

[419 OCCIDENTAL AVE S]

SIDEWALK CAFE SPACE IMPROVEMENTS
KING STREET AND OCCIDENTAL AVE S
PSPB COA EARLY GUIDANCE APPLICATION PACKAGE
OCTOBER 2025

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DETAILED DESCRIPTION OF PROPOSED WORK

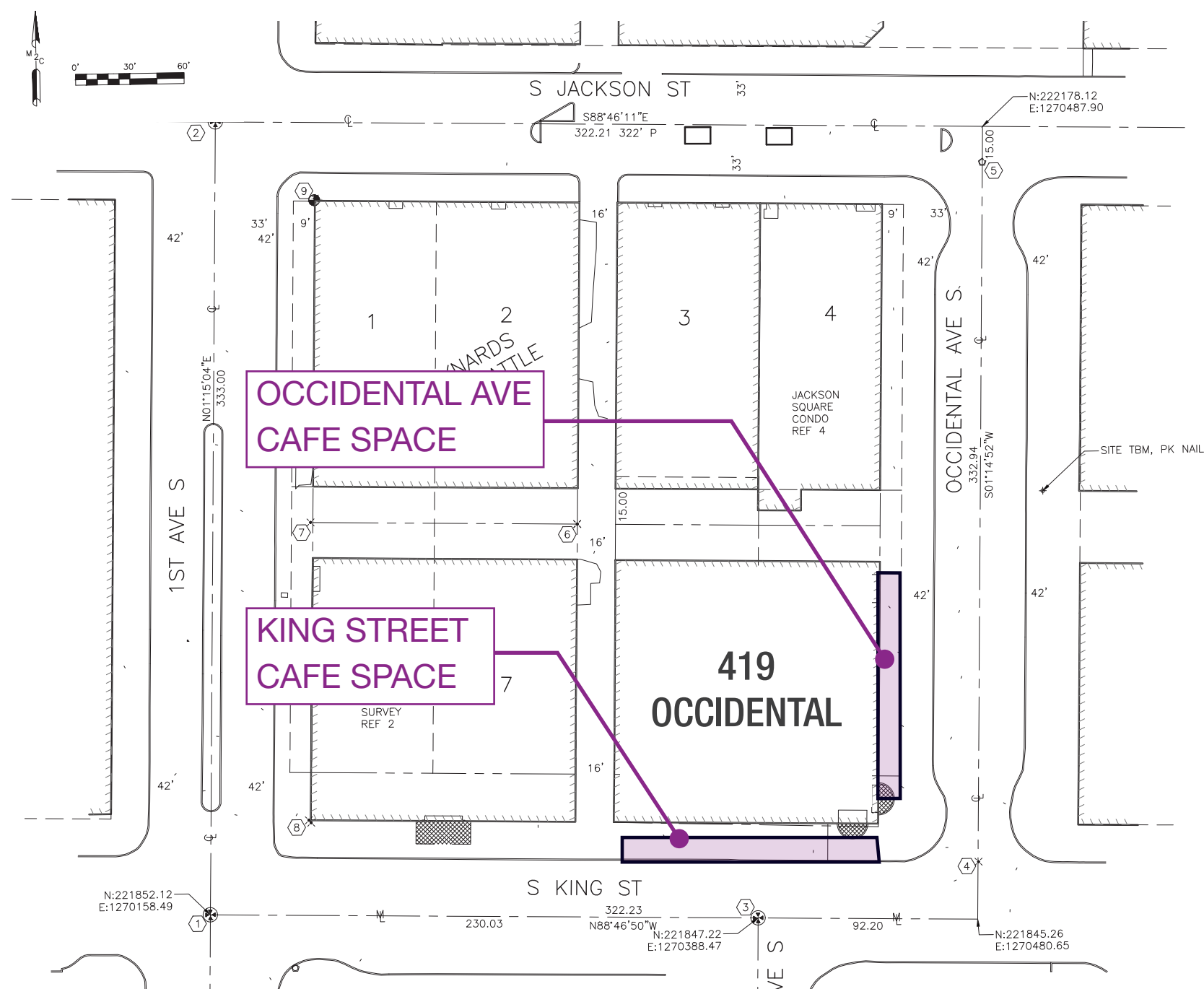


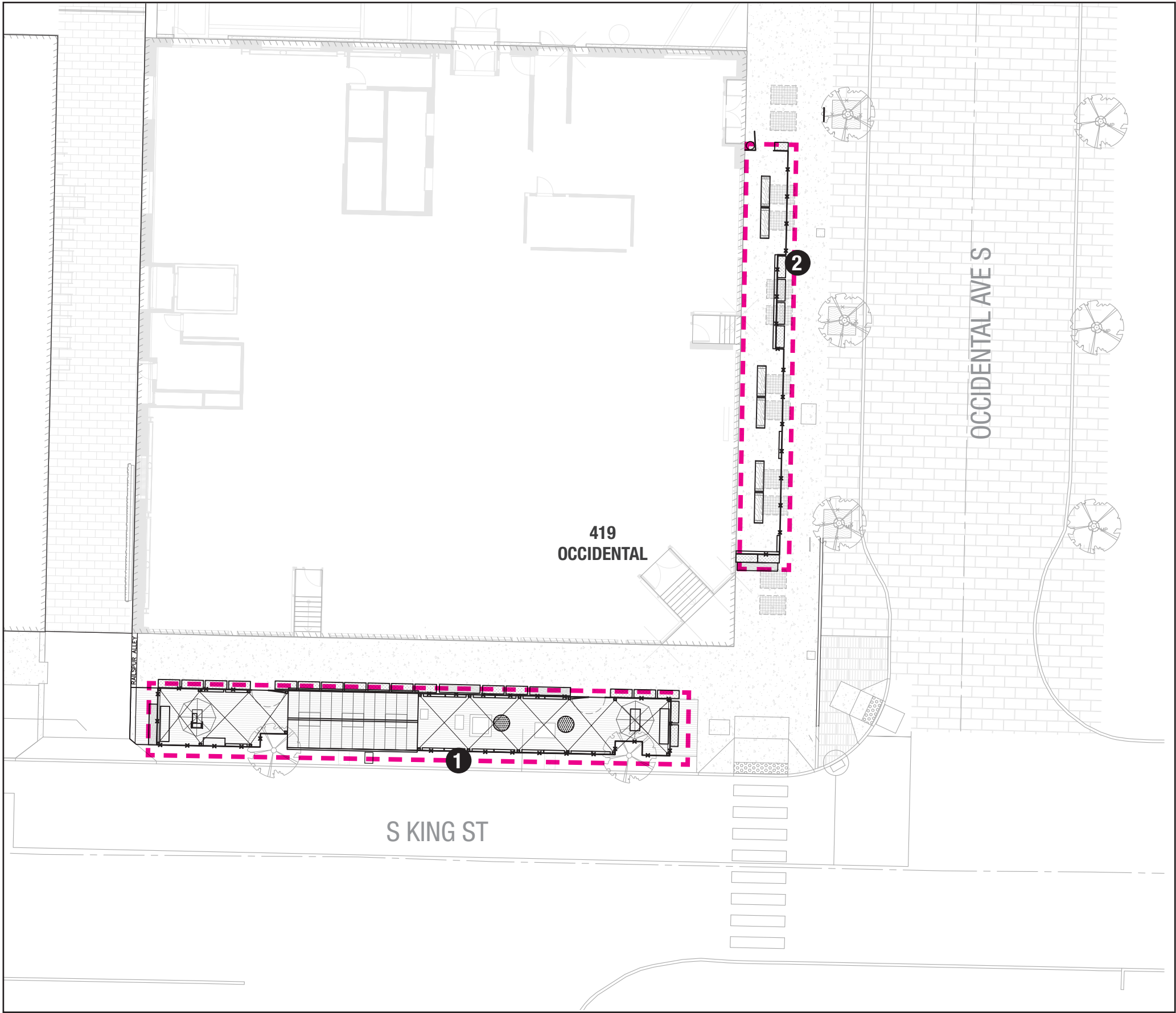
Diagram of proposed location of sidewalk cafe space improvements at 419 Occidental.

SIDEWALK CAFE SPACE IMPROVEMENTS ON S KING STREET AND OCCIDENTAL AVE S AT 419 OCCIDENTAL AVE S BUILDING FRONTAGE

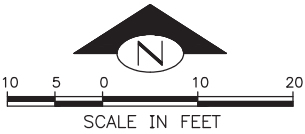
The Pioneer Square Preservation Board (PSPB) previously approved the sidewalk and street frontage improvements for the 419 Manufacturer's Building at 419 Occidental Ave S. *Those improvements included removal of existing sidewalk cafe spaces (with fixed railings) adjacent to the building; replacement of the sidewalks, including glass prisms along Occidental Ave S; and a curb extension with wood decking, benches and lighting along S King Street.*

The current proposal seeks **PSPB approval to re-develop sidewalk cafe spaces along the street frontages at the 419 Manufacturer's Building**. The proposed cafe spaces would occupy the curb extension on S King Street, and the space adjacent to the building facade (similar in extents to the previous cafe space that was removed) on the Occidental Ave S frontage.

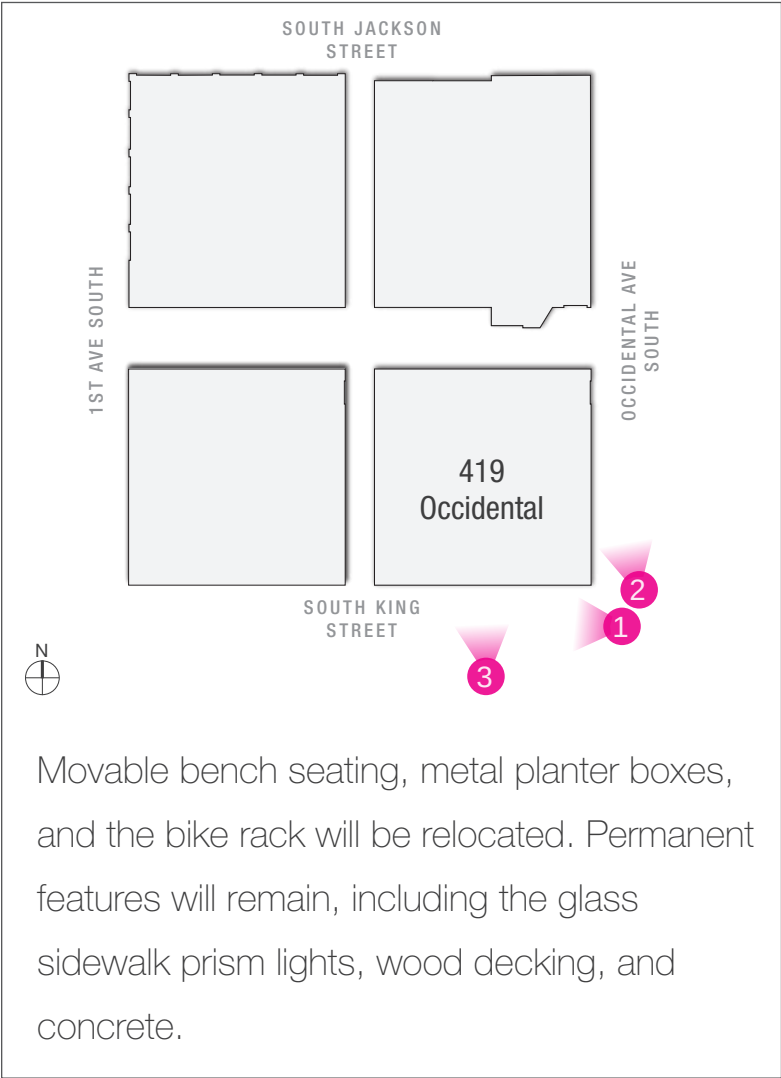
OVERALL SITE PLAN



- King St Sidewalk Cafe Space
- Occidental Ave Sidewalk Cafe Space



EXISTING CONDITIONS PHOTOGRAPHS

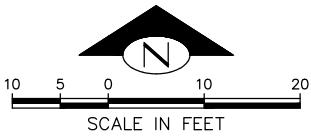
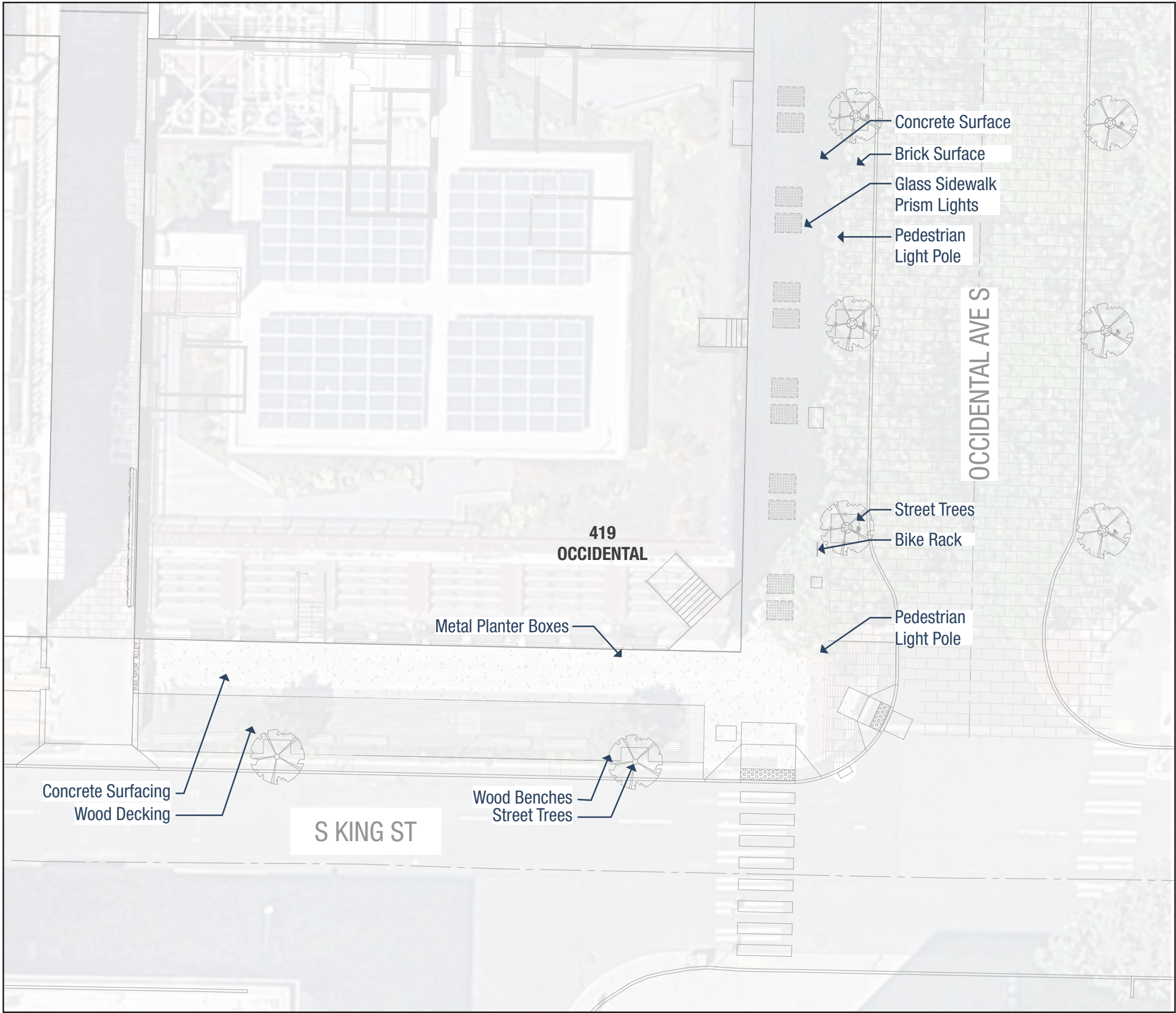


- 1 King St sidewalk with wood decking, movable wood block benches and planters. Updated facade of 419 Occidental.
- 2 Occidental Ave sidewalk with glass sidewalk prism lights, bike rack, and street lights. Updated facade of 419 Occidental.
- 3 Pop-up event on the south side of 419 Occidental showing the updated building facade and planting.

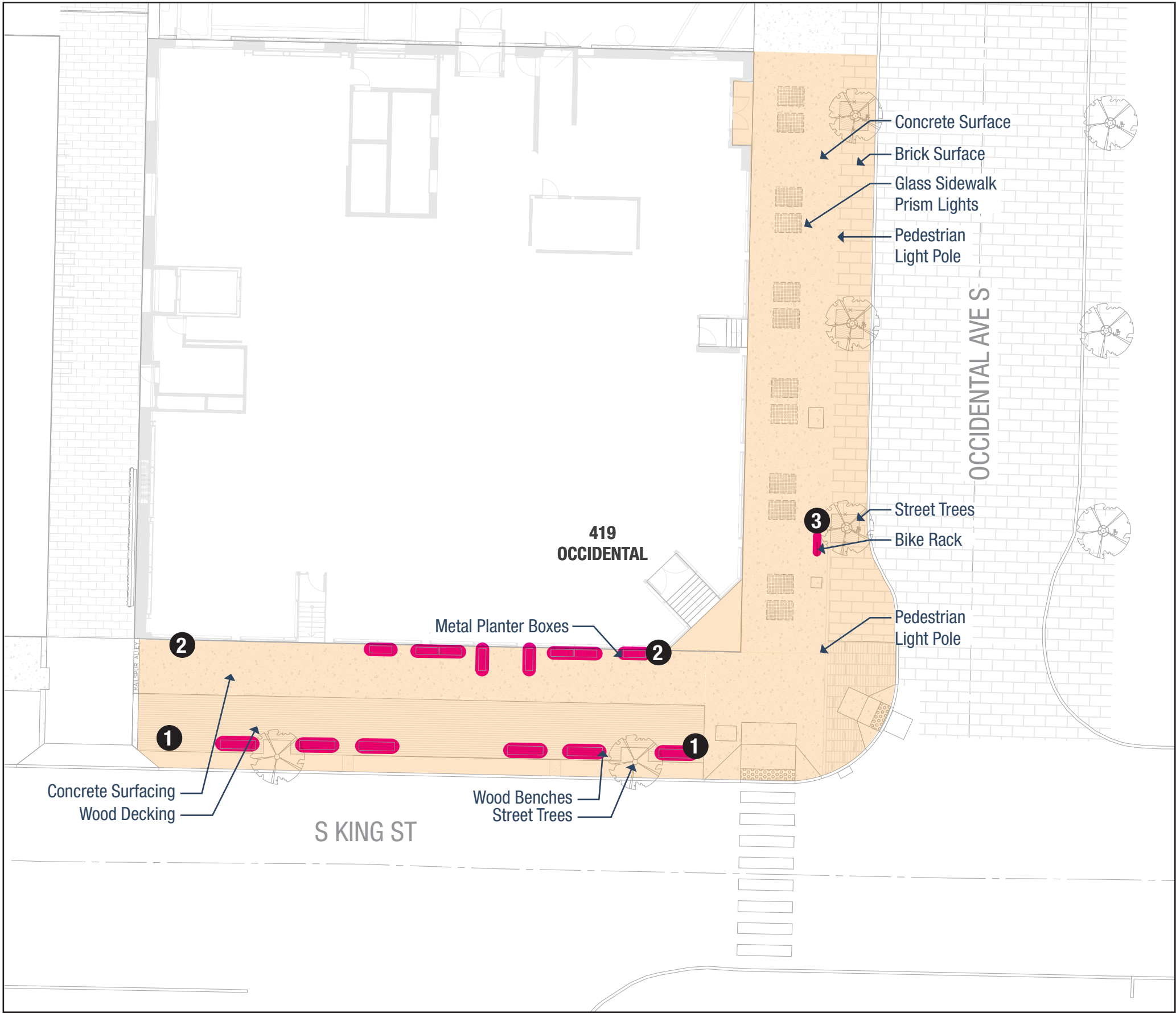


EXISTING CONDITIONS PHOTOGRAPHS

EXISTING CONDITIONS PLAN



MATERIALS PLAN - RETAINED ELEMENTS

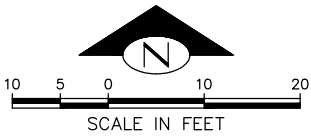


SITE LEGEND

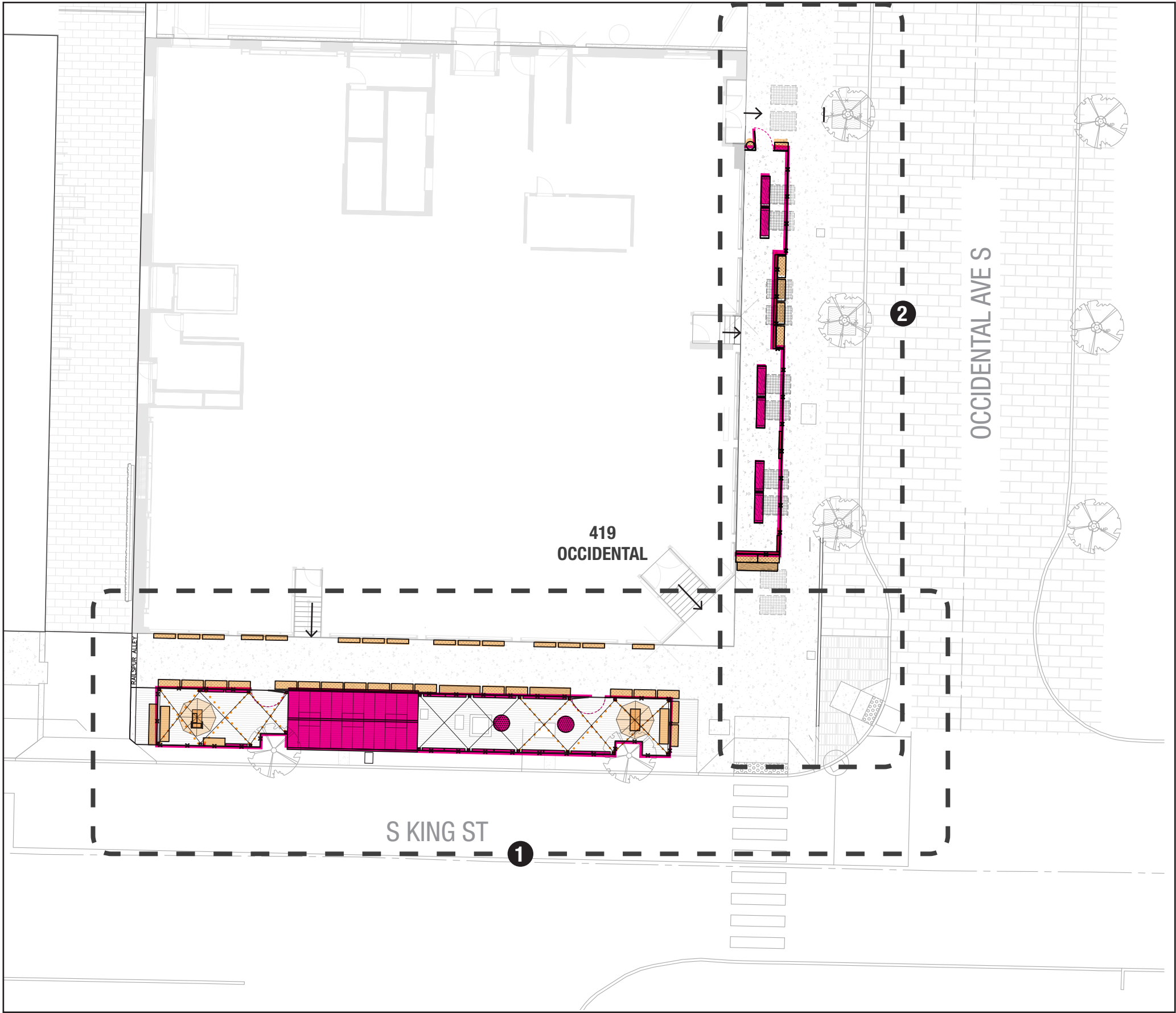
Retained Elements
(Existing Surfacing, Planting, Trees, Sidewalk Prism Lights)

Relocated Elements

- Relocated Elements
- 1 Wood Block Benches
 - 2 Metal Planter Box
 - 3 Bike Rack



MATERIALS PLAN - PROPOSED



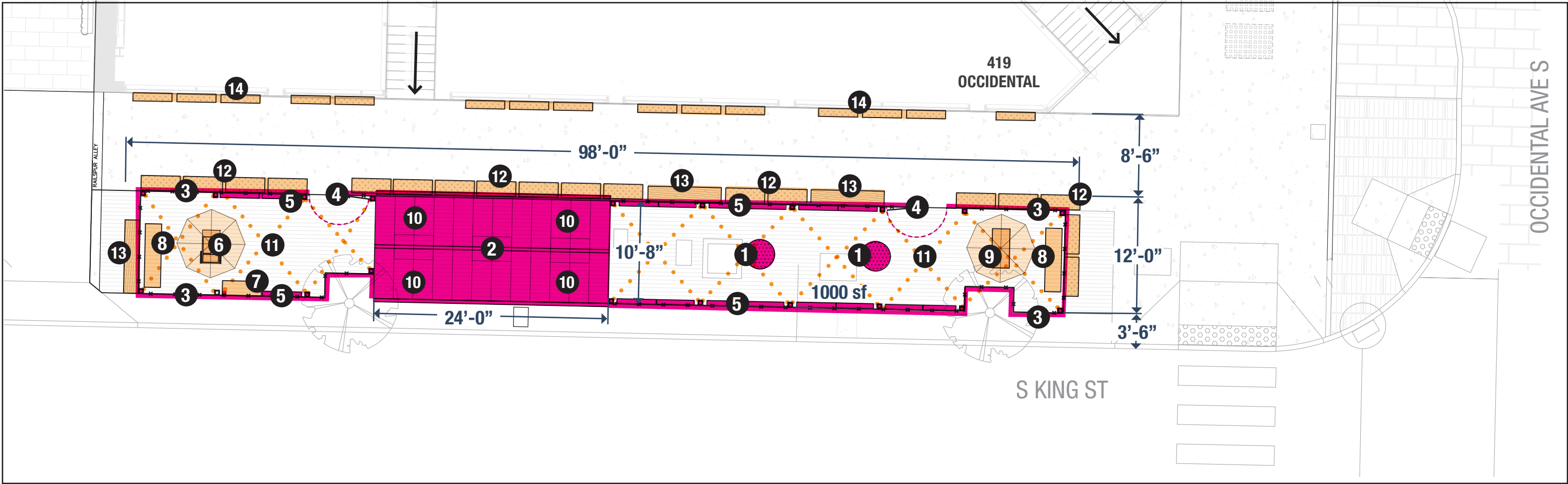
SITE LEGEND

- Surface Mounted / Semi-Permanent Feature
- Movable / Temporary Feature
- Building Access

- 1 King St Sidewalk Cafe Space
- 2 Occidental Ave Sidewalk Cafe Space



MATERIALS PLAN - PROPOSED: KING ST



SITE FURNISHINGS LEGEND

- Surface Mounted
/ Semi-Permanent Feature
- Movable
/ Temporary Feature
- 1

Gas Fire Pit (hard lined)
- 2

Greenhouse Dining Area
- 3

Sidewalk Cafe Boundary Fencing
- 4

Fence Gate / Access
- 5

Drink Ledge, attached to fence
- 6

Sea Creatures Food Cart w/ Umbrella
- 7

Folding Service Table
- 8

Folding Service Table
- 9

Folding Service Table w/ Umbrella
- 10

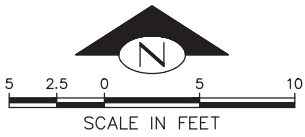
Hi-Top Movable Tables
- 11

Overhead String Lighting
- 12

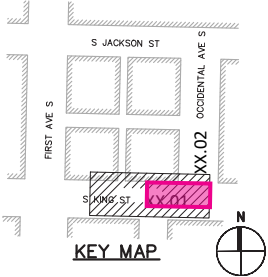
Planter Box (existing, relocated)
- 13

Wood Block Bench (existing, relocated)
- 14

Planter Box (new)



PLEASE CALL 811
3 Working Days
BEFORE YOU DIG



ELEVATION: KING ST

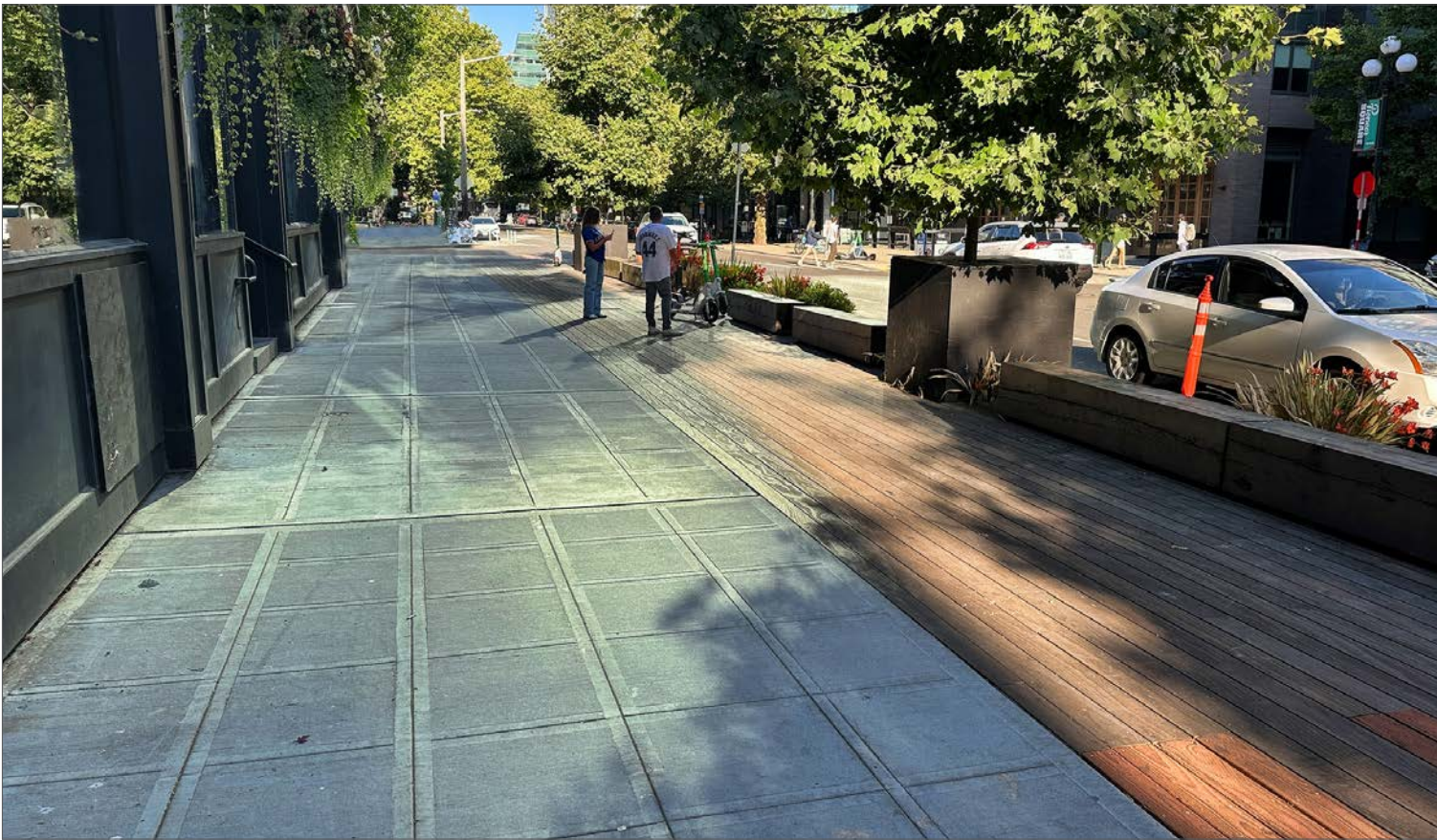


EXISTING SITE



PROPOSED FEATURES

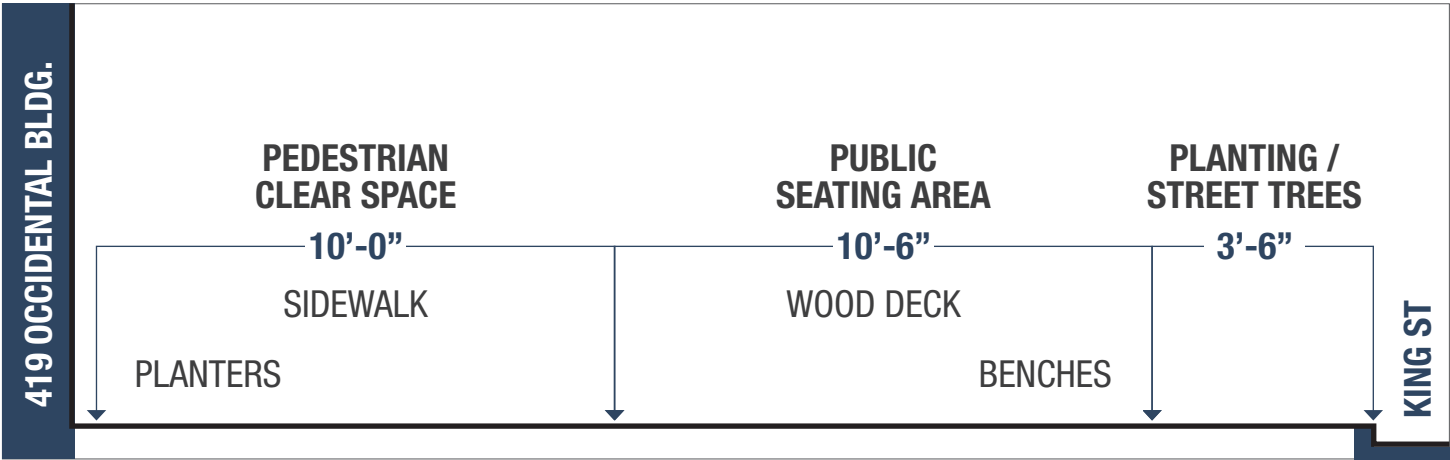
SECTION + PERSPECTIVE: KING ST



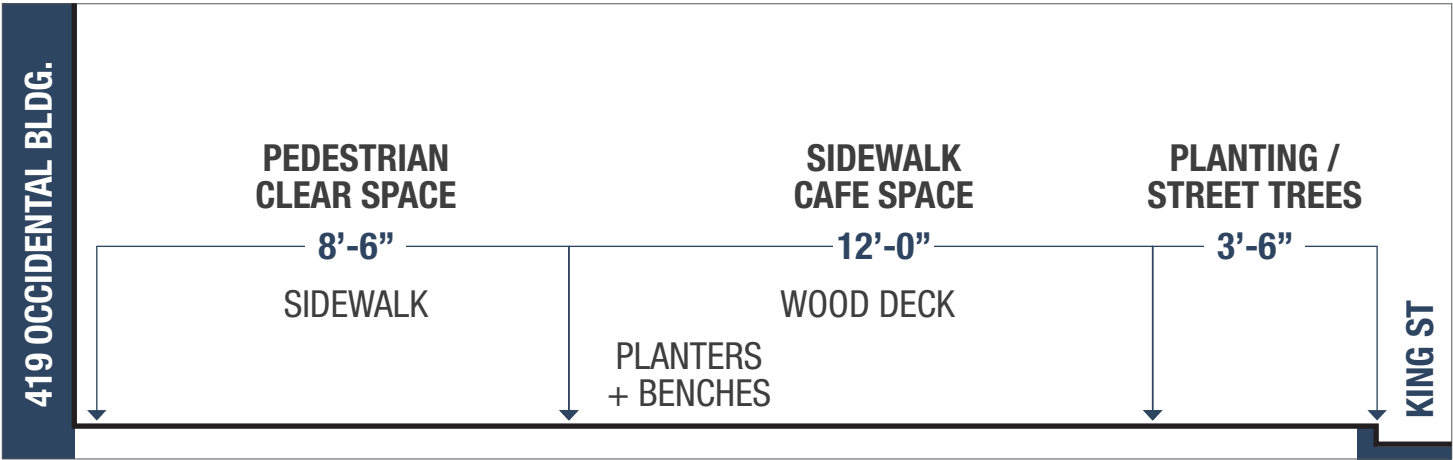
EXISTING SITE



PROPOSED FEATURES

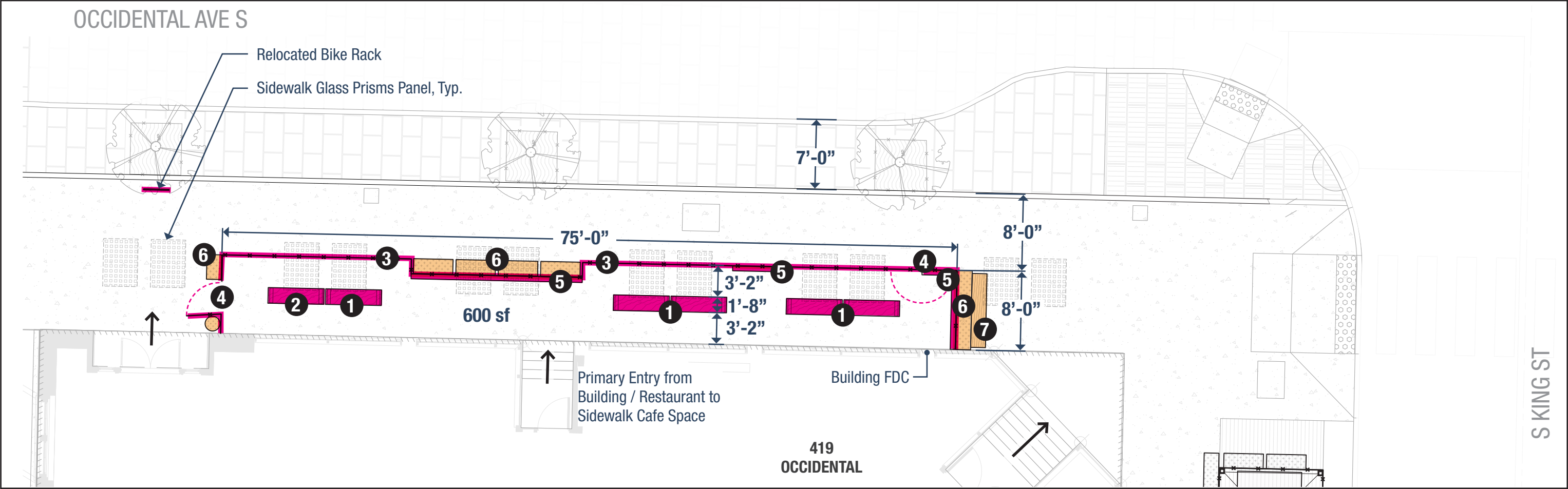


EXISTING CROSS SECTION



PROPOSED CROSS SECTION

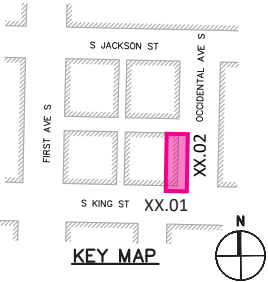
MATERIALS PLAN - PROPOSED: OCCIDENTAL AVE



SITE FURNISHINGS LEGEND

- | | |
|--|---|
|  Surface Mounted / Semi-Permanent Feature |  Movable / Temporary Feature |
| ① Bar Height Table | ⑥ Planter Box (existing, relocated) |
| ② Dining Table - Accessible Height | ⑦ Wood Block Bench (existing, relocated) |
| ③ Sidewalk Cafe Boundary Barrier | |
| ④ Boundary Gate / Access / Egress | |
| ⑤ Drink Ledge, attached to fence | |

**PLEASE CALL 811
3 Working Days
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ELEVATION: OCCIDENTAL AVE



EXISTING SITE



PROPOSED FEATURES

SECTIONS + PERSPECTIVES: OCCIDENTAL AVE



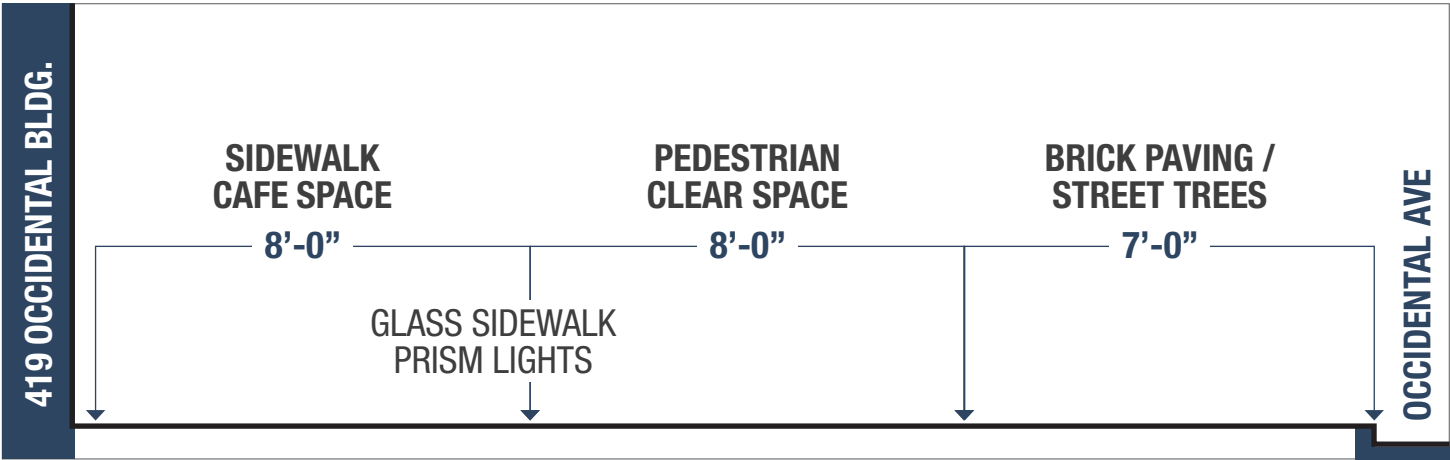
EXISTING SITE



PROPOSED FEATURES



EXISTING CROSS SECTION



PROPOSED CROSS SECTION

NOTES:

- Greenhouse interior will include lighting and heating (not shown below)
- Greenhouse interior will include ceiling fans (not shown below)
- Greenhouse exterior will include gutters and decorative pressure caps (not shown below)

IMPORTANT NOTES: All dimensions are to the outside of greenhouse frame

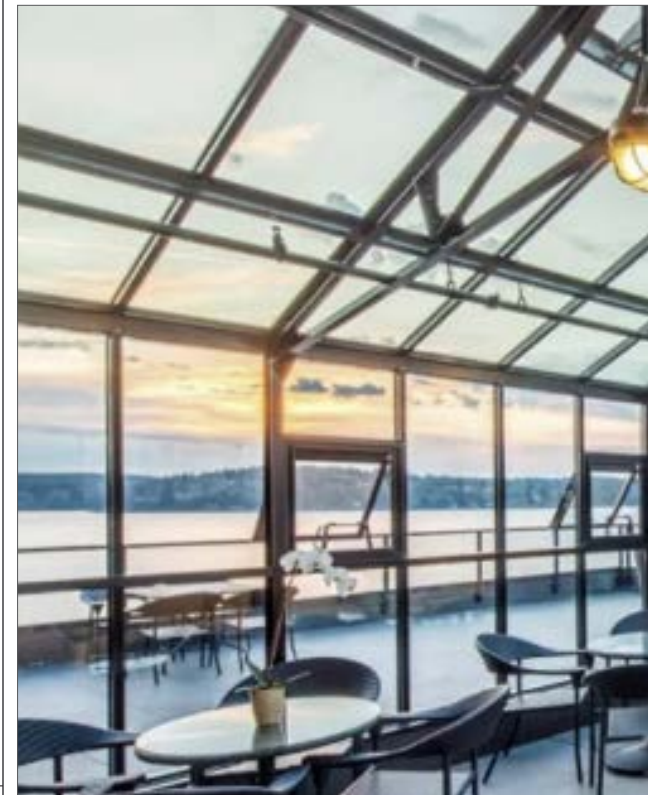
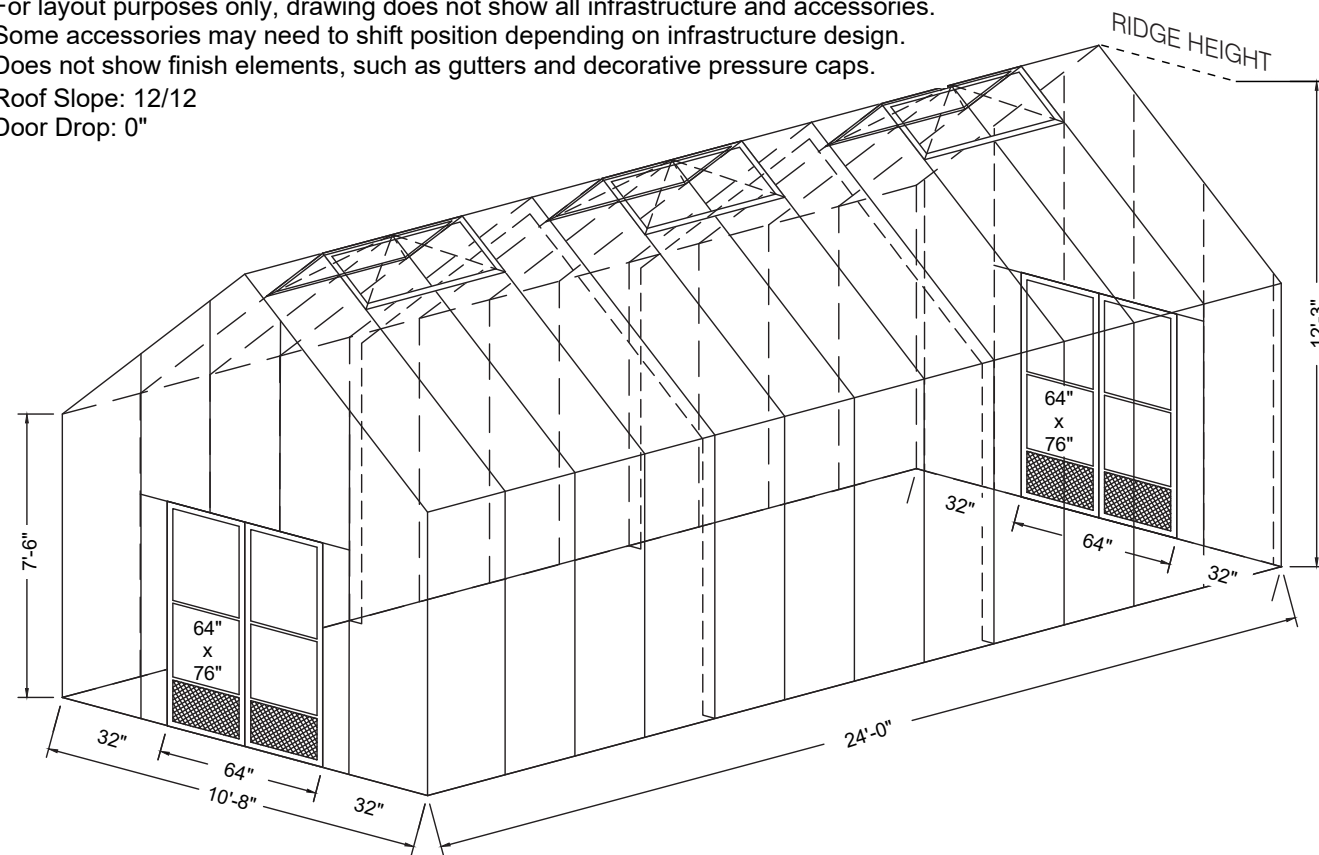
For layout purposes only, drawing does not show all infrastructure and accessories.

Some accessories may need to shift position depending on infrastructure design.

Does not show finish elements, such as gutters and decorative pressure caps.

Roof Slope: 12/12

Door Drop: 0"



Constructed commercial greenhouse structures by same manufacturer, representing approximate style & finish proposed.



Date Created:
September, 2025

Revised:

Model:
CC1024TW+SW8

Scale: Sheet Name: 5476

Drawn By: DJ

Page: 1

GREENHOUSE STRUCTURE

NOTES:

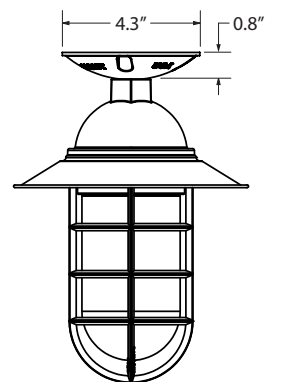
- Two ceiling fan units to be installed in greenhouse for air circulation and climate control.
- Industrial grade, black finish.



GREENHOUSE CEILING FAN

NOTES:

- Industrial Guard Stem Mount Pendant Light
- Clear or Frosted Glass
- Flared Shade
- Finish color TBD
- LED lighting in 2700K (warm white)



FLUSH MOUNT SHOWN WITH:
FLARED SHADE (SECTION D)

GREENHOUSE INTERIOR LIGHTING

NOTES:

- Railing to be surface mounted.
- Metal TBD, powdercoat or paint finish in black to match updated building facade.

2"H x 2.5"W TOP RAIL, CONTINUOUS

2" SQ. POST, TYP

4'-0" O.C.

4'-0"

4"

1/2" SQ. PICKETS

1" SQ. BOTTOM RAIL

4" O.C.

BOUNDARY FENCING RAIL

NOTES:

- Railing to be surface mounted.
- Material and finish to match boundary fencing rail.

3'-0" O.C.

4" O.C.

KICK PLATE

4" MAX.

3'-2"

4'-0"

BOUNDARY FENCING - GATE

NOTES:

- Ledge to be mounted or welded to the boundary fencing rail.
- Material to be wood or match material and finish of boundary fencing rail.

1.5"x6" SEALED WOOD SHELF SURFACE

RAILING DRINK LEDGE SUPPORT

RAILING POST, TYP. TYPE PER PLAN AND DETAILS

4'-0" O.C.

6"

3"

1"

DRINK LEDGE FOR BOUNDARY FENCING

NOTES:

- Lights to be commercial grade string lighting, mounted to posts.
- Black electrical wire and light housing.
- Light color: 2200k or 2700k.
- Final selection by owner.

STRING LIGHTS

NOTES:

- Material and finish to match boundary fencing rail.

STRING LIGHTS AND/OR SUPPORT CABLES AFFIXED TO STEEL EYE BOLTS

STEEL POLE WITH BLACK FINISH

POLE BASE BOLTED TO WOOD DECK, CONCRETE SIDEWALK, OR CONCRETE FOOTING AS NEEDED PER LOCATION

9'-0" TYP

LIGHT SUPPORT POLE

GENERAL NOTE:

- Structural details for all project elements to be developed.

CONSTRUCTION DETAILS: KING ST

- NOTES:
- Tolix style industrial bar height metal table.
 - Tables to be movable.
 - 24” L, 24” W, 41” H. 30 lbs.
 - Steel frame, black finish.



BAR HEIGHT TABLE

- NOTES:
- Existing metal planter boxes to be relocated per plan.
 - Additional planter boxes to match existing (Tournesol Wilshire Planters rectangle or square).
 - Powder-coated steel, finish to match existing.



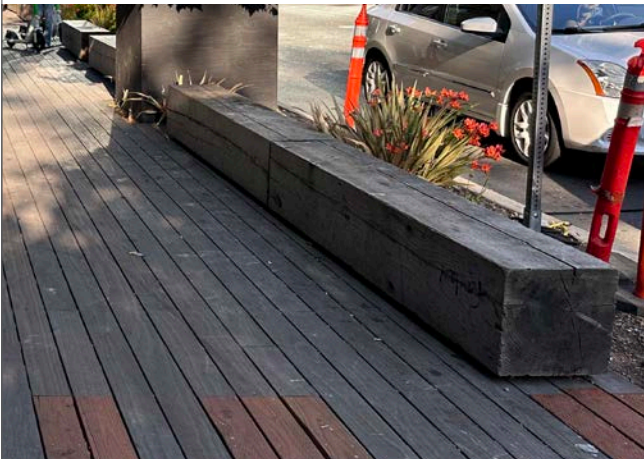
Existing Planter at 419 Occidental on King St



Tournesol Wilshire Planters

METAL PLANTER BOX

- NOTES:
- Existing wood block benches to be relocated per plan.



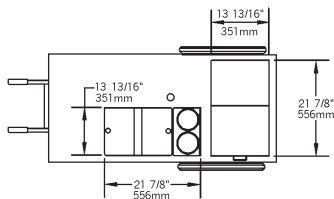
Existing benches at 419 Occidental on King St

WOOD BLOCK BENCH (EXST.)

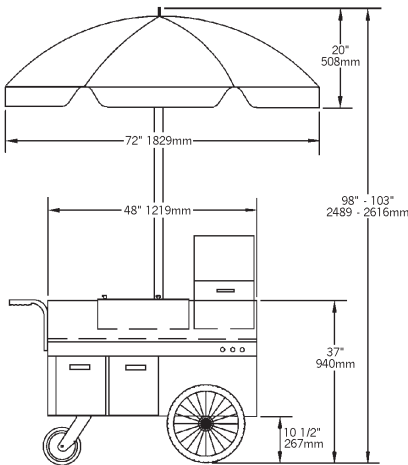
- NOTES:
- Final selection by owner.



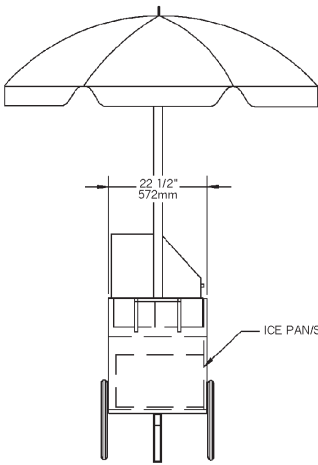
- Design and Construction Features
- Stainless steel construction.
 - Two insulated heating wells.
 - Solid top work surface.
 - 120V operation with cord and 15-amp plug.
 - 20” (508mm) ball bearing wheels with rubber tires.
 - One 8” (203mm) diameter swivel caster.
 - One full-size inset with roll top cover.
 - One ½-size inset with hinged lid.
 - One ¼-size inset with hinged lid with two 1¼-quart insets inside.
 - Color-coordinated umbrella.



TOP VIEW



SIDE VIEW



FRONT VIEW

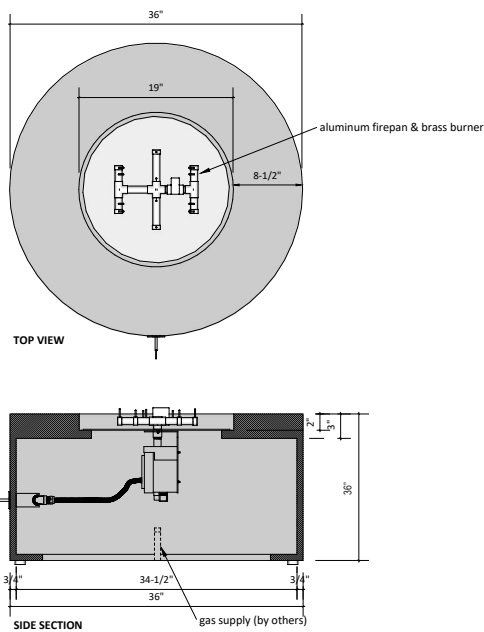
FOOD CART

- NOTES:
- Fire pit to be plumbed natural gas.
 - 36” dia. x 36”H.
 - Concrete or powder coated metal in black - pending coordination with structural.
 - Final selection by owner.



Cement Elegance Evolution Firepit

FIRE PIT



cement elegance
20790 High Desert Ln. Bend, OR 97701
541.383.2598
www.cementelegance.com

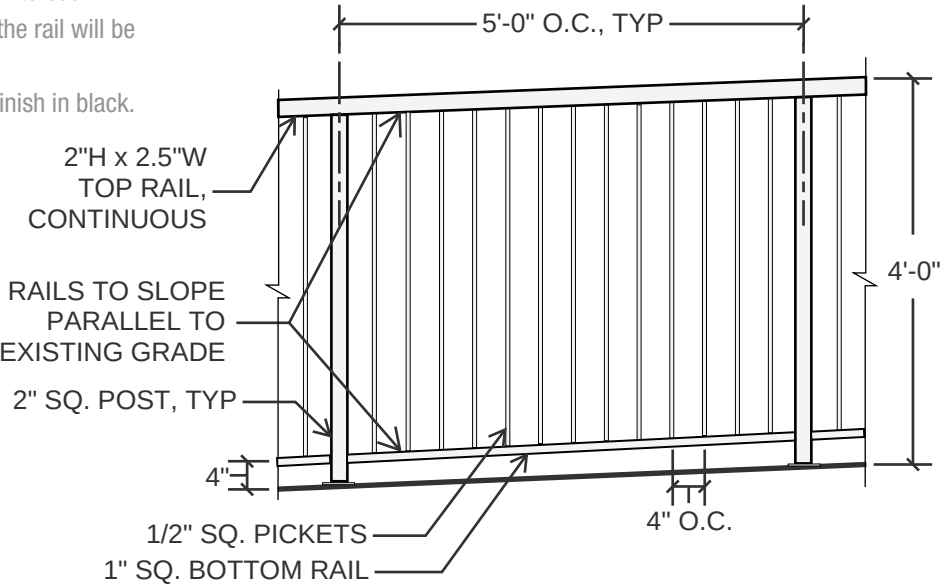
Evolution Firepit

electronic start

overall diameter: 36" burner: 11-1/2" diameter
overall height: 18" pan: 18" diameter
output: 120K BT weight: 500 lbs

NOTES:

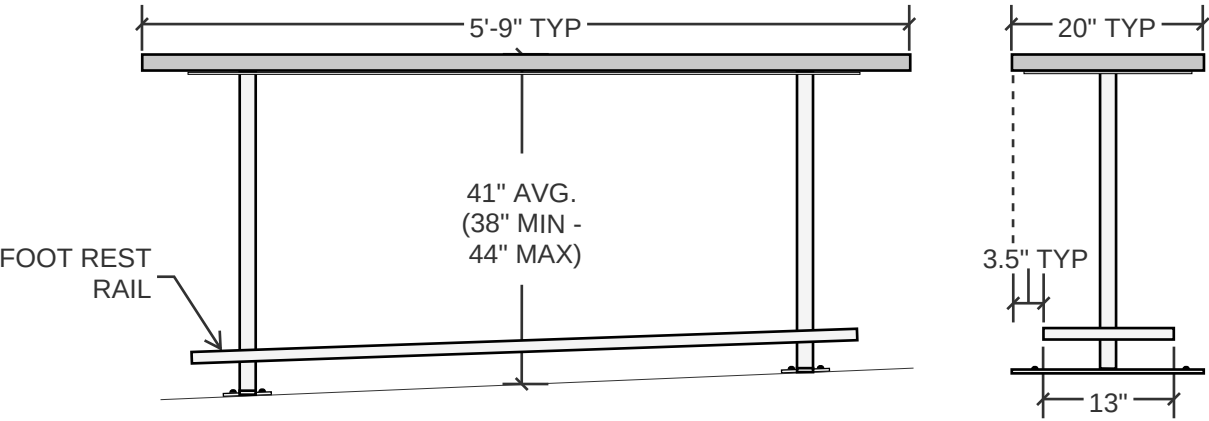
- Railing to be surface mounted onto the sidewalk. Where the rail footings intersect with glass sidewalk prism lights the rail will be freestanding.
- Metal TBD, powdercoat or paint finish in black.



BOUNDARY FENCING - ON SLOPE

NOTES:

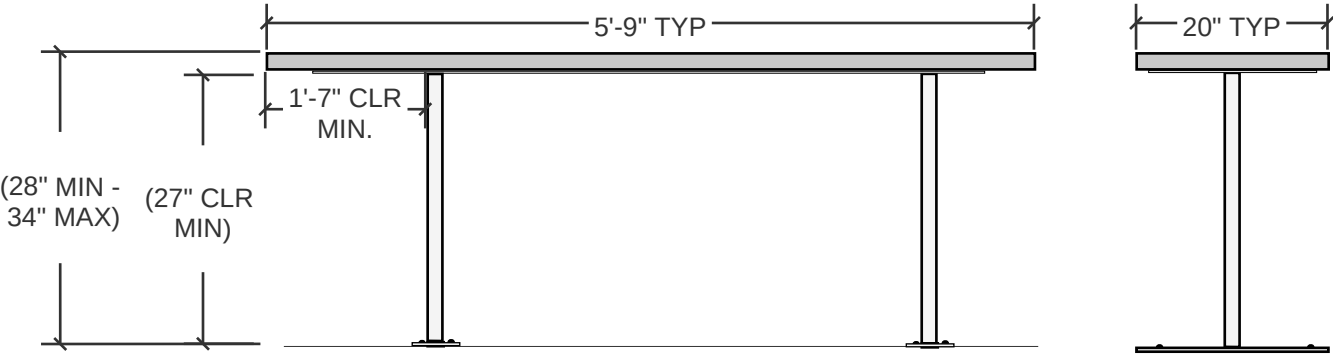
- Tables to be surface mounted with custom risers to level table on ~4% slope. Bolts to avoid glass sidewalk prism lights.
- Dimensions and layout per plans and detail.
- Wood table top with clear sealant finish.
- Metal frame, powder coated or painted black.
- Pairs of tables to have finish surfaces level with eachother, unless otherwise noted.
- Final selection by owner.



BAR HEIGHT TABLE

NOTES:

- Table to be surface mounted with level top surface. Bolts to avoid glass sidewalk prism lights.
- Dimensions and layout per plans and detail.
- Wood table top with clear sealant finish.
- Metal frame, powder coated or painted black.
- Final selection by owner.



DINING TABLE - ACCESSIBLE HEIGHT

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