



view from southeast of both spaces



view from south, showing main entry as existing



view from south, showing existing facade of spaces



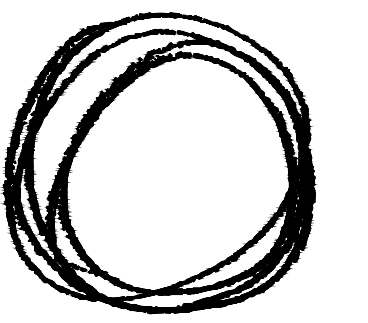
view from southeast, showing existing ground floor signage & entries



view from southwest, showing existing ground floor signage & entries



view of existing signage & servery window



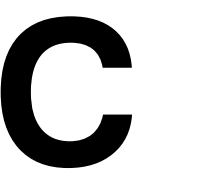
ATELIER DROME
architecture + interior design

112 prefontaine place s
seattle, wa 98104
www.atelierdrome.com

dci #6906916-CN

pacific commercial building
flatstick pub pioneer square

240 2nd ave s
seattle, wa 98104



existing building
photos



UL SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN

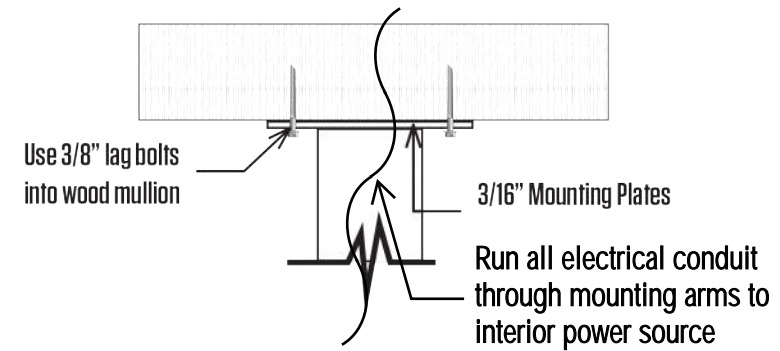


Front View
Scale: 1" = 1'-0"

Approx: 6 s.f. **B**

Illuminated Wall Sign

Sign to be fabricated from aluminum and finished to match brand standards.
 Illuminate with 12mm Designer White 6500.
 Sign to be in front of windows using arms fastened to mullion below.
 Mullion above, too thin for flanges on mounting arm.
 Use 3/8" lag bolts.



240 2nd Ave S.
 Seattle, WA 98108
 Zone: (PSM 100/100-120)
 SGN1: Neon Wall Sign
 Approx: 60 lbs
 Approx: 6 s.f.
 Use 3/8" Lag Bolts



CLIENT APPROVAL DESIGN

FILE: _____

Date: _____

SIGNATURE/DATE: _____

NOTES: _____

FILE: _
Date: _
SIGNATURE/DATE: _____
NOTES: _____

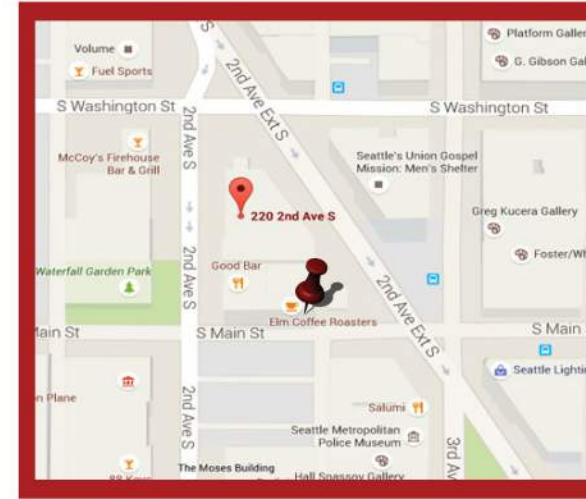


ZONE MAP

PSM 100/100-120



SATELLITE VIEW



VICINITY MAP



ELEVATION VIEW

SHOWN AT APPROXIMATE SIZE AND LOCATION

240 2nd Ave S.
Seattle, WA 98108
Zone: (PSM 100/100-120)
SGNT: Neon Wall Sign
Approx: 60 lbs
Approx: 6 s.f.
Use 3/8" Lag Bolts

FILE: _____

Date: _____

SIGNATURE/DATE: _____

NOTES: _____

T = approximately 1'10" letter height (exception requested)
U = approximately 1' letter height (exception requested)
10" Letter Height



Wall Sign

Sign to be painting over existing sign on east elevation.
Sign not to exceed existing sign shape and size.
Sign to be finished in a way that looks aged.



PMS 7527
3M Antique White

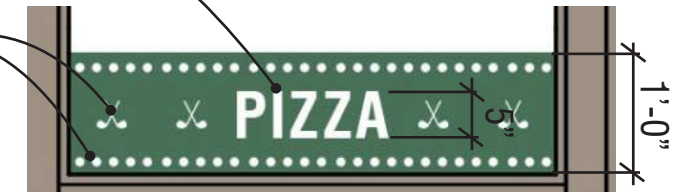


PMS 349

color samples

simple 5" high white lettering, similar to lettering used through out the Pioneer Square District, calling out the offerings of the restaurant space inside

white dots (1" dia.) & golf clubs (3" high) add an unique character, quietly evoking mini-golf



enlargement of vinyl band sign

refer to drawings by amigo arts for further details on the illuminated wall sign (included in this packet)

make-up air louvers proposed & approved under DONH-COA-00656

existing adjacent blade sign for elm coffee for reference only. sign mounted @ 8'-0" above finished grade per PSPB 74/15 certificate of approval - no changes proposed

existing adjacent blade sign for flatstick pub (basement space) for reference only. sign mounted @ 9'-0" above finished grade per PSPB 6/16 certificate of approval - no changes proposed

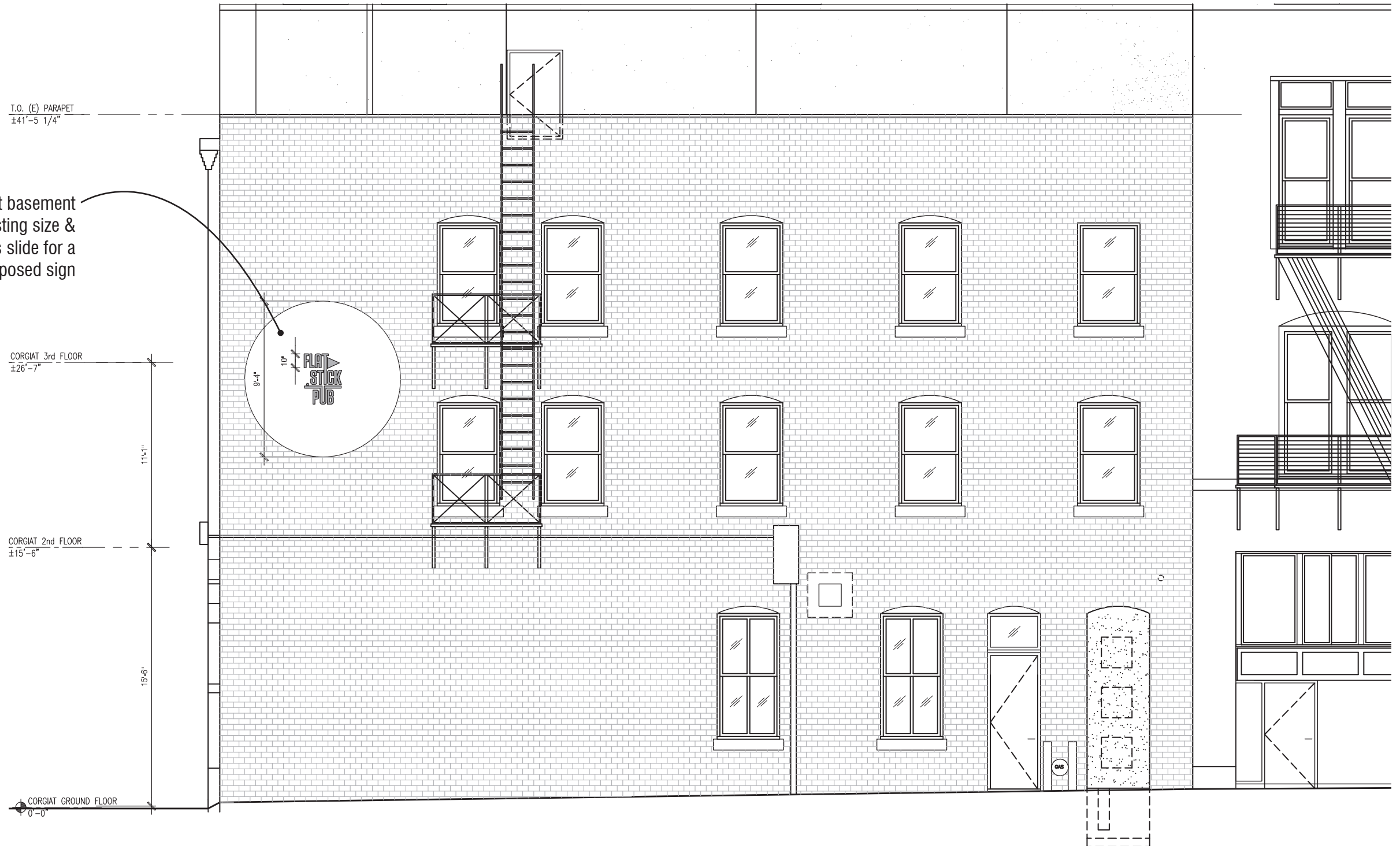


exterior paint colors proposed & approved under DONH-COA-00656

1' high vinyl signage band - green & white colors to match the illuminated wall sign

colored elevation

updated wall sign to represent the current basement tenant. new sign to maintain the existing size & weathered appearance, refer to previous slide for a graphic representation of the proposed sign



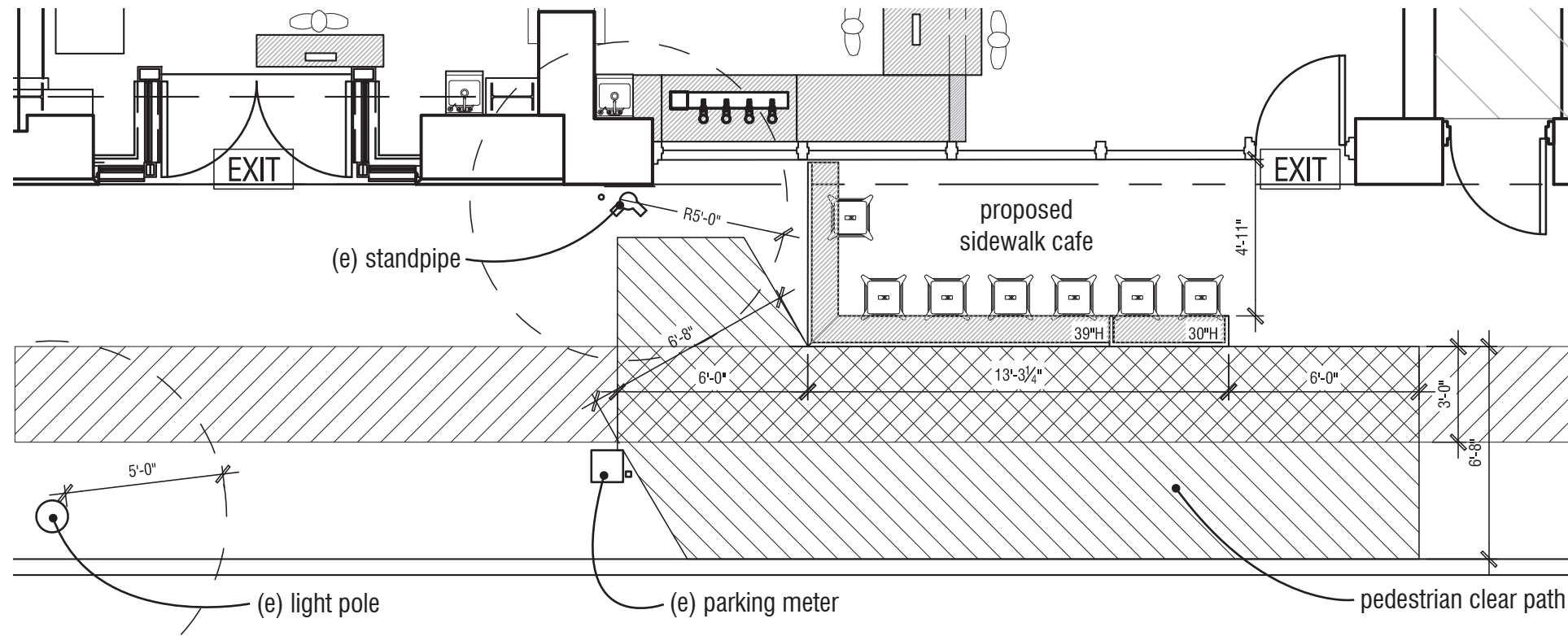
sign information

The existing wall sign appears to have been painted for the Comedy Underground, which was located in the basement space prior to its current tenant, Flatstick Pub. From our research, it appears the Comedy Underground started in that location in 1981 and moved to its current location around 2008.

The existing elevation is approximately 2,400sf and the existing sign is approximately 68sf. The project proposes to maintain the size of the sign and repaint to represent Flatstick Pub, the current basement tenant. In doing so, we propose to maintain the tradition of using the visibility of this elevation for wayfinding and connection to the businesses continuing to breathe life into this historical building.



PROPOSED WALL SIGNAGE - EAST ELEVATION
 FLATSTICK PUB - PIONEER SQUARE GROUND FLOOR SPACE



floor plan



colored elevation



notes:

- exterior paint colors & make-up air louvers proposed & approved under DONH-COA-00656
- refer to drawings by amigo arts for further details on the illuminated wall sign (included in this packet)
- refer to previous pages for further details on the vinyl signage band (included in this packet)

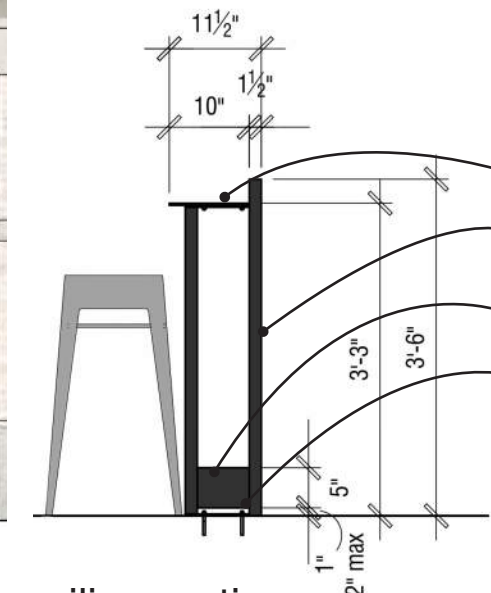


frame: cardinal black hammer powder coat finish, or equivalent



furniture: kai commercial grade 30" backless silver metal bar stool, or equivalent

material information



railing section

- 1/2" steel plate drink ledge
- 1 1/2" x 1 1/2" steel tube frame, typ
- 1/4" x 5" steel plate ADA detection toe rail
- bolt to expansion anchor, set in concrete sidewalk (no attachment/connection to existing building proposed)
- note: all steel frame pieces to be a black powdercoat finish, similar to the railing finish at Good Bar (around the corner from this proposed cafe)

PROPOSED SIDEWALK CAFE
FLATSTICK PUB - PIONEER SQUARE GROUND FLOOR SPACE