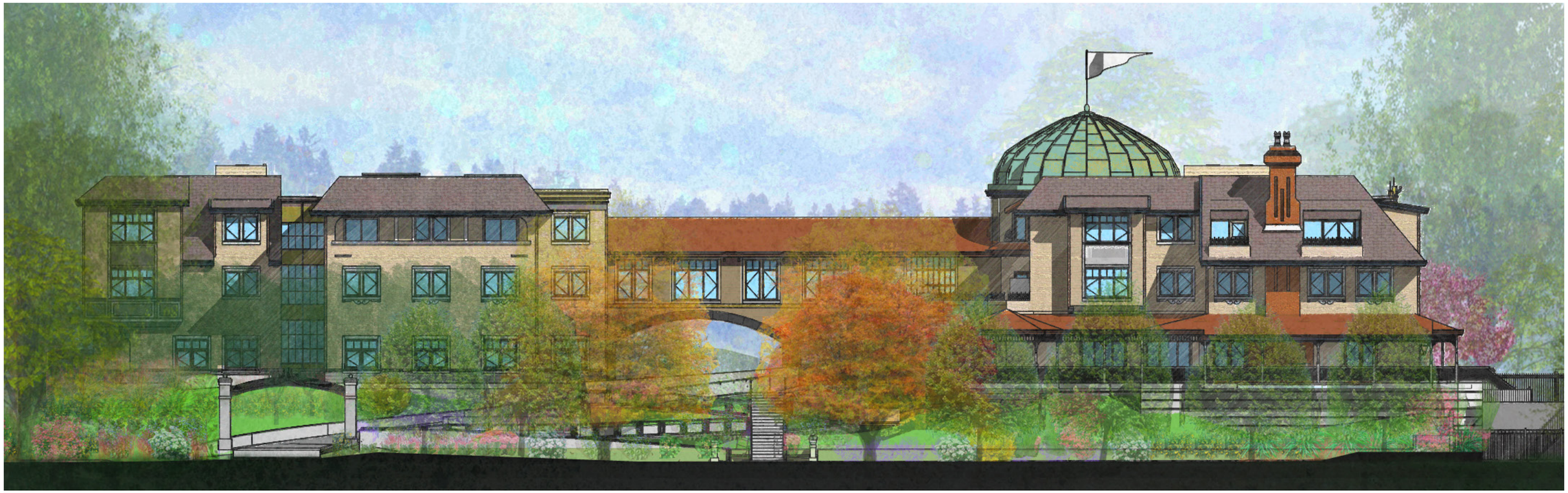


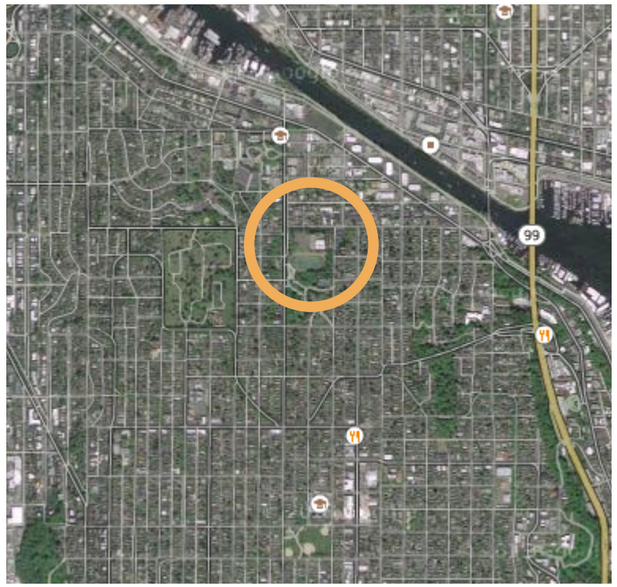
RECOMMENDATION PACKAGE
DPD PROJECT #3013191
FEBRUARY 19, 2014

ASSISTED LIVING
2900 3RD AVENUE W
SEATTLE, WASHINGTON

Perkins Eastman

Aegis Living

TABLE OF CONTENTS

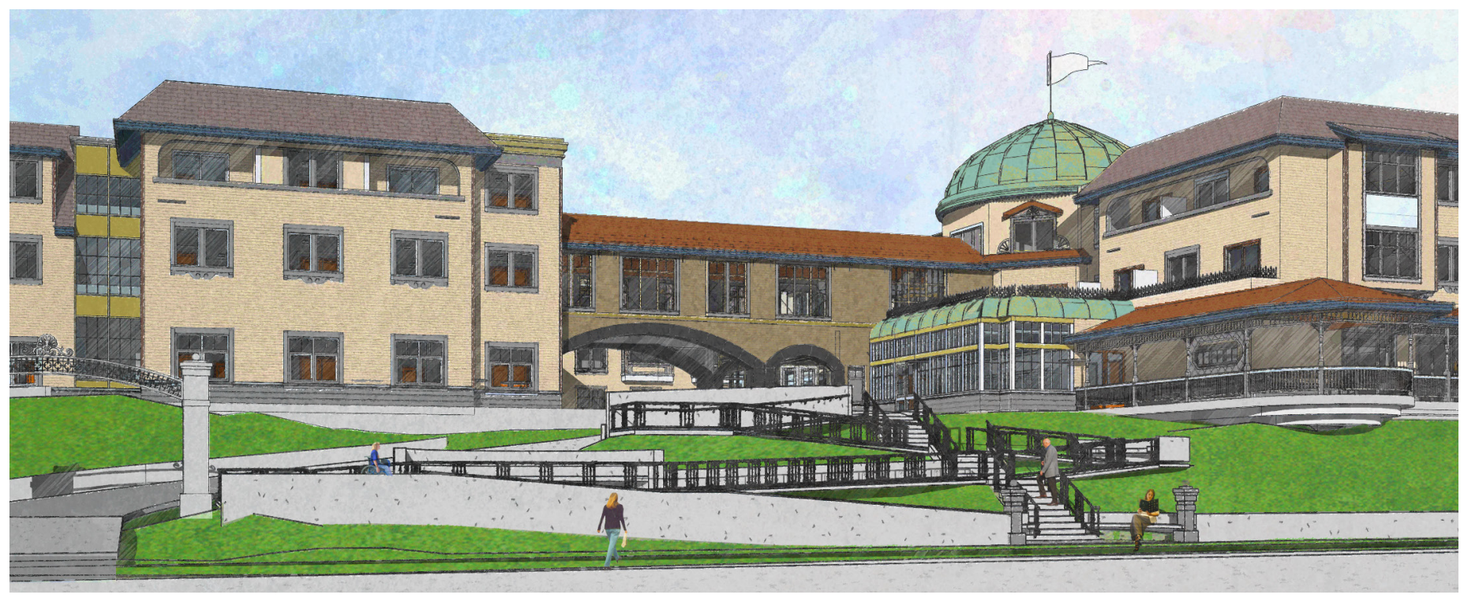


DESIGN REVIEW BOARD

Perspectives	1
Exterior Elevations	4
Queen Anne Bowl Lighting Study	9
Green Walls	12
Roof Plan	16
Birds Eye View	17
3rd Avenue West Entry	18

PERSPECTIVES

PEDESTRIAN VIEW FROM 3RD AVENUE WEST



PEDESTRIAN VIEW FROM 3RD AVENUE WEST (WITHOUT TREES)

PERSPECTIVES

PEDESTRIAN VIEW FROM WEST FLORENTIA STREET

PEDESTRIAN VIEW FROM WEST FLORENTIA STREET (WITHOUT TREES)

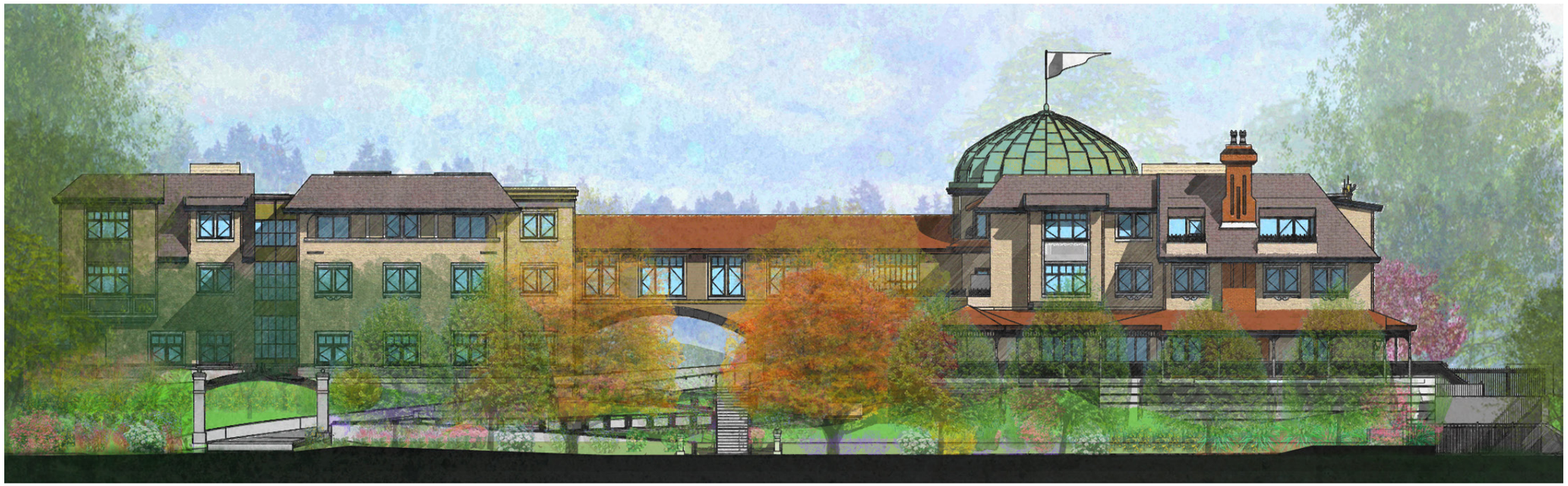
PERSPECTIVES

PEDESTRIAN VIEW FROM QUEEN ANNE BOWL

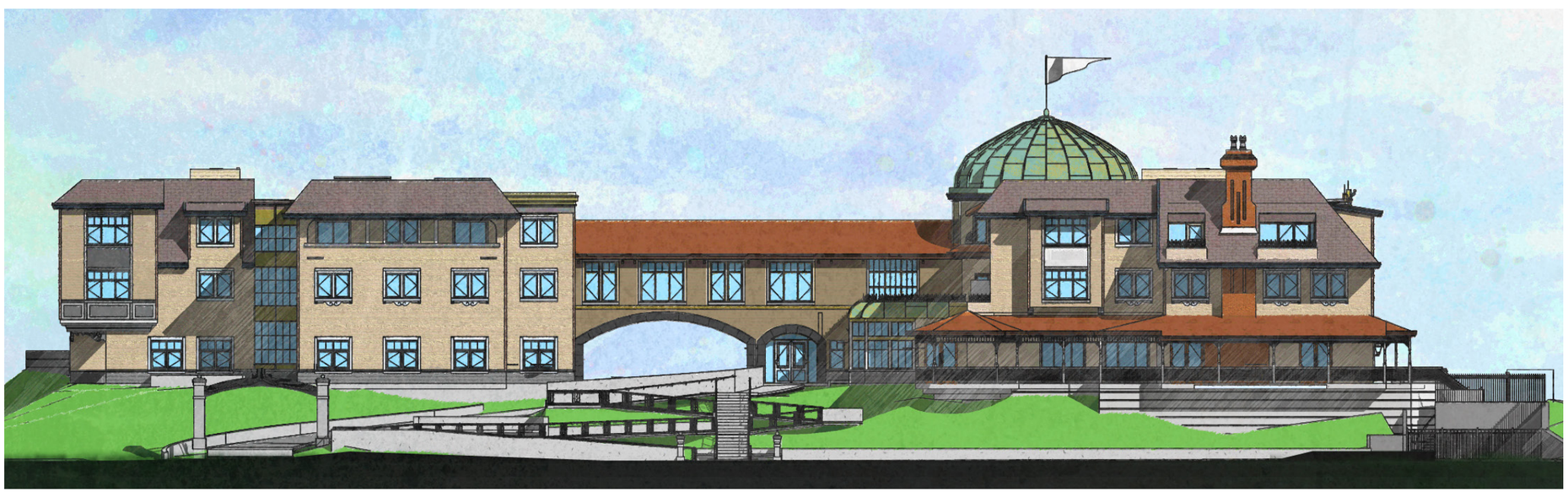
PEDESTRIAN VIEW FROM QUEEN ANNE BOWL (WITHOUT TREES)

EXTERIOR ELEVATIONS

WEST



VIEW FROM 3RD AVENUE WEST



VIEW FROM 3RD AVENUE WEST (WITHOUT TREES)

EXTERIOR COLOR SCHEMES

PALETTE 3

SOUTH

VIEW FROM QUEEN ANNE BOWL

VIEW FROM QUEEN ANNE BOWL (WITHOUT TREES)

EXTERIOR ELEVATIONS

NORTH

VIEW FROM WEST FLORENTIA STREET

VIEW FROM WEST FLORENTIA STREET (WITHOUT TREES)

EXTERIOR ELEVATIONS

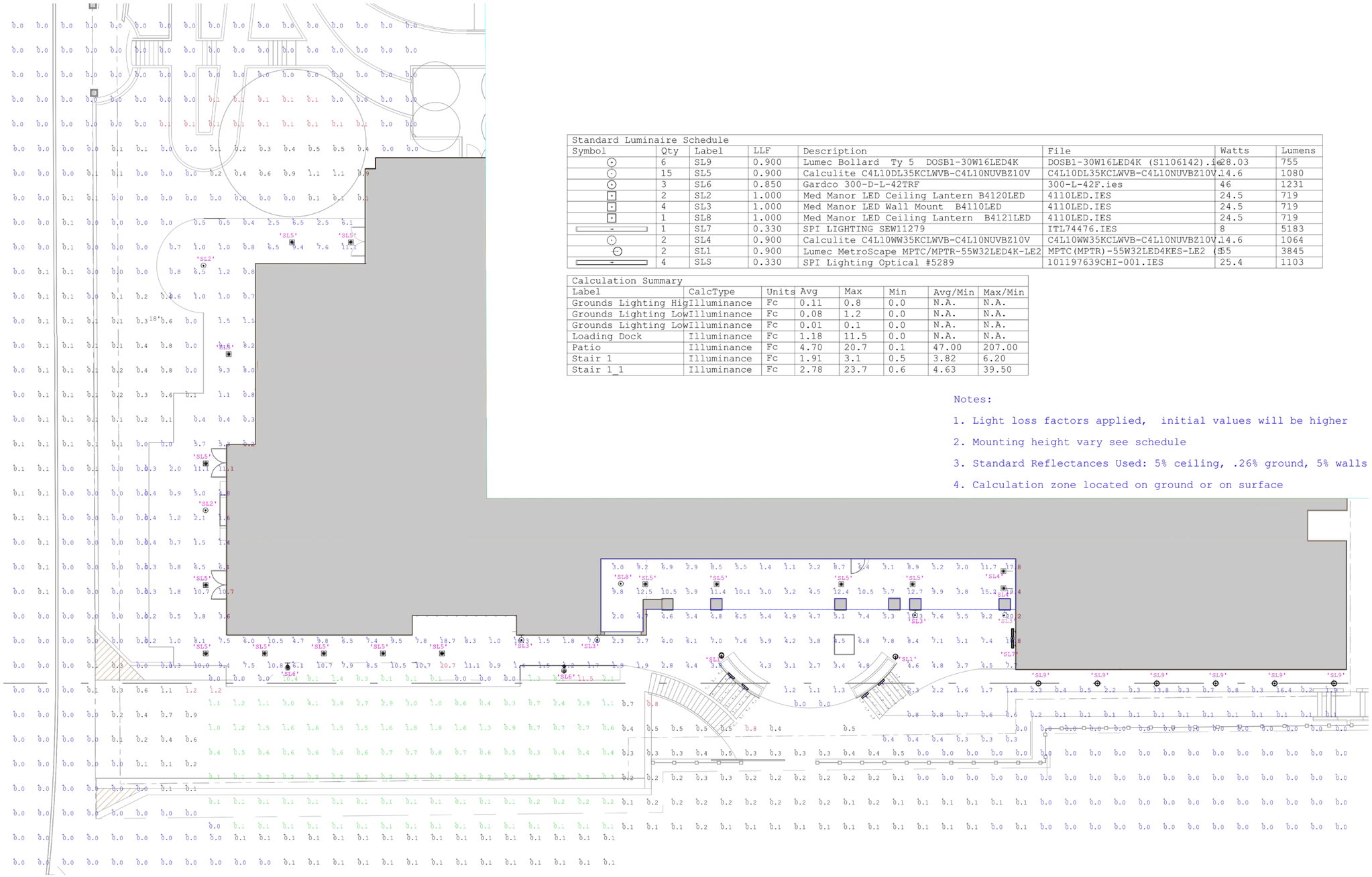
EAST

VIEW FROM 1ST AVENUE WEST

VIEW FROM 1ST AVENUE WEST (WITHOUT TREES)

QUEEN ANNE BOWL LIGHTING STUDY

LIGHT LEVEL CALCULATIONS



Standard Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	File	Watts	Lumens
	6	SL9	0.900	Lumec Bollard Ty 5 DOSB1-30W16LED4K	DOSB1-30W16LED4K (S1106142).ie	28.03	755
	15	SL5	0.900	Calculite C4L10DL35KCLWVB-C4L10NUVBZ10V	C4L10DL35KCLWVB-C4L10NUVBZ10V	14.6	1080
	3	SL6	0.850	Gardco 300-D-L-42TRF	300-L-42F.ies	46	1231
	2	SL2	1.000	Med Manor LED Ceiling Lantern B4120LED	4110LED.IES	24.5	719
	4	SL3	1.000	Med Manor LED Wall Mount B4110LED	4110LED.IES	24.5	719
	1	SL8	1.000	Med Manor LED Ceiling Lantern B4121LED	4110LED.IES	24.5	719
	1	SL7	0.330	SPI LIGHTING SEW11279	ITL74476.IES	8	5183
	2	SL4	0.900	Calculite C4L10WW35KCLWVB-C4L10NUVBZ10V	C4L10WW35KCLWVB-C4L10NUVBZ10V	14.6	1064
	2	SL1	0.900	Lumec MetroScape MPTC/MPTR-55W32LED4K-LE2	MPTC(MPTR)-55W32LED4KES-LE2 (S	55	3845
	4	SLS	0.330	SPI Lighting Optical #5289	101197639CHI-001.IES	25.4	1103

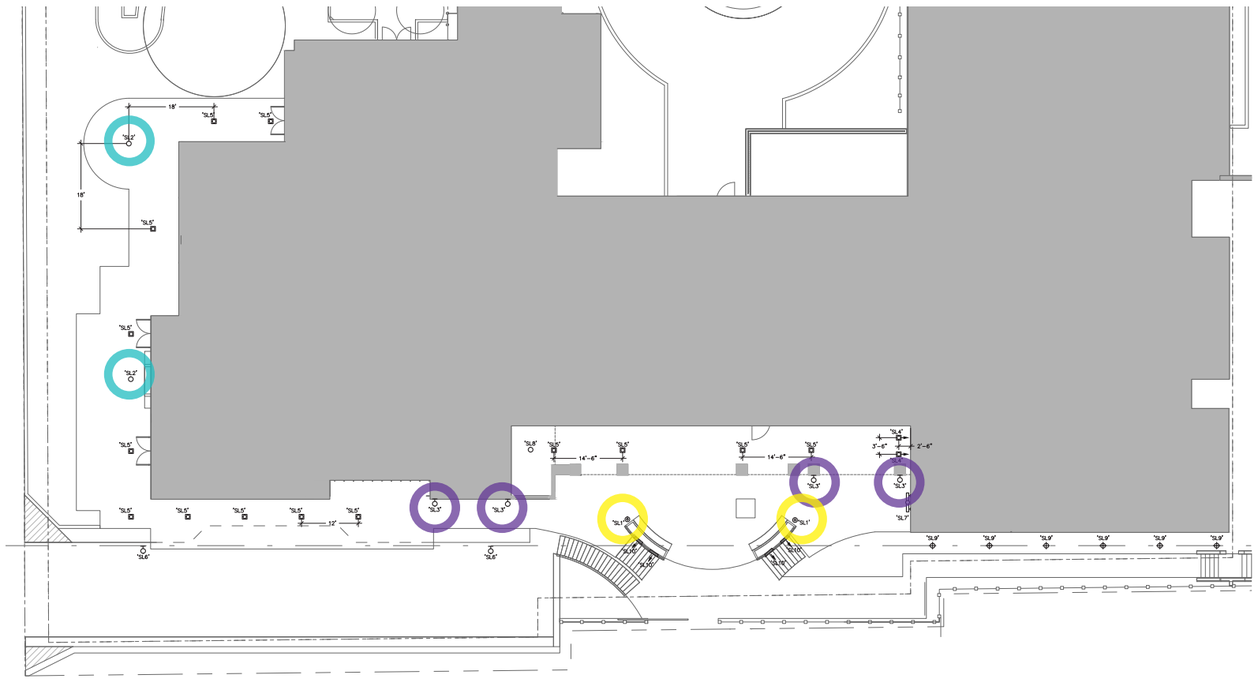
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grounds Lighting Hig	Illuminance	Fc	0.11	0.8	0.0	N.A.	N.A.
Grounds Lighting Low	Illuminance	Fc	0.08	1.2	0.0	N.A.	N.A.
Grounds Lighting Low	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Loading Dock	Illuminance	Fc	1.18	11.5	0.0	N.A.	N.A.
Patio	Illuminance	Fc	4.70	20.7	0.1	47.00	207.00
Stair 1	Illuminance	Fc	1.91	3.1	0.5	3.82	6.20
Stair 1_1	Illuminance	Fc	2.78	23.7	0.6	4.63	39.50

Notes:

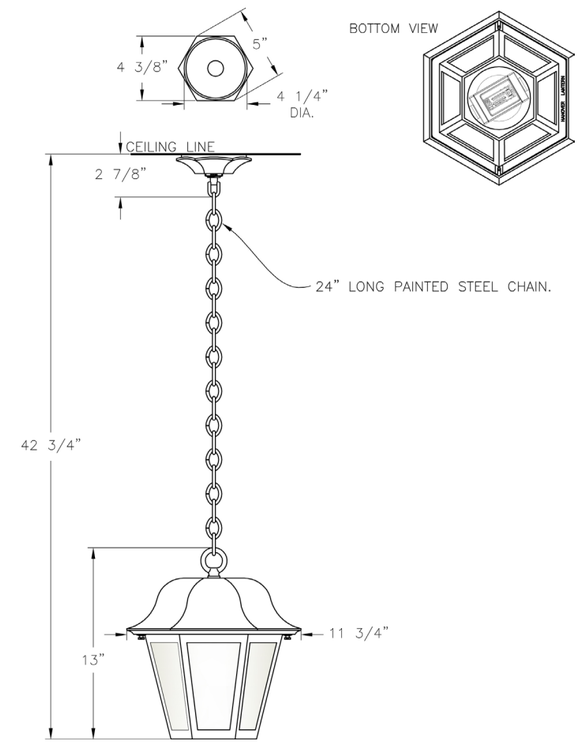
1. Light loss factors applied, initial values will be higher
2. Mounting height vary see schedule
3. Standard Reflectances Used: 5% ceiling, .26% ground, 5% walls
4. Calculation zone located on ground or on surface

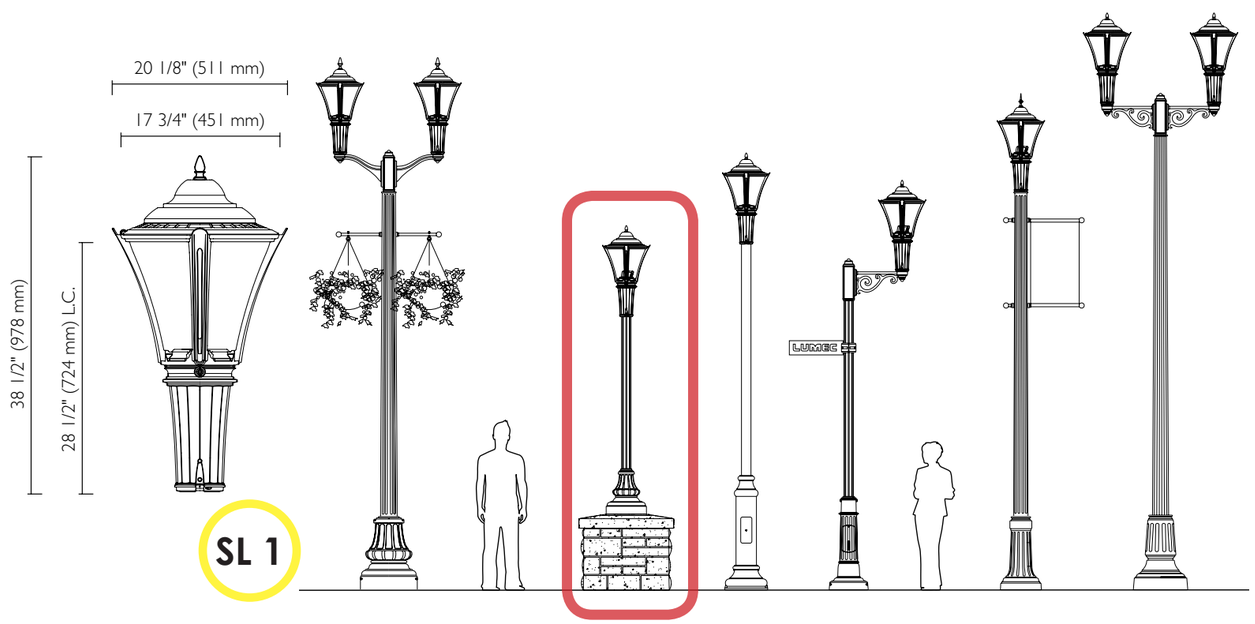
QUEEN ANNE BOWL LIGHTING STUDY

LIGHTING CUT SHEETS AND LOCATIONS

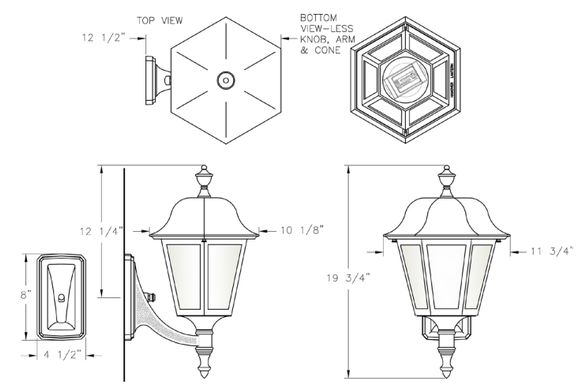


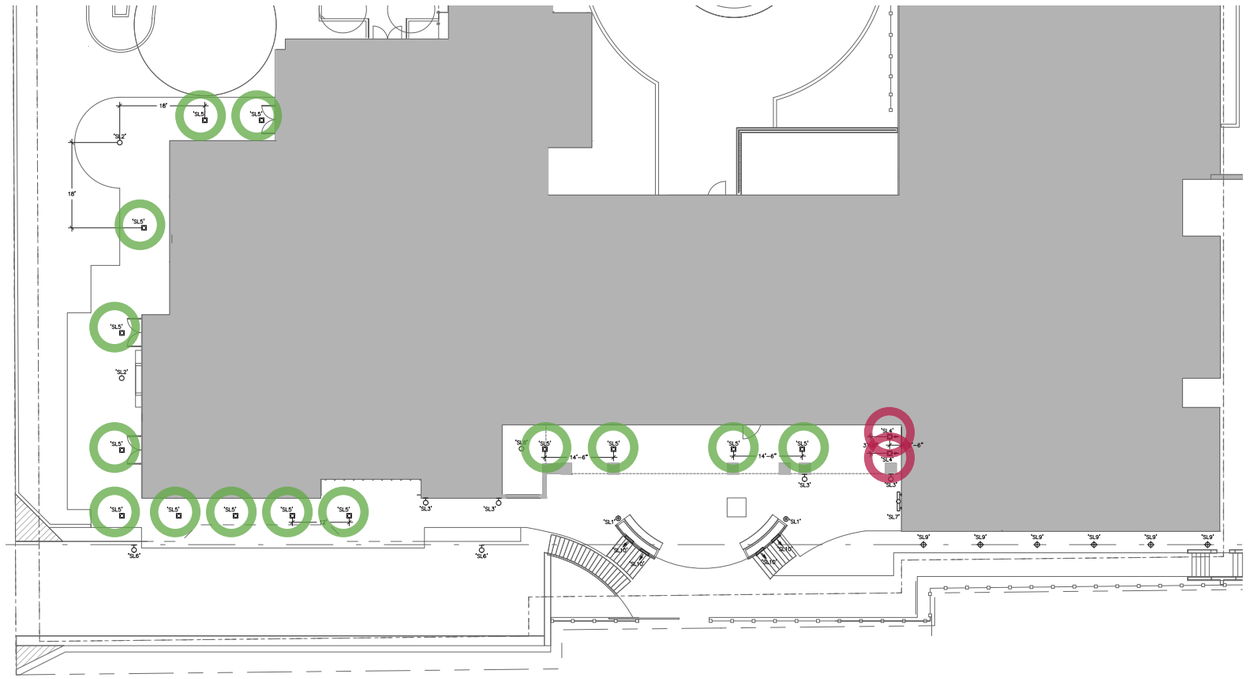
SL 2



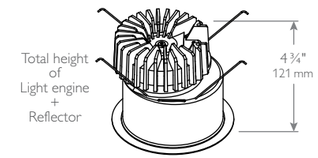


SL 3



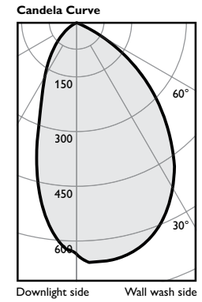


SL 4



15W LED, 3500K, 1000 lumen

Candela Curve



Frame: C4L10NUVBZ10V
Trim: C4L10LW35KCLWVB

CCT [1]:	3500K
Output lumens:	779 lms
Input watts [2]:	14.7 W
Efficacy:	53.0 lm/w
CRI:	80 min
Spacing Crit.:	
Report no [3]:	F31438

Multiple unit data

Distance from ceiling in feet	Foot-candles on wall	2' from wall, 3' on center		
	1	21	11	21
	2	35	23	35
	3	27	23	27
	4	19	19	19
	5	14	14	14
	6	11	11	11
	7	9	9	9
	8	7	7	7
	9	6	6	6
	10	5	5	5
	12	4	4	4
	14	4	4	4

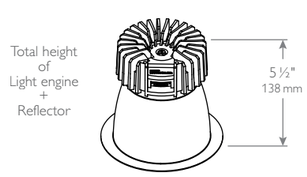
Multiple unit data

Distance from ceiling in feet	Foot-candles on wall	3' from wall, 3' on center		
	1	7	6	7
	2	17	14	17
	3	20	19	20
	4	19	19	19
	5	16	16	16
	6	13	13	13
	7	11	11	11
	8	9	9	9
	9	8	8	8
	10	7	7	7
	12	6	6	6
	14	5	5	5

Multiple unit data

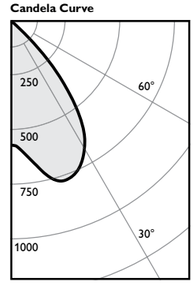
Distance from ceiling in feet	Foot-candles on wall	3' from wall, 4' on center		
	1	5	4	5
	2	14	9	14
	3	17	13	17
	4	15	13	15
	5	12	12	12
	6	10	10	10
	7	8	8	8
	8	7	7	7
	9	6	6	6
	10	5	5	5
	12	4	4	4
	14	3	3	3

SL 5



15W LED, 3500K, 1000 lumen

Candela Curve



Frame: C4L10NUVBZ10V
Trim: C4L10DL35KCLWVB

CCT [1]:	3500K
Output lumens:	1078 lms
Input watts [2]:	14.6 W
Efficacy:	73.8 lm/w
CRI:	80 min
Spacing Crit.:	1.4
Report no [3]:	F31435

Zonal summary

Zone	Lumens	%Luminaire
0-30	612	56.8%
0-40	944	87.6%
0-60	1076	99.8%
0-90	1078	100.0%

Angle	Mean CP	Lumens
0	575	
5	604	61
10	679	
15	755	212
20	774	
25	744	339
30	671	
35	550	333
40	360	
45	161	126
50	15	
55	5	5
60	3	
65	2	2
70	1	
75	1	1
80	0	
85	0	0
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	23	7.0'
6'	16	8.4'
7'	12	9.8'
8'	9	11.2'
9'	7	12.6'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	48.5	0.65
6'	31.8	0.42
7'	22.7	0.30
8'	18.9	0.25
9'	15.2	0.20

38'x38'x10' Room, Workplane 2½' above floor, 80/50/20% Reflectances

Finish Adjust. factors

CL	= 100%
CCL	= 95%
CCD	= 87%
CCZ	= 63%
WH	= 87%

CCT Adjust. factors

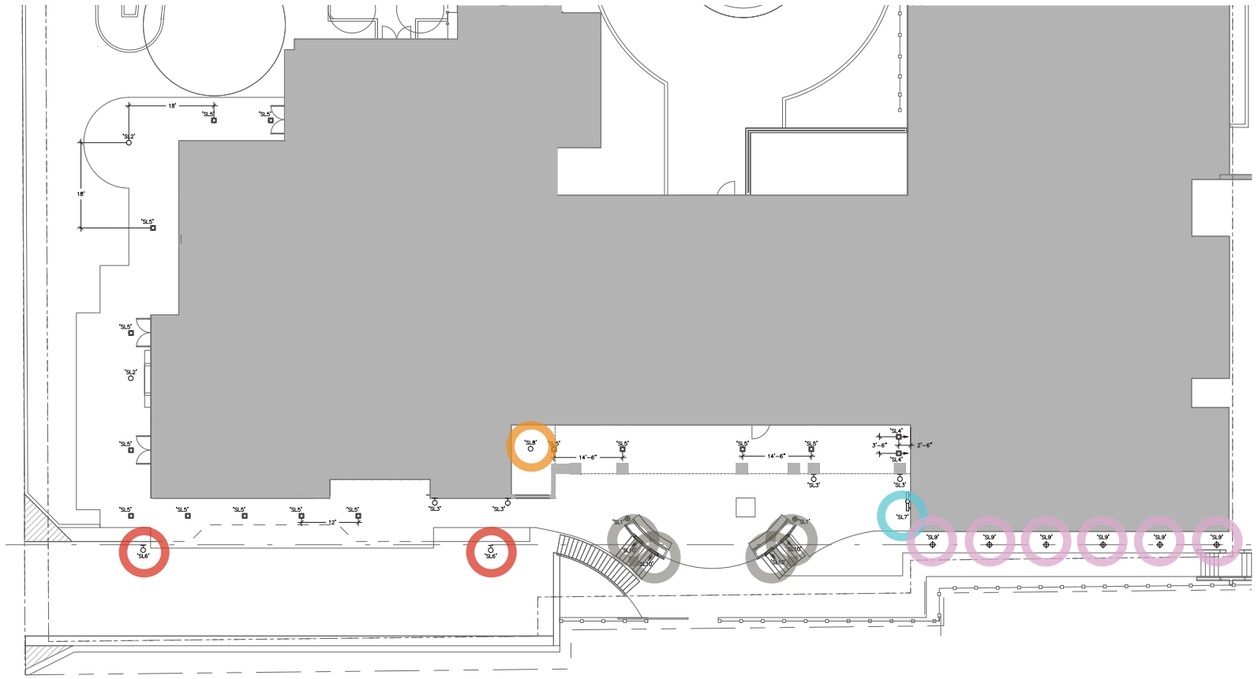
4000K	= 103%
3500K	= 100%
3000K	= 97%
2700K	= 87%

Coefficients of utilization

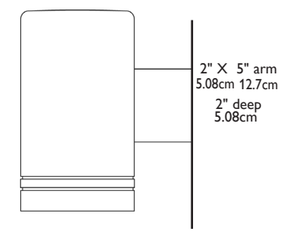
Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio 0	119	119	119	119	116	116	111	111	106	106	100
1	113	110	107	105	108	103	104	100	100	97	92
2	107	101	97	93	100	92	96	90	93	88	85
3	101	94	88	84	92	83	90	82	87	80	78
4	95	86	80	76	85	75	83	74	81	73	71
5	89	80	74	69	79	68	77	68	75	67	65
6	84	74	67	63	73	63	72	62	70	62	60
7	79	69	62	57	68	57	67	57	65	57	55
8	75	64	57	53	63	53	62	52	61	52	50
9	70	60	53	49	59	49	58	48	57	48	47
10	66	56	49	45	55	45	54	45	54	45	43

QUEEN ANNE BOWL LIGHTING STUDY

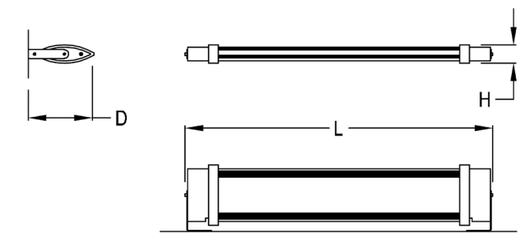
LIGHTING CUT SHEETS AND LOCATIONS

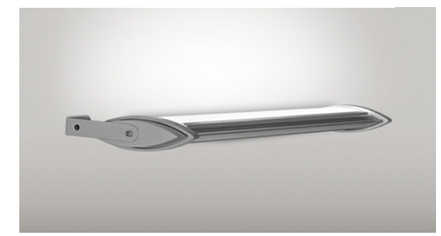


SL 6

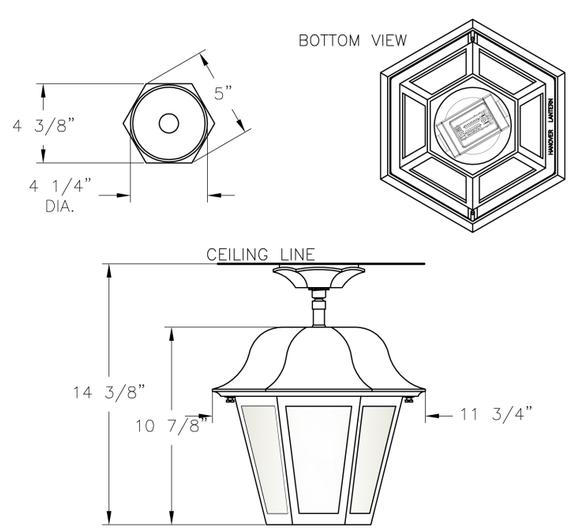


SL 7

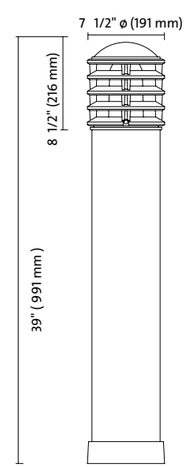




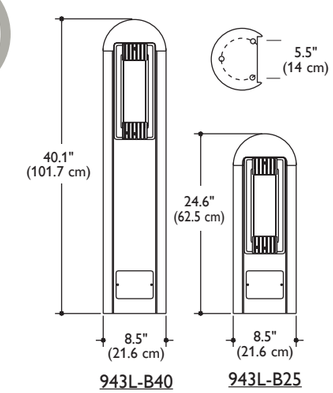
SL 8



SL 9

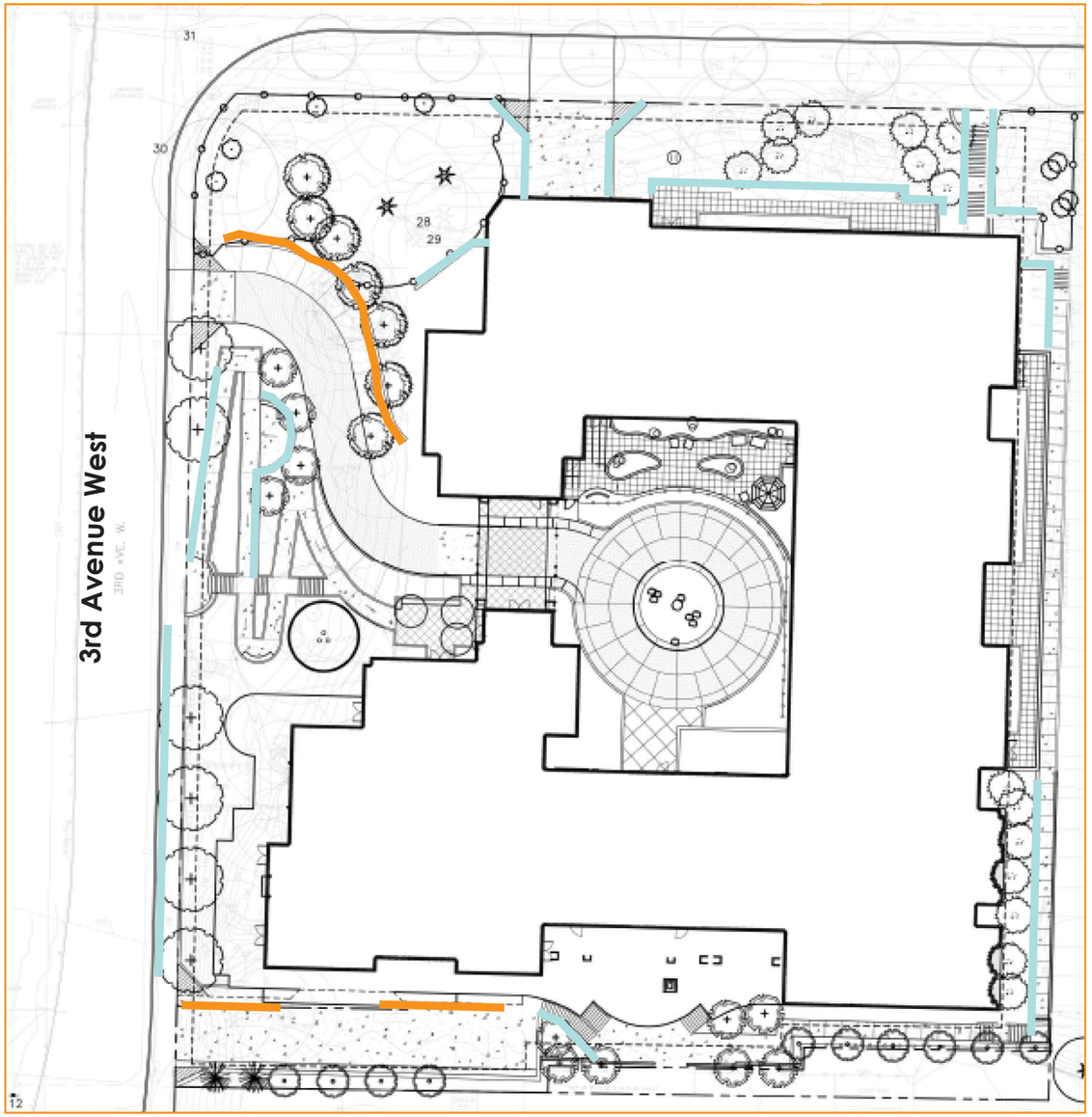


SL 10



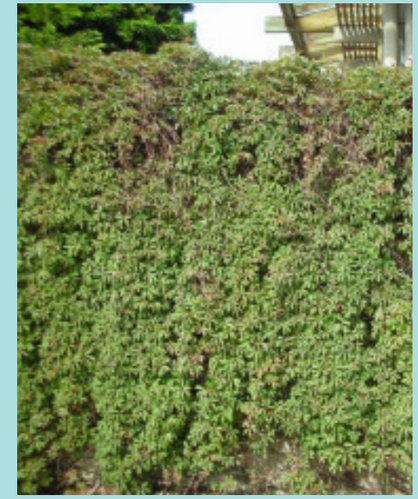
GREEN WALLS

SELF SUPPORTING VINES



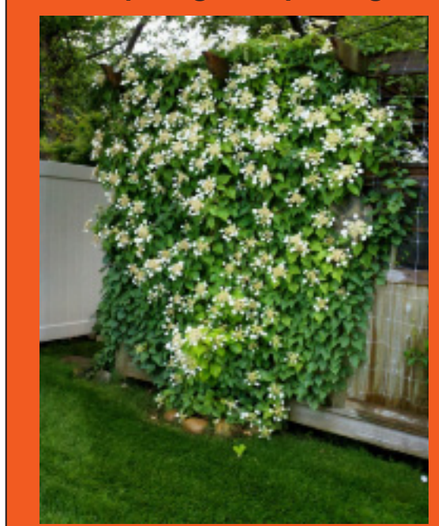
Site Plan

Parthenocissus henryana / Silvervein Creeper



- Size: Grows to 20'
- Moderate growing
- Sun exposure: Partial to full shade
- Deciduous
- Hardiness: Zones 4-9 14-17
- Character: Purple new growth with turning dark bronzy with silver vein and purple undersides. Rich red fall color.

Schizophragma hydrangeoides 'Moonlight' / Japanese Hydrangea Vine

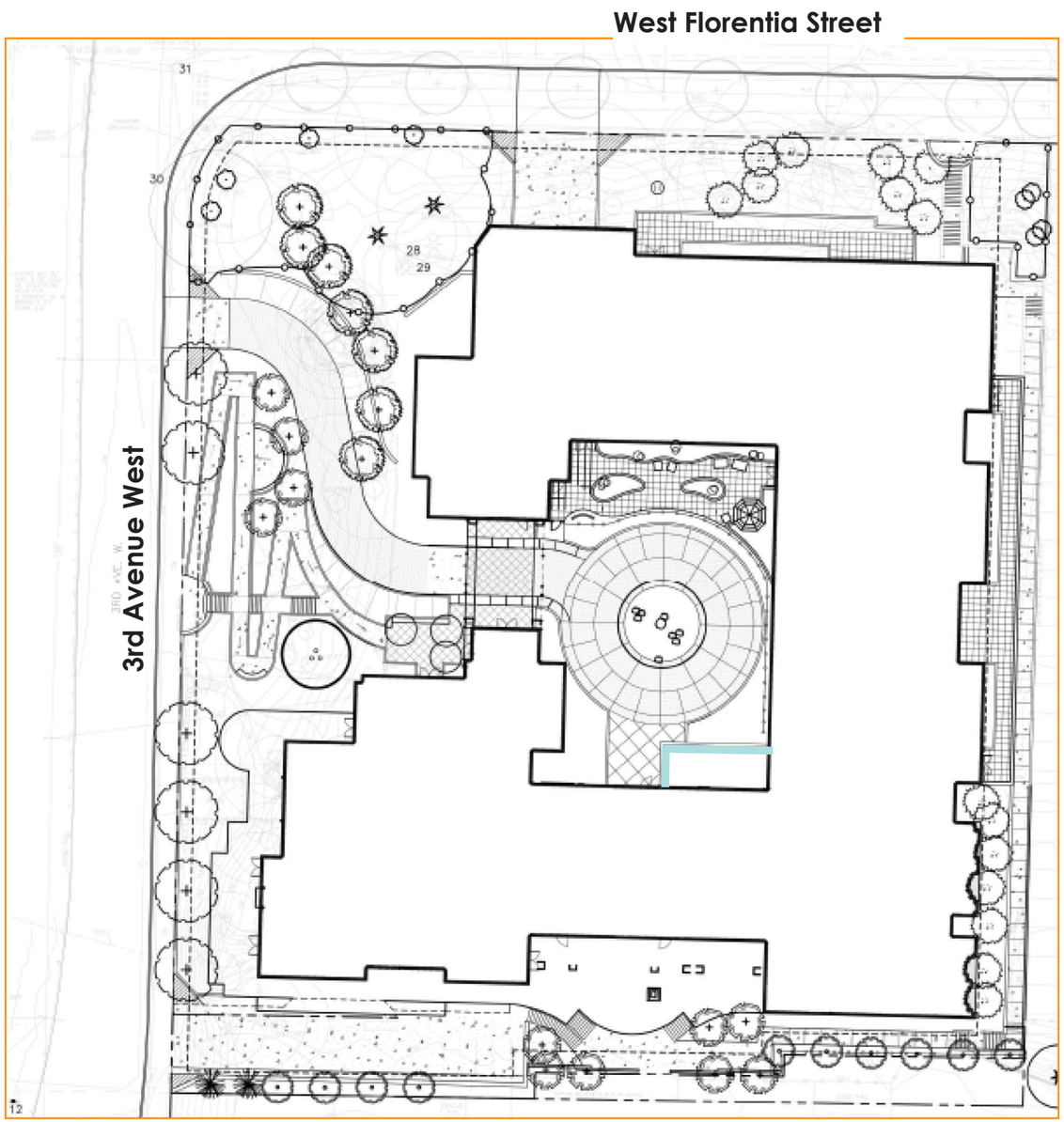


- Size: Grows to 30' or taller
- Moderate growing
- Sun exposure: Partial to full shade
- Deciduous
- Hardiness: Zones 2-9 14-17
- Character: Prolific white blooms in summer 8-10 wide.

Character Imagery

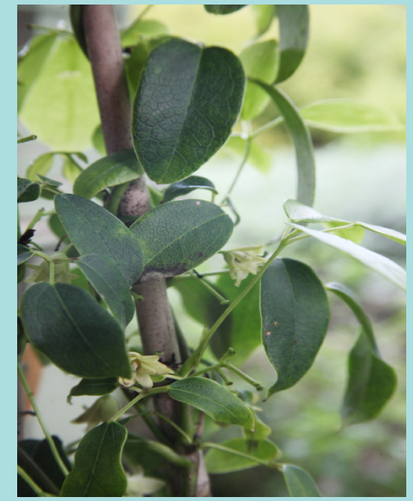
GREEN WALLS

SELF SUPPORTING VINES



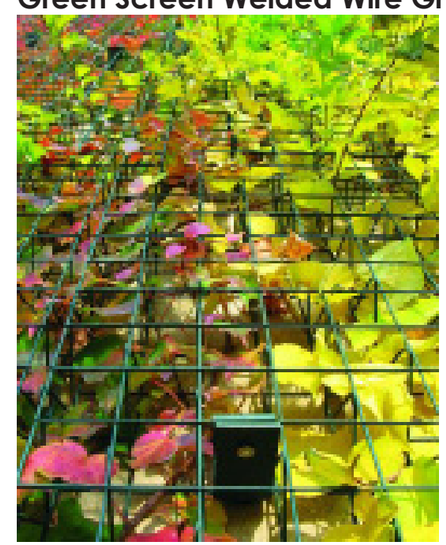
Site Plan

Holboellia coriacea 'Cathedral Gem' / Sausage Vine



- Size: to 20'
- Moderate
- Sun exposure: Partial to Full shade
- Evergreen
- Hardiness: Zones 7-10
- Character: Abundant clusters of white buds emerge in late winter. Large, pink sausage-like edible fruita-re displayed in summer

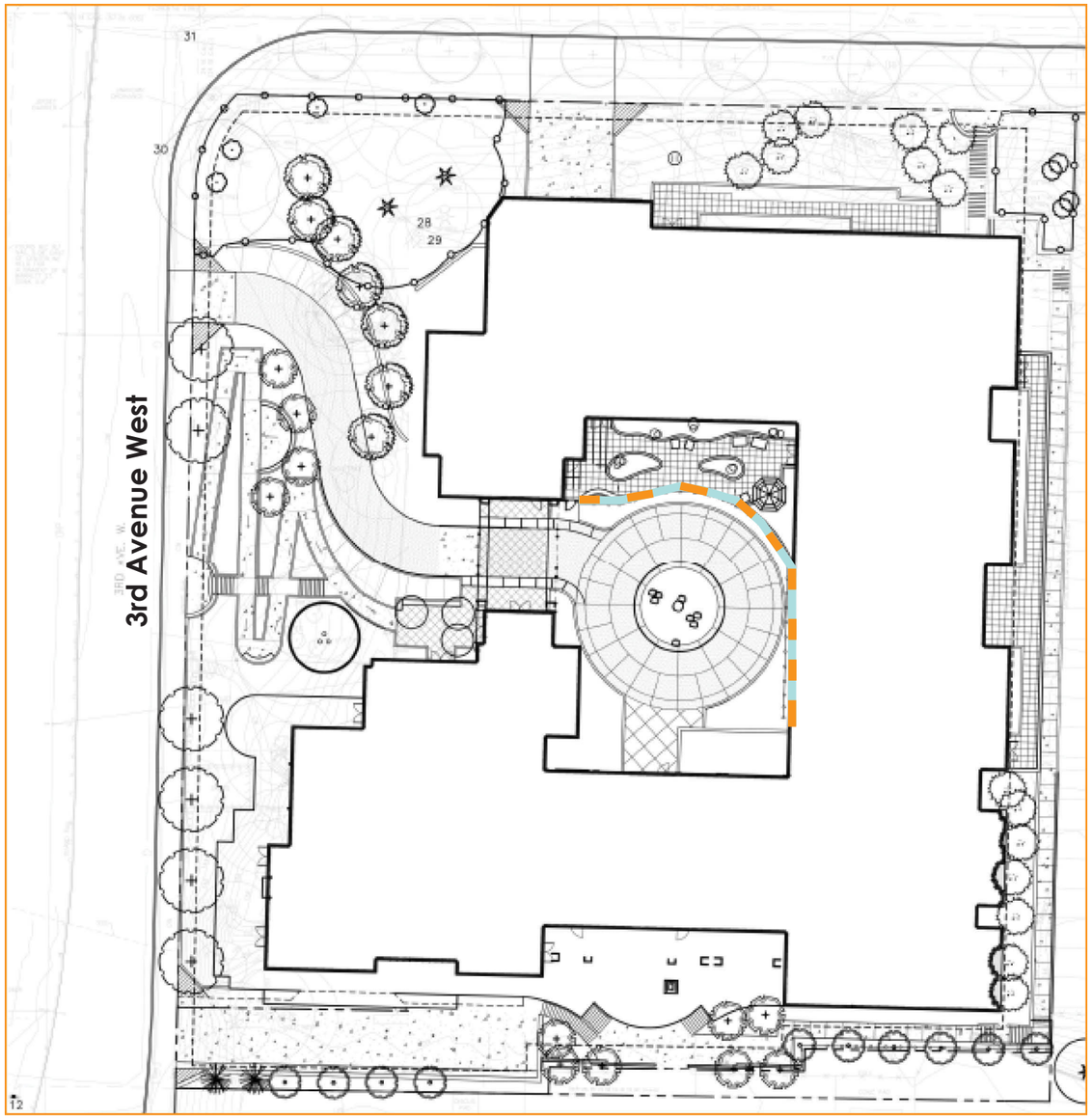
Green Screen Welded Wire Grid System for Green Walls



Character Imagery

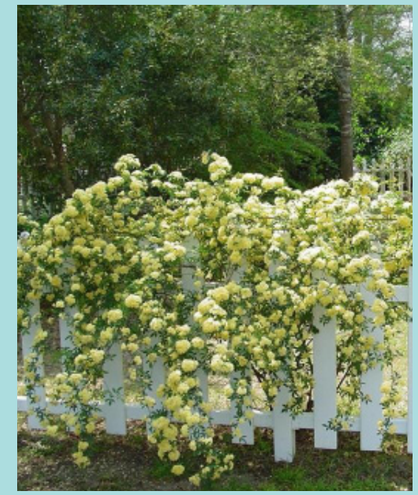
GREEN WALLS

SUPPORTED VINES



Site Plan

Rosa banksiae 'Lutea' / Lady Banks Rose

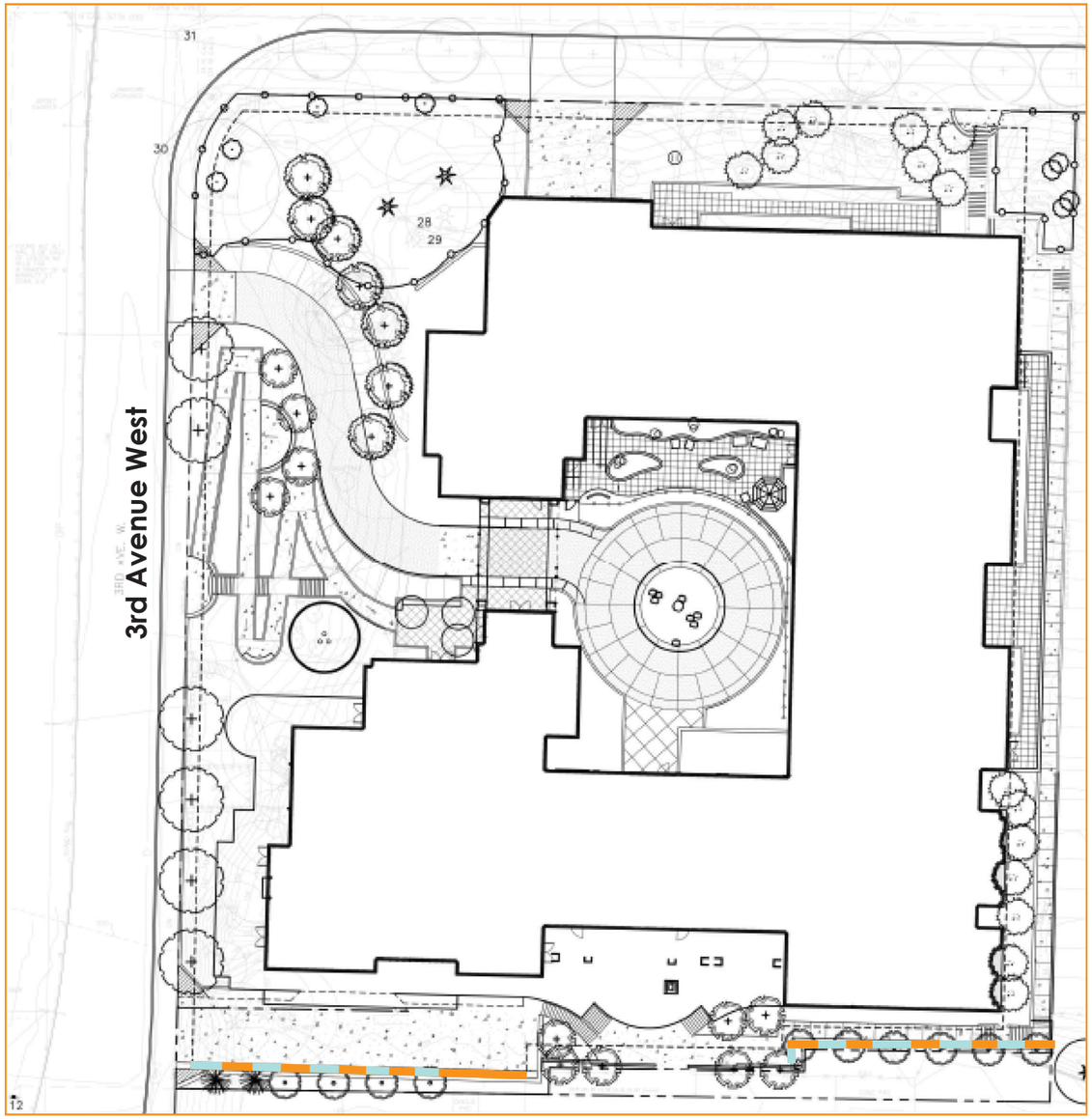


- Size: Grows to 20'
- Fast growing
- Sun exposure: Full Sun
- Evergreen
- Hardiness: Zones 4-24
- Character: Disease and aphid resistant. Large prolific clusters of yellow rose blooms early to late spring. Fragrant.

Passiflora caerulea / Passion Vine

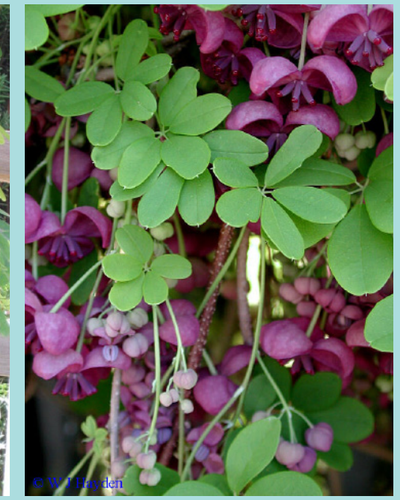
- Size: Grows to 20' to 30'
- Fast growing
- Sun exposure: Full Sun
- Semi-Evergreen
- Hardiness: Zones 5-9, 12-24
- Character: White flowers with a purple crown 3-5" in size. Slightly fragrant. Summer blooming.

Character Imagery



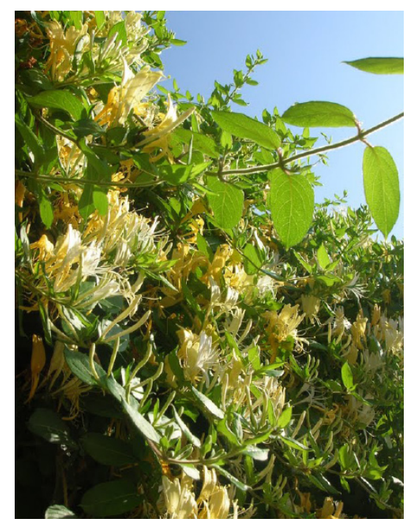
Site Plan

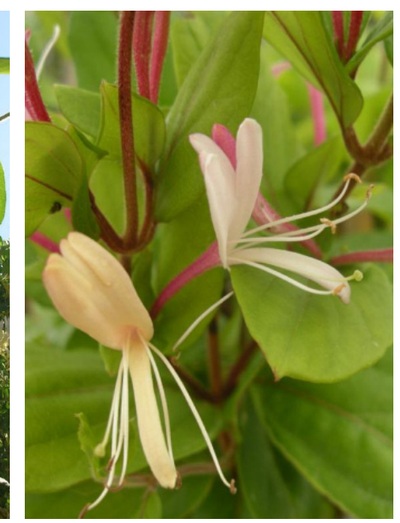
Akebia quinata / Five Leaf Akebia



- Size: 15'-30'
- Fast growing
- Sun exposure: Sun or partial shade
- Semi- Evergreen
- Hardiness: Zones 2-24
- Character: Purple vanilla scented flowers in spring

Lonicera japonica / Japanese Honeysuckle

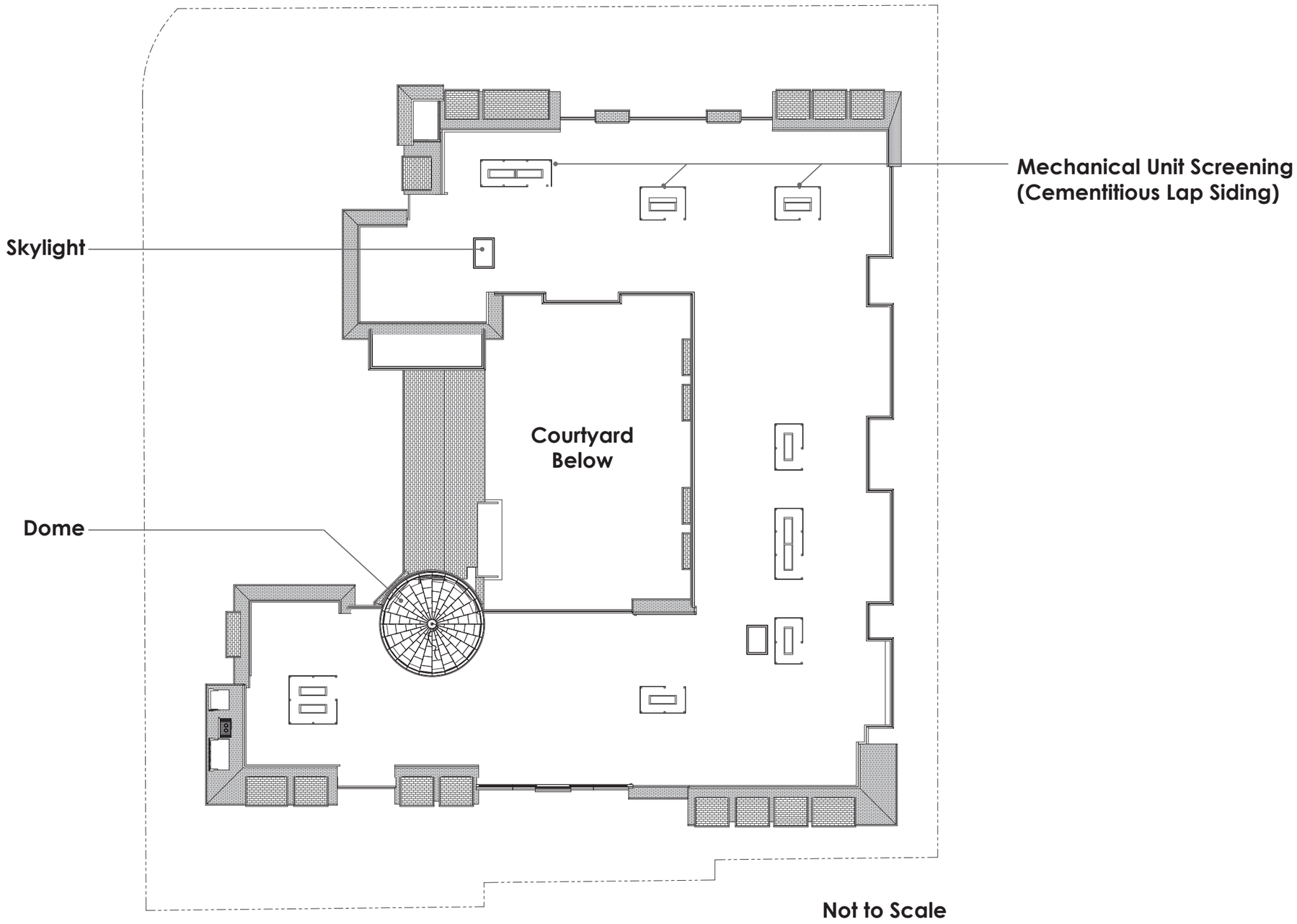




- Size: can reach to 30'
- Fast growing
- Sun exposure: Sun or partial shade
- Evergreen
- Hardiness: Zones 1-24
- Character: Sweet scented white flowers with purple stems

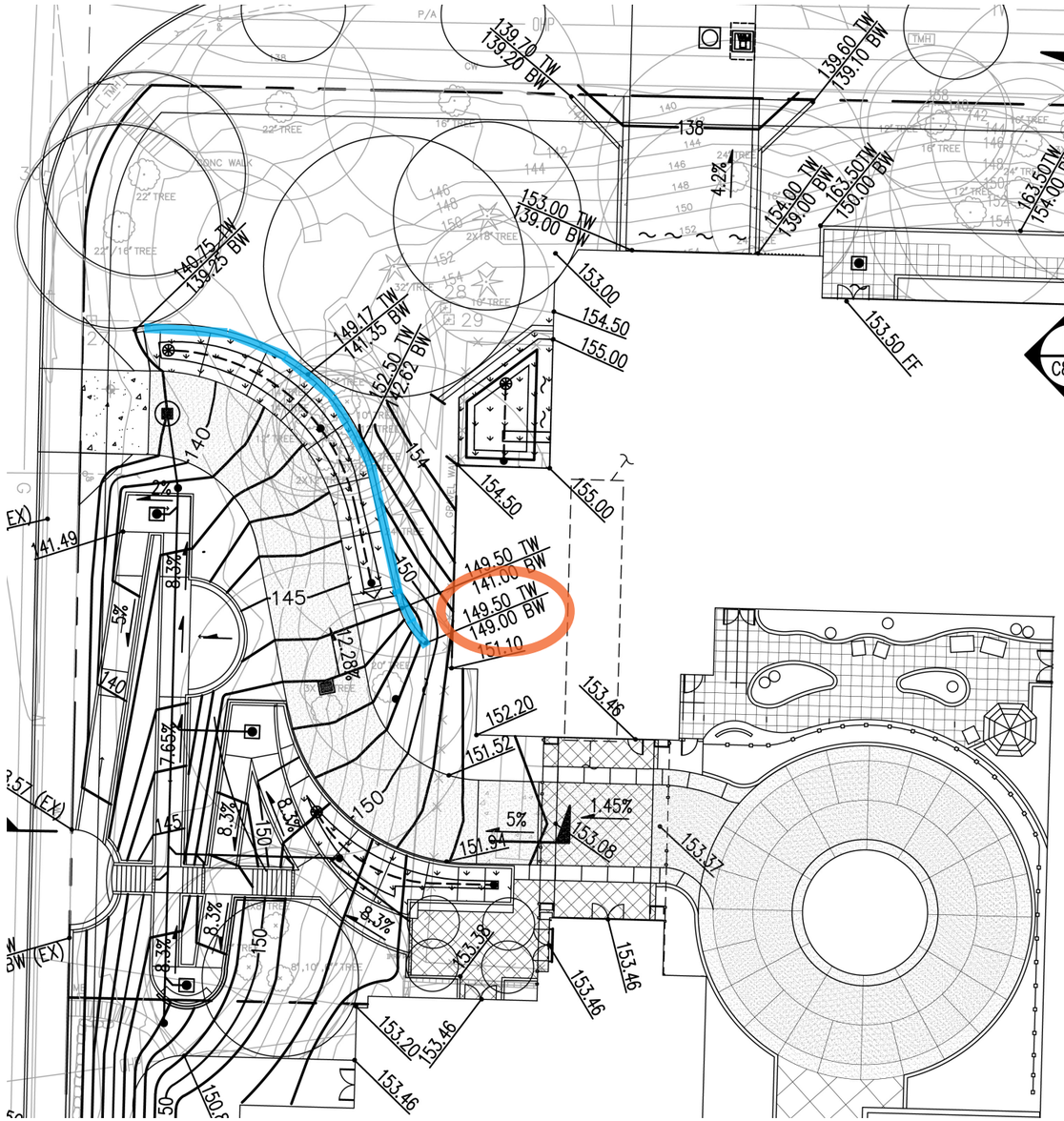
Character Imagery

Roof Plan

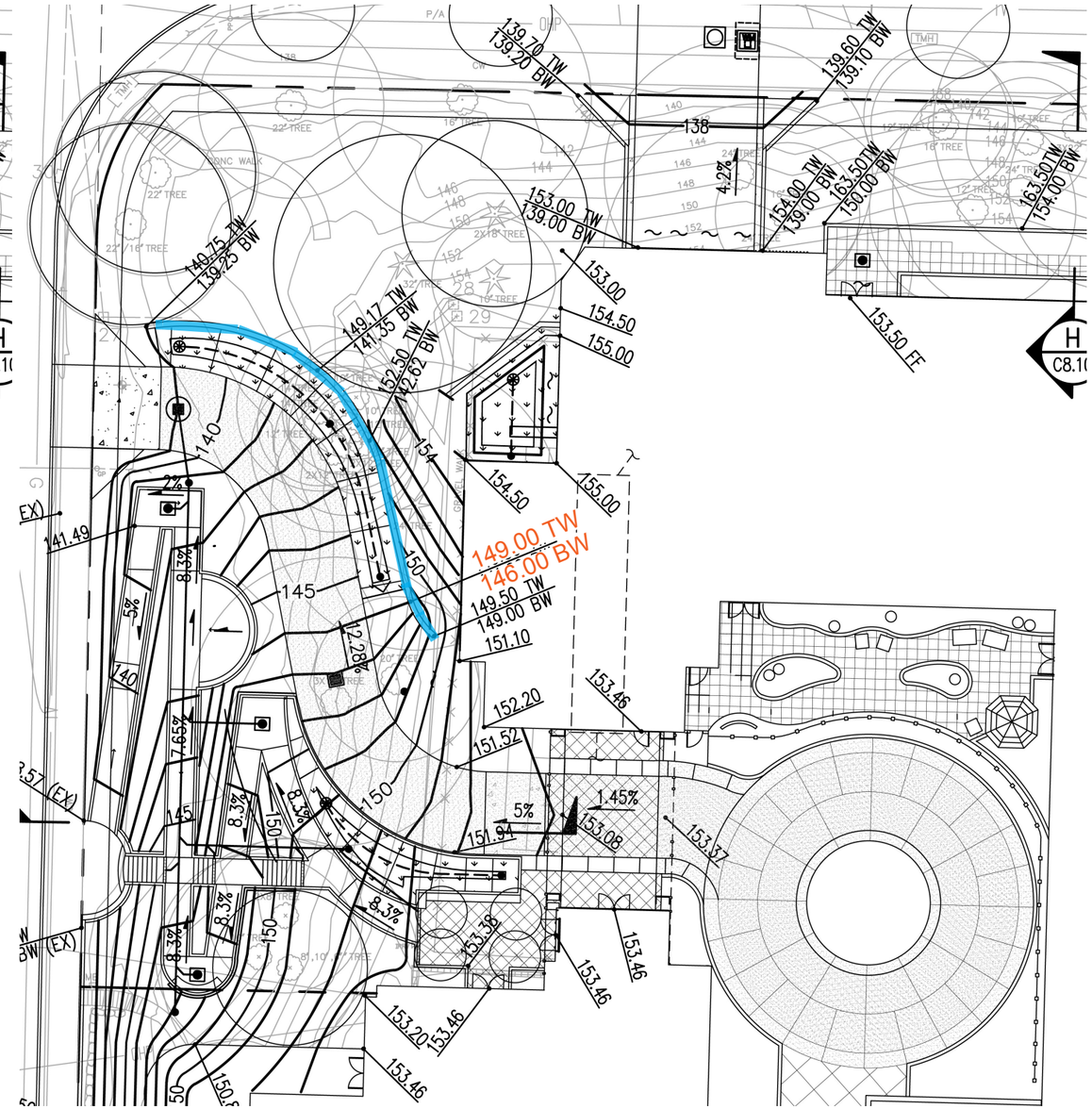

Mechanical Unit Screening
(Cementitious Lap Siding)
Skylight
Courtyard
Below
Dome
Not to Scale

Birds Eye View

3rd AVENUE WEST ENTRY



PREVIOUS RETAINING WALL HEIGHT



CORRECTED RETAINING WALL HEIGHT