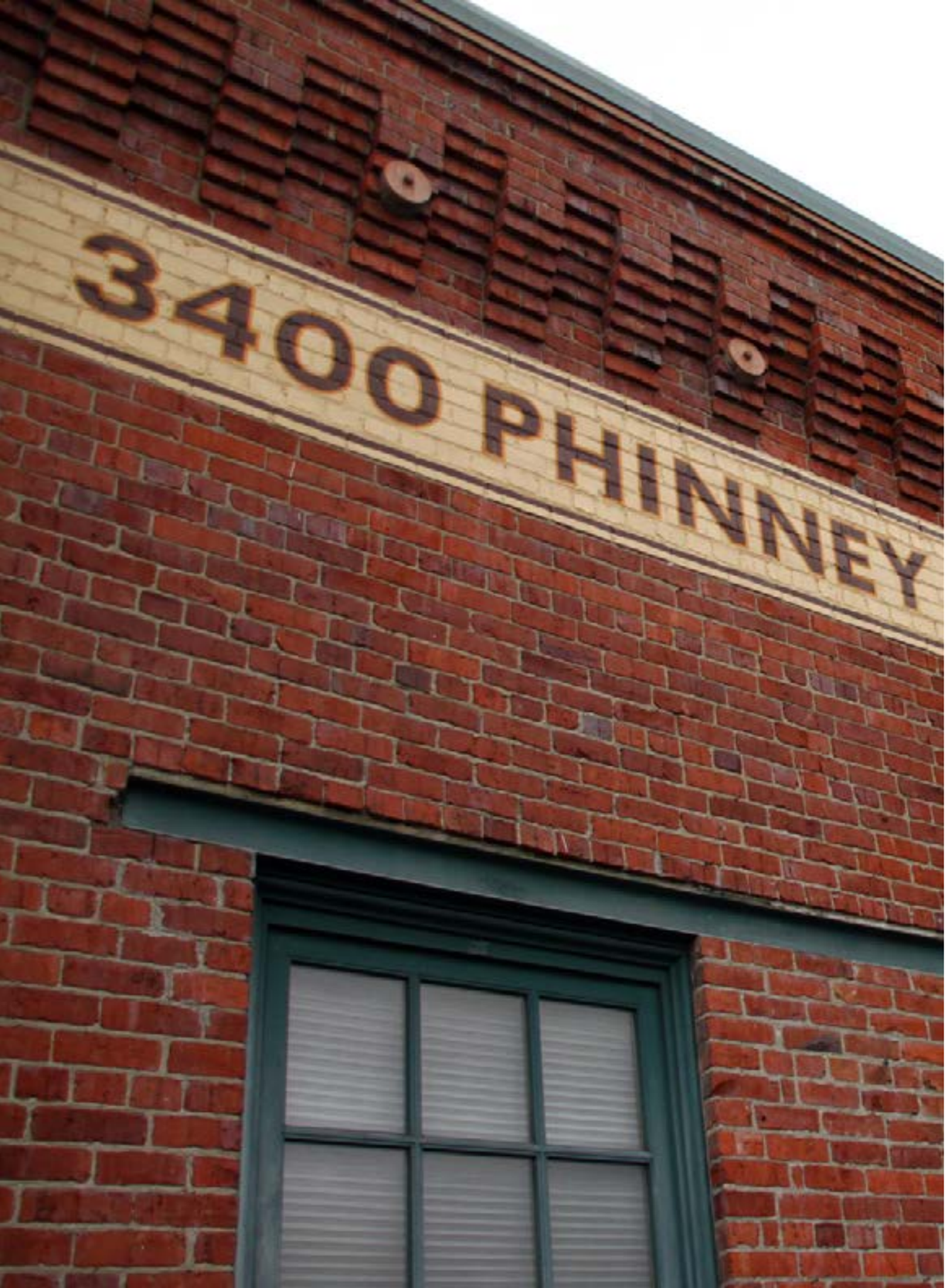
3400 PHINNEY AVE N

LANDMARKS - CERTIFICATION OF APPROVAL - APPLICATION

07.18.2025



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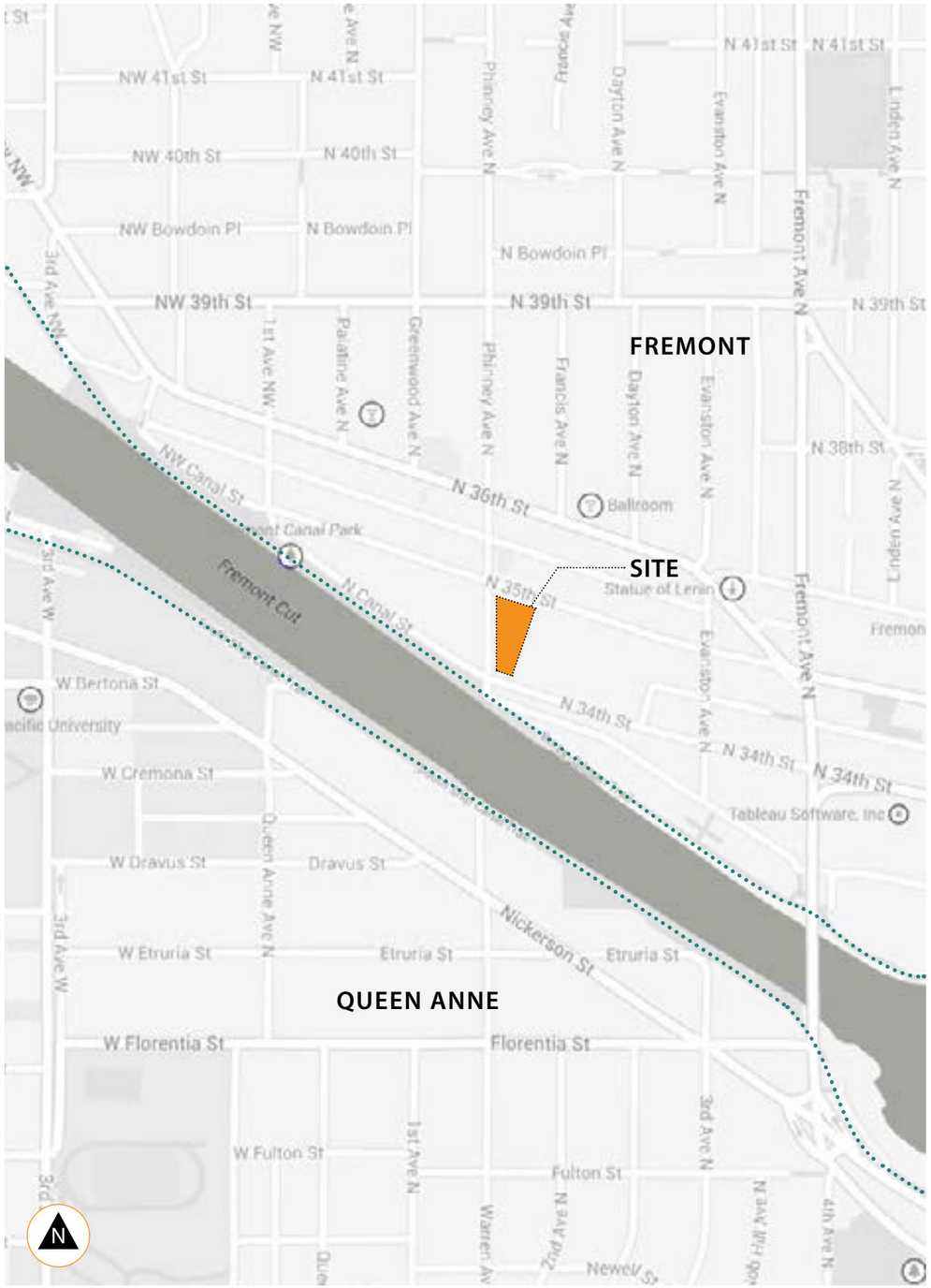
BACKGROUND & CONTEXT



Building History

- From 1905 to 1941 the building served as a trolley barn.
- From the 1940's to the 1980's it contained Seattle Disposal's offices, storage, and truck repair.
- From 1983 to 1984 Pacific Rim Export used the building for offices and warehouse.
- From 1988 to 2000 it was the Redhook Brewery .
- From 2004 to 2024 it was used as Theo Chocolates' production facility and retail outlet.

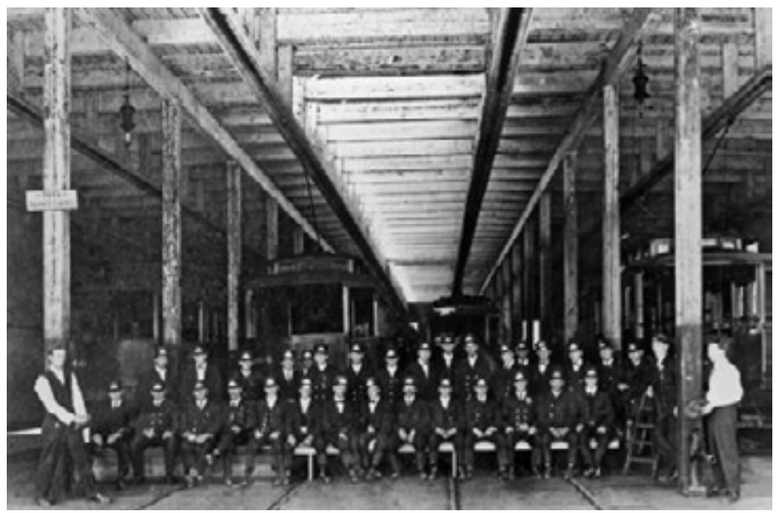
Landmark Designation

The Fremont Trolley Barn/Red Hook Ale Brewery and its site were designated a Seattle Landmark and Landmark Site in Ordinance 116054 dated February 5, 1992.

LOCATION & HISTORIC SUMMARY

THE FREMONT CAR BARN ON SEPT. 23, 1919.

VIEW FROM ACROSS THE CANAL



TRAINMEN POSING IN THE OPEN BAYS

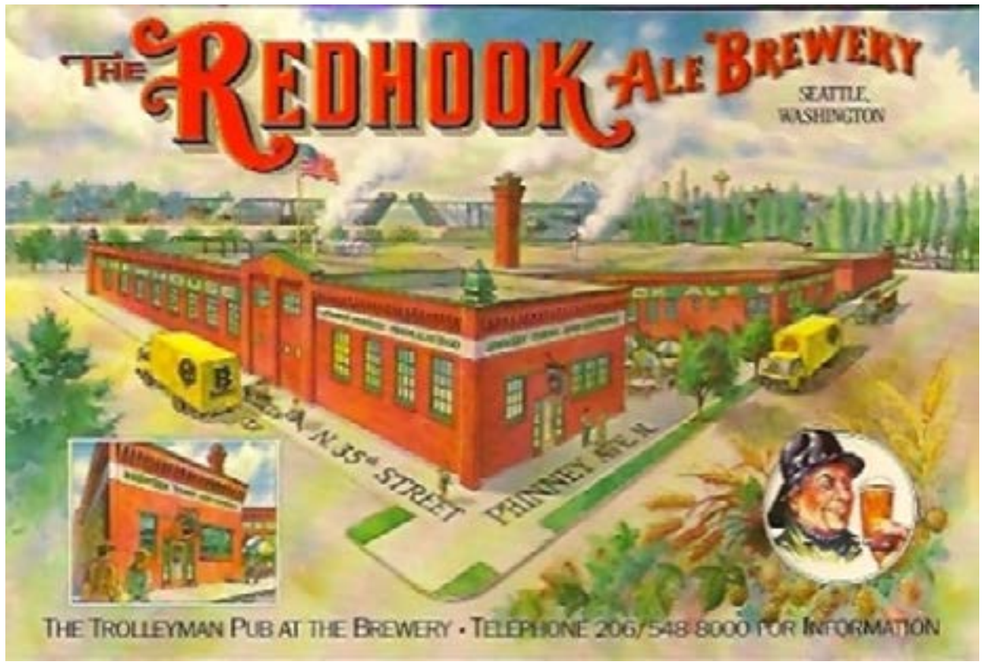
AERIAL 1929

TROLLEY BARN FROM SW CORNER, DEC 11, 1936

HISTORIC IMAGES 1905-1941, TROLLEY USE

LAWTON GOWEY'S MAY 27, 1968 RECORDING OF THE BARN WHEN IT WAS STILL USED FOR STORAGE.

REDHOOK BREWERY, PHOTO TAKEN SOME TIME BETWEEN 1988 AND 2000.



REDHOOK BREWERY PROMOTIONAL ARTWORK

HISTORIC IMAGES 1968-2000

EAST FACADE FROM SOUTHEAST

SOUTH FACADE FROM SOUTHEAST

NORTH FACADE FROM NORTHWEST

SOUTH FACADE FROM SOUTHWEST

CURRENT CONDITIONS

WALL ANCHOR ROSETTES

REMOVED MASONRY WALL BAY

WALL ANCHOR ROSETTES

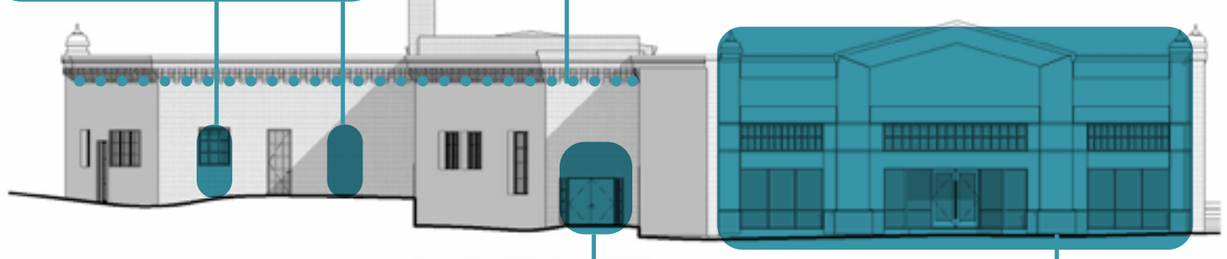
REMOVED MASONRY WALL BAY

REMOVED MASONRY WALL BAY

ADDED OPENING

EAST ELEVATION

ALTERED OPENING SIZES



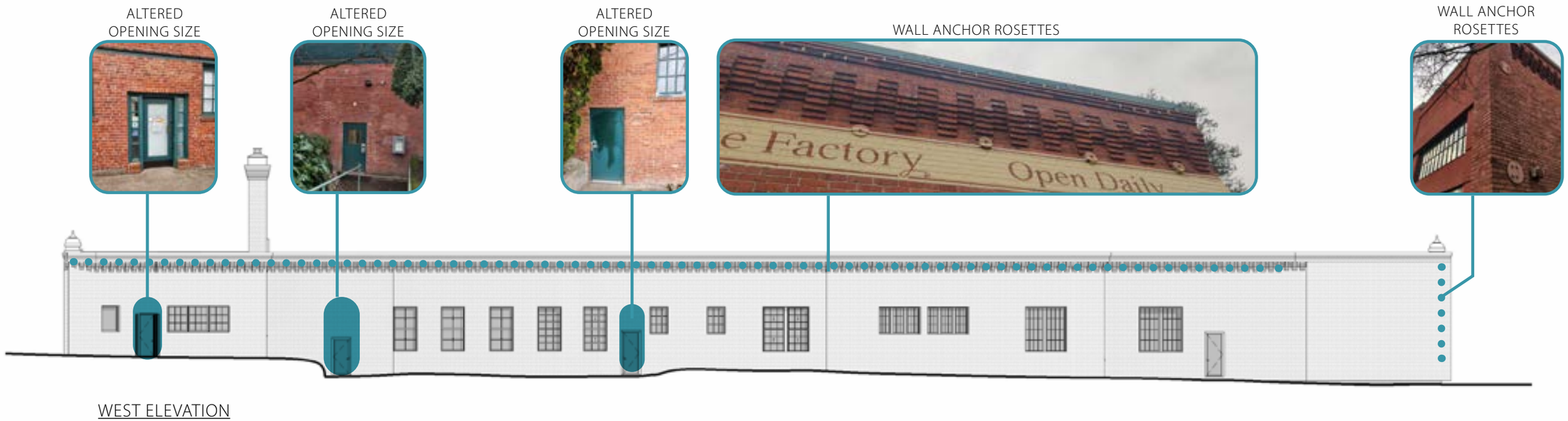
WALL ANCHOR ROSETTES

SOUTH ELEVATION

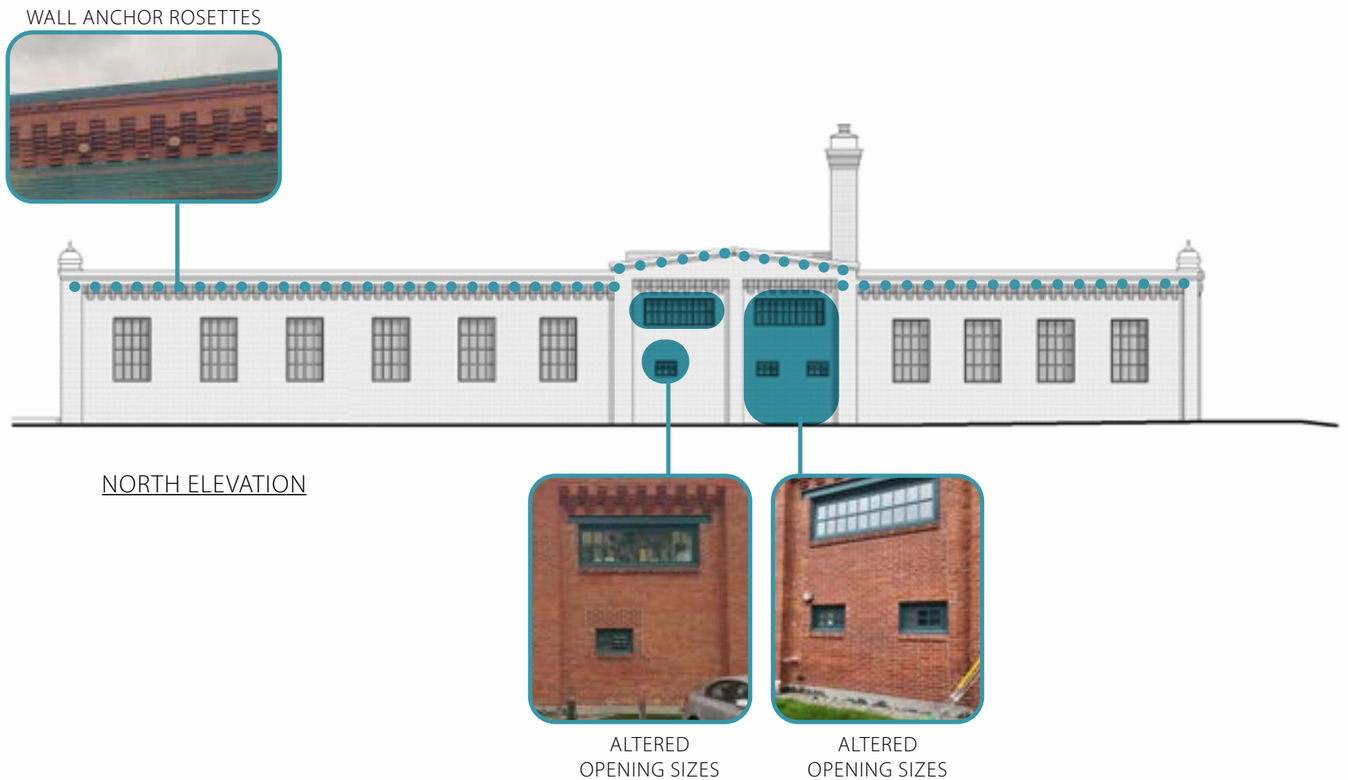
ALTERED OPENING SIZE

REMOVED CORNICE AND INFILLED FACADE

CURRENT ELEVATIONS - MASONRY ALTERATIONS



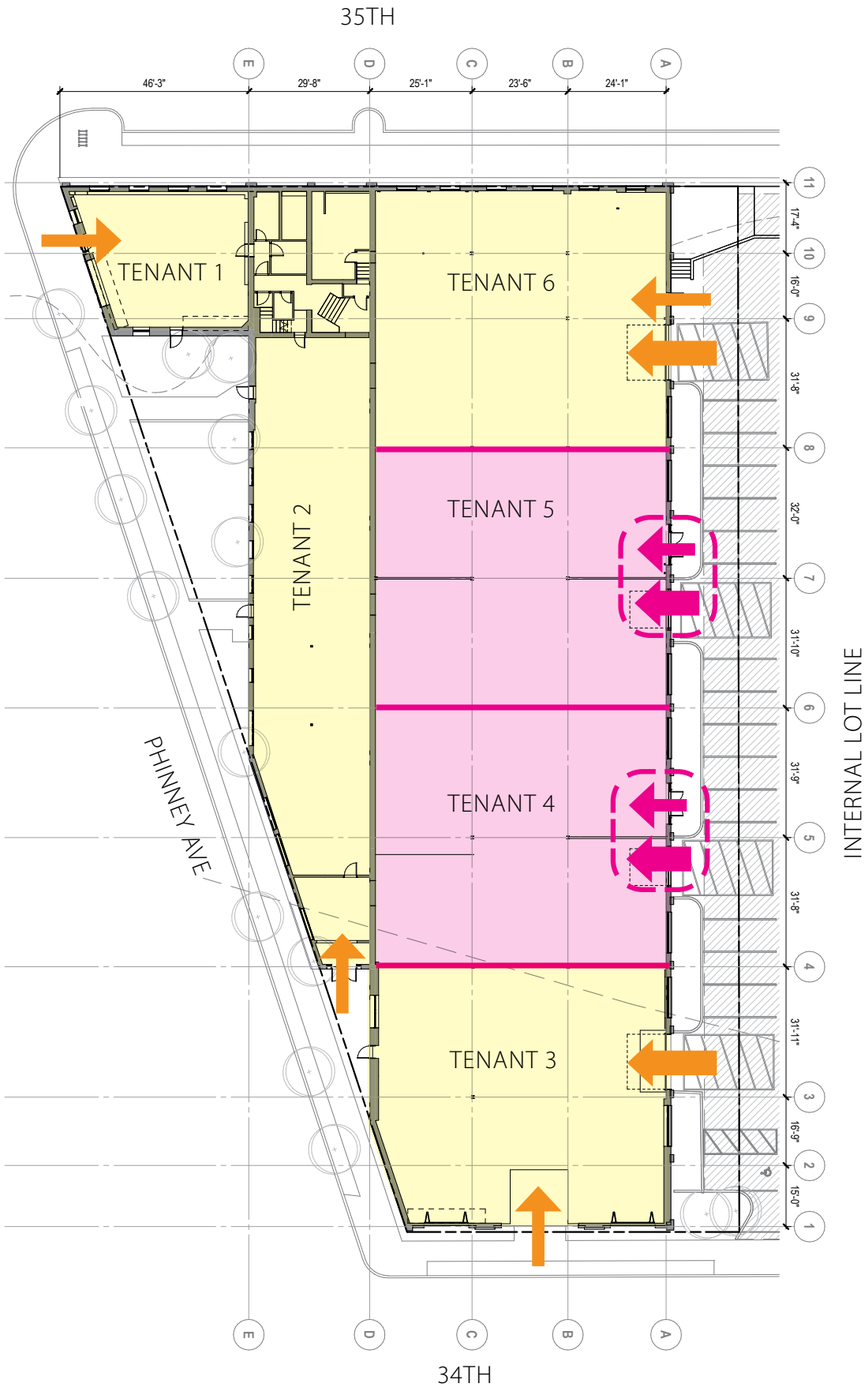
WEST ELEVATION



NORTH ELEVATION

CURRENT ELEVATIONS - MASONRY ALTERATIONS

PROPOSED WORK



TENANTS THAT REQUIRE NO WORK, REPAIR OR MINOR ALTERATIONS ONLY

EXISTING ENTRIES

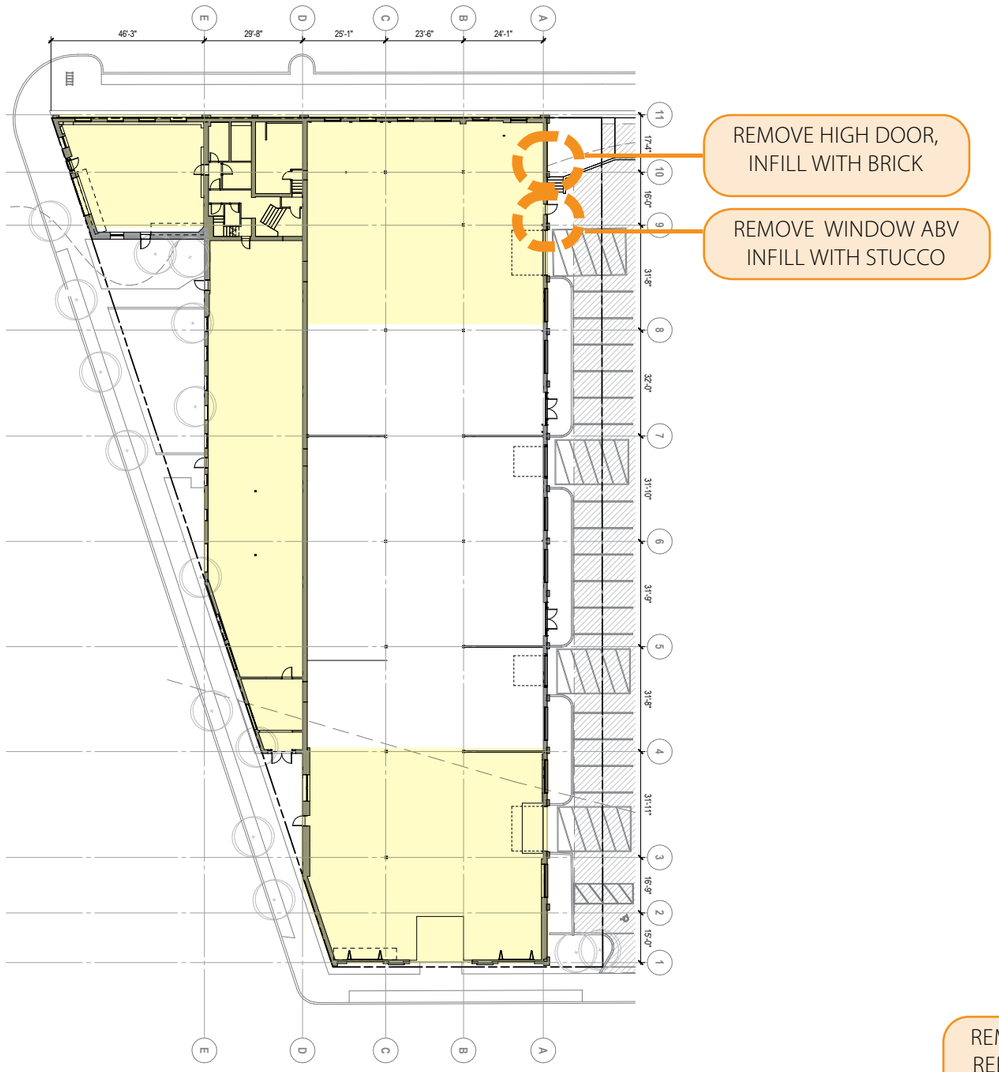
TENANTS THAT REQUIRE ADAPTATION (NEW OPENINGS)

NEW ENTRIES

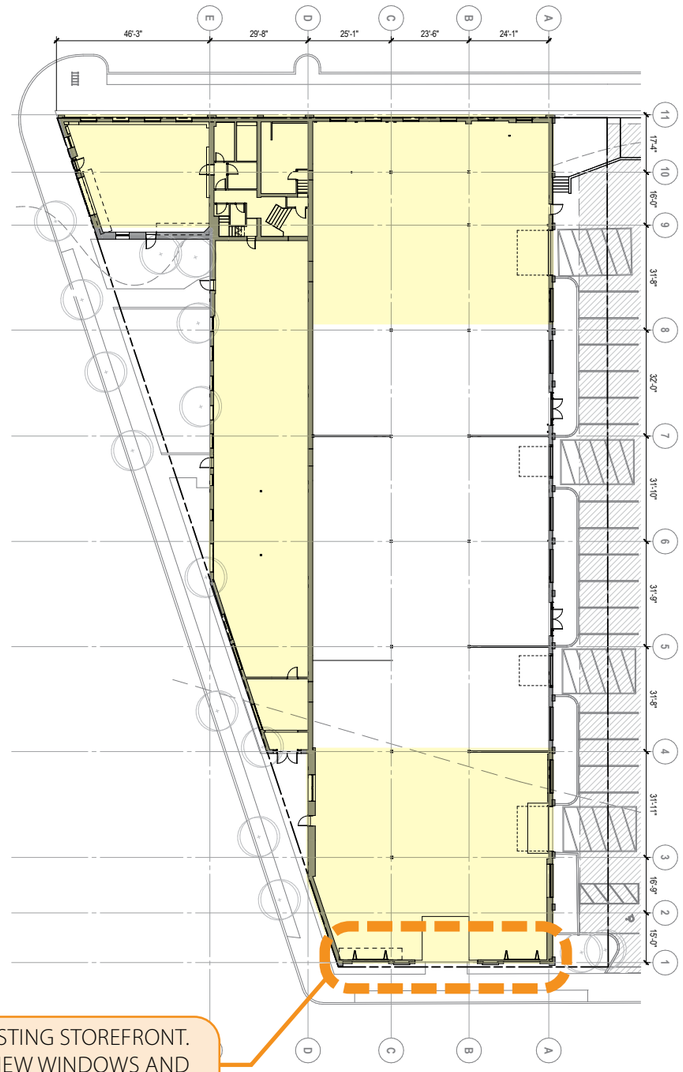
AERIAL PHOTO

PROPOSED WORK - LIMITED, QUIET AND BEAUTIFUL

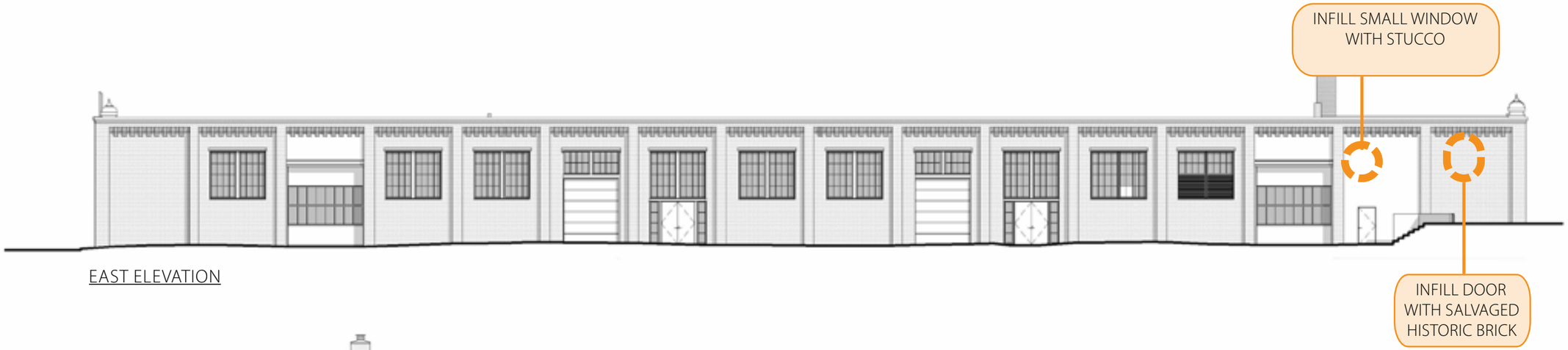
STRUCTURAL UPGRADES



STOREFRONT UPGRADES



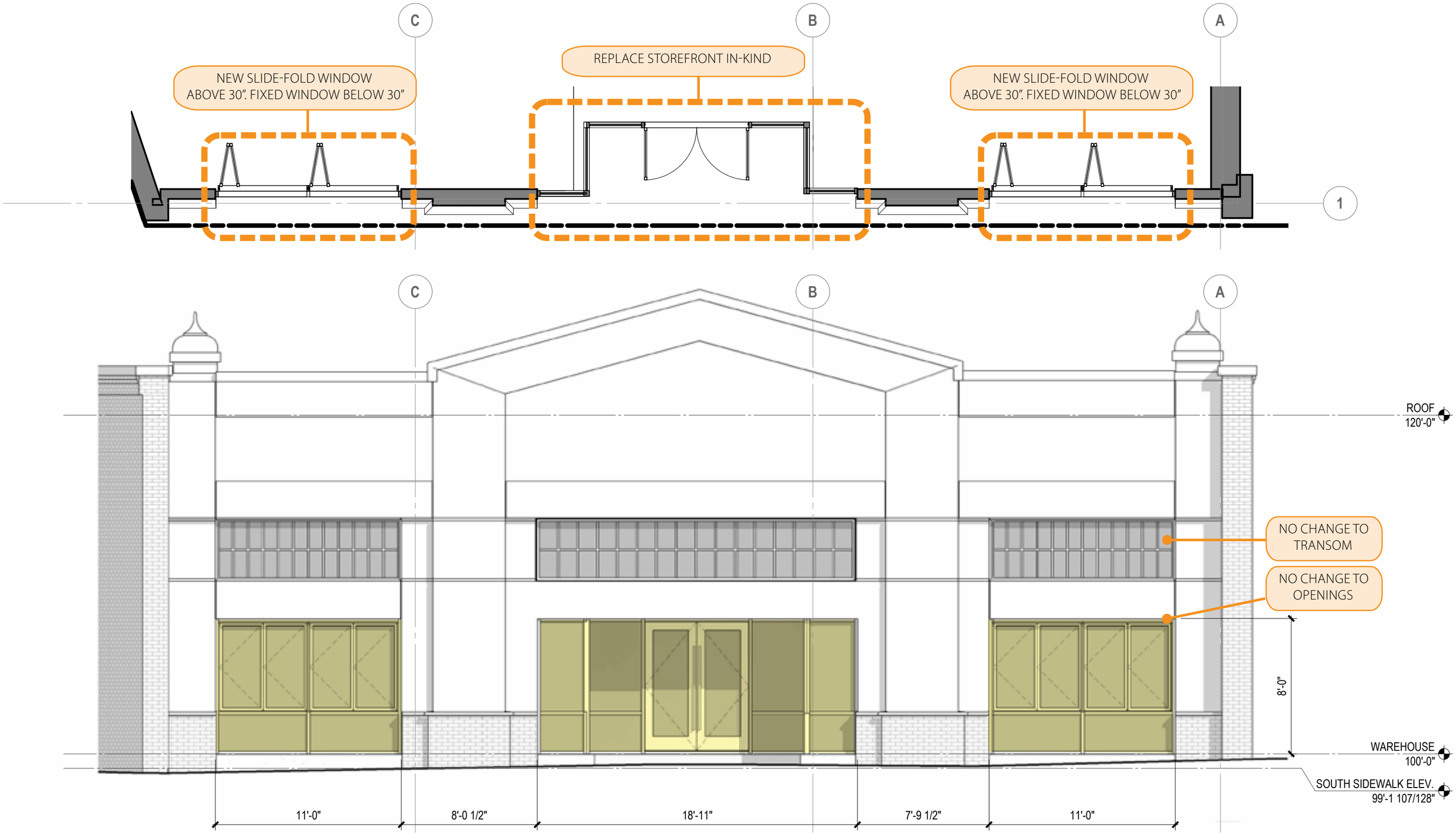
REPAIR & MINOR ALTERATION WORK - STRUCTURAL AND STOREFRONT UPGRADES



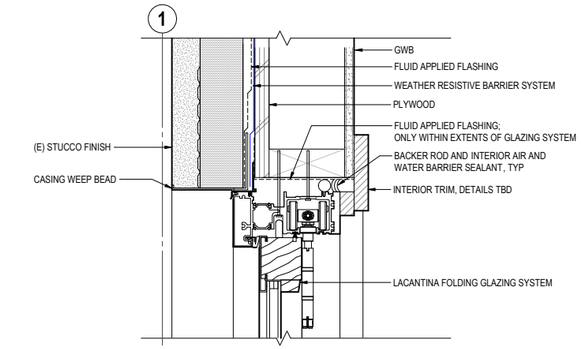
EAST ELEVATION

SOUTH ELEVATION

REPAIR & MINOR ALTERATION WORK - STRUCTURAL AND STOREFRONT UPGRADES

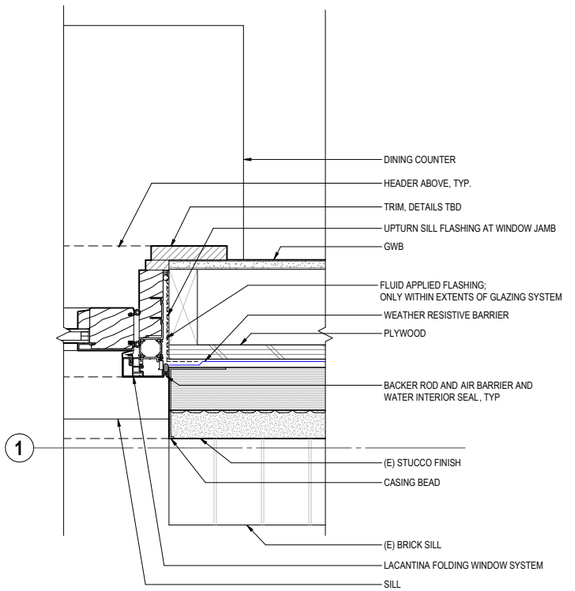


REPAIR & MINOR ALTERATION WORK - SOUTH FACADE



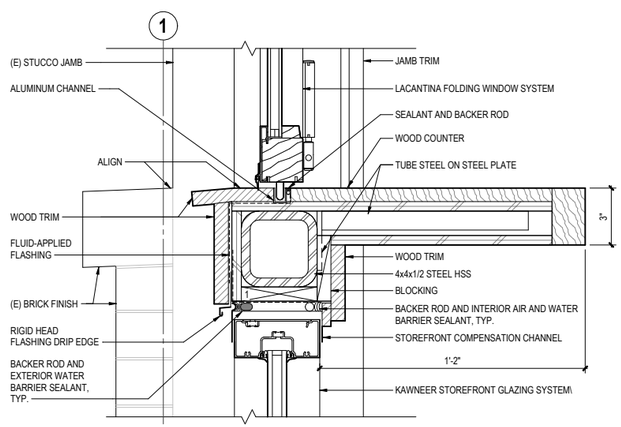
14 **HEADER AT FOLDING WINDOWS**

SCALE: 3" = 1'-0"



6 **JAMB AT FOLDING WINDOWS**

SCALE: 3" = 1'-0"



2 **SILL AT FOLDING WINDOWS**

SCALE: 3" = 1'-0"

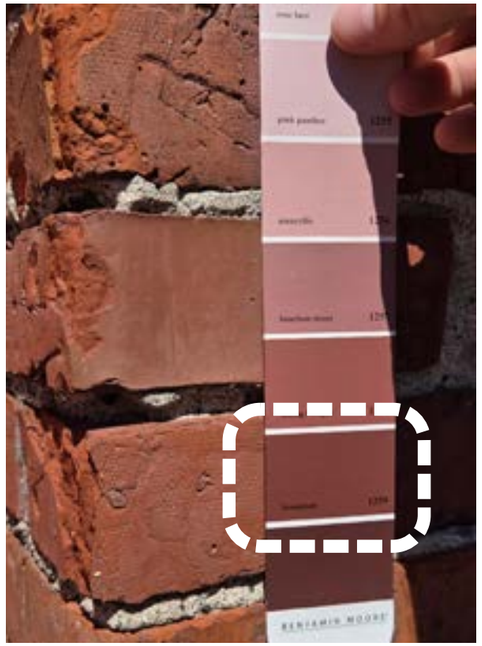
LA CANTINA FOLDING
COUNTER-HEIGHT DOORS

SOUTH ELEVATION - EXSTING (ABOVE) AND PROPOSED (BELOW)

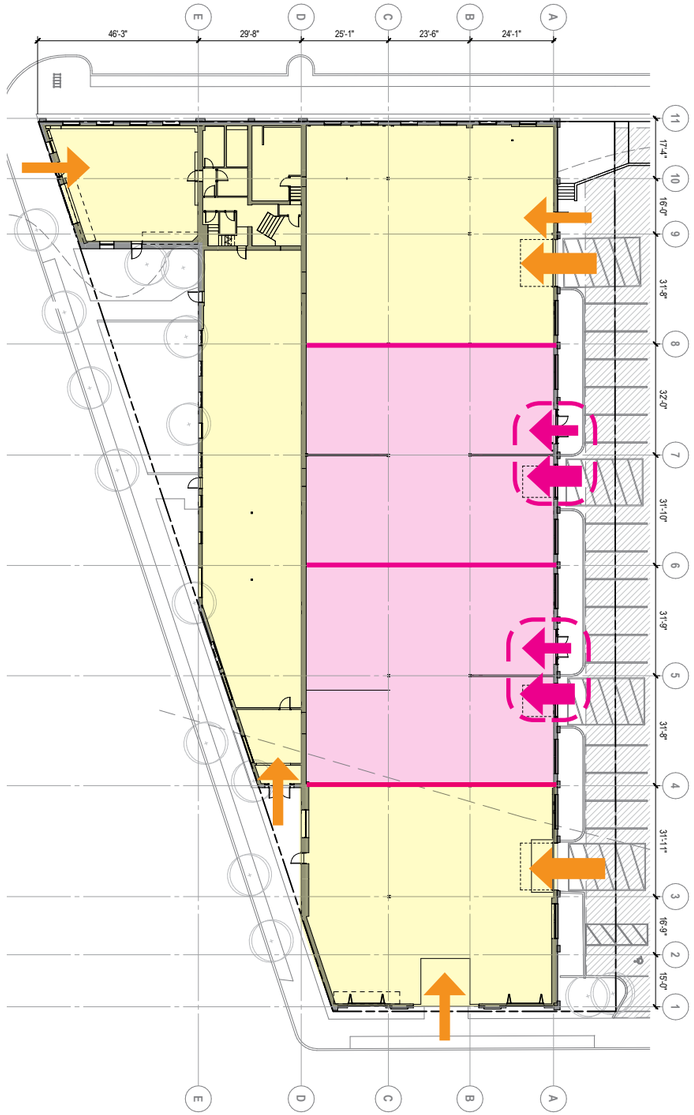
CURRENT ELEVATION

BENJAMIN MOORE 1259
“BEAUJOLAIS”

PROPOSED COLOR UPDATE - TERRACOTTA WITH MORE SATURATION



SOUTH ELEVATION COLOR STUDY



TENANTS THAT REQUIRE NO WORK, REPAIR OR MINOR ALTERATIONS ONLY

EXISTING ENTRIES

TENANTS THAT REQUIRE ADAPTATION (NEW OPENINGS)

NEW ENTRIES

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

PROPOSED ALTERATION

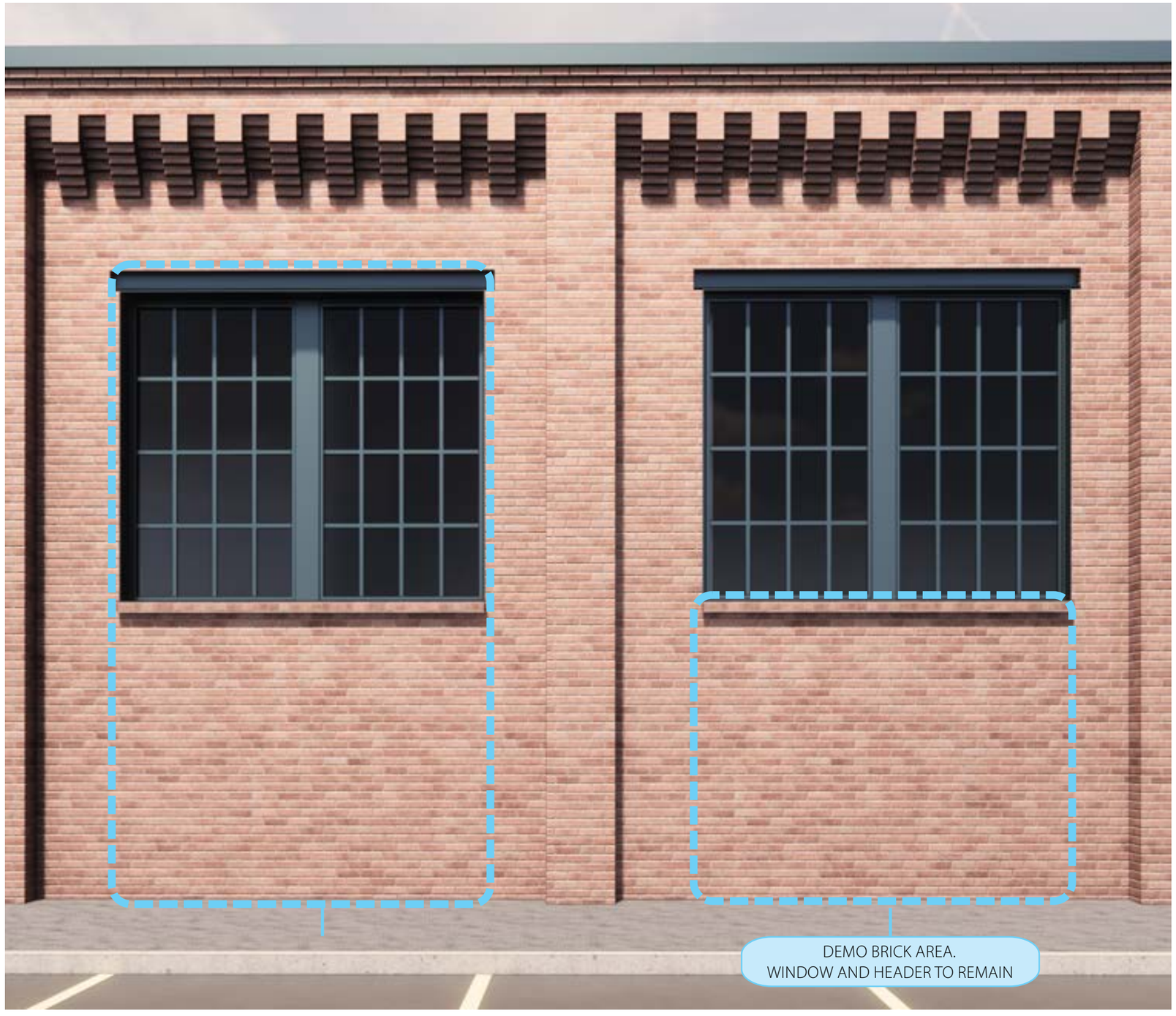
PROPOSED ALTERATION

ADAPTATION WORK - NEW OPENINGS

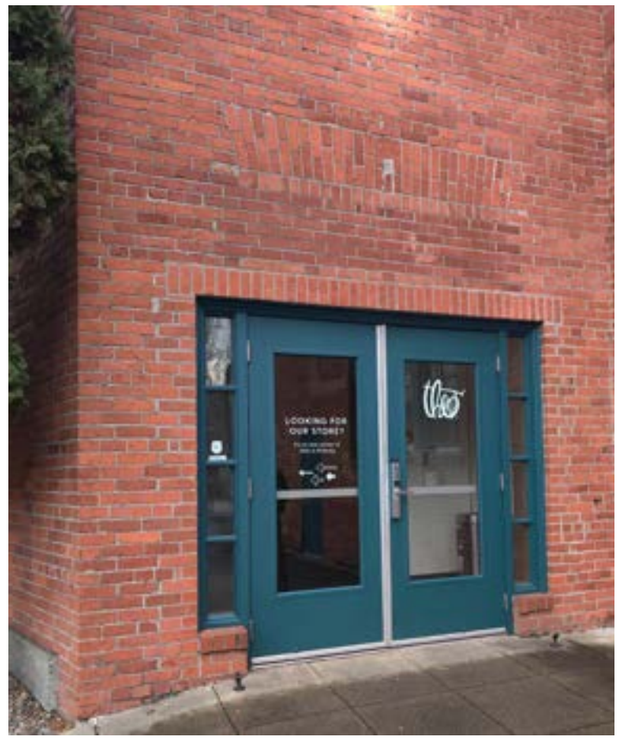
EXISTING

PROPOSED

EAST FACADE

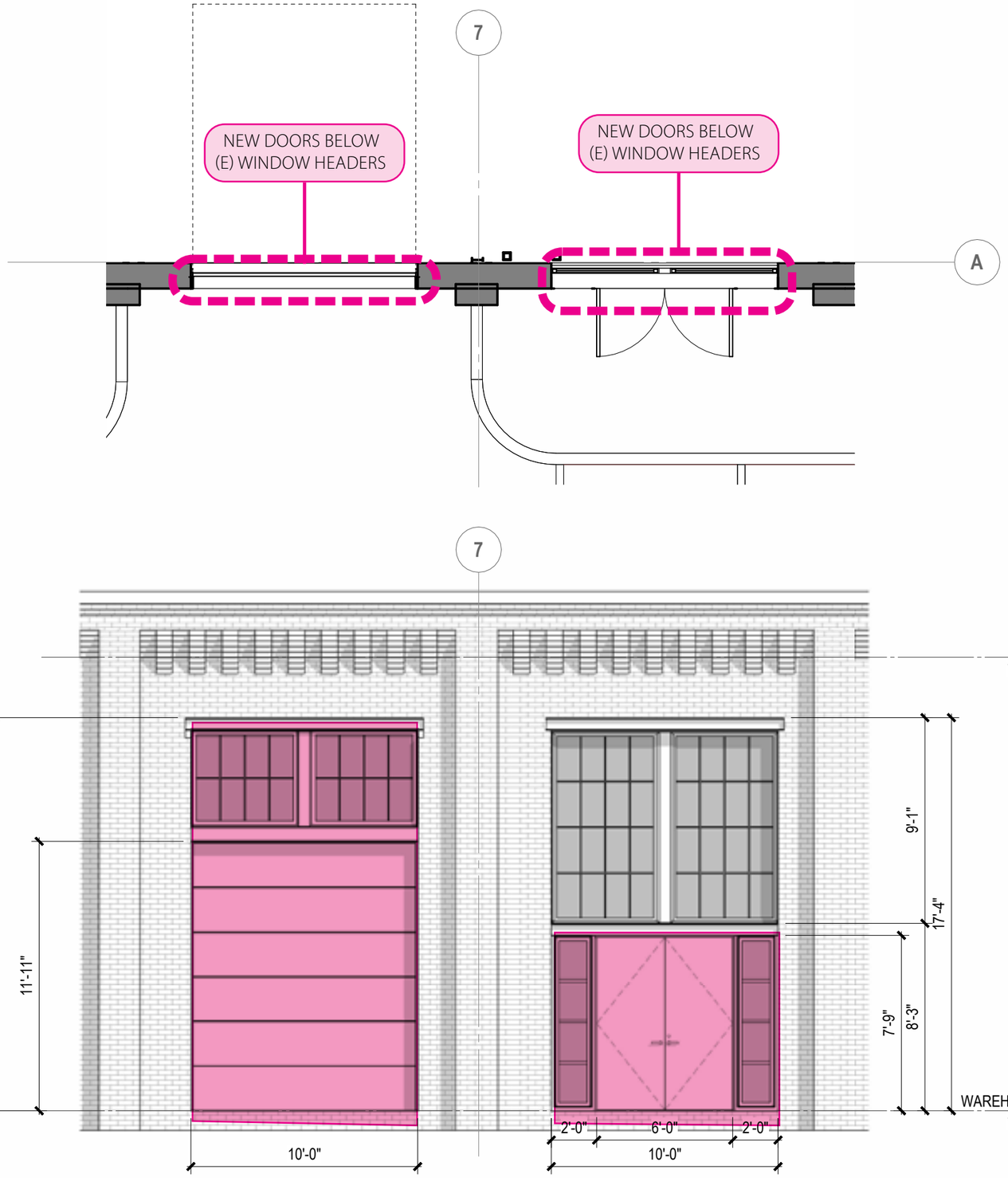


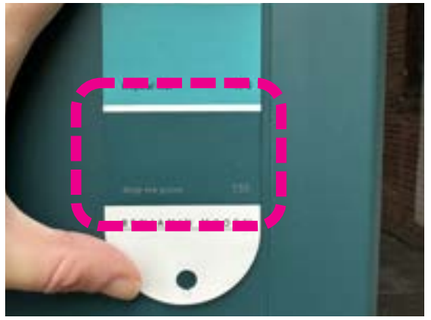
EXISTING ENLARGED RENDERING @ NEW OPENINGS ON EAST ELEVATION

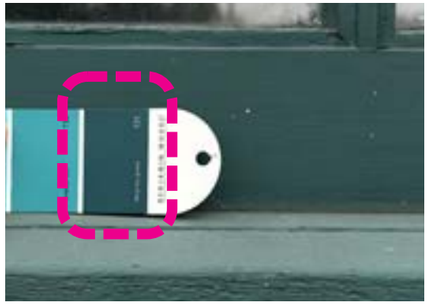


PROPOSED OPENINGS

New Glazed Entry Door, New brick sill at Sidelights

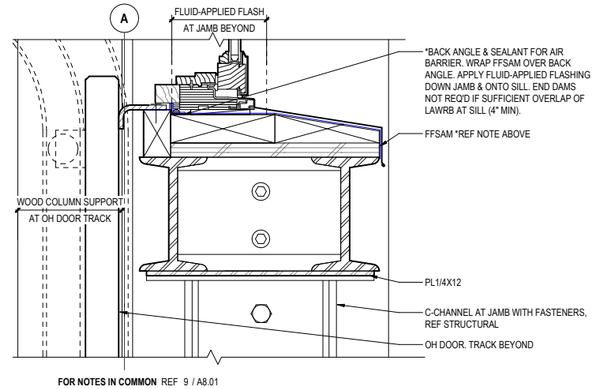




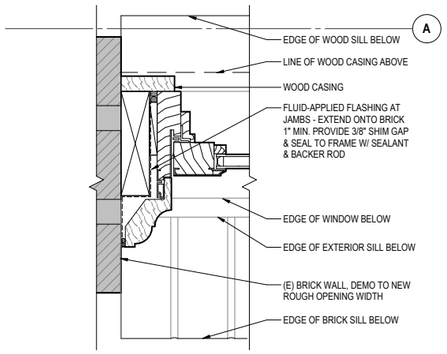


BENJAMIN MOORE 735
"DEEP SEA GREEN"

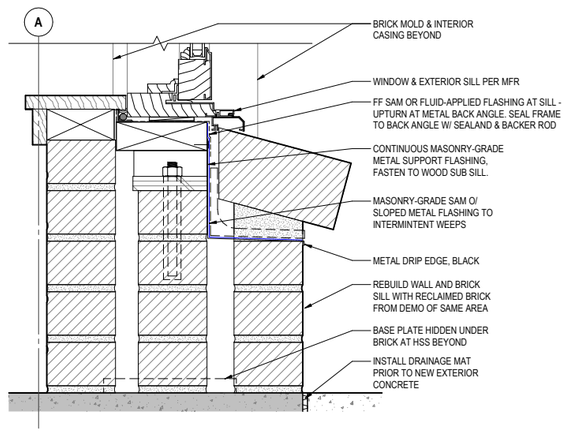
ANDERSEN E-SERIES
ALUM-CLAD WOOD



8 SECTION - HEAD AT OVERHEAD DOOR
SCALE: 3" = 1'-0"



6 PLAN - JAMB AT SIDELIGHT
SCALE: 3" = 1'-0"

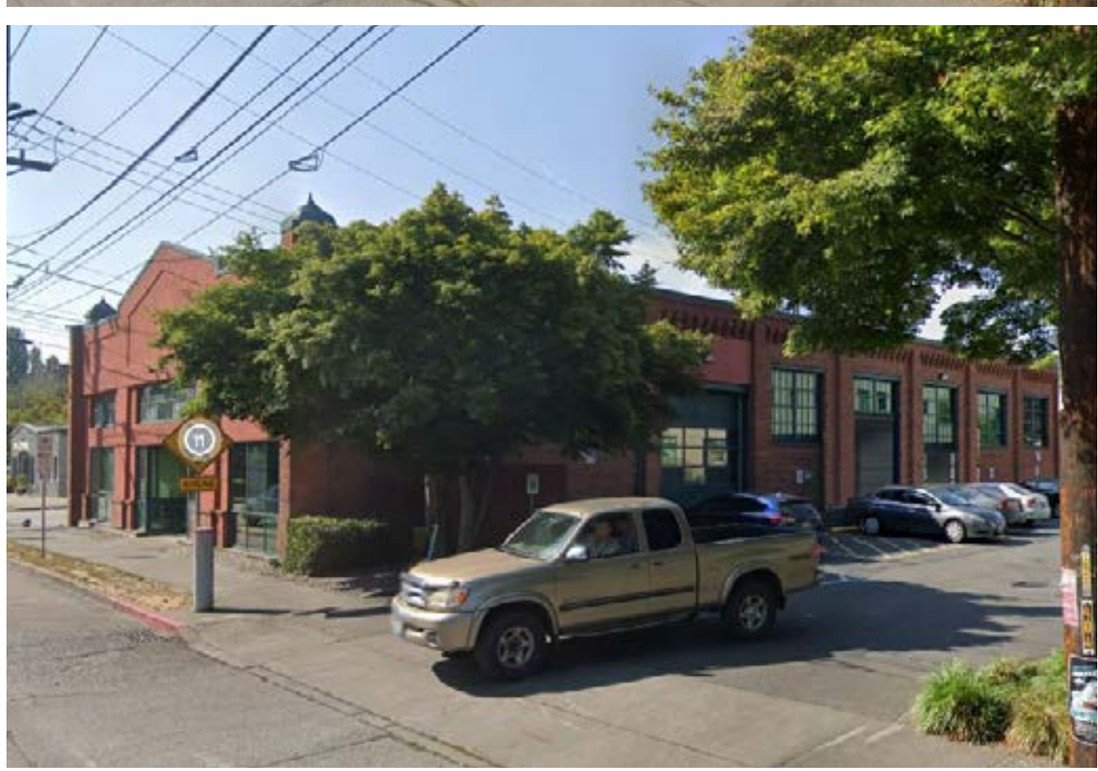


2 SILL AT SIDELIGHT
SCALE: 3" = 1'-0"

ENLARGED EAST ELEVATION AT PROPOSED OPENINGS

35TH AVE VIEW - EXISTING (ABOVE) AND PROPOSED (BELOW)

35TH AVE VIEW - EXISTING (ABOVE) AND PROPOSED (BELOW)



34TH AVE VIEW - EXISTING (ABOVE) AND PROPOSED (BELOW)

MAKE IT BEAUTIFUL

ATTACHMENTS AND REFERENCES

EAST ELEVATION

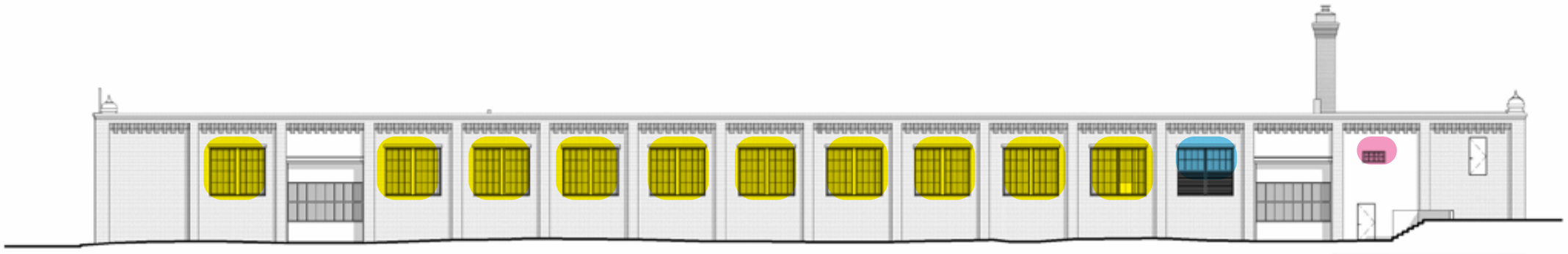
SOUTH ELEVATION

CURRENT PHOTO ELEVATIONS

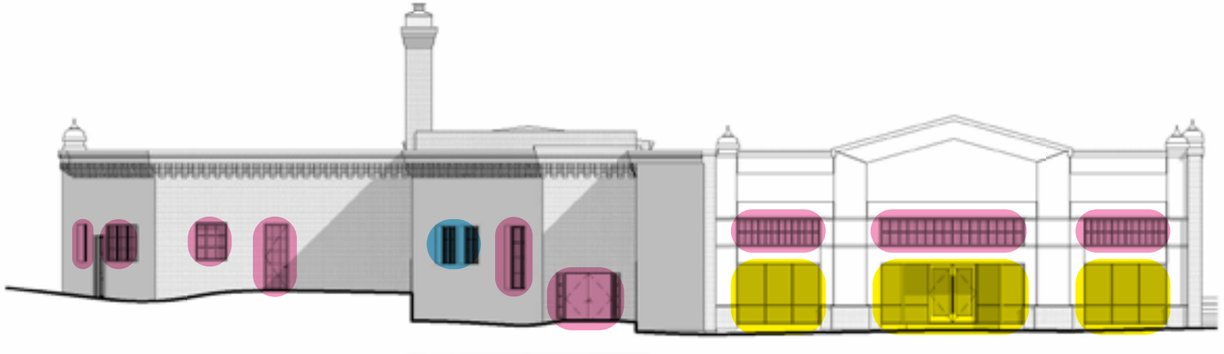
WEST ELEVATION

NORTH ELEVATION

CURRENT PHOTO ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

WINDOW TYPE LEGEND

- MODERN WINDOW - METAL
- MODERN WINDOW - WOOD
- HISTORIC WINDOW - WOOD (NOT BELIEVED TO BE ORIGINAL)

CURRENT ELEVATIONS - WINDOW SURVEY

MODERN WINDOW - METAL

MODERN WINDOW - METAL JAMB

HISTORIC WINDOW - WOOD WITH LOUVERS

MODERN WINDOW - METAL HEAD

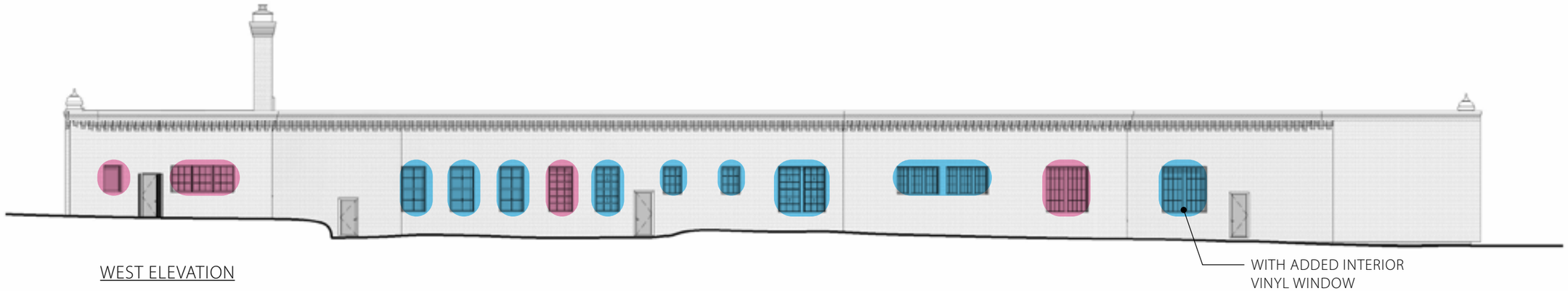
MODERN WINDOW - METAL HEAD

EXAMPLE WINDOWS - EAST ELEVATION

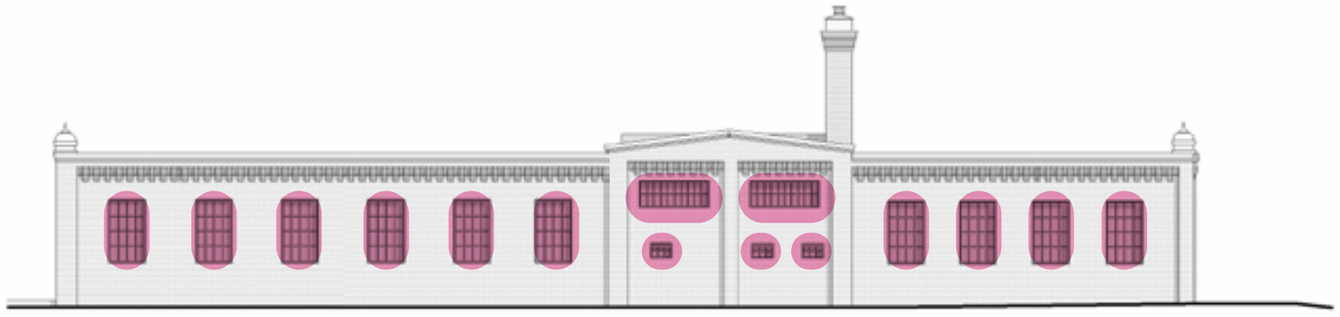
MODERN WINDOW - METAL

MODERN WINDOW - METAL, BELOW; MODERN WINDOW - WOOD, ABOVE

EXAMPLE WINDOWS - SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

WINDOW TYPE LEGEND

- MODERN WINDOW - METAL
- MODERN WINDOW - WOOD
- HISTORIC WINDOW - WOOD (NOT BELIEVED TO BE ORIGINAL)

CURRENT ELEVATIONS - WINDOW SURVEY

MODERN WINDOW - WOOD HEAD

HISTORIC WINDOW - WOOD

HISTORIC WINDOW - WOOD HEAD

MODERN WINDOW - WOOD

HISTORIC WINDOW - WOOD WITH ADDED INTERIOR VINYL WINDOW

EXAMPLE WINDOWS - WEST ELEVATION

MODERN WINDOW - WOOD

MODERN WINDOW - WOOD

MODERN WINDOW - WOOD SILL

MODERN WINDOW - WOOD

EXAMPLE WINDOWS - NORTH ELEVATION

OPTION B - Glazed Garage Door and Double Entry Door

OPTION C - Opaque Garage Door and Single Centered Entry Door

PREVIOUSLY STUDIED OPTIONS

OPTION D - Opaque Garage Door and Single Offset Entry Door

OPTION E - Opaque Garage Door and Single Offset Fully GlaEntry Door

PREVIOUSLY STUDIED OPTIONS

EXISTING

PROPOSED - PREFERRED

ALT 1 - REMOVE SIDELIGHTS & ADD GLAZING TO TOP OF OVERHEAD DOORS

ALT 2 - MINIMIZE STOREFRONT

PREVIOUSLY STUDIED OPTIONS

EXISTING

OPTION 1 - WF HEADER, NO BRICK SILL

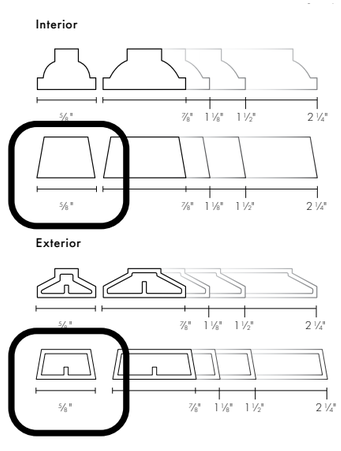
OPTION 2 - PLATE OR ANGLE HEADER WITH BRICK SILL

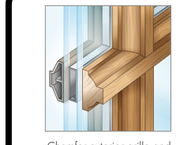
OPTION 3 - BRICK SILL AT UPPER AND SIDELIGHT WINDOWS

PREVIOUSLY STUDIED OPTIONS

ANDERSON E SERIES WINDOW
ALUMINUM EXTERIOR,
WOOD INTERIOR

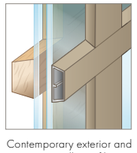
EXTERIOR COLORS





Chamfer exterior grille and ovolo interior grille profiles

CLASSIC DIVIDED LIGHT)



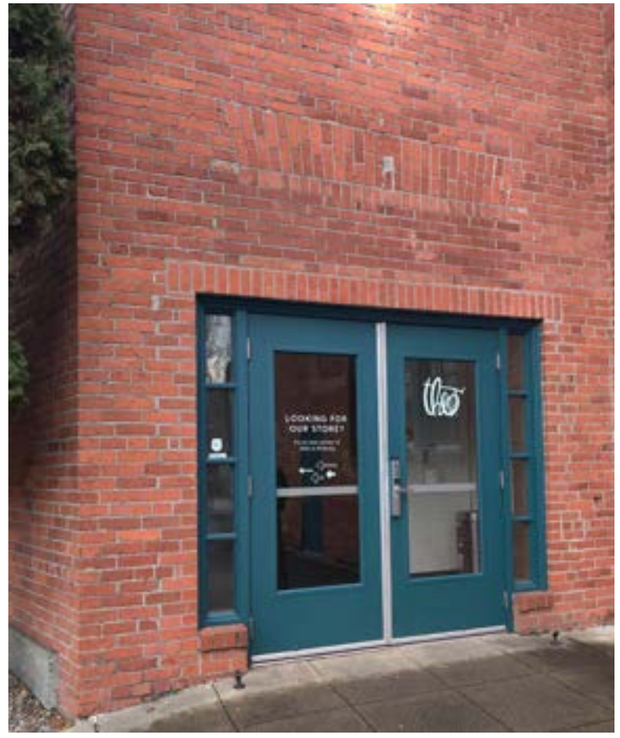
Contemporary exterior and interior grille profiles

ORIGINAL PROPOSED OPENINGS

Full height openings using (E) Window widths.

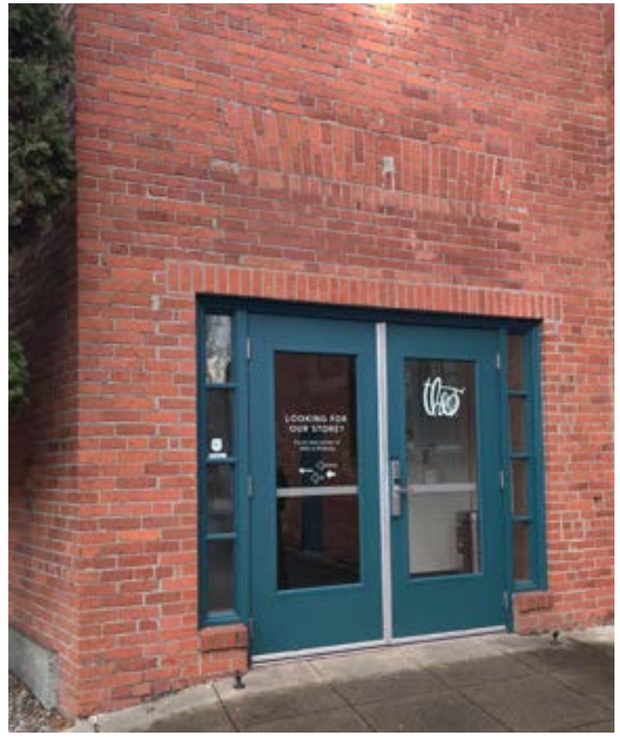
STUDY 1 per ARC Request

Retain Brick at Window Sill



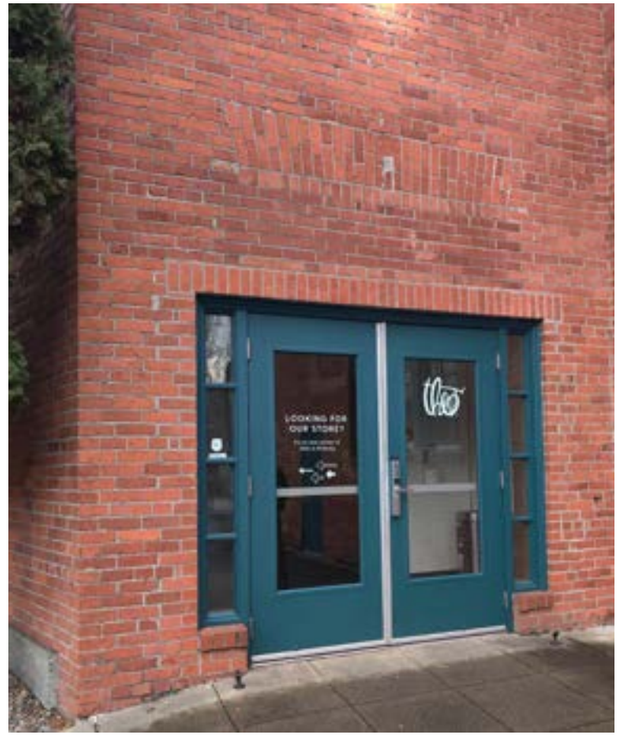
STUDY 2 per ARC Request

Retain Brick at Window Sill - Soldier Course Added



STUDY 4 per ARC Request

Maximize brick - Brick window sill with soldier course and sill at sidelights



STUDY 5 per ARC Request

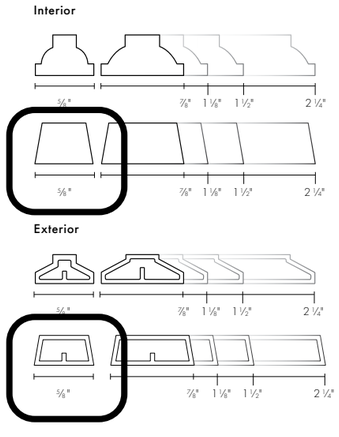
Retain brick at sidelights only - add brick sill.

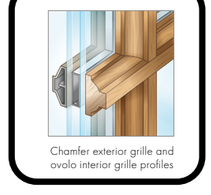
PREVIOUS PROPOSED OPENING

Full height openings using (E) Window widths.

ANDERSON E SERIES WINDOW
ALUMINUM EXTERIOR,
WOOD INTERIOR

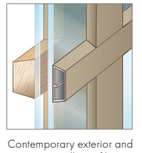
EXTERIOR COLORS





Chamfer exterior grille and ovolo interior grille profiles

CLASSIC DIVIDED LIGHT)



Contemporary exterior and interior grille profiles

ABBREVIATIONS

#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
@	AT
Ø	DIAMETER
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS
ACOUS	ACOUSTICAL
ACP	ASPHALT CONCRETE PAVING
ACS PNL	ACCESS PANEL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLK	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CARBON MONOXIDE DETECTOR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET; CARPETED
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXP BT	EXPANSION BOLT
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH TO FINISH / FINISH FLOOR
FF EL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIN FLR	FINISH FLOOR
FLASH	FLASHING
FLR	FLOOR; FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER-INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FRT	FIRE RETARDANT TREATED
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FW	FULL WIDTH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GLAM	GLUE-LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRS	HOT ROLLED STEEL
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE; LAMINATED
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET (FOOT)
LH	LEFT HAND
LL	LIVE LOAD
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER; OVERFLOW DRAIN
OFF	OFFICE
OH	OVERHEAD
OHWM	ORDINARY HIGH WATER MARK
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMAINDER
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION(S); REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT (FEET)
SG	SAFETY GLAZING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SHV	SHELF; SHELVING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(ES)
SS / SST	STAINLESS STEEL
ST	STAINED
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TG	TEMPERED GLASS
TH / THK	THICK
TO	TOP OF
TOB	TO OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING; FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB; STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE / VAPOR BARRIER
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WL	WATER LINE
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WRB	WEATHER RESISTIVE BARRIER
WSCT	WAINSCOT
WSG	WIRE SAFETY GLASS
WT	WEIGHT
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

GENERAL SYMBOLS LEGEND

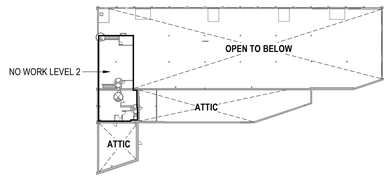
1. GRID LINE REFERENCE — #
2. LEVEL / DATUM REFERENCE — NAME, ELEVATION
3. EXTERIOR ELEVATION REFERENCE — X / AXXX — Drawing Number, Sheet Number
4. INTERIOR ELEVATION REFERENCE — # / AX.00 — Drawing Number, Sheet Number
5. BUILDING SECTION REFERENCE — X / AX.XX — Drawing Number, Sheet Number
6. WALL SECTION REFERENCE — X / AX.XX — Drawing Number, Sheet Number
7. DETAIL SECTION REFERENCE — X / AX.XX — Drawing Number, Sheet Number
8. CALLOUT/DETAIL REFERENCE — X / AX.XX — Drawing Number, Sheet Number
9. REVISION REFERENCE — #
10. ROOM REFERENCE — ROOM NAME, 100, 150 SF
11. ASSEMBLY REFERENCE — X#
12. WINDOW REFERENCE — W#
13. DOOR REFERENCE — D001
14. NORTH ARROW

HATCH LEGEND

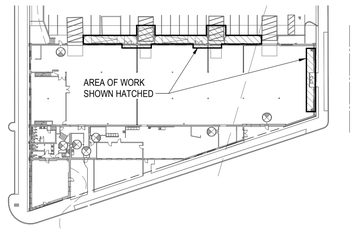
- WOOD BLOCKING (SHIM)
- WOOD FRAMING (CONTINUOUS)
- FINISHED WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- MINERAL WOOL INSULATION
- FOAM INSULATION
- GRAVEL
- EARTH
- ALUMINUM
- STEEL
- MASONRY (CMU)
- BRICK
- EXISTING

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. REFER TO G SHEETS FOR ACCESSIBILITY REQUIREMENTS AND TYPICAL MOUNTING HEIGHTS.
3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE PART OF THE CONTRACT DOCUMENTS SHALL BE BINDING AS IF REQUIRED BY ALL. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING WORK.
6. IF SITE OR EXISTING CONDITIONS VARY FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
7. IF DISCREPANCIES ARE NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY, NOTIFY THE ARCHITECT.
8. SITE SURVEY, GEOTECHNICAL REPORT, AND HAZARDOUS MATERIALS DOCUMENTATION HAS BEEN PREPARED BY CONSULTANTS TO THE OWNER AND NOT UNDER THE DIRECTION OF THE ARCHITECT. THIS DOCUMENTATION IS INCLUDED IN THE CONTRACT DOCUMENTS AS AN ACCOMMODATION TO THE OWNER.
9. CONTRACTOR SHALL NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
10. CONTRACT DOCUMENTS ARE A REPRESENTATION OF EXISTING BUILDINGS AND ARE REPRESENTATIONAL ONLY. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND AS-BUILT CONDITIONS.
11. "CLEAR" OR "CLR" DIMENSIONS ARE TO FACE OF FINISH.
12. COORDINATE WORK WITH ALL OWNER-FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS INCLUDING STUB OUTS.
13. PROVIDE FIRE-STOPPING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES, SUCH AS SOFFIT OR CEILING.
14. PROVIDE DRAFT-STOPPING IN CONCEALED SOFFIT SPACES WHERE REQUIRED.
15. PROVIDE FIRE-RESISTANT CLOSURE MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES AT ALL GAPS AROUND PENETRATING DUCTS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED BUILDING WALLS, PARTITIONS, CEILINGS, FLOORS AND ROOFS.
16. CONSULT WITH ARCHITECT FOR EXACT MOUNTING LOCATION OF VISIBLE EQUIPMENT, SIGNAL DEVICES, SIGNAGE, AND OTHER VISIBLE ITEMS WHERE NOT LOCATED IN THE DRAWINGS.
17. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
18. SERVICE WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED.
19. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
20. CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.
21. REMOVE ALL UPC STICKERS AND LABELS FROM PIPING, HANGERS ETC, PRIOR TO INSTALLATION, UNLESS REQUIRED BY CODE.



3 LEVEL 2 - NO WORK
SCALE: 1/64" = 1'-0"



2 LEVEL 1 - AREA OF WORK
SCALE: 1/64" = 1'-0"

1 BASEMENT - NO WORK
SCALE: 1/64" = 1'-0"

PROJECT DIRECTORY

CLIENT
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PROJECT DESCRIPTION

BUILDING MAINTENANCE TO PREPARE FOR NEW TENANTS OF SIMILAR INDUSTRIAL USE TO PREVIOUS TENANTS. WORK WILL INCLUDE DEMOLITION OF NONSTRUCTURAL INTERIOR PARTITIONS, THE INSTALLATION OF 2 NEW ENTRY DOORS, 2 NEW OVERHEAD DOORS, REPLACEMENT IN-KIND OF EXISTING STOREFRONT ON SOUTH FACADE, AND RE-ROOFING.

ZONING SUMMARY

PROJECT LOCATION:	3400 PHINNEY AVE N, SEATTLE, WA 98103
OWNER:	EAST SEATTLE PARTNERS
CODE AUTHORITY:	SDCI
PARCEL NUMBER:	197220-3225
ZONING:	INDUSTRIAL COMMERCIAL, IC-65 (M)
ZONING OVERLAY:	URBAN GENERAL (UG) SHORELINE OVERLAY FREMONT HUB URBAN VILLAGE FREQUENT TRANSIT SERVICE AREA
LOT AREA:	31,699 SF; 0.73 ACRES
BUILDING NET SF:	28,715 SF PER KING COUNTY RECORDS (NO CHANGE IN LOT COVERAGE)
YEAR BUILT:	CA. 1905
LEGAL DESCRIPTION:	DENNY & HOYTS ADD LOTS 1-2-3 BLK 41 & LOTS 1-2-3-4-5 BLK 42 TGW POR VAC ALLEY LY BETWN SD BLKS 41-42 & ADJ SD AFOREMENTIONED LOTS Plat Block: 41 & Plat Lot: 1-3 &
YARD SETBACKS:	SHORELINE SETBACK: 35 FT SIDE YARD: 0 FT REAR: 0 FT ROAD: 0 FT
HEIGHT:	ALLOWED PER UG ZONE: 35 FT PROPOSED: 26'-6" (NO CHANGE)

BUILDING CODE SUMMARY

APPLICABLE CODES:
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 UNIFORM PLUMBING CODE
2021 WASHINGTON STATE ENERGY CODE
2010 ADA STANDARDS
2017 ICC A117.1 EXISTING BUILDINGS & FACILITIES

*NOTE: ALL CODES ARE SUBJECT TO CITY OF SEATTLE AMENDMENTS.

EXISTING USE / OCCUPANCY:

FLOOR LEVEL	GROUP	OCCUPANCY / USE	FLOOR AREA
BASEMENT	F-1	MODERATE HAZARD INDUSTRIAL	743 SF
1	F-1	MODERATE HAZARD INDUSTRIAL	23,069 SF
1	M	MERCANTILE - RETAIL AREA	1,282 SF
2	B	OFFICE	3,052 SF

PROPOSED USE / OCCUPANCY: NO CHANGE OF USE PROPOSED

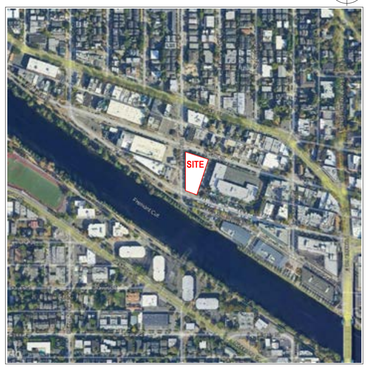
CONSTRUCTION TYPE: TYPE VA, SPRINKLERED
NO CHANGE PROPOSED

STORIES: TWO STORIES WITH PARTIAL BASEMENT

DESIGN BUILD / UNDER SEPARATE PERMIT:
- ELECTRICAL
- FIRE ALARM SYSTEM
- MECHANICAL
- PLUMBING
- SPRINKLER SYSTEM
- TENANT IMPROVEMENT PERMITS

VICINITY MAP

NOT TO SCALE



DRAWING INDEX

GRAHAM BABA ARCHITECTS
1507 Belmont Ave, Suite 200
Seattle, Washington 98122
206.323.9932

7272 REGISTERED ARCHITECT
JAMES EDWARD GRAHAM
STATE OF WASHINGTON

AHJ Approval Stamp:

Revisions:

No.	Date	Description:

PERMIT SET
June 23, 2025

3400 Phinney Ave N
3400 Phinney Ave N
Seattle, WA. 98103

Project No.: 2323
AHJ Project No.:

Scale: As indicated

Sheet contents:
GENERAL NOTES AND PROJECT INFORMATION

Sheet:
G0.00

GRAHAM BABA ARCHITECTS

BUILDING PRE-SUBMITTAL CONFERENCE NOTES

NOTE: Pre-submittal notes from 02/11/2025 referenced a previous proposal iteration that does not align with current proposal. The project is not proposing a change of use and is not proposing a substantial alteration. Below includes the applicable notes relating to the current proposed scope.

DATE	11 February 2025	**DATE ISSUED**	21 February 2025
PROJECT	3400 PHINNEY 3400 Phinney Ave N, Seattle, WA 98103 Parcel # 197220-3225	**DISTRIBUTION**	[ ] Contractor [x] Owner [x] Architect [x] Other: SDCI
TO	Seattle Department of Construction & Inspections 700 5th Ave #2000 Seattle, Wa 98104 Contact: David Landry David.Landry@seattle.gov SCI_ASC_Support@seattle.gov	**FROM**	Graham Baba Architects 1507 Belmont Avenue Suite 200 Seattle, WA 98122 Will Wheaton Will@grahambaba.com
OWNER	East Seattle Partners 2856 80th Avenue SE, Mercer Island, WA 98040 Contact: Andrew Frazier, Principal andrew@eastseattlepartners.com	**ARCHITECT'S PROJECT NO**	2323
MEETING LOCATION	Construction Pre-Submittal conference via Microsoft Teams	**SDCI PROJECT NO**	7063038-CN 006687-24PA

ATTENDEES

SDCI	Ming Alwin (MA) Lead facilitator, Ordinance and Structural Review, Marsha Poon (MP) Energy and Mechanical Review
GBA (Arch.)	Jim Graham (JG), Melissa Glenn (MG), Will Wheaton (WW)
SSF (Struct. Eng.)	Francesca Renoud (FR)

APPLICABLE CODES

2021 Seattle Building Code*
2021 Seattle Existing Building Code*
2010 ADA Standards

GRAHAM BABA ARCHITECTS

QUESTIONS / NOTES

NO	ITEM
1	Construction Type: The existing building's structure includes: 1. Non-combustible exterior masonry walls with some concrete infill and structural piers. These walls are assumed to provide a 2-hour-rated assembly. 2. Interior combustible heavy timber primary structural frame (beams and columns) 3. Combustible laminated wood decking for second floor and roof construction with plywood deck on top of the laminated deck at the roof 4. Exposed steel columns supporting roof (to remain unprotected at occupancy groups B and A.) We understand this to be Type IIIA construction, which will be fully sprinklered. **Please confirm.** Reference: SBC 2021, Table 601 and footnotes a, b, and c. MA - noted that this was previously permitted as Type VA. Sprinklered. Maximum occupancy areas for Type VA, sprinklered are as follows: A-2/A-3: 6,000 sf / 18,000 sf Sprinklered B: 9,000 sf / 27,000 sf Sprinklered M: 9,000 sf / 27,000 sf Sprinklered If our areas do not exceed those listed above by occupancy type, we may permit the building as VA. JG – We will permit as Type IIIA if there is no advantageous reason to change it to VA. MA – Noted that we must include a proposed use for each space for review.
Permit 6301182	Structural Requirements: FR – We don't anticipate that the change of use will be to a higher risk category so we are planning to retrofit the building using reduced IBC forces in compliance with section 304.4.2, option 3 of the 2021 SEBC C4↑. The approach will meet the collapse prevention performance criteria of ASCE 41 using the BSE-2E seismic hazard. SDCI (M. Alwin 4/2/2025): It's possible that higher risk category will be triggered. Applicant needs to check the occupant load in public assembly space per SBC Table 1604.5 Risk Category III. If more restaurants in the building, the primary occupancy for this building could be public assembly. When occupant load is greater than 300, the risk category could move up from II to III. If that's the case, please let your engineer know and building needs to be retrofit for Risk Category.
2	Landmarks and Energy Code Compliance: Windows are in good condition and were upgraded after the building received landmark status, to match historic aesthetic. We propose confirming with Landmarks that we should preserve the windows to the greatest extent possible. If approved, **please confirm** these windows will be exempt from energy code compliance. 1. **Please confirm calculation approach** based on re-use of existing windows, providing above deck roof insulation, and insulated furring walls.

GRAHAM BABA ARCHITECTS

	2. Only windows on the south façade will be replaced, where the landmarked building was originally an open bay. We understand all windows to be replaced must conform to current energy standards. **Please confirm this approach is acceptable.** **We are currently proposing that this building will be fully conditioned space.** However, if we choose to permit all or part of the building as semi-conditioned space, we must provide the permit showing the building was previously permitted as semi-conditioned. MP – Noted that unit heaters were allowed in semi heated spaces for freeze protection. MP – Noted that we must provide a letter from the Landmarks Board on which components should remain. All those components will be exempt from UA calculations to show compliance with energy code. Code compliance paths per C503.9.
3	Accessible Toilet facilities: Existing non-conforming toilet facilities are provided. We understand that these may remain if we provide one accessible single-user toilet room in addition, and additional fixtures as required by occupancy. **Please confirm.** Reference: SEBC 306 Accessibility: A change of occupancy requires: 2. At least one accessible route from an accessible building entrance to primary function areas, including the route to toilet facilities and drinking fountains. (306.7.1) Reference: 306.7.16.4 Toilet Facilities Where toilet rooms are provided, not fewer than one accessible single-user toilet room or one accessible family or assisted-use toilet room complying with Section 1110.2.1 of the International Building Code shall be provided. We must show compliance with the number and location of toilet fixtures in shell and core building proposal based on the proposed use, even if we revise/defer these to be built by tenant. MA – Noted that with a change of occupancy, we need to have accessible RR's serving each space. We may provide minus 1 fixture if space is constrained. MA – Noted we can count these non-conforming restrooms to overall count. **SDCI (M. Alwin 4/2/2025): If restrooms only accessible to each tenant space, then each toilet fixtures in the restroom shall be sized based on the occupant load of that tenant space. If restrooms are accessible to several tenant spaces, then the toilet fixtures shall be sized by the total occupant loads of each tenant space. Since the occupancy of each space hasn't been decided yet, it's better to use the plumbing fixture factors for most stringent occupancy to avoid the change when tenant improvement permit is applied.** **Per SEBC 306.7.11, the number of toilet facilities and water closets required by SBC is permitted to be reduced by one, in order to provide accessible features. The non-conforming restrooms can be counted for overall count, but the accessible toilet facilities shall be provided.** Applicant will provide acknowledgement of the required number of fixtures with actual restroom buildout as part of separate, future TI permit application.

GRAHAM BABA ARCHITECTS

4	We understand that any space >3,000sf must have a vestibule, and any space <3,000sf is not required to have a vestibule. Even if that space is accessible to the rest of the building but is not a primary entrance path to the remainder of the building, a vestibule is not required. **Please confirm.** Reference: C402.5.9 Vestibules: All building entrances shall have vestibules (includes "exit-only" doors). Not required in unfinished ground-level spaces greater than 3,000 sf if noted as required for tenant improvements. Vestibules are not required for spaces smaller than 3000 sf where those doors do not comprise one of the primary entrance paths to the remainder of the building. If no vestibule is proposed with shell and core, we must include a note that states a vestibule will be required with TI build out if tenant space exceeds threshold for requirement in C406.
5	Egress: On the east side of the building, exiting occupants would discharge directly to the exterior, at grade, to an area between the building and parking stalls. We understand this approach to be satisfactory granted the following conditions are met. **Please confirm**: Reference: SBC 2021, Section 1028.2.1 Exits must be separated by at least 10 feet at the exterior of the building. Reference: SBC 2021, Section 1028.5 The exit discharge shall provide a direct and unobstructed access to a public way. Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met: 1) The area shall be of a size to accommodate not less than 5 square feet for each person. 2) The area shall be located on the same lot not less than 50 feet away from the building requiring egress. 3) The area shall be permanently maintained and identified as a safe dispersal area. 4) The area shall be provided with a safe and unobstructed path of travel from the building. The access easement is allocated for full ingress and egress for property. Occupants egressing the building could remain on the property if using this easement. MA – Confirmed this is acceptable. MA – Confirmed that the distance from the door to the R.O.W. is not calculated as part of the egress path for determining maximum egress distance. **SDCI (M. Alwin 4/2/2025): The code references are correct. Please provide the ingress and egress easement and confirm it's allowed to access to the neighboring property for the increase occupant load. From aerial photo, it's not hard to see how the safty egress is maintained from the egress door to the public right of way.**
6	Mezzanine egress without an Elevator: We plan to provide a mezzanine no greater than 1/3 of the open room below. The first story above or below grade plane may have one exit or access to one exit if the maximum occupant load per story is 49 occupants, and maximum exit access travel distance is 75 ft. This applies to occupancies A, B, E, F, M and U. Footnote b: If an automatic sprinkler is provided, the exit access travel for B, F, and S occupancies can be increased to 100ft. **Please confirm.** Reference: Table 1006.3.4(2); SBC 1104.4 MA – Noted that we need to include the second level (E) area in mezzanine calculation. MA – Noted that if demised later based on a different tenant program, the mezzanine count is to the space it's open to below. If exceeded, we must call it a second floor.

GRAHAM BABA ARCHITECTS

	MA – Noted that once the required travel distance is met, the project can have an open stair, and it does not need to be rated. **SDCI (M. Alwin 4/2/2025): Though the exit number and travel distance are the same, SBC section 1006 applies to mezzanine. SBC Table 1006.3.4(2) applies to exit requirements of a story. For mezzanine, please comply with SBC section 505. SBC 505.2.3, if a mezzanine is not open and unobstructed to the room in which the mezzanine is located, then it shall have two or more exits or access to the exits per Exception 2.**
7	Elevators: For a mezzanine with an elevator, a single stop machine room-less elevator will be provided.
8	Mezzanine or second story accessibility without an Elevator: For groups A and B, an accessible route is not required to mezzanines or stories not more than 3,000 sf. For dining and drinking areas, mezzanine must contain less than 25% of the total combined area for dining and drinking and the same services, and décor are provided in the accessible area. Reference: Section 1104.4 Exception 1. Reference: Section 1109.2.9 **SDCI (M. Alwin 4/2/2025): The sections referenced are correct. A couple things to be aware: Only route to those spaces is exempt from being accessible. The space itself still needs accessible requirement. SBC 1104.4 exception 1 applies to a TOTAL aggregate area of no more than 3.000 sf and are located above or below accessible levels.**

END OF MEMO

GRAHAM BABA ARCHITECTS

LAND USE PRE-SUBMITTAL CONFERENCE NOTES

NOTE: Pre-submittal notes from 02/05/2025 referenced a previous proposal iteration that does not align with current proposal. The project is not proposing a change of use and is not proposing a substantial alteration. Below includes the applicable notes relating to the current proposed scope.

DATE	05 February 2025	**DATE ISSUED**	19 February 2025
PROJECT	3400 PHINNEY 3400 Phinney Ave N, Seattle, WA 98103 Parcel # 197220-3225	**DISTRIBUTION**	[ ] Contractor [x] Owner [x] Architect [x] Other: SDCI
TO	Seattle Department of Construction & Inspections 700 5th Ave #2000 Seattle, Wa 98104 Contact: David Landry David.Landry@seattle.gov SCI_ASC_Support@seattle.gov	**FROM**	Graham Baba Architects 1507 Belmont Avenue Suite 200 Seattle, WA 98122 Will Wheaton Will@grahambaba.com
OWNER	East Seattle Partners 2856 80th Avenue SE, Mercer Island, WA 98040 Contact: Andrew Frazier, Principal andrew@eastseattlepartners.com	**ARCHITECT'S PROJECT NO**	2323
MEETING LOCATION	Land use Pre-Submittal conference via Microsoft Teams	**SDCI PROJECT NO**	3042538-LU 006687-24PA

ATTENDEES

SDCI	David Landry (DL), Ben Perkowski (BP), Stephen Fesler (SF)
GBA	Jim Graham (JG), Melissa Glenn (MG), Will Wheaton (WW)

APPLICABLE CODES

SMC 23 (Seattle Municipal Zoning Code) as interpreted by SDCI Director's Rules
SMC 25 SEPA (State Environmental Protection Act, as administered by SDCI)
SMC 25 Landmarks Preservation / Landmarks Preservation Board
2021 Seattle Building Code*
2021 Seattle Existing Building Code*
2010 ADA Standards

GRAHAM BABA ARCHITECTS

QUESTIONS / NOTES

Key:
GBA Questions = Bold
SDCI Responses = Italics

Nonconformity to Development Standards: A structure nonconforming to development standards may be maintained, renovated, repaired or structurally altered but may not be expanded or extended in any manner that increases the extent of nonconformity or creates additional nonconformity. (SMC 23.42.100 & SMC 23.42.112)

Please confirm this applies to Items NO 7-10.

NO	ITEM
2	Landmark Structures: The proposed project is in a Landmarked structure, not within a Landmarked District. We understand a review will be required through the Dept. of Neighborhoods/Preservation board. **Please confirm.** *EMD – Erin Doherty / Dept of Neighborhoods is contact for Landmarks Preservation Board / erin.doherty@seattle.gov. Contact her with questions about Landmarks process.* **GBA met with Erin Doherty on March 7, 2025 to discuss Landmarks questions. Erin confirmed that the notes accurately reflect our conversation. We have attached these notes for your reference.**
3	Design Review: This project does meet the design review criteria listed in table a 23.41.004 because the (A.3.b.) Lot contains a designated landmark structure. (B.2.) As this project is >8,000sf and <35,000sf, it is subject to Administrative Design Review. We understand that this project will not require Design Review, as that process is replaced with a Shoreline Review. **Please confirm.** Reference: SMC 23.41.004 - Design Review B. Exemptions. The following are exempt from design review: 4. Development that is subject to shoreline design review pursuant to Chapter 23.60A; This property falls partially within the Urban General (UG) Shoreline Environment, thus would require a review process specific to Shoreline design review. *SF- The project is not considered "development" since the work is primarily interior with minimal work to the existing façade/envelope. Therefore this project would be exempt from design review.*
4	Shoreline: A portion of the property lies within the UG shoreline environment upland boundary. Approximately one third of the property falls within the 200' shoreline setback. The majority of the proposed work is interior to the building with the exception of window and door replacement in existing openings. Additionally, the south façade improvements will propose some alterations to window sizes and replacement of non-historic stucco materials. We believe that this work, primarily interior in nature, will qualify for an SSDP (Shoreline Substantial Development Permit) Exemption. **Please confirm.**

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	If not exempt from a Shoreline Substantial Development Permit process, **please confirm** the process and interplay between the SSDP and the Landmarks review process. *BP – This project qualifies for shoreline exemption under "Repair and Maintenance", which includes the following proposed scope of work:* *Interior Remodeling* *Replacement of doors, windows and storefronts in the existing facade.* *Above deck roof insulation and new roof membrane* *It was noted that while exempt from SSDP, the project must comply with shoreline code. Only the section of the project which falls within the shoreline setback must adhere to the shoreline code. Portions of the building outside the shoreline setback only need comply with the underlying zoing.*
6	MUP: Because the project does not require SEPA or Design Review, we understand that the project will not require a Master Use Permit. **Please confirm.** *SF – Confirmed, no MUP required.*
7	Parking: Depending on stall width and whether re-striping is required, this property provides between 19 (large vehicle) and 22 (compact) existing parking stalls, including one ADA stall with a conforming access aisle. The property is within the Fremont Hub Urban Village, and within a Frequent Transit Area. Thus, there is no minimum requirement for parking. **Please Confirm.** Reference: Table A for SMC 23.54.015 Subsection II-J. Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within a frequent transit service area: No Minimum Requirement. If parking is required, IC zone parking maximum of 1 space per 1,000sf of building area overrides parking requirements by use. **Please Confirm.** *SF – Confirmed that car parking is exempt.* *It was noted that any existing legal parking deficits of legally established uses are allowed to continue even if a change of use occurs. This provision shall not apply to a change of use to one defined as a heavy traffic generator. (SMC 23.42.128.A & SMC 23.54.015.J)* *Parking waivers for non-residential uses. No parking requirement for the first 2,500 sf GFA (SMC 23.54.015.D.2). Subsection G does not apply.* *SF – Bike parking may still apply – Changes of use get a certain amount of exemption.* *Bike parking in the R.O.W. contributes to the required quantity for short term parking but does not contribute to the required long term parking counts. (SMC 23.54.015.K.3.b & SMC 23.54.015.K.6.c)* *SF – Confirmed that although no long-term bike parking is provided, we are permitted to maintain bicycle parking deficits. If the project increases in use-intensity, we must provide the difference between the two.* *There is no maximum parking space requirement for IC zones.*
8	Street Improvements: We understand that we will not be required to make street improvements. **Please Confirm.** Reference: SMC 23.53.020.E.2.f: Additions to existing structures that are exempt from environmental review. *The project appears to meet SMC 23.53.006.F.1.b – alterations to existing structures and is exempt from pedestrian access and circulation improvements.* *SF & DL believe we are exempt: Existing property appears to comply with requirements, but it was noted that confirmation with SDOT was required.*

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	Even if street improvements were required, street improvements would be exempt under SMC 23.53.020.E.2.f, provided that SMC 23.53.020.E.1.b and 23.53.006 requirements may still be required. Any impact to the street by the project, however, would need to be restored.
9	Pedestrian Access and Circulation: We understand that for projects that the following projects are exempt from Pedestrian access and circulation improvements. This project is one of the following types of projects, and thus is exempt from improvements. **Please Confirm.:** a. Change of use; b. Alterations to existing structures; c. Additions to existing structures that are exempt from environmental review; Reference: SMC 23.53.006.F.1 **Curb ramps appear to comply. Please confirm whether this project is exempt from Pedestrian Access and Circulation improvements.** *The project appears to meet SMC 23.53.006.F.1.b – alterations to existing structures, and is exempt from pedestrian access and circulation improvements, including ADA curb ramp improvements.*
10	Green Factor: We understand that the green factor requirements apply on this property. **Please Confirm.** *SF & DL : Submit permit showing existing as "nonconforming condition" to remain. No trigger for proposed project to comply with Green Factor based on area. Referenced 23.42 non conforming development standards. Existing nonconformity (if occurs) should be permitted.*

END OF MEMO

GRAHAM BABA ARCHITECTS
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7272 REGISTERED ARCHITECT JAMES EDWARD GRAHAM STATE OF WASHINGTON

AHJ Approval Stamp:

Revisions:

No.:	Date:	Description:

PERMIT SET
June 23, 2025

3400 Phinney Ave N
3400 Phinney Ave N
Seattle, WA. 98103

Project No.: 2323
AHJ Project No.:

Scale:
Sheet contents:
PRE SUB NOTES

Sheet:

G0.01

PLUMBING FIXTURE CALCULATION

MINIMUM NUMBER OF FIXTURES
SEBC 1009.1 - NO CHANGE OF OCCUPANCY TO EXISTING BUILDING OR CHANGE OF OCCUPANT LOAD. NO NEW FIXTURES REQUIRED.

OCCUPANCY	DESCRIPTION	WATER CLOSET MALE	WATER CLOSET FEMALE	LAVATORIES MALE	LAVATORIES FEMALE
B	PROFESSIONAL SERVICES	1 PER 25 FIRST 50		1 PER 40 FIRST 80	
		1 PER 50 EXCEEDING 50		1 PER 80 EXCEEDING 80	
F-1 / F-2	FACTORY AND INDUSTRIAL	1 PER 100		1 PER 100	
M	RETAIL STORE	1 PER 500	1 PER 500	1 PER 750	1 PER 750

PLUMBING FIXTURE SUMMARY - BASEMENT AND LEVEL 2 LOCATION MEETS REQUIREMENTS OF SBC 2902.3.3

FACILITIES

EXISTING - WATER CLOSETS (WC)		PROPOSED - WATER CLOSETS (WC)
MALE (URINALS PER 2902.1.3)	4	
FEMALE	2	
UNISEX	1	
TOTAL WC	7	NO CHANGE

PROPOSED - LAVATORIES (LAV)		PROPOSED - LAVATORIES (LAV)
MALE	2	
FEMALE	2	
UNISEX	1	
TOTAL LAV	5	NO CHANGE

OCCUPANT LOAD SCHEDULE

NAME	GROUP	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
BASEMENT				
F-1				
SPRINKLER EQUIPMENT ROOM	F-1	743 SF	300 GROSS	3
		743 SF		3
LEVEL 1				
F-1				
ACCESSORY EQUIPMENT ROOM	F-1	111 SF	300 GROSS	1
ACCESSORY SPACE	F-1	1,061 SF	0	
COMMERCIAL KITCHEN	F-1	4,053 SF	200 GROSS	21
INDUSTRIAL AREA	F-1	17,845 SF	100 GROSS	179
		23,069 SF		201
M				
RETAIL	M	1,282 SF	60 GROSS	22
		1,282 SF		22
LEVEL 2				
B				
OFFICE	B	3,052 SF	150 GROSS	21
		3,052 SF		21
TOTAL		28,146 SF		247

EGRESS NOTES BY SPACE

BASEMENT SPRINKLER EQUIPMENT ROOM
- F SPACE HAS 3 OCCUPANTS AND MAX. EXIT ACCESS TRAVEL DISTANCE OF 95'-6".
- OCCUPANTS < 49 **MAX. EXIT ACCESS TRAVEL DISTANCE < 100'-0", ONLY ONE EXIT REQUIRED** (SBC 1006.3.4 (2)b)
- **MINIMUM DOOR WIDTH IS 32"** (SBC 1010.1.1)
- STAIRWAY SERVING AN OCCUPANT LOAD OF < 50, **36" MIN. STAIR WIDTH REQUIRED** (SBC 1011.2, EXCEPTION 1)

LEVEL 1 RETAIL
- M SPACE HAS 22 OCCUPANTS AND MAX. EXIT ACCESS TRAVEL DISTANCE OF 38'-0"
- MERCANTILE SPACE DOES NOT SHARE MEANS OF EGRESS SYSTEM WITH OTHER USES, SO RESTRICTIONS TO MERCANTILE USE DO NOT APPLY TO OTHER SPACES (SBC 1004.4)
- OCCUPANTS < 49 AND **MAX. COMMON PATH OF TRAVEL < 75'-0", ONLY ONE EXIT REQUIRED** (SBC 1006.2.1)
- **MINIMUM DOOR WIDTH IS 32"** (SBC 1010.1.1)
- M LIMITED TO **MAXIMUM OF 250'-0" EXIT ACCESS TRAVEL DISTANCE** (SBC 1017.2)

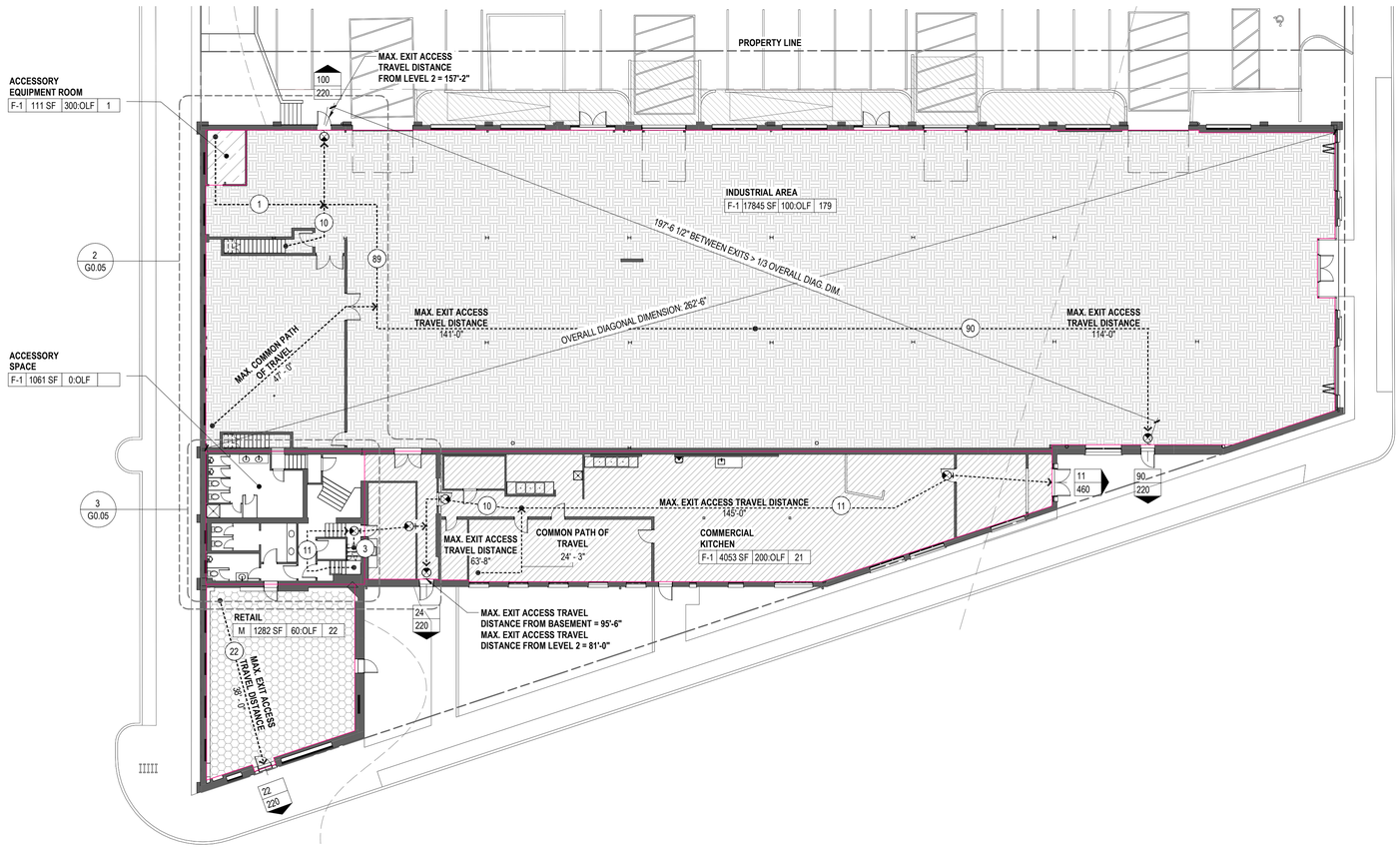
LEVEL 1 INDUSTRIAL
- F SPACE HAS 180 OCCUPANTS, MAX. COMMON PATH OF TRAVEL OF 47'-0", AND MAX. EXIT ACCESS TRAVEL DISTANCE OF 141'-0"
- OCCUPANTS > 49 AND **MAX. COMMON PATH OF TRAVEL < 100'-0", TWO EXITS REQUIRED** (SBC 1006.2.1)
- **MINIMUM DOOR WIDTH IS 32"** (SBC 1005.3.2 & 1010.1.1)
- F-1 LIMITED TO **MAXIMUM OF 250'-0" EXIT ACCESS TRAVEL DISTANCE** (SBC 1017.2)

LEVEL 1 COMMERCIAL KITCHEN
- F SPACE HAS 21 OCCUPANTS, MAX. COMMON PATH OF TRAVEL OF 24'-3", AND MAX. EXIT ACCESS TRAVEL DISTANCE OF 145'-0"
- OCCUPANTS < 49 AND **MAX. COMMON PATH OF TRAVEL > 100'-0", TWO EXITS REQUIRED** (SBC 1006.2.1)
- **MINIMUM DOOR WIDTH IS 32"** (SBC 1005.3.2 & 1010.1.1)
- F-1 LIMITED TO **MAXIMUM OF 250'-0" EXIT ACCESS TRAVEL DISTANCE** (SBC 1017.2)

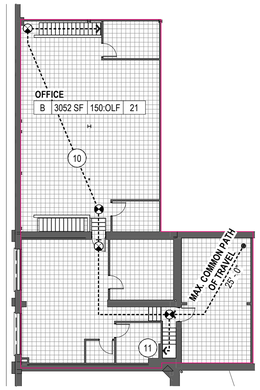
LEVEL 2 OFFICE
- B SPACE HAS 21 OCCUPANTS, MAX. COMMON PATH OF TRAVEL OF 25'-0", AND MAX. EXIT ACCESS TRAVEL DISTANCE OF 157'-2"
- OCCUPANTS < 49 AND **MAX. EXIT ACCESS TRAVEL DISTANCE > 100'-0", TWO EXITS REQUIRED** (SBC 1006.3.4(2)b)
- **ACCESSIBLE MEANS OF EGRESS** REQUIRED BY CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE **ARE NOT REQUIRED TO BE ADDED IN EXISTING FACILITIES** (SEBC 306.7.2)
- EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE FLOOR LEVELS WITHIN A SINGLE STORY ARE NOT REQUIRED TO BE ENCLOSED (SBC 1019.2)
- EXIT ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO ADJACENT STORES. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES (SBC 1019.3, EXCEPTION 1)
- B LIMITED TO **MAXIMUM OF 300'-0" EXIT ACCESS TRAVEL DISTANCE** (SBC 1017.2)
- EGRESS THROUGH AN INTERVENING ROOM OR AREA IS ALLOWABLE IF THOSE SPACES ARE ACCESSORY TO ONE ANOTHER. SINCE B OCCUPANCY IS ACCESSORY TO INDUSTRIAL USES, AND HAS A DISCERNIBLE PATH OF EGRESS, EGRESS THROUGH INTERVENING SPACE IS ALLOWED. (SBC 1016.2)

GENERAL EGRESS NOTES

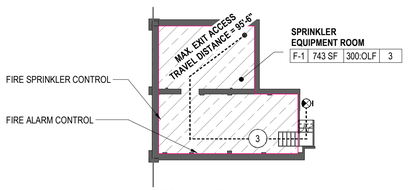
1. DOORS NOT NOTED WITH AN OCCUPANT LOAD SHALL ACCOMMODATE A MINIMUM OF 213 OCCUPANTS PER IBC SECTION 1005.5.3.2 (32" WIDTH x 0.15 INCHES PER OCCUPANT = 213 OCCUPANTS).
2. DOORS TO INTERVENING SPACES THAT ARE PART OF THE EXIT ACCESS SHALL NOT BE LOCKED TO PREVENT EGRESS IN COMPLIANCE WITH IBC 1016.2.
3. MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH IBC SECTION 1008.
4. EXIT SIGNS SHALL COMPLY WITH IBC SECTION 1013.
5. ASSEMBLY ROOMS SHALL HAVE THE OCCUPANT LOAD POSTED AT A CONSPICUOUS LOCATION NEAR THE MAIN EXITS IN COMPLIANCE WITH SECTION 1004.9.



1 EGRESS PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"



2 EGRESS PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"



3 BASEMENT
SCALE: 1/16" = 1'-0"

BUILDING OCCUPANCY AND EGRESS LEGEND

- COMMON PATH OF TRAVEL OR TRAVEL DISTANCE EGRESS PATH, AS NOTED
- OCCUPANT LOAD WITH PATH OF EGRESS
- AREA NAME / B-2 | 1000 SF | 100:OLF | ### — OCCUPANT LOAD; OCCUPANT LOAD; OCCUPANT LOAD FACTOR; AREA IN SQUARE FEET; OCCUPANCY GROUP
- ### / SPR — OCCUPANT LOAD PER DOOR; DIRECTION OF TRAVEL; MAX OCCUPANTS BASED ON DOOR WIDTH
- EXIT SIGN; 'EXIT' DISPLAY ON THIS SIDE

OCCUPANT LOAD LEGEND

PER IBC TABLE 1004.5

- ACCESSORY STORAGE / MECHANICAL ROOM
- BUSINESS
- INDUSTRIAL
- COMMERCIAL KITCHEN
- MERCANTILE
- RESTROOM / CIRCULATION / UNOCCUPIED

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EGRESS & OCCUPANCY

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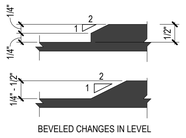
TRANSITIONS BETWEEN FLOOR MATERIALS SHALL BE LEVEL VERTICAL UP TO 1/4" OR BEVELED 1:2 UP TO 1/2".

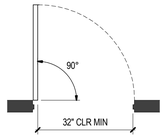
VERTICAL CHANGES IN LEVEL



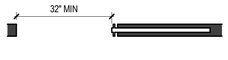
BEVELED CHANGES IN LEVEL

DETAILS - THRESHOLDS

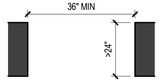
SCALE: 6" = 1'-0"



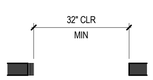
HINGE DOOR



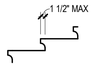
SLIDING DOOR



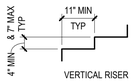
DOORWAYS W/O DOORS



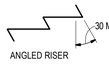
FOLDING DOOR



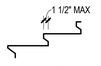
CURVED NOSING



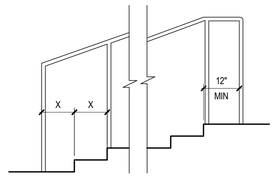
VERTICAL RISER



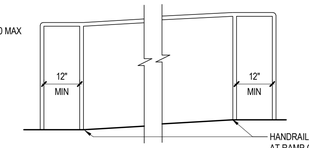
ANGLED RISER



BEVELED NOSING



TOP & BOTTOM HANDRAIL EXTENSIONS AT STAIRS



TOP & BOTTOM HANDRAIL EXTENSIONS AT RAMPS

HANDRAIL EXTENSIONS BEGIN AT RAMP GRADE BREAKS (BEGINNINGS OF LANDINGS)

HANDRAIL NOTES

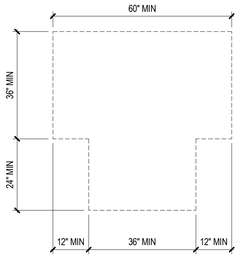
1. HANDRAILS SHALL EXTEND BEYOND & IN THE SAME DIRECTION OF STAIR FLIGHTS & RAMP RUNS.
2. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN.

STAIR NOTES

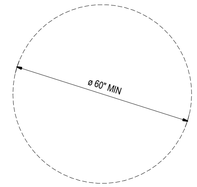
1. ALL STEPS ON A FLIGHT SHALL HAVE UNIFORM RISER HEIGHT & TREAD DEPTH, TYP.
2. OPEN RISERS SHALL NOT BE PERMITTED.
3. PROVIDE HANDRAIL BOTH SIDES.
4. THE LEADING 2" OF EACH TREAD SHALL HAVE VISUAL CONTRAST FROM THE REMAINDER OF THE TREAD.
5. STAIR TREADS SHALL COMPLY WITH ALL FLOOR SURFACE REQUIREMENTS.
6. STAIR TREADS & LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

TURNING SPACE NOTES

1. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
2. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO THE TURNING SPACES.
3. REFERENCE ICC A117.1 SECTION 304 FOR ACCEPTABLE OVERLAP OF KNEE AND TOE CLEARANCES. AT CIRCULAR TURNING SPACES, THE OVERLAP MAY OCCUR ON ONLY ONE SIDE OF THE CIRCLE.



T-SHAPED TURNING SPACE - (E) BUILDINGS



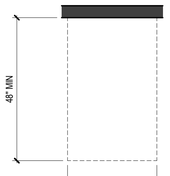
CIRCULAR TURNING SPACE - (E) BUILDINGS

ACCESSIBILITY NOTES

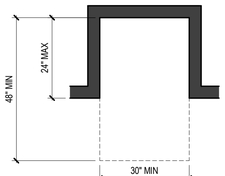
1. ACCESSIBLE ROUTES SHALL BE A MINIMUM OF 36" ON INTERIOR ROUTES AND 48" ON EXTERIOR ROUTES AND BE FREE OF ALL OBJECTS THAT PROTRUDE MORE THAN 4" INTO THE ROUTE BETWEEN 27" AFF AND 80" AFF, INCLUDING FIRE EXTINGUISHER CABINETS, MAILBOXES, WALL-MOUNTED TELEVISIONS, DRINKING FOUNTAINS, ETC.
2. ALL PUBLIC EXTERIOR DOOR FORCES SHALL MEET: 10 POUNDS OF FORCE OR LESS IN WASHINGTON STATE AND 8.5 POUNDS OF FORCE OR LESS IN OREGON STATE. INTERIOR DOORS MUST HAVE A 32" CLEAR OPENING WHEN OPEN AT 90 DEGREES.
3. SIGNS THAT IDENTIFY PERMANENT ROOMS AND SPACES SHALL HAVE TACTILE, RAISED, AND BRAILLE CHARACTERS AND PICTOGRAMS. THESE SIGNS SHALL BE MOUNTED 60" AFF TO THE BOTTOM OF THE TOP MOST LETTERS AND NOT LESS THAN 48" AFF TO THE BOTTOM OF THE LOWEST LETTERS OR CHARACTERS. SIGN SHALL BE LOCATED ON THE LATCH SIDE OF THE DOOR, APPROXIMATELY 9" FROM THE JAMB ON CENTER.
4. TRANSITIONS BETWEEN FLOOR MATERIALS SHALL BE LEVEL VERTICAL UP TO 1/4" OR BEVELED 1:2 UP TO 1/2".
5. TRASH DISPOSAL UNITS MUST BE ON AN ACCESSIBLE ROUTE, HAVE CONTROLS WITHIN THE REACH RANGE, HAVE A CLEAR FLOOR SPACE OF 30" X 48" FOR EITHER A FORWARD OR SIDE APPROACH TO ALLOW USE OF THE DISPOSAL UNIT, CENTERED ON THE CONROLS AND BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, GRASPING OR TWISTING. THE FORCE TO OPERATE CONTROLS SHALL BE 5 POUNDS MINIMUM.
6. OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH THE FOLLOWING: AT MAXIMUM REACH DEPTH 0.5": 48" MAX REACH HEGHT REQUIRED, AT MAXIMUM REACH DEPTH 2": 46" MAX REACH HEIGHT REQUIRED, AT MAXIMUM REACH DEPTH 5": 42" MAX REACH HEIGHT REQUIRED, AT MAXIMUM REACH DEPTH 6": 40" MAX REACH HEIGHT REQUIRED, AT MAXIMUM REACH DEPTH 9": 36" MAX REACH HEIGHT REQUIRED, AT MAXIMUM REACH DEPTH 11": 34" MAX REACH HEIGHT REQUIRED.
7. FINISH MATERIALS, INCLUDING WALL BASE AND TRIM, MUST BE FACTORED IN DIMENSIONING REQUIRED CLEARANCES SUCH AS DOOR MANEUVERING CLEARANCES, CLEAR FLOOR SPACES, AND THE WIDTH OF AN ACCESSIBLE ROUTE.

DETAILS - DOORWAYS

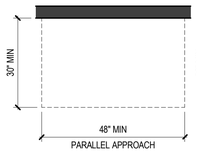
SCALE: 1/2" = 1'-0"



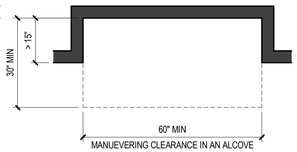
FORWARD APPROACH



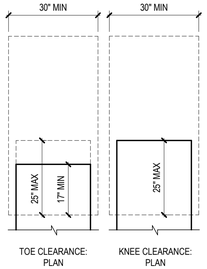
FORWARD APPROACH (36" MIN WHERE ALCOVE DEPTH EXCEEDS 24")



PARALLEL APPROACH



MANUEVERING CLEARANCE IN AN ALCOVE

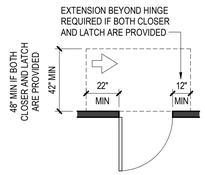


TOE CLEARANCE: PLAN

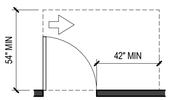
KNEE CLEARANCE: PLAN

DETAILS - STAIRS

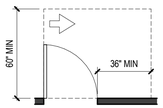
SCALE: 1/2" = 1'-0"



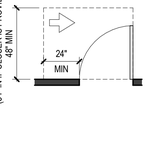
HINGE APPROACH: PUSH SIDE



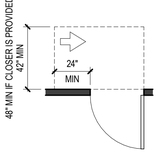
HINGE APPROACH: PULL SIDE



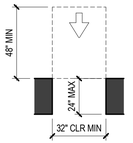
HINGE APPROACH: PULL SIDE



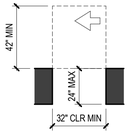
LATERAL APPROACH: PULL SIDE



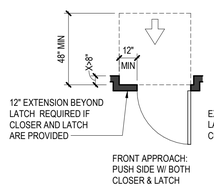
LATERAL APPROACH: PUSH SIDE



FRONT APPROACH

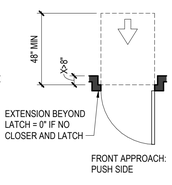


SIDE APPROACH



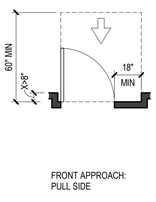
12" EXTENSION BEYOND LATCH REQUIRED IF CLOSER AND LATCH ARE PROVIDED

FRONT APPROACH: PUSH SIDE W/ BOTH CLOSER & LATCH

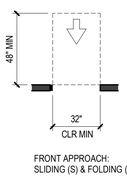


EXTENSION BEYOND LATCH = 0" IF NO CLOSER AND LATCH

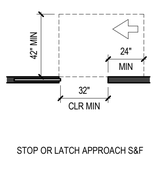
FRONT APPROACH: PUSH SIDE



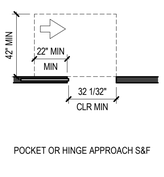
FRONT APPROACH: PULL SIDE



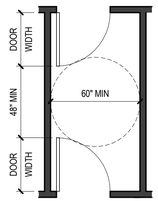
FRONT APPROACH: SLIDING (S) & FOLDING (F)

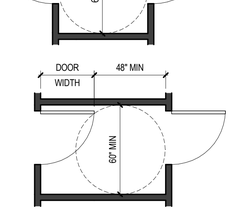


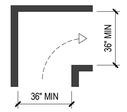
STOP OR LATCH APPROACH S&F



POCKET OR HINGE APPROACH S&F







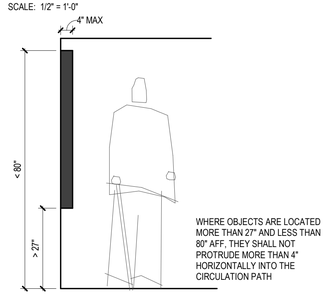
90 DEGREE TURNS

DETAILS - TURNING SPACES

SCALE: 1/2" = 1'-0"

DETAILS - CLEAR FLOOR SPACE

SCALE: 1/2" = 1'-0"



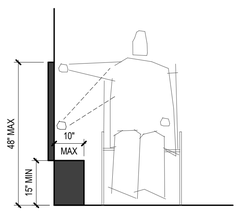
WHERE OBJECTS ARE LOCATED MORE THAN 27" AND LESS THAN 80" AFF, THEY SHALL NOT PROTRUDE MORE THAN 4" HORIZONTALLY INTO THE CIRCULATION PATH

DETAILS - PROTRUDING OBJECT

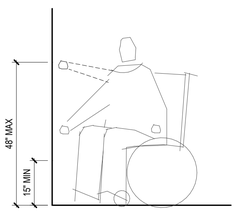
SCALE: 1/2" = 1'-0"

DETAILS - DOORS, DOORWAY APPROACH & TURNS

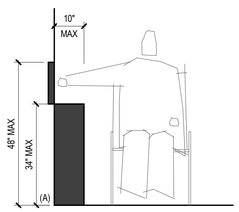
SCALE: 1/4" = 1'-0"



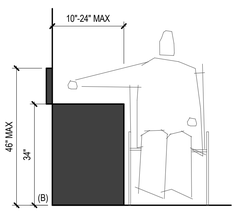
UNOBSTRUCTED SIDE REACH



UNOBSTRUCTED FORWARD REACH



OBSTRUCTED SIDE REACH



OBSTRUCTED FORWARD REACH

TOE / KNEE CLEARANCE ELEVATION

DETAILS - REACH RANGES

SCALE: 1/2" = 1'-0"

TYPICAL ACCESSIBLE WATER CLOSET AND ACCESSORIES FRONT

SEAT COVER DISPENSER AT BACK WALL

NAPKIN DISPOSAL

TYPICAL ACCESSIBLE WATER CLOSET AND ACCESSORIES SIDE

TYPICAL WATER CLOSET AND ACCESSORIES AND AMBULATORY STALL SIDE

TYPICAL WATER CLOSET AND ACCESSORIES AND AMBULATORY STALL - FRONT

ACCESSIBLE URINAL

STANDARD URINAL

MIRROR OVER LAVATORY

LAVATORY SIDE

SOAP DISPENSER

BABY CHANGING STATION

TOWEL DISPENSER

HAND DRYER

GARBAGE SLOT

HOOK

SHELF

ACCESSIBLE FIXTURE

STANDARD HEIGHT FIXTURE

DRINKING FOUNTAIN & BOTTLE FILLER

DETAILS - MOUNTING HEIGHTS

SCALE: 1/2" = 1'-0"

GRAHAM BABA ARCHITECTS

1507 Belmont Ave, Suite 200
Seattle, Washington 98122
206.323.9932

7272 REGISTERED ARCHITECT JAMES EDWARD GRAHAM STATE OF WASHINGTON

AHJ Approval Stamp:

Revisions:

No.	Date	Description:

PERMIT SET

June 23, 2025

3400 Phinney Ave N

3400 Phinney Ave N
Seattle, WA. 98103

Project No.: 2323

AHJ Project No.:

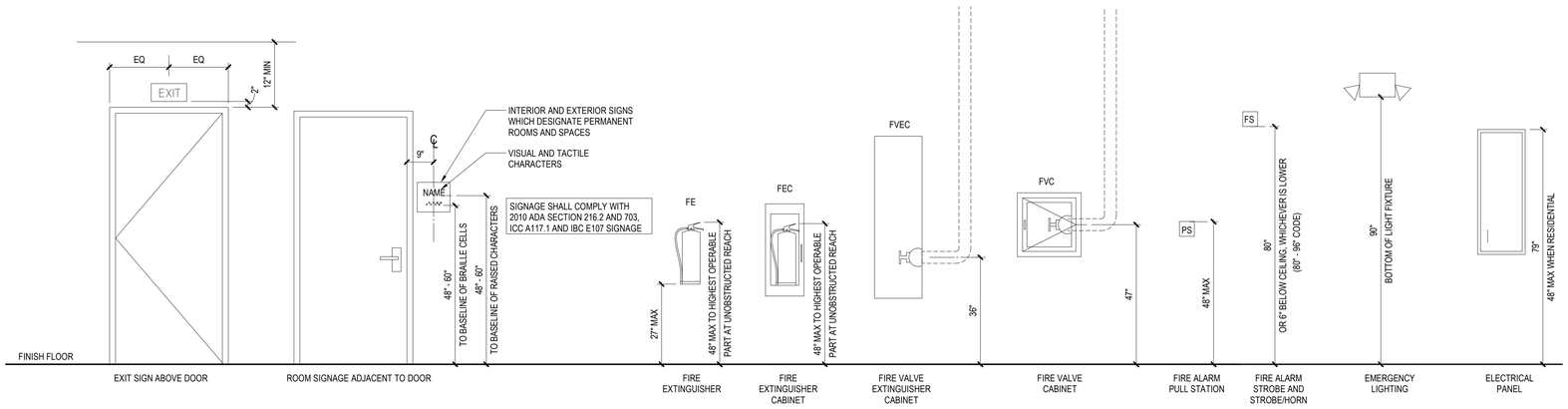
Scale: As indicated

Sheet contents:

GENERAL ADA AND CLEARANCE REQUIREMENTS

Sheet:

G0.06



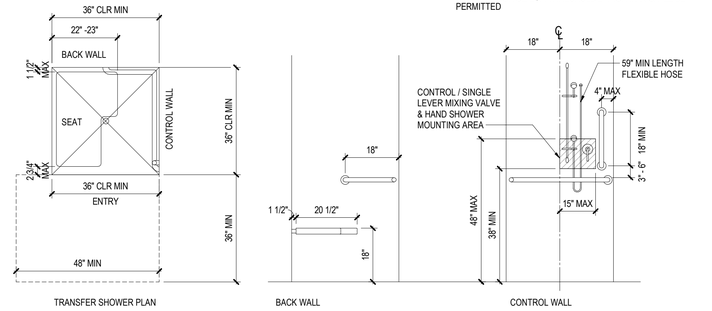
LIFE SAFETY MOUNTING HEIGHTS

SCALE: 1/2" = 1'-0"

TRANSFER-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 36" MIN WIDTH BY 36" MIN DEPTH BTW INTERIOR WALL SURFACES WITH A FULL OPENING WIDTH OF 36"MIN.

SHOWER THRESHOLD SHALL BE 1/2" HIGH MAX AND BEVELED, ROUNDED OR VERTICAL.

IN (E) FACILITIES, WHERE THE PROVISION OF A THRESHOLD 1/2" IN HEIGHT WOULD DISTURB THE STRUCTURAL REINFORCEMENT OF THE FLOOR SLAB, A THRESHOLD 2" HIGH MAX SHALL BE PERMITTED



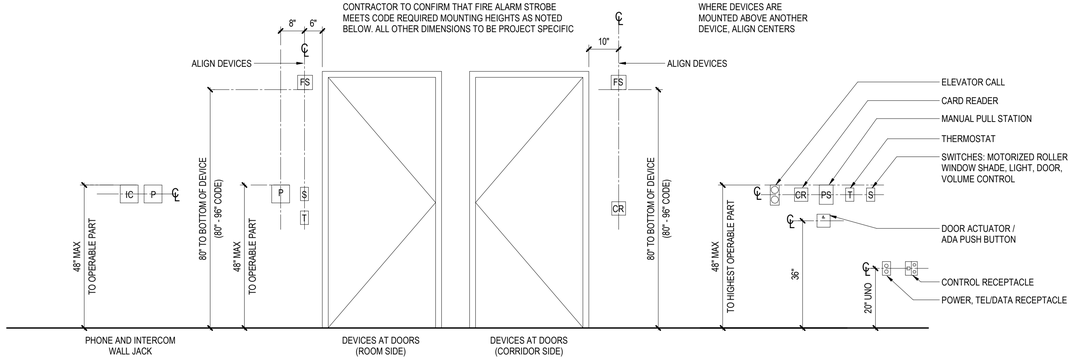
TRANSFER SHOWER PLAN | BACK WALL | CONTROL WALL

ACCESSIBLE TRANSFER-TYPE SHOWER COMPARTMENT

SCALE: 1/2" = 1'-0"

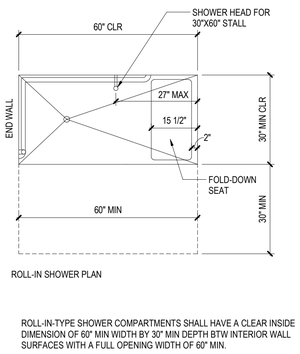
CONTRACTOR TO CONFIRM THAT FIRE ALARM STROBE MEETS CODE REQUIRED MOUNTING HEIGHTS AS NOTED BELOW. ALL OTHER DIMENSIONS TO BE PROJECT SPECIFIC

WHERE DEVICES ARE MOUNTED ABOVE ANOTHER DEVICE, ALIGN CENTERS



DEVICE MOUNTING HEIGHTS AND ALIGNMENTS

SCALE: 1/2" = 1'-0"

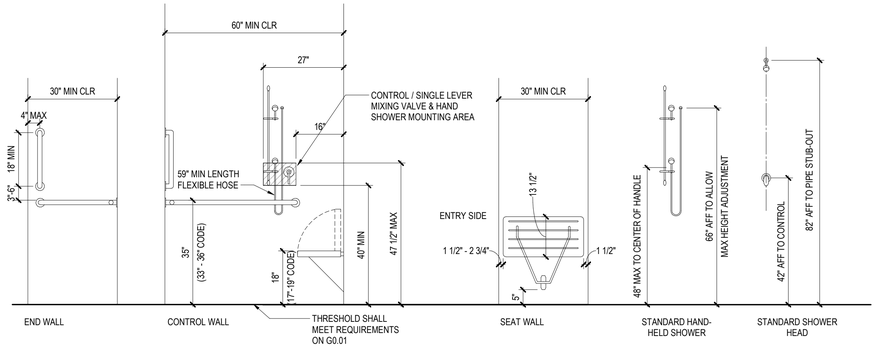


ROLL-IN SHOWER PLAN

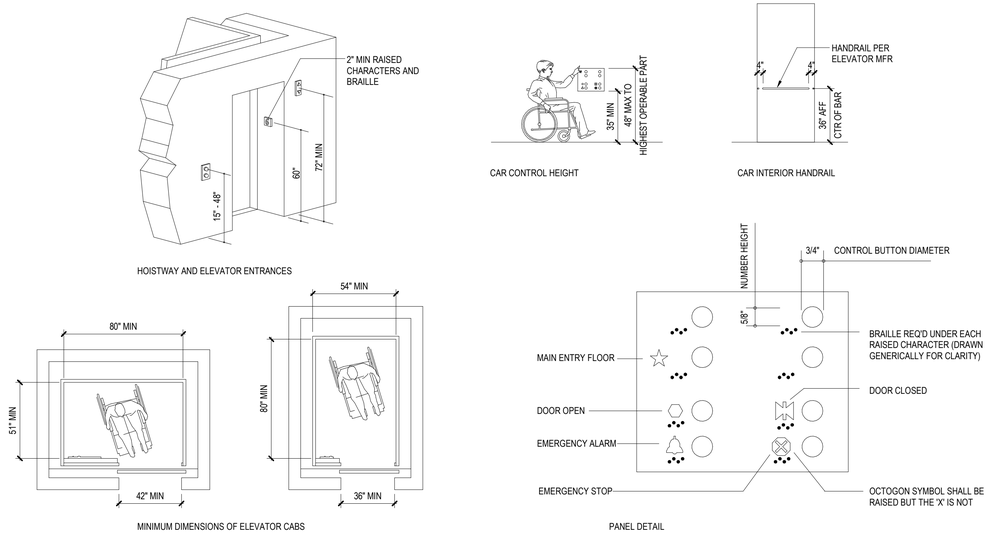
ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 60" MIN WIDTH BY 30" MIN DEPTH BTW INTERIOR WALL SURFACES WITH A FULL OPENING WIDTH OF 60" MIN.

ACCESSIBLE ROLL-IN TYPE SHOWER COMPARTMENT

SCALE: 1/2" = 1'-0"

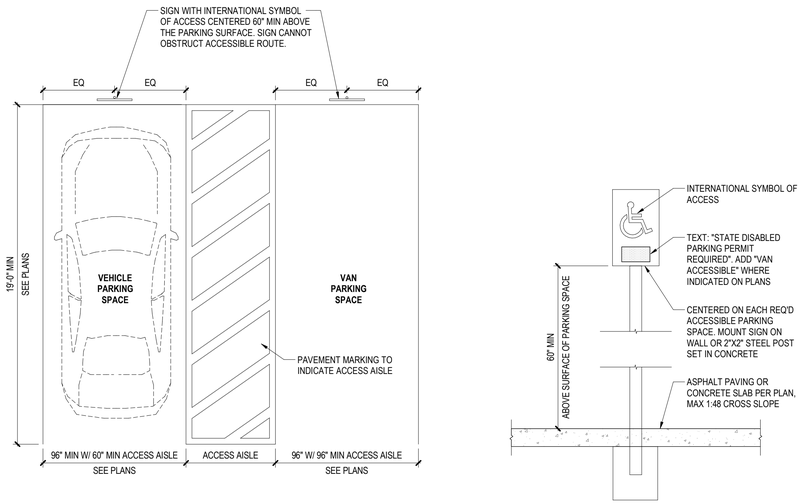


A FOLDING SEAT LOCATED WITHIN 27" OF THE CONTROLS MOUNTED 18" ABOVE THE FLOOR. WHEN FOLDED, THE SEAT SHALL NOT EXTEND MORE THAN 6" FROM THE MOUNTING WALL.



ELEVATOR DETAILS

SCALE: 1/4" = 1'-0"



BARRIER FREE PARKING STALL

SCALE: 1/4" = 1'-0"

GRAHAM BABA ARCHITECTS

1507 Belmont Ave, Suite 200
Seattle, Washington 98122
206.323.9932

7272 REGISTERED ARCHITECT
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Sheet contents:

GENERAL ADA AND CLEARANCE REQUIREMENTS

Sheet:

G0.07

EXISTING WINDOW TO WALL RATIO

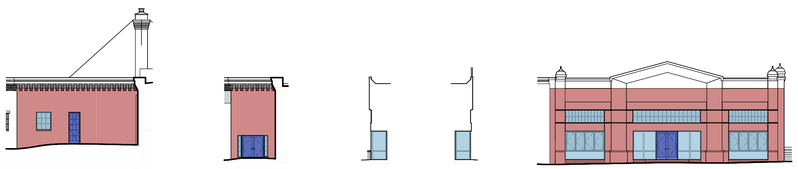
	WINDOW AREAS (SF)	GLAZED DOORS (SF)	OPAQUE DOORS (SF)	WALL AREAS (SF)
NORTH	482	-	-	2,136
WEST	574	20	76	4,427
SOUTH	527	112	-	1,582
EAST	942	397	42	3,679
TOTAL	**2,525 SF**	**529 SF**	**118 SF**	**11,825 SF**
WWR = (2,525 + 529) / (118 + 11,825) x 100 = 25.57%				

PROPOSED WINDOW TO WALL RATIO

	WINDOW AREAS (SF)	GLAZED DOORS (SF)	OPAQUE DOORS (SF)	WALL AREAS (SF)
NORTH	482	-	-	2,136
WEST	574	20	76	4,427
SOUTH	527	112	-	1,582
EAST	903	397	365	3,396
TOTAL	**2,486 SF**	**529 SF**	**441 SF**	**11,541 SF**
WWR = (2,486 + 529) / (441 + 11,541) x 100 = 25.16%				

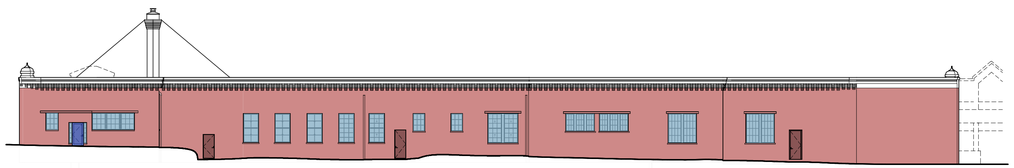
7 FENESTRATION - EAST ELEVATION

SCALE: 1" = 20'-0"



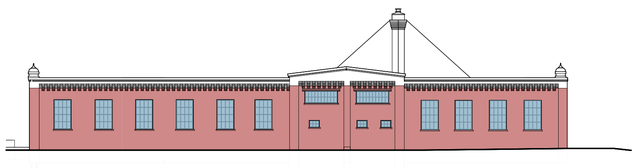
6 FENESTRATION - SOUTH ELEVATION

SCALE: 1" = 20'-0"



5 FENESTRATION - WEST ELEVATION

SCALE: 1" = 20'-0"



4 FENESTRATION - NORTH ELEVATION

SCALE: 1" = 20'-0"

EXISTING		NEW	
	OPAQUE WALL		INFILL
	OPAQUE DOOR		OPAQUE DOOR
	GLAZED WINDOW AREA		OPAQUE OVERHEAD DOOR
	GLAZED DOOR		GLAZED WINDOW AREA
	GLAZED OVERHEAD DOOR		

ENERGY CODE NOTES

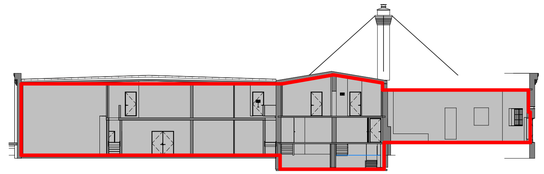
C501.2 EXISTING BUILDING COMPLIANCE
NO CHANGE IN OCCUPANCY AND NO CHANGE IN BUILDING CONDITIONING PROPOSED.
C503.3 EXISTING BUILDING ENVELOPE
NEW BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTIONS C402.1 THROUGH C402.5 AND SECTIONS C503.3.1 THROUGH C503.3.3. WHERE AN OPAQUE ENVELOPE ASSEMBLY IS ALTERED OR REPLACED, THE NEW ASSEMBLY SHALL IN NO CASE HAVE A HIGHER OVERALL U-VALUE THAN THE EXISTING.
EXCEPTION: AIR LEAKAGE TESTING IS NOT REQUIRED FOR ALTERATIONS AND REPAIRS, UNLESS THE PROJECT HAS BEEN DEFINED AS A SUBSTANTIAL ALTERATION ACCORDING TO SECTION C503.9, OR INCLUDES A CHANGE IN SPACE CONDITIONING ACCORDING TO SECTION C505.2 OR A CHANGE OF OCCUPANCY OR USE ACCORDING TO SECTION C505.3.
EXISTING BUILDING COMPONENTS ARE NOT REQUIRED TO BE UPGRADED. NEW BUILDING ELEMENTS MUST MEET THE REQUIREMENTS BELOW. AIR LEAKAGE TEST NOT REQUIRED.

C503.1 EXCEPTION 5, ROOF RECOVERING NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION. SEE A0.20 FOR PROPOSED ROOF ASSEMBLY.
C503.3.1 EXISTING BUILDING ROOF REPLACEMENT
ROOF REPLACEMENTS SHALL COMPLY WITH TABLE C402.1.3 OR C402.1.4 WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE BUILDING THERMAL ENVELOPE AND CONTAINS NO INSULATION OR THE INSULATION IS LOCATED ENTIRELY ABOVE THE ROOF DECK. IN NO CASE SHALL THE R-VALUE OF THE ROOF INSULATION BE REDUCED OR THE U-FACTOR OF THE ROOF ASSEMBLY BE INCREASED AS PART OF THE ROOF REPLACEMENT.
C402.2.1 ROOF ASSEMBLY, EXCEPTION
WHERE TAPERED INSULATION IS USED WITH INSULATION ENTIRELY ABOVE DECK, THOSE ROOF ASSEMBLIES SHALL SHOW COMPLIANCE ON A U-FACTOR BASIS PER SECTION C402.1.4. THE EFFECTIVE U-FACTOR SHALL BE DETERMINED THROUGH THE USE OF TABLES A102.2.6(1).
C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS
ROOF, INSULATION ENTIRELY ABOVE DECK: R-38 CI
C402.1.4 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS
ROOF, INSULATION ENTIRELY ABOVE DECK: U-0.027
PER A102.2.6(1), FOR A ROOF ASSEMBLY WITH INSULATION ENTIRELY ABOVE DECK AND TAPERED INSULATION TO ACHIEVE A MAX U FACTOR OF U-0.027: R-MIN MUST BE AT LEAST R-20 (4" OF RIGID INSULATION), AND R-MAX MUST BE AT LEAST 11" OF R-55 RIGID INSULATION; WHERE ABOVE DECK INSULATION IS NOT TAPERED, MIN. INSULATION U-VALUE IS 0.027 (R-38, 8" OF RIGID INSULATION)

TABLE C402.1.4 DOOR THERMAL ENVELOPE REQUIREMENTS
NONSWINGING DOOR: U-0.31
SWINGING DOOR: U-0.37
GARAGE DOOR <14% GLAZING : U-0.31
NEW DOORS MUST MEET REQUIREMENTS ABOVE

C402.4 REQUIRED FENESTRATION U-FACTORS
FIXED: U-0.34
OPERABLE: U-0.36
ENTRANCE DOOR: U-0.60
SHGC (PROJECTION FACTOR OF 0), FIXED: 0.38
NEW WINDOWS MUST MEET REQUIREMENTS ABOVE

C503.3.2 VERTICAL FENESTRATION
WHERE THE ADDITION OF NEW VERTICAL FENESTRATION AREA RESULTS IN A TOTAL BUILDING VERTICAL FENESTRATION AREA LESS THAN OR EQUAL TO THE MAXIMUM ALLOWED BY SECTION C402.4.1, THE ALTERATION SHALL COMPLY WITH SECTION C402.4.
C402.4.1 MAX FENESTRATION AREA
THE TOTAL BUILDING VERTICAL FENESTRATION AREA (NOT INCLUDING OPAQUE DOORS AND OPAQUE SPANDREL PANELS) SHALL NOT EXCEED 30 PERCENT OF THE TOTAL BUILDING GROSS ABOVE-GRADE WALL AREA. THE SKYLIGHT AREA SHALL NOT EXCEED 5 PERCENT OF THE TOTAL BUILDING GROSS ROOF AREA (SKYLIGHT-TO-ROOF RATIO).
30% OF ENVELOPE IS PERMITTED TO BE VERTICAL FENESTRATION. PROPOSAL IS WELL BELOW THAT 30% THRESHOLD. PROPOSED NEW FENESTRATION WILL MEET PRESCRIPTIVE REQUIREMENTS OF C402.4.

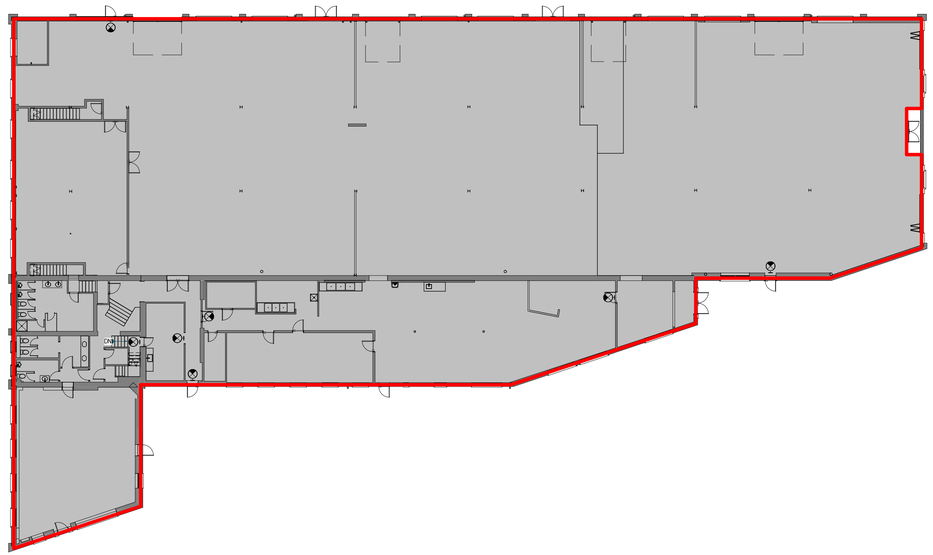


3 THERMAL ENVELOPE - TRANSVERSE SECTION

SCALE: 1" = 20'-0"

2 THERMAL ENVELOPE - LONGITUDINAL SECTION

SCALE: 1" = 20'-0"



1 THERMAL ENVELOPE - PLAN

SCALE: 1" = 20'-0"

GRAHAM BABA ARCHITECTS
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7272 REGISTERED ARCHITECT
JAMES EDWARD GRAHAM
STATE OF WASHINGTON

AHJ Approval Stamp:

Revisions:

No.	Date	Description

PERMIT SET
June 23, 2025

3400 Phinney Ave N
3400 Phinney Ave N
Seattle, WA. 98103

Project No.: 2323
AHJ Project No.:

Scale: As indicated

Sheet contents:
ENERGY CODE DIAGRAMS

Sheet:

G0.09

EXISTING DOOR SCHEDULE

REF.	OPERATION	PANEL WIDTH	PANEL HEIGHT	PANEL # OF PANELS	HARDWARE SET
Exterior					
001	SWING	3'-0"	6'-8"	1	PANIC HARDWARE
E05	SWING	3'-0"	8'-0"	1	PANIC HARDWARE
E06	SWING	6'-0"	6'-8"	2	-
E07	SWING	3'-0"	8'-0"	1	-
E08	SWING	3'-0"	6'-8"	1	-
E09	SWING	3'-0"	8'-8"	1	-
E10	SWING	3'-0"	6'-8"	1	-
OH1	OVERHEAD	13'-6"	21'-0"		-
OH4	OVERHEAD	13'-6"	21'-0"		-
Interior					
100A	SWING	6'-0"	6'-8"	2	-
100B	SWING	3'-0"	6'-8"	1	-
101A	SWING	6'-0"	6'-8"	2	-
101B	SWING	6'-0"	6'-8"	2	-
101C	SWING	3'-0"	6'-8"	1	-
111A	SWING	3'-0"	6'-8"	1	-
111B	SWING	3'-0"	6'-8"	1	-
112A	SWING	3'-0"	6'-8"	1	-
112B	SWING	3'-0"	6'-8"	1	-
112C	SWING	3'-0"	6'-8"	1	-
113	SWING	2'-6"	6'-8"	1	-
114	SWING	2'-6"	6'-8"	1	-
115	SWING	3'-0"	6'-8"	1	-
120	SWING	3'-0"	6'-8"	1	-
121A	SWING	3'-0"	6'-8"	1	-
121B	SWING	2'-6"	6'-8"	1	-
121C	SWING	3'-0"	6'-8"	1	-
122A	SWING	3'-0"	6'-8"	1	-
122B	SWING	2'-6"	6'-8"	1	-
123	SWING	2'-6"	6'-8"	1	-
124	SWING	3'-0"	6'-8"	1	-
200	SWING	3'-0"	6'-8"	1	-
201	SWING	3'-0"	6'-8"	1	-
202	SWING	3'-0"	6'-8"	1	-
203	SWING	3'-0"	6'-8"	1	-
204	SWING	3'-0"	6'-8"	1	-
206	SWING	3'-0"	6'-8"	1	-
207	SWING	3'-0"	6'-8"	1	-

NEW DOOR SCHEDULE

REF.	MANUFACTURER	OPERATION	TYPE	PANEL WIDTH	PANEL HEIGHT	PANEL # OF PANELS	PANEL MATERIAL	HARDWARE SET	MAX. U-VALUE
Exterior									
E02	MPI	SWING	FLUSH	6'-0"	7'-8"	2	HOLLOW METAL	-	0.37
E03	MPI	SWING	FLUSH	6'-0"	7'-8"	2	HOLLOW METAL	-	0.37
E04	KAWNEER 350T	SWING	FULLY GLAZED	5'-10"	7'-9"	2	ALUMINUM	-	0.6
OH2	DAVIS DOOR	OVERHEAD	OVERHEAD FOLDING	9'-8"	12'-0"		STEEL	-	0.31
OH3	DAVIS DOOR	OVERHEAD	OVERHEAD FOLDING	9'-8"	11'-10"		STEEL	-	0.31

NEW WINDOW SCHEDULE

REF.	MANUFACTURER	OPERATION	PANEL WIDTH	PANEL HEIGHT	MATERIAL	MAX. U-VALUE
W1	ANDERSON E SERIES	FIXED	10'-0"	4'-3"	ALUMINUM / WOOD	0.36
W1	ANDERSON E SERIES	FIXED	10'-0"	4'-3"	ALUMINUM / WOOD	0.36
W2	ANDERSON E SERIES	FIXED	1'-8"	7'-7"	ALUMINUM / WOOD	0.34
W2	ANDERSON E SERIES	FIXED	1'-8"	7'-7"	ALUMINUM / WOOD	0.34
W2	ANDERSON E SERIES	FIXED	1'-8"	7'-7"	ALUMINUM / WOOD	0.34
W2	ANDERSON E SERIES	FIXED	1'-8"	7'-7"	ALUMINUM / WOOD	0.34

NEW STOREFRONT SCHEDULE

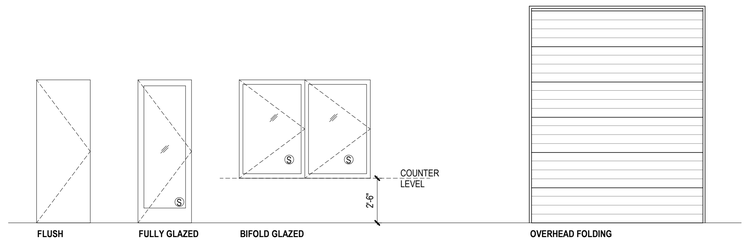
REF.	MANUFACTURER	OPERATION	PANEL WIDTH	PANEL HEIGHT	MATERIAL	MAX. U-VALUE
SF1	ANDERSON E SERIES	BIFOLD	10'-11 1/2"	5'-8 29/64"	ALUMINUM / WOOD	0.38
SF1	ANDERSON E SERIES	BIFOLD	11'-0"	5'-8 29/64"	ALUMINUM / WOOD	0.38
SF2	KAWNEER 451 UT	FIXED	11'-0"	2'-3 1/2"	ALUMINUM	0.34
SF2	KAWNEER 451 UT	FIXED	11'-0"	2'-3 1/2"	ALUMINUM	0.34
SF3	KAWNEER 451 UT	FIXED	3'-0"	8'-0"	ALUMINUM	0.34
SF3	KAWNEER 451 UT	FIXED	2'-11"	8'-0"	ALUMINUM	0.34
SF4	KAWNEER 451 UT	FIXED	4'-0"	8'-0"	ALUMINUM	0.34
SF4	KAWNEER 451 UT	FIXED	4'-0"	8'-0"	ALUMINUM	0.34
SF5	KAWNEER 451 UT	FIXED	3'-4"	8'-0"	ALUMINUM	0.34
SF5	KAWNEER 451 UT	FIXED	3'-4"	8'-0"	ALUMINUM	0.34

DOOR AND FRAME NOTES

1. FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING OR FABRICATING FRAMES.
2. FIELD VERIFY ALL EXISTING CONDITIONS.
3. ALL GLAZING SHOWN IN EXTERIOR DOORS AND FRAMES TO BE 1" INSULATED LOW E GLASS UNO.
4. TEMPERED SAFETY GLAZING TO BE LOCATED AT VISION GLASS IN DOORS AND AT GLAZING ADJACENT TO DOORS PER 2406.4.2.
5. PROVIDE PERMANENT IDENTIFICATION FOR TEMPERED GLAZING.
6. CODE REQUIRED SIGNAGE TO BE COORDINATED BY OWNER AND GC. CONFIRM SIGN LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
7. EXTERIOR HOLLOW METAL DOORS TO BE FOAM INSULATED STEEL SLAB WITH METAL EDGE IN STEEL FRAME, MEETING CRITERIA IN 2018 WSEC APPENDICES FOR MAXIMUM U-VALUE OF 0.37 PER TABLE A107.1(1). REFER TO WSEC FOR HOLLOW METAL DOOR U-VALUE THRESHOLDS WITH GLAZING IN DOOR PANEL.
8. DOOR HARDWARE SHALL MEET CODE REQUIREMENTS FOR ADA ACCESSIBILITY.
   A. ALL PUBLIC EXTERIOR DOOR FORCES SHALL MEET: 10 POUNDS OF FORCE OR LESS IN WASHINGTON STATE AND 8.5 POUNDS OF FORCE OR LESS IN OREGON STATE. INTERIOR DOORS MUST HAVE A 32" CLEAR OPENING WHEN OPEN AT 90 DEGREES.
   B. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
   C. OPERABLE PARTS OF ACCESSIBLE DOOR HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
   D. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

GLAZING NOTES

1. FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING OR FABRICATING FRAMES.
2. FIELD VERIFY ALL EXISTING CONDITIONS.
3. SAFETY GLAZING IS REQUIRED IN WINDOWS IF ALL OF THE FOLLOWING OCCUR (2406.4.3):
   A. AT INDIVIDUAL PANES GREATER THAN 9 SQUARE FEET
   B. SILL IS LESS THAN 18" AFF
   C. EXPOSED TOP EDGE IS GREATER THAN 36" AFF
   D. ONE OR MORE WALKING SURFACES ARE LOCATED WITHIN 36" HORIZONTALLY OF THE PANE OF GLAZING.
4. PROVIDE LABEL WITH RATED U FACTOR, SOLAR HEAT GAIN COEFFICIENT, AND VISIBLE TRANSMITTANCE ON EXTERIOR GLAZING PRODUCTS.
5. UPPER WINDOWS WITH A SILL HEIGHT BELOW 36" SHALL EITHER BE INSTALLED WITH A FIXED SCREEN OR A LIMITER RESTRICTING OPENINGS TO 4" MAXIMUM.
6. WINDOW HARDWARE, INCLUDING LOCKS, OPERATING HARDWARE, AND WINDOW BLIND CONTROLS SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOORS. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM.
7. SAFETY GLAZING SHALL BE REQUIRED WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. REFER TO SBC SECTION 2406.4.6.
8. SAFETY GLAZING SHALL BE REQUIRED IN ALL GLASS GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. REFER TO SBC SECTION 2406.4.4.
9. SAFETY GLAZING SHALL BE REQUIRED AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD. REFER TO SBC SECTION 2406.4.7.

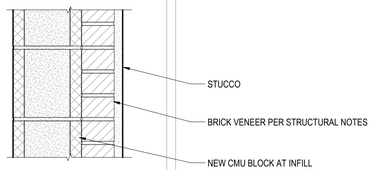


DOOR TYPE LEGEND

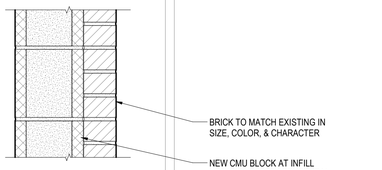
SCALE: 1/4" = 1'-0"

ASSEMBLIES

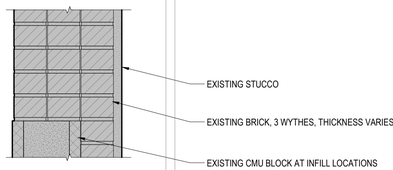
W2 NEW INFILL WALL - CMU W/ BRICK & STUCCO



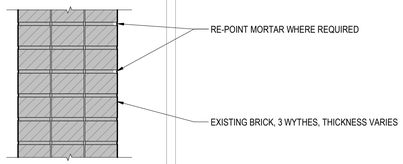
W1 NEW INFILL WALL - CMU W/ BRICK



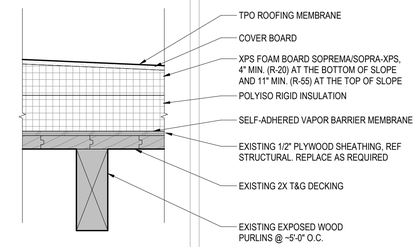
EW2 EXISTING EXTERIOR WALL - BRICK W/ STUCCO



EW1 EXISTING EXTERIOR WALL - BRICK



R1 MEMBRANE ROOF



GRAHAM BABA ARCHITECTS
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7272 REGISTERED ARCHITECT
JAMES EDWARD GRAHAM
STATE OF WASHINGTON

AHJ Approval Stamp:

Revisions:

No.	Date:	Description:

PERMIT SET
June 23, 2025

3400 Phinney Ave N
3400 Phinney Ave N
Seattle, WA. 98103

Project No.: 2323
AHJ Project No.:

Scale: As indicated
Sheet contents:
WINDOW & DOOR SCHEDULES & ASSEMBLIES

Sheet:
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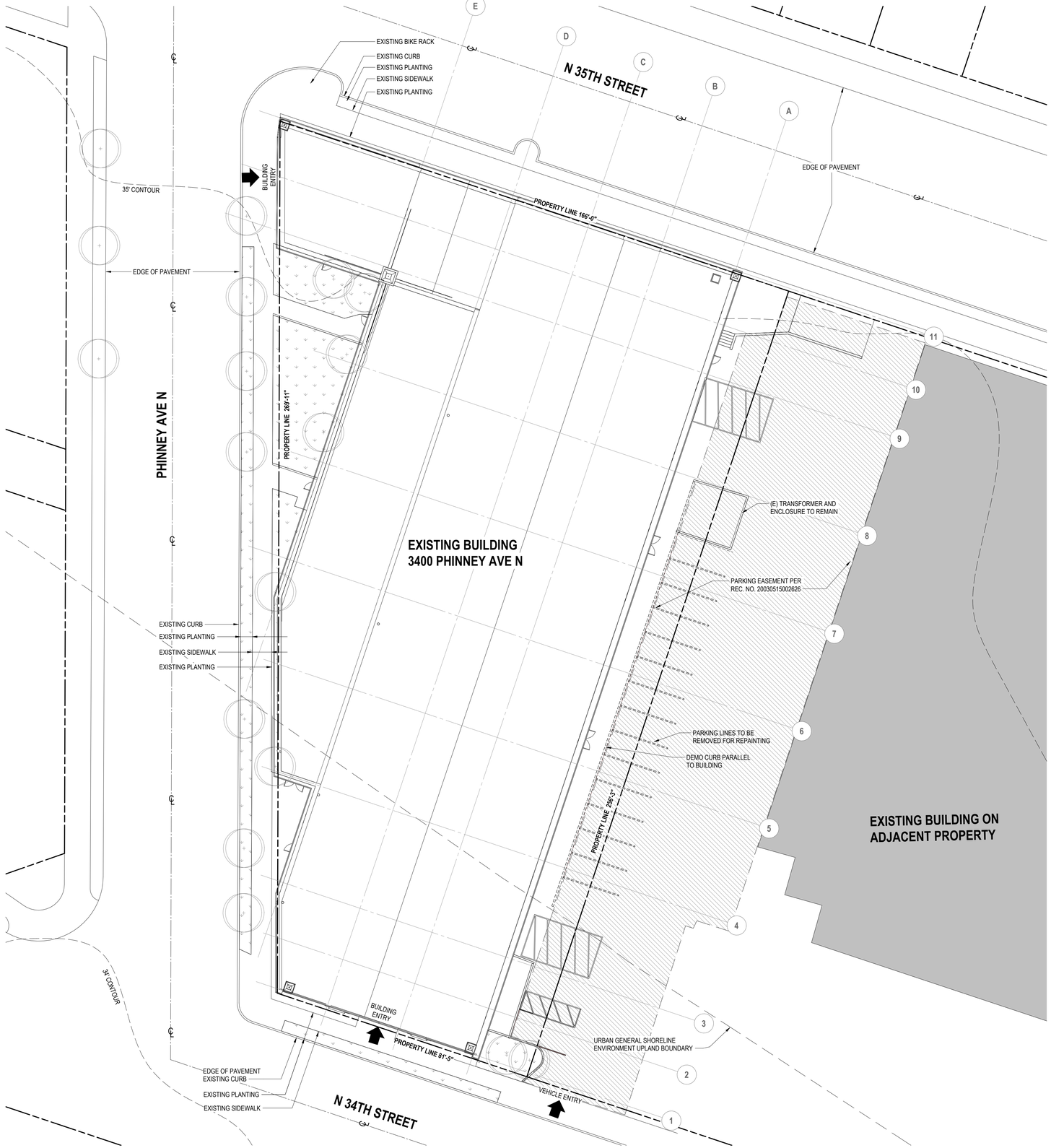

1 **DEMO - SITE PLAN**

SCALE: 1/16" = 1'-0"

SITE PLAN NOTES

ADDRESS:	3400 PHINNEY AVE N, SEATTLE, WA 98103
OWNER:	EAST SEATTLE PARTNERS
LEGAL DESCRIPTION:	DENNY & HOYTS ADD LOTS 1-2-3 BLK 41 & LOTS 1-2-3-4-5 BLK 42 TGW POR VAC ALLEY LY BETWN SD BLKS 41-42 & ADJ SD AFOREMENTIONED LOTS. PLat Block: 41 & Plat Lot: 1-3 &
ASSESSOR PARCEL NO.:	197220-3225
ZONE:	IC-65 (M)
OVERLAYS:	URBAN GENERAL (UG) SHORELINE ENVIRONMENT FREMONT HUB URBAN VILLAGE

LOT COVERAGE

LOT AREA:	31,699 SF; 0.73 ACRES
EXISTING BUILDING:	28,715 SF
TOTAL COVERAGE:	90.6%

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Sheet contents:

DEMO SITE PLAN

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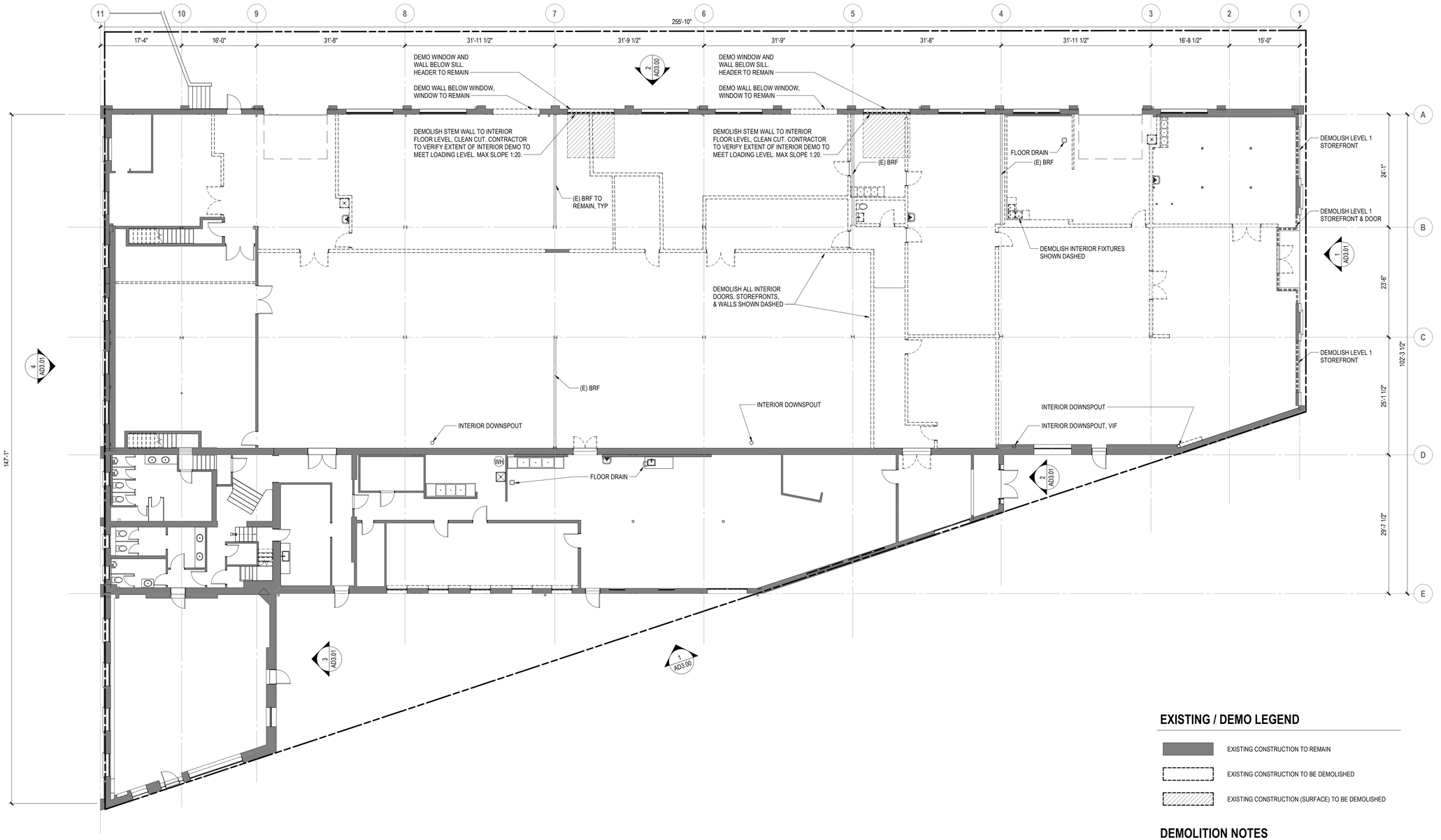


1 DEMO - LEVEL 1 OVERALL

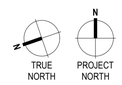
SCALE: 3/32" = 1'-0"

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION (SURFACE) TO BE DEMOLISHED

DEMOLITION NOTES

1. PRIOR TO THE BEGINNING OF ANY DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL CONDUCT A MEETING AND SITE WALK-THROUGH TO REVIEW DEMOLITION PROCEDURES AND CONSTRUCTION WASTE MANAGEMENT PLANS, AND TO VERIFY MATERIALS SLATED FOR REMOVAL AND SALVAGE. ATTENDANCE SHALL INCLUDE, AT A MINIMUM, THE CONTRACTOR, DEMOLITION SUB-CONTRACTOR, ARCHITECT, AND OWNER.
2. PROTECT FINISHES ON EXISTING SURFACES TO REMAIN.
3. PROTECT EXISTING FLOOR SLABS DURING CONSTRUCTION.
4. NO STRUCTURAL MEMBERS TO BE REMOVED OR COMPROMISED UNLESS INDICATED FOR REMOVAL. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF AN UNEXPECTED STRUCTURAL ASSEMBLY IS ENCOUNTERED DURING DEMOLITION PRIOR TO REMOVAL.
5. RECYCLE AND SALVAGE EXISTING MATERIALS TO THE GREATEST EXTENT POSSIBLE.
6. ANY MATERIALS REMOVED MUST BE DISMANTLED BACK TO POINT OF ORIGIN.
7. ANY EXISTING MATERIALS AND EQUIPMENT NOT BEING REUSED SHALL BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY ACCORDING TO APPLICABLE JURISDICTIONAL REQUIREMENTS.
8. DEMOLITION DRAWINGS DO NOT SHOW REMOVAL OF SLAB REQUIRED FOR INSTALLATION OF SUB-SLAB UTILITIES.
9. ALL RETAINED FIRE RATED WALLS SHALL REMAIN AT PRE-CONSTRUCTION FIRE RATING.



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Sheet contents:
DEMO FLOOR PLAN - LEVEL 1

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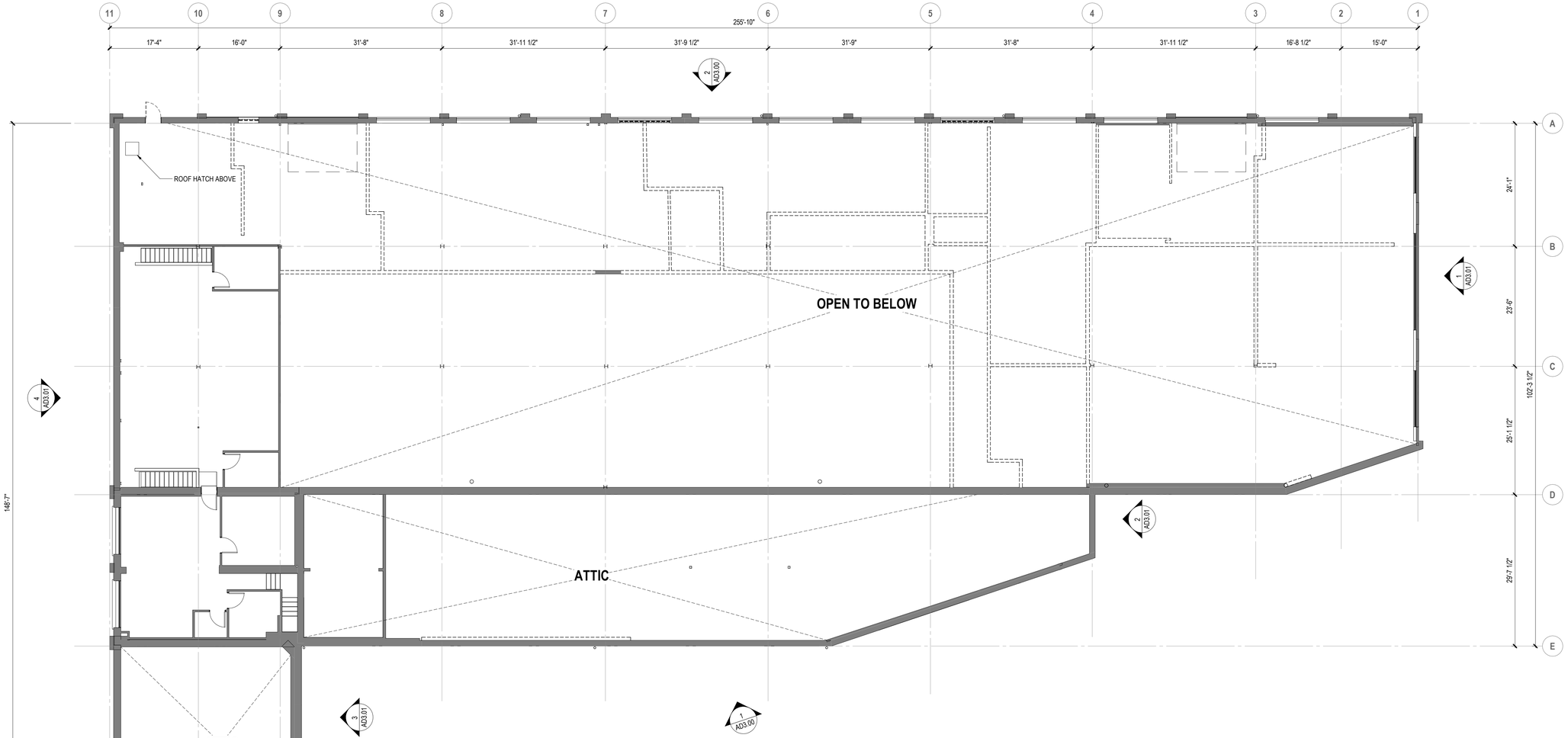
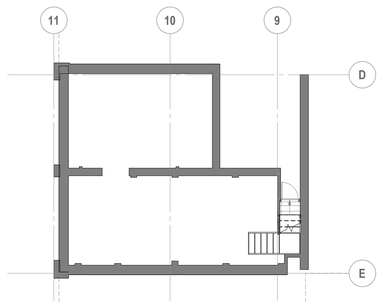


2 DEMO - LEVEL 2 PLAN

SCALE: 3/32" = 1'-0"



1 DEMO - BASEMENT PLAN

SCALE: 3/32" = 1'-0"

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION (SURFACE) TO BE DEMOLISHED

DEMOLITION NOTES

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2. PROTECT FINISHES ON EXISTING SURFACES TO REMAIN.
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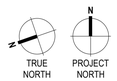

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Sheet contents:
DEMO FLOOR PLAN - BASEMENT & LEVEL 2

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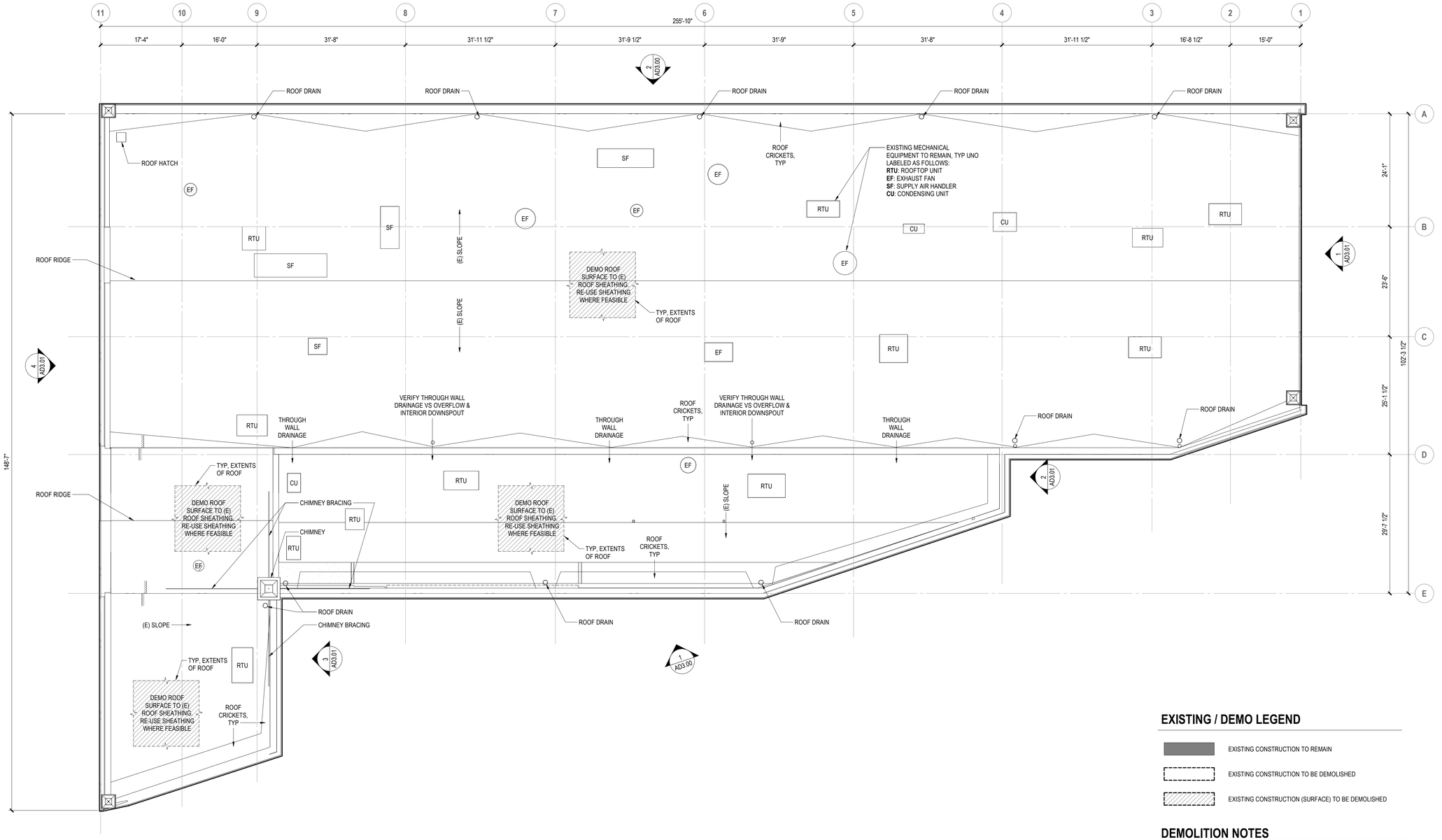

1 DEMO - ROOF PLAN OVERALL

SCALE: 3/32" = 1'-0"

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION (SURFACE) TO BE DEMOLISHED

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2. PROTECT FINISHES ON EXISTING SURFACES TO REMAIN.
3. PROTECT EXISTING FLOOR SLABS DURING CONSTRUCTION.
4. NO STRUCTURAL MEMBERS TO BE REMOVED OR COMPROMISED UNLESS INDICATED FOR REMOVAL. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF AN UNEXPECTED STRUCTURAL ASSEMBLY IS ENCOUNTERED DURING DEMOLITION PRIOR TO REMOVAL.
5. RECYCLE AND SALVAGE EXISTING MATERIALS TO THE GREATEST EXTENT POSSIBLE.
6. ANY MATERIALS REMOVED MUST BE DISMANTLED BACK TO POINT OF ORIGIN.
7. ANY EXISTING MATERIALS AND EQUIPMENT NOT BEING REUSED SHALL BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY ACCORDING TO APPLICABLE JURISDICTIONAL REQUIREMENTS.
8. DEMOLITION DRAWINGS DO NOT SHOW REMOVAL OF SLAB REQUIRED FOR INSTALLATION OF SUB-SLAB UTILITIES.
9. ALL RETAINED FIRE RATED WALLS SHALL REMAIN AT PRE-CONSTRUCTION FIRE RATING.

TRUE NORTH

PROJECT NORTH

GRAHAM BABA ARCHITECTS
1507 Belmont Ave, Suite 200
Seattle, Washington 98122
206.323.9932

7272 REGISTERED ARCHITECT
JAMES EDWARD GRAHAM
STATE OF WASHINGTON

AHJ Approval Stamp:

Revisions:

No.	Date	Description:

PERMIT SET
June 23, 2025

3400 Phinney Ave N
3400 Phinney Ave N
Seattle, WA. 98103

Project No.: 2323
AHJ Project No.:

Scale: As indicated

Sheet contents:
DEMO ROOF PLAN

Sheet:
AD2.20

DEMOLITION NOTES

1. PRIOR TO THE BEGINNING OF ANY DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL CONDUCT A MEETING AND SITE WALK-THROUGH TO REVIEW DEMOLITION PROCEDURES AND CONSTRUCTION WASTE MANAGEMENT PLANS, AND TO VERIFY MATERIALS SLATED FOR REMOVAL AND SALVAGE. ATTENDANCE SHALL INCLUDE, AT A MINIMUM, THE CONTRACTOR, DEMOLITION SUB-CONTRACTOR, ARCHITECT, AND OWNER.
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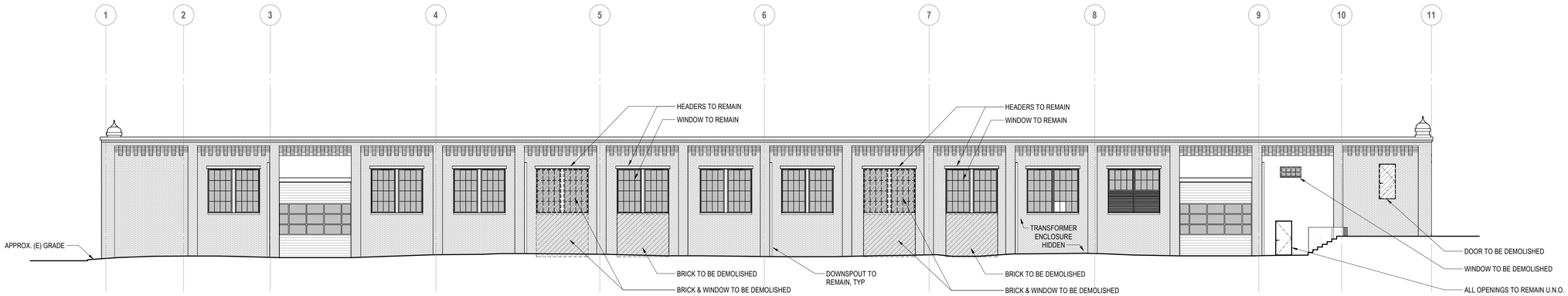
DEMO ELEVATION LEGEND

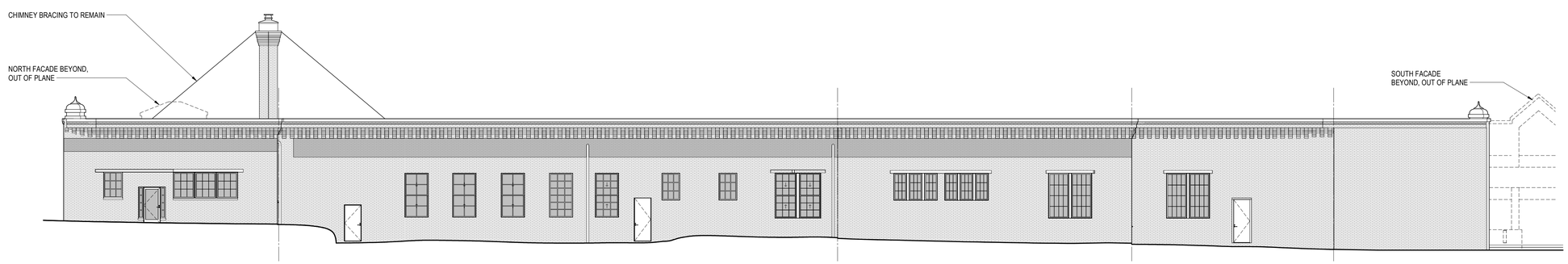
EXISTING (E) CONSTRUCTION TO REMAIN

TO BE DEMOLISHED



2 DEMO - EAST ELEVATION

SCALE: 3/32" = 1'-0"



1 WEST ELEVATION - UNFOLDED AS TRUE ELEVATION FOR CLARITY

SCALE: 3/32" = 1'-0"

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Sheet contents:

EXTERIOR ELEVATIONS - DEMO

Sheet:

AD3.00

DEMOLITION NOTES

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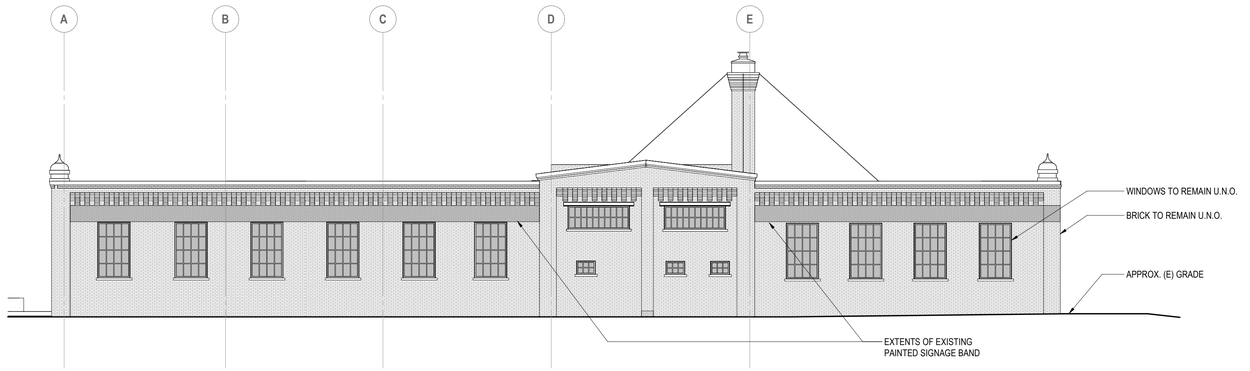
DEMO ELEVATION LEGEND

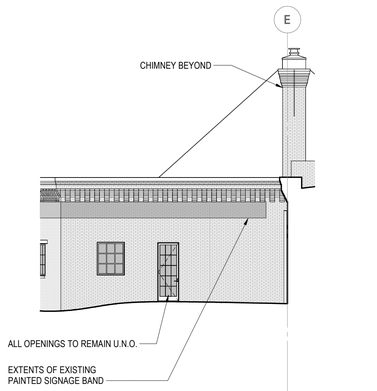
EXISTING (E) CONSTRUCTION TO REMAIN

TO BE DEMOLISHED



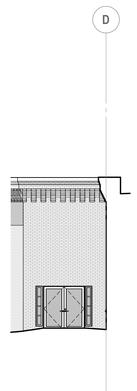
4 DEMO - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



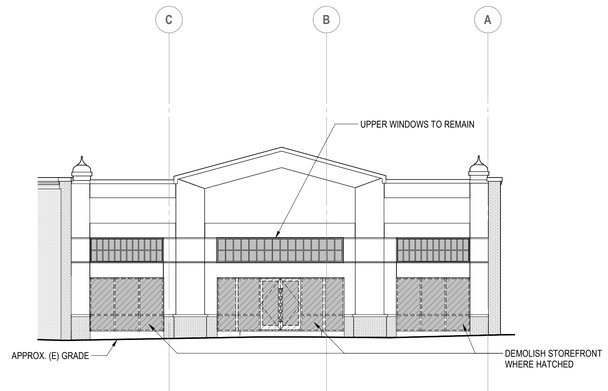
3 DEMO - SOUTH ELEVATION AT RETAIL

SCALE: 3/32" = 1'-0"



2 DEMO - SOUTH ELEV. AT VESTIBULE

SCALE: 3/32" = 1'-0"



1 DEMO - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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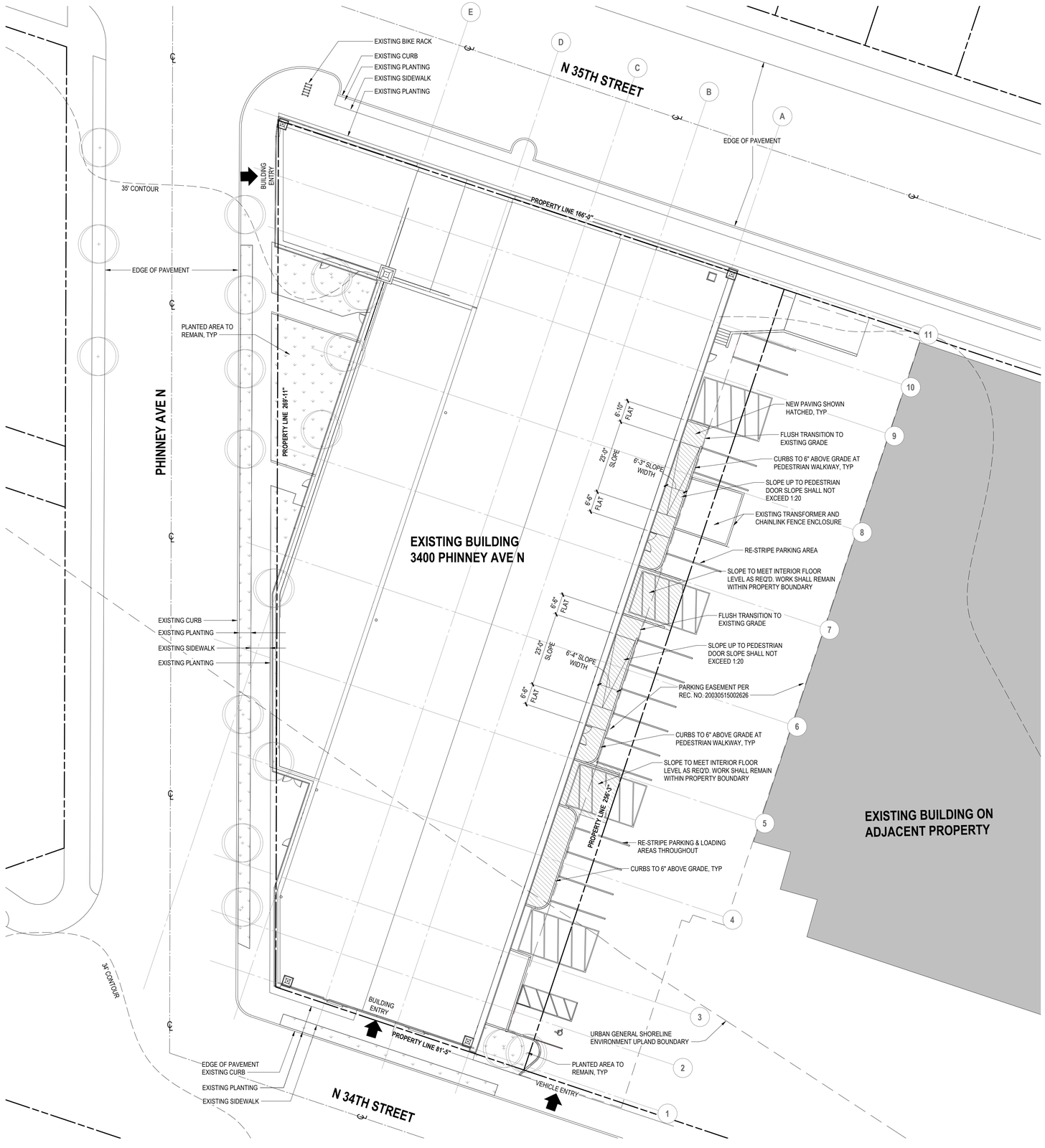
Sheet contents:
EXTERIOR ELEVATIONS - DEMO

Sheet:

AD3.01



1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

SITE PLAN NOTES

ADDRESS:	3400 PHINNEY AVE N, SEATTLE, WA 98103
OWNER:	EAST SEATTLE PARTNERS
LEGAL DESCRIPTION:	DENNY & HOYTS ADD LOTS 1-2-3 BLK 41 & LOTS 1-2-3-4-5 BLK 42 TGW POR VAC ALLEY LY BETWN SD BLKS 41-42 & ADJ SD AFOREMENTIONED LOTS. PLat Block: 41 & Plat Lot: 1-3 &
ASSESSOR PARCEL NO.:	197220-3225
ZONE:	IC-65 (M)
OVERLAYS:	URBAN GENERAL (UG) SHORELINE ENVIRONMENT FREMONT HUB URBAN VILLAGE

LOT COVERAGE

LOT AREA:	31,699 SF; 0.73 ACRES
EXISTING BUILDING:	28,715 SF
TOTAL COVERAGE:	90.6%

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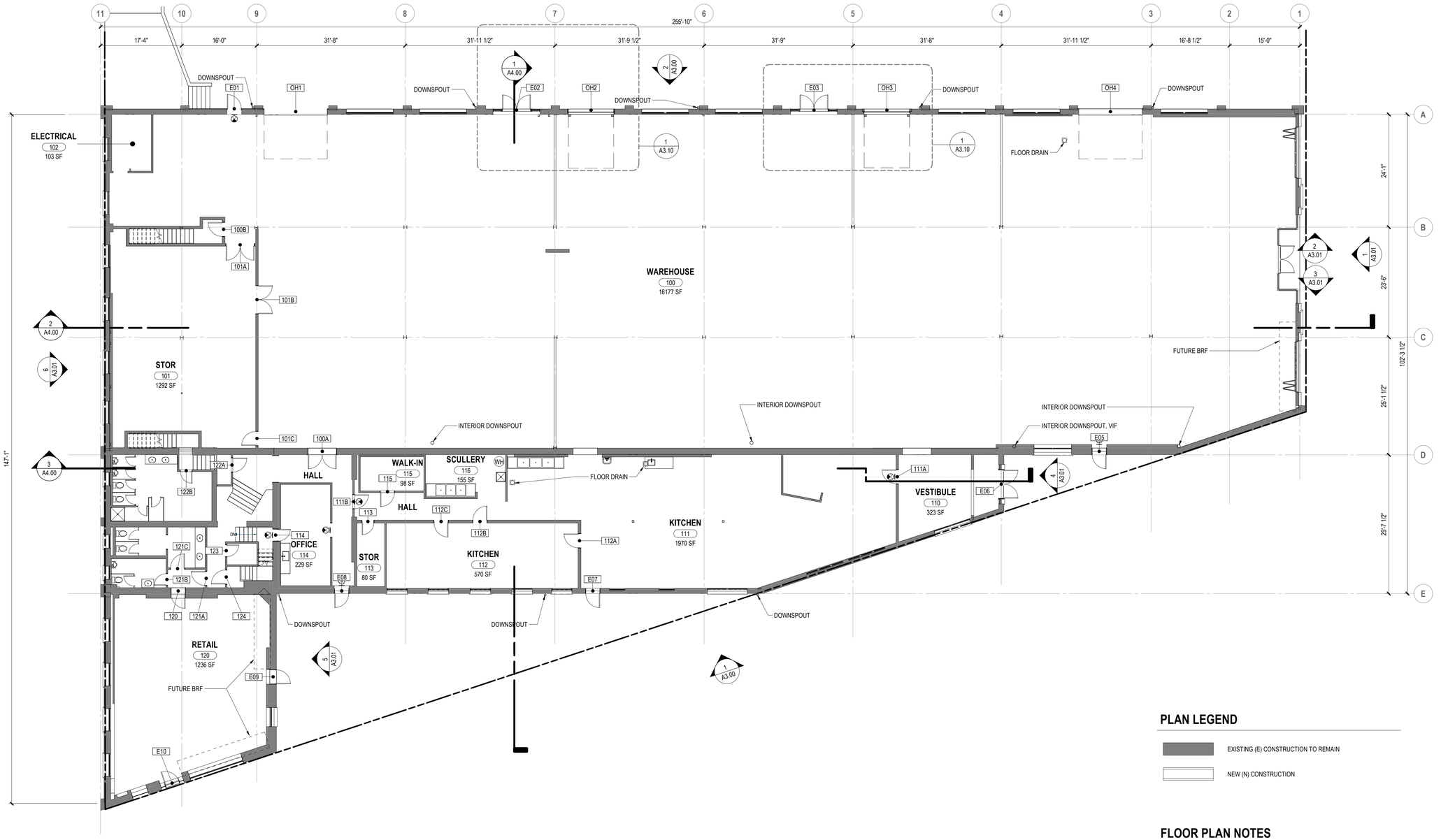
Sheet contents:
SITE PLAN

Sheet:
A1.00



1 LEVEL 1 OVERALL

SCALE: 3/32" = 1'-0"

PLAN LEGEND

- EXISTING (E) CONSTRUCTION TO REMAIN
- NEW (N) CONSTRUCTION

FLOOR PLAN NOTES

1. PLAN DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF CONCRETE AT NEW WALLS OR INTERIOR PARTITIONS, FACE OF FINISH AT EXISTING WALLS OR INTERIOR PARTITIONS AND COLUMN DIMENSIONS ARE TO CENTERLINE, UNLESS NOTED OTHERWISE.
2. INTERIOR PARTITIONS ARE TO BE FULL HEIGHT, UNLESS NOTED OTHERWISE.
3. PROVIDE FLOOR DRAINS AND SLOPE TO DRAIN AT ALL MECHANICAL ROOMS, UTILITY ROOMS AND JANITOR'S CLOSETS.

TRUE NORTH

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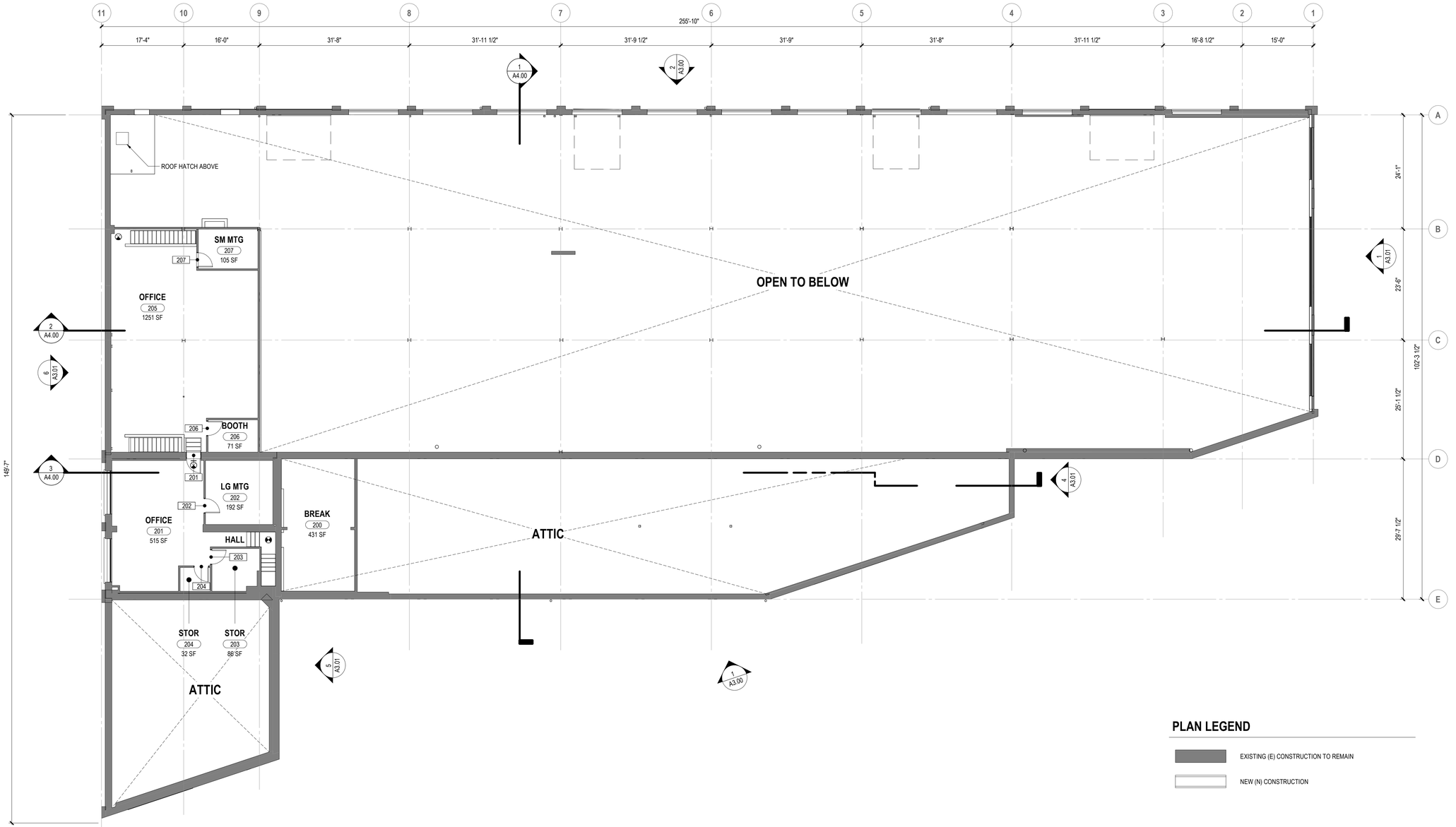
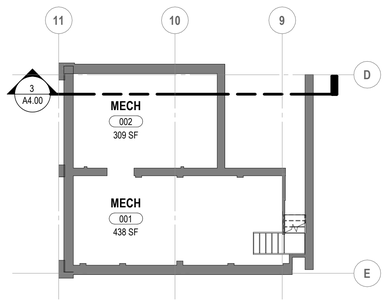
Sheet contents:
FLOOR PLAN - LEVEL 1

Sheet:
A2.00



2 LEVEL 2 OVERALL

SCALE: 3/32" = 1'-0"



1 BASEMENT

SCALE: 3/32" = 1'-0"

PLAN LEGEND

- EXISTING (E) CONSTRUCTION TO REMAIN
- NEW (N) CONSTRUCTION

FLOOR PLAN NOTES

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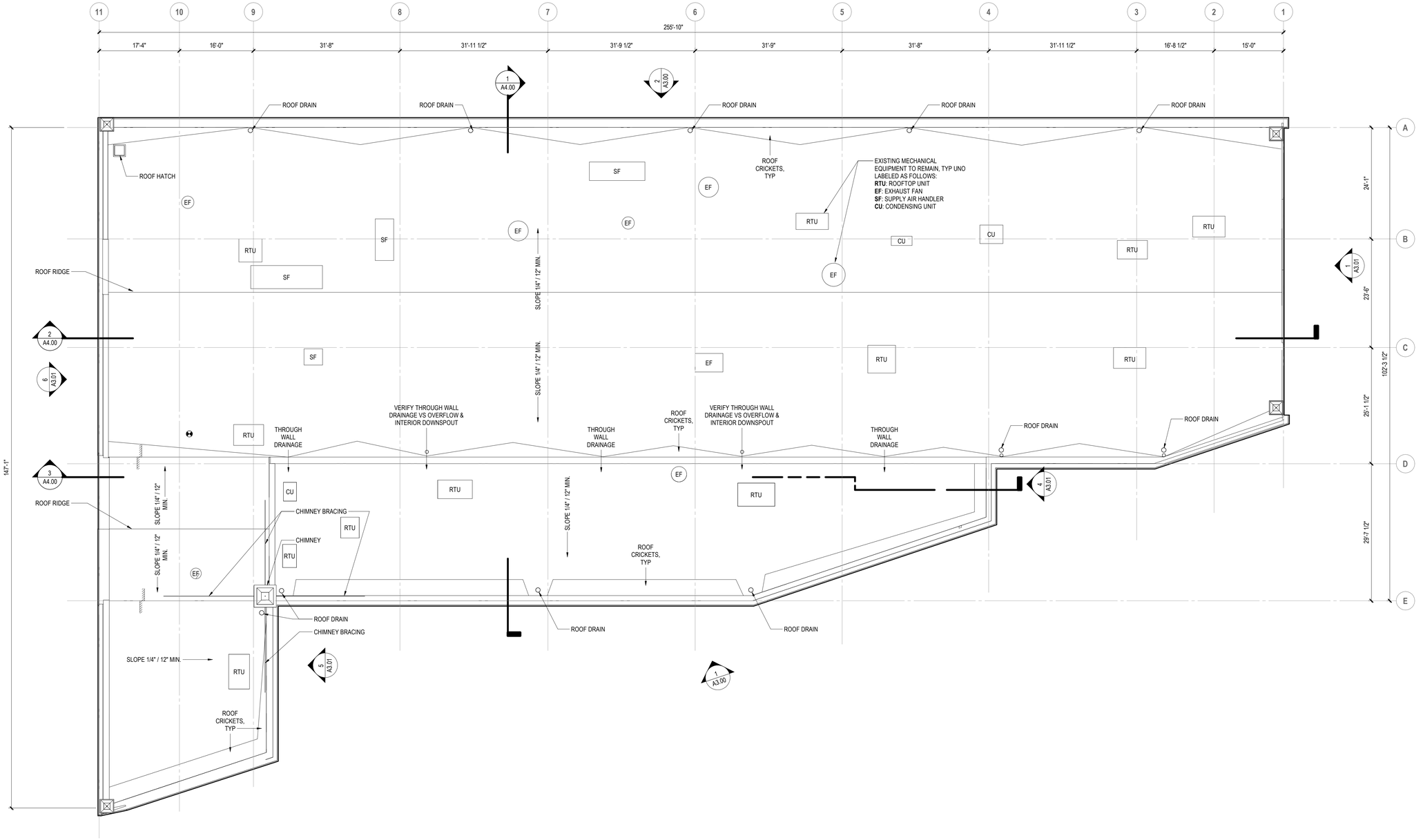
Sheet contents:
FLOOR PLAN - BASEMENT & LEVEL 2

Sheet:

A2.01



1 ROOF PLAN OVERALL

SCALE: 3/32" = 1'-0"

TRUE NORTH

PROJECT NORTH

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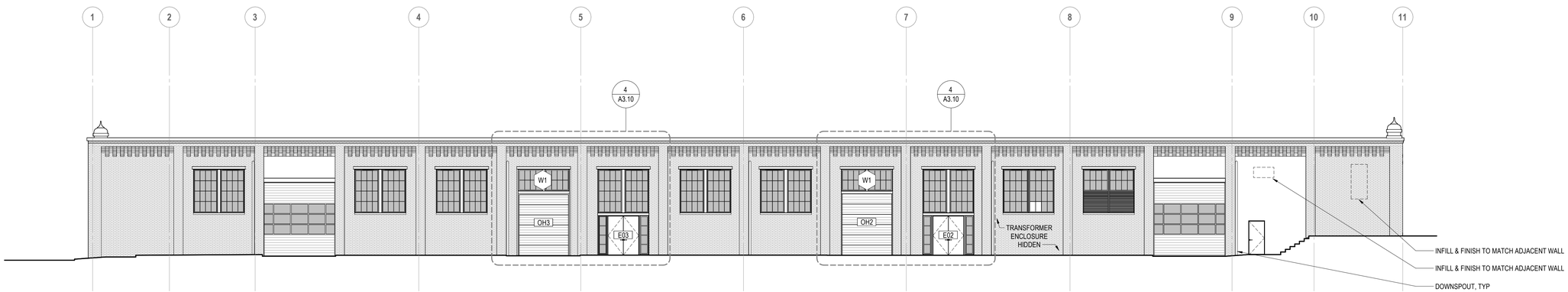
Scale: 3/32" = 1'-0"

Sheet contents:

ROOF PLAN

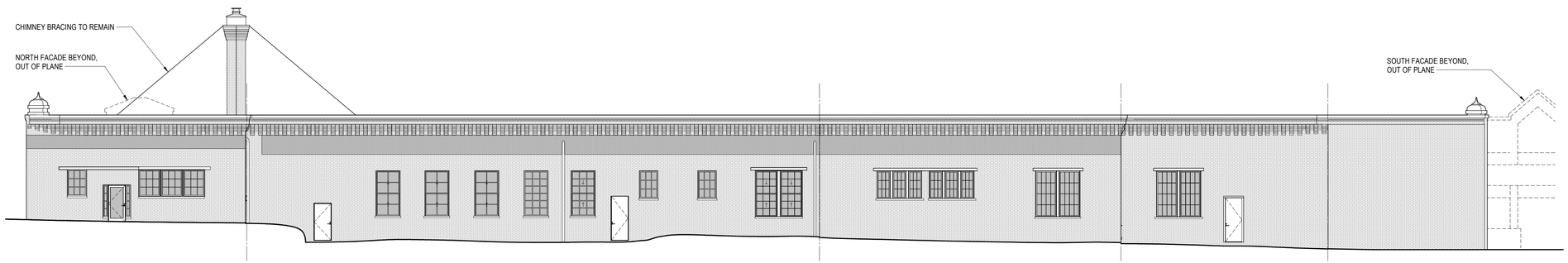
Sheet:

A2.02



2 EAST ELEVATION

SCALE: 3/32" = 1'-0"



1 WEST ELEVATION - UNFOLDED AS TRUE ELEVATION FOR CLARITY

SCALE: 3/32" = 1'-0"

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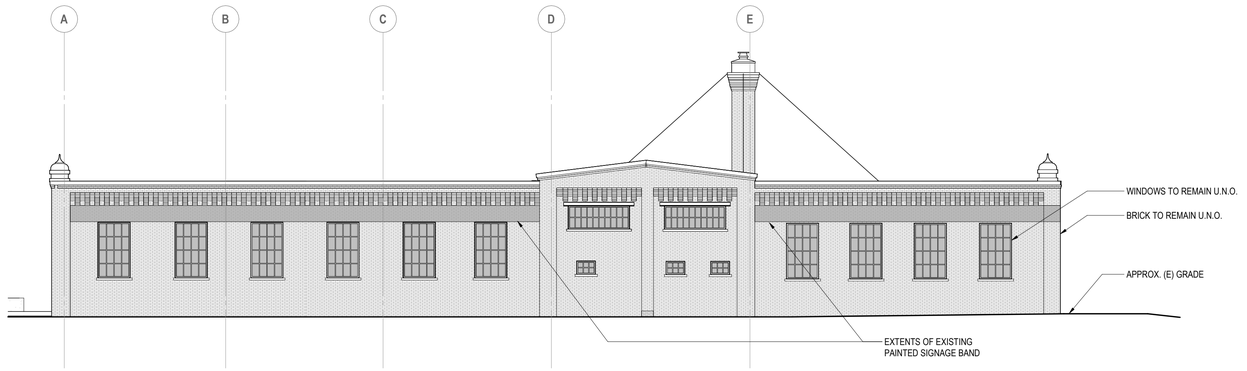
Scale: 3/32" = 1'-0"

Sheet contents:

EXTERIOR ELEVATIONS

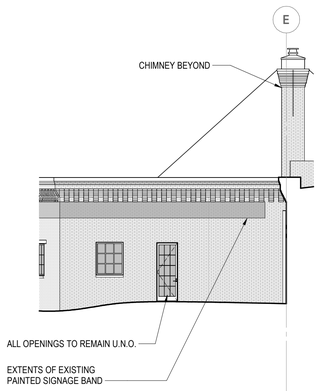
Sheet:

A3.00



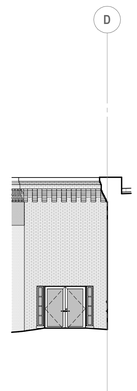
6 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



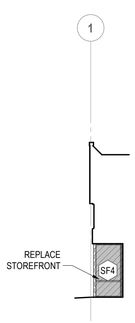
5 SOUTH ELEVATION AT RETAIL

SCALE: 3/32" = 1'-0"



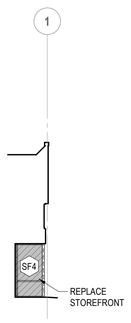
4 SOUTH ELEV. AT VESTIBULE

SCALE: 3/32" = 1'-0"



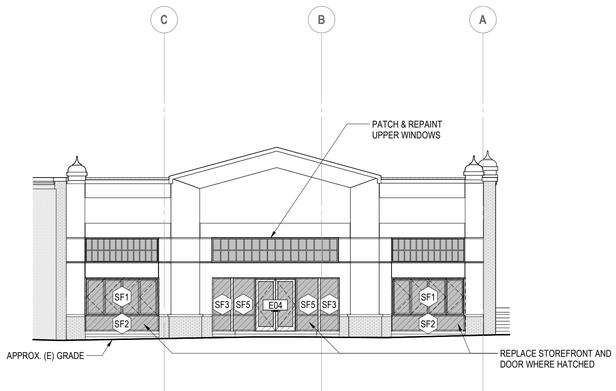
3 SOUTH RECESS WEST

SCALE: 3/32" = 1'-0"



2 SOUTH RECESS EAST

SCALE: 3/32" = 1'-0"



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EXTERIOR ELEVATIONS

Sheet:

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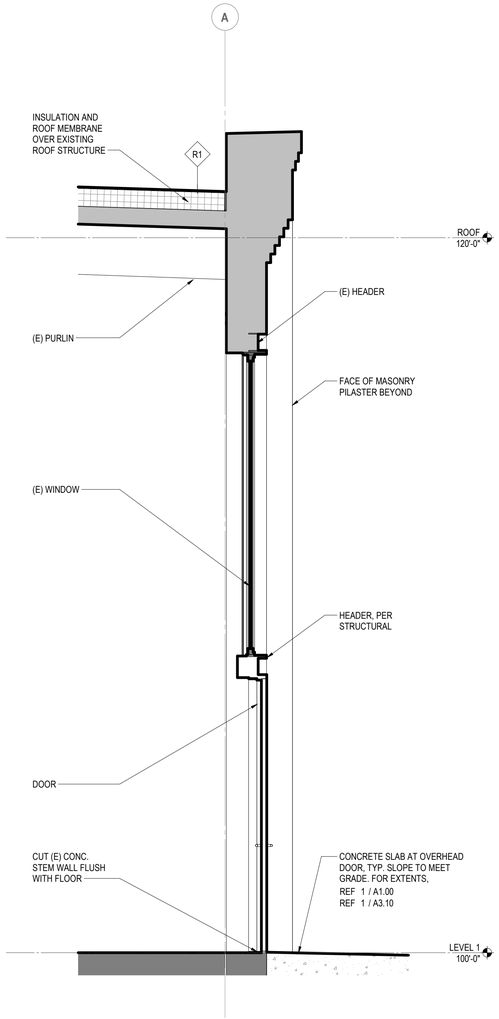
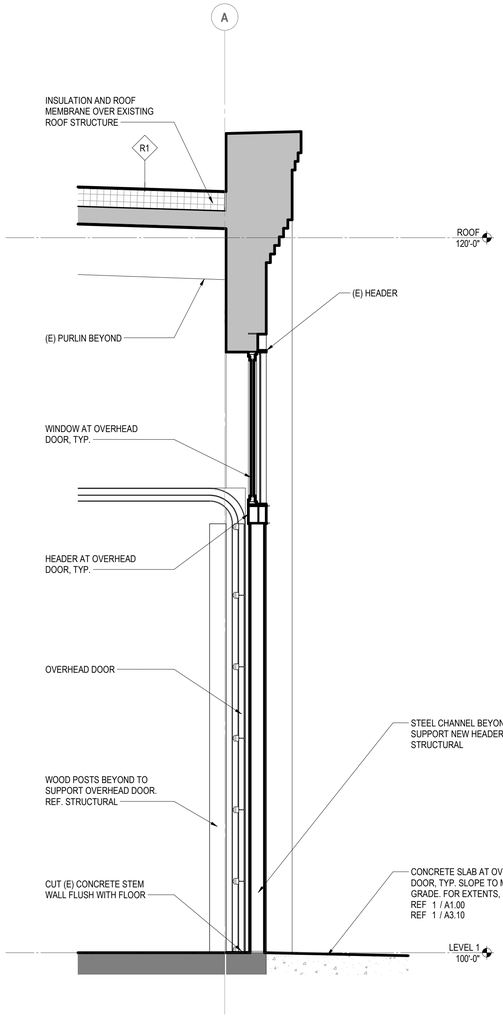


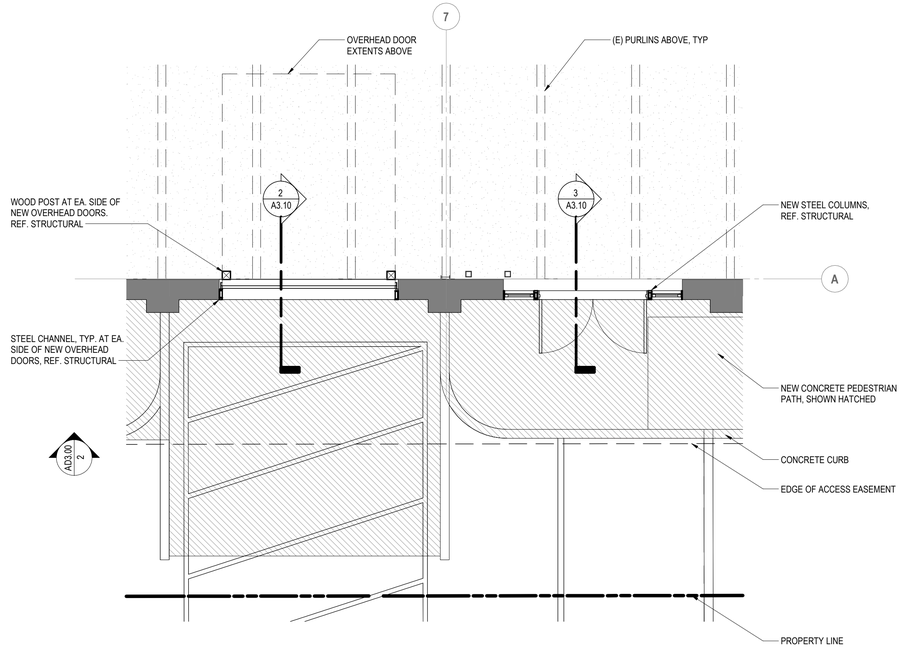
3 EAST WALL AT NEW STOREFRONT

SCALE: 1/2" = 1'-0"



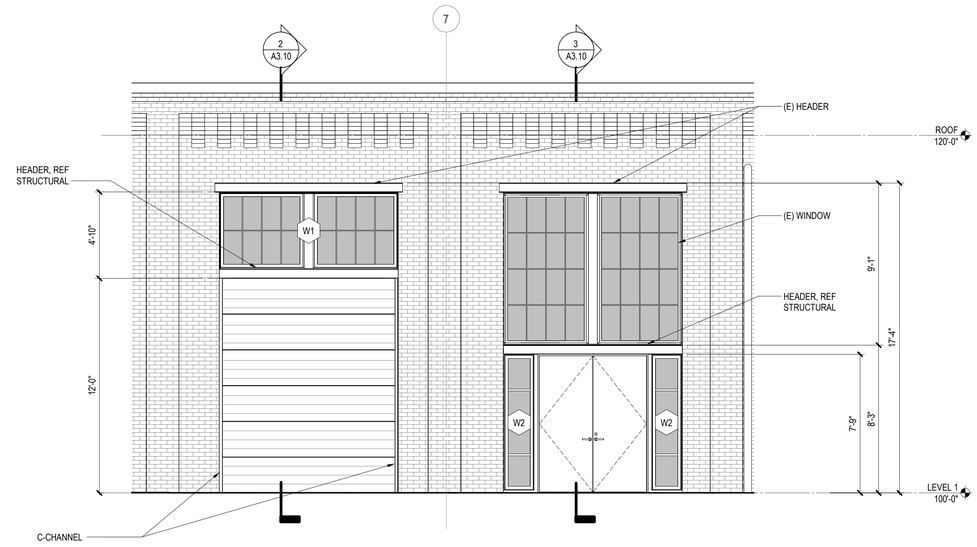
2 EAST WALL AT NEW OH DOOR

SCALE: 1/2" = 1'-0"



1 ENLARGED EAST ENTRY PLAN

SCALE: 1/4" = 1'-0"



4 ENLARGED EAST ELEVATION AT OPENINGS

SCALE: 1/4" = 1'-0"

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Sheet contents:
ENLARGED PLANS AND ELEVATIONS

Sheet:
A3.10

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE SEATTLE EXISTING BUILDING CODE (2021 EDITION). THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN ANALYZED AND REINFORCED FOR MINIMUM MAINTENANCE IN ACCORDANCE WITH SEATTLE EXISTING BUILDING CODE AND IS WITHIN THE CURRENT PRACTICE FOR THE RENOVATION OF EXISTING BUILDINGS OF THIS AGE AND TYPE OF CONSTRUCTION. THE ROOF HAS BEEN REINFORCED TO MEET THE REQUIREMENTS OF THE COLLAPSE PREVENTIONS PERFORMANCE OBJECTIVE OF ASCE 41-17 USING THE BSE-2E SEISMIC HAZARD. THIS IS A VOLUNTARY RETROFIT.

2. DESIGN LOADING CRITERIA:
   ROOF
   ROOF LIVE LOAD . . . . . 25 PSF
   DEFLECTION CRITERIA
   LIVE LOAD DEFLECTION L/360
   TOTAL LOAD DEFLECTION L/240
   ENVIRONMENTAL LOADS
   RISK CATEGORY II
   RAIN . . . . . 1.5 IN/HR
   SNOW . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=25 PSF, Ps=25 PSF
   WIND . . . . . GCpi=0.18, 98 MPH, EXPOSURE "B"
   EARTHQUAKE:
   ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   LATERAL SYSTEM: UNREINFORCED MASONRY SHEARWALLS
   SITE CLASS=D (DEFAULT), Ss=1.02, Sxs=1.23, S1=0.35,
   Sx1=0.68, Sa=1.20, SDC D

   SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    MANUFACTURED LUMBER (PSL'S, LSL'S, LVL'S)
    REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION)
    STRUCTURAL STEEL
    DESIGN BUILD ELEMENTS

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT'S AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS.

    APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT WHERE REQUIRED.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

12. SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CANOPIES, BALCONIES, COLD-FORMED STEEL FRAMING, TEMPORARY SHORING, CURTAIN WALL SYSTEMS, SKYLIGHT FRAMES, PREFABRICATED STAIR SYSTEMS, EXTERIOR CLADDING, AND PRE-ENGINEERED SYSTEMS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. SHOP DRAWINGS SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.

QUALITY ASSURANCE

13. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
MASONRY CONSTRUCTION	PER TMS 402-16 TABLE 3.1 & PER TMS 602-16 TABLE 3 & 4
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

    PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

    CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

14. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.13 OF THE INTERNATIONAL BUILDING CODE.

    A. PERIODIC INSPECTION IS REQUIRED FOR FIELD GLUING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING DIAPHRAGMS AND DRAG STRUTS.

15. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704.6 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

    WOOD DIAPHRAGM AND DRAG STRUTS

    THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

    STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1705, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

    THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

GEOTECHNICAL

16. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

    FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

    BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

    ALLOWABLE SOIL PRESSURE. . . . . 2000 PSF
    LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) . . . . . 55 PCF/35 PCF
    ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). . . . . 300 PCF
    COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). 0.3
    TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . 75 PSF
    SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . 7H PSF

RENOVATION

17. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

18. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

19. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

    A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE OVERCUT.
    B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
    C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING.
    D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 6" EMBED, UNLESS OTHERWISE NOTED ON PLANS.

20. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

ANCHORAGE

21. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "KWIK BOLT TZ2" AS MANUFACTURED BY THE HILTI CORP., INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4266 FOR CONCRETE, AND ESR-4561 FOR MASONRY, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

22. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT-HY 200 V3" AS MANUFACTURED BY HILTI CORP. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4868. BASE MATERIAL TEMPERATURE SHALL BE BETWEEN 14 DEGREES AND 104 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. OVERHEAD INSTALLATIONS REQUIRE THE USE OF PISTON PLUGS (HIT-SZ, -IP) DURING INJECTION. OVERHEAD ANCHORS OR BARS MUST BE SUPPORTED WITH HIT-OWH, OR EQUIVALENT, UNTIL FULLY CURED. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

23. EPOXY RENOVATION ANCHORS TO EXISTING UNREINFORCED BRICK MASONRY WALLS SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT-HY270" AS MANUFACTURED BY THE HILTI CORP. SCREEN TUBE IS REQUIRED. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4144. MINIMUM BASE MATERIAL TEMPERATURE IS 23 DEGREES, F. HOLES SHALL BE DRILLED ONLY. ROTO-HAMMERS SHALL HAVE THE HAMMER OPTION TURNED OFF. RODS SHALL BE THREADED ASTM-A36 MATERIAL UNLESS OTHERWISE NOTED.

24. EPOXY RENOVATION ANCHORS TO HOLLOW OR GROUTED CMU, AND HOLLOW BRICK MASONRY WALLS SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT-HY270" AS MANUFACTURED BY THE HILTI CORP. SCREEN TUBE IS REQUIRED IN UNGROUTED CMU AND HOLLOW BRICK. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4143. MINIMUM BASE MATERIAL TEMPERATURE IS 23 DEGREES, F. HOLES IN UNGROUTED CMU AND HOLLOW BRICK SHALL BE DRILLED ONLY. ROTO-HAMMERS SHALL HAVE THE HAMMER OPTION TURNED OFF. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE OF THREADED ASTM-A36 MATERIAL UNLESS OTHERWISE NOTED.

MASONRY

25. CONCRETE MASONRY UNIT WALLS SHALL BE CONSTRUCTED OF GRADE N, MEDIUM WEIGHT UNITS, CONFORMING TO ASTM C90, LAID IN A RUNNING BOND. MORTAR SHALL BE TYPE "S" CONFORMING TO ASTM C270. GROUT SHALL CONFORM TO ASTM C476 AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF f'm, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI, AT 28 DAYS. DESIGN f'm = 2000 PSI.

    STRENGTH SHALL BE VERIFIED BY EITHER THE UNIT STRENGTH METHOD OR PRISM TESTING IN ACCORDANCE WITH TMS 602-2016 SECTION 1.4. WHEN VERIFIED BY THE UNIT STRENGTH METHOD, MASONRY UNITS SHALL BE CHOSEN IN ACCORDANCE WITH TMS 602-2016, TABLE 2.

    UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING REINFORCEMENT:

    8" WALLS #5 @ 48" O.C. VERT. (2) #4 @ 48" O.C. HORIZ.

    IN ADDITION, PROVIDE (1) #5 (#4 @ 6" AND 4" WALLS) VERT. AT EACH SIDE OF OPENINGS, AT WALL CORNERS AND INTERSECTIONS AND AT FREE ENDS OF WALLS AND (2) #4 (#4 @ 4" WALLS) HORIZ. AT ELEVATED FLOOR AND ROOF LEVELS, AT TOPS OF WALLS AND ABOVE AND BELOW ALL OPENINGS. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAMS. EXTEND REINFORCEMENT AROUND OPENINGS 2'-0" BEYOND FACE OF OPENING. IF 2'-0" IS UNAVAILABLE EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE CORNER BARS TO LAP HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS. LAP ALL REINFORCING STEEL 48 BAR DIAMETERS OR 24" MINIMUM.

    FILL ALL CELLS CONTAINING REINFORCEMENT OR EMBEDDED ITEMS AND ALL CELLS BELOW GRADE WITH GROUT. PROVIDE CLEANOUT HOLES AT BOTTOM OF ALL CELLS CONTAINING REINFORCEMENT FOR ALL GROUT POURS OVER 5 FEET IN HEIGHT. UNITS MAY BE LAID TO THE FULL HEIGHT OF THE GROUT POUR AND GROUT SHALL BE PLACED IN A CONTINUOUS POUR IN GROUT LIFTS NOT EXCEEDING 5 FEET. ALL PREPARATION AND PLACING OF MASONRY SHALL CONFORM TO SECTION 2104 OF THE INTERNATIONAL BUILDING CODE AND TMS 602-2016.

    REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI.

26. MASONRY VENEER, 5" MAXIMUM THICKNESS, SHALL BE ANCHORED TO MASONRY BACKING WALLS PER SECTION 1404.6 OF THE INTERNATIONAL BUILDING CODE WITH 7/8" x 22 GAUGE CORRUGATED CORROSION RESISTANT SHEET METAL OR NO. 9 GAGE WIRE ANCHORS MINIMUM. ANCHOR TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN TWO SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32" O.C. HORIZONTALLY AND 25" O.C. VERTICALLY. ATTACHMENTS SHALL BE WITH CORROSION RESISTANT FASTENERS AND CONNECT TO FRAMING MEMBERS OR CONCRETE OR MASONRY BACKING. TIES SHALL HAVE A LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A NO. 9 GAGE REINFORCEMENT WIRE. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

27. ALL ANCHORS EMBEDDED IN MASONRY SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

28. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

STEEL

29. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

    A. AISC 360-16 AND SECTION 2205 OF THE INTERNATIONAL BUILDING CODE.
    B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16) AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
    C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.

30. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, FY = 46 KSI (ROUND), FY = 50 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

31. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH AN EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

32. SHOP PRIME ALL STEEL EXCEPT:

    A. STEEL ENCASED IN CONCRETE.
    B. SURFACES TO BE WELDED.
    C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
    D. MEMBERS TO BE GALVANIZED.
    E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
    F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
    G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

33. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

34. ALL ANCHORS EMBEDDED IN CONCRETE SHALL BE A307 HEADED BOLTS OR F1554 GRADE 36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

35. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

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GENERAL STRUCTURAL NOTES

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WOOD

36. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2021. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI

37. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (2.0E-2600FB WS)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

38. PLYWOOD SHEATHING SHALL BE EXPOSURE 1, PANEL GRADE C-D, AND EITHER SHEATHING, SINGLE-FLOOR, OR STRUCTURAL I GRADE IN CONFORMANCE WITH DOC PS 1 AND PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

39. TONGUE-AND-GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS: 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACE - NAILED WITH ONE 16d NAIL PER PIECE PER SUPPORT. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40d COMMON NAIL AND FACENAILED WITH ONE 60d COMMON NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES @ 30" O.C. (MAXIMUM) AND @ 10" (MAXIMUM) FROM THE END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES. DECKING SHALL BE PLACED WITH A CONTROLLED RANDOM LAYOUT UNLESS OTHERWISE NOTED AND SHALL EXTEND ACROSS A MINIMUM OF THREE SPANS. EACH PLANK SHALL BEAR ON AT LEAST ONE SUPPORT. ALL JOINTS SHALL BE END MATCHED AND ALL PLANKS NAILED TOGETHER WITHIN ONE FOOT OF EACH SIDE OF THE END JOINT. END JOINTS IN ADJACENT PLANKS SHALL BE AT LEAST TWO FEET APART AND END JOINTS IN ALTERNATE PLANKS SHALL BE MORE THAN ONE FOOT APART WHEN MEASURED ALONG THE LENGTH OF THE DECKING. END JOINTS NOT OCCURRING OVER SUPPORTS SHALL BE MATCHED TONGUED AND GROOVED OR SHALL BE CONNECTED WITH 10 GAUGE METAL SPLINES DRIVEN INTO PRE-CUT SLOTS. TONGUE AND GROOVE JOINTS SHALL BE GLUED WITH CONSTRUCTION ADHESIVE WHERE NOTED ON PLAN.

40. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

41. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1-20 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

42. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER AZCA	EXTERIOR ANY	TYPE 304 OR 316 STAINLESS TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

43. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

44. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

45. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

46. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.2. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

C. WOOD SHRINKAGE: MECHANICAL, ELECTRICAL, PLUMBING FIRE PROTECTION, CLADDING, AND OTHER SYSTEMS INSTALLED WITHIN THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE 3/8" OF VERTICAL MOVEMENT PER FLOOR LEVEL

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Sheet contents:
GENERAL STRUCTURAL NOTES, CONT.

Sheet:

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