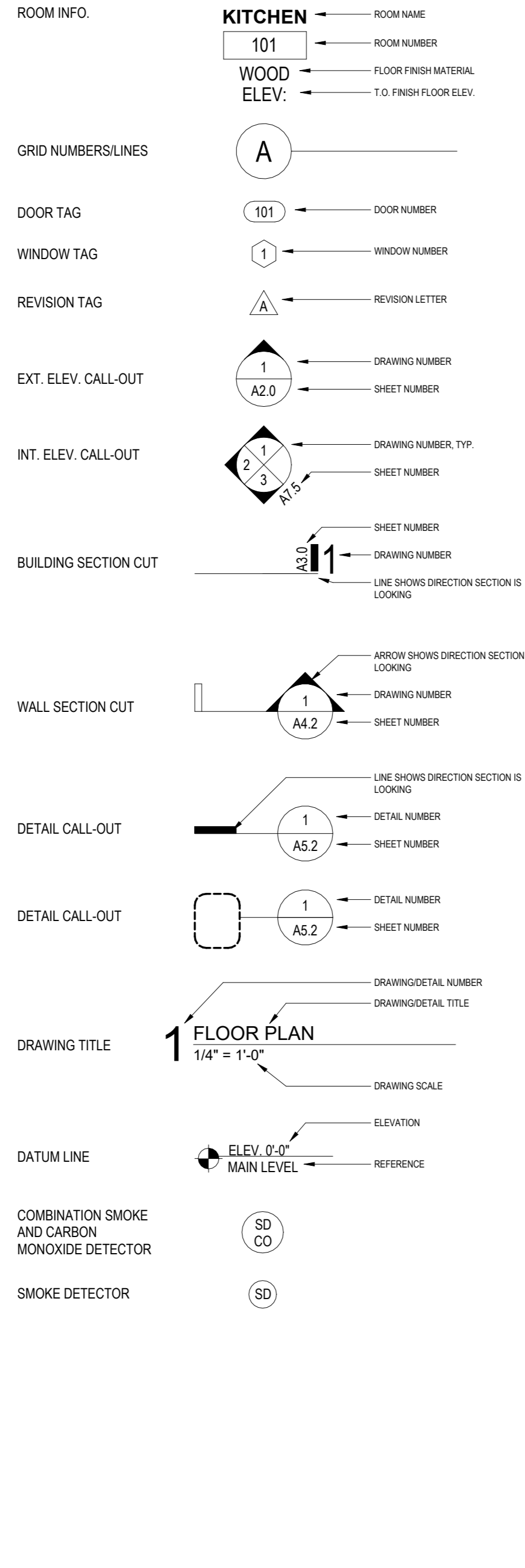


ABBREVIATIONS

#	NUMBER	IS	INSIDE
@	AT	LB	LOW BEAM
AB	ANCHOR BOLT	LJ	LOWER JOIST
AC	AIR CONDITIONING	LN	LINE
ADDTL	ADDITIONAL	LT	LIGHT
ADJ	ADJUSTABLE	LWR	LOWER
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALT	ALTERNATE	MDF	MEDIUM DENSITY
ARCHL	ARCHITECTURAL	FIBER BOARD	FIBER BOARD
BD	BOARD	MED CAB.	MEDICINE CABINET
BTWN	BETWEEN	MFR	MANUFACTURER
BLKG	BLOCKING	MECH	MECHANICAL
BLDG	BUILDING	MLB	MICRO LAM BEAM
BM	BEAM	MTD	MOUNTED
BO	BOTTOM OF	MTL	METAL
BOB	BOTTOM OF BEAM	NET	NETS TO
BOT	BOTTOM		ACTUAL SIZE
BOW	BOTTOM OF WALL	NIC	NOT IN CONTRACT
BRG	BEARING	NTS	NOT TO SCALE
BSMT	BASEMENT	O/	OVER
C	CENTERLINE	OC	ON CENTER
CAB	CABINET	OH	OVERHANG
CLG	CEILING	OPP	OPPOSITE
CLR	CLEAR	OS	OUTSIDE
CMU	CONCRETE MASONRY UNIT	OSCI	OWNER-SUPPLIED,
COL	COLUMN	CONTRACTOR-	INSTALLED
CONC	CONCRETE		
CONN	CONNECT/CONNECTION	P	PAINT
CONST	CONSTRUCTION	PL	PLATE
CONT	CONTINUOUS	P-LAM	PLASTIC LAMINATE
CPT	CARPET	PLY	PLYWOOD
CTOP	COUNTERTOP	P.T.	PRESSURE TREATED
CTRD	CENTERED	PTD	PAINTED
C.SLUNK	COUNTERSUNK	R	RADIUS or RISER
DBL	DOUBLE	RD	ROOF DRAIN
DTL	DETAIL	RIA	RETURN AIR
DIA	DIAMETER	REF. REFER	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DISP	DISPOSAL	REIN	REINFORCEMENT
DP	DEEP	REQD	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DW	DISHWASHER	RF	RESILIENT FLOORING
EA	EACH	RO	ROUGH OPENING
ELEC	ELECTRICAL	R/O	RISE OVER RUN
ELELEV	ELEVATION	R/R	(STAIR)
EQ	EQUAL	R&S	ROD & SHELF
ESMT	EASEMENT	S/A	SUPPLY AIR
EW	EACH WAY	SBC	SEATTLE BUILDING
EXIST.(E)	EXISTING	SC	CODE
EXP	EXPANSION	SC	SOLID CORE
EXT	EXTERIOR	SF	SQUARE FEET
FBO	FURNISHED BY OWNER	SHT	SHEET
FB	FLUSH BEAM	SHTG	SHEATHING
FC	FACE	SIM	SIMILAR
FD	FLOOR DRAIN	SOG	SLAB ON GRADE
FDN	FOUNDATION	S.P.	SPRING POINT
FF	FLUSH FACE	SO	SQUARE
FFR	FLUSH FRAMED	SS	STAINLESS STEEL
FIN	FINISH	ST	STAIN
FKT	FIXTURE	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FO	FACE OF	SUBFLR	SUBFLOOR
FOB	FACE OF BRICK	SW	SHEAR WALL
FOC	FACE OF CONCRETE	T	TREAD
FOF	FACE OF FRAMING	TB	THROUGH BOLT
FOFIN	FACE OF FINISH	TEMP	TEMPERED
FP	FIREPLACE	TO	TOP OF
FTG	FOOTING	TOC	TOP OF CONCRETE
GEN	GENERAL	TOP	TOP OF PLATE
GFCI	GROUND FAULT	TOS	TOP OF SLAB
	CIRCUIT INTERRUPTOR	TOW	TOP OF WALL
	GLASS	TPH	TOILET PAPER
GL	GRID		HOLDER
GLB	GLU-LAM BEAM	TRANS	TRANSITION
GWB	GYP-SUM WALL BOARD	TYP	TYPICAL
HB	HOSE BIBB/ HIGH BEAM	UNO	UNLESS NOTED
HC	HOLLOW CORE		OTHERWISE
HDR	HEADER	UPR	UPPER
HD	HOLD DOWN	VAC	VACUUM
HORIZ	HORIZONTAL	VB	VAPOR BARRIER
HT	HEIGHT	VERT	VERTICAL
IBC	INTERNATIONAL BUILDING	VG	VERTICAL GRAIN
	CODE	VIF	VERIFY IN FIELD
INFO	INFORMATION	WI	WITH
INSUL	INSULATION	W/D	WASHER & DRYER
INT	INTERIOR	WC	WATER CLOSET
IRC	INTERNATIONAL	WD	WOOD
	RESIDENTIAL CODE	W	WIDE
		WTS	WELDED THREADED
		WWF	WELDED WIRE
			FABRIC

SYMBOL LEGEND



GENERAL NOTES

- IF ERRORS, OMISSIONS OR CONFLICTS IN THESE DOCUMENTS ARE FOUND OR SUSPECTED, NOTIFY THE ARCHITECT IMMEDIATELY AT THE ADDRESS OR TELEPHONE NUMBER SHOWN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE SITE.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION, AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.
- FOR ACCURATE DIMENSIONS, DO NOT SCALE DRAWINGS.
- INFORMATION, INCLUDING NOTES AND DIMENSIONS, ON REPETITIVE DETAILS MAY BE INDICATED ONLY IN ONE LOCATION. AT OTHER LOCATIONS WHERE DETAILING OR CONSTRUCTION IS SIMILARLY IMPLIED, PROVIDE SAME CONSTRUCTION.
- UNLESS NOTED OTHERWISE (UNO): DIMS. FOR CONC. ARE TO FACE OF CONC. DIMS. FOR INSUL. CONC. FORMS ARE TO FACE OF RIGID INSULATION DIMS. FOR WOOD AND METAL STUD FRAMING ARE TO FACE OF STUD. DIMS FOR CABINETS ARE TO FACE OF FINISH WALL AND CABINET BOXES.
- IN THE CASE OF CONFLICT OR AMBIGUITY, THE SPECIFICATIONS SHALL GOVERN AS TO MATERIALS, WORKMANSHIP, PERFORMANCE, AND INSTALLATION PROCEDURES, AND DRAWINGS SHALL GOVERN AS TO LOCATION, ARRANGEMENT, SHAPE, AND DETAILS OF CONSTRUCTION; ALSO, THE BETTER QUALITY AND/OR GREATER QUANTITY SHALL GOVERN.
- DEFINITIONS: WORDS SUCH AS "SHALL," "SHALL BE," "THE CONTRACTOR SHALL" AND SIMILAR MANDATORY PHRASES SHALL BE SUPPLIED BY INFERENCE IN THE SAME MANNER AS WHEN THEY ARE IN A NOTE ON THE DRAWINGS. WHERE "OR EQUAL" IS USED, THE ARCHITECT IS THE SOLE JUDGE OF ANY PROPOSED SUBSTITUTION. BE IT CLEARLY UNDERSTOOD THAT ALL INSTRUCTIONS AND DIRECTIONS ARE TO BE PERFORMED BY THE CONTRACTOR UNLESS SPECIFICALLY MENTIONED OTHERWISE. THE PHRASE "APPROVED BY ARCHITECT" AS USED HEREIN MEANS APPROVED BY THE ARCHITECT BEFORE MATERIALS ARE PURCHASED AND OR WORK COMMENCED. THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL COMPLETE AND READY FOR USE BY OWNER.
- DIMENSIONS: ALL DETAILED DRAWINGS, WHERE NECESSARY, WILL BE FURNISHED BY THE ARCHITECT AND SHALL BE FOLLOWED IN REFERENCE TO THE GENERAL DRAWINGS. WHERE POSSIBLE, ALL DIMENSIONS SHALL BE VERIFY AT THE WORK BY THE CONTRACTOR. CONTRACTOR SHALL ALSO VERIFY EXISTING DIMENSIONS AND CONDITIONS WITH PLANS AND SPECIFICATIONS, AND REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT.
- OMISSIONS: THE CONTRACTOR MUST NOT MAKE ANY ALTERATIONS TO THE DRAWINGS; ANY ERRORS THAT SHOULD APPEAR SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT. ALL QUESTIONS AS TO THE MEANING OR INTERPRETATION OF THE DRAWINGS AND THE SPECIFICATIONS SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. SHOULD ANY WORK APPEAR IN THE DRAWINGS WHICH IS NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AN NOT SHOWN IN THE DRAWINGS, THE SAME SHALL BE DONE AS IF APPEARING IN BOTH. ONE COMPLETE SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB AT ALL TIMES FOR THE USE OF THE OWNER, THE ARCHITECT, OR THEIR REPRESENTATIVE.
- MANUFACTURER'S ITEMS: WHEREVER A PARTICULAR MANUFACTURER'S PRODUCT IS HEREINAFTER SPECIFIED, IT IS TO BE USED, APPLIED OR OTHERWISE INCORPORATED IN THE WORK IN STRICT CONFORMITY TO THE MANUFACTURER'S RECOMMENDATIONS FOR SUCH USAGE.

PROJECT INFORMATION

ASSESSORS PARCEL: 766620-6865
 QUARTER-SECTION-TOWNSHIP-RANGE: SE-6-24-4
 PROJECT ADDRESS:
 562 1ST AVE S
 SEATTLE, WA 98104

PROJECT DESCRIPTION:
 THE PROPOSED WORK CONSISTS OF MODIFICATIONS TO AN EXISTING EXTERIOR STEEL FIRE ESCAPE LOCATED AT THE SECOND-FLOOR LEVEL OF THE EXISTING FB & P BUILDING ON THE OCCIDENTAL AVE S FRONTAGE. NO CHANGES ARE PROPOSED TO THE PRIMARY STRUCTURE, MASONRY FAÇADE, WINDOWS, OR OVERALL ARCHITECTURAL CHARACTER OF THE BUILDING.

PROPOSED MODIFICATIONS INCLUDE THE INSTALLATION OF PAINTED STEEL MESH PANELS TO ENCLOSE THE EXISTING FIRE ESCAPE ON THREE SIDES AND THE ADDITION OF A SECURITY LADDER ACCESS HATCH AT THE LOWER LEVEL OF THE FIRE ESCAPE.

THE PURPOSE OF THE IMPROVEMENTS IS TO ENHANCE OCCUPANT SAFETY AND SECURITY BY PREVENTING UNAUTHORIZED PUBLIC ACCESS AND CLIMBING FROM THE ADJACENT PUBLIC RIGHT-OF-WAY WHILE MAINTAINING THE FIRE ESCAPE 'S REQUIRED LIFE SAFETY FUNCTION.

LEGAL DESCRIPTION:
 SEATTLE TIDE LDS S 25 FT OF 10 TGW N 48 FT OF 11
 PLAT BLOCK: 326
 PLAT LOT: 10-11

BUILDING PERMIT NUMBER:

PROJECT DIRECTORY

OWNER:
 ROB BENSUSSEN
 8451 SE 68TH ST, #200
 MERCER ISLAND, WA 98040
 (425) 643-8400
 EMAIL: rbensussen@azusa.com

ARCHITECT:
 JAMIE NORTH
 NORTH ARCHITECTS
 1517 12TH AVE, SUITE 201
 SEATTLE, WA 98122
 (206) 250-1719
 EMAIL: jamie@northarchitects.com

STRUCTURAL ENGINEER:
 EVIN GIBSON
 RADIAL ENGINEERING
 115TH AVE E, SUITE B
 SEATTLE, WA 98112
 (206) 734-3946
 EMAIL: evin@radial-engineering.com

FIRE ESCAPE CONSULTANT:
 KEVIN
 FIRE ESCAPE TESTING
 104 POPPY ROAD
 BOTHELL, WA 98012
 (206) 498-0704
 EMAIL: freescapetesting@gmail.com

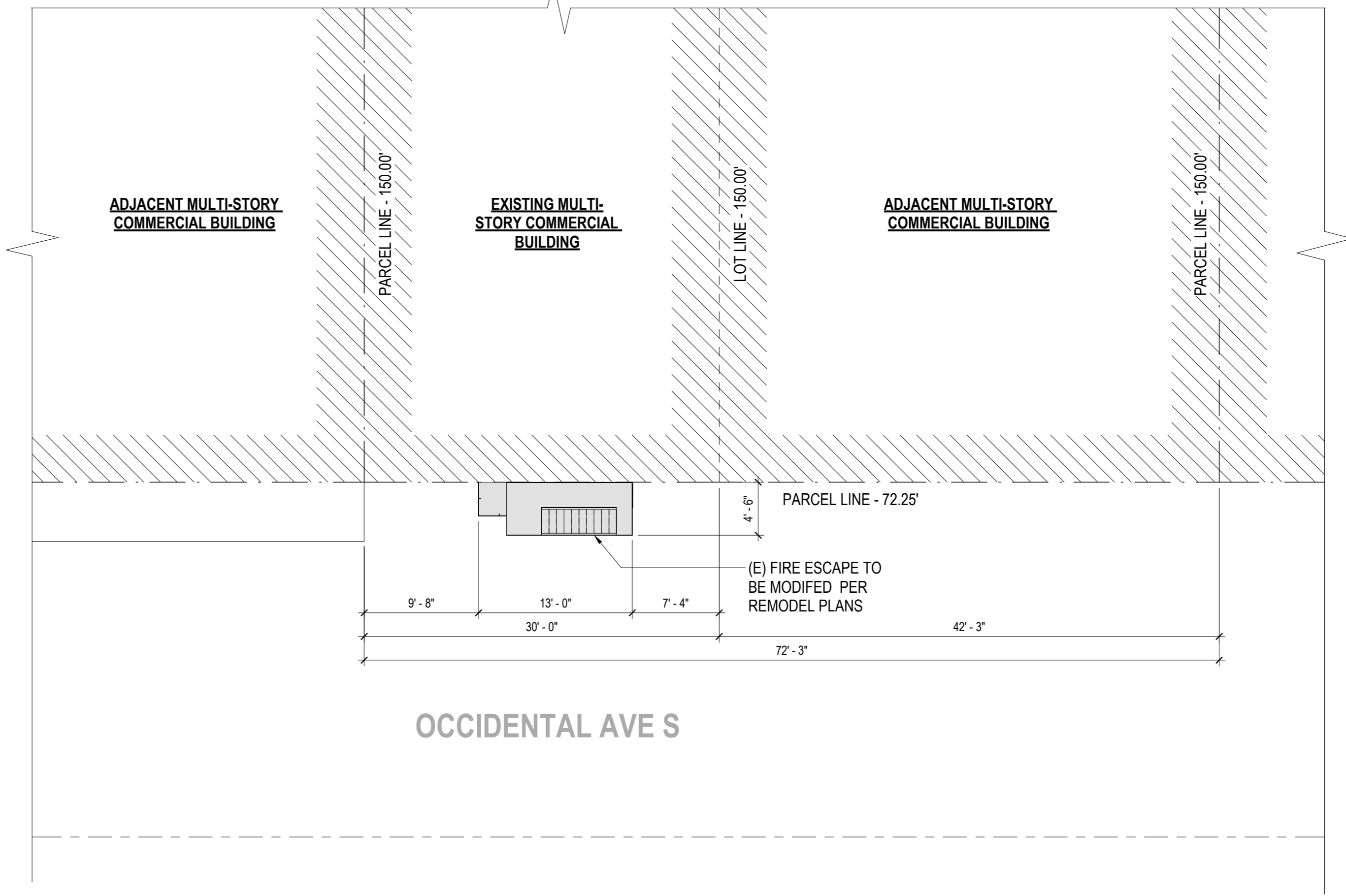
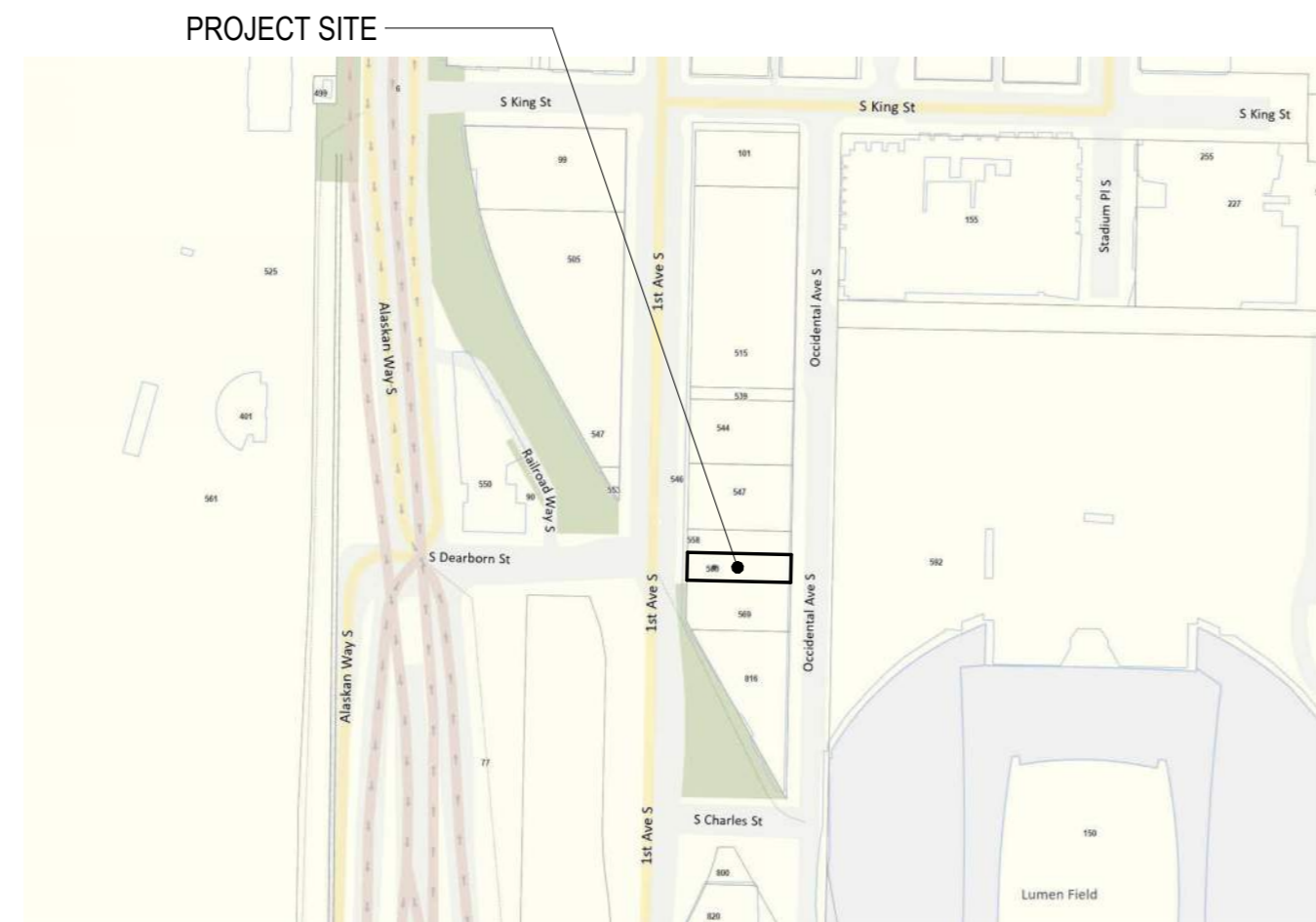
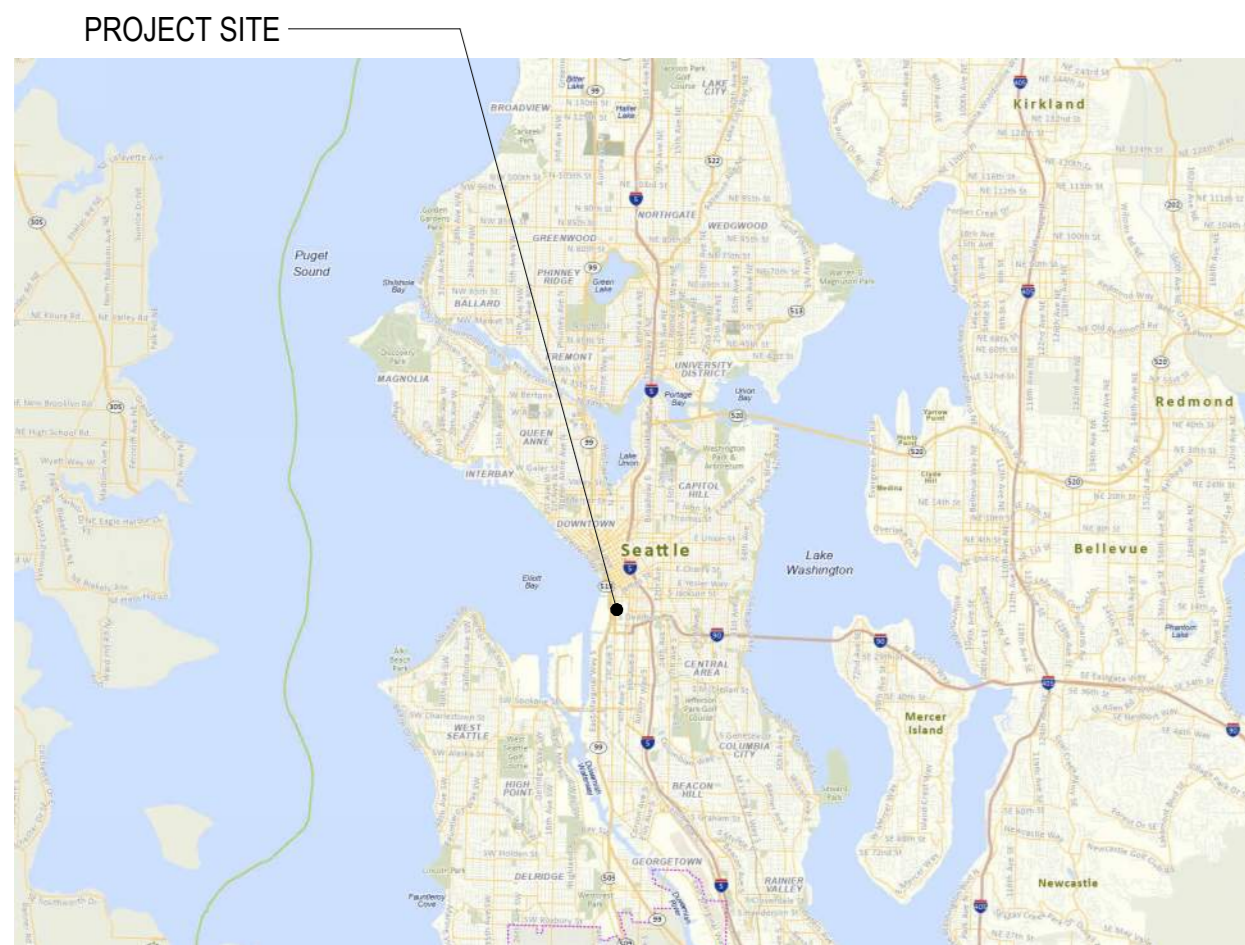
APPLICABLE CODES
 - SEATTLE LAND USE CODE (SMC CHAPTER 23)
 - 2021 SEATTLE COMMERCIAL CODE
 - 2021 SEATTLE BUILDING CODE
 - 2021 SEATTLE FIRE CODE

DRAWING LIST

A.00	PROJECT INFORMATION & SITE PLAN
A.01	PROPOSED MATERIALS, COLORS AND FINISH SAMPLES
A.02	PHOTOS OF EXISTING AND PROPOSED CONDITIONS
A1.0	PROPOSED FLOOR PLANS AND ELEVATIONS

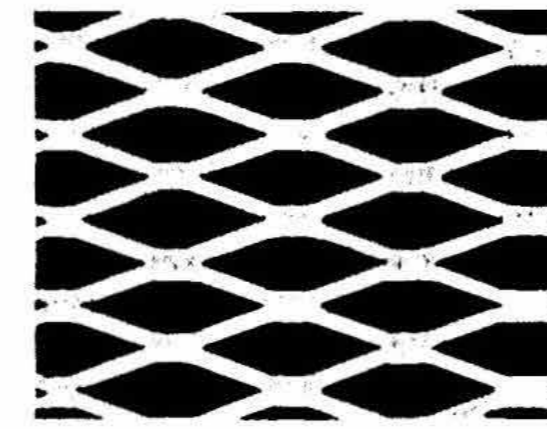


north architects
 1517 12th Ave, Suite 201 Seattle, WA 98122
 www.northarchitects.com



EVERETT STEEL COMPANIES

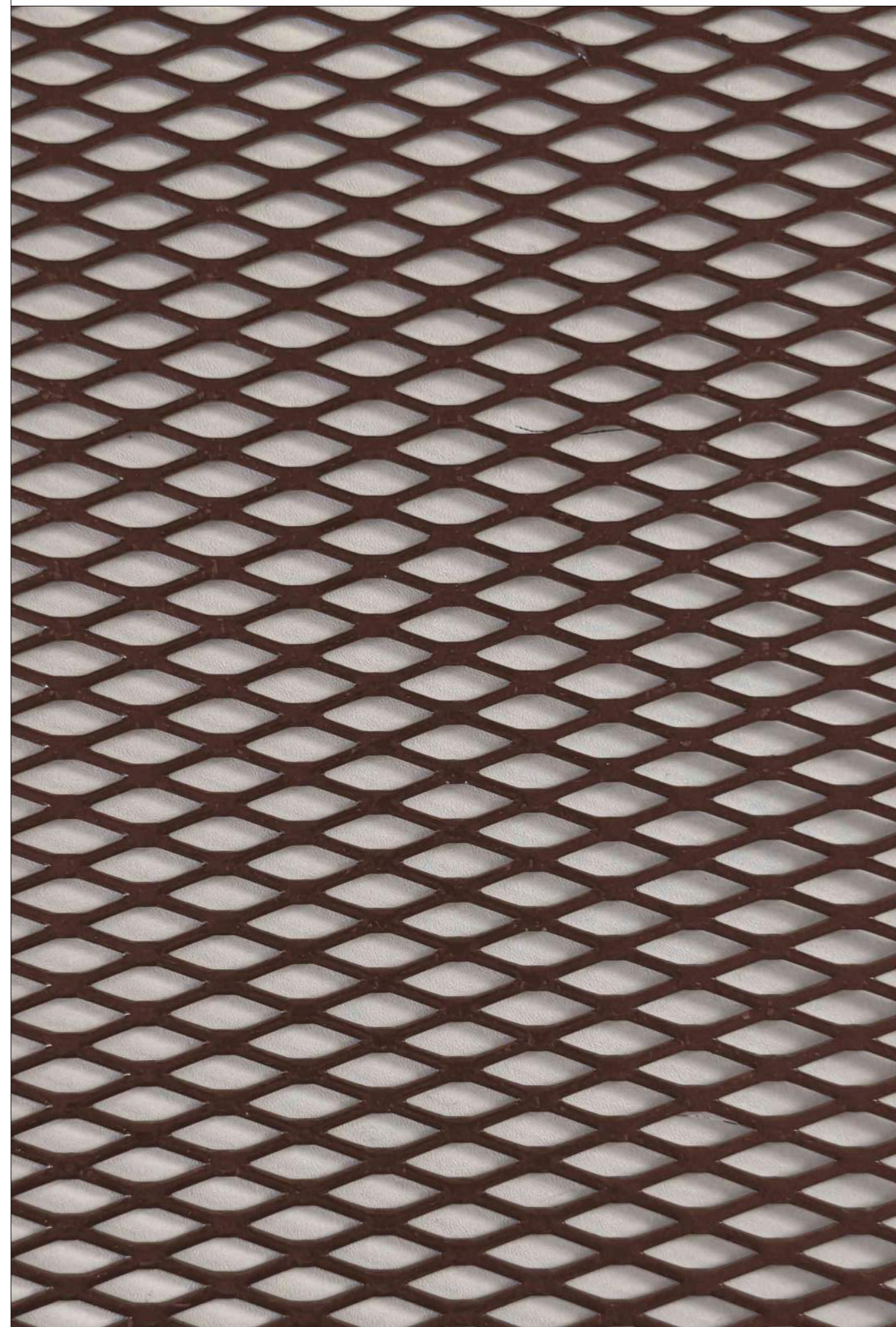
FLATTENED EXPANDED METAL



Style	Size		Weight Sq. Foot	Strand Thickness	Opening Size	
	Width	Length			Width	Length
1/4 x 20—22	4 x 8	.83	.030	.088	.70	
	18—20	4 x 8	1.11	.040	.088	.70
1/2 x 18—20	4 x 8	.66	.040	.289	1.00	
	16—18	4 x 8	.82	.050	.301	1.00
13—15	4 x 8	1.40	.070	.259	.97	
3/4 x 16—18	4 x 8	.51	.048	.650	1.75	
	14—16	4 x 8	.63	.061	.642	1.75
9—11	4 x 8	.75	.070	.642	1.75	
	13—15	4 x 8	1.71	.120	.529	1.63
1-1/2 x 16—18	4 x 8	.38	.048	1.130	2.69	
	14—16	4 x 8	.46	.060	1.070	2.68
13—15	4 x 8	.57	.070	1.070	2.68	
	9—11	4 x 8	1.14	.110	1.000	2.62

Note: 1. Opening Size is the approximate inside opening of diamond-shaped holes.
 2. Flattened sizes are expanded from heavier gage and flattened to the lighter gage, e.g. 3/4" x 14—16 was 14 ga. sheet expanded and flattened to 16 ga.

MATERIAL SPECIFICATION



PHOTOGRAPH OF METAL SAMPLE
 1/2x13-15 FLATTENED EXPANDED METAL
 PAINTED WITH SHER-KEM FAST DRY GLOSS ULTRA DEEP F75C00201

1:1 SCALE



General Industrial Coatings

CC-B33

**SHER-KEM® Fast Dry
 Metal Finishing Enamel**

Jet Black.....F75B203 Extra White.....F75W200
 Ultra Deep Base.....F75C201 Safety Yellow.....F75Y204

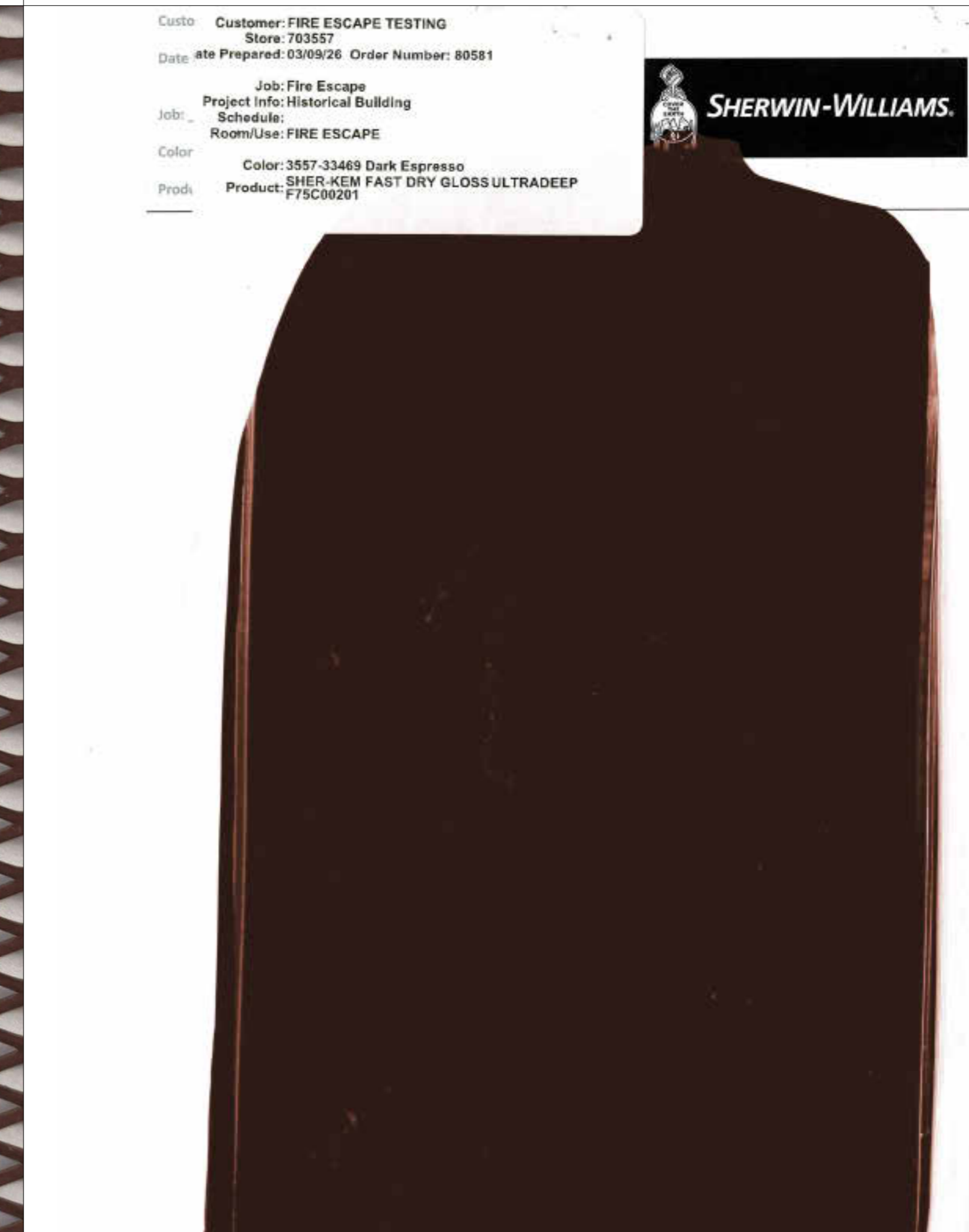
DESCRIPTION	CHARACTERISTICS	SPECIFICATIONS
SHER-KEM® Fast Dry Metal Finishing Enamel is an air dry enamel with premium performance providing faster drying and direct to metal, one coat protection. Excellent spray application properties provide an ultra smooth appearance. Key market applications are general metal and metal containers. Specific customer types include job shops, metal fabricators, metal refurbishment, waste disposal equipment, fencing, and miscellaneous metal parts.	60+ Gloss: 80+ Volume Solids: 29-37 ± 2% Weight Solids: 38-57 ± 2% Viscosity (at 77° F): F75W200 25-40 secs., #3 Zahn Cup All Others 20-35 secs., #3 Zahn Cup Recommended Film Thickness: Mils Wet 3.0-5.0 Mils Dry 0.9-1.2 Spreading Rate (no application loss): 490-680 ft. ² /gal. at 0.9-1.2 mils DFT Cure: Air Dry or Force Dry 20 mins. at 140° F Drying: 0.9-1.2 mils at 77° F, 50% RH To Touch 15-30 minutes Tack Free 15-120 minutes To Handle 1-2 hours Open Time < 5 minutes To Recoat Before 2 hours or after 18 hours To Pack 24 hours Critical recoat period may fluctuate depending on drying conditions, reducer and film thickness. Test small area first. Flash Point: 40-45° F Pensky Martens Closed Cup Air Quality Data: Photochemically Reactive Volatile Organic Compounds (VOC), Less Exempts (air-dried, maximum) 4.8 lbs/gal, 5/75 gal. Recommended Storage: Inside, sealed container, 40-120° F, no freeze hazard. Protect from moisture. Package Life: F75B203 2 years, unopened All Others 3 years, unopened	General: All substrates should be free of mold release, oil, grease, dirt, fingerprints, drawing compounds, surface passivation treatments and any other contaminants to ensure optimum adhesion and coating performance. Consult Metal Preparation brochure CC-T1 for additional details. Aluminum: If untreated, prime with Industrial Wash Primer, P60G2, or Kem Aqua® Wash Primer, E51G522. Galvanized Steel: Remove rust, mill scale, and oxidation products. For best results, treat the surface with a proprietary surface chemical treatment of zinc or iron phosphate to improve corrosion protection. Iron or Steel: Remove rust, mill scale, and oxidation products. For best results, treat the surface with a proprietary surface chemical treatment of zinc or iron phosphate to improve corrosion protection. Wood (interior only): Must be clean, dry, and finish sanded. Substrate should be free of grease, oil, dirt, fingerprints, and any contamination to ensure optimum adhesion and coating performance properties. Moisture content of wood should be 6-8%. Testing: The information, data, and recommendations set forth in this Product Data Sheet are based upon test results believed to be reliable. However, due to the wide variety of substrates, substrate properties, surface preparation methods, equipment and tools, application methods, and environments, the customer should test the complete system for adhesion, compatibility and performance prior to full scale application.

CC-B33

March/2023

continued on back

PAINT SPECIFICATION



PHOTOGRAPH OF PAINT SAMPLE
 SHER-KEM FAST DRY GLOSS ULTRA DEEP F75C00201



north architects
 1517 12th Ave, Suite 201 Seattle, WA 98122
 www.northarchitects.com

Project Title
1ST AVE FIRE ESCAPE

562 1st Ave S
 Seattle, WA 98104

Drawing Title
**PROPOSED MATERIALS,
 COLORS AND FINISH
 SAMPLES**

Date
 06/08/2026

Job No.
 2605

ISSUE DATE

**PIONEER SQUARE
 PRESERVATION BOARD
 PLAN SET**

Sheet No.

A.01

© Copyright



north architects
1517 12th Ave, Suite 201 Seattle, WA 98122
www.northarchitects.com



RENDERING OF PROPOSED METAL MESH FENCING ON OCCIDENTAL AVE S



PHOTO OF EXISTING FACADE ON OCCIDENTAL AVE S

PROJECT DESCRIPTION

The proposed modification to the existing exterior steel fire escape consists of the installation of an expanded metal cage enclosure. This solution was arrived at following a thorough evaluation of project requirements, budget constraints, and the historic preservation standards applicable to the Pioneer Square Preservation District.

The primary driver for this project is unauthorized access via the existing fire escape, which poses ongoing safety and security concerns for the building occupants and ownership. The building owners obtained quotes for alternative security measures, including year-round contracted security monitoring. That analysis determined that within approximately two years, the cumulative cost of contracted security services would equal or exceed the one-time cost of a permanent physical enclosure — making the fire escape cage the more cost-effective long-term solution.

The following design alternatives were considered prior to arriving at the proposed expanded metal solution:

- Expanded metal (proposed): Selected for its cost-effectiveness, structural compatibility with the existing steel fire escape, and visual permeability. The open mesh character of the material minimizes obstruction of the historic brick facade, allowing the masonry to remain legible from the public right-of-way — a key consideration given the historic district context.
- Aluminum framing and infill: Aluminum was evaluated as a lighter-weight alternative. While it would achieve a similar aesthetic outcome, aluminum carries a higher material and fabrication cost without providing a meaningfully different visual result or functional benefit over expanded metal.
- Wood infill panels: Wood was considered and immediately ruled out, as the enclosure is an active fire egress component. The use of combustible materials in this application is not permissible under applicable fire and building codes.

Ultimately, expanded metal was selected as the solution that best balances the functional requirements of the enclosure, the Secretary of the Interior's Standards for minimal intervention and visual compatibility, and the practical constraints of the project budget. The material is honest, utilitarian, and consistent with the industrial character of Pioneer Square's historic building stock.

SURVEY OF EXISTING CONDITIONS

The existing building at 562 1st Ave S is a seven-story historic brick commercial structure located within the Pioneer Square Preservation District. The subject property is situated mid-block and is bounded by adjacent multi-story commercial buildings on both sides. The primary exterior cladding consists of red brick masonry with large industrial-style window openings organized in a regular vertical pattern. Existing windows consist primarily of dark-painted metal frame assemblies.

The Occidental Ave S elevation contains an existing multi-level exterior steel fire escape system centrally located on the facade and extending vertically from the upper floors to grade level. The fire escape consists of painted steel stair runs, intermediate landings, guardrails, and ladder access components. The fire escape projects beyond the building face toward the public right-of-way. Existing steel components exhibit typical weathering and wear consistent with age and continued exterior exposure but remain generally intact.

At the ground level, the building frontage includes service and loading functions consisting of roll-up doors, utility equipment, vents, conduit, and associated building service elements. The lower portion of the fire escape currently allows direct climbing access from grade level adjacent to the public right-of-way. Existing conditions provide limited access control.



PHOTOGRAPH OF METAL SAMPLE AGAINST BRICK - ENLARGED
1/2x13-15 FLATTENED EXPANDED METAL
PAINTED WITH SHER-KEM FAST DRY GLOSS ULTRA DEEP F75C00201



PHOTOGRAPH OF METAL SAMPLE AGAINST BRICK
1/2x13-15 FLATTENED EXPANDED METAL
PAINTED WITH SHER-KEM FAST DRY GLOSS ULTRA DEEP F75C00201

Project Title
1ST AVE FIRE ESCAPE

562 1st Ave S
Seattle, WA 98104

Drawing Title
PHOTOS OF EXISTING AND PHOTOS OF CONDITIONS

Date
06/08/2026

Job No.
2605

ISSUE DATE

CORRECTION CYCLE 1 A 06/08/26

PIONEER SQUARE PRESERVATION BOARD PLAN SET

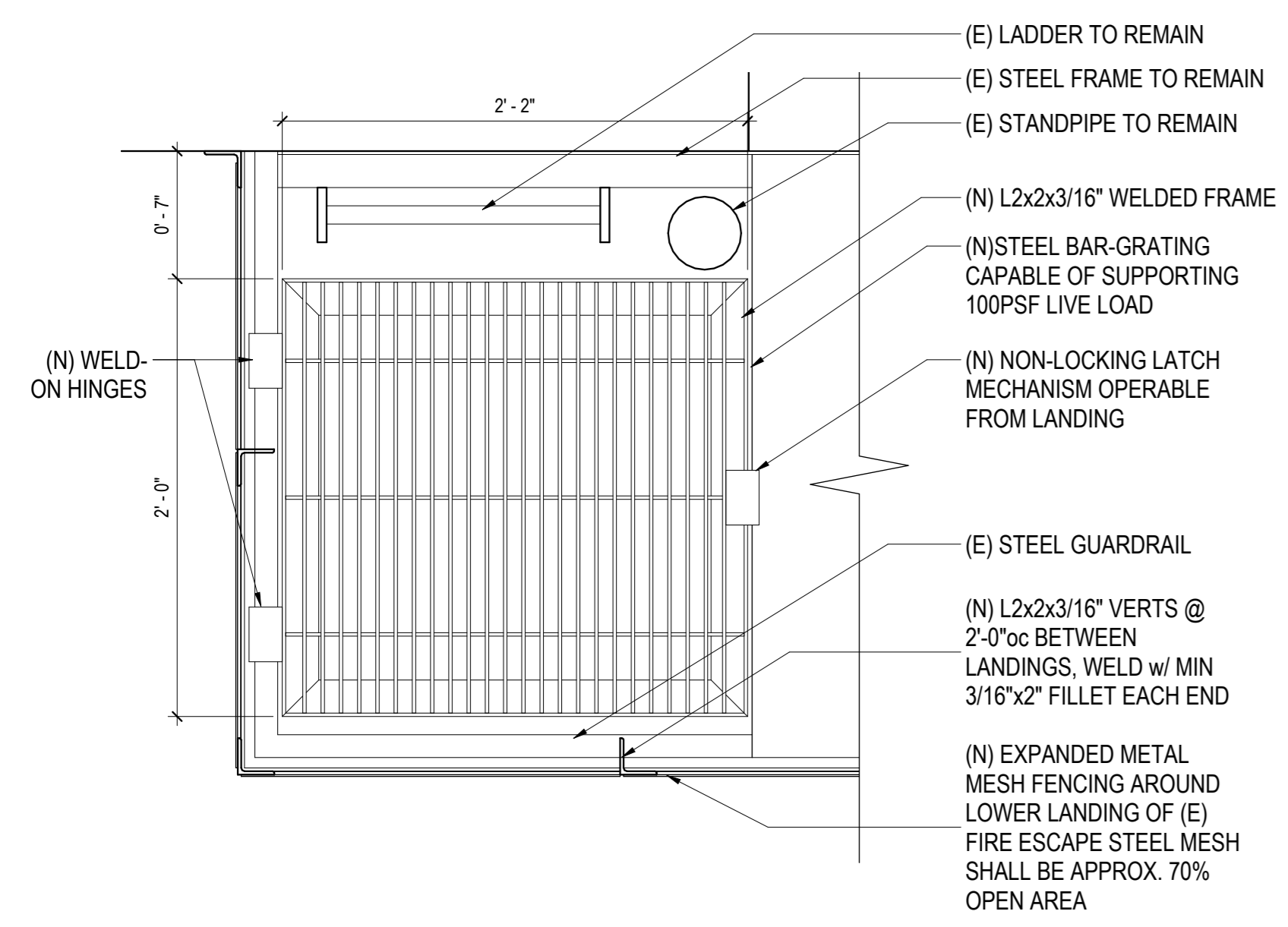
Sheet No.

A.02

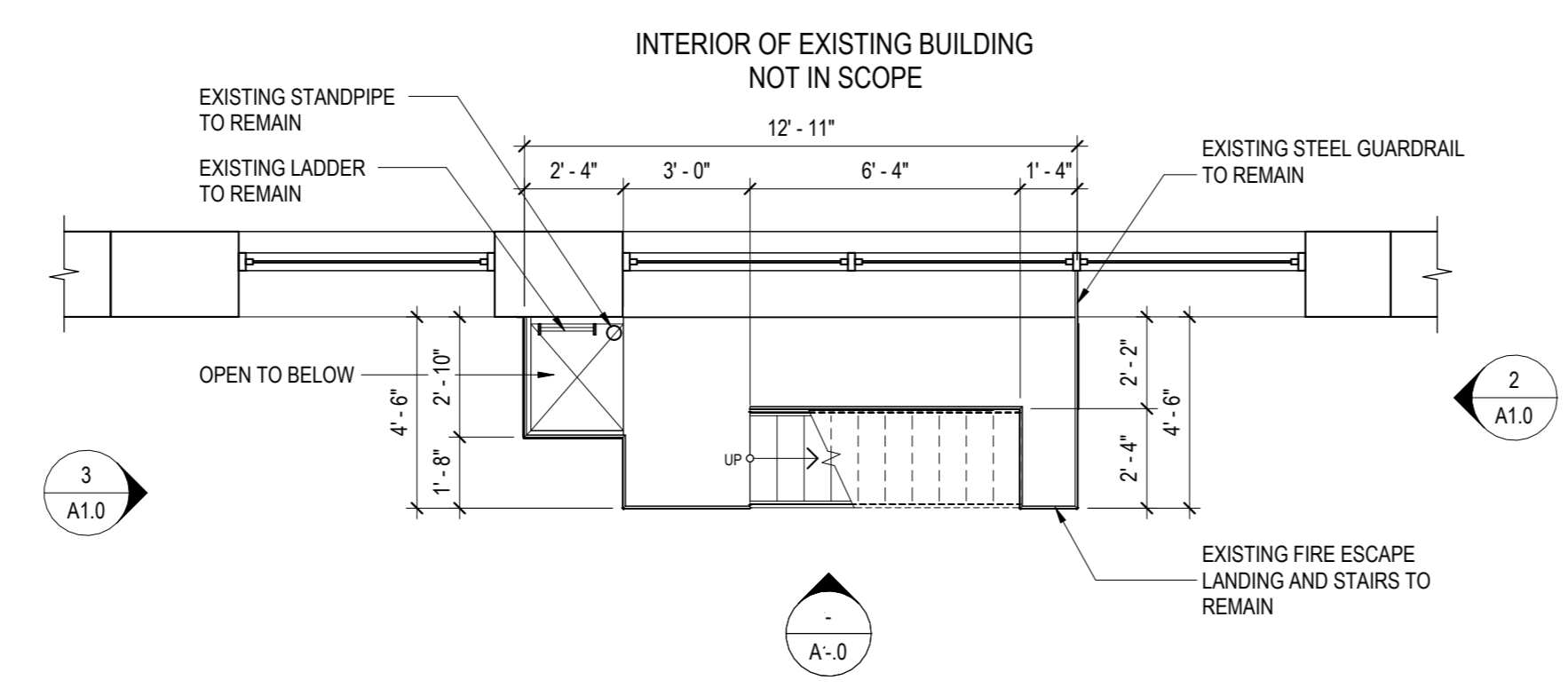
© Copyright



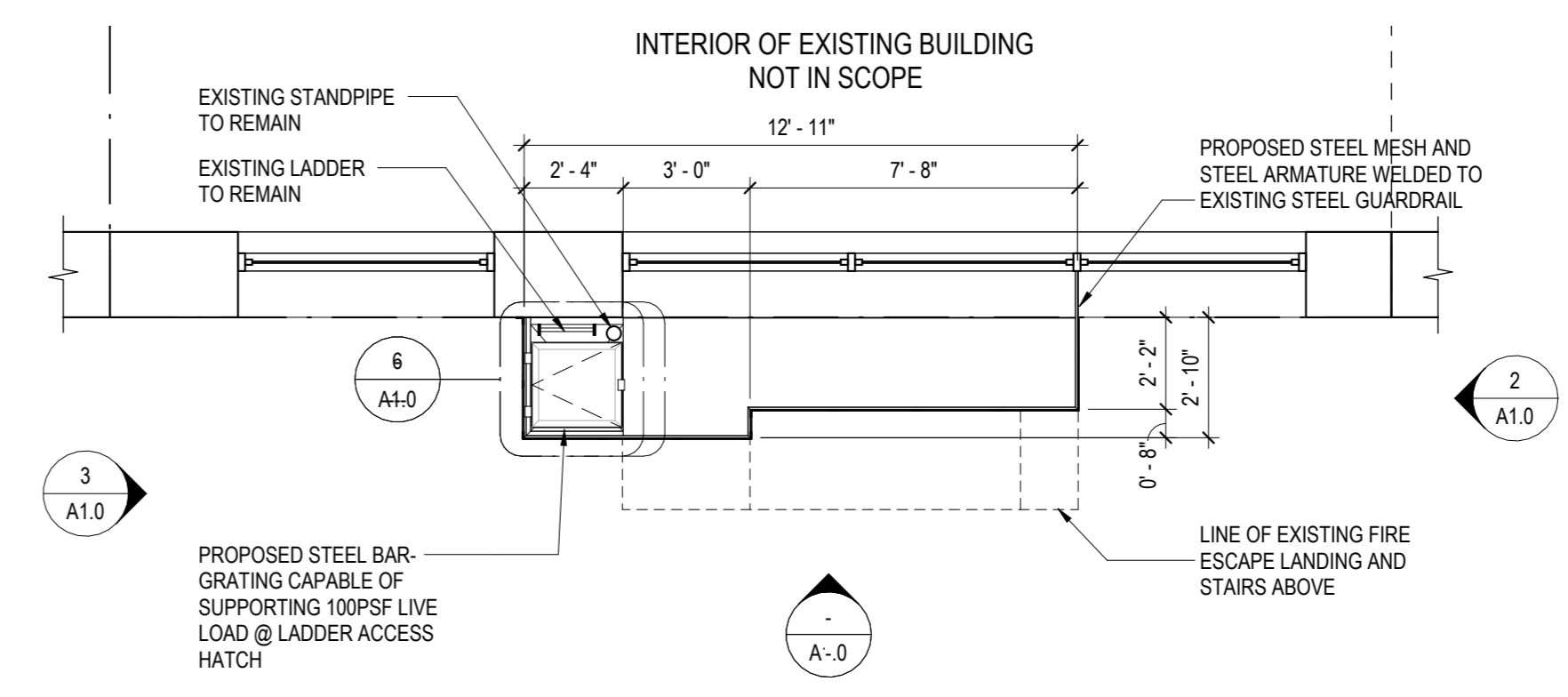
north architects
1517 12th Ave, Suite 201 Seattle, WA 98122
www.northarchitects.com



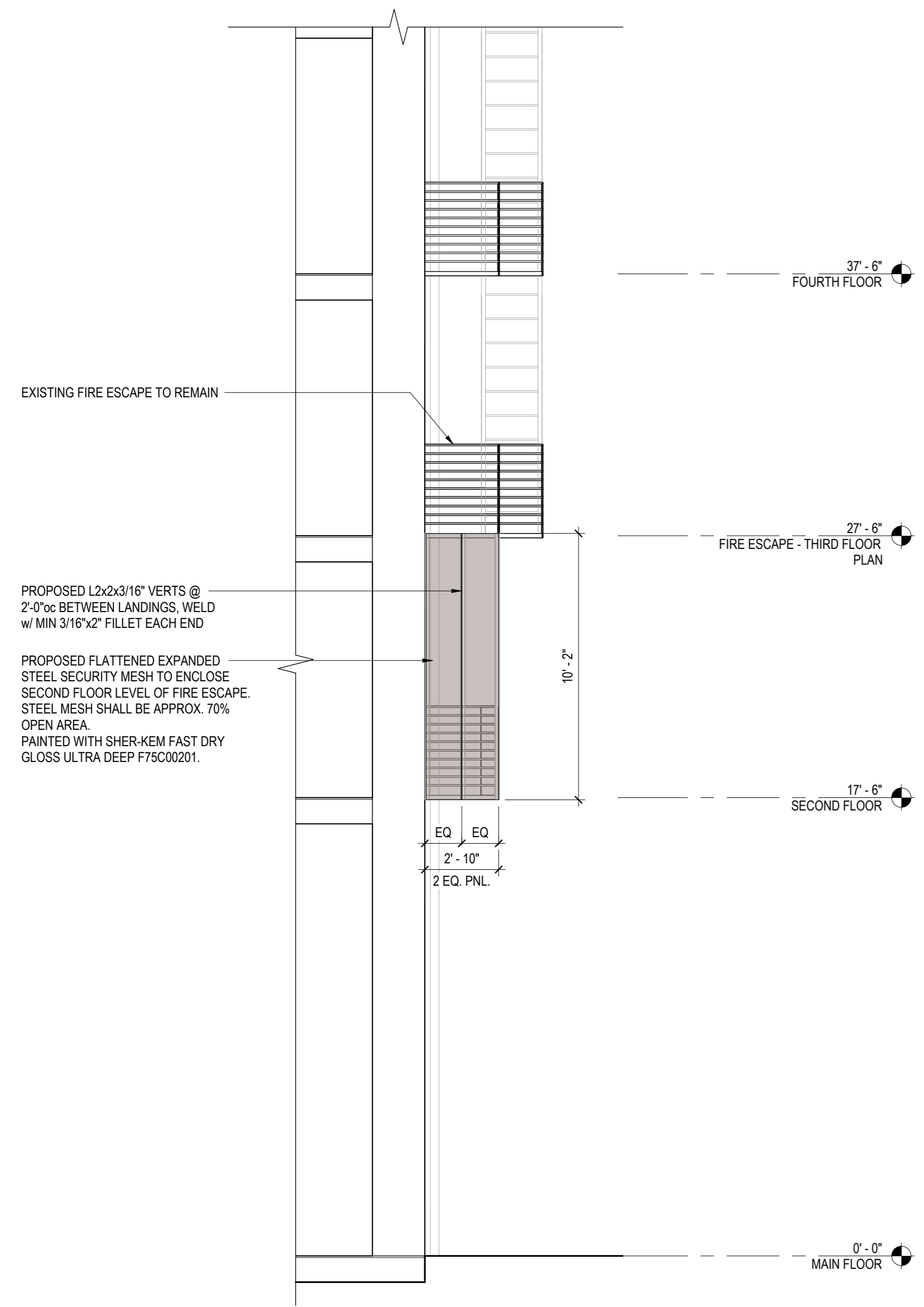
6 PROPOSED LADDER ACCESS HATCH - ENLARGED PLAN
1 1/2" = 1'-0"



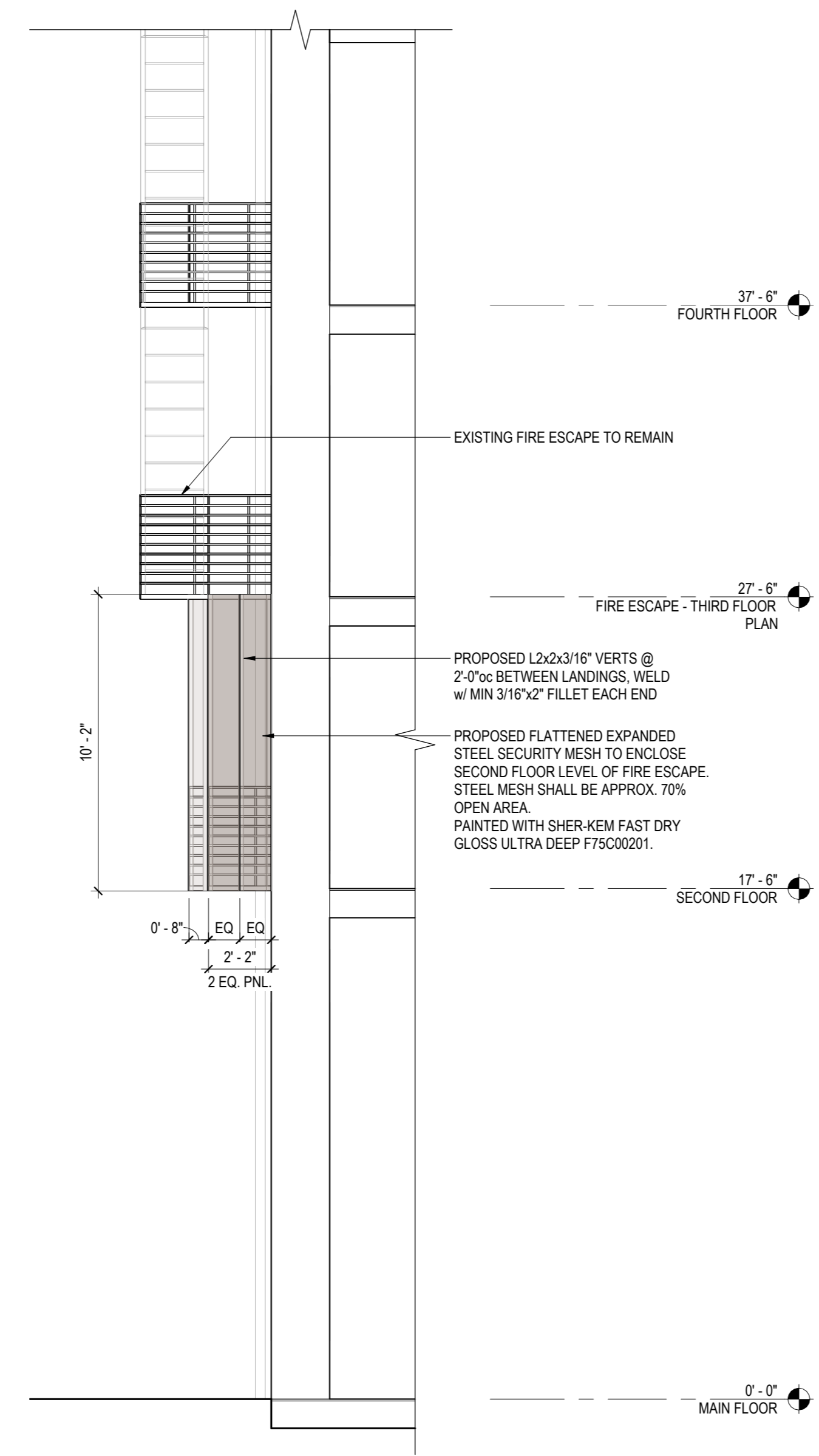
5 FIRE ESCAPE - THIRD FLOOR PLAN
1/4" = 1'-0"



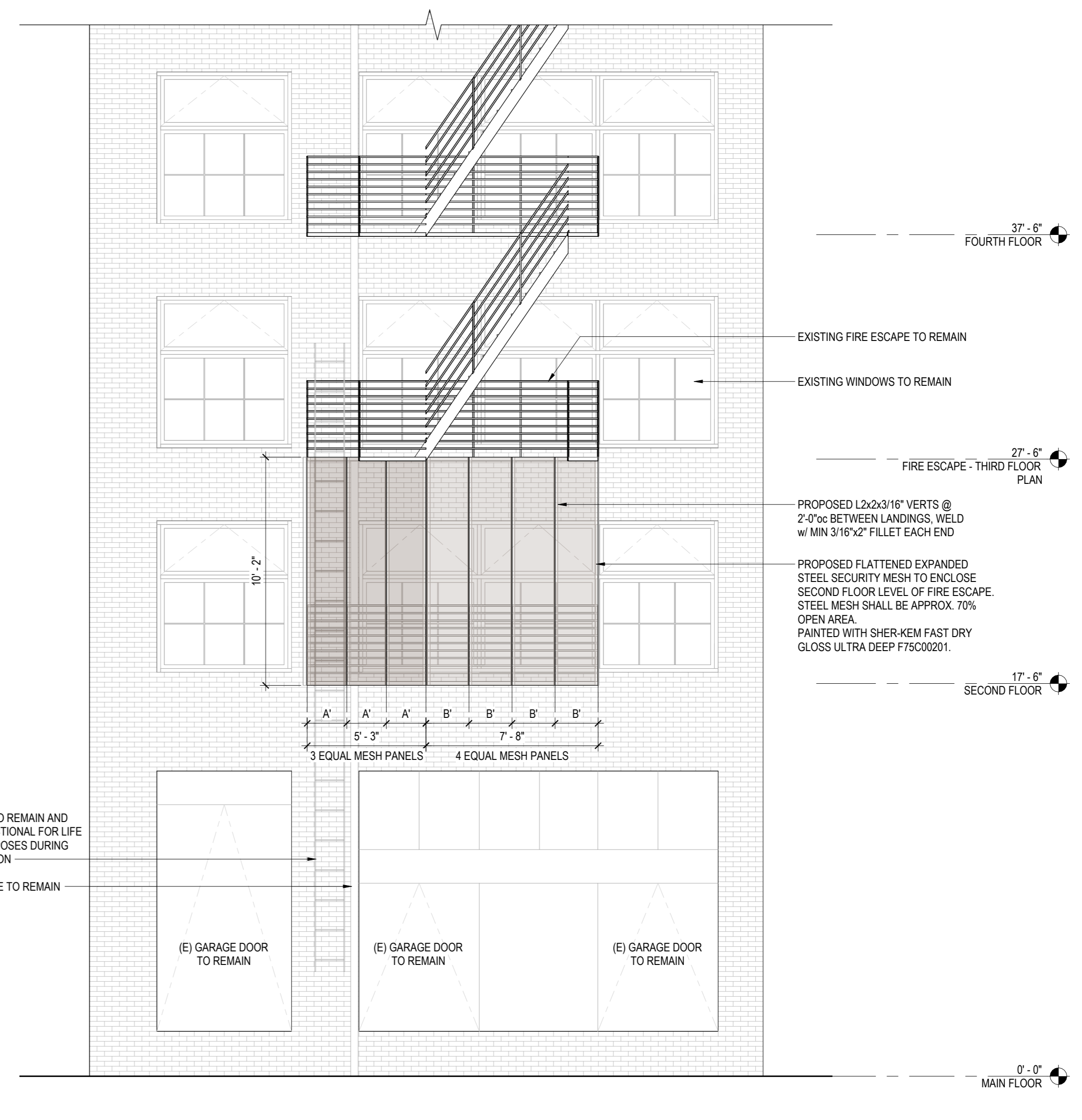
4 FIRE ESCAPE - SECOND FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED METAL MESH AT FIRE ESCAPE - SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED METAL MESH AT FIRE ESCAPE - NORTH ELEVATION
1/4" = 1'-0"



1 PROPOSED METAL MESH AT FIRE ESCAPE - EAST ELEVATION
1/4" = 1'-0"

Project Title
1ST AVE FIRE ESCAPE

562 1st Ave S
Seattle, WA 98104

Drawing Title
PROPOSED FLOOR PLANS AND ELEVATIONS

Date
06/08/2026
Job No.
2605

ISSUE DATE

**PIONEER SQUARE
PRESERVATION BOARD
PLAN SET**

Sheet No.

© Copyright

A1.0