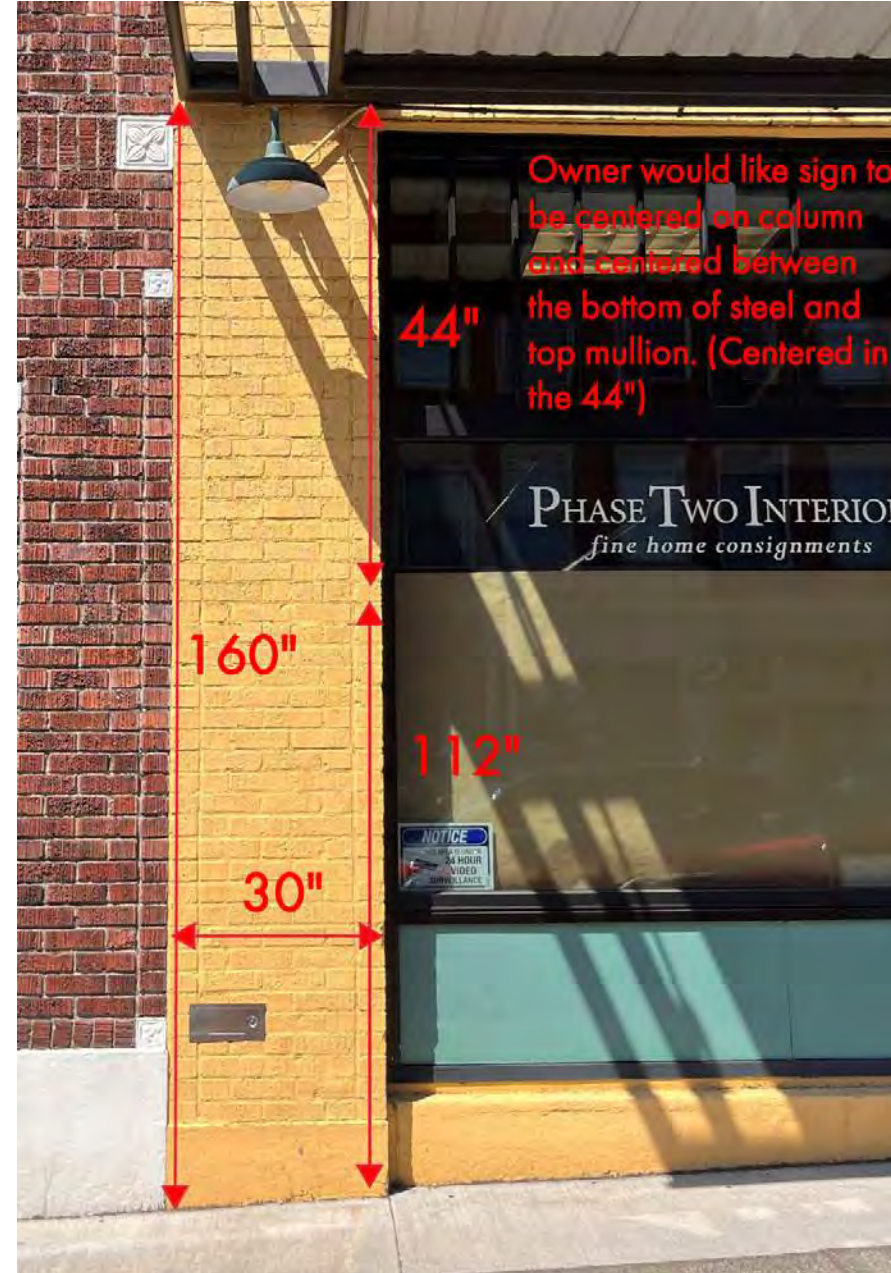


DRAWN: BLAZEK F (ML)	DATE 07.17.23	JOB NO. 16282 Fremont Brewing Columbia City
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE D/F ILUM BLADE SIGN
DRAWING NO. SIGN-01		VER. 1.2
		PAGE 5



WALL ASSEMBLY:
BRICK FACE, UNREINFORCED MASONRY BEHIND

CENTER SIGN WITHIN 44" SPACE FROM
BOTTOM OF CANOPY TO TOP OF
WINDOW MULLION.



SITE SURVEY INFORMATION



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SEATTLE WA 98134
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DRAWN: MARC L	DATE 07.17.23	JOB NO. 16282 Fremont Brewing Columbia City
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE ELEVATION
DRAWING NO. SURV-01		VER. 1



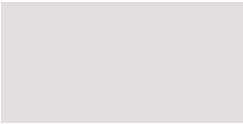
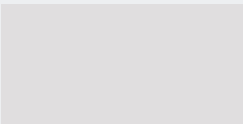


WINDOW+DOOR PRODUCT INFORMATION

KAWNEER ANODIZED FINISHES

FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



STOREFRONT GLAZING

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts

ARCHITECT

ADD Inc., Cambridge, Massachusetts

GLAZING CONTRACTOR

Ipswich Bay Glass Company, Inc., Rowley, Massachusetts

PHOTOGRAPHER

© Gordon Schenck, Jr.

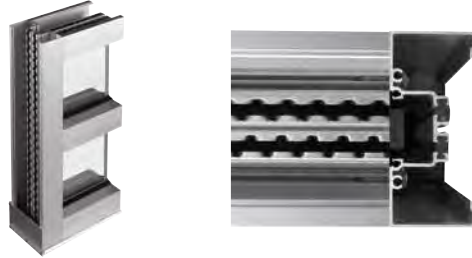
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

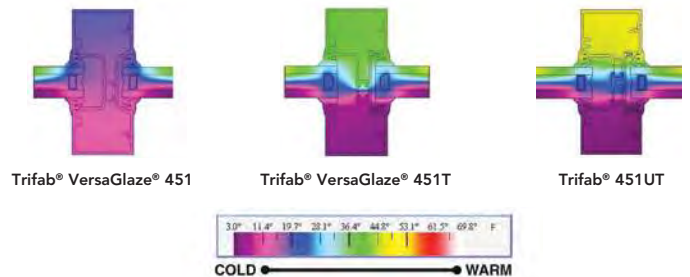
Kawneer's IsoLock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual IsoLock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual IsoLock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

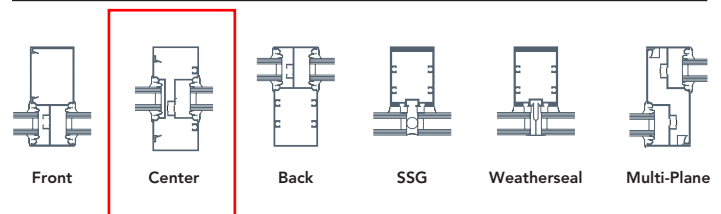
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



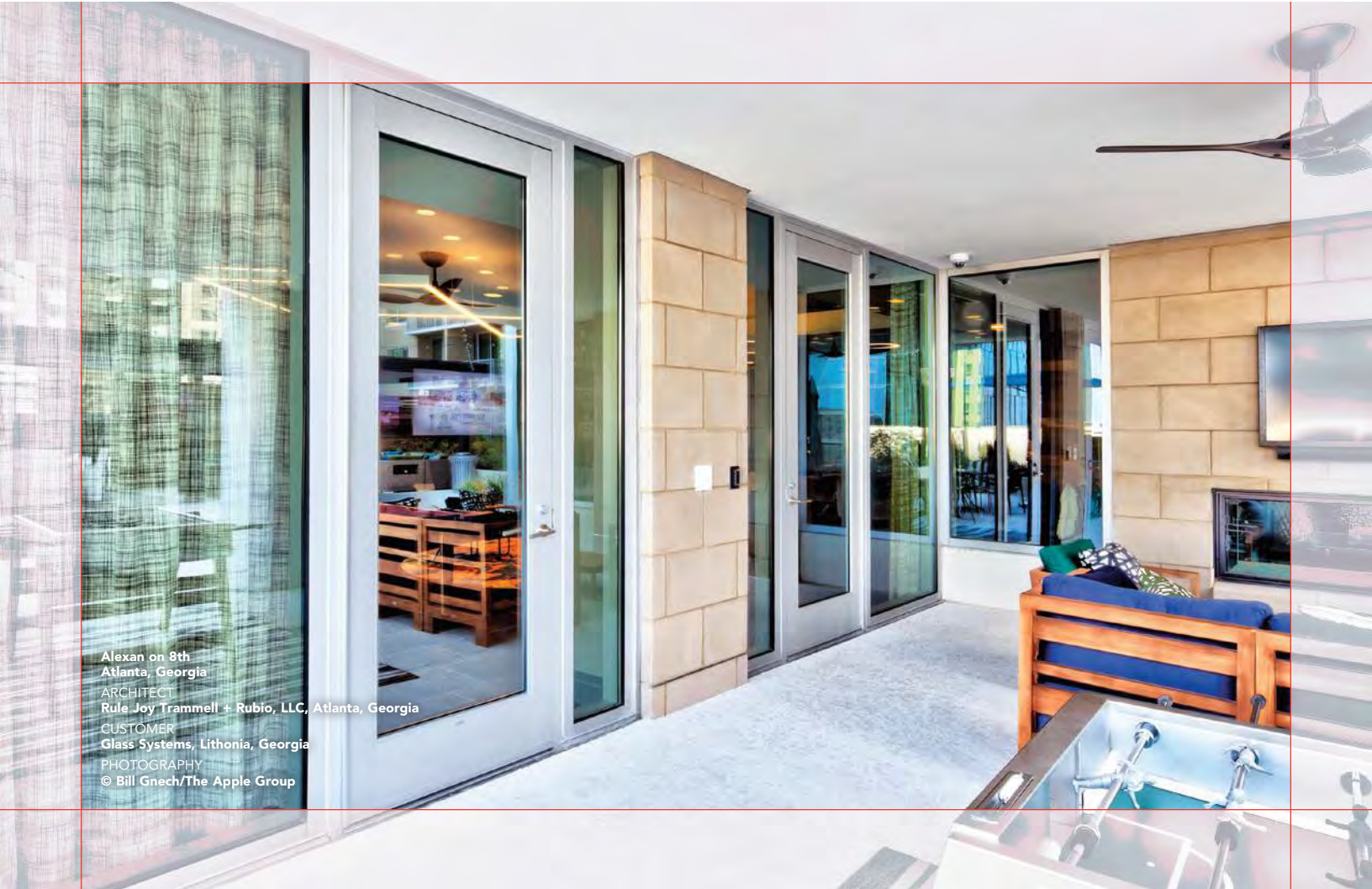
PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



A New Kind of Thermal Roadblock

STOREFRONT DOOR



Alexan on 8th
Atlanta, Georgia
ARCHITECT
Rule Joy Trammell + Rubio, LLC, Atlanta, Georgia
CUSTOMER
Glass Systems, Lithonia, Georgia
PHOTOGRAPHY
© Bill Gnech/The Apple Group

As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

PERFORMANCE

The door frame jambs and transom bar/door header tout a dual perimeter weather seal featuring Kawneer's Sealair bulb weathering. Also featured is triple-finned, soft pile weather-stripping that minimizes airflow around the perimeter edge of the door. At the bottom of the door, the combination of a thermally broken threshold and dual bottom door sweeps minimizes air infiltration. All of this adds up to a superior thermal roadblock that provides improved comfort and savings in heating and cooling costs.

AA™250/425 Thermal Entrances accommodate 1" insulating glass and insulating laminated glass to improve thermal and sound reduction performance. Laminated glass enhances STC and OITC (sound resistance) performance as well as improves occupant safety. Kawneer's thermal entrance doors have been tested and proven in accordance with North American performance standards for air, structural, sound transmission, condensation and thermal transmittance.

PERFORMANCE LEVELS

Air Infiltration	ASTM E283
Structural – uniform wind load	ASTM E330
Sound Transmission (STC, OITC)	ASTM E90, E1425
Condensation Resistance (CRF, I, CR)	AAMA 1503; CSA A440.2; NFRC 500
Thermal Transmittance – U-Factor	AAMA 1503, 507; NFRC 100

AESTHETICS

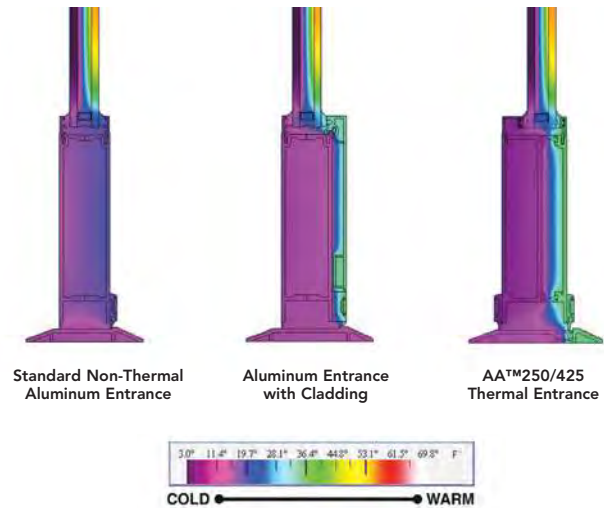
Breaking from tradition, Kawneer's AA™250/425 Thermal Entrances deliver a new aesthetic look with a 2-1/2" narrow stile and a 4-1/4" wide stile, respectively. To meet aesthetic and hardware application requirements, the entrances are also offered with a range of top and bottom rails.

	AA™250	AA™425
Stile widths	2-1/2" (63.5 mm)	4-1/4" (108 mm)
Top rail	2-1/2" (63.5 mm)	4-1/4" (108 mm)
Bottom rail	3-7/8" (98.4 mm)	6-1/2" (165.1 mm)

Horizontal mid-rails are available in 1-3/8" (34.9 mm) and 8-1/4" (209.6 mm) sizes. In addition, a 10" (254 mm) bottom rail option can be specified.

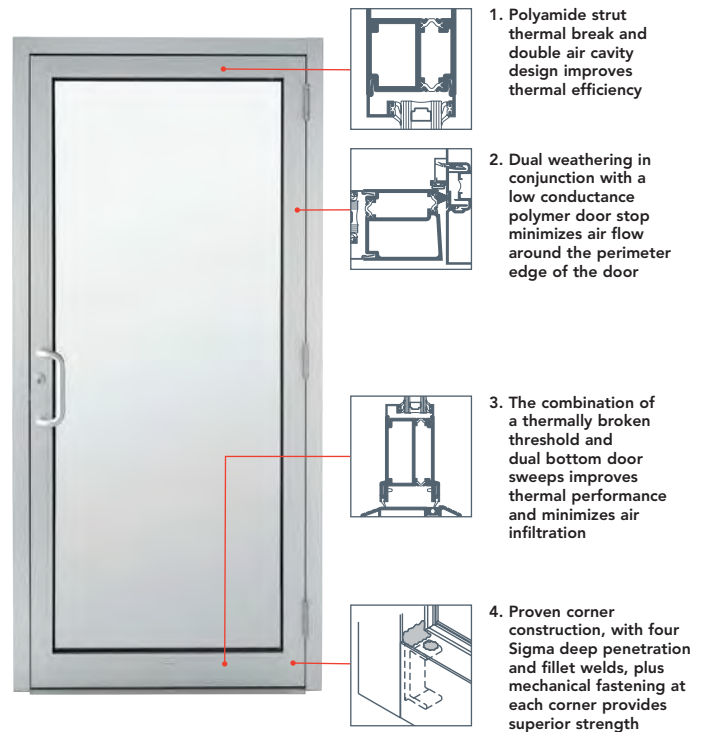
The 2-1/4" (57.2 mm) depth door uses a 14 mm polyamide strut thermal break that accommodates a dual finish as well as various combinations of hinging and locking hardware. These include offset pivots, butt hinges, continuous gear hinges, MS locking, concealed vertical rod exit devices and rim exit devices.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and color choices. Painted finishes, including fluoropolymer, that meet AAMA 2605 standards and solvent-free powder coatings that meet AAMA 2604 standards are available in a variety of color choices.



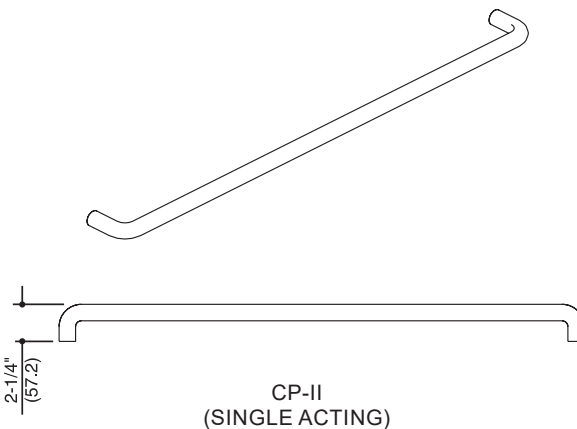
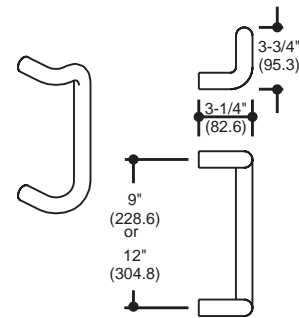
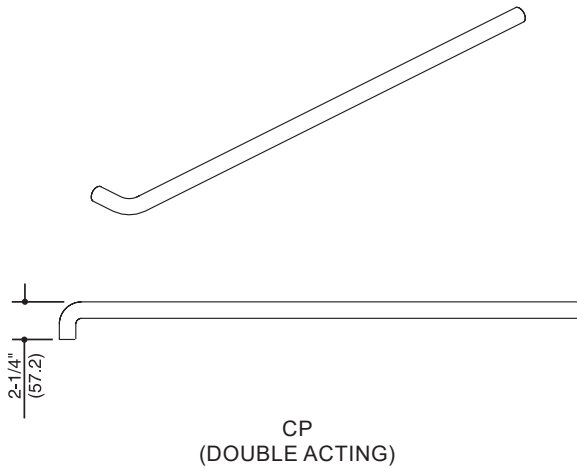
KAWNEER STANDARD "ARCHITECTS CLASSIC" HARDWARE

Description: Contemporary styled 1" (25.4) round bent bar is the basis for this hardware line. A 90 degree offset pull is available in two centerline dimensions: 9" (228.6) and 12" (304.8).

Application: For use with single or double acting doors.
A CP single bend push bar and a pull handle for single acting doors.
Two CP push bars or two pull handles mounted back to back for double acting doors.
Secure attachment is obtained by through the door mounting.

Finish: Hardware is available in:
#14 Clear anodize
#29 Black anodize
#40 Dark Bronze anodize
#44 Bronze - US10B oil rubbed
#45 Stainless Steel - US32 polished
#46 Stainless Steel - US32D dull
#47 Bright Brass (PVD) - US3

**EXTERIOR
PULL**



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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FIXED WINDOW	3-9
SINGLE HUNG WINDOW.....	10-19
DOUBLE HUNG WINDOW	20-30
HORIZONTAL SLIDING WINDOW	31-45
RECEPTORS	46
ANCHORS	47
PANNING	48
WIND LOAD / DEADLOAD CHARTS	49-55
THERMAL CHARTS	56-131

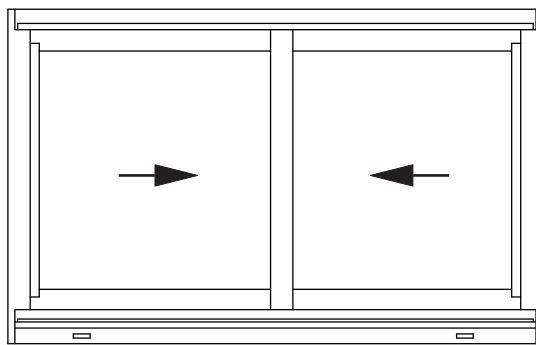
Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

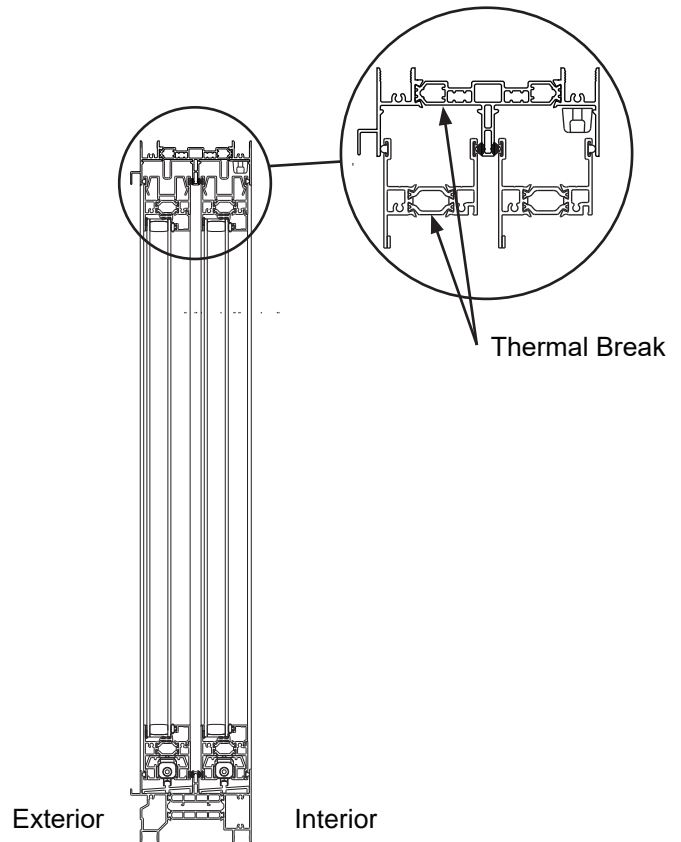
- m – meter
- cm – centimeter
- mm – millimeter
- s – second
- Pa – pascal
- MPa – megapascal

Standard Features

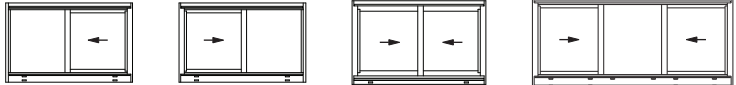
- High Performance Architectural Grade Window
- Tested to U.S. and Canadian Standards
- Polyamide Thermal Break
- Screw and Spline Frame Corner Joinery
- Factory Silicone Glazed
- Interior Applied Glazing Bead
- Architectural Anodized Finishes and Applied Coatings
- Interior and Exterior Dual Finish Options
- Two Year Manufacturer's Warranty



Horizontal Sliding Window



For specific product applications,
consult your Kawneer representative.

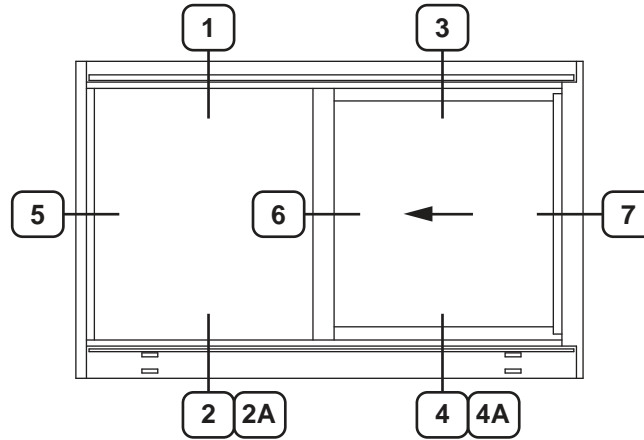
CLASS and GRADE	CLASS AW-PG40-HS (OX / XO / XOX), AW-PG50-HS (XX)
TESTING METHOD	AAMA / WDMA / CSA / 101 / I.S.2 / A440 (NAFS)
FRAME DEPTH	4-5/8" Overall Frame Depth
TYPICAL WALL THICKNESS	0.070" Nominal
TYPICAL MAXIMUM WINDOW SIZE	99" x 79" OX / XO / XX 120" x 79" XOX
TYPICAL MINIMUM WINDOW SIZE	36" x 24"
TYPICAL CONFIGURATIONS	
STANDARD INFILL OPTIONS	1" and 1-1/2"
STANDARD HARDWARE	White Bronze Sweep Locks Sash Stops Aluminum Sash Auto Lock (At XX Inactive Sash)
OPTIONAL HARDWARE	Aluminum Auto Locks
OTHER OPTIONS	Between the Glass Muntins Historic Beveled Exterior Glazed-in Muntins (1-1/2" max. overall thickness) Exterior and Interior Tape Applied Muntins Perimeters and Sills Exterior Pannings and Interior Trims 3 Piece Structural Mullions Male/Female vertically or horizontally stacked H-Mullion for vertical or horizontal stacking Strap Anchors

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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OX HORIZONTAL SLIDING WINDOW (Keyed to details on pages 34 and 35)



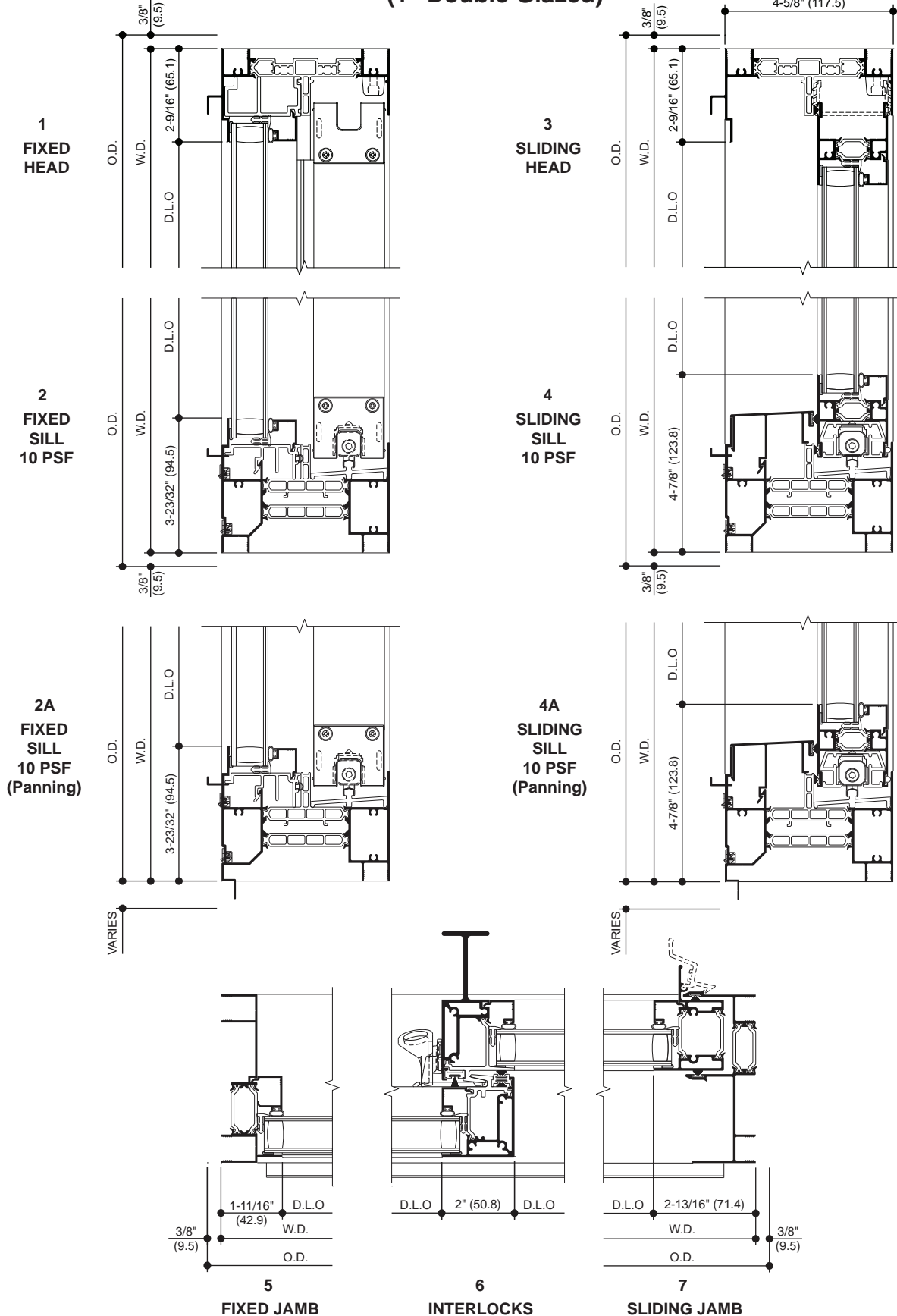
TYPICAL ELEVATION

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Additional information and CAD details are available at www.kawneer.com

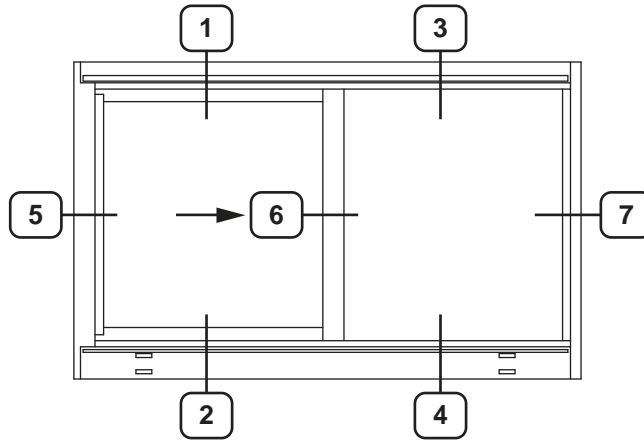
OX HORIZONTAL SLIDING WINDOW (1" Double Glazed)



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XO HORIZONTAL SLIDING WINDOW
(Keyed to details on pages 37 and 38)



TYPICAL ELEVATION

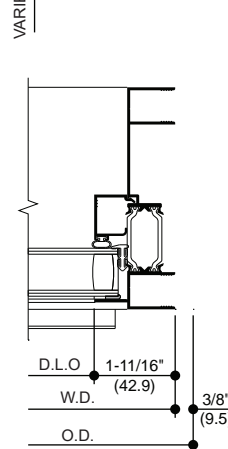
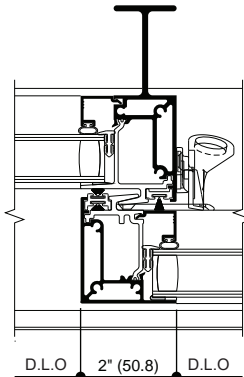
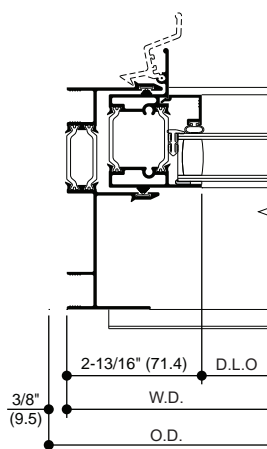
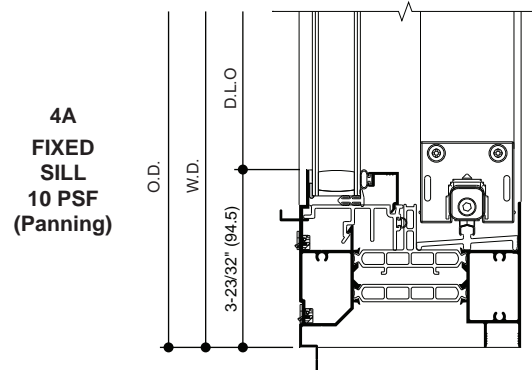
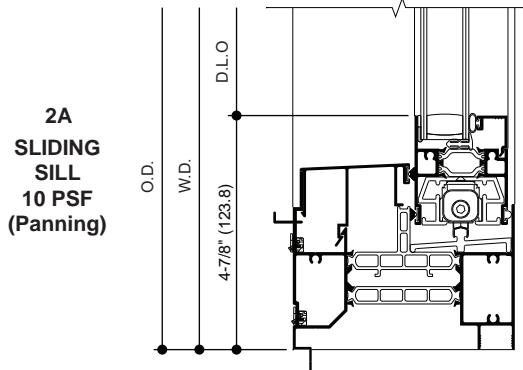
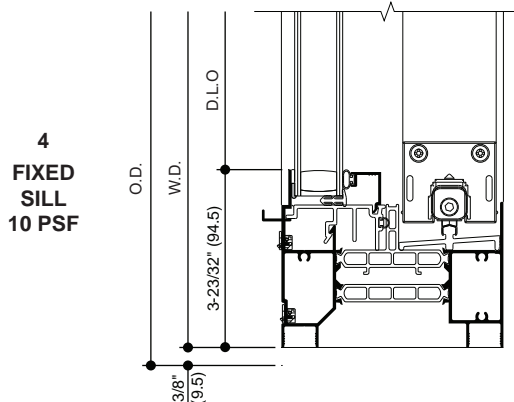
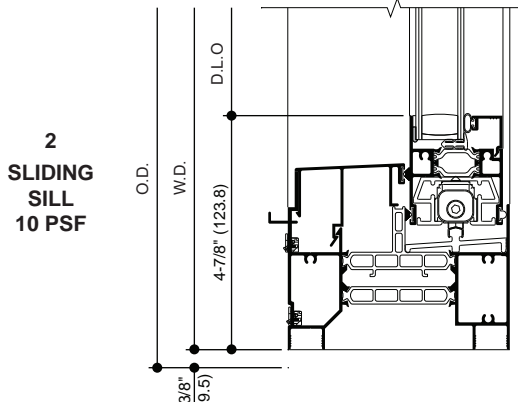
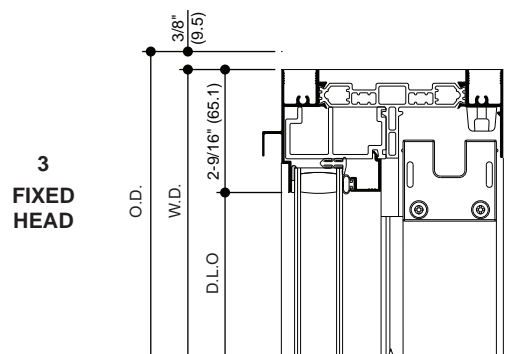
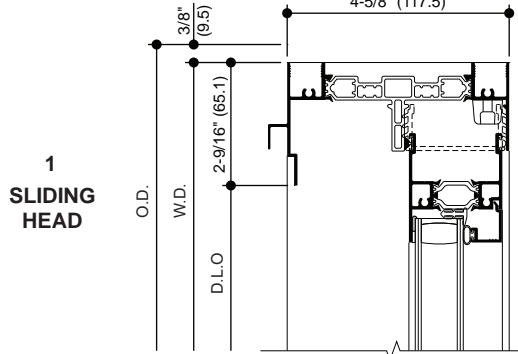
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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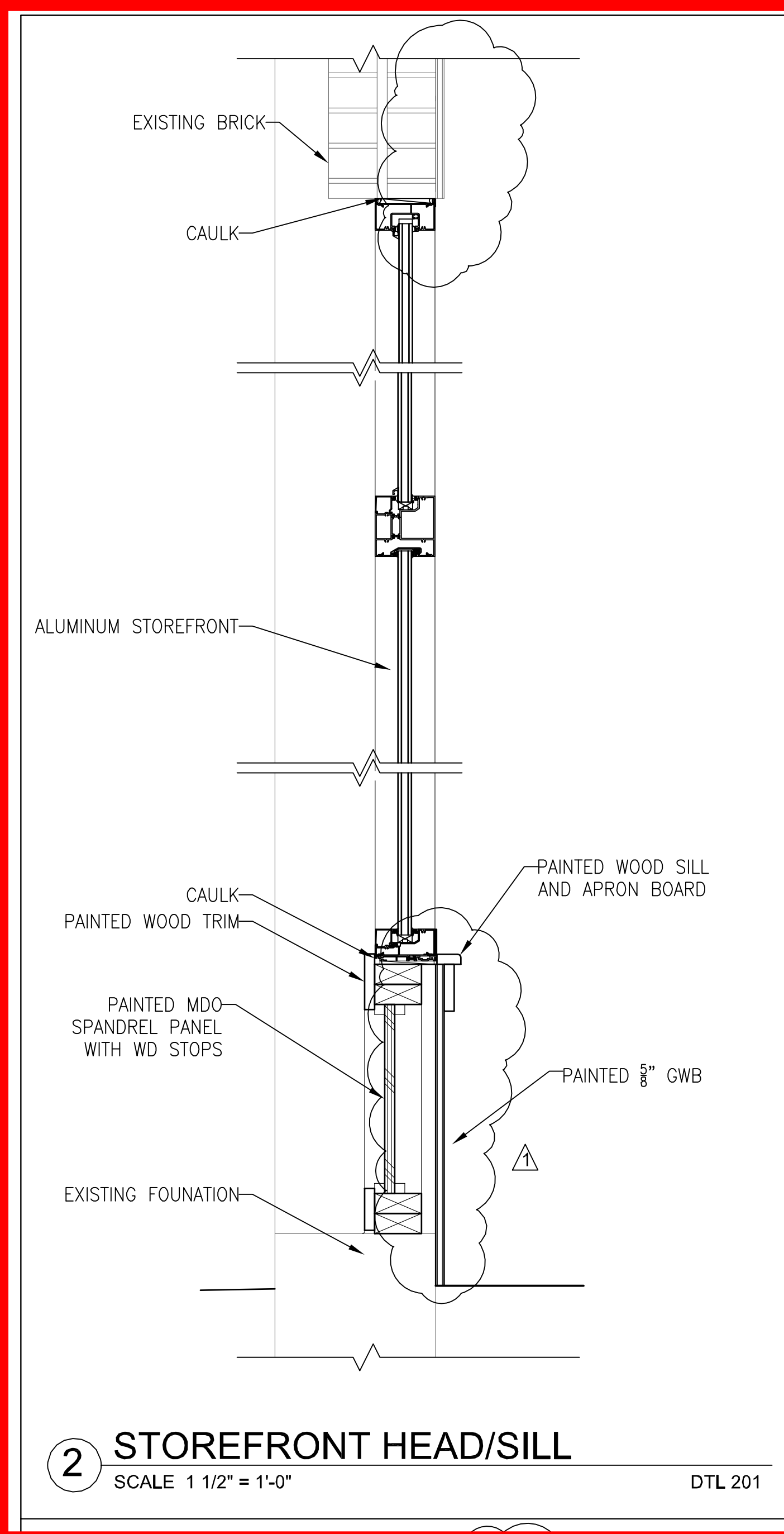
XO HORIZONTAL SLIDING WINDOW

(1" Double Glazed)

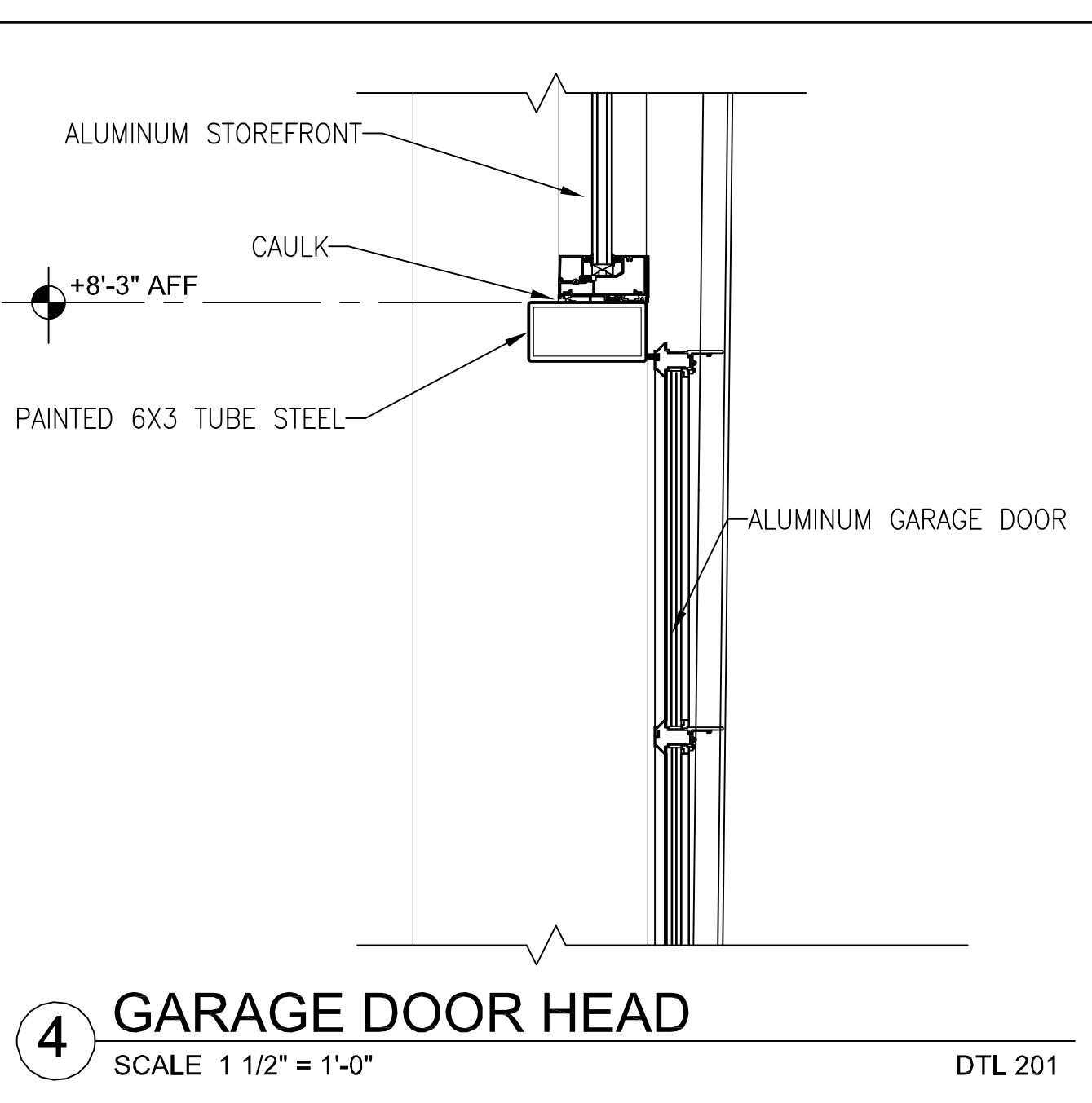


Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

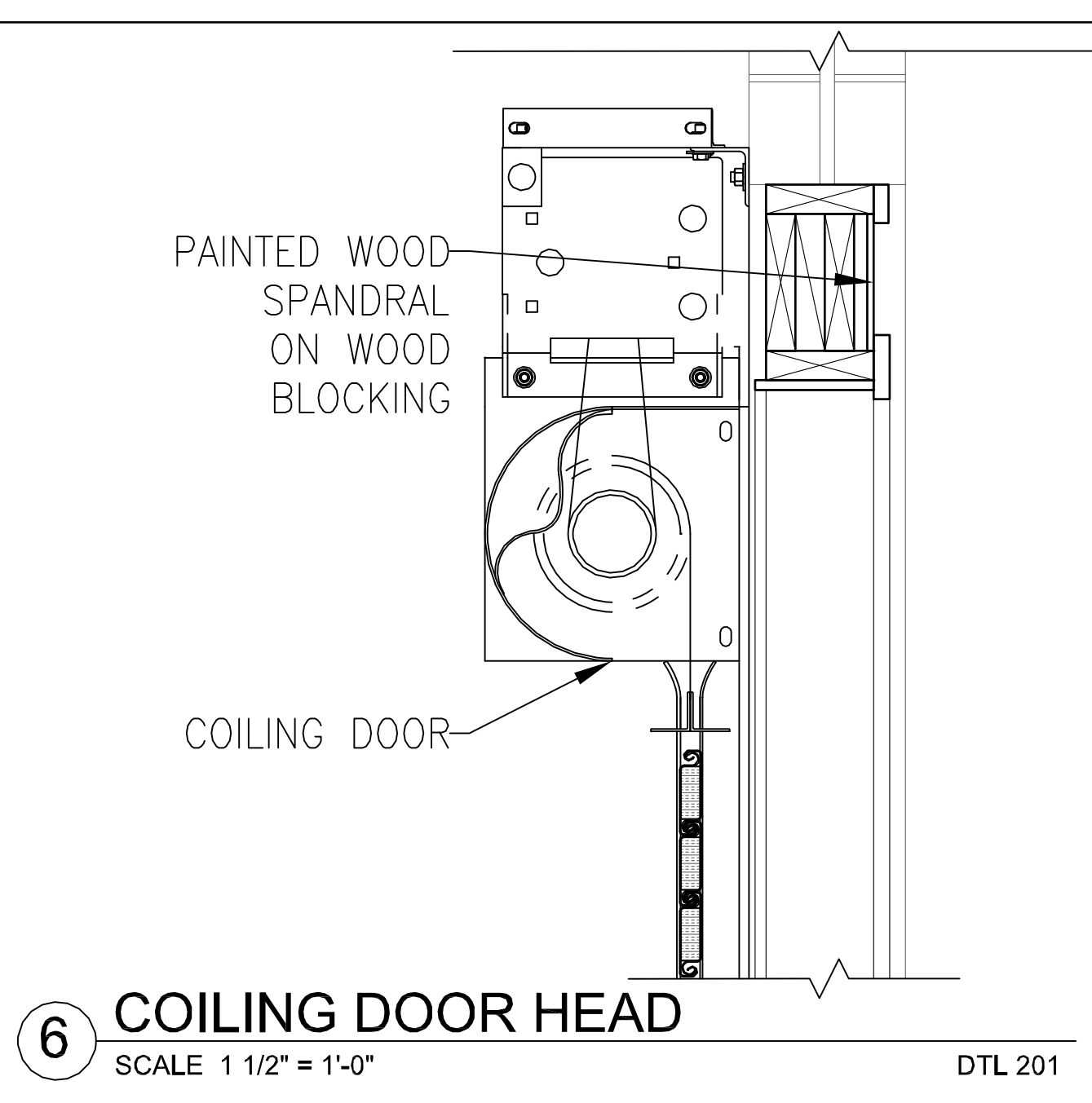
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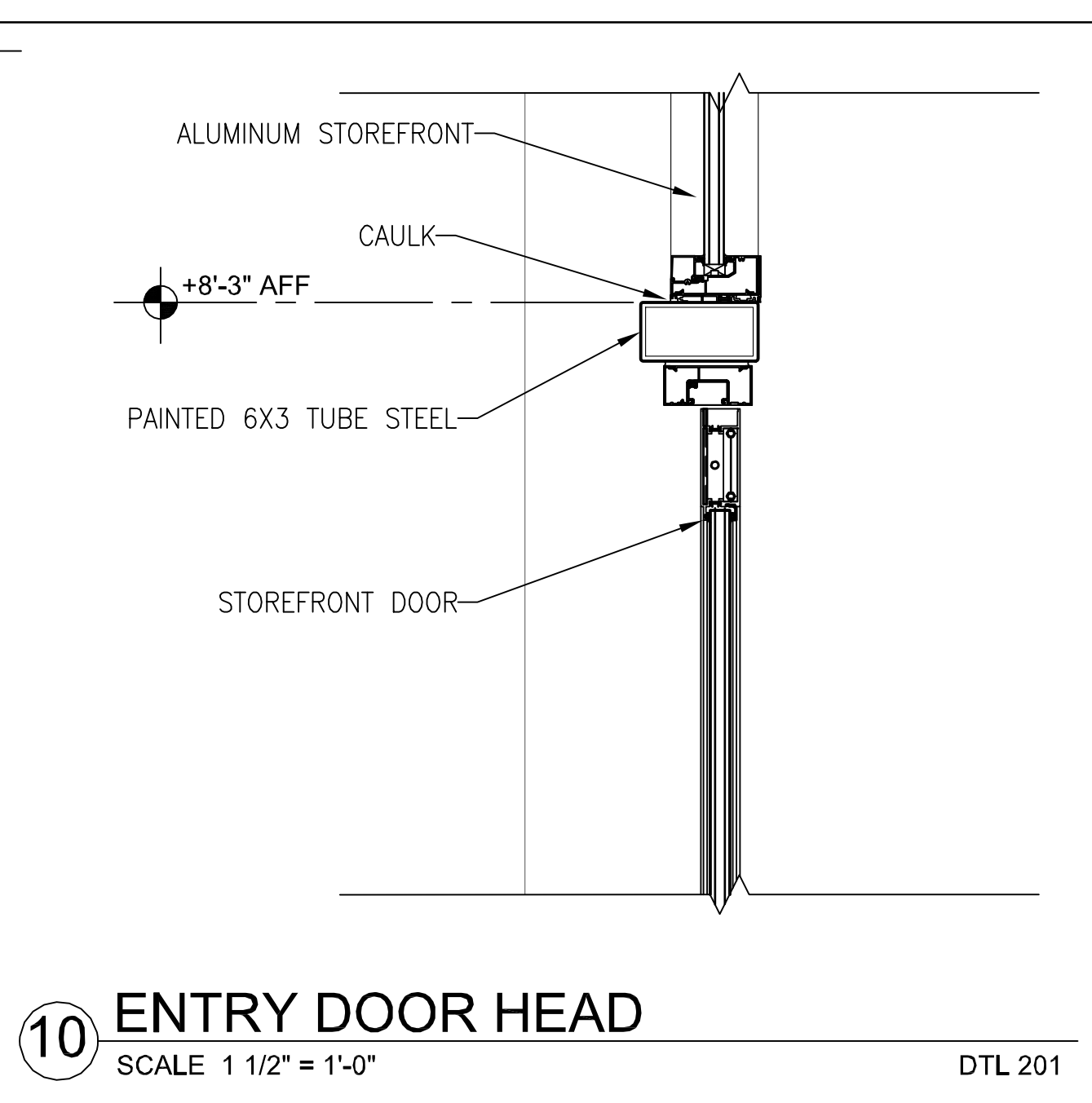
2 STOREFRONT HEAD/SILL
SCALE 1 1/2" = 1'-0" DTL 201



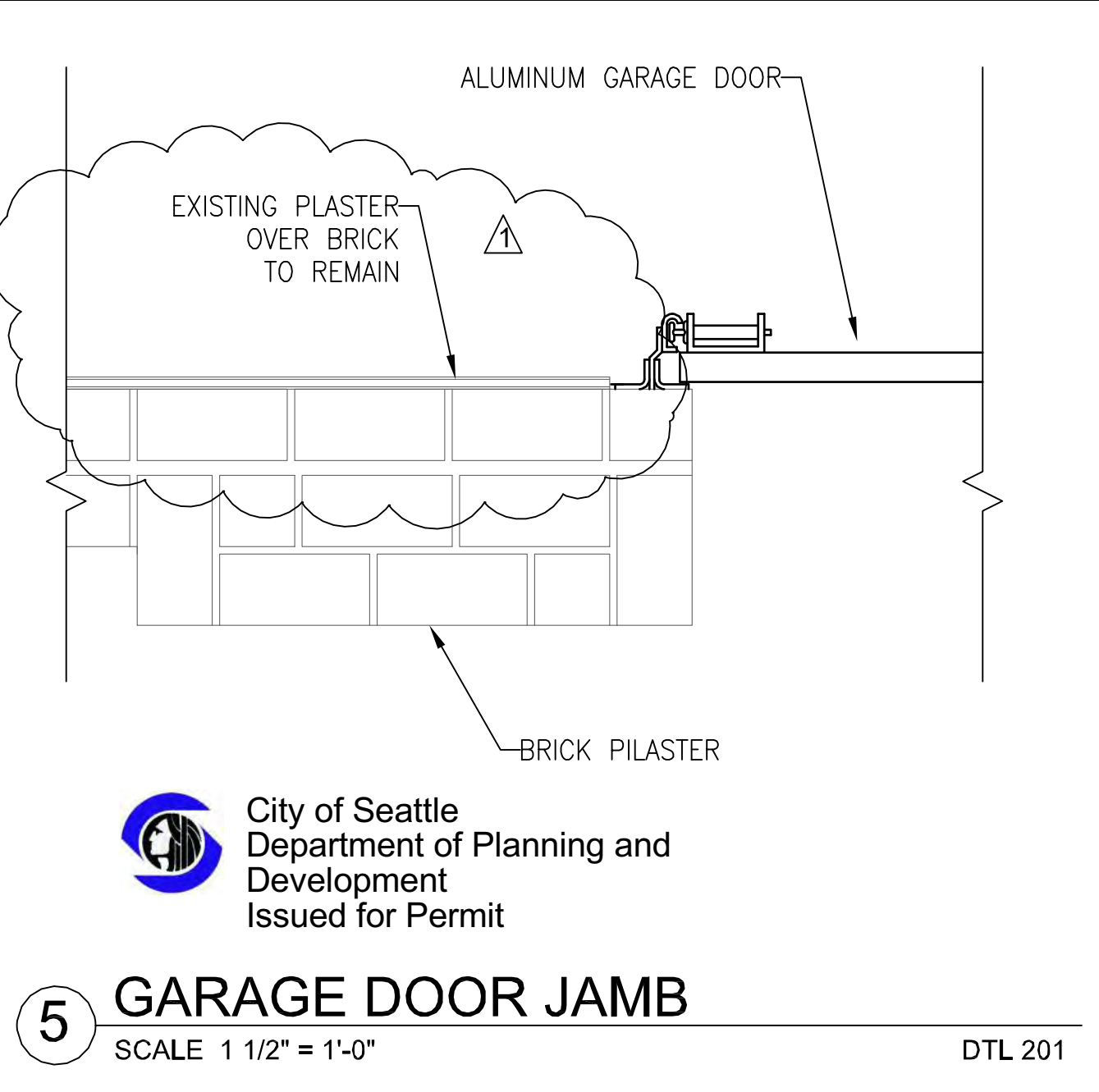
4 GARAGE DOOR HEAD
SCALE 1 1/2" = 1'-0" DTL 201



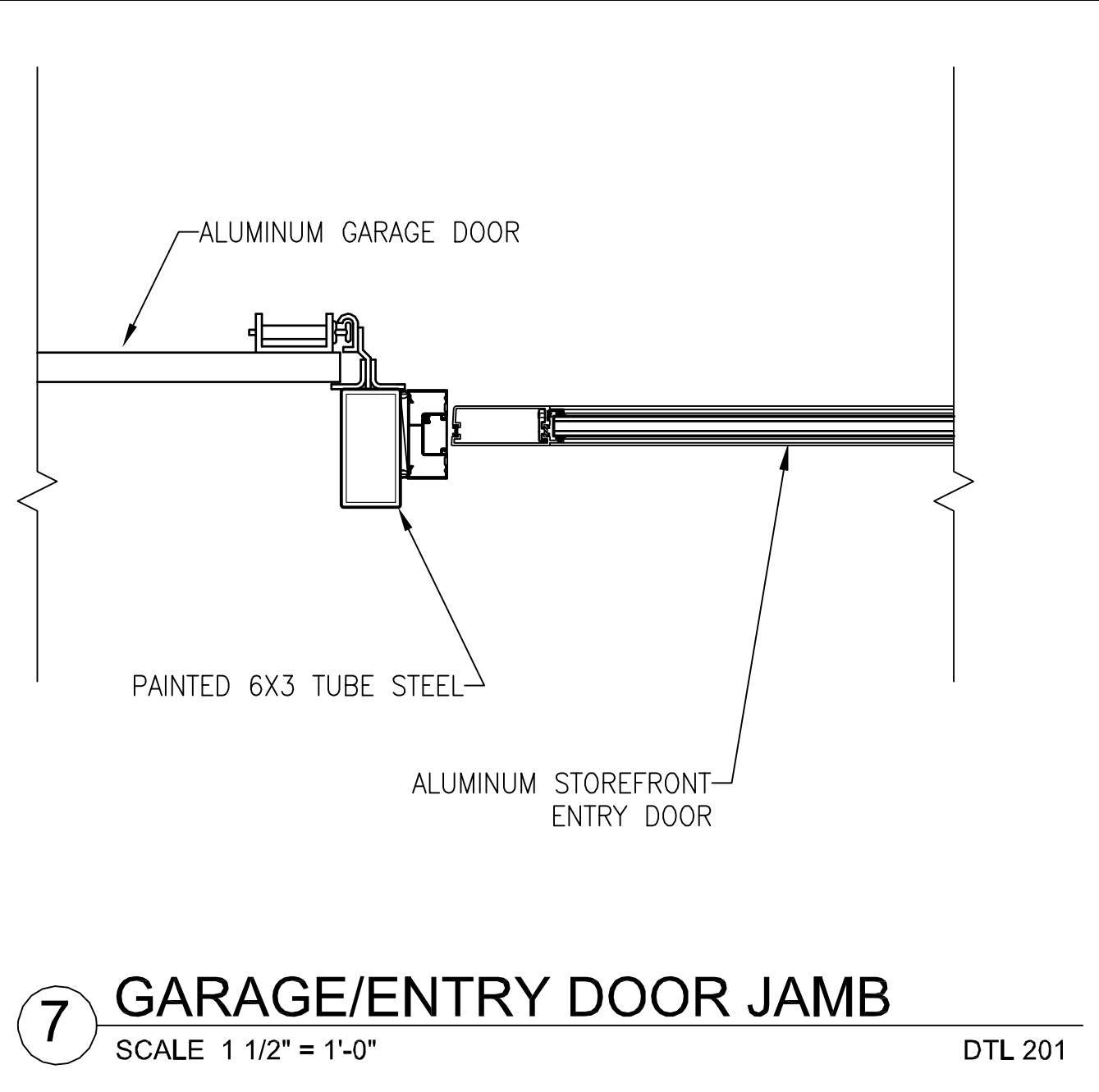
6 COILING DOOR HEAD
SCALE 1 1/2" = 1'-0" DTL 201



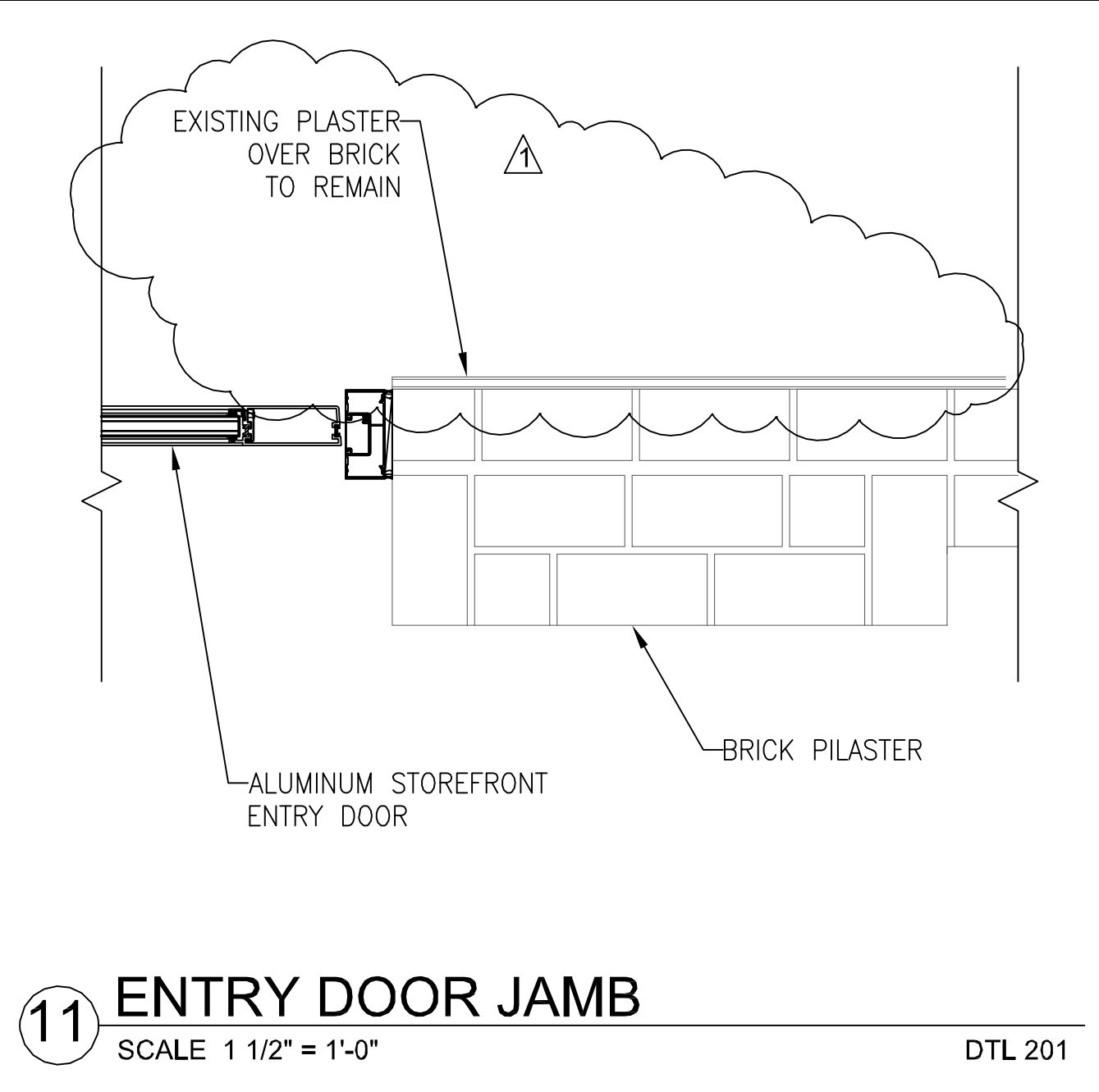
10 ENTRY DOOR HEAD
SCALE 1 1/2" = 1'-0" DTL 201



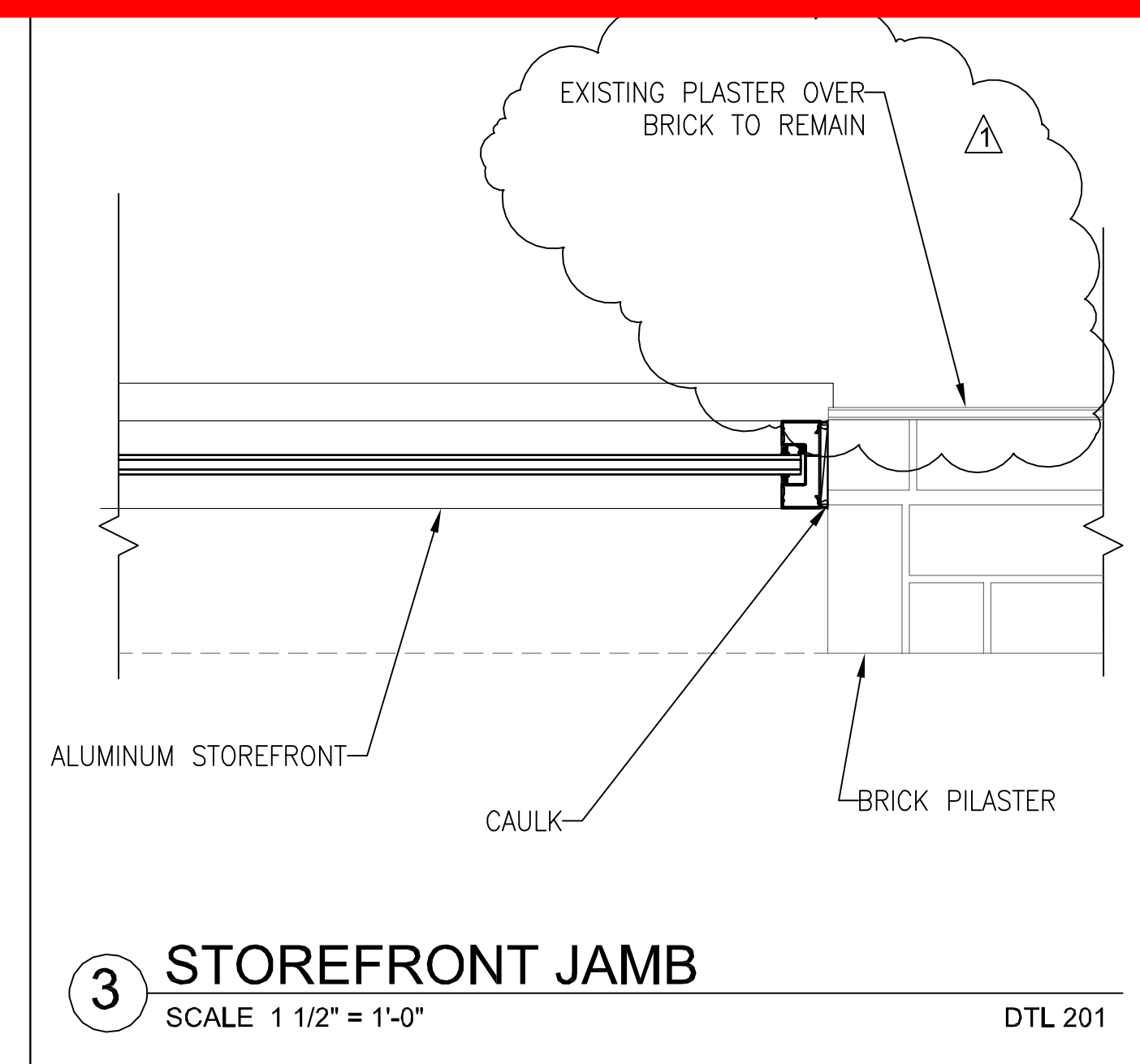
5 GARAGE DOOR JAMB
SCALE 1 1/2" = 1'-0" DTL 201



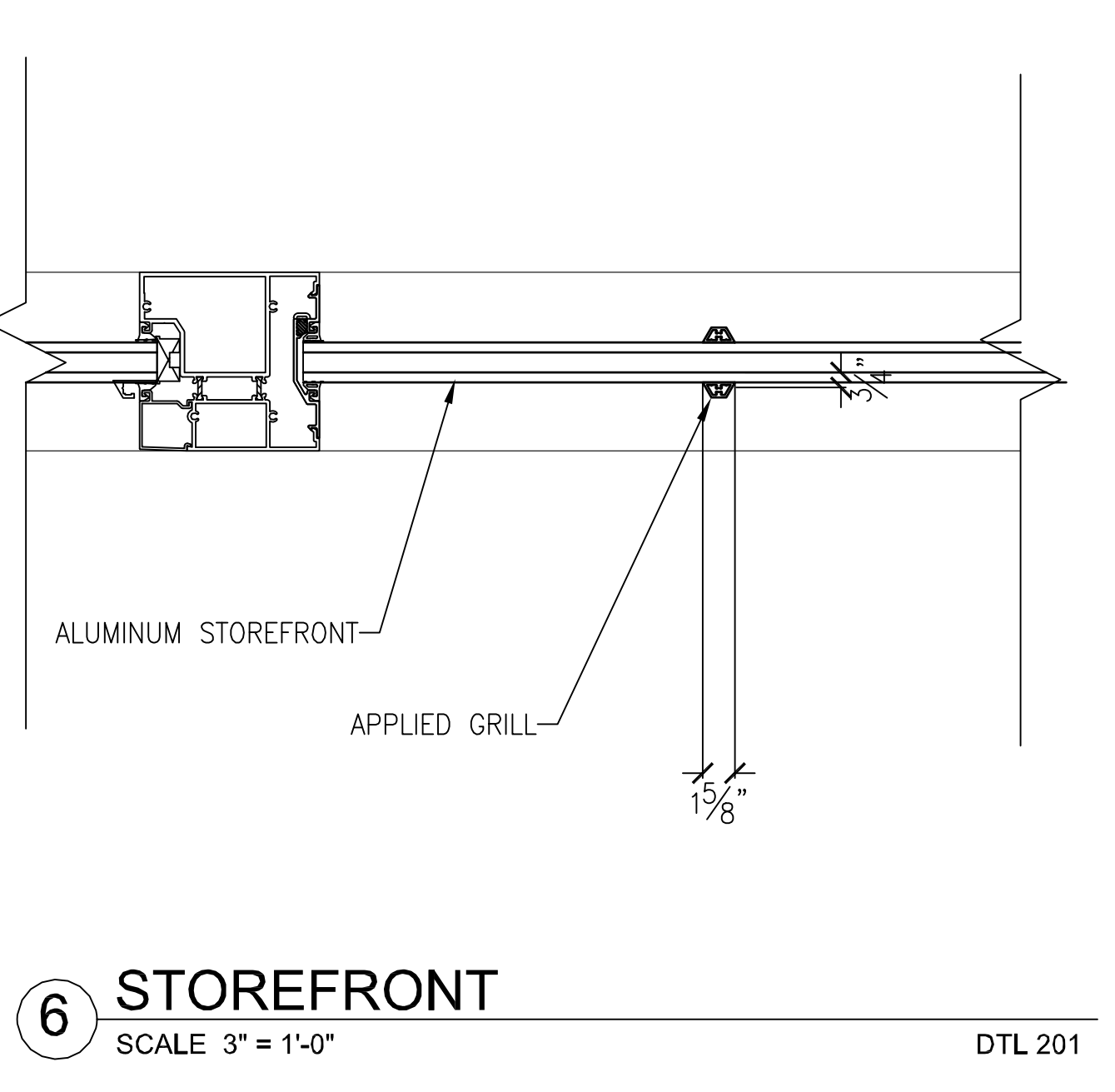
7 GARAGE/ENTRY DOOR JAMB
SCALE 1 1/2" = 1'-0" DTL 201



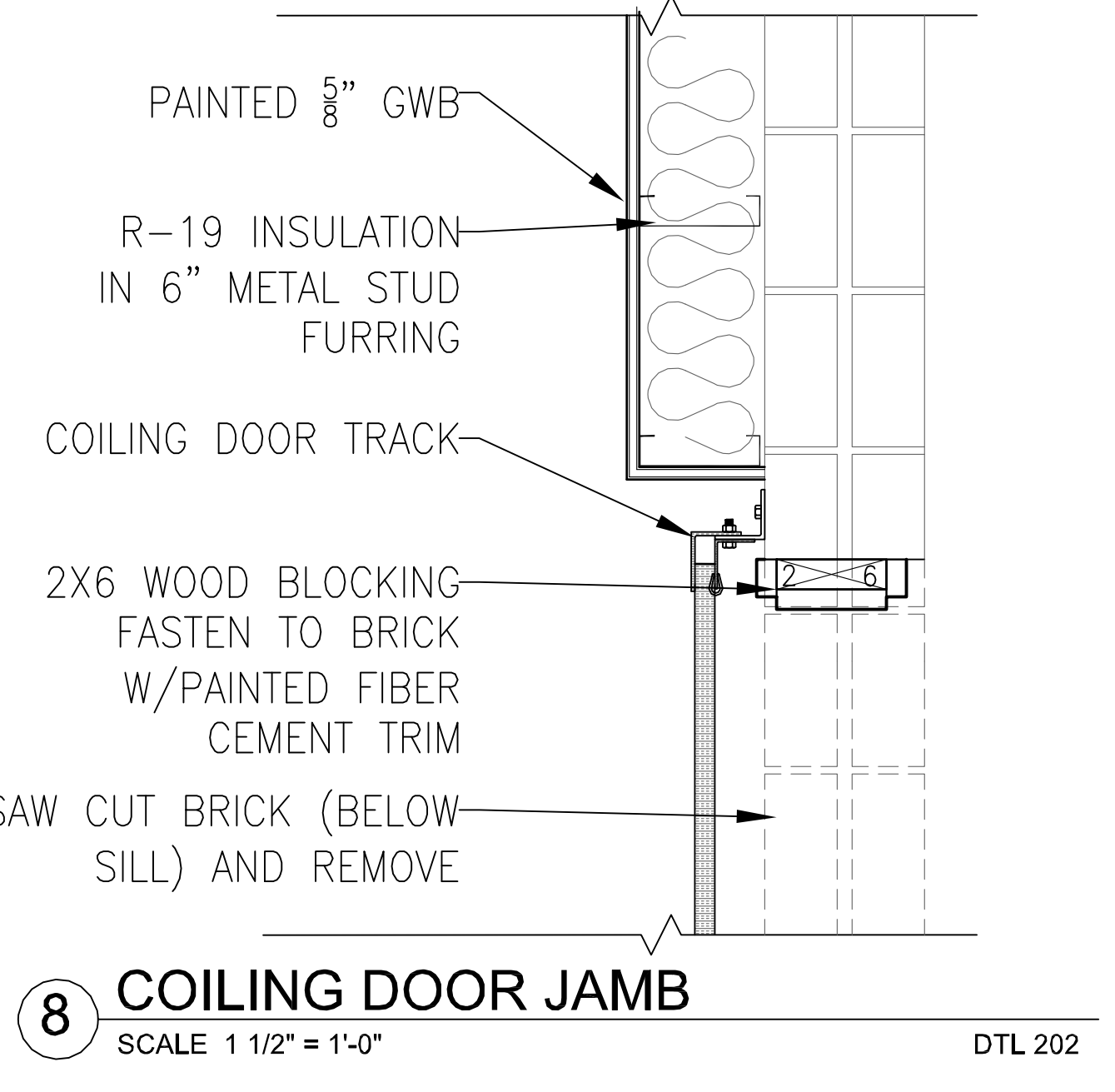
11 ENTRY DOOR JAMB
SCALE 1 1/2" = 1'-0" DTL 201



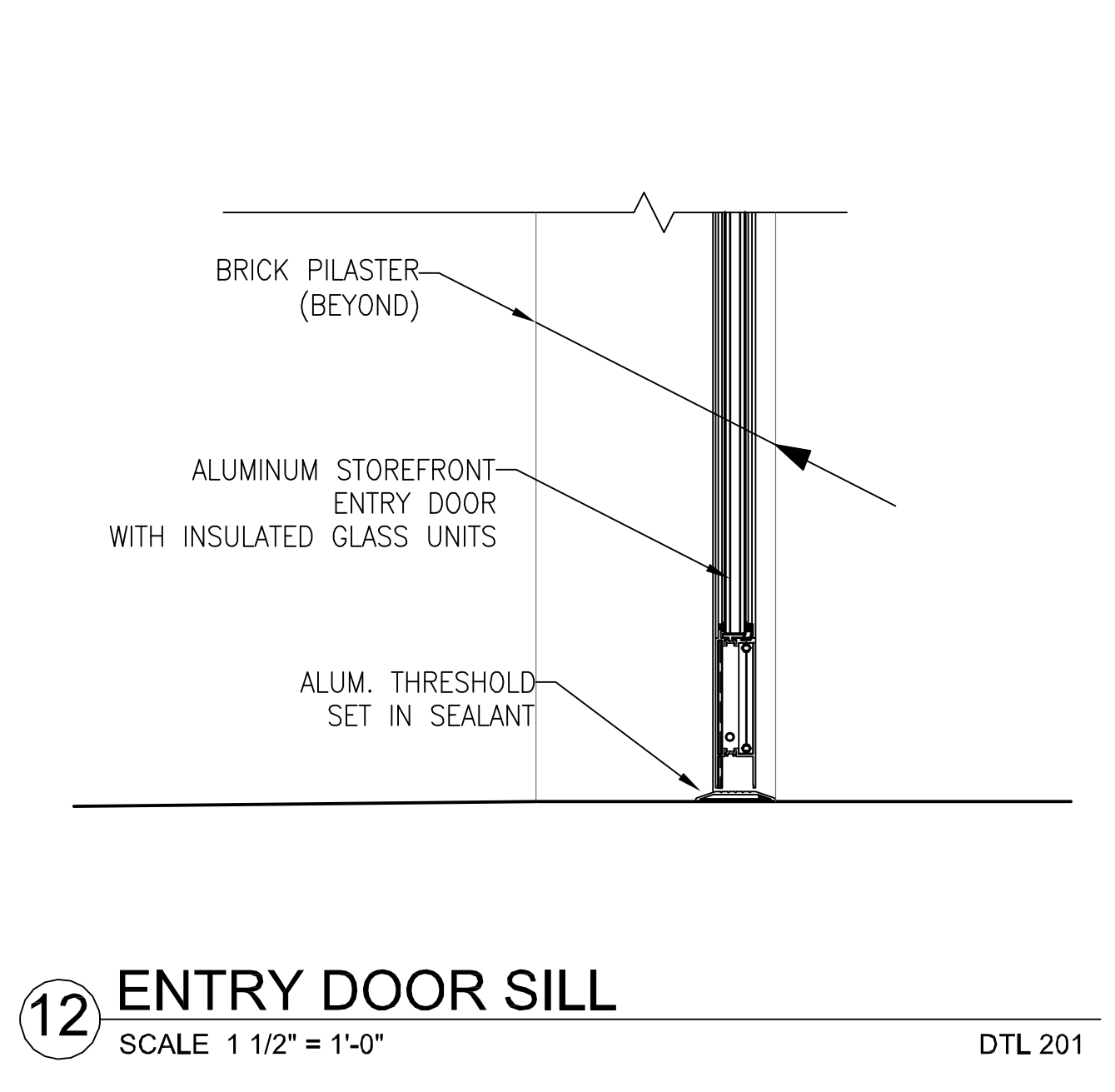
3 STOREFRONT JAMB
SCALE 1 1/2" = 1'-0" DTL 201



6 STOREFRONT
SCALE 3" = 1'-0" DTL 201



8 COILING DOOR JAMB
SCALE 1 1/2" = 1'-0" DTL 202



12 ENTRY DOOR SILL
SCALE 1 1/2" = 1'-0" DTL 201

EXISTING STOREFRONT DETAILS

3808 South Edmunds Street Building Renovation
MaKensay Real Estate Services Inc. SEATTLE WA
PERMIT

6128 REGISTERED ARCHITECT
STEPHEN R. SOUTHERLAND
STATE OF WASHINGTON

ISSUE
PERMIT REVISIONS 12-10-14
ISSUE DATE: SEPTEMBER 22, 2014
DRAWN: SRS
CHECKED: SRS
PROJECT NO.: 0214

DETAILS
A8.0