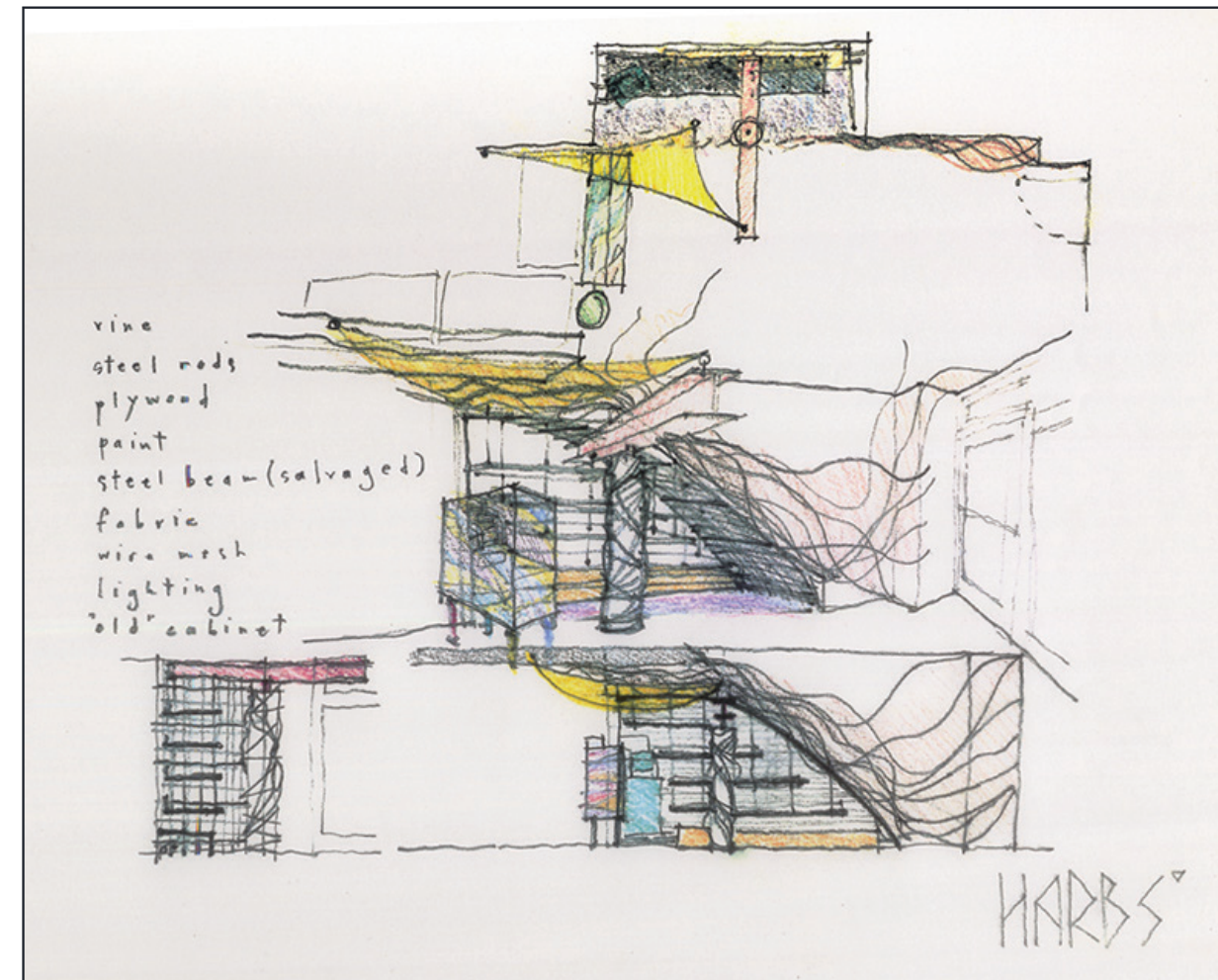
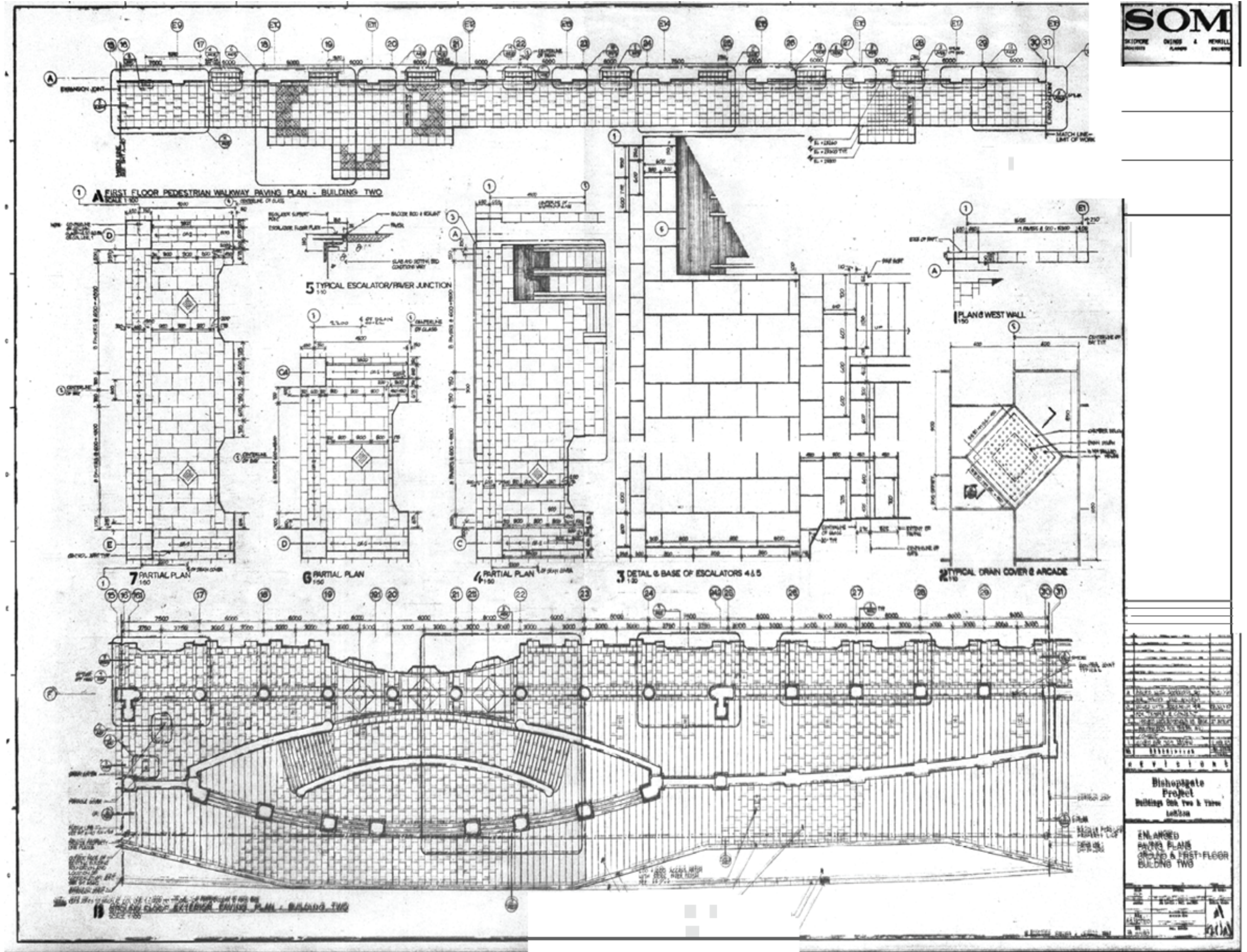




Packaging Design for traditional incense products being marketed to a Western audience



Restaurant/Retail Concept







St John's University Dining Hall Queens NY USA
Einhorn Yaffee Prescott New York NY USA

Timothy A. Clark, AIA



Overall View



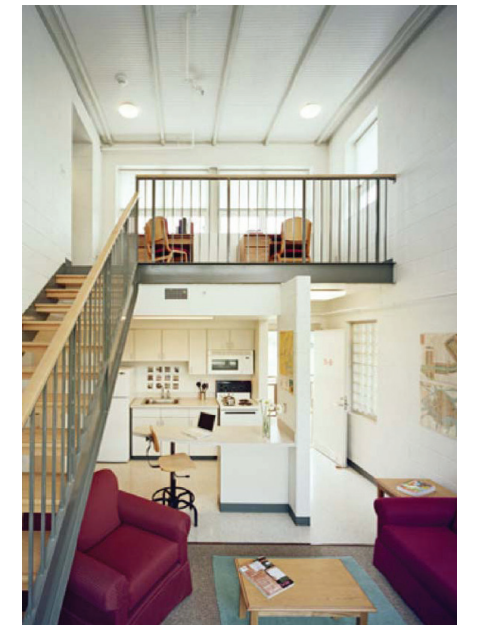
View From Campus



View Toward Students' Walk



Typical Apartment



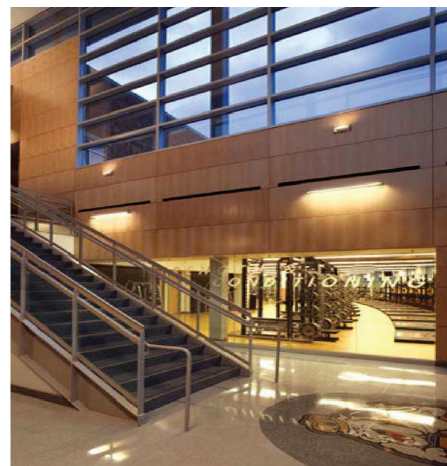
3BR Loft Apartment



Main Plaza



Positional Meeting Room



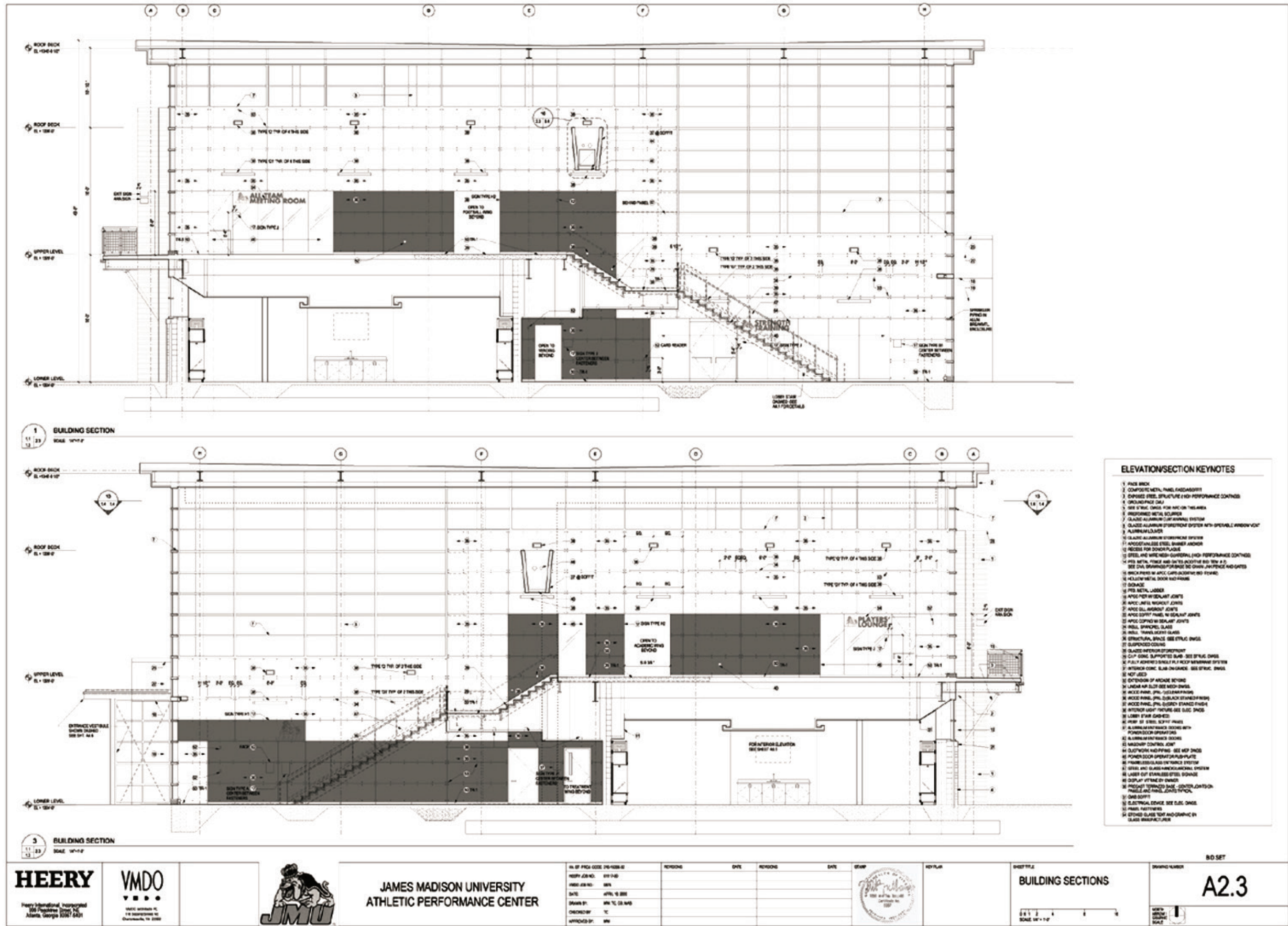
Hall Of Fame

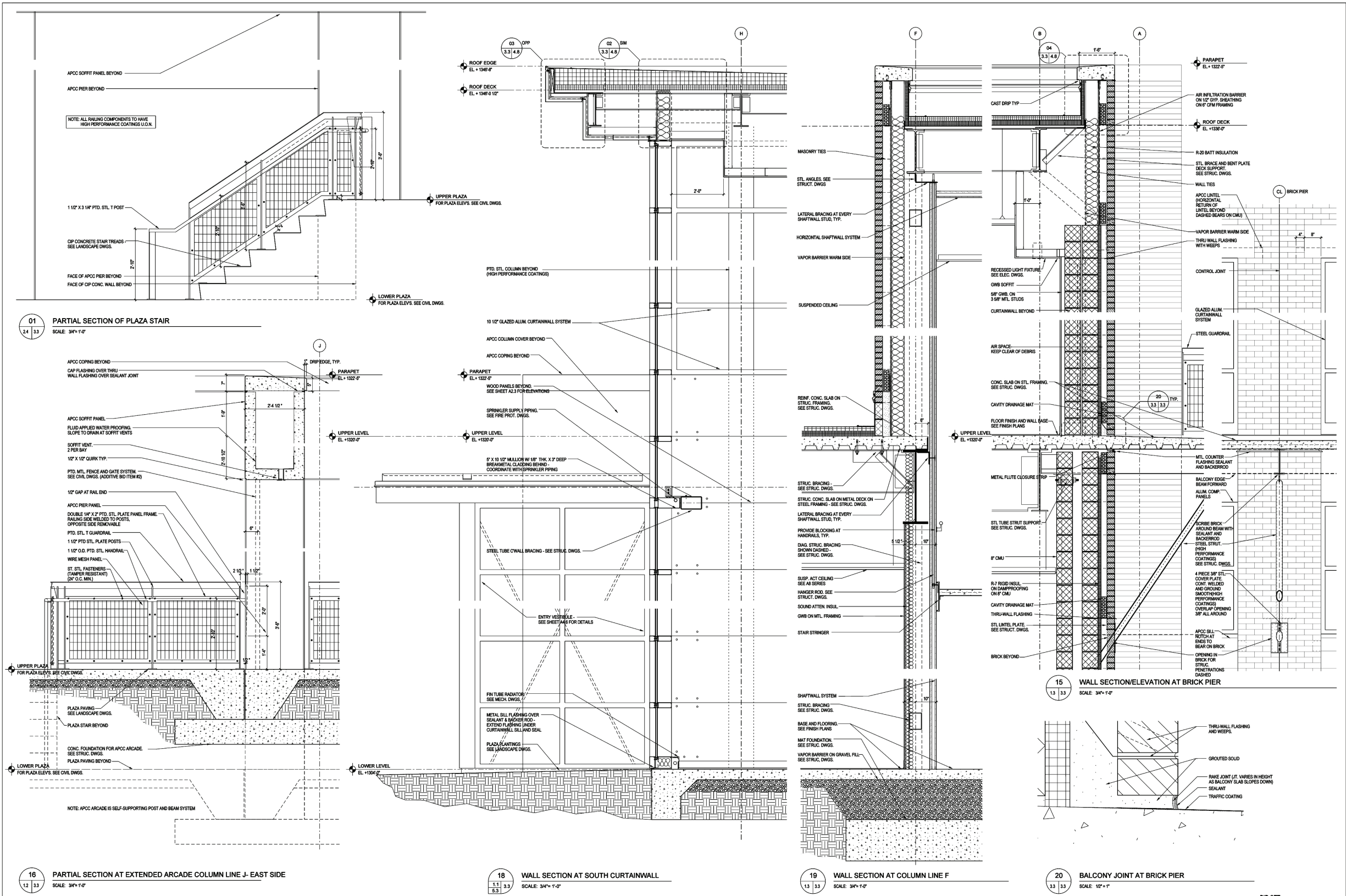


Double Height Lobby



Locker Room





HEERY
Heery International, Incorporated
999 Peachtree Street, NE
Atlanta, Georgia 30367-5401

VMDO
VMDO Architects PC
118 Second Street NE
Charlottesville, VA 22902



**JAMES MADISON UNIVERSITY
ATHLETIC PERFORMANCE CENTER**

NO.	DATE	REVISIONS	DATE	REVISIONS	DATE	APPROVED BY
1	APRIL 10, 2003					MM
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

KEY PLAN

SHEET TITLE
WALL SECTIONS & DETAILS

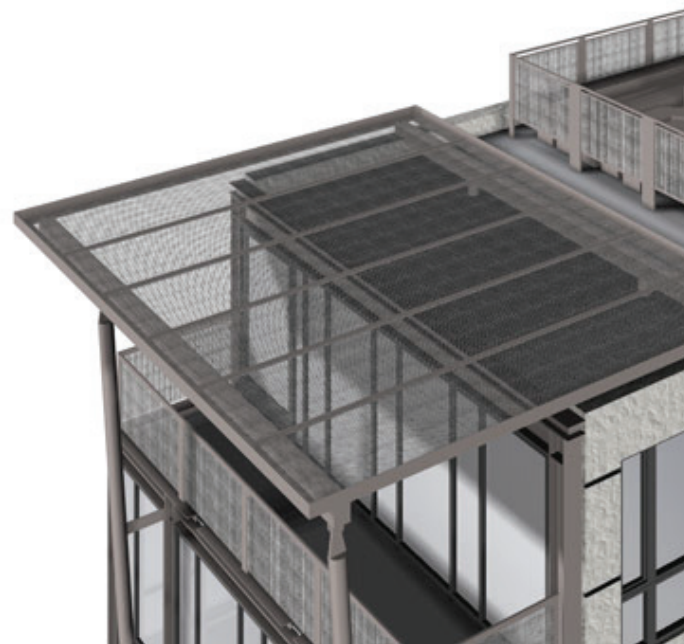
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A3.3

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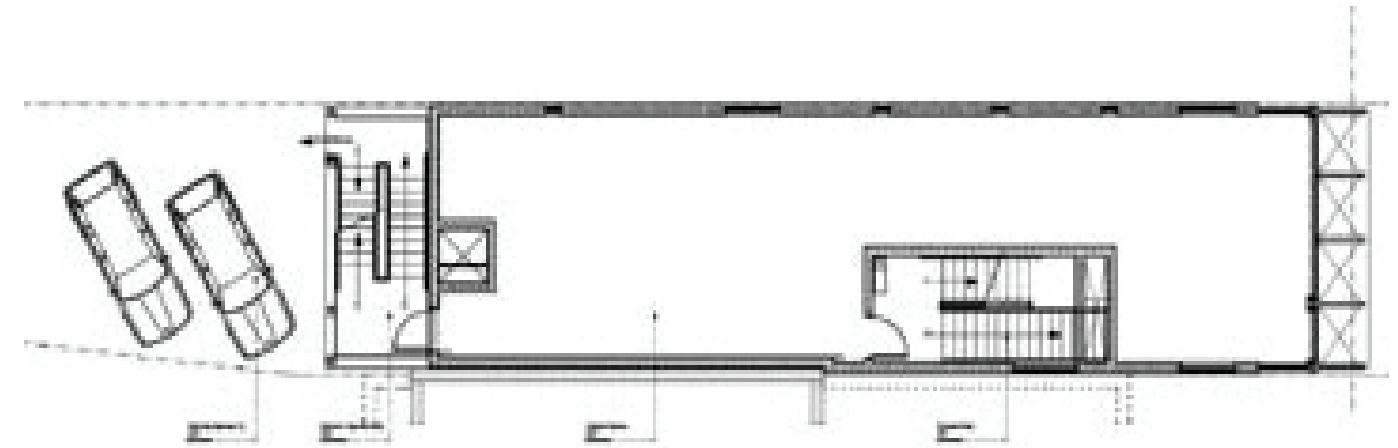
NORTH ARROW



Street View



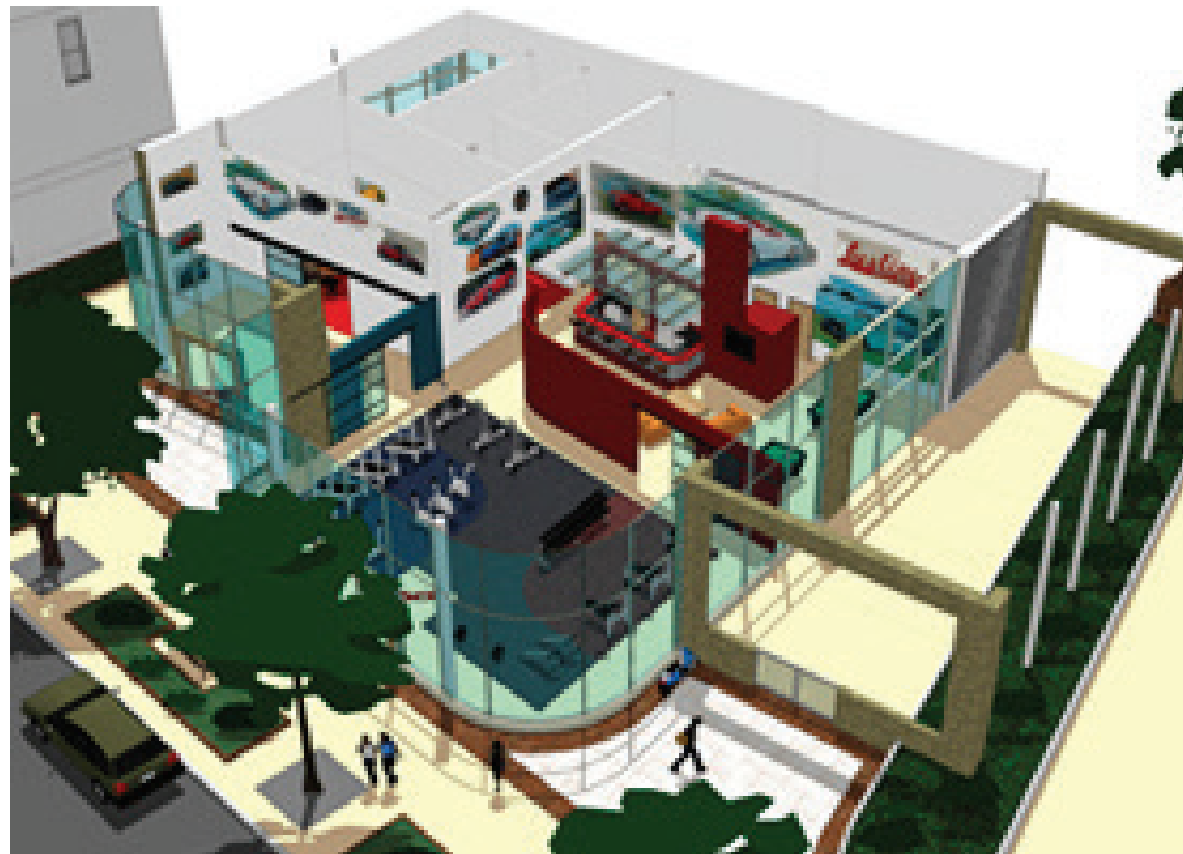
Cornice



Plans



Art Gallery



Axonometric View - executed by MJ | A intern under my directionJ



Juice Bar



Lounge



Street Elevation



Street Elevation



Exterior



Lounge and Juice Bar



THE FORD'S
THEATRE CENTER
FOR EDUCATION
AND LEADERSHIP

Client
THE FORD'S THEATRE SOCIETY

Architect/Interior Designer
MARTINEZ+JOHNSON
ARCHITECTURE

Exhibit Designer
SPLIT ROCK STUDIOS
651.631.2211

Structural Engineer
LUNDY & FRANK ENGINEERING
210.979.7900

MEP Engineer
CONSOLIDATED ENGINEERING
301.218.2030

Civil Engineer
A. MORTON THOMAS & ASSOC.
301.881.2545

Architectural Historian
EHT TRACERIES, INC.
202.393.1199

Lighting Consultant
MCLA, INC.
202.298.8062

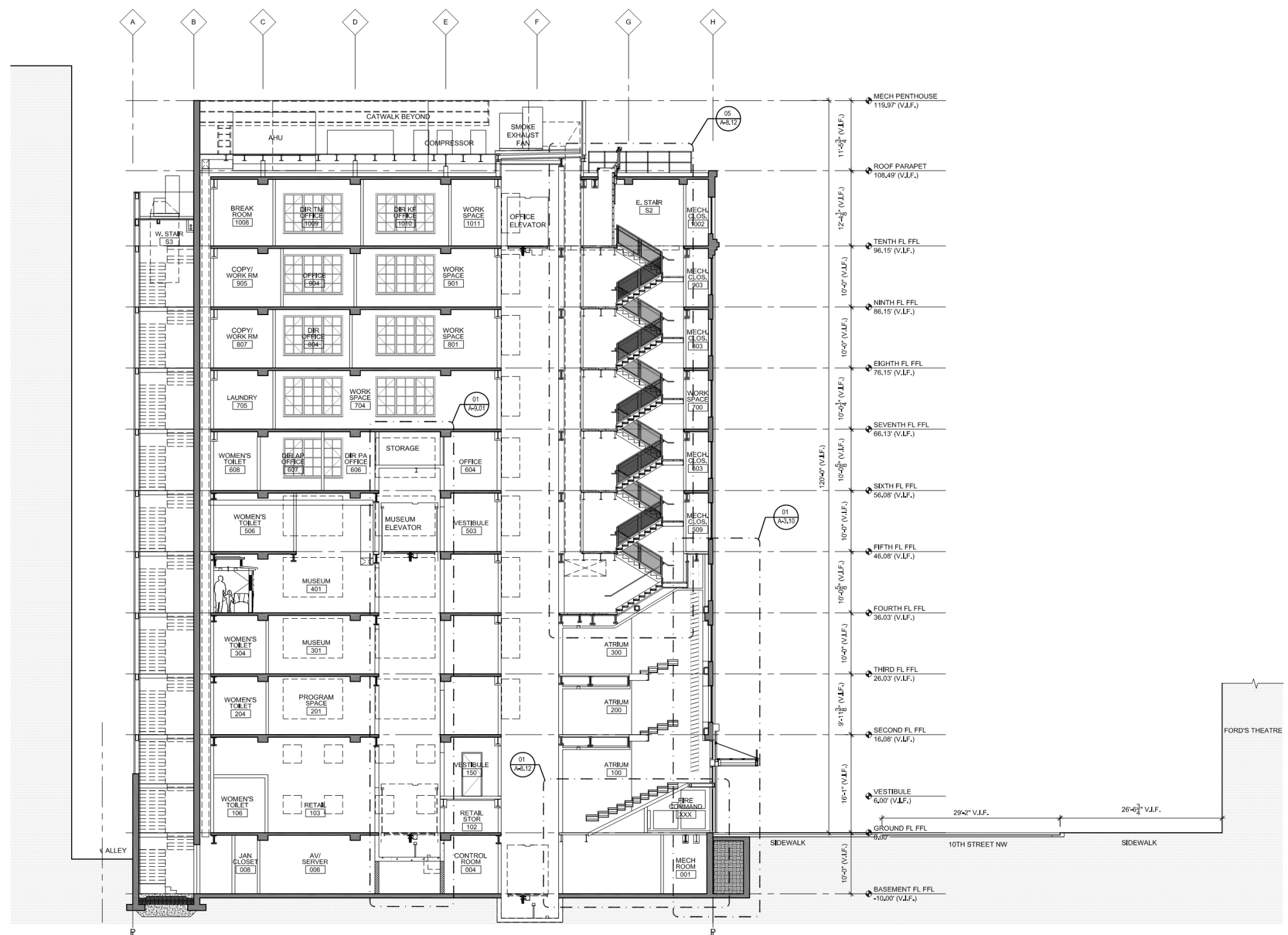
THESE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, COLLECTIVELY, THE DOCUMENTS, INCLUDING WITHOUT LIMITATION ELECTRONIC VERSIONS THEREOF AND THE IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREBY, ARE AND SHALL REMAIN THE PROPERTY OF MARTINEZ+JOHNSON ARCHITECTURE P.C. AS DEFINED BY APPLICABLE CONTRACTUAL AGREEMENTS (THE AGREEMENTS) AND AS PROTECTED BY THE COPYRIGHT STATUTES OF THE UNITED STATES. USE OF THE DOCUMENTS SHALL BE STRICTLY LIMITED TO THE PROJECT FOR WHICH THEY WERE PREPARED AND DECORATED (THE PROJECT). PER THE TERMS OF THE AGREEMENTS, NO PART OF THE DOCUMENTS SHALL BE COPIED, REPRODUCED, EITHER ORALLY OR IN CONNECTION WITH ANY OTHER WORK OR PROJECT, OR BY ANY OTHER PERSONS FOR ANY PURPOSE, OTHER THAN THE COMPLETION OF THE PROJECT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF MARTINEZ+JOHNSON ARCHITECTURE P.C. THE DOWNLOADING, OPENING, OR VIEWING OF ELECTRONIC VERSIONS OF THE DOCUMENTS OR REPRODUCTION THEREOF IN ANY PRINTED FORM THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

MJA Project No. 7575

DATE:	DESCRIPTION:
07.14.09	100% DD SET
08.20.09	30% CD SET
10.14.09	60% CD SET

SHEET TITLE:
EAST-WEST
LONGITUDINAL SECTION

A-3.01

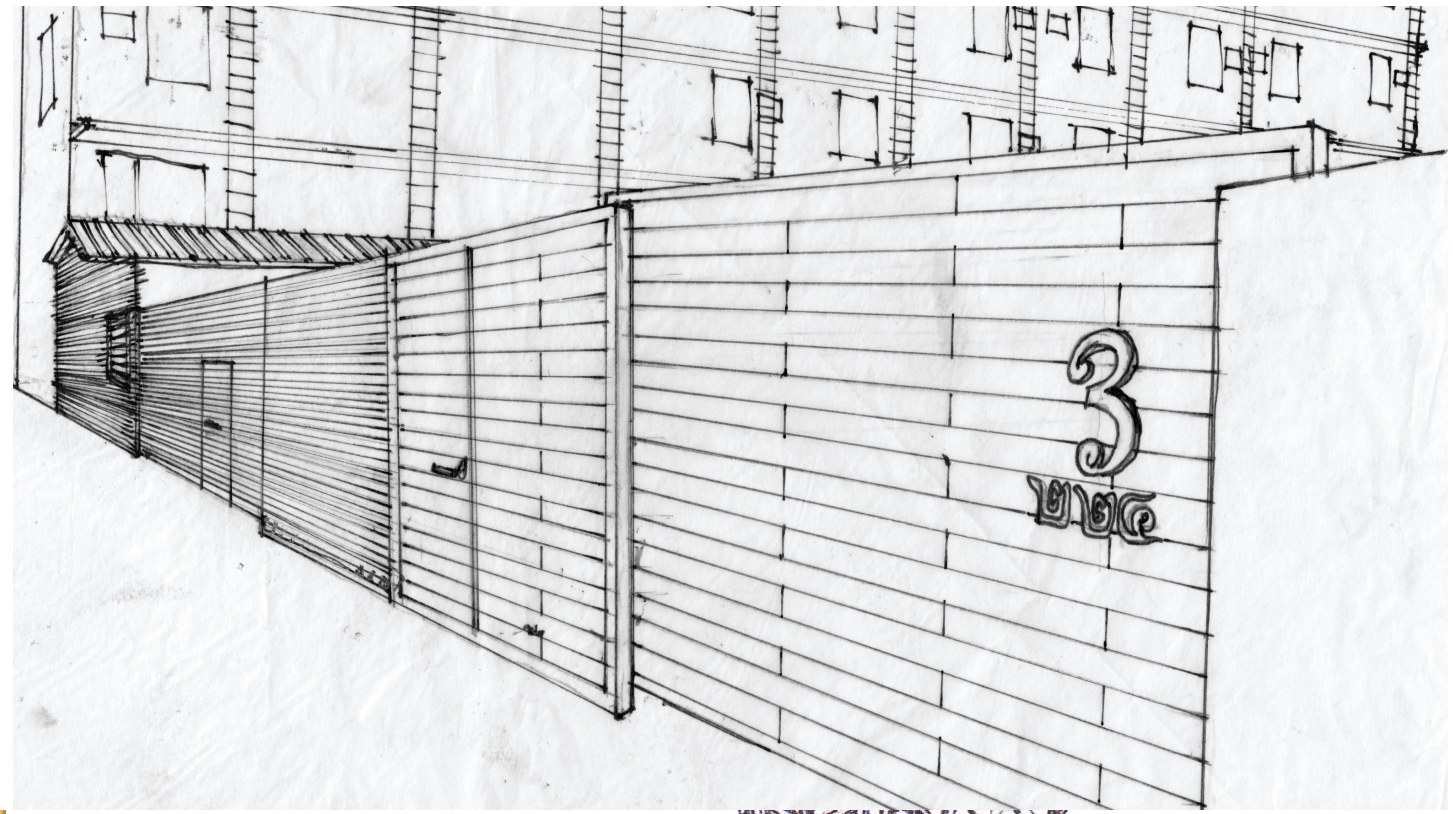
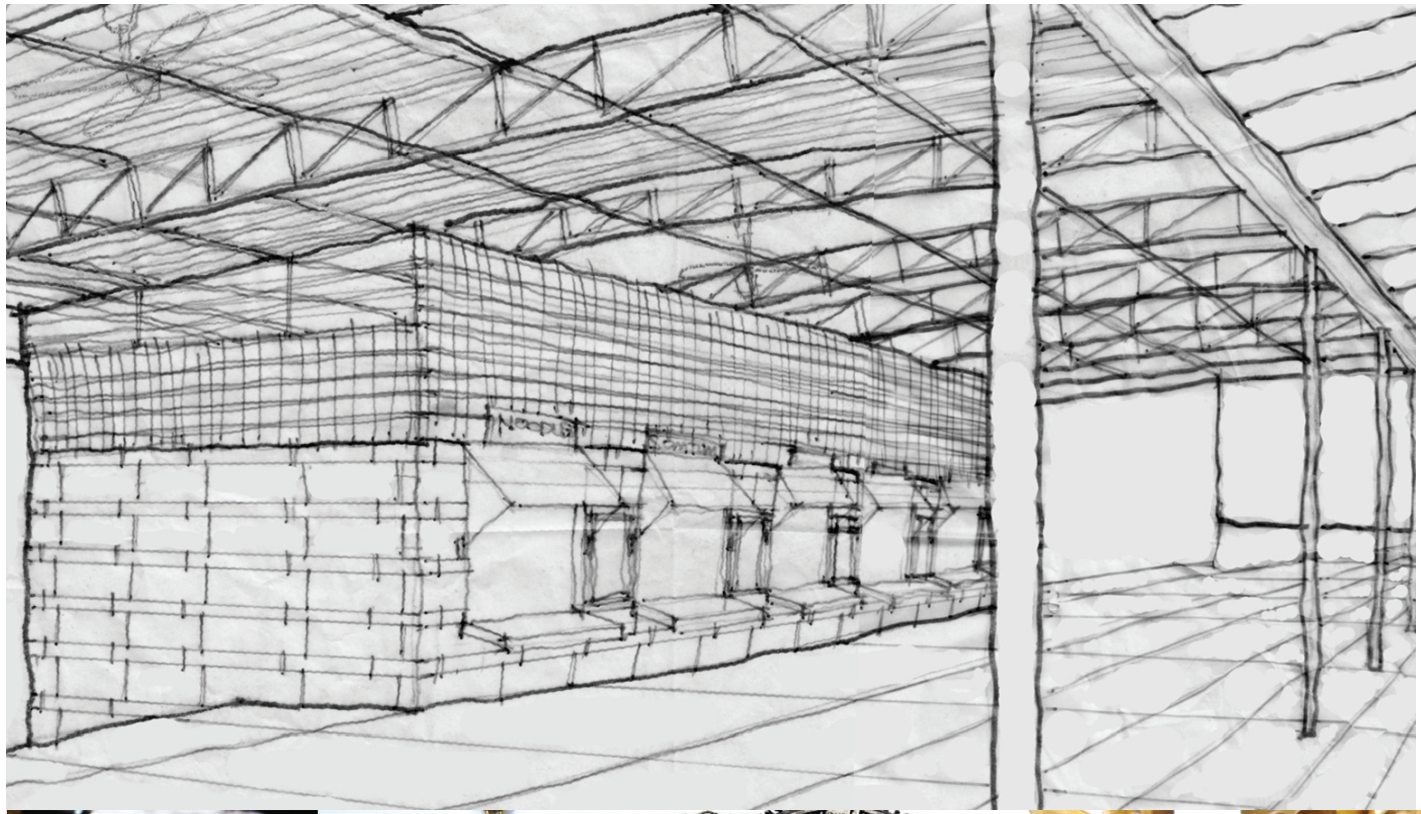


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EAST/WEST BUILDING SECTION

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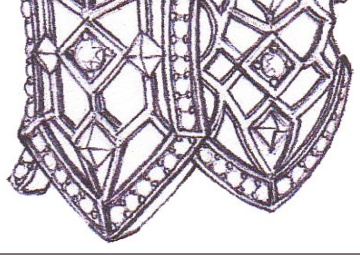
© 2009 MJA



assemblage
 HANDCRAFTED JEWELRY

RINGS

The MEDIEVAL Collection



Gold Cross Warrior Ring

- Item No. PAR 2
- Sterling Silver 925
- Black Rhodium Plated
- Black Spinel
- Handpainted with 24k Gold
- Available in US sizes 7-13



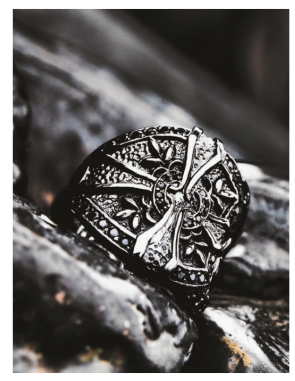
Black Gothic Ring

- Item No. PAR 3
- Sterling Silver 925
- Black Rhodium Plated
- Black Spinel
- Available in US sizes 7-13



Gold Gothic Ring

- Item No. PAR 4
- Sterling Silver 925
- Black Rhodium Plated
- Black Spinel
- Handpainted with 24k Gold
- Available in US sizes 7-13



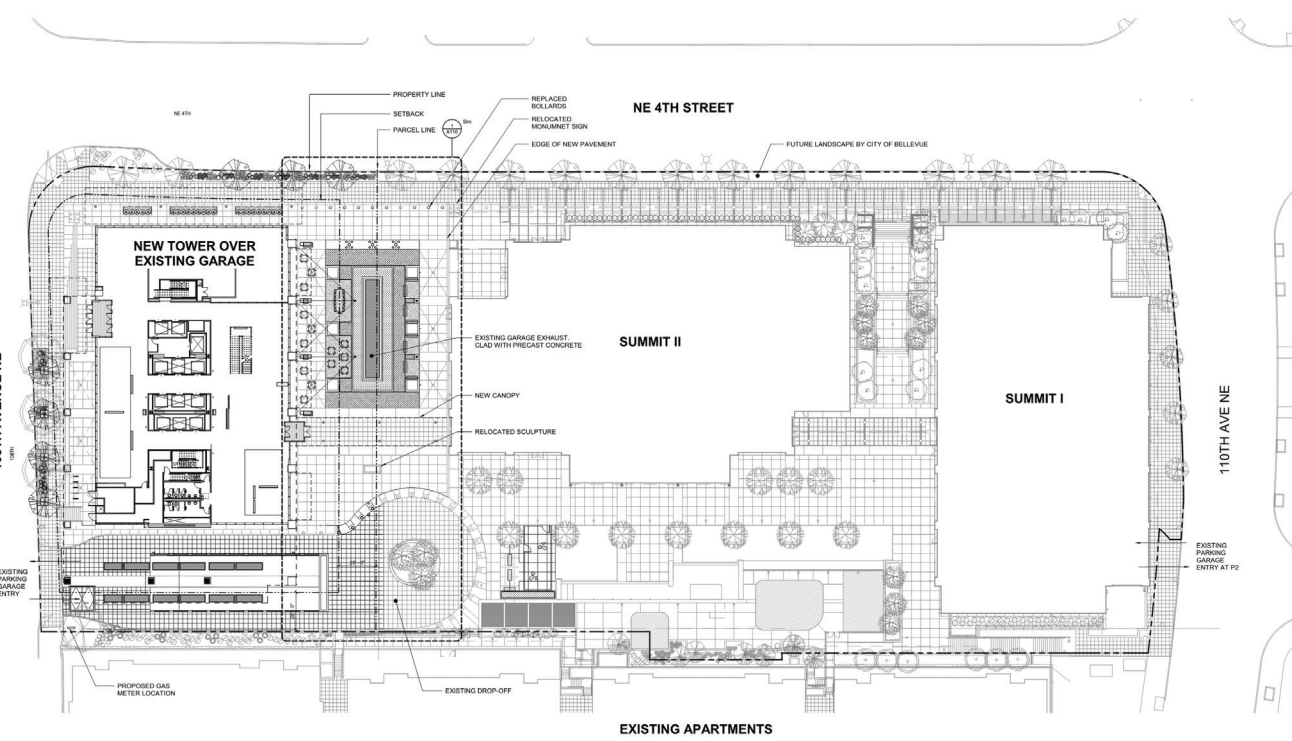
Black Cross Baroque Ring

- Item No. PAR 5
- Sterling Silver 925
- Black Rhodium Plated
- Black Spinel
- Available in US sizes 7-13



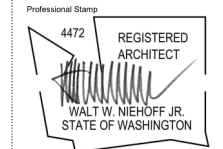
WSCC CoDevelopment Seattle WA USA
LMN Architects Seattle WA USA

Timothy A. Clark, AIA



Summit 3 Office Building Seattle WA USA
LMN Architects Seattle WA USA

Timothy A. Clark, AIA



Review Stamp

Hines

800 5th Ave #3838 Seattle, WA 98104

Summit III

320 108th Ave NE
Bellevue, WA

Submittal

**CONFORMED
CONSTRUCTION
DOCUMENTS**

Revisions

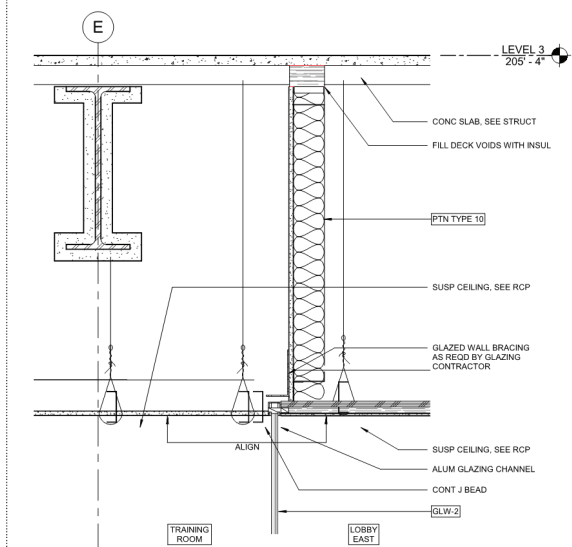
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Drawn	Author
Checked	RAJ
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Date	OCTOBER 12, 2018
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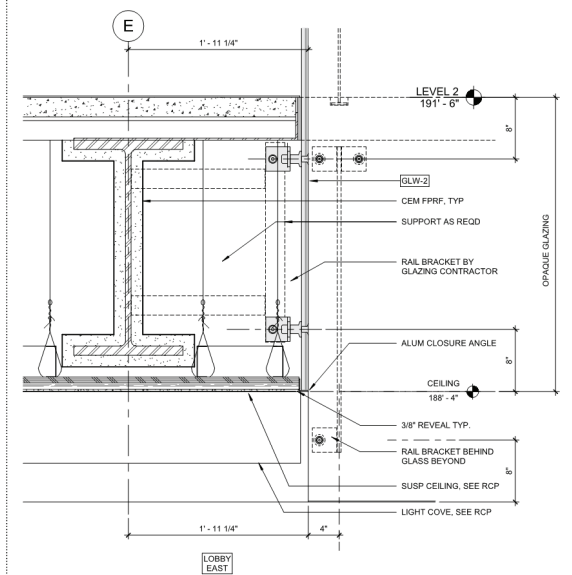
Glass Wall and
Guardrail Details

Sheet Number

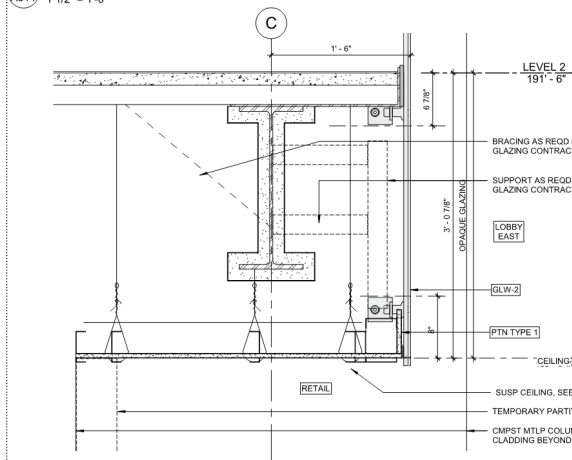
A514



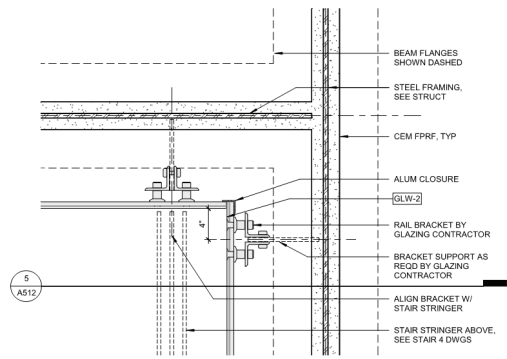
1 SECTION DETAIL - LEVEL 2 LOBBY SOFFIT 1
A514 1 1/2" = 1'-0"



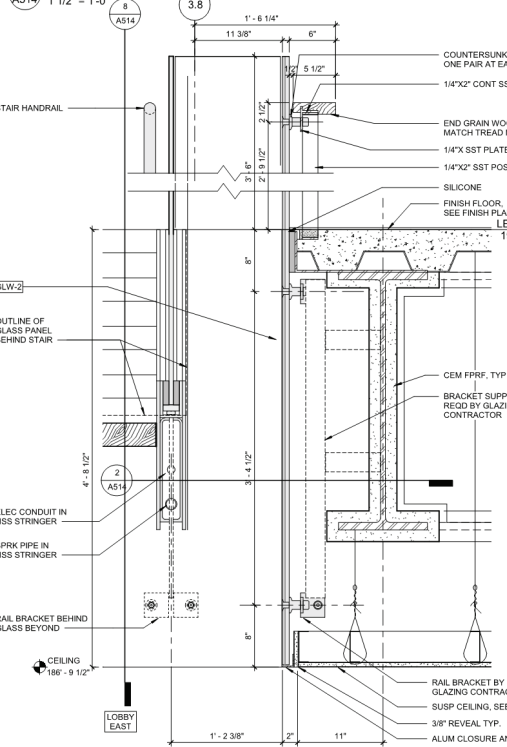
6 SECTION DETAIL - LEVEL 1 LOBBY SOFFIT
A514 1 1/2" = 1'-0"



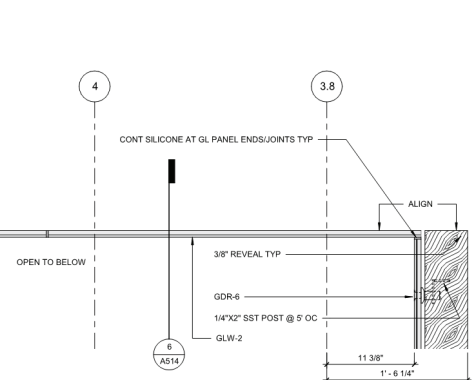
16 SECTION DETAIL - L1 LOBBY SOFFIT NORTH
A514 1 1/2" = 1'-0"



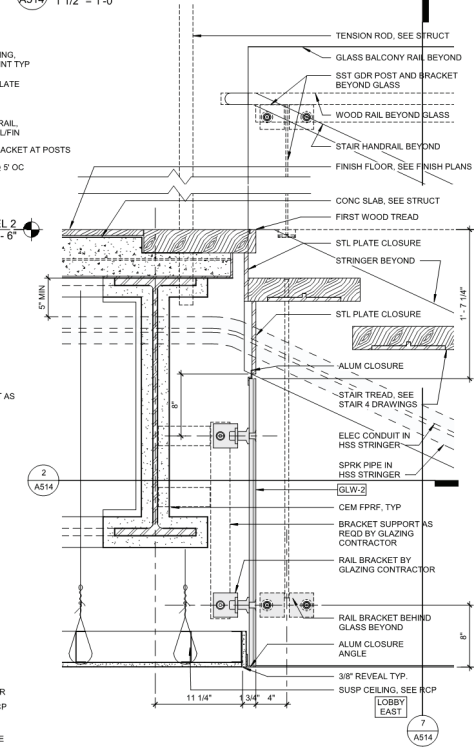
2 PLAN DETAIL - GLASS GDR INSIDE CORNER
A514 1 1/2" = 1'-0"



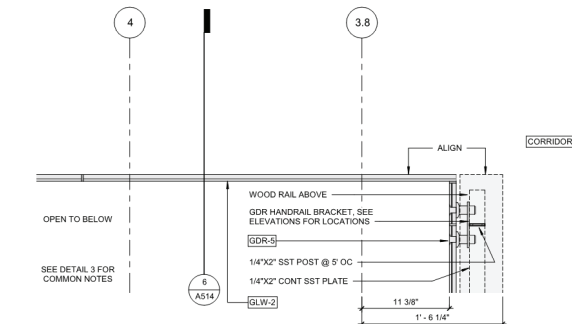
7 SECTION DETAIL - LEVEL 2 LOBBY GUARDRAIL
A514 1 1/2" = 1'-0"



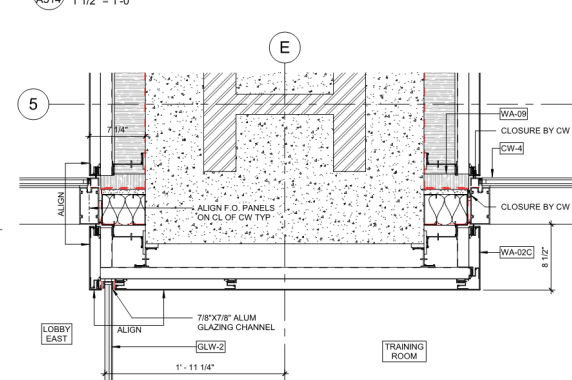
3 PL. DETAIL - GLASS WALL
A514 1 1/2" = 1'-0"



8 SECTION DETAIL STAIR 4 TOP LANDING
A514 1 1/2" = 1'-0"

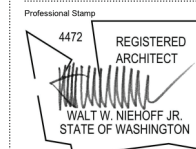


5 PL. DETAIL - GLASS WALL THRU GDR
A514 1 1/2" = 1'-0"



10 PLAN DETAIL - GLASS WALL TRAINING ROOM 3
A514 1 1/2" = 1'-0"

Printed: 10/22/2018 8:59:05 PM



Review Stamp

Hines

800 5th Ave #3838 Seattle, WA 98104

Summit III

320 108th Ave NE
Bellevue, WA

Submittal

CONFORMED
CONSTRUCTION
DOCUMENTS

Revisions

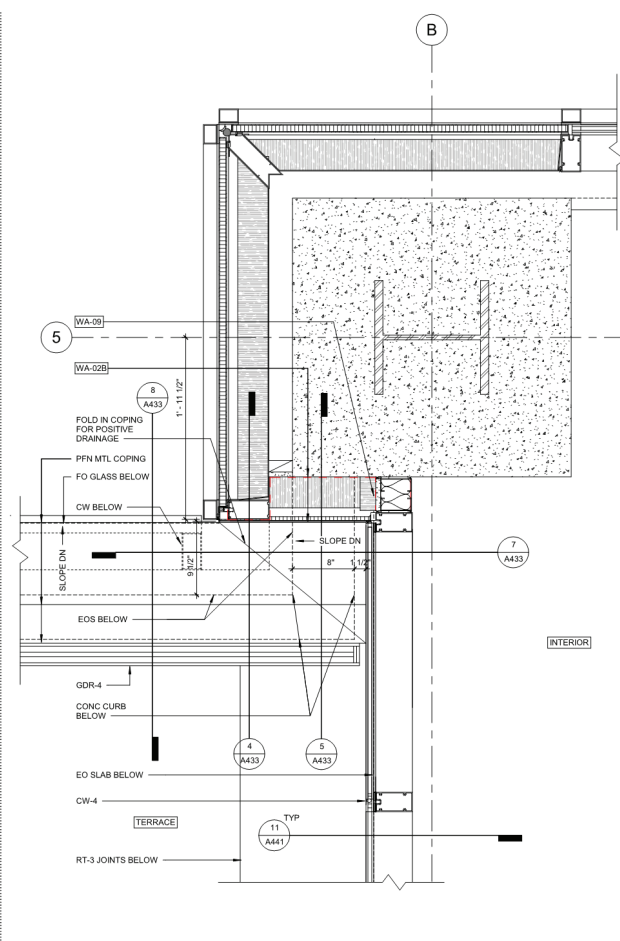
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Drawn	Author
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Date: OCTOBER 12, 2018	
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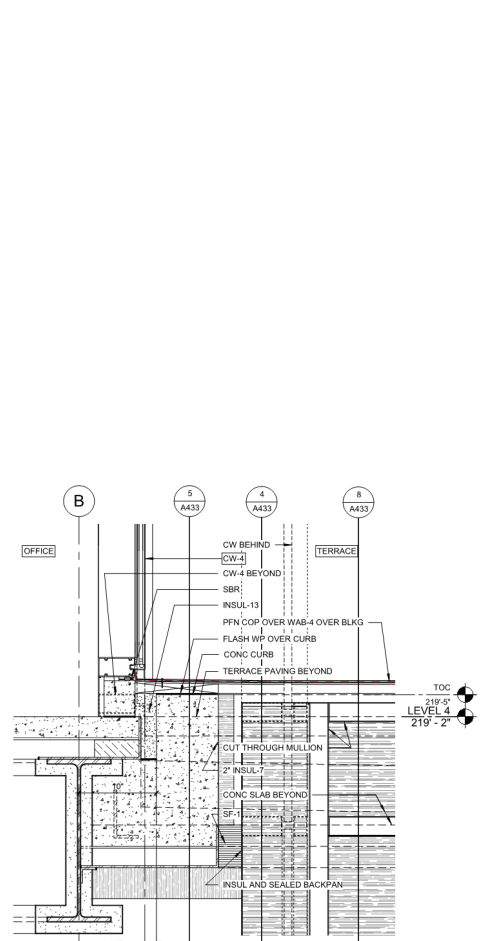
Exterior Details -
Curtain Wall L4
Terrace

Sheet Number

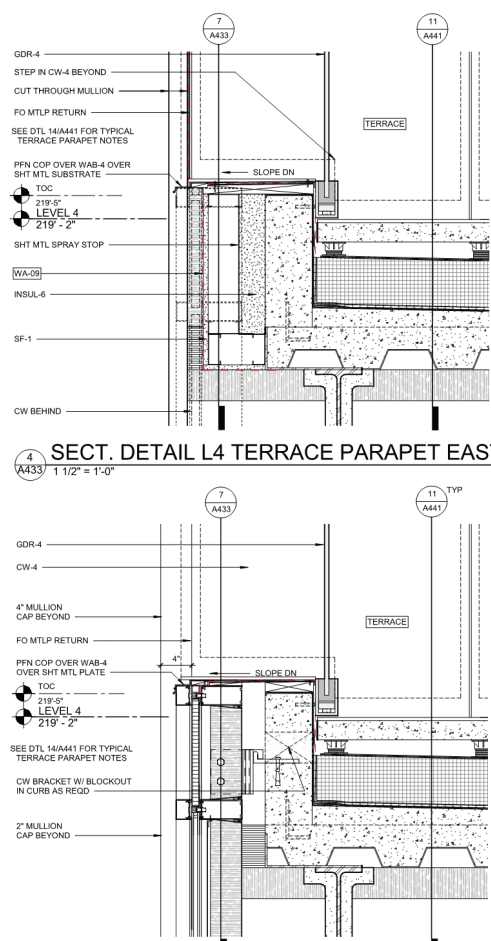
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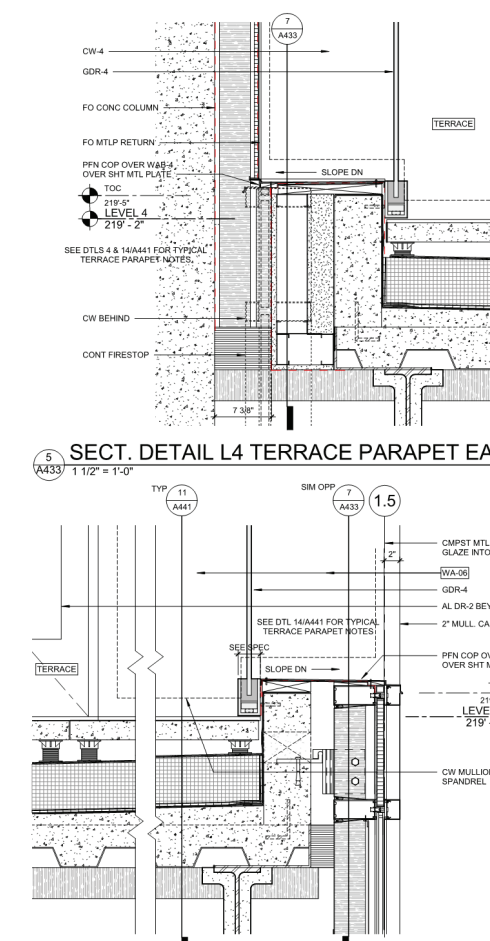
6 PLAN DETAIL CW-1 GL B/5 (L4)
A433 1 1/2" = 1'-0"



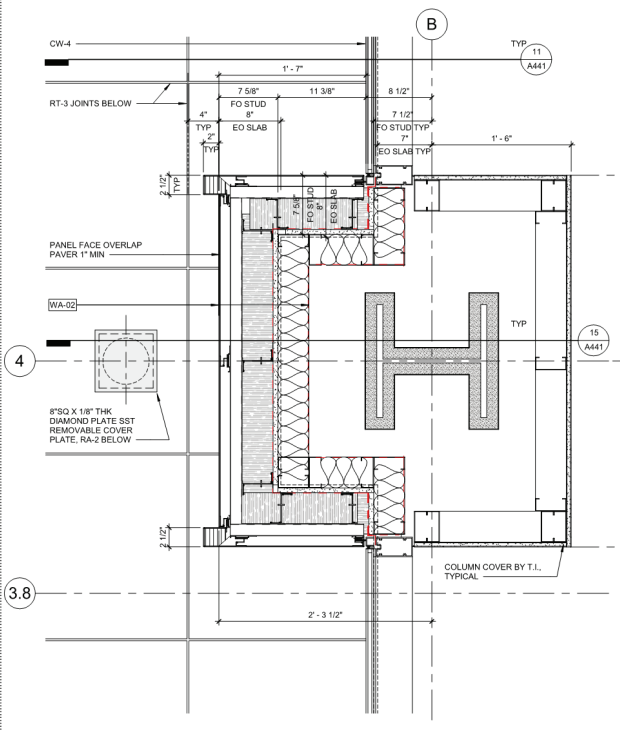
7 SECT. DETAIL L4 TERRACE PARAPET EAST
A433 1 1/2" = 1'-0"



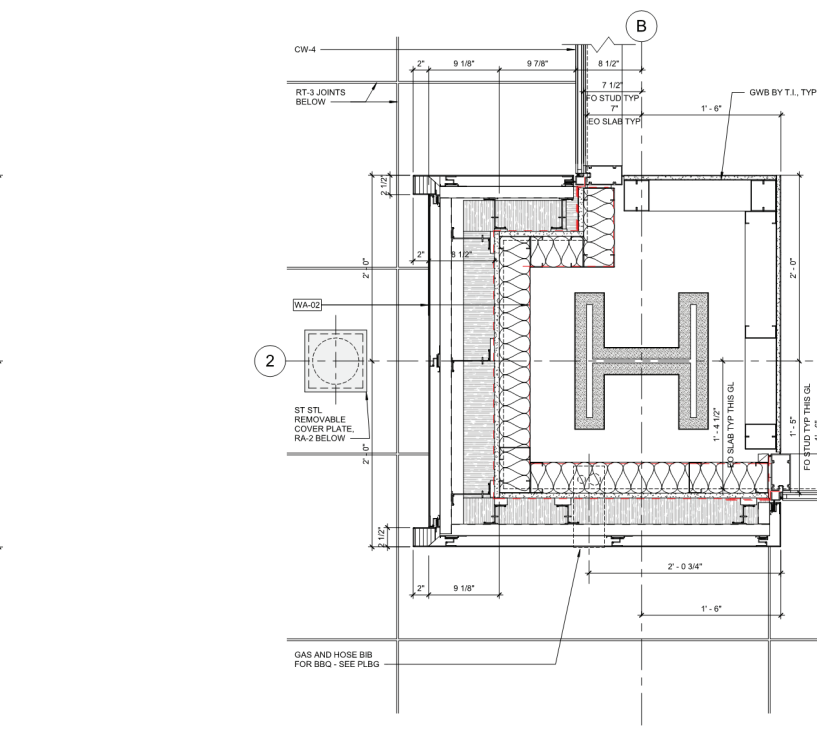
8 SECT. DETAIL L4 TERRACE PARAPET EAST
A433 1 1/2" = 1'-0"



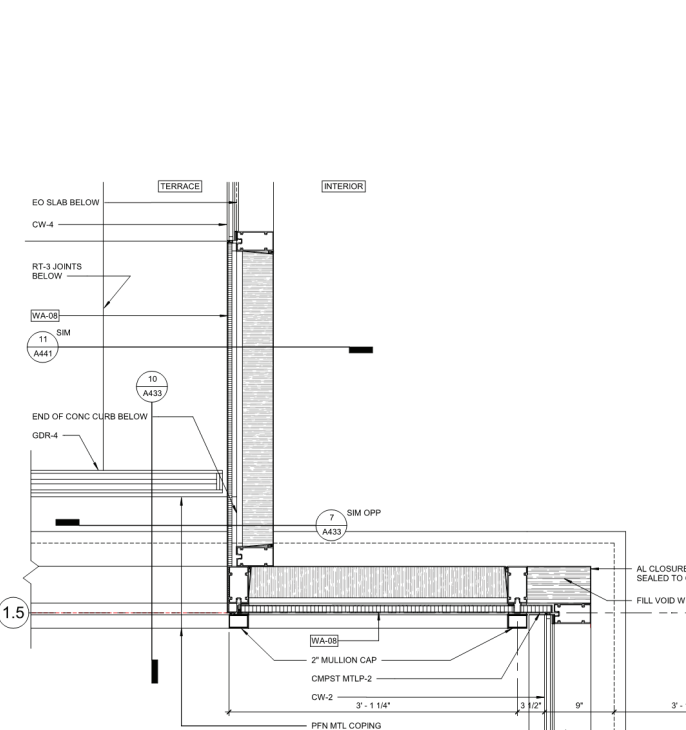
10 SECT. DETAIL L4 TERRACE PARAPET WEST
A433 1 1/2" = 1'-0"



16 PLAN DETAIL CW-4 GL B/4 (L4)
A433 1 1/2" = 1'-0"



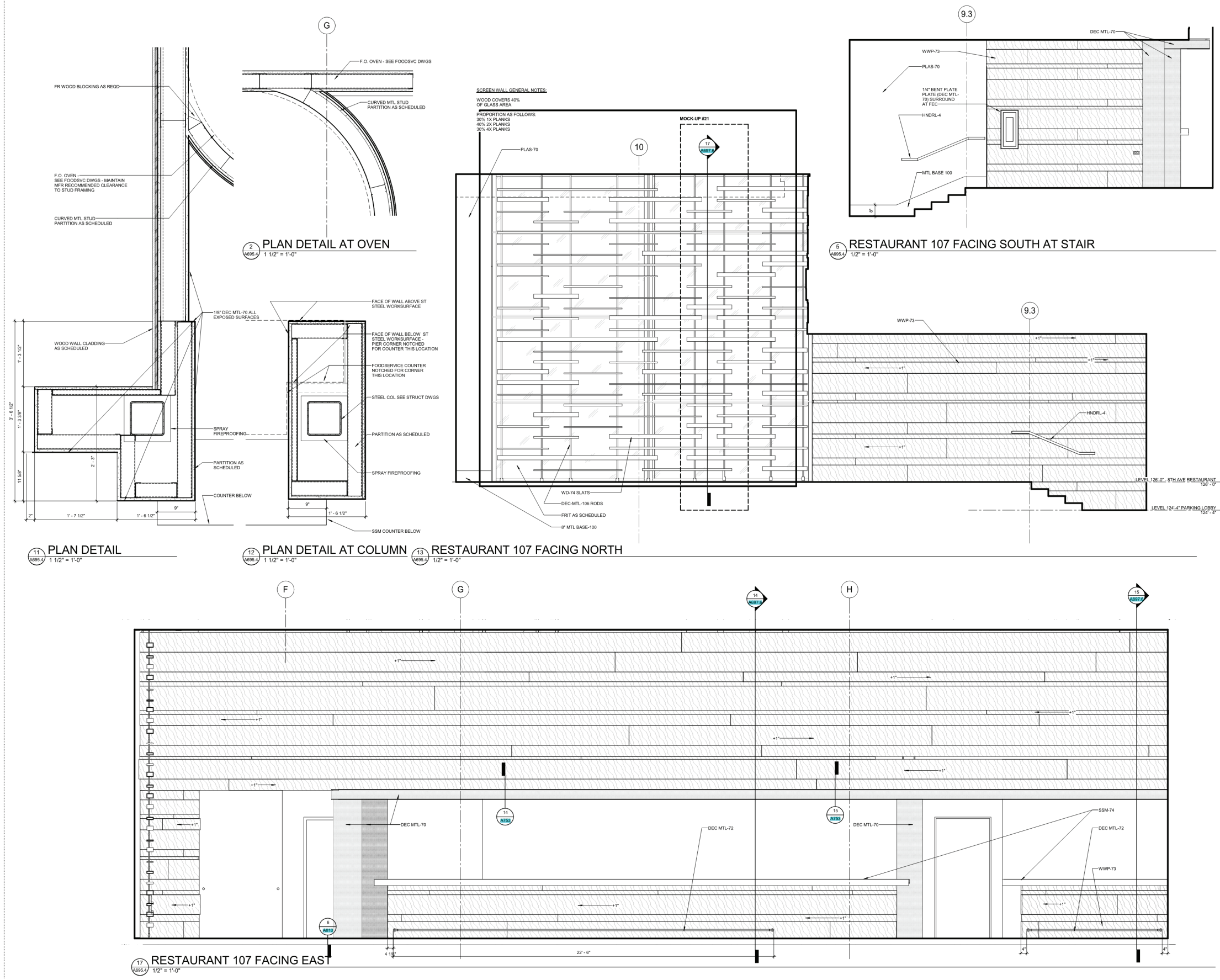
18 PLAN DETAIL CW-4 GL B/2 (L4)
A433 1 1/2" = 1'-0"



20 PLAN DETAIL CW-1/4 GL C/1.5 (L4)
A433 1 1/2" = 1'-0"

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ENTIRE SHEET REVISED



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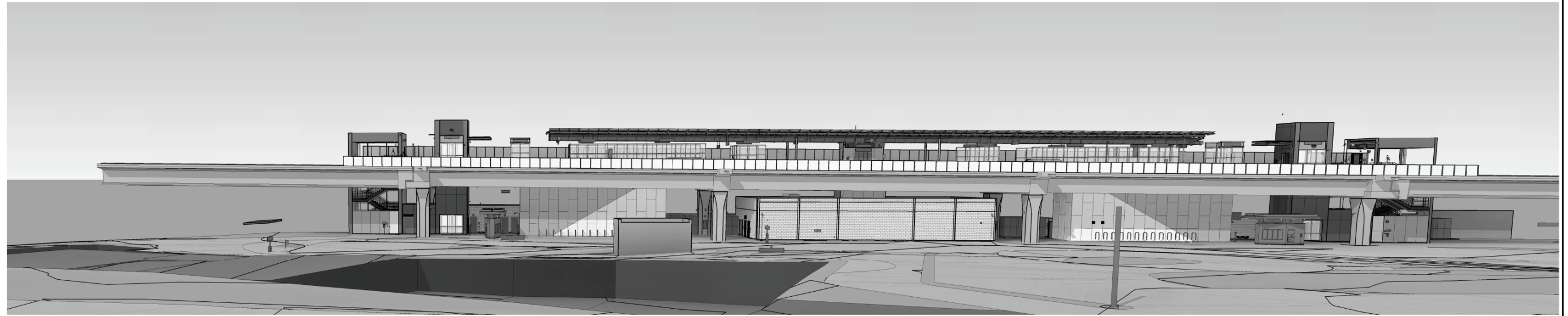
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Checked: Checker
LMN Proj No: 14026
Date: 01/15/2016
Sheet Title

Enlarged Elevations and Details at L1 Restaurant

Sheet Number

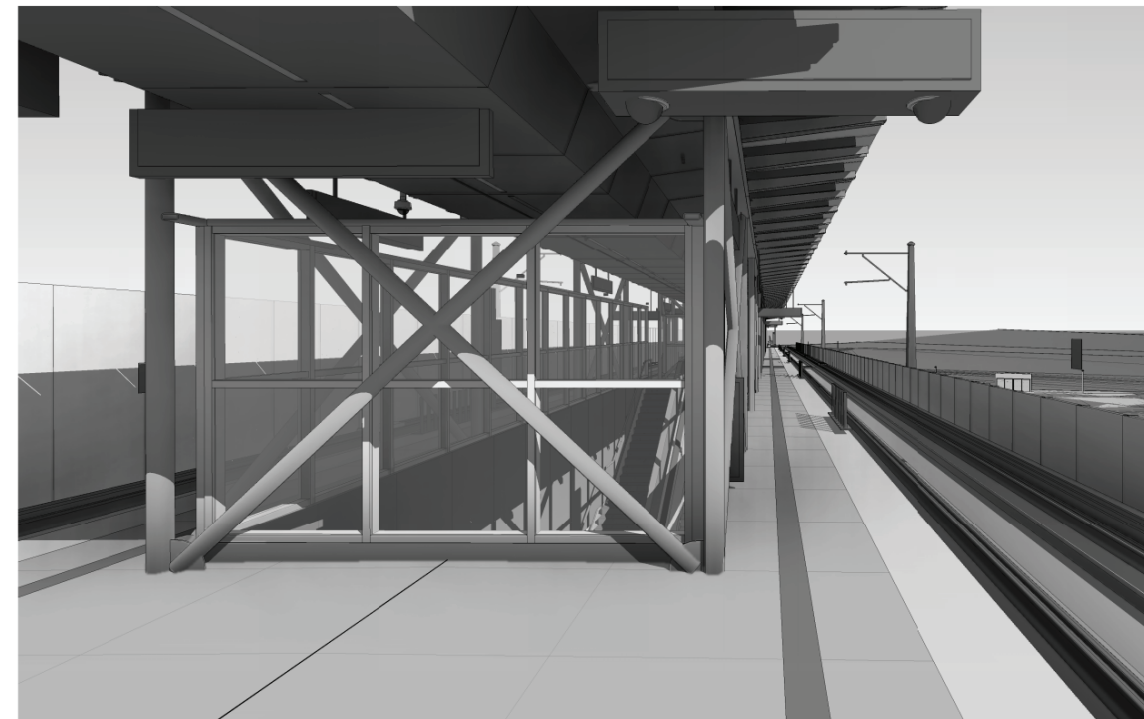
A695.4



VIEW FROM PLAZA TO STATION

SCALE: NTS

1
N15-AZV002



VIEW - PLATFORM PUBLIC STAIR NORTH

SCALE: NTS

2
N15-AZV002



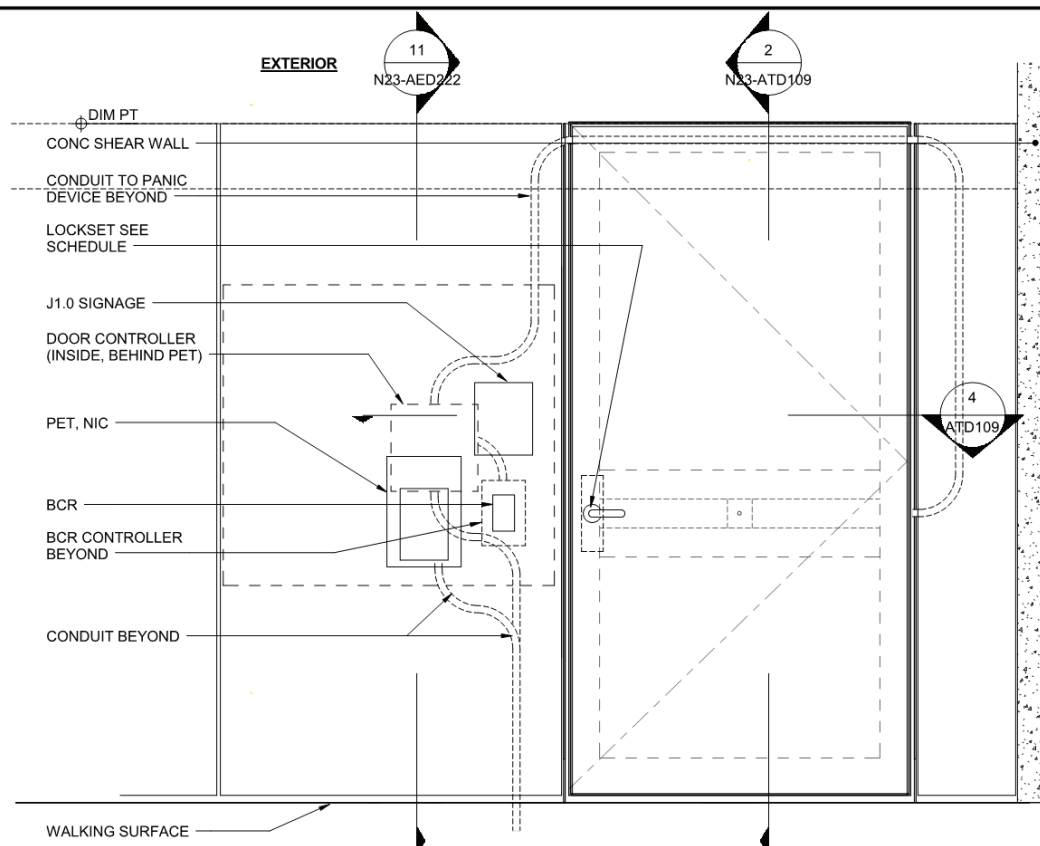
VIEW FROM NORTHBOUND I-5

SCALE: NTS

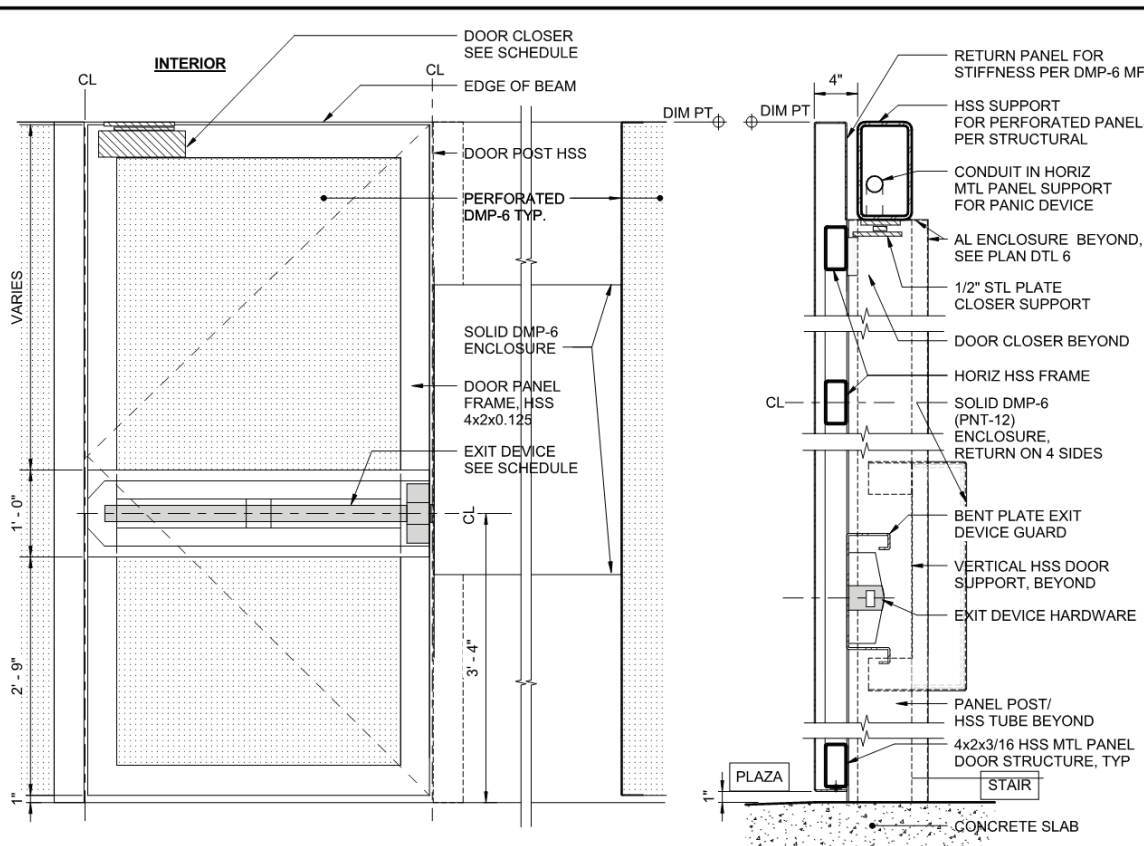
3
N15-AZV002

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90% SUBMITTAL					DESIGNED BY: H. FITZPATRICK DRAWN BY: E. CORREA CHECKED BY: C. PATTERSON APPROVED BY: J. NESHOLM	2241 REGISTERED ARCHITECT JOHN F. NESHOLM STATE OF WASHINGTON	LMN <small>801 SECOND AVENUE, SUITE 501 SEATTLE, WA 98104 206.882.3480 FAX 206.343.9388</small>	HNTB Jacobs trusted design partners	LINE IS 1" AT FULL SCALE SOUNDTRANSIT	SCALE: NTS FILENAME: L200-N15-A CONTRACT No.: RTA / CN 0079-15 SUBMITTAL DATE: 12/10/2018	LYNNWOOD LINK EXTENSION CONTRACT L200 NORTHGATE STATION TO 200TH STREET SHORELINE SOUTH/145TH STATION - ARCHITECTURE ARCHITECTURE EXTERIOR PERSPECTIVES	DRAWING NO.: N15-AZV002 FACILITY ID: N15 SHEET No: REV: 0
No.	DATE	DSN	CHK	APP	REVISION							



ELEVATION - EGRESS STAIR ENTRY DOOR (OPP AT SIM.)
SCALE: 1" = 1'-0"
N23-AED225

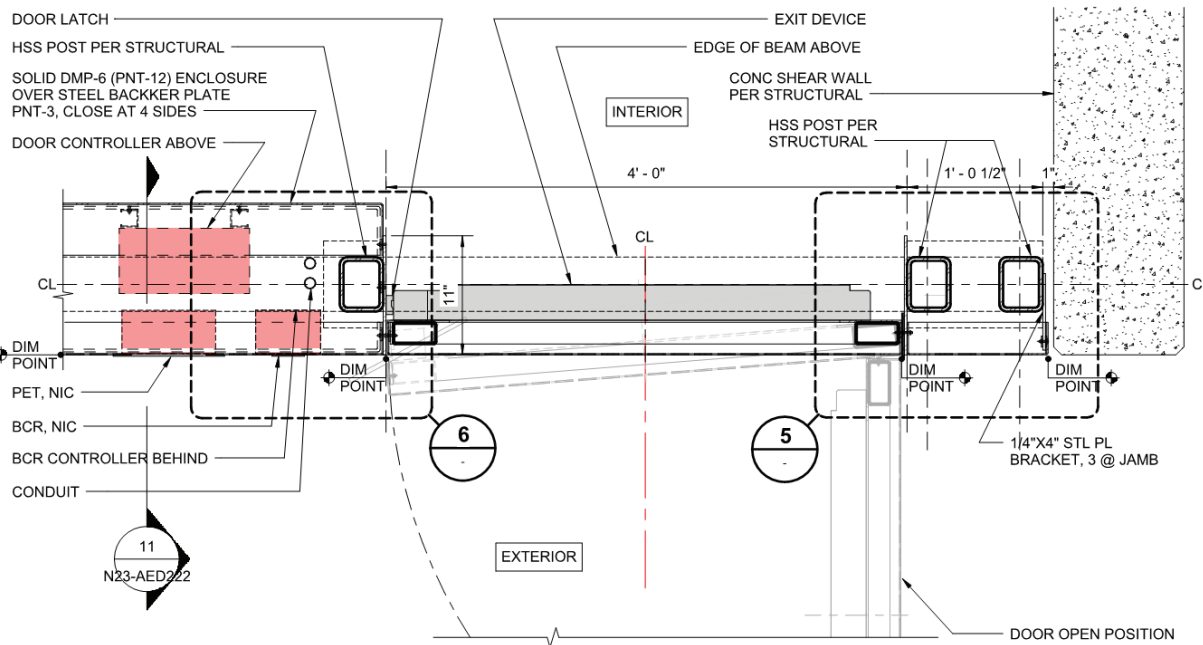


SECTION - EGRESS STAIR DOOR
SCALE: 1 1/2" = 1'-0"
N23-AED225

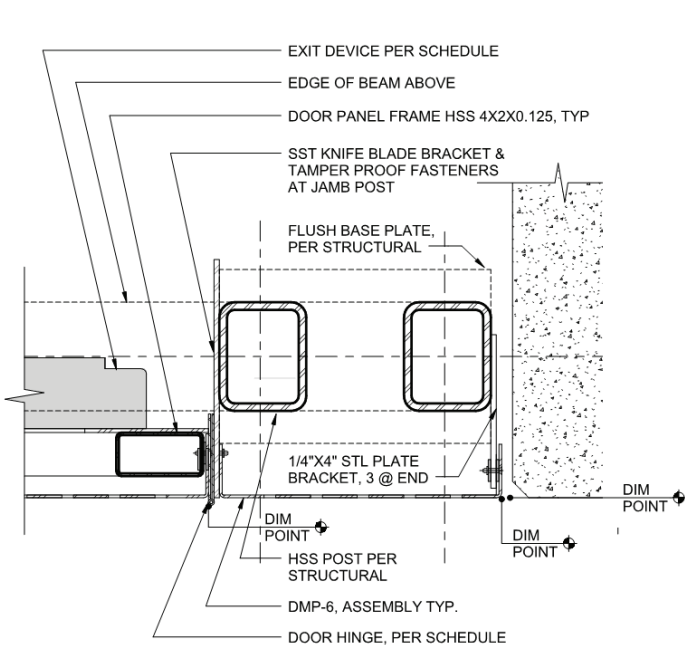
NOTES:

1. ALL FERROUS STEEL PAINTED HPC, PNT-3
2. COORDINATE PANEL OPENINGS AND SOLID PANEL AREAS AT DEVICES WITH SUBMITTED DEVICES.
3. PROVIDE COUNTERSUNK FASTENERS AT DOORS AND DOOR OPENINGS, TYPICAL.

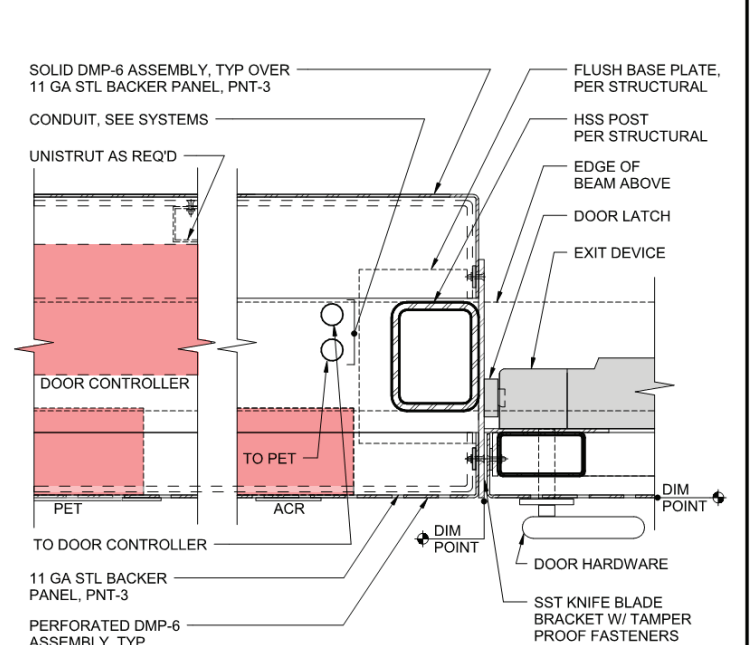
SEC DTL - TOP CONN. AT FIXED PANEL
SCALE: 1 1/2" = 1'-0"
N23-AED225



PLAN DETAIL - DOOR JAMB CONDITION (OPP AT SIM.)
SCALE: 1 1/2" = 1'-0"
N23-AED225



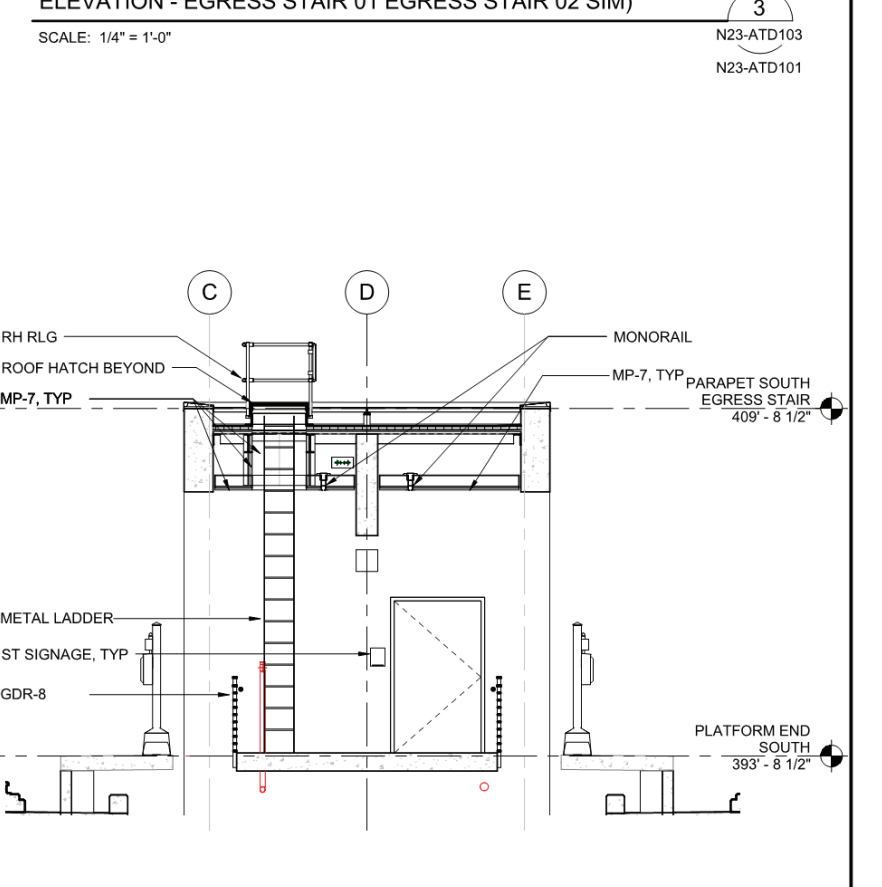
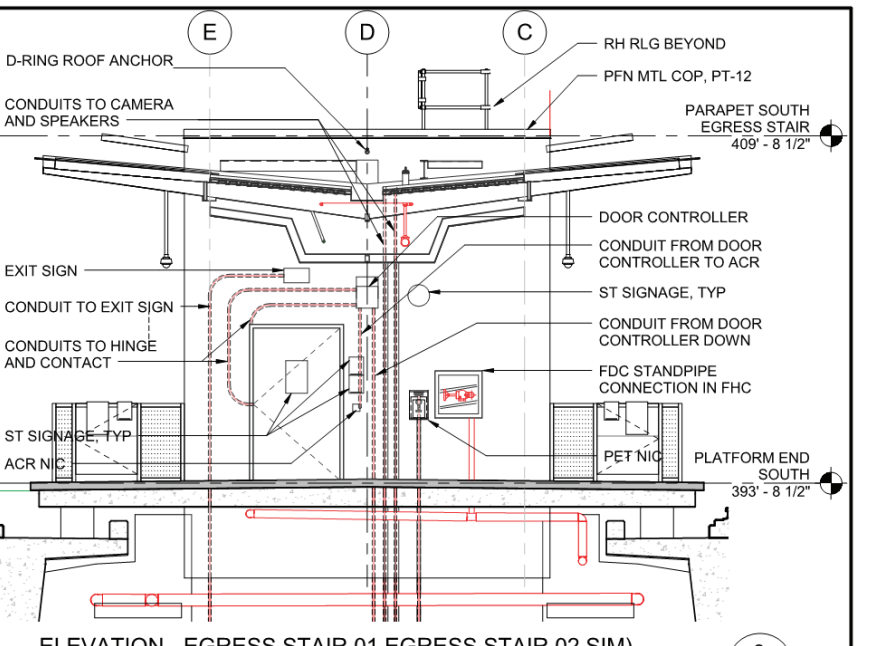
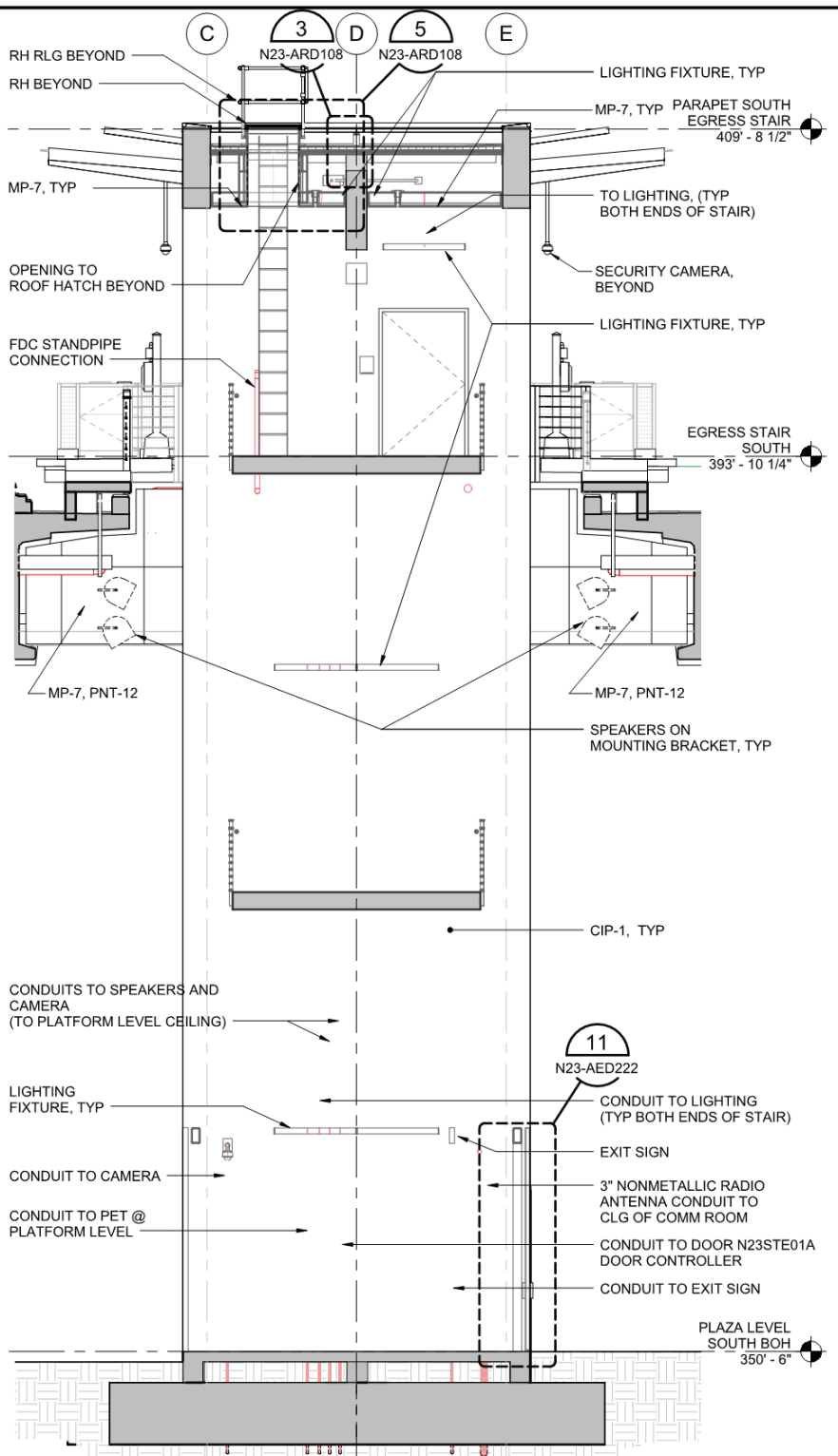
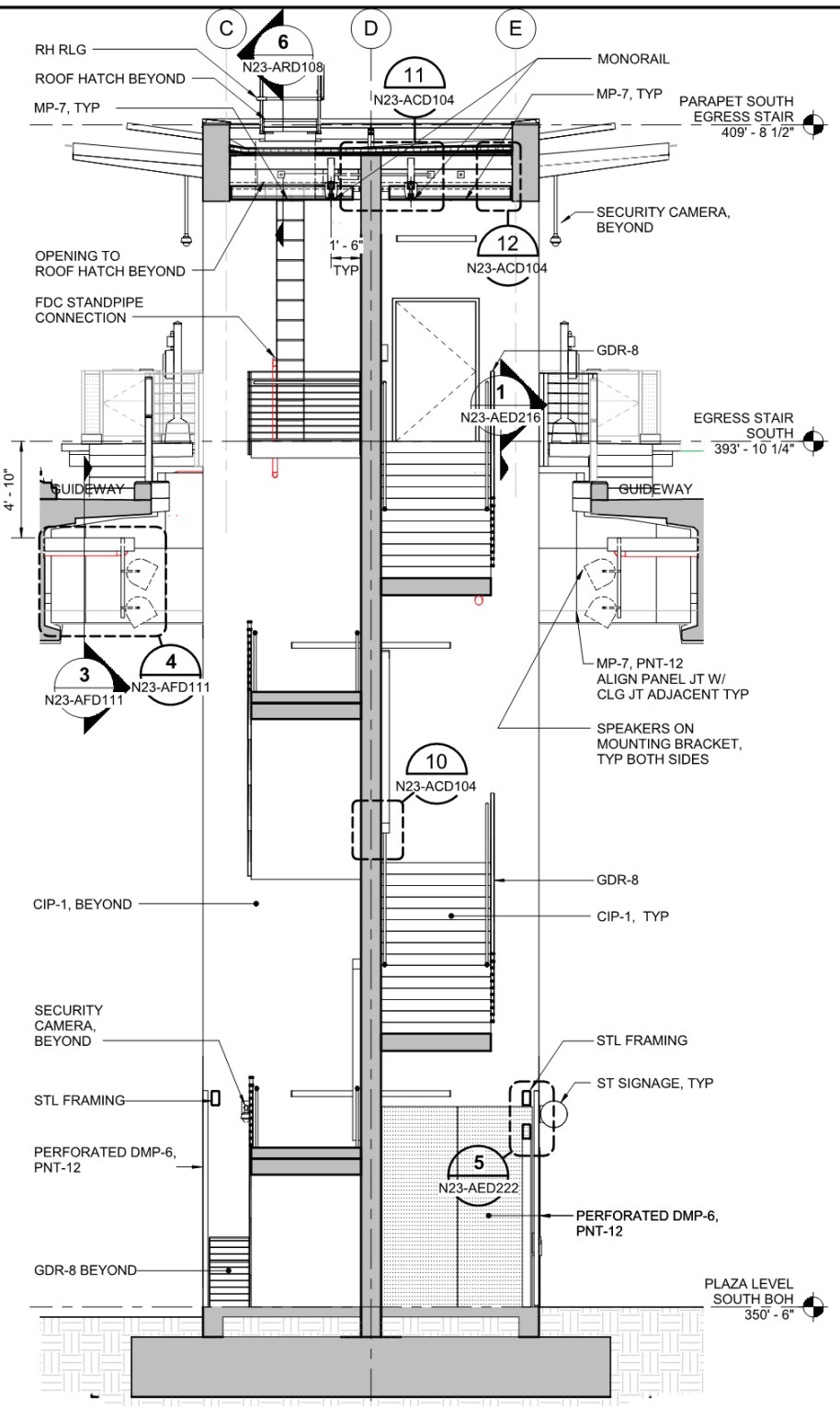
PLAN DETAIL - DOOR JAMB HINGE SIDE
SCALE: 3" = 1'-0"
N23-AED225



PLAN DETAIL - DOOR JAMB LATCH SIDE
SCALE: 3" = 1'-0"
N23-AED225

11/6/2018 12:28:21 PM C:\temp\rev\12015\1300-N23-A-2016_tclark.rvt

90% SUBMITTAL					DESIGNED BY: H. FITZPATRICK			LMN						SCALE: AS NOTED		LYNNWOOD LINK EXTENSION		DRAWING NO.:		
					DRAWN BY: T. ERDMANCZYK			801 SECOND AVENUE, SUITE 501 SEATTLE, WA 98104		DATE: 12/10/2018		FILENAME: L300-N23-A		CONTRACT L300		NE 200TH STREET TO LYNNWOOD CITY CENTER		N23-AED225		
					CHECKED BY: C. PATTERSON		206.682.3460 206.343.9386		REVIEWED BY: F. CHIHAB		CONTRACT NO.:		RTA / CN 0010-16C		LYN - ARCHITECTURE		FACILITY ID:			
					APPROVED BY: J. NESHOLM		SUBMITTED BY: K. COLLINS		DATE: 12/10/2018		SUBMITTAL DATE:		12/10/2018		EGRESS STAIR ENCLOSURE		N23		REV:	
																	SHEET No:		0	



SECTION - EGRESS STAIR 01

SECTION - EGRESS STAIR 01

ELEVATION - EGRESS STAIR 01 (EGRESS STAIR 02 SIM)

90% SUBMITTAL

DESIGNED BY:
H. FITZPATRICK
DRAWN BY:
T. ERDMANZYK
CHECKED BY:
C. PATTERSON
APPROVED BY:
J. NESHOLM

2241 REGISTERED ARCHITECT
JOHN F. NESHOLM
STATE OF WASHINGTON

LMN
801 SECOND AVENUE, SUITE 200, 682 3480
SEATTLE, WA 98104 FAX 206.343.9388

HNTB Jacobs
trusted design partners

LINE IS 1" AT FULL SCALE
SOUNDTRANSIT

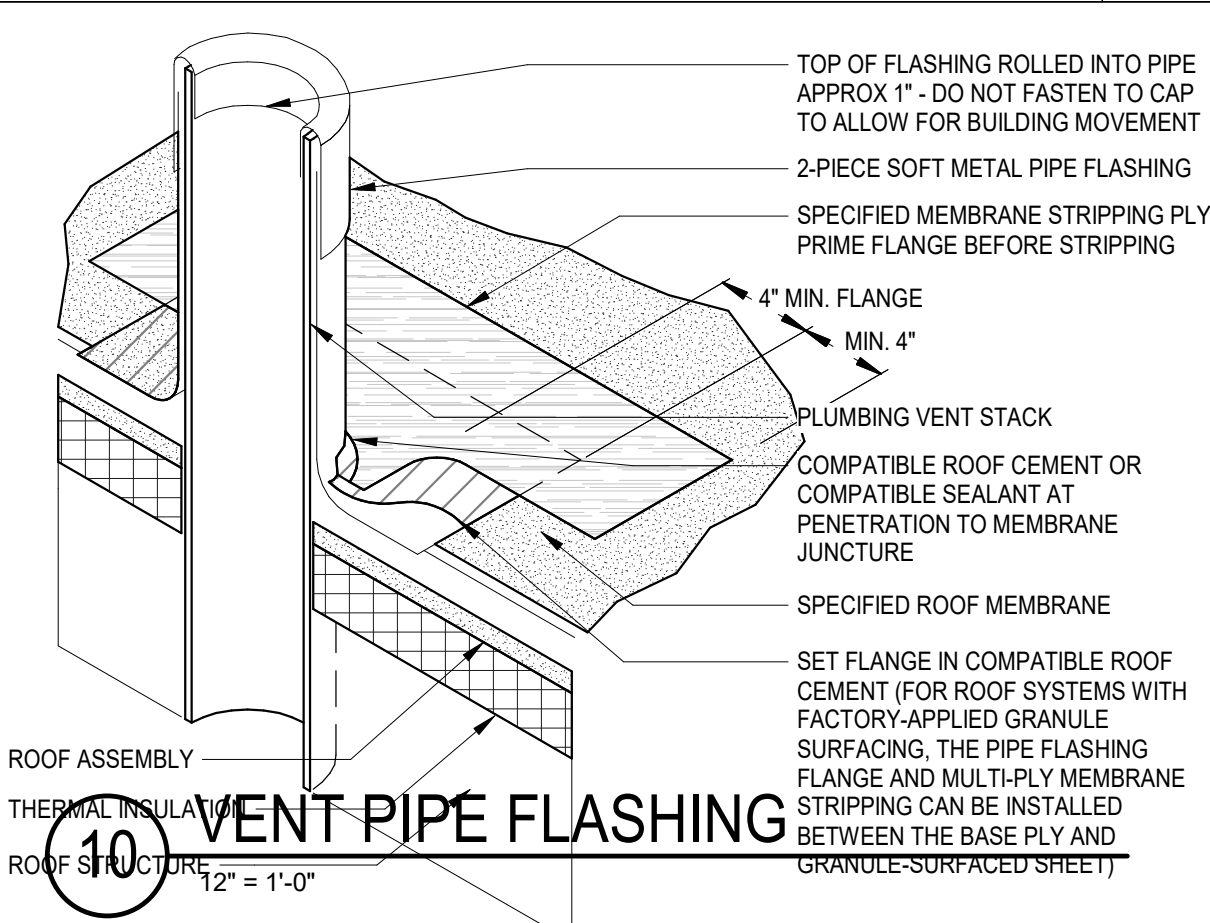
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FILENAME:
L300-N23-A
CONTRACT No.:
RTA / CN 0010-16C
SUBMITTAL DATE:
12/10/2018

LYNNWOOD LINK EXTENSION
CONTRACT L300
NE 200TH STREET TO LYNNWOOD CITY CENTER
LYN - ARCHITECTURE
VERTICAL CIRCULATION
CROSS SECTIONS - EGRESS STAIR 01

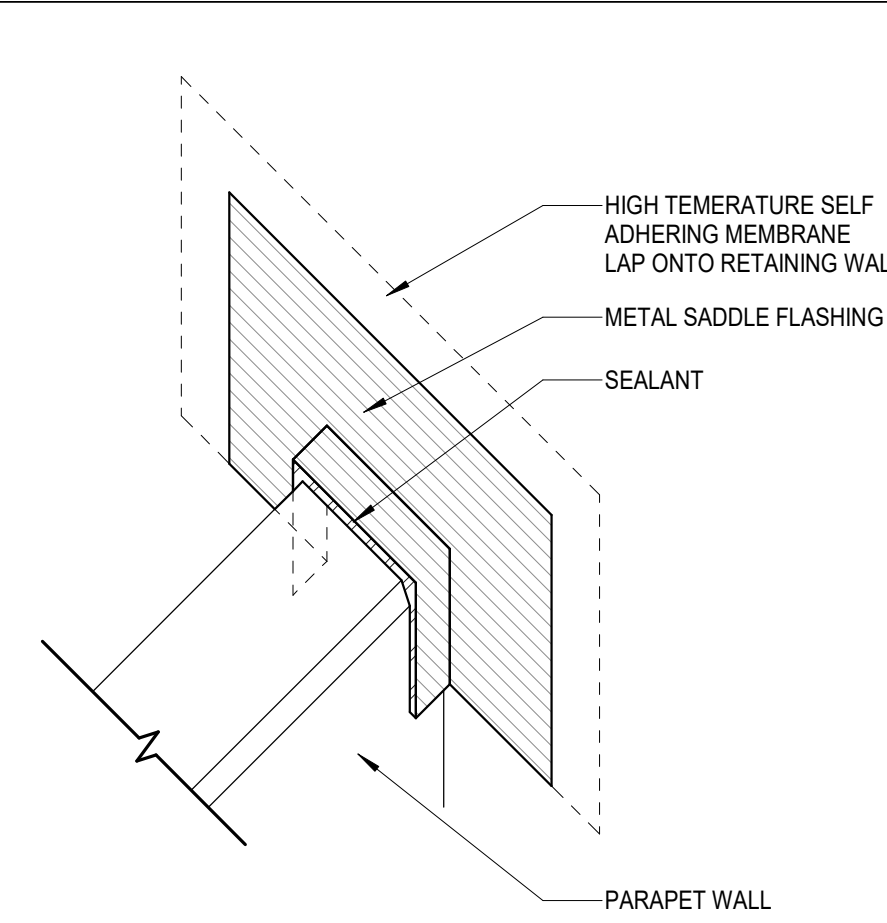
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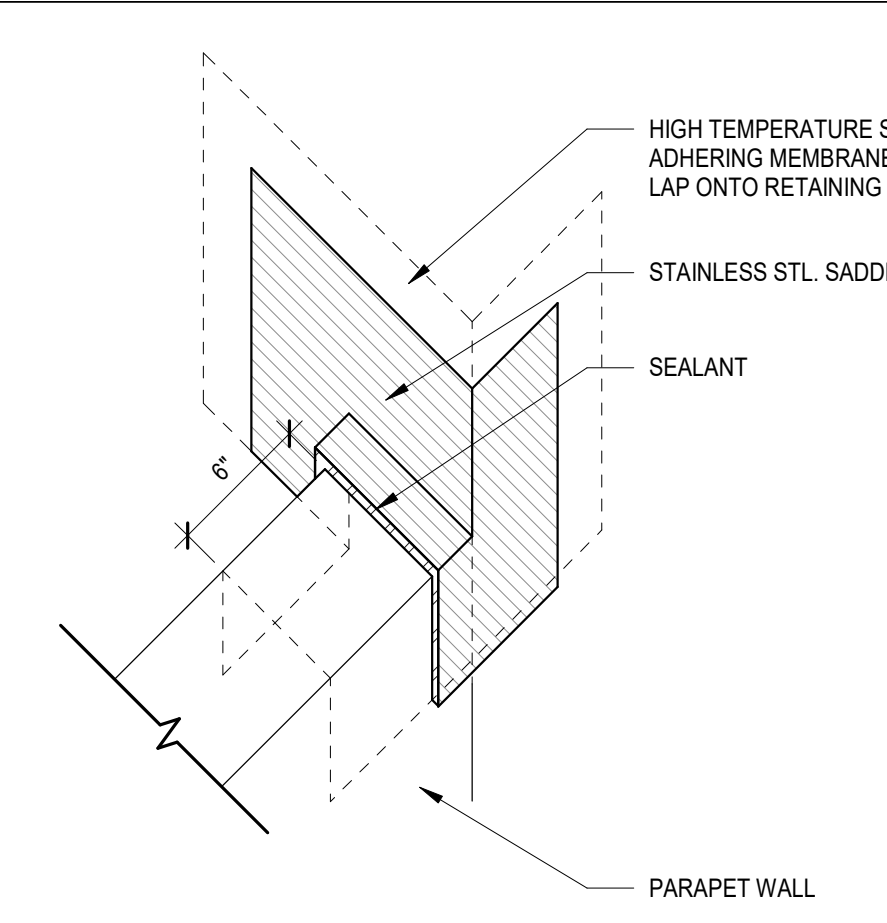
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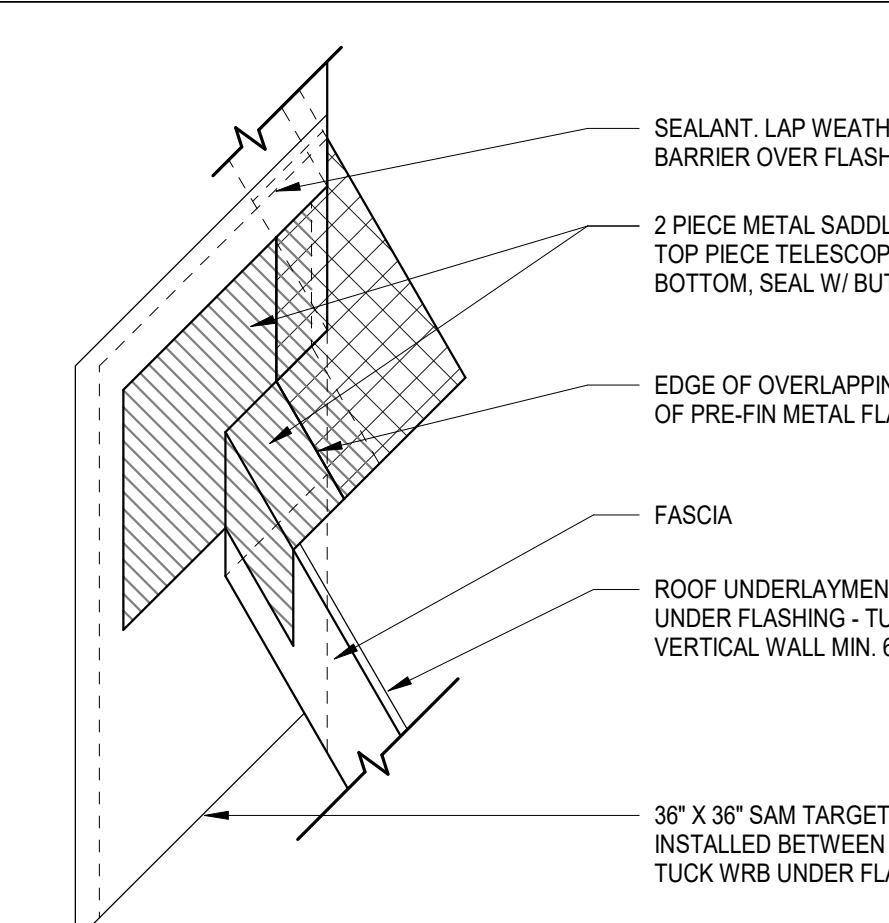
E2 VENT PIPE FLASHING
1 1/2" = 1'-0"



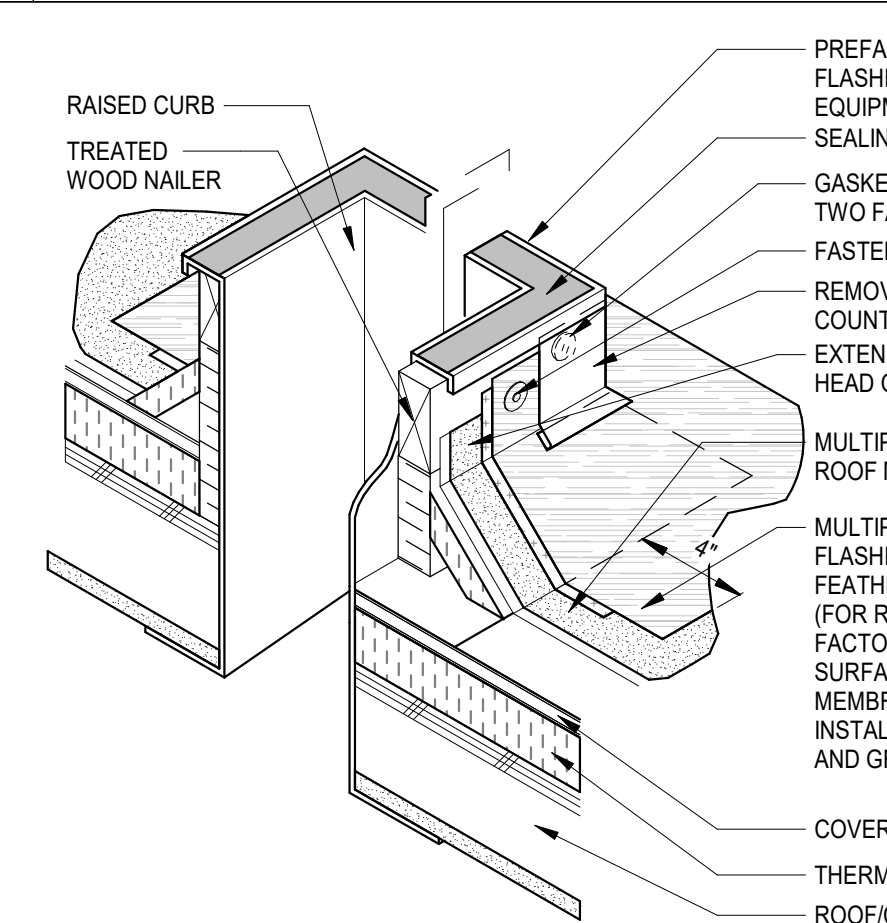
E3 SADDLE FLASHING I
1 1/2" = 1'-0"



E4 SADDLE FLASHING II
1 1/2" = 1'-0"



E5 SADDLE FLASHING III
1 1/2" = 1'-0"



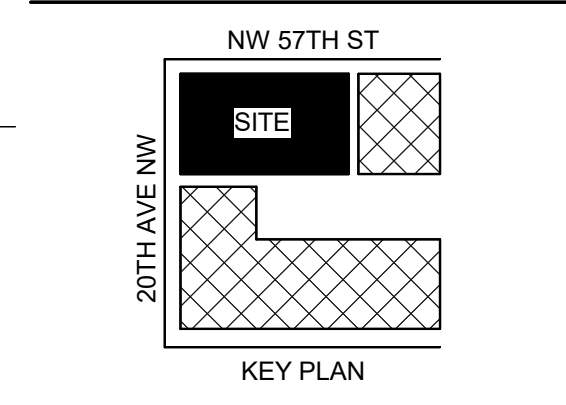
E6 PREFABRICATED CURB
12" = 1'-0"

- GENERAL EXTERIOR DETAILS NOTES**
- REFER TO SPECIFICATIONS FOR MANUFACTURER CALLOUTS AND PRODUCT SPECIFIC INSTALLATION
 - FASTENER TYPE AND PLACEMENT PER SPECIFICATIONS
 - UNLESS OTHERWISE NOTED, EXTERIOR INSULATION IS TO BE:
 - MIN. R-10 INSULATION AT EXTERIOR OF METAL FRAMED WALLS
 - MIN. R-10 INSULATION TO INTERIOR OF CONCRETE CURBS
 - MIN. R-10 MINERAL WOOL INSULATION AT INTERIOR FURRING ADJACENT TO CONCRETE WALLS
 - MIN. R-10 MINERAL WOOL INSULATION AT EXTERIOR SLAB STEPS AT UNIT DECKS
 - DO NOT SCALE DETAILS
 - GUARDRAIL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IBC 1607.8.1 FOR 50 LBS PER LINEAL FOOT OR A SINGLE 200-LB CONCENTRATED LOAD, APPLIED IN ANY DIRECTION TO THE RAIL, WHICHEVER PRODUCES THE MAXIMUM LOAD EFFECT
 - FOR VERTICAL METAL SIDING AT OUTSIDE CORNERS, BREAK THE METAL AND CENTER PANEL ON THE BUILDING CORNER
 - HORIZ AND VERT METAL STUD FRAMING AT ALUMINUM PANEL ANCHORS TO BE STRUCTURAL METAL STUDS, ENGINEERED BY FRAMING CONTRACTOR

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com

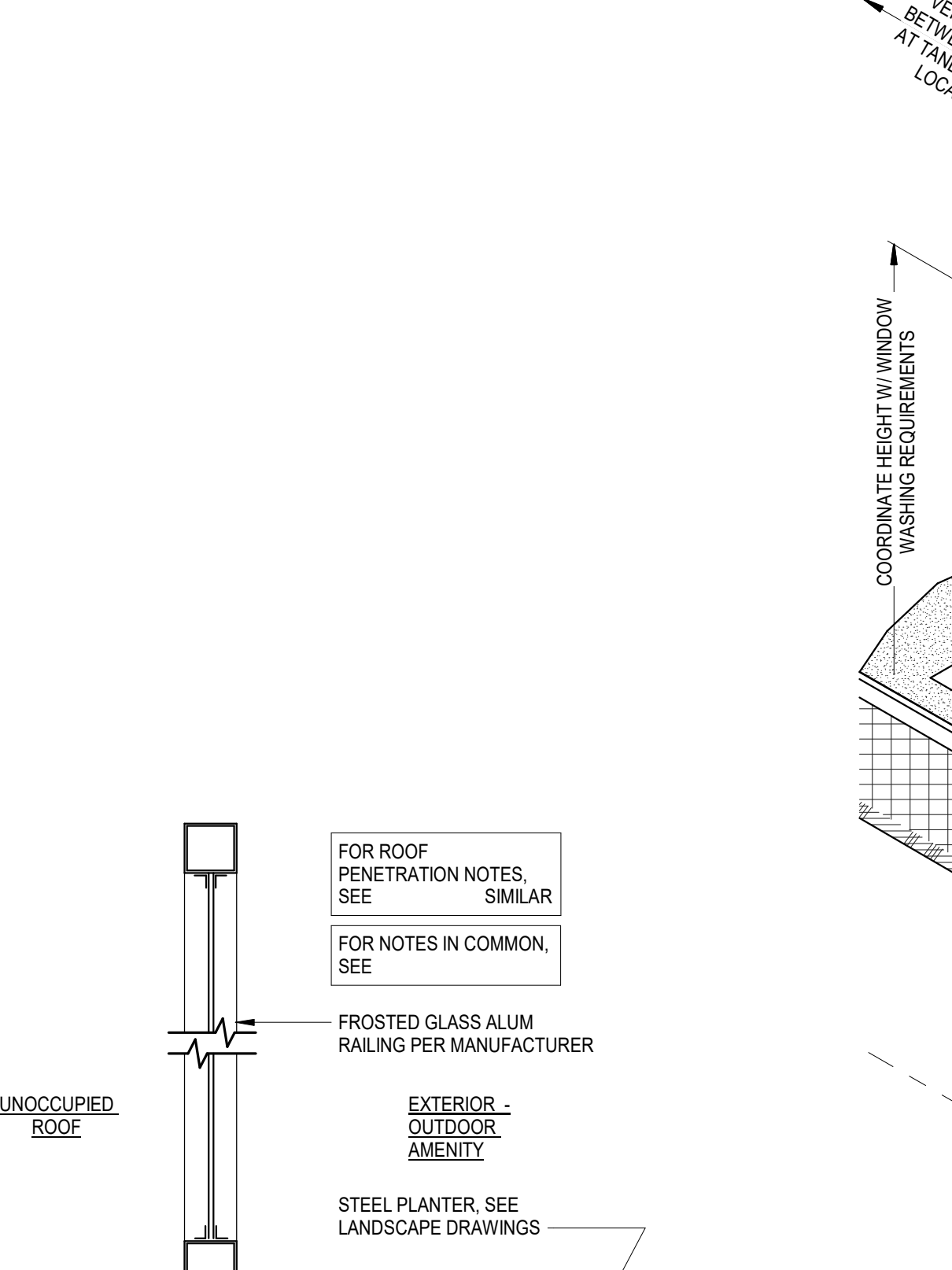
6662 REGISTERED ARCHITECT
Beth A. Dwyer
STATE OF WASHINGTON



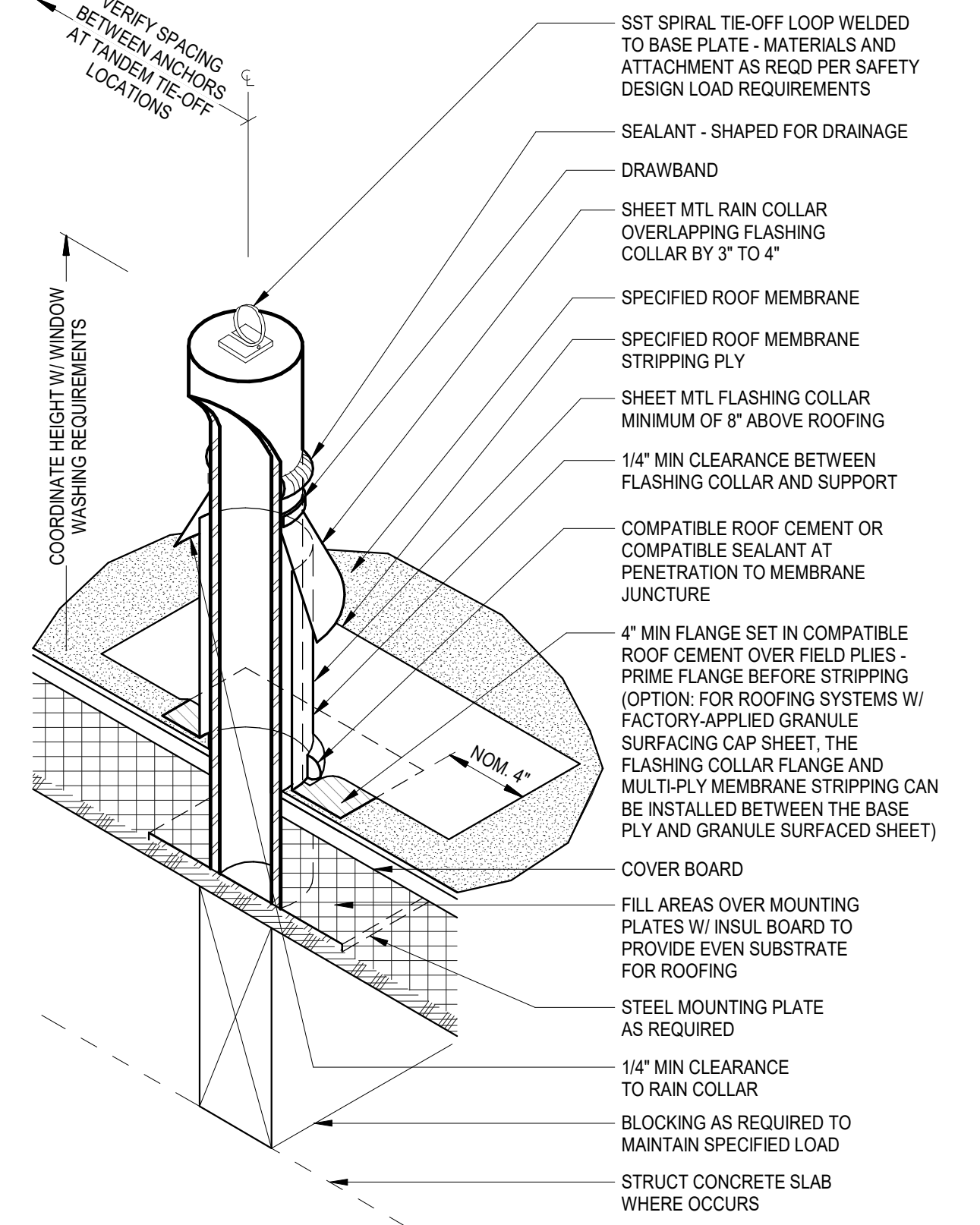
PROJECT:
57TH BALLARD SARATOGA

PROJECT ADDRESS:
**1761 NW 57TH ST
SEATTLE, WA 98107**

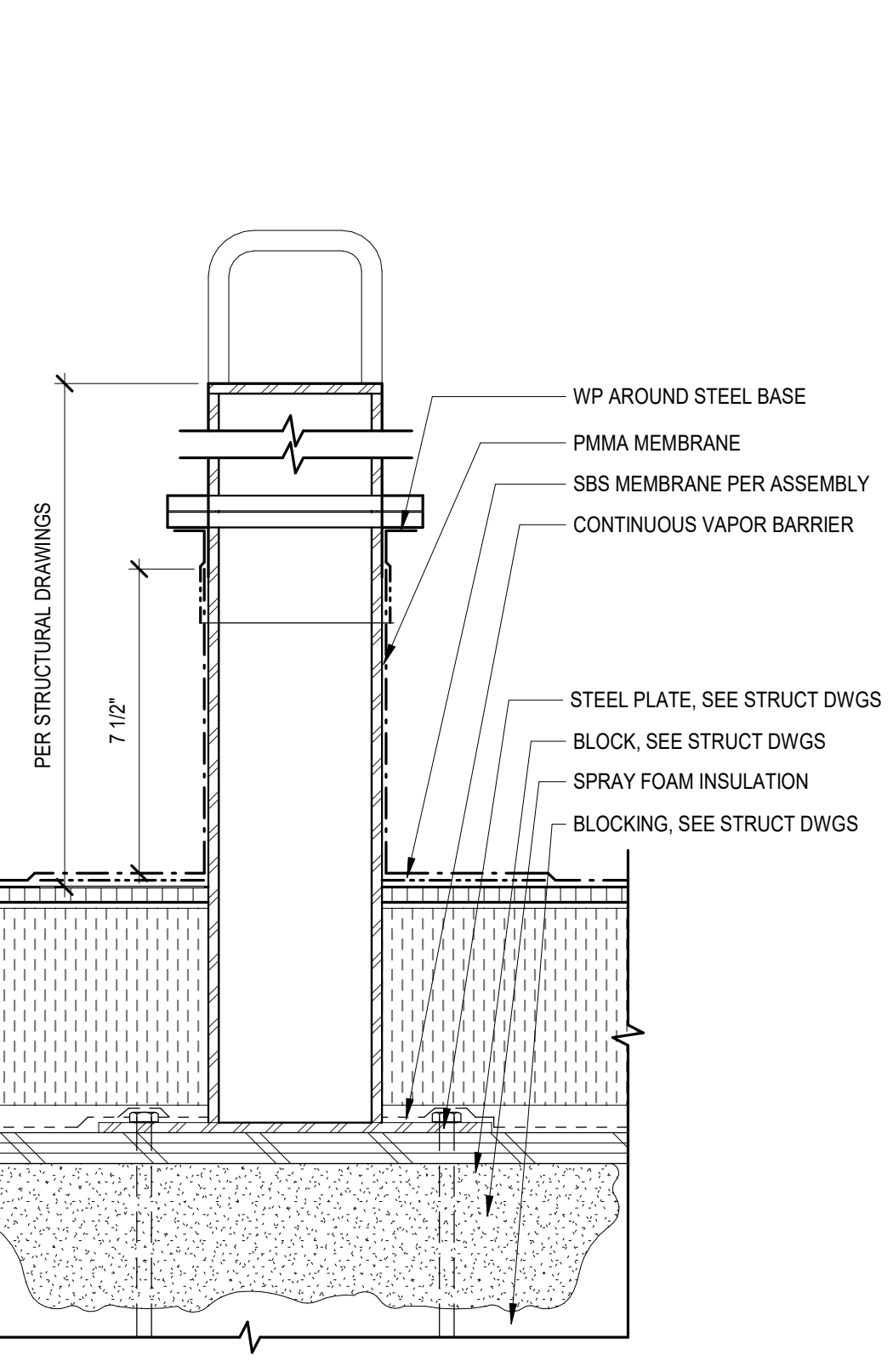
OWNER:
57TH BALLARD SARATOGA, LLC



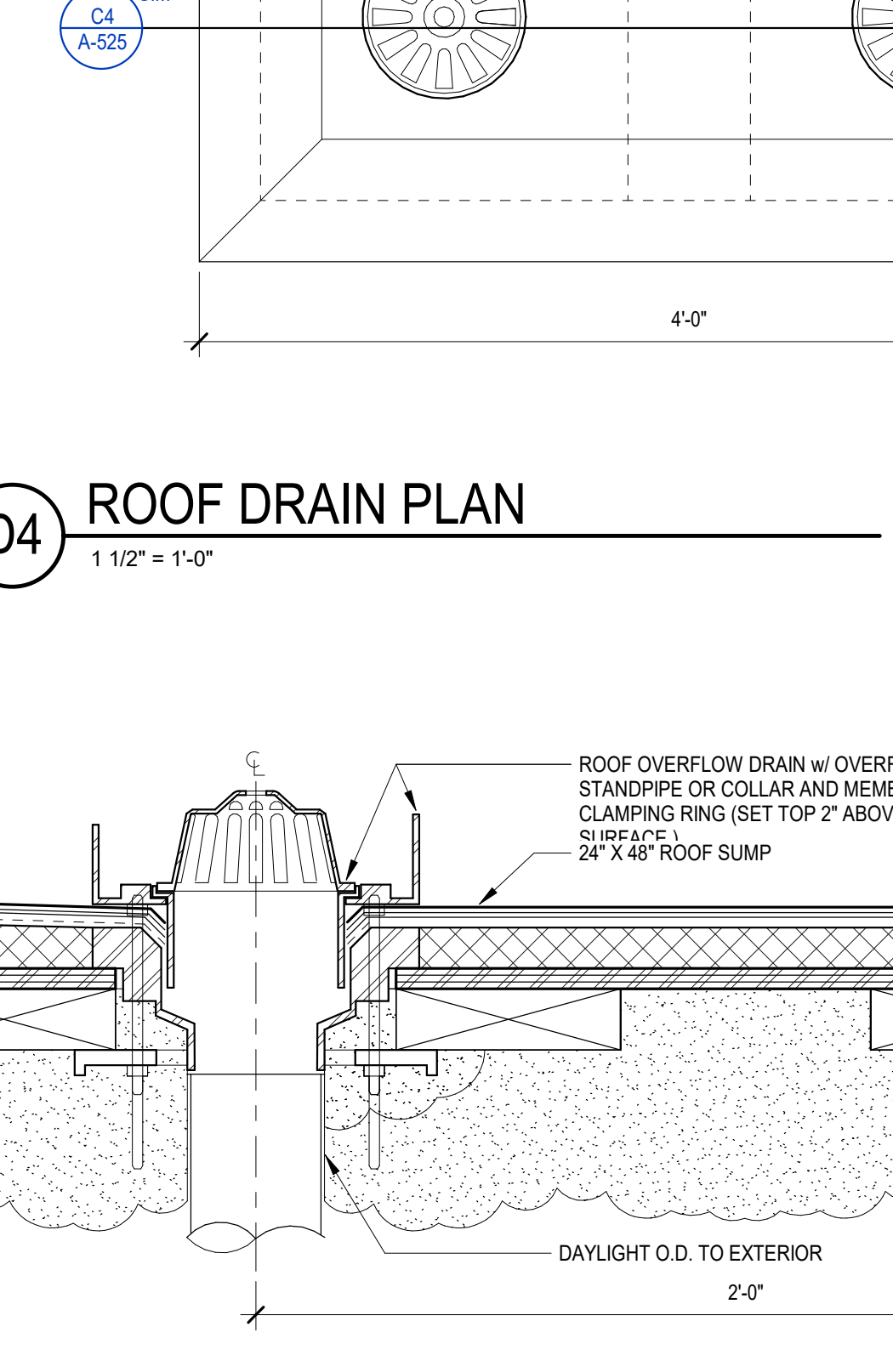
B1 ROOF AMENITY RAIL DETAIL
1 1/2" = 1'-0"



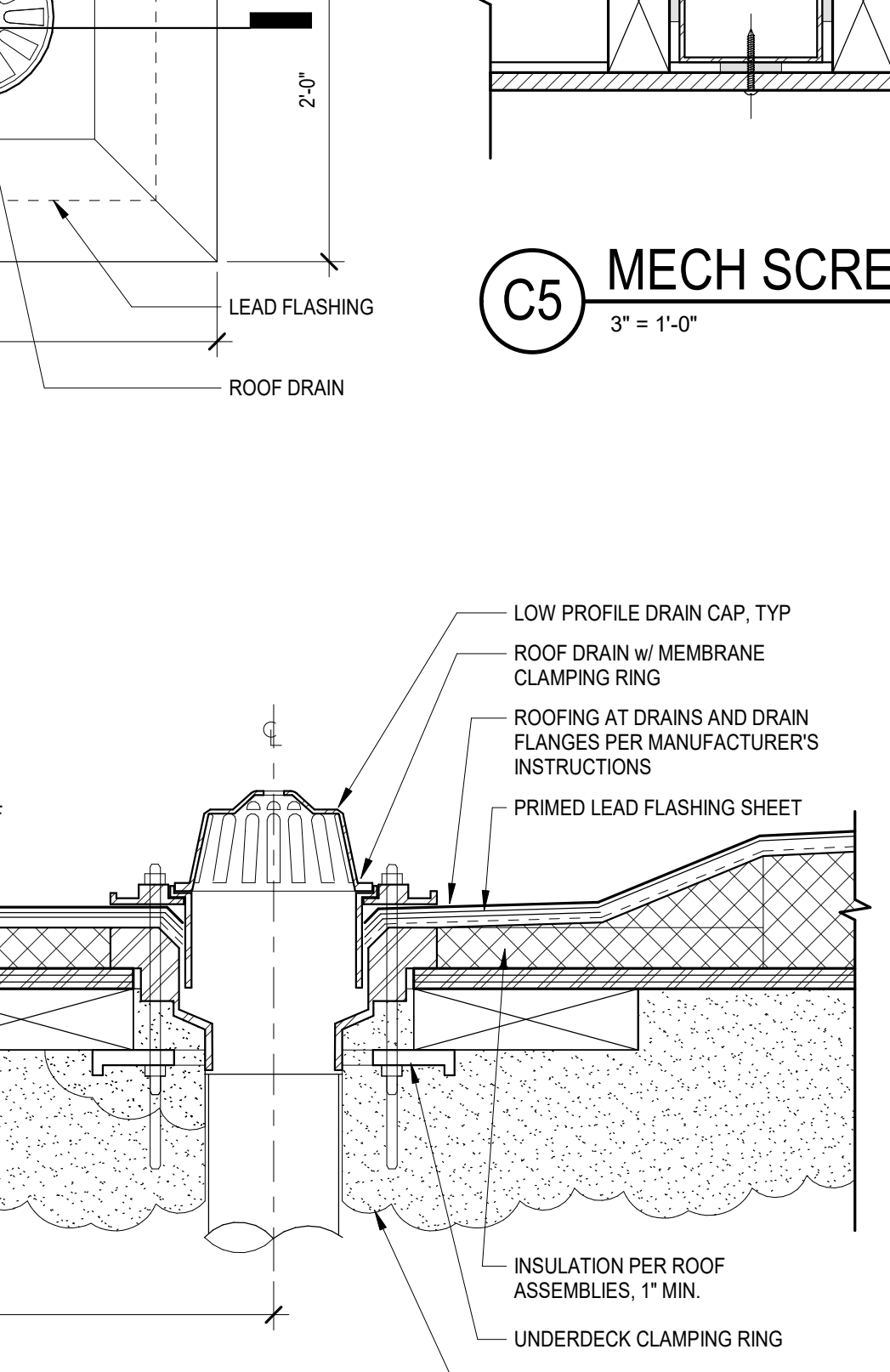
C2 STEEL ROOF ANCHOR
12" = 1'-0"



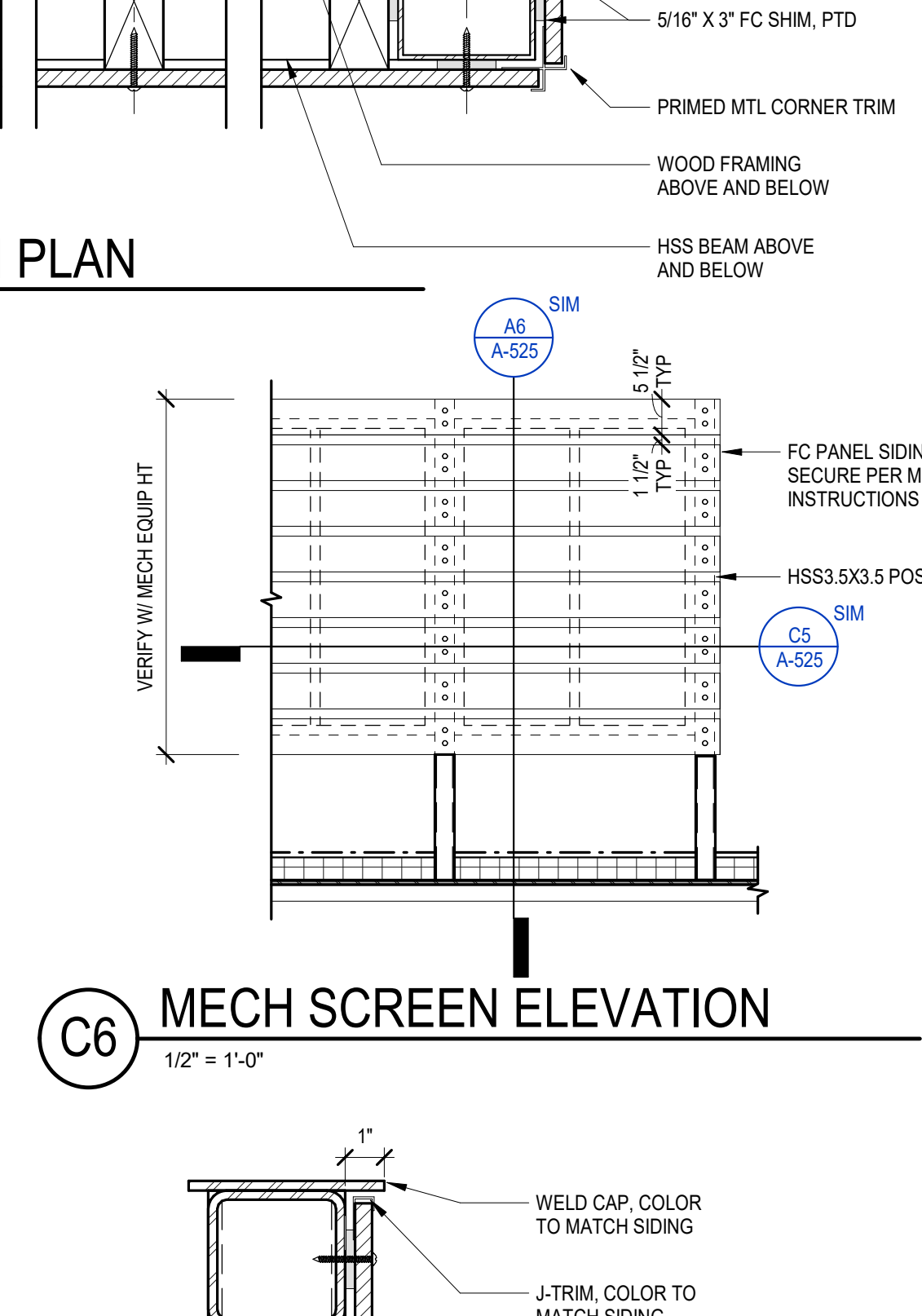
C3 ROOF ANCHOR ATTACHMENT
3" = 1'-0"



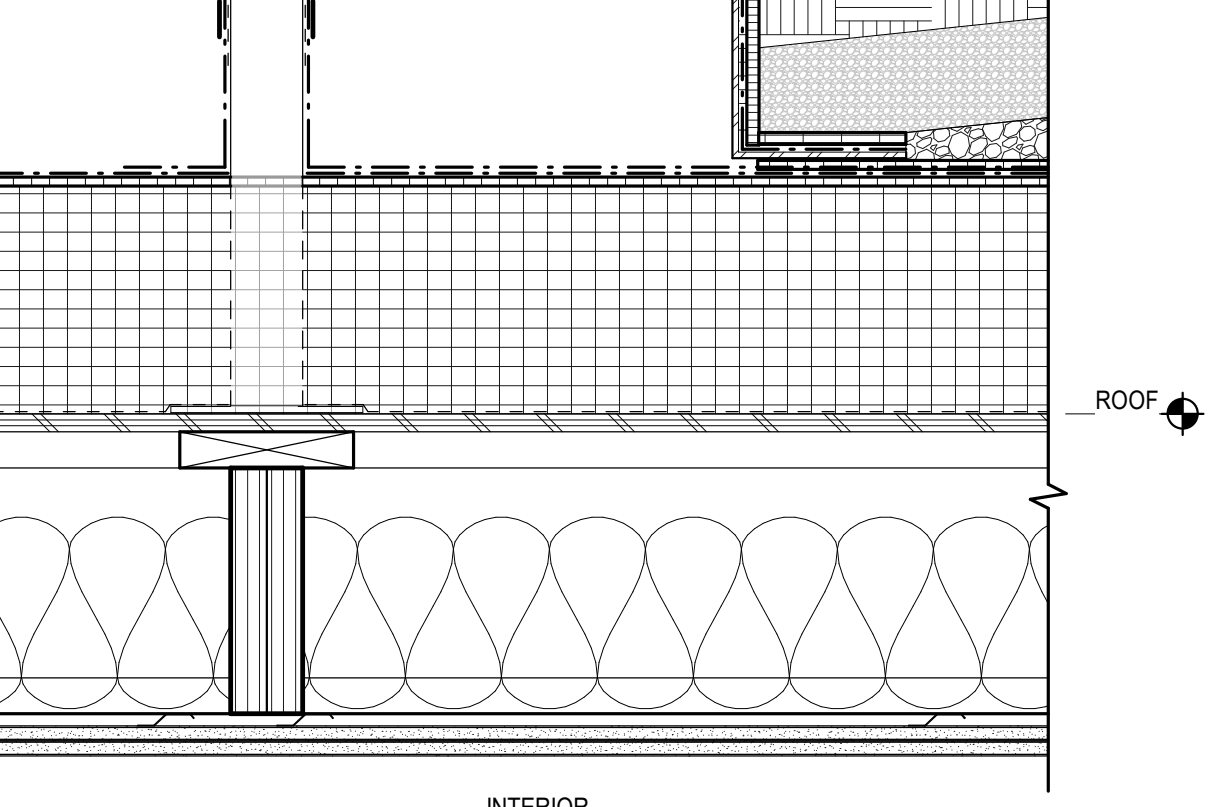
C4 ROOF DRAIN SECTION
3" = 1'-0"



C5 MECH SCREEN PLAN
3" = 1'-0"



C6 MECH SCREEN ELEVATION
1/2" = 1'-0"



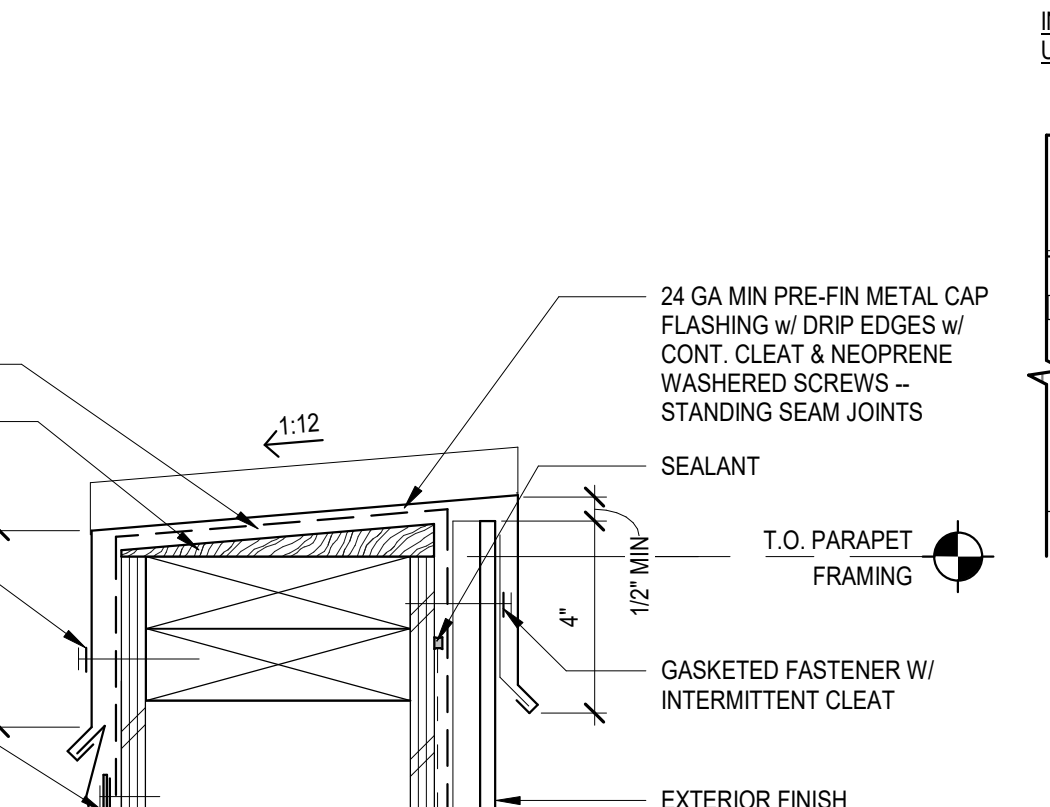
A2 WALL FLASHING AT ADJ PARAPET
3" = 1'-0"



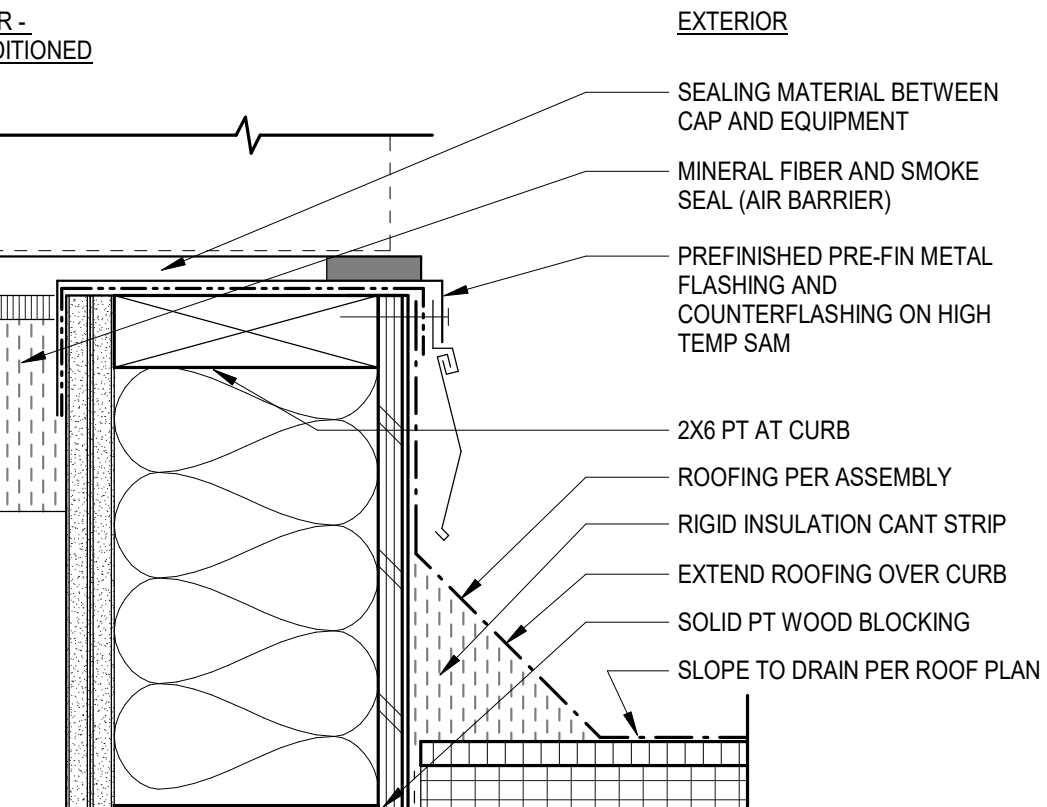
A3 BASE OF PARAPET
3" = 1'-0"



A4 PARAPET, TYPICAL
3" = 1'-0"



A5 EQUIPMENT CURB
3" = 1'-0"



A6 MECH SCREEN CURB AT POSTS
3" = 1'-0"

BUILDING PERMIT SUBMITTAL - 12/22/2020

MARK	DATE	DESCRIPTION
E	12/22/2020	BUILDING PERMIT SUBMITTAL
D	12/14/2020	MUP CORRECTION CYCLE 3
C	11/06/2020	MUP CORRECTION CYCLE 2
B	08/26/2020	MUP CORRECTION CYCLE 1
A	04/29/2020	MUP SUBMITTAL

MARK DATE DESCRIPTION
ISSUE INFORMATION

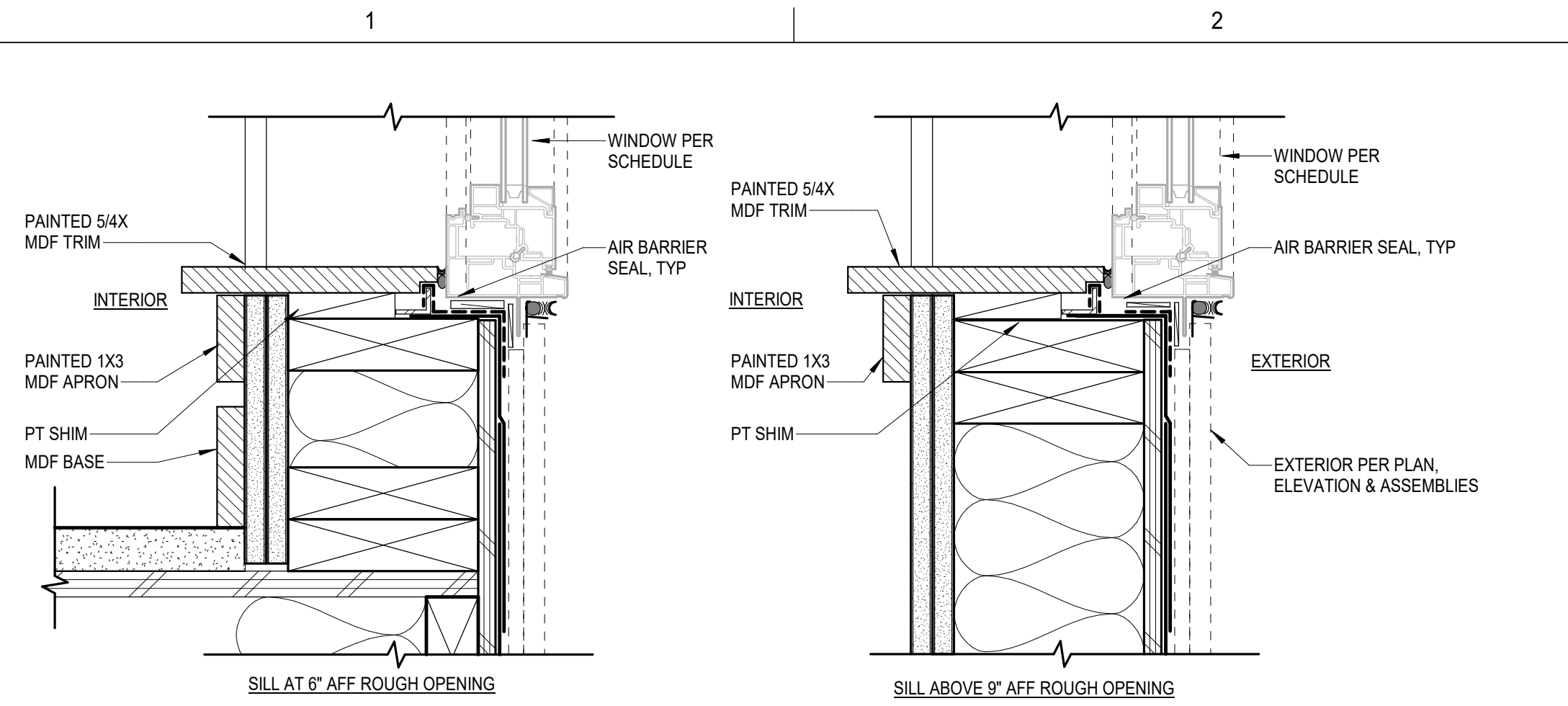
PROJECT NO.: **2018127.01**
GGLO PRINCIPAL IN CHARGE: **Beth Dwyer**
GGLO PROJECT MANAGER: **Al Gabay**
OWNER APPROVAL:

SHEET TITLE
ROOF DETAILS

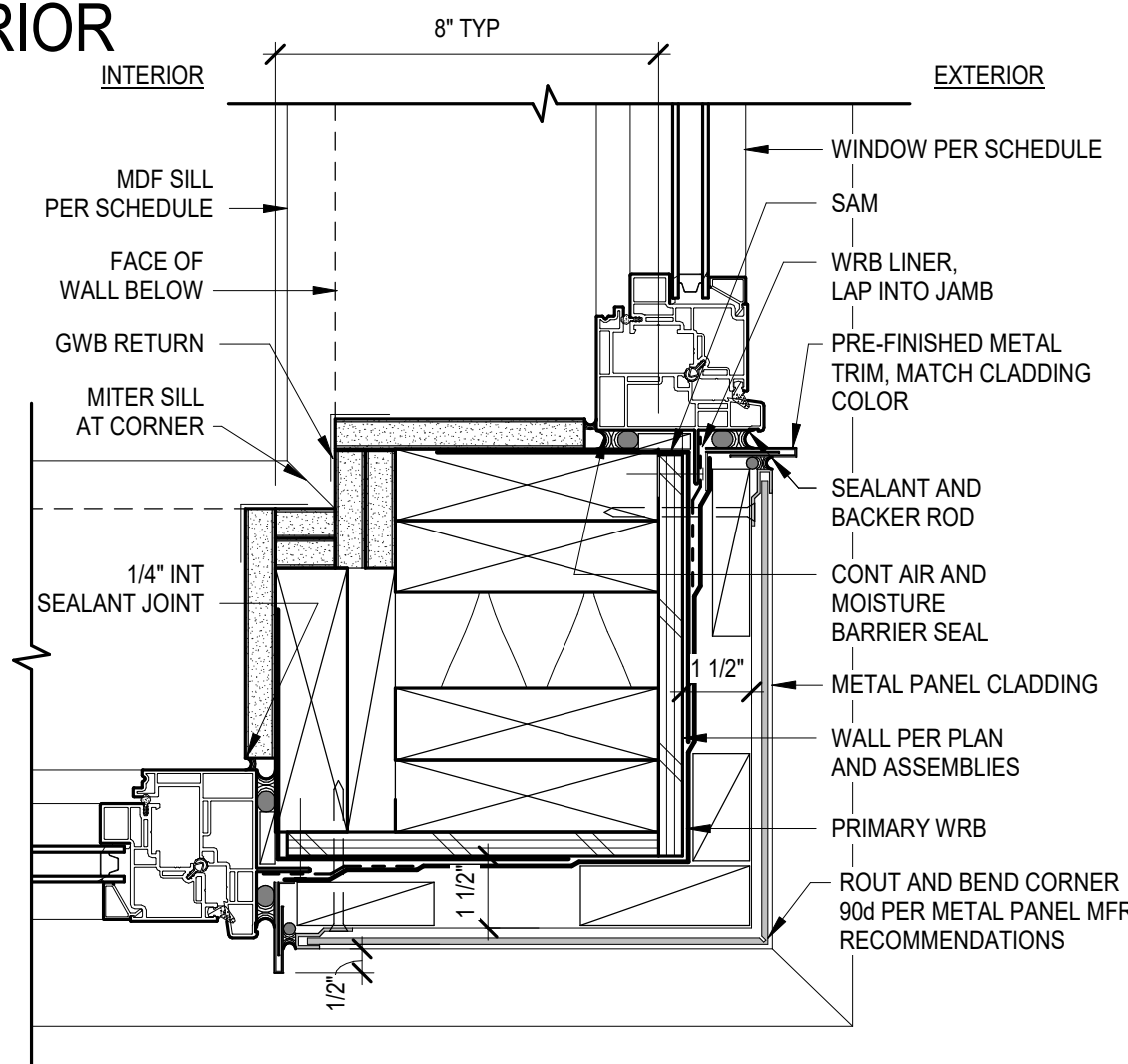
SHEET NO.
A-525

APPROVAL STAMPS

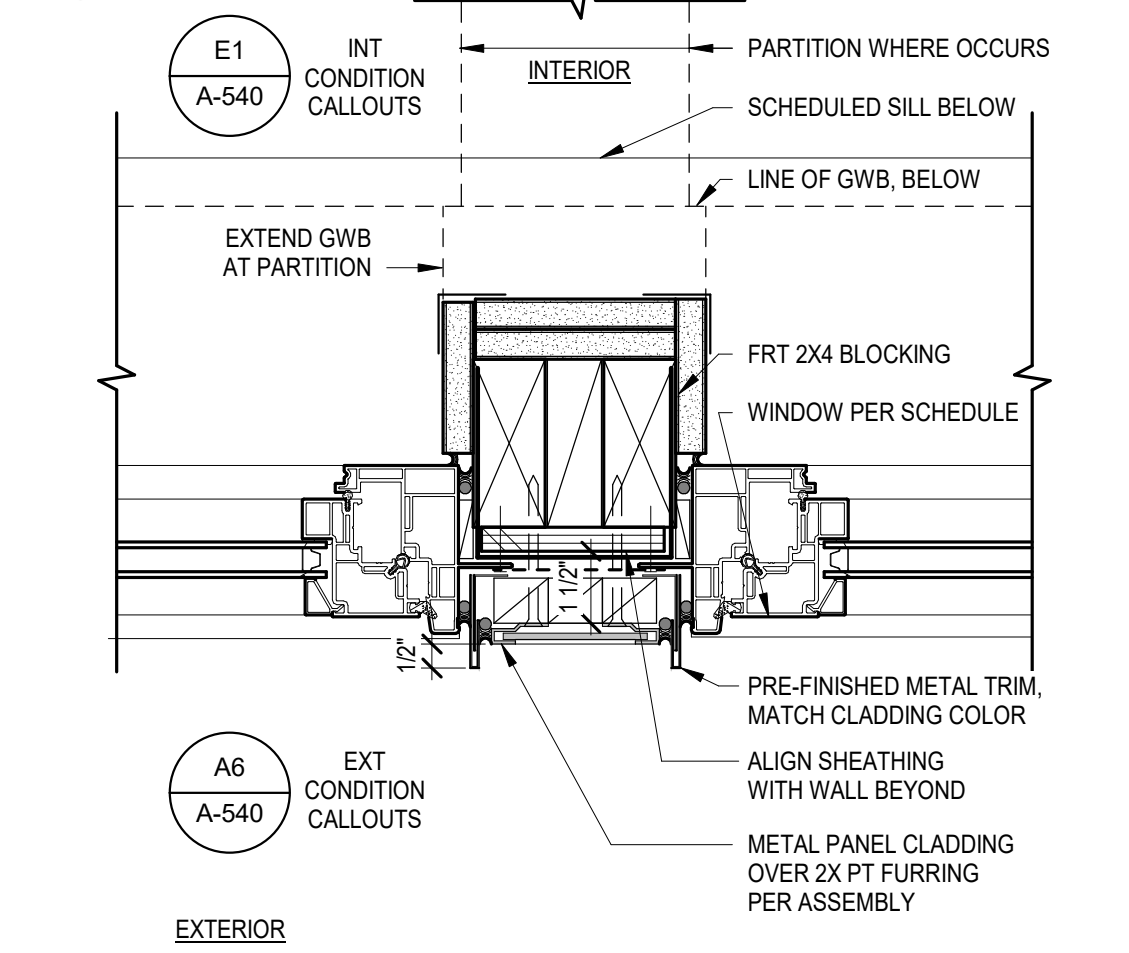
PROJECT DATE/TIME: 12/22/2020 1:56:43 PM



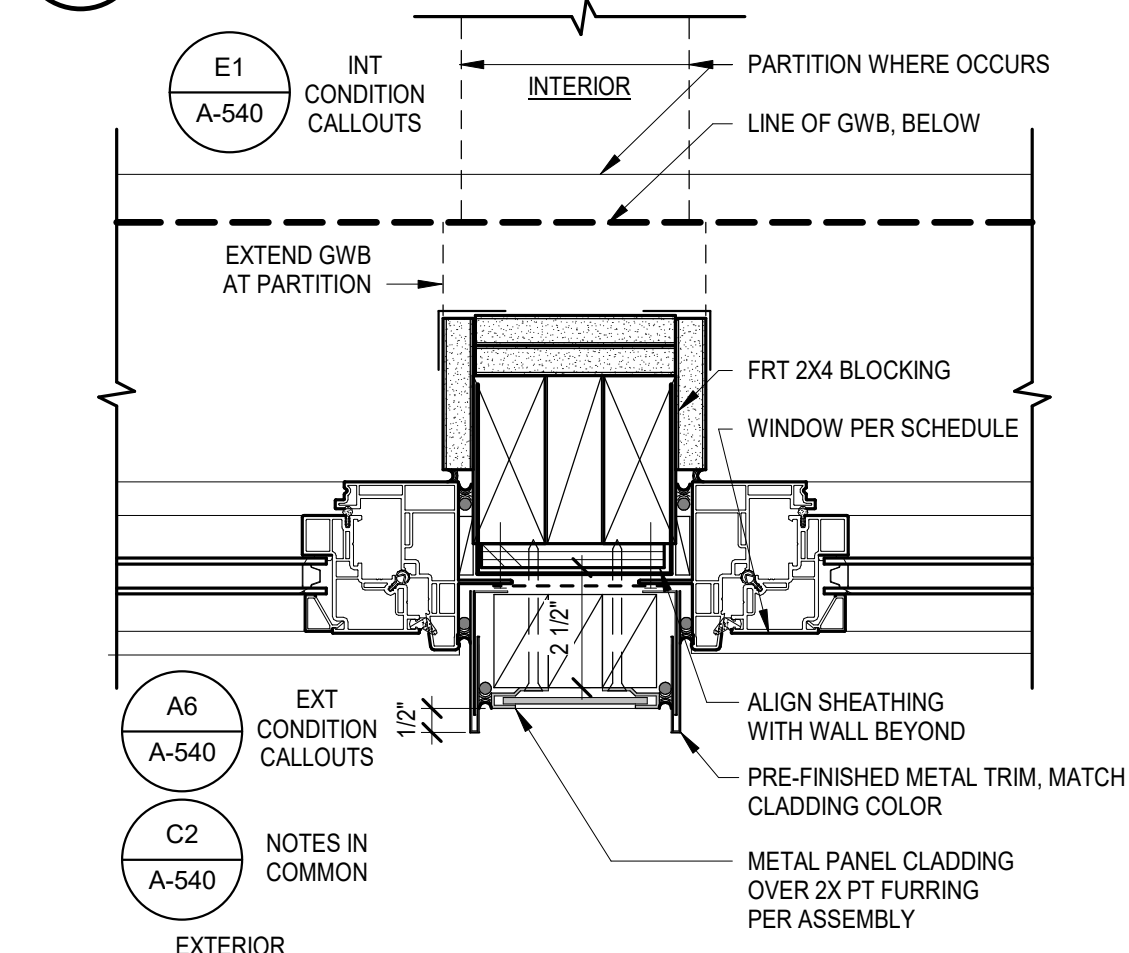
E1 WINDOW SILL CONDITIONS AT INTERIOR
3\"/>



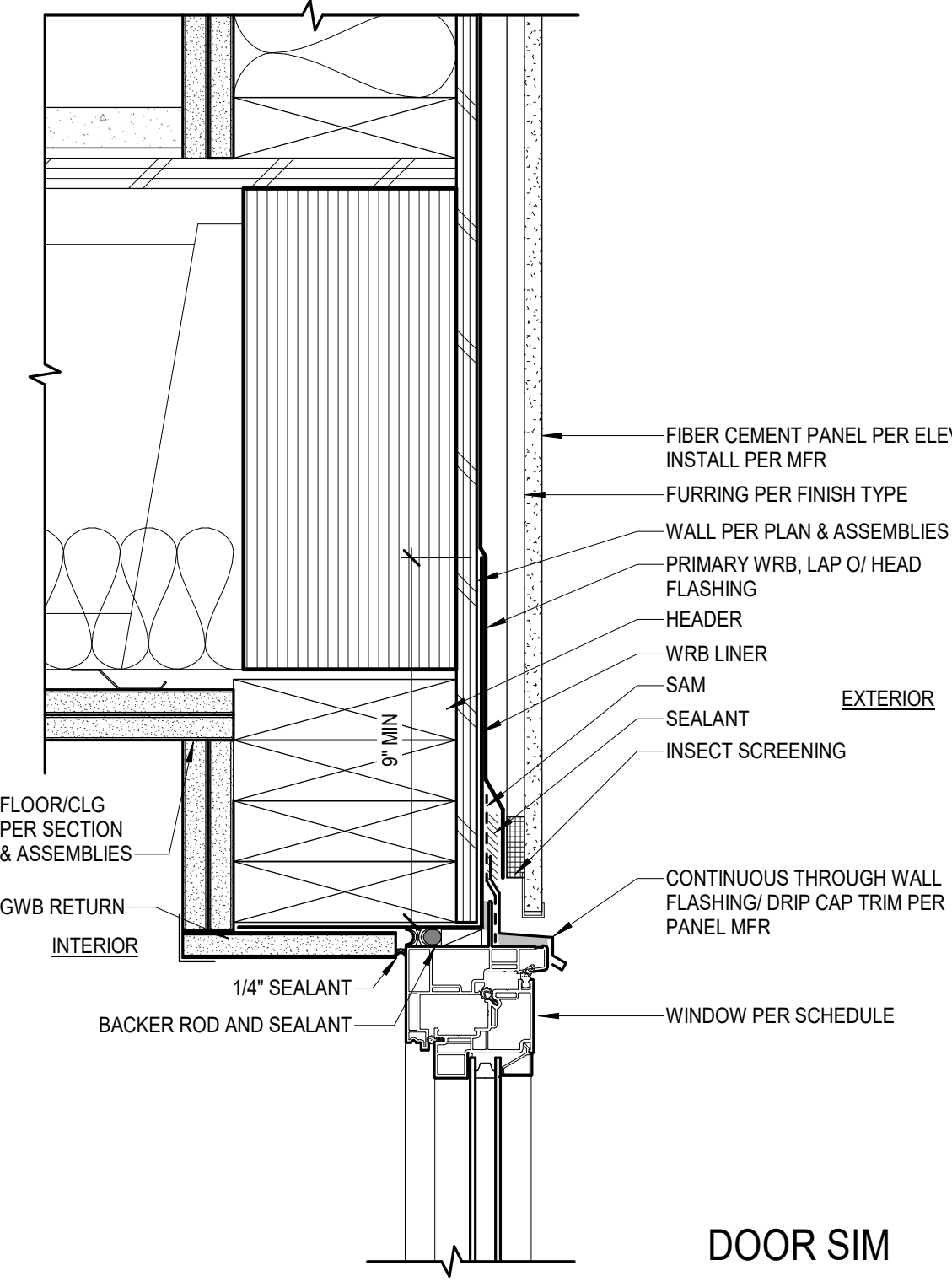
D2 CORNER JAMB AT METAL PANEL
3\"/>



C2 JAMB AT GANGED WDW
3\"/>

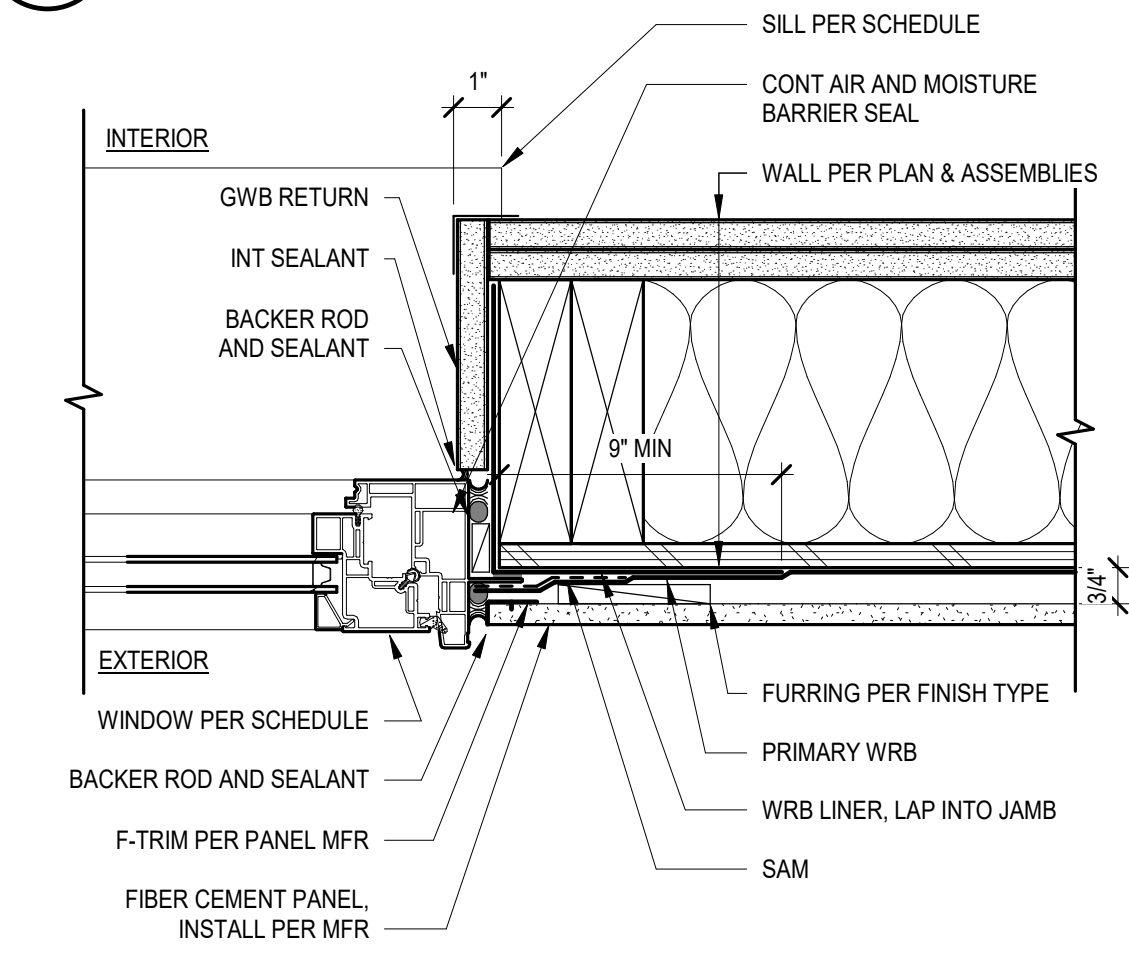


B2 JAMB AT GANGED WDW
3\"/>

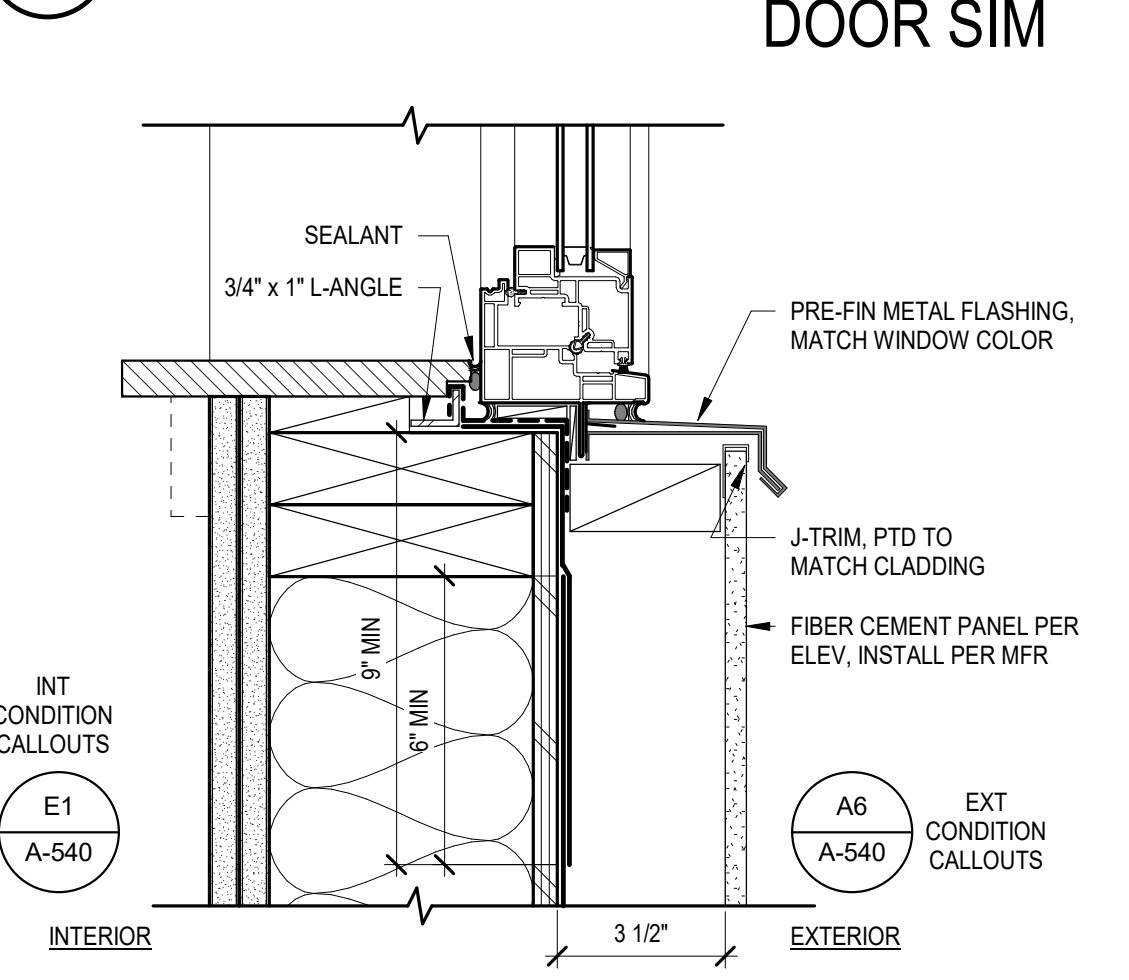


DOOR SIM

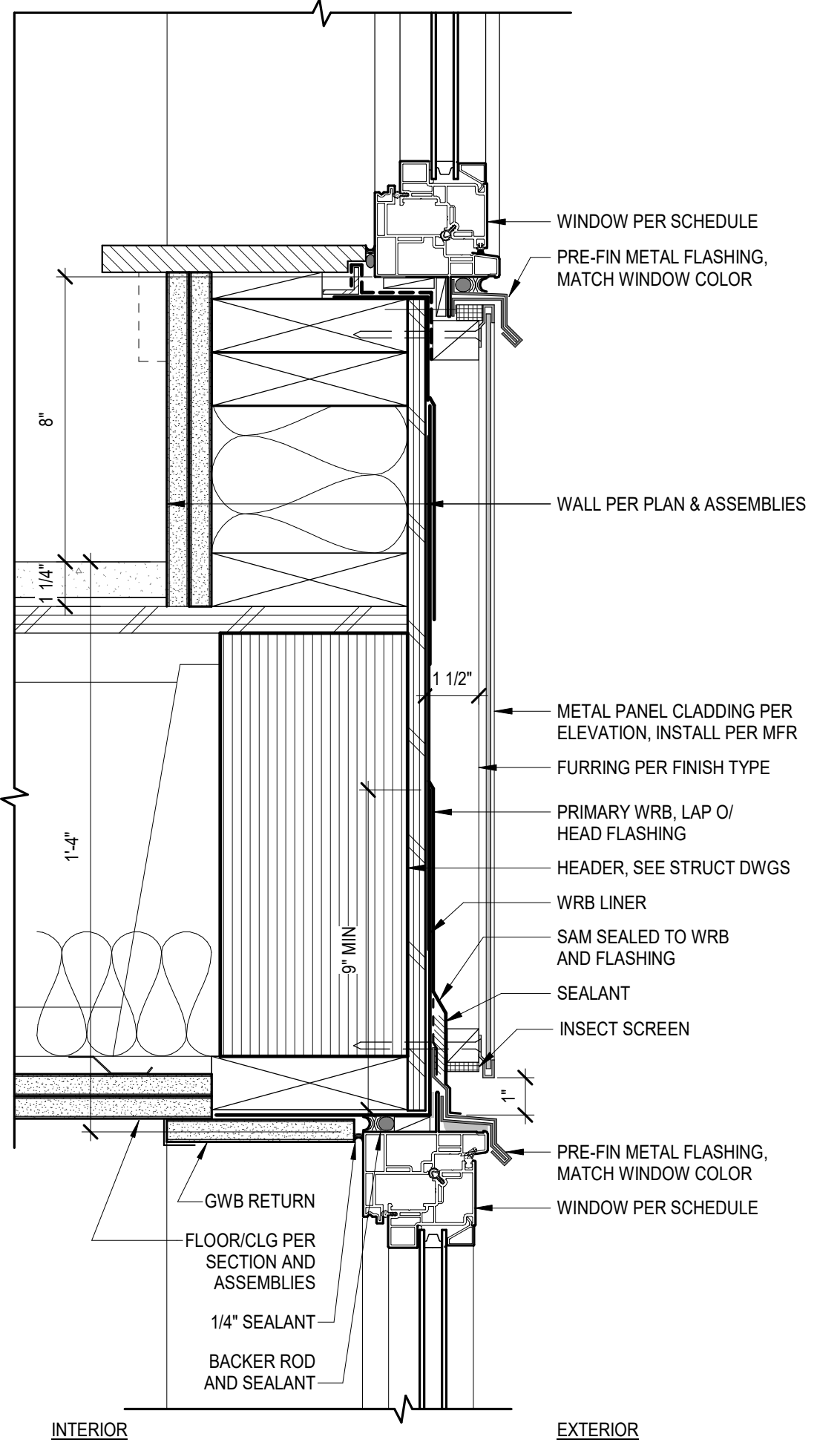
C3 WINDOW HEAD AT FC (WD FRMG)
3\"/>



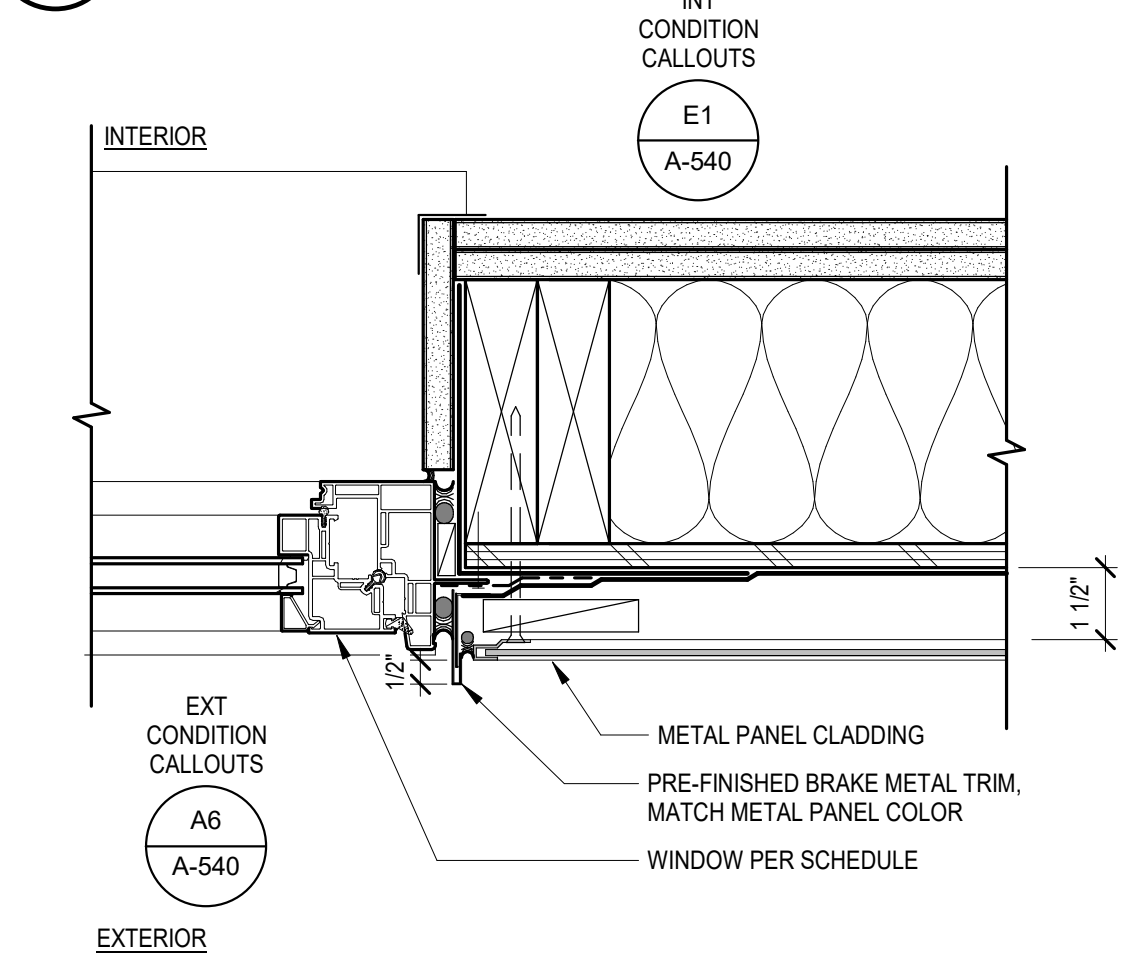
B3 JAMB AT FC AT WD
3\"/>



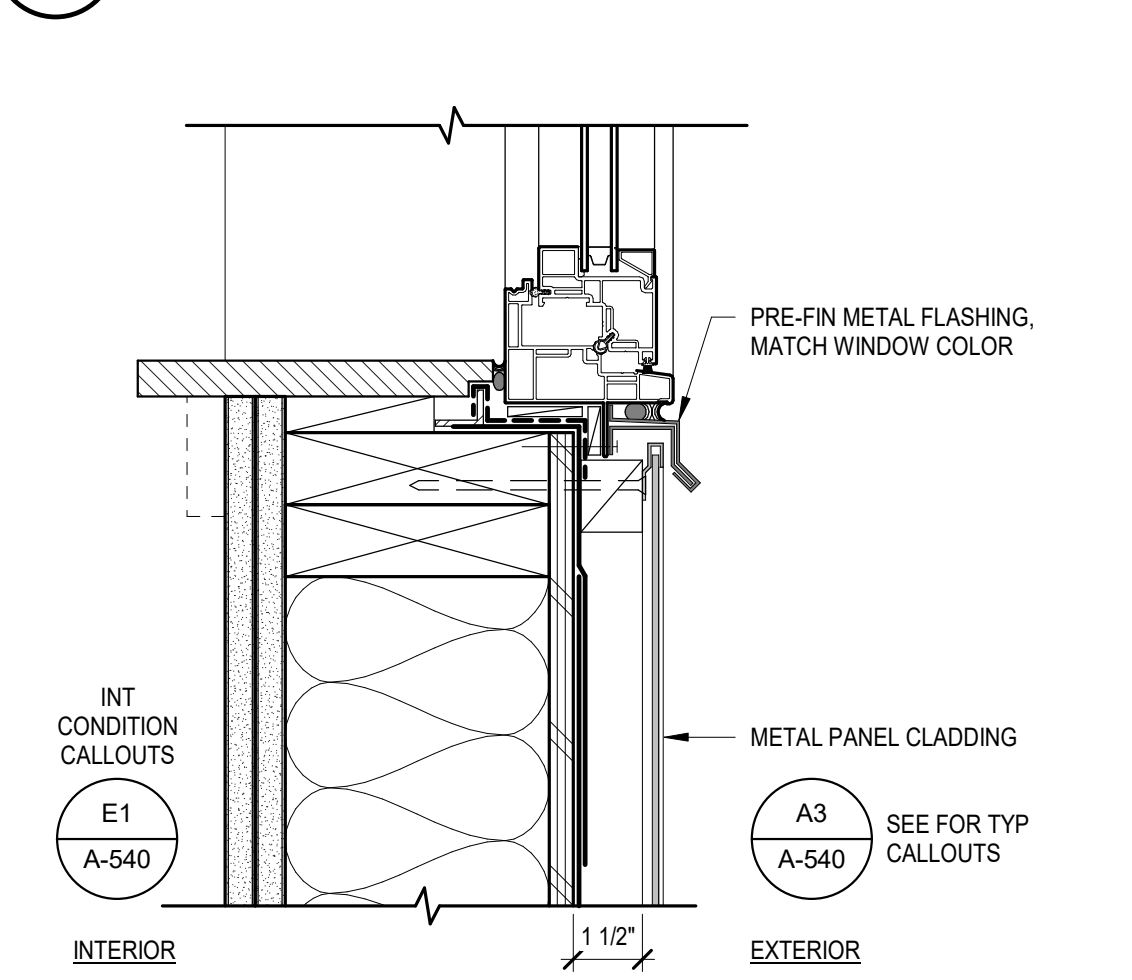
A3 SILL AT FC
3\"/>



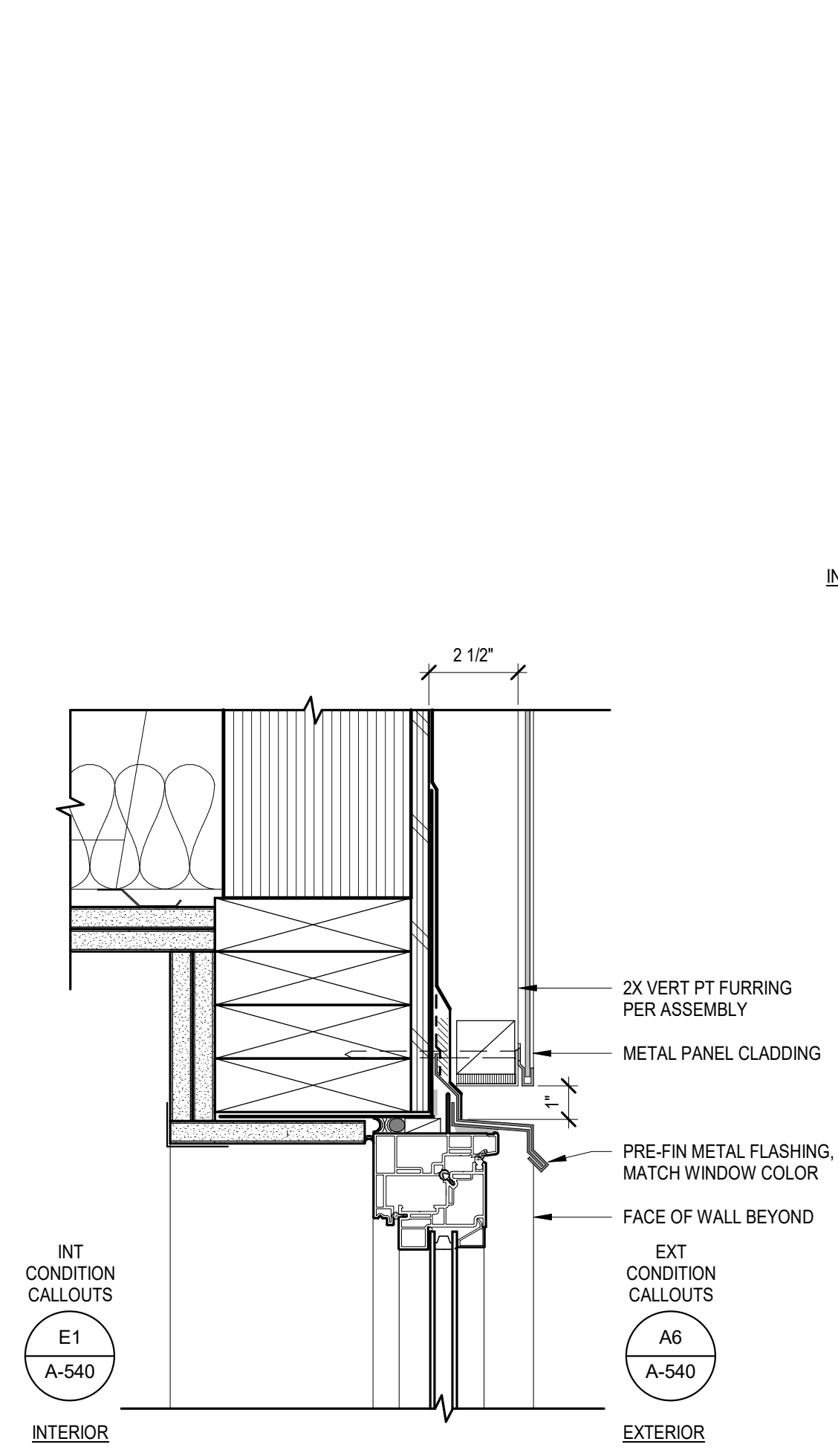
C4 HEAD/SILL AT MTL PANEL
3\"/>



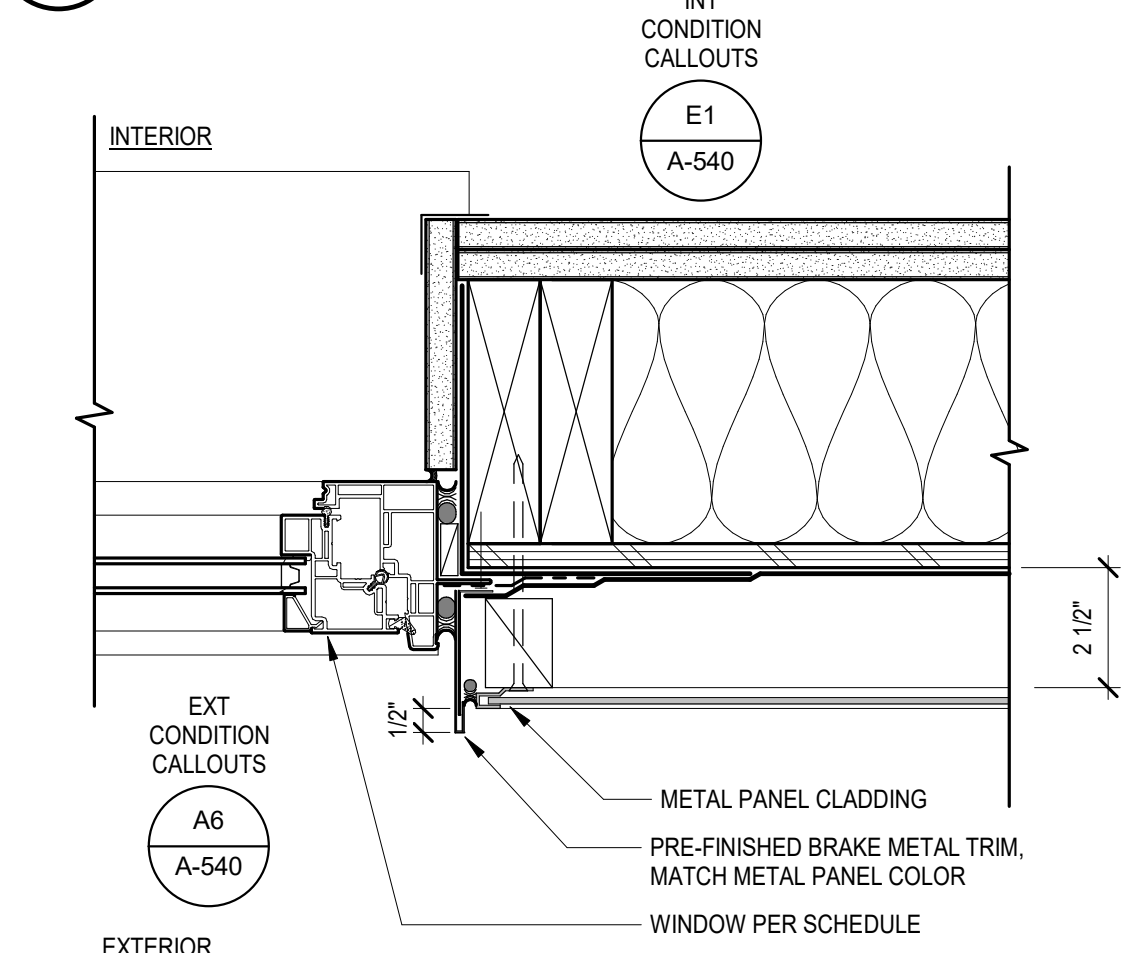
B4 JAMB AT METAL PANEL
3\"/>



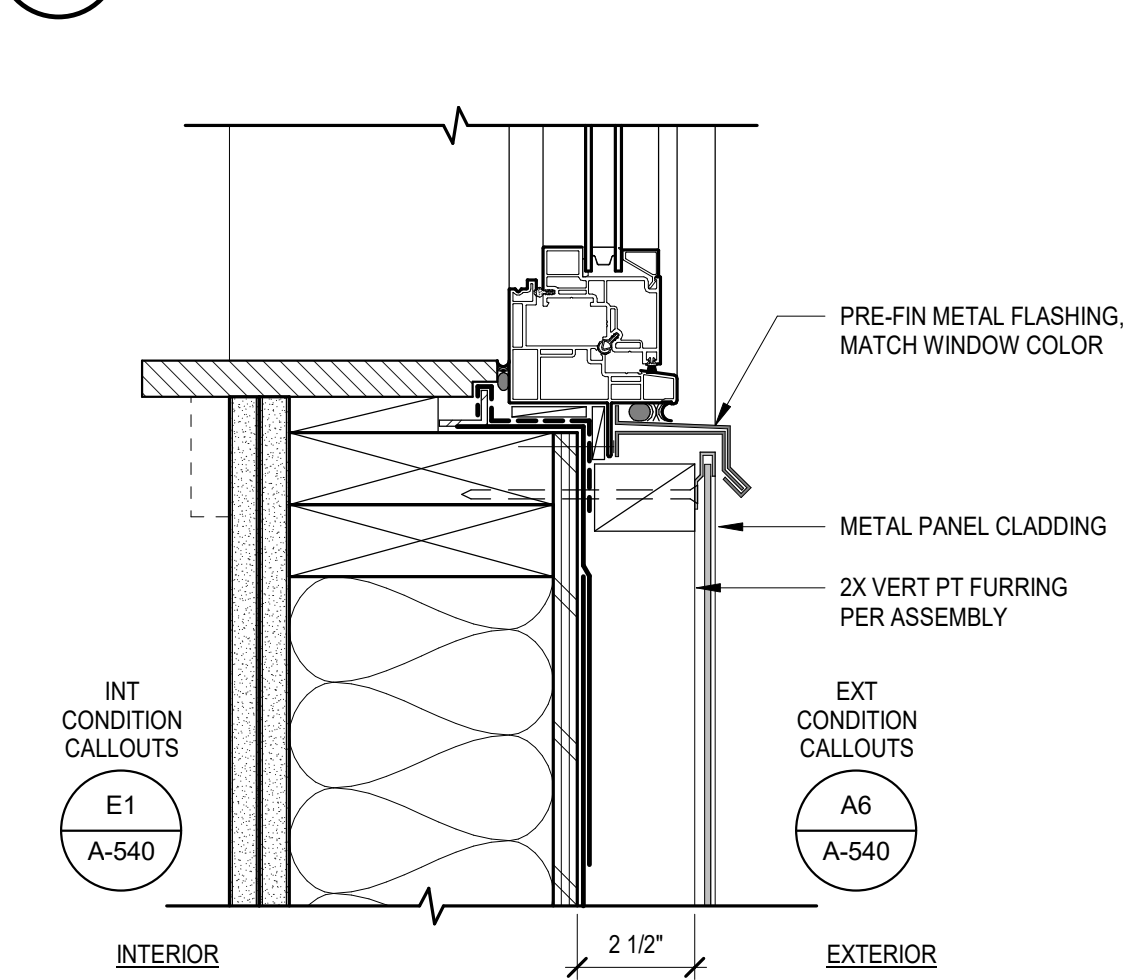
A4 SILL AT METAL PANEL
3\"/>



C5 WINDOW HEAD AT METAL PANEL
3\"/>



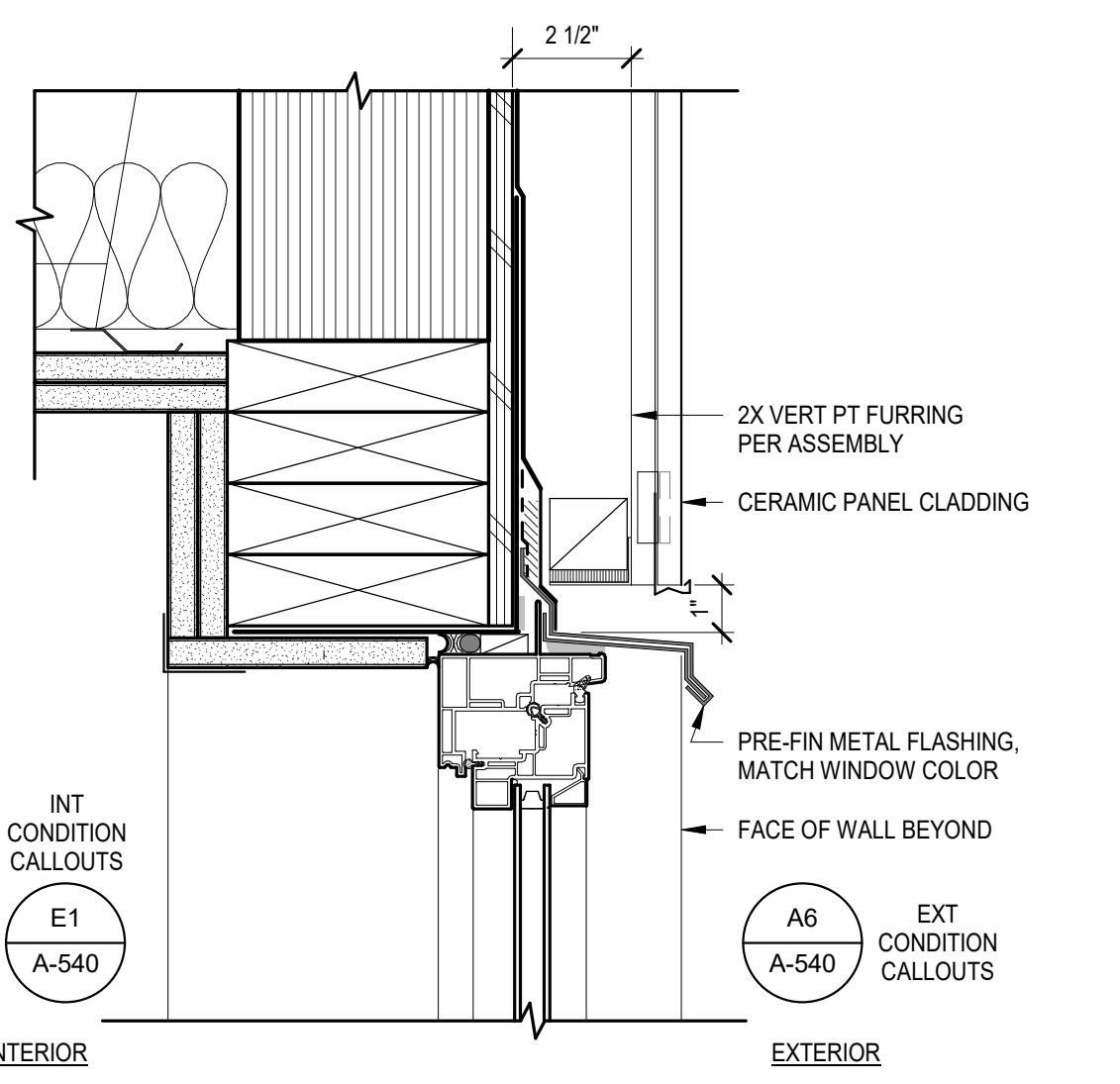
B5 JAMB AT METAL PANEL
3\"/>



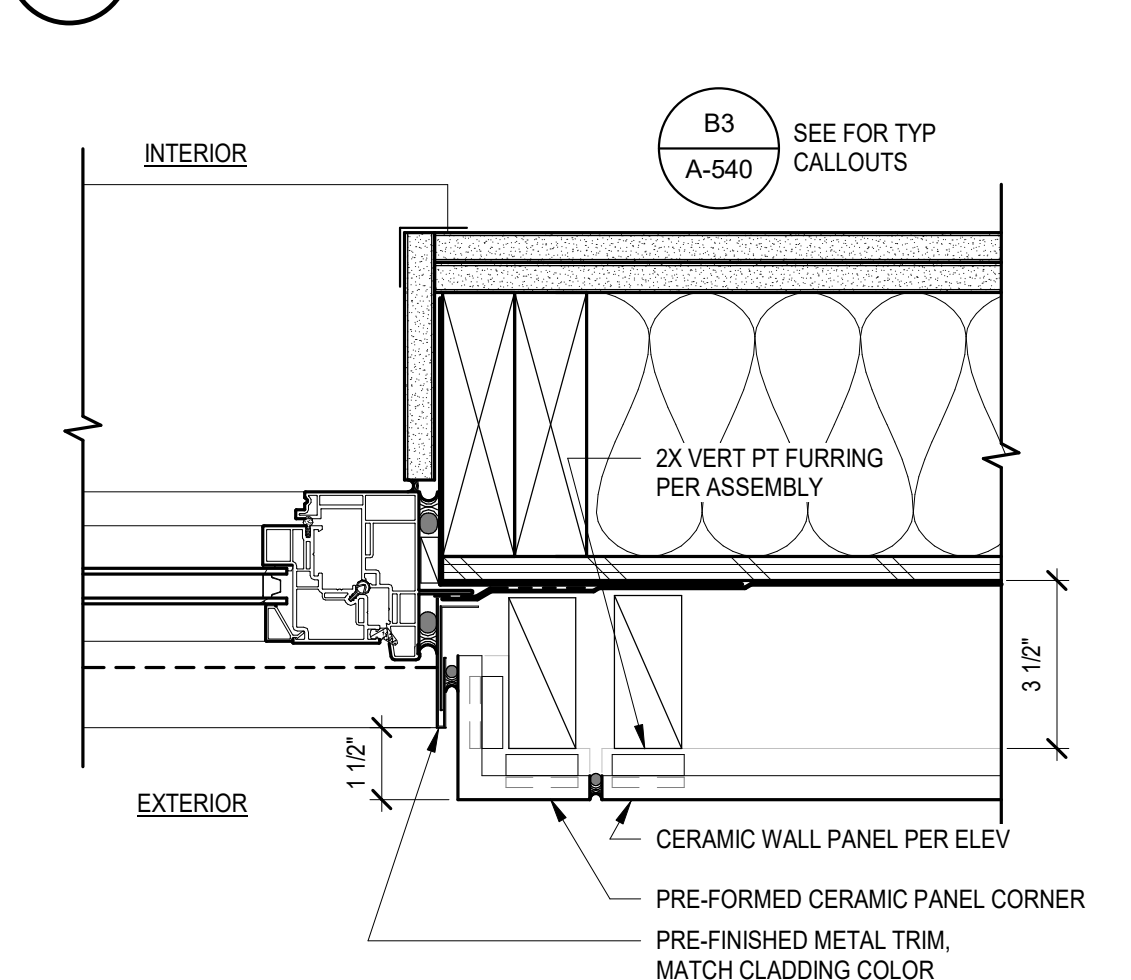
A5 SILL AT METAL PANEL
3\"/>

GENERAL EXTERIOR DETAILS NOTES

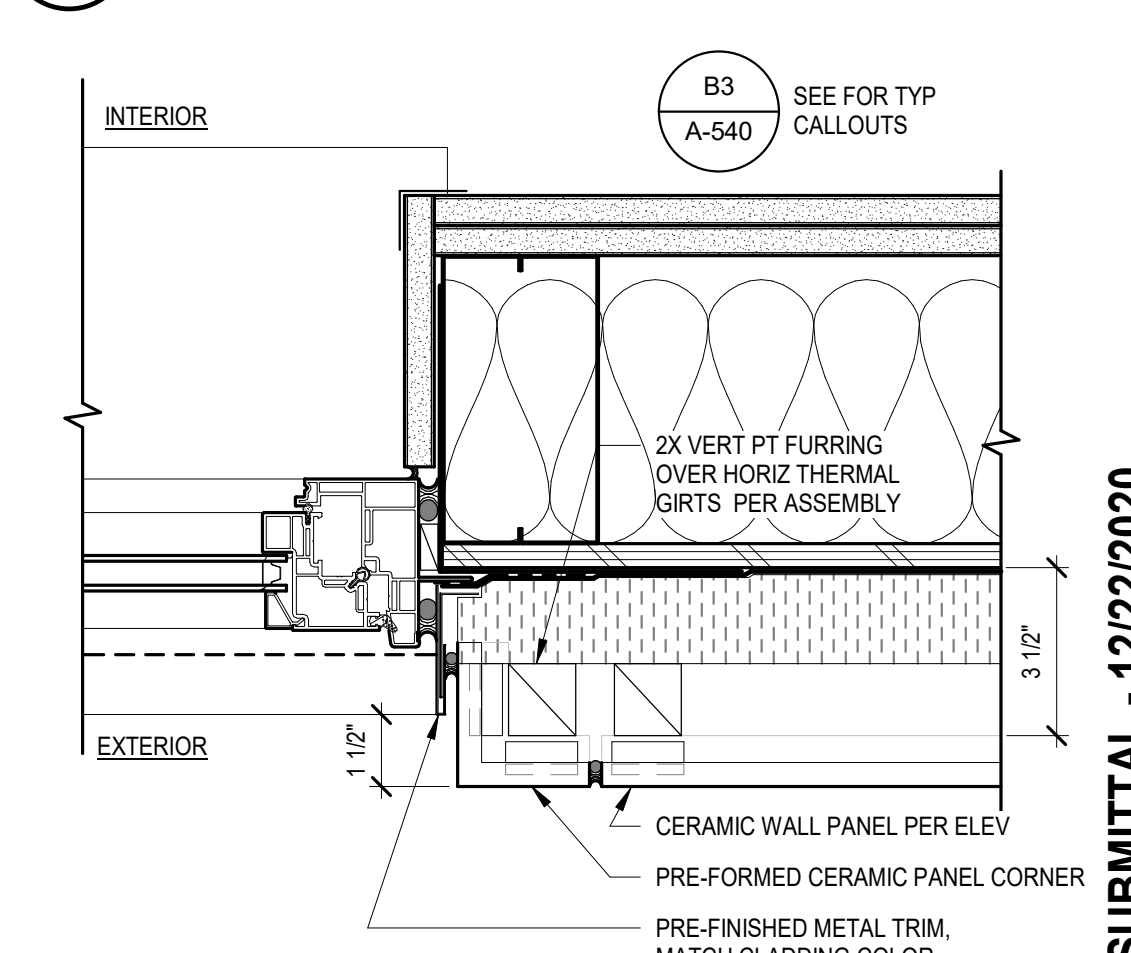
- REFER TO SPECIFICATIONS FOR MANUFACTURER CALLOUTS AND PRODUCT SPECIFIC INSTALLATION
- FASTENER TYPE AND PLACEMENT PER SPECIFICATIONS
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 - MIN. R-10 INSULATION TO INTERIOR OF CONCRETE CURBS
 - MIN. R-10 MINERAL WOOL INSULATION AT INTERIOR FURRING ADJACENT TO CONCRETE WALLS
 - MIN. R-10 MINERAL WOOL INSULATION AT EXTERIOR SLAB STEPS AT UNIT DECKS
- DO NOT SCALE DETAILS
- GUARDRAIL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IBC 1607.8.1 FOR 50 LBS PER LINEAL FOOT OR A SINGLE 200-LB CONCENTRATED LOAD, APPLIED IN ANY DIRECTION TO THE TOP RAIL, WHICHEVER PRODUCE THE MAXIMUM LOAD EFFECT
- FOR VERTICAL METAL SIDING AT OUTSIDE CORNERS, BREAK THE METAL AND CENTER PANEL ON THE BUILDING CORNER
- HORIZ AND VERT METAL STUD FRAMING AT ALUMINUM PANEL ANCHORS TO BE STRUCTURAL METAL STUDS, ENGINEERED BY FRAMING CONTRACTOR



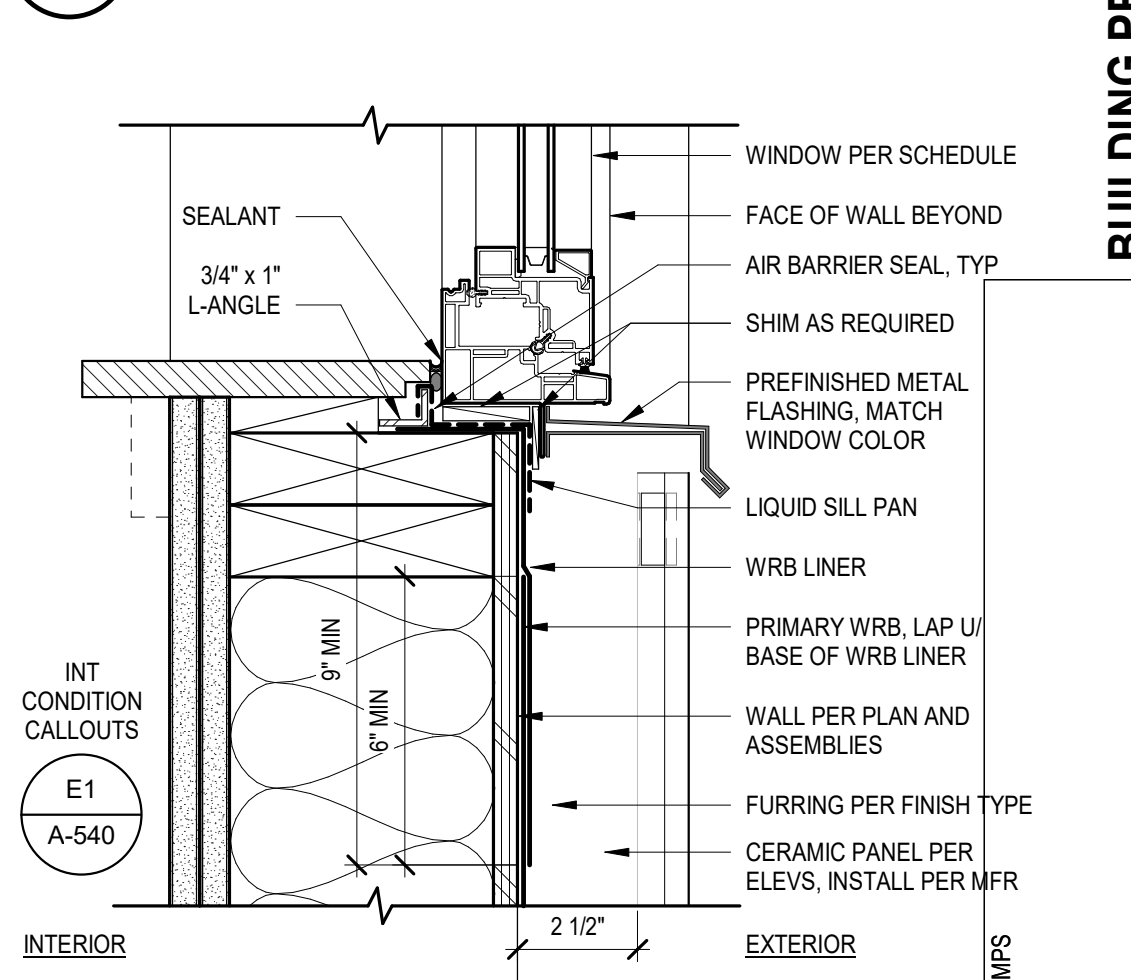
D6 HEAD AT CERAMIC PANEL
3\"/>



C6 JAMB AT CERAMIC PANEL
3\"/>



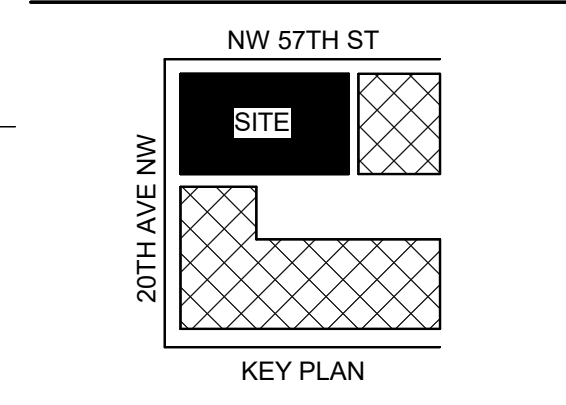
B6 JAMB AT CERAMIC PANEL
3\"/>



A6 SILL AT CERAMIC PNL
3\"/>

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com

6662 REGISTERED ARCHITECT
Beth A. Dwyer
BETH A. DWYER
STATE OF WASHINGTON



PROJECT:
D 57TH BALLARD SARATOGA

PROJECT ADDRESS:
**1761 NW 57TH ST
SEATTLE, WA 98107**

OWNER:
57TH BALLARD SARATOGA, LLC

BUILDING PERMIT SUBMITTAL - 12/22/2020

MARK	DATE	DESCRIPTION
E	12/22/2020	BUILDING PERMIT SUBMITTAL
D	12/14/2020	MUP CORRECTION CYCLE 3
C	11/06/2020	MUP CORRECTION CYCLE 2
B	08/26/2020	MUP CORRECTION CYCLE 1
A	04/28/2020	MUP SUBMITTAL

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		
PROJECT NO.: 2018127.01		
GGLO PRINCIPAL IN CHARGE: Beth Dwyer		
GGLO PROJECT MANAGER: Al Gabay		
OWNER APPROVAL:		

SHEET TITLE
WINDOW DETAILS

SHEET NO.
A-540

GENERAL EXTERIOR ELEVATION NOTES

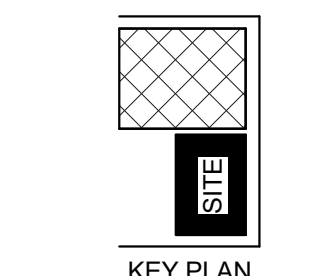
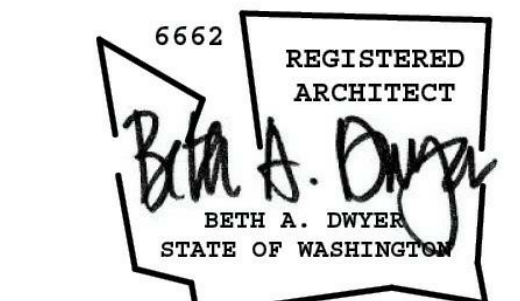
- EXHAUST VENTS 3 FT. MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
- SEE RCP FOR SOFFIT COLORS.

EXTERIOR MATERIAL LEGEND

WD-01	PARKLEX - COPPER
WDW-01	ALUMINUM STOREFRONT - BLACK
WDW-02	VINYL WINDOW - BLACK
GL-01	CLEAR GLASS
GL-02	SPANDREL GLASS
MT-01	CITADEL BREAK METAL - EBONY
FC-01	CERACLAD - SILKY FLOW - CREAM
FC-02	NEOLITH - IRON MOSS
FC-03	HARDIE - PAINTED TO MATCH CERACLAD CREAM
FC-04	HARDIE - PAINTED TO MATCH NEOLITH - IRON MOSS
CONC-1	CONCRETE (CURB)
GUTTER-01	PAINTED TO MATCH CERACLAD CREAM
GUTTER-02	PAINTED TO MATCH NEOLITH IRON MOSS
GUTTER-03	PAINTED BLACK TO MATCH CITADEL EBONY
LOUV-01	PAINTED BLACK TO MATCH CITADEL EBONY
VENT-01	PAINTED TO MATCH CERACLAD CREAM
VENT-02	PAINTED TO MATCH NEOLITH IRON MOSS
RAIL-01	GLASS GUARDRAIL



1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
56TH BALLARD APARTMENTS

PROJECT ADDRESS:
**2002 NW 56TH ST
SEATTLE, WA 98107**

OWNER:
**SARATOGA CAPITAL, INC.
485 ALBERTO WAY
SUITE 200
LOS GATOS, CA 95032**

MARK	DATE	DESCRIPTION
3	12/10/2020	MUP CORRECTION 3
2	08/19/2020	MUP CORRECTION 2
1	06/10/2020	MUP CORRECTION 1

REVISIONS

MARK	DATE	DESCRIPTION
F	12/17/2020	BUILDING PERMIT SUBMITTAL
E	12/10/2020	MUP CYCLE 3 CORRECTIONS
D	09/21/2020	DESIGN DEVELOPMENT
C	08/19/2020	MUP CYCLE 2 CORRECTIONS
B	06/11/2020	MUP CYCLE 1 CORRECTIONS
A	09/13/2019	MUP REVISION SUBMITTAL

ISSUE INFORMATION

PROJECT NO.: **2018126.01**
GGLO PRINCIPAL IN CHARGE: **BETH DWYER**
GGLO PROJECT MANAGER: **AL GABAY**
GGLO PROJECT ARCHITECT: **SAMANTHA BEADEL**
OWNER APPROVAL:

SHEET TITLE
EAST/NORTH ELEVATION

SHEET NO.

A-201



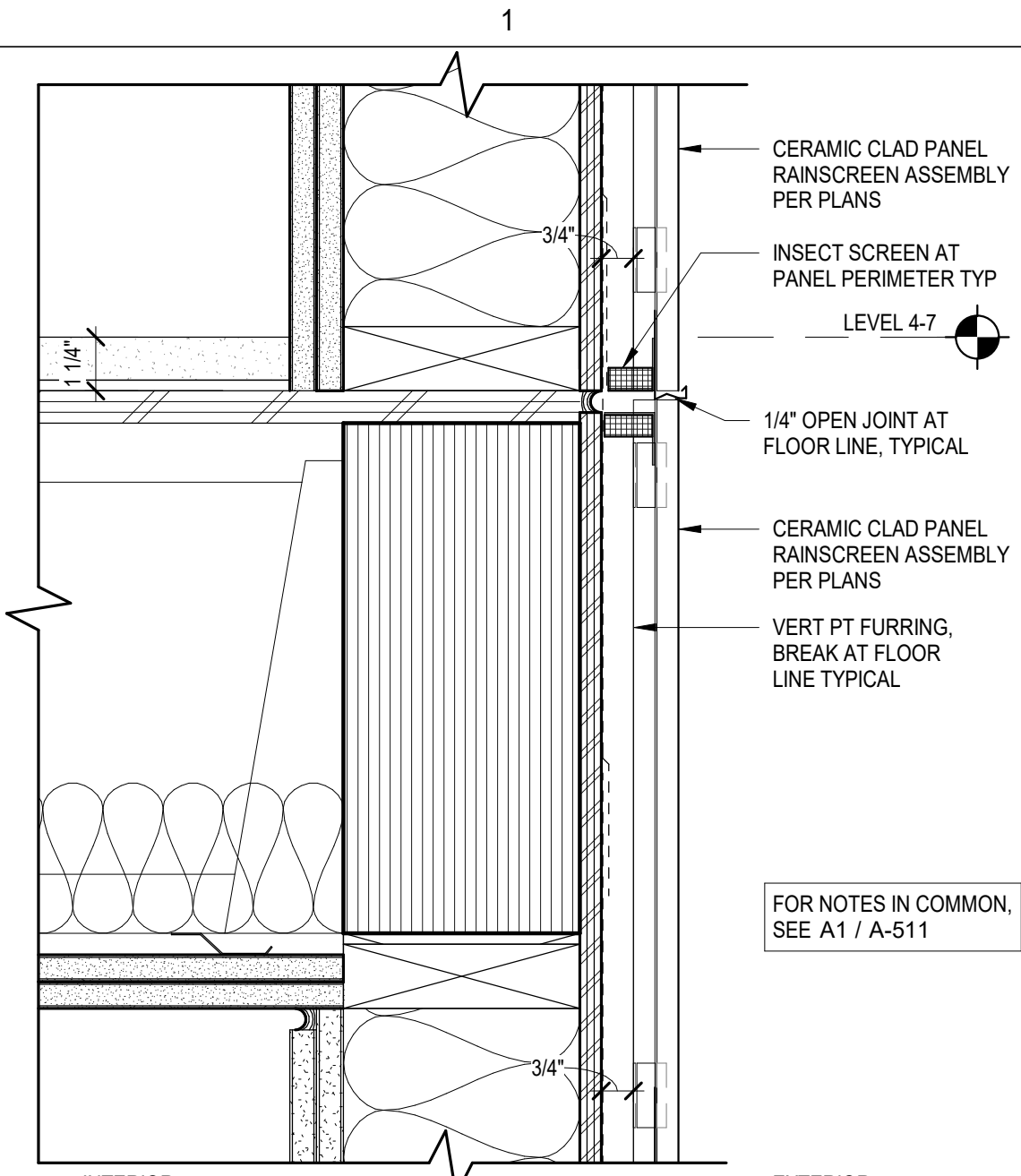
A1 NORTH ELEVATION
1/8" = 1'-0"

A3 EAST ELEVATION
1/8" = 1'-0"

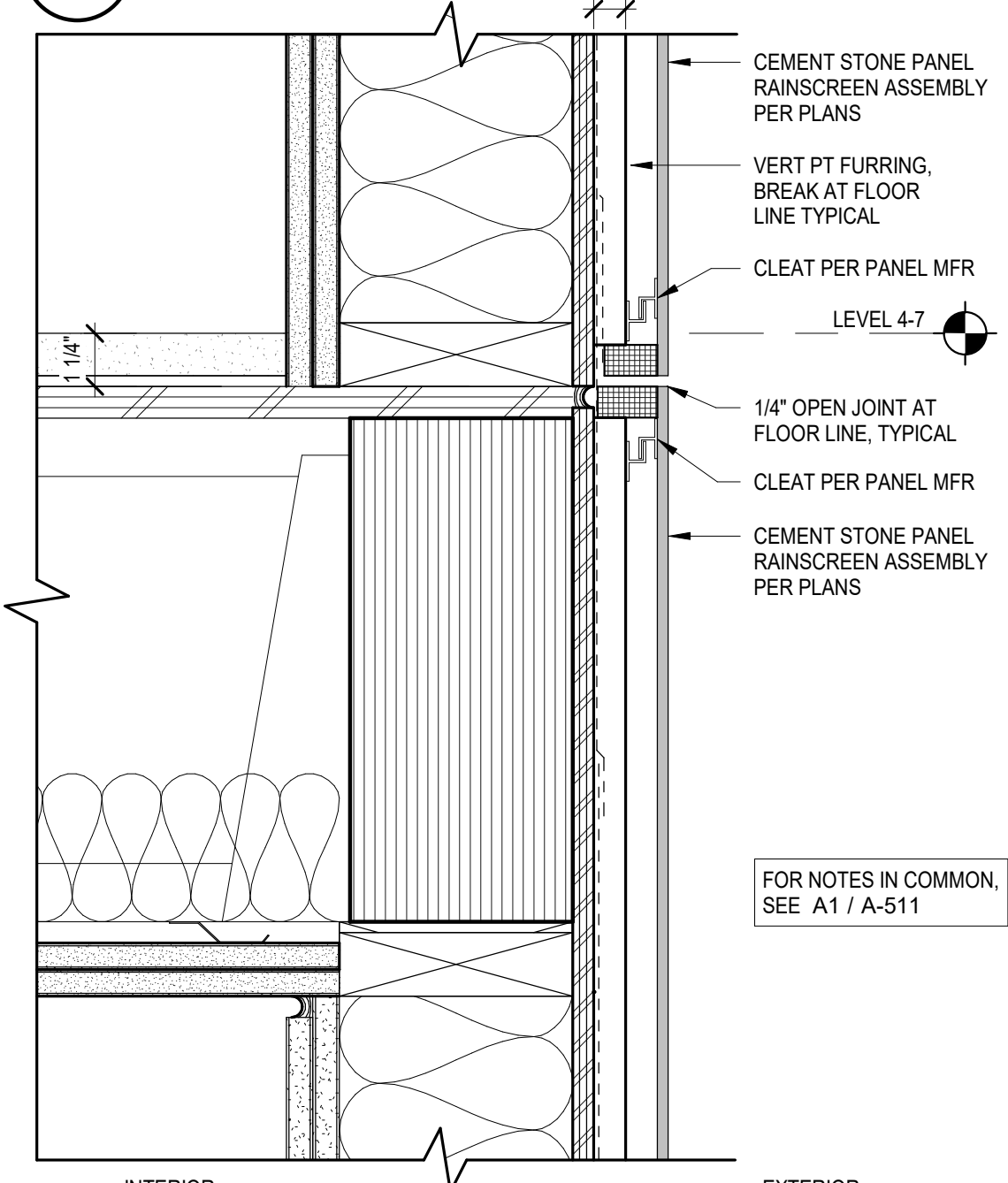
BUILDING PERMIT SUBMITTAL 12/17/2020

APPROVAL STAMPS

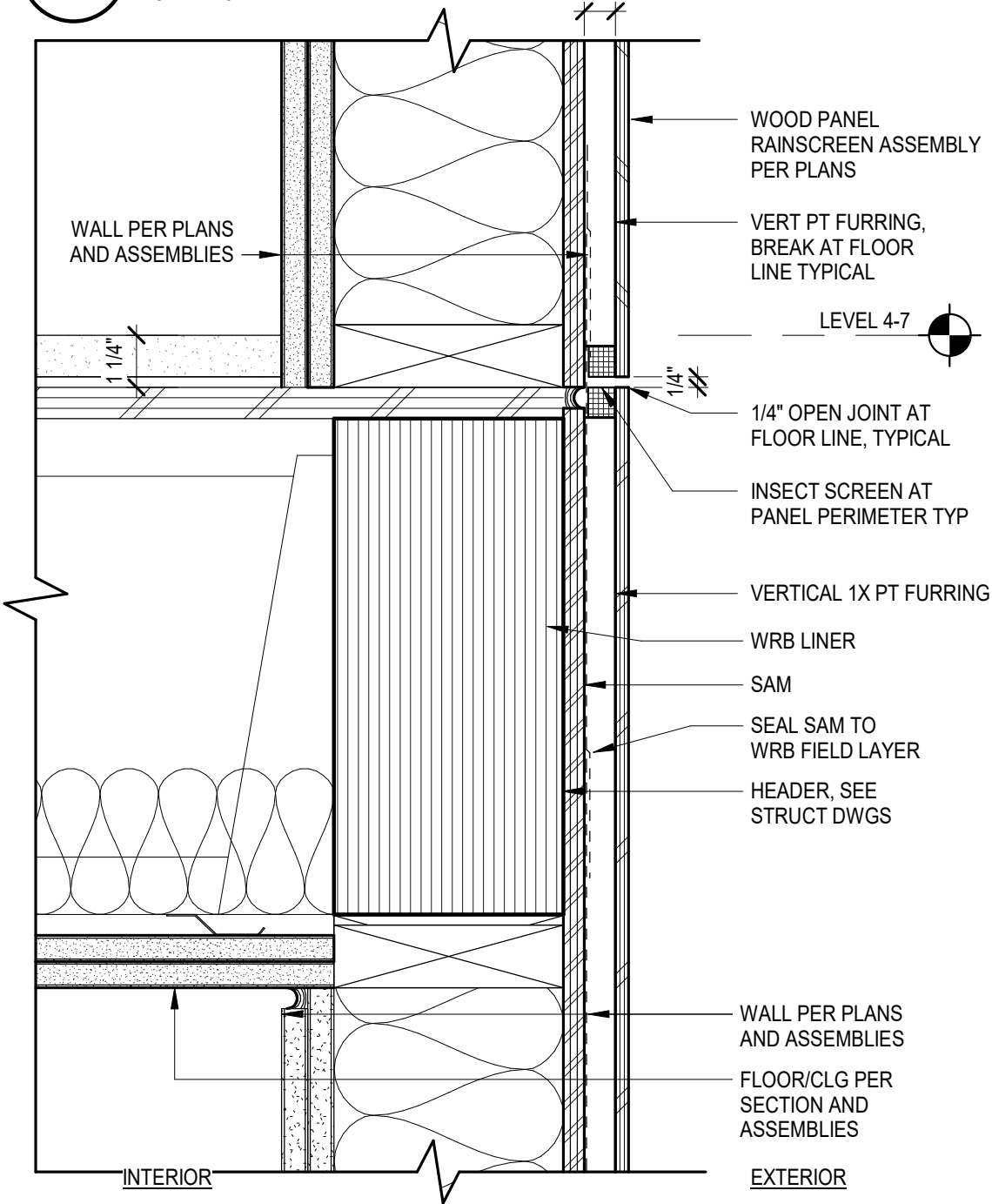
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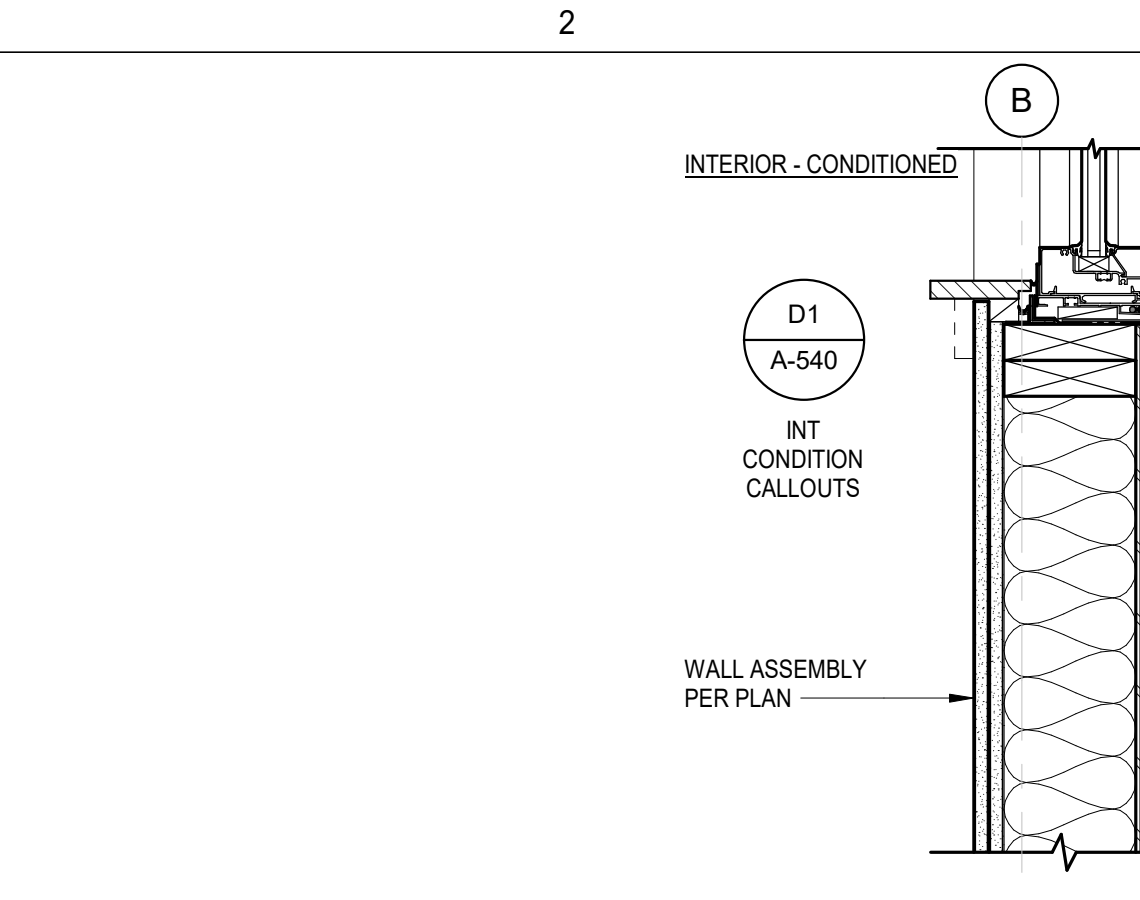
D1 FLOOR EDGE WD/WD FRMG AT CER PNL
3" = 1'-0"



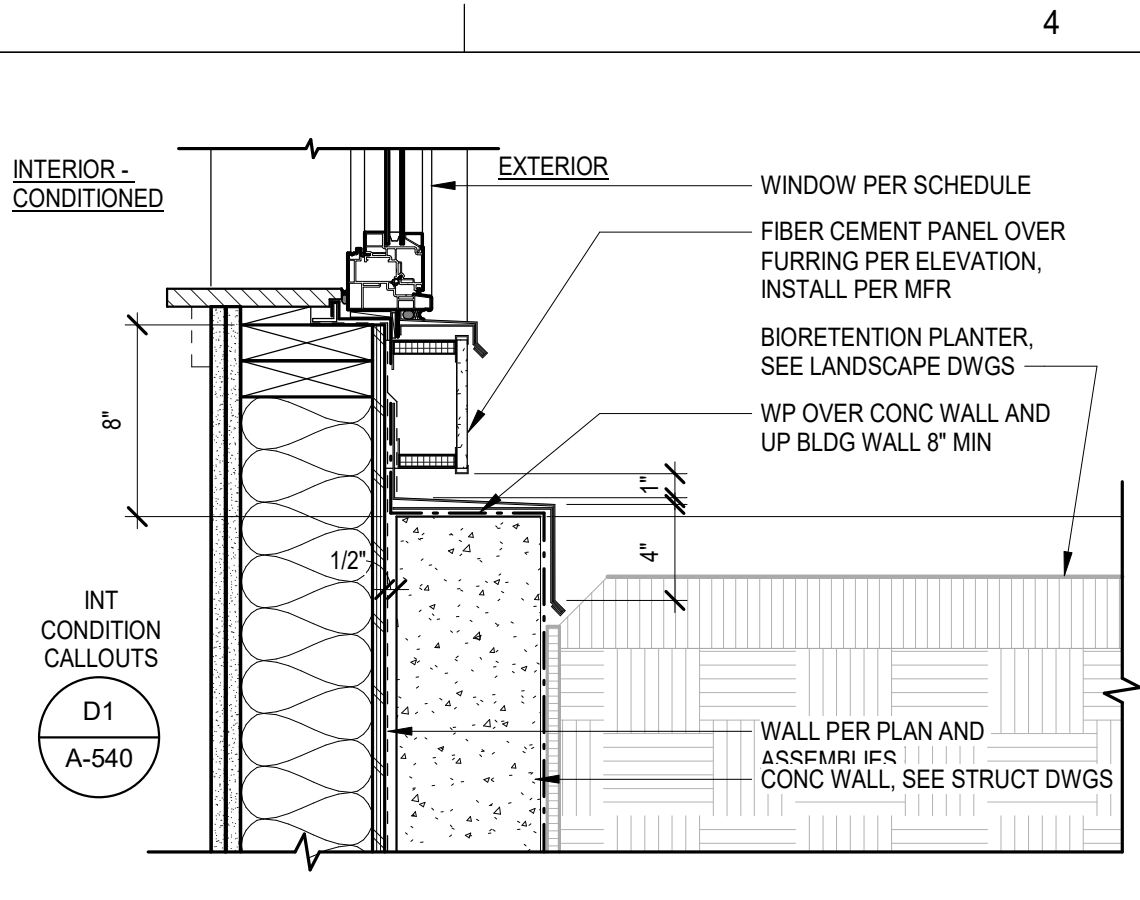
B1 FLOOR EDGE WD/WD FRMG AT CSP
3" = 1'-0"



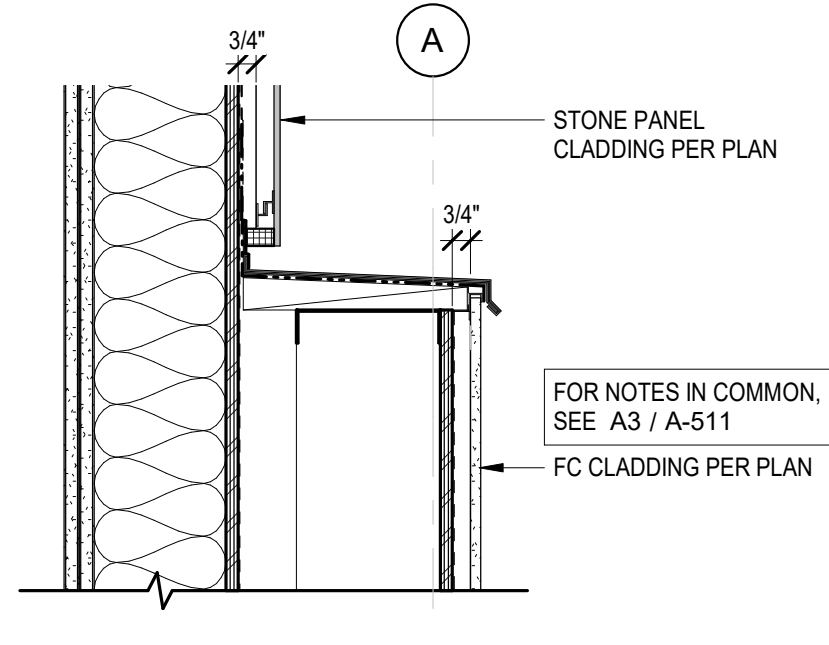
A1 FLOOR EDGE WD/WD FRMG AT CWP
3" = 1'-0"



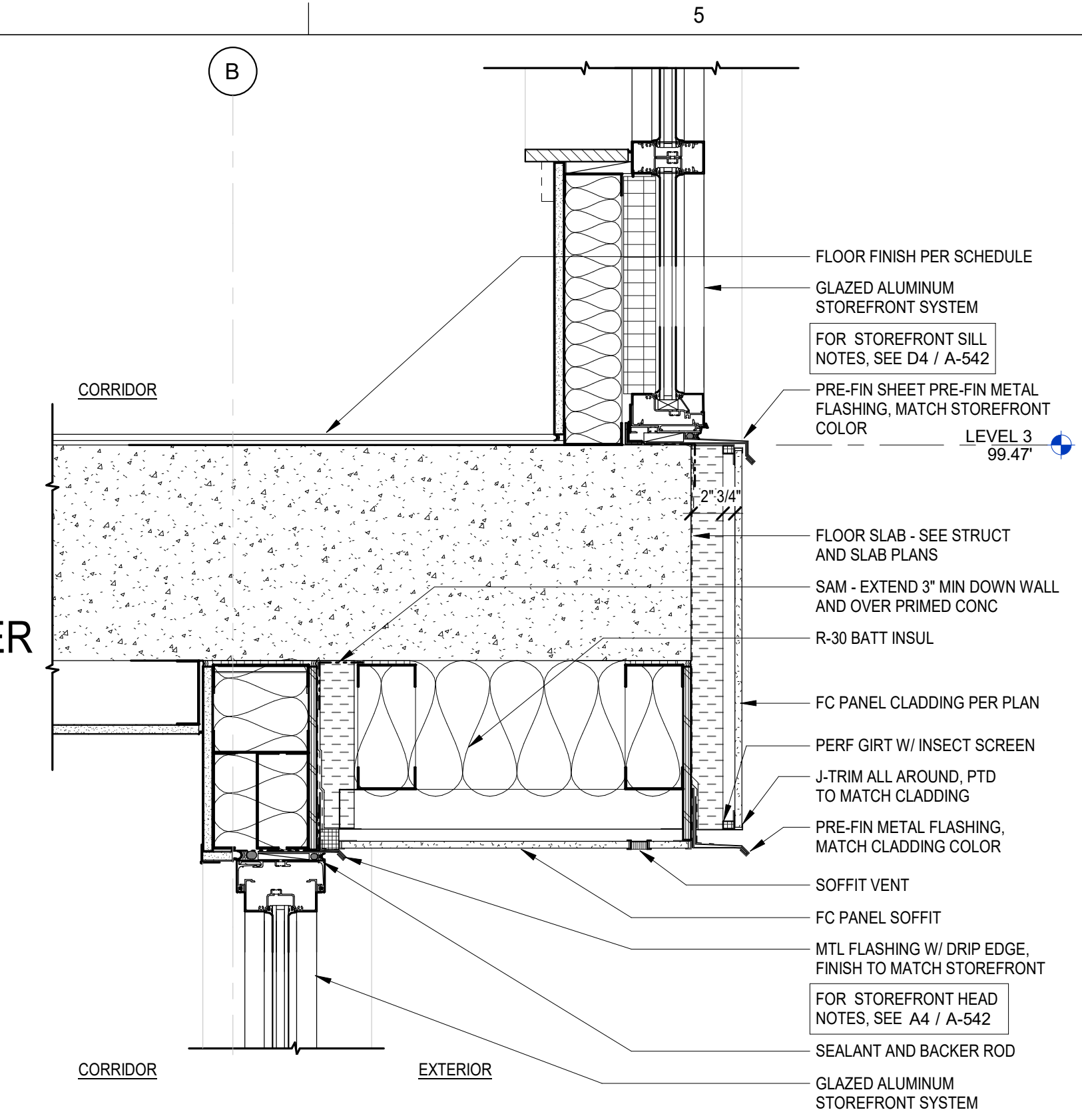
D3 STRFRNT SILL AT BIORETEN PLANTER
1 1/2" = 1'-0"



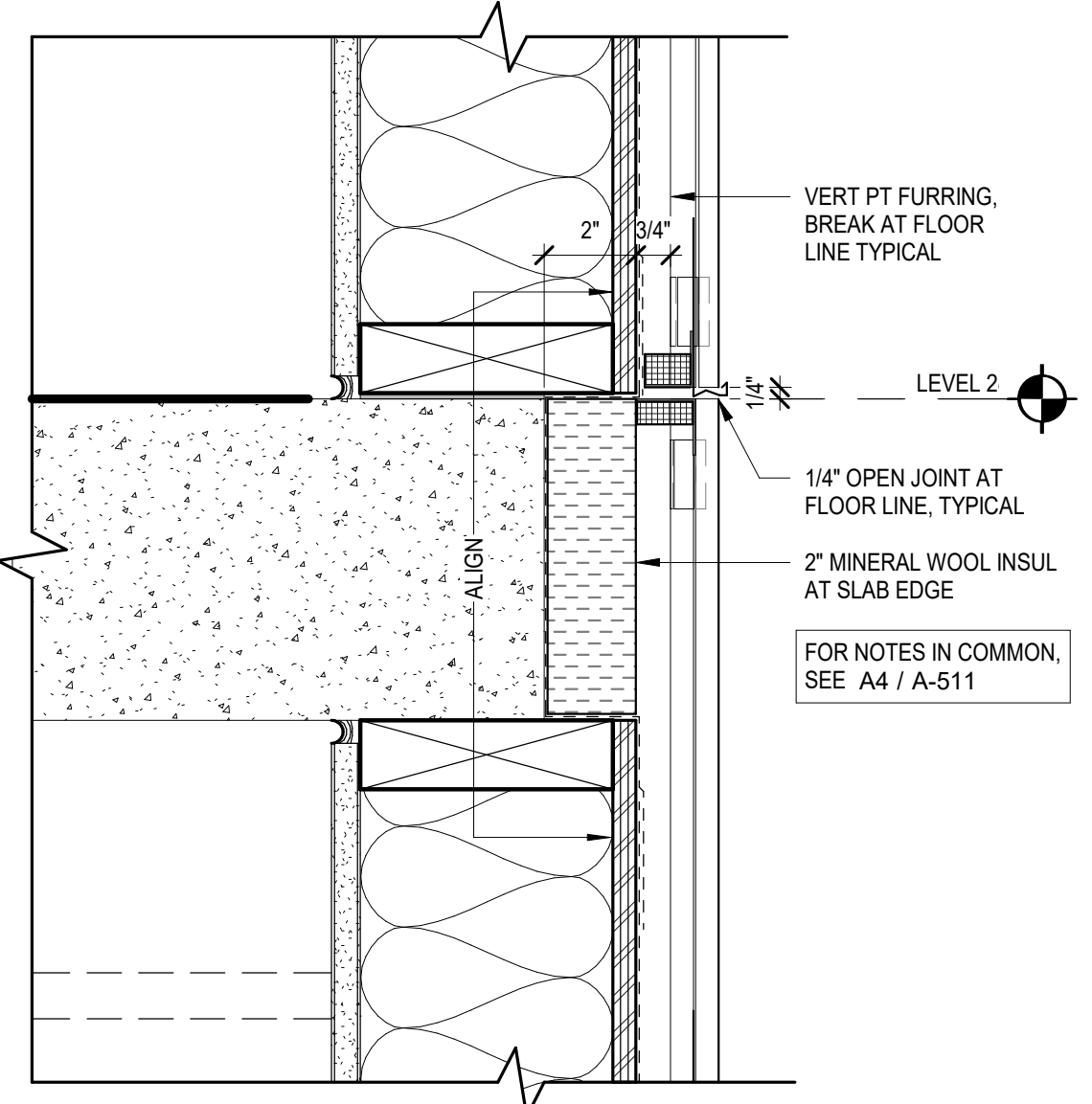
D4 WINDOW SILL AT BIORETEN PLANTER
1 1/2" = 1'-0"



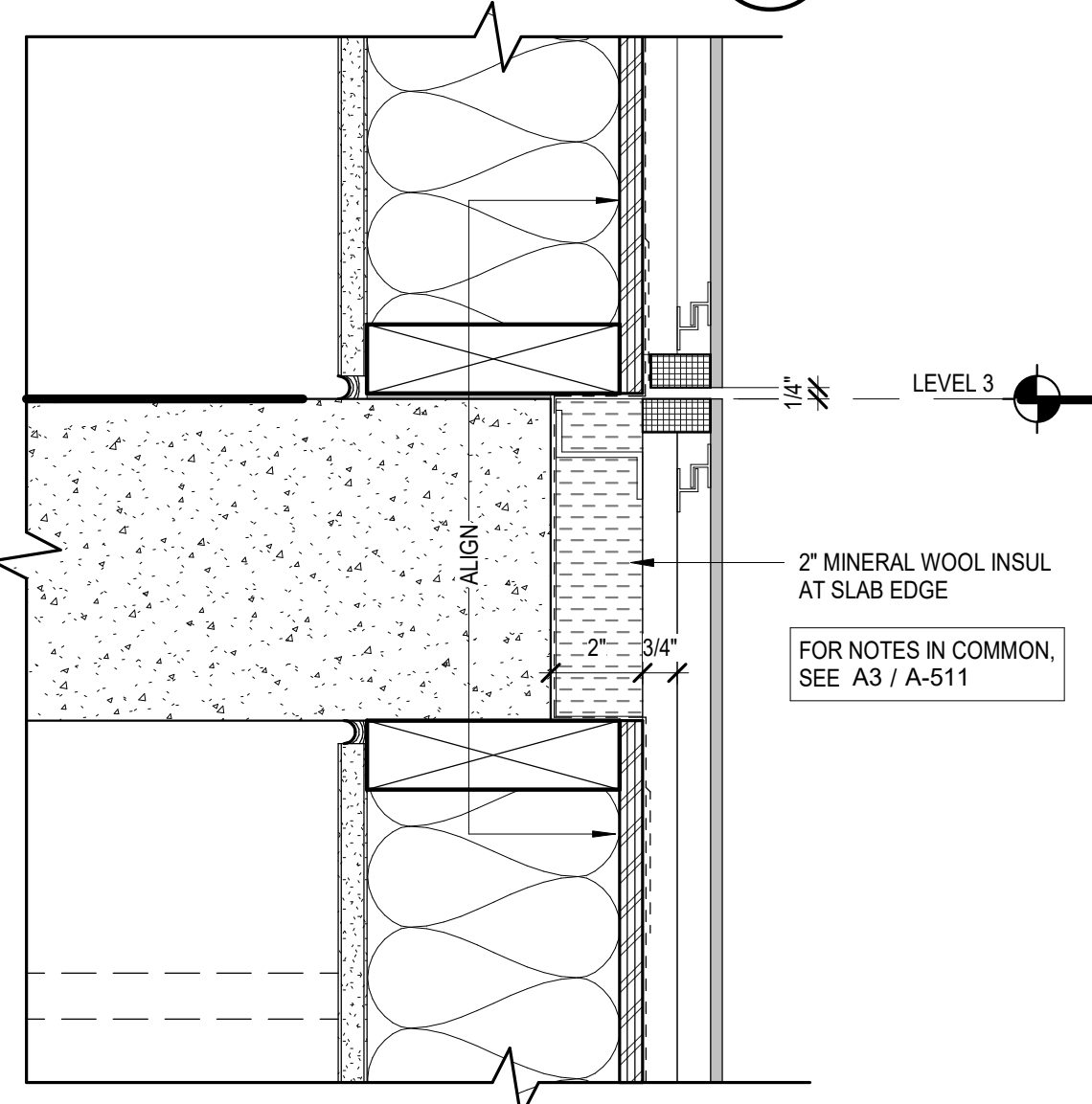
C4 FC/CERACLAD TRANSITION
1 1/2" = 1'-0"



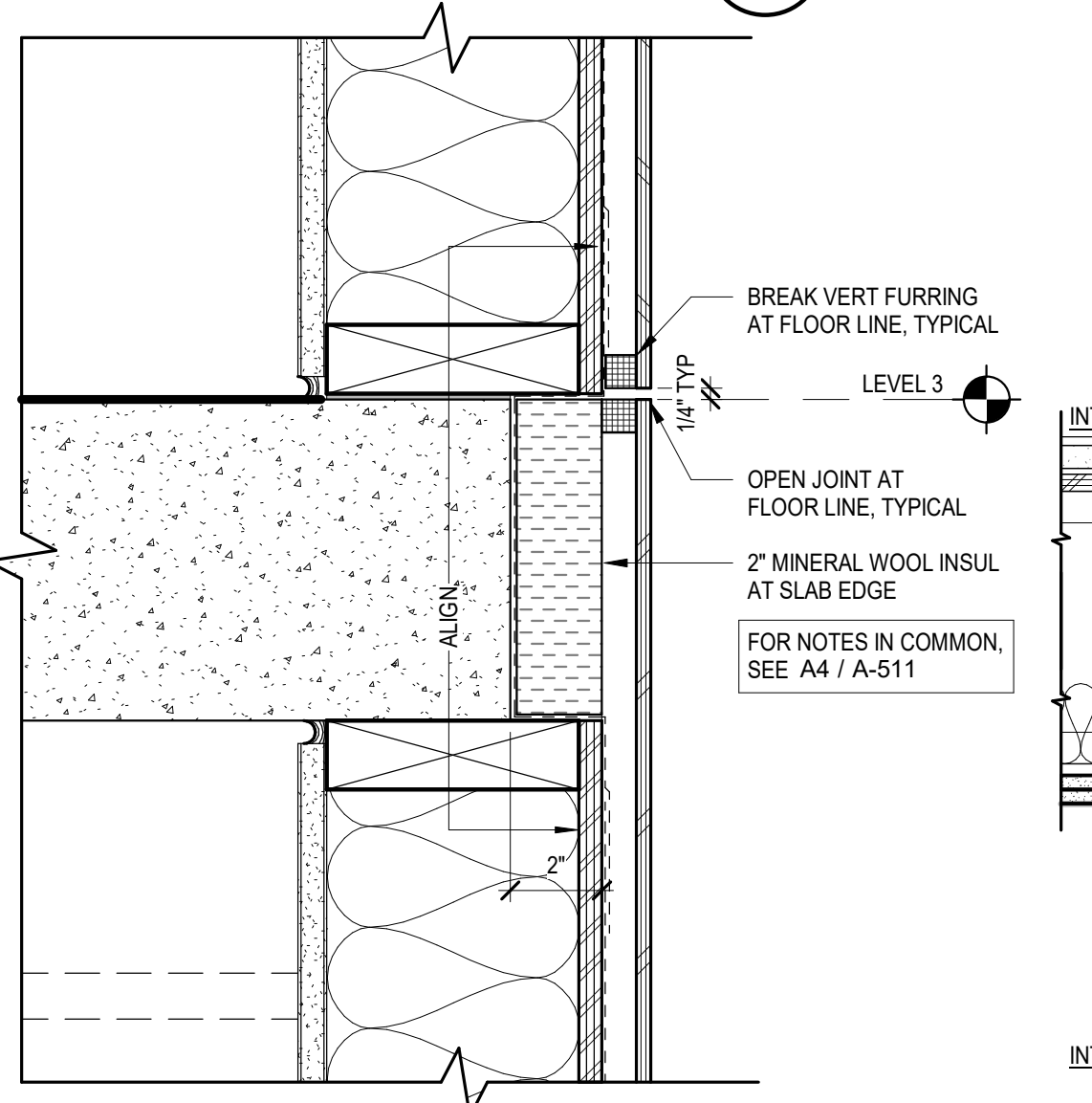
C5 SOFFIT AT LEVEL 3
1 1/2" = 1'-0"



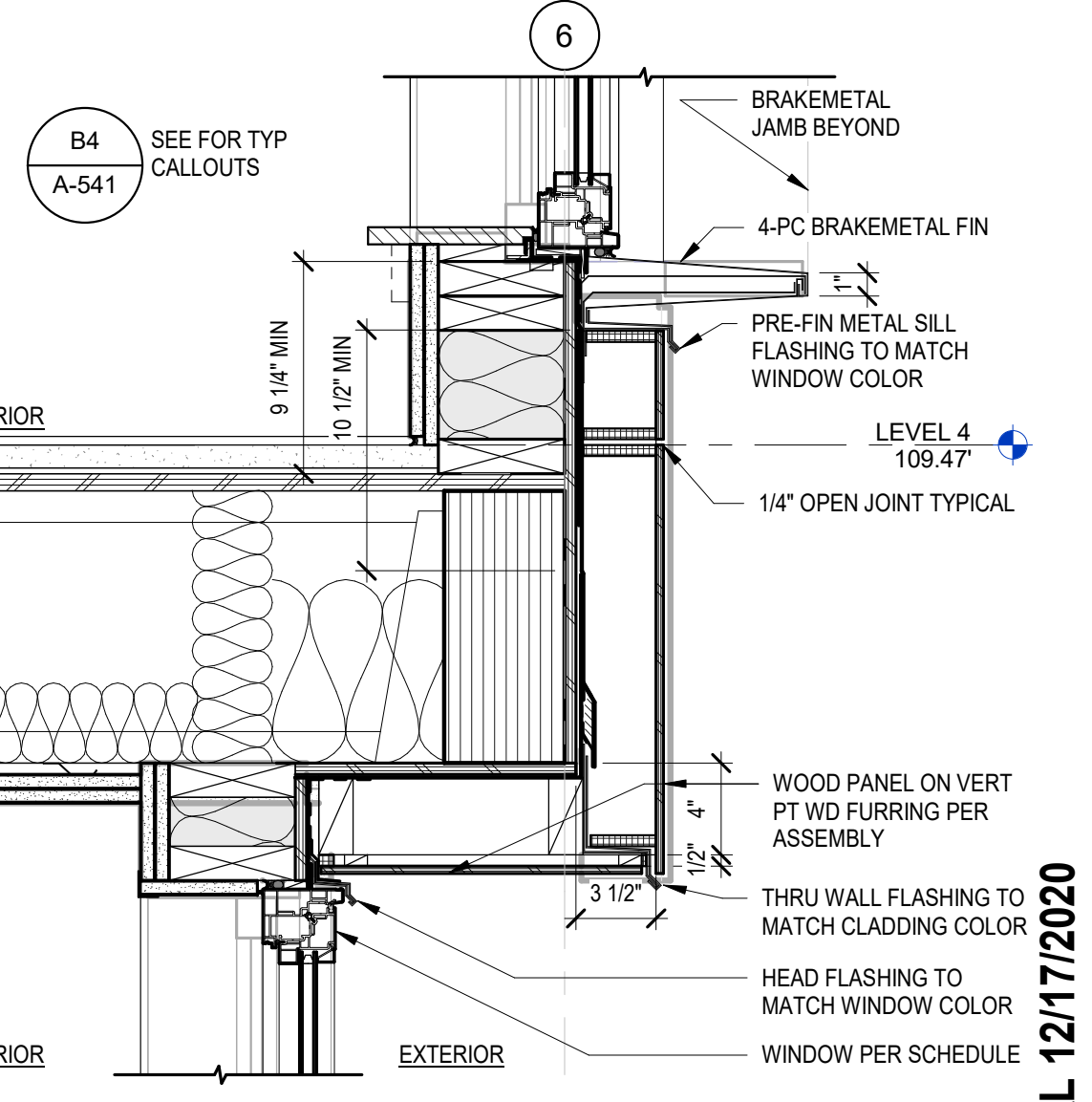
B2 SLAB EDGE - WD/WD FRMG AT CP
3" = 1'-0"



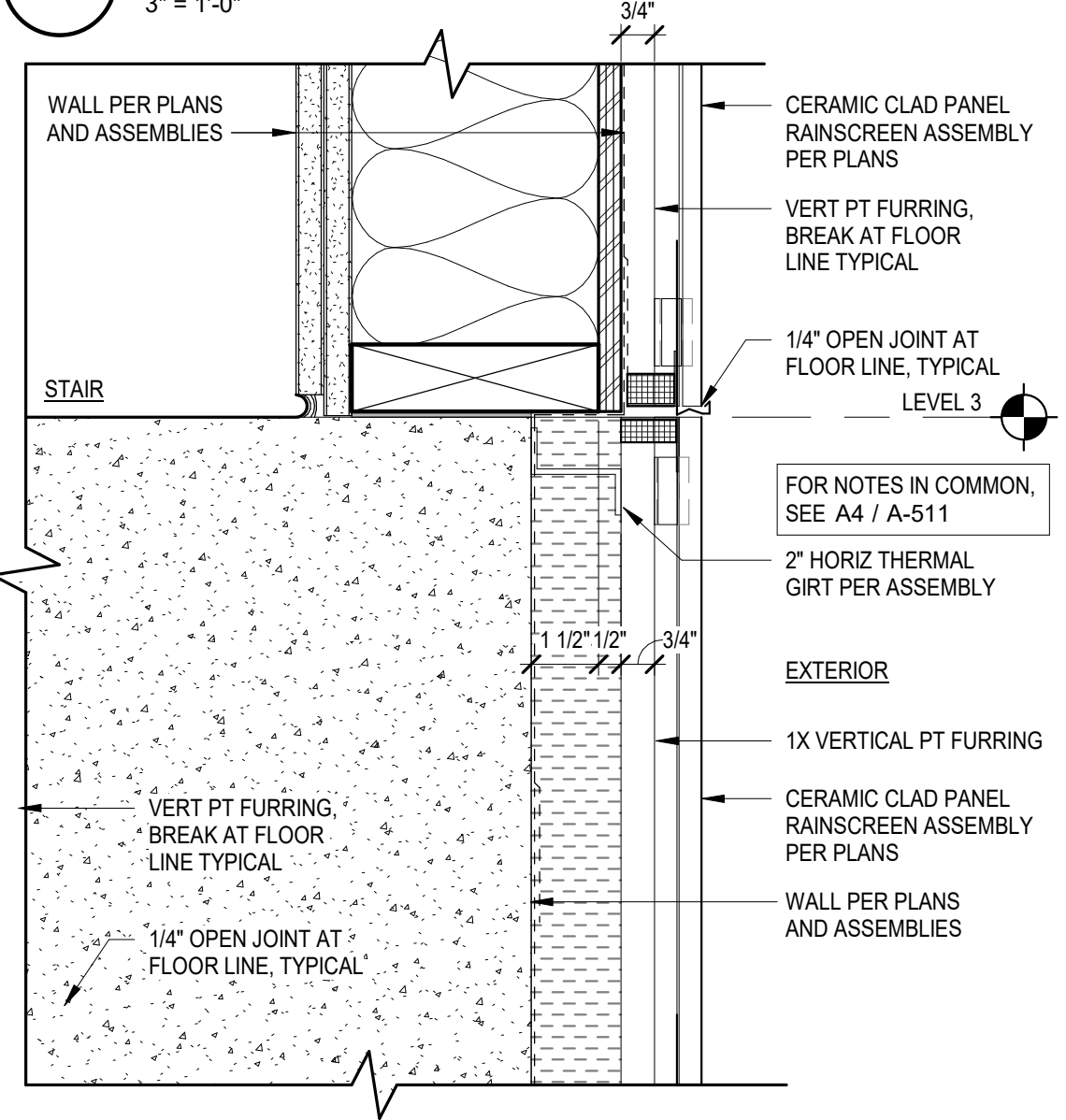
B3 SLAB EDGE - WD/WD FRMG AT CSP
3" = 1'-0"



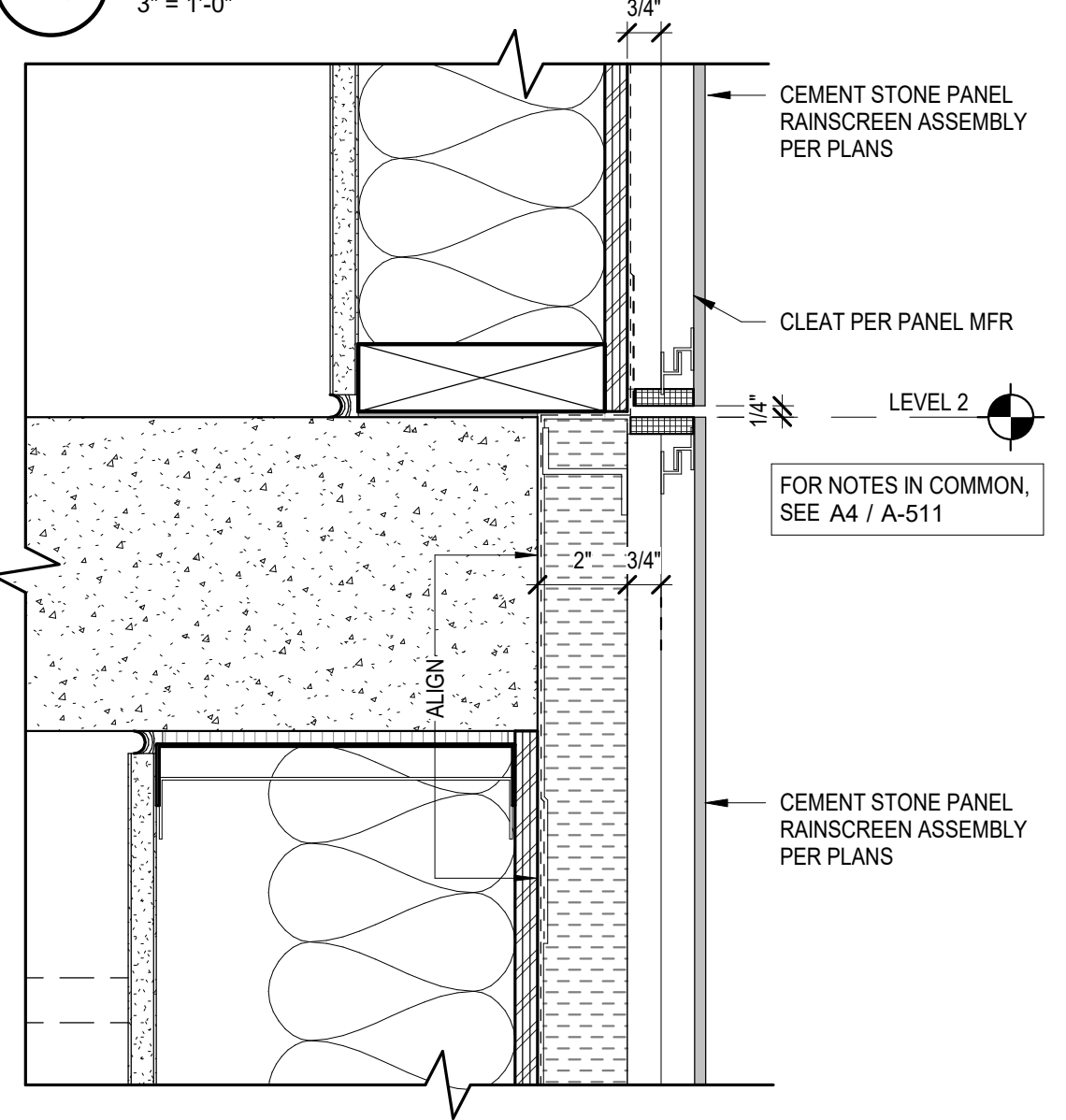
B4 SLAB EDGE - WD/WD FRMG AT CWP
3" = 1'-0"



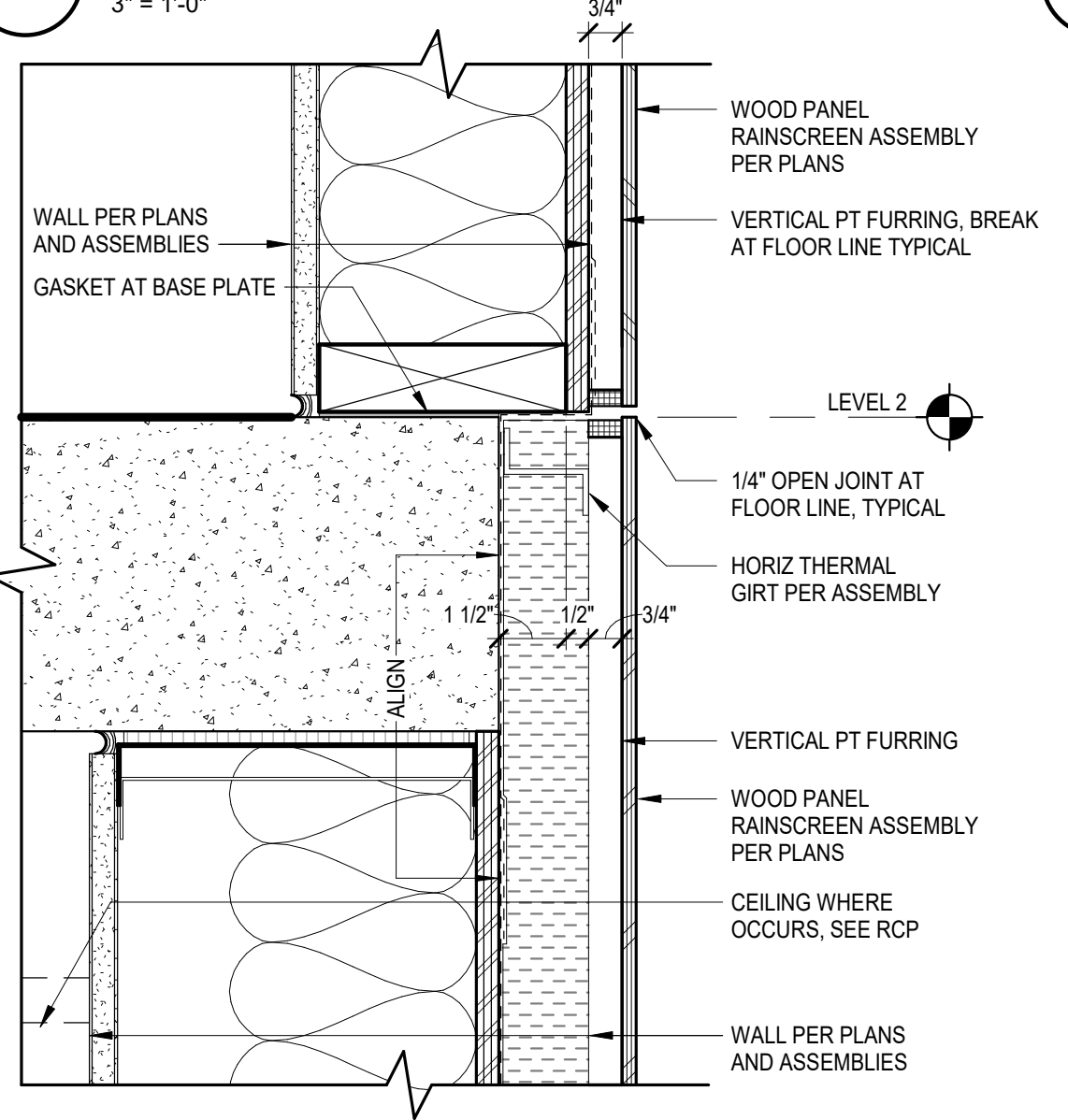
B5 DEEP HEAD AT WP
1 1/2" = 1'-0"



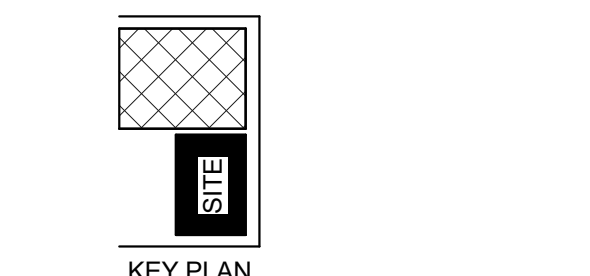
A2 STAIR WALL - CONC/WD FRMG AT CP
3" = 1'-0"



A3 SLAB EDGE - MTL/WD FRMG AT CSP
3" = 1'-0"



A4 SLAB EDGE - MTL/WD FRMG AT CWP
3" = 1'-0"



PROJECT:
56TH BALLARD APARTMENTS

PROJECT ADDRESS:
2002 NW 56TH ST SEATTLE, WA 98107

OWNER:
SARATOGA CAPITAL, INC. 485 ALBERTO WAY SUITE 200 LOS GATOS, CA 95032

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
F	12/17/2020	BUILDING PERMIT SUBMITTAL
E	12/10/2020	MUP CYCLE 3 CORRECTIONS
D	09/21/2020	DESIGN DEVELOPMENT
C	08/19/2020	MUP CYCLE 2 CORRECTIONS
B	06/11/2020	MUP CYCLE 1 CORRECTIONS
A	09/13/2019	MUP REVISION SUBMITTAL

PROJECT NO.: **2018126.01**
GGLO PRINCIPAL IN CHARGE: **BETH DWYER**
GGLO PROJECT MANAGER: **AL GABAY**
GGLO PROJECT ARCHITECT: **SAMANTHA BEADEL**
OWNER APPROVAL:

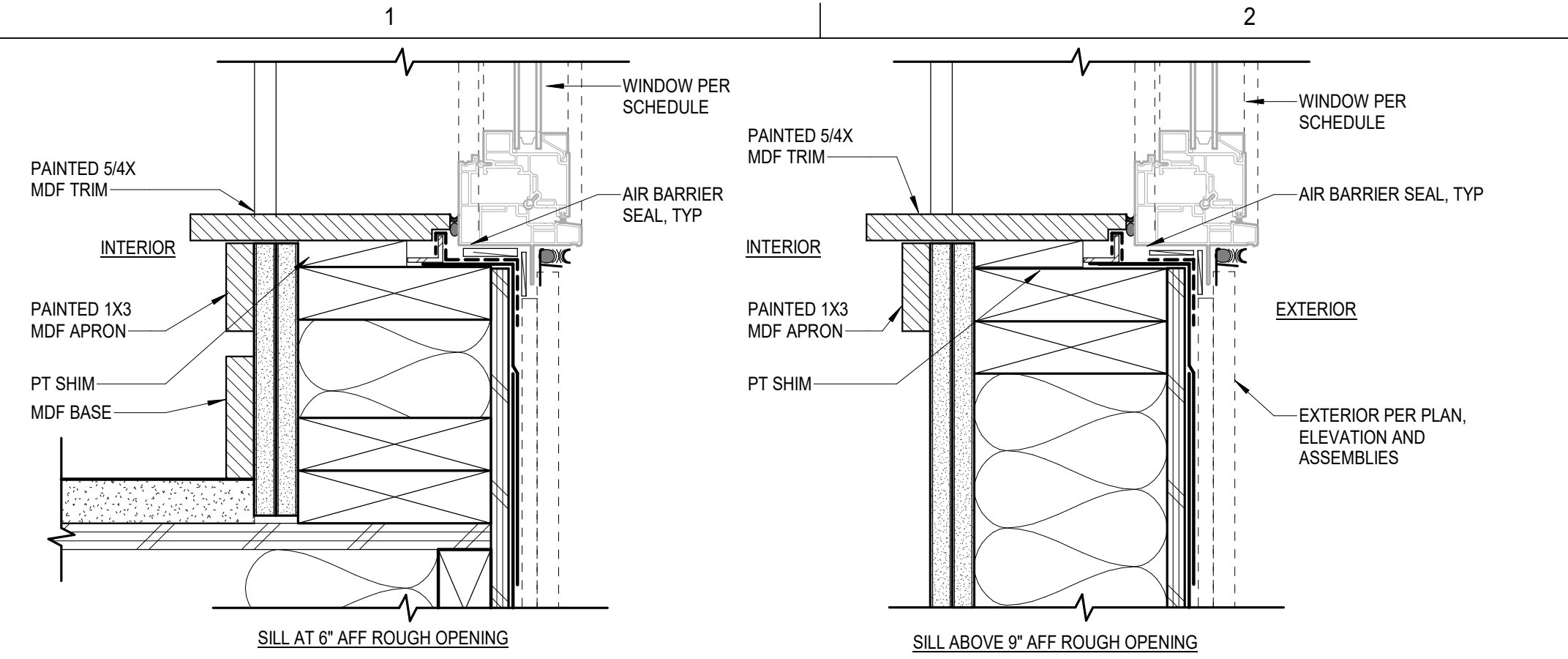
SHEET TITLE
EXTERIOR WALL DETAILS

SHEET NO.
A-511

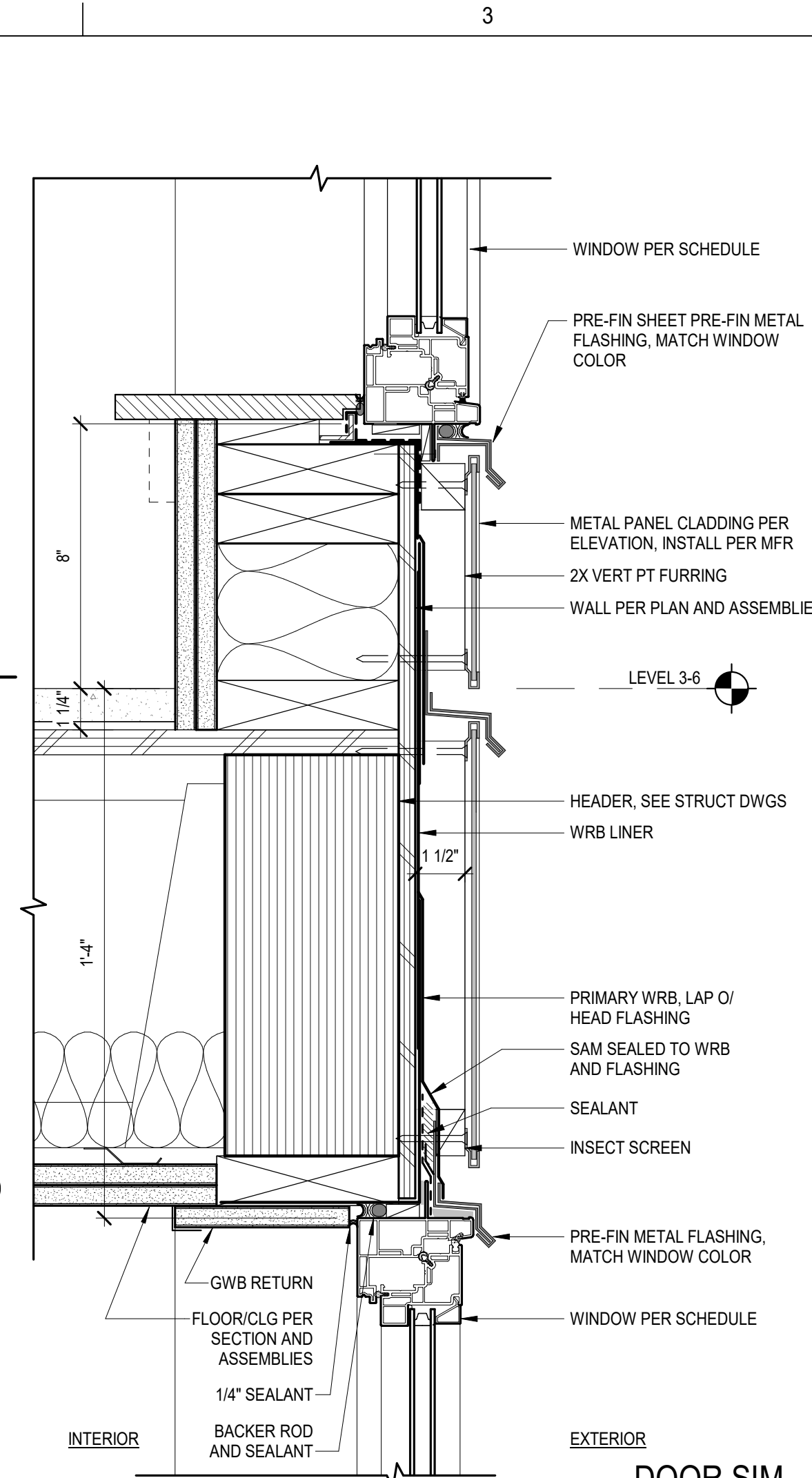
BUILDING PERMIT SUBMITTAL 12/17/2020

APPROVAL STAMPS

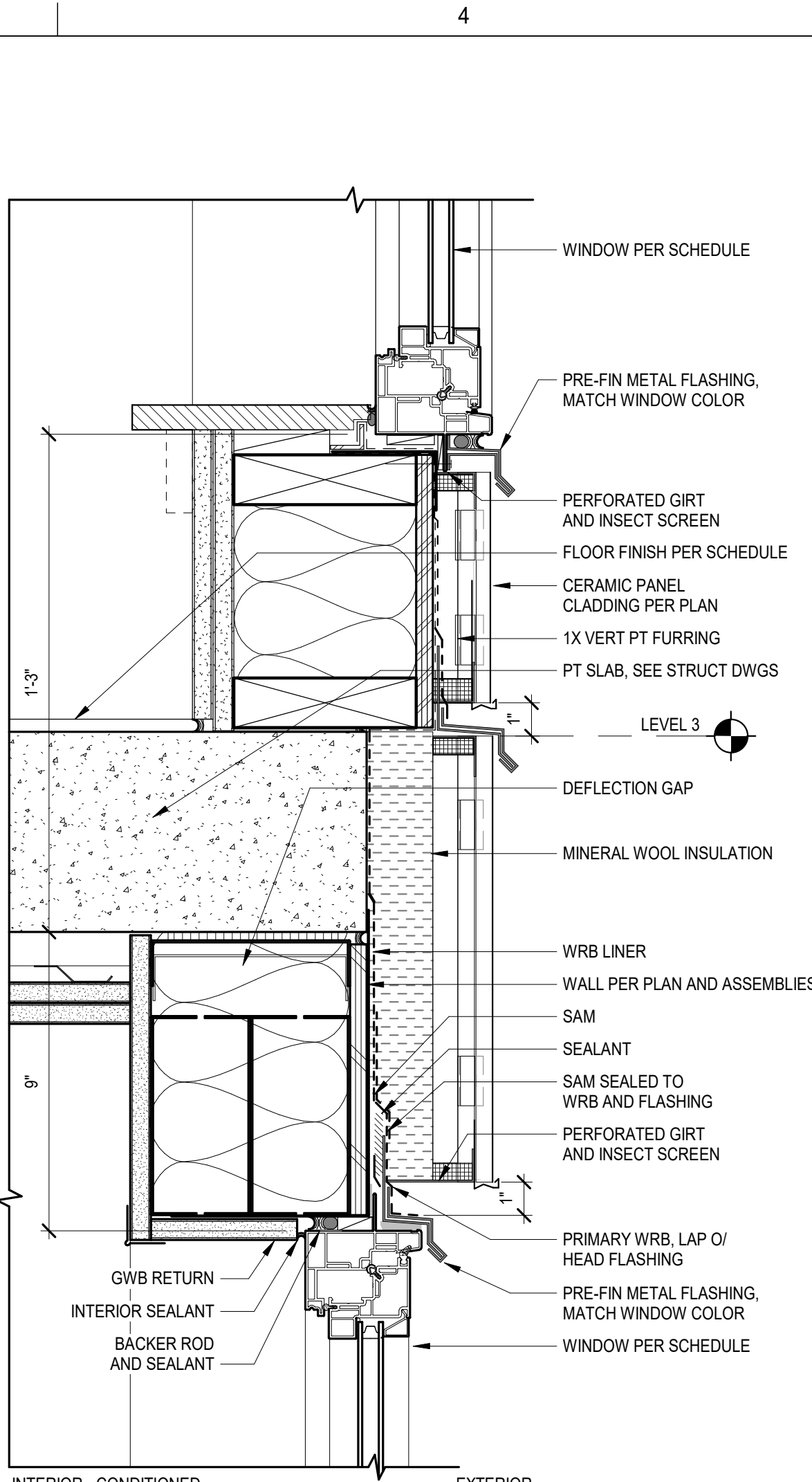
PLOT DATE/TIME: 12/16/2020 2:06:13 PM



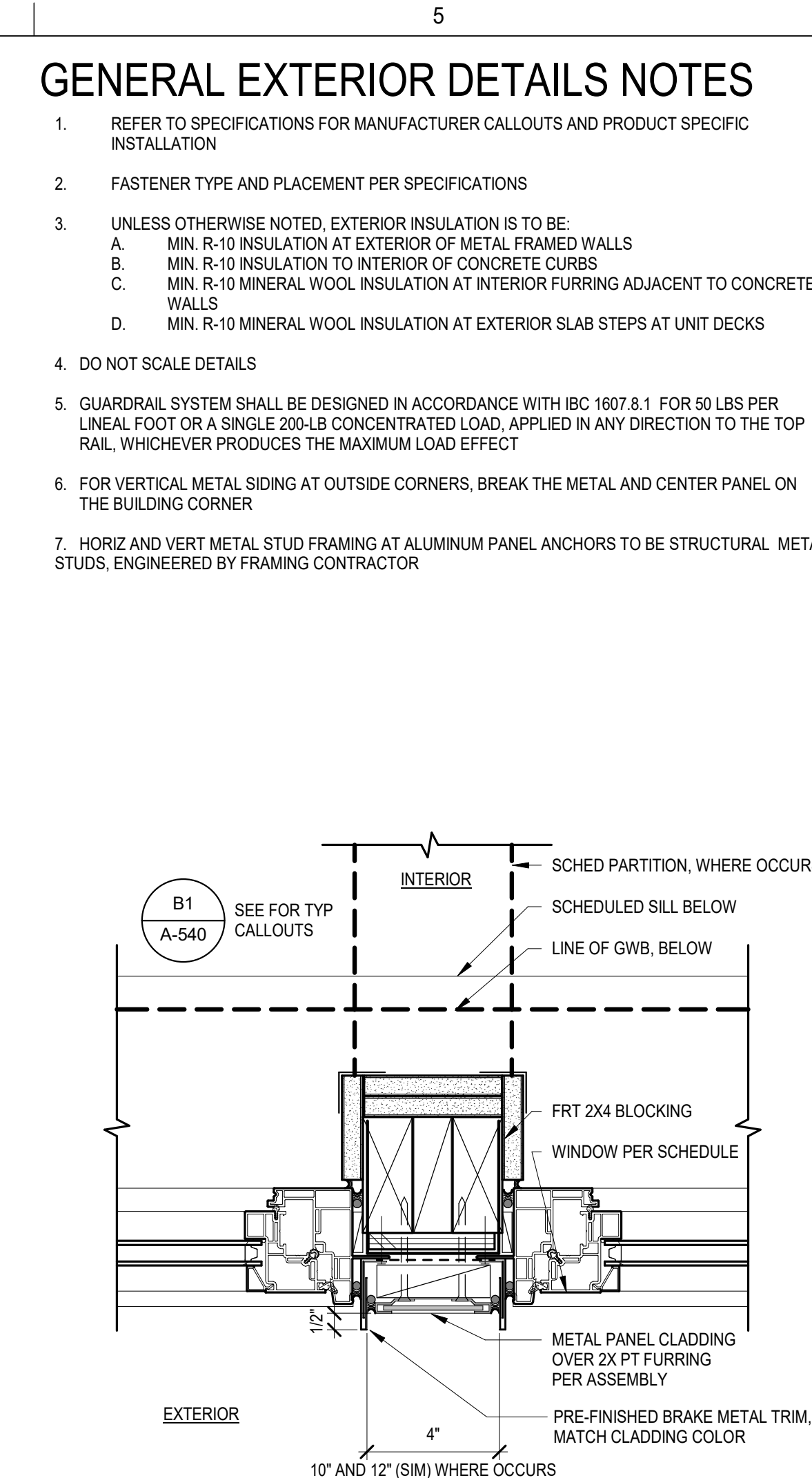
D1 WINDOW SILL CONDITIONS AT INTERIOR
3" = 1'-0"



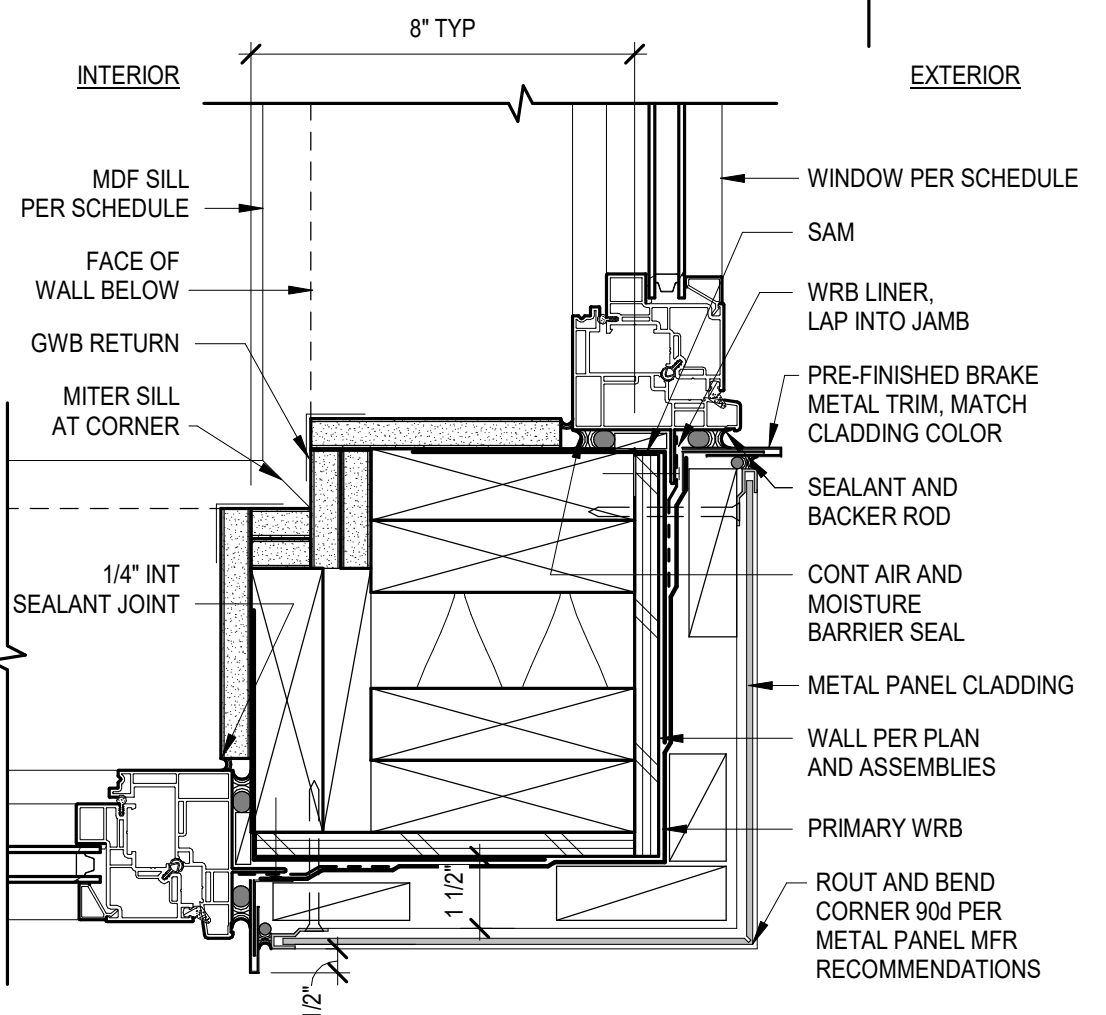
C3 HEAD/SILL AT MTL PANEL (WD FRMG)
3" = 1'-0"



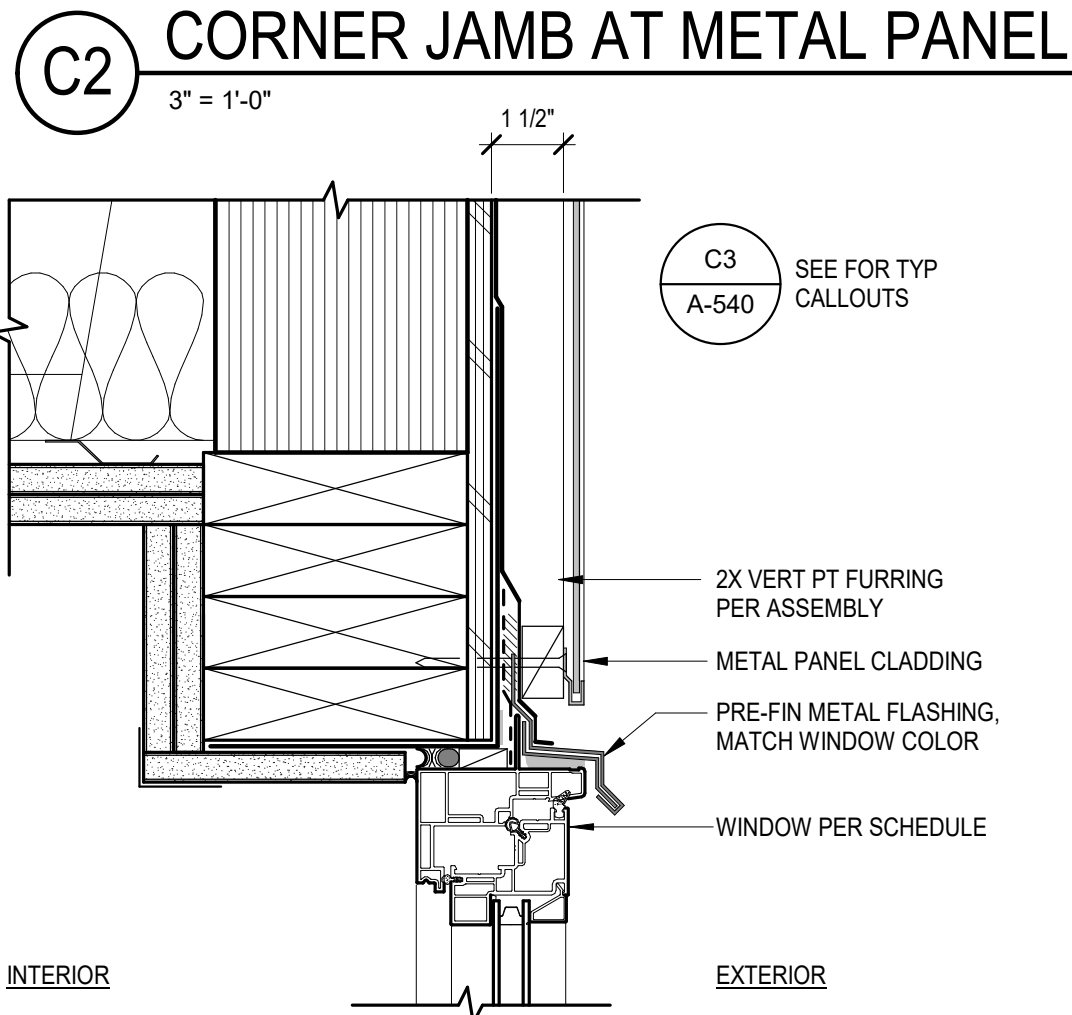
C4 HEAD/SILL AT CER PANEL (MTL FRMG)
3" = 1'-0"



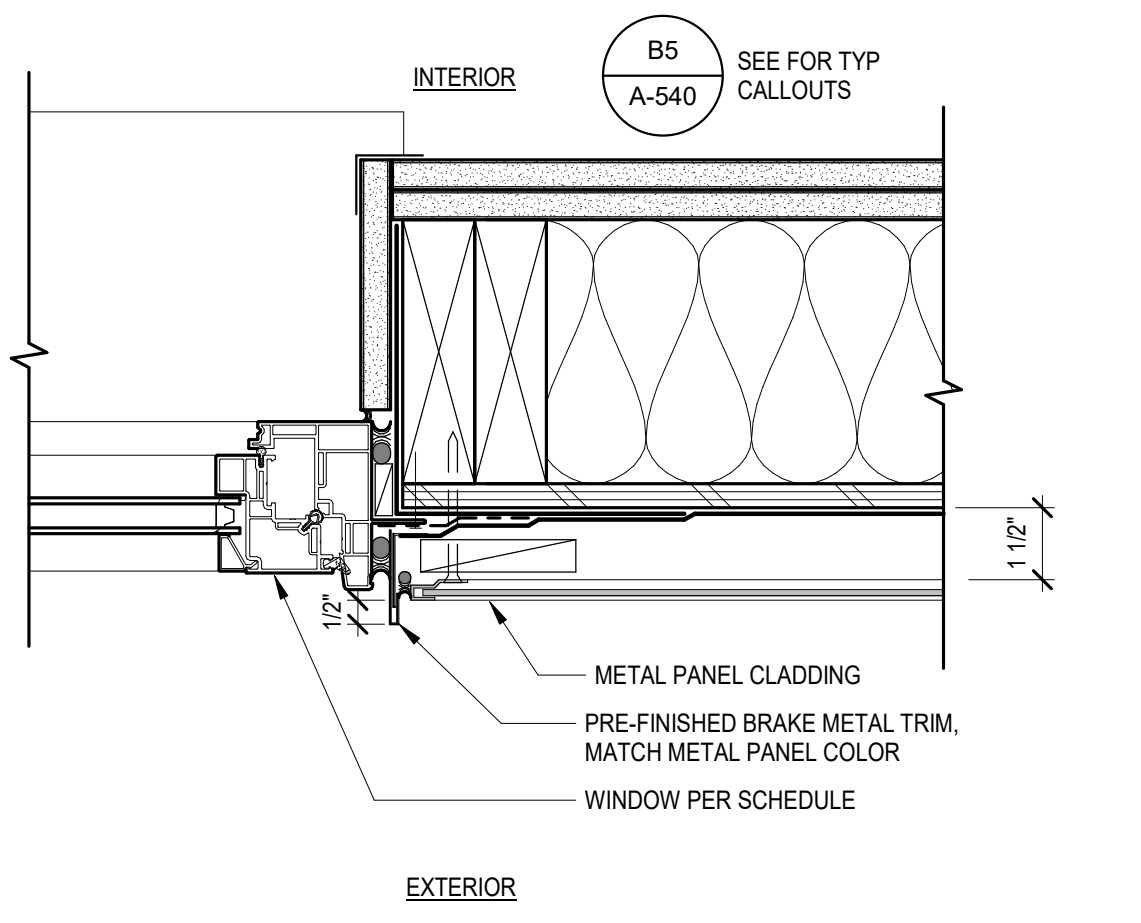
C5 WINDOW JAMB AT GANGED WDW
3" = 1'-0"



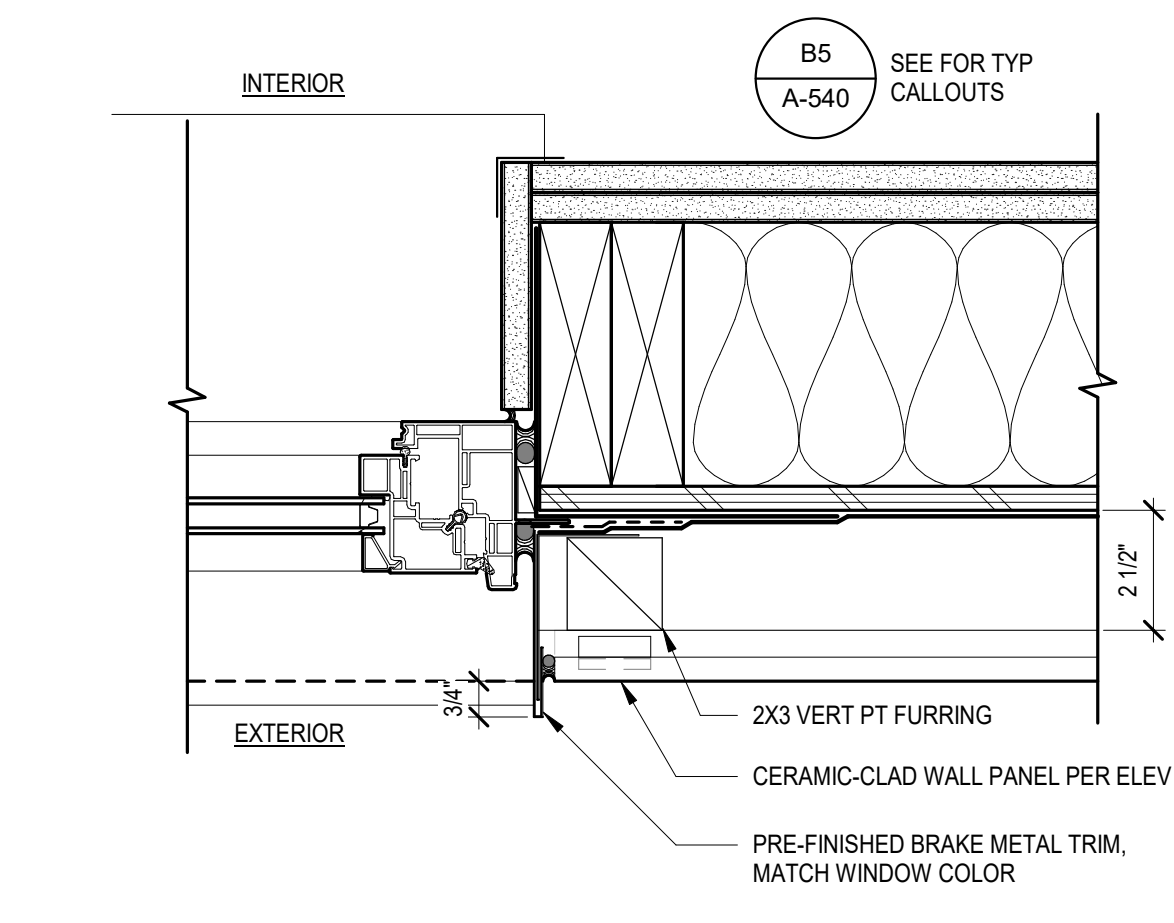
B1 CORNER JAMB AT METAL PANEL
3" = 1'-0"



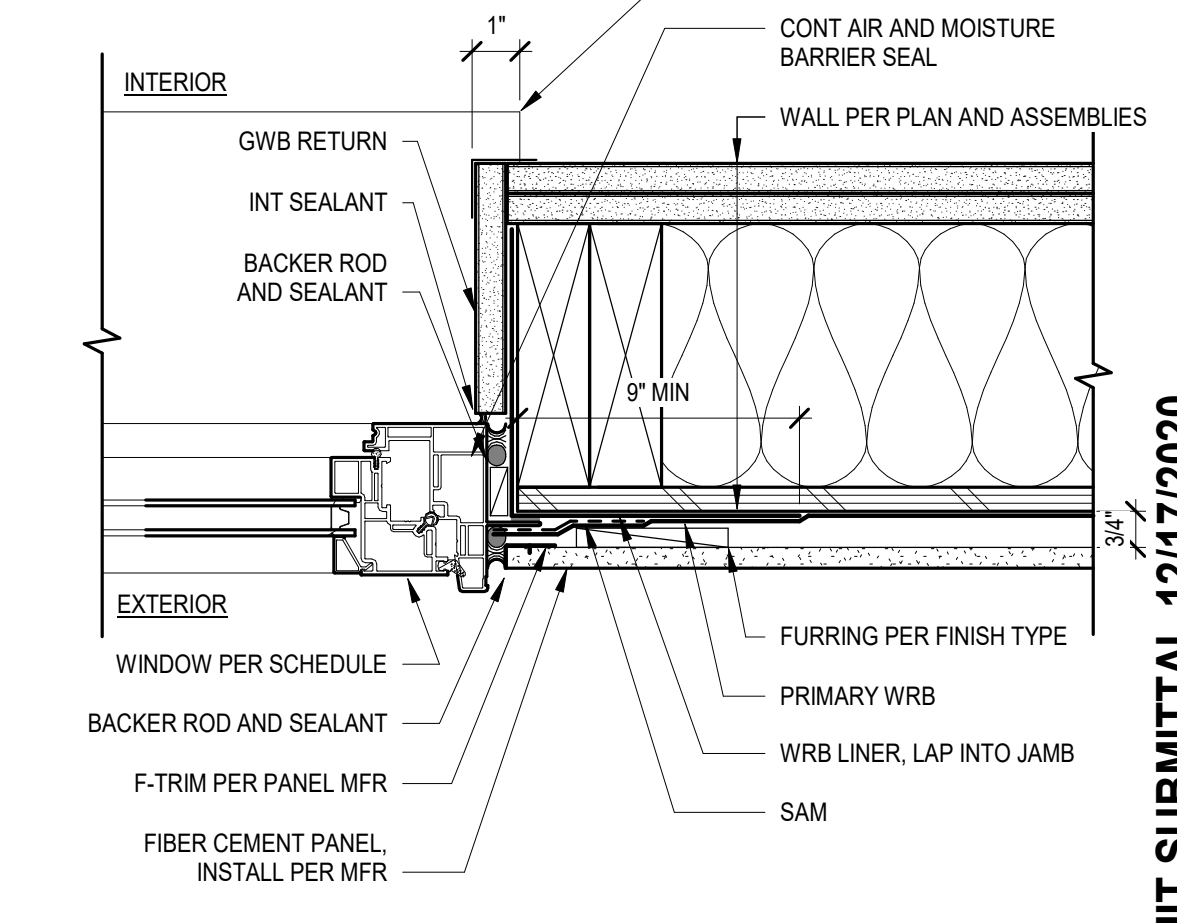
B2 HEAD AT METAL PANEL
3" = 1'-0"



B3 JAMB AT METAL PANEL
3" = 1'-0"



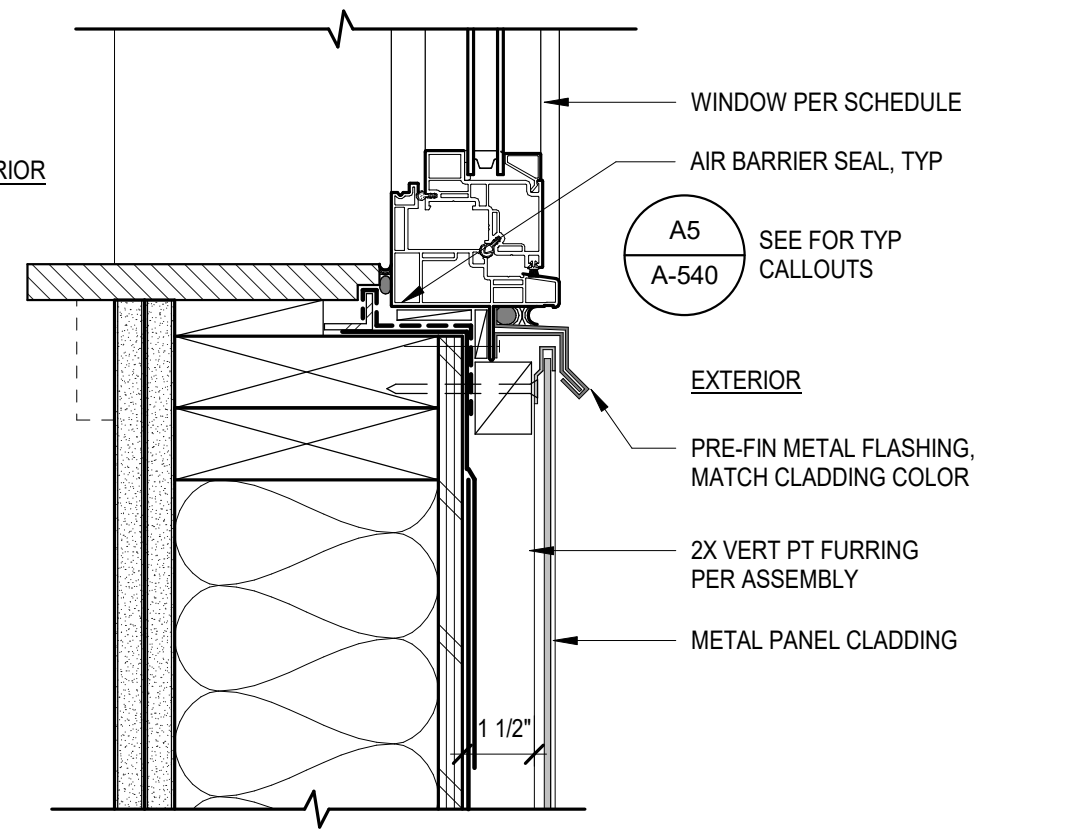
B4 JAMB AT CERAMIC PANEL AT WD
3" = 1'-0"



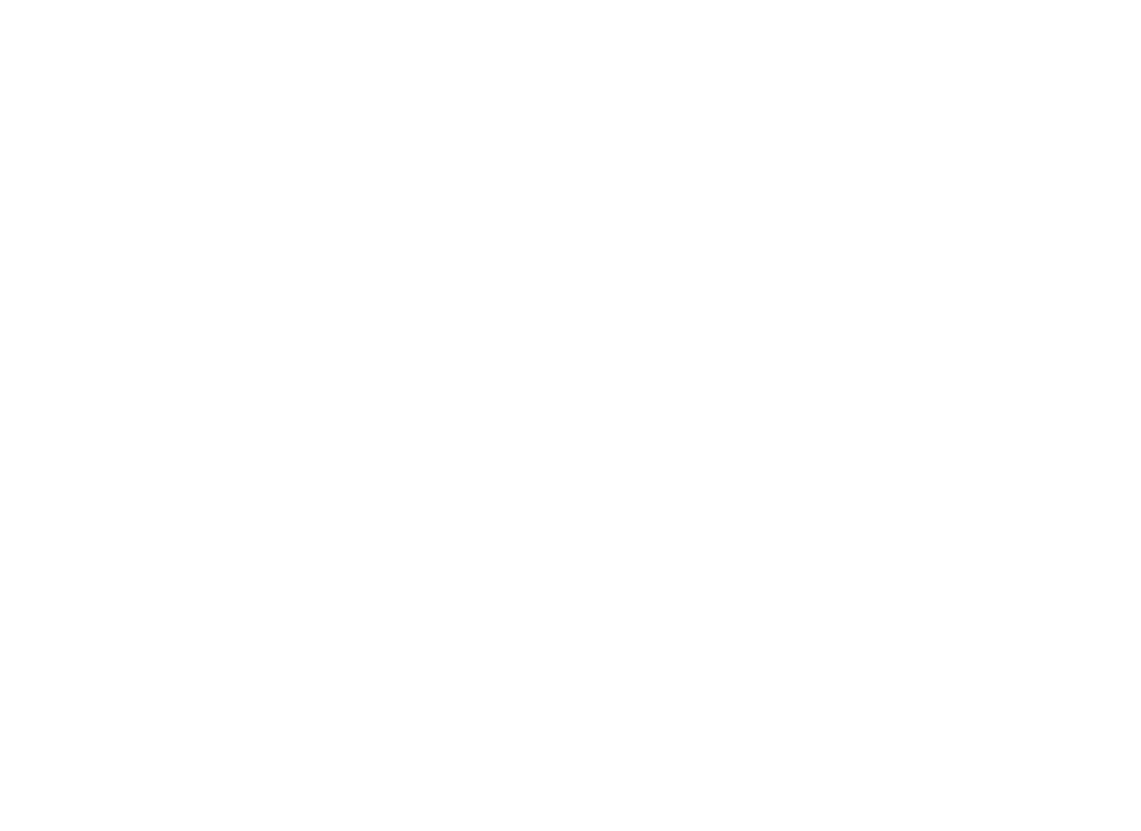
B5 JAMB AT FC AT WD
3" = 1'-0"



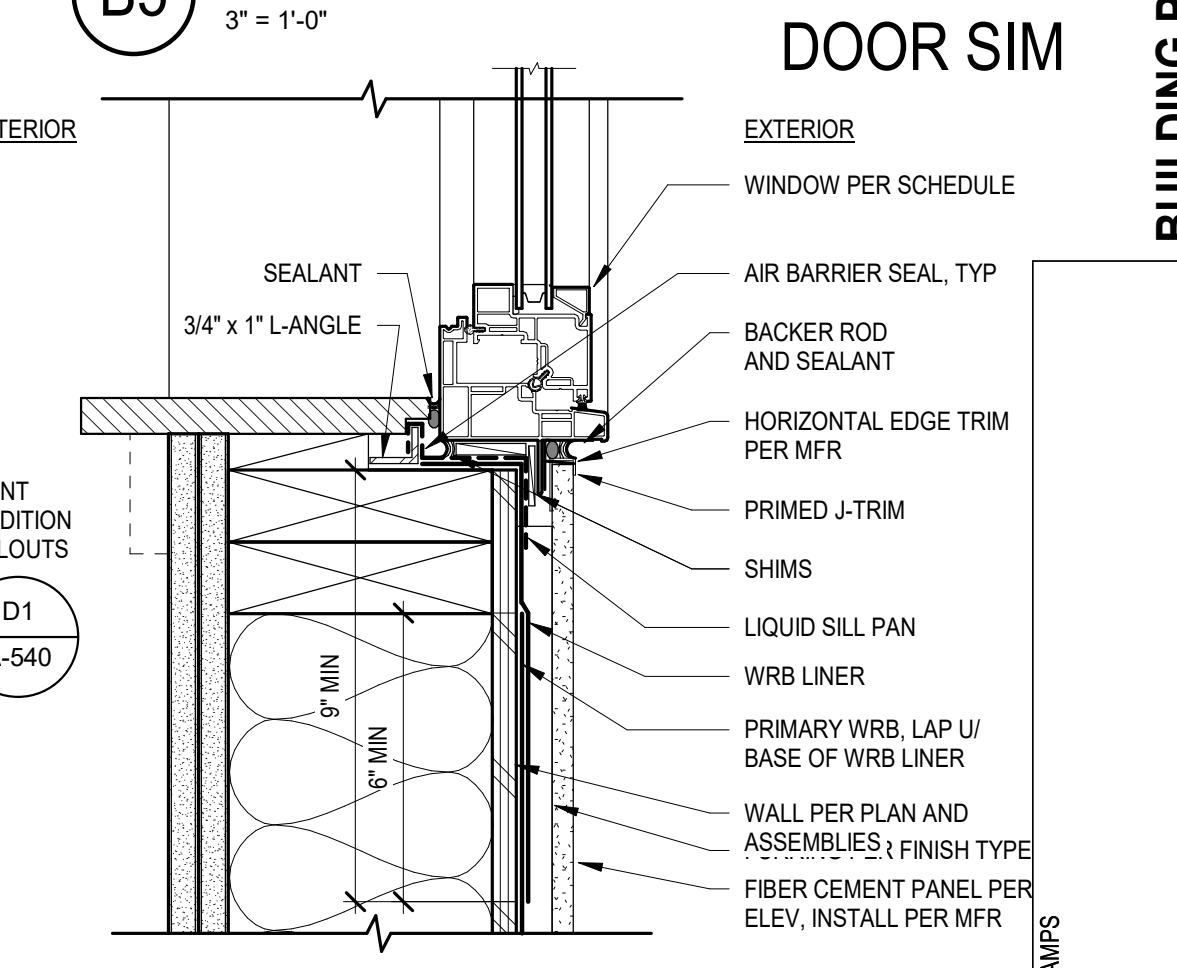
A2 SILL AT METAL PANEL
3" = 1'-0"



A4 SILL AT CERAMIC PNL AT WD
3" = 1'-0"



A5 SILL AT FC AT WD
3" = 1'-0"



A5 SILL AT FC AT WD
3" = 1'-0"

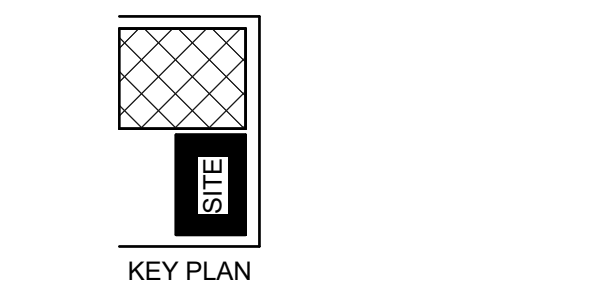
GENERAL EXTERIOR DETAILS NOTES

- REFER TO SPECIFICATIONS FOR MANUFACTURER CALLOUTS AND PRODUCT SPECIFIC INSTALLATION
- FASTENER TYPE AND PLACEMENT PER SPECIFICATIONS
- UNLESS OTHERWISE NOTED, EXTERIOR INSULATION IS TO BE:
 - MIN. R-10 INSULATION AT EXTERIOR OF METAL FRAMED WALLS
 - MIN. R-10 INSULATION TO INTERIOR OF CONCRETE CURBS
 - MIN. R-10 MINERAL WOOL INSULATION AT INTERIOR FURRING ADJACENT TO CONCRETE WALLS
 - MIN. R-10 MINERAL WOOL INSULATION AT EXTERIOR SLAB STEPS AT UNIT DECKS
- DO NOT SCALE DETAILS
- GUARDRAIL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IBC 1607.8.1 FOR 50 LBS PER LINEAL FOOT OR A SINGLE 200-LB CONCENTRATED LOAD, APPLIED IN ANY DIRECTION TO THE TOP RAIL, WHICHEVER PRODUCES THE MAXIMUM LOAD EFFECT
- FOR VERTICAL METAL SIDING AT OUTSIDE CORNERS, BREAK THE METAL AND CENTER PANEL ON THE BUILDING CORNER
- HORIZ AND VERT METAL STUD FRAMING AT ALUMINUM PANEL ANCHORS TO BE STRUCTURAL METAL STUDS, ENGINEERED BY FRAMING CONTRACTOR

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com

6662 REGISTERED ARCHITECT
Beth A. Dwyer
BETH A. DWYER
STATE OF WASHINGTON



PROJECT:
56TH BALLARD APARTMENTS

PROJECT ADDRESS:
**2002 NW 56TH ST
SEATTLE, WA 98107**

OWNER:
**SARATOGA CAPITAL, INC.
485 ALBERTO WAY
SUITE 200
LOS GATOS, CA 95032**

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
F	12/17/2020	BUILDING PERMIT SUBMITTAL
E	12/10/2020	MUP CYCLE 3 CORRECTIONS
D	09/21/2020	DESIGN DEVELOPMENT
C	08/19/2020	MUP CYCLE 2 CORRECTIONS
B	06/11/2020	MUP CYCLE 1 CORRECTIONS
A	09/13/2019	MUP REVISION SUBMITTAL

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2018126.01**
GGLO PRINCIPAL IN CHARGE: **BETH DWYER**
GGLO PROJECT MANAGER: **AL GABAY**
GGLO PROJECT ARCHITECT: **SAMANTHA BEADEL**
OWNER APPROVAL:

SHEET TITLE
WINDOW DETAILS

SHEET NO.

A-540

BUILDING PERMIT SUBMITTAL 12/17/2020

APPROVAL STAMPS

GENERAL EXTERIOR DETAILS NOTES

- REFER TO SPECIFICATIONS FOR MANUFACTURER CALLOUTS AND PRODUCT SPECIFIC INSTALLATION
- FASTENER TYPE AND PLACEMENT PER SPECIFICATIONS
- UNLESS OTHERWISE NOTED, EXTERIOR INSULATION IS TO BE:
 - A. MIN. R-10 INSULATION AT EXTERIOR OF METAL FRAMED WALLS
 - B. MIN. R-10 INSULATION TO INTERIOR OF CONCRETE CURBS
 - C. MIN. R-10 MINERAL WOOL INSULATION AT INTERIOR FURRING ADJACENT TO CONCRETE WALLS
 - D. MIN. R-10 MINERAL WOOL INSULATION AT EXTERIOR SLAB STEPS AT UNIT DECKS
- DO NOT SCALE DETAILS
- GUARDRAIL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IBC 1607.8.1 FOR 50 LBS PER LINEAL FOOT OR A SINGLE 200-LB CONCENTRATED LOAD, APPLIED IN ANY DIRECTION TO THE TOP RAIL, WHICHEVER PRODUCES THE MAXIMUM LOAD EFFECT
- FOR VERTICAL METAL SIDING AT OUTSIDE CORNERS, BREAK THE METAL AND CENTER PANEL ON THE BUILDING CORNER
- HORIZ AND VERT METAL STUD FRAMING AT ALUMINUM PANEL ANCHORS TO BE STRUCTURAL METAL STUDS, ENGINEERED BY FRAMING CONTRACTOR

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com

6662 REGISTERED ARCHITECT
Beth A. Dwyer
BETH A. DWYER
STATE OF WASHINGTON

KEY PLAN

PROJECT:
56TH BALLARD APARTMENTS

PROJECT ADDRESS:
2002 NW 56TH ST
SEATTLE, WA 98107

OWNER:
SARATOGA CAPITAL, INC.
485 ALBERTO WAY
SUITE 200
LOS GATOS, CA 95032

MARK	DATE	DESCRIPTION
REVISIONS		
F	12/17/2020	BUILDING PERMIT SUBMITTAL
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A	09/13/2019	MUP REVISION SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

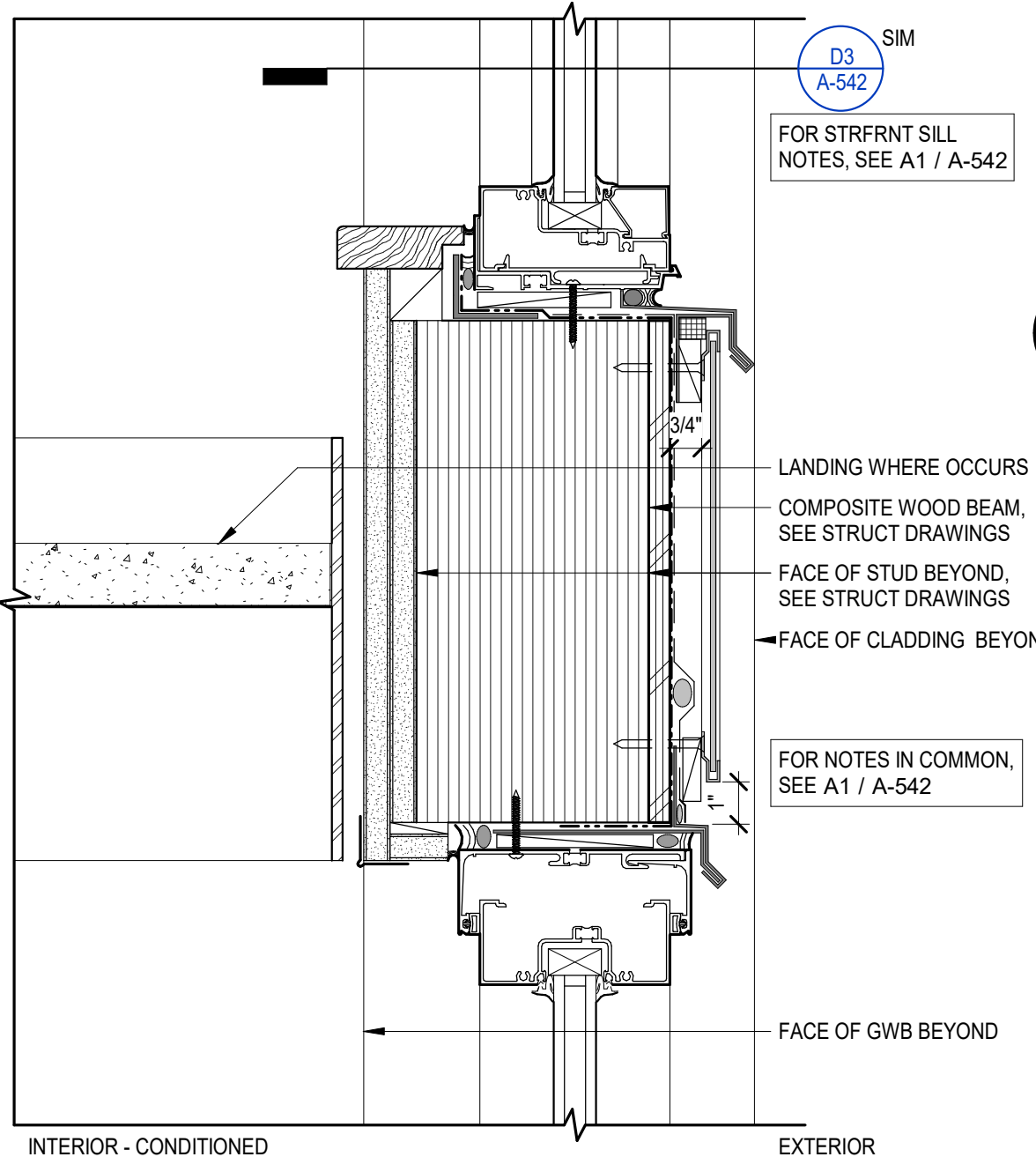
PROJECT NO.: **2018126.01**

GGLO PRINCIPAL IN CHARGE: **BETH DWYER**

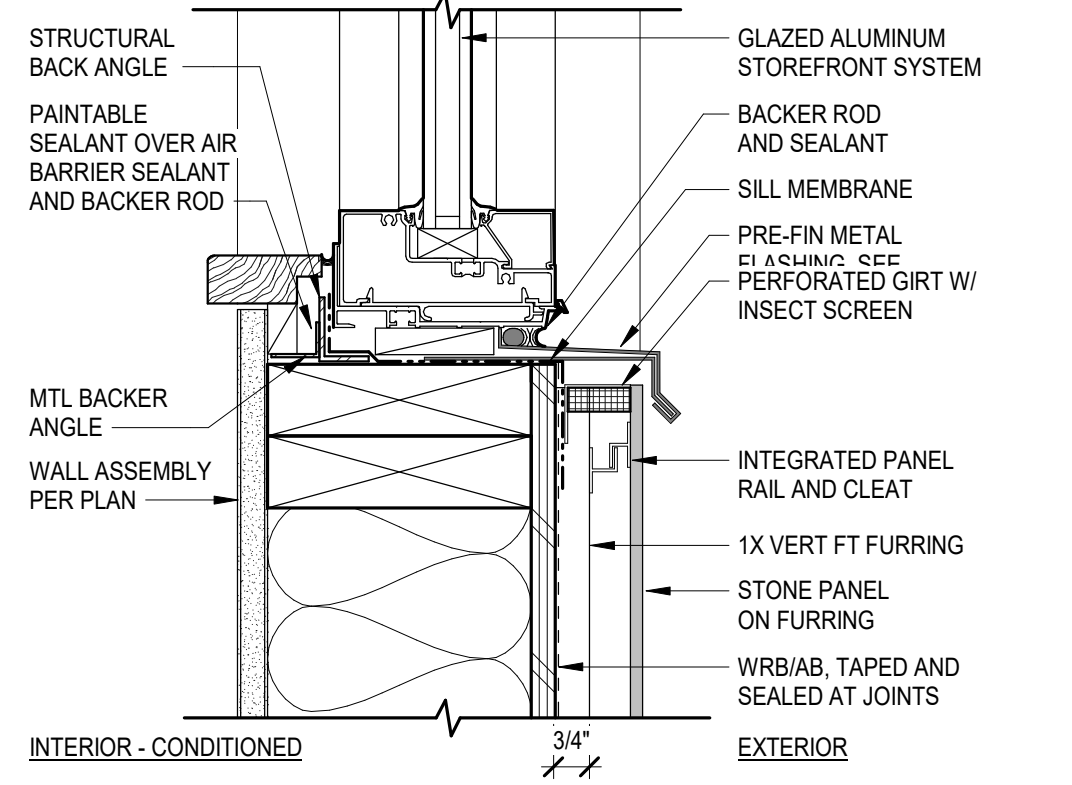
GGLO PROJECT MANAGER: **AL GABAY**

GGLO PROJECT ARCHITECT: **SAMANTHA BEADEL**

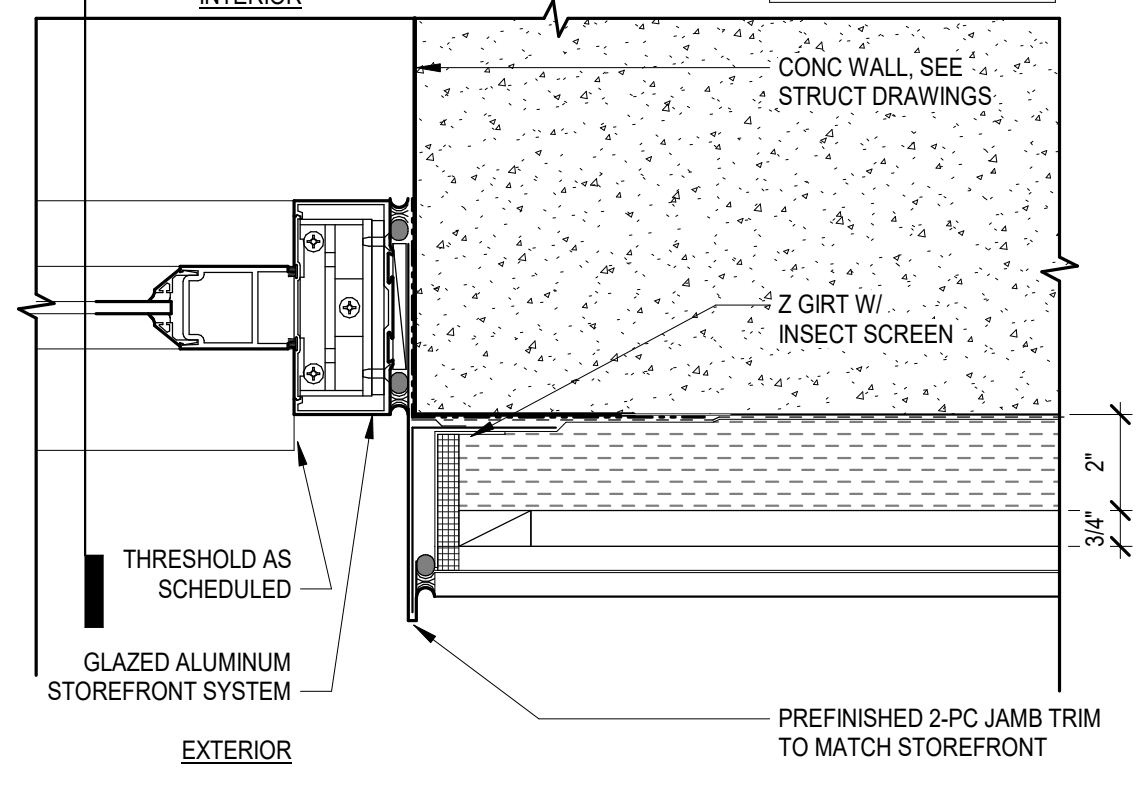
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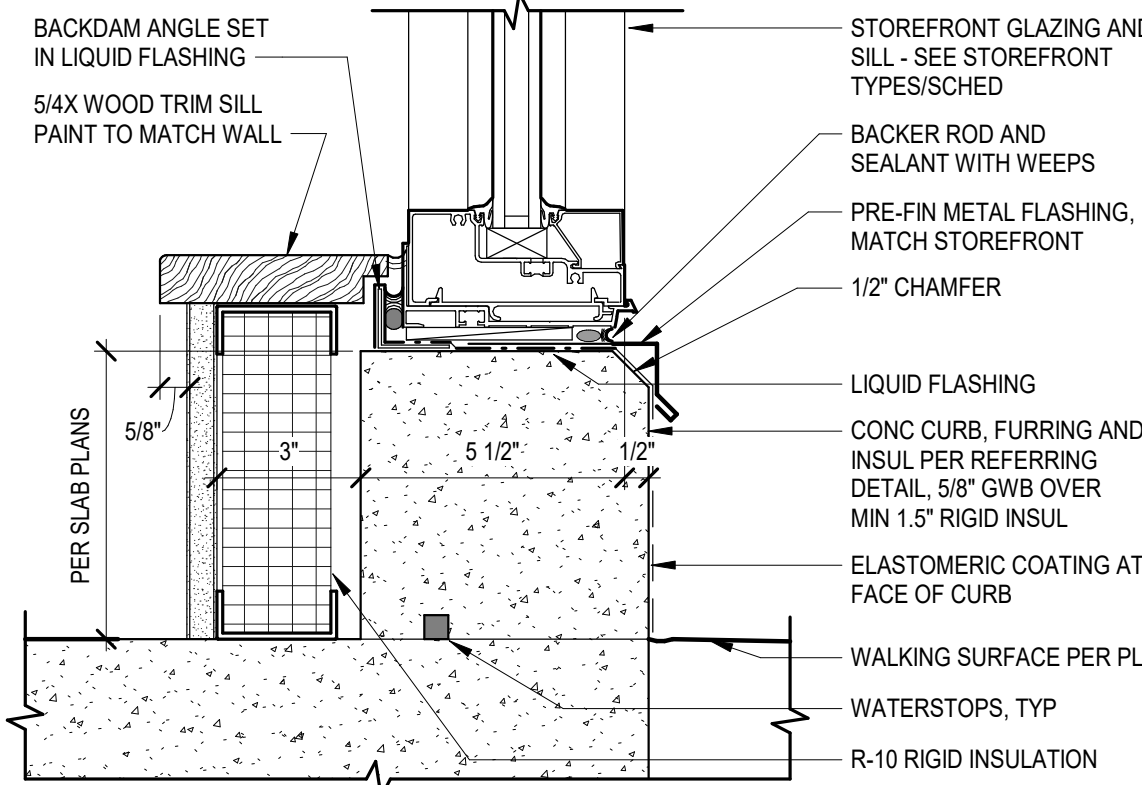
C1 STRFRNT TRANSOM AT WD FRMG
3" = 1'-0"



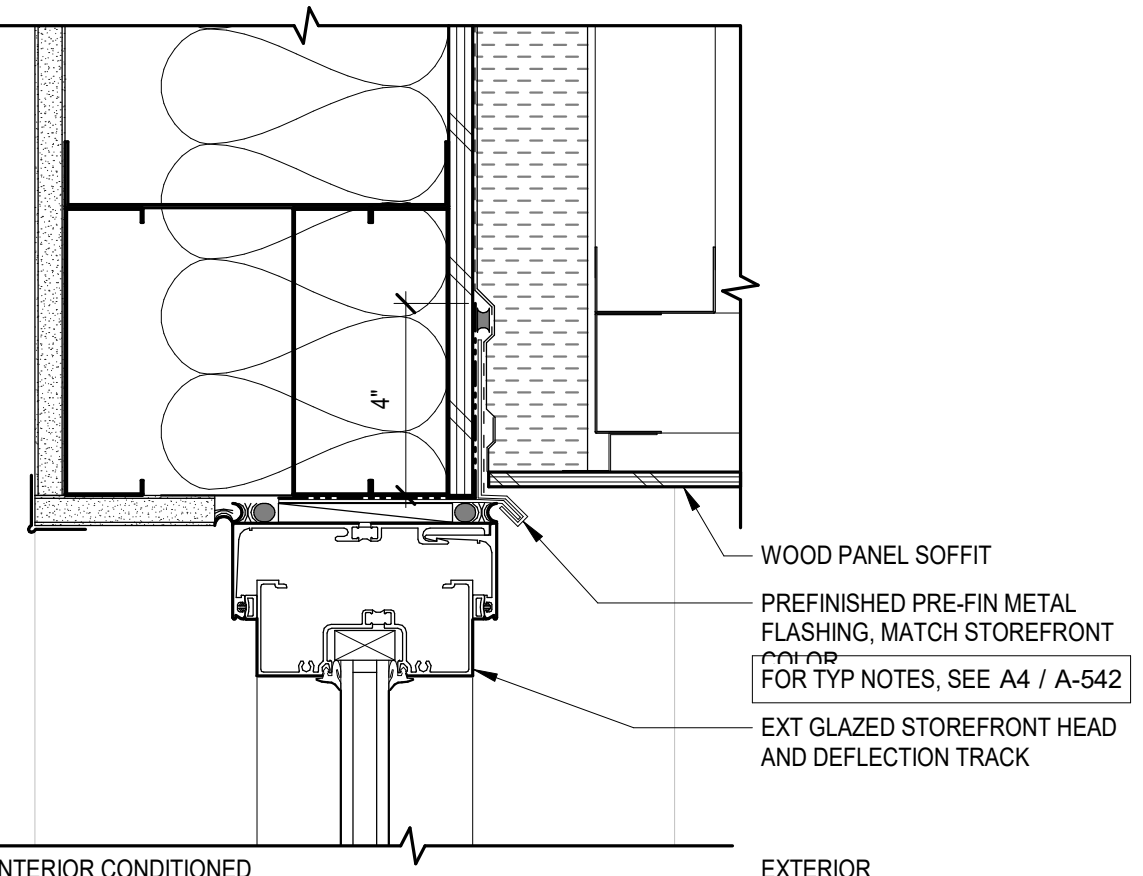
D2 STRFRNT SILL AT STONE PANEL
3" = 1'-0"



D3 STRFRNT DOOR JAMB AT CERAMIC PNL
3" = 1'-0"



D4 STRFRNT SILL AT CURB
3" = 1'-0"

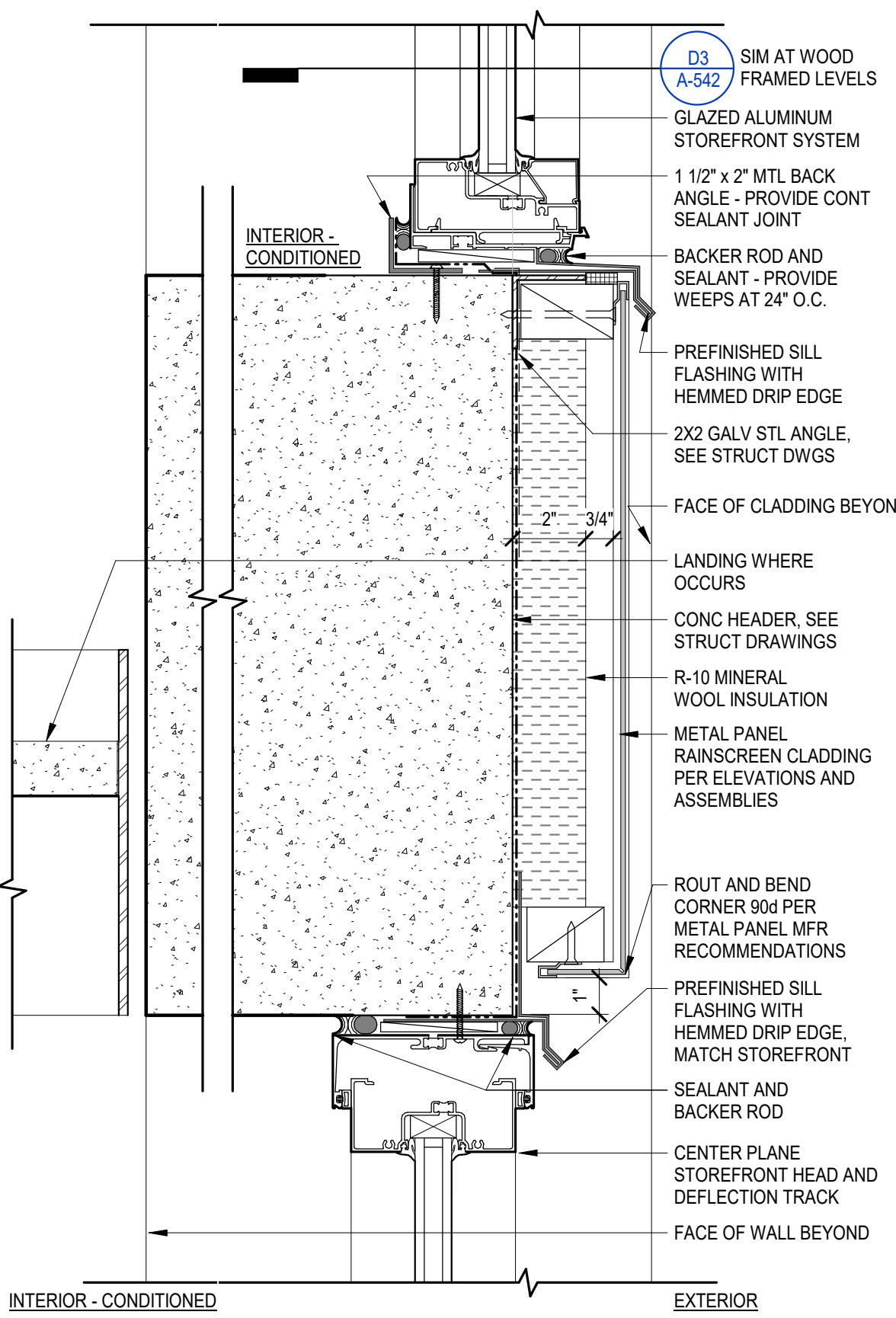


C5 STRFRNT HEAD AT WD PNL SOFFIT
3" = 1'-0"

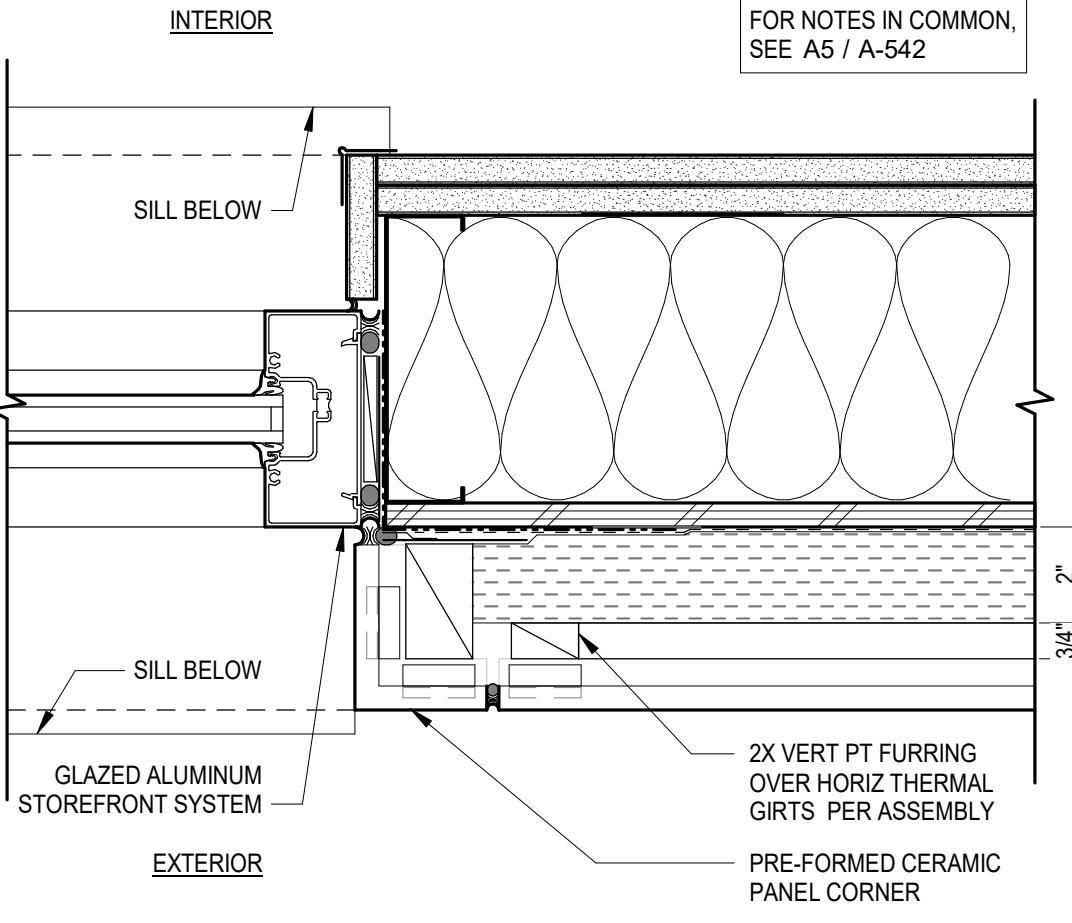
C2 STRFRNT HEAD AT CER PANEL
3" = 1'-0"

C3 STRFRNT JAMB AT CERAMIC PANEL
3" = 1'-0"

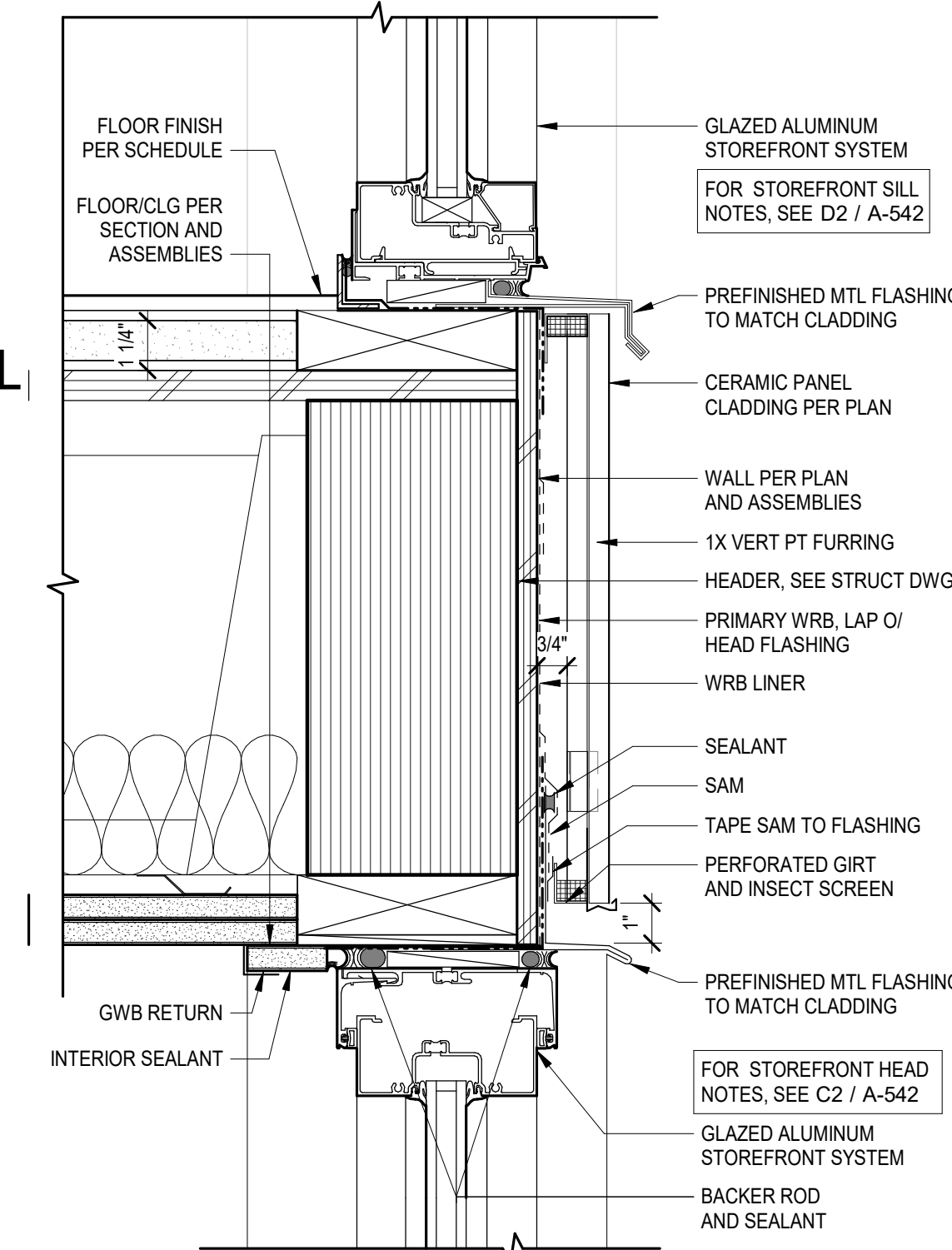
C4 STRFRNT JAMB AT FC (WD FRMG)
3" = 1'-0"



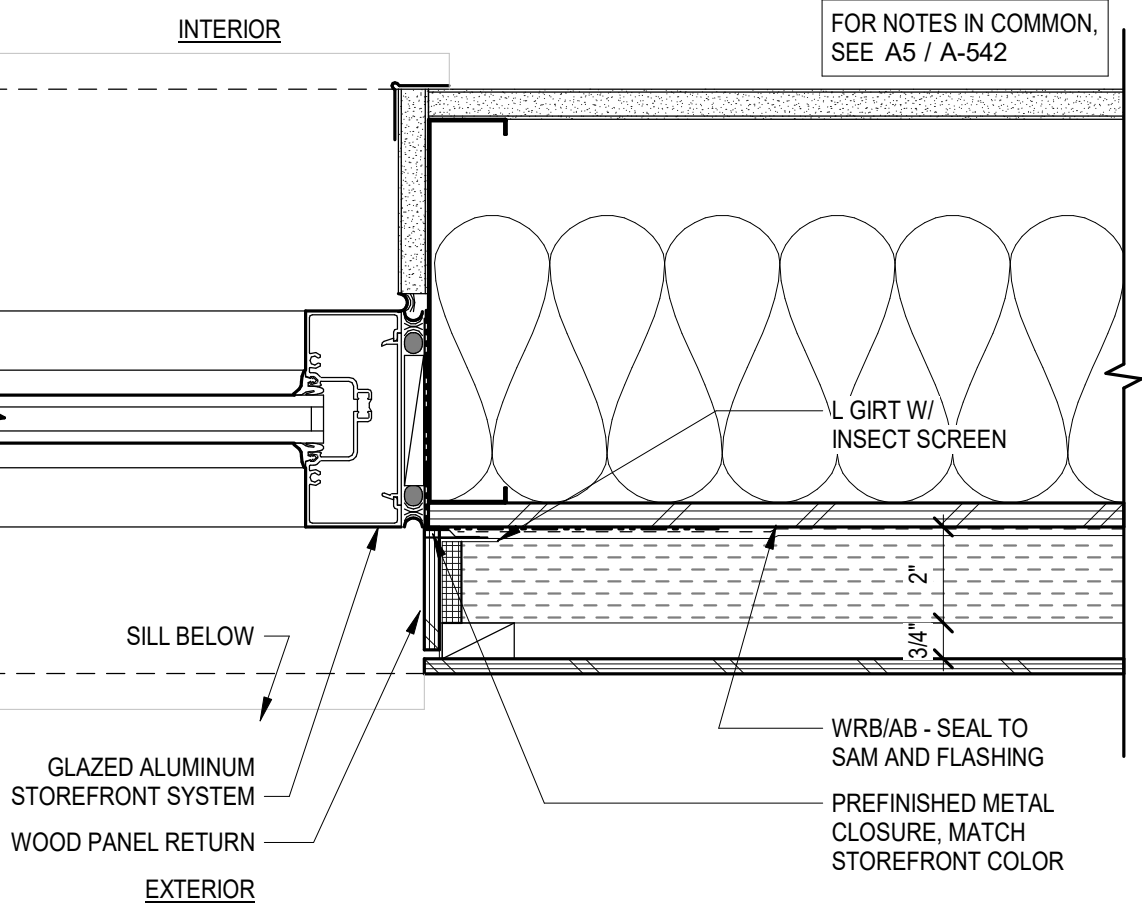
A1 STRFRNT TRANSOM AT STAIR
3" = 1'-0"



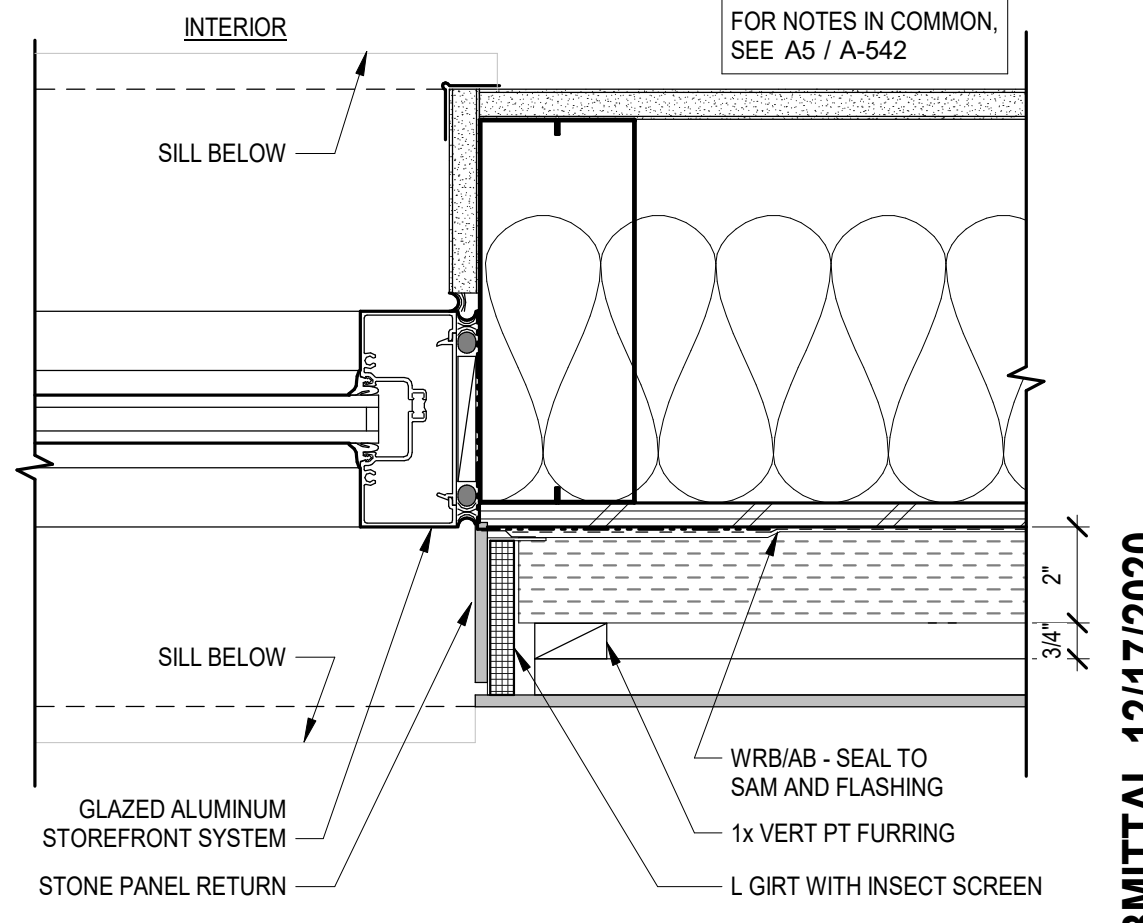
B2 STRFRNT JAMB AT CERAMIC PANEL
3" = 1'-0"



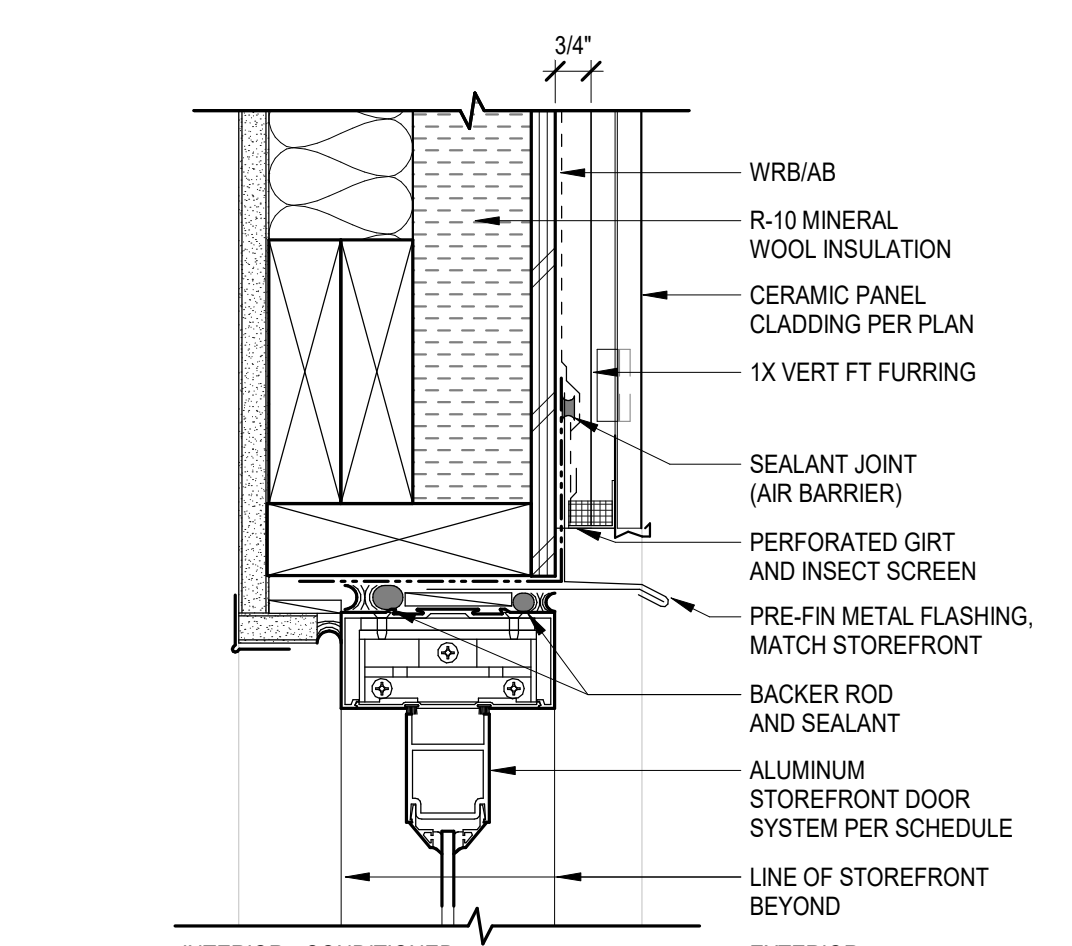
A3 STRFRNT HEAD/SILL AT CERAMIC PNL
3" = 1'-0"



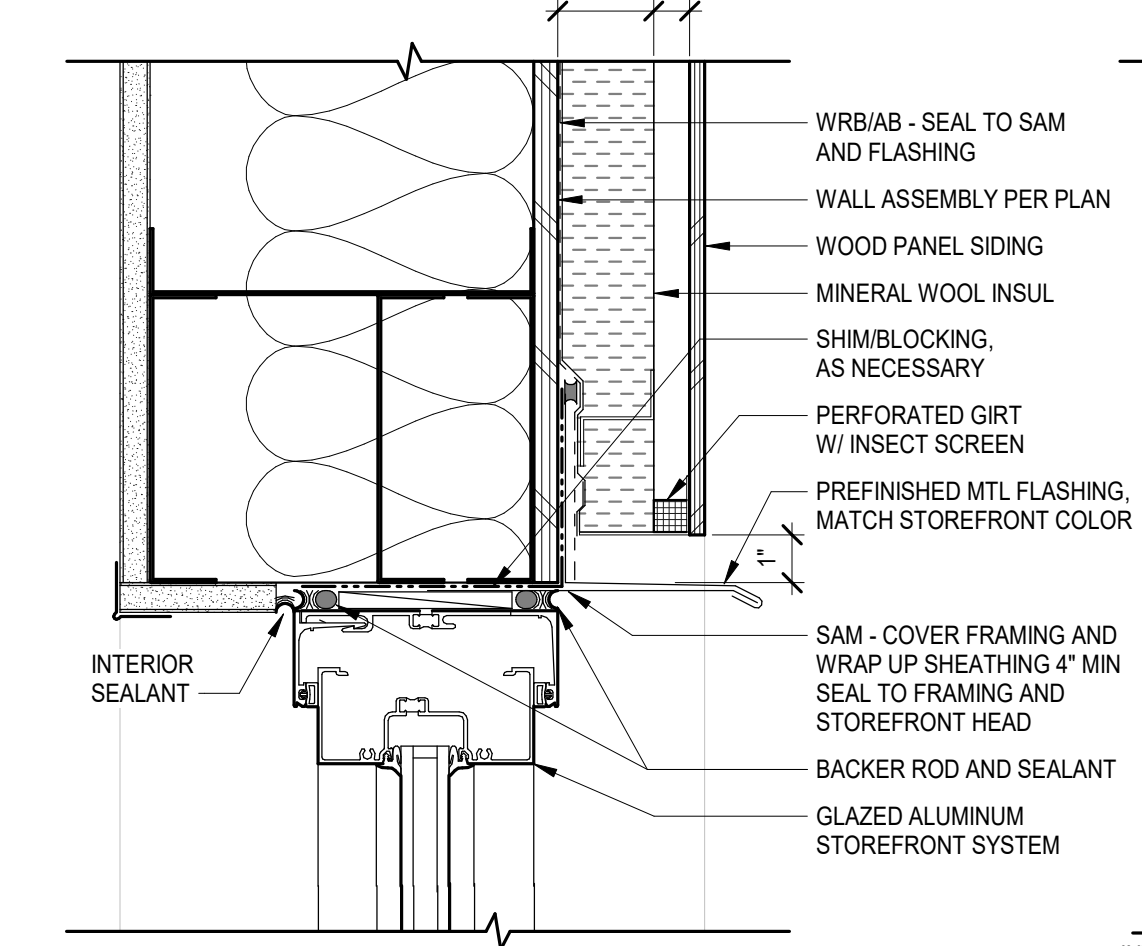
B4 STRFRNT JAMB AT WD PANEL
3" = 1'-0"



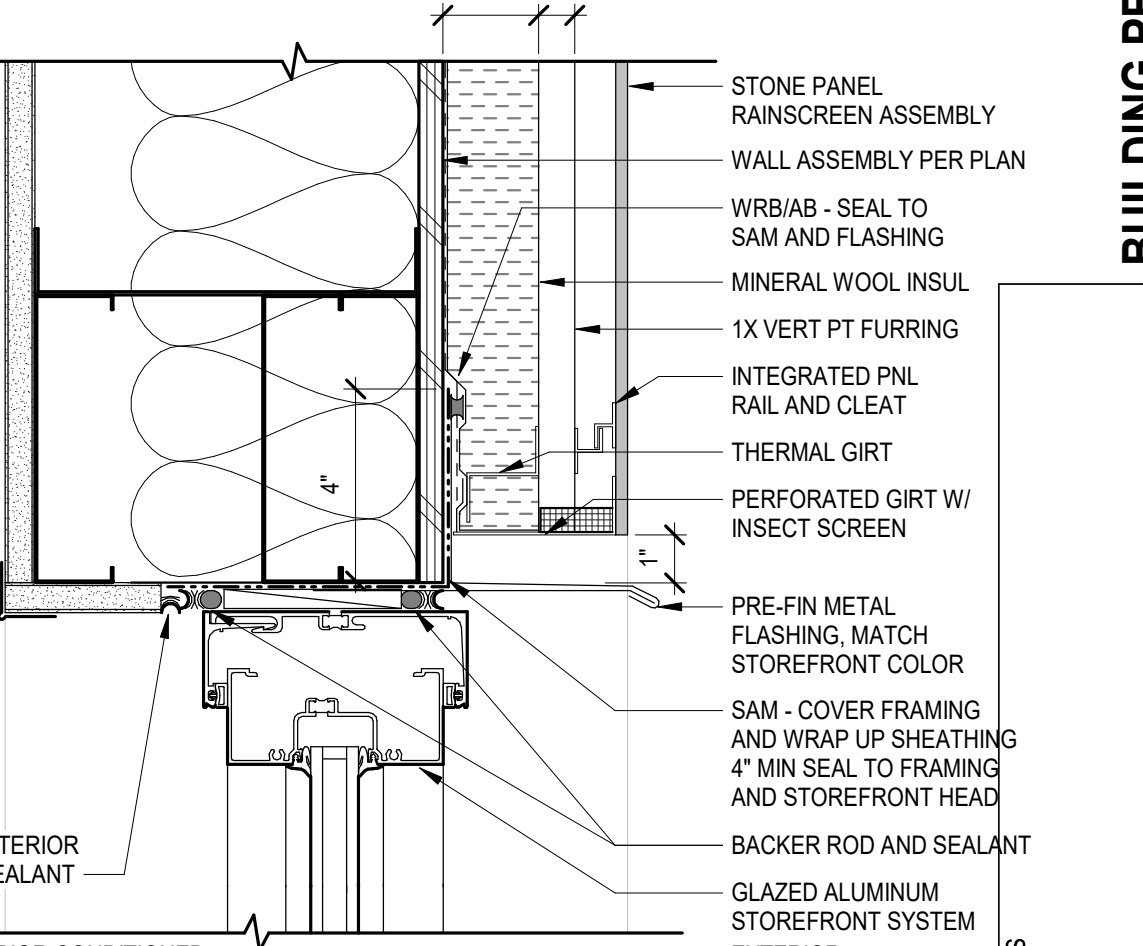
B5 STRFRNT JAMB AT STONE PANEL
3" = 1'-0"



A2 STRFRNT DOOR HD AT CER PANEL
3" = 1'-0"



A4 STRFRNT HD AT WOOD PANEL
3" = 1'-0"



A5 STRFRNT HD AT STONE PANEL
3" = 1'-0"

BUILDING PERMIT SUBMITTAL 12/17/2020

APPROVAL STAMPS

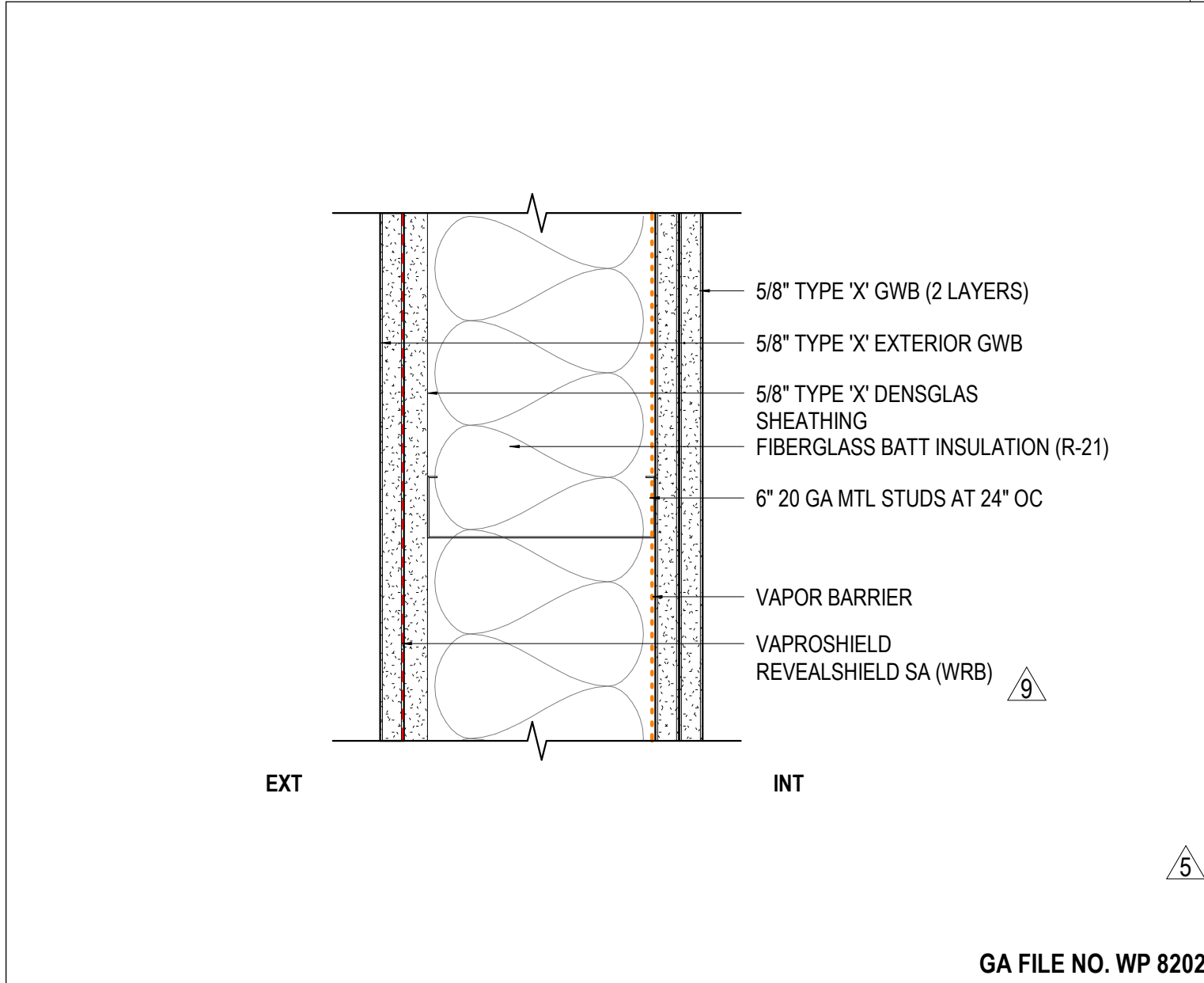
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STOREFRONT DETAILS

SHEET NO.
A-542

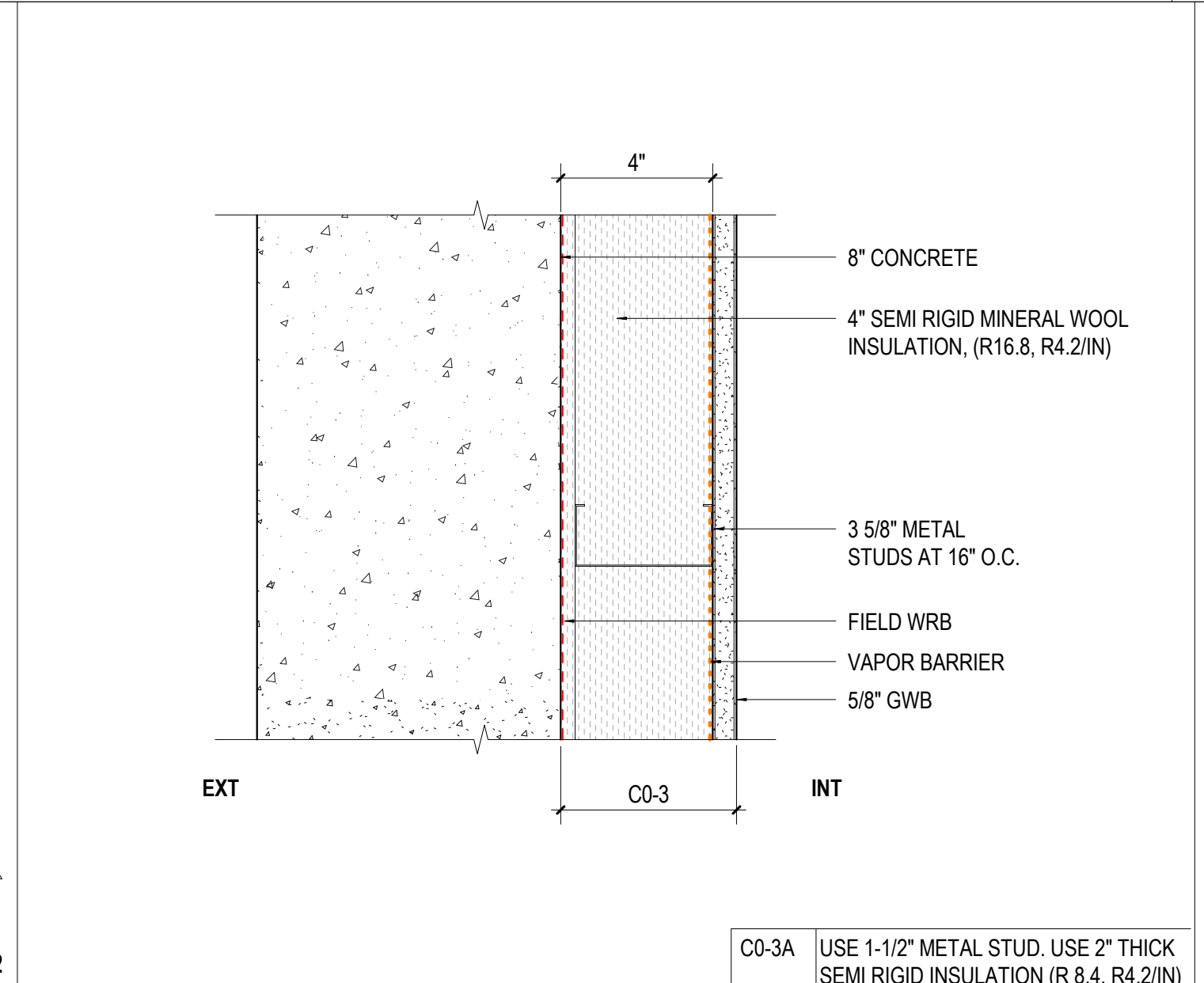
COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEET SIZE 11x17



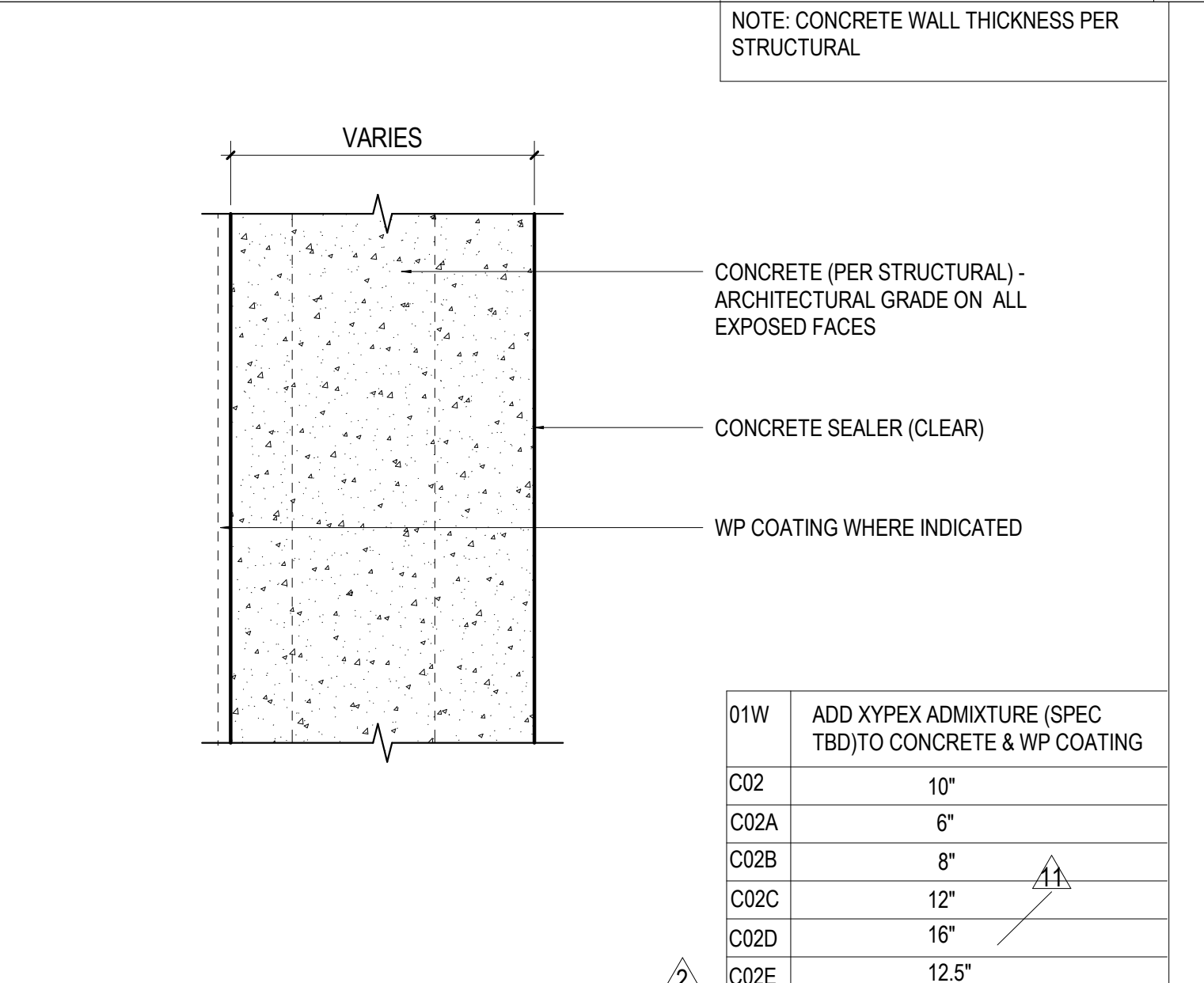
YESLER TOWERS
SU DEVELOPMENT



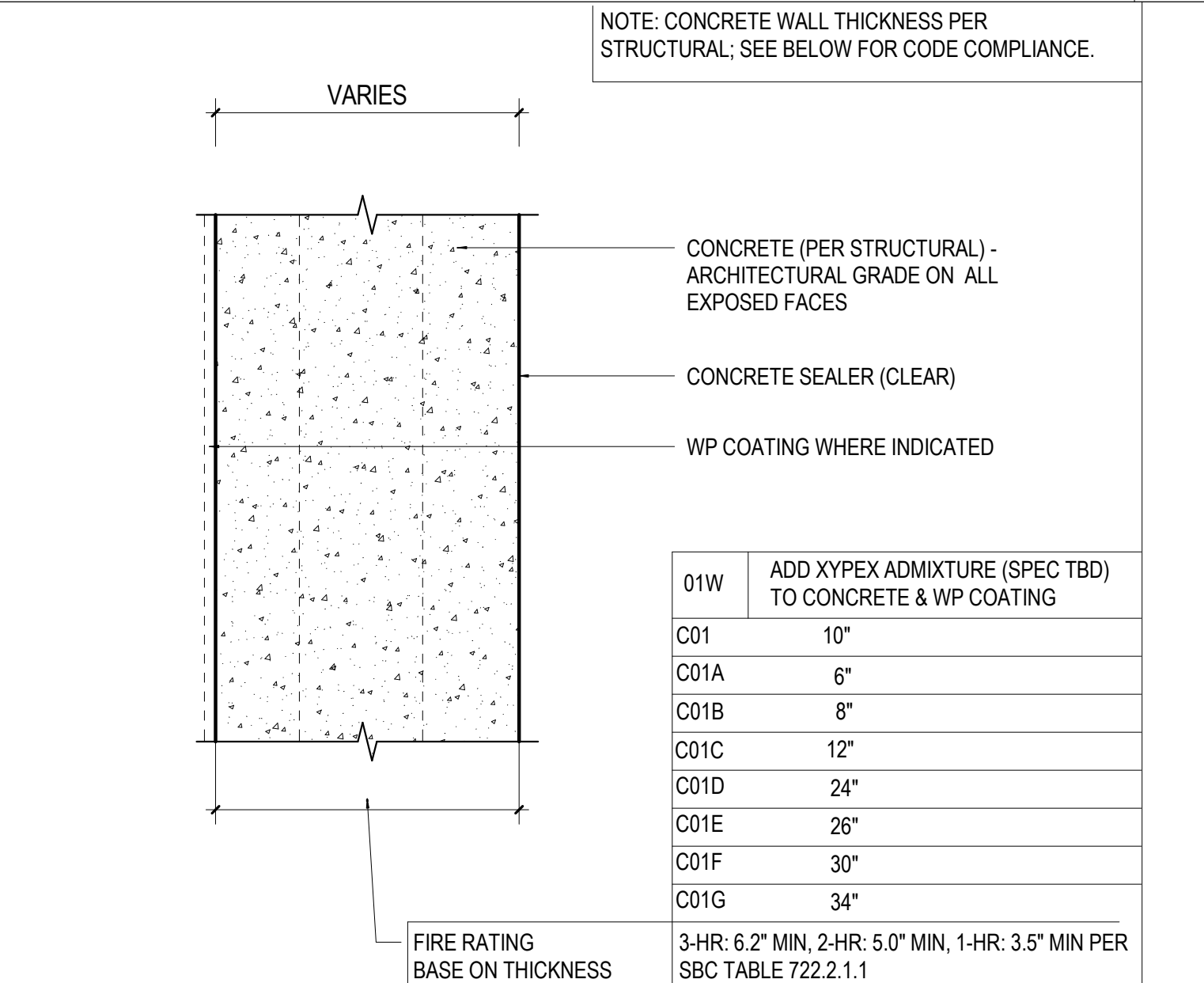
W X17 EXTERIOR STUD FRAMED (2 HR) SECTION
GA FILE NO. WP 8202



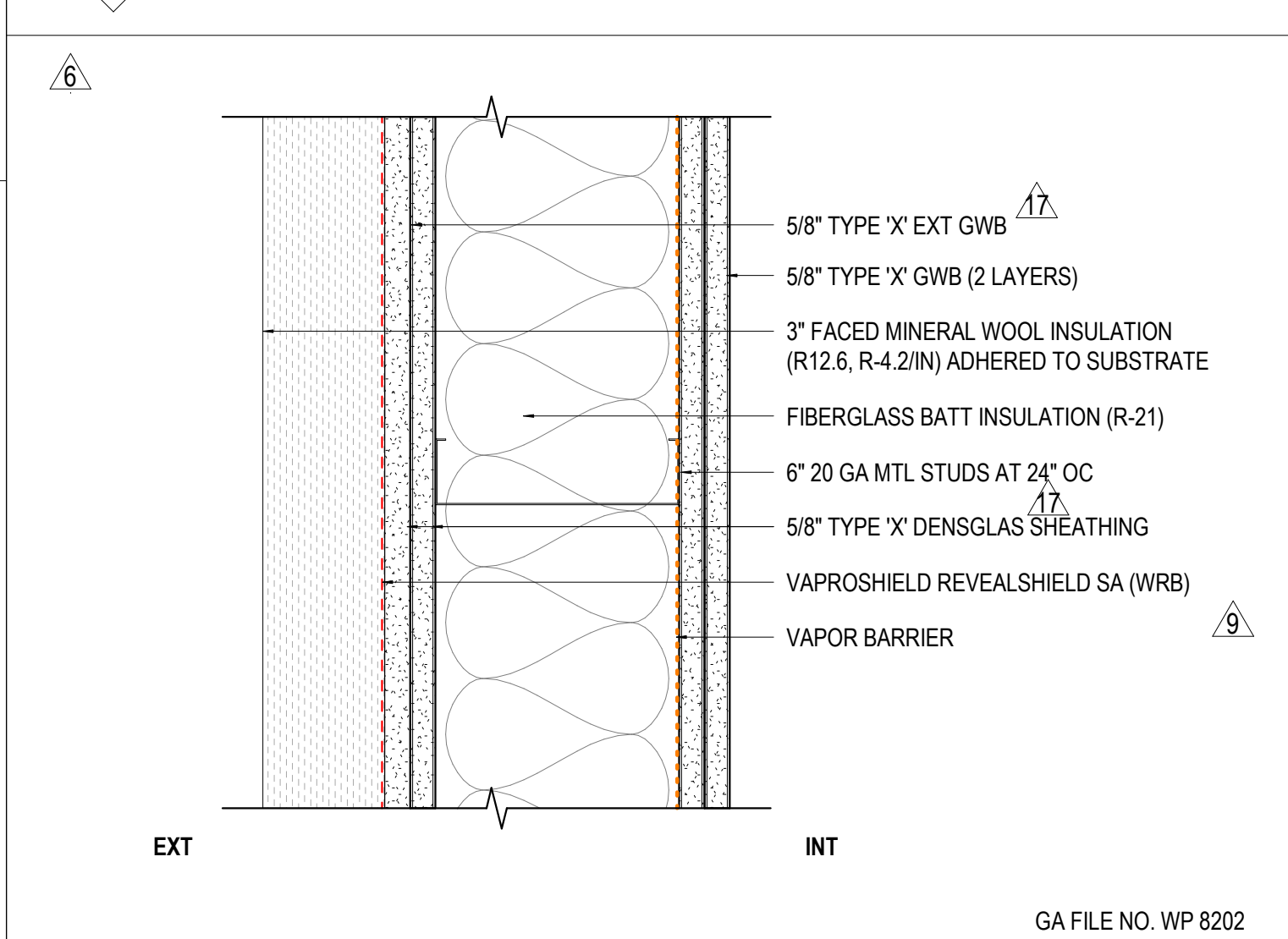
W C03 CONCRETE WALL W/ INSULATED FURRING WALL
SEE NOTES: 3, 8, 14



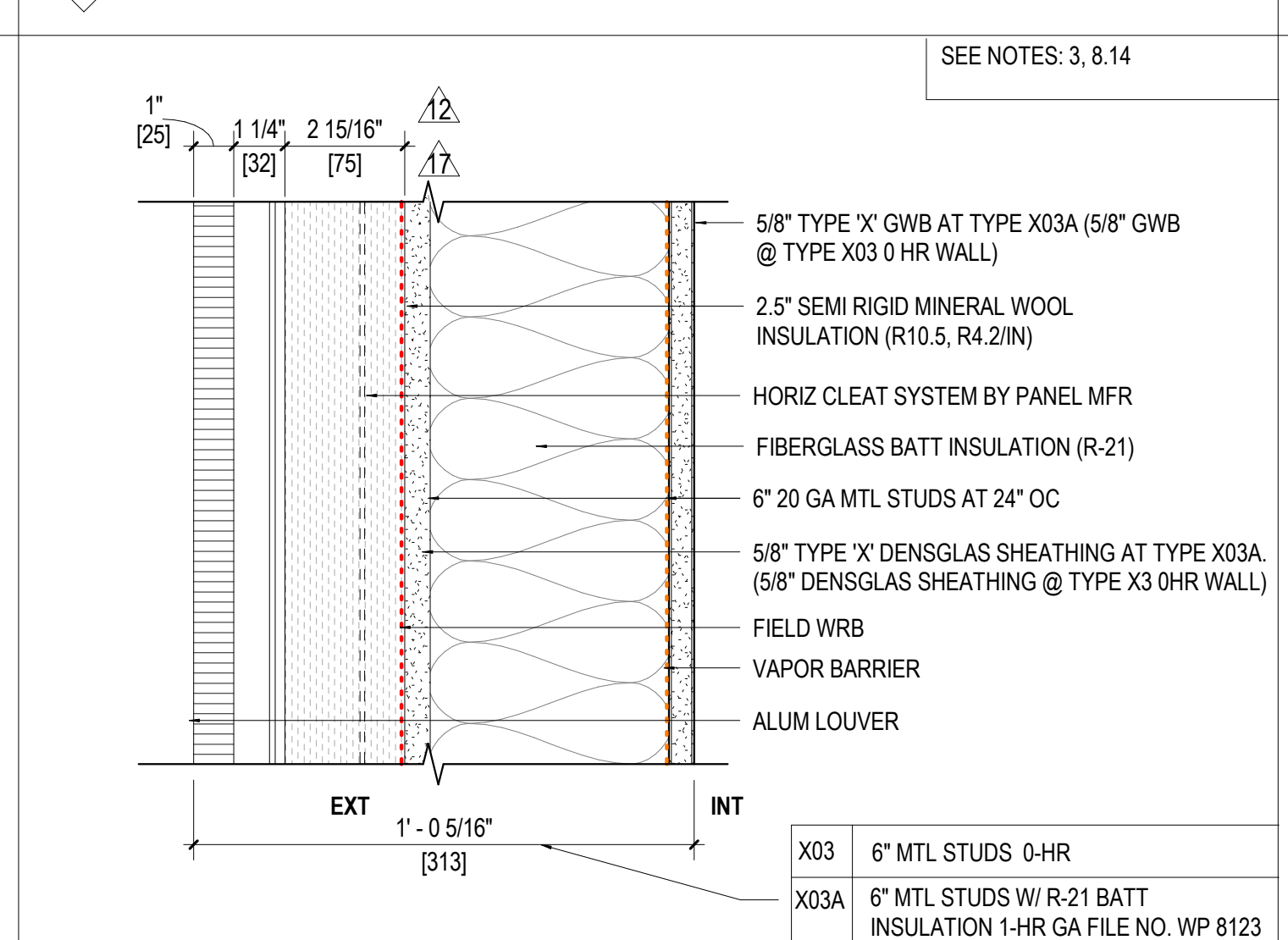
W C02 CONCRETE WALL
SEE NOTES: 3, 8, 14



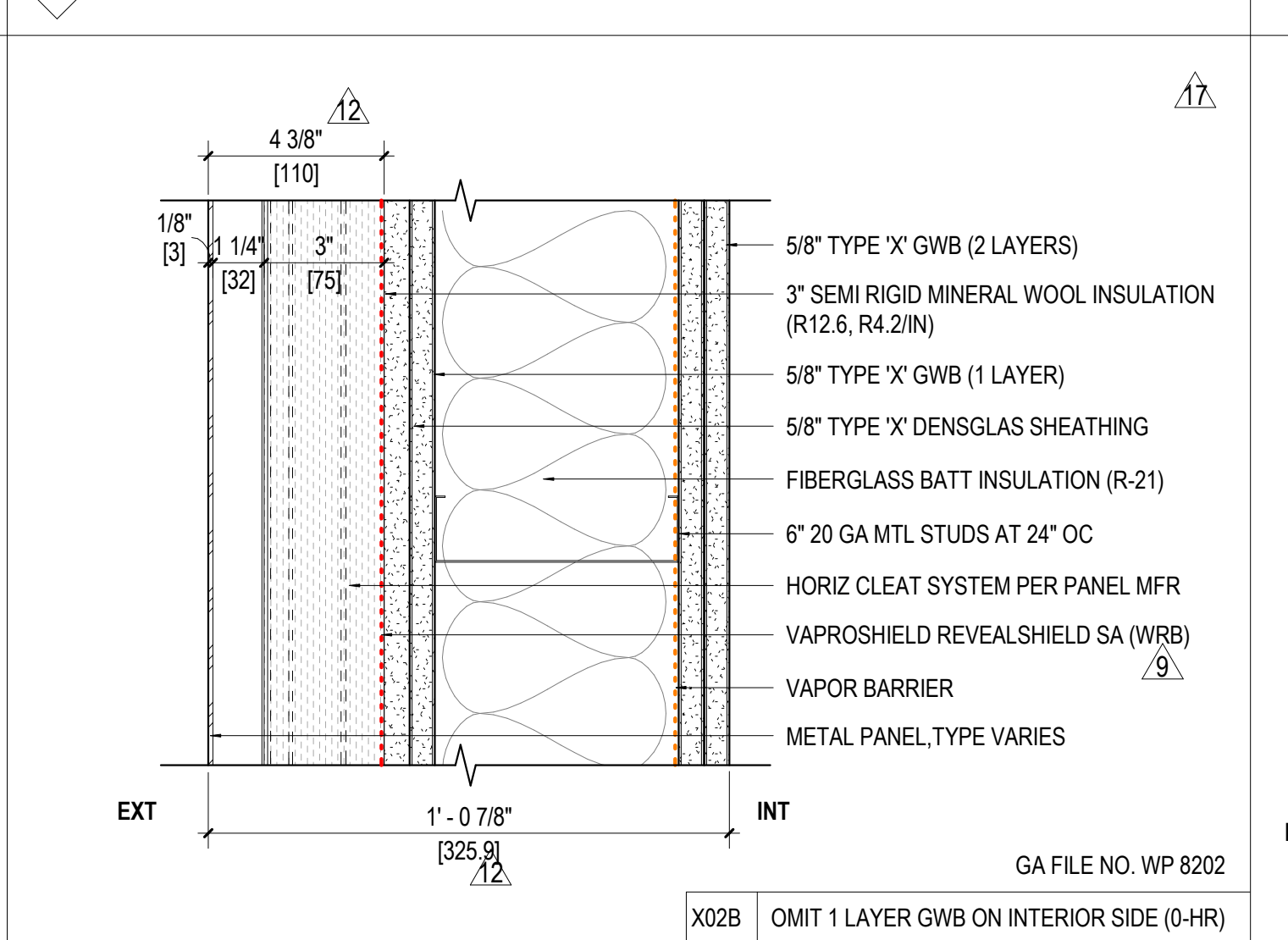
W C01 CONCRETE WALL - FIRE RATED
SEE NOTES: 3, 8, 14



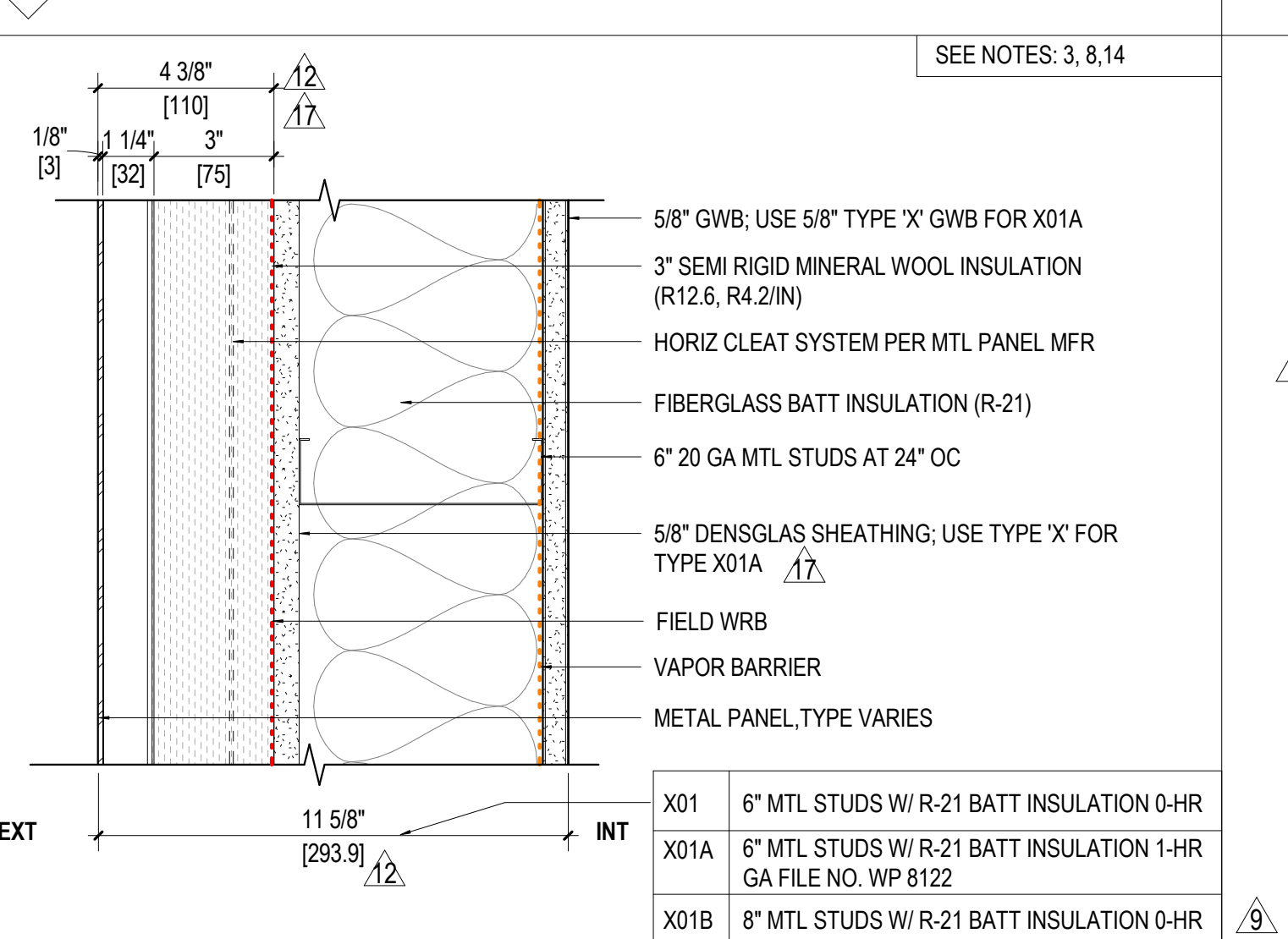
W X04 EXTERIOR STUD FRAMED (2 HR) SECTION
GA FILE NO. WP 8202



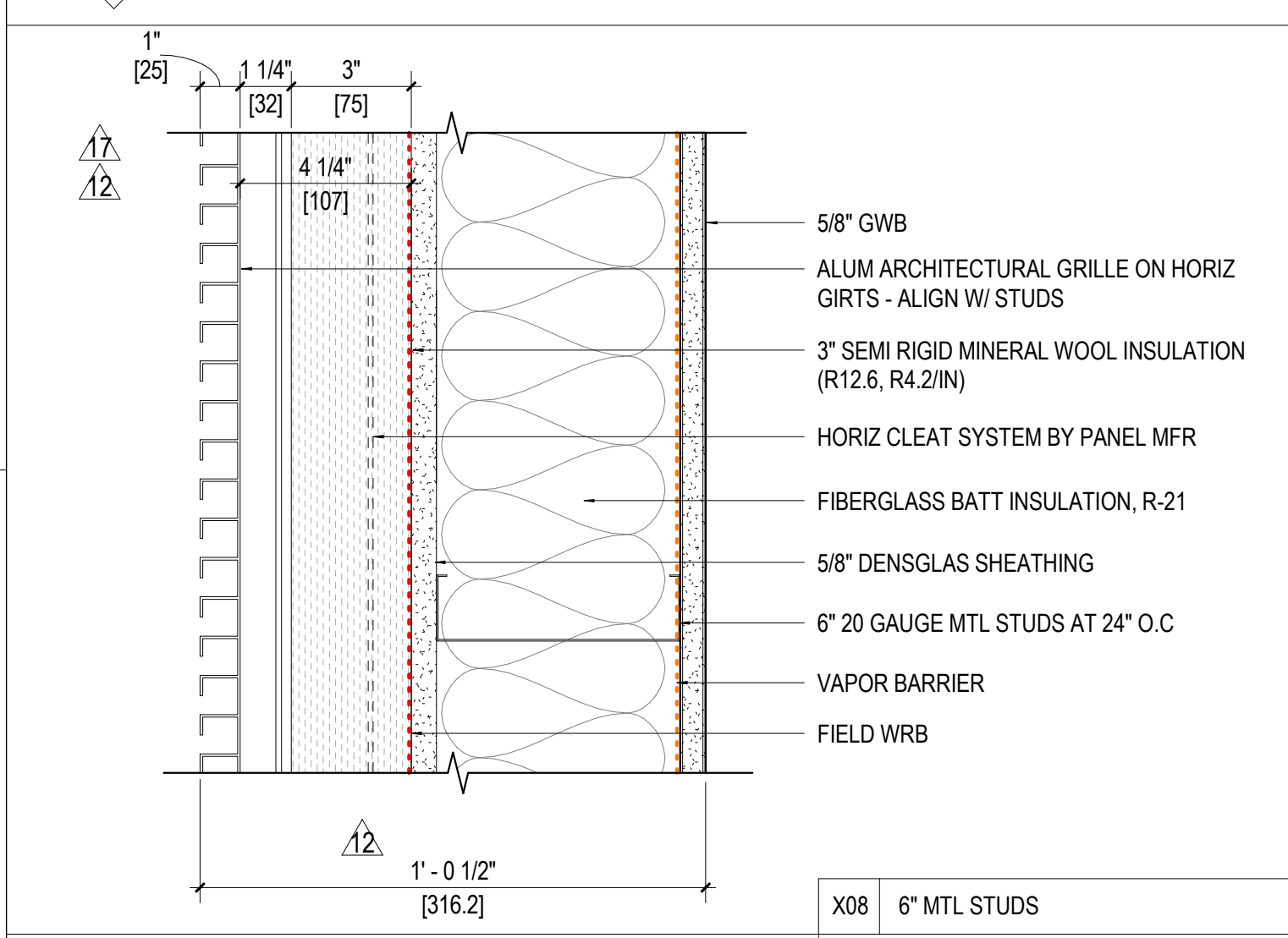
W X03 STUD FRAMED W/ LOUVER (0-1 HR)



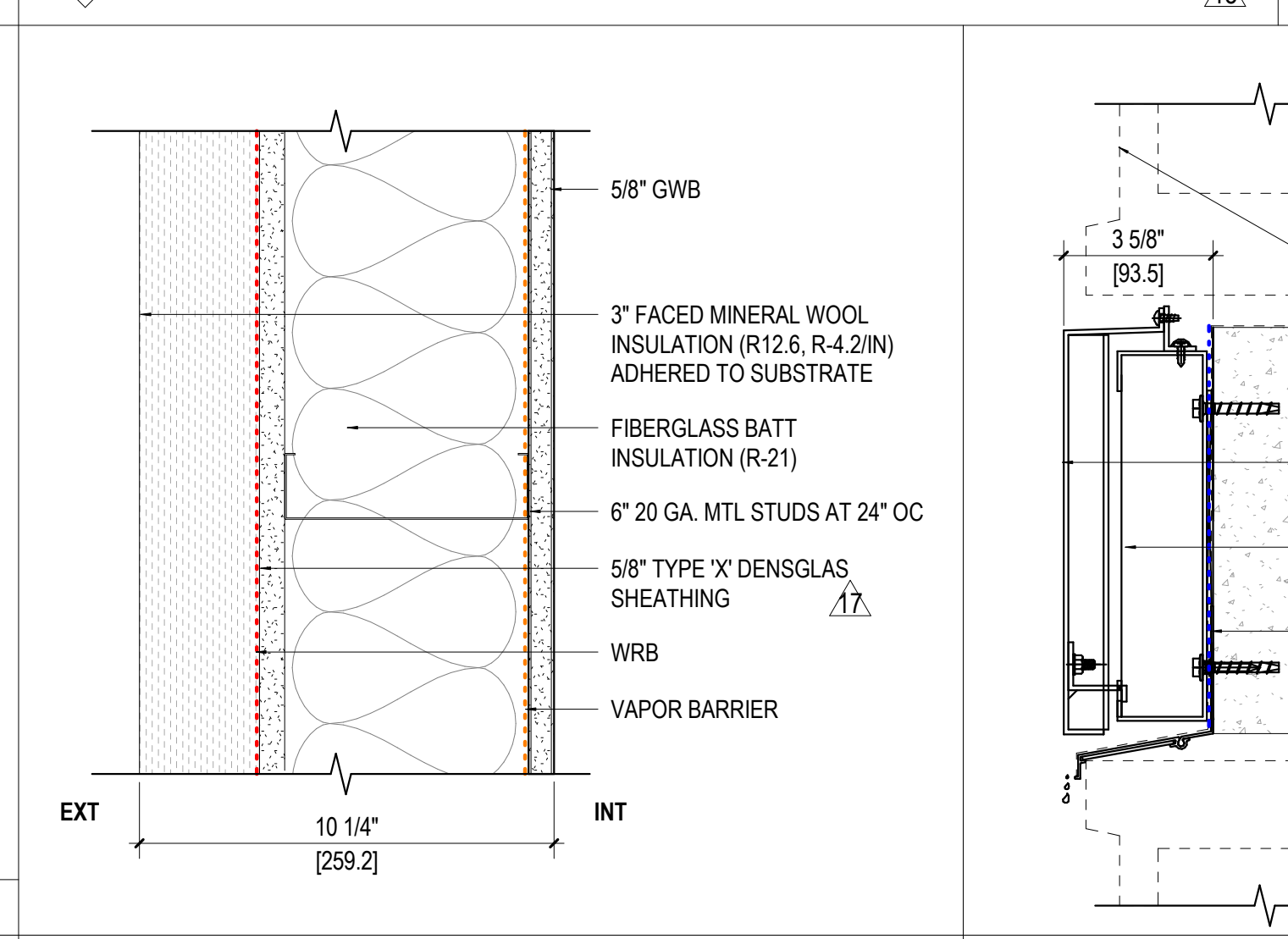
W X02 STUD FRAMED W/ METAL PANEL (2 HR) SECTION
GA FILE NO. WP 8202



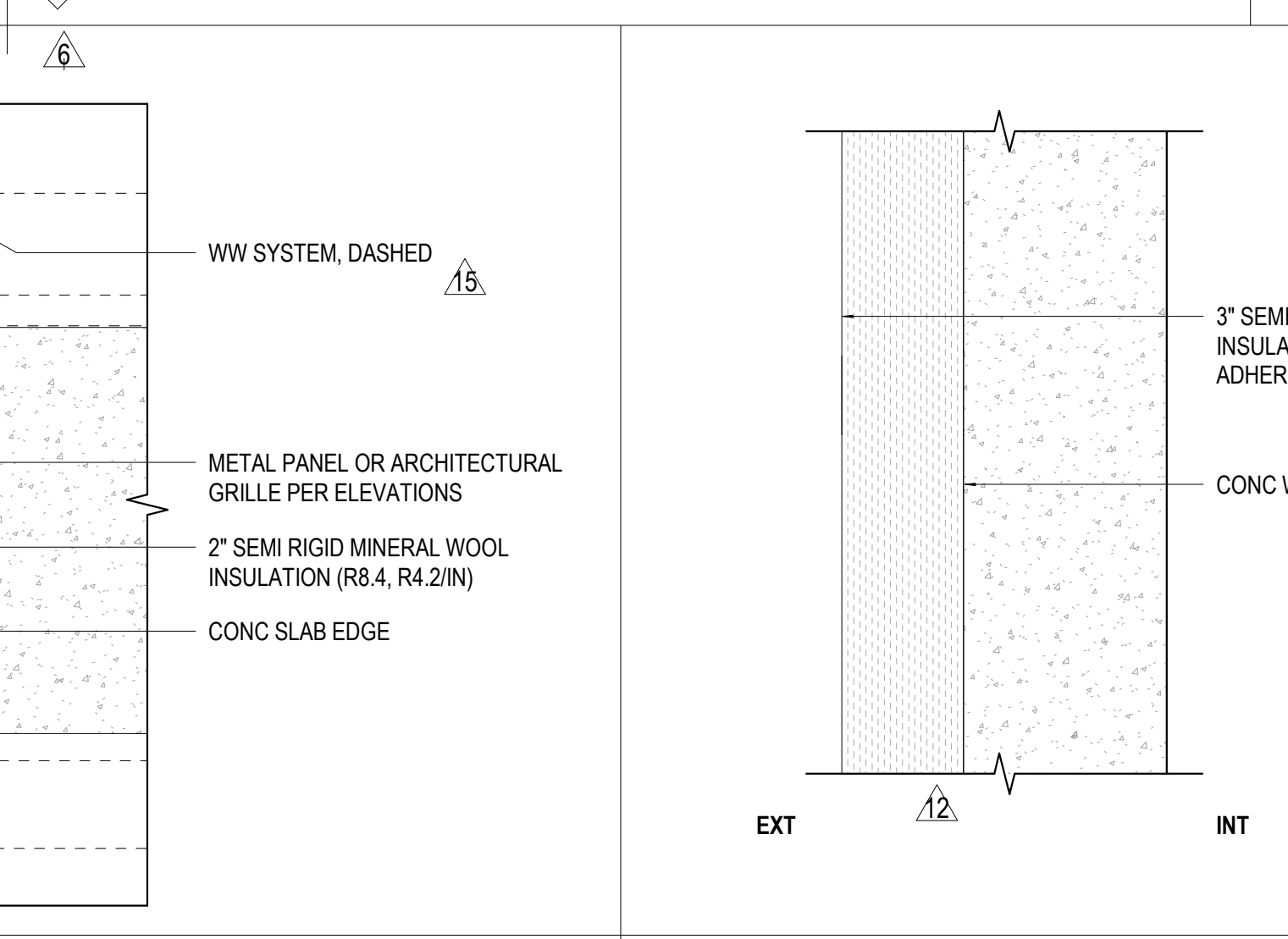
W X01 STUD FRAMED W/ METAL PANEL (0-1 HR)



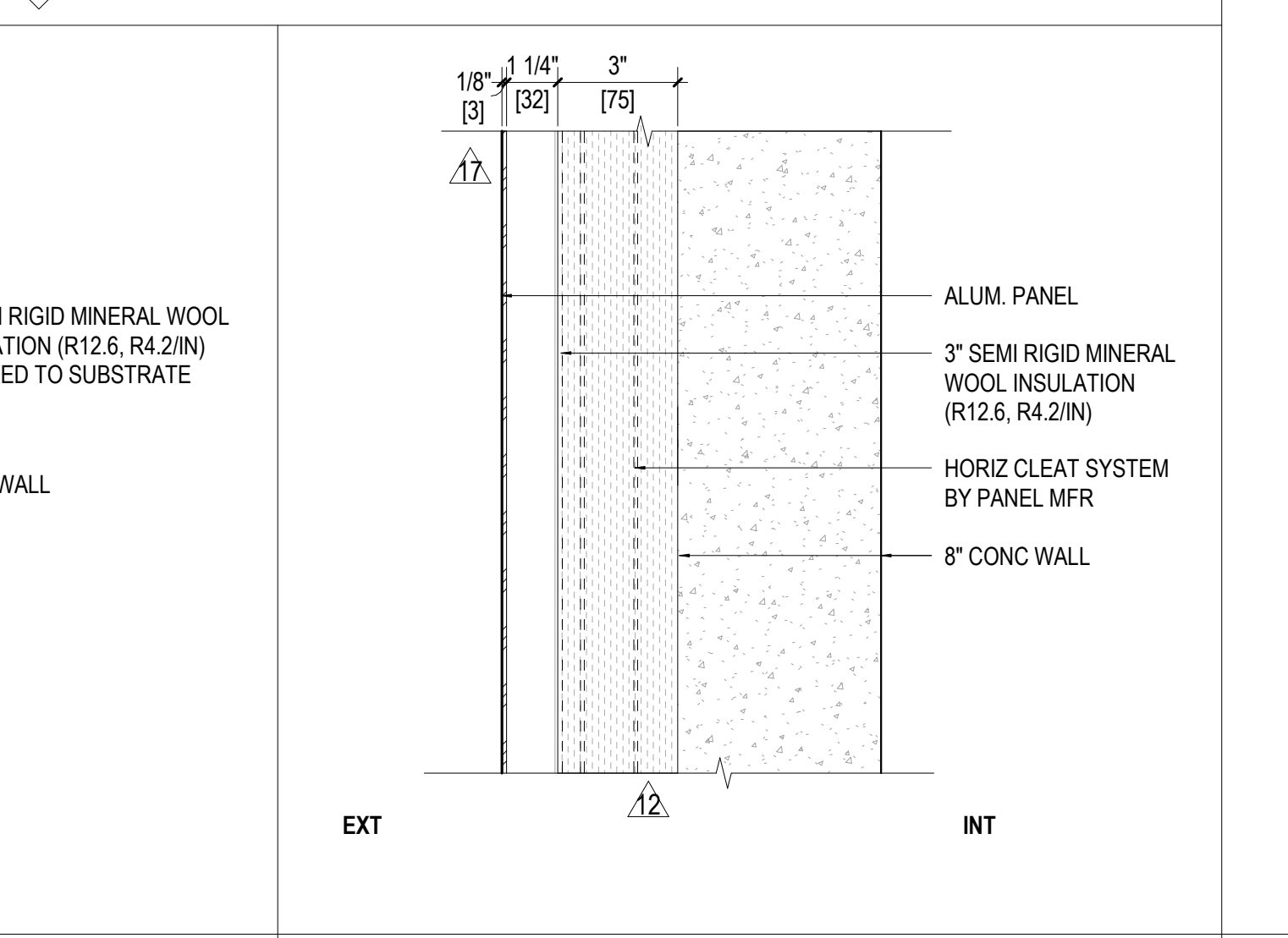
W X08 STUD FRAMED W/ ARCHITECTURAL GRILLE (0 HR)



W X18 EXTERIOR STUD FRAMED (0 HR) SECTION



W X07 SLAB EDGE W/ INSUL. CLADDING (SECTION)



W X06 CONC WALL - WITH INSUL. ON EXTERIOR

WALL TYPES NOTES

- THE PARTITION TAG CONSIST OF 2 ELEMENTS: INSIDE THE BOX THE NUMBER INDICATES THE PARTITION TYPE KEYED TO THE SCHEDULE. THE ALPHA CHARACTER (WHERE INDICATED) ACTS AS A MODIFIER TO THE TYPE.
- PARTITION TAGS ARE NOTED ON THE FLOOR PLANS.
- FIRE RATED ASSEMBLIES ARE BASED ON SBC, U.L. OR US GYPSUM ASSOC. (GA) TEST DATA & ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES REFER TO SPECIFIC TEST REPORTS INDICATED FOR RECD. COMPONENTS & ASSEMBLY EXTENS OF ASSEMBLIES ARE SHOWN ON THE PLANS. FIRE RATED PARTITIONS FROM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS. ALL PENETRATIONS IN FIRE RATED PARTITIONS RECD TO HAVE PROTECTED OPENINGS SHALL BE FIRESTOPPED OR PROVIDED W/ APPROVED SMOKE &/OR FIRE DAMPERS. SEE SBC 714 AND NOTE 17.
- CONTINUITY OF FIRE BARRIERS:**
 - FIRE BARRIERS (SBC 707.5) AND SHAFT ENCLOSURES (SBC 713.5) SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING BELOW TO THE UNDERSIDE OF THE FLOOR, ROOF SHEATHING, SLAB OR DECK ABOVE AND SECURELY ATTACHED THERETO, AND SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.
 - FIRE PARTITIONS (SBC 708.4) SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR, ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF CEILING ABOVE.

INCLUDES:

- SEPARATION WALLS RECD. BY SEC 402.2 FOR GROUPS R2
- CORRIDOR WALLS AS RECD. BY SEC 1020.1
- ELEV LOBBY SEPARATION AS RECD. BY SEC 713.14
- EGRESS BALCONIES AS RECD. BY SEC 1019.2
- ELEV MACHINE ROOMS & ELEVATOR CONTROL ROOMS AS RECD. BY SEC 3020.4 AND TABLE 509

EXCEPTION & FIRE BLOCKING OR DRAFT STOPPING IS NOT REQUIRED AT THE PARTITION LINE IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SEC. 903.3.1.1 OR 903.3.1.2. PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN COMBUSTIBLE FLOOR/CEILING AND ROOF/CEILING SPACES.

C. SMOKE BARRIERS (SBC 708.4) SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL AND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES.

- SUBSTITUTE WR GWB AT TOILET ROOMS, SHOWER ROOMS, JANITOR ROOMS, & SIMILAR "WET" USES.
- SUBSTITUTE TILE BACKER BOARD AT TILE FINISHES
- R.C. CHANNEL INSTALLED ON WALL SIDE W/ CORRESPONDING WALL TAG.
- BLOCKING IS RECD AT THE FOLLOWING LOCATIONS: CASEWORK, SHELVING, & PANELING; ACCESSORIES & EQUIPMENT; DOOR HARDWARE; TOILET PARTITIONS & ACCESSORIES; ACoustICAL PANELS & OTHER LOCATIONS WHERE RECD PER MANUFACTURER'S RECOMMENDATION OR INDUSTRY STANDARDS.
- DIFFERING PARTITION TYPES SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN IN ROOMS, UNLESS NOTED OTHERWISE.
- EXTEND GWB TO STRUCTURE ABOVE AROUND ALL EXPOSED TO STRUCTURE CEILING SPACES.
- FIRE RATED PARTITIONS MAY HAVE OPENINGS FOR STEEL ELEC BOXES NOT EXCEED 16 SQ INCHES PROVIDED THE AGGREGATE AREA OF ALL BOXES DOESN'T EXCEED 100 SQ INCHES FOR ANY 100 SQ FT. OF PARTITION.
- OUTLET BOXES ON OPPOSITE SIDES OF PARTITIONS TO BE SPACED APART MIN. 24".
- SEE ADA SHEETS A01-A04.42 FOR LOCATION OF BLOCKING REINFORCING FOR TYPE A AND B UNITS.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING (B/C/SBC 703.7), SUCH IDENTIFICATION SHALL:
 - BE LOCATED WITHIN 15'-0" OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
 - INCLUDE LETTERING NOT LESS THAN 3 IN. HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORKING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING.
- STC RATING**
-LOCATION- COMMON INTERIOR WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS OR BETWEEN DWELLING UNITS AND ADJACENT PUBLIC AREAS SUCH AS HALLS, CORRIDORS, STAIRS OR SERVICE AREAS (B/C/SBC 1207.3)
-RATING- NOT LESS THAN 50 (AS IF FIELD TESTED)
- IC RATING**
-LOCATION- FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE (B/C/SBC 1207.3)
- RATING IN PENETRATIONS**
SEE SBC 714 FOR THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE RESISTANCE RATED WALL ASSEMBLIES.
F RATING (SBC 714.3)
-IN PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS.
-RATING- NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED.
-LOCATION- IN THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES.
-RATING- NOT LESS THAN 1 HR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.
T RATING (SBC 714.1)
-LOCATION- IN THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES.
-RATING- NOT LESS THAN 1 HR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.
EXCEPTION:
-FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE AT RATING.
-FLOOR PENETRATION BY DRAINS, TUB DRAINS OR SHOWER DRAINS CONTAINED AND LOCATED WITHIN THE CONCEALED SPACE OF A HORIZONTAL ASSEMBLY DO NOT REQUIRE A T RATING.
-FLOOR PENETRATIONS OF MAX. 4" NOMINAL DIA. PENETRATING DIRECTLY INTO METAL-ENCLOSED ELECTRICAL POWER SWITCHGEAR DO NOT REQUIRE AT RATING.
- L RATING (SBC 714.4)**
-LOCATION- PENETRATIONS IN SMOKE BARRIERS
-RATING- L RATING SHALL NOT EXCEED.
1) 5.0 CFM PER SF OF PENETRATION OPENING FOR EACH THROUGH PENETRATION FIRESTOP SYSTEM OR
2) A TOTAL CUMULATIVE LEAKAGE OF 50 CFM FOR ANY 100 SQ FT OF WALL AREA, OR FLOOR AREA.
- ALL INSULATION MATERIALS INCLUDING FACINGS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 (SBC 720.2)
- REFER TO GA ASSEMBLY TYPES FOR STUD SPACING
- CAULK AND SEAL THE WALL AND ALL PENETRATIONS IN SOUND WALLS
- USE VAPROSHIELD REVEALSHIELD SA (WRB) AT RATED WALL TYPES X02, X15, AND X17.

Seal
Civil Engineer
KPFff
1651 Fifth Avenue, Suite 1600
Seattle, WA 98101
Designer/Architect
Bohlin Cywiniski Jackson
1932 First Avenue, Suite 916
Seattle, WA 98101-1062
Architect of Record
Studio - SKH
1221 East Pike Street, Suite 300
Seattle, WA 98122
Landscape Architect
Swift Company LLC
3131 Western Avenue, Suite M423
Seattle, WA 98121
Structural Engineer
KPFff
1651 Fifth Avenue, Suite 1600
Seattle, WA 98101
Mechanical/Plumbing Engineer
Ocean Park Mechanical
#283-1400 Inter Urban Avenue
Seattle, WA 98108
Electrical/Telecom Engineer
Stadeside Power Inc.
10350 NE 123rd St
Kirkland, WA 98034
Fire Protection
Advanced Fire Protection
19738 144th Ave NE
Woodinville, WA 98072-8427

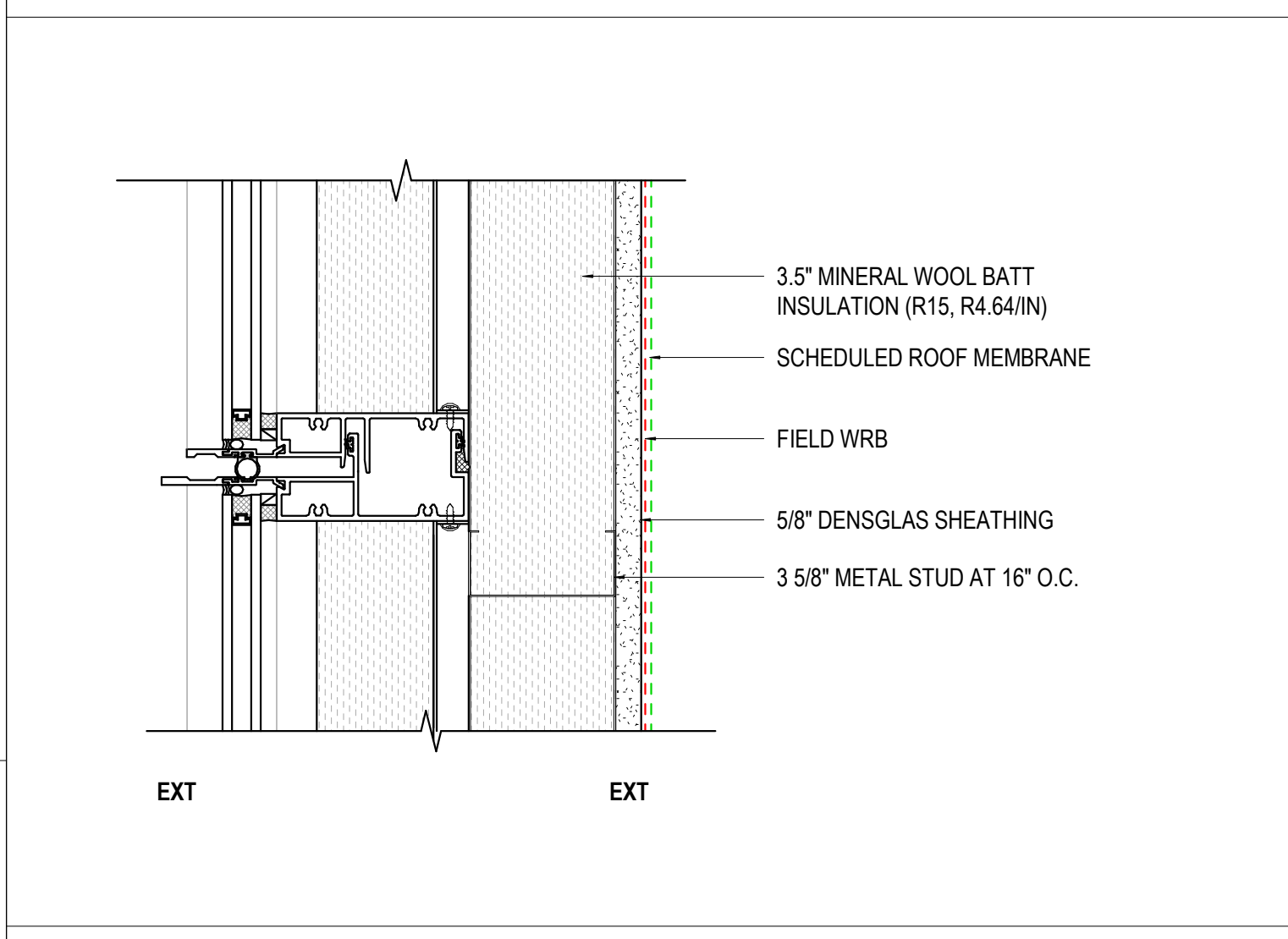


Owner:
YESLER TOWERS

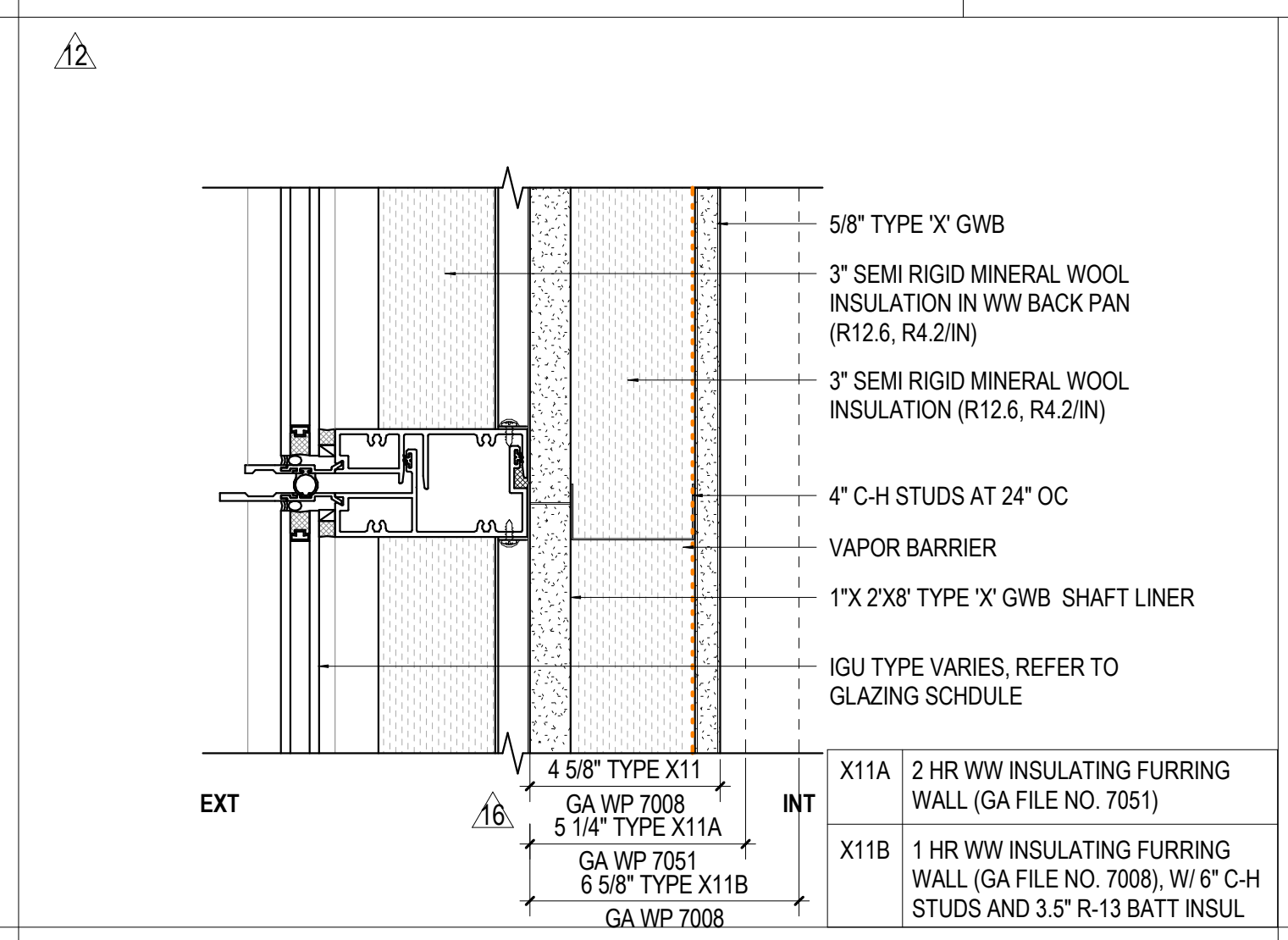
Project Name:
WALL TYPES - EXTERIOR

Sheet Name:
WALL TYPES - EXTERIOR

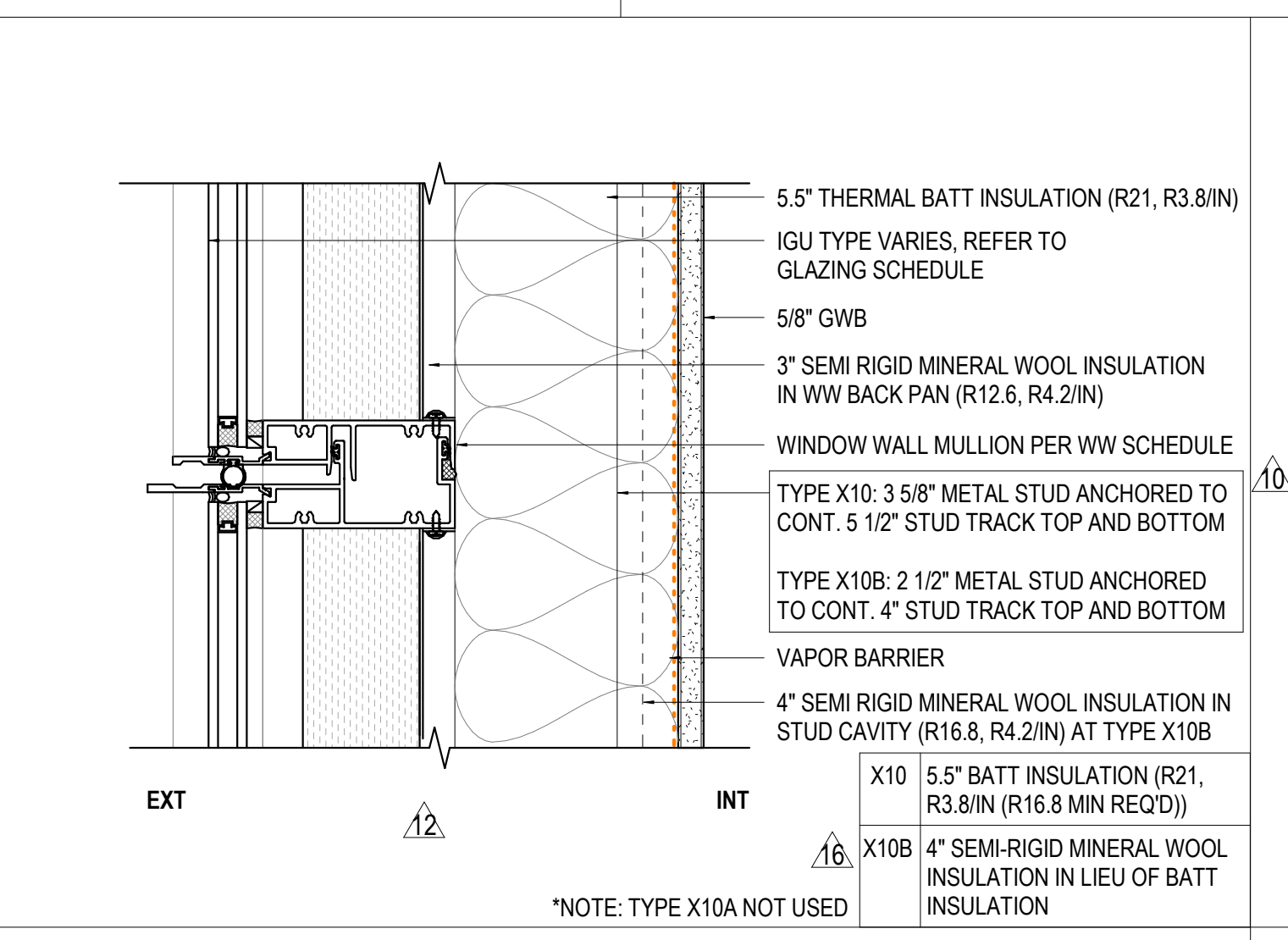
No.	Description	Date
1	PHASE 1 PERMIT	03/12/20
2	PHASE 1 PERMIT REVISIONAL 01	12/16/20
3	NORTH TOWER BG R/C	09/27/21
4	NORTH TOWER BG R/C	08/20/21
5	PHASE 1 PERMIT REVISIONAL 01	11/02/21
6	PHASE 1 PERMIT REVISIONAL 02	03/23/22
7	PHASE 1 PERMIT REVISIONAL 03	06/15/22
8	GARAGE - NORTH TOWER R/C	07/21/22
9	REVISION	08/25/22
10	REVISION	11/11/22
11	REVISION	12/22/22
12	PHASE 1 PERMIT	02/02/23
13	REVISION	04/07/23
14	REVISION	05/10/23
15	REVISION	05/10/23
16	REVISION	05/23/23
17	REVISION	08/21/23



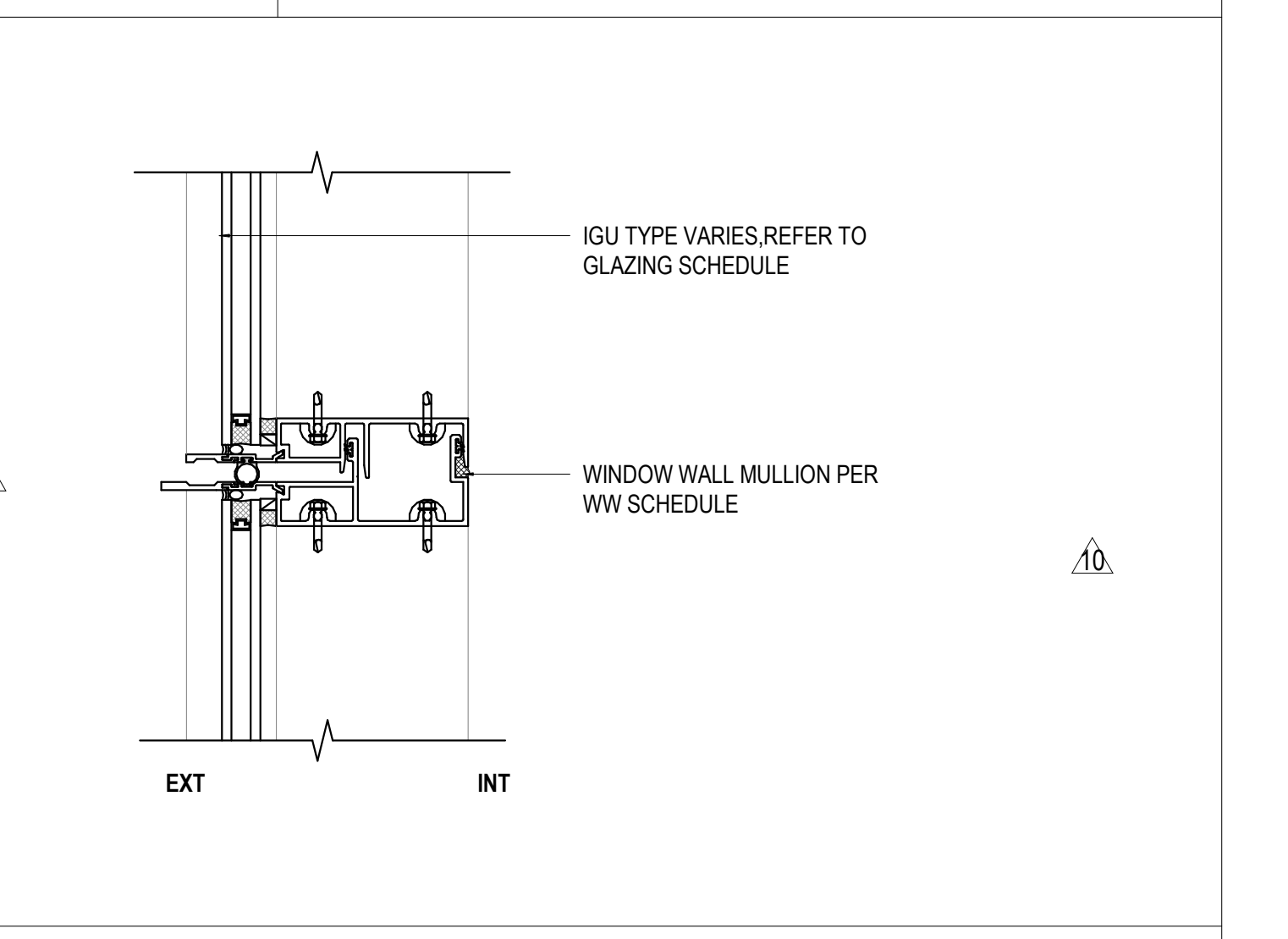
W X12 0-HR FURRING WALL @ PARAPET (EXTERIOR)



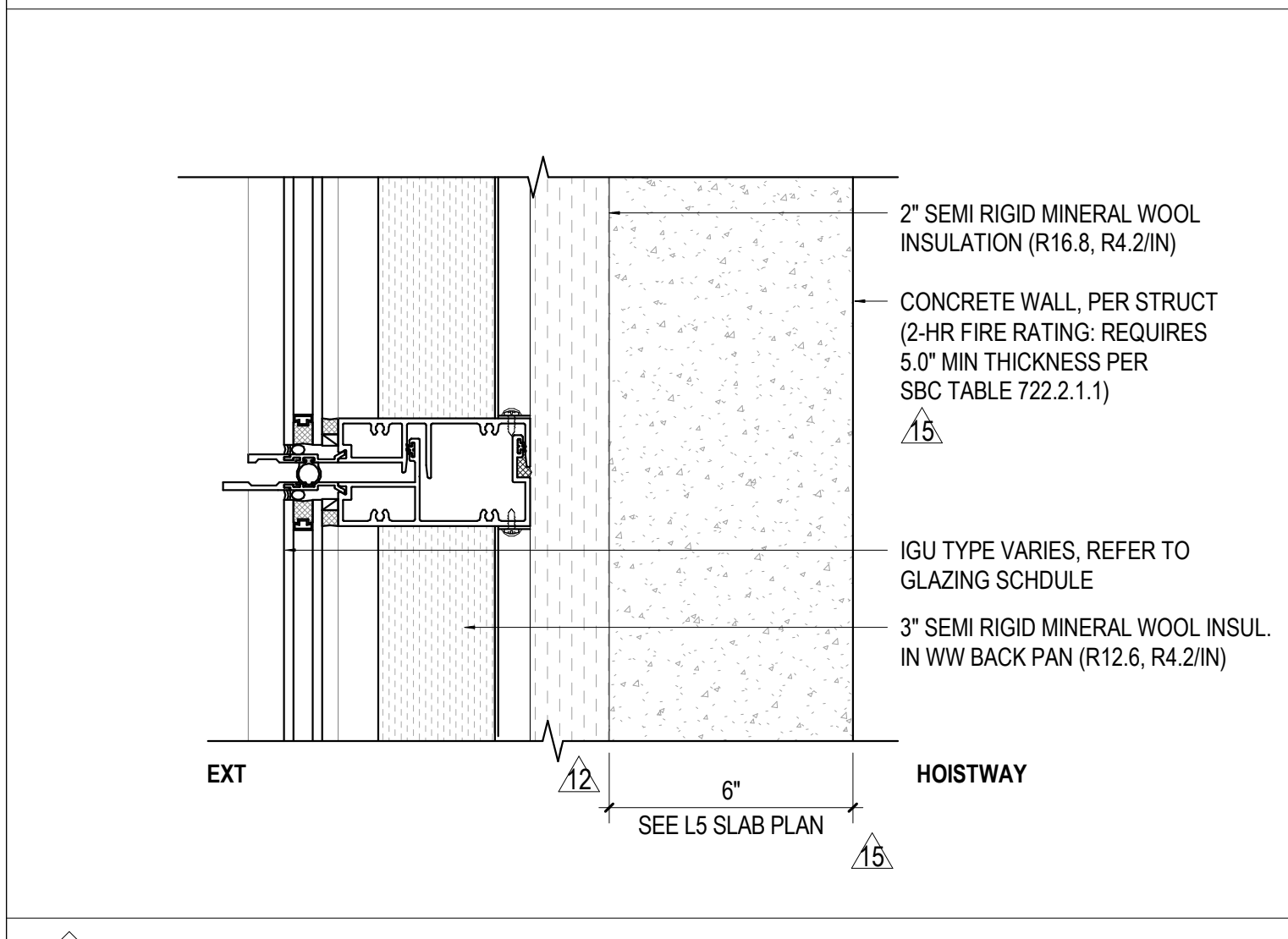
W X11 WW SPANDREL PANEL W/ INSULATED FURRING WALL (1-2 HR)



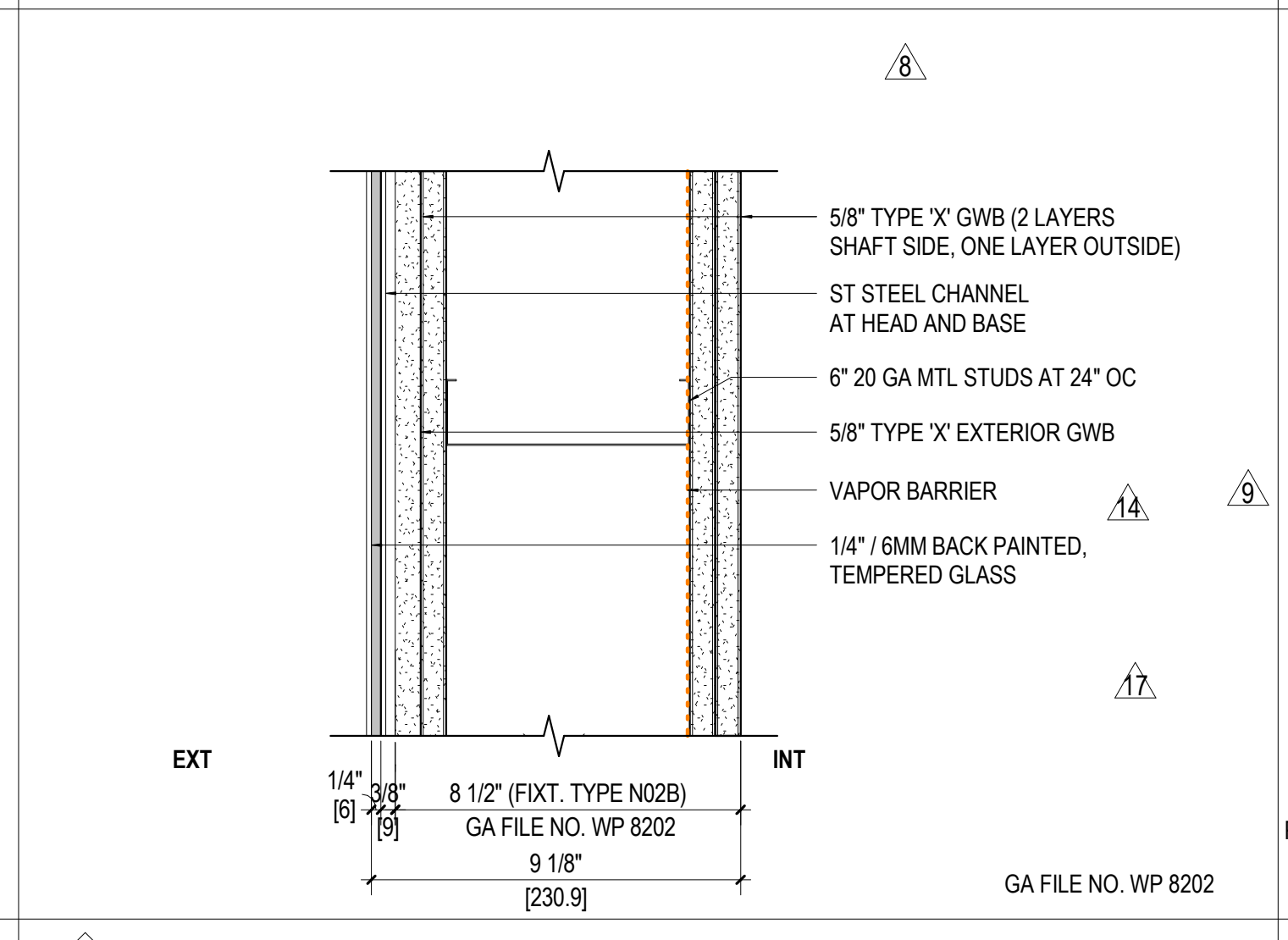
W X10 WW SPANDREL PANEL W/ INSULATED FURRING WALL (0 HR)



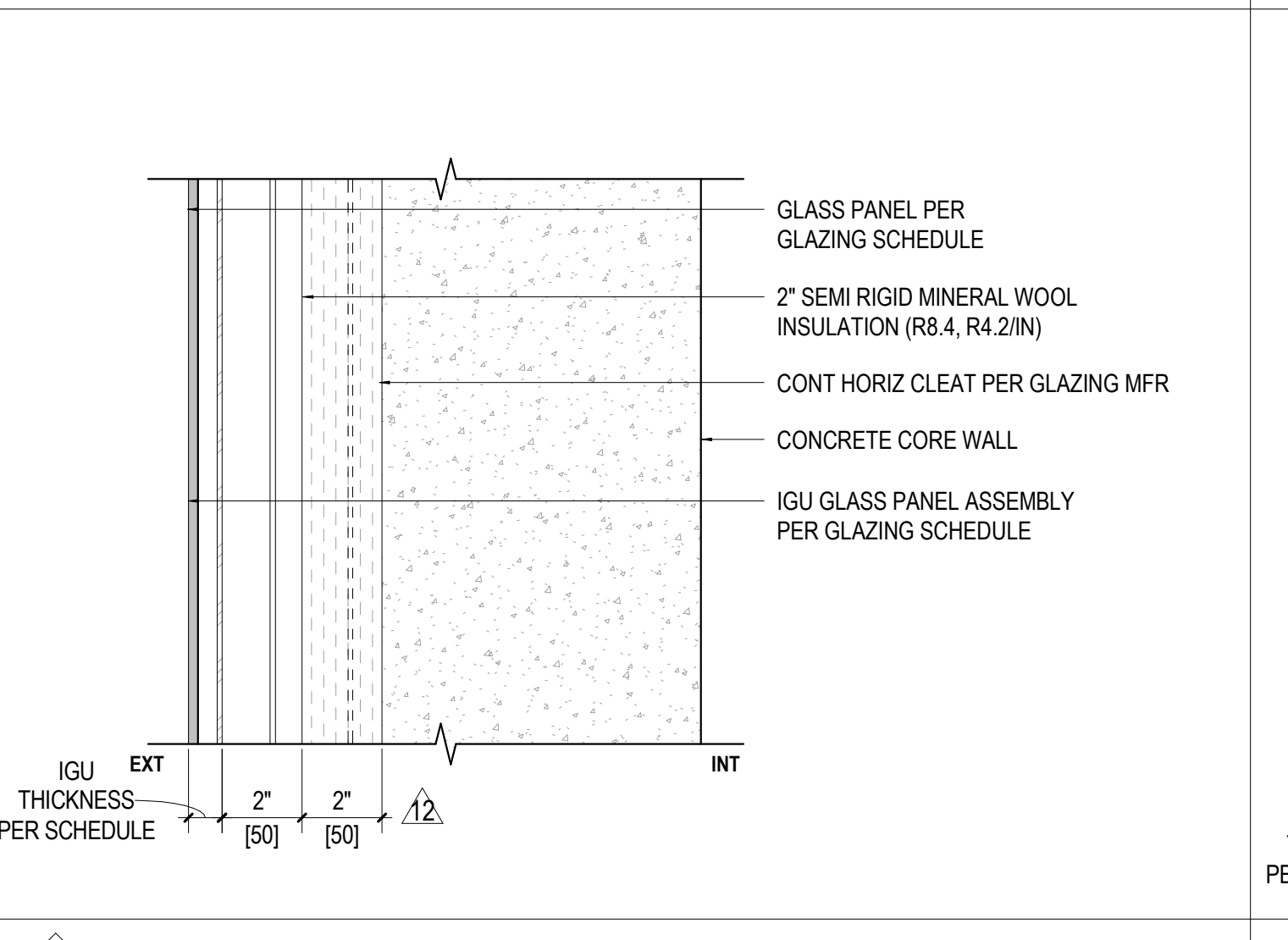
W X09 VISION GLASS WINDOW WALL



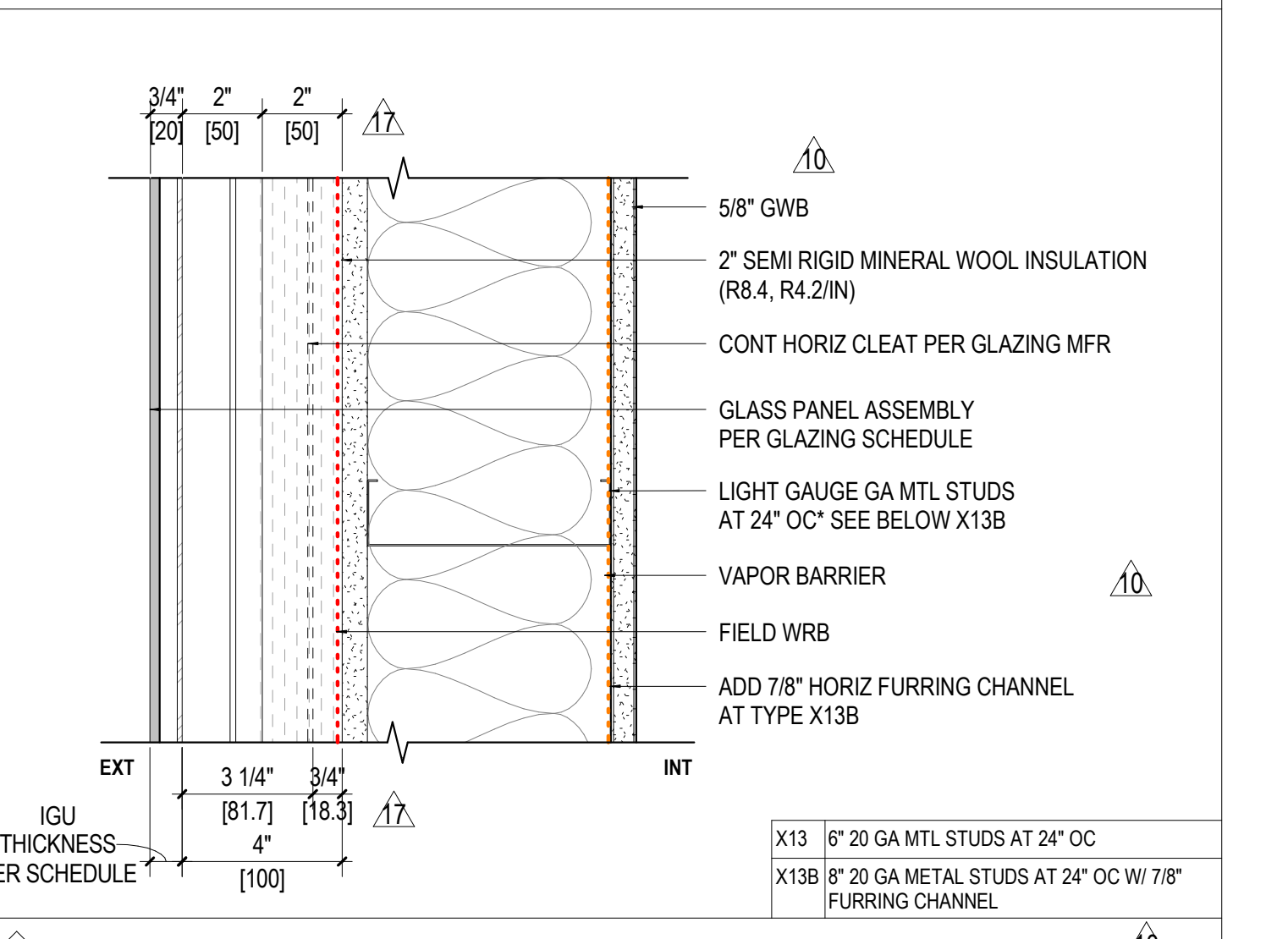
W X16 WW SPANDREL PANEL W/ INSULATED CONCRETE WALL (2 HR)



W X15 GLASS PANEL W/ STUD FRAMED WALL (2 HR)



W X14 GLASS FEATURE WALL AT CONCRETE WALL



W X13 GLASS FEATURE WALL AT METAL FRAMED WALL

CONCRETE WALL

METAL PANEL & GRILLE FACED INSULATION

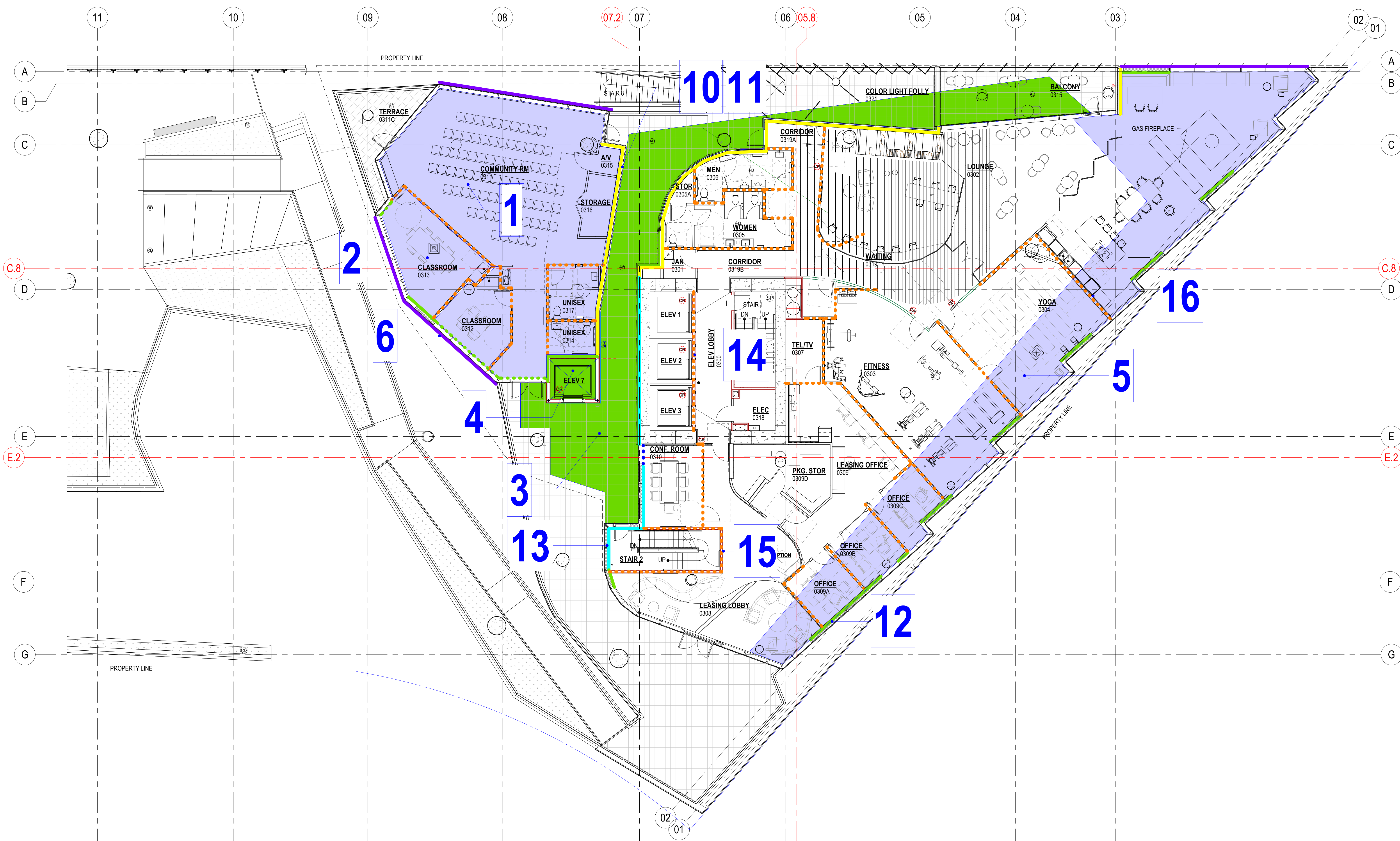
WINDOW WALL SYSTEM

GLASS FEATURE WALL

MEMBRANE COLOR LEGEND

WRB (WEATHER-RESISTIVE BARRIER)
SAM PEEB AND STICK (SELF-ADHERED MEMBRANE)
ROOFING MEMBRANE
MOP-ON WATERPROOFING
LIQUID APPLIED WATERPROOFING
VAPOR BARRIER

DPD # 6769232-PH
Issue Date 12.11.20
A0.51
Sheet Number
SDCI Approval Stamp



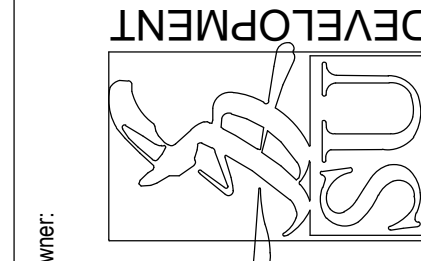
1
A0.73
LEVEL 3 NORTH INSULATION DIAGRAM
1/8" = 1'-0"

INSULATION LEGEND

1

- BATT INSULATION
- VINYL FACED BATT INSULATION
- SEMI-RIGID MINERAL WOOL INSULATION
- RIGID INSULATION
- INSULATED ROOF ASSEMBLY
- THERMAL BATT INSUL.
- ACOUSTICAL BATT INSUL.
- CONT. SEMI-RIGID MINERAL WOOL INSUL.
- CONT. SEMI-RIGID MINERAL WOOL INSUL. + THERMAL BATT
- SEMI-RIGID MINERAL WOOL INSUL. AT WW SILL OR WW HEAD
- THERMAL BATT INSUL. AT WW SILL OR WW HEAD
- MINERAL WOOL INSUL. AT SLAB EDGE

Seal
 Civil Engineer
 KPFF
 1621 Fifth Avenue, Suite 1600
 Seattle, WA 98101
 Designer/Architect
 Bohlin Cywinski Jackson
 1932 First Avenue, Suite 916
 Seattle, WA 98101-1062
 Architect of Record
 Studio - SKH
 1221 East Pike Street, Suite 300
 Seattle, WA 98122
 Landscape Architect
 Swift Company LLC
 3131 Western Avenue, Suite M423
 Seattle, WA 98121
 Structural Engineer
 KPFF
 1621 Fifth Avenue, Suite 1600
 Seattle, WA 98101
 Mechanical/Plumbing Engineer
 Ocean Park Mechanical
 #283-1400 Inter Urban Avenue
 Seattle, WA 98108
 Electrical/Telecomm Engineer
 Stateside Power Inc.
 10336 NE 123rd St.
 Kirkland, WA 98034
 Fire Protection
 Advanced Fire Protection
 19738 144th Ave NE
 Woodinville, WA 98072-8427



Project Name:
YESLER TOWERS

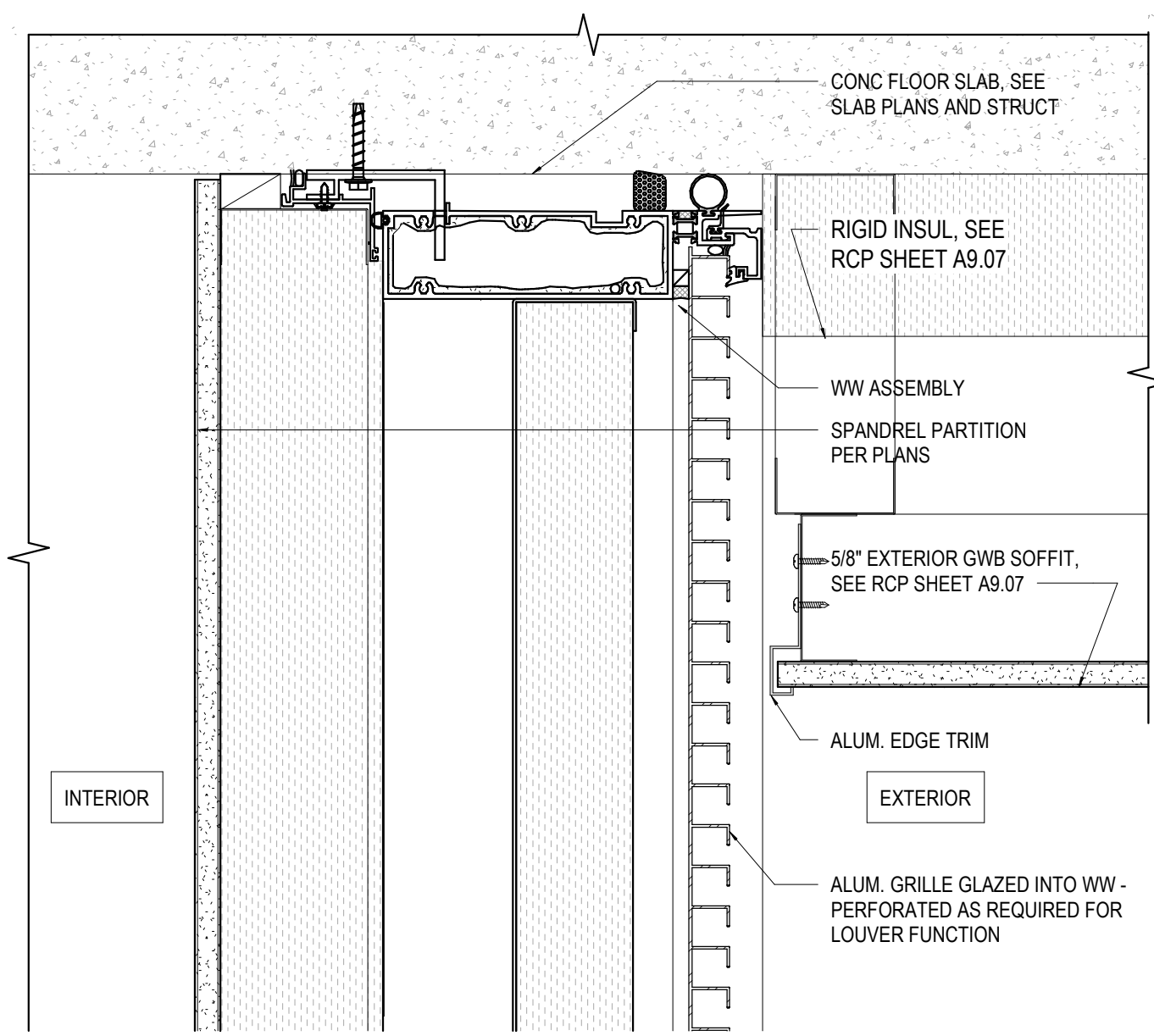
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LEVEL 3 INSULATION DIAGRAMS

No.	Description	Date
1	PHASE 3 PERMIT RESUBMITTAL 01	11/02/21

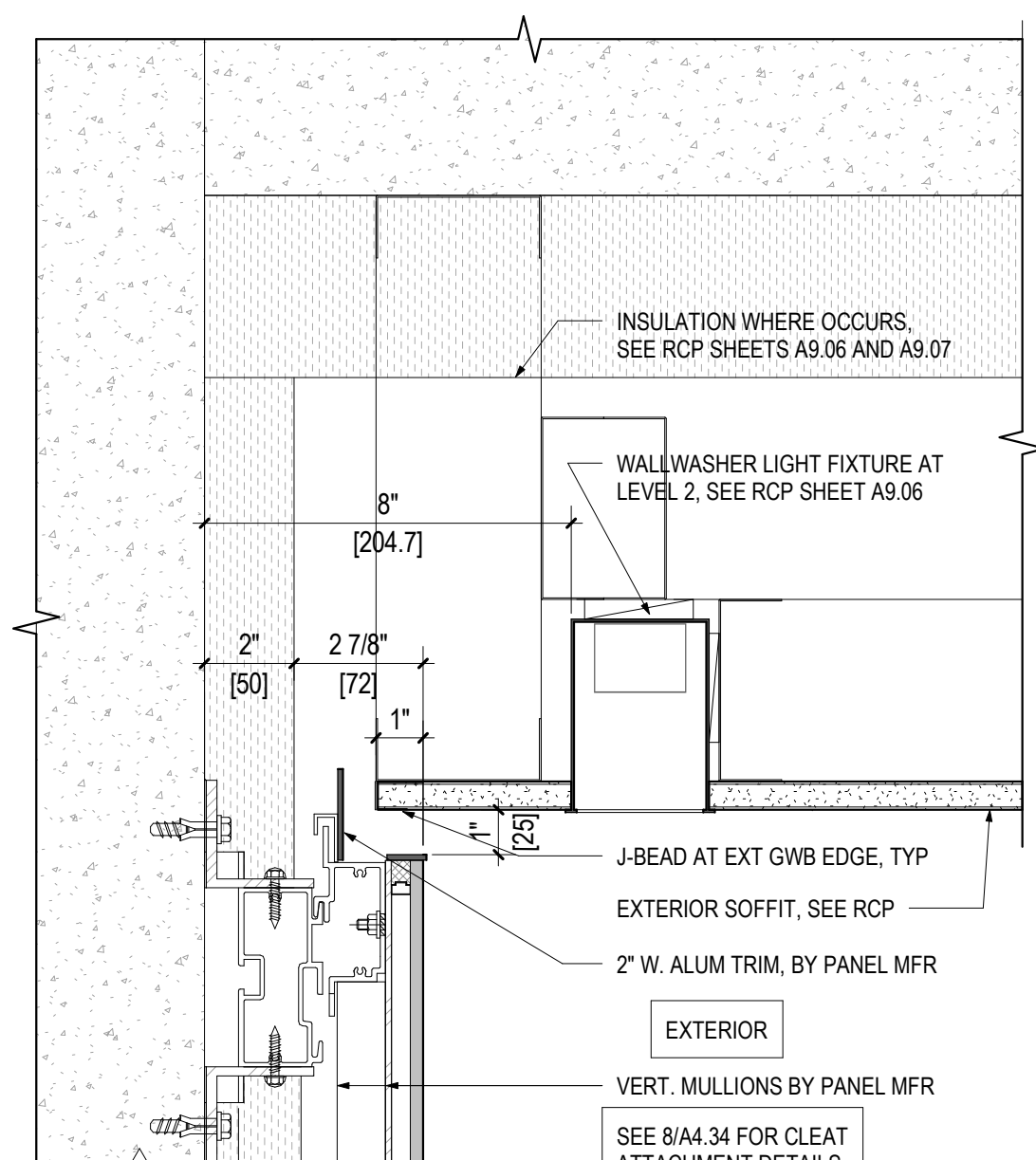
DPD # 6769232-PH
 Issue Date 02/28/22

A0.73
 Sheet Number

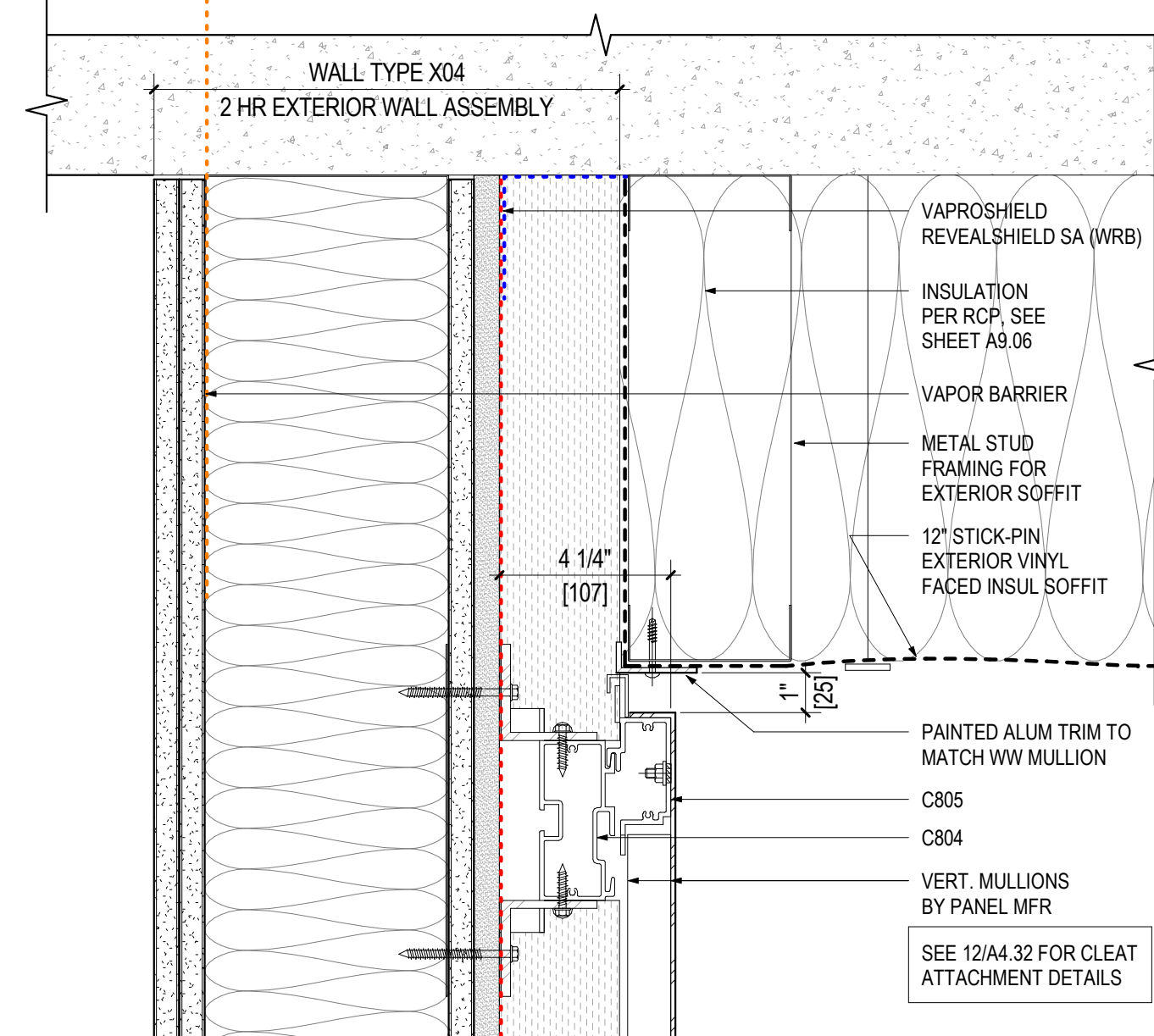
SDCI Approval Stamp



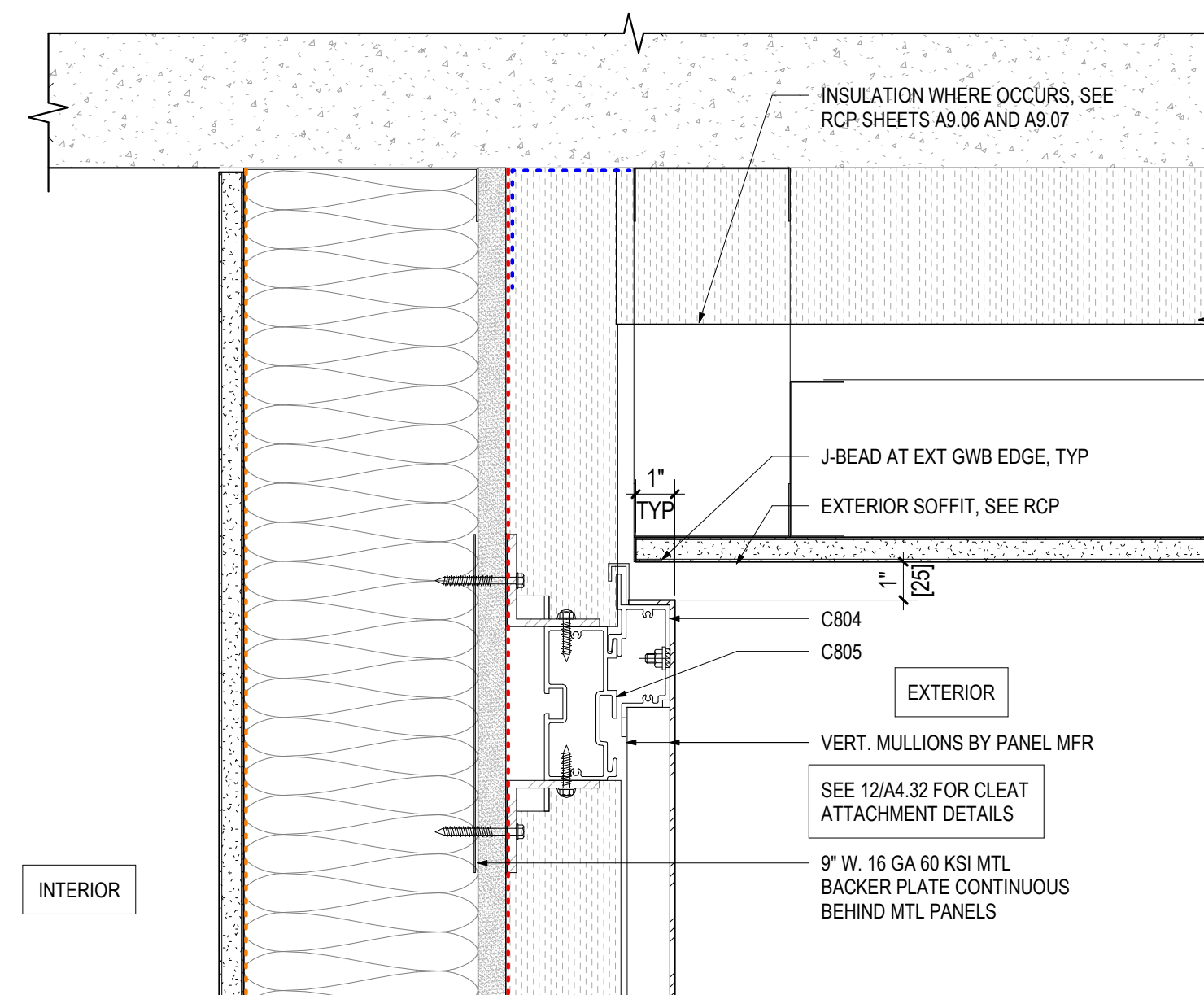
17 SECTION DETAIL - WW HEAD W/ GRILLE AT SOFFIT
A4.31 3" = 1'-0"



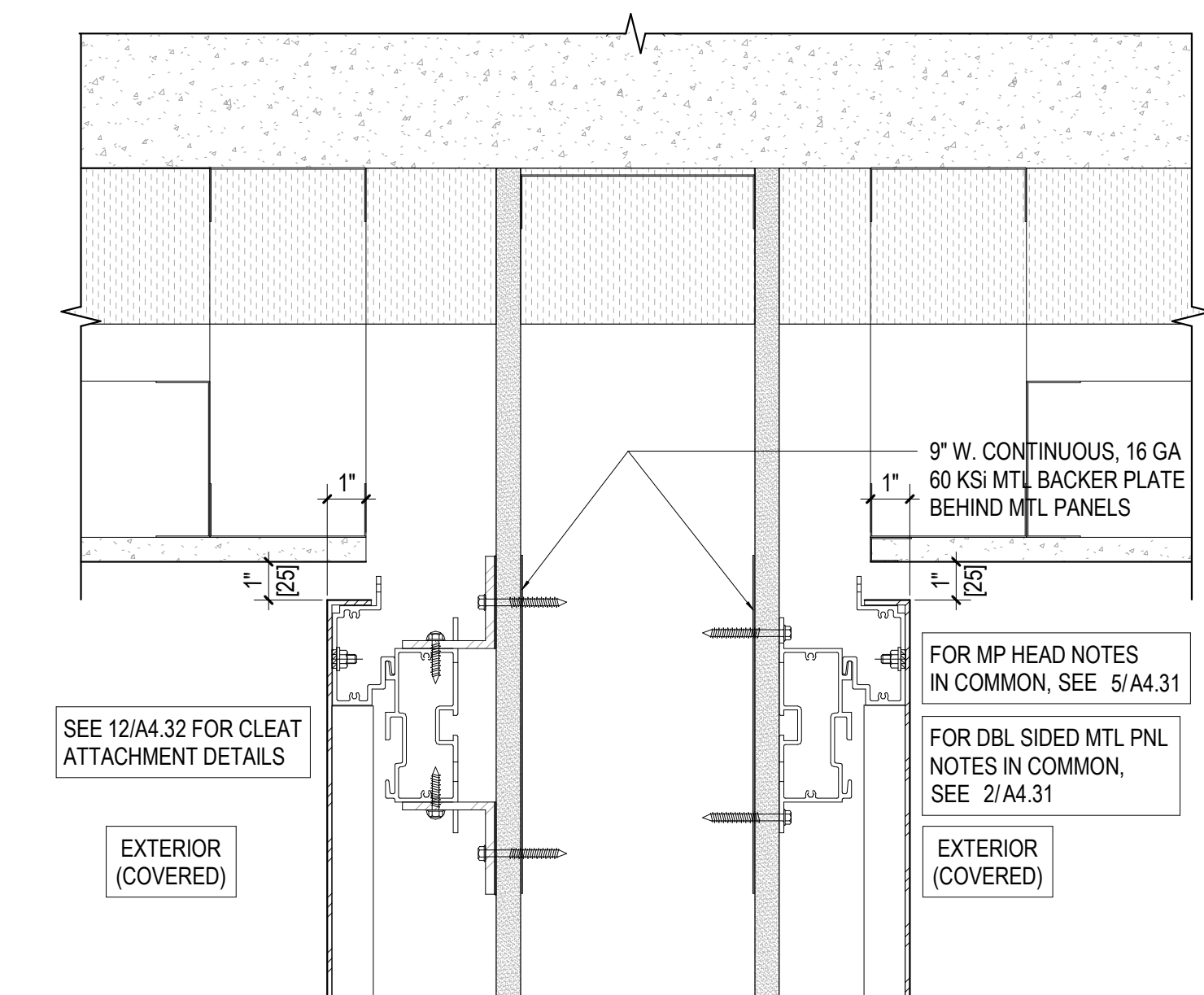
13 SECTION DETAIL - FEATURE WALL HEAD
A4.31 3" = 1'-0"



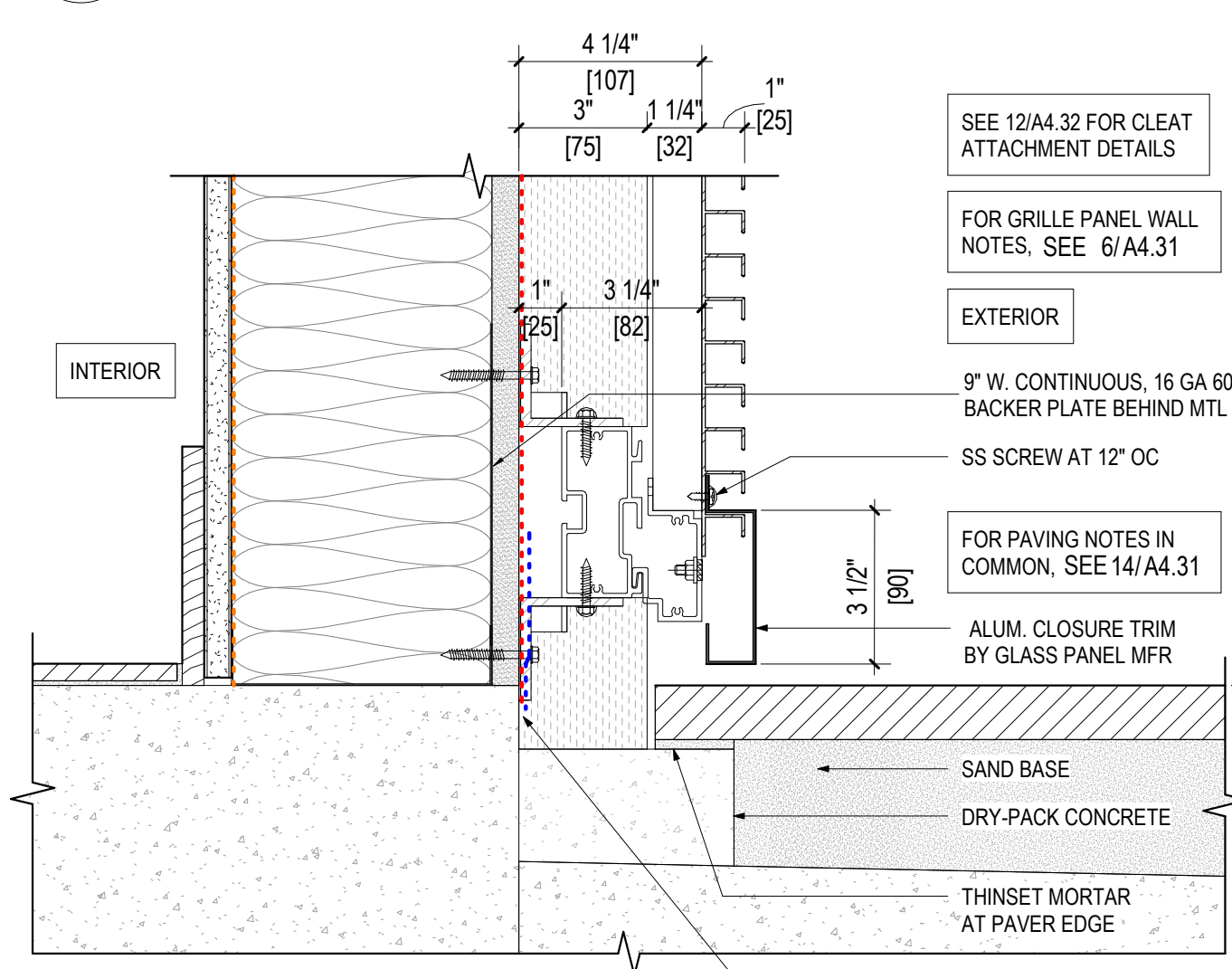
9 SECTION DETAIL - METAL PANEL HEAD ABOVE SERVICE COURT
A4.31 3" = 1'-0"



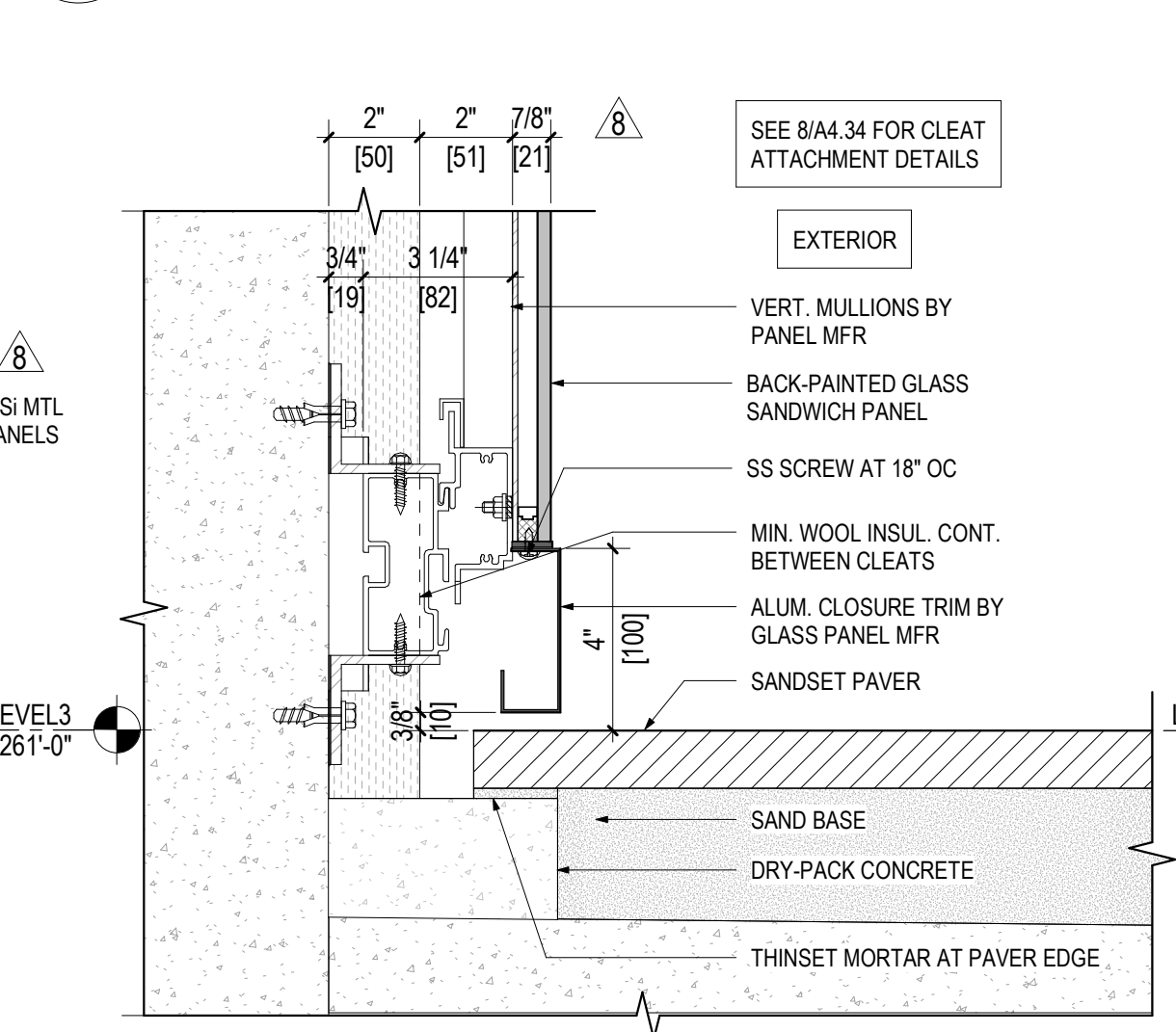
5 SECTION DETAIL - METAL PANEL HEAD AT GWB SOFFIT
A4.31 3" = 1'-0"



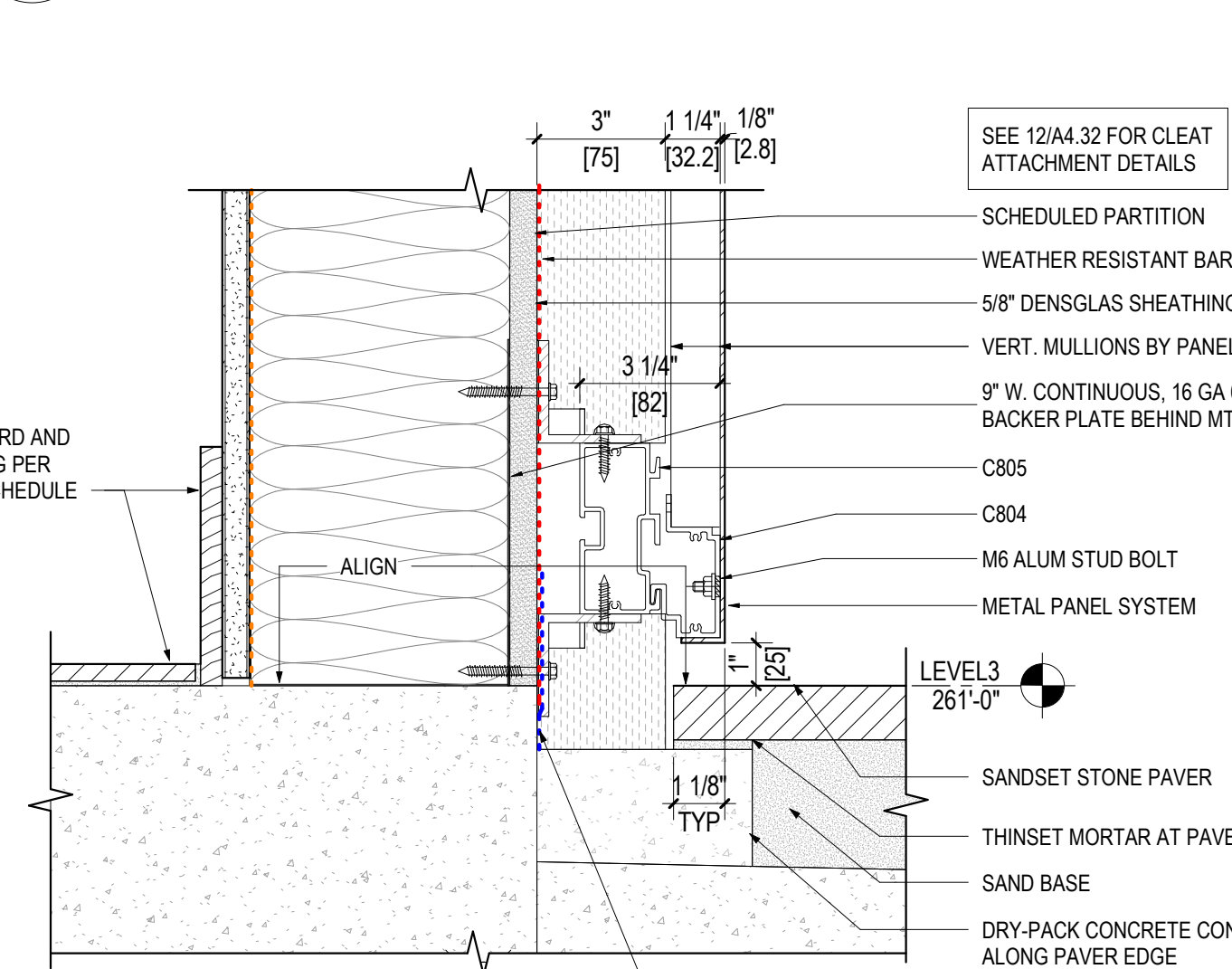
1 SECTION DETAIL - METAL PANEL HEAD, DOUBLE-SIDED
A4.31 3" = 1'-0"



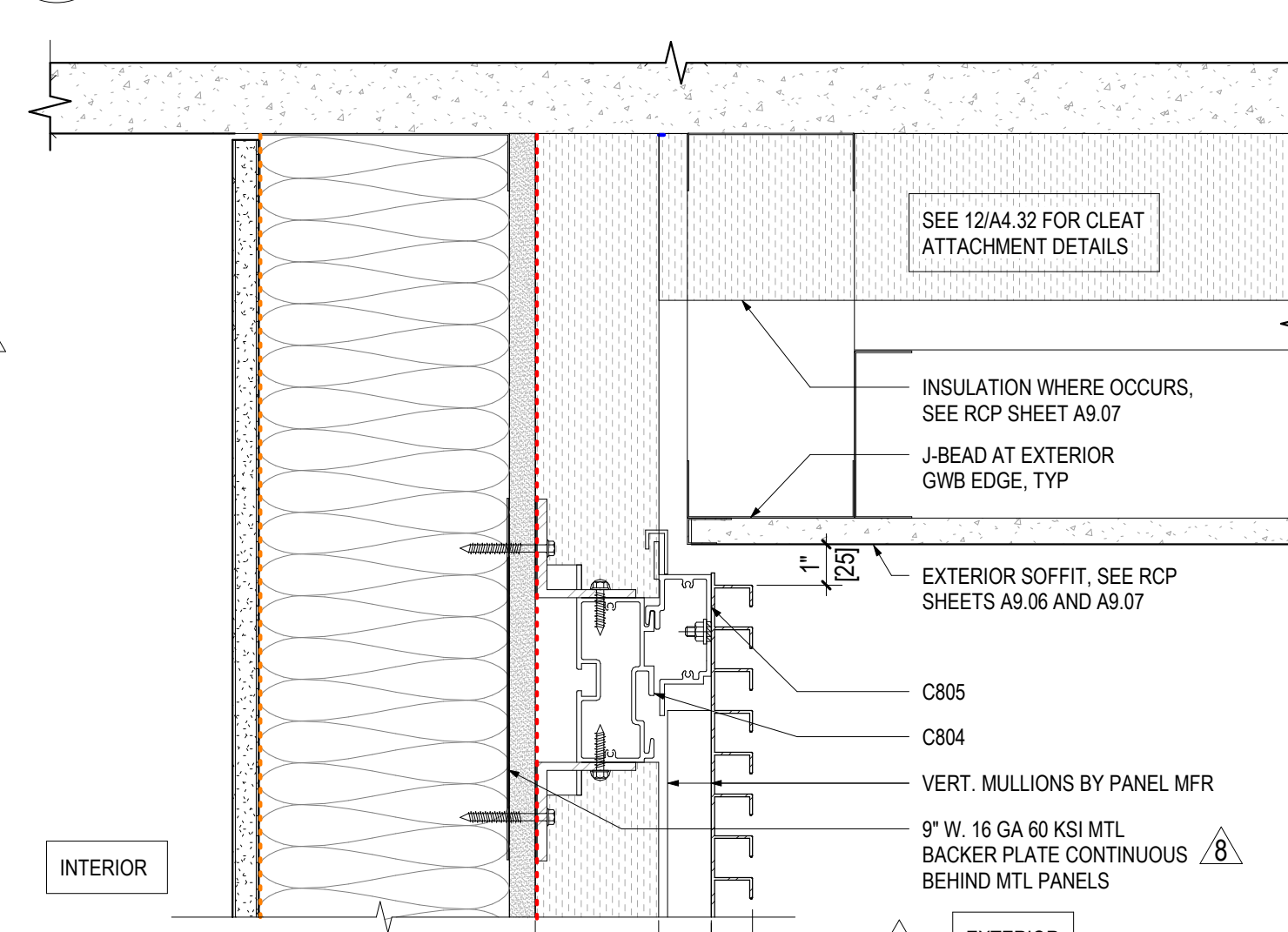
18 SECTION DETAIL - METAL GRILLE SILL
A4.31 3" = 1'-0"



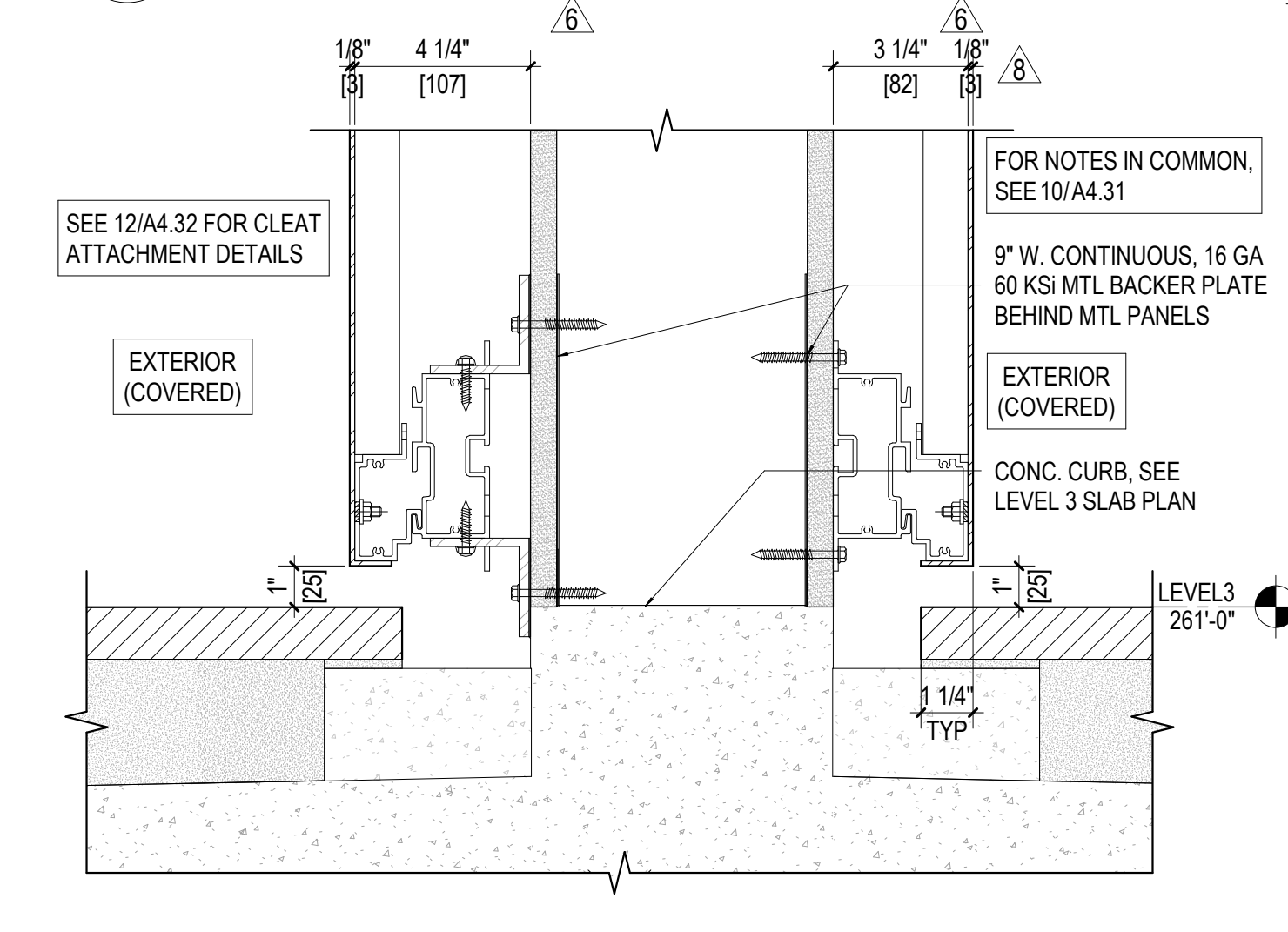
14 SECTION DETAIL - FEATURE WALL SILL
A4.31 3" = 1'-0"



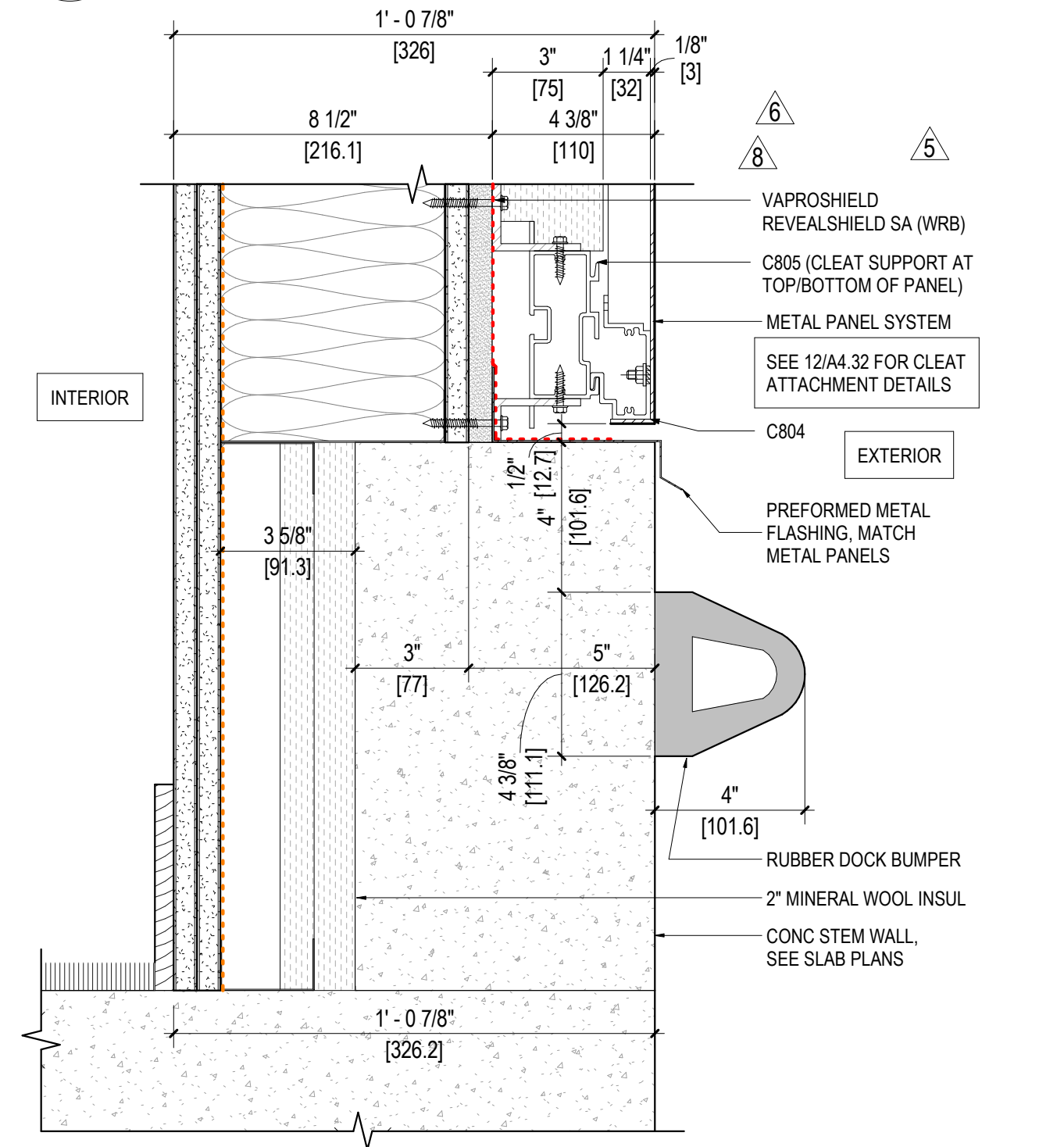
10 SECTION DETAIL - METAL PANEL SILL
A4.31 3" = 1'-0"



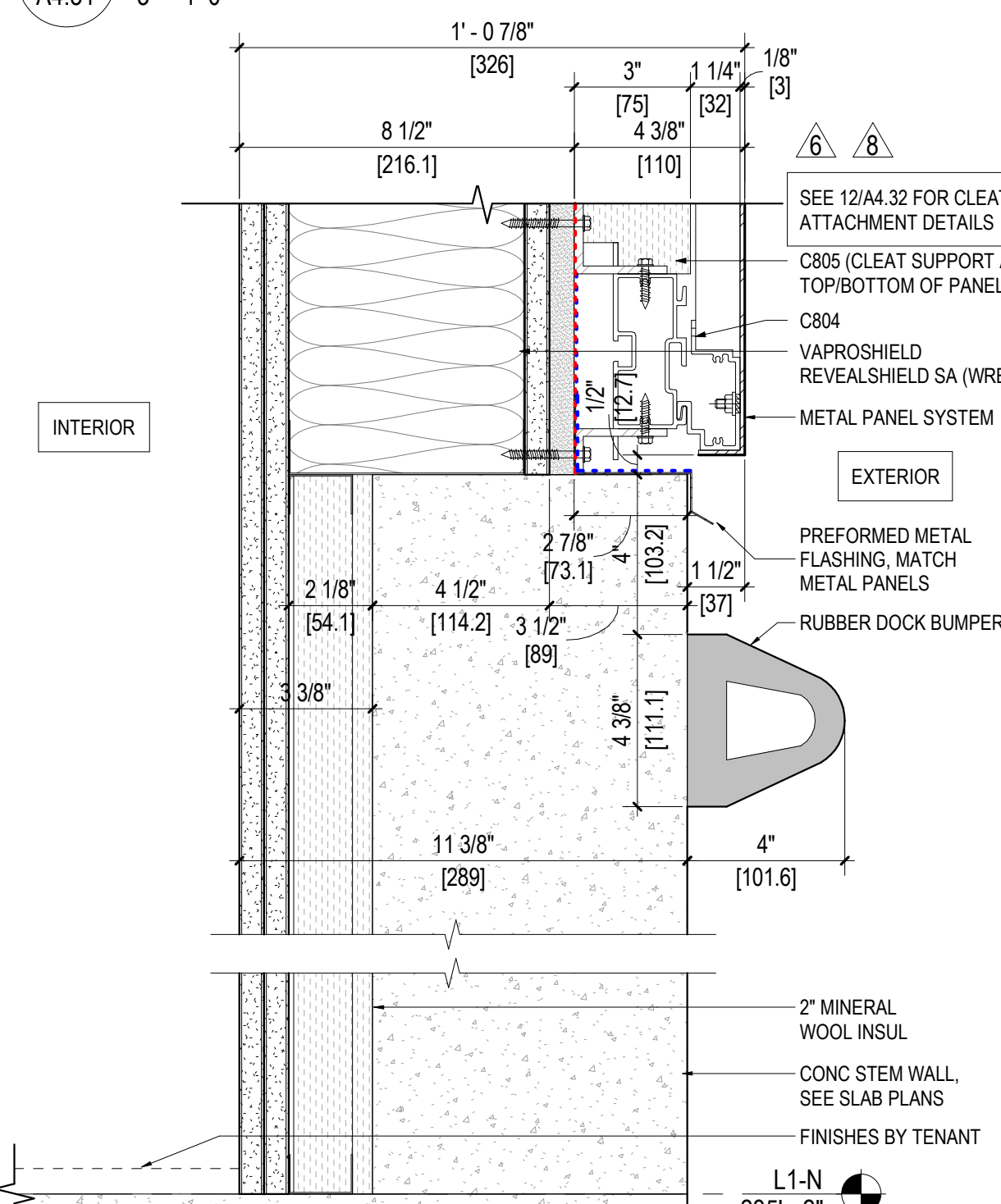
6 SECTION DETAIL - METAL GRILLE HEAD AT GWB SOFFIT
A4.31 3" = 1'-0"



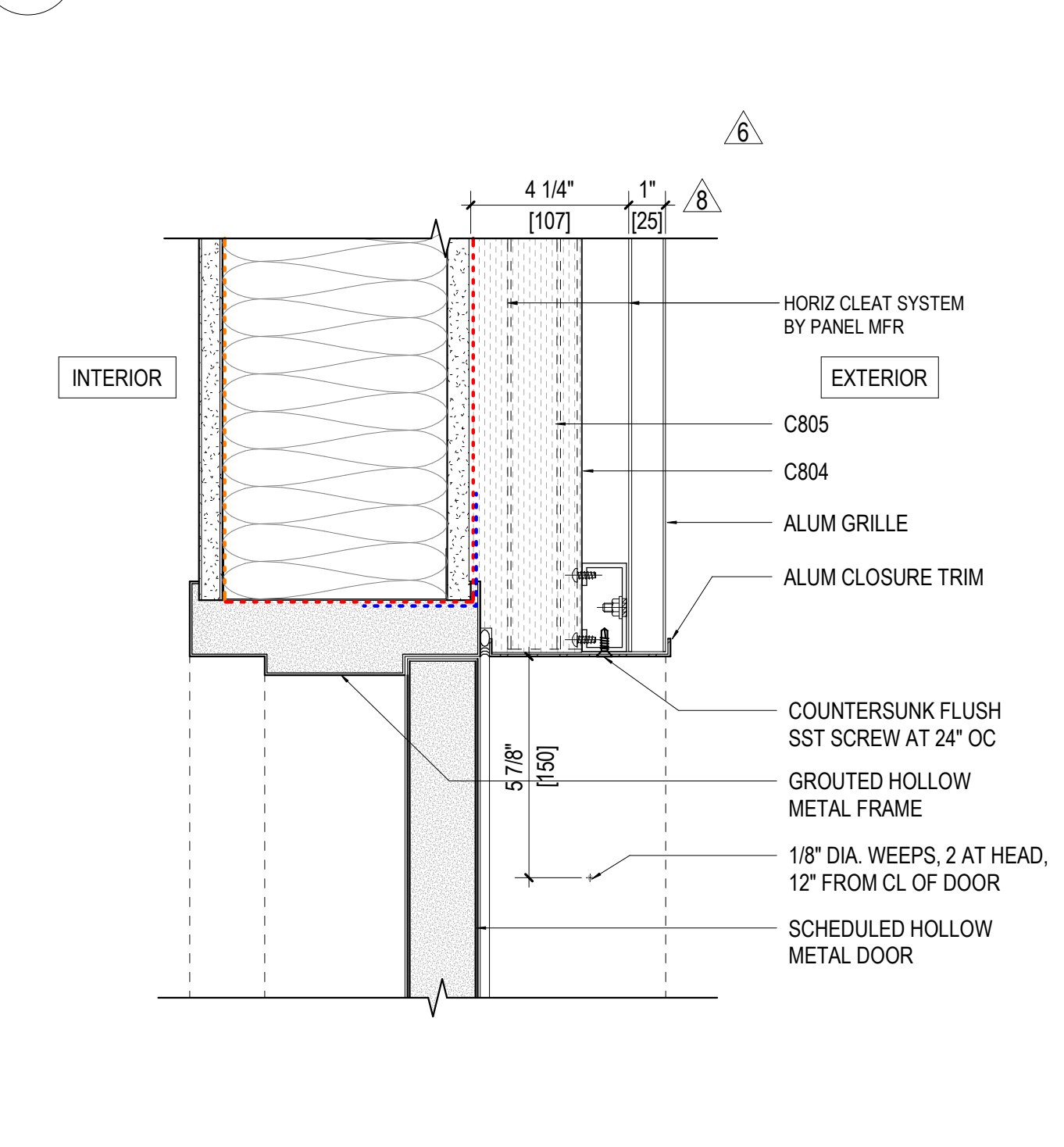
2 SECTION DETAIL - METAL PANEL SILL, DOUBLE-SIDED
A4.31 3" = 1'-0"



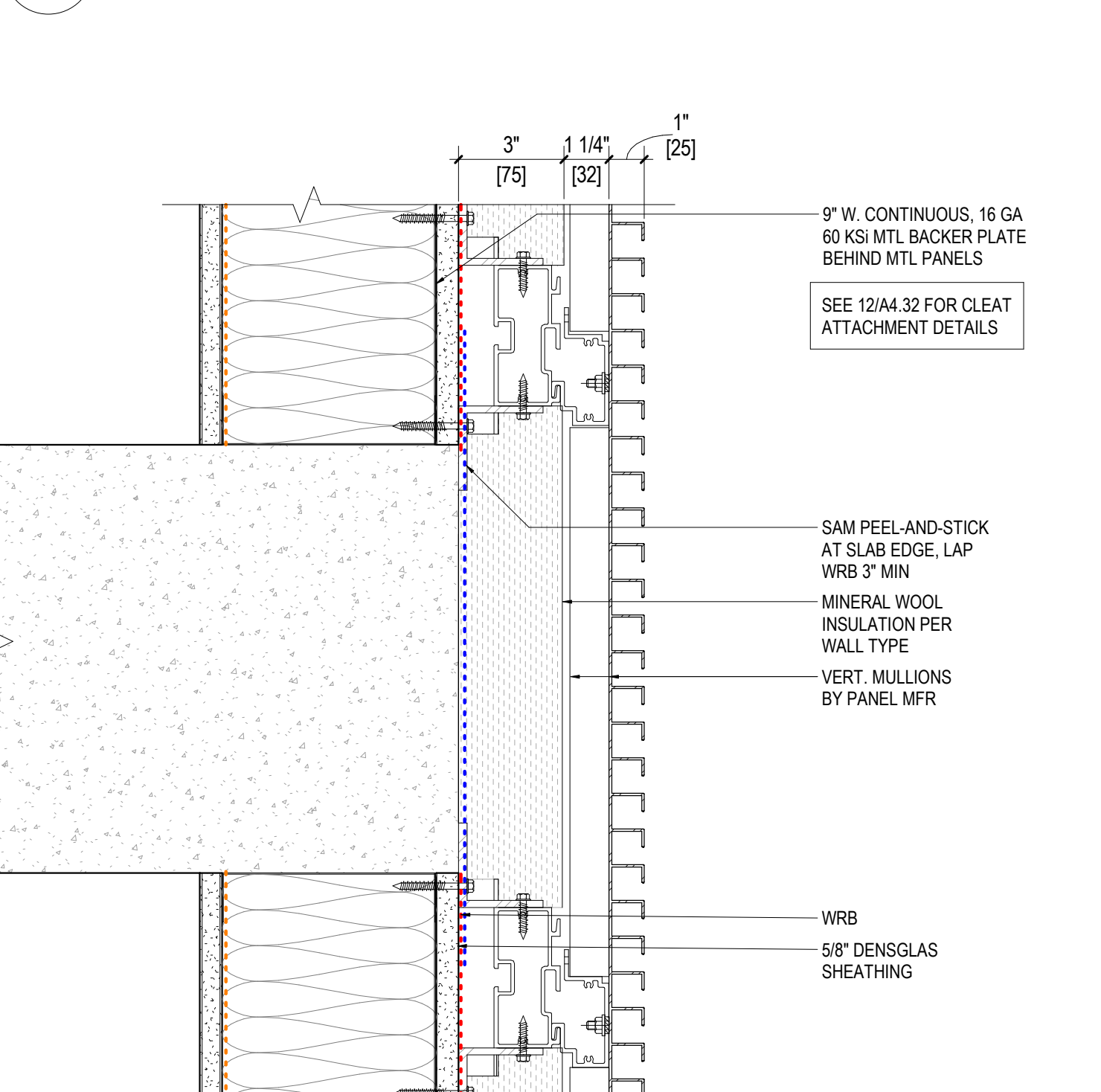
19 SECTION DETAIL - MP SILL AT CONC. CURB
A4.31 3" = 1'-0"



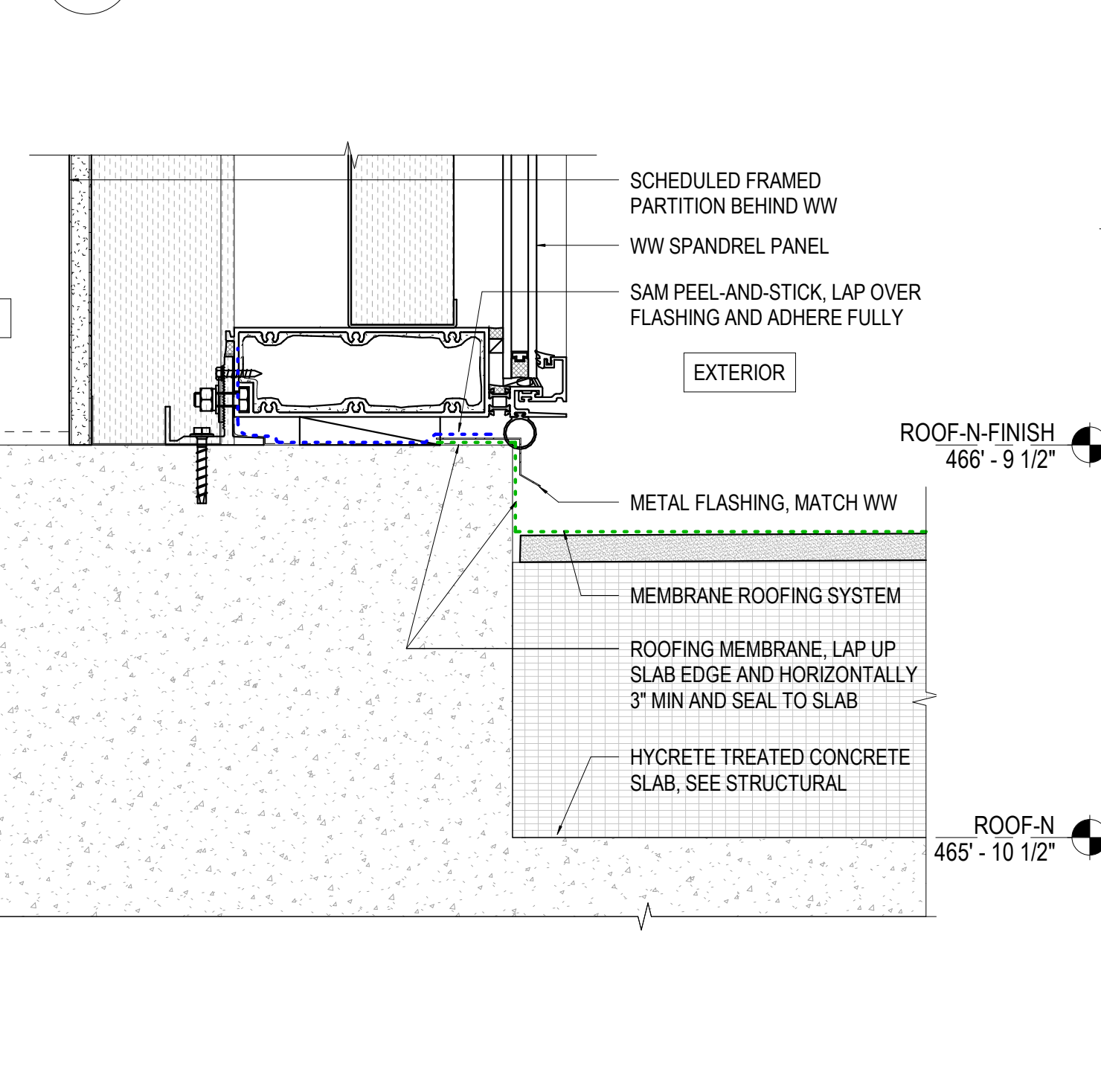
15 SECTION DETAIL - MP SILL AT CONC. CURB
A4.31 3" = 1'-0"



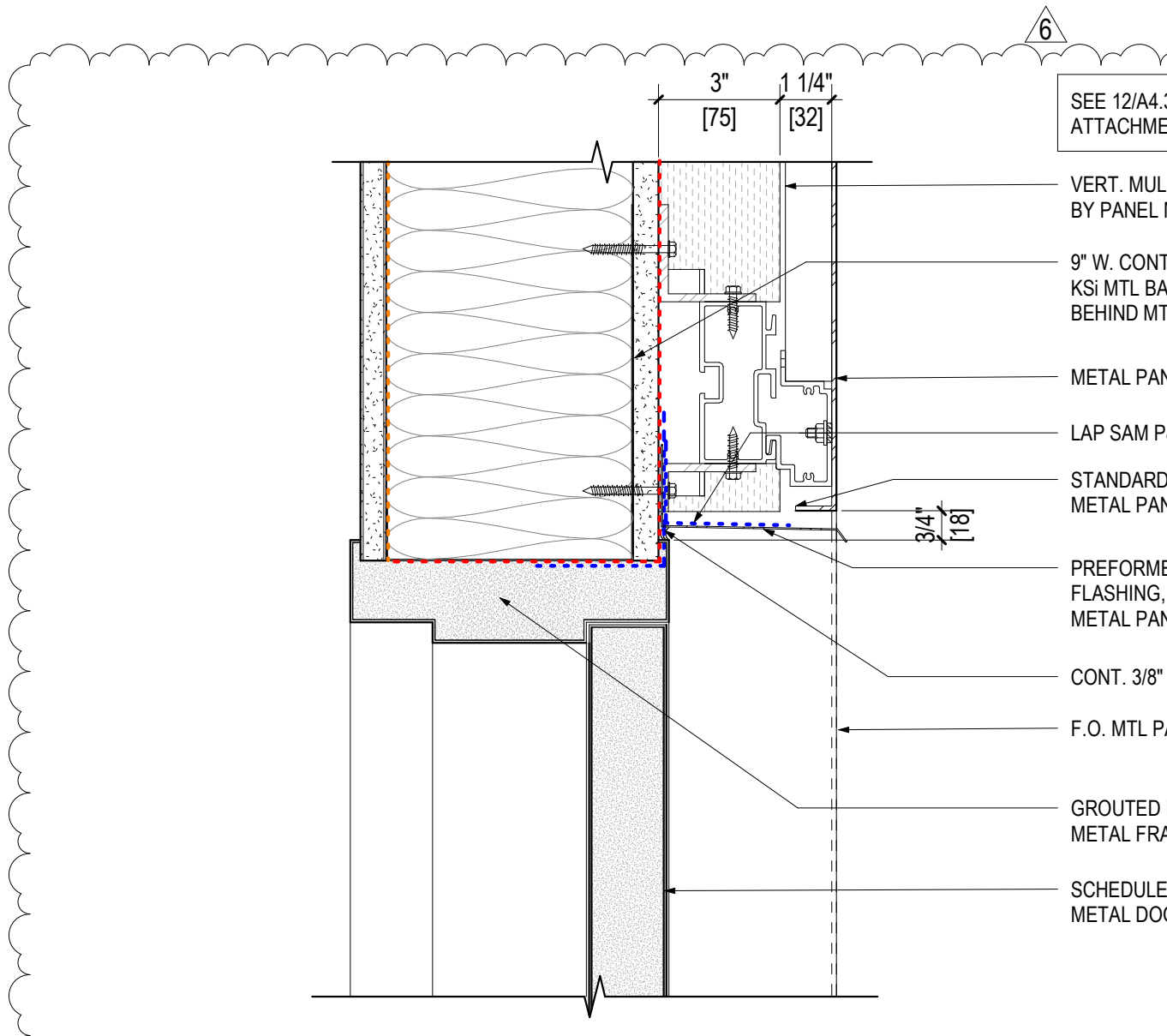
11 PLAN DETAIL - METAL GRILLE AT DOOR JAMB
A4.31 3" = 1'-0"



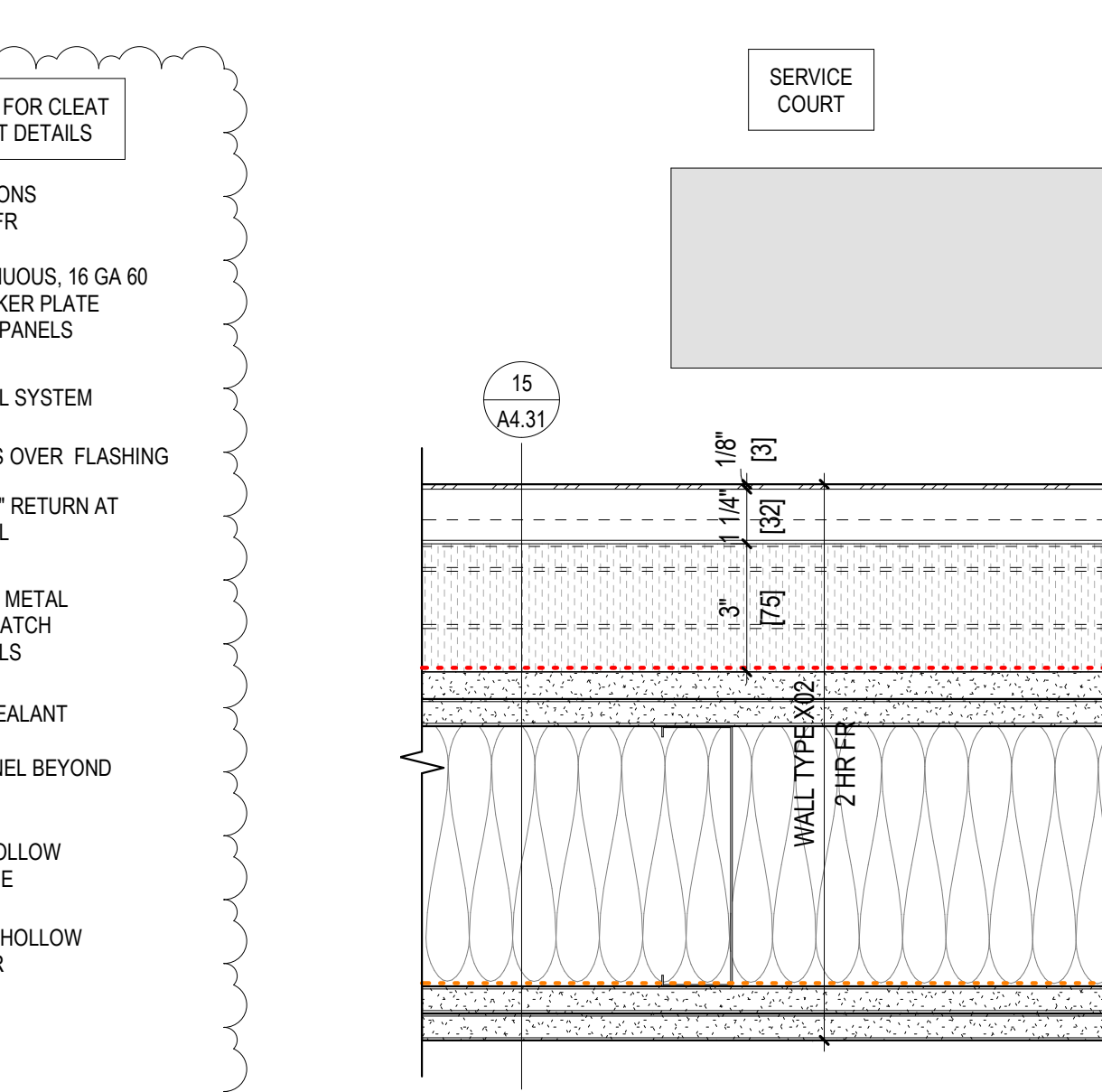
7 SECTION DETAIL - FRAMED EXT. WALL METAL GRILLE EDGE
A4.31 3" = 1'-0"



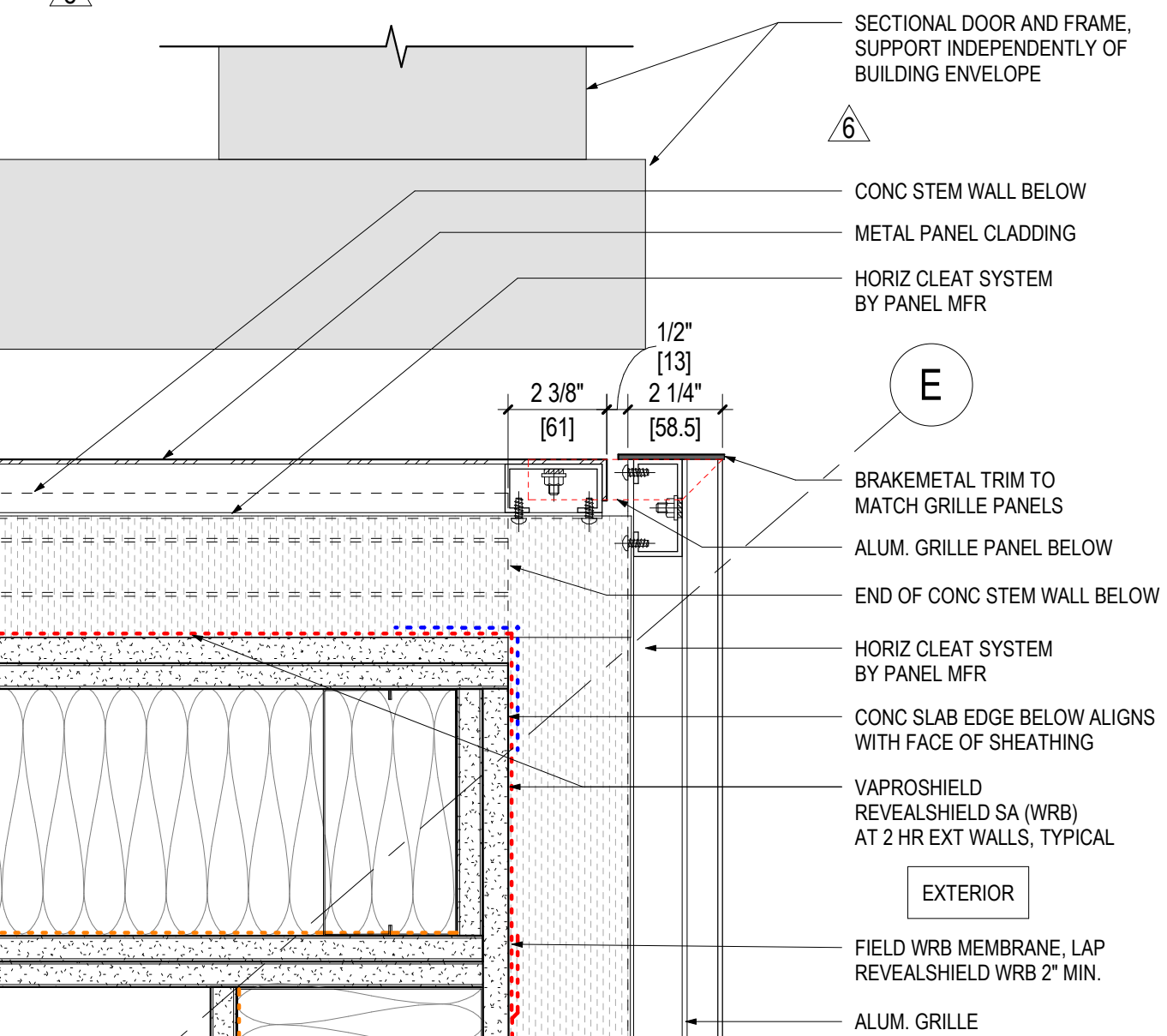
3 SECTION DETAIL - SPANDREL WW AT ROOF
A4.31 3" = 1'-0"



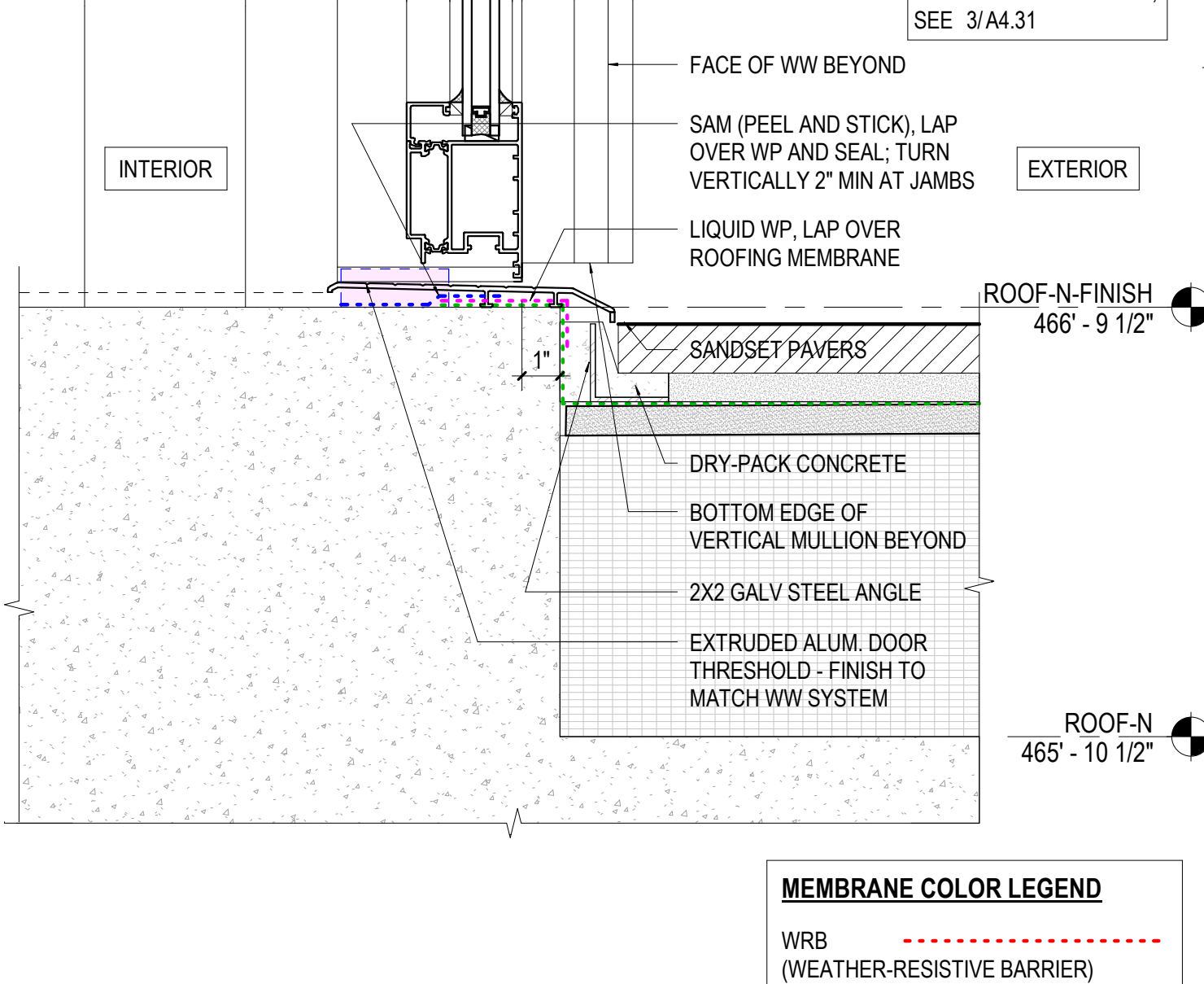
20 PLAN DETAIL - HM DOOR HEAD AT METAL PANEL
A4.31 3" = 1'-0"



12 PLAN DETAIL - MTL PANEL AT ALUM GRILLE
A4.31 3" = 1'-0"



8 SECTION DETAIL - METAL GRILLE AT DOOR HEAD
A4.31 3" = 1'-0"



4 SECTION DETAIL - WW DOOR AT ROOF
A4.31 3" = 1'-0"

MEMBRANE COLOR LEGEND

- WRB (WEATHER-RESISTIVE BARRIER) - Dotted line
- SAM PEEL-AND-STICK (SELF-ADHERED MEMBRANE) - Dashed line
- ROOFING MEMBRANE - Solid line
- MOP-ON WATERPROOFING - Dotted line
- LIQUID APPLIED WATERPROOFING - Dotted line
- VAPOR BARRIER - Dotted line

Project Name: YESLER TOWERS

Owner: YESLER TOWERS

Architect: Bohlin Cywinski Jackson

Architect of Record: Studio - SKH

Structural Engineer: KPFF

Mechanical/Plumbing Engineer: Ocean Park Mechanical

Electrical/Telecoms Engineer: Stateside Power Inc.

Fire Protection: Advanced Fire Protection

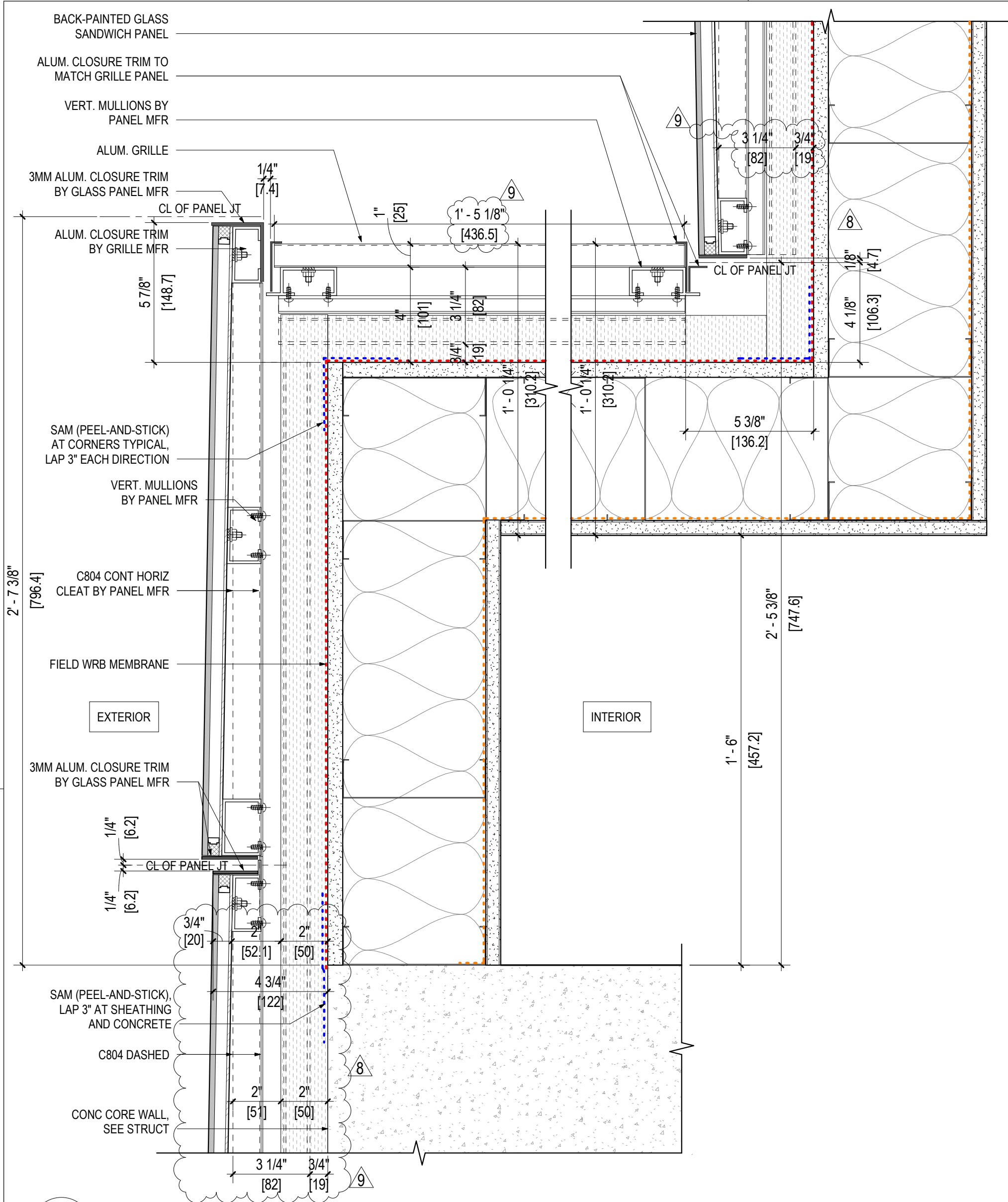
Sheet No.: A4.31

DPD #: 6769232-PH

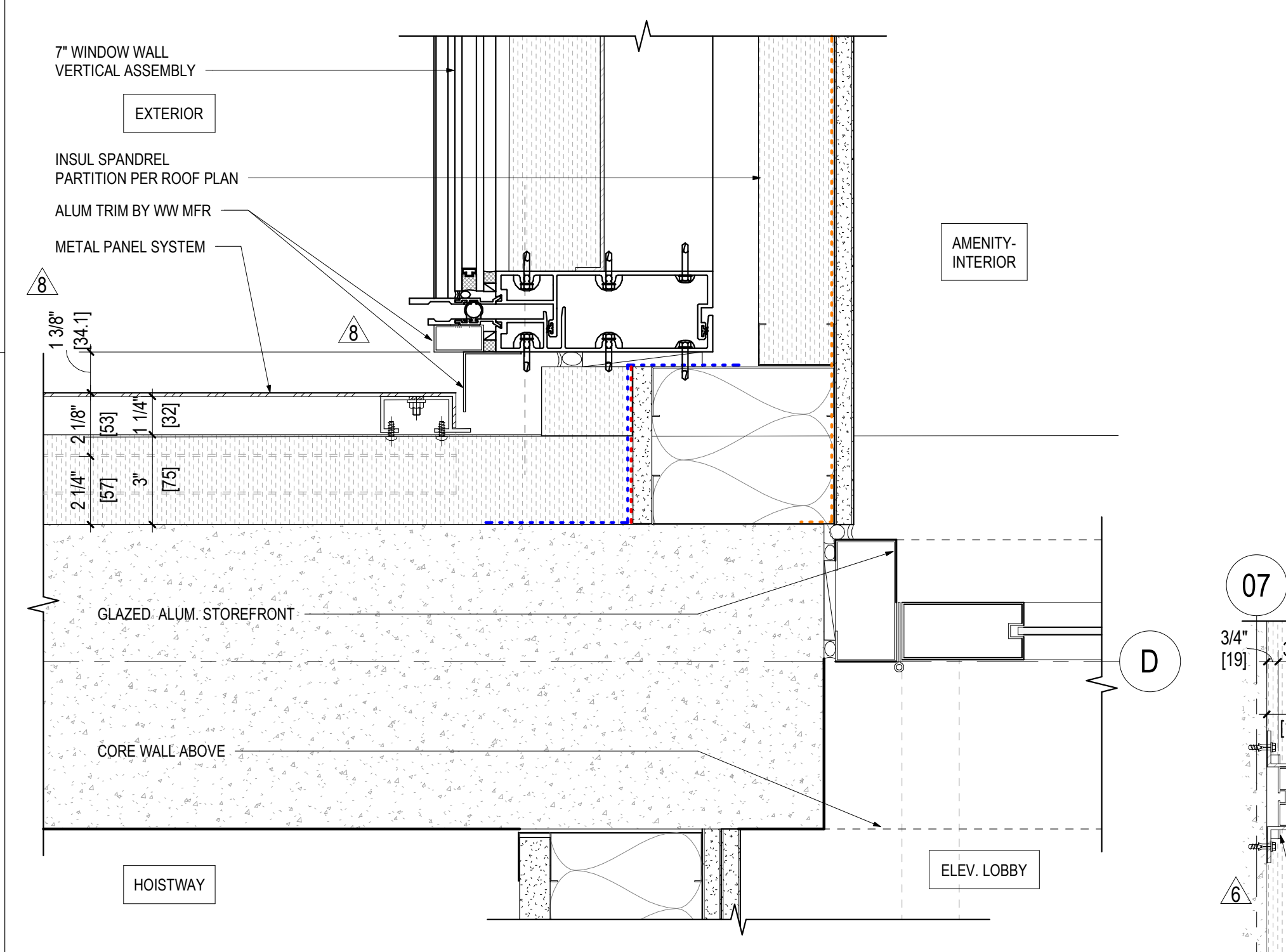
Issue Date: 11.02.21

Scale: 3" = 1'-0"

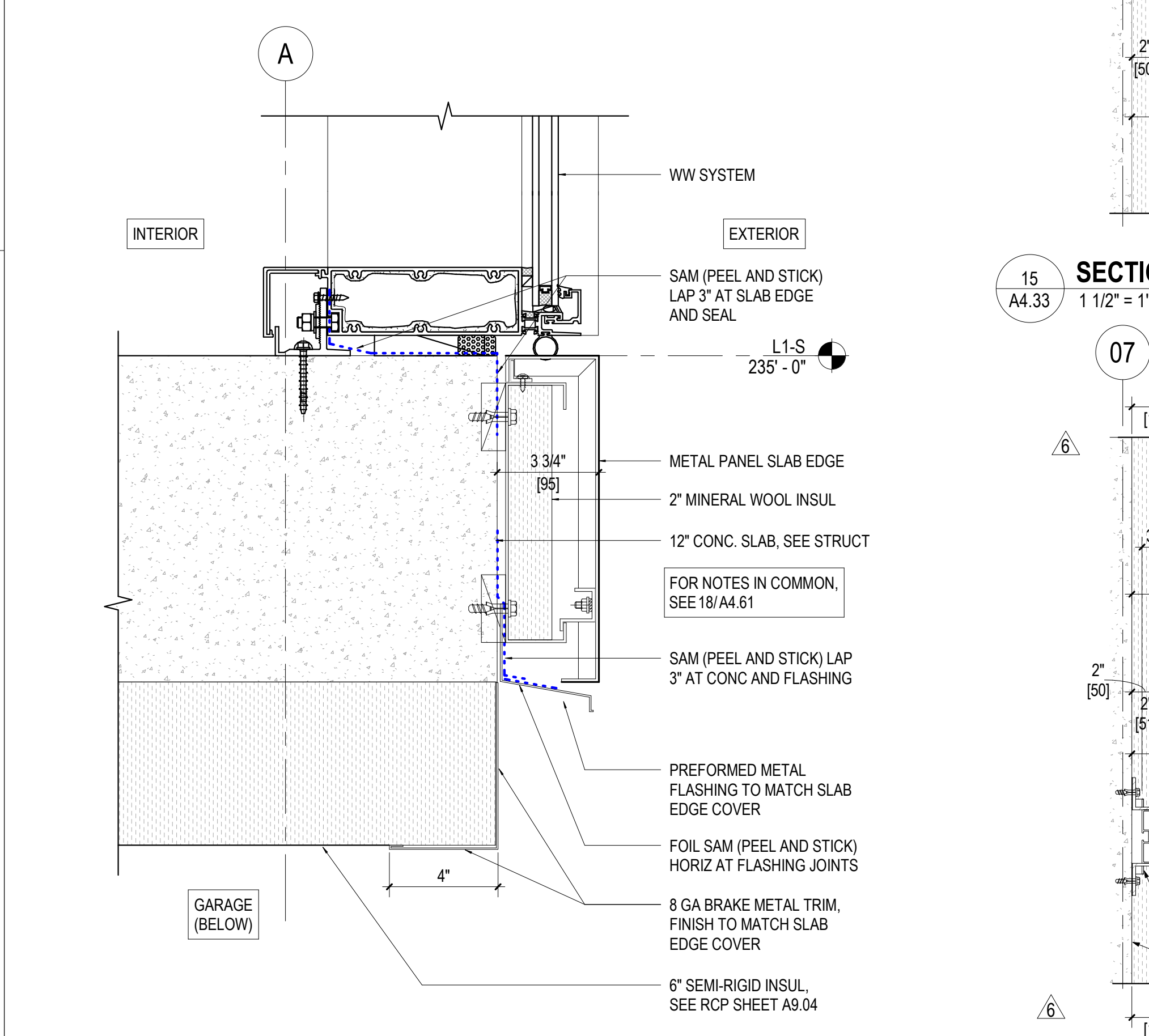
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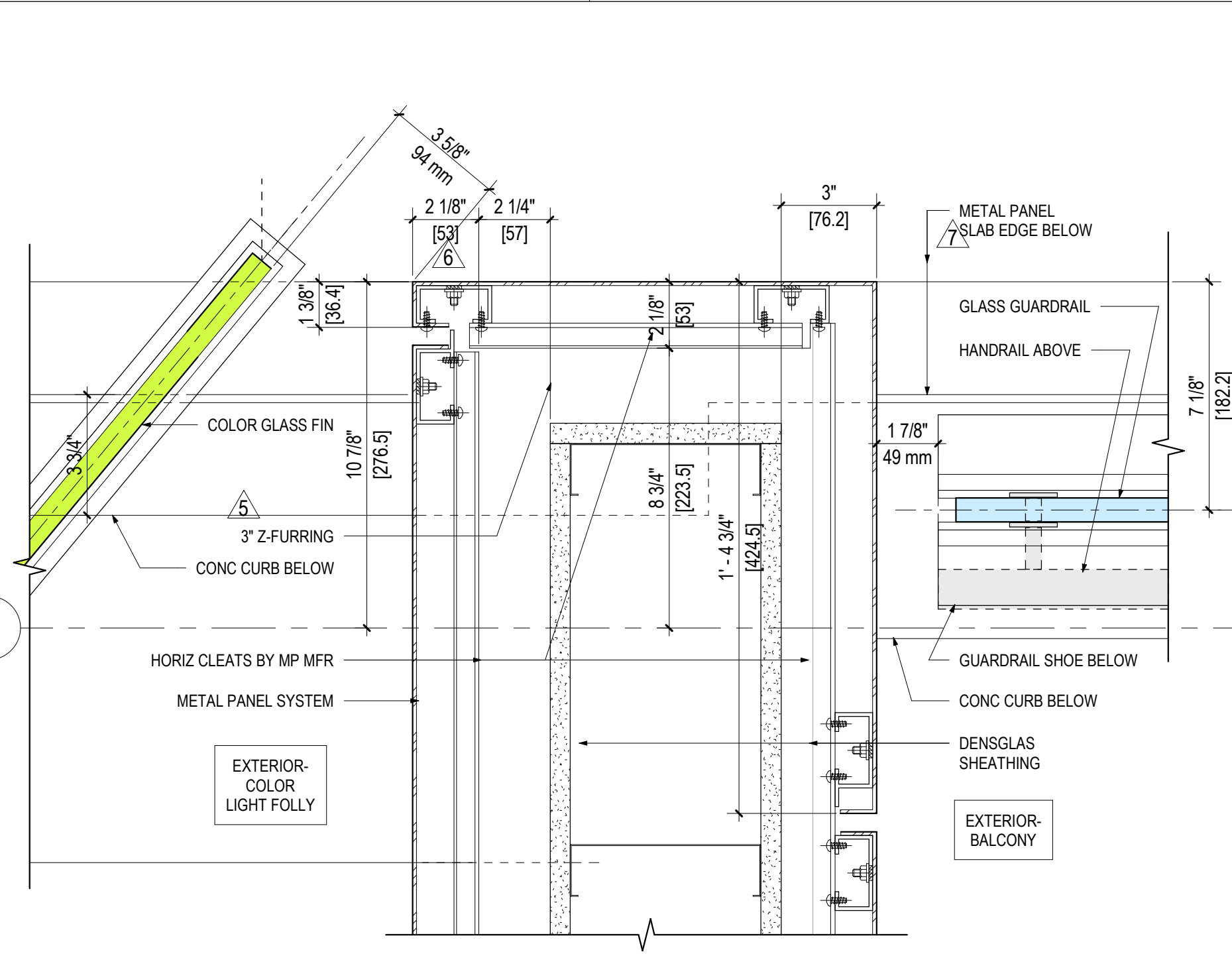
17 PLAN DETAIL - FEATURE WALL TO GRILLE PANEL, LEVEL 3
A4.33 3" = 1'-0"



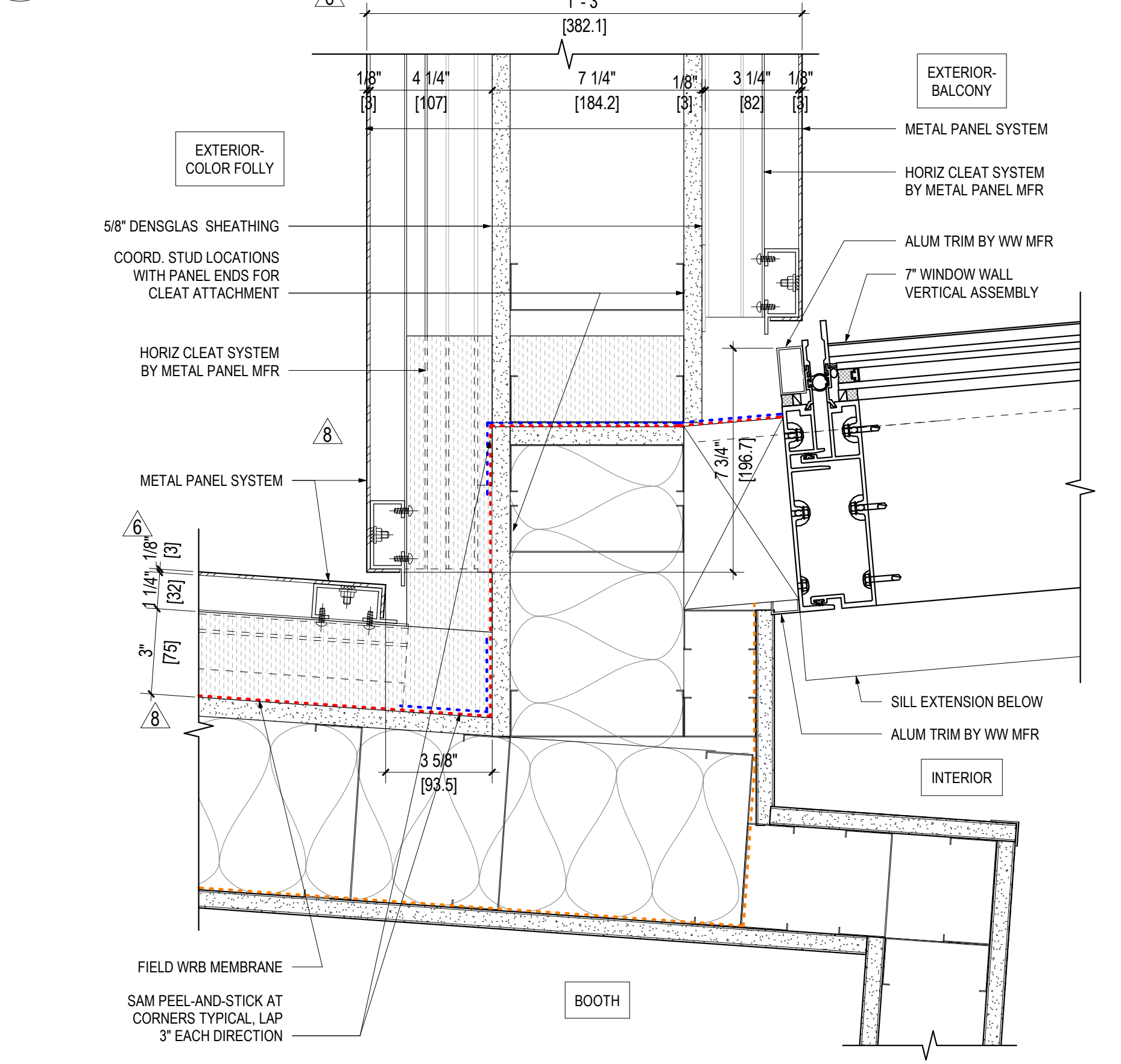
18 PLAN DETAIL - WW AT AMENITY ENTRY
A4.33 3" = 1'-0"



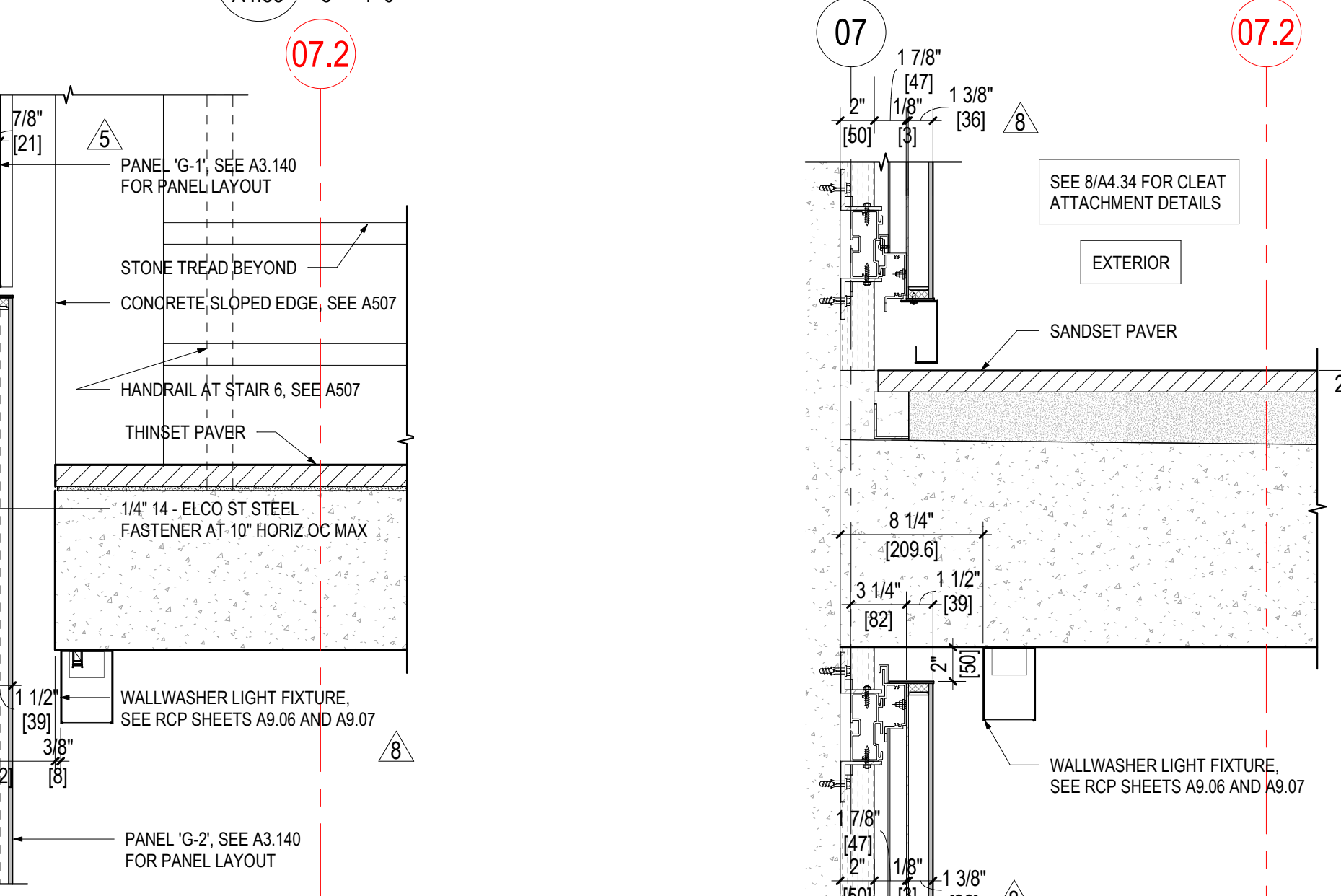
20 SECTION DETAIL - WW AND INSUL AT LEVEL 1
A4.33 3" = 1'-0"



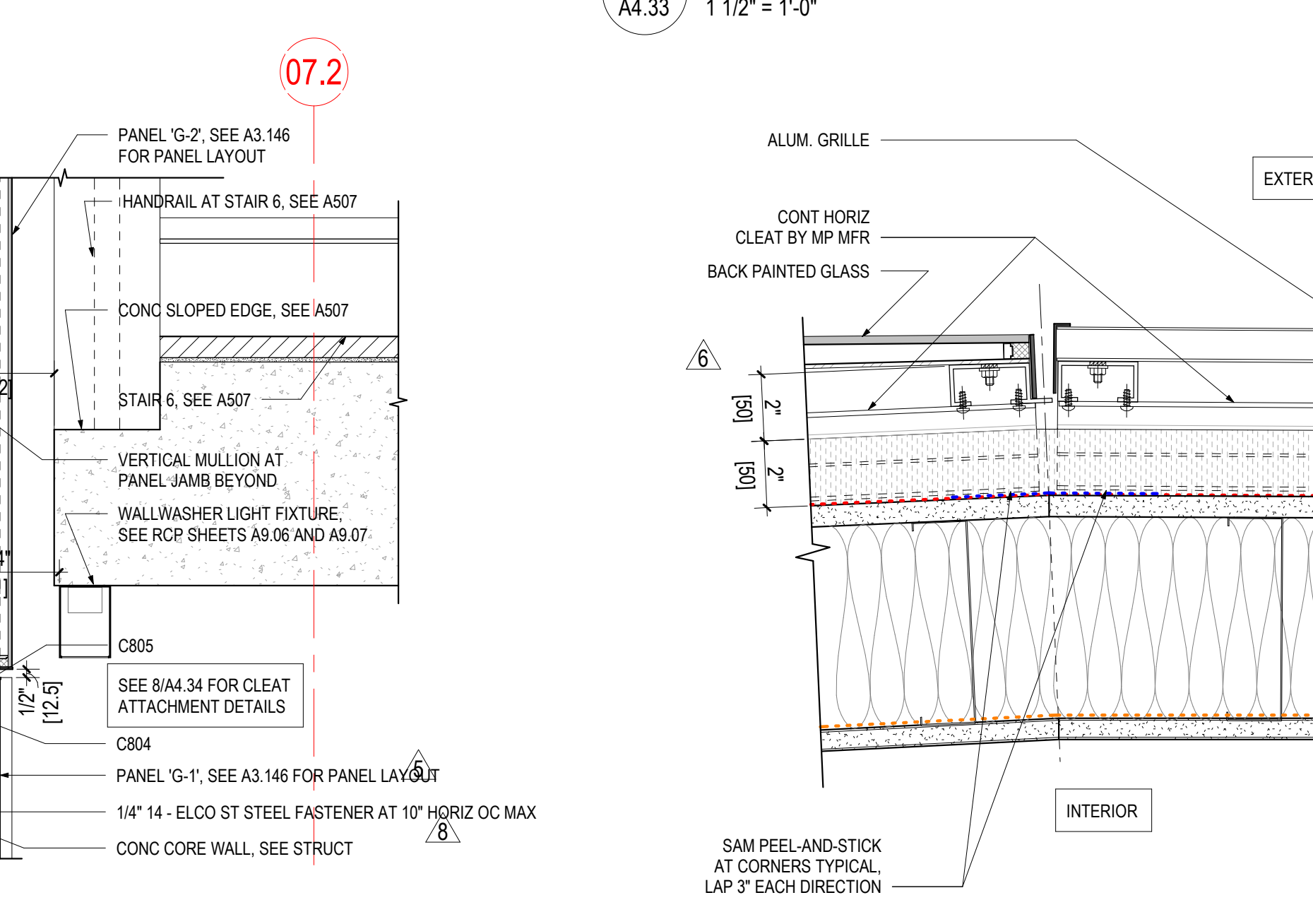
9 PLAN DETAIL - METAL PANEL END AT LEVEL 3
A4.33 3" = 1'-0"



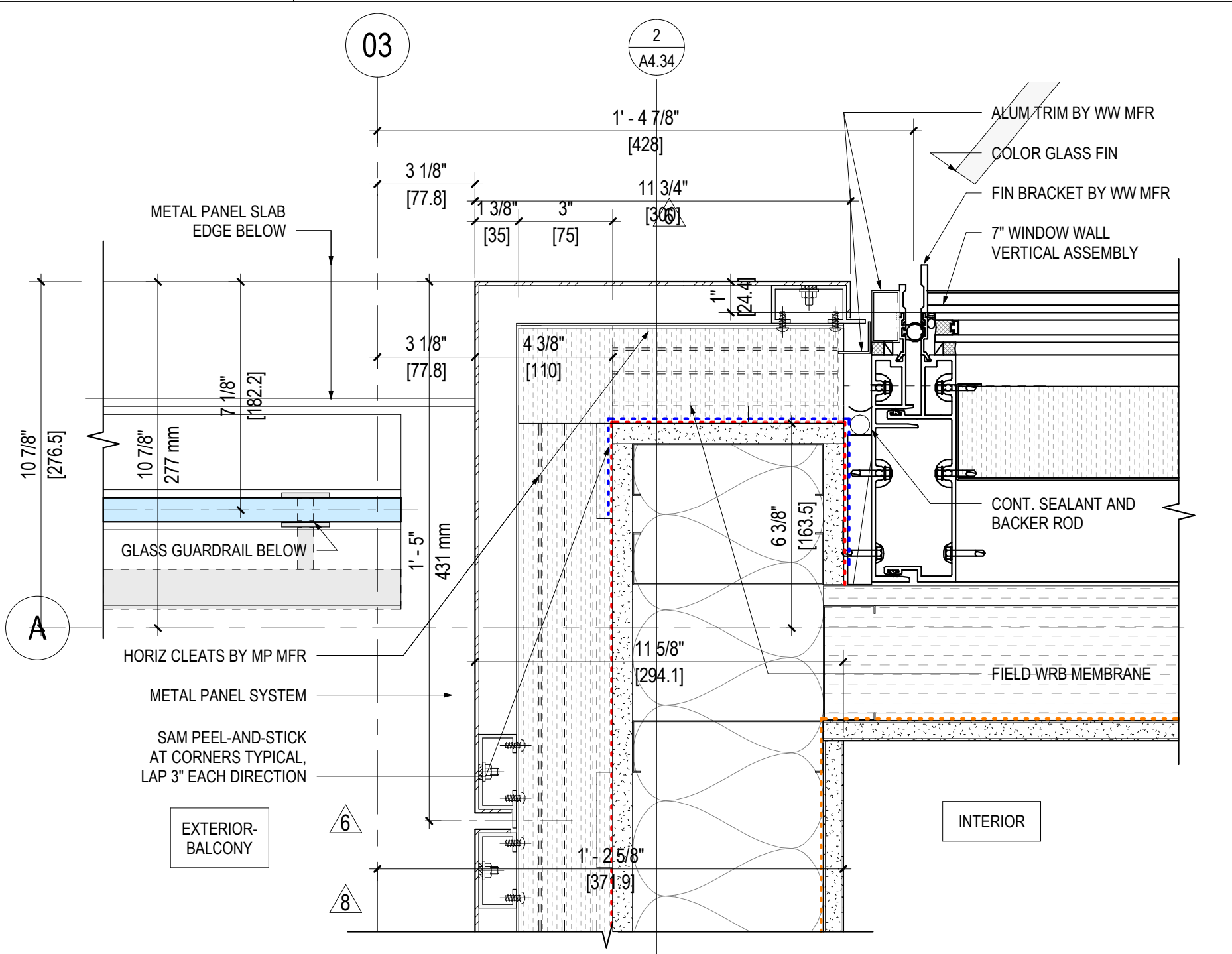
10 PLAN DETAIL - METAL PANEL TRANSITION AT LEVEL 3
A4.33 3" = 1'-0"



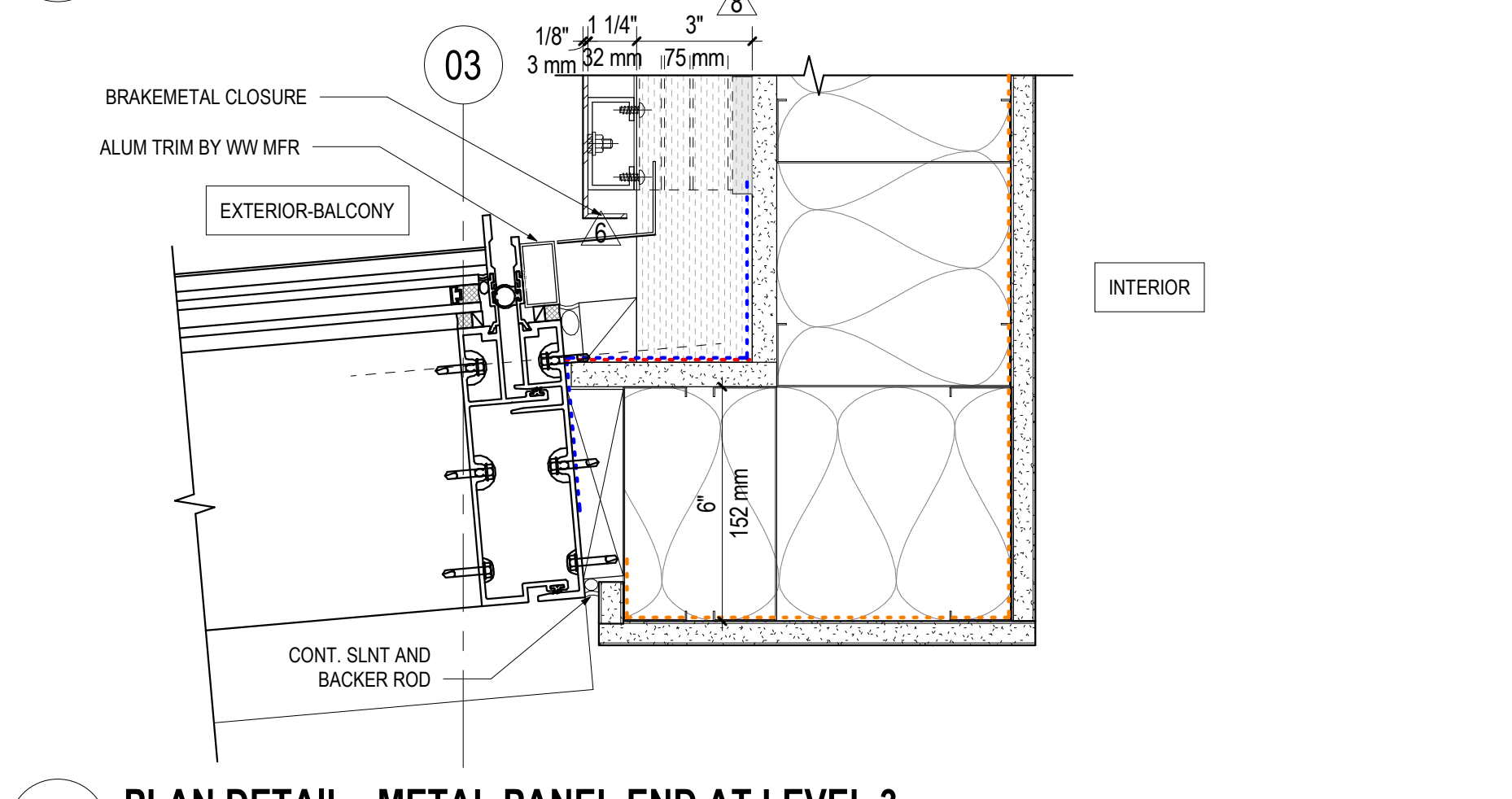
15 SECTION DETAIL - STAIR 6 AT LANDING
A4.33 1 1/2" = 1'-0"



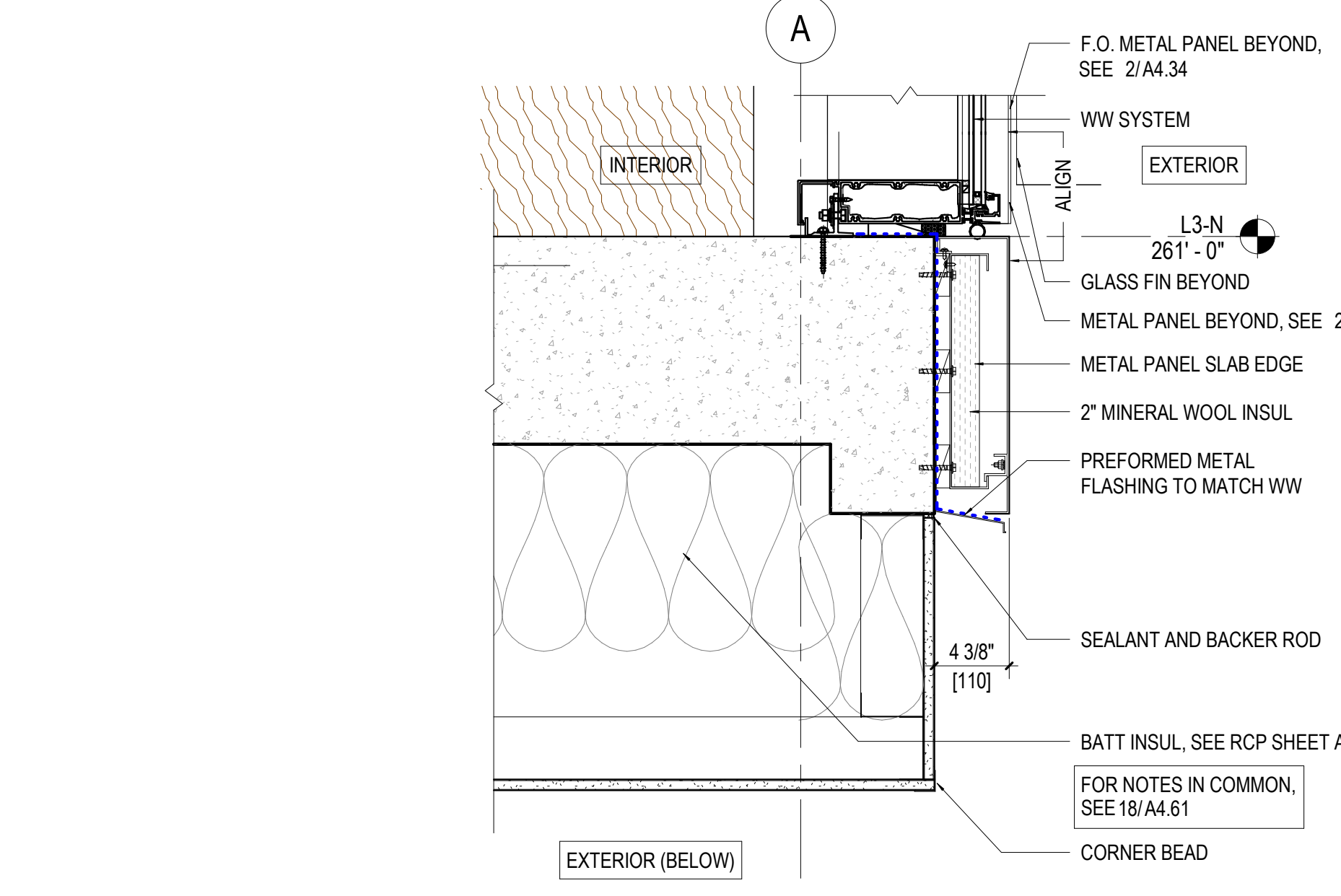
16 SECTION DETAIL - STAIR 6 AT FEATURE WALL
A4.33 1 1/2" = 1'-0"



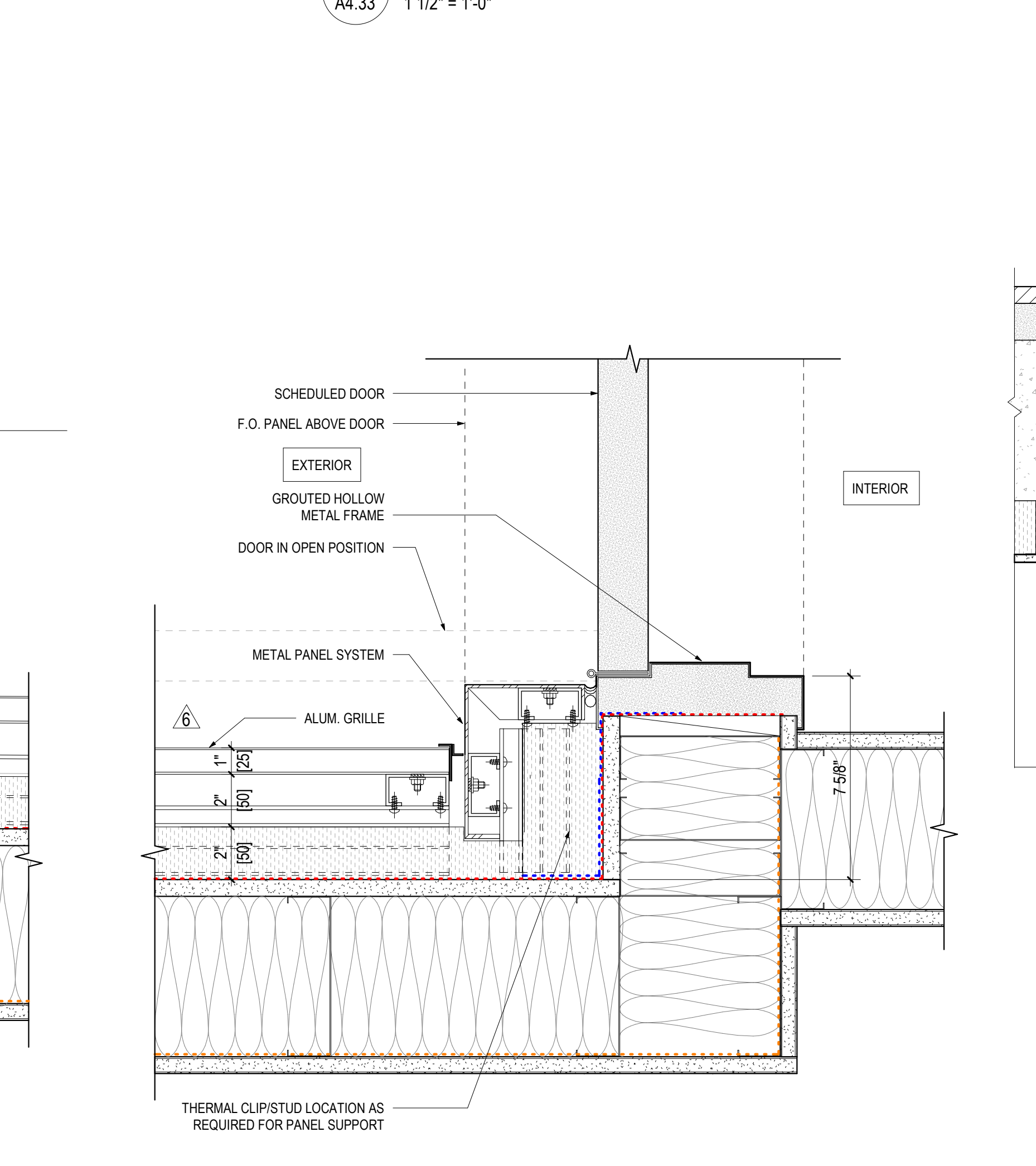
5 PLAN DETAIL - METAL PANEL END AT LEVEL 3
A4.33 3" = 1'-0"



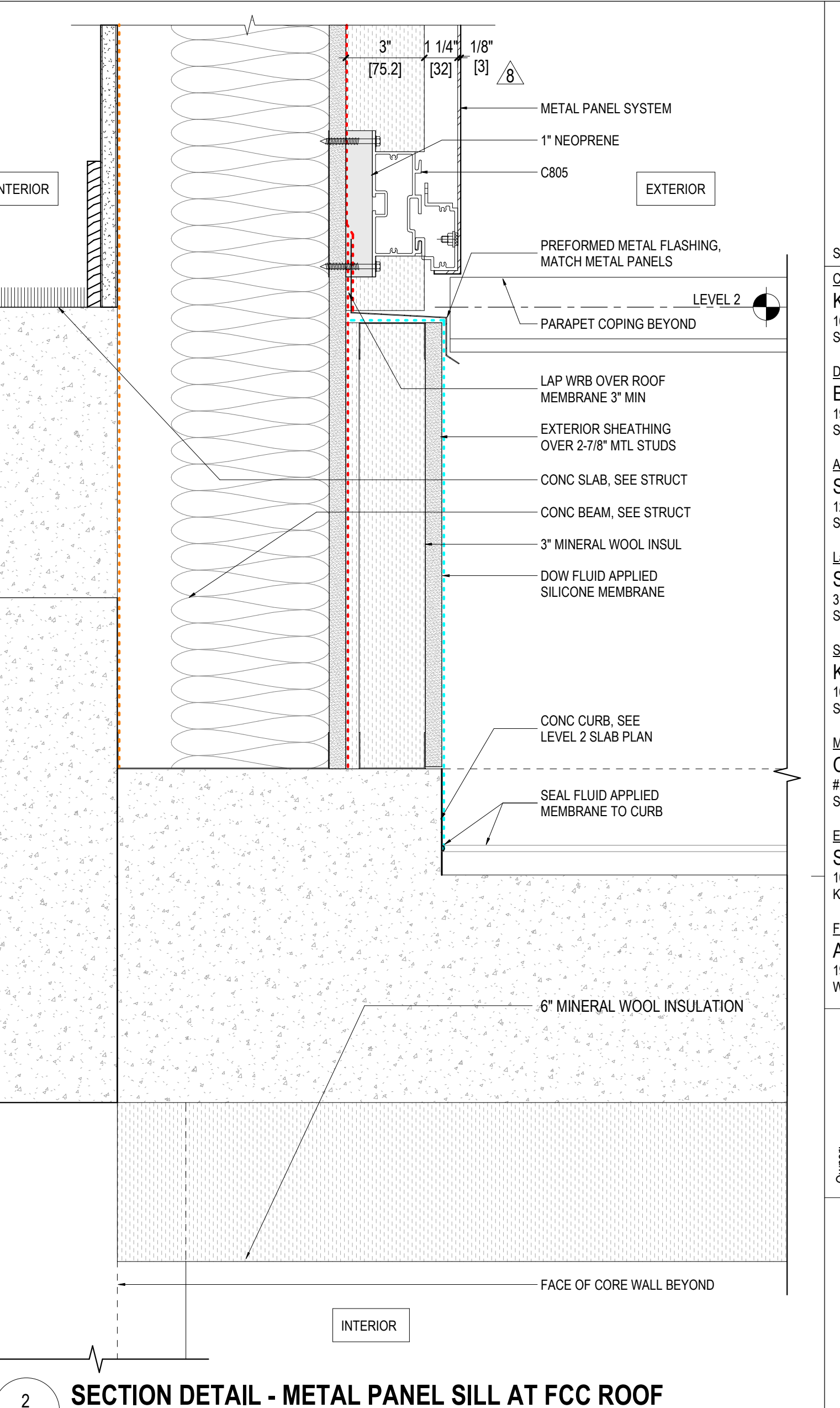
6 PLAN DETAIL - METAL PANEL END AT LEVEL 3
A4.33 3" = 1'-0"



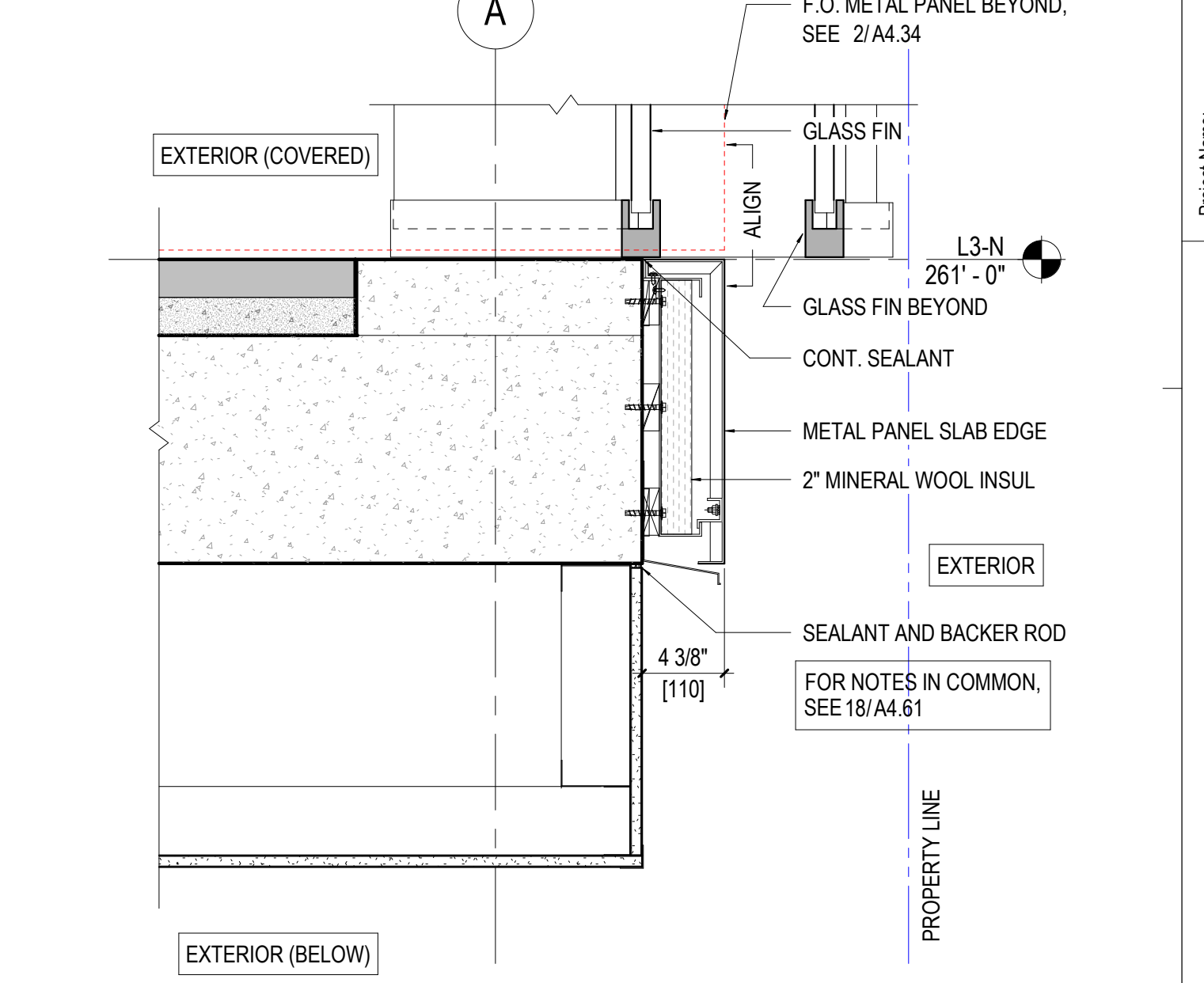
7 SECTION DETAIL - WW AT WEST ELEVATION, L3 LOUNGE
A4.33 1 1/2" = 1'-0"



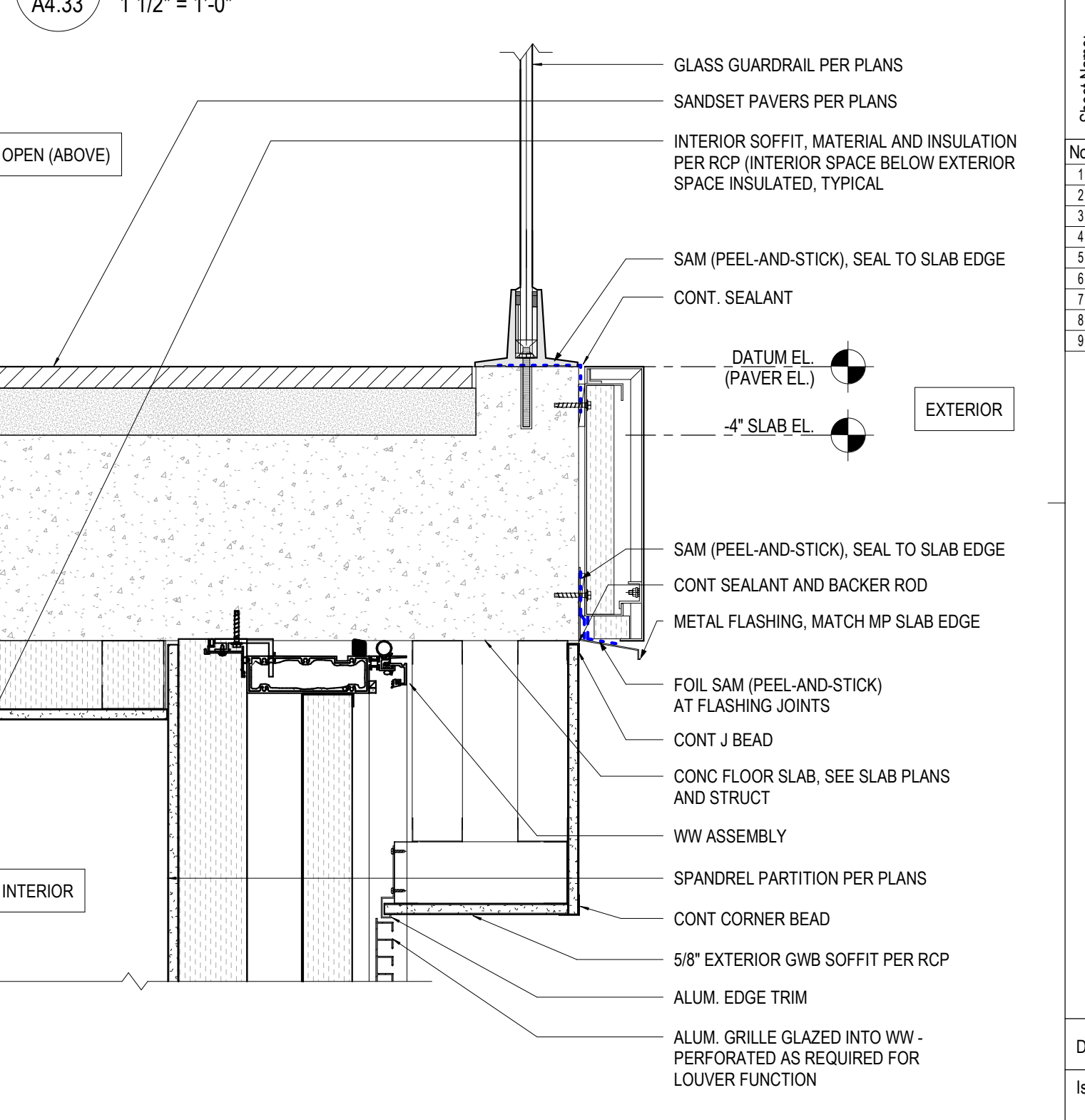
8 PLAN DETAIL - METAL GRILLE AT DOOR JAMB LEVEL 3
A4.33 3" = 1'-0"



2 SECTION DETAIL - METAL PANEL SILL AT FCC ROOF
A4.33 3" = 1'-0"



3 SECTION DETAIL - WEST ELEVATION, COLOR GLASS AT FOLLY
A4.33 1 1/2" = 1'-0"



4 SECTION DETAIL - ALUM. GRILLE TO GWS SOFFIT
A4.33 1 1/2" = 1'-0"

MEMBRANE COLOR LEGEND

- WRB (WEATHER RESISTIVE BARRIER)
- SAM PEEL-AND-STICK (SELF-ADHERED MEMBRANE)
- ROOFING MEMBRANE
- MOP-ON WATERPROOFING
- LIQUID APPLIED WATERPROOFING
- VAPOR BARRIER

Project Name: **YESLER TOWERS**

SEAL

Engineer: **KPFF**
1601 Fifth Avenue, Suite 1600
Seattle, WA 98101

Architect: **Bohlin Cywiniski Jackson**
1932 First Avenue, Suite 916
Seattle, WA 98101-1062

Architect of Record: **Studio - SKH**
1221 East Pike Street, Suite 300
Seattle, WA 98122

Landscape Architect: **Swift Company LLC**
3131 Western Avenue, Suite M423
Seattle, WA 98121

Structural Engineer: **KPFF**
1601 Fifth Avenue, Suite 1600
Seattle, WA 98101

Mechanical/Plumbing Engineer: **Ocean Park Mechanical**
#283-1400 Inter Urban Avenue
Seattle, WA 98108

Electrical/Telecomms Engineer: **Stateside Power Inc.**
18035 NE 123rd St.
Kirkland, WA 98034

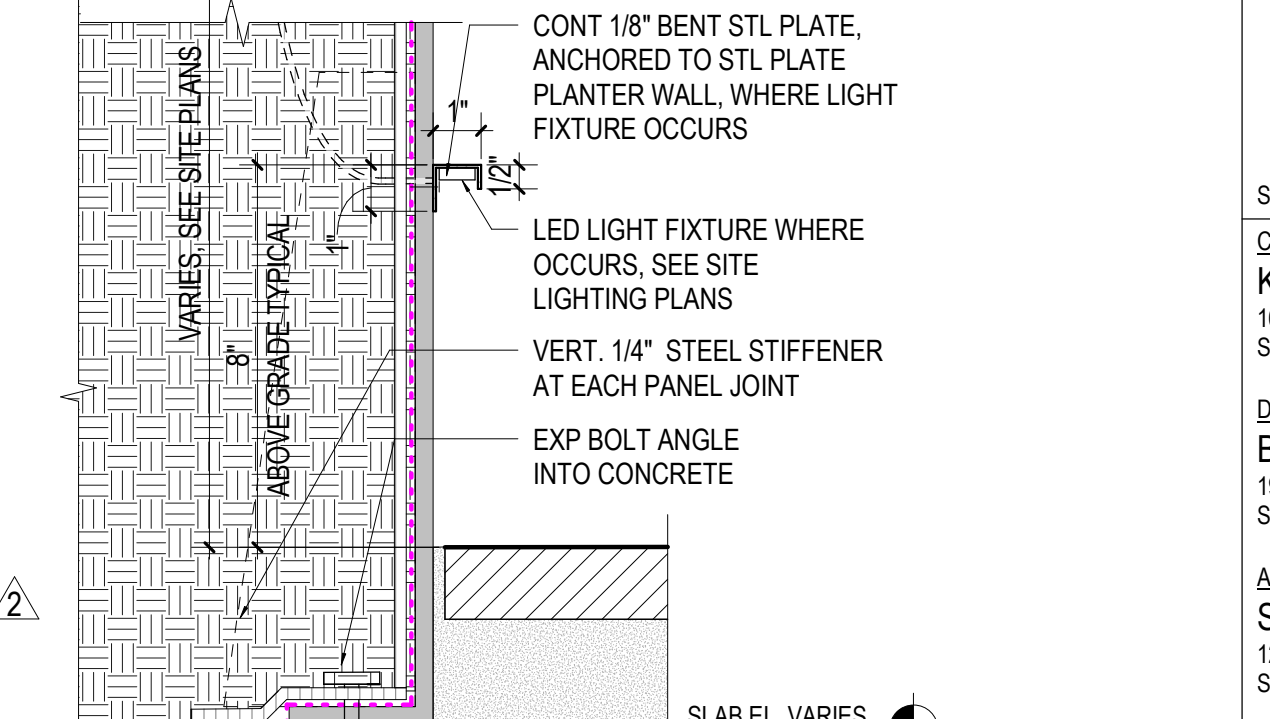
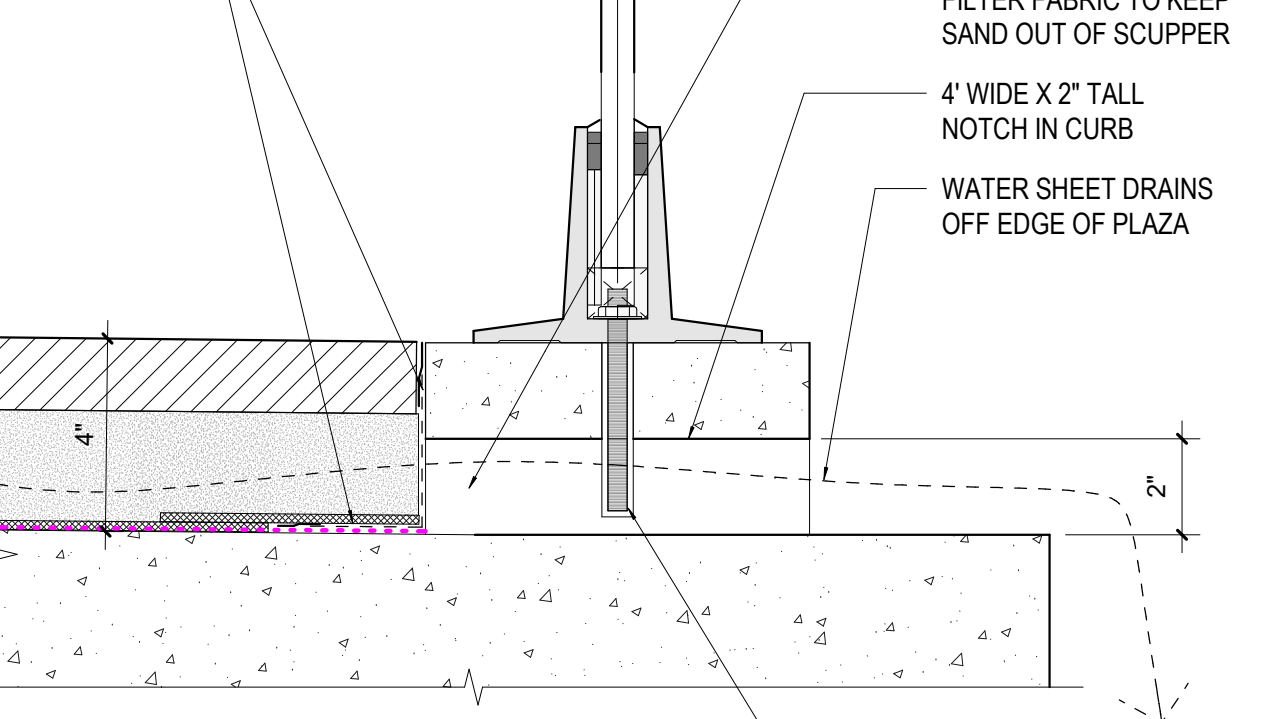
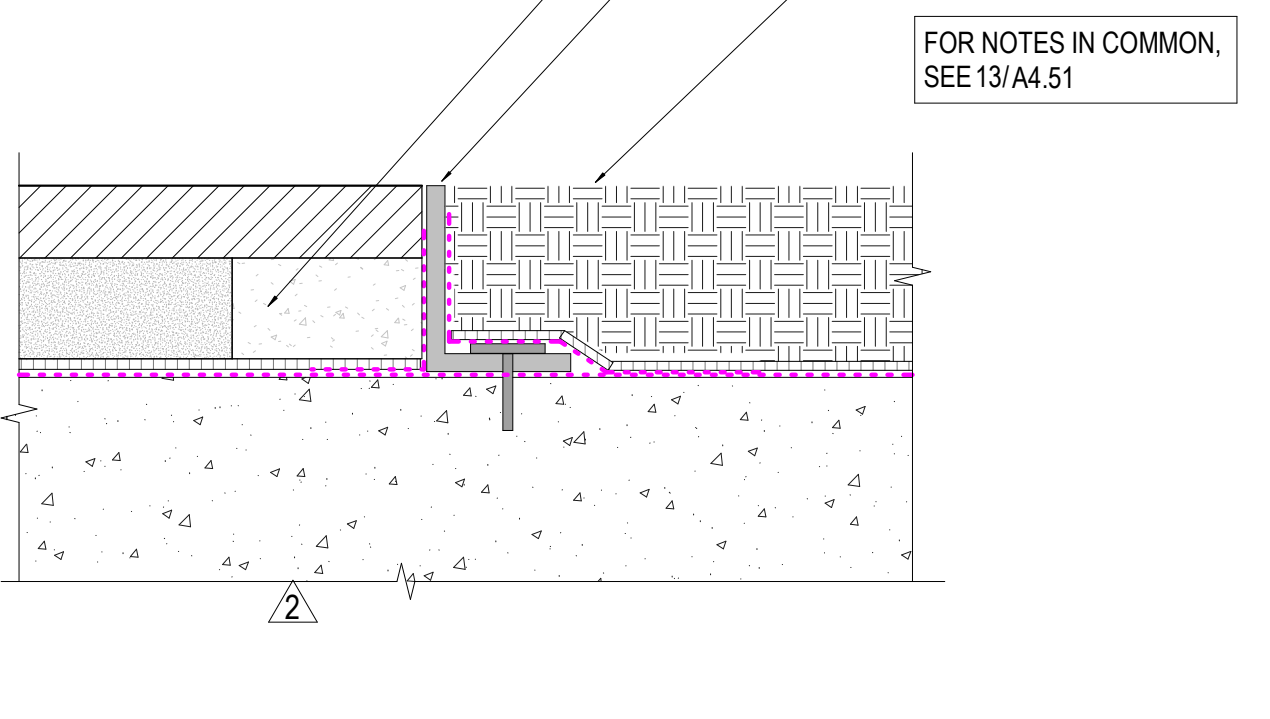
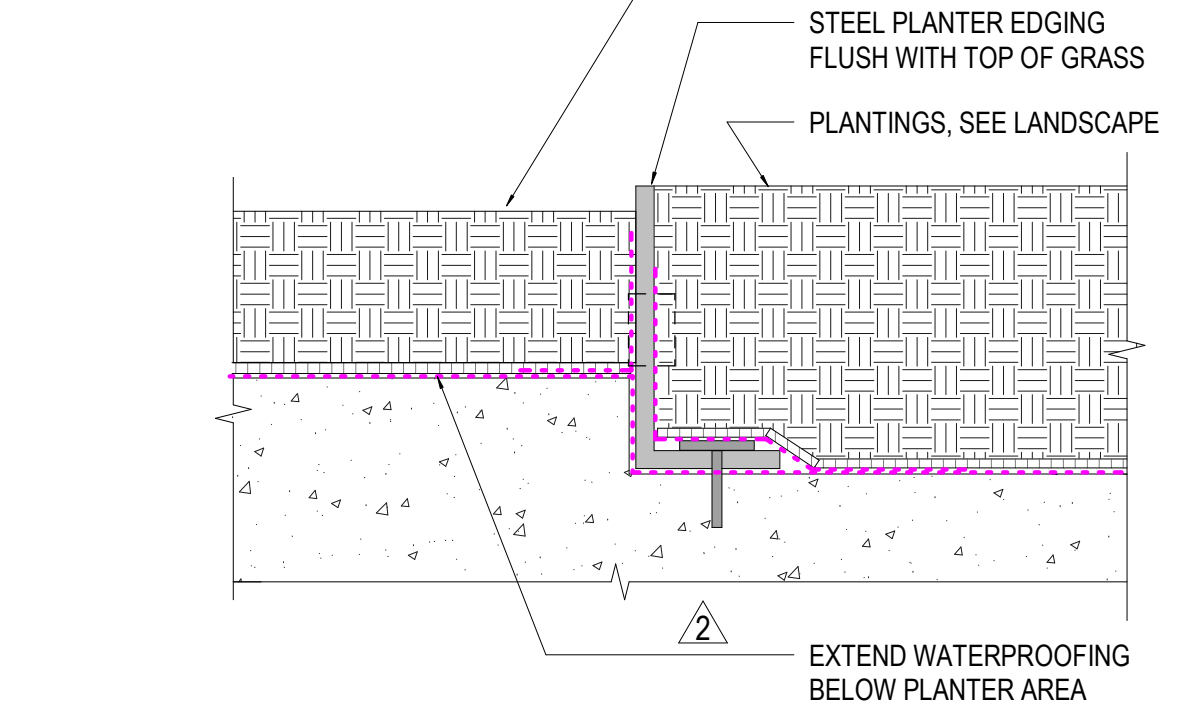
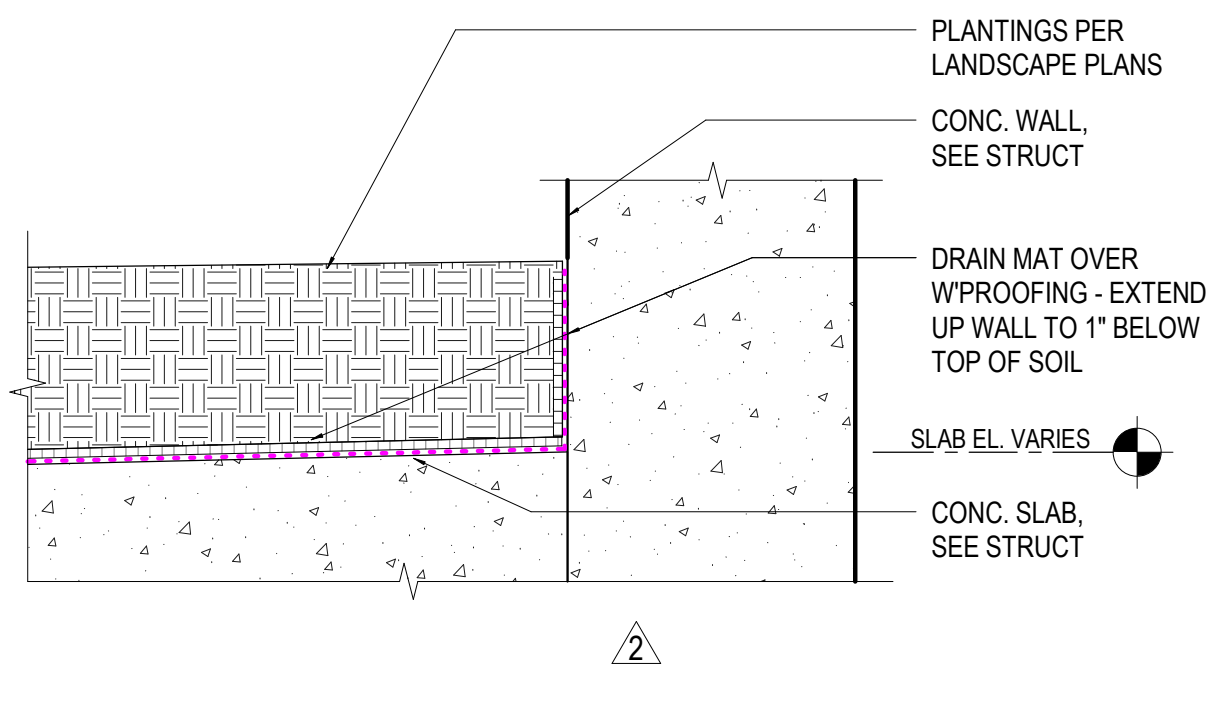
Fire Protection: **Advanced Fire Protection**
19738 144th Ave NE
Woodville, WA 98072-8427

Owner: **DEVELOPMENT**

Sheet Number: **A4.33**

DPD #: 6769232-PH
Issue Date: 11.02.21

SDCI Approval Stamp



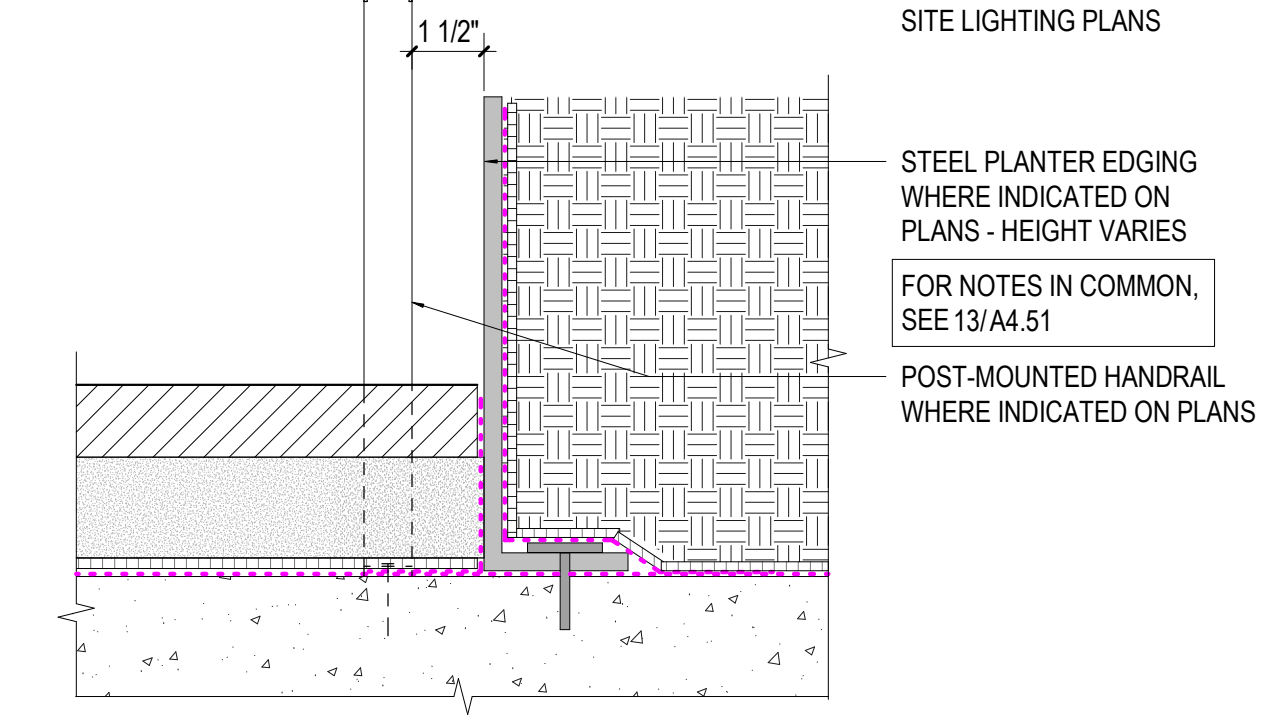
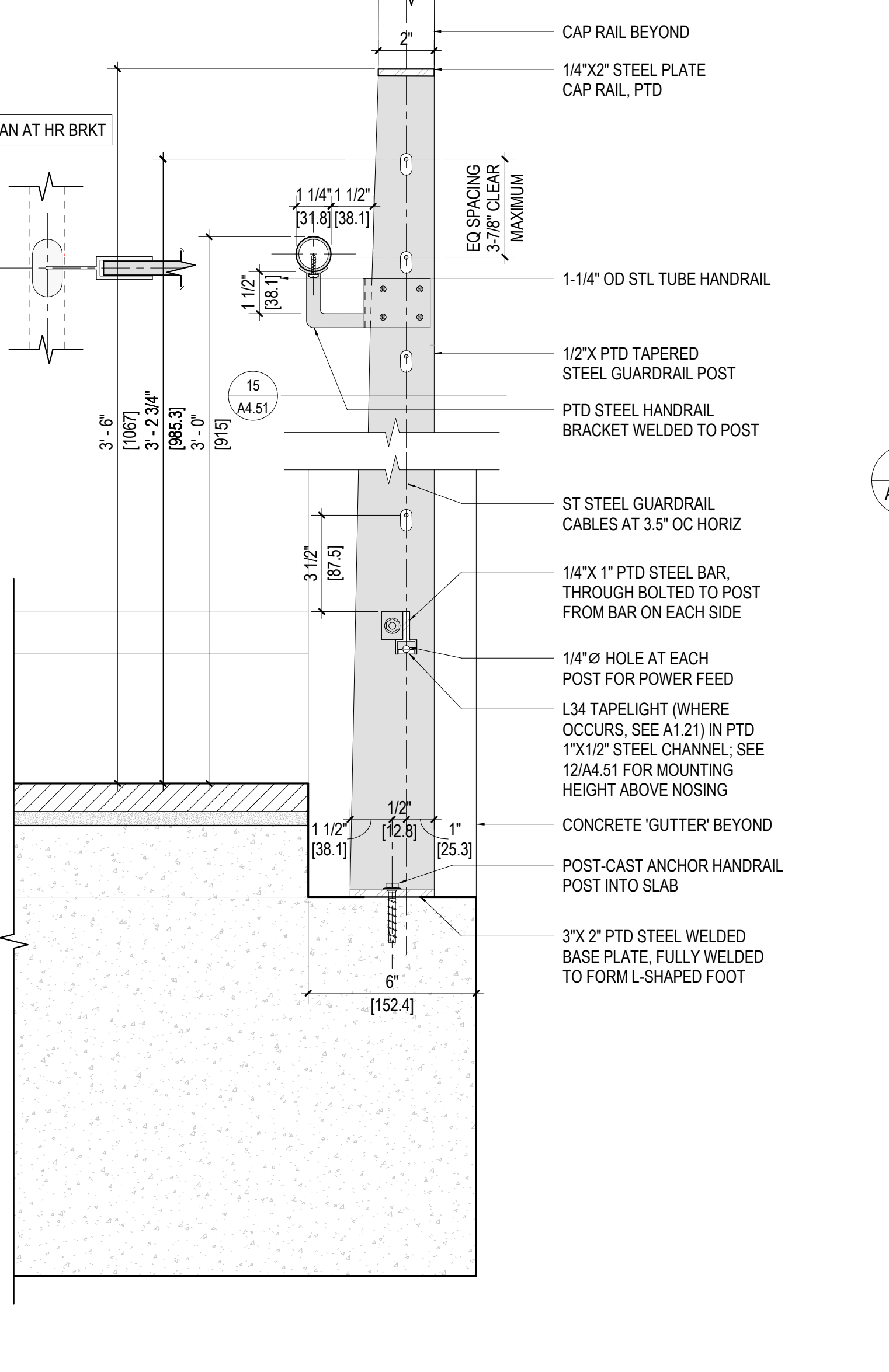
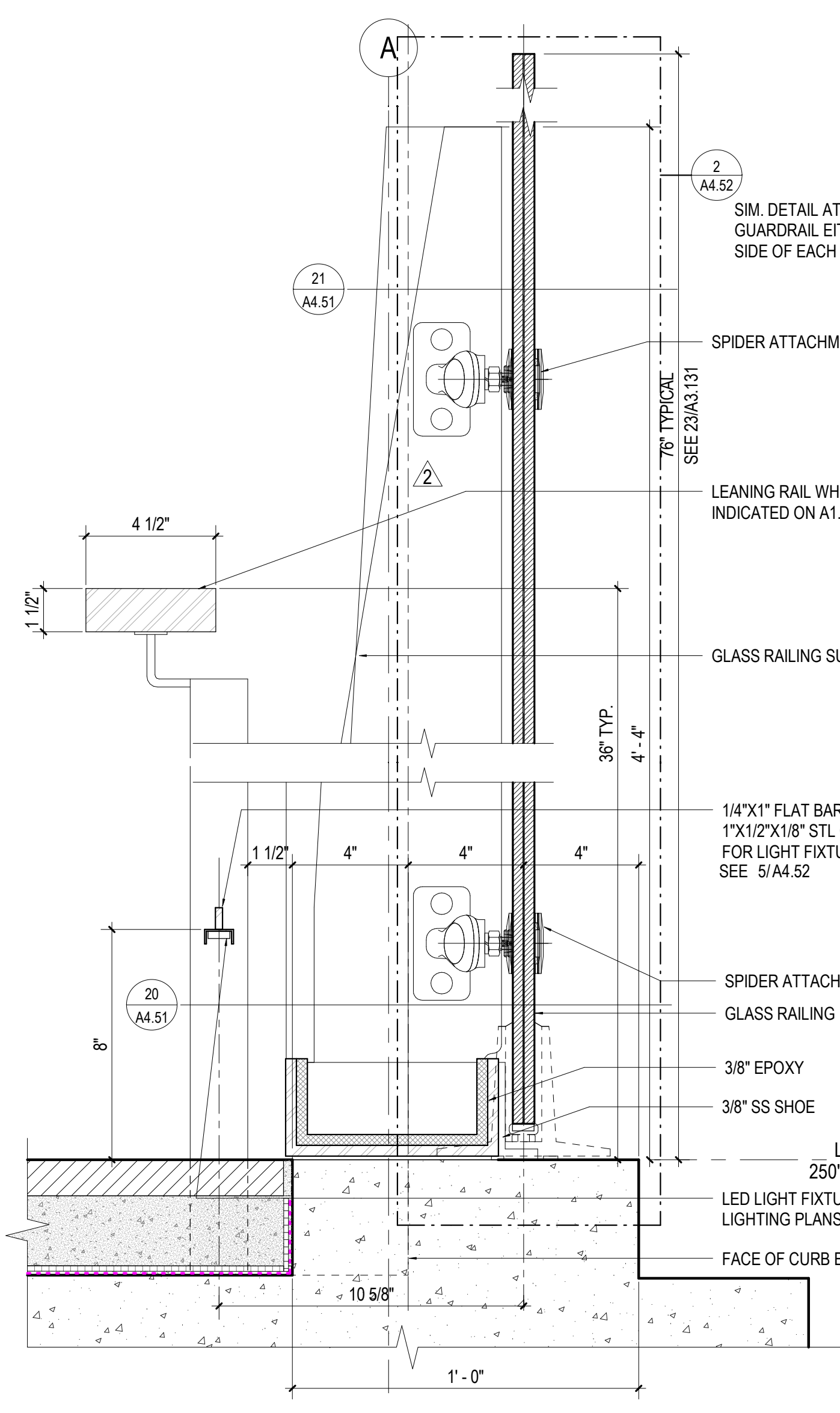
17 SECTION DETAIL - PLANTINGS AT CONCRETE WALL
A4.51 3" = 1'-0"

13 SECTION DETAIL - PLANTER/GRASS TRANSITION AT SLAB STEP
A4.51 3" = 1'-0"

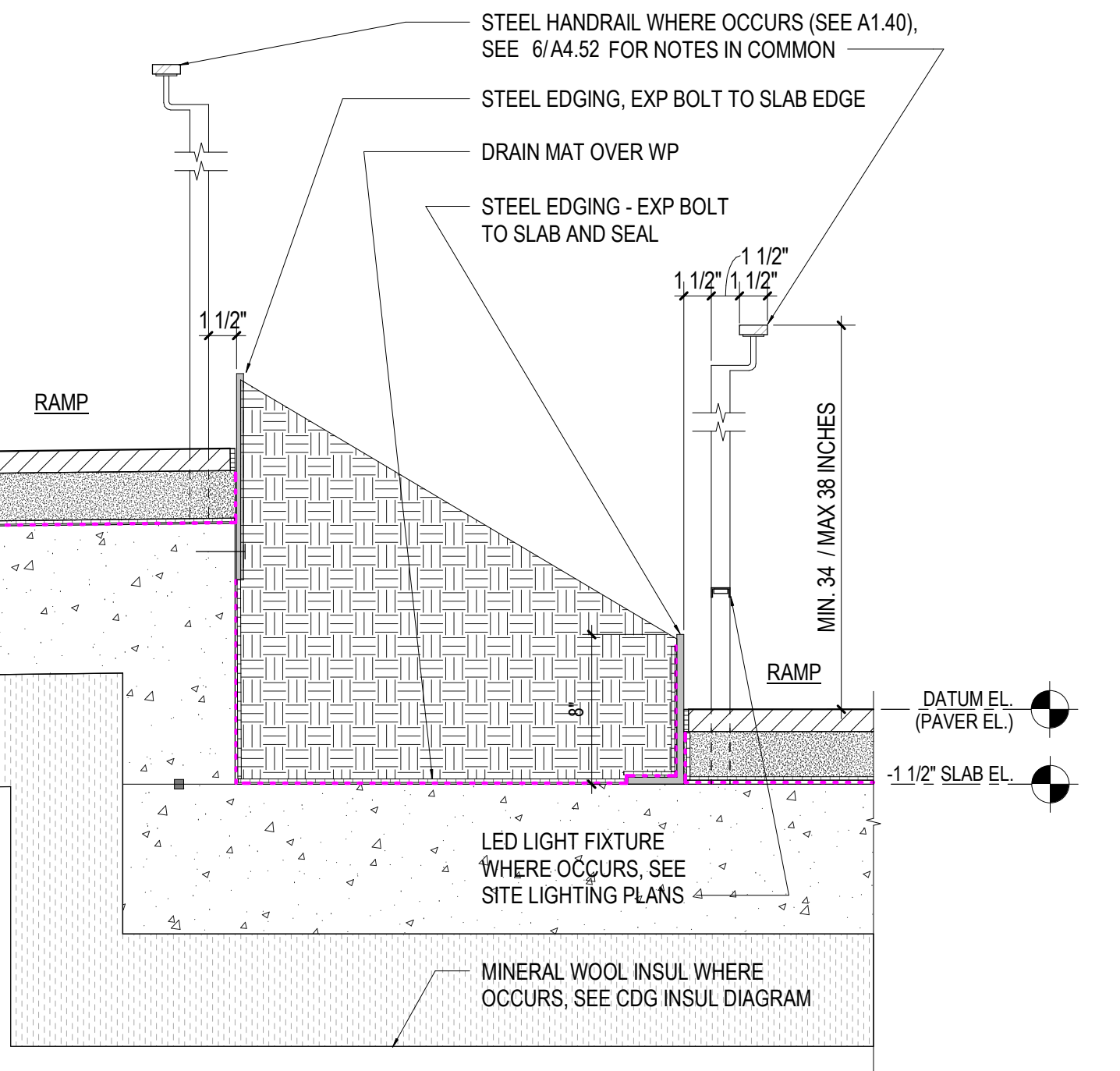
9 SECTION DETAIL - PAVER/PLANTINGS TRANSITION
A4.51 3" = 1'-0"

5 SECTION - PLAZA AREA DRAIN - SCUPPER AT SANDSET PAVERS
A4.51 3" = 1'-0"

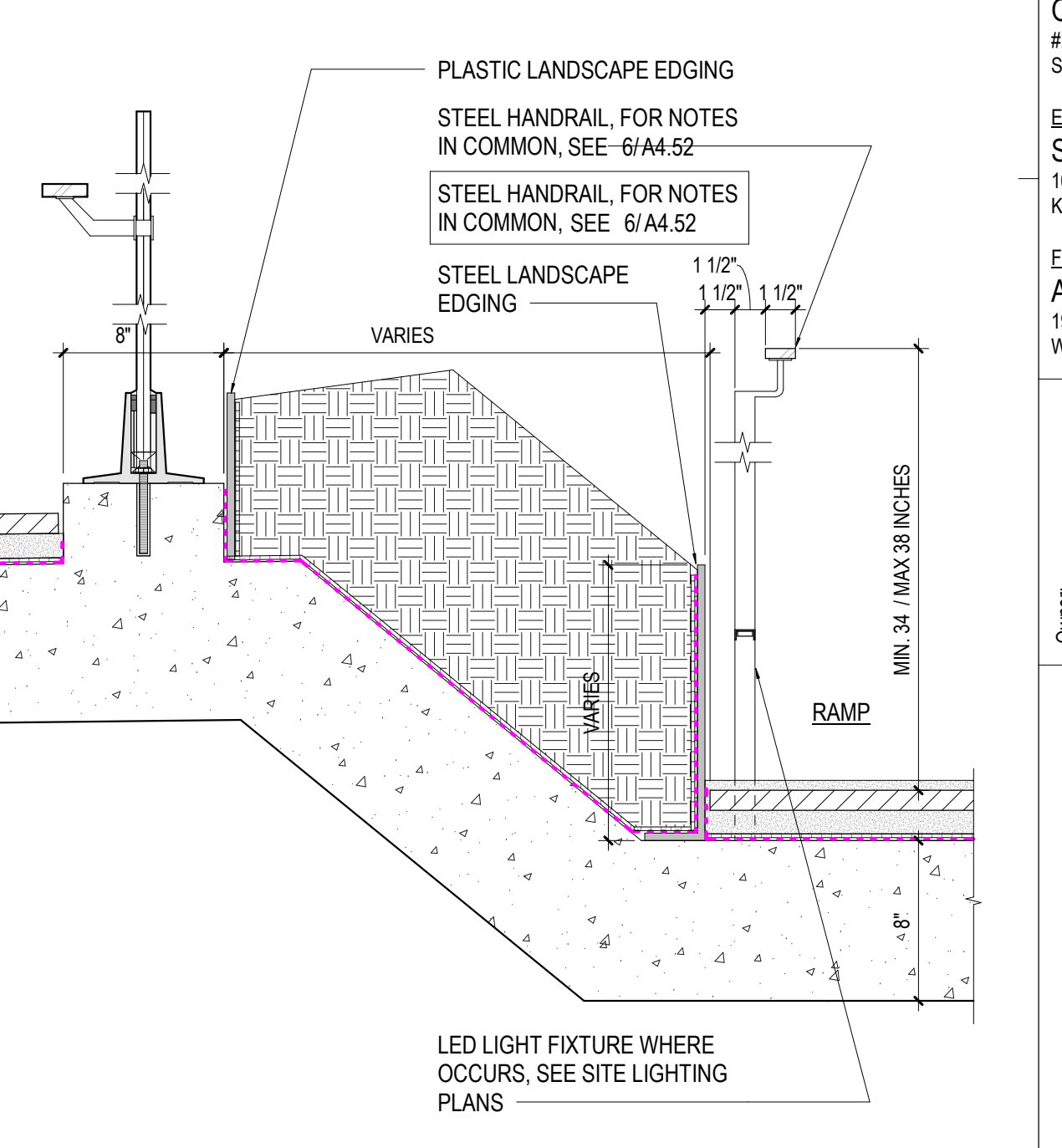
1 SECTION DETAIL - PLANTER EDGE AT PAVERS (NO H'RAIL)
A4.51 3" = 1'-0"



10 SECTION DETAIL - PAVER/PLANTINGS TRANSITION W/ WALL
A4.51 3" = 1'-0"



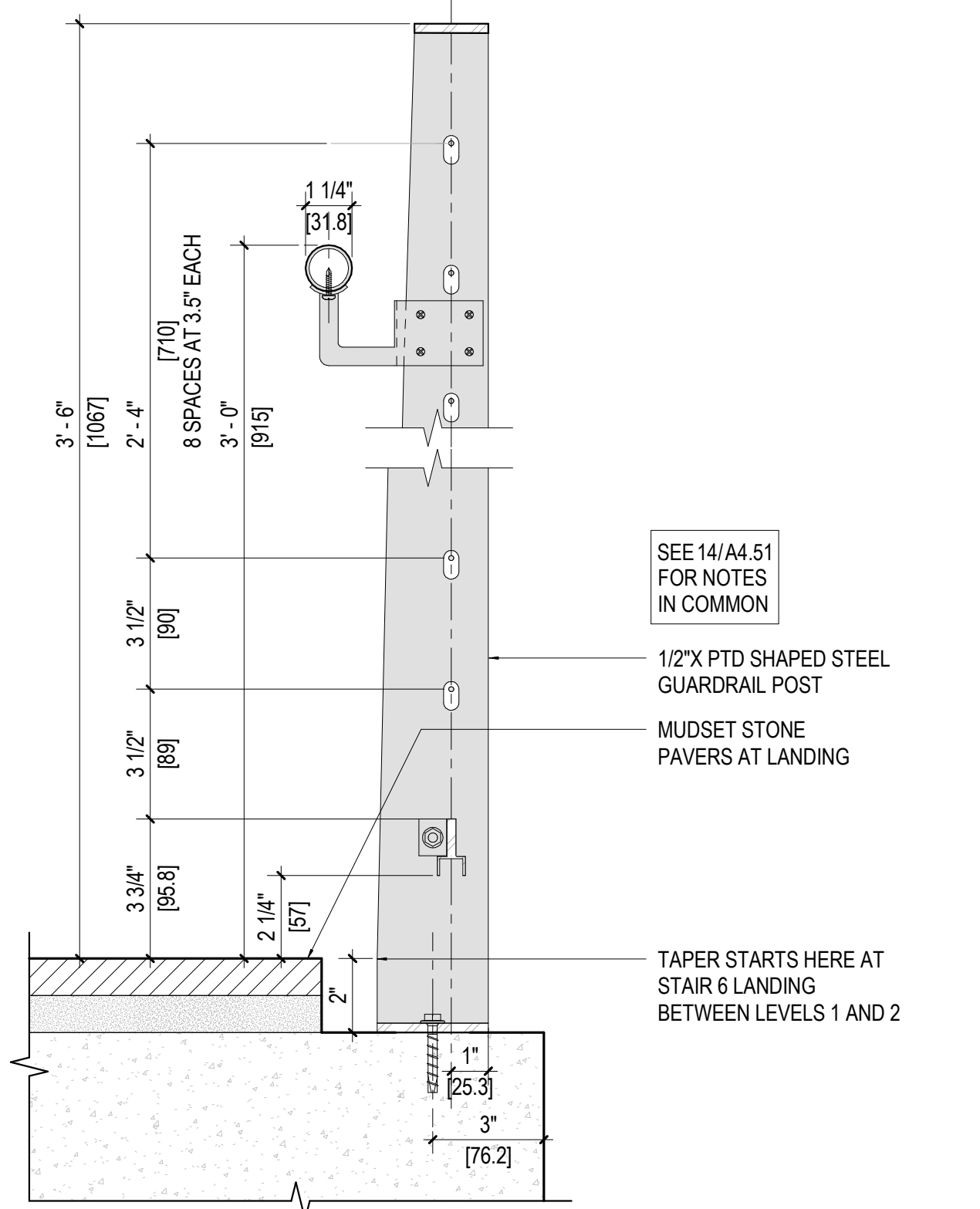
6 PLANTER BETWEEN RAMPS AT STEPPED SLAB
A4.51 1 1/2" = 1'-0"



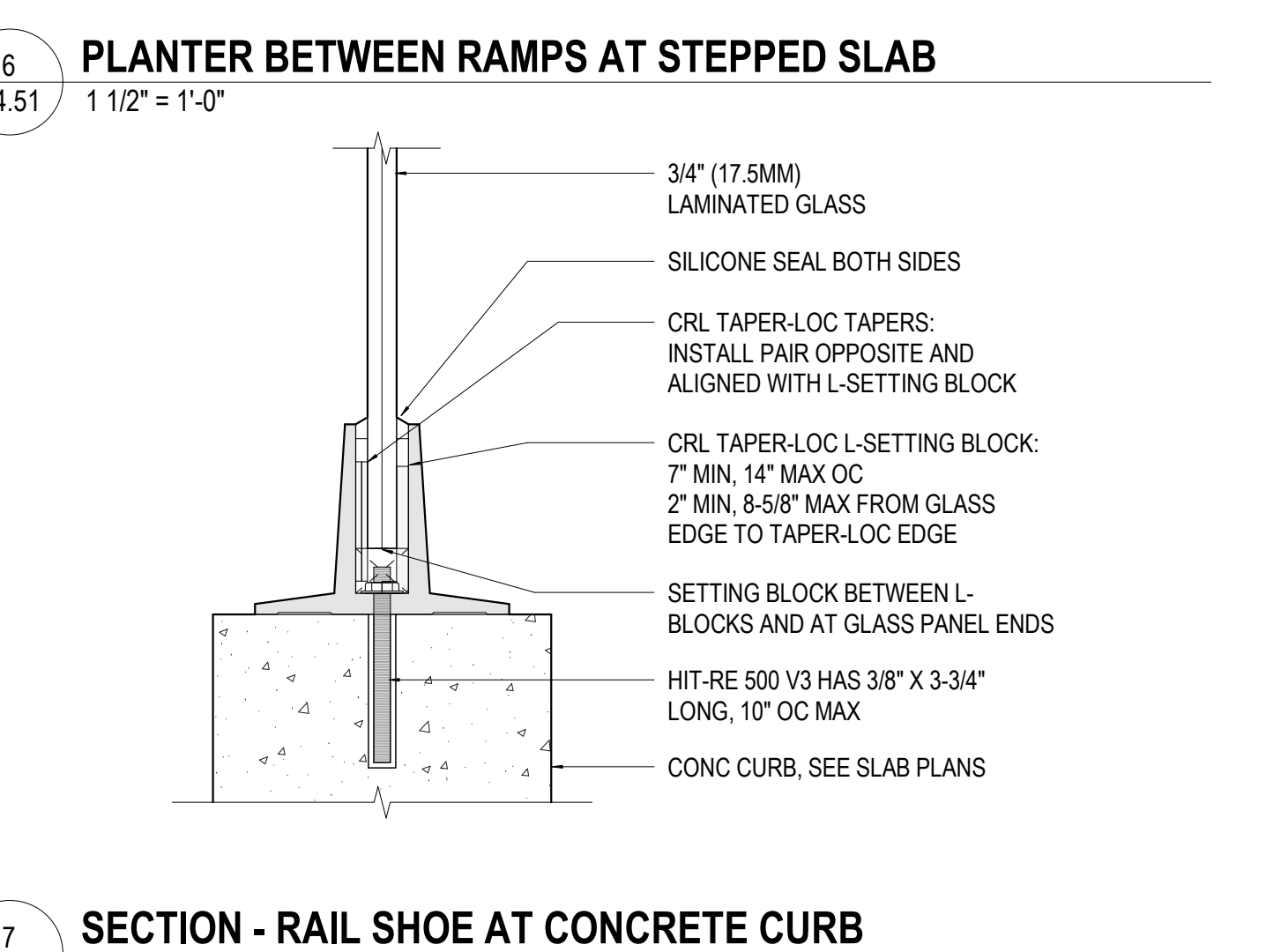
2 PLANTER BETWEEN RAMPS AT FOLDED SLAB
A4.51 1 1/2" = 1'-0"

19 SECTION DETAIL - GUARDRAIL FIN SHOE
A4.51 3" = 1'-0"

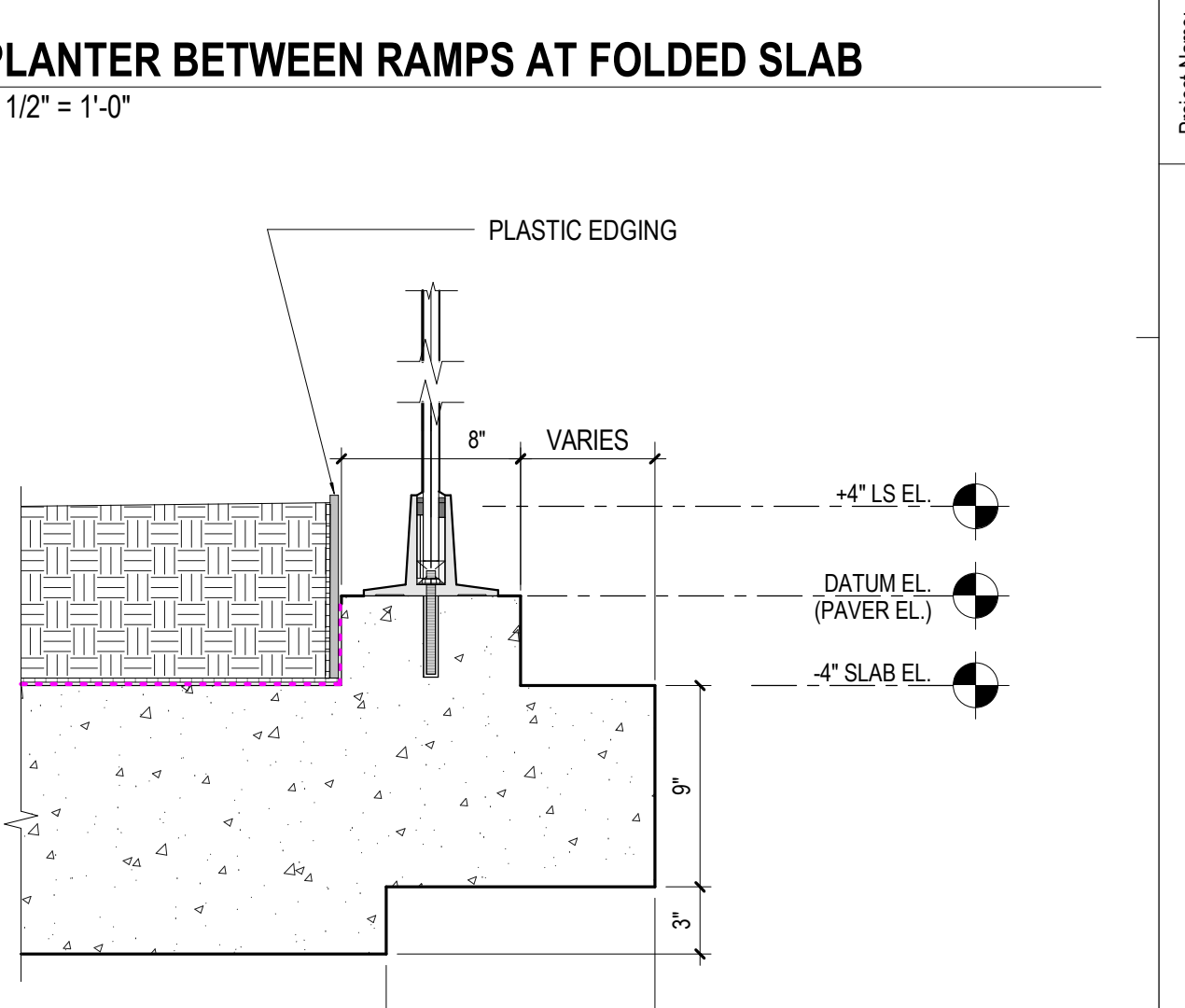
14 SECTION DETAIL - CABLE GUARDRAIL AT STAIR 6
A4.51 3" = 1'-0"



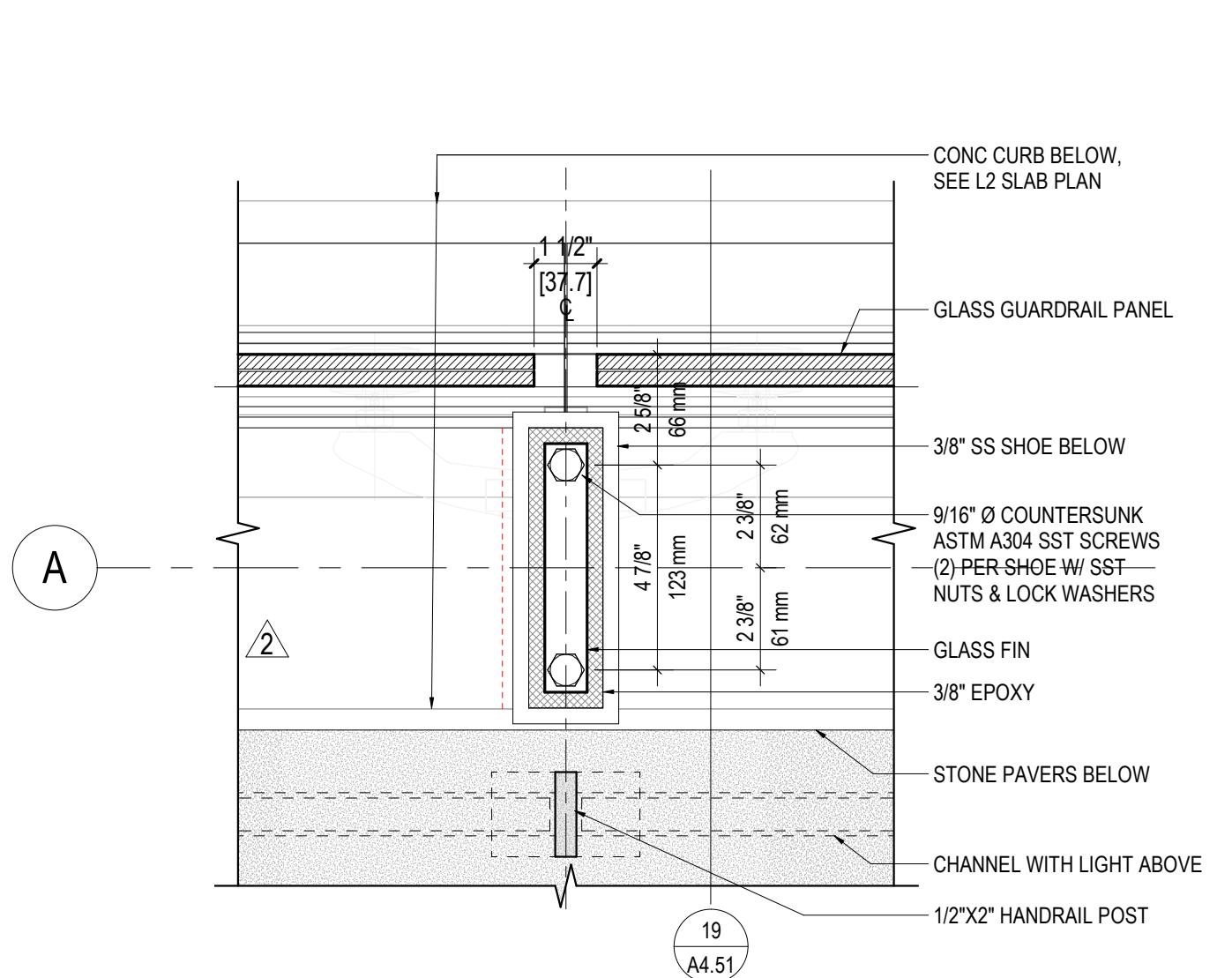
11 SECTION DETAIL - CABLE GUARDRAIL AT STAIR 6 LANDING
A4.51 3" = 1'-0"



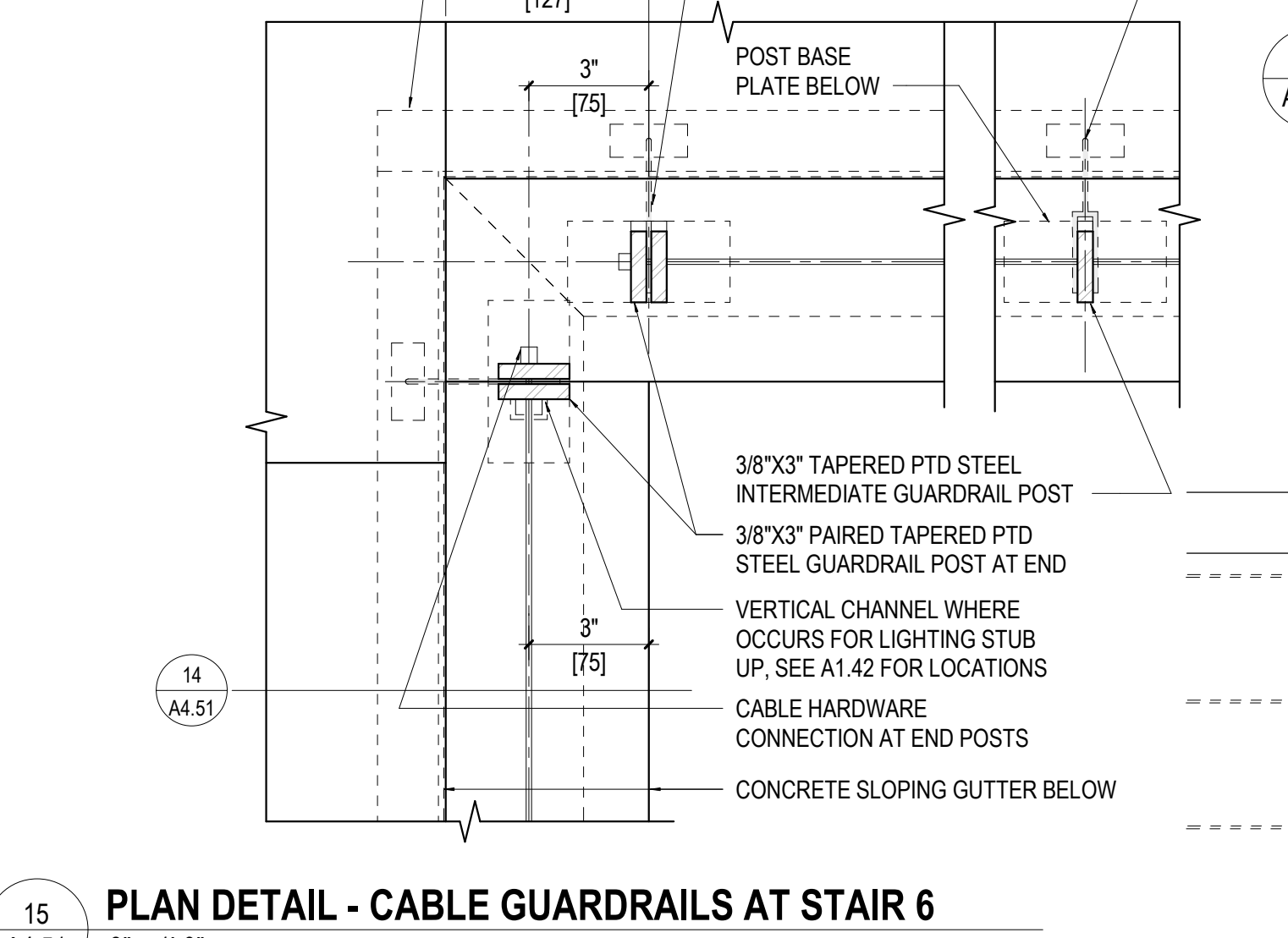
7 SECTION - RAIL SHOE AT CONCRETE CURB
A4.51 3" = 1'-0"



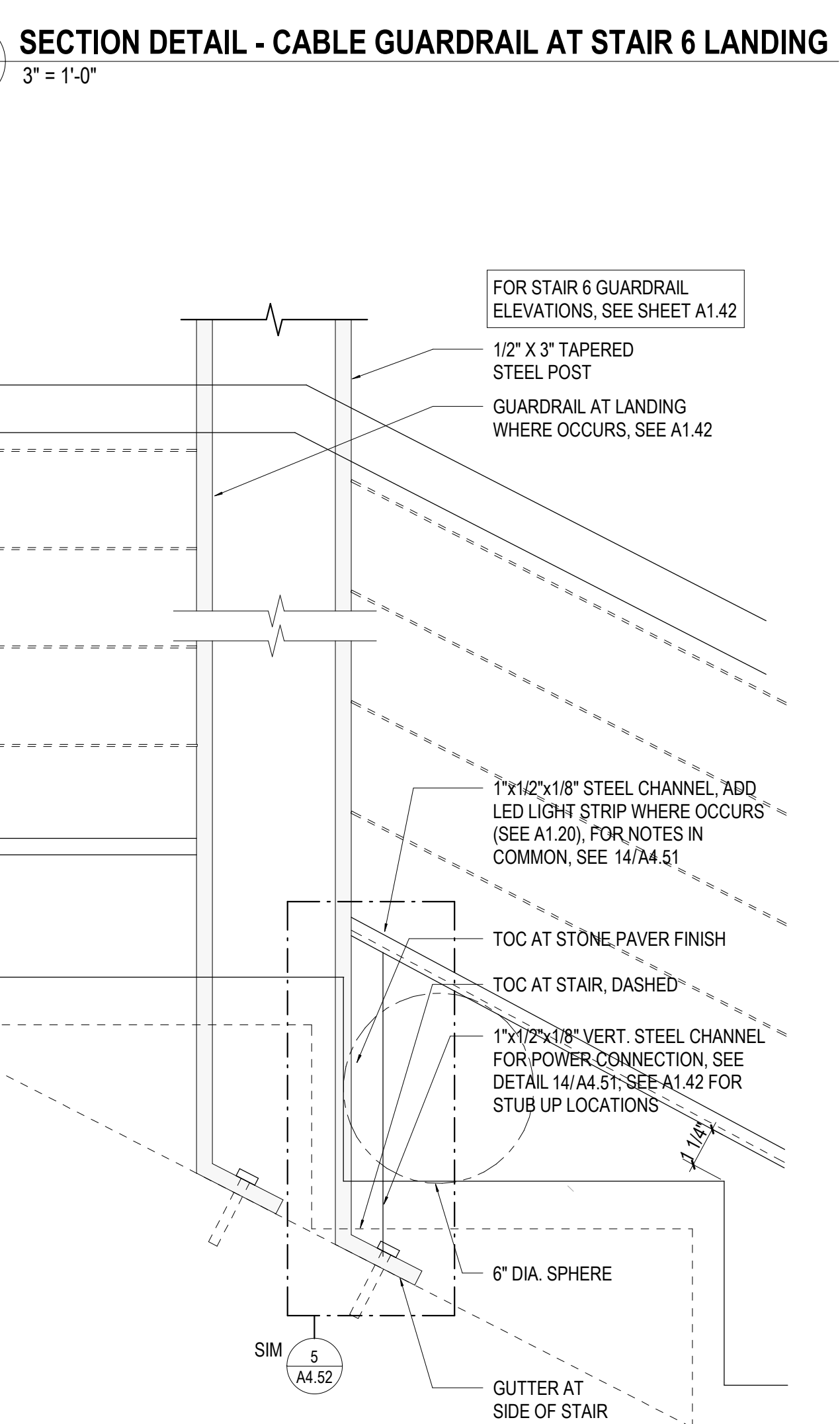
3 SECTION DETAIL - PLAZA SLAB EDGE WITH PLANTER
A4.51 1 1/2" = 1'-0"



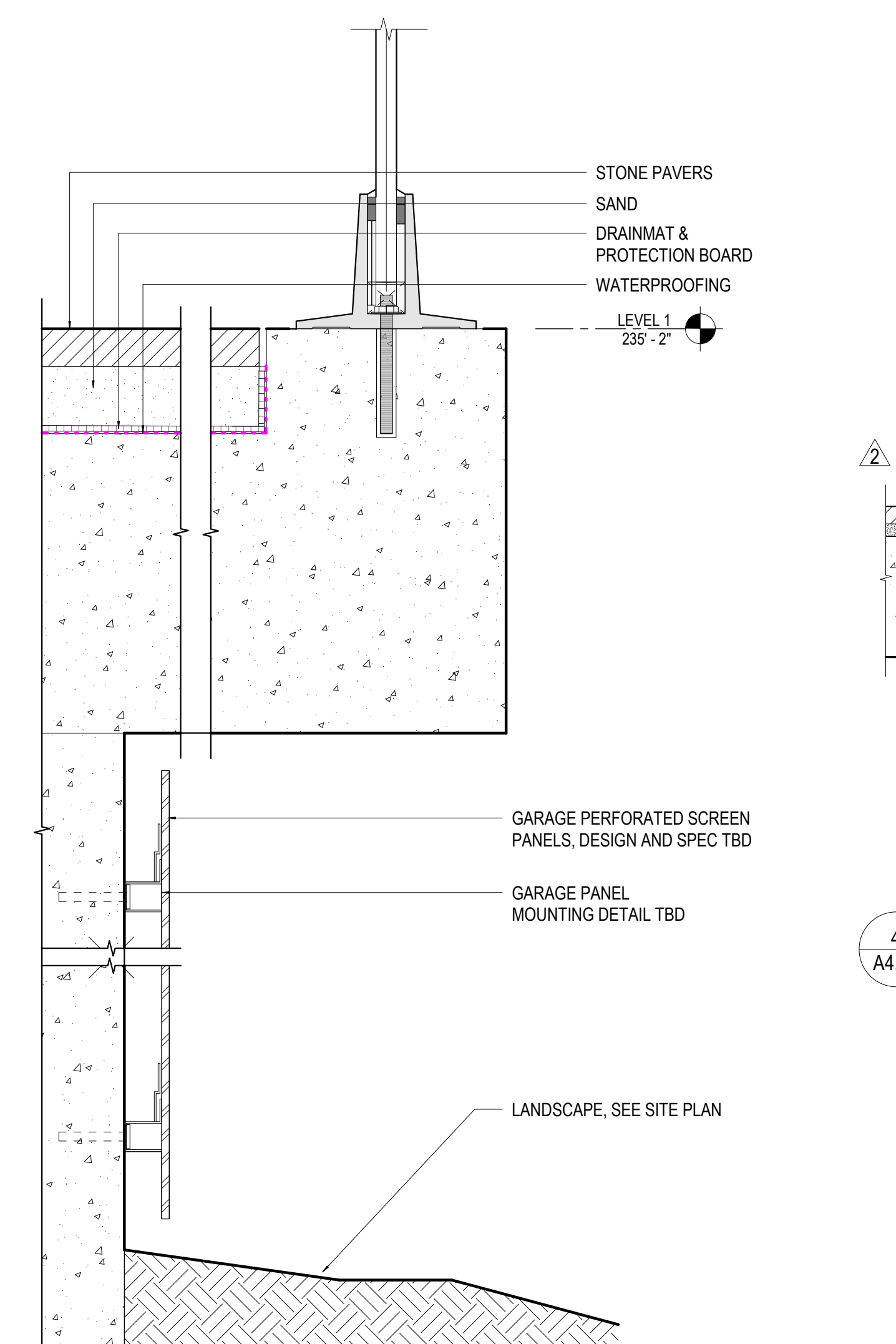
20 PLAN DETAIL - PEDESTRIAN BRIDGE FIN SHOE
A4.51 3" = 1'-0"



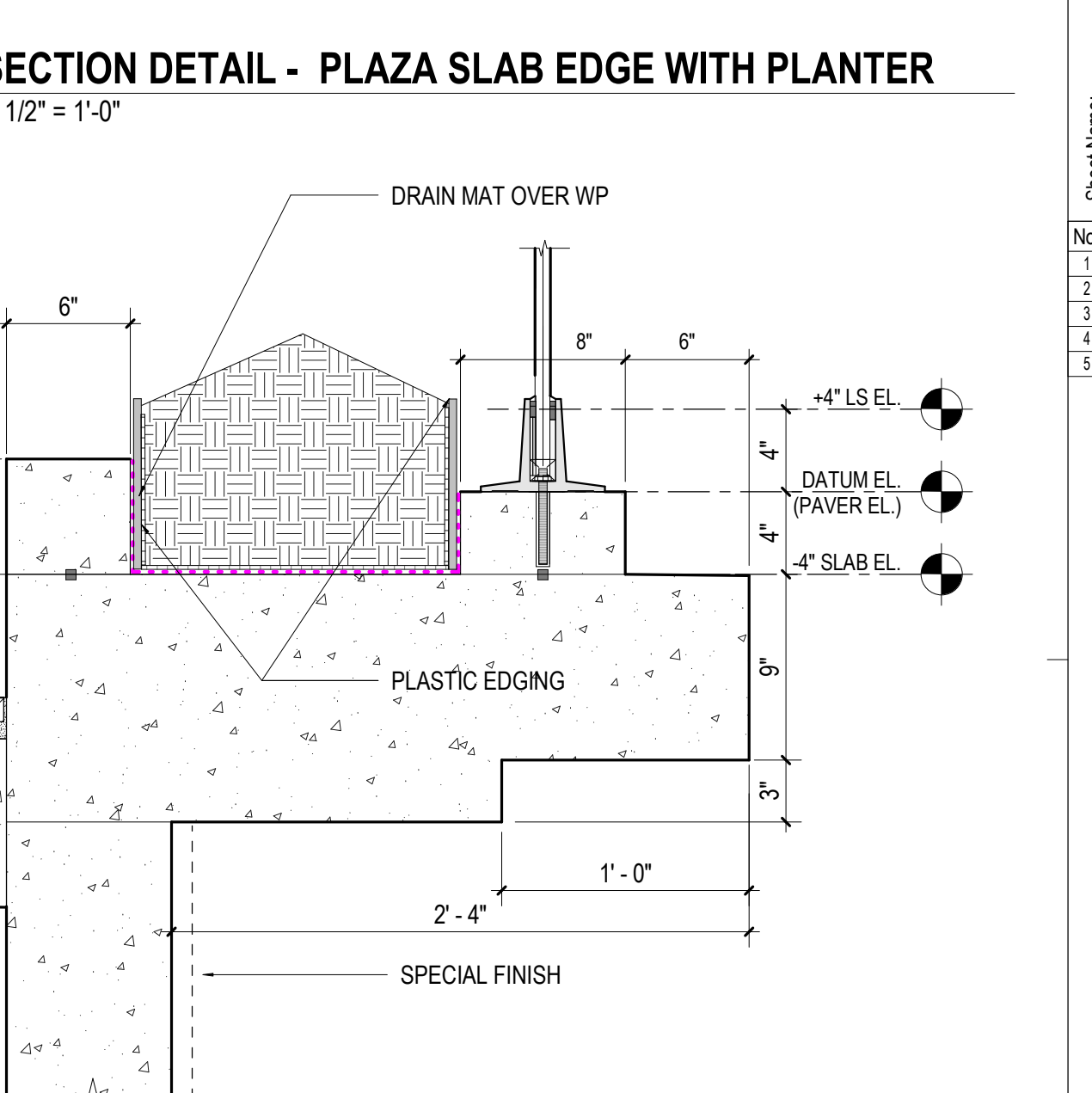
15 PLAN DETAIL - CABLE GUARDRAILS AT STAIR 6
A4.51 3" = 1'-0"



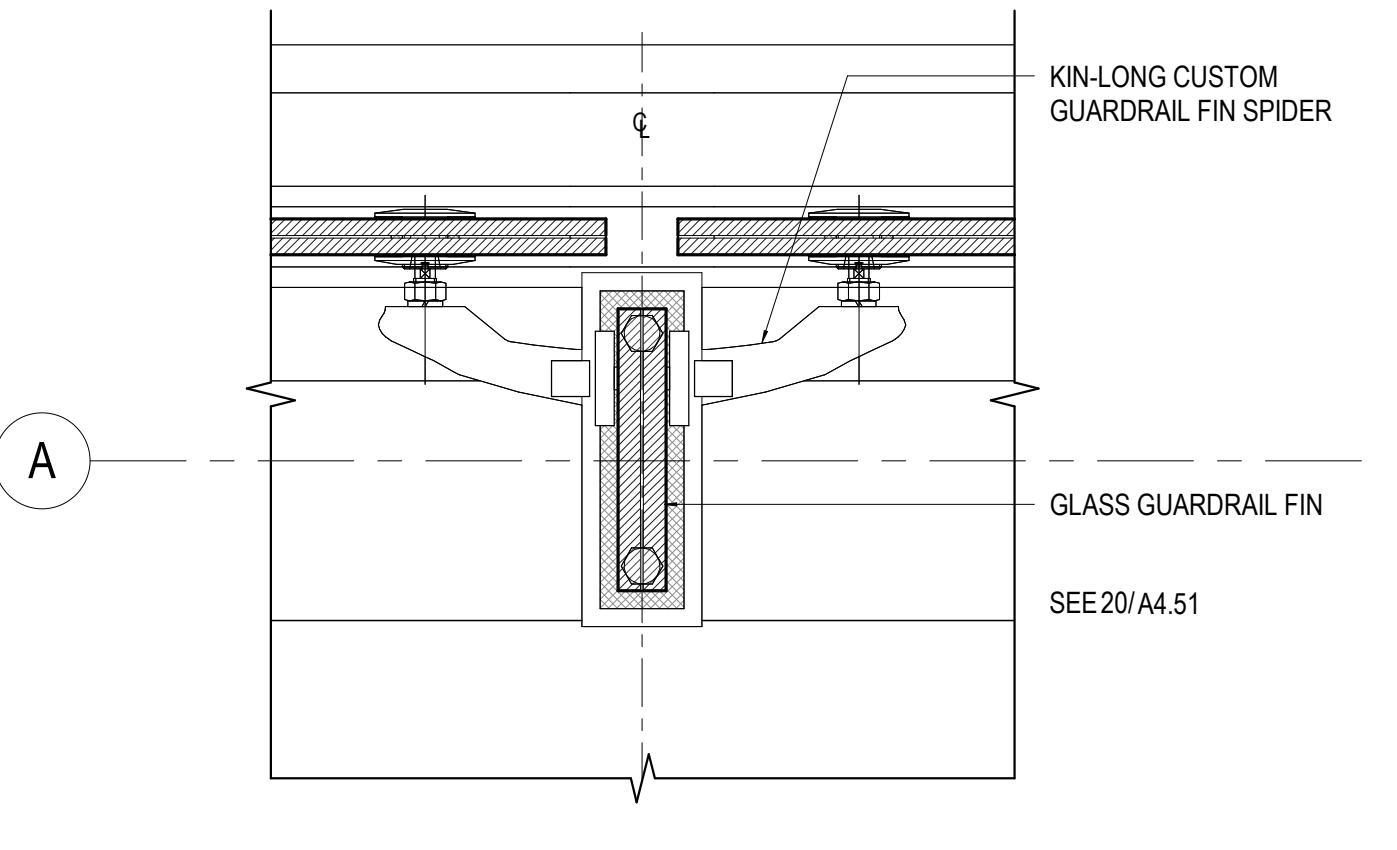
12 ELEVATION - CABLE GUARDRAIL AT STAIR 6
A4.51 3" = 1'-0"



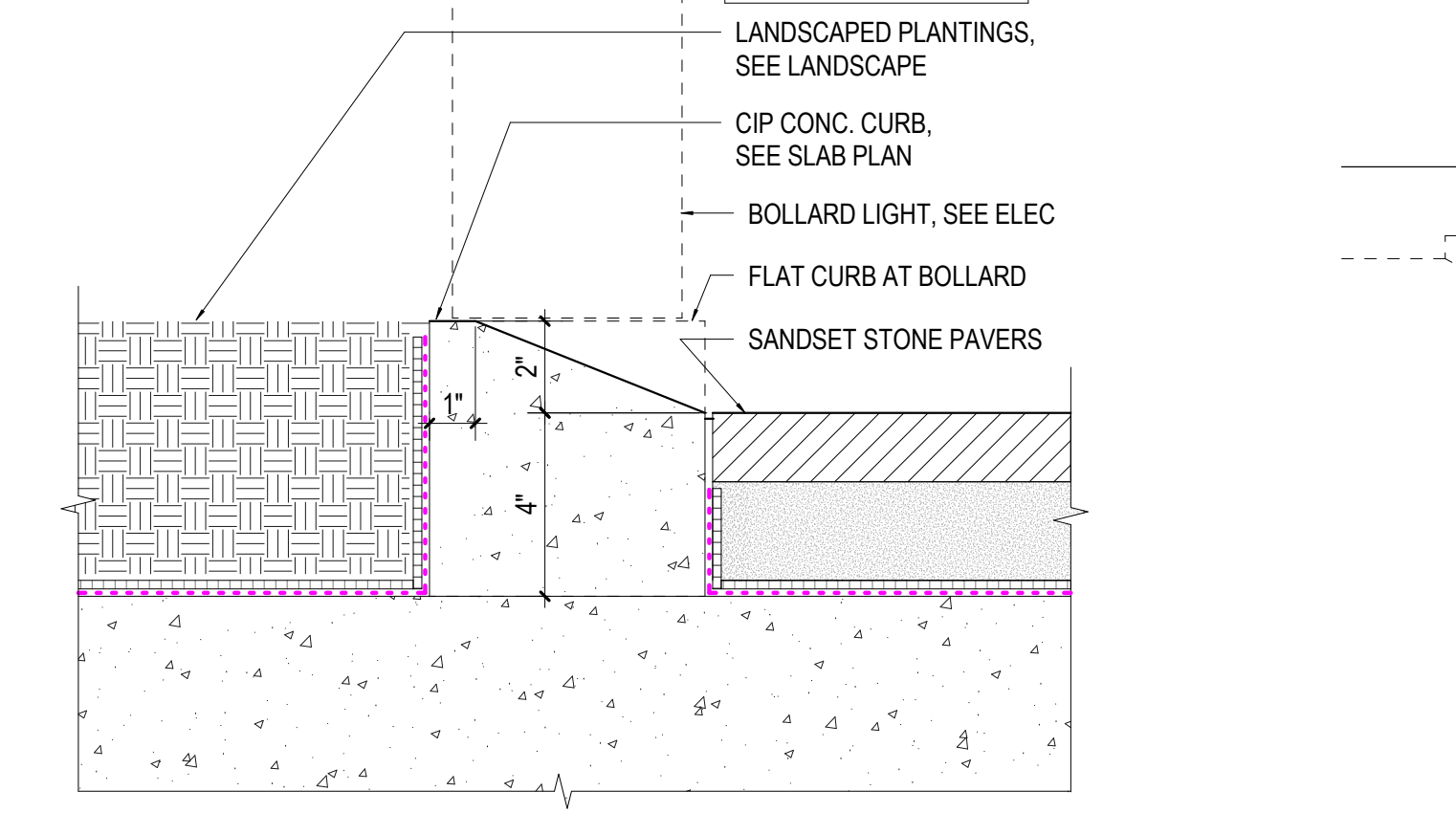
8 SECTION DETAIL - GARAGE SCREEN WALL
A4.51 3" = 1'-0"



4 SECTION DETAIL - EDGE AT RAMP 1A
A4.51 1 1/2" = 1'-0"



21 PLAN - PEDESTRIAN BRIDGE FIN SPIDER JOINT
A4.51 3" = 1'-0"



16 SECTION - PAVER/GRASS TRANSITION W/ CURB
A4.51 3" = 1'-0"

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 Ocean Park Mechanical
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 Electrical/Telecomm Engineer
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 Kirkland, WA 98034
 Fire Protection
 Advanced Fire Protection
 19738 144th Ave NE
 Woodinville, WA 98072-8427

Project Name: YESLER TOWERS
 SITE DETAILS - HARDSCAPE
 EDGE CONDITIONS

No.	Description	Date
1	PHASE 3 PERMIT	10.11.20
2	PHASE 3 PERMIT REVISIONAL 01	11.03.21
3	PHASE 3 PERMIT REVISIONAL 02	03.23.22
4	PHASE 3 PERMIT REVISIONAL 03	06.15.22
5	1. SURFACE - NORTH TOASTERS	02.12.22

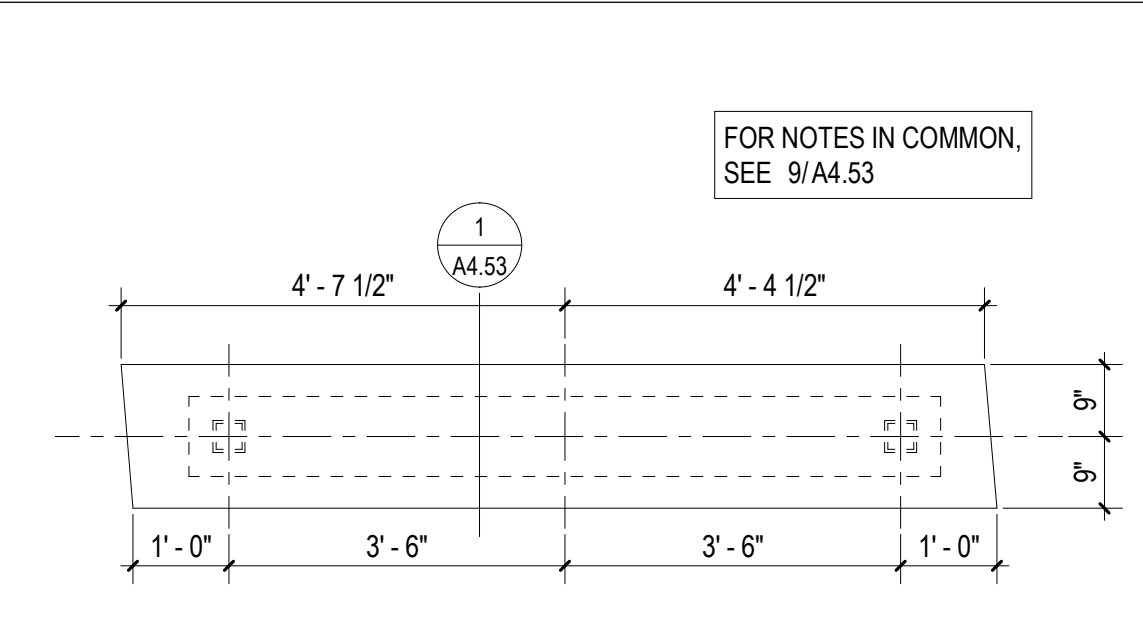
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 Issue Date: 12.11.20
 Issue Date: 12.11.20
 Sheet Number: A4.51

DDP# 6769232-PH
 Issue Date: 12.11.20

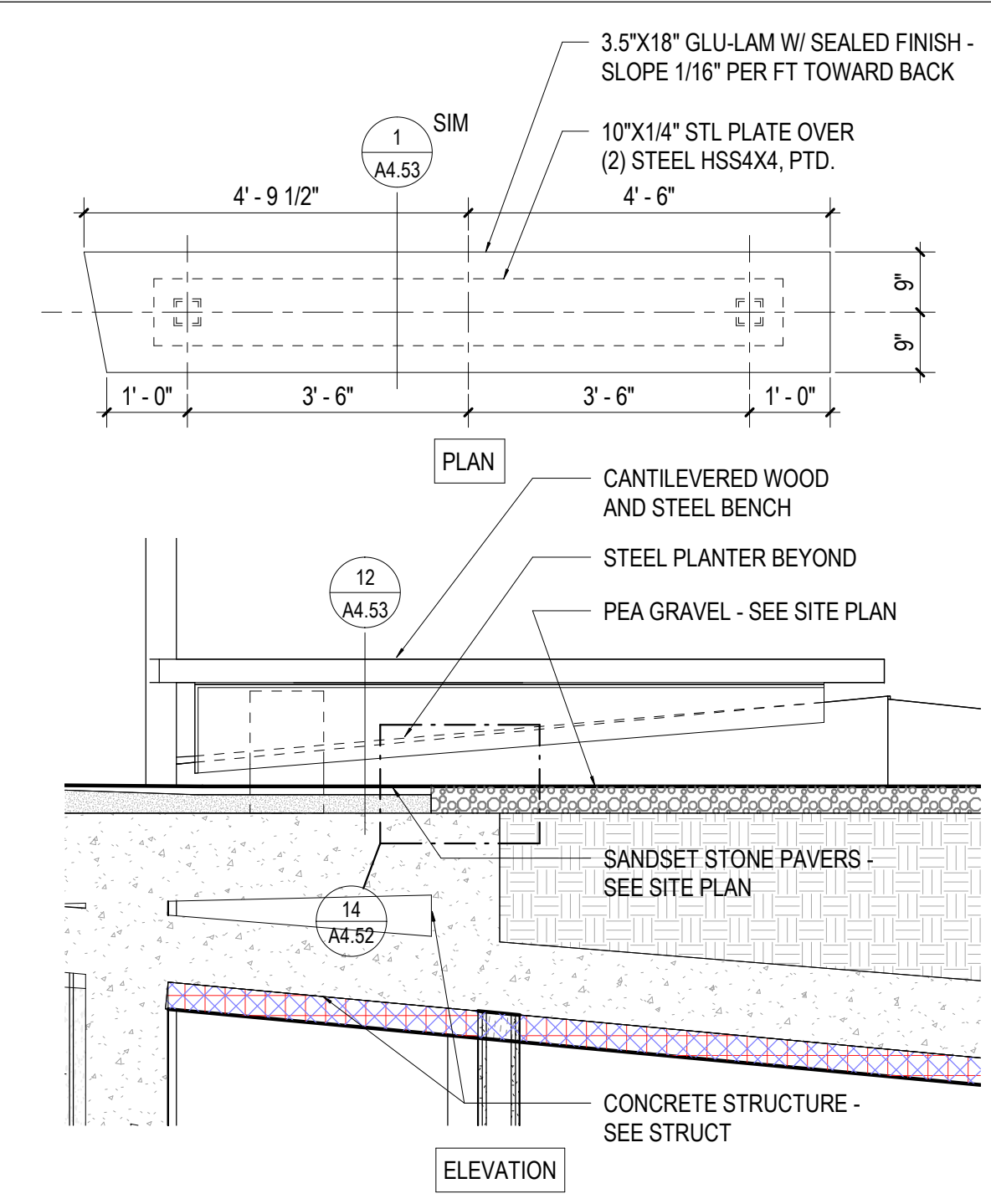
MEMBRANE COLOR LEGEND
 WRB (WEATHER-RESISTIVE BARRIER)
 SAM PEEL-AND-STICK (SELF-ADHERED MEMBRANE)
 ROOFING MEMBRANE
 MOP-ON WATERPROOFING
 LIQUID APPLIED WATERPROOFING
 VAPOR BARRIER

SITE DETAILS GENERAL NOTES:
 1. FOR EXTENT OF WATERPROOFING AND HYCRETE TREATED CONCRETE, SEE CDG WATERPROOFING PLAN
 2. FOR GENERAL NOTES ON GLASS RAIL PANEL INSTALLATION IN SHOE, SEE DETAIL 71A.51

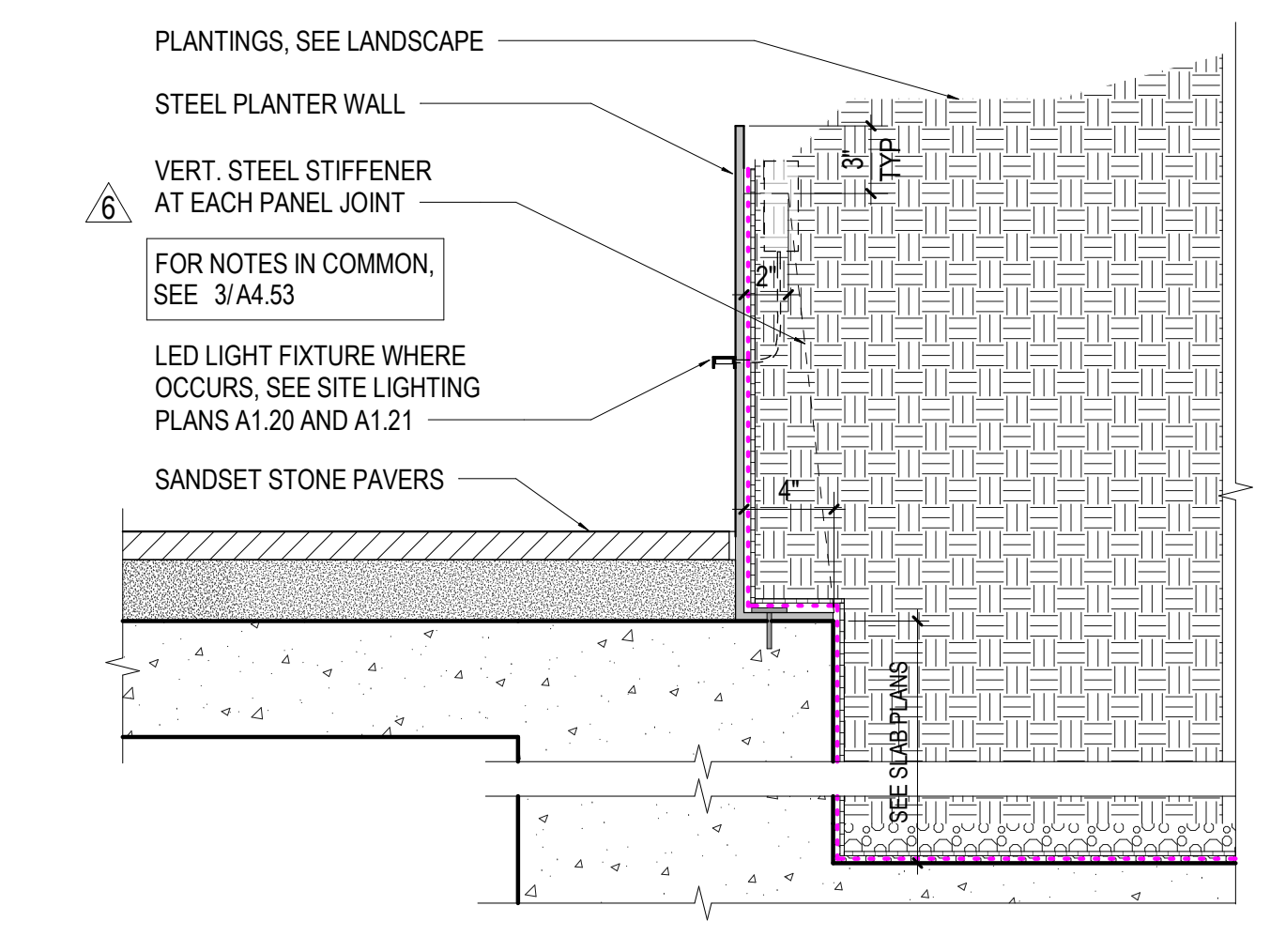
SDCl Approval Stamp



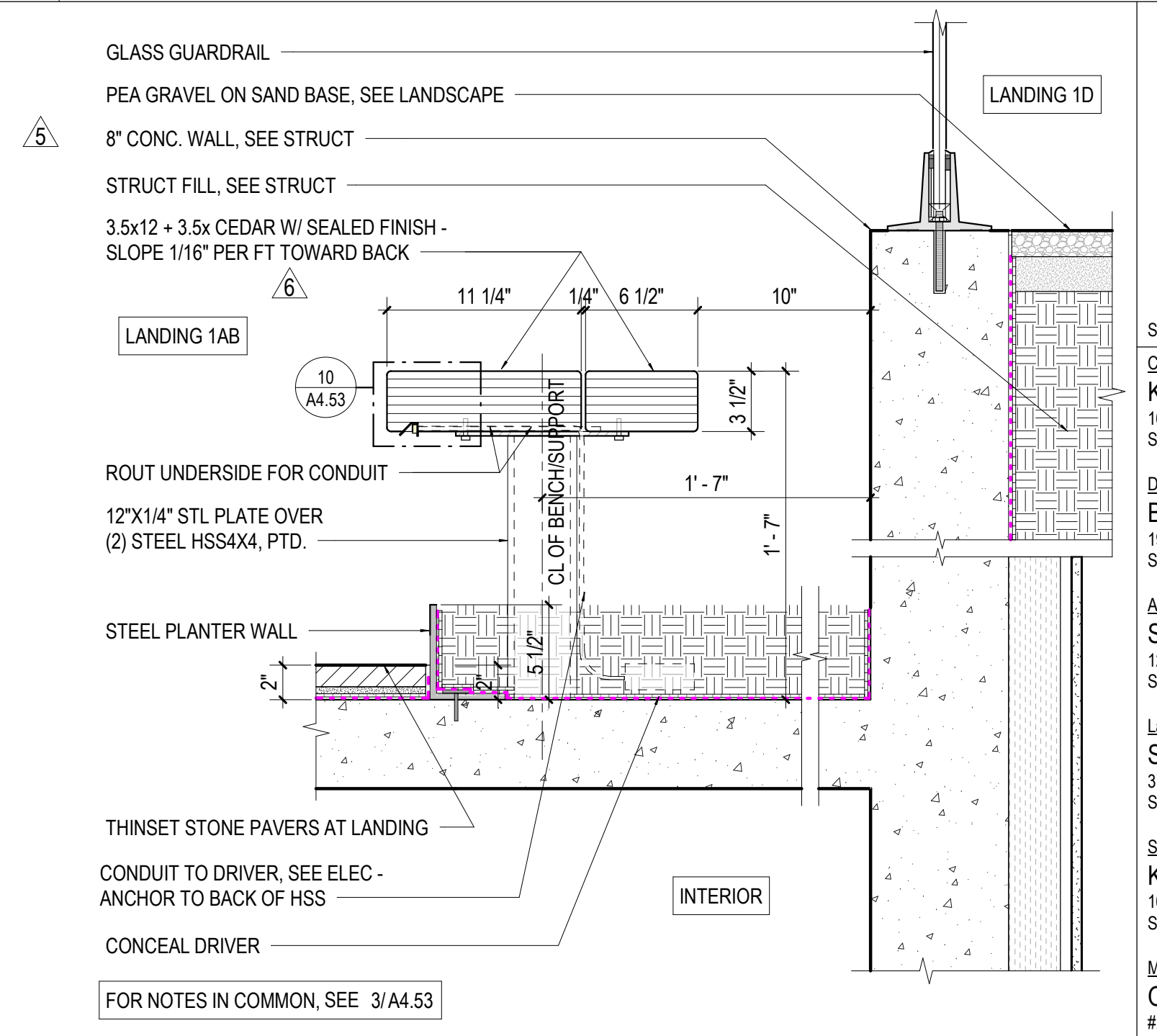
13
A4.53 **PLAN - LANDING 1AB FLOATING BENCH**
1/2" = 1'-0"



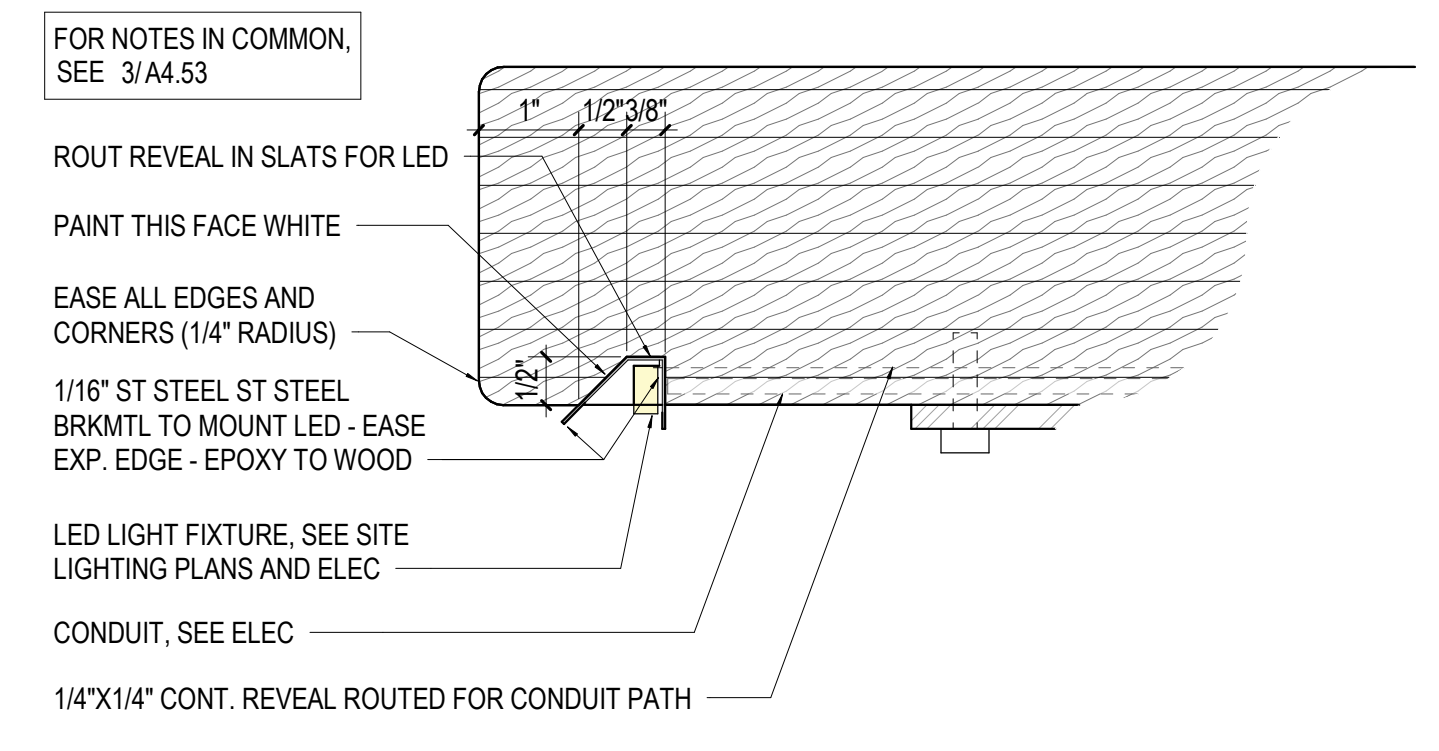
9
A4.53 **ELEVATION - BENCH AT LEVEL 2 LANDING**
1/2" = 1'-0"



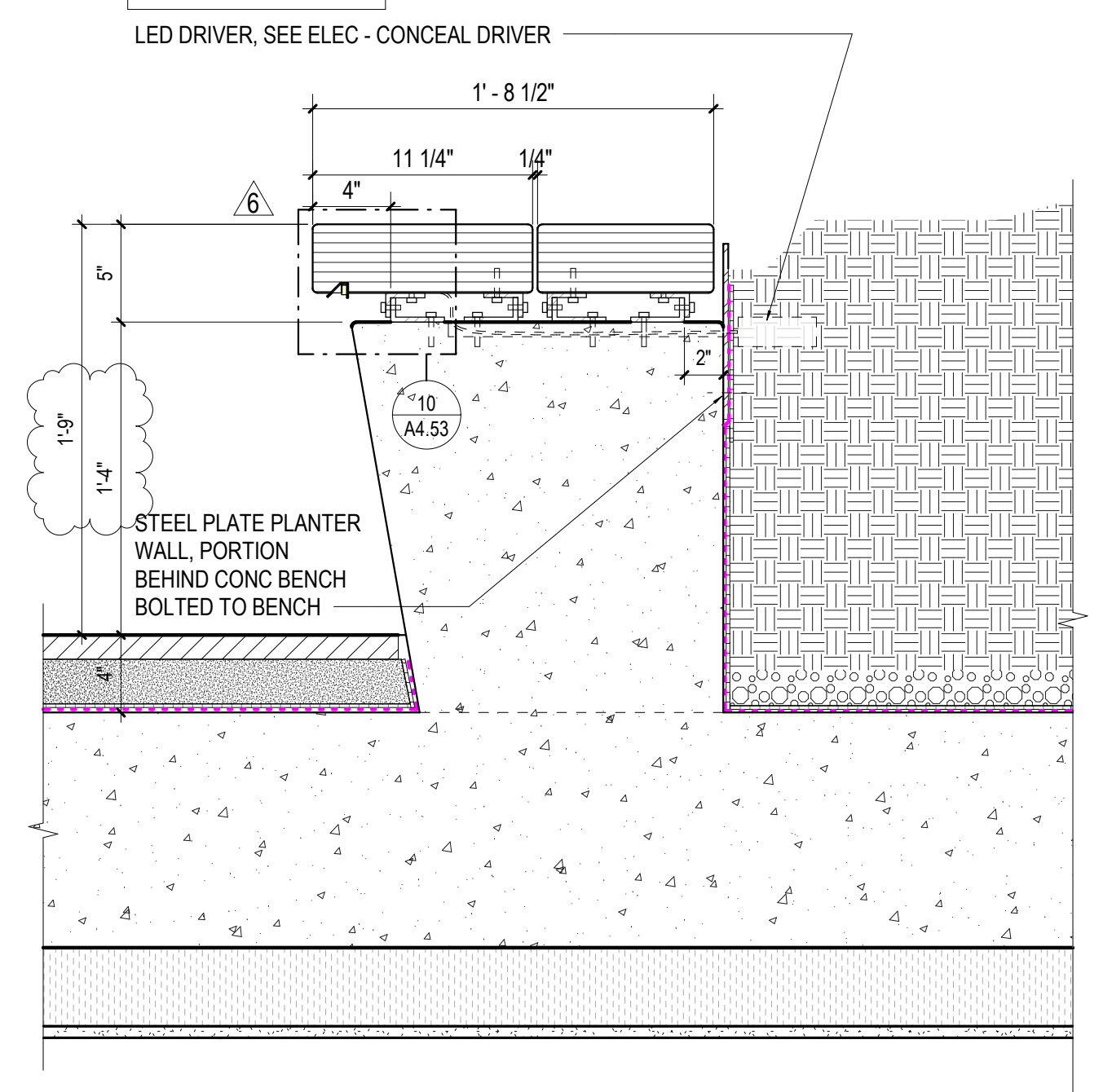
5
A4.53 **SECTION AT PLANTER WALL**
1 1/2" = 1'-0"



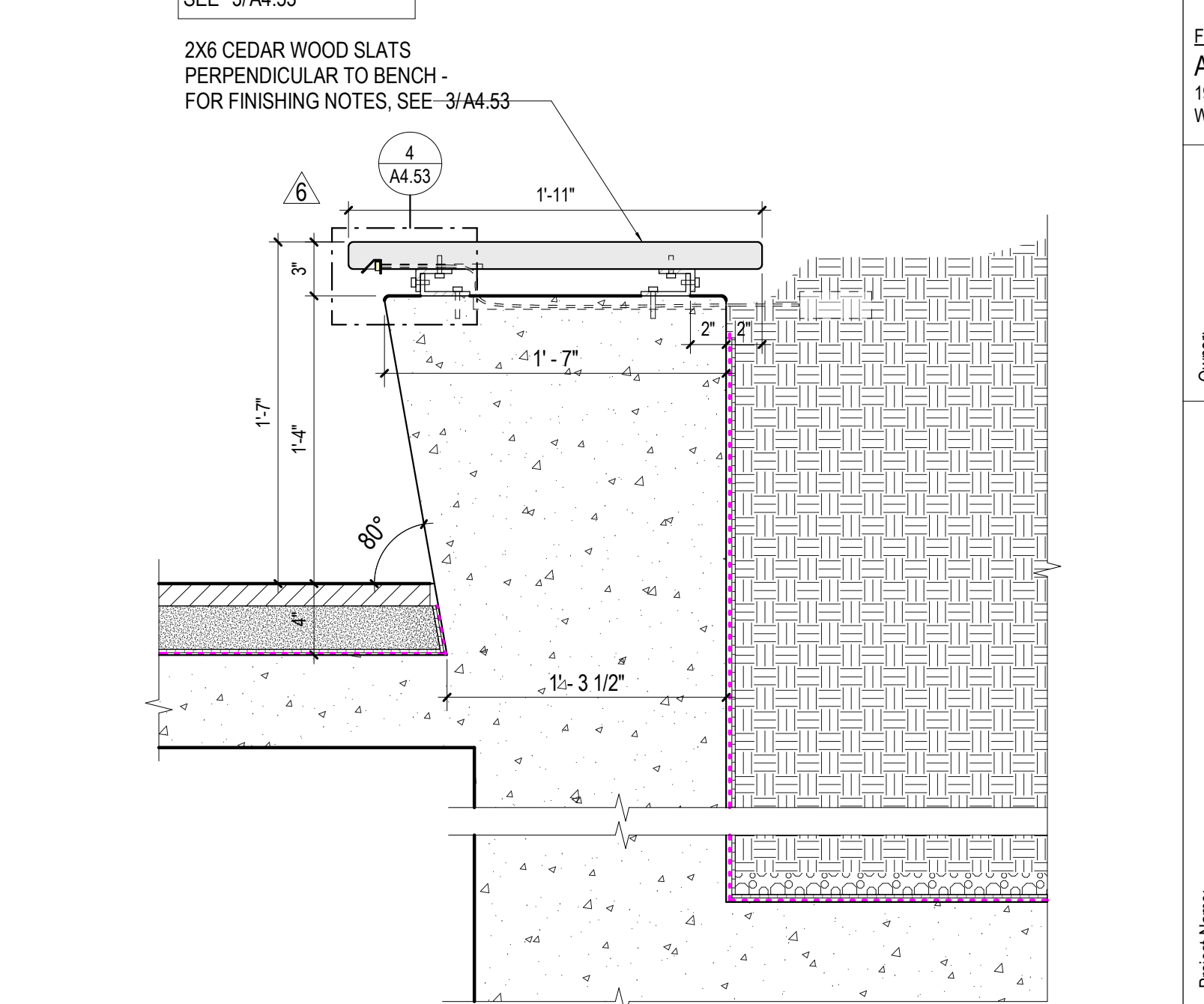
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A4.53 **SECTION AT LANDSCAPE BENCH**
1 1/2" = 1'-0"



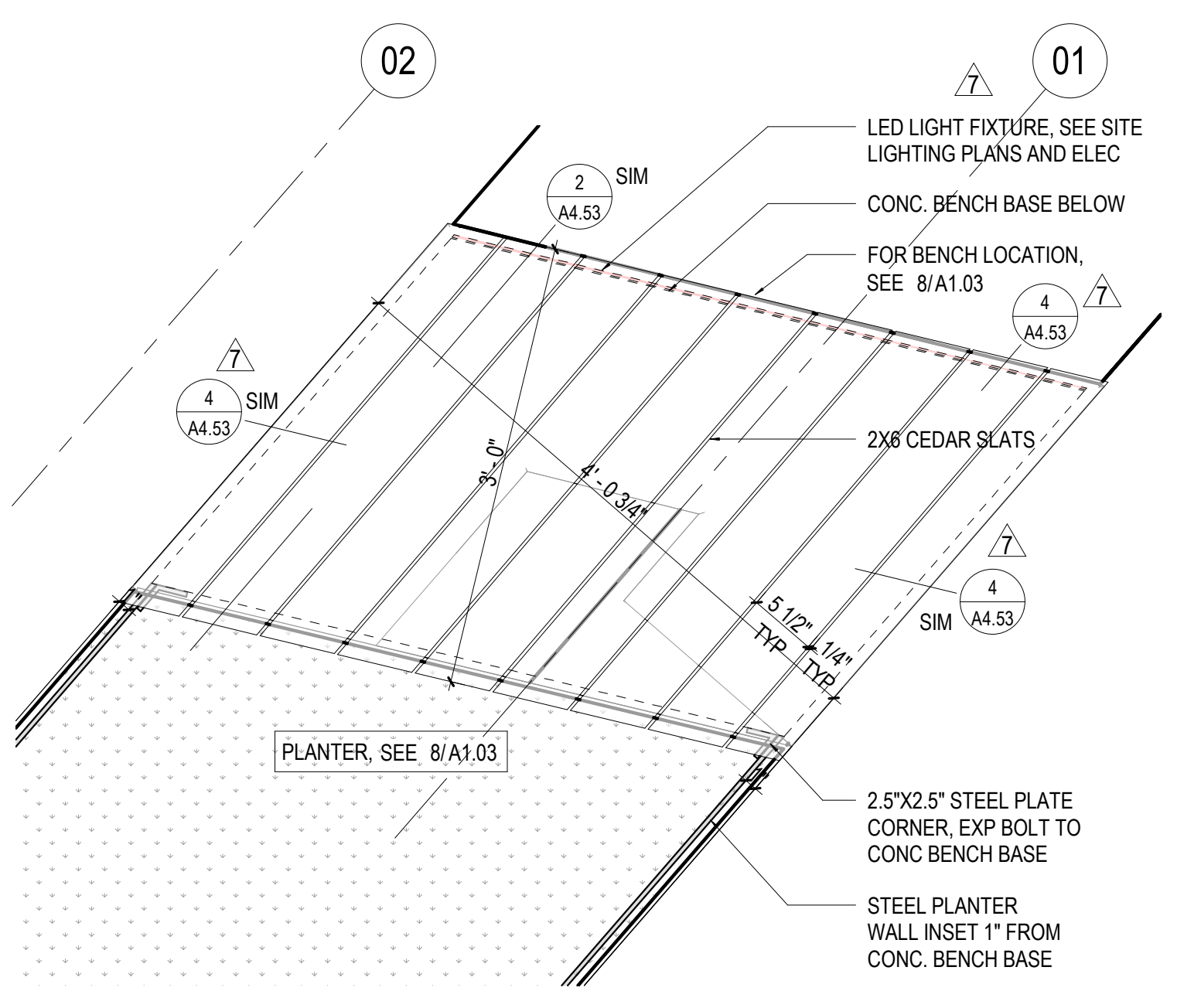
10
A4.53 **SECTION DETAIL AT SLAB BENCH LIGHTING**
6" = 1'-0"



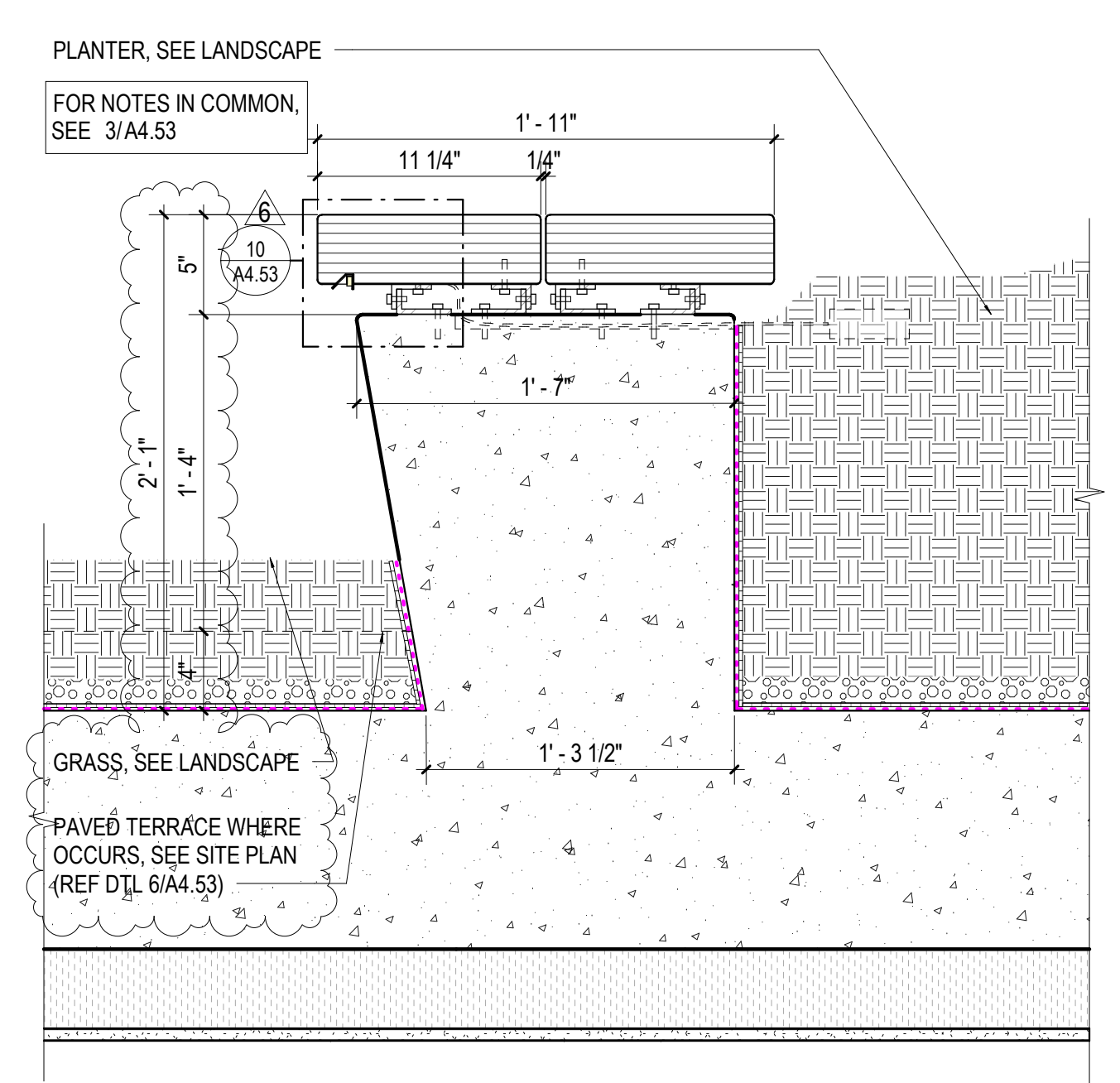
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A4.53 **SECTION AT LANDSCAPE BENCH**
1 1/2" = 1'-0"



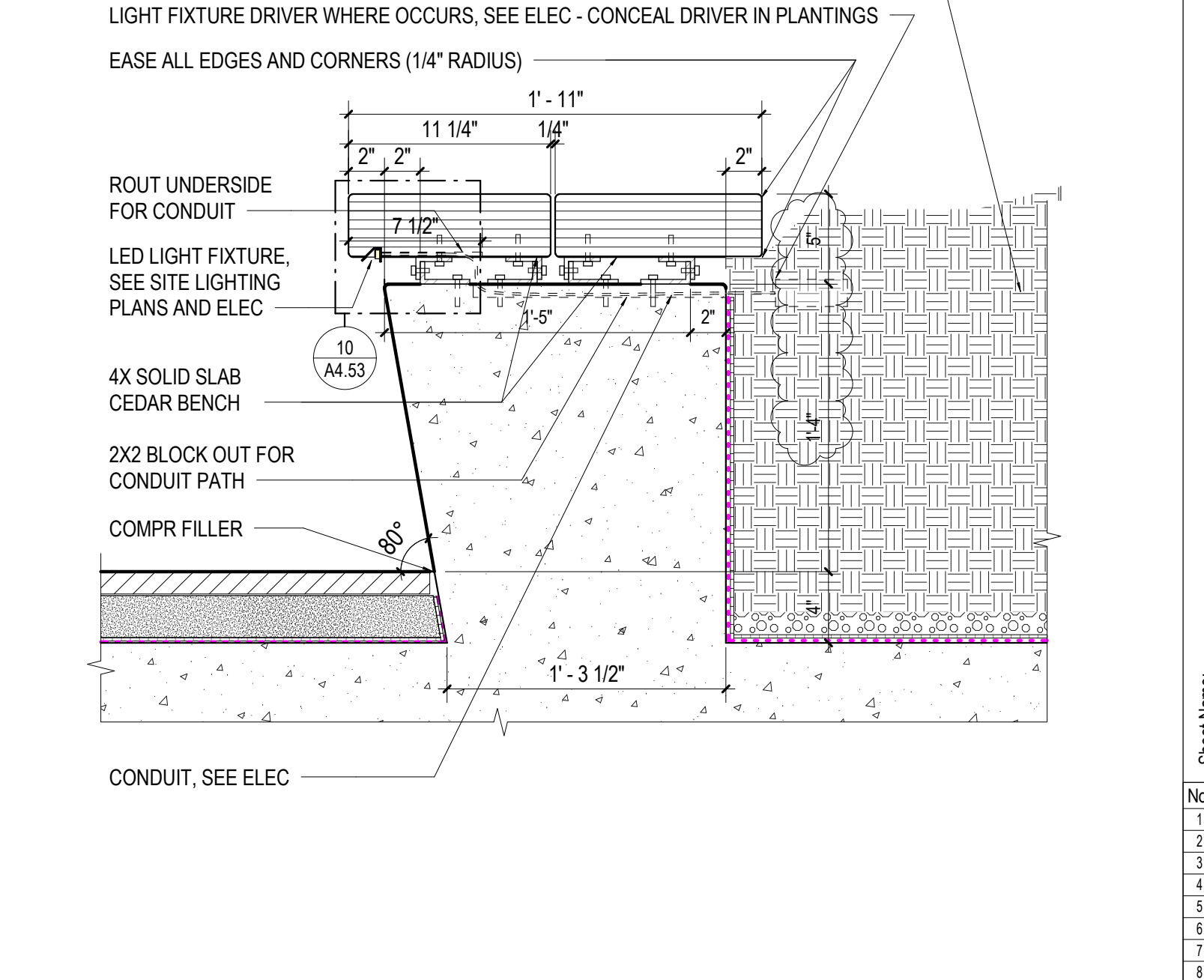
2
A4.53 **SECTION AT CURVED LANDSCAPE BENCH**
1 1/2" = 1'-0"



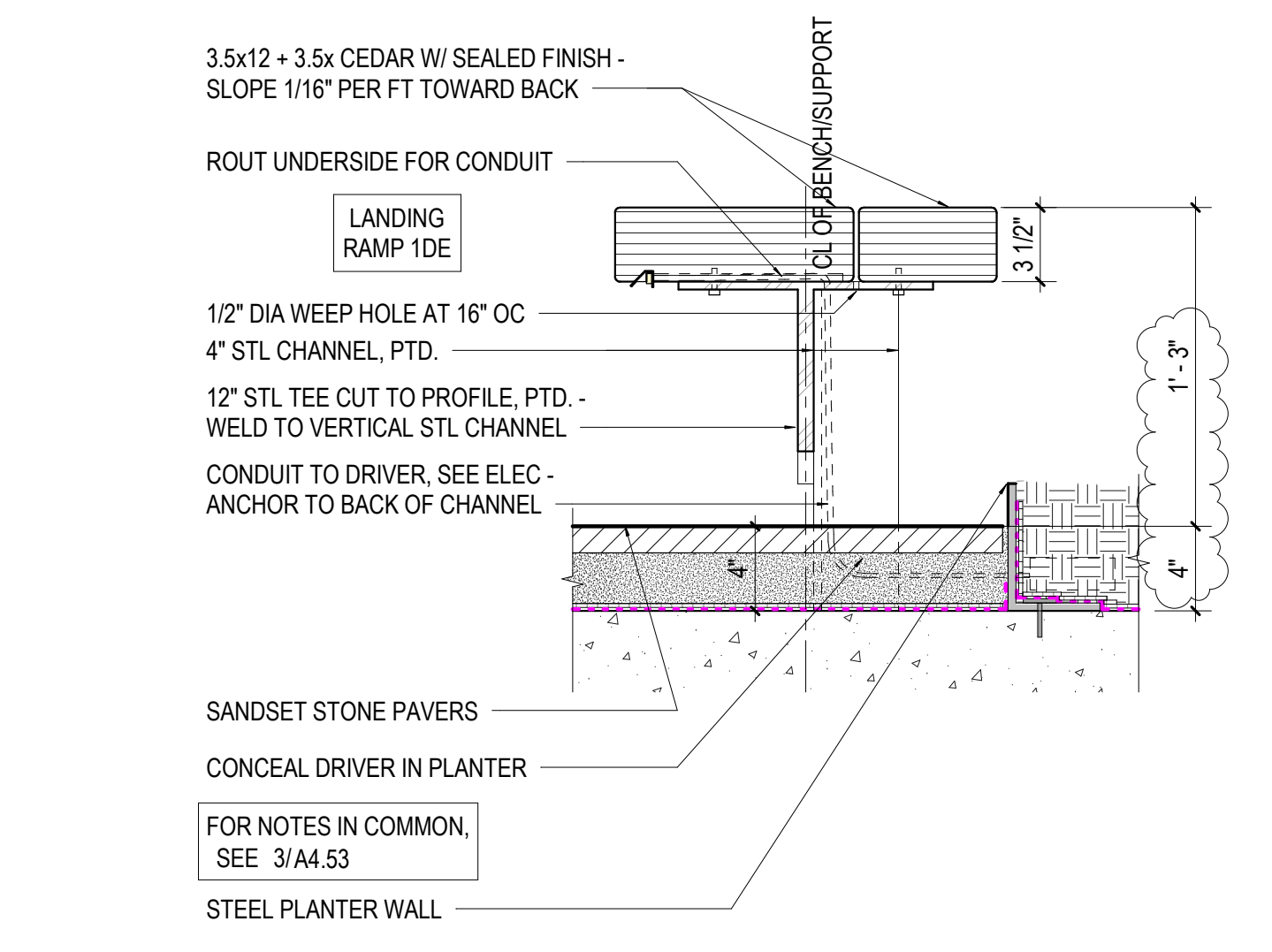
11
A4.53 **PLAN DETAIL - SE RETAIL BENCH**
1" = 1'-0"



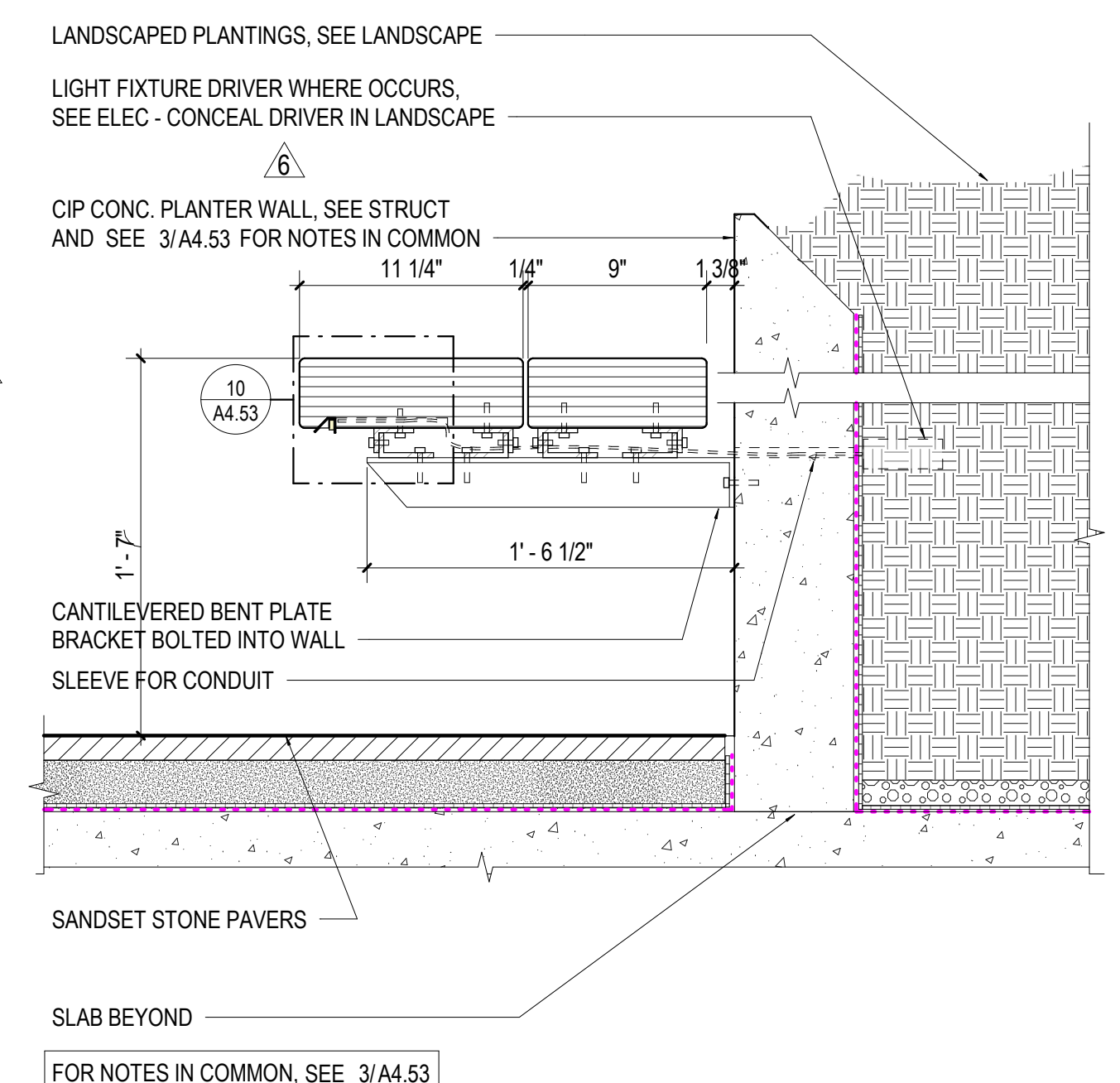
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A4.53 **SECTION AT LANDSCAPE BENCH**
1 1/2" = 1'-0"



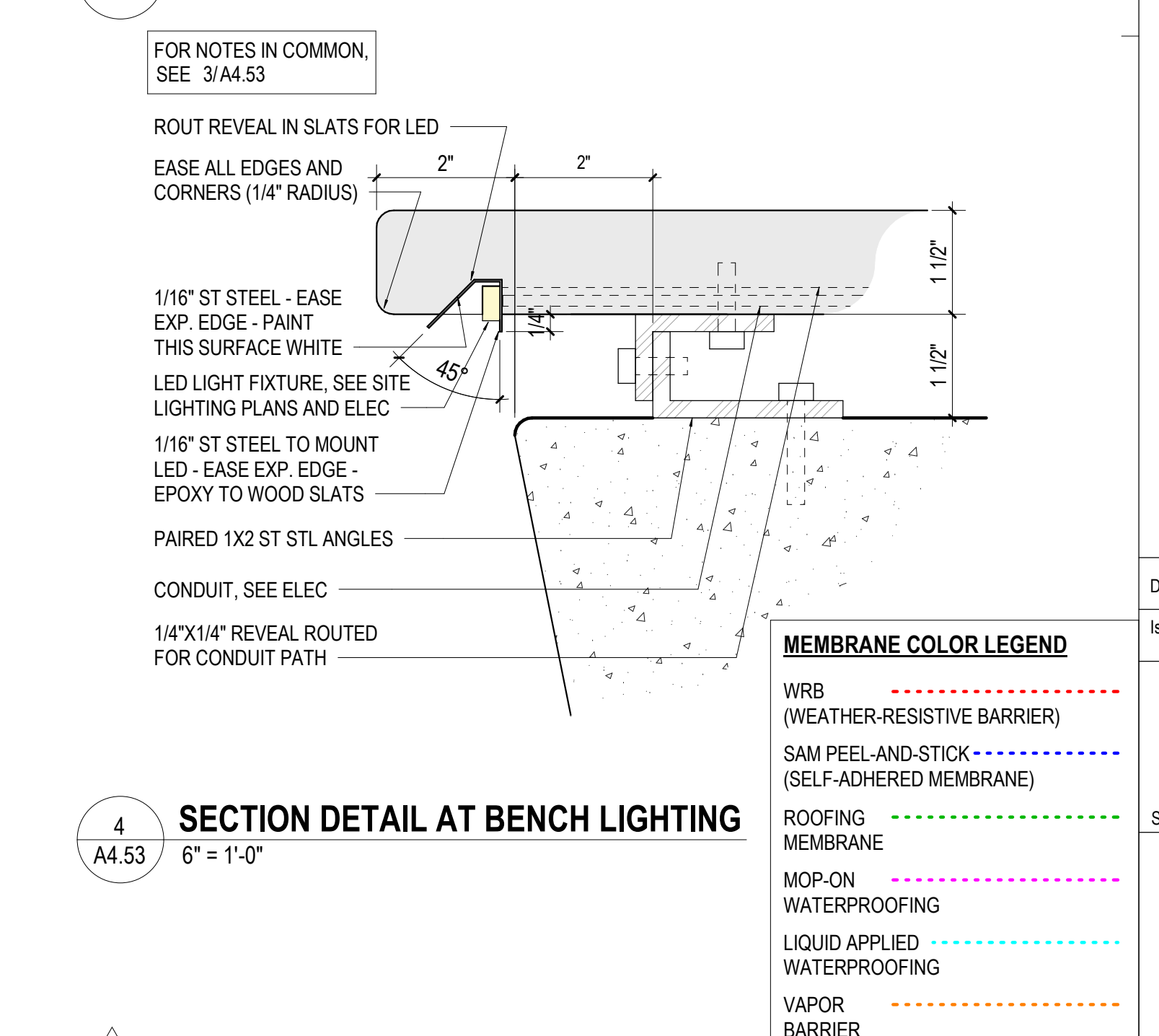
3
A4.53 **SECTION AT LANDSCAPE BENCH**
1 1/2" = 1'-0"



12
A4.53 **SECTION DETAIL - CANTILEVERED SITE BENCH**
1 1/2" = 1'-0"



8
A4.53 **SECTION AT LANDSCAPE BENCH**
1 1/2" = 1'-0"



4
A4.53 **SECTION DETAIL AT BENCH LIGHTING**
6" = 1'-0"

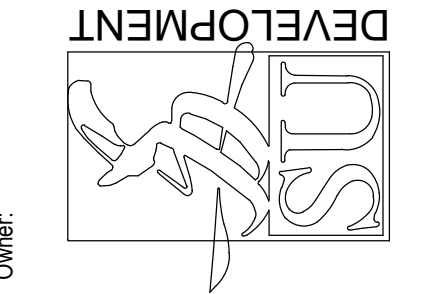
MEMBRANE COLOR LEGEND

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SEE DETAILS GENERAL NOTES:

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Kirkland, WA 98034
Fire Protection
Advanced Fire Protection
19738 144th Ave NE
Woodville, WA 98072-8427



Owner:
YESLER TOWERS

Sheet Name:
SITE DETAILS - SITE BENCHES

No.	Description	Date
1	PHASE 1 PERMIT REVISIONS	11/02/21
2	PHASE 1 PERMIT REVISIONS	02/23/22
3	PHASE 1 PERMIT REVISIONS	06/15/22
4	TOWERS - NORTH TOWER PC	07/27/22
5	ADD-INS	08/02/22
6	ADD-INS	08/29/22
7	ADD-INS	04/07/23
8	ADD-INS	05/19/23
9	ADD-INS	10/26/23

DPD # 6769232-PH
Issue Date 11.02.21

A4.53
Sheet Number