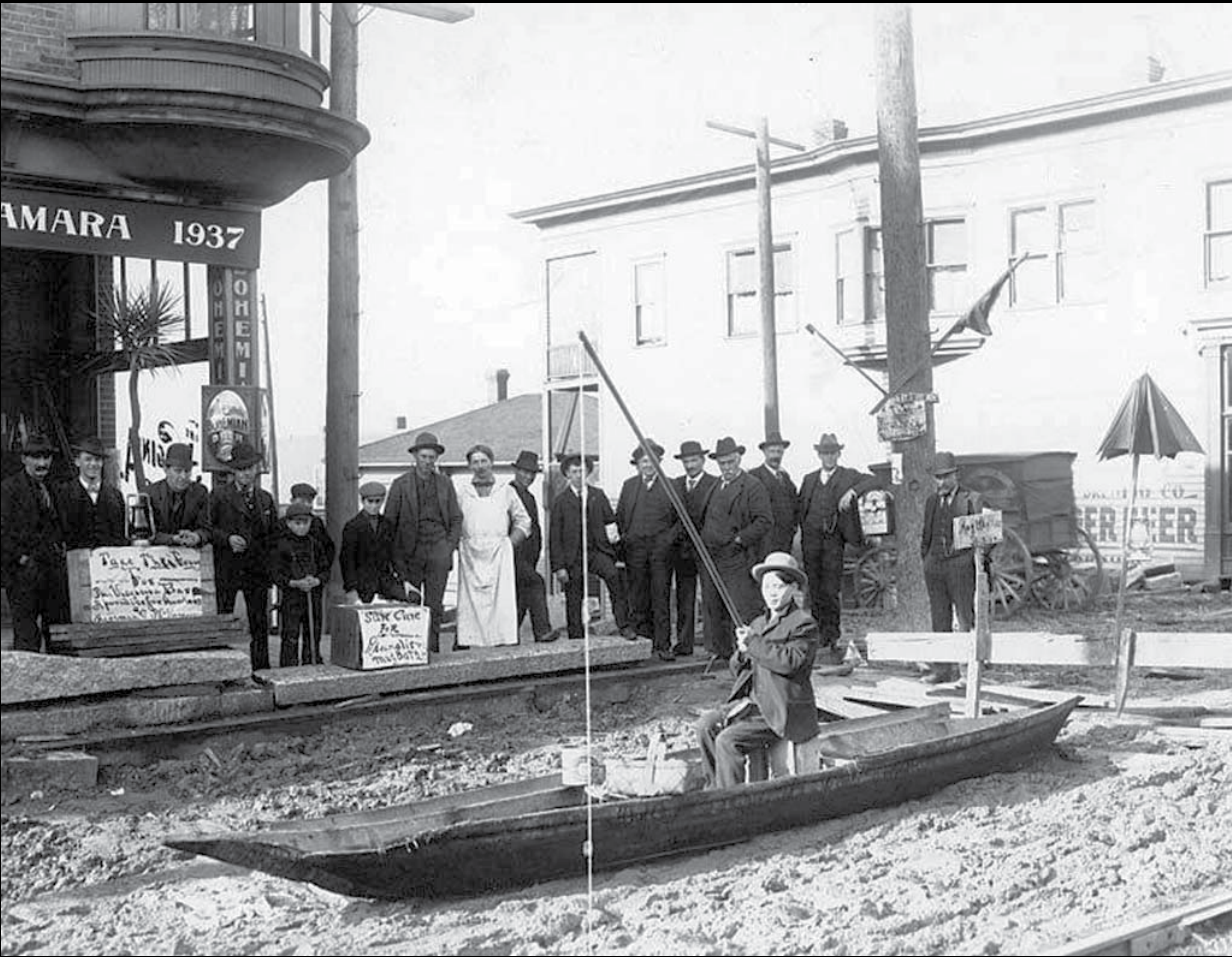


NCH at Pike Market

Neighborcare Health Exterior Improvements





NCH at Pike Market

Neighborcare Health Exterior Improvements

ARCHITECT	CLIENT
Miller Hayashi Architects PLLC 118 N 35th Street, Suite 200 Seattle, WA 98103 t: 206 634 0177	Neighborcare Health 6200 13th Ave S. Seattle, WA 98108
SITE ADDRESS	PROPERTY OWNER
1930 Post Alley Seattle, WA 98101	Pike Place Market PDA 85 Pike Street, #500 Seattle, WA 98101

SCOPE OF WORK:

- 1st & 2nd Floor Door Replacment
 - Replace 1st (003A)& 2nd floor(212B) exterior door with new hollow metal doors and hardware.
- Exterior Stairwell Security Improvement
 - Provide enclosure over entire stairwell with gate for security control and safety.

Table of Contents

Site Map.....	1
Scope of work.....	2
Site Observation of Exterior Stairwell.....	3
Code Observation.....	4
Code Analysis.....	5
Stairwell Enclosure Design Proposal.....	6
Proposed Color Samples.....	12
Site Observation of Exit 212B Door.....	13
Design Proposal of Exit 212B Door.....	14
Site Observation of Exit 003A Door.....	15
Design Proposal of Exit 003A Door.....	16



SCOPE OF WORK AT VIRGINIA STREET



VIRGINIA ST - WEST ELEVATION

LEGEND

REPLACE EXTERIOR DOOR

PROVIDE SECURITY ENCLOSURE

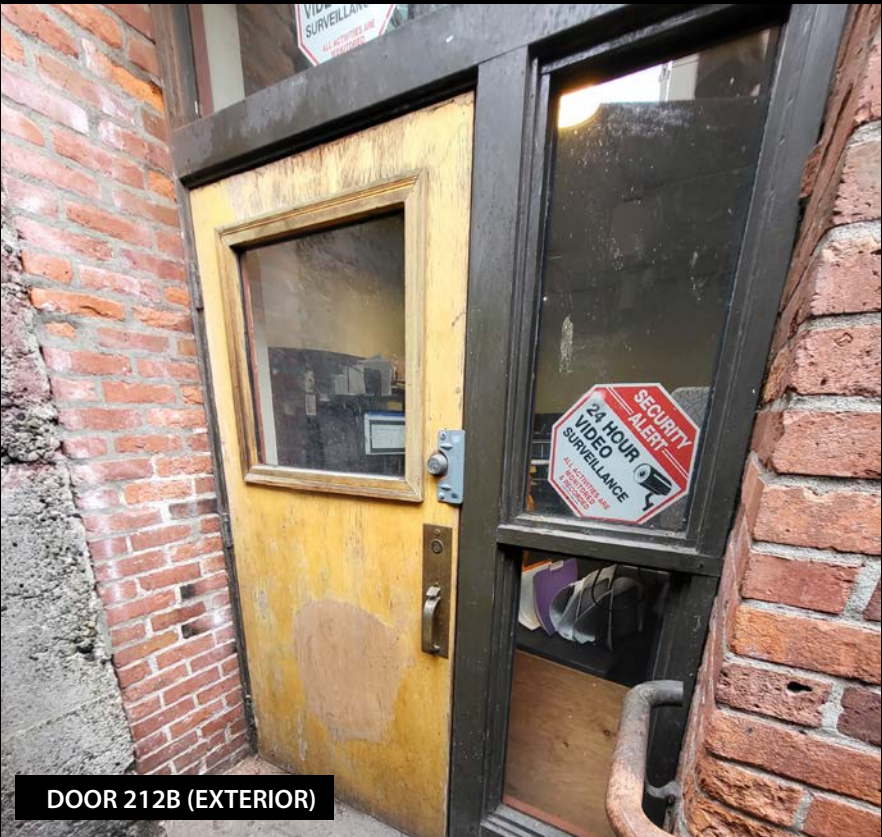
SITE OBSERVATION



EXTERIOR STAIRWELL TO DOOR 212B



DOOR 003A (INTERIOR)



DOOR 212B (EXTERIOR)

SITE OBSERVATION :
LEVEL 2 DOOR 212B EXITS INTO BELOW GRADE STAIRWELL, ADJACENT TO VIRGINIA STREET RIGHT OF WAY. HANDRAIL AND GUARD RAIL APPEAR IN DECENT CONDITION.

BASEMENT EXIT CONCEALED BY STAIR RETAINING WALL WHICH MAKE IT SUBJECT TO VANDALISIM DUE TO CONCEALED CONDITION, AND A SAFETY ISSUE FOR STAFF EXITING THIS DOOR

PROPOSED SOLUTION:
PROVIDE PAINTED METAL ENCLOSURE AND EGRESS ONLY GATE FOR STAIRWELL TO IMPROVE SECURITY AND SAFETY. REPLACE DOOR 212B WITH HOLLOW METAL FOR DURABILITY.

RECOMMEND CLEANING DEBRIS FROM SURFACE DRAIN.

CODE OBSERVATION - GUIDELINE 3.4.1

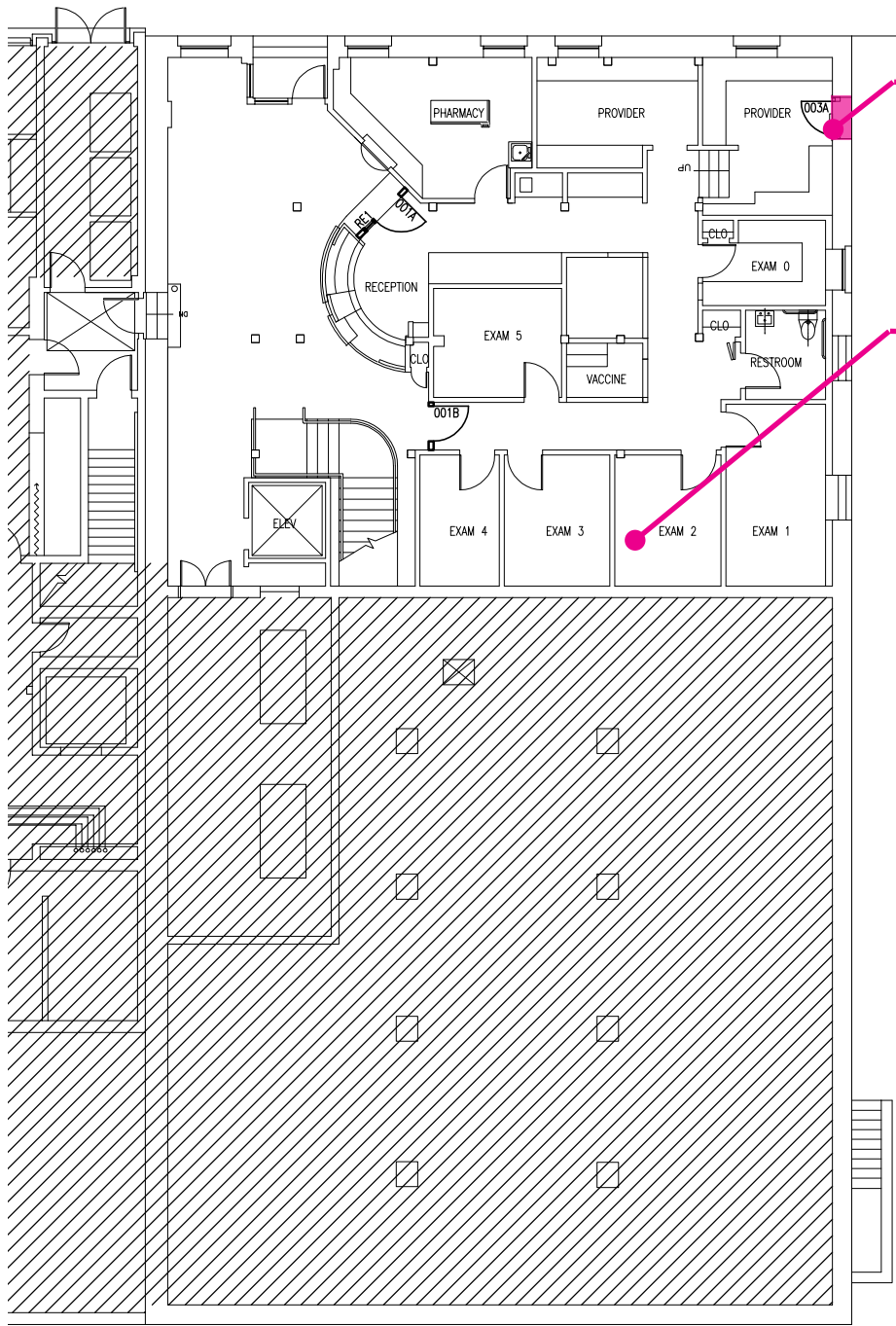
GUIDELINE AS WRITTEN:

SECURITY DOORS, GATES AND COVERS ARE DISCOURAGED. WHERE PERMITTED, THEY SHALL BE FINISHED AND UNOBTRUSIVE. THEY SHOULD MAINTAIN VISIBILITY THROUGH STALL SPACES, REMAIN BETWEEN COLUMNS AND WINDOWS, BE RELATIVELY INCONSPICUOUS DURING THE DAY AND BE FULLY RETRACTABLE.

RESPONSE TO GUIDELINE:

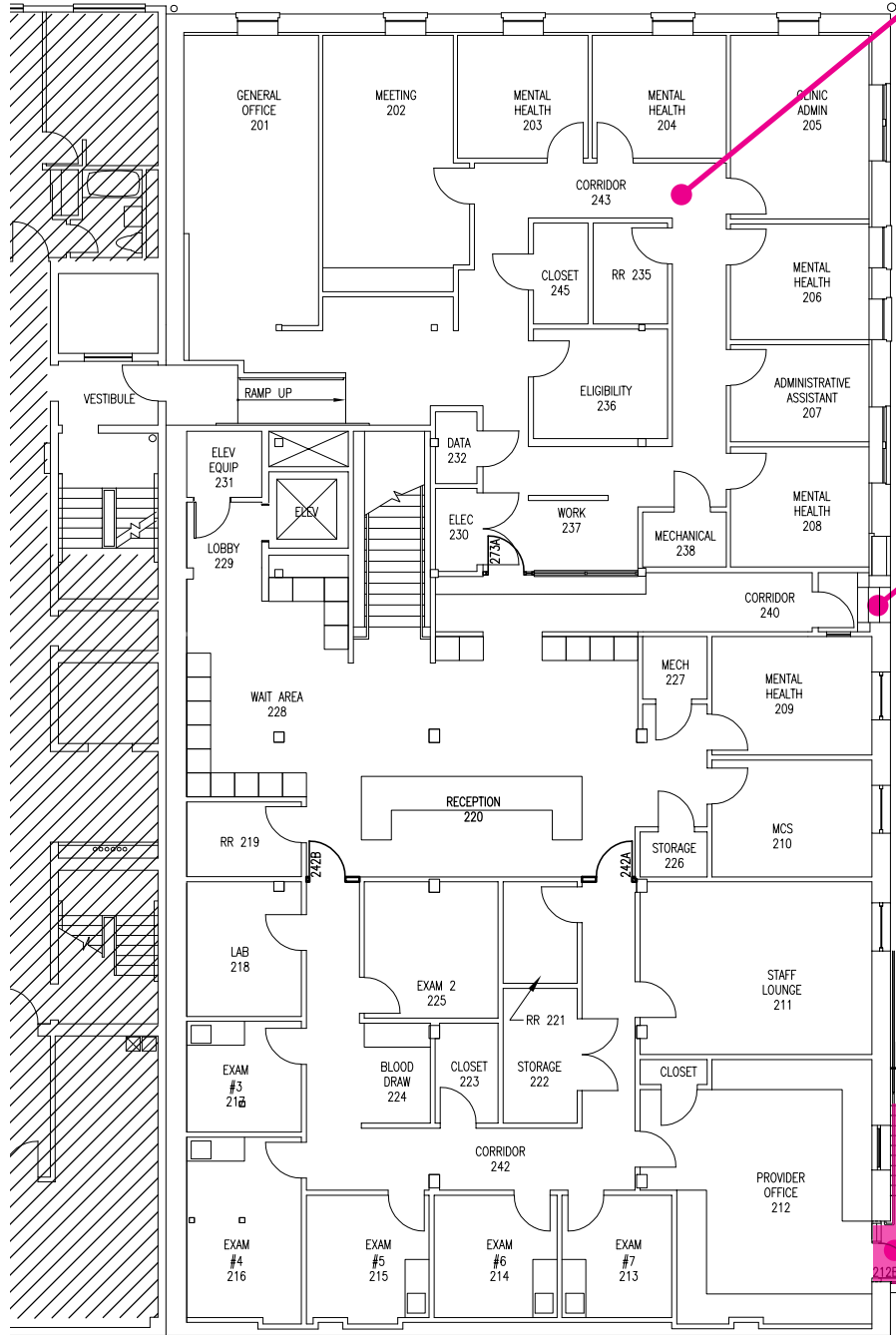
PROPOSED DOOR AND STAIRWELL ENCLOSURE SCOPE ADDRESSES ONGOING SECURITY INCIDENTS AT NEIGHBORCARE’S PIKE MARKET HEALTH. DOOR 212B IS AT THE BOTTOM OF AN OPEN NARROW STAIRWELL. SURVEILLANCE FROM THE PUBLIC IS OBSCURED BY THIS, WHICH POSES A SECURITY RISK TO THE BUILDING AND IT’S STAFF. THE PROPOSED GATE, AND STAIRWELL ENCLOSURE WILL BE PAINTED AND DESIGNED TO MATCH EXISTING WINDOW GUARDS AND GATES PREVALENT ALONG POST ALLEY ON NEIGHBORING BUILDING FACADES AND ACCESS POINTS (REFER TO ATTACHED PHOTOS ON PAGE 03). PROPOSED GATE TO BE INSTALLED IN ALIGNMENT WITH THE EXISTING RECESS SO AS TO NOT OBSTRUCT OR PROTRUDE FURTHER INTO THE EXISTING SIDEWALK RIGHT-OF-WAY. THE STAIRWELL ENCLOSURE WILL BE DESIGNED TO MAINTAIN THE EXISTING SIDEWALK WIDTH CLEARANCE CURRENTLY IN PLACE AND MINIMIZE SIGHTLINE IMPEDENCES TO NEIGHBORING STRUCTURES AND BUSINESS.

CODE ANALYSIS



Exit Door 003A
Door replaced with hollow metal, provide new hardware

Level 1
Total Occupancy 28
No change



Level 2
Total Occupancy 57
No change

Corridor Exit 240A
No proposed changes at exterior

Stair Enclosure
Provide enclosure to exterior stairs

Exit Door 212B
Door replaced with hollow metal, provide new hardware

STAIRWELL ENCLOSURE DESIGN PROPOSAL

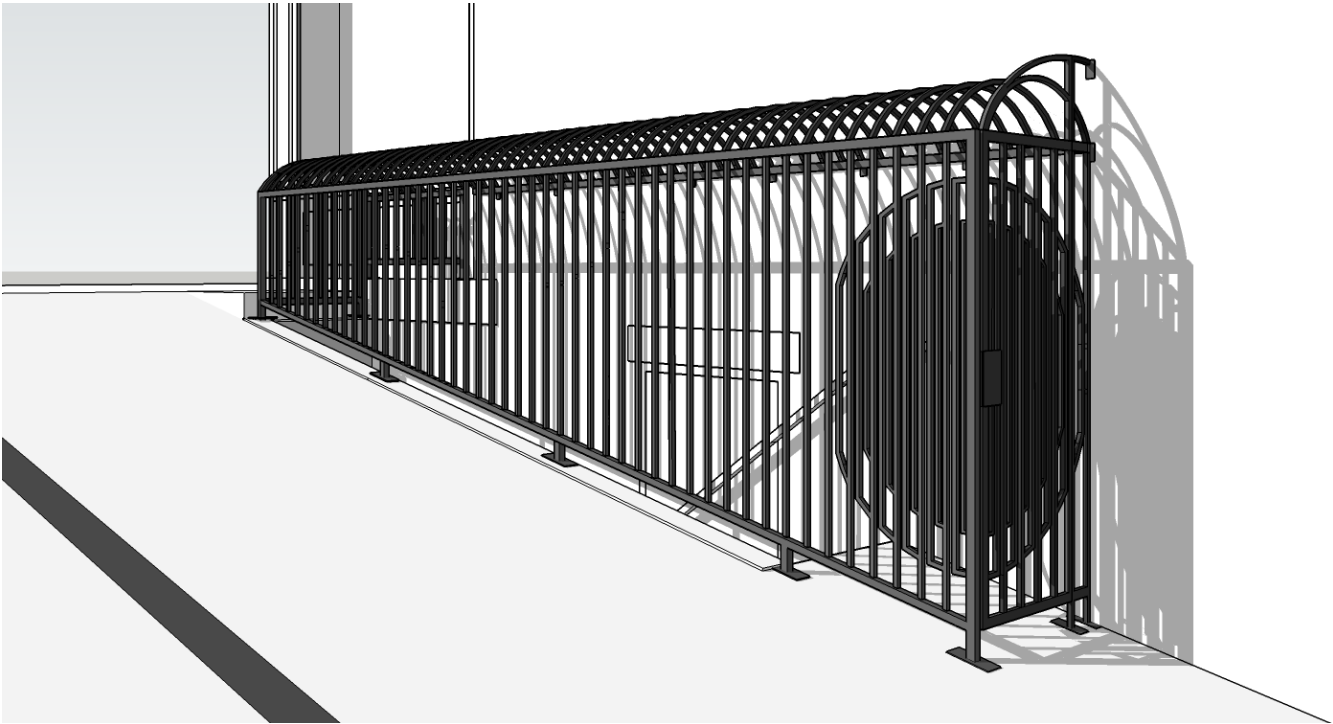


SITE OBSERVATION :
THERE IS A STAIRWELL ALONG VIRGINIA STREET IN THE NORTHWEST CORNER OF THE BUILDING, CONNECTING TO DOOR 212B, PARTIALLY BELOW GRADE

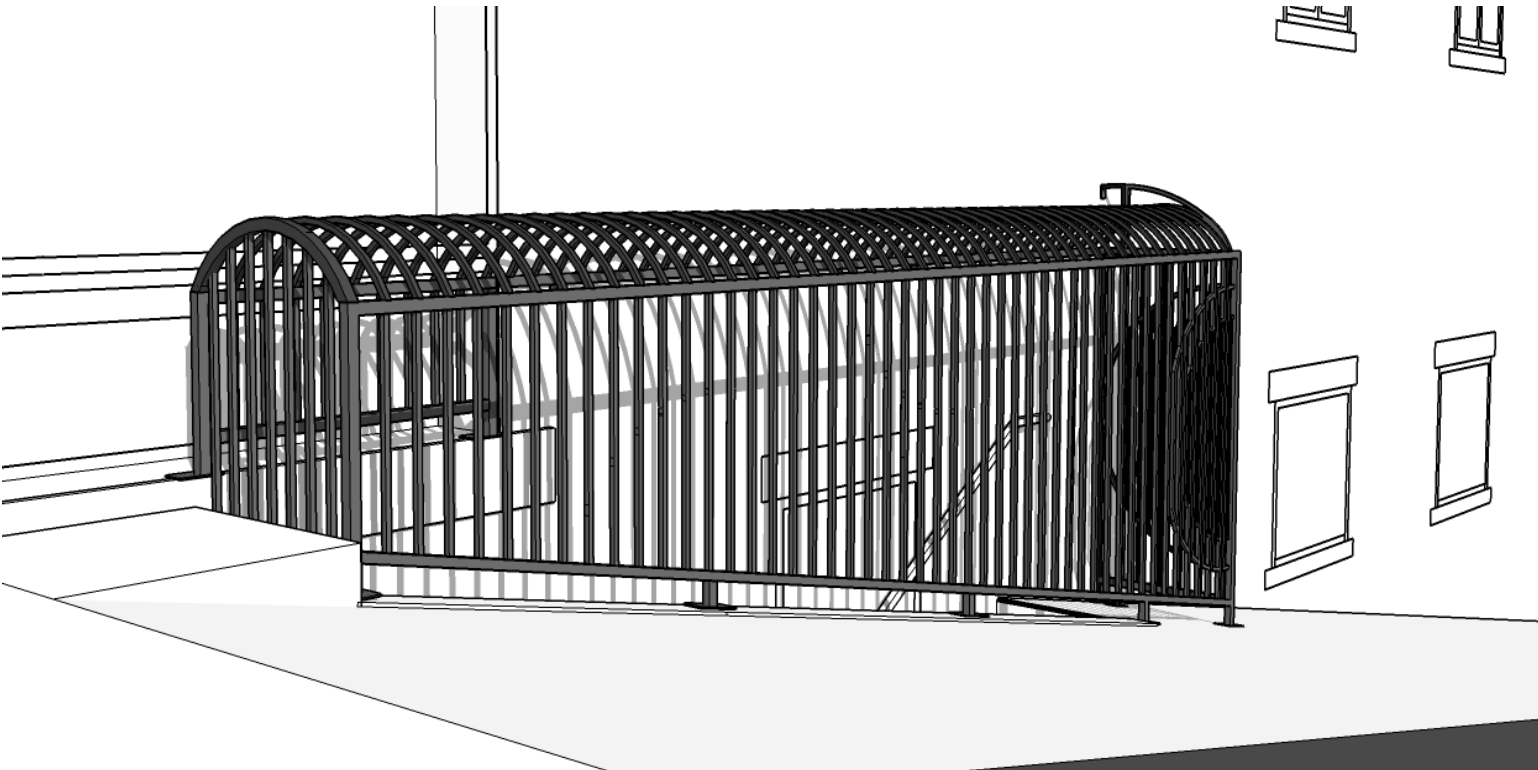
PROPOSED SOLUTION:
ADD ORNAMENTAL STAIRWELL ENCLOSURE FOR SECURITY AND SAFETY. PROPOSED ENCLOSURE TO ALIGN NEAR THE BOTTOM OF EXISTING CAFE WINDOW TO AVOID VIEW OBSTRUCTION, AND EXTEND TO 7'6" ABOVE GRADE AT STAIRWELL GATE.

SEE FOLLOWING PAGES FOR DESIGN PROPOSAL.

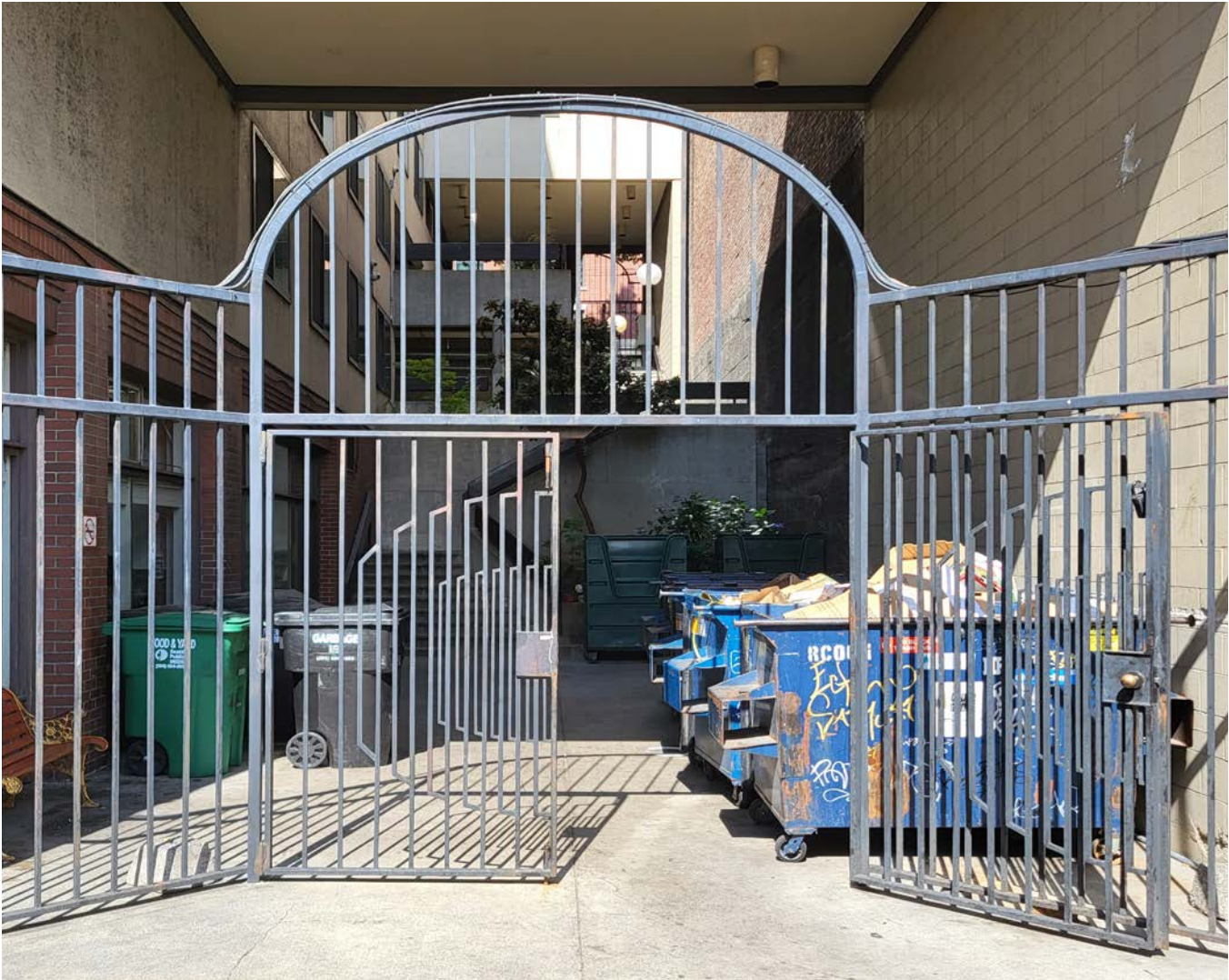
STAIRWELL ENCLOSURE DESIGN PROPOSAL



STAIRWELL ENCLOSURE DESIGN PROPOSAL
3D VIEW LOOKING EASTTOWARD THE CORNER OF 1ST & VIRGINIA STREET

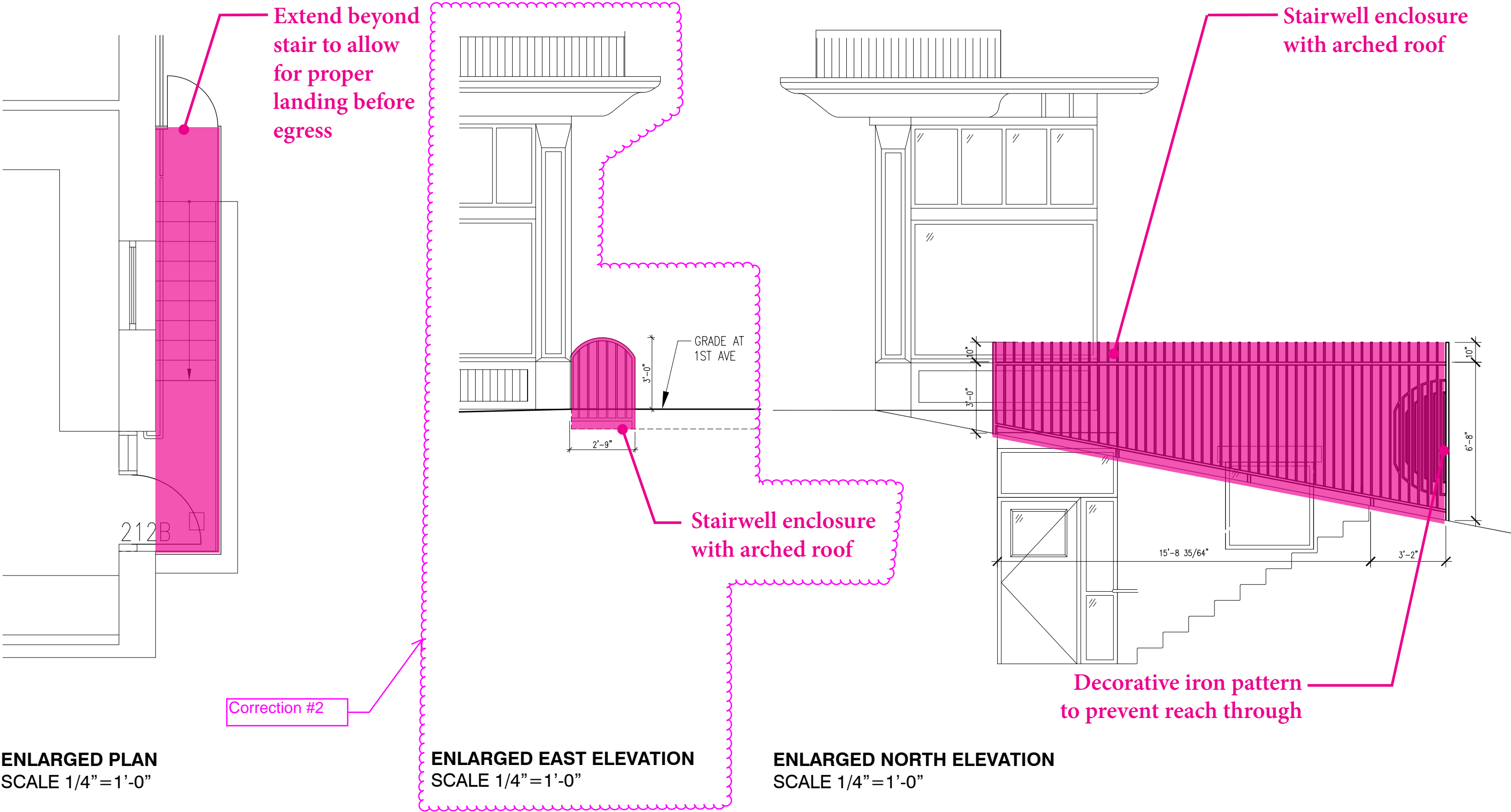


STAIRWELL ENCLOSURE DESIGN PROPOSAL
3D VIEW LOOKING WEST TOWARD THE CORNER OF 1ST & VIRGINIA STREET

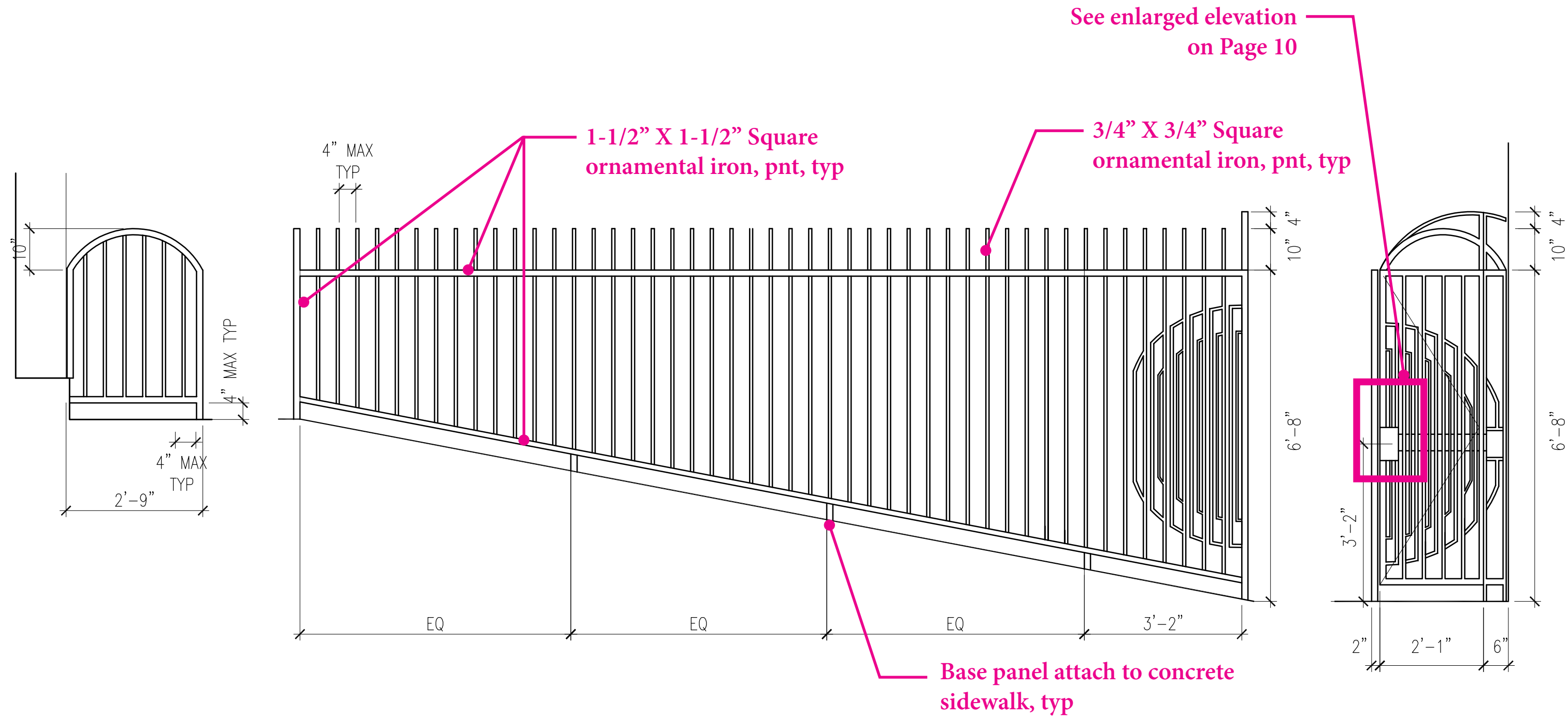


PRECEDENT AT PIKE PLACE MARKET
PHOTO TAKEN FROM POST ALLEY
FACING NORTHWEST

STAIRWELL ENCLOSURE DESIGN PROPOSAL - ENCLOSURE



STAIRWELL ENCLOSURE DESIGN PROPOSAL - ELEVATIONS

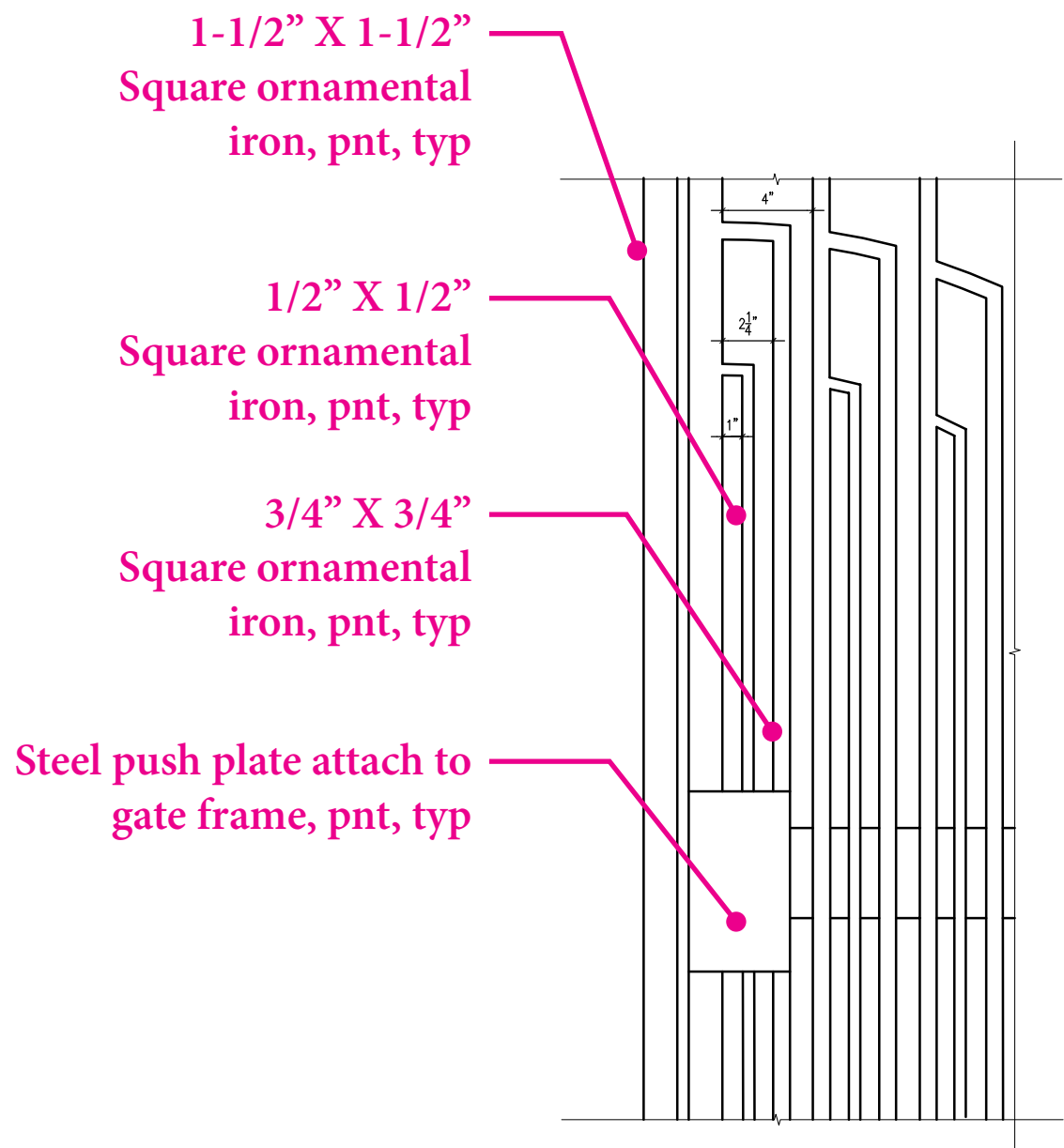


EAST ELEVATION
SCALE 1/2"=1'-0"

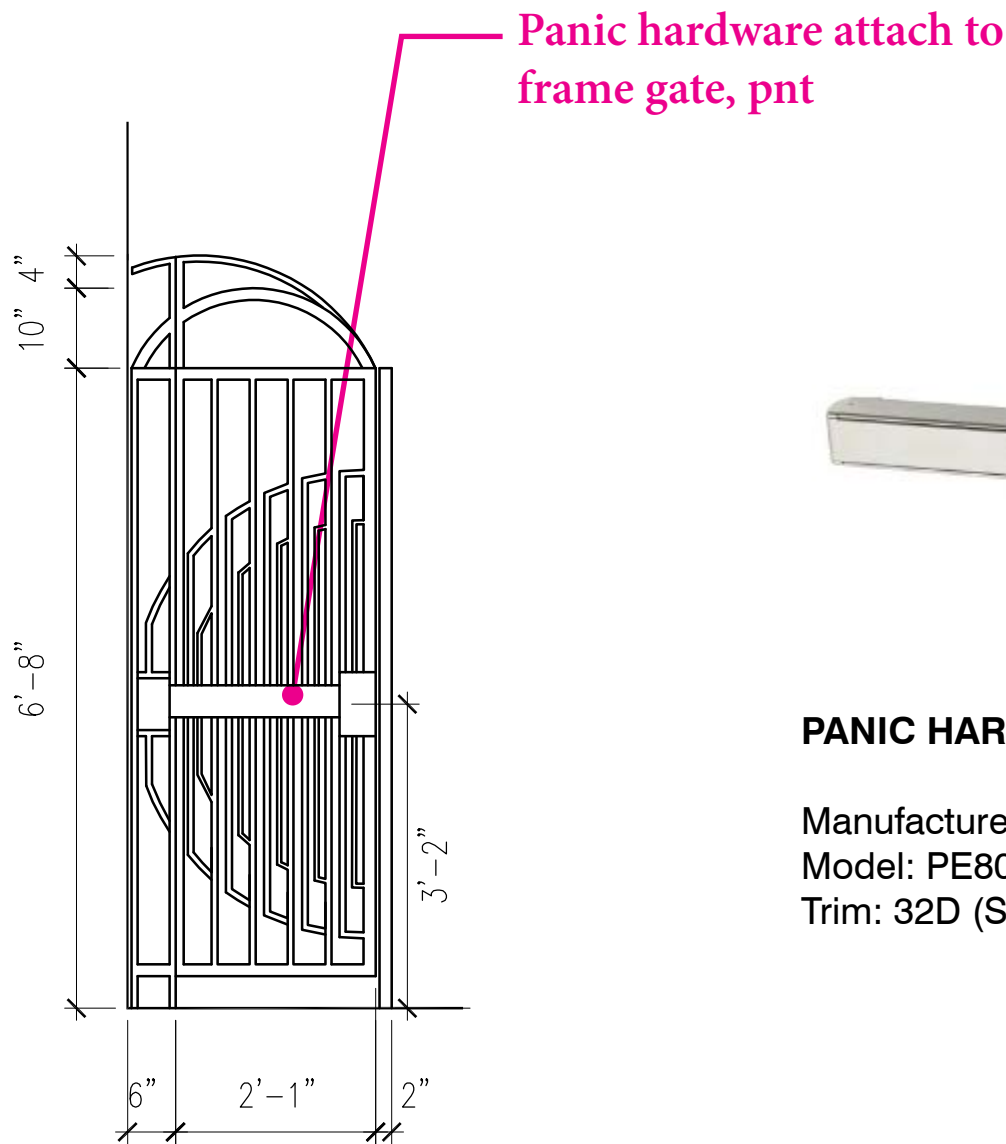
NORTH ELEVATION
SCALE 1/2"=1'-0"

WEST ELEVATION
SCALE 1/2"=1'-0"

STAIRWELL ENCLOSURE DESIGN PROPOSAL - GATE



ENLARGED ELEVATION
SCALE 1-1/2"=1'-0"



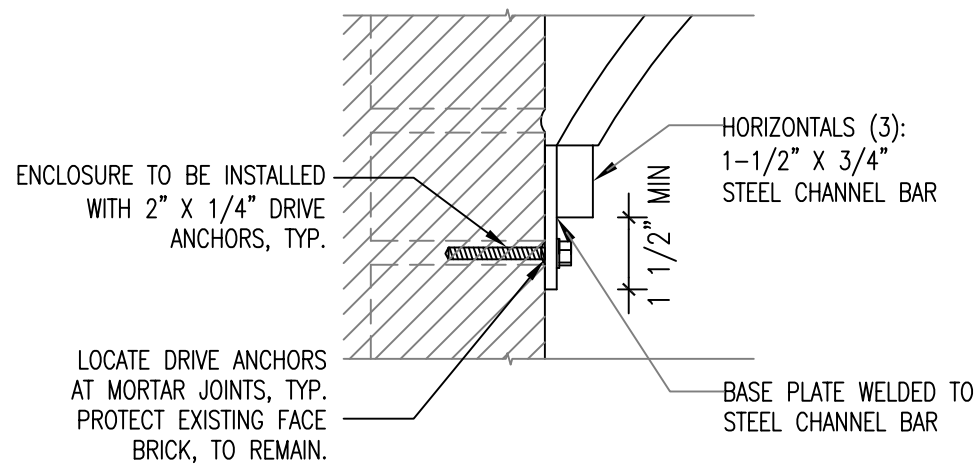
INTERIOR ELEVATION
SCALE 1/2"=1'-0"



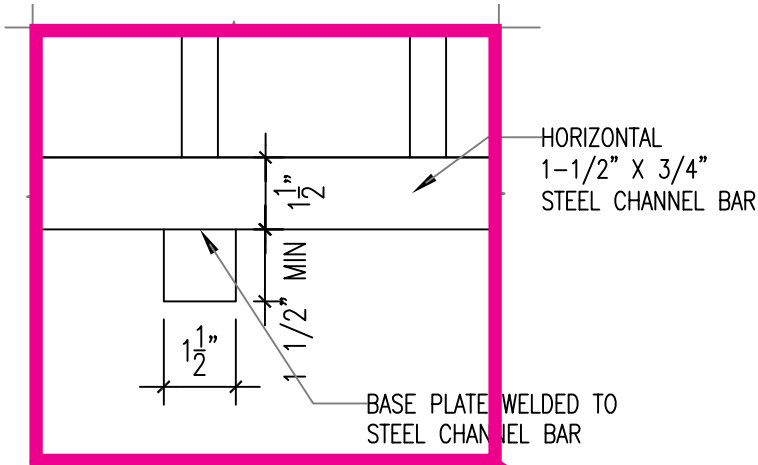
PANIC HARDWARE

Manufacturer: Sargent
Model: PE80 Series
Trim: 32D (Satin Stainless Steel)

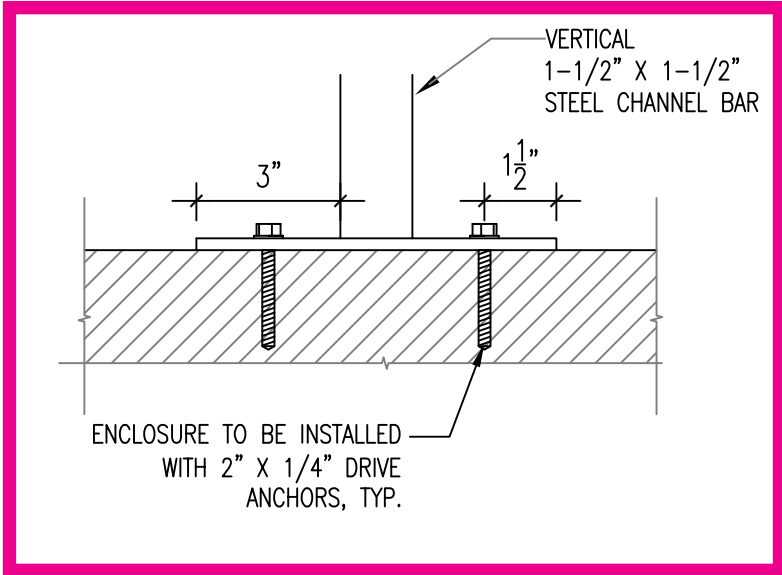
STAIRWELL ENCLOSURE DESIGN PROPOSAL - ATTACHEMENT



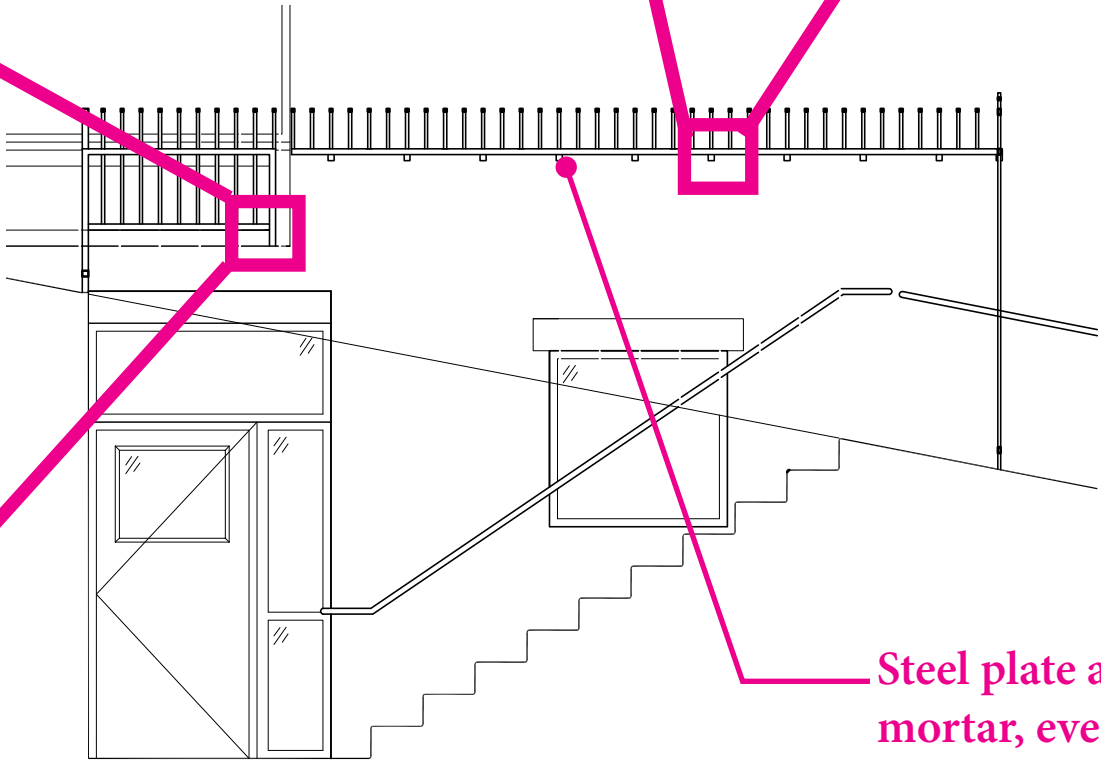
ATTACHMENT DETAIL
SCALE 3"=1'-0"



ENLARGED SECTION
SCALE 3"=1'-0"



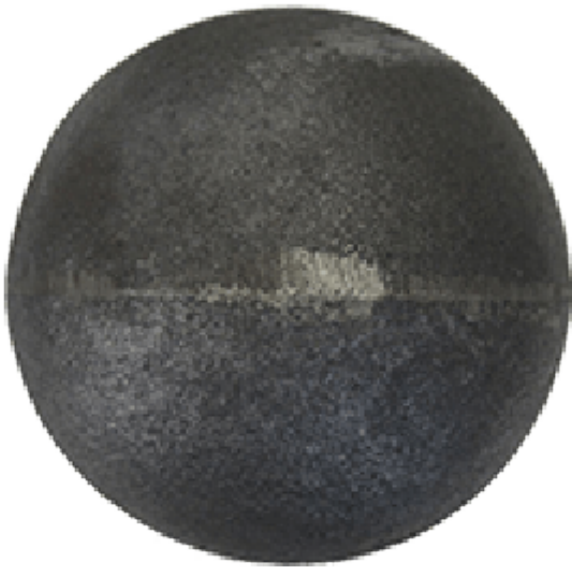
ENLARGED SECTION
SCALE 3"=1'-0"



ENLARGED SECTION
SCALE 1/4"=1'-0"

Proposed Color Samples

ORNAMENTAL IRON



RUST-RESISTANT
TAMPER RESISTANT DRIVE
ANCHORS



RUST RESISTANT MATTE
BLACK PAINT



SITE OBSERVATIONS - EXIT 212B DOOR

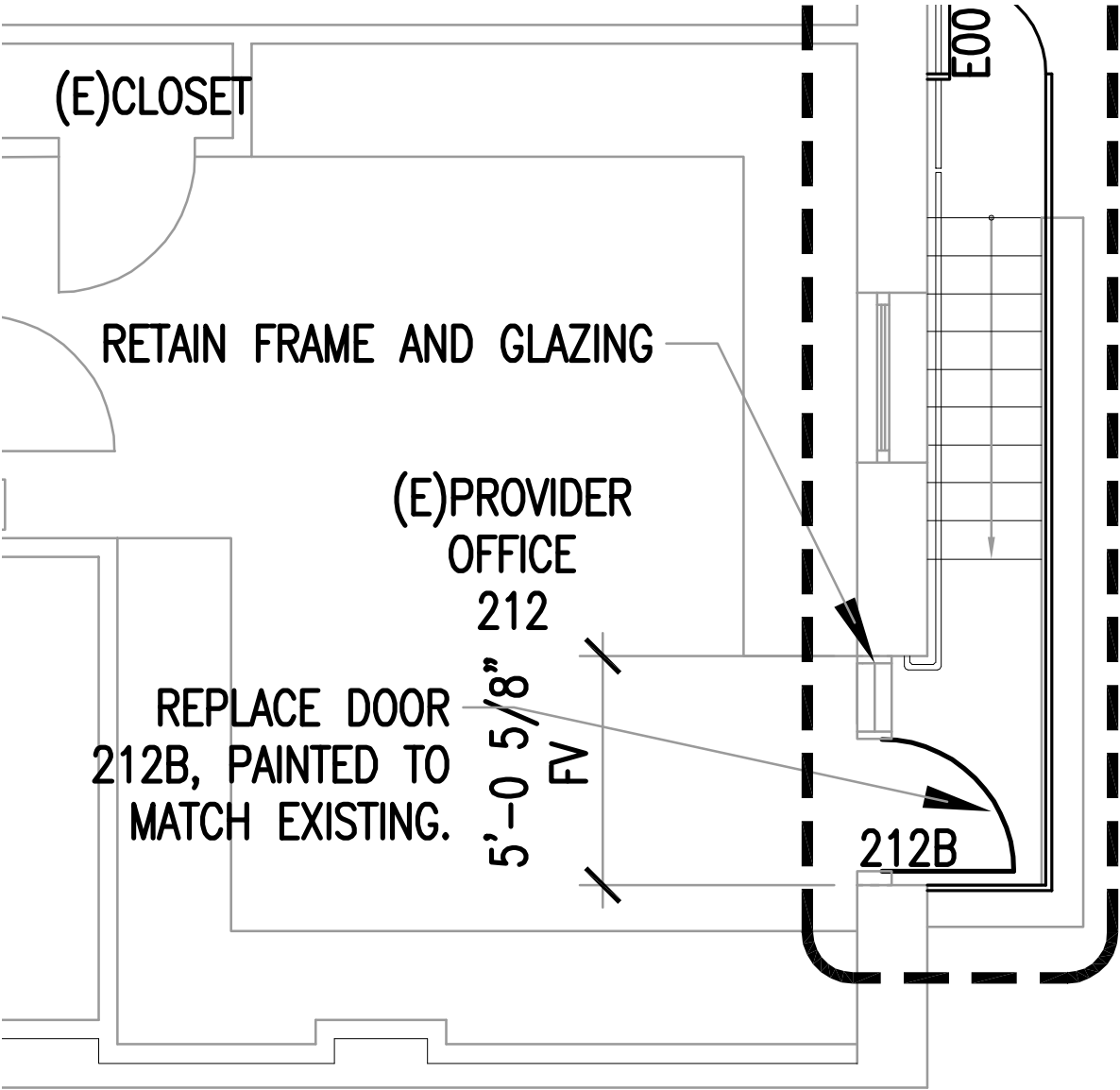


SITE OBSERVATION :
EXISTING LITE AT EXTERIOR DOOR IS SHATTERED AND TEMPORARILY SECURED WITH PLYWOOD. ADJACENT LITES APPEAR NOT DAMAGED. EXISTING DOOR SWINGS OUT, WITH CLOSER INTO STAIRWELL.

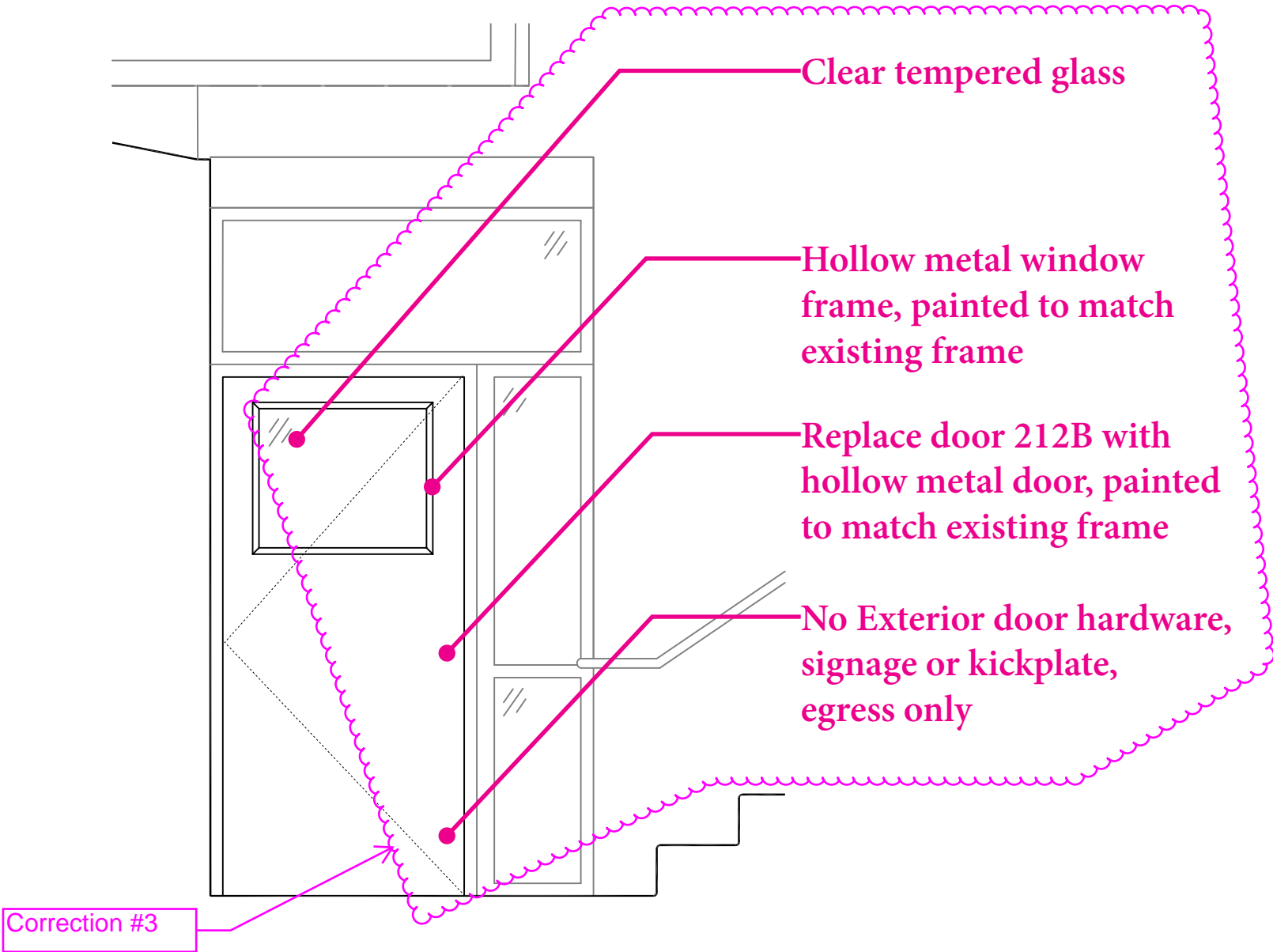
PROPOSED SOLUTION:
REPLACE DOOR AND HARDWARE, PAINT TO MATCH EXISTING FINISH.

Correction #3

DOOR DESIGN PROPOSAL - EXIT 212B DOOR



ENLARGED FLOOR PLAN
SCALE 1/2" = 1'-0"



ENLARGED EXTERIOR ELEVATION
SCALE 1/2" = 1'-0"

SITE OBSERVATIONS - EXIT 003A DOOR

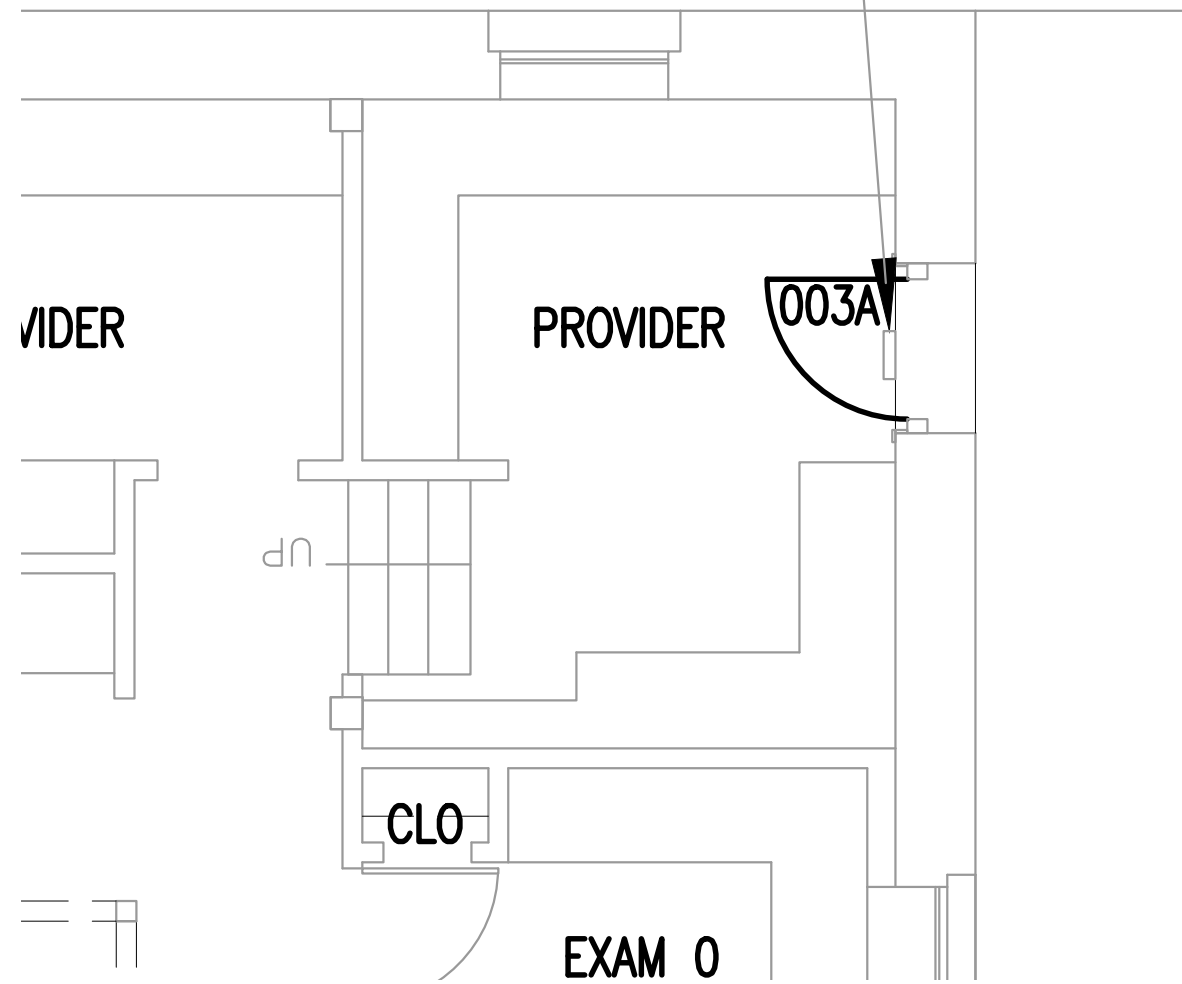


SITE OBSERVATION :
EXISTING EXTERIOR DOOR IS CHIPPED AND FLAKING OF EXISTING PAINT AND MARKINGS OF GRAFFITI REMAIN WHERE UNABLE TO REMOVE.

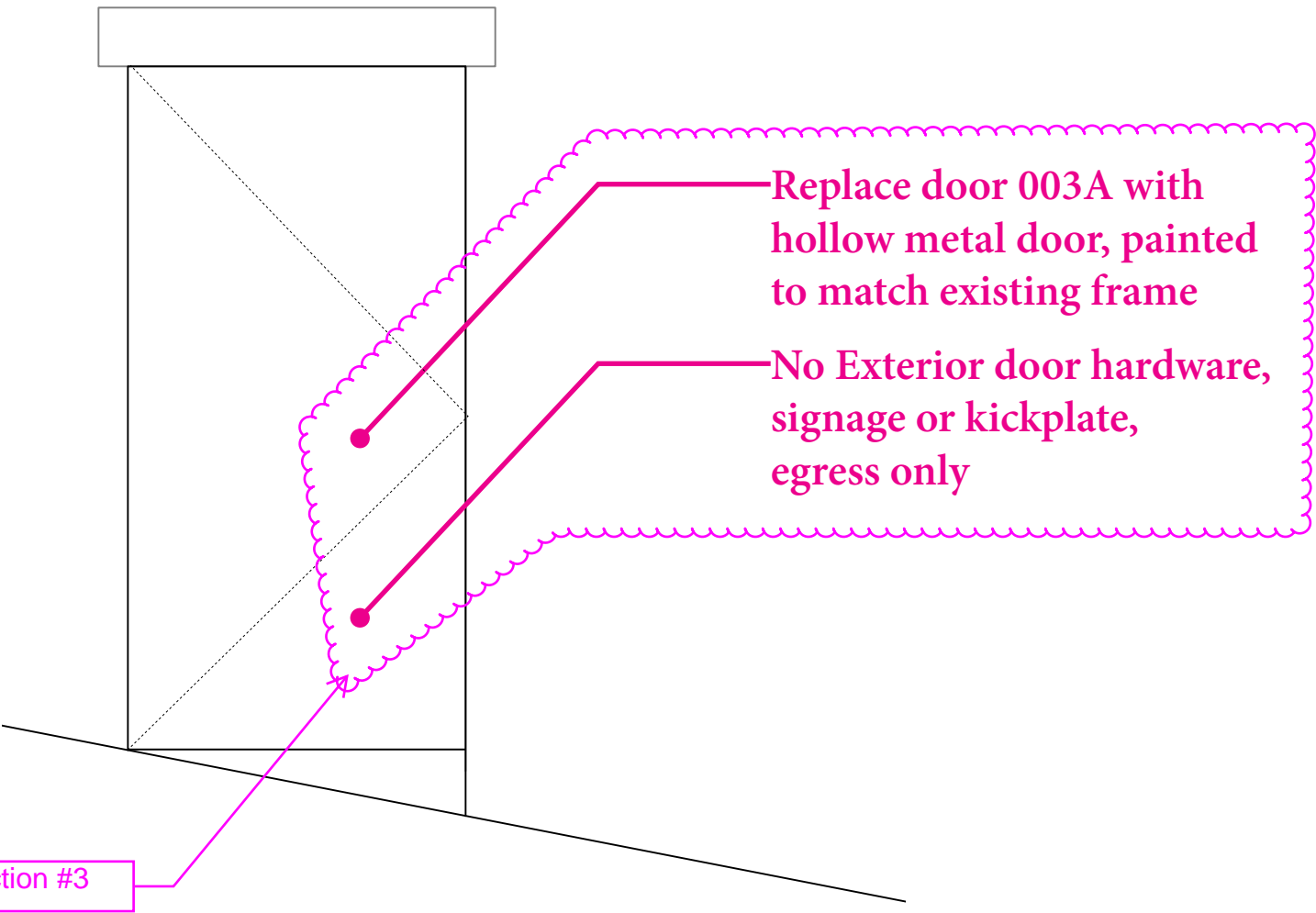
PROPOSED SOLUTION:
REPLACE DOOR AND HARDWARE, PAINT TO MATCH EXISTING FINISH.

DOOR DESIGN PROPOSAL - EXIT 003A DOOR

REPLACE DOOR 104, PAINTED TO
MATCH EXISTING
(ABOVE) PROVIDE EXIT LIGHT AND
REQUIRED POWER FOR DOOR 003A



ENLARGED FLOOR PLAN
SCALE 1/2"=1'-0"



ENLARGED EXTERIOR ELEVATION
SCALE 1/2"=1'-0"