SOUTH OPERATIONS BUILDING
ARCHITECTURE & LANDSCAPE
WEST ELEVATION
WEST ELEVATION
SOUTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
EAST ELEVATION
NORTH ELEVATION
NORTH ELEVATION
BUILDING ENTRANCE VIEW
BUILDING ENTRANCE VIEW
SUSTAINABILITY STRATEGIES

SUSTAINABLE SITES
- Community connectivity and proximity to public transit criteria met
- Bike racks, showers, changing facilities provided (North Ops only)
- Use of shade trees, high solar reflectance paving and roofing to reduce heat island effect
- Lighting strategy minimizes light pollution

WATER EFFICIENCY
- Water efficient landscaping with drought tolerant plant materials and water-wise drip irrigation
- Use of ultra-low fixtures

ENERGY & ATMOSPHERE
- Enhanced commissioning
- Enhanced refrigeration management

MATERIALS & RESOURCES
- Diversion of construction, demolition and debris from landfill
- Use of materials with recycled content
- Use of FSC certified wood

INDOOR ENVIRONMENT QUALITY
- Monitoring of ventilation systems to maintain design minimum air quality
- Air quality management plan during construction and prior to occupancy
- Use of low-emitting materials
- Individual lighting and thermal comfort controls, with daylight and views benchmarks met
ALASKAN WAY VIEW
NIGHT VIEW FROM ALASKAN WAY
NIGHT VIEW FROM ALASKAN WAY
DETAILING – TYPICAL METAL PANEL & PRECAST

METAL PANELS IN STRIATED TEXTURE WITH EMBOSSED FINISH

PRECAST PANELS WITH 6” VERTICAL ALTERNATING ANGLED RECESSES AT EDGE
DETAILING – GARAGE BAY DOORS

- PRECAST PANELS WITH 6” VERTICAL ANGLED RECESSES AT EDGE
- PAINTED STEEL LINTEL
- PRECAST CONCRETE JAMB
- OVERHEAD SECTIONAL DOOR
- PRECAST PEDESTAL WITH INTEGRAL LIGHT
DETAILING – TYPICAL FAN ROOM ENTRY DOOR & CURTAINWALL
SOUTH EGRESS TO GRADE HEAD HOUSE
SOUTH EGRESS TO GRADE HEAD HOUSE
SOUTH OPERATIONS BUILDING: HARDSCAPE

- ACCENT PAVERS
- TEMPORARY PAVING
- ASPHALT AND CONCRETE CURB BICYCLE PATH – CLUE TO CITY SIDE TRAIL
- SCORED CONCRETE PAVING – DECISION POINT
- MAINTAIN VISIBILITY TO GLASS BOX
- GRASS WEDGE TO DRAW UPON CITY SIDE TRAIL
- SCORED CONCRETE SIDEWALK
- TEMPORARY PAVING
- RAILROAD WAY BY OTHERS
NORTH OPERATIONS BUILDING
ARCHITECTURE & LANDSCAPE
WEST ELEVATION
WEST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
EAST ELEVATION
6TH AVENUE NORTH & THOMAS STREET VIEW
6TH AVENUE NORTH & THOMAS STREET VIEW
6th AVENUE NORTH & HARRISON STREET VIEW
6TH AVENUE NORTH & HARRISON STREET VIEW
NIGHT VIEW FROM 6TH AVENUE NORTH & HARRISON STREET
NIGHT VIEW FROM 6TH AVENUE AND HARRISON STREET
6TH AVENUE NORTH VIEW AT BUILDING ENTRANCE
6TH AVENUE NORTH VIEW AT BUILDING ENTRANCE
DETAILING – TYPICAL EGRESS TO GRADE ENCLOSURE

- Spandrel Glass
- Vision Glass
- Vertical Structural Glazed Joints
- Accentuated Horizontal Cap Extensions
- CIP Concrete Curb with Dark Pigmented Stain
NORTH OPERATIONS BUILDING: SITE PLAN