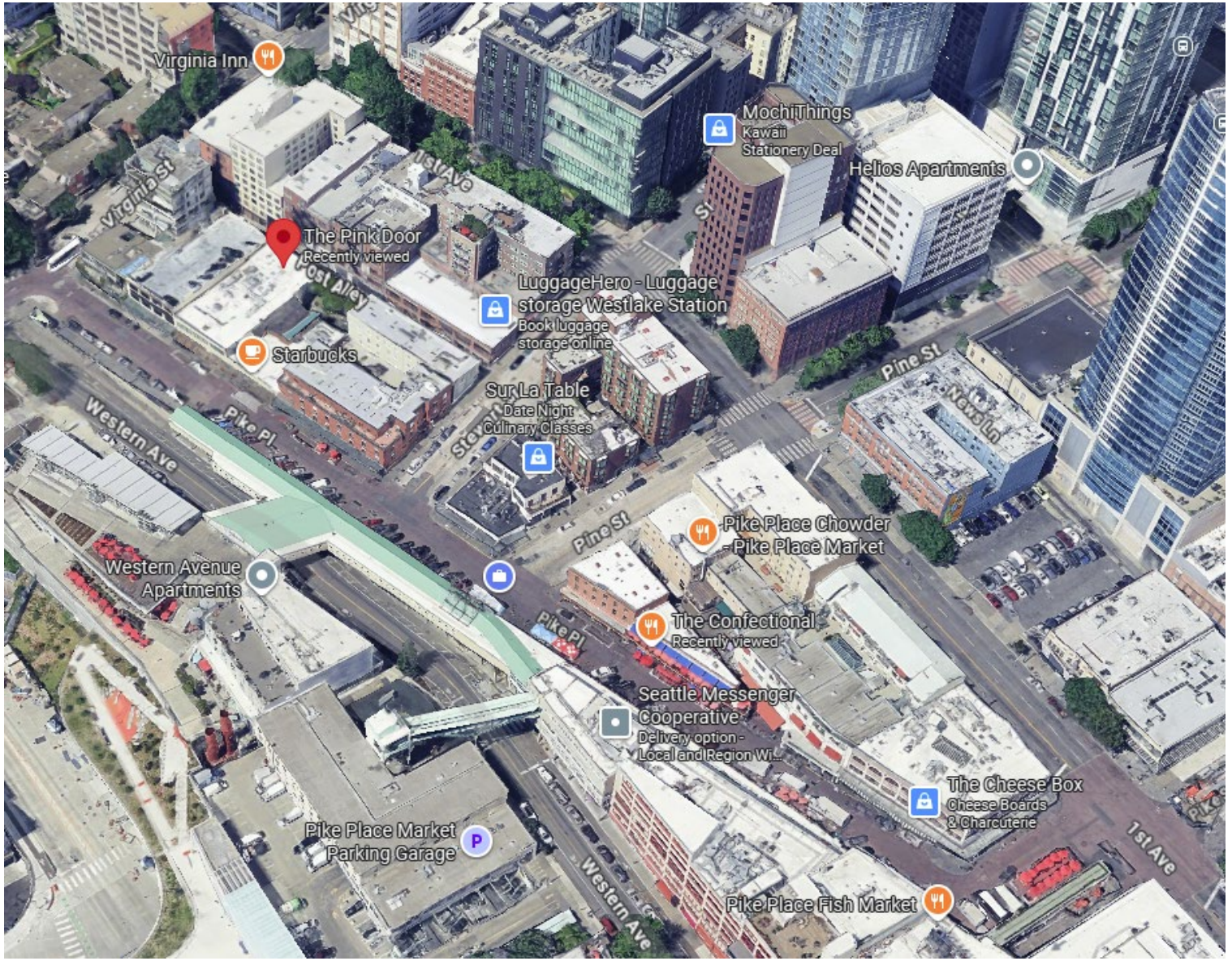
Pink Door Deck Replacement

MHC DESIGN APPLICATOIN

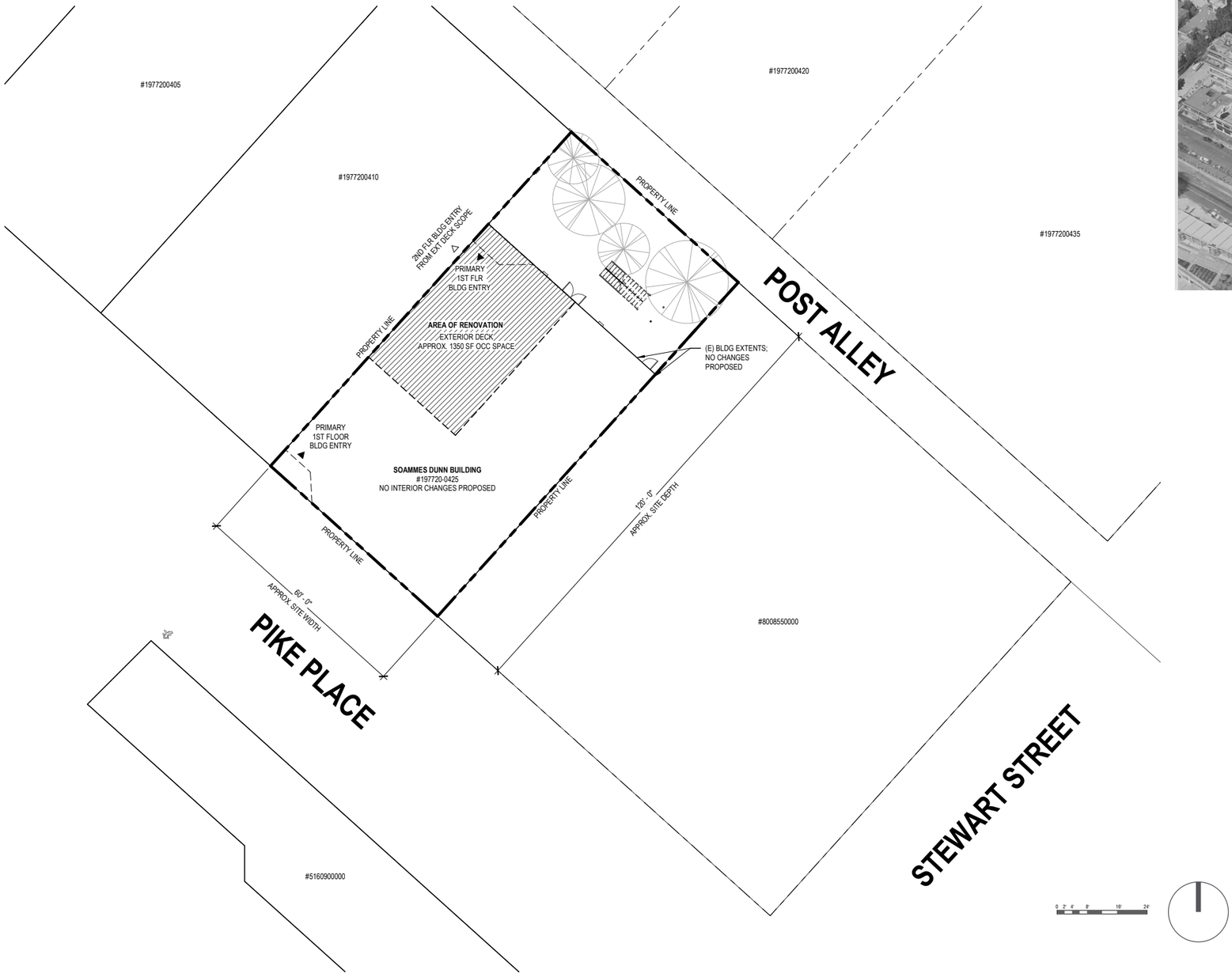
Project Overview

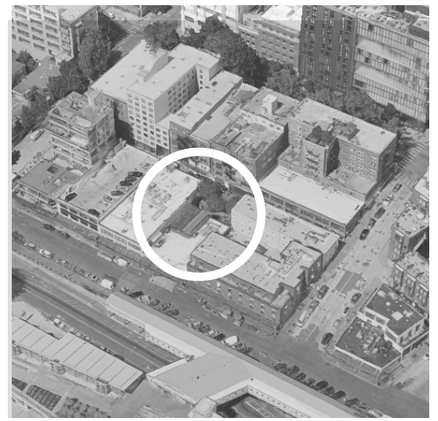
- Replacement of existing deck (no additional seating)
- Upgrades to entry doors
- Expansion of service area
- Improvements for egress

Site Map


Virginia Inn
MochiThings
Kawaii
Stationery Deal
Helios Apartments
Virginia St
1st Ave
The Pink Door
Recently viewed
Post Alley
LuggageHero - Luggage storage Westlake Station
Book luggage storage online
Starbucks
Sur La Table
Date Night
Culinary Classes
Pine St
Western Ave
Pike Pl
Pike Place Chowder - Pike Place Market
Western Avenue Apartments
The Confectional
Recently viewed
Seattle Messenger Cooperative
Delivery option - Local and Region Wi...
The Cheese Box
Cheese Boards & Charcuterie
Pike Place Market Parking Garage
Pike Place Fish Market
1st Ave

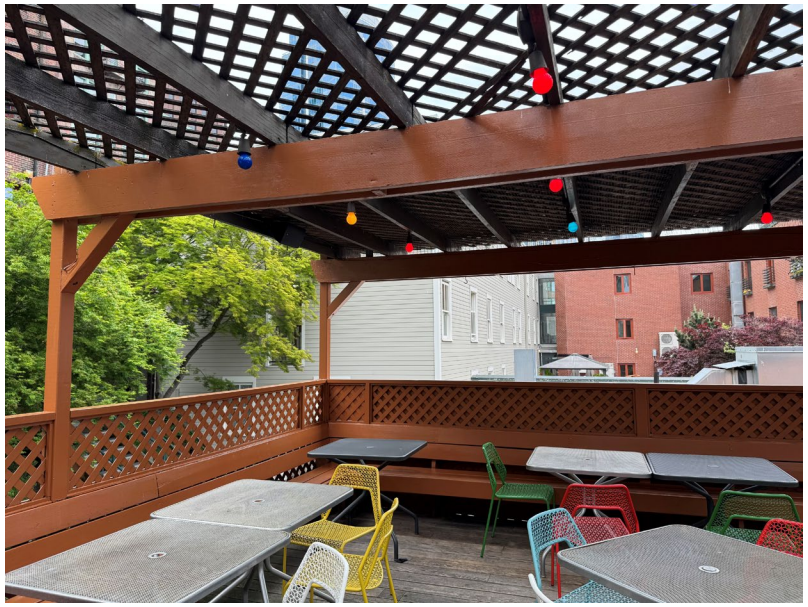
Site Plan


#1977200405
#1977200410
#1977200420
#1977200435
#8008550000
#5160900000
POST ALLEY
PIKE PLACE
STEWART STREET
PROPERTY LINE
2ND FLR BLDG ENTRY FROM EXT DECK SCOPE
PRIMARY 1ST FLR BLDG ENTRY
AREA OF RENOVATION
EXTERIOR DECK
APPROX. 1350 SF OCC SPACE
(E) BLDG EXTENTS; NO CHANGES PROPOSED
PRIMARY 1ST FLOOR BLDG ENTRY
SOAMMES DUNN BUILDING
#197720-0425
NO INTERIOR CHANGES PROPOSED
120' - 0"
APPROX. SITE DEPTH
67' - 0"
APPROX. SITE WIDTH
0 2' 4' 8' 16' 24'



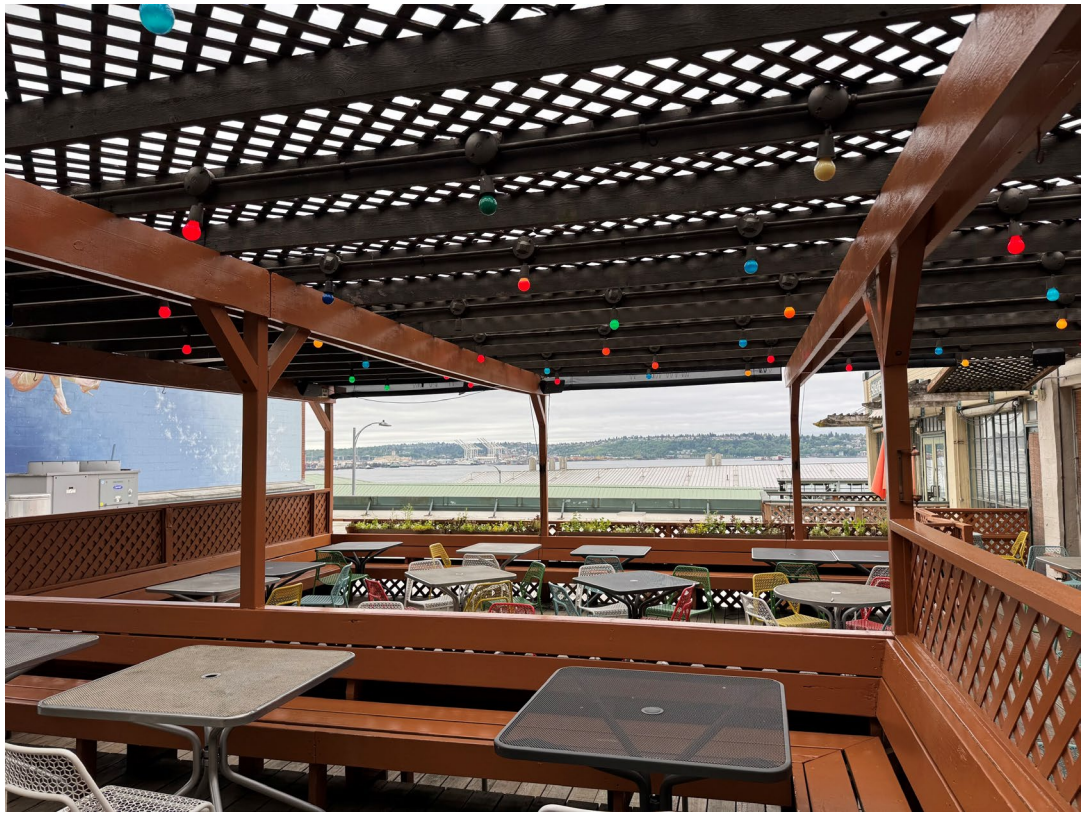
Existing Conditions

South View



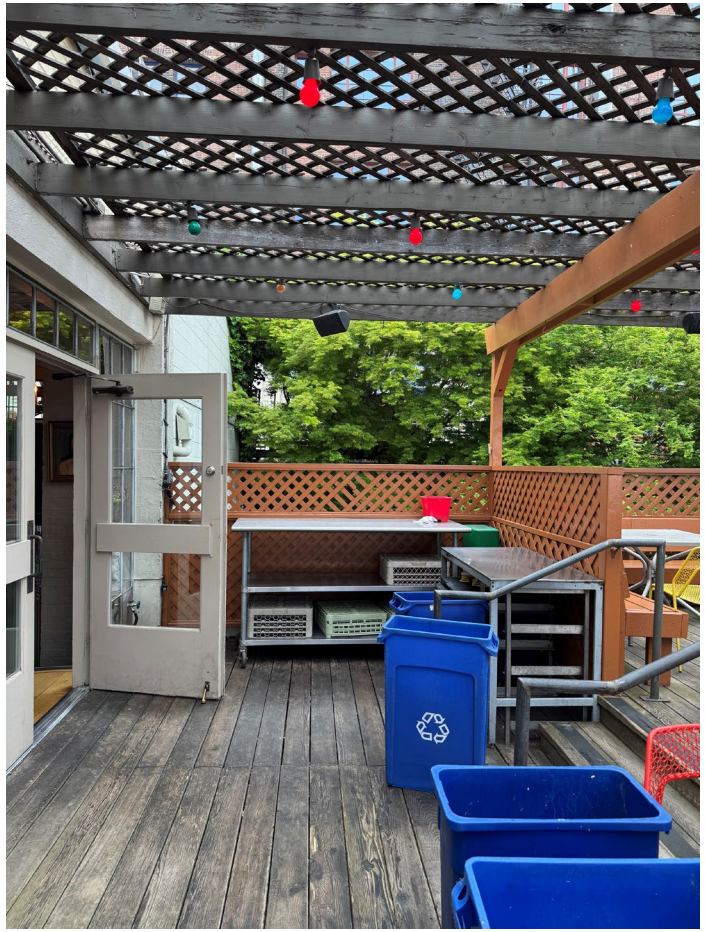
Existing Conditions

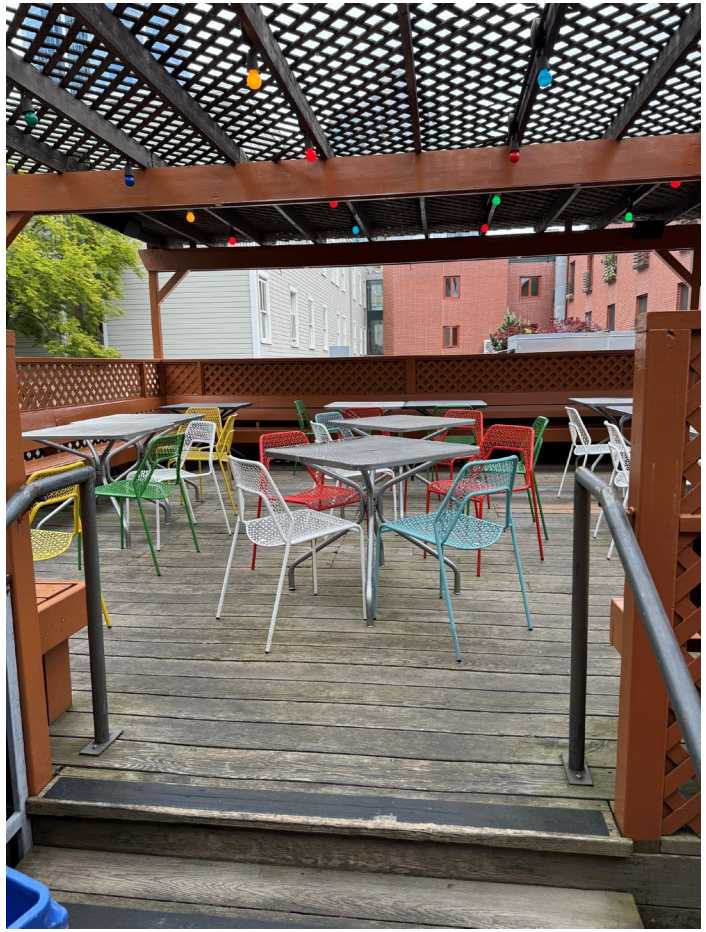
West View



Existing Conditions

East View





Existing Conditions

Exterior from roof

Proposed

North View

East View

Proposed

West View

Proposed

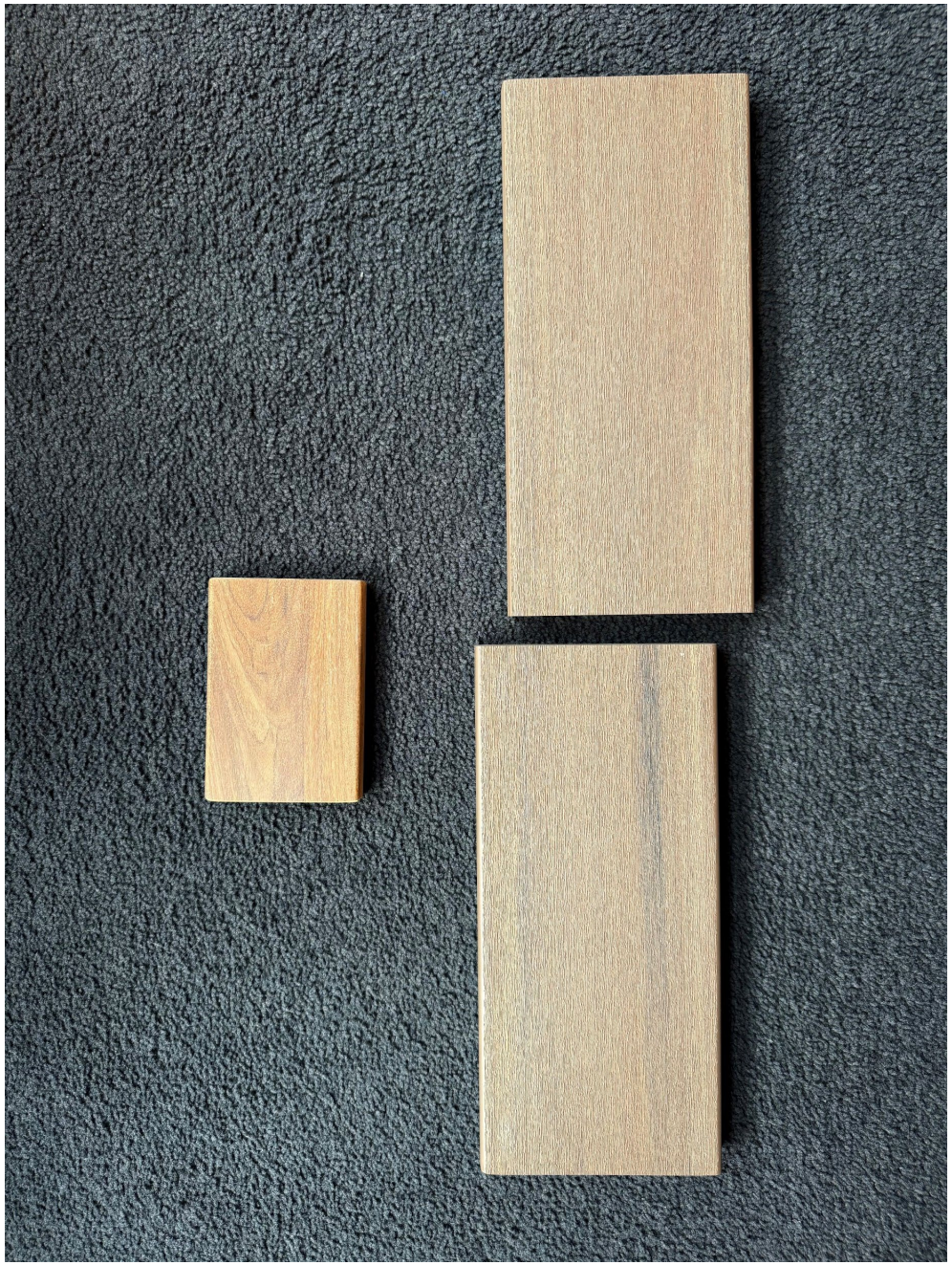
SW View

Materials

Louvered roof system constructed out of powdered aluminum

Materials

Decking and benches constructed out of IPE wood



PINK DOOR DECK

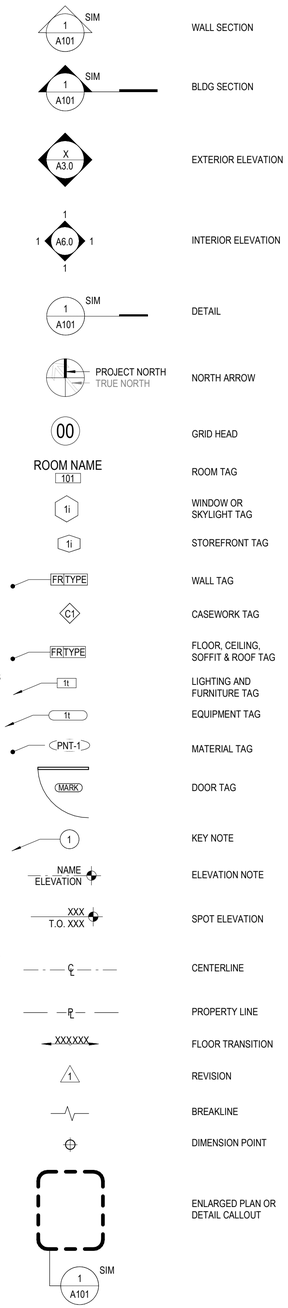
ABBREVIATIONS

&	AND
L	ANGLE
@	AT
Ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
℄	CENTERLINE
℄	PROPERTY LINE
A.B.	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACP	ACOUSTIC CEILING PANEL
ACU	AIR CONDITION UNIT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
BRK	BRICK
BLDG	BUILDING
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BRS	BACKER ROD & SEALANT
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CEM	CEMENT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CT.B	CERAMIC TILE BASE
CTR	CENTER
CTW	CURTAIN WALL
DBL	DOUBLE
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DK	DECKING
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
ECS	EXTERIOR COMPOSITE SIDING
EF	EXHAUST FAN
EFG	ENTRANCE FLOOR GRILLE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
EPX	EPOXY
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
FBP	FIBER BOARD PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FIN	FINISH
FLR	FLOOR
F.O.	FACE OF
FOIC	FURNISHED BY OWNER, INSTALL BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALL BY OWNER
FR	FIRE RESISTANT
FRP	FIBERGLASS REINFORCED PANEL
FS	FLOOR SINK
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRPH	GRAPHIC
GRT'D	GROUTED
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HANDICAP
HCMU	HOLLOW CLAY MASONRY UNIT
HDWD	HARDWOOD
HDWE	HARDWARE
HT	HEIGHT
HTSAM	HIGH-TEMP SELF ADHERED MEMBRANE
HM	HOLLOW METAL
HR	HOUR
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
IGU	INSULATED GLAZED UNIT
INSUL	INSULATION
INT	INTERIOR
IR.GWB	IMPACT RESISTANT GWB
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LOC	LOCATE
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
L.WD	LINEAR WOOD PANEL
M	MEN'S
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MH	MANHOLE
MO	MASONRY OPENING
MP	METAL PANEL
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NOT RATED
OA	OVERALL
OBS	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OTS	OPEN TO STRUCTURE
PAP	PREFINISHED ACOUSTICAL PANEL
PC	PRECAST CONCRETE
PCLT	PORCELAIN TILE
PL	PLATE
PLAS	PLASTER
PLY	PLYWOOD
P.LAM	PLASTIC LAMINATE
PNT	PAINT
POC	POINT OF CONNECTION
PR	PAIR
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTN	PARTITION
QT	QUARRY TILE
R or RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
RELOC	RELOCATE
REQ'D	REQUIRED
RES	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RV	ROOF VENT
RL	RAIN WATER LEADER
S	SOUTH
SA	SMOKE ALARM
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCWD	SOLID CORE WOOD DOOR
S.CONC	SEALED CONCRETE
SCHED	SCHEDULE
SECT	SECTION
SFRM	SPRAYED FIRE-RESISTANT MATERIAL
SG	SAFETY GLASS
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SRF	SLIP RESISTANT FLOORING
S.S.	STAINLESS STEEL
ST	STONE
STA	STATION
STD	STANDARD
STF	STOREFRONT
STL	STEEL
STN	STAIN
STN.T	STAIN (TRANSPARENT)
STOR	STORAGE
STRUCT	STRUCTURE
SOG	SLAB ON GRADE
SUSP	SUSPENDED
SYM	SYMMETRICAL
TMP	TEMPERED
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICK
T.O.	TOP OF
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WIN	WINDOW
W/O	WITHOUT
WOM	WALK OFF MAT
WM	WOMEN'S
WP	WATERPROOFING
WR	WATER RESISTANT
WRB	WATER-RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWR	WELDED WIRE REINFORCEMENT

MATERIAL SYMBOLS

CMU
BRICK
CONCRETE
SAND
GRAVEL
EARTH
STEEL
ALUMINUM
BACKERBOARD
GYPSUM WALL BOARD/SHEATHING
ACOUSTICAL CEILING TILE
EPS OR XPS INSULATION
FOAM IN PLACE INSULATION
POLYISO INSULATION
BATT INSULATION
SEMI-RIGID INSULATION (MINERAL WOOL)
FINISHED WOOD
PLYWOOD FINISHED

DRAFTING SYMBOLS



WALL SECTION
BLDG SECTION
EXTERIOR ELEVATION
INTERIOR ELEVATION
DETAIL
NORTH ARROW
GRID HEAD
ROOM TAG
WINDOW OR SKYLIGHT TAG
STOREFRONT TAG
WALL TAG
CASEWORK TAG
FLOOR, CEILING, SOFFIT & ROOF TAG
LIGHTING AND FURNITURE TAG
EQUIPMENT TAG
MATERIAL TAG
DOOR TAG
KEY NOTE
ELEVATION NOTE
SPOT ELEVATION
CENTERLINE
PROPERTY LINE
FLOOR TRANSITION
REVISION
BREAKLINE
DIMENSION POINT
ENLARGED PLAN OR DETAIL CALLOUT

GENERAL NOTES

1. REFER TO LANDSCAPE, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS.
2. MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.

CODE:
1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WEC).
2. REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND TYPES. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
3. MECHANICAL, ELECTRICAL AND PLUMBING PERMITS TO BE APPLIED FOR UNDER SEPARATE APPLICATION BY CONTRACTOR.
4. PROVIDE FIREBLOCKS AND DRAFTSTOPS PER IBC.
5. PROVIDE CLOSURE MEETING THE REQUIREMENT OF GOVERNING FIRE AUTHORITIES BETWEEN FIRE RATED FLOORS, SHAFTS AND BUILDING PARTITIONS AND PENETRATING DUCTS, PIPES, CONDUIT, MECHANICAL, ELECTRICAL, AND OTHER ITEMS.
6. RECESSES LOCATED WITHIN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.
7. EXISTING FIRE EXTINGUISHERS AND CABINETS ARE NOT SHOWN ON PLANS. PROTECT EXISTING FIRE EXTINGUISHERS AND CABINETS (RECESSED OR SURFACE MOUNTED) FROM DAMAGE.

HAZMAT:
1. HAZARDOUS MATERIAL REMOVAL & DISPOSAL: BEFORE BEGINNING ANY DEMOLITION OR OTHER WORK, COMPLY WITH DOCUMENTS PREPARED BY THE OWNER'S HAZARDOUS MATERIALS CONSULTANT. THIS APPLIES TO DEMOLITION, DISPOSAL AND CONSTRUCTION OPERATIONS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.

DEMOLITION:
1. WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE HAZARDOUS MATERIALS ABATEMENT, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

DIMENSIONS:
1. DO NOT SCALE DRAWINGS.
2. VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY ARCHITECT OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
3. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
4. FINISHED SURFACE OF INFILL OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.
6. DOORS NOT LOCATED BY DIMENSION ON PLANS SHALL BE SIX INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. PROVIDE MINIMUM 18" CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO JAMB EDGE OF DOOR OPENING, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
7. WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING WITHIN FRAMED WALLS AND TO MASONRY OPENING WITHIN MASONRY WALLS, UNLESS OTHERWISE NOTED.

COORDINATION:
1. COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT BUILDINGS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
2. REVIEW DEMOLITION DRAWINGS. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
3. VERIFY LOCATIONS OF EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
4. REVIEW ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND PROVIDE ROUGH-INS THROUGH SLABS, BEAMS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, JUNCTION BOXES, CABINETS AND EQUIPMENT. VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK. COORDINATE WITH INSTALLATION REQUIREMENTS. PATCH AND REPAIR EXISTING SURFACES AS NECESSARY TO COMPLETE WORK.
5. COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.
6. CONTRACTOR TO OBTAIN AND VERIFY ROUGH-IN DIMENSION REQUIREMENTS FOR CABINETRY, EQUIPMENT, ACCESSORIES AND THE LIKE INCLUDING THOSE DESIGNATED FOIC AND FOIO. CONTRACTOR TO PROVIDE BACKING, BLOCKING, SUPPORT AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE POWER, DATA, COMMUNICATIONS AND SECURITY REQUIREMENTS FOR FOIC AND FOIO EQUIPMENT WHERE SERVICES ARE REQUIRED. INCLUDE STUB OUTS AND CONNECTIONS. VERIFY AND COORDINATE DIMENSIONS OF FOIC AND FOIO ITEMS PRIOR TO PROCEEDING WITH WORK. INCLUDE STUB OUTS FOR FUTURE WORK.
7. PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED. DO NOT CONCEAL PIPING, CONDUITS, DUCTS, ETC. IN ELECTRICAL, MECHANICAL, AND COMMUNICATION ROOMS.
8. CAREFULLY COORDINATE MECHANICAL, ELECTRICAL, AND BUILDING SYSTEM INSTALLATIONS WITH EXISTING STRUCTURE AND BUILDING SYSTEMS.
9. "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.
10. REFER TO LIGHTING PLAN AND ELECTRICAL DRAWINGS FOR ELECTRICAL DEVICES AND LOCATIONS. COORDINATE AND REVIEW DEVICE LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO ROUGH-IN.

SITE MAP

VICINITY MAP

PROJECT INFORMATION

PROJECT OWNER: PIKE PLACE MARKET (OWNER)
THE PINK DOOR (TENANT)

PROJECT ADDRESS: THE PINK DOOR
1919 POST ALLEY SEATTLE, WA 98134

PERMIT NUMBER: 7088810-CN

SCOPE DESCRIPTION: DEMO (E) TRELLIS STRUCTURE AT EXTERIOR DECK. REPAIR (E) WATERPROOFING MEMBRANE AND CONSTRUCT NEW DECK, TRELLIS STRUCTURE, AND BENCHING.

ZONING INFORMATION

1. PROJECT ADDRESS:	THE PINK DOOR 1919 POST ALLEY SEATTLE, WA 98134
2. PARCEL NUMBER(S):	#197720-0425
3. LEGAL DESCRIPTION:	DENNYS A A 6TH ADD PLat Block: 37 Plat Lot: 8
4. LOT AREA:	7,200 SF
5. ZONE:	PMM-85
6. OVERLAY:	COMMERCIAL CORE (URBAN CENTER VILLAGE) HISTORIC REVIEW DISTRICT
7. CURRENT USE:	RETAIL; NO CHANGES PROPOSED
9. YEAR BUILT:	1918
10. (E) BLDG AREA:	10,860 SF TOTAL; NO CHANGES PROPOSED. AREA OF RENOVATION APPROX. 1475 SF EXT.
11. HT LIMIT:	NO CHANGE PROPOSED
12. REQUIRED SETBACKS:	**FRONT:** NO CHANGE PROPOSED **SIDE:** NO CHANGE PROPOSED **REAR:** NO CHANGE PROPOSED
13. LOT COVERAGE:	NO CHANGE PROPOSED
14. IMPERVIOUS SURFACE:	NO CHANGE PROPOSED
15. RELATED PERMITS:	#6298667, #6489775

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 SEATTLE EXISTING BUILDING CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2017 ANSI A117.1
2021 WASHINGTON STATE ENERGY CODE
2021 UNIFORM PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE

DESIGN TEAM

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TEL: 253.632.3276
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SHEET INDEX

shks
ARCHITECTS

Seattle HQ

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info@shksarchitects.com

1050 N 38th Street
Seattle, WA 98103

PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: CL
Checked:
Date: 09/03/25
Scale: As indicated

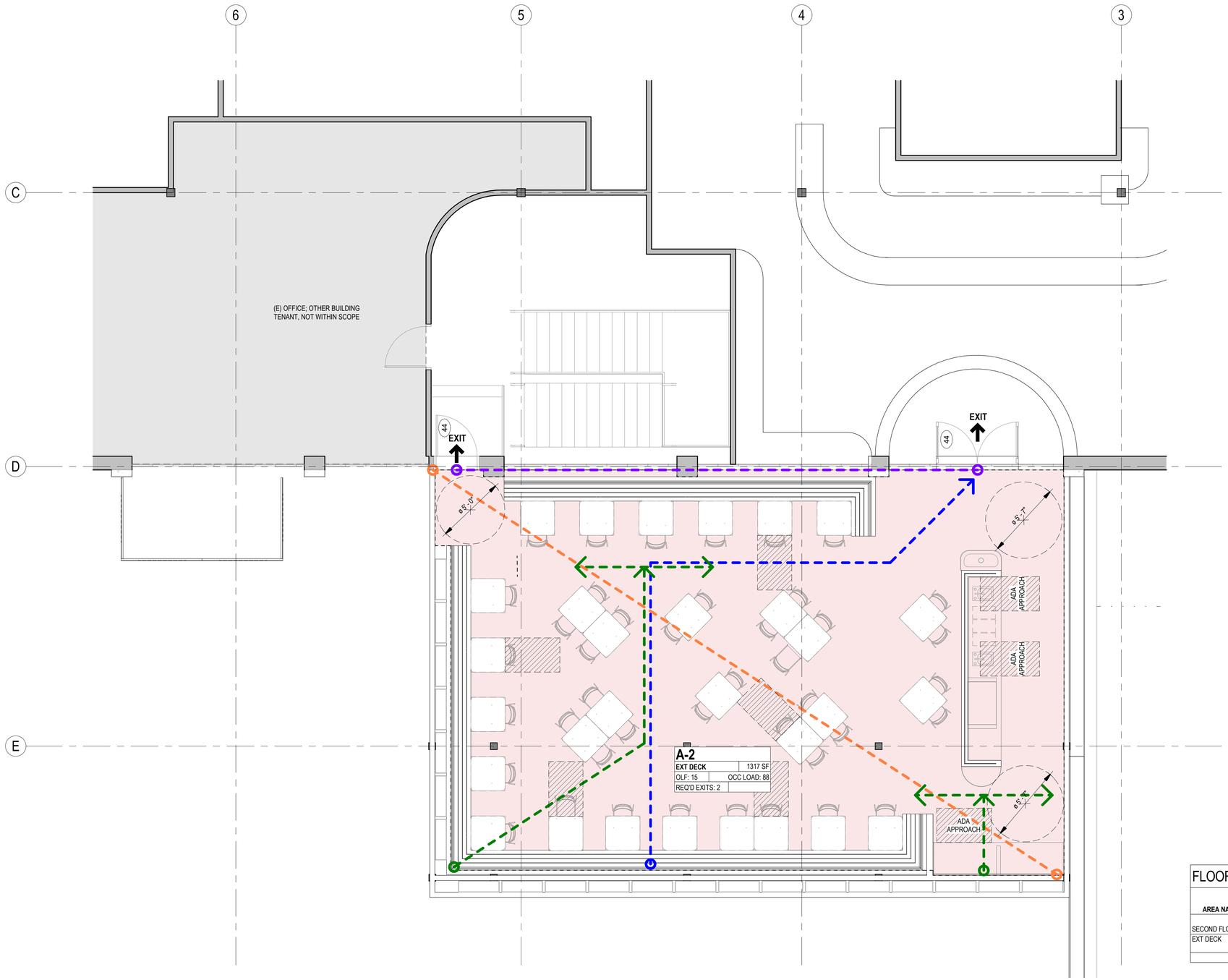
Revisions:
No. Date Remarks

AHJ APPROVAL STAMP

NOT FOR CONSTRUCTION

COVER SHEET
A0.0

9/2/2025 4:37:10 PM



1 SECOND FLOOR FIRE & LIFE SAFETY PLAN

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

0 1' 2' 4' 8' 12'

EGRESS LEGEND

- COMMON PATH OF TRAVEL
- PATH OF TRAVEL
- EXIT ACCESS DIAGONAL
- EXIT SEPARATION

EXIT — INDICATES ACCESS TO AN EXTERIOR EXIT OR EXIT ENCLOSURE

XX — OCCUPANT EXIT LOAD

XX — INDICATES ACTUAL REQUIRED EXIT WIDTH IN INCHES UNLESS REQUIRED EXIT WIDTH IS LESS THAN 44"

SHEET NOTES

1. REFERENCE SHEETS A0.2 AND A0.3 FOR ACCESSIBILITY REQUIREMENTS NOT INDICATED IN PLAN.
2. REFER TO SHEET A1.0 FOR BUILDING SET POINT LOCATION.
3. INTERIOR WALLS TO EXTEND TO BOTTOM OF STRUCTURE UNLESS NOTED OTHERWISE.
4. PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED.
5. REFER TO ELEVATIONS AND SECTIONS FOR ADDITIONAL WORK NOT INDICATED IN PLAN.
6. FLOOR TRANSITIONS TO BE ¼" WITHOUT TREATMENT OR ½" IF BEVELED WITH A SLOPE NO STEEPER THAN 1:2, TYP.
7. PER SEBC 306.7.1 EXCEPTION 1, UP 20% OF ALTERATION COSTS ARE REQUIRED TO PROVIDE AN ACCESSIBLE ROUTE TO PRIMARY FUNCTION. PROJECT SCOPE INCLUDES REMOVAL OF INACCESSIBLE UPPER DECK AND REPLACES UPPER DECK AND STAIR WITH ACCESSIBLE LEVEL.

CODE ANALYSIS

EXTERIOR DECK OCCUPANCY PER SBC TABLE 1004.1.2

OUTDOOR PATIO:	A-2 OCCUPANCY
OCCUPANT LOAD FACTOR:	15 OCC PER SF
EXISTING DECK:	1,111 SF / 15 =**74 OCCUPANTS**
PROPOSED DECK:	1,317 SF / 15 = **88 OCCUPANTS**

EGRESS PER SBC TABLE 1006.3.3
2 EXITS REQUIRED PER 1-500 OCC; 2 EXITS PROVIDED

PLUMBING FIXTURES PER SBC TABLE 2902.1

	WATER CLOSETS	LAVATORIES
A-2 OCCUPANCY	1 PER 75	1 PER 200
B OCCUPANCY	1 PER 25 TO 50	1 PER 40 TO 80

(E) OCCUPANCIES REF SDCI #6489775

A-2: EXTERIOR DECK:	74 OCC
A-2: INTERIOR RESTAURANT (NIC):	203 OCC
B: ADJACENT OFFICE (NIC):	7 OCC

TOTAL RESTAURANT AND BUSINESS (W/ EXISTING DECK):

A-2: 277 OCC / 2 (M/F)		**B:**7 OCC / 2 (M/F)	
138.5 M/W / 75	= 1.85	138.5 M/W / 200	= .69
3.5 M/W / 25	= .14	3.5 M/W / 40	= .09
	= 1.99 (2 REQ)		= .78 (1 REQ)

TOTAL RESTAURANT AND BUSINESS (W/ PROPOSED DECK):

A-2: 295 OCC / 2 (M/F)		**B:**7 OCC / 2 (M/F)	
147.5 M/W / 75	= 1.97	147.5 M/W / 200	= .74
3.5 M/W / 25	= .14	3.5 M/W / 40	= .09
	= 2.11 (3 REQ)		= .83 (1 REQ)

REQ W: 3 WC, 1 LAV **REQ M:** 3 WC, 1 LAV
EXIST W: 3 WC, 2 LAV **EXIST M:** 3 WC*, 2 LAV

*PER SBC 2902.1.1.2, (1) WC LESS THAN SPECIFIED CAN BE PROVIDED FOR EA URINAL INSTALLED (NOT TO REDUCE <25% OF MIN SPECIFIED, WHICH IN THIS CASE IS 1 WC).

ACCESSIBILITY PER SEBC 306.7.1
PER SEBC 306.7.1 EXCEPTION 1, UP 20% OF ALTERATION COSTS ARE REQUIRED TO PROVIDE AN ACCESSIBLE ROUTE TO PRIMARY FUNCTION. PROJECT SCOPE INCLUDES REMOVAL OF INACCESSIBLE UPPER DECK AND REPLACES UPPER DECK AND STAIR WITH ACCESSIBLE LEVEL.

FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.5)	SF PER PERSON	AREA NSF/GSF	AREA	TOTAL OCCUPANTS	# OF EXITS
SECOND FLOOR							
EXT DECK	A-2	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET	1317 SF	88	2
					1317 SF	88	

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: CL
Checked:
Date: 09/03/25
Scale: As indicated

Revisions:
No. Date Remarks

AHJ APPROVAL STAMP

CODE ANALYSIS

A0.1

NOT FOR CONSTRUCTION

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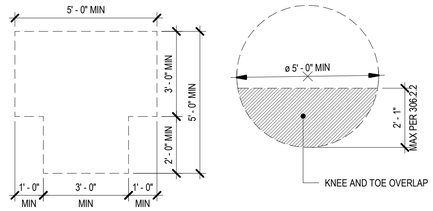


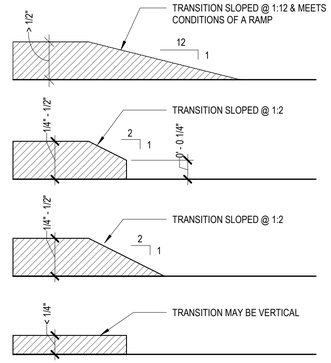
T-SHAPED TURNING SPACE—EXISTING
(ANSI 304.3.2.2)

CIRCULAR TURNING SPACE—EXISTING
(ANSI 304.3.1.2)

NOTES:
1. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NO STEEPER THAN 1:48
2. TURNING SPACES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES
3. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO THE TURNING SPACES

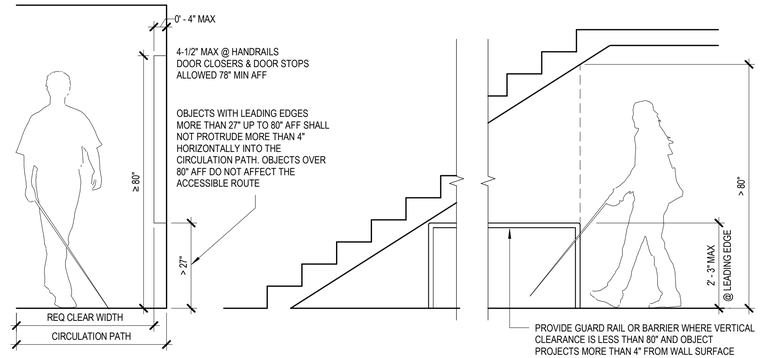
1 TURNING SPACE IN (E) BUILDINGS

SCALE: 3/8" = 1'-0"



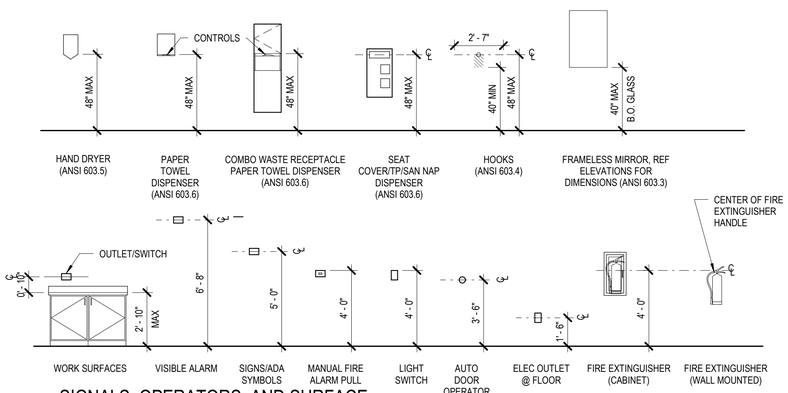
2 FLOOR LEVEL TRANSITIONS

SCALE: 12" = 1'-0"



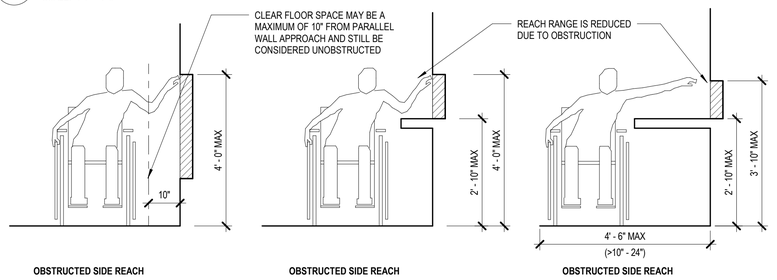
3 PROTRUDING OBJECTS

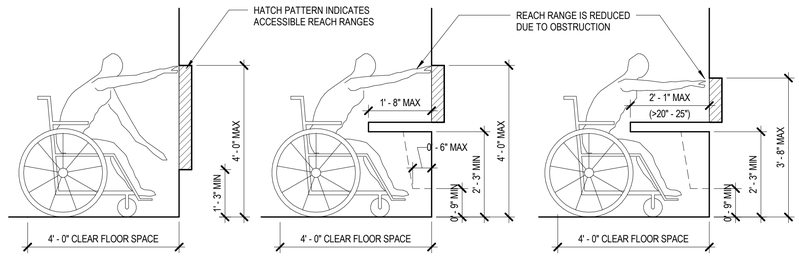
SCALE: 1/2" = 1'-0"



8 SIGNALS, OPERATORS, AND SURFACE HEIGHTS

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

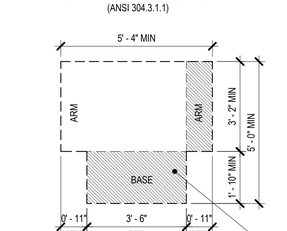




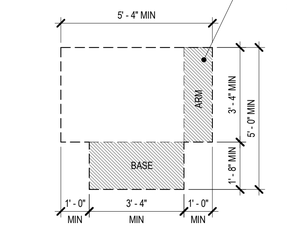
NOTE: EXISTING ELEMENTS SHALL BE PERMITTED AT 54" MAX ABOVE FINISHED FLOOR

18 REACH RANGE

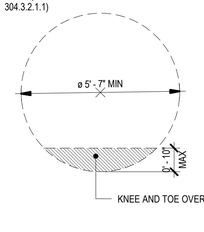
SCALE: 1/2" = 1'-0"



T-SHAPED TURNING SPACE— OPTION 2
(ANSI 304.3.1.1)



T-SHAPED TURNING SPACE— OPTION 3
(ANSI 304.3.1.1)

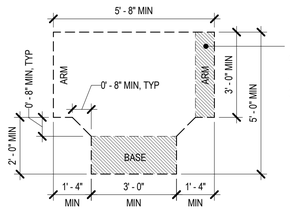


CIRCULAR TURNING SPACE
(ANSI 304.3.1.1)

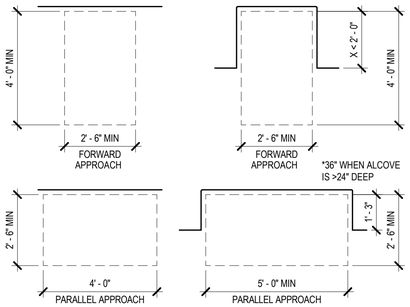
NOTES:
1. T-SHAPED TURNING SPACE SHALL COMPLY WITH ONE OF THE ABOVE OPTIONS
2. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NO STEEPER THAN 1:48
3. TURNING SPACES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES AS INDICATED ABOVE
4. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO THE TURNING SPACES

16 TURNING SPACE IN NEW BUILDINGS

SCALE: 3/8" = 1'-0"



T-SHAPED TURNING SPACE— OPTION 1
(ANSI 304.3.1.1)

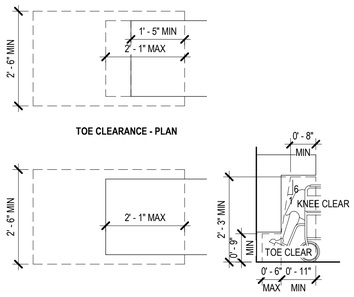


POSITION OF CLEAR FLOOR SPACE **MANEUVERING CLEARANCE IN AN ALCOVE**

NOTE: ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SECTION 305.6

7 CLEAR FLOOR SPACES

SCALE: 3/8" = 1'-0"



SPACE BENEATH ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT ELEMENTS, OR A TURNING SPACE AS PROVIDED BELOW. ADDITIONAL SPACE BEYOND KNEE AND TOE CLEARANCE SHALL BE PERMITTED BENEATH ELEMENTS.

17 KNEE AND TOE CLEARANCE

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

ACCESSIBILITY NOTES:

A. GENERAL
1. BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THE IBC CHAPTER 11: ACCESSIBILITY AND ICC/ANSI A117.1-2009, AS AMENDED.
2. SCOPING: SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS, AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES (IBC 1103.1)
3. PARKING (IBC 1106): REFER TO SHEET A001 FOR ACCESSIBLE PARKING REQUIREMENTS AND STATISTICS.
4. ACCESSIBLE MEANS OF EGRESS (IBC 1007): ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1015.1 OR 1021.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS (IBC 1007.1). EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS (IBC 1007.2):
   A. ACCESSIBLE ROUTE
   B. INTERIOR EXIT STAIRWAYS
   C. EXTERIOR EXIT STAIRWAYS
   D. ELEVATORS
   E. PLATFORM LIFTS
   F. HORIZONTAL EXITS
   G. RAMPS
   H. AREA OF REFUGE
   I. EXTERIOR AREA FOR ASSISTED RESCUE
6. SIGNAGE (IBC 1110): PROVIDE SIGNAGE, DIRECTIONAL SIGNAGE AND OTHER SIGNAGE AS REQUIRED BY IBC SECTIONS 1110.1, 1110.2 AND 1110.3 AND ICC/ANSI CH.7.
7. THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE AND ARE NOT INTENDED TO REPLACE THE CODE. REFER TO THE REFERENCE CODES FOR COMPLETE TEXT AND FIGURES.

B. ACCESSIBLE ROUTE OF TRAVEL
1. ACCESSIBLE ROUTE (IBC 1104)
   A. SITE ARRIVAL POINTS (IBC 1104.1): ACCESSIBLE ROUTES WITHIN THE SITE SHALL BE PROVIDED FORM PUBLIC TRANSPORTATION STOPS; ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.
   B. WITHIN A SITE (IBC 1104.2): AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
   C. CONNECTED SPACES (IBC 1104.3): WHEN A BUILDING OR PORTION OF BUILDING IS REQUIRED TO BE ACCESSIBLE, AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND THE PUBLIC WAY.
   D. LOCATION (IBC 1104.5): ACCESSIBLE ROUTES SHALL BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATH.
   E. ACCESSIBLE ENTRANCES (IBC 1105): 60% OF PUBLIC ENTRANCES ARE REQUIRED TO BE ACCESSIBLE. REFER TO THE ARCHITECTURAL SITE PLAN FOR DESIGNATED ACCESSIBLE ROUTES OF TRAVEL AND ACCESSIBLE ENTRANCES.
2. ACCESSIBLE ROUTES SHALL CONTAIN ONE OF MORE OF THE FOLLOWING COMPONENTS:
   A. WALKING SURFACE (ICC/ANSI 403):
      1. SLOPE: SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%) AND CROSS SLOPE NOT STEEPER THAN 1:48 (2%).
      2. CLEAR WIDTH: THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE 32" WIDTH FOR LENGTH <= 24" AND 36" WIDTH FOR >/=24". EXTERIOR ROUTES SHALL HAVE A CLEAR WIDTH OF 44" IBC 1101.2.2 (WA STATE AMENDMENT). WHERE AN ACCESSIBLE ROUTE INCLUDES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN 48 INCHES IN WIDTH, CLEAR WIDTHS SHALL BE 42 INCHES APPROACHING THE TURN, 48" MINIMUM DURING THE TURN, AND 42" LEAVING THE TURN. IF CLEAR WIDTH AT TURN IS 60" MINIMUM, 36" WIDE ROUTE IS ALLOWED.
      3. PASSING SPACE: AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL PROVIDE A 60" X 60" PASSING SPACE AT INTERVALS OF 200" MAXIMUM.
   B. DOORS AND DOORWAYS (ICC/ANSI 404):
      1. CLEAR WIDTH: DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH DOOR OPENED 90 DEGREES. OPENINGS WITHOUT DOORS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR WIDTH OF 36". THERE SHALL BE NO PROJECTIONS LOWER THAN 34". PROJECTIONS BETWEEN 34" AND 80" SHALL NOT EXCEED 4". (EXCEPTION DOOR CLOSERS AND STOPS ARE PERMITTED TO BE 78" ABOVE THE FLOOR.)
      2. MANEUVERING CLEARANCES AT DOORS: PER ICC/ANSI TABLE 404.2.4.1, FIGURE 404.2.4.1, FIGURE 404.2.4.2.
      3. THRESHOLDS: MAX. ½" IN HEIGHT, BEVELED NO STEEPER THAN 1:2.
      4. TWO DOORS IN SERIES: 48" MIN + DOOR WIDTH OPENING INTO SPACE. SPACE BETWEEN DOORS TO PROVIDE A 60" TURNING SPACE.
      5. REFER TO DOOR SCHEDULE NOTES FOR ACCESSIBLE REQUIREMENTS FOR DOOR HARDWARE, CLOSING SPEED, DOOR-OPENING FORCE, DOOR SURFACE AND VISION LITES.
   C. RAMPS (ICC/ANSI 405):
      1. SLOPE: MAX. RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%) AND CROSS SLOPE NOT STEEPER THAN 1:48 (2%).
      2. CLEAR WIDTH: 36" MIN. CLEAR BETWEEN HANDRAILS (44" MIN. AT EXTERIOR ROUTES OF TRAVEL).
      3. RISE: 30" MAXIMUM
      4. LANDINGS: REQUIRED AT TOP AND BOTTOM OF EACH RAMP. MAX. 1:48 SLOPE. CLEAR WIDTH OF LANDING AT LEAST AS WIDE AS RAMP AND 60" IN LENGTH. WHERE RAMP CHANGES DIRECTION MUST PROVIDE A 60" TURNING SPACE.
      5. HANDRAILS: RAMPS WITH RISE GREATER THAN 6" ARE REQUIRED TO HAVE HANDRAILS ON EACH SIDE.
      6. EDGE PROTECTION: WHEN REQUIRED, PROVIDE ON EACH SIDE OF RAMP RUNS AND RAMP LANDINGS BY EITHER A 12" EXTENDED FLOOR SURFACE PAST THE INSIDE FACE OF RAILING OR BY CURB OR BARRIER WITHIN 4" OF THE FLOOR.
   D. CURB RAMPS TO COMPLY WITH ICC/ANSI 406
   E. ELEVATORS (ICC/ANSI 407): REFER TO ENLARGED ELEVATOR PLAN & ELEVATION SHEET G-506 FOR ACCESSIBLE ELEVATOR REQUIREMENTS.

C. SITE & BUILDING ELEMENTS:
1. PARKING SPACES (ICC/ANSI 502):
   A. SIZE: CAR: 96" MINIMUM IN WIDTH VAN: 132" MINIMUM IN WIDTH (MAY BE 96" MIN. IN WIDTH WITH AN ADJACENT ACCESS AISLE WIDTH OF 96"). VERTICAL CLEARANCE AT VAN STALL AND VEHICULAR ROUTE TO/FROM STALL IS 98".
   B. ACCESS AISLE: SHALL ADJOIN AN ACCESSIBLE ROUTE. MAY BE SHARED BETWEEN TWO ACCESSIBLE SPACES. MIN 60" IN WIDTH AND EXTEND FULL LENGTH OF PARKING STALL THEY SERVE. MARKED TO DISCOURAGE PARKING IN THEM.
   C. MAXIMUM SLOPE: 1:48
   D. IDENTIFICATION: REQUIRED TO BE IDENTIFIED BY SIGNS INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHITE ON BLUE BACKGROUND (WA STATE AMEND.) VAN STALLS SHALL BE IDENTIFIED AS "VAN ACCESSIBLE." SIGNS SHALL BE MOUNTED 60" MIN. ABOVE THE SURFACE OF THE STALL TO THE BOTTOM OF THE SIGN.
2. PASSENGER LOADING TO COMPLY WITH ICC/ANSI 503.
3. STAIRWAYS TO COMPLY WITH ICC/ANSI 504 AND IBC 1009.3
   A. REFER TO ENLARGED STAIR PLAN & SECTIONS SHEET G-502 FOR ACCESSIBLE STAIR REQUIREMENTS.
4. HANDRAILS (ICC/ANSI 505):
   A. REFER TO ENLARGED STAIR PLAN & SECTIONS SHEET G-502 FOR HANDRAIL REQUIREMENTS.
5. WINDOWS:
   A. ACCESSIBLE WINDOWS SHALL HAVE OPERABLE PARTS PER ICC/ANSI 309.

D. PLUMBING ELEMENTS & FACILITIES
1. PLUMBING ELEMENTS AND FACILITIES REQUIRED TO BE ACCESSIBLE (OTHER THAN WITHIN ACCESSIBLE DWELLING UNITS SHALL COMPLY WITH IBC 1109.1 AND ICC/ANSI CHAPTER 6 WITH AMENDMENTS.
2. PLUMBING ELEMENTS WITHIN DWELLING UNITS SHALL COMPLY WITH ICC/ANSI CHAPTER 10
3. REFER TO ACCESSIBILITY DETAIL SHEET G-503 FOR ACCESSIBLE WATER CLOSETS, LAVATORIES, URINALS, DRINKING FOUNTAINS, BATHTUBS, AND GRAB BARS.

E. COMMUNICATION FEATURES
1. ALARMS (ICC/ANSI 702): PROVIDE ACCESSIBLE AUDIBLE AND VISUAL AND NOTIFICATION APPLIANCES INSTALLED IN ACCORDANCE WITH NFPA 72, POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY INSTALLED AND CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM.
2. SIGNAGE (ICC/ANSI 703): INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE TACTILE. (IBC 2012 APPENDIX E107.2) TACTILE CHARACTER SHALL BE DUPLICATED IN BRAILLE. SIGNAGE SHALL COMPLY WITH ICC/ANSI SECTION 703.
3. TWO-WAY COMMUNICATION (IBC APPENDIX E105.6): WHERE TWO-WAY COMMUNICATION SYSTEMS ARE PROVIDED TO GAIN ADMITTANCE TO THE BUILDING, THE SYSTEM SHALL COMPLY WITH ICC/ANSI 708.

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PINK DOOR DECK

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AHJ APPROVAL STAMP

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ACCESSIBILITY - GENERAL NOTES AND DETAILS

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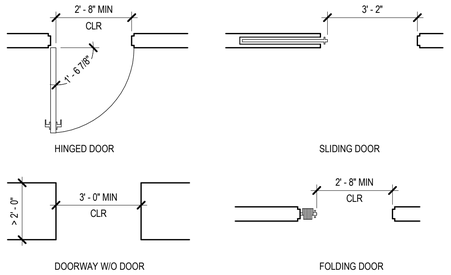
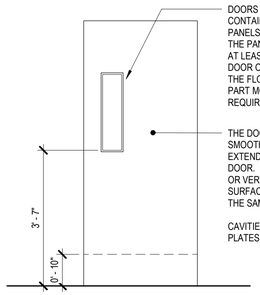


NOTES:
1. THERE SHALL BE NO PROJECTIONS INTO CLEAR OPENING WIDTH LOWER THAN 34" ABOVE FLOOR. PROJECTIONS INTO CLEAR OPENING WIDTH BETWEEN 34" & 80" A.F.F. SHALL NOT EXCEED 4".
2. DOOR CLOSER AND STOPS SHALL BE PERMITTED TO BE 78" MIN. A.F.F.
3. IN ALTERATIONS, A PROJECTION OF 5/8" MAX. INTO THE REQUIRED CLR. OPENING WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP
4. PRIOR TO OCCUPANCY, CONTRACTOR SHALL FIELD VERIFY THAT EVERY 2'-10" DOOR MEETS CLEARANCE REQUIREMENT.

1 CLEAR WIDTH OF DOORWAYS

SCALE: 3/8" = 1'-0"



DOORS & SIDELITES ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJ SIDELITE 43" MAX ABOVE THE FLOOR. VISION LITES W/THE LOWEST PART MORE THAN 66" AFF ARE NOT REQUIRED TO COMPLY.

THE DOOR SURFACE SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER .

CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED

NOTES
1. EXCEPTIONS FOR DOOR SURFACES: (1) SLIDING DOORS, (2) TEMPERED GLASS DOORS WITHOUT STILES & HAVING A BOTTOM RAIL OR SHOE W/THE TOP LEADING EDGE TAPERED AT NO LESS THAN 60° FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM RAIL HEIGHT REQUIREMENT, (3) DOORS THAT DO NOT EXTEND TO WITHIN 10" OF THE FLOOR.

4 DOOR SURFACES & VISION LITES

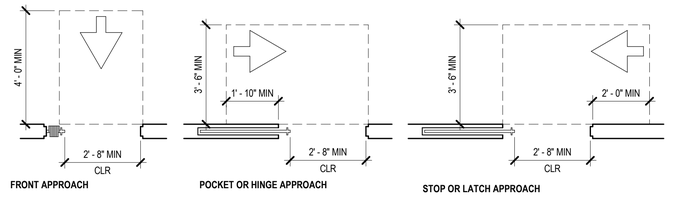
SCALE: 1/2" = 1'-0"

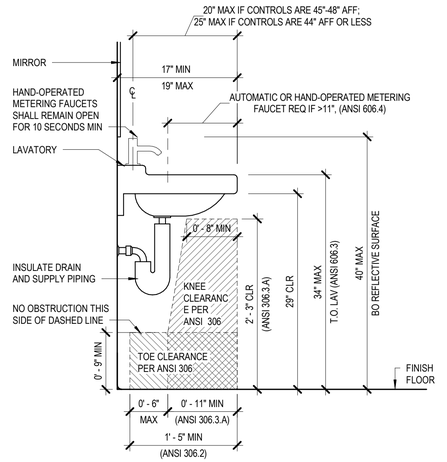
DOOR AND HARDWARE NOTES

1. IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAX IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH FLOORS SURFACE & LEVEL CHANGE REQUIREMENTS. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING OR ALTERED THRESHOLDS 3/4" MAX HIGH WITH A BEVELED EDGE EACH SIDE WITH A MAX SLOP OF 1:2 FOR THE HEIGHT EXCEEDING 1/4".
2. OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE
3. OPERABLE PARTS SHALL BE MOUNTED 34" MIN/48" MAX AFF.
4. OPERATING HARDWARE FOR SLIDING DOORS SHALL BE EXPOSED & USABLE FROM BOTH SIDES WHEN THE DOOR IS FULLY OPEN.
5. LOCKS USED ONLY FOR SECURITY & NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
6. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN 90 DEG, THE TIME REQUIRED TO MOVE A DOOR TO AN OPEN POSITION OF 12 DEG SHALL BE 5 SECONDS MIN..
7. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN 70 DEG, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
8. FIRE DOORS SHALL HAVE A MIN. OPENING FORCE PER THE APPROPRIATE ADMIN. AUTHORITY. THE FORCE FOR PUSHING, PULLING OR SLIDING OPEN OTHER DOORS SHALL BE 5 LB. MAX. THIS DOES NOT APPLY TO FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. WASHINGTON STATE ALLOWS A 10 LB. MAX FORCE FOR EXTERIOR DOORS PER WAC 51-50-1101.2.3.
9. CLOSETS DEEPER THAN 24" REQUIRE USER PASSAGE (32" CLR AT TYPE A UNITS AND 31 3/4" CLR AT TYPE B UNITS).

PLUMBING FIXTURE NOTES:

1. CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES AND TURNING SPACES MAY OVERLAP.
2. DOORS SHALL NOT SWING INTO CLEAR FLOOR SPACE OR CLEARANCES FOR ANY FIXTURE, EXCEPT AT INDIVIDUAL USE ROOMS WITH A 30"X48" CLEAR FLOOR SPACE OUTSIDE THE SWING OF THE DOOR PER ICC A117.1 - 2009 SECTION 603.2.2.
3. DOORS MAY SWING INTO THE CLEAR FLOOR SPACE, PROVIDED THE SWING OF THE DOOR CAN BE REVERSED TO MEET NOTE 3 REQUIREMENTS
4. DOORS MAY SWING INTO THE CLEAR FLOOR SPACE IF THERE IS A 30" x 48" CLEAR FLOOR SPACE WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

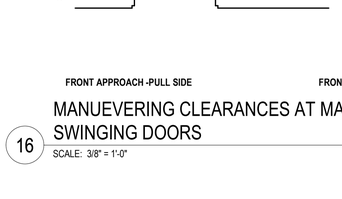




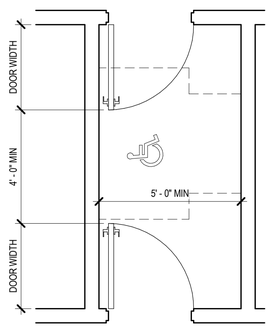
NOTES:
1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCES SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTIBOWL SINK
2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS
3. 30" x 48" CLEAR AREA REQ ON CENTER WITH LAVATORY
4. WHERE ENHANCED REACH RANGE IS REQUIRED @ LAV S, FAUCETS & SOAP DISPENSERS CONTROLS SHALL HAVE A REACH DEPTH OF 11" MAX OR ACTIVATED W/IN 11" IF AUTOMATIC

2 ACCESSIBLE LAVATORY

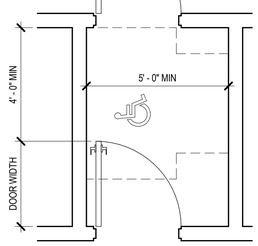
SCALE: 1" = 1'-0"



TWO DOORS OR GATES IN SERIES
(ANSI 404.2.5.A & 404.2.5.D)



TWO DOORS OR GATES IN SERIES
(ANSI 404.2.5.B & ANSI 404.2.5.E)



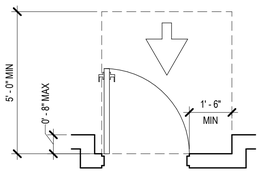
TWO DOORS OR GATES IN SERIES
(ANSI 404.2.5.C)

11 TWO DOORS IN A SERIES

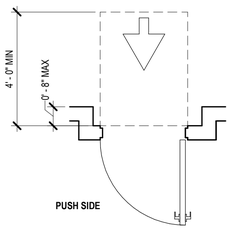
SCALE: 3/8" = 1'-0"

7 SLIDING & FOLDING DOORS

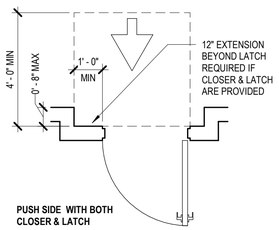
SCALE: 3/8" = 1'-0"



PULL SIDE



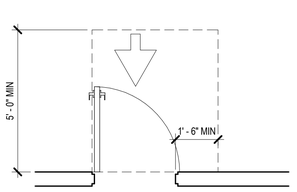
PUSH SIDE



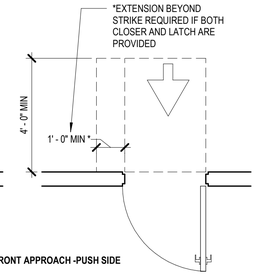
PUSH SIDE WITH BOTH CLOSER & LATCH

13 RECESSED DOORS

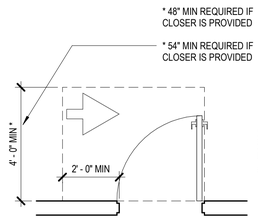
SCALE: 3/8" = 1'-0"



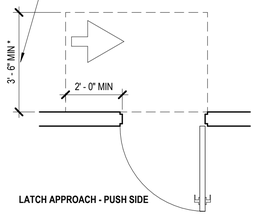
FRONT APPROACH -PULL SIDE



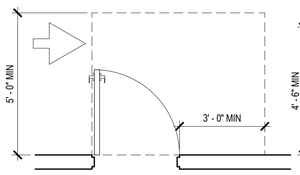
FRONT APPROACH -PUSH SIDE



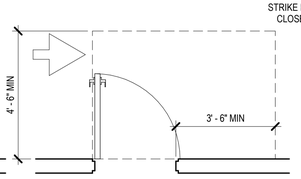
LATCH APPROACH - PULL SIDE



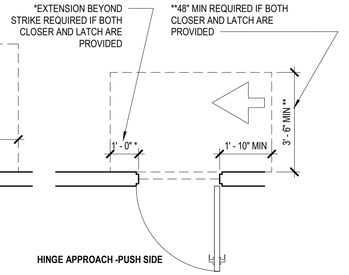
LATCH APPROACH - PUSH SIDE



HINGE APPROACH -PULL SIDE



HINGE APPROACH -PULL SIDE



HINGE APPROACH -PUSH SIDE

16 MANUEVERING CLEARANCES AT MANUALLY SWINGING DOORS

SCALE: 3/8" = 1'-0"

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1050 N 38th Street
Seattle, WA 98103

PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: CL
Checked:
Date: 09/03/25
Scale: As indicated

Revisions:
No. Date Remarks

AHJ APPROVAL STAMP

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ACCESSIBILITY - DOORS AND PLUMBING

A0.3

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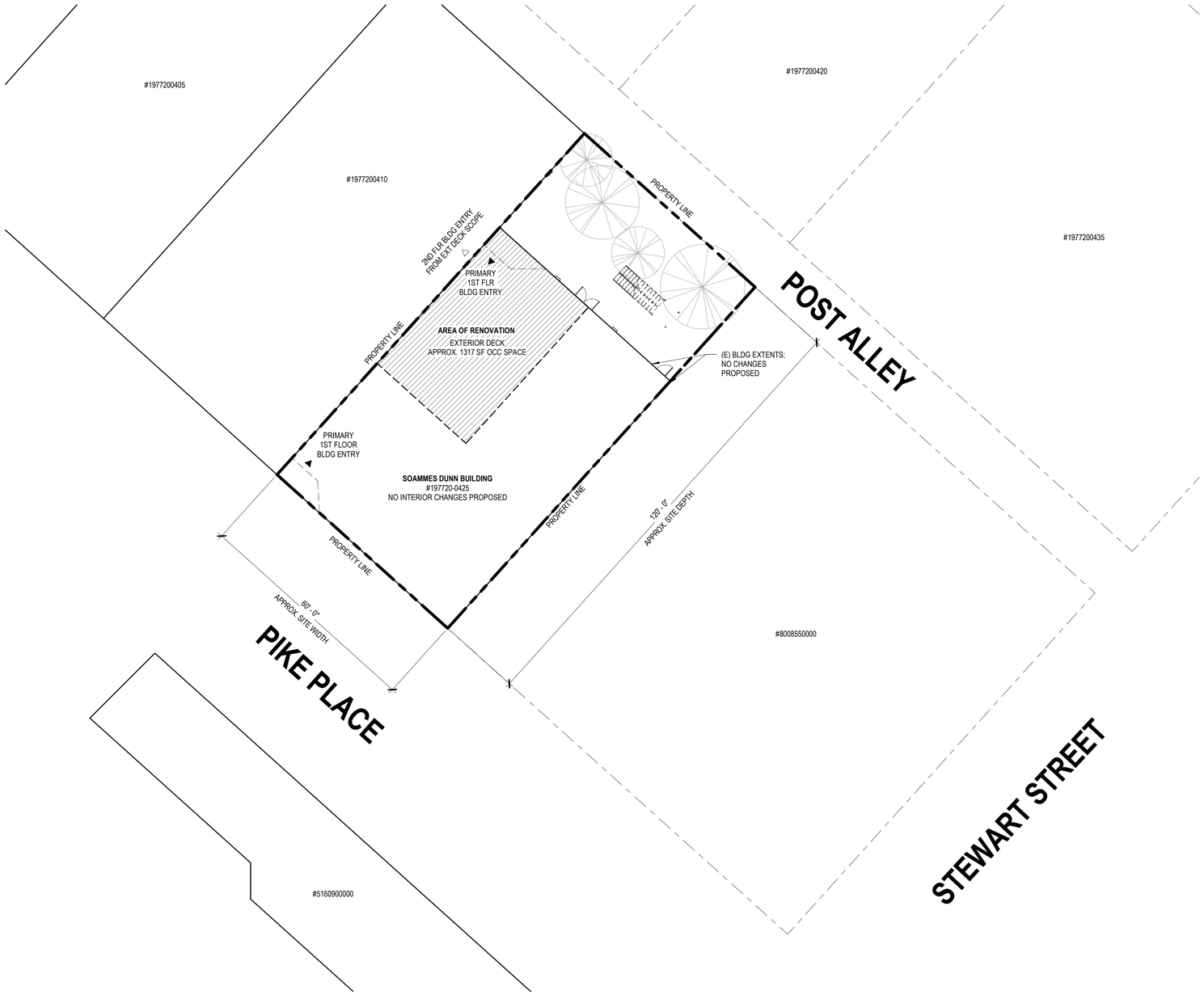

1 SITE PLAN
SCALE: 1/16" = 1'-0"

0 2' 4' 8' 16' 24'

PROJECT INFORMATION

PROJECT OWNER: PIKE PLACE MARKET (OWNER)
THE PINK DOOR (TENANT)

PROJECT ADDRESS: THE PINK DOOR
1919 POST ALLEY SEATTLE, WA 98134

PERMIT NUMBER: 7088810-CN

SCOPE DESCRIPTION: DEMO (E) TRELLIS STRUCTURE AT EXTERIOR DECK. REPAIR (E) WATERPROOFING MEMBRANE AND CONSTRUCT NEW DECK, TRELLIS STRUCTURE, AND BENCHING.

ZONING INFORMATION

1. **PROJECT ADDRESS:** THE PINK DOOR
1919 POST ALLEY SEATTLE, WA 98134
2. PARCEL NUMBER(S): #197720-0425
3. LEGAL DESCRIPTION: DENNYS A A 6TH ADD
PLat Block: 37
Plat Lot: 8
4. LOT AREA: 7,200 SF
5. ZONE: PMM-85
6. OVERLAY: COMMERCIAL CORE (URBAN CENTER VILLAGE)
HISTORIC REVIEW DISTRICT
7. CURRENT USE: RETAIL; NO CHANGES PROPOSED
9. YEAR BUILT: 1918
10. (E) BLDG AREA: 10,860 SF TOTAL; NO CHANGES PROPOSED.
AREA OF RENOVATION APPROX. 1475 SF EXT.
11. HT LIMIT: NO CHANGE PROPOSED
12. REQUIRED SETBACKS:
FRONT: NO CHANGE PROPOSED
SIDE: NO CHANGE PROPOSED
REAR: NO CHANGE PROPOSED
13. LOT COVERAGE: NO CHANGE PROPOSED
14. IMPERVIOUS SURFACE: NO CHANGE PROPOSED
15. RELATED PERMITS: #6298667, #6489775

SITE PLAN LEGEND

- PRIMARY BUILDING ENTRANCE
- SECONDARY ENTRANCE
- EAVE EDGES & OVERHEAD OBJECTS
- FENCE
- SETBACK LINE
- PROPERTY LINE

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

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SITE PLAN
A1.1

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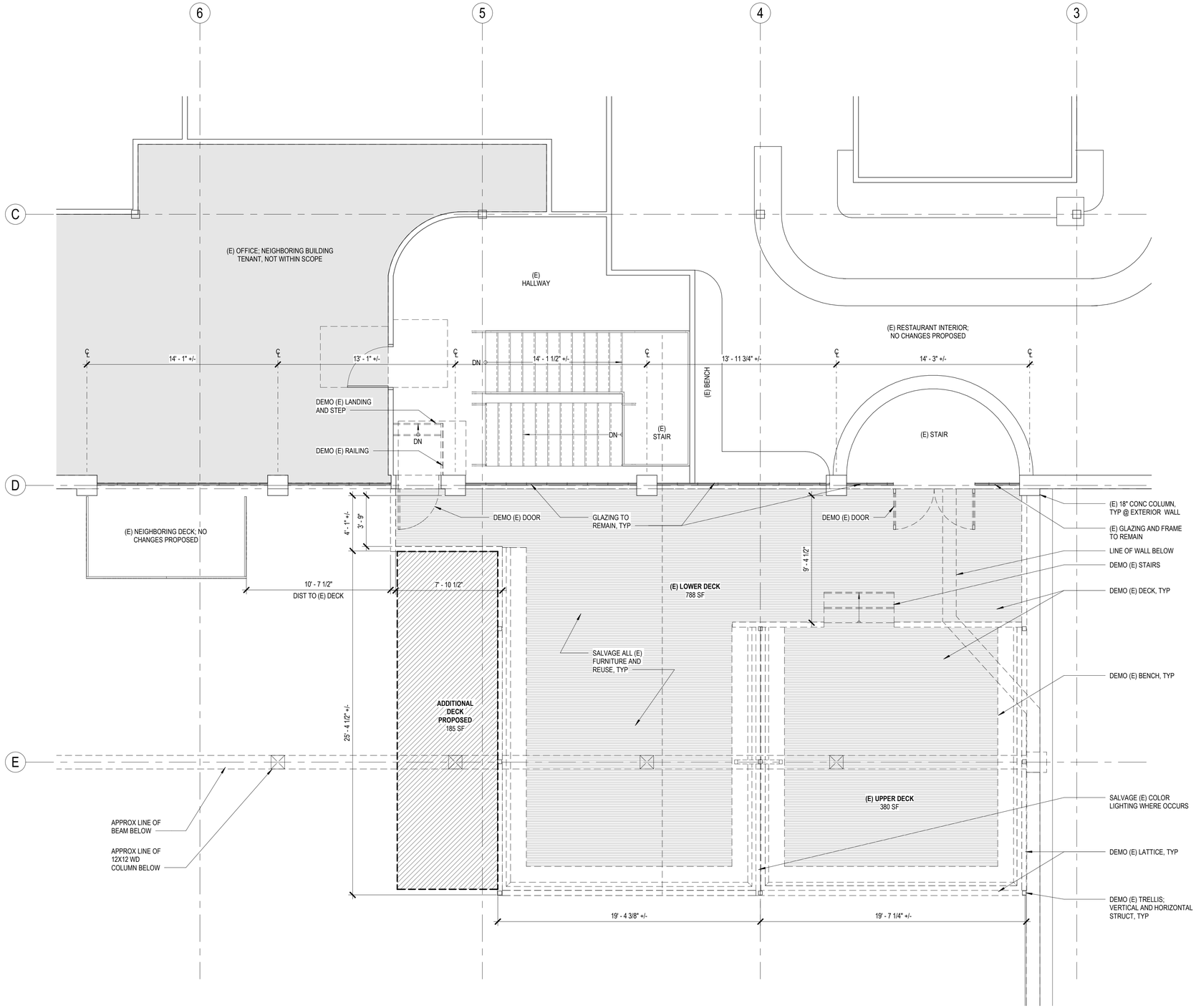

1 (E) SECOND FLOOR - DEMO

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

0 1' 2' 4' 8' 12'

DEMO LEGEND

- DEMOLISH
- (E) TO REMAIN
- (D) DEMOLISH FIXTURE
- (S) SALVAGE FIXTURE
- DEMO (E) WALL
- (E) WALL
- DEMO (E) DECK

SHEET NOTES

1. REF STRUCT FOR ADDITIONAL DEMO SCOPE
2. REF SPECIFICATIONS FOR ITEMS TO BE SALVAGED & RETUNED TO OWNER
3. PROTECT (E) SURFACES TO REMAIN
4. REF TYP NOTES FOR HAZARDOUS MATERIALS SURVEY AND PROPER HANDLING, DISPOSAL, OR RECYCLING OF MATERIALS
5. COORDINATE REQUIRED SHUTDOWNS WITH OWNER AND PIKE PLACE MARKET
6. MAINTAIN ACCESS TO EXITS AND ADJACENT OFFICES DURING CONSTRUCTION

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

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(E) DECK DEMO

AD2.1

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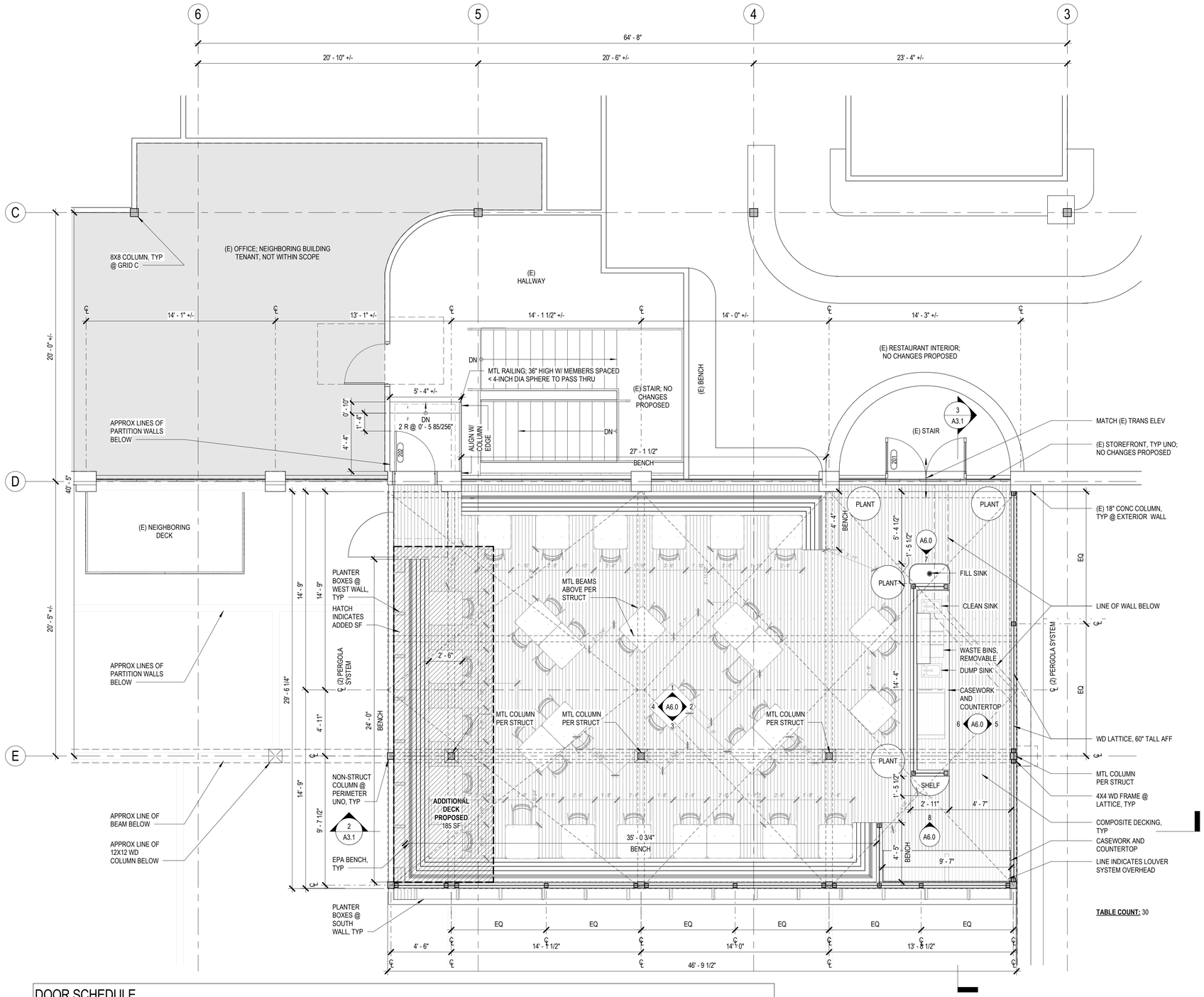

PLAN LEGEND

- (E) WALL
- WALL/PARTITION TYPE, REF VERTICAL ASSEMBLIES SHEET (FR.TYPE)
- DOOR TAG, REF SCHEDULE (MARK)
- WINDOW TAG, REF SCHEDULE (1i)
- STOREFRONT TAG, REF SCHEDULE (1i)
- CASEWORK TAG (C1)
- FIRE EXTINGUISHER (FEMC, FEC, FESC, FE)
  - SURFACE-MOUNTED, FE ONLY
  - SURFACE-MOUNTED CABINET
  - SEMI-RECESSED CABINET
  - RECESSED CABINET
- CORNER GUARD

SHEET NOTES

1. REFERENCE SHEETS A0.2 AND A0.3 FOR ACCESSIBILITY REQUIREMENTS NOT INDICATED IN PLAN.
2. REFER TO SHEET A1.0 FOR BUILDING SET POINT LOCATION.
3. INTERIOR WALLS TO EXTEND TO BOTTOM OF STRUCTURE UNLESS NOTED OTHERWISE.
4. PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED.
5. REFER TO ELEVATIONS AND SECTIONS FOR ADDITIONAL WORK NOT INDICATED IN PLAN.
6. FLOOR TRANSITIONS TO BE ¼" WITHOUT TREATMENT OR ½" IF BEVELED WITH A SLOPE NO STEEPER THAN 1:2, TYP.
7. PER SEBC 306.7.1 EXCEPTION 1, UP 20% OF ALTERATION COSTS ARE REQUIRED TO PROVIDE AN ACCESSIBLE ROUTE TO PRIMARY FUNCTION. PROJECT SCOPE INCLUDES REMOVAL OF INACCESSIBLE UPPER DECK AND REPLACES UPPER DECK AND STAIR WITH ACCESSIBLE LEVEL.

TABLE COUNT: 30

DOOR SCHEDULE

		PANEL						FRAME		HARDWARE	PERFORMANCE				
LEVEL	MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	PANIC HARDWARE	U-VALUE	SHGC	STC	MARK	COMMENTS
SECOND FLOOR	201	1	6' - 0"	7' - 0"	1 3/8"	WD/GLASS	PTD	WD	PNT	Yes	0.6	0.38		201	SAFETY GLAZING
SECOND FLOOR	202	2	3' - 0"	6' - 11"	1 3/8"	WD	PTD	WD	PNT	Yes	0	0		202	

1 PROPOSED SECOND FLOOR - AERO - SINGLE STORY OPTION 2

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

0 1' 2' 4' 8' 12'

9/2/2025 4:37:13 PM

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

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

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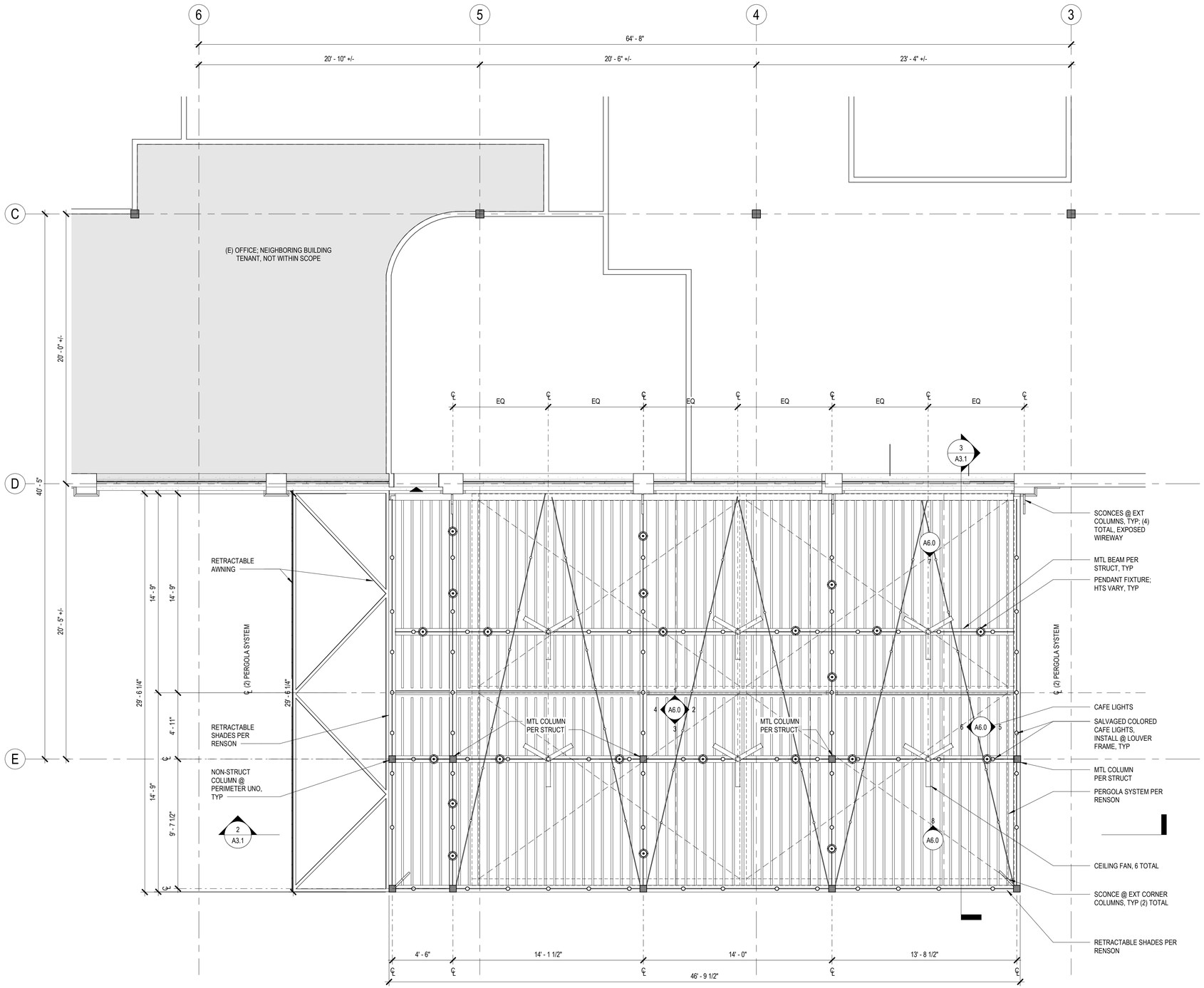
SECOND FLOOR PLAN

A2.0



1 SECOND FLOOR RCP

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

0 1' 2' 4' 8' 12'

SHEET NOTES

1. REFERENCE SHEETS A0.2 AND A0.3 FOR ACCESSIBILITY REQUIREMENTS NOT INDICATED IN PLAN.
2. REFER TO SHEET A1.0 FOR BUILDING SET POINT LOCATION.
3. INTERIOR WALLS TO EXTEND TO BOTTOM OF STRUCTURE UNLESS NOTED OTHERWISE.
4. PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED.
5. REFER TO ELEVATIONS AND SECTIONS FOR ADDITIONAL WORK NOT INDICATED IN PLAN.
6. FLOOR TRANSITIONS TO BE ¼" WITHOUT TREATMENT OR ½" IF BEVELED WITH A SLOPE NO STEEPER THAN 1:2, TYP.
7. PER SEBC 306.7.1 EXCEPTION 1, UP 20% OF ALTERATION COSTS ARE REQUIRED TO PROVIDE AN ACCESSIBLE ROUTE TO PRIMARY FUNCTION. PROJECT SCOPE INCLUDES REMOVAL OF INACCESSIBLE UPPER DECK AND REPLACES UPPER DECK AND STAIR WITH ACCESSIBLE LEVEL.

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PINK DOOR
DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

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Checked:
Date: 09/03/25
Scale: 1/4" = 1'-0"

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SECOND FLOOR
RCP

A2.1

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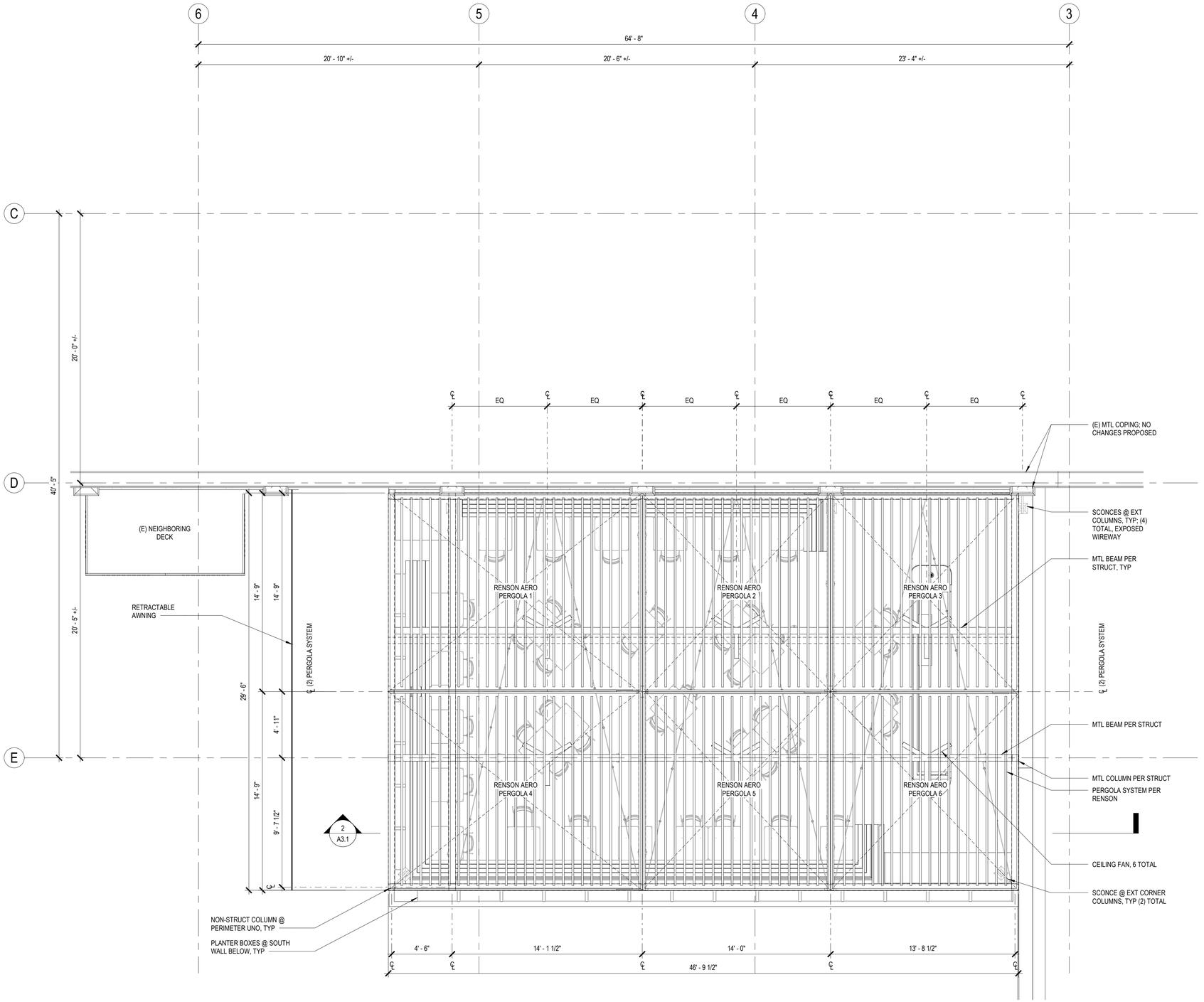

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8' 12'

ROOFING LEGEND

- SHINGLES
- STANDING SEAM METAL ROOFING
- METAL FLASHING
- MEMBRANE ROOFING
- FLUID APPLIED MEMBRANE ROOFING

SHEET NOTES

1. ROOF SLOPE TO BE 1/4":12" MIN UNO
2. PROTECT (E) ROOF DRAINS & (E) DOWNSPOUTS
3. PROTECT (E) LOW SLOPE ROOF MEMBRANE
4. REFER TO STRUCT FOR CONNECTION DETAILS

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
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Date: 09/03/25
Scale: 1/4" = 1'-0"

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ROOF PLAN

A2.2

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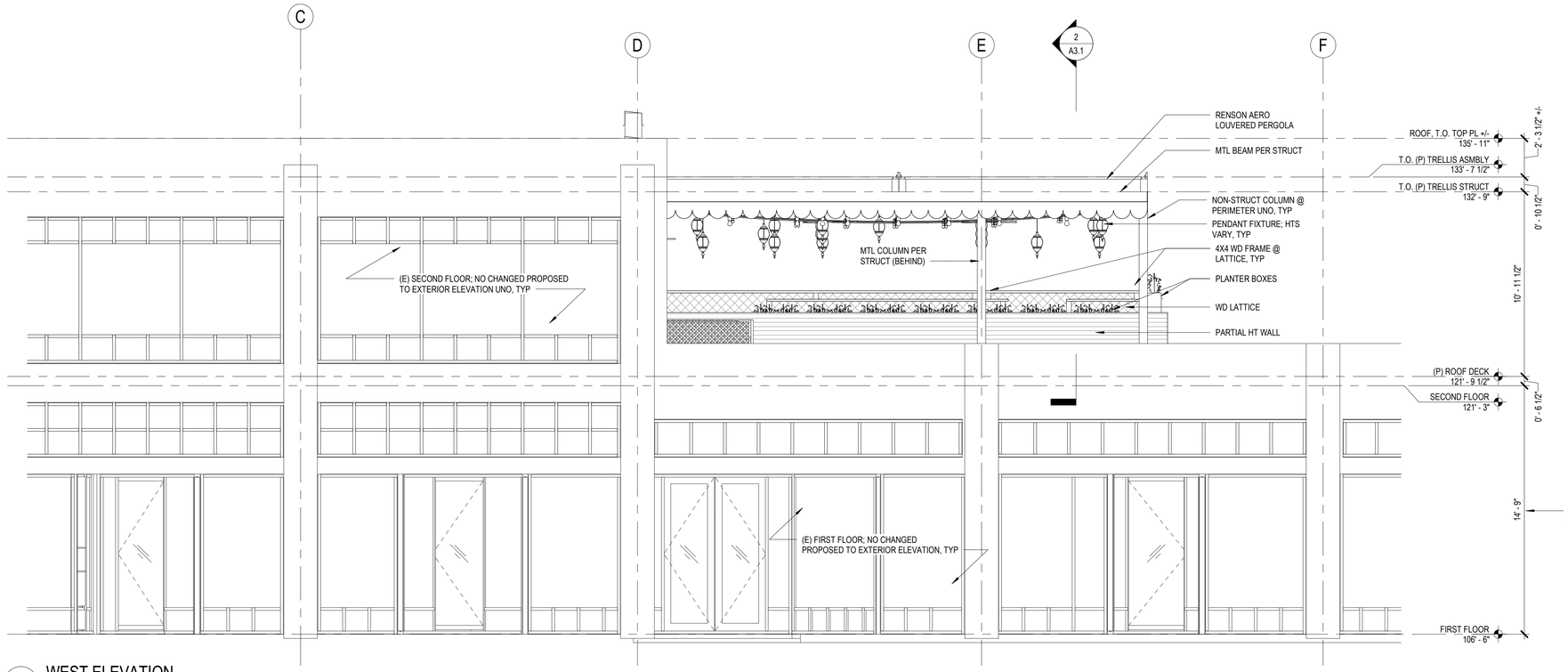
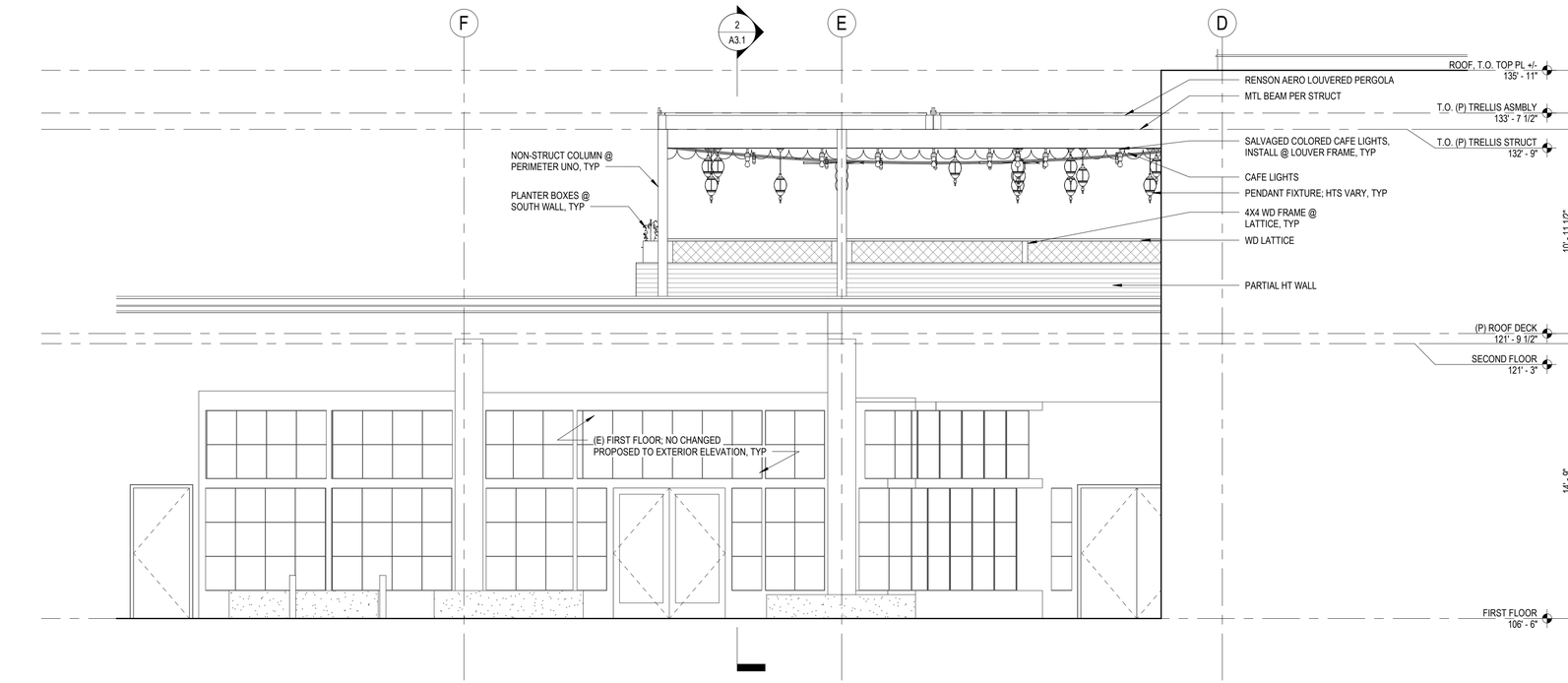


1 WEST ELEVATION

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



2 EAST ELEVATION

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

EXTERIOR ELEVATION LEGEND

- SHINGLES
- STANDING SEAM METAL ROOFING
- METAL FLASHING
- BRICK
- (E) BOARD FORMED CONCRETE
- WD LATTICE
- VERT WD SIDING
- HOR WD SIDING

SHEET NOTES:

1. SEE A2.0 FOR DOOR AND WINDOWS SCHEDULES.
2. PROVIDE SAFETY GLAZING WITHIN 24" OF DOORS AND 36" OF WALKING SURFACES; DOORS AND OPERABLE WINDOWS SHALL RECIEVE SAFETY GLAZING.
3. GC TO COORDINATE ROUGH OPENING DIMENSIONS WITH FRAME SIZE, ROUGH FRAMING, AND FINISH REQUIREMENTS.

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

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Date: 09/03/25
Scale: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A3.0

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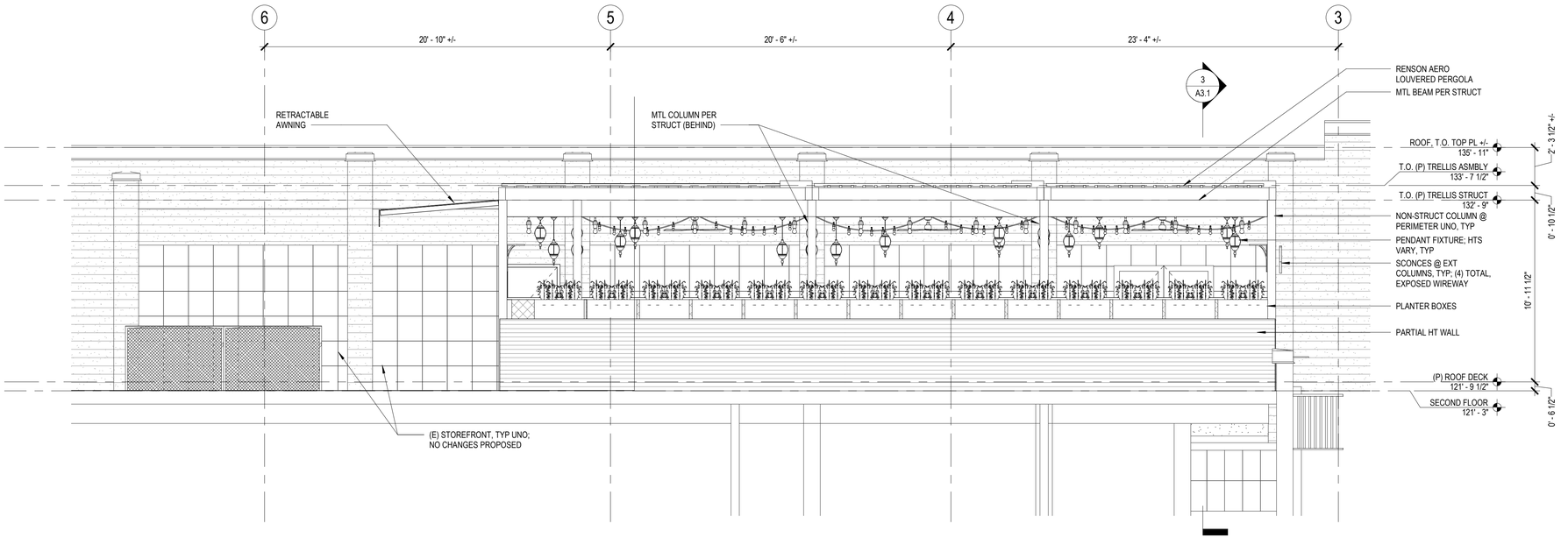
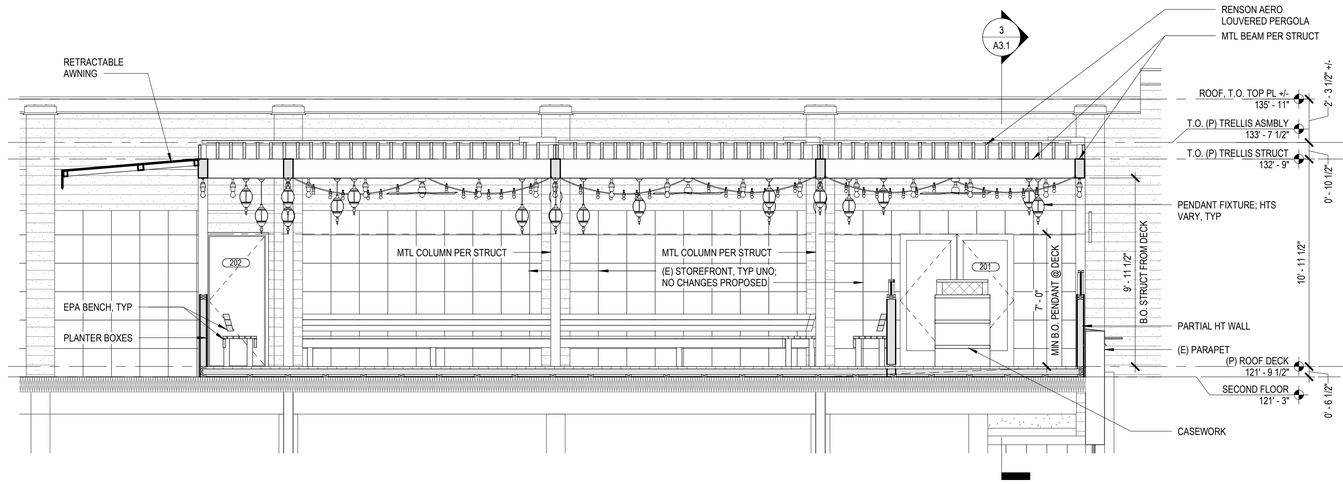


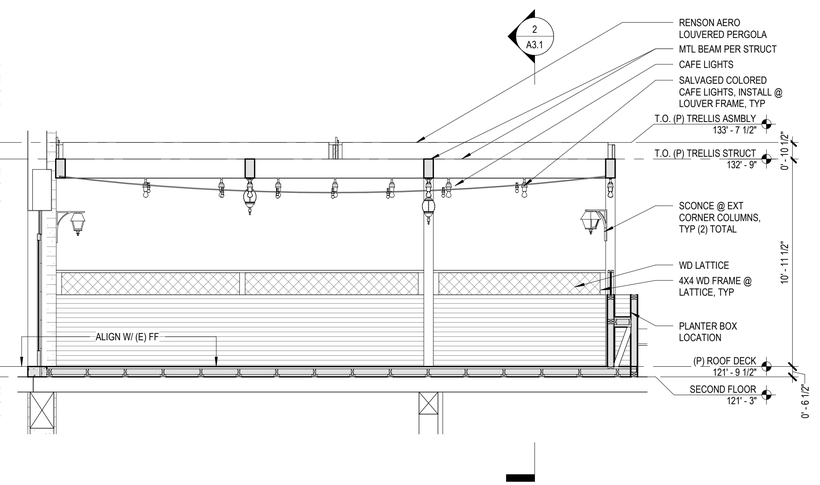
1 SOUTH ELEVATION

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



2 ROOF DECK - SECTION 1

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



3 ROOF DECK - SECTION 2

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

EXTERIOR ELEVATION LEGEND

- SHINGLES
- STANDING SEAM METAL ROOFING
- METAL FLASHING
- BRICK
- (E) BOARD FORMED CONCRETE
- WD LATTICE
- VERT WD SIDING
- HOR WD SIDING

SHEET NOTES:

1. SEE A2.0 FOR DOOR AND WINDOWS SCHEDULES.
2. PROVIDE SAFETY GLAZING WITHIN 24" OF DOORS AND 36" OF WALKING SURFACES; DOORS AND OPERABLE WINDOWS SHALL RECIEVE SAFETY CLAZING.
3. GC TO COORDINATE ROUGH OPENING DIMENSIONS WITH FRAME SIZE, ROUGH FRAMING, AND FINISH REQUIREMENTS.

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: CL
Checked:
Date: 09/03/25
Scale: 1/4" = 1'-0"

Revisions:

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EXTERIOR ELEVATIONS AND SECTIONS

A3.1

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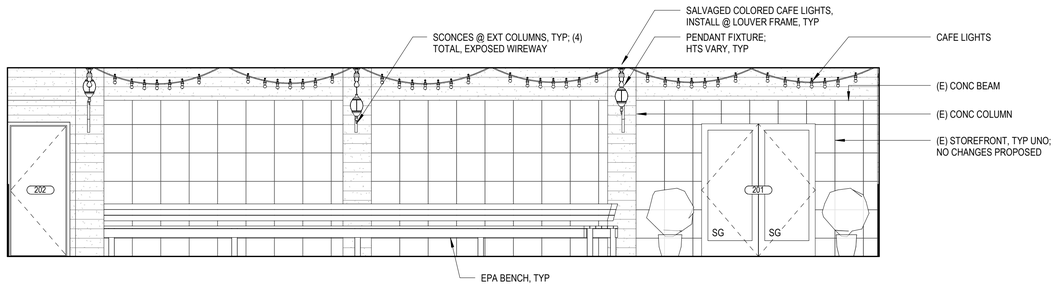
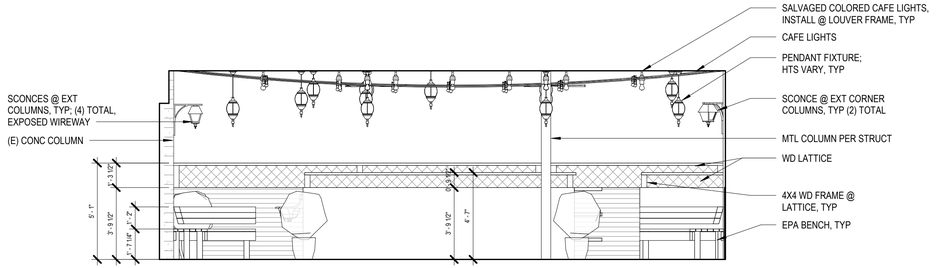


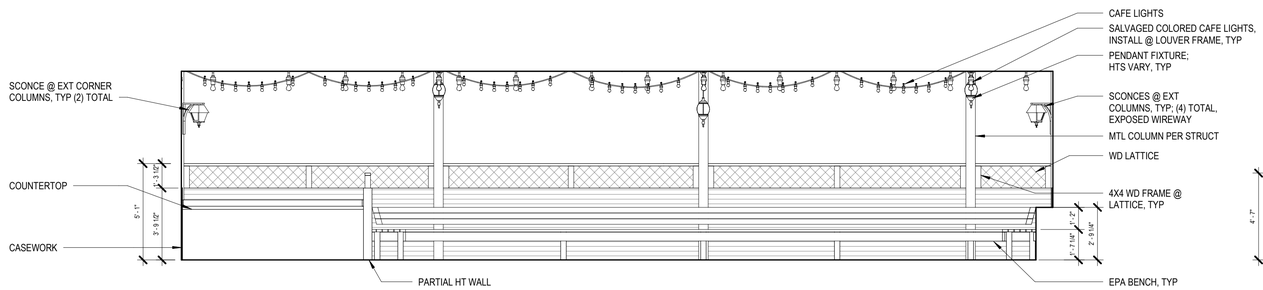
1 DECK - NORTH

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



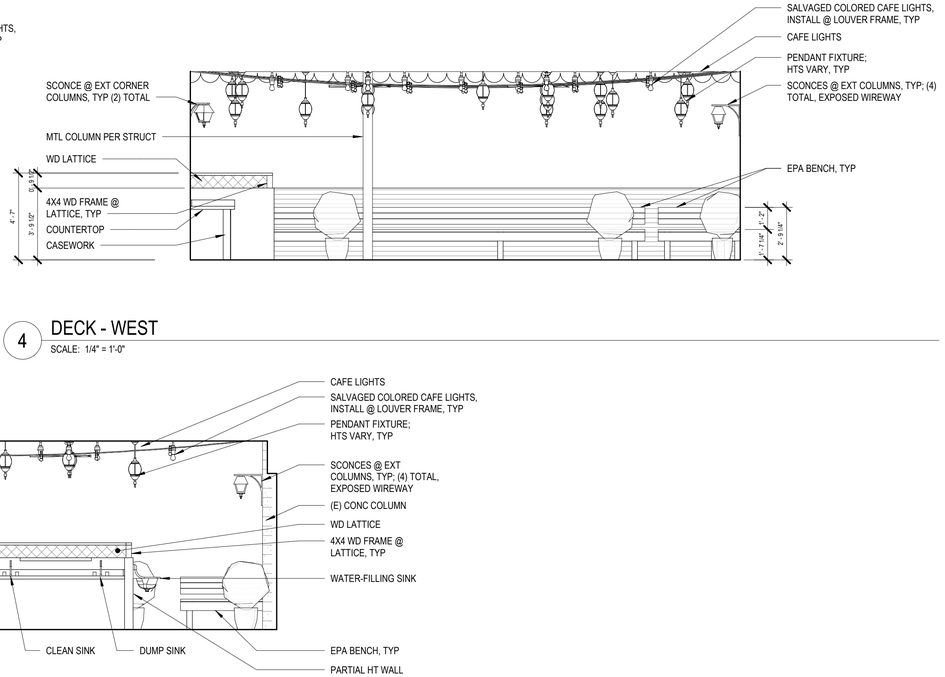
2 DECK - EAST

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



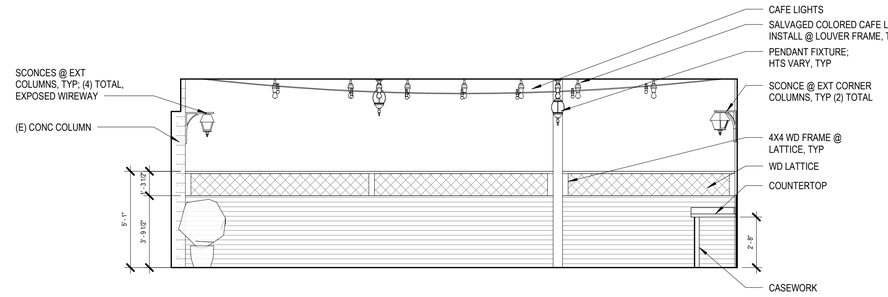
3 DECK - SOUTH

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



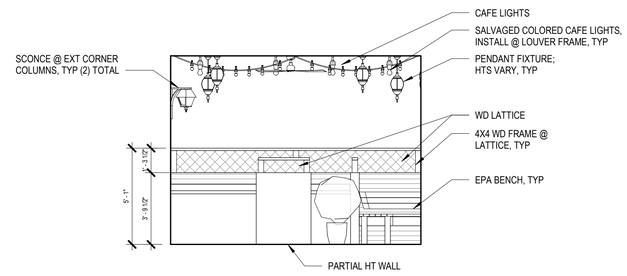
4 DECK - WEST

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



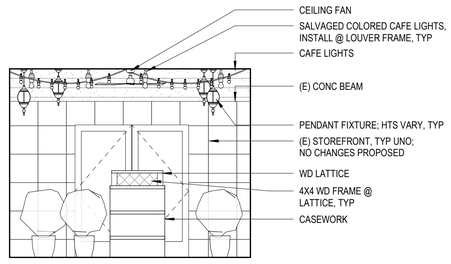
5 SCULLERY - EAST

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



7 SCULLERY - NORTH

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



8 SCULLERY - SOUTH

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

6 SCULLERY - WEST

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

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PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: CL
Checked:
Date: 09/03/25
Scale: 1/4" = 1'-0"

Revisions:

No.	Date	Remarks

AHJ APPROVAL STAMP

NOT FOR CONSTRUCTION

INTERIOR ELEVATIONS

A6.0

GENERAL STRUCTURAL NOTES

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING CODE (2021 EDITION).

2. DESIGN LOADING CRITERIA:

HANDRAILS & GUARDRAILS	
GUARDRAILS	50 PLF
GUARDRAILS RAILS CONCENTRATED LOAD	200 LBS

ROOF	
ROOF LIVE LOAD (PUBLIC ACCESSIBLE)	100 PSF

MISCELLANEOUS LOADS	
STAIR AND CORRIDOR LIVE LOAD	100 PSF
DECKS (RESTAURANT)	100 PSF

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, EXPOSURE B)	98 MPH
EARTHQUAKE ANALYSIS PROCEDURE: NONBUILDING STRUCTURES SIMILAR TO BUILDINGS LATERAL SYSTEM: STEEL ORDINARY MOMENT FRAMES SITE CLASS = D (DEFAULT), SDC D, Ie = 1.0, R = 1 Ss=1.40, Sds=1.12, S1=0.49, Sd1=059, Cs=1.12	Vs = 17.4k

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 CONTRACTORS RISK.

3. 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.

4. 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.

5. 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".

6. 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.

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

   STRUCTURAL STEEL.

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

8. 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. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

9. SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CANOPIES 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.

   DEFERRED SUBMITTAL BUILDING COMPONENTS FOR THIS PROJECT SHALL INCLUDE:

   OPERABLE PERGOLA ROOF AND WALL SYSTEMS

QUALITY ASSURANCE

10. 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
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.

RENOVATION

11. 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.

12. 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.

13. 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

14. 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.

STEEL

15. 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.

16. 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 A325.

17. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AISC 303-16.

18. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION, POWDER COATING, OR PROVIDED WITH AN EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED. REFER TO ARCHITECT FOR COATING REQUIREMENTS ON ALL EXPOSED STEEL FRAMING.

19. 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.

20. 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.

WOOD

21. 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
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

22. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR 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.

    FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

    WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

    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.

23. 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.

24. 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.

25. WOOD TREATED FOR FIRE RESISTANCE SHALL MEET THE REQUIREMENTS OF ASTM E84 OR UL 723 AND HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED LUMBER AND WOOD STRUCTURAL PANELS SHALL BE LABELED IN ACCORDANCE WITH IBC 2303.2.4. WOOD TREATED FOR FIRE PROTECTION FOR USE IN INTERIOR ABOVE GROUND CONSTRUCTION AND CONTINUOUSLY PROTECTED FROM WEATHER AND OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA U1-20, UCFA. WOOD TREATED FOR FIRE PROTECTION FOR USE IN EXTERIOR ABOVE GROUND CONSTRUCTION AND SUBJECT TO WETTING OR OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA U1-20, UCFB.

26. 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	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	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.

27. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. 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.

    PROVIDE ZMAX COATING ON ALL EXTERIOR CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE-TREATED FRAMING.

    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.

28. WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	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.

29. 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.

30. 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 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.

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9/3/2025

PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: EBG
Checked: EBG
Date: 09/03/25
Scale:

Revisions:

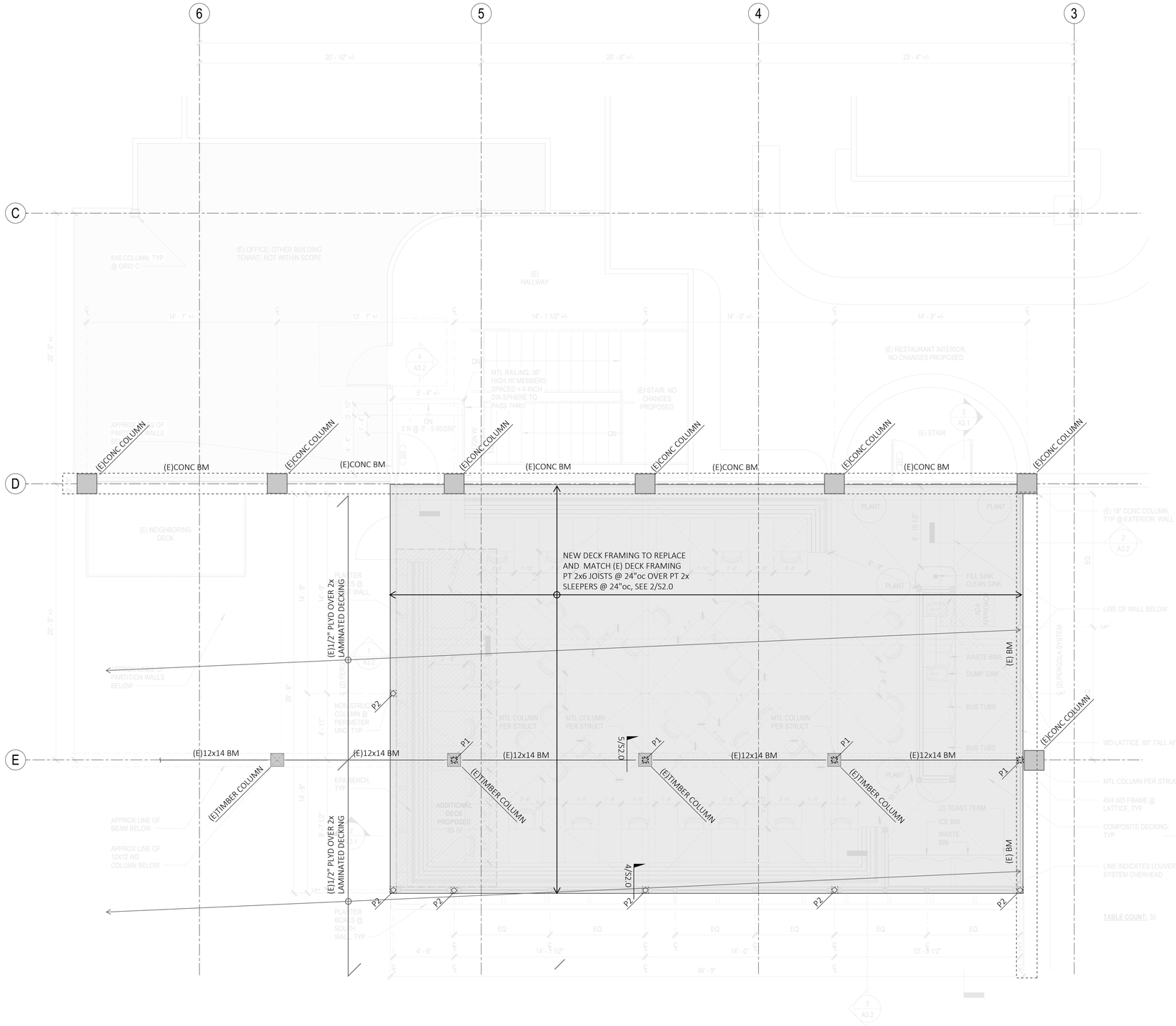
No.	Date	Remarks

AHJ APPROVAL STAMP

NOT FOR CONSTRUCTION

GENERAL STRUCTURAL NOTES

S0.1



1 SECOND FLOOR DECK FRAMING PLAN

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

STUB POST SCHEDULE	
MARK	SIZE
P1	5" DIA SCHED 40
P2	5" DIA SCHED 40

PLAN NOTES

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

2. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

LEGEND

P# PIPE STUB SUPPORTING HSS COLUMN ABOVE PER DETAILS 4&5/S2.0
NOTE: PIPE STUB CONNECTION MAY BE OMMITED IN FAVOR OF CONTINUOUS HSS COLUMN THROUGH ROOFING

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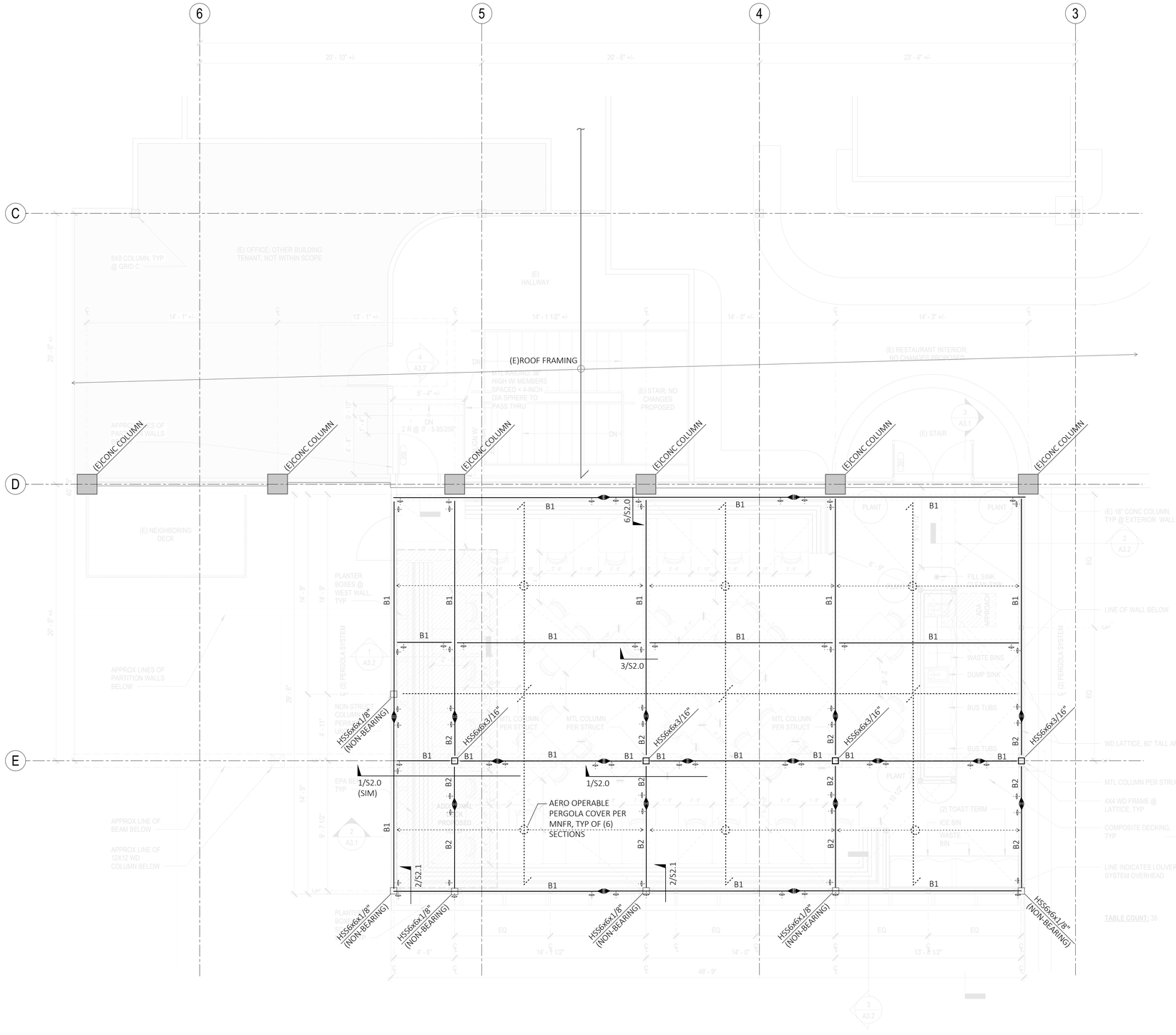
SECOND FLOOR FRAMING PLAN

S1.0



1 PERGOLA ROOF FRAMING PLAN

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

BEAM SCHEDULE	
MARK	SIZE
B1	HSS12x6x3/16"
B2	HSS12x6x1/4"

PLAN NOTES

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

LEGEND

- B# — BEAM PER SCHEDULE, THIS SHEET
- ⊕ — CONNECTION ACCESS HOLE IN SIDE OF BEAM AS SHOWN. PROVIDE COVER PLATE PER DETAIL 1/S2.1
- ◆ — BOLTED BEAM SPLICE PER DETAIL 1/S2.0

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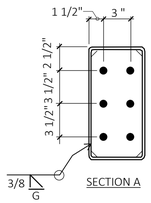
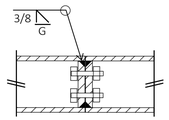
PERGOLA ROOF FRAMING PLAN

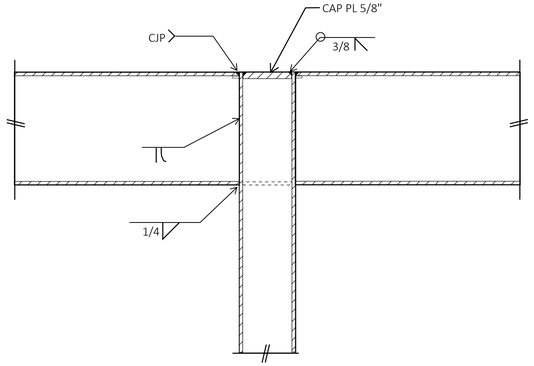
S1.1



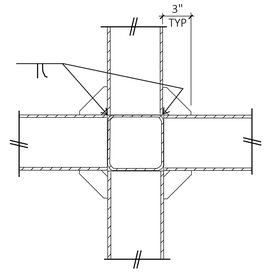
SECTION A



SECTION B



SECTION C



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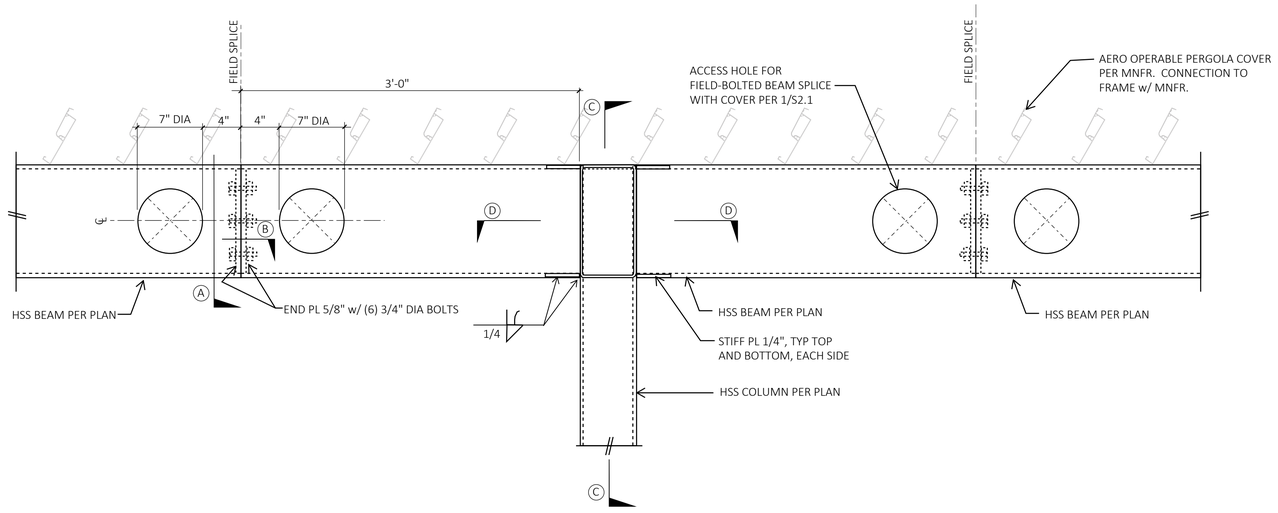
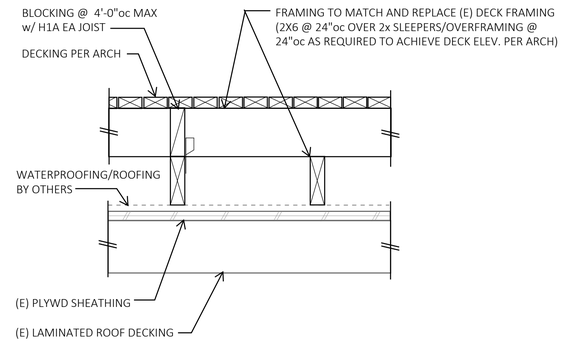
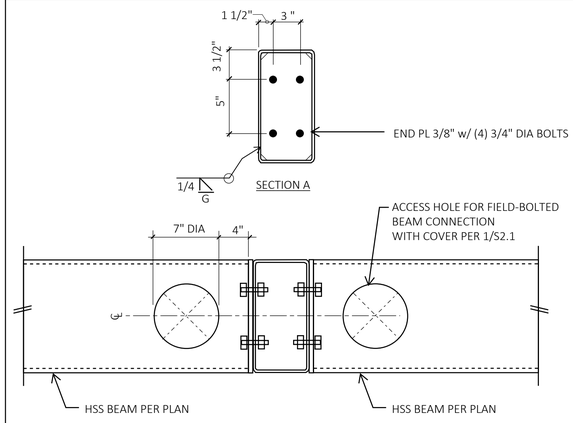


1 HSS COLUMN WITH FIELD BOLTED BEAM SPLICES



2 DECKING OVERFRAMING



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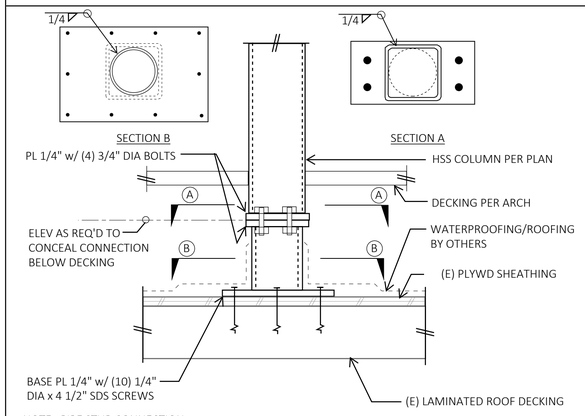
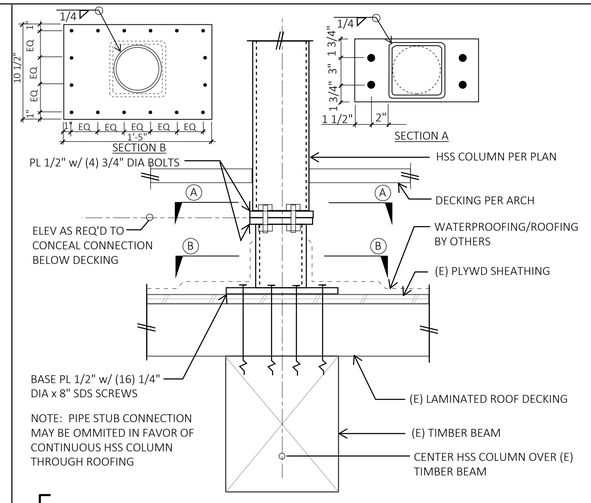


4 HSS NON-BEARING COLUMN BASE



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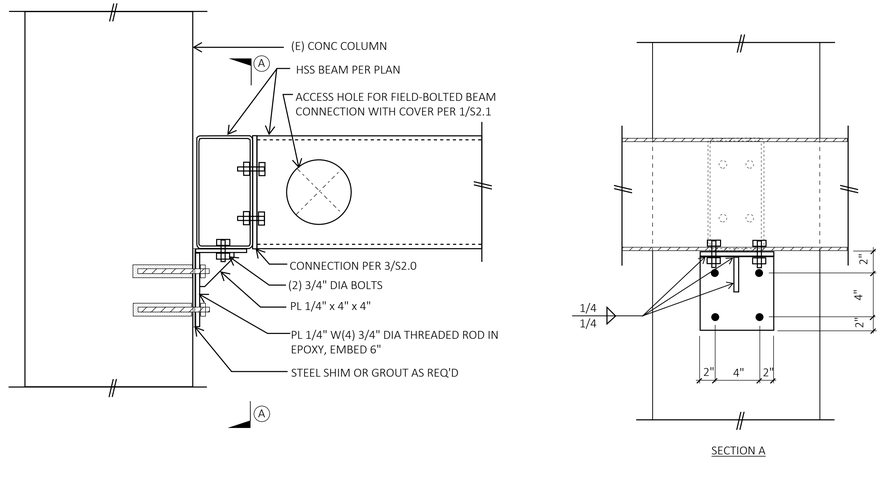

6 HSS BEAM TO (E) CONC COLUMN

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9/3/2025

PINK DOOR DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by:	EBG
Checked:	EBG
Date:	09/03/25
Scale:	

Revisions:

No.	Date	Remarks

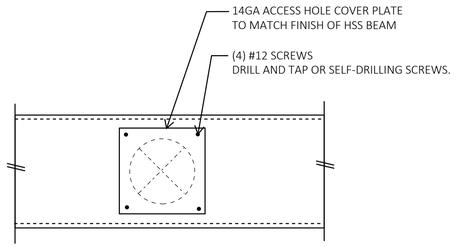
AHJ APPROVAL STAMP

NOT FOR CONSTRUCTION

STRUCTURAL DETAILS

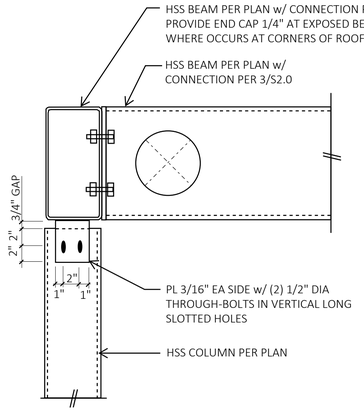
S2.0

1



HSS BEAM ACCESS HOLE COVER PLATE

2



HSS BEAM ACCESS HOLE COVER PLATE

3

4

5

6

7

8

9

10

11

12

NOT FOR CONSTRUCTION

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9/3/2025

PINK DOOR
DECK

PERMIT SET

1919 POST ALLEY
SEATTLE, WA 98101

Drawn by: EBG
Checked: EBG
Date: 09/03/25
Scale:

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No. Date Remarks

AHJ
APPROVAL
STAMP

STRUCTURAL
DETAILS

S2.1

PINK DOOR DECK

Market Historic Commission

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Location

Aerial Location of Project within downtown

Aerial Location of Project within Pike Place Market

Location and Scope of Work

Existing Conditions

View of deck from public stairway

View from the upper deck to the southeast

View of the roof, deck, and pergola condition

View towards the northern entry point

View from the upper deck to the northwest

View from the upper deck to the southwest

Project Goals

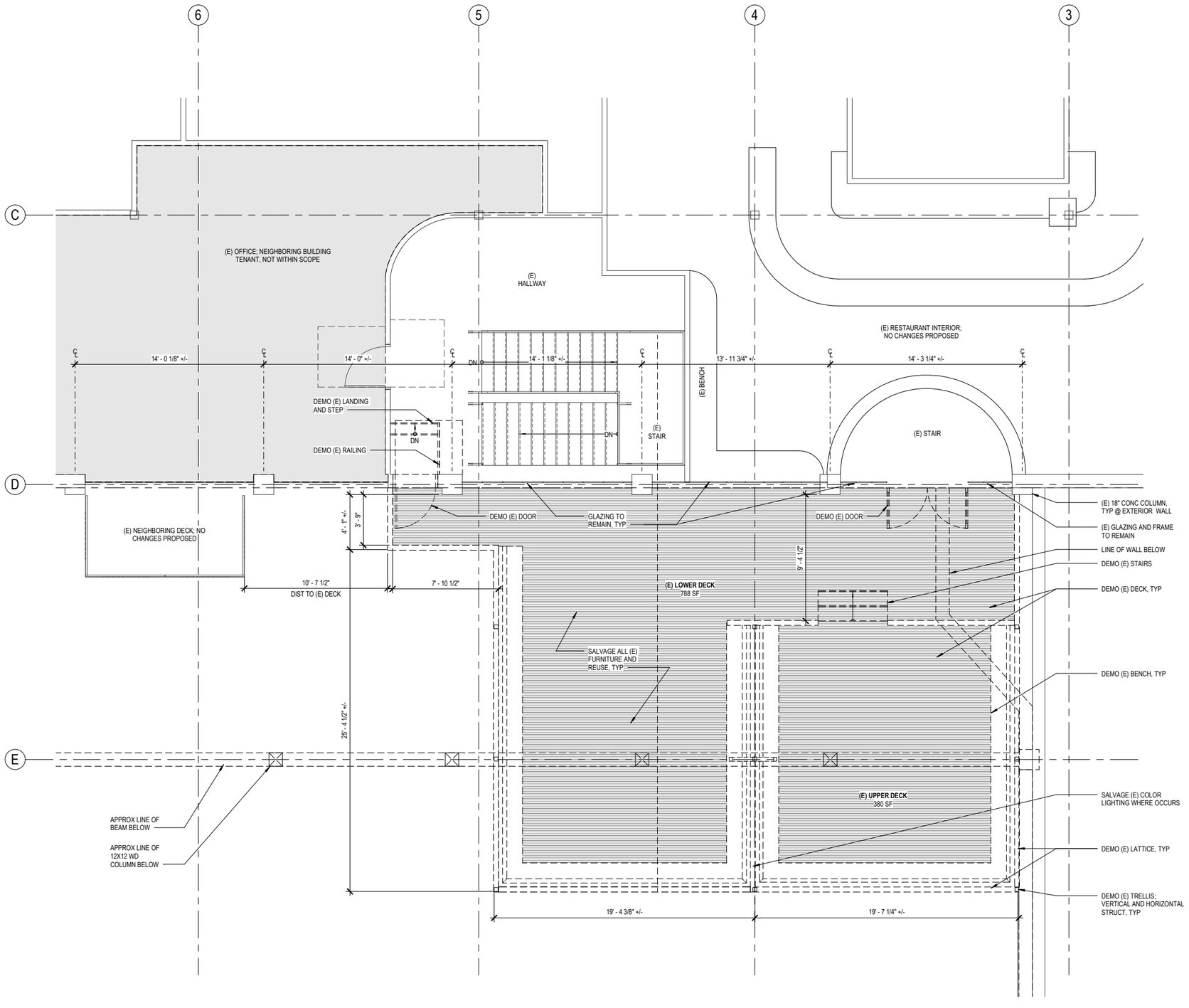
The current outdoor deck and overhead awning at The Pink Door have deteriorated. Our goal is to rebuild using higher quality, more durable materials that will last longer when exposed to the elements, while also retaining the same ambiance the space is known for. We will replace our broken overhead awning with a louvered roof system and rebuild the deck underneath with a mix of high quality wood and composite decking material. We need to add back of house work space to our deck which will serve to increase efficiency and safety for both staff and guests. While our current deck is two levels, we will build this new version as one level with increased accessibility in mind for the future.

Accessibility

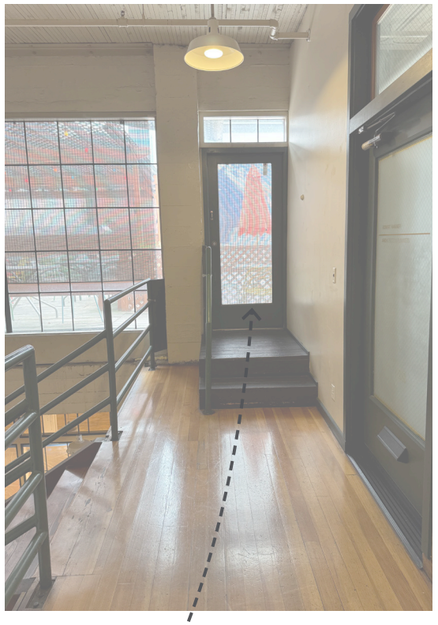
Longevity

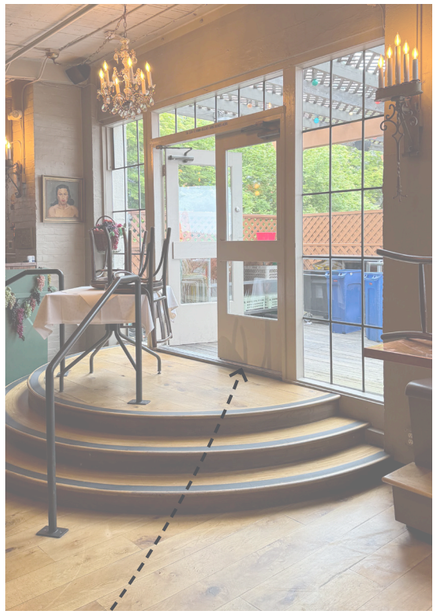
Durability

Project Demo



Project Demo



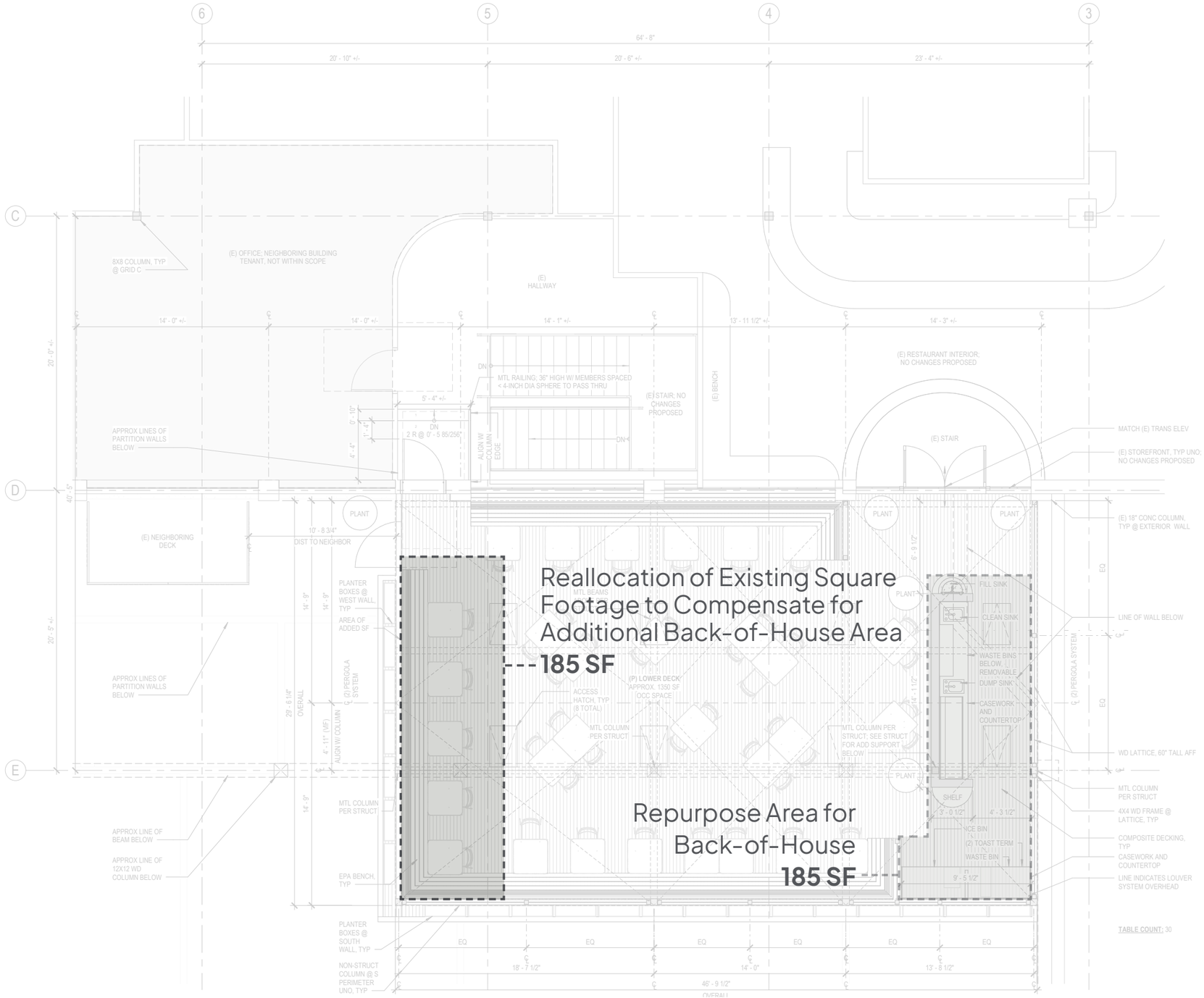


Remove existing pergola structure, trellis, deck, lattice, and bench

Market to replace roof membrane

Remove existing doors to reverse swing to meet egress requirements; replace with doors similar in style

Proposed Deck Area



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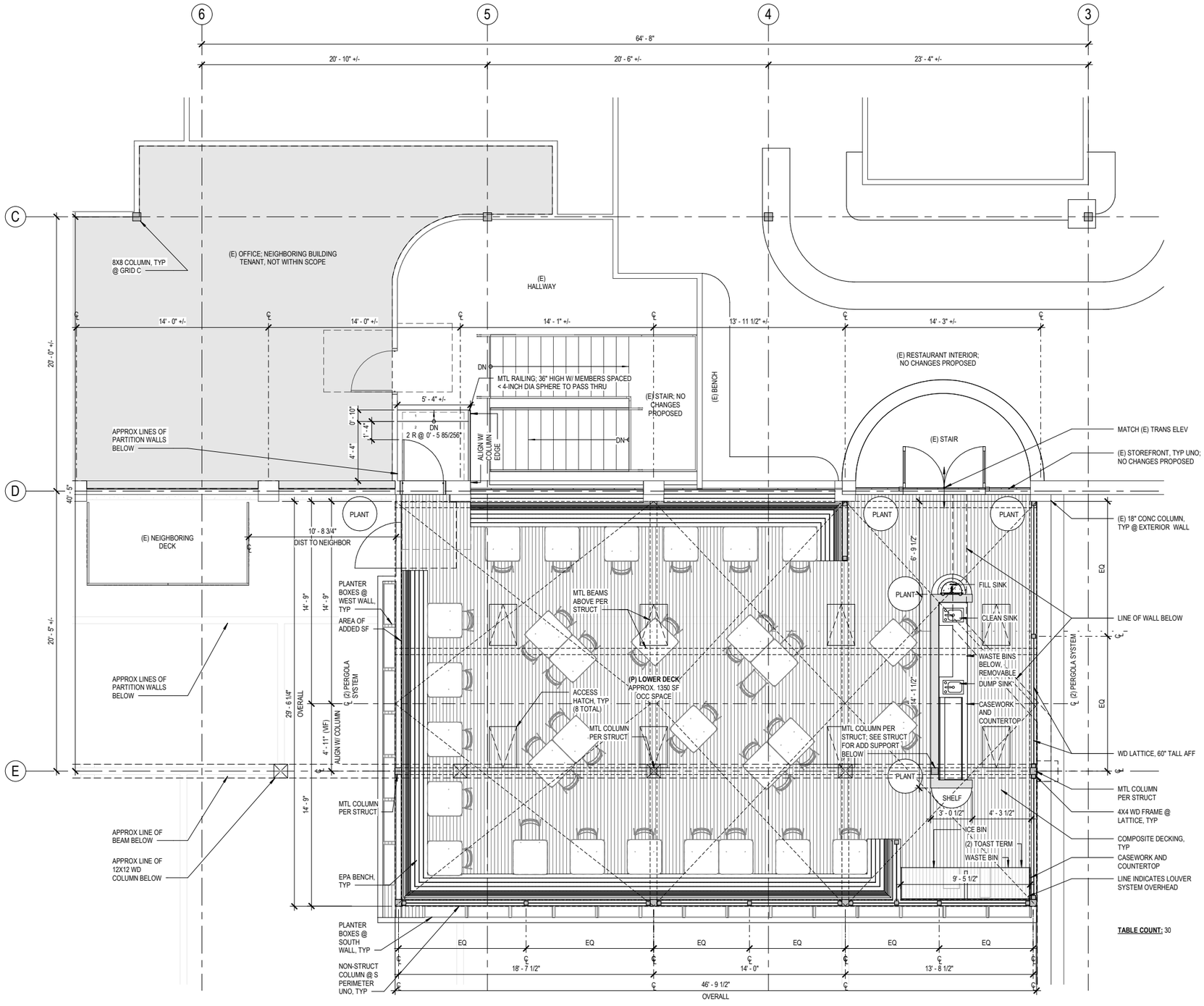
Proposed Project Plan



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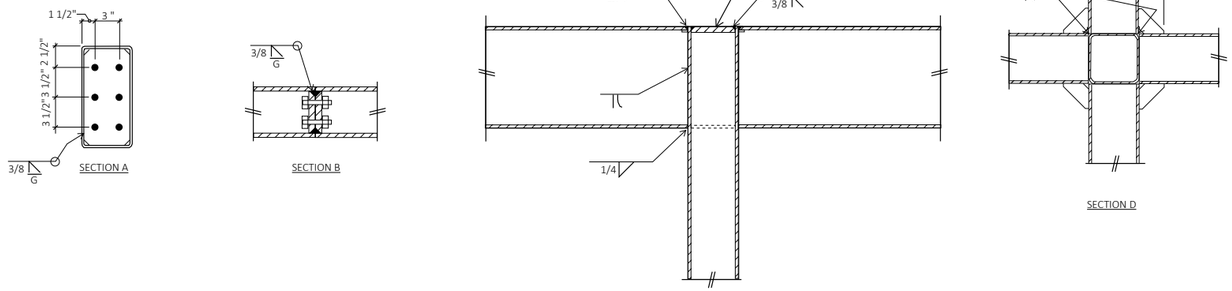
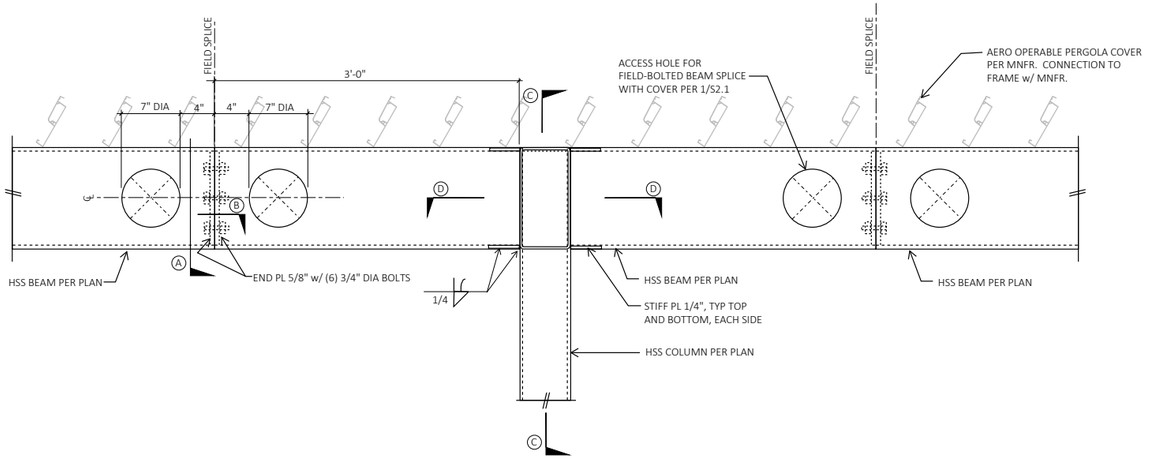
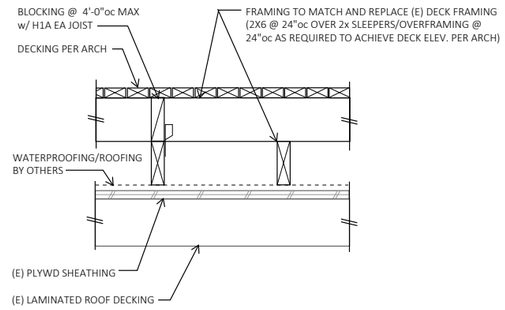
Connection Details

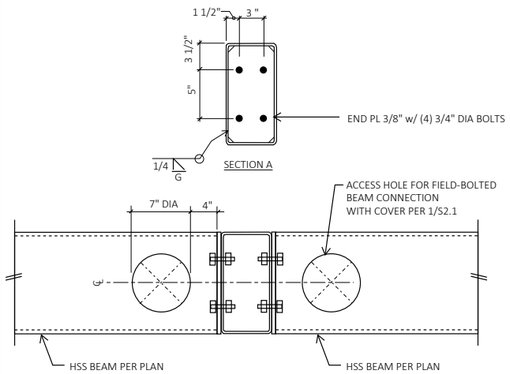




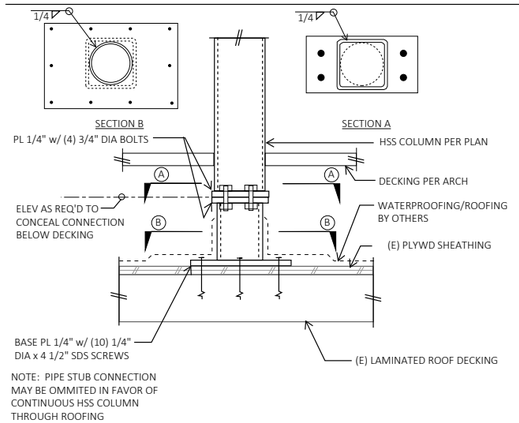
1 **HSS COLUMN WITH FIELD BOLTED BEAM SPLICES**



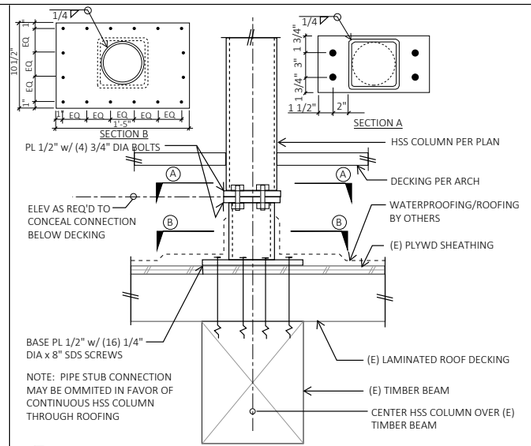
2 **DECKING OVERFRAMING**



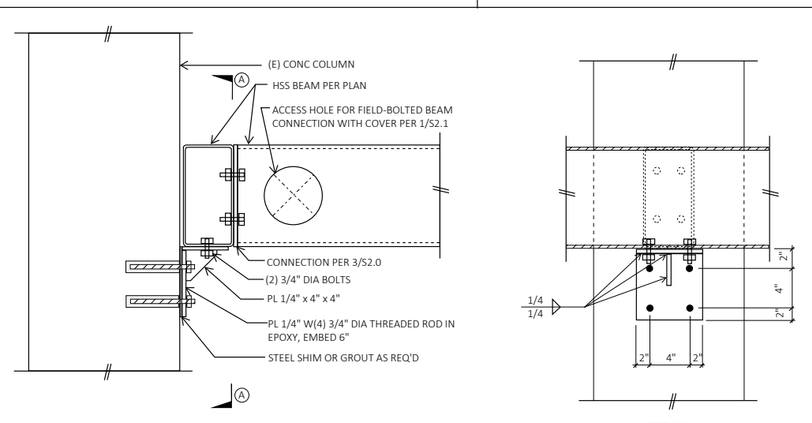
3 **HSS BEAM CONNECTION**



4 **HSS NON-BEARING COLUMN BASE**



5 **HSS BEARING COLUMN BASE**



6 **HSS BEAM TO (E) CONC COLUMN**

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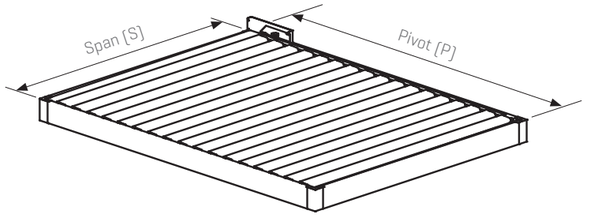
Louver and Awning Products

Louver System
Renson Aero

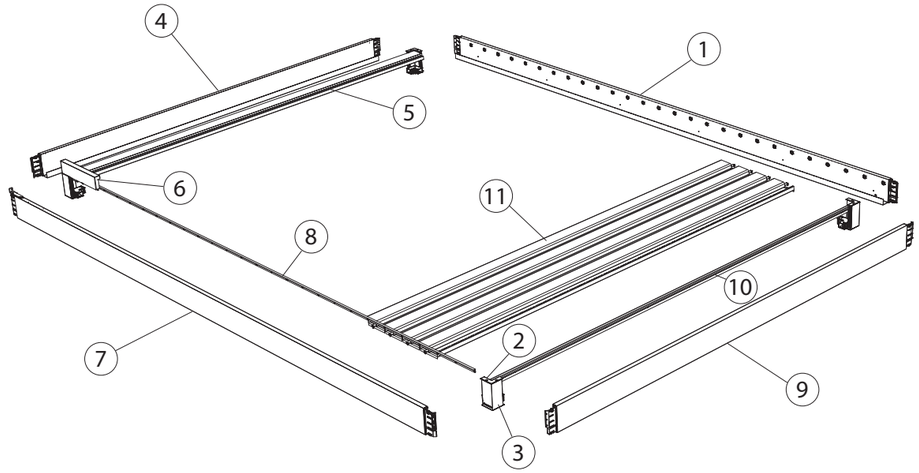
The Klip and the Klip Pod (semi-cassette) are Corradi USA's classic and most versatile open-roll and semi-cassette awnings. Engineered to work flawlessly within an impressive range of sizes and options for both motorized and manual, the Klip and Klip Pod raise the bar for all awning design standards.

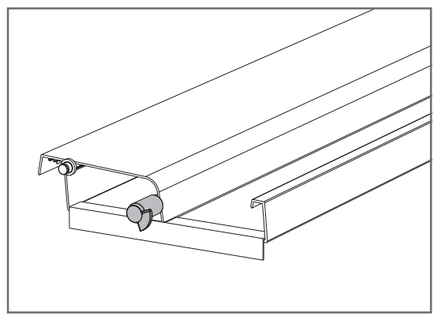
Retractable Awning System
Kilp Klip Pod

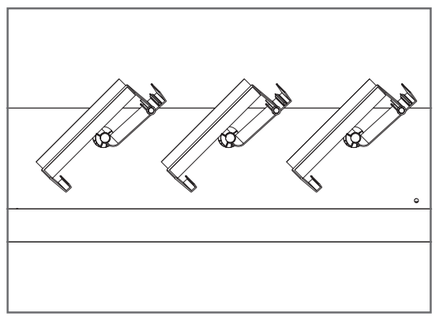


Pivot side: Side where the blades rotate
Span side: Side parallel to the blades (Span)

1	Pivot beam 1
2	Top cover cap
3	Inner cover cap
4	Span beam 2
5	Fixed blade
6	Motor + cover
7	Pivot beam 2
8	Driving profile
9	Span beam 1
10	Sealing profile
11	blade







Pink Door Deck Remodel - October xx, 2025

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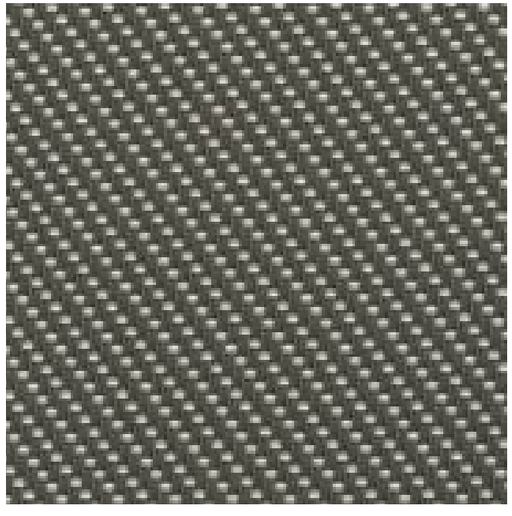
Proposed Materials

Fabric Awning
Sunbrella

Metal Pergola and Structure
RAL 7006 - Beige Gray



Shade Screen
Renson - SCM31

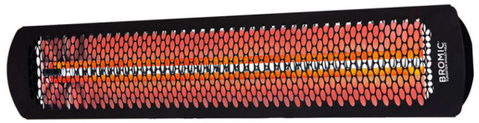
Bench Material
Wood, Stained

Decking and Wall Material
Ipe Wood

Countertop (BOH)
Marble (TBD)

Countertop (BOH)
Stainless Steel

Proposed Fixtures

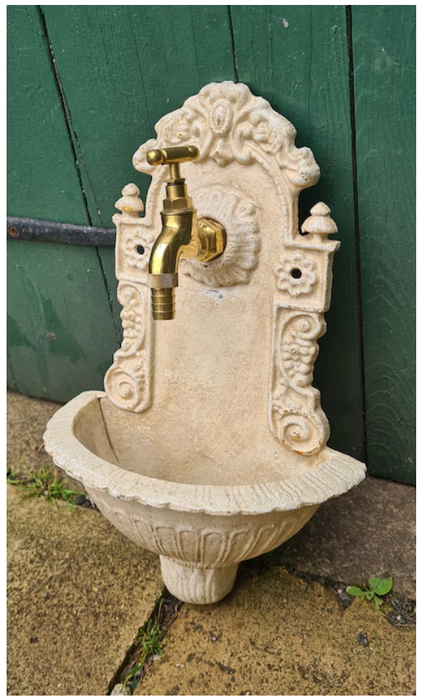


Electric Heater
Bromic Tungsten

Fan
MinkaAire Rudolph 60” Ceiling Fan

Planters (Behind Partial Ht Wall)
Concrete Appearance

Central Pendant
Lights of Tuscany

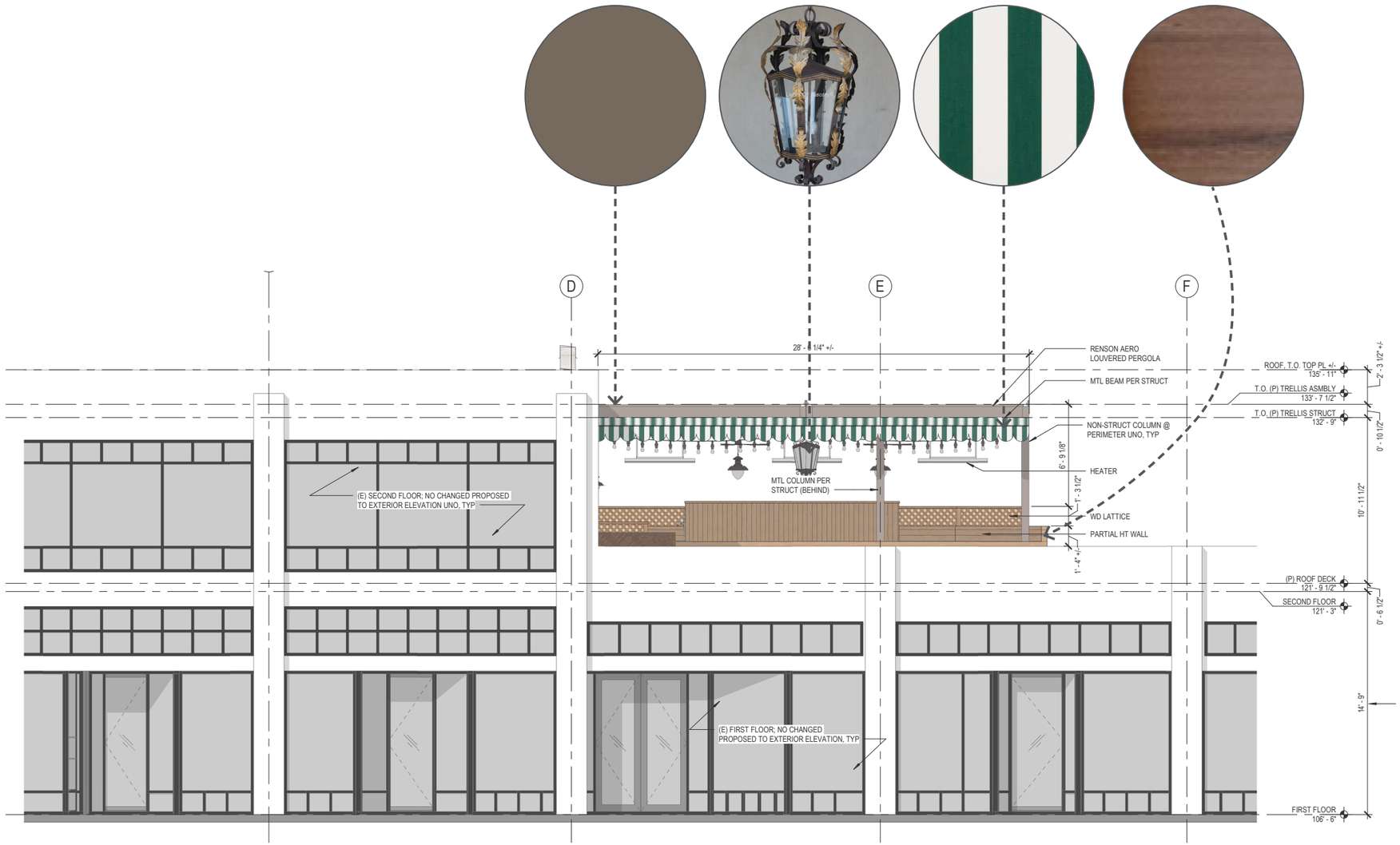


Fill Sink
Cast iron fountain

Typical Pendant
Ghidini

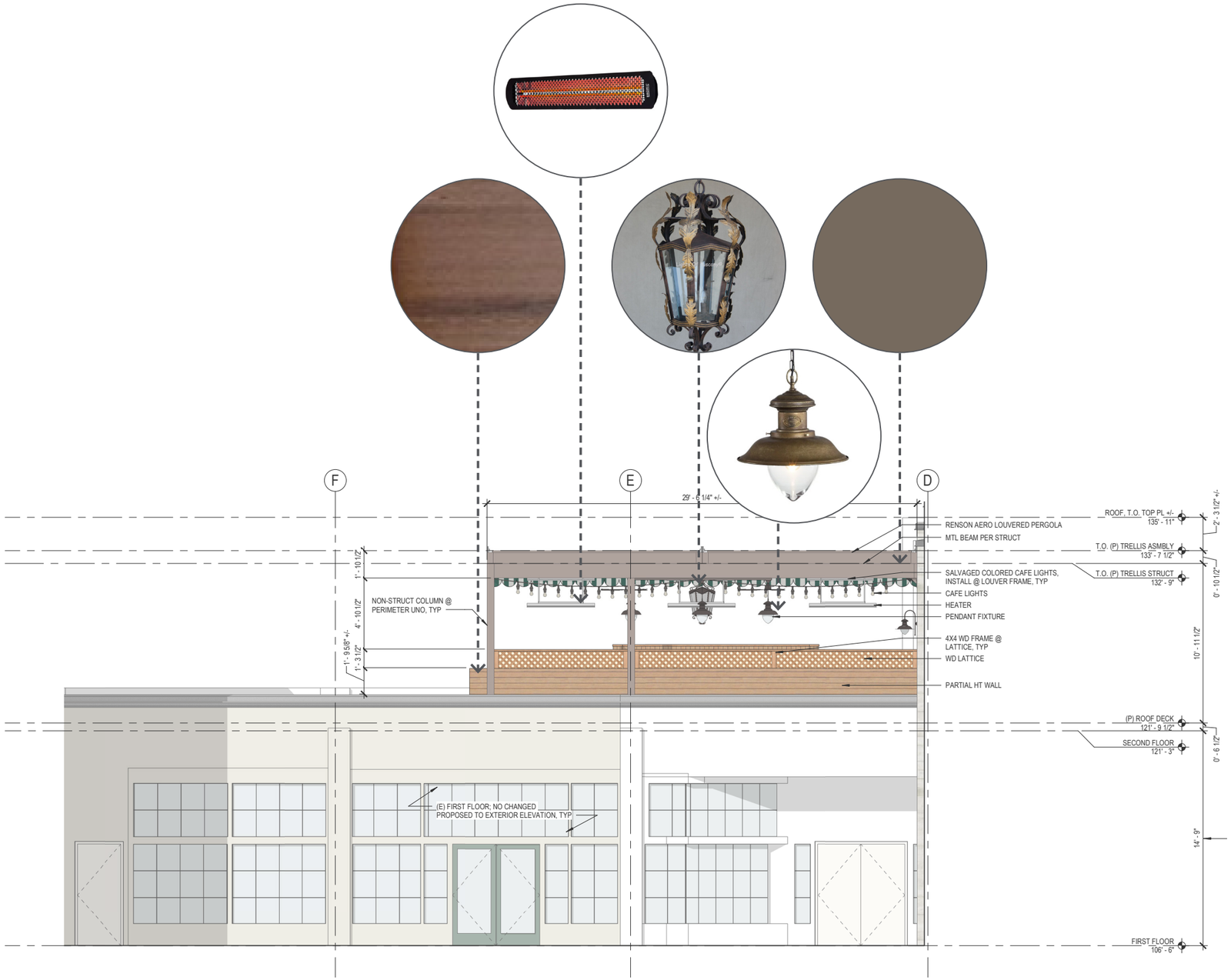
Typical Sconce
Ghidini

Proposed Elevations



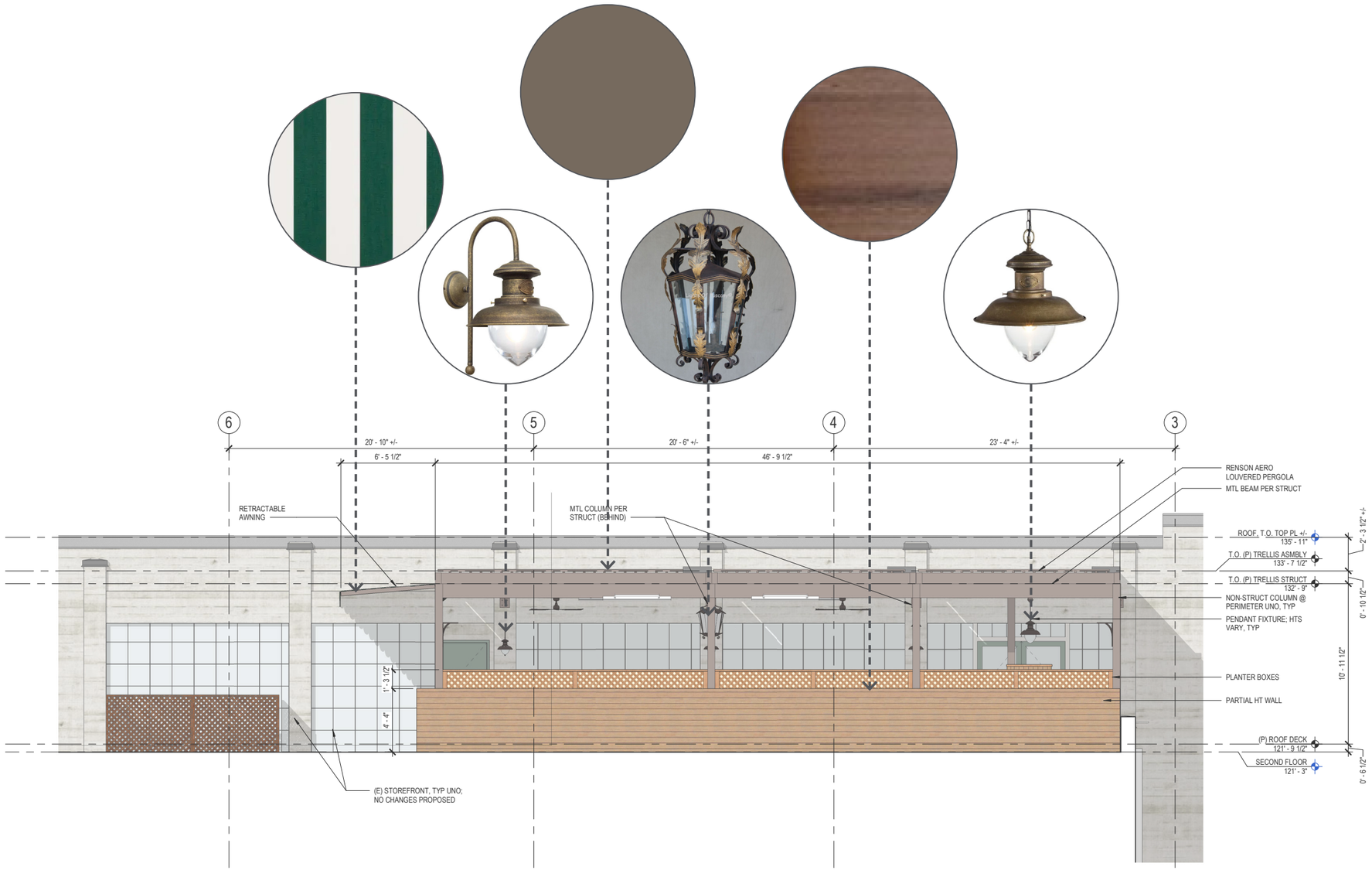
West Elevation

Proposed Elevations



East Elevation

Proposed Elevations



South Elevation

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3D Views

View from the southwest corner looking towards the building

3D Views

View from the northwest looking towards the southeast

3D Views

View at the entry looking towards the southwest

3D Views

View of the back-of-house space, looking towards the northwest

3D Views

View from the seating area, looking towards the southwest

3D Views

View from the interior of the restaurant looking out

3D Views

View from Post Alley

Winter view from Post Alley with previous sunshade

Spring/summer view from Post Alley

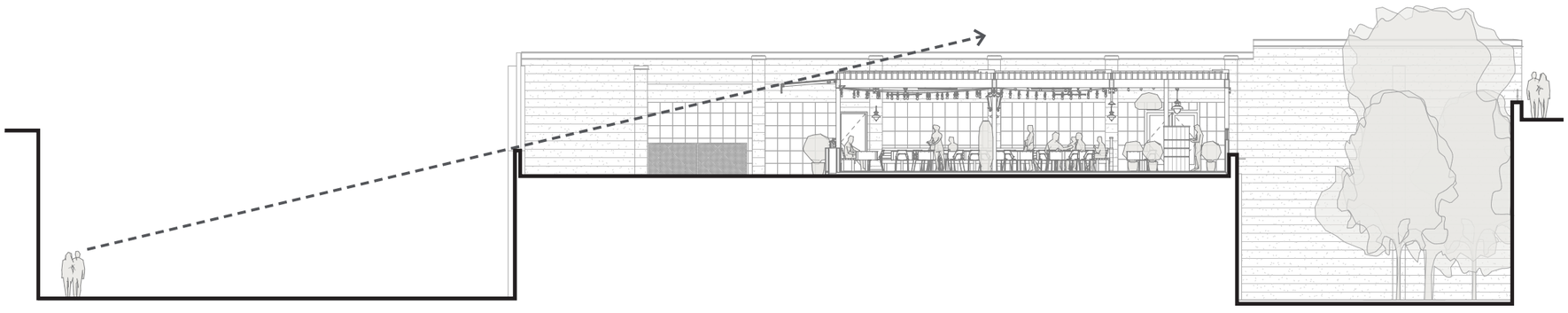
3D Views

View from the public stairway

Existing view from public stairway

3D Views

View from Pike Place lower market area



View angle sections