

312 9th Ave N
Landmark Review
Date: July 15, 2022

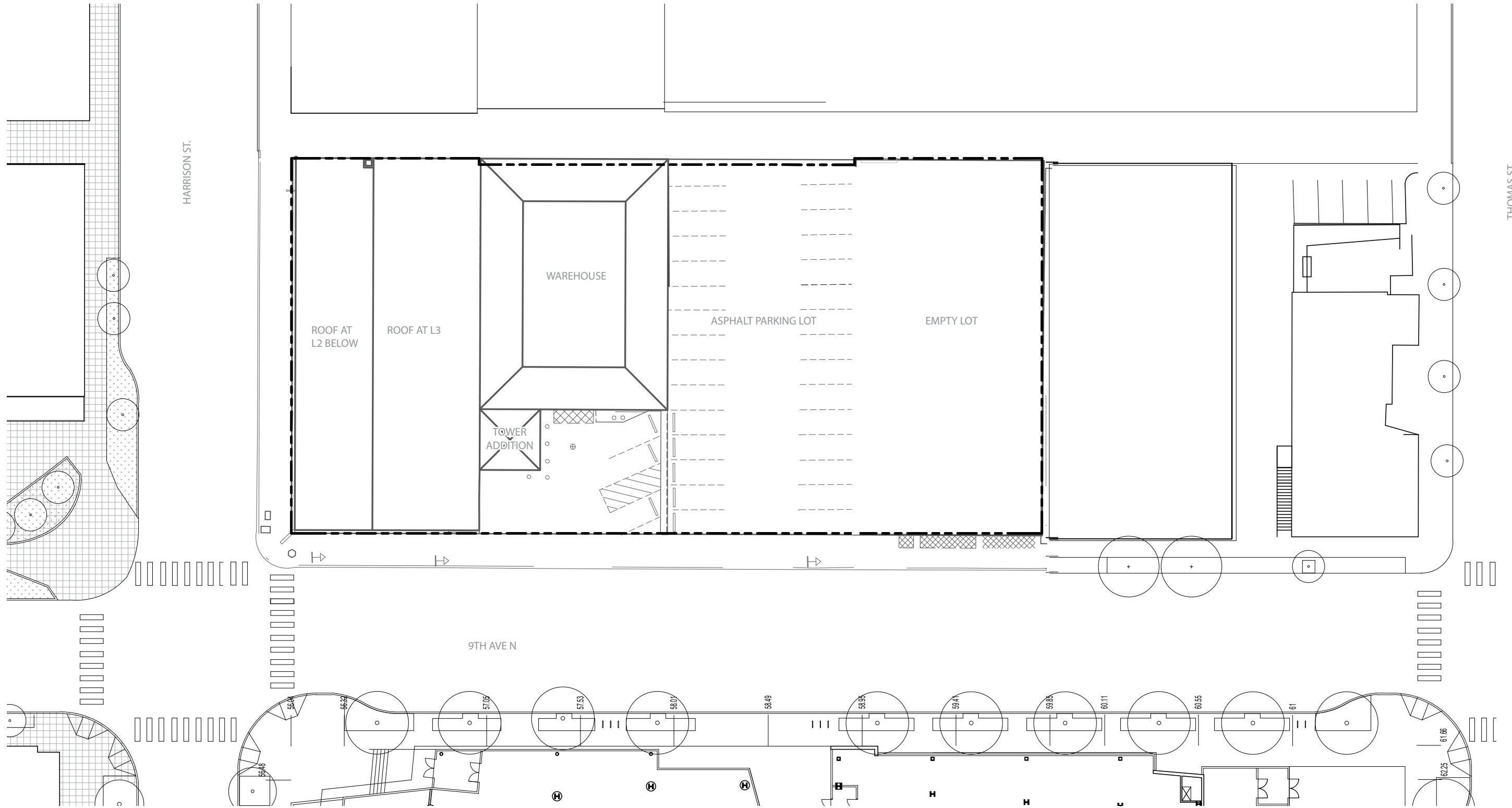


A.T. DENNY'S 5TH

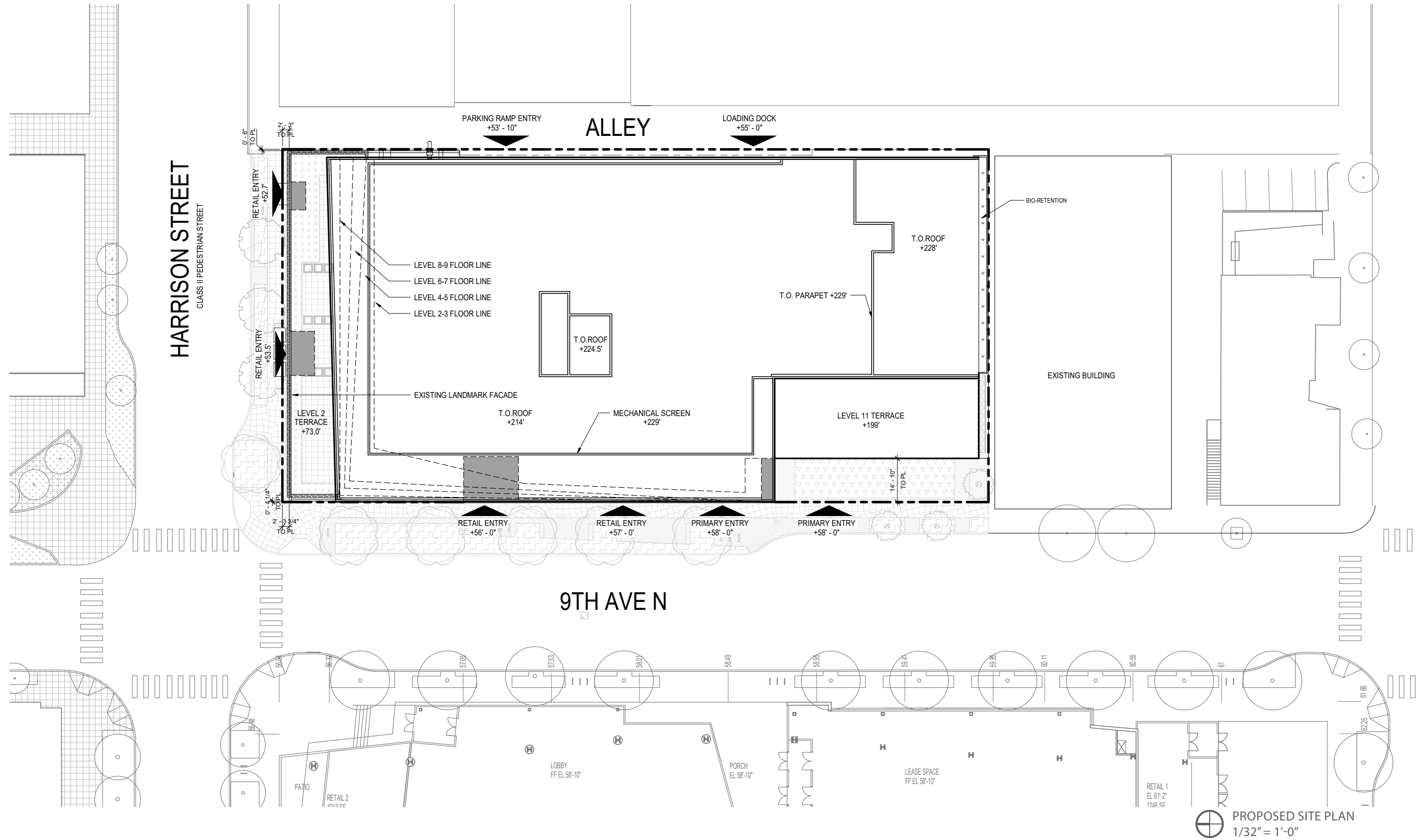
901-HARRISON ST

B-91. L-11.

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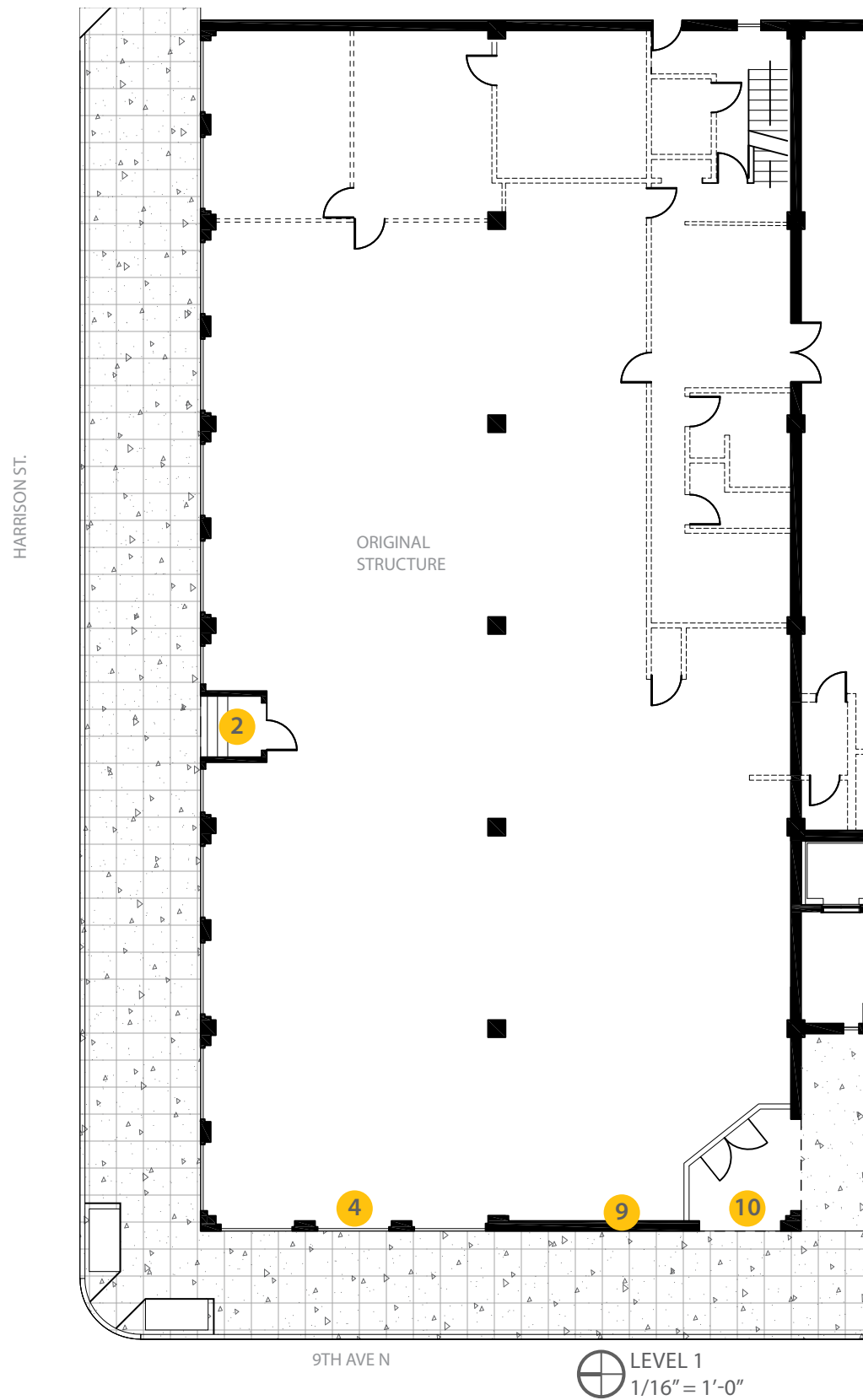


EXISTING SITE PLAN
1/32" = 1'-0"

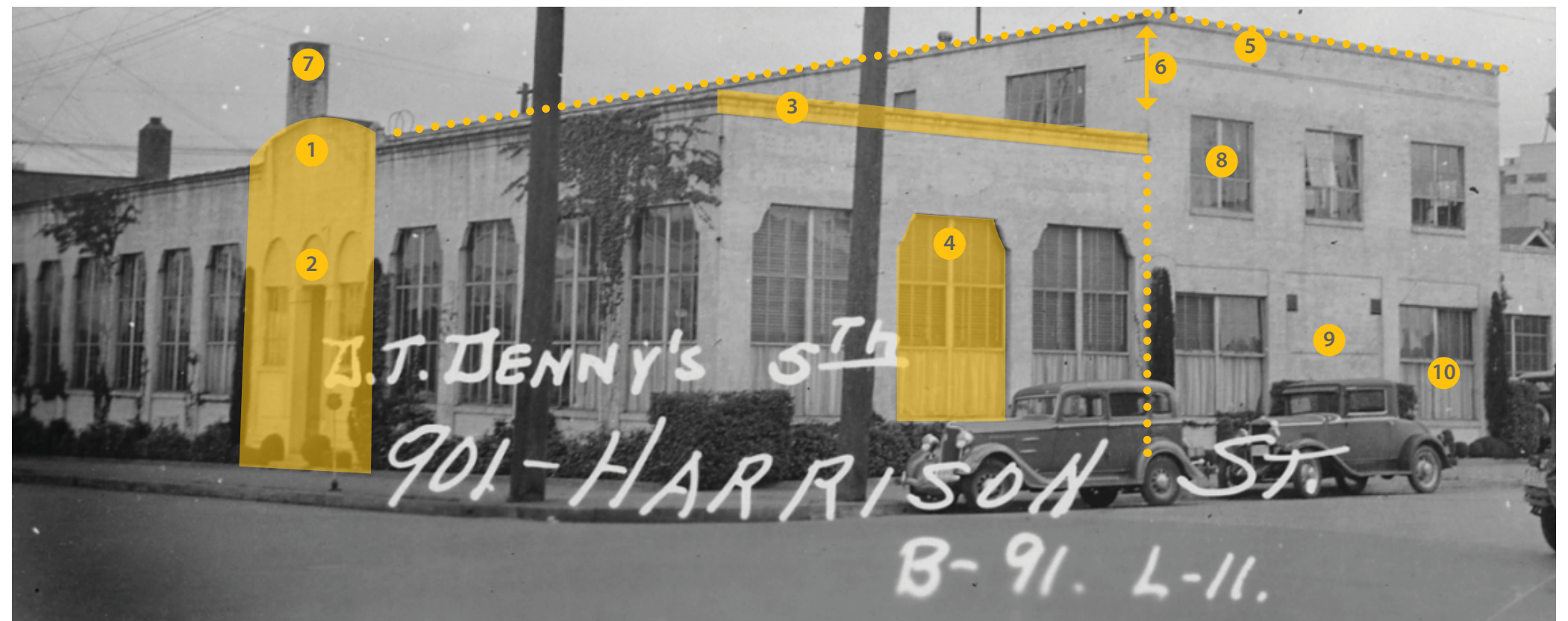


EXISTING LEVEL 1

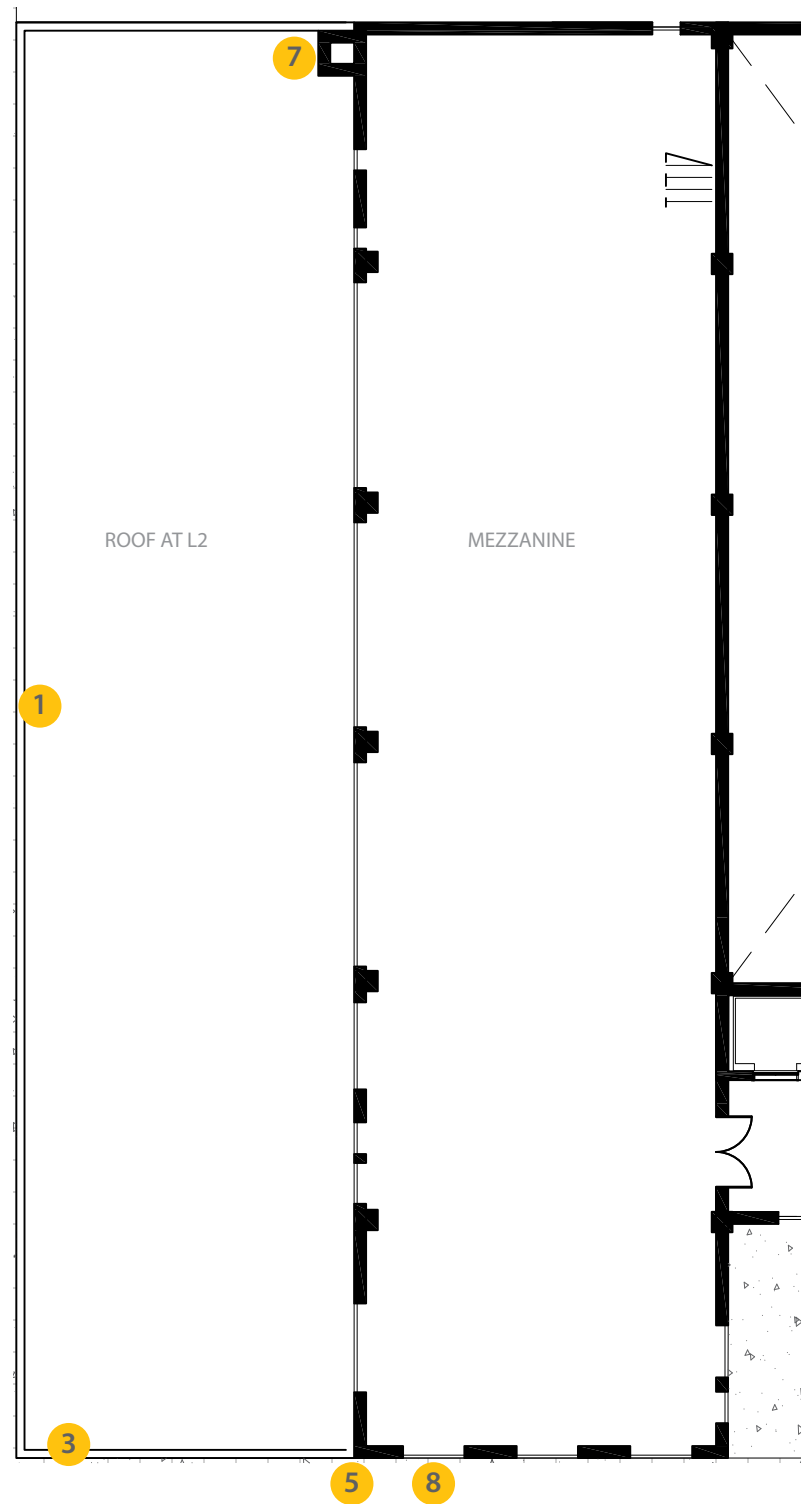
EXISTING FEATURES



- 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

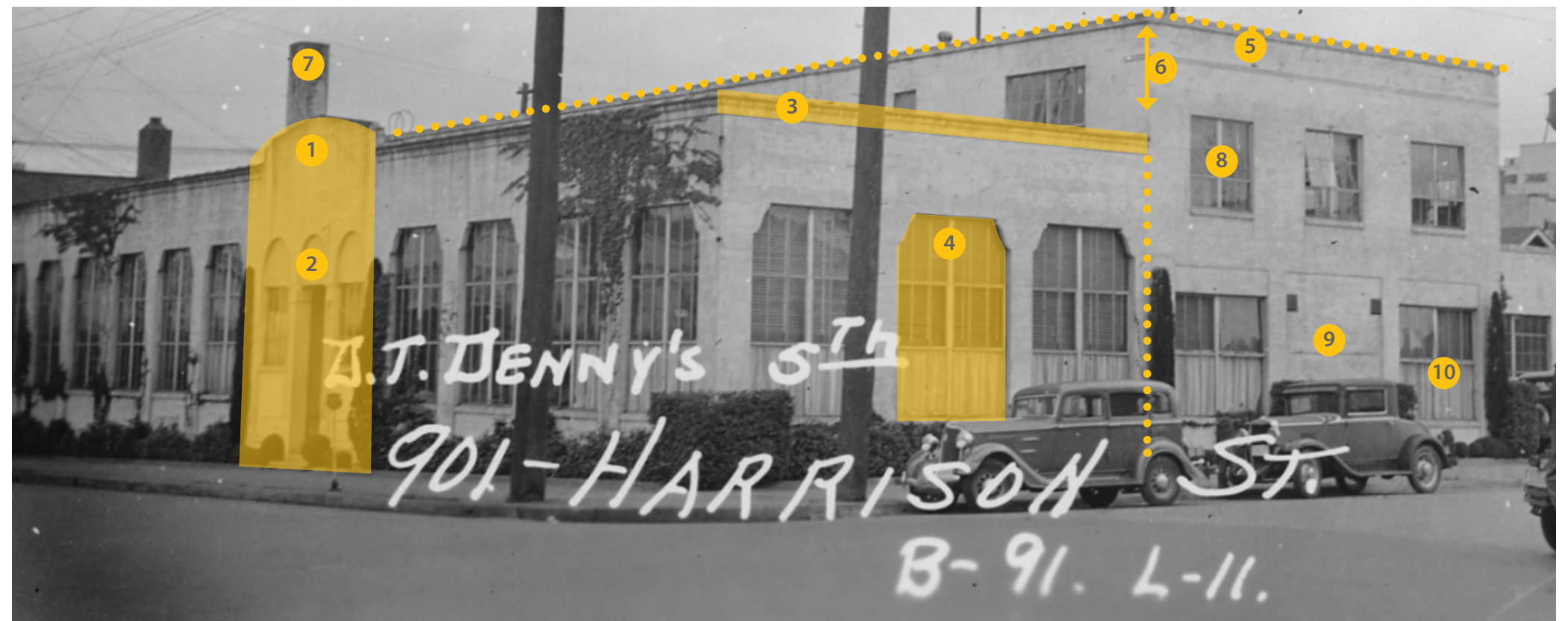


EXISTING LEVEL 2

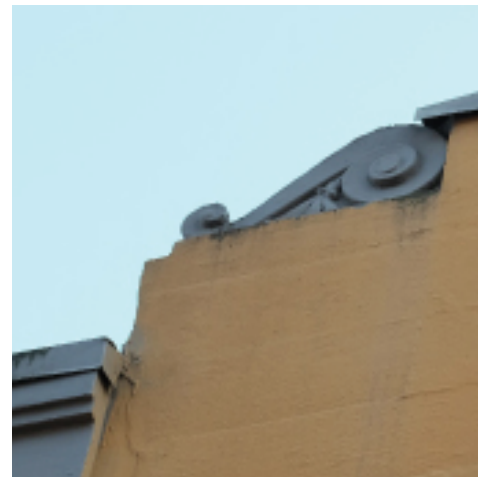


EXISTING FEATURES

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



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



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 commercial office 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.

Historic Structure

Enhancement of the west facade will include restoring one window that has since been filled in with board form concrete, repositioning of three 5'x5' second story windows, and removal of a pair of recessed doors at the southwest corner that will be replaced with a more engaged storefront entry system. Modern glass canopy structures with incorporated lighting will be added to the west façade to embrace the retail entrance.

Alterations and enhancements of the north façade will include the modification of four 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. 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. 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 also include modification of four building elements. First, removal of two existing patched and boarded window bays so that windows will be restored in those locations. Second, removal of the door which opens to the alley. Third, removal of the rectangular window at level 1 and windowsill. 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. The form and window openings will replicate 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.

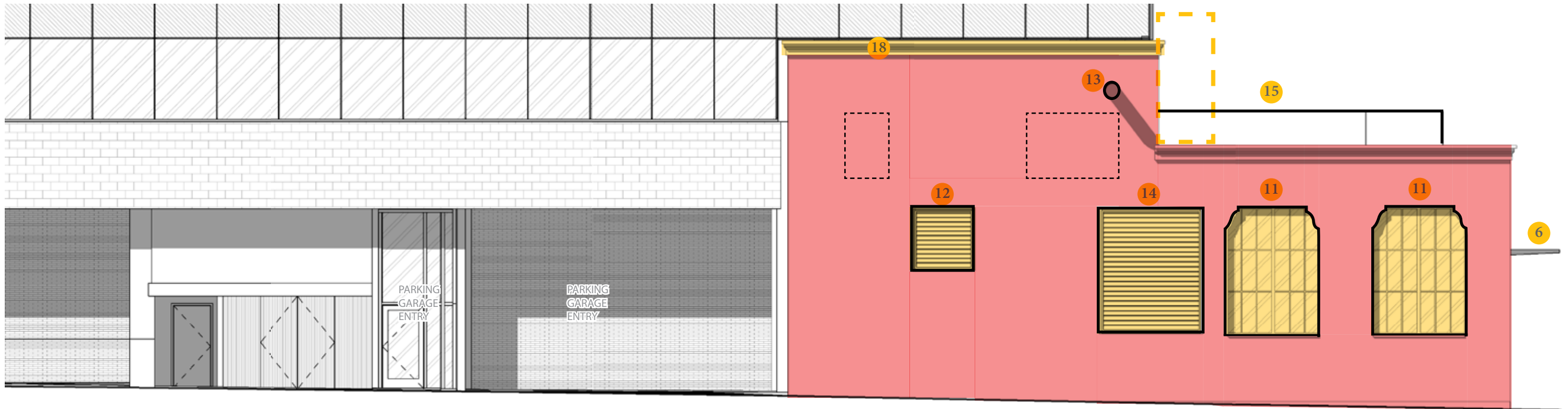


PROPOSED FEATURES

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

PRESERVATION STRATEGY

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



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



PROPOSED FEATURES

- | | |
|---|----------------------------------|
| 1. NORTH ENTRY | 10. WEST MEZZANINE WALL OPENINGS |
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PRESERVATION STRATEGY

- | | |
|--|---|
| PRESERVE & RESTORE | MODIFY OR RECONSTRUCT |
|--|---|



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



EXISTING WEST FACADE

PROPOSED FEATURES

- | | |
|---|----------------------------------|
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PRESERVATION STRATEGY

- | | |
|---|--|
| PRESERVE & RESTORE | MODIFY OR RECONSTRUCT |
|---|--|



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

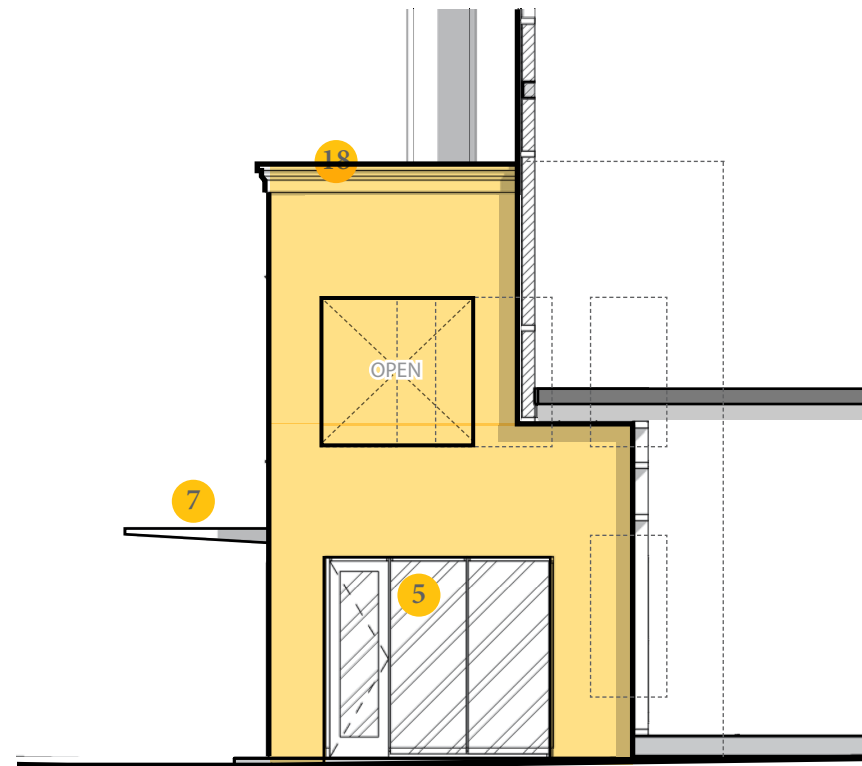


PROPOSED FEATURES

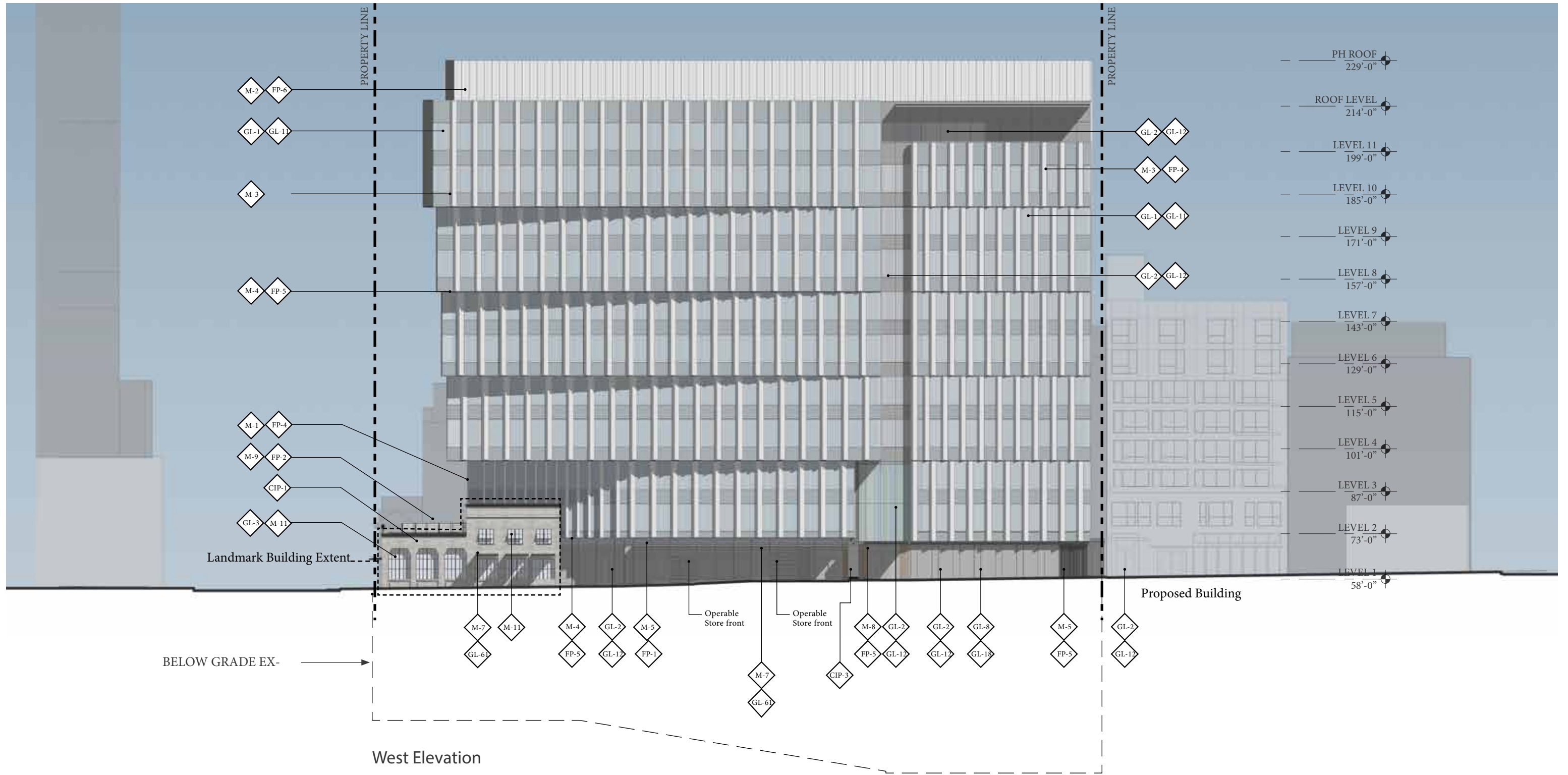
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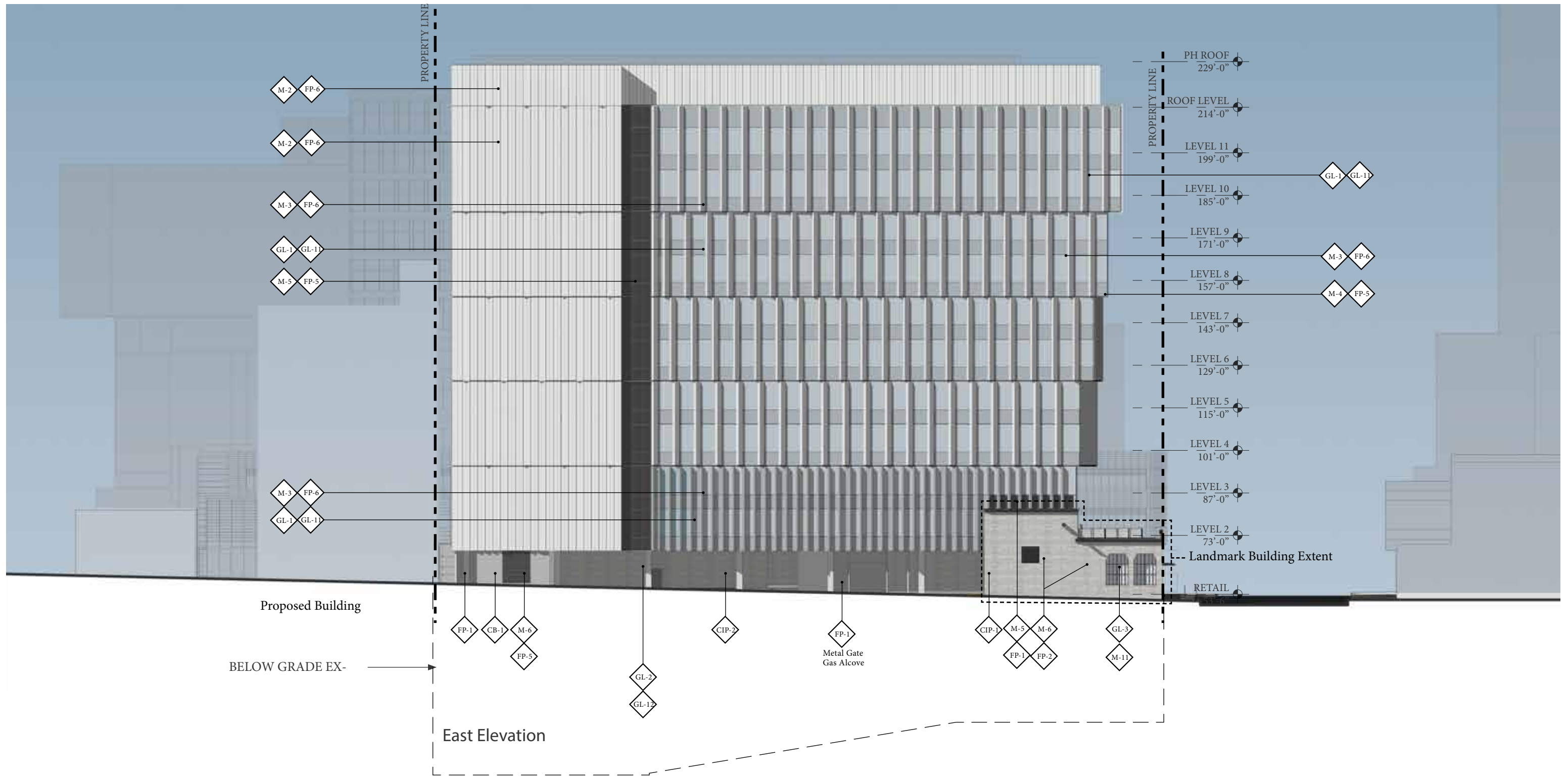
PRESERVATION STRATEGY

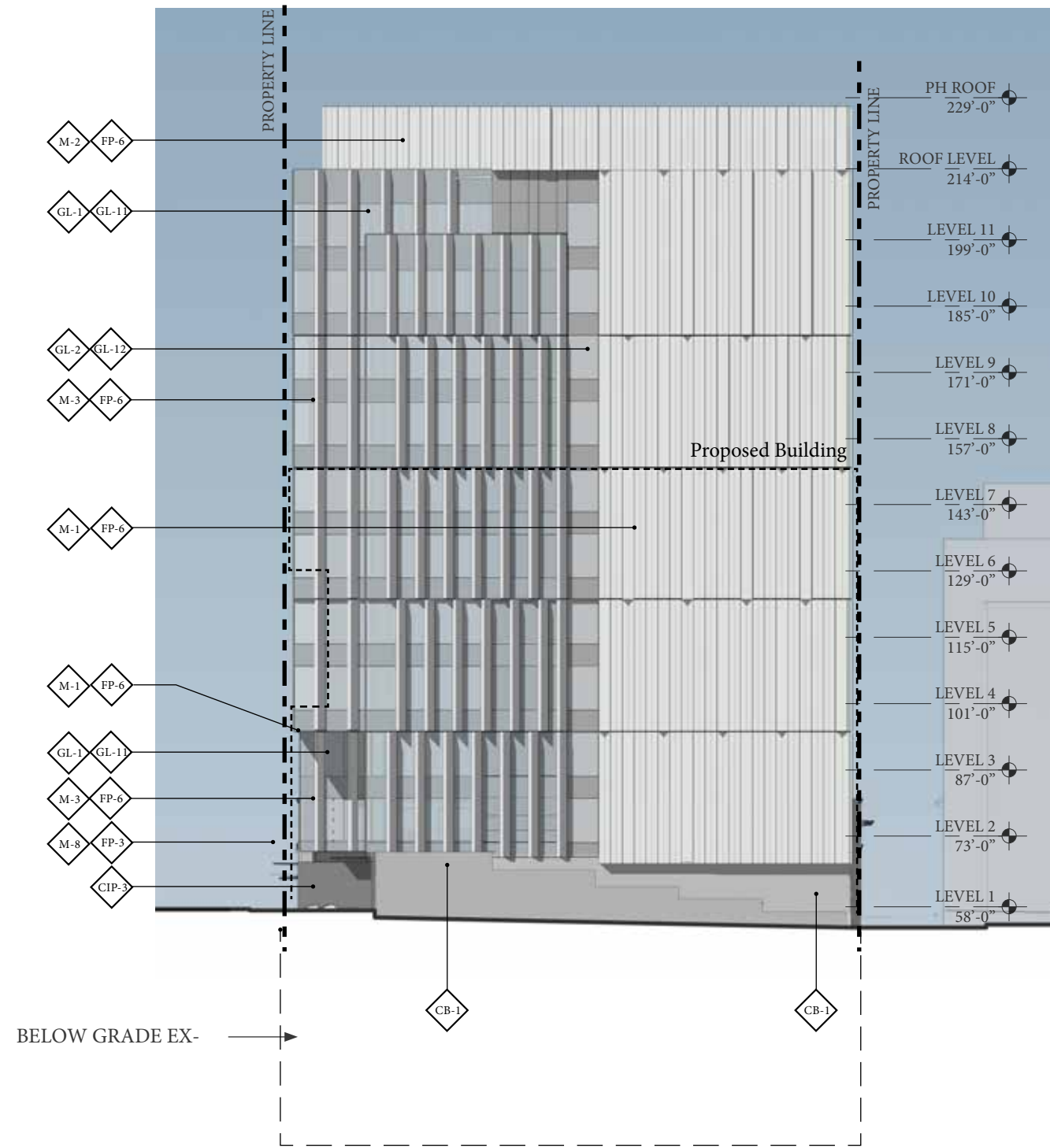
- | | |
|--|--|
| PRESERVE & RE- | MODIFY OR RECON- |
|--|--|



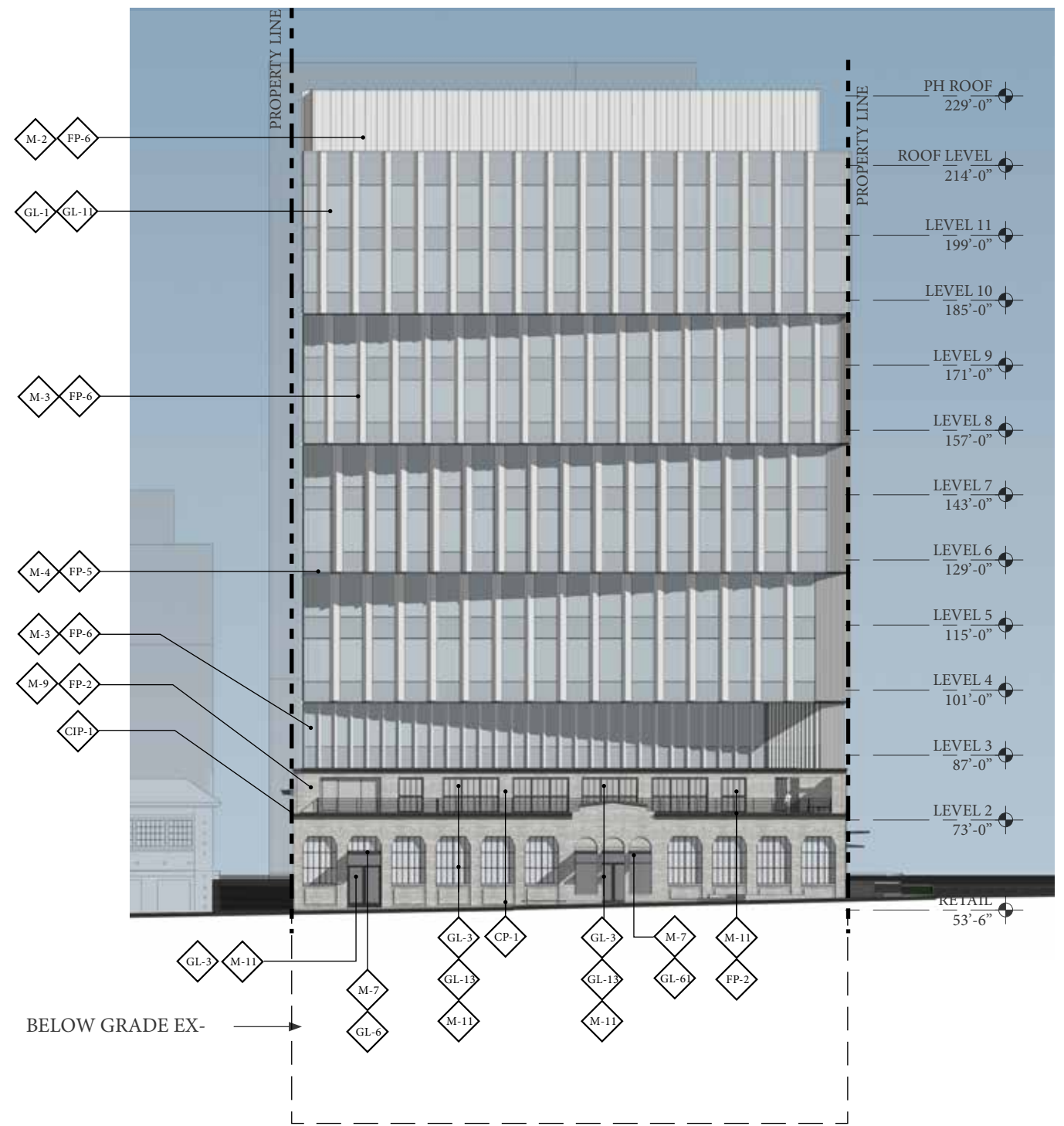
ENLARGED SOUTH SECTION ELEVATION
1/8" = 1'-0"





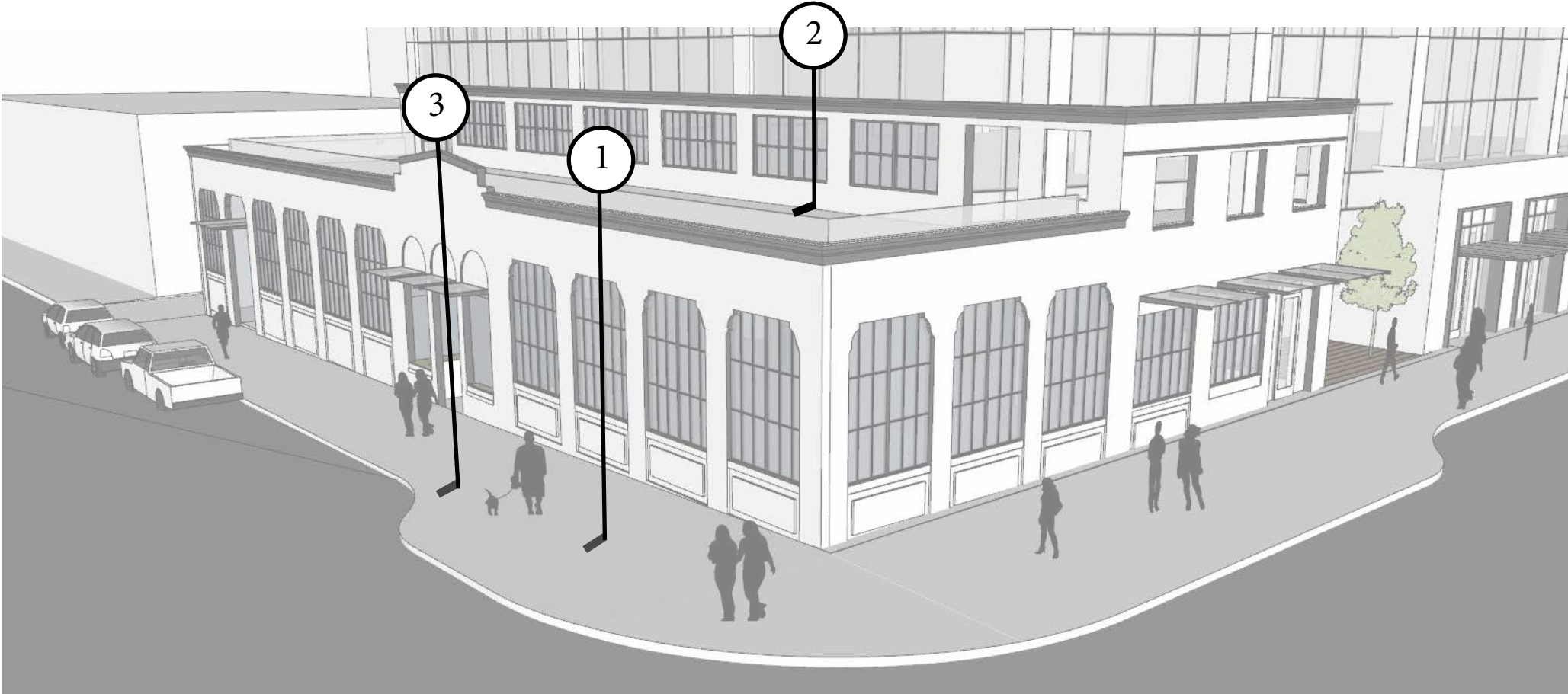
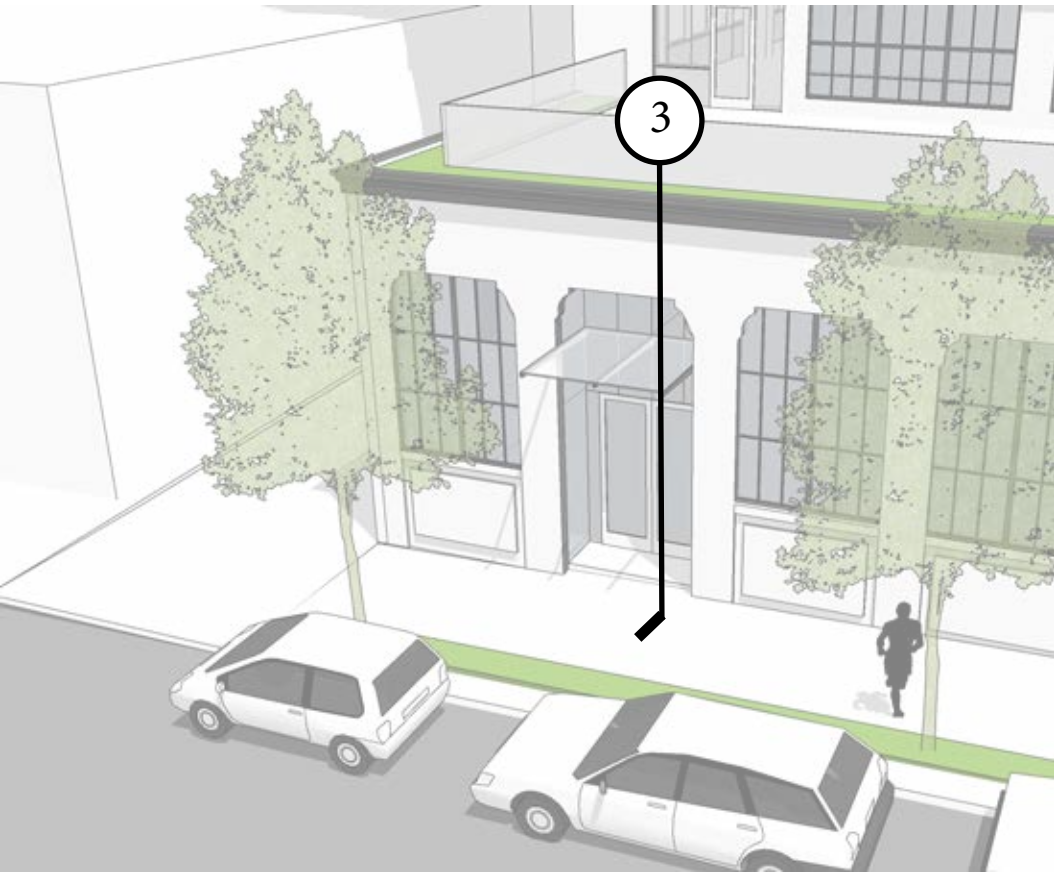


South Elevation



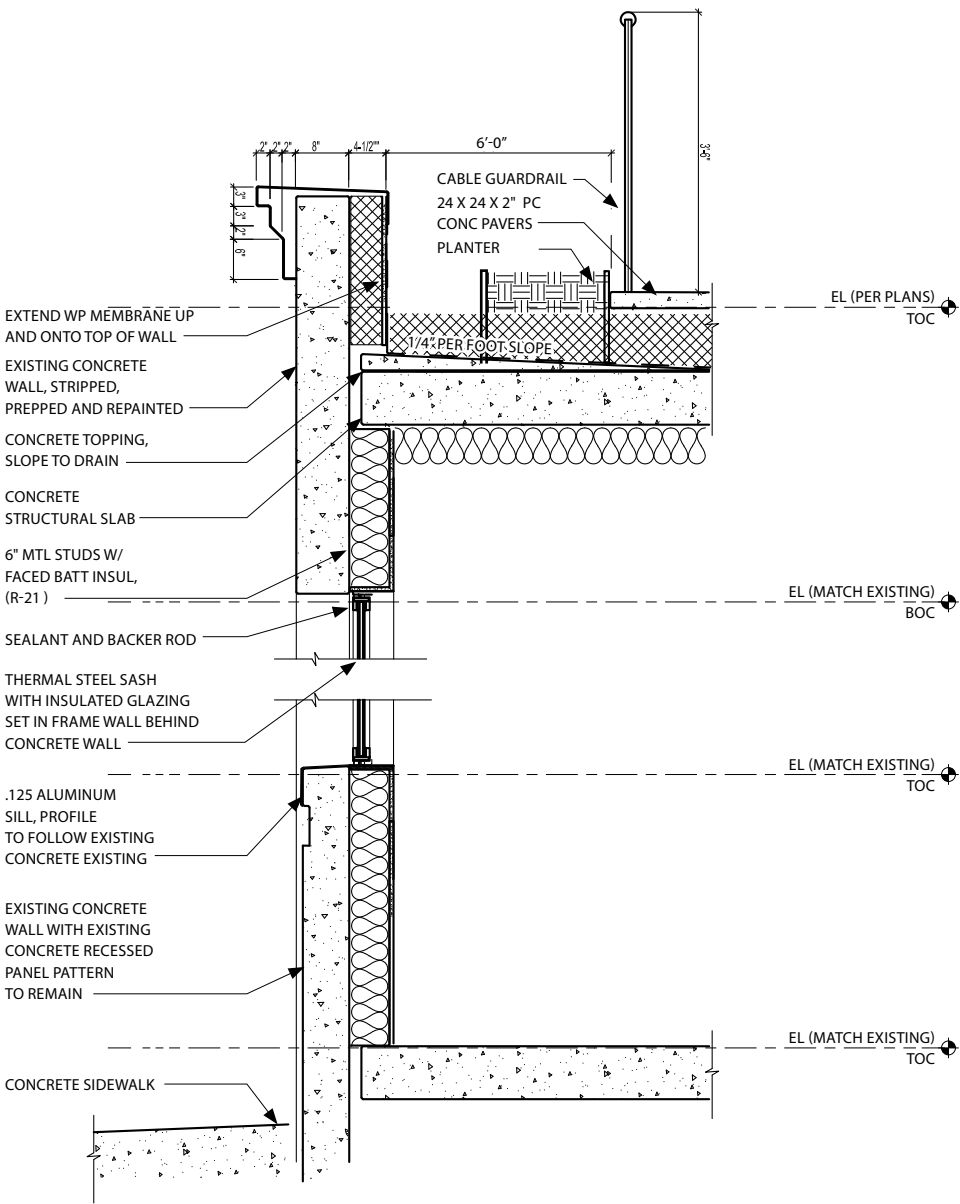
North Elevation



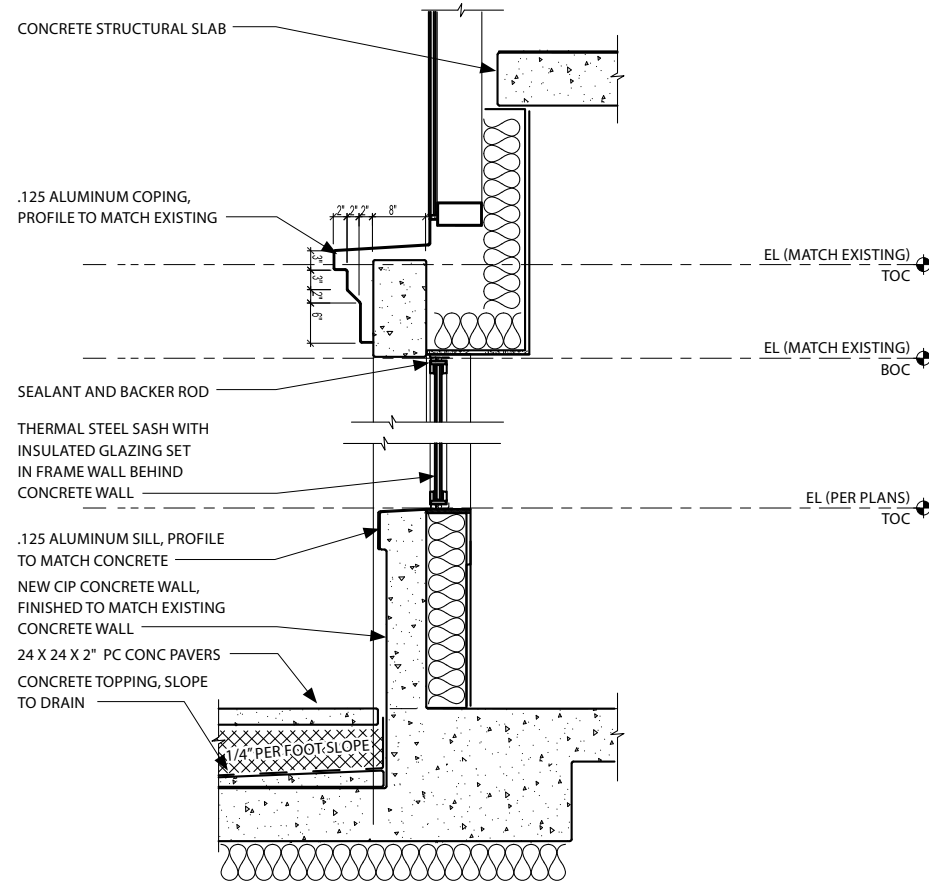


Landmark Details

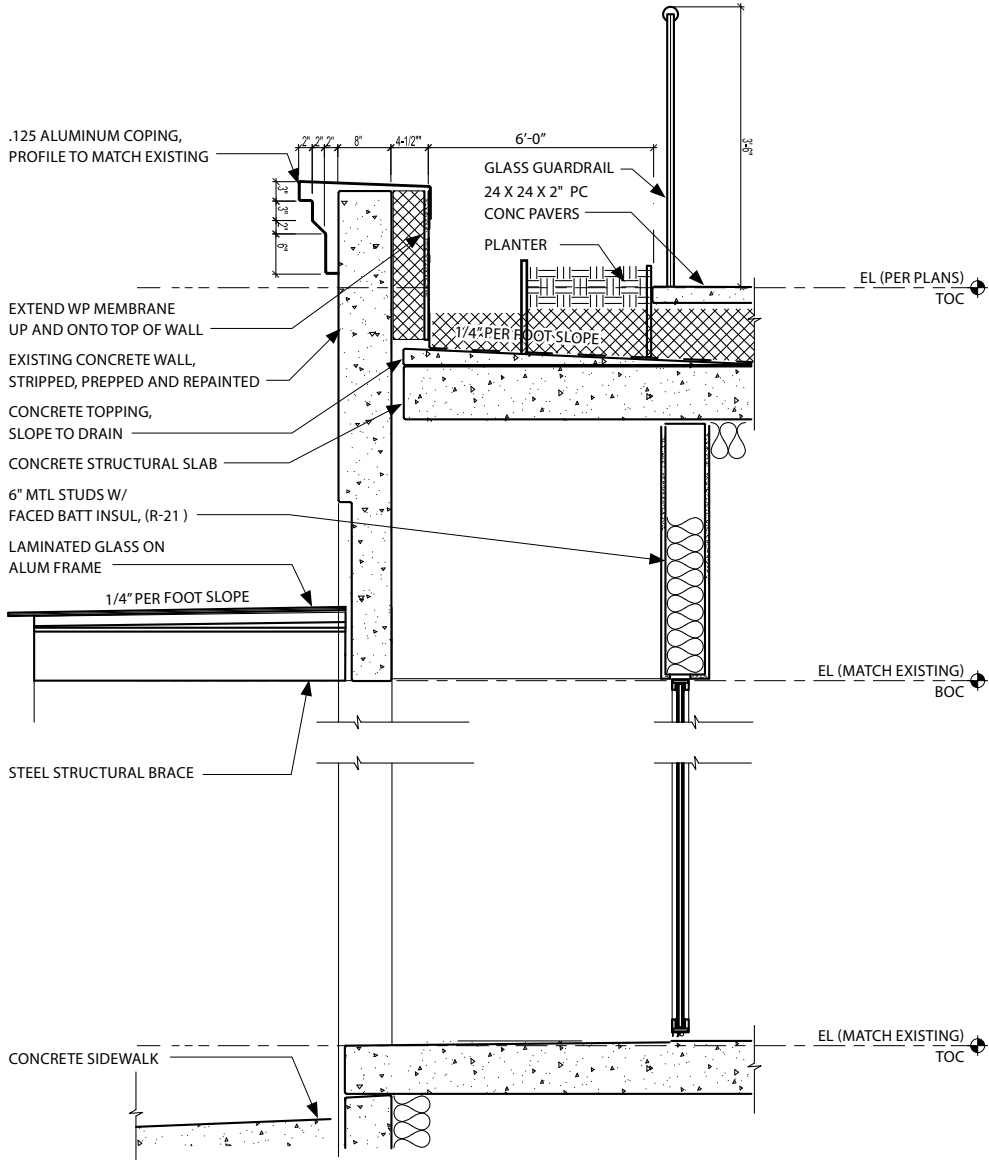
The following conditions cover the extents of landmark modifications in detail format. These include the added retail entry on Harrison Street, the main retail entry on Harrison Street, the new window replacements and interior wall condition and the new mezzanine detail connecting to the new tower. The details are on the following page.



1 LANDMARK BUILDING WALL SECTION AT GRADE
3/8" = 1'-0"



2 LANDMARK BUILDING WALL SECTION AT TERRACE
3/8" = 1'-0"



3 LANDMARK BUILDING WALL SECTION AT ENTRANCE
3/8" = 1'-0"

PROPOSED COLOR PALETTE



EXTERIOR WALL COLOR
[ORIGINAL CONCRETE FINISH]



TRIM, CORNICE, WINDOW DETAILS
[BLACK]

LEVEL 2 CORNICE | BLACK

DETAIL TRIM | BLACK

LEVEL 1 CORNICE | BLACK

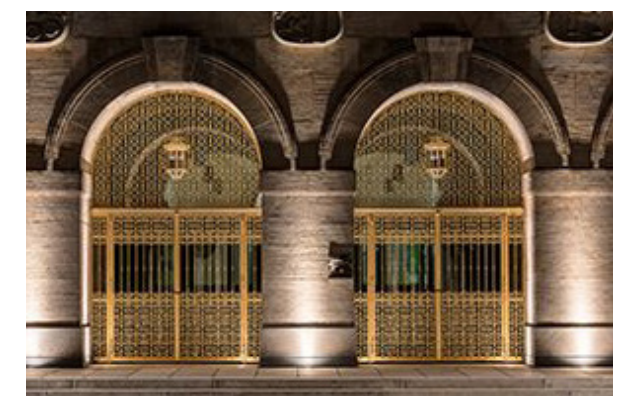
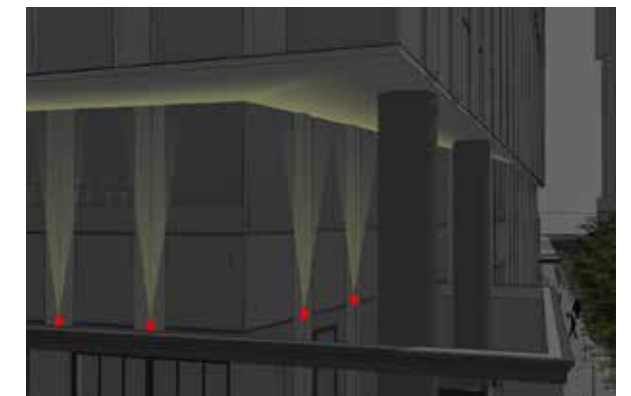
BOARD FORMWORK
CONCRETE | EXISTING
FINISH

STEEL SASH WINDOWS |
BLACK

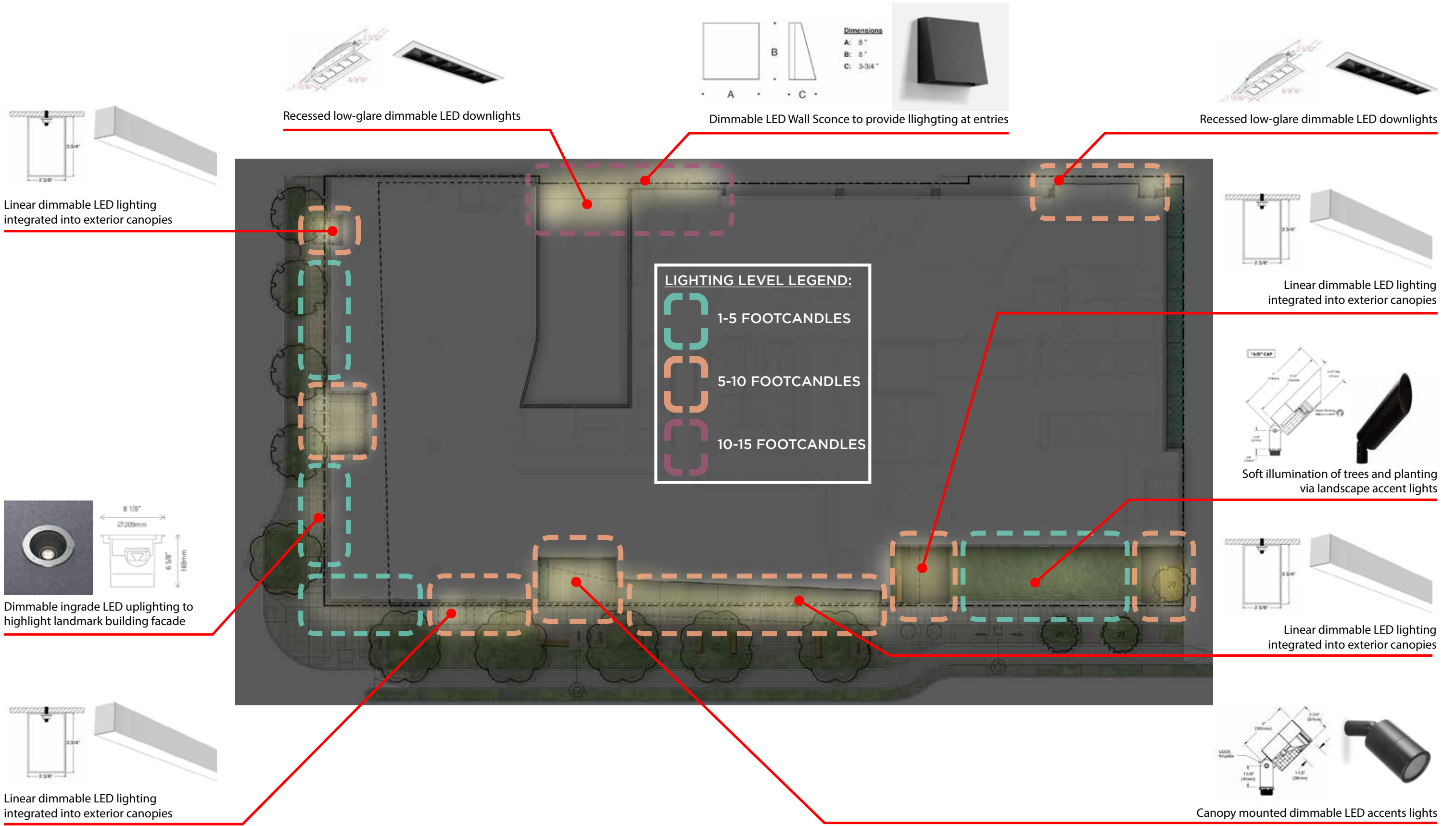




Individual uplights ground mounted to uplight ceiling (TYPE: LJ1)



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



CLUSTERS

RECESSED LINEAR

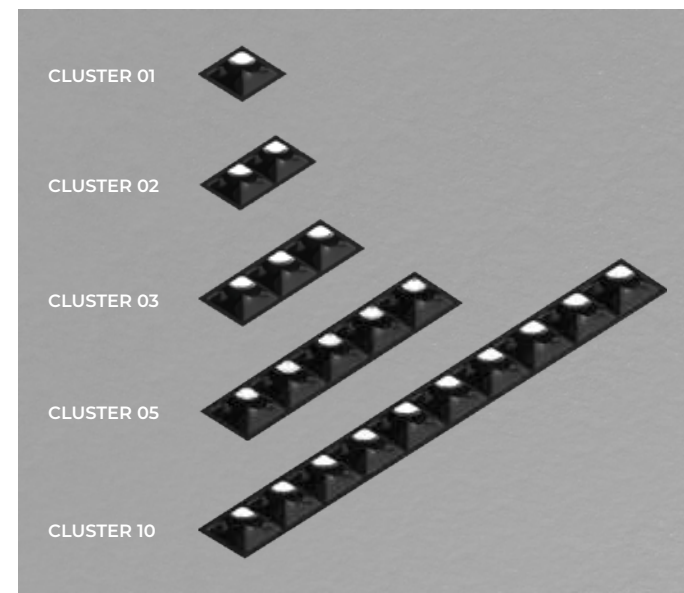
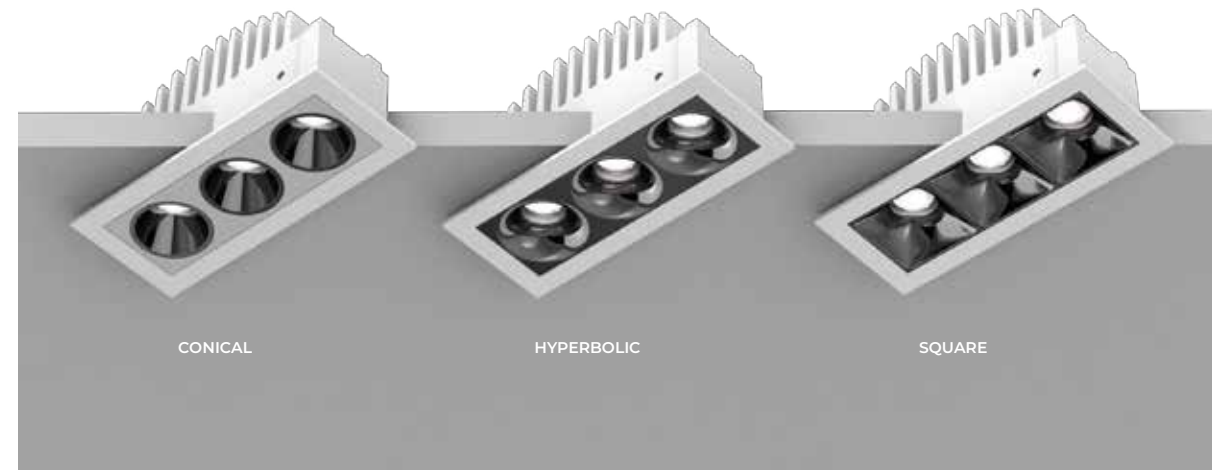
DESCRIPTION

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.

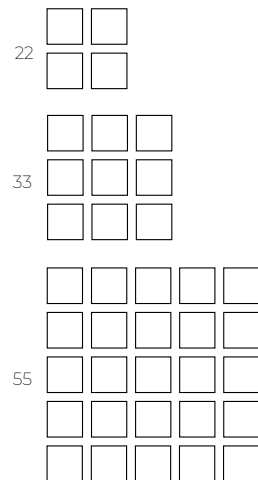


PROJECT: _____
 TYPE: _____
 NOTES: _____



PLANAR SIZES

See planar spec sheet



CLUSTERS

RECESSED LINEAR



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) MW - Millwork RM - Remodel	ACB - Adjustable commercial bar hangers (grid and drywall) ASB - Adjustable standard bar hangers (grid and drywall) (drywall only) FMB - Flush mount bars (drywall only) AHC - Adjustable hat channel bars NA - Not applicable	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 25°. 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
				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

LUMINAIRE ID	SW	OPTICS	BEAM	CRI90	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	CRI 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



GRAPHITE

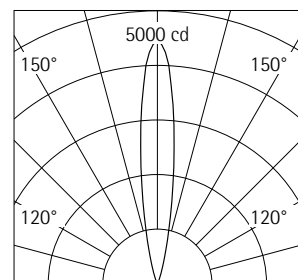
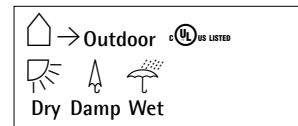
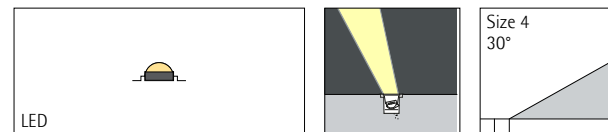
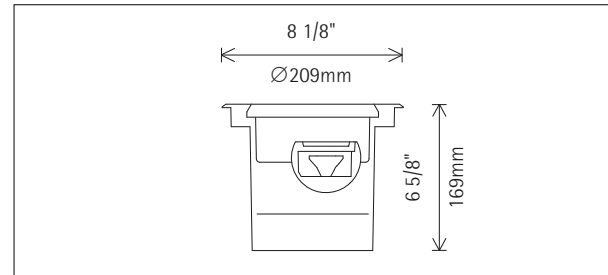


312 9th Ave N | Landmark Review | Date: August 4th, 2020

ERCO

Tesis In-ground luminaire

Directional luminaire



h(ft)	E(fc)	D
15	20	16"
12	31	4'3"
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
Spherulit lens, spot

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

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.

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			
	P	C	N	D	P	C	N	D	P	C	N	D
Ambient conditions	0.96	0.94	0.90	0.86	0.93	0.91	0.86	0.81	0.92	0.90	0.84	0.79
LMF	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



Features

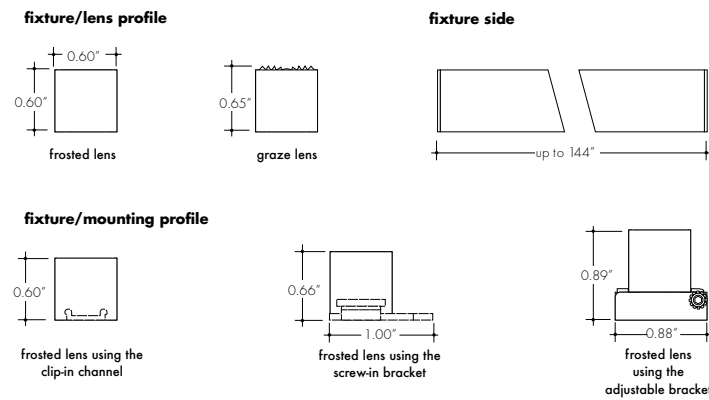
- 24VDC Class 2 for wet locations fixtures made to order up to 144". Fixtures can be linked up to 35' depending on output
- Suitable for undercabinet, millwork recessed and surface mount applications
- Approved for closet/storage space installation per NEC 410.16(A)(3) and 410.16(C)(5)
- Dot free even 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



Finish options

- IP68
- UL LISTED
- IC RATED
- RoHS Compliant
- SINGLE BIN +/- 30 CCT
- dimmbale
- Silver anodized
- Black powder coated
- Bronze powder coated
- White powder coated

Profile dimensions



Technical information

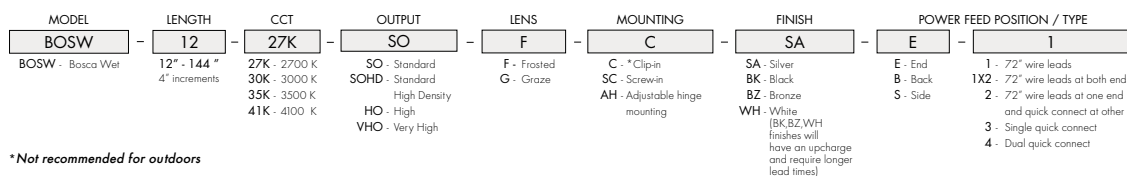
OUTPUT OPTIONS

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 (LL72LO)	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



*Not recommended for outdoors



312 9th Ave N | Landmark Review | Date: August 4th, 2020

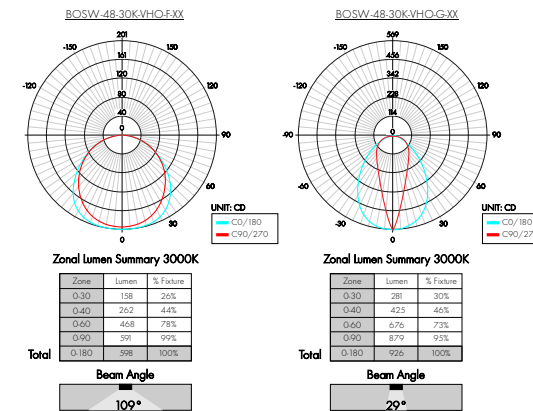
Bosca Wet | Linear Illumination System



Power consumption per fixture length

Based on operation with PSD series of power supplies.

Photometry



LED Dotting per output/lens

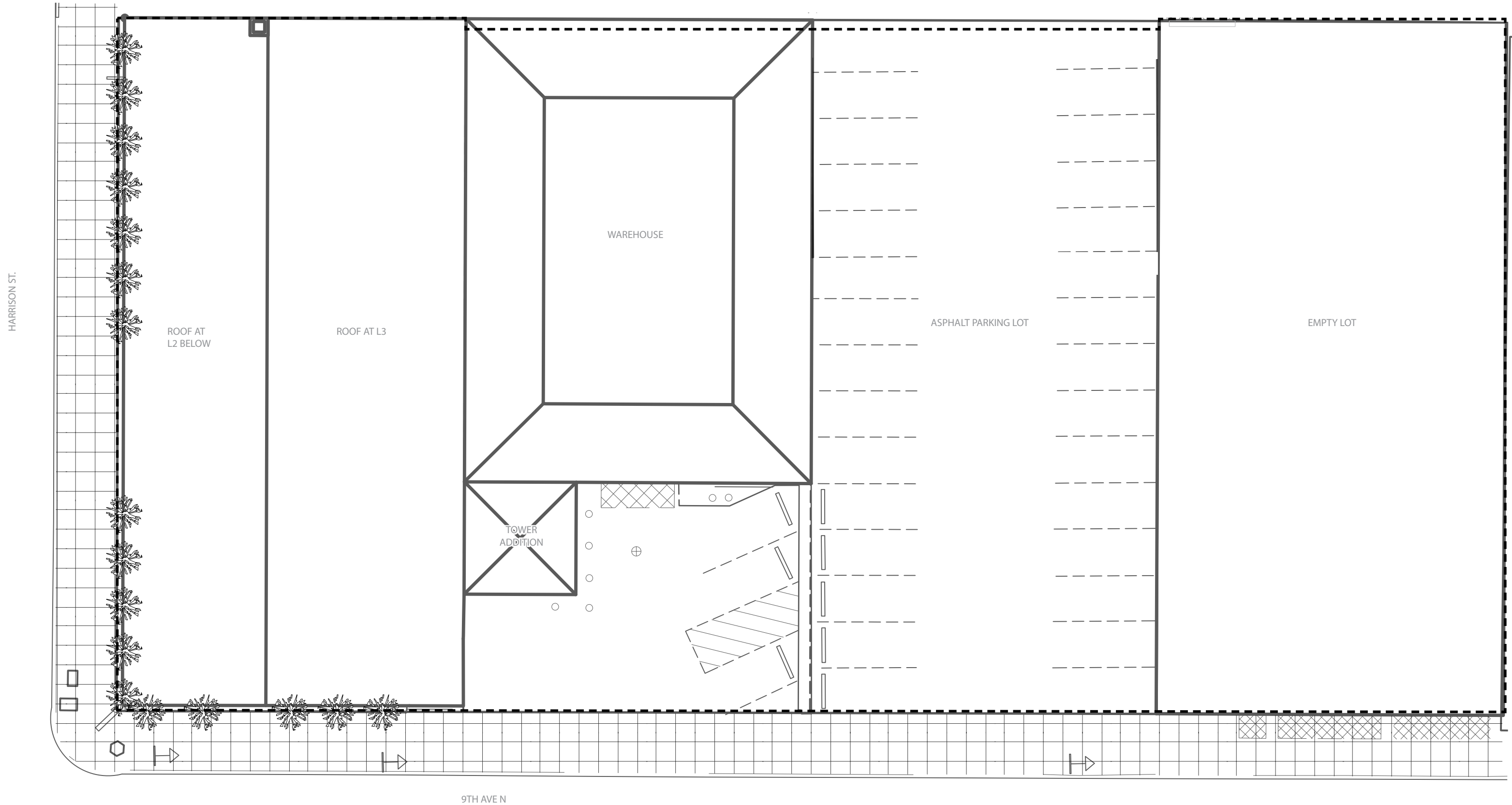
Output type	Lens Type		
	Clear	Frost	Graze
SO (LL36)	CD	SD	CD
SOHD (LL72LO)	CD	ND	CD
HO (LL54)	CD	ND	CD
VHO (LL72)	CD	ND	CD

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

Power consumption per fixture length

Based on operation with PSD series of power supplies.

Nominal Length	Actual Length	SO		SOHD		HO		VHO				
		W/ft	Total wattage	Actual Length	W/ft	Total wattage	Actual Length	W/ft	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"	5.26	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	40-5/16"	4.00	13.43	40-6/16"	5.23	17.40	40-5/16"	6.65	22.20
44"	44-5/16"	3.20	11.75	44-4/16"	4.00	14.76	44-5/16"	5.21	19.00	44-4/16"	6.65	24.40
48"	48-4/16"	3.20	12.80	48-3/16"	4.00	16.10	48-4/16"	5.20	20.60	48-3/16"	6.55	26.20
52"	52-3/16"	3.20	13.30	52-2/16"	3.97	17.27	52-3/16"	5.18	22.40	52-2/16"	6.55	28.50
56"	56-2/16"	3.20	14.80	56-1/16"	3.95	18.44	56-2/16"	5.16	24.20	56-1/16"	6.55	30.50
60"	60-1/16"	3.20	16.00	60-1/16"	3.92	19.60	60-1/16"	5.15	26.00	60-1/16"	6.45	32.25
64"	64 "	3.20	17.00	64-15/16"	3.89	20.73	64-15/16"	5.13	27.60	64-15/16"	6.45	34.40
68"	68-14/16"	3.15	18.00	68-14/16"	3.86	21.86	68-14/16"	5.11	29.20	68-14/16"	6.45	36.55
72"	72-13/16"	3.15	18.90	72-13/16"	3.83	23.00	72-13/16"	5.10	30.80	72-13/16"	6.40	38.40
76"	76-12/16"	3.15	19.00	76-12/16"	3.80	24.06	76-12/16"	5.08	32.40	76-12/16"	6.40	40.50
80"	80-11/16"	3.15	21.50	80-11/16"	3.83	25.12	80-11/16"	5.06	34.00	80-11/16"	6.40	43.00
84"	84-10/16"	3.15	22.05	84-10/16"	3.74	26.20	84-10/16"	5.05	35.70	84-10/16"	6.25	43.75
88"	88-9/16"	3.15	23.00	88-9/16"	3.73	27.33	88-9/16"	5.03	37.10	88-9/16"	6.25	46.00
92"	92-8/16"	3.10	24.00	92-8/16"	3.71	28.46	92-8/16"	5.01	38.50	92-8/16"	6.25	48.00
96"	96-7/16"	3.10	24.80	96-7/16"	3.70	29.60	96-7/16"	5.00	40.00	96-7/16"	6.15	49.20
100"	100-7/16"	3.10	26.30	100-6/16"	3.67	30.56	100-13/16"	4.98	41.60	100-6/16"	6.15	51.25
104"	104-5/16"	3.05	27.10	104-4/16"	3.64	31.53	104-12/16"	4.96	43.20	104-5/16"	6.15	53.00
108"	108-5/16"	3.05	28.00	108-4/16"	3.61	32.50	108-11/16"	4.95	44.80	108-4/16"	6.00	54.00
112"	112-4/16"	3.05	28.50	112-3/16"	3.59	33.46	112-10/16"	4.93	46.20	112-3/16"	6.00	56.00
116"	116-2/16"	3.05	30.00	116-2/16"	3.56	34.43	116-9/16"	4.91	47.60	116-2/16"	6.00	58.00
120"	120-2/16"	3.00	30.50	120-1/16"	3.54	35.40	120-9/16"	4.90	48.90	120-1/16"	5.90	59.00
124"	124-1/16"	3.00	31.50	124 "	3.52	36.36	124-8/16"	4.88	50.40	124 "	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	34.20	136-13/16"	3.46	39.20	136-5/16"	4.83	54.70	136-13/16"	5.80	65.20



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



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

