



**WASHINGTON STREET BOAT LANDING
PIONEER SQUARE PRESERVATION BOARD
SIGNAGE APPROVAL PACKAGE**

MAY 2024

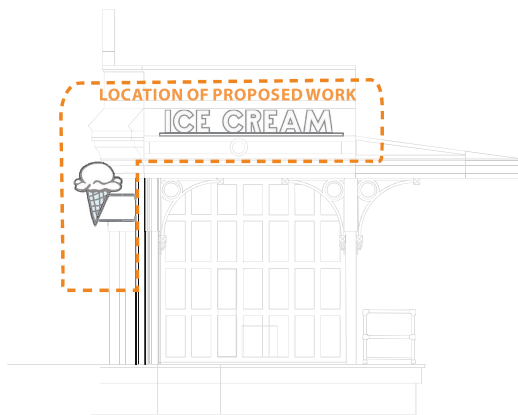
GRAHAM BABA ARCHITECTS

DESCRIPTION OF PROPOSED WORK

1. INSTALL SIGNAGE AT EXISTING WASHINGTON STREET BOAT LANDING BUILDING TO COMPLIMENT APPROVED ICE CREAM CONCESSION TENANT IMPROVEMENT. INCLUDES (1) EXTERNALLY LIT BLADE SIGN AND (1) METAL FRAMED NEON SIGN ON NORTH ELEVATION, AND (2) NEON SIGNS ON EAST ELEVATION.

ALL ATTACHMENTS AT HISTORIC METAL STRUCTURE TO BE MADE WITH CUSTOM FABRICATED NON MARRING CLAMPING ARMATURES. ATTACHMENTS AT (E) CLADDING TO BE PATCHED AND FILLED TO MATCH AT COMPLETION OF TENANCY.

NOTE LETTERS DO EXCEED ALLOWABLE SIZE PER PRESERVATION GUIDELINES. DUE TO THE SATELLITE NATURE OF THE STRUCTURE IN BOTH THE HISTORIC DISTRICT AND THE WATERFRONT PROMENADE, A VARIANCE IS REQUESTED TO ACHIEVE APPROPRIATE VISIBILITY. SEE VICINITY MAP, DIMENSIONING DETAILS AND RENDERINGS FOR CLARIFICATION.

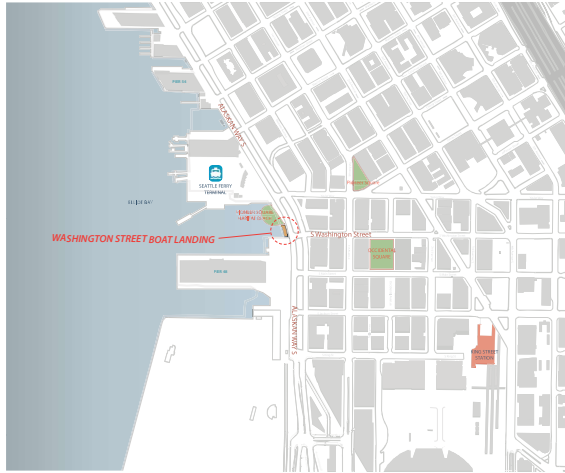


PROPOSED ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION - EAST
SCALE: 1/8" = 1'-0"

SITE MAP

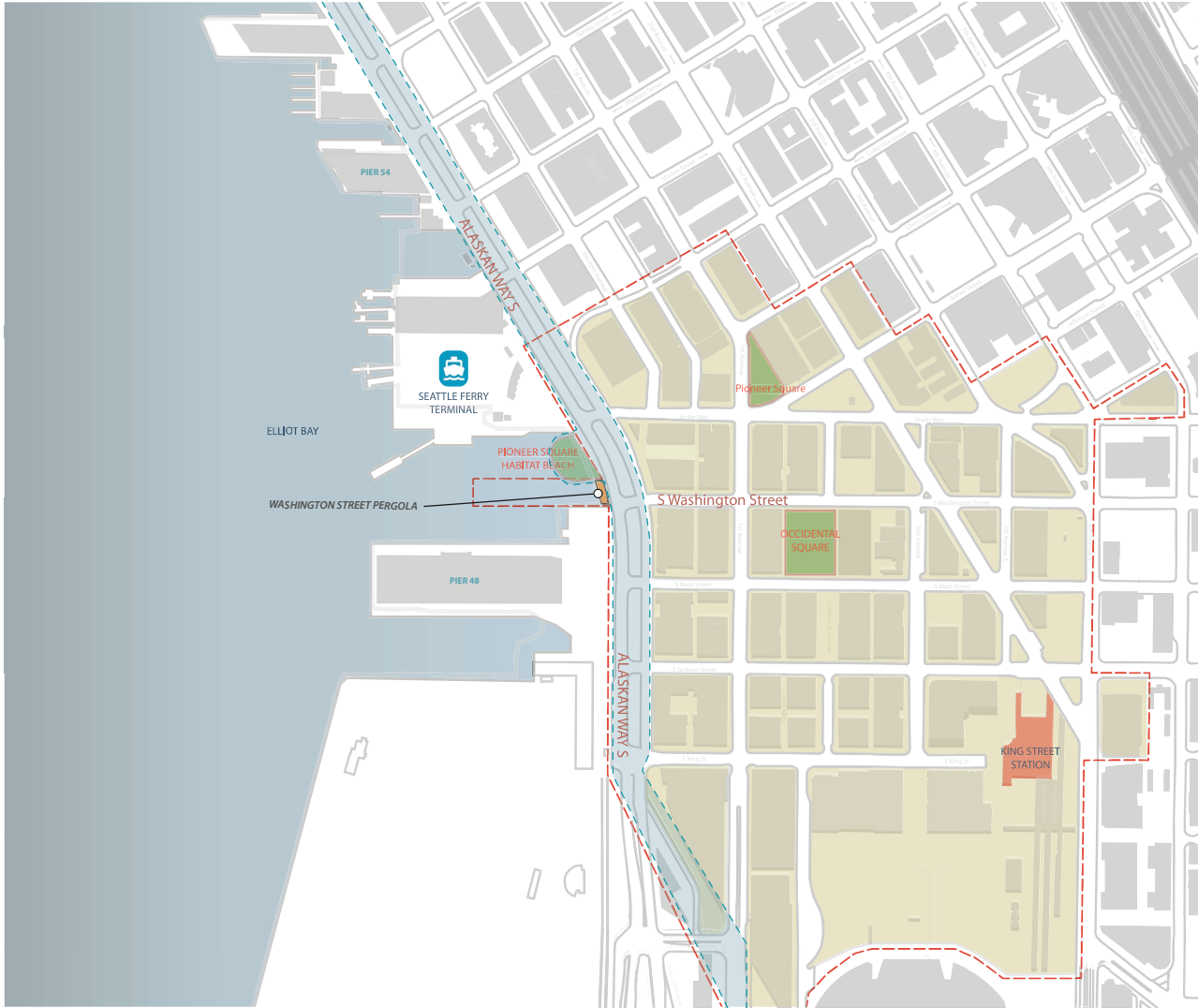


VICINITY MAP - NTS



SITE MAP - NTS

CONTEXT DIAGRAM



VICINITY MAP - NTS

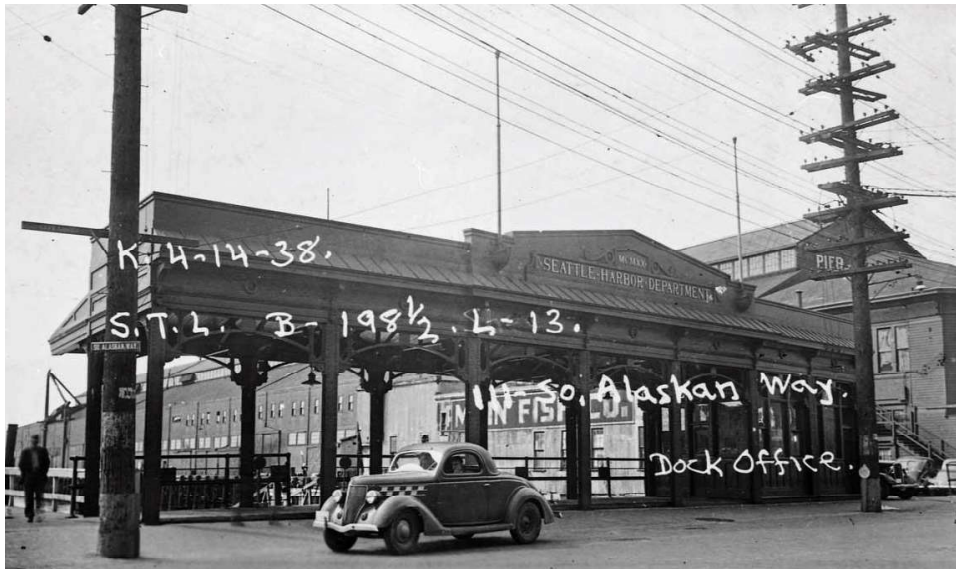


- DISTRICT BOUNDARY - - - - -
- HISTORIC DISTRICT
- WATERFRONT REDEVELOPMENT

HISTORIC PHOTOS



2019



ca. 1937



ca. 1920

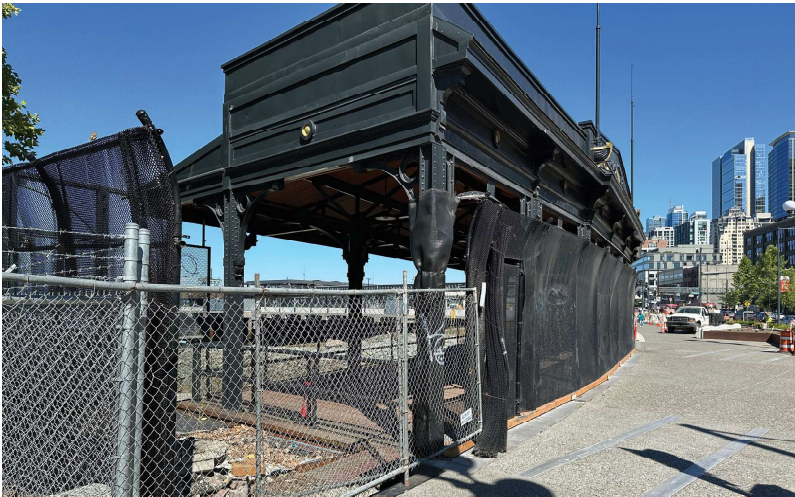
EXISTING PHOTOS



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

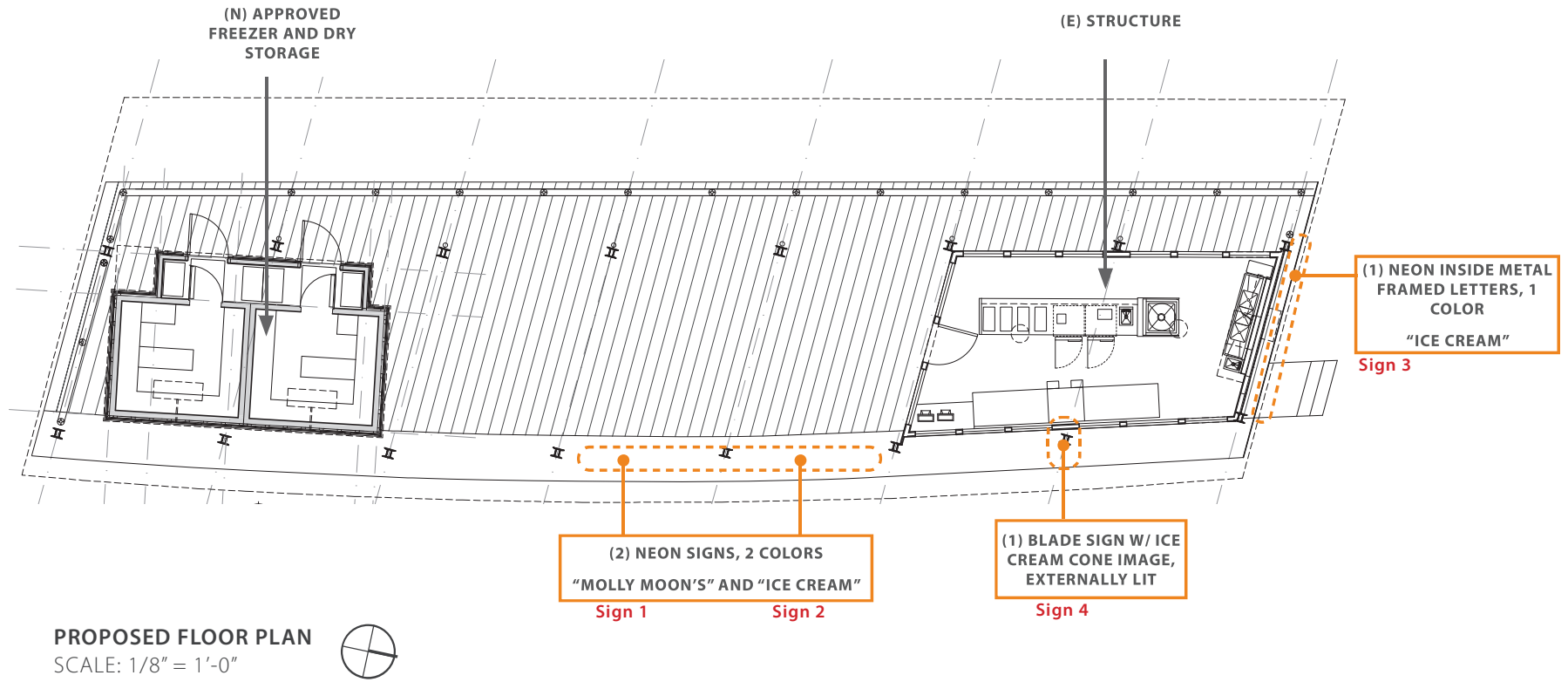


EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST

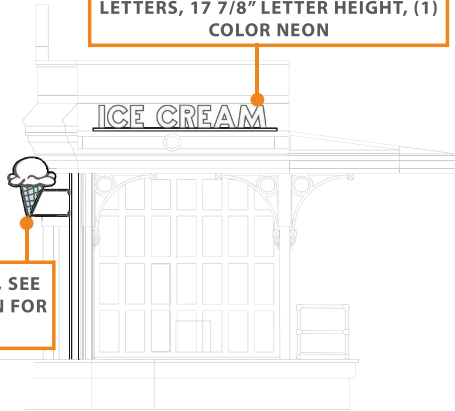
FLOOR PLAN



ELEVATIONS

Sign 3

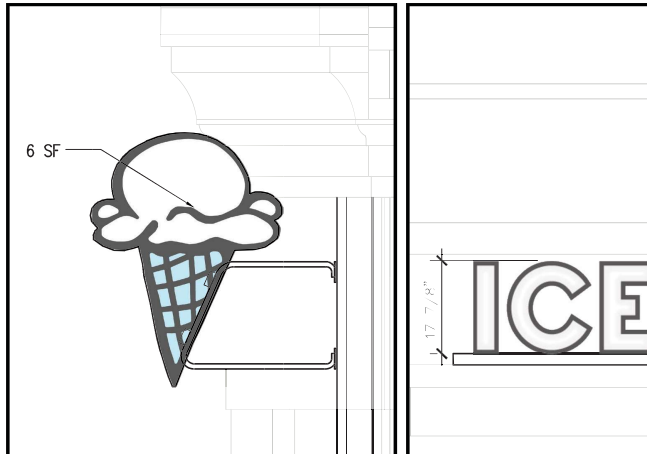
(N) NEON INSIDE METAL FRAMED LETTERS, 17 7/8" LETTER HEIGHT, (1) COLOR NEON



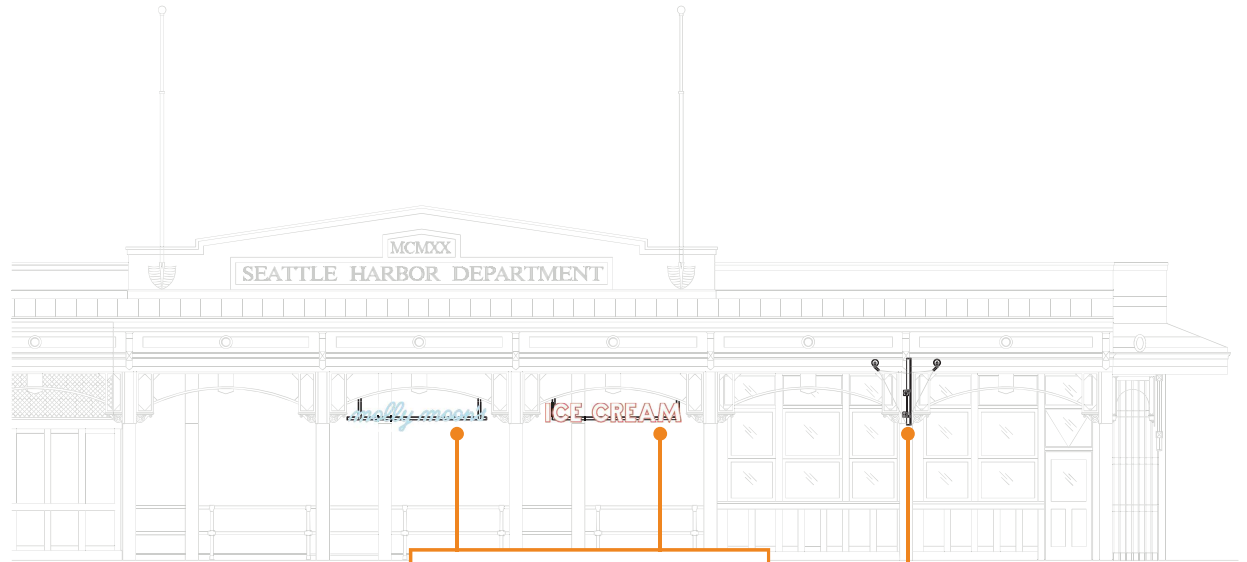
Sign 4

(N) BLADE SIGN, SEE EAST ELEVATION FOR DETAILS

PROPOSED ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



PROPOSED SIGNAGE DIMENSION - NORTH
SCALE: 1/2" = 1'-0"



PROPOSED ELEVATION - EAST
SCALE: 1/8" = 1'-0"

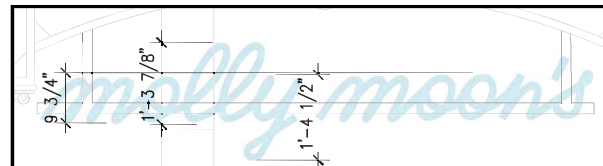
(N) SIGNAGE, NEON LETTERS ON METAL ARMATURE, 2 COLORS, SEE BELOW FOR PROPOSED LETTER HEIGHTS

Sign 1

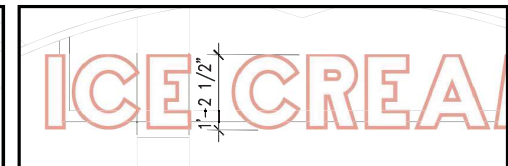
Sign 2

(N) BLADE SIGN MOUNTED ON METAL ARMATURE. SEE BELOW FOR PROPOSED SIZE. EXTERNALLY LIT

Sign 4



PROPOSED SIGNAGE DIMENSION - EAST
SCALE: 1/2" = 1'-0"



SIGN TYPE 01 S/F BEAM MOUNTED SIGN
Quantity: (1)

SIGN TYPE 02 S/F BEAM MOUNTED SIGN
Quantity: (1)

SIGN TYPE 03 S/F WALL MOUNTED SIGN
Quantity: (1)

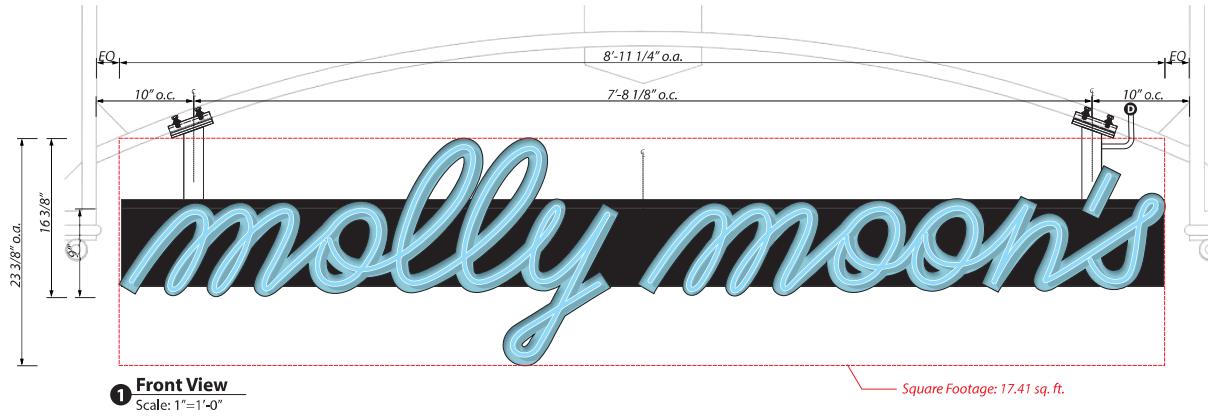
SIGN TYPE 04 D/F PROJECTING BLADE SIGN
Quantity: (1)



molly moon's
ICE CREAM

Colors	Light Blue ■	Orange ■	Black ■	White □
PMS	304 C	7597 C	Match building color	N/A
Translucent Vinyl	N/A	N/A	N/A	N/A
Paint	N/A	N/A	Match building color	MP 27386

SIGN 1 DETAILS

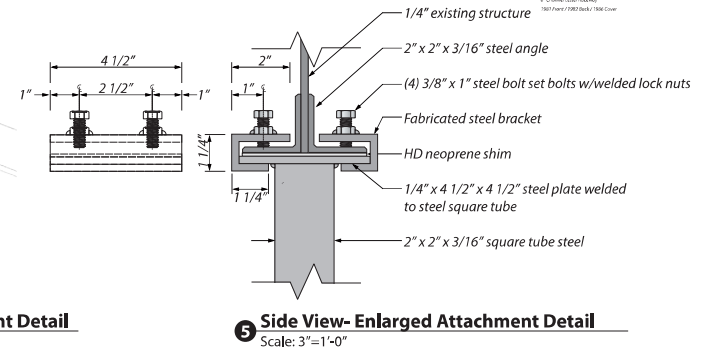
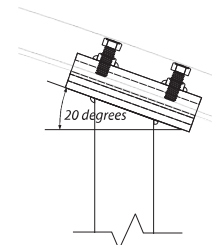
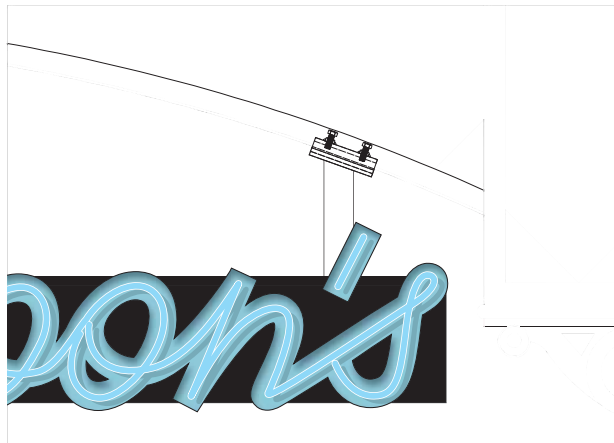


Sign 1:
Manufacture and install (1) Exterior Single faced illuminated open pan channel exposed neon lettering hanging sign.

- A** "molly moon's" letters to be aluminum open pan channel letter construction. Returns: 2" aluminum returns outside painted White (satin finish). Interior pans painted Light Blue to match FMS#304c (satin finish).
- B** Illumination to be 1/tube neon-Blue E40 (argon)-Light Blue, 12mm, 30ma. 2" glass stands.
- C** Mount letters to raceway. Raceway to be SignComp. Attach raceway to (2) 2" x 2" steel square tube (see detail below). Raceway, Brackets and hardware painted to match structure color Black (satin finish).
- D** Power to sign by others. 120 volt, 20amp circuit req.



Internally illuminated signs shall comply with NEC article 600 and the Seattle energy code section e405 before supplying power to the sign or electrical installation.

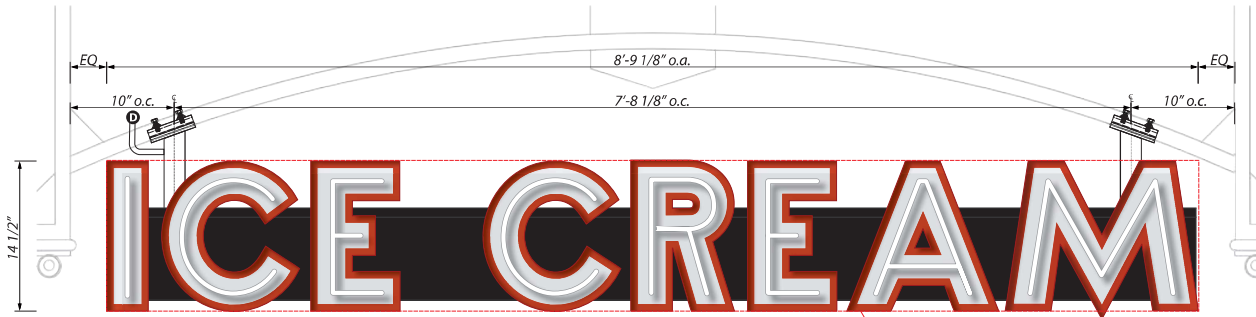


Pioneer Square Preservation Board: SIGNAGE APPROVAL

Molly Moon's Homemade Ice Cream @ Washington Street Boat Landing

SIGN 2 DETAILS

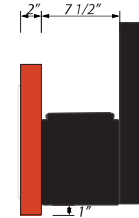
Sign 2:
 Manufacture and Install (1) Exterior
 Single faced illuminated open pan
 channel exposed neon lettering
 hanging sign.



1 Front View
 Scale: 1"=1'-0"

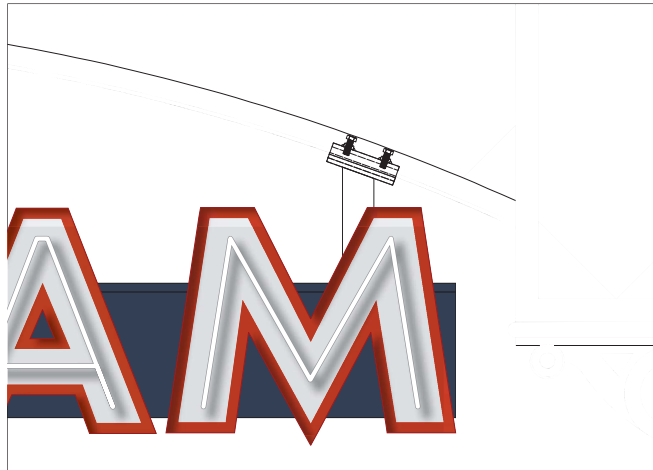
Square Footage: 10.59 sq. ft.

- Ⓐ "ICE CREAM" letters to be aluminum open pan channel letter construction. Returns: 2" aluminum returns painted Orange to match PMS#7597c (satin finish). Inset letter forms to be painted White (satin finish).
- Ⓑ Illumination to be 1/tube neon- 6500 White, 12mm, 30ma. 2" glass stands.
- Ⓒ Mount letters to raceway. Raceway to be SignComp. Attach raceway to (2) 2" x 2" steel square tube (see detail below). Raceway, Brackets and hardware painted to match structure color Black (satin finish).
- Ⓓ Power to sign by others. 120 volt, 20amp circuit req.

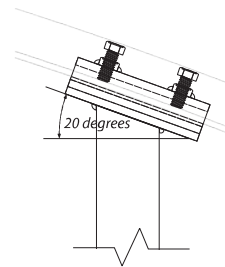


2 Side View
 Scale: 1"=1'-0"

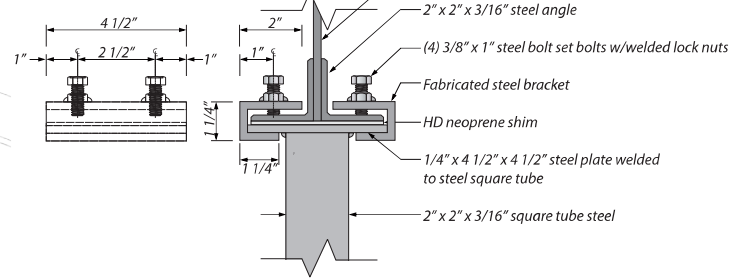
Internally illuminated signs shall comply with NEC article 600 and the Seattle energy code section c405 before supplying power to the sign or electrical installation.



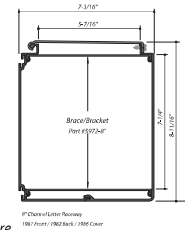
3 Front View- Attachment Detail
 Scale: 1 1/2"=1'-0"



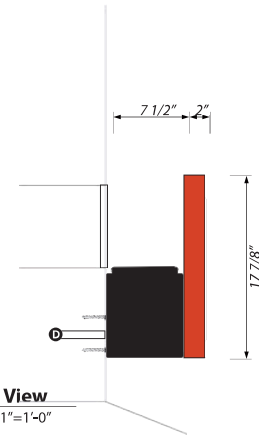
4 Enlarged Attachment Detail
 Scale: 3"=1'-0"



5 Side View- Enlarged Attachment Detail
 Scale: 3"=1'-0"



SIGN 3 DETAILS



1 Front View
Scale: 1"=1'-0"

Square Footage: 16.08 sq. ft.

2 Side View
Scale: 1"=1'-0"

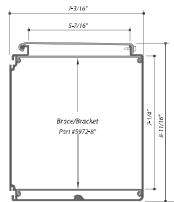
Sign 3:

Manufacture and Install (1) Exterior Single faced illuminated open pan channel exposed neon lettering hanging sign.

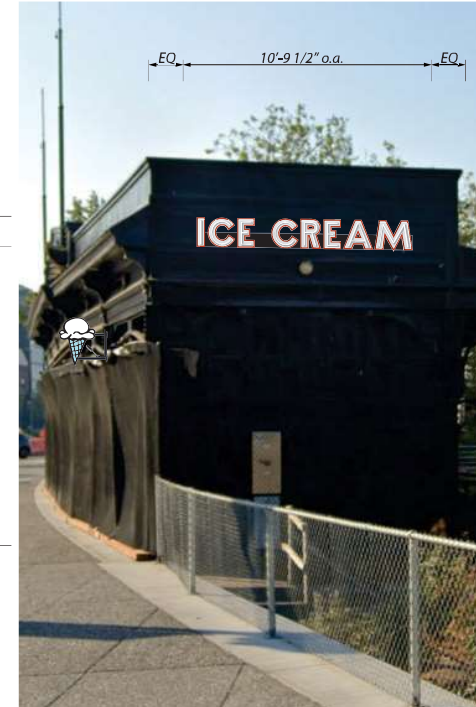
- A** "ICE CREAM" letters to be aluminum open pan channel letter construction. Returns: 2" aluminum returns painted Orange to match PMS# 7597c (satin finish). Inset letter forms to be painted White (satin finish).
- B** Illumination to be 1/tube neon- 6500 White, 12mm, 30ma. 2" glass stands.
- C** Mount letters to raceway. Raceway to be SignComp. Attach raceway flush to wall with 3/8" Lag screws. Raceway and hardware painted to match structure color Black(satin finish). Seal all wall penetrations with heavy duty all weather silicone- clear.
- D** Power to sign by others. 120 volt, 20amp circuit req.

Full field survey required to determine or verify the most non-destructive attachment of signage to historical structure.

Internally illuminated signs shall comply with NEC article 600 and the Seattle energy code section c405 before supplying power to the sign or electrical installation.



1" Channel Letter Return
1/8" Flange / 1/8" Neck / 1/8" Groove

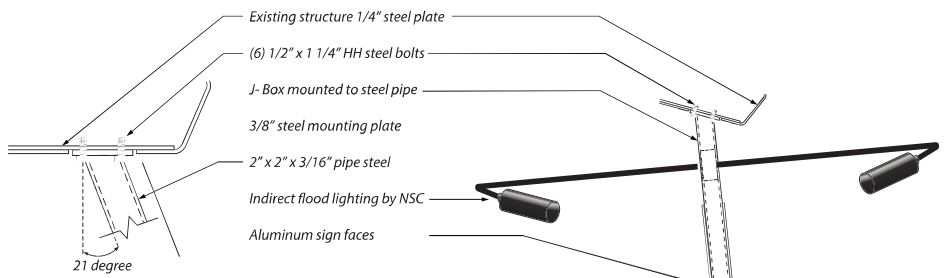
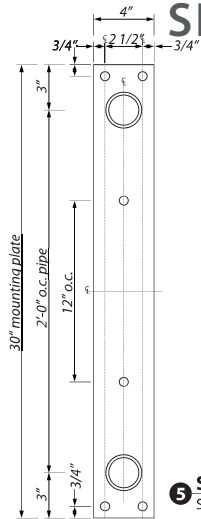


3 North Elevation View
Scale: NTS

Pioneer Square Preservation Board: SIGNAGE APPROVAL

Molly Moon's Homemade Ice Cream @ Washington Street Boat Landing

SIGN 4 DETAILS



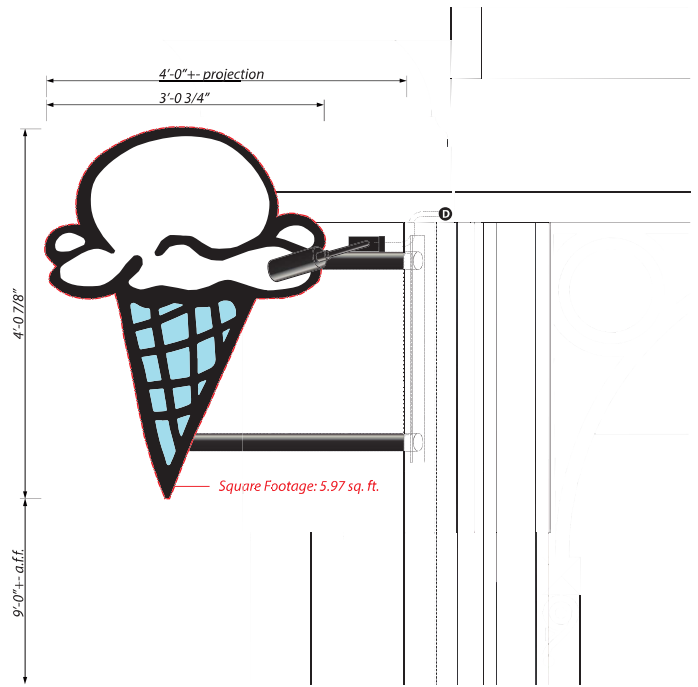
4 Section View- Enlarged Attachment Detail
Scale: 1 1/2"=1'-0"

3 Front View- Connection Detail
Scale: 3/4"=1'-0"

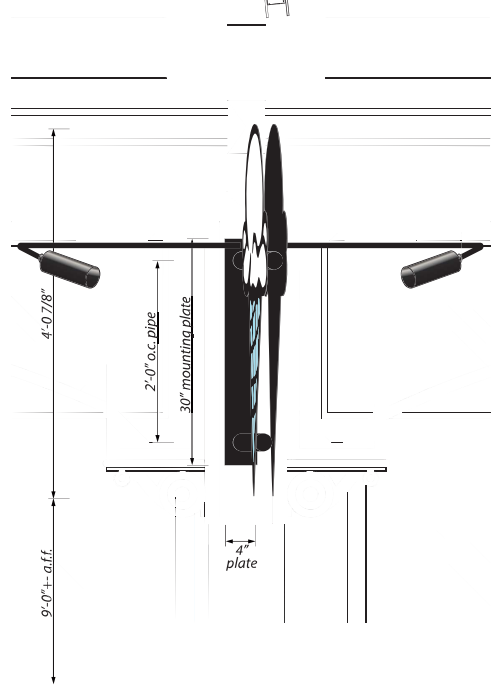
5 Section View- Enlarged Plate Detail
Scale: 1 1/2"=1'-0"

- Sign 4:**
Manufacture and Install (1) Exterior double faced indirect flood light illuminated aluminum panel sign.
- A** Ice Cream Cone to be cut-out of 1/4" thick aluminum painted Black (satin finish).
 - B** Graphics to be painted White (satin finish), and Light Blue to match PMS#304c (satin finish).
 - C** Sign mounting bracket to be fabricated steel (see details left). Paint all mounting hardware to match historical structure color Black (satin finish).
 - D** Indirect flood lighting by NSC. Power to sign by others. 120 volt, 20amp circuit req. Paint all lighting hardware and lamp shroud to match historical structure color Black (satin finish).

Internally illuminated signs shall comply with NEC article 600 and the Seattle energy code section c405 before supplying power to the sign or electrical installation.



2 Side View
Scale: 3/4"=1'-0"



1 Front View- Connection Detail
Scale: 3/4"=1'-0"

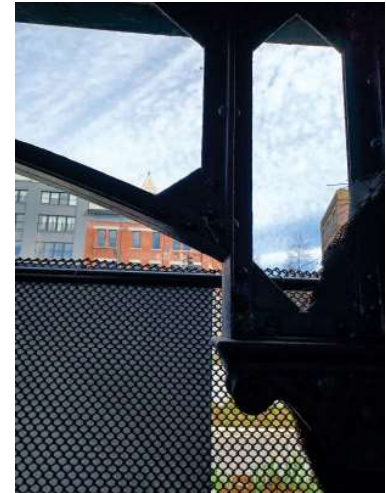


6 North Elevation View
Scale: NTS

Pioneer Square Preservation Board: SIGNAGE APPROVAL

Molly Moon's Homemade Ice Cream @ Washington Street Boat Landing

EXISTING STRUCTURE CONDITIONS



PREVIOUS HISTORIC STEEL RENOVATION WORK- TO SHOW PRECEDENT FOR HOLE REPAIR AT STEEL

PERGOLA STEEL RESTORATION SCOPE OF WORK

Below is the identified restoration scope of work for the existing pergola steel structure, with subsequent figures showing examples of steel repair locations.

General Steel Structure Restoration Scope:

1. Remove braced frames installed for transportation; repair steel at weld locations.
2. Removed miscellaneous non used bolts / fasteners.
3. Patch all miscellaneous holes in structure (see example photo below).
4. Smooth raised rust patches (see example photo below).
5. Treat rust full extent of structure.
6. Fill / seal joint between existing / new corbels and columns.
7. Install new column base extensions per structural.
8. Install new grommets at new column base extensions to match existing.
9. Prep and paint steel structure.

Additional Restoration Scope per Column:

- A1 - Cast / install new Corbel on West side of column.
- A2 - See general scope.
- A3 - See general scope.
- A4 - Remove bolts and angles from existing removed sign, fill holes.
- A5 - Remove bolts and angles from existing removed sign, fill holes.
- A6 - See general scope.
- A7 - See general scope.
- A8 - Straighten out warped / damaged metal at column base.
- B1 - Straighten out warped / damaged metal at column base.
 - Cast / install new Corbel on East side of column.
 - Cast / install new Corbel on West side of column.
- B2 - Patch existing opening behind new cast corbel.
 - Cast / install new Corbel on West side of column.
- B3 - See general scope.
- B4 - See general scope.
- B5 - See general scope.
- B6 - Remove damaged / rusted portion of existing column base. Coordinate extent with Architect.
- B7 - Remove damaged / rusted portion of existing column base. Coordinate extent with Architect.
- B8 - Patch existing opening behind new cast corbel.
 - Cast / install new Corbel on East side of column.
 - Reinstall non-attached existing corbel on West side of column.



Figure 1. Typ. example of holes to be patched (photo of C B1)



Figure 2. Typ. example of raised rust patches to be repaired (photo of C B2)

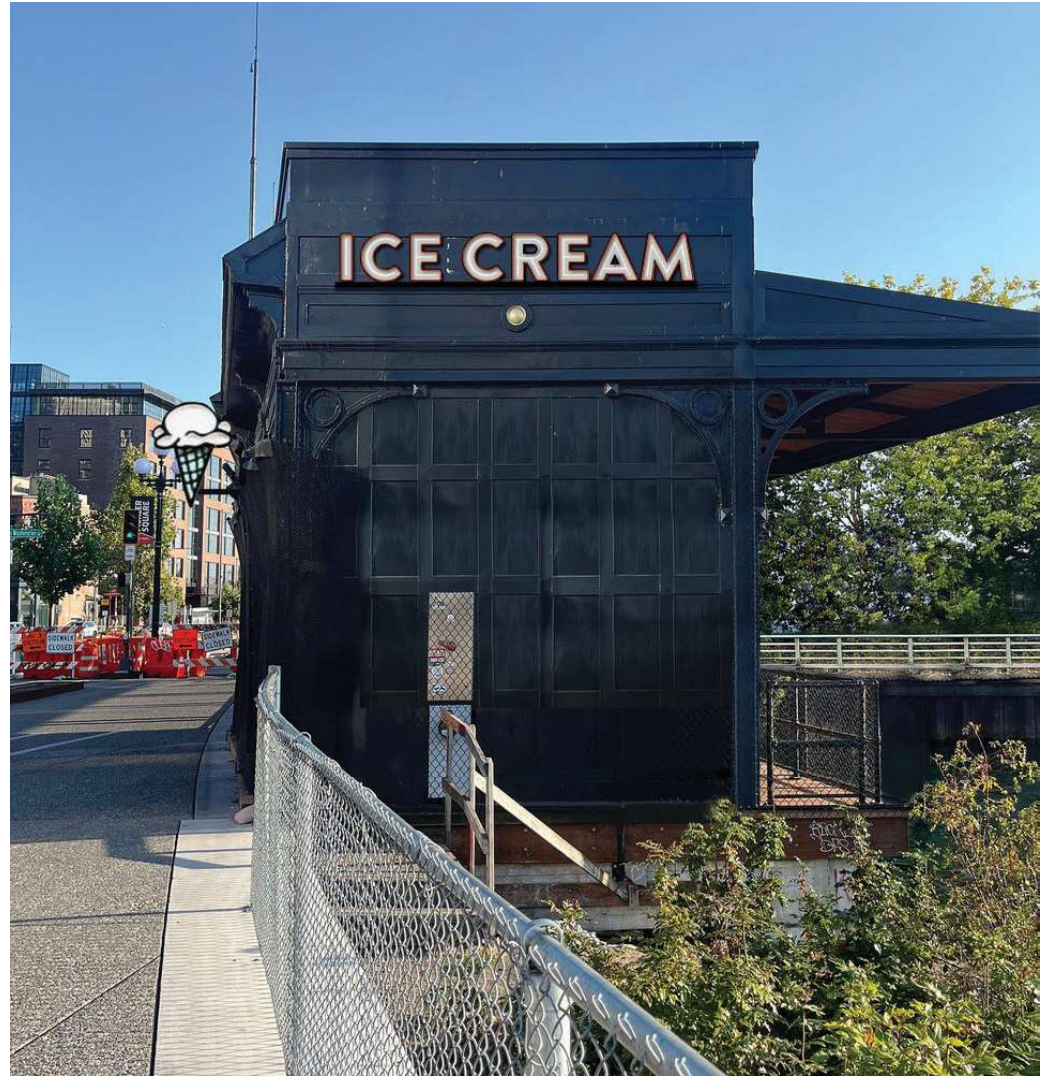


Figure 3. Typ. example of missing corbel (photo of C B8)

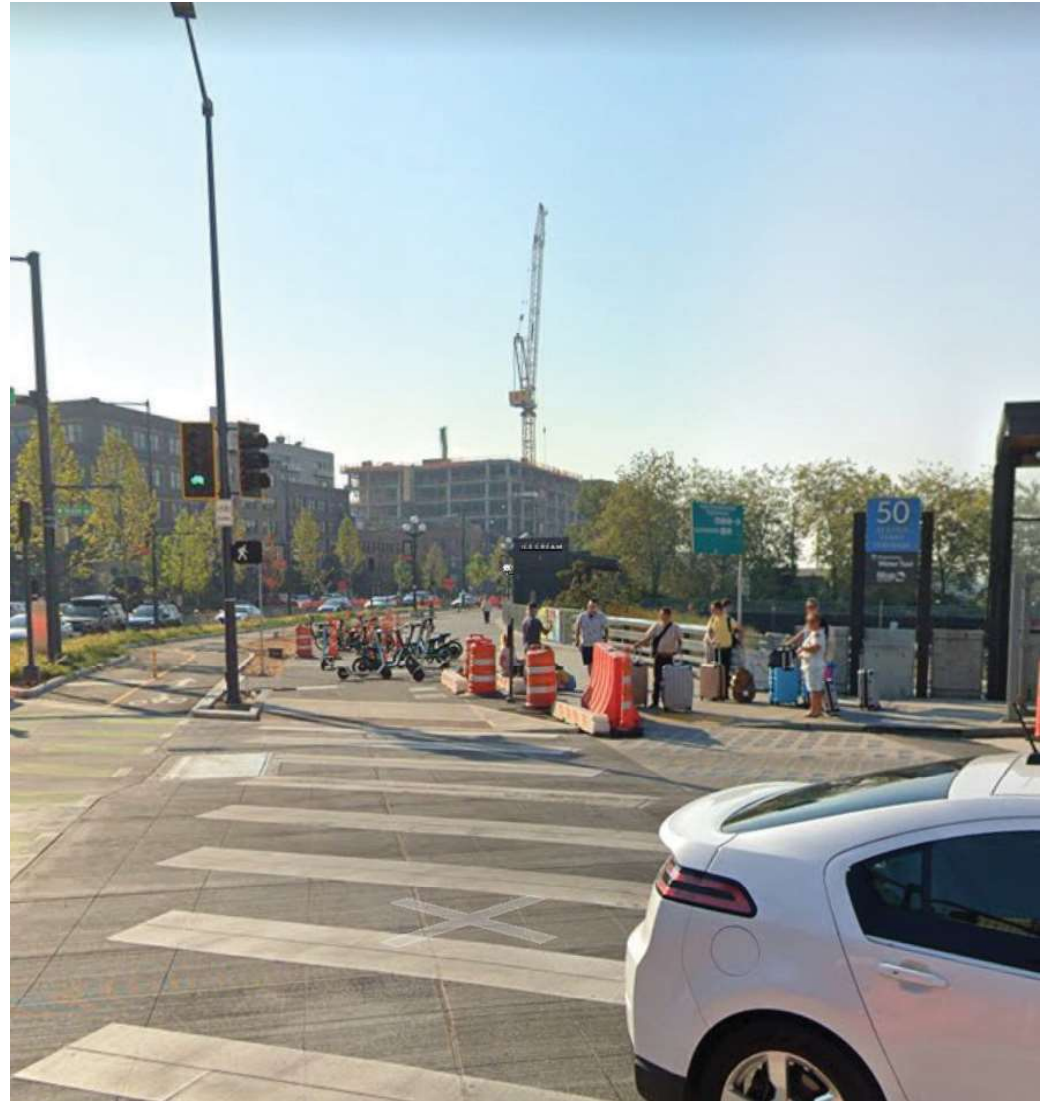
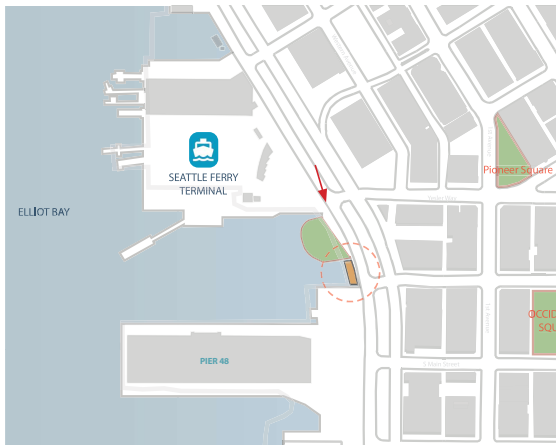


Figure 3. Typ. example of warped Column Base (photo of C B1)

RENDERINGS



RENDERINGS



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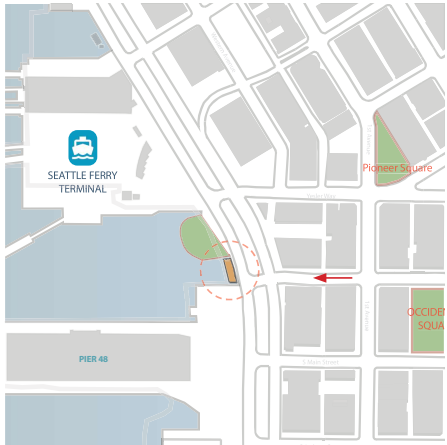
RENDERINGS-PROPOSED SIGNAGE



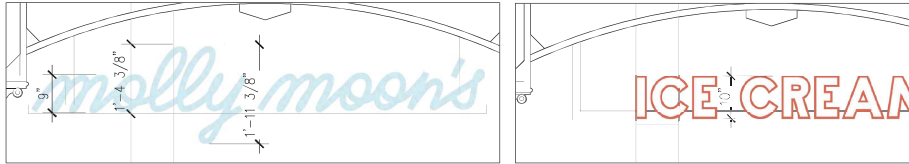
RENDERINGS-PROPOSED SIGNAGE



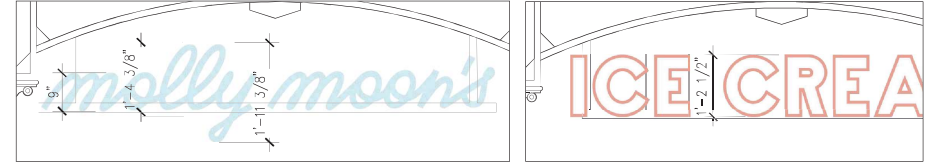
RENDERINGS-PROPOSED SIGNAGE



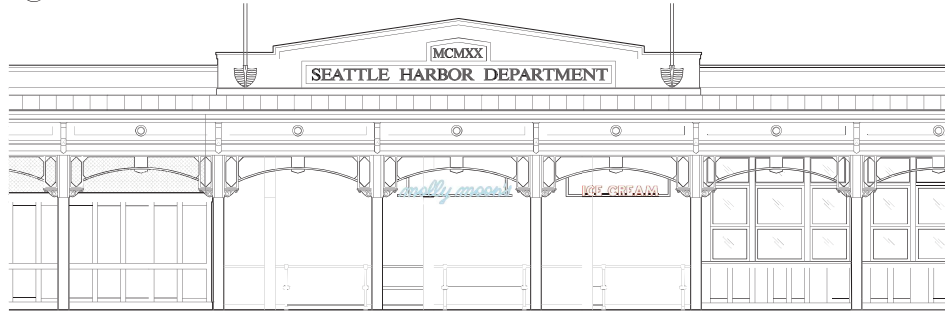
RENDERINGS - ALLOWED SIGNAGE COMPARISON



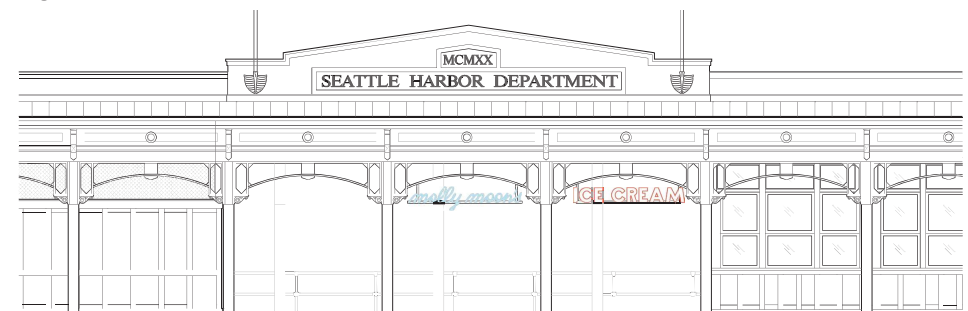
3 EAST SIGNAGE LETTER DIMENSIONS (ALLOWED)



7 EAST SIGNAGE LETTER DIMENSIONS (PROPOSED)



1 EAST SIGNAGE (ALLOWED)



5 EAST SIGNAGE (PROPOSED)

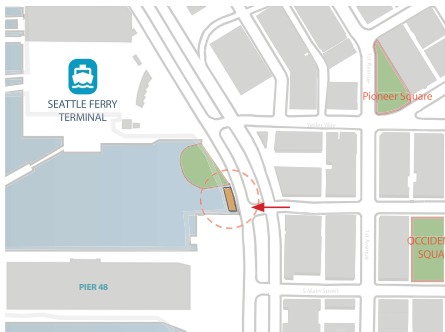
RENDERINGS -ALLOWED SIGNAGE COMPARISON



ALLOWED



PROPOSED



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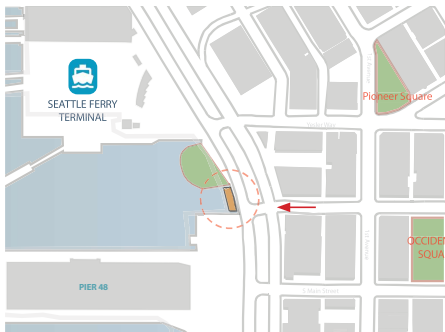
RENDERINGS - ALLOWED SIGNAGE COMPARISON



ALLOWED



PROPOSED



RENDERINGS - ALLOWED SIGNAGE COMPARISON



ALLOWED



PROPOSED

