



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

CERTIFICATE OF APPROVAL APPLICATION

The following information must be provided in order for the application to be complete, unless the Board staff indicates in writing that specific information is not necessary for a particular application, or the applicant makes a written request to submit an application for a preliminary design approval as set forth on page four of this application, and the staff agrees to accept the application.

Building/Property Name: Good Shepherd Center

Building/Property Address: 4649 Sunnyside Avenue North, Seattle, Washington 98103

Landmark District:
(if applicable) _____

Applicant: Historic Seattle PDA

Applicant's Address: 1117 Minor Avenue

Seattle, Washington 98101

Applicant's Phone: 206-622-6952

Applicant's Email: davidm@historicseattle.org

Property Owner's Name:
(printed) Historic Seattle PDA

Property Owner's Address: 1117 Minor Avenue, Seattle, Washington 98101

Property Owner's Signature: _____

Note: *If the applicant for this certificate is not the building/property owner the application **must** be signed by the building/property owner in the space indicated, above, or accompanied with a signed letter from the building/property owner designating the applicant as the owner's representative.*

FEE INFORMATION

SMC 22.900G.010 requires that an application fee be charged for each review for a Certificate of Approval. The fee is determined by the dollar value of the proposed project:

Design Approval

\$0 - 1,500 of construction costs.....\$25.00

Each additional \$5,000 of costs.....\$10.00

(Maximum fee per review.....\$4,000.00)

Estimate the construction costs, calculate the fee and make checks payable to the City of Seattle.

Total Project Cost	<u>\$235,000</u>
Fee Submitted	<u>\$49500</u>

The Landmarks Preservation Board has been designated by the Seattle City Council to review and approve certificates for changes to landmark buildings. Controls on landmarks vary depending on whether they are individually designated or located in one of four landmark districts (Columbia City, Fort Lawton, Harvard-Belmont, and Sand Point Naval Air Station) under the jurisdiction of the Landmarks Preservation Board. To assure that your submission has considered all the impacts to the landmark, or landmark district, contact Board staff. The Board staff can provide applicants with design guidelines, historic preservation references and information on other applicable regulations through the City's Historic Preservation Division, 615-1786.

1. **Description**

Describe the proposed work and any changes it will make to the landmark building or property. All items must be included in this application. (Attach additional pages if necessary.)

Approx. 4,734 sq. ft. of low-slope BUR roof at the North Annex building is presently in poor condition and allowing substantial ponding of water due to lack of positive slope to the drain located in the center of the roof. The existing roof is a low-slope roof with a gravel stop perimeter flashing atop a composite (concrete over corrugated steel) deck. Our goal is to provide a positive slope to drain to prevent ponding water and to provide a new roof membrane system over the existing roof. Work involves overlay with new thermoplastic polyolefin or PVC roof membrane system, which includes a mechanically attached substrate board, adhered tapered insulation package, adhered cover board,

and adhered roof membrane. Existing roof accessories to be generally removed for refurbishment
and reuse to accommodate new assembly build-up. New framing to accommodate the new build-up
at roof perimeters and at existing roof penetrations such as hatches, vents, and drain as indicated on
the attached project documents. Installation of new silicone elastomeric coating and sealants on
west elevation wall, to match existing color. Please see attached Exhibits for more detail.

2. Four (4) sets of scale drawings with all dimensions shown of:
 - a. A site plan of existing conditions, showing adjacent streets and buildings and a site plan showing proposed changes;
 - b. A floor plan showing the existing features and a floor plan showing the proposed new features or changes;
 - c. Elevations and sections of both the proposed new features and the existing features;
 - d. Construction details;
 - e. A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings.
3. Photographs of any existing features that would be altered and photographs showing the context of those features such as the building facade where they are located. The photographs must clearly show these features; ***Polaroids, digital photos and/or color Xeroxes may not be accepted. Clear digital photos are accepted.***
4. One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint.
5. If the proposal includes new signage, awnings, or exterior lighting:
 - a. Four (4) sets of scale drawings of proposed signage or awnings showing the overall dimensions, material, graphic designs, typeface, letter size and colors;
 - b. Four (4) sets of a plan, photograph, or elevation drawing showing the location of the proposed awning or sign;
 - c. Four (4) copies of details showing the proposed method of attaching the new awning, sign, or proposed exterior lighting;
 - d. One (1) sample of proposed sign colors or awning material and color;

- e. The wattage and specifications of the proposed lighting, and a picture of the lighting fixture;
- 6. If the proposal includes demolition of a structure or object:
 - a. A statement of the reason(s) for demolition;
 - b. A description of the replacement structure or object.
- 7. If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features being replaced, removed, or demolished.

Determination of Completeness

The staff shall determine whether an application is complete and shall notify the applicant in writing within twenty-eight (28) days of the application being filed whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete. Within fourteen (14) days of receiving the additional information, the staff shall notify the applicant in writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the staff does not notify the applicant in writing by the deadlines in this section that the application is incomplete. A determination that the application is complete is not a determination that the application is vested.

The determination of completeness does not preclude the staff or the Board from requiring additional information during the review process if more information is needed to evaluate the application according to the standards in SMC 25.12 and in any rules adopted by the Board, or if the proposed work changes.

Preliminary Design

An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design if the applicant waives in writing the deadline for a Board decision on the final design and any deadlines for decision on related permit application under review by the Department of Construction and Inspections. ***A written waiver must be included with this application.*** The staff may reject the request if it appears that approval of a preliminary design would not be an efficient use of staff or Board time and resources, or would not further the goals and objectives of SMC 25.12. To be complete, an application for preliminary design must include the information listed above on page one of this application and in Section 1. Description, Section 2a.- 2c., Section 3, and Section 6. *A Certificate of Approval that is granted for a preliminary design shall be conditioned upon subsequent submittal and Board approval of the final design, including all of the information listed above in subsection B, prior to issuance of permits for work affecting the landmark.*

The following is a list of attached Exhibits and brief description of their contents:

Exhibit A

Overview of proposed work, basis of design, location, and photos showing existing conditions.

Exhibit B

Scope of work and plan set drawings, including the following details:

- * Detail 1/BE-6.03, which depicts the vertical relationship between the new roof build-up and windows existing beneath; and also includes a dimension to the new gravel stop fascia.
- * Detail 2/BE-6.03, which depicts the existing condition with respect to the existing windows beneath.

Exhibit C

Site plan and architectural elevation drawings of the North Annex structure.

Exhibit D

Before and after images showing the visual impact of the proposed roof work.

EXHIBIT A

DESCRIPTION OF PROPOSED WORK FOR CERTIFICATE APPROVAL

Basis of Design

The design goal is to provide a positive slope to drain to prevent ponding water and to provide a new roof membrane system over the existing, original roof. While the Seattle Building Code allows for the disregard of the minimum one quarter unit vertical in 12 horizontal unit (1/4:12) rule for slope in roof recover applications, most membrane systems do not allow for slopes smaller than 1/4:12, which is also consistent with roofing industry best practices.

Several design approaches were investigated:

- Addition of new drains.
 - This approach was prohibitive due to the magnitude of plumbing modifications/upgrades required at the interior of the building.
- Directing water to a perimeter scupper and downspout.
 - This approach was prohibitive due to the overall change to the exterior appearance to the roof and siding with the addition of scuppers and downspouts. Also, the building lacks a below-grade storm drainage line to receive the roof water.
- Providing minimal slope to drain and utilizing a polymethyl methacrylate (PMMA) roof membrane.
 - While a PMMA roof is suitable for slopes less than 1/4:12, this approach in practice typically results in undesired low points resulting in ponding water and was contrary to our design intent.
 - This approach was also prohibitive due high initial cost of installing the membrane system.
- Providing a 1/4:12 build up and installing a sheet membrane roof.
 - This approach met our overall design intent and allowed the use of, or mimicking the use of existing components.
 - This approach was also the most cost-efficient and minimally invasive approach.

It should also be noted that the existing emergency exit stairs along the west elevation connection to the Main Building presented a design challenge when implanting a new slope to drain.

Sheet Membrane and 1/4:12 Slope Design

The cosmetic approach to this design mimics the roof perimeter gravel stop fascia detail while recognizing the new design. This will provide a slightly taller fascia as a result of the slope build-up within the plan of the roof. The existing gravel stop fascia hangs down 4 inches whereas the proposed gravel stop fascia is

calculated to be approximately 12 inches tall, resulting in a 16-inch tall fascia surrounding the building roof. The intent is to utilize a gravel stop fascia of the same finish color as the existing.

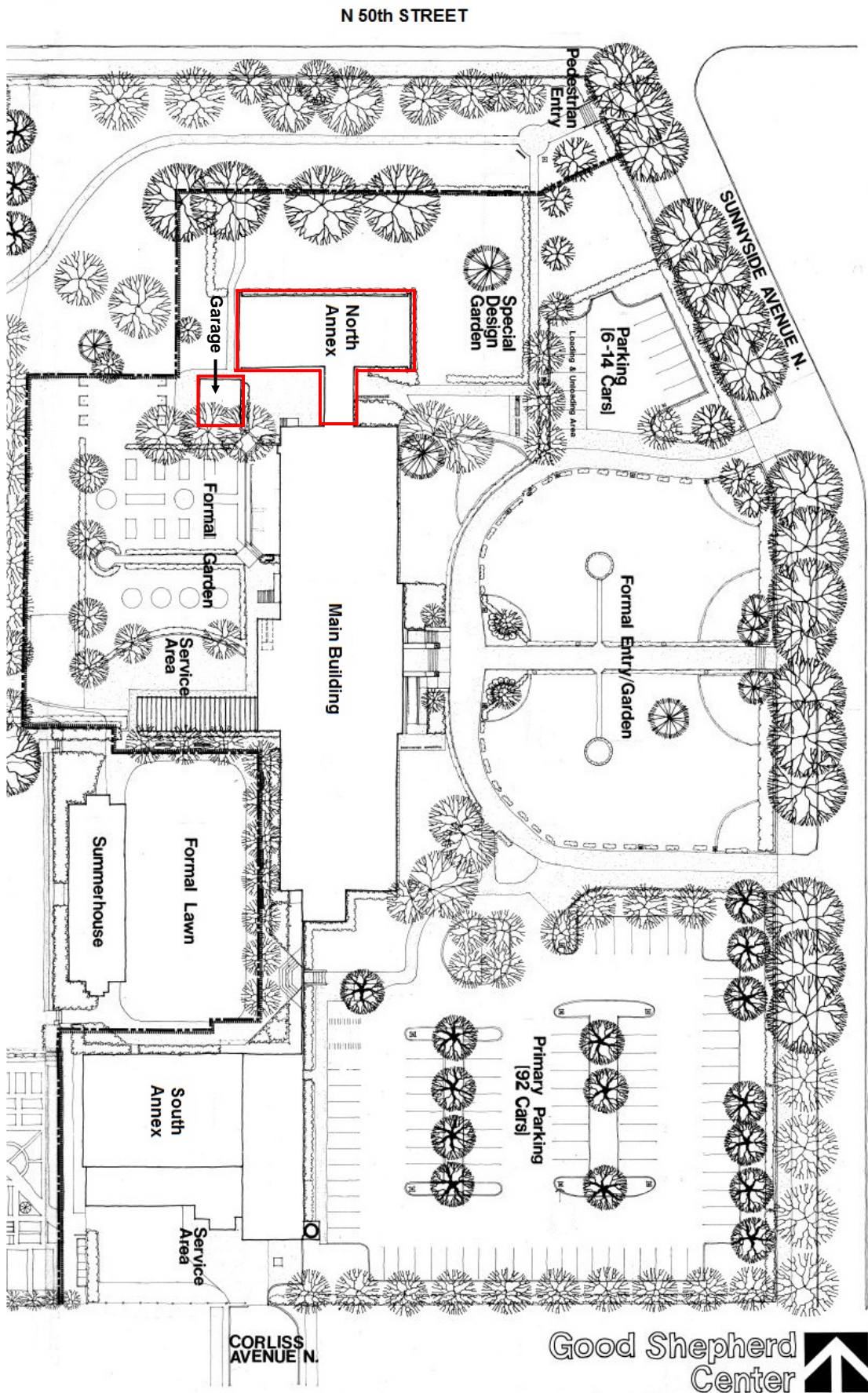
The proposed design includes a small modification to the portion of the roof under the existing Main Building emergency exit stairs along the west elevation of the building. The scope is denoted in RDH detail 3/BE-6.02. This portion of the roof is generally concealed from public view and is necessary to accommodate the roof recover work and membrane build-up. Existing stair rafters are notched around the existing roof and clearance does not exist to perform any new roof membrane work. A roof downspout exists just south of the stairs, against the Main Building wall, which the design proposes to utilize for drainage for the portion of the roof south of the ridge line defined in sheet BE-1.01.

Existing Conditions

Ponding water on the rooftop



Site Plan & Area of Proposed Work



Perimeter Photos – North Annex Building & Garage









EXHIBIT B

The Good Shepherd Center | B3908.016
North Annex Building Reroof and Wall Recoat Project
March 11, 2022 BID SET

1 Outline Scope of Work

1.1 Scope of Work

- A. Owner will engage a specialty contractor to perform hazardous waste testing of existing roof, roofing components slated for removal, and existing paint present along the west and south wall.
- B. Work includes overlay of existing roof with new thermoplastic polyolefin (TPO) or PVC roof membrane system which includes a mechanically attached substrate board, adhered tapered insulation package, adhered cover board, and adhered roof membrane. Existing roof accessories to be generally removed for refurbishment/reuse to accommodate new assembly buildup. The contractor will qualify the existing roof assembly for new roof system overlay capable of withstanding project-specific wind uplift loads, perform selective demolition as indicated on the project documents, and new framing to accommodate the new build up at roof perimeters and at existing roof penetrations such as hatches, vents, and drain as indicated on the project documents. Roofs within the scope of work are identified in the plans.
- C. Work includes stripping of existing finish paint along west and south elevation walls of the Annex, removal of existing sealants from opening perimeters, preparation of substrate, installation of new silicone sealants, and installation of new silicone elastomeric coating to match existing color. Limited temporary removal or protection of existing conduits and utilities should be anticipated to facilitate the work.
- D. Specifications for roofing and walls are provided in Section 2.

1.2 Warranties

- A. Contractor shall provide a 2-year labor and materials warranty. Warranty shall include all materials and labor to remove and replace defective construction materials or workmanship.
- B. Roof membrane manufacturer shall provide a 20-year NDL materials warranty.
- C. Silicone elastomeric coating manufacturer shall provide a 15-year material warranty.

1.3 General Requirements

- A. Work shall comply with the 2018 Seattle Building Code, 2018 Seattle Existing Building Code, and/or other code or regulatory requirements in the jurisdiction of the work site.
- B. Work shall comply with details and outline specifications listed herein.
- C. Observe all OSHA requirements.
- D. Install adjacent materials and finishes during removals by installing temporary protective structures as required. All damage caused by construction materials is the responsibility of the Contractor.
- E. The term *qualify* means performing qualitative or quantitative testing to verify suitability of existing construction and/or components to remain as part of the work.
- F. The term *install* means *supply and install* unless noted otherwise. *Remove* means *remove and discard* unless noted otherwise that materials will be reused.
- G. Install and maintain all necessary temporary overhead protection to protect the public and workers at building entrances.
- H. Install temporary scaffolding stair access, roof access ladders, chutes, bins, fall restraint, fall protection and construction storage as required.
- I. Install all temporary construction facilities as required to implement the work. Expected facilities include, but not limited to site office, job boxes, and material storage areas.
- J. This scope of work is intended to outline the general nature of the work and does not relieve the Contractor from its duty to build quality work in accordance with reasonably anticipated conditions, building codes and manufacturer's instructions.

1.4 Scope of Work

- A. This section denotes the general intent of the construction activities but is not intended to be exhaustive. Standard industry norms, construction sequences and reasonably anticipated conditions still apply.
- B. General Demolition
 - 1. Coordinate with the Owner prior to disconnecting existing utilities, vents, and hatches.

2. Maintain integrity of existing components for interface with new roof assembly components as shown on plans.
- C. Roof Assembly
1. Remove existing penetrations such as vents, hatches, and utilities for refurbishment and reuse.
 2. Contractor shall qualify existing roof for installation of new roof assembly.
 - a. Utilize electronic vector field mapping test to identify integrity of existing roof. Notify Consultant of breaches identified.
 - b. Perform mechanical fastener pullout test following procedures outlined in ANSI/SPRI FX-1. Furnish results to roof membrane systems manufacturer.
 3. Roof performance parameters:
 - a. Provide fully adhered membrane roofing system to resist uplift pressure calculated according to ASCE/SEI 7.
 - b. Basic Wind Speed: 90 mph
 - c. Exposure: B
 4. Install perimeter framing as required to accommodate new assembly buildup.
 5. Frame new curbs as necessary for existing penetrations to accommodate new assembly buildup.
 6. Perform roof membrane detailing at curbs, penetrations, drains, and roof perimeter conditions per the roof membrane manufacturer details.
 7. Install 24 gauge TPO clad metal flashings in standard colors (to be selected by the Owner),
 - a. Provide a 24 gauge, stainless steel, fully soldered scupper at the drain at the steel stair area.
 8. Replace the existing roof hatch with a new Bilco hatch.
- D. Perform plumbing and electrical work as may be needed to accomplish the roofing work.
- E. OPTIONAL: Perform electronic vector field mapping test to identify leakage points in the new roof assembly prior to turnover.
- F. Invite roof membrane manufacturer's technical representative to perform a final warranty walk and correct any deficiencies identified by the representative.

G. West and South Wall

1. Strip existing paint to substrate.
2. Disconnect existing conduits and other utilities to facilitate continuous application of the work. Store for reinstallation upon completion of painting work.
3. Prepare substrate.
 - a. Route and silicone seal all existing cracks.
 - b. Remove all loose material and repair with a non-shrink grout compound.
 - c. Fill substrate voids with approved material suited for the condition.
4. Remove existing sealants from window and door opening perimeters, flashings, and field of wall conditions which may hinder adhesion of the new silicone elastomeric coating.
5. Remove existing sheet metal flashing at base of wall above canopy and install new sheet metal flashing and as indicated in the plans.
6. Install new bond breaker and silicone sealant joint.
7. Apply new silicone elastomeric coating.

1.5 Project Close Out

- A. Provide punch list form to the Owner.
- B. Correct any deficiencies identified by Owner.
- C. Submit contractor and material warranty certificates to Owner.
- D. Submit roof membrane system warranty certificates to Owner.
- E. Close out all open permits. Include as-built drawings as part of submission as required.
- F. Provide as-built drawings to Owner.
- G. Clean work area upon completion of Project.
- H. Provide attic stock of colored components for Owner. Quantities to be determined by Owner.

2 Outline Specifications

2.1 Thermoplastic Polyolefin (TPO) Roof Assembly

2.1.1 Basis of Design

- A. Firestone Building Products UltraPly TPO, 60 mil membrane system, or furnish complete system from the following:
 - 1. Carlisle Syntec.
 - 2. Fibertite.
 - 3. Color selected by Owner from manufacturer's full range.
 - 4. Furnish structural fasteners and bonding adhesives as recommended by manufacturer for application and capable of resisting wind uplift loads specific to project.
- B. TPO clad sheet metal flashing/cleat/clad metal gravel stop.
 - 1. Color to match field of roof membrane or as selected by Owner from manufacturer's full range.
 - 2. Provide 24 gauge as indicated on plans.
- C. Substrate board and cover board:
 - 1. DensDeck Prime Roof Board supplied by roof systems manufacturer, minimum 1/4-inch thick or as recommended by manufacturer for application.
 - 2. Concrete fasteners and plates recommended by manufacturer for securing substrate board to existing roof, capable of resisting wind uplift loads specific to project.
 - 3. Insulation adhesive recommended by roof membrane manufacturer for adhesion to insulation layer, capable of resisting wind uplift loads specific to project.
- D. Flat and tapered polyisocyanurate insulation:
 - 1. Resista ISO 95+, flat and tapered to create slope and crickets to drain.
 - 2. Insulation adhesive recommended by roof membrane manufacturer for adhesion to substrate board and subsequent insulation board courses, capable of resisting wind uplift loads specific to project.

- E. Temporary roof membrane/air and vapor barrier membrane:
 - 1. Firestone V-Force Vapor Control Membrane.
 - 2. Substrate primer as recommended by manufacturer.
- F. Furnish all roof system accessory membranes, boots, cut-edge sealants, and hardware recommended by roof membrane system manufacturer to complete details shown on plans.

2.1.2 Roofing Accessories

- A. Borate treated plywood and dimensional lumber required to frame curbs and perimeter details.
- B. Minimum G90 galvanized light gauge steel studs as required to frame curbs and perimeter details.
- C. Nails and screws utilized for framing shall be hot dipped galvanized per ASTM A153/A153M.
- D. Exposed fasteners shall be grade 304 or 316 stainless steel with EPDM or neoprene gaskets.
- E. High-temperature rated self-adhered membrane:
 - 1. Grace Ultra or similar, rated for high-temperature applications beneath metal caps as indicated on plans.
 - 2. Furnish silicone sealant compatible with membrane to detail membrane lap edges.
 - a. Dow Corning 758 or as recommended by membrane manufacturer for application.
 - b. Non-silicones are not allowed for this application.
- F. Polymethyl Methacrylate (PMMA) Flashing Membrane
 - 1. Soprema Alsan RS or similar as required by details.

2.1.3 Roofing Submittals

- A. Submit the following for the Owner:
 - 1. Color samples.
 - 2. Product data and maintenance informational submittals for all products/product systems installed.

3. Shop/As-Built Drawings:
 - a. Shop drawing details reflective of project details. Capture interfaces and products used.
 - b. Taper plan.
4. Warranty:
 - a. 2-year material and labor warranty.
 - b. 20-year manufacturer's NDL warranty.

2.2 Silicone Elastomeric Coating

2.2.1 Basis of Design

- A. GE Silicones SilShield 3100 Architectural Coating, or furnish from the following approved manufacturers:
 1. DowSil AllGuard.
 2. Color to match existing applied along west and south walls, or as selected by Owner from manufacturer's full range.
- B. GE Silicones Optic 3101 Translucent Silicone Coating, or furnish from the following approved manufacturers:
 1. DowSil AllGuard.
 2. Coating to be translucent, and not pigmented.
 3. Coating to be applied to existing masonry fins and as indicated on plans.
- C. Accessories
 1. GE SilShield SCS 2700 for use on porous surfaces or as recommended by silicone coating manufacturer.
 2. GE SilShield SCS 2000 for use on metal surfaces or as recommended by silicone coating manufacturer.
 3. Furnish primers recommended by manufacturer for anticipated substrates.
 4. Backer rod: bi-cellular type.
 5. Bond breaker tape for conditions which do not permit installation of a backer rod, polyethylene type.

6. Euclid Chemicals VersaSpeed Repair Mortar or similar, suitable to repair damaged concrete substrate.
7. Prefinished sheet metal flashing, minimum G90 base metal with PVDF coating. 24 gauge.
8. Stainless steel sheet metal flashing, ASTM A666 Type 304. 24 gauge.

2.2.2 Silicone Elastomeric Submittals

- A. Submit the following for the Owner:
 1. Silicone elastomeric coating color samples from manufacturer's full range.
 2. Silicone sealant color samples from manufacturer's full range.
 3. Product data for respective silicone products listed above.
 4. Product data for backer rod and bond breaker tape.
 5. Product data for repair mortar.
 6. Product data for sheet metals. Include color from manufacturer's full range.
2. Manufacturer's Warranty

Good Shepherd Center North Annex Roof & West Wall

Project Address: 4649 Sunnyside Ave. N, Seattle WA 98103
County Assessor's Parcel #: 0825049102

PROJECT INFORMATION

DESCRIPTION OF WORK:

RE-ROOFING AND WALL RE-COATING OF AN EXISTING OCCUPIED BUILDING. BUILDING IS TO REMAIN IN-USE AND INHABITED THROUGHOUT DURATION OF RENEWAL CONSTRUCTION. NO CHANGE IN OCCUPANCY, USE, FOOTPRINT, OR PARKING.

WORK INCLUDES TAPERED RECOVER. TARGETED UPGRADES TO ENCLOSURE INCLUDE NEW LOW-SLOPE THERMOPLASTIC ROOFING MEMBRANE AT THE NORTH ANNEX ROOF AND RE-COATING OF THE WEST AND SOUTH WALL.

NO CHANGES PROPOSED TO STRUCTURE.

APPLICABLE CODES:

2018 SEATTLE EXISTING BUILDING CODE AS ADOPTED & AMENDED BY THE CITY OF SEATTLE
2018 SEATTLE BUILDING CODES

PROJECT CONTACT INFORMATION

OWNER:

GOOD SHEPHERD CENTER
4649 SUNNYSIDE AVE N
SEATTLE, WA 98103

CONTACT:

MATT MURRAY
HISTORIC SEATTLE
4649 SUNNYSIDE AVE N
SEATTLE, WA 98103
MATTM@HISTORICSEATTLE.ORG

BUILDING ENVELOPE CONSULTANT:

RDH BUILDING SCIENCE INC.
2101 N 34TH STREET #150
SEATTLE, WA 98103

CONTACT:

TOM CUEVAS | RRO
TCUEVAS@RDH.COM

PROPERTY LEGAL DESCRIPTION:

Property Name: GOOD SHEPHERD CENTER

KING COUNTY ASSESSOR'S PARCEL #:

0825049102

GENERAL NOTES:

SCOPE OF WORK:

THESE DRAWINGS ARE INTENDED TO PROVIDE DETAILS RELATED TO THE RENEWALS CONSTRUCTION OF THE EXISTING BUILDING ENCLOSURE.

CRITERIA:

MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND REFERENCED CODES.

CONTRACTOR RESPONSIBILITIES:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS. THE CONTRACTOR, AND HIS SUBCONTRACTORS, ARE RESPONSIBLE FOR ALL SCAFFOLDING AND ACCESS TO THE EXTERIOR BUILDING SURFACES AS NECESSARY TO COMPLETE THEIR WORK.

DEFINITIONS:

THE FOLLOWING DEFINITIONS APPLY TO THE DEFINED TERMS USED IN THESE GENERAL NOTES.

BEC (BUILDING ENCLOSURE CONSULTANT); REFERS TO RDH BUILDING SCIENCE, INC. ("RDH") AS ARCHITECT OR ENGINEER OF RECORD FOR BUILDING ENCLOSURE DRAWINGS AND SPECIFICATIONS PREPARED BY RDH.

ENGINEER; REFERS TO THE ENGINEER OF RECORD FOR THE APPLICABLE DRAWINGS AND SPECIFICATIONS, SUCH AS STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER.

PER PLAN; INDICATES REFERENCE TO THE ARCHITECTURAL, STRUCTURAL, OR BUILDING ENCLOSURE PLANS, ELEVATIONS, AND DETAILS.

DRAWINGS:

BUILDING ENCLOSURE DRAWINGS ARE THE SOLE PROPERTY OF RDH BUILDING SCIENCE, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION. DRAWINGS ARE NOT TO BE SCALED TO OBTAIN DIMENSIONS. ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. NOTES ON THE INDIVIDUAL DETAILS GOVERN OVER THESE GENERAL NOTES.

CONTRACTOR INITIATED CHANGES:

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE BUILDING ENCLOSURE CONSULTANT FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT. SHOP DRAWING SUBMITTALS PROCESSED BY THE BUILDING ENCLOSURE CONSULTANT ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS IS TO DEMONSTRATE THE CONTRACTOR'S UNDERSTANDING OF THE DESIGN CONCEPT BY INDICATING WHICH MATERIALS ARE INTENDED TO BE FURNISHED AND INSTALLED, BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN THE SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED, EITHER BEFORE OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

SHOP DRAWING REVIEW:

REVIEW BY THE BUILDING ENCLOSURE CONSULTANT IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE BEC, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING WORK IN A SECURE MANNER.

SEQUENCING:

SOME BUILDING ENCLOSURE MATERIALS MUST TO BE PLACED BEHIND OR BENEATH STRUCTURAL COMPONENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SEQUENCE AND COORDINATE THE PLACEMENT OF THE MATERIALS INVOLVED SO THAT THE WATER RESISTIVE BARRIER AND/OR AIR BARRIER CONTINUITY IS MAINTAINED.

DESIGN LOAD CRITERIA:

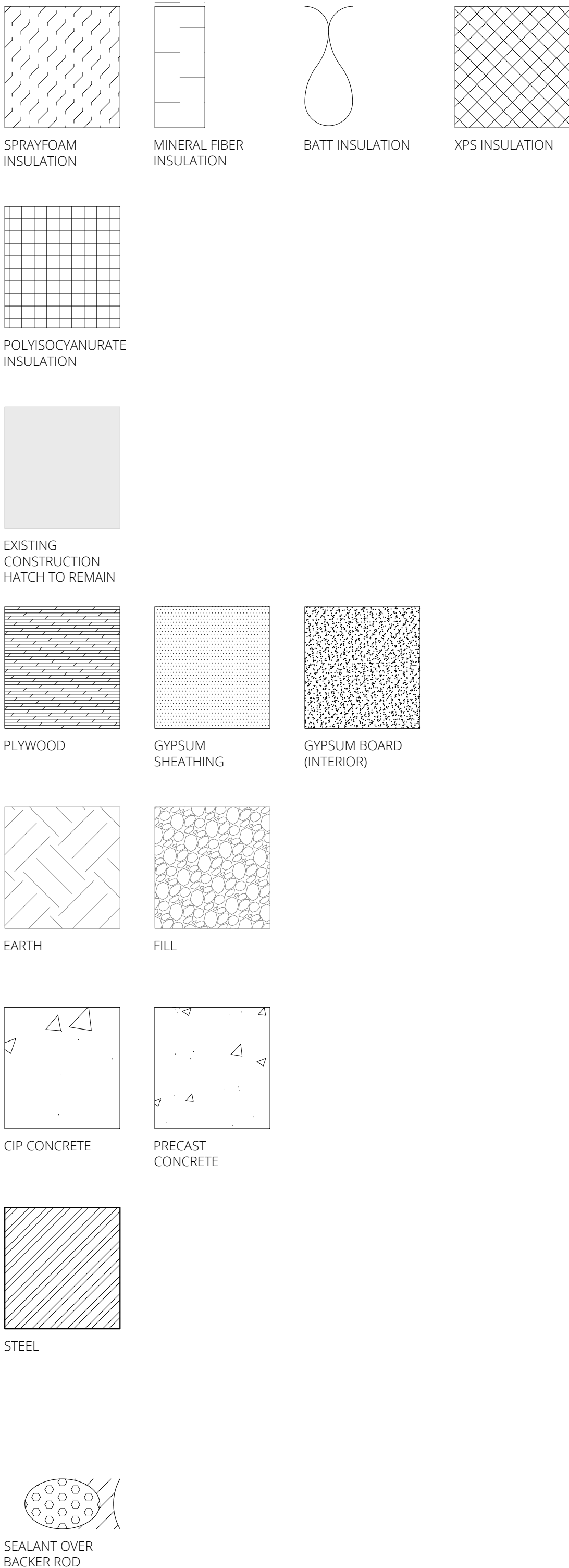
DESIGN LOADS SHALL BE AS REQUIRED BY THE APPLICABLE CODES.

SEE PROJECT SPECIFICATIONS.

TYPICAL ABBREVIATIONS

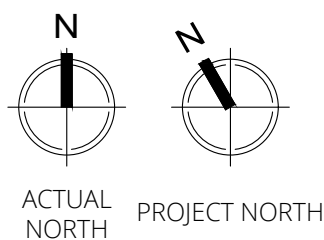
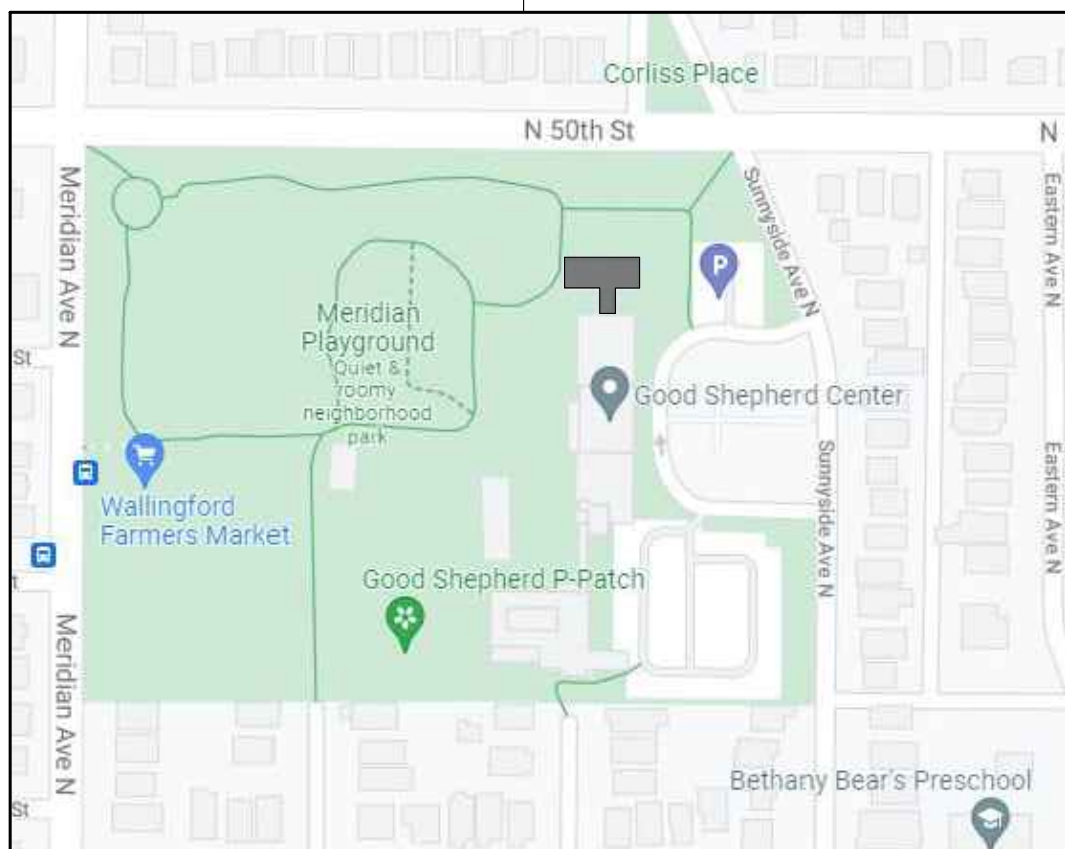
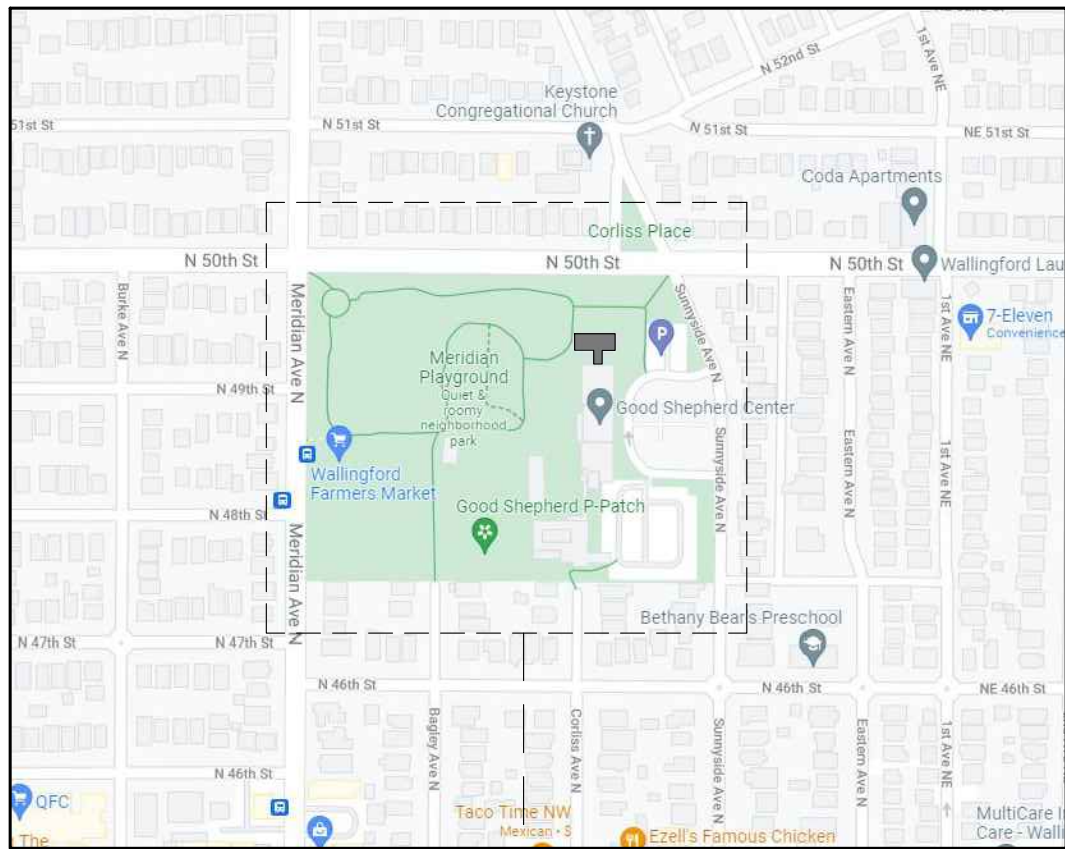
AB	Air Barrier	R	Radius
ADDL	Additional	RD	Roof Drain
ALT	Alternate	REF	Refer / Reference
ARCH	Architectural	REINF	Reinforcing
BE	Building Envelope	REQD	Required
B/	Bottom of	RET	Retaining
BMU	Brick Masonry Unit	RO	Rough Opening
BP	Base Plate	SAM	Self-Adhered Membrane
BLDG	Building	SCHED	Schedule
BLKG	Blocking	SECT	Section
BOT	Bottom	SHTHG	Sheathing
BSM	Bentonite Sheet Membrane	SIM	Similar
BTWN	Between	SOG	Slab on Grade
CIP	Cast in Place	SPEC	Specifications
CJ	Construction or Control Joint	SQ	Square
CLR	Clear	SF	Square Foot
CMU	Concrete Masonry Unit	SS	Stainless Steel
COL	Column	STD	Standard
CONC	Concrete	STIFF	Stiffener
CONN	Connection	STL	Steel
CONT	Continuous	STRUCT	Structural
CSINK	Countersink	SYM	Symmetrical
CST	Closure Strip	T/O	Top of
CTRD	Centered	T&B	Top and Bottom
O	Diameter	T&G	Tongue & Groove
DET	Detail	TBD	To Be Determined
DBL	Double	TERM	Termination
DF	Doug Fir	THKND	Thickened
DIAG	Diagonal	THRU	Through
DIST	Distributed	TRANSV	Transverse
DN	Down	TYP	Typical
DO	Ditto	U/	Under
DP	Depth/Deep	UNO	Unless Noted Otherwise
DWG	Drawing	VERT	Vertical
EA	Each	W	Wide
EF	Each Face	W/	With
EL	Elevation	W/O	Without
ELEC	Electrical	WP	Waterproofing
EMBED	Embedment	WRB	Water Resistive Barrier
EQ	Equal	WSS	Water Sheading Surface
EQUIP	Equipment	+/-	Plus or Minus
EW	Each Way		
EXP	Expansion		
EXP JT	Expansion Joint		
EXIST	Existing		
EXT	Exterior		
FAAWRB	Fluid-Applied Air/Water Resistive Barrier		
FD	Floor Drain		
FDN	Foundation		
FF	Foil-Faced		
FIN	Finish		
FLR	Floor		
FLSH	Flash or Flashing		
FRC	Fiber Reinforced Cement		
FTG	Footing		
FG	Face of		
GA	Gage		
GALV	Galvanized		
GWB	Gypsum Wall Board		
HDR	Header		
HF	Hem-Fir		
HGR	Hanger		
HD	Hold-down		
HLAM	Hot Liquid Applied Membrane		
HORIZ	Horizontal		
HP	High Point		
HR	Hot Rubber		
HT	High Temperature		
IBC	International Building Code		
ID	Inside Diameter		
IF	Inside Face		
IF	Insulation		
INSUL	Interior		
INT	Joint		
JT	Liquid Applied Flashing		
LAF	Lineal Foot		
LF	Long Leg Horizontal		
LLH	Long Leg Vertical		
LLV	Low Point		
LP	Masonry		
MAS	Maximum		
MAX	Metal Clad		
MC	Mechanical		
MECH	Mezzanine		
MEZZ	Manufacturer		
MFR	Minimum		
MIN	Miscellaneous		
MISC	Metal		
MTL	Not in Contract		
NIC	Not to Scale		
NTS	Over		
O/	On Center		
OC	Outside Diameter		
OD	Outside Face		
OF	Opening		
OPNG	Opposite		
OPP	Oriented Strand Board		
OSB	Parallel		
	Plate		
P	Powder Actuated Fastener		
PAF	Perimeter		
PERIM	Perpendicular		
PERP	Plywood		
PLWD	Prefabricated		
PREFAB	Pounds per Square Foot		
PSF	Pounds per Square Inch		
PSI	Pressure Treated		
PT			

SYMBOL LEGEND



VICINITY MAPS (NOT TO SCALE)

COURTESY OF GOOGLE MAPS



DRAWING INDEX

NO.	SHEET	TITLE
1	BE-0.01	COVERSHEET - PROJECT INFORMATION, DRAWING INDEX, SYMBOL LEGEND, GENERAL NOTES
2	BE-1.01	ROOF PLAN
3	BE-3.01	WALL DETAILS
4	BE-3.02	WALL DETAILS
5	BE-6.01	ROOF DETAILS
6	BE-6.02	ROOF DETAILS
7	BE-6.03	ROOF DETAILS

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 19, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCE, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:

B3908.016

PROJECT TITLE:

Good Shepherd Center North Annex Roof & West Wall

4649 Sunnyside Ave. N, Seattle WA 98103

SHEET TITLE:

PROJECT INFORMATION, DRAWING INDEX, SYMBOL LEGEND, GENERAL NOTES

DRAWING NO.:

BE-0.01

SCALE: As NOTED

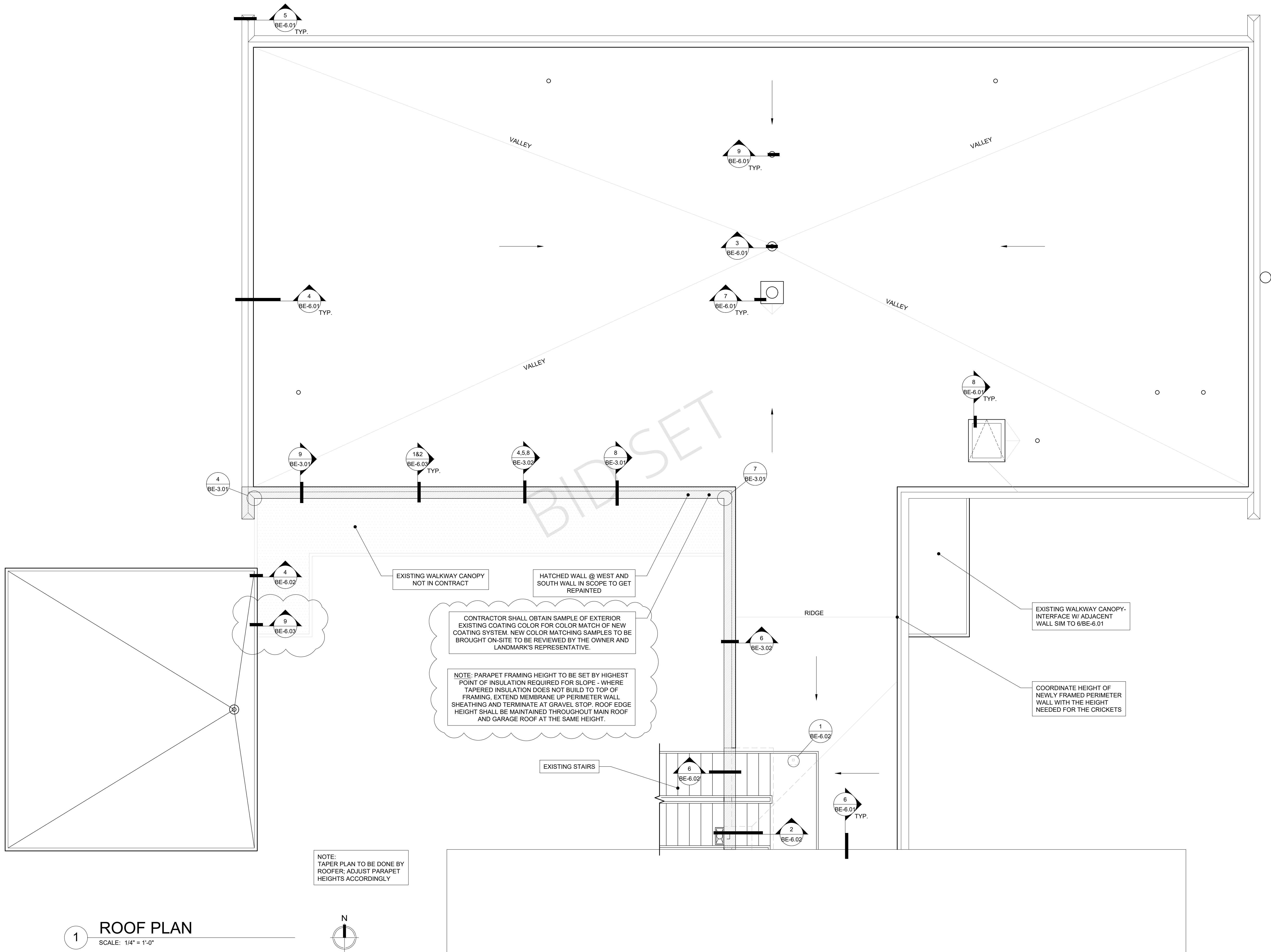
DRAWN BY: MS

DATE: May. 23, 2022

CHECKED BY: HO/PO

S:\B3908 - Good Shepherd Center\B3908.016 - Annex Roof & West Wall\Design\Drawings\RDH\Drawings\Current Drawings\B3908.016 Good Shepherd - BE 6.s.x - ROOF PLAN & DTLs.dwg

May 23 2022 9:40 AM



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

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 15, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:

B3908.016

PROJECT TITLE:

Good Shepherd
Center North Annex
Roof & West Wall

4649 Sunnyside Ave. N, Seattle WA

SHEET TITLE:

ROOF PLAN

DRAWING NO.:

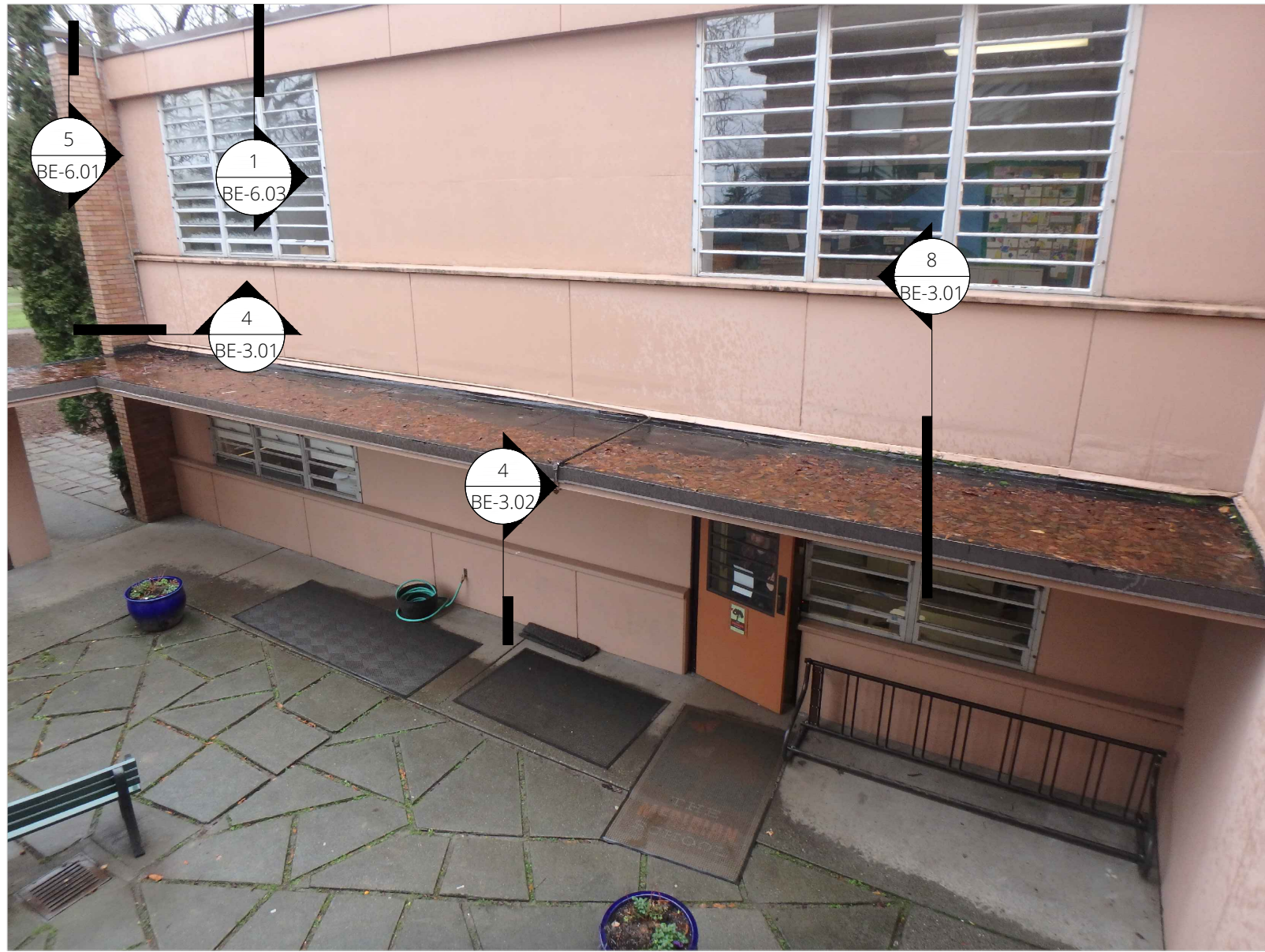
BE-1.01

SCALE: As NOTED

DRAWN BY: MS

DATE: May. 23, 2022

CHECKED BY: HO/PO



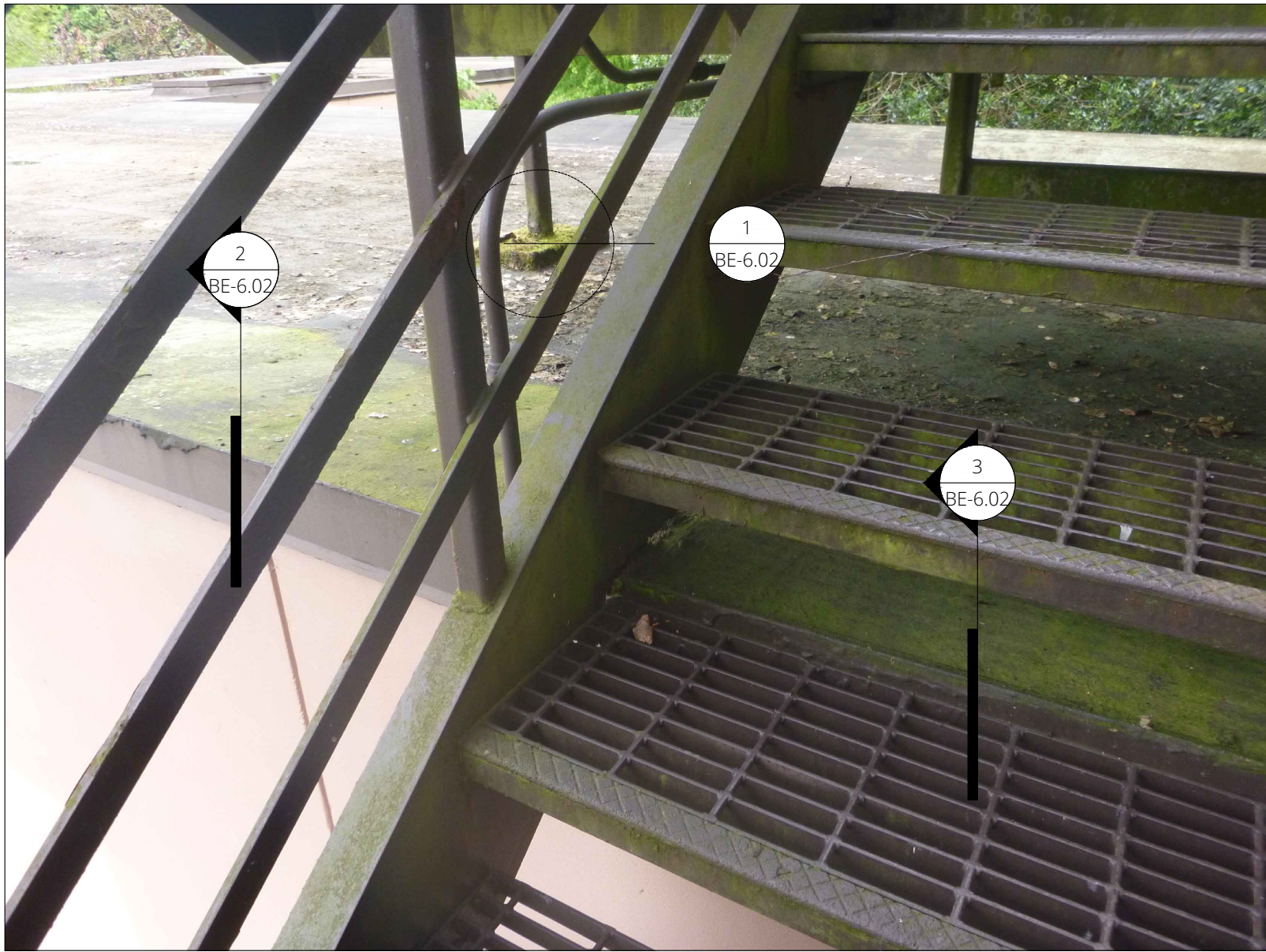
1 DETAIL REFERENCE PHOTOGRAPH

SCALE: 3" = 1'-0"



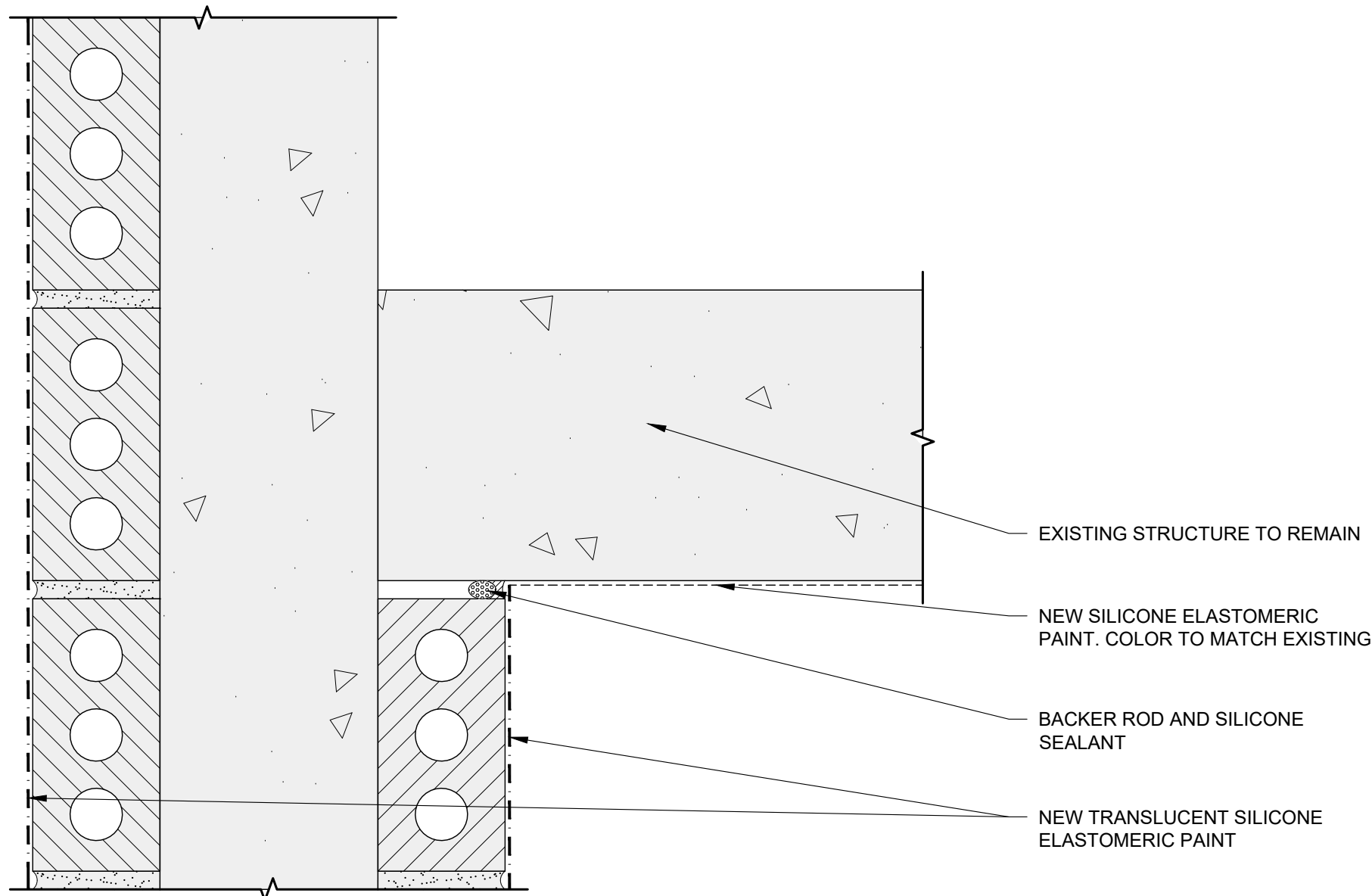
2 DETAIL REFERENCE PHOTOGRAPH

SCALE: 3" = 1'-0"



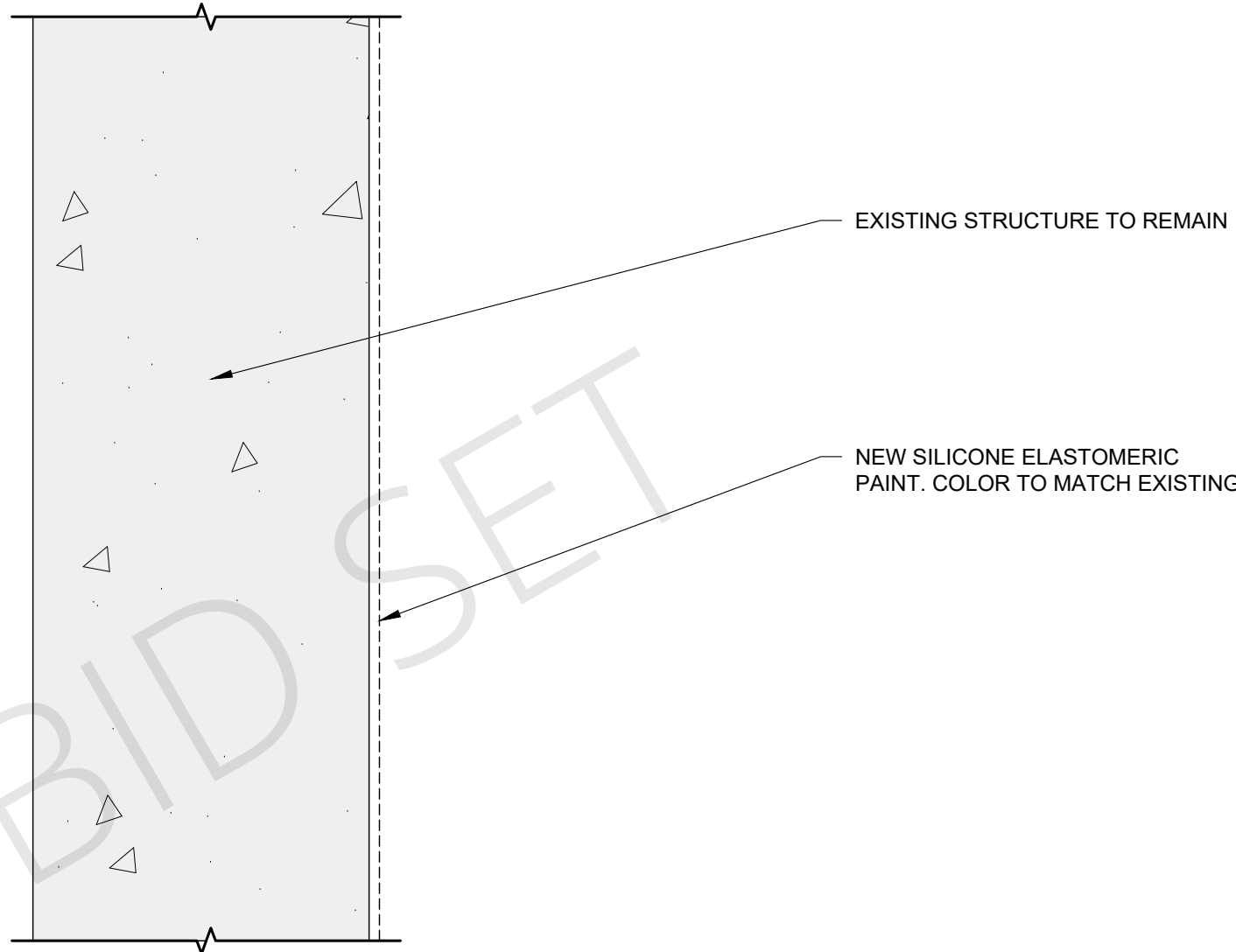
3 DETAIL REFERENCE PHOTOGRAPH

SCALE: 3" = 1'-0"



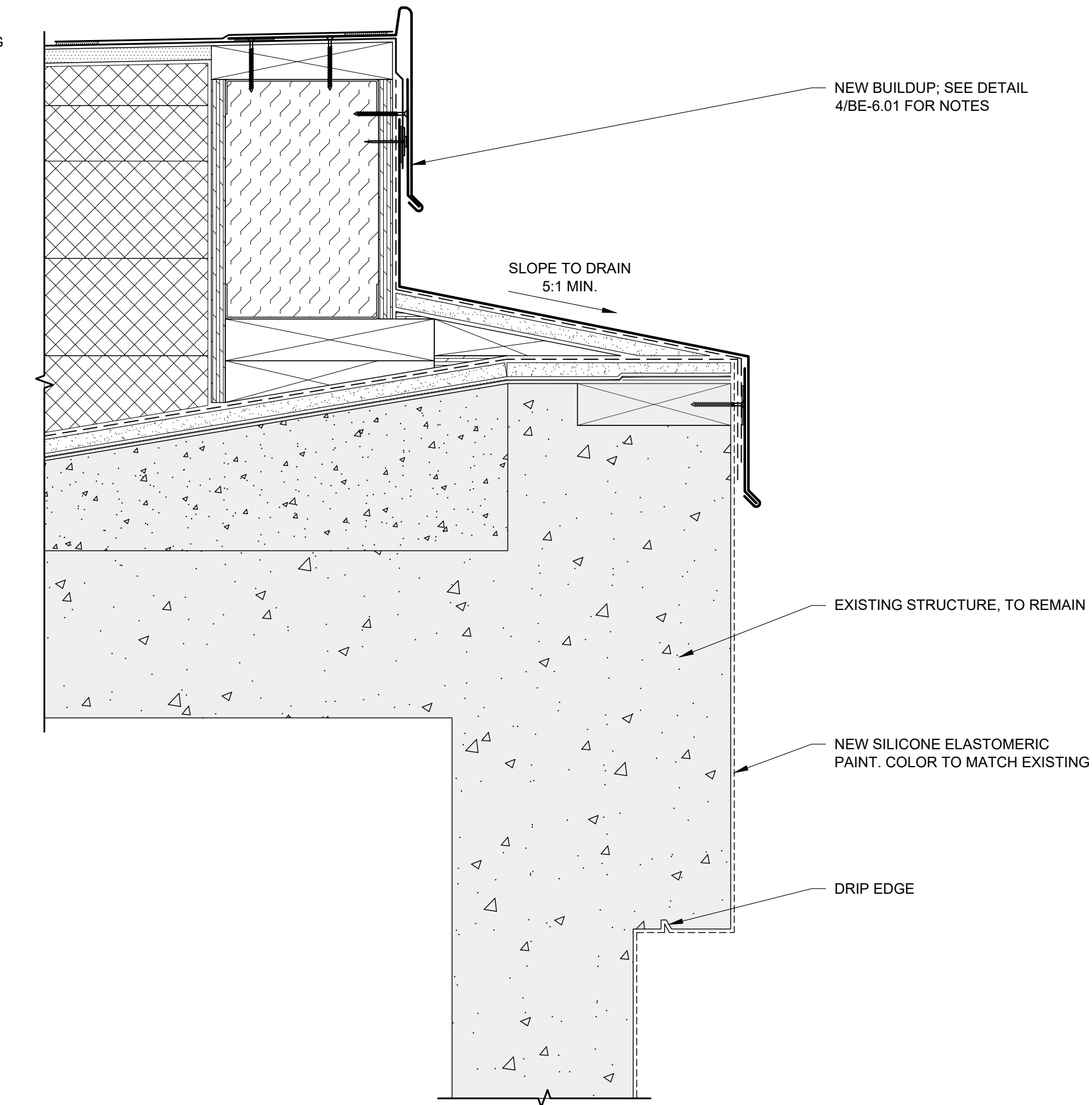
4 CIP WALL TO BRICK WALL TRANSITION

SCALE: 3" = 1'-0"



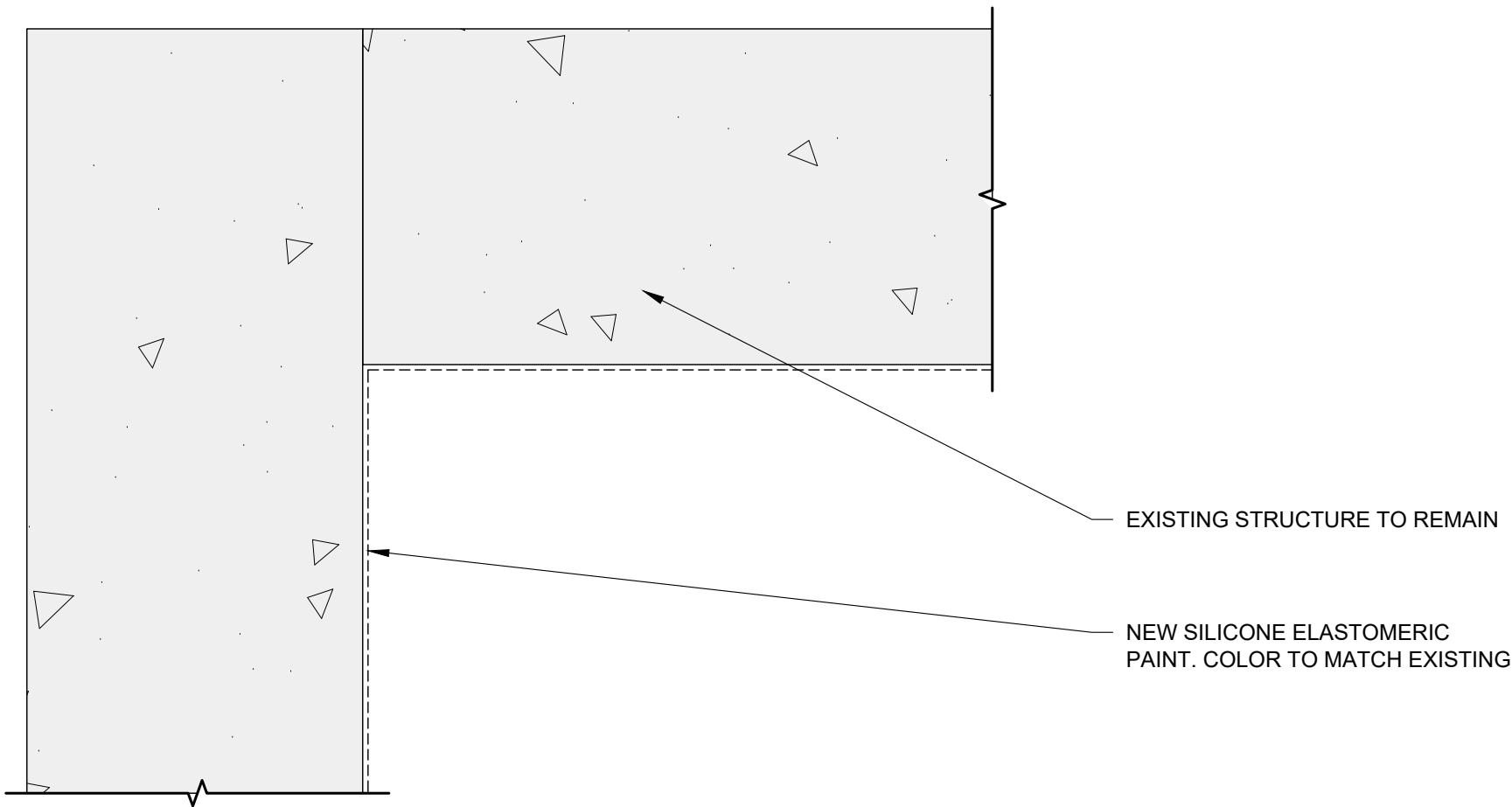
5 TYPICAL WALL ASSEMBLY

SCALE: 3" = 1'-0"



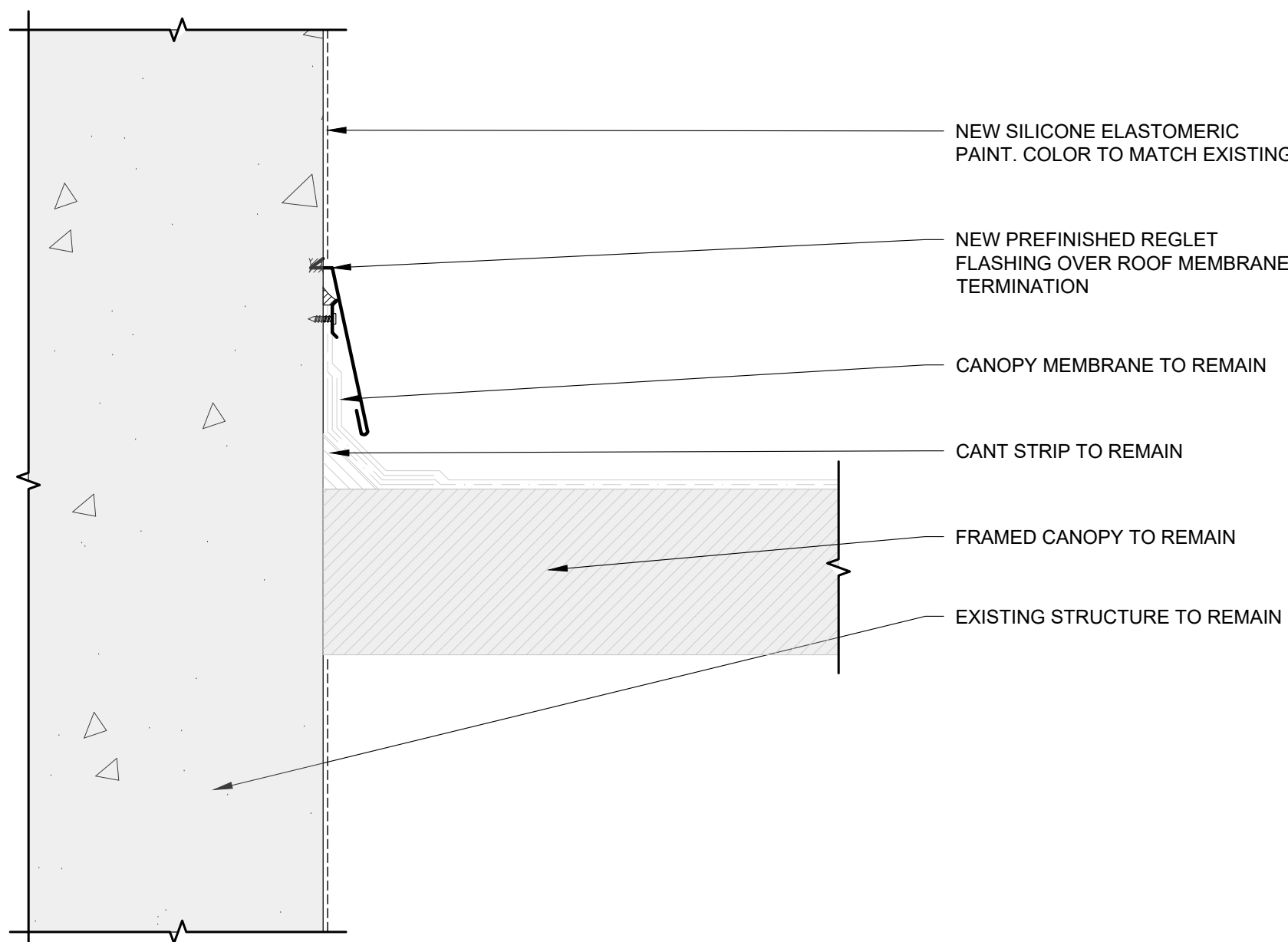
9 CIP WALL TO CIP WALL INSIDE CORNER TRANSITION

SCALE: 3" = 1'-0"



7 CIP WALL TO CIP WALL INSIDE CORNER TRANSITION

SCALE: 3" = 1'-0"



8 CANOPY TO WALL TRANSITION SECTION

SCALE: 3" = 1'-0"

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 15, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:
B3908.016

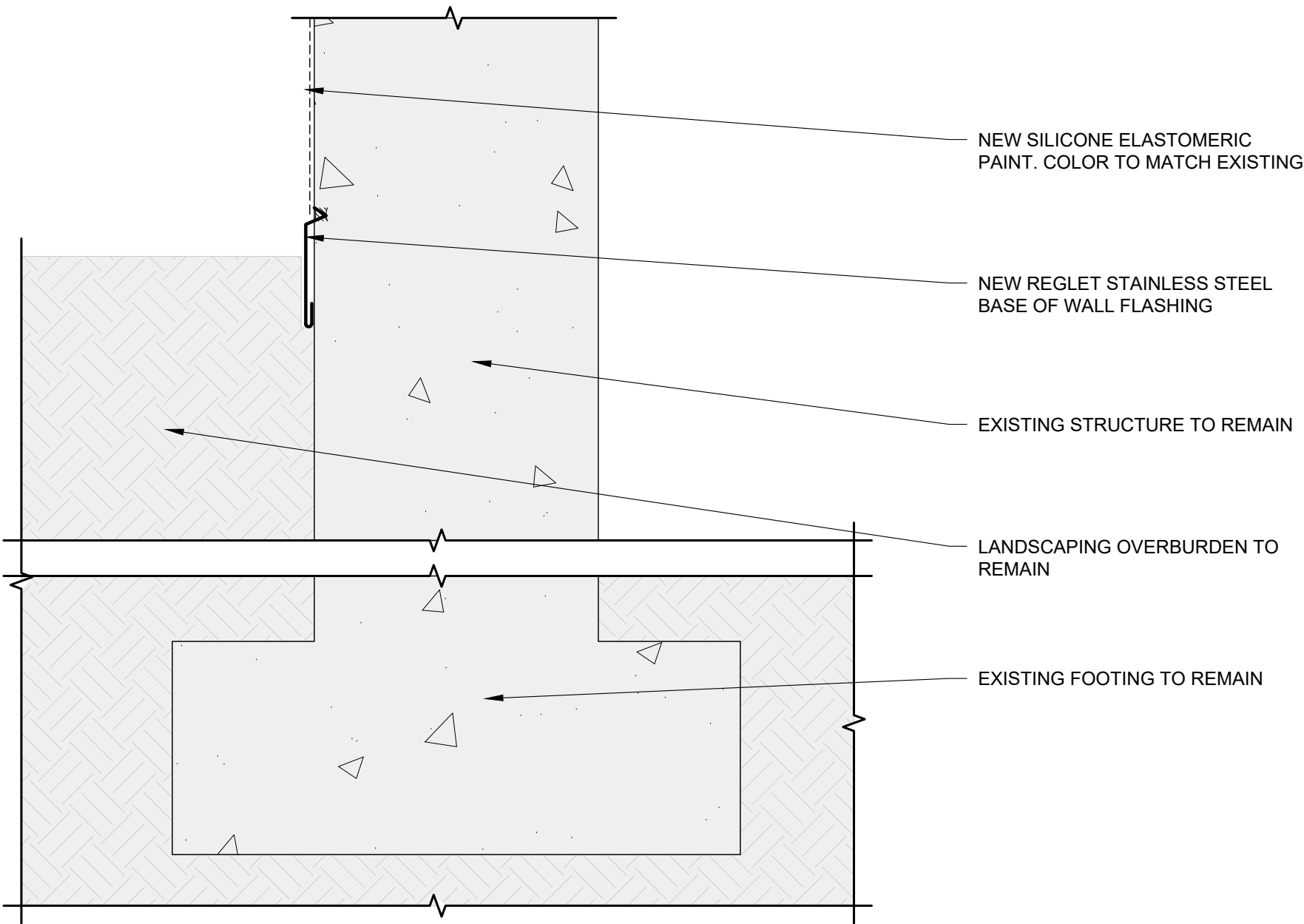
SHEET TITLE:
**Good Shepherd
Center North Annex
Roof & West Wall**
4649 Sunnyside Ave. N, Seattle WA 98103

WALL DETAILS

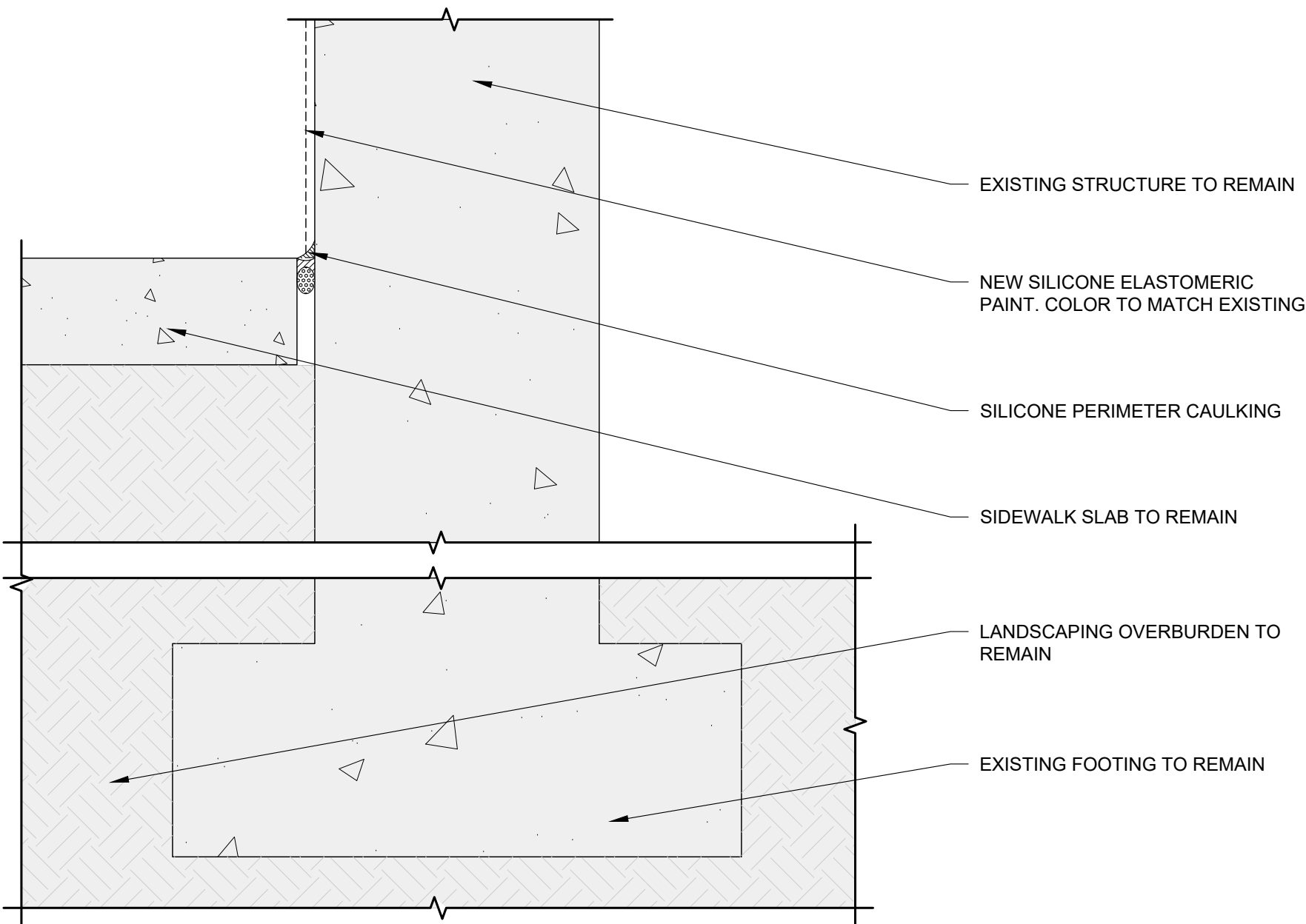
DRAWING NO.:
BE-3.01

SCALE: As NOTED	DRAWN BY: MS
DATE: May. 23, 2022	CHECKED BY: HO/PO

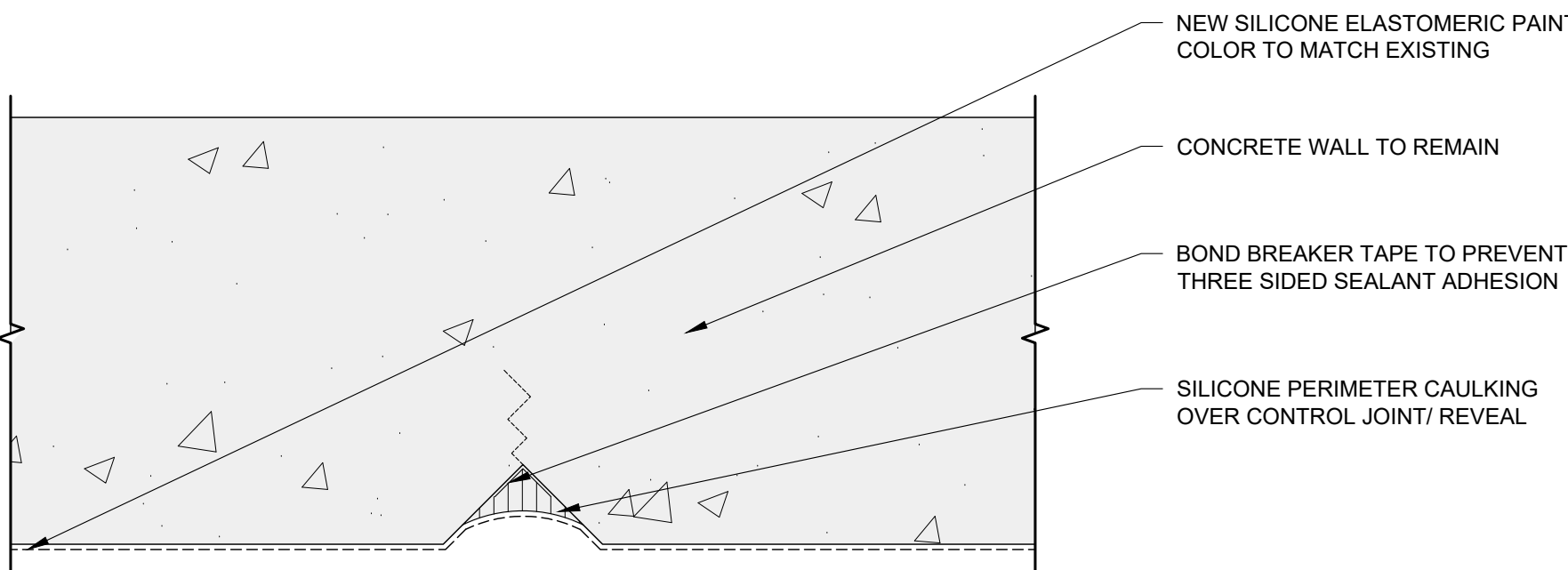
S:\B3908 - Good Shepherd Center\B3908.016 - Annex Roof & West Wall\Design\Drawings\RDH\Drawings\B3908.016 Good Shepherd - BE 3.x.x - WALLS.dwg
May 23, 2022 9:40 AM



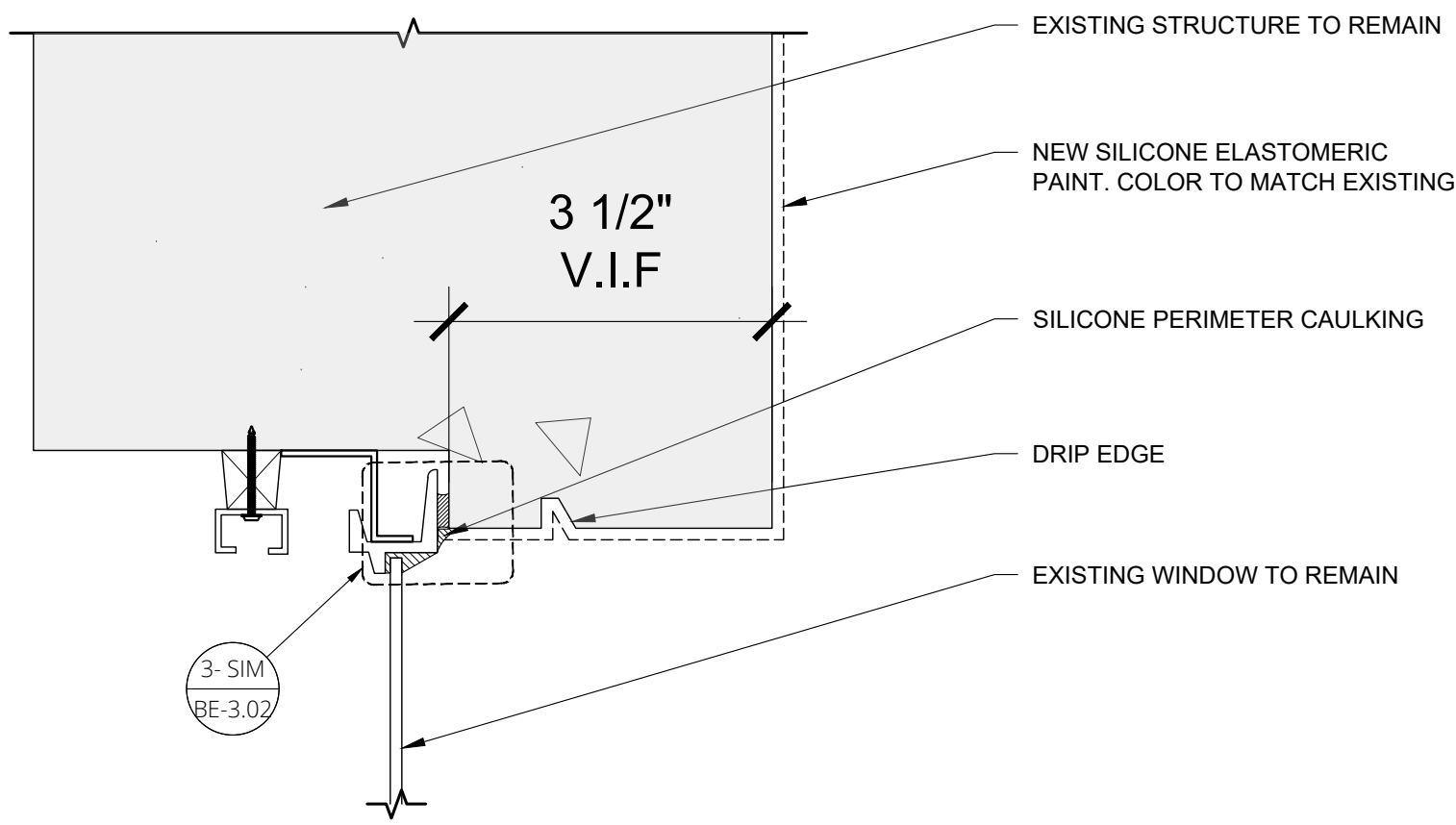
1 BASE OF WALL @ LANDSCAPE
SCALE: 3" = 1'-0"



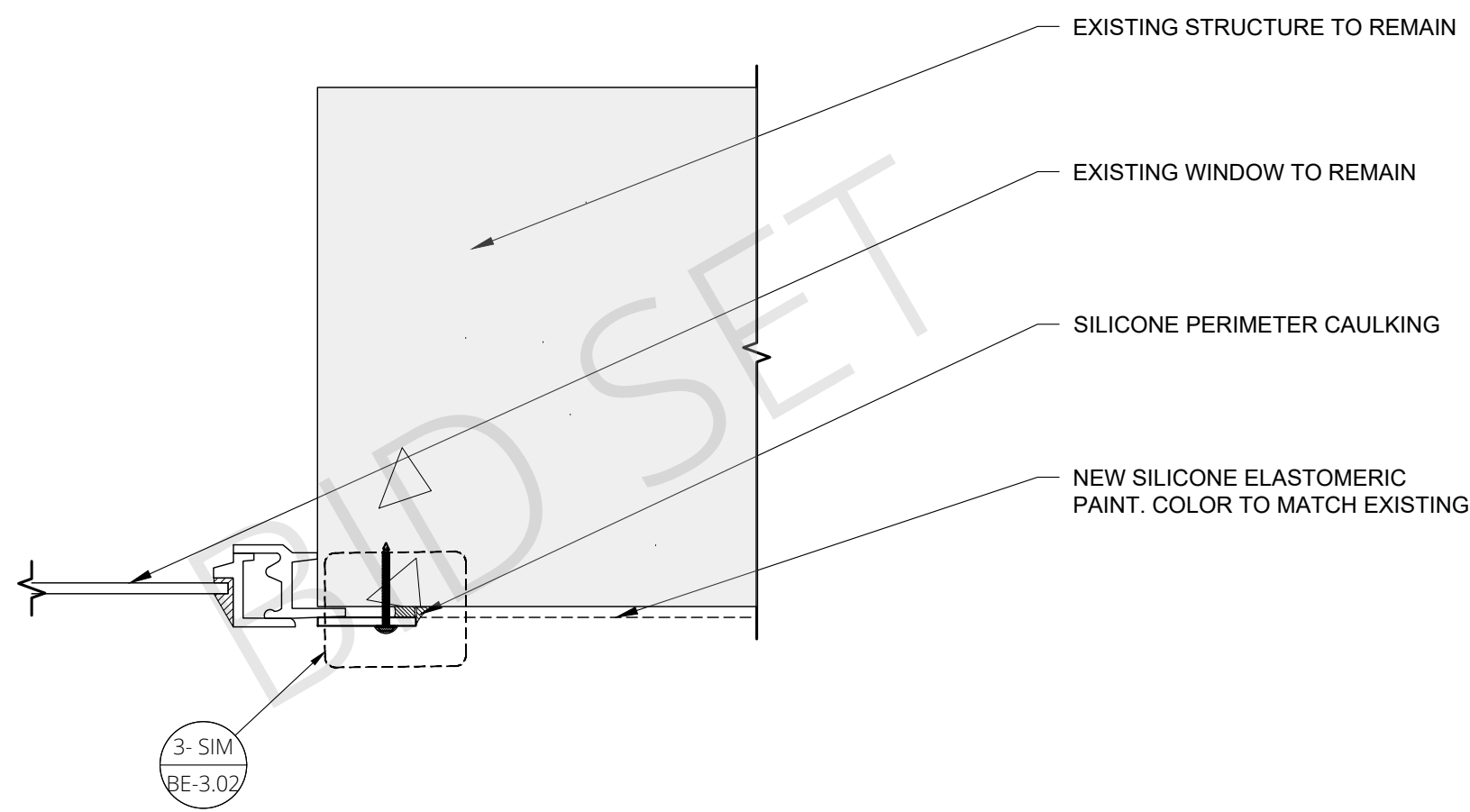
4 BASE OF WALL @ HARDSCAPE
SCALE: 3" = 1'-0"



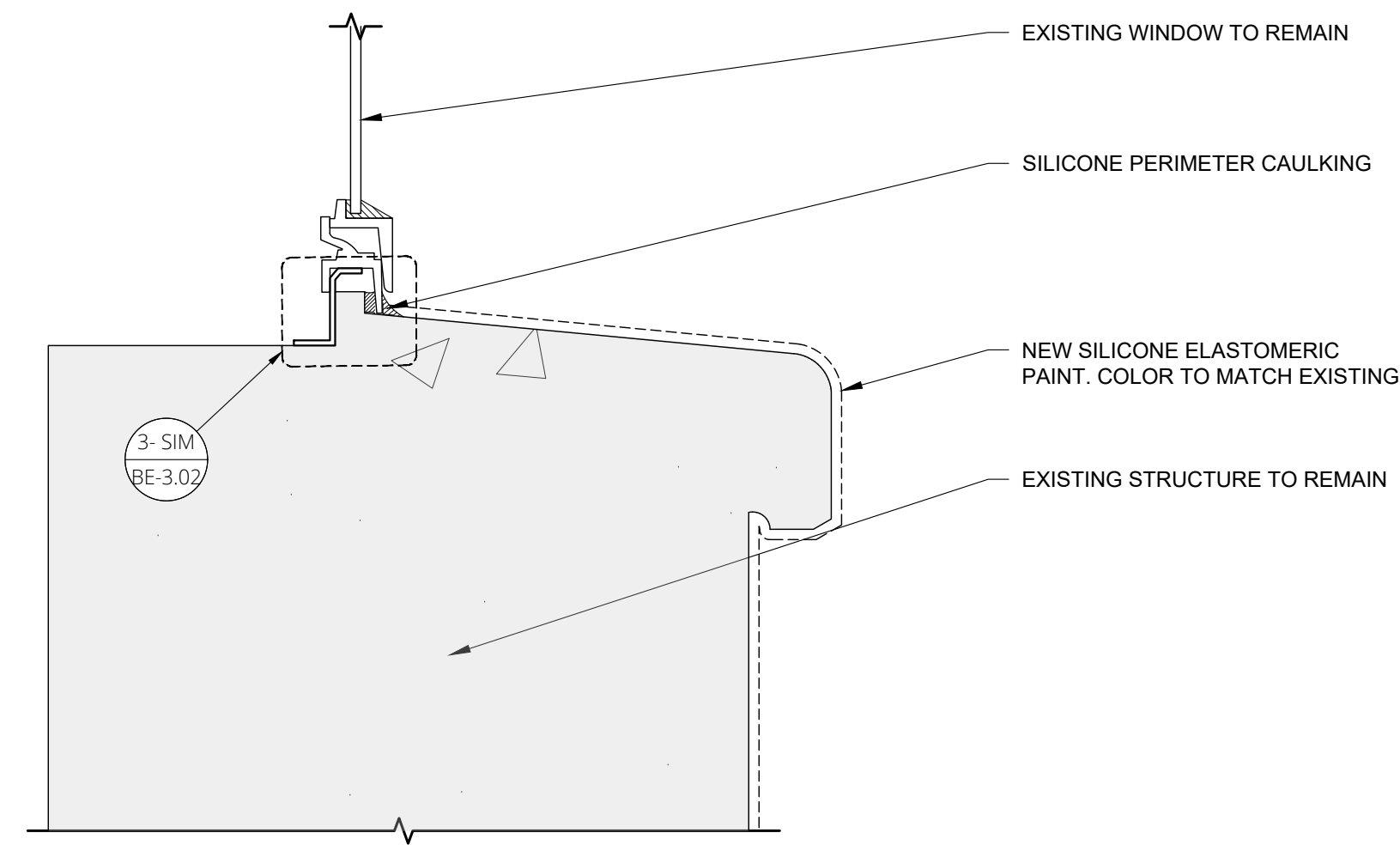
7 CONCRETE REVEAL JOINT DETAILING
SCALE: 3" = 1'-0"



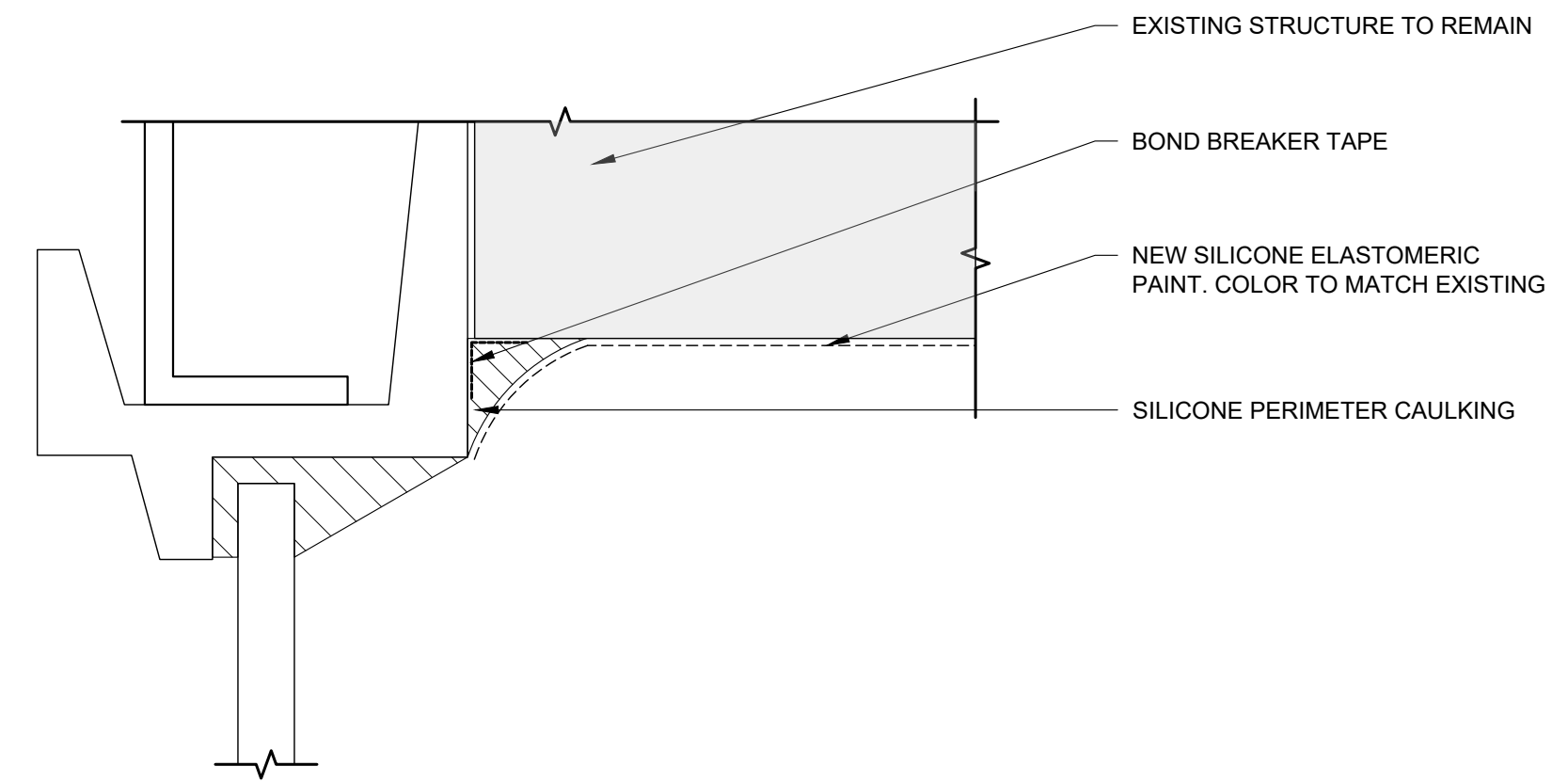
2 EXISTING WINDOW HEAD
SCALE: 6" = 1'-0"



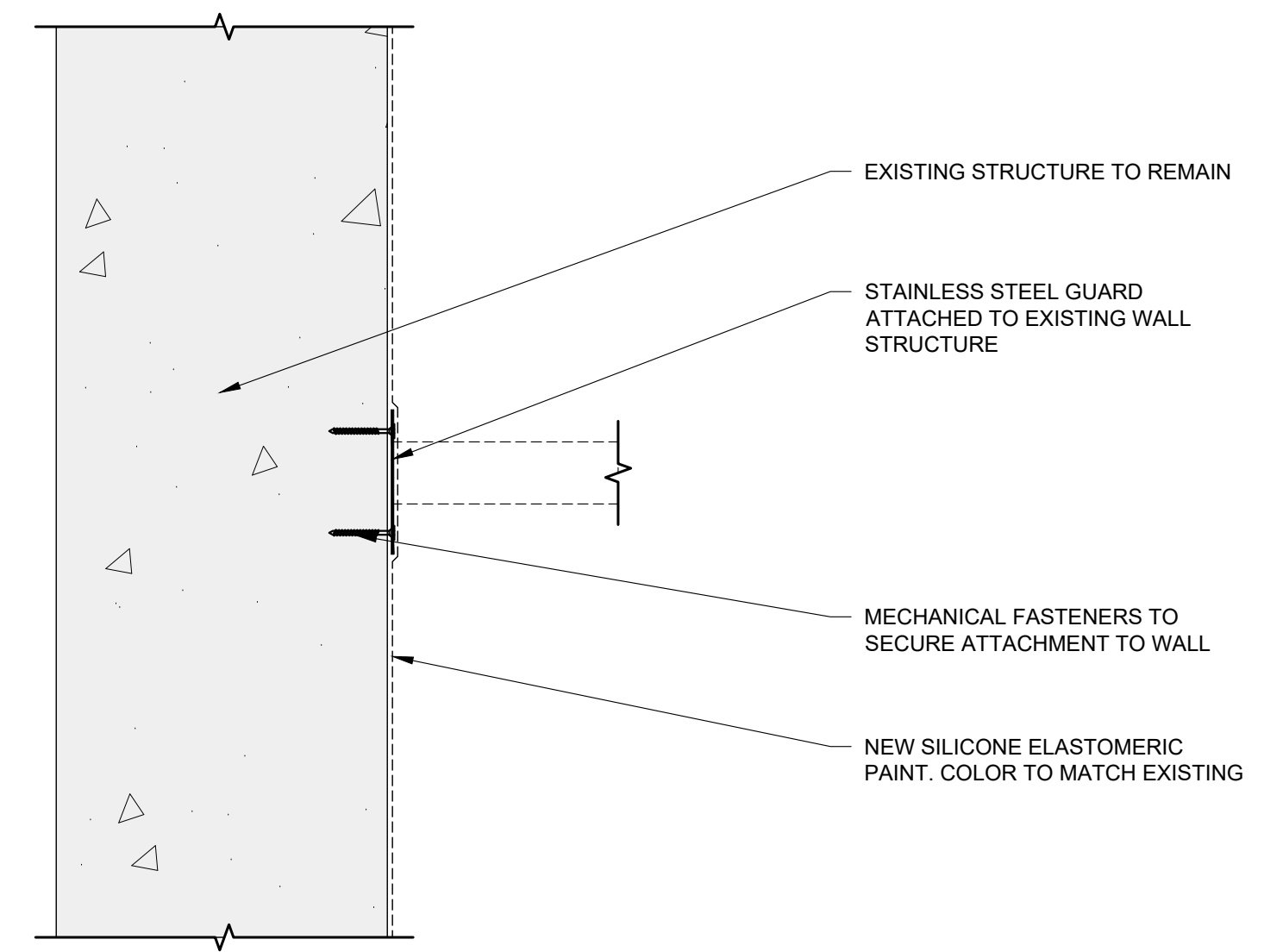
5 EXISTING WINDOW JAMB
SCALE: 6" = 1'-0"



8 EXISTING WINDOW SILL
SCALE: 6" = 1'-0"



3 ENLARGED SILICONE PERIMETER CAULKING DETAIL
SCALE: NOT TO SCALE



6 STEEL GUARD TO WALL ATTACHMENT
SCALE: 3" = 1'-0"

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 19, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:

B3908.016

PROJECT TITLE:

Good Shepherd
Center North Annex
Roof & West Wall

4649 Sunnyside Ave. N, Seattle WA 98103

SHEET TITLE:

WALL DETAILS

DRAWING NO.:

BE-3.02

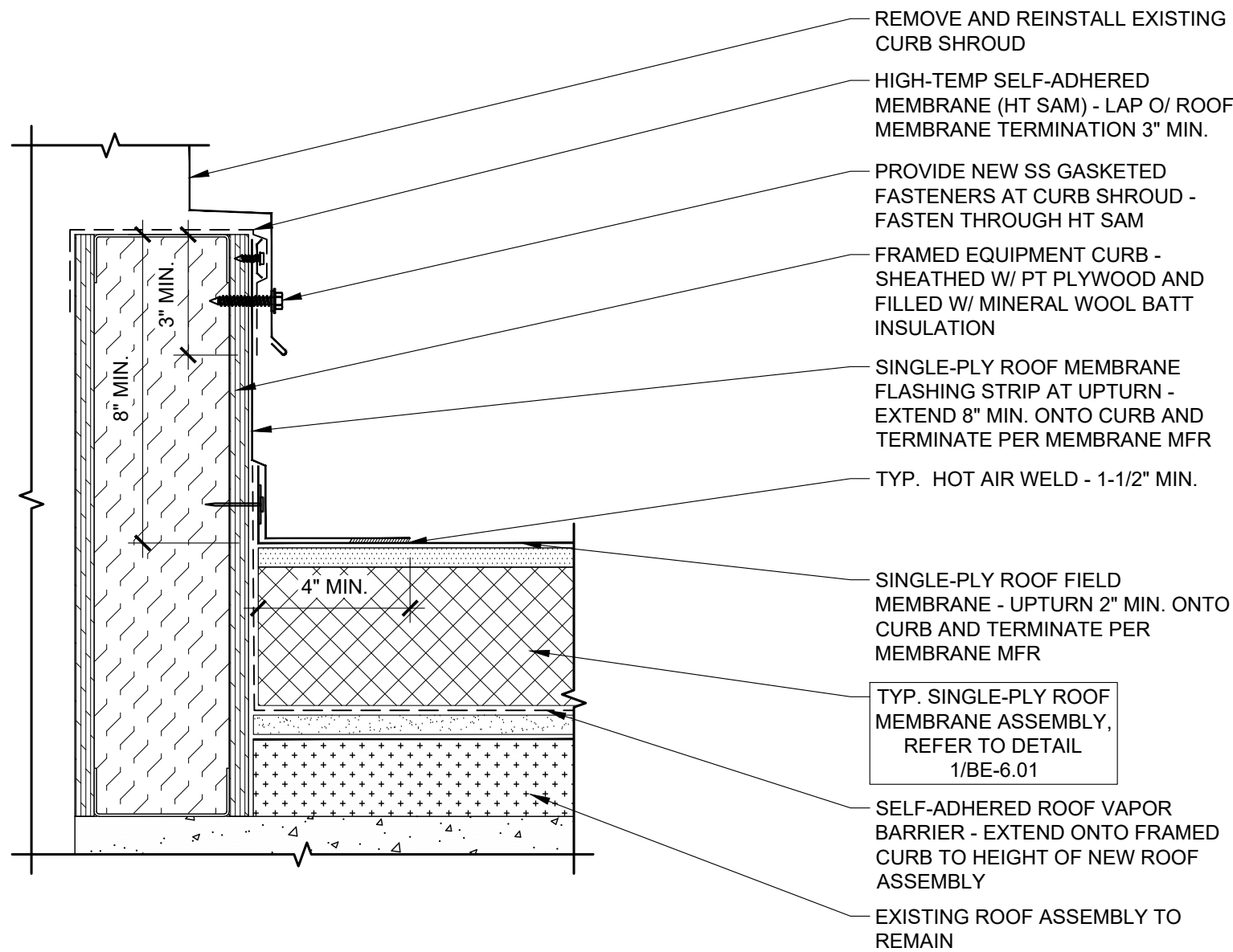
SCALE: As Noted

DRAWN BY: MS

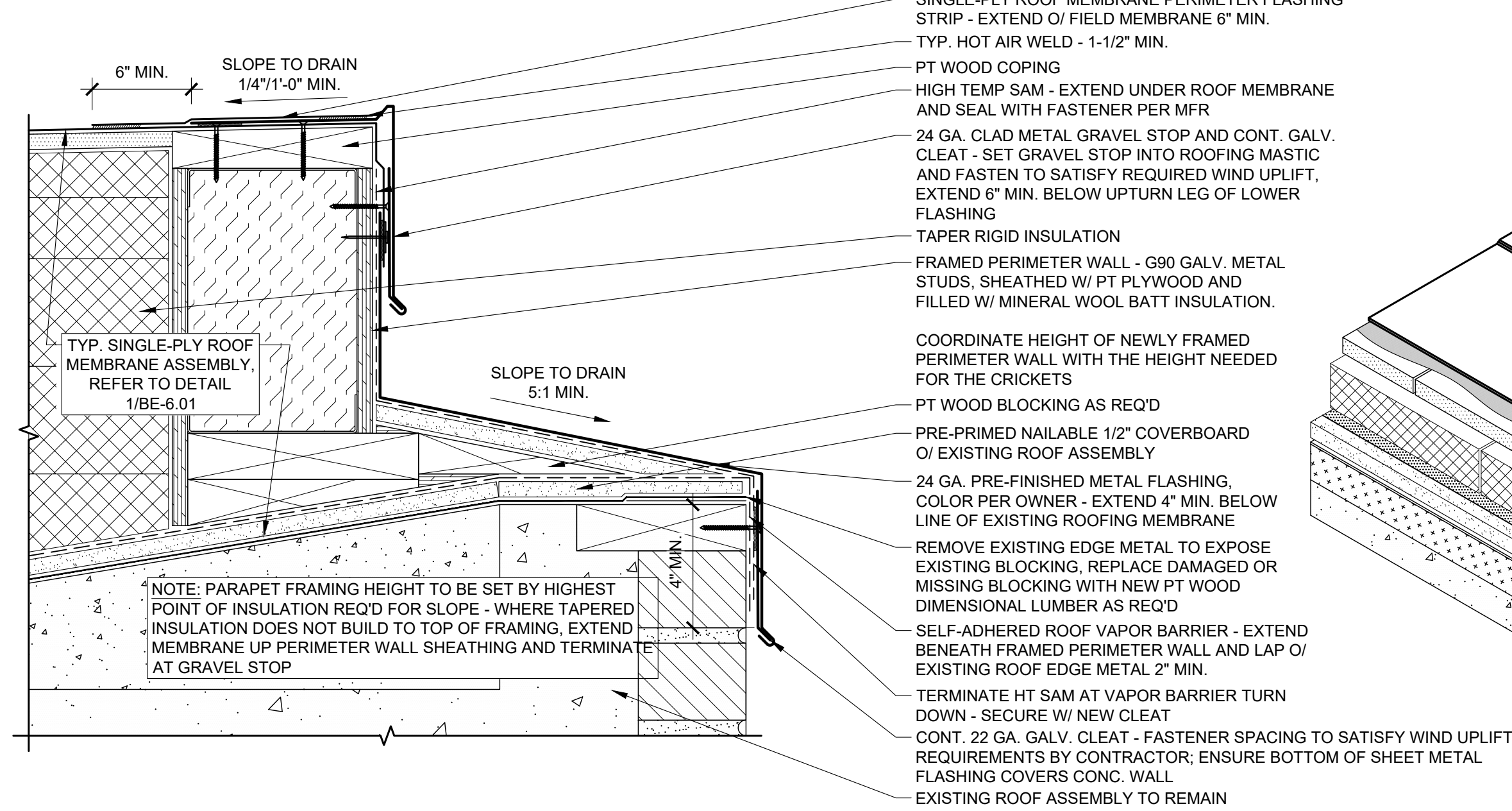
DATE: May. 23, 2022

CHECKED BY: HO/PO

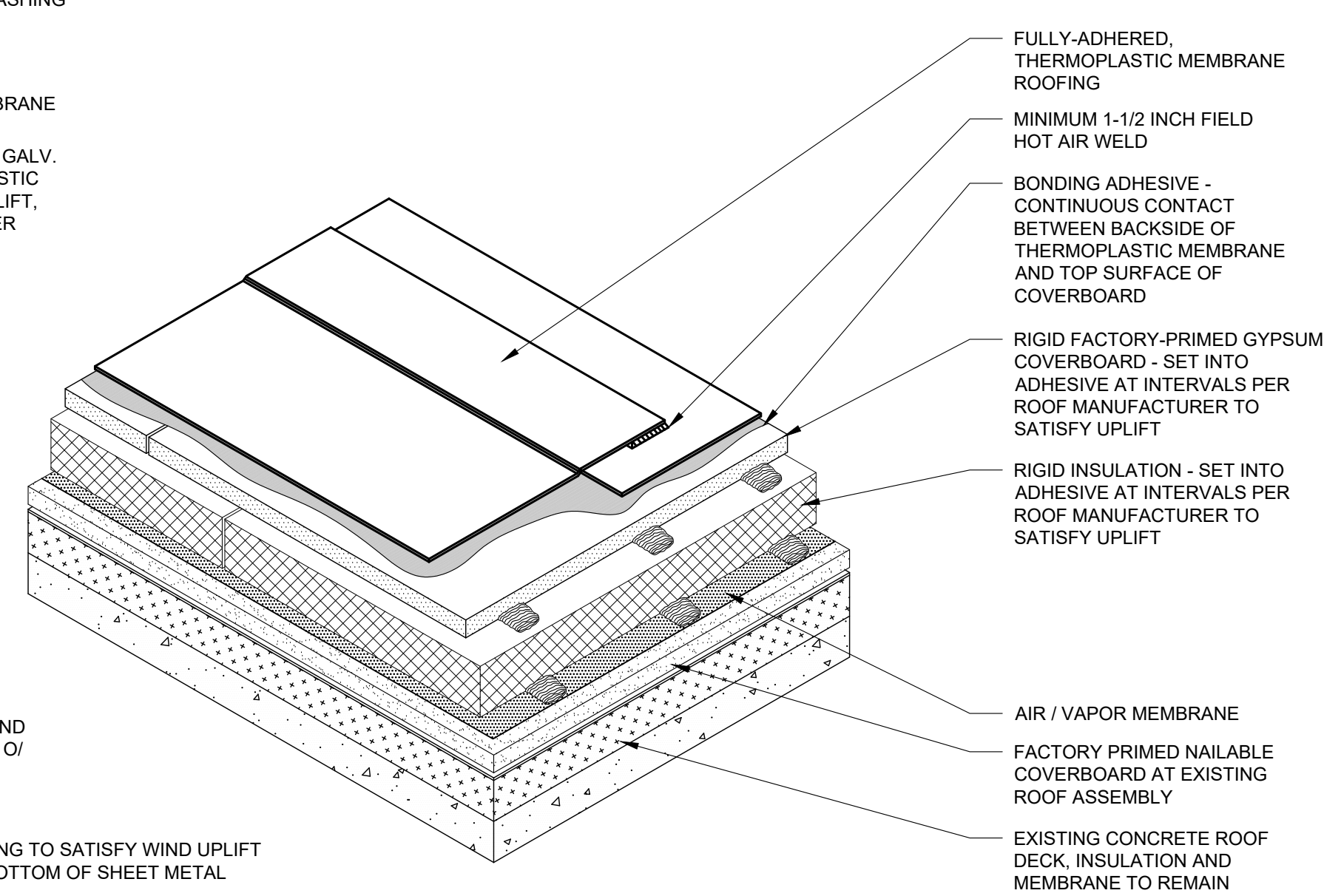
S:\B3908 - Good Shepherd Center\B3908.016 - Annex Roof & West Wall\Design\Drawings\RDH\Drawings\B3908.016 Good Shepherd - BE 6.01 - ROOF PLAN & DTLS.dwg
May 23, 2022 9:40 AM



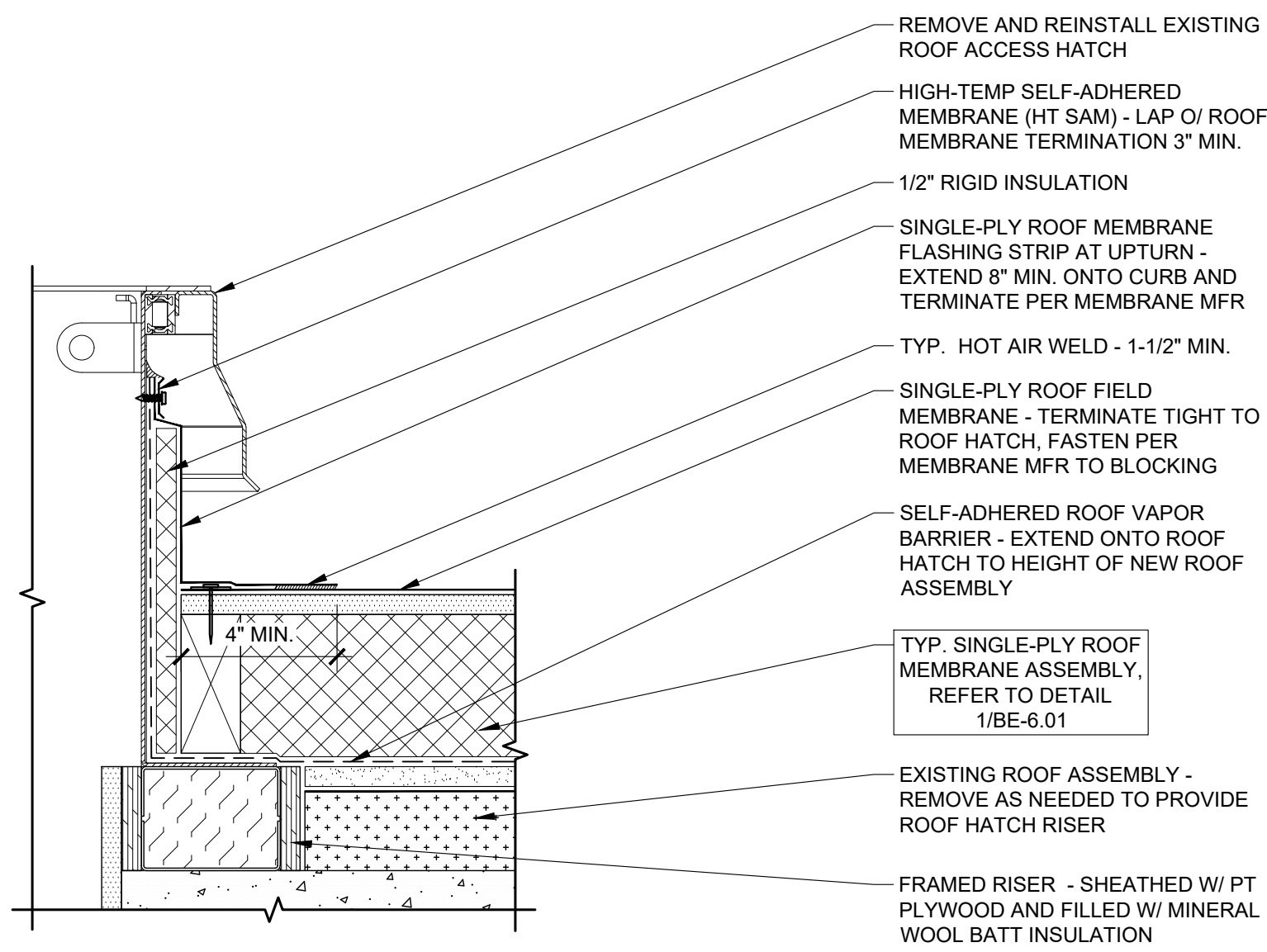
7 TYP. ROOF CURB PENETRATION FLASHING
SCALE: NOT TO SCALE



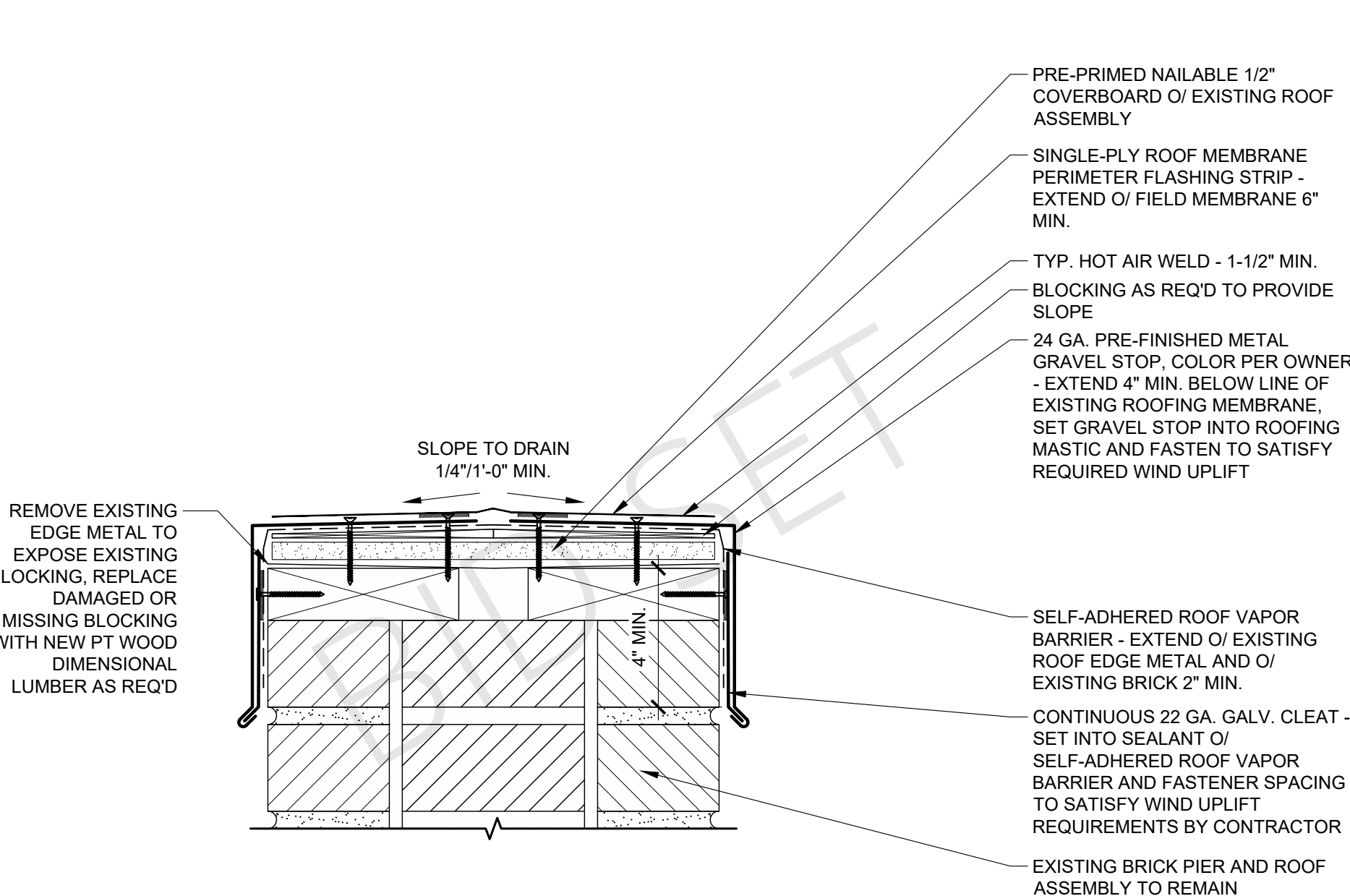
4 TYP. GRAVEL STOP TERMINATION - MAIN ROOF
SCALE: 3" = 1'-0"



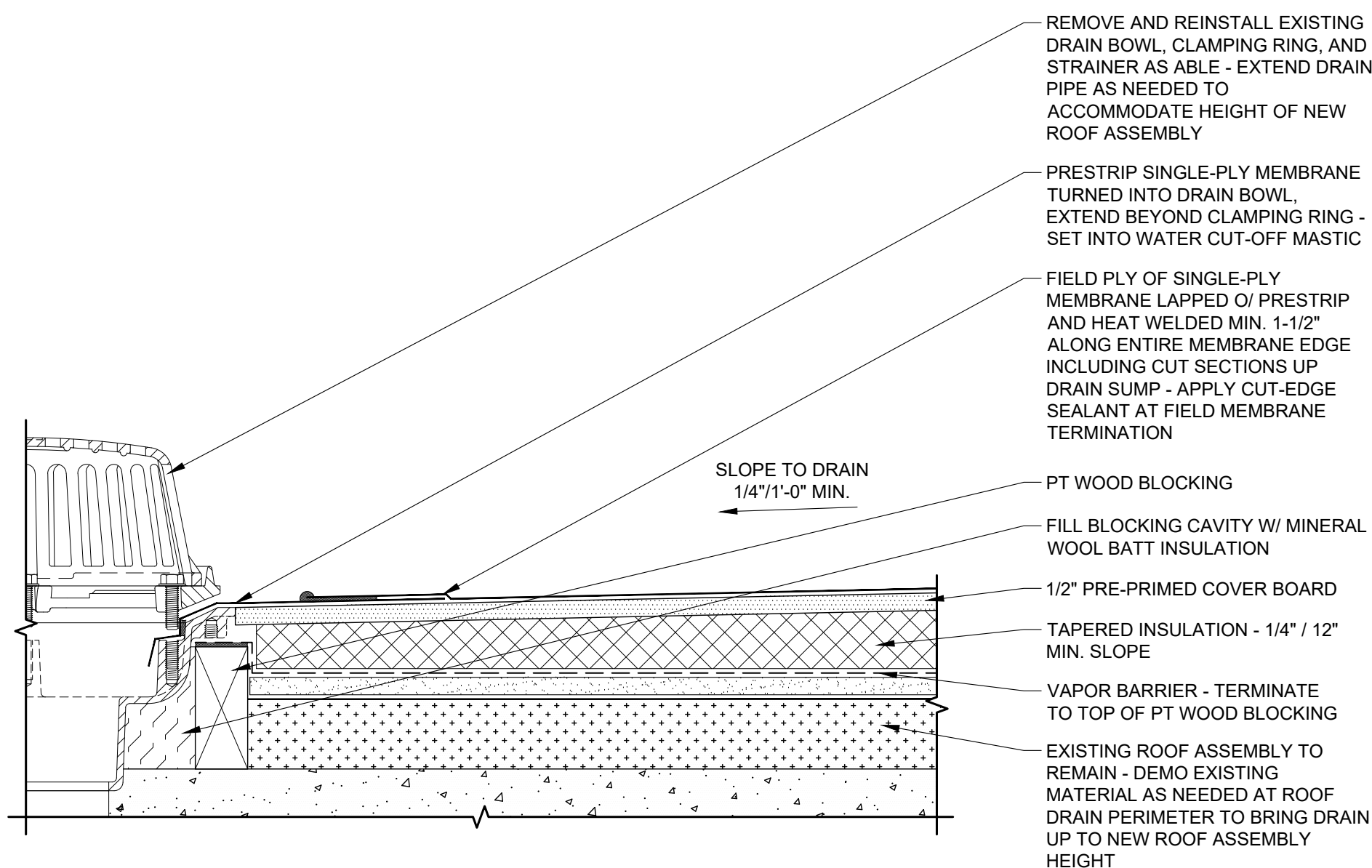
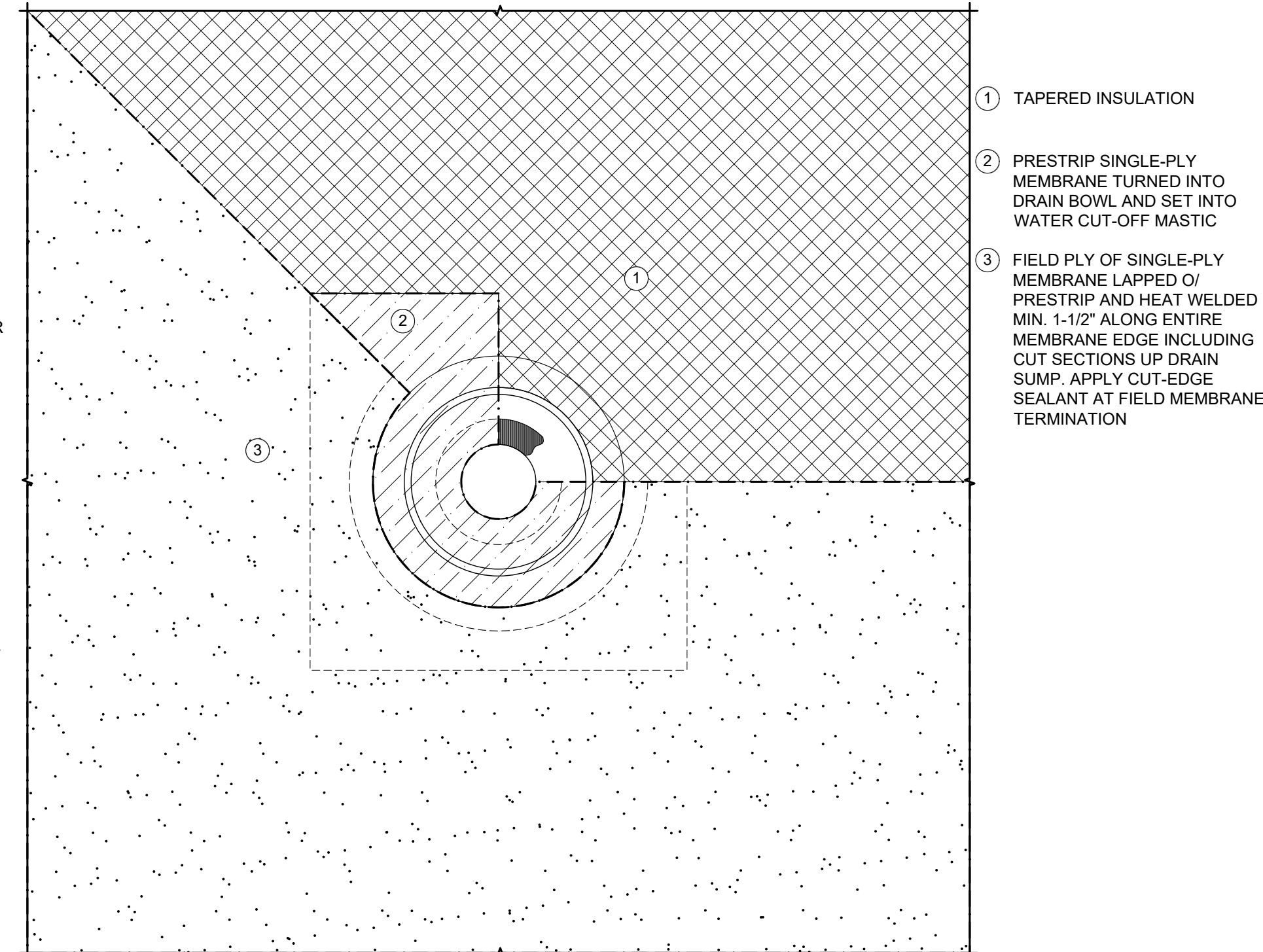
1 TYPICAL ROOF ASSEMBLY ISOMETRIC
SCALE: NOT TO SCALE



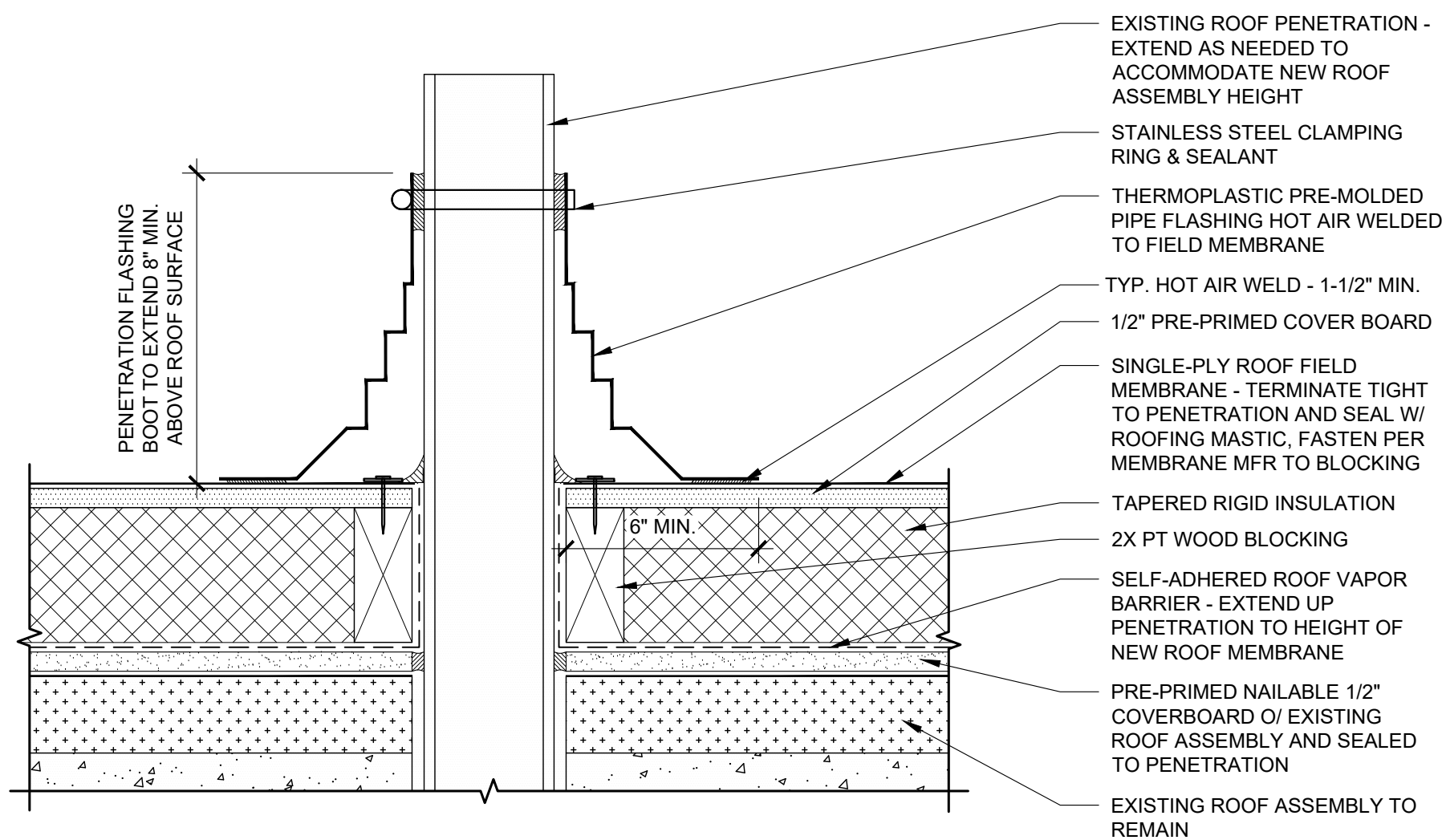
8 ROOF HATCH PENETRATION FLASHING
SCALE: 3" = 1'-0"



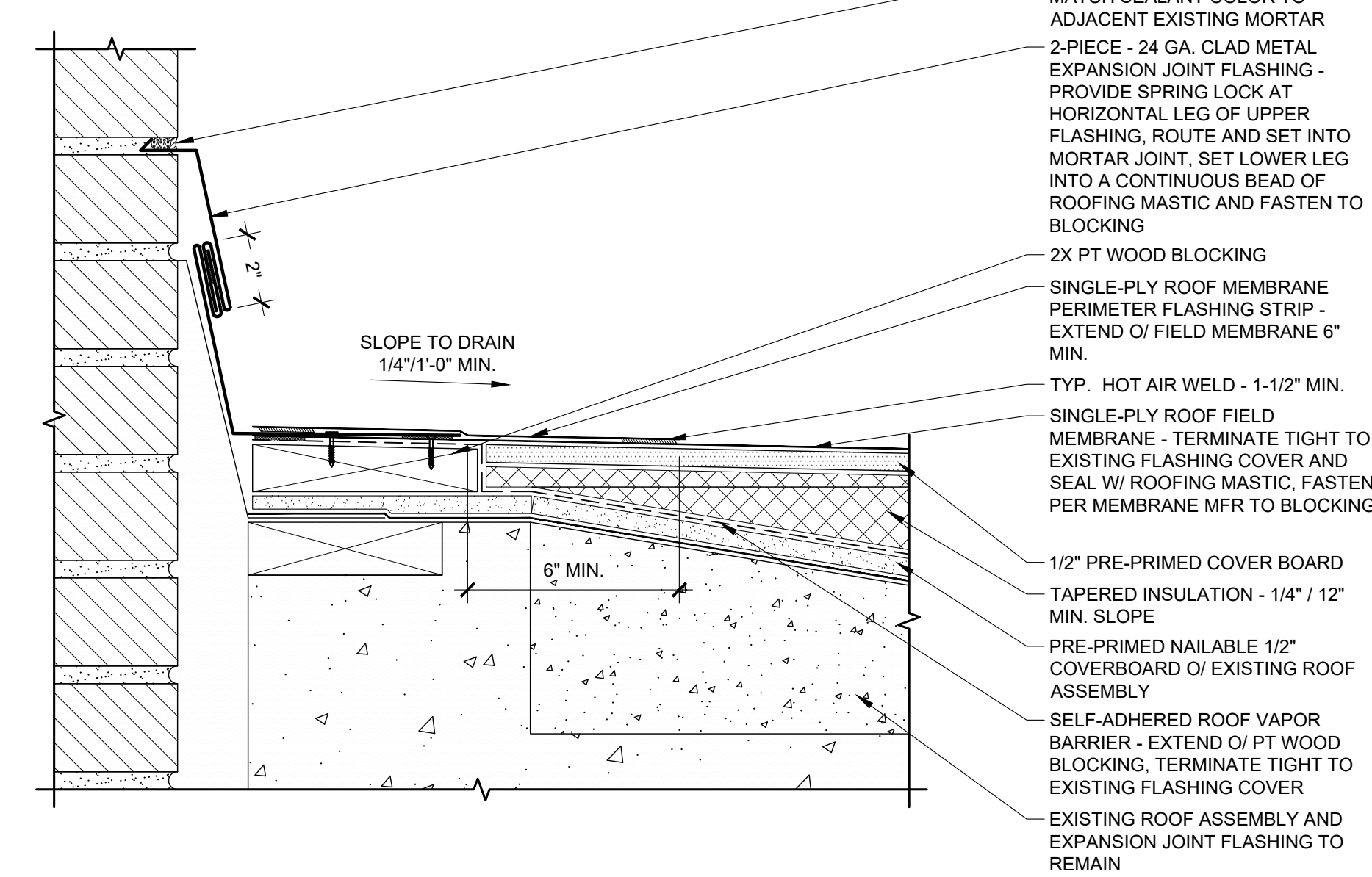
5 TYP. GRAVEL STOP AT BRICK PIERS - MAIN ROOF
SCALE: 3" = 1'-0"



3 TYP. SUMPED ROOF DRAIN FLASHING - MAIN ROOF
SCALE: 3" = 1'-0"



9 TYP. ROOF PENETRATION FLASHING
SCALE: 3" = 1'-0"



6 TYP. ROOF TERM. O/ EXPANSION JOINT - MAIN ROOF
SCALE: 3" = 1'-0"

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 15, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:

B3908.016

PROJECT TITLE:

Good Shepherd
Center North Annex
Roof & West Wall

4649 Sunnyside Ave. N, Seattle WA

SHEET TITLE:

ROOF DETAILS

DRAWING NO.:

BE-6.01

SCALE: As NOTED

DRAWN BY: MS

DATE: May. 23, 2022

CHECKED BY: HO/PO

ORIGINAL PRINT SIZE 24" x 36"

1

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 19, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS, DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:

B3908.016

PROJECT TITLE

Good Shepherd
Center North Annex
Roof & West Wall

4649 Sunnyside Ave. N, Seattle WA

SHEET TITLE:

ROOF DETAILS

DRAWING NO.

BE-6.02

SCALE: As NOTED

SCALE: As NOTED

DATE: MAY. 23. 20

DATE: MAY. 23. 20



S:\B3908 - Good Shepherd Center\B3908.016 - Annex Roof & West Wall\Design\Drawings\RDH\Drawings\Current\Drawings\B3908.016 Good Shepherd - BE 6.03 - ROOF PLAN & DTLs.dwg

May 23 2022 9:40 AM

STAMP:

ORIGINAL PRINT SIZE 24" x 36"

LEGEND:

ISSUE/REVISION	DESCRIPTION	DATE
1	PRICING SET	FEB. 28, 2018
2	PRESERVATION REVIEW SET	APR. 12, 2018
3	PRESERVATION REVIEW SET	JUN. 19, 2018
4	CLIENT REVIEW SET	DEC. 10, 2021
5	BID SET	MAR 11, 2022

ALL DIMENSIONS NOT SHOWN ARE TO BE CHECKED AGAINST SITE CONDITIONS. DRAWING IS NOT TO BE SCALED TO OBTAIN DIMENSIONS. THIS DRAWING IS THE SOLE PROPERTY OF RDH BUILDING SCIENCES, INC. AND CANNOT BE USED OR DUPLICATED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION.

PROJECT NO.:

B3908.016

PROJECT TITLE:

**Good Shepherd
Center North Annex
Roof & West Wall**

4649 Sunnyside Ave. N, Seattle WA

SHEET TITLE:

ROOF DETAILS

DRAWING NO.:

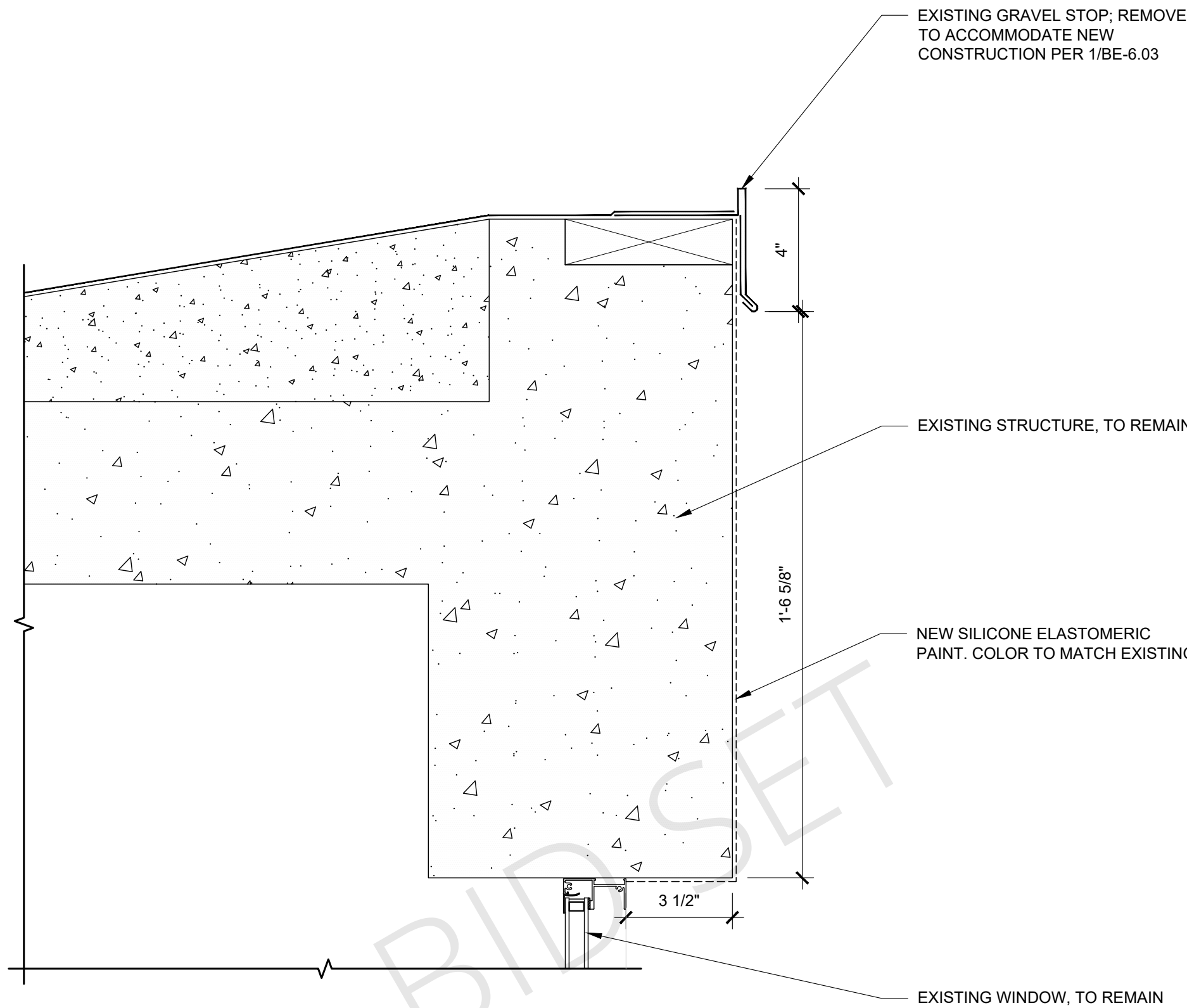
BE-6.03

SCALE: As NOTED

DRAWN BY: MS

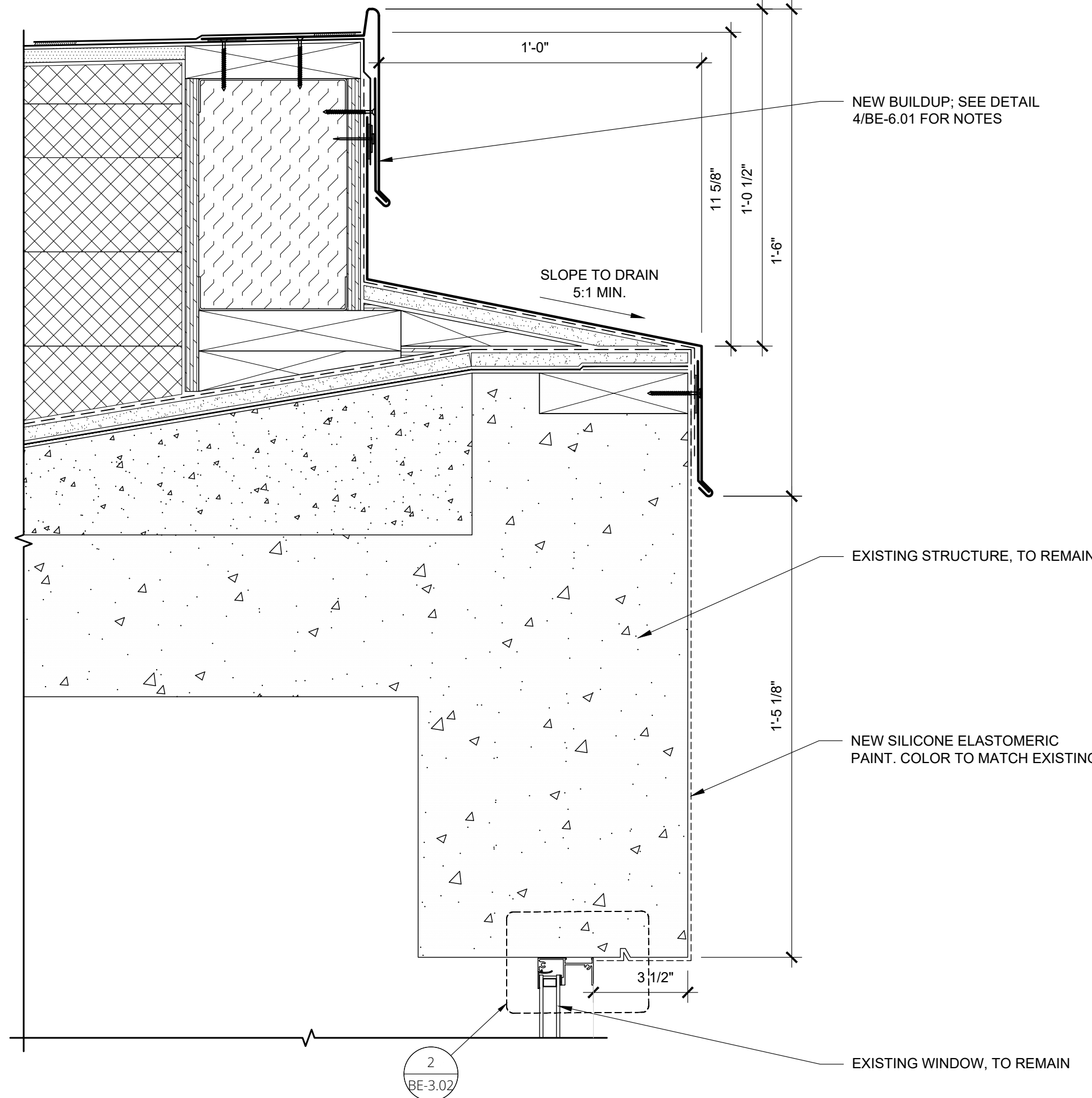
DATE: May. 23, 2022

CHECKED BY: HO/PO



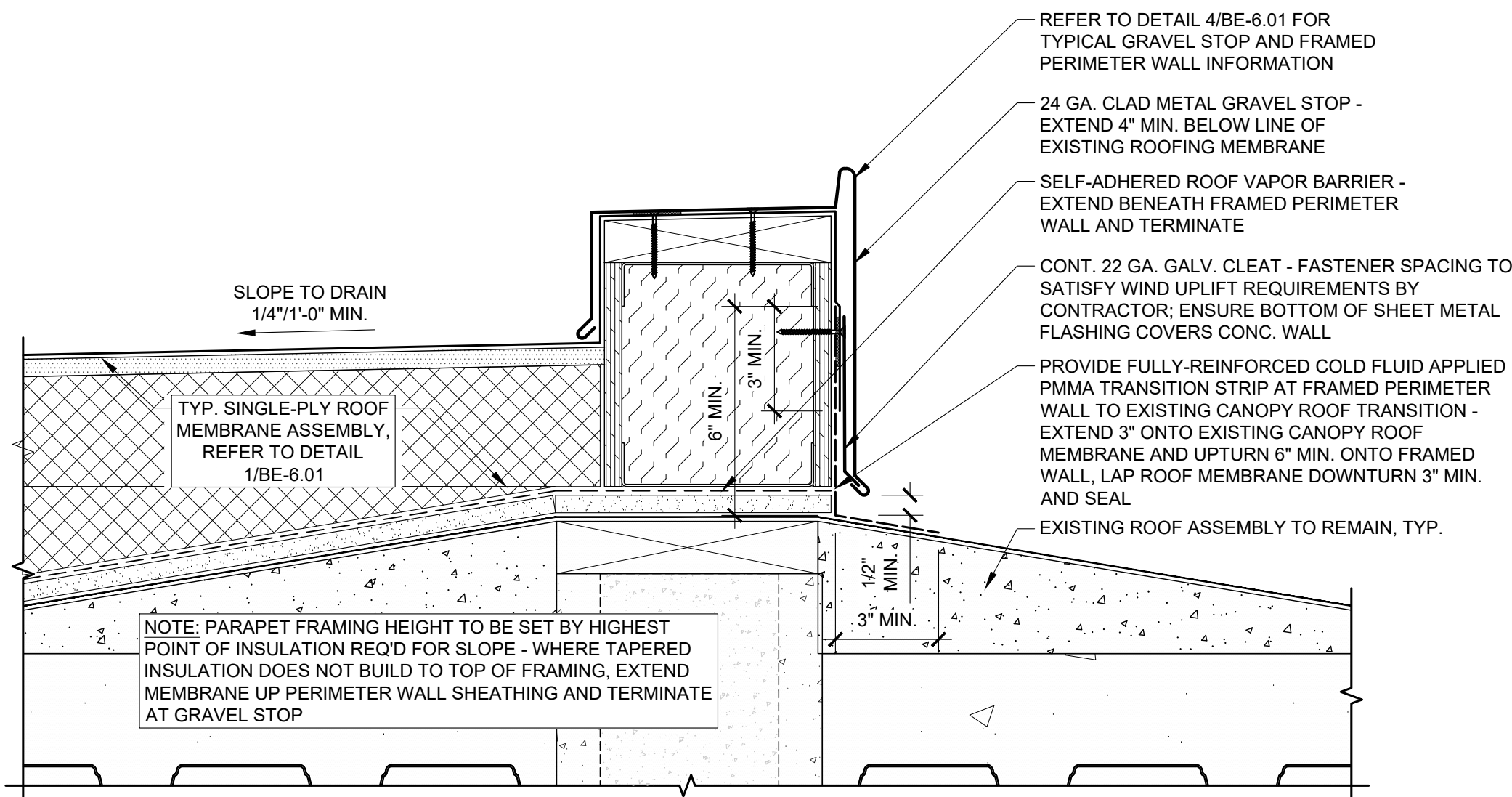
2 EXISTING GRAVEL STOP TO EXIST. WINDOW HEAD

SCALE: 3" = 1'-0"



1 NEW GRAVEL STOP TO EXIST. WINDOW HEAD - MAIN ROOF

SCALE: 3" = 1'-0"



9 RAISED PERIMETER EDGE @ GARAGE ROOF

SCALE: 3" = 1'-0"

EXHIBIT CC

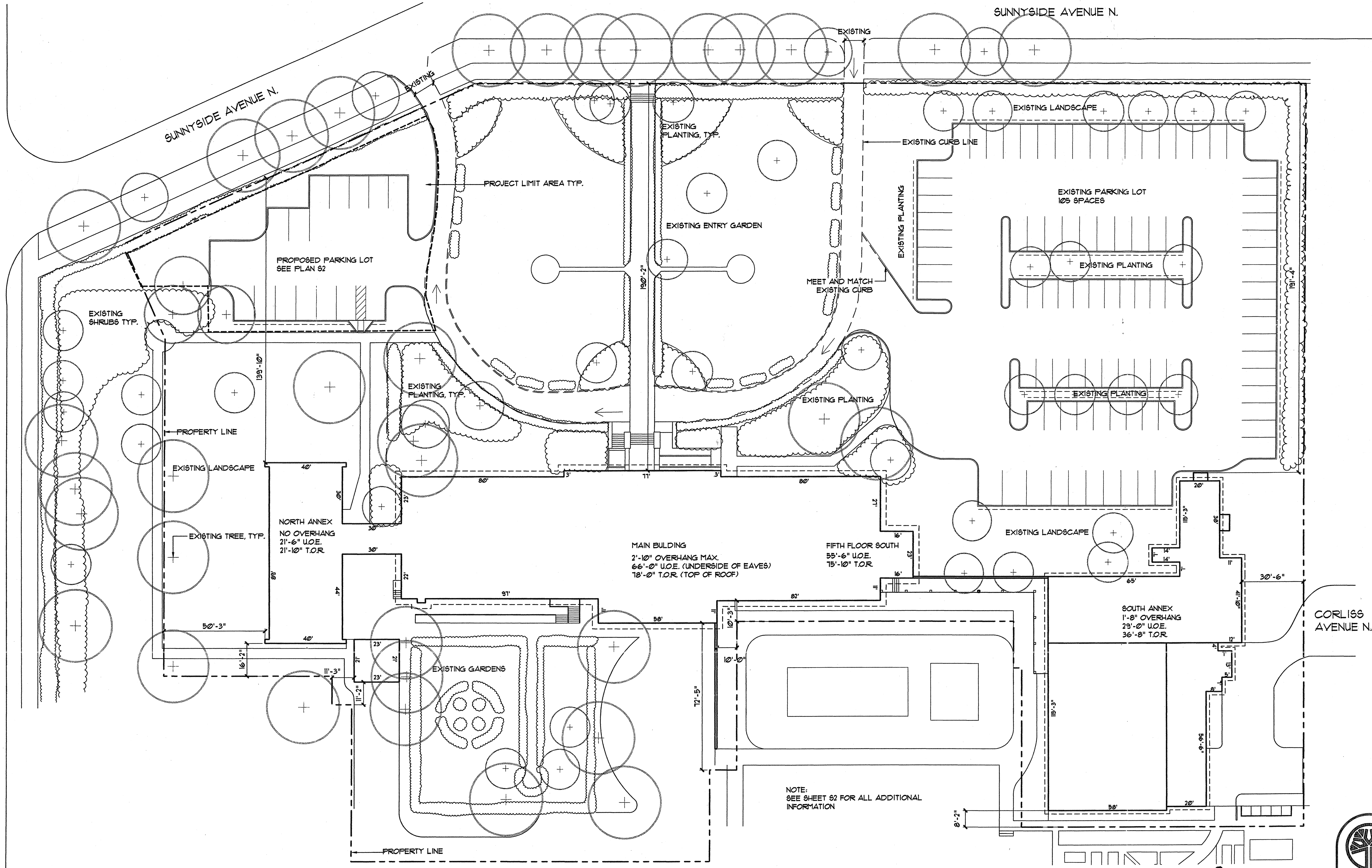
N. 50TH STREET

N. 50TH STREET

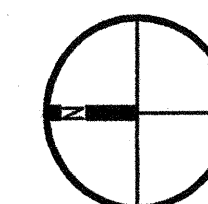
SUNNYSIDE AVENUE N.

SUNNYSIDE AVENUE N.

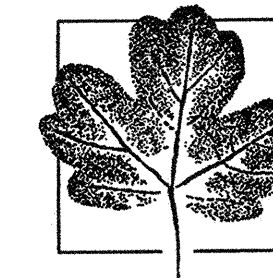
CORLISS AVENUE N.



NOTE:
SEE SHEET S2 FOR ALL ADDITIONAL
INFORMATION



0 5 10 20 40
SCALE: 1" = 20'-0"



THE BERGER
PARTNERSHIP, P.S.
LANDSCAPE ARCHITECTURE
SITE PLANNING
2021 Minor East
Seattle, WA 98102
(206) 325-6877
(206) 325-6867 Fax



Good Shepherd Center
MUP Application
Historic Seattle Pres. and Dev. Authority
605 1st Avenue, #100
Seattle, WA 98104

Revisions:
4/15/99

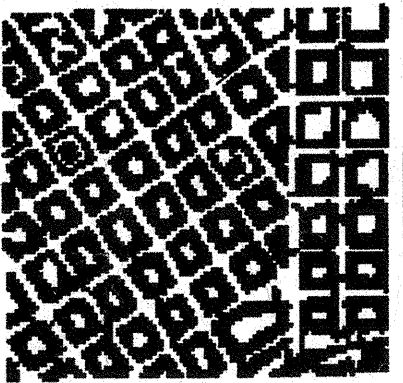
Scale: 1"=20'-0"
Date: 1/15/99

S 1

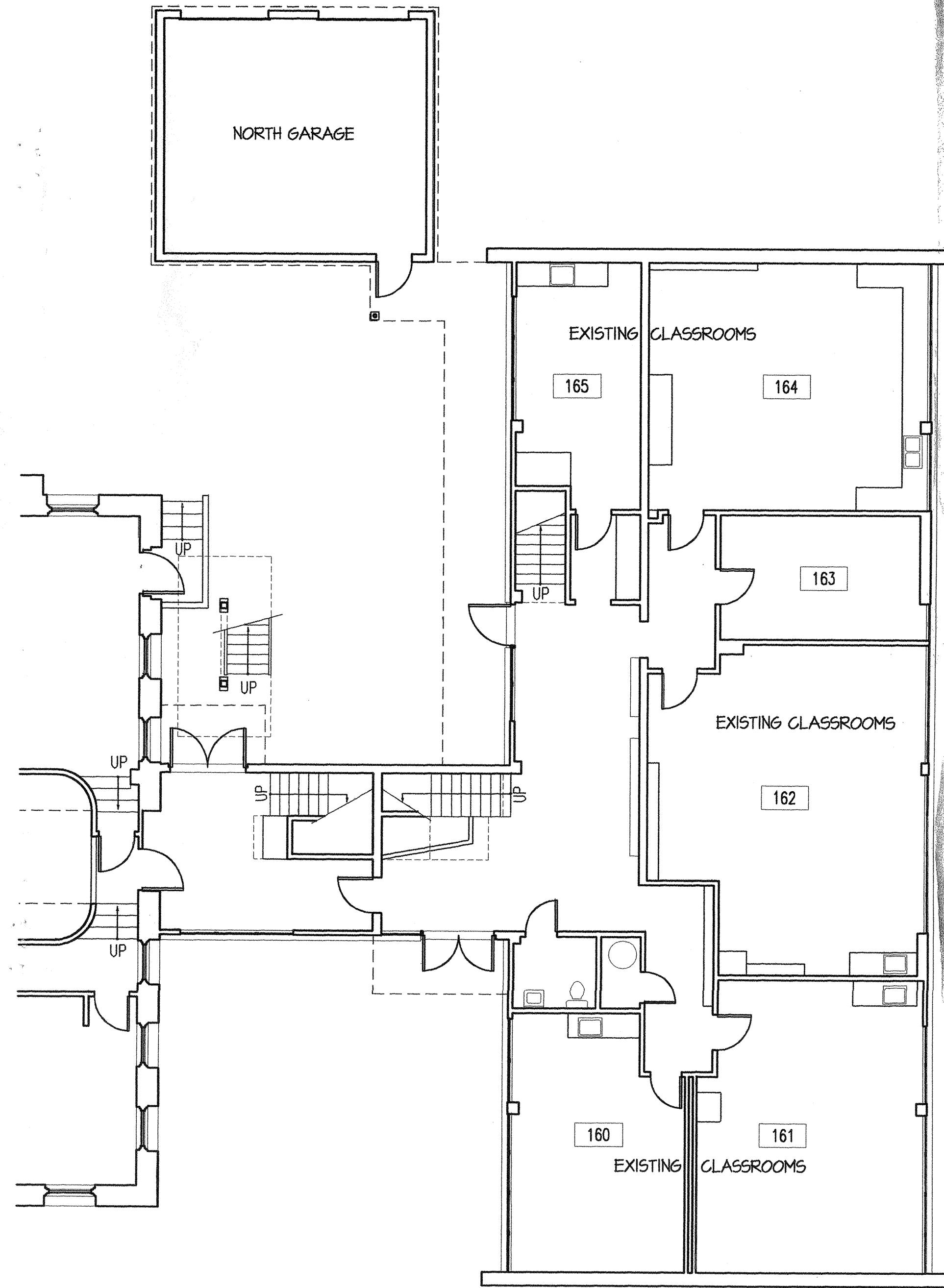
PLOT
PLAN

BOYLE • WAGONER ARCHITECTS

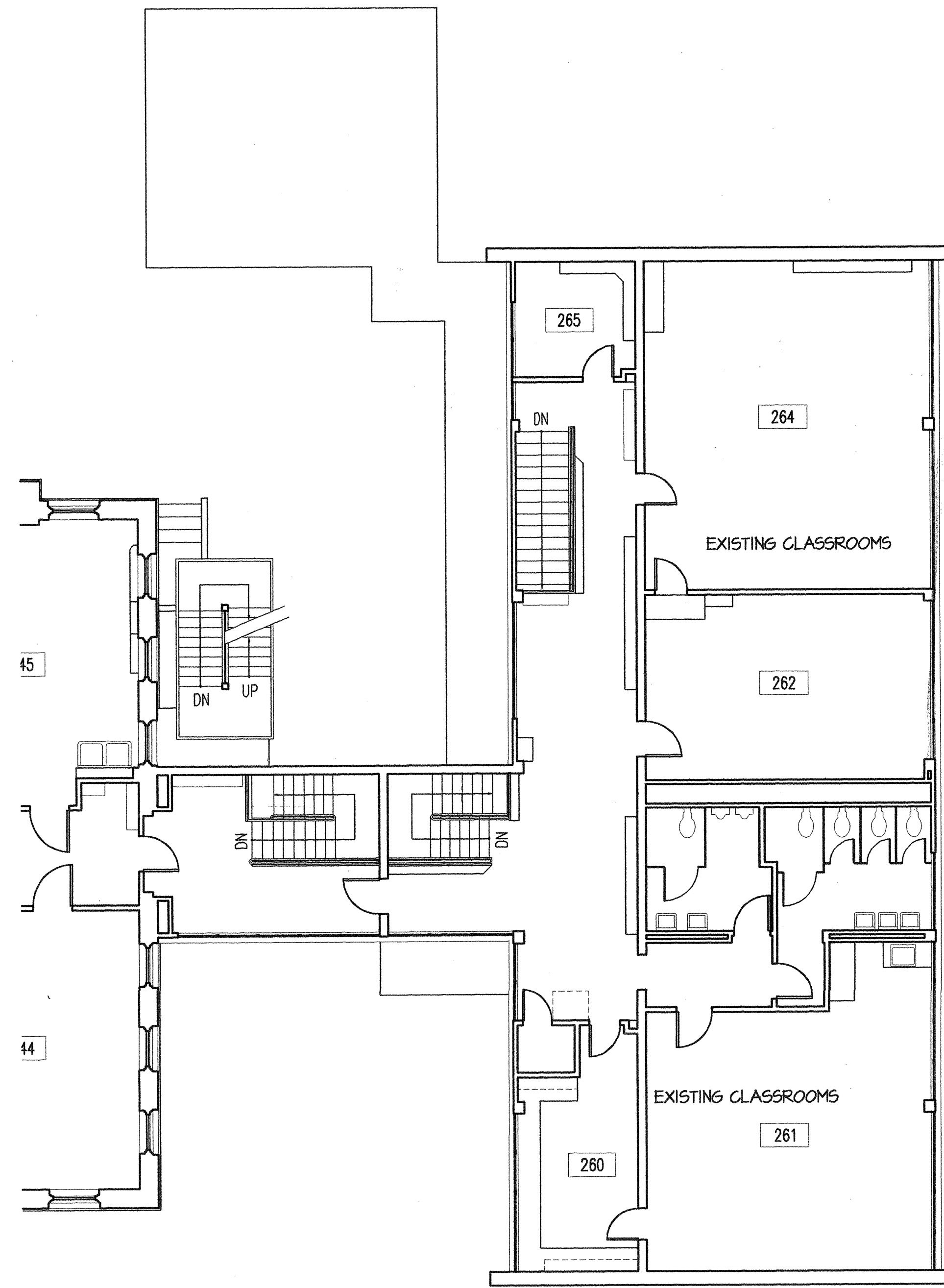
The Maritime Building
911 Western Avenue #300
Seattle, Washington 98104
(206) 382-9651 FAX 382-9839



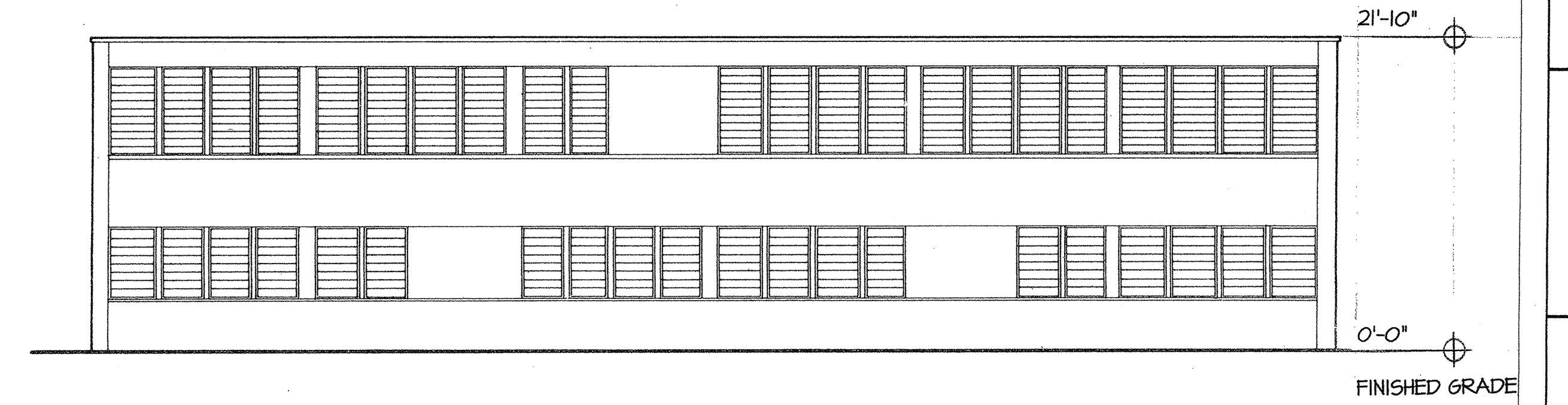
MUP
1/15



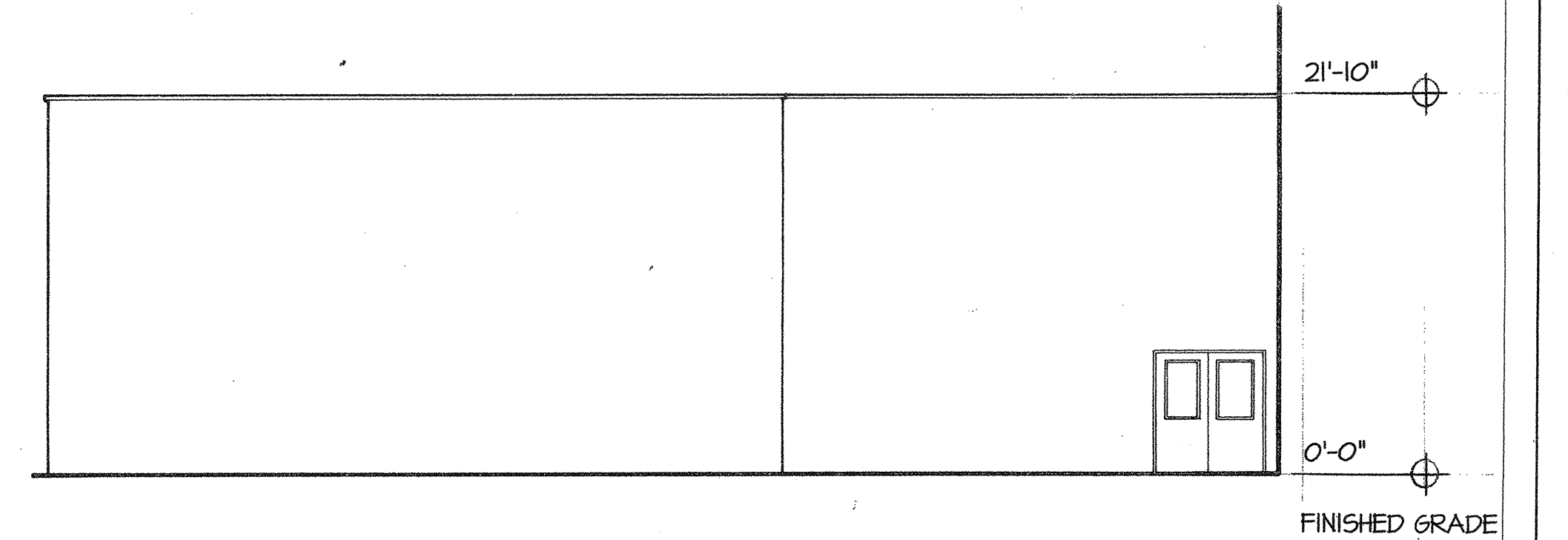
LEVEL ONE
NORTH ADDITION PLAN



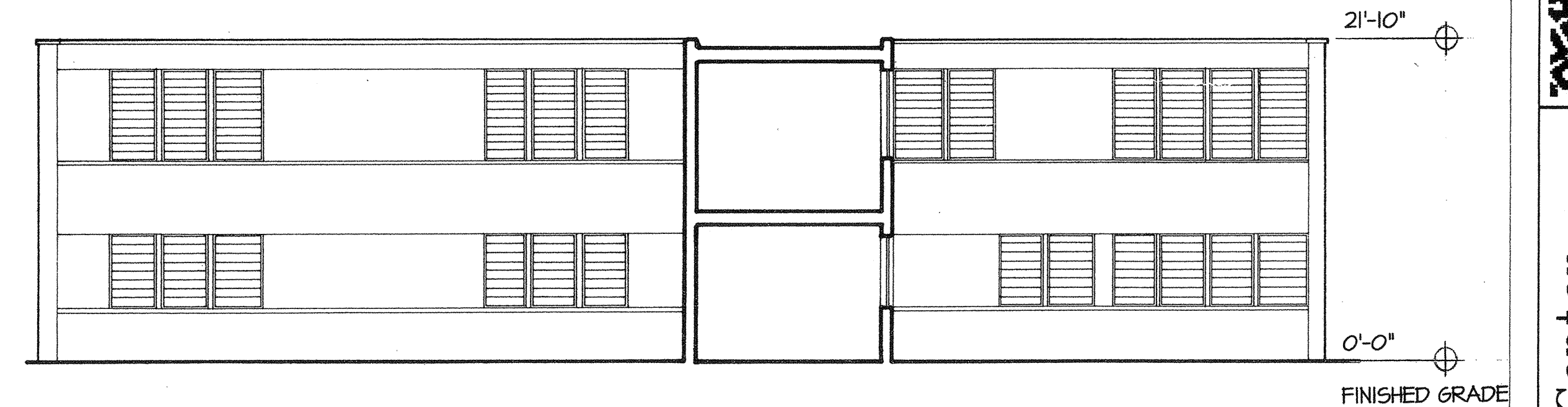
LEVEL TWO
NORTH ADDITION PLAN



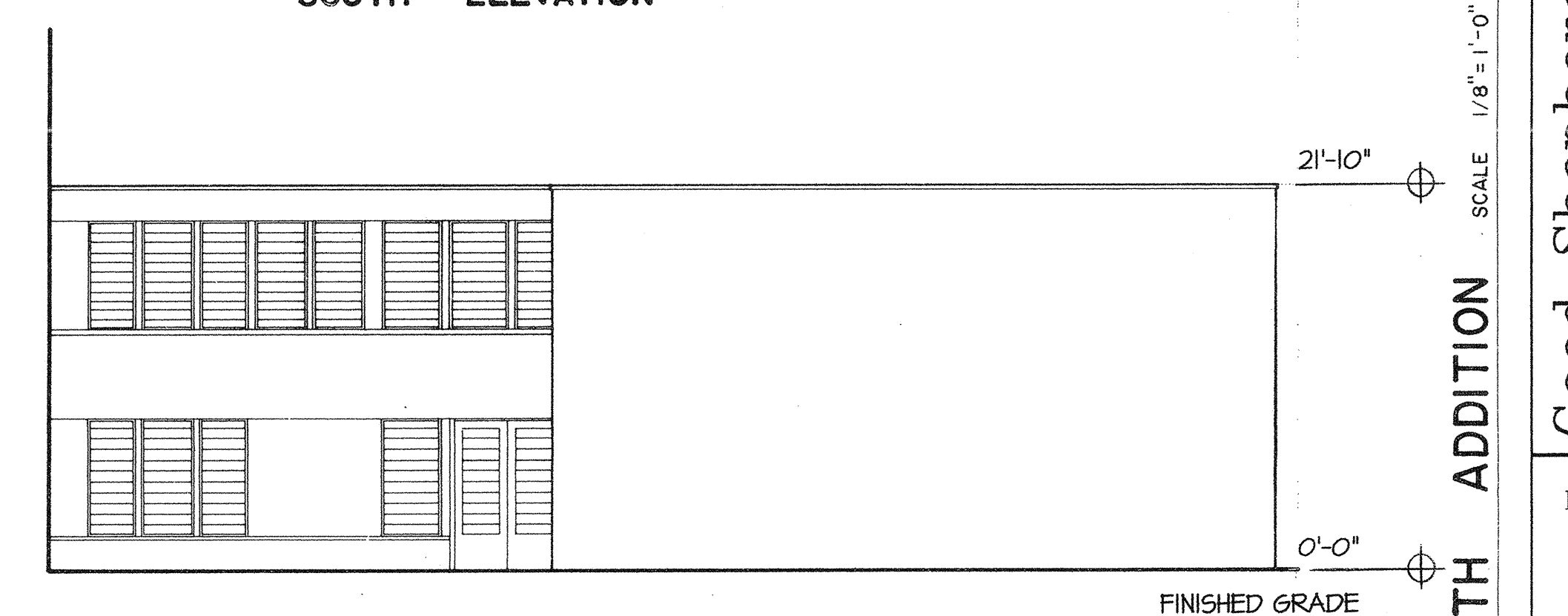
NORTH ELEVATION



WEST ELEVATION



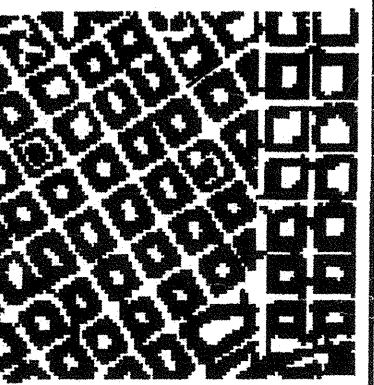
SOUTH ELEVATION



EAST ELEVATION

BOYLE • WAGONER ARCHITECTS

The Maritime Building
911 Western Avenue #300
Seattle, Washington 98104
(206) 382-9651 FAX 382-9839



Good Shepherd Center
MUP Application
Historic Seattle Pres. and Dev. Authority
605 1st Avenue, #100
Seattle, WA 98104

Revisions:

Scale: 1/8"=1'0"
Date: 1/15/99

A 6

NORTH ANNEX
PLANS AND
ELEVATIONS

EXHIBIT D D

TO **David McClain**
EMAIL **davidm@historicseattle.org**
Historic Seattle
1117 Minor Avenue
Seattle, WA 98101

R-B3908.016
Good Shepherd Center
Annex Roof & West Wall

DATE March 23, 2022

REGARDING **Before and After Conceptual Photographs**

RDH is pleased to provide these conceptual before and after photo renderings.

Before



After – Tan Roof



After – Light Gray Roof



Before**After**