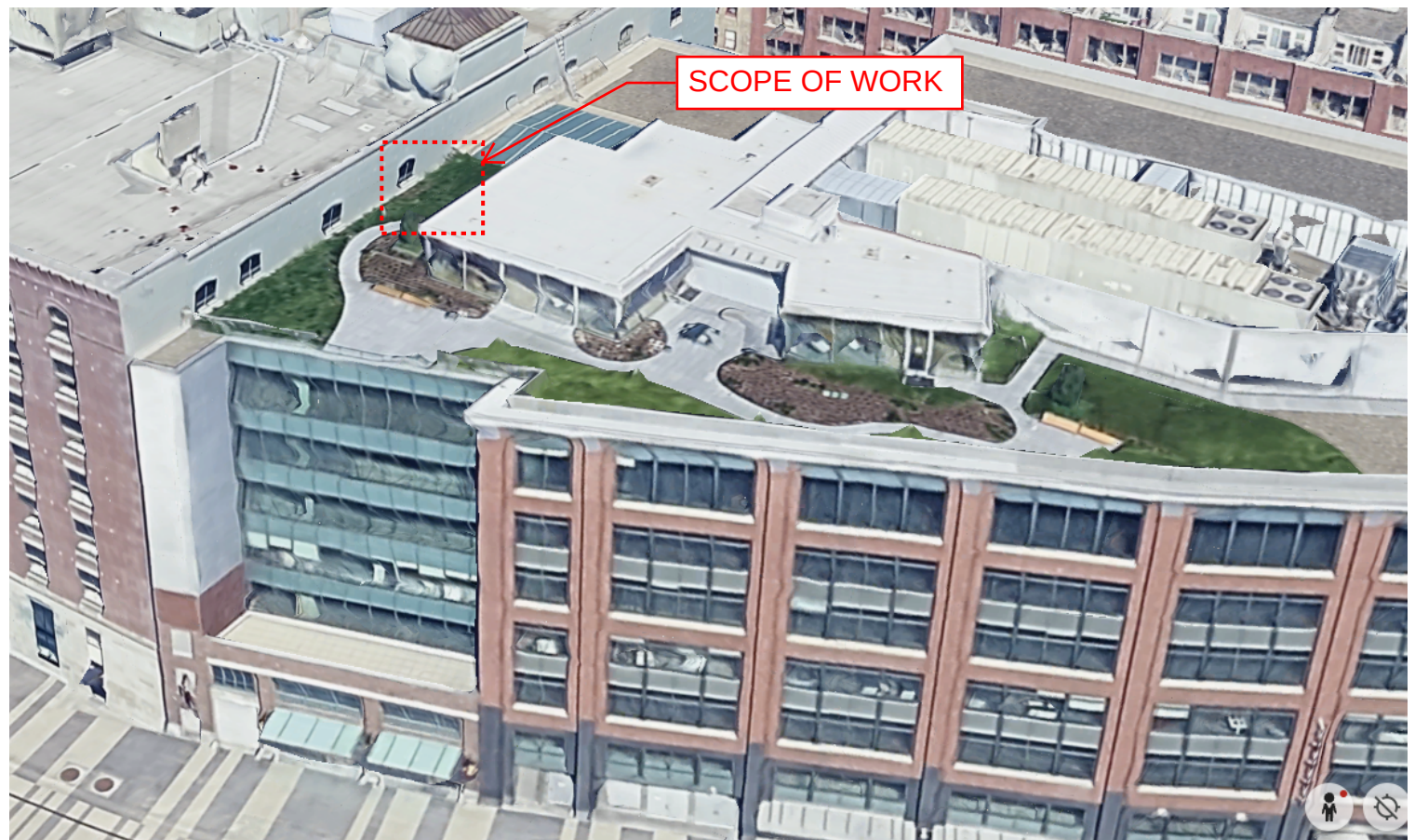




EXISTING CONDITIONS AT ROOF DECK LEVEL



EXISTING CONDITIONS AT ROOF DECK LEVEL



WINDOWS BEYOND VIEW



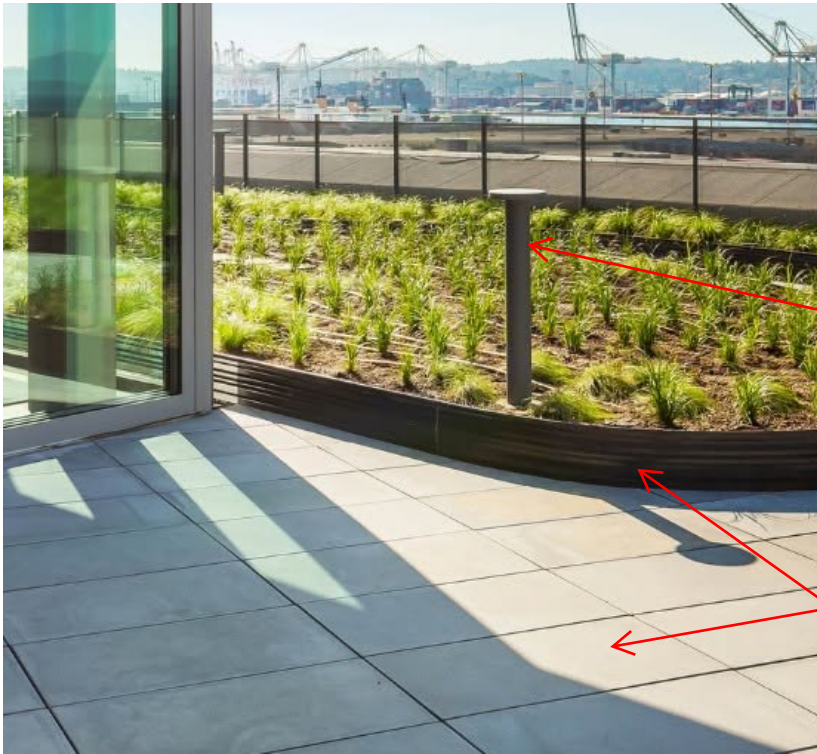
EXISTING CONDITIONS AT STREET LEVEL (CANNOT SEE SCOPE FROM STREET)





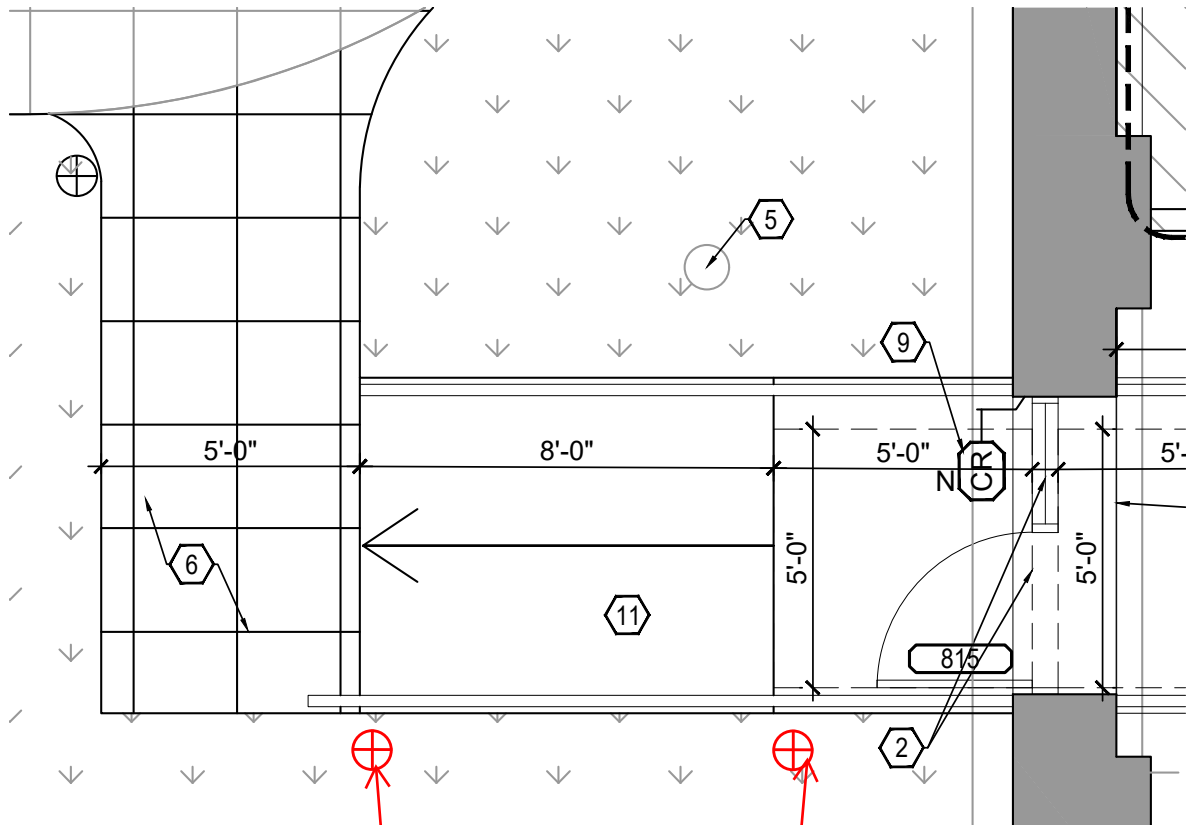
PROPOSED WINDOW REPLACEMENT DESIGN





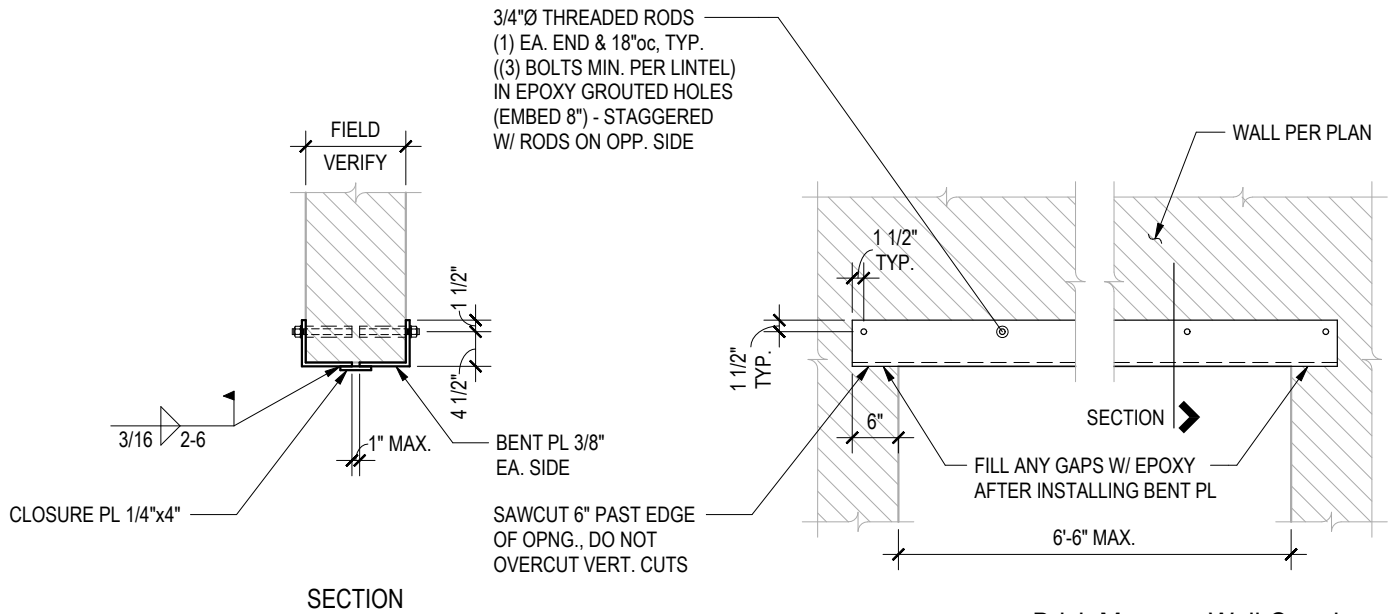
EXISTING  
LIGHTING, PROVIDE  
(2) NEW TO MATCH  
AT NEW PATHWAY

NEW PATHWAY TO HAVE  
PAVERS TO MATCH EXISTING,  
AND BLACK METAL (SIMILAR  
TO EXISTING PLANTERS)  
WHERE NEEDED



EXISTING LIGHTING,  
PROVIDE (2) NEW TO  
MATCH AT NEW  
PATHWAY

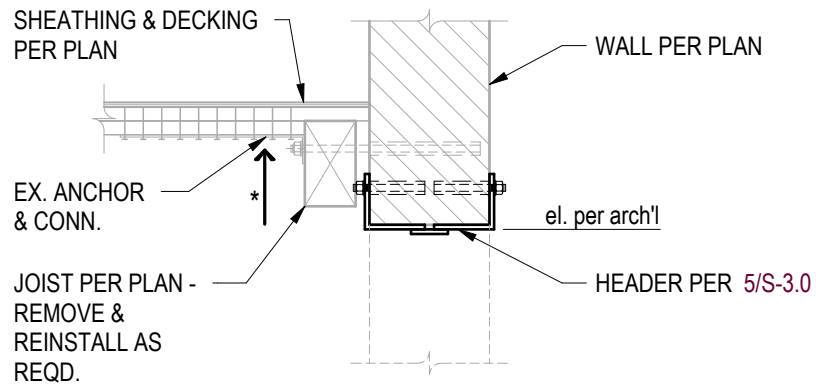




Brick Masonry Wall Opening

5201  
5

SEE DETAIL 5/S-3.0 FROM STRUCTURAL DRAWINGS FOR NEW STEEL LINTEL



5202  
10

SEE DETAIL 10/S-3.0 FROM STRUCTURAL DRAWINGS FOR NEW STEEL LINTEL

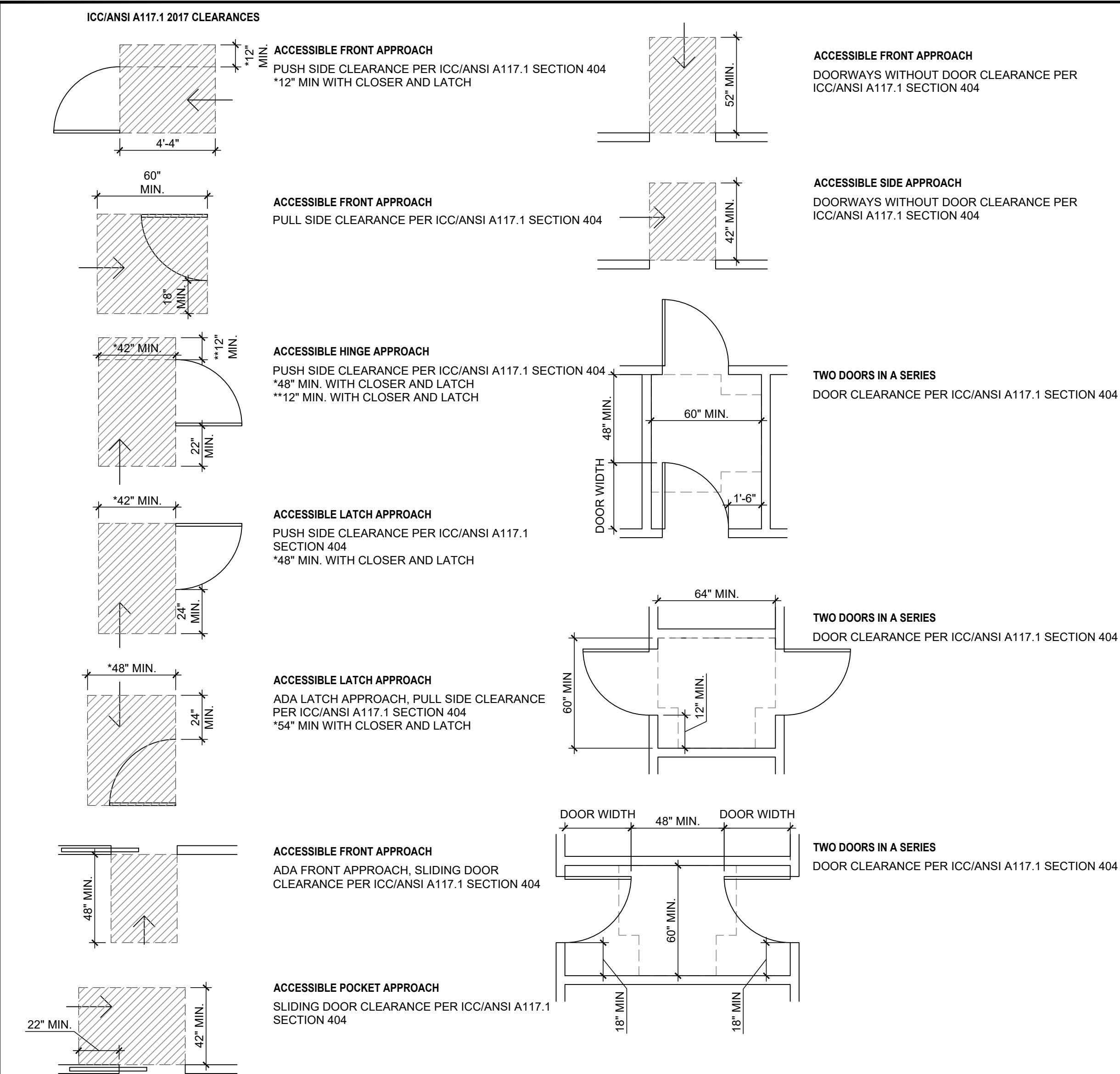




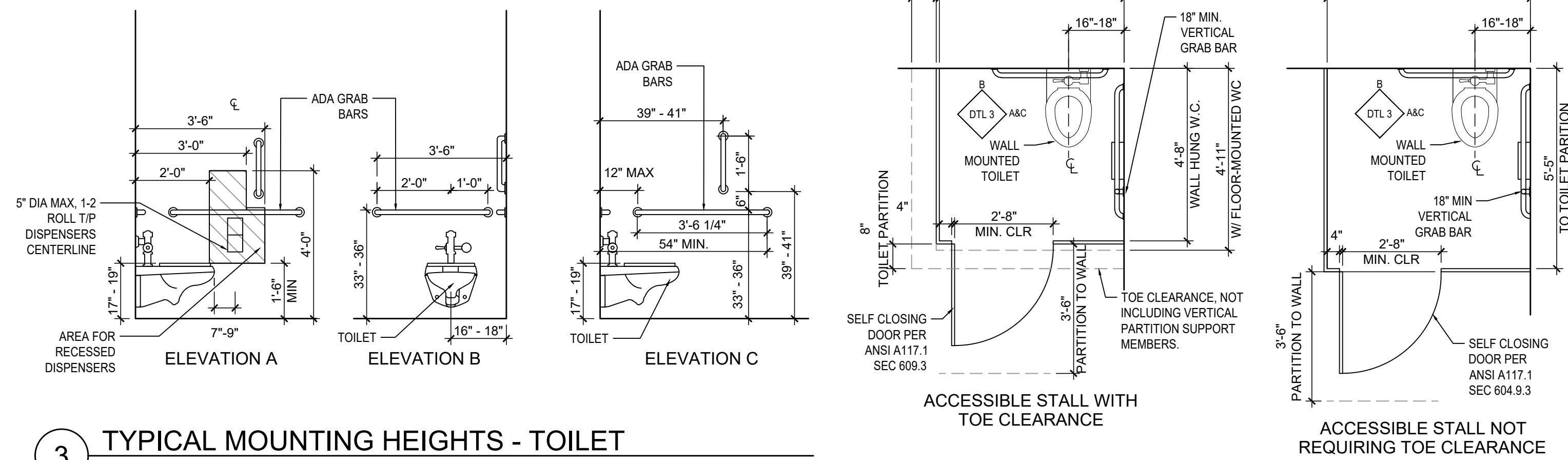




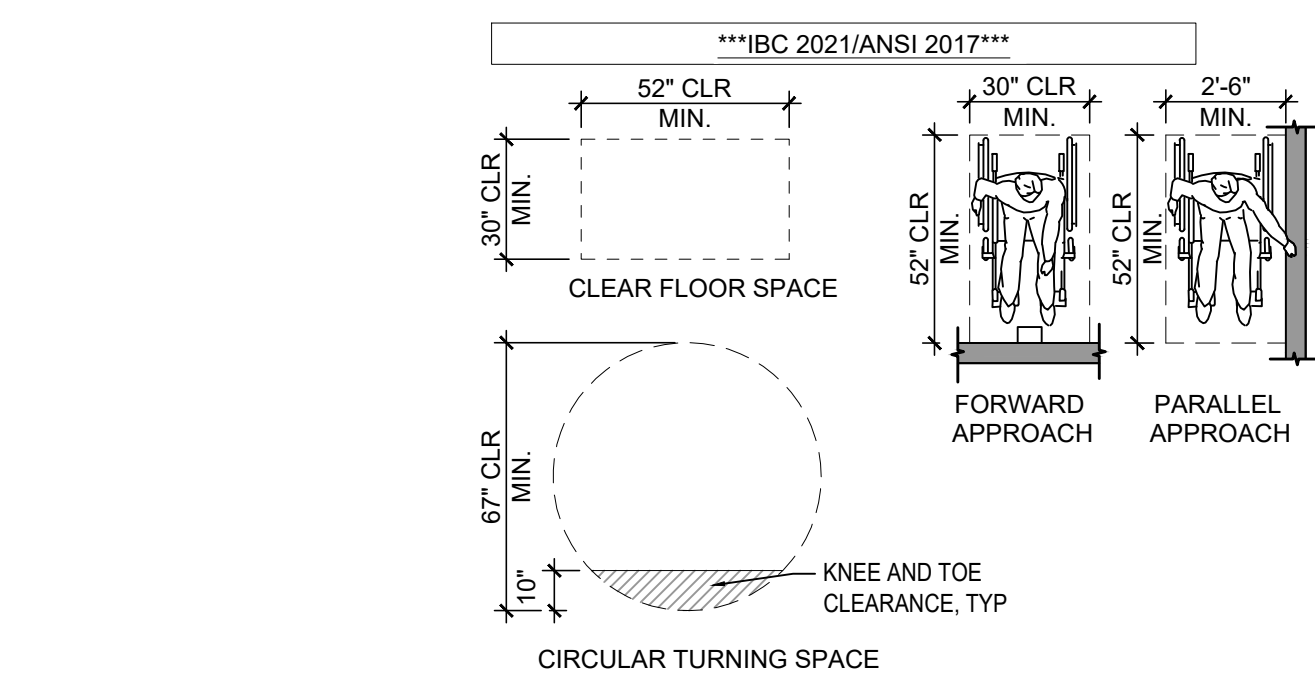




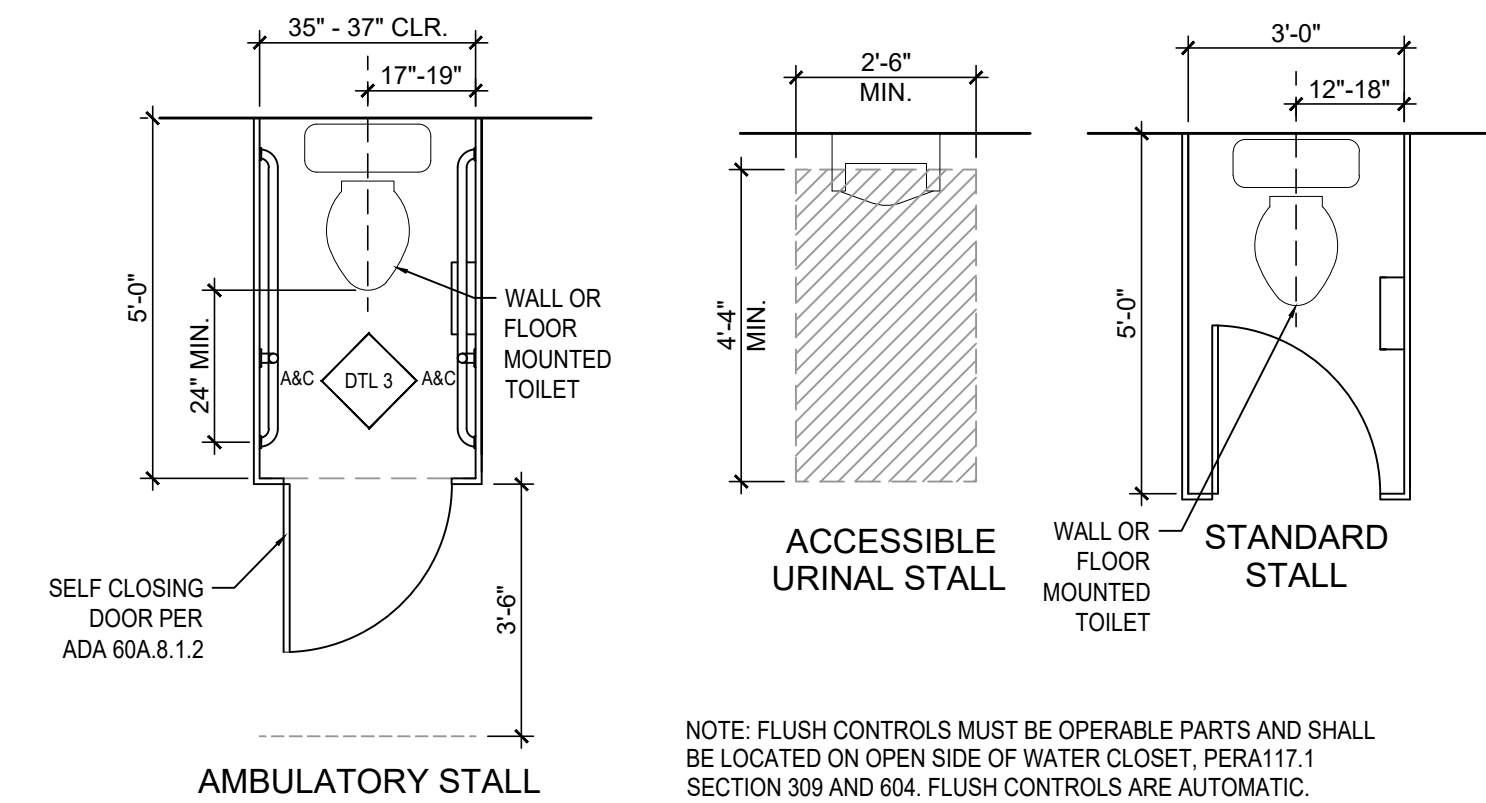
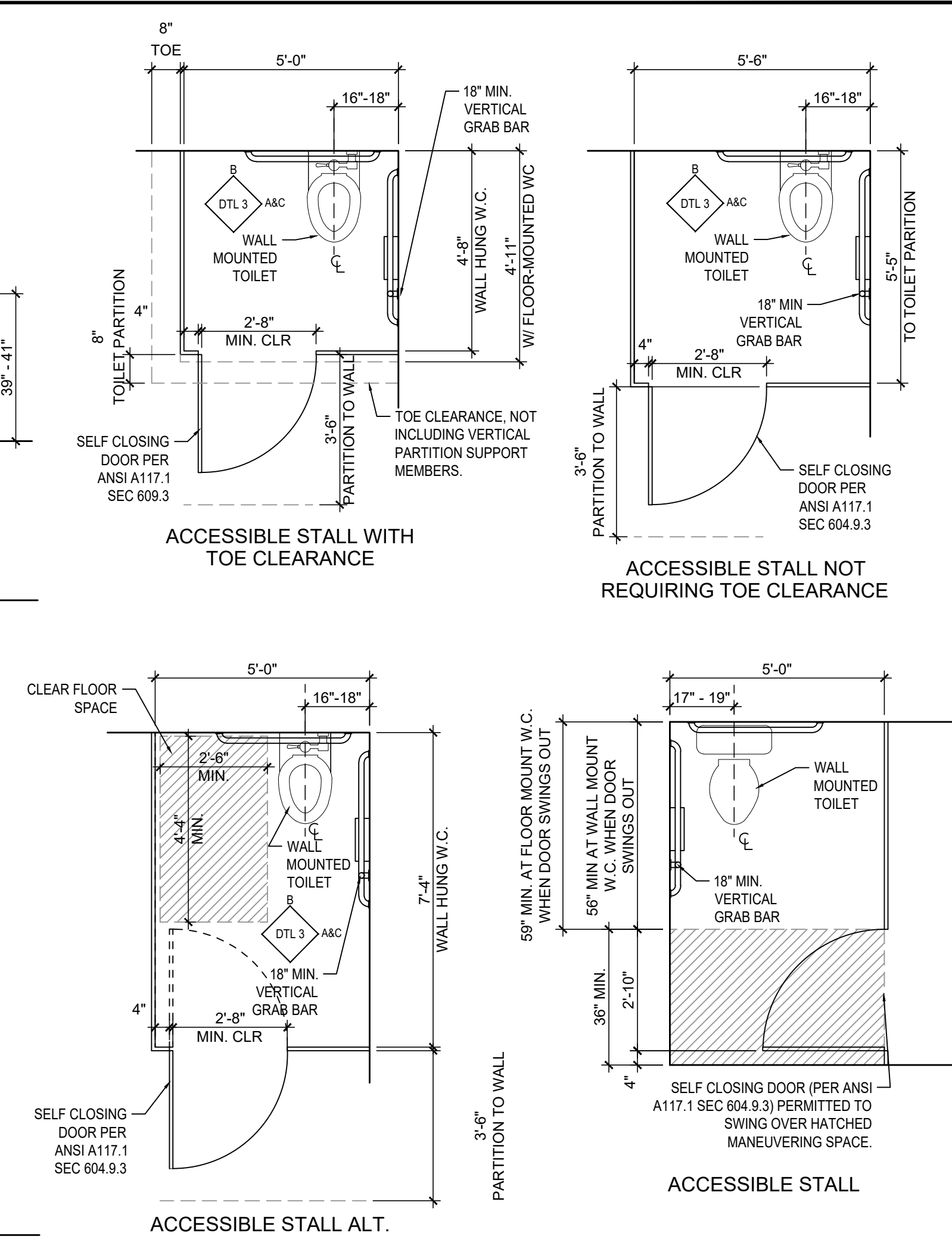
## 10 TYPICAL DOOR APPROACH CLEARANCES



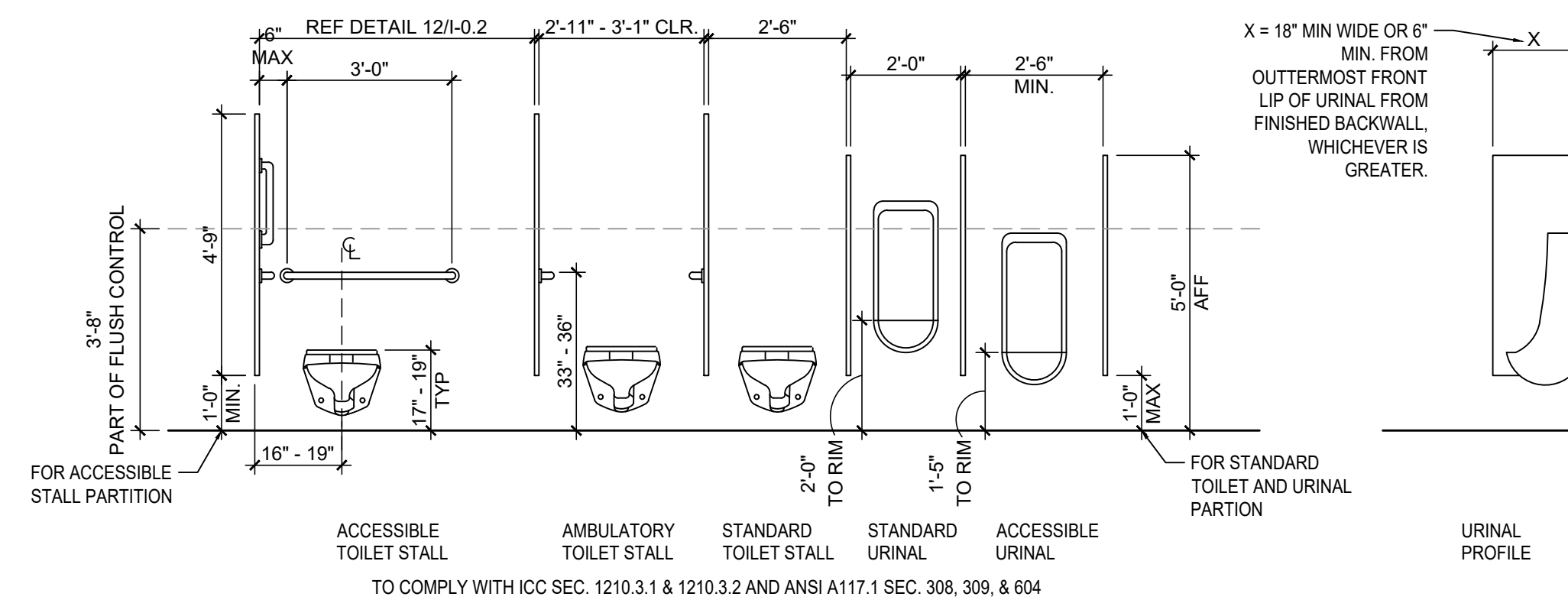
### 3 TYPICAL MOUNTING HEIGHTS - TOILET



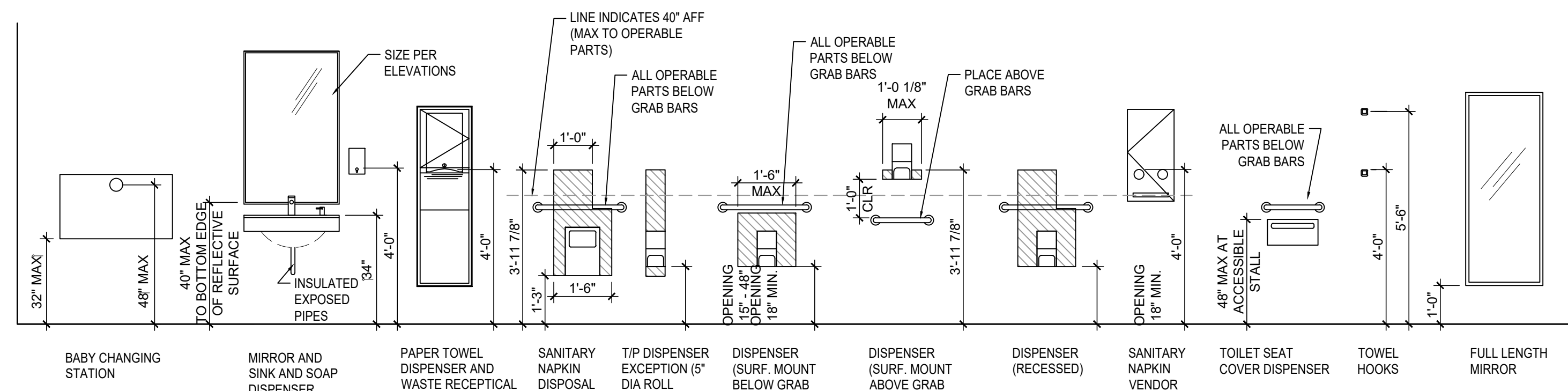
## 7 ACCESSIBLE TURNING AND CLEAR SPACE



## 12 TYPICAL TOILET COMPARTMENT CLEARANCES



15 TYPICAL FIXTURE MOUNTING HEIGHT  
SCALE: 3/8" = 1'-0"



13 TYPICAL MOUNTING HEIGHTS - RESTROOM ACCESSORIES

## Floor 8 Opening

83 KING STREET  
FLOOR 8  
83 S KING STREET  
SEATTLE, WA 98104

|         |         |
|---------|---------|
| DESIGN  | JPC     |
| DRAWN   | JG      |
| CHECKED | CP, CA  |
| NO.     | 26-0290 |



06.12.2026 PERMIT REVIEW SET  
07.16.2026 PERMIT REVIEW SET  
07.24.2026 PERMIT REVIEW SET  
08.11.2026 PERMIT SET

JURISDICTION STAM

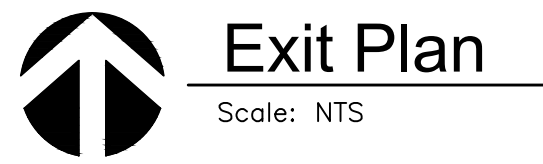
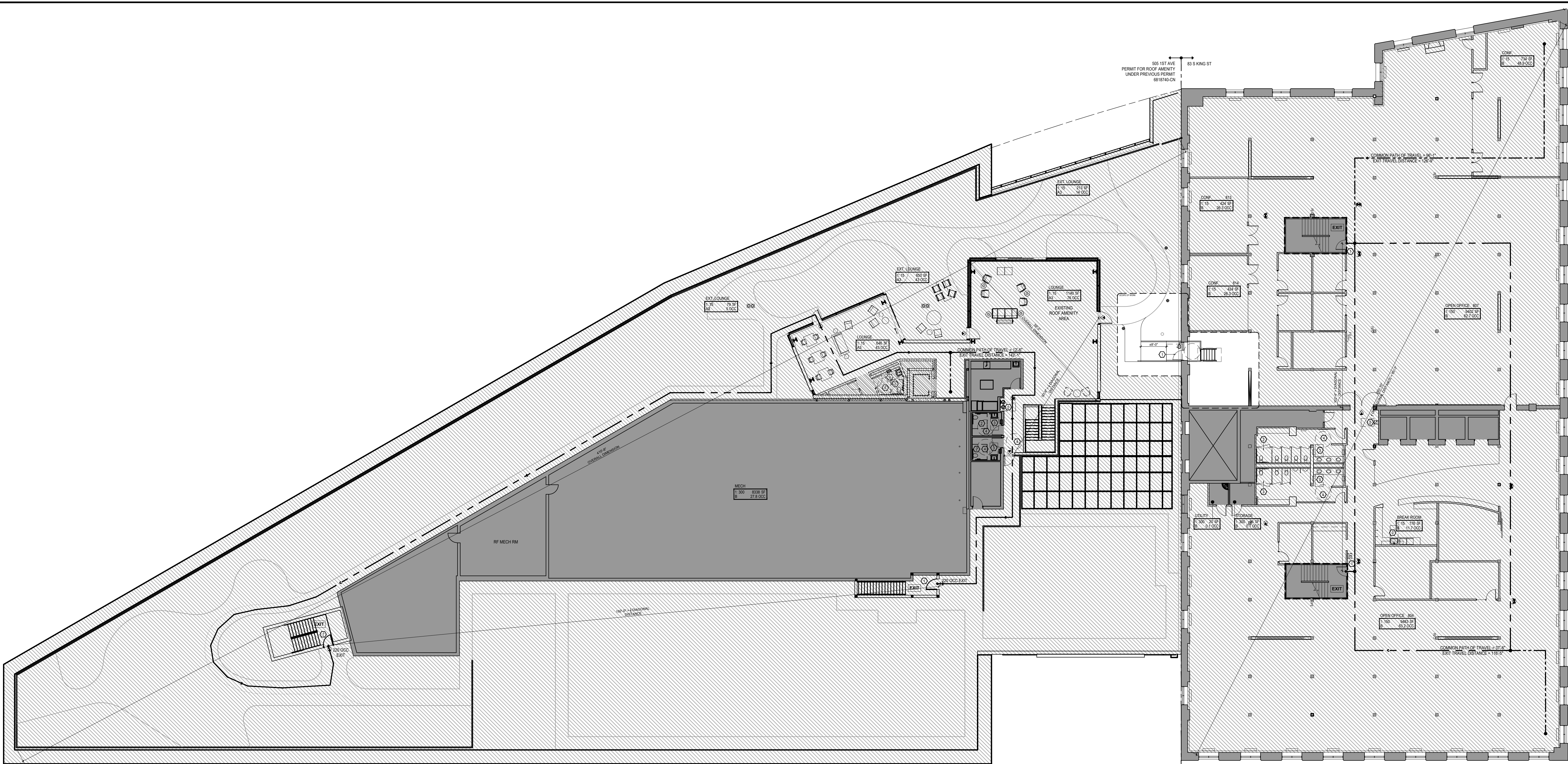
## ACCESSIBILITY DETAILS

1-0.2



1 INCH  
1/8" = 1'-0"

Dep: L:\2026\26-0290\DWG\WIP\CS-8.DWG  
Date/Time: 6/15/2026 10:26 AM  
Author: JULE GLENH  
Pen Table: JPC SBC DB  
XRef: \ATB.dwg, ATB.dwg



## Exit Plan

Scale: NTS

### 83KING Plumbing Calculation:(PER SBC TABLE 2902.1)

| OCCUPANCY       |      | WATER CLOSETS                            |      |                                          |            | LAVATORIES                               |      |        | DRINKING FOUNTAINS                          |            | SERVICE SINK |
|-----------------|------|------------------------------------------|------|------------------------------------------|------------|------------------------------------------|------|--------|---------------------------------------------|------------|--------------|
| TYPE            | LOAD | RATIO                                    | MALE | RATIO                                    | FEMALE     | RATIO                                    | MALE | FEMALE | RATIO                                       | COUNTS     | COUNTS       |
| B               | 243  | 1 PER 25 FOR THE FIRST 50, THEN 1 PER 50 | 3.4  | 1 PER 25 FOR THE FIRST 50, THEN 1 PER 50 | 3.4        | 1 PER 40 FOR THE FIRST 80, THEN 1 PER 80 | 2.5  | 2.5    | 1 PER 150 FOR THE FIRST 150, THEN 1 PER 500 | 1.2        | 1            |
| REQUIRED TOTALS |      |                                          | 4    |                                          | 4          |                                          | 3    | 3      |                                             | 2          |              |
| PROVIDED TOTALS |      |                                          | 5    |                                          | 5 (NOTE 1) |                                          | 3    | 3      |                                             | 1 (NOTE 2) |              |

### 505 Plumbing Calculation: (PER SBC TABLE 2902.1)

| OCCUPANCY       |      | WATER CLOSETS |      |          |            | LAVATORIES |      |        | DRINKING FOUNTAINS                          |            | SERVICE SINK |
|-----------------|------|---------------|------|----------|------------|------------|------|--------|---------------------------------------------|------------|--------------|
| TYPE            | LOAD | RATIO         | MALE | RATIO    | FEMALE     | RATIO      | MALE | FEMALE | RATIO                                       | COUNTS     | COUNTS       |
| A3              | 270  | 1 PER 125     | 1.1  | 1 PER 65 | 2.1        | 1 PER 200  | 0.7  | 0.7    | 1 PER 150 FOR THE FIRST 150, THEN 1 PER 500 | 0          | 1            |
| REQUIRED TOTALS |      |               | 1    |          | 2          |            | 1    | 1      |                                             | 0          |              |
| PROVIDED TOTALS |      |               | 3    |          | 3 (NOTE 1) |            | 3    | 3      |                                             | 1 (NOTE 2) |              |

#### NOTES:

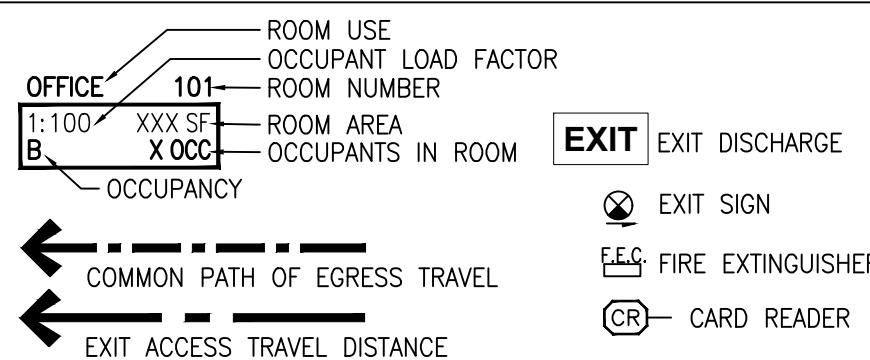
- URINALS MAY BE SUBSTITUTED FOR UP TO 75% OF REQUIRED WC's IN MEN'S FACILITIES PER SBC SECTION 2902.1.1.2.
- DRINKING FOUNTAINS ARE NOT REQUIRED WITHIN INDIVIDUAL TENANT SPACES IF LOCATED ON AN ACCESSIBLE ROUTE WITHIN 500 FEET OF THE MOST REMOTE LOCATION WITHIN THE TENANT SPACE PER WA. STATE AMENDMENT 2902.5

### 83KING FLOOR 8 OCCUPANT LOAD

REFER TO IBC TABLE 1004.5 FOR LOAD FACTOR

| Occupancy | Room Name   | Room Number | Square Footage | Load Factor | Occupant Load |
|-----------|-------------|-------------|----------------|-------------|---------------|
| B         | OPEN OFFICE |             | 9,483          | 1/50        | 63.2          |
| B         | CONFERENCE  |             | 734            | 1/15        | 48.9          |
| B         | CONFERENCE  |             | 424            | 1/15        | 28.3          |
| B         | CONFERENCE  |             | 424            | 1/15        | 28.3          |
| B         | OPEN OFFICE |             | 9,402          | 1/50        | 62.7          |
| B         | BREAK ROOM  |             | 176            | 1/15        | 11.7          |
| B         | STORAGE     |             | 26             | 1/300       | 0.1           |
| B         | UTILITY     |             | 20             | 1/300       | 0.1           |
| TOTAL     |             |             | 20,689         |             | 243           |

#### Legend:



### 505 FLOOR 8 OCCUPANT LOAD

REFER TO IBC TABLE 1004.5 FOR LOAD FACTOR

| Occupancy | Room Name   | Room Number | Square Footage | Load Factor | Occupant Load |
|-----------|-------------|-------------|----------------|-------------|---------------|
| B         | LOUNGE      |             | 1,140          | 1/15        | 76.0          |
| B         | LOUNGE      |             | 646            | 1/15        | 43.1          |
| B         | EXT. LOUNGE |             | 213            | 1/15        | 14.2          |
| B         | EXT. LOUNGE |             | 650            | 1/15        | 43.3          |
| B         | EXT. LOUNGE |             | 79             | 1/15        | 5.3           |
| B         | MECHANICAL  |             | 8,338          | 1/300       | 27.8          |
| TOTAL     |             |             | 11,066         |             | 210           |

#### Key Notes:

- THIS DOOR HAS PANIC HARDWARE.
- ADA TOILET COMPARTMENT CLEARANCE SPACE PER ICC/ANSI A117.1 SECTION 604.3 AND 604.9.2.1.
- ADA CLEAR SPACE FOR LAVATORY & SINK PER ICC/ANSI A117.1 SECTION 606.2.
- UNOBSTRUCTED TURNING SPACE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE PER ICC/ANSI A117.1 SECTION 304.
- EXISTING DRINKING FOUNTAIN TO REMAIN.

### Code Calculations:

- 83 KING: 270 OCCUPANTS ON THE 8TH FLOOR:  $243/2 = 122$  OCCUPANTS PER EXIT.
  - STAIRWAY WIDTH REQUIRED:  $122 \times 0.2 = 24.4"$
  - 48" WIDTH AT STAIRWAY PROVIDED.
  - OTHER EGRESS COMPONENTS WIDTH REQUIRED:  $122 \times 0.15 = 18.3"$
  - 36" WIDTH AT EGRESS DOOR PROVIDED.
- 505: 210 OCCUPANTS ON THE 8TH FLOOR:  $270/2 = 105$  OCCUPANTS PER EXIT.
  - STAIRWAY WIDTH REQUIRED:  $105 \times 0.2 = 21"$
  - 48" WIDTH AT STAIRWAY PROVIDED.
  - OTHER EGRESS COMPONENTS WIDTH REQUIRED:  $105 \times 0.15 = 15.8"$
  - 36" WIDTH AT EGRESS DOOR PROVIDED.
- (2) MINIMUM EXITS REQUIRED PER 1006.3.1.
- (2) EXITS HAVE BEEN PROVIDED.
- ALL CONFERENCE ROOMS UNDER 50 OCCUPANCY (OR 750 SF) TO BE CONSIDERED B OCCUPANCY PER 303.1.2.
- "COMMON PATH OF EGRESS TRAVEL" FOR B OCCUPANCY TO BE 100'-0" OR LESS AS ALLOWED PER TABLE 1006.2.1.
- "EXIT ACCESS TRAVEL DISTANCE" FOR B OCCUPANCY TO BE 300'-0" OR LESS AS ALLOWED PER 2018 IBC TABLE 1017.2. EXIT TRAVEL DISTANCE SHALL BE MEASURED TO EXIT DISCHARGE OR EXIT STAIR, BUT CONTINUE DOWN A EXIT ACCESS STAIR.
- DEAD-END CORRIDORS TO BE LESS THAN 20'-0". (50'-0" IF FULLY SPRINKLERED AND B, E, F, OR S OCCUPANCY) PER IBC 1020.4.

### Code Notes:

- MEANS OF EGRESS ILLUMINATION: THE MEANS OF EGRESS (EXIT PATHWAY) AND THE EXIT DISCHARGE DOOR SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED AT AN ILLUMINATION LEVEL NOT LESS THAN 1-FOOT CANDLE. (10 LUX) AT THE WALKING SURFACE LEVEL PER IBC 1006. LIGHTING MUST BE PROVIDED WITH EMERGENCY BATTERY BACK-UP PER 1008.3.
- EGRESS LIGHTING SHALL BE DESIGNED BY A LICENSED ELECTRICAL ENGINEER ACCORDING TO APPLICABLE CODES/ORDINANCES IN JURISDICTION. THE ENGINEER MAY REFERENCE THIS CODE SUMMARY SHEET. HOWEVER, IT SHALL REMAIN THE SOLE RESPONSIBILITY OF THE ENGINEER TO COMPLETE A SCOPE OF WORK ADDRESSING ALL EGRESS LIGHTING I.E.; ROOMS, SPECIALIZED SPACES, PATHWAYS, ETC. PER THE AFOREMENTIONED CODES. FINAL EGRESS LIGHTING DESIGN SUBJECT TO BUILDING OFFICIAL DISCRETION.
- EGRESS DOORS WITH CARD READERS SHALL BE FAIL-SAFE TO REMAIN UNLOCKED DURING AN EVENT/EMERGENCY PER 1010.1.1.9.
- NON-EGRESS DOOR WITH CARD READERS SHALL BE FAIL SECURE TO REMAIN LOCKED DURING AN EVENT/EMERGENCY. DOOR CAN STILL BE OPENED WITH A KEY DURING SUCH EVENT/EMERGENCY.
- FIRE EXTINGUISHERS MUST BE WITHIN A 75' MAXIMUM TRAVEL DISTANCE OF ANY LOCATION.



06.12.2026 PERMIT REVIEW SET

07.16.2026 PERMIT REVIEW SET

07.24.2026 PERMIT REVIEW SET

08.11.2026 PERMIT SET

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\_\_\_\_\_

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## EXIT PLAN & CODE SUMMARY

# I-CS-8

# JPC ARCHITECTS

## Floor 8 Opening

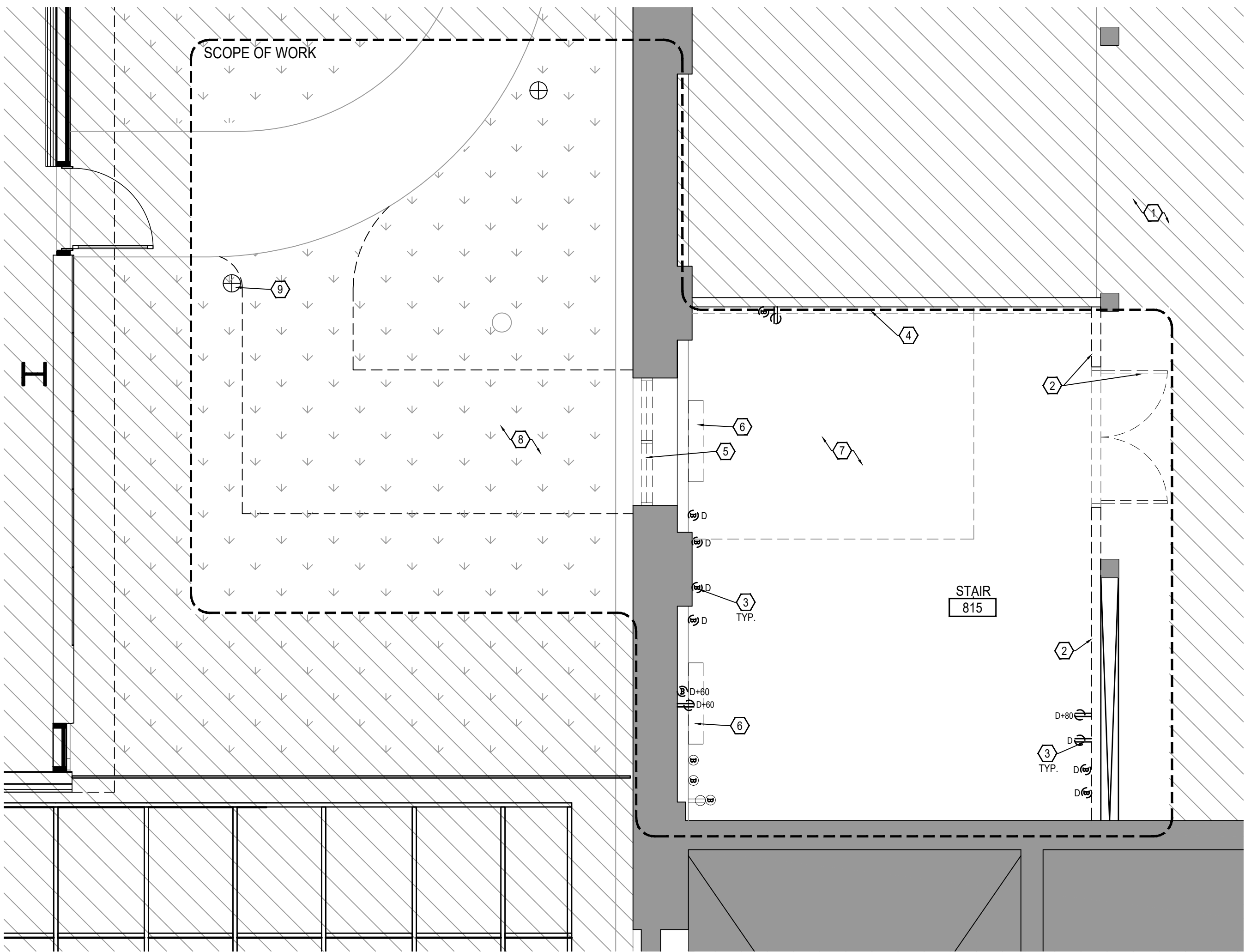
83 KING STREET  
FLOOR 8  
83 S KING STREET  
SEATTLE, WA 98104

DESIGN JPC  
DRAWN JG  
CHECKED CP, CA  
NO. 26-0290

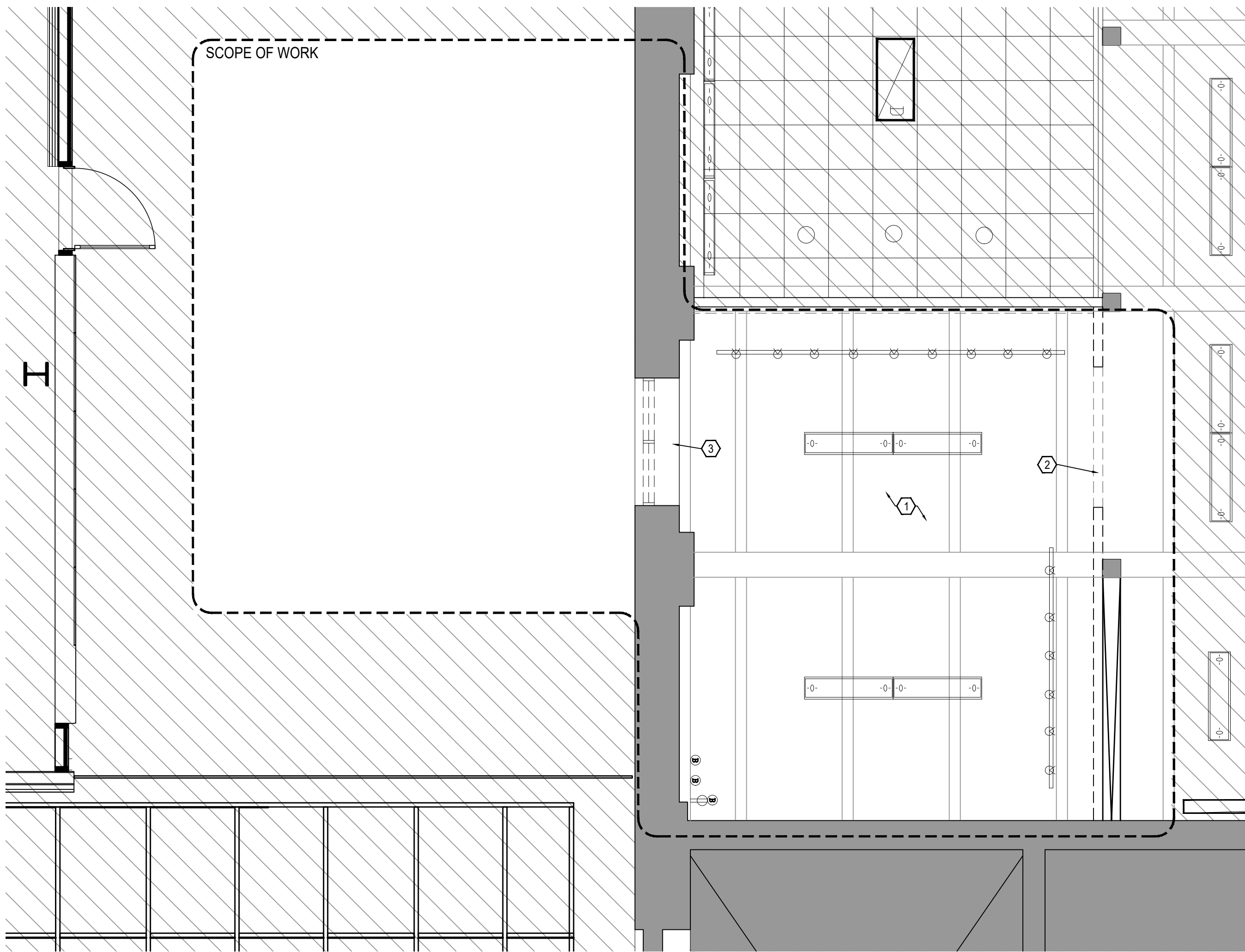
909 112th Avenue NE Suite 206  
Bellevue, WA 98004



Author: JULE GLENN  
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PLOT: JPC  
Title: JPC  
Scale: JPC  
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**DEMOLITION PLAN**  
SCLAE: 1/4"=1'-0"



**DEMO RCP PLAN**  
SCLAE: 1/4"=1'-0"

**DEMOLITION PLAN KEY NOTES:**

- NO WORK REQUIRED IN HATCHED AREA UNLESS OTHERWISE NOTED. REFER TO FLOOR AND FINISH PLAN FOR ADDITIONAL INFORMATION.
- DEMOLISH EXISTING PARTITION WALLS AND DOORS. PROTECT EXISTING ADJACENT SURFACES, INCLUDING BUT NOT LIMITED TO CEILING, ADJACENT WALLS AND FLOORING. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION.
- DEMOLISH ELECTRICAL, LOW VOLTAGE AND LIFE SAFETY EQUIPMENT/DEVICES (INCLUDING LOW VOLTAGE CABLING) AS REQUIRED DUE TO DEMOLITION. AT LOCATIONS WHERE ELECTRICAL IS TO BE REMOVED, TERMINATE WIRING AT CLOSEST JUNCTION BOX OR DEMOLISH WIRING BACK TO PANEL.
- REMOVE WHITEBOARD AND WOOD LEDGE, OR JUST WOOD LEDGE. PATCH AND PREP WALLS AS NEEDED FOR NEW FINISHES (AT REMAINING WALLS).
- REMOVE EXTERIOR WINDOW. SEE FLOOR PLAN AND ELEVATIONS FOR EXTENT OF BRICK REMOVAL AT SURROUND. PREP FOR NEW DOOR OPENING.
- DEMOLISH EXISTING RADIATOR, PATCH AND PREP WALL FOR NEW PAINT. COORDINATE NEW HVAC WITH MEP TEAM/LANDLORD.
- REMOVE CARPET TILE AT NEW STAIR AND LIFT LOCATION. PREP FOR NEW FINISHES.
- REMOVE AREA OF PLANTER, FOR FUTURE PAVERS. SEE FLOORPLAN FOR DETAILS. PREP IRRIGATION SYSTEM AND DRAIN LINES FOR NEW MATERIALS AS NEEDED. PROTECT ROOF MEMBRANE DURING CONSTRUCTION.  
\*DESIGN BUILD IRRIGATION CONTRACTOR SHALL COORDINATE WITH PLUMBING FOR LOCATIONS OF POINT OF CONNECTION AND BACK FLOW PREVENTION.
- CONFIRM NEW RAMP/PATHWAY LAYOUT DOES NOT IMPACT EXISTING PATHWAY LIGHTING.

**SYMBOL LEGEND:**

| TYPE                                                                                                                                    | SYMBOL | MFG. | DESCRIPTION                            |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------|------|----------------------------------------|
|                                                                                                                                         | \$     |      | SWITCH                                 |
|                                                                                                                                         | ⊗      |      | BLDG STD EXIT LIGHT                    |
|                                                                                                                                         | ⊠      |      | BLDG STD 2x2 SUSP. CEILING GRID & TILE |
|                                                                                                                                         | ⊗      |      | SUSPENDED WALL WASHER                  |
|                                                                                                                                         | ⊗      |      | SUSPENDED CAN LIGHT                    |
|                                                                                                                                         | ⊗      |      | RECESSED CAN LIGHT                     |
|                                                                                                                                         | ⊗      |      | WALL-MOUNTED LINEAR LIGHT              |
|                                                                                                                                         | ⊗      |      | SUSP. LINEAR LIGHT                     |
|                                                                                                                                         | ⊗      |      | SUSP. LINEAR LIGHT IN CONFERENCE       |
|                                                                                                                                         | ⊗      |      | RECESSED LINEAR LIGHT                  |
| NO DESIGNATION = EXISTING<br>N OR R = NEW &/OR RELOCATED (COORDINATE RELOCATED ITEMS W/ARCHITECT)<br>D = DEMOLISH &/OR REMOVE AND REUSE |        |      |                                        |

**DEMO RCP KEY NOTES:**

- EXISTING CEILING AND LIGHTING TO REMAIN.
- REMOVE WALL/HEADER TO MATCH EXISTING OTS CEILING CONDITIONS.
- DEMO PORTION OF EXISTING HEADER AT WINDOW FOR NEW EXPANDED OPENING/DOOR SYSTEM. SEE DOOR SCHEDULE FOR DETAILS.

**PARTITION LEGEND:**

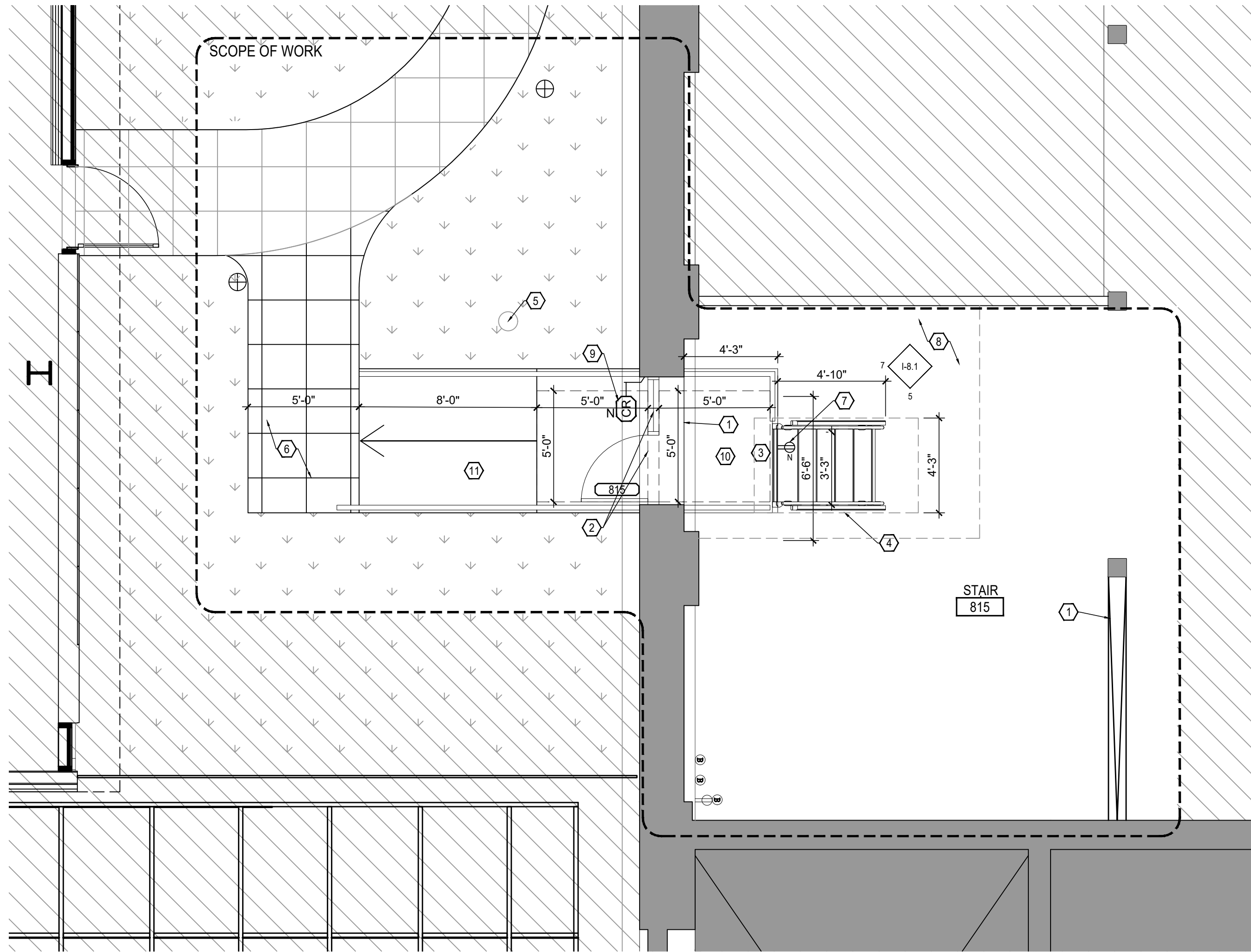
- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION/CONSTRUCTION TO REMAIN
- EXISTING SHELL & CORE WALLS

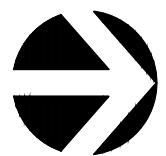
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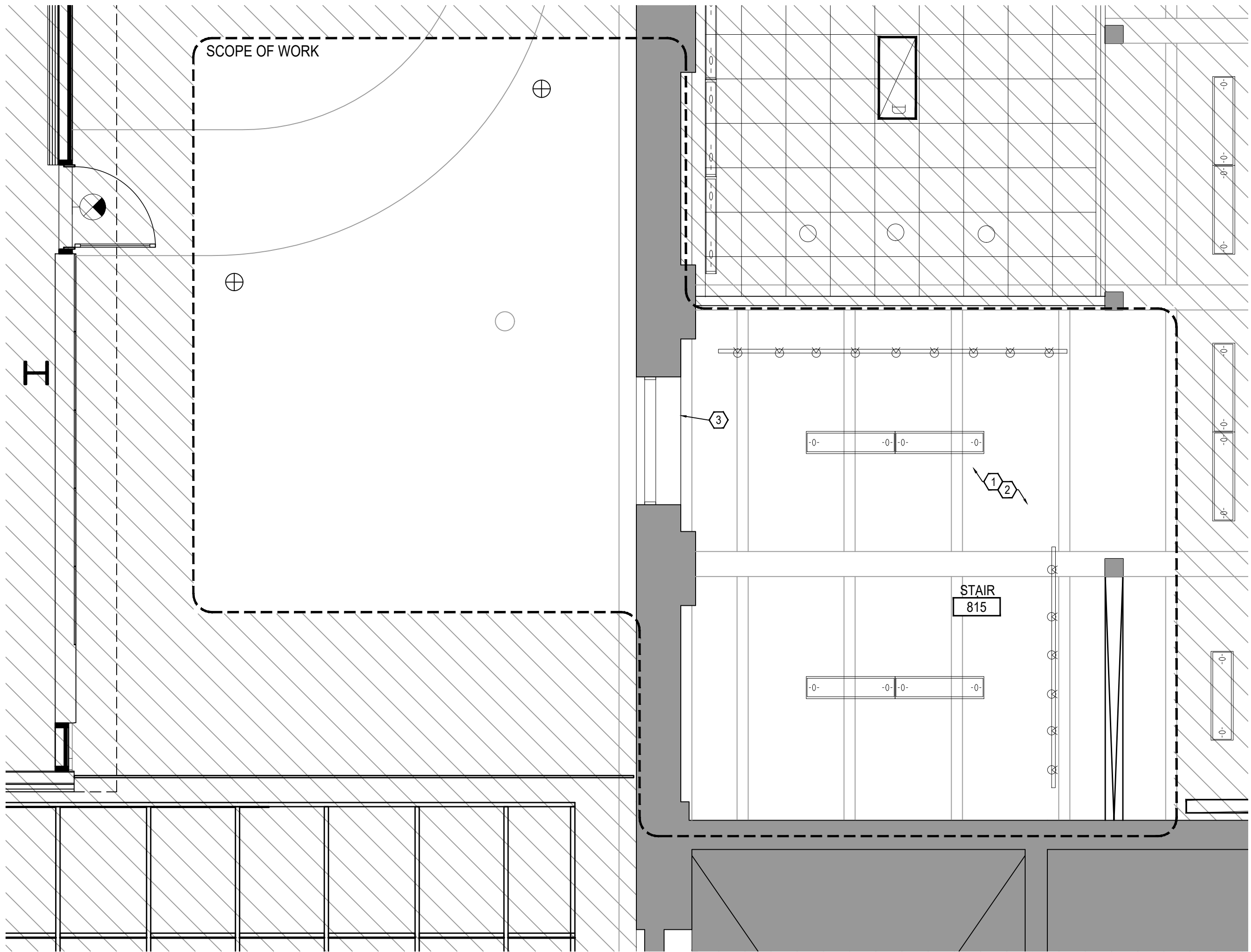
- BUILDING STANDARD FIRE EXTINGUISHER CABINET (OR SPEC)
- BUILDING STANDARD FIRE EXTINGUISHER
- DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- CORE DRILL
- BLANK COVERPLATE
- PROXIMITY CARD READER
- NO DESIGNATION = EXISTING  
D = DEMOLISH

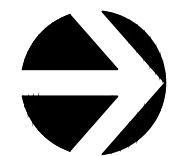


Author: JULE GLENN  
Date/Time: 7/24/2026 2:08 PM  
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Pen Table: APC STD.CB  
XRef: ATE.dwg



 **FLOOR PLAN**  
SCLAE: 1/4"=1'-0"



 **REFLECTED CEILING PLAN**  
SCLAE: 1/4"=1'-0"

**FLOOR PLAN KEY NOTES:**

- 1 PATCH, PREP AND PAINT ANY REMAINING WALLS WITH NEW P-1. AT PERIMETER WINDOW WALLS. PROTECT ANY EXISTING LAMINATE AND CLEAN AS NEEDED.
- 2 NEW EXTERIOR STOREFRONT DOOR WITH GLASS INSET AND GLASS RELITE. SPEC: ARCADIA AF6451T SERIES THERMAL WINDOW OFFSET GLAZED (OR APPROVED EQUAL). ANODIZED DARK BRONZE FINISH, CONFIRM. FIXED WINDOW GLASS TO MEET U VALUE 0.38 MAX, 0.46 MAX SHGC. GLAZED STOREFRONT ENTRY DOOR 0.60 MAX U-FACTOR, 0.46 MAX SHGC. SEE ELEVATIONS AND DOOR SCHEDULE FOR MORE INFORMATION.
- 3 NEW POWDER COATED BLACK RAILING AT LANDING. MATCH TO FLEXSTEP FINISH, BAULSTER, HANDRAIL AND BASE RAIL SIZE. TO COMPLY WITH SBC 1014 & 1015.
- 4 NEW ADA LIFT / STAIR. SPEC: LIFTUP, FLEXSTEP 6 STEPS. BASEPLATE PLYWOOD STEPS (PROVIDE LVT MATERIAL TO PLACE AT STAIR TREADS AFTER INSTALL). SEE ACTUATOR FOOTPRINT AND DIMENSIONS IN SEPERATE MFR DRAWINGS. PROVIDE LEVEL PLYWOOD SUBFLOOR BELOW. \*SEE STRUCTURAL DETAILS AND CALCULATIONS.
- 5 CONTROL VALVE ACCESS LOCATION TO REMAIN.
- 6 NEW PRECAST CONCRETE PAVERS ON PEDESTAL SYSTEM AND ALUMINUM PLANTER EDGING AT PATHWAY. MATCH EXISTING CONDITIONS, LAYOUT AND MATERIALS. SEE GENERAL LAYOUT, CONFIRM FINAL REQUIREMENTS ONSITE WITH LANDLORD AND ARCHITECT.
- 7 PROVIDE POWER FOR LIFT. 110-240 VAC, 50/60Hz, 1ph+1N+1Pe, 5A. CONFIRM FINAL LOCATION WITH LIFT REP.
- 8 NEW LVT FLOORING AT NEW STAIRS, LANDING AND LOWER AREA. SHAW LVT: INLET II 4372V, DUNE 72270. CONFIRM IF SCHLUTER TRANSITION STRIP IS NEEDED AT EXISTING CARPET.
- 9 PROVIDE AND INSTALL POWER/DATA FOR CARD READER SECURITY SYSTEM PROVIDED BY LANDLORD. INSTALL CARD READER AT 34" AFF - FAIL SAFE AT EGRESS DOORS. DOOR LOCK MUST AUTOMATICALLY RELEASE WITH LOSS OF POWER TO THE DOOR LOCK OR RELEASING DEVICE. DOORS MUST REMAIN UNLOCKED UNTIL THE POWER SUPPLY IS RESTORED. DOOR LOCKS MUST AUTOMATICALLY RELEASE WITH LOSS OF PRIMARY POWER TO THE FIRE ALARM CONTROL PANEL. AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED WITHIN THE ELEVATOR LOBBY IN ACCORDANCE WITH THE MANUFACTURER'S LISTING INSTRUCTIONS AND SHALL INITIATE A GENERAL FIRE ALARM WHEN ACTIVATED. DOOR LOCKS MUST AUTOMATICALLY RELEASE ON ACTIVATION OF THE BUILDING ALARM SYSTEM (SPRINKLER HEAD, SMOKE/HEAT DETECTOR OR PULL STATION ACTUATION). DOORS MUST REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM IS MANUALLY RESET.

- 10 NEW RAISED PLATFORM AT DOOR. PLYWOOD OVER METAL STUD. PAINT GWB TO MATCH WALL. CONFIRM SPEC.
- 11 PAVERS OR TILE AT STEEL CANILEVER PLATFORM AND RAMP. FINAL DESIGN AND SPECS TBD. SEE I-8.1 FOR MORE INFORMATION.

**SYMBOL LEGEND:**

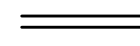
| TYPE | SYMBOL                                                                                | MFG. | DESCRIPTION                            |
|------|---------------------------------------------------------------------------------------|------|----------------------------------------|
|      | \$                                                                                    |      | SWITCH                                 |
|      |  |      | BLDG STD EXIT LIGHT                    |
|      |  |      | BLDG STD 2x2 SUSP. CEILING GRID & TILE |
|      |  |      | SUSPENDED WALL WASHER                  |
|      |  |      | SUSPENDED CAN LIGHT                    |
|      |  |      | RECESSED CAN LIGHT                     |
|      |  |      | WALL-MOUNTED LINEAR LIGHT              |
|      |  |      | SUSP. LINEAR LIGHT                     |
|      |  |      | SUSP. LINEAR LIGHT IN CONFERENCE       |
|      |  |      | RECESSED LINEAR LIGHT                  |

NO DESIGNATION = EXISTING  
N OR R = NEW &/OR RELOCATED (COORDINATE RELOCATED ITEMS W/ARCHITECT)  
D = DEMOLISH &/OR REMOVE AND REUSE

**RCP KEY NOTES:**

- 1 MODIFY EXISTING ELECTRICAL, MECHANICAL AND LIFE SAFETY SYSTEMS AS REQUIRED BY SCOPE OF NEW WORK. MOST CURRENT ISSUE OF APPLICABLE BUILDING CODES AND DESIGN/CONSTRUCTION STANDARDS FOR MERRILL PLACE INCLUDING, BUT NOT LIMITED TO CIRCUITING, SWITCHING, DUCTING (SUPPLIES/RETURNS), BALANCING, SPRINKLER HEAD AND/OR HORN/STROBE RELOCATION.
- 2 EXISTING EXIT SIGNS TO REMAIN.
- 3 NEW STEEL CHANNEL AT UNDERSIDE OF NEW BRICK WALL OPENING. SEE I-8.1 FOR MORE INFORMATION.

**PARTITION LEGEND:**

|                                                                                       |                                                            |
|---------------------------------------------------------------------------------------|------------------------------------------------------------|
|  | EXISTING PARTITION/CONSTRUCTION TO REMAIN                  |
|  | EXISTING SHELL & CORE WALLS                                |
|  | FULL HEIGHT PARTITION TO STRUCTURE. REFER TO DETAIL 31-9.1 |

**SYMBOLS LEGEND:**

-  BUILDING STANDARD FIRE EXTINGUISHER CABINET (OR SPEC)
-  BUILDING STANDARD FIRE EXTINGUISHER
-  DUPLEX RECEPTACLE
-  QUADPLEX RECEPTACLE
-  CORE DRILL
-  BLANK COVERPLATE
-  PROXIMITY CARD READER

NO DESIGNATION = EXISTING  
D = DEMOLISH

JPC ARCHITECTS

Floor 8 Opening  
83 KING STREET  
FLOOR 8  
83 S KING STREET  
SEATTLE, WA 98104

DESIGN JPC  
DRAWN JG  
CHECKED CP, CA  
NO. 26-0290



06.12.2026 PERMIT REVIEW SET  
07.16.2026 PERMIT REVIEW SET  
07.24.2026 PERMIT REVIEW SET  
08.11.2026 PERMIT SET

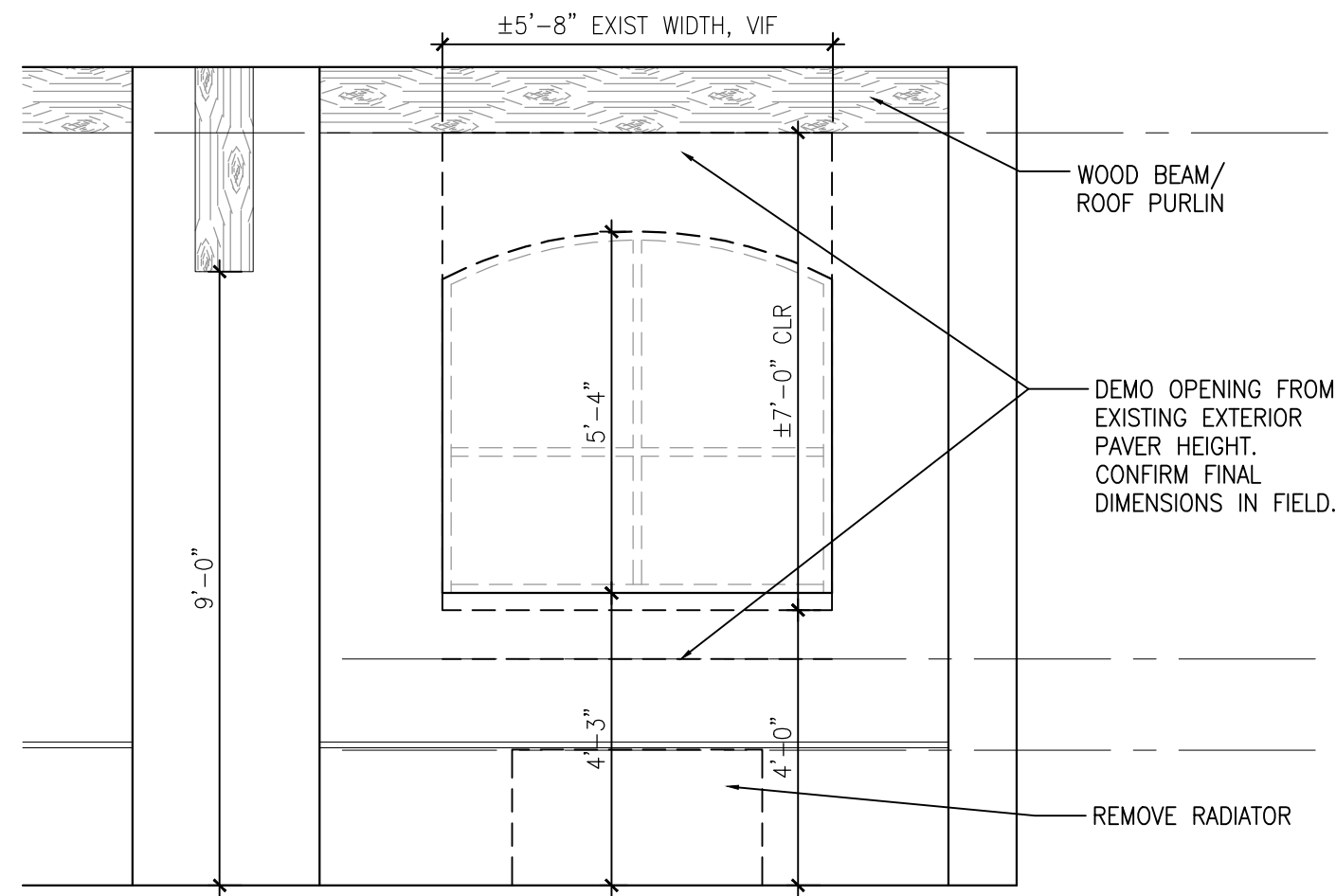
JURISDICTION STAMP

FLOOR & RCP PLAN

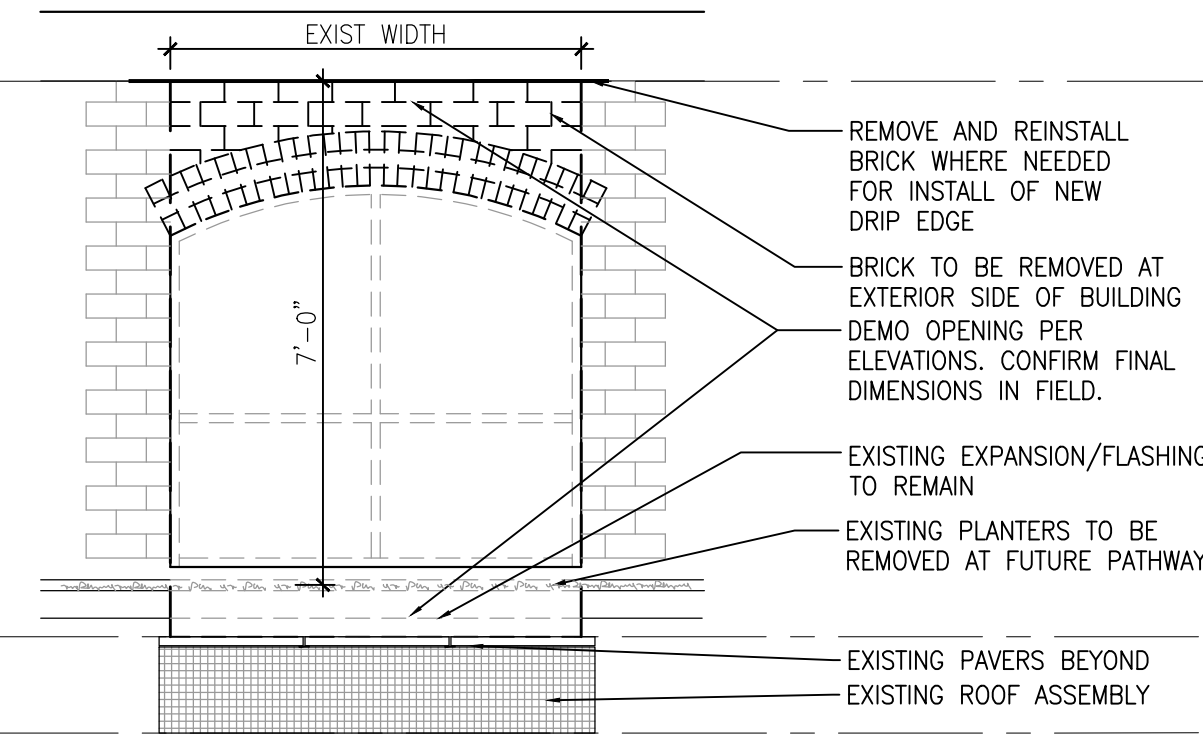
I-3.8



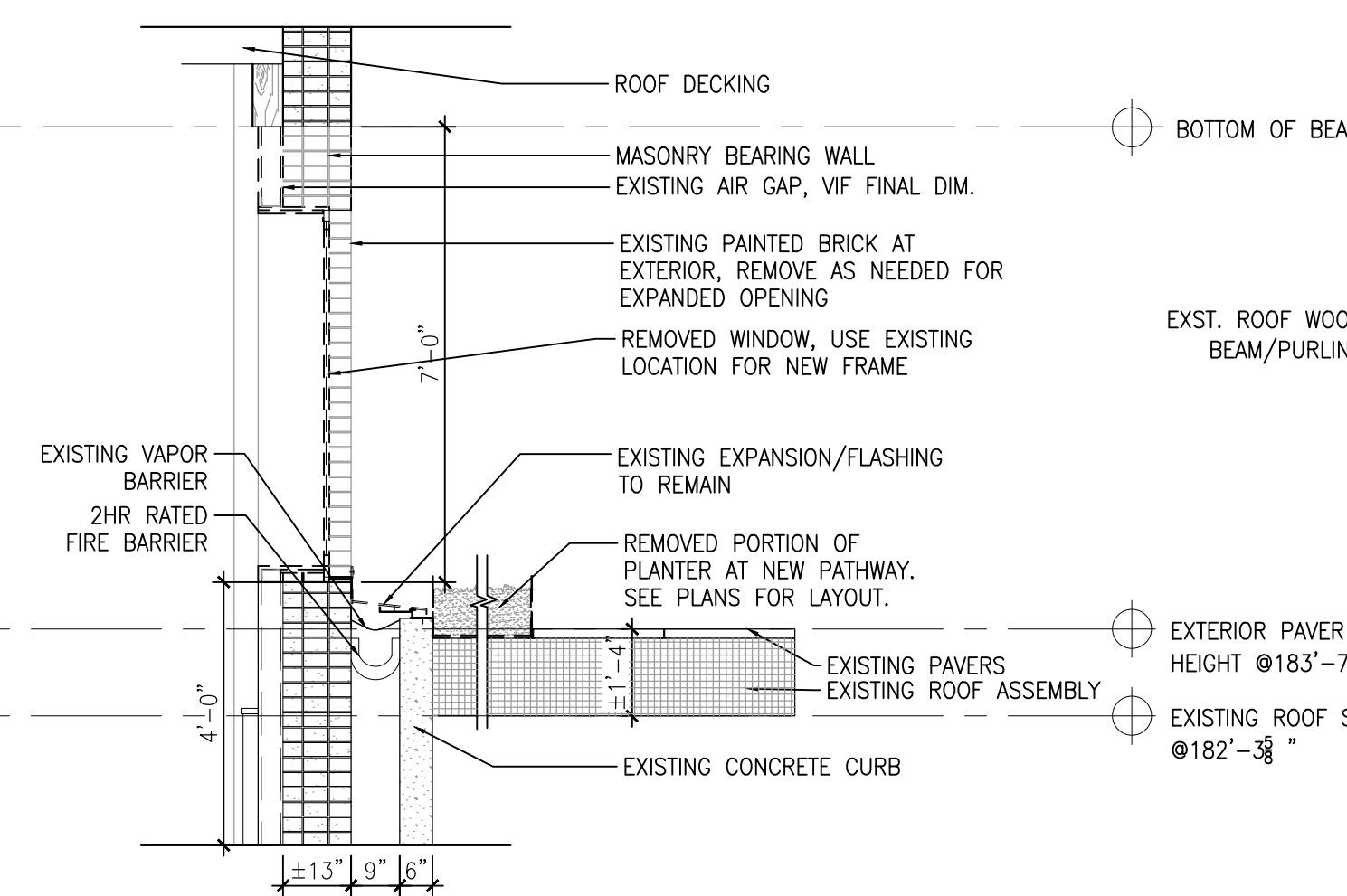
1 INCH



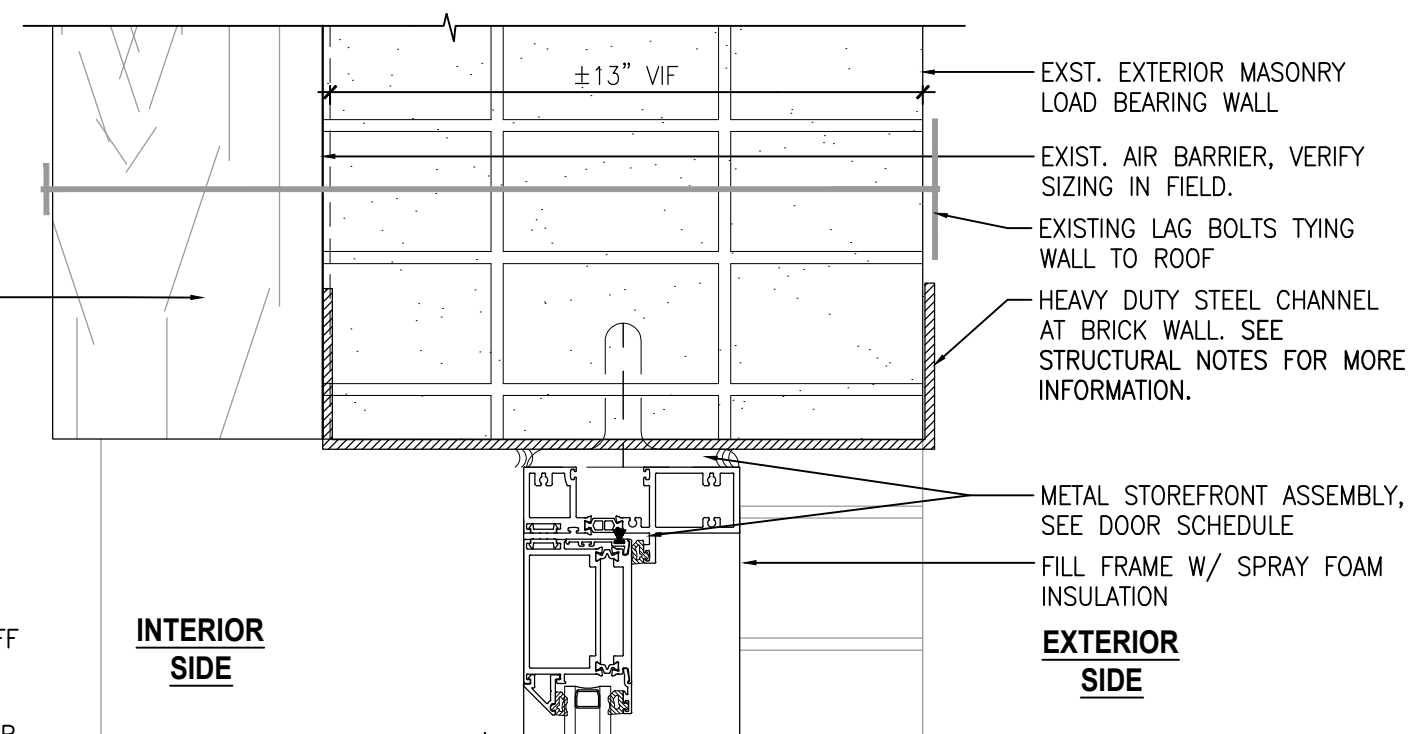
1 EXISTING WINDOW OPENING (INTERIOR)  
SCALE: 3/8"=1'-0"



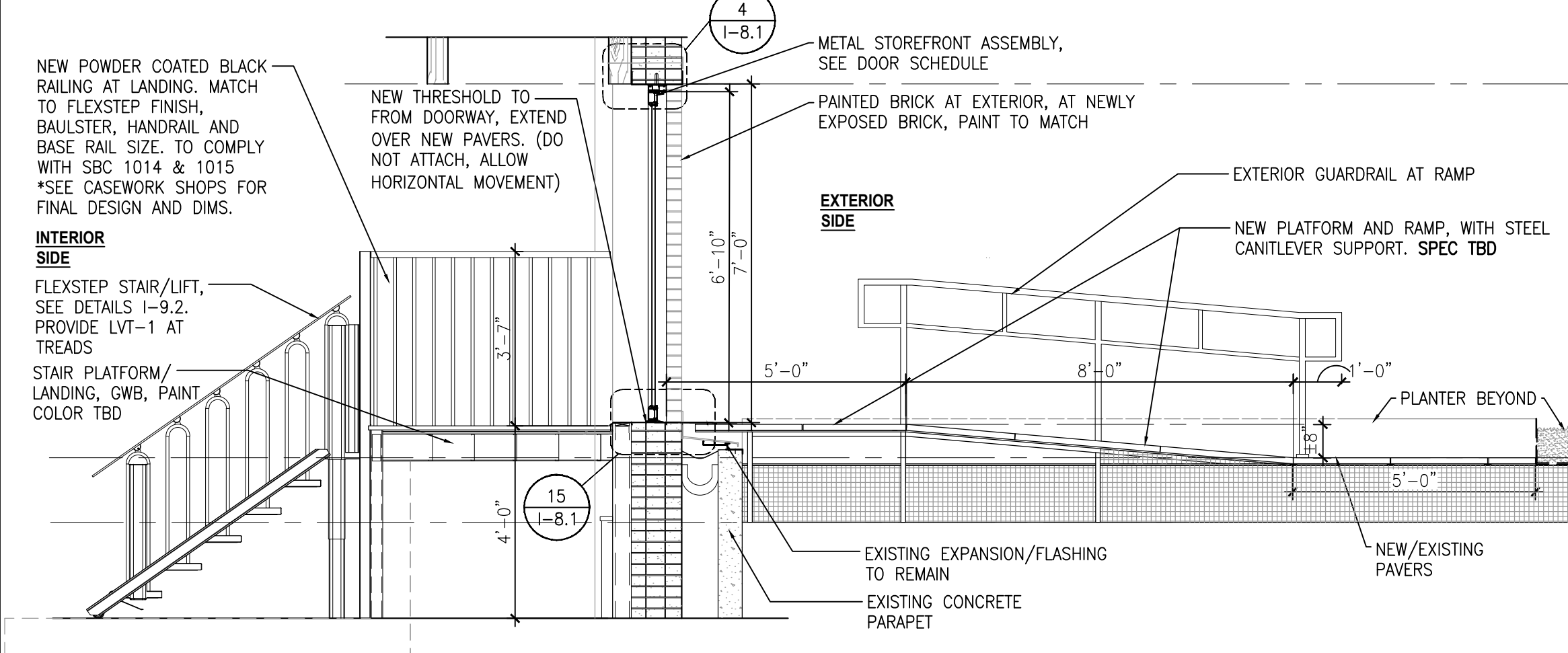
2 EXISTING WINDOW OPENING (EXTERIOR)  
SCALE: 3/8"=1'-0"



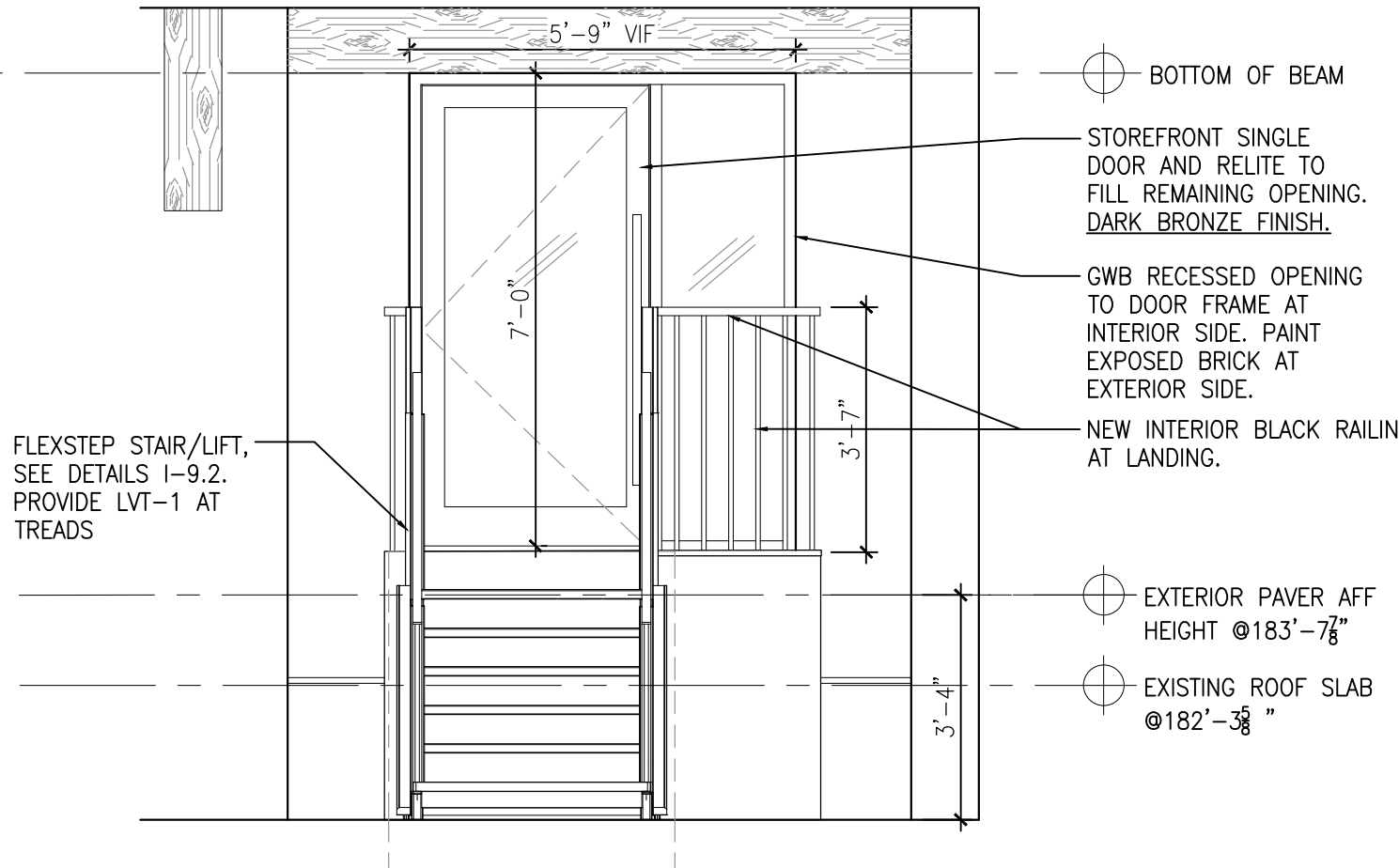
3 EXISTING OPENING SECTION  
SCALE: 3/8"=1'-0"



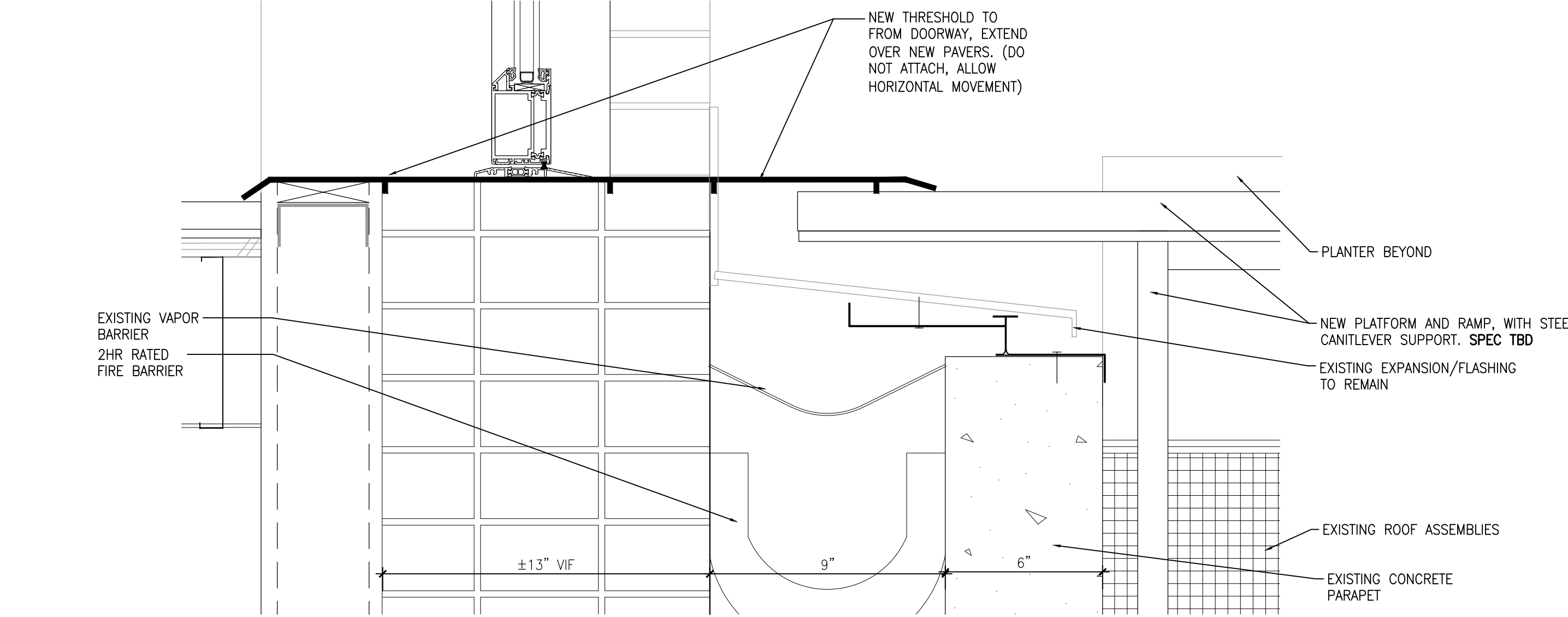
4 NEW DOOR HEADER  
SCALE: 3"=1'-0"



5 NEW STAIR & LANDING  
SCALE: 3/8"=1'-0"



7 NEW OPENING & STAIR  
SCALE: 3/8"=1'-0"



15 NEW DOOR THRESHOLD  
SCALE: 3"=1'-0"

JPC ARCHITECTS

909 112th Avenue NE Suite 206  
Bellevue, WA 98004

Floor 8 Opening  
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83 S KING STREET  
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NO. 26-0290



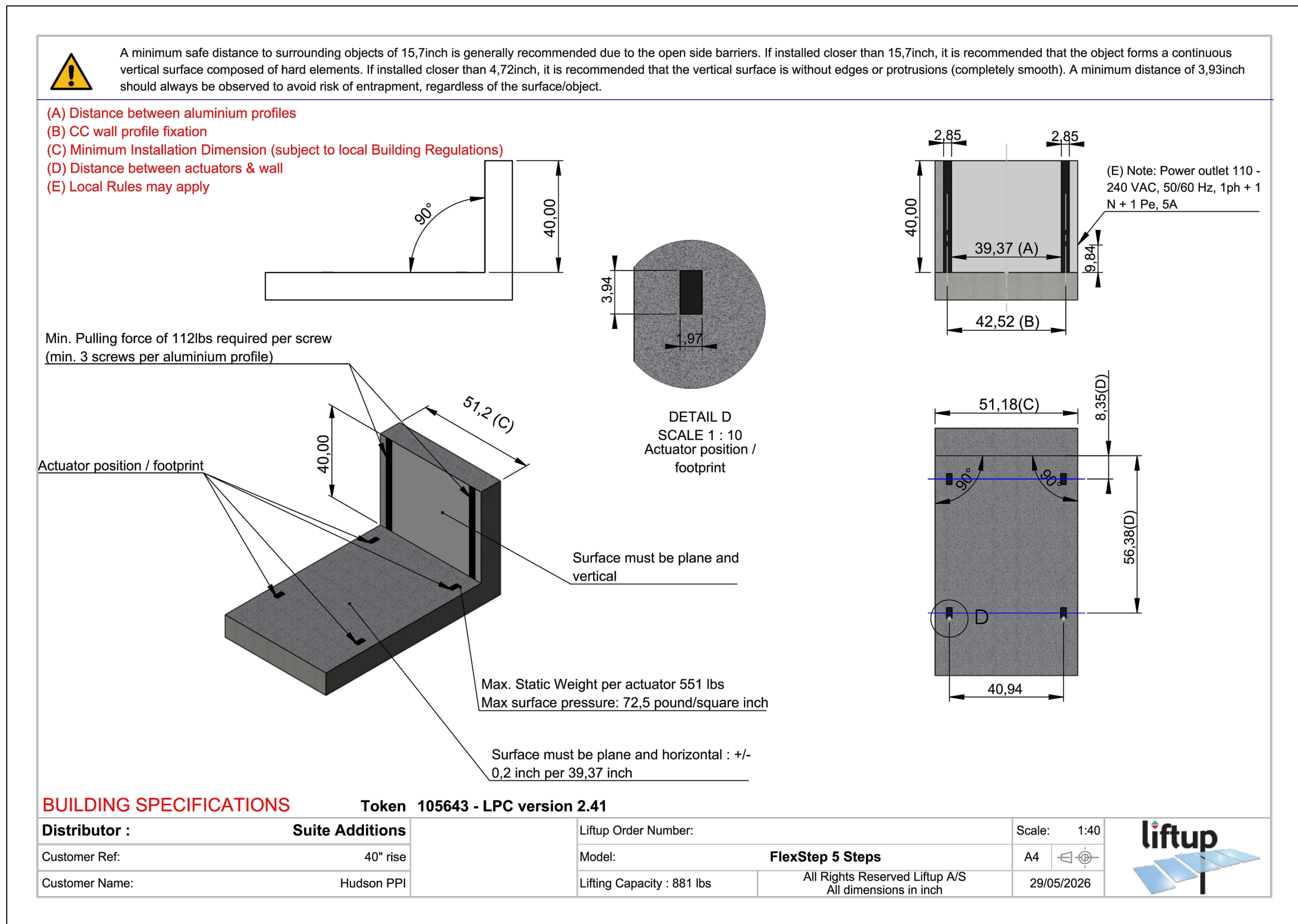
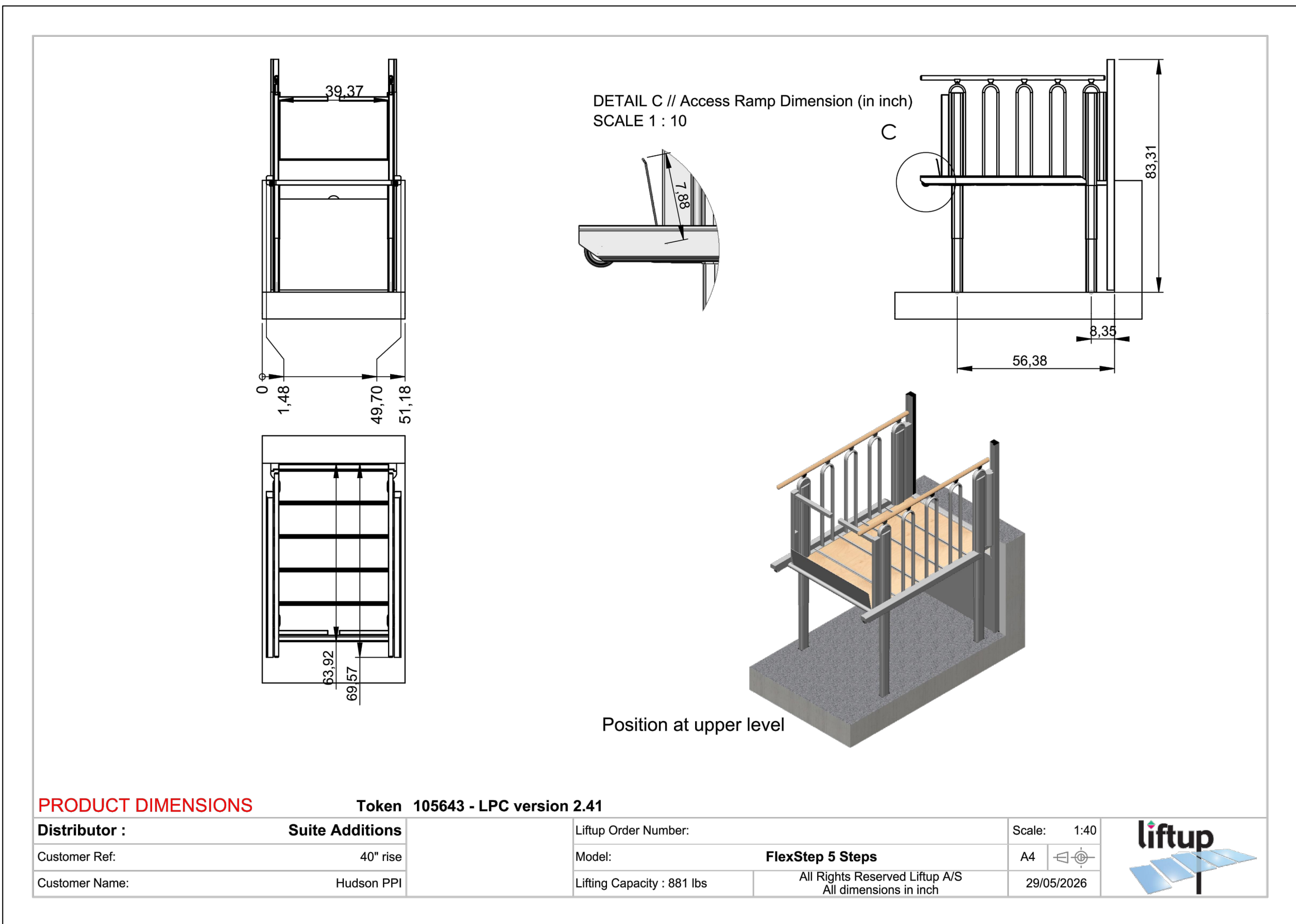
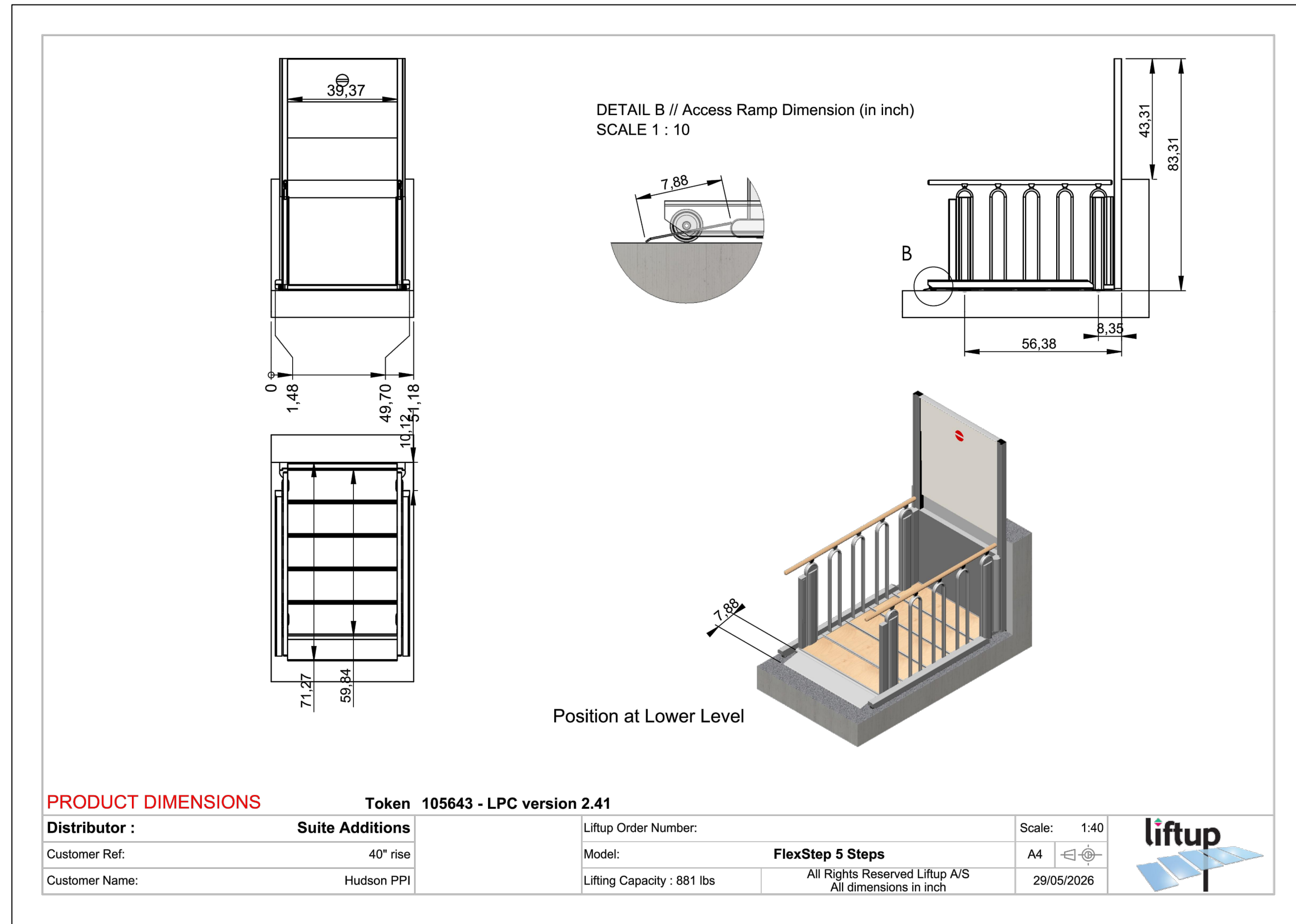
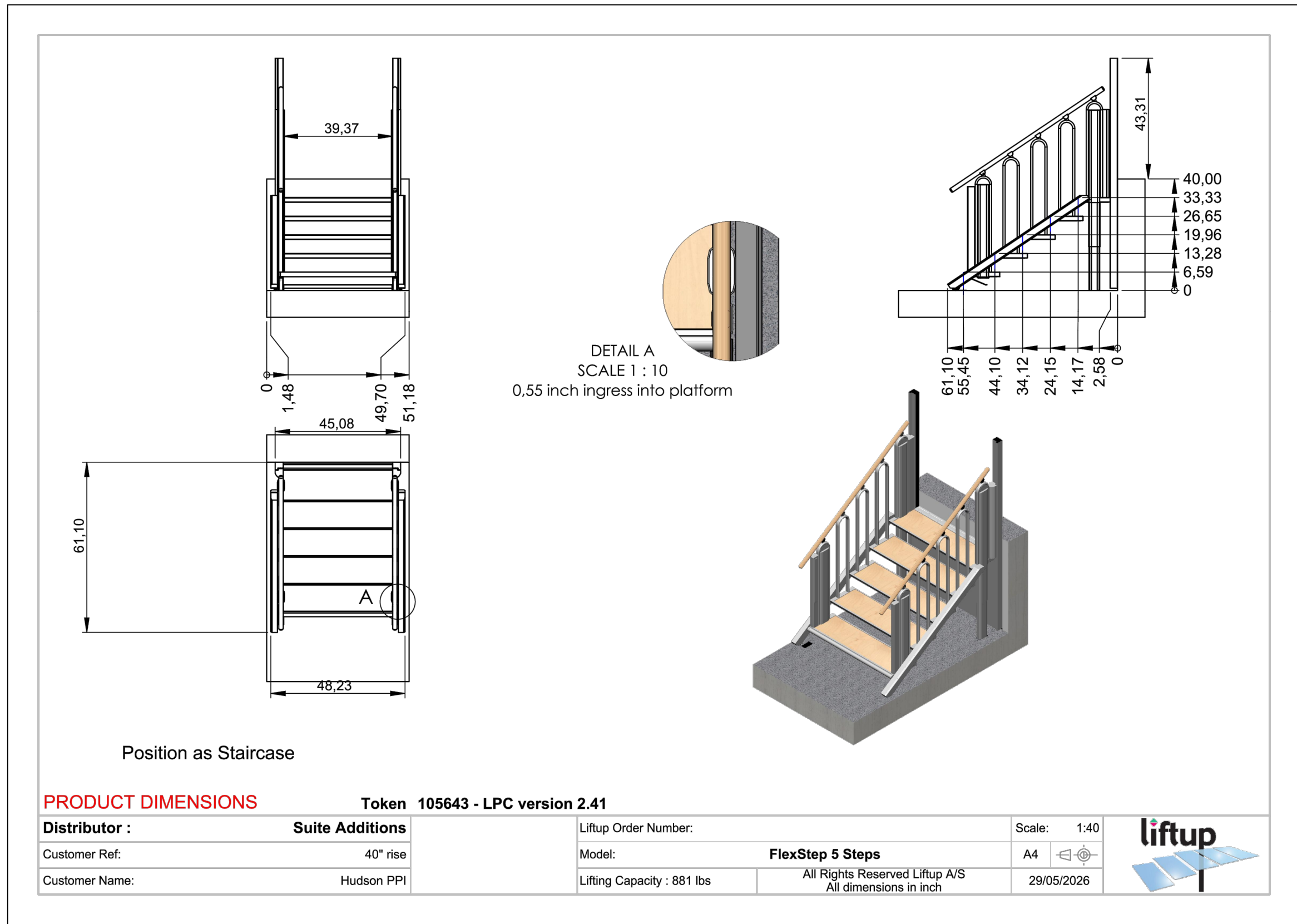
06.12.2026 PERMIT REVIEW SET  
07.16.2026 PERMIT REVIEW SET  
07.24.2026 PERMIT REVIEW SET  
08.11.2026 PERMIT SET

JURISDICTION STAMP  
INTERIOR  
ELEVATIONS AND  
DETAILS

I-8.1

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08.11.2026 PERMIT SET

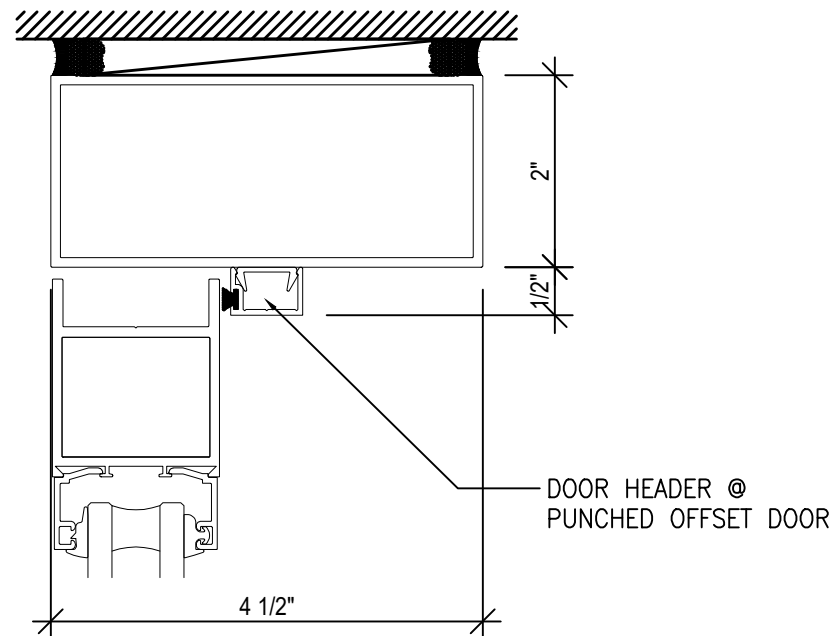
JURISDICTION STAMP

STAIR LIFT DETAILS



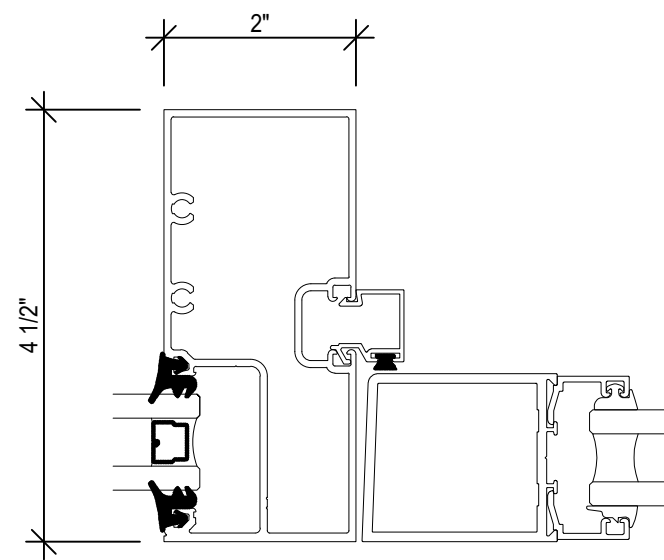
13 STOREFRONT TYP DOOR JAMB

SCALE: 6"=1'-0"



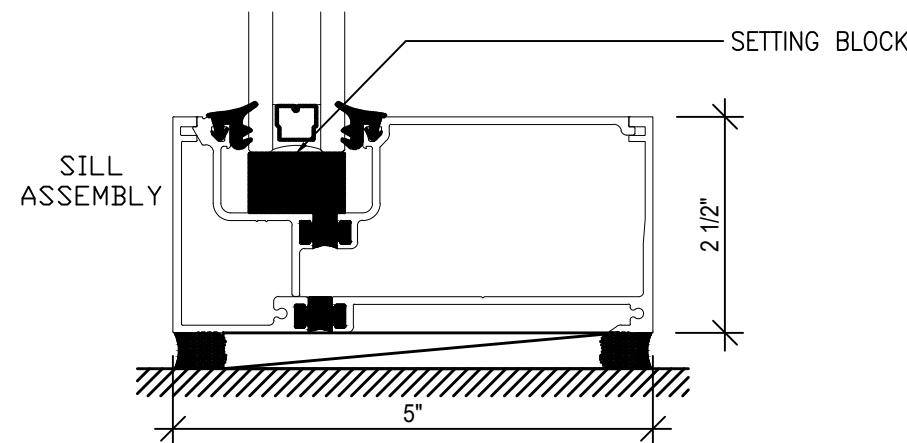
14 STOREFRONT DOOR TRANSITION

SCALE: 6"=1'-0"



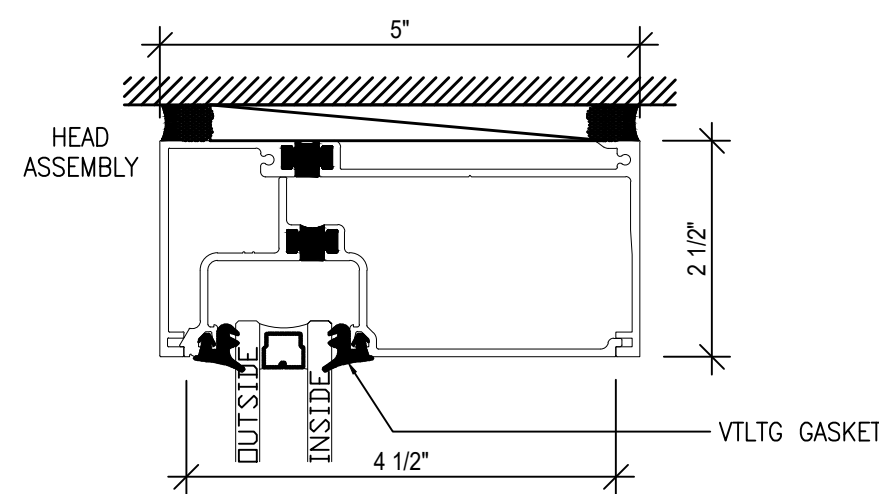
15 STOREFRONT GLAZING SILL

SCALE: 6"=1'-0"



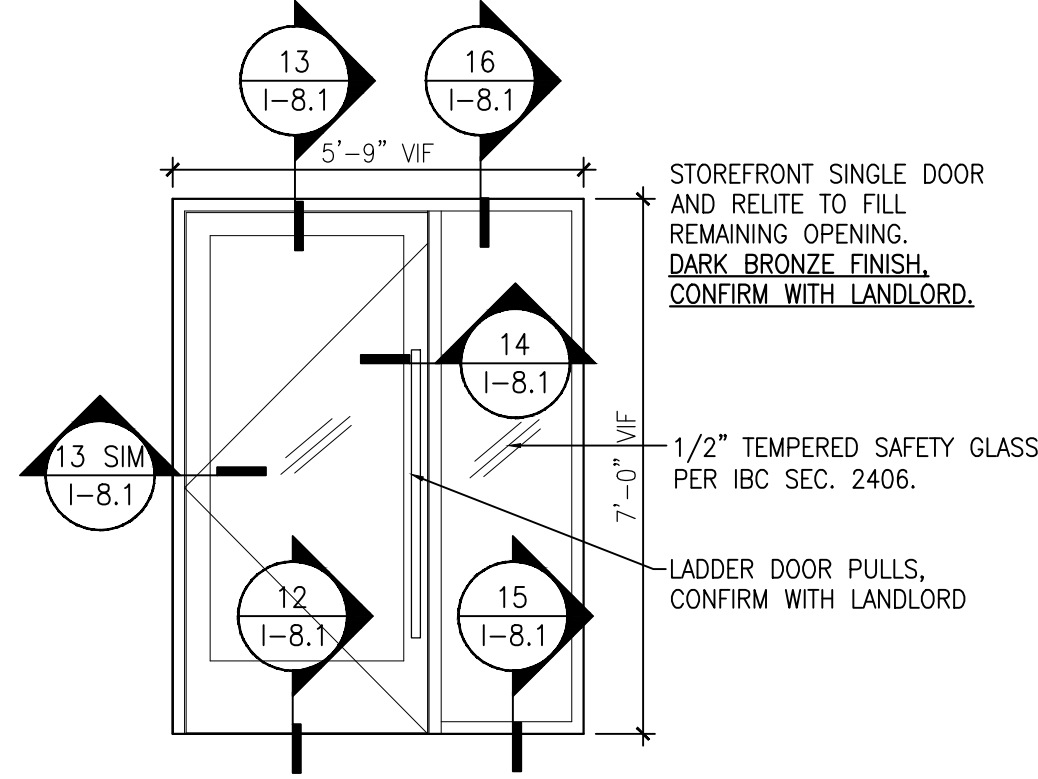
16 STOREFRONT GLAZING HEADER

SCALE: 6"=1'-0"



3 DOOR TYPE A

SCALE: 1"=1'-0"



#### HARDWARE SETS:

##### HS-1 SINGLE EXTERIOR STOREFRONT

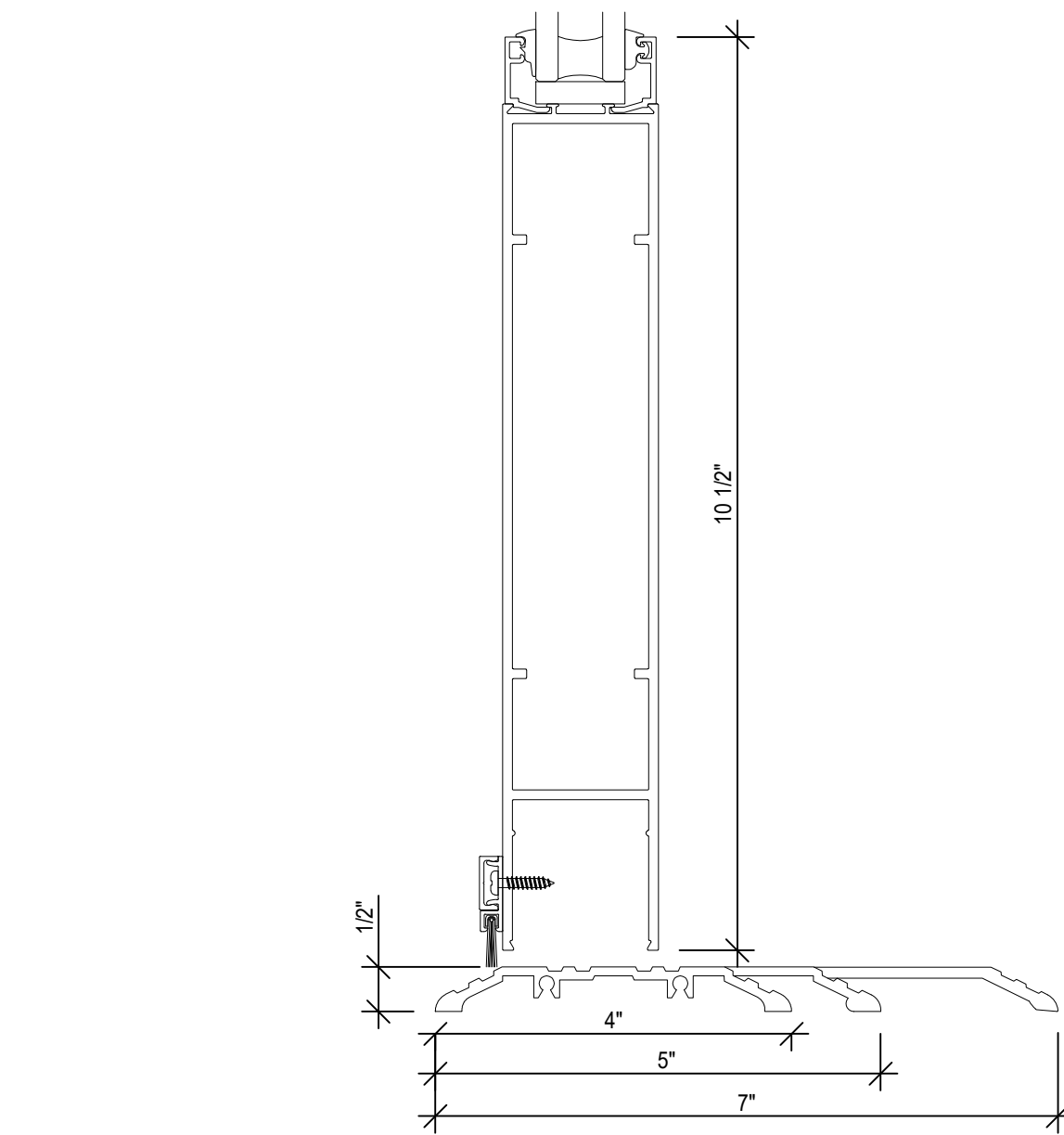
- QTY 2 PAIR - BUTT HINGES
- QTY 1 MAGNETIC LOCK
- QTY 1 SURFACE MTD. CLOSER
- QTY 2 48" BACK TO BACK, STAINLESS LADDER DOOR PULL (C/LAURENCE OR APPROVED EQUAL)
- QTY 1 DOOR STOP
- QTY 1 THRESHOLD (CONFIRM DEPTH REQ.)
- QTY 1 RAIN GUARD
- QTY 1 DOOR SWEEP

#### DOOR NOTES:

- CONFIRM FINAL FINISH OF DOOR WITH LANDLORD AND ARCHITECT.
- GC TO COORDINATE JAMB DEPTH WITH FINISHED WALL WIDTH PRIOR TO ORDERING FRAMES.

#### DOOR SCHEDULE:

| NO. | TYPE | FRAME | HDWE | RATING | REMARKS                                          |
|-----|------|-------|------|--------|--------------------------------------------------|
| 815 | A    | ALUM  | HS-1 |        | STOREFRONT ASSEMBLY, WITH RELITE AND CARD READER |



12 STOREFRONT TYP THRESHOLD

SCALE: 6"=1'-0"