

THE 400

414 Washington Ave ♦ Bremerton, WA

Building Statistics

- Usage – Condominium Complex
- Size – 124,117 square feet
- Stories – 6; 4 above grade, 2 parking below grade
- Project delivery – design-bid-build
- Construction begin – September 2005
- Estimated construction end – March 2006



Project Team

- Owner – Bremerton Waterfront L.L.C.
- Architect – Mithun Architects+Planners+Designers (www.mithun.com)
- Surveyer - Holmvig, Dewitt & Associates, Inc.
- Civil Engineer - Team4 Engineering
- Geotechnical - Golder Associates (www.golder.com)
- Structural Engineer - Coughlin Porter Lundeen, Inc (www.cplinc.com)
- M/E/P Consultant – Interface



Major national model codes

- Building – 2003 International Building Code (IBC)
- Mechanical – 2003 International Mechanical code (IMC)
- Plumbing – 2003 International Plumbing Code (IPC)

Architecture

- Private courtyard and patio
- Public plaza and walkway
- Along the Port Washington Narrows

Fire Protection

- NFPA 13 automatic sprinkler system
- Several features still used from existing buildings

Building Envelope

- Portions of two previously existing buildings are used in the façade design
- Steel stud walls
- Brick veneer

Structural

- Seismic design category D
- Parking – post-tensioned slab
- Interior deck slab – 1/2" metal form deck, 2 1/2" concrete cover
- Steel frame (joists, studs, etc.)
- 12" shear core walls throughout the building