

2005 5TH AVE

08/03/2022



OBJECTIVES

1. RESPECT & REHABILITATE

2. AMPLIFY & CELEBRATE

3. REVITALIZE & ENRICH

01

RESPECT & REHABILITATE

Respect & Rehabilitate the distinctive character of the historic landmarks.

RESPECT & REHABILITATE HISTORIC TIMELINE



1st Denny Regrade
1908-1911



Wilson Modern Business
College Building was Built
1927

1914
Sheridan Building was Built



1929-1939
The Great Depression



RESPECT & REHABILITATE HISTORIC TIMELINE



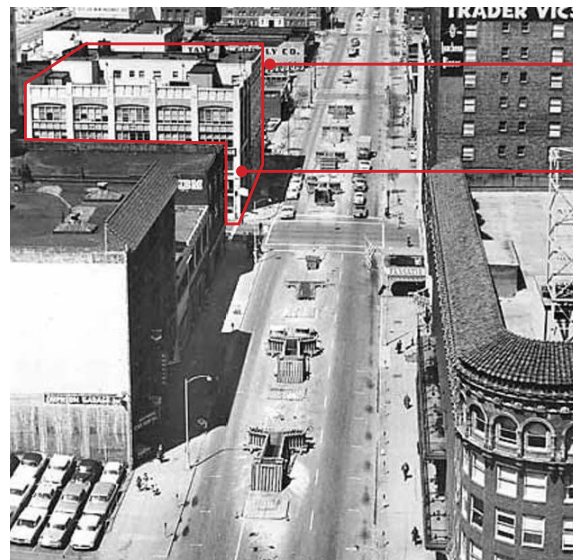
Griffin Business College
Took Over the Building
1940s



Monorail Opened One Month Before
World's Fair
1962

1961

Monorail Construction Commenced



Sheridan Building

Griffin Building

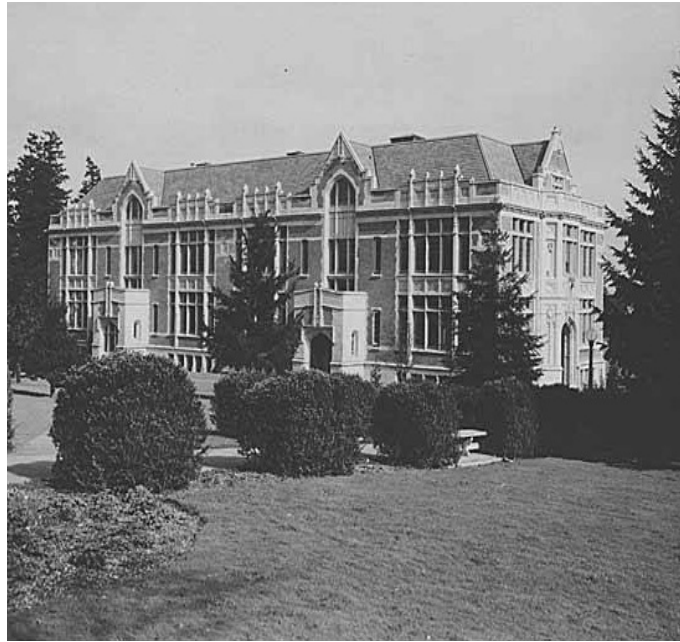
Present

Griffin Building & Sheridan Apartments



GRIFFIN BUILDING

RESPECT & REHABILITATE COLLEGIATE GOTHIC IN SEATTLE



1916
UW Home Economics Hall
1901 Chelan Lane



1916
Terminal Sales Annex Building
2nd Ave. & Virginia St.



1926
The Mann Building
3rd Ave. & Union St.



1926
4th & Pike Building
4th Ave. & Pike St.

- Pointed Arches
- Vertical Expression
- Decorative
- Stepped Parapets
- Finials

RESPECT & REHABILITATE GRIFFIN: DISTINCTIVE CHARACTER

- ① Vertical Expression
- ② Stepped Parapet
- ③ Turned Wood Window Stiles
- ④ Ornate Retail Entrance
- ⑤ Ornate Gothic Arch Entry
- ⑥ Terracotta Cladding



RESPECT & REHABILITATE
GRIFFIN: PAST & PRESENT

PAST



PRESENT



RESPECT & REHABILITATE GRIFFIN BUILDING RESTORATION



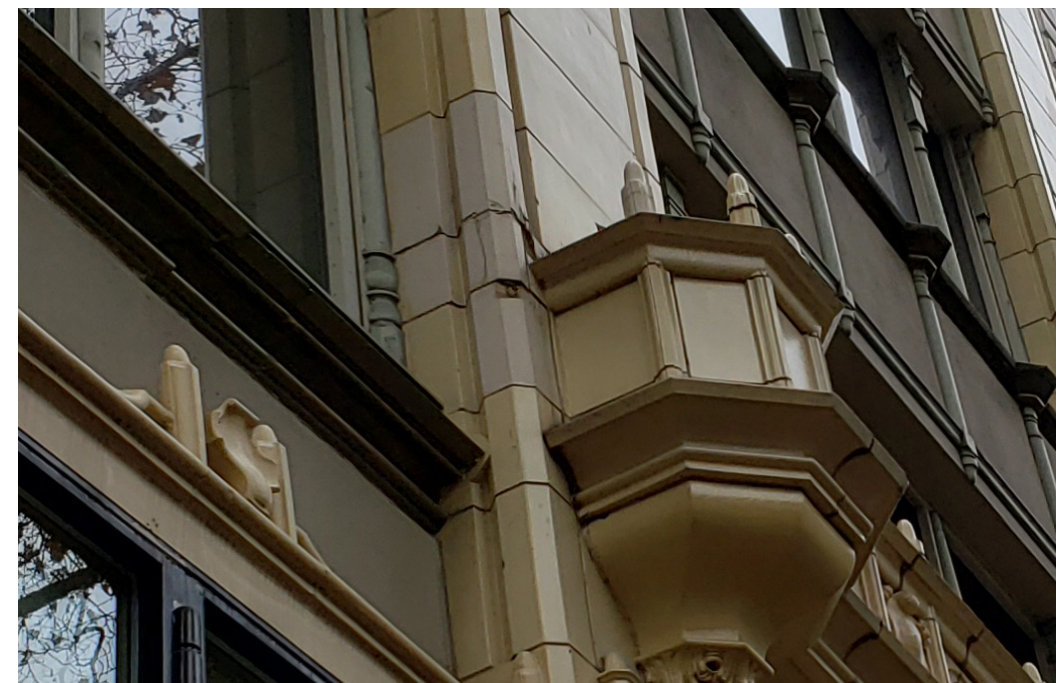
Install New Operable Steel Sash Windows
Based on Original Drawings

-Full Window Study Will Be Provided

RESPECT | AMPLIFY | REVITALIZE



Replace Spalling Terracotta



Repair Settlement Damage

RESPECT & REHABILITATE GRIFFIN BUILDING RESTORATION



Remove Modern Signage & Canopies



Replace Cracked Terracotta



Remove Paint & Reglaze

RESPECT & REHABILITATE GRIFFIN BUILDING RESTORATION



Exposed Rebar



SHERIDAN BUILDING

RESPECT & REHABILITATE BEAUX ARTS IN SEATTLE



1908
Frye Hotel
3rd Ave. & Yesler Way



1909
Public Safety Building
5th Ave. & Yesler Way



1917
Arctic Building
3rd Ave. & Cherry St.



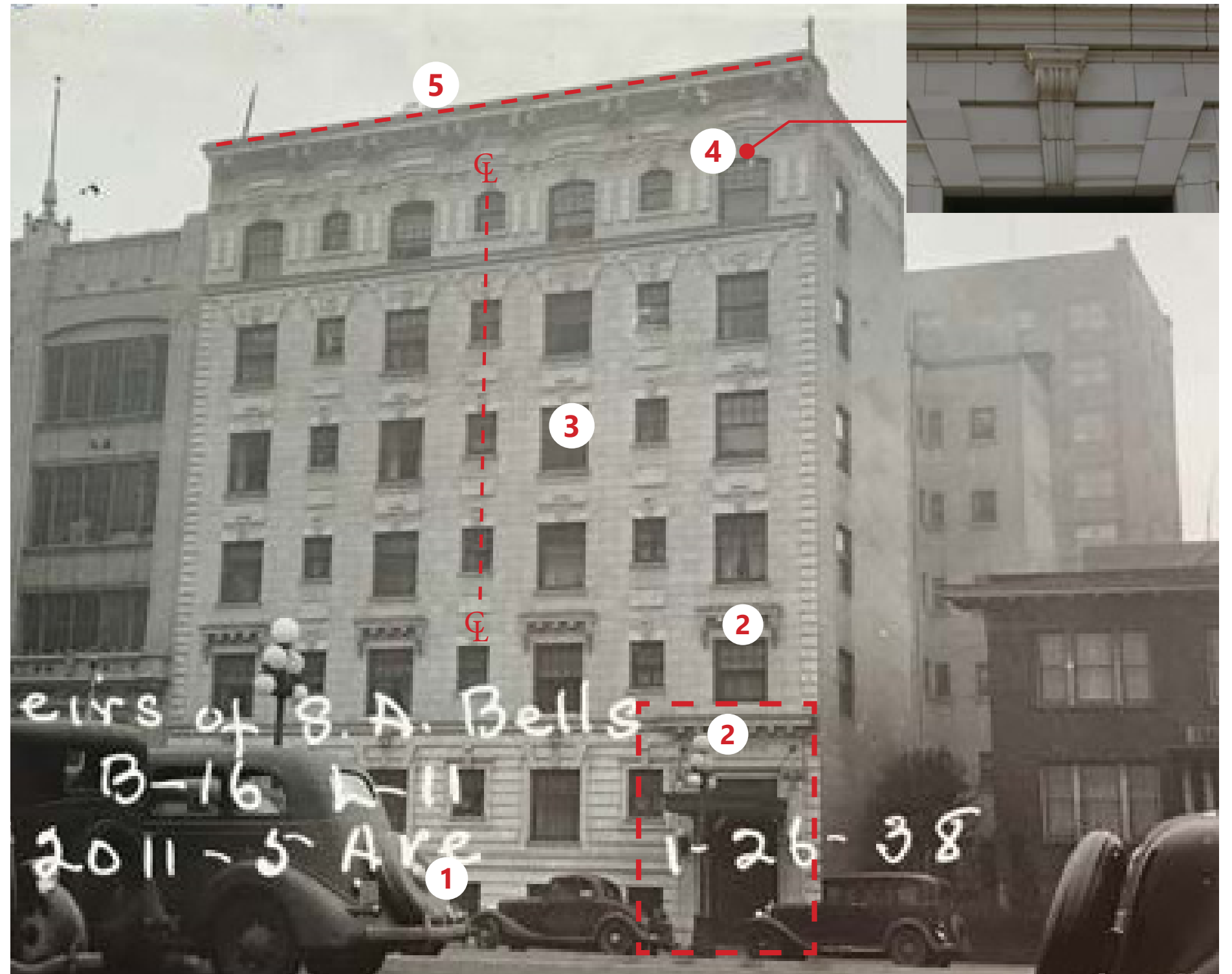
1922
Dexter Horton Building
2nd Ave. & Cherry St.

- Symmetrical Facade
- Masonry Exterior
- Distinct Base, Middle, and Top
- Ornamental Cornice
- Punched Openings

RESPECT & REHABILITATE

SHERIDAN: DISTINCTIVE CHARACTER

- ① Distinct Base
- ② Denticulated Entablatures
- ③ Symmetric Facade Design
- ④ Key Stones
- ⑤ Ornate Cornice

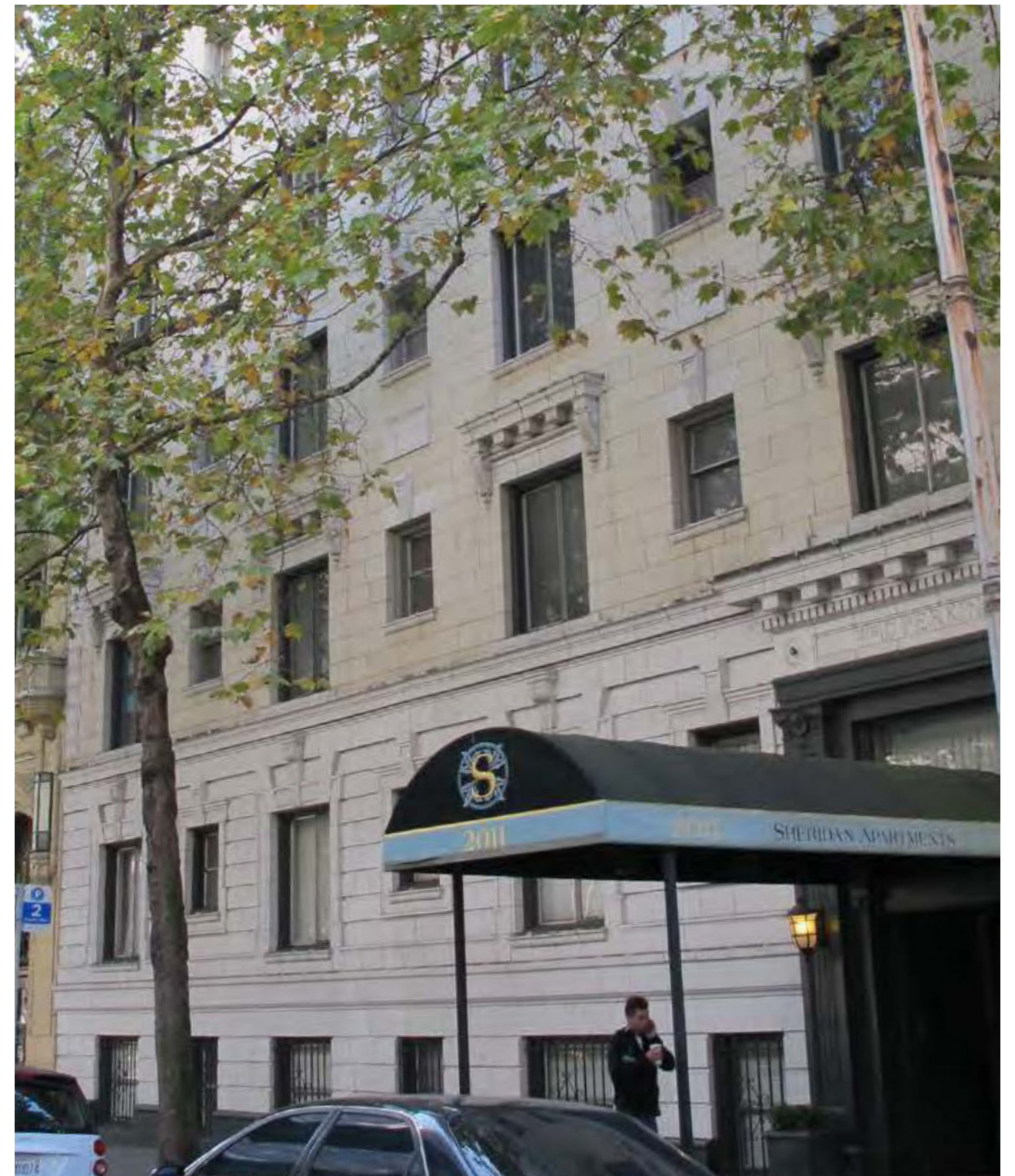


RESPECT & REHABILITATE
SHERIDAN: PAST & PRESENT

PAST



PRESENT



RESPECT & REHABILITATE SHERIDAN BUILDING RESTORATION



Replace Spalling Terracotta



Install Wood Clad True Divided Lite
Upper Sash Windows

-Full Window Study Will Be Provided



Remove Canopy

RESPECT & REHABILITATE
SHERIDAN BUILDING RESTORATION



Reset & RegROUT Terracotta



Spiderwebbing: Reglaze to Seal



Remove & Resecure Cornice Elements



P.O. Box 70110
Seattle, WA 98127

11/19/2019

To: Chainqui Development Virginia
3601 Fremont Ave. N #314
Seattle, WA 98103

Attn: Jenny Tsen 206.660.4300
jenny.tsen@chainqui.com

From: Joel Vaughn Our Phone: (206) 782-4331

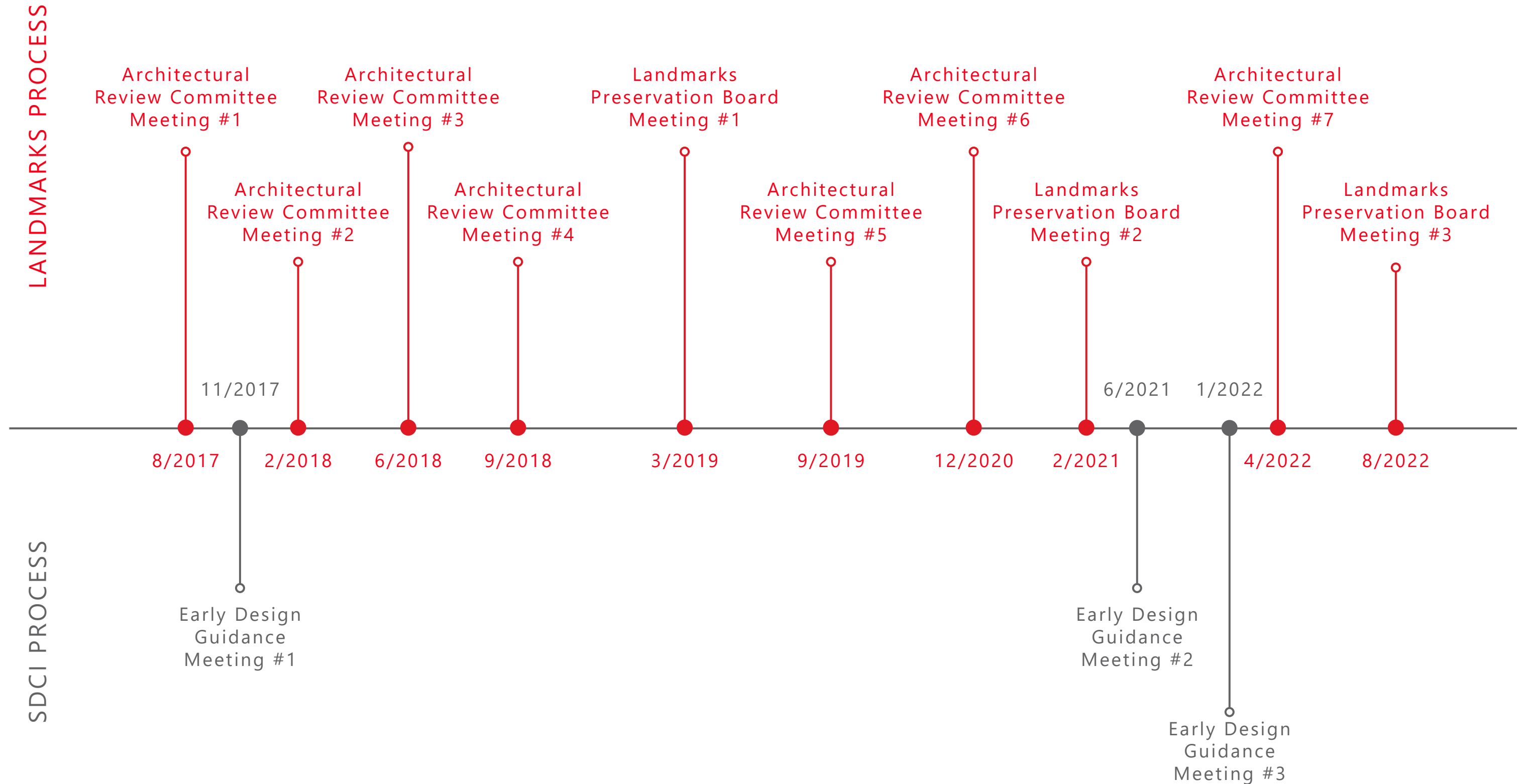
Re: 5th and Virginia - Full exterior façade restoration and renovation. South and East Elevations

Item	Qty	Unit	Unit Cost	Total
Mobilization, Safety, GC's, Parking , etc.				50,000
Scaffold and access				70,000
				0
South Building parapet rebuild and repairs				300,000
North Building cornice rebuild				280,000
				0
South Building terra cotta pinning				32,000
North Building terra cotta pinning				30,000
				0
South Building 100% tuck pointing				32,000
North Building 100% tuck pointing				70,000
				0
South Building terra cotta patching				50,000
North Building terra cotta patching				40,000
				0
South Building caulking, terra cotta touch up				15,000
North Building caulking, terra cotta touch up				15,000
				0
				0
Total				\$984,000

* If veneer requires a full removal and replace, the estimated budget would increase to \$1,500,000.

PROJECT HISTORY

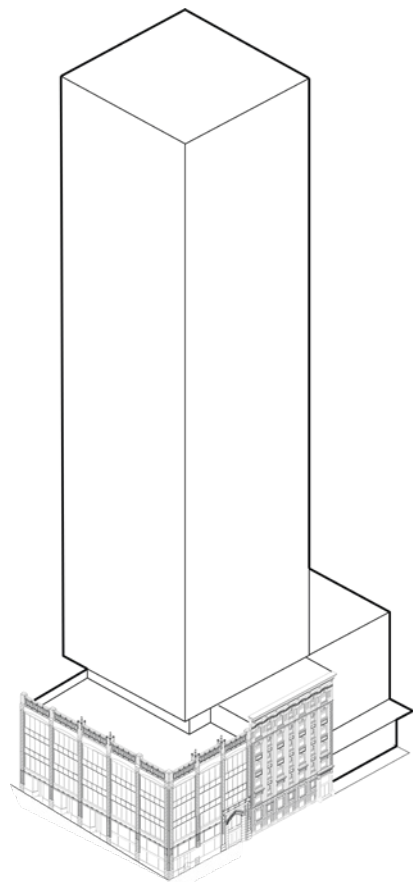
AMPLIFY & CELEBRATE PROJECT TIMELINE



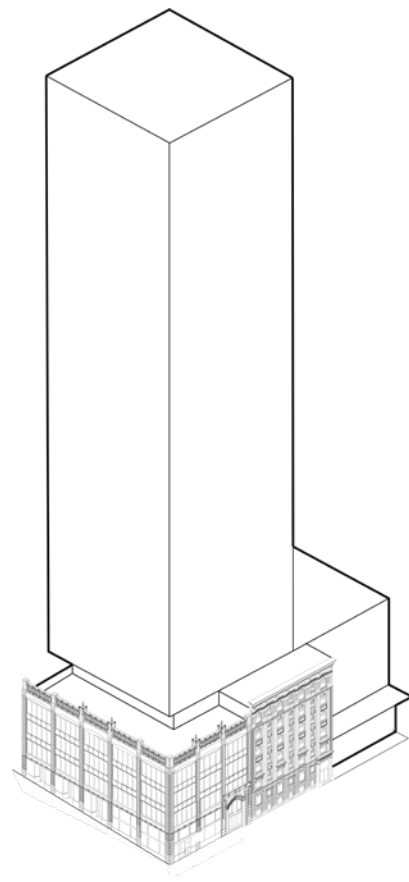
AMPLIFY & CELEBRATE PROJECT TIMELINE

ARC 1 2017-08-30

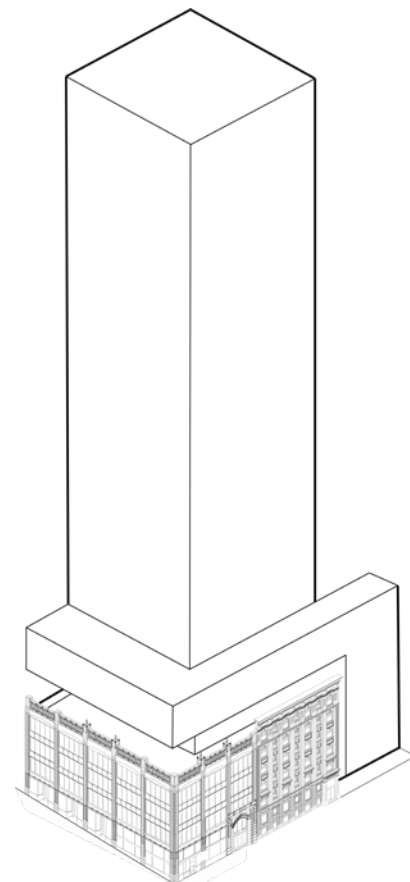
TOWER PROPOSED



OPTION A



OPTION B



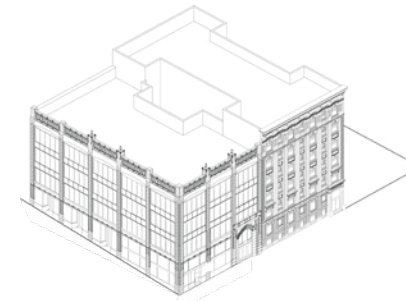
OPTION C

FEEDBACK

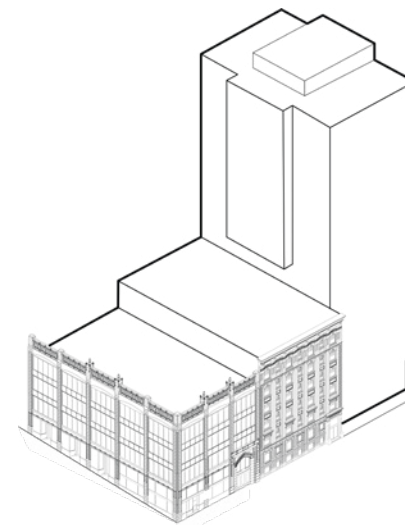
FINANCIAL FEASIBILITY ANALYSIS SHOULD BE
PROVIDED TO SUPPORT THE HEIGHT

ARC 2 2018-02-02

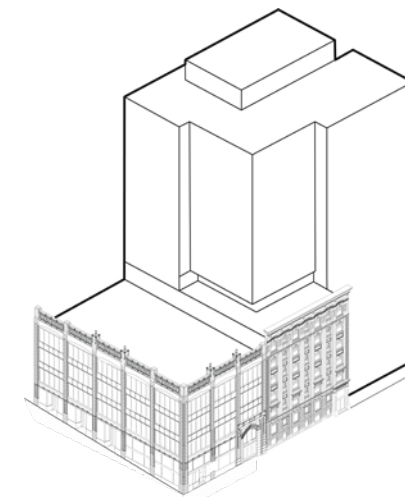
TOWER AND ALTERNATIVES PROVIDED WITH
FINANCIAL FEASIBILITY ANALYSIS



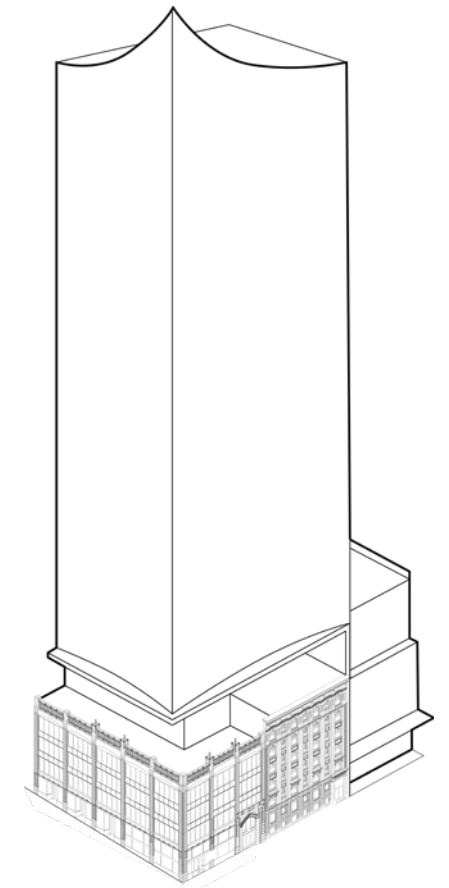
OPTION 1



OPTION 2



OPTION 3



OPTION 4

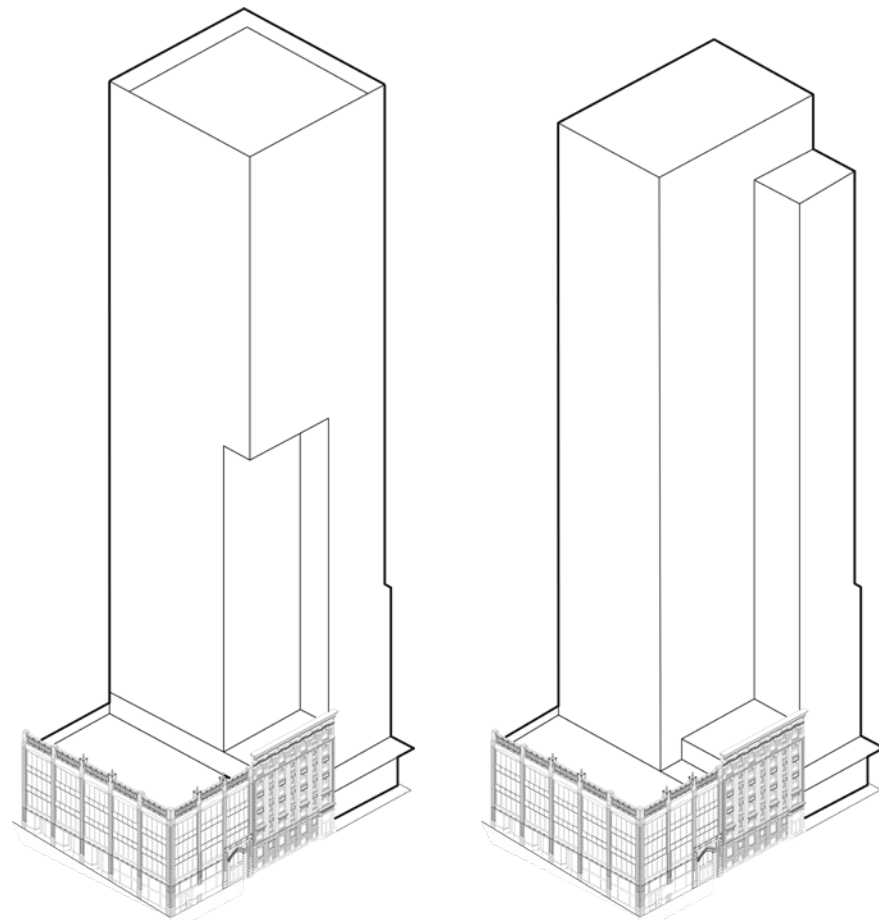
FEEDBACK

AGREEMENT THAT ALTERNATIVES ARE NOT
ECONOMICALLY FEASIBLE, BUT
TOWER LOCATION SHOULD BE OFF THE GRIFFIN

AMPLIFY & CELEBRATE PROJECT TIMELINE

ARC 3 2018-06-29

60' SETBACK FROM VIRGINIA ST
20' SETBACK FROM 5TH AVE



OPTION 5

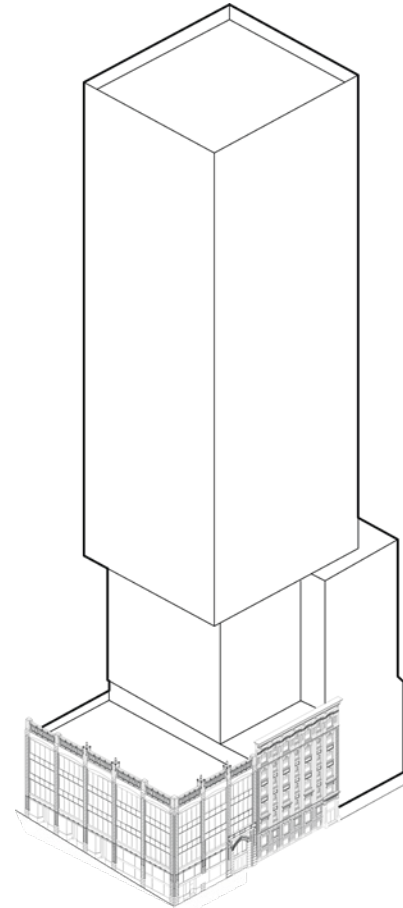
OPTION 6

FEEDBACK

CANTILEVERING OVER GRIFFIN IS ACCEPTABLE;
TOWER MASSING NEEDS IMPROVEMENT AND TOWER
SEPARATION OF 32' NOT PREFERRED BY PLANNING
DIRECTOR

ARC 4 2018-09-14

REFINED MASSING AND TOWER
LOCATION



OPTION 7

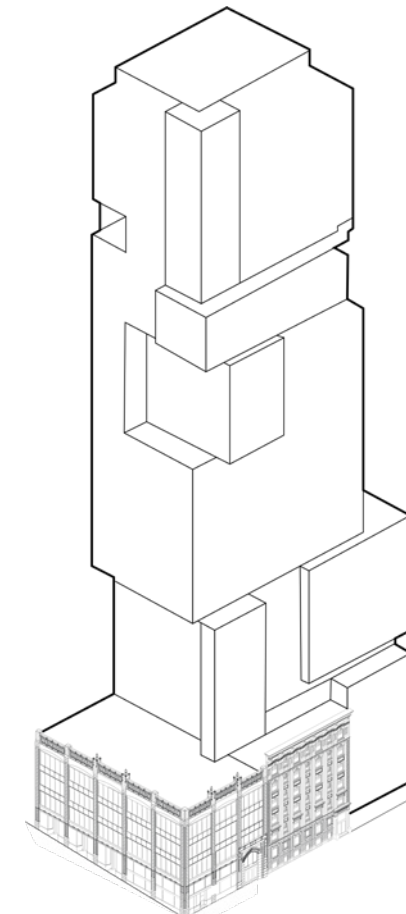
FEEDBACK

TOWER SPACING NEEDS
REFINEMENT;
PRESENT TO LPB

LPB 2019-03-20

CONCEPT 1:
STACKS OF DRYING LUMBER

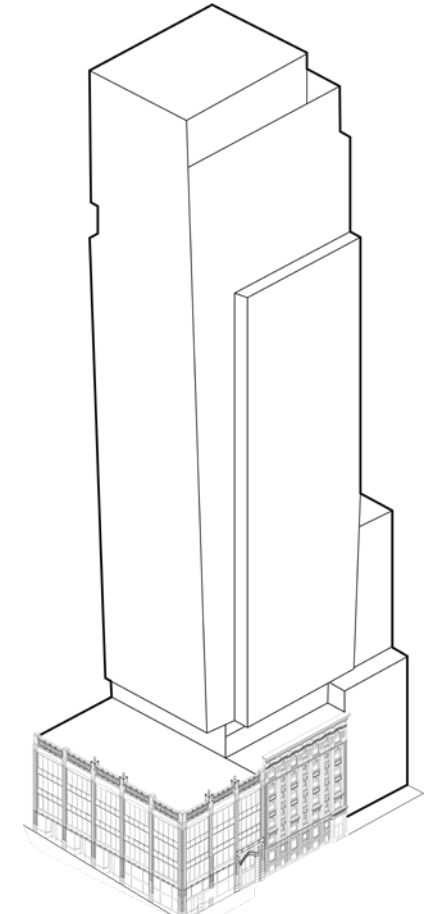
CONCEPT 2:
CEDAR DUGOUT CANOES



OPTION 8

FEEDBACK

TOWER FACADE SHOULD ECHO
THE RHYTHM AND VERTICALITY
OF GRIFFIN BUILDING



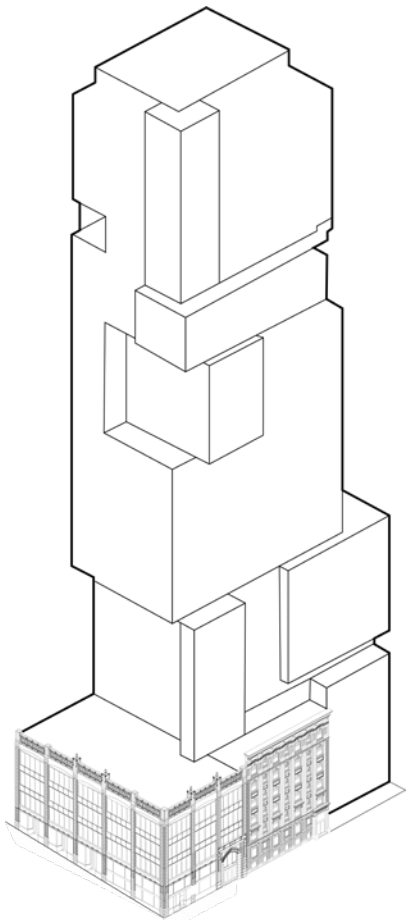
OPTION 9

FEEDBACK

BRING NEW TOWER TO STREET
LEVEL, CREATE FRAMES TO
ECHO GRIFFIN'S VERTICALITY

ARC 5 2019-09-13

CONCEPT 1:
STACKS OF DRYING LUMBER

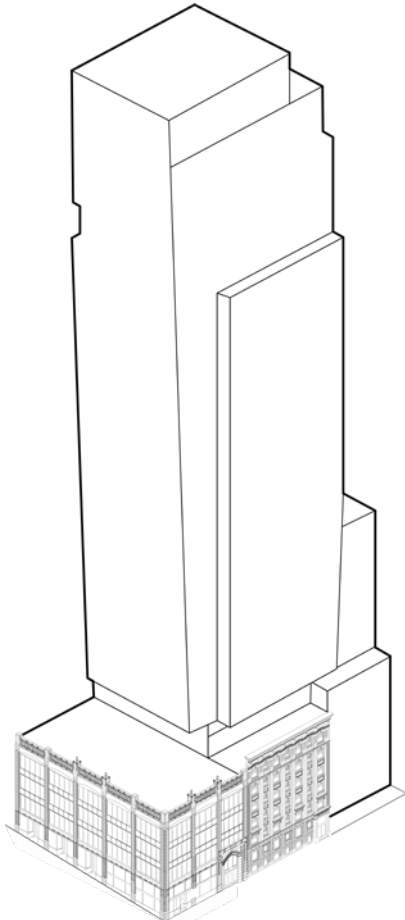


OPTION 8

FEEDBACK

THE STEPPED EDGE IS NOT
WORKING IN THIS SITUATION.

CONCEPT 2:
CEDAR DUGOUT CANOES



OPTION 9

FEEDBACK

PREFERRED OPTION.
THE BOARD SUPPORTS THE 45'
TOWER SEPARATION ASSUMING THE
GRIFFIN BUILDING IS PRESERVED.

Old Scenario Revised as of December 2019 (with 45-foot Tower separation)

5th and Virginia Tower Site - One 43-story Scenario (45-foot tower spacing) As If Completed & Stabilized & Selling as of December 2019				
Scenario		Levels	Option 1	Option 2
Net	Use		Apts	Condos
	Story		43	43
	Amenity		multiple levels	
	Apt Units		390	
	Condo Units			390
	Residential SF		272,320	272,320
	Average SF		698	698
	Commercial SF-Retail		5,120	5,120
	Commercial SF-Office		88,209	88,209
	Total Rentable/Sellable SF		365,649	365,649
Gross Total	Total GBA		573,180	573,180
	Parking stalls		91	91
	Storage lockers		78	78
Revenue	Effective Gross Income	Apt+Retail	\$18,680,631	
	Aggregate Retail Value	Condo+Retail		\$410,779,850
		extra parking		\$5,600,000
		extra storage		\$780,000
	Expenses	Apt+Retail	\$4,338,587	
	Net Operating Income		\$14,342,044	
	Blended Cap Rates		4.44%	
Market Value		Apt & Retail	\$322,750,000	
		Condo & Retail		\$417,159,850
Total Market Value (R)			\$322,750,000	\$417,159,850
Proj. Costs	DMC 240/290-440	Land Area	\$1,733	\$1,733
Purchase	Land Base	19,440	\$33,690,000	\$33,690,000
Estimated	MHA Fees		\$4,450,999	\$4,450,999
	Demolition Costs (Interior)		\$500,000	\$500,000
	Total Land Costs		\$38,640,999	\$38,640,999
		per Land SF	\$1,988	\$1,988
Hard Costs			\$235,905,325	\$240,416,785
		per GSF	\$412	\$419
		per NSF	\$645	\$658
Soft Costs			\$53,968,731	\$44,749,250
Financing Cost - Condo				\$60,364,349
Condo	Sales Costs @	7.00%		\$29,201,190
Total Costs			\$328,515,055	\$413,372,572
Gross Profit (R)			(\$5,765,000)	\$3,787,000

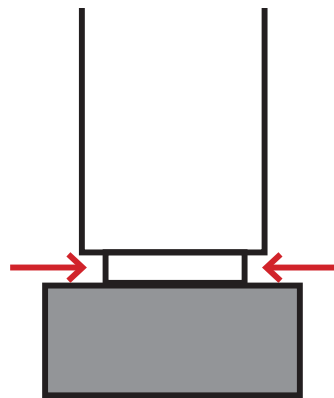
02

AMPLIFY & CELEBRATE

Amplify & Celebrate the historic identity for centuries to come.

AMPLIFY & CELEBRATE
PRECEDENTS

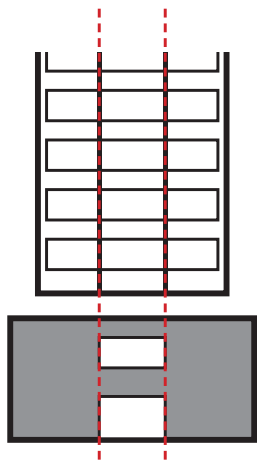
1



Recess

Create a gasket between
existing and new.

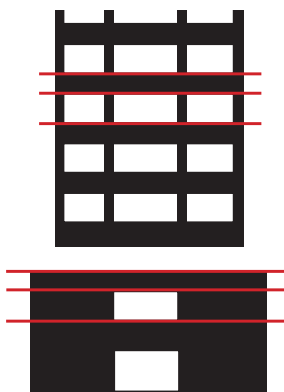
2



Align

Line up existing and new
building elevations.

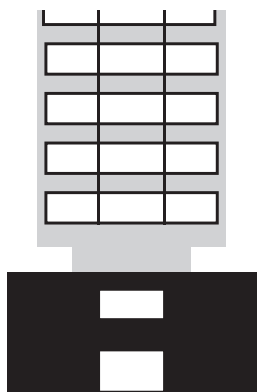
3



Compatible

Consistent proportion, material,
color, etc.

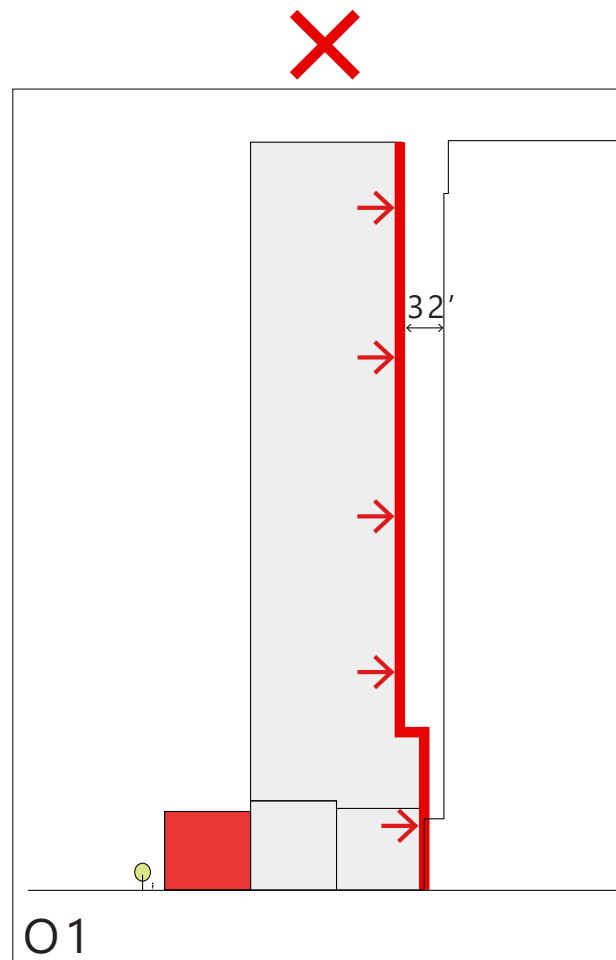
4



Differentiate

Distinguished material,
transparency, and massing.

AMPLIFY & CELEBRATE MASSING STUDIES

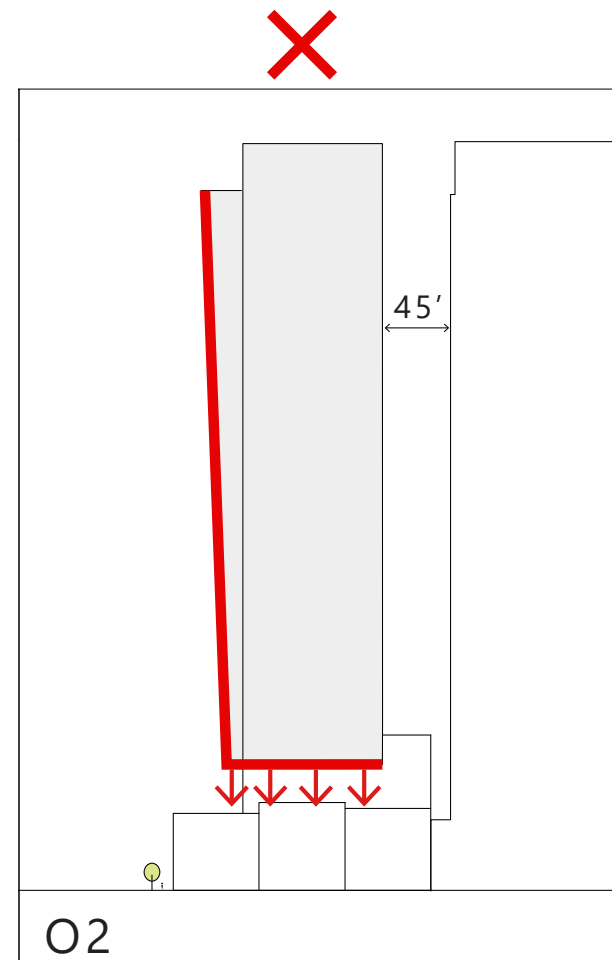


PROS

- GRIFFIN'S ENTIRE INTEGRITY IS PROTECTED

CONS

- GRIFFIN ALIENATED
- VISUAL WEIGHT ON SHERIDAN
- UNDESIRABLE OFFICE PLATES
- PARKING/SERVICE/GARBAGE NOT FEASIBLE
- TOWER SEPARATION NOT SUPPORTED BY SDCI

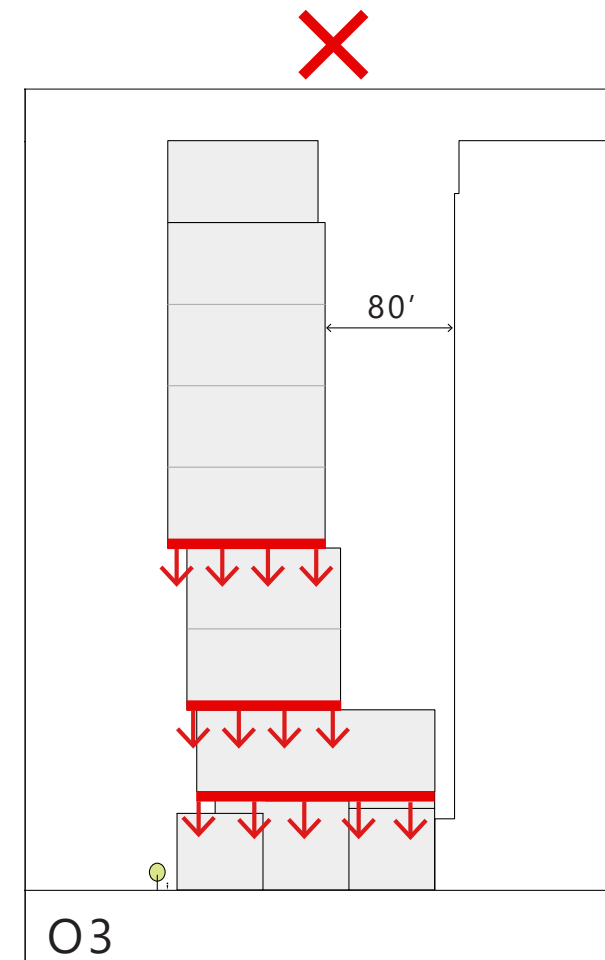


PROS

- BETTER TOWER SEPARATION

CONS

- VISUALLY UNPROPORTIONATE
- SOFFIT ADDS VISUAL WEIGHT
- MASSING ABOVE GRIFFIN

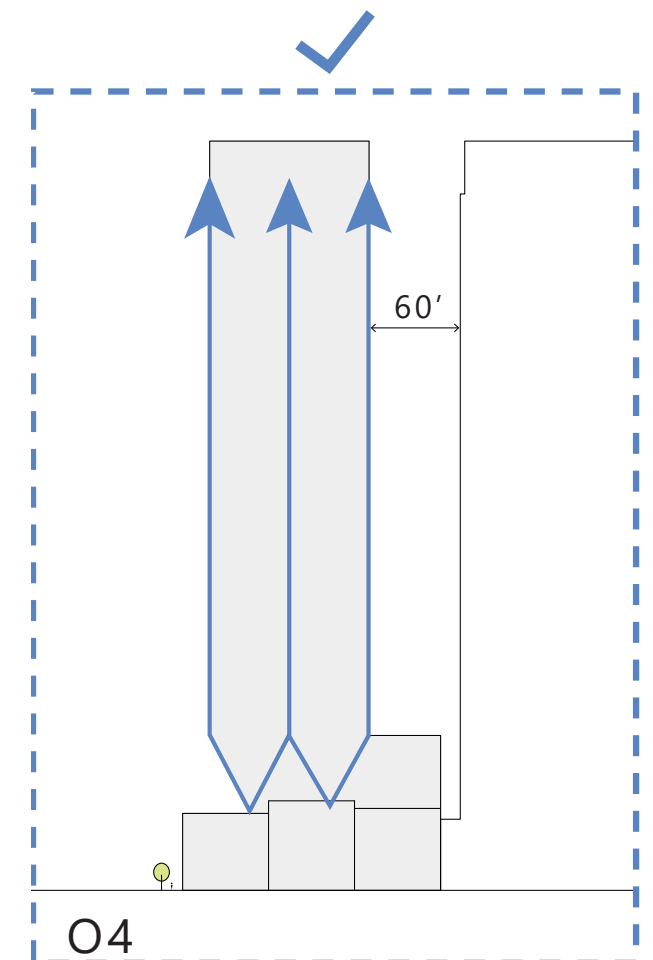


PROS

- SUFFICIENT PODIUM BASE
- HORIZONTALS BREAK DOWN MASSING
- ADDITIONAL TOWER SEPARATION

CONS

- SOFFITS AND MASSING ADD VISUAL WEIGHT ON BOTH SHERIDAN AND GRIFFIN
- THE TOWER IMPACTS BOTH LANDMARKS



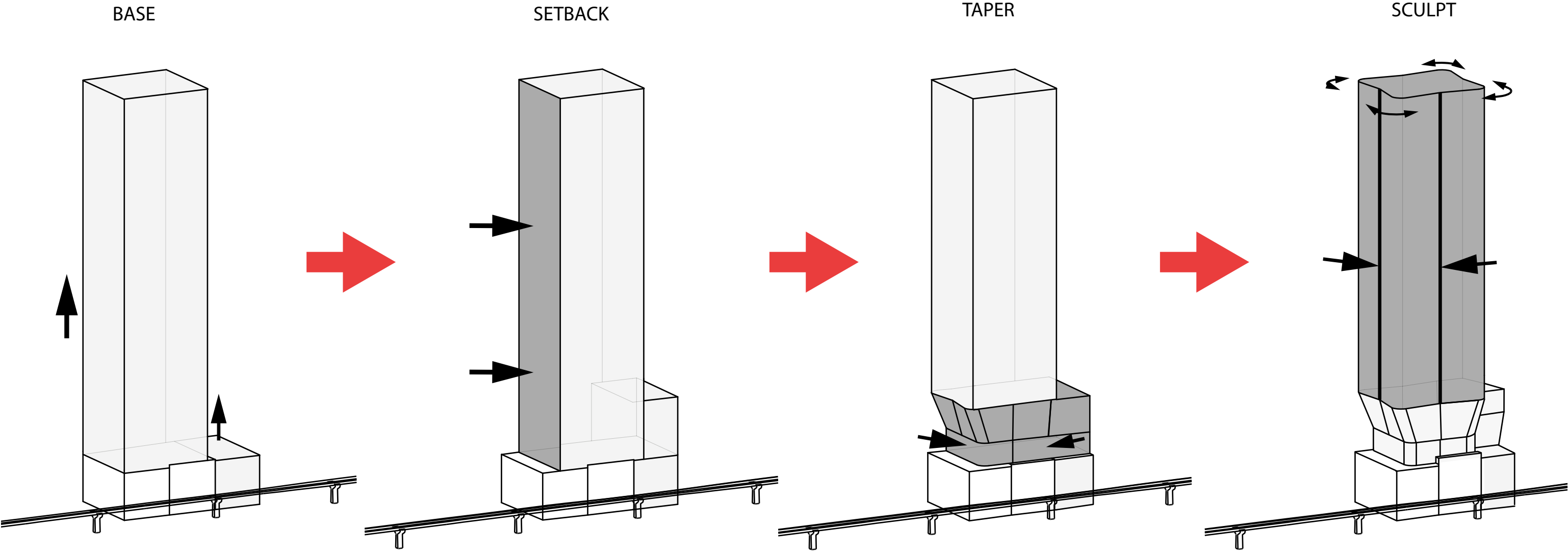
PROS

- SUFFICIENT PODIUM BASE
- TAPERED TOWER SITS LIGHTLY
- INHERIT GRIFFIN'S FEATURES ALLOWING THE VERTICAL EXPRESSION TO CONTINUE UPWARD
- RELIEVE VISUAL WEIGHT

CONS

- THE TOWER LIGHTLY TOUCHES BOTH LANDMARKS

AMPLIFY & CELEBRATE
DESIGN APPROACH



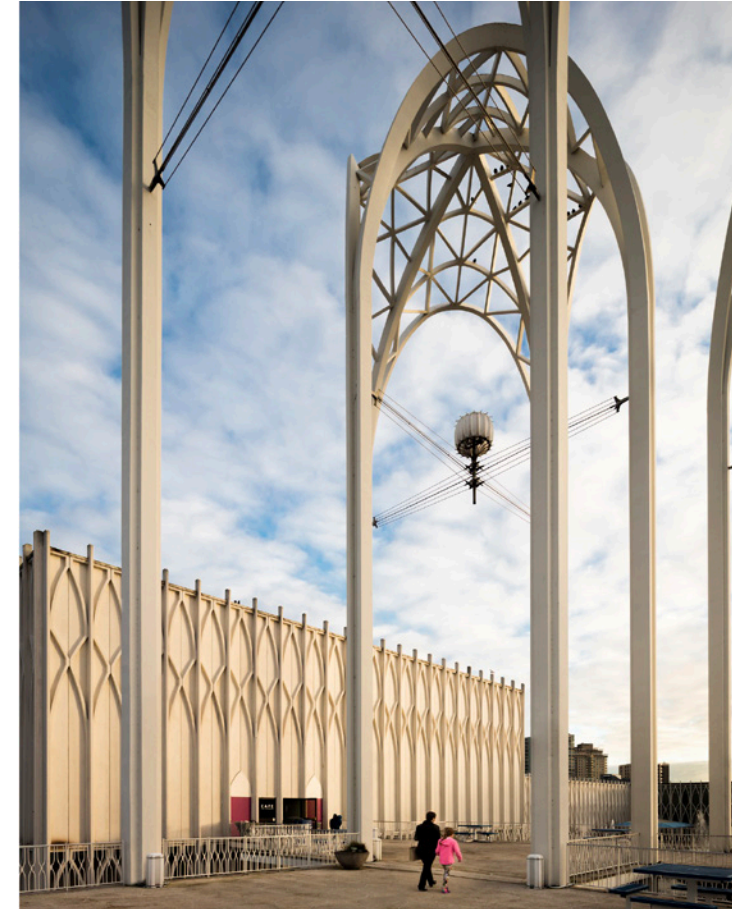
AMPLIFY & CELEBRATE NEW FORMALISM



UW SUZZALO ADDITION
BY BINDON AND WRIGHT
1963



RAINIER TOWER
BY YAMASAKI
1977



PACIFIC SCIENCE CENTER
BY YAMASAKI
1962

- Emerged in the 1950's
- Symmetry
- Rich materials
- Set on a podium
- Designed to achieve modern monumentality
- Embraces classical precedents
- Delicacy of details

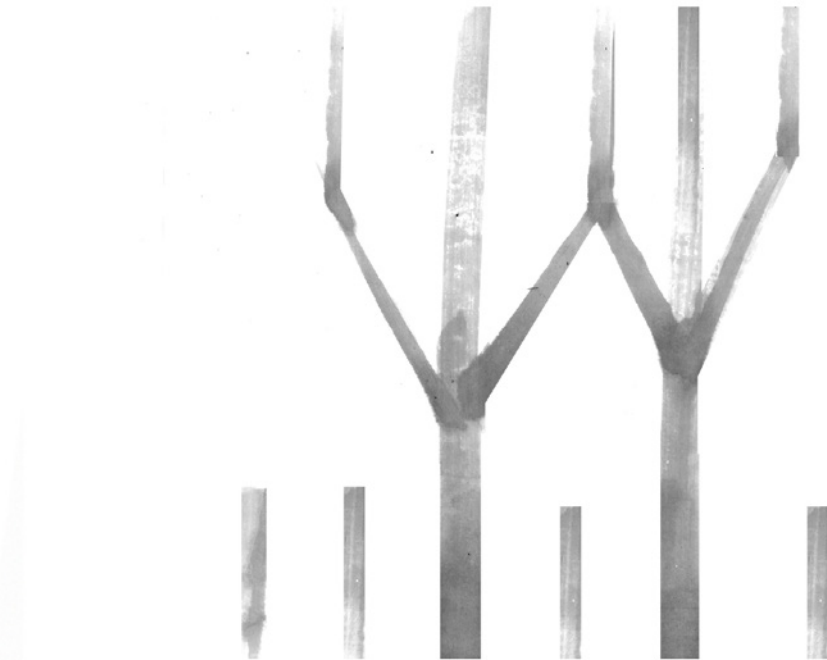
AMPLIFY & CELEBRATE
DESIGN PART I



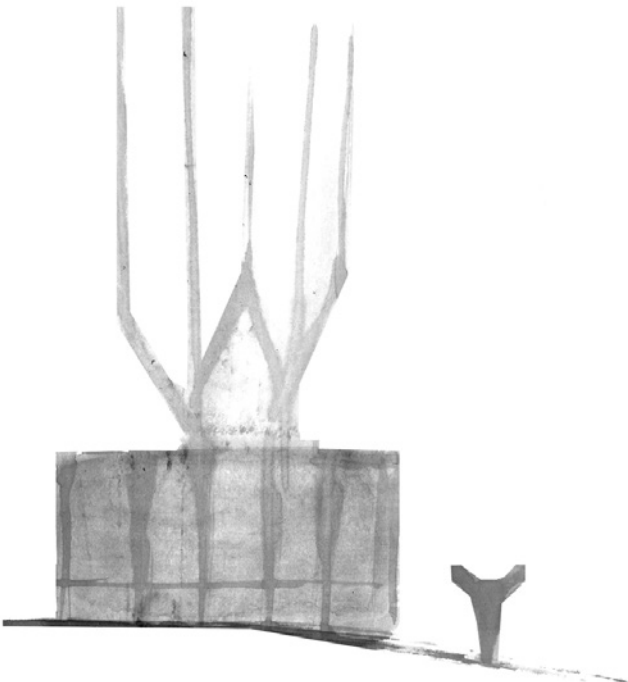
A: TREE



B: TREE BRANCH



C: BUILDING ELEMENTS

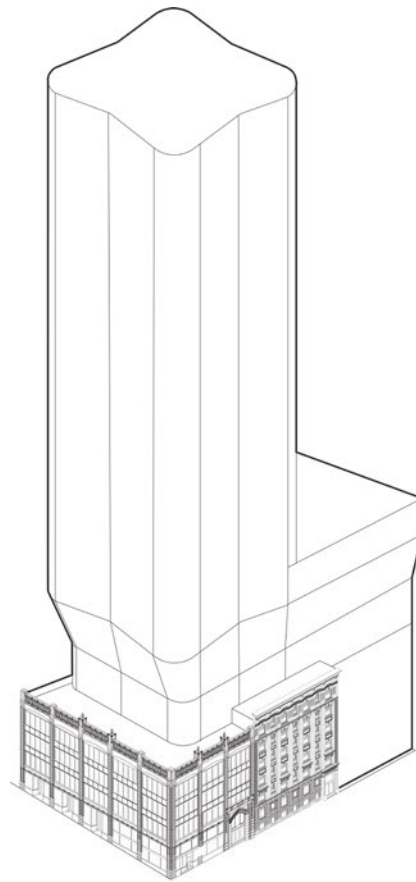


D: BUILDING STRUCTURE

AMPLIFY & CELEBRATE PROJECT TIMELINE

ARC 6 2020-12-11

CONCEPT:
NEW FORMALISM



OPTION 10

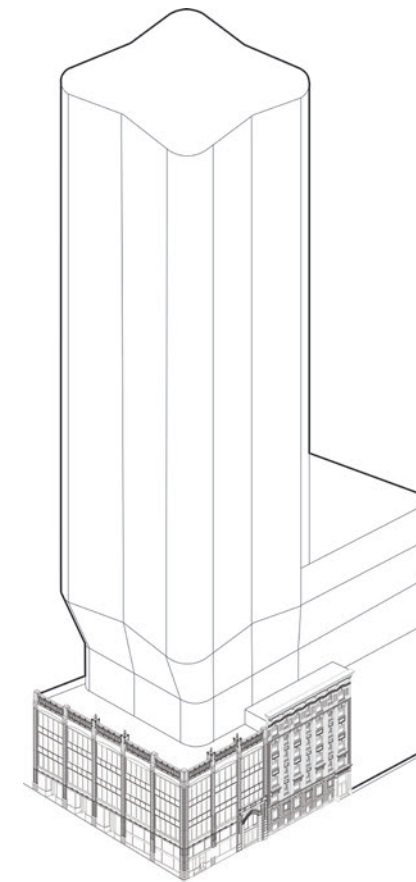
FEEDBACK

- APPRECIATED THE PROPOSED REHABILITATION OF THE LANDMARKS. NEW FORMALISM CONCEPT WAS WELL RECEIVED.
- APPROVED THE INTEGRATION OF BOTH LANDMARKS INTO THE DESIGN, INCLUDING UNDERGROUND PARKING BELOW GRIFFIN.
- APPRECIATED THE FUNCTION OF GRIFFIN AND SHERIDAN REMAINING AS OFFICE AND RESIDENTIAL RESPECTIVELY.
- SUGGESTED STUDYING AN OPTION WITHOUT THE TAPER.
- REQUESTED IMAGERY WITHOUT CLOUDS AND SUN OBSCURING THE DESIGN.

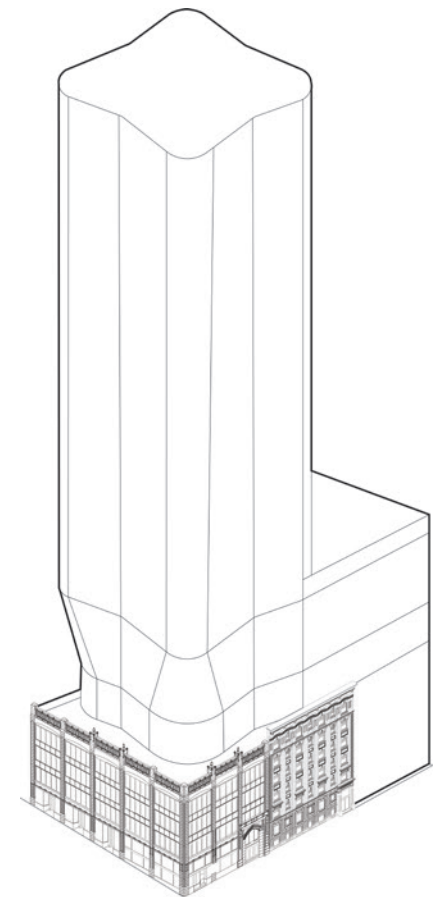
LPB 2021-02-17

CONCEPT 1:
NEW FORMALISM

CONCEPT 2:
NEW FORMALISM WITHOUT TAPER



OPTION 10



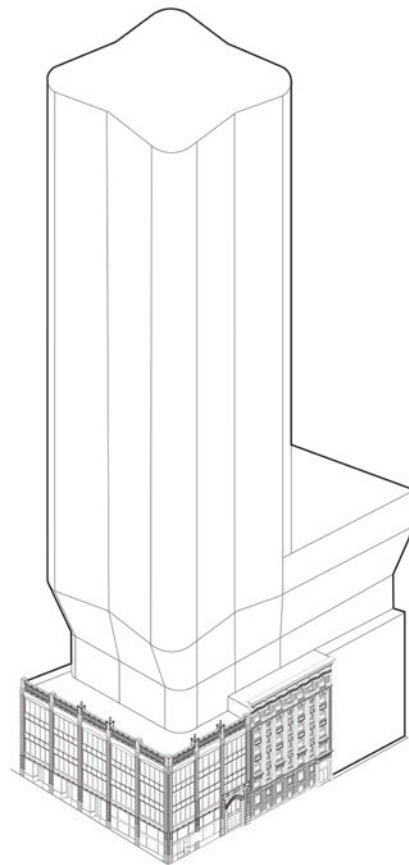
OPTION 11

- APPRECIATED THE OPTION 10.
- APPRECIATED THE STREET LEVEL VIEW DESIGN AND "TREE" IDEA.
- SUPPORTED WITH THE ORIGINAL COLUMNS RE-CREATED
- REQUESTED MORE STUDY ON THE INTERIOR LAYOUT TO BETTER REFLECT THE ORIGINAL VOLUMES OF THE STRUCTURES.

AMPLIFY & CELEBRATE PROJECT TIMELINE

EDG 2 2021-09-13

CONCEPT:
NEW FORMALISM



OPTION 10-A

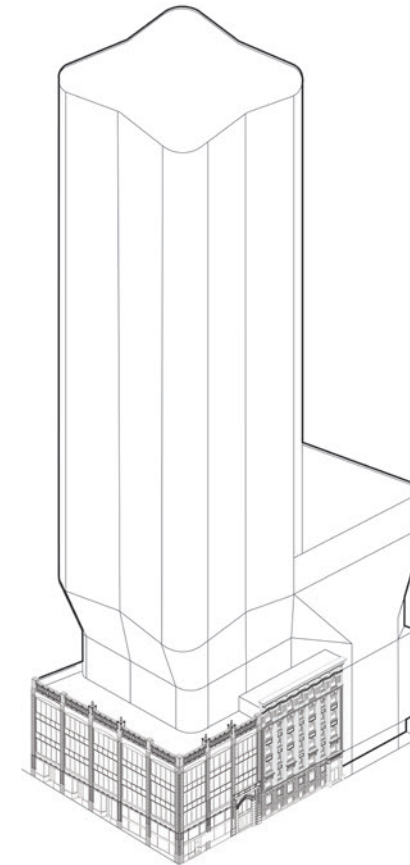
FEEDBACK

- APPRECIATED THE NEW FORMALISM DESIGN CONCEPT.
- REQUESTED FURTHER STUDY ON TOWER-PODIUM TRANSITION.
- REQUESTED FURTHER STUDY ON PODIUM TO SIMPLIFY THE FACADE EXPRESSION.
- REQUESTED FURTHER STUDY ON TOWER TERMINUS TO EXPRESS MORE OF NEW FORMALISM CONCEPT.
- REQUESTED 2 MORE OPTIONS OF TOWER SEPARATIONS: 70' AND 75'.

RESPECT | **AMPLIFY** | REVITALIZE

EDG 3 2022-01-04

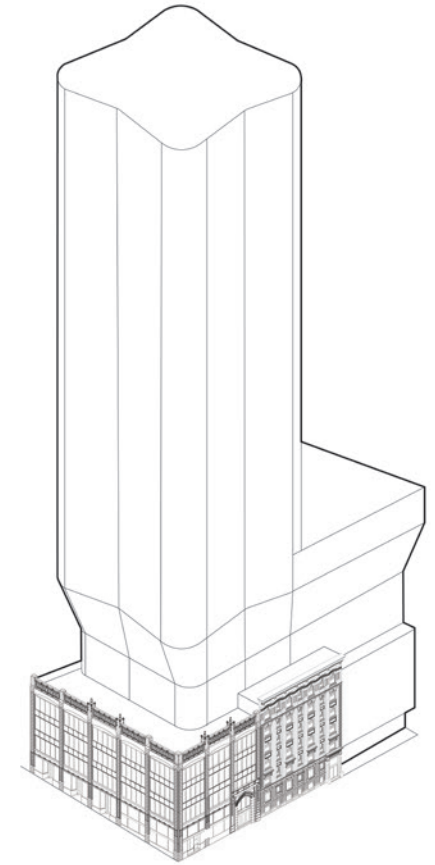
CONCEPT 1



OPTION 10-B

CONCEPT 2

PREFERRED



OPTION 10-C

FEEDBACK

- SUPPORTED THE 60' TOWER SEPARATION.
- SUPPORTED BRINGING THE TOWER LANGUAGE TO NORTH PODIUM
- SUGGESTED TO INCORPORATE A GASKET BETWEEN THE PODIUM AND TOWER.
- AND/OR SETTING BACK THE PODIUM TO ALLOW THE CORNERS TO BE BETTER EXPRESSED.
- SUPPORTED THE DIRECTION OF TOWER TERMINUS DESIGN.

ARC #7 2022-04

- ✓ OPTION 10 TAPERED MASSING DIRECTION
- ✓ NEW FORMALISM BRANCHING CONCEPT
- ✓ RECONSTRUCTION OF THE 1ST BAY OF OCTAGONAL GRIFFIN
- ✓ COLUMNS IN THEIR ORIGINAL LOCATION
- ✓ REQUESTED THAT THE DESIGN REFLECT THE ORIGINAL VOLUMES
OF THE HISTORIC STRUCTURES
- ➔ WINDOW STUDY
- ➔ LIGHTING CONCEPTS

LPB #3 2022-08-03

- WINDOW STUDY
- LIGHTING CONCEPTS

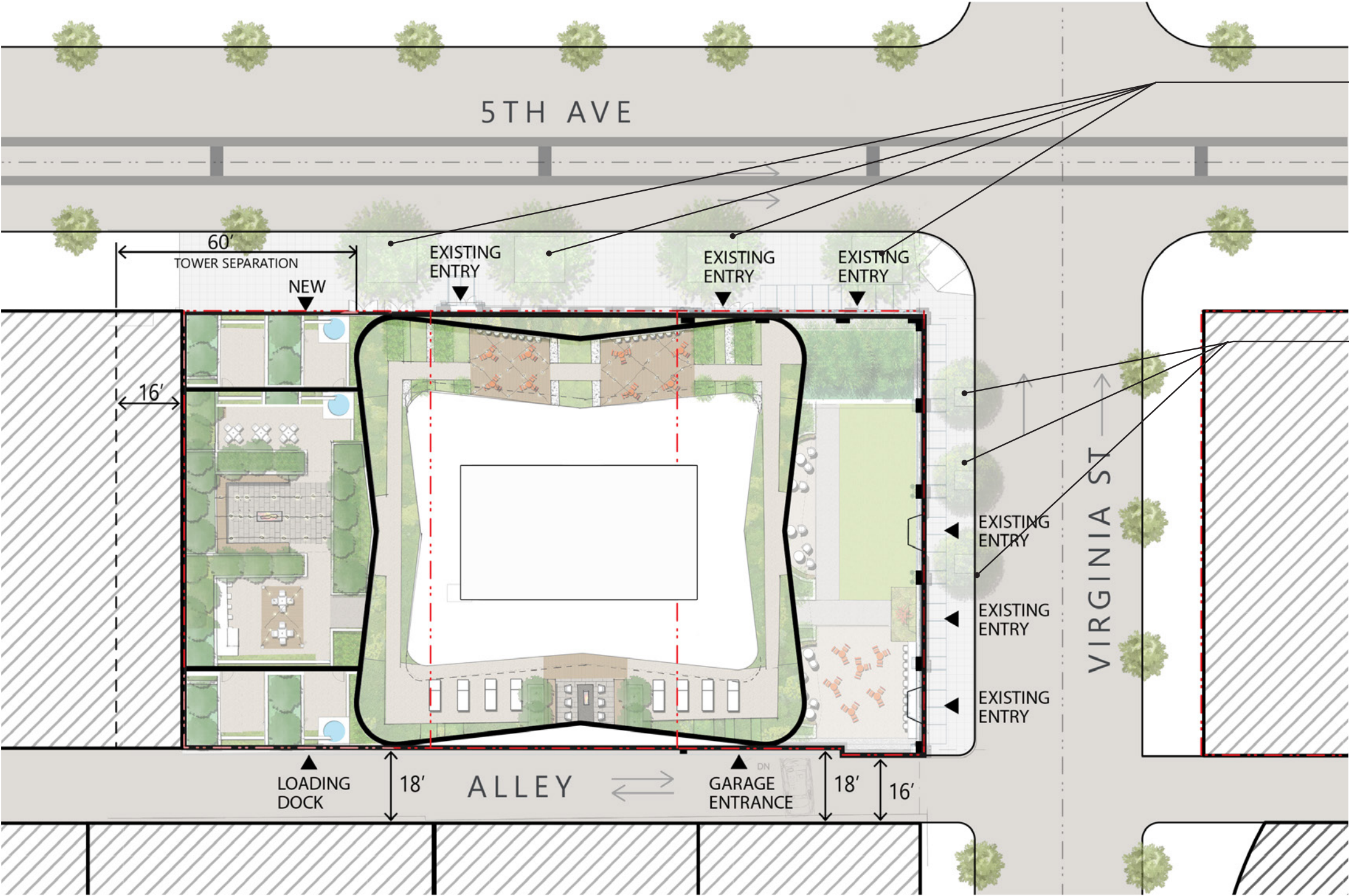
DRB 2021-09-13 / 2022-01-04

- ✓ THE NEW FORMALISM DESIGN CONCEPT
- ✓ TOWER LOCATION
- ✓ RELATING THE NORTH PODIUM FACADE LANGUAGE TO THE
TOWER RATHER THAN THE LANDMARKS
- ➔ REQUESTED DISTINGUISH BETWEEN THE PODIUM MASSING
AND THE TOWER MASSING BY EXPOSING ALL FOUR CORNERS
- ✓ THE TOWER'S ARCHITECTURAL EXPRESSION

CURRENT DESIGN

AMPLIFY & CELEBRATE
LANDSCAPE

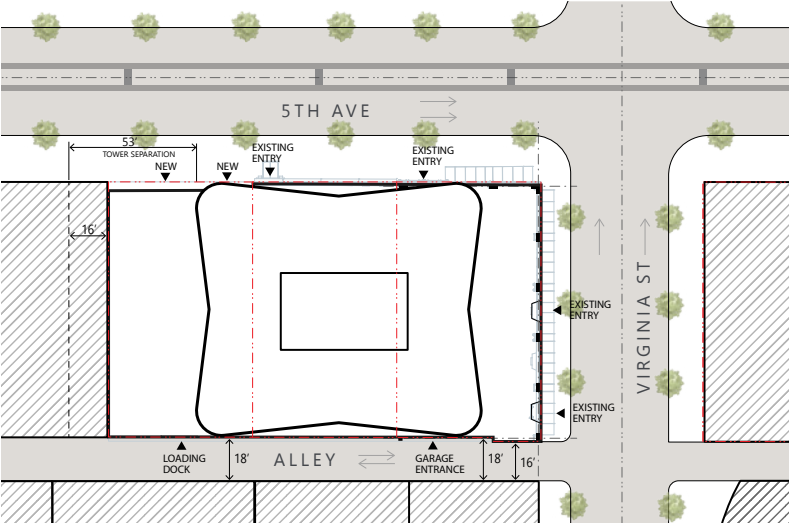
CURRENT SITE PLAN



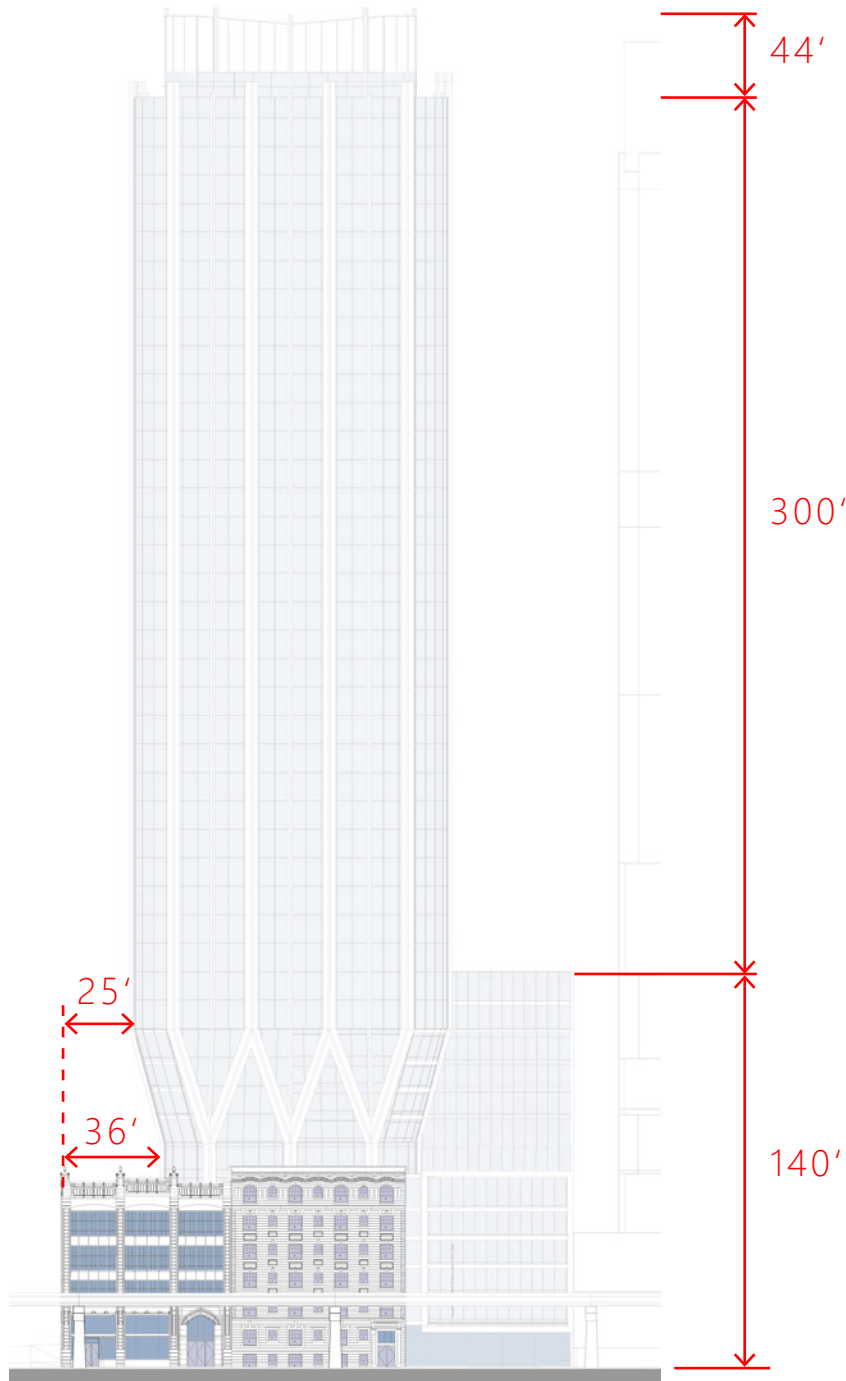
Existing Street Trees

Added Street Trees

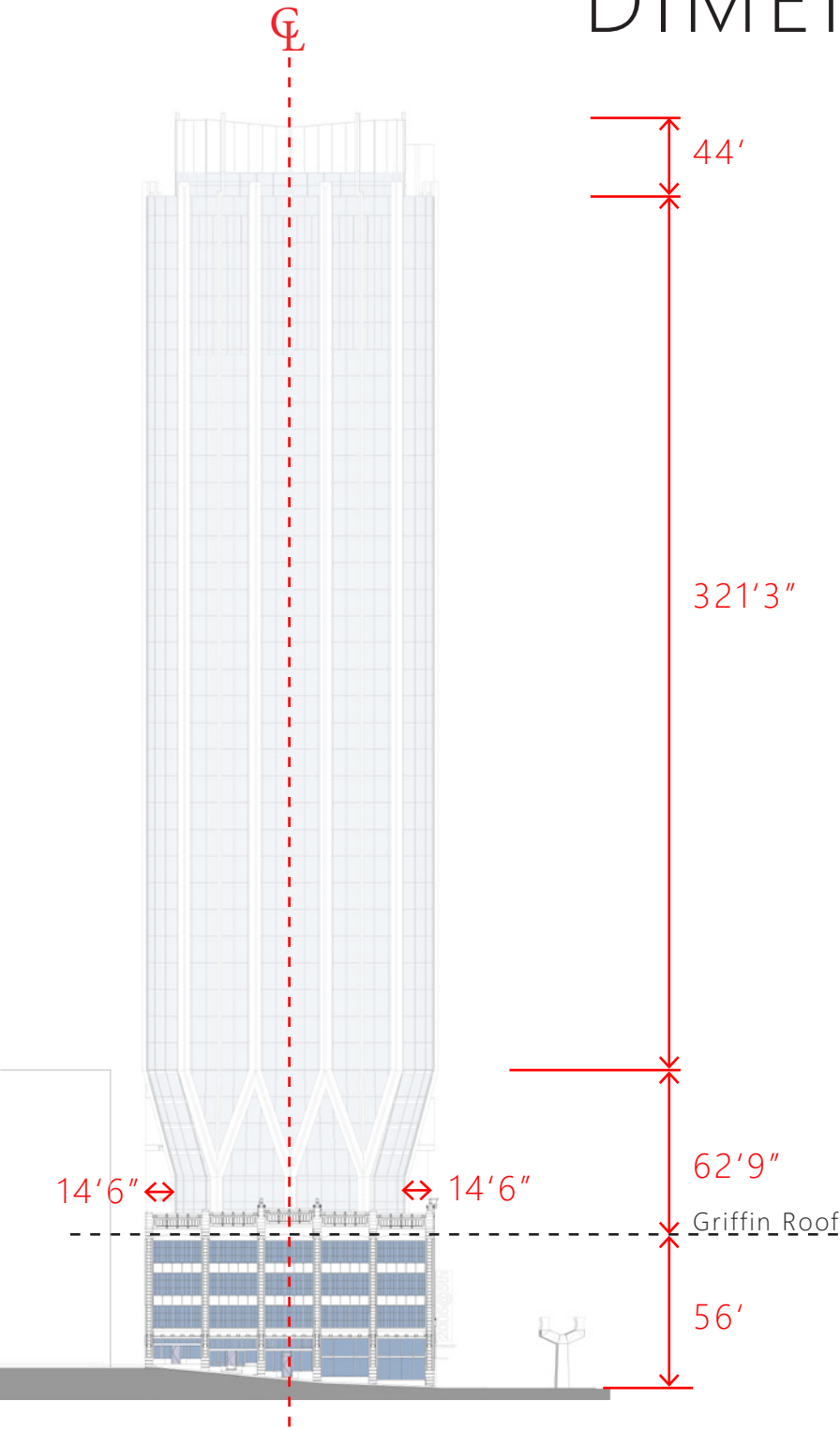
PREVIOUS SITE PLAN



AMPLIFY & CELEBRATE
DIMENSIONS

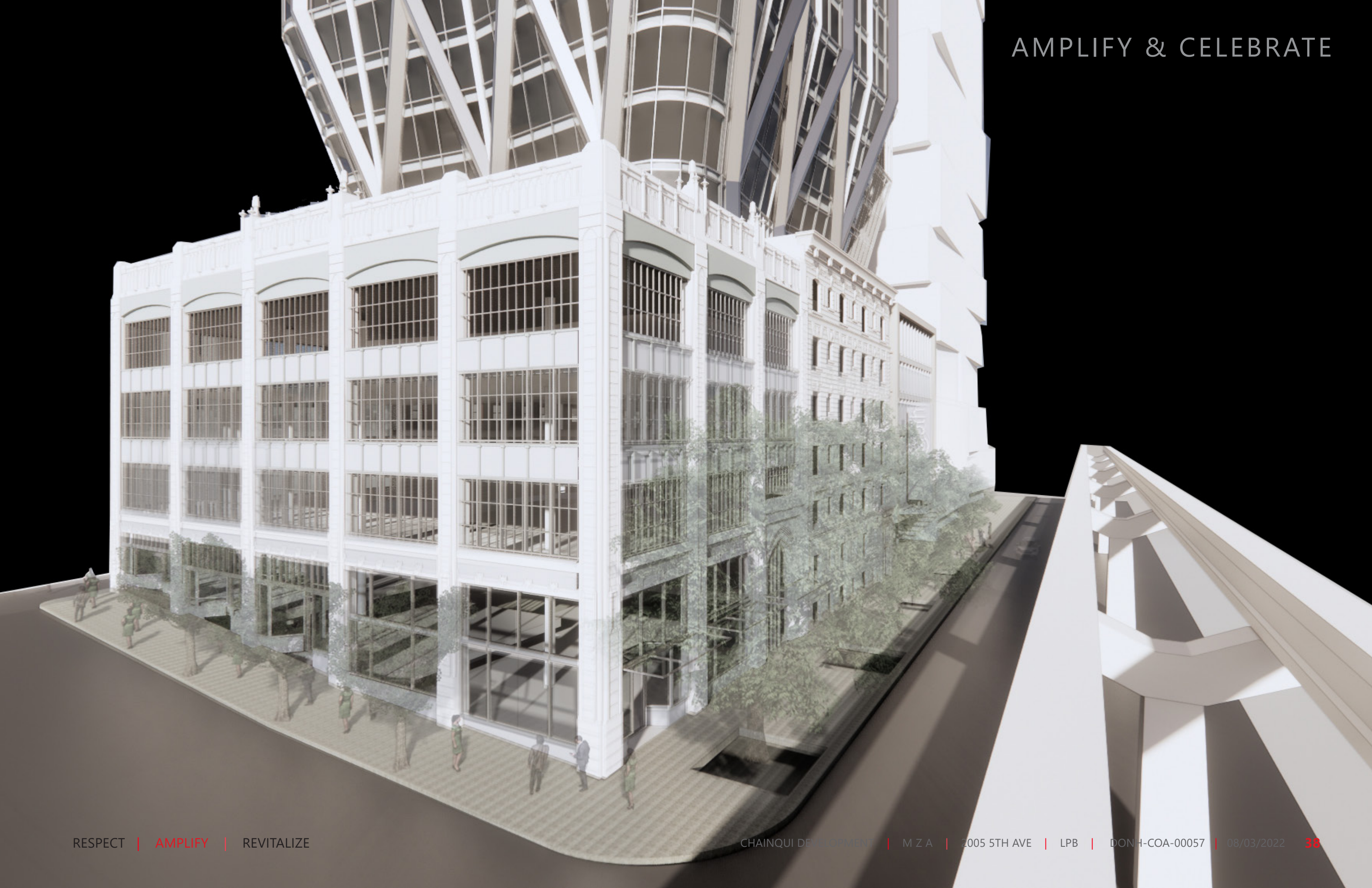


East Elevation



South Elevation



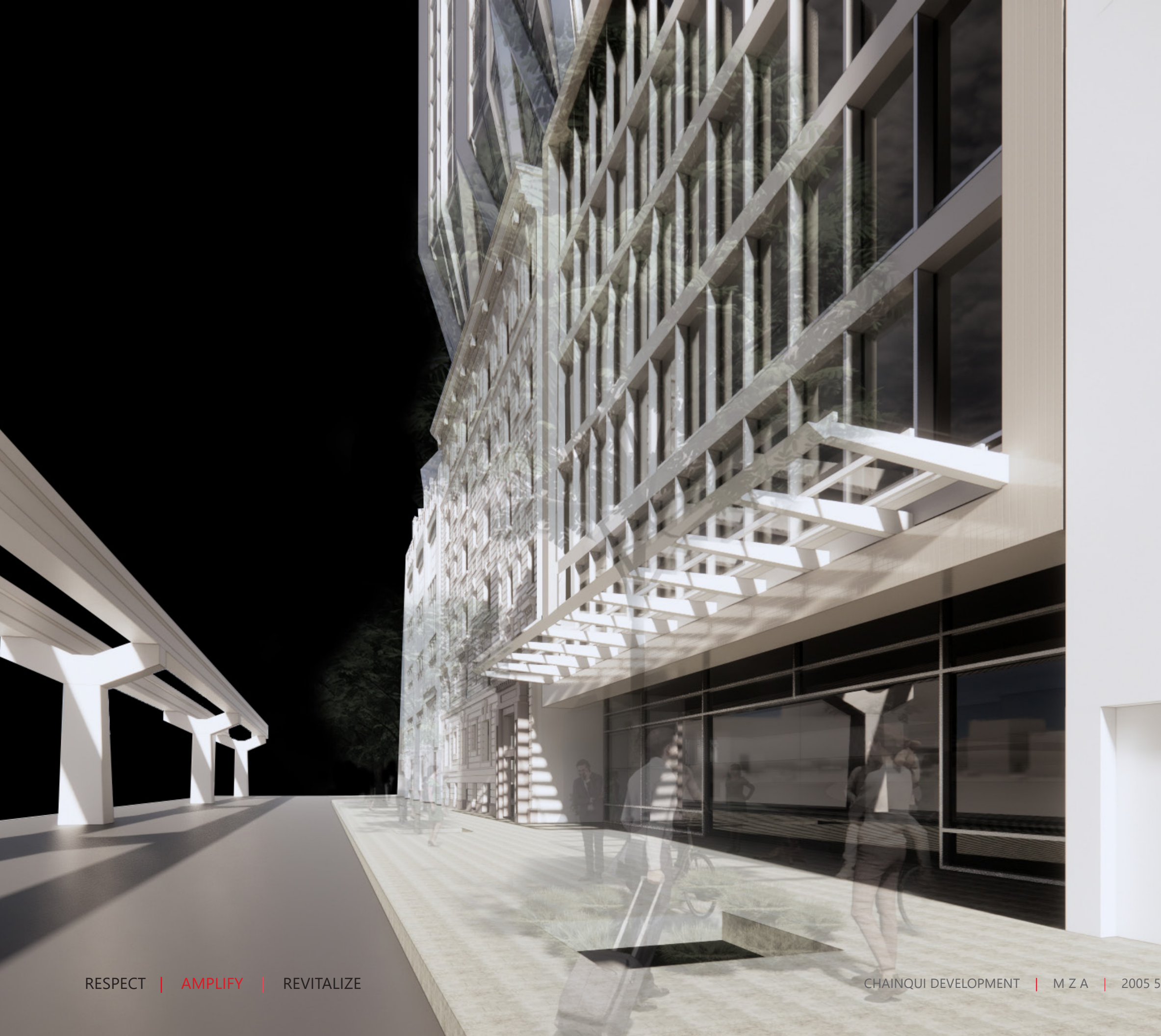




2005@5th | Parking

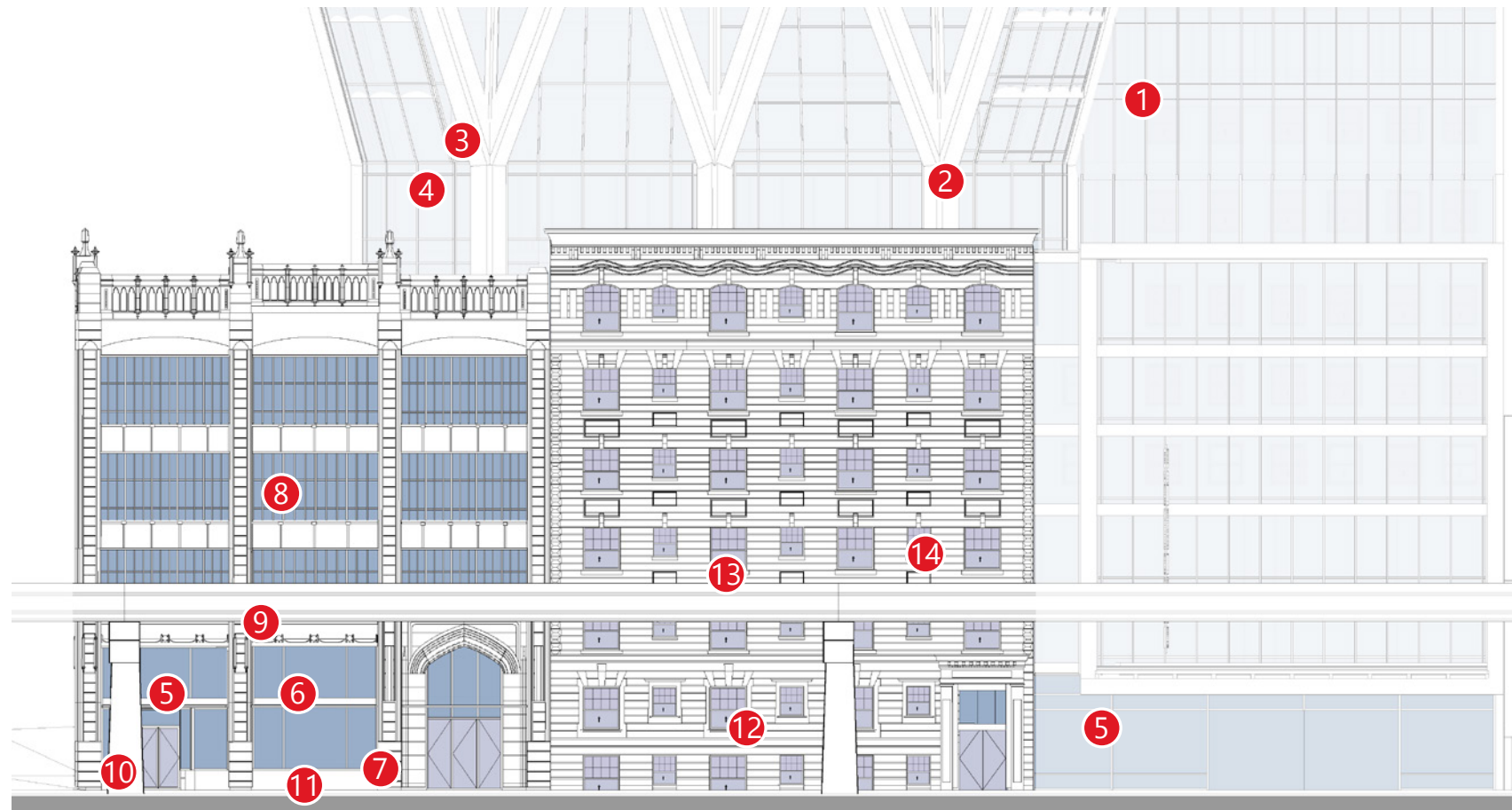
HOTEL ANDRA



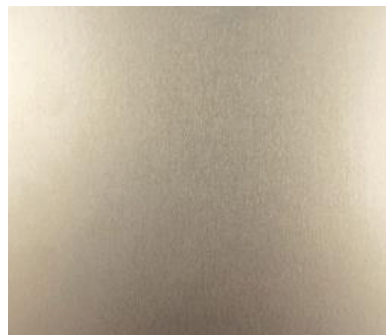


AMPLIFY & CELEBRATE

AMPLIFY & CELEBRATE MATERIAL BOARD



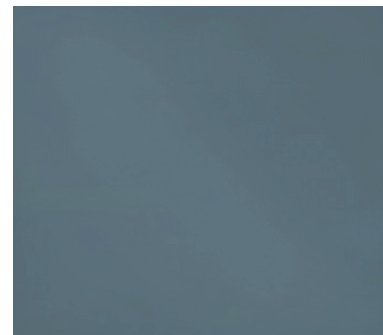
1 TOWER GLASS



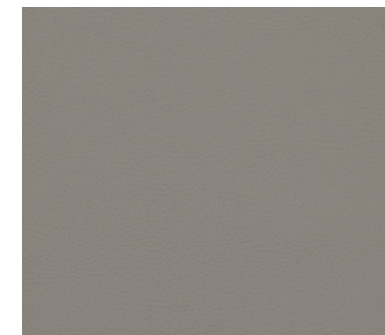
2 EXPOSED COLUMNS



3 ACCENT METAL



4 SPANDREL GLASS



9 HORIZONTAL ACCENT



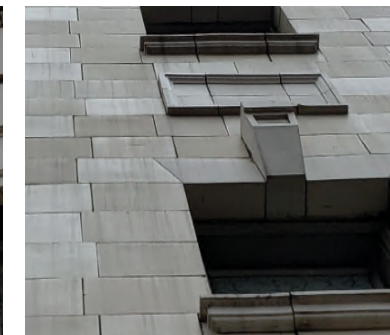
10 CHARCOAL STOREFRONT



11 BLACK TILE



12 EXISTING TERRACOTTA



13 EXISTING TERRACOTTA



14 ALUMINUM-CLAD WOOD WINDOW



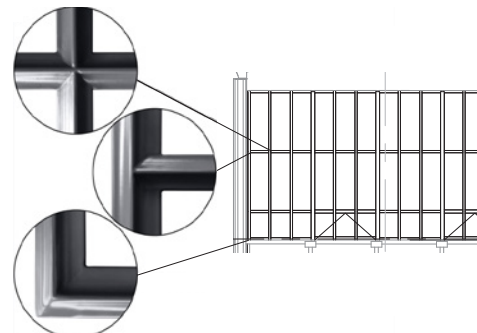
5 STRUCTURAL SILICONE
MULLION
RESPECT | AMPLIFY | REVITALIZE



6 BAND & CANOPY FINISH



7 EXISTING TERRACOTTA



8 HOPE LANDMARKS WINDOW

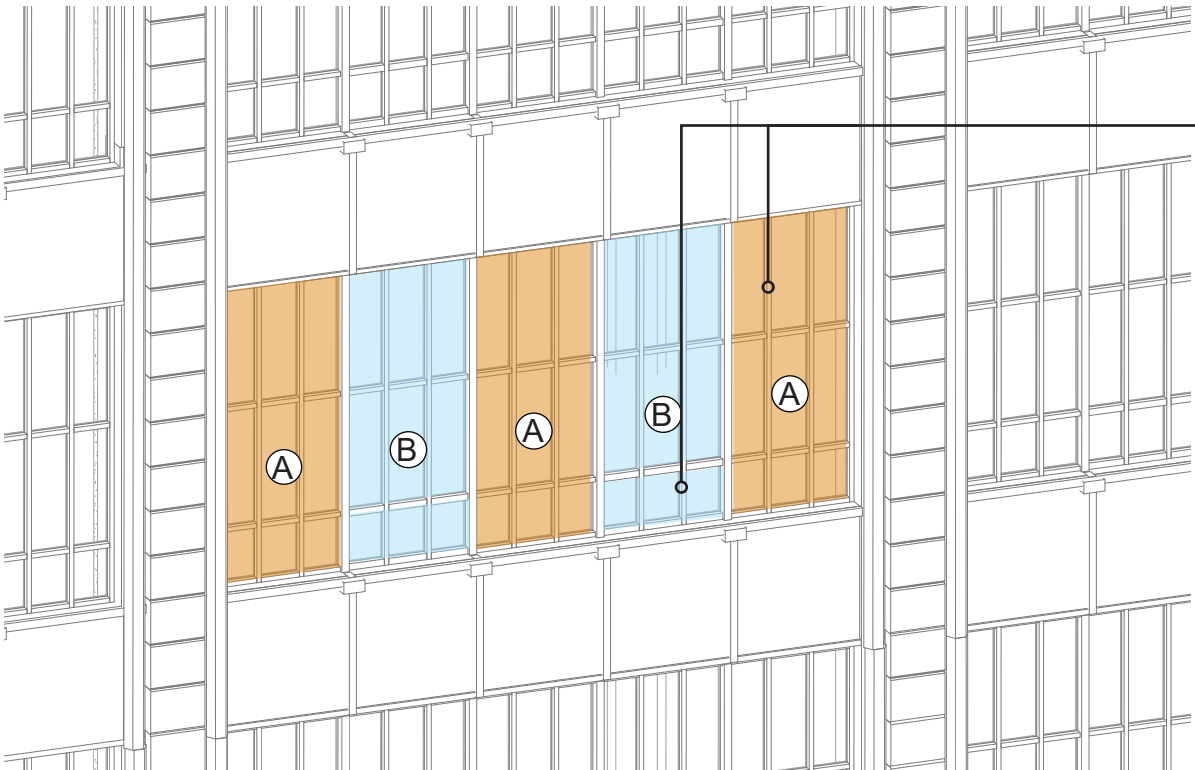


15 DIMENSIONAL STONE

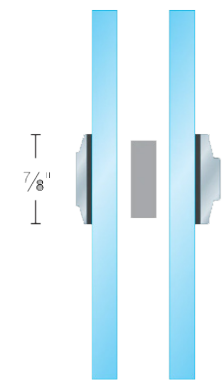


16 POLISHED STONE

AMPLIFY & CELEBRATE
WINDOW STUDY
GRIFFIN

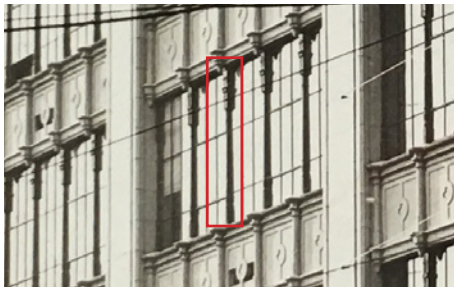
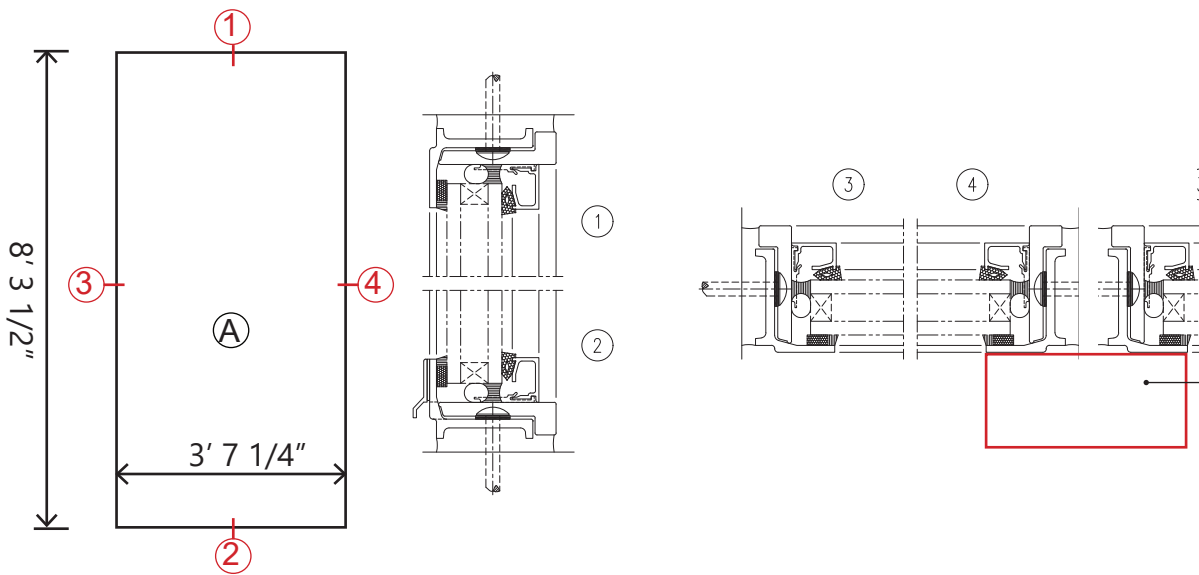


DIVIDERS



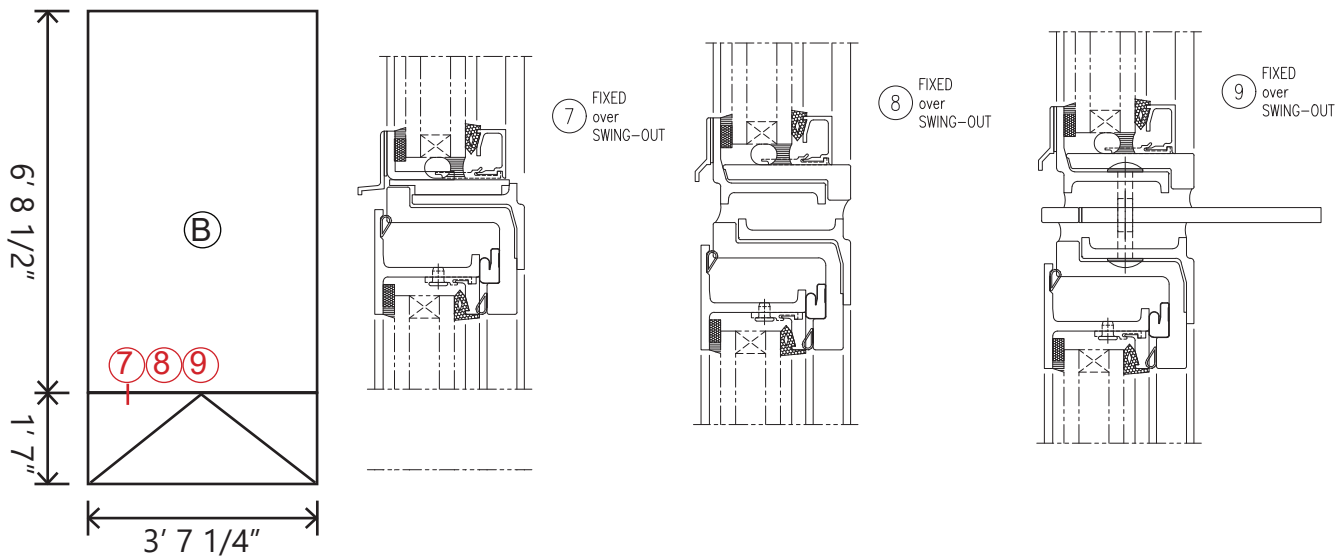
THERMAL SIMULATED
DIVIDED LITE

A. FIXED WINDOW



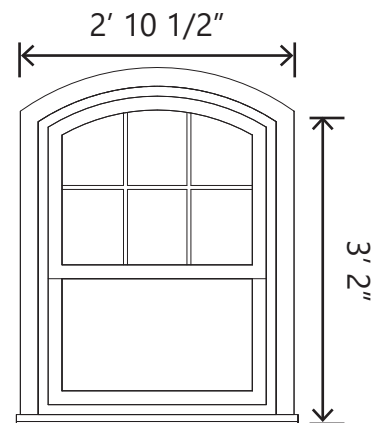
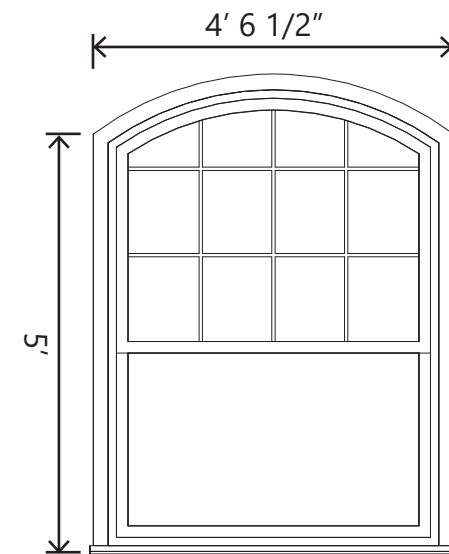
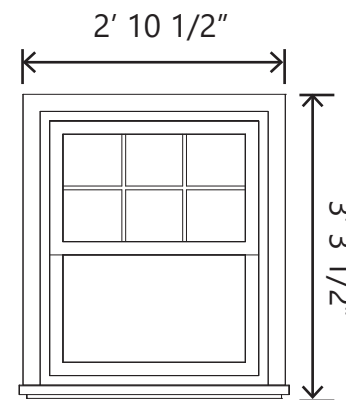
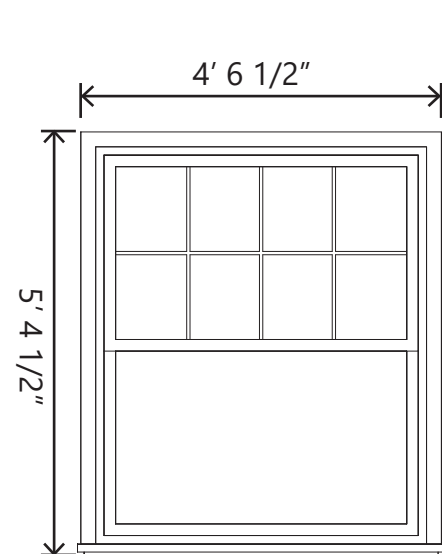
* Original applied window
ornamentation to be addressed
in a fashion pursuant to
National Park Services U.S.
Department of the Interior
preservation briefs 9 and 45.

B. FIXED OVER SWING OUT



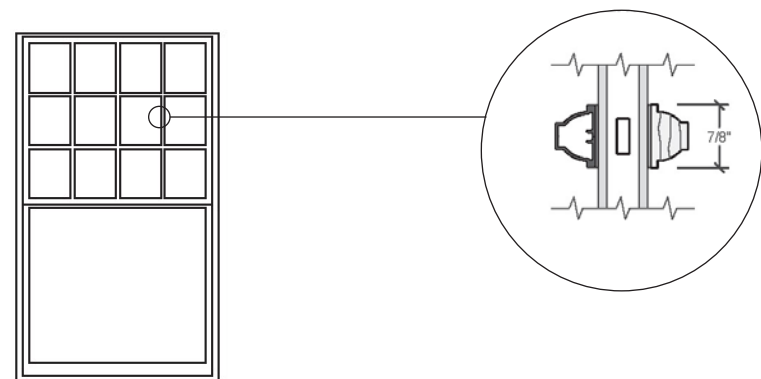
AMPLIFY & CELEBRATE WINDOW STUDY

SHERIDAN

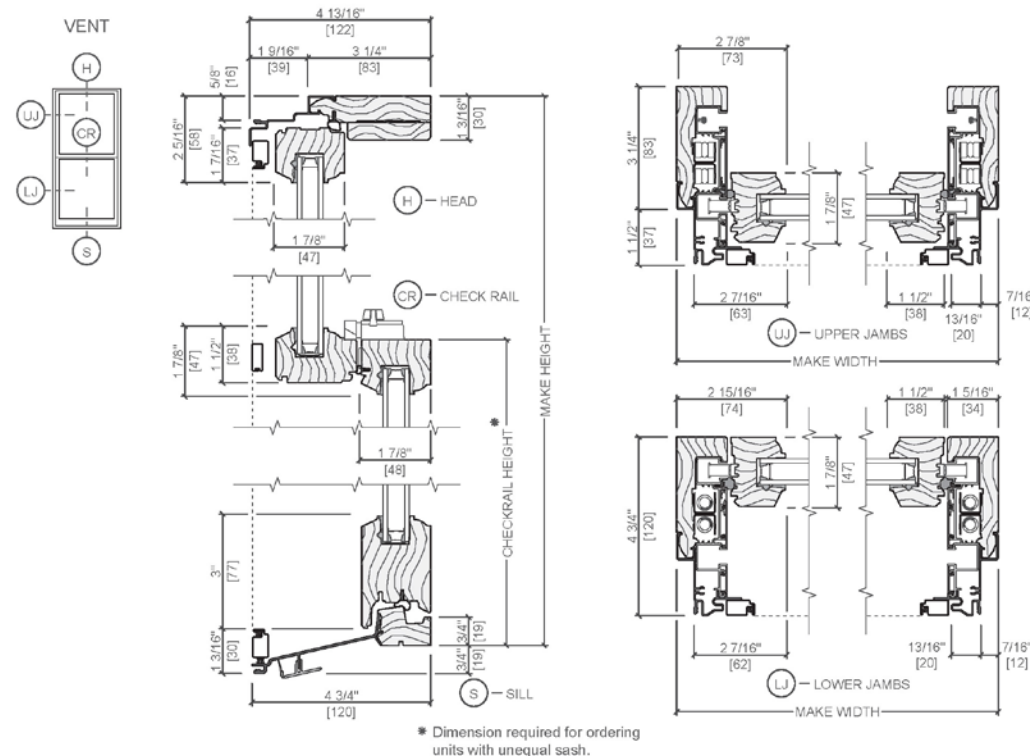


A&B. RECTANGLE SHAPE

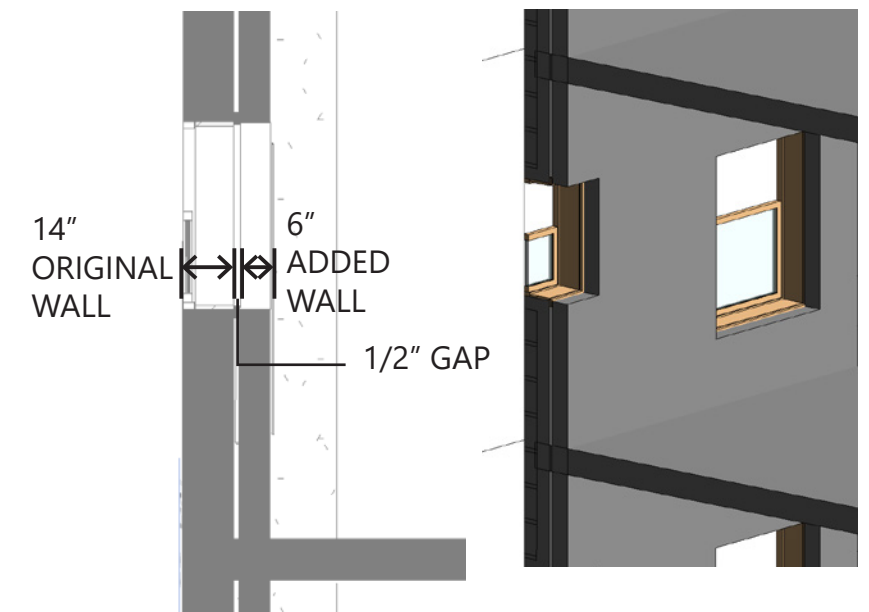
C&D. ARCH HEAD



TRADITIONAL GRILLES PATTERN



WOOD SASH UNIT SECTIONS



WALL SECTIONS

AMPLIFY & CELEBRATE
LIGHTING



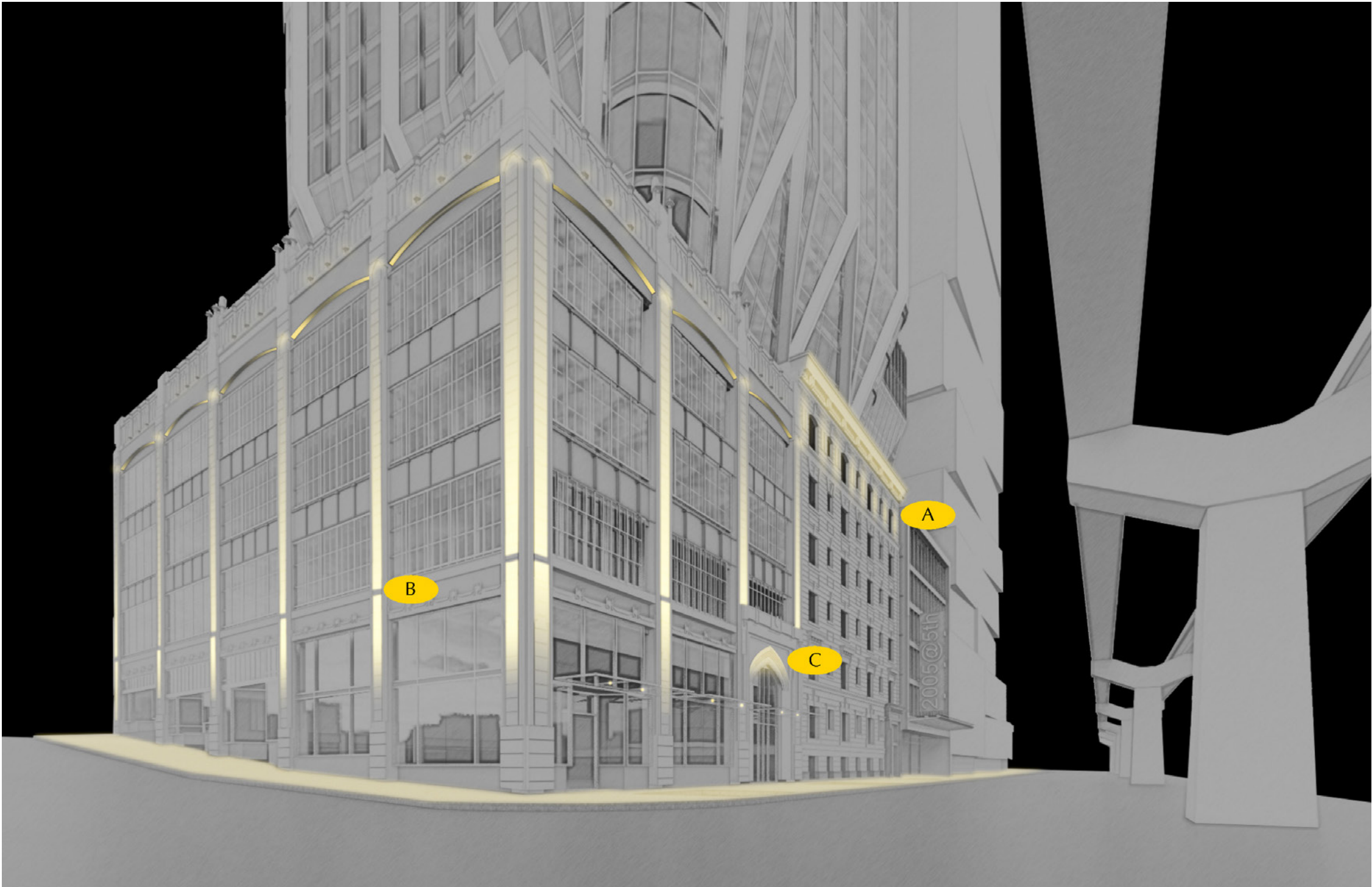
Uplights in between windows to illuminate cornice



Up-down lights to illuminate terracotta pillars and side walk

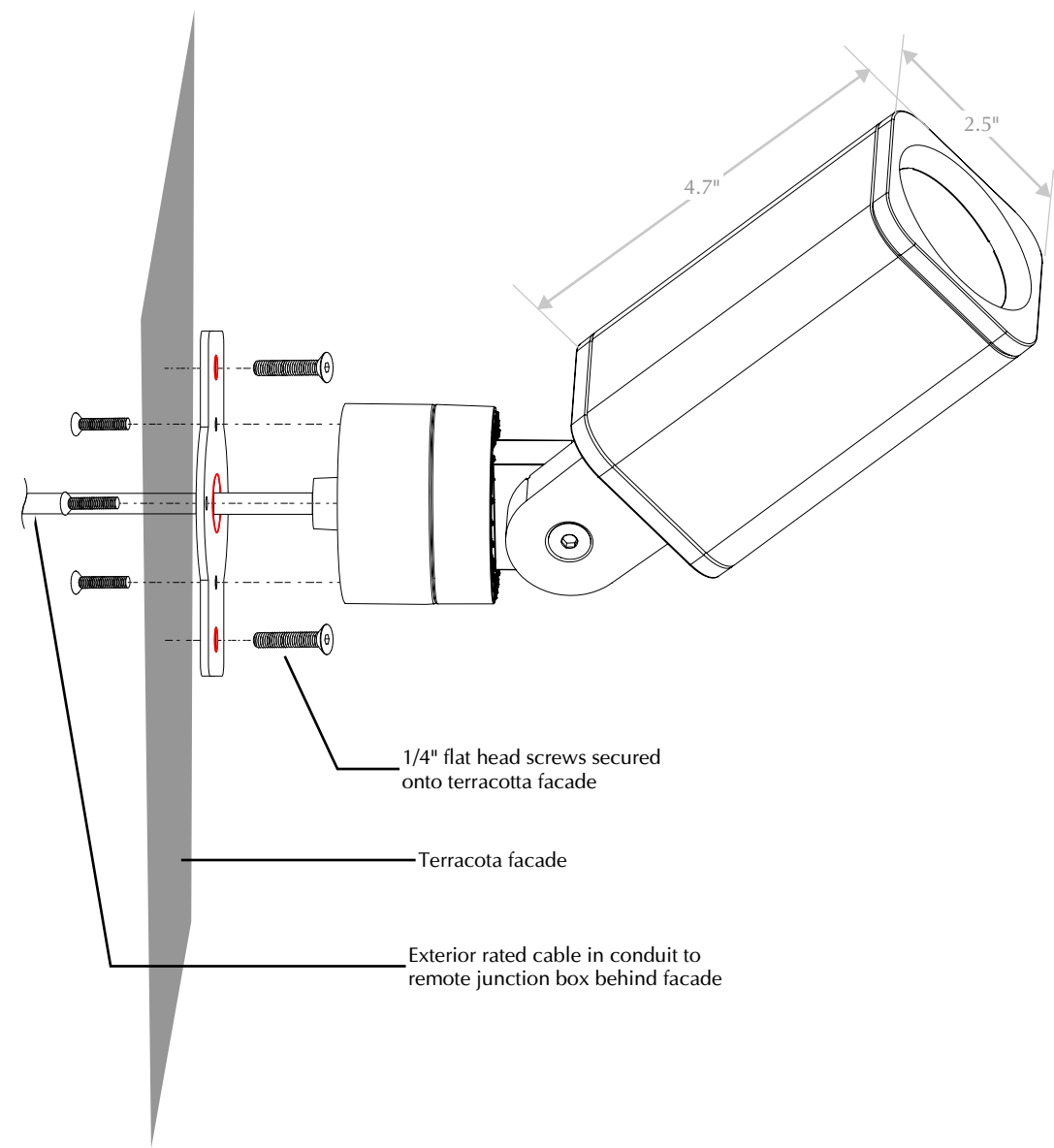


Canopy mounted linear uplight to highlight arch

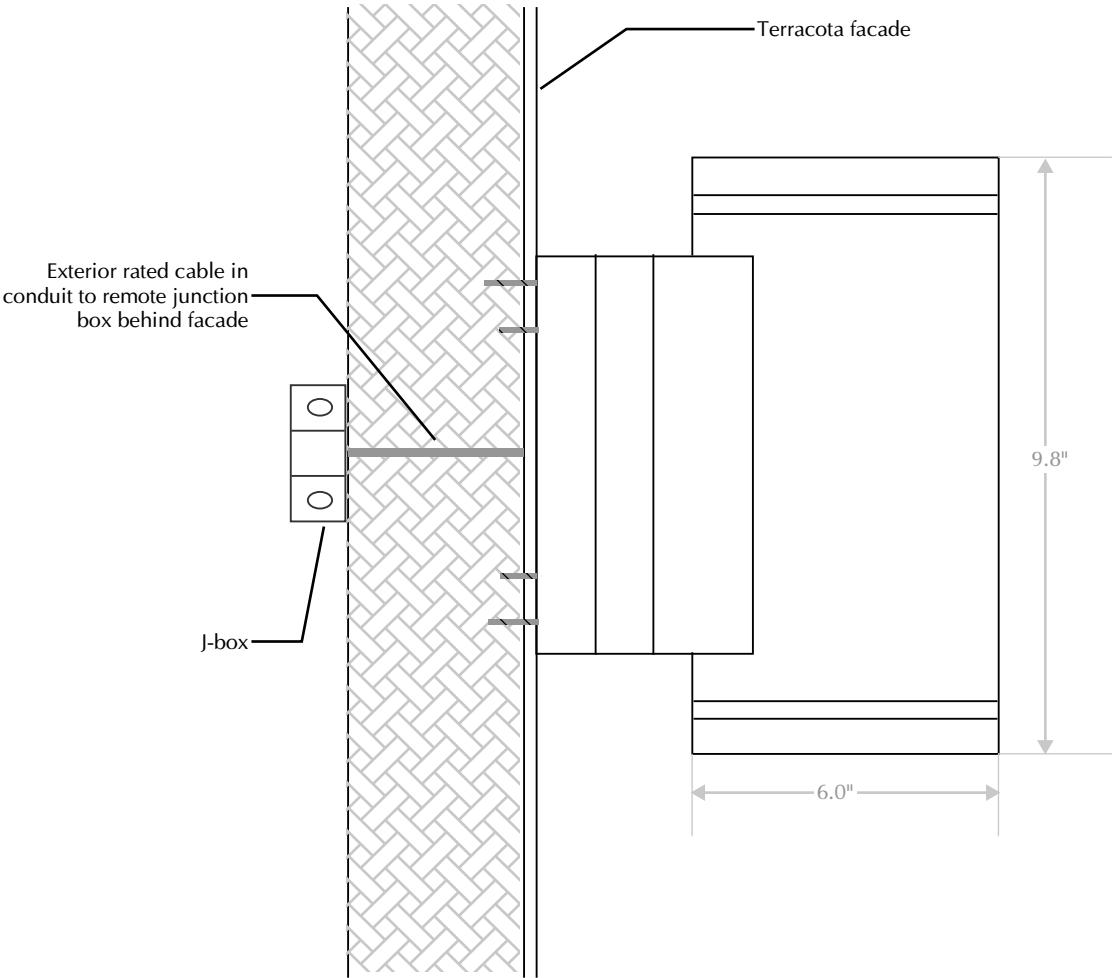


Lighting Fixture Mounting Detail: Landmark Building

LJ1 at Location A



LW4 at Location B



AMPLIFY & CELEBRATE LIGHTING



ECOSENSE™

RISE™

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR

F80 SINGLE ROUND

DATE	PROJECT	FIRM	TYPE
<p>BISE IS A SYSTEM OF POWERFULLY DESIGNED OUTDOOR RATED LUMINAIRE THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY.</p> <p>BISE F80 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FEATURE, DELIVERING UP TO 1700 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE, AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO® LOCK FEATURE ALLOWS FOR UP TO 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.</p> <p>FEATURES:</p> <ul style="list-style-type: none"> • POWERFUL, C50® • EXTREMELY COMPACT • POWERFUL OUTPUT UP TO 1700 LUMENS • MACRO® LOCK - 180° TILT AND 360° PAN • 20 UNIQUE BEAM ANGLES • MULTI-VOLT (120 V-277 V) • 8 CCTs: 2200K THROUGH 6500K • 60° AND 90° CRI • DIMMABLE TO SEN • IP66 RATED 			

FIXTURE MODEL	FIXTURE CONFIG.	POWER/LUMEN OUTPUT*	CCT/COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F80S	1S - Single Round	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 60 - 6500K 80 - Blue GR - Green BL - Blue AM - Amber	8 - 80 9 - 90° X - For 2D GR, BL, AM *90 degree available 2200-2500K, 3000K and 3500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (13°x60°) E2 - Elliptical 2 (30°x75°) E3 - Elliptical 3 (60°x75°) E4 - Elliptical 4 (60°x120°)	K - Black Z - Bronze L - Silver W - White C - Custom* *Finish available	X - No Accessory H - Hard Frost F - Full Frost W - Wet slip (X Not specified)	A - 18" Flying Leads - Internal Cable (C) Bottom Exit (Z) 18" - 1" UL/ICE Lead 18" - 1" External Cable Side Exit Surface Mount (L, UL listed) C* - 10" External Cable Bottom Exit Surface Mount - 1/2" NPT (UL Listed) D* - 10" External Cable Side Exit Surface Mount (C, UL listed) E* - 10" External Cable Bottom Exit Surface Mount - 1/2" NPT (CE, UL listed) *Wet slip is A if not specified

EXAMPLE: F80S1D10Z25-05-S-X-A

PERFORMANCE	WATTS		POWER		LUMEN OUTPUT		EFFICACY		CECP	
			5"	40"	5"	40"	5"	40"	5"	40"
4	Low Output		309	429	76	107	2,591	705		
7.5	Medium Output		531	761	71	98	27,624	1,281		
11.5	High Output		744	1,200	65	99	53,048	1,674		

ALL LUMEN DATA FROM 4000K-9000K FIXTURES, PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA						
COLOR RENDERING INDEX		80+ (90+ 3-STEP MACAMAD ELLIPSE)				
COLOR CONSISTENCY						
LUMEN DEPRECIATION		WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	≥40,500** ≥305,000**	≥60,500** ≥305,000**	≥40,500** ≥305,000**	≥60,500** ≥305,000**	≥40,500** ≥305,000**	≥60,500** ≥305,000**
MEDIUM	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**
HIGH	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**	≥60,500** ≥360,000**

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH THE ILM-90 TESTING PROCEDURES AND IES TM-21 CALCULATIONS.

** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

	<p>ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012</p>	<p>P • 310.496.6255 F • 310.496.6216 T • 555.632.6736 855.6.ECOSEN</p>	<p>DISCREETION TO ORDER WITHOUT NOTICE. ECONOMY PRICES MAY BE IN EFFECT FOR LIMITED QUANTITIES. FOR ALL INQUIRIES VISIT WWW.ECOSENSELIGHTING.COM OR CONTACT US AT 855.6.ECOSEN. ECONOMY PRICES MAY BE IN EFFECT FOR LIMITED QUANTITIES. FOR ALL INQUIRIES VISIT WWW.ECOSENSELIGHTING.COM OR CONTACT US AT 855.6.ECOSEN. ECONOMY PRICES MAY BE IN EFFECT FOR LIMITED QUANTITIES. FOR ALL INQUIRIES VISIT WWW.ECOSENSELIGHTING.COM OR CONTACT US AT 855.6.ECOSEN.</p>	<p>1/4</p>
---	--	--	---	------------

June 21, 2022 Page 1 of 4

Project: **5th & Virginia Tower** Luminaire Type:
 Seattle, WA

Fixture at Location A- LJ1

OCULUS LIGHT STUDIO LOS ANGELES | 5855 Green Valley Circle Ste 306 Culver City, CA 90230 USA +1 310 715 8333
SEATTLE | 107 Spring Street Seattle WA 98104 USA +1 206 876 8555
www.oculuslightstudio.com

ECOSENSE™

RISE

OVERVIEW • SPECIFICATIONS • ORDERING		INTERIOR • EXTERIOR F80 SINGLE ROUND	
DATE	PROJECT	FIRM	TYPE
ELECTRICAL	WATTAGE	LOW OUTPUT = 4W; MEDIUM OUTPUT = 4.5W; HIGH OUTPUT = 1.5W	
	POWER FACTOR	>0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO)	
	THD	<0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO)	
	OPERATING VOLTAGE	MULTI-VOLT: 120-277 VAC, 50/60 HZ	
	DRIVER	INTEGRAL TO FIXTURE; 35% RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS	
	STARTUP TEMPERATURE	-40 °F to 122 °F (-40 °C to 50 °C)	
	OPERATING TEMPERATURE	-40 °F to 122 °F (-40 °C to 50 °C)	
	STORAGE TEMPERATURE	-40 °F to 126 °F (-40 °C to 50 °C)	
	SURGE PROTECTION	SURGE PROTECTION DEVICE WITH A MINIMUM DISCHARGE CURRENT RATING OF 20KA, THAT MEET UL1448, CSA C22.2 No. 26.1, AND IEC 61626-06, SHOULD BE INSTALLED ON EACH BRANCH CIRCUIT	
CONTROL	DIMMING	120-277 VAC, ELY TYPE, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS	W 3.5" x H 2.6" x L 2.49" / (90 mm x 66.1 mm x 63.25 mm)	
	HOUSING/LENS	EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS	
	WEIGHT	2.0 LBS. (0.9 KG)	
	ENVIRONMENT	OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS IC ANE1 C106.3 VIBRATION STANDARD FOR BRIDGE APPLICATIONS	
	MOUNTING OPTIONS	A - FLYING LEADS - INTERNAL CABLE ICE BOTTOM ECT; 1/2" NPT • UL7 CEATED B - EXTERNAL CABLE SIDE ECT; SURFACE MOUNT • UL LISTED SURFACE MOUNT PLATE INCLUDED C - EXTERNAL CABLE BOTTOM ECT; 1/2" NPT • UL LISTED SURFACE MOUNT PLATE INCLUDED D - EXTERNAL CABLE SIDE ECT; SURFACE MOUNT • CE LISTED SURFACE MOUNT PLATE INCLUDED E - EXTERNAL CABLE BOTTOM ECT; SURFACE MOUNT • CE LISTED SURFACE MOUNT PLATE INCLUDED	
WIRING		LENGTH OF FLYING LEADS BY REQUEST LENGTH OF EXTERNAL CABLE 9' (2.03 m)	
TOOLS		2.5 mm HEX KEY AND PHILLIPS #8 SCREWDRIVER FOR INTERCHANGEABLE LENS • SNOOT 4 mm HEX KEY FOR AIMING 5 mm HEX KEY FOR MAINTAIN ARM	
WIND LOAD (EPA)		EFFECTIVE PROJECTED AREA 0.54 m²	
CORROSION RESISTANT		BEE HAS A HIGH-PERFORMING CORROSION-RESISTANT FINISH THAT USES HIGH-DURABILITY TIGRUXOYL® POLYCARBONATE, TIGRUXOYL® COATINGS OPTICALLY DESIGNED FOR NATURAL LIGHT AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MEET MARINE GRADE CORROSION RESISTANCE STANDARD IN US98A.111 MFT SALT FOG TEST FOR 200 HOURS.	

FIXTURE RATINGS & CERTIFICATIONS
 CE, UL CERTIFIED
 RoHS COMPLIANT, IK10
 


 IK10

LIMITED WARRANTY 5 YEARS

0-10V CONTROL OPTIONS

100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated LDCM-PL-120-277-010V-GR

OPTIONAL ACCESSORIES

Snouts	
Round Half Snout, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-RH-(K,Z,S,W,C)
Round Full Snout, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-RF-(K,Z,S,W,C)

Interchangeable Lens

If inner optic = 5',	
Desired angle	order the following spread lens
5 Degree	F80-LENS-05
10 Degree	F80-LENS-10
15 Degree	F80-LENS-15
20 Degree	F80-LENS-20
40 Degree	F80-LENS-40
60 Degree	F80-LENS-60
15x60 or 60x15 Degree	F80-LENS-E15

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

	<p>ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012</p>	<p>P • 310.496.6255 F • 310.496.6256 T • 855.632.6736 855.6.ECOSENSE</p>	<p>SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS THE STANDARD SPECIFICATION FOR THE PRODUCT. SPECIFICATIONS FOR LIST OF PRODUCTS WILL BE PROVIDED UPON REQUEST. © 2014 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE LIGHTING INC. IS THE REGISTERED TRADEMARK OF ECOSENSE LIGHTING INC. THE ECOSENSE LIGHTING INC. LOGO, TRADE NAME AND ECOSENSE ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC. *RATED "A++" CLASS "A++" CATEGORY "A++" CATEGORY "A++" CATEGORY "A++" THE QUALITY OF ECOSENSE LIGHTING INC.</p>	<p>2/4</p>
---	--	--	---	------------

June 21, 2022 Page 2 of 4

Project: **5th & Virginia Tower**
Seattle, WA Luminaire Type: **5th & Virginia Tower**

Fixture at Location A- LJ1

OCULUS LIGHT STUDIO LOS ANGELES | 5855 Green Valley Circle Ste 306 Culver City, CA 90230 USA +1 310 715 8333
SEATTLE | 107 Spring Street Seattle WA 98104 USA +1 206 876 8555
www.oculuslightstudio.com

ECOSENSE™

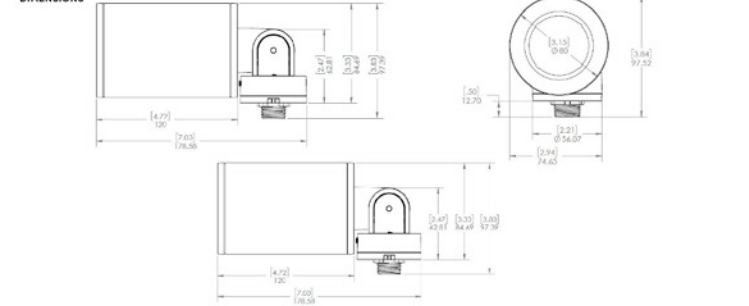
RISE™

OVERVIEW • SPECIFICATIONS • ORDERING		INTERIOR • EXTERIOR F80 SINGLE ROUND	
DATE	PROJECT	FIRM	TYPE
30x60 or 60x30			F80-LENS-E2-30
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15x60 or 60x15, 30x60 or 60x30)			F80-LENS-FULLSET
If inner optic is 40°			
Desired angle			Order the following spread lens
5 Degree			NOT SUPPORTED
10 Degree			NOT SUPPORTED
15 Degree			NOT SUPPORTED
20 Degree			NOT SUPPORTED
40 Degree			F80-LENS-10
60 Degree			F80-LENS-40
70 Degree			F80-LENS-60
90 Degree			F80-LENS-80
15x60 or 60x15 Degree			NOT SUPPORTED
30x60 or 60x30 Degree			NOT SUPPORTED
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 70, 90, 15X60 or 60X15, 30X60 or 60X30)			F80-LENS-FULLSET
Honeycomb Louver			
Honeycomb Louver F80			F80-LV-HCmb
Canopy Plate (Not for use with Option B or D - External Cable Side Exit)			
RISE Canopy Plate (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			RISE-CANOPY-04-(K,Z,S,W,C)
Color Filters			
Red			F80-FILTER-RED
Blue			F80-FILTER-BLUE
Green			F80-FILTER-GREEN
Amber			F80-FILTER-AMBER

F080 Wall Mount Arm (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)	
Wall Mount Arm, 6 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-06-(K,Z,S,W,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-12-(K,Z,S,W,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-18-(K,Z,S,W,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-WMA-24-(K,Z,S,W,C)

Ground Stake (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)
Landscape Stake, 12 in (for use with F080 Single Head only, not for use with multi-fixture units) F080-LS-1S-STK-12

DIMENSIONS



NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

	ECOSENSE LIGHTING INC. 887 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012	P • 810.496.6255 F • 810.496.6256 T • 855.632.6736 855.6.ECOSSEN	SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. ECOSENSE LIGHTING INC. MAKES NO WARRANTY, REPRESENTATION, OR AID OF PRODUCTS NOT DESCRIBED OR NOT PART OF THE ECOSENSE LIGHTING INC. SYSTEMS. ECOSENSE LIGHTING INC. (ECL) AND ITS AFFILIATES, INCLUDING ECL'S SUBSIDIARIES, AGENTS, AND/OR DISTRIBUTORS, ARE NOT RESPONSIBLE FOR THE CONTENTS OF ANY OTHER WEBSITE.	3/4
	© 2014 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED.	ECOSENSE LIGHTING INC.	ECOSENSE LIGHTING INC.	3/4

June 21, 2022

Project:
5th & Virginia Tower
 Seattle, WA

OCULUS LIGHT STUDIO

Page 3 of 4

Luminaire Type:

Fixture at Location A- LJ1

LOS ANGELES | 5855 Green Valley Circle Ste 306 Culver City, CA 90230 USA +1 310 715 8333
 SEATTLE | 107 Spring Street Seattle WA 98104 USA +1 206 876 8555
www.oculuslightstudio.com

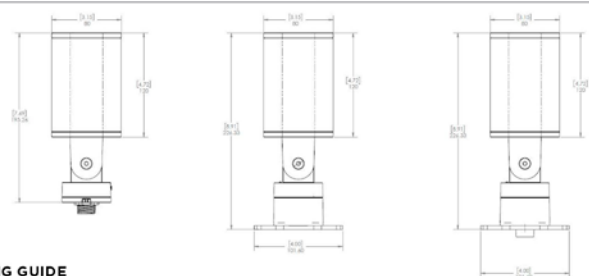
AMPLIFY & CELEBRATE LIGHTING



RISE™

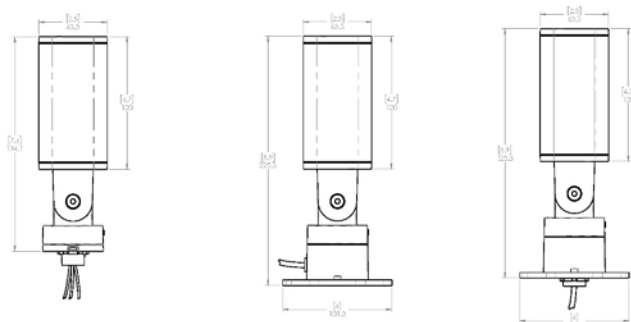
INTERIOR + EXTERIOR | F080 SINGLE ROUND

DATE	PROJECT	FIRM	TYPE
------	---------	------	------



RISE is an exterior rated (IP66) fixture that is available in three different wiring options:

External Cable Bottom Exit
(UL Listed or CE Listed)



- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • For use with standard junction boxes • 1/2" NPT Taper, Cable Length is 10" • Compatible with EcoSense Canopy Junction Box Cover • Is AWG Stranded Copper Cable - 3 Conductors | <ul style="list-style-type: none"> • For use when external, exterior rated cable is required to run to remote junction box or mains • Cable exits the side of the base • Comes with a Surface Mount Plate, for mounting direct to surface • Cable Length is 10' (3.05 m) | <ul style="list-style-type: none"> • For use when external, exterior rated cable is required to run to remote junction box or mains • Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake • 1/2" NPT Taper for mounting • Comes with a Surface Mount Plate, for mounting direct to surface • Cable Length is 10' (3.05 m) |
|--|--|--|

2022-04-05

4/4

2022-04-05

Luminaire Type

Fixture at Location A- LJ1

www.oculuslightstudio.com

ONE4TWO™ - MEDIUM

Project Name:	Fixture Type:
Fixture Code:	Quantities:



Jun 21, 2022 7:44 PM
Page 1 of 4

Luminaire Type

Fixture at Location B- LW4

www.oculuslightstudio.com

GENERAL SPECIFICATION

GENERAL SPECIFICATION

GENERAL SPECIFICATION

Housing Die-cast and extruded aluminium.	External Screws Stainless steel.
Lens Clear glass.	Gaskets One piece silicone.
Reflector High purity aluminium, silver anodised.	Finish Silver powder-coated light gray or black coated as standard.
Drivers HiPF, electronic for 120-277V (EU-240V)	Minimum Starting Temperature -20°C
Weight Maximum 88lb.	Delivered Lumens Delivered Lumens & LFPW based on 3000K (m in 80 CRI)

MOUNTING & OPTICS



Jun 21, 2022 7:44 PM
Page 2 of 4

Luminaire Type

Fixture at Location B- LW4

www.oculuslightstudio.com

AMPLIFY & CELEBRATE
LIGHTING



ONE4TWO™ - MEDIUM

HOW TO ORDER

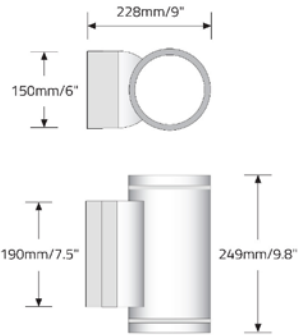
A. LUMINAIRE
267033 10° up + 35° down, 2098 lms 267013 10° up + 10° down, 2098 lms 267023 35° up + 35° down, 2098 lms 267113 10° down, 1049 lms
267123 35° down, 1049 lms

B. CCT
30 3000K (min 80 CRI) 40 4000K (min 80 CRI)

C. FINISH
BL Black GR Light Gray

D. DIMMING
DB Dimming (0-10V, 10%)

TECHNICAL DATA					
LUMINAIRE					
Code	267033	267013	267023	267113	267123
Power (LED)	2 x 14W	2 x 14W	2 x 14W	14W	14W
Delivered lms	2098	2098	2098	1049	1049
Distribution	10° up + 35° down	10° up + 10° down	35° up + 35° down	10° down	35° down



June 21, 2022

Page 3 of 4

Project

5th & Virginia Tower
Seattle, WA

Luminaire Type

Fixture at Location B- LW4

OCULUS LIGHT STUDIO

LOS ANGELES | 5855 Green Valley Circle Ste 306 Culver City, CA 90230 USA +1 310 715 8333
SEATTLE | 107 Spring Street Seattle WA 98104 USA +1 206 876 8555
www.oculuslightstudio.com

June 21, 2022

Page 4 of 4

Project

5th & Virginia Tower
Seattle, WA

Luminaire Type

Fixture at Location B- LW4

OCULUS LIGHT STUDIO

LOS ANGELES | 5855 Green Valley Circle Ste 306 Culver City, CA 90230 USA +1 310 715 8333
SEATTLE | 107 Spring Street Seattle WA 98104 USA +1 206 876 8555
www.oculuslightstudio.com

03

REVITALIZE & ENRICH

Revitalize & Enrich the landmarks to meet modern-day utilization.

REVITALIZE & ENRICH CHALLENGES



PARKING

60' x 108'

6,480 SF

SHERIDAN

7 FLOORS

5,194 SF / FLR

GRIFFIN

4 FLOORS

5,823 SF / FLR

- 3 Disconnected Spaces
- Small Floorplates for Office Use
- Mismatching Floor Elevations
- Insufficient Natural Light for Office

REVITALIZE & ENRICH OPPORTUNITIES



- Maintain Original Floor Plates
- Maintain Original Program: Office(Griffin) and Residential(Sheridan)
- Differentiate Residential and Office space with different Floor Height
- Interpretive Reconstruction of Walls & Columns



REVITALIZE & ENRICH
SECTION A



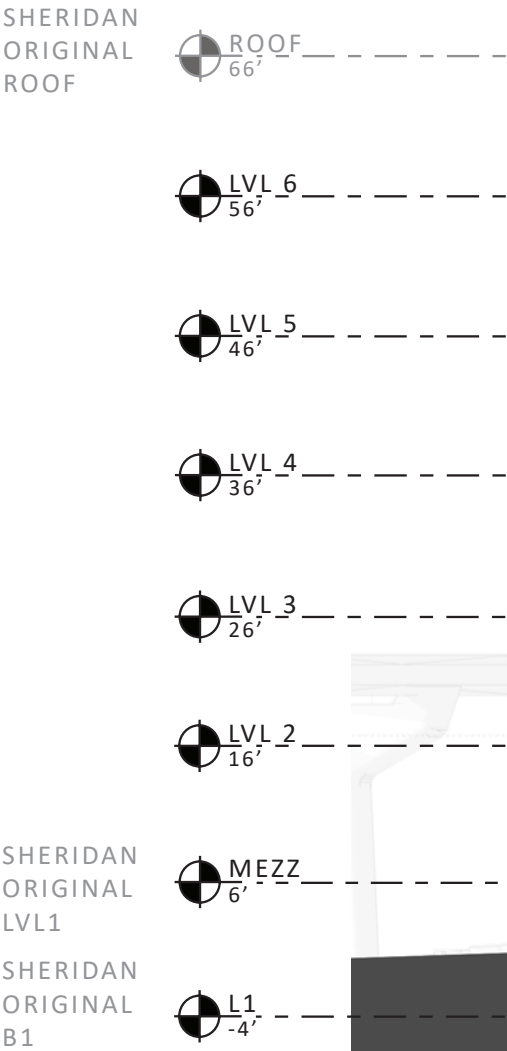
PREVIOUS DESIGN



REVITALIZE & ENRICH
SECTION B



PREVIOUS DESIGN



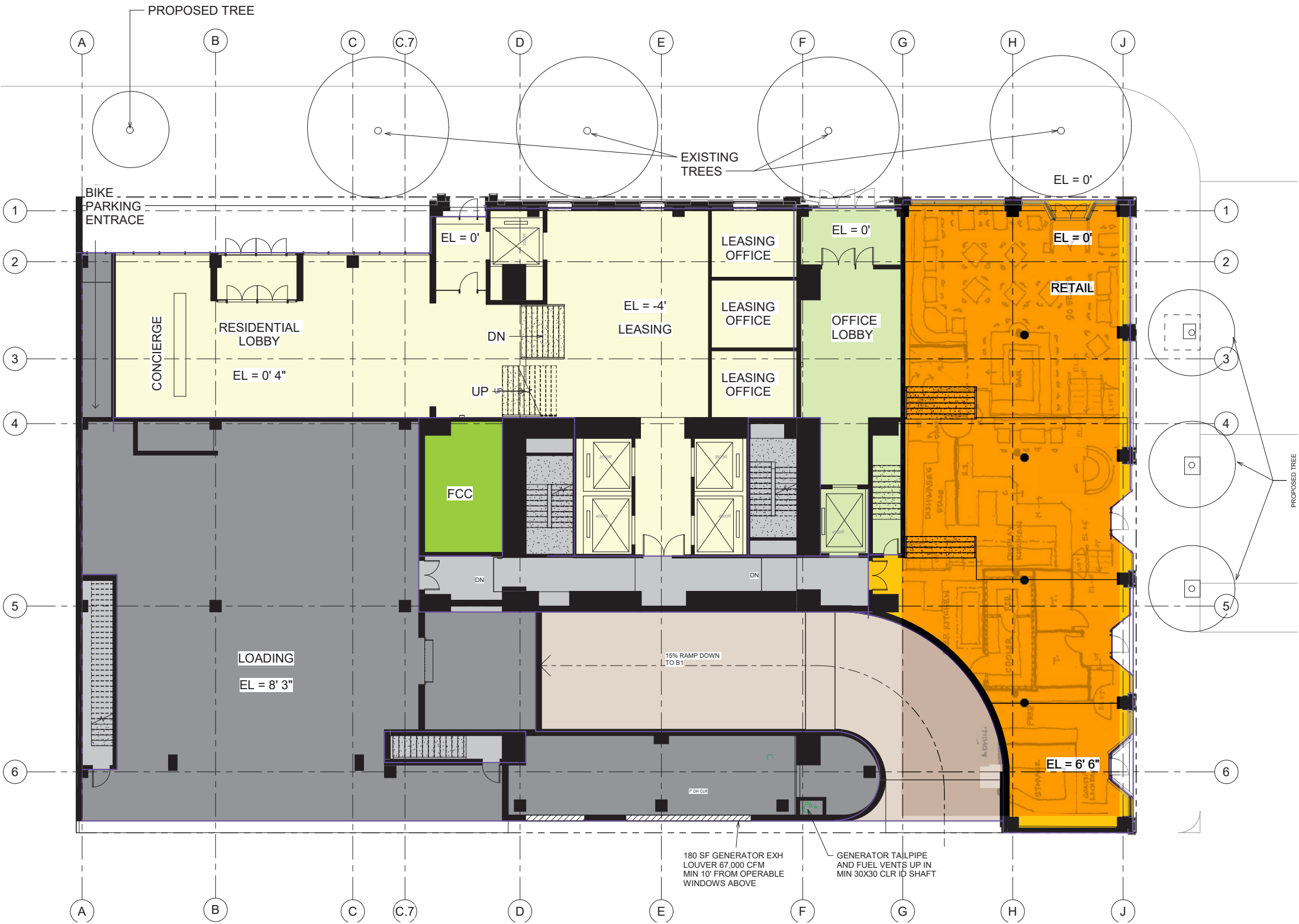
Sheridan Floor Elevations



Sheridan Floor Elevations

REVITALIZE & ENRICH
PODIUM PLAN

CURRENT L1 PLAN

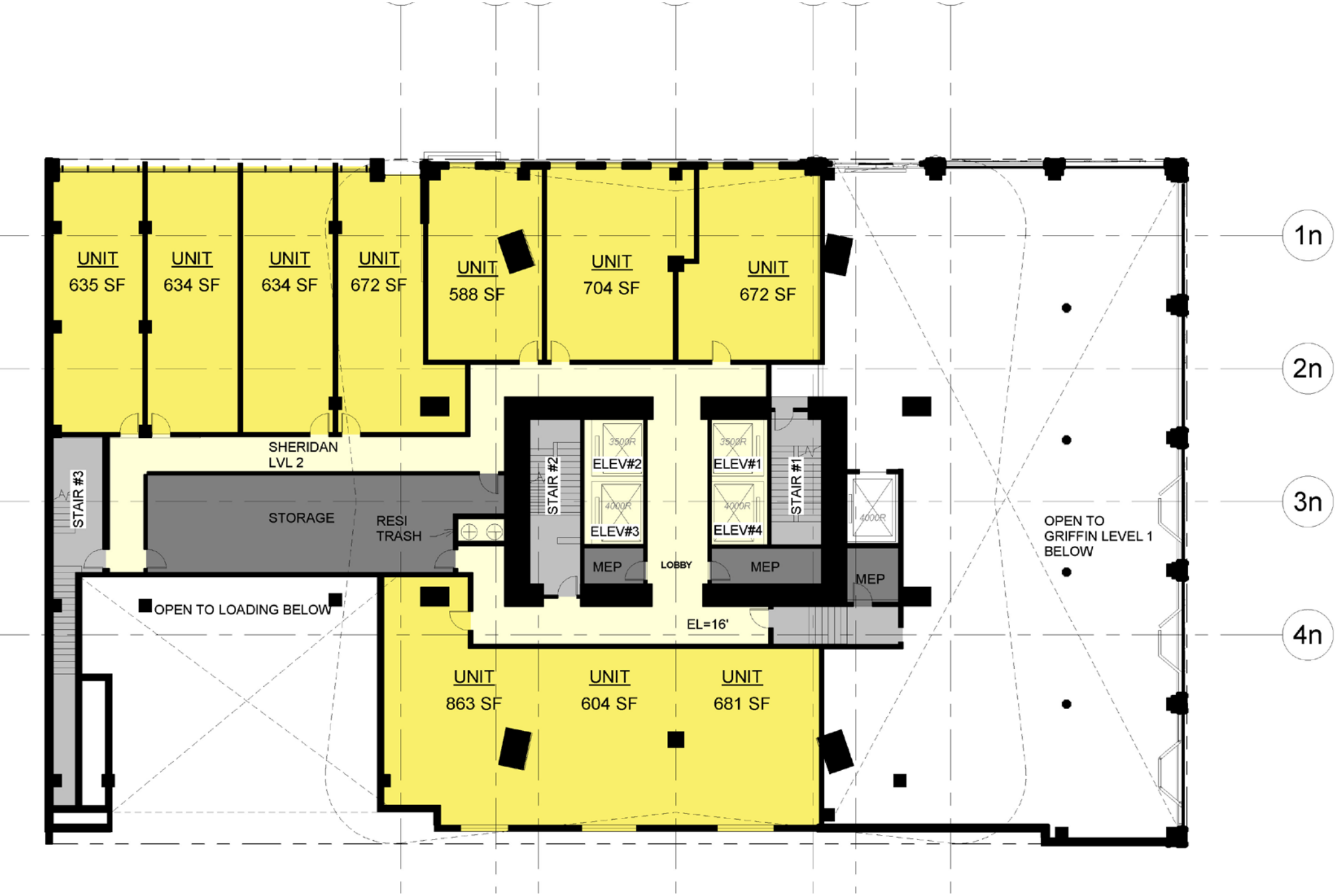


PREVIOUS PLAN



REVITALIZE & ENRICH
PODIUM PLAN

CURRENT L2 PLAN



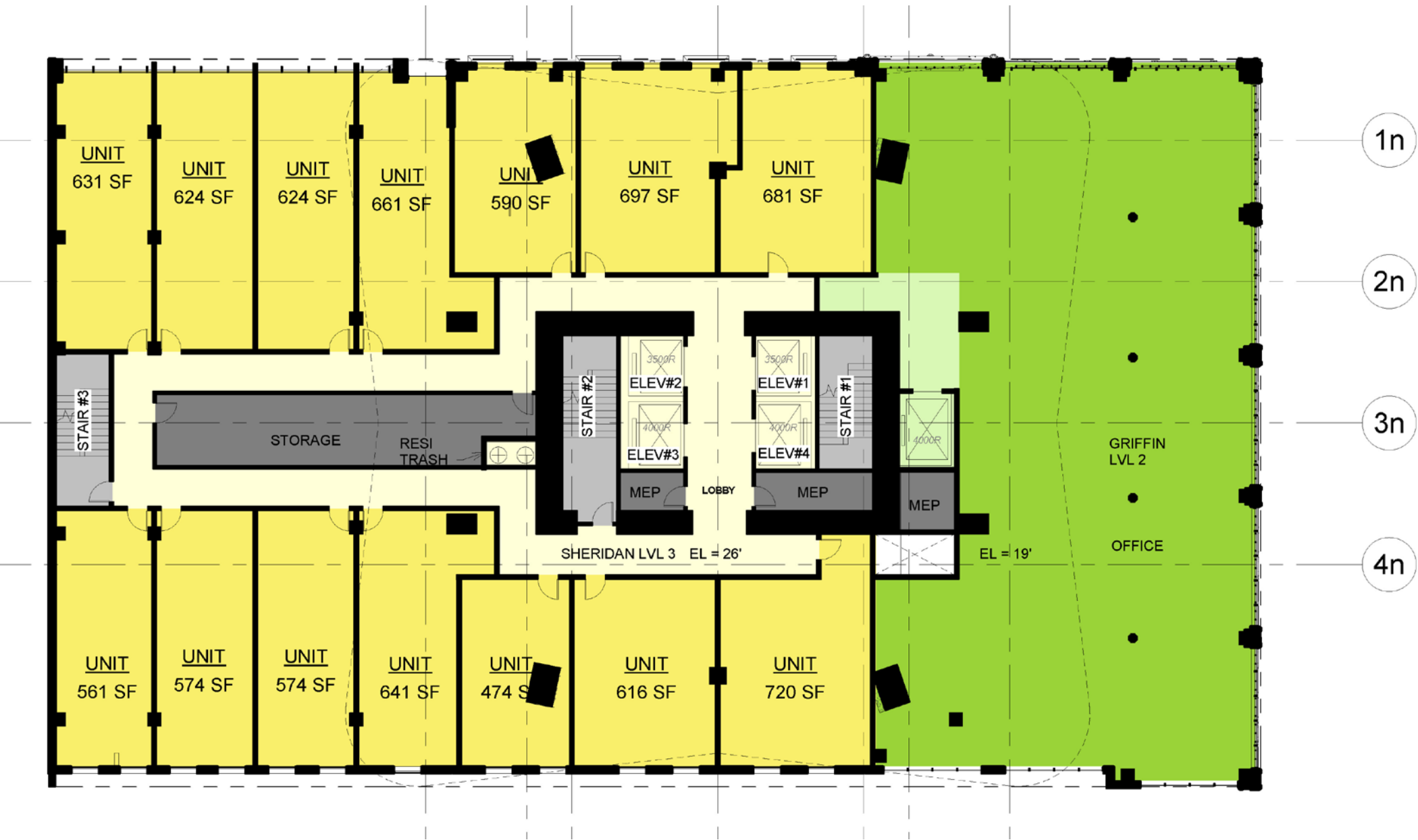
PREVIOUS PLAN



REVITALIZE & ENRICH
PODIUM PLAN

CURRENT L3 PLAN

PREVIOUS PLAN



CURRENT L4 PLAN



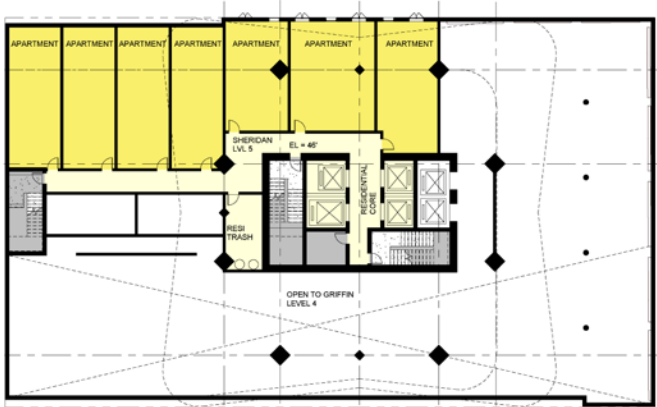
PREVIOUS PLAN



CURRENT L5 PLAN



PREVIOUS PLAN



REVITALIZE & ENRICH PODIUM PLAN

CURRENT L6 PLAN
(GRIFFIN ROOF)

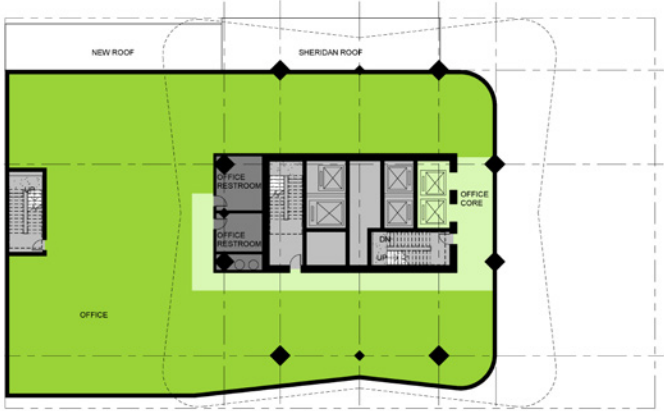
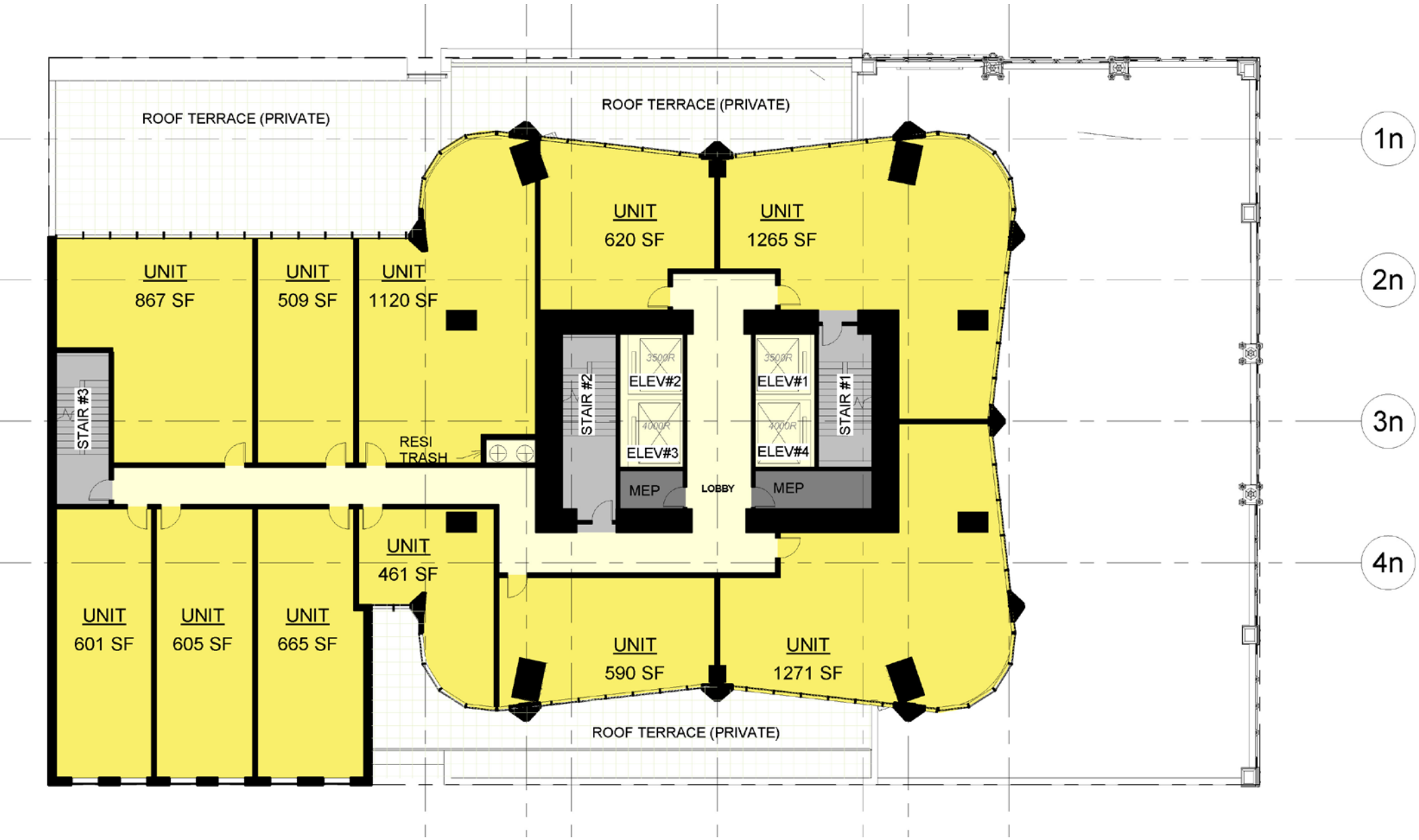
PREVIOUS PLAN



REVITALIZE & ENRICH
PODIUM PLAN

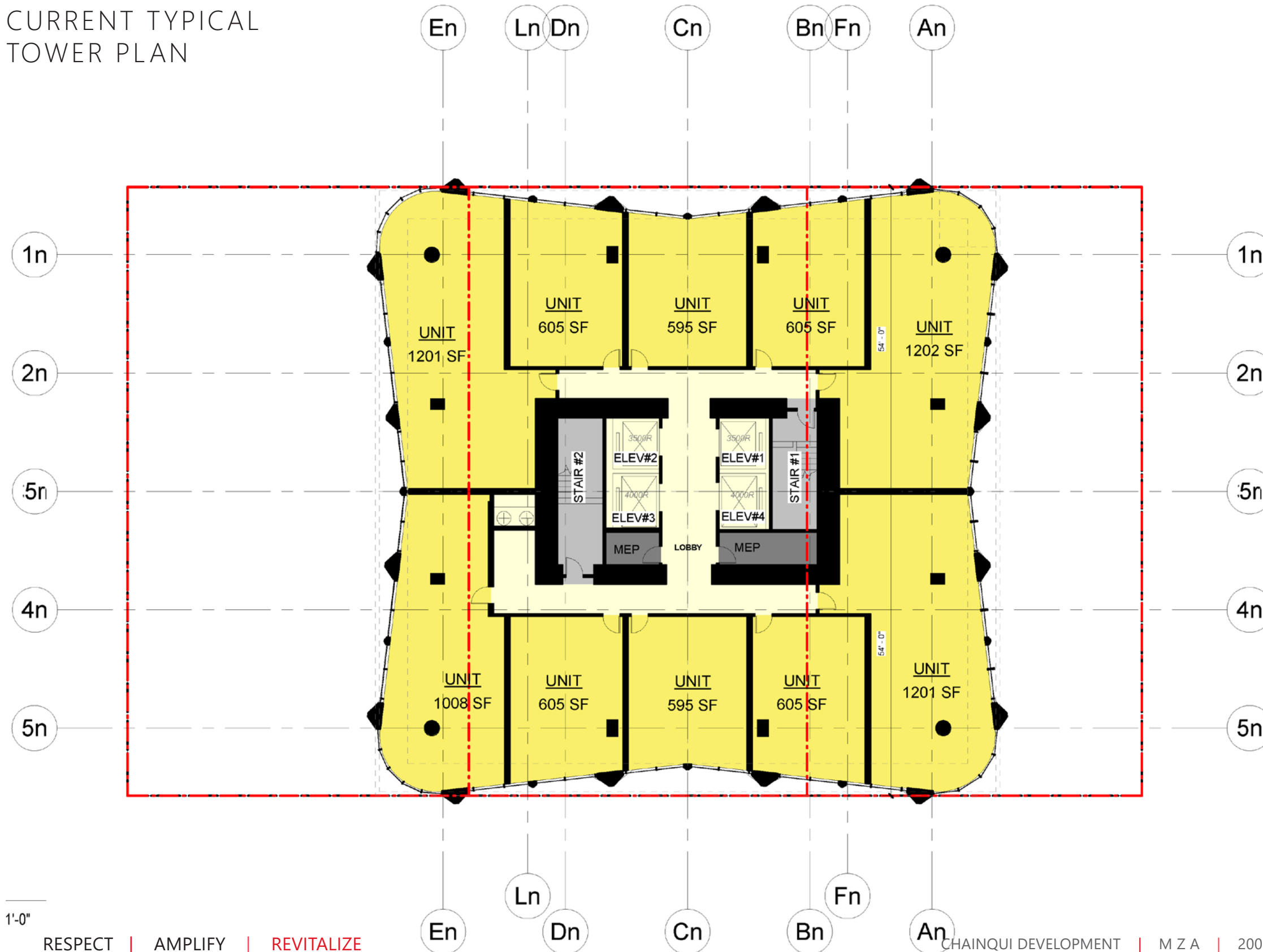
CURRENT L7 PLAN
(SHERIDAN ROOF)

PREVIOUS PLAN

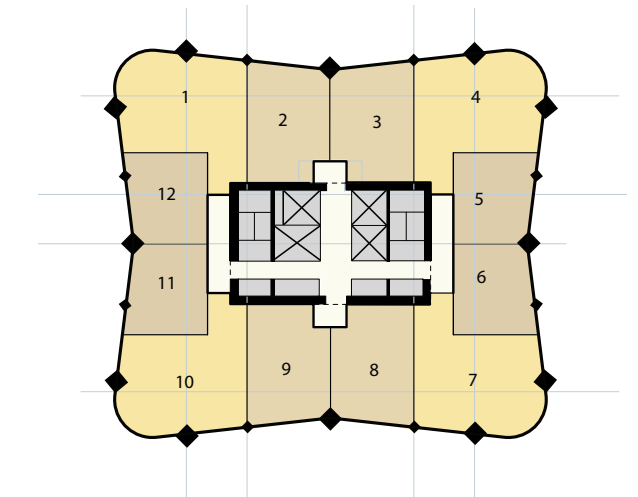


REVITALIZE & ENRICH TOWER RESIDENTIAL

CURRENT TYPICAL
TOWER PLAN



PREVIOUS PLAN



1'-0"

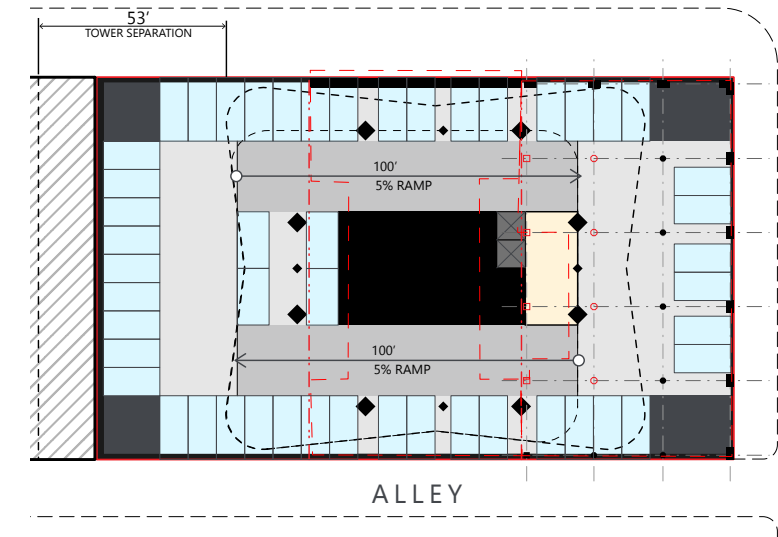
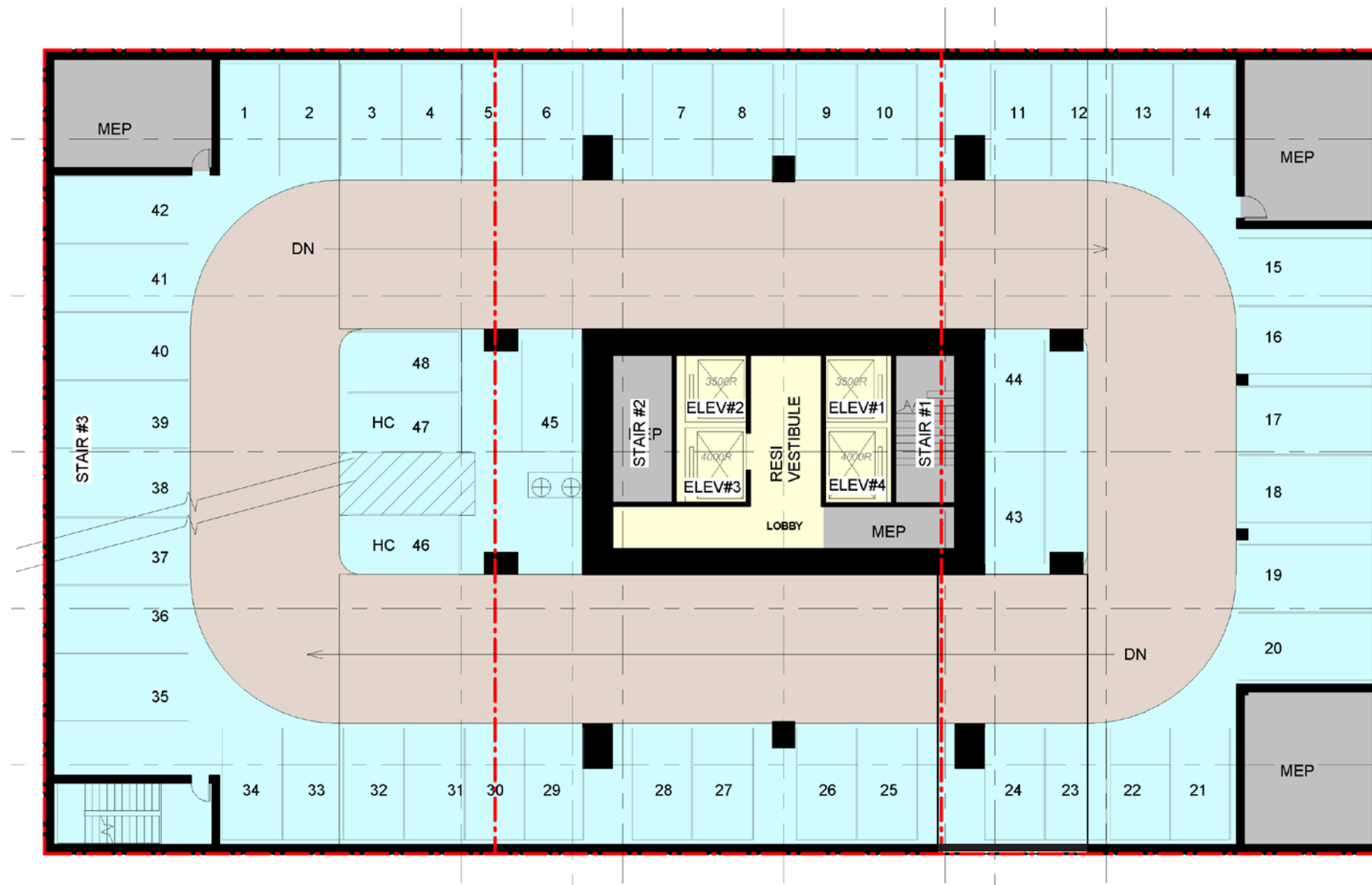
RESPECT | AMPLIFY | REVITALIZE

CHAINQUI DEVELOPMENT | M Z A | 2005 5TH AVE | LPB | DONH-COA-00057 | 08/03/2022

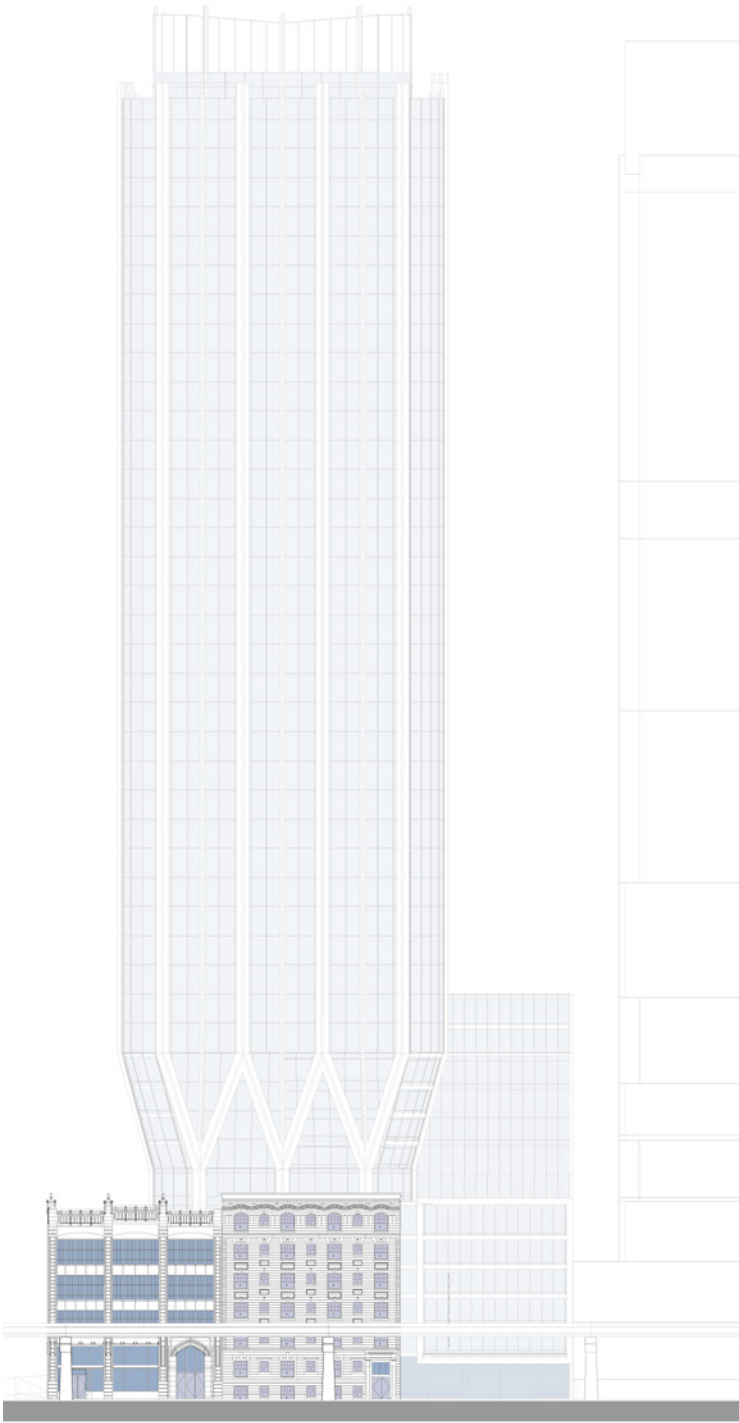
REVITALIZE & ENRICH PARKING (PREFERRED)

CURRENT TYPICAL
PARKING PLAN

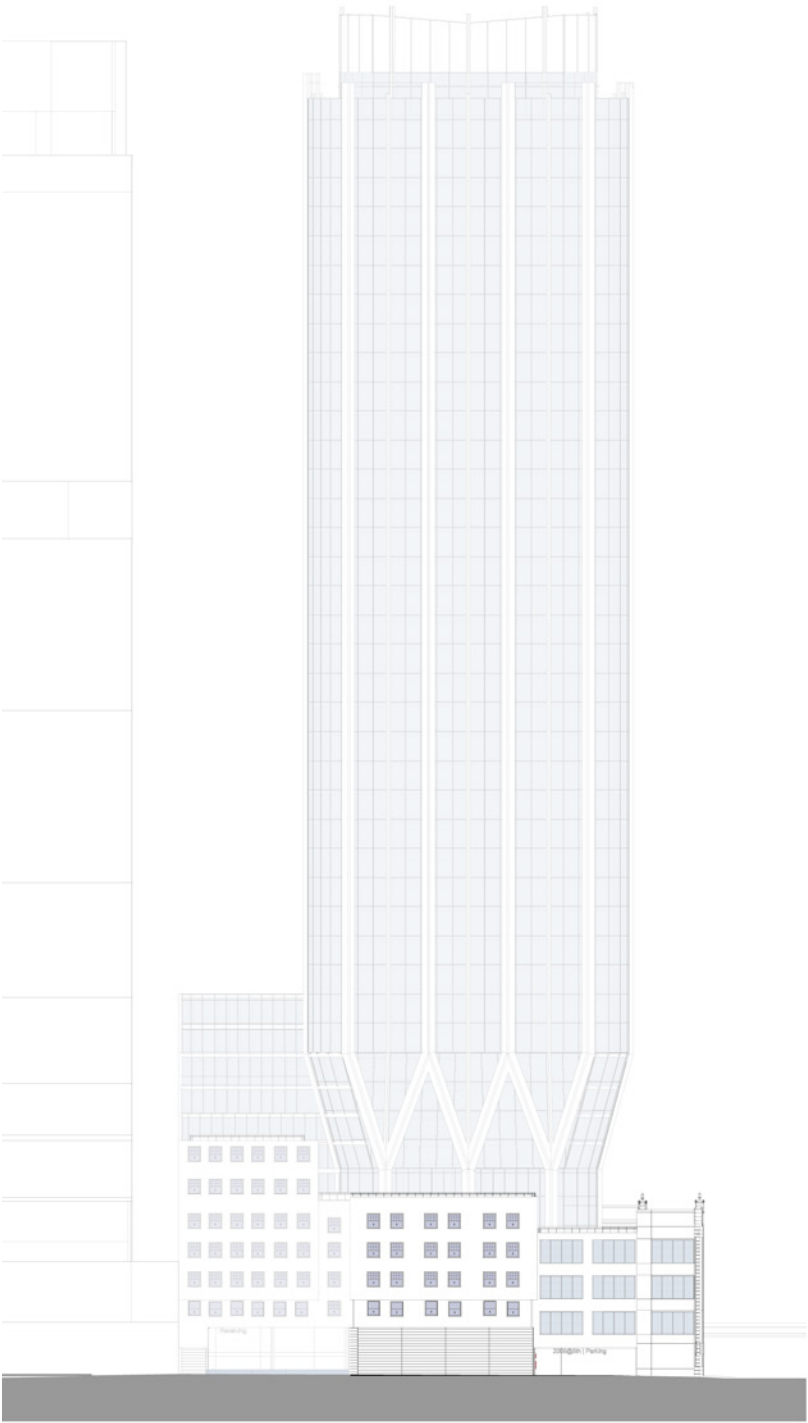
PREVIOUS PLAN
5TH AVE



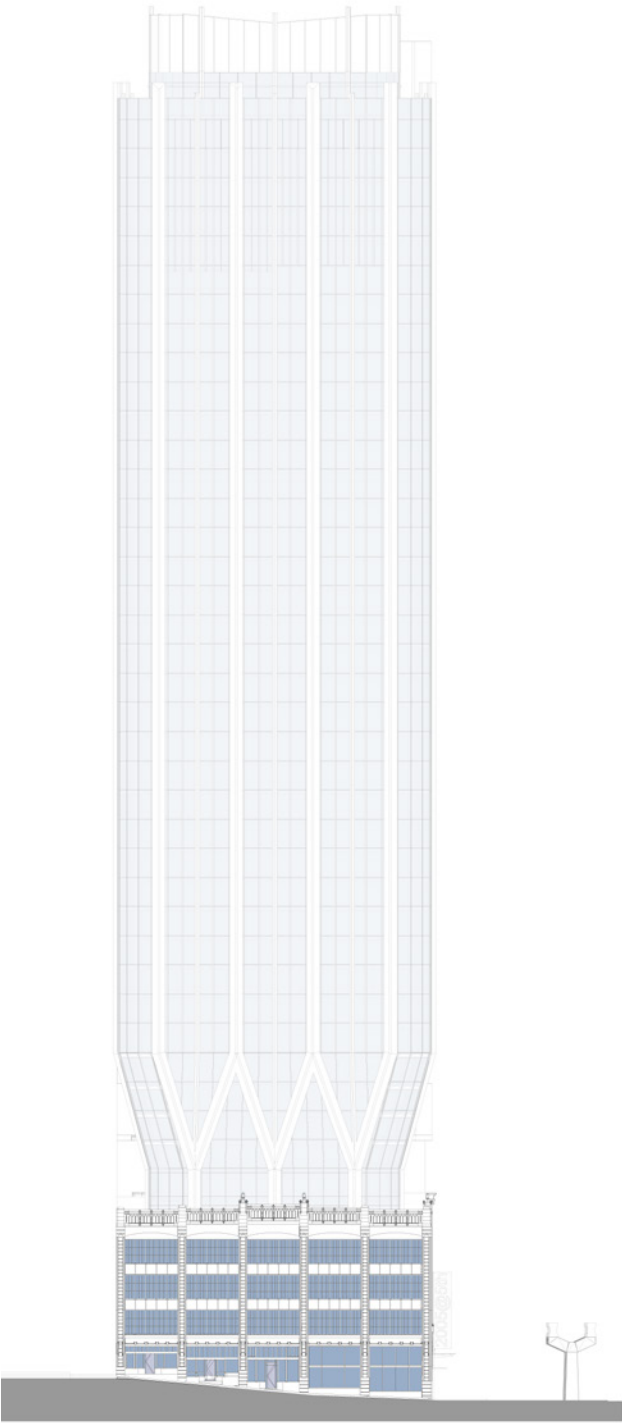
REVITALIZE & ENRICH
ELEVATIONS



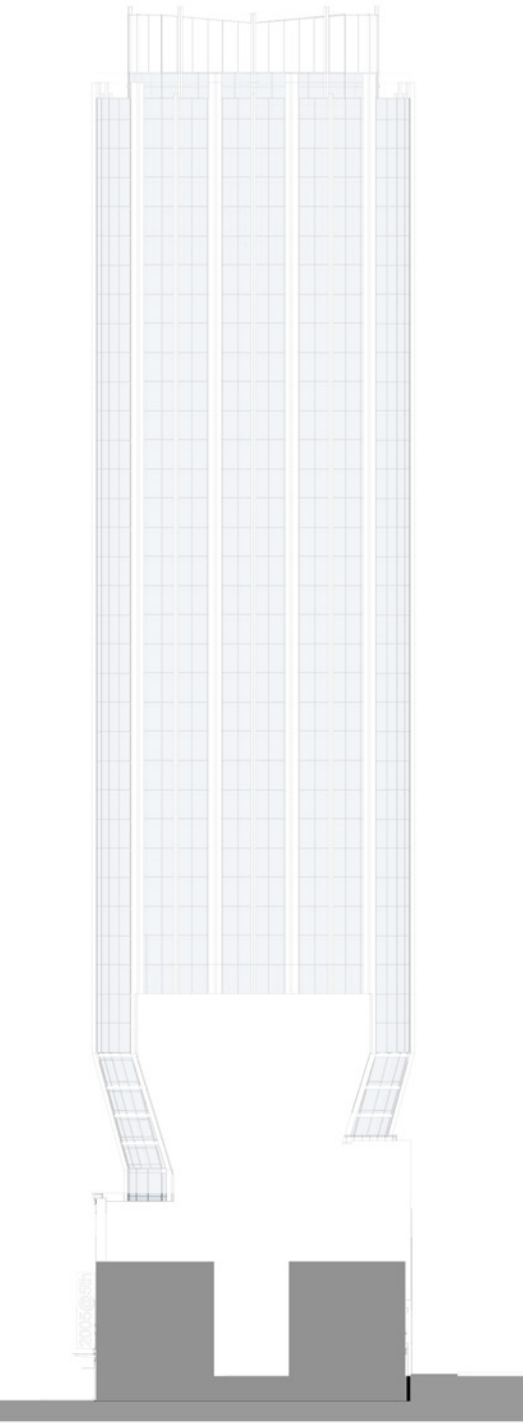
EAST ELEVATION
(5TH AVE)




WEST ELEVATION
(ALLEY)



SOUTH ELEVATION
(VIRGINIA ST)



NORTH ELEVATION

A detailed architectural sketch of a multi-story building facade. The sketch is rendered in a loose, artistic style with visible pencil or charcoal lines. The building features a series of windows, some with decorative frames, and a central entrance area. In the foreground, there are silhouettes of people walking on a sidewalk, and bare trees with some light-colored foliage. The overall tone is muted, with soft colors like light blue, green, and brown. The text is overlaid on the central part of the sketch.

LPB #3 2022-08-03

- WINDOW STUDY
- LIGHTING CONCEPTS