

Saint James Cathedral - Entry Vestibule Alteration Landmarks Certificate of Approval Submittal Landmarks Board Briefing Booklet DONH-COA-01200 April 23, 2024

804 9th Ave. Seattle, WA 98104 Landmarks Certificate of Approval Submittal DONH-COA-01200 April 23, 2024

Project Summary

Existing Conditions

Site Aerials
Site Plan / Floor Plan
Significant Features
West Entry Doors
Northeast Vestibule Entry

Liturgical and Theological Context

Saint James Iconography
Cross Iconography

Design Proposal

Concept Sketches
Design Alternate Studies
Exterior Renderings
Exterior North Elevation
Detail Exterior North Elevation
Light Studies
Interior Renderings

Secretary of Interior Standards for Treatment of Historic Properties

Standards for Rehabilitation Narrative

Construction Drawings

Architectural Plans Lighting Plans Structural Plans Structural Narrative

Appendix

Landmarks Ordinance



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Project includes new rooftop light monitor and replacement entry doors as part of a 254 SF alteration to the northeast entry vestibule at Saint James Cathedral at 804 Ninth Avenue, Seattle, Washington 98104. The alteration is being proposed in response to the following factors:

Shift of primary entrance and improved wayfinding:

St. James Cathedral has found in recent years that instead of entering through the Ceremonial Bronze Entry doors on the west side of the Cathedral, most parishioners now arrive through the northeast entry facing Marion St. and Terry Ave. due to proximity to O'Dea parking surface lot and Cabrini parking garage. The northeast entry is accessible at grade, unlike the Ceremonial Entry Doors, which are accessed via stairs. The northeast entry doors were never intended as primary entry doors to the Cathedral. The proposal seeks to replace ONLY these doors and the transom window above, with larger doors that clearly announce to visitors this new primary entrance. The existing stone portal and pediment will remain as-is.

The existing vestibule is dimly lit from the transom window above the existing entry doors. The proposed alterations feature a new 6'x6' rooftop light monitor above the vestibule and additional interior lighting to help parishioners navigate the entryway. The light monitor will bring additional daylight into the vestibule, and at night, recessed light coves at the base of the monitor will illuminate from within, creating a "light beacon" effect announcing the new Entry location and the Cathedral's presence as a spiritual "guiding light" for the First Hill community and City at large.

Improved functionality and accessibility:

The proposed alterations will improve overall functionality and support Cathedral events. The existing bulletin board and free-standing bench will be replaced with a custom built-in bench with integrated lighting and storage for weekly Mass Bulletins. During Cathedral events, staff often require dedicated seating for ticketing and visitors often need a dedicated waiting area for ride sharing and pick-up. The bench will be located on the east side of the vestibule, away from the traffic flow. Fire devices will be relocated to the east side of the vestibule Entry doors, allowing the west wall with new holy water stoup to remain the focal point of the visitor experience. Existing free-standing waste and recycle bins, which also impede traffic flow, will be replaced with a flush, wall mounted waste receptacle. The proposed holy water stoup will be cantilevered off the wall within arm's reach, allowing for improved accessibility with knee clearance for patrons in wheelchairs.

Changes to Liturgy and Theology:

Proposed Saint James Entry Doors and Spiritual Journey: The design of the new doors feature "radiating scallop" fins crafted from naval brass, a pattern which references the scallop shell, an icon traditionally associated with the patron saint of the Cathedral, Saint James. The scallop shell has also been associated with the Camino de Santiago, or "Way of St. James," a pilgrimage route to Santiago de Compostela Cathedral, the burial shrine of Saint James the Greater located in Spain. Pilgrims could be identified along the route wearing sea scallops and often used these shells to hold drinking water. On the exterior of the doors, the radiating scallop pattern converges upwards, symbolizing the convergence of the faithful to a spiritual destination. From the interior, the radiating pattern diverges upwards, symbolizing the divergence of the faithful into the community and world beyond. The custom wood door pulls will have a quatrefoil shape in cross section, which alludes to the shape of the existing Cathedral Baptismal Font and floor plan of the Cathedral itself.

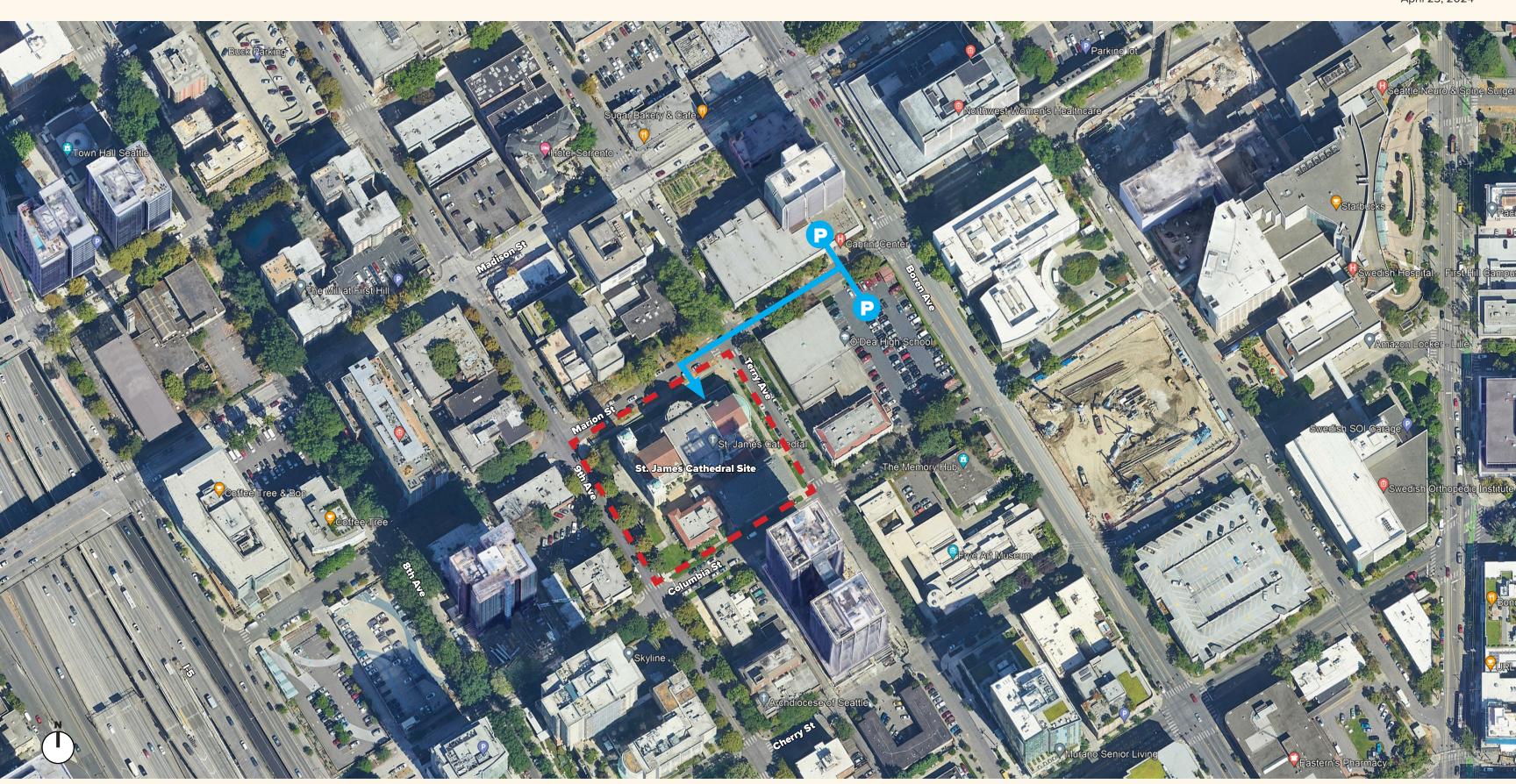
Increased prominence of Proposed Holy Water Stoup and connection to Baptism: The existing holy water stoup, which is a vessel used to hold water for parishioners to bless themselves upon entry into the Cathedral, is discreetly located, and poorly lit, to the side of the vestibule. The proposal for a new holy water stoup expands the size to 6' in length, allowing multiple visitors to use the stoup simultaneously as a collective gesture of faith. This holy water is a central part of Catholic faith as it alludes to the Sacrament of Baptism and the renewal of this faith upon every entry to the Cathedral. The proposed stoup will be lit from a recessed light cove above and centrally located under the light monitor. The stoup will be crafted out of Carrara marble, which is currently used throughout the Cathedral, including the existing Baptismal Font and Central Altar. Above the stoup will be an inscription with a verse from the Bible, fabricated out of the same naval brass as the new Entry doors.

Emphasis on Light / Iconography of the Cross: Light plays a central role in the Catholic faith, symbolizing God and the divine, beginning with the Book of Genesis. The proposed light monitor above the entrance will illuminate the interior of the vestibule with diffuse north light, bringing daylight into the Cathedral like the Central Altar Oculus and Blessed Sacrament Chapel Oculus, both completed during Cathedral renovations in 1994. The glass panes of the light monitor are separated by bronze mullions in the configuration of the cross, a central icon in the Catholic faith. The same cross shape comprises the columns and beams of the monitor structure, allowing the iconography of the cross to read at multiple scales.

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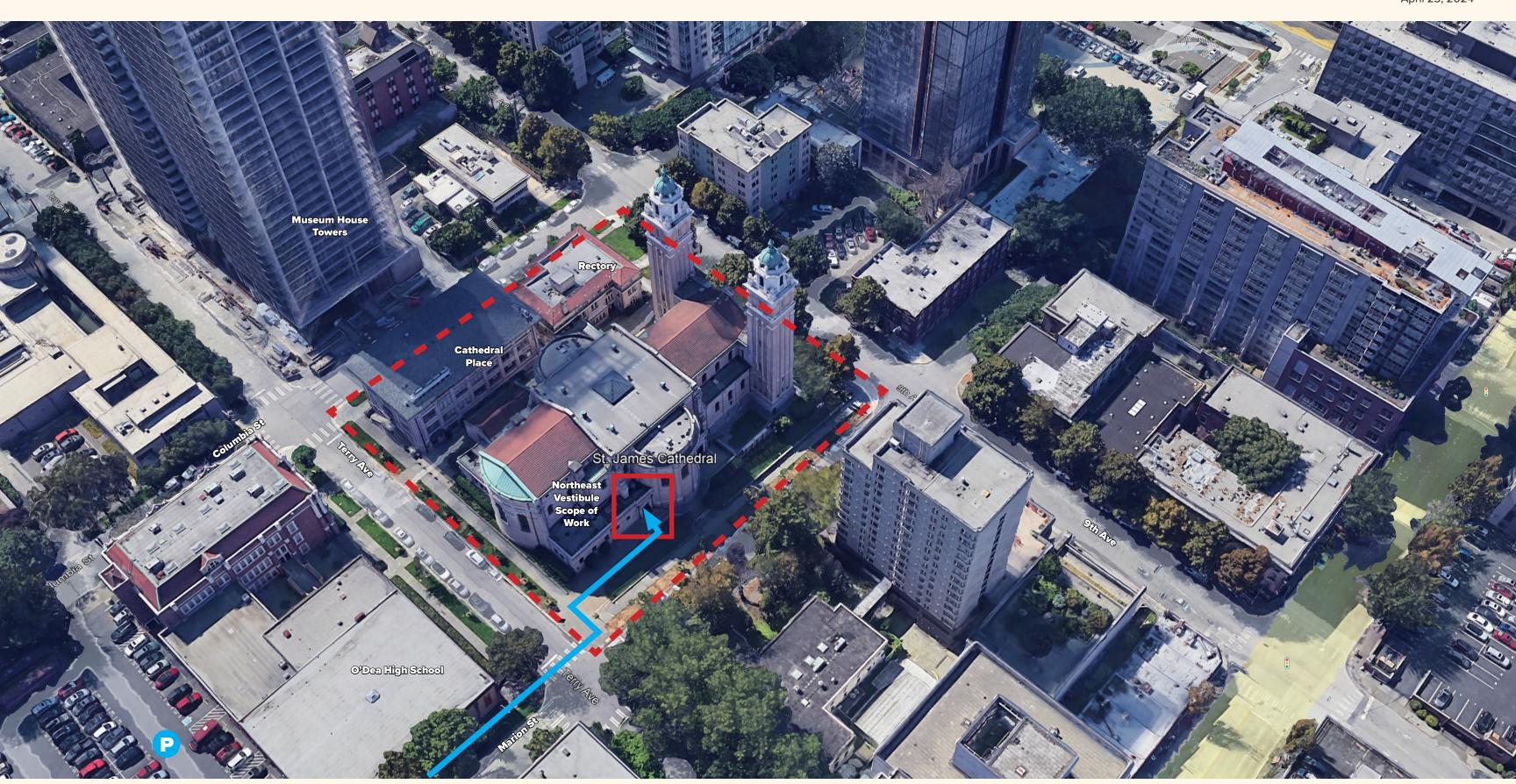
Existing Conditions

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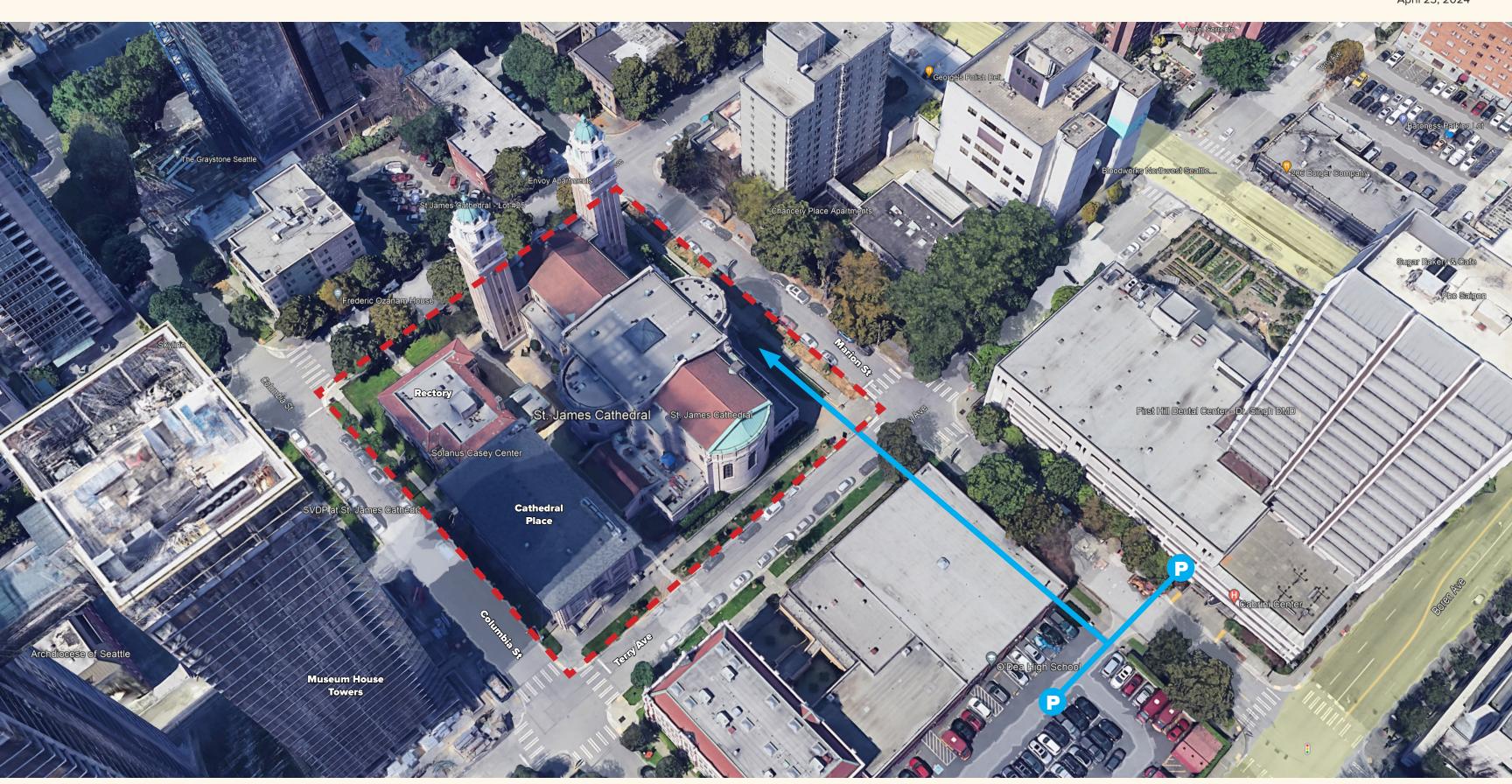
Primary Parking for Cathedral

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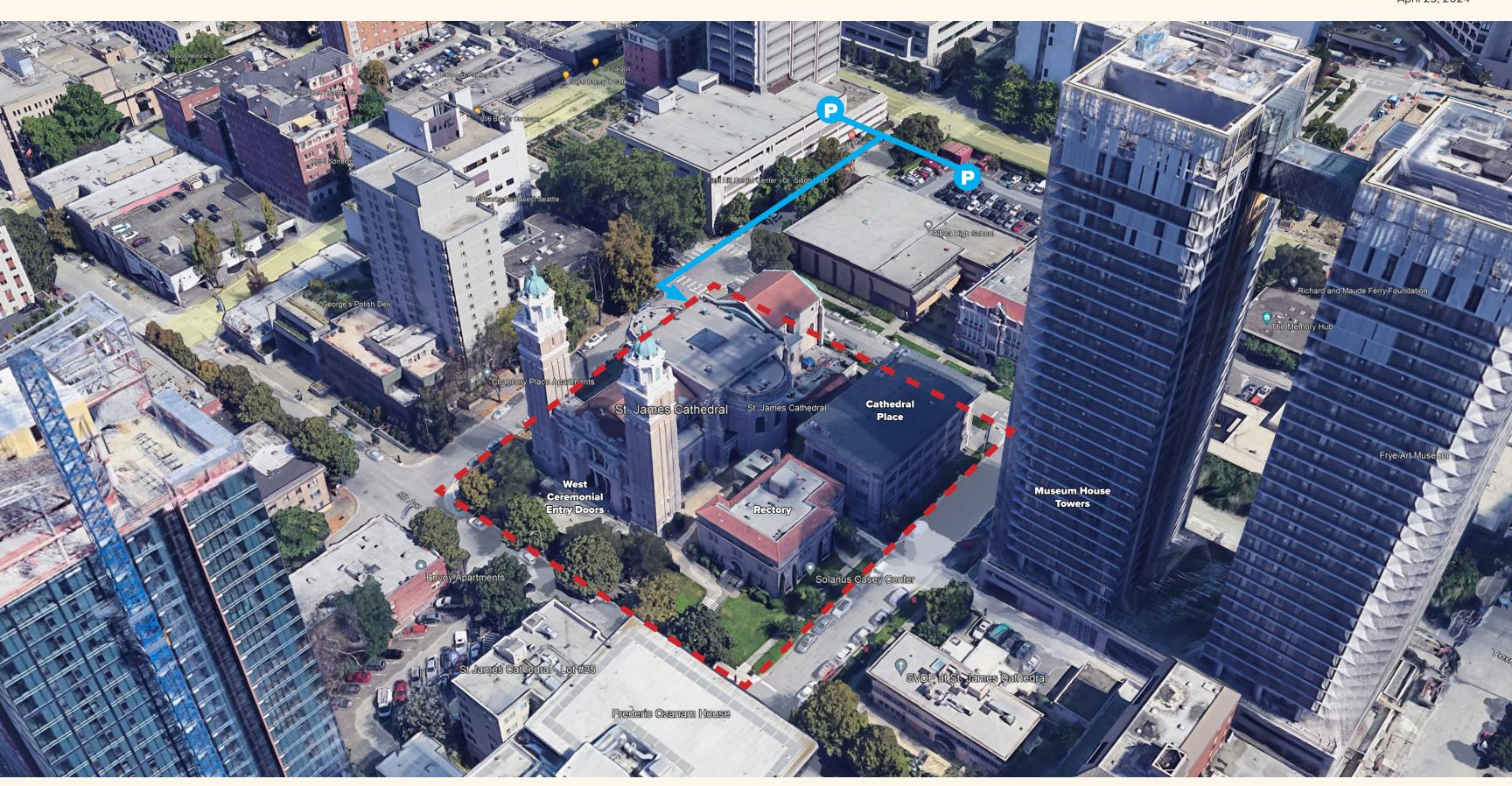


View from Northeast

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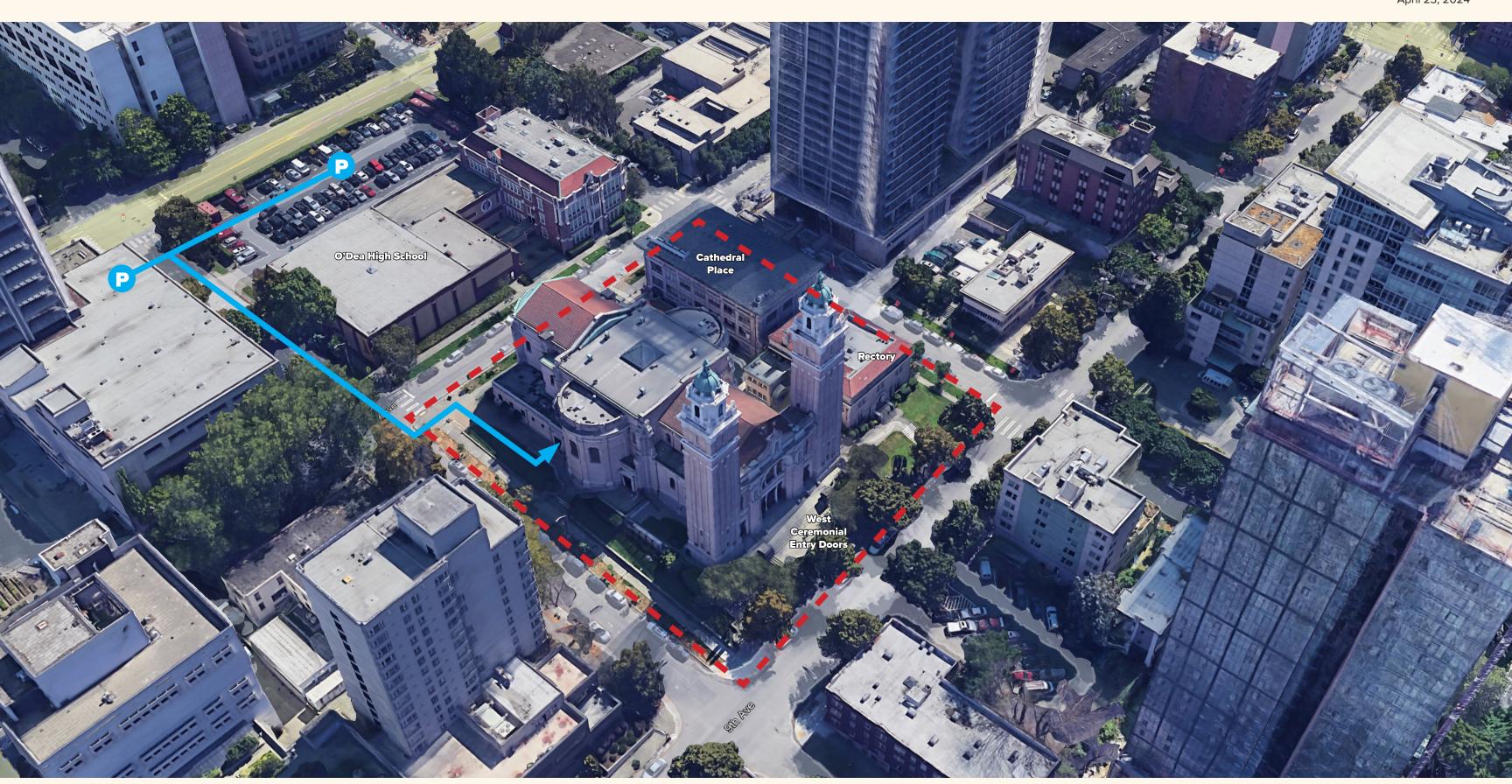


View from Southeast

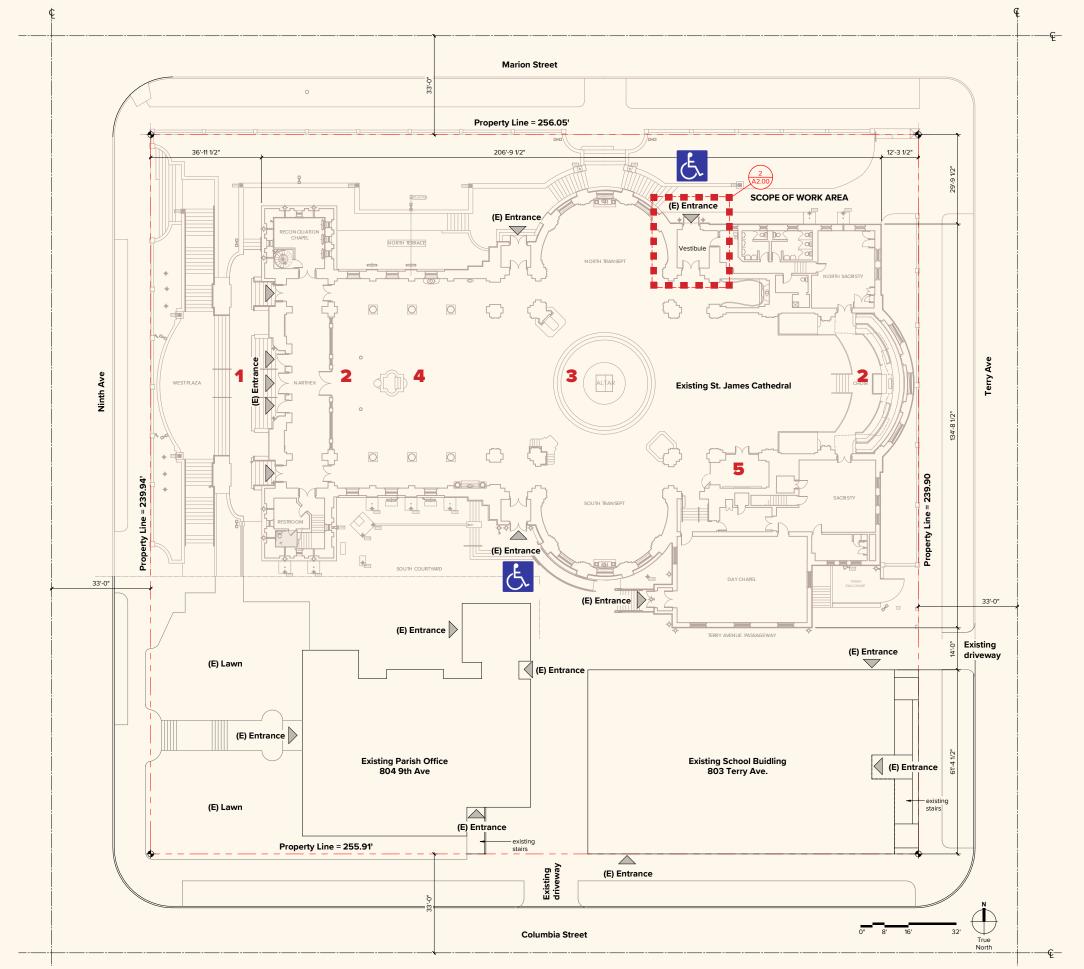


View from Southwest

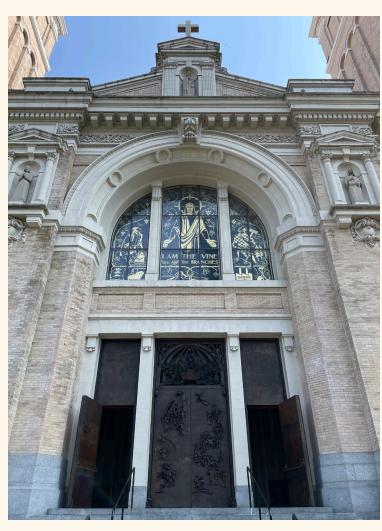
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View from Northwest



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1 Ceremonial Bronze Doors (1999) & Facade Window (1950)

The ceremonial bronze doors, the work of sculptor Ulrich Henn. depict the journey of humanity towards the heavenly city. The story begins with Adam and Eve's first faltering steps as they leave the garden. The New Testament door begins with Jesus' baptism - the beginning of his active ministry, and, for every baptized person, the beginning of the Christian life. The journey continues with Christ's triumphant entry into Jerusalem, where he is greeted with jubilation, people waving palm branches and shouting "Hosanna!" The culmination of this human journey is depicted in the tympanum above the doors, which is a vision of the heavenly city using imagery from the book of Revelation.

The black and gold window on the west facade, which dates from 1950, depicts Christ with words from St. John's Gospel: "I am the vine, you are the branches." Christ is flanked, not by the figures of saints or apostles, but by a fisherman and a lumberjack, representing the major industries of the Pacific Northwest in

In three niches on the west facade are limestone statues of saints. At the top is St. James "the Greater," patron of the Cathedral and of the Archdiocese of Seattle. Below are images of St. John Vianney and of St. Frances Xavier Cabrini. Mother Cabrini, the first American citizen to be canonized, established schools, hospitals, and orphanages in Seattle, and prayed many times at St. James Cathedral.

2 West Gallery (1907) & Millenium Organ (2000)

The Cathedral is home to two major instruments. The West Gallery organ dates from 1907 and is the work of the Boston firm of Hutchings-Votey. It boasts 51 ranks with more than 3,000 pipes.

The Archbishop Thomas J. Murphy Millennium Organ in the East Apse was completed in 2000. It is the work of noted Los Angeles organ-builder Manuel Rosales. The organ incorporates several ranks of pipes from the 1927 organ of Casavant Frères which served the Cathedral for more the seventy years. This organ of 48 ranks of pipes was designed to complement the instrument in the West Gallery. From the four-manual master console in the East Apse, the organist has complete control over the tonal resources of both the Rosales organ and the Hutchings-Votey.

3 Altar (1907, 1994)

At the architectural and spiritual center of the building stands the altar. The altar is bathed in natural light from the oculus Dei, "eye of God," directly above it. In the oculus are inscribed words of Christ from Luke's Gospel: "I am in your midst as one who serves" (Luke 22). Christ himself serves his people at the altar, feeding them with his body and blood. And at the altar we learn to be a servant people in our turn.

The altar, of white marble, dates from 1994. On the west side, two panels from the original high altar of the Cathedral, 1907, feature imagery of wheat and grapes, symbols of the Eucharist. This same imagery is echoed on the other three sides, with panels by three contemporary artists: Mary Jo Anderson (south), Randall Rosenthal (east), and Larry Ahvakana (north).

Directly beneath the altar, in keeping with Church tradition, are deposited the relics of saints. Relics of Saints Adeodatus, Fortunata, and Boniface were placed in the 1907 altar by Bishop O'Dea. To these relics, Archbishop Thomas Murphy added a relic of St. Frances Xavier Cabrini in 1994.

The baptistry of the Cathedral, situated at the main entrance, speaks of the primacy of baptism, the first sacrament, the beginning of the Christian life. The font is the original font of the Cathedral, dating from 1907. The pool was added in 1994. Its shape is a "footprint" of the Cathedral itself. The three steps leading down into the font suggest the three days Jesus lay in the tomb.

The inscription around the font is from the first letter of St. Peter in the New Testament." But you are a chosen race, a royal priesthood, a holy nation, God's own people, that you may declare the wonderful deeds of God who called you out of darkness into marvelous light" (I Peter). At the threshold of this "house of God, gate of heaven," we are reminded that by baptism we, too, are temples of God - the dwelling-place of the Holy Spirit.

5 Blessed Sacrament Chapel (1907, 1994)

The Blessed Sacrament Chapel houses the tabernacle. where the consecrated hosts from the Mass - the body of Christ – are kept, to be taken to the sick, the homebound, and the imprisoned, and for the adoration of the faithful. The sanctuary lamp, which hangs outside the Chapel to denote the presence of the Blessed Sacrament, dates from 1907. The relief carving of the Last Supper on the wall of this Chapel was formerly part of the 1907 high altar of the Cathedral.

The tabernacle itself is the work of sculptor Ulrich Henn, who also created the Ceremonial Bronze Doors of the Cathedral. It suggests the story of the burning bush (Exodus 3:5).





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West Ceremonial Bronze Doors



Northwest Entry Doors



Detail of scallop shell medallion

Northwest Entry Doors



Detail of transom window featuring leaded glass and classical detailing

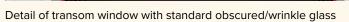
Southwest Entry Doors

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Existing stone portal to remain as-is

Remove existing doorway and transom window



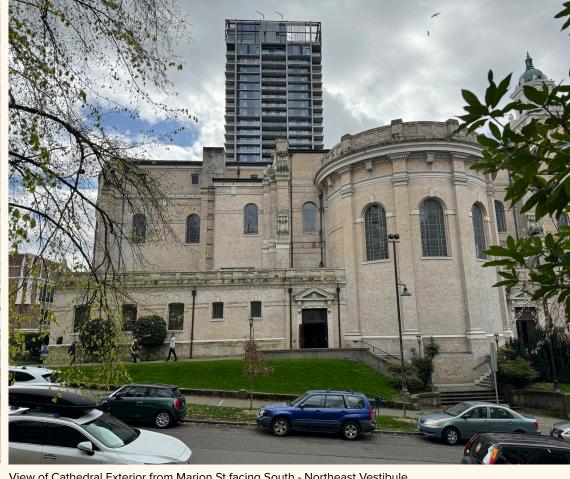




View of Vestibule Entry Doors - Open



View of Vestibule Entry Doors (est. circa 1950 renovation)



View of Cathedral Exterior from Marion St facing South - Northeast Vestibule



View of vestibule interior facing Northwest



View of vestibule interior facing South



View of vestibule interior facing North



View of vestibule interior facing East



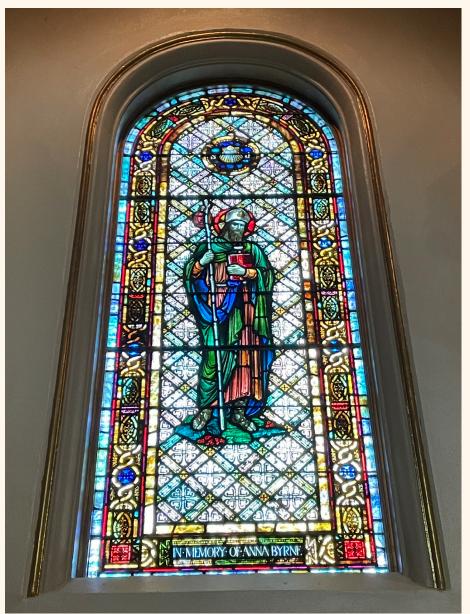
View of vestibule from Cathedral Interior facing North

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St. James Statue

Above the north door of the Cathedral, near the Mary shrine, is the principal image of St. James. This carving, by Italian craftsmen, formed part of the 1950 high altar of the Cathedral. In keeping with a long iconographic tradition, James is depicted as a pilgrim on his way to Santiago de Compostela, one of the great pilgrimage destinations of the Middle Ages (and today!). He carries a walking stick to which a gourd, to carry a day's supply of water, is attached, and his voluminous robes billow in the wind. On his sash is a scallop-shell, the sign of a pilgrim to Compostela.



Stained Glass Windows - St. James (1918)

From 1907 to 1916, the Cathedral had no stained glass – all the windows were clear glass. But when these windows were destroyed in the collapse of the dome, the Cathedral's pastor at the time, Father William Noonan, commissioned the Boston firm of Charles Connick to create stained glass for the Cathedral. The windows were blessed in 1918. Above is a depiction of St. James with sea scallop shell, walking staff and gourd.



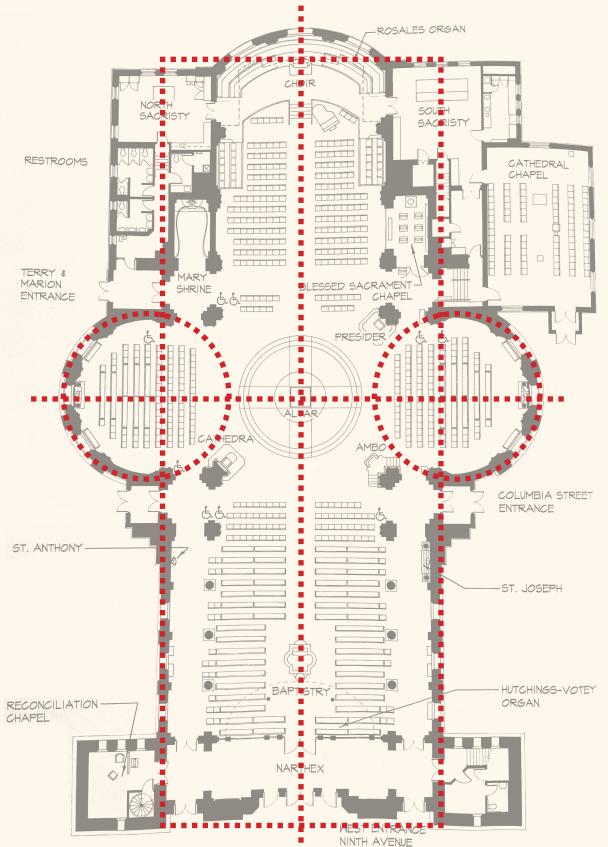




Camino de Santiago aka "Way of St. James" Wayfinding Marker

The sea scallop shell pattern is used as signpost marker on the Camino de Santiago aka "Way of St. James" pilgrimage route in Spain. The radiating lines symbolize the convergence of the faithful to the tomb of St. James in the Santiago de Compostela Cathedral in Galicia, Spain. Scallop shells were worn by pilgrims on their destination and were also used as a vessel to hold food and water.

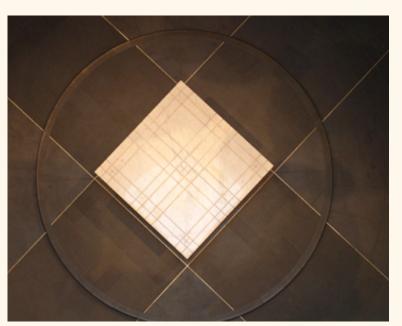
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Baptistry Pool View from Above

The Baptistry Pool shape is based on the quatrefoil, which is an intersecting geometry of circle and square in a cross formation. This geometry can also be found in the floor plan of the Cathedral itself.

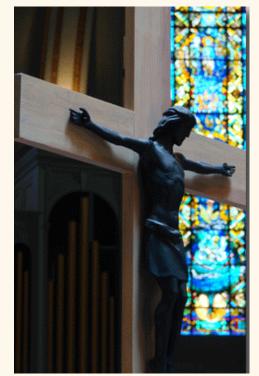


Altar View from Above

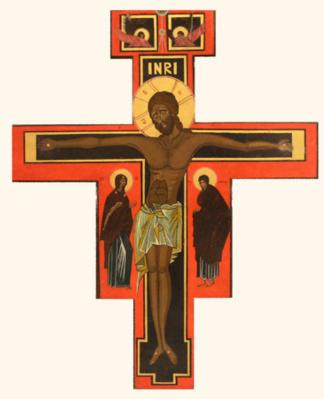
The altar is placed on a circular platform of black slate. The juxtaposition of the square, a human invention, with the circle, a metaphor for the divine – without beginning or end – reminds us that the altar is a place where human and divine meet.



Great Cross (1950)



Lenten Cross (1992)



Icon of Crucifixion - San Damiano Cross

The "Great Cross" dates from the 1950 remodel of the Cathedral. The corpus, the body of Christ, is surrounded by medallions of angels holding emblems of the passion: the spear, the lamp, the nails.

The "Lenten Cross" is used during the seasons of Advent and Lent. The corpus was blackened in a 1992 arson fire that nearly destroyed the Chapel and sacristy of the Cathedral.

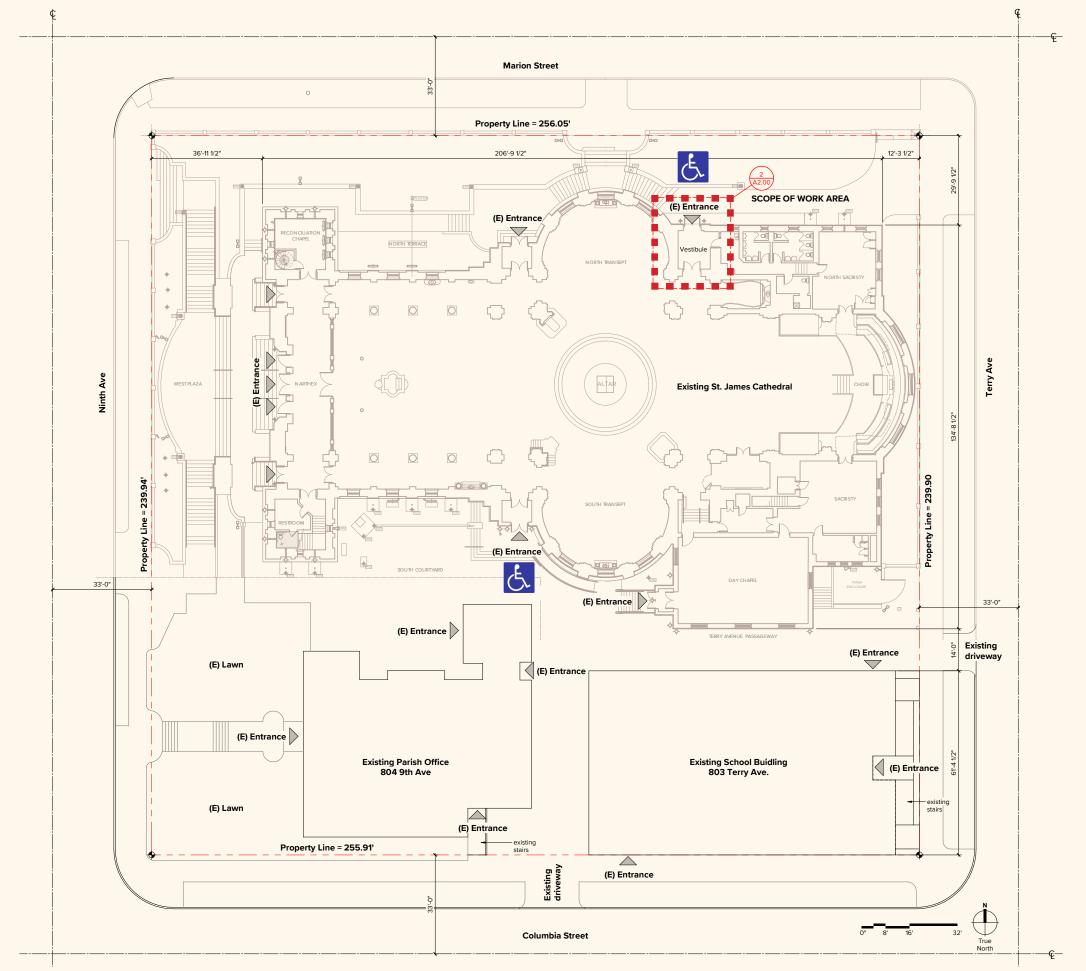
St. James Cathedral is fortunate to possess a wide array of icons, the work of Cathedral iconographer Joan Brand-Landkamer. The icons, based on traditional Russian iconography, represent the central mysteries of faith and the feasts of the Church year. Each Sunday, one of the icons is carried in procession at the Cathedral, and placed on a stand for viewing by the faithful.

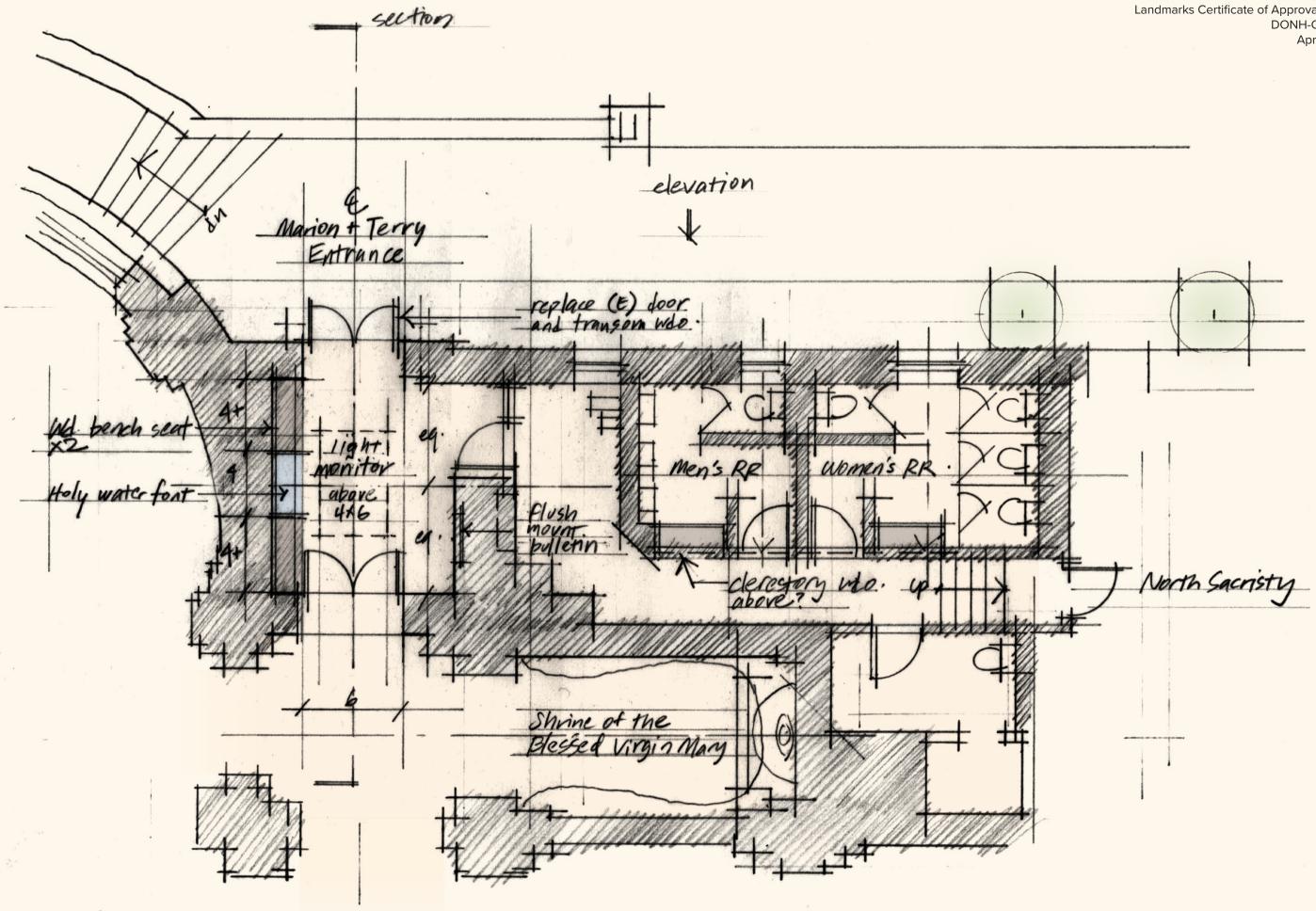
The icon of the crucifixion, based on the San Damiano Cross associated with St. Francis of Assisi, is used at the weekly ecumenical prayer with music from Taizé.

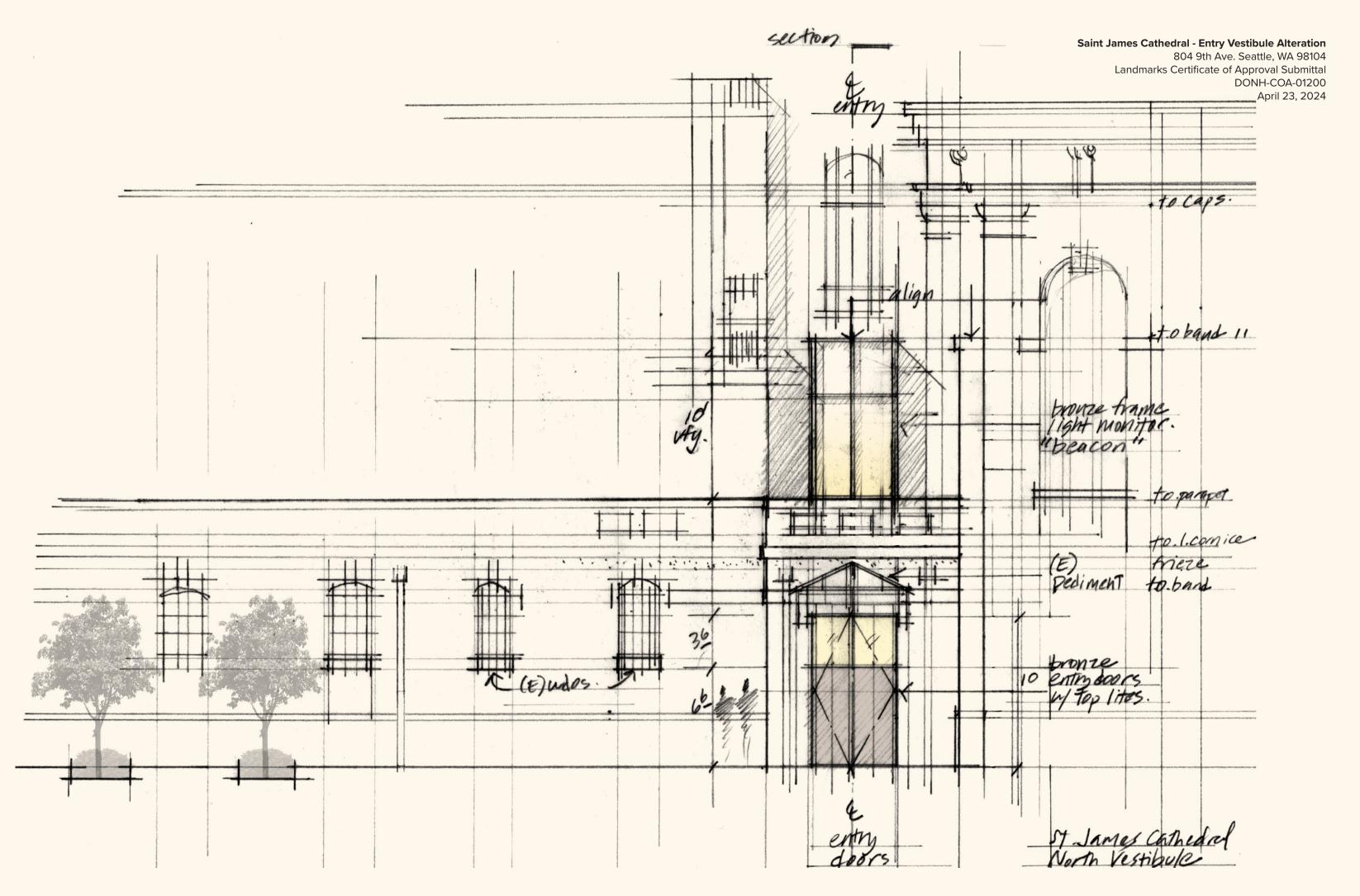


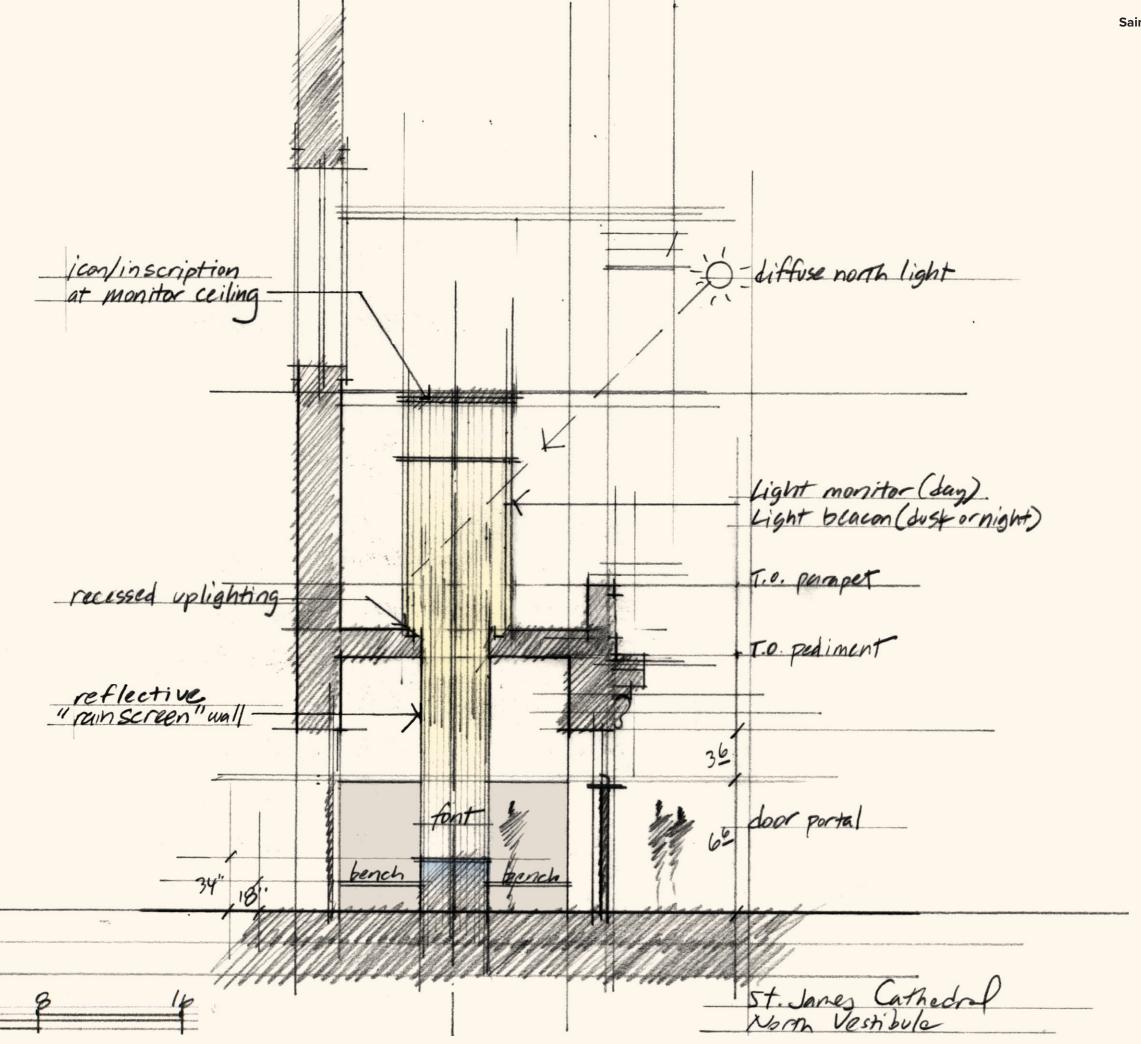
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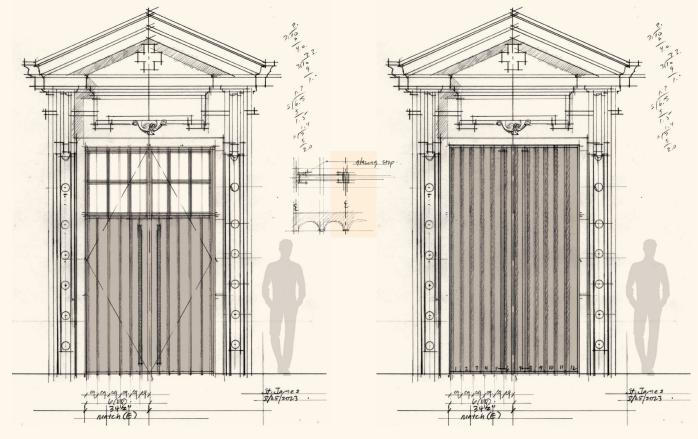
Design Proposal







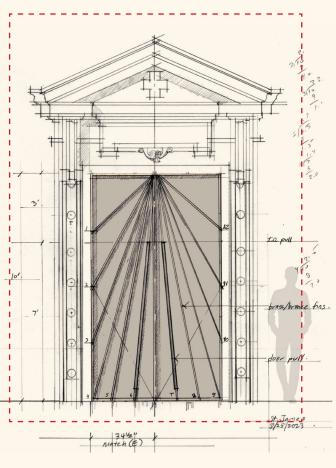




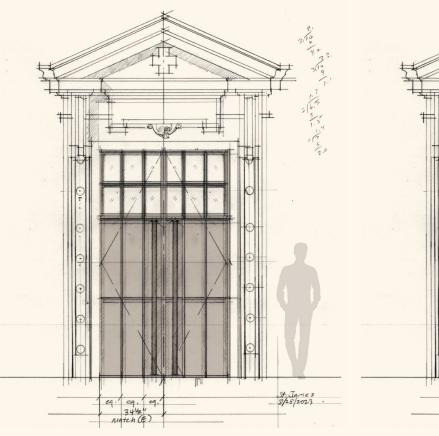
Entry Doors Parallel Scallop



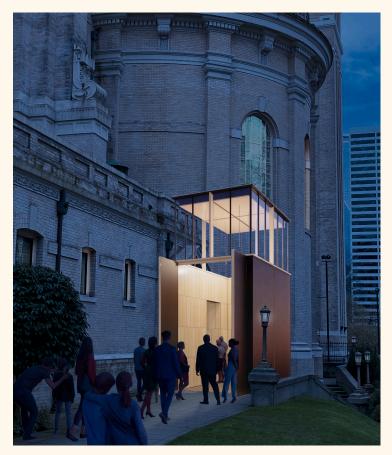
Entry Doors Converging Scallop



Proposed Design



Entry Doors Parallel Scallop



Entry Vestibule Free-Standing Structure Not Adopted

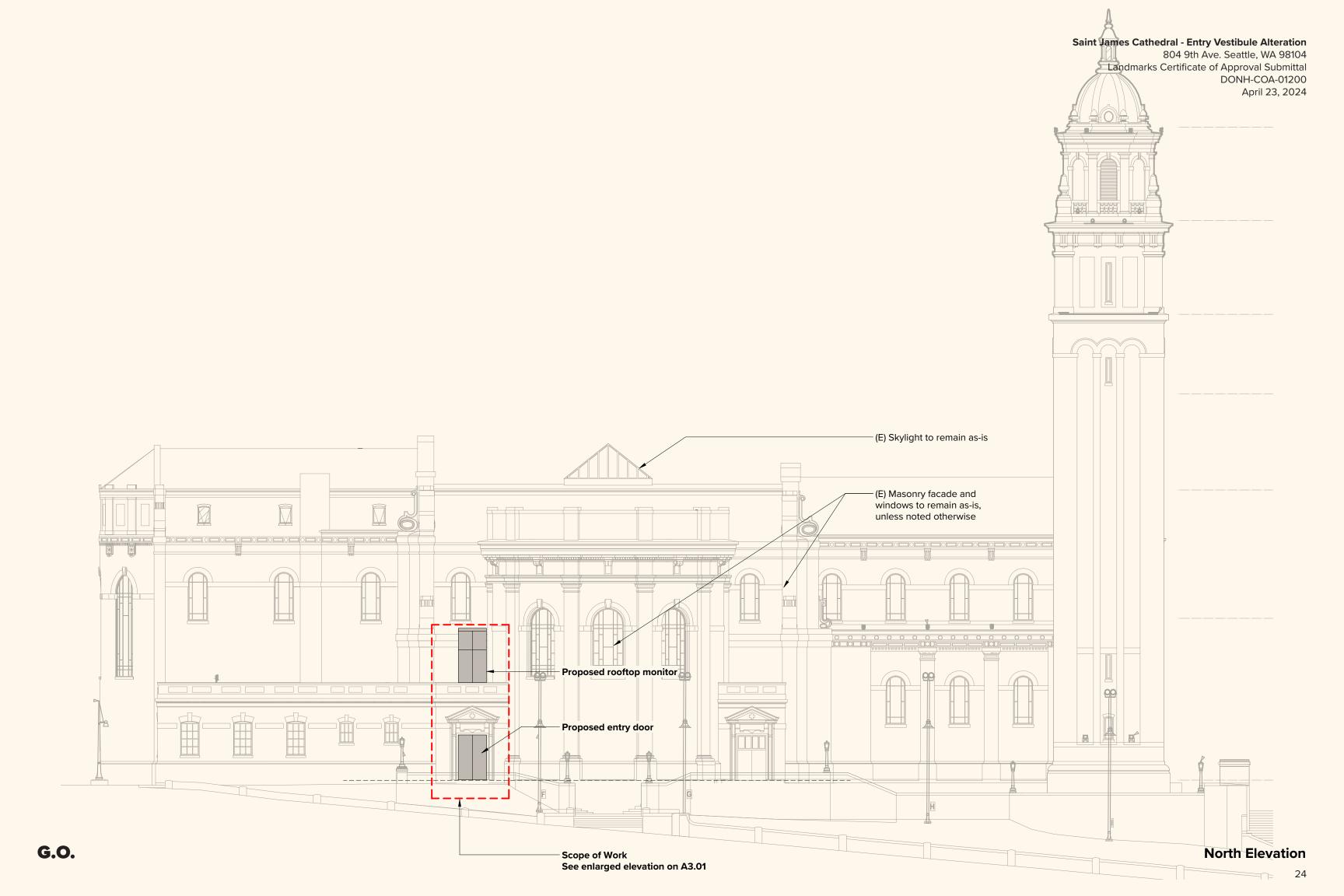




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G.O.

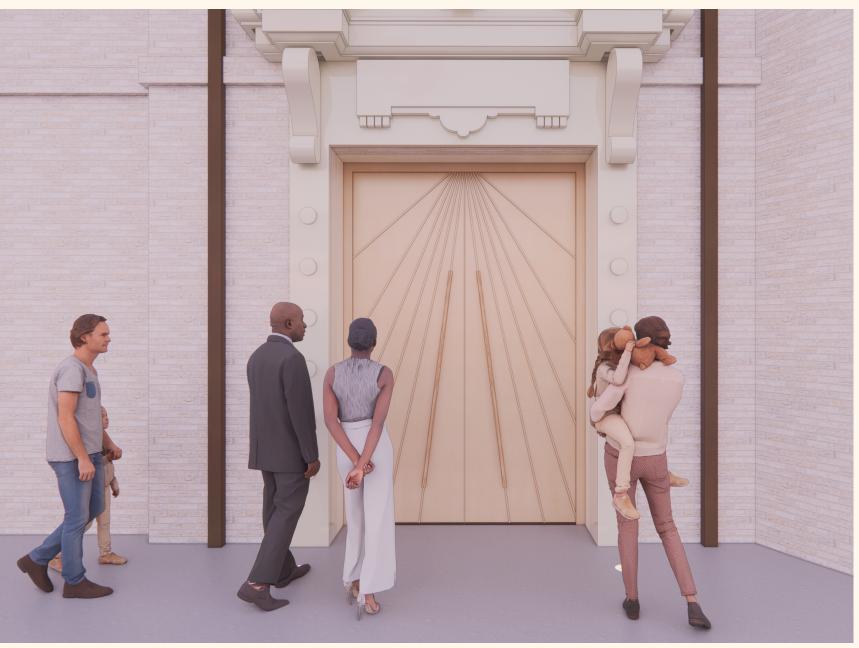
C464 (60% Copper, 40% Zinc) Door cladding and fins

Champagne Bronze Roof flashing

C385 (57% Copper, 40% Zinc, 3% Lead) Window frames

Detail North Elevation

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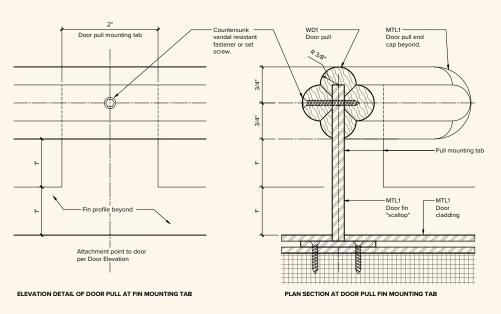




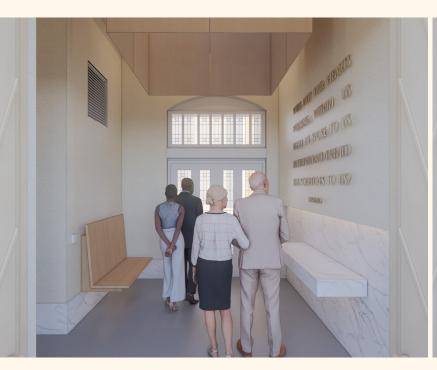
MTL1 Naval Brass C464 (60% Copper, 40% Zinc) Door cladding and fins



WD1 White Oak Door pulls

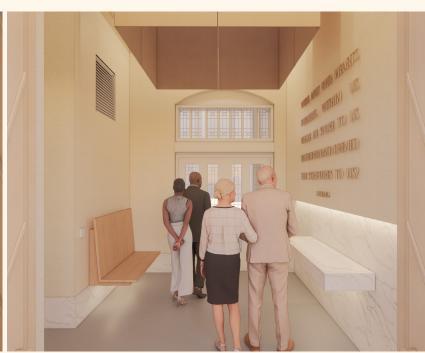


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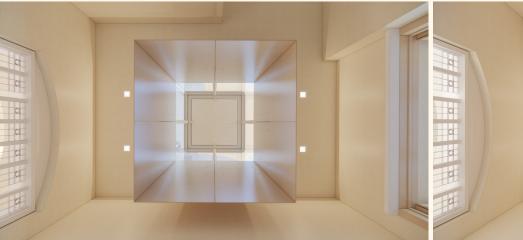








Summer, 7am Summer, 6pm Summer, 8pm



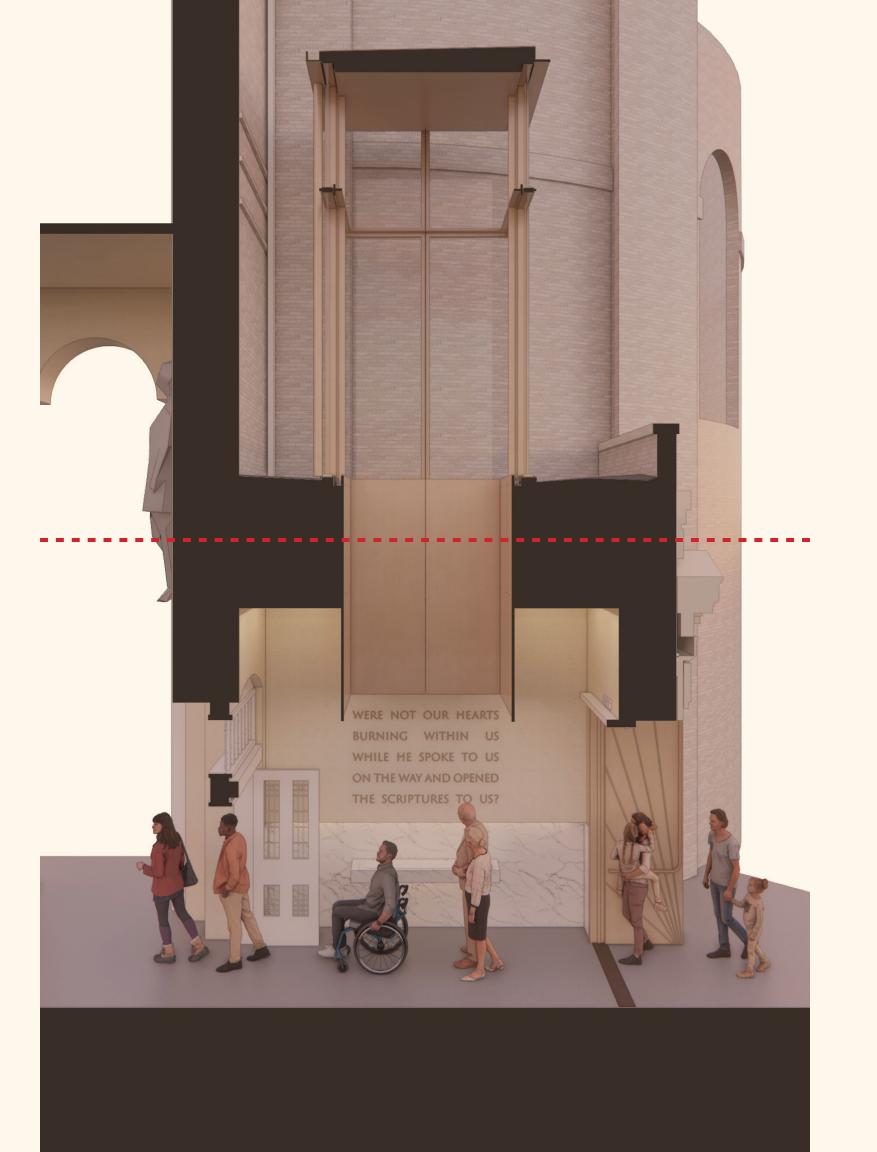




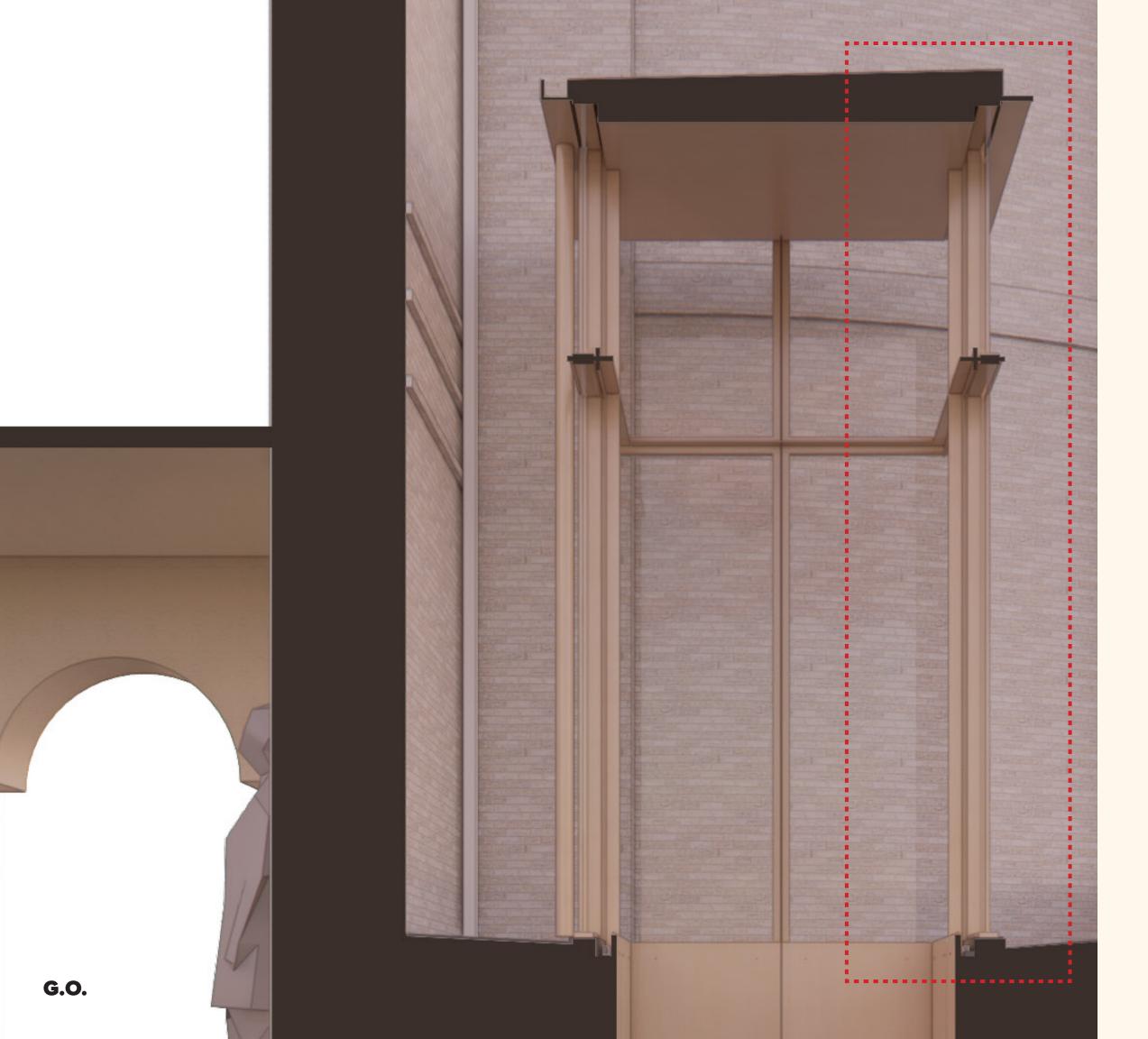


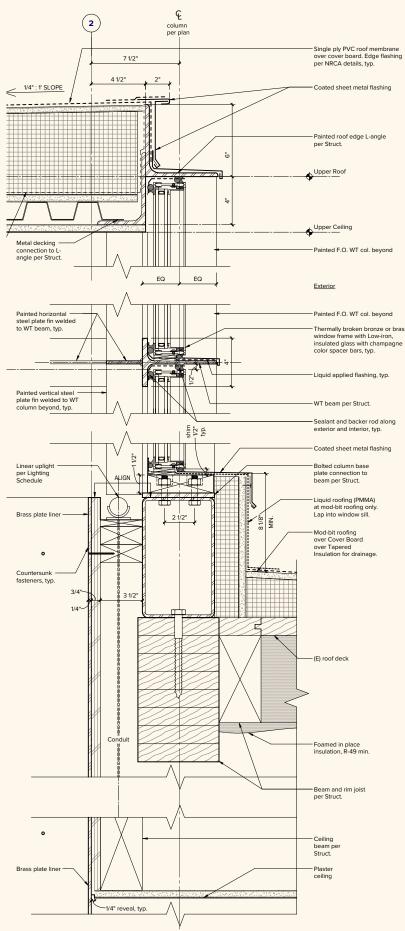
Summer, 7am Summer, 6pm Summer, 8pm











Interior Vestibule Facing West (Upper)

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Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed removal of the existing exterior northeast entry doors will preserve the distinctive materials, features, spaces and spatial relationships of the entry vestibule. The existing stone portal surrounding the doors will remain as-is. The northeast entry doors do not have the same distinctive materials and features found on the flanking west entry doors, which feature leaded glass transoms, decorative scallop medallions and classical detailing consistent with other Cathedral features, including the existing northeast stone portal.

2. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural features or elements based on historical development are proposed.

3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The existing stone portal surrounding the northeast entry doors will be preserved.

4. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed Light Monitor and Entry Doors are differentiated from the old on the exterior of the Cathedral through formal language and material palette.

The formal character of the Light Monitor and Entry Doors feature a contemporary architectural expression with minimal ornament, creating differentiation from existing classical detailing. Scale, size and proportions of the Light Monitor are calibrated to the surrounding Cathedral architecture. The height of the monitor is based on the existing cornice line running around the north transept, and sized to avoid blocking the existing stained glass window above and to the south. The width of the Light Monitor matches the width of the Entry Doors below (approx. 6'). The size of the Entry Doors is calibrated to the height of the existing stone portal; no changes are proposed to the existing rough opening.

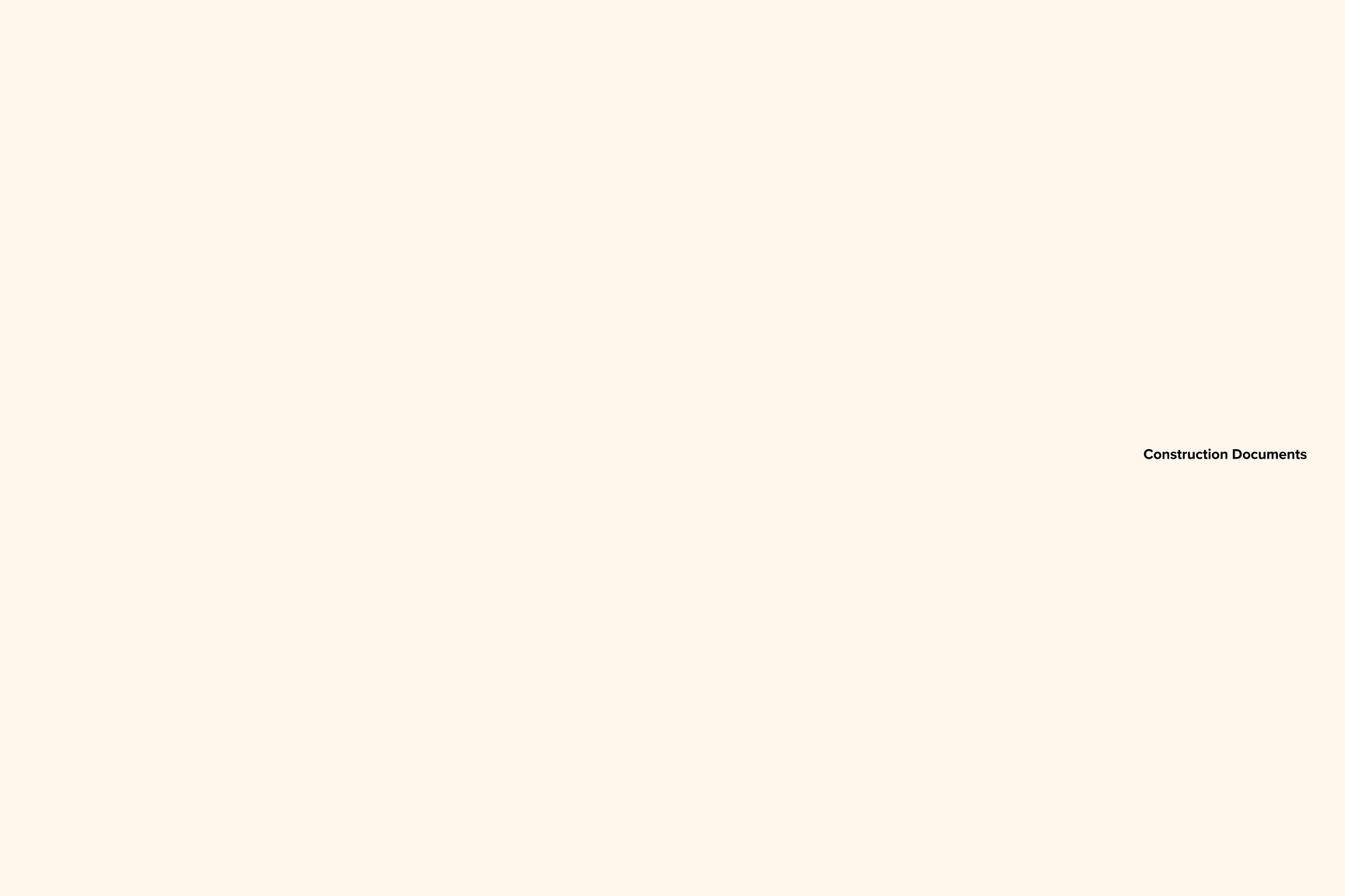
The proposed Light Monitor and Entry Doors will be made from naval brass, with different chemical compositions than existing copper and bronze alloys used on the exterior of the Cathedral. However, the light metal finishes are visually compatible with the existing light colored masonry and various light colored metallic interior elements in the Cathedral such as the Great Cross, Blessed Sacrament sculpture, organ pipes, tower bells, gold leaf decorative trim and decorative brass handrails.

The location of the Light Monitor and Entry Doors will be located on the north Cathedral elevation, which is a Secondary elevation (West Elevation facing 9th Ave. is Primary). The Light Monitor is also set back from north facade, a design strategy recommended in the Secretary of Interior Standards.

5. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed Light Monitor structure is planned to be pre-fabricated off-site and bolted to the rooftop structure, allowing for reversibility. Refer to Structural Narrative and Plans for detail.

The proposed Entry Doors will be attached to the doorway with hinges that can be removed, allowing for reversibility.



	Abbreviations		Abbreviations	
@	AT	GC	GENERAL CONTRACTOR	
Ø #	DIAMETER POUND OR NUMBER	GL GLAM	GLASS GLUE-LAMINATED	
(E)	EXISTING	GR	GRADE	
(N)	NEW	GWB GYP	GYPSUM WALL BOARD GYPSUM	
ΑВ	ANCHOR BOLT			
ABV ACC	ABOVE ACCESS	HB HC	HOSE BIB HOLLOW CORE	
	ACOUSTICAL	HDO	HIGH DENSITY OVERLAY	
ACP	ASPHALT CONCRETE PAVING	HDR	HEADER	
ACT ACS PNL	ACOUSTIAL CEILING TILE ACCESS PANEL	HDWD HDW	HARDWOOD HARDWARE	
ΔD	AREA DRAIN	HM	HOLLOW METAL	
ADA ADJ	AMERICANS WITH DISABILITIES ADJUSTABLE	HORIZ HP	HORIZONTAL HIGH POINT	
AFF	ABOVE FINISHED FLOOR	HR	HOUR	
AGGR AIB	AGGREGATE AIR INFILTRATION BARRIER	HR HT	HOUR HEIGHT	
ALT	ALTERNATE	HVAC	HEATING/VENTILATING/AIR	
ALUM	ALUMINIUM	HW	CONDITIONING	
	APPROXIMATE ARCHITECTURAL	HWT	HOT WATER HOT WATER TANK	
APSH	ASPHALT			
AUTO	AUTOMATIC	ID IN	INSIDE DIAMETER INCH	
BD	BOARD	INCL	INCLUDED	
	BITUMINOUS BUILDING	INSUL	INSULATION	
	BLOCKING	INV	INVERT	
3M	BEAM	ID.	ILINGTION DOV	
BO BOT	BOTTOM OF BOTTOM	JB JF	JUNCTION BOX JOINT FILLER	
BRG	BEARING	JT	JOINT	
BSMT BUR	BASEMENT BUILT UP ROOFING	KIT	KITCHEN	
		КО	KNOCKOUT	
CAB	CABINET CATCH BASIN	LAM	LAMINATE; LAMINATED	
CEM	CEMENT	LAV	LAVATORY	
CER	CERAMIC	LBS	POUNDS	
CIP C.J	CAST-IN-PLACE CONTROL JOINT	LF LH	LINEAR FEET (FOOT) LEFT HAND	
CLG	CEILING	LL	LIVE LOAD	
CLK	CAULKING	LOC LP	LOCATION LOW POINT	
CLO CLR	CLOSET	LT	LIGHT	
CMU	CONCRETE MASONRY UNIT			
CNTR COL	COUNTER	MAS MATL	MASONRY MATERIAL	
CONC	CONCRETE	MAX	MAXIMUM	
CONN	CONNECTION	MB MC	MACHINE BOLT MEDICINE CABINET	
CONSTR	CONSTRUCTION CONTINUOUS	MDF	MEDIUM DENSITY FIBERBOAR	
	CONTRACTOR	MDO	MEDIUM DENSITY OVERLAY	
CORR	CORRIDOR CARPET; CARPETED	MECH MEMB	MECHANICAL MEMBRANE	
CRS	COLD ROLLED STEEL	MEZZ	MEZZANINE	
CSK	COUNTERSUNK	MFR MIN	MANUFACTURER MINIMUM	
CTR CU FT CT DBL	CENTER CUBIC FEET	MIR	MIRROR	
	CERAMIC TILE	MISC	MISCELLANEOUS	
	DOUBLE	MO MTD	MASONRY OPENING MOUNTED	
DEMO	DEMOLITION	MTL	METAL	
DET	DETAIL	MUL	MULLION	
DIA DIM	DIAMETER DIMENSION	N	NORTH	
DL	DEAD LOAD	N/A NO	NOT APPLICABLE	
DN DR	DOWN DOOR	NOM	NUMBER NOMINAL	
DR	DOOR OPENING	NR	NOISE REDUCTION	
OPNG OS	DOWNSPOUT	NTS NIC	NOT TO SCALE NOT IN CONTRACT	
DSP	DRY STANDPIPE	NIC	NOT IN CONTRACT	
TC W	DRAIN TILE	OA	OVERALL	
DW DWG	DISHWASHER DRAWING	OC OD	ON CENTER OUTSIDE DIAMETER; OVERFLO	
			DRAIN	
Ē Ā	EAST EACH	OFF OH	OFFICE OVERHEAD	
EJ	EXPANSION JOINT	OHWM	ORDINARY HIGH WATER MARK	
EL	ELEVATION	OPNG OPP	OPENING OPPOSITE	
ELEC	ELECTRICAL ELEVATOR	OSB	ORIENTED STRAND BOARD	
ENCL	ENCLOSURE		DADTICLE SOLES	
EQ EQUIP	EQUAL EQUIPMENT	PBD PCC	PARTICLE BOARD PRECAST CONCRETE	
EST	ESTIMATE	PCF	POUNDS PER CUBIC FOOT	
EF	EXHAUST FAN	PERF PERP	PERFORATED PERPENDICULAR	
=\/:==	EXISTING EXPANDED; EXPANSION	PERP PL	PERPENDICULAR PLATE	
			PLASTIC LAMINATE	
EXP EXP BT	EXPANSION BOLT	PLAM		
EXP EXP BT EXPO	EXPANSION BOLT EXPOSED	PLAS	PLASTER PLYWOOD	
EXP EXP BT EXPO EXT	EXPANSION BOLT	PLAS PLWD PNL	PLYWOOD PANEL	
EXP EXP BT EXPO EXT EW	EXPANSION BOLT EXPOSED EXTERIOR EACH WAY	PLAS PLWD PNL PNT	PLYWOOD PANEL POINT	
EXP EXP BT EXPO EXT EW	EXPANSION BOLT EXPOSED EXTERIOR EACH WAY	PLAS PLWD PNL	PLYWOOD PANEL	
EXP EXP BT EXPO EXT EW	EXPANSION BOLT EXPOSED EXTERIOR EACH WAY	PLAS PLWD PNL PNT PR PRCST PSF	PLYWOOD PANEL POINT PAIR PRECAST POUNDS PER CUBIC FOOT	
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EXP EXP BT EXPO EXT EW FA FB FC FFE FFE FFH FFH FFH FFH FFH FFH FFH FFH	EXPANSION BOLT EXPOSED EXTERIOR EACH WAY FIRE ALARM FLAT BAR FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR ELEVATION FIRE HYDRANT FIRE HOSE CABINET	PLAS PLWD PNL PNT PR PRCST PSF PSI PT PTN	PLYWOOD PANEL POINT PAIR PRECAST POUNDS PER CUBIC FOOT POUNDS PER SQUARE INCH PRESERVATIVE TREATED PARTITION	
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EXP EXP BT EXPO EXT EW FA FB FC FFE FFE FFH FH FFH FFH FFH FFI FFI FFI FFI FFI	EXPANSION BOLT EXPOSED EXTERIOR EACH WAY FIRE ALARM FLAT BAR FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR ELEVATION FIRE HYDRAINT FIRE HOSE CABINET FINISH FLOOR FINISH FLOOR FINISH FLOOR	PLAS PLWD PNL PNT PR PRCST PSF PSI PT PTN PVC R RA RAD	PLYWOOD PANEL POINT PAIR PRECAST POUNDS PER CUBIC FOOT POUNDS PER SOUARE INCH PRESERVATIVE TREATED PARTITION POLYVINYL CHLORIDE RISER RETURN AIR RADIUS	
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GALV GALVANIZED

Abbreviations General Symbols Legend SOLID CORE SCHED SCHEDULE
SD SCHEDULE
SD SMOKE DETECTOR
SECT SECTION
SG SAFETY GLAZING
SHV SHELF, SHELVING
SHR SHOWER
SHT SHEET
SHT MIL SHEET
SHT MIL SHEET
SHT SHEATHING
SIM SIMILAR
SOG SLAB ON GRADE
SPEC SPECIFICATION
SQ FT SQUARE FOOT (FEET)
SQ IN SQUARE INCH(ES)
SST STAINLESS STEEL
STOR STORAGE
STRUCT STRUCTURAL
SUSP SCHED SCHEDULE 1. GRID LINE REFERENCE 2. LEVEL / DATUM REFERENCE 3. EXTERIOR ELEVATION REFERENCE 4. INTERIOR FLEVATION REFERENCE SUSP SUSPENDED SYM SYMETRICAL T T&G TONGUE AND GROOVE TEL
TER
TG
THK
TO
TOB
TOC
TOF
TOM
TOP
TOPO
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TOW
TS TELEPHONE TERRAZZO TEMPERED GLASS THICK TOP OF TO OF BEAM TOP OF BEAM
TOP OF CONCRETE; CURB
TOP OF FLOOR; FOOTING; FRAME
TOP OF MASONRY TOP OF PARAPET: PAVEMENT TOPOGRAPHY 7. DETAIL SECTION REFERENCE TOP OF SLAB; STEEL TOP OF WALL TUBE STEEL TSTAT THERMOSTAT TYP TYPICAL 8. CALLOUT/DETAIL REFERENCE UNO UNLESS NOTED OTHERWISE VB VEN VERT VEST VINYL BASE VENEER VERTICAL VESTIBULE VG VIF VT VERTICAL GRAIN VERIFY IN FIELD VINYL TILE 9. REVISION REFERENCE W W/ W/O WC WD WEST WITHOUT WATER CLOSET WOOD ROOM 10. ROOM REFERENCE NAME WDW WF WINDOW WIDE FLANGE 100
 WF
 WIDE FLANGE

 WF BM
 WIDE FLANGE BEAM

 WG
 WIRED GLASS

 WH
 WATER HEATER

 WL
 WATER LINE

 WLDD
 WELDED

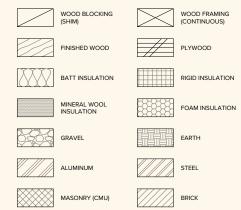
 WP
 WATERPROOF

 WPM
 WATER RESISTANT

 WSCT
 MUNISCOT
 X# 11. ASSEMBLY REFERENCE WELDED
WATERPROOF
WATERPROOF MEMBRANE
WATER RESISTANT W# 12. WINDOW REFERENCE WSCT WAINSCOT WIRE SAFETY GLASS WATER WELDED WIRE FABRIC 13. DOOR REFERENCE D001 WELDED WIRE FABRIC
WWM WELDED WIRE MESH
WT WEIGHT

Materials Legend

14 NORTH ARROW



Code Compliance

PROJECT ADDRESS:

St. James Cathedral 804 9th Ave. Seattle, WA 98104-1296

ASSESOR'S PARCEL NUMBER: 8590900085

LEGAL DESCRIPTION TERRYS 2ND ADD LOTS 1 & 4-5 & 8 & VAC ALLEY ADJ ALSO LOTS 2-3 BLK 78 MCNAUGHTS 2ND ADD

APPLICABLE CODES: Seattle Municipal Code, Title 22, Building and Construction Codes

Seattle Municipal Code, Title 22, Building and Construction Codes With Local Amendments Seattle Building Code, 2018 International Building Code Seattle Electrical Code, 2020 National Electrical Code Code Seattle Energy Code, 2018 Washington State Energy Code Seattle Existing Building Code, 2018 International Existing Building Code Seattle Fize Code, 2018 International Fize Code Seattle Fize Code, 2018 International Fize Code Seattle Fuel Cas Code, 2018 International Fize Code Seattle Fuel Cas Code, 2018 International Mechanical Code, 2017 ICC A117.1 Accessible and Usable Buildings and Facilities with Local Amendments.

City of Seattle Historic Landmark - Certificate of Approval Required

Refer to Sheet A0.11 for Code Summary

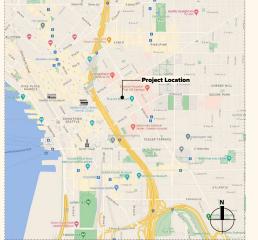
Seattle Department of Construction & Inspections

BUILDING: (206) 684-8600 LOT SIZE: 47,040 SF

LAND USE DESIGNATION High Rise: HR (M) AND OCCUPANCY TYPE

PROJECT DESCRIPTION: Interior alteration of entry vestibule with addition of rooftop mounted light monitor and replacement of entry doors, approx. 145 SF

Vicinity Map



Location Map

General Notes



1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY

AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

 VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS. JACKS REQUIRED FOR INSTALLATIONS.
DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

Project Directory

Corporation of Catholic Archbishop of Seattle 710 9th Avenue Seattle, WA, 98104

Architect: Gerrick Office

Contact: Misun Gerrick Email: misun@gerrickoffice.com Phone: 206.369.8434 Contact: Chris Gerrick Email: chris@gerrickoffice.com Phone: 206.852.9763

R. Gregory Coons, PE Principal and Technical Director Phone: 206.956.3727 Mobile: 206.443.6212 Email: gcoons@ssfengineers.coo

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Richard Spry Principal Phone: 206.245.6998 Email: rs@studiolumen-i

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206.852.9763

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Lighting Designer

Studio Lumen Lighting Design & Consultancy 4059 SW Barton Street Seattle, WA 98136

Richard Spry 206.245.6998

Building Envelope

Dave Fox | P.E. (WA), CPHC® 206.508.3262

St. James Cathedral **Entry Vestibule**

804 9th Ave Seattle, WA 98104

2023-05

4/18/2024

Building Permit Submittal

General Notes and Project Information

A0.10

chris@gerrickoffice.com 206.852.9763



Structural Engineer

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St. James Cathedral **Entry Vestibule**

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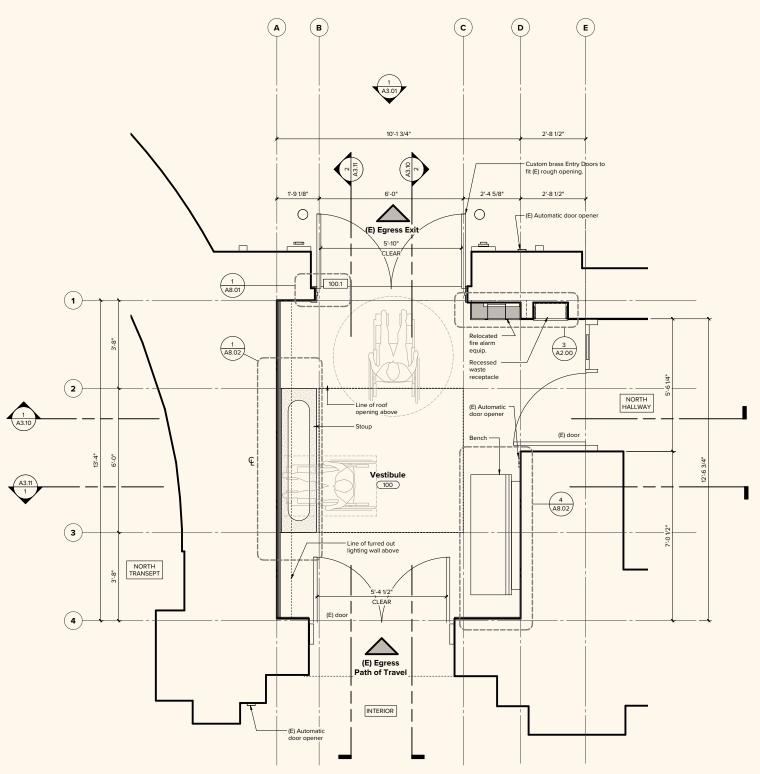
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Date 4/18/2024

Building Permit Submittal

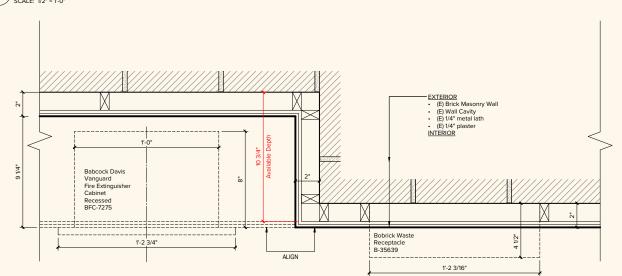
Site Plan

A1.00



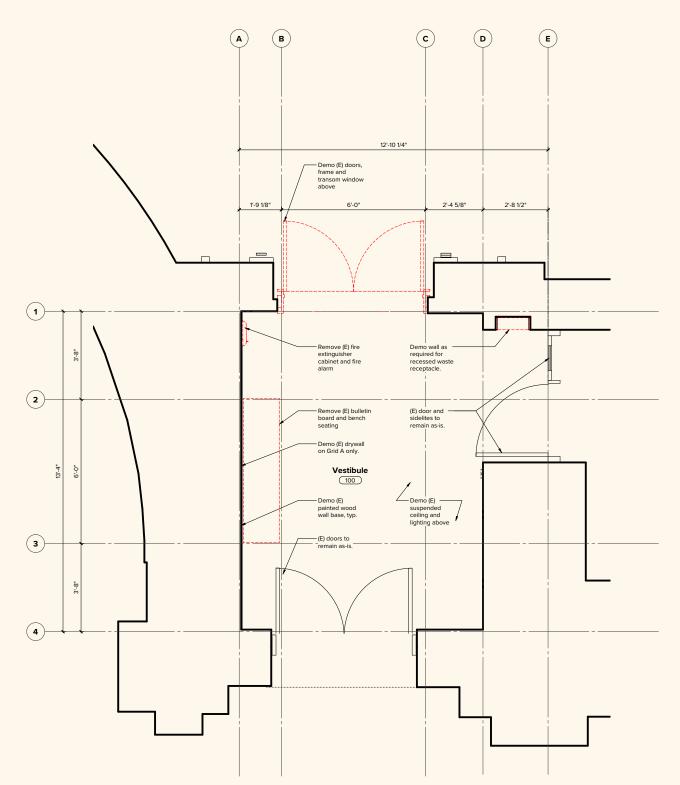
Floor Plan - Main Level

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



Plan Detail at Relocated Fire Equipment and Waste Receptacle

SCALE: 3" = 1'-0"



Demo Floor Plan - Main Level

SCALE: 1/2* = 1-0*



Floor Plan / Demo Floor Plan Legend



Existing Construction to be Demolished







Existing Fire Equipment

Existing Fire Equipment with Proposed Relocation

Architect G.O.

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St. James Cathedral

Entry Vestibule 804 9th Ave Seattle, WA 98104

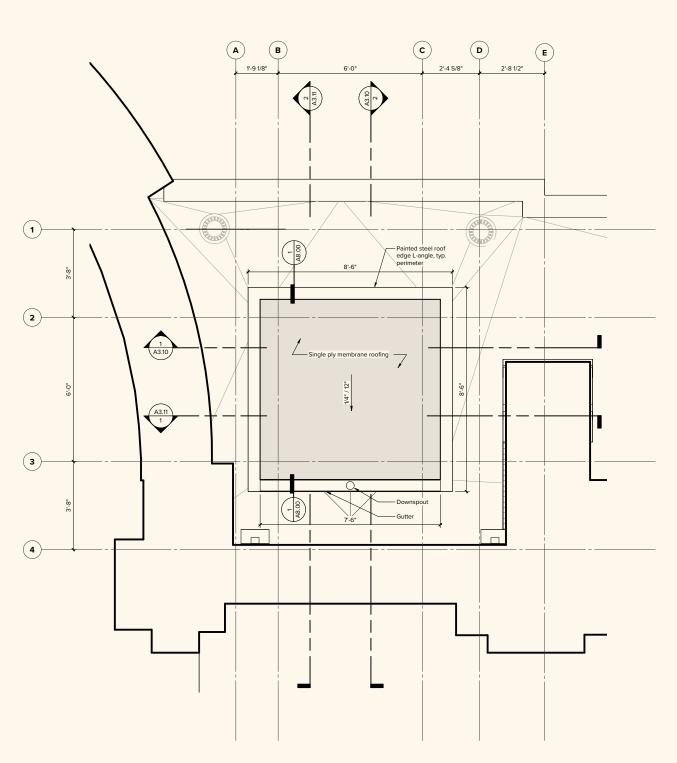
Project # 2023-05

Date 4/18/2024

Building Permit Submittal

Floor Plans

A2.00

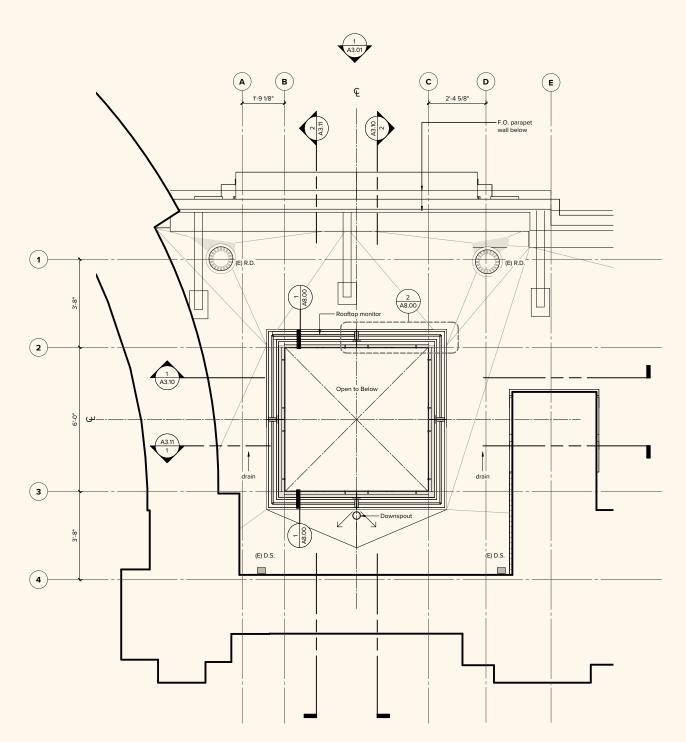


Roof Plan - Upper Roof

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

Roof Plan - Lower Roof

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



Architect G.O.

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St. James Cathedral

Entry Vestibule

804 9th Ave Seattle, WA 98104

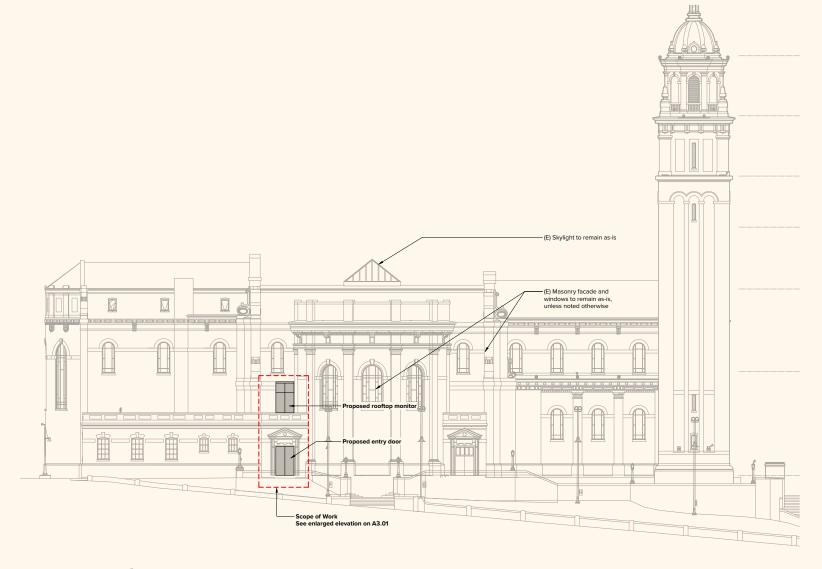
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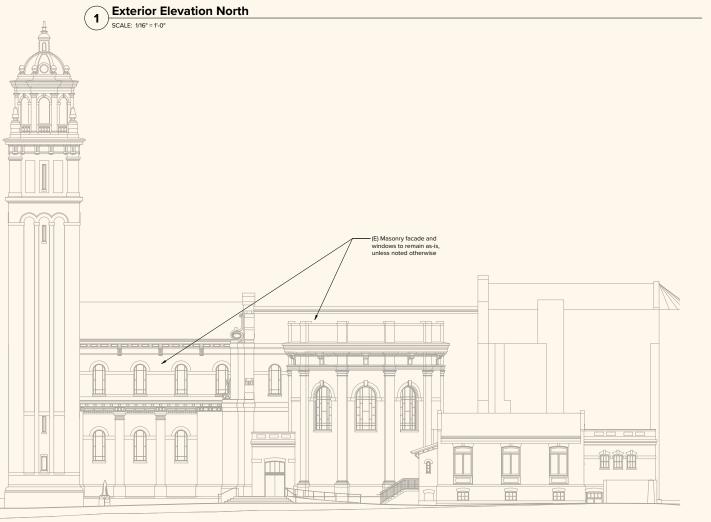
Date 4/18/2024

Phase Building Permit Submittal

Lower and Upper Level Roof Plans

A2.10





2 Exterior Elevation South
SCALE: 1/16" = 1'-0"

Architect G.O.

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St. James Cathedral **Entry Vestibule**

804 9th Ave Seattle, WA 98104

Project # 2023-05

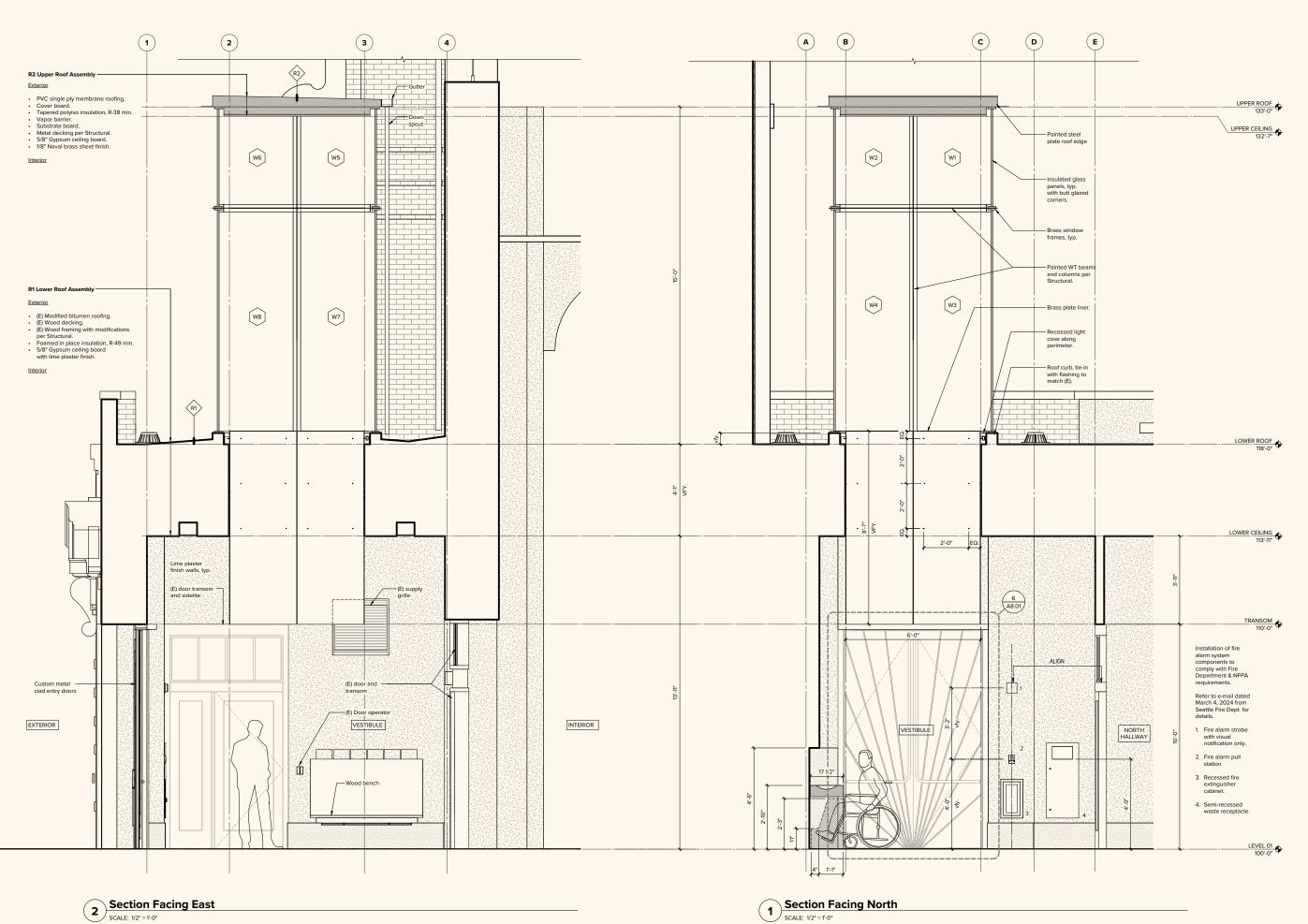
Date 4/18/2024

Phase Building Permit Submittal

Exterior Elevations

A3.00





Gerrick Office Architecture . Interiors . Design

chris@gerrickoffice.com 206.852.9763

Structural Engineer

Swenson Say Faget Structural Engineering 2124 Third Avenue, Suite 100 Seattle, WA 98121

R. Gregory Coons, PE gcoons@ssfengineers.co 206.956.3727 206.443.6212

Lighting Designer

Studio Lumen Lighting Design & Consultancy 4059 SW Barton Street Seattle, WA 98136

Richard Spry rs@studiolumen 206.245.6998

Building Envelope

Dave Fox | P.E. (WA), CPHC® dfox@rdh.com 206.508.3262 206.930.7611

St. James Cathedral **Entry Vestibule**

804 9th Ave Seattle, WA 98104

Project # 2023-05

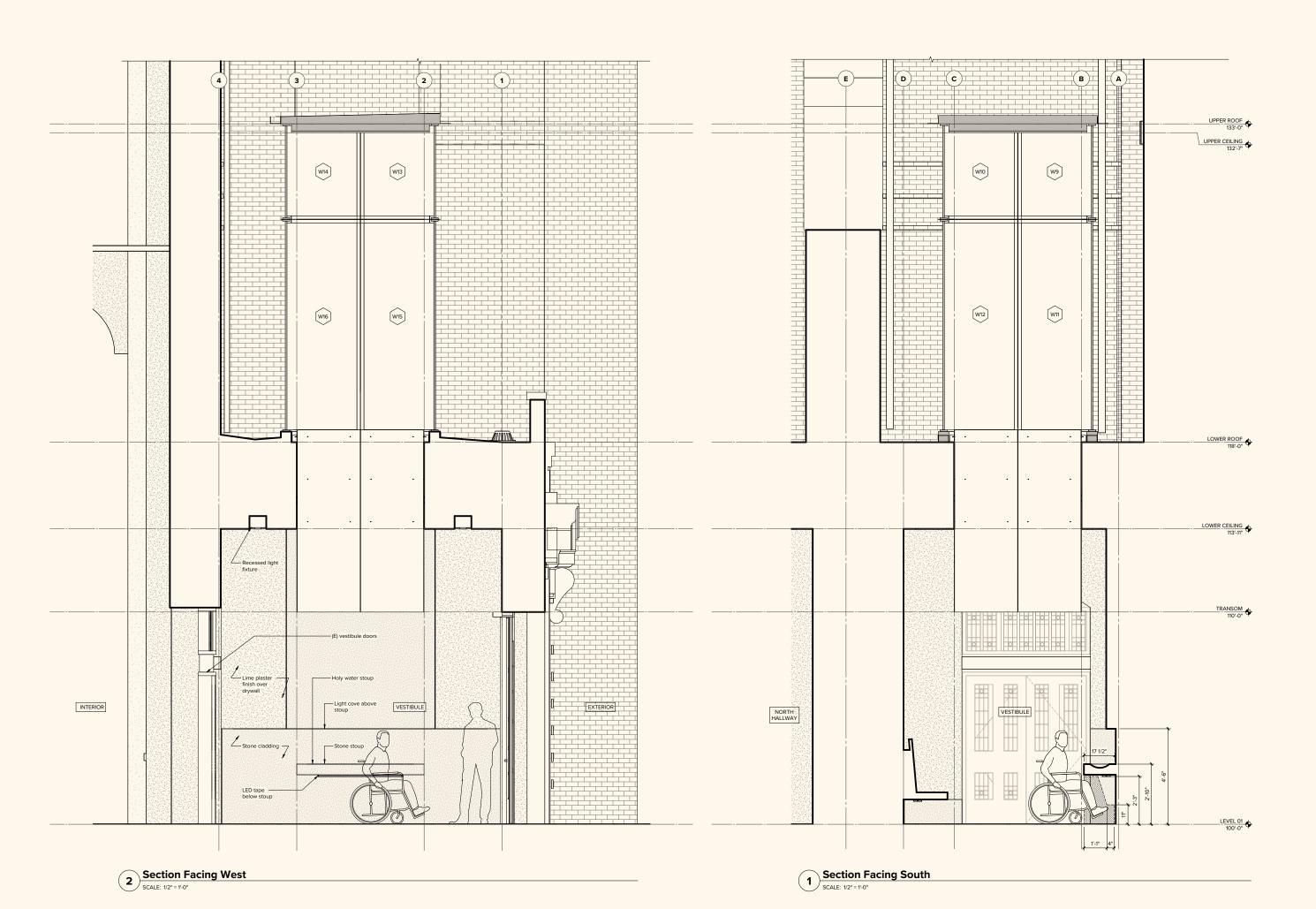
Date 4/18/2024

Building Permit Submittal

Date

Building Sections

A3.10



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St. James Cathedral

Entry Vestibule

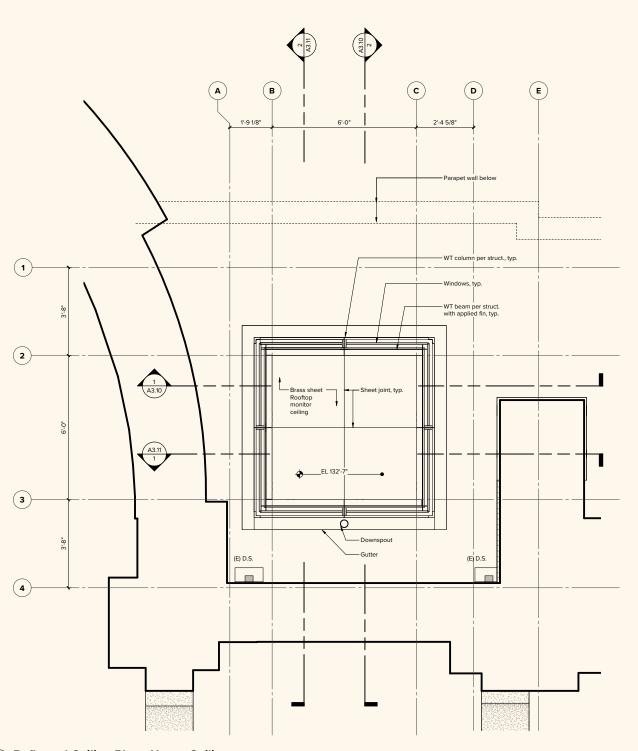
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Project # 2023-05

Date 4/18/2024

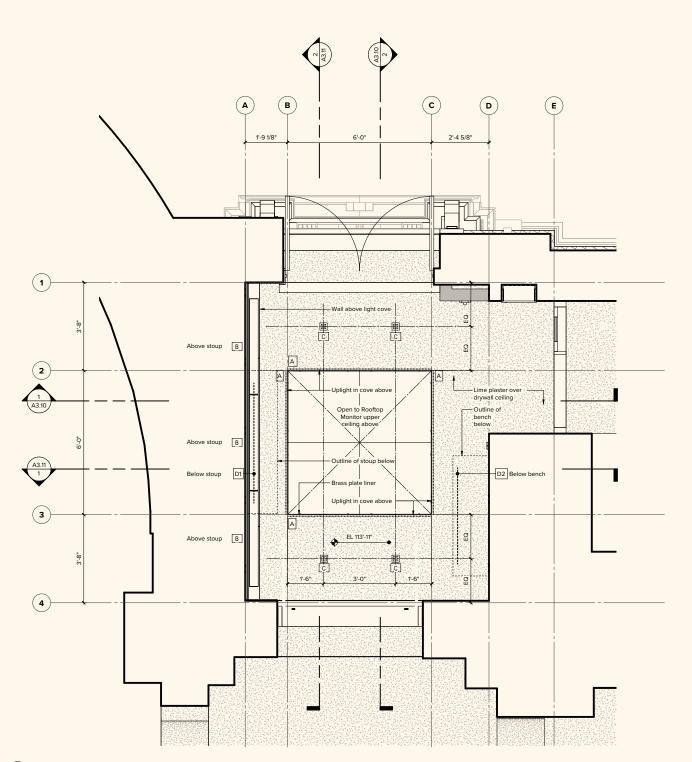
Building Permit Submittal

Building Sections



Reflected Ceiling Plan - Upper Ceiling

SCALE: 1/2* = 1/-0*



Reflected Ceiling Plan - Lower Ceiling

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

Architect G.O.

chris@gerrickoffice.com 206.852.9763



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St. James Cathedral **Entry Vestibule**

804 9th Ave Seattle, WA 98104

Project # 2023-05

Date 4/18/2024

Phase Building Permit Submittal

Lower and Upper Reflected Ceiling

Plans

A6.00

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St. James Cathedral **Entry Vestibule** 804 9th Ave Seattle, WA 98104

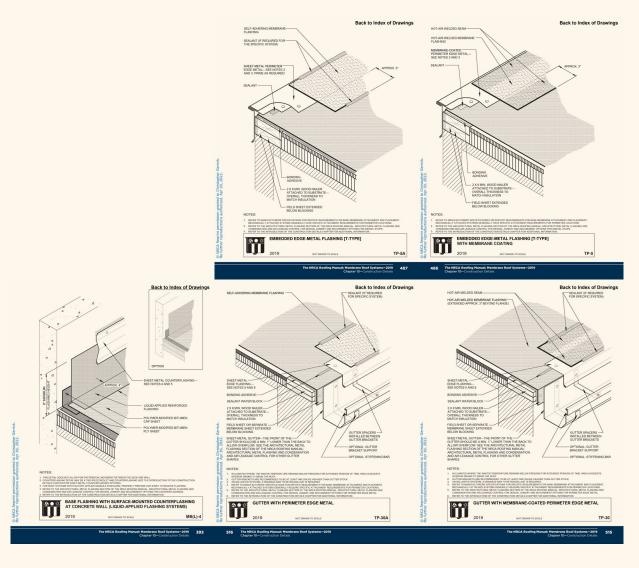
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Building Permit Submittal

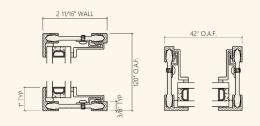
Swenson Say Faget Structural Engineering 2124 Third Avenue, Suite 100 Seattle, WA 98121

Studio Lumen Lighting Design & Consultancy 4059 SW Barton Street Seattle, WA 98136



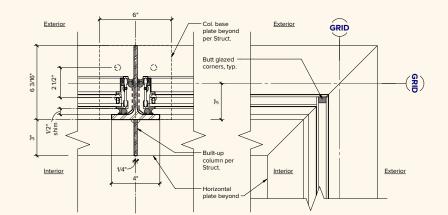
Typical NRCA Roofing Details

SCALE: 6" = 1'-0"



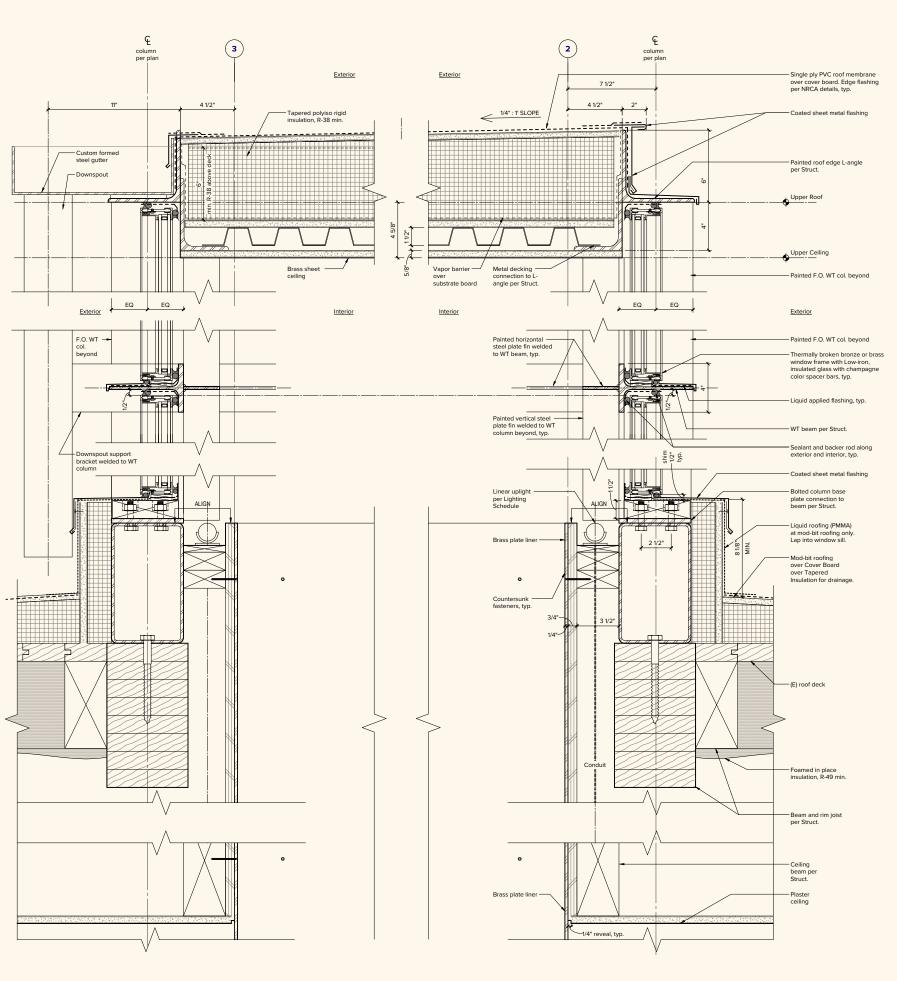
Typical Window Profiles

SCALE: 6° = 1'-0"



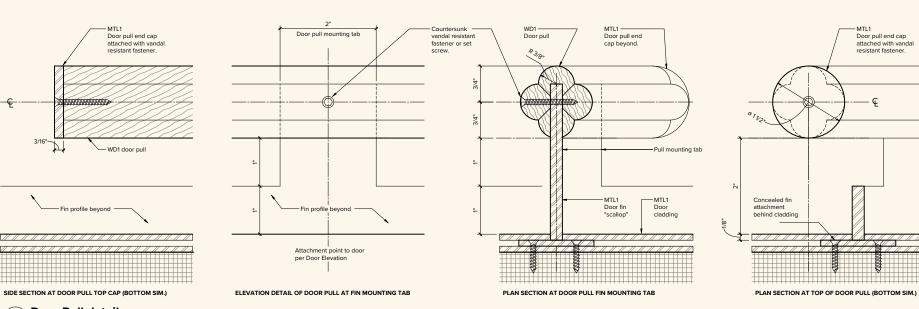
Plan Detail at Rooftop Monitor

SCALE: 3" = 1'-0"



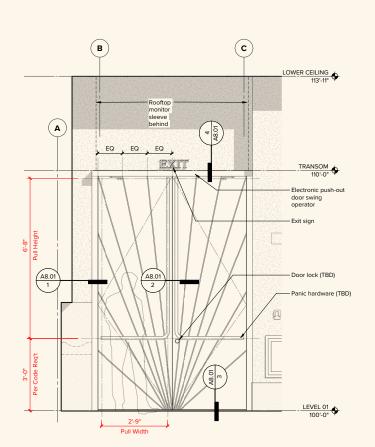
Rooftop Monitor Details

A8.00

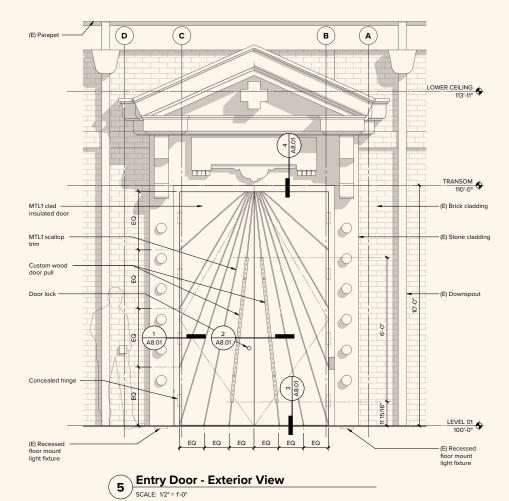


7 Door Pull details

SCALE: 12" = 1'-0"



6 Entry Door - Interior View
SCALE: 1/2" = 1'-0"



MTL1
 Door pull end cap attached with vandal resistant fastener.

Exit sign -

- Door in open position -Concealed door hinge or center pivot MTL1 scallop trim with concealed fasteners. See interior and exterior elevation for pattern

-MTL1 clad door jamb and casing

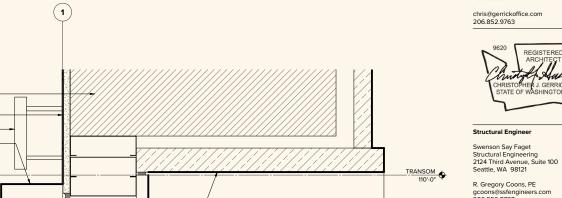
(B)

Door Detail @ Hinge Jamb

SCALE: 3" = 1'-0"

Door Detail @ Astragal

SCALE: 3" = 1'-0"



(E) Stone cladding (VIF)

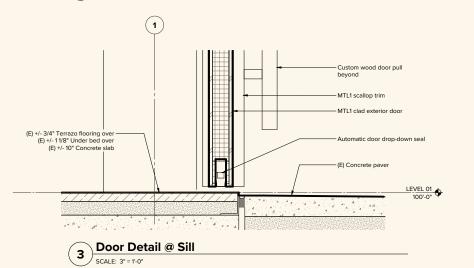
MTL1 clad door casing

- MTL1 plate cladding over

Exterior

Door Detail @ Head

SCALE: 3" = 1'-0"



7 A8.01 MTL1 plate scallop trim 2 1/2" -Security and Lock system

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St. James Cathedral

Entry Vestibule 804 9th Ave Seattle, WA 98104

Project # 2023-05

Date 4/18/2024

Building Permit Submittal

Entry Door Details

A8.01

Indoor/Outdoor · Single Color · Field Cuttable

· Hybrid neon tape, completely dot-free • Field cuttable & joinable

 Slim and elegant looking, naturally blend into white walls UV stable without vellowing or cracking over time

· All dimming protocols dimmable









Physical		Performance & Electrical		
Dimensions	Width 0.39" (10mm)	Voltage	24VDC (23.5Vmin, 24.5Vmax)	
Bend Direction	Vertical bending	Beam Angle	120°	
Bend Diameter	1.97" (50mm)	MacAdam	2 steps	
Cutting Interval	0.98" (25mm)	Efficacy (lm/W)	80lm/W @3.05W	
Field Cuttable	Yes	CRI	90	
Housing Material	Dow Corning	Lumen Maintenance	> 54,000 hours	
Housing Technique	Co-extrusion	IP Rating	IP65	
Body Color	White	Resistance	UV, solvent, saltwater, flame	
Finish	Matte	Dimming	Triac, ELV, PWM, 0-10V, DMX	
Feed Entry	Front	Control Protocol	N/A	
Feed Length	Standard length 3.28'	Warranty	5 years	
End Cap	Injected (Factory made only)			
Mounting	Clips or adhesive tape			
Storage Temperature	-40~60°C (-40~140°F)	Certification &	Safety	
Ambient Temperature	4060°C (40140°E)@2 0EW	Cortifications	10	

Lumen/ft	1.52W	3.05W	
■2700K	107	209	
■3000K	116	229	
■3500K	127	245	
4000K	124	244	
5000K	125	245	
6500K	126	246	
Max. Run Length(ft)	16.4	16.4	

Other color temperatures and single chromatic colors customizable.

I | The Top LED Neon Manufacturer in the World

Max. Production Length 98.43ft (30m)

studio lumen lighting design & consultancy



St. James' Cathedral Marion Street Vestibule: Lighting

Design

Project Location: Seattle, WA
Design Contact: Richard Spry (rs@studiolumen-us.com; 206-245-6998)

Lighting Controls: Functionality

- Stand-alone control system to operate downstream from ON/OFF switch or breaker served by central control system.
- Stand-alone control system to be supplied with interfaces as required to dim all lighting control zones:
 - Type A: uplights within monitor
 Type B: linear cove above stoup

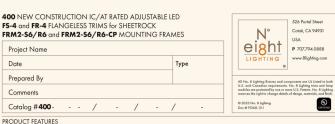
 - Type C: recessed downlights
 - Including (2) downlights with micro-inverter for EM egress
 Type D1: linear LED under stoup
- Type D2: linear LED under bench
 Stand-alone control system to permit programming of up to sixteen (16) 'scenes' plus OFF.
- Stand-alone control system to include astronomical time clock with facility to automatically change between scenes per time-of-day.
- Stand-alone control system to provide wireless communication to daylight and occupancy/vacancy sensors.

Basis of Design

Lutron Grafik Eye QS Wireless Control Unit (or equivalent):

https://assets.lutron.com/a/documents/369313 enq.pdf

studio lumen lighting design & consultancy 4059 sw barton street, seattle, wa 98136 u.s.a. tel: 206 245 6998 e: rs@studiolumen-us.com

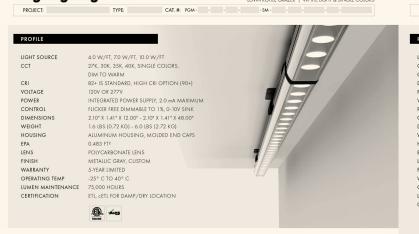


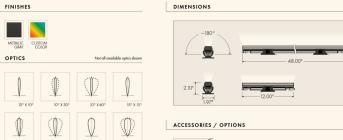




400 HOUSING + LIGHT ENGINE

	Static White			Warm I	Warm Dimming	
LED Option	HI-2-27	HI-2	HI-27	н	WD	WD-2
Delivered Lumens	1006	1082	964	1037	818	809
System Wattage	14.5	14.5	14	14	15	15
Efficacy	69	75	69	74	56	55
CRI	94	94	94	94	97	97
R9	63	63	60	60	82	78
CCT	2700K	3000K	2700K	3000K	3000-1800K	2800-2200k
Optic Options	10 15, 25, 40		15, 25, 40			
Color Consistency	2-Step			3-5	3-Step	
Optical Accessories	Narrow, Medium, Wide, Extra Wide, Linear Spread, and 2400K, 2700K, 3500K Color Filters					
Adjustability	0-35° Tilt, 360° Rotation, Lockable					
Dimming Options	<1% Forward/Reverse Phase (120v), 0.1/1% 0-10v (120-277v), 0.1/1% DALI (120-277v), 0.1/1% EcoSystem (120 or 277v)					
Trim Options	Round/Square Flat					
Finish Options	White					
Trim Mounting Options	Flangeless: Sheetrock Ceiling Applications					
Trim Lens Options	UL Wet Listed - Clear, Soft Focus, Wall Wash					
Mounting Frame Options	New Construction: Type IC Air-Tight, Type IC-CP Rated CCEA Approved Air-Tight					





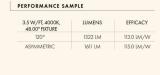


Insight lighting









OPTICAL DISTRIBUTION

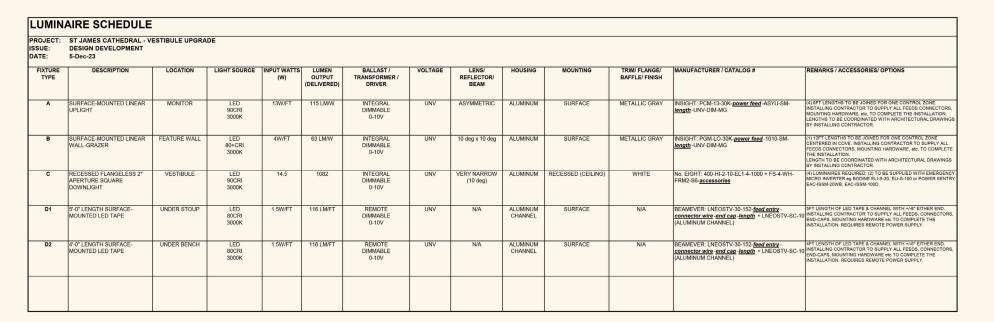
120° ASYMMETRIC





Insight lighting





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PILOT PCM A

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St. James Cathedral **Entry Vestibule**

804 9th Ave Seattle, WA 98104

2023-05

4/18/2024

Building Permit Submittal

Lighting Specifications and Schedule

L1.00



Swenson Say Fagét STRUCTURAL ENGINEERING

206.443.6212 ⊕ ssfengineers.com

2124 Third Avenue, Suite 100 Seattle, WA 98121

TACOMA

934 Broadway, Suite 100 Tacoma, WA 98402

CENTRAL WASHINGTON

414 N Pearl Street, Suite 8 Ellensburg, WA 98926

Structural Design Narrative for North Entry Vestibule Light Monitor

Christopher Gerrick April 03, 2024

Gerrick Office From: Lan Nguyen, Staff Engineer Company:

> chris@gerrickoffice.com Inguyen@ssfengineers.com

St. James Entryway Vestibule Project:

12997-2023-01

Dear Chris.

We understand that the Landmark ARC Board preliminary review raised several questions regarding the structural design of the new entry vestibule light monitor. The questions and responses are as follows:

1. "What structural modifications are proposed to the existing roof/ceiling structure to support the proposed light monitor? What existing roof/ceiling framing elements will be retained?"

> Response: The proposed modifications involve creating new openings on the roof and ceiling of the existing structure. This is achieved by installing new perimeter structural elements around the openings to provide support for both the new light monitor and the existing framing. Other existing framing surrounding the light monitor structure will remain unchanged without any modifications.

2. "How does the design of the light monitor address lateral/seismic loads given there is no external bracing?"

Response: The lateral support for the light monitor is provided by steel moment frames, comprised of tee beams and custom "cross" shaped columns in both primary directions. External bracing for the monitor is unnecessary since the steel moment frames are integrated within the structure of the light monitor itself.

3. "Is the light monitor attachment "reversible," meaning, could the structure be removed at a future date? Would the proposed "prefabricated" structural approach facilitate this reversibility?"

> Response: The attachment of the light monitor to the main steel structure will be provided on site by the supplier/ manufacturer. The attachment can be removed, and the main steel structure can be easily detached from the existing building since all connections are bolted. Additionally, any openings on the roof and ceiling can be filled in as necessary to return to the original configuration.

Please let us know if you have any questions.

Lan Nguyen

Structural Narrative

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE SEATTLE EXISTING BUILDING CODE (2018 EDITION). THIS DESIGN IS AN ARCHITECTURAL LIGHT MONITOR STRUCTURE AT THE

NORTH ENTRY OF THE MAIN CHURCH BUILDING. 2. DESIGN LOADING CRITERIA:

ROOF LIVE LOAD . DEFLECTION CRITERIA ENVIRONMENTAL LOADS RISK CATEGORY II

CRITERIA

SNOW . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pq=25 PSF, Pf=25 PSF, Ps=25 PSF . . GCpi=0.18, 98 MPH, EXPOSURE "B" EARTHQUAKE:

ANALYSIS PROCEDURE: ARCHITECTURAL COMPONENTS SITE CLASS=D, Ss=1. 4, Sds=0. 93, S1=0. 49, Sd1=0.88, Ip=1.0, Rp = 2.5, ap = 1.0, $\Omega o = 2.5$

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
- 4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFFTY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES I THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT
- 8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION
- 9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS
- 10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

GLUED LAMINATED MEMBERS METAL DECKING STRUCTURAL STEEL

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT'S AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS.

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

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION PER AISC 360 EPOXY GROUTED INSTALLATIONS PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

REMOVATION

- 13. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING ROOF SYSTEMS TO 20 PSF AND ON EXISTING FLOOR SYSTEMS TO 40 PSF.
- 14. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK, ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS
- 15. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

ANCHORAGE

16. EPOXY RENOVATION ANCHORS TO EXISTING UNREINFORCED BRICK MASONRY WALLS SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT-HY270" AS MANUFACTURED BY THE HILTI CORP. SCREEN TURE IS REQUIRED. INSTALL IN STRICT MANOPALIARED BY THE HILLY COVEY. SCHEEN TOBE IS REQUIRED. MISTALL IN STRIL ACCORDANCE WITH ICC-ES REPORT NO. ESR-4144. MINIMUM BASE MATERIAL TEMPERATURE IS 23 DEGREES, F. HOLES SHALL BE DRILLED ONLY. ROTO-HAMMERS SHALL HAVE THE HAMMER OPTION TURNED OFF. RODS SHALL BE THREADED ASTM-A36 MATERIAL UNLESS OTHERWISE NOTED.

STEEL

- 17. STRUCTURAL STEEL DESIGN. FABRICATION, AND ERECTION SHALL BE BASED ON:
- A. AISC 360-16 AND SECTION 2205 OF THE INTERNATIONAL BUILDING CODE. B. JUNE 15. 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16) AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS BY THE DELETION OF PARAGRAPH 4 4 1. AND REVISE REFERENCE FROM STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3. 1. C SPECIFICATION FOR STRUCTURAL JOINTS LISING HIGH-STRENGTH BOLTS
- 19. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM 500, GRADE C, FY = 46 KSI (ROUND), FY = 50 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL
- 20. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AISC
- 21 ALL STEEL EXPOSED TO THE WEATHER SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH AN EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE
- 22. SHOP PRIME ALL STEEL EXCEPT:
- A STEEL ENCASED IN CONCRETE.
- B. SURFACES TO BE WELDED. C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
- D. MEMBERS TO BE GALVANIZED.

 L. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
- . SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.
- 23 ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH
- 24. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL 1. ALL MELDING SHALL BE IN COMPONANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING ETOXX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER
- 25. METAL ROOF DECKING SHALL BE IN ACCORDANCE TO THE FOLLOWING: PROVIDE SIZE TYPE, GAUGE, AND ATTACHMENT TO THE SUPPORTING STRUCTURE AS SHOWN ON THE PLANS. ARC SEAM AND SPOT (PUDDLE) WELDS FOR FIELD ASSEMBLY OF METAL DECK SHALL BE MADE WITH MINIMUM EGOXX ELECTRODES. DECK ALTERNATES MUST BE CONNECTED ACCORDING TO PUBLISHED ICC-ES CRITERIA FOR DIAPHRAGM SHEARS SHOWN. PROVIDE TEMPORARY SHORING WHERE REQUIRED PER MANUFACTURER'S
- A. STEEL ROOF DECK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI/SDI RD-2017.

26. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2021. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: (2X & 3X MEMBERS)

MINIMUM BASE VALUE. Fb = 850 PSI AND BEAMS DOUGLAS FIR-LARCH NO. 1 (4X MEMBERS) MINIMUM BASE VALUE, Fb = 1000 PSI DOUGLAS FIR-LARCH NO. BEAMS (INCL. 6X AND LARGER) MINIMUM BASE VALUE, Fb = 1350 PSI P0STS (4X MEMBERS) MINIMUM BASE VALUE, Fc = 1350 PSI STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2 OR HEM-EIR NO. 2

- 27. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb=2, 400 PSI, Fv=265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb=2400 PSI, Fv=265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.
- 28. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 29. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 30. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1-20 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A.
 WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.
- 31. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT CONDITION PROTECTION INTERIOR DRY G90 GALVANIZED G185 OR A185 HOT DIPPED OR HAS NO AMMONIA CARRIER CONTAINS AMMONIA CARRIER INTERIOR DRY CONTINUOUS HOT-GALVANIZED TYPE 304 OR 316 STAINLESS CONTAINS AMMONIA CARRIER INTERIOR WET CONTAINS AMMONIA CARRIER EXTERIOR TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL

32. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED. PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

33. WOOD FASTENERS

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

SIZE LENGTH DIAMETER 6d 0.113" 2-1/2" 0. 131" 10d 0 148" 3-1/4" 0.148" 12d 16d B0X 0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS. THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD.

INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

34. NOTCHES AND HOLES IN WOOD FRAMING:

- A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST
- B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE
- 35. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "ANIMAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304. 10. 2. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C., LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. FACH SIDE JOINT

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER. OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLEŚS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

FACOMA
934 Broadway, Suite 100
Tacoma, WA 98402
WASHINGT

TOSTONAL ENGINE			
DRAWN:	RJ/SRK		
DESIGN:	LTN		
CHECKED:	RGC		

RGC

APPROVED:

REVISIO	DNS:	
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St. James Cathedral Entry Vestibule 804 9th Ave

Seattle, WA 98104

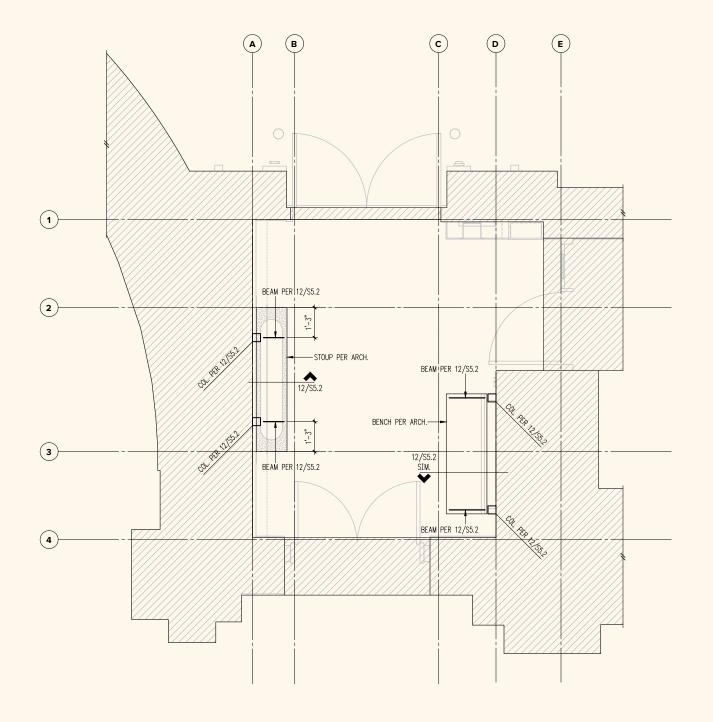
Gerrick Office 206.369.8434

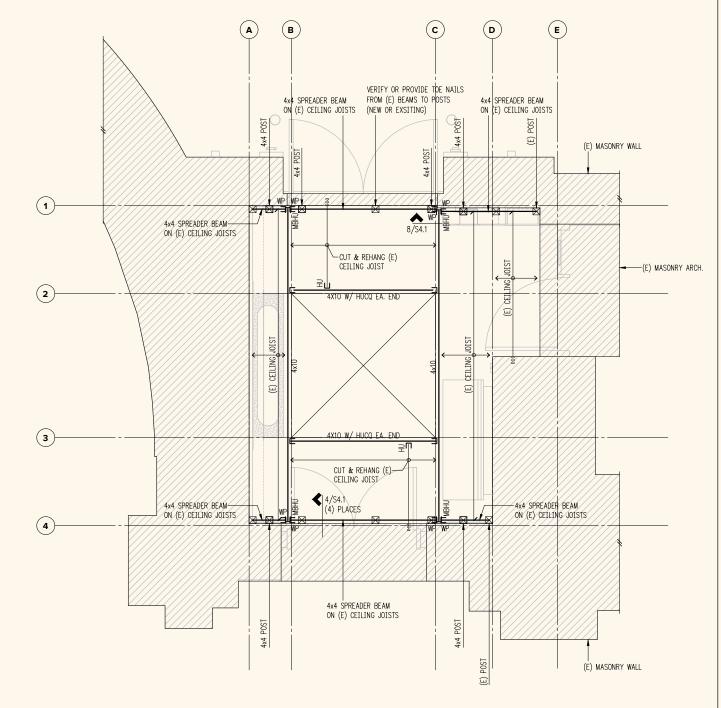
Permit

General

Structural Notes

April 18, 2024 12997-2023-01





Main Floor Framing Plan Notes

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

2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend		
	BEAM	
	COLUMN	

(E) MASONRY WALL

Ceiling Framing Plan Notes

- DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- 2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- 3. EXISTING CEILING FRAMING 2x6 @ 16 $\!\!\!^{\circ}\!\!\!^{\circ}$ oc IN JOIST POCKETS.
- 4. PROVIDE BC POST BASE AT ALL 4x4 POSTS PER 8/S4.1.

Legend

— BEAM

(E) BEAM/JOISTS

→ JOIST EXTENTS

DIRECTION OF JOISTS

□ HANGER

WOOD POST

(E) WOOD POST

(E) MASONRY WALL

Ceiling Framing Plan
Scale: 1/2" = 1'-0"



SEATHE 2124 Third Avenue, Suite 11 Seattle, WA 98121 TACOMA 934 Broadway, Suite 100 Tacoma, WA 98402 CENTRAL WASHINGTON

CENTRAL WASHINGTON
206.443.6212 414 N Pearl Street, Suite 8
ssfengineers.com Eillensburg, WA 98926
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DRAWN: RJ/SRK
DESIGN: LTN
CHECKED: RGC
APPROVED: RGC

EVISIONS:

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St. James Cathedral Entry Vestibule 804 9th Ave Seattle, WA 98104

Gerrick Office 206.369.8434

Permit

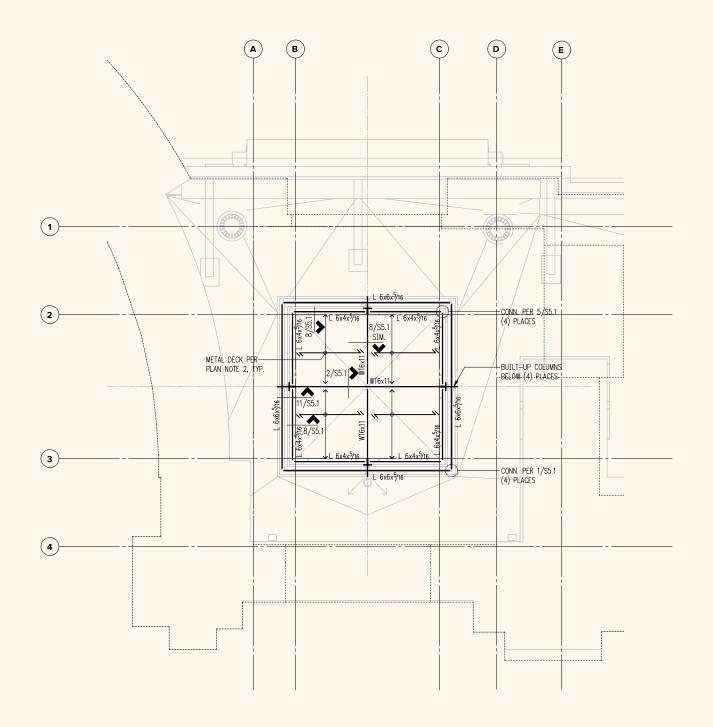
Ceiling

Framing Plan 1/2" = 1'-0"

DATE: April 18, 2024
PROJECT NO: 12997-2023-01

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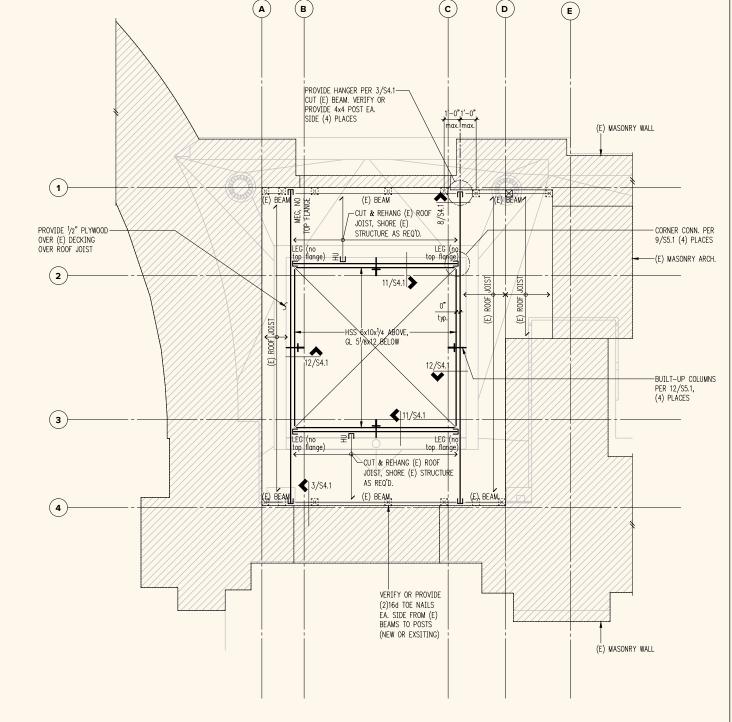


Upper Roof Framing Plan Notes

- 1. DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR ALL
- 2. ROOF METAL DECK SHALL BE VERCO HSB-36 22GA METAL DECK. REFER TO DETAIL 4/S5.1 FOR ADDITIONAL REQUIREMENTS.
- 3. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend	
	BEAM
	(E) BEAM/JOISTS
\longleftrightarrow	JOIST EXTEND
	DIRECTION OF JOISTS
_	HANGER

STEEL COLUMN BELOW



 (\mathbf{A})

(B)

(c)

 \bigcirc

Lower Roof Framing Plan Notes

- 1. DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR ALL
- 2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- 3. EXISTING ROOF FRAMING CONSISTS OF 1x SHEATHING OVER 2x8 @ 16"oc BEARING ON POST AND BEAM LINES.
- 4. PROVIDE 1/2" PLYWOOD OVERLAY ON EXISTING ROOF. NAIL WITH 10d @ 4"oc
- 5. PROVIDE (2)A34 POST CAP AT ALL 4x4 POSTS PER 8/S4.1.

Legend

(E) BEAM/JOISTS

JOIST EXTEND DIRECTION OF JOISTS

HANGER

STEEL COLUMN

WOOD POST BELOW (E) WOOD POST BELOW

(E) MASONRY WALL

Lower Roof Framing Plan

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







LTN CHECKED RGC APPROVED: RGC

St. James Cathedral Entry Vestibule

804 9th Ave Seattle, WA 98104

Gerrick Office 206.369.8434

Permit

Roof Framing Plans

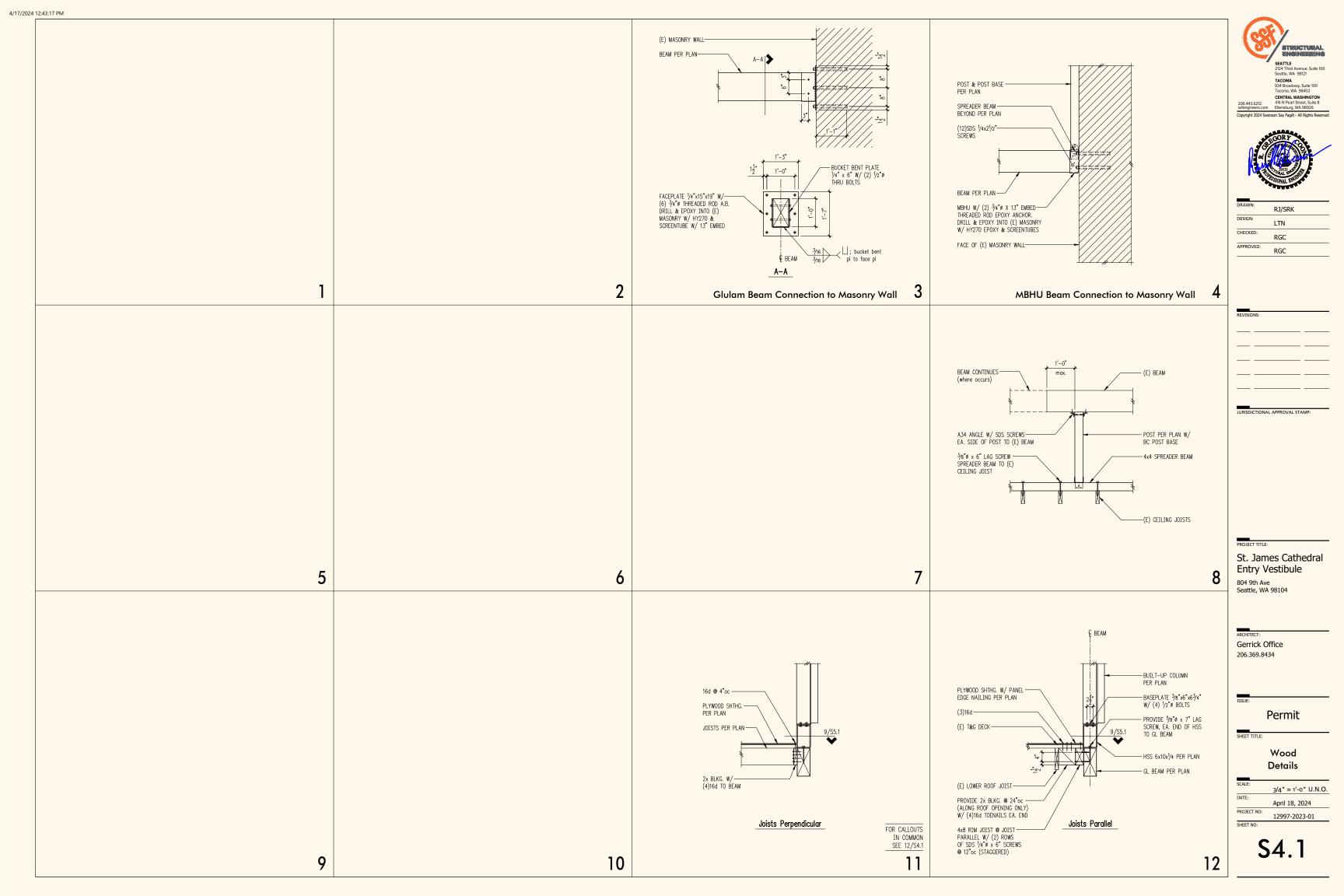
1/2" = 1'-0" April 18, 2024

PROJECT NO: 12997-2023-01

Light Monitor Roof Framing Plan

Scale: 1/9" = 1'-0"



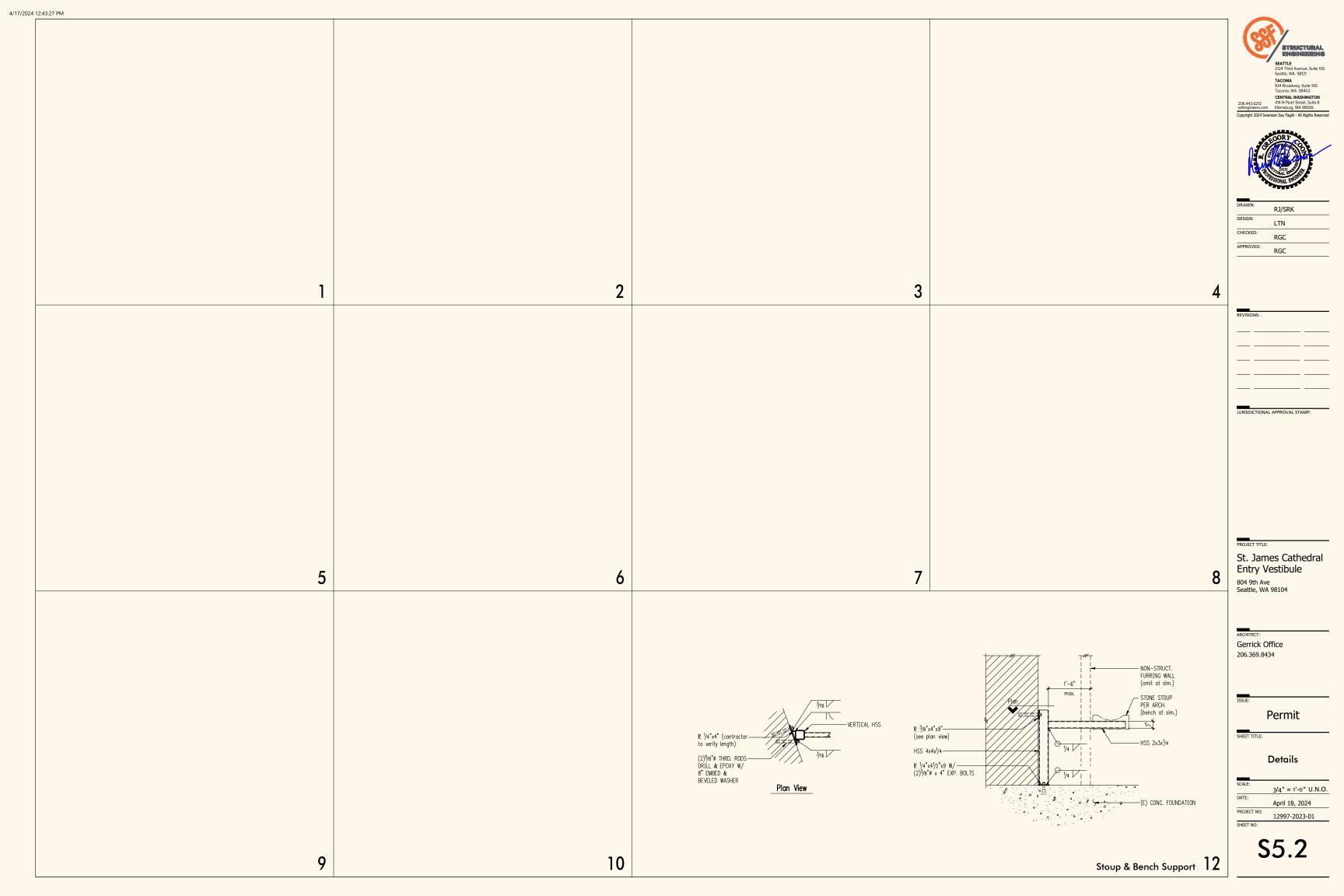




DRAWN:	RJ/SRK	
DESIGN:	LTN	
CHECKED:	RGC	
APPROVED:	PGC	

St. James Cathedral

3/4" = 1'-0" U.N.O. April 18, 2024 12997-2023-01



Saint James Cathedral - Entry Vestibule Alteration

804 9th Ave. Seattle, WA 98104 Landmarks Certificate of Approval Submittal DONH-COA-01200 April 23, 2024

Appendix

Saint James Cathedral - Entry Vestibule Alteration

(To be used for all Ordinances except Emergency.)

804 9th Ave. Seattle, WA 98104 Landmarks Certificate of Approval Submittal DONH-COA-01200 April 23, 2024

JEF:rbw 9/7/82

ORDINANCE 111579

AN ORDINANCE relating to historic preservation, imposing controls upon the St. James Cathedral, Rectory and site, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on February 6, 1980, voted to approve the nomination of the St. James Cathedral, Rectory and site at Ninth Avenue and Marion Streets in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on March 19, 1980, the Board voted to approve the designation of the St. James Cathedral, Rectory and site as a Landmark under Code Chapter 25.12; and

WHEREAS, on November 11, 1981, the Board approved controls and incentives which are not contested by the property

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks

Preservation Board of the St. James Cathedral, Rectory and

site more particularly described as:

Lots 1, 4, 5 and 8, Block 78, Terry's second addition to the town of Seattle and Lots 2, 3 and 6, block 78, McNaught's second addition to Seattle and the vacated alley between the additions

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

1) It is associated in a significant way with a significant aspect of the cultural, political, or econo-

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mic heritage of the community, city, state or nation; and

- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 3) It is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City;

is hereby acknowledged.

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Section 2. The following controls upon alteration of the Landmark are hereby imposed:

> A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations which:

- 1) would require a Building or Demolition Permit; and
- would affect the exterior of the structures and sites:

Nothing herein shall prevent any changes which are necessitated by changes in the liturgy or in theology, it being understood that the church is the exclusive authority on liturgy and theology and is the decisive party in determining what architectural changes are appropriate to the liturgy or theology.

Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. As a part of Code Section 24.74.020, Special Exceptions, certain incentives are available, on an applica-

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tion basis, to permit in certain circumstances uses not otherwise permitted within the zone in which the Landmark is located.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the Athamaday of	Maachd 192	24
and signed by me in open session in authentication of its pass	ssage this / Athy day	of
March 19 /	pulled the	
<u>k</u> r	resident of the City Council	
Approved by me this 16th day of Marke	192/4	
	Jalos KUNG	
Filed by me this 16th day of Mccach	, 1984. Mayor.	•
	Jim Hill	
Atte	est: City Comptroller and City Clerk	
(SEAL)		٠,
Re	Theresa Lumbon	

Published

Deputy Clerk.

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