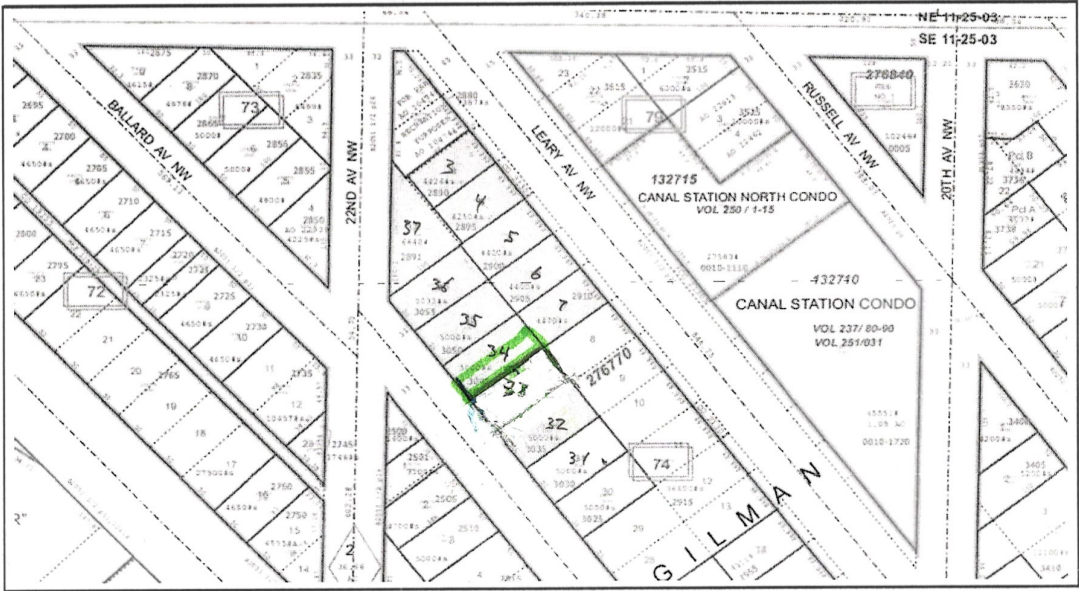


Applicant's Project Description:

Storefront entryway construction. This project will remove 1 existing storefront window and stem wall (Northern most window of 3 adjacent windows) located at 5340 Ballard Ave. NW. The design will be very similar to the recessed entryway located next door at 5344 Ballard Ave. The only difference will be that the proposed project at 5340 will not be an evenly tapered recessed entry like 5344 which is centered between 2 windows. The proposed entryway will sit flat against the northern most wall and will taper in on the south side of the new entry door. The building has an existing continuous lintel supporting the brick façade across the three large windows. As such, there are no load bearing structural concerns affecting demolition or framing plans.

The new recessed entry will include a new side stem wall, exterior tile, trim and windows to match the style, finishes and color of the existing building. Demolition of the existing concrete slab in the entry area will be necessary to allow for an ADA sloped entry. The sidewalk will remain untouched and there will be no other changes to the exterior of the building. The finished product will create no inconsistencies with the historic style of this building or neighboring businesses.



Plat Map



Aerial View

LEARY AVE
PARKING LOT

BALLARD
LANDMARK
BLDG.

← PARKING
LOT



90'

90'

HORSESHOE

SWEET
MICKEYS

5344

5340

PROPOSED
AREA OF
WORK

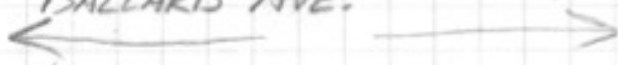


26'

26'

LANDMARK

BALLARD AVE.



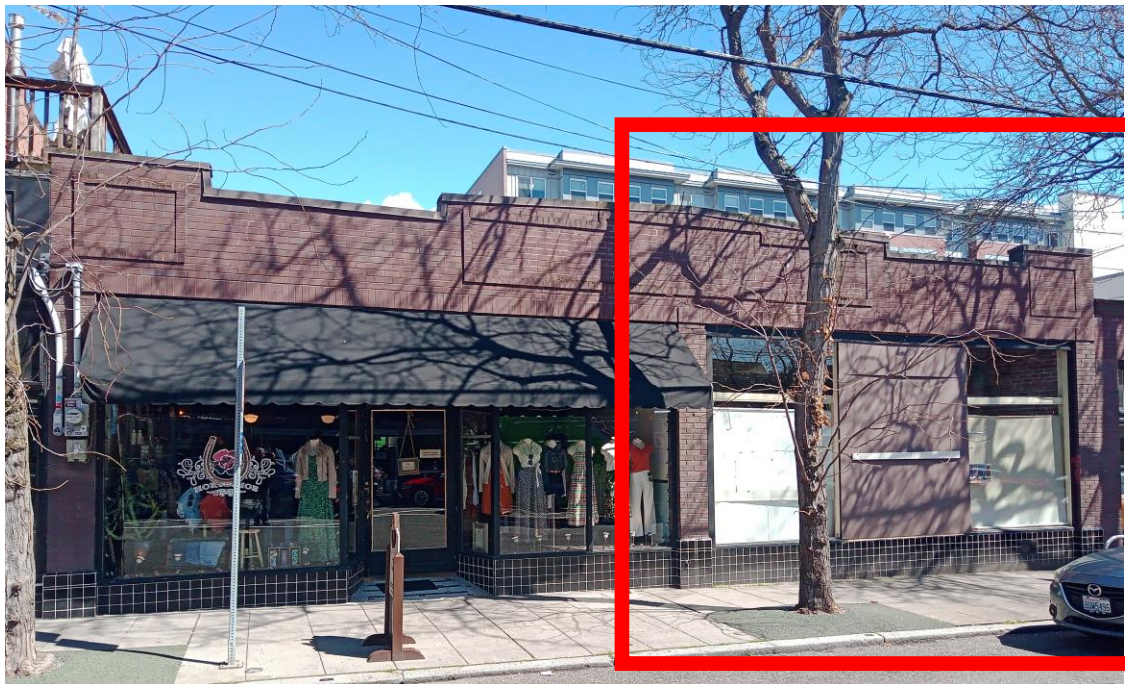
PROPOSED WORK AREA

$\frac{1}{4}'' = 3'$ + SITE

5340 BALLARD AVE NW
SEATTLE WA 98107



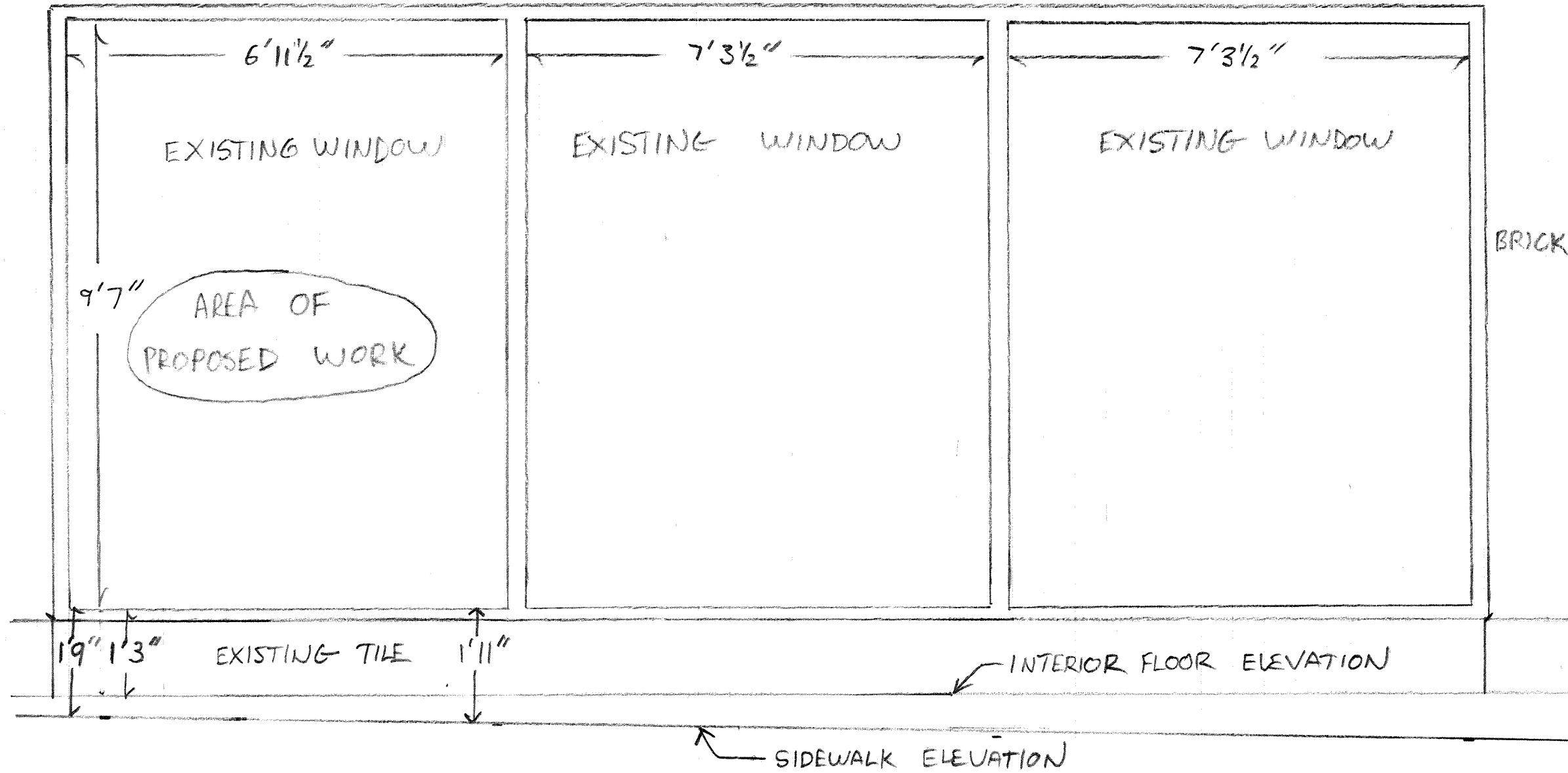
Existing space



Existing space

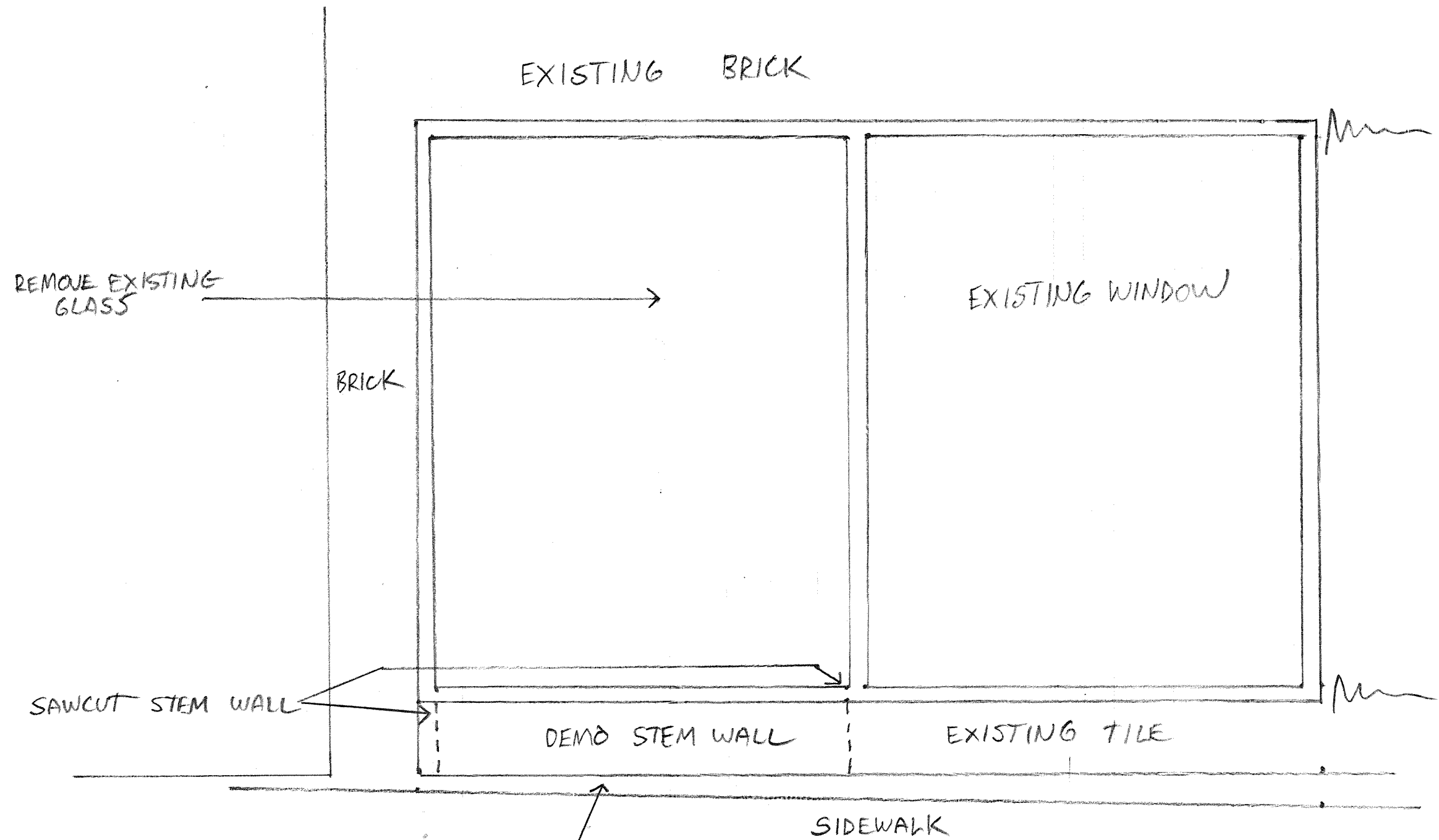


EXISTING BRICK



PROPOSED NEW ENTRY DOOR
- OUTSIDE VIEW EXISTING
5340 BALLARD AVE NW
SEATTLE WA 98107

1/2" = 1' PAGE 1 of 4



CUT AND REMOVE CONCRETE
 FLOOR TO RE-SLOPE ENTRY TO
 RISE OF 1:12

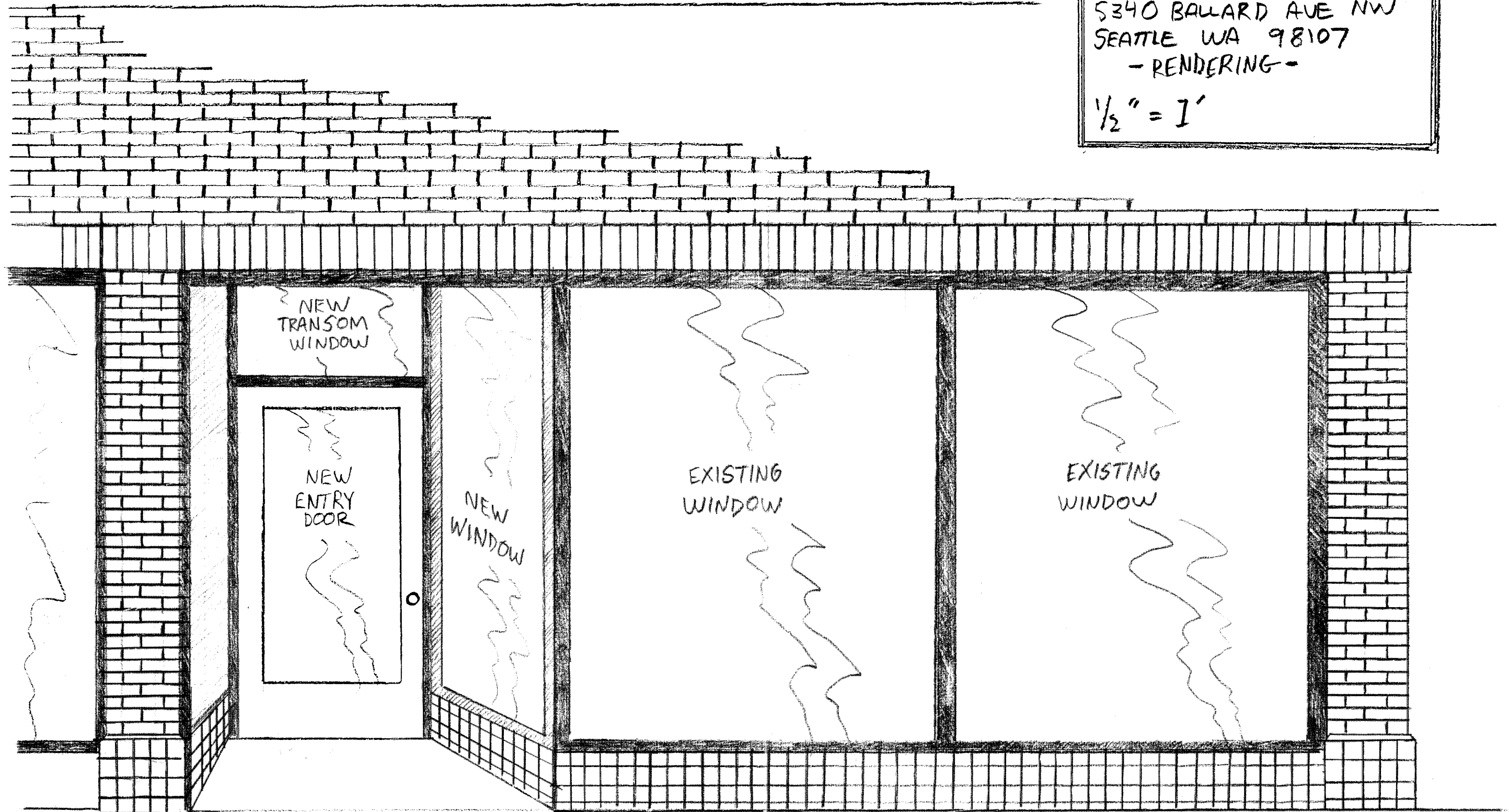
PROPOSED NEW ENTRY DOOR
 - DEMO, PROPOSED
 5340 BALLARD AVE NW
 SEATTLE WA 98107
 1/2" = 1' PAGE 2 OF 4

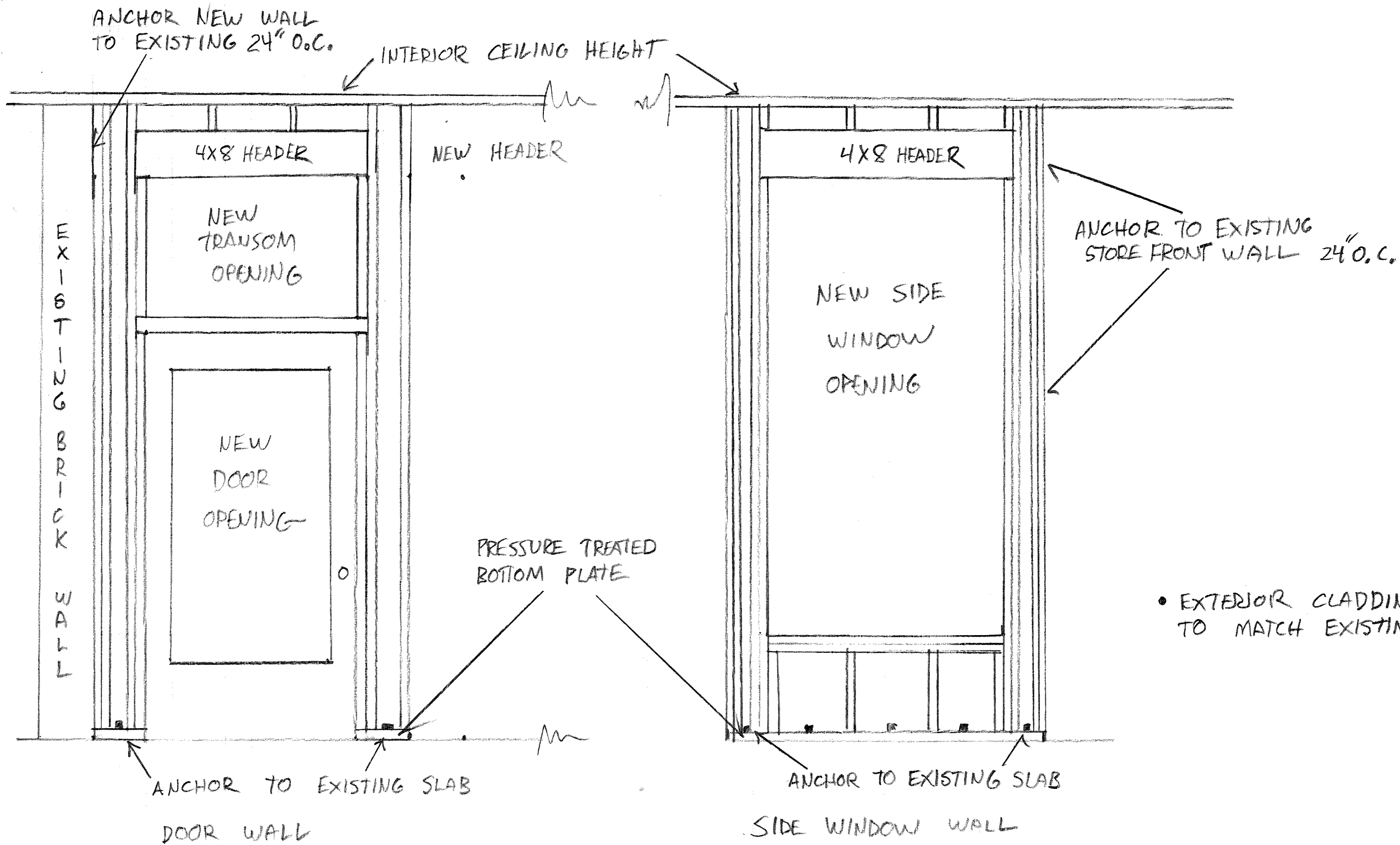
PROPOSED NEW ENTRY DOOR

5340 BALLARD AVE NW
SEATTLE WA 98107

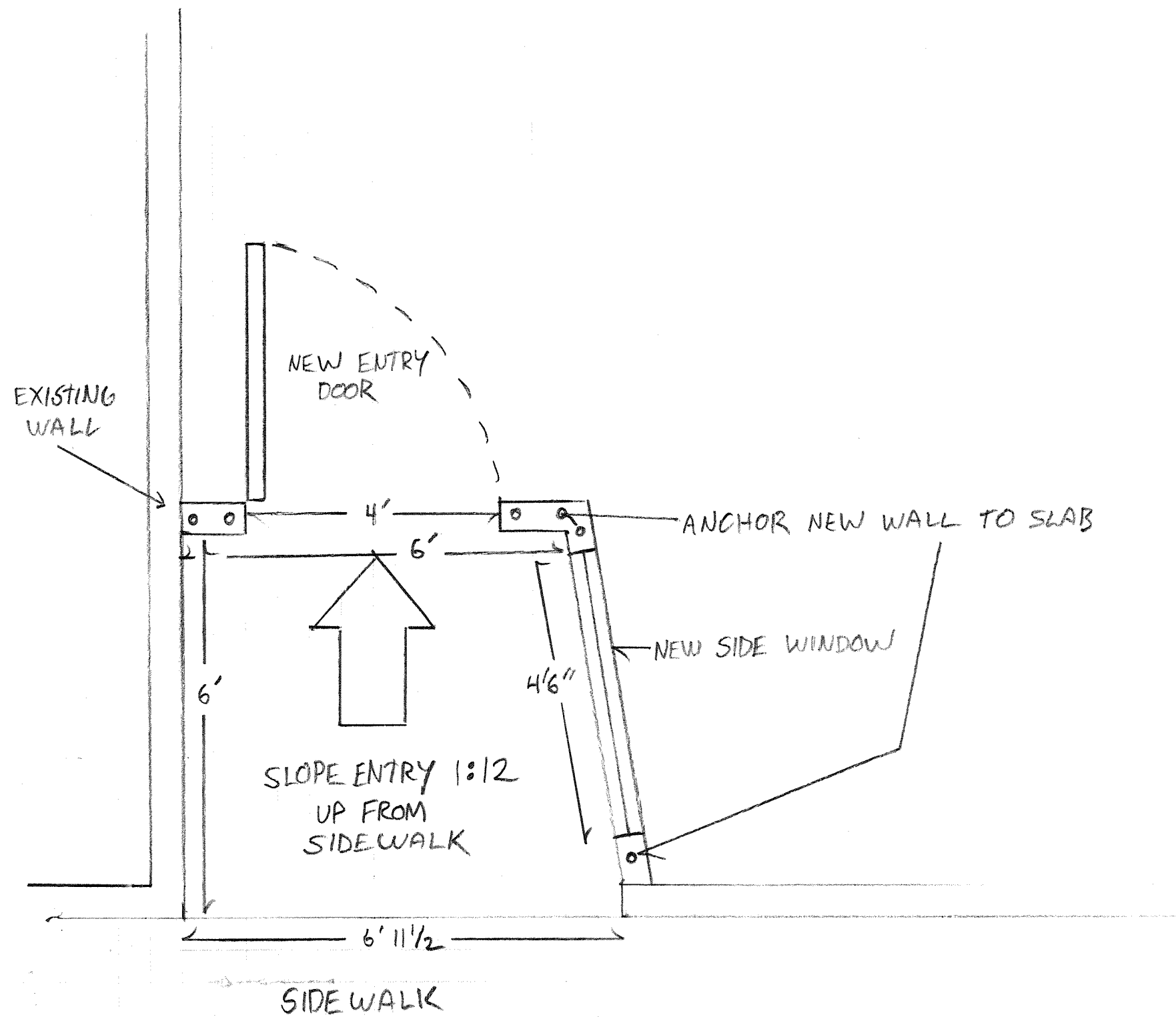
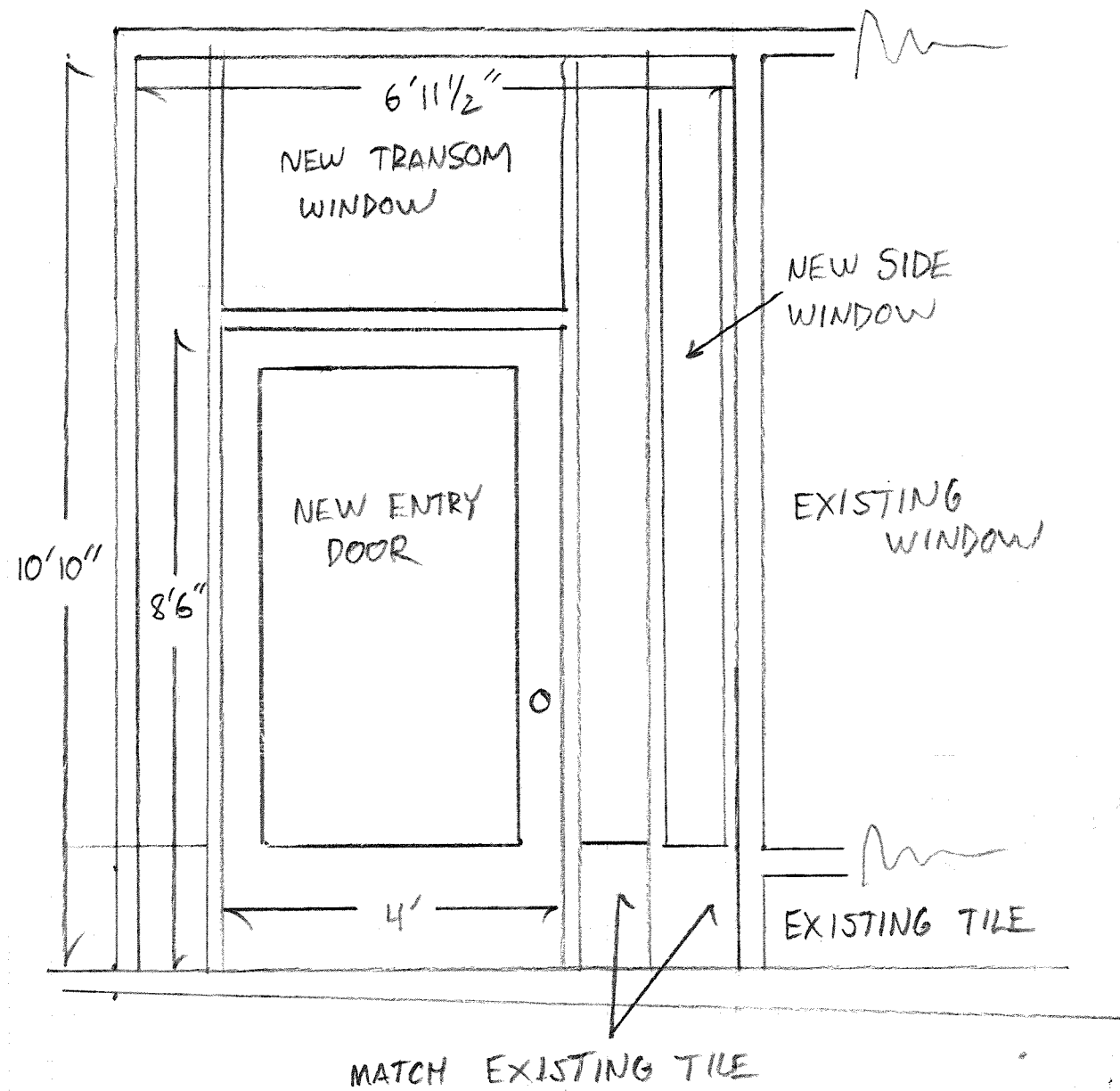
- RENDERING -

1/2" = 1'

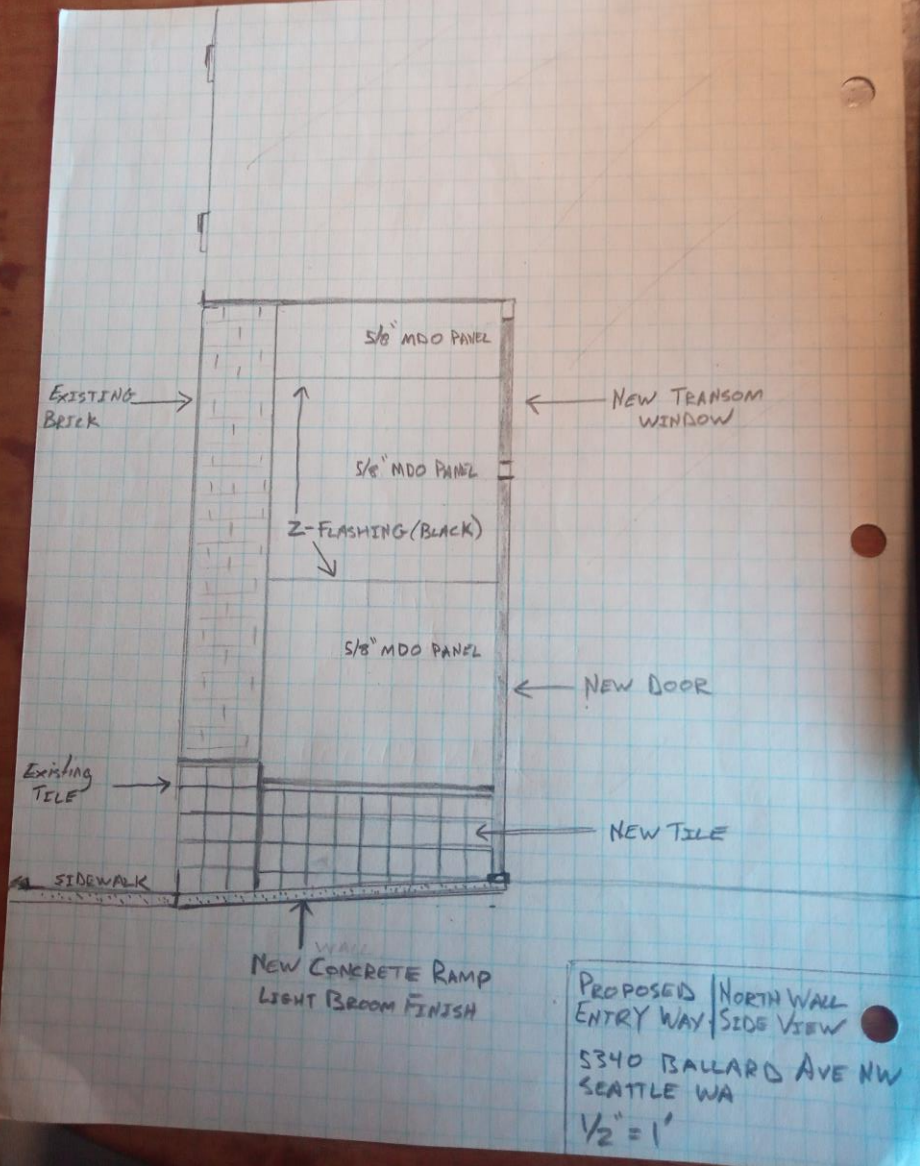




PROPOSED NEW ENTRY DOOR
 - FRAMING PLAN
 5340 BALLARD AVE NW
 SEATTLE WA 98107
 1/2" = 1' PAGE 4 OF 4



PROPOSED NEW ENTRY DOOR
 - PROPOSED FOOTPRINT
 5340 BALLARD AVE NW
 SEATTLE WA 98107
 1/2" = 1' PAGE 3 OF 4



Frank Lumber *The Door Store*™

17727 15th Avenue NE
 Shoreline, Washington 98155
 Phone: (206) 362-2311 Fax: (206) 362-7976

Estimate Sheet

Name: B.H. Construction "Ballard Ave" **Date:** 5/26/2023
Address: _____
Phone: _____ **email:** _____
Contact: _____

▶ ▶ ▶ PRICES ARE GOOD FOR 30 DAYS FROM DATE OF QUOTE ◀ ◀ ◀

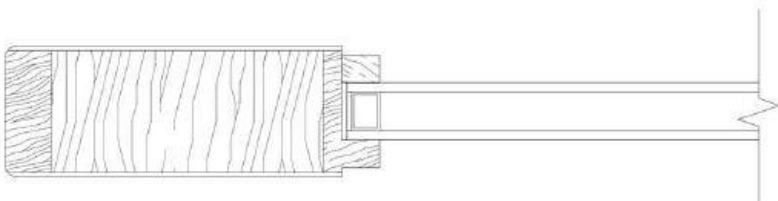
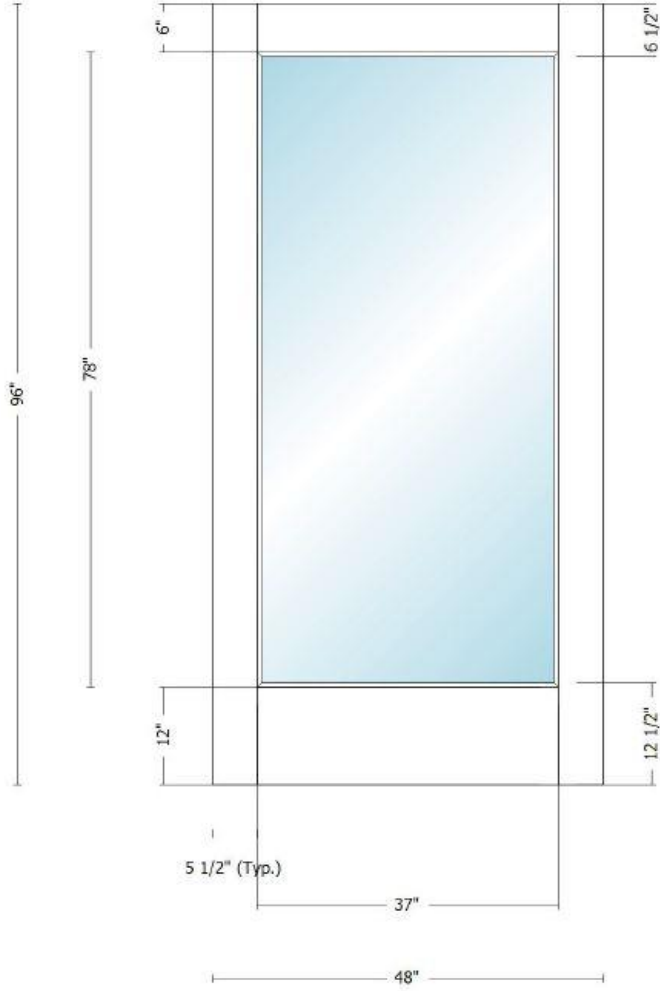
Item #	Qty:	Description:	Location:	Price:
1	1-RH	Rough Opening 50" x 128" (verify): 4.0 x 8.0 x 1 3/4" VG Fir / clear IG		3,559.00
	I/S	#7002 full-light exterior door, prehung (up to) 5 1/4" primed jamb, compression weather-stripping, 5ea 4 1/2" BB179 hinges, 1/4" x 5" x 4' anodized aluminum low profile threshold & #217AV sweep shipped loose, bore prep TBD / verify		
	Note	mulled unit: clear IG direct glazed transom		
2	1	local delivery		180.00

Sub-Total:	3,739.00
Sales Tax:	
Total:	

Frank Lumber *The Door Store*™

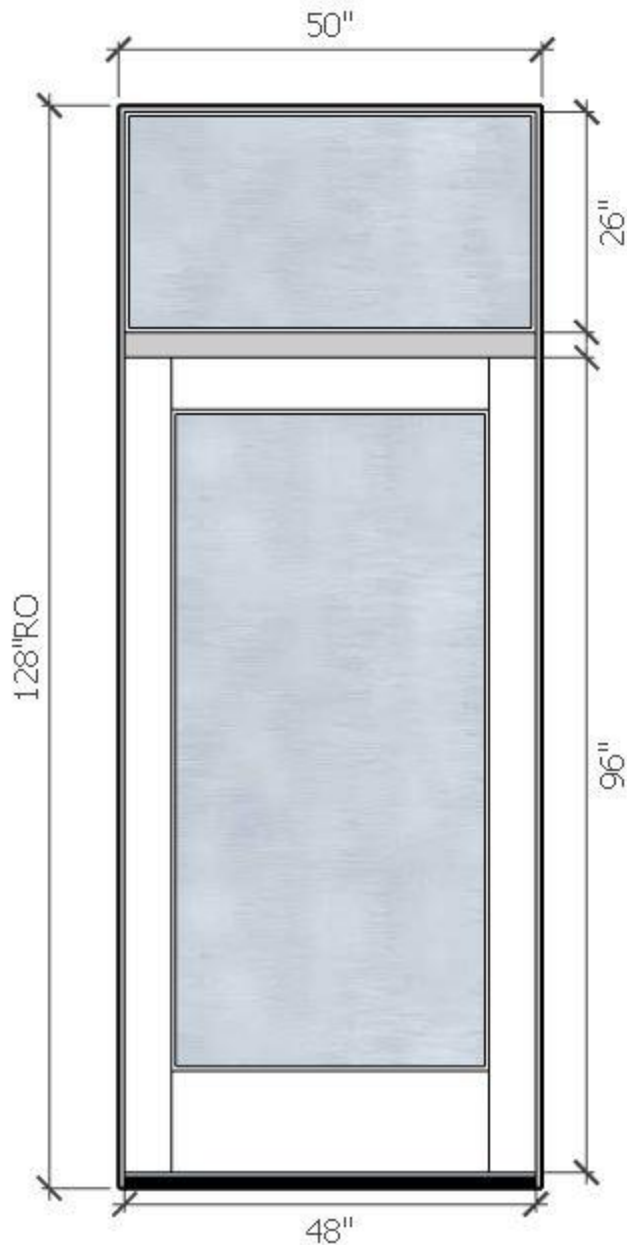
17727 15th Avenue NE
Shoreline, Washington 98155
Phone: (206) 362-2311 Fax: (206) 362-7976

6" (Typ.)



Windows

Transom - Here is a drawing that provides some more detail for the transom window. The door and window will fit into a 50" rough opening width and will be trimmed out in 1"x3" all the way around.



The transom window will be framed with a 3-1/2" wood reveal on all sides.

Transom glass - tempered, clear, 1/4"

Glass details - stopped in with hem/fir pre-primed bullnose screen molding trim to match existing windows.

Door and side window - tempered, clear, 1/4"

Paint - Door, transom, window, trim, exterior ceiling and north wall MDO paneling will all be painted black to match existing finish on building

Miller Paint - Black Acrilite, velvet sheen

Neutral base color #08020-0345

Tile - Match existing 4"x4" subway tile

Dal Tile - American Olean

Color Story - #0049 Black gloss

Inside view of the 5344 next door just to show the 1"x3" trim wrap on the door and transom window.



South side window – Window stops and window sill proposed for the side window on the south side of the door. The sill will be cedar 2"x6" sloped to match and stopped with bull nosed screen molding (true 1/2" x 1-1/4"). This window will be trimmed with 1"x3" on the sides and top.



Type of concrete to put in the new entryway.

The new concrete will be on top of compacted dirt and gravel with a top layer of sand.

Where possible, the new concrete will be tied to existing concrete with 1/2" rebar dowels to prevent sinking. 1/2" rebar on risers will also be used in the pour to prevent cracking.

