

Building 18 Project Narrative – Early Design Guidance Briefing

Outdoors for All HQ

Submittal Date	April 01, 2021
SPARC Briefing	April 13, 2021
Owner	Seattle Parks & Recreation Brian Judd brian.judd@seattle.gov Kevin Bergsrud kevin.bergsrud@seattle.gov
Tenant	Outdoors for All Foundation Connor Inslee connori@outdoorsforall.org
Site Address	6305 NE 74 th Street Seattle, WA 98115
Architect	The Brandt Design Group Colin Brandt, Architect Kate Miller, Architect 860.391.1008 (cell) kate@brandtdesigninc.com

The scope of this project includes historic rehabilitation and tenant improvement of Building 18 and the surrounding site at Magnuson Park in Seattle, WA. The existing two-story building is the abandoned fire station located within the Sand Point Naval Air Station Landmark District that is proposed to be converted to the new headquarters for the Outdoors for All Foundation. Improvements include the following, please refer to the submitted drawings, photos and survey for supporting documentation:

- New concrete and asphalt paving as required at the exterior to improve drainage and code compliant accessible pathways around the full building perimeter.
- A new trash enclosure per SDCI and SPU requirements.
- Re-striped parking stalls including (2) accessible stalls as required per code.
- Removal of one tree, (2) new trees and addition of various low-maintenance plantings.
- A new building entry and code compliant vestibule at the south side of the building including a new canopy.
- Updates to interior space for indoor sports and recreation training on the main level with support spaces and offices on the upper level.
- A new elevator and secondary stair to support egress requirements and code compliant accessible access to the upper level.

- New, code compliant restrooms to support the proposed use for the interior spaces.
- A new roof deck adjacent to the proposed Break Room with planters, existing roof structure to be upgraded due to additional loading.
- New exterior doors and windows throughout with exception to one rehabilitated garage door. A window survey has been completed and the recommendation is to replace all original windows with 'in kind' units.
- New storefront entrances at the south side of the building.
- Remove existing, non-historic, small, east-end addition and replace with new addition in the same location with additional footprint as well as additional height, new siding, window and door.
- A full seismic retrofit to meet new code requirements including concrete shear walls at the Electrical Room and the existing hose tower (now labeled Unconditioned Storage) as well as two brace frames at the main level. The first is located adjacent to the garage door in Exercise Room 5 and the second is located in the Corridor / Gallery.
- New plumbing, mechanical and electrical throughout. New exterior lighting and louvers are shown on the exterior elevations and rooftop mechanical equipment is shown on the roof plan as well as in exterior elevations.
- Inspection and repair as needed of all existing exterior masonry.

Proposed Rehabilitation of Building 18

6305 NE 74th St, Seattle 98115

A Project of Outdoors for All

Owner: Seattle Parks and Recreation

SPARC Briefing | April 13, 2021

- Building 18 (Firehouse & Garage) is a contributing resource to the Sand Point Naval Air Station Landmark District.
- Built in 1936 (original one-story building), with additions in 1942 and 1952.
- Scope of application is for exterior, site work, and landscaping. Landmarks Preservation Board does not have purview over the building interior unless interior work affects exterior appearance.





Ca. 1936



Ca. 1945



Ca. 1945



West facade, looking east



West facade and partial north facade, looking southeast



North facade, looking southeast



North facade, looking southeast. Non-historic garage doors.



Partial north facade, looking south. 1952 one-story addition partially visible (garage door to be repaired/restored).



East facade, looking southwest. Non-historic small addition (ca. 1950s) to be removed and replaced by new addition.



South and east facades, looking northwest. Non-historic small addition (ca. 1950s) on far right to be removed and replaced by new addition.



South facade, looking northeast.



South facade of hose tower



Partial west facade and south facade with southwest corner entrance and portico, looking northeast.



Partial west facade with view of southwest corner entrance and portico, looking east.



Interior views, first floor



Interior views, first floor



Interior views, second floor



Building 18 ca. 2014

Photographs by Outdoors for All



Building 18 in 2009

Photographs by Artifacts Consulting, Inc.

From National Register Historic District nomination and
Landmark District nomination reports



West facade, looking southeast



North and west facades, looking southeast



West facade and south facades, looking east



North facade, looking southwest



North facade, looking southwest



North facade, looking south, with 1952 one-story addition



South and east facades, looking northwest (this view from this vantage point no longer exists due to construction of tennis center south of Building 18). Small one-story structure on south side removed after 2010.



South and east facades, looking northwest. Small one-story portion of building on south side has since been removed.



Recessed south entrance (portion of building on right and canopy have since been removed).



South facade, looking north (view no longer exists from this vantage point)



West and south
facades, looking
northeast



Window openings of hose tower



Southwest entrance and portico, looking north

REVISION HISTORY	

SHEET NUMBER	
1 OF 1	

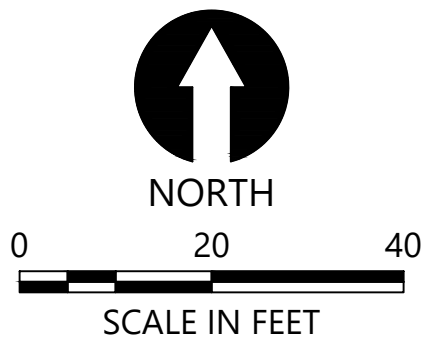
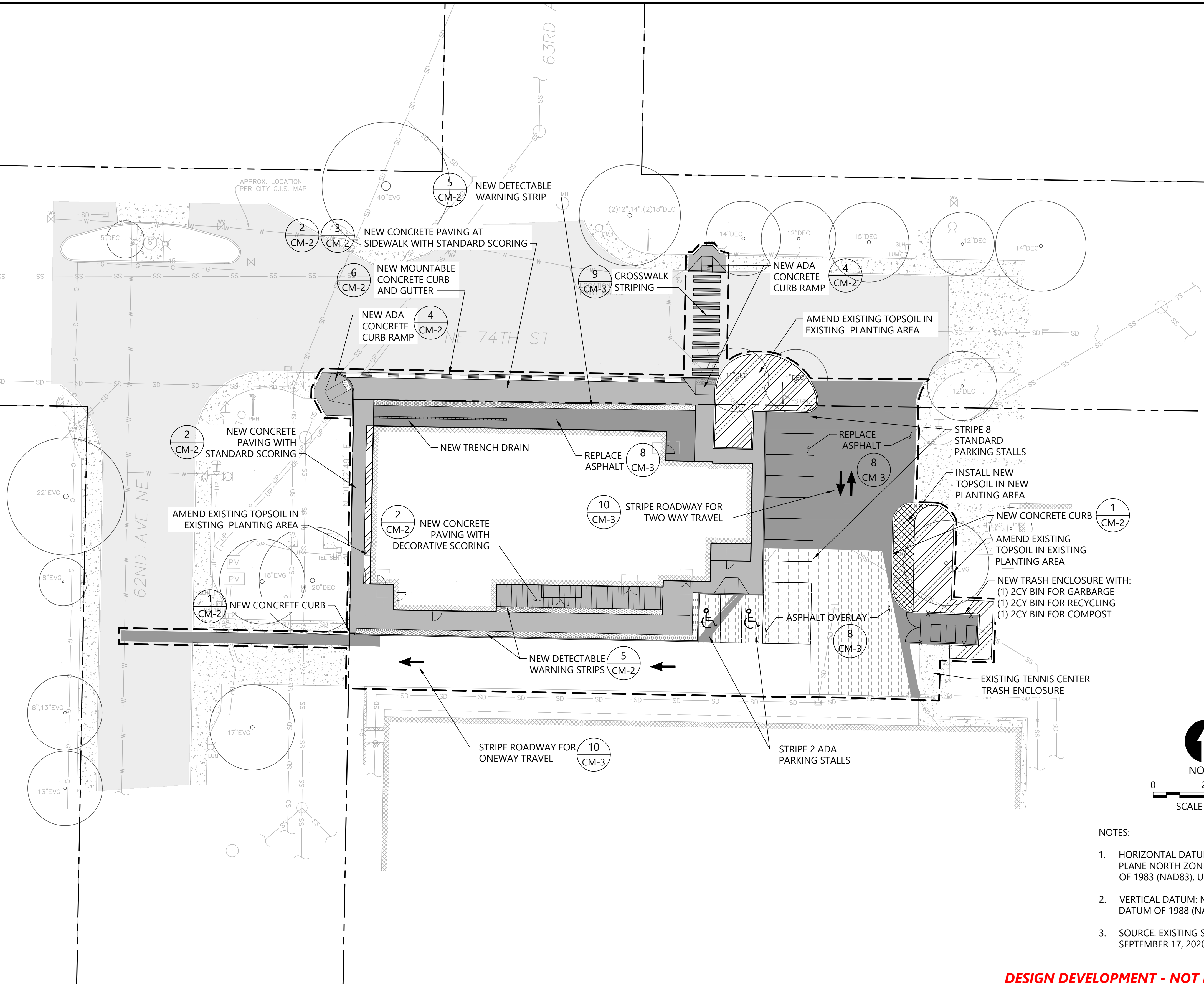
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Mar 26, 2021 4:40pm chawett

LEGEND:

- PARCEL BOUNDARY
- - - SDOT RIGHT-OF-WAY BOUNDARY
- - - PROJECT LIMITS
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING SIGN
- EXISTING TREE

LEGEND (MATERIALS PLAN):

- NEW ASPHALT PAVING
- NEW ASPHALT OVERLAY
- NEW CONCRETE PAVING WITH STANDARD SCORING
- NEW CONCRETE CURB
- NEW CONCRETE MOUNTABLE CURB AND GUTTER
- NEW TRENCH DRAIN
- NEW TACTILE WARNING STRIP
- NEW CONCRETE PAVING WITH DECORATIVE SCORING
- NEW TOPSOIL (24" DEPTH)
- AMEND EXISTING TOPSOIL
- NEW CHAINLINK FENCING



NOTES:

- HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), U.S. SURVEY FEET
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- SOURCE: EXISTING SURVEY BY TERRANE, DATED SEPTEMBER 17, 2020.

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



REVISIONS					DESCRIPTION
REV	DATE	BY	APP'D		

DESIGNED BY: A. SPOONER
DRAWN BY: C. HEWETT
CHECKED BY: A. SPOONER/D. RICE
APPROVED BY: A. SPOONER/D. RICE
SCALE: AS NOTED
DATE: MARCH 2021

OUTDOORS FOR ALL HQ

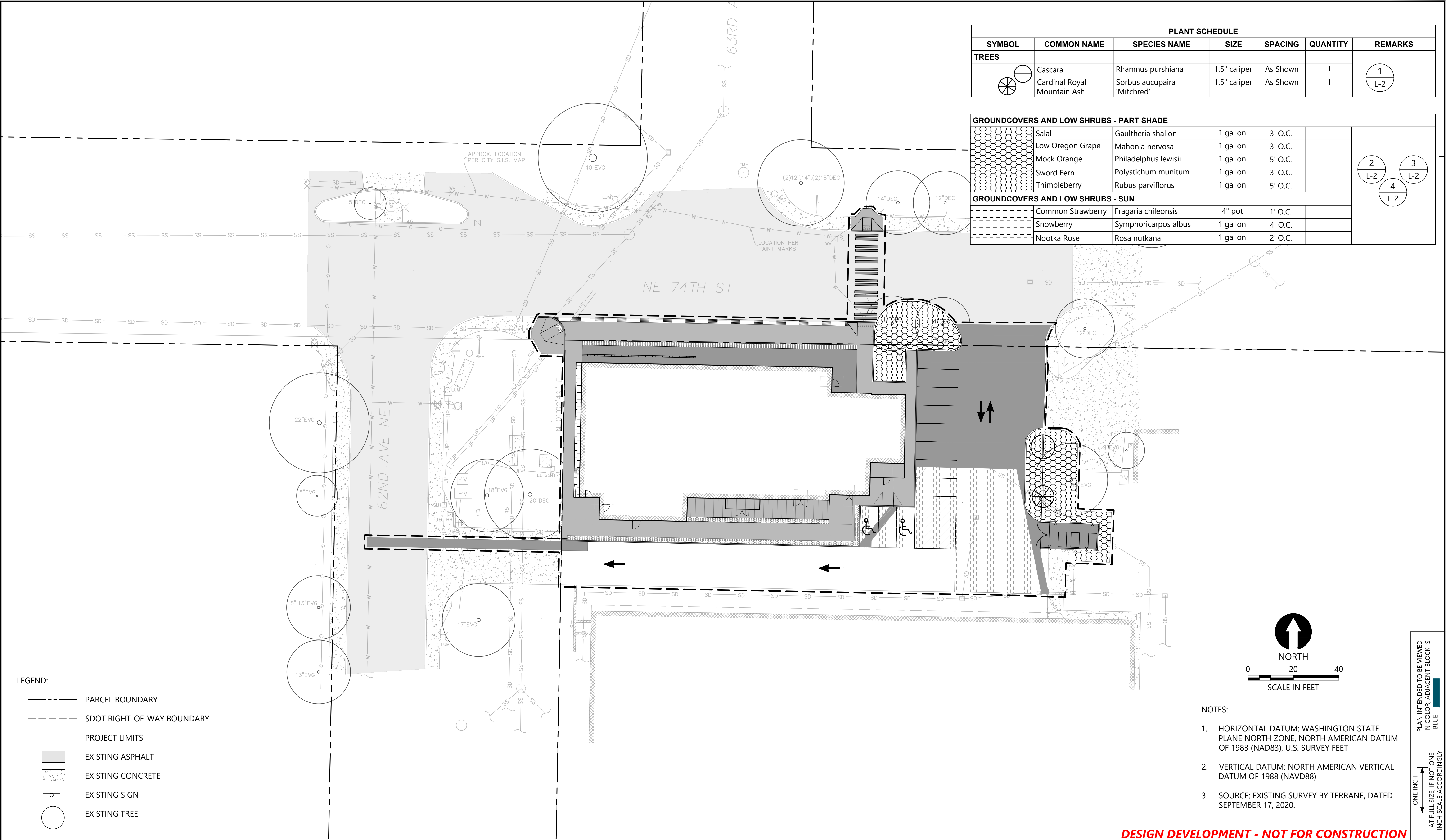
MATERIALS PLAN

CM-1

SHEET # 13 OF 17

PLAN INTENDED TO BE VIEWED
IN COLOR. ADJACENT BLOCK IS
"BLUE"
ONE INCH
AT FULL SIZE. IF NOT ONE
INCH SCALE ACCORDINGLY

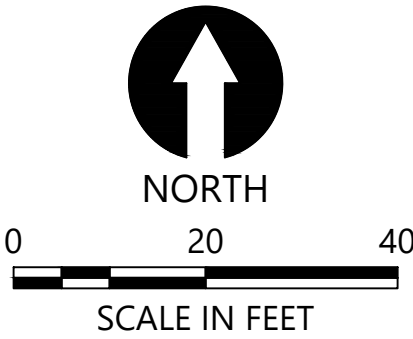
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DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- SOURCE: EXISTING SURVEY BY TERRANE, DATED SEPTEMBER 17, 2020.



PLAN INTENDED TO BE VIEWED IN COLOR. ADJACENT BLOCK IS "BLUE"

ONE INCH = 40 FEET
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY



REVISIONS					DESCRIPTION
REV	DATE	BY	APP'D		

DESIGNED BY: A. SPOONER
DRAWN BY: C. HEWETT
CHECKED BY: A. SPOONER/D. RICE
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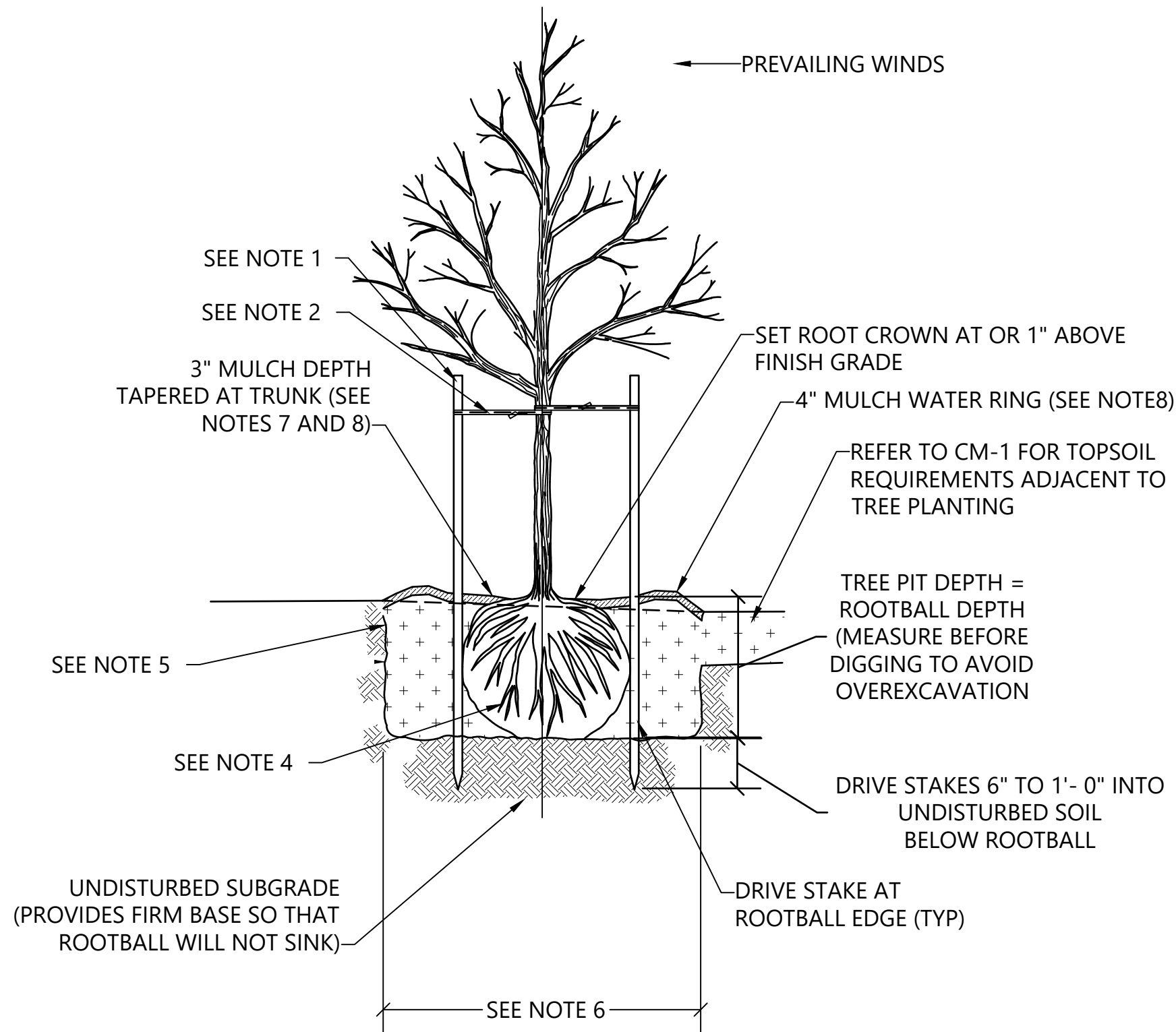
OUTDOORS FOR ALL HQ

PLANTING PLAN AND PLANT SCHEDULE

L-1

SHEET # 16 OF 17

Mar 26, 2021 4:46pm chawett K:\Projects\2261-Outdoors for All Foundation\Magnuson Park Building 18\Construction Plans\2218-PL-Planting Plan.dwg Planting Details

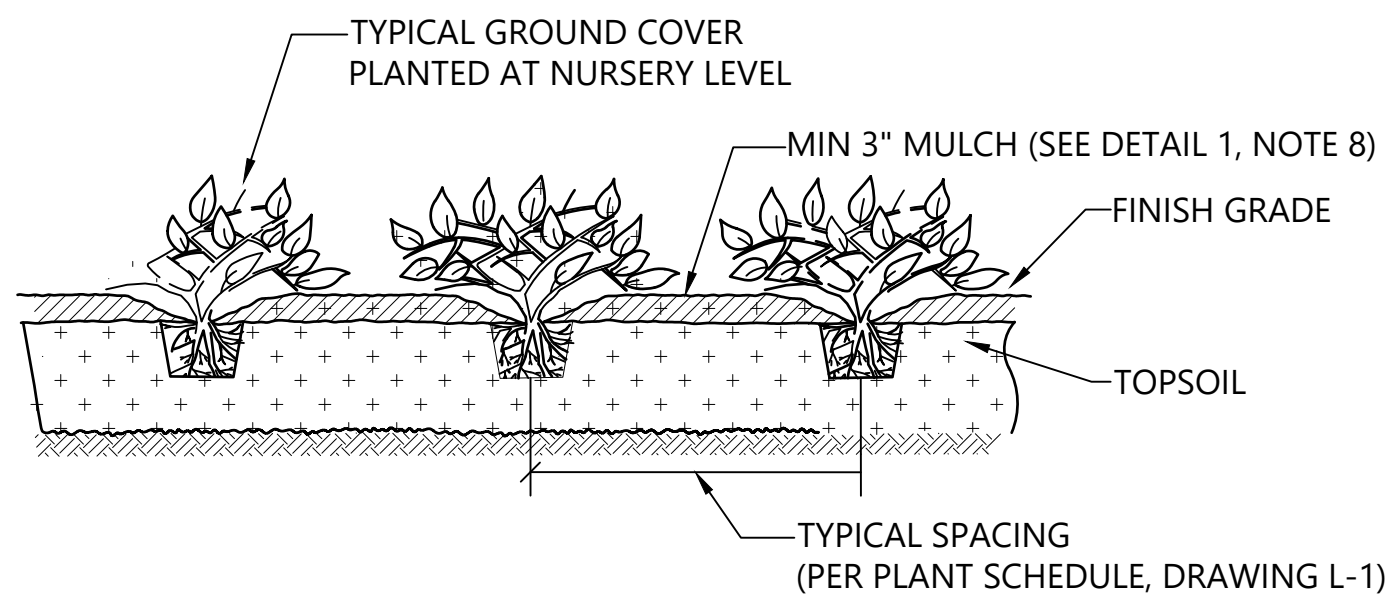


1 DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS
L-1

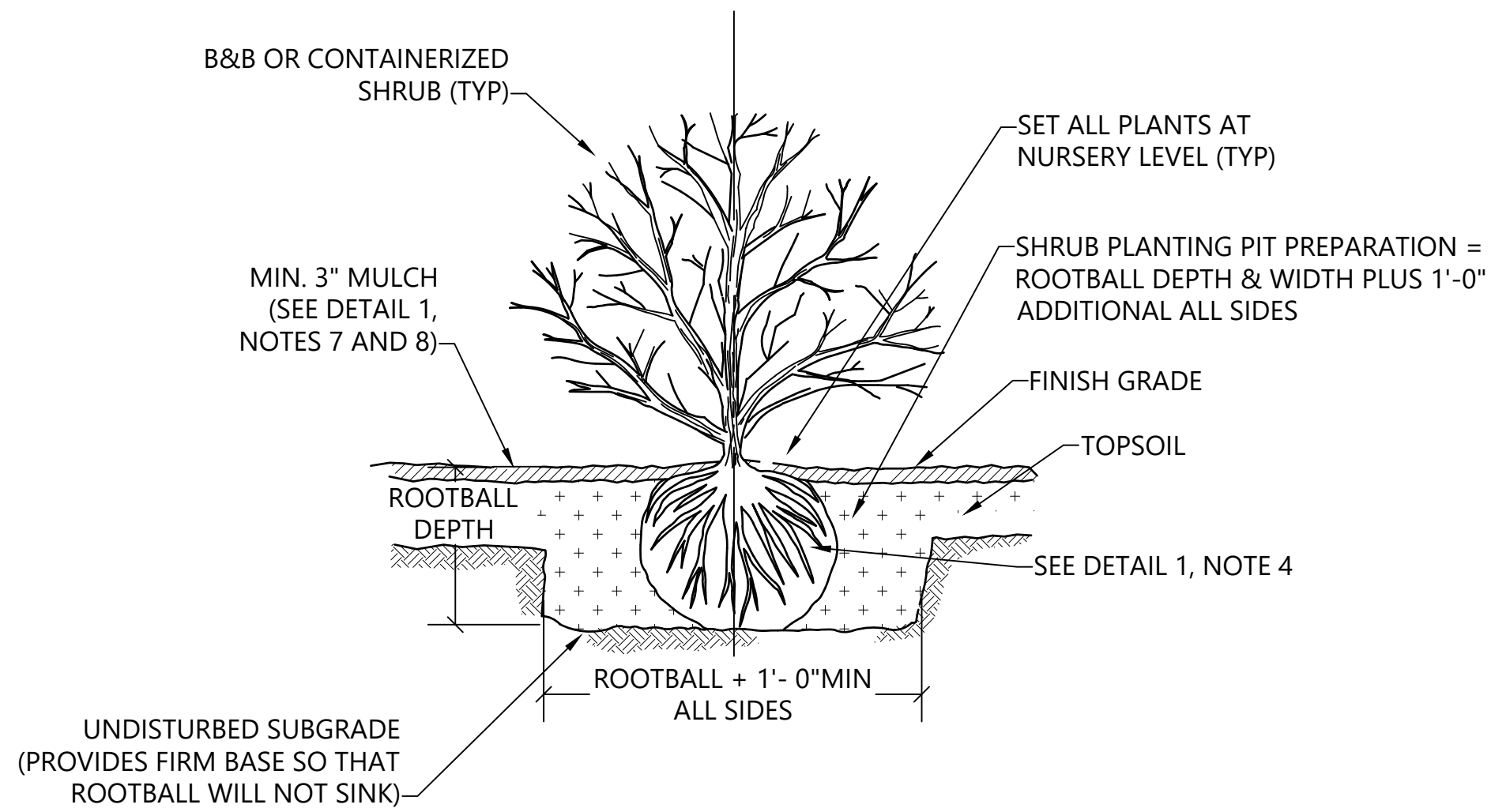
NOTES:

1. STAKE TREES WITH (2) 2" DIAMETER (8'-0" LENGTH) LODGE POLE PINE OR DOUGLAS FIR STAKES.
2. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
3. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE.
4. REMOVE ALL WIRE, STRING, BURLAP, AND PLASTIC.
5. SHAPE SOIL TO PROVIDE 5' DIAMETER OR TWO TIMES ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB.
7. MULCH AREA TO BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.
8. MULCH SHALL CONFORM TO WSDOT 9-14.5(8) FINE COMPOST AND SHALL BE BROWN IN COLOR.



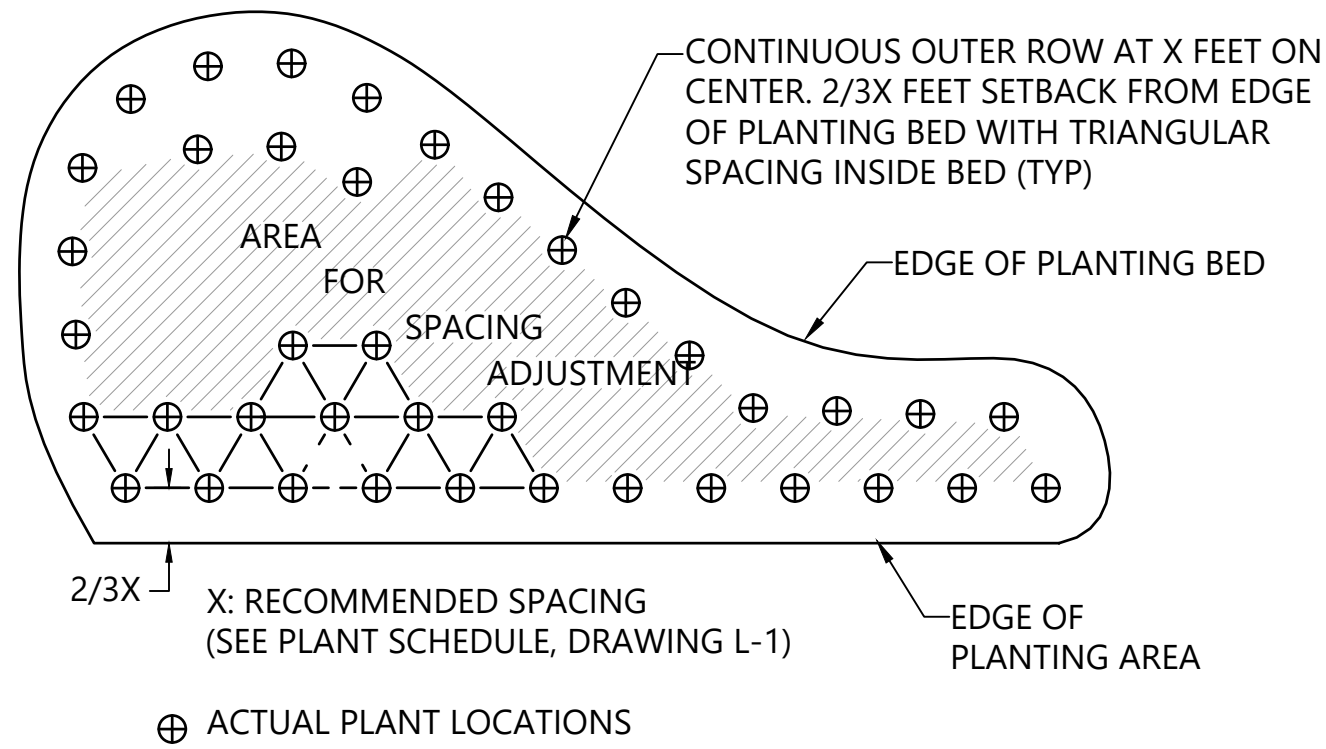
3 GROUNDCOVER PLANTING

SCALE: NTS
L-1



2 SHRUB PLANTING

SCALE: NTS
L-1



NOTES: APPLY PLANTING PATTERN FOR SHRUB AND GROUNDCOVER PLANTINGS

4 PLANTING PATTERN

SCALE: NTS
L-1

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



REVISIONS				
REV	DATE	BY	APP'D	DESCRIPTION

DESIGNED BY: J. LASTNAME
DRAWN BY: C. HEWETT
CHECKED BY: A. SPOONER/D. RICE
APPROVED BY: A. SPOONER/D. RICE
SCALE: AS NOTED
DATE: MARCH 2021

OUTDOORS FOR ALL HQ

PLANTING DETAILS

PLAN INTENDED TO BE VIEWED
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"BLUE"

ONE INCH
↓
AT FULL SIZE. IF NOT ONE
INCH SCALE ACCORDINGLY

L-2

SHEET # 17 OF 17

PROJECT ADDRESS	BUILDING 18 AT MAGNUSON PARK 6305 NE 74 th STREET SEATTLE, WA 98115
PERMIT NUMBERS	STREET IMPROVEMENT PERMIT: SUSIP0000139 MASTER USE PERMIT: 3037518-LU BUILDING PERMIT: 6818112-CN
ASSESSOR'S PARCEL #	022504-9062
LEGAL DESCRIPTION	PORTION STR 02-25-04 DESCRIBED AS FOLLOWS: COMMENCING AT QTR CORNER COMMON TO SECTIONS 2 & 11-25-04 TH N15-58-06 W 2978.33 FT TO CONCRETE MONUMENT STAMPED 10 AS SET BY NOAA TH N 89-57-50 E 690.52 FT TO CONCRETE MONUMENT STAMPED 9 TH S 00-01-58 E 546.89 FT TO TPOB TH CONTG S 00-01-58 E 276.81 FT TO CONCRETE MONUMENT STAMPED 10-6 TH N 89-57-50 E 447.35 FT TO CONCRETE MONUMENT STAMPED 10-5 TH N 20-12-50 E 298.36 FT TH S 89-38-18 W 550.63 FT TO TPOB TOW PORTIONS STR 02-25-04 AS DESCRIBED IN DEED TO CITY OF SEATTLE UNDER REC NO 9905041194 AS PARCEL 1-LOT A, PARCEL 1-LOT B PARCEL 1-LOT C, PARCEL 1-LOT D, PARCEL 1-LOT E, PARCEL 3-LOT E, PARCEL 6-LOT A, PARCEL 6-LOT B, PARCEL 6-LOT C, PARCEL 6-LOT D, PARCEL 6-LOT F, PARCEL 6-LOT G, & PARCEL 6B WESTERN SEGMENT
PROJECT DESCRIPTION	HISTORIC REHABILITATION AND TENANT IMPROVEMENT OF BUILDING 18 AT MAGNUSON PARK.
ZONE	SF 7200
ZONE OVERLAYS	SAND POINT OVERLAY DISTRICT & SAND POINT PARK AREA - SUBAREA B MANDATORY HOUSING AFORDABILITY (MHA) FEE AREA (MEDIUM AREA) FREQUENT TRANSIT SERVICE AREA (PROPERTY MAY BE ELIGIBLE FOR A REDUCED PARKING REQUIREMENT BASED ON THE ZONE AND PROPOSED USE. SMC23.54.015 AND SMC23.54.020.)
HISTORIC DISTRICT	SAND POINT NAVAL AIR STATION LANDMARK DISTRICT
BUILDING TYPE	COMMERCIAL
ENVIRONMENTAL CRITICAL AREA	PEAT SETTLEMENT PRONE AREA - ECA11; CATEGORY 2
R.O.W DESIGNATION	NE 74TH STREET & 62ND AVENUE NE - NEIGHBORHOOD YIELD STREETS

NOTES

1. SITE INFORMATION IS BASED ON SURVEY BY TERRANE DATED 09/17/20

2. SEE LANDSCAPE DRAWINGS FOR PLANTINGS, HARDSCAPE AND IMPERVIOUS SURFACE CALCULATIONS

3. SEE CIVIL DRAWINGS FOR PROPOSED DRAINAGE AND UTILITIES

4. FINISH GRADES TO BE COORDINATED WITH CIVIL ENGINEER AND ARCHITECT

5. SEE CIVIL FOR ALL SCOPE OF WORK IN THE RIGHT-OF-WAY

6. SEE BUILDING SECTIONS FOR BUILDING HEIGHT INFORMATION

7. GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT CAN BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT A CITY OF SEATTLE APPROVED DRY-SEASON GRADING EXTENSION, AS REQUIRED.

SITE PLAN LEGEND

PARCEL LIMITS

=====

BUILDING FOOTPRINT

=====

PAVING / HARDSCAPE / DECK

ROOF OVERHANG

RIGHT OF WAY CENTERLINE

.....

ACCESSIBLE ROUTE

|||||

SCORED CONCRETE

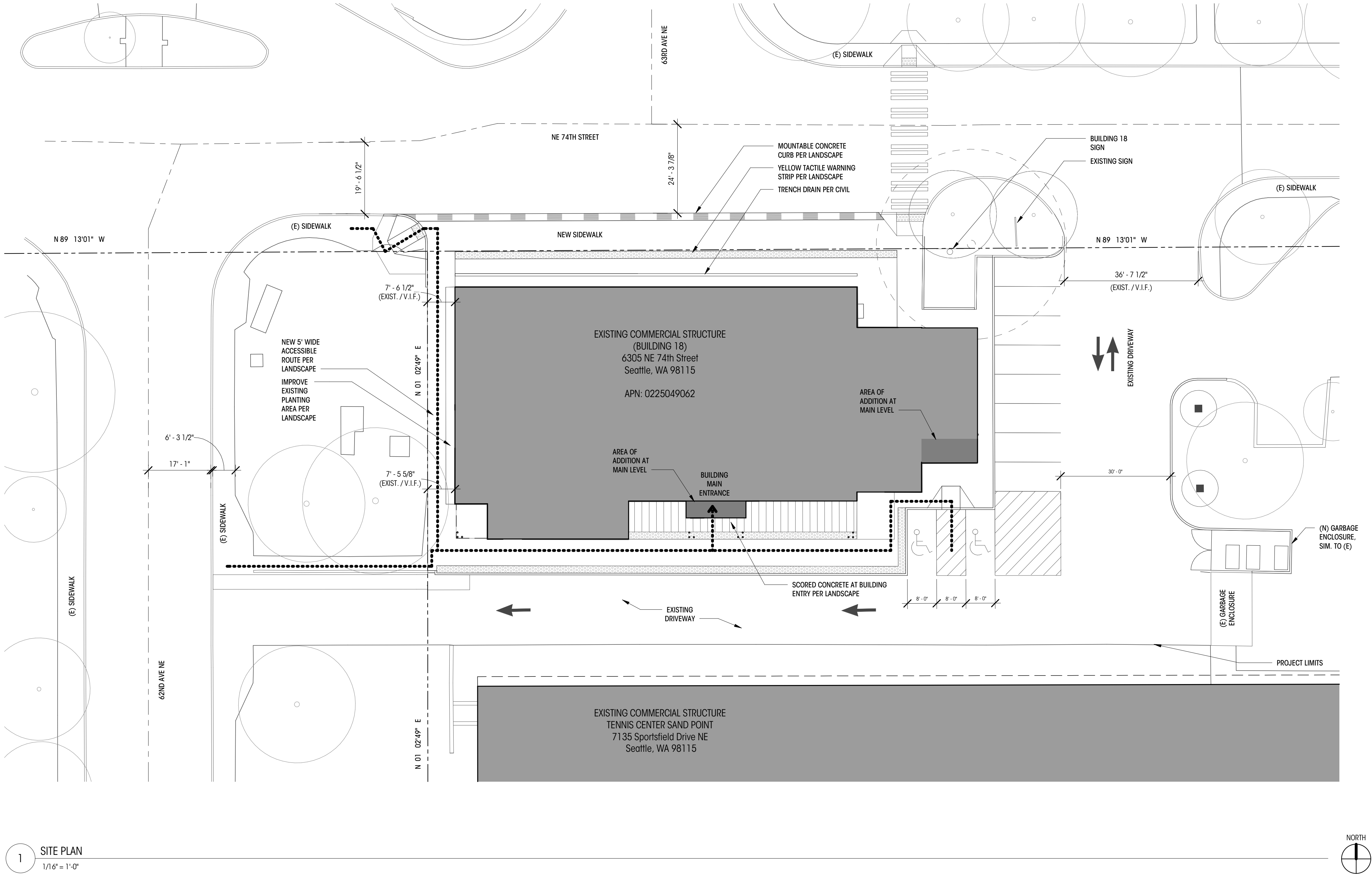
|||||

TACTILE WARNING STRIP

(E) TREE TO REMAIN

(N) TREE

(E) TREE TO BE REMOVED



NOTE: PLANS ARE SUBJECT TO CHANGE. ARCHITECT TO COORDINATE FINAL DESIGN FOR APPROVAL.

Brandt

Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com

OUTDOORS FOR ALL HQ

6305 NE 74th St Seattle 98115

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100% DD SET

DATE: 03/29/21

SHEET SIZE: D (24x36)

REVISIONS

NO. DATE:

DRAWN BY: DD

CHECKED BY: KM

SITE PLAN

SCALE: As indicated

NOT FOR CONSTRUCTION FOR REVISION ONLY

A100

DEDICATED
APPROVAL
STAMP SPACE

100% DD SET

DATE: 03/29/21

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

DRAWN BY: DD

CHECKED BY: KM

MAIN LEVEL PLAN

SCALE: As indicated

A201

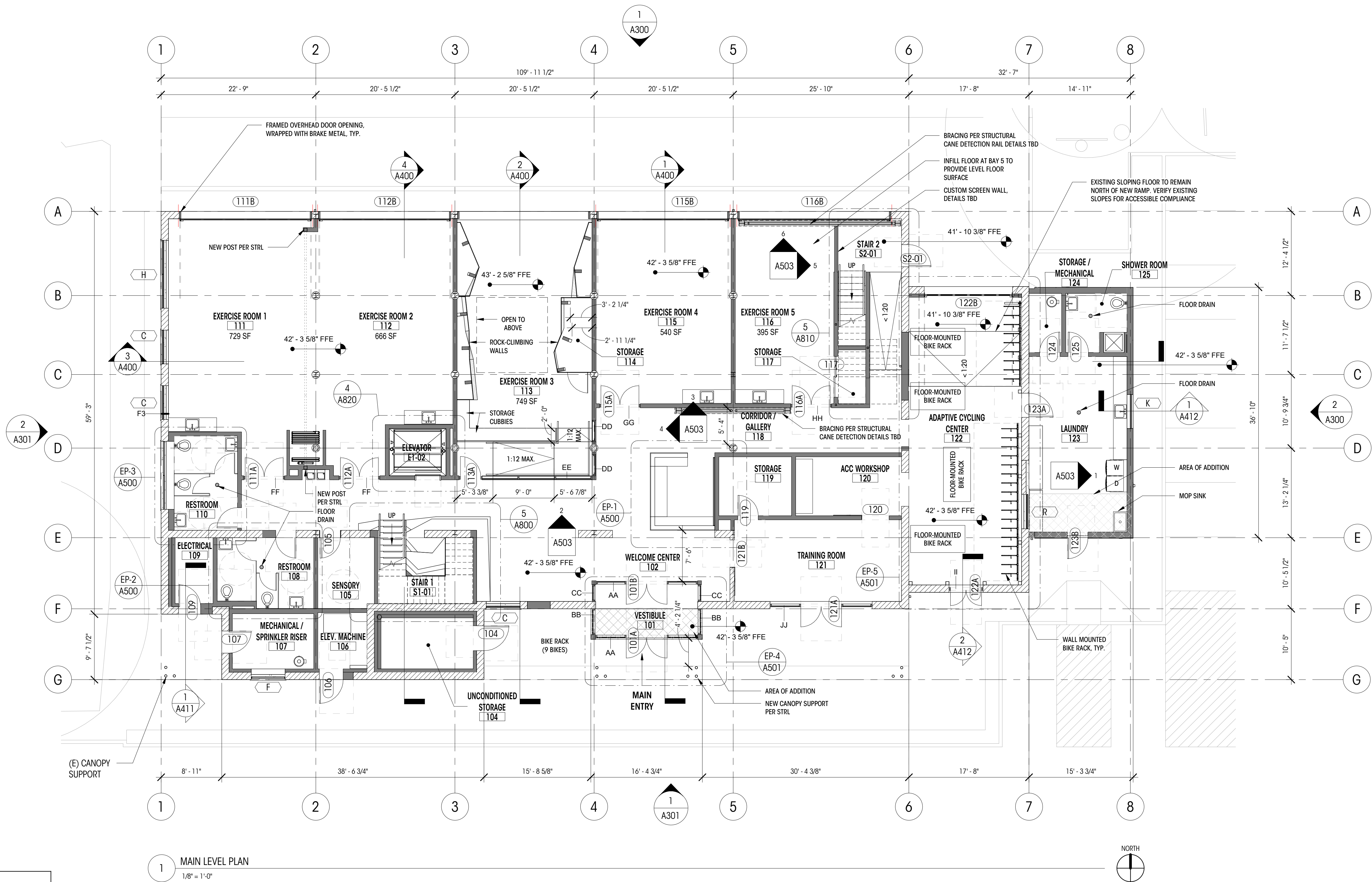
DEDICATED
APPROVAL
STAMP SPACENOTE: PLANS ARE SUBJECT TO CHANGE. ARCHITECT TO COORDINATE
FINAL DESIGN FOR APPROVAL.

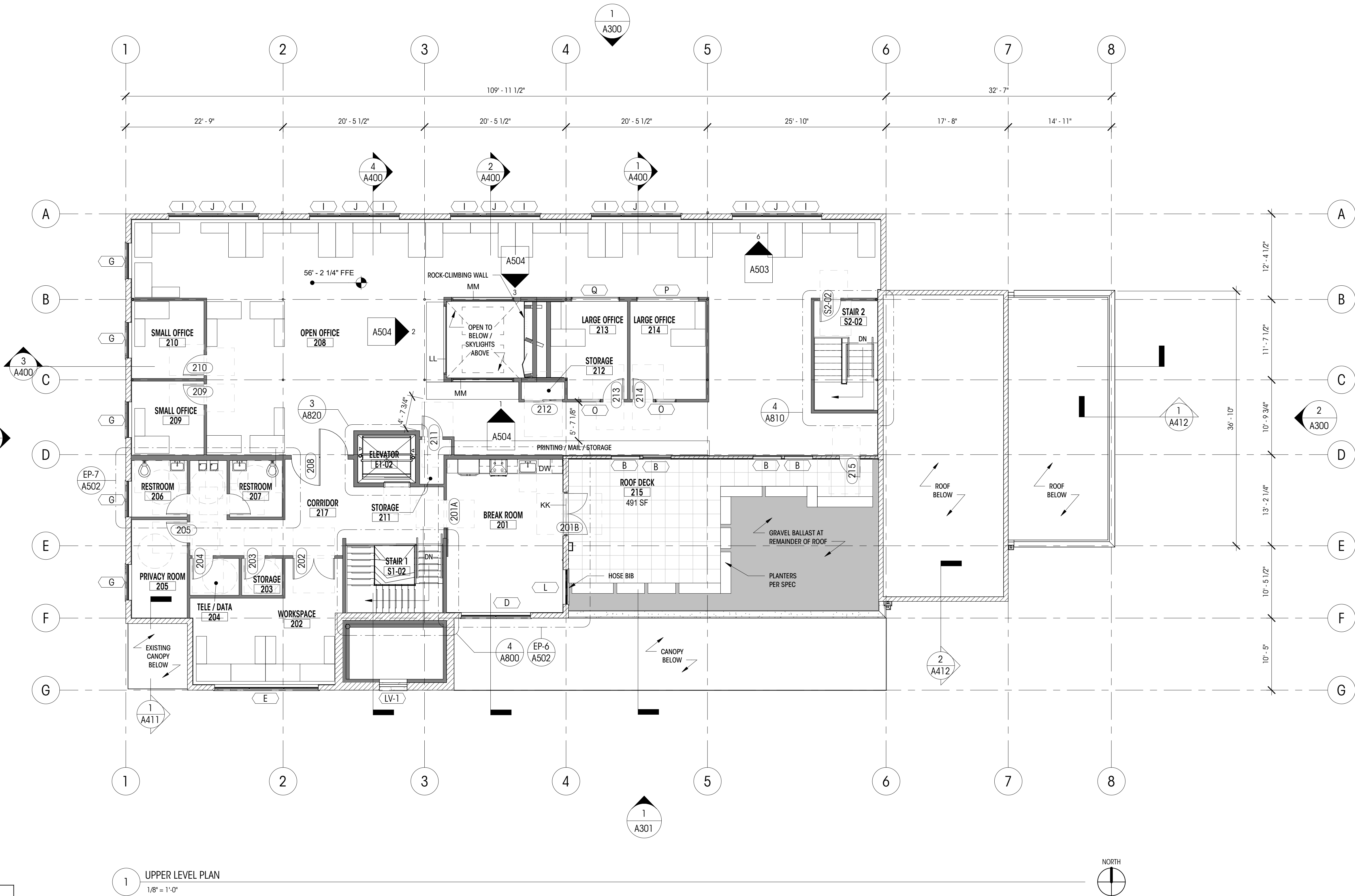
NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXTERIOR FACE OF WALL.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FRAMING OR CONCRETE, U.N.O.
3. CONTRACTOR TO ROUGH IN ALL DASHED PLUMBING. FINAL CASEWORK AND FINISH SCOPE TBD.
4. FLOOR, CEILING, AND WALL ASSEMBLIES ARE LISTED ON SHEETS A700.
5. ALL WALLS ARE TYPE W6a U.N.O. REFERENCE ENLARGED PLANS FOR WALLS NOT TAGGED ON OVERALL PLAN.
6. MECHANICAL EQUIPMENT IS UNDER A SEPARATE PERMIT.
7. ELECTRIC CHARGING CAR STATIONS TBD AND PER ELECTRICAL.
8. SEE STRUCTURAL PLANS FOR LOCATIONS OF ALL COLUMNS AND SHEAR WALLS.
9. CONTRACTOR TO COORDINATE ALL MECHANICAL AND PLUMBING PENETRATIONS.
10. CONTRACTOR TO COORDINATE ROUGH OPENINGS FOR DOORS, WINDOWS AND LOUVERS.
11. EXISTING ROOF SLOPES AND DRAINAGE SHOWN. FINAL ROOF DRAINAGE TBD PER COORDINATION WITH SDCI.

LEGEND

200A	WINDOW ID	 EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM
100A	DOOR ID		
100A	FINISH ID		
	NEW WALL		
	WALL TO REMAIN		
0			GRIDLINE
			AREA OF NEW ADDITION





NOTES

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LEGEND

200A	WINDOW ID	EL= 148.5' (+0'-0")	ELEVATION DATUM
100A	DOOR ID	MAIN LEVEL FIN. FLR.	
100A	FINISH ID	0	GRIDLINE
	NEW WALL		AREA OF NEW ADDITION
	WALL TO REMAIN		

6305 NE / 4th St Seattle 98115

00% DD SET

DATE: 03/29/21

SHEET SIZE: D (24X36)

REVISIONS

NO: DATE:

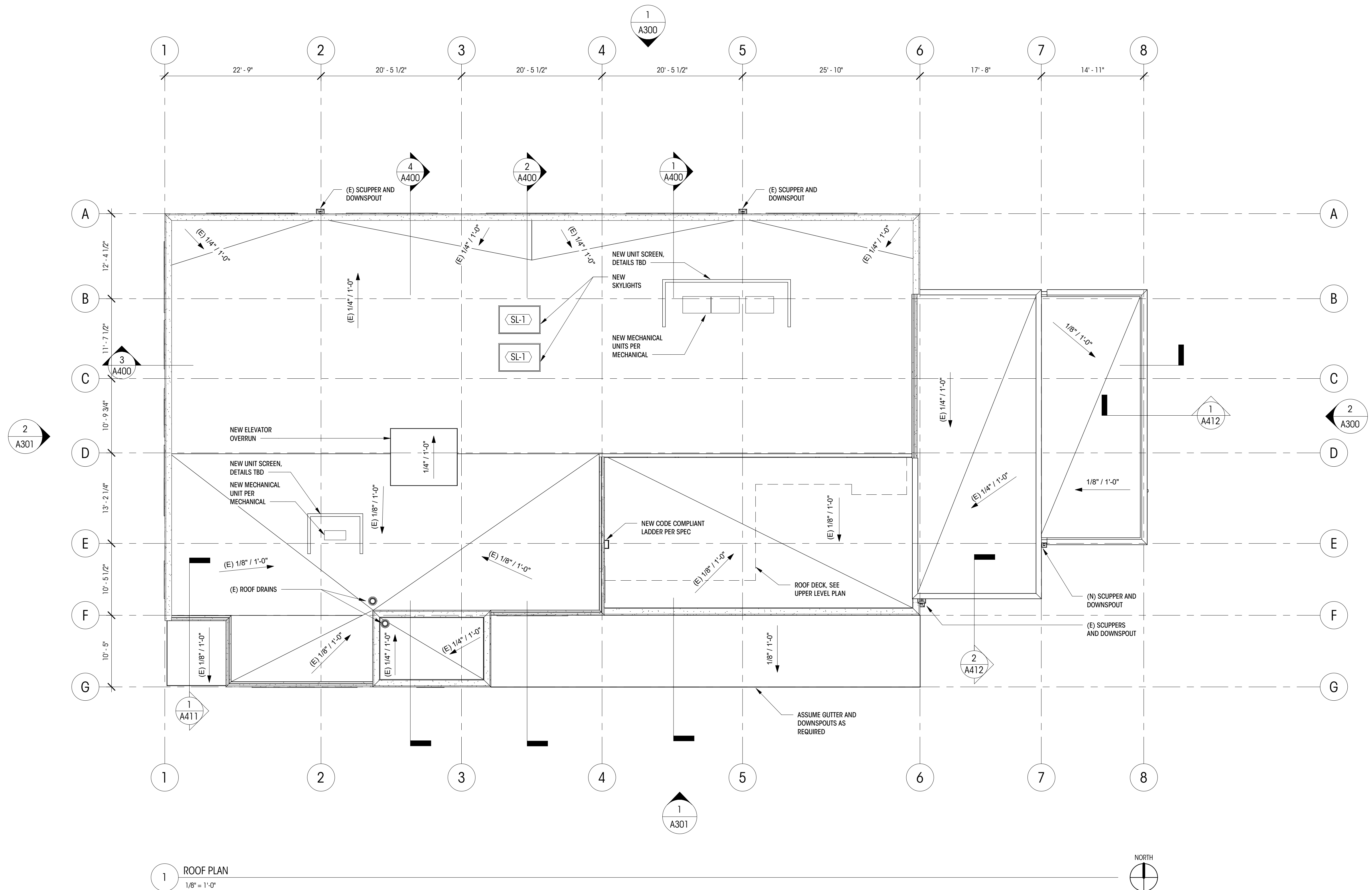
RAWN BY: DD

CHECKED BY: KM

DOOF PLAN

SCALE:	As indicated
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A203



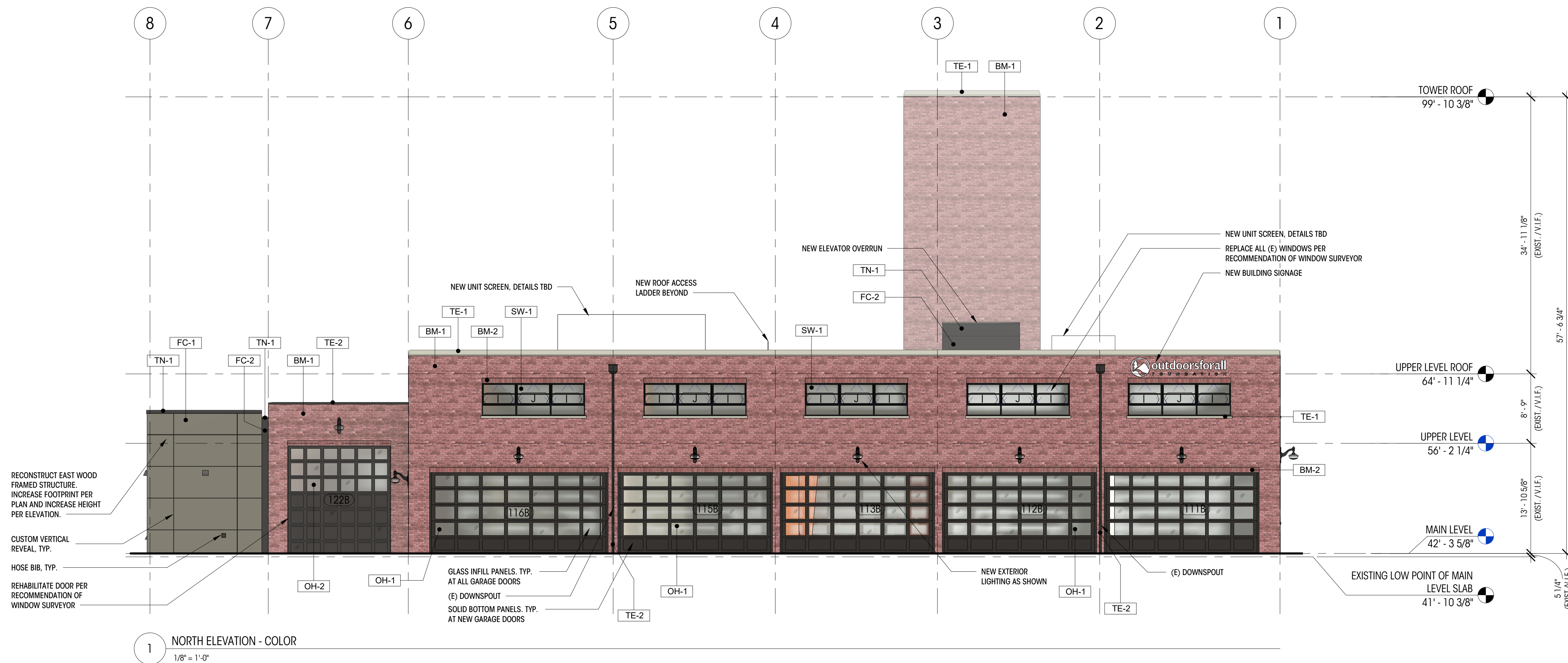
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LEGEND

200A WINDOW ID

0 — — — — GRIDLINE

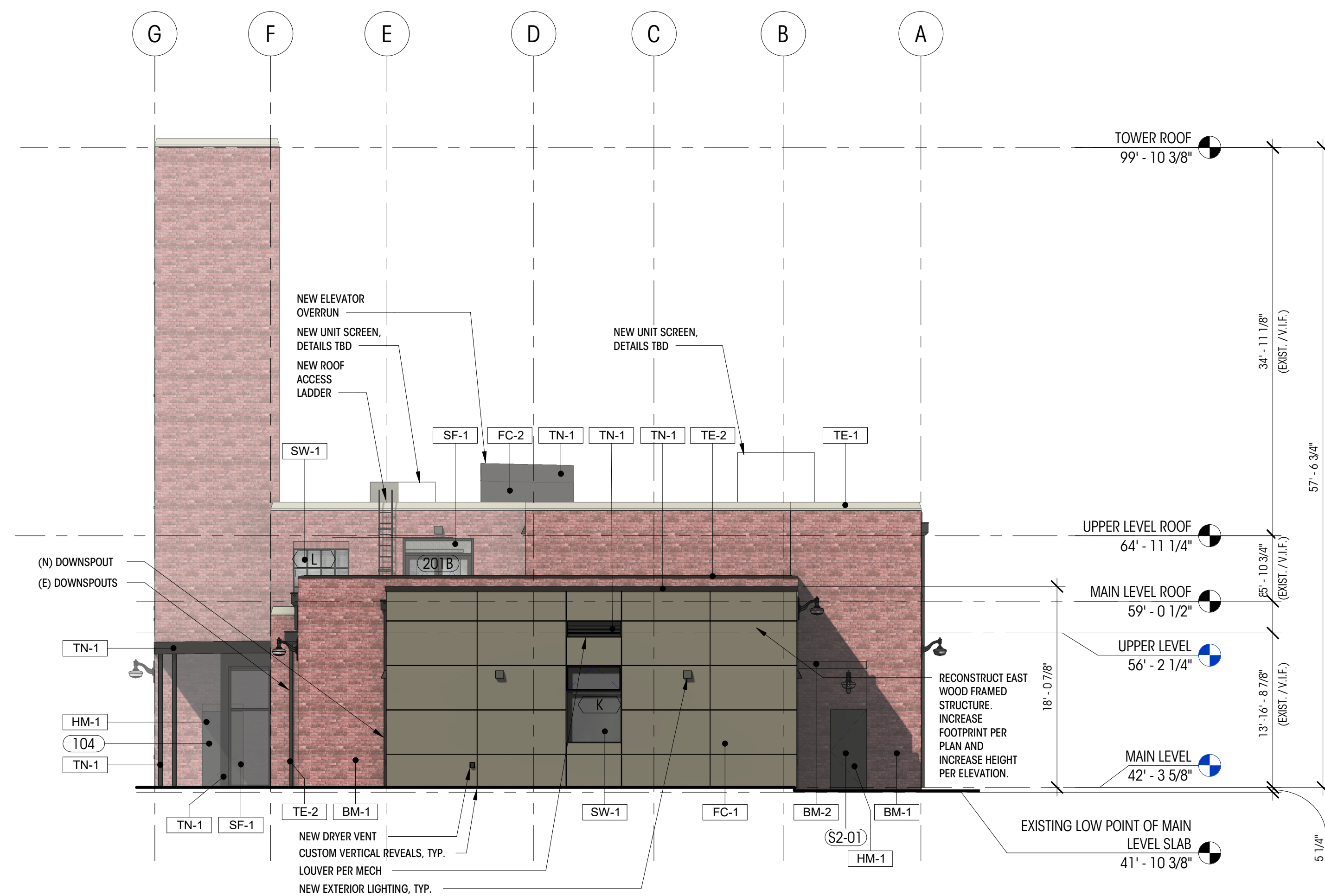


MATERIAL LEGEND

BM-1	EXISTING BRICK MASONRY TO REMAIN
BM-2	EXISTING BRICK MASONRY SOLDIER COURSE HEADER TO REMAIN
FC-1	NEW FIBER CEMENT SIDING
FC-2	NEW FIBER CEMENT SIDING
HM-1	NEW HOLLOW METAL DOOR
OH-1	NEW ALUMINUM OVERHEAD DOOR
OH-2	EXISTING REHABILITATED OVERHEAD DOOR
SF-1	NEW ALUMINUM STOREFRONT
SW-1	NEW STEEL FRAMED WINDOW
TE-1	EXISTING STONE TRIM TO REMAIN
TE-2	EXISTING METAL TRIM TO BE RE-PAINTED
TN-1	NEW METAL TRIM

GENERAL ELEVATION NOTES

- ALL ENVIRONMENTAL AIR EXHAUST OUTLETS SHALL BE A MINIMUM OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING PER SMC 501.3.1.
- REFER TO SHEETS G004, A600 AND A601 FOR U-VALUE, SHGC, ADDITIONAL ENERGY REQUIREMENTS, INCLUDING ENERGY EFFICIENCY OPTIONS AND HEATING SYSTEM.
- JOINTS SHOWN ON ELEVATIONS ARE REVEALS, UNLESS NOTED OTHERWISE OR DETAILED.
- SEE COLOR ELEVATIONS ON SHEETS A310 AND A311.
- ALL EXTERIOR MASONRY TO BE INSPECTED AND REPAIRED AS FOLLOWS:
SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE ALL LOOSE MASONRY UNIT; CHECK FOR LOOSE FACING BRICK VENEERS, TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES, AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. CONTRACTOR TO PROVIDE THE STRUCTURAL ENGINEER WITH THE RESULTS OF THE INSPECTION.



DOOR SCHEDULE

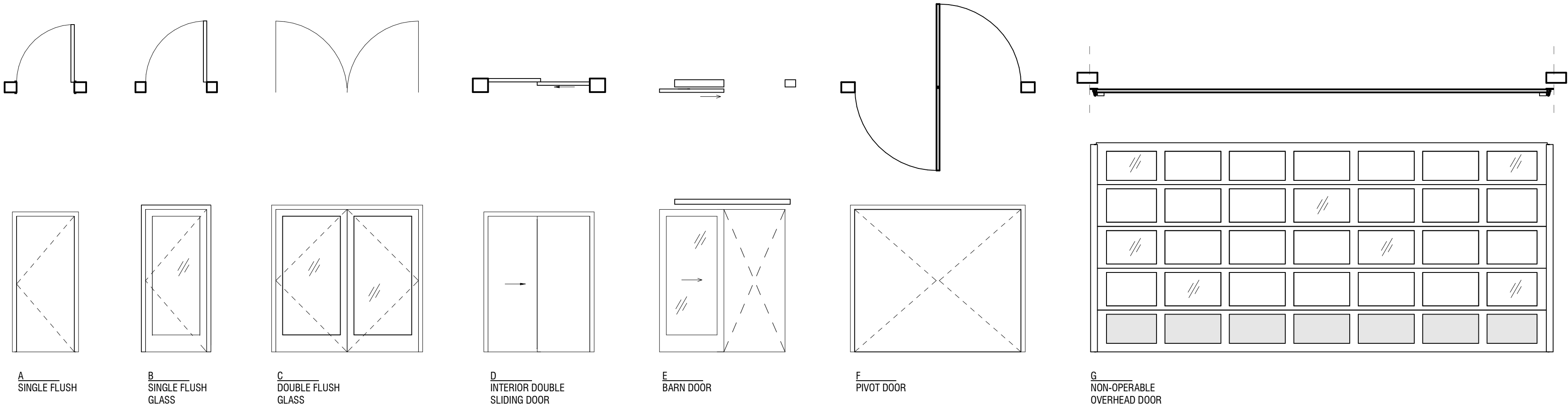
PLAN ID	ROOM	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	WIDTH (ft.)	HEIGHT (ft.)	AREA (sf.)	U VALUE	UA	CLOSER	PANIC HW	CARD READER	NOTES
101A	VESTIBULE	C				6' - 0"	6' - 10 3/4"	41 SF			●	●	●	2
101B	VESTIBULE	C				6' - 0"	6' - 10 3/4"	41 SF			●	●		2
104	UNCONDITIONED STORAGE	A				3' - 0"	7' - 0"	26 SF						
105	SENSORY	B				3' - 0"	6' - 10"	21 SF						2
106	ELEV. MACHINE	A				3' - 6"	7' - 0"	25 SF						
107	MECHANICAL / SPRINKLER RISER	A				3' - 3"	7' - 0"	23 SF						
108	RESTROOM	A				3' - 0"	7' - 0"	21 SF			●			
109	ELECTRICAL	A				3' - 3"	7' - 0"	23 SF						
110	RESTROOM	A				3' - 0"	7' - 0"	21 SF			●			
111A	EXERCISE ROOM 1	C				5' - 7"	7' - 0"	39 SF						2
111B	EXERCISE ROOM 1	H				19' - 1 1/4"	10' - 3 1/4"	196 SF						1 / 2
112A	EXERCISE ROOM 2	C				5' - 7"	7' - 0"	39 SF						2
112B	EXERCISE ROOM 2	H				19' - 1 1/4"	10' - 3 1/4"	196 SF						1 / 2
113A	EXERCISE ROOM 3	B				3' - 0"	7' - 0"	21 SF			●			2
113B	EXERCISE ROOM 3	H				19' - 1 1/4"	10' - 3 1/4"	196 SF						1 / 2
115A	EXERCISE ROOM 4	C				5' - 7"	6' - 11 7/8"	39 SF						2
115B	EXERCISE ROOM 4	H				19' - 1 1/4"	10' - 3 1/4"	196 SF						1 / 2
116A	EXERCISE ROOM 5	C				5' - 7"	6' - 11 7/8"	39 SF						2
116B	EXERCISE ROOM 5	G				22' - 1 3/4"	10' - 3 1/4"	227 SF						1 / 2
117	STORAGE	D				6' - 0"	6' - 8"	40 SF						
119	STORAGE	A				3' - 0"	7' - 0"	21 SF						
120	ACC WORKSHOP	E				4' - 0"	7' - 0"	28 SF						2
121A	TRAINING ROOM	C				6' - 0"	6' - 10 3/4"	41 SF						2
121B	TRAINING ROOM	E				4' - 0"	7' - 0"	28 SF						2
122A	ADAPTIVE CYCLING CENTER	C				4' - 6 3/4"	6' - 10 3/4"	31 SF						2
122B	ADAPTIVE CYCLING CENTER	J				13' - 0"	14' - 0"	182 SF						2
123A	LAUNDRY	A				3' - 6 1/2"	6' - 9 1/8"	24 SF						
123B	LAUNDRY	A				3' - 0"	7' - 0"	21 SF						
201A	BREAK ROOM	E				4' - 0"	7' - 0"	28 SF						2
201B	BREAK ROOM	C				5' - 11"	6' - 11 3/4"	41 SF					●	2
202	WORKSPACE	C				6' - 0"	6' - 8"	40 SF						2
203	STORAGE	A				3' - 0"	7' - 0"	21 SF						
204	TELE / DATA	A				3' - 0"	7' - 0"	21 SF						
205	PRIVACY ROOM	A				3' - 0"	7' - 0"	21 SF						
206	RESTROOM	A				3' - 0"	7' - 0"	21 SF			●			
207	RESTROOM	A				3' - 0"	7' - 0"	21 SF			●			
208	OPEN OFFICE	F				8' - 2"	7' - 0"	57 SF					●	
209	SMALL OFFICE	B				3' - 0"	7' - 0"	21 SF					●	2
210	SMALL OFFICE	B				3' - 0"	7' - 0"	21 SF						2
211	STORAGE	A				3' - 0"	7' - 0"	21 SF						
212	STORAGE	D				5' - 6"	6' - 8"	37 SF						
213	LARGE OFFICE	B				3' - 0"	7' - 0"	21 SF						2
214	LARGE OFFICE	B				3' - 0"	7' - 0"	21 SF						2
215	ROOF DECK	A				3' - 0"	7' - 0"	21 SF					●	
S2-01	STAIR 2	A				3' - 3"	7' - 5 1/4"	24 SF			●	●		
S2-02	STAIR 2	A				3' - 0"	7' - 0"	21 SF			●	●		

GENERAL DOOR NOTES:

- ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR.
- CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH ARCHITECT BEFORE ORDERING.
- ALL NEW DOORS TO BE NFRC CERTIFIED
- REFER TO SHEET G004 FOR U-FACTOR & SHGC REQUIREMENTS FOR EXTERIOR ENVELOPE DOORS. UNO OPAQUE DOORS TO MEET SEATTLE ENERGY CODE MIN. U-VALUES PER SEC C402.3.1 & C402.2.7 & TABLE C402.2. SWINGING DOORS WITH LESS THAN 50% GLASS AREA TO BE MIN. U-0.37.
- UNO - GLAZING IN EXTERIOR ENVELOPE DOORS THAT EXCEED 50% OF THE DOOR AREA ARE TO MEET MIN. GLAZING U-VALUES & SHGC FACTORS FOR SEATTLE ENERGY CODE FENESTRATION C402.3. REFER TO THE ENERGY SHEET G004.
- REFER TO PLANS AND TAGS FOR LOCATION AND OPERATION.
- ALL ELEVATIONS ARE FROM THE EXTERIOR.
- SILL, JAMB AND HEAD DETAILS ON SHEET A720.
- ALL DOORS TO BE SOLID-CORE WOOD VENEER FLAT PANELS UNO
- TEMPERED GLASS / SAFETY GLAZING AS REQUIRED AT ALL DOORS PER SBC 2406

SPECIFIC NOTES

1. MOTOR ASSUMED TO BE MOUNTED IN CENTER MOUNT / JACKSHAFT ORIENTATION AND TYPE RSX OR RHX PER OVERHEAD DOOR.
2. *** DENOTES SAFETY GLAZING ON ELEVATIONS (ALL DOORS TO BE LABELED)



ARCH - DOOR TYPES

1/4" = 1'-0"

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DOOR SCHEDULE

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

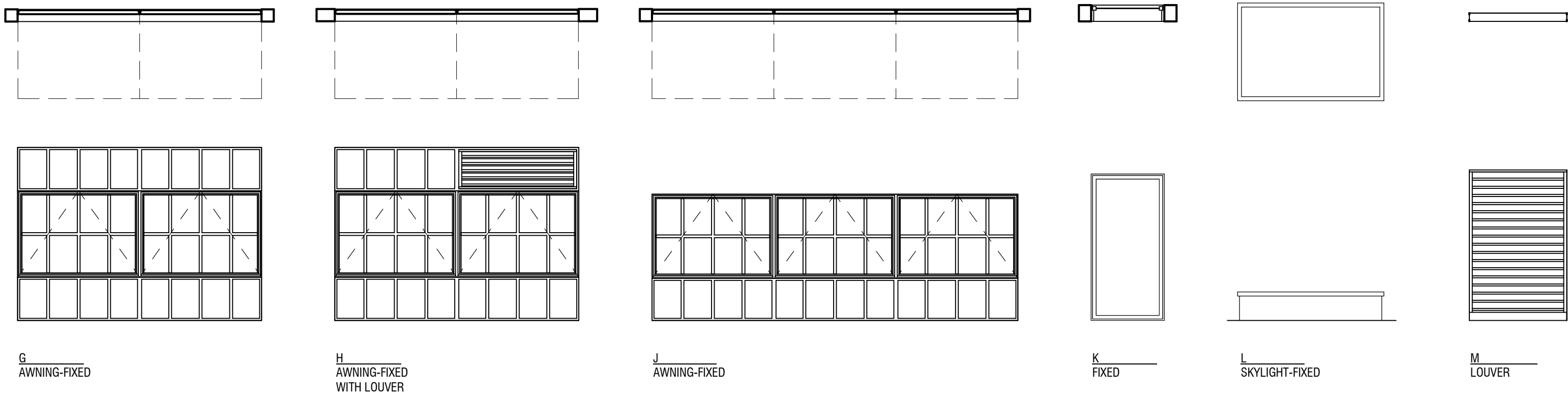
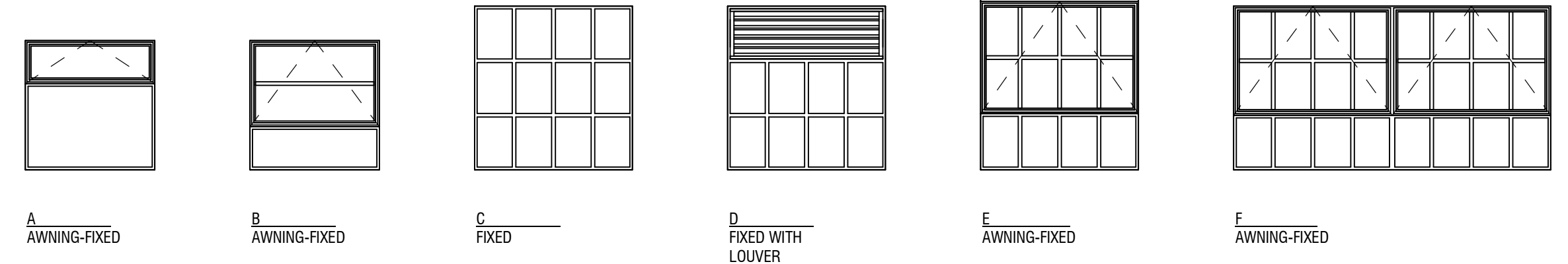
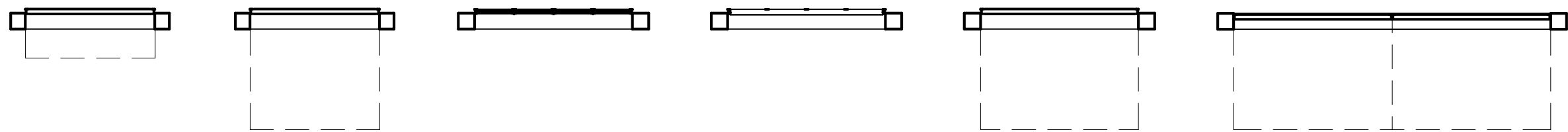
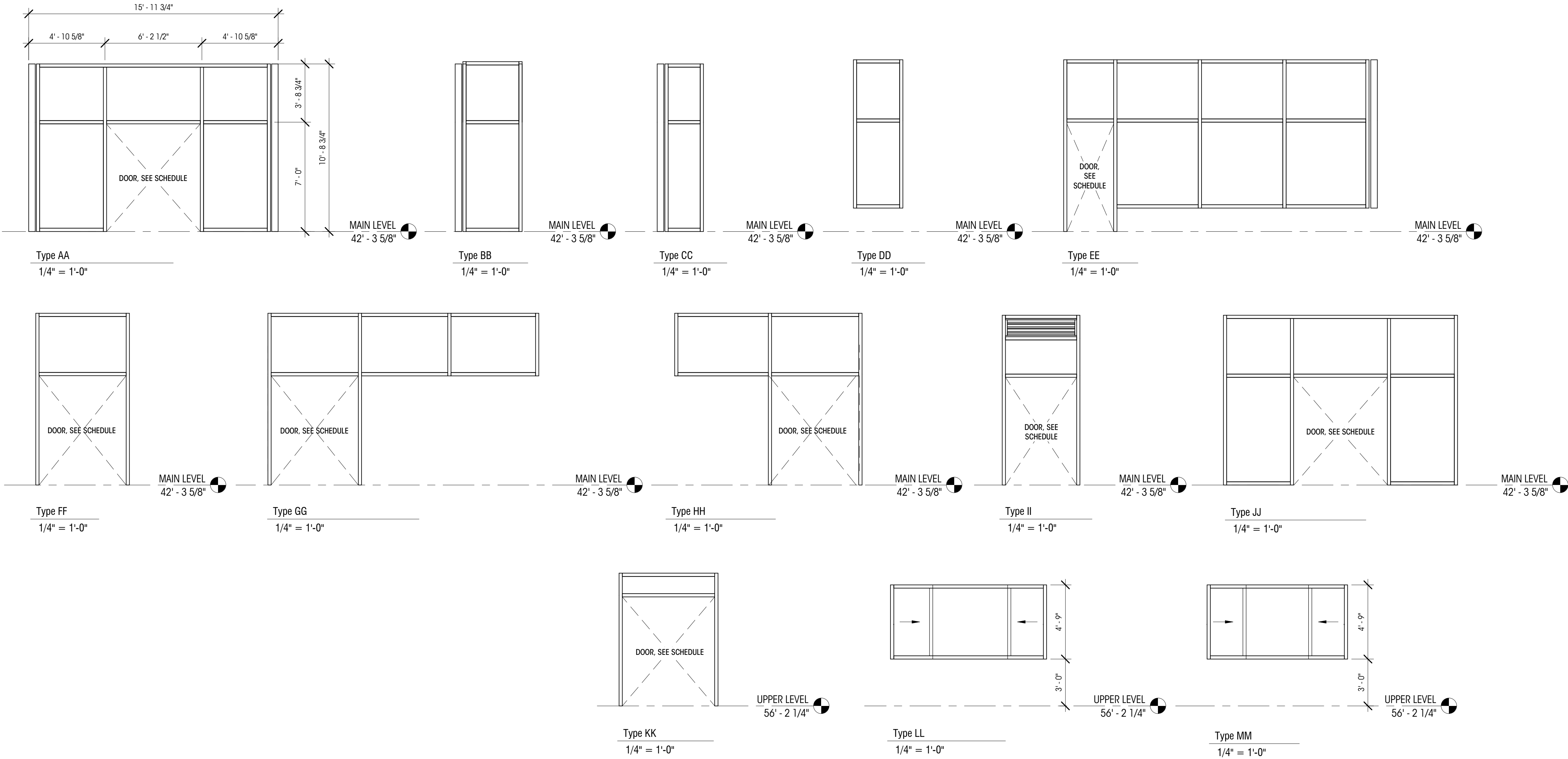
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WINDOW SCHEDULE

PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	UNIT AREA (sf)	U VALUE	UA
B	B	4' - 1"	4' - 1"	17 SF		
C	E	4' - 11 3/4"	7' - 1"	35 SF		
D	F	10' - 0"	5' - 2"	52 SF		
E	J	15' - 0"	5' - 2"	78 SF		
F	D	4' - 11 3/4"	5' - 2"	26 SF		
G	B	5' - 2"	4' - 1"	21 SF		
H		10' - 0"	7' - 1"	71 SF		
I	B	4' - 3 3/4"	4' - 1"	18 SF		
J	B	4' - 4"	4' - 1"	18 SF		
K	A	5' - 0"	7' - 0"	35 SF		
L	C	5' - 0"	5' - 2"	26 SF		
LV-1	M	4' - 0"	6' - 2"	8 SF		
LV-2	M	5' - 0"	1' - 6"	18 SF		
O	K	3' - 0"	6' - 0"	18 SF		
P	K	9' - 0"	2' - 0"	18 SF		
Q	K	7' - 0"	2' - 0"	14 SF		
R	E	5' - 0 3/4"	7' - 1"	36 SF		
SL-1	L	6' - 0"	4' - 0"	24 SF		

- GENERAL WINDOW NOTES:
- ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR.
 - CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH ARCHITECT BEFORE ORDERING.
 - ALL NEW WINDOWS TO BE NFRC CERTIFIED.
 - REFER TO SHEET G004 FOR NFRC U FACTOR AND SHGC VALUES.
 - REFER TO PLANS AND TAGS FOR LOCATION AND OPERATION.
 - ALL ELEVATIONS ARE FROM THE EXTERIOR.
 - SILL, JAMB AND HEAD DETAILS ON SHEET A721.
 - PROVIDE ETCHED PRIVACY GLAZING AT RESTROOMS PER ELEVATIONS AND SPEC.
 - PER SBC 2406, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL NEEDS TO BE TEMPERED GLASS / SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS:
 - GLAZING IN DOORS
 - GLAZING ADJACENT TO DOORS WITHIN 24" AND LESS THAN 60" A.F.F
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHING 36", MEASURE HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO STAIRWAYS AND RAMPS
 - GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING
 - *** DENOTES SAFETY GLAZING ON ELEVATIONS (EXACT LOCATIONS TBD)



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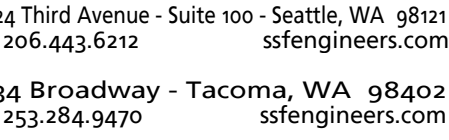
WINDOW SCHEDULE

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

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AWN:	SJB/ABH
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CHITECT:
randt Design Group
5 Bell St, Unit 1
Seattle, WA 98121
H 206.239.0850

EET TITLE:

SCALE: $1/8" = 1'-0"$

March 29, 2021

OBJECT NO: 01519-2020-06

EET NO:

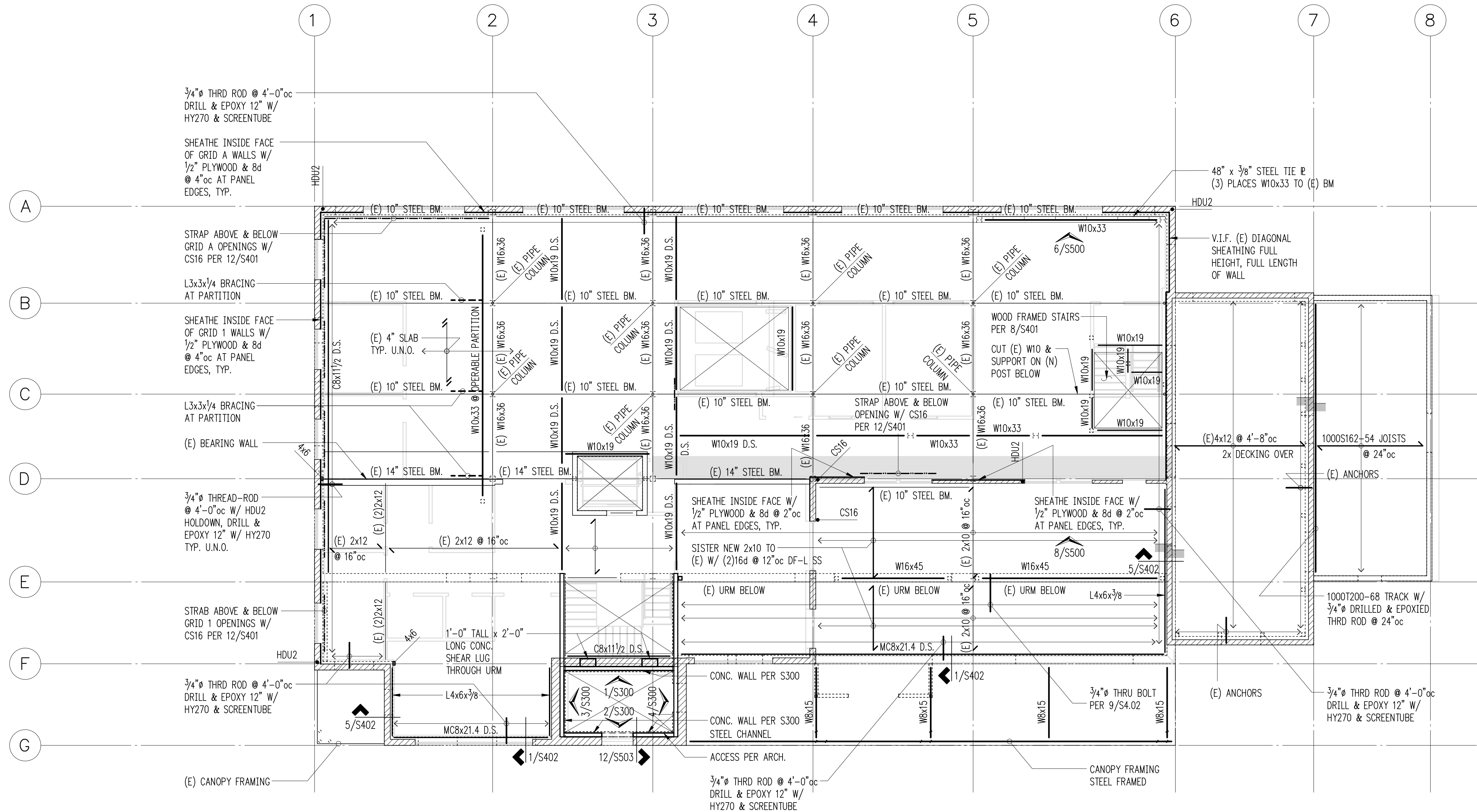
Legend **Foundation Plan** 
Scale: 1/8"=1'-0"

Pile Schedule									
MARK	SIZE	REINFORCING	P _c	P _t	Lbond	L _y	TOP Ø	BOTT Ø	
P1-P4	5/2" Ø	#11 ASTM 615	50K	-40K	20'	35'	5" x 5" x1' GR 50	6" x 6" x 8' GR 50	
P5-P6	5/2" Ø	#10	34K	-34K	15'	30'	5" x 5" x1' GR 50	6" x 6" x 8' GR 50	
P7-P10	5/2" Ø	#10	77K	-69K	30'	25'	5" x 5" x1' GR 50	6" x 6" x 8' GR 50	
P11-P12	5/2" Ø	#14	23K	-14K	10'	25'	5" x 5" x1' GR 50	6" x 6" x 8' GR 50	

Notes:

1. MICRO PILES API N80 PIPE. REINFORCING BAR DESIGNATED ASTM615 SHALL BE GRADE 75 COLD ROLLED
2. ALL LOADS ARE ALLOWABLE.
3. SEE 12/S302 FOR TYPICAL MICROPILE DETAIL.

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 6" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
3. AT NEW CONCRETE OVERLAY, PROVIDE #4 HOOKS DRILLED & EPOXIED W/
HY270 6' MIN. TO URM @ 4'-0" oc E.W.
4. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
5. SEE S300 FOR REINFORCEMENT PLACEMENT FOR SHOTCRETE WALLS.
6. ALL CONCRETE SHEARWALL REINFORCEMENT SHALL BE DEVELOPED AND SPLICED FOR FULL TENSION CAPACITY PER THE SCHEDULE OF 5/3301. EMBED FOOTING DOWELS PER TABLE I WHERE DEPTH AVAILABLE (HOOK PER TABLE III OTHERWISE). SPLICE ALL BARS PER TABLE II.
7. SEE 2/S302 FOR TYPICAL OPENING REINFORCING NOT OTHERWISE NOTED ON ELEVATIONS.
8. SEE 8/S301 FOR TYPICAL CORNER BAR ARRANGEMENT WHERE WALLS ABUT.
9. PROVIDE CORNER BARS PER 8/S301 AT ALL WALL AND FOOTING INTERSECTIONS.
10. SLAB ON GRADE SHALL BE 4" WITH #4 BARS @ 18" oc EACH WAY, BOTTOM OVER VAPOR BARRIER & COMPACTED STRUCTURAL FILL AS REQUIRED PER THE GEOTECHNICAL REPORT, SEE 4/S301 FOR DETAILS.
11. DOWEL NEW CONCRETE TO EXISTING CONCRETE PER GENERAL STRUCTURAL NOTES.
12. SEE 9/S301 FOR TYPICAL SLAB ON GRADE REPAIR.
13. SEE 20/S301 FOR TYPICAL SLAB ISOLATION JOINT AT STEEL COLUMNS.
14. SEE 11/S301 FOR TYPICAL CONCRETE WALL AT PIPE AND TRENCH LOCATIONS.
15. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- AT NEW CONCRETE OVERLAY, PROVIDE #4 HOOKS DRILLED & EPOXIED W/ HY270 6" MIN. TO URM @ 4'-0"oc E.W.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) 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%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- SEE S300 FOR REINFORCEMENT PLACEMENT FOR SHOTCRETE WALLS.
- ALL CONCRETE SHEARWALL REINFORCEMENT SHALL BE DEVELOPED AND SPLICED FOR FULL TENSION CAPACITY PER THE SCHEDULE OF 5/S301. EMBED FOOTING DOWELS PER TABLE I WHERE DEPTH AVAILABLE (HOOK PER TABLE III OTHERWISE). SPLICE ALL BARS PER TABLE II.
- SEE 2S/302 FOR TYPICAL OPENING REINFORCING NOT OTHERWISE NOTED ON ELEVATIONS.
- SEE 8/S301 FOR TYPICAL CORNER BAR ARRANGEMENT WHERE WALLS ABUT.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- EXISTING WALL
- STRUCTURAL WALL BELOW
- (E) STRUCTURAL WALL OR POST BELOW
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- EXISTING HEADER/BEAM

Upper Floor Framing Plan

Scale: 1/8" = 1'-0"



DRAWN:	SJB/ABH
DESIGN:	FR
CHECKED:	RGC
APPROVED:	DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
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Magnuson Park Building 18
6305 NE 74th St
Seattle, WA 98115

ARCHITECT:
Brandt Design Group
66 Bell St, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
Progress Set

SHEET TITLE:

Upper Floor Framing Plan

SCALE:
1/8" = 1'-0"
DATE:
March 29, 2021
PROJECT NO:
01519-2020-06
SHEET NO:

S201

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Magnuson Park Building 18
6305 NE 74th St
Seattle, WA 98115

ARCHITECT:
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66 Bell St, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:

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SHEET TITLE:

Roof
Framing Plan

SCALE:

1/8" = 1'-0"

DATE:

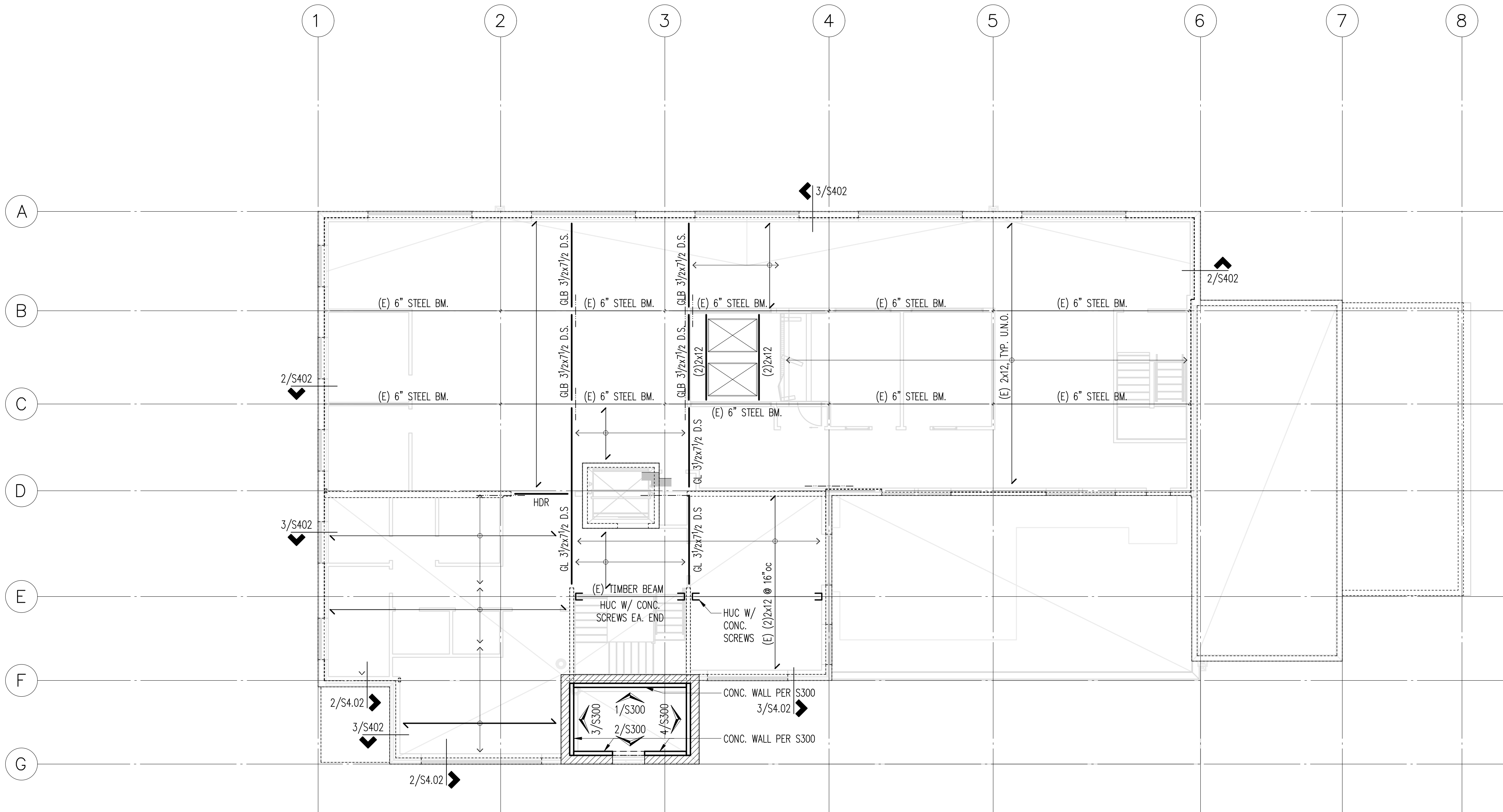
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PROJECT NO:

01519-2020-06

SHEET NO:

S202



Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- AT NEW CONCRETE OVERLAY, PROVIDE #4 HOOKS DRILLED & EPOXIED w/ HY270 6" MIN. TO URM @ 4'-0" oc E.W.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) 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%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- SEE S300 FOR REINFORCEMENT PLACEMENT FOR SHOTCRETE WALLS.
- ALL CONCRETE SHEARWALL REINFORCEMENT SHALL BE DEVELOPED AND SPLICED FOR FULL TENSION CAPACITY PER THE SCHEDULE OF 5/S301. EMBED FOOTING DOWELS PER TABLE I WHERE DEPTH AVAILABLE (HOOK PER TABLE III OTHERWISE). SPLICE ALL BARS PER TABLE II.
- SEE 2S/302 FOR TYPICAL OPENING REINFORCING NOT OTHERWISE NOTED ON ELEVATIONS.
- SEE 8/S301 FOR TYPICAL CORNER BAR ARRANGEMENT WHERE WALLS ABUT.
- PROVIDE CORNER BARS PER 8/S301 AT ALL WALL AND FOOTING INTERSECTIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

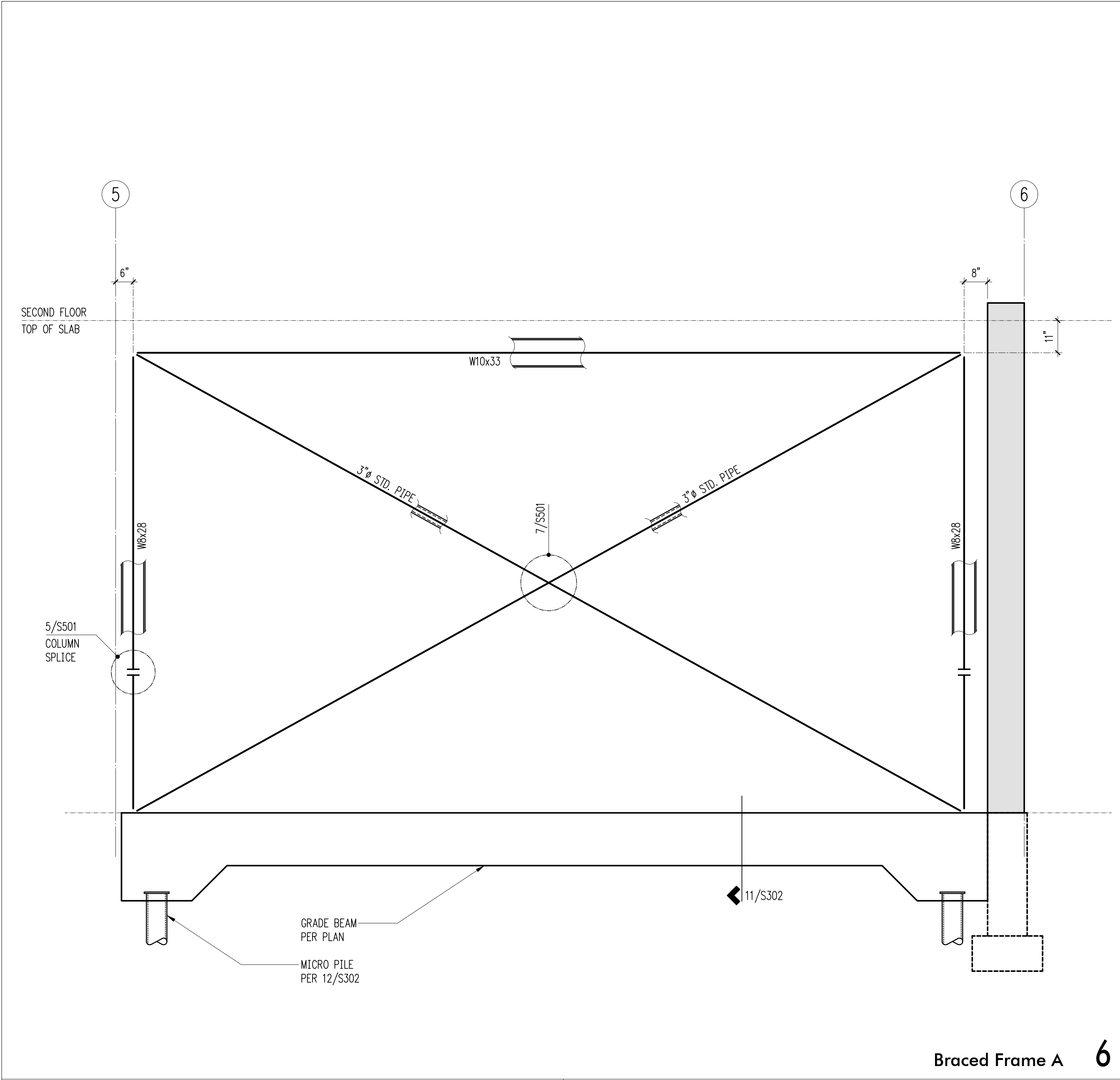
Legend

- STRUCTURAL WALL BELOW
- (E) STRUCTURAL WALL OR POST BELOW
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- EXISTING HEADER/BEAM

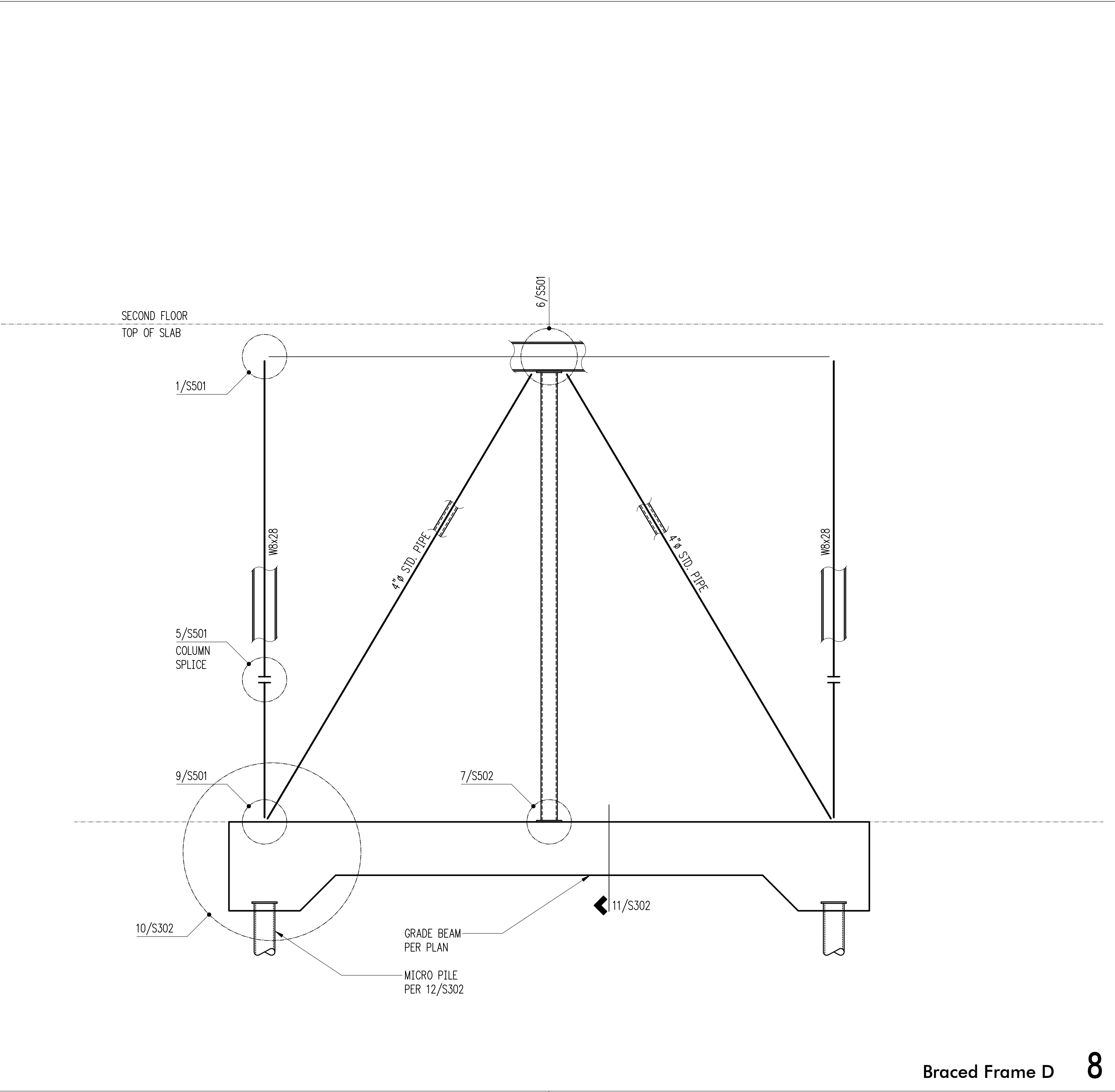
Roof Framing Plan

Scale: 1/8" = 1'-0"





Braced Frame A 6



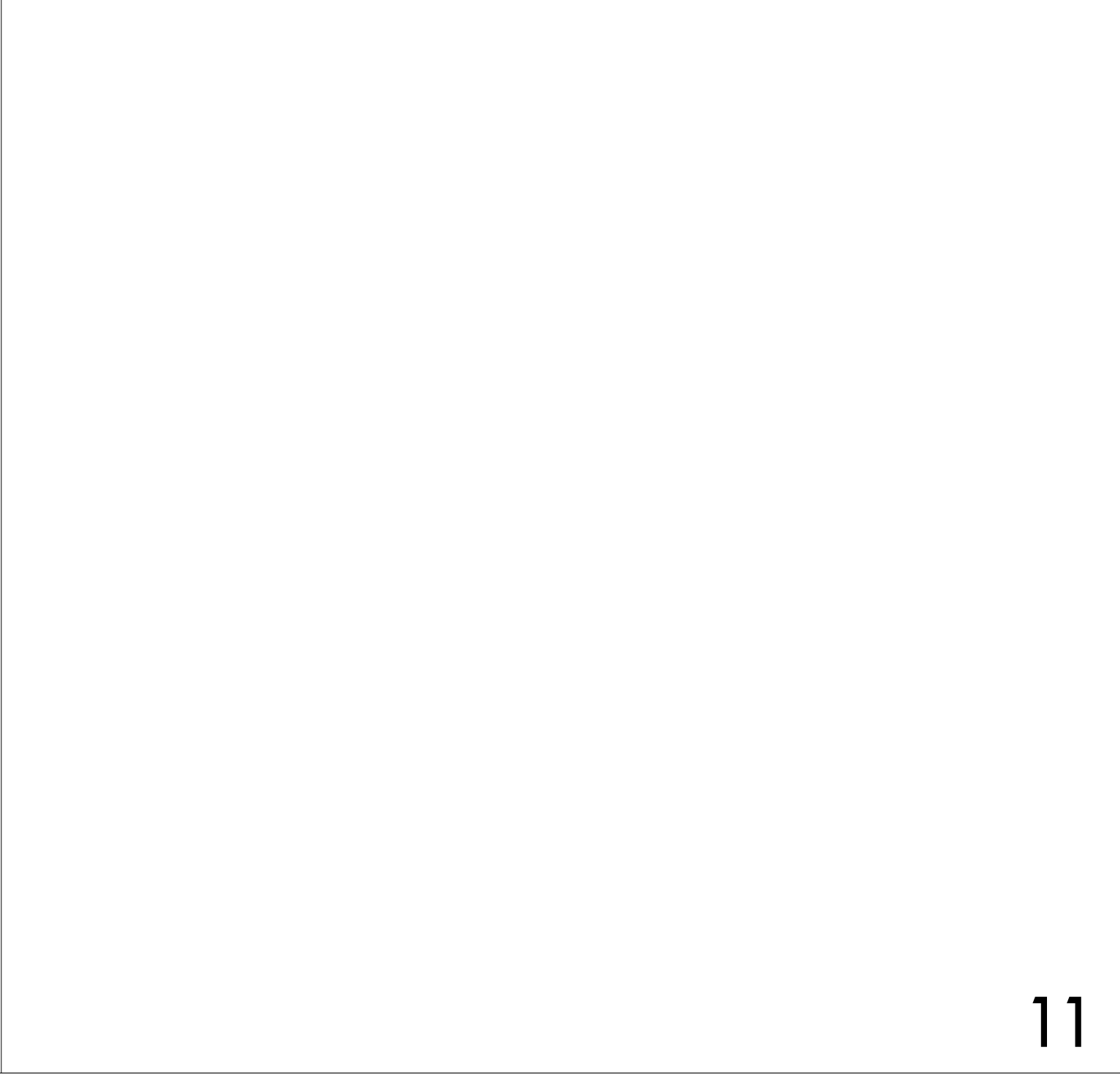
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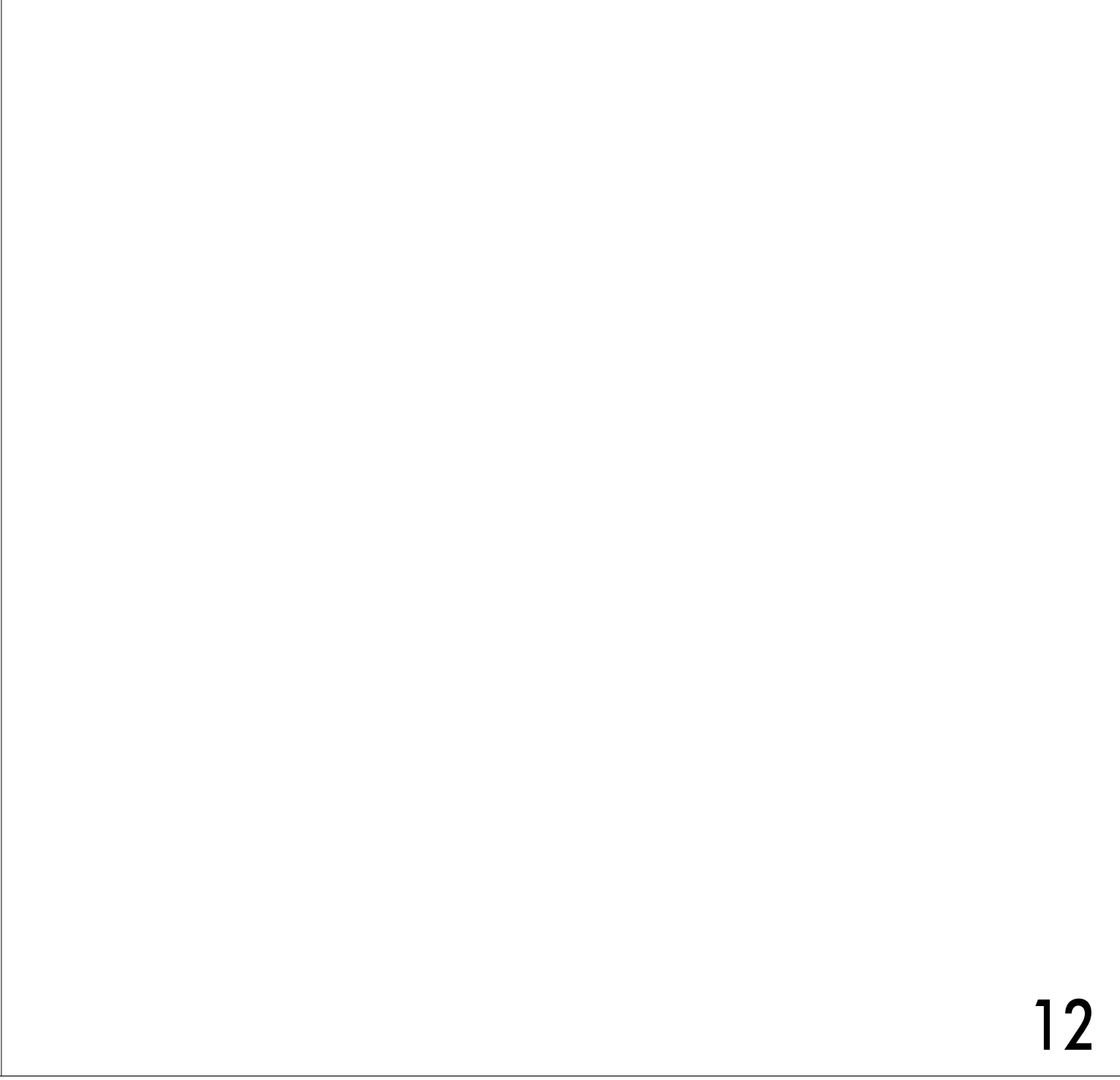
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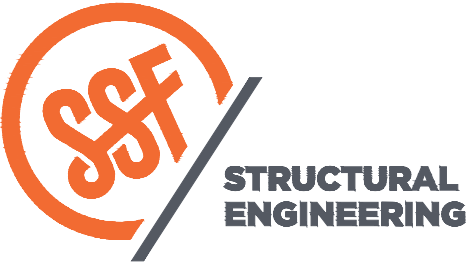
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11



12



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APPROVED:	DJS

REVISIONS:

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PROJECT TITLE:

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Magnuson Park Building 18
6305 NE 74th St
Seattle, WA 98115

ARCHITECT:

Brandt Design Group
66 Bell St, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:

Progress Set

SHEET TITLE:

Details

SCALE:

1/2" = 1'-0" U.N.O.

DATE:

March 29, 2021

PROJECT NO:

01519-2020-06

SHEET NO:

S500

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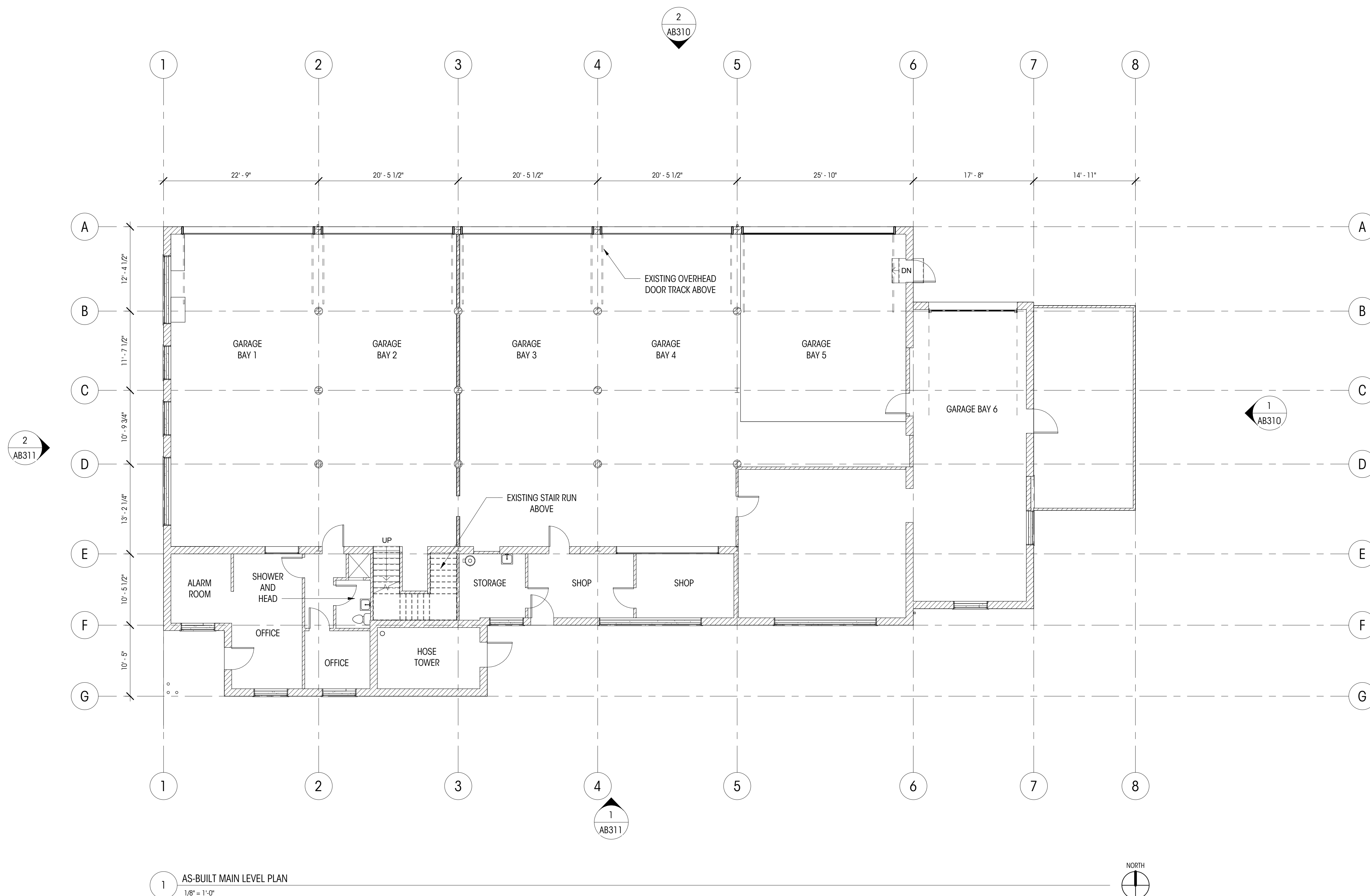
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PLAN

SCALE: As indicated

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STAMP SPACE

LEGEND

	EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM
	0	GRIDLINE
		EXISTING WALL

NOTES

- ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- LOCATION OF ALL TREES ARE ASSUMED, FOR EXACT LOCATION REFER TO SURVEY.
- ALL INFORMATION REGARDING TOPOGRAPHY IS ASSUMED FOR EXACT DIMENSION REFER TO SURVEY.
- BUILDING'S LOCATION ON SITE IS ASSUMED, FOR EXACT LOCATION REFER TO SURVEY.

OUTDOORS FOR ALL HQ

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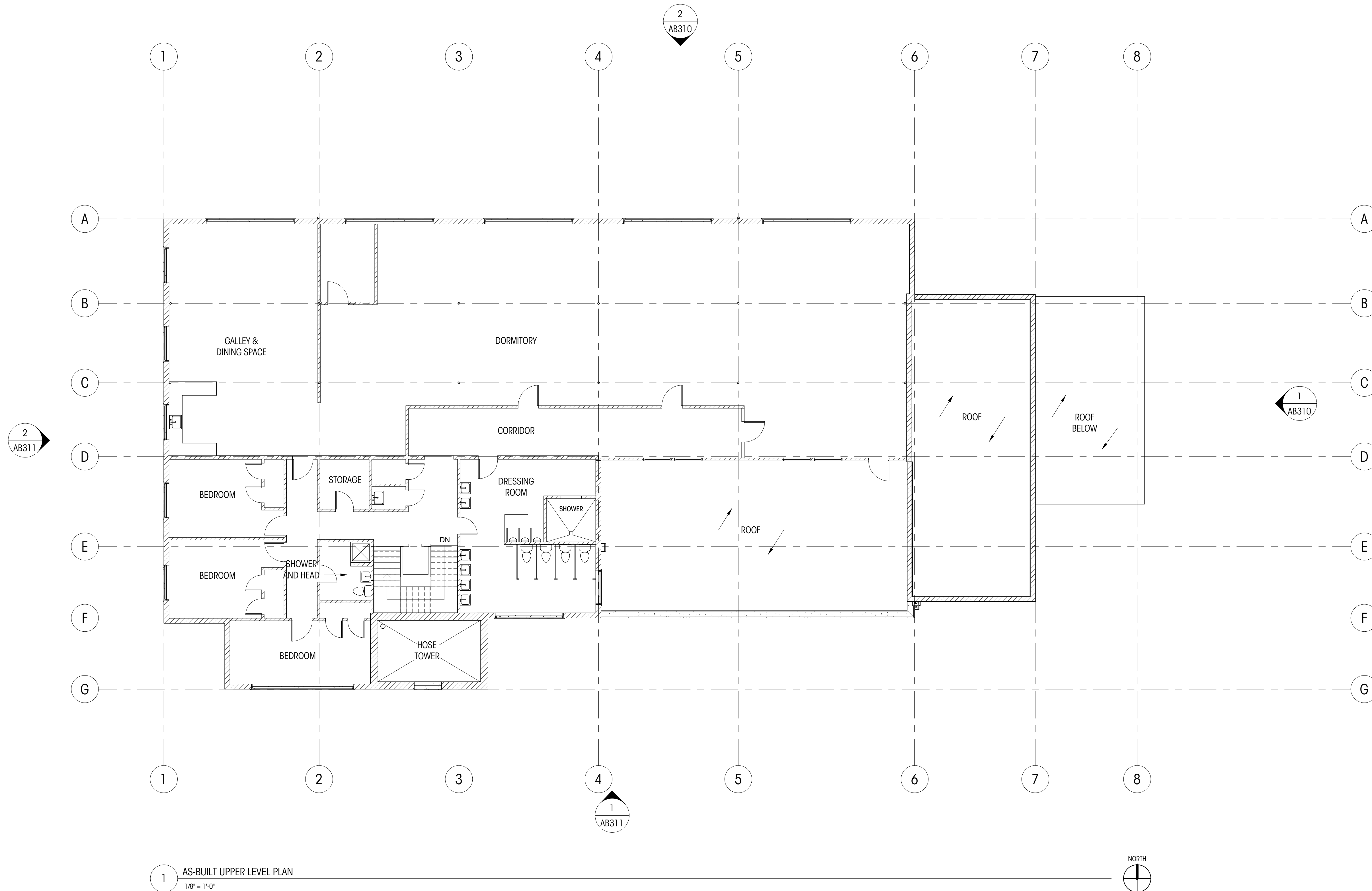
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CHECKED BY: KMAS-BUILT UPPER LEVEL
PLAN

SCALE: As indicated

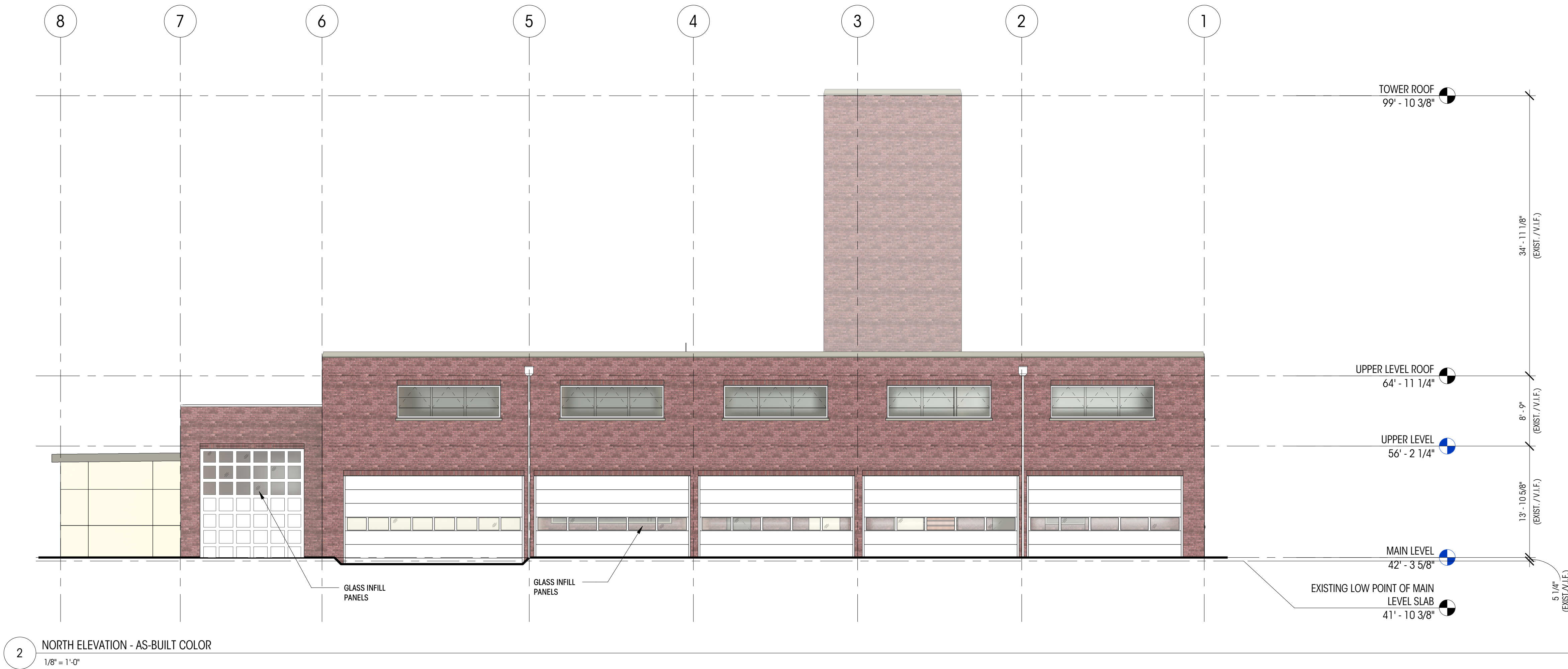
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LEGEND

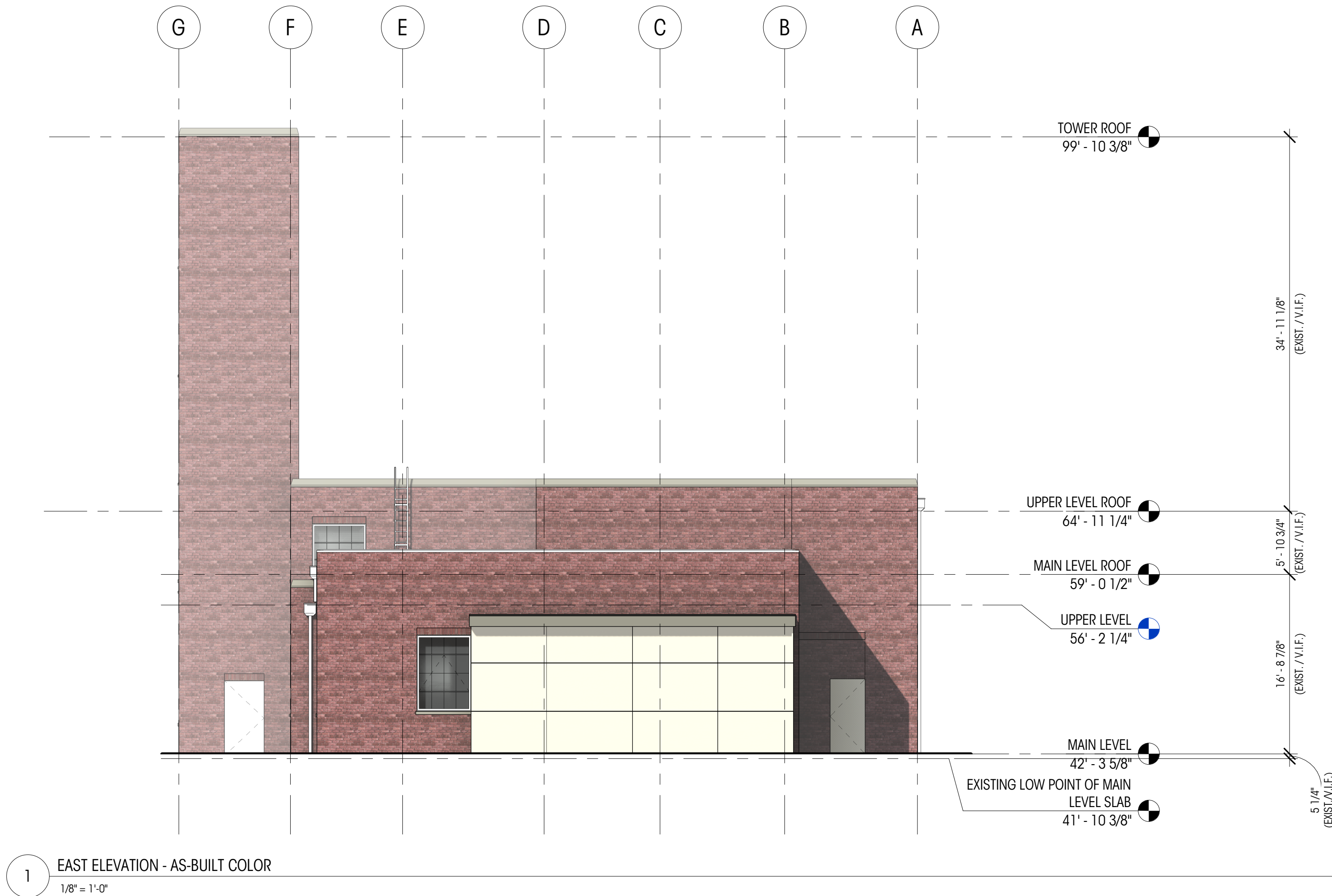
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	0	GRIDLINE
		EXISTING WALL

NOTES

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- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- LOCATION OF ALL TREES ARE ASSUMED, FOR EXACT LOCATION REFER TO SURVEY.
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- BUILDING'S LOCATION ON SITE IS ASSUMED, FOR EXACT LOCATION REFER TO SURVEY.



2 NORTH ELEVATION - AS-BUILT COLOR
1/8" = 1'-0"



1 EAST ELEVATION - AS-BUILT COLOR
1/8" = 1'-0"

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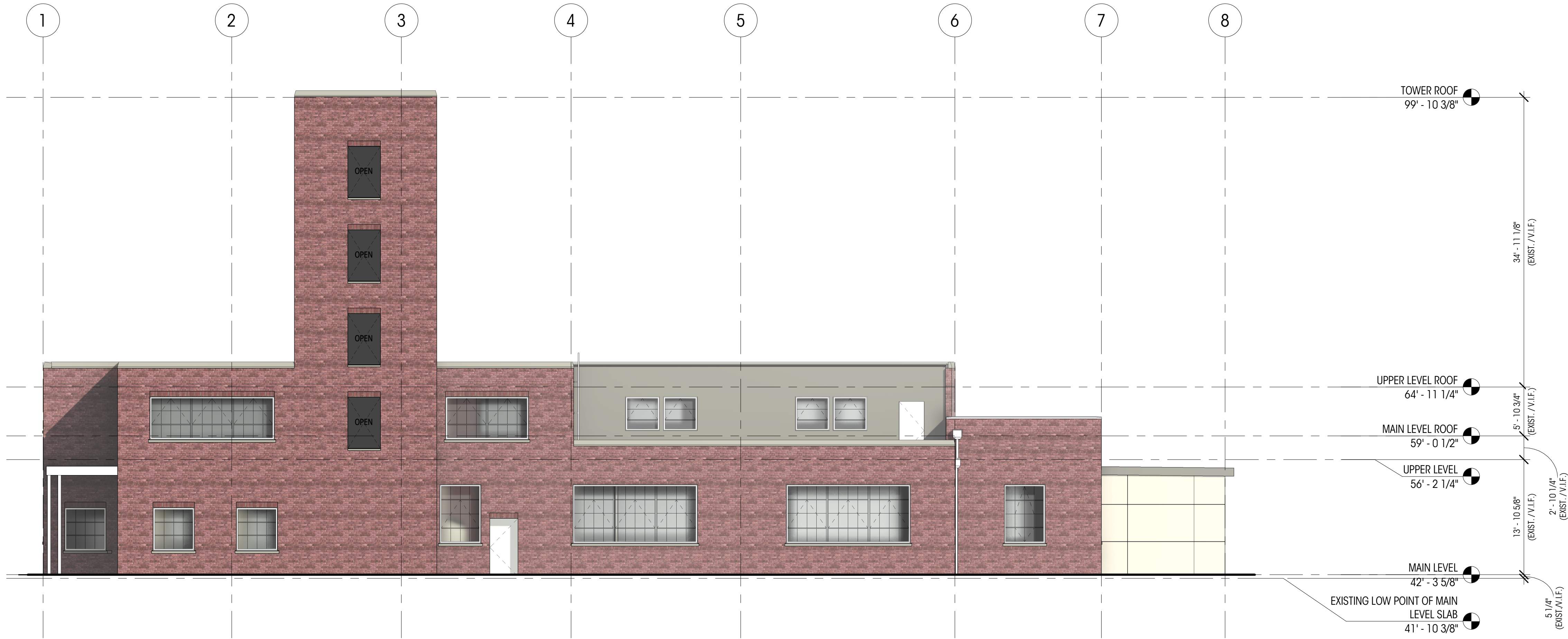
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AS-BUILT COLOR
EXTERIOR ELEVATIONS

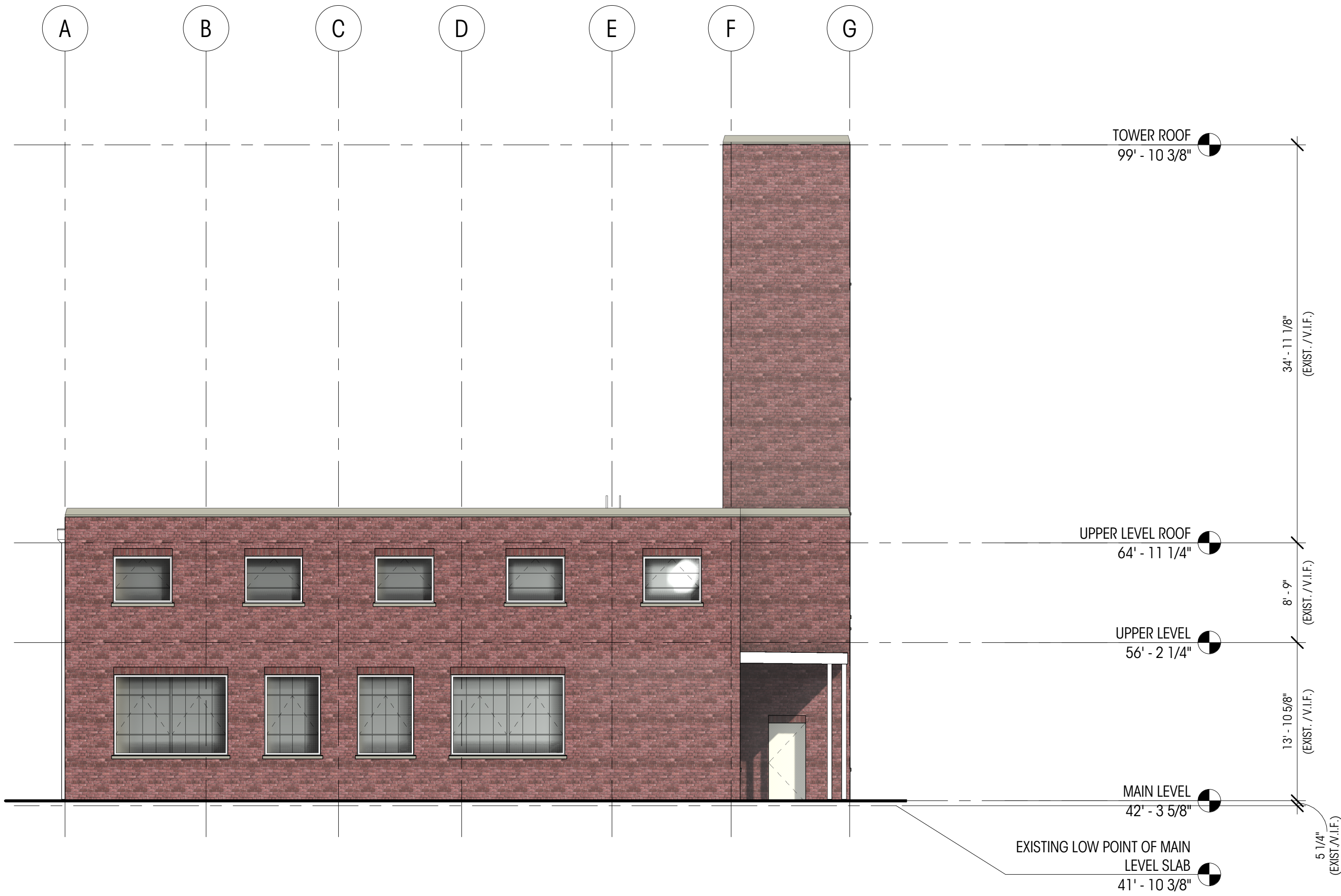
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1 SOUTH ELEVATION - AS-BUILT COLOR
1/8" = 1'-0"



2 WEST ELEVATION - AS-BUILT COLOR
1/8" = 1'-0"

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AS-BUILT COLOR
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

AB311

DEDICATED
APPROVAL
STAMP SPACE