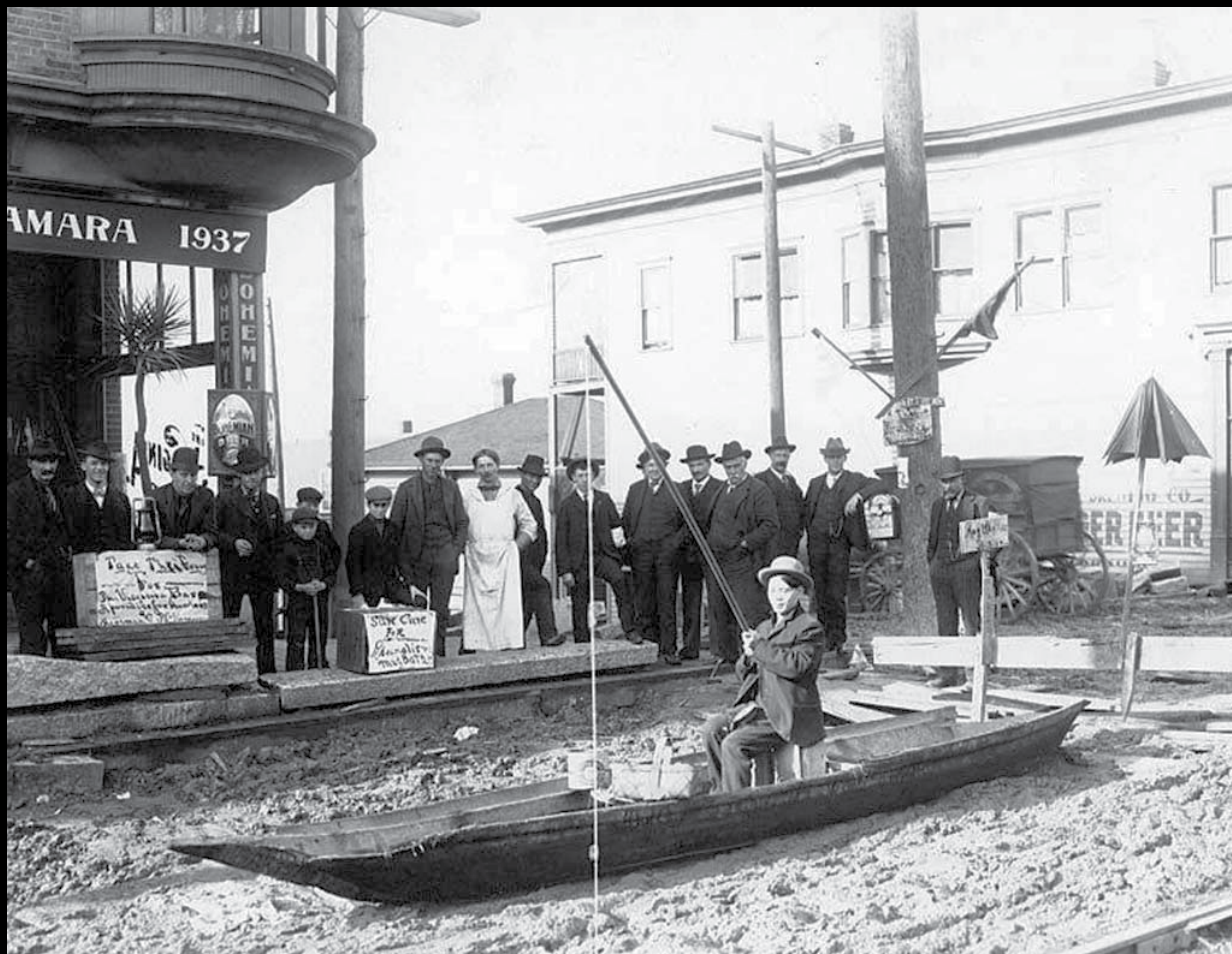


NCH at Pike Market

Neighborcare Health Exterior Improvements





NCH at Pike Market

Neighborcare Health Exterior Improvements

ARCHITECT

Miller Hayashi Architects PLLC
118 N 35th Street, Suite 200
Seattle, WA 98103
t: 206 634 0177

CLIENT

Neighborcare Health
6200 13th Ave S.
Seattle, WA 98108

SITE ADDRESS

1930 Post Alley
Seattle, WA 98101

PROPERTY OWNER

Pike Place Market PDA
85 Pike Street, #500
Seattle, WA 98101

SCOPE OF WORK:

- Exterior Stairwell Security Improvement
- Provide enclosure over entire stairwell with gate for security control and safety.

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LENORA ST

VIRGINIA ST

2ND AVE

3RD AVE

SITE

EXTENT OF PIKE MARKET HISTORIC DISTRICT

1ST AVE

PIKE PL

STEWART ST

PINE ST

SCOPE OF WORK AT VIRGINIA STREET



VIRGINIA ST - WEST ELEVATION

LEGEND

 PROVIDE SECURITY ENCLOSURE

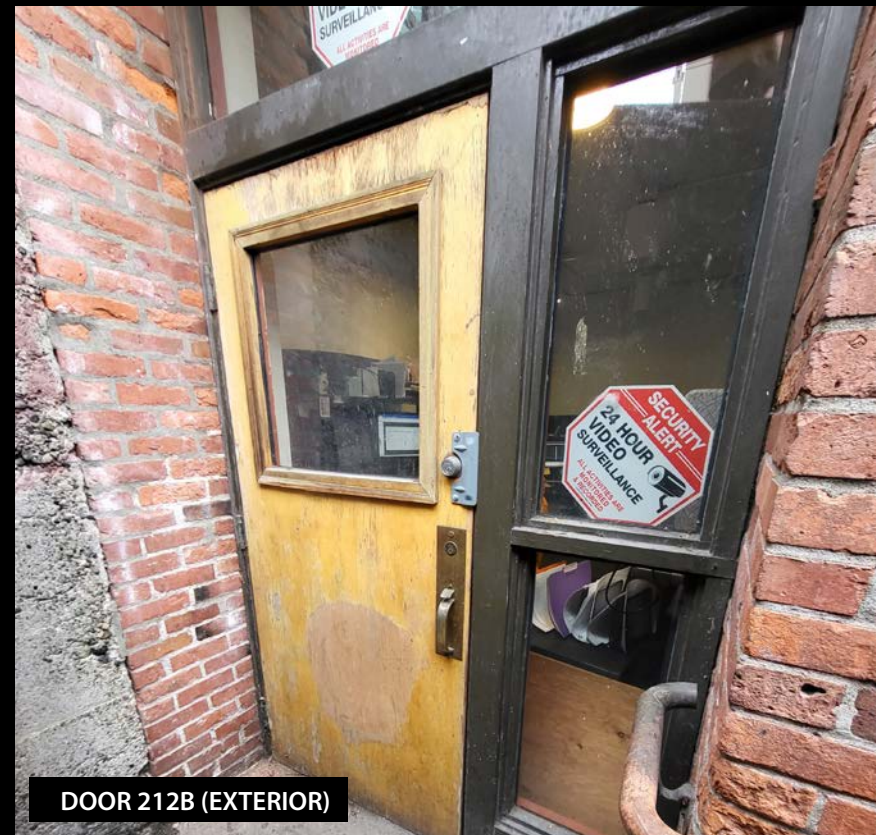
SITE OBSERVATION



EXTERIOR STAIRWELL TO DOOR 212B



DOOR 003A (INTERIOR)



DOOR 212B (EXTERIOR)

SITE OBSERVATION :
LEVEL 2 DOOR 212B EXITS INTO BELOW GRADE STAIRWELL, ADJACENT TO VIRGINIA STREET RIGHT OF WAY. HANDRAIL AND GUARD RAIL APPEAR IN DECENT CONDITION.

BASEMENT EXIT CONCEALED BY STAIR RETAINING WALL WHICH MAKE IT SUBJECT TO VANDALISM DUE TO CONCEALED CONDITION, AND A SAFETY ISSUE FOR STAFF EXITING THIS DOOR

PROPOSED SOLUTION:
PROVIDE PAINTED METAL ENCLOSURE AND EGRESS ONLY GATE FOR STAIRWELL TO IMPROVE SECURITY AND SAFETY. REPLACE DOOR 212B WITH HOLLOW METAL FOR DURABILITY.

RECOMMEND CLEANING DEBRIS FROM SURFACE DRAIN.

CODE OBSERVATION - GUIDELINE

GUIDELINE 3.2.6 AS WRITTEN:

ADDITION TO HISTORIC BUILDINGS AND STRUCTURES SHALL BE PROHIBITED UNLESS THE COMMISSION DETERMINES THAT EXTENUATING CIRCUMSTANCES JUSTIFY OTHERWISE.

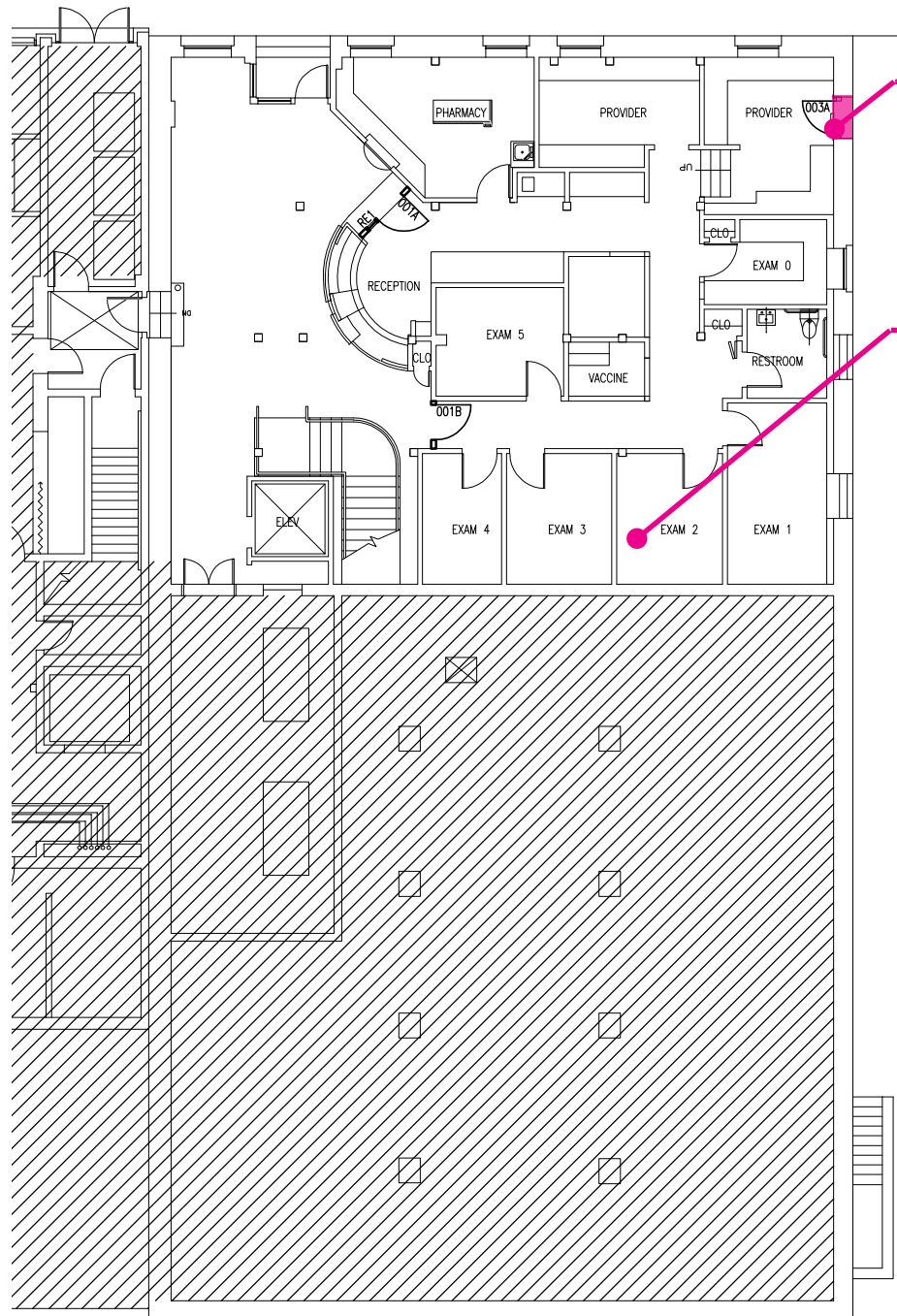
GUIDELINE 3.4.1 AS WRITTEN:

SECURITY DOORS, GATES AND COVERS ARE DISCOURAGED. WHERE PERMITTED, THEY SHALL BE FINISHED AND UNOBTRUSIVE. THEY SHOULD MAINTAIN VISIBILITY THROUGH STALL SPACES, REMAIN BETWEEN COLUMNS AND WINDOWS, BE RELATIVELY INCONSPICUOUS DURING THE DAY AND BE FULLY RETRACTABLE.

RESPONSE TO GUIDELINE:

PROPOSED DOOR AND STAIRWELL ENCLOSURE SCOPE ADDRESSES ONGOING SECURITY INCIDENTS AT NEIGHBORCARE'S PIKE MARKET HEALTH. DOOR 212B IS AT THE BOTTOM OF AN OPEN NARROW STAIRWELL. SURVEILLANCE FROM THE PUBLIC IS OBSCURED BY THIS, WHICH POSES A SECURITY RISK TO THE BUILDING AND IT'S STAFF. THE PROPOSED GATE, AND STAIRWELL ENCLOSURE WILL BE PAINTED AND DESIGNED TO MATCH EXISTING WINDOW GUARDS AND GATES PREVALENT ALONG POST ALLEY ON NEIGHBORING BUILDING FACADES AND ACCESS POINTS (REFER TO ATTACHED PHOTOS ON PAGE 03). PROPOSED GATE TO BE INSTALLED IN ALIGNMENT WITH THE EXISTING RECESS SO AS TO NOT OBSTRUCT OR PROTRUDE FURTHER INTO THE EXISTING SIDEWALK RIGHT-OF-WAY. THE STAIRWELL ENCLOSURE WILL BE DESIGNED TO MAINTAIN THE EXISTING SIDEWALK WIDTH CLEARANCE CURRENTLY IN PLACE AND MINIMIZE SIGHTLINE IMPEDENCES TO NEIGHBORING STRUCTURES AND BUSINESS.

CODE ANALYSIS

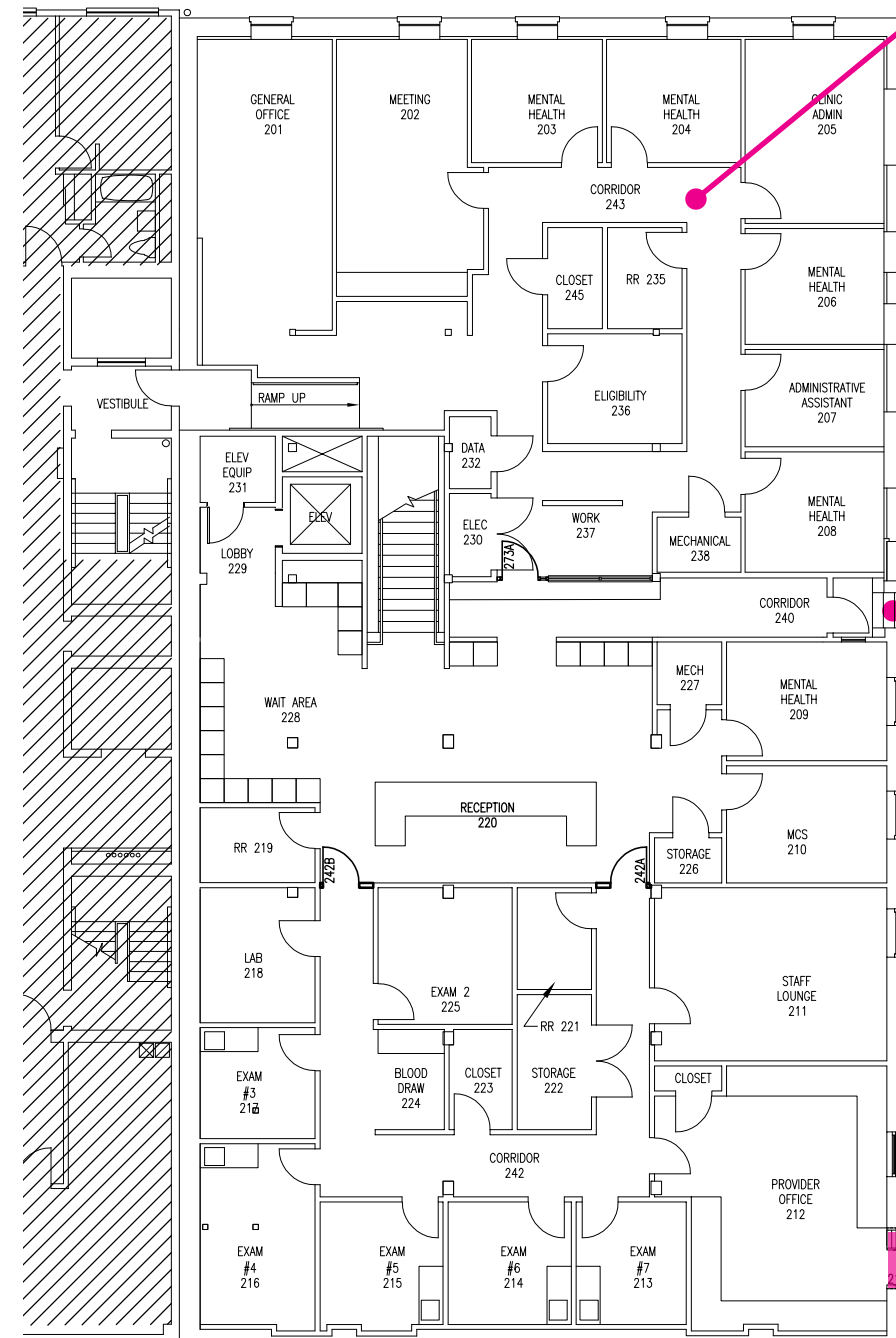


Exit Door 003A

Door replaced with hollow metal, provide new hardware

Level 1

Total Occupancy 28
No change



Level 2
Total Occupancy 57
No change

Corridor Exit 240A
No proposed changes at exterior

Stair Enclosure
Provide enclosure to exterior stairs

Exit Door 212B
Door replaced with hollow metal, provide new hardware

STAIRWELL ENCLOSURE DESIGN PROPOSAL



SITE OBSERVATION :

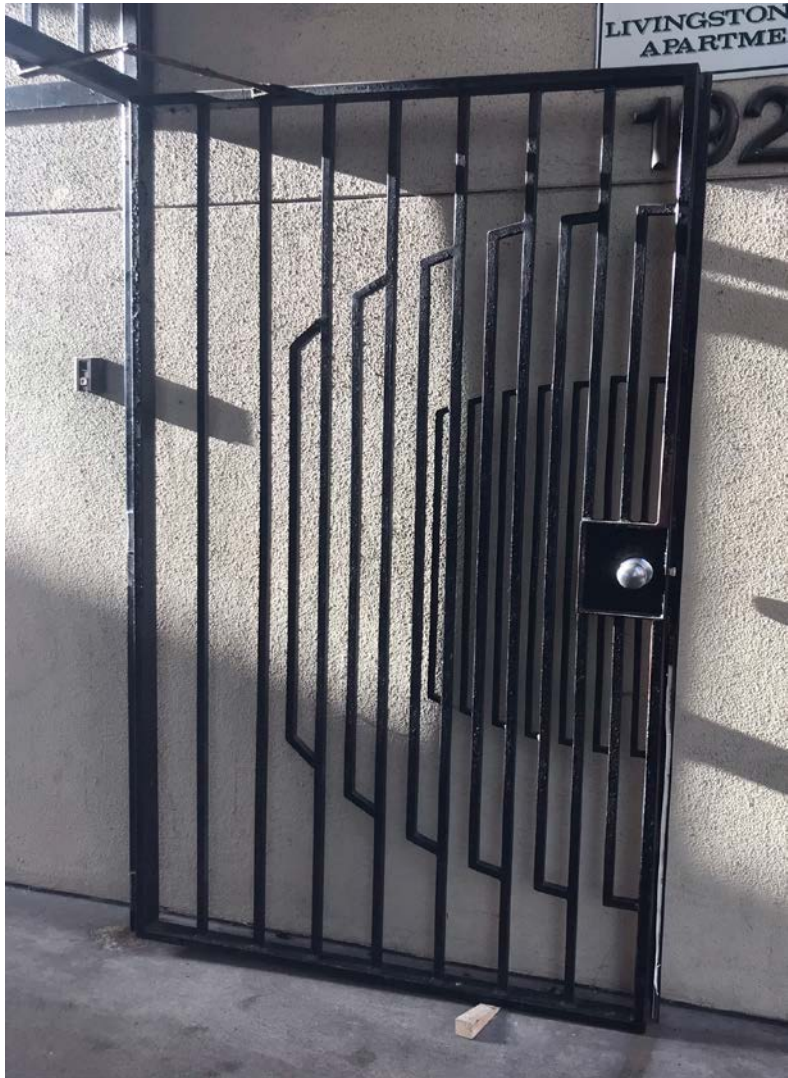
THERE IS A STAIRWELL ALONG VIRGINIA STREET IN THE NORTHWEST CORNER OF THE BUILDING, CONNECTING TO DOOR 212B, PARTIALLY BELOW GRADE

PROPOSED SOLUTION:

ADD ORNAMENTAL STAIRWELL ENCLOSURE FOR SECURITY AND SAFETY. PROPOSED ENCLOSURE TO ALIGN NEAR THE BOTTOM OF EXISTING CAFE WINDOW TO AVOID VIEW OBSTRUCTION, AND EXTEND TO 7'6" ABOVE GRADE AT STAIRWELL GATE.

SEE FOLLOWING PAGES FOR DESIGN PROPOSAL.

STAIRWELL ENCLOSURE DESIGN PROPOSAL - PRECEDENTS



PRECEDENT AT PIKE PLACE MARKET
PHOTO TAKEN FROM LIVINGSTON BAKER APT GATES
THAT FACE FIRST STREET



PRECEDENT AT PIKE PLACE MARKET
PHOTO TAKEN FROM POST ALLEY
FACING NORTHWEST

STAIRWELL ENCLOSURE DESIGN PROPOSAL



PREVIOUS OPTION
3D VIEW LOOKING EAST TOWARD THE CORNER OF 1ST & VIRGINIA STREET



OPTION 2
3D VIEW LOOKING WEST TOWARD THE CORNER OF 1ST & VIRGINIA STREET

STAIRWELL ENCLOSURE DESIGN PROPOSAL

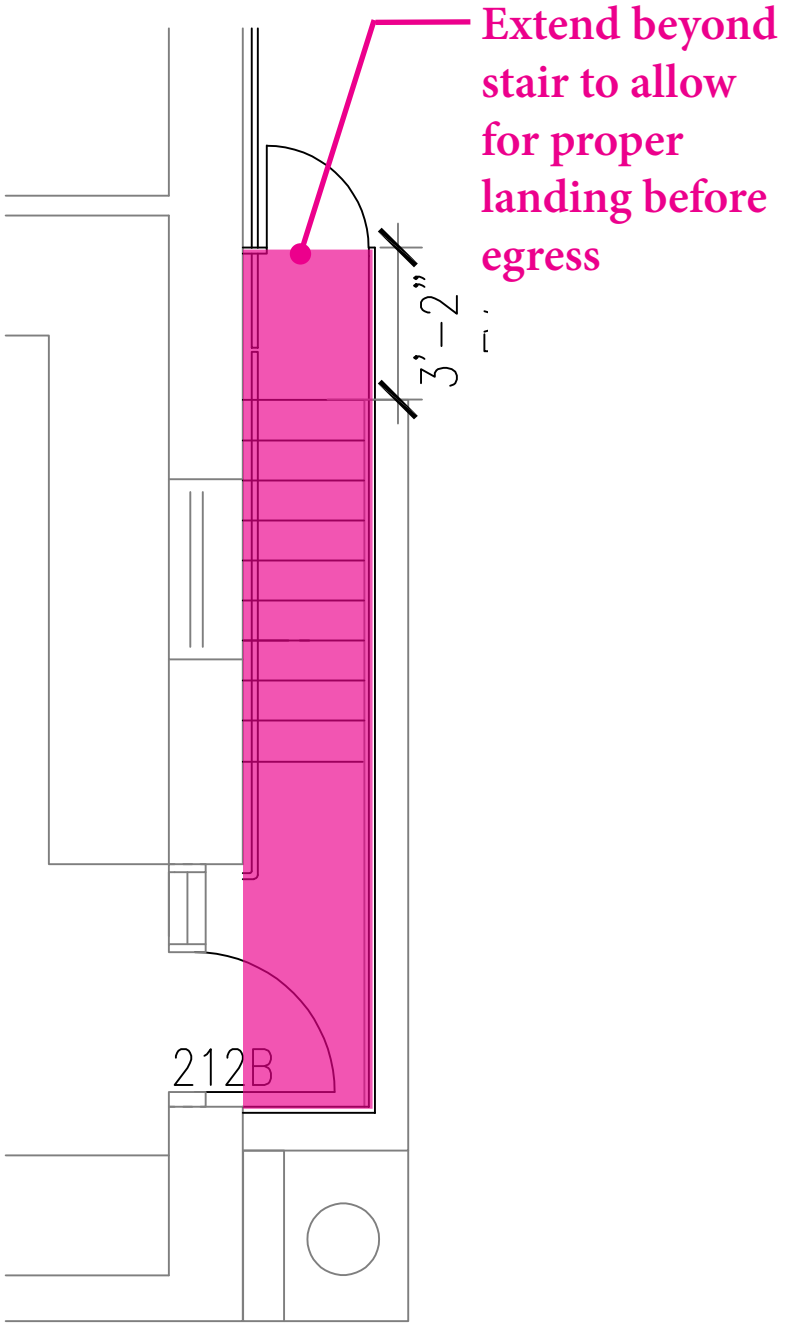


PREVIOUS OPTION
3D VIEW LOOKING EAST TOWARD THE CORNER OF 1ST & VIRGINIA STREET

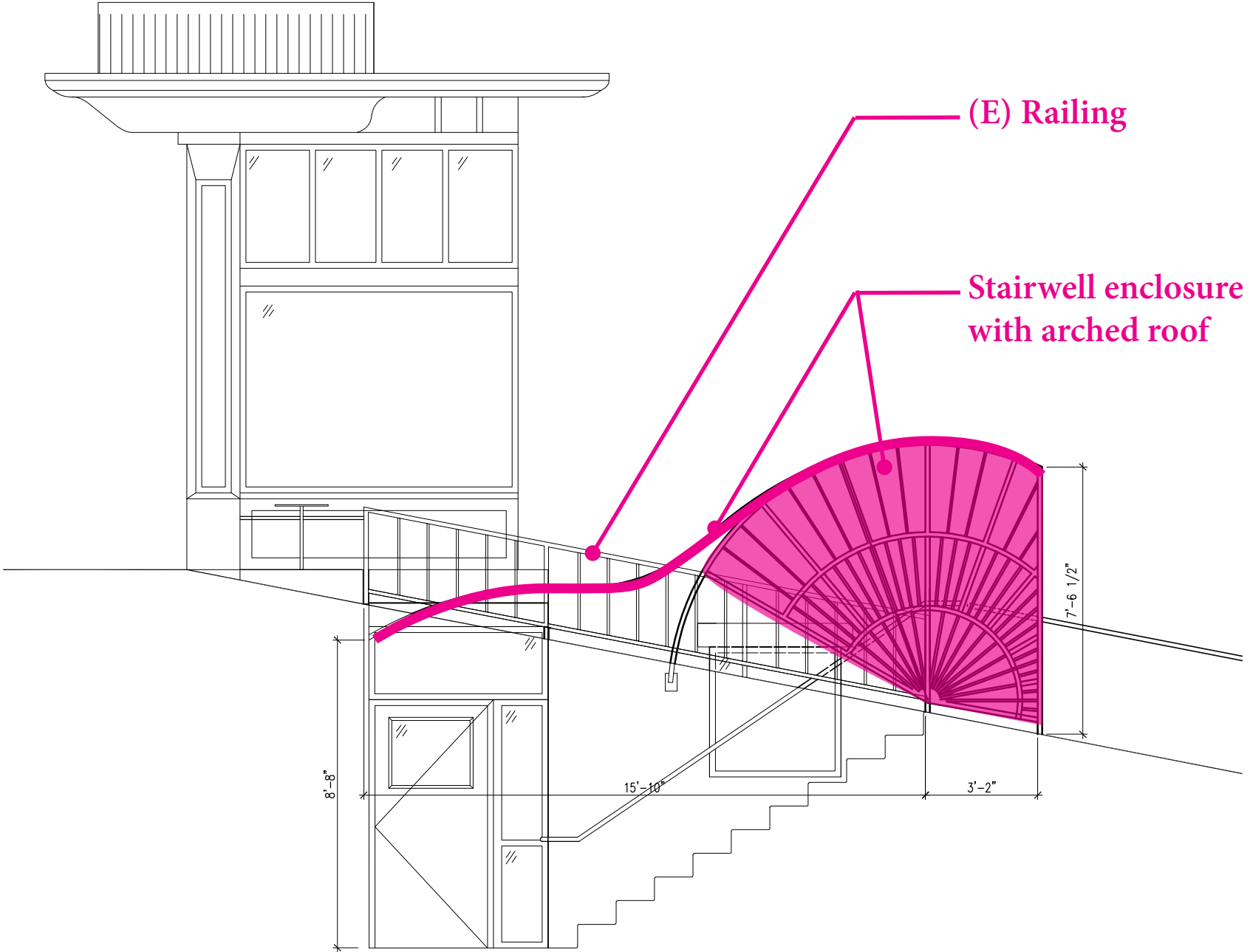


OPTION 2
3D VIEW LOOKING WEST TOWARD THE CORNER OF 1ST & VIRGINIA STREET

STAIRWELL ENCLOSURE DESIGN PROPOSAL - OPTION 2 - ELEVATION

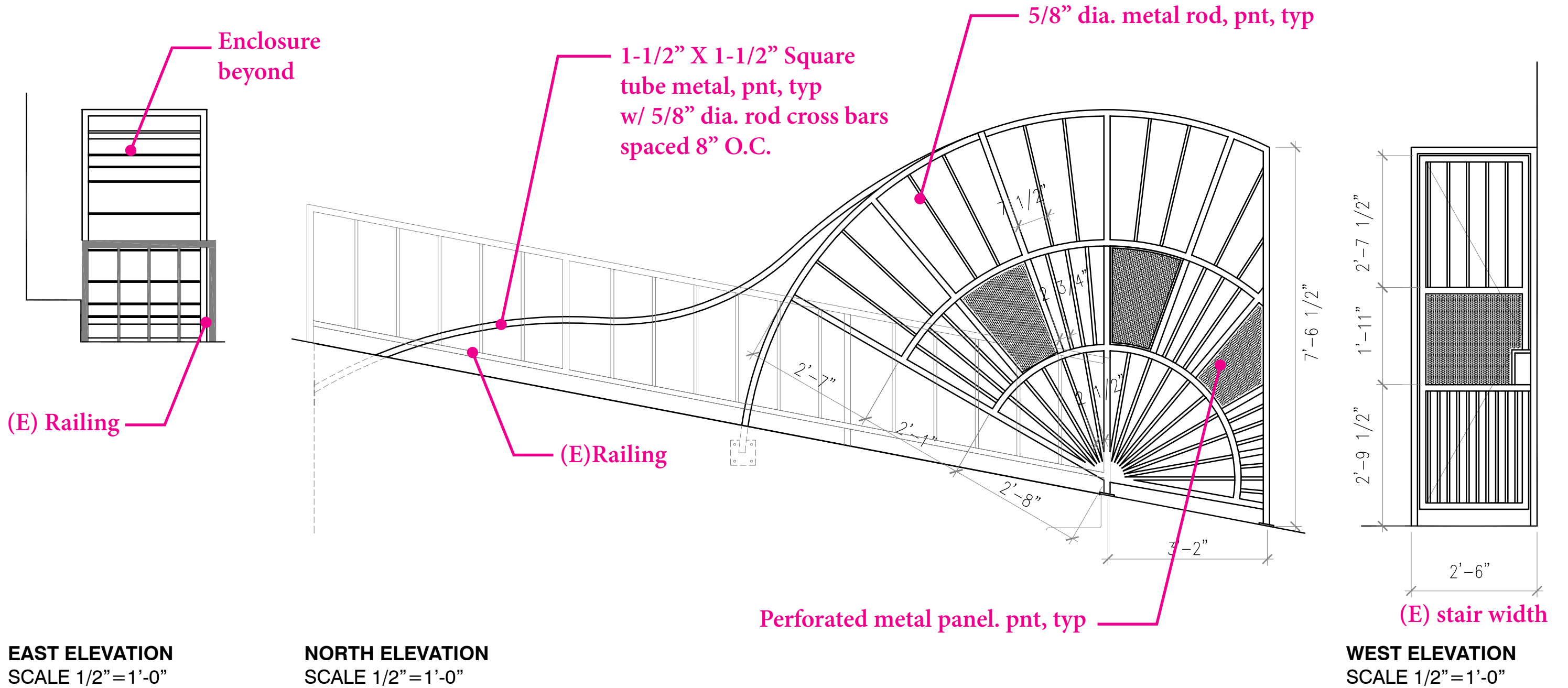


ENLARGED PLAN
SCALE 1/4"=1'-0"

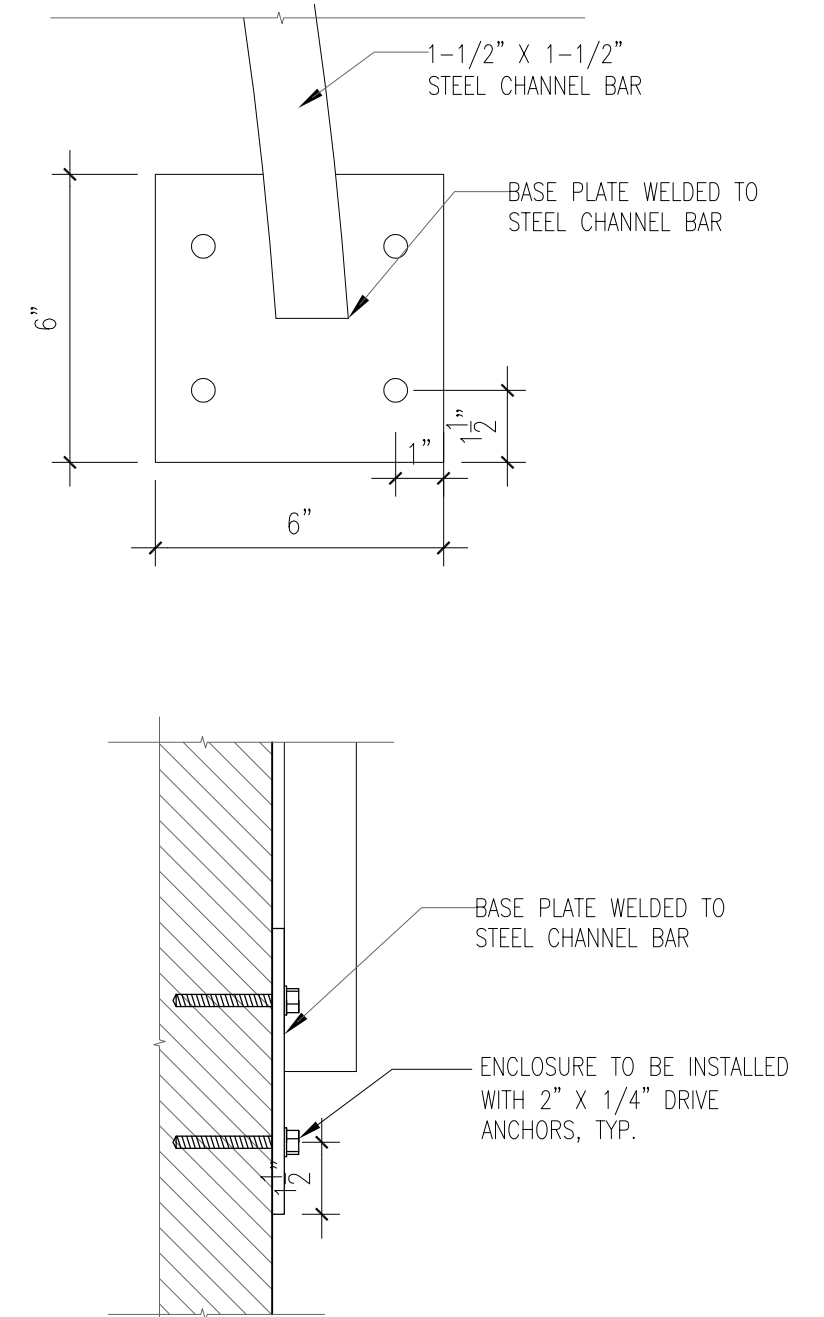
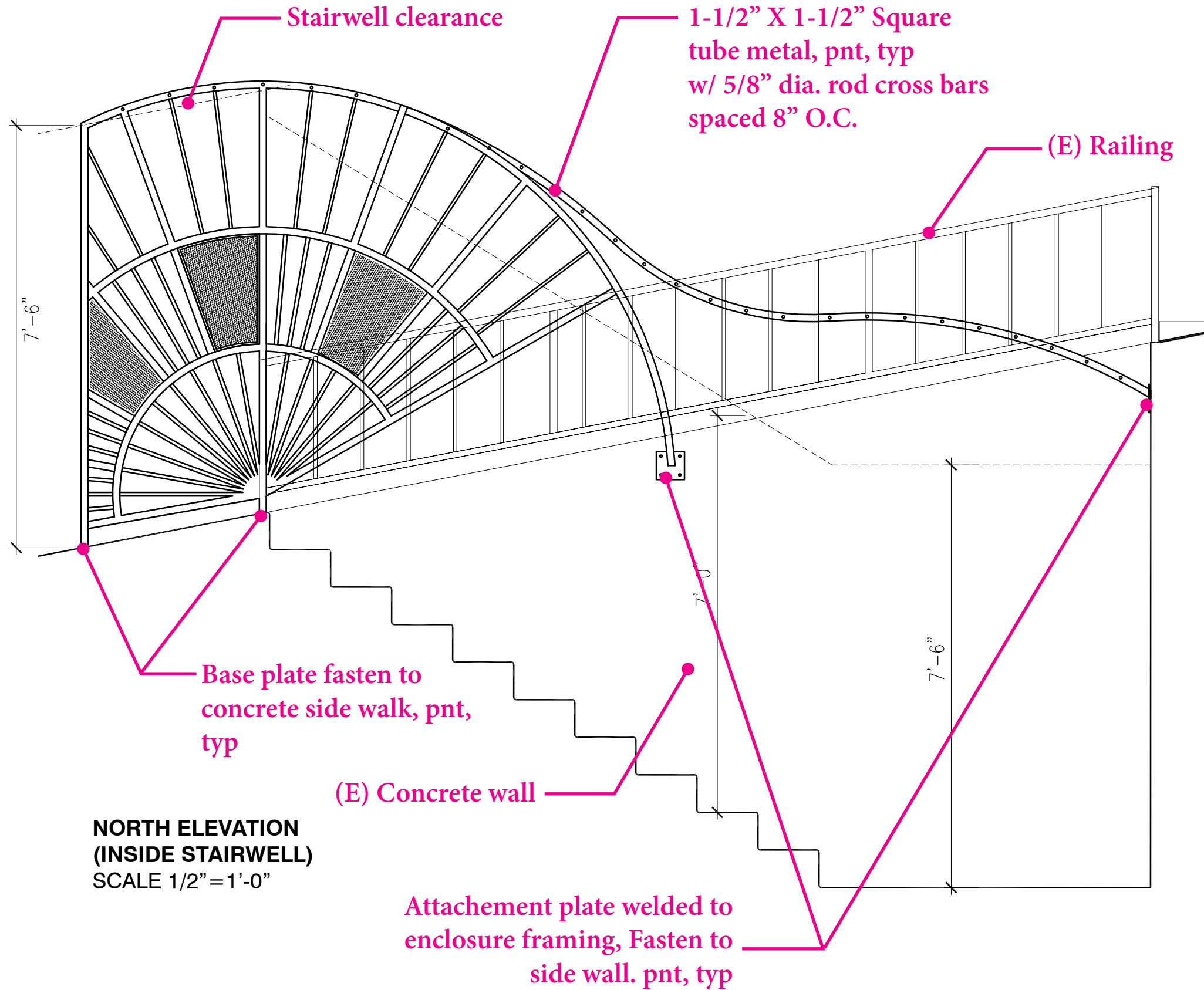


ENLARGED NORTH ELEVATION
SCALE 1/4"=1'-0"

STAIRWELL ENCLOSURE DESIGN PROPOSAL - OPTION 2 - ELEVATION

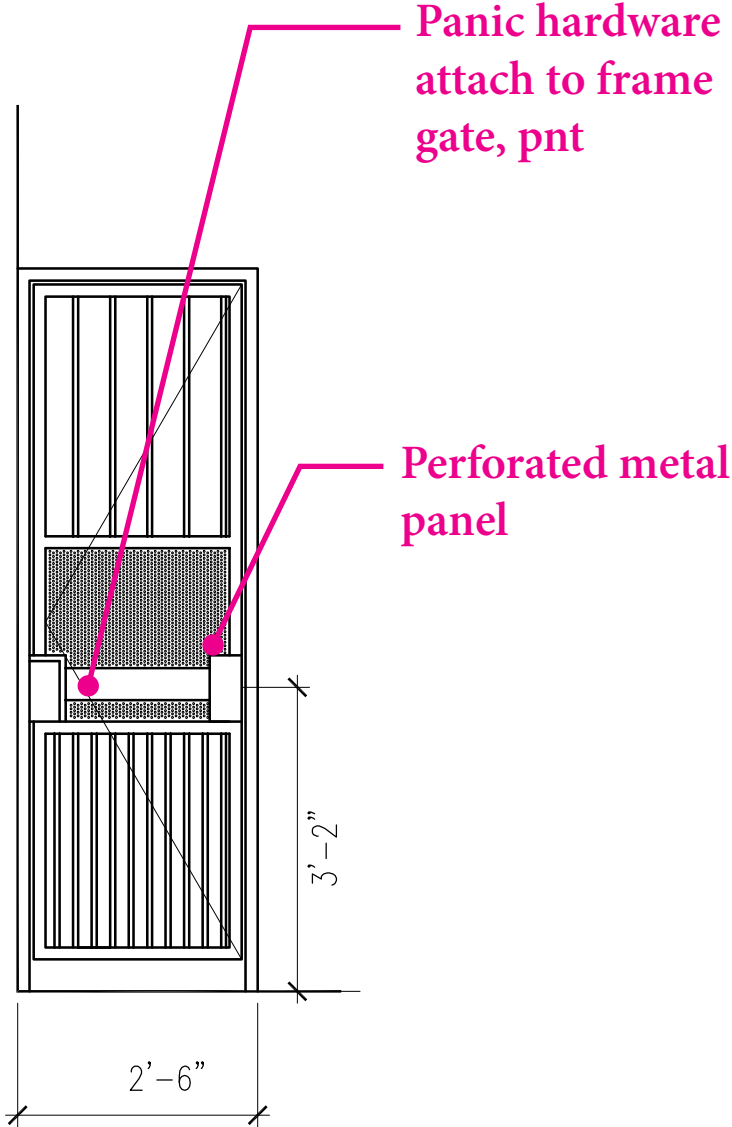


STAIRWELL ENCLOSURE DESIGN PROPOSAL - OPTION 2 - MOUNTING

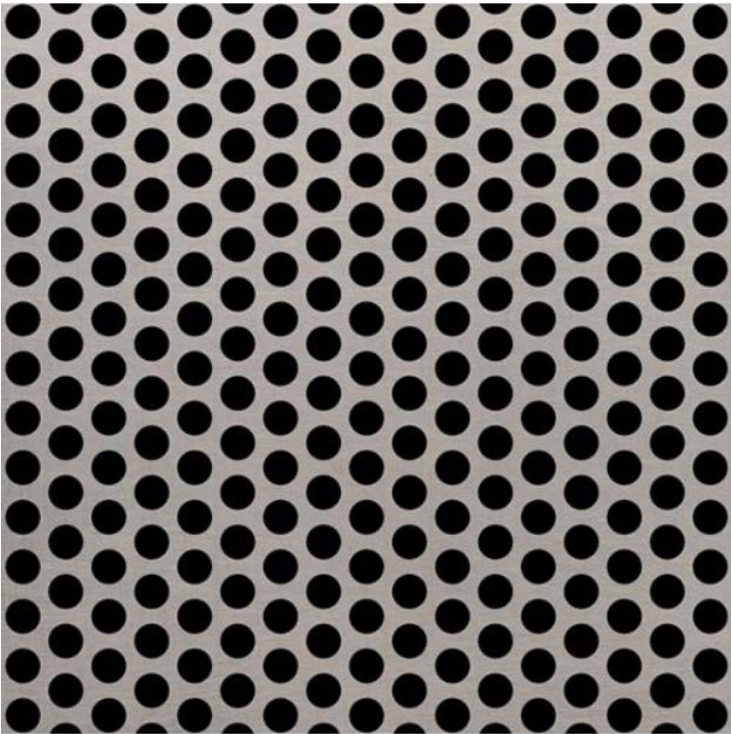


NORTH ELEVATION
(INSIDE STAIRWELL)
SCALE 1/2" = 1'-0"

STAIRWELL ENCLOSURE DESIGN PROPOSAL - OPTION 2 - GATE



INTERIOR ELEVATION
SCALE 1/2" = 1'-0"



McNICHOLS® Perforated Metal
Round, Painted Steel, Type 304, 16 Gauge
(.0625" Thick), 5/16" Round on 7/16"
Staggered Centers, 46% Open Area

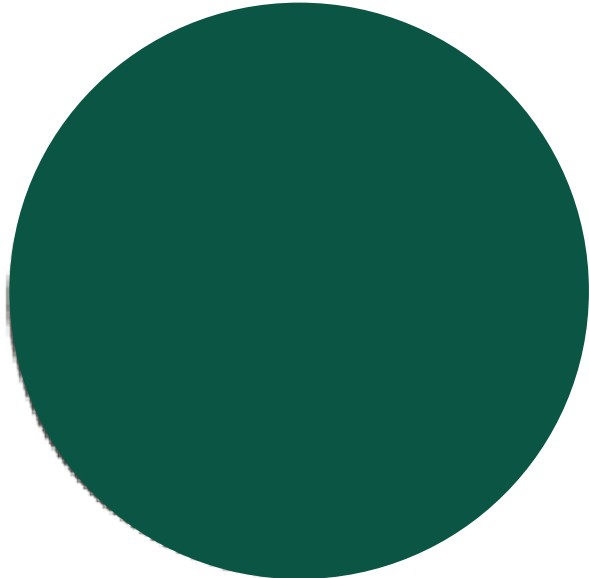


PANIC HARDWARE

Manufacturer: Sargent
Model: PE80 Series
Trim: 32D (Satin Stainless Steel)

Proposed Color Samples

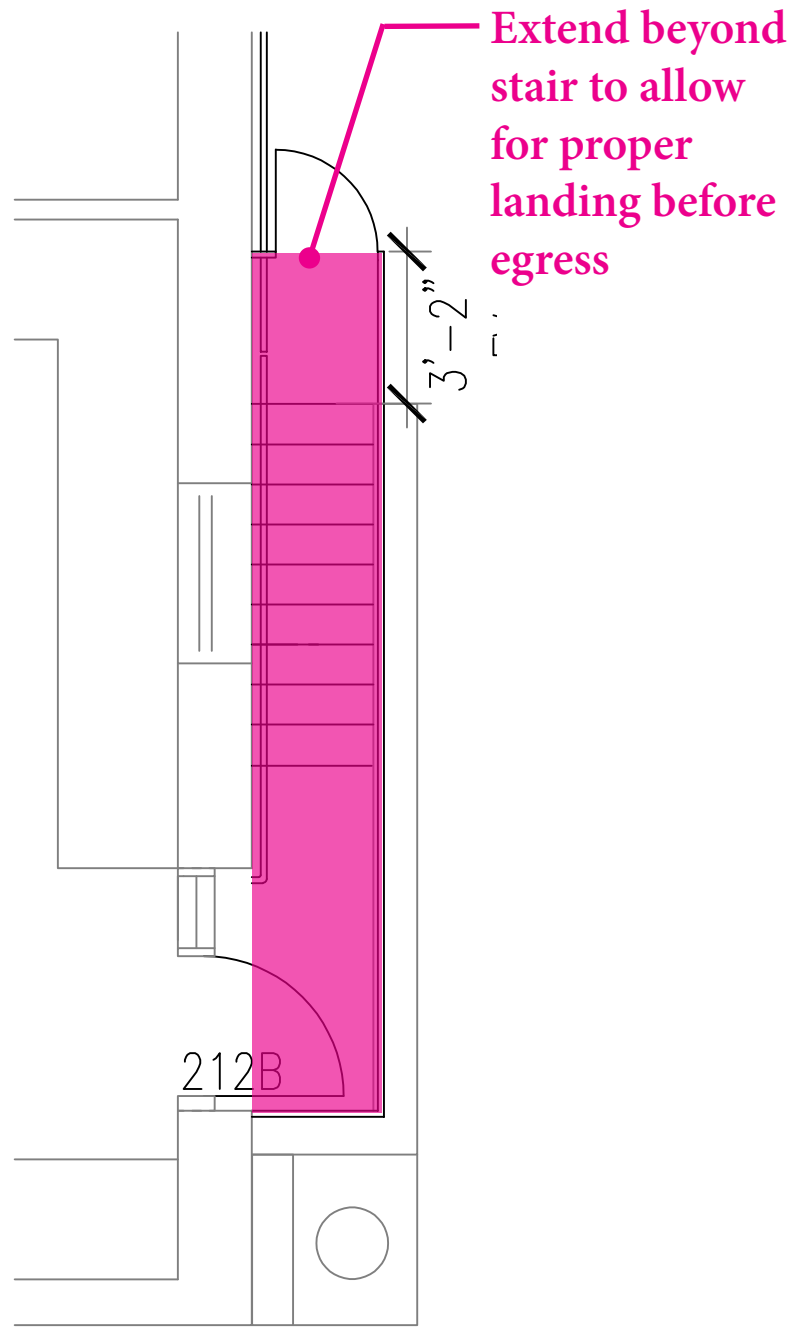
POWDER COAT,
MATCHING VIRGINIA INN



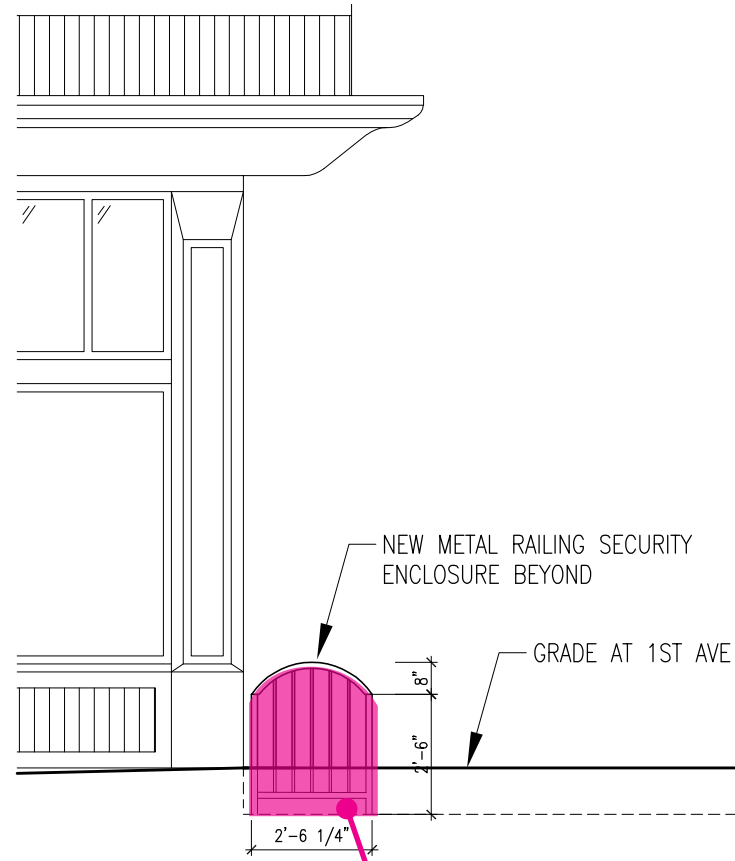
RUST-RESISTANT
TAMPER RESISTANT DRIVE
ANCHORS



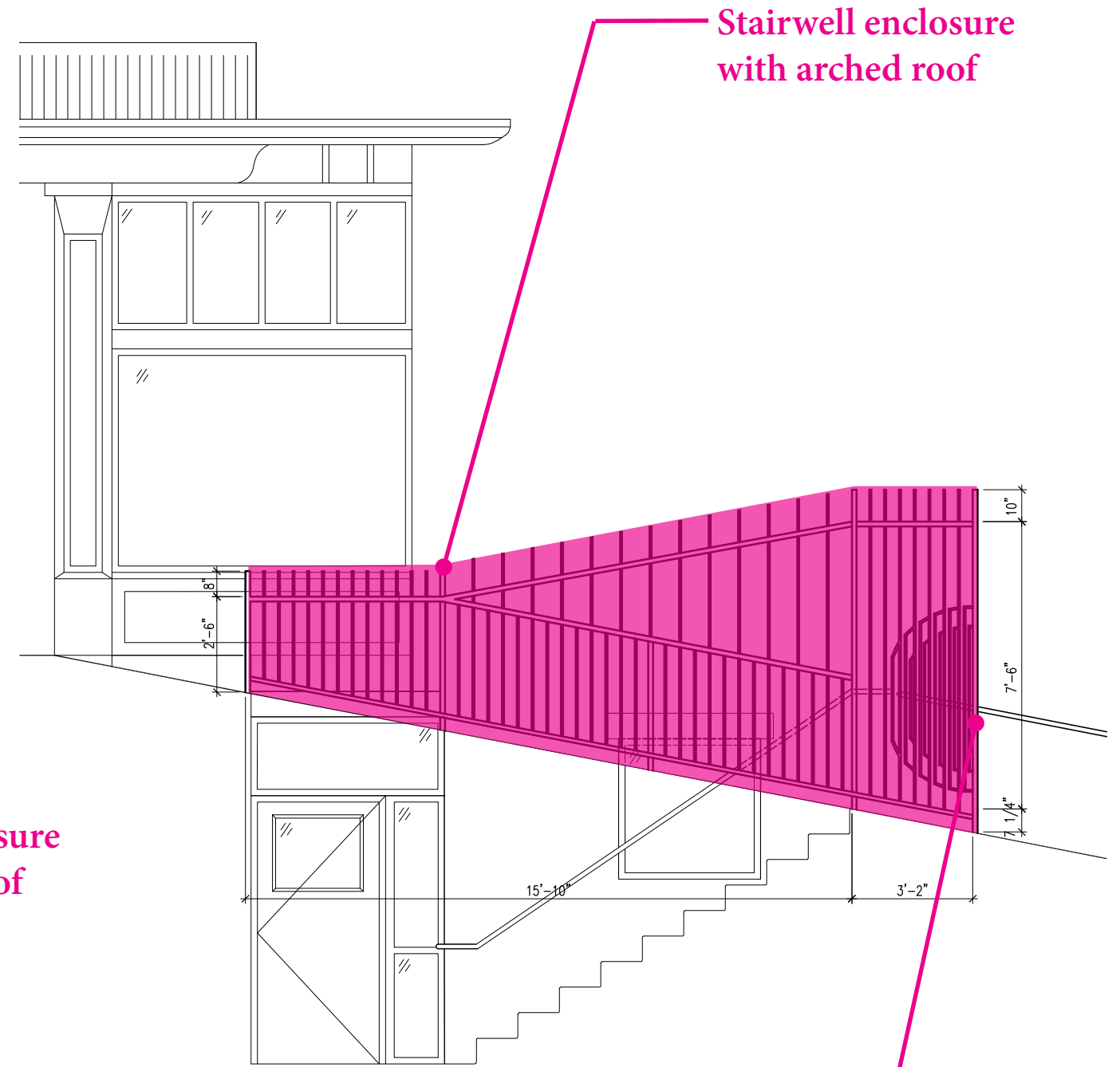
STAIRWELL ENCLOSURE DESIGN PROPOSAL - ENCLOSURE - OPTION 1



ENLARGED PLAN
SCALE 1/4"=1'-0"

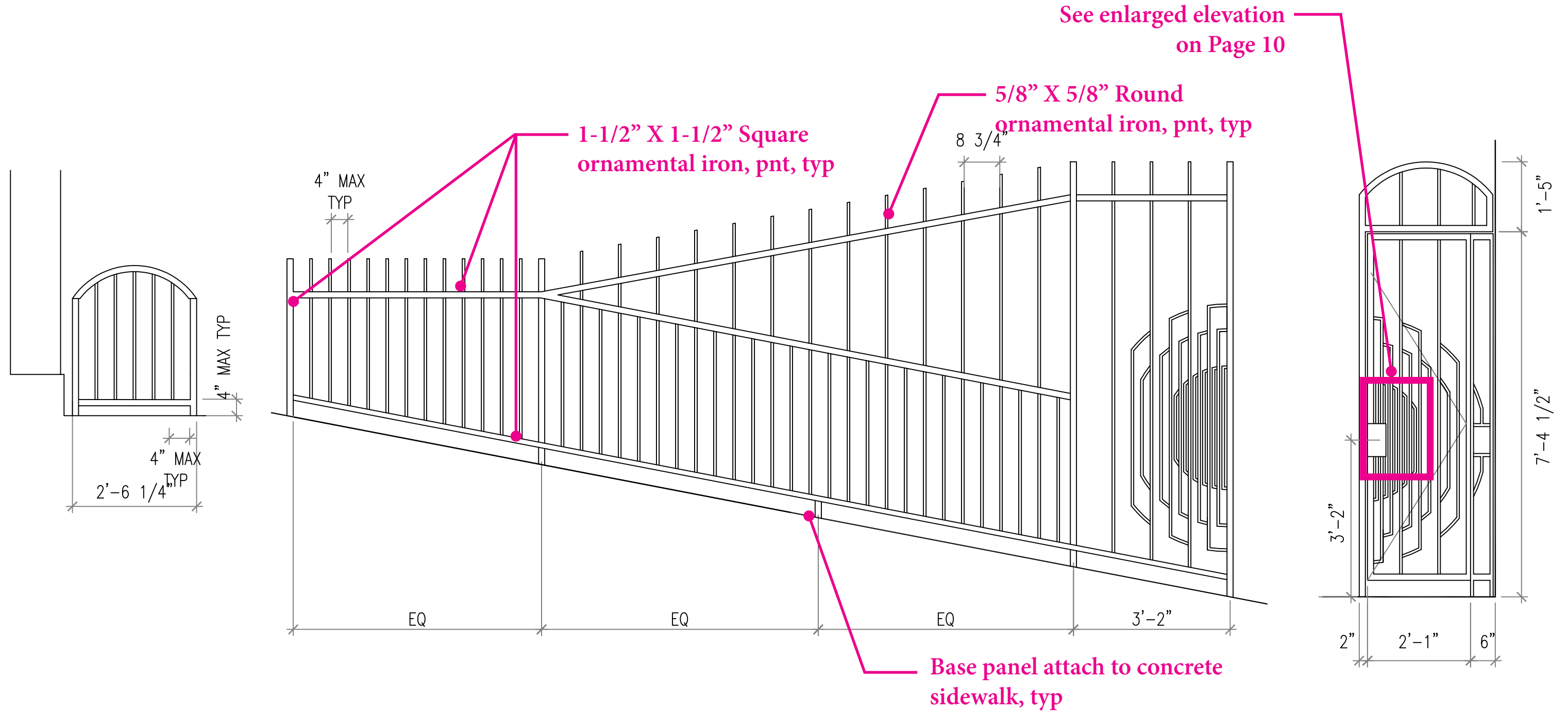


ENLARGED EAST ELEVATION
SCALE 1/4"=1'-0"



ENLARGED NORTH ELEVATION
SCALE 1/4"=1'-0"

STAIRWELL ENCLOSURE DESIGN PROPOSAL - ENCLOSURE - OPTION 1



EAST ELEVATION
SCALE 1/2" = 1'-0"

NORTH ELEVATION
SCALE 1/2" = 1'-0"

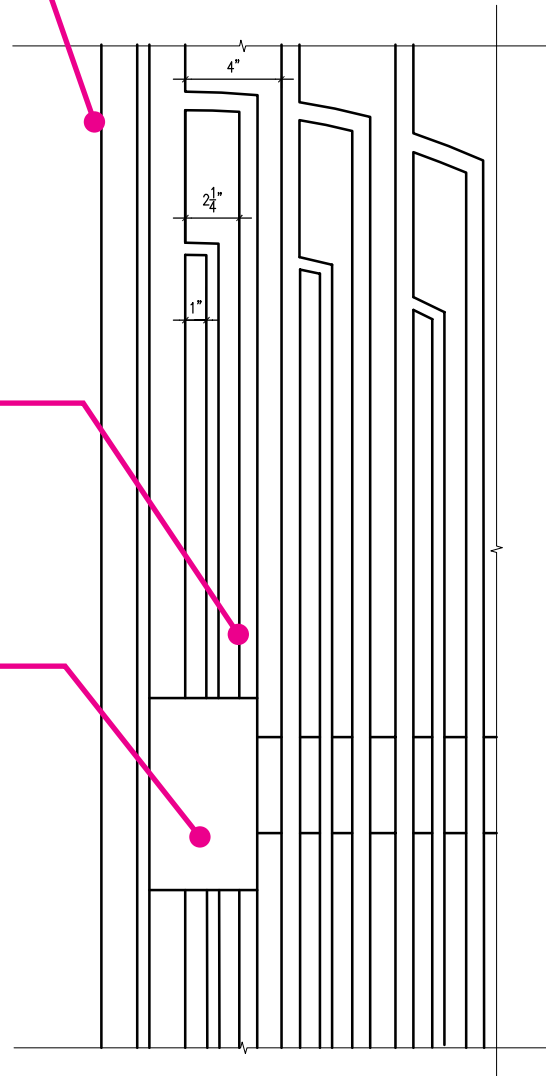
WEST ELEVATION
SCALE 1/2" = 1'-0"

STAIRWELL ENCLOSURE DESIGN PROPOSAL - ENCLOSURE - OPTION1

1-1/2" X 1-1/2"
Square ornamental
iron, pnt, typ

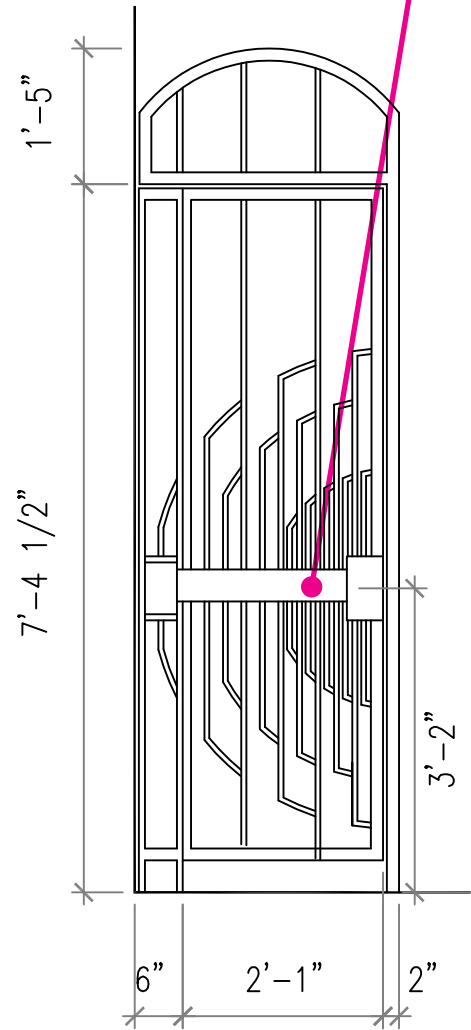
5/8" X 5/8"
Round ornamental
iron, pnt, typ

Steel push plate attach
to gate frame, pnt, typ



ENLARGED ELEVATION
SCALE 1-1/2" = 1'-0"

Panic hardware attach to
frame gate, pnt



INTERIOR ELEVATION
SCALE 1/2" = 1'-0"



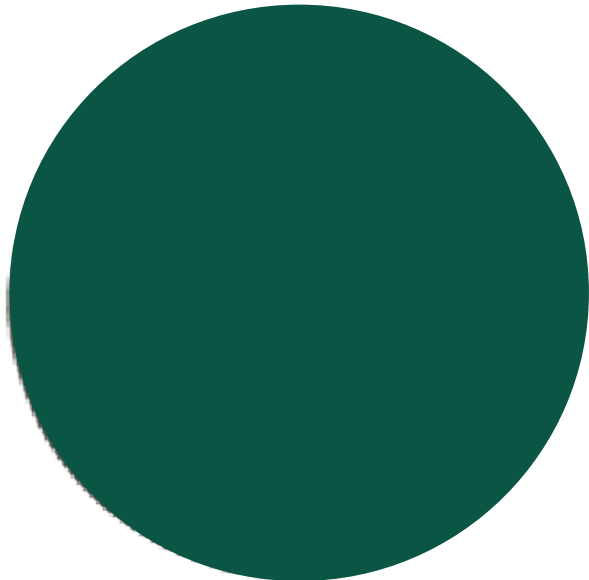
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Proposed Color Samples

POWDER COAT,
MATCHING VIRGINIA INN



RUST-RESISTANT
TAMPER RESISTANT DRIVE
ANCHORS

