312 9th Ave N

Landmark Briefing

Date: December 21, 2022

VULCAN Real Estate

GRAPHITE

1. Design Concept

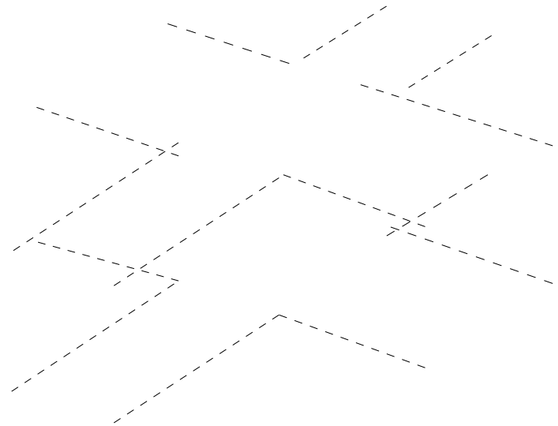
1. Lift

2. Step Back

3. Pair

4. Twist

5. Unify



Lift the tower skin and expose the ground level as an accent to the Landmark.

Zoning setbacks and relief provide opportunity to feature the Landmark's structure.

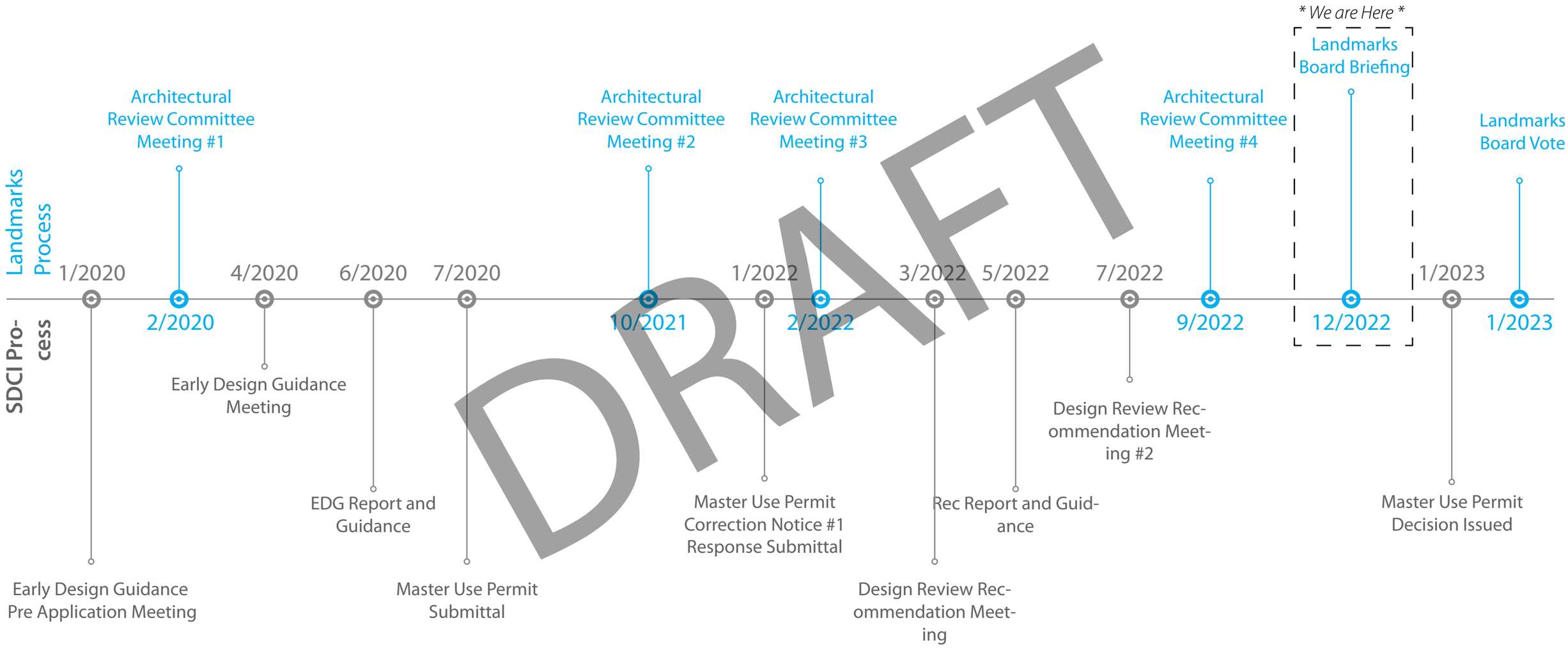
Pair tower floors together similar to Landmark proportions and scale.

Twist floor pairings to simulate movement around the corner and above the Landmark.

Treat the tower with universal accent DNA to fully engage the design concept on all four sides.


DRAFT

2. | ARC Summary


Landmarks Process
SDCI Pro-cess
1/2020
2/2020
4/2020
6/2020
7/2020
10/2021
1/2022
2/2022
3/2022
5/2022
7/2022
9/2022
12/2022
1/2023
* We are Here *
Architectural Review Committee Meeting #1
Architectural Review Committee Meeting #2
Architectural Review Committee Meeting #3
Architectural Review Committee Meeting #4
Landmarks Board Briefing
Landmarks Board Vote
Early Design Guidance Pre Application Meeting
Early Design Guidance Meeting
EDG Report and Guidance
Master Use Permit Submittal
Master Use Permit Correction Notice #1 Response Submittal
Design Review Recommendation Meeting
Rec Report and Guidance
Design Review Recommendation Meeting #2
Master Use Permit Decision Issued

Secretary of Interior Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   Response: The proposed project includes minimal changes to the existing landmark and restores many aspects that have been lost to deterioration or uncharacteristic renovations over time.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   Response: The historic character is maintained, celebrated, and integral into the project's design. The alterations are enhancements to the longevity of the landmark and restores many deteriorating aspects and lost elements that will be reborn.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

   Response: No changes are made to provide a false sense of historic development. The differentiation between new and old is clear in the modifications made to the landmark in addition to the proposal as a whole. This distinction is important to the project's design and celebrates and differentiates the landmark from the new addition.

4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

   Response: The iconic features of the landmark that have not been deteriorated are retained, preserved and celebrated.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   Response: The features are maintained and finishes are celebrated. The rehabilitated portions of the project will maintain the same craftsmanship and construction technique to provide a seamless transition.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Response: historic windows will be replaced based on the window survey which determined the deterioration would not provide enough longevity to the life of the landmark and where new windows made to match the old framing techniques will provide the same character and increase longevity.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   Response: no sandblasting or deteriorating cleaning techniques will be utilized.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   Response: no significant archaeological resources are included in the landmark.

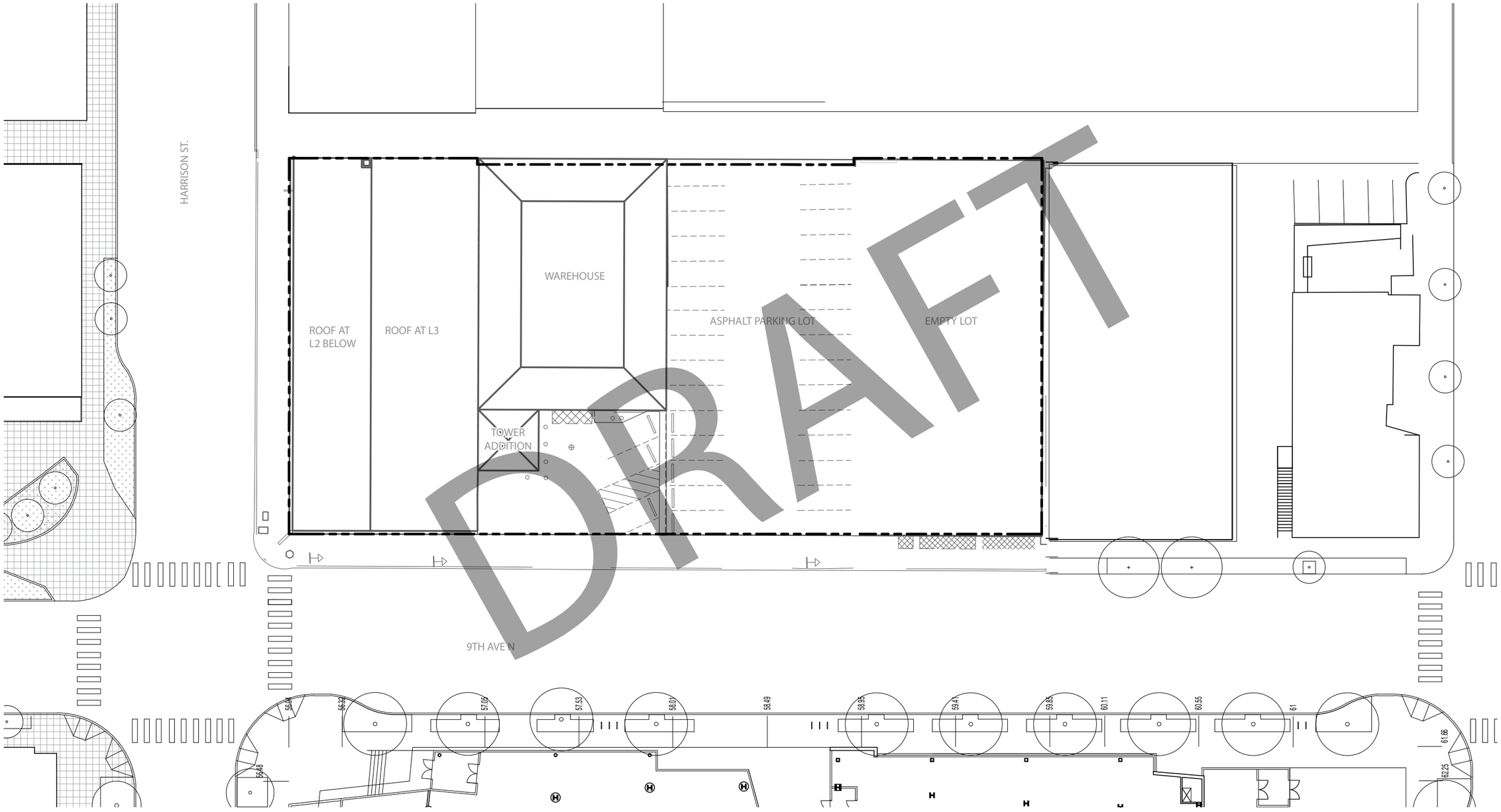
9. New additions,exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

   Response: New addition and alteration will not destroy the historic materials that characterize the landmark property. The new addition and alterations to the ground level of the landmark will be differentiated from the historic property and is part of the design concept that provides a chance to highlight and honor the landmark.

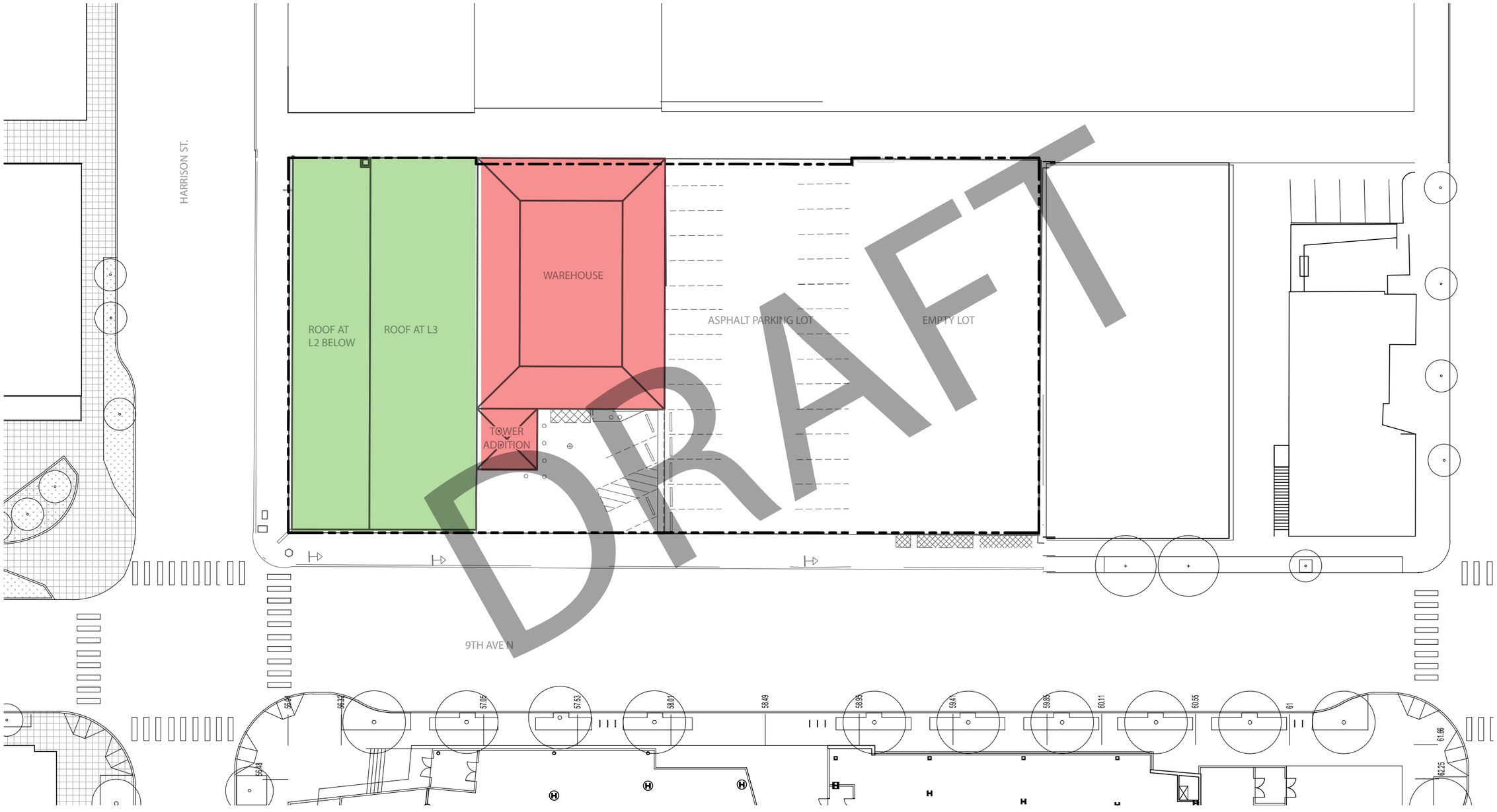
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    Response: The addition to the landmark can be removed without disturbing the landmark and its environment.

3. C of A Checklist



EXISTING SITE PLAN
1/32″ = 1′-0″



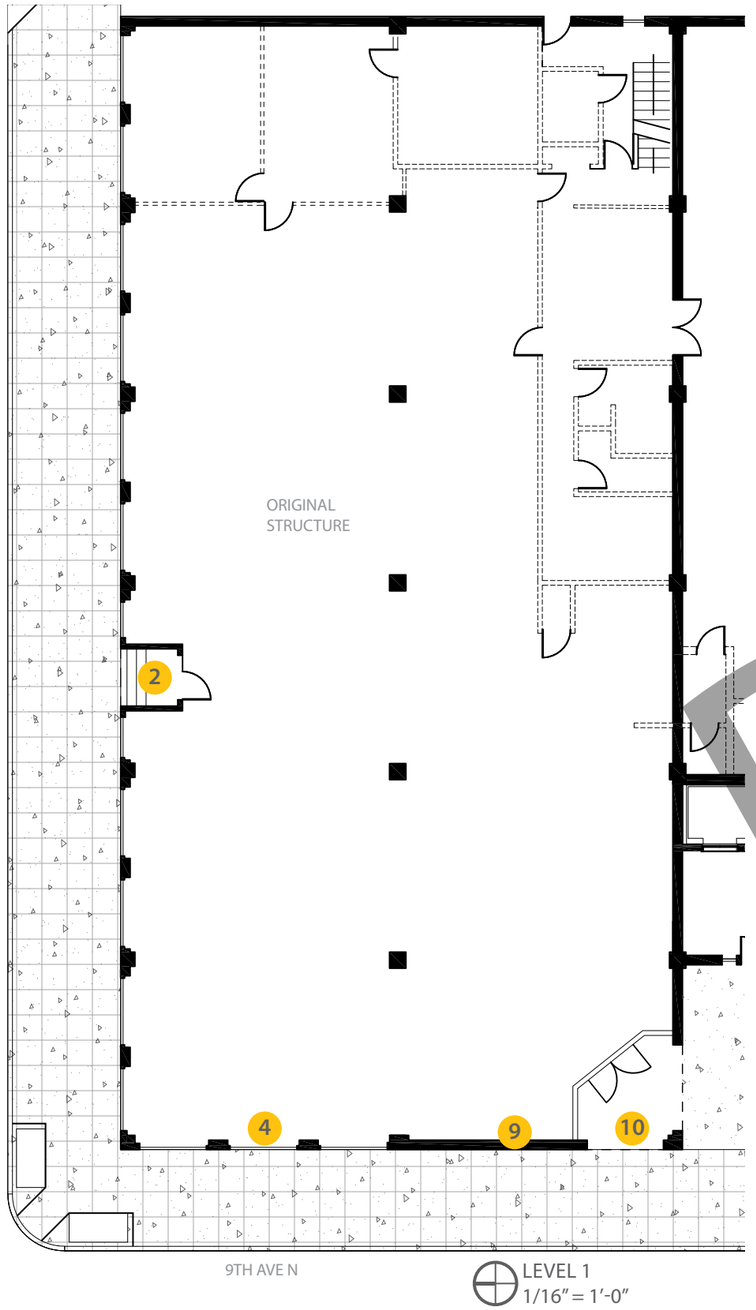
PORTION OF BUILDING TO REMAIN

PORTION OF BUILDING REMOVED

EXISTING SITE PLAN
1/32" = 1'-0"

PROPOSED SITE PLAN
1/32″ = 1′-0″

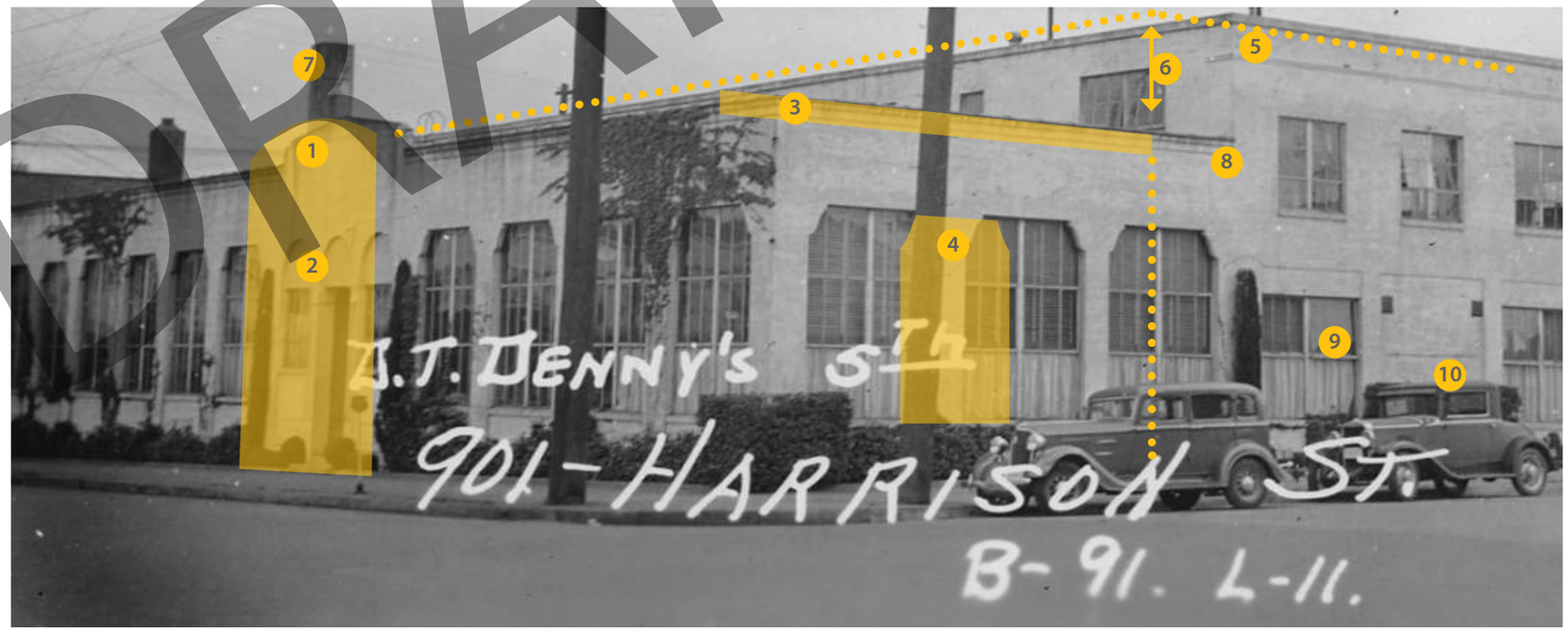
EXISTING LEVEL 1



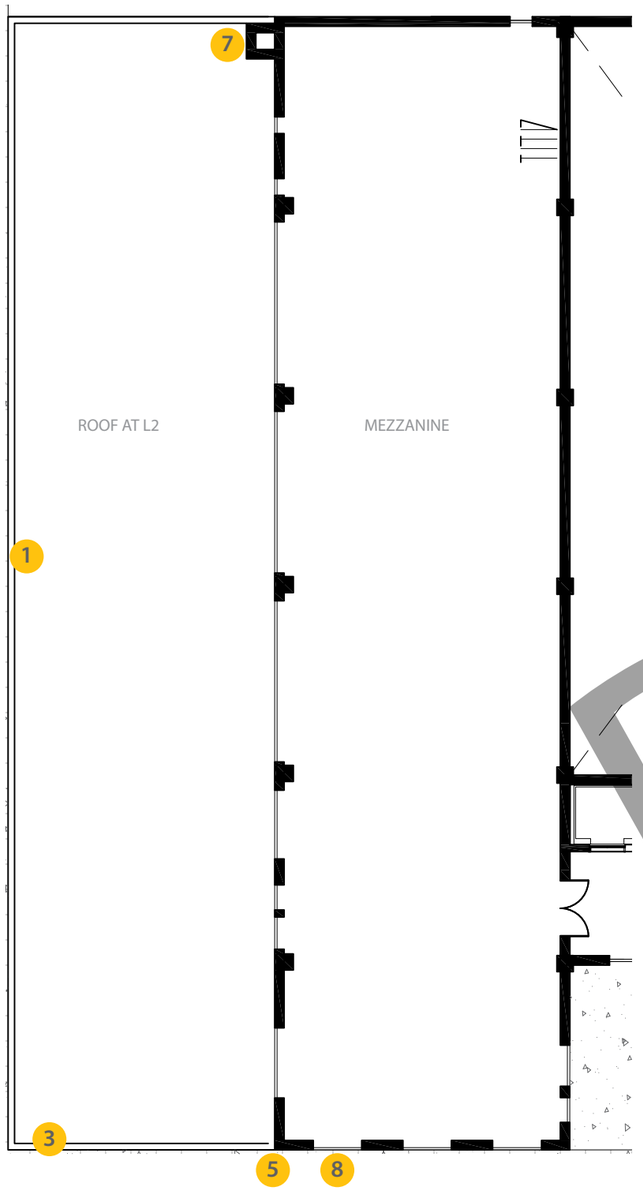
LEVEL 1
1/16" = 1'-0"

EXISTING FEATURES

1. ENTRY WITH LOW, RAISED GABLED PARAPET
2. THREE BLIND ARCHES WITH RECTANGULAR SHAPED DOORWAY
3. FLAT, MUTED CORNICES
4. LARGE WINDOW WITH STEEL SASH
5. STYLIZED PARAPET
6. UTILITARIAN L-SHAPED MEZZANINE
7. CHIMNEY
8. RECTANGULAR WINDOWS
9. BOARD FORM CONCRETE
10. DOUBLE DOOR



EXISTING LEVEL 2



LEVEL 2
1/16" = 1'-0"

EXISTING FEATURES

1. ENTRY WITH LOW, RAISED GABLED PARAPET
2. THREE BLIND ARCHES WITH RECTANGULAR SHAPED DOORWAY
3. FLAT, MUTED CORNICES
4. LARGE WINDOW WITH STEEL SASH
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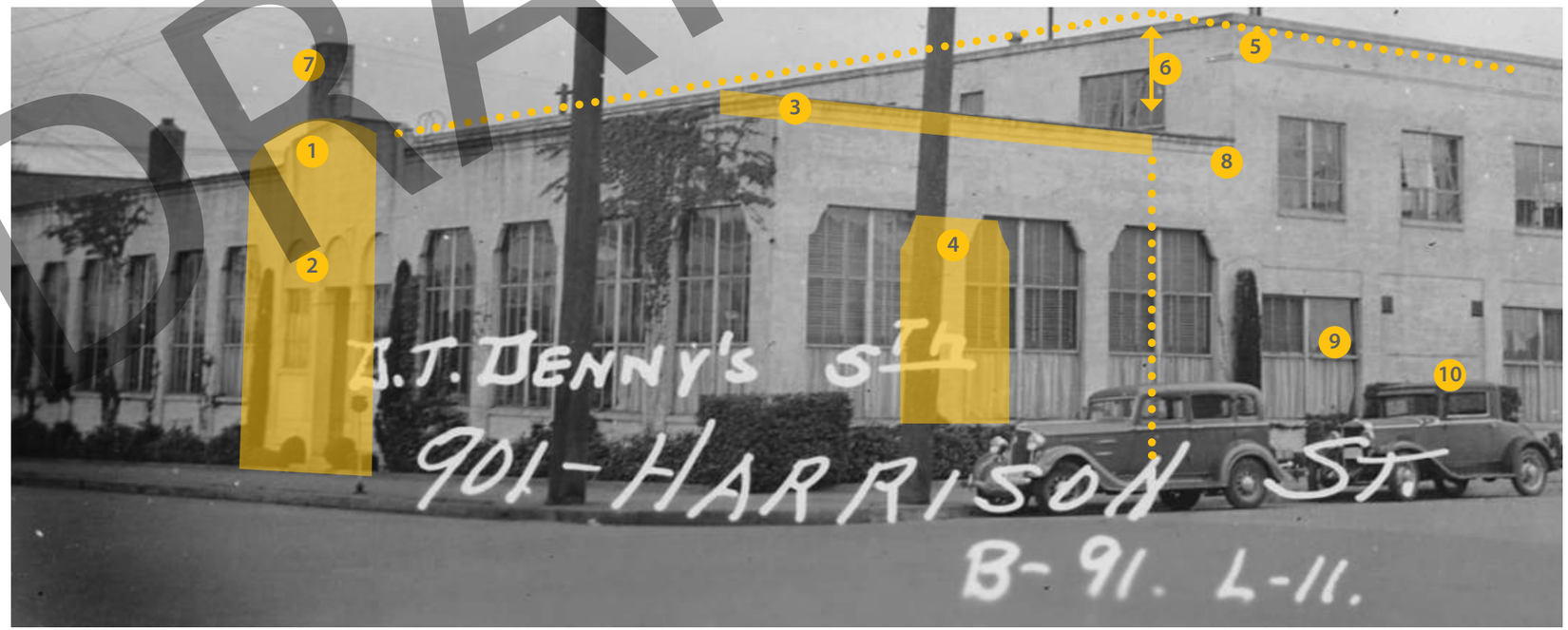


The project located in South Lake Union is set to develop as an lab mixed-use 11 story building, including ground level retail, which will incorporate a historic structure as a key part of the design. The building's form will taper and twist outward as it rises above the landmark, respecting and honoring its historic presence to the street. The design massing will interlock the old and new together, creating a unique building form for the neighborhood. For the landmarked building located on 901 Harrison St, the proposed alterations to accommodate the proposed lab and retail development at 312 9th Ave N will include the following:

Non-Historic Structure
Demolition will include the 1999 tower element extension with pyramidal roof and 2x2 windows. The demolition will also include the 2005 altered warehouse addition on all three sides

Historic Structure
Enhancement of the west facade will include restoring one window that has since been filled in with board form concrete, replacing all windows with liked kind replacements, and removal of a pair of recessed doors at the southwest corner that will be replaced with a more engaged storefront entry system. The mezzanine parapet will be raised two feet to accommodate the engagement of the new structure. Space behind the mezzanine will be an open air sunken terrace with windows propped open.

Alterations and enhancements of the north façade will include the modification of six building elements. First, a partial demolition of blind arches at the main entry including the sill and projecting central panel to create an engaged retail entrance. Modern glass canopy structures with incorporated lighting will be added to protect the entrance from the weather and provide an enhanced emphasis of the entrance. Second, the removal of one first-story window bay including window sash, sill, and projecting central panel to create a secondary retail entrance. A similar canopy with incorporated lighting will be added to emphasize the secondary entrance. Third, the removal of the concrete chimney to solidify the building's form and engagement with the new structure. Fourth, all windows will be replaced with in kind replacements. Fifth, the entrances will feature an aluminum fascia for canopy engagement. Lastly, a proposal to replace the mezzanine entire north wall including all rectangular windows and detailed cornice with like-kind windows to match the proportions similar of level one windows. Additional open-air openings will provide access to an activated level two terrace for the building's occupants will be included. The mezzanine parapet will raise approximately two feet to accommodate engagement with the new addition. These alterations will enhance the buildings historical character and provide improvements for a more active space at the ground and upper levels.

Alterations of the east facade will include modification of five building elements. First, removal of two existing patched and boarded window bays with in kind window replacements installed. Second, removal of the door which opens to the alley. Third, removal of the rectangular window at level 1 and windowsill. Fourth, the mezzanine will raise approximately two feet to accommodate engagement with the new addition. Lastly, accommodation of partial portions of wall for garage and Seattle City Light exhaust louvers.

South façade restoration will include the replacement of the south wall to like-kind with in kind window replacements. The form and window openings will be modified from the existing nature of the historic building and engage the new building form at ground level and levels above.

The lower roof will be replaced with an occupied terrace space with glass guard rail and a green planted edge. The upper roof will be removed as the historic mezzanine becomes part of the new building's enclosure.

STEEL WINDOW SURVEY

EXECUTIVE SUMMARY

Graphite Design Group contracted SHKS Architects to provide a window survey of the historic steel industrial sash windows on the building located at 901 Harrison Street, as part of a rehabilitation development project on that site. The site is also referenced as Block 46 / 912 Ninth Avenue North, but the historic address is used herein. The subject building is located at the southeast corner of Harrison Street and Ninth Avenue North in the South Lake Union neighborhood. Constructed in 1927, it was historically known as the Pioneer Sand and Gravel Company Building, and listed as a Seattle Landmark per Ordinance #125022 in 2014. It was designated under criterion D: it embodies the distinctive visible characteristics of an architectural style, or period, or method of construction, and Criterion F: because of its prominence of spatial location, contrasts of siting, age, or scale, 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. The controlled features include the exterior of the building and the site. Proposed changes to these features must be presented to the Seattle Landmarks Preservation Board for review and Certificate of Approval.

The window survey included a field visit by Matt Hamel of SHKS Architects on November 23, 2021 to document existing conditions: frame and sash materials, operability, hardware, finishes, and glazing types. Review of historic documentation included in the 2014 Seattle Landmarks Nomination Report, and historic tax record photograph. This report provides our assessment of the current condition of the remaining historic windows, and recommendations for their disposition as part of the project.

All photos in this report were taken on November 23, 2021 by SHKS Architects unless noted otherwise.

North facade, along Harrison Street

RECOMMENDATIONS

RESTORATION

Steel windows, and windows in general, are highly identifiable character defining features of an historic building. While the steel is subject to corrosion due to deferred maintenance, mechanical or chemical damage, or poor original detailing, they are in most cases resilient and repairable, either by removal for shop restoration, or in-situ repair, depending on the original construction detailing.

The majority of severe damage observed on the subject building is at the sills, ranging from flaking paint, cracked or missing putty, to steel delamination, full-depth corrosion, and severe warpage. Restoration would require a fairly invasive campaign to remove existing interior finishes to expose the attachments, selectively cutting out and field welding replacement sections that are beyond repair, epoxy putty repair of sections exhibiting minor deterioration, straightening sections that are sound but warped, removing existing putty and coatings to bare steel, treatment with rust inhibitor, and recoating with a robust corrosion-resistant primer, reglazing (ideally using remaining salvaged wavy glass where appropriate), and repainting. Improvements may include additional measures for moisture control via flashings or weeps, restoration of operabilitity of the awning vents, and weatherstripping to reduce air infiltration.

Options to improve thermal performance of the existing sash and frame could include installation of an interior storm panel, replacing the existing single-pane glazing with either insulated glazing units (IGU) in the existing panes, laminated glazing, or a vacuum insulated glazing (VIG) unit within the existing muntin pattern. Insulated glazing units are typically 5/8" thick or more, which may be infeasible to fit in the existing slender steel section with an appropriate glazing stop. Unlike monolithic glass, the perimeter seals of the IGU have a limited life span of 10-20 years, requiring replacement when the seals fail. Laminated glass can improve both thermal and acoustic performance, would fit in the existing muntin profile, and does not present the risk of seal failure and condensation that IGUs do. The advantage of the VIG unit is a thin profile, approximately ¼" thick, composed of two panes of 1/8" glass separated by a grid of microspacers, and can thus more readily be installed with a similar appearance to the historic glazing compound beveled profile. In addition, the VIG unit is sealed with a fused ceramic perimeter, rather than a butyl or silicone perimeter seal. In all of the above glass options, the additional weight of a second pane of glass would require modifications to the existing hardware to support additional loads if the operable vents are to be restored.

Hazardous Materials:
With buildings of this era, it is likely that paints, glazing compounds, and sealants may contain some level of hazardous materials, most typically lead paints and asbestos in the glazing compound. Any restoration or removal and disposal should anticipate a survey of regulated building materials to confirm appropriate procedures for handling and disposal.

Resources:
National Park Service Preservation Brief 13, The Repair and Thermal Upgrading of Steel Windows
https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm

REPLACEMENT

In some cases, the extent of damage to the existing windows, in combination with other project goals warrant consideration of replacement. These may include aesthetic consistency, improved energy performance, modified operability, cost, and occupant comfort, among others. The condition of the subject windows are at a point where feasiblity of restoration may be in question. While costs and schedule impacts are not considered here, specialty restoration contractors would require additional on-site labor time and costs, where new windows will have off-site lead time impacts. Evaluation of life cycle costs and carbon impacts are beyond the scope of this report, but in general, sequestered carbon in existing / restored materials in combination with select energy improvements has a reduced impact on both embodied and operational carbon footprint and reduced construction waste.

Characteristics of historic industrial sash windows typically include small pane sizes with narrow muntin and frame profiles fabricated in true divided lites, which result in variable light refraction due to the nature of setting individual panes of glass. This should be considered if proposing to use a simulated divided lite replacement. The windows are quite visually accessible from the sidewalk, so the details of original fabrication, profiles, and assembly should be carefully documented and matched to retain the character of the originals.

In kind replacement windows such as Hope's Windows One55 Series or Old World Suite, with an arrow profile muntin and similar sight lines may be a suitable product.

HOPE'S®

Press Release
Publish Date: November 7, 2013

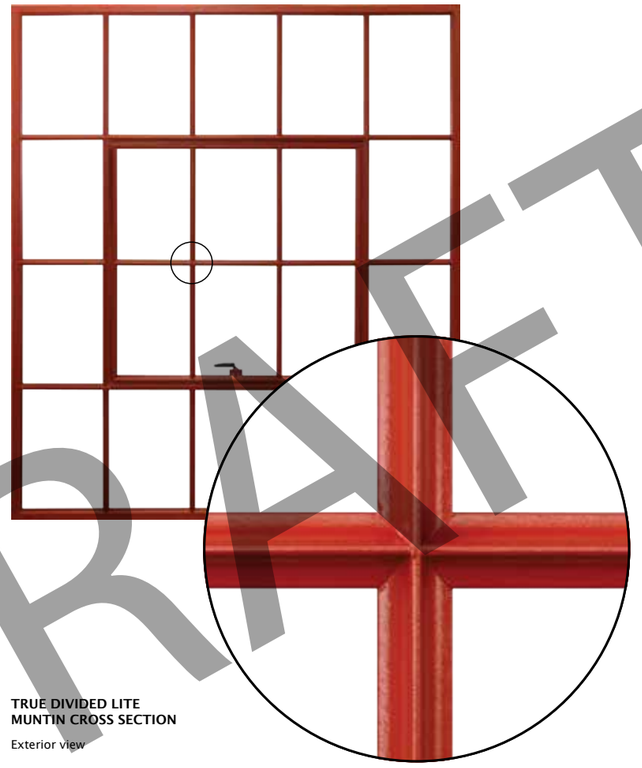
www.hopeswindows.com

For a BEFORE and AFTER view of the windows for the Building 155 project at Pearl Harbor, please refer to photo below.

BEFORE and AFTER view of the Hope's Pearl Harbor Building 155 historic preservation project

PHOTO CREDIT (for all images): Danielle Jones, Pearl Harbor Naval Shipyard/Intermediate Maintenance Facility

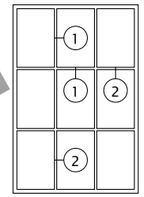
Hope's One55™ Series
Fixed, Projected, Casement and Horizontally Pivoted Steel Windows



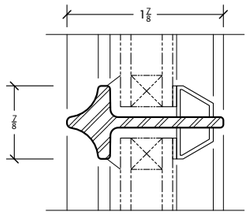
TRUE DIVIDED LITE MUNTIN CROSS SECTION
Exterior view

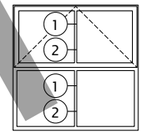
HOPE'S®

ONE55™ SERIES
Steel Window and Door
Muntin Details

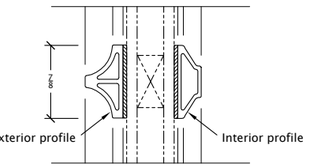


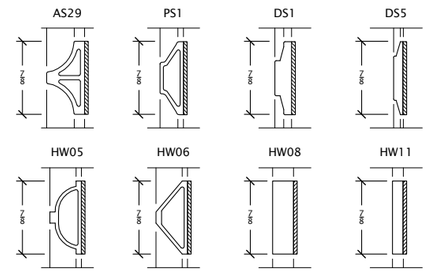
1 TRUE DIVIDED LITE MUNTIN





2 SIMULATED DIVIDED LITE MUNTIN PROFILES





Details are full scale.
All Hope's products are custom manufactured to your specific project requirements.

Replacement Recommendation

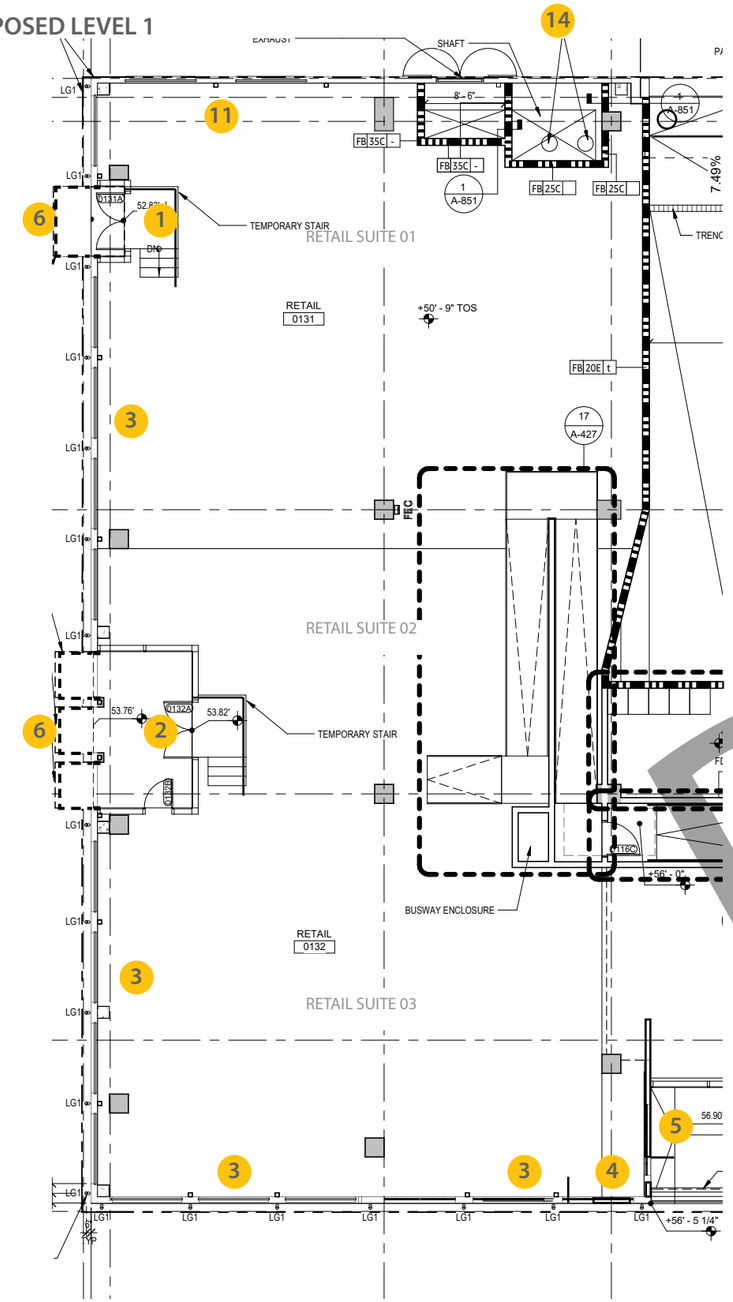
The condition of the subject windows is at a point where feasibility of restoration may be in question. The windows require significant repairs that would be costly but likely not ever look as good as replacement windows. The majority of severe damage observed on the subject building includes steel delamination, full-depth corrosion, and severe warpage. Restoration would require an invasive campaign including selectively cutting out and field welding replacement sections that are beyond repair, straightening sections that are sound but warped, stripping coatings and putty, treatment and re-coating with a robust corrosion-resistant primer, re-glazing with new glass (most of the pieces are not original), and repainting. Local outfits that perform repairs and replacement projects note that **re-finishing steel windows is very laborious and more costly than anticipated, upwards of 2-3 times the cost of replacement.**

In-kind replacement windows such as Hope's Windows One55 Series or Old World Suite, with a narrow profile steel muntin and similar sight lines would be a suitable product; they have one of the highest standards and attention to detail and quality of finish from companies who focus on restoration. **Improvements include moisture control, restoration of operability of the awning vents, significantly reduced air infiltration, and importantly, much longer life before repairs or refinishing are required.**

Hope's Windows

The following window provider was included as a manufacturer for replacement with an extensive history in providing quality solutions for this type of project. There is flexibility to customize the window lites in size and shape to match what currently exists in the landmark structure. The window replacement was highly recommended in terms of durability, finish, energy performance and longevity compared to the option of repairing the old steel windows, which have fallen into disrepair. Additionally, the mezzanine windows will be these Hope's windows, as well as the alley windows. By replacing all the windows on the project we will match the aesthetics across the landmark structure and improve the longevity of the building.

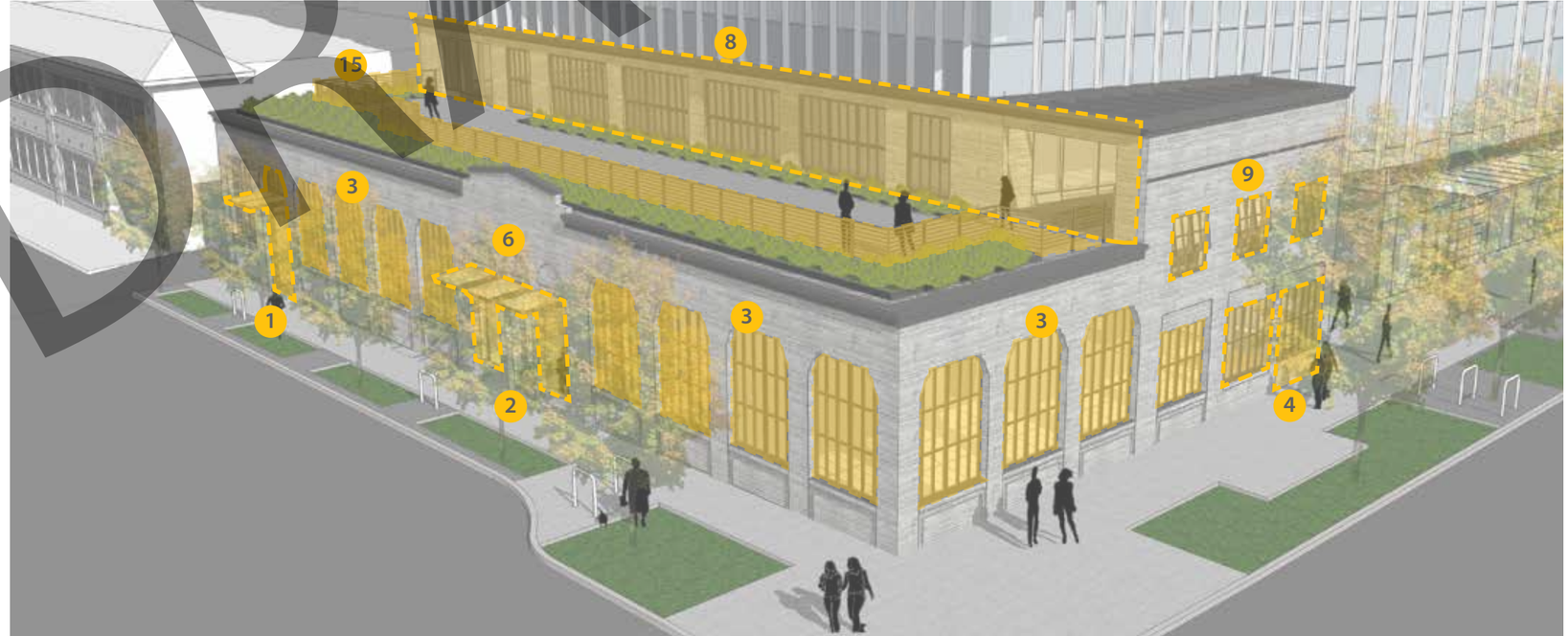
PROPOSED LEVEL 1



LEVEL 1
1/16" = 1'-0"

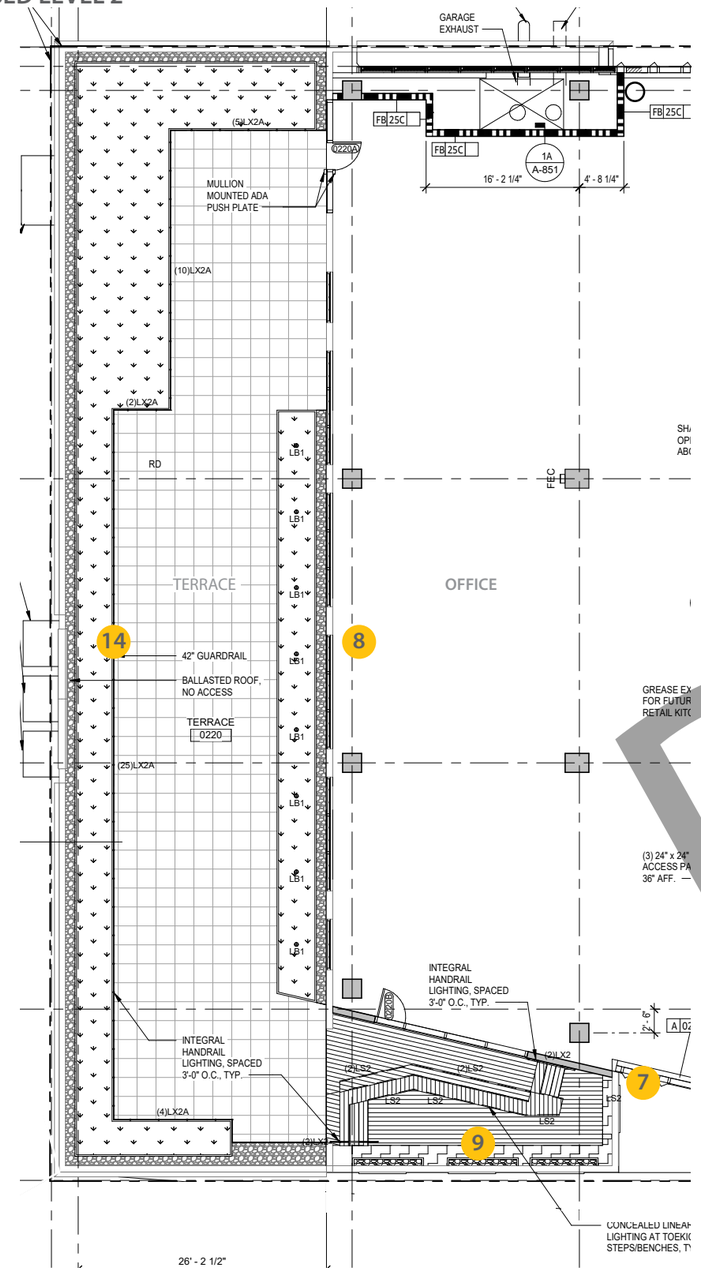
PROPOSED FEATURES

1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. REPLACE HISTORIC WINDOWS WITH IN-KIND REPLICA
4. WEST ENTRY POINT
   - Fill in archway with in-kind replica window
   - Remove window infill, replace with in-kind replica window
5. SOUTH ENTRY POINT
   - Add 9' x 3' entry door and storefront window glazing
6. CANOPY - NORTH
   - Add 7'-6" x 7'-4" canopy at the NE entrance
   - Add (3) 4'-10" x 4'-0" canopies at the North main entrance
7. SOUTH MEZZANINE WALL OPENINGS
   - Replaced wall with similar cornice, window, and window openings locations
8. NORTH MEZZANINE WALL, WINDOWS, ENTRY, & OPENINGS
   - Demolish mezzanine north wall & windows
   - Repositioned windows to accommodate new structure
   - Replace with like-kind windows
   - Provide (2) openings to side terrace
   - Raise Mezzanine 2'-2"
9. WEST MEZZANINE WALL OPENINGS
   - Demolish windows, shift openings up 1'-11"
10. EAST WINDOW BAYS
    - Provide (2) windows to match existing windows
11. SCL TRANSFORMER EXHAUST
12. EXHAUST LOUVER
13. TERRACE GUARDRAIL



NW Corner at Harrison & 9th Ave

PROPOSED LEVEL 2



LEVEL 2
1/16" = 1'-0"

PROPOSED FEATURES

1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. REPLACE HISTORIC WINDOWS WITH IN-KIND REPLICA
4. WEST ENTRY POINT
   - Fill in archway with in-kind replica window
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5. SOUTH ENTRY POINT
   - Add 9'x 3' entry door and storefront window glazing
6. CANOPY - NORTH
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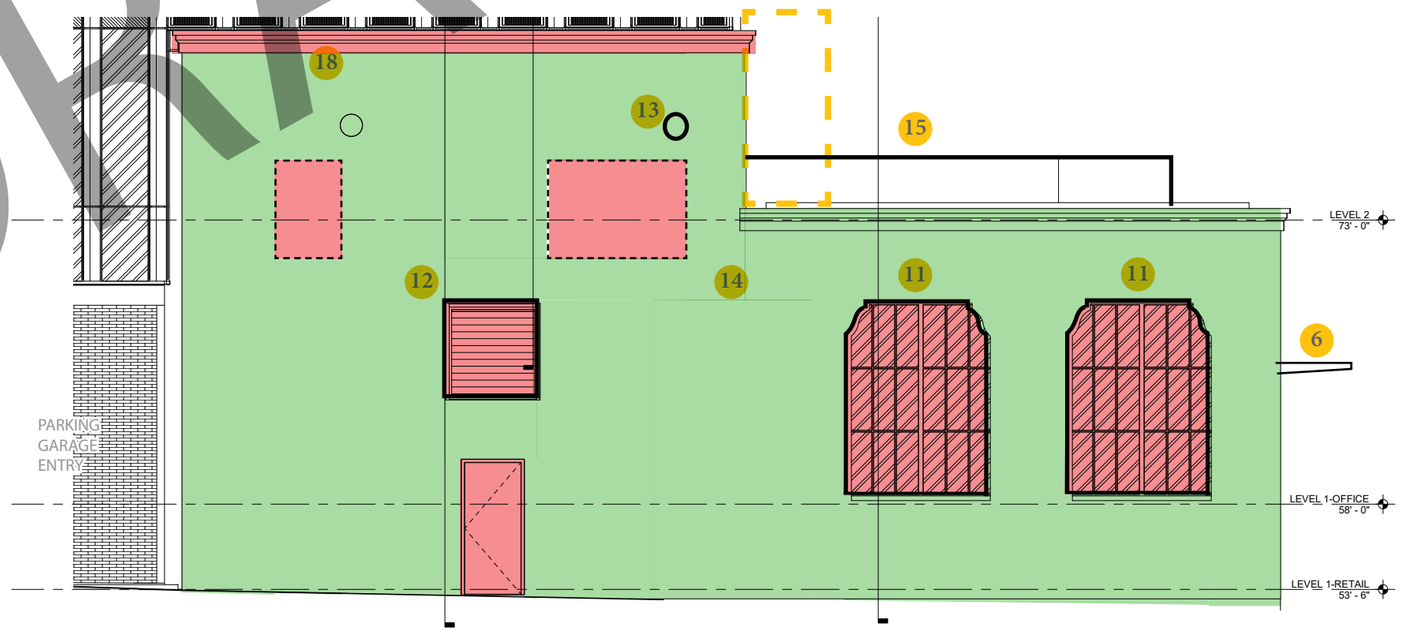
NW Corner at Harrison & 9th Ave

PROPOSED FEATURES

1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. WEST WINDOW BAY
4. WEST ENTRY
5. SOUTH ENTRY
6. CANOPY - NORTH
7. CANOPY - WEST
8. SOUTH MEZZANINE WALL OPENINGS
9. NORTH MEZZANINE WALL, WINDOWS, & ENTRY, OPENINGS
10. WEST MEZZANINE WALL OPENINGS
11. EAST WINDOW BAYS
12. SCL TRANSFORMER EXHAUST
13. GENERATOR EXHAUST
14. EXHAUST LOUVER
15. TERRACE GUARDRAIL
16. TERRACE ACCESS
17. REPLACE EXISTING WINDOWS
18. RAISE CORNICE

PRESERVATION STRATEGY

PRESERVE & RESTORE MODIFY OR RECONSTRUCT FILL IN NON-HISTORIC WINDOWS



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

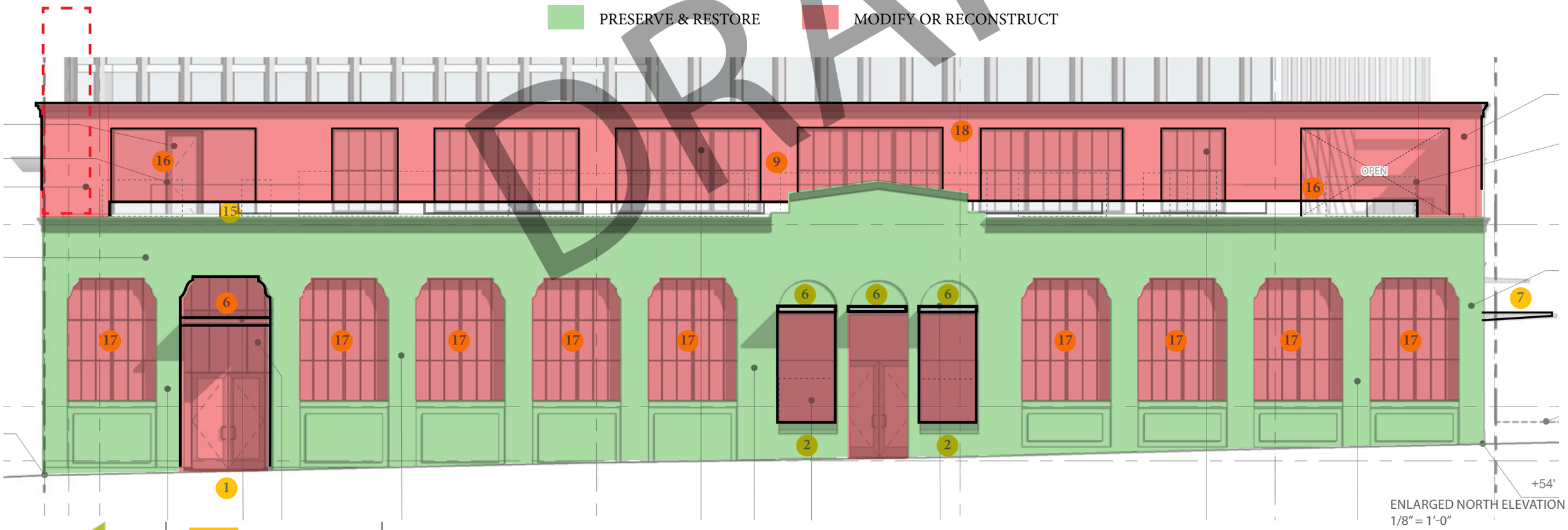
EXISTING NORTH FACADE

PROPOSED FEATURES

1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. WEST WINDOW BAY
4. WEST ENTRY
5. SOUTH ENTRY
6. CANOPY - NORTH
7. CANOPY - WEST
8. SOUTH MEZZANINE WALL OPENINGS
9. NORTH MEZZANINE WALL, WINDOWS, & ENTRY, OPENINGS
10. WEST MEZZANINE WALL OPENINGS
11. EAST WINDOW BAYS
12. SCL TRANSFORMER EXHAUST
13. GENERATOR EXHAUST
14. EXHAUST LOUVER
15. TERRACE GUARDRAIL
16. TERRACE ACCESS
17. REPLACE EXISTING WINDOWS
18. RAISE CORNICE

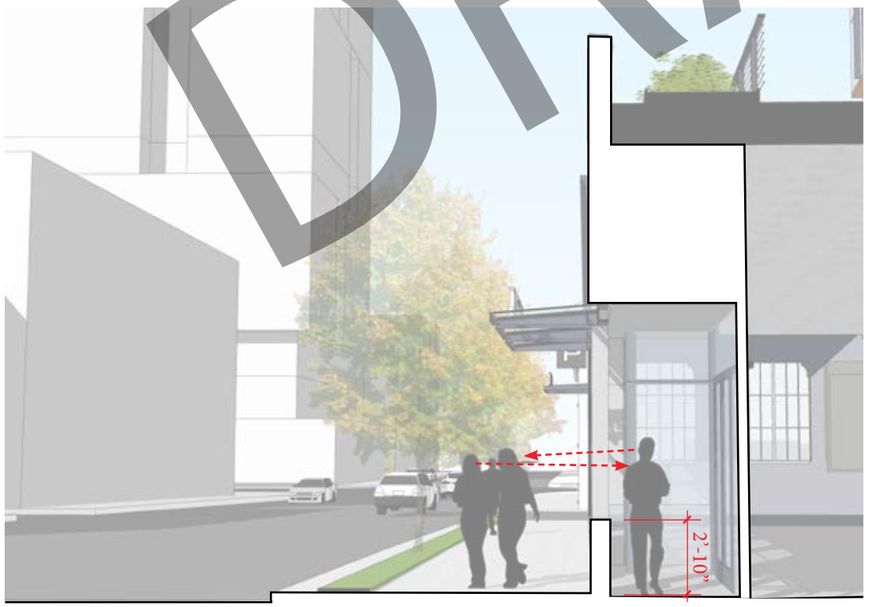
PRESERVATION STRATEGY

PRESERVE & RESTORE MODIFY OR RECONSTRUCT



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

Preferred Option:



Section B

Dimensions Approximate

Alternate Harrison Entry Proposal:

The main Harrison Street entrance for the landmarked site includes two sill elements within the archways that are being proposed for removal.

The previous entry of the building was elevated with a few stair steps bringing the sills to an appropriate height for visibility. However, this design was not accessible. The proposed design lowers the Harrison Entry to grade level and provides a recess wide enough for ADA access. By maintaining the existing sills as currently constructed, the recessed vestibule will create a blind spot that allows people to hide within the space and create a safety concern.

In order to maintain a safe, vibrant storefront environment, the preferred option proposed is wishing to remove these sills and improve the building's design to ensure more longevity and provide pedestrian comfort for the public.

These alternative approaches were presented at Design Review on July 6, 2022 and **board preference was stated for the "preferred option" of lower sills for visibility, safety, and street level interaction**

The iconic arches define the entrance and will not be lost, but rather, enhanced with a more accessible and vibrant presence at the street.

Secretary of Interiors Standards for Rehabilitation is considered particularly item #2, #3, #4, #5, and #9

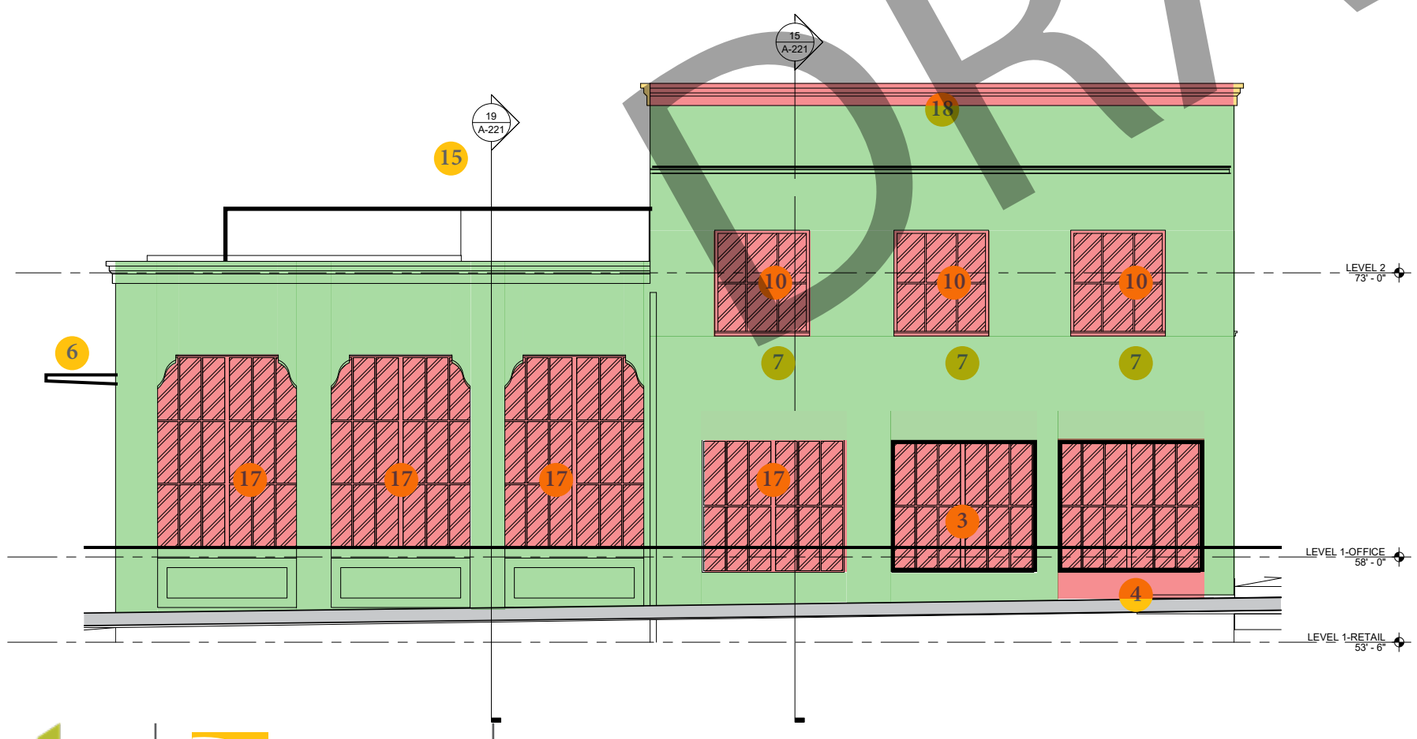
EXISTING WEST FACADE

PROPOSED FEATURES

1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. WEST WINDOW BAY
4. WEST ENTRY
5. SOUTH ENTRY
6. CANOPY - NORTH
7. CANOPY - WEST
8. SOUTH MEZZANINE WALL OPENINGS
9. NORTH MEZZANINE WALL, WINDOWS, & ENTRY, OPENINGS
10. WEST MEZZANINE WALL OPENINGS
11. EAST WINDOW BAYS
12. SCL TRANSFORMER EXHAUST
13. GENERATOR EXHAUST
14. EXHAUST LOUVER
15. TERRACE GUARDRAIL
16. TERRACE ACCESS
17. REPLACE EXISTING WINDOWS
18. RAISE CORNICE

PRESERVATION STRATEGY

PRESERVE & RESTORE MODIFY OR RECONSTRUCT



ENLARGED WEST ELEVATION
1/8" = 1'-0"

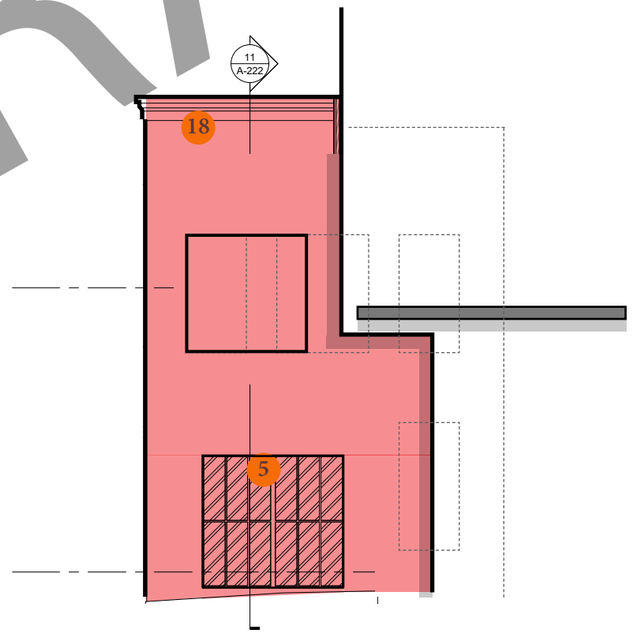
EXISTING SOUTH FACADE

PROPOSED FEATURES

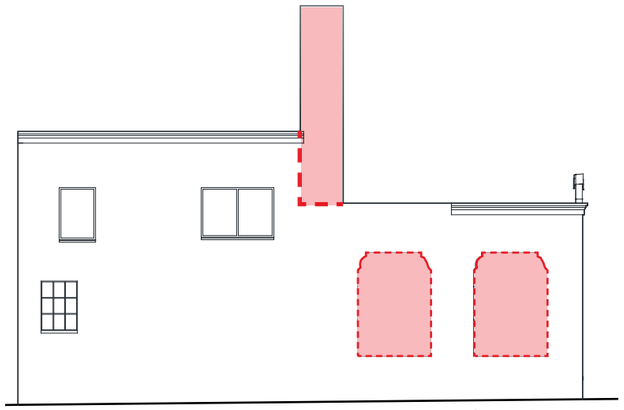
1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. WEST WINDOW BAY
4. WEST ENTRY
5. SOUTH ENTRY
6. CANOPY - NORTH
7. CANOPY - WEST
8. SOUTH MEZZANINE WALL OPENINGS
9. NORTH MEZZANINE WALL, WINDOWS, & ENTRY, OPENINGS
10. WEST MEZZANINE WALL OPENINGS
11. EAST WINDOW BAYS
12. SCL TRANSFORMER EXHAUST
13. GENERATOR EXHAUST
14. EXHAUST LOUVER
15. TERRACE GUARDRAIL
16. TERRACE ACCESS
17. REPLACE EXISTING WINDOWS
18. RAISE CORNICE

PRESERVATION STRATEGY

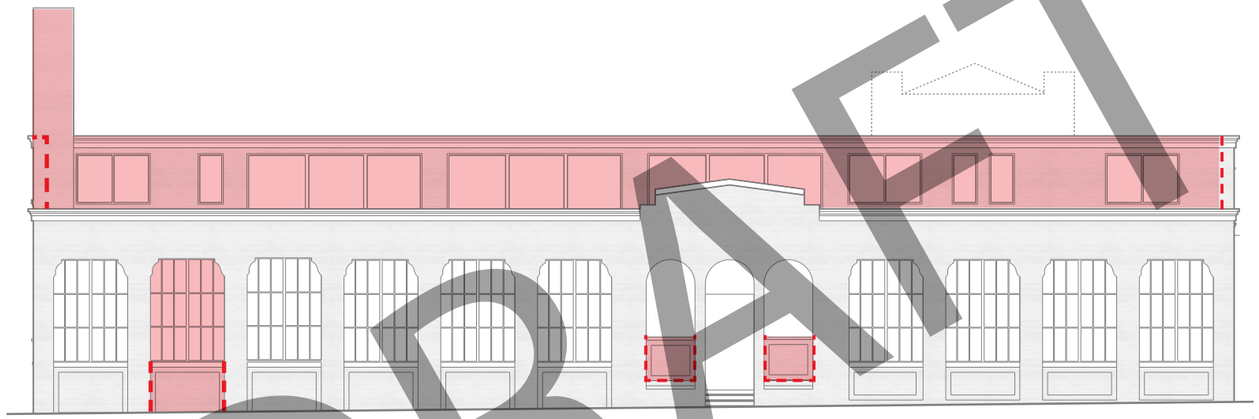
PRESERVE & RESTORE MODIFY OR RECONSTRUCT



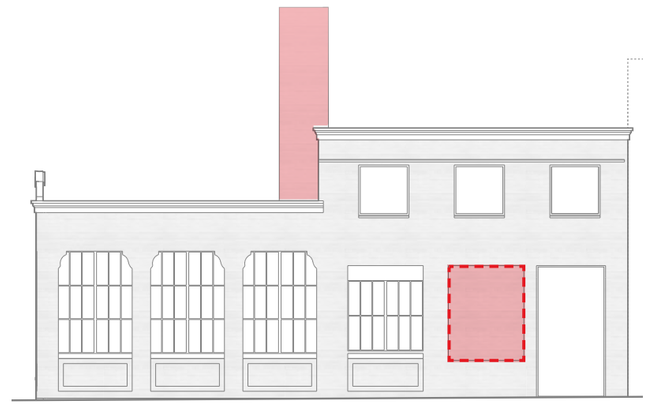
ENLARGED SOUTH SECTION ELEVATION
1/8" = 1'-0"



Elevation A

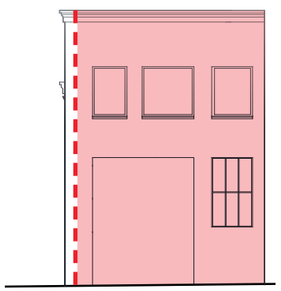


Elevation B



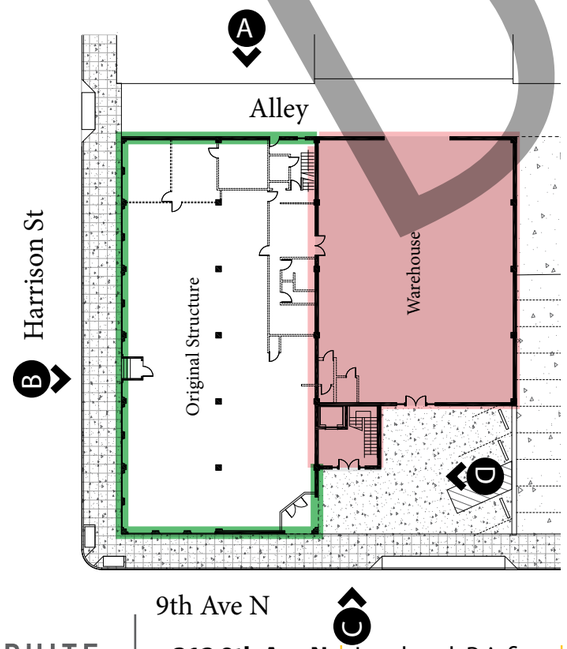
Elevation C

0 2 5 10 20



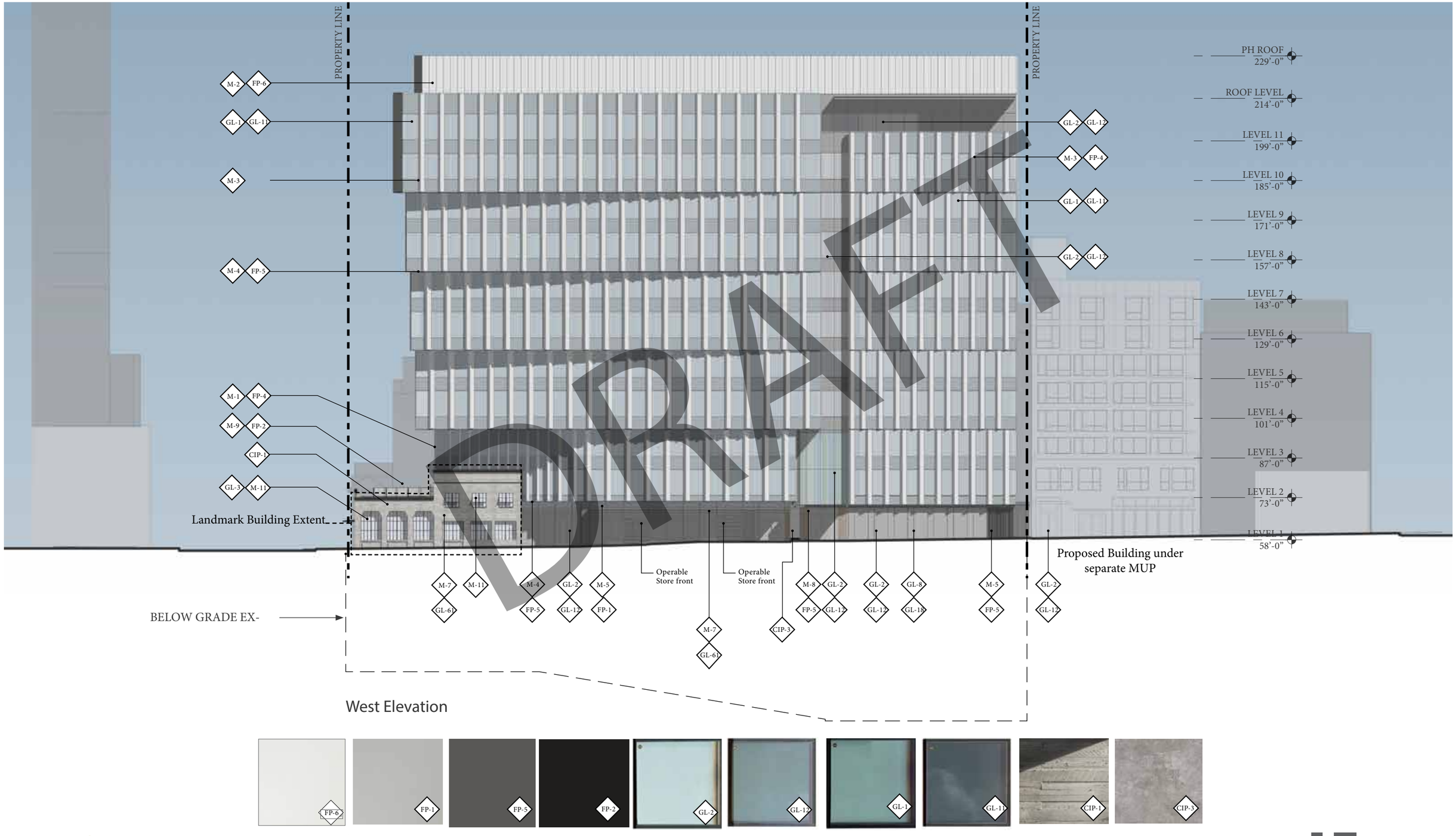
Elevation D

0 2 5 10 20

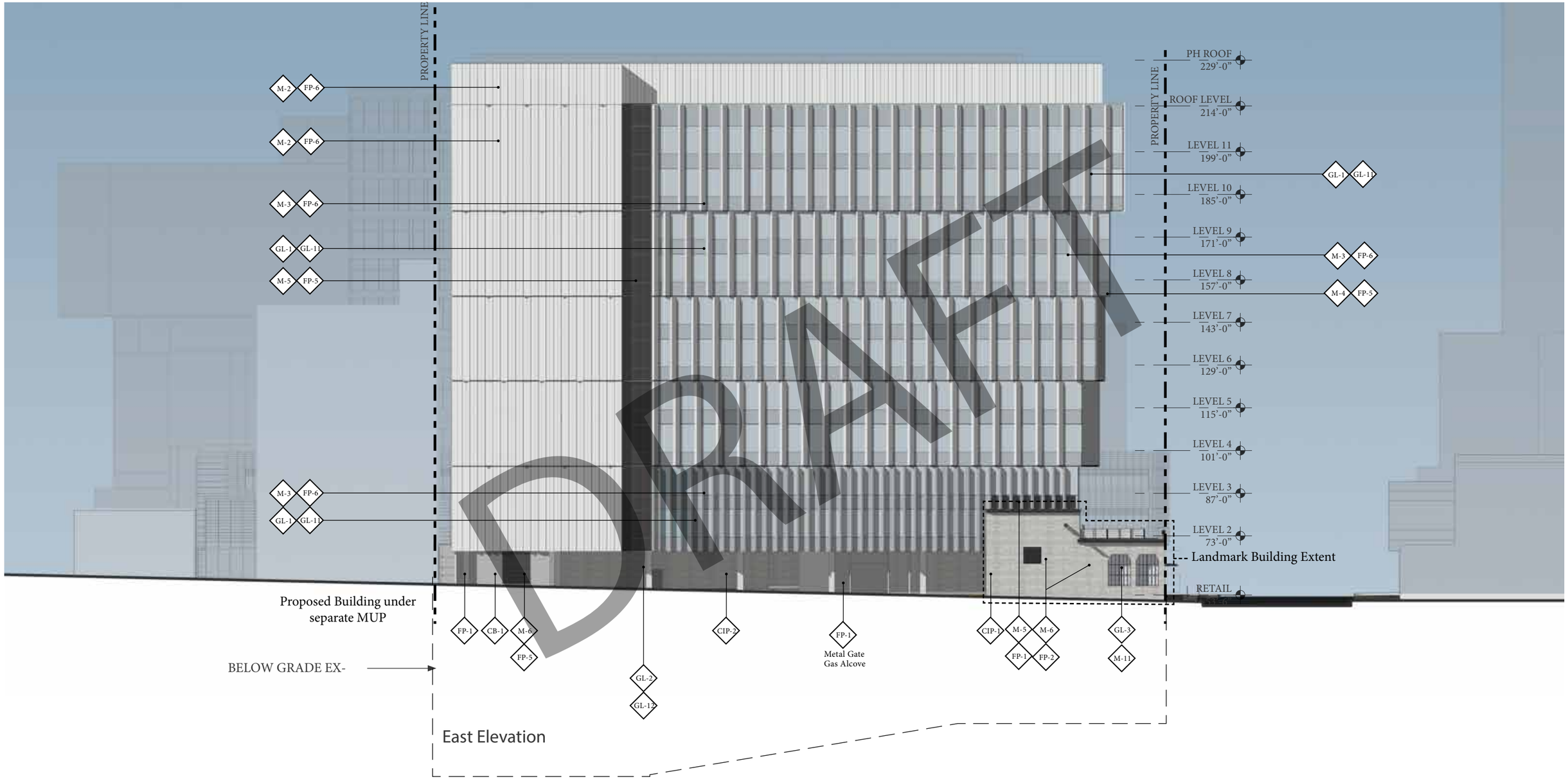


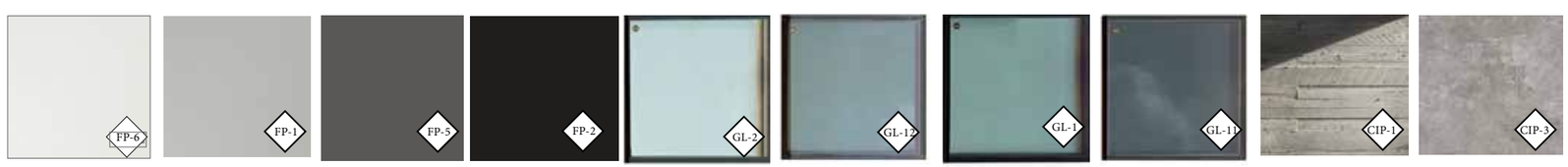
Proposed Saw Cut Edges

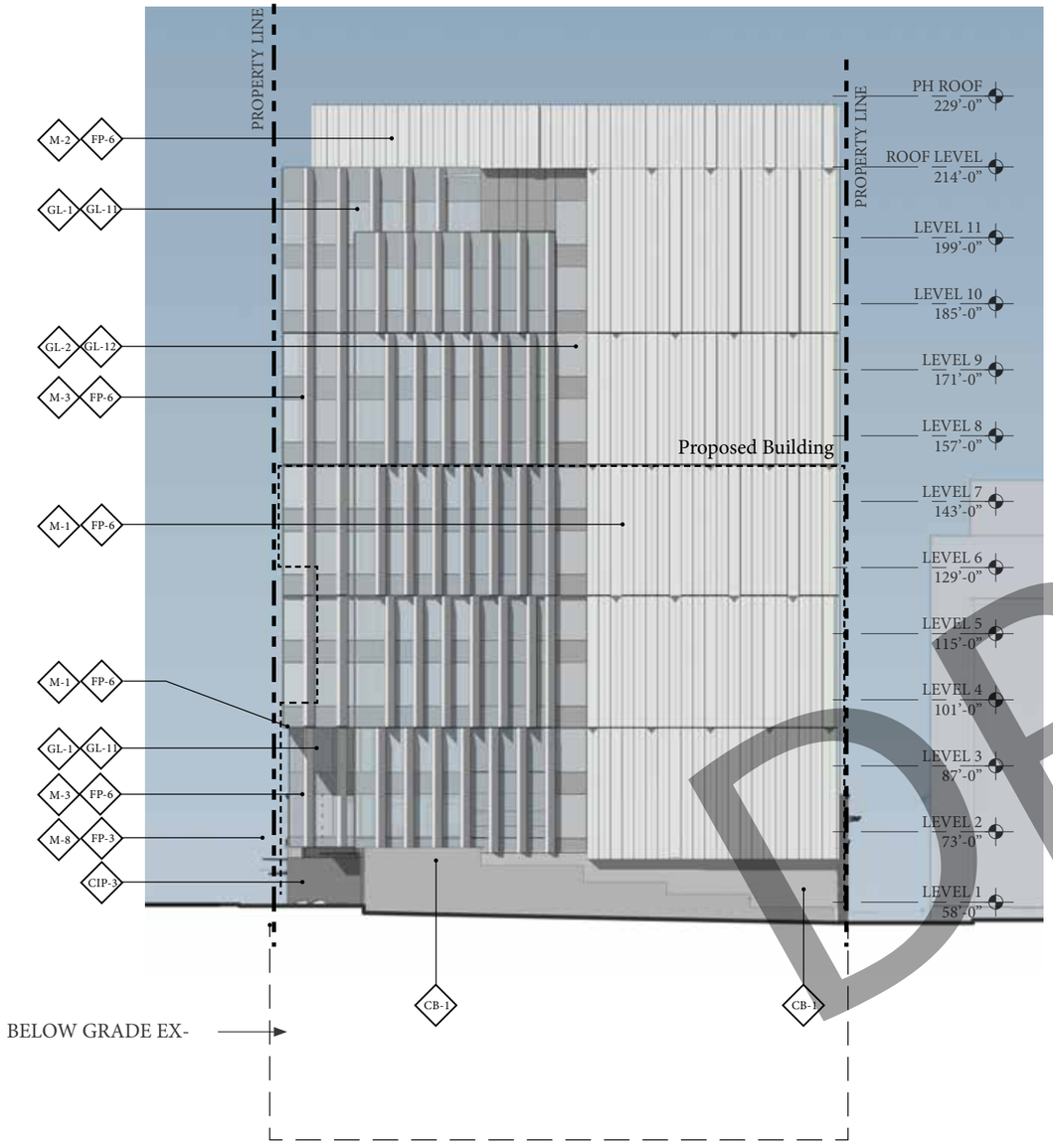
Proposed Facade Removals



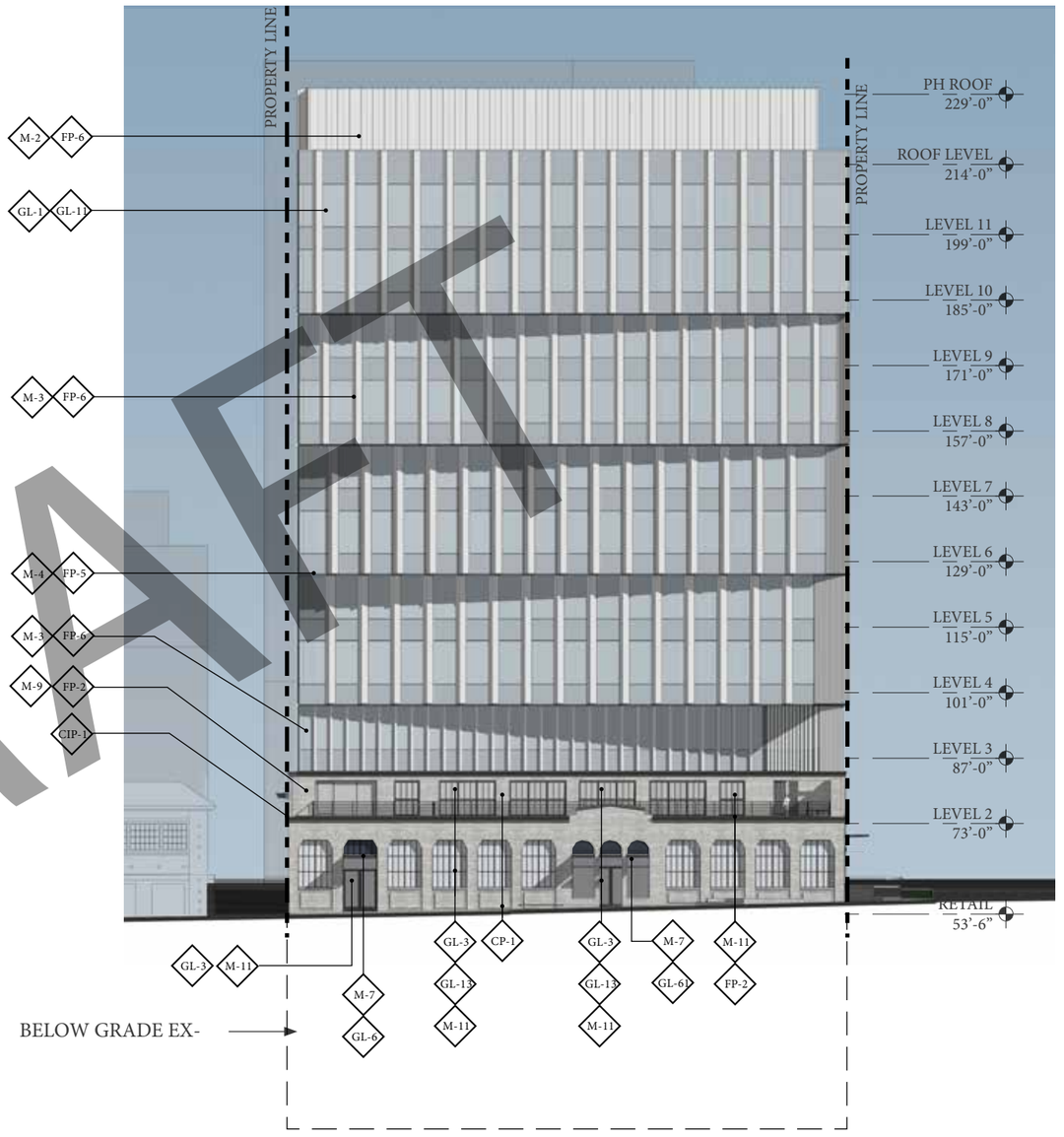
West Elevation


PROPERTY LINE
M-2 FP-6
M-2 FP-6
M-3 FP-6
GL-1 GL-11
M-5 FP-5
M-3 FP-6
GL-1 GL-11
PROPERTY LINE
PH ROOF 229'-0"
ROOF LEVEL 214'-0"
LEVEL 11 199'-0"
LEVEL 10 185'-0"
LEVEL 9 171'-0"
LEVEL 8 157'-0"
LEVEL 7 143'-0"
LEVEL 6 129'-0"
LEVEL 5 115'-0"
LEVEL 4 101'-0"
LEVEL 3 87'-0"
LEVEL 2 73'-0"
RETAIL
GL-1 GL-11
M-3 FP-6
M-4 FP-5
Landmark Building Extent
Proposed Building under separate MUP
BELOW GRADE EX-
FP-1
CB-1
M-6
FP-5
GL-2
GL-12
CIP-2
FP-1
Metal Gate Gas Alcove
CIP-1
M-5
M-6
FP-1
FP-2
GL-3
M-11
East Elevation
DRAFT

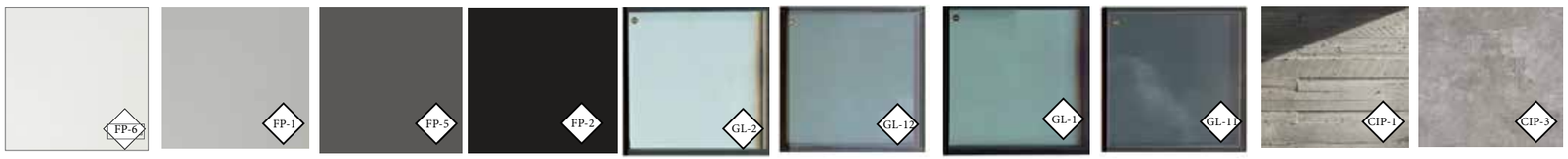

FP-6
FP-1
FP-5
FP-2
GL-2
GL-12
GL-1
GL-11
CIP-1
CIP-3



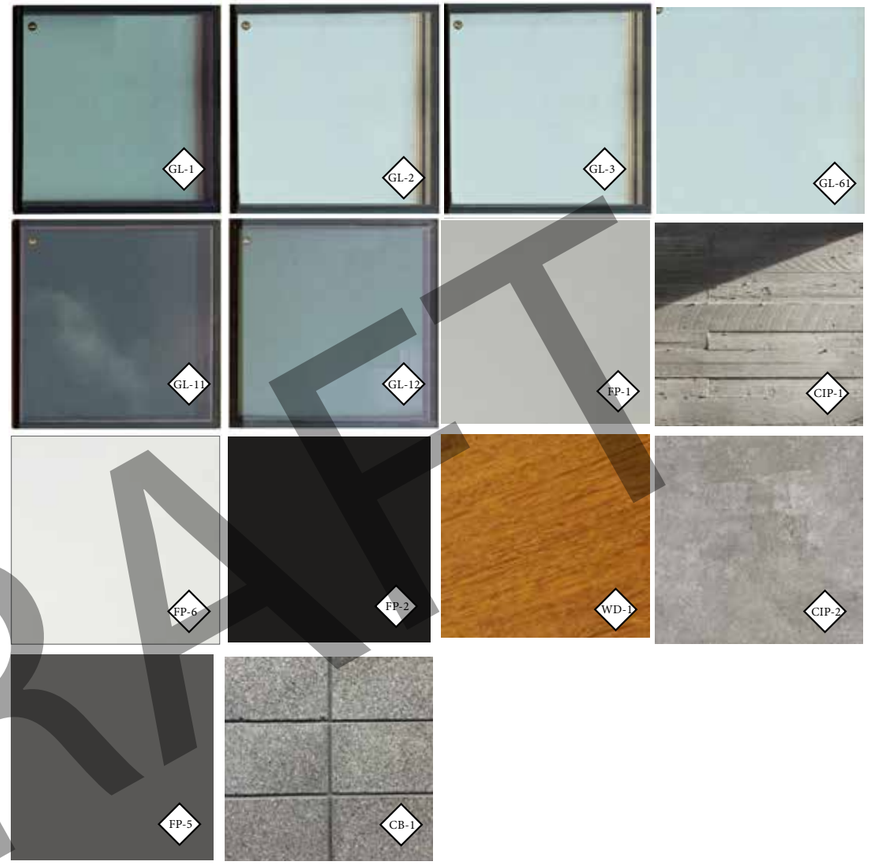
South Elevation



North Elevation



Harrison Street view looking Southwest

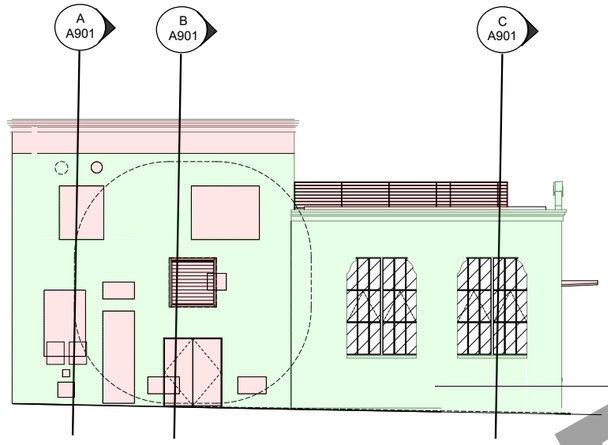


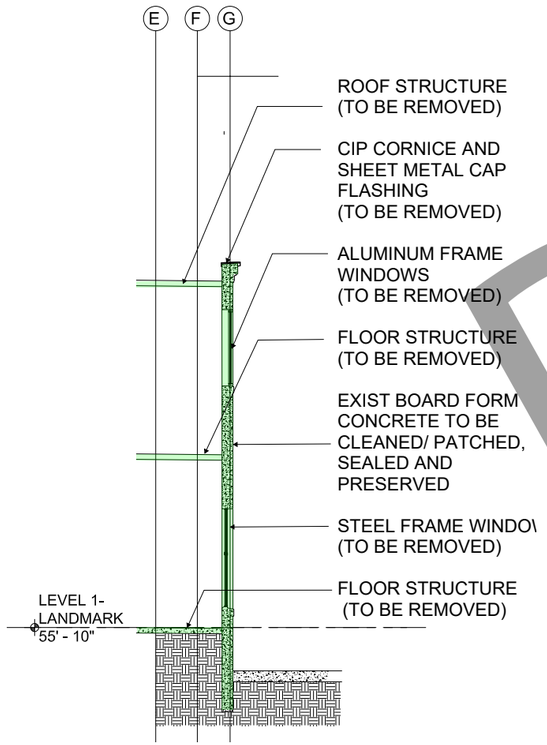
- GL-1 Tower Vision Glass
- GL-11 Tower Spandrel Glass
- GL-2 Storefront Vision Glass
- GL-12 Storefront Spandrel Glass
- GL-3 Landmark Vision Glass
- GL-61 Glass Canopy (GL-1)

- M-1 Profiled Metal Panel
- M-2 Profiled Metal Panel Screen
- M-3 Angular Metal Panel
- M-4 Metal Panel Soffit
- M-5 Louvre - Vertical
- M-6 Louvre- Horizontal
- M-7 Metal Canopy (FP-2)
- M-8 Metal Main Entry Canopy
- M-9 Metal Guardrail

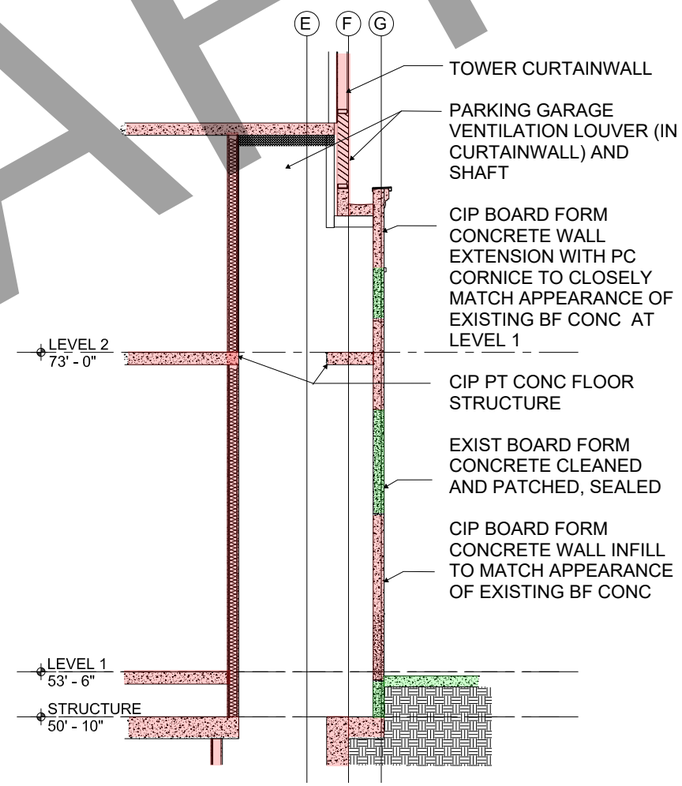
- M-11 Landmarks Glazing Frames and Mullions (FP-2)
- M-2 New Building Mullions (FP-1)
- CIP-1 Cast In Place Concrete Landmarks
- CIP-2 Cast In Place Concrete New Building
- CIP-3 Cast In Place Concrete Entry Wall
- CB-1 CMU (Concrete Masonry Unit)
- WD-1 Wood

- FP-1 Light Silver Gray
- FP-2 Dark Gray
- FP-5 Graphite Gray
- FP-6 LIght Gray





Existing Section A
Scale: 1/8″ = 1′-0″



Proposed Section A
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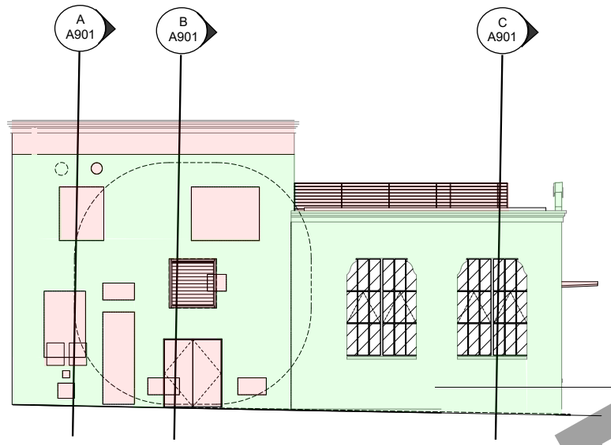

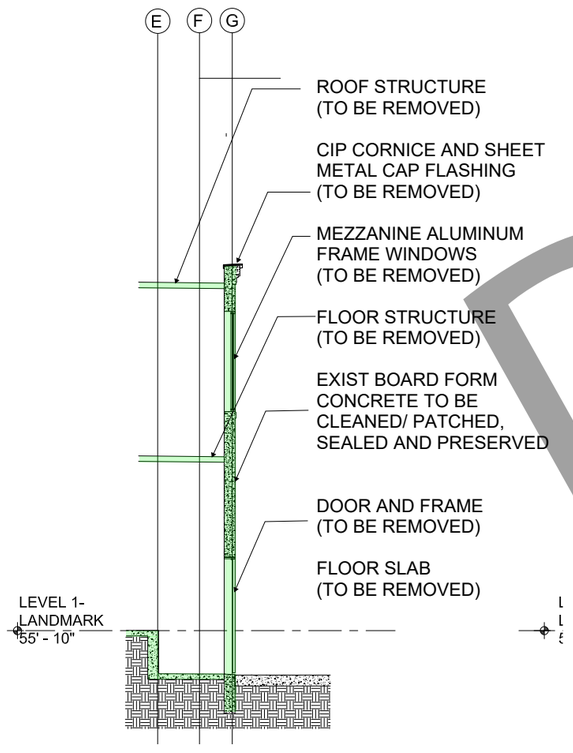

Existing Section B
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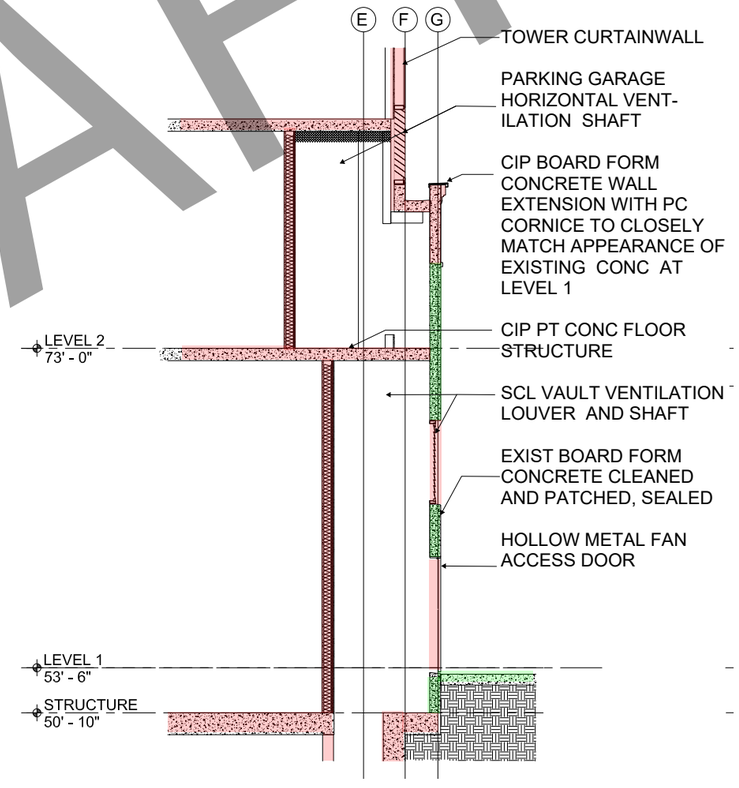
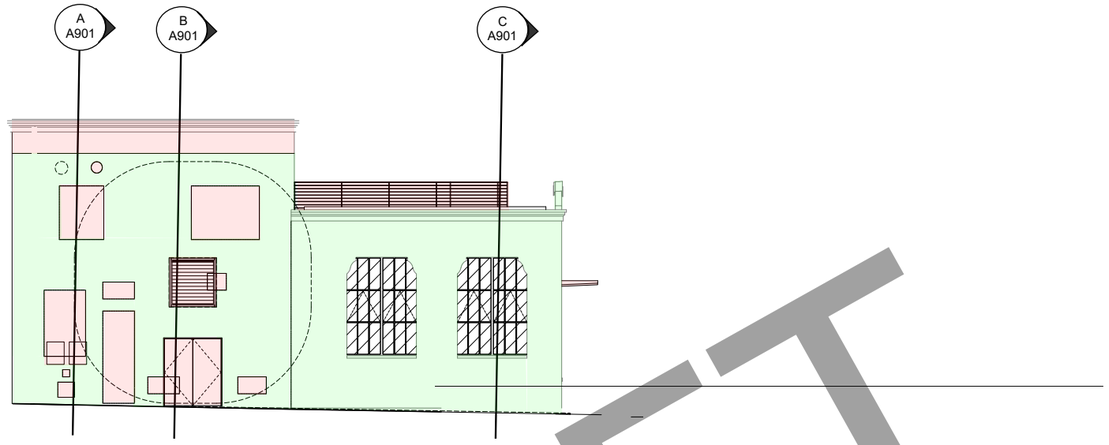
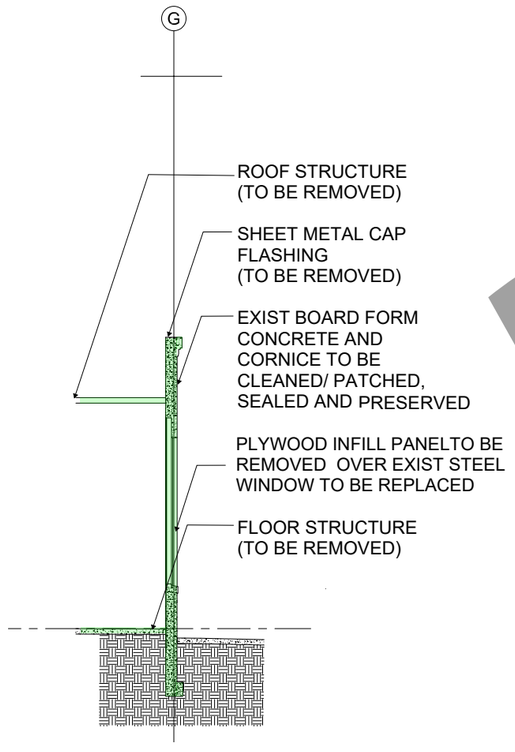


Proposed Section B
Scale: 1/8″ = 1′-0″





Existing Section C
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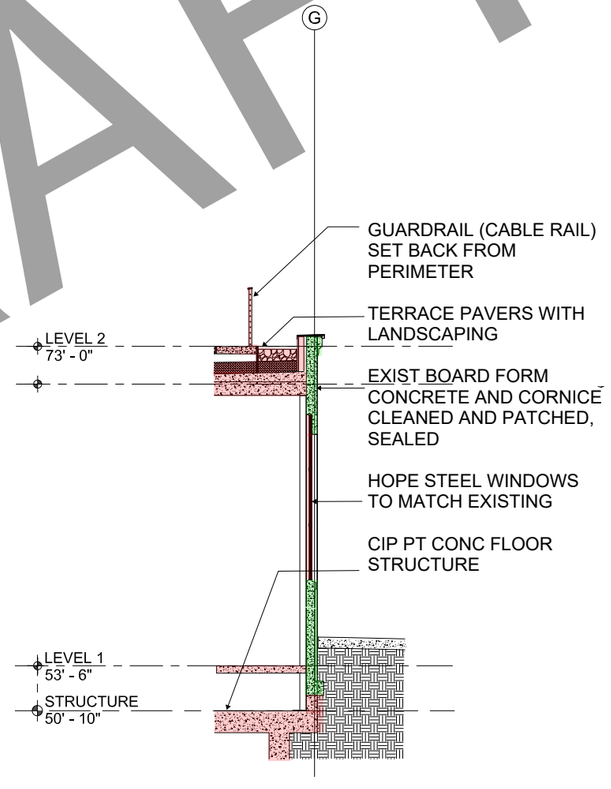
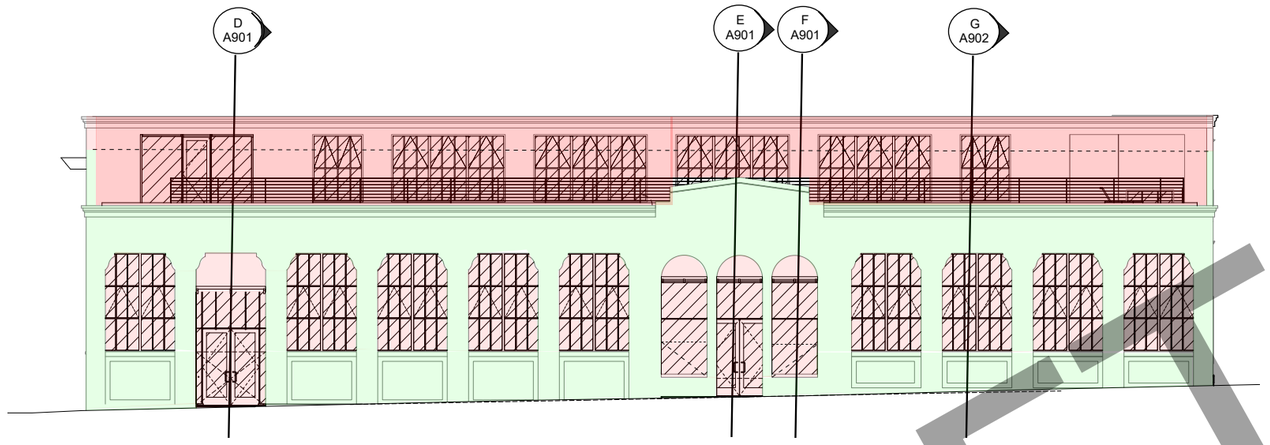
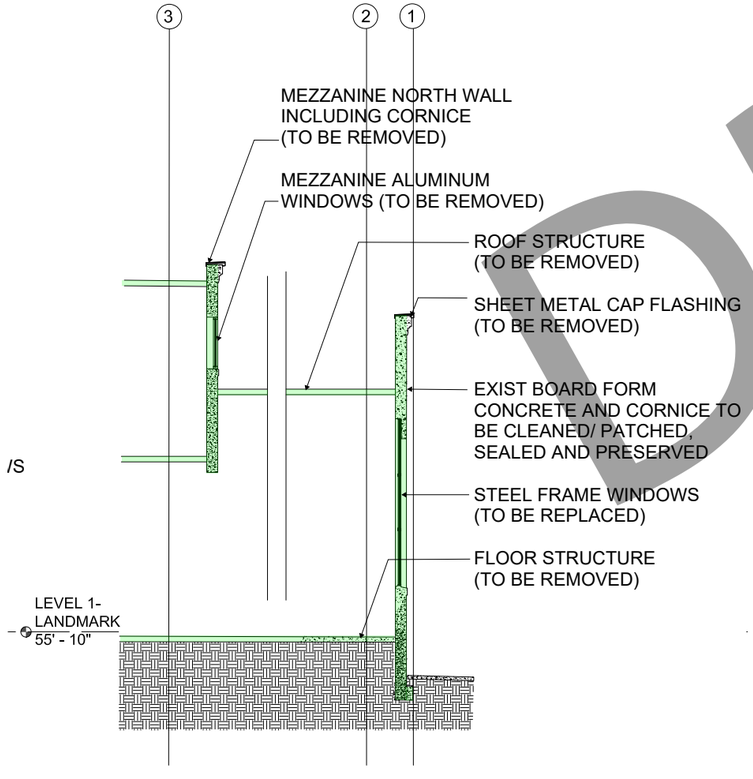


Proposed Section C
Scale: 1/8" = 1'-0"





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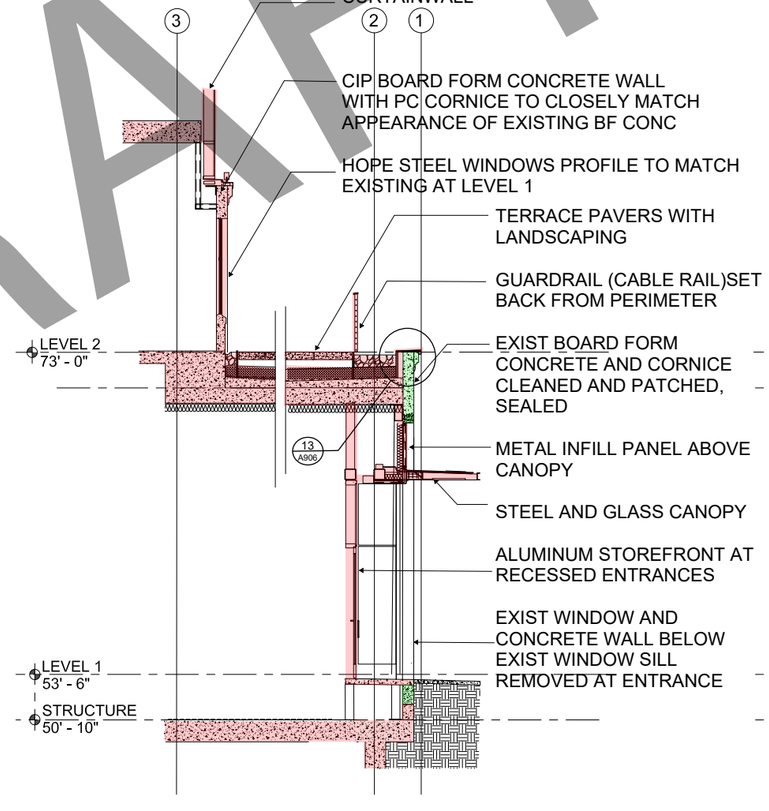

Proposed Section D
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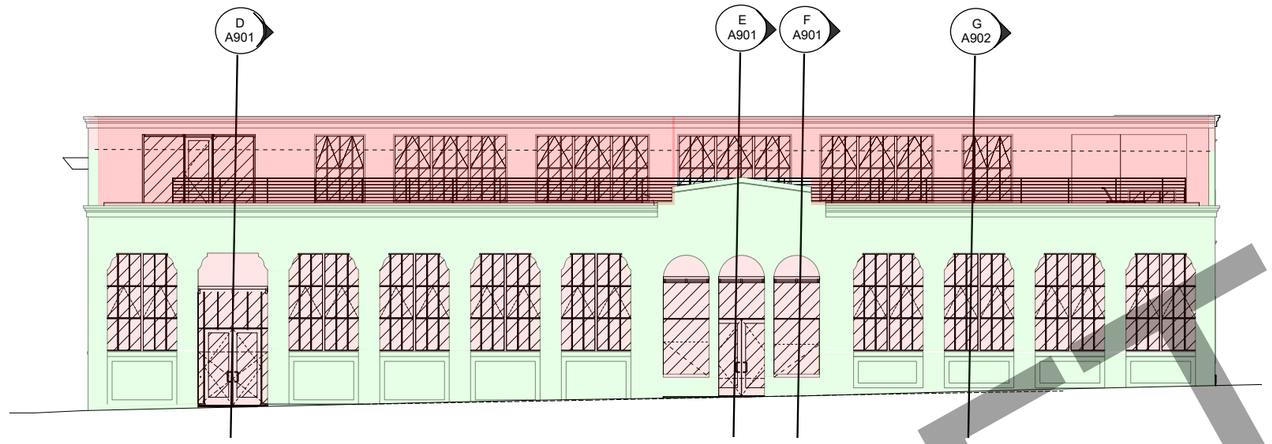

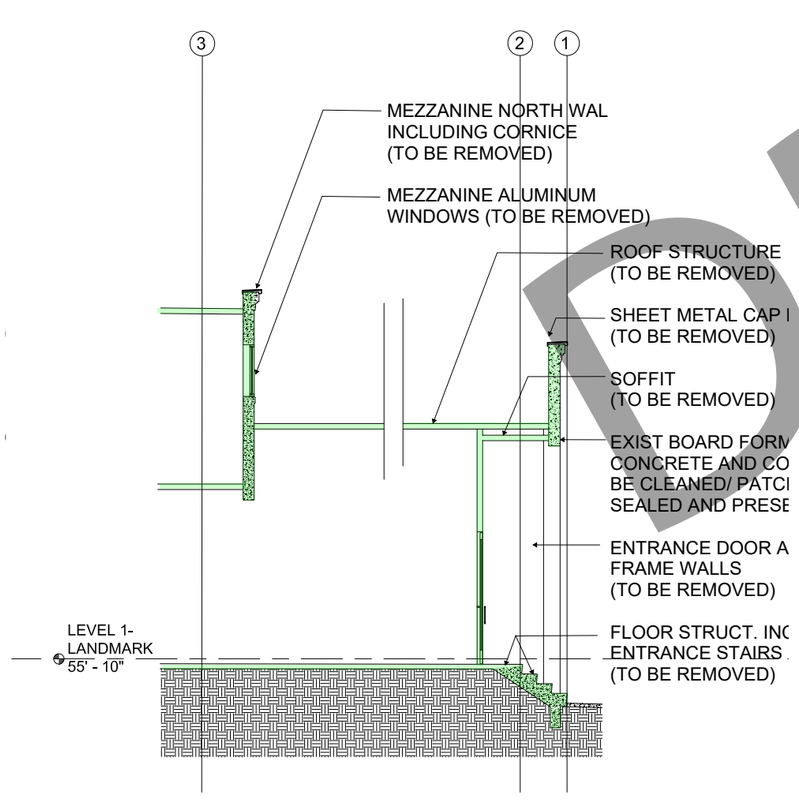

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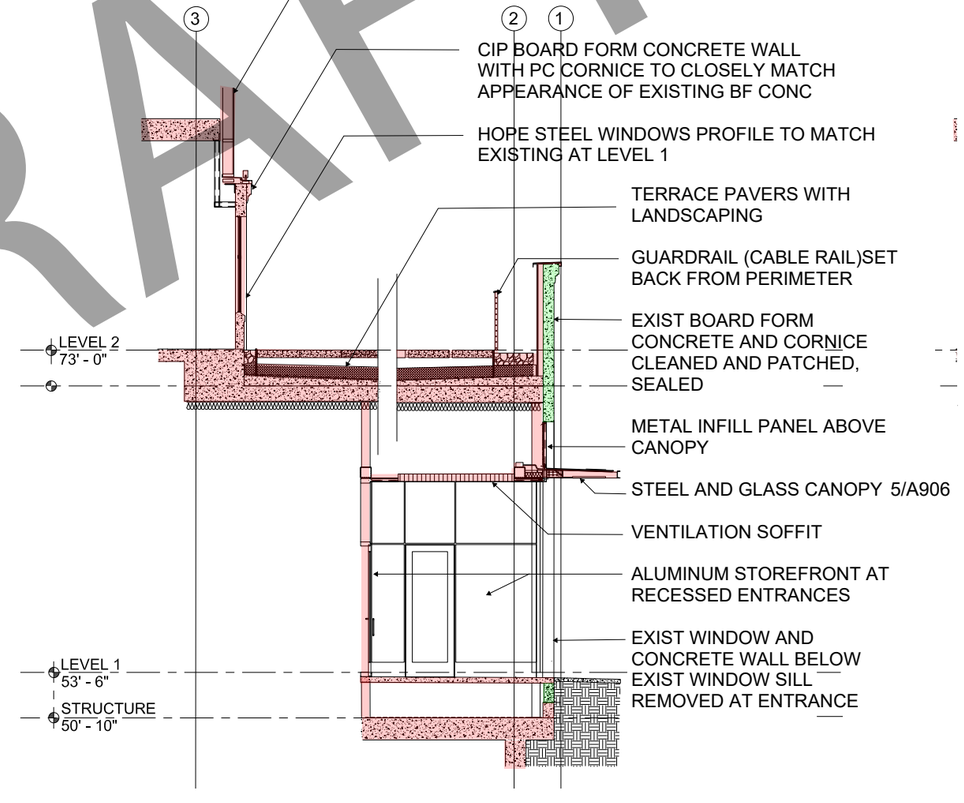

Proposed Section E
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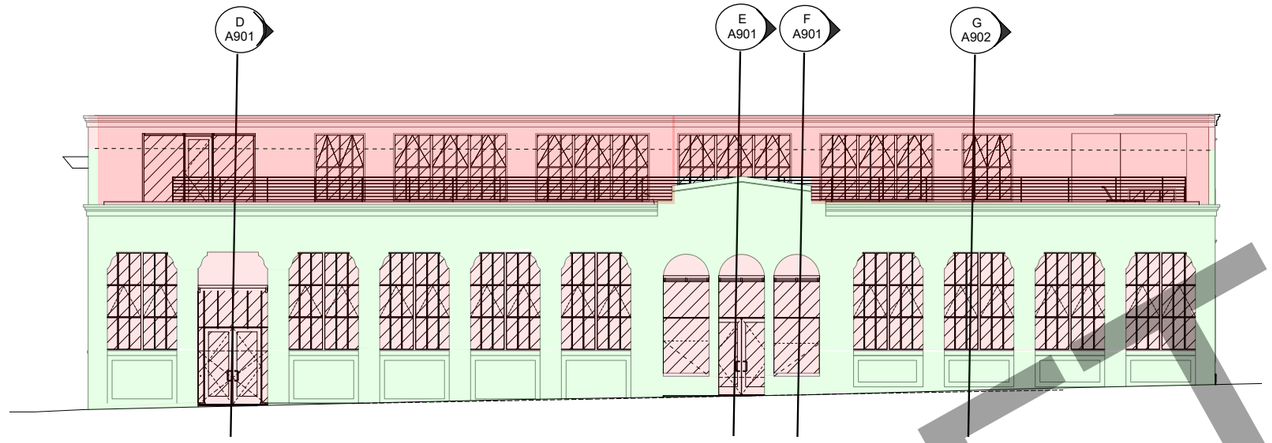

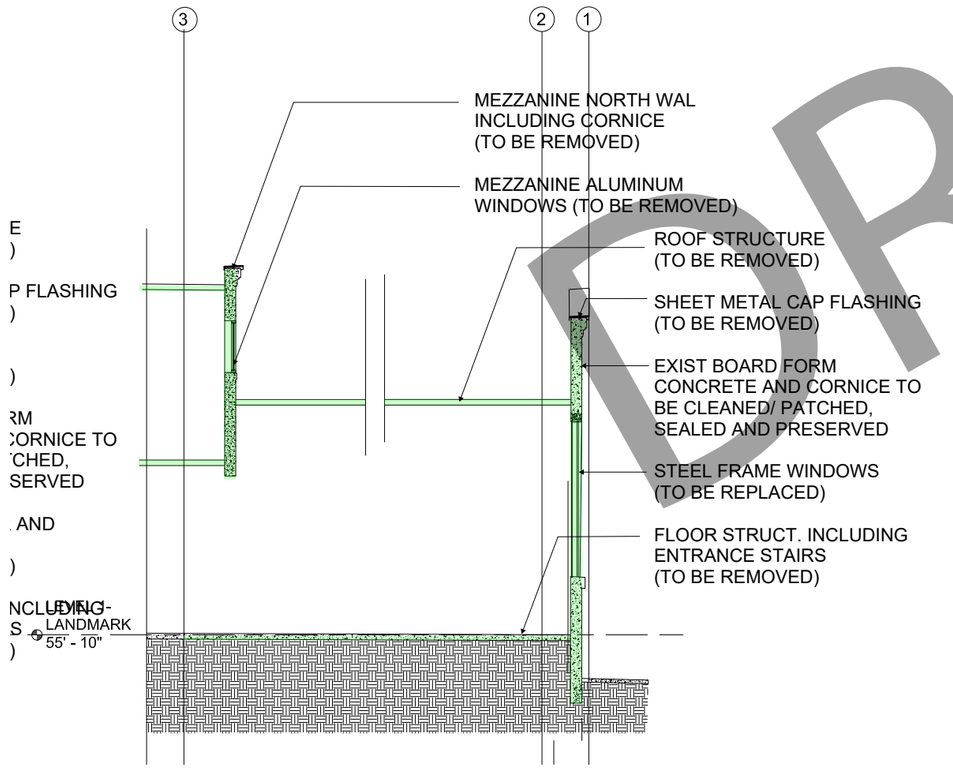

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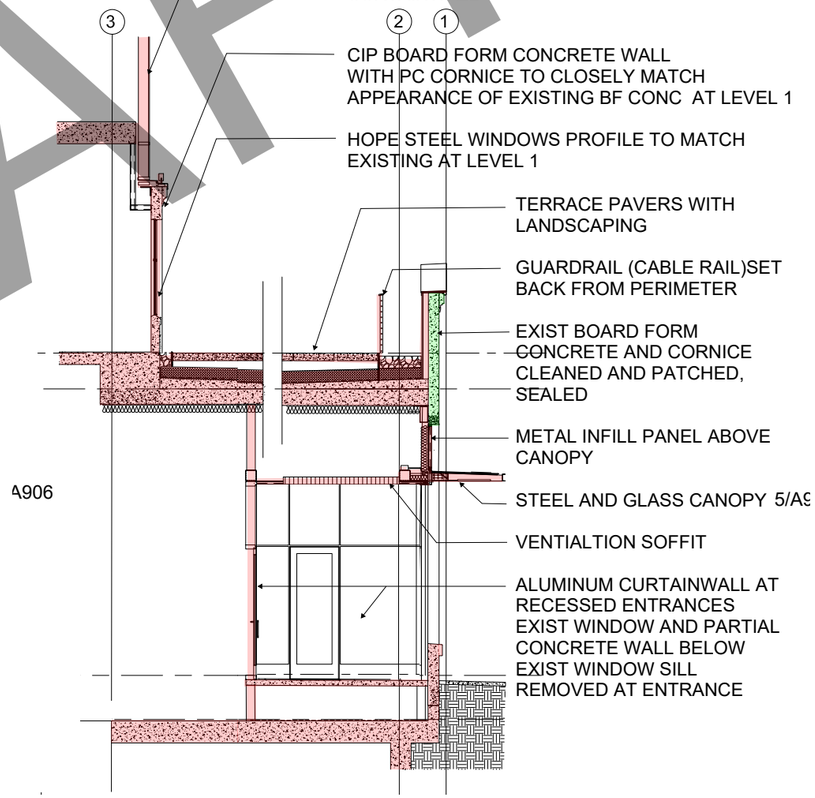

Proposed Section F
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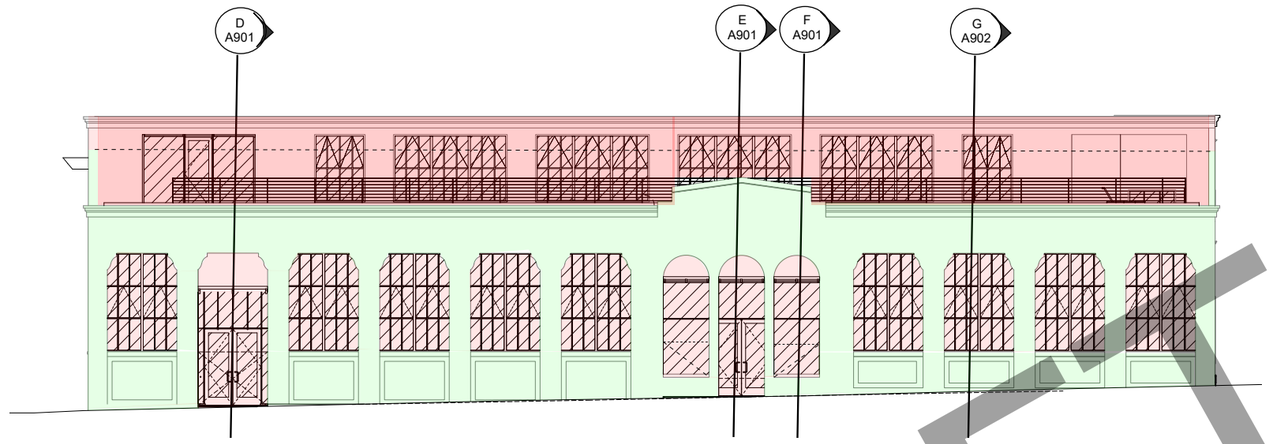

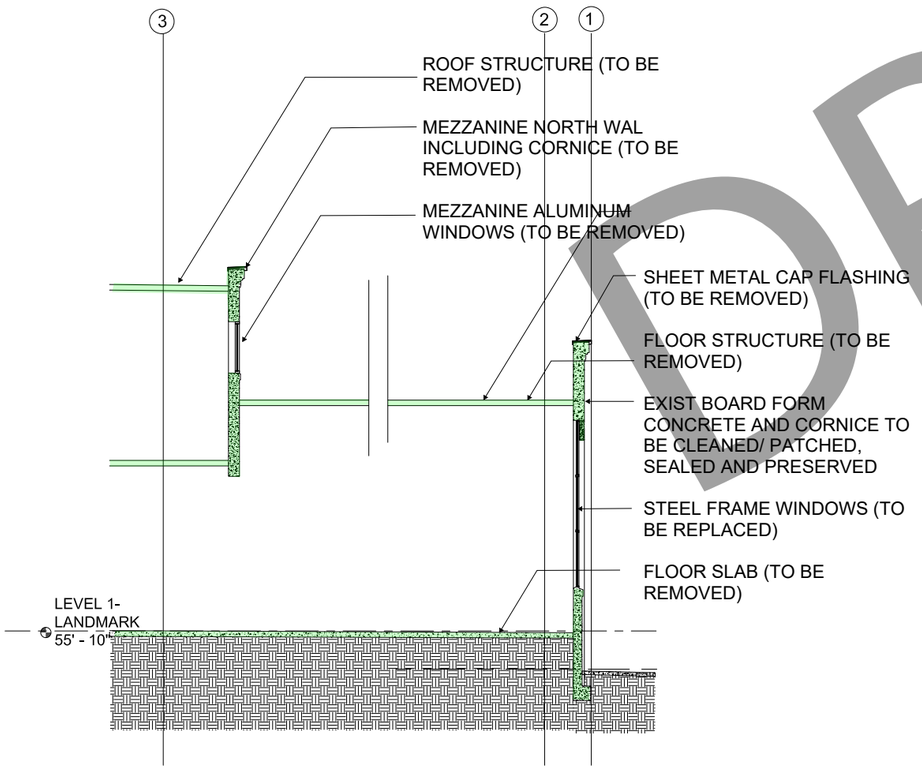

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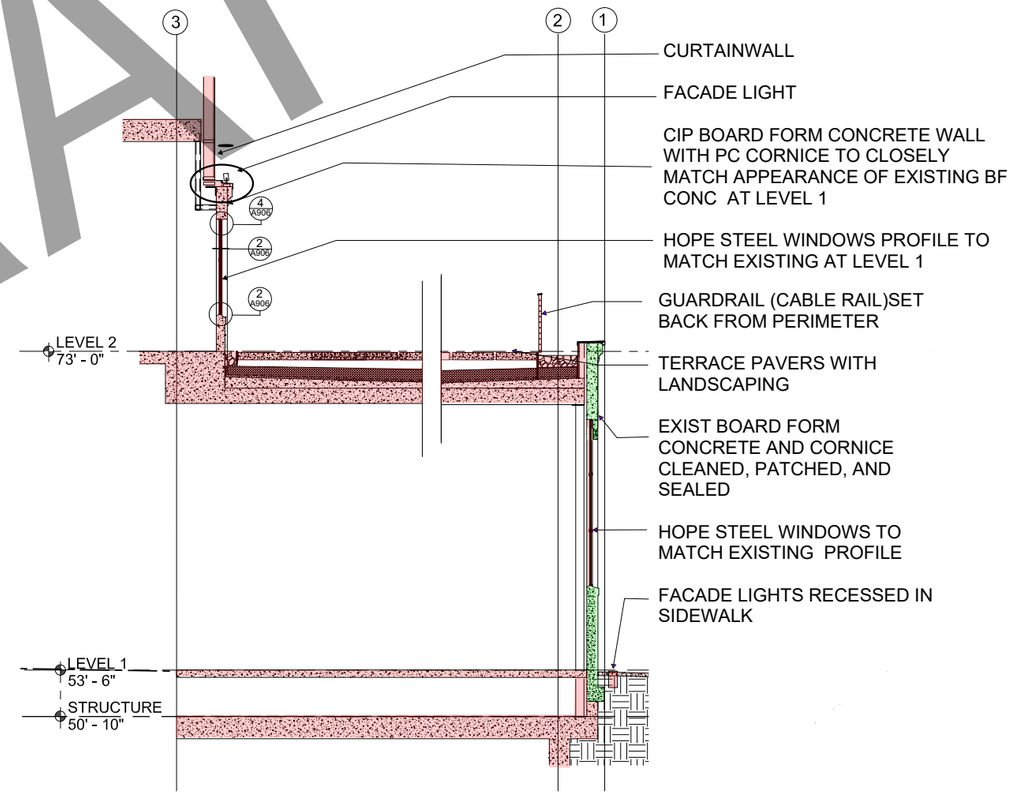

Proposed Section G
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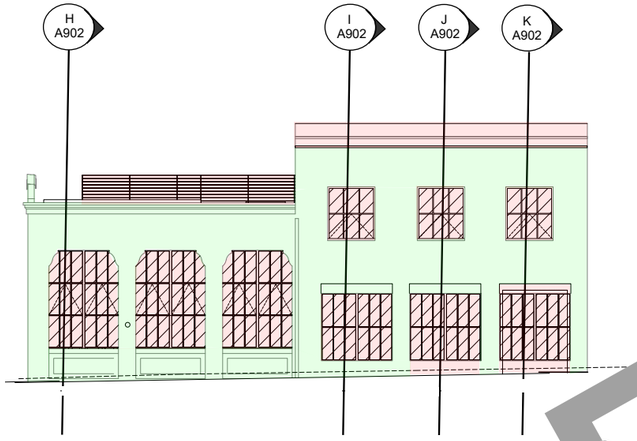

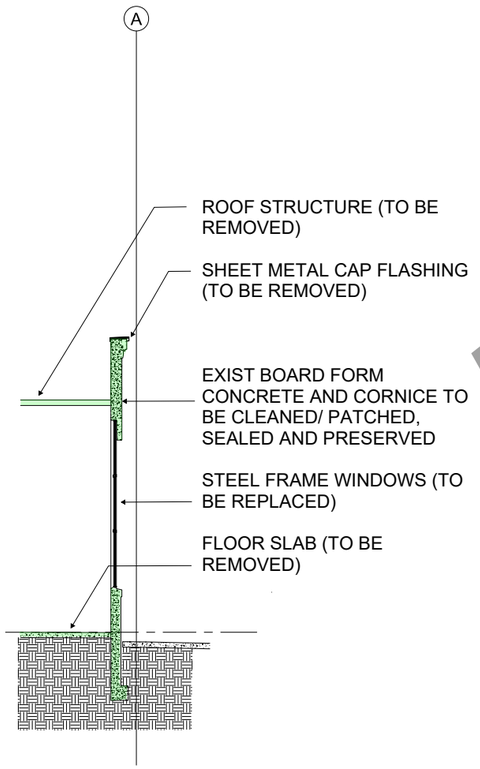

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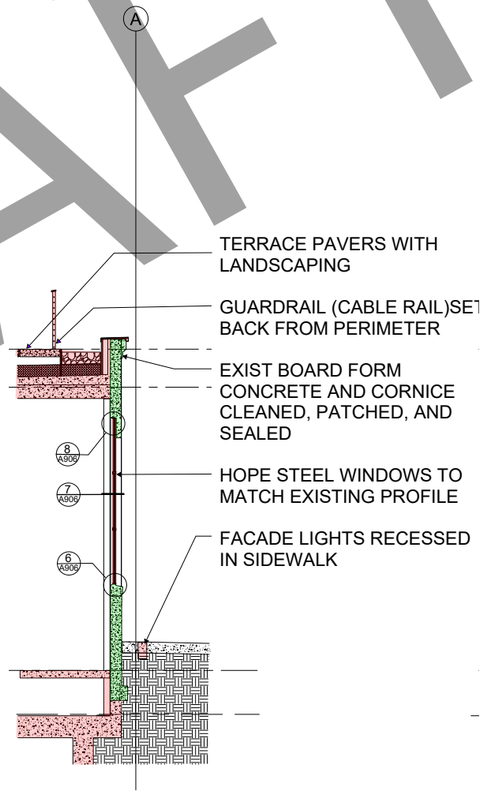

Proposed Section H
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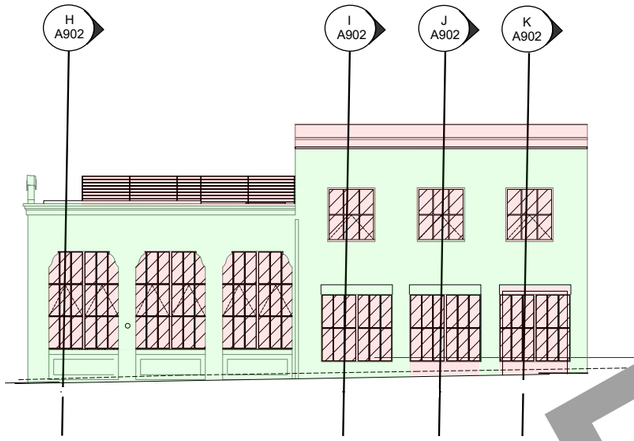

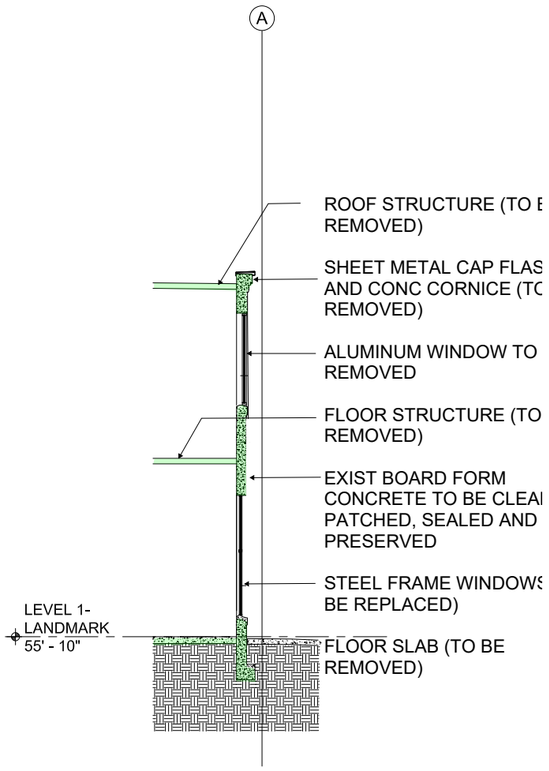

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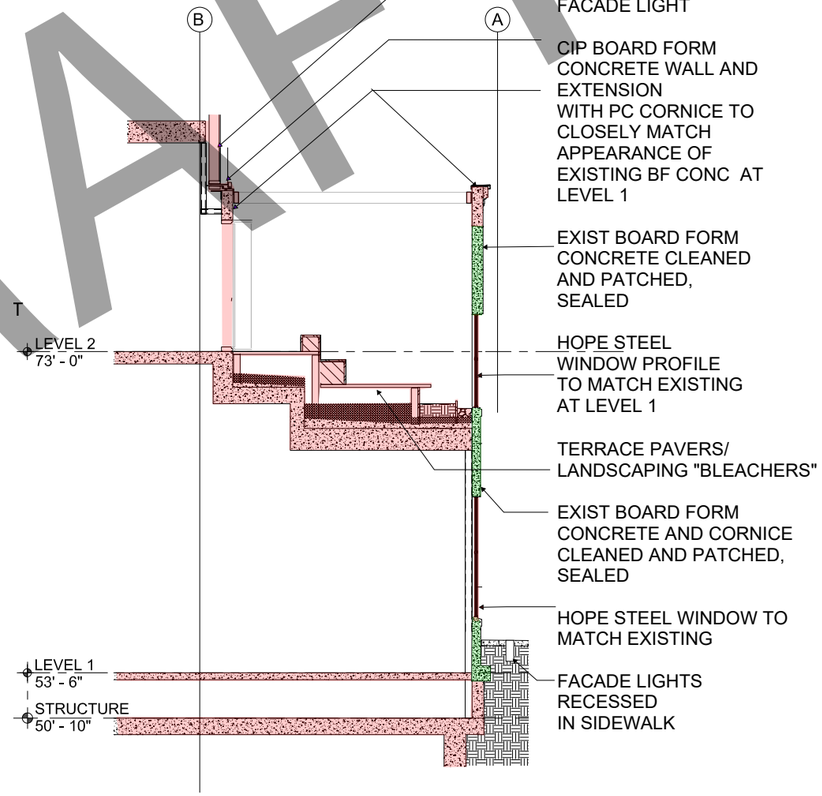

Proposed Section I
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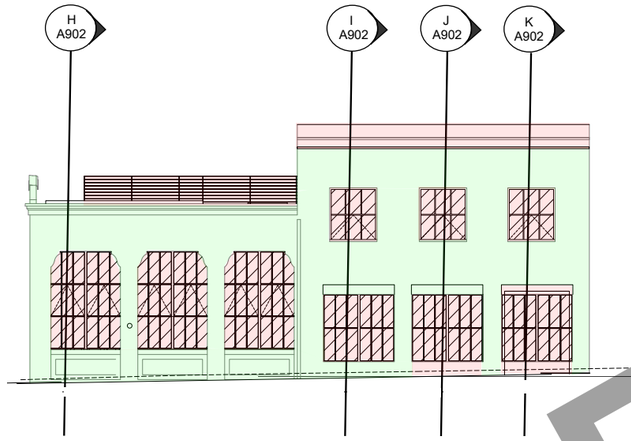

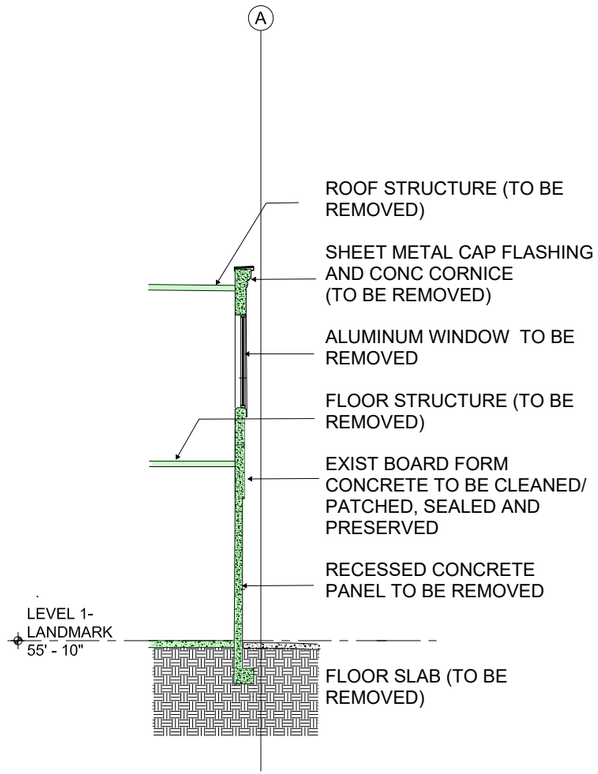

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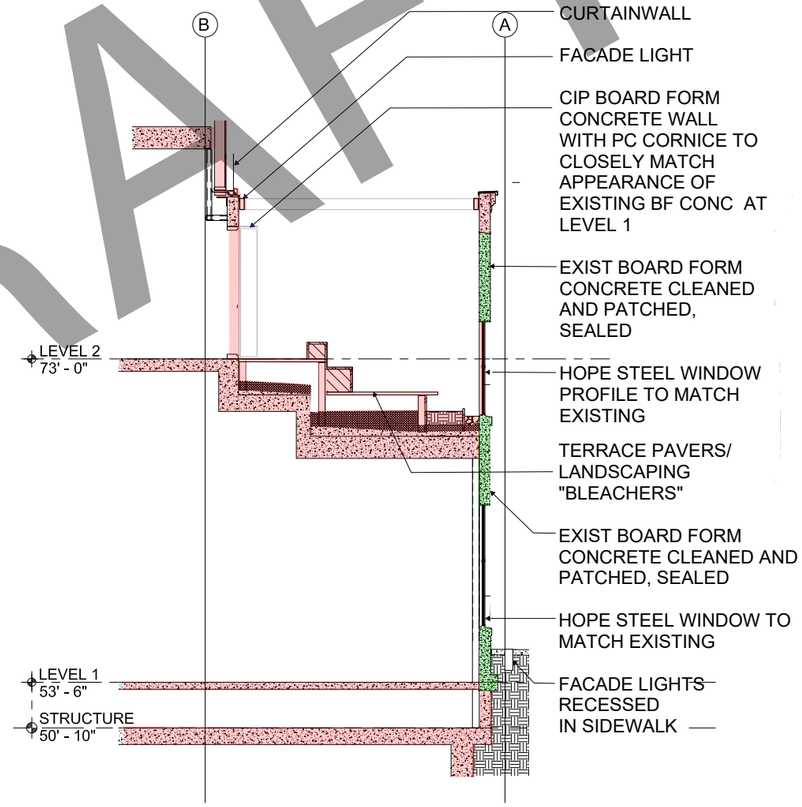

Proposed Section J
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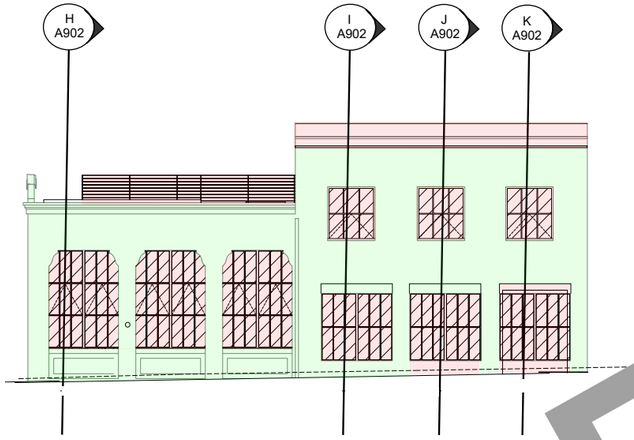
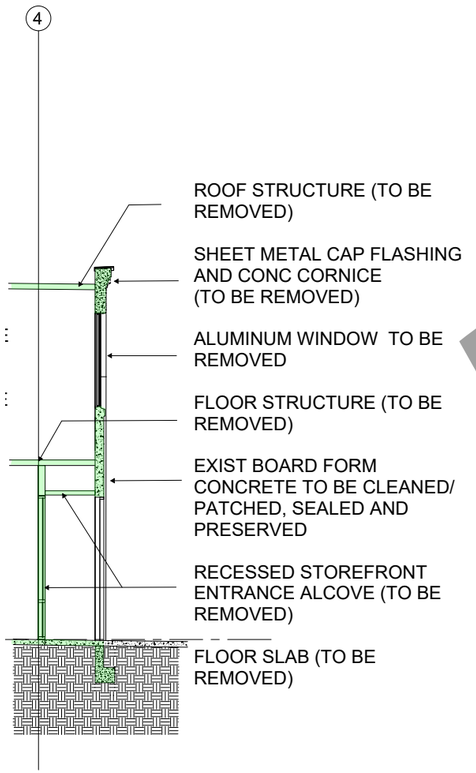
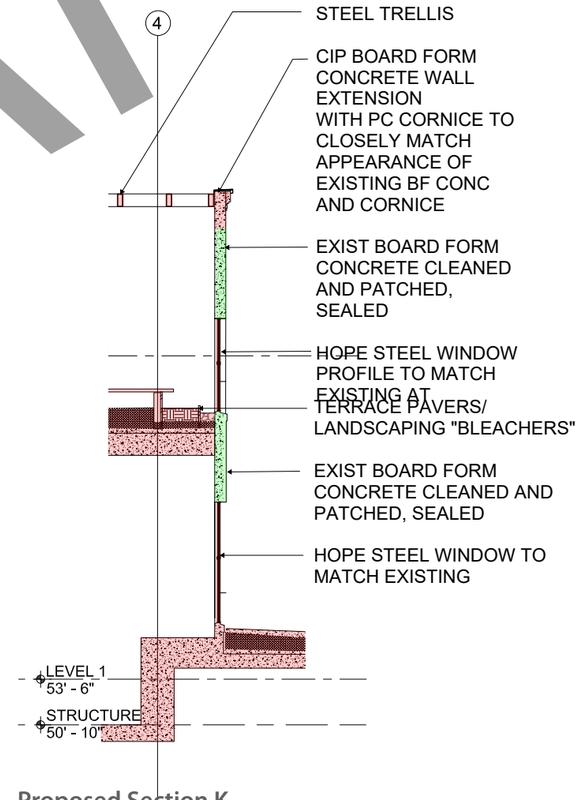




Existing Section K
Scale: 1/8" = 1'-0"



Proposed Section K
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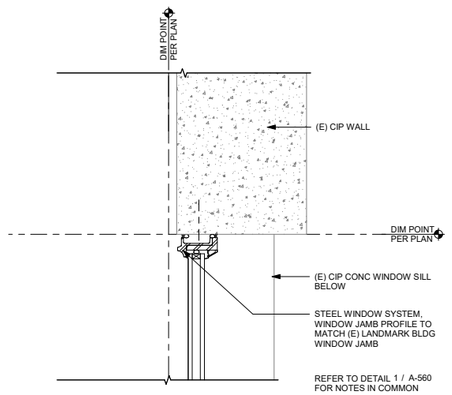
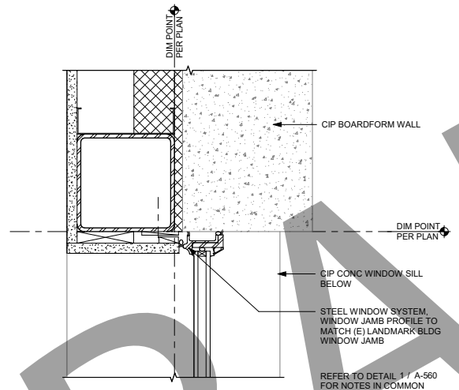
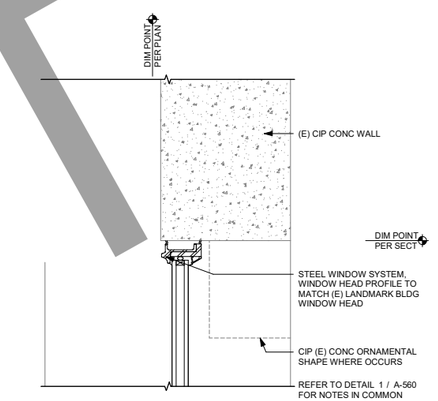


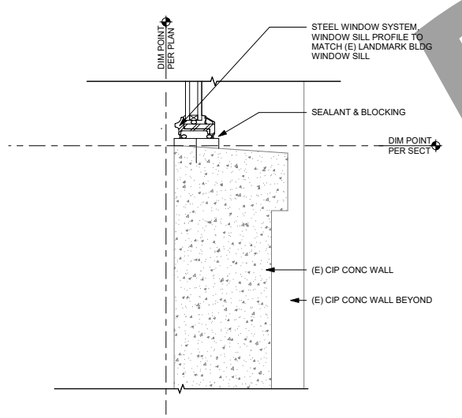
7 WS-4 WINDOW JAMB L1
SCALE: 3" = 1'-0"



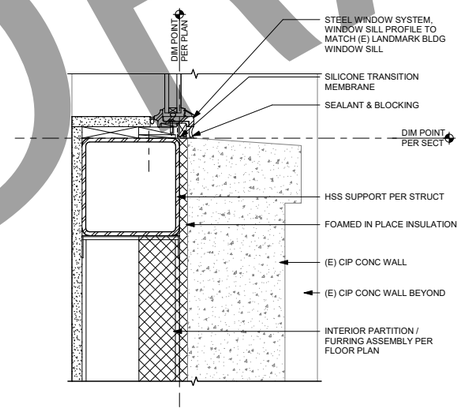
3 WS-4 WINDOW JAMB L2
SCALE: 3" = 1'-0"



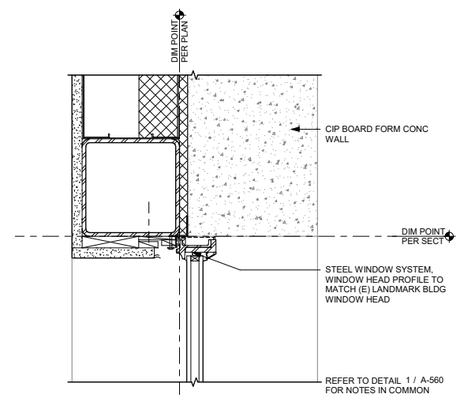
8 WS-4 WINDOW HEAD L1
SCALE: 3" = 1'-0"



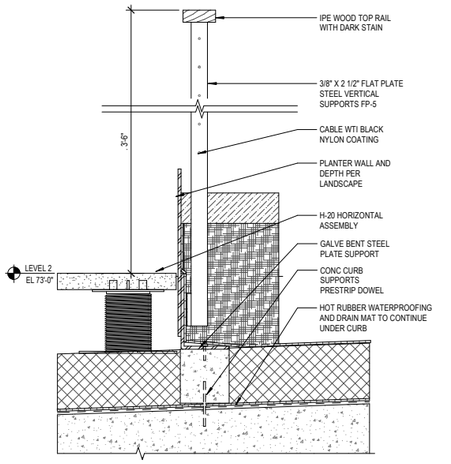
6 WS-4 WINDOW SILL L1
SCALE: 3" = 1'-0"



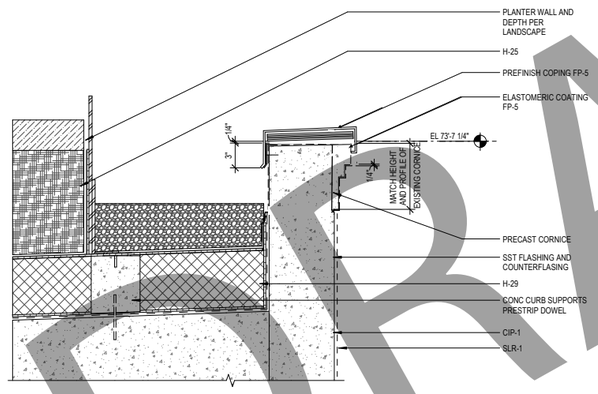
2 WS-4 WINDOW SILL L2
SCALE: 3" = 1'-0"



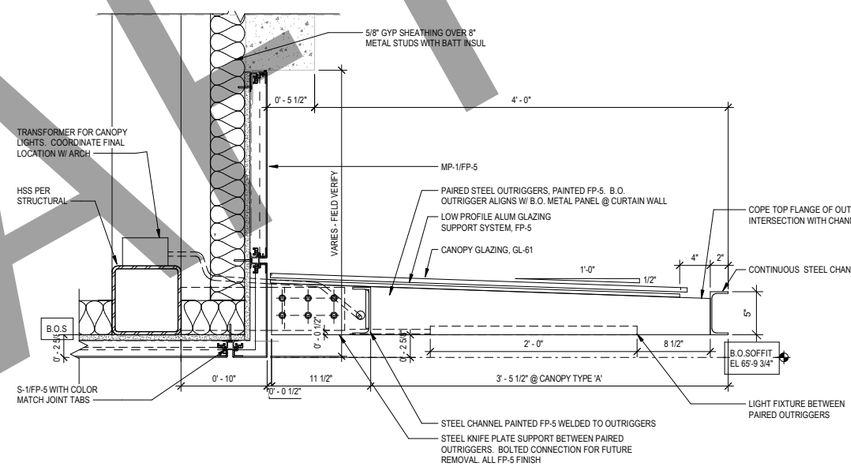
4 WS-4 WINDOW HEAD L2
SCALE: 3" = 1'-0"



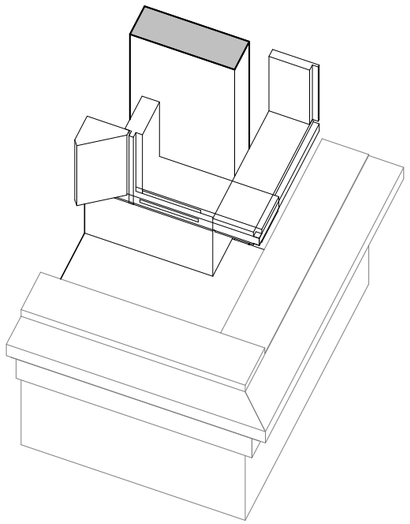
13 L2 GUARDRAIL
SCALE: 1 1/2" = 1'-0"



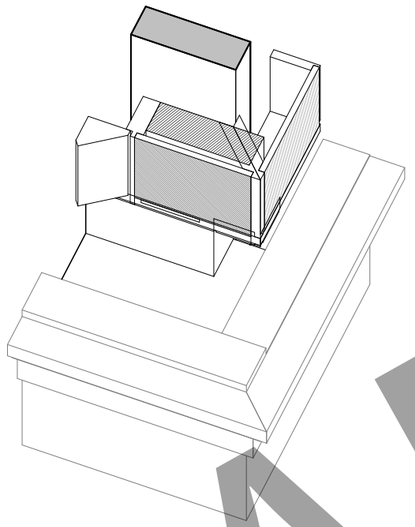
9 PRECAST CONC COPING
SCALE: 1 1/2" = 1'-0"



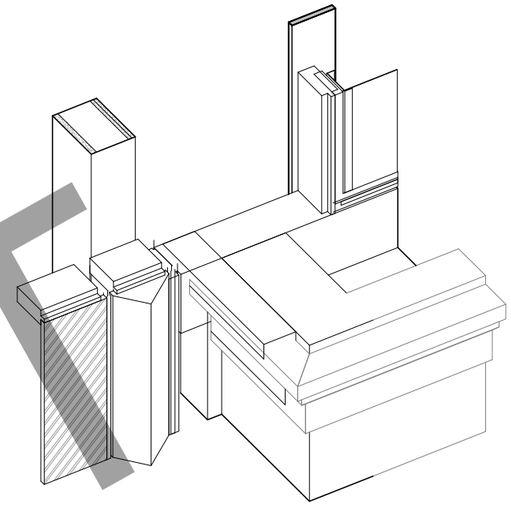
5 CANOPY TYPE C @ L1 LANDMARK BUILDING
SCALE: 1 1/2" = 1'-0"



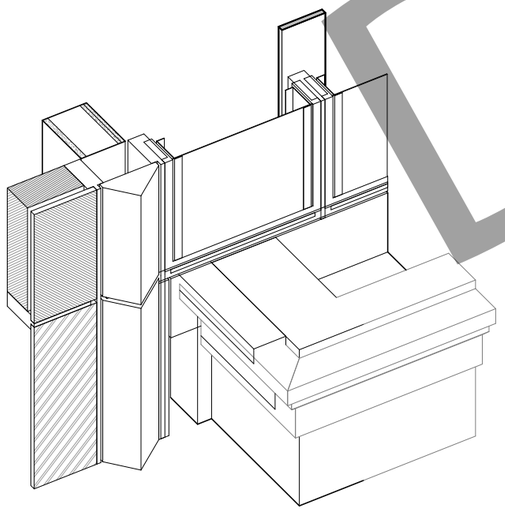
16 Level 2 NE Parapet Corner View 2
SCALE:



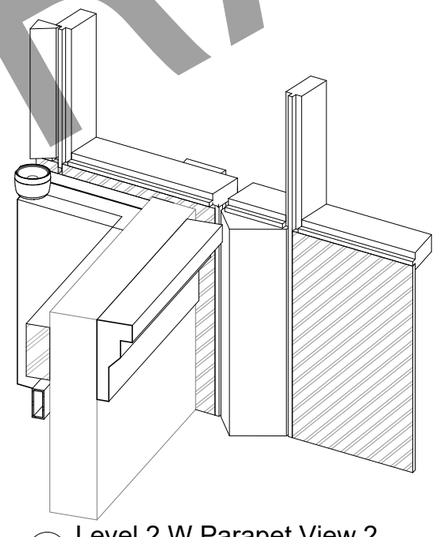
12 Level 2 NE Parapet Corner View 1
SCALE:



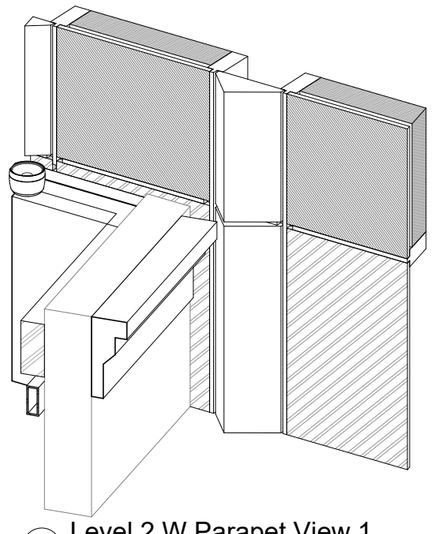
8 Level 2 NE Parapet View 2
SCALE:



4 Level 2 NE Parapet View 1
SCALE:



7 Level 2 W Parapet View 2
SCALE:

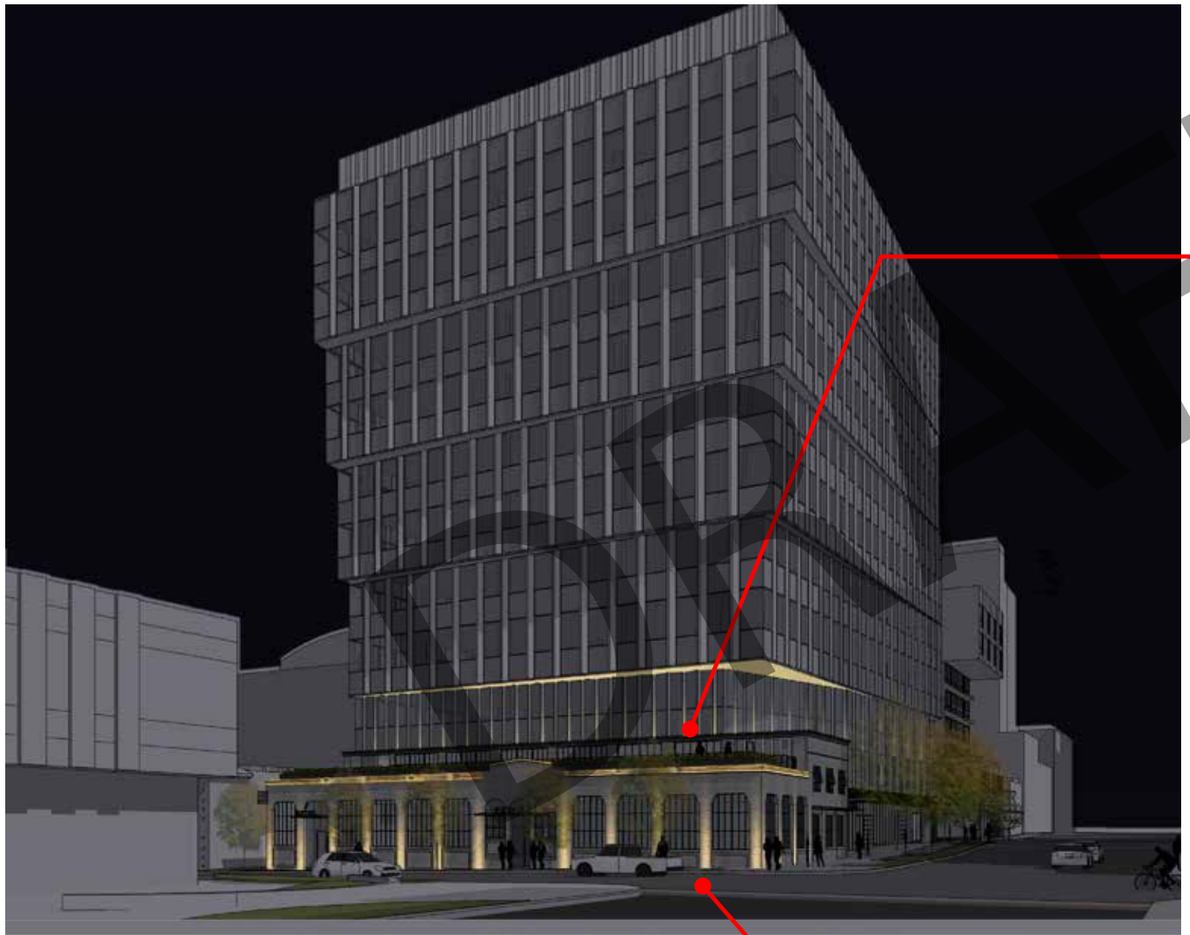


3 Level 2 W Parapet View 1
SCALE:

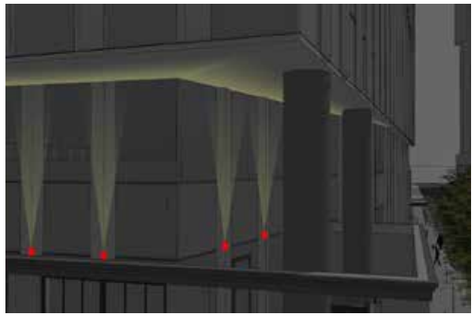
PROPOSED COLOR PALETTE

EXTERIOR WALL COLOR
[ORIGINAL CONCRETE FINISH]

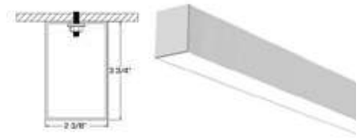
TRIM, CORNICE, WINDOW DETAILS
[BLACK]



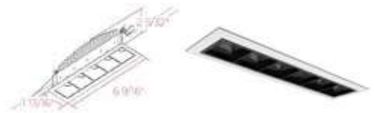
Individual uplights ground mounted to uplight ceiling (TYPE: LJ1)



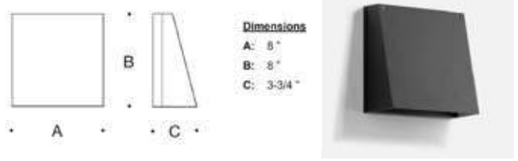
Dimmable in-grade uplights to give landmark building a nighttime presence



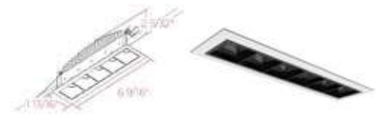
Linear dimmable LED lighting integrated into exterior canopies



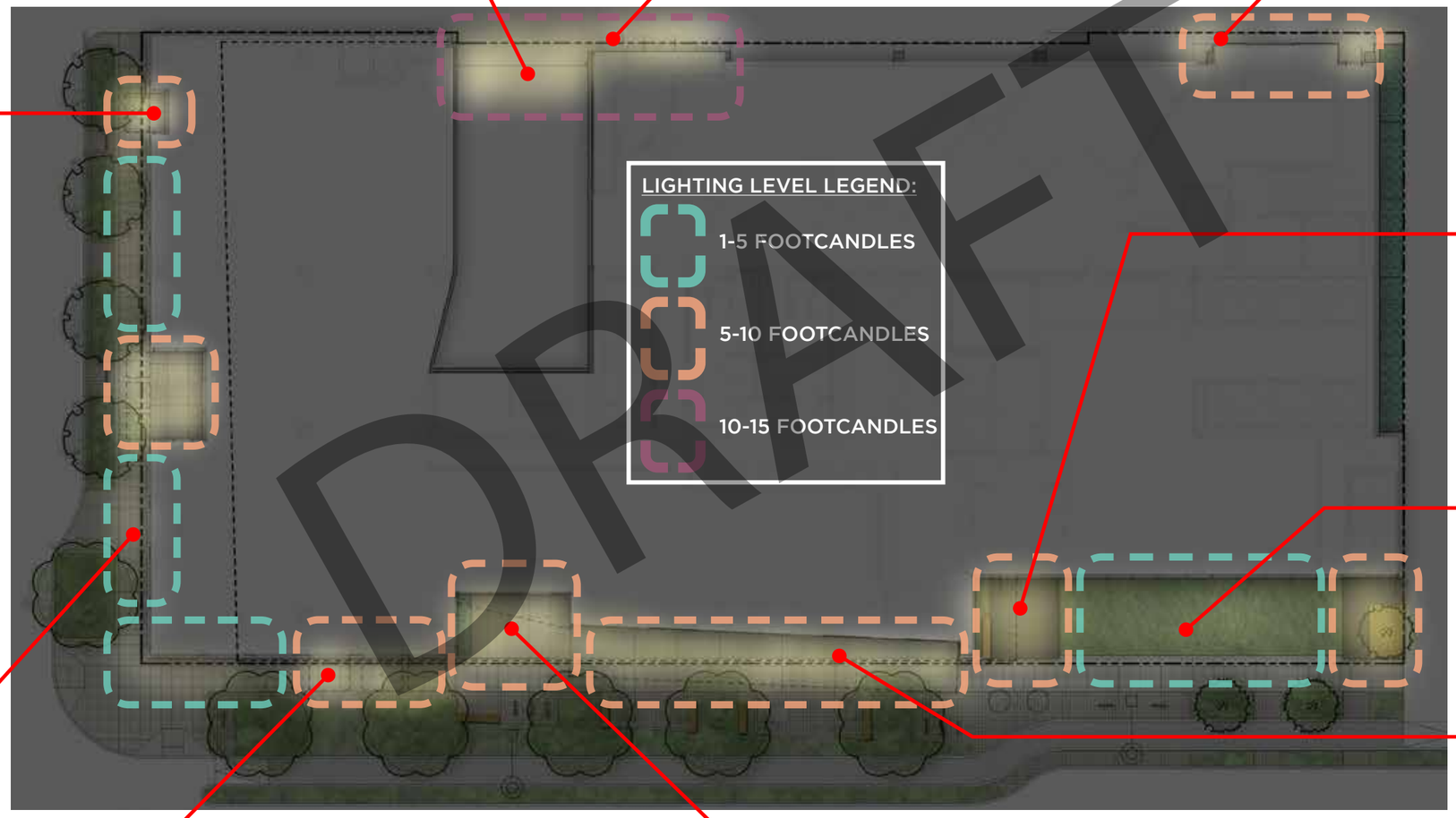
Recessed low-glare dimmable LED downlights

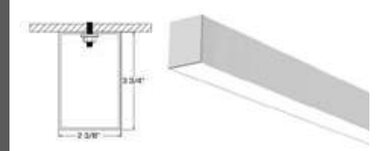


Dimmable LED Wall Sconce to provide llighgting at entries

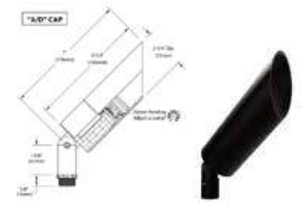


Recessed low-glare dimmable LED downlights

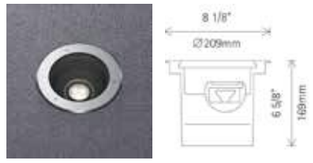




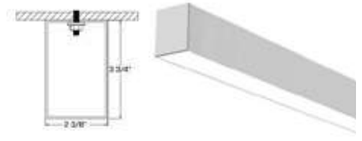
Linear dimmable LED lighting integrated into exterior canopies



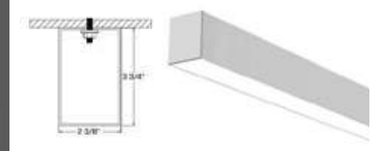
Soft illumination of trees and planting via landscape accent lights



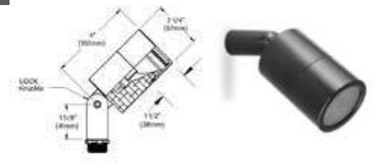
Dimmable ingrade LED uplighting to highlight landmark building facade



Linear dimmable LED lighting integrated into exterior canopies



Linear dimmable LED lighting integrated into exterior canopies



Canopy mounted dimmable LED accents lights

CLUSTERS
RECESSED LINEAR

LUMENWERX

PROJECT: _____

TYPE: _____

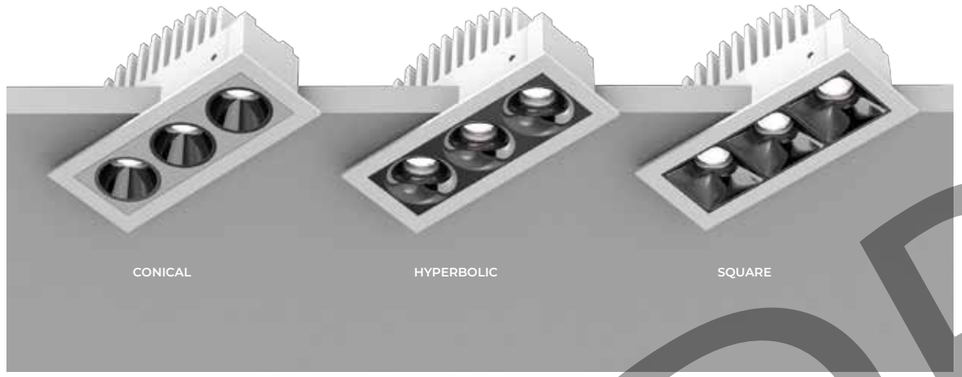
NOTES: _____

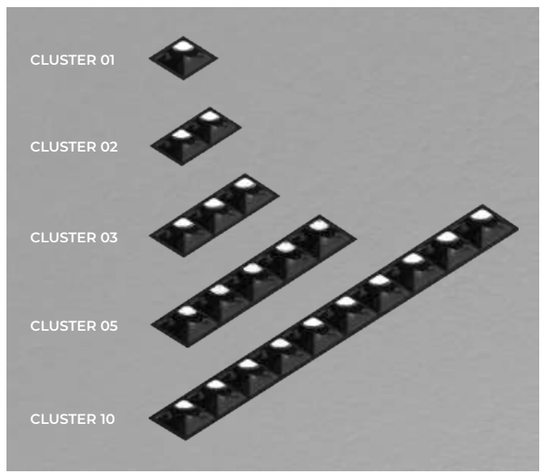
DESCRIPTION
Clusters is the precise, and scalable family of downlights, wall washers, and adjustables, available in both linear and planar configurations and for recessed, pendant, and surface mounting. Based on a fundamental 1.2" square cell, Clusters deliver lighting that is optically sophisticated and aesthetically refined. Clusters recessed linear downlights range from a single point to a 10 cell luminaire, all with a choice of precision optics, beam spreads and subtle louver treatments. Nominal light output is 200 lumens per cell.

All recessed Clusters can install in a variety of ceiling types and materials, with either an integral driver or a remote driver that is capable of powering multiple luminaires.

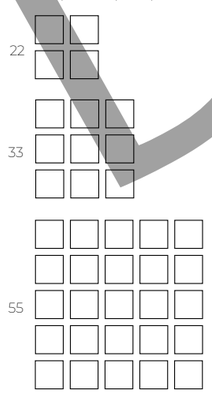
5 YEARS WARRANTY

2019 PROGRESS Report SELECTION





PLANAR SIZES
See planar spec speet



Intertek

CLUSTERS
RECESSED LINEAR

LUMENWERX
IC RATED

1 - MOUNTING (Example: CLUR05-OF-FMB-TRM-INTEGRAL-120-923-D1) Consult pages 3-4 for details before specifying
Mounting can be ordered separately.

LUMINAIRE ID	INSTALLATION TYPE	MOUNTING OPTIONS	TRIM TYPE	DRIVER	VOLTAGE	LUMEN PACKAGES	DIMMING
CLUR01 - Clusters recessed 1x1 **CLUR02** - Clusters recessed 2x1 **CLUR03** - Clusters recessed 3x1 **CLUR05** - Clusters recessed 5x1 **CLUR10** - Clusters recessed 10x1	**OF** - Open frame new construction **IC** - IC rated new construction **CP** - Chicago Plenum (CCEA)	**ACB** - Adjustable commercial bar hangers (grid and drywall) **ASB** - Adjustable standard bar hangers (grid and drywall) **FMB** - Flush mount bars (drywall only) **AHC** - Adjustable hat channel bars	**TRM** - Trim **TRL** - Trimless (drywall or millwork only)	**INTEGRAL**	**120** - 120V **277** - 277V	**200** - 200 lm (CLUR01) **380** - 380 lm (CLUR02) **578** - 578 lm (CLUR03) **923** - 923 lm (CLUR05) **1791** - 1791 lm (CLUR10) Lumen packages shown at 3500K, with SOF-NFL 25º. For other, see lumen output multipliers on page 6.	**CLUR01, CLUR02** **ND** - No dimming **CLUR03, CLUR05, CLUR10** **D1** - 1% 0-10V **ELV** - ELV 120V **TRI** - TRIAC 120V
	MW - Millwork **RM** - Remodel	**NA** - Not applicable		**REMOTE**	**FOR FULL REMOTE DRIVER SPECIFICATION, SEE "REMOTE DRIVER" SECTION BELOW.**		

2 - LIGHT (Example: CLUR03-SW-SOF-NFL-CRI90-30-TRM-W-CON-MF01) Consult page 5 for details before specifying

	SW			CRI90					
LUMINAIRE ID	LIGHT SOURCE	OPTICS	BEAM	CRI	COLOR T.	TRIM TYPE	TRIM FINISH	LOUVER	LOUVER FINISH
CLUR01 - Clusters recessed 1x1 **CLUR02** - Clusters recessed 2x1 **CLUR03** - Clusters recessed 3x1 **CLUR05** - Clusters recessed 5x1 **CLUR10** - Clusters recessed 10x1	**SW** - Static white	**SOF** - Soft edge downlight **REF** - Sharp edge downlight	**SPT** - Spot (REF only) **NFL** - Narrow flood (SOF only) **FLD** - Flood **WFL** - Wide flood	**CRI90** - 90 CRI	**27** - 2700K **30** - 3000K **35** - 3500K **40** - 4000K	**TRM** - Trim **TRL** - Trimless (drywall or millwork only)	**W** - Matte white **B** - Matte black **CF#** - Custom finish specify RAL#. (e.g. **RAL1028**)	**CON** - Conical (faceplate matches body finish black and white only) **HYP** - Hyperbolic **SQR** - Square	**MF01** - Matte white **MF04** - Matte black **BL05** - Black chrome **GL06** - Gold **CP06** - Copper

3 - REMOTE DRIVER OPTIONAL (Ex: RDB1-4X-CLUR05-120-577-RD1) Consult page 6 for details before specifying
Continue here for full remote driver specifications. Remote driver can be ordered separately.

REMOTE DRIVER	LUMINAIRE QTY	LUMINAIRE ID	VOLTAGE	LUMEN PACKAGES*	DIMMING**
RDB# - Remote driver If multiple driver boxes needed, please specify a line number for each driver type used. (e.g. **RDB1**-**4X**-**CLUR05**-...-**RD1** **RDB2**-**2X**-**CLUR05**-...-**RD1** ...)	**#X** - Number of luminaires Please specify number of luminaires per remote driver. (e.g. **3X**)	**CLUR01** - Clusters recessed 1x1 **CLUR02** - Clusters recessed 2x1 **CLUR03** - Clusters recessed 3x1 **CLUR05** - Clusters recessed 5x1 **CLUR10** - Clusters recessed 10x1	**120** - 120V **277** - 277V **UNV** - 120V-277V	**###** - Low **50** lm - Med **125** lm - High **200** lm (CLUR01) **###** - Low **95** lm - Med **238** lm - High **380** lm (CLUR02) **###** - Low **145** lm - Med **362** lm - High **578** lm (CLUR03) **###** - Low **230** lm - Med **577** lm - High **923** lm (CLUR05) **###** - Low **448** lm - Med **1120** lm - High **1791** lm (CLUR10) Please specify lumen package in bold in place of **###**. (e.g. **145**)	**RD1** - 1% 0-10V **RDA** - DALI **RLTEA2W** - Lutron 1% - 2 wire FP 120V **RLDE1** - Lutron Hi-lume 1% Eco **RLDE5** - Lutron 5% EcoSystem

* Watts and lumen per watts will vary based on the number of light units per remote driver as well as on the type of driver selected.
** For configurations involving different cluster sizes on a remote driver, please consult factory.

EXAMPLE ORDER CODES

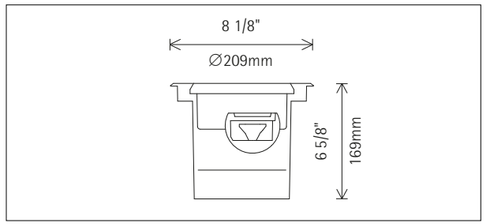
	When specifying with INTEGRAL DRIVER	When specifying with REMOTE DRIVER
MOUNTING	CLUR05-OF-FMB-TRM-INTEGRAL-120-923-D1	CLUR05-OF-FMB-TRM-REMOTE
LIGHT	CLUR05-SW-SOF-NFL-CRI90-30-TRM-W-CON-MF01	CLUR05-SW-SOF-NFL-CRI90-30-TRM-W-CON-MF01
REMOTE DRIVER	N/A	RDB1-4X-CLUR05-120-577-RD1
		RDB2-2X-CLUR05-120-577-RD1

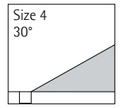
Intertek

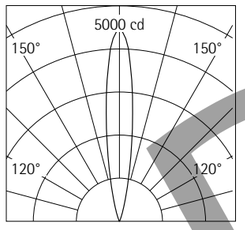
ERCO

Tesis In-ground luminaire

Directional luminaire







h(ft)	E(fc)	D
		16°
15	20	4'3"
12	31	3'4"
9	55	2'6"
6	124	1'8"
3	494	0'10"

35075.023
LED 6W 630lm 3000K warm white
0-10V dimmable
Version 9
Size 4
Covered mounting detail
Spherolit lens, spot

Product description
Housing: polymer, black.
Control gear 120V/277V, 60Hz, dimmable. Longitudinally watertight cable 5xAWG14, L 31 1/2" / 800mm.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer. 0-30° tiltable, rotatable through 360°.
Reflector: aluminum, black lacquered.
Optical cut-off 30° from horizontal.
Screw-fastened cover ring with flush safety glass: stainless steel. Safety glass: 9/16" / 15mm, clear.
Installation with separate connection sleeve.
Mounting in recessed housing: can be driven over in vehicles with pneumatic tyres. Load 4500lb.wt / 20kN.

Mounting in hollow floor: mounting kit to be ordered separately.
Dimming with external dimmers possible (0-10V).
Suitable for wet location (IP68): dustproof.
Weight 5.51lbs / 2.50kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Technical data

Luminous flux of the luminaire	465lm
Connected load	7.8W
Luminaire efficacy	60lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≤50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E
Temperature on the cover glass	93°F / 34°C

For your regional contact in the ERCO

Technical region: 120V/60Hz, 277V/

ERCO

Tesis In-ground luminaire

Planning data

Cleaning (a)	1				2				3			
Ambient conditions	P	C	N	D	P	C	N	D	P	C	N	D
LMF	0.96	0.94	0.90	0.86	0.93	0.91	0.86	0.81	0.92	0.90	0.84	0.79
RSMF	0.91	0.83	0.68	0.51	0.90	0.81	0.67	0.50	0.90	0.81	0.67	0.50

Hours of operation (h)	1000	5000	10000	20000	30000	40000	50000
LLMF	1.00	0.99	0.98	0.96	0.94	0.92	0.90
LSF	1	1	1	1	1	1	1

MF	LMFxRSMFxLLMFxLSF
MF	Maintenance Factor
LMF	Luminaire Maintenance Factor
RSMF	Room Surface Maintenance Factor
LLMF	Lamp Lumens Maintenance Factor
LSF	Lamp Survival Factor
P	Room pure
C	Room clean
N	Room normal
D	Room dirty

Technical data based on international standards and directives

IEC 60598	Luminaires – Parts 1 + 2: General requirements, particular requirements and tests
IEC 62031	LED modules for general lighting – Safety specifications
IEC 62471	Photobiological safety of lamps and lamp systems
UL 1598	Luminaires
UL 1574	Standard for Track Lighting Systems
UL 8750	Standard for Light Emitting Diode (LED) Equipment for Use in Lighting Products
IES LM-79-08	Electrical and Photometric Measurements of Solid-State Lighting Products
IES LM-80-08	Measuring Lumen Maintenance of LED Light Sources
CIE 13	Method of measuring and specifying color rendering properties of light sources

All technical data are subject to industry standard tolerances.
See also www.erco.com/erco-led

Bosca Wet | Linear Illumination System

luminii

clip-in model

screw-in model

Made in USA

IP68

c UL us LISTED

IC RATED

RoHS Compliant

SINGLE BIN +/- 30 CCT

dimmable

Finish options

- Silver anodized
- Black powder coated
- Bronze powder coated
- White powder coated

Features

- 24VDC Class 2 for wet locations fixtures made to order up to 144". Fixtures can be linked up to 35' depending on output
- Suitable for undercabinet, millwork recessed and surface mount applications
- Approved for closet/storage space installation per NEC 410.16(A)(3) and 410.16(C)(5)
- Dot free even illumination achievable in HO & VHO with frosted lens
- Vibrant colors with R9 values up to 98
- Single micro binned LEDs +/- 30 CCT
- Dims with minimal color shift
- Class 2 listed for wet locations
- Proprietary strong bond solder method handles up to 50lbs of torque on wire leads and connectors
- 3 Year warranty

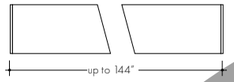
Profile dimensions

fixture/lens profile

frosted lens

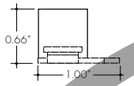
graze lens

fixture side

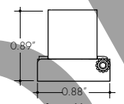


fixture/mounting profile

frosted lens using the clip-in channel



frosted lens using the screw-in bracket



frosted lens using the adjustable bracket

Technical information

OUTPUT OPTIONS

Output	Lumens at 3000K (with frosted lens)	Average power consumption at 4'	Lumens / Watt	Maximum system length Achievable via feed through fixture wiring
SO (LL36)	82 lm/ft	3.2 W/ft	26 lm/W	35'
SOHD (LL72-LO)	74 lm/ft	4.0 W/ft	19 lm/W	24'
HO (LL54)	116 lm/ft	5.2 W/ft	22 lm/W	26'
VHO (LL72)	150 lm/ft	6.5 W/ft	23 lm/W	18'

CCT INFO/LUMEN MULTIPLIER **TM-30-15**

Color temperature	Multiplier (reference - 3000K)	CRI	R_f	R_g
2700K	0.81	97	95	101
3000K	1.00	91	89	98
3500K	1.05	94	90	102
4100K	1.28	94	86	96

Ordering code

MODEL	LENGTH	CCT	OUTPUT	LENS	MOUNTING	FINISH	POWER FEED POSITION / TYPE
BOSW	12	27K	SO	F	C	SA	E – 1
BOSW - Bosca Wet	12" - 144 " 4" increments	27K - 2700 K 30K - 3000 K 35K - 3500 K 41K - 4100 K	SO - Standard SOHD - Standard High Density HO - High VHO - Very High	F - Frosted G - Graze	C - *Clip-in SC - Screw-in AH - Adjustable hinge mounting	SA - Silver BK - Black BZ - Bronze WH - White (BK,BZ,WH finishes will have an upcharge and require longer lead times)	E - End B - Back S - Side 1 - 72" wire leads 1X2 - 72" wire leads at both ends 2 - 72" wire leads at one end and quick connect at other 3 - Single quick connect 4 - Dual quick connect

*Not recommended for outdoors

Bosca Wet | Linear Illumination System

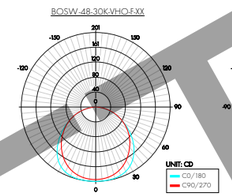
luminii

Power consumption per fixture length

Based on operation with PSD series of power supplies.

Photometry

ROSW-48-30K-VHO-F-XX

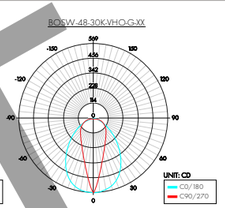


Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	688	26%
0-40	952	36%
0-60	468	78%
0-90	591	99%
Total	398	100%

Beam Angle 109°

ROSW-48-30K-VHO-G-XX



Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	281	30%
0-40	433	46%
0-60	675	73%
0-90	879	95%
Total	926	100%

Beam Angle 29°

LED Dotting per output/lens

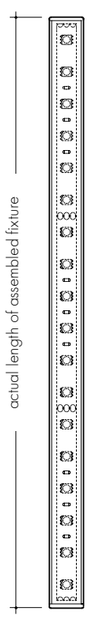
Output type	Lens Type: Clear	Frost	Graze
SO (LL36)	CD	SD	CD
SOHD (LL72-LO)	CD	ND	CD
HO (LL54)	CD	ND	CD
VHO (LL72)	CD	ND	CD

CD = Clear Dotting
SD = Slight Dotting
ND = No Dotting

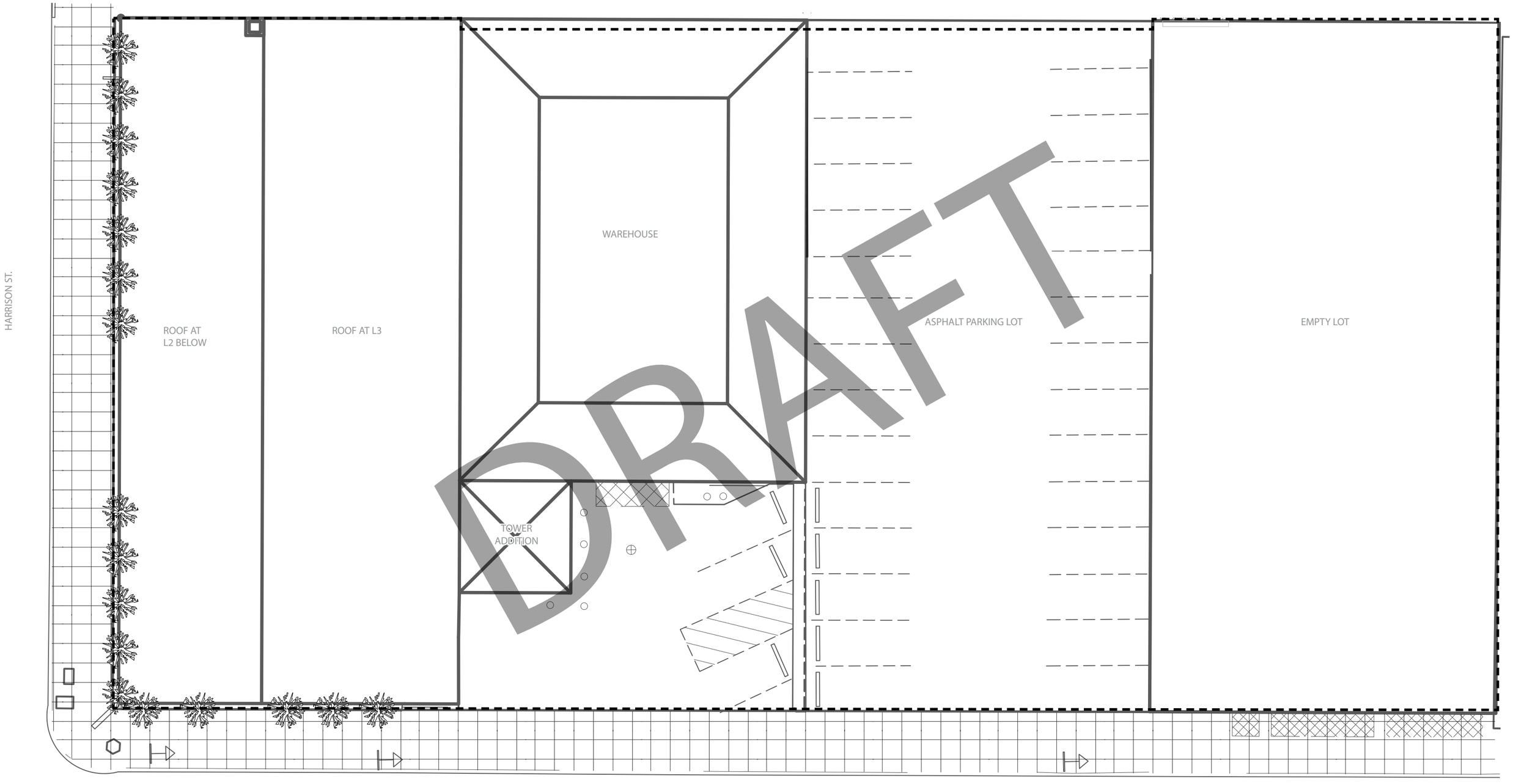
Clear Dotting | Slight Dotting | NO Dotting

Power consumption per fixture length

Based on operation with PSD series of power supplies.

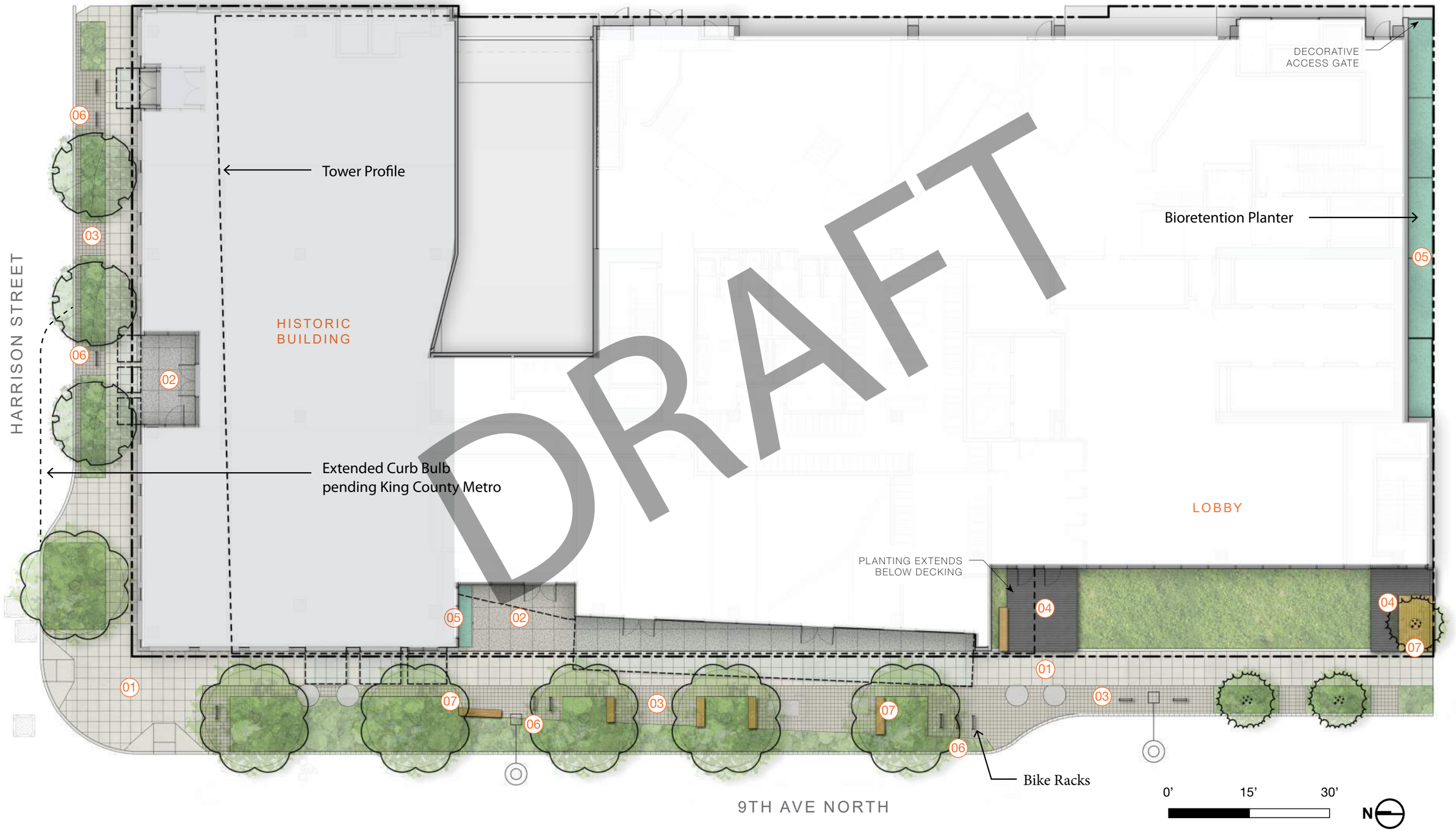


Nominal Length	SO: Actual Length	SO: W/ft	SO: Total wattage	SOHD: Actual Length	SOHD: W/ft	SOHD: Total wattage	HO: Actual Length	HO: W/ft	HO: Total wattage	VHO: Actual Length	VHO: W/ft	VHO: Total wattage
12"	12-13/16"	3.25	3.25	12-12/16"	4.20	4.20	12-12/16"	5.35	5.30	12-12/16"	6.75	6.75
16"	16-11/16"	3.25	4.00	16-10/16"	4.23	5.66	16-11/16"	5.33	7.06	16-10/16"	6.75	9.00
20"	20-11/16"	3.25	5.25	20-10/16"	4.27	7.12	20-11/16"	5.31	8.82	20-10/16"	6.75	11.25
24"	24-9/16"	3.25	6.50	24-9/16"	4.30	8.60	24-10/16"	5.30	10.60	24-9/16"	6.75	13.50
28"	28-8/16"	3.25	7.75	28-8/16"	4.20	9.77	28-8/16"	5.28	12.33	28-8/16"	6.75	16.75
32"	32-8/16"	3.25	8.50	32-7/16"	4.10	10.94	32-8/16"	526	14.06	32-7/16"	6.75	19.00
36"	36-6/16"	3.25	9.75	36-6/16"	4.00	12.10	36-7/16"	5.25	15.80	36-6/16"	6.65	19.95
40"	40-5/16"	3.25	10.25	41-5/16"	4.00	13.43	40-6/16"	5.23	17.40	41-5/16"	6.65	22.20
44"	44-5/16"	3.20	11.75	45-4/16"	4.00	14.76	44-5/16"	5.21	19.00	45-4/16"	6.65	24.40
48"	48-4/16"	3.20	12.80	49-3/16"	4.00	16.10	48-4/16"	5.20	20.60	49-3/16"	6.55	26.20
52"	52-3/16"	3.20	13.30	53-2/16"	3.97	17.27	53-8/16"	5.18	22.40	53-2/16"	6.55	28.50
56"	56-2/16"	3.20	14.80	57-1/16"	3.95	18.44	57-7/16"	5.16	24.20	57-1/16"	6.55	30.50
60"	60-1/16"	3.20	16.00	61 "	3.92	19.60	61-6/16"	5.15	26.00	61 "	6.45	32.25
64"	64 "	3.20	17.00	64-15/16"	3.89	20.73	65-5/16"	5.13	27.60	64-15/16"	6.45	34.40
68"	69-14/16"	3.15	18.00	68-14/16"	3.86	21.86	69-4/16"	5.11	29.20	68-14/16"	6.45	36.55
72"	73-13/16"	3.15	18.90	72-13/16"	3.83	23.00	73-3/16"	5.10	30.80	72-13/16"	6.40	38.40
76"	77-12/16"	3.15	19.00	76-12/16"	3.80	24.06	77-2/16"	5.08	32.40	76-12/16"	6.40	40.50
80"	81-12/16"	3.15	21.50	80-11/16"	3.83	25.12	81-2/16"	5.06	34.00	80-11/16"	6.40	43.00
84"	85-10/16"	3.15	22.05	84-10/16"	3.74	26.20	85-1/16"	5.05	35.70	84-10/16"	6.25	43.75
88"	89-9/16"	3.15	23.00	88-9/16"	3.73	27.33	88-15/16"	5.03	37.10	88-9/16"	6.25	46.00
92"	93-8/16"	3.10	24.00	92-8/16"	3.71	28.46	92-14/16"	5.01	38.50	92-8/16"	6.25	48.00
96"	97-7/16"	3.10	24.80	97-7/16"	3.70	29.60	96-14/16"	5.00	40.00	97-7/16"	6.15	49.20
100"	101-7/16"	3.10	26.30	101-6/16"	3.67	30.56	100-13/16"	4.98	41.60	101-6/16"	6.15	51.25
104"	105-5/16"	3.05	27.10	105-4/16"	3.64	31.53	104-12/16"	4.96	43.20	105-4/16"	6.15	53.00
108"	109-5/16"	3.05	28.00	109-4/16"	3.61	32.50	108-11/16"	4.95	44.80	109-4/16"	6.00	54.00
112"	113-4/16"	3.05	28.50	113-3/16"	3.59	33.46	112-10/16"	4.93	46.20	113-3/16"	6.00	56.00
116"	117-2/16"	3.05	30.00	117-2/16"	3.56	34.43	116-9/16"	4.91	47.60	117-2/16"	6.00	58.00
120"	121-2/16"	3.00	30.50	121-1/16"	3.54	35.40	120-9/16"	4.90	48.90	121-1/16"	5.90	59.00
124"	125-1/16"	3.00	31.50	125 "	3.52	36.36	124-8/16"	4.88	50.40	125 "	5.90	60.60
128"	128-15/16"	3.00	32.50	128-15/16"	3.50	37.33	128-7/16"	4.86	51.90	128-15/16"	5.90	62.20
132"	132-15/16"	2.95	33.50	132-14/16"	3.48	38.30	132-6/16"	4.85	53.30	132-14/16"	5.80	63.80
136"	136-14/16"	2.95	34.30	136-13/16"	3.46	39.20	136-5/16"	4.83	54.70	136-13/16"	5.80	65.30



New Zealand Flax - Phormium ssp. - (17) locations
These are the only plantings currently existing on the site.

EXISTING LANDSCAPE PLAN
1/16"=1'-0"


HARRISON STREET
Tower Profile
HISTORIC BUILDING
Extended Curb Bulb pending King County Metro
DECORATIVE ACCESS GATE
Bioretention Planter
LOBBY
PLANTING EXTENDS BELOW DECKING
Bike Racks
9TH AVE NORTH
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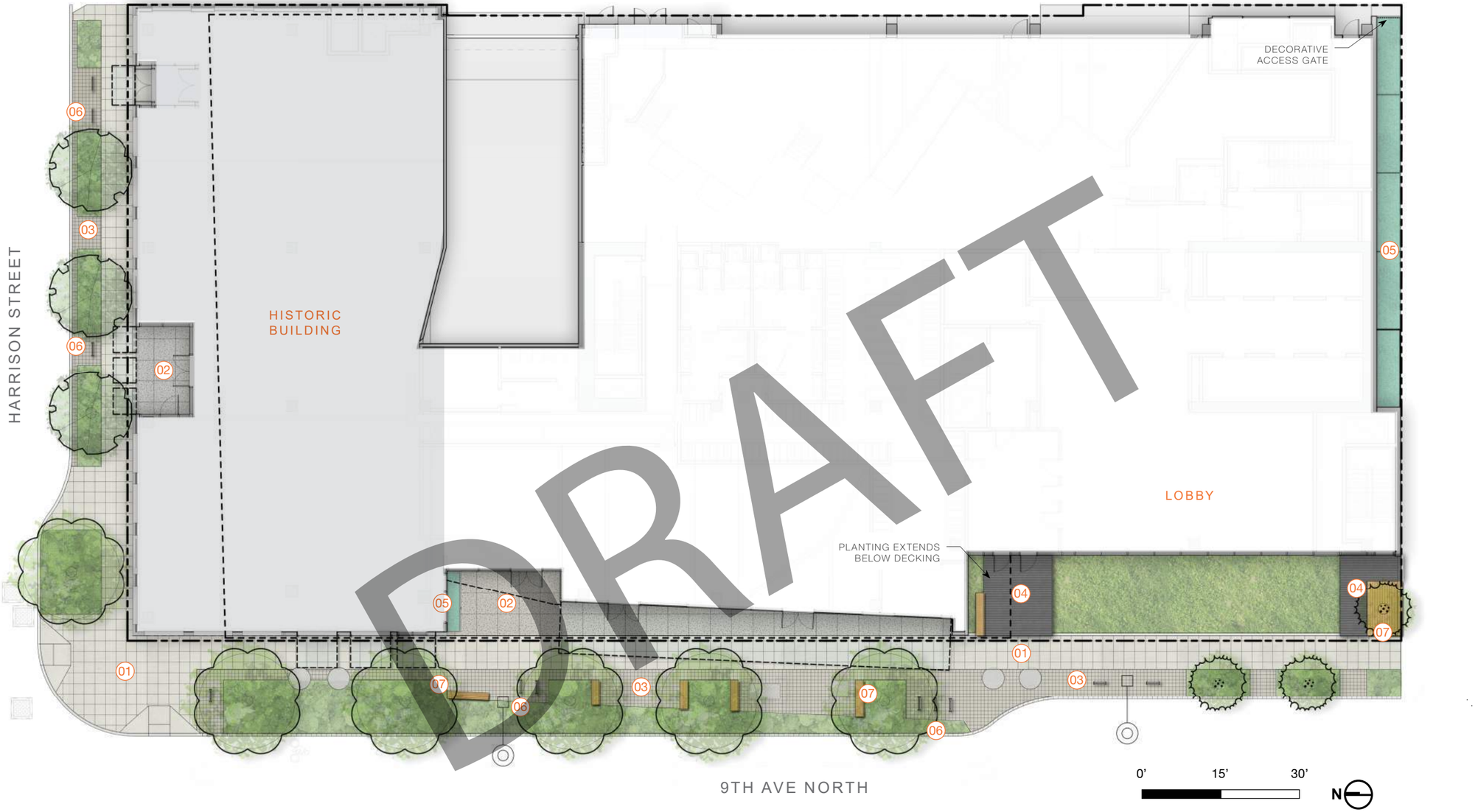
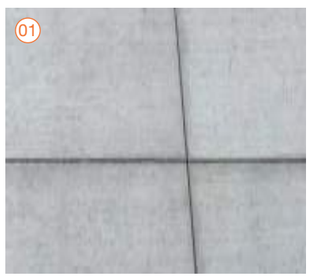
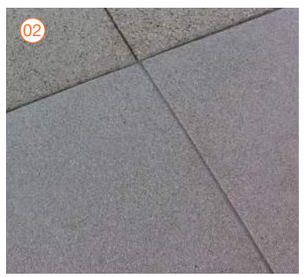



01 CONCRETE 2'X2' SIDEWALK


02 SPECIALTY CONCRETE PAVING


03 CONCRETE PERMEABLE PAVERS


04 BRIDGE ENTRYWAY


05 BIORETENTION PLANTER


06 BIKE RACKS


07 WOOD BENCHES