Perkins&Will

1120 JOHN ST.

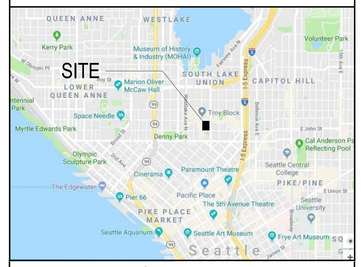
LANDMARKS COFA

11/5/2021

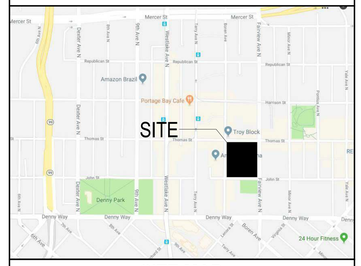
CERTIFICATE OF APPROVAL PACKAGE



OVERALL



VICINITY MAP



SITE MAP



SHEET INDEX - LANDMARKS PACKAGE

SHEET NUMBER	SHEET NAME
01 - GENERAL	
G00-05	LANDMARKS PACKAGE COVER SHEET
03 - LANDSCAPE	
L0.3	OVERALL LANDSCAPE PLAN
L1.0	GROUND LEVEL LANDSCAPE KEY PLAN
L1.1	GROUND LEVEL MATERIALS PLAN - AREA 01
L1.2	GROUND LEVEL MATERIALS PLAN - AREA 02
L1.3	GROUND LEVEL MATERIALS PLAN - AREA 03
L1.4	GROUND LEVEL MATERIALS PLAN - AREA 04
L1.5	GROUND LEVEL MATERIALS PLAN - AREA 05
L1.6	GROUND LEVEL MATERIALS PLAN - AREA 06
L2.0	LEVEL 05 LANDSCAPE KEY PLAN
L2.1	LEVEL 5 MATERIALS PLAN - AREA 01
L2.2	LEVEL 5 MATERIALS PLAN - AREA 02
L2.3	LEVEL 5 MATERIALS PLAN - AREA 03
L2.4	LEVEL 5 MATERIALS PLAN - AREA 04
L1.31	GROUND LEVEL LIGHTING PLAN - AREA 01
L1.32	GROUND LEVEL LIGHTING - AREA 02
L1.33	GROUND LEVEL LIGHTING PLAN - AREA 03
L1.34	GROUND LEVEL LIGHTING PLAN - AREA 04
L1.35	GROUND LEVEL LIGHTING PLAN - AREA 05
L1.36	GROUND LEVEL LIGHTING PLAN - AREA 06
04 - ARCHITECTURAL	
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A04-05	DEMOLITION PLAN - SEATTLE TIMES
A04-06	DEMOLITION PLAN - SEATTLE TIMES
A04-07	DEMOLITION PLAN - PRINTING PRESS
A04-08	DEMOLITION PLAN - PRINTING PRESS
A06-01	EXISTING ELEVATIONS - DEMOLITION
A07-01	EXISTING WALL SECTIONS - DEMOLITION
A10-01	OVERALL FLOOR PLAN - LEVEL 01
A10-02A	OVERALL FLOOR PLAN - LEVEL 02A
A10-02B	OVERALL FLOOR PLAN - LEVEL 02B
A10-03	OVERALL FLOOR PLAN - LEVEL 03
A10-04	OVERALL FLOOR PLAN - LEVEL 04
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A10-P1	OVERALL FLOOR PLAN - LEVEL P1
A10-P2	OVERALL FLOOR PLAN - LEVEL P2
A10-P3	OVERALL FLOOR PLAN - LEVEL P3
A10-P4	OVERALL FLOOR PLAN - LEVEL P4
A11-01	FLOOR PLAN - SEATTLE TIMES
A11-02	FLOOR PLAN - SEATTLE TIMES
A11-03	FLOOR PLAN - PRINTING PRESS
A11-04	FLOOR PLAN - PRINTING PRESS
A20-02	EXTERIOR ELEVATION - EAST TOWER - EAST
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A30-12	ENLARGED SEATTLE TIMES ELEVATIONS - EAST & SOUTH
A30-13	ENLARGED SEATTLE TIMES ELEVATIONS - WEST & NORTH
A31-02	DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES
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A31-04	DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES
A31-05	DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES
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A31-07	DETAIL PLANS, SECTIONS, ELEVATIONS - PRINTING PRESS
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A32-10	EXTERIOR ENVELOPE PLAN DETAILS - SEATTLE TIMES
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A32-13	EXTERIOR ENVELOPE SECTION DETAILS - SEATTLE TIMES
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A32-17	EXTERIOR ENVELOPE TRANSITION DETAILS & WINDOW DETAILS - PRINTING PRESS - SEATTLE TIMES
A70-08	MATERIALS BOARD

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A JOHN ST. WOONERF AND PUBLIC PASEO ENTRY

Design and materiality along John St. 'Woonerf' (both sides) has been unified to strengthen the connection between our site and the Denny Way site.

Entry to John St. mid-block connection has been "opened up", with feature Paseo paving extended across John St. and into the Denny Way site.

Angled orientation of paving from the previous scheme has been replaced by a more direct, north south route oriented to the Seattle Times building and Paseo 'aperture'.

B PUBLIC PASEO

Accentuated the distinction between programmed spaces at various levels of the Paseo to respond to the adjacent building uses: Seattle Times Plaza / Central Commons / Market Terrace

The materiality in the Public Paseo has been simplified to create a cohesive and welcoming pedestrian experience as well as reconciling the various podium treatments facing the Paseo.

The mid-block entries have been modified to ensure more activated and welcoming access points into the site.

Site-lines at the mid-block entries have been improved to strengthen visual continuity.

The 'Stramp' system of integrated stairs, ramps, and seating provides options for movement and use for all abilities.

C THOMAS STREET 'GREEN STREET' AND MIDBLOCK ENTRY

Design and materiality along Thomas St. 'Green Street' has been prioritized for pedestrian use and enjoyment.

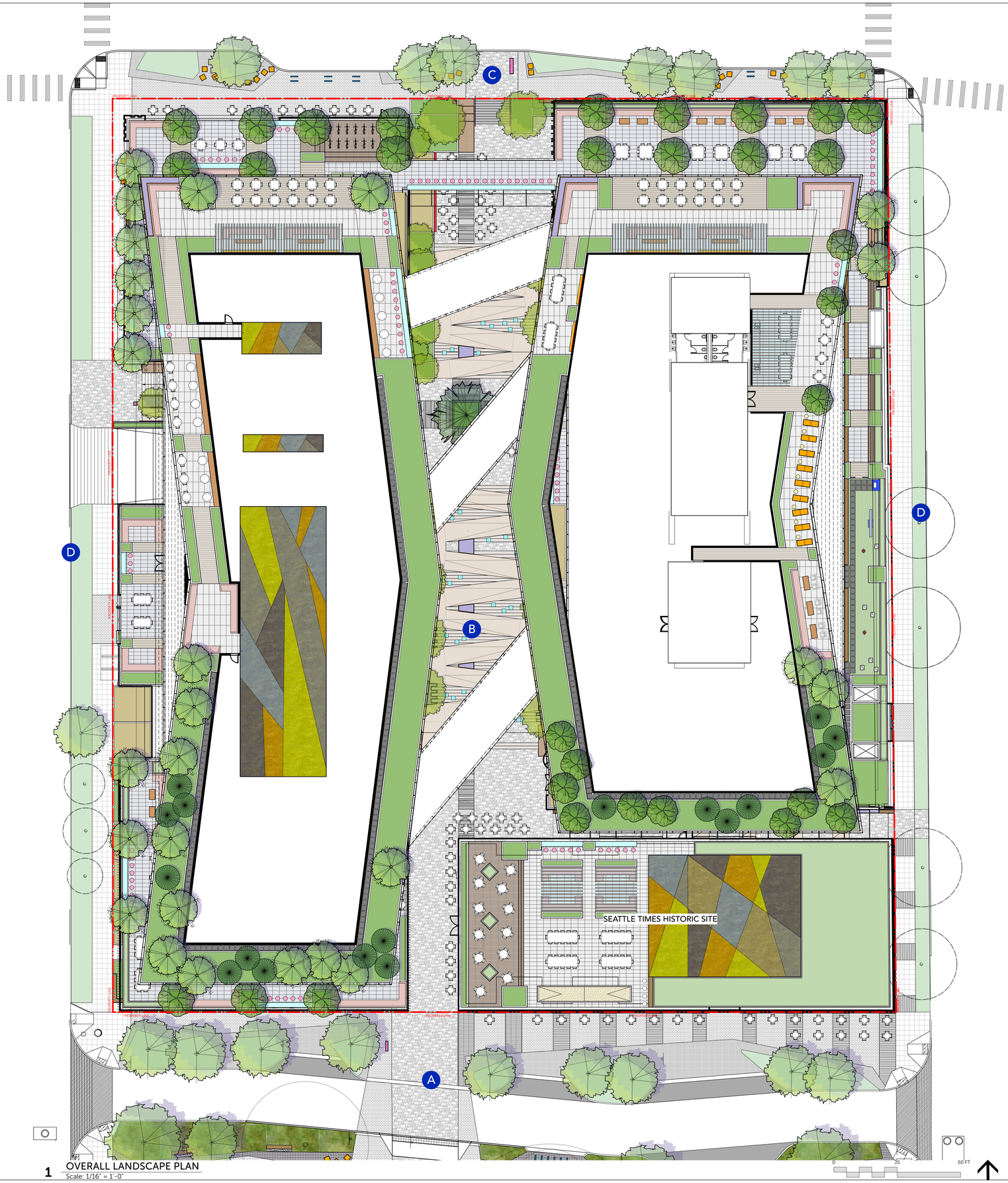
Paseo paving and furnishing treatment has been extended onto Thomas St. as visual cues for entry.

D BOREN AVENUE AND FAIVIEW AVENUE STREETSCAPE

The materiality of Boren and Fairview has been simplified to accentuate the mid-block entries and programmed to activate various building setback locations.

For the Fairview entry, feature paving/banding has been restricted to align with Seattle Times historic columns or Paseo entry nodes only.

For the Boren entry, the aperture has been increased to allow more visual access to the nature of the Paseo: welcoming, inviting, and activated.



1 OVERALL LANDSCAPE PLAN
Scale: 1/16" = 1'-0"

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300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
G	Issued for 50% CD	21-09-15

Job Number

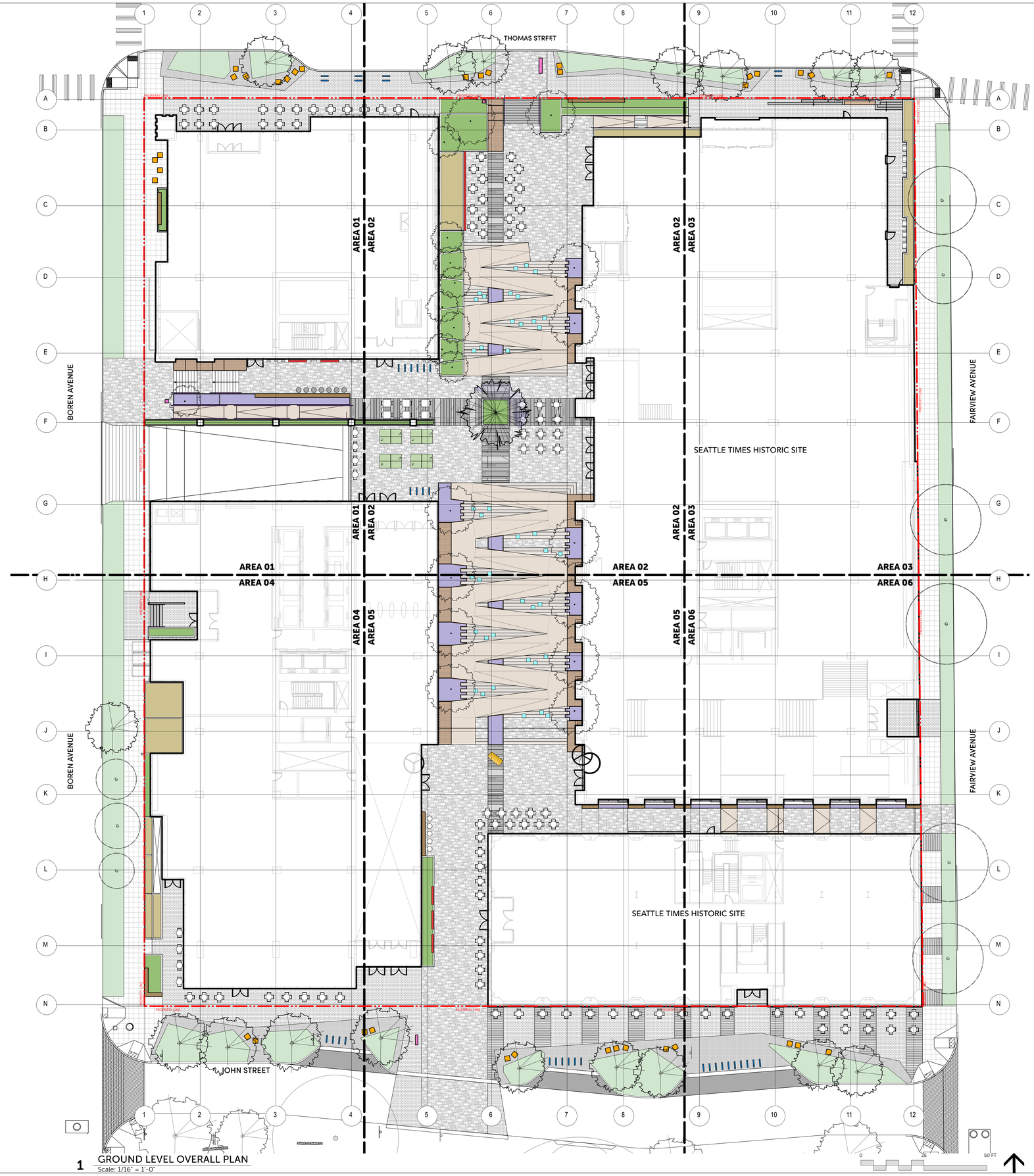
TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L0.3

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1 GROUND LEVEL OVERALL PLAN
Scale: 1/16" = 1'-0"

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KEYPLAN

ISSUE CHART

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Job Number

TITLE

GROUND LEVEL LANDSCAPE KEY PLAN

SHEET NUMBER

L1.0

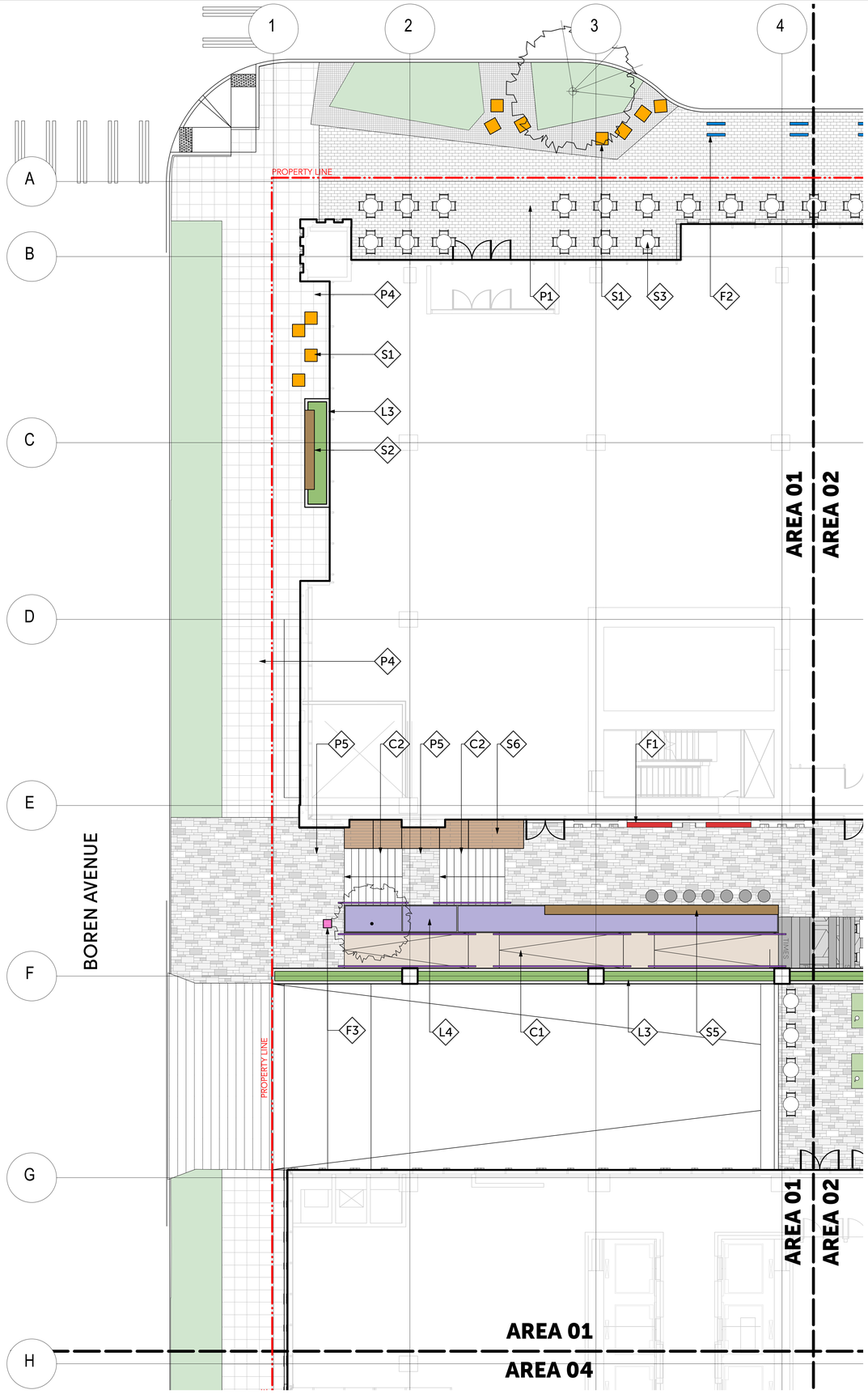
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GROUND LEVEL MATERIALS LEGEND

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	**PAVING TYPE 1: ONSITE / OFFSITE PAVING** Concrete Unit Paving, Vehicle Rated Broadway Pavers by Barkman, Natural Gray 12"x24"x4",Running Bond Pattern	1A L7.0 / 1B L7.0
	P2	**PAVING TYPE 2: GRANITE SETT PAVING** Granite Paving Cobbles, Dark Coloured 4"x4"x4", Grid Pattern with Romex Joints	2 L7.0
	P3	**PAVING TYPE 3: STONE SLABS** Granite Paving, Dark (Pine Point Flamed Finish) to Match Seattle Times Columns, 6"x24"x4", Stacked Pattern	3 L7.0
	P4	**PAVING TYPE 4: CoS STANDARD PAVING** SDOT-approved CIP Concrete Saw-Cut Standard Paving	4A 7.0 / 4B 7.0
	P5	**PAVING TYPE 5: FEATURE UNIT PAVING** Concrete Unit Paving, Vehicle Rated, Broadway Pavers By Barkman, Colours (TBD) with Patterns Unique to Seattle Times Block	1A 7.1 / 1B 7.1
	P6	**PAVING TYPE 6: FEATURE CUSTOM PAVING** Storyboard or Stencil Inset into Paving, TBD.	2 7.1 / 1B 7.1
	L1	**PLANTING TYPE 1: BOULEVARD PLANTING** 24" to 48" Depth at Grade, Inset	1A 7.7 / 1B 7.7
	L2	**PLANTING TYPE 2: BIORETENTION PLANTER** CIP Concrete - Boardform Finish 48" Depth on Slab, Height Varies	1 L7.8
	L3	**PLANTING TYPE 3: CIP CONCRETE PLANTER** CIP Concrete - Boardform Finish 42" Depth on Slab, Height Varies	2 L7.8 / 3 L7.8 / 4 L7.8
	L4	**PLANTING TYPE 4: METAL PLANTER** Stainless Steel with Inset Lighting 42" Depth on Slab Finish, Height Varies	5 L7.8
	C1	**CIP CONCRETE RAMP** Slope Varies 4.9 to 8.33%	1 L7.2
	C2	**CIP CONCRETE STAIRS** With Handrails	2 L7.2
	C3	**STRAMP** Stairs+Ramp	1 L6.0 / 2 L6.0
	S1	**SEATING TYPE 1: GRANITE CUBE SEATING** to Match 1120 Denny Street Site; 18" HT.; SDOT Standard	1 L7.3
	S2	**SEATING TYPE 2: WOOD-TOP BENCH** Thermally Modified Wood-Top integrated into Concrete Planter	2A L7.3 / 2B L7.3 / 2C L7.3
	S3	**SEATING TYPE 3: CAFE-STYLE SEATING / GAMES TABLE** By Owner, Movable	3 L7.3
	S4	**SEATING TYPE 4: STAIR SEATING** Custom Cube Seating on Stairs, Illuminated, Fixed Location	4 L7.3
	S5	**SEATING TYPE 5: LONG WOOD BENCH** with Tables + Stools (Optional) Wood-top Mounted to Concrete Wall	5 L7.3
	S6	**SEATING TYPE 6: WOOD SEAT STEPS** Thermally Modified Wood Seat Steps / Decking	1 L7.4
	F1	**STORYBOARD** Vertical and/or Horizontal Applications	4 L7.5
	F2	**DIGITAL MEDIA SIGN** Vertical and/or Horizontal Applications	1 L7.5
	F3	**WAYFINDING SIGNAGE / PASEO ENTRY MARKER** Notifying Paseo Public Entries	
	F4	**PROPOSED PUBLIC ART** Seattle Times Theme Final Location, TBD	
	F5	**BIKE RACK - 2 BIKE SPACES/RACK** MultiplyCITY Bike Rack, Surface Mount SDOT Approved	2 L7.5
	F6	**TABLE TENNIS** Coloured Pre-Cast Concrete, by Owner, TBD	3 L7.5
	F7	**BANQUET TABLE** Movable, for Communal Lunches	5 L7.5
		PROPOSED TREES See Planting Plans for Species	2 L7.7
		EXISTING TREES to Remain and Protect	

GENERAL LAYOUT + MATERIALS NOTES:

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4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



1 GROUND LEVEL MATERIALS PLAN - AREA 01
Scale: 1/8" = 1'-0"

0 15 30 FT

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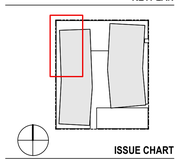
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PROJECT

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SEATTLE, WA 98109

KEYPLAN



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GROUND LEVEL MATERIALS PLAN - AREA 01

SHEET NUMBER

L1.1

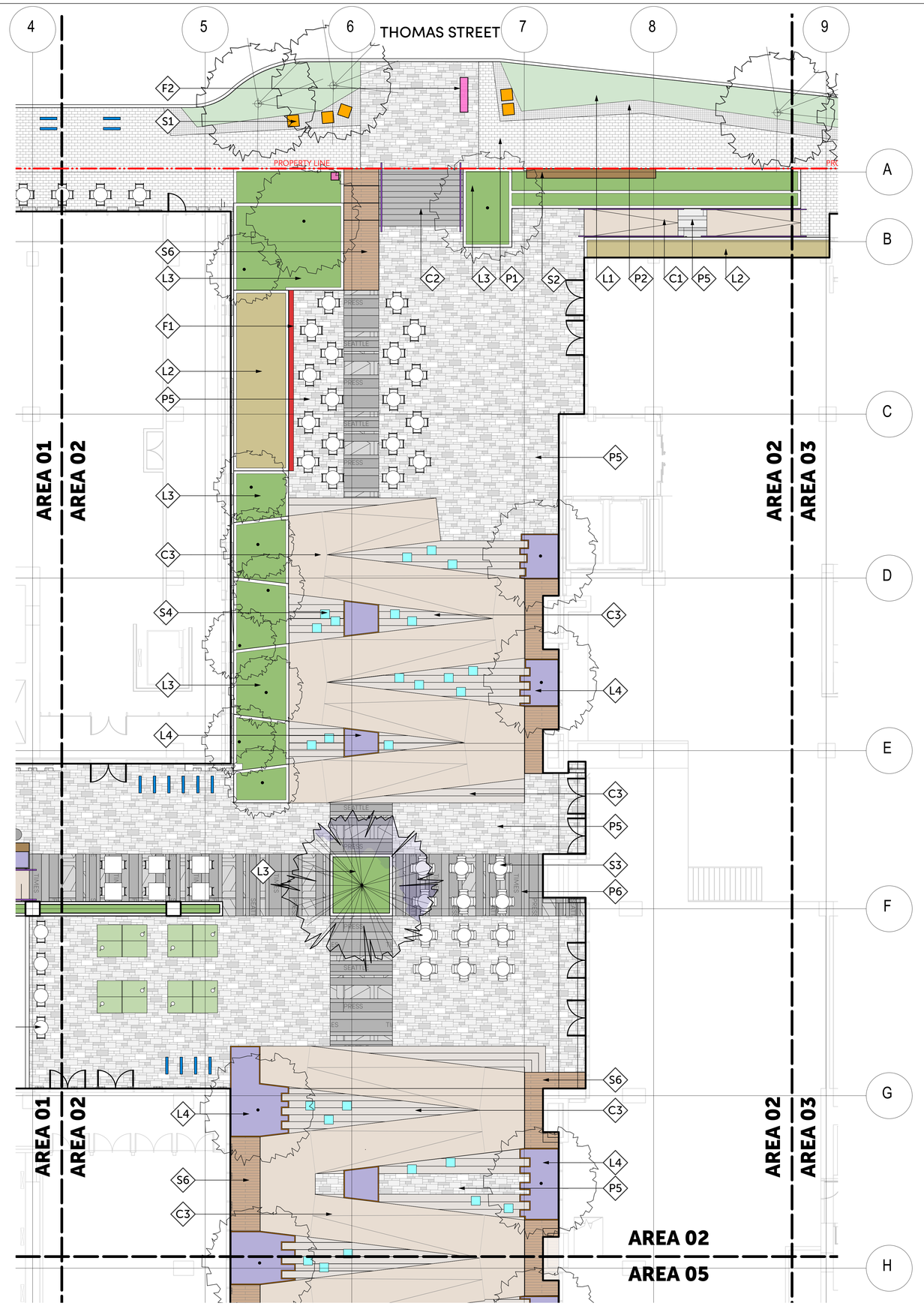
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	C1	**CIP CONCRETE RAMP** Slope Varies 4.9 to 8.33%	1 L7.2
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1 GROUND LEVEL MATERIALS PLAN - AREA 02
Scale: 1/8" = 1'-0"

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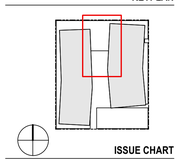
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Job Number

TITLE

GROUND LEVEL MATERIALS PLAN - AREA 02

SHEET NUMBER

L1.2

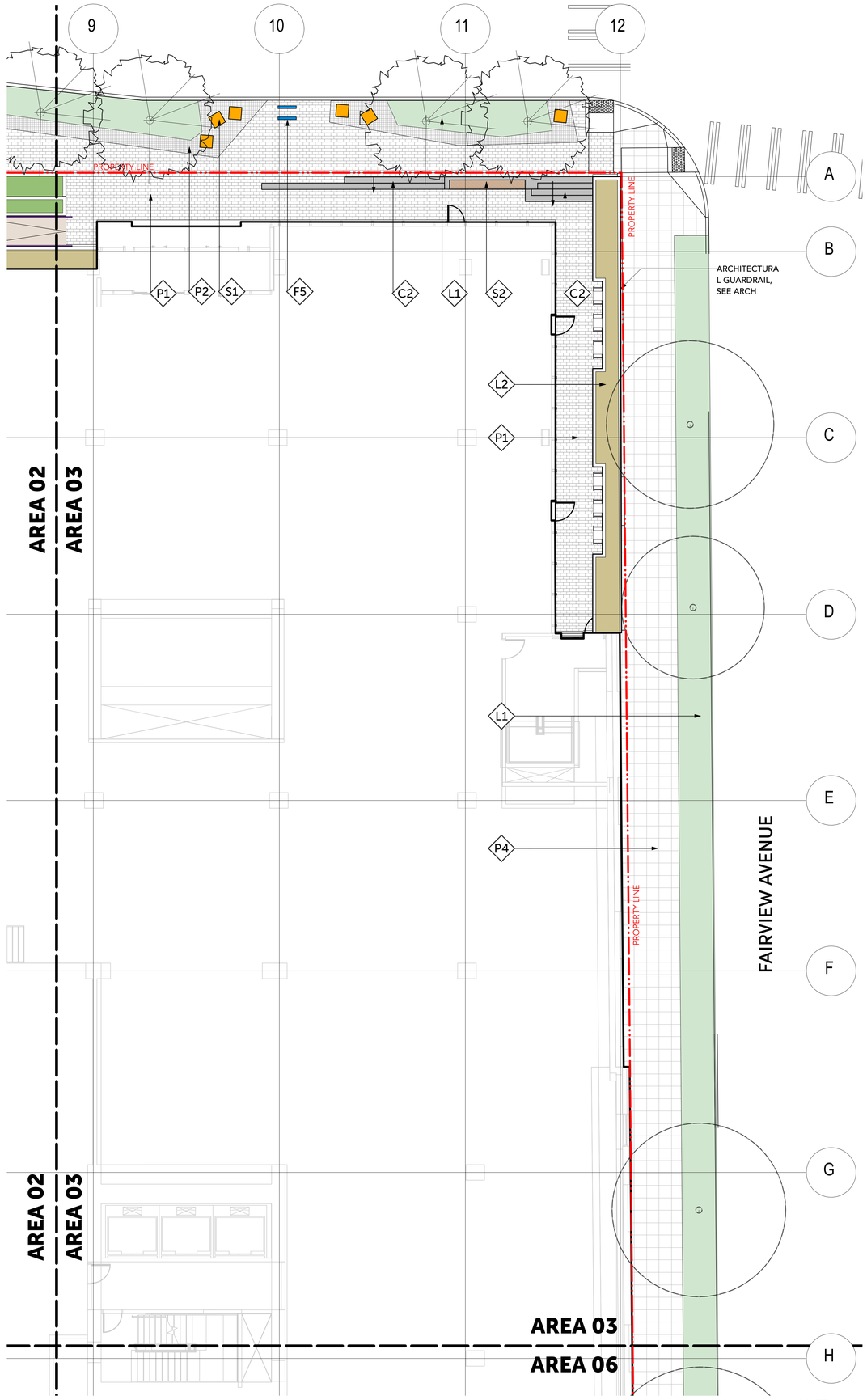
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	C1	**CIP CONCRETE RAMP** Slope Varies 4.9 to 8.33%	1 L7.2
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	C3	**STRAMP** Stairs+Ramp	1 L6.0 / 2 L6.0
	S1	**SEATING TYPE 1: GRANITE CUBE SEATING** to Match 1120 Denny Street Site; 18" HT.; SDOT Standard	1 L7.3
	S2	**SEATING TYPE 2: WOOD-TOP BENCH** Thermally Modified Wood-Top integrated into Concrete Planter	2A L7.3 / 2B L7.3 / 2C L7.3
	S3	**SEATING TYPE 3: CAFE-STYLE SEATING / GAMES TABLE** By Owner, Movable	3 L7.3
	S4	**SEATING TYPE 4: STAIR SEATING** Custom Cube Seating on Stairs, Illuminated, Fixed Location	4 L7.3
	S5	**SEATING TYPE 5: LONG WOOD BENCH** with Tables + Stools (Optional) Wood-top Mounted to Concrete Wall	5 L7.3
	S6	**SEATING TYPE 6: WOOD SEAT STEPS** Thermally Modified Wood Seat Steps / Decking	1 L7.4
	F1	**STORYBOARD** Vertical and/or Horizontal Applications	4 L7.5
	F2	**DIGITAL MEDIA SIGN** Vertical and/or Horizontal Applications	1 L7.5
	F3	**WAYFINDING SIGNAGE / PASEO ENTRY MARKER** Notifying Paseo Public Entries	
	F4	**PROPOSED PUBLIC ART** Seattle Times Theme Final Location, TBD	
	F5	**BIKE RACK - 2 BIKE SPACES/RACK** MultiplyCITY Bike Rack, Surface Mount SDOT Approved	2 L7.5
	F6	**TABLE TENNIS** Coloured Pre-Cast Concrete, by Owner, TBD	3 L7.5
	F7	**BANQUET TABLE** Movable, for Communal Lunches	5 L7.5
		PROPOSED TREES See Planting Plans for Species	2 L7.7
		EXISTING TREES to Remain and Protect	

GENERAL LAYOUT + MATERIALS NOTES:

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1 GROUND LEVEL MATERIALS PLAN - AREA 03
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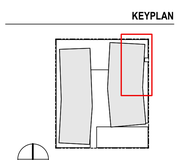
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GROUND LEVEL MATERIALS PLAN - AREA 03

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L1.3

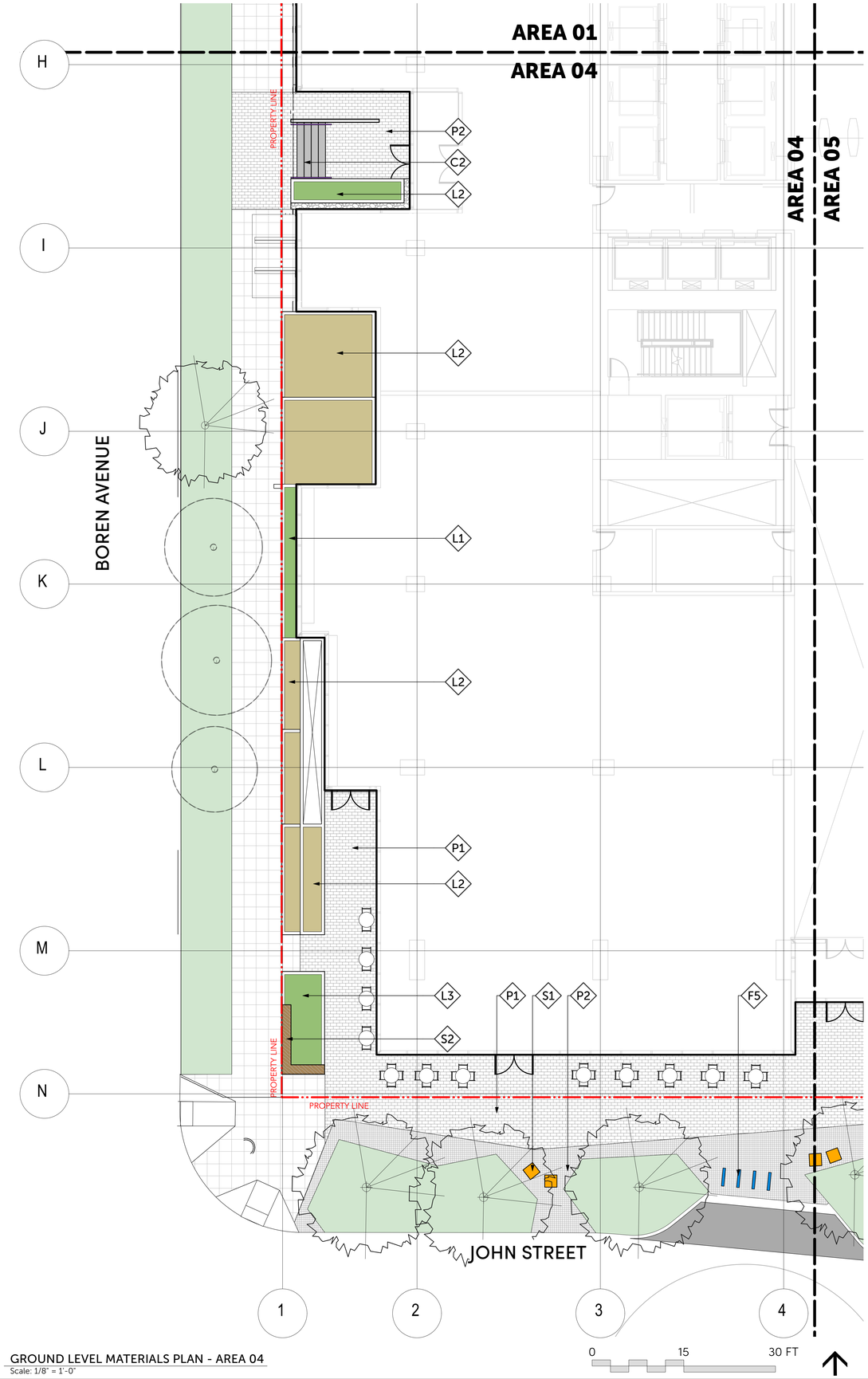
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GROUND LEVEL MATERIALS LEGEND

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	**PAVING TYPE 1: ONSITE / OFFSITE PAVING** Concrete Unit Paving, Vehicle Rated Broadway Pavers by Barkman, Natural Gray 12"x24"x4",Running Bond Pattern	1A L7.0 / 1B L7.0
	P2	**PAVING TYPE 2: GRANITE SETT PAVING** Granite Paving Cobbles, Dark Coloured 4"x4"x4", Grid Pattern with Romex Joints	2 L7.0
	P3	**PAVING TYPE 3: STONE SLABS** Granite Paving, Dark (Pine Point Flamed Finish) to Match Seattle Times Columns, 6"x24"x4", Stacked Pattern	3 L7.0
	P4	**PAVING TYPE 4: CoS STANDARD PAVING** SDOT-approved CIP Concrete Saw-Cut Standard Paving	4A 7.0 / 4B 7.0
	P5	**PAVING TYPE 5: FEATURE UNIT PAVING** Concrete Unit Paving, Vehicle Rated, Broadway Pavers By Barkman, Colours (TBD) with Patterns Unique to Seattle Times Block	1A 7.1 / 1B 7.1
	P6	**PAVING TYPE 6: FEATURE CUSTOM PAVING** Storyboard or Stencil Inset into Paving, TBD.	2 7.1 / 1B 7.1
	L1	**PLANTING TYPE 1: BOULEVARD PLANTING** 24" to 48" Depth at Grade, Inset	1A 7.7 / 1B 7.7
	L2	**PLANTING TYPE 2: BIORETENTION PLANTER** CIP Concrete - Boardform Finish 48" Depth on Slab, Height Varies	1 L7.8
	L3	**PLANTING TYPE 3: CIP CONCRETE PLANTER** CIP Concrete - Boardform Finish 42" Depth on Slab, Height Varies	2 L7.8 / 3 L7.8 / 4 L7.8
	L4	**PLANTING TYPE 4: METAL PLANTER** Stainless Steel with Inset Lighting 42" Depth on Slab Finish, Height Varies	5 L7.8
	C1	**CIP CONCRETE RAMP** Slope Varies 4.9 to 8.33%	1 L7.2
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	C3	**STRAMP** Stairs+Ramp	1 L6.0 / 2 L6.0
	S1	**SEATING TYPE 1: GRANITE CUBE SEATING** to Match 1120 Denny Street Site; 18" HT.; SDOT Standard	1 L7.3
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	S6	**SEATING TYPE 6: WOOD SEAT STEPS** Thermally Modified Wood Seat Steps / Decking	1 L7.4
	F1	**STORYBOARD** Vertical and/or Horizontal Applications	4 L7.5
	F2	**DIGITAL MEDIA SIGN** Vertical and/or Horizontal Applications	1 L7.5
	F3	**WAYFINDING SIGNAGE / PASEO ENTRY MARKER** Notifying Paseo Public Entries	
	F4	**PROPOSED PUBLIC ART** Seattle Times Theme Final Location, TBD	
	F5	**BIKE RACK - 2 BIKE SPACES/RACK** MultiplyCITY Bike Rack, Surface Mount SDOT Approved	2 L7.5
	F6	**TABLE TENNIS** Coloured Pre-Cast Concrete, by Owner, TBD	3 L7.5
	F7	**BANQUET TABLE** Movable, for Communal Lunches	5 L7.5
		PROPOSED TREES See Planting Plans for Species	2 L7.7
		EXISTING TREES to Remain and Protect	

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1 GROUND LEVEL MATERIALS PLAN - AREA 04
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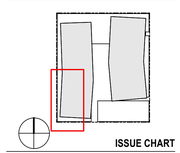
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GROUND LEVEL MATERIALS PLAN - AREA 04

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L1.4

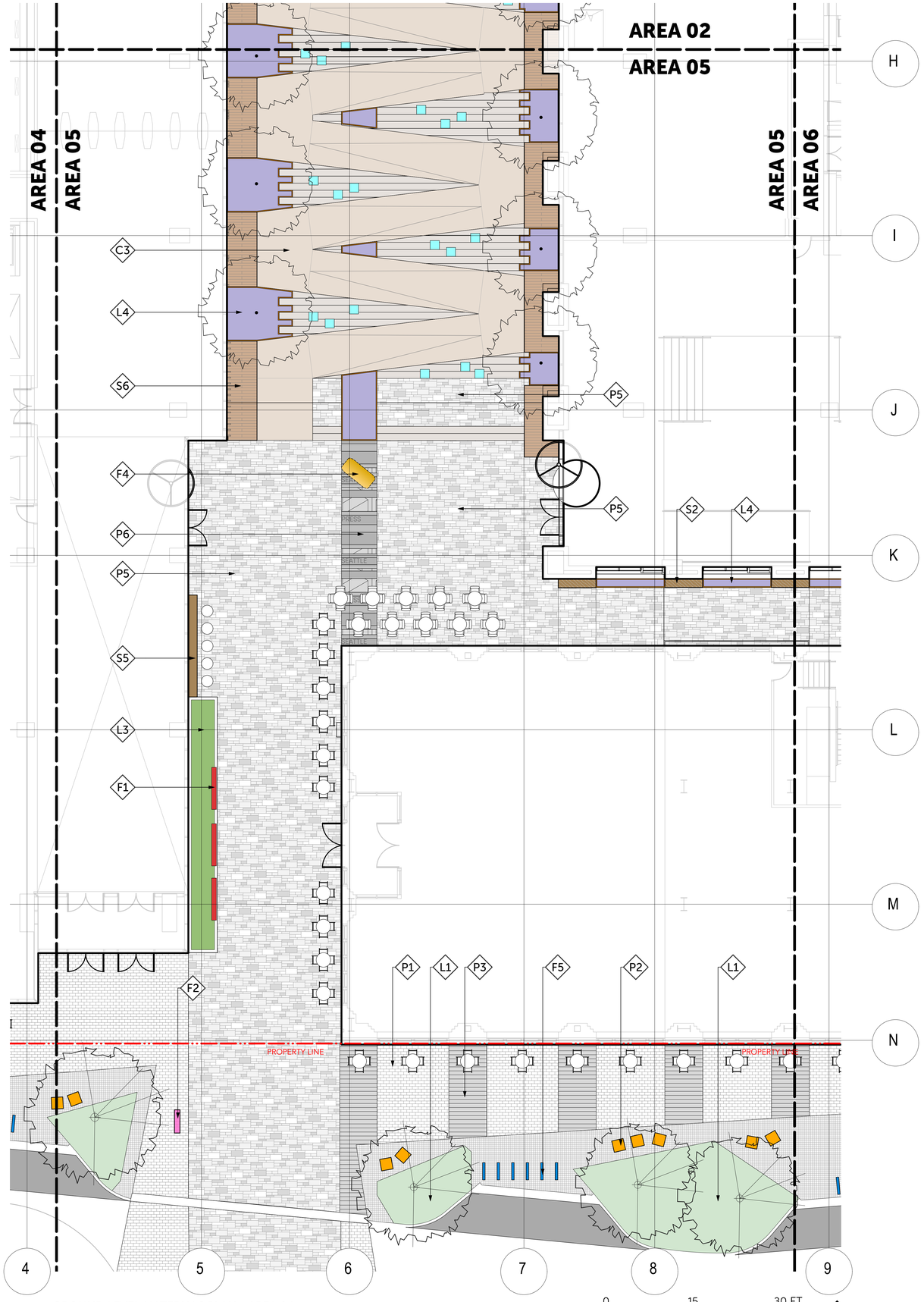
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	P3	**PAVING TYPE 3: STONE SLABS** Granite Paving, Dark (Pine Point Flamed Finish) to Match Seattle Times Columns, 6"x24"x4", Stacked Pattern	3 L7.0
	P4	**PAVING TYPE 4: CoS STANDARD PAVING** SDOT-approved CIP Concrete Saw-Cut Standard Paving	4A 7.0 / 4B 7.0
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	L3	**PLANTING TYPE 3: CIP CONCRETE PLANTER** CIP Concrete - Boardform Finish 42" Depth on Slab, Height Varies	2 L7.8 / 3 L7.8 / 4 L7.8
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	S6	**SEATING TYPE 6: WOOD SEAT STEPS** Thermally Modified Wood Seat Steps / Decking	1 L7.4
	F1	**STORYBOARD** Vertical and/or Horizontal Applications	4 L7.5
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	F3	**WAYFINDING SIGNAGE / PASEO ENTRY MARKER** Notifying Paseo Public Entries	
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1 GROUND LEVEL MATERIALS PLAN - AREA 04
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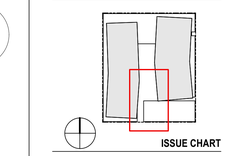
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GROUND LEVEL MATERIALS PLAN - AREA 05

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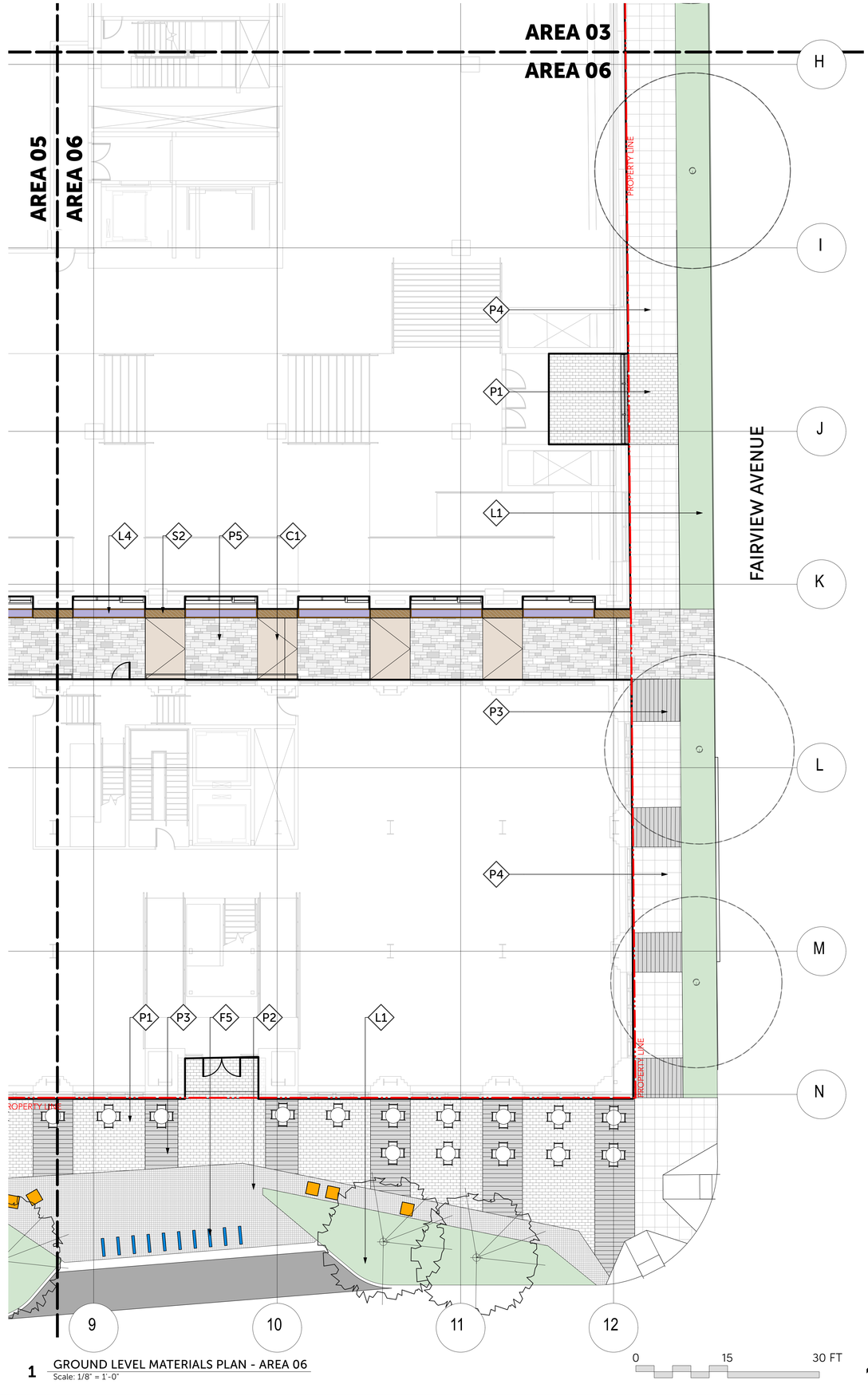
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1 GROUND LEVEL MATERIALS PLAN - AREA 06
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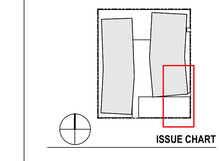
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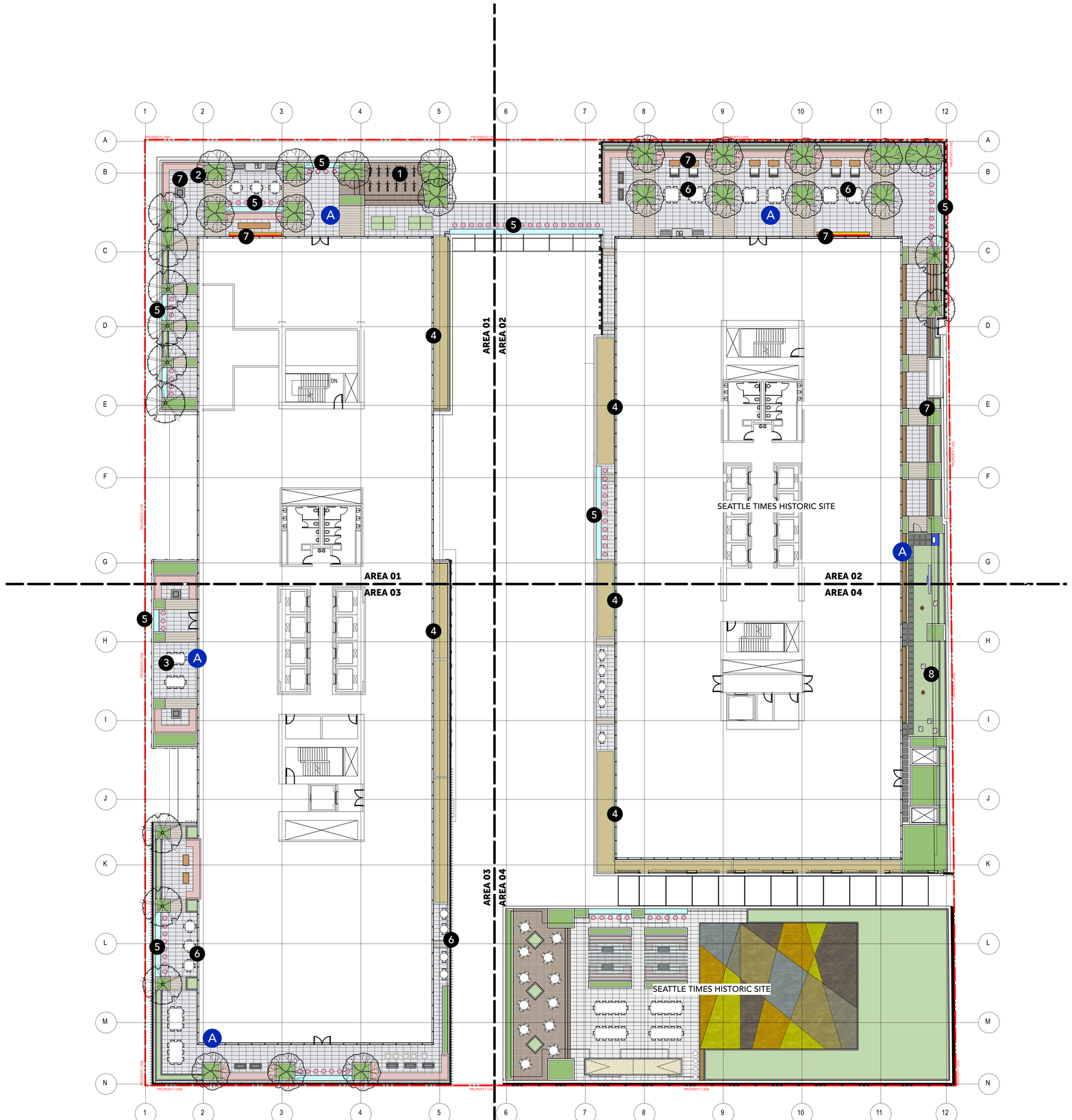
KEY ITEMS

A LEVEL 5 AMENITY DECK

1. OUTDOOR FITNESS AREA
2. LOUNGE AREAS WITH FIREPLACE / TABLES
3. BANQUET / MEETING TABLES
4. BIORETENTION PLANTERS
5. BAR STYLE TABLES WITH STOOL SEATING
6. BREAKOUT MEETING AREAS
7. OFFICE SOCIAL AREAS
8. DOG RUN AREA

B LEVEL 5 HISTORIC TIMES BUILDING AMENITY DECK

9. COVERED LOUNGE / SOFA SEATING WITH FIRE PITS
10. BANQUET TABLES
11. BOCCE COURT WITH SURROUNDING SEATING
12. SEDUM GREEN ROOF ABOVE
13. RAISED SUN DECK WITH PATIO TABLES
14. BAR STYLE TABLES WITH STOOL SEATING
15. INTENSIVE NATIVE/DROUGHT TOLERANT SHRUB PLANTING



1 LEVEL 5 OVERALL PLAN
Scale: 1/16" = 1'-0"

0 25 50 FT

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LEVEL 5 LANDSCAPE KEY PLAN

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L2.0

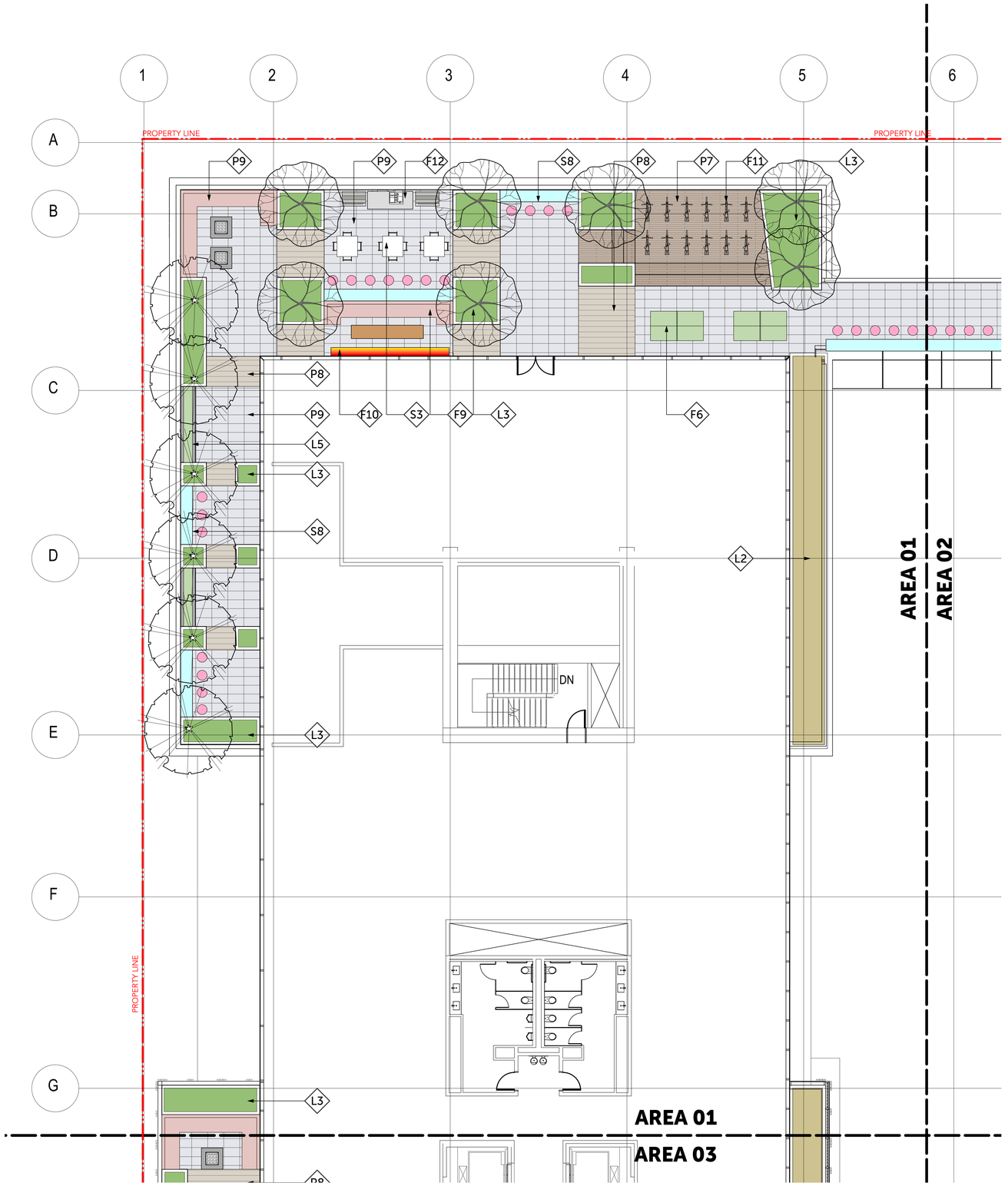
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AMENITY DECK MATERIALS LEGEND (LEVELS 5, 17, 18)

SYMBOL	KEY	DESCRIPTION	DETAIL
	P7	**PAVING TYPE 7: WOOD DECK** 1" x 6" Thermally Modified Wood Decking	3 / L7.1
	P8	**PAVING TYPE 8: CONCRETE UNIT PAVERS** Plaster Colour, TBD	4 / L7.1
	P9	**PAVING TYPE 9: CONCRETE UNIT PAVERS** 12" x 24" Pavers	4 / L7.1
	P10	**PAVING TYPE 10: CONCRETE UNIT PAVERS** 24" x 36" Pavers	4 / L7.1
	P11	**PAVING TYPE 11: CONCRETE PAVERS** 24" x 24" Unit Pavers Set in Gravel or Turf	5 / L7.1
	L2	**PLANTING TYPE 2: BIORETENTION PLANTER** CIP Concrete - Architectural Finish, 42" HT from FFE, 48" Depth On Slab,	1 / L7.8
	L3	**PLANTING TYPE 3: CIP CONCRETE PLANTER** CIP Concrete - Boardform Finish 42" HT. from FFE, 42" Depth on Slab	2 / L7.8
	L4	**PLANTING TYPE 4: METAL PLANTER** Stainless Steel with 6" Gravel Strip + Lighting 42" Depth on Slab, Height Varies	5 / L7.8
	L5	**PLANTING TYPE 5: CIP CONCRETE PLANTER** Low Wall - CIP Concrete - Boardform Finish 24" HT. from FFE, 24" Depth on Slab	6 / L7.8
	S3	**SEATING TYPE 3: CAFE STYLE SEATING / GAMES TABLE** By Owner, Movable	3 / L7.3
	S5	**SEATING TYPE 5: LONG WOOD BENCH** with Tables + Stools Wood-top Mounted to Concrete Wall	5 / L7.3
	S6	**SEATING TYPE 6: WOOD SEAT STEPS** Thermally Modified Wood Seat Steps / Decking	1 / L7.4
	S7	**SEATING TYPE 7: OUTDOOR SEATING** Weather-Resistant, By Owner	2 / L7.4
	S8	**SEATING TYPE 8: BAR TABLE** High-top Table with Stool Seats, By Owner	3 / L7.4
	S9	**SEATING TYPE 9: OUTDOOR LOUNGER** Rove Concepts Lounge Chair, By Owner	4 / L7.4
	F6	**TABLE TENNIS** By Owner	3 / L7.5
	F7	**BANQUET TABLE** Movable, for Communal Lunches	5 / L7.5
	F8	**BASALT BOULDER** Size Varies, 12" - 48" Diameter	1 / L7.3
	F9	**ALL WEATHER COUCH AND TABLE** By Owner	7 / L7.5
	F10	**CINEMA/TV SCREEN** By Owner	8 / L7.5
	F11	**OUTDOOR FITNESS EQUIPMENT** By Owner	9 / L7.5
	F12	**BBQ and WETBAR/KITCHENETTE** By Owner	6 / L7.5
	F13	**SHUFFLEBOARD** By Owner	
	F14	**FIREPIT** Size & Shapes Vary, By Paloform	2 / L7.6
	F15	**PET WASTE / STATION** Dog Pet Station by Dogipot	3 / L7.6
	F16	**DECORATIVE FIRE HYDRANT** For Pet Urinals	
		PROPOSED TREES See Planting Plans for Species	2 / L7.7
		EXTENSIVE GREEN ROOF Sedum Mats and Grass Plugs	1 / L7.9 ; 2 / L7.9
		CUSTOM WOOD AND STEEL TRELLIS with Glass Top to be coordinated with Architecture & Structural	1 / L7.6

GENERAL LAYOUT + MATERIALS NOTES:

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2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ESURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
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1 LEVEL 5 MATERIALS PLAN - AREA 01
Scale: 1/8" = 1'-0"

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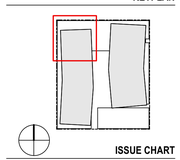
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LEVEL 5 MATERIALS PLAN - AREA 01

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L2.1

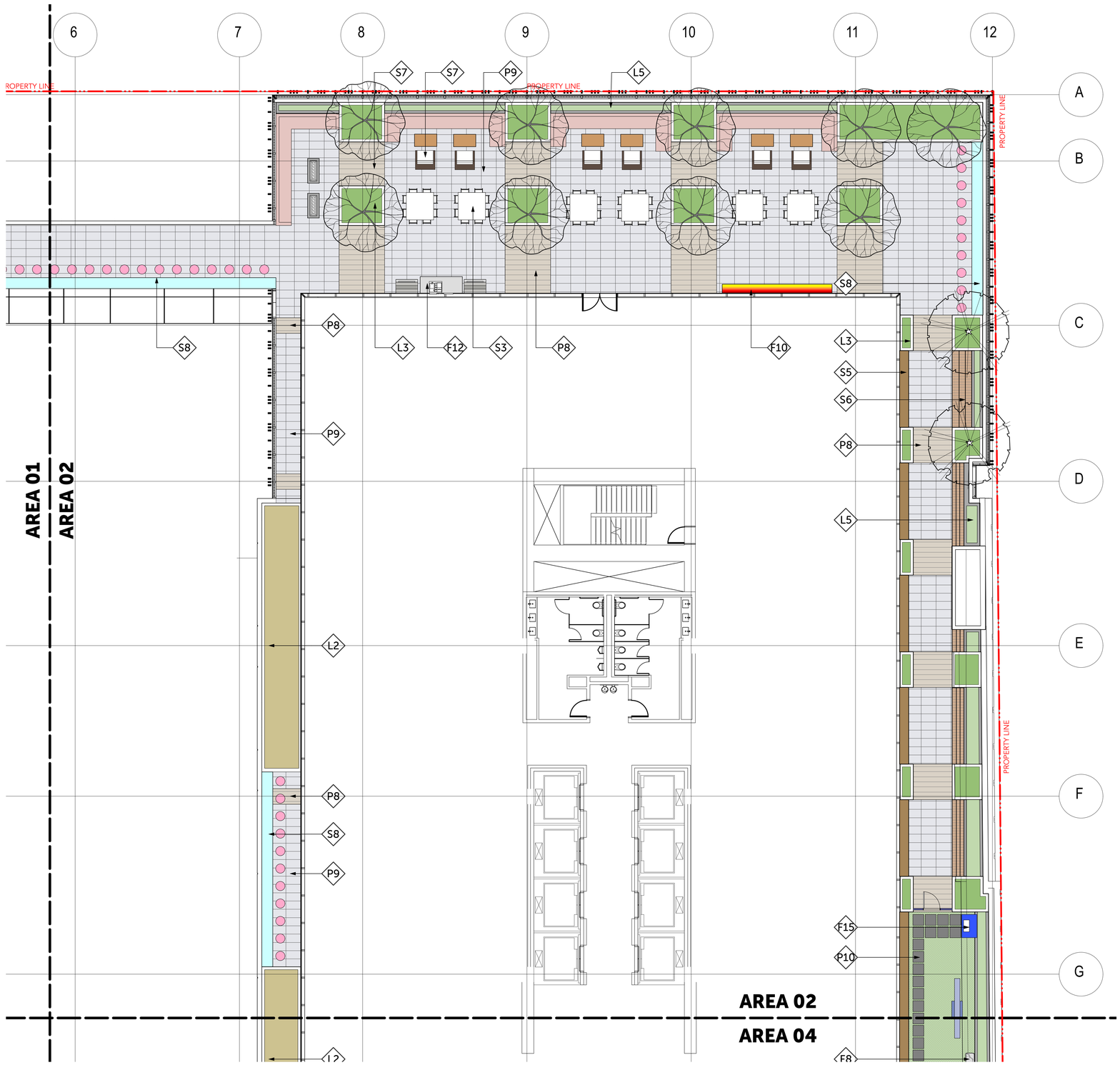
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AMENITY DECK MATERIALS LEGEND (LEVELS 5, 17, 18)

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	S7	**SEATING TYPE 7: OUTDOOR SEATING** Weather-Resistant, By Owner	2 / L7.4
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	S9	**SEATING TYPE 9: OUTDOOR LOUNGER** Rove Concepts Lounge Chair, By Owner	4 / L7.4
	F6	**TABLE TENNIS** By Owner	3 / L7.5
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	F8	**BASALT BOULDER** Size Varies, 12" - 48" Diameter	1 / L7.3
	F9	**ALL WEATHER COUCH AND TABLE** By Owner	7 / L7.5
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	F13	**SHUFFLEBOARD** By Owner	
	F14	**FIREPIT** Size & Shapes Vary, By Paloform	2 / L7.6
	F15	**PET WASTE / STATION** Dog Pet Station by Dogipot	3 / L7.6
	F16	**DECORATIVE FIRE HYDRANT** For Pet Urinals	
		PROPOSED TREES See Planting Plans for Species	2 / L7.7
		EXTENSIVE GREEN ROOF Sedum Mats and Grass Plugs	1 / L7.9 ; 2 / L7.9
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1 LEVEL 5 MATERIALS PLAN - AREA 02
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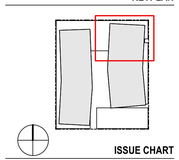
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LEVEL 5 MATERIALS PLAN - AREA 02

SHEET NUMBER

L2.2

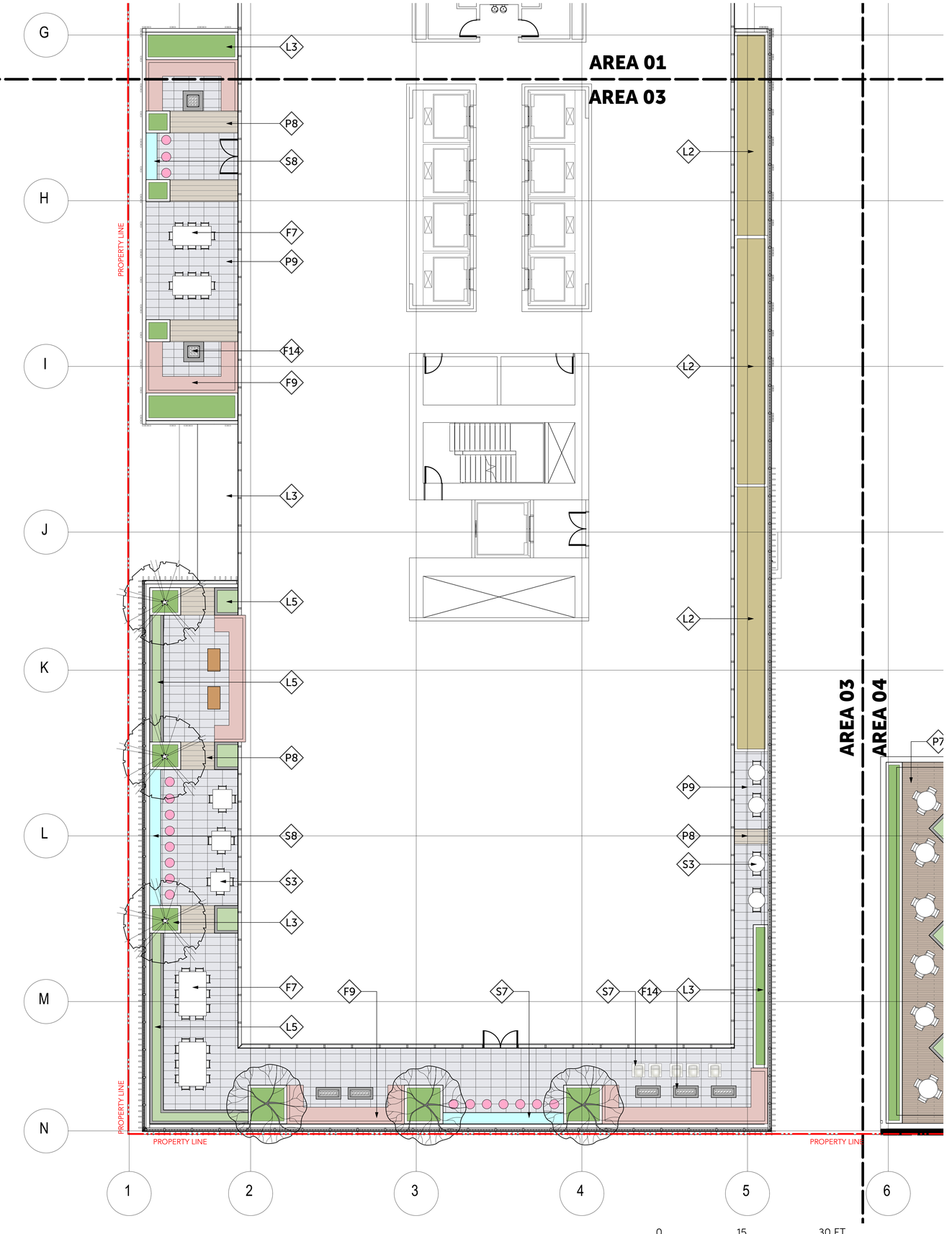
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1 LEVEL 5 MATERIALS PLAN - AREA 03
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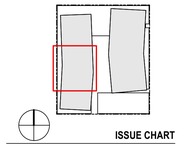
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LEVEL 5 MATERIALS PLAN - AREA 03

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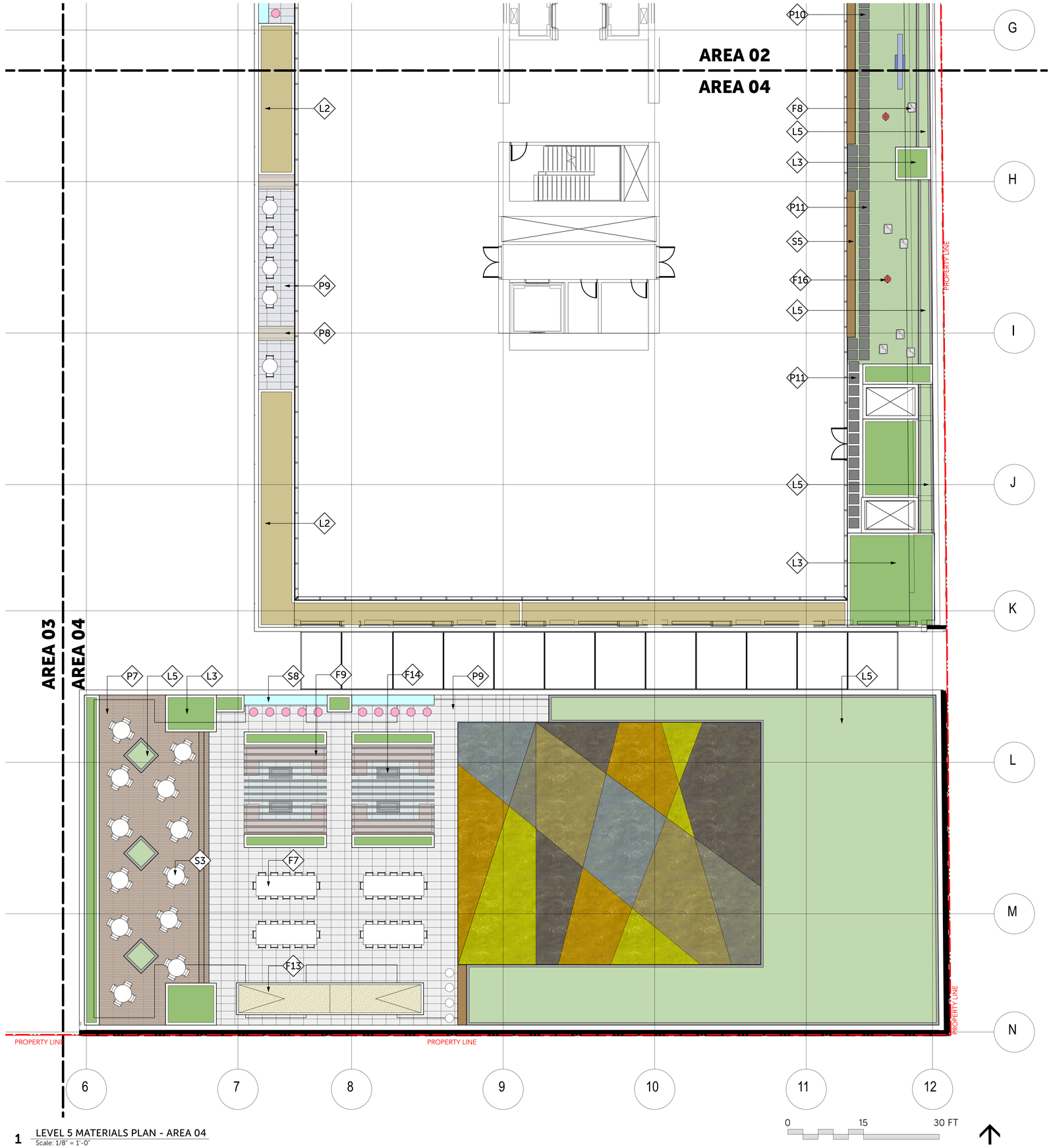
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1 LEVEL 5 MATERIALS PLAN - AREA 04
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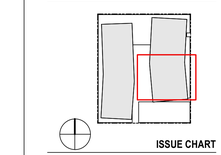
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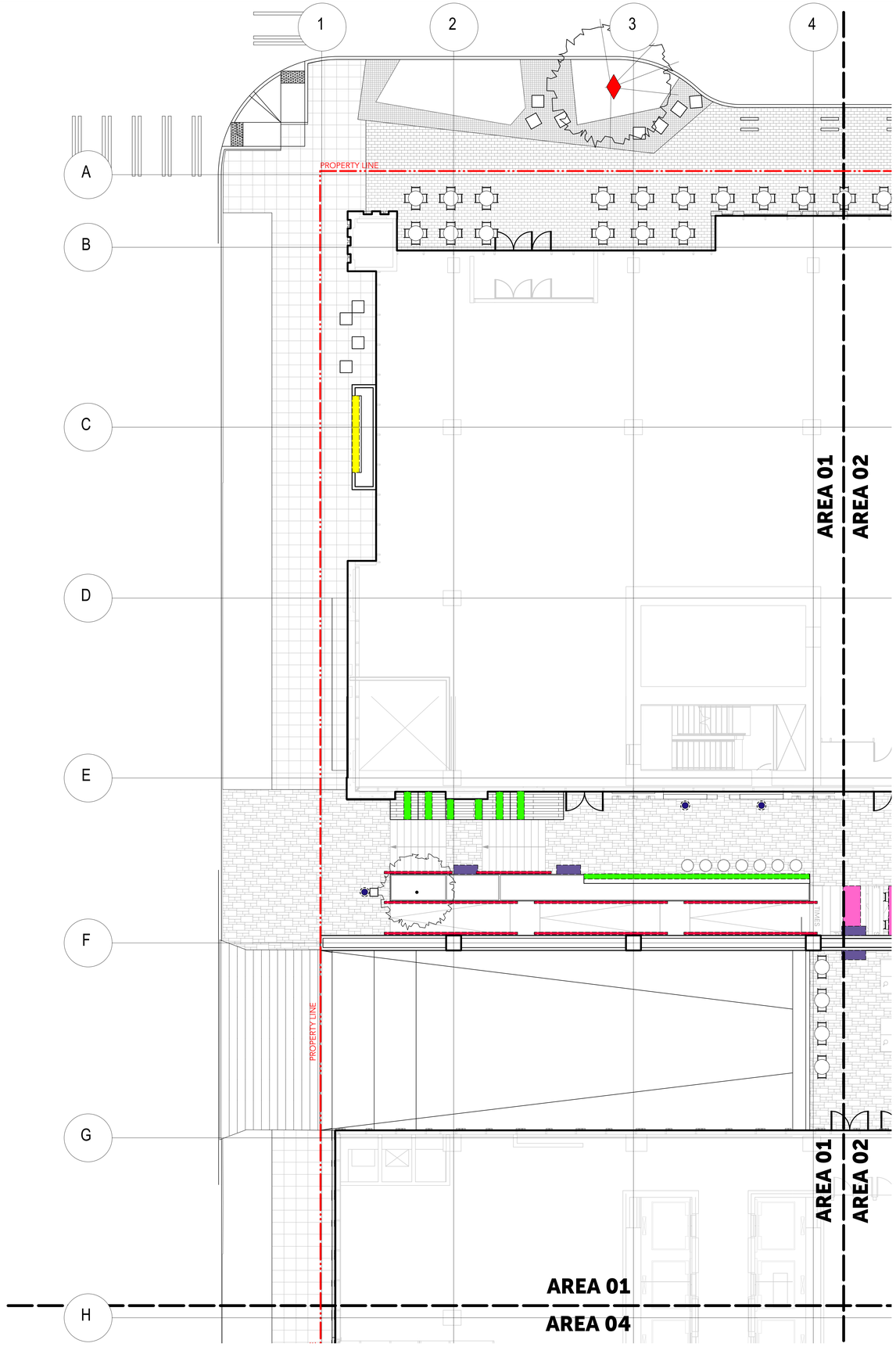
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LIGHTING LEGEND

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
LL-01	LIGHT TYPE 1: TREE UPLIGHT	BK LIGHTING	DENALI FLOOD LIGHT DE-LED-C20-FL-BLP-9-11-A
LL-02	LIGHT TYPE 2: LED STRING LIGHTS	HOMETOWN EVOLUTION INC.	BLACK COMMERCIAL GRADE LIGHT STRING WITH G50 SPIRAL EDISON C9 BASE LIGHT - PROVIDE OUTLET AT BASE, REFER TO ELEC.
LL-03	LIGHT TYPE 3: BENCH UNDERLIGHTING	I-LIGHT TECHNOLOGIES	PLEXINEON 1X WHITE
LL-04	LIGHT TYPE 4: LINEAR INSET LIGHTING	LED LINEAR LIGHTING SOLUTIONS	VARIOLED OCEANOS IP68
LL-05	LIGHT TYPE 5: HAND RAIL LIGHTING	WAGNER	LUMENRAIL ILLUMINATED RAIL SYSTEM
LL-06	LIGHT TYPE 6: WALL INSET	BEGA LIGHTING	RECESSED WALL - WHITE TEMPERED GLASS #33 170
LL-07	LIGHT TYPE 7: TRELLIS LIGHTING	BK LIGHTING	OLYMPUS LUMINAIRE OL-LED-x60/x60-SP-BLP-12-11-B
	ELECTRICAL STUBOUT		STUBOUT FOR SIGNAGE, REFER TO ELECTRICAL

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRIACAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
4. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
5. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
6. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING, SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
9. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMANTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
10. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
14. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



1 GROUND LEVEL LIGHTING PLAN - AREA 01
Scale: 1/8" = 1'-0"

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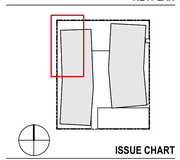
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SEATTLE, WA 98109

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Job Number

TITLE

GROUND LEVEL LIGHTING PLAN - AREA 01

SHEET NUMBER

L1.31

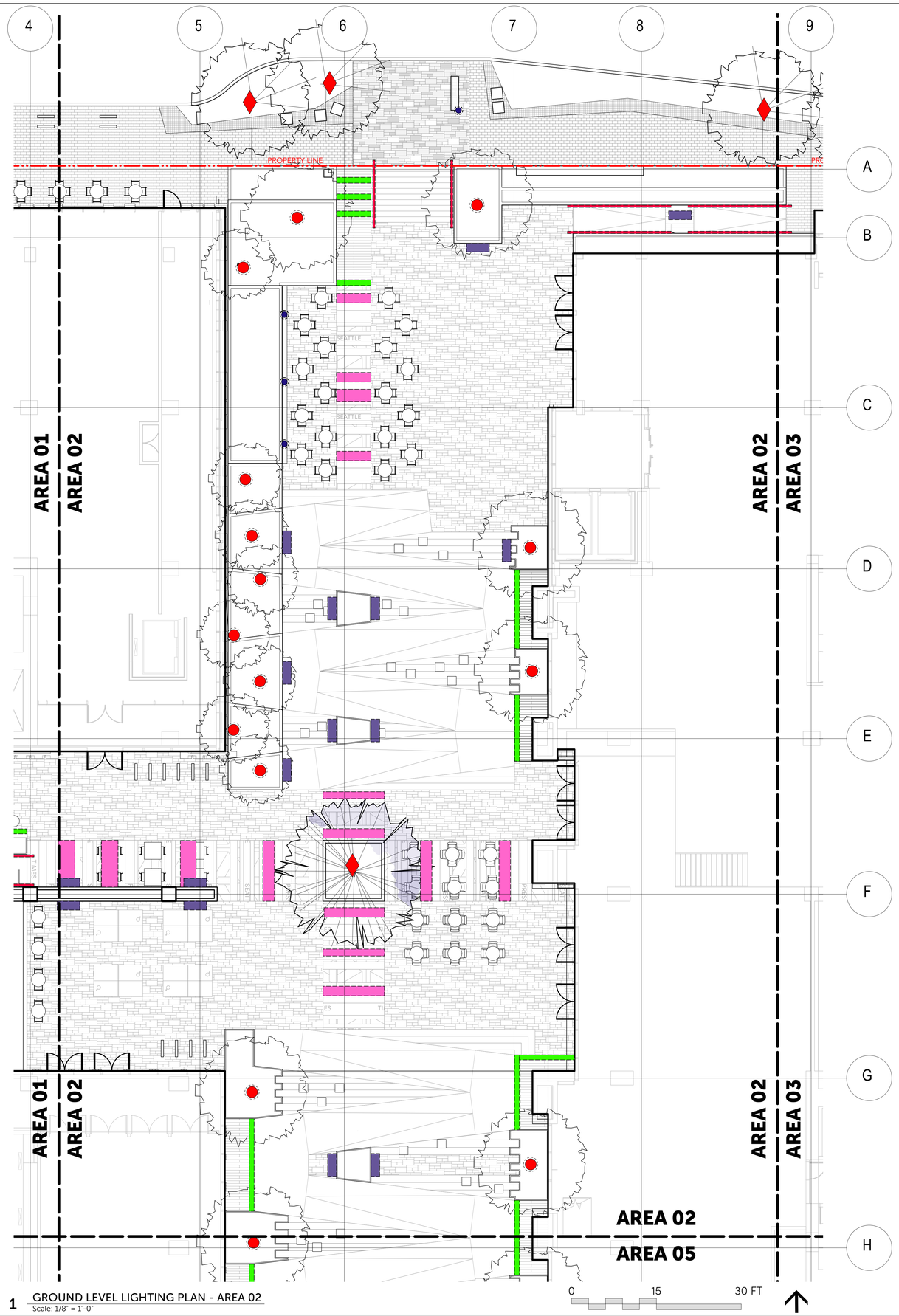
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LIGHTING LEGEND

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
LL-01	LIGHT TYPE 1: TREE UPLIGHT	BK LIGHTING	DENALI FLOOD LIGHT DE-LED-C20-FL-BLP-9-11-A
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LL-04	LIGHT TYPE 4: LINEAR INSET LIGHTING	LED LINEAR LIGHTING SOLUTIONS	VARIOLED OCEANOS IP68
LL-05	LIGHT TYPE 5: HAND RAIL LIGHTING	WAGNER	LUMENRAIL ILLUMINATED RAIL SYSTEM
LL-06	LIGHT TYPE 6: WALL INSET	BEGA LIGHTING	RECESSED WALL - WHITE TEMPERED GLASS #33 170
LL-07	LIGHT TYPE 7: TRELLIS LIGHTING	BK LIGHTING	OLYMPUS LUMINAIRE OL-LED-x60/x60-SP-BLP-12-11-B
	ELECTRICAL STUBOUT		STUBOUT FOR SIGNAGE, REFER TO ELECTRICAL

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1 GROUND LEVEL LIGHTING PLAN - AREA 02
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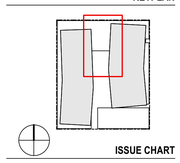
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SEATTLE, WA 98109

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TITLE

GROUND LEVEL LIGHTING PLAN - AREA 02

SHEET NUMBER

L1.32

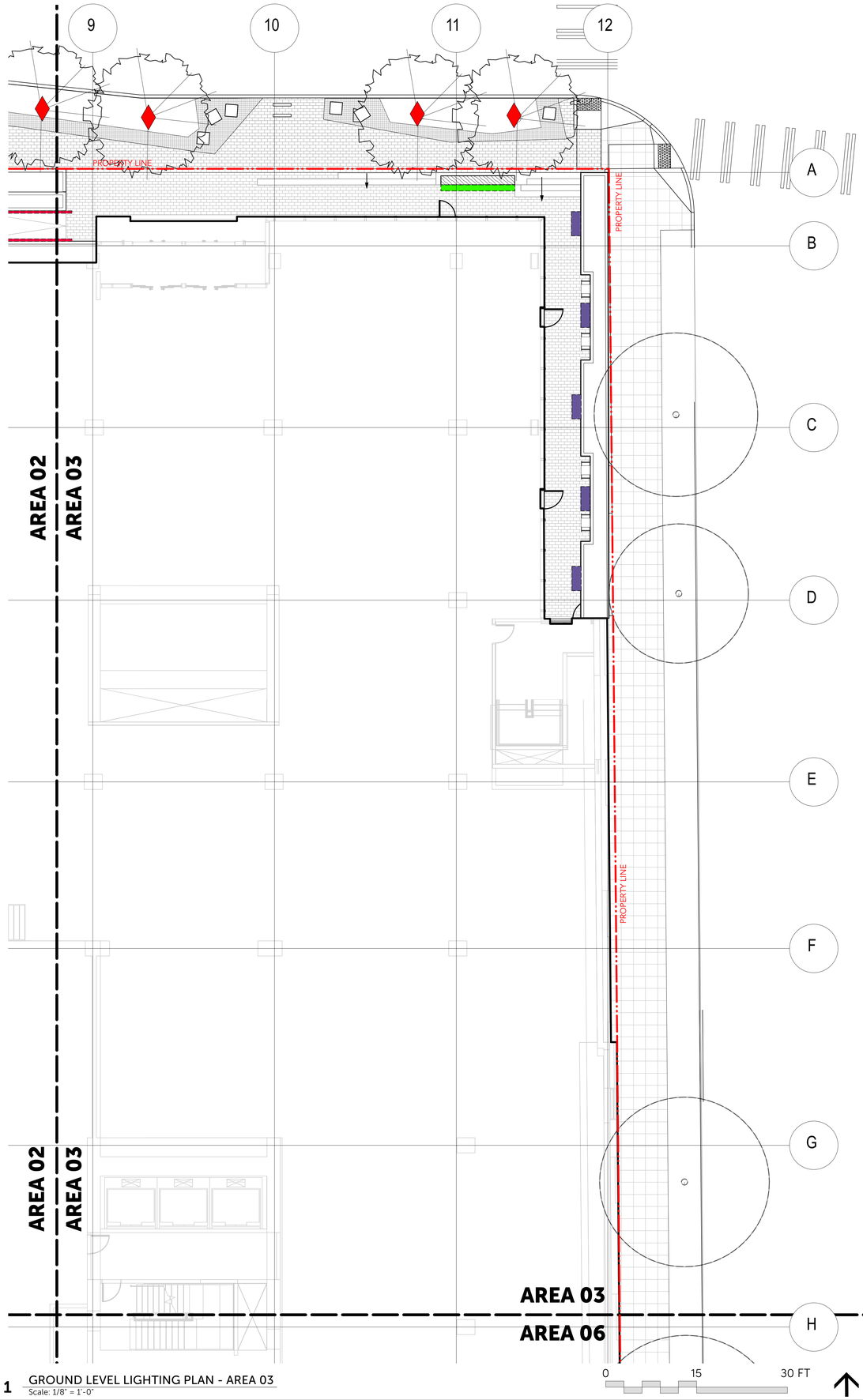
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LIGHTING LEGEND

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
LL-01	LIGHT TYPE 1: TREE UPLIGHT	BK LIGHTING	DENALI FLOOD LIGHT DE-LED-C20-FL-BLP-9-11-A
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LL-06	LIGHT TYPE 6: WALL INSET	BEGA LIGHTING	RECESSED WALL - WHITE TEMPERED GLASS #33 170
LL-07	LIGHT TYPE 7: TRELLIS LIGHTING	BK LIGHTING	OLYMPUS LUMINAIRE OL-LED-x60/x60-SP-BLP-12-11-B
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1 GROUND LEVEL LIGHTING PLAN - AREA 03
Scale: 1/8" = 1'-0"

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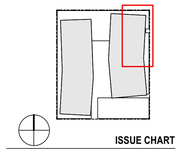
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GROUND LEVEL LIGHTING PLAN - AREA 03

SHEET NUMBER

L1.33

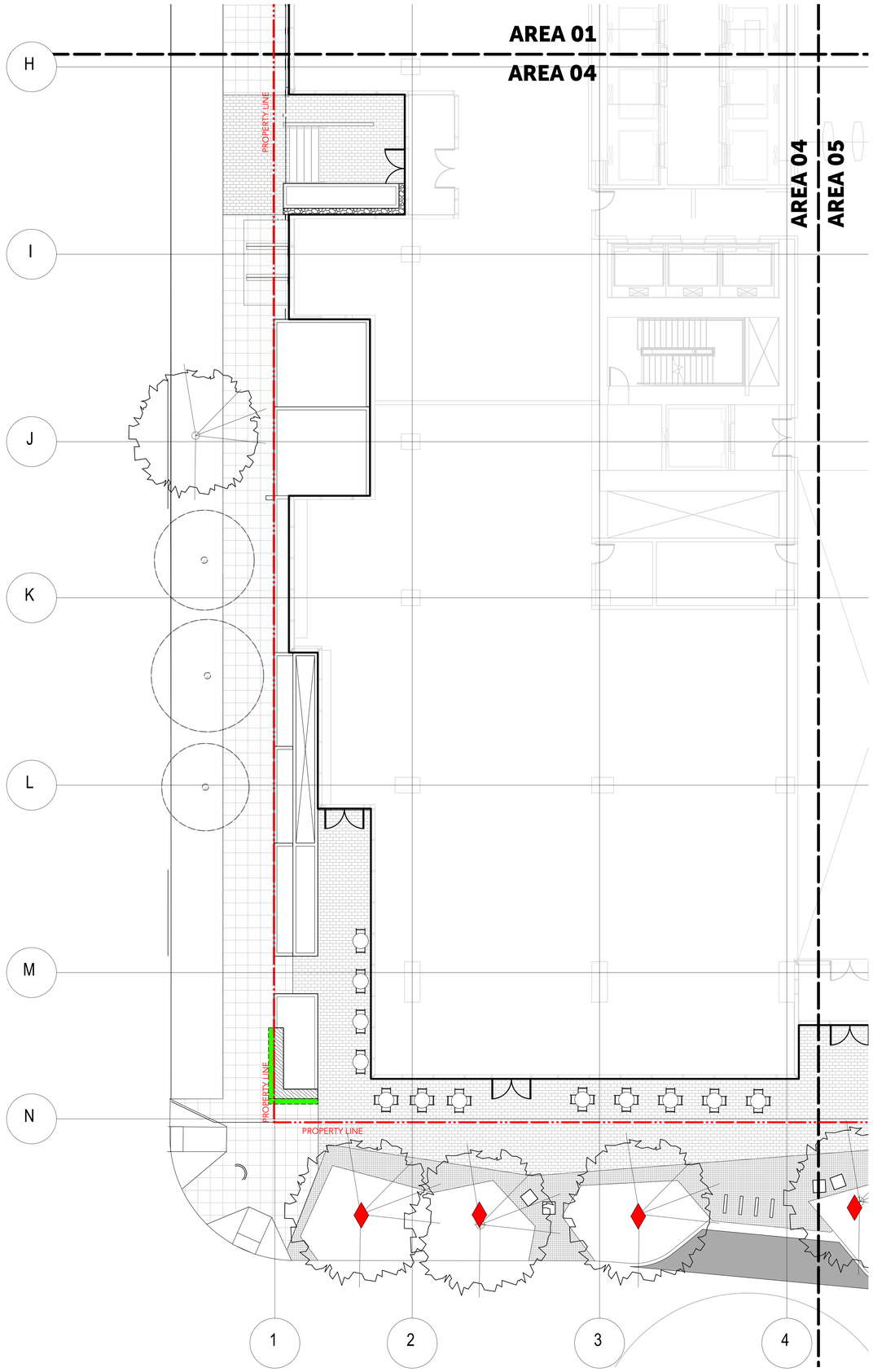
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LIGHTING LEGEND

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
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1 GROUND LEVEL LIGHTING PLAN - AREA 04
Scale: 1/8" = 1'-0"

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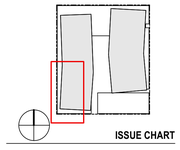
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GROUND LEVEL LIGHTING PLAN - AREA 04

SHEET NUMBER

L1.34

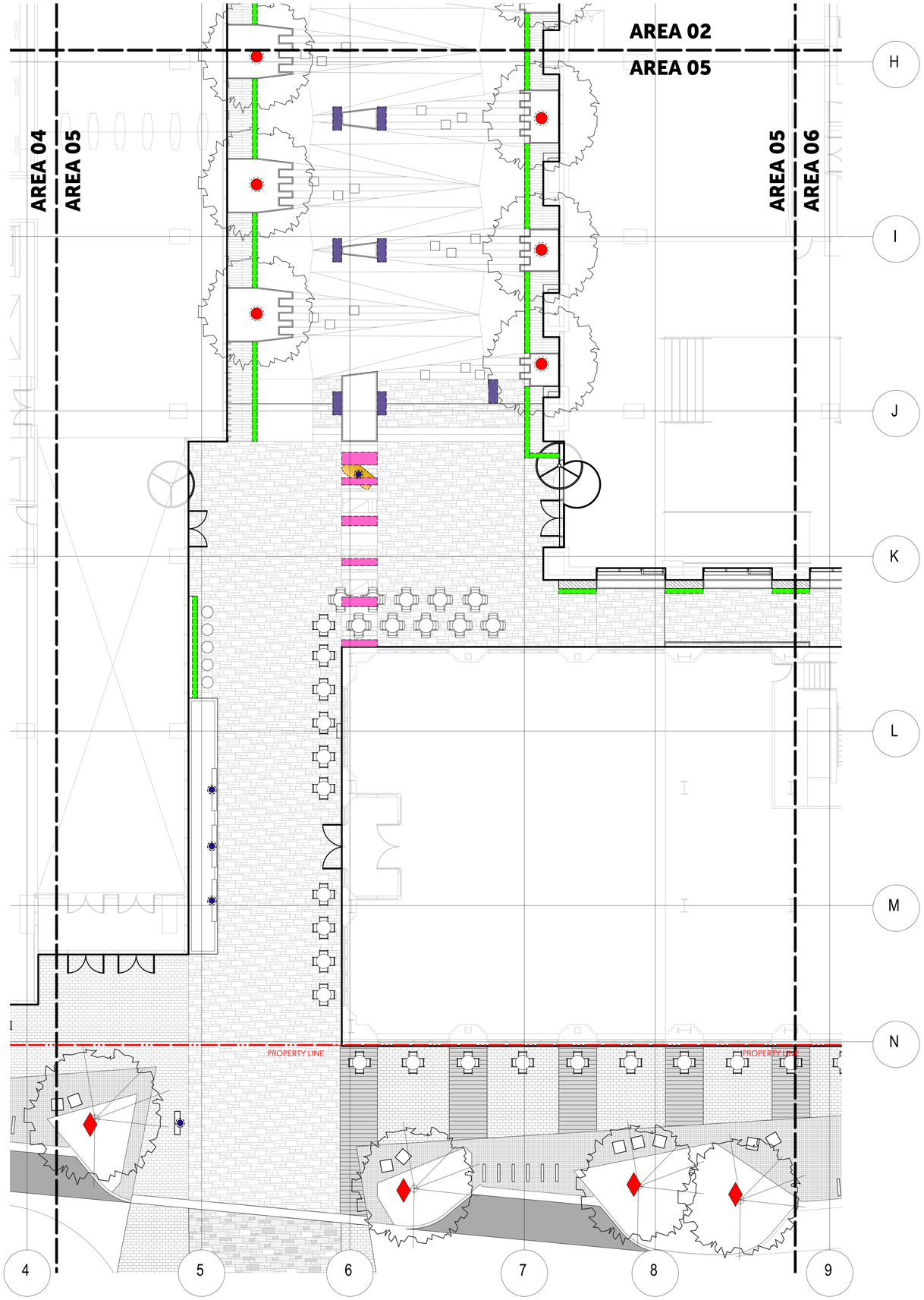
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10. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
14. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



1 GROUND LEVEL LIGHTING PLAN - AREA 05
Scale: 1/8" = 1'-0"

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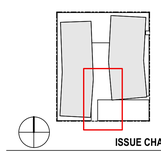
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ISSUE CHART

0	Issued for 50% CD	21-09-15
MARK	ISSUE	DATE

Job Number

TITLE

GROUND LEVEL LIGHTING PLAN - AREA 05

SHEET NUMBER

L1.35

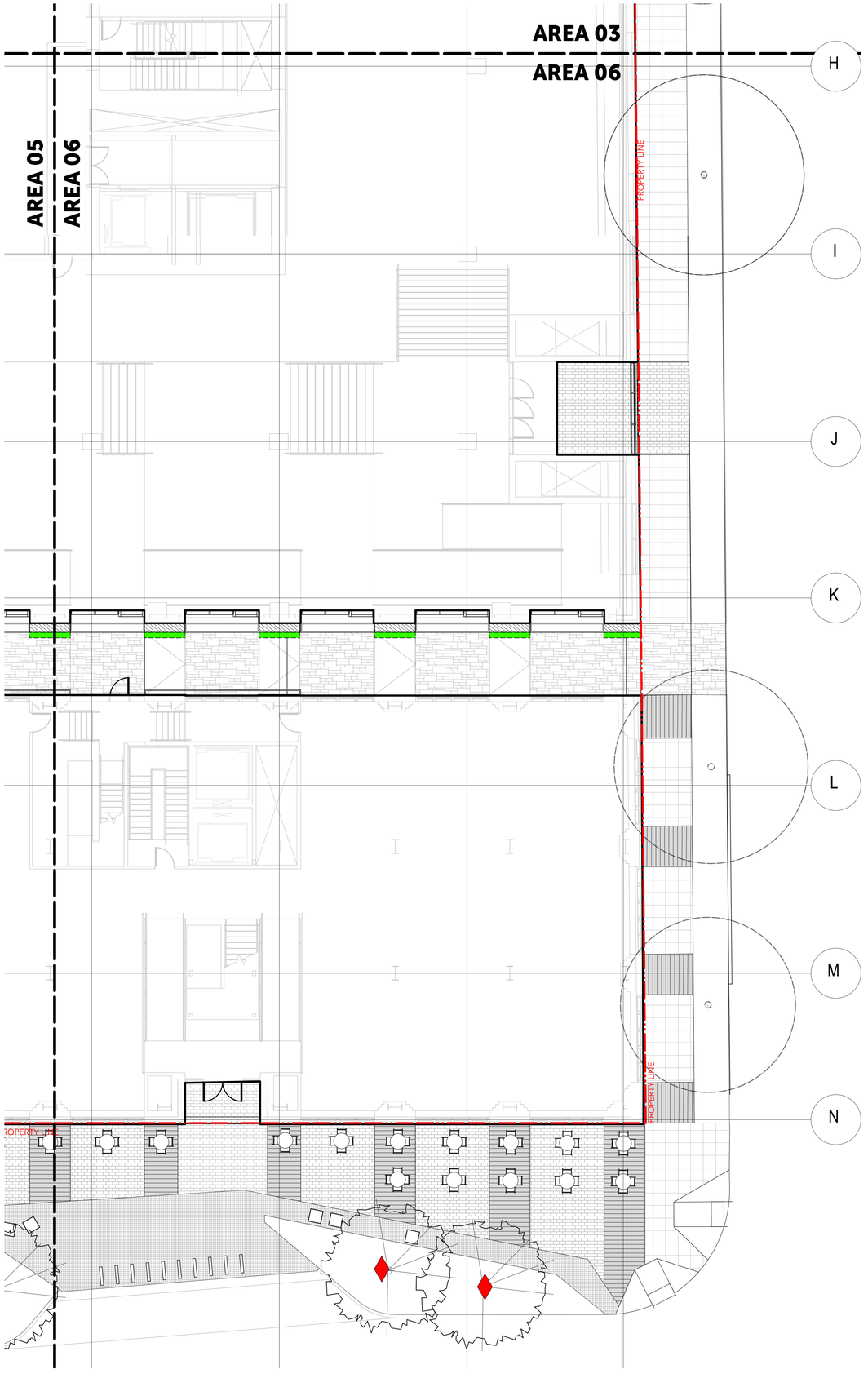
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LIGHTING LEGEND

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
LL-01	LIGHT TYPE 1: TREE UPLIGHT	BK LIGHTING	DENALI FLOOD LIGHT DE-LED-C20-FL-BLP-9-11-A
LL-02	LIGHT TYPE 2: LED STRING LIGHTS	HOMETOWN EVOLUTION INC.	BLACK COMMERCIAL GRADE LIGHT STRING WITH G50 SPIRAL EDISON C9 BASE LIGHT - PROVIDE OUTLET AT BASE, REFER TO ELEC.
LL-03	LIGHT TYPE 3: BENCH UNDERLIGHTING	I-LIGHT TECHNOLOGIES	PLEXINEON 1X WHITE
LL-04	LIGHT TYPE 4: LINEAR INSET LIGHTING	LED LINEAR LIGHTING SOLUTIONS	VARIOLED OCEANOS IP68
LL-05	LIGHT TYPE 5: HAND RAIL LIGHTING	WAGNER	LUMENRAIL ILLUMINATED RAIL SYSTEM
LL-06	LIGHT TYPE 6: WALL INSET	BEGA LIGHTING	RECESSED WALL - WHITE TEMPERED GLASS #33 170
LL-07	LIGHT TYPE 7: TRELLIS LIGHTING	BK LIGHTING	OLYMPUS LUMINAIRE OL-LED-x60/x60-SP-BLP-12-11-B
	ELECTRICAL STUBOUT		STUBOUT FOR SIGNAGE, REFER TO ELECTRICAL

GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRIACAL ENGINNER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
4. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
5. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
6. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING, SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
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13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
14. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.



1 GROUND LEVEL LIGHTING PLAN - AREA 06
Scale: 1/8" = 1'-0"

0 15 30 FT

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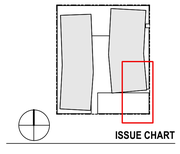
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ISSUE CHART

MARK	ISSUE	DATE
G	Issued for 50% CD	21-09-15

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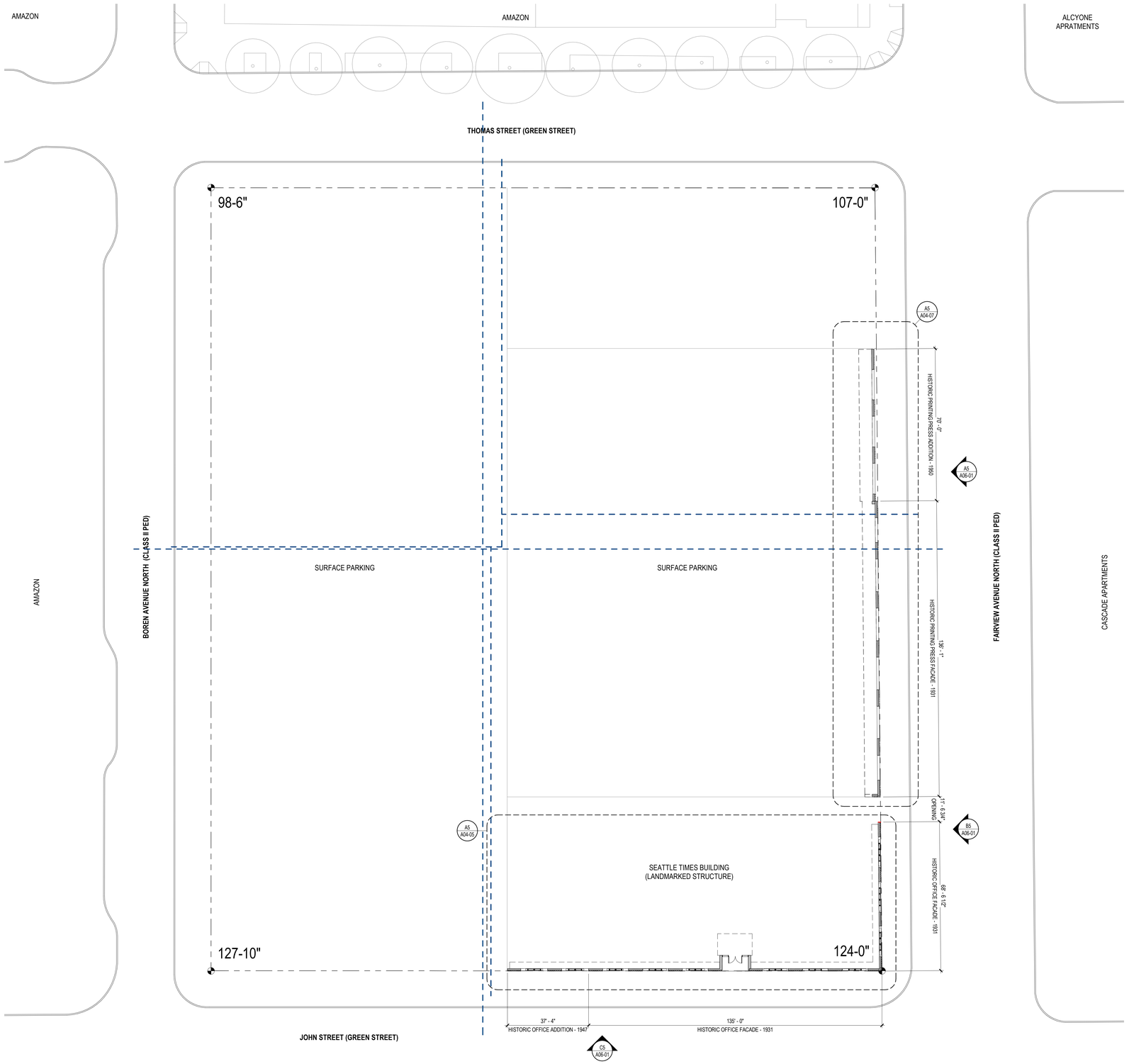
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GROUND LEVEL LIGHTING PLAN - AREA 06

SHEET NUMBER

L1.36

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A5 ARCHITECTURAL SITE PLAN - EXISTING
1" = 20'-0"

DIMENSIONS GENERAL NOTES

1. ALL DIMENSIONS OF THE EXISTING STRUCTURE TO BE FIELD VERIFIED THROUGH LASER SCANS AND FIELD MEASUREMENTS.
2. EXTENT OF REMAINING FACADE ELEMENTS, EXISTING FLOOR ELEVATIONS AND SLAB EDGES TO BE FIELD VERIFIED

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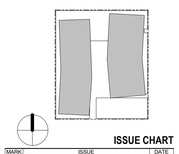
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

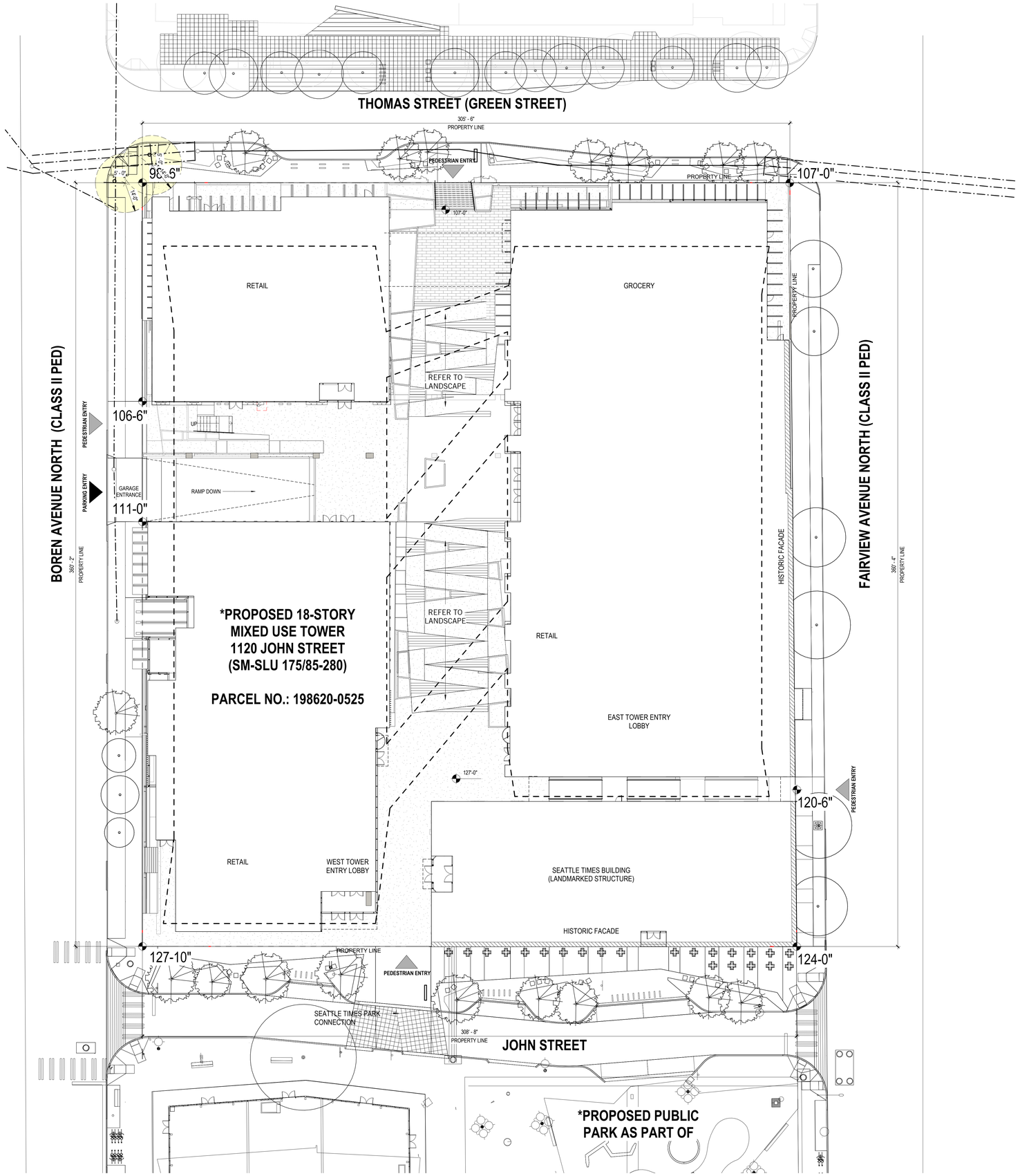
ARCHITECTURAL SITE PLAN - EXISTING

SHEET NUMBER

A01-01

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A5 ARCHITECTURAL SITE PLAN - PROPOSED
1" = 20'-0"

PARCEL INFORMATION:

ADDRESS: 1120 JOHN STREET
PARCEL NO : 198620-0525
LEGAL DESCRIPTION: D.T. DENNY'S FIFTH ADDITION TO NORTH SEATTLE LOTS 7 THRU 12 BLK 110; TGW PORTIONS OF D.T. DENNY AND LOUISA DENNY DLC AND GOVT LOT 7 IN SE QTR STR 30-23-04 LYING WLY OF FAIRVIEW AVE N CONDEMNED IN KING CO SUPERIOR COURT CAUSE NO 204496 AS PROVIDED IN ORDINANCE NO 51975 AND BEING THAT PORTION LYING SLY OF THOMAS ST, NLY OF JOHN ST AND ELY OF ALLEY IN SAID BLK 110; AND TGW VACATED ALLEY IN BLK 110 OF SAID PLAT VACATED UNDER SEATTLE ORDINANCE NO 89750

DIMENSIONS GENERAL NOTES

1. ALL DIMENSIONS OF THE EXISTING STRUCTURE TO BE FIELD VERIFIED THROUGH LASER SCANS AND FIELD MEASUREMENTS.
2. EXTENT OF REMAINING FACADE ELEMENTS, EXISTING FLOOR ELEVATIONS AND SLAB EDGES TO BE FIELD VERIFIED

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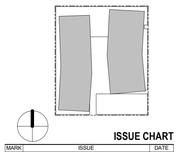
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 03	1-17-2020
	CD PROGRESS	03-06-2020
C	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

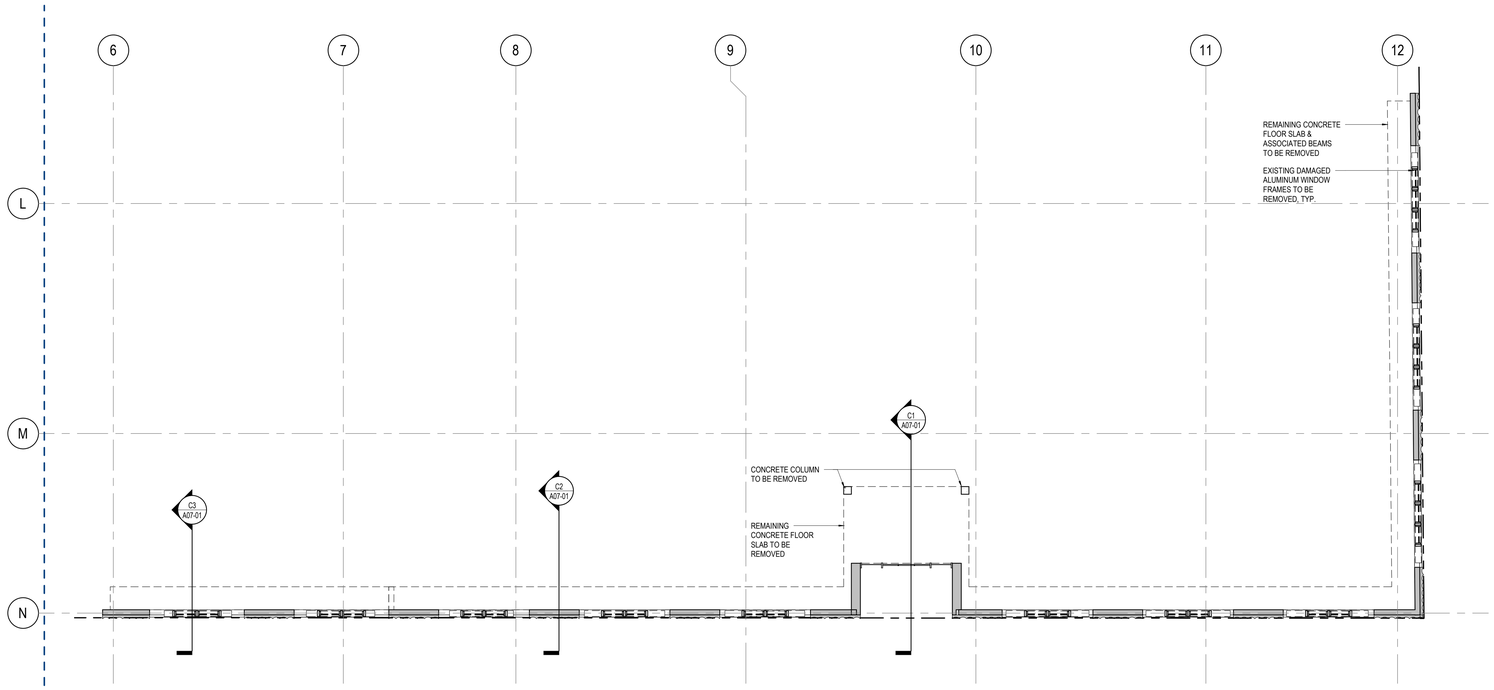
SITE PLAN

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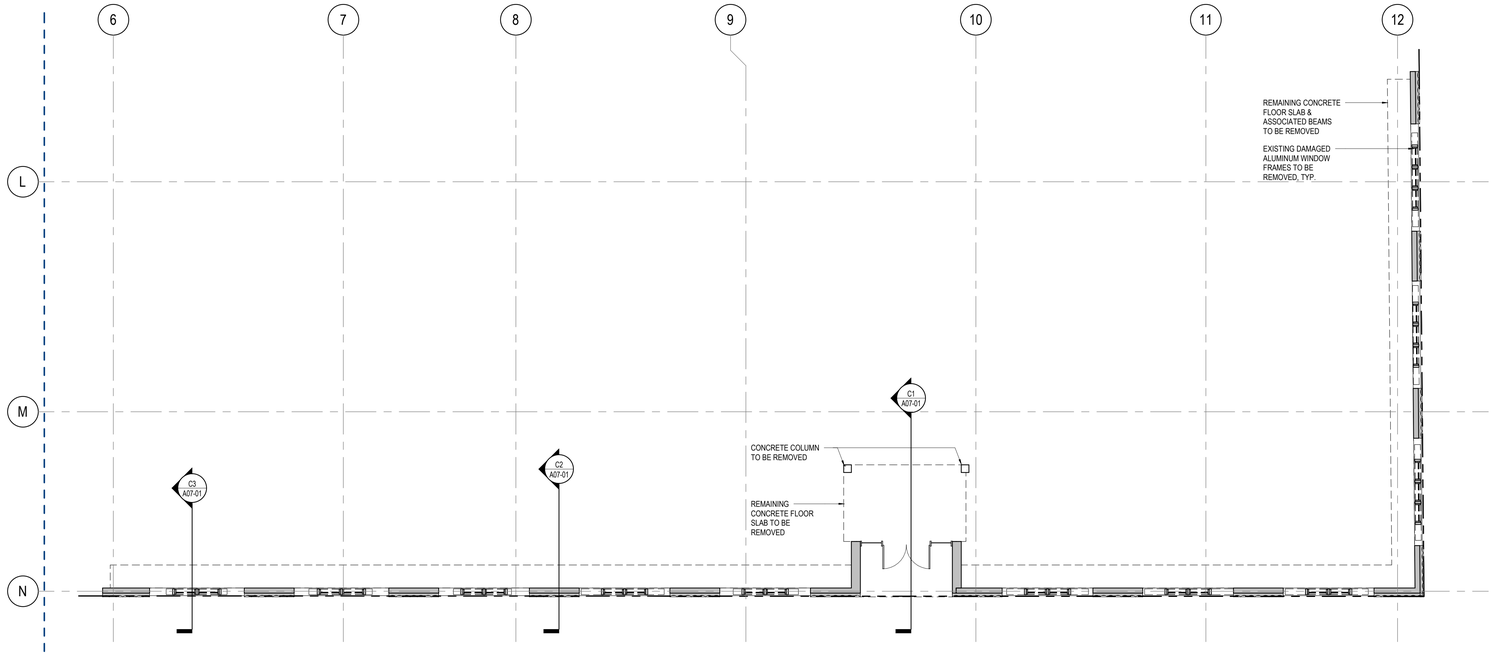
A01-02

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C5 DEMOLITION PLAN - LEVEL 04 SEATTLE TIMES
1/8" = 1'-0"



A5 DEMOLITION PLAN - LEVEL 03 SEATTLE TIMES
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.

DEMOLITION LEGEND

CONSTRUCTION TO REMAIN

CONSTRUCTION TO BE REMOVED

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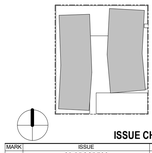
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MARK	ISSUE	DATE
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A	Final Landmarks CofA	11-05-2021

Job Number 161717

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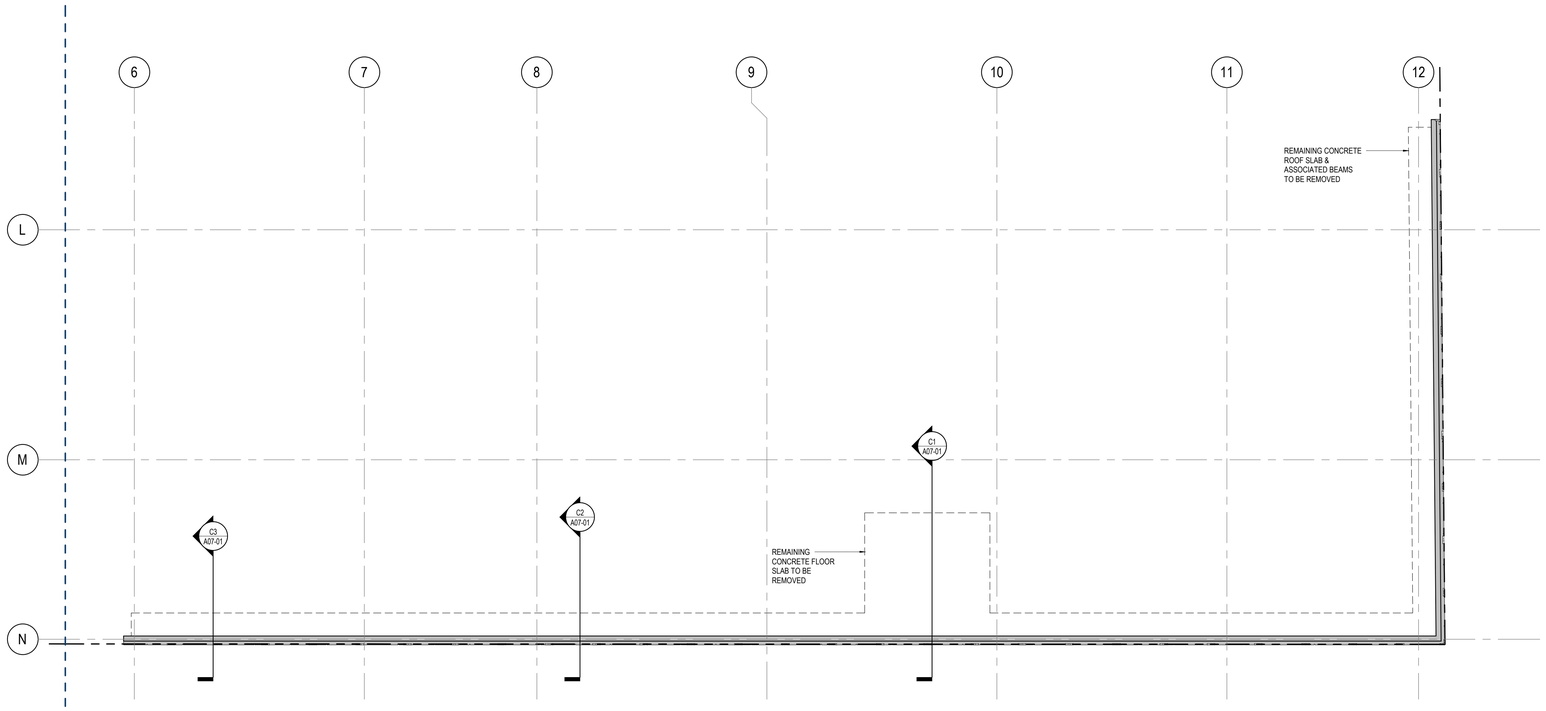
DEMOLITION PLAN - SEATTLE TIMES

SHEET NUMBER

A04-05

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A5 DEMOLITION PLAN - LEVEL 05 SEATTLE TIMES
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.

DEMOLITION LEGEND

CONSTRUCTION TO REMAIN

CONSTRUCTION TO BE REMOVED

DEMOLITION NOTES BY NUMBER

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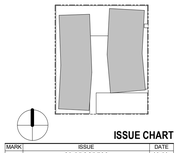
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ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

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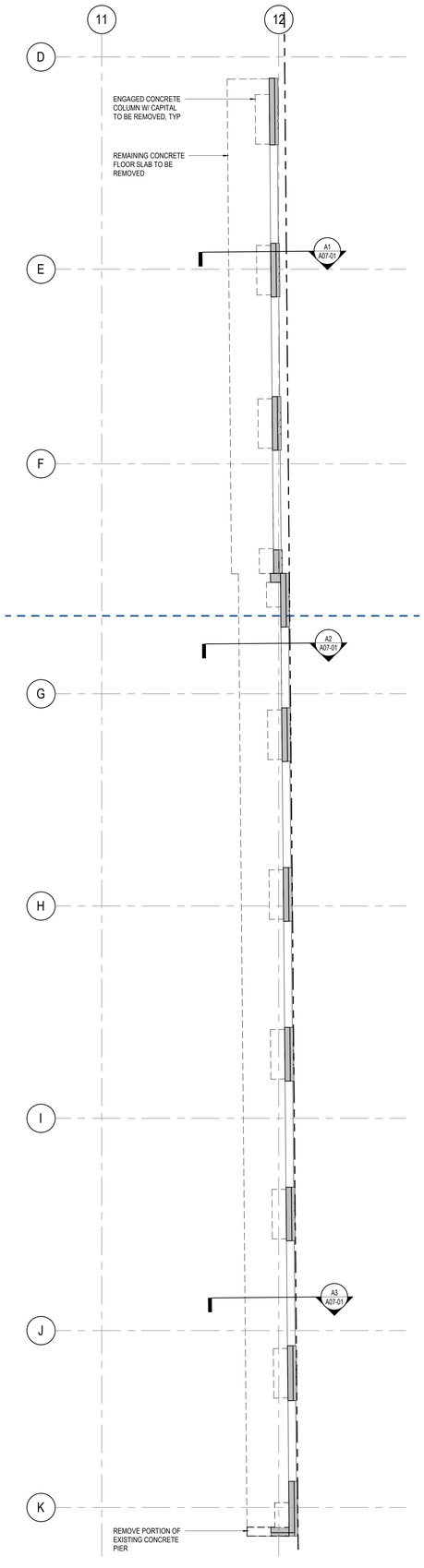
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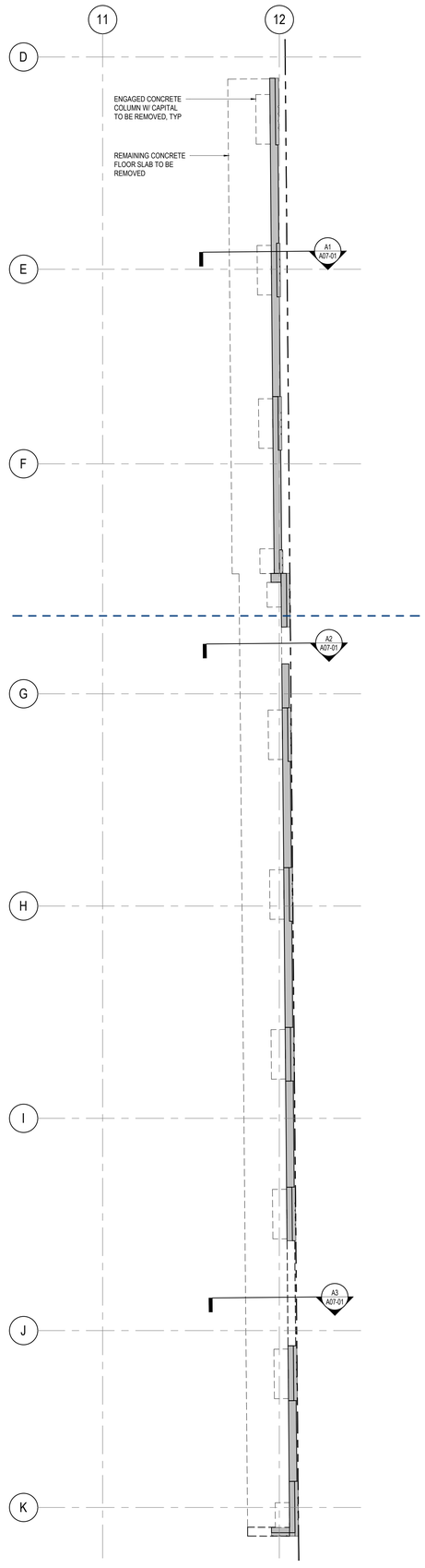
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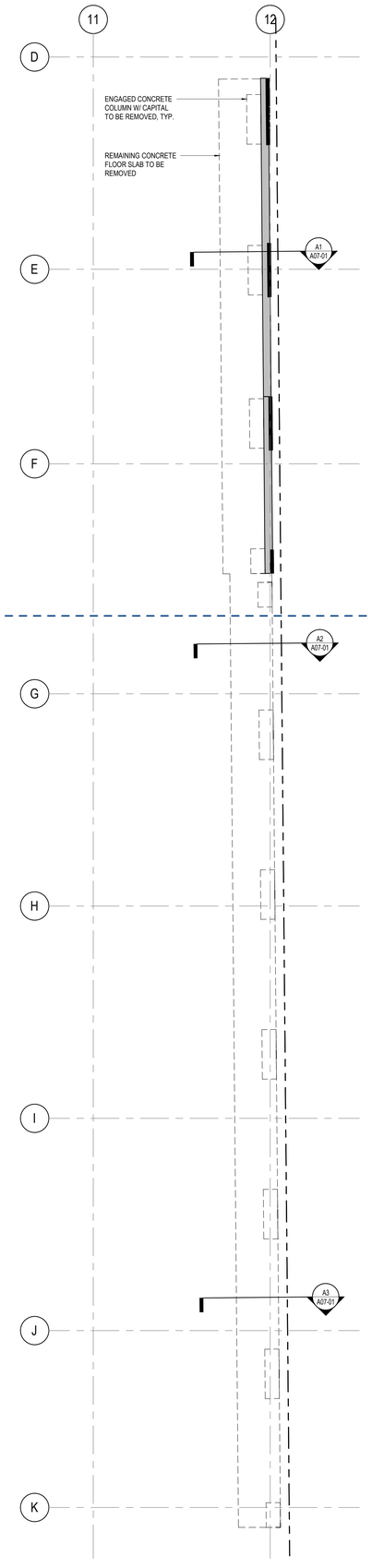
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A5 DEMOLITION PLAN - LEVEL 03 PRINTING PRESS
1/8" = 1'-0"



A4 DEMOLITION PLAN - LEVEL 02B PRINTING PRESS
1/8" = 1'-0"



A2 DEMOLITION PLAN - LEVEL 02A PRINTING PRESS
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.

DEMOLITION LEGEND

CONSTRUCTION TO REMAIN

CONSTRUCTION TO BE REMOVED

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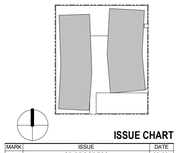
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MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

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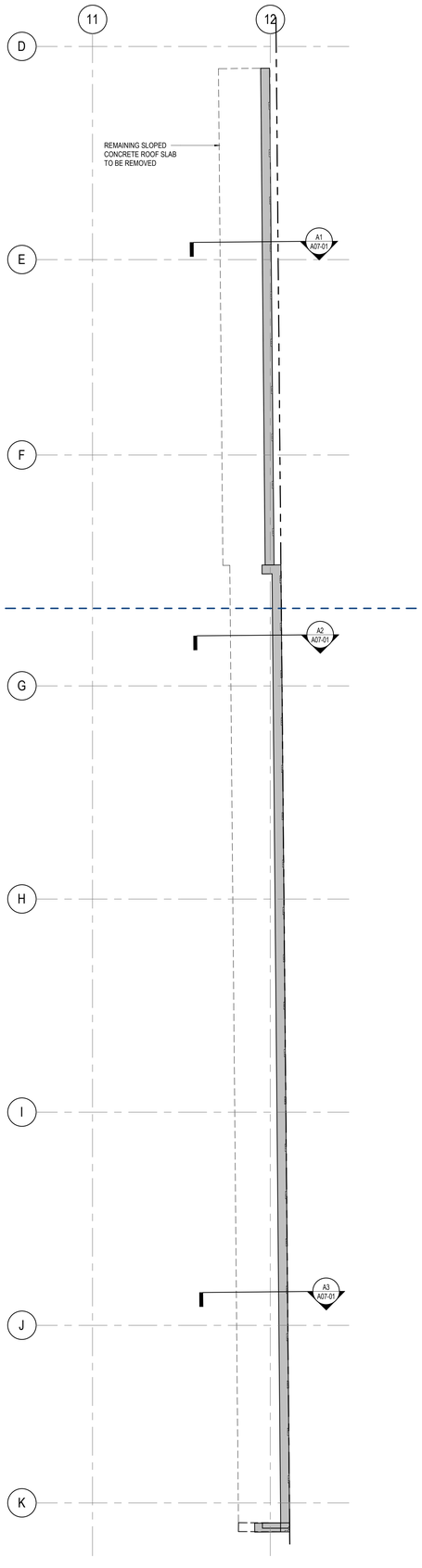
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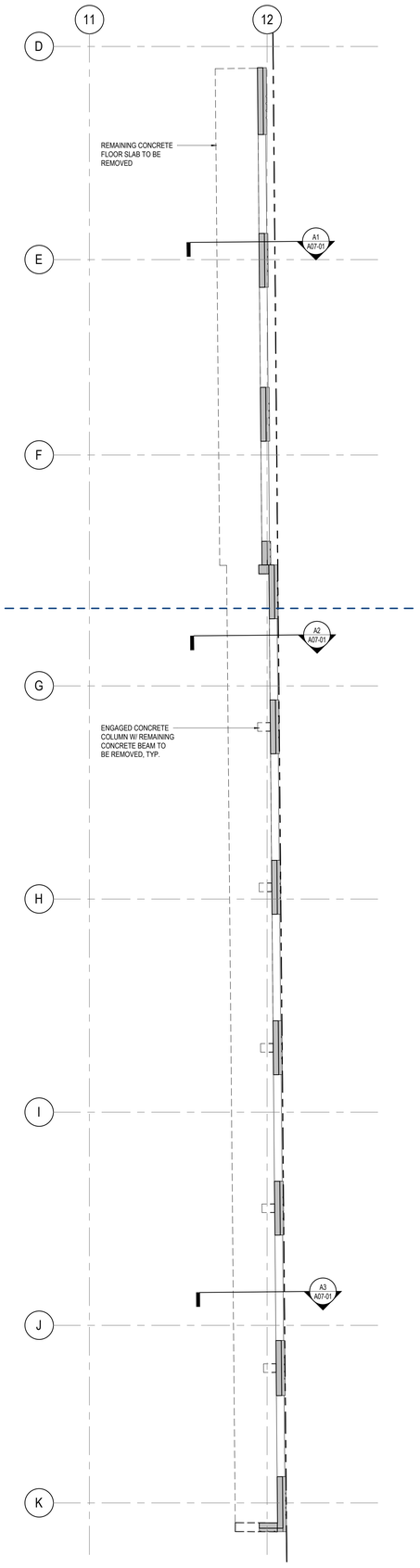
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A4 DEMOLITION PLAN - LEVEL 05 PRINTING PRESS
1/8" = 1'-0"



A2 DEMOLITION PLAN - LEVEL 04 PRINTING PRESS
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.

DEMOLITION LEGEND

CONSTRUCTION TO REMAIN

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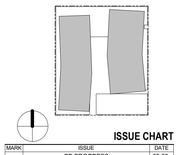
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MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

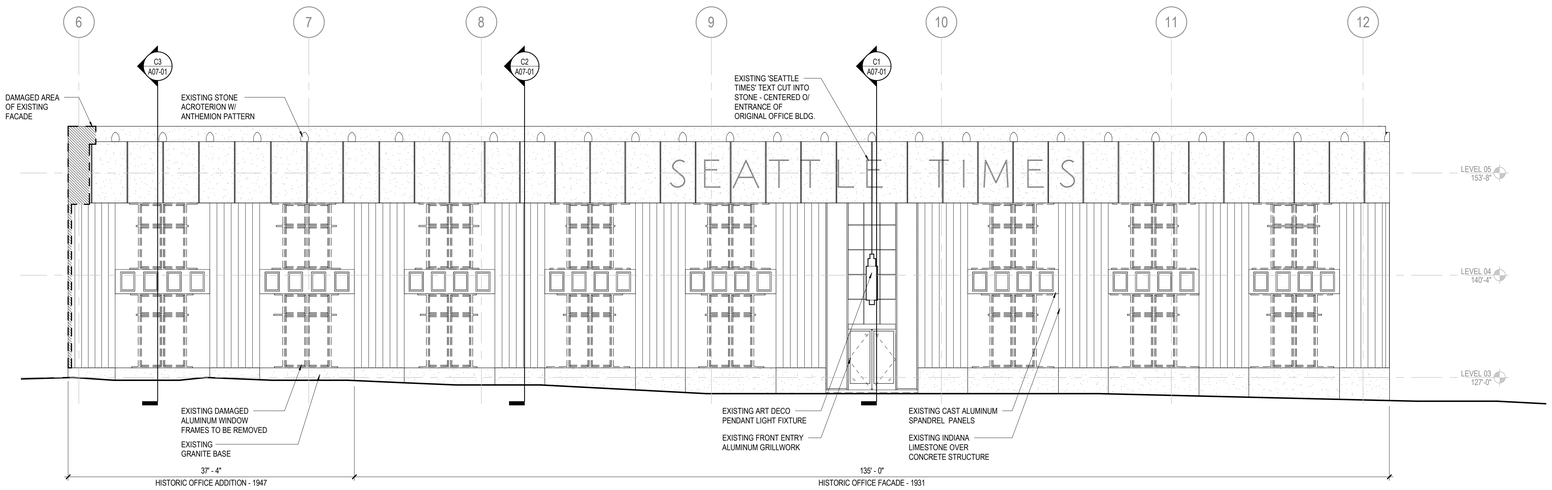
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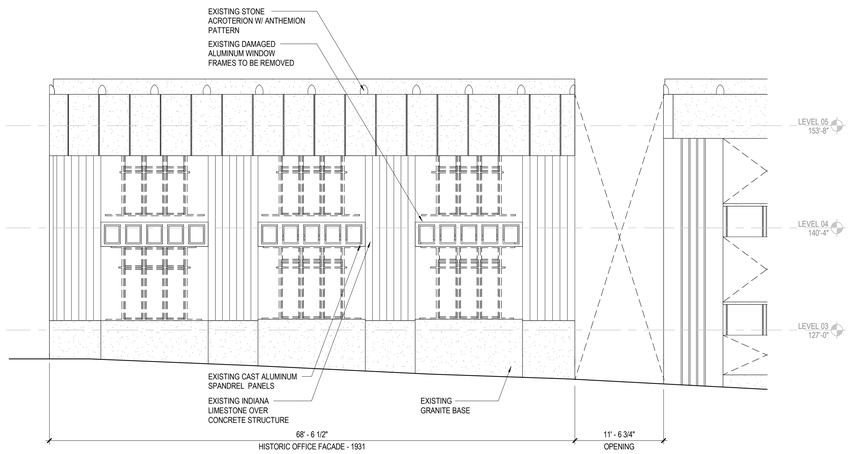
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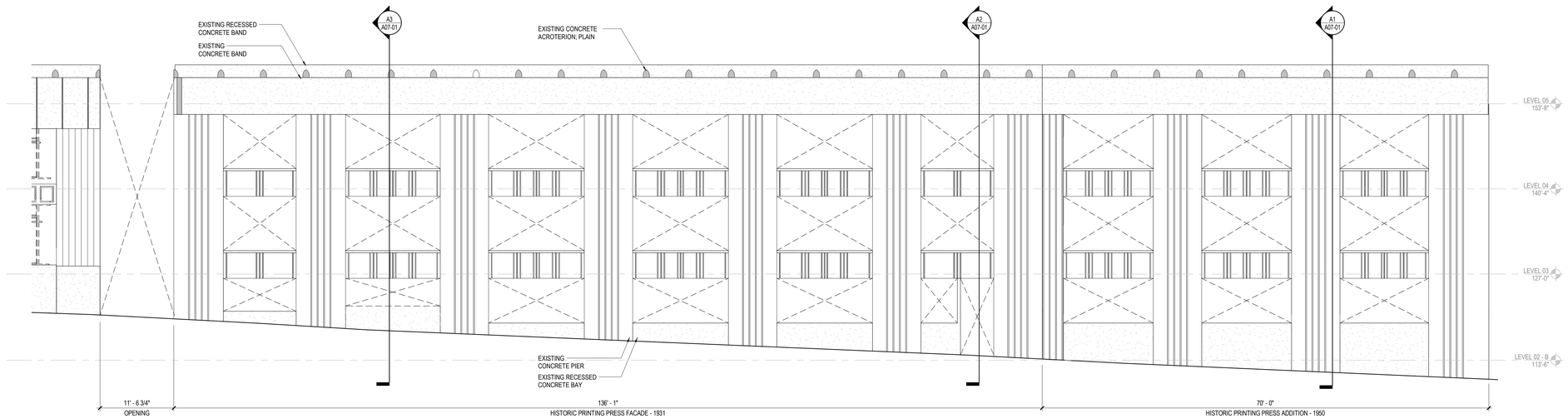
C5 ENLARGED EXISTING ELEVATION - SEATTLE TIMES SOUTH

1/8" = 1'-0"



B5 ENLARGED EXISTING ELEVATION - SEATTLE TIMES EAST

1/8" = 1'-0"



A5 ENLARGED EXISTING ELEVATION - PRINTING PRESS EAST

1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL DEMOLITION SCOPE.

DEMOLITION LEGEND

CONSTRUCTION TO REMAIN

CONSTRUCTION TO BE REMOVED

DEMOLITION NOTES BY NUMBER

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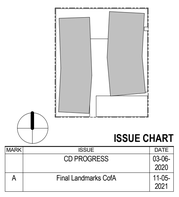
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

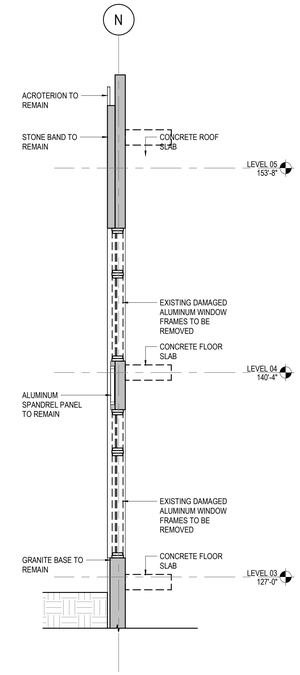
EXISTING ELEVATIONS - DEMOLITION

SHEET NUMBER

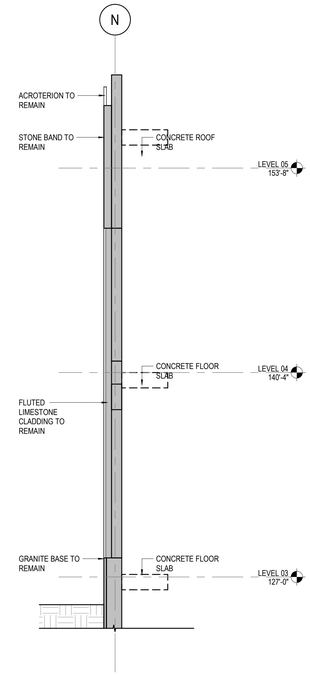
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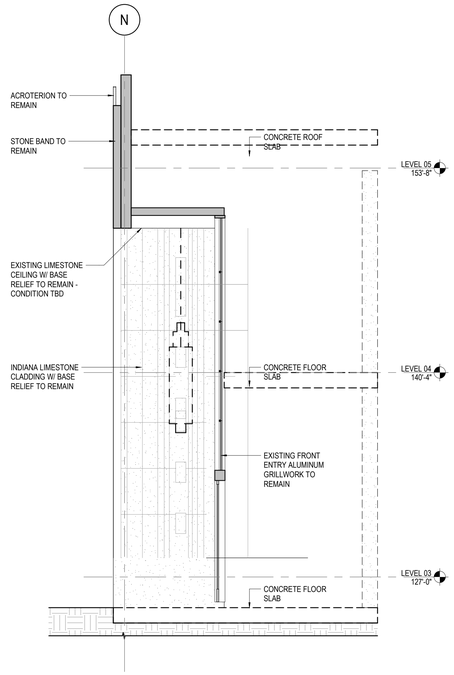
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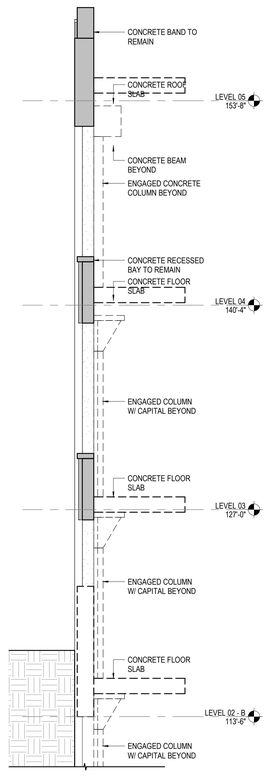
C3 WALL SECTION - EXISTING 6.3
1/4" = 1'-0"



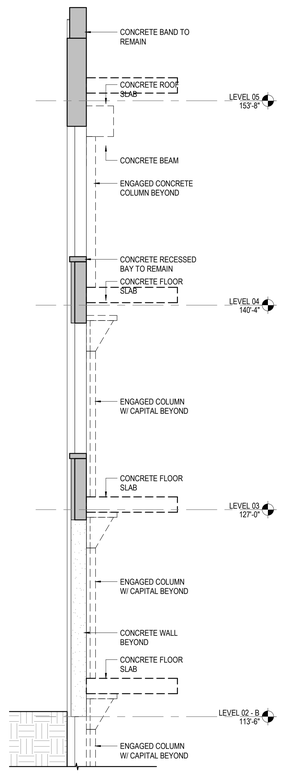
C2 WALL SECTION - EXISTING 8.2
1/4" = 1'-0"



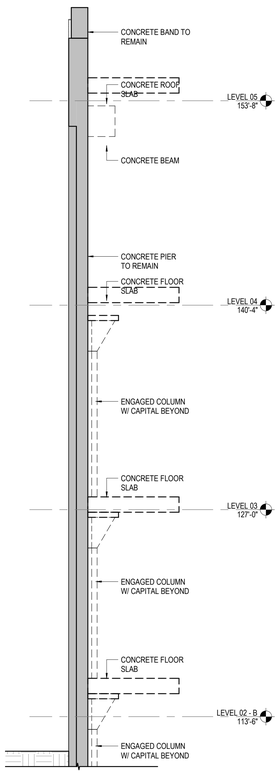
C1 WALL SECTION - EXISTING 9.7
1/4" = 1'-0"



A3 WALL SECTION - EXISTING J.8
1/4" = 1'-0"



A2 WALL SECTION - EXISTING G.8
1/4" = 1'-0"



A1 WALL SECTION - EXISTING E.9
1/4" = 1'-0"

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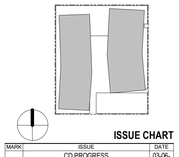
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

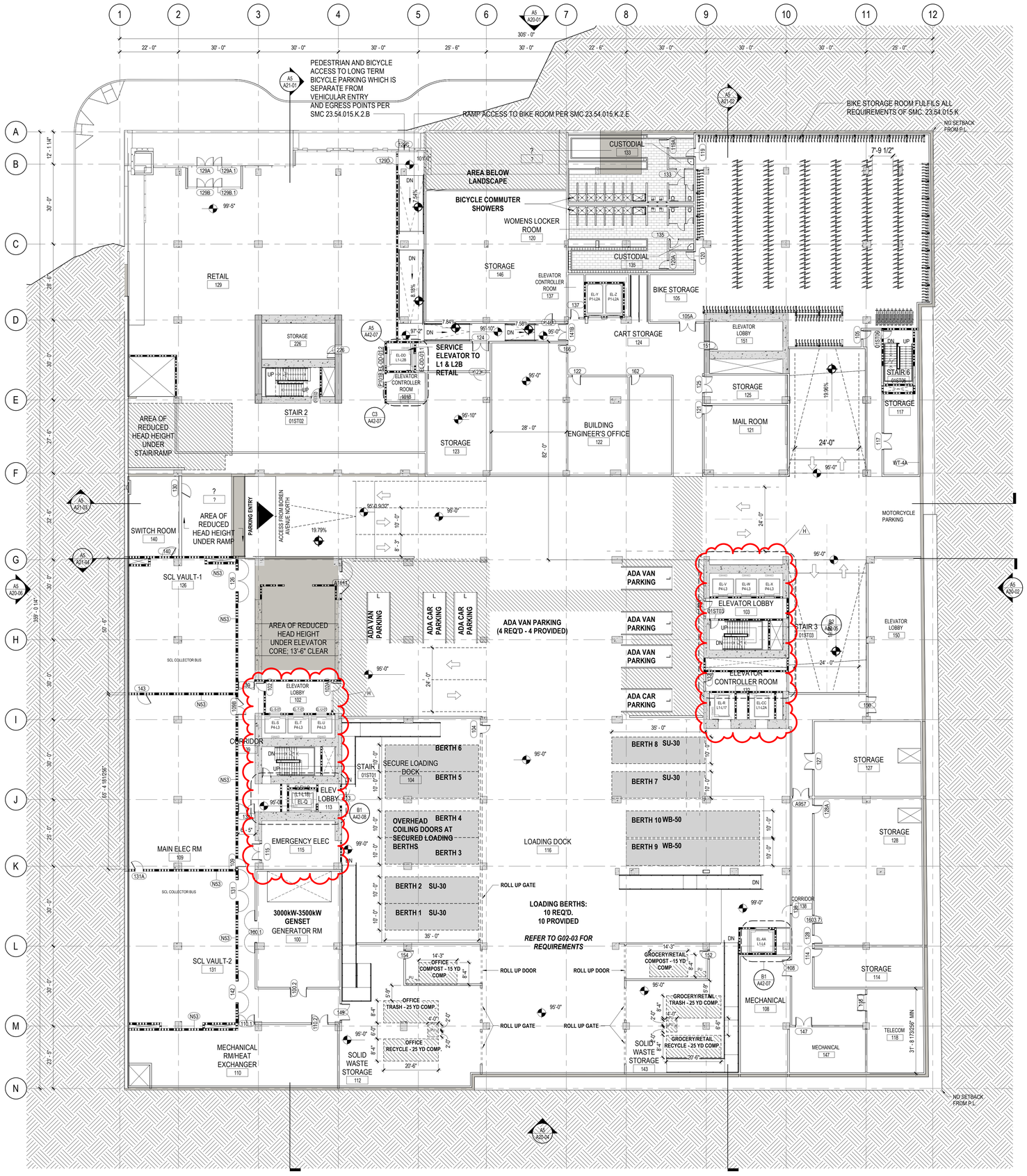
EXISTING WALL SECTIONS - DEMOLITION

SHEET NUMBER

A07-01

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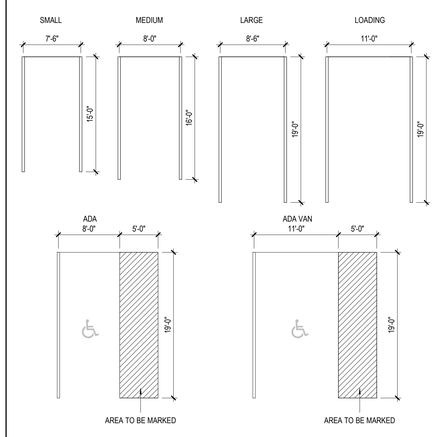
A5 OVERALL FLOOR PLAN - LEVEL 01
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
5. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.
6. SEE A43 SERIES, PLUMBING LAYOUTS FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
8. PROVIDE A 1'-4" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 8.5" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND SINGLE SIDED WALL HUNG TOILETS.
9. PROVIDE A 1'-8" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 11" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND DOUBLE SIDED WALL HUNG TOILETS
10. PROVIDE 6.5" CLEAR BETWEEN STUDS AT URINAL HANGERS
11. PROVIDE 7" CLEAR BETWEEN STUDS AT LAVATORIES
12. PROVIDE A 6" STUD MIN. BEHIND TOILET AT MOUNTED TOILET
13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX / A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX / A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX / A-XXX, XX / A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X / A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		



PARKING SCHEDULE - TOTAL

Level	Type Mark	Count
LEVEL P4		
LEVEL P4	L	87
LEVEL P4	M	54
LEVEL P4	S	125
LEVEL P4		266
LEVEL P3		
LEVEL P3	L	90
LEVEL P3	M	47
LEVEL P3	S	113
LEVEL P3		250
LEVEL P2		
LEVEL P2	L	90
LEVEL P2	M	47
LEVEL P2	S	113
LEVEL P2		250
LEVEL P1		
LEVEL P1	L	80
LEVEL P1	M	43
LEVEL P1	S	113
LEVEL P1		236
LEVEL 01		
LEVEL 01	L	16
LEVEL 01		16
Grand total: 1018		1018

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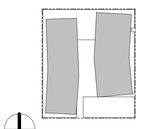
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-16-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	06-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

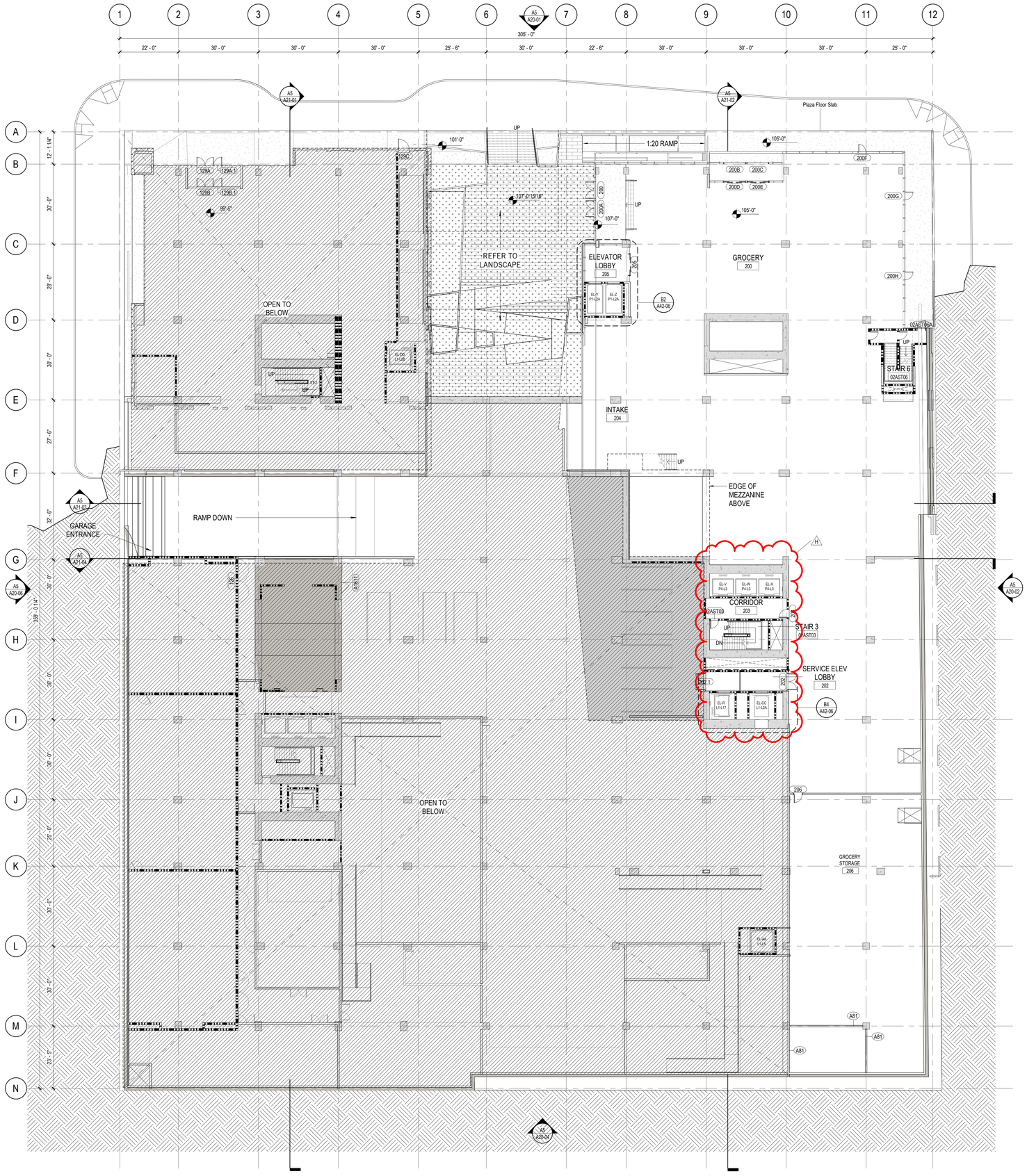
OVERALL FLOOR PLAN - LEVEL 01

SHEET NUMBER

A10-01

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A5 OVERALL FLOOR PLAN - LEVEL 02A
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
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7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
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9. PROVIDE A 1'-8" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 11" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND DOUBLE SIDED WALL HUNG TOILETS
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13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX / XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		

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LANDMARKS COFA 11/5/2021

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300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	06-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

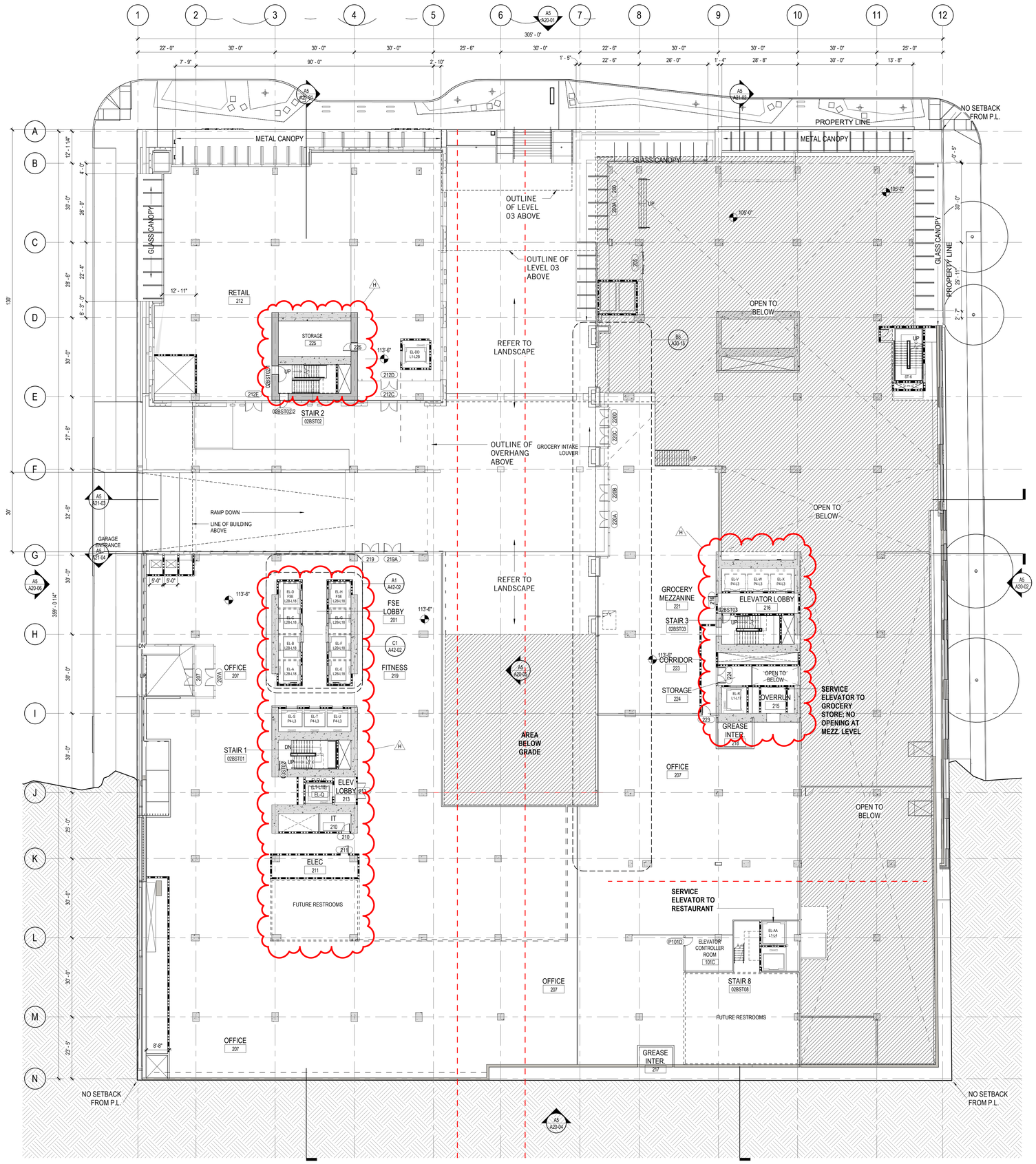
OVERALL FLOOR PLAN - LEVEL 02A

SHEET NUMBER

A10-02A

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A5 OVERALL FLOOR PLAN - LEVEL 02B
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
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13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX / A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX / A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX / A-XXX, XX / A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X / A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		

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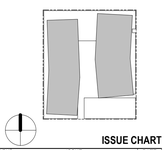
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-09-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

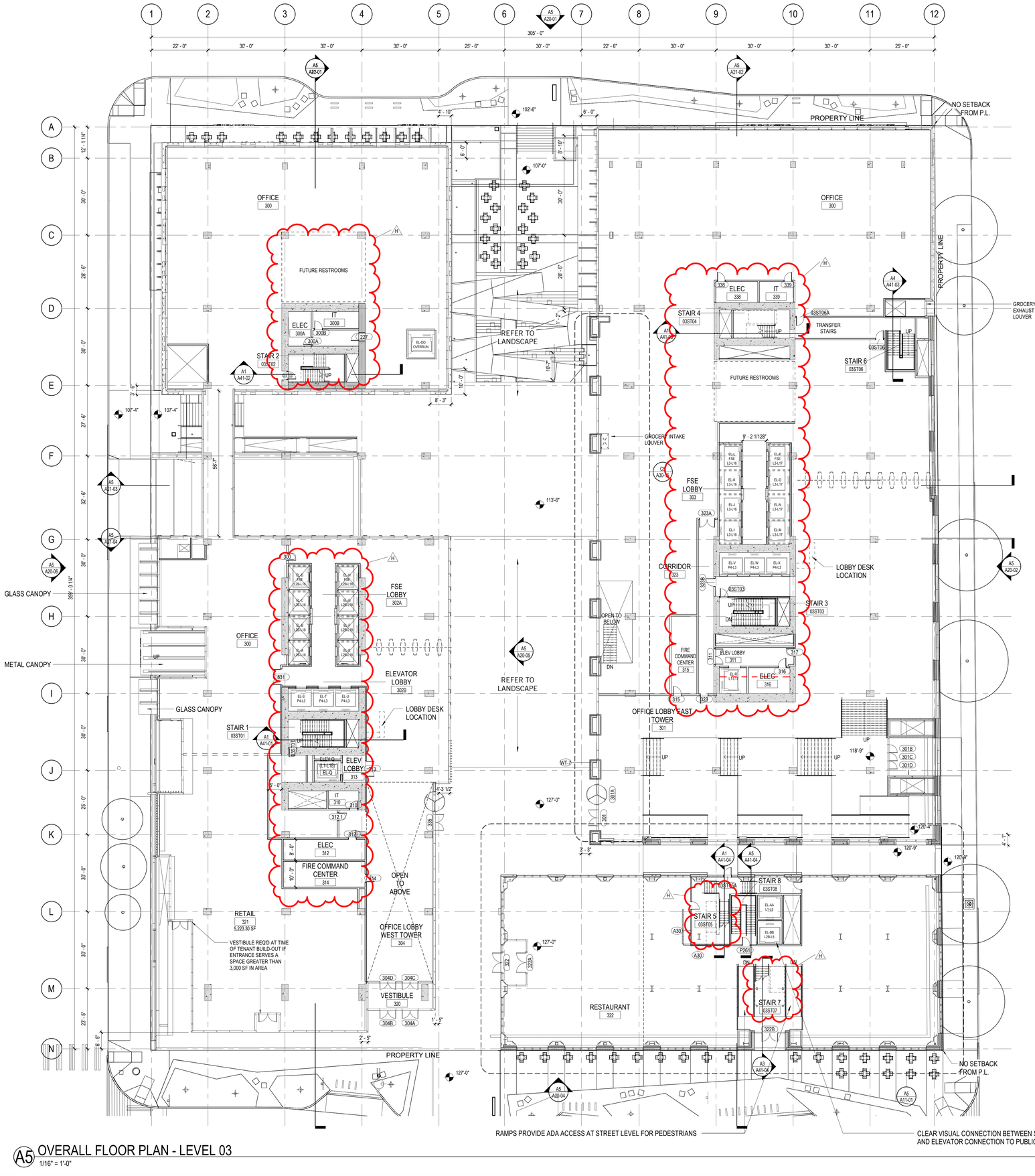
OVERALL FLOOR PLAN - LEVEL 02B

SHEET NUMBER

A10-02B

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A5 OVERALL FLOOR PLAN - LEVEL 03
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
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12. PROVIDE A 6" STUD MIN. BEHIND TOILET AT MOUNTED TOILET
13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX / A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX / A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX / A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X / A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		

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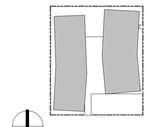
LANDMARKS COFA 11/5/2021

PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	06-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

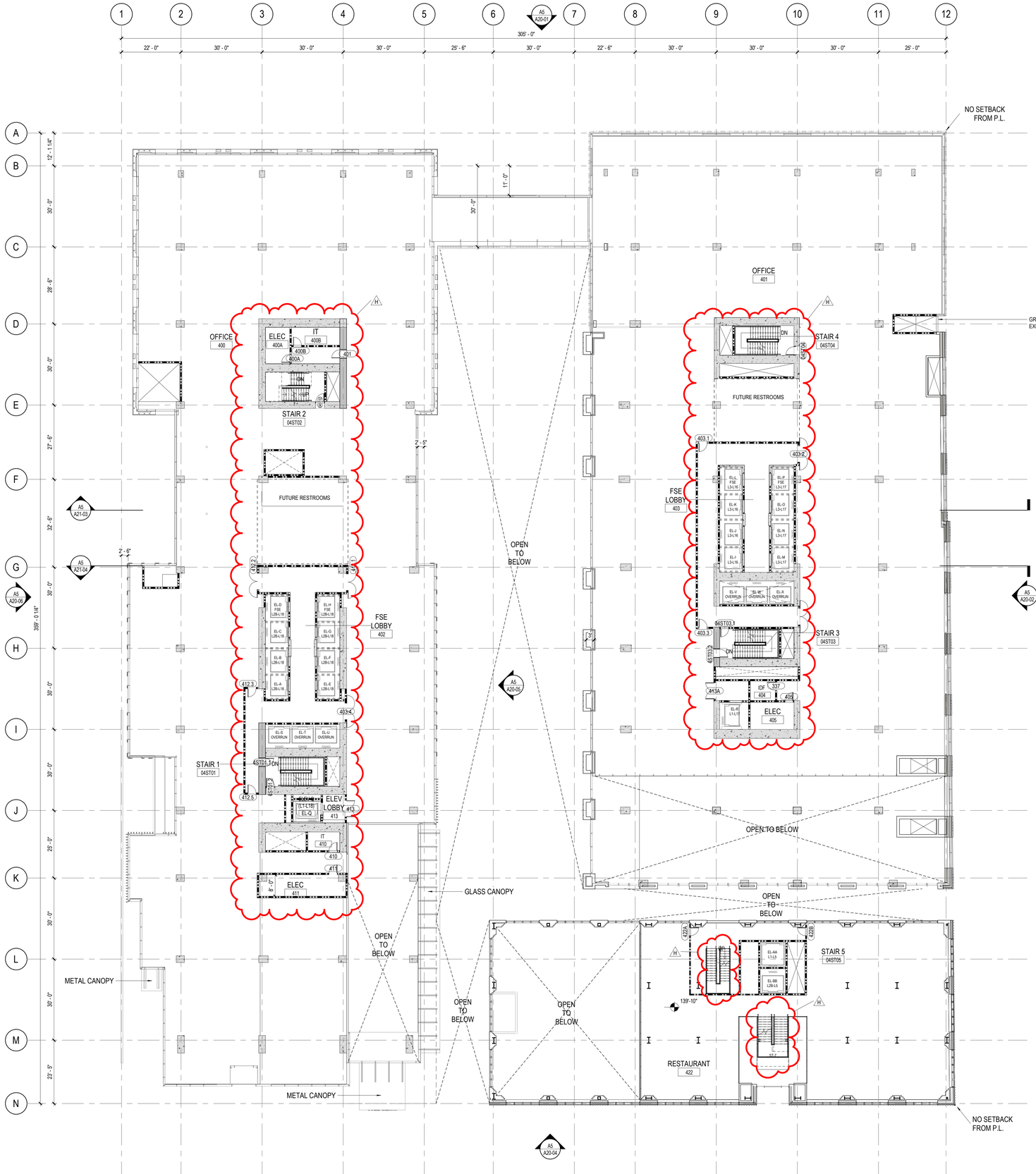
OVERALL FLOOR PLAN - LEVEL 03

SHEET NUMBER

A10-03

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A5 OVERALL FLOOR PLAN - LEVEL 04
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
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15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		

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LANDMARKS COFA 11/5/2021

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VANCOUVER BC V6B 2B7

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
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D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

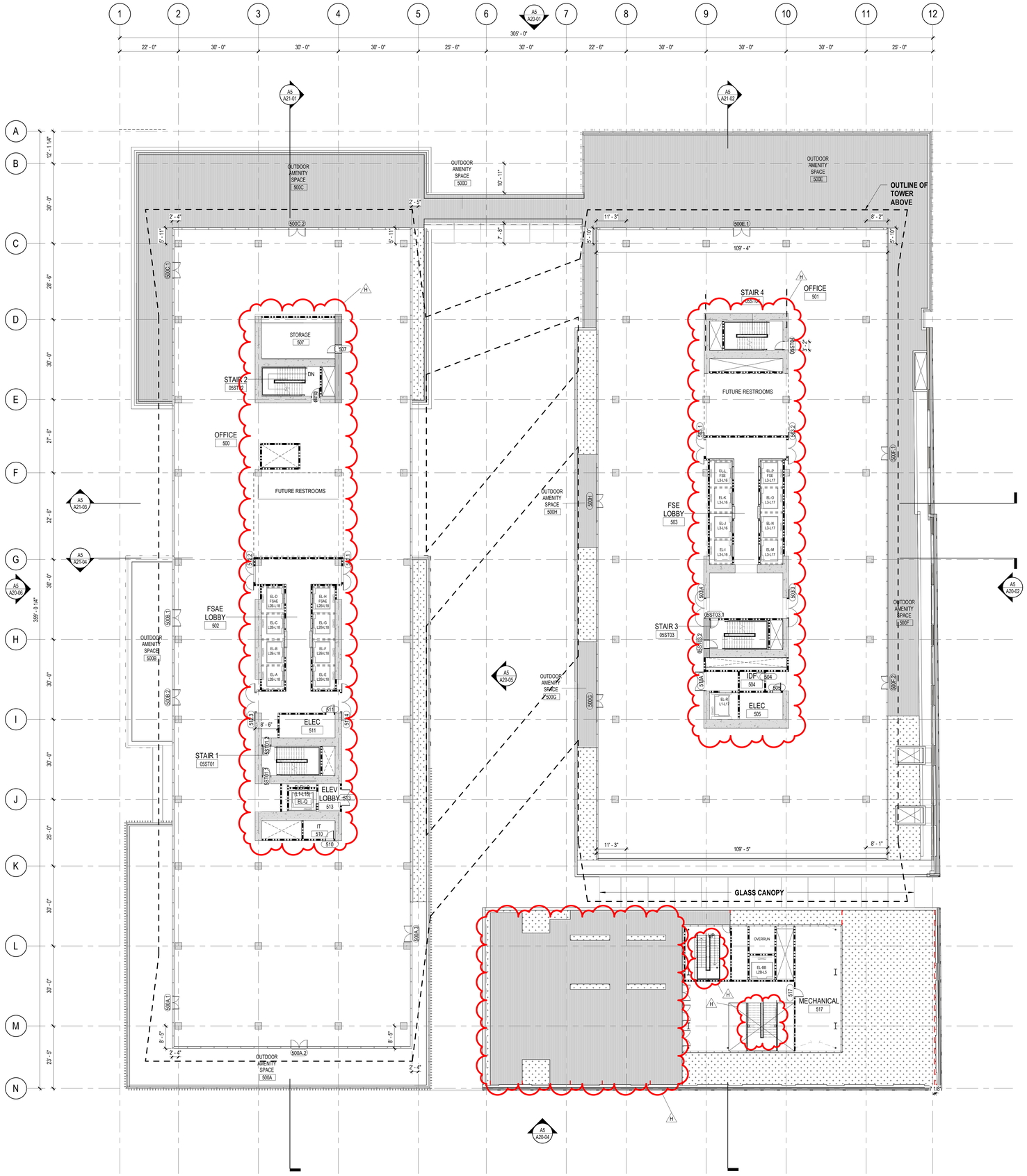
OVERALL FLOOR PLAN - LEVEL 04

SHEET NUMBER

A10-04

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A5 OVERALL FLOOR PLAN - LEVEL 05
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
5. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.
6. SEE A43 SERIES, PLUMBING LAYOUTS FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
8. PROVIDE A 1'-4" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 8.5" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND SINGLE SIDED WALL HUNG TOILETS.
9. PROVIDE A 1'-8" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 11" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND DOUBLE SIDED WALL HUNG TOILETS
10. PROVIDE 6.5" CLEAR BETWEEN STUDS AT URINAL HANGERS
11. PROVIDE 7" CLEAR BETWEEN STUDS AT LAVATORIES
12. PROVIDE A 6" STUD MIN. BEHIND TOILET AT MOUNTED TOILET
13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		

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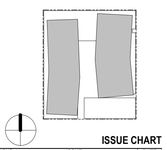
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-09-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

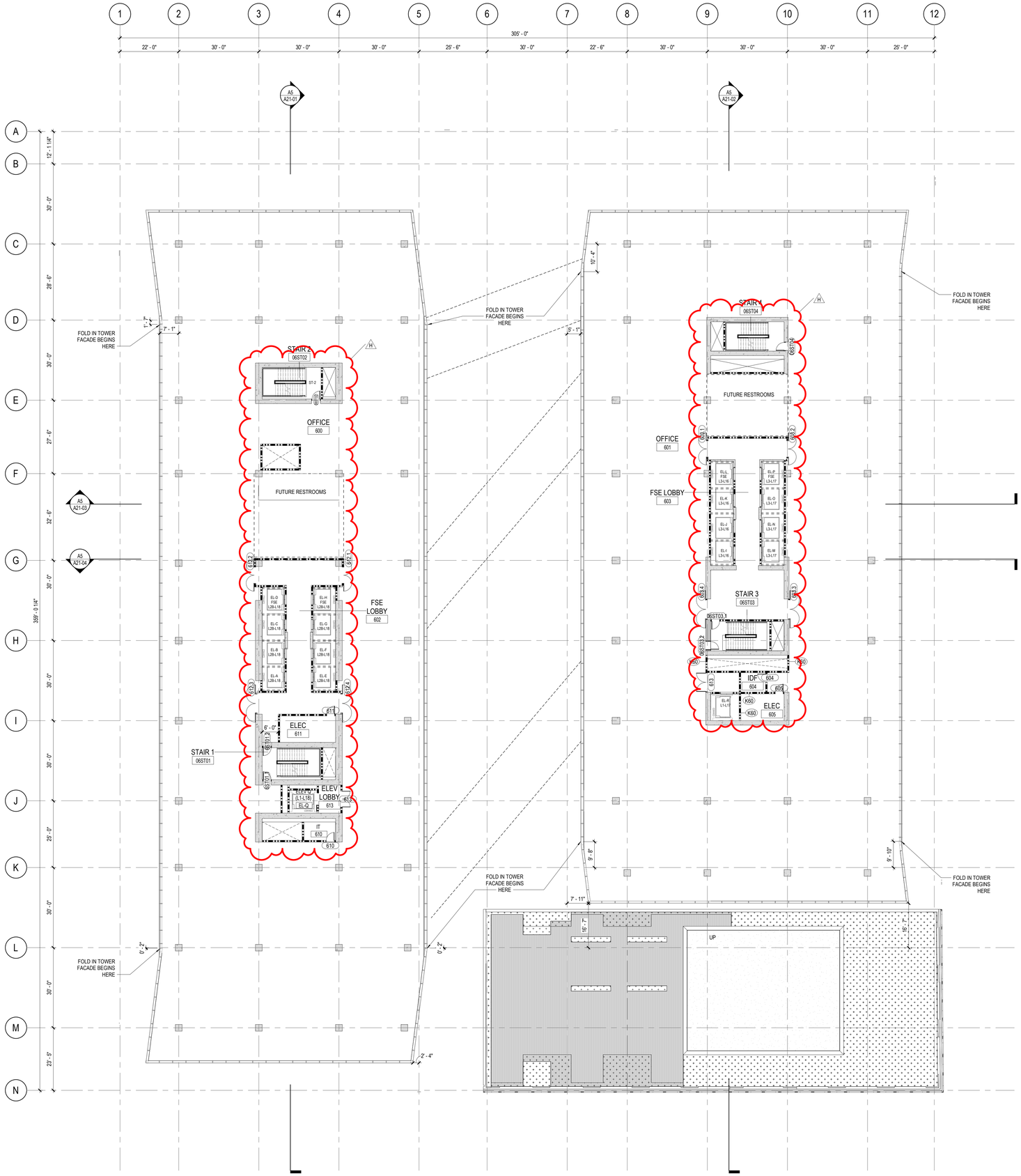
OVERALL FLOOR PLAN - LEVEL 05

SHEET NUMBER

A10-05

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A5 OVERALL FLOOR PLAN - LEVEL 06

1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
5. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.
6. SEE A43 SERIES, PLUMBING LAYOUTS FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
8. PROVIDE A 1'-4" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 8.5" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND SINGLE SIDED WALL HUNG TOILETS.
9. PROVIDE A 1'-8" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 11" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND DOUBLE SIDED WALL HUNG TOILETS
10. PROVIDE 6.5" CLEAR BETWEEN STUDS AT URINAL HANGERS
11. PROVIDE 7" CLEAR BETWEEN STUDS AT LAVATORIES
12. PROVIDE A 6" STUD MIN. BEHIND TOILET AT MOUNTED TOILET
13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX / XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		

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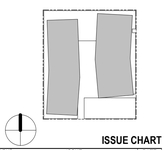
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-09-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

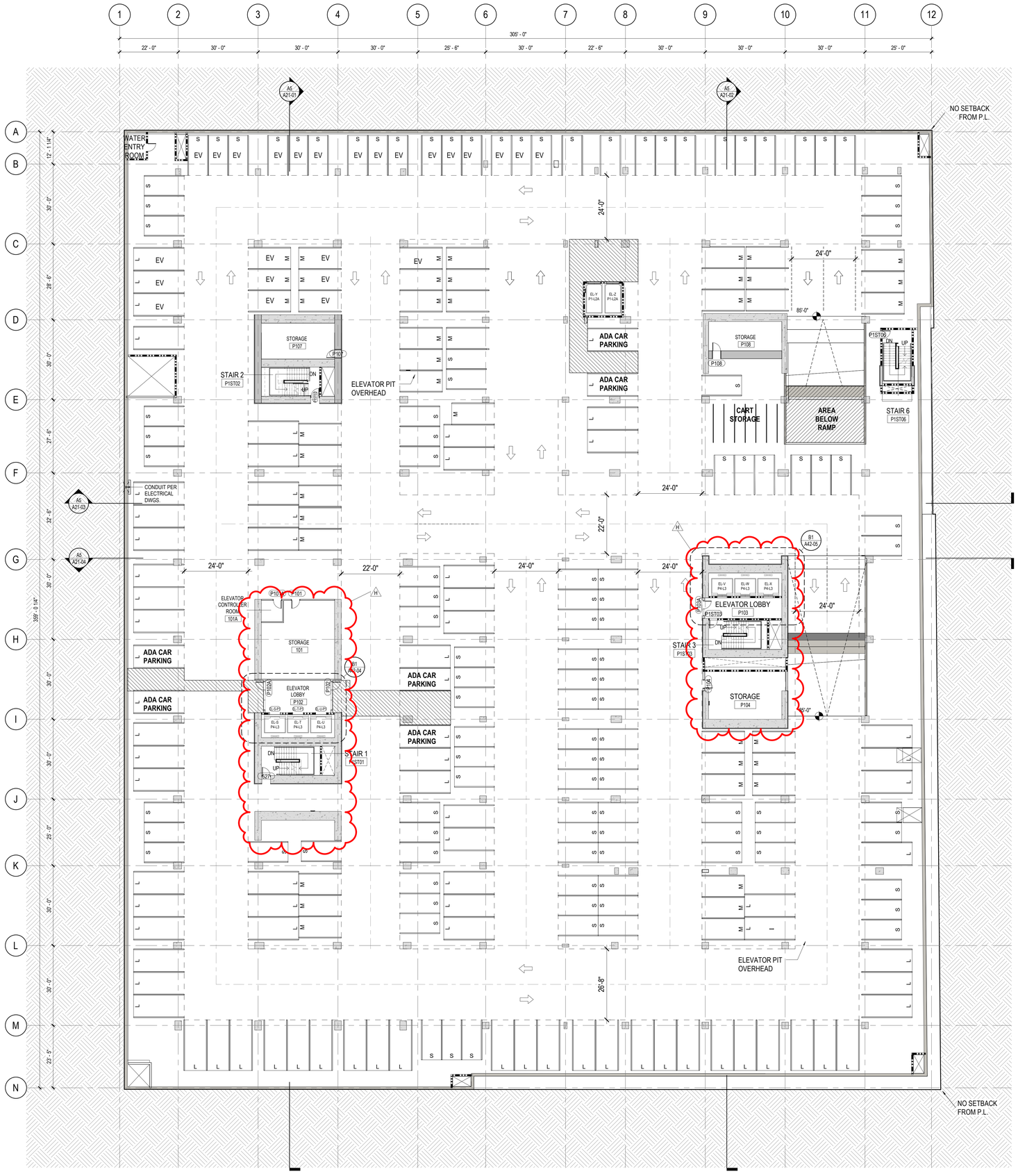
OVERALL FLOOR PLAN - LEVEL 06

SHEET NUMBER

A10-06

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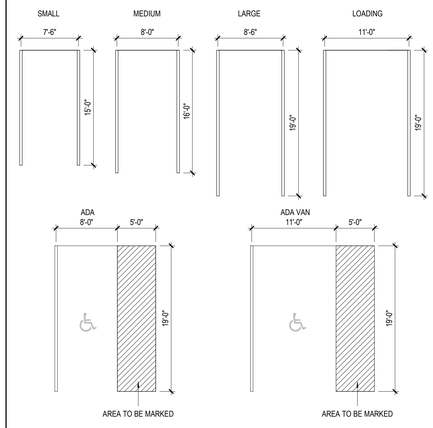
A5 OVERALL FLOOR PLAN - LEVEL P1
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
5. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.
6. SEE A43 SERIES, PLUMBING LAYOUTS FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
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8. PROVIDE A 1'-4" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 8.5" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND SINGLE SIDED WALL HUNG TOILETS.
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14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX / XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		



PARKING SCHEDULE - TOTAL

Level	Type Mark	Count
LEVEL P4		
LEVEL P4	L	87
LEVEL P4	M	54
LEVEL P4	S	125
LEVEL P4		266
LEVEL P3		
LEVEL P3	L	90
LEVEL P3	M	47
LEVEL P3	S	113
LEVEL P3		250
LEVEL P2		
LEVEL P2	L	90
LEVEL P2	M	47
LEVEL P2	S	113
LEVEL P2		250
LEVEL P1		
LEVEL P1	L	80
LEVEL P1	M	43
LEVEL P1	S	113
LEVEL P1		236
LEVEL 01		
LEVEL 01	L	16
LEVEL 01		16
Grand total: 1018		1018

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PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	06-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

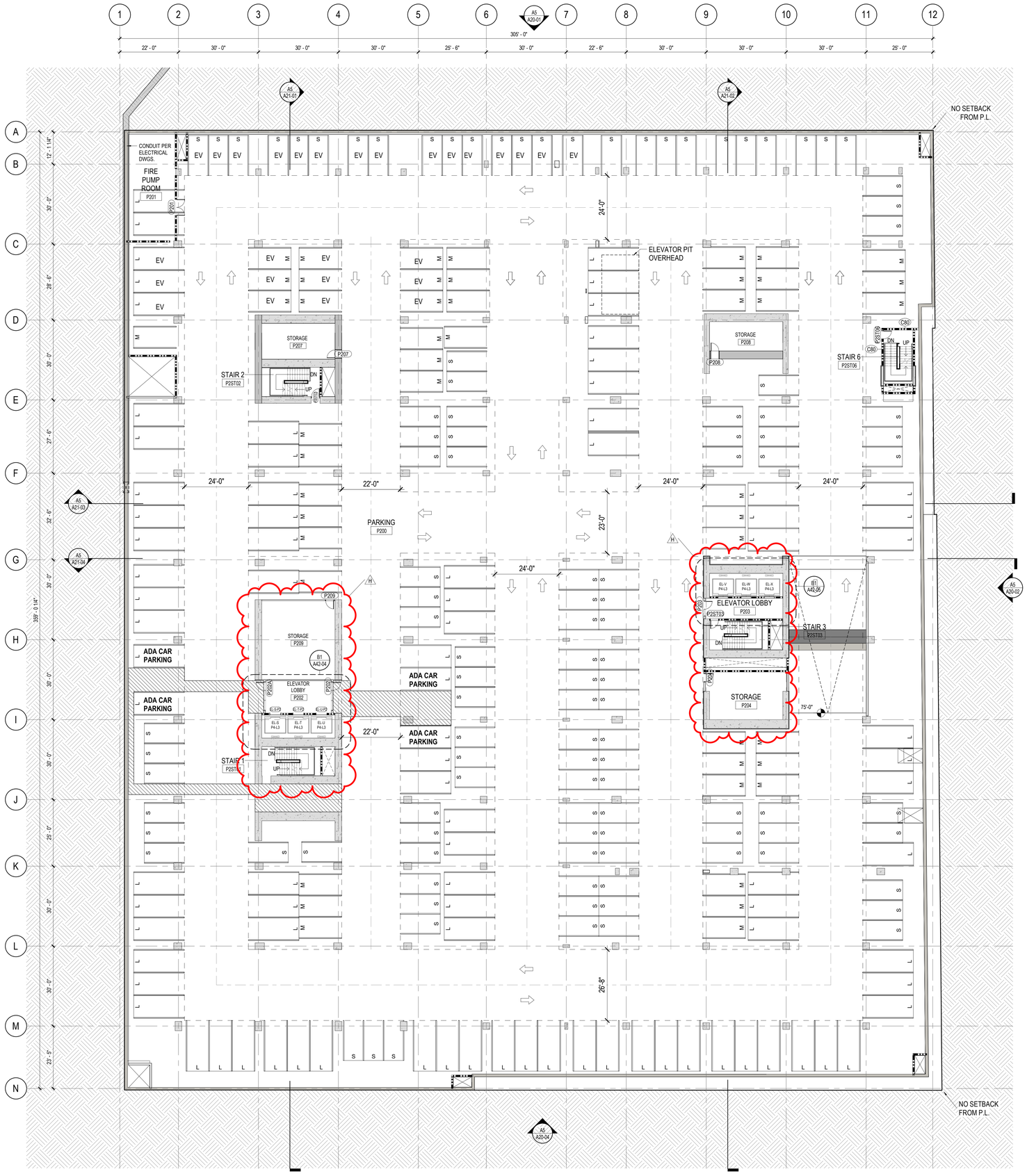
OVERALL FLOOR PLAN - LEVEL P1

SHEET NUMBER

A10-P1

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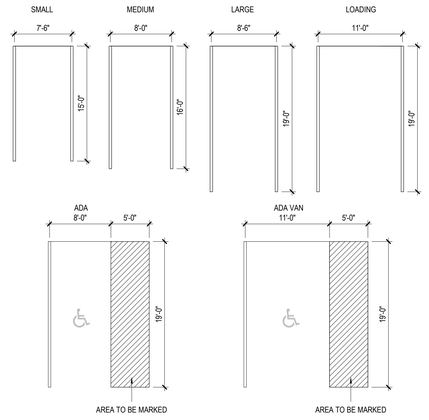
A5 OVERALL FLOOR PLAN - LEVEL P2
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
5. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.
6. SEE A43 SERIES, PLUMBING LAYOUTS FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
8. PROVIDE A 1'-4" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 8.5" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND SINGLE SIDED WALL HUNG TOILETS.
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14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX / XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		



PARKING SCHEDULE - TOTAL

Level	Type Mark	Count
LEVEL P4		
LEVEL P4	L	87
LEVEL P4	M	54
LEVEL P4	S	125
LEVEL P4		266
LEVEL P3		
LEVEL P3	L	90
LEVEL P3	M	47
LEVEL P3	S	113
LEVEL P3		250
LEVEL P2		
LEVEL P2	L	90
LEVEL P2	M	47
LEVEL P2	S	113
LEVEL P2		250
LEVEL P1		
LEVEL P1	L	80
LEVEL P1	M	43
LEVEL P1	S	113
LEVEL P1		236
LEVEL 01		
LEVEL 01	L	16
LEVEL 01		16
Grand total: 1018		1018

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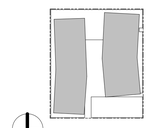
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-16-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	06-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

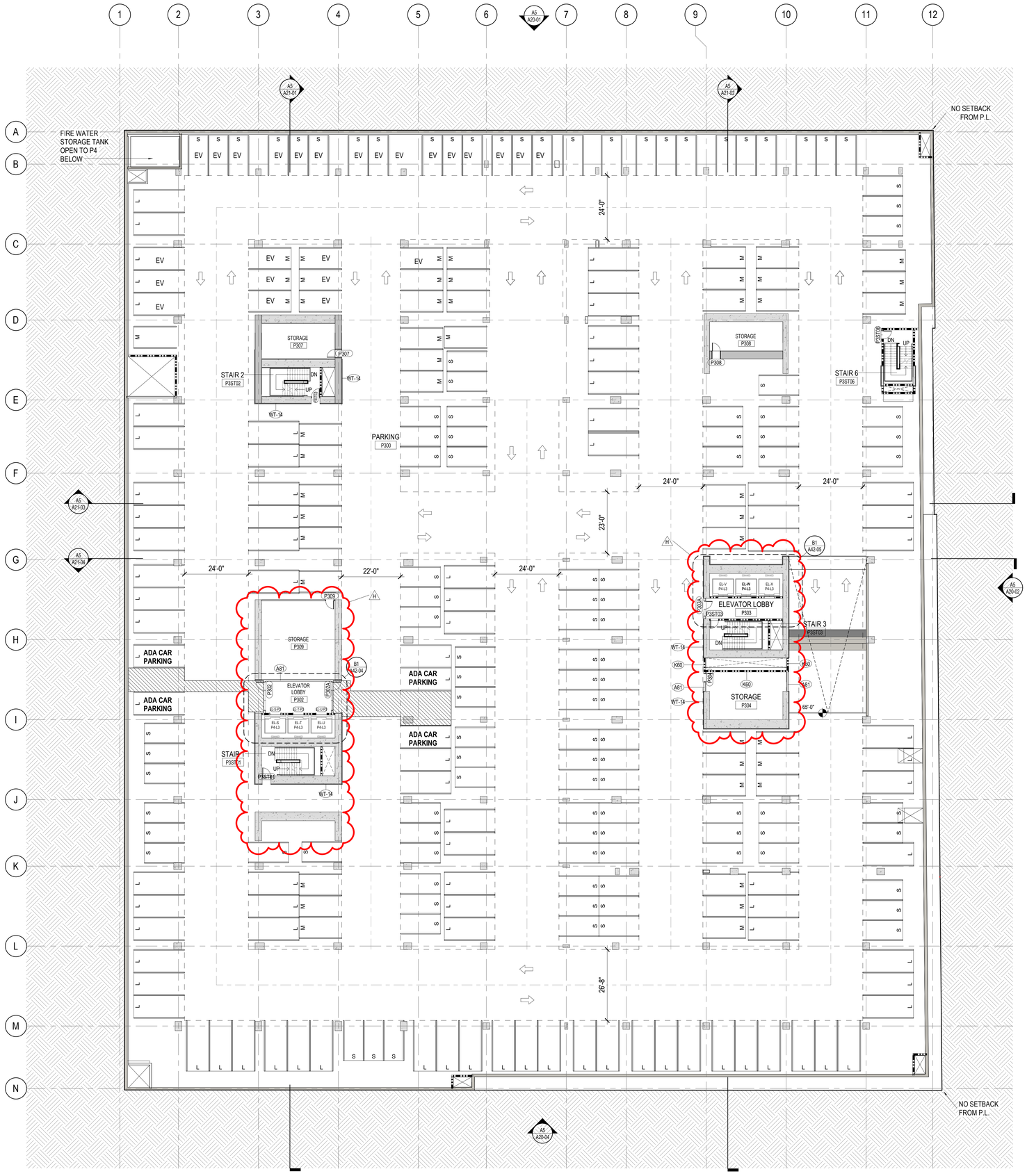
OVERALL FLOOR PLAN - LEVEL P2

SHEET NUMBER

A10-P2

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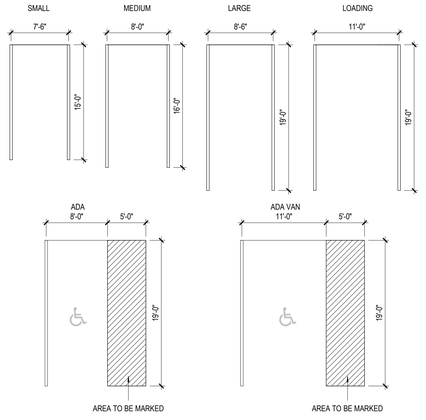
A5 OVERALL FLOOR PLAN - LEVEL P3
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
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7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
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14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL		
	2-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	3-HOUR RATED WALL	XX A-XXX / XX A-XXX	BUILDING SECTION TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.	X A-XXX	
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		ENLARGED PLAN TAG



PARKING SCHEDULE - TOTAL

Level	Type Mark	Count
LEVEL P4		
LEVEL P4	L	87
LEVEL P4	M	54
LEVEL P4	S	125
LEVEL P4		266
LEVEL P3		
LEVEL P3	L	90
LEVEL P3	M	47
LEVEL P3	S	113
LEVEL P3		250
LEVEL P2		
LEVEL P2	L	90
LEVEL P2	M	47
LEVEL P2	S	113
LEVEL P2		250
LEVEL P1		
LEVEL P1	L	80
LEVEL P1	M	43
LEVEL P1	S	113
LEVEL P1		236
LEVEL 01		
LEVEL 01	L	16
LEVEL 01		16
Grand total: 1018		1018

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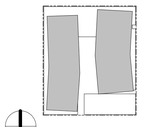
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
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D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	06-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

OVERALL FLOOR PLAN - LEVEL P3

SHEET NUMBER

A10-P3

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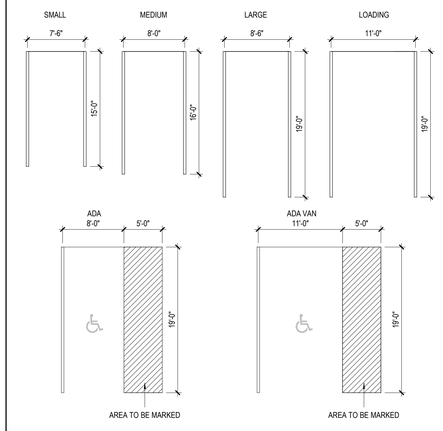
A5 OVERALL FLOOR PLAN - LEVEL P4
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
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9. PROVIDE A 1'-8" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 11" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND DOUBLE SIDED WALL HUNG TOILETS
10. PROVIDE 6.5" CLEAR BETWEEN STUDS AT URINAL HANGERS
11. PROVIDE 7" CLEAR BETWEEN STUDS AT LAVATORIES
12. PROVIDE A 6" STUD MIN. BEHIND TOILET AT MOUNTED TOILET
13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL GREEN ROOF INFORMATION AND LAYOUTS.
14. REFER TO ELECTRICAL PLANS FOR ROOF TOP MOUNTED SOLAR PANEL INFORMATION AND LOCATIONS.
15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

FLOOR PLAN

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING FEATURE TO REMAIN	XX A-XXX	EXTERIOR ELEVATION TAG
	1-HOUR RATED WALL	XX A-XXX	WALL SECTION TAG
	2-HOUR RATED WALL	XX A-XXX / XX A-XXX	BUILDING SECTION TAG
	3-HOUR RATED WALL	X A-XXX	ENLARGED PLAN TAG
301A	DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.		
?XX	PARTITION TAG REF: A61-0X SERIES FOR CHARTS.		



PARKING SCHEDULE - TOTAL

Level	Type Mark	Count
LEVEL P4		
LEVEL P4	L	87
LEVEL P4	M	54
LEVEL P4	S	125
LEVEL P4		266
LEVEL P3		
LEVEL P3	L	90
LEVEL P3	M	47
LEVEL P3	S	113
LEVEL P3		250
LEVEL P2		
LEVEL P2	L	90
LEVEL P2	M	47
LEVEL P2	S	113
LEVEL P2		250
LEVEL P1		
LEVEL P1	L	80
LEVEL P1	M	43
LEVEL P1	S	113
LEVEL P1		236
LEVEL 01		
LEVEL 01	L	16
LEVEL 01		16
Grand total: 1018		1018

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PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Permit 1 - Plan Check Cycle 1	08-31-2021
G	Phase II - Permit Cycle 1	09-30-2021
H	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

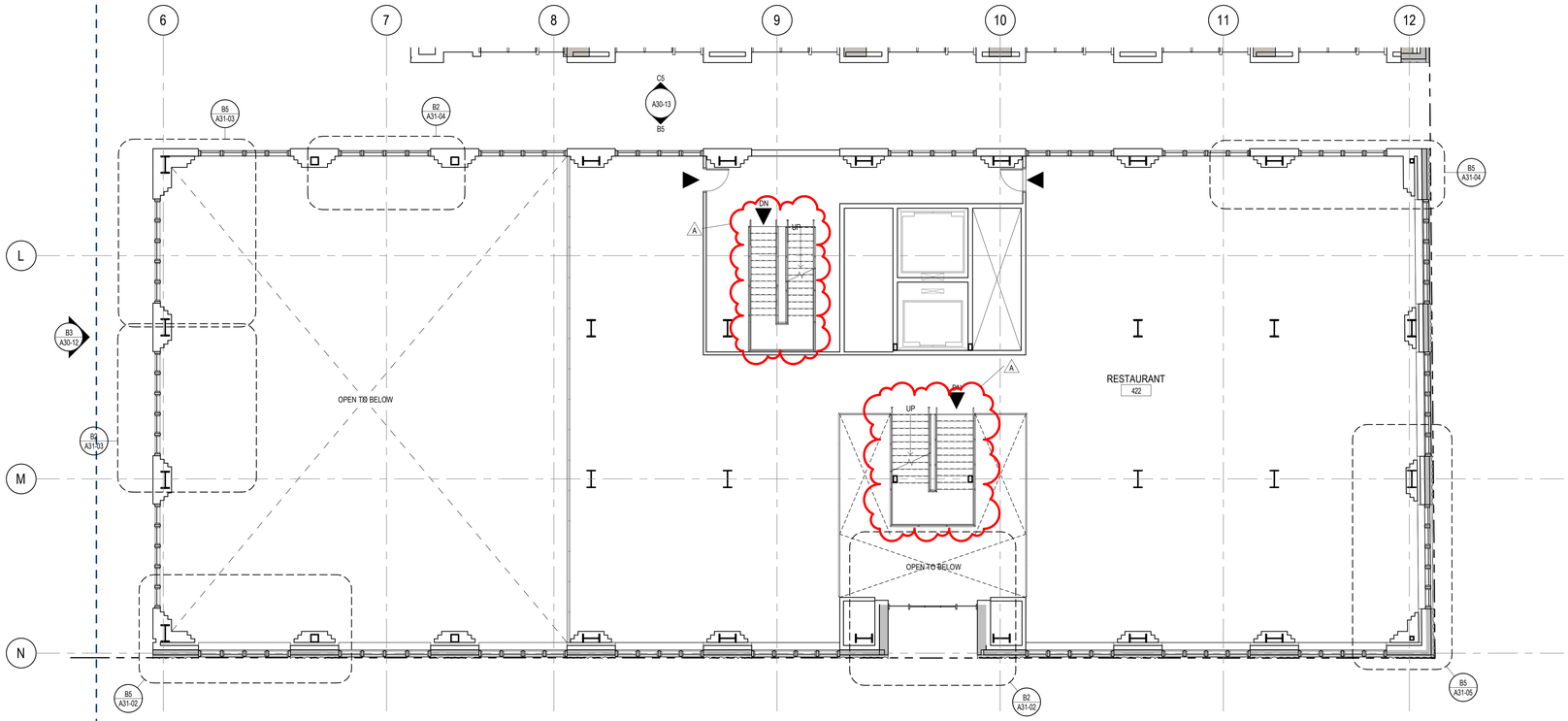
OVERALL FLOOR PLAN - LEVEL P4

SHEET NUMBER

A10-P4

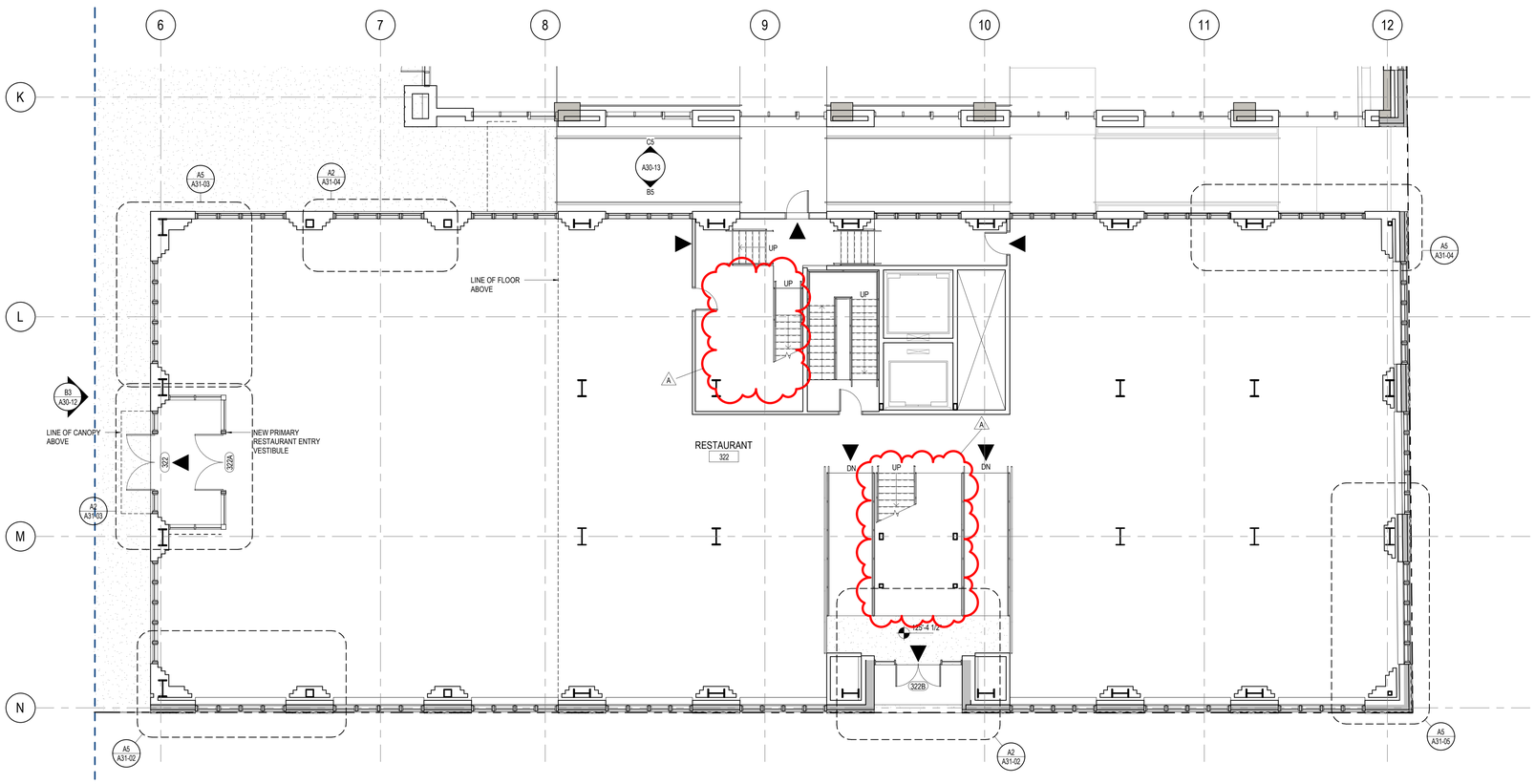
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C5 FLOOR PLAN - LEVEL 04 SEATTLE TIMES

1/8" = 1'-0"



A5 FLOOR PLAN - LEVEL 03 SEATTLE TIMES

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
4. REFER TO THE G01 SERIES "CODE COMPLIANCE PLANS" FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
5. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED.
6. SEE A43 SERIES, PLUMBING LAYOUTS FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
7. ALL LAVS REQUIRE A PAPER TOWEL DISPENSER, AND A SOAP DISPENSER UNO.
8. PROVIDE A 1'-4" WIDE CHASE FROM EXTERIOR FACE TO EXTERIOR FACE, AND 8.5" CLEAR BETWEEN STUD ON THE INTERIOR BEHIND SINGLE SIDED WALL HUNG TOILETS.
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15. BICYCLE PARKING SPEC: DERO-DECKER BIKE RACK

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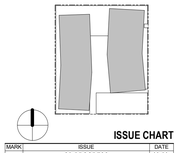
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

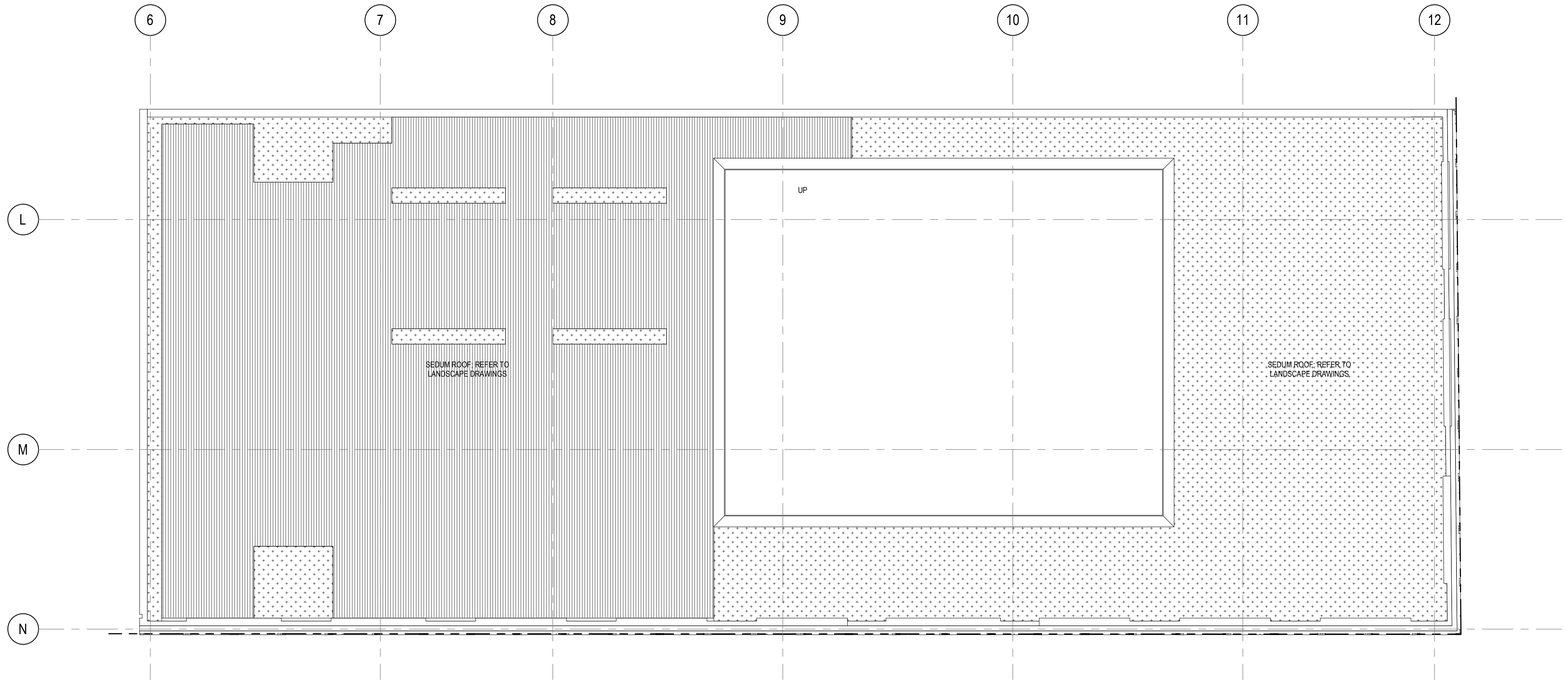
FLOOR PLAN - SEATTLE TIMES

SHEET NUMBER

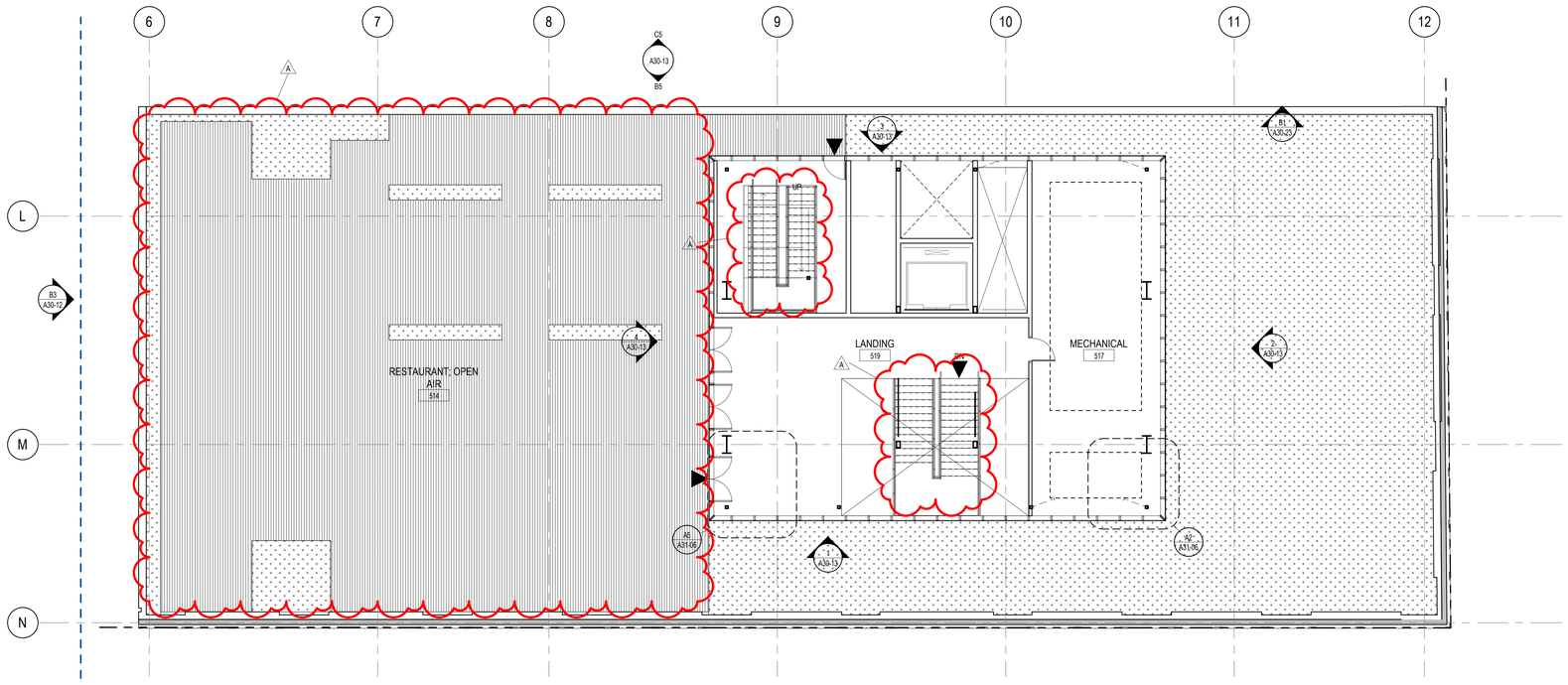
A11-01

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C5 ROOF PLAN - SEATTLE TIMES
1/8" = 1'-0"



A5 FLOOR PLAN - LEVEL 05 SEATTLE TIMES
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
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3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
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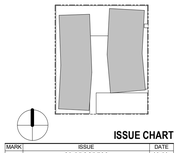
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1120 JOHN ST.
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300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

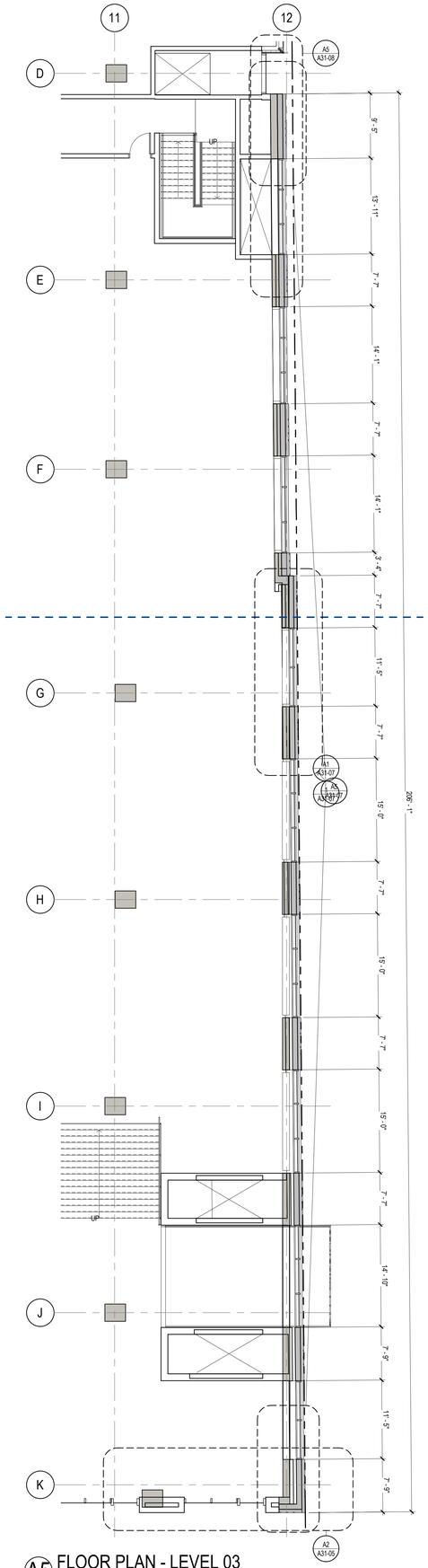
FLOOR PLAN - SEATTLE TIMES

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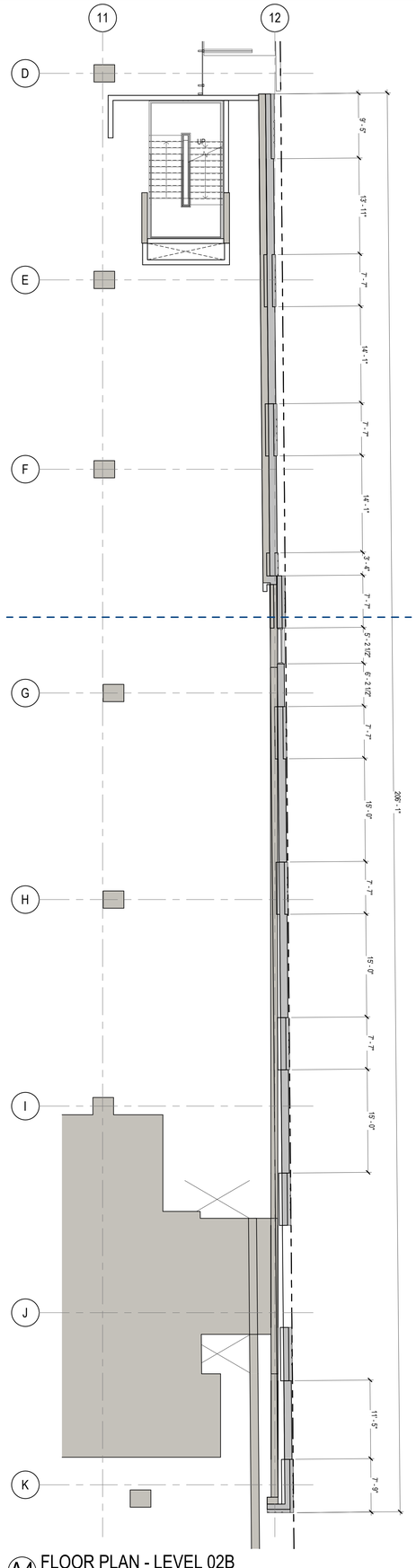
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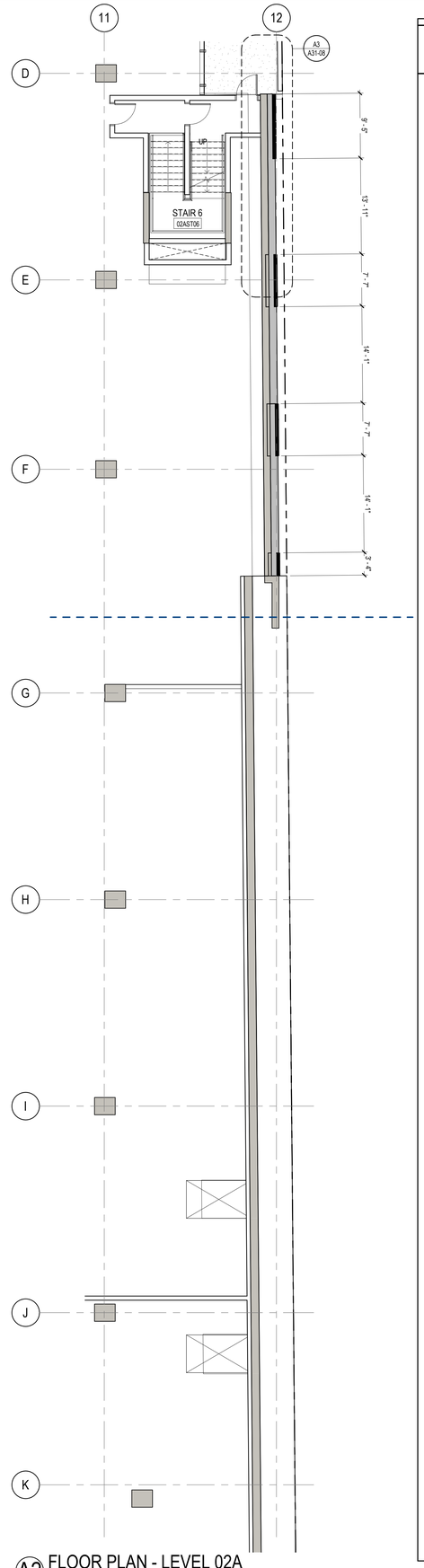
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A5 FLOOR PLAN - LEVEL 03
1/8" = 1'-0"



A4 FLOOR PLAN - LEVEL 02B
1/8" = 1'-0"



A2 FLOOR PLAN - LEVEL 02A
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
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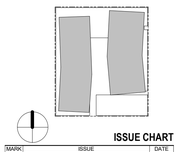
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

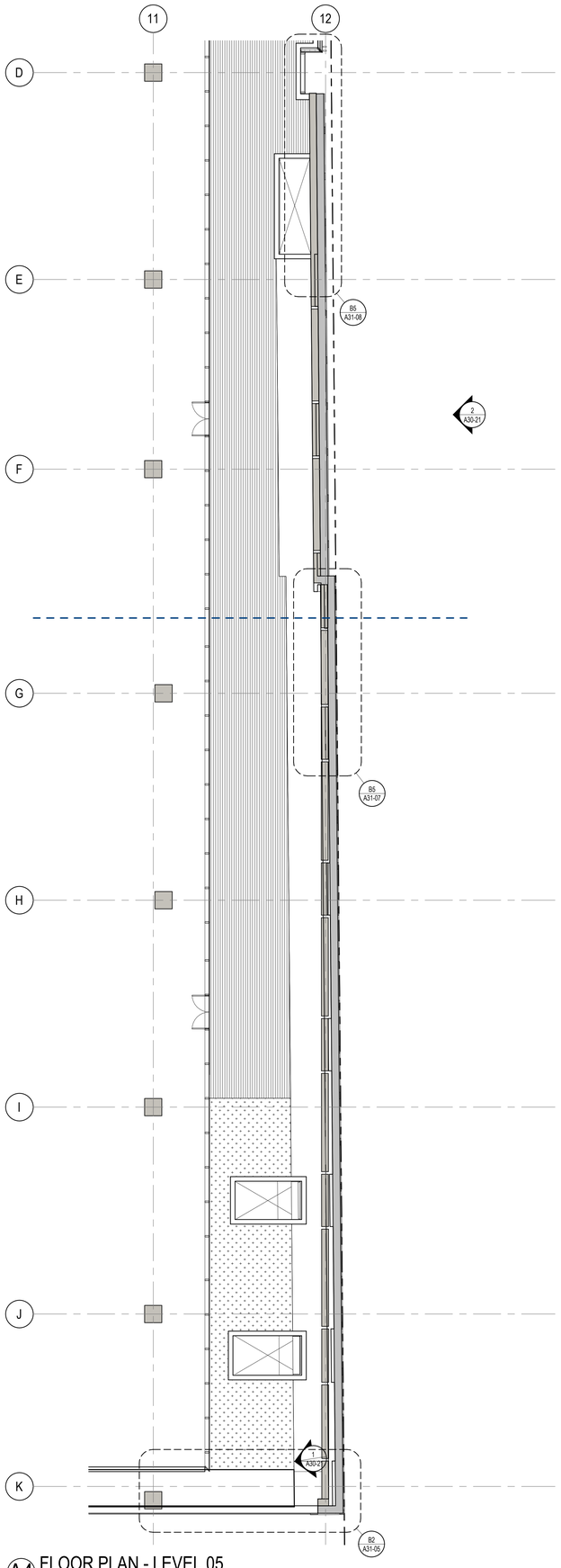
FLOOR PLAN - PRINTING PRESS

SHEET NUMBER

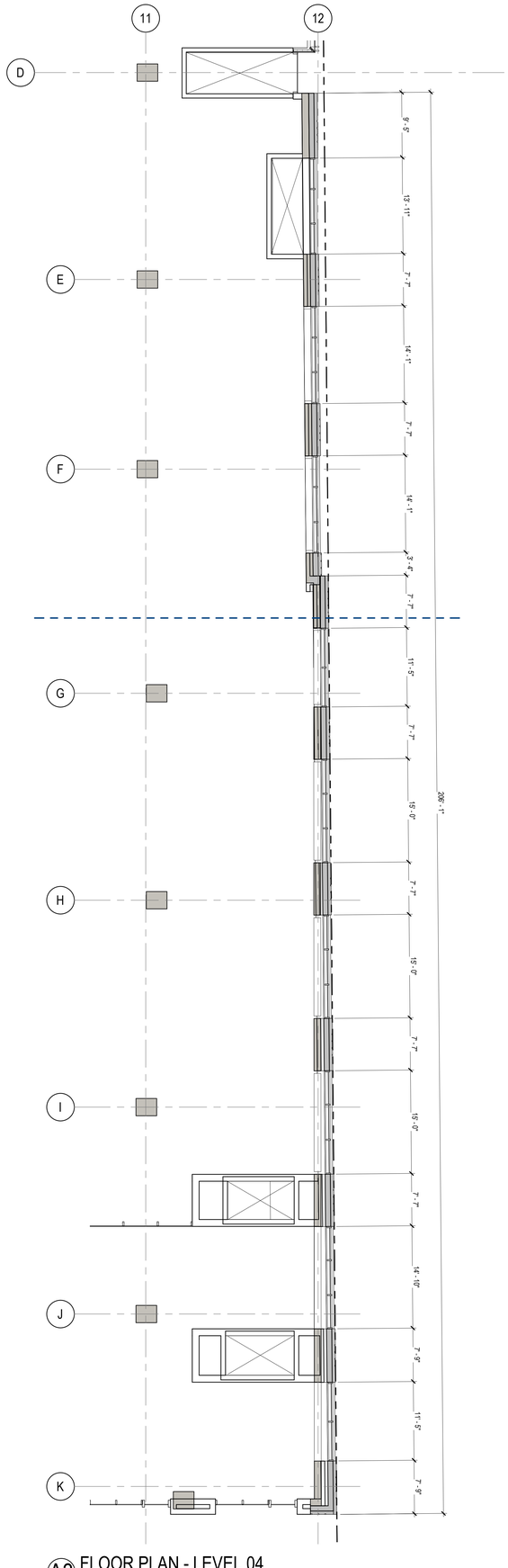
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A4 FLOOR PLAN - LEVEL 05
1/8" = 1'-0"



A3 FLOOR PLAN - LEVEL 04
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
2. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
3. SEE PARTITION TYPE SCHEDULE FOR LOCATION OF SOUND ATTENUATION BLANKETS.
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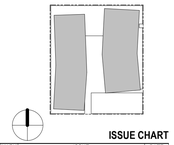
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

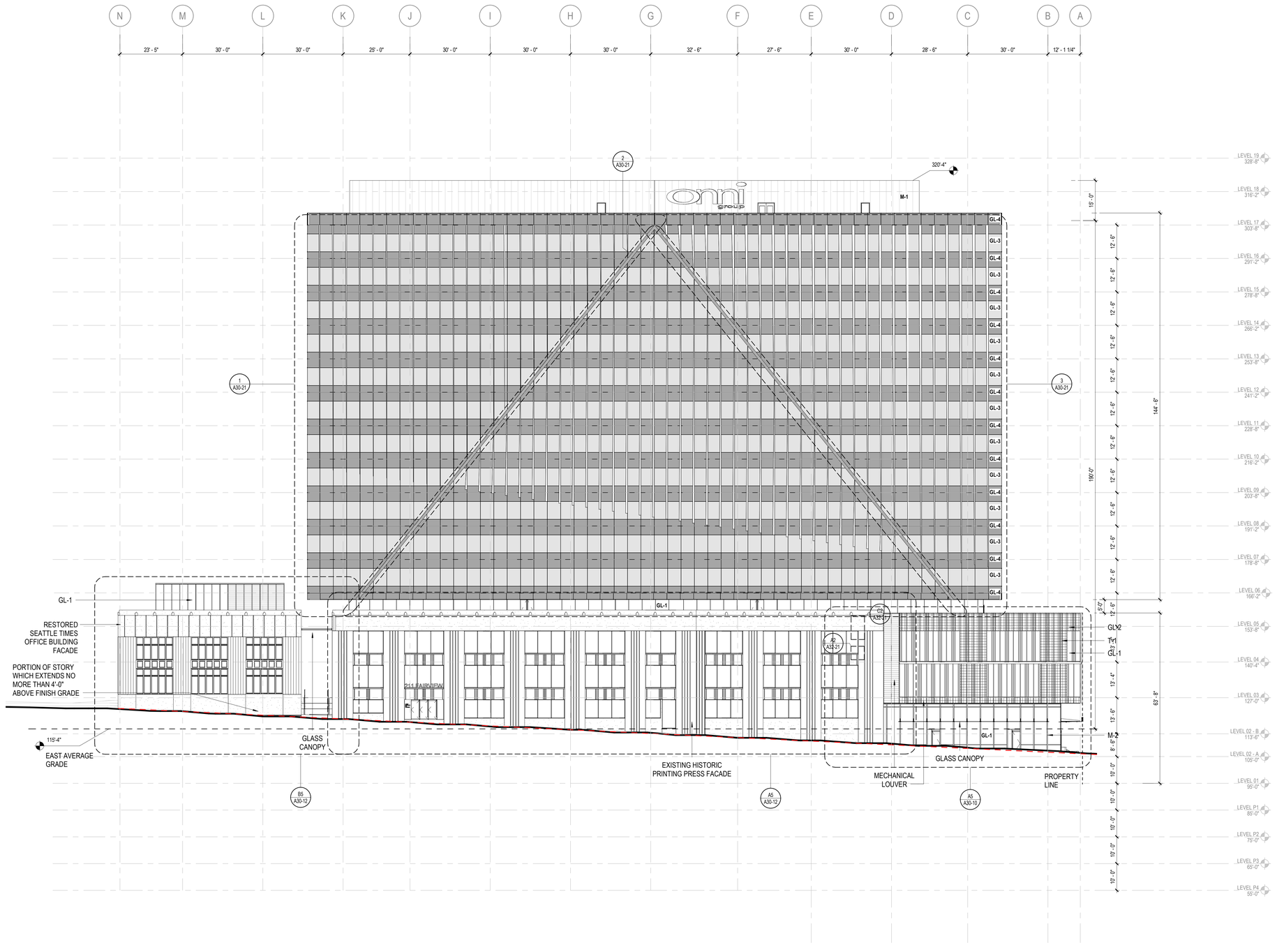
FLOOR PLAN - PRINTING PRESS

SHEET NUMBER

A11-04

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A5 EAST TOWER - EAST ELEVATION

1/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
2. SEE A30s SERIES FOR FACADE EXTENTS, TOWER PANEL GLASS TYPES AND MATERIALS LEGEND.

CURTAINWALL + PODIUM FACADE LEGEND

	GL-1, CLEAR INSULATED VISION GLASS WITH LOW E COATING (PODIUM) Viracon VE1-2M Insulating Glass HS/HS OR EQUAL
	GL-2, INSULATED GLASS WITH SHADOWBOX (PODIUM) Viracon VE1-2M Insulating Glass HS/HS OR EQUAL
	GL-3, CLEAR INSULATED VISION GLASS WITH LOW E COATING (TOWER) Viracon VRE1-65 Insulating Glass HS/HS OR EQUAL
	GL-4, CLEAR INSULATED GLASS WITH SHADOWBOX (TOWER) Viracon VRE1-65 Insulating Glass HS/HS OR EQUAL
	GL-5, INSULATED VISION GLASS WITH TRANSPARENT FRIT ON #2 SURFACE (TOWER) Viracon VRE1-65 Insulating Glass HS/HS Silkscreen OR EQUAL
	GL-6, INSULATED GLASS WITH SHADOWBOX AND FRIT ON #2 SURFACE (TOWER) Viracon VRE1-65 Insulating Glass HS/HS Silkscreen OR EQUAL
M-1	SILVER METALLIC XL MULLIONS, FINS, AND MECHANICAL SCREEN WALL (TOWER)
M-2	DARK METALLIC XL MULLIONS AND SOFFITS (PODIUM)
M-3	TEXTURED GREY METAL AT MID BLOCK CONNECTION SOFFITS RIGIDIZED METALS CORP. PATTERN: 6-WL MATERIAL: 304 SS FINISH: SATIN (#4) GAUGE: .024 OR EQUAL
T-1	TERRACOTTA BAGUETTES MOUNTED TO ALUMINUM SUBSTRUCTURE IN FRONT OF VISION GLASS AGROB BUCHTAL 2X6 KERASHAPE 4234 CHALK-WHITE MATT OR EQUAL
T-2	TERRACOTTA BAGUETTES MOUNTED TO ALUMINUM SUBSTRUCTURE IN FRONT OF VISION GLASS AGROB BUCHTAL 6X2 KERASHAPE 4234 CHALK-WHITE MATT OR EQUAL
T-3	TERRACOTTA EXTRUDED CERAMIC PANELS-RAIN SCREEN SYSTEM AGROB BUCHTAL KERA TWIN 300MM WIDE PANELS - HEIGHT VARIES 407 WHITE GROOVED PANEL OR EQUAL
C-1	PRECAST CONCRETE PANELS WITH LIGHT SANDBLAST
C-2	BOARD FORM CONCRETE LIGHT SANDBLAST

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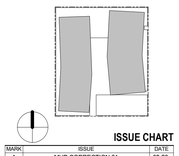
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

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LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	09-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	05-07-2021
F	Phase II - Permit Cycle 1	09-30-2021
G	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

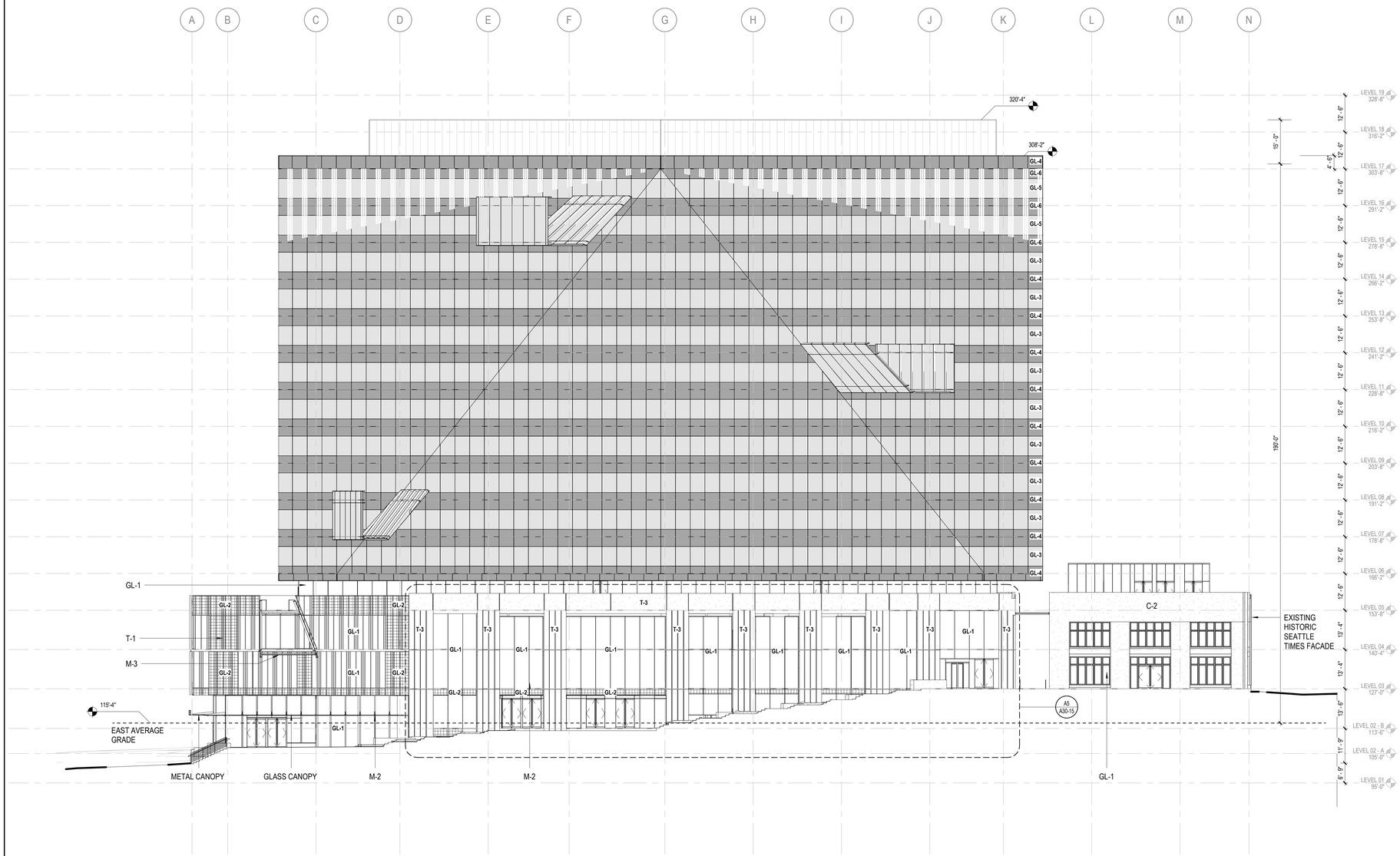
EXTERIOR ELEVATION - EAST TOWER - EAST

SHEET NUMBER

A20-02

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1 EAST TOWER WEST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
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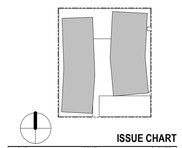
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
B	MUP CORRECTION 02	06-18-2019
C	MUP CORRECTION 03	1-17-2020
D	MUP CORRECTION 04	09-03-2020
E	MUP CORRECTION 05	06-07-2021
F	Phase II - Permit Cycle 1	09-30-2021
G	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

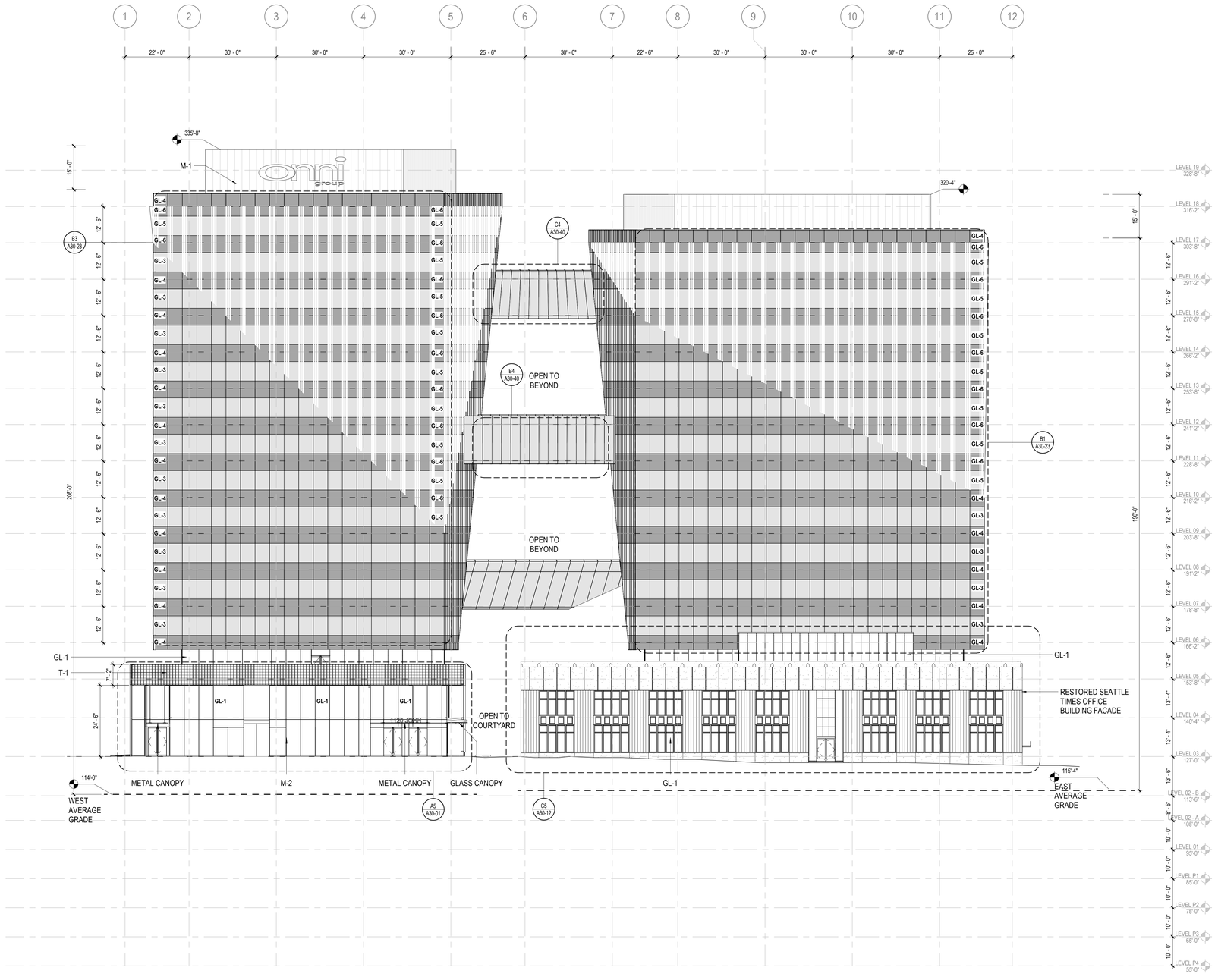
EXTERIOR ELEVATION - EAST TOWER - WEST

SHEET NUMBER

A20-03

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11/5/2021 3:03:59 PM BIM 360://Onni 1120 John St/161717_Omni.rvt



A5 SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
2. SEE A30s SERIES FOR FACADE EXTENTS, TOWER PANEL GLASS TYPES AND MATERIALS LEGEND.

CURTAINWALL + PODIUM FACADE LEGEND

GL-1, CLEAR INSULATED VISION GLASS WITH LOW E COATING (PODIUM)
Viracon
VE1-2M Insulating Glass HS/HS OR EQUAL

GL-2, INSULATED GLASS WITH SHADOWBOX (PODIUM)
Viracon
VE1-2M Insulating Glass HS/HS OR EQUAL

GL-3, CLEAR INSULATED VISION GLASS WITH LOW E COATING (TOWER)
Viracon
VRE1-65 Insulating Glass HS/HS OR EQUAL

GL-4, CLEAR INSULATED GLASS WITH SHADOWBOX (TOWER)
Viracon
VRE1-65 Insulating Glass HS/HS OR EQUAL

GL-5, INSULATED VISION GLASS WITH TRANSPARENT FRIT ON #2 SURFACE (TOWER)
Viracon
VRE1-65 Insulating Glass HS/HS Silkscreen OR EQUAL

GL-6, INSULATED GLASS WITH SHADOWBOX AND FRIT ON #2 SURFACE (TOWER)
Viracon
VRE1-65 Insulating Glass HS/HS Silkscreen OR EQUAL

M-1	SILVER METALLIC XL MULLIONS, FINS, AND MECHANICAL SCREEN WALL (TOWER)
M-2	DARK METALLIC XL MULLIONS AND SOFFITS (PODIUM)
M-3	TEXTURED GREY METAL AT MID BLOCK CONNECTION SOFFITS RIGIDIZED METALS CORP. PATTERN: 6-WL MATERIAL: 304 SS FINISH: SATIN (#4) GAUGE: .024 OR EQUAL
T-1	TERRACOTTA BAGUETTES MOUNTED TO ALUMINUM SUBSTRUCTURE IN FRONT OF VISION GLASS AGROB BUCHTAL 2X6 KERASHAPE 4234 CHALK-WHITE MATT OR EQUAL
T-2	TERRACOTTA BAGUETTES MOUNTED TO ALUMINUM SUBSTRUCTURE IN FRONT OF VISION GLASS AGROB BUCHTAL 6X2 KERASHAPE 4234 CHALK-WHITE MATT OR EQUAL
T-3	TERRACOTTA EXTRUDED CERAMIC PANELS-RAIN SCREEN SYSTEM AGROB BUCHTAL KERA TWIN 300MM WIDE PANELS - HEIGHT VARIES 407 WHITE GROOVED PANEL OR EQUAL
C-1	PRECAST CONCRETE PANELS WITH LIGHT SANDBLAST
C-2	BOARD FORM CONCRETE LIGHT SANDBLAST

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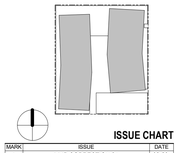
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	MUP CORRECTION 01	02-28-2019
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E	MUP CORRECTION 05	06-07-2021
F	Phase II - Permit Cycle 1	09-30-2021
G	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

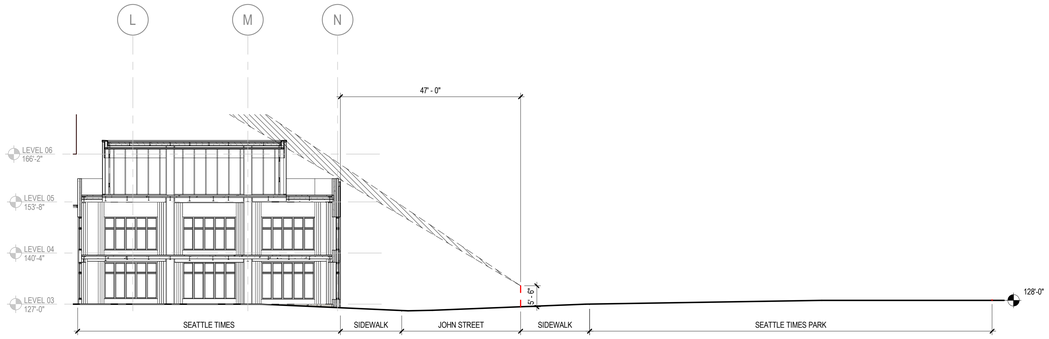
EXTERIOR ELEVATION - SOUTH

SHEET NUMBER

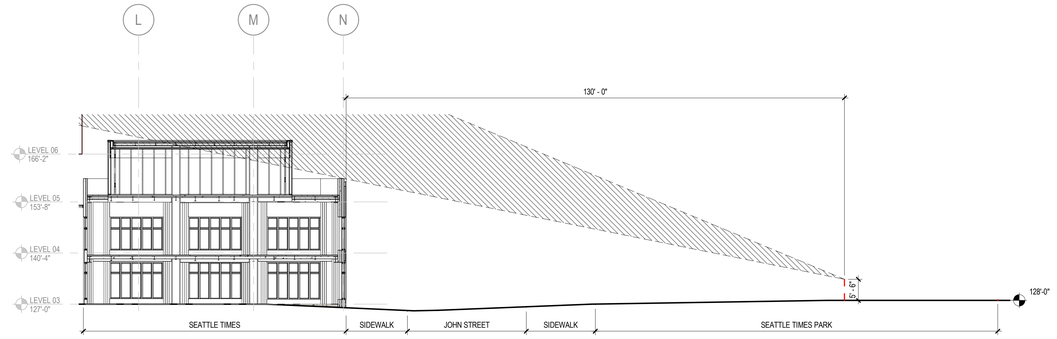
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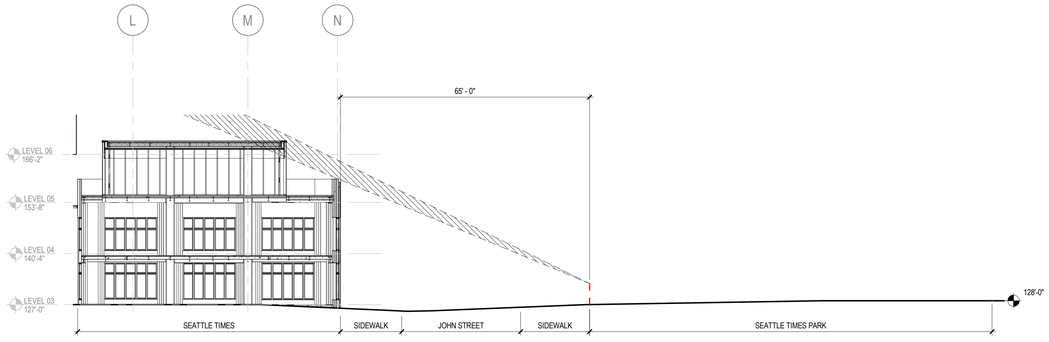
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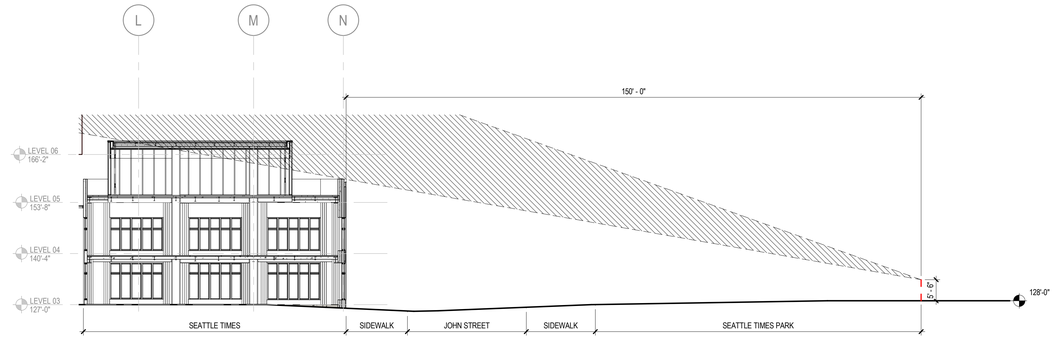
C5 SEATTLE TIMES - ROOF AMENITY VISIBILITY SECTION ELEVATION - 47'-0"
1/16" = 1'-0"



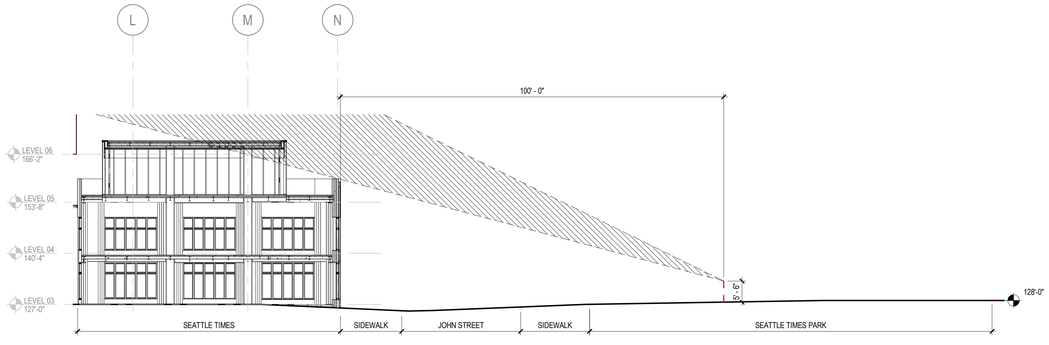
C3 SEATTLE TIMES - ROOF AMENITY VISIBILITY SECTION ELEVATION - 130'-0"
1/16" = 1'-0"



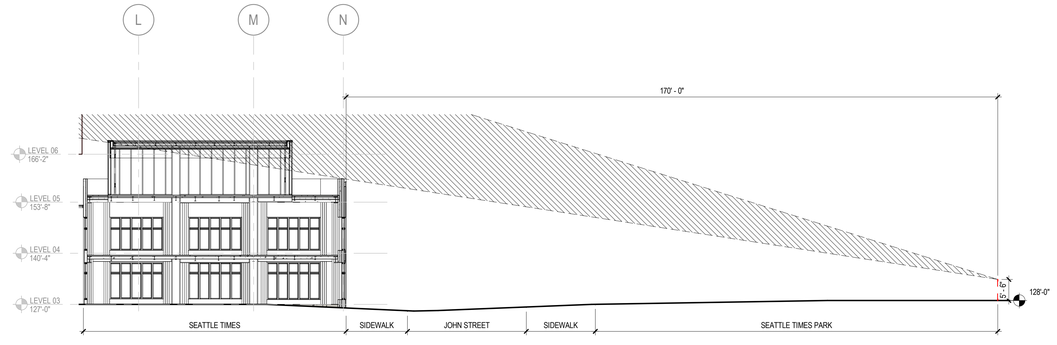
B5 SEATTLE TIMES - ROOF AMENITY VISIBILITY SECTION ELEVATION - 65'-0"
1/16" = 1'-0"



B3 SEATTLE TIMES - ROOF AMENITY VISIBILITY SECTION ELEVATION - 150'-0"
1/16" = 1'-0"



A5 SEATTLE TIMES - ROOF AMENITY VISIBILITY SECTION ELEVATION - 100'-0"
1/16" = 1'-0"



A3 SEATTLE TIMES - ROOF AMENITY VISIBILITY SECTION ELEVATION - 170'-0"
1/16" = 1'-0"

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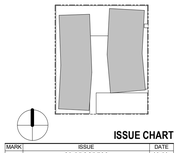
PROJECT

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SEATTLE, WA 98109

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

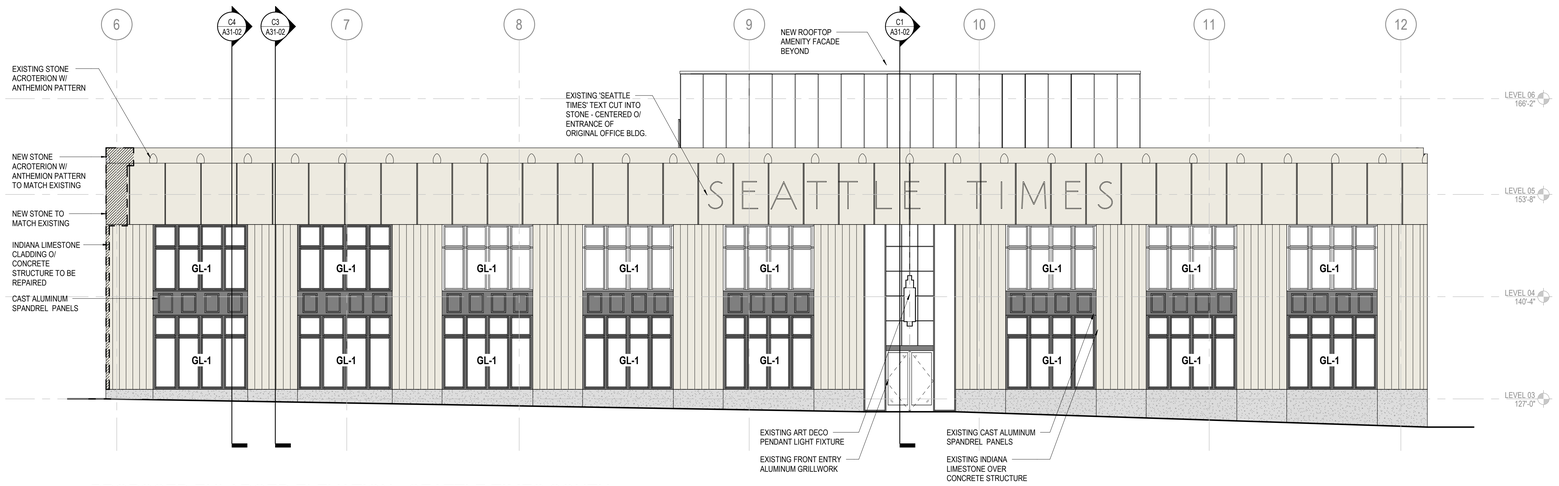
BUILDING SECTIONS - SEATTLE TIMES ROOFTOP AMENITY VISIBILITY

SHEET NUMBER

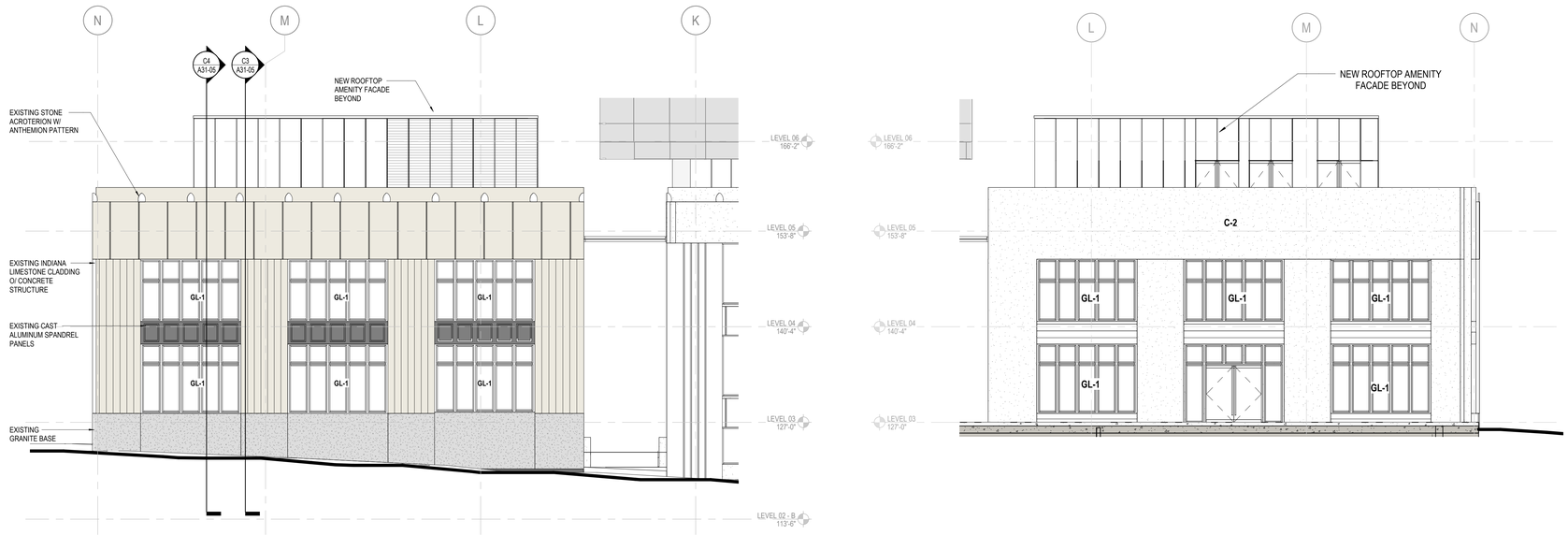
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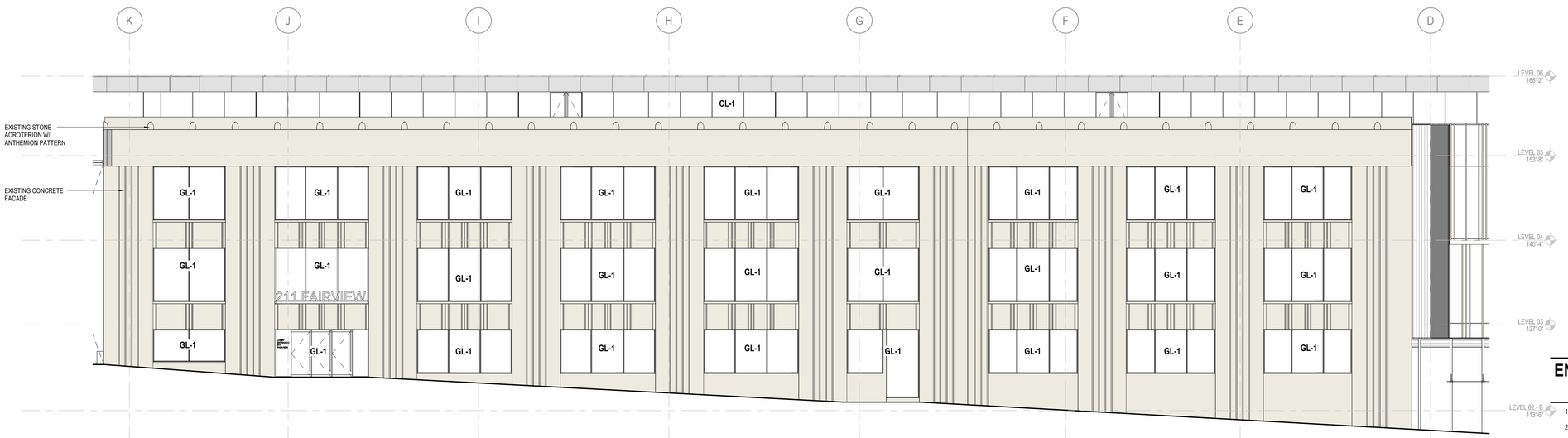


C5 PROPOSED ENLARGED ELEVATION - SEATTLE TIMES SOUTH
1/8" = 1'-0"



B5 PROPOSED ENLARGED ELEVATION - SEATTLE TIMES EAST
1/8" = 1'-0"

B3 PROPOSED SEATTLE TIMES WEST ELEVATION
1/8" = 1'-0"



A5 PROPOSED ENLARGED ELEVATION - PRINTING PRESS EAST
1/8" = 1'-0"

ENLARGED EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
2. SEE PAGE A20-01 FOR TOWER PANEL TYPES AND MATERIALS LEGEND.

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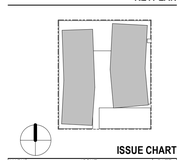
LANDMARKS COFA 11/5/2021

PROJECT

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SEATTLE, WA 98109

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
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Job Number 161717

TITLE

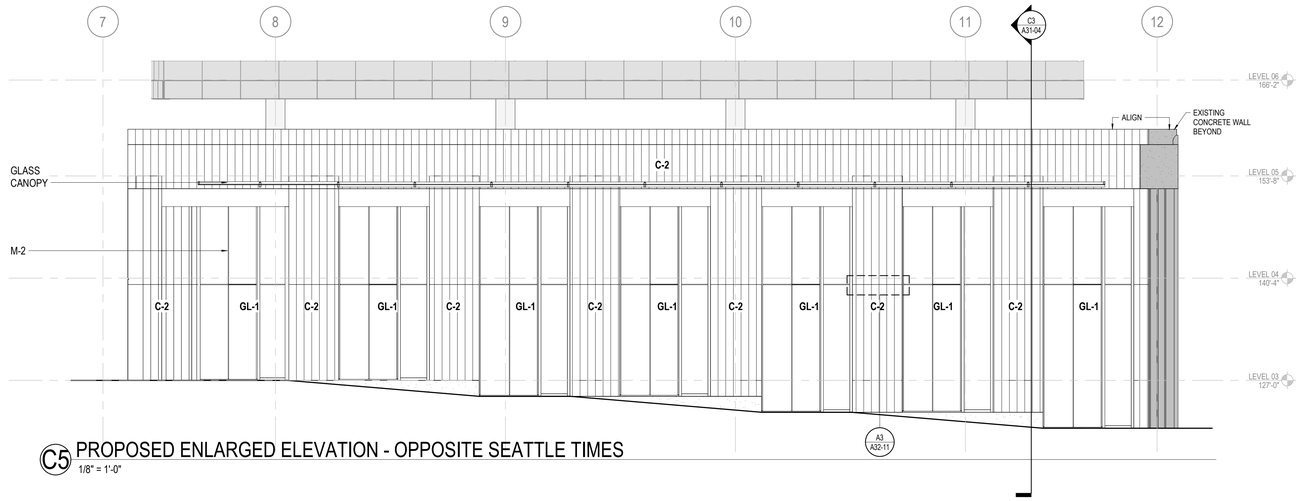
ENLARGED SEATTLE TIMES ELEVATIONS - EAST & SOUTH

SHEET NUMBER

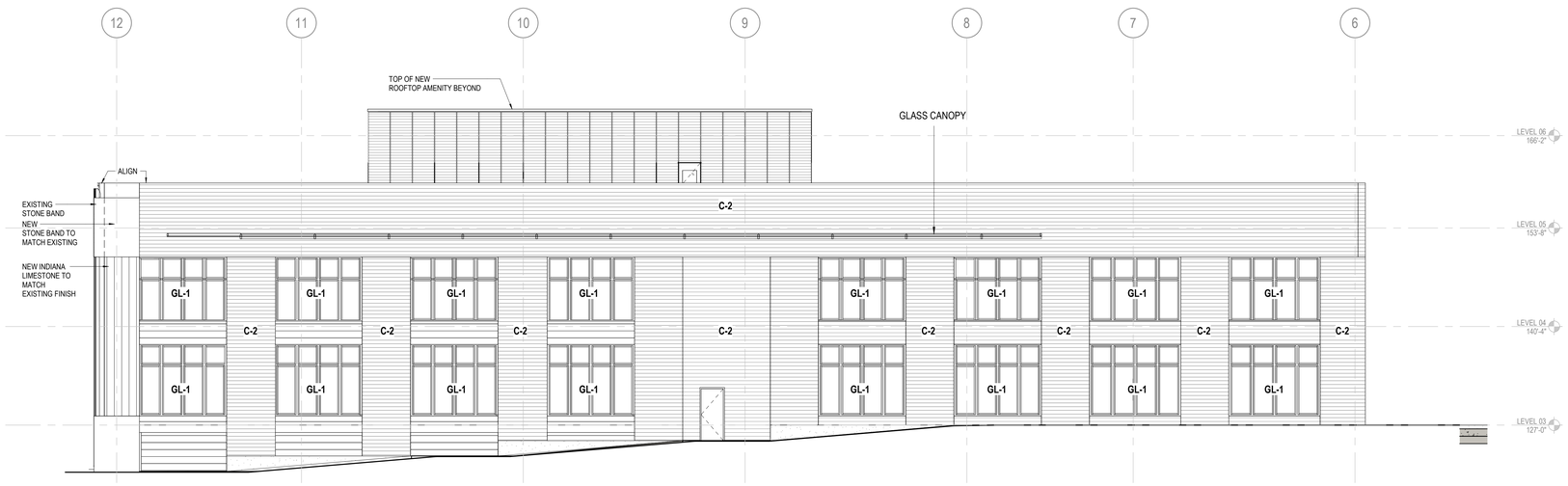
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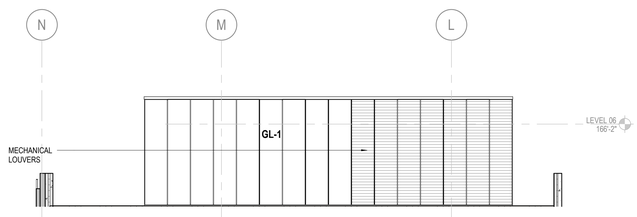
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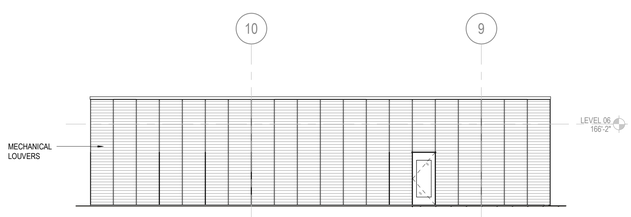
C5 PROPOSED ENLARGED ELEVATION - OPPOSITE SEATTLE TIMES
1/8" = 1'-0"



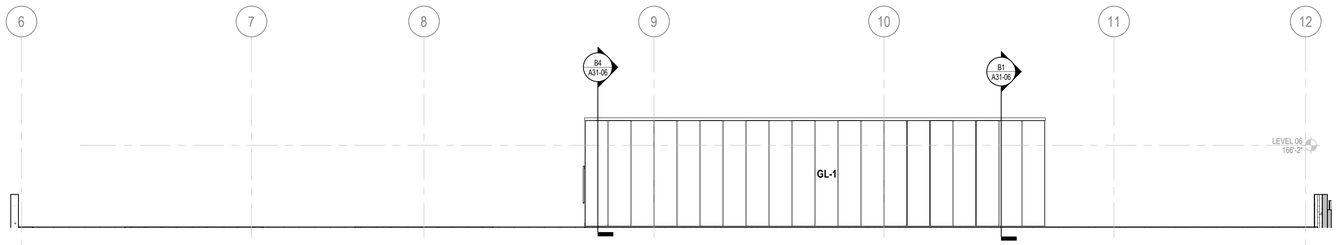
B5 PROPOSED ENLARGED ELEVATION - SEATTLE TIMES NORTH
1/8" = 1'-0"



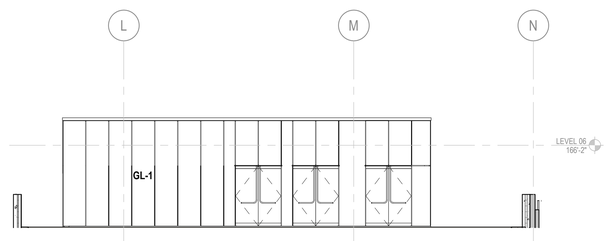
2 ENLARGED ELEVATION - SEATTLE TIMES EAST B
1/8" = 1'-0"



3 ENLARGED ELEVATION - SEATTLE TIMES NORTH
1/8" = 1'-0"



1 ENLARGED ELEVATION - SEATTLE TIMES SOUTH
1/8" = 1'-0"



4 ENLARGED ELEVATION - SEATTLE TIMES WEST B
1/8" = 1'-0"

ENLARGED EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
2. SEE PAGE A20-01 FOR TOWER PANEL TYPES AND MATERIALS LEGEND.

CURTAINWALL + PODIUM FACADE LEGEND

	GL-1, CLEAR INSULATED VISION GLASS WITH LOW E COATING (PODIUM) Viracon VE1-2M Insulating Glass HS/HS OR EQUAL
	GL-2, INSULATED GLASS WITH SHADOWBOX (PODIUM) Viracon VE1-2M Insulating Glass HS/HS OR EQUAL
	GL-3, CLEAR INSULATED VISION GLASS WITH LOW E COATING (TOWER) Viracon VRE1-65 Insulating Glass HS/HS OR EQUAL
	GL-4, CLEAR INSULATED GLASS WITH SHADOWBOX (TOWER) Viracon VRE1-65 Insulating Glass HS/HS OR EQUAL
	GL-5, INSULATED VISION GLASS WITH TRANSPARENT FRIT ON #2 SURFACE (TOWER) Viracon VRE1-65 Insulating Glass HS/HS Silkscreen OR EQUAL
	GL-6, INSULATED GLASS WITH SHADOWBOX AND FRIT ON #2 SURFACE (TOWER) Viracon VRE1-65 Insulating Glass HS/HS Silkscreen OR EQUAL
M-1	SILVER METALLIC XL MULLIONS, FINS, AND MECHANICAL SCREEN WALL (TOWER)
M-2	DARK METALLIC XL MULLIONS AND SOFFITS (PODIUM)
M-3	TEXTURED GREY METAL AT MID BLOCK CONNECTION SOFFITS RIGIDIZED METALS CORP. PATTERN: 6-WL MATERIAL: 304 SS FINISH: SATIN (#4) GAUGE: .024 OR EQUAL
T-1	TERRACOTTA BAGUETTES MOUNTED TO ALUMINUM SUBSTRUCTURE IN FRONT OF VISION GLASS AGROB BUCHTAL 2X6 KERASHAPE 4234 CHALK-WHITE MATT OR EQUAL
T-2	TERRACOTTA BAGUETTES MOUNTED TO ALUMINUM SUBSTRUCTURE IN FRONT OF VISION GLASS AGROB BUCHTAL 6X2 KERASHAPE 4234 CHALK-WHITE MATT OR EQUAL
T-3	TERRACOTTA EXTRUDED CERAMIC PANELS-RAIN SCREEN SYSTEM AGROB BUCHTAL KERA TWIN 300MM WIDE PANELS - HEIGHT VARIES 407 WHITE GROOVED PANEL OR EQUAL
C-1	PRECAST CONCRETE PANELS WITH LIGHT SANDBLAST
C-2	BOARD FORM CONCRETE LIGHT SANDBLAST

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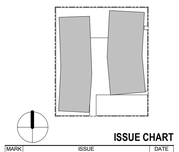
PROJECT

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LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

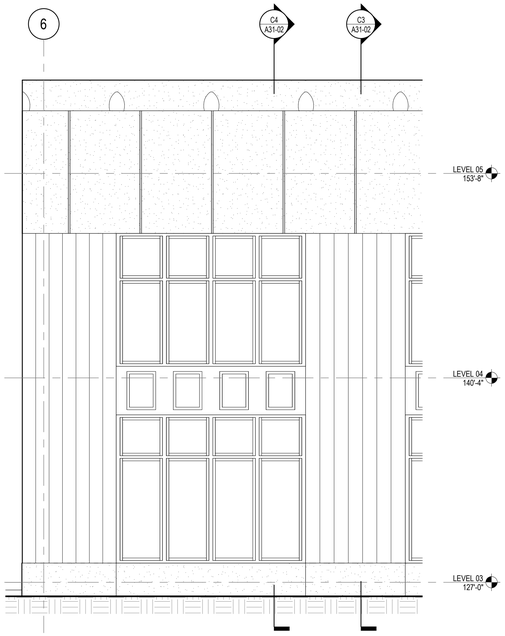
ENLARGED SEATTLE TIMES ELEVATIONS - WEST & NORTH

SHEET NUMBER

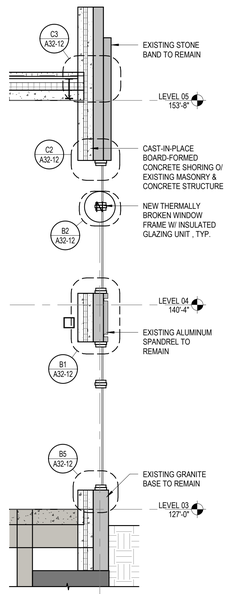
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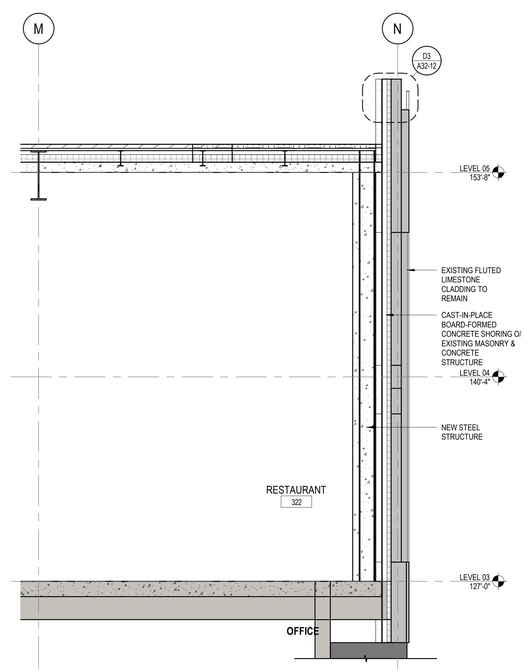
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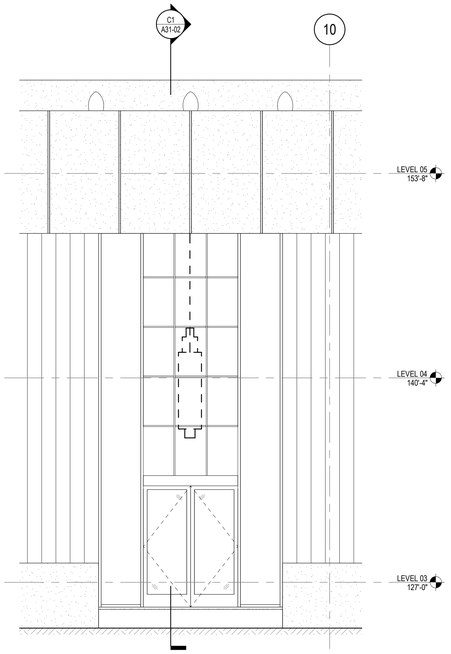
C5 ELEVATION - SEATTLE TIMES WINDOW BAY
1/4" = 1'-0"



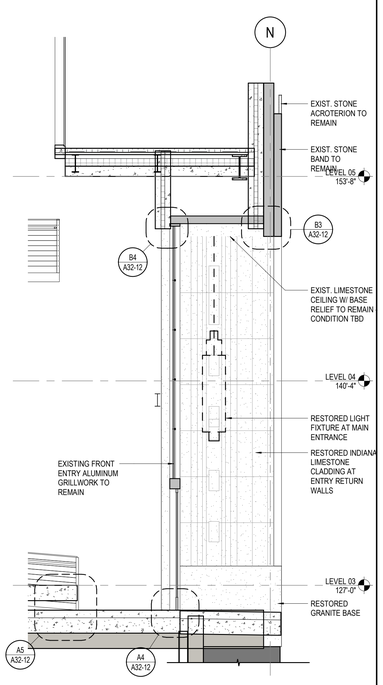
C4 SECTION - SEATTLE TIMES
1/4" = 1'-0"



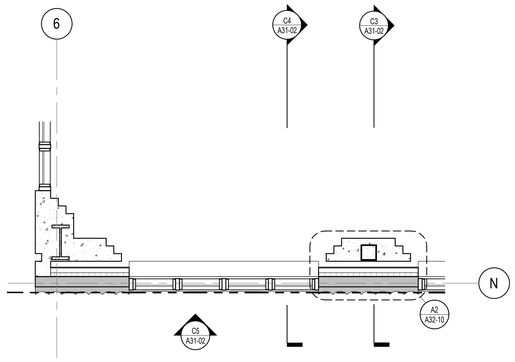
C3 SECTION - SEATTLE TIMES PILASTER
1/4" = 1'-0"



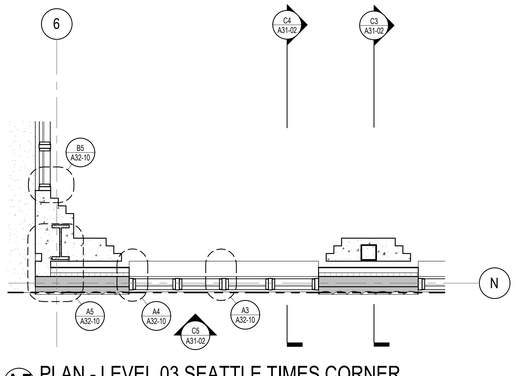
C2 ELEVATION - SEATTLE TIMES ENTRY
1/4" = 1'-0"



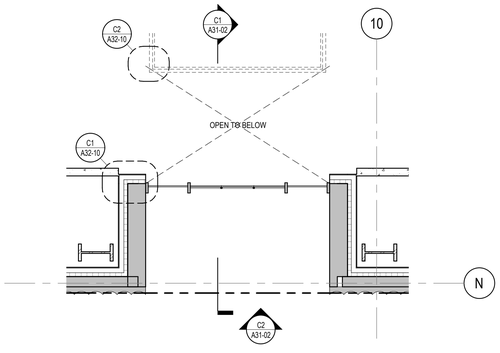
C1 SECTION - SEATTLE TIMES ENTRY
1/4" = 1'-0"



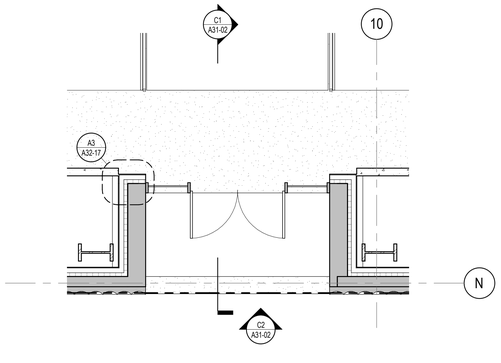
B5 PLAN - LEVEL 04 SEATTLE TIMES CORNER
1/4" = 1'-0"



A5 PLAN - LEVEL 03 SEATTLE TIMES CORNER
1/4" = 1'-0"



B2 PLAN - LEVEL 04 SEATTLE TIMES
1/4" = 1'-0"



A2 PLAN - LEVEL 03 SEATTLE TIMES
1/4" = 1'-0"

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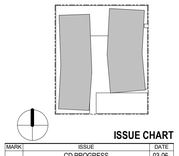
PROJECT

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LANDMARKS COFA 11/5/2021

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	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

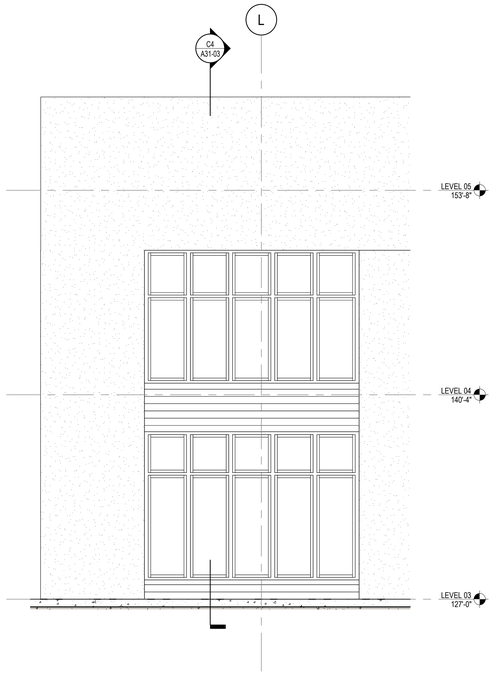
Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES

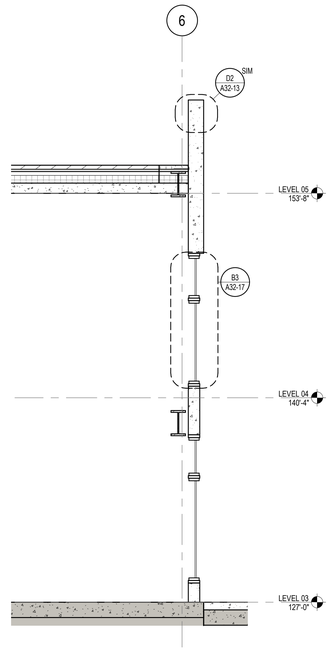
SHEET NUMBER
A31-02

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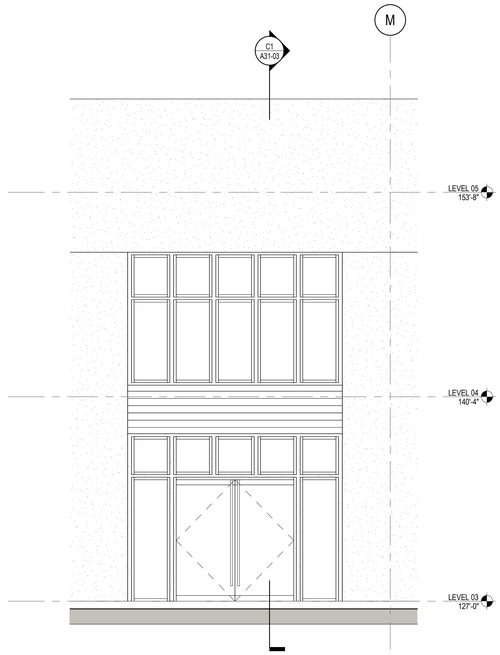
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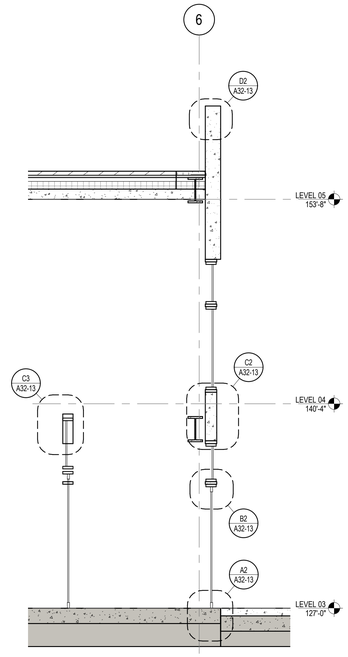
C5 ELEVATION - SEATTLE TIMES WINDOW BAY
1/4" = 1'-0"



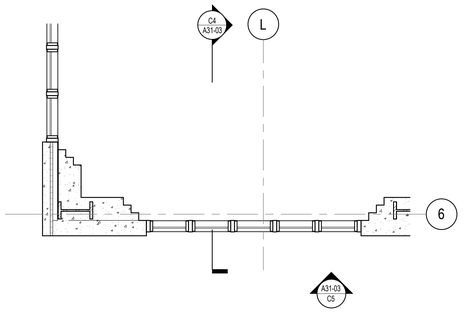
C4 SECTION - SEATTLE TIMES
1/4" = 1'-0"



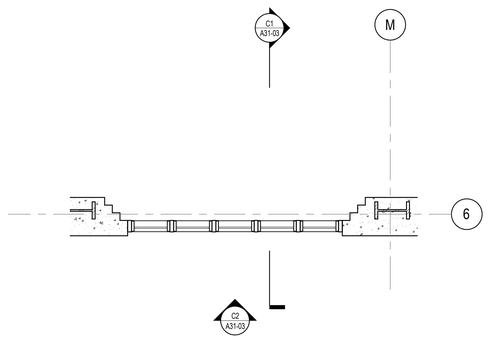
C2 ELEVATION - SEATTLE TIMES ENTRY
1/4" = 1'-0"



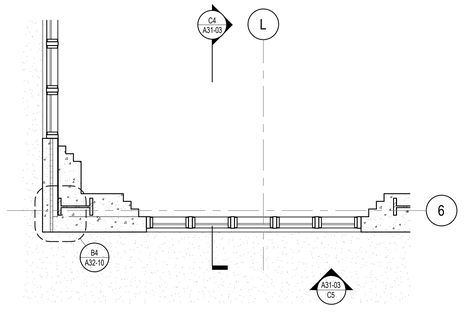
C1 SECTION - SEATTLE TIMES ENTRY
1/4" = 1'-0"



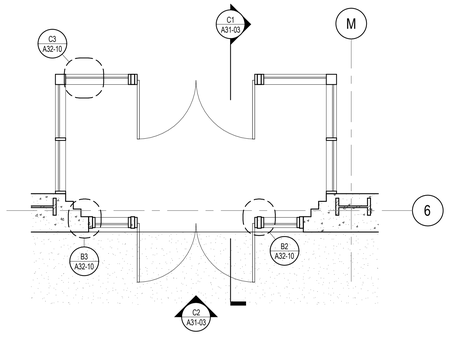
B5 PLAN - LEVEL 04 SEATTLE TIMES CORNER
1/4" = 1'-0"



B2 PLAN - LEVEL 04 SEATTLE TIMES
1/4" = 1'-0"



A5 PLAN - LEVEL 03 SEATTLE TIMES CORNER
1/4" = 1'-0"



A2 PLAN - LEVEL 03 SEATTLE TIMES ENTRY
1/4" = 1'-0"

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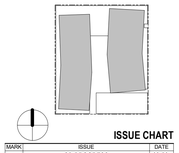
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

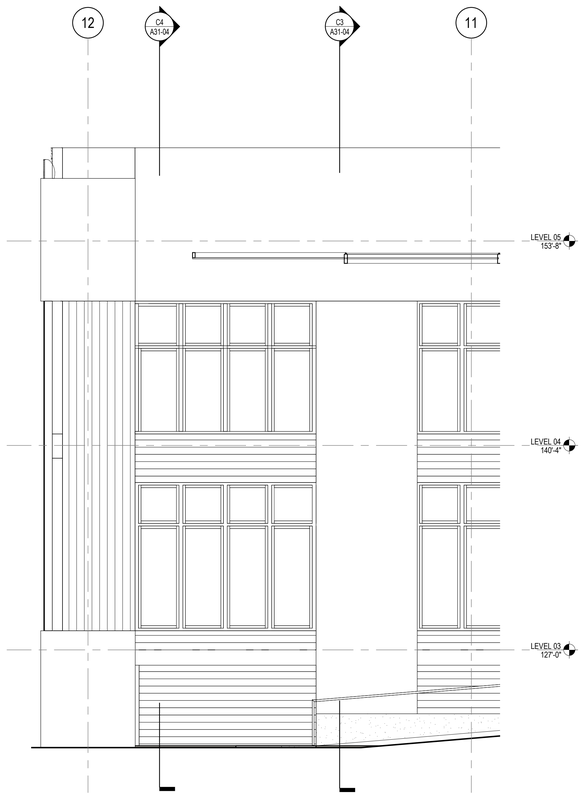
Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES

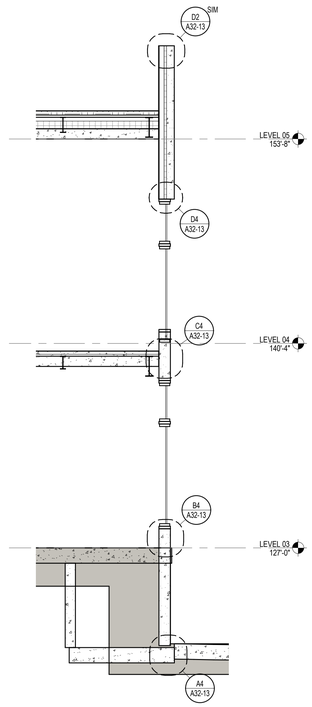
SHEET NUMBER
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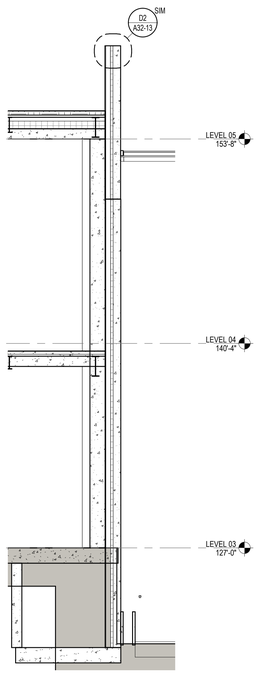
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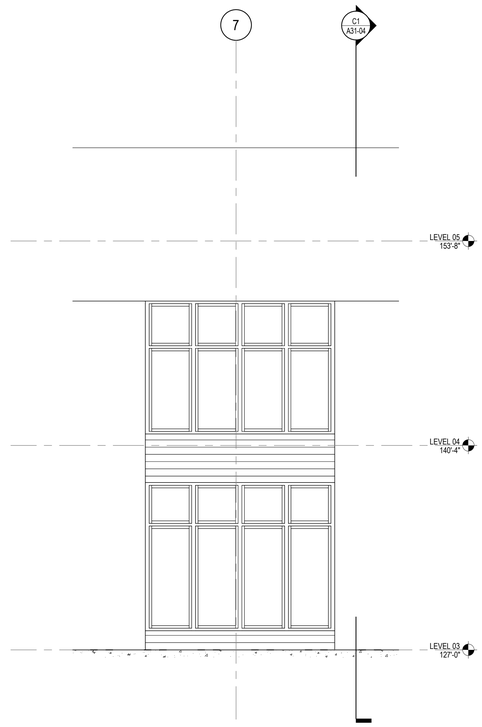
C5 ELEVATION - SEATTLE TIMES FAIRVIEW CORNER
1/4" = 1'-0"



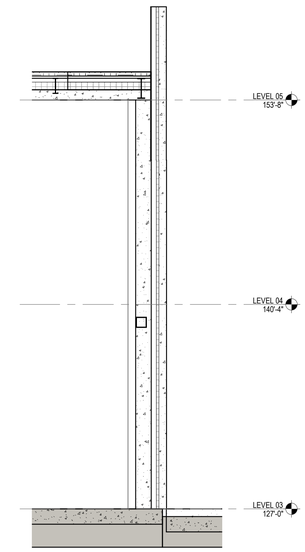
C4 SECTION - SEATTLE TIMES
1/4" = 1'-0"



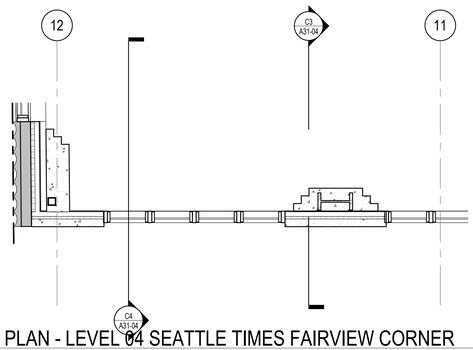
C3 SECTION - SEATTLE TIMES
1/4" = 1'-0"



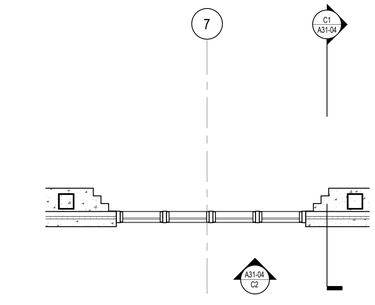
C2 ELEVATION - SEATTLE TIMES WINDOW BAY
1/4" = 1'-0"



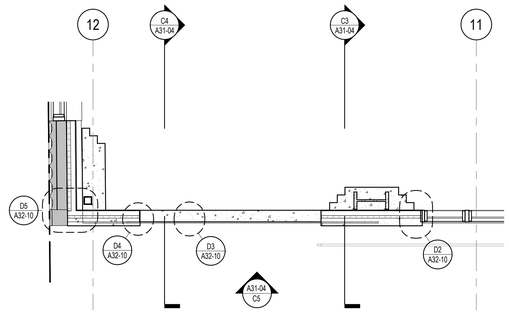
C1 SECTION - SEATTLE TIMES
1/4" = 1'-0"



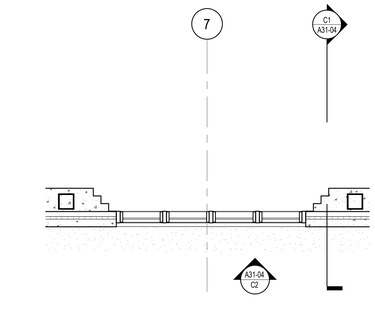
B5 PLAN - LEVEL 04 SEATTLE TIMES FAIRVIEW CORNER
1/4" = 1'-0"



B2 PLAN - LEVEL 04 SEATTLE TIMES ENTRY
1/4" = 1'-0"



A5 PLAN - LEVEL 03 SEATTLE TIMES FAIRVIEW CORNER
1/4" = 1'-0"



A2 PLAN - LEVEL 03 SEATTLE TIMES ENTRY
1/4" = 1'-0"

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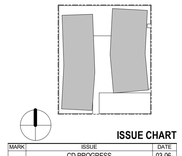
PROJECT

1120 JOHN ST.
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LANDMARKS COFA 11/5/2021

ONNI GROUP
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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

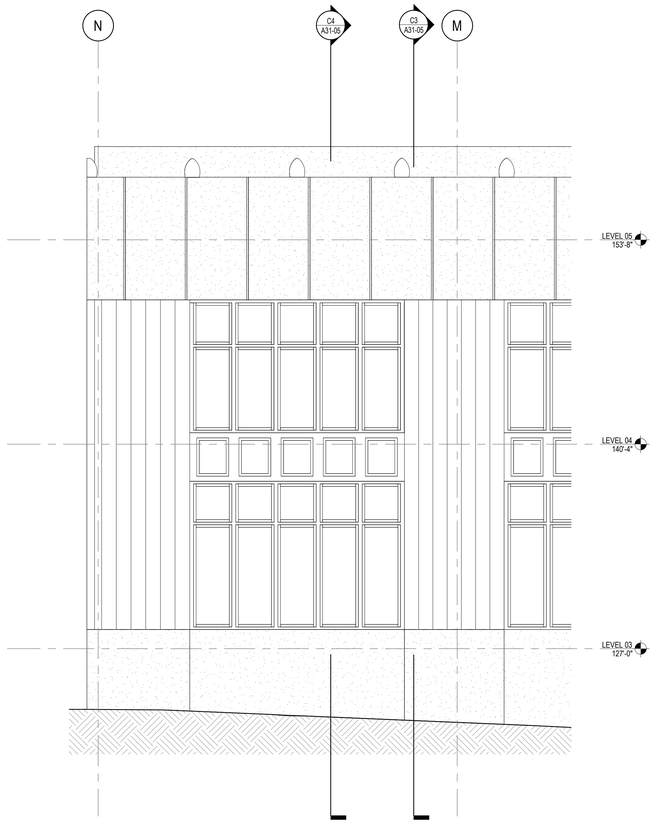
Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES

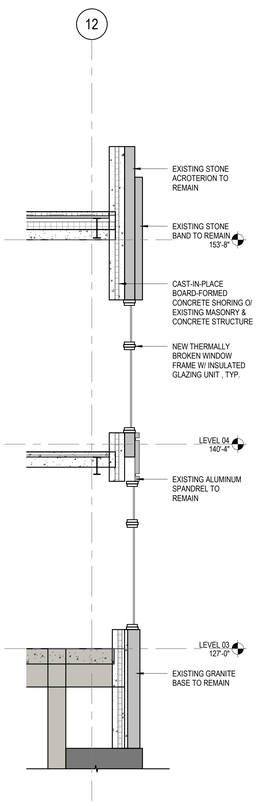
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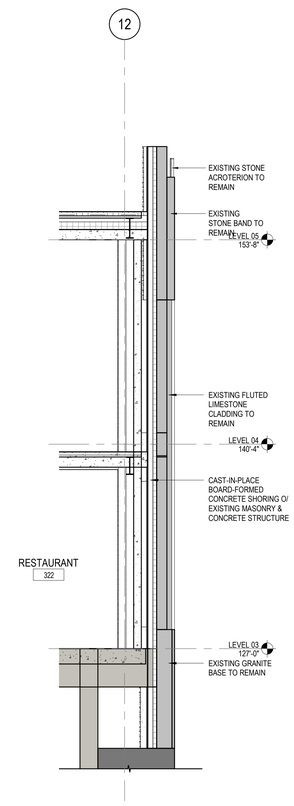
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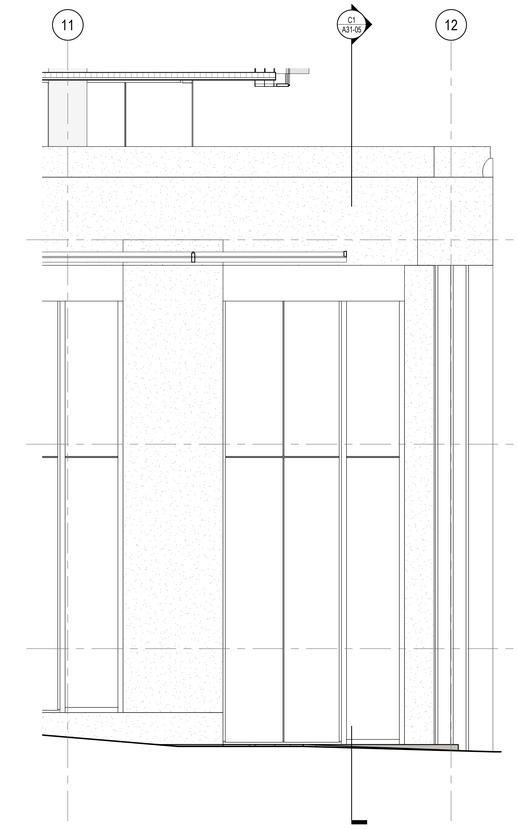
C5 ELEVATION - LEVEL 04 SEATTLE TIMES JOHN ST CORNER
1/4" = 1'-0"



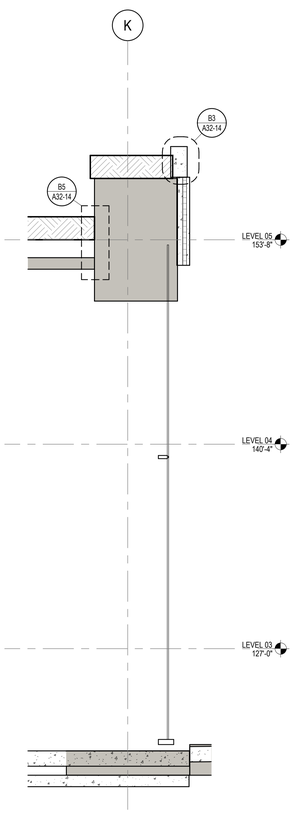
C4 SECTION - SEATTLE TIMES
1/4" = 1'-0"



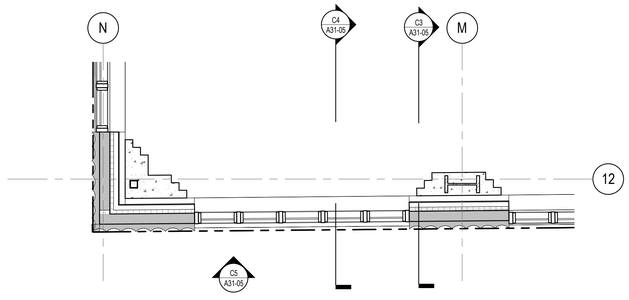
C3 SECTION - SEATTLE TIMES
1/4" = 1'-0"



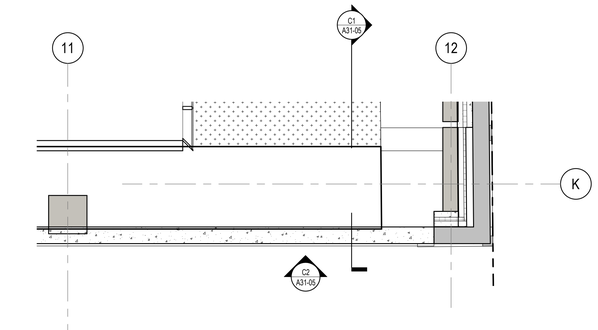
C2 ELEVATION - PRINTING PRESS FAIRVIEW CORNER
1/4" = 1'-0"



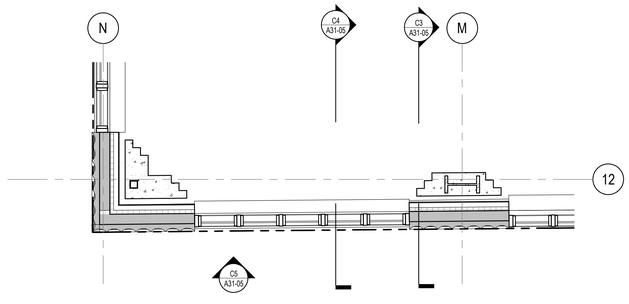
C1 SECTION - PRINTING PRESS SHAFT
1/4" = 1'-0"



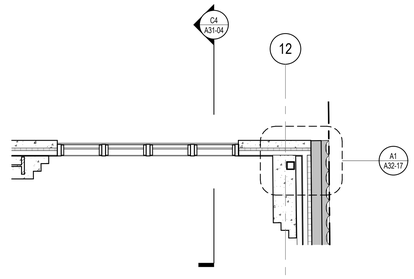
B5 PLAN - LEVEL 04 SEATTLE TIMES JOHN ST CORNER
1/4" = 1'-0"



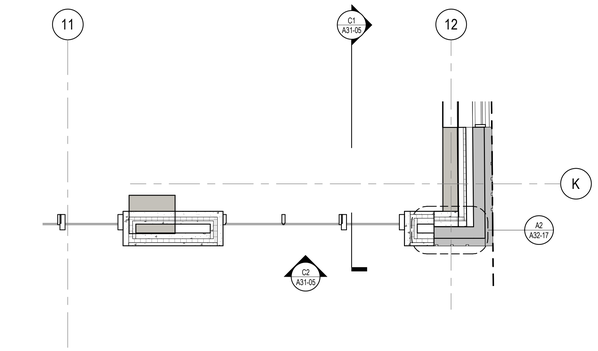
B2 PLAN - LEVEL 04 PRINTING PRESS FAIRVIEW CORNER
1/4" = 1'-0"



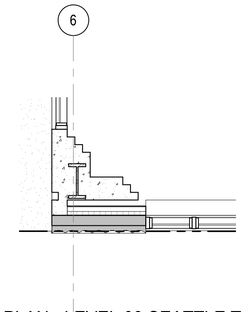
A5 PLAN - LEVEL 03 SEATTLE TIMES JOHN ST CORNER
1/4" = 1'-0"



A3 PLAN - LEVEL 03 SEATTLE TIMES FAIRVIEW CORNER TRANSITION
1/4" = 1'-0"



A2 PLAN - LEVEL 03 PRINTING PRESS FAIRVIEW CORNER
1/4" = 1'-0"



1 PLAN - LEVEL 03 SEATTLE TIMES CORNER TRANSITION
1/4" = 1'-0"

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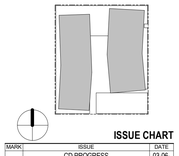
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES

SHEET NUMBER
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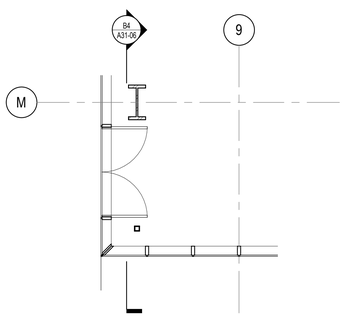
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B5 ELEVATION - PODIUM AMENITY
1/4" = 1'-0"

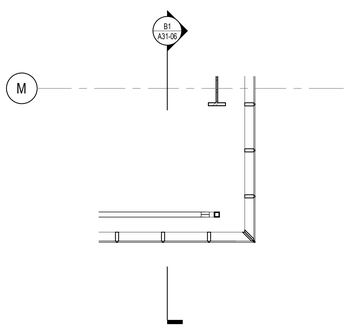
B4 WALL SECTION - PODIUM AMENITY
1/4" = 1'-0"

B2 ELEVATION - LEVEL 05 ENCLOSURE
1/4" = 1'-0"

B1 WALL SECTION - LEVEL 05 ENCLOSURE
1/4" = 1'-0"



A5 PLAN - LEVEL 05 AMENITY
1/4" = 1'-0"



A2 PLAN - LEVEL 05 ENCLOSURE
1/4" = 1'-0"

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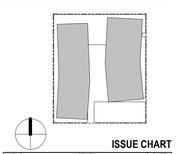
PROJECT

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SEATTLE, WA 98109

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

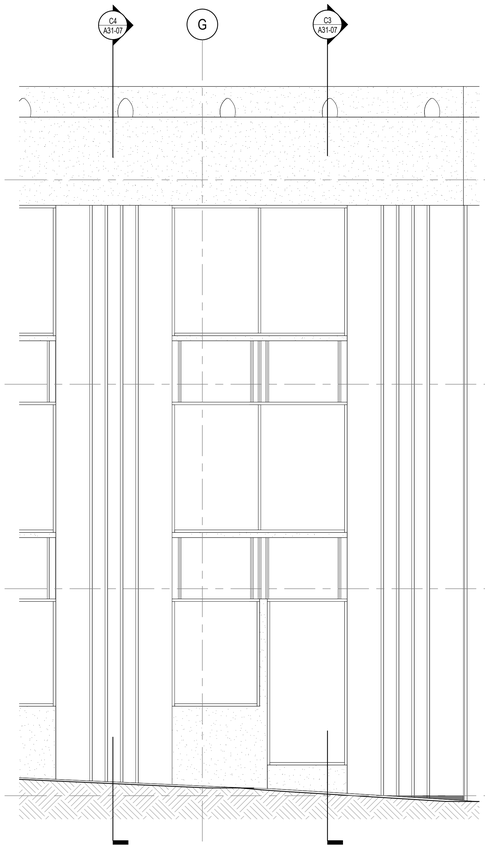
Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - SEATTLE TIMES

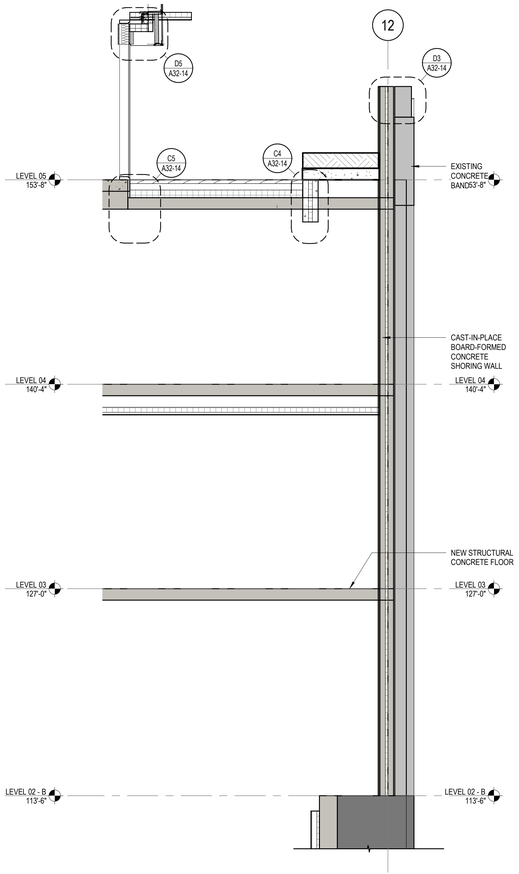
SHEET NUMBER
A31-06

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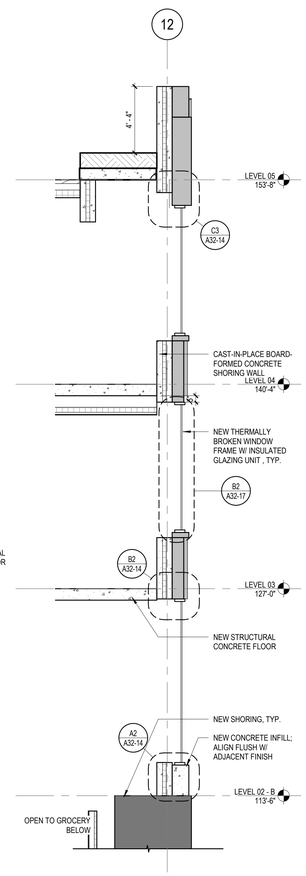
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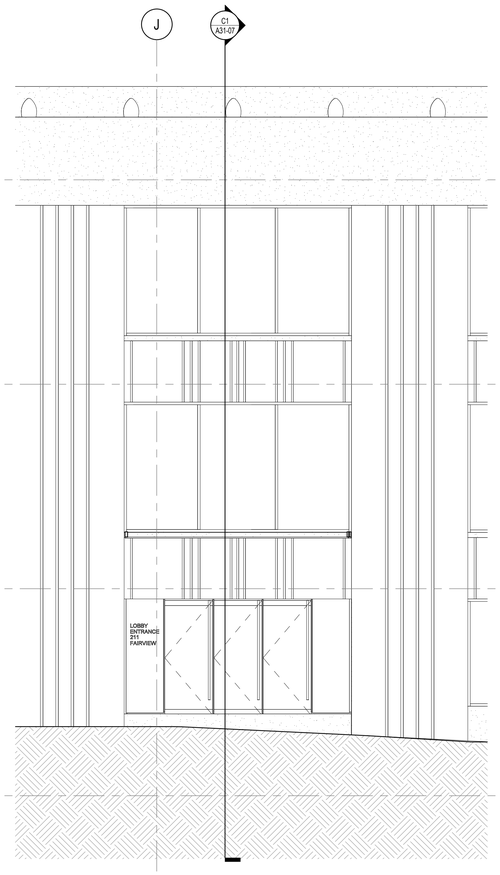
C5 ELEVATION - PRINTING PRESS
1/4" = 1'-0"



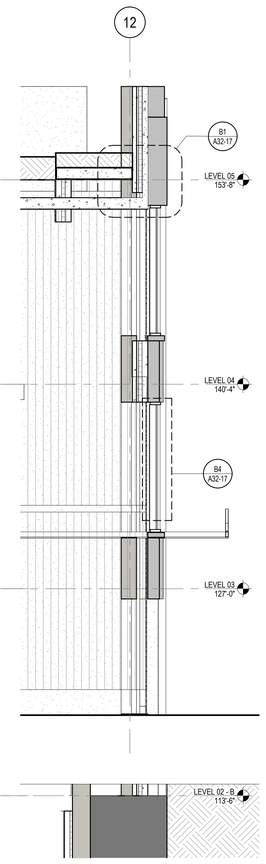
C4 SECTION - PRINTING PRESS
1/4" = 1'-0"



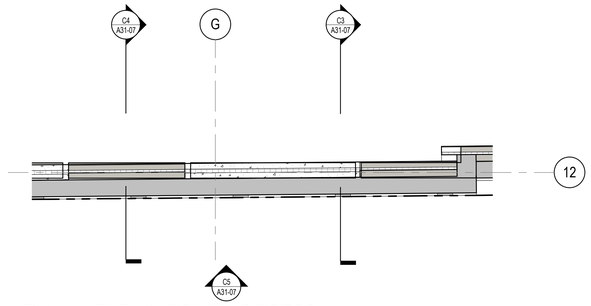
C3 SECTION - PRINTING PRESS
1/4" = 1'-0"



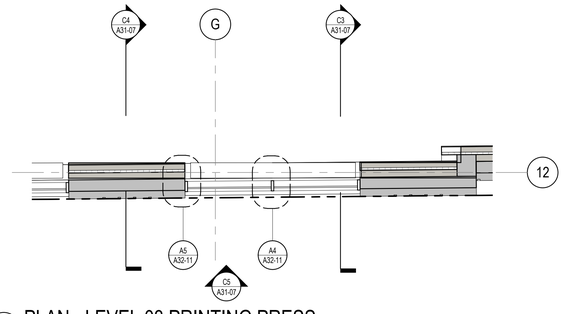
C2 ELEVATION - FAIRVIEW ENTRY
1/4" = 1'-0"



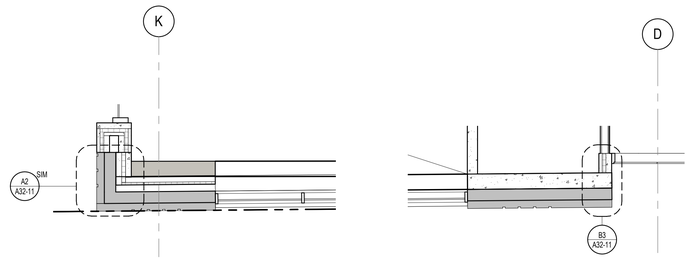
C1 SECTION - FAIRVIEW ENTRY
1/4" = 1'-0"



B5 PLAN - LEVEL 05 PRINTING PRESS
1/4" = 1'-0"



A5 PLAN - LEVEL 03 PRINTING PRESS
1/4" = 1'-0"



A1 PLAN - LEVEL 03 PRINTING PRESS CORNERS
1/4" = 1'-0"

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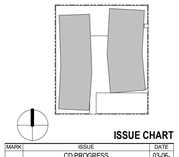
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

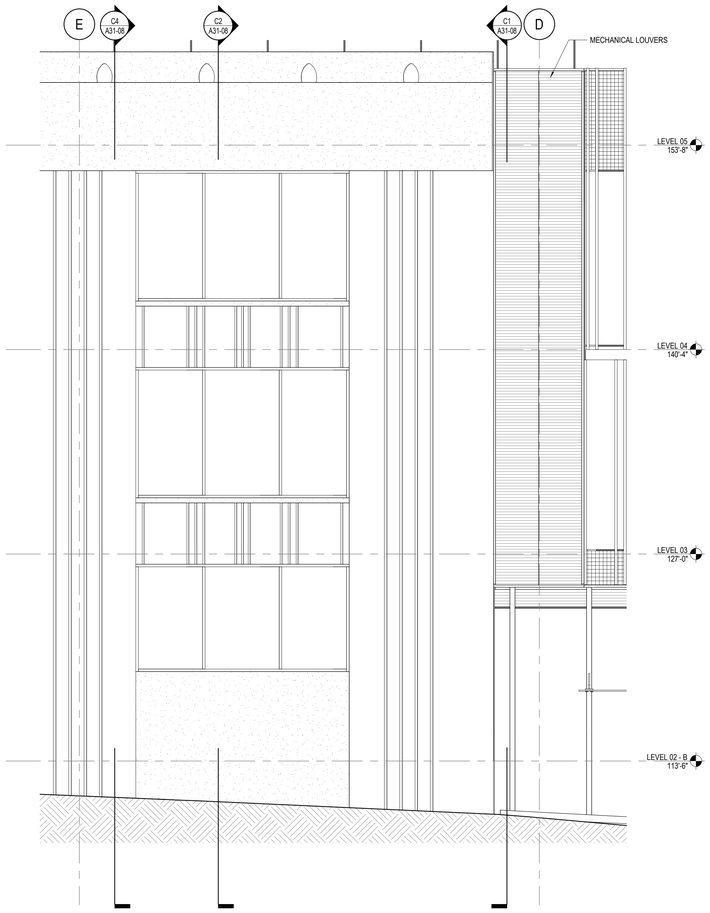
Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - PRINTING PRESS

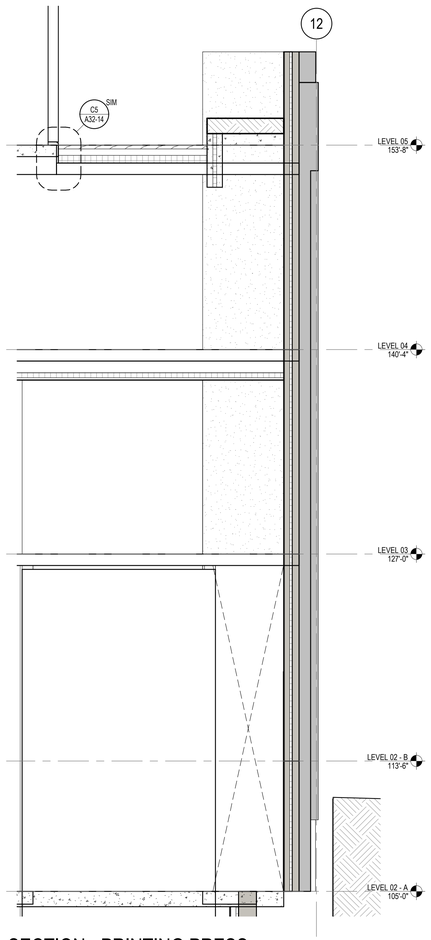
SHEET NUMBER
A31-07

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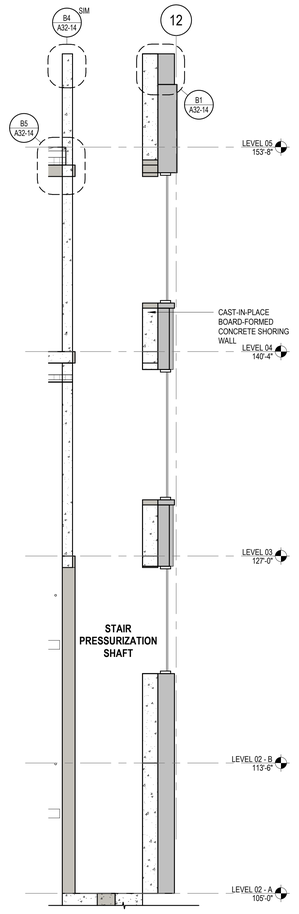
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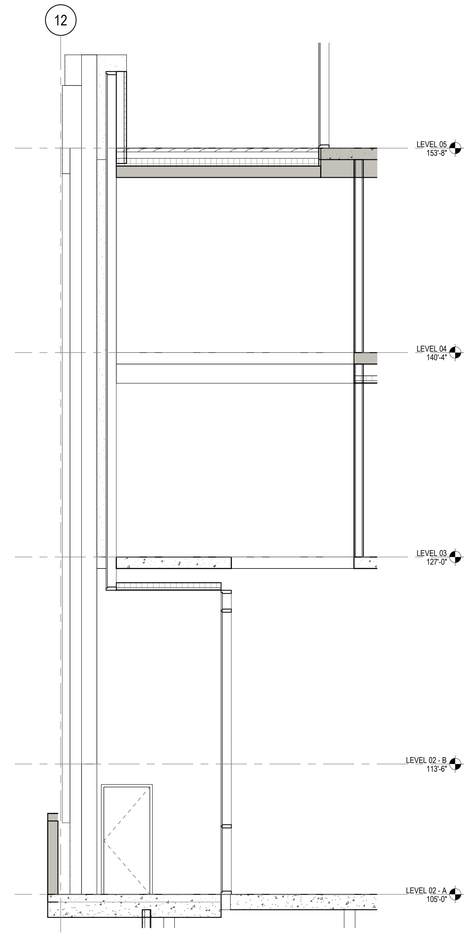
C5 ELEVATION - PRINTING PRESS
1/4" = 1'-0"



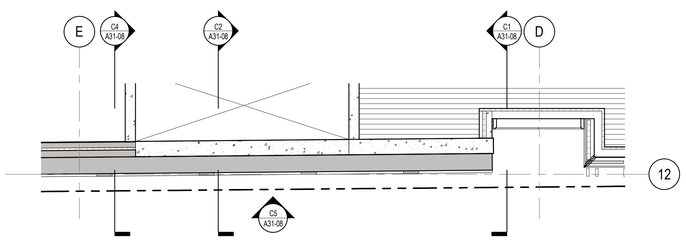
C4 SECTION - PRINTING PRESS
1/4" = 1'-0"



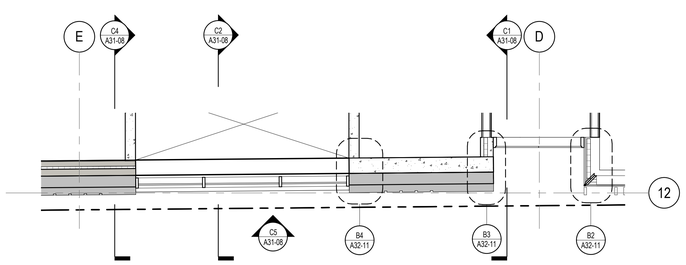
C2 SECTION - PRINTING PRESS
1/4" = 1'-0"



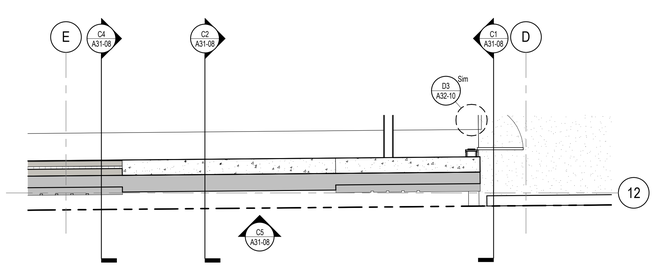
C1 SECTION - PRINTING PRESS
1/4" = 1'-0"



B5 PLAN - LEVEL 05 PRINTING PRESS
1/4" = 1'-0"



A5 PLAN - LEVEL 03 PRINTING PRESS
1/4" = 1'-0"



A3 PLAN - LEVEL 2A PRINTING PRESS
1/4" = 1'-0"

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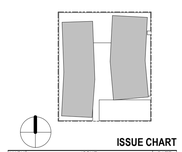
PROJECT

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

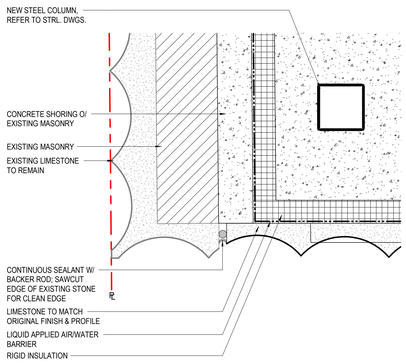
Job Number 161717

TITLE
DETAIL PLANS, SECTIONS, ELEVATIONS - PRINTING PRESS

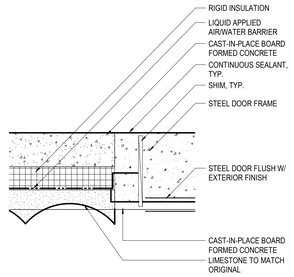
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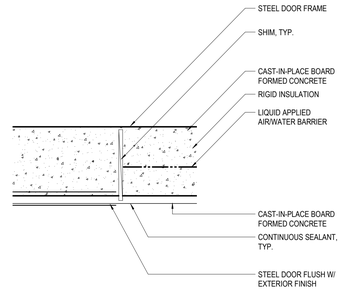
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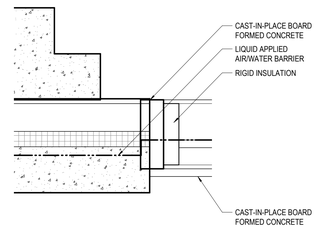
D5 NE CORNER DETAIL
1 1/2" = 1'-0"



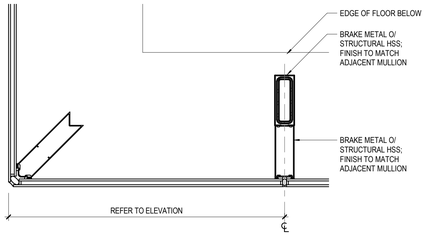
D4 TRANSITION - STONE TO CONCRETE
1 1/2" = 1'-0"



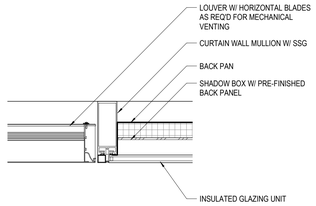
D3 NORTH EGRESS DOOR - JAMB DETAIL
1 1/2" = 1'-0"



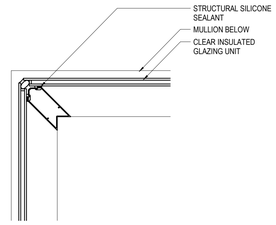
D2 RECESS DETAIL - CONCRETE PILASTER
1 1/2" = 1'-0"



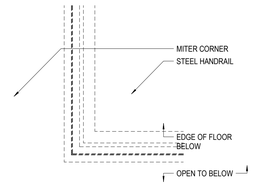
C5 CURTAIN WALL - SEATTLE TIMES AMENITY
1 1/2" = 1'-0"



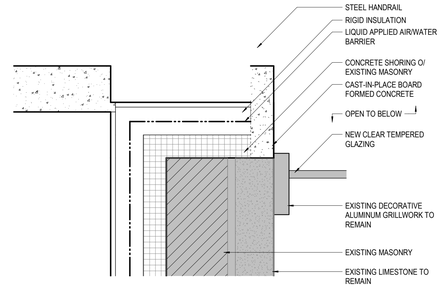
C4 CURTAIN WALL - MECHANICAL
1 1/2" = 1'-0"



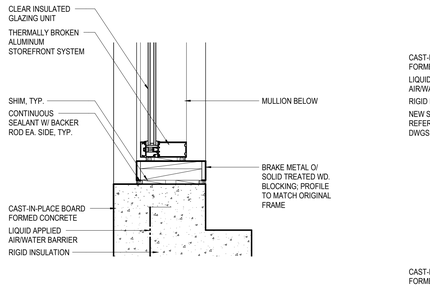
C3 WEST ENTRY CORNER DETAIL - LEVEL 03
1 1/2" = 1'-0"



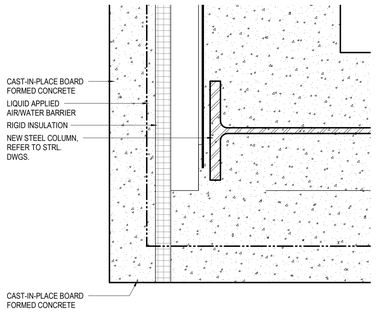
C2 CORNER DETAIL - LEVEL 04
1 1/2" = 1'-0"



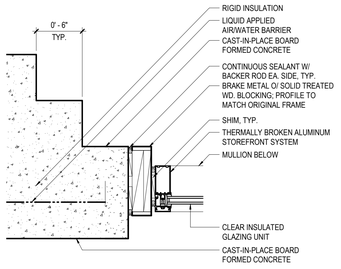
C1 SOUTH ENTRY CORNER DETAIL - LEVEL 04
1 1/2" = 1'-0"



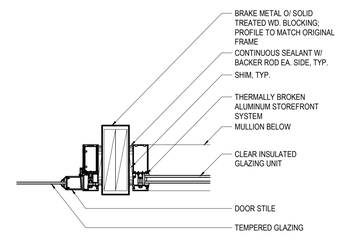
B5 WINDOW DETAIL - CONCRETE PILASTER
1 1/2" = 1'-0"



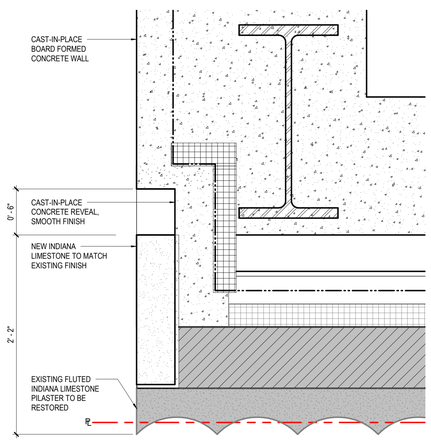
B4 NW CORNER DETAIL - LEVEL 03
1 1/2" = 1'-0"



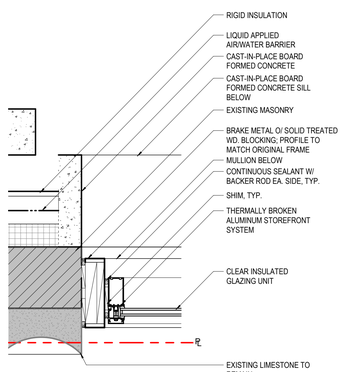
B3 WEST ENTRY PILASTER DETAIL - LEVEL 03
1 1/2" = 1'-0"



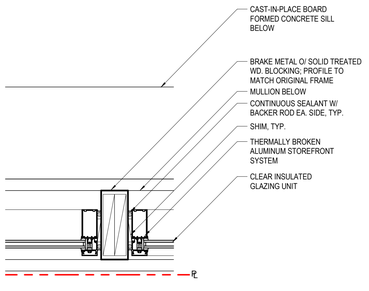
B2 WEST ENTRY JAMB - LEVEL 03
1 1/2" = 1'-0"



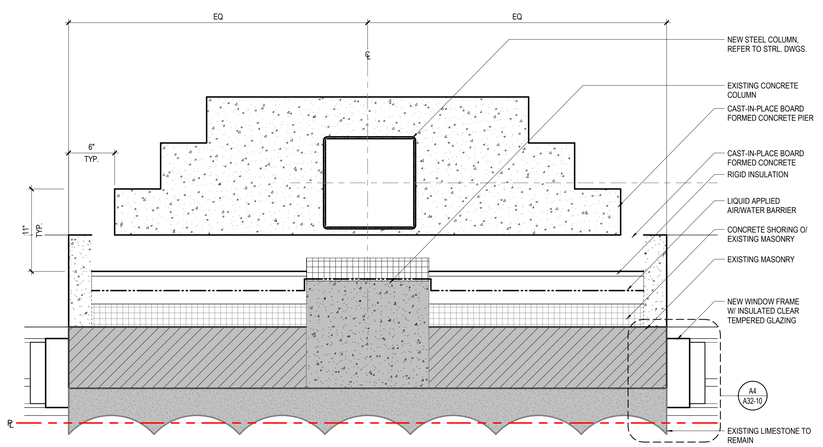
A5 SW CORNER DETAIL - LEVEL 03
1 1/2" = 1'-0"



A4 WINDOW DETAIL - LIMESTONE PILASTER
1 1/2" = 1'-0"



A3 WINDOW DETAIL - MULLION
1 1/2" = 1'-0"



A2 COLUMN SURROUND DETAIL - LIMESTONE PILASTER
1 1/2" = 1'-0"

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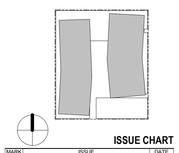
PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

LANDMARKS COFA 11/5/2021

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VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

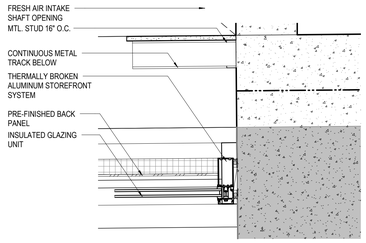
EXTERIOR ENVELOPE PLAN DETAILS - SEATTLE TIMES

SHEET NUMBER

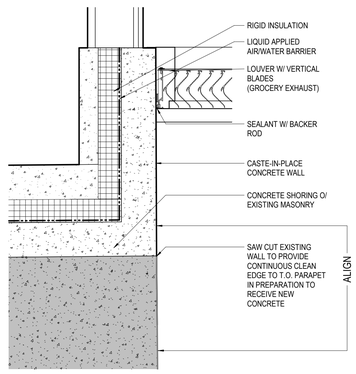
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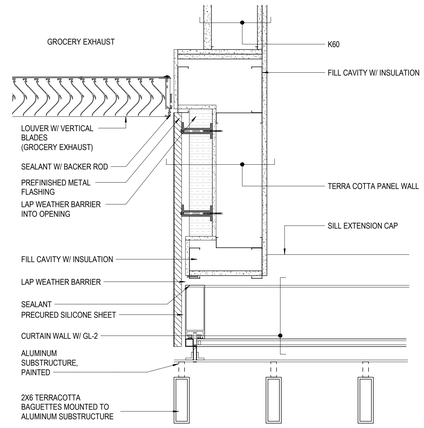
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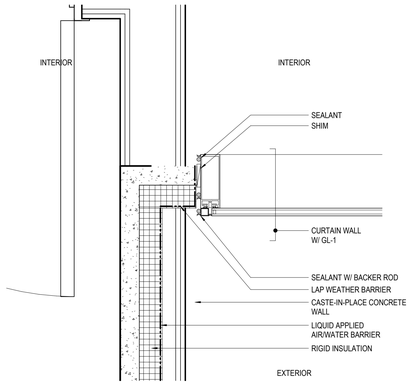
B4 WINDOW JAMB DETAIL - INTAKE
1 1/2" = 1'-0"



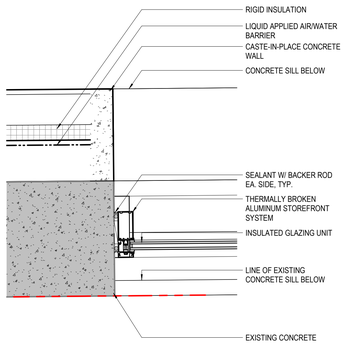
B3 EXISTING NE CORNER TRANSITION - LEVEL 03
1 1/2" = 1'-0"



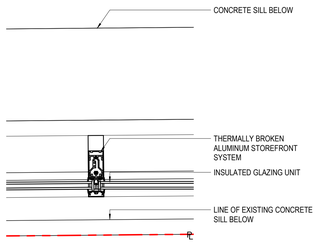
B2 EXISTING NE CORNER TRANSITION - LEVEL 03
1 1/2" = 1'-0"



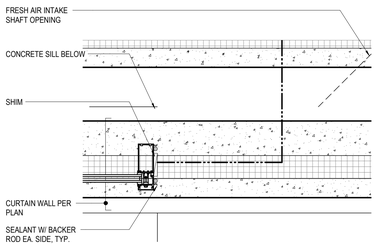
B1 CW JAMB AT E-12 STAIR WALL
1 1/2" = 1'-0"



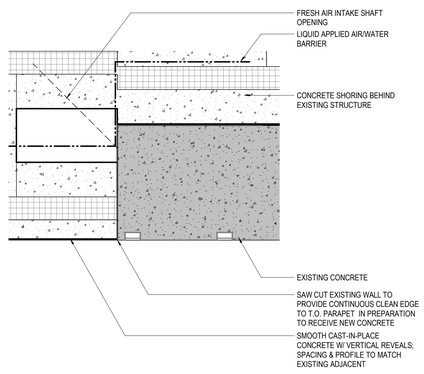
A5 WINDOW JAMB DETAIL - PRINTING PRESS
1 1/2" = 1'-0"



A4 MULLION DETAIL - PRINTING PRESS
1 1/2" = 1'-0"



A3 MULLION DETAIL - PRINTING PRESS
1 1/2" = 1'-0"



A2 EXISTING SE CORNER TRANSITION - LEVEL 03
1 1/2" = 1'-0"

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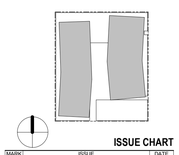
PROJECT

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
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Job Number 161717

TITLE

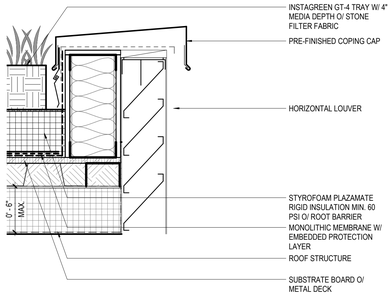
EXTERIOR ENVELOPE PLAN DETAILS - PRINTING PRESS

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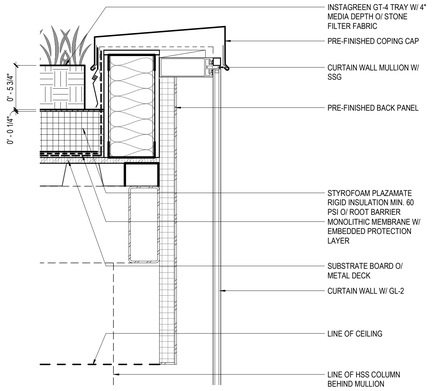
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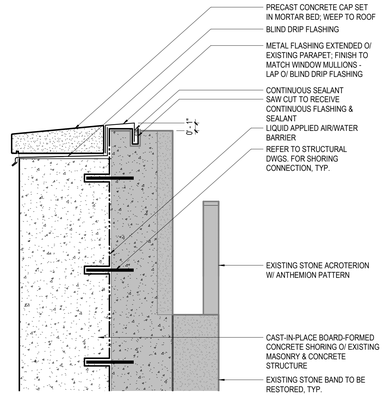
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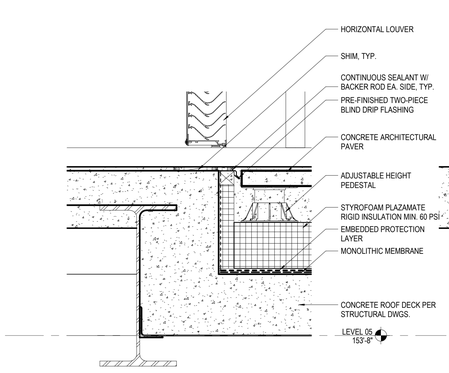
D5 HEAD AT MECHANICAL ENCLOSURE
1 1/2" = 1'-0"



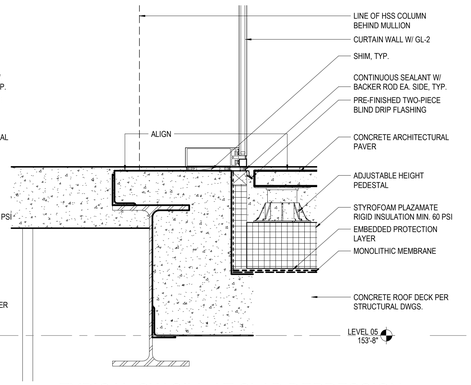
D4 TYPICAL CW HEAD AT GREEN ROOF
1 1/2" = 1'-0"



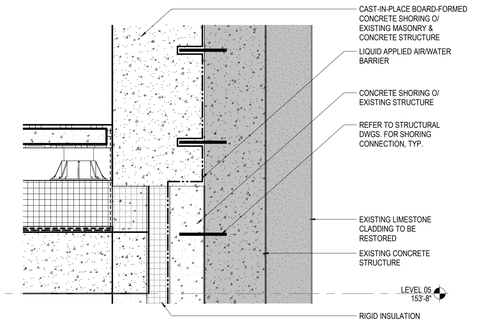
D3 PARAPET DETAIL AT SOUTH WALL PIER
1 1/2" = 1'-0"



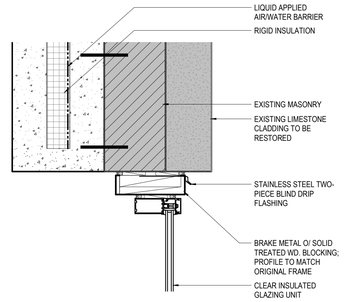
C5 SILL AT MECHANICAL ENCLOSURE
1 1/2" = 1'-0"



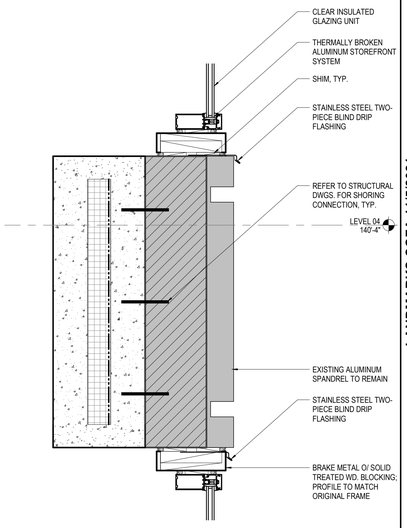
C4 TYPICAL CW SILL AT SLAB DEPRESSION
1 1/2" = 1'-0"



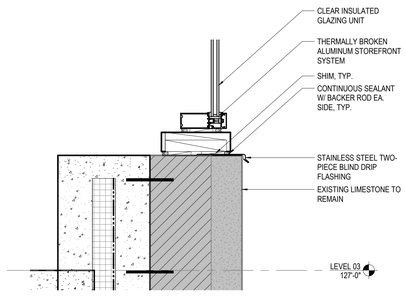
C3 PARAPET BASE DETAIL AT SOUTH WALL
1 1/2" = 1'-0"



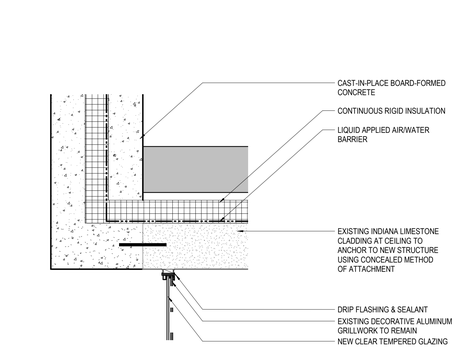
C2 WINDOW SECTION - HEAD
1 1/2" = 1'-0"



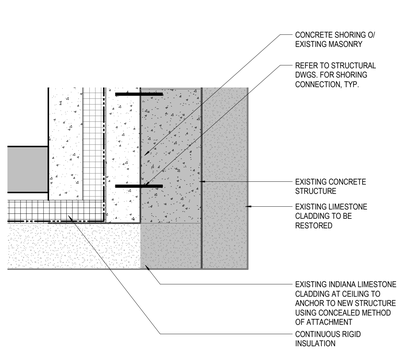
B1 EXISTING SPANDREL DETAIL
1 1/2" = 1'-0"



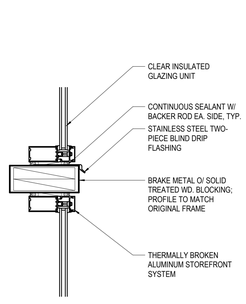
B5 SILL DETAIL AT SOUTH WALL WINDOW
1 1/2" = 1'-0"



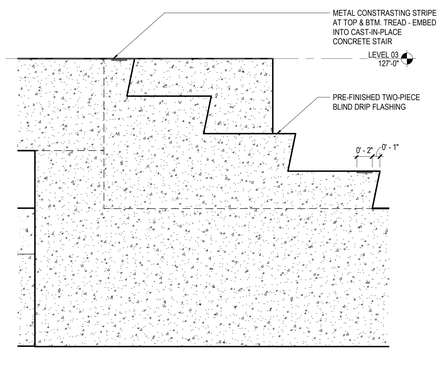
B4 EXISTING CEILING DETAIL - WINDOW HEAD
1 1/2" = 1'-0"



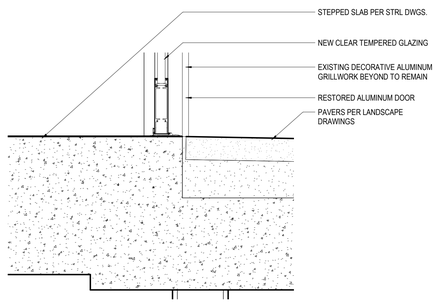
B3 EXISTING CEILING DETAIL - SOUTH ENTRY
1 1/2" = 1'-0"



B2 WINDOW SECTION - MULLION
1 1/2" = 1'-0"



A5 STAIR DETAIL - SOUTH ENTRY
1 1/2" = 1'-0"



A4 EXISTING SILL DETAIL - SOUTH ENTRY
1 1/2" = 1'-0"

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LANDMARKS COFA 11/5/2021

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

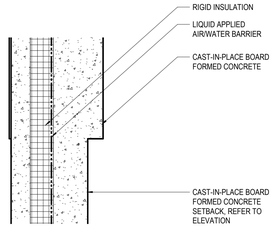
EXTERIOR ENVELOPE SECTION DETAILS - SEATTLE TIMES

SHEET NUMBER

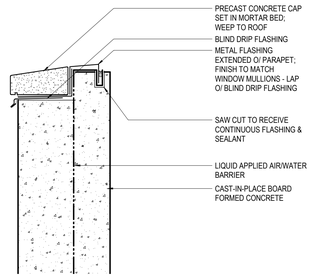
A32-12

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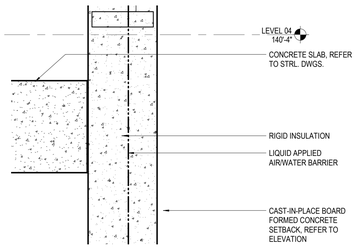
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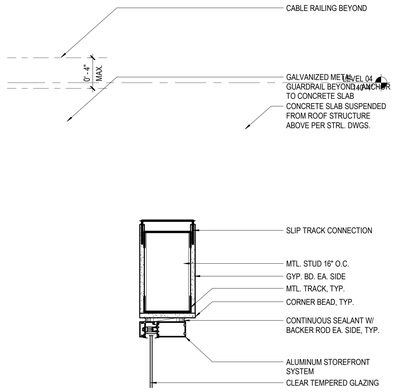
D4 SECTION - SEATTLE TIMES 5 - Callout 1
1 1/2" = 1'-0"



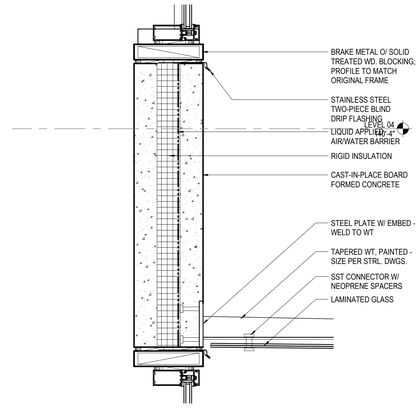
D2 PARAPET DETAIL
1 1/2" = 1'-0"



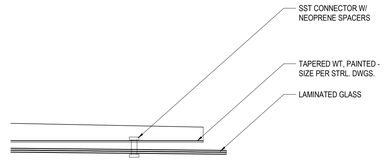
C4 SECTION - SEATTLE TIMES 5 - Callout 5
1 1/2" = 1'-0"



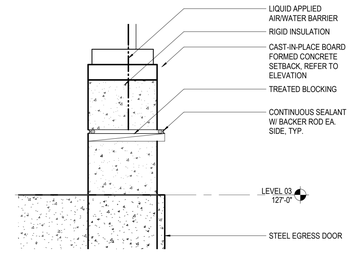
C3 VESTIBULE DETAIL - HEAD
1 1/2" = 1'-0"



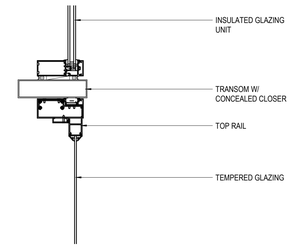
C2 ENTRY DETAIL - WINDOW HEAD
1 1/2" = 1'-0"



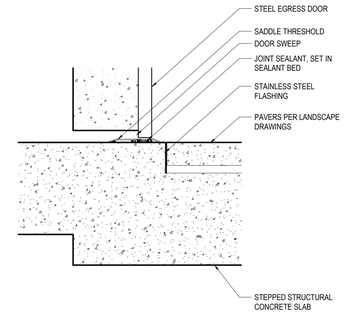
C1 SECTION DETAIL - CANOPY
1 1/2" = 1'-0"



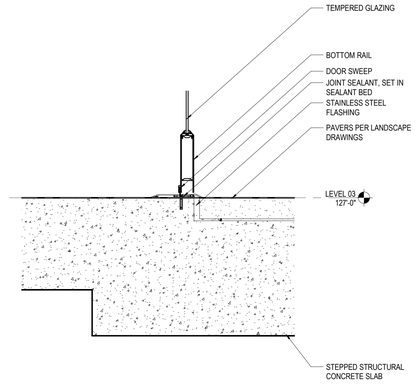
B4 EGRESS DETAIL - HEAD
1 1/2" = 1'-0"



B2 ENTRY DETAIL - TRANSOM
1 1/2" = 1'-0"



A4 EGRESS DETAIL - THRESHOLD
1 1/2" = 1'-0"



A2 ENTRY DETAIL - THRESHOLD
1 1/2" = 1'-0"

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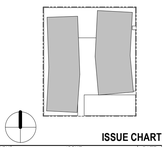
PROJECT

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

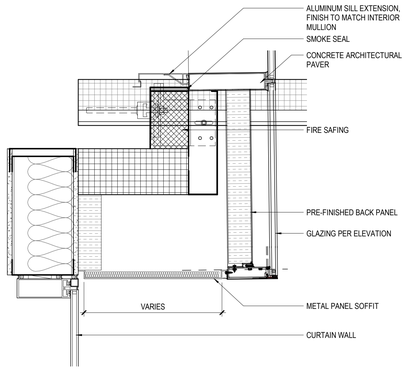
EXTERIOR ENVELOPE SECTION DETAILS - SEATTLE TIMES

SHEET NUMBER

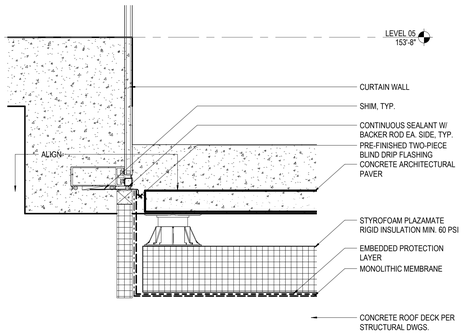
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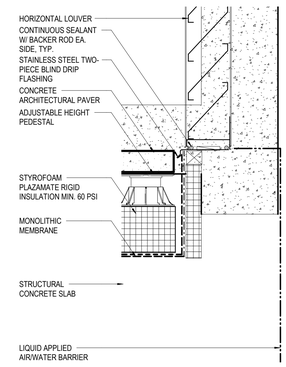
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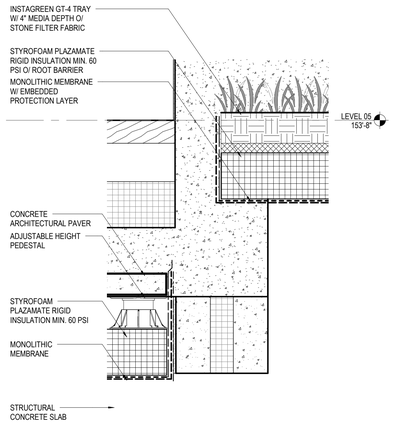
D5 SOFFIT DETAIL - PODIUM
1 1/2" = 1'-0"



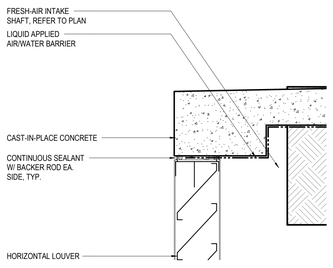
C5 CW SILL AT SLAB DEPRESSION
1 1/2" = 1'-0"



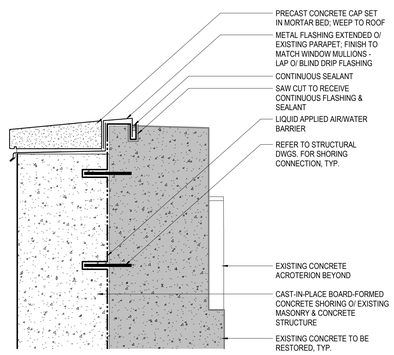
B5 AIR INTAKE - LOUVER BASE DETAIL
1 1/2" = 1'-0"



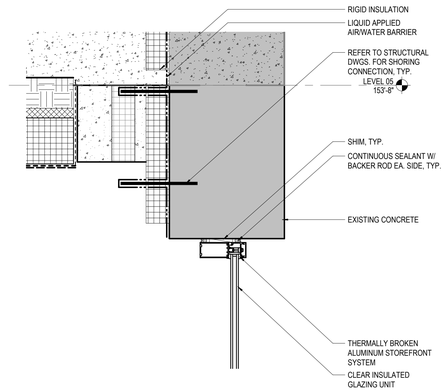
C4 SECTION - PRINTING PRESS STEP
1 1/2" = 1'-0"



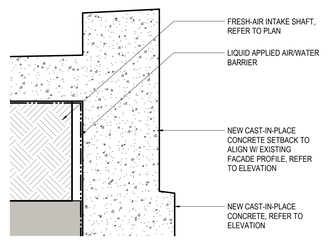
B4 AIR INTAKE - LOUVER HEAD DETAIL
1 1/2" = 1'-0"



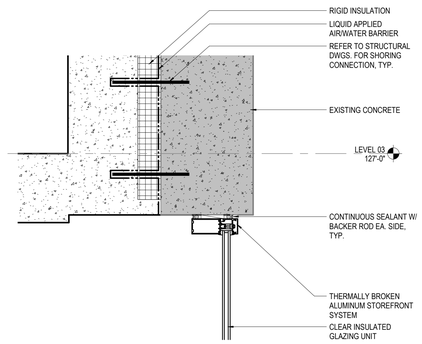
D3 PARAPET DETAIL - PRINTING PRESS
1 1/2" = 1'-0"



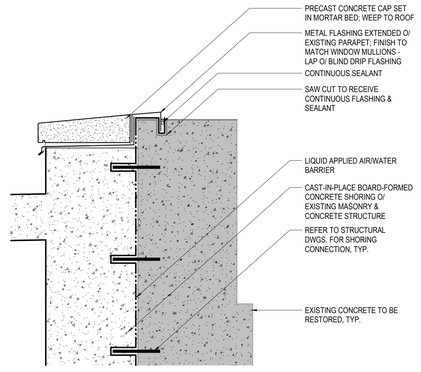
C3 SECTION DETAIL - PARAPET BASE
1 1/2" = 1'-0"



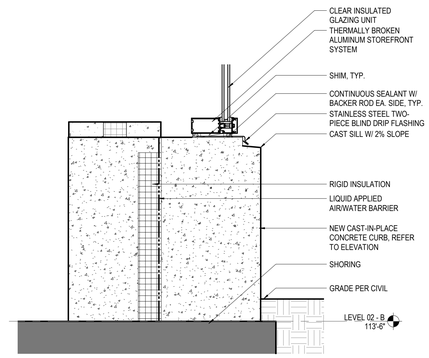
B3 PARAPET DETAIL - AIR INTAKE
1 1/2" = 1'-0"



B2 HEAD DETAIL - PRINTING PRESS INFILL
1 1/2" = 1'-0"



B1 PARAPET DETAIL - INTAKE AT EXISTING WALL
1 1/2" = 1'-0"



A2 SECTION - PRINTING PRESS FACADE INFILL
1 1/2" = 1'-0"

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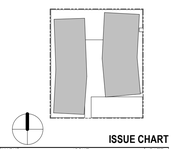
PROJECT

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	11-05-2021

Job Number 161717

TITLE

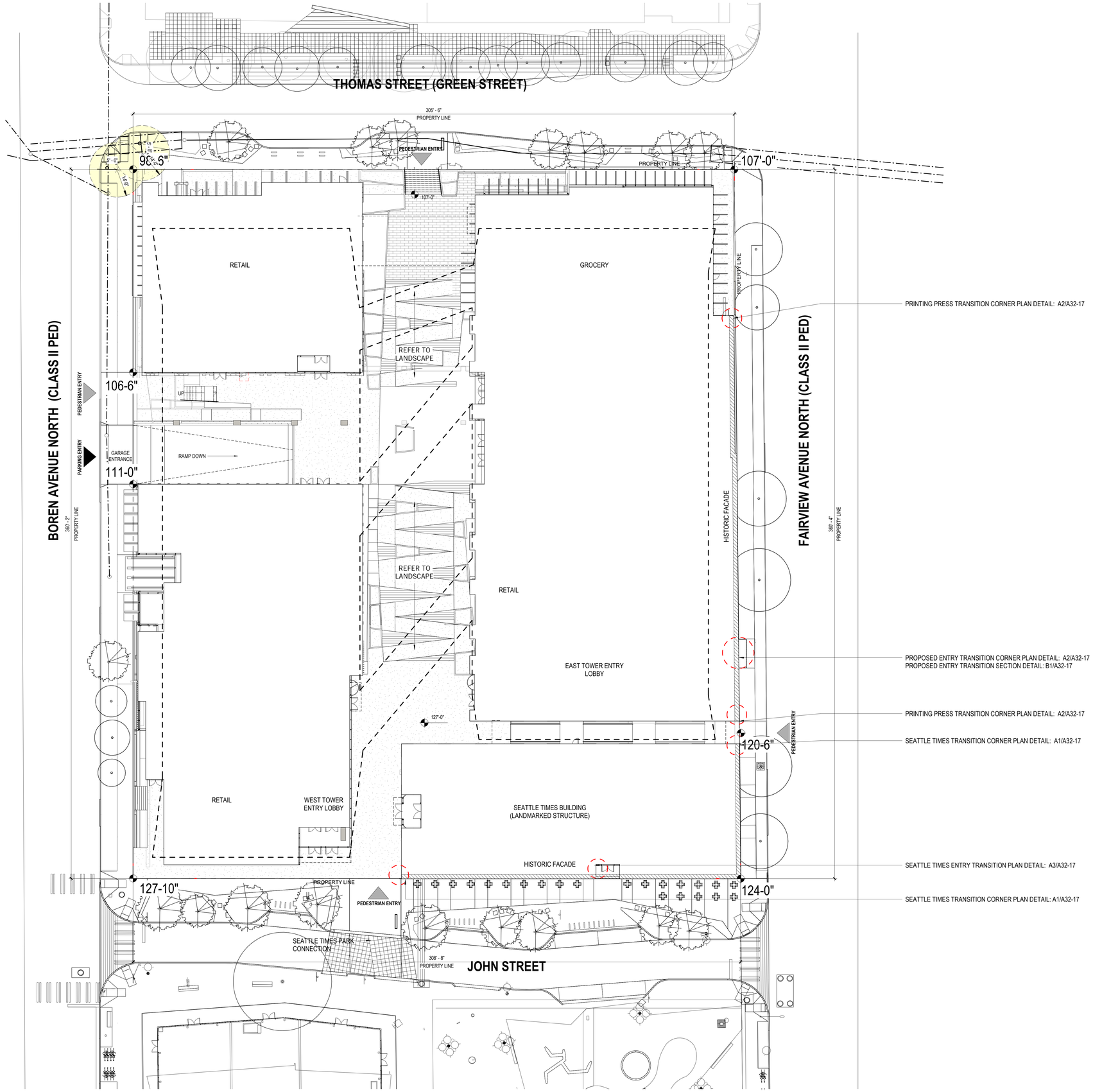
EXTERIOR ENVELOPE SECTION DETAILS - PRINTING PRESS

SHEET NUMBER

A32-14

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11/5/2021 3:05:58 PM BIM 360://Onni 1120 John St/161717_Onni.rvt



1 ARCHITECTURAL SITE PLAN - PROPOSED - TRANSITION DETAILS
1" = 20'-0"

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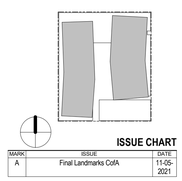
PROJECT

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	Final Landmarks CofA	11-05-2021

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TITLE

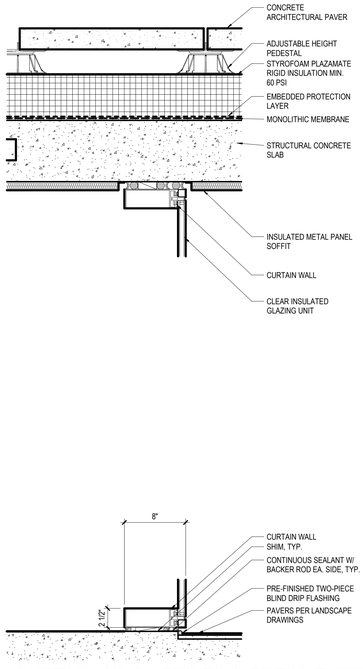
EXTERIOR ENVELOPE TRANSITION DETAILS - PLAN

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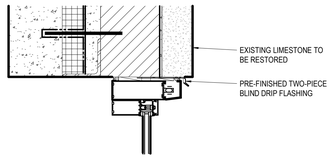
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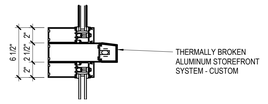
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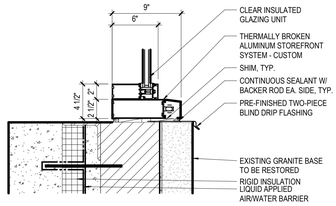
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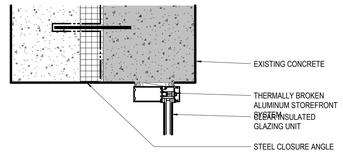
B4 CURTAIN WALL - PRINTING PRESS ENTRY
1 1/2" = 1'-0"



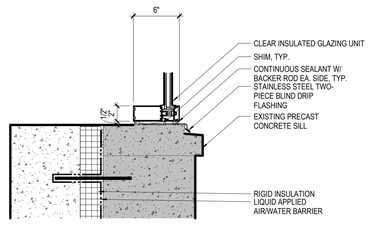




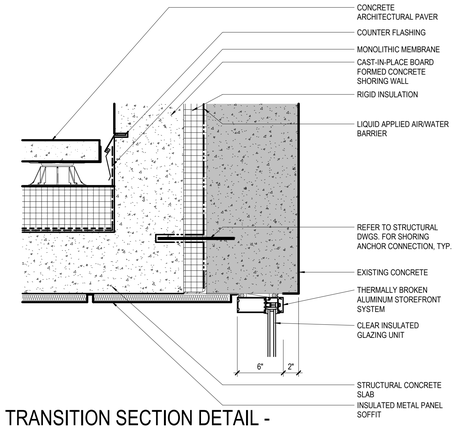
B3 STOREFRONT STYSTEM - SEATTLE TIMES REPLICATION
1 1/2" = 1'-0"



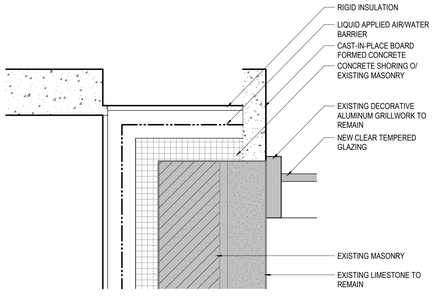




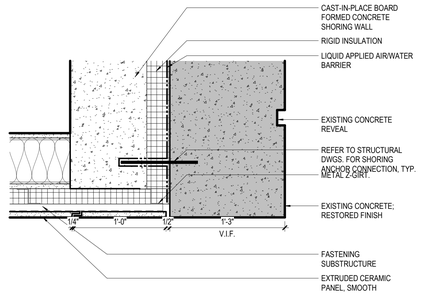
B2 STOREFRONT SYSTEM - PRINTING PRESS
1 1/2" = 1'-0"



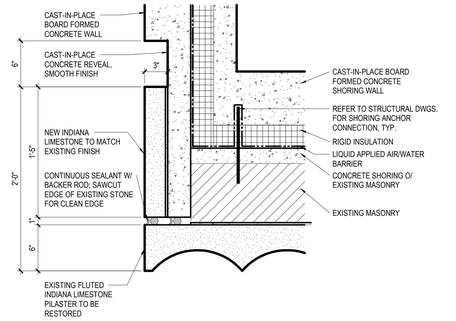
B1 TRANSITION SECTION DETAIL - FAIRVIEW ENTRY CEILING
1 1/2" = 1'-0"



A3 SOUTH ENTRY CORNER DETAIL - LEVEL 03
1 1/2" = 1'-0"



A2 TRANSITION PLAN DETAIL - PRINTING PRESS CORNER
1 1/2" = 1'-0"



A1 TRANSITION PLAN DETAIL - SEATTLE TIMES CORNER
1 1/2" = 1'-0"

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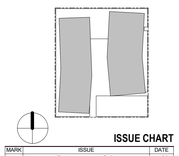
PROJECT

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LANDMARKS COFA 11/5/2021

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
A	Final Landmarks CofA	11-05-2021

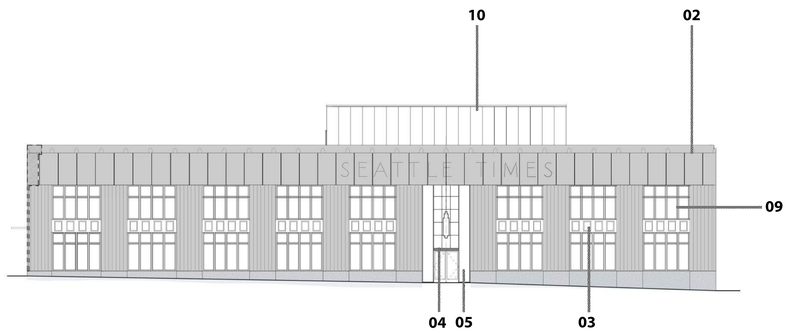
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TITLE
EXTERIOR ENVELOPE TRANSITION DETAILS & WINDOW DETAILS - PRINTING PRESS - SEATTLE TIMES

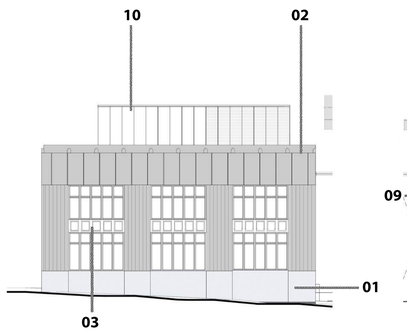
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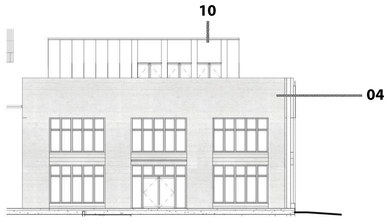
ENLARGED ELEVATION - SEATTLE TIMES SOUTH
1/8" = 1'-0"



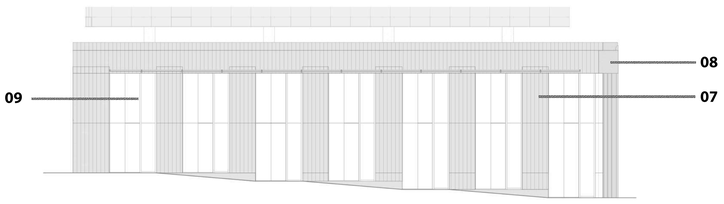
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1/8" = 1'-0"



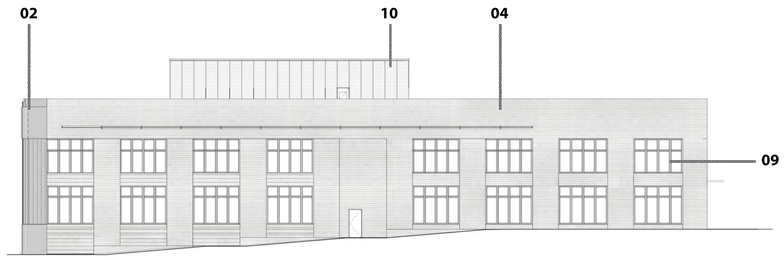
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ENLARGED ELEVATION - SEATTLE TIMES WEST
1/8" = 1'-0"



ENLARGED ELEVATION - OPPOSITE SEATTLE TIMES
1/8" = 1'-0"



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



10. SSG CURTAIN WALL PARAPET



04. EXISTING ENTRY STOREFRONT



03. EXISTING DECORATIVE METAL SPANDREL



09. GREY METAL MULLION



08. EXISTING CONCRETE



05. EXISTING DECORATIVE METAL GRILLE



02. EXISTING LIMESTONE



07. NEW CAST-IN-PLACE CONCRETE



04. NEW CAST-IN-PLACE BOARD-FORMED CONCRETE



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PROJECT

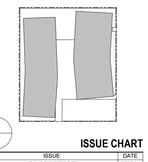
1120 JOHN ST.
SEATTLE, WA 98109

OWNER

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300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

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KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	03-06-2020
A	Final Landmarks CofA	10-29-2021

MARK	ISSUE	DATE

Job Number	161717
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

MATERIALS BOARD

SHEET NUMBER

A70-08

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02 | SOUTH FACADE (GOOGLE MAPS, MAY 2014)



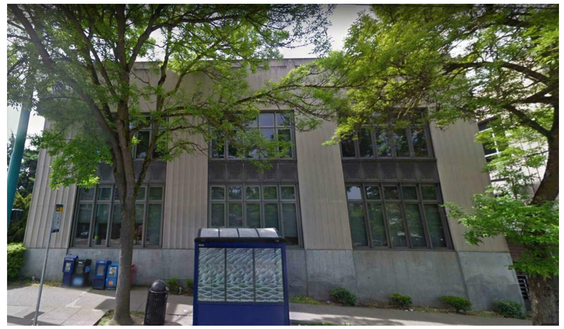
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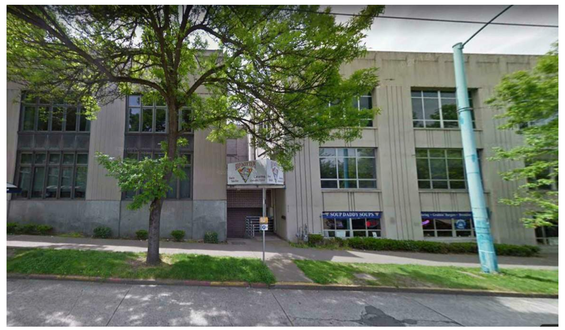
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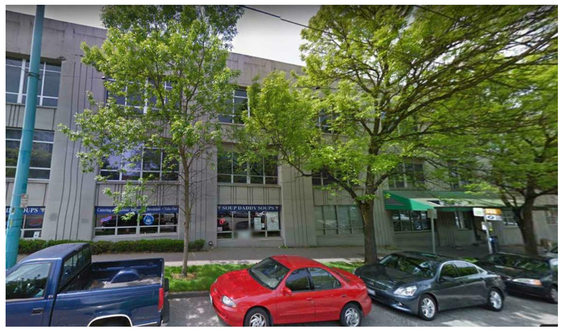
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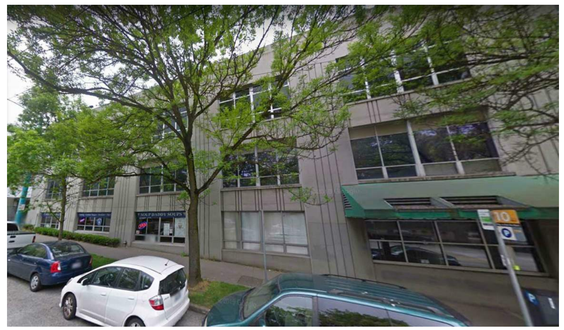
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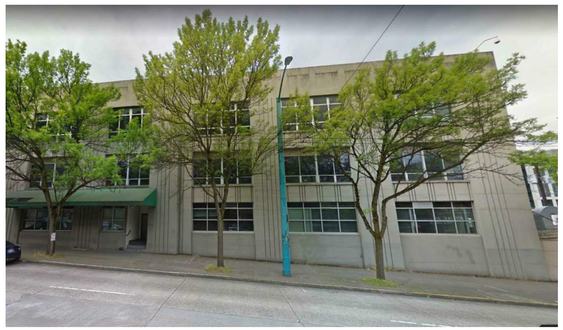
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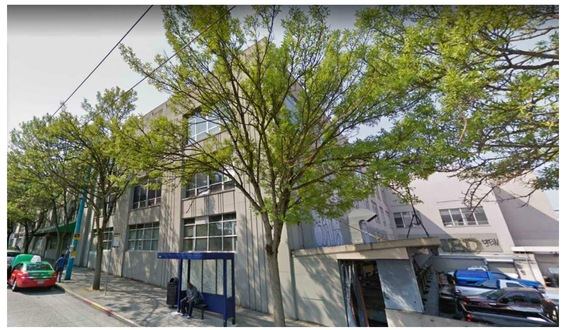
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10 | EAST FACADE (GOOGLE MAPS, MAY 2014)



11 | EAST FACADE (GOOGLE MAPS, MAY 2014)



12 | EAST FACADE (GOOGLE MAPS, AUGUST 2015)

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KEYPLAN

REVISIONS

MARK	ISSUE	DATE
	PHASE 1	06-28-2019
	50% CD SUBMITTAL	05-06-2019
	100% DD SUBMITTAL	03-28-2019
	ARCHITECTURAL DD	03-15-2019
A	MUP CORRECTION 01	02-28-2019

Job Number	161717
Drawn	Author
Checked	Checker
Approved	Approver

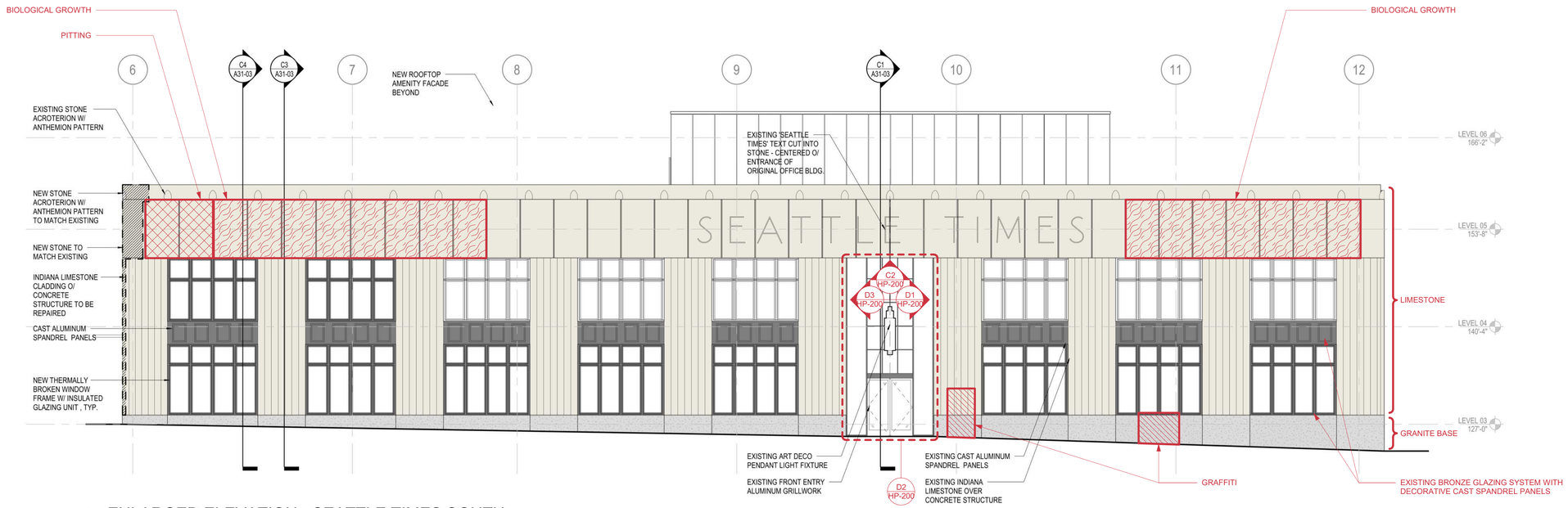
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ELEVATION IMAGES - EAST & SOUTH

SHEET NUMBER

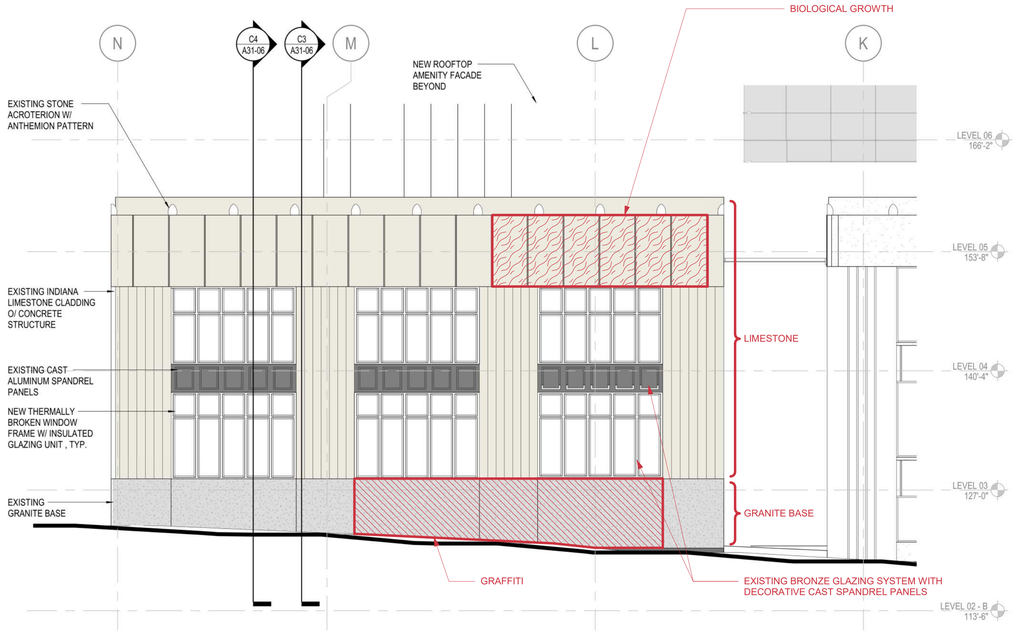
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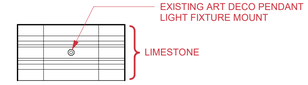
C5 ENLARGED ELEVATION - SEATTLE TIMES SOUTH

1/8" = 1'-0"



B5 ENLARGED ELEVATION - SEATTLE TIMES EAST

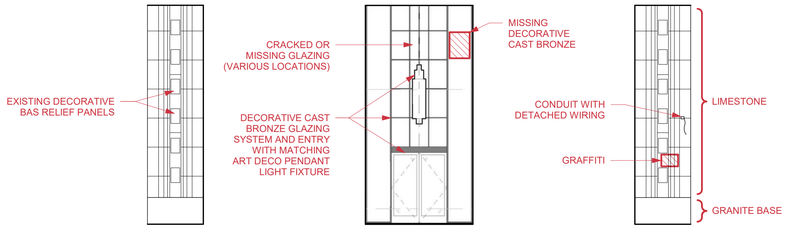
1/8" = 1'-0"



C2 ALCOVE

REFLECTED CEILING PLAN

(1/8" = 1'-0")



D3 ALCOVE

WEST ELEVATION

(1/8" = 1'-0")

D2 ALCOVE

SOUTH ELEVATION

(1/8" = 1'-0")

D1 ALCOVE

EAST ELEVATION

(1/8" = 1'-0")

HATCH LEGENED

- GRAFFITI
- PITTING
- BIOLOGICAL GROWTH
- EMBEDDED OBJECT

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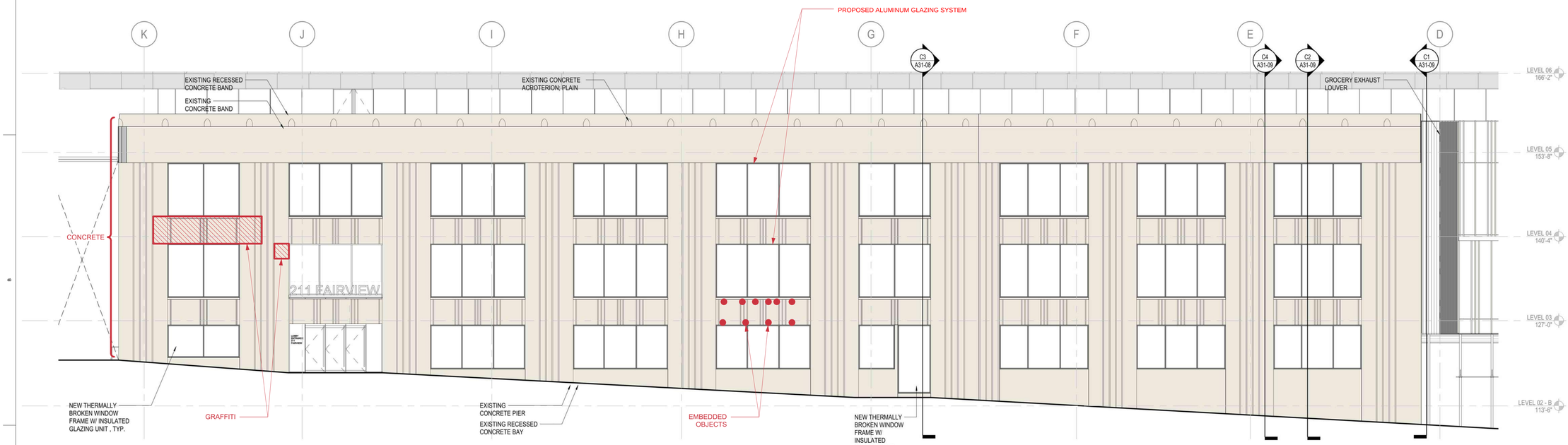
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ENLARGED SEATTLE TIMES ELEVATIONS - EAST & SOUTH

SHEET NUMBER

HP-200

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A5 ENLARGED ELEVATION - PRINTING PRESS EAST

1/8" = 1'-0"

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A	MUP CORRECTION 01	02-28-2019

Job Number	161717
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

ENLARGED SEATTLE TIMES ELEVATIONS - EAST

SHEET NUMBER

HP-201

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SECTION 03 01 30.91

CONCRETE RESTORATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Repair Type: Repair of Concrete with Repair Mortar (With Reinforcement): Remove existing concrete, clean reinforcing bar, prime existing concrete, and place new concrete.

1. To be performed where existing spalls exist and the reinforcement is exposed.

2. For bidding assume this repair will be provided in twenty (20) locations, approximately 6-inches by 12-inches in size and 2-inches deep.

B. Repair Type: Repair of Concrete with Repair Mortar (No Reinforcement): Remove existing concrete, prime existing concrete, and place new concrete.

1. To be used for repairing spalls that are larger than 6-square inches in area and deeper than 1-inch.

2. For bidding assume this repair will be provided in ten (10) locations, approximately 6-inches by 6-inches in size and 1-inch deep.

C. Repair Type: Large Crack Repair (with Sealant): Enlarge existing crack and fill with sealant.

1. To be used for repairing cracks that are larger than 1/4-inch in thickness and dynamic cracks where continued movement is anticipated.

2. For bidding assume this repair will be provided along 200 linear feet of cracks.

D. Repair Type: Small Crack Repair (with Epoxy Injection System): Provide entry and venting ports and inject epoxy at existing cracks.

1. To be used for repairing non-dynamic cracks that are between 1/16-inch and 1/4-inch in thickness.

2. For bidding assume this repair will be provided along 100 linear feet of cracks.

E. Repair Type: Plastic Repair with Restoration Mortar: Provide plastic repair of existing concrete with repair mortar.

1. To be used for repairing spalls that are larger than 6-inches by 6-inches and between 1/4-inch and 1-inch deep and holes in the concrete where embedded materials were removed.

2. For bidding assume this repair will be provided in twenty (20) locations.

1.2 RELATED REQUIREMENTS

A. 01 73 29 - Cutting and Patching

B. 02 01 00.53 - Building Cleaning

C. 07 19 15 - Elastomeric Coatings

1.3 UNIT PRICING

A. Repair Type: Repair of Concrete with Repair Mortar (With Reinforcement): basis of measurement by cubic foot.

B. Repair Type: Repair of Concrete with Repair Mortar (No Reinforcement): basis of measurement by cubic foot.

C. Repair Type: Large Crack Repair (with Sealant): basis of measurement by linear foot.

D. Repair Type: Small Crack Repair (with Epoxy Injection System): basis of measurement by linear foot

E. Repair Type: Plastic Repair with Restoration Mortar: basis of measurement by cubic foot.

1.4 SUBMITTALS

A. Comply with requirements in Section 01 33 00 Submittal Requirements.

B. Site Verification of Conditions

1. Prior to commencing concrete restoration work, examine the existing conditions

a. Review existing concrete to remain.

b. Record deficiencies requiring repair as defined by the specified repair types.

c. Submit scaled elevation drawings notating the scope of restoration work to be performed.

C. Product Submittals:

1. Repair Type: Repair of Concrete with Repair Mortar (with Reinforcement) and (without Reinforcement)

a. Manufacturer's product data on repair concrete.

b. Manufacturer's product data on primers.

2. Repair Type: Large Crack Repair (with Sealant)

a. Manufacturer's product data on sealant.

b. Manufacturer's product data on primer.

3. Repair Type: Small Crack Repair (with Epoxy Injection System)

a. Manufacturer's data on epoxy.

b. Manufacturer's data on epoxy injection system.

c. Manufacturer's product data on adhesive used to attach the injection ports.

d. Written description of contractor's epoxy injection procedure, including means and methods for applying the ports, injecting the epoxy, and cleanup.

4. Repair Type: Plastic Repair with Restoration Mortar

a. Certificates stating that all Installers of the repair mortar have successfully completed training offered by the manufacturer for installation of the repair mortar.

b. Manufacturer's product data on restoration mortar.

c. Two 6" diameter samples of restoration mortar

d. Color and texture shall match that of existing original concrete to the satisfaction of the Owner's Representative. Reformulate and resubmit until match is approved.

1.5 QUALITY ASSURANCE

A. References

1. International Concrete Repair Institute (ICRI), Guideline 310.1R-2008, Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion, October 1989.

2. American Concrete Institute (ACI), ACI Manual of Concrete Practice, 2017.

3. ASTM C1521-02a, Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints.

B. Restoration Specialist: Work of this section must be performed by a firm having not less than five (5) years successful experience in comparable concrete work including successful work on at least three (3) buildings listed in the National Register of Historic Places under the direction of federal and state preservation agencies in the processes and operations indicated.

1. Only skilled workers who are familiar and experienced with concrete work of historic buildings shall be employed.

2. Installer certification: All repairs should be performed by a trained installer holding a Training Workshop Certificate from the manufacturer of the repair mortar. Contractor shall maintain proof of this credential for each installer at the site at all times.

3. In acceptance or rejection of concrete work, no allowance will be made for lack of skill on the part of the workers.

C. Manufacturer: Contractor to contact product manufacturer for extra training and discussion of equipment needed for application and removal of products. Manufacturers to consult with contractor on product selection and attend field patch tests for mock-ups.

D. Field Mock-Ups

1. Comply with requirements in 01 43 39 – Mockups.

2. Prior to start of concrete restoration, prepare mock-ups for the following repair types demonstrating the means and methods and quality of workmanship for the repairs listed below. All mock-ups to located in-place and in a location indicated by Owner's Representative

   a. Repair of Concrete with Repair Mortar With Reinforcement

      1) Mock shall be 12-inches by 12-inches in size and shall include:

         a) Techniques employed in removal of concrete.

         b) Exposing and undercutting of reinforcing steel.

         c) Cleaning and repair of reinforcing steel.

         d) Preparation of surface for concrete repair.

         e) Placing of concrete at window head and jambs.

   b. Large Crack Repair (with Sealant).

      1) Mock-up shall be 36-inches long

      2) Mock-up shall include an adhesion test for sealant bond.

   c. Small Crack Repair (with Epoxy Injection System).

      1) Mock-up shall be 36-inches long.

   d. Plastic Repair of Concrete with Restoration Mortar.

      1) Mock up shall be 6-inches by 6-inches in size

      2) Mock-up to include installation of samples applied to concrete. Allow samples to cure at least three days (or longer, if possible) before obtaining Owner's Representative approval. Mortar colors will continue to lighten as they cure and are exposed to the weather, so samples should be installed as far in advance as possible. A slightly darker color will give better long-term results. Samples should be viewed from a minimum distance of 12 feet.

3. Prepare mock-ups following requirements of this Section. Prepare mock-ups in an area where they will be exposed to the same conditions as will be present on the building.

4. Repeat mock-ups (three (3) repeated mock-ups for each task shall be included in base bid) until approval of Architect is obtained.

5. Cover approved mock-ups with clear plastic covers or tarps using approved fastening methods which will not damage existing building materials, mock-ups to remain in-place for the duration of the work.

6. Approved mock-ups will represent the minimum standard of acceptability for work of concrete restoration.

7. Approved mock-ups may be incorporated into the work of this session.

E. SITE CONDITIONS

1. Temperature and Moisture Requirements:

   a. Protect material and work from excessive moisture during installation.

   b. Cold Weather Requirements: Do not work in temperatures below 40° F, when the substrate is colder than 40° F, or when the temperature is expected to fall below 40° F for 48 hours after installation of repair mortars. Building an enclosure and heating areas to maintain this temperature may only be done with the written approval of the Owner's Representative.

   c. Hot Weather Requirements: Protect repair mortar from direct sunlight and wind. Do not use or prepare mortar when ambient air temperature is above 90° F.

F. Scheduling:

1. Schedule concrete restoration work after paint removal by chemical stripping scope of work has been performed.

2. Schedule building cleaning work after concrete repair and restoration mortars have cured for 28 days minimum.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Repair Type: Repair of Concrete with Repair Mortar With Reinforcement and without Reinforcement.

1. BASF Construction Chemicals, LLC., Shakopee, MN 55379 (800) 243-6739
2. Sika, 12767 East Imperial Hwy., Santa Fe Springs, CA 90670. (310) 941-0231
3. Or Approved Equal

B. Repair Type : Large Crack Repair (with Sealant)

1. BASF Construction Chemicals, LLC., Shakopee, MN 55379 (800) 243-6739
2. Sika Corporation, 12767 East Imperial Hwy., Santa Fe Springs, CA 90670. (310) 941-0231
3. Pecora, 165 Wambold Rd., Harleysville, PA 19438 (800) 523-6688
4. Or Approved Equal

C. Repair Type: Small Crack Repair (with Epoxy Injection)

1. Chemco Systems, Inc., 2800 Bay Road, Redwood City, CA 94063, (800) 757-6773
2. Sika Corporation, 12767 East Imperial Hwy., Santa Fe Springs, CA 90670. (310) 941-0231
3. Or Approved Equal

D. Repair Type: Plastic Repair with Restoration Mortar

1. Cathedral Stone Products, Inc., Jahn Patching Mortar, Hanover, Maryland, (410) 782-9150
2. Or Approved Equal

2.2 MATERIALS

A. Repair Type: Repair of Concrete with Repair Mortar (with Reinforcement) and (without Reinforcement)

1. Repair Mortar:

a. BASF: LA Repair Mortar, or

b. SIKA: Sikacrete 211;

c. Or Approved Equal

2. Reinforcing Bar Primer:

a. Compatible with repair mortar as recommended by manufacturer

b. BASF Zincrich Rebar Primer

c. SIKA Armatec 110 Epocem

d. Or Approved Equal

3. Concrete Bonding Agent:

a. As required by manufacturer.

B. Repair Type: Large Crack Repair (with Sealant)

1. Sealant

a. Non-sag, one-component, gun grade, polyether.

b. ASTM C920, Type S, Grade NS, Class 50, Use NT.

c. Color: Manufacturer's standard color to match building

d. Or Approved Equal

2. Products

a. BASF MasterSeal NP 150, Low-modulus, non-sag, elastomeric, hybrid sealant.

b. SikaHyflex-150 LM, one part, low modulus, hybrid sealant.

c. Pecora DynaTrol I-XL Hybrid, one-par, non-staining, non-yellowing sealant.

d. Or Approved Equal

3. Primer: As recommended by sealant manufacturer and verified with pull-test.

a. MasterSealP 179

b. Sika Primer 429

c. Pecora P-150 or Pecora P-225

d. Or Approved Equal

4. Bond breakers:

5. Backer Rod

a. Closed-cell type

b. Dimensioned to achieve 25% compression when installed.

6. Polyethylene Tape

C. Repair Type: Small Crack Repair (with Epoxy Injection)

1. Epoxy

a. Adhesive: low viscosity, "(300-600 CPS)", two-component epoxy resin.

b. ASTM C881, Type I and Type IV, Grade 1, Class C.

c. Color: Clear or Clear Amber

d. Manufacturer:

1) Sika, Sikadur Crack Fix

2) Sika, Sikadur 35, Hi-Mod LV

3) Dayton Superior, Unitex Pro-Poxy 100

4) Or approved equal

2. Injection System:

a. Surface type

b. Max. pressure: 40 psi.

c. Owner's Representative to approve system.

D. Repair Type: Plastic Repair with Restoration Mortar

1. Mortars: to be premixed, cementitious repair material formulated to match the color and texture of the existing concrete, and not to contain any acrylic, latex, or other synthetic polymer additives. Color to be determined by laboratory testing.

a. Cathedral Stone Products, Inc., Jahn Restoration Mortars, Vertical Concrete Repair, M90 VG,

b. Edison Coatings – Custom System 45

c. Or Approved Equal

2. Other Materials

a. Clean, potable water.

2.3 TOOLS

A. Manufacturer: Subject to compliance with requirements, provide professional concrete cutting tools by the following, or exact equal.

B. Blasting Tools:

1. Shot-blaster

C. Pneumatic Cutting Tools:

1. Air Hammer: 15-lb chipping hammer.
2. Concrete Removal Chisels:

a. 1" wide flat blade.

b. Scrabblers are NOT permitted.

3. Concrete Cutting Saws:

a. Use diamond blades

D. Hand Tools: provide steel chisels, rippers, chippers, etc. as required for removal of existing concrete.

2.4 OTHER MATERIALS

A. All materials not specifically described but required for the completion of the Work shall be selected by the Contractor subject to approval by the Owner's Representative

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install products in accordance with manufacturer's instructions and recommendations.

3.2 REPAIR OF CONCRETE WITH REPAIR MORTAR WITH REINFORCEMENT AND WITHOUT REINFORCEMENT

A. Mark the perimeter of the repair area. Layout to be simple square or rectangular shape.

B. Sawcut the perimeter of the repair.

1. Saw cut to be limited to 1 ½ inches or not deeper than cover over reinforcing bars.
2. Saw cut to be perpendicular to face of existing concrete or tilted inward 2 or 3 degrees. Do not bevel the saw cuts outward.
3. Do not meet saw cuts at acute angles. Feather edges are not permitted.
4. It is not necessary to saw cut the entire depth of concrete. Doing so is not harmful.

C. Remove all loose, deteriorated concrete, chips, dirt, and debris to sound concrete.

1. Professional pneumatic concrete cutting tools with limited pressure only shall be used for removal of concrete.

D. Expose and remove loose concrete from reinforcing bars.

1. Once initial removal is made, proceed with undercutting of all exposed corroded reinforcing bars.

2. Provide minimum 1-inch clearance between exposed reinforcing bars and surrounding concrete or ¼" larger than largest aggregate in concrete.

3. Remove concrete along the bars to locations that are free of bond inhibiting corrosion and where the bar is well bonded to the surrounding concrete.

E. Examine existing reinforcing steel.

1. Remove all loose and poorly bonded material.

2. Examine cross section of existing reinforcing bar.

a. Provide caliper measurements of outside dimension of corroded bars.

b. Contact architect/engineer when measurements are at or above the 10% threshold.

c. Use the following information as a reference guide:

Size of bar	Area of steel	10% reduction
	Unreduced	
3/8" sq.	0.141 in2	0.127 in2
1/2" sq.	0.250 in2	0.225 in2
5/8" sq.	0.391 in2	0.352 in2
3/4" sq.	0.563 in2	0.506 in2
7/8" sq.	0.766 in2	0.689 in2
1" sq.	1.000 in2	0.900 in2

3. Architect/engineer shall provide repair recommendations, if needed, following on-site review.

4. Any reinforcement which is loose shall be secured in place by tying to other secured bars.

F. Clean and repair of reinforcing steel.

1. Fully expose any corroded steel.
2. Brush, vacuum or blow clean (oil free abrasive blast is preferred) to remove heavy corrosion and scale.
3. Clean the backside of corroded bars.
4. Apply rebar primer to dry surface within 3 hrs of preparation work.
5. Apply 1 full and unbroken coat with a suitable brush, making sure the back of the exposed steel is properly coated.
6. Apply 2 coats each at 4 mils Wet Film Thickness (WFT). Allow first coat to fully dry before application of second coat.
7. Do not leave primed surface exposed to elements longer than 7 days before applying repair materials.

G. Prepare surface areas for repair.

1. Saturate concrete surfaces with water 2 to 24 hrs ahead of repair
2. Allow concrete to absorb water and excess water to evaporate. At time of repair surfaces shall be saturated surface dry (SSD).

H. Installation of Repair concrete

1. Erect form work.
    a. Front forms for wall repairs more than 18 inches high should be constructed in horizontal sections so the concrete can be conveniently placed in lifts not more than 12 inches deep. The back form may be built in one piece. Sections to be set as concreting progresses should be fitted before placement is started.
    b. Formwork is to be attached directly to the concrete surface with expansion anchors.
    c. Construct forms to fit tightly against existing walls.
    d. Placement openings or chutes are required to place the repair material behind vertical forms. Chutes should be constructed to permit development of a hydraulic head above the prepared upper edges of the concrete surface.

e. Material is to be supplied into the upper horizontal zones after concrete is consolidated.

2. Assure that concrete surface is saturated surface dry. Place repair material in chute. Vibration is required.

3. Place the repair concrete through the form chute. Place in lifts on taller repairs. Vibrate the concrete between lifts.

4. Immediately after the hole has been completely filled, pressure should be applied to the fill and the form vibrated. This operation should be repeated at 30-minute intervals until the concrete hardens and no longer responds to vibration. Pressure is applied by wedging or by tightening the bolts extending through the pressure cap. In filling the top of the form, concrete to a depth of only 2 or 3 inches should be left in the chimney under the pressure cap.

5. Forms for concrete replacement repairs may be removed the day after casting unless form removal would damage the green concrete, in which event stripping should be postponed another day or two. The projections left by the chimneys should be removed the second day. These projections should always be removed by working up from the bottom.

3.3 LARGE CRACK REPAIR (WITH SEALANT)

A. Rout the existing crack by saw cutting along the length of the crack.

1. Depth to width ratio shall be 1:2. The depth of the groove should be ½ the width of the groove. For example, Groove to be ¼ inch deep x ½ inch wide.

2. Groove to be cut with sides perpendicular to face of existing concrete.

B. Clean crack by air-blasting. Crack must be structurally sound, dry, clean, free of dirt, moisture, loose particles, oil, grease, paint, rust.

C. Provide concrete primer.

1. Install into dry crack and allow to cure.

2. Apply at full strength with a brush.

3. Priming and sealing must be done on the same work day.

D. Place polyethylene bond breaker tape at bottom of groove. Three-point bond must be prevented.

E. Install sealant.

1. Apply by professional caulking gun.
2. Fill joints from deepest point to surface.
3. Dry tool joint after installation.

3.4 SMALL CRACK REPAIR (WITH EPOXY INJECTION)

A. Vacuum and air blow all dust and residue from existing crack.

B. Provide water injection of cracks prior to epoxy injection. Allow sufficient time for crack to dry.

C. Seal the surface.

1. Surface cracks to be sealed to prevent epoxy from leaking.

D. Install the entry and venting ports.

1. Use special designed epoxy injection equipment.
2. Apply surface ports utilizing methodologies that leave no visible residue on completion of work. Provide separation material between concrete and port, if required to achieve no residue.
3. Ports are to be applied at the maximum extent possible to limit the number of ports.

E. Mix the epoxy

1. Follow manufacturer's recommendation for either batch or continuous mixing method.

F. Inject the epoxy

1. Use low pressure equipment.
2. On vertical cracks, injection is to start at lowest point.

3. On horizontal cracks, injection to proceed from one end of the crack to another.

4. When pure resin flows out the next port cap, plug the current injection port and move to the next port. The injection continues in the port showing resin flow.

G. Remove the surface seal.

3.5 PLASTIC REPAIR WITH RESTORATION MORTAR

A. Remove all loose concrete prior to installation of the repair mortar. "Sound" concrete with a hammer to verify its integrity. If necessary, cut away an additional 1/2" of the substrate to ensure the surface to be repaired is solid and stable. Remove any sealant residue.

B. Where cramp anchors, threaded rod anchors, or dowels have been cut and pieces remain embedded in the substrate: Anchors that are free of rust, solidly embedded, and do not project beyond the surface of the masonry unit may remain. All others should be removed.

C. Cut the edges of the repair area to provide a minimum depth of 1/4". The edges of the repair should be square cut. Do not allow any feathered edges in the repair area.

D. Install mechanical stainless-steel anchors in all repair areas if specified on the Contract Drawing or as otherwise directed by the Owner's Representative.

E. Install anchors as follows:

1. Clean holes using compressed, oil-free air, and bristle brushes, until no dust cloud is produced when a brush, inserted the full depth of the hole, is pulled out of the hole.

2. Embed anchors in back-up using restoration mortar, mixed according to Manufacturer's instructions.

3. Anchors should be covered with a minimum of 3/4" repair material.

F. Clean all dust from surface and pores of the substrate, using clean water and a scrub brush.

G. For very dry or porous surfaces, pre-wet the substrate ahead of time according to manufacturer's recommendations to prevent the substrate from drawing moisture out of the repair too quickly. Re-wet the surface immediately before applying the repair material.

H. Mixing mortar for repair

1. Follow manufacturer's recommendations for maintaining workability. Do not use mix that has sat for longer than recommended by manufacturer. Do not retemper mix unless specifically allowed by manufacturer. Do not overwork mix.

2. Follow manufacturer's recommendations for mixing ratios.

3. Add water as recommended by manufacturer. Adjust amount of water according to the weather and the porosity of the substrate according to manufacturer's recommendations.

I. Application of Repair Materials

1. Apply mortar according to manufacturer's recommendations

a. Apply the mortar mix using a trowel in a series lifts with no waiting period or scratch coat necessary between layers, up to a total maximum thickness of 3". For repairs thicker than 3", apply mortar in two layers, allowing the first layer to cure for a while before applying the second layer. If applied in layers, scrape off any cement skin that has formed and continue application. Dampen the surface before applying the next layer. Work mortar firmly into the surface of the concrete, including the corners, and under and around all mechanical anchors.

b. Build up repair material so that it is slightly above the adjacent concrete surface. Allow mortar 15 to 30 minutes to set slightly (wait time will vary with temperature and humidity–longer in cool weather), then scrape off excess material using a straight edge (a plasterer's miter rod is good for this). Do not press down or "float" the repair. Where repairs occur at panel edges or corners, form mortar to match the profile of the surrounding concrete. In all cases, finish repair so that it is as indistinguishable as possible from the adjacent concrete.

J. Finishing Techniques

1. Clean any mortar residues from area surrounding the repair by sponging as many times as necessary with clean water. This should be done before repair material sets.

2. After the repair has been cured and allowed to dry for at least one week, Owner's Representative shall verify the appearance of a repair for meeting the requirements of this specification.

K. Curing Procedure

1. Cure according to manufacturer's recommendations. Lightly mist the repair with water to wet the entire surface of the finished repair approximately 30 minutes to 1 hour after completion on hot sunny days, and approximately 2 hours or longer, on cool or cloudy days. Time will vary with temperature and humidity. Mist several times a day on the three days following the repair installation. Should access to the repairs be impossible for a period of time, plastic may be used to cover them temporarily. The application of plastic, however, does not remove the need for normal curing techniques. Never cover repairs with plastic immediately after finishing—the water in the repair will be trapped on the surface, causing it to lighten.

3.6 CLEAN UP

A. Remove uncured material from the perimeter of the repair before it dries using clean water and a rubber sponge. Repeat several times with clean water to prevent a halo effect (staining of adjacent concrete). Cured mortar may only be removed chemically or mechanically.

B. Remove uncured material from tools and equipment with water as soon as possible. Cured material may only be removed chemically or mechanically.

C. Defective Work: Any concrete work that does not match job sample panel and/or result in a consistent appearance with adjacent joint surfaces shall be considered defective. The Contractor shall correct all defective areas to the satisfaction of the Owner's Representative at no additional cost to the Owner.

END OF SECTION

SECTION 04 01 40.91
EXTERIOR STONE RESTORATION

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:
1. Repair – Remove Stone: Remove existing stone
2. Repair – Re-Install Stone: Remove existing stone, repair, and re-install.
3. Repair –Spalls: Remove loose surface spalls, and un-bonded previous patching. Provide restoration mortar.
4. Repair – Repointing: Prepare joints and provide pre-packaged mortar for repointing.
5. Repair - Dutchman: Provide Dutchman repair of existing stone.
6. Repair - Epoxy: Provide low pressure epoxy injection.
7. Repair – Embeds: Remove existing miscellaneous embedded material.

B. RELATED SECTIONS:
1. Section 01 33 00 – Submittal Requirements
2. Section 02 41 19.9 – Selective Demolition
3. Section 04 01 40 93 – Interior Stone Restoration
4. Section 07 92 00 – Joint Sealants

1.2 REFERENCES

A. ASTM C 615, Standard Specification for Granite Dimension Stone

B. ASTM C 1527 Standard Specification for Limestone Dimensional Stone

C. ASTM C 97 -02 Standard Test Method for Absorption and Bulk Specific Gravity of Dimension Stone

D. ASTM C 99 -08 Standard Test Method for Modulus of Rupture of Dimension Stone

E. ASTM C 170 -06 Standard Test Method for Compressive Strength of Dimension Stone

1.3 SUBMITTALS

A. PRODUCT SUBMITTALS:
1. Comply with requirements in Section 01 33 00, Submittal Procedures.
3. Submit manufacturer's product data on stone, restoration mortar, anchors, pre-packaged mortar, pigments, and epoxy injection systems.
4. Provide sequential number system for existing stones prior to proceeding with work of this section.
5. Certificates should be submitted stating that all Installers of the restoration mortar have successfully completed the training workshop for installation of the mortar. (Three-day workshops for Installers of Jahn Restoration Mortars are offered by Cathedral Stone Products, Inc. and others)

6. Submit at minimum four 6-inch-long product samples of pointing mortar in texture and color to match existing mortar.
    a. Color and texture shall match that of existing original mortar to the satisfaction of the Owner's Representative. Reformulate and resubmit until match is approved by Owner's Representative.
7. Submit at minimum four 4" diameter samples of restoration mortar for surface repairs.
    a. Color and texture shall match that of existing original stone to the satisfaction of the Owner's Representative. Reformulate and resubmit until match is approved by Owner's Representative.

1.4 QUALITY ASSURANCE

A. RESTORATION SPECIALIST: Work of this section must be performed by a firm having not less than five (5) years successful experience in comparable stone work including successful work on at least three (3) buildings listed in the National Register of Historic Places under the direction of federal and state preservation agencies in the processes and operations indicated.
1. Only skilled masons who are familiar and experienced with stone work of historic buildings shall be employed.
2. *Installer certification:* The job site foreman responsible for work of this section shall be a trained installer holding a Training Workshop Certificate for restoration mortars. Contractor shall maintain proof of this credential at the site at all times.
3. In acceptance or rejection of stone restoration work, no allowance will be made for lack of skill on the part of the workers.

B. MANUFACTURER: Contractor to contact product manufacturer for extra training and discussion of equipment needed for application and removal of products. Manufacturers to consult with contractor on product selection and attend field patch tests for mock-ups.

C. FIELD MOCK-UPS: Prior to start of stone restoration, prepare mock-up on area of building scheduled for stone restoration. One (1) mock-up each for demonstrating:1) removal and reinstallation of stone panel; 2) repointing joints; 3) epoxy injection; Dutchman repair; 4) Spall repair using restoration mortar; and 5) honing stone.
1. Prepare mock-ups following requirements of this Section. All samples must be applied to stone. Prepare samples in an area where they will be exposed to the same conditions as will be present on the building during curing. Allow samples to cure at least three days (or longer, if possible) before obtaining Owner's Representative approval for color match.

    Mortar colors will continue to lighten as they cure and are exposed to the weather, so samples should be installed as far in advance as possible. A slightly darker color will give better long-term results. Samples should be viewed from a minimum distance of 12 feet.

2. Obtain Owner's Representative approval of techniques employed in removal work before proceeding with removal of mortar from joints.
3. Obtain Owner's Representative approval of visual qualities before proceeding with stone restoration work.
4. Mock-ups shall be approximately four (4) panels in size and in locations indicated by Owner's Representative.
5. Mock-up of epoxy injection shall not occur on building stone. Provide new stone to

demonstrate means and methods of epoxy injections system.

6. Repeat stone restoration mock-ups until approval of Owner's Representative is obtained. Based bid to include three (3) repeated mock up for each process identified.
7. Cover approved mock-ups with clear plastic covers or tarps using approved fastening methods which will not damage existing building materials.
8. Approved mock-ups will represent the minimum standard of acceptability for work of stone restoration.

1.5 PREQUALIFIED CONTRACTORS

A. Pre-approved contractors
   1. Masonry Restoration, Seattle WA.
   2. Pioneer Masonry Restoration Co., Inc., Seattle, WA
      Contact: Mike Field, 206-782-4331
   3. Or qualified alternatives.

1.6 SITE CONDITIONS

A. TEMPERATURE AND MOISTURE REQUIREMENTS:
   1. Protect materials from excessive moisture during installation.
   2. *Cold Weather Requirements:* Do not work in temperatures below 40° F, when the substrate is colder than 40° F, or when the temperature is expected to fall below 40° F for 48 hours after installation of repair mortars. Building an enclosure and heating areas to maintain this temperature may only be done with the written approval of the Owner's Representative.
   3. *Hot Weather Requirements:* Protect repair material from direct sunlight and wind. Do not use or prepare repair material when ambient air temperature is above 90° F

B. SCHEDULING:
   1. Schedule cleaning prior to restoration work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Approved Manufacturers: Restoration Mortars
   1. The restoration mortar specification is written based on laboratory analysis of existing stone.
   2. Cathedral Stone Products, Inc., Jahn Patching Mortar, Hanover, Maryland, 410.782.9150
   3. Edison Coatings, Inc., Custom SYSTEM 45, Plainville, CT. 800.341.6621
   4. Or Approved Equal.

B. Approved Manufacturers: Epoxy injection system
   1. ChemCo Systems, Inc. Redwood City, CA 800.757.6773
   2. Micro Capsule Engineering. NSK International, Inc. Vancouver, WA 360.253.9970
   3. Or Equal.

C. Approved Supplier: New Stone
   1. Indiana Limestone Company, 123 South College Ave., Bloomington, Indiana 47404 U.S.A
   2. Cold Spring Granite Co, Minnesota
   3. Or Approved Equal.

D. Approved Supplier: Dutchmen Repair
   1. Existing stone identified for removal.
   2. Indiana Limestone Company, 123 South College Ave., Bloomington, Indiana 47404 U.S.A
   3. Cold Spring Granite Co, Minnesota
   4. Or Approved Equal.

2.2 MATERIALS

A. Repair - Anchors
   1. Stainless steel Pin.
      a. Provide stainless steel pin of size and length required to securely anchor Dutchman repairs to existing stone panels.

B. Repair -Plastic Repair Mortar
   1. For repairs of 1 sq. inch to 3 sq. inch.
   2. Jahn Restoration Mortars are premixed cementitious repair materials.
   3. Edison Custom SYSTEM 45 products are two-component, latex-modified, cementitious compounds.
   4. Mix the mortar with clean, potable water.
   5. Mortar mix design:
      a. Use Jahn Mix as starting point to match existing stone based on approved mock-up.
      b. Use Custom SYSTEM 45, Type LC, to match existing stone.
      c. Or Approved Equal.

C. Repair: Re-pointing
   1. Lime mortar
      a) Pre-packaged, pre-colored, U.S. Heritage Group, Heritage Hydraulic Lime 3.5 Mortar
      b) Or Approved Equal.

   2. Cement mortar
      a) Pre-packaged Bedding mortar: ASTM C270; Type N
      c) Pre-packaged Pointing mortar: ASTM C270; Type O
      d) Mortar Materials:
         1) Portland Cement: ASTM C150, Type I.
         2) Hydrated Lime: ASTM C207, Type S, formed into lime putty.
         3) Sand: ASTM C144; use sand graded with 100% passing No. 8 sieve and 95% passing No. 16 sieve.
      d) Mortar Pigment:
         1) Mineral pigments of high purity, non-fading and lime-proof; color to match existing.
         2) Mineral oxide, True Tone Cement Color by Davis Colors; Tamms Concentrated Mortar Colors by Tamms Industries; A and H series by Solomon Grind-Chem Service, Inc.

D. Repair - New Stone
1. Limestone: Indiana Limestone to match existing color, grain, finish
2. Granite: to match existing.
3. Stone Color, Grain, and Texture to match existing.
4. Stone Properties a
   a. Absorption: 4.0% after 24 hours
   b. Unit Weight: Varies from 140 lbs. cu/ft to 145 lbs. cu/ft
   c. Porosity: 14.3%
   d. Compressive Strength: Range from 11,150 PSI to 14,760 PSI
   e. Or Approved Equal

E. Repair– Dutchman Material
1. For repairs of 3 sq. inch or greater.
2. Existing stone identified for removal.
3. Indiana Limestone, Red Granite
4. Or Approved Equal.

F. Repair Plastic Repair Mortar
1. Cathedral Stone Products, Inc., Jahn Restoration Mortars M70, premixed, match the color and texture of the existing stone.
2. Edison Coatings, Inc., Custom SYSTEM 45 products, two-component, latex-modified, cementitious compounds.
3. Mix the mortar with clean, potable water.
4. Mortar mix design:
   a. Use Jahn Mix as starting point to match existing stone.
   b. Use Custom SYSTEM 45, Type LC, to match existing stone.
   c. Or Approved Equal.

G. Repair – Epoxy Repair
1. Epoxy Components
   a. Adhesive: low viscosity, "(300-600 CPS)", two-component epoxy resin.
   b. ASTM C881, Type I and Type IV, Grade 1, Class C.
   c. Color: Clear.
   d. Manufacturer:
      1) ChemCo Systems, Inc. – CCS Grout.
      2) Micro Capsule Engineering – E-396SWZ.
      3) Approved equal.
      4) Max. pressure: 40 psi
      5) Injections ports shall be surface type
      6) Or Approved Equal.

H. Repair—General Cleaning
1. Provide hot water equipment.
2. Cleaning equipment shall be equipped with pressure control unit.
3. Use a 15-30 degree fan tip.
4. Water. Use only clean, potable water free from injurious amounts of oil, alkali organic matter or other deleterious material for all cleaning and rinsing operation.

Provide all required hoses, valve connections, pumps, nozzles and other necessary water conveying components to provide water where needed.

2.3 TOOLS

A. No roto-hammers.

B. Tools as specified by the manufacturer for installation of epoxy.

C. Repair: Honing .
1. Tools: Disc tool for flat finish; Point tool for the pointed face finish; and a Drove tool for the square drove finish.

D. Manufacturer: Subject to compliance with requirements, provide professional stone cutting tools by the following, or approved equal.
1. Trow & Holden, Barre, VT (800) 451. 4349
2. Arbortech, Leominster, MA. (866) 517.7869.

E. Pneumatic Cutting Tools:
1. Air Hammer: 10 psi air pressure, short stroke hammer with 1-inch piston.
2. Mortar Removal Chisels:
    a. 1/4" and 1/8" carbide cape chisels.
    b. 4-tooth carbide ripper.
    c. ¼" steel swept cape chisel.
3. Mortar Removal Saws:
    a. Arbortech, Brick and Mortar saw, AS160.
    b. Or approved equal.

F. Hand Tools: provide steel chisels, rippers, chippers, etc. as required for removal of existing mortar.
1. Handheld grinders with 4" max diameter x 1/8" thick cutting discs.

G. Sprayer: Hand held pump sprayer for application of consolidants.

2.4 OTHER MATERIALS

A. All materials not specifically described but required for the completion of the Work shall be selected by the Contractor subject to approval by the Owner's Representative.

PART 3 - EXECUTION

3.1 PRE-EXAMINATION

A. Inventory & Catalog

1. Verify architectural drawings indicating the existing conditions, number, and location of existing stone panels.

2. Record the number, sequence, and location of each piece removed on the back side of the unit and on an interior elevation drawing.

3. Provide photo documentation of inventory and catalog process.

4. Provide access to inventory data.

3.2 PANEL REMOVAL

A. Verify stone panels remaining in place. Disassemble panels in sequential order.

B. Existing stone panels are anchored with a combination of pins, steel dowels, steel supports, and other means and methods.

C. Do not use vibration type tools to remove stone panels.

D. For storage, store panels upright, place non-wood shims between each panel, and store panels following recommendations from the Limestone Institute of America.

E. Provide palletized and numbered identification for transportation from job site to storage location.

F. Removed stone to be numbered, cataloged, and stored in a protected area. Stone restoration company to provide access to stored material for review and assessment.

3.3 ANCHORS

A. Provide stainless steel pins.

Provide anchors in areas indicated on the contract documents.

1. Drill mortar joints for insertion of anchors. Do not damage stone face.
1. Provide epoxy injection of drilled hole.
2. Set anchor. Recess anchor ½ inch from face of joint
3. Re-point mortar joint.
4. Follow specification for restoration mortar if maximum spacing requirement necessitates helical anchor installation thru stone face.
5. Maximum anchor spacing 24”.

3.2 REPOINTING

A. Remove all loose, deteriorated and inappropriate (Portland cement) mortar, chips, dirt, and debris to a depth of at least ¾” or to sound mortar, whichever is deeper.
   1. Hand tools or professional pneumatic stone cutting tools only shall be used for removal of standard lime-based mortar. No other power tools will be permitted during this procedure, except as follows.
   2. Joints improperly re-pointed with hard Portland cement mortars may by partially cut out with power saws and diamond blades only when specifically permitted by Contracting Officer’s Representative based on results of required mock-ups, and only under the following additional conditions:

      a. Only horizontal joints may be cut with power saws; no head joints may be cut in this manner.

      b. Power equipment may be used only to score one cut in each joint at the center of the joint; the cut shall be no more than on-half the width of the joint and cut to the full depth required.

c. Final cutting-out of these joints shall be performed with hand tools only; do not use power tools for finish work.

3. Only chisels narrower than the joints shall be used.

4. Do not spall or in any other way damage the faces or edges of the stone units or widen the joints. The Contractor shall replace all stone units damaged by removal of mortar to the satisfaction of the Owner's Representative at no cost to the Owner.

B. Brush, vacuum or blow clean joints (using medium-pressure compressed air) to remove all dirt and loose debris.

C. Rinse stone joint surfaces thoroughly. Allow masonry to absorb water and excess water to evaporate. At time of repointing joint surfaces shall be saturated surface dry (SSD.)

D. Preparation of Mortar

1. Pointing Mortar: Mix dry ingredients thoroughly. Mix again adding only enough water to produce a damp workable mix that will retain its form when pressed into a ball. After keeping mortar in this dampened condition for one to two hours, add sufficient water to bring it to the proper consistency.

E. Installation of mortar

1. Pack mortar tightly into joints in thin layers not over ¼" deep until joint is filled.
   a. Allow each layer to reach thumb-print hardness before applying succeeding layer.
   b. Take care not to spread mortar over edges onto exposed stone surfaces or to featheredge mortar.
2. Tool joints to match original jointing as approved in mock-up.
3. When stopping work at end of day or for other reason, stagger layers of mortar a minimum of 3" so that there are no through joints in the pointing mortar.

3.3 RE-BEDDING OF REMOVED WORK

A. Remove existing mortar from face of removed stone, and from areas where stone was removed.

B. Existing stone to be re-bedded shall be placed in original configuration.

C. Wet stone prior to laying. Use wetting methods that ensure each stone unit being saturated surface dry when laid.

D. Provide structural bonding of wall using interlocking brick construction and toothing into existing construction whenever possible.

E. Lay re-bedded stone units with completely filled bed and head joints. Butter ends with sufficient mortar to fill head joints and shove into place. Do not slush head joints.

F. Remove stone units disturbed after laying; clean and reset in fresh mortar. If adjustments are required, remove units, clean off mortar, and reset in fresh mortar.

1. There shall be no visible evidence of re-bedding.

G. Curing

1. Maintain mortar in a damp condition for at least 72 hours after pointing. Do not direct a stream of water on the mortar for at least 48 hours after pointing.

3.4 RESTORATION MORTAR REPAIRS

A. Remove all loose mortar and stone prior to installation of the repair mortar. "Sound" stone with a hammer to verify its integrity. If necessary, cut away an additional 1/2" of the substrate to ensure the surface to be repaired is solid and stable. Remove any sealant residue.

B. Where cramp anchors, threaded rod anchors, or dowels have been cut and pieces remain embedded in the substrate: Anchors that are free of rust, solidly embedded, and do not project beyond the surface of the masonry unit may remain. All others should be removed.

C. Cut the edges of the repair area to provide a minimum depth of 1/4". The edges of the repair should be square cut. Do not allow any feathered edges in the repair area.

D. Clean all dust from surface and pores of the substrate, using clean water and a scrub brush.

E. For very dry or porous surfaces, pre-wet the substrate ahead of time to prevent the substrate from drawing moisture out of the repair too quickly. Re-wet the surface immediately before applying the repair material.

F. Mixing mortar for repair
   1. Do not mix more material than can be used within 30 minutes. Discard any mixed material that has been unused for 30 minutes or more.
   2. Mixing ratios for sandstone are as follows:
      a. Approximately 5 1/2 parts dry material to 1-part water:
         1) M70 – Limestone Standard
         2) Manufacturer's standard color
   3. Add water to dry ingredients and mix well. Adjust amount of water according to the weather and the porosity of the substrate.

G. Application of Repair Materials

   1. Apply the mortar mix using a trowel in a series lifts with no waiting period or scratch coat necessary between layers, up to a total maximum thickness of 3". For repairs thicker than 3", apply mortar in two layers, allowing the first layer to cure for a while before applying the second layer. If applied in layers, scrape off any cement skin that has formed and continue application. Dampen the surface before applying the next layer. Work mortar firmly into the surface of the stone, including the corners, and under and around all mechanical anchors.

   2. Build up repair material so that it is slightly above the adjacent stone surface. Allow mortar 15 to 30 minutes to set slightly (wait time will vary with temperature and humidity–longer in cool weather), then scrape off excess material using a straight edge (a plasterer's miter rod is good for this). Do not press down or "float" the repair. Where repairs occur at panel edges or corners, form mortar to match the profile of the surrounding stone. In all cases, finish repair so that it is as indistinguishable as possible from the adjacent stone.

H. Finishing Techniques
   1. Clean any mortar residues from area surrounding the repair by sponging as many times as necessary with clean water. This should be done before repair material sets.

2. After the repair has been cured and allowed to dry for at least one week, Owner's Representative shall verify the appearance of a repair for meeting the requirements of this specification.

I. Curing Procedure
1. Lightly mist the repair with water to wet the entire surface of the finished repair approximately 30 minutes to 1 hour after completion on hot sunny days, and approximately 2 hours or longer, on cool or cloudy days. Time will vary with temperature and humidity. Mist several times a day on the three days following the repair installation. Should access to the repairs be impossible for a period of time, plastic may be used to temporarily cover the repairs. The application of plastic, however, does not remove the need for normal curing techniques. *Never cover repairs with plastic immediately after finishing—the water in the repair will be trapped on the surface, causing it to lighten.*

3.5 EPOXY INJECTION SYSTEM

A. Vacuum and air blow all dust and residue from existing crack.

B. Provide water injection of cracks prior to epoxy injection.

C. Use special designed epoxy injection equipment.

D. Apply surface ports utilizing methodologies that leave no visible residue on completion of work. Provide separation material between stone and port, if required to achieve no residue.

E. On vertical cracks, injection is to start at lowest point.

F. Ports are to be applied at the maximum extent possible to limit the number of ports.

G. When pure resin flows out the next port cap, plug the current injection port and move to the next port. The injection continues in the port showing resin flow.

3.6 INSTALLATION OF NEW WORK

A. Provide new stone to match profile, size, and configuration of existing removed stone.

B. Provide structural components.
1. Drill stone units for insertion of anchors. Do not damage stone face.
1. Mix epoxy following manufacturer's recommendations and set components in epoxy filled hole.

C. New stone to be placed in original configuration.

D. Stainless steel Dowels to be used for installation of new stone balusters and reinstallation of existing stone balusters.

3.7 DUTCHMAN REPAIR

A. Clean all surfaces of dirt, stone dust, oil, and other debris.

B. Cut back existing stone to sound stone. Provide straight edges preferable in a rectangular size.

C. Cut new stone or discarded sandstone to match repair area on existing stone.

D. Install Dutchman repair using epoxy.

3.8 HONED FINISH

A. Preparation
   1. Hand clean stone surface of all foreign material.

B. Honing
   1. Follow procedures approved during mock-up.
   2. Hone outer edges of stone only.
   3. Provide minimal grinding of existing surface. Do not round corners of edges.

3.9 CLEAN UP

A. Remove uncured mortar from the perimeter of the repair before it dries using clean water and a rubber sponge. Repeat several times with clean water to prevent a halo effect (staining of adjacent stone). Cured mortar may only be removed chemically or mechanically.

B. Remove uncured mortar from tools and equipment with water as soon as possible. Cured material may only be removed chemically or mechanically.

C. Defective Work: Any stone work that does not match job sample panel and/or result in a consistent appearance with adjacent joint surfaces shall be considered defective. The Contractor shall correct all defective areas to the satisfaction of the Owner's Representative at no additional cost.

END OF SECTION

SECTION 02 01 00.53

BUILDING CLEANING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Provide general cleaning for all existing exterior facades to remain with low-pressure hot water.

1.2 RELATED REQUIREMENTS

A. 01 40 00 - Quality Requirements

B. 01 60 00 - Product Requirements

C. 02 41 19 – Selective Demolition

D. 03 01 30.91 - Concrete Restoration

E. 04 01 20.92 – Masonry Restoration With Lime Mortar

F. 04 01 25.91 – Terra Cotta Restoration

G. 07 19 15 Elastomeric Coatings

H. 09 01 90.62 - Exterior Paint Removal by Chemical Stripping

I. 09 23 00.91 Exterior Stucco Restoration

1.3 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Submittals:

1. Submit samples, literature and details of all materials, tools, machinery and equipment proposed for use in the work.

2. Provide a schedule for cleaning operation prior to commencing work for approval.

3. Provide complete details, for approval of the protection used to prevent general public and adjacent property from contact with cleaning process.

1.4 QUALITY ASSURANCE

A. Work requires training and certification by the equipment and product manufacturer.

B. All work shall be performed by contractor/s skilled in the application and removal of the products specified in this section. Contractor shall have 5-years experience in applying work of similar scope and scale.

1. Only skilled workers who are familiar and experienced with cleaning of historic buildings shall be employed.

2. One skilled worker shall be present at all times during execution of the work and shall personally direct the work.

3. In acceptance or rejection of the cleaning, no allowance will be made for lack of skill on the part of the workers.

C. Field Mock-up:

1. Comply with requirements in 01 43 39 – Mockups.

2. Provide cleaning field mock-up for approval prior to commencing work.

3. Low Pressure, Hot Water:

a. Provide one area 4 feet wide x 4 feet high of cleaned substrate using hot water under low pressure.

4. Approved mock-up will represent the minimum standard of acceptability for work of cleaning.

5. Accepted mock-ups may be incorporated in the Work.

1.5 SITE CONDITIONS

A. Temperature and Moisture Requirements:

1. Protect adjacent substrate and materials during cleaning.

2. Do not proceed with cleaning when ambient air temperature falls below 40 degrees F or rises above 90 degrees F.

1.6 PRE-INSTALLATION MEETING

A. Convene minimum one week prior to commencing work of this Section.

B. The purpose of the meeting is to describe the means and methods of performing the work of this Section with enough specificity to allow a full understanding of work to be performed and to describe the minimum quality standards expected in the finish work.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Low-Pressure Hot Water:

1. Low Pressure water washing

2. Provide hot water equipment

3. No rotating heads permitted.

4. Cleaning equipment shall be equipped with pressure control unit. Set maximum pressure at 400 psi

5. Use a 15-30 degree fan tip.
6. Water. Use only clean, potable water free from injurious amounts of oil, alkali organic matter or other deleterious material for all cleaning and rinsing operations.
7. Provide all required hoses, valve connections, pumps, nozzles and other necessary water conveying components to provide water where needed.

PART 3 - EXECUTION

3.1 PERFORMANCE

A. Low-pressure, hot water washing

1. Prepare mock-up panel and follow approved procedures.
2. No rotating heads permitted.
3. Utilize low pressure, hot water rinse application with maximum pressure set at 400 psi.
4. Use a 15-30 degree fan tip
5. Maintain a minimum of 15 inches distance from surface during cleaning process
6. Some surfaces may require restricting water pressure to avoid damage

3.2 PROTECTION

A. Protect the general public, adjacent property, and surrounding landscape from contact with cleaning materials constructed protection, positioned to confine and prevent any over-spray of water and abrasive media. Provide complete details of such protection for approval.

3.3 ADJUSTMENT

A. Defective Work: Any cleaning work that does not match job sample panel and/or result in a inconsistent appearance with adjacent surfaces shall require reapplication of the cleaning process. Repeat procedure twice more. The Contractor shall correct all defective areas to the satisfaction of the Owner's Representative at no additional cost to the Owner.

END OF SECTION

SECTION 26 56 00 99
RESTORATION OF HISTORIC LIGHTING

PART 1GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including Document 00800 "Supplementary Conditions," and Division-1 Specification Sections apply to this section.

1.2 SUMMARY

A. Scope: Extent of work is indicated on drawings and schedules, by requirements of this Section.

The lighting covered in this section are of two types:
1. Lighting to be restored. The Lighting to be restored are in operation in the building and are to be restored and modified as indicated herein and on the drawings.

B. Types: Types of exterior lighting in this Section include the following:
1. Entry cast aluminum pendant. [replaceable LED lamps. Lamps to be 3500K with a CRI greater than 80. Provide lamps with a minimum output of 1,200 to 1,800 lumens].

C. Other Divisions: Refer to other divisions of the specification for the following:
1. Structural support of lighting.

1.3 QUALITY ASSURANCE

A. Manufacturers: Provide products of firms regularly engaged in the manufacture and restoration of historic cast metal and glass lighting of types required, whose products have been in satisfactory use in similar service for not less than 5 years. Manufacturer must establish and demonstrate the ability to perform all required tasks involved in this project to the satisfaction of the design team and the Owner prior to bidding. The manufacturer shall visit the building and be familiar with the level of fit, finish and detail required prior to bidding.

B. National Fire Protection Association (NFPA): Comply with NFPA 70, "National Electrical Code," as applicable to construction and installation of building lighting and emergency lighting.

C. Underwriters Laboratories, Inc. (UL): Provide lighting, which have been manufactured in a UL shop and UL labeled.

SECTION 26 56 00 99
RESTORATION OF HISTORIC LIGHTING

1.4 SUBMITTALS

A. Division 1: Conform to the requirements of Division 1, Section 01300, "Submittals."

B. Submit the following in accordance with Section 01300:
1. Detailed Shop Drawings.
2. Operational Prototype Sample of each lighting type.

C. Acceptability shall be determined by the following lighting characteristics.
1. Performance
   a. Distribution.
   b. Average brightness/maximum brightness.
2. Construction
   a. Engineering.
   b. Workmanship.
   c. Rigidity.
   d. Materials and finishes.
3. Installation Ease
   a. Captive parts and captive hardware.
   b. Provision for leveling.
4. Maintenance
   a. Relamping ease.
   b. Replacement of ballast and lamp sockets.
5. Appearance
   a. Light tightness.
   b. Conformance with design intent

D. Shop Drawings: Submit dimensioned drawings of each light fixture. Submit lighting shop drawings in booklet form with separate sheets for each lighting, assembled in order of lighting "Type" designation with proposed lighting and accessories clearly indicated on each sheet.

E. Manuals: Prior to final inspection, provide complete set of operating and maintenance manuals. Include technical data sheets and parts ordering information. Include testing and maintenance requirements and instructions for emergency lighting equipment.

F. Samples: Submit a sample with specified lamp(s) and cord and plug of each individual lighting type for approval. This may come after initial review of submitted Product Data at the discretion of the Owner.

PART 2PRODUCTS

2.1 MANUFACTURERS

A. Other manufacturer’s products of equal or greater quality than those specified in this Section may be used.

SECTION 26 56 00 99
RESTORATION OF HISTORIC LIGHTING

B. Manufacturers: GKA Lighting, Inc, 18342 SE River Road, Jennings Lodge**, OR. 97267,** gkalighting@gkalighting.com, 503.232.6734**.**

2.2 HISTORIC LIGHTING TO BE REFURBISHED

A. Historic lighting shall be refurbished electrically, mechanically and cosmetically to new condition by the manufacturer.

B. All refurbished lighting shall be rewired and all electrical components shall be replaced with new.

C. Pendant lighting shall be equipped with support stems and swivel canopies that allow the lighting to swing freely.

D. Finished metal parts will be provided with an metal finish as selected by the Architect. The finishing will require production of samples of a similar part, and approval by the Architect prior to finishing of finished lighting.

E. Finishes will match from part to part and form a complete assembly that is visually matched. Each assembly will match the other assemblies for fit, finish and level of quality.

F. All parts shall be inspected and reused, replaced or remanufactured as required. The Owner, Architect and Lighting Designer shall be the sole determinants of acceptability of each component for inclusion into the project.

G. New castings for bodies, arms, scrolls and finials shall be cast yellow cast aluminum, produced by either the lost wax or investment cast methods, hand finished and polished to match the originals.

PART 3EXECUTION

3.1 REMOVAL OF EXISTING HISTORIC LIGHTING

A. All lighting for restoration shall be identified, catalogued for style and location, and tagged prior to being removed from the building. The lighting shall then be restored, refurbished and reinstalled in the original location unless otherwise directed in the contract documents.

B. All lighting that require disassembly for removal from the building shall have all parts tagged to identify type and location of the lighting.

3.2 INSTALLATION

A. All lighting that require assembly within the building shall be assembled on-site by the manufacturer. Restored lighting shall be installed in their original locations unless directed otherwise.

SECTION 26 56 00 99
RESTORATION OF HISTORIC LIGHTING

B. Setting and Securing: Set lighting plumb, square, and level with ceiling and walls, in alignment with adjacent lighting, and secure in accordance with manufacturers' directions and approved shop drawings. Conform to the requirements of NFPA 70.

C. Mounting: Mounting heights specified or indicated are to bottom of lighting for suspended and ceiling-mounted lighting and to center of lighting for wall-mounted lighting. Obtain approval of the exact mounting for lighting on the job before installation is commenced and, where applicable, after coordinating with the type, style, and pattern of the ceiling being installed.

D. Support: Supports shall be provided to meet seismic zone 2B standards.

E. Coordination: Coordinate with other trades as appropriate to properly interface installation of lighting with other work.

F. Grounding: Ground non-current-carrying parts of electrical equipment. Where the copper grounding conductor is connected to a metal other than copper, provide specially treated or lined connectors suitable for this purpose.

3.3 ADJUST AND CLEAN

A. Clean: Clean lighting of dirt and debris upon completion of installation.

B. Protection: Protect installed lighting from damage during remainder of construction period.

C. Adjust: Adjust all lighting as directed.

D. Upon completion of the project and prior to turning over to the owner, leave all lighting in clean and new condition.

3.4 FIELD QUALITY CONTROL

A. Tests: Upon completion of installation of lighting, and after building circuits have been energized, apply electrical energy to demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units, and proceed with retesting. Meet the requirements of Section 01040, "Project Coordination."
   1. For normal and emergency building lighting, upon completion of the installation, conduct an operating test to show that the equipment operates in accordance with the requirements of this Section.
   2. Test all wiring with an insulation testing instrument, both before and after connection of lighting and equipment. The minimum resistance shall be 250,000 ohms.
   3. Conduct ground resistance tests on each lighting. The maximum resistance to ground of grounded equipment shall not exceed 25 ohms.

SECTION 26 56 00 99
RESTORATION OF HISTORIC LIGHTING

B. Replacement Lamps: At the time of substantial completion and prior to field tests, replace lamps in which are observed to be noticeably dimmed after Contractor's use and testing. Furnish stock or replacement lamps amounting to 15 percent (but not less than one lamp in each case) of each type and size lamp used in each type lighting. Deliver replacement stock as directed.

1. Refer to Division 1 sections for the replacement/restoration of lamps in lighting, and where used, the temporary lighting prior to time of substantial completion.

END OF SECTION

SECTION 05 01 70.91
METAL RESTORATION

PART 1– GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Metal restoration includes the following:
      a. Cast aluminum entry surrounds, aluminum window frames, aluminum spandrel panels; lettering; storefront systems; entry and vestibule doors, hardware, and fasteners.
      b. Cleaning of surfaces.
      c. Repair of holes, cracks, and dents.
      d. Replacement of hardware, fasteners, and other components.

   2. Items to be restored on-site: All of the above.

B. Related Sections
   1. 01 40 00 – Quality Requirements
   2. 01 60 00 – Product Requirements
   3. 02 41 18 – Selective Demolition
   4. 09 91 00 – Painting

1.2 SUBMITTALS

A. Product Data: Submit product data for restoration work including manufacturer's literature for each manufactured product to be used for the work of this Section.

B. Samples:
   1. Finishes: To verify color and sheen for each exposed decorative metal finish required, prepare specified finish on 12-inch long sections of formed shapes in same thickness and material indicated for the Work.

C. Conditions Survey: Prior to commencement of work, submit survey of existing conditions of each metal restoration items. List materials, equipment and methods to be used during work of this Section.
   1. Do not begin work without Owner Representative’s written approval of conditions survey.

D. Qualification data for firms and persons specified in the “Quality Assurance” article to demonstrate their capabilities and experience. Include a list of completed projects with project name, addresses, names of architects and owners, and other information specified.

1.3 QUALITY ASSURANCE

A. Restoration Specialist: Restoration work must be performed by a firm having not less than five (5) years successful experience in comparable work on at least three (3) buildings listed, or eligible to be listed, in the National Register of Historic Places under the review of federal and state preservation agencies in the last five (5) years, and employing personnel skilled in the restoration processes and operations indicated.
   1. Only skilled workers who are familiar and experienced with the methods specified are to be used for metal restoration.
   2. One skilled worker shall be present at all times during execution of the work and shall personally direct the work.
   3. In acceptance or rejection of restoration work, no allowance will be made for lack of skill on the part of the workers.

B. Single Source Responsibility: Obtain each type of product from a single manufacturer.

C. Field Mock-up: Following requirements of this Section, demonstrate materials and methods intended to be used in the finished work. Provide the following mockups for each type of work indicated, in locations and sizes designated by Owner Representative.
   1. Mock-up Elements:
      a. Cleaning of cast aluminum entry elements.
   2. Obtain Owner Representative's approval of each mock-up before proceeding with subsequent mockups and restoration of remaining work.
   3. Protect approved mock-ups until completion of all work.
   4. Approved mock-ups shall represent the minimum acceptable standard for miscellaneous metal restoration work.

D. Pre-Installation Conference: Before beginning work of this Section, and associated Work, organize a meeting at a mutually agreed location with Installer, fabricator, installers of related work, and other entities concerned with performance, including governing authorities, Owner Representative, and Owner. Record discussions and agreements and furnish copy to each participant. Provide at least 5 days advance notice to participants prior to convening pre-installation conference.

E. Reference Preservation Brief No.

1.4 PROJECT CONDITIONS

A. Environmental Limitations: Do not proceed with painting of restored metal when ambient and substrate temperature conditions are outside limits permitted by paint manufacturer and when substrates are wet from rain, frost, condensation, or other causes.
   1. Do not install sealants when ambient and substrate temperature conditions are outside limits permitted by sealant manufacturer or below 40 degrees F.

B. Protection of Work: During work of this Section, cover elements that will be exposed to the weather with waterproof sheeting at end of each day's work. Cover partially completed work when construction is not in progress.

PART 2 - PRODUCTS

2.1 METAL RESTORATION MATERIALS

A. Replacement metal: Cast aluminum
   1. Shall consist of alloy #319, 356, A-356 (virgin alloy).
   2. In no instance shall the thickness be less than gauge matching adjacent material.
   3. Whenever tubing is used, it shall be seamless.

B. Solvents: Denatured alcohol or mineral spirits.

C. Paint Stripper: Environmentally friendly
   1. Products: Subject to compliance with requirements provide the following:
      a. Biodegradable Strypeeze; Savogran (800)-225-9872 www.savogran.com
      b. Smart Strip Pro: Dumond Chemicals, (800) 245-1191
      c. Safe n Easy Metal Restorer; Dumond Chemicals
      d. Or approved equal.

2.2 FINISHES

A. Section 09 91 00 Painting.

2.3 OTHER MATERIALS

A. All other materials required for the work shall be selected by the Contractor subject to the approval of the Owner Representative.

PART 3 - EXECUTION

3.1 SURVEY AND IDENTIFICATION

A. Scope of Work: Survey condition of existing miscellaneous metal.
   1. Survey shall include the following:
      a. Name and location of each element.
      b. Presence and degree of corrosion.
         1) Light: Rust is a surface accumulation or flaking.
         2) Medium: Rust has penetrated the metal (indicated by bubbling texture), but has not caused any structural damage.
         3) Heavy: Rust has resulted in structural damage through delamination.
      c. Deterioration of metal sections, including bowing or misalignment.
      d. Presence and condition of all hardware, screws, and bolts.
   2. Review survey with Owner Representative whose decision on the treatment required for each element shall be final.

3.2 PREPARATION

A. Dust and dirt shall be removed by vacuum and brushing with bristle brush.

B. Grease shall be removed with solvents and clean cloths in accordance with SSPC-SP1 "Solvent Cleaning."

C. Where no rust is evident, existing finishes shall be removed with specified stripper according to stripper manufacturer written recommendations.

3.3 WORKMANSHIP

A. General: All metal shall be straight, true, sharp, and free from sand holes, cold shuts, pits and any and all other imperfections.

B. All work must be carefully jointed and fitted, metal to metal without filing, and no joints, rivets, screws or other fastenings shall be visible.

C. Fastenings shall be made from the back or inside of the work whenever possible.

D. All drilling, cutting, and preparation of substrates necessary to meet the requirements of this specification shall be performed by the metal restoration contractor.

3.4 REMOVE RUST

A. General: Do not use heat source to remove rust, to prevent distortion of metal members.

B. Light Rust: Remove surface rust with wire brushes, steel wool, or electric sanders in accordance with SSPC-SP 2 "Hand Tool Cleaning", or SSPC-SP3 "Power Tool Cleaning."

C. Medium and Heavy Rust: Perform low-pressure abrasive grit blasting with pencil blaster to remove rust.
   1. Blast grit with dry compressed air at 80 - 90 psi to exposure of bare metal.
   2. Modify psi as recommended by restoration shop.

D. Prime-paint exposed metal within 24 hours.

3.5 REPAIR OF MISCELLANEOUS METAL MEMBERS

A. Realign bent or bowed metal sections as follows:
   1. Minimal Distortion: Provide continuous bracing along member with cable and winch to distribute pressure evenly over damaged section.
   2. Excessive Distortion: Cut metal section to relieve pressure; press section into original shape; weld repair.

B. Holes: Melt steel welding rod to fill holes in member; finish smooth.

C. Cracks: Patch superficial, non-structural cracks and small defects with patching compound mixed in accordance with manufacturer's written instructions. Sand cured compound to achieve correct profile.

D. Patching Depressions: Fill small holes, dents, and uneven areas with patching compound and sand smooth.

E. Open Joints: Solder all open joints with a hot copper to ensure even, well-filled seams.

F. Weep Holes: Clean out and open existing weep holes, if any.

3.6 FINISHES

A. Comply with NAAMM "Metal Finishes Manual" for recommendations relative to application and designations of finishes.

B. Surface Preparation: Wipe exposed metal surfaces with solvent immediately after removal of paint and rust. Completely dry all surfaces.

C. Apply primer to exposed metal surfaces within 24 hours, and to comply with coating manufacturer's written instructions. Apply and cure intermediate and finish coat as recommended by paint manufacturer.
   1. Apply one coat of primer with dry film thickness of 2.5-3.5 mils.
   2. Apply one coat of intermediate paint with dry film thickness of 2.0-3.0 mils.
   3. Apply one coat of finish paint with dry film thickness of 2.0-3.0 mils.

3.7 ADJUST AND CLEAN

A. At completion of work all miscellaneous metal elements shall be in sound, like-new condition. Repair or replace metal work until it conforms with the requirements of this Section to the satisfaction of the Owner Representative at no additional cost to the Owner.

END OF SECTION 05 01 70.91

GENERAL NOTES:
1. EMERGENCY EGRESS LIGHTING TO BE PROVIDED VIA GENERATOR UNLESS OTHERWISE NOTED.
2. ALL LIGHT FIXTURE FINISHES TO BE VERIFIED BY OWNER/ARCHITECT/INTERIOR DESIGNER.
3. CONTRACTOR TO SIZE REMOTE POWER SUPPLIES/WIRE GAUGE AS REQUIRED.
4. CONTRACTOR TO LOCATE REMOTE POWER SUPPLIES PER MANUFACTURER RECOMMENDED DISTANCES TO MINIMIZE VOLTAGE DROP.
5. CCT = CORRELATED COLOR TEMPERATURE (MEASURED IN KELVIN, K)
6. CRI = COLOR RENDERING INDEX (HIGHER NUMBER IS BETTER RENDERING)

TYPE	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT NO.	LAMP, CCT, CRI	LUMENS	WATTS	VOLTAGE	DRIVER	DIMMING	OPTIC	FINISH	NOTES
EXTERIOR LIGHTING													
E1	WET-RATED ROUND DOWNLIGHT	BUILDING SOFFITS	USAI	B4RDF-12G1-35KS-50-S-BL-NCIC-UNV-D 6E	LED, 3500K, 80 CRI	1300	12	120-277	INTEGRAL	0-10V	50°	BLACK	
E2	NOT USED												
E3	LED STRING LIGHTS	TREES	HOMETOWN EVOLUTION	C9 COMMERCIAL 16 GAUGE LIGHT STRING	LED, 3500K	-	-	-	-	-	-	-	
E4	TREE UPLIGHT	TERRACE TREES	BK	DS-LED-E65-MFL-A9-BZW-12-B-360SL	LED, 3000K, 80 CRI	450	7	120V IN, 12V OUT	REMOTE, POWER PIPE	MAGNETIC LOW VOLTAGE	23°	BRONZE WRINKLE	1. PROVIDE POWER PIPE MOUNTING.
E5	SUSPENDED SQUARE 5' X 5' WOOD PENDANT	BOREN BREEZEWAY	STRUCTURA	AURA-SQR-D-6X6-L35-MO-FINISH-CE-ST D	LED, 3500K, 80 CRI	4750	72	120-277V IN, 24V OUT	REMOTE	1-10V	LAMBERTIAN	WOOD TBD	
E6	WET-RATED LED TAPE LIGHT	SITE	LUMINII	KSW-LENGTH-35K-SO-F-FC-SA-POWER	LED, 3500K, 90 CRI	190 PER FT	3 PER FT	120V IN, 24V OUT	REMOTE	0-10V	NOT LISTED	SILVER	1. PROVIDE LENGTHS PER DRAWINGS.
E7	NOT USED												
E8	INTEGRATED HANDRAIL LIGHT	SITE STAIRS AND RAMPS	WAGNER	LULS-35K-20-70-MA-LENGTH	LED, 3500K	140 PER FT	1.8 PER FT	24V OUT	REMOTE	0-10V	MATTE ASYMMETRIC	STANDARD	1. PROVIDE LENGTHS PER DRAWINGS.
E9	RECESSED LED STEPLIGHT WITH WIDE THROW OPTICS	SITE	BEGA	33 049+K35 BLK	LED, 3500K, 80 CRI	620	11	120-277	INTEGRAL	0-10V	ASYMMETRIC WIDE SPREAD	BLACK	
E10	INGRADE NARROW OPTIC UPLIGHT	BOREN BREEZEWAY	IGUZINNI	I.LUO80-MO-830-BL-REM-13	LED, 3000K, 80 CRI	30	4.5	120-277	REMOTE	0-10V TO 1%	LIGHT BLADE	STAINLESS STEEL	
E11	PEDESTRIAN SCALE POLE LIGHT	PASEO	BEGA	98 109+K3 BLK	LED, 3000K, 80 CRI	2,780	40	120-277	INTEGRAL	0-10V	INDIRECT	BLACK	
E12	NOT USED												
E13	CATENARY LIGHTING	FAIRVIEW BREEZEWAY	TEGAN	EX5-K-C-FSG-BLK	LED, 3000K, 80 CRI	500 PER HEAD	6.5 PER HEAD	24V OUT	REMOTE	0-10V	NOT LISTED	BLACK	1. PROVIDE CATENARY LENGTHS PER DRAWINGS.
E14	LINEAR CANOPY LIGHT	BREEZEWAY	LED LINEAR	XOOLIGHT HYD-HD25-W8-35-LENGTH-A-DI-CABLE-T-IP10...	LED, 3500K, 80 CRI	700 PER FT	7.6 PER FT	120-277 IN	REMOTE	0-10V	DIFFUSE	WHITE	1. PROVIDE LENGTHS PER DRAWINGS.
E15	RESTORED LED-RETROFIT SEATTLE TIMES ENTRY PENDANT	SEATTLE TIMES ENTRY	TBD	TBD	LED, 3000K	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
E16	BIDIRECTIONAL WALL SCONCE	ENTRIES	BEGA	33 592 - BLK	LED, 3000K, 85 CRI	150	19	120-277	INTEGRAL	0-10V	25° UP/DOWN	BLACK	
E17	WET-RATED SURFACE MOUNTED BULLET LIGHT	TRELLISES	BK	CK-LED-X59-WFL-BLW-12-B	LED, 3000K, 80 CRI	700	12	120-277	REMOTE	INCANDESCENT	60°	BLACK WRINKLE	
E18	LINEAR INGRADE GRAZER UPLIGHT	SEATTLE TIMES FAÇADE	LUMENPULSE	LOI-ASHRAE-120/277-LENGTH-35K-10X30-TS2.5-INTL-DIM-ASL	LED, 3500K, 80 CRI	380 PER FT	5 PER FT	120-277	INTEGRAL	0-10V	10° X 30°	STANDARD	1. PROVIDE LENGTHS PER DRAWINGS.

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PROJECT

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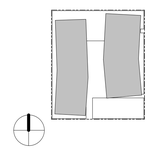
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FOR SDCI USE

KEYPLAN



REVISIONS

ISSUED FOR 50% CD 9/17/2021

MARK	ISSUE	DATE
1	CD PROGRESS SET	03-06-2020

Job Number	161717
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

LIGHTING FIXTURE SCHEDULE

SHEET NUMBER

E00-90

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11/4/2021 11:35:15 AM BIM 360://Onni 1120 John St\1846-00 1120 John Street ver2021 - ELEC.rvt



1 SITE LIGHTING PLAN OVERALL

1" = 20'-0"

GENERAL NOTES

A. REFER TO SHEET E00-90 FOR LIGHTING FIXTURE SCHEDULE.
B. REFER TO SHEET E00-91 FOR LIGHTING CONTROL SEQUENCE SCHEDULE.
C. LIGHTING DRAWINGS TO BE REVIEWED IN CONJUNCTION WITH LIGHT FIXTURE CUT SHEET PACKAGE PROVIDED AS SUPPLEMENT TO DIVISION 26 SPECIFICATIONS.
D. MOUNTING HEIGHTS ARE PROVIDED TO BOTTOM OF LUMINAIRE, U.O.N.

KEYNOTES:

1 TYPE-E3 STRING LIGHTS TO BE WRAPPED AROUND TREE, TYP.
2 TYPE-E5 PENDANT TO BE SUSPENDED FROM SOFFIT @ 15'-0" AFG, TYP.
3 TYPE-E6 TO BE SURFACE MOUNTED IN STEP TOEKICK DETAIL, TYP. SEE LANDSCAPE DRAWINGS FOR MOUNTING DETAILS.
4 TYPE-E8X TO BE MOUNTED IN HANDRAIL, TYP.
5 TYPE-E9/E9X TO BE RECESS MOUNTED @ 1'-6" AFG, TYP.
6 TYPE-E10 UPLIGHT TO BE MOUNTED INGRADE & 6" O.C. FROM FACE OF WALL, TYP.
7 TYPE-E13 TO BE CATENARY MOUNTED SO BOTTOM OF LUMINAIRES ARE ~15'-0" AFG, TYP. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS.
8 TYPE-E14 TO BE MOUNTED TO CANOPY OUTRIGGERS, AIMED DOWN, TYP. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS.
9 TYPE-E15 PENDANT TO BE SUSPENDED @ 10'-0" AFG.
10 TYPE-E16 WALL SCONCE TO BE SURFACE MOUNTED TO WALL @ 9'-0" AFG, TYP.
11 TYPE-E17X TO BE SURFACE MOUNTED TO CANOPY STRUCTURE, AIMED DOWN. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS.
12 TYPE-E18 TO BE MOUNTED INGRADE & 0'-6" O.C. FROM FACE OF WALL, TYP.
13 PROVIDE (2) RUNS OF TYPE-E14 AT BOTH LOCATIONS SHOWN IN ENTRY ALCOVE. PROVIDE (1) 20'-0" RUN MOUNTED TO THE UNDERSIDE OF CANOPY OUTRIGGERS, AIMED DOWN. PROVIDE (1) 18'-0" RUN MOUNTED TO THE TOP OF CANOPY OUTRIGGERS, AIMED UP. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS.

LEGEND

HISTORICAL FACADE

PERKINS + WILL
1301 Fifth Avenue
Suite 2300
Seattle, WA 98101
t 206.381.6000
f 206.441.4981
www.perkinswill.com

PROJECT

1120 JOHN ST.
SEATTLE, WA 98109

OWNER

ONNI GROUP
300-500 ROBSON ST.
VANCOUVER BC V6B 2B7

RUSHING
Engineering-Essentials-Delivery
1725 WESTLAKE AVE N, SUITE 300
SEATTLE, WA 98109
P: (206) 285-7100 F: (206) 285-7111

FOR SDCI USE

KEYPLAN

REVISIONS

ISSUED FOR 50% CD 9/17/2021

MARK	ISSUE	DATE
1	CD PROGRESS SET	03-06-2020

Job Number	161717
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

SITE - LIGHTING PLAN OVERALL

SHEET NUMBER

E20-00

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11/4/2021 12:02:07 PM BIM 360://Onni 1120 John St/1846-60 1120 John Street ver2021 - ELEC-rvt



RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E15**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Wall luminaires for light in two directions

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

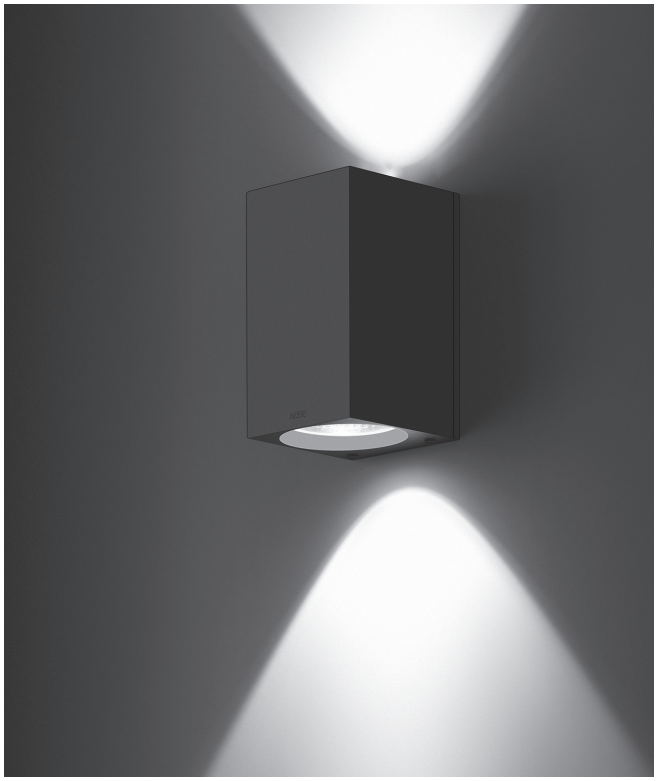
Enclosure: Clear tempered glass diffusers, the top diffuser with a machined step to provide a flush finish with the cast housing. Two reflectors provided are anodized aluminum. Housing is secured to the mounting plate with a single, mechanically captive, stainless steel set screw.

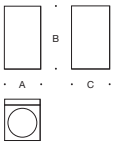
Electrical: 15.8 W LED luminaire, 19.3 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10V, TRIAC, and ELV dimmable. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP64

Weight: 5.3 lbs.





	Lamp	A	B	C
33592	15.8 W LED	5⅛	9	6

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E16**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Specification Sheet

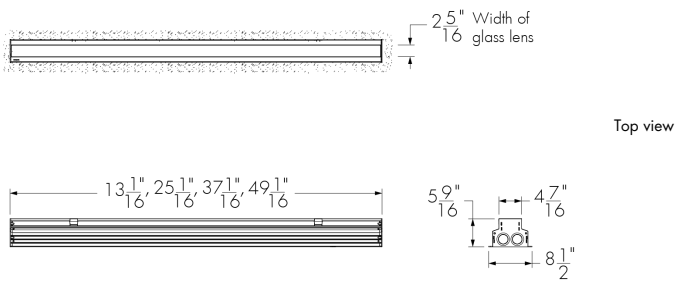
lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____





Photometric Summary

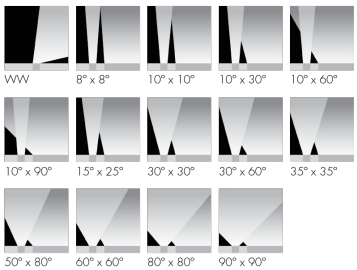
	Delivered output (lm)	Intensity (peak cd)
WW	2,770*	4,766*
8°x8°	4,512*	59,238*
10°x10°	3,908	35,109
10°x30°	4,586*	25,296*
10°x60°	3,876*	12,062*
10°x90°	4,178*	6,210*
30°x30°	4,686*	16,886*
30°x60°	4,035	5,317
60°x60°	3,845	3,062
90°x90°	4,070*	2,132*

Based on HO 4000K, 4ft [1219mm], 0° tilt setting configuration.

Photometric performance is measured in compliance with IESNA LM-79-08.

*Estimated. Consult website for the latest photometric files.

Optics



Description

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

Features

Construction	Walk over compliant up to 500 kg in any type of ground, Walk over compliant up to 1000 kg in concrete
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Tilt Setting (factory set)	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
Optical Option	Internal louver
Options	Anti-slip lens, CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

lumenpulse™
1220 Marie-Victorin Blvd., Longueuil, QC J4G 2H9 CA **T** United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 **F** 514.937.6289
info@lumenpulse.com **www.lumenpulse.com** **www.lumenpulse.com/products/1552/lumenfacade-inground**

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NK - R18

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Colors and Color Temperatures



Controls

ON/OFF 0-10V DALI

lumentalk DMXrdm EcoSystem Enabled

Ratings

IP68 IK10

Certifications

cULus CE RoHS 5 YEARS lumenpulse

Performance

Illuminance at Distance	Minimum 1 fc at 94 ft (HO 4000K, 48 in fixture, 10° x 60°, 2.5° tilt setting, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 280,000 hrs, L95 35,000 hrs

Physical

Optical Chamber Material	Aluminum
Blockout Material	Polymer recycled PVC reinforced with a stainless steel frame
Trim Material	Anodized aluminum
Lens Material	Tempered glass
End Cap Material	Die cast aluminum
Hardware Material	Stainless steel
Weight	12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs

Electrical and control

Voltage	120 to 277 volts
Fixture Cable	Power and data in one cable
Leader Cable Conductors	5C #16-5
Connectors	IP68 push-lock
Control	On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP68 rated for up to 1 ft, not suitable for permanent immersion applications
Impact Resistance Rating	IK10

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RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Accessories (order separately)

Cables	Lumenfacade Inground Leader Cable, Lumenfacade Inground Junction Cable
Electrical Accessories	Lumenfacade Inground Junction Box
Control Boxes	DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration)
Control Systems	Lumentone™ 2, Pharos® kit
Diagnostic and Addressing Tools	LumenID, LumentalkID

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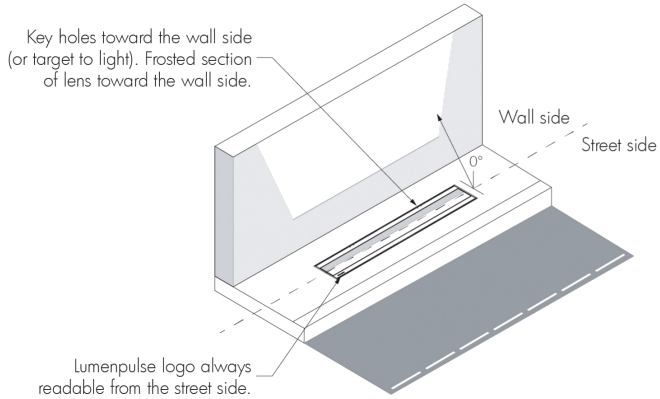
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Optical chamber orientation



Cables (order separately)

LOILC - Leader cable for Lumenfacade Inground



LOILC-**CERTIFICATION-LENGTH**

Please specify:
CERTIFICATION: UL or CE; **LENGTH**: 10 ft, 25 ft or 50 ft

- Suitable for dimming/data and non-dimming applications.
- Sealing end cap is mandatory for any unused connector. One (1) included with every leader cable.
- Consult Lumenfacade Inground leader cable specification sheet for details.

LOIJC - Jumper cable for Lumenfacade Inground

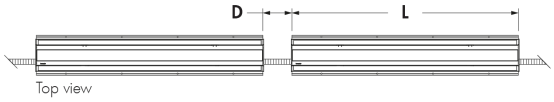


LOIJC-**CERTIFICATION-LENGTH**

Please specify:
CERTIFICATION: UL or CE; **LENGTH**: 2 ft, 4 ft or 10 ft

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Inground jumper cable specification sheet for details.

Jumper cable length selection



D - distance between two fixtures
L - length of fixture

Add the length of one fixture to the distance between two fixtures: L + D. Order the next longest jumper cable available: 2 ft, 4 ft or 10 ft.

Example: if the distance between two 4 ft fixtures is 0.5 ft, L + D = 4.5 ft, therefore a 10 ft jumper cable is required.

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RUSHING

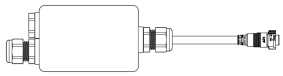
FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Electrical accessories (order separately)

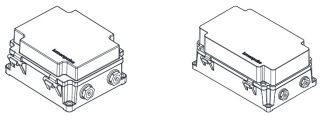
LOI-JBOX - Lumenfacade Inground Junction Box



Lumenfacade Inground IP68 sealed junction box starter kit. Use for stand alone fixtures and/or first of run installations. The LOI-JBOX accessory does not fit in 12 in fixtures.

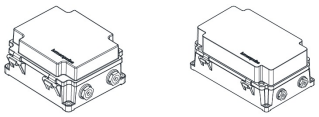
Control boxes (order separately)

CBX-DMX/RDM - DMX/RDM enabled (daisy chain or star configuration)



DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumenterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet enabled (daisy chain or star configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

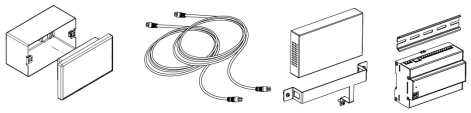
Control systems (order separately)

LTN2 - Lumentone™ 2



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

PHAROS - Pharos® kit



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

Diagnostic and addressing tools (order separately)

LID - LumenID



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

LID-LT - LumentalkID



LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

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RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Resolution details

DMX/RDM control, resolution per foot: each 12 in section is addressed independently
DMX addresses:



DMX/RDM control, resolution per fixture: each fixture is addressed independently
DMX addresses:



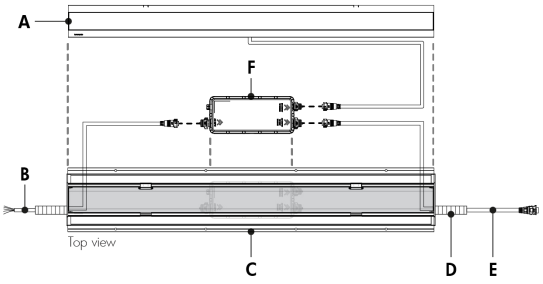
- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

Typical wiring diagrams

Wiring color code

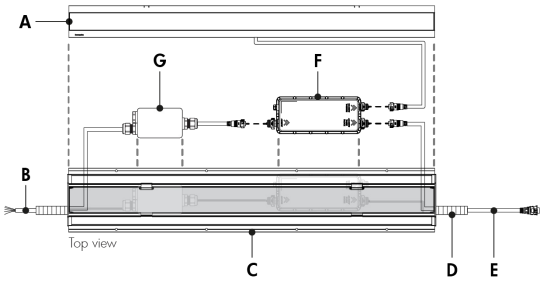
UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

Typical installation with leader cable



A - Optical chamber
B - Leader cable (LOILC, order separately)
C - Blockout
D - Conduit (by others)
E - Jumper cable to next fixture (LOIJC, order separately, for continuous run installations)
F - PACBOX

Typical installation with IP68 LOI-JBOX accessory



A - Optical chamber
B - Power and data input cable (by others)
C - Blockout
D - Conduit (by others)
E - Jumper cable to next fixture (LOIJC, order separately, for continuous run installations)
F - PACBOX
G - IP68 LOI-JBOX (order separately)

The IP68 LOI-JBOX accessory cannot be used with 12 in fixtures.

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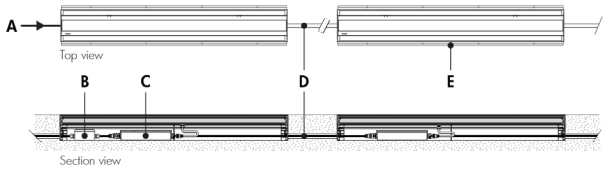
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

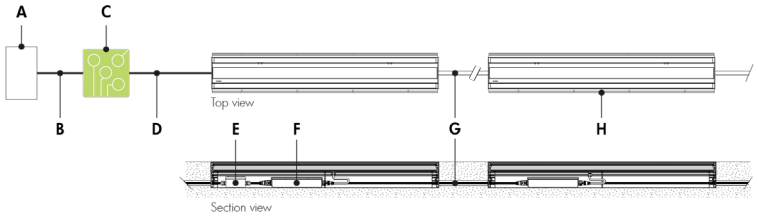
On/Off control (NO)



A - Power input (120-277V, wiring by others)
B - IP68 LOI-JBOX (optional)
C - PACBOX
D - Jumper cable (LOIJC)
E - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

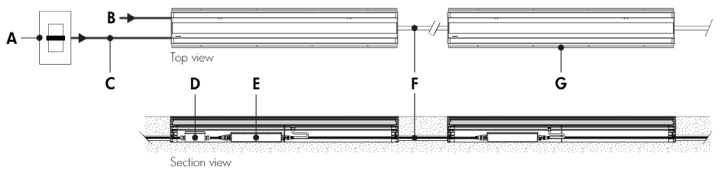
Lumentalk (LT)



A - Dimmer/controller (order separately from Lumenpulse, or by others)
B - Data wiring (by others)
C - Lumentranslator (LTL-010, -DMX, -TRIAC, -DALI)
D - Power line (120-277V AC, wiring by others)
E - IP68 LOI-JBOX (optional)
F - PACBOX
G - Jumper cable (LOIJC)
H - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk enabled fixtures must be commissioned using LumentalkID software and a LID-LT. Consult factory for details.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

0-10V dimming (DIM)



A - Dimmer (by others)
B - Power input (120-277V, wiring by others)
C - Data wiring (by others)
D - IP68 LOI-JBOX (optional)
E - PACBOX
F - Jumper cable (LOIJC)
G - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- 0-10V mA ratings: passive dimmer (Current Sink): 3 mA per fixture, active dimmer (Current Source): 0.5 mA per fixture.
- 10% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

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NK - R18

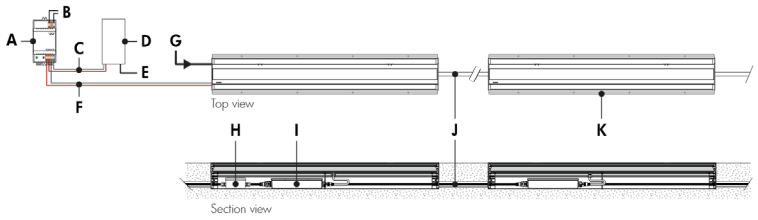
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

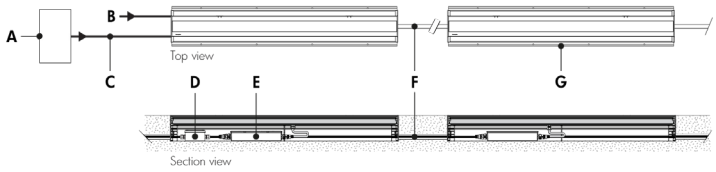
DALI dimming (DALI)



A - DALI bus power supply (by others)
B - Power input for DALI bus power supply (wiring by others)
C - Data output to DALI controller (wiring by others)
D - DALI controller (by others)
E - Power input for DALI controller (wiring by others)
F - Data output to fixture (wiring by others)
G - Power input (120-277V, wiring by others)
H - IP68 LOI-JBOX (optional)
I - PACBOX
J - Jumper cable (LOIJC)
K - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

Lutron® EcoSystem® Enabled dimming (ES)



A - Lutron® EcoSystem® controller (by others)
B - Power input (120-277V, wiring by others)
C - Data wiring (by others)
D - IP68 LOI-JBOX (optional)
E - PACBOX
F - Jumper cable (LOIJC)
G - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Each Lutron® EcoSystem® enabled fixture has its own address; for the example shown, there are a total of 2 EcoSystem® addresses.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

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NK - R18

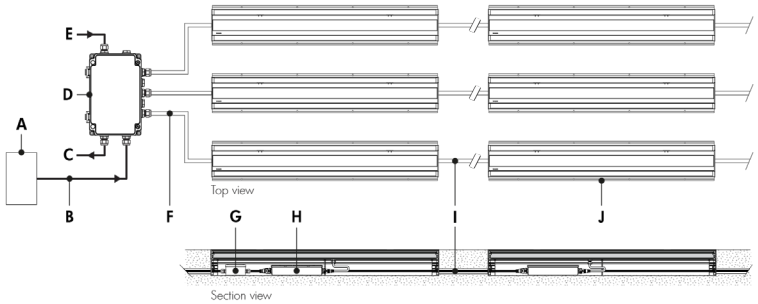
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

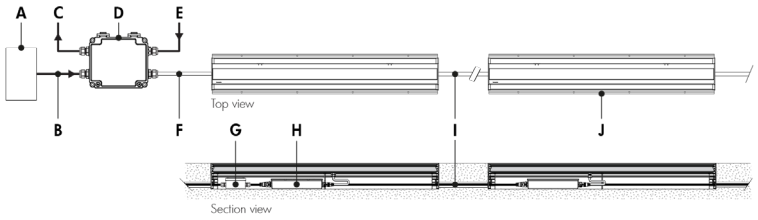
Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

Star Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-ST
E - Power input (120-277V, wiring by others)
F - Leader cable (LOILC)
G - IP68 LOI-JBOX (optional)
H - PACBOX
I - Jumper cable (LOIJC)
J - Lumenfacade Inground

Daisy Chain Layout (DMX/RDM)



A - DMX/RDM controller (order separately from Lumenpulse, or by others)
B - Data input (Belden 9841 or equivalent, by others)
C - Data output to next CBX (optional, not isolated/not boosted)
D - CBX-DS
E - Power input (120-277V, wiring by others)
F - Leader cable (LOILC)
G - IP68 LOI-JBOX (optional)
H - PACBOX
I - Jumper cable (LOIJC)
J - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST; maximum of 1 output per CBX-DS.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

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RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

How to order

1	2	3	4	5	6	7	8

9

1 . Housing [1] [2] [3]

LOI ASHRAE	Lumenfacade™ Inground, 5 W/ft ASHRAE compliant [4]
LOI RO	Lumenfacade™ Inground, Regular Output, 8.5 W/ft
LOI HO	Lumenfacade™ Inground, High Output, 15.25 W/ft

[1] A Lumenfacade Inground fixture includes one optical chamber (LOIC), one power and control box (PACBOX) and one recessed blockout (RBO). The LOIC, PACBOX and RBO are provided according to the output/color, length and control configuration.

[2] Consult the installation instructions to plan all aspects of the fixture installation. A completed Certificate of Installation must be returned to Lumenpulse to activate the warranty.

[3] Power consumption is typically 20% higher for 12 in fixture lengths.

[4] ASHRAE version not available for 12 in fixture lengths.

2 . Voltage

120/277	120-277 volts

3 . Length

12	13 1/16 in (7.5 lbs) [1]
24	25 1/16 in (15.3 lbs)
36	37 1/16 in (21.4 lbs)
48	49 1/16 in (27 lbs)

[1] Power consumption is typically 20% higher for 12 in fixture lengths.

4 . Color and Color Temperature [1]

22K	2200K
27K	2700K
30K	3000K
35K	3500K
40K	4000K
RD	Red [2]
GR	Green [2]
BL	Blue [2]

[1] Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.

[2] Static colors made to order 8-10 weeks.

lumenpulse™

1220 Marie-Victorin Blvd., Longueuil, QC J4G 2H9 CA **T** United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 **F** 514.937.6289
info@lumenpulse.com **www.lumenpulse.com** **www.lumenpulse.com/products/1552/lumenfacade-inground**

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NK - R18

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

5 . Optics

WW	Asymmetric Wallwash
8x8	8° x 8° [1]
10x10	10° x 10° [1]
10x30	10° x 30°
10x60	10° x 60°
10x90	10° x 90°
15x25	15° x 25°
30x30	30° x 30°
30x60	30° x 60°
35x35	35° x 35°
50x80	50° x 80°
60x60	60° x 60°
80x80	80° x 80°
90x90	90° x 90°

[1] For best results use with HO fixtures at a 6 in setback from surface. Contact factory for application support.

6 . Tilt Setting [1] [2]

TS0	0 degrees
TS2.5	2.5 degrees
TS5	5 degrees
TS20	20 degrees

[1] Do not specify a tilt setting for the asymmetric wallwash option. The asymmetric wallwash optic is factory set with a 2.5 degree tilt.

[2] Tilt setting is factory set and cannot be adjusted in the field.

7 . Optical Option

INTL	Internal louver [1]

[1] The addition of an internal louver will affect beam distribution. Consult factory for application support.

8 . Control

NO	On/Off control
LT	Lumentalk [1]
DIM	0-10V dimming
DALI	DALI dimming
ES	Lutron® EcoSystem® Enabled dimming
DMX/RDM	DMX/RDM enabled [2]

[1] A Lumentranslator and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator and Lumentalk pages and specification sheets for details.

[2] A control box (CBX) and LumenID (LID) must be specified.

9 . Options

ASL	Anti-slip lens
CE	CE (certification covers European Economic Area) [1]

[1] Consult European specification sheet and installation instructions for CE wiring information.

lumenpulse™

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info@lumenpulse.com **www.lumenpulse.com** **www.lumenpulse.com/products/1552/lumenfacade-inground**

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NK - R18

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E18**

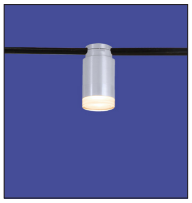
Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

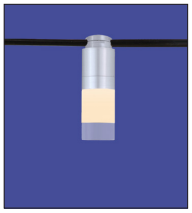
LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

NEW Featuring Tegan's Exclusive "Powerspan Cable"

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Module with Gem





Category: Exton features Tegan's exclusive Powerspan Cable. Tensioned or swagged mounting with various Gems, Glass Envelopes and Shades. Designed for use with a remote Power Supply Enclosure with Driver. Optional 0-10V Dimming.

Material: Power Cable: Embedded stainless steel wire in the center of the Custom Cable with 10 gauge conductors inside a IP-65 Self-Sealing Jacket.
Mounting: Powdercoated or anodized steel and aluminum.
Kore-EX5 LED Module: UV stable exterior anodized aluminum, UV stable polycarbonate glass lenses, O-rings.
Gem: 100% machined, clear/frosted acrylic or hand-blown, tooled glass.

Finish: Powerspan Cable: Black (BLK).
Kore-EX5 LED Module: Exterior rated, brushed, two-step electrolytic color anodizing. Anodized Black (BLK) or Anodized Aluminum (AL).
Metal Shade: Powdercoated Aluminum.

Power Supply Enclosure: Refer to Exton Power Supply IP20 Specsheet, IP24 Specsheet or IP66 Specsheet for details. Custom finishes not available.

Powerspan Cable: Exton Powerspan, Self-Sealing Cable is IP-65 for interior/exterior use. Supplied in 1' (30.5cm) increments, with End Cap, as a stand alone to be tensioned or swagged. Field cuttable.

Mounting: Surface Mount 2" Wrap Bracket, Black (EX-SWB-2-BLK), Surface Mount 3" Wrap Bracket, Black (EX-SWB-3-BLK), Vertical Surface Mount Bracket, Black finish (EX-VSB-BLK), Horizontal Surface Mount Bracket, Black finish (EX-HSMB-BLK), Standoff Bracket, Black finish (SOBR-BLK) Surface Mount "Drape" Bracket, Black finish (EX-FSDB-BLK), Tensioning Surface End Bracket, Black finish (EX-TSEB), Tree Strap & Buckle, Black finish (EX-TSB-BLK). Exton End Cap - Black finish (EX-EC-BLK).

Pole Mounting: Tegan has partnered with AV Poles & Lighting. Poles can be ordered from Tegan Lighting. AV is well-versed on the Exton System and has installed many similar tensioned projects.
As required, engineering services will be provided in the quote to insure proper structural installation per code requirements. Refer to Exton Application Guide for information and more details. Poles can also be provided by others; engineering is required by others to ensure structural integrity.
Note: Tegan will not be responsible for Poles/Engineering provided by others.

Cable Span: Maximum Cable mounting is 110' (33.5m). Note that the cable must be a continuous run without interruption. 250W max. per circuit. When specifying cable length, add 20% to the run length for installation.

Kore-EX5 LED Module: Kore-EX5 LED Module - Anodized Aluminum or Anodized Black finish.

Power Feed: Exton IP-65 Power Feed for Remote Power Supply - Black Finish (EXPF-BLK); Field paintable; contact Factory for custom colors. J-Box by others.

LED: High Wattage Array Cree LED, 2-Step Macadam. 5W @ 500 (estimated; in testing) with 2700K 82-85 CRI typical. All values are initial lumens. For exact lumen output and wattage consumption data, please consult LM79 reports. Online power consumption does not include driver losses. Contact factory for 3000K, 3500K, 4000K or 90 CRI.

Optics: A 15° reflector is supplied in all decorative options to maximize decorative element illumination.

Electrical: 24VDC. Total input watts: 6.5W per EX5 Module. 300W max. per circuit.

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E13**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Module with Gem

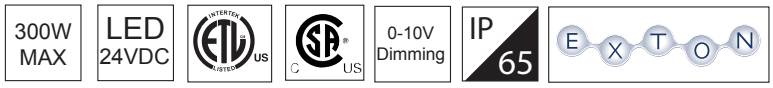
Remote Power Supply: The Exton System is designed for use with a Remote Power Supply Enclosure and Driver. Refer to Exton Power Supply IP20 Specsheet, IP24 Specsheet or IP66 Specsheet for details. Use of Tegan Lighting Power Enclosures and Drivers only. If supplied "by others" the warranty and listing are void.

Gems: Flat Gem, Frosted Cylinder Gem, Frosted Sphere Gem.

Engineering: Due to mathematical laws, tightening and loading any taut end-supported flexible cable puts tensile loads upon its supports (walls, trees, posts, etc.) that is orders of magnitude greater than the weight of the cable and its dynamic loading. Taut installations require extremely strong end supports, and it is up to the specifier and installer to match the strength of the end support structures with the combined level of tautness and static (weight of cable/fixtures) and dynamic (e.g. wind/ice/vermin) load of the cable.

Installation: Exton is not approved or listed for indoor pool/sauna installations. Refer to Installation Instructions #23 for details. For system layout, and specification assistance, refer to the Exton Application Guide for details.

Labels: ETL Listed; Tested to UL 2108 Low Voltage Lighting Systems. In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on teganlighting.com are the most recent version and supersede all other versions that exist in any other printed or electronic form. Kore-EX5 Module and Cable - 3 year warranty. Envelopes and Architectural Shades: limited three year warranty. Refer to Exton Application Guide for details. Consult with an Arborist for proper tree installation per the type of tree(s). Tegan Lighting is not liable for any damage/injury as a result of tree installation. Refer to Installation Instructions #23 for more details.



RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E13**

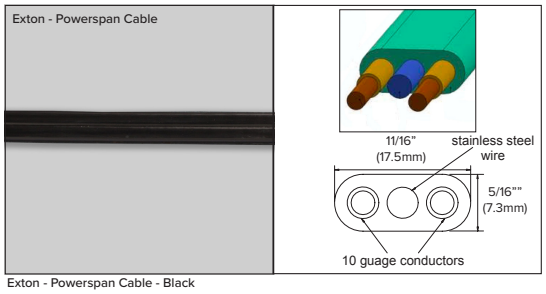
Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Module with Gem

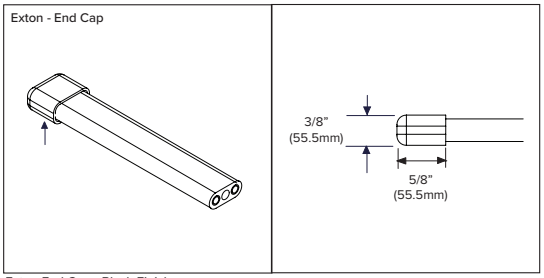
Exton - Powerspan Cable



Exton - Powerspan Cable - Black

(EX-C-BLK)

Exton Self-Sealing Powerspan Cable is IP-65 for interior/exterior applications. Order in 1' (30.5cm) increments for up 110' (33.5m) maximal span. Field cuttable. 24VDC at 250W Max. per run. Available in Black finish (only). Refer to Installation Instructions Sheet 23 and Exton Application Guide for details.

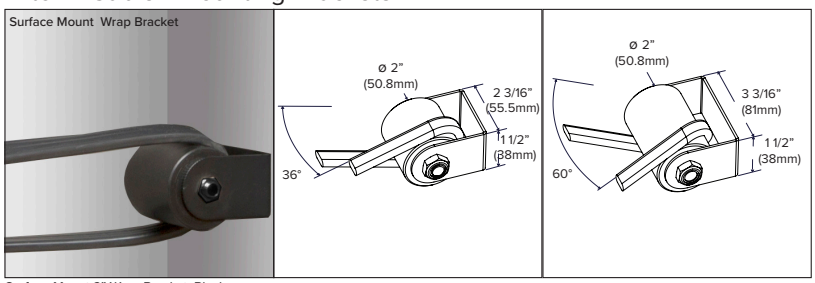


Exton End Cap - Black Finish

(EX-EC-BLK)

Exton End Cap is for interior/exterior applications. One (1) required per run. Available in Black finish (only). Refer to Installation Instructions Sheet 23 and Exton Application Guide for details.

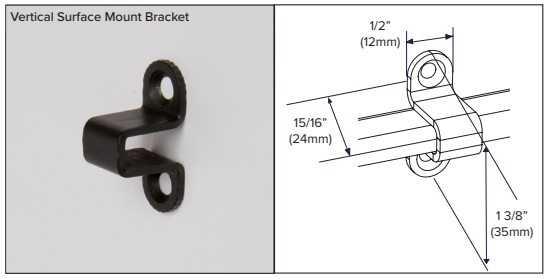
Exton - Cable - Mounting Brackets



Surface Mount 2" Wrap Bracket, Black
Surface Mount 3" Wrap Bracket, Black

(EX-SWB-2-BLK)
(EX-SWB-3-BLK)

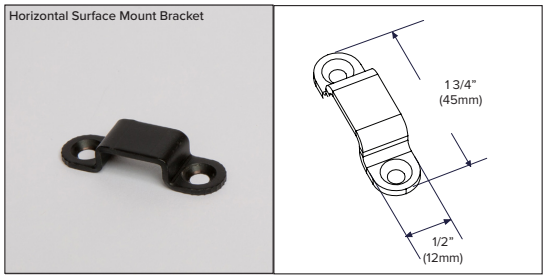
Surface Mount Wrap Bracket, 2 3/16" (55.5mm) or 3 3/16" (81mm), for Exton Powerspan Cable mounting to any suitable surface; wall, tree, pole, beam, etc. to continue up to a 110' (33.5m) run. 250W per run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to Installation Instructions Sheet 23 and Exton Application Guide for details. Refer to page one for mounting Exton Brackets to Pole(s).



Vertical Surface Mount Bracket, Black

(EX-VSB-BLK)

Vertical Surface Mount Bracket for Exton Powerspan Cable can be mounted to any suitable surface; wall, tree, pole, beam, etc. 250W per run, for up to a 110' run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to Installation Instructions Sheet 23 and Exton Application Guide for details. Refer to page one for mounting Exton Brackets to Pole(s).



Horizontal Surface Mount Bracket, Black

(EX-HSMB-BLK)

Horizontal Surface Mount Bracket for Exton Powerspan Cable can be mounted to any suitable surface; wall, tree, pole, beam, etc. 250W per run, for up to a 110' run. Available in anodized Black (BLK). Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to Installation Instructions Sheet 23 and Exton Application Guide for details. Refer to page one for mounting Exton Brackets to Pole(s).

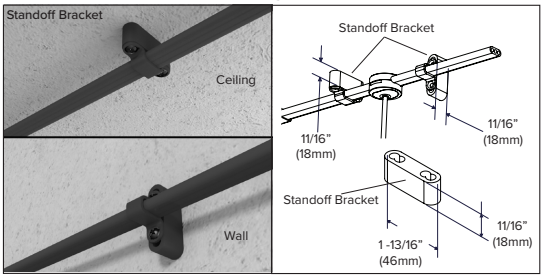
Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Module with Gem

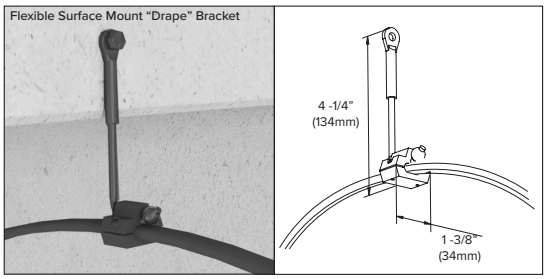
Exton - Cable - Mounting Brackets



Standoff Bracket, Black

(EX-SOBR-BLK)

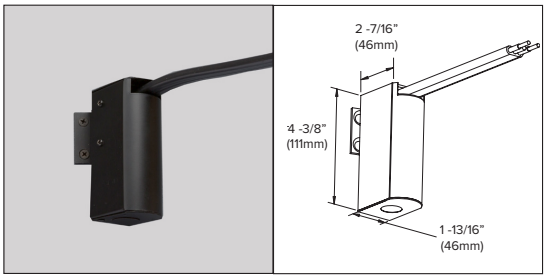
Spacer to be used with Vertical or Horizontal Surface Mount Brackets to allow room for the EX5 module and the cable clamp when the module is positioned nearby the mounting surface. Available in Black (BLK). Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to Installation Instructions Sheet 23 and Exton Application Guide for details.



Flexible Surface Mount "Drape" Bracket, Black

(EX-FSDB-BLK)

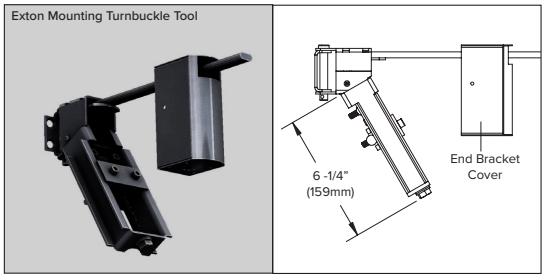
Flexible Surface Mount Bracket for Exton Powerspan Cable "Draped" installations. Can mount to any suitable surface; wall, tree, pole, beam, etc. 4.25" (115mm) AC length. Contact factory for alternative lengths. Stainless steel and Black anodized aluminum. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to Installation Instructions Sheet and Exton Application Guide for details. Refer to page one for mounting Exton Brackets to Pole(s).



Tensioning Surface End Bracket, Black

(EX-TSEB-BLK)

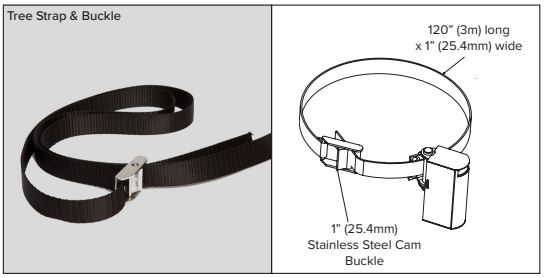
Tensioning Surface End Bracket for Exton Powerspan Cable installations. Can be mounted to any suitable surface; wall, tree, pole, beam, etc. 25° Horizontal side adjustment. Two Tensioning brackets required per tensioned run. Brackets can be installed side-by-side for multiple runs. 250W per run. Available in anodized Black (BLK) finish. Can be field painted or contact factory for custom colors. Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate. Refer to Installation Instructions Sheet 23 and Exton Application Guide for details.



Exton Mounting Turnbuckle Tool

(EX-MTBT-BLK)

The Turnbuckle Tool's Sliding Clamp is used to incrementally pull and make the Powerspan Cable taught. Tighten cable by manually pulling it through the End Mount before using the Tool. The Tensioning Tool should only be used to taughten away the last few inches off swag. Be sure to loosen the End Mount Screws before using the Bolt, or you may damage the cable. Allow 6" of sag in the middle of the Powerspan Cable per 20' of span. For example, 40' of span (2 x 20') requires 2 x 6" (12") of sag. Keeping it tighter may create higher tension than the cable can withstand. Do not exceed 450 lbs of tension. Use provided tensioning device if necessary. Maximum Span: 110' (33" sag). Maximum # of LED Modules per Run/Circuit: 40. Maximum Shade weight: 5lb.



Tree Strap & Buckle

(EX-TSB)

Tree Strap & Buckle Bracket for Exton Powerspan Cable mounting to a tree. 1500 lb. test, UV-resistant, water-resistant. Field-cuttable. 10' (3m) long; contact factory for alternative strap lengths longer than 10' in 1' increments. Available in Black (BLK) finish (only). Galvanized Stainless Steel buckle. **Tensioning Bracket shown is ordered separately.** Refer to Installation Instructions Sheet 23 and Exton Application Guide for details.

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E13**

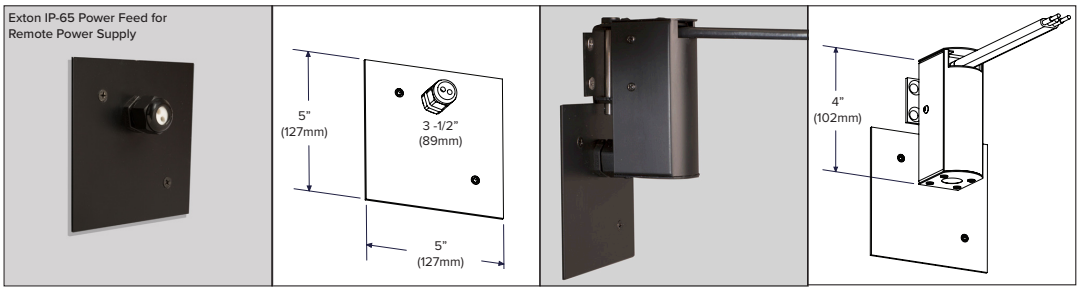
Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Module with Gem

Exton - Cable - Power Feed



Exton IP-65 Power Feed for Remote Power Supply

(EX-PF-BLK)

The IP-65 Power Feed will allow the Exton Power Cable to be feed into a building or Pole for connection to a Remote Power Supply. The Power Feed is not structural. It is for feeding wire (only) into a building, pole, etc. to make an electrical connection. It can not be used for tensioning. Field-paintable. Can mount to a building structure or pole. Available in Black (BLK) finish. Contact factory for custom colors. **Tensioning Bracket shown is ordered separately**. Remote Power Supply; refer to Specification Sheet 24 for options. Refer to Installation Instructions Sheet 23 and Exton Application Guide for details.

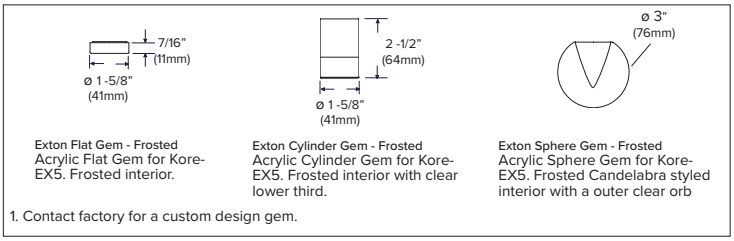
Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Exton Powerspan Cable System

Kore-EX5 IP65
Cable Mount Module with Gem

Exton - Kore-EX5 “Gem” Types



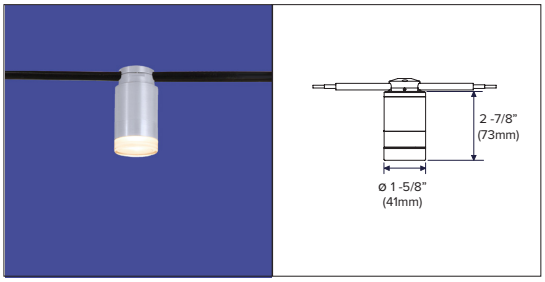
Exton Flat Gem - Frosted
Acrylic Flat Gem for Kore-EX5. Frosted interior.

Exton Cylinder Gem - Frosted
Acrylic Cylinder Gem for Kore-EX5. Frosted interior with clear lower third.

Exton Sphere Gem - Frosted
Acrylic Sphere Gem for Kore-EX5. Frosted Candelabra styled interior with a outer clear orb

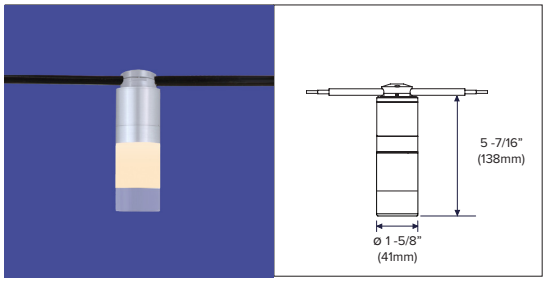
1. Contact factory for a custom design gem.

Exton - Monopoint - Kore-EX5 Module with Gem - Combinations



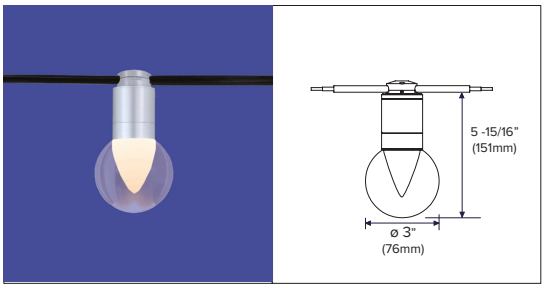
Kore-EX5 Module with Flat Gem, Cable Mount.
Aluminum or Black finish.

(EX5-K-C-FG-AL)
(EX5-K-C-FG-BLK)



Kore-EX5 Module with Frosted Cylinder Gem, Cable Mount.
Aluminum or Black finish.

(EX5-K-C-FCG-AL)
(EX5-K-C-FCG-BLK)



Kore-EX5 Module with Frosted Sphere Gem, Cable Mount.
Aluminum or Black finish.

(EX5-K-C-FSG-AL)
(EX5-K-C-FSG-BLK)

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Click on the linked images below to visit the Exton Gallery.



Kore-EX5 LED Module, Black finish,
Flat Gem, Cable Mount

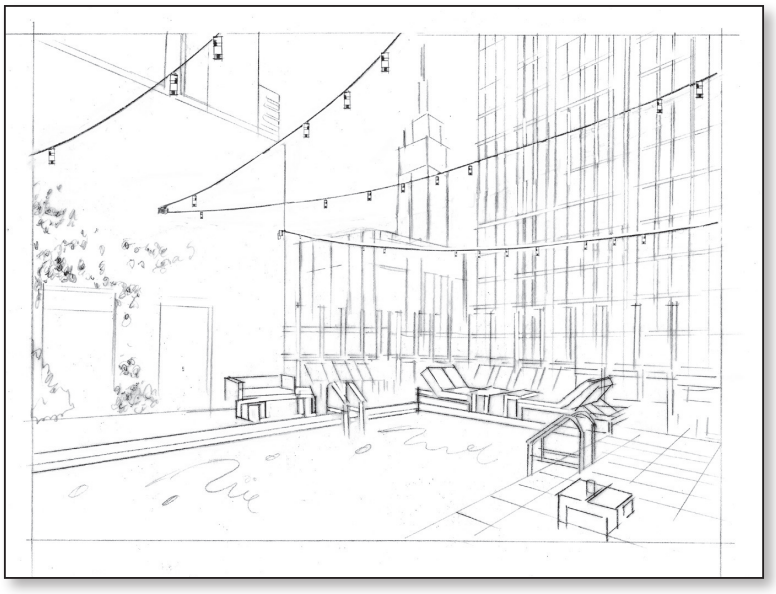


Kore-EX5 LED Module, Black finish,
Frosted Cylinder Gem, Cable Mount



Kore-EX5 LED Module, Black finish,
Frosted Sphere Gem, Cable Mount

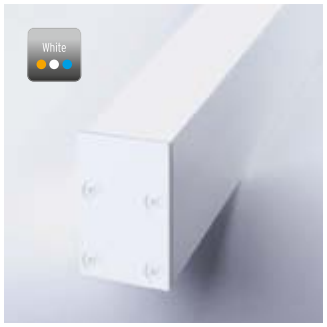
Tegan's Exton Application Guide features installation examples
with complete BOM! Click on the linked image below.



Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

XOOLIGHT Static White



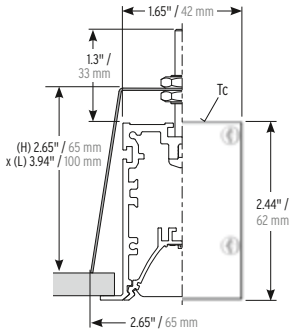
24 V, linear LED design luminaire in IP40 with 3 diffuser optics for soft light. Available as surface mounted, recessed or pendant luminaire. 2.56' black cable with open end on one side. Installation friendly and durable profile made from extruded aluminum (finish: anodized Al-Silver or white powder coated) with screwed aluminum end caps. Free scalable luminaire lengths. Japanese LED of the highest quality. "One Bin Only" within 3 MacAdam guarantees constant color temperature and highest light quality at a lifetime of > 50,000 hrs (L80/B10). Up to CRI 95. Engineered in Germany.

Project name

Fixture type | Phase

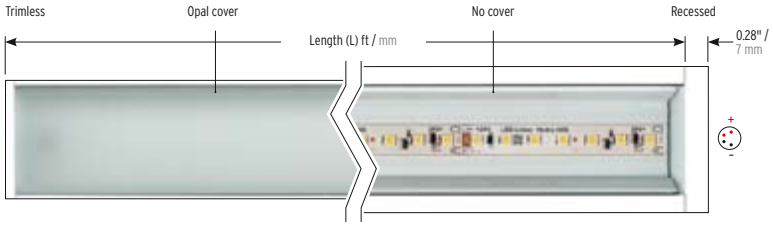
Specifier | Date

Dimensions & available lengths



Recessed | Trimless

View rotated by 90°



Finish: Anodized Al-Silver/White powder coated

Tc-point (Case temp.) on the rear side of the module

Fixture build to length (not field cutable):

L_{min}: 3.31"; L_{max}: 13.19' (HD25: 9.91'; HD36: 6.63'); in 2.46" increments
L_{min}: 84 mm; L_{max}: 4,021 mm (HD25: 3,021 mm; HD36: 2,021 mm); in 62.5 mm increments

Electrical & output data

Voltage	24 Volt (23 V_{min}, 25 V_{max})
Temperature[3]	Tc_{min} = -13°F / -25°C, Tc_{max} (Table below)
Storage temperature	Ts_{min} = -22°F / -30°C, Ts_{max} = 158°F / 70°C
Ambient temperature	Ta_{min} = -13°F / -25°C, Ta_{max} (Table below)
CRI	up to 95
R9	up to 65

XOOLIGHT™ HYDRA	HD6	HD10	HD15	HD25	HD36
Power (W/ft / W/m)[2]	1.8 / 6	3.1 / 10	4.6 / 15	7.6 / 25	11 / 36
Efficacy (lm / W)[2] @ W850	100	100	106	104	105
max. length (ft / m)	13.1 / 4	13.1 / 4	13.1 / 4	9.8 / 3	6.6 / 2
Temperature Tc-point (Tc_{max})[3]	131°F / 55°C	131°F / 55°C	131°F / 55°C	140°F / 60°C	158°F / 70°C
max. Ambient temperature (Ta_{max})	122°F / 50°C	122°F / 50°C	122°F / 50°C	113°F / 45°C	95°F / 35°C

			HD6	HD10	HD15	HD25	HD36
			low output → high output				
Color temperature			lumen/feet (lm/ft)[2] lumen/meter (lm/m)[2] @ clear cover[4]				
W820		2000 K	106 / 350	176 / 580	279 / 920	456 / 1500	670 / 2200
W822		2200 K	121 / 400	200 / 660	322 / 1060	523 / 1720	764 / 2510
W825		2500 K	136 / 450	228 / 750	368 / 1210	596 / 1960	874 / 2870
W827	W927	2700 K	121 / 400	203 / 670	389 / 1280	633 / 2080	926 / 3040
W830	W930	3000 K	124 / 410	209 / 690	414 / 1360	673 / 2210	984 / 3230
W835	W935	3500 K	127 / 420	215 / 710	435 / 1430	706 / 2320	1032 / 3390
W840	W940	4000 K	130 / 430	218 / 720	444 / 1460	721 / 2370	1054 / 3460
W850		5000 K	182 / 600	304 / 1000	484 / 1590	788 / 2590	1154 / 3790

ONE BIN ONLY

L80/B10 > 50.000 h — Lifetime

Wx27/ 339 — Photometric code

LM 79 — LM 79 compliant

LM 80 — LM 80 compliant

Protection against granular objects > 0.034" / 1 mm

[1] Without cover the IP protection level is reduced from IP40 to IP10.

[2] The given data are typical values. Due to tolerances of the production process and the electrical components, values for light output and electrical power can vary up to 10%.

[3] The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.

[4] Sample values. **! Note:** -40% luminous flux at opal and -25% with diffuse cover.

LED Linear™ GmbH

Safety and assembly information please see specification catalogue 2018/2019.

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E14**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Order code

Your order code	XOOLIGHT HYD	HD__	W_	__	_____	_	__	__	_	IP__
Order code example	XOOLIGHT HYD	HD25	W8	27	1271	A	CL	BS	T	IP40

LED tape
HYDRA HD6 ..... HD6
HYDRA HD10 ..... HD10
HYDRA HD15 ..... HD15
HYDRA HD25 ..... HD25
HYDRA HD36 ..... HD36

Color rendering
› 80 8
› 90 (only HD6, HD10) 9

Color temperature
2000 K 20
2200 K 22
2500 K 25
2700 K 27
3000 K 30
3500 K 35
4000 K 40
5000 K 50

Length
L_{min}: 3.31" (84 mm); L_{max}: 13.19' (4,021 mm); HD25: 9.91' (3,021 mm); HD36: 6.63' (2,021 mm); in 2.46" (62.5 mm) increments

Housing material
Anodized Al-Silver ..... A
White powder coated ..... W

Cover options (DIN 5040:A50)
Without cover X
Clear cover CL
Diffuse cover ..... DI
Opal cover* ..... OP

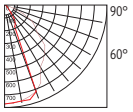
Cable feed
Back side, 6.56 ft. / 2 m ..... BS
Front side, 6.56 ft. / 2 m ..... FS

Trim
Trimless ..... T
Recessed ..... R

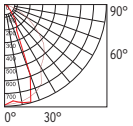
Ingress Protection
IP10 (without cover) IP10
IP40 ..... IP40

*Dot free

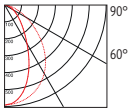
without cover[5]



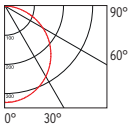
Clear cover[5]



Diffuse cover[5]



Opal cover[5]



[5] DIN 5040:A50

Please choose your accessories

required

Recommended driver	
☐ MEAN WELL HLG-100H-24A	

optional

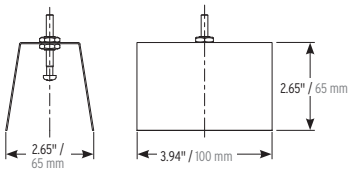
Recommended control	
☐ EldoLED LINEARdrive DC 180D	

! Note: Number of mounting accessories depending on the profile length.

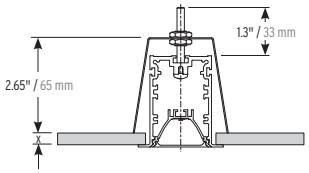
Pendant	Art.-#
☐ VarioPendant 4262	13000106

Mounting clip recessed	Art.-#
☐ VarioClamp Contour 4262R	13000080

VarioClamp



Mounting clip recessed



Length of profiles (ft / mm)	Number of mounting accessories
0.25 - 4 / 0 - 1,000	2
4 - 7 / 1,001 - 2,000	3
7 - 10 / 2,001 - 3,000	4
10 - 13 / 3,001 - 4,000	5

Safety and assembly information please see specification catalogue 2018/2019.

LED Linear™ GmbH

RUSHING

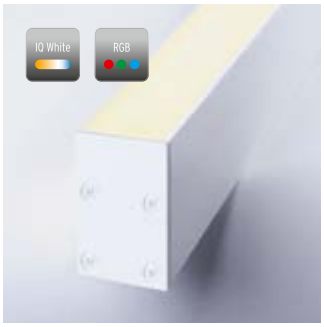
FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E14**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

XOOLIGHT Tunable White/RGB



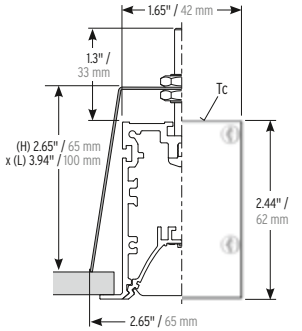
24 V, linear LED design luminaire in IP40 with 3 diffuser optics for soft light. Available as surface mounted, recessed or pendant luminaire. 2.56' black cable with open end on one side. Installation friendly and durable profile made from extruded aluminum (finish: anodized Al-Silver or white powder coated) with screwed aluminum end caps. Free scalable luminaire lengths. Japanese LED of the highest quality. Outstanding color consistency and light quality at a lifetime of > 50,000 hrs (L80/B10 at Tunable White) resp. 30,000 hrs (L80 at RGB). Up to CRI 85. Engineered in Germany.

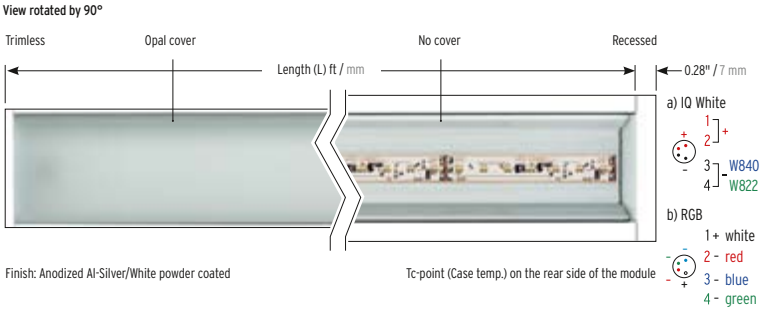
Project name

Fixture type | Phase

Specifier | Date

Dimensions & available lengths





Fixture build to length (not field cutable):

L_{min}: 3.31"; L_{max}: 13.19' (IQ W ATON HD42: 6.63'); in 2.46" increments
L_{min}: 84 mm; L_{max}: 4,021 mm (IQ W ATON HD42: 2,021 mm); in 62.5 mm increments

Electrical & output data

Voltage	24 Volt (23 V_{min}, 25 V_{max})
Temperature[3]	Tc_{min} = -13°F / -25°C, Tc_{max} (Table below)
Storage temperature	Ts_{min} = -22°F / -30°C, Ts_{max} = 185°F / 85°C
Ambient temperature	Ta_{min} = -13°F / -25°C, Ta_{max} (Table below)

	IQ White ATON HD12	IQ White ATON HD24	IQ White ATON HD42	RGB HD20
Power (W/ft / W/m)[2]	3.7 / 12	7.3 / 24	12.8 / 42	6.7 / 22
Efficacy (lm / W)[2]	12	63	63	37
max. serial run length (ft / m)	13.1 / 4	13.1 / 4	6.6 / 2	13.1 / 4
CRI	85	85	85	-
R9	20	20	20	-
Temperature Tc-point (Tc_{max})[2]	158°F / 70°C	158°F / 70°C	167°F / 75°C	131°F / 55°C
max. Ambient temperature (Ta_{max})	104°F / 40°C	104°F / 40°C	95°F / 35°C	104°F / 40°C

LED tape	Color temperature[2]	Color (λ_d)[2]	lumen/feet (lm/ft)[2] lumen/meter (lm/m)[2] @ clear cover[4]
IQ White ATON HD12	W822 (2200 K) - W840 (4000 K)[5]	-	229[5] / 750[5]
IQ White ATON HD24		-	470[5] / 1540[5]
IQ White ATON HD42		-	329[5] / 2720[5]
RGB HD20	-	622 (R)/532 (G)/466 (B)	247[5] / 811[5]

IQ White ONE BIN ONLY

LM 79 compliant

IQ White Lifetime: L80/B10 > 50.000 h

LM 80 compliant

RGB Lifetime: L80 30.000 h

Protection against granular objects > 0.034" / 1 mm

[1] Without cover the IP protection level is reduced from IP40 to IP10.

[2] The given data are typical values. Due to tolerances of the production process and the electrical components, values for light output and electrical power can vary up to 10%.

[3] The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.

[4] Sample values.
! Note: ~40% luminous flux at opal and ~25% with diffuse cover.

[5] When all single colors are at full power.

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E14**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

Order code

Your order code	XOOLIGHT	_____	_____	_	__	__	_	IP__
Order code example	XOOLIGHT	IQ W ATON HD42	1021	A	CL	BS	T	IP40

LED tape
IQ White ATON HD12 ..... IQ W ATON HD12
IQ White ATON HD24 ..... IQ W ATON HD24
IQ White ATON HD42 ..... IQ W ATON HD42
RGB HD20 ..... RGB HD20

Length
L_{min}: 3.31" (84 mm);
L_{max}: 13.19' (4,021 mm); IQ W ATON HD42: 6.63' (2,021 mm);
in 2.46" (62.5 mm) increments

Housing material
Anodized Al-Silver ..... A
White powder coated ..... W

Cover options (DIN 5040:A50)
Without cover X
Clear cover CL
Diffuse cover ..... DI
Opal cover ..... OP

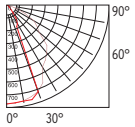
Cable feed
Back side, 6.56' / 2 m ..... BS
Front side, 6.56' / 2 m ..... FS

Trim
Trimless ..... T
Recessed ..... R

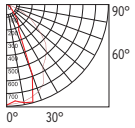
Ingress Protection
IP10 (without cover) IP10
IP40 ..... IP40

*Dot free

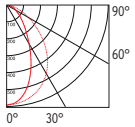
Without cover[5]



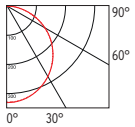
Clear cover[5]



Diffuse cover[5]



Opal cover[5]



[5] DIN 5040:A50

Please choose your accessories

required

Recommended driver	
☐ MEAN WELL HLG-100H-24A	

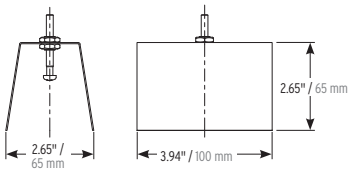
optional

Recommended control	
☐ EldoLED LINEARdrive DC 180D	

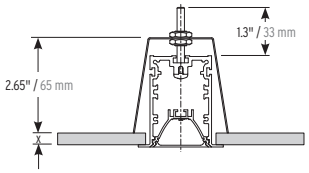
Pendant	Art.-#	
☐ VarioPendant 4262	13000106	

Mounting clip recessed	Art.-#	
☐ VarioClamp Contour 4262R	13000080	

VarioClamp



Mounting clip recessed



Length of profiles (ft / mm)	Number of mounting accessories
0.25 - 4 / 0 - 1,000	2
4 - 7 / 1,001 - 2,000	3
7 - 10 / 2,001 - 3,000	4
10 - 13 / 3,001 - 4,000	5

Safety and assembly information please see specification catalogue 2018/2019.

LED Linear™ GmbH

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E14**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

XOOLIGHT

LED LINEAR lighting solutions

Drivers

Item		Specifications	Downloads
LED LINEAR Non-Dimmable Drivers		• UL 8750 Listed Enclosure - With Built-In Junction Boxes • Universal Input Voltage 120V - 277V • IP65 - For Both Indoor and Outdoor Use • No Minimum Load Requirement • 24V Constant Voltage Output, Class 2 • Available in three wattages 30W, 60W and 96W • Max. Dimensions: 12-1/8" x 2-3/8" x 1-3/8"	30 W SPEC SHEET 60 W SPEC SHEET 96 W SPEC SHEET INSTALLATION INSTRUCTIONS
LED LINEAR 0-10V Dimmable Drivers		• UL 8750 Listed Enclosure - With Built-In Junction Boxes • 0-10V Dimmable - Flicker Free Down to 1% • Universal Input Voltage 120V - 277V • IP65 - For Both Indoor and Outdoor Use • 24V Constant Voltage Output, Class 2, Class P • Available in three wattages 30W, 60W and 96W • Max. Dimensions: 12-1/8" x 2-3/8" x 1-3/8"	30 W SPEC SHEET 60 W SPEC SHEET 96 W SPEC SHEET INSTALLATION INSTRUCTIONS
LED LINEAR ELV/Triac Dimmable Drivers		• UL 8750 Listed Class 2 Enclosure • 24V constant voltage output • Compact size yet high efficiency and performance in dry and damp environments (IP67) • Multiple Inputs: 120V or 277V • Fully dimmable: ELV Dimmers - Reverse or Adaptive Phase Control, Trailing Edge • Available in two wattages 48W and 96W • Multiple Circuits are available up to 4 units (up to 384W)	48 W SPEC SHEET 96 W SPEC SHEET INSTALLATION INSTRUCTIONS
MEAN WELL PWM Dimmable Drivers		• Universal AC input / Full range (up to 305VAC) • Constant voltage PWM style output • Built-in 3 in 1 dimming function (0~10Vdc or PWM signal or resistance) • Dimming range : 0~100% • Class 2 power unit • Suitable for dry / damp / wet locations • UL Recognized component, 5 years warranty	40 W SPEC SHEET 60 W SPEC SHEET 90 W SPEC SHEET INSTALLATION INSTRUCTIONS
LUTRON Dimmable Drivers		• UL Listed Enclosure • Dimming Range: 100% to 1% and 0.1% (Premiere) • LED lighting turns on to any dimmed level without flashing to full brightness • Operating Voltage: 120V~ to 277V~ at 50/60 Hz • Rated lifetime of 50,000 hours at 40°C (104°F) ambient temperature and maximum loading • For rated warranty, ambient temperature not to exceed 40°C (104°F) • Open-circuit protected output	HI-LUME SPEC SHEET HI-LUME PREMIERE SPEC SHEET INSTALLATION INSTRUCTIONS
eldoLED DALI/DMX Dimmable Drivers		• Available in linear or rectangular format • 100W, DMX/DALI interface • 4 control channels • 24V constant voltage, 4 x 24V outputs • Metal or plastic case options	100 W SPEC SHEET INSTALLATION INSTRUCTIONS

Controllers

Item		Specifications	Downloads
eldoLED Controllers	 	**180/D** DMX Controller for RGB and Tunable White Applications **210/D** Dali Contoller for Static White, RGB and Tunable White Aplications **211/D-LG** 0-10V Logarithmic Dimming Controller **211/D-LN** 0-10V Linear Dimming Controller **212/D** DMX Controller for Static White and Static Color Applications **DimWheel** DMX Wall Controller for RGB and Tunable White Applications	180/D SPEC SHEET 210/D SPEC SHEET 211/D-LG SPEC SHEET 211/D-LN SPEC SHEET 212/D SPEC SHEET DIM WHEEL SPEC SHEET

Click for more information

PRODUCT BROCHURE | INSTALLATION | IES FILES | DRIVERS & CONTROLS

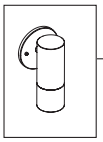
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E14**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



BIGGL SOLID STATE LIGHTING

12-27W LED

THE POWER OF X

CATSKILL™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

CK	LED							
Example: CK	- LED	- x58	- FL	- SAP	- 12	- 11	- A	

Configure Driver Housing Separately
Driver Housing Required

REMOTE DRIVER HOUSINGS:
- **PM2RM** - Universal Power Module 2 Remote
- **PM2DRM** - Universal Power Module 2 Dual Remote
- **RM** - Remote Wall Mount
- **DRM** - Dual Remote Wall Mount

Series
- **CK** - Catskill Series™

Source
- **LED** - **'X'** Module with Cold Phosphor Technology

LED Type

x58 - 12WLED/2.7K	**x61** - 20WLED/2.7K	**x64** - 27WLED/2.7K
x59 - 12WLED/3K	**x62** - 20WLED/3K	**x65** - 27WLED/3K
x60 - 12WLED/4K	**x63** - 20WLED/4K	**x66** - 27WLED/4K

Optics
- **SP** - Spot (15°)
- **FL** - Flood (35°)
- **WFL** - Wide Flood (60°)

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **9** - Clear (Standard)
- **10** - Spread Lens*
- **12** - Soft Focus Lens*
- **13** - Rectilinear Lens*

Shielding
- **11** - Honeycomb Baffle*

**Accommodates up to 2 Lens/Shielding media*

Cap Style
- **A** - 45°
- **B** - 90°
- **C** - Flush
- **D** - 45° less Weep Hole *(Interior Use Only)*
- **E** - 90° less Weep Hole *(Interior Use Only)*

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
11-7-17	SUB001114

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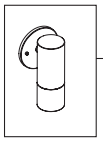
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



BKSSL SOLID STATE LIGHTING
12-27W LED

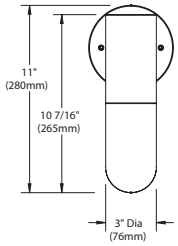
THE POWER OF X

CATSKILL™

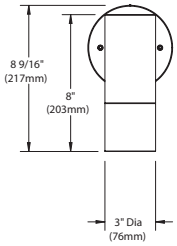
PROJECT:	
TYPE:	

FRONT VIEW

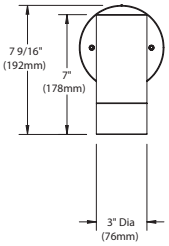
"A/D" CAP



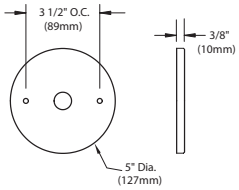
"B/E" CAP



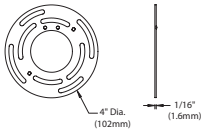
"C" CAP



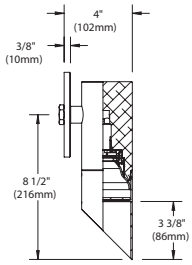
CANOPY DETAIL

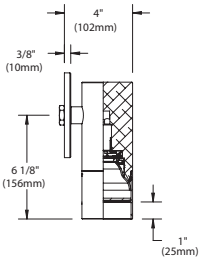


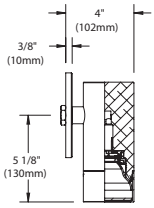
UNIVERSAL RING



SIDE VIEW

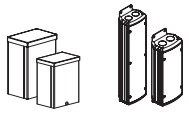






Accessories *(Configure separately)*

Remote Driver Housing:



RM & DRM PM2DRM & PM2RM

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

Cap
Fully machined. Accommodates [2] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL®
Integrated solid state system with 'X' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Remote Driver
For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Installation
5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others). Suitable for uplight or downlight installation.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. Canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.

c UL us LISTED RoHS MADE IN THE USA

B-K LIGHTING
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www.bklighting.com • info@bklighting.com

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11-7-17	SUB001114

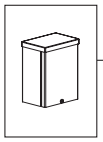
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



BIGGSL SOLID STATE LIGHTING

Constant Current Driver

THE POWER OF X

NEMA 3R Remote Driver Housing

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

RM			MT

Example RM - D12INC - SAP - MT

Remote Driver Housing

RM - NEMA 3R Remote Driver Housing
(Specify Fixture Separately)

Driver Type

For use with Incandescent Dimmer. 120V only for Dimming:

D12INC - 12W Dimming Driver
D20INC - 20W Dimming Driver
D27INC - 27W Dimming Driver

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Input Voltage

MT - 120-277 VAC Input

⚠ REMOTE WIRING

LED Driver
Remote driver installations require inter-connected wiring between the LED and driver (by others). Drivers have specific wiring requirements between these components. Driver manufacturers regularly recommend the following wiring details for such installations:

- Do not exceed 50 foot overall wiring distance using 12 gauge copper wire.

Failure to comply with specific wiring requirements will void product warranty.

DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D27INC	100-277	50/60	YES	>0.90	≤20%	-30°C to 60°C (-22°F to 140°F)	Incandescent	10-100%	<10A

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED 06-30-2017

DRAWING NUMBER SUB-2590-00

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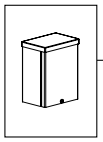
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



BIGGL SOLID STATE LIGHTING

Constant Current Driver

THE POWER OF X

NEMA 3R Remote Driver Housing

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

RM			MT

Example RM - D12INC - SAP - MT

Remote Driver Housing

RM - NEMA 3R Remote Driver Housing
(Specify Fixture Separately)

Driver Type

For use with Incandescent Dimmer. 120V only for Dimming:

D12INC - 12W Dimming Driver
D20INC - 20W Dimming Driver
D27INC - 27W Dimming Driver

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Input Voltage

MT - 120-277 VAC Input

⚠ REMOTE WIRING

LED Driver
Remote driver installations require inter-connected wiring between the LED and driver (by others). Drivers have specific wiring requirements between these components. Driver manufacturers regularly recommend the following wiring details for such installations:

- Do not exceed 50 foot overall wiring distance using 12 gauge copper wire.

Failure to comply with specific wiring requirements will void product warranty.

DRIVER ELECTRICAL DATA

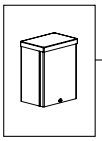
TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D27INC	120-277	50/60	YES	>0.90	<20%	-30°C to 70°C (-22°F to 158°F)	0-10,Incandescent/ELV(120 only)	10-100%	6A

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 03-27-19	DRAWING NUMBER SUB-2590-00

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Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



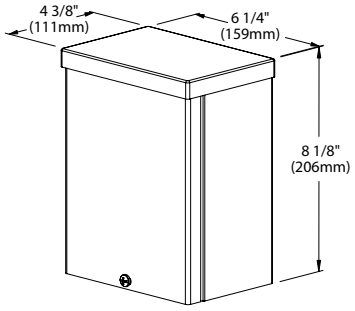
THE POWER OF

NEMA 3R Remote Driver Housing

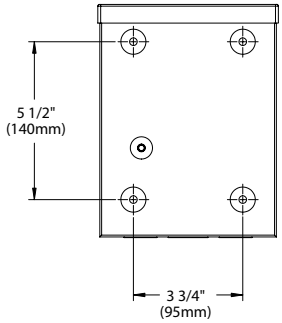
Constant Current Driver

PROJECT:	
TYPE:	

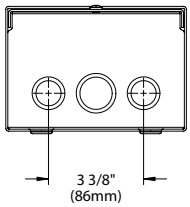
SIDE VIEW



BACK VIEW



END VIEW



SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Installation
Nema 3R, surface mount design. For use with remote fixture (specified separately).

Housing
Steel construction with screw cover. Front access for ease of installation and inspection. [2] bottom entry, 3/4" conduit knockouts.

Wiring / Connectors
Teflon® coated wire, 18 gauge, 600V, 250°C rated and certified to UL1659 standard. Pre-wired and labeled terminal strip.

Driver (12-27W)
For use with 700mA (D12, D20, D27), Class A, constant current drivers. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, 6A in-rush current, 0.25A input current, <20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Dimming driver for use with standard incandescent dimmers. 10-100% range.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Listings
NEMA 3R Enclosure. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Made in USA.

®Teflon is a registered trademark of DuPont Corporation.

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 03-27-19	DRAWING NUMBER SUB-2590-00

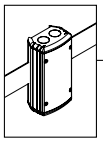
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



UNIVERSAL POWER MODULE
UPM
BKSSL SOLID STATE LIGHTING
Constant Current Driver

THE POWER OF

PM2RM TREE STRAP™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

PM2RM				MT	
Example	**PM2RM** - **TSC-20** - **D12INC** - **BZP** - **MT** - **SC-MB**				

Series
PM2RM - Universal Power Module™ 2 Remote

Mounting
TSC - Length - Tree Strap™ (Specify Adjustable Strap Length)
3" Adjustable Strap with Safety Cable - Standard

Driver Type *(Driver Wattage must match Fixture Wattage)*
For use with Incandescent Dimmer. 120V only for Dimming:
D12INC - 12W Dimming Driver
D20INC - 20W Dimming Driver
D27INC - 27W Dimming Driver

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Input Voltage
MT - 120-277 VAC Input

Options
SC - Safety Cable. For use with Tree Strap™ (TS) mount. Cable length to match strap length.
MB - Mounting Brackets

⚠ REMOTE WIRING

LED Driver
Remote driver installations require inter-connected wiring between the LED and driver (by others). Drivers have specific wiring requirements between these components. Driver manufacturers regularly recommend the following wiring details for such installations:

- Do not exceed 50 foot overall wiring distance using 12 gauge copper wire.

Failure to comply with specific wiring requirements will void product warranty.

DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D27INC	120-277	50/60	YES	>0.90	<20%	-30°C to 70°C (-22°F to 158°F)	0-10,Incandescent/ELV(120 only)	10-100%	6A

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE 03-27-2019
DRAWING NUMBER SUB-2598-00

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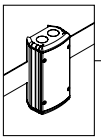
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



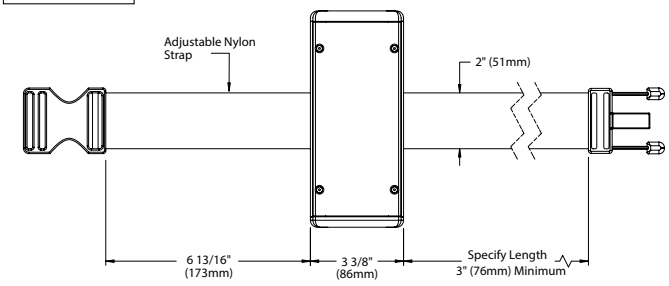
UNIVERSAL POWER MODULE
UPM
BKGSL SOLID STATE LIGHTING
Constant Current Driver

THE POWER OF

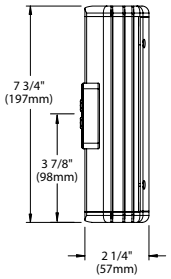
PM2RM TREE STRAP™

PROJECT:	
TYPE:	

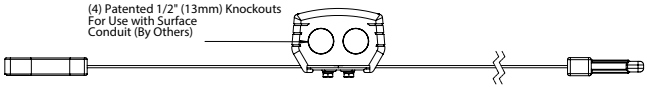
FRONT VIEW



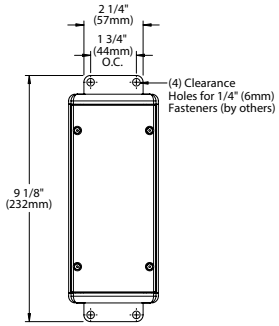
SIDE VIEW



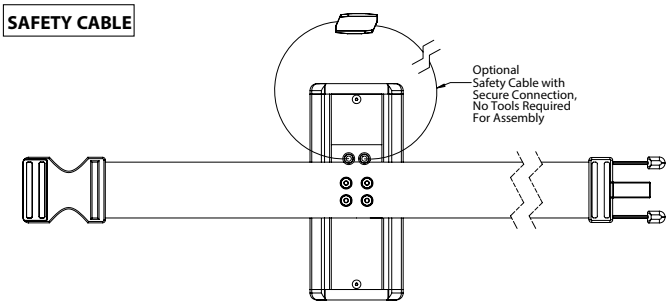
END VIEW



OPTIONAL MOUNTING BRACKET



SAFETY CABLE



SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Tree Installation
Tree Strap™ mounting system facilitates non-invasive installation. Adjustable nylon strap is mold and mildew resistant and will not hinder tree growth. Optional stainless steel safety cable maintains UPM mounting when nylon strap is disengaged.

Housing
Copper free, aluminum extrusion with die cast end caps. Surface mounted with flow through back channel to prevent water and debris collection. Machined aluminum cover with countersunk holes for flush hardware installation. Tamper-resistant, captive, black oxide stainless steel mounting screws. Front access for ease of installation and inspection. [2] 1/2" NPT female conduit entries per end cap for through wiring.

Installation Tether
Stainless steel cable with integral loop allows cover to temporarily suspend from housing during installation to simplify wire connection and component attachment.

Patented Knockouts
[4] 1/2" NPT, machined aluminum knockouts. High temperature, silicone 'O' Ring for water-tight seal. Patented design allows knockout to be reinserted without compromising seal integrity.

Driver (12-27W)
For use with 700mA (D12, D20, D27), Class A, constant current drivers. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, 6A in-rush current, 0.25A input current, <20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Driver wattage must match Fixture wattage. Dimming driver for use with standard incandescent dimmers. 10-100% range.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Listings
NEMA 4X / IP-66 Rated Enclosure. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Made in USA.

c UL us LISTED RoHS MADE IN THE USA

B-K LIGHTING
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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
03-27-2019	SUB-2598-00

UPM's Patented knockouts are covered by U.S. Patent No. 6,940,012 B2

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY

UNIVERSAL POWER MODULE
UPM
BIGGL SOLID STATE LIGHTING
Constant Current Driver

THE POWER OF

PM2RM SURFACE MOUNT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

PM2RM	SM			MT

Example PM2RM - SM - D12INC - BZP - MT

Series
PM2RM - Universal Power Module™ 2 Remote

Mounting
SM - Surface Mount (requires side conduit entry)

Driver Type *(Driver Wattage must match Fixture Wattage)*
For use with Incandescent Dimmer. 120V only for Dimming:
D12INC - 12W Dimming Driver
D20INC - 20W Dimming Driver
D27INC - 27W Dimming Driver

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Input Voltage
MT - 120-277 VAC Input

⚠ REMOTE WIRING

LED Driver
Remote driver installations require inter-connected wiring between the LED and driver (by others). Drivers have specific wiring requirements between these components. Driver manufacturers regularly recommend the following wiring details for such installations:

- Do not exceed 50 foot overall wiring distance using 12 gauge copper wire.

Failure to comply with specific wiring requirements will void product warranty.

DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D27INC	120-277	50/60	YES	>0.90	<20%	-30°C to 70°C (-22°F to 158°F)	0-10,Incandescent/ELV(120 only)	10-100%	6A

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SUBMITTAL DATE 03-27-2019
DRAWING NUMBER SUB-2600-00

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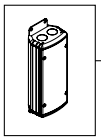
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



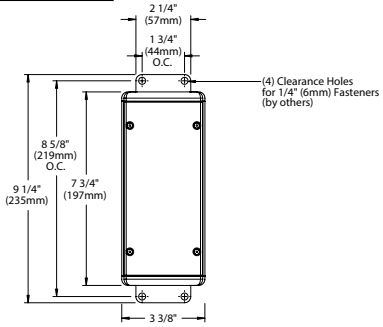
UNIVERSAL POWER MODULE
UPM
BKSSL SOLID STATE LIGHTING
Constant Current Driver

THE POWER OF

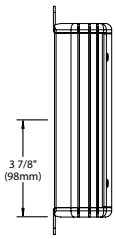
PM2RM SURFACE MOUNT

PROJECT:	
TYPE:	

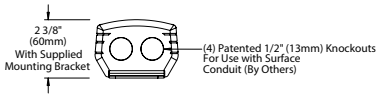
TOP VIEW



SIDE VIEW



END VIEW



SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Surface Mount
For use with side entry, surface conduits. Stainless steel mounting brackets provide for direct anchor to architectural surfaces in any orientation.

Housing
Copper free, aluminum extrusion with die cast end caps. Surface mounted with flow through back channel to prevent water and debris collection. Machined aluminum cover with countersunk holes for flush hardware installation. Tamper-resistant, captive, black oxide stainless steel mounting screws. Front access for ease of installation and inspection. [2] 1/2" NPT female conduit entries per end cap for through wiring.

Installation Tether
Stainless steel cable with integral loop allows cover to temporarily suspend from housing during installation to simplify wire connection and component attachment.

Patented Knockouts
[4] 1/2" NPT, machined aluminum knockouts. High temperature, silicone 'O' Ring for water-tight seal. Patented design allows knockout to be reinserted without compromising seal integrity.

Driver (12-27W)
For use with 700mA (D12, D20, D27), Class A, constant current drivers. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, 6A in-rush current, 0.25A input current, <20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Driver wattage must match Fixture wattage.

Dimming driver for use with standard incandescent dimmers. 10-100% range.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Listings
NEMA 4X / IP-66 Rated Enclosure. UL Listed . Certified to CAN/CSA/ANSI Standards. RoHs compliant.
Made in USA.

c UL us LISTED RoHS MADE IN USA

B-K LIGHTING
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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
03-27-2019	SUB-2600-00

UPM's Patented knockouts are covered by U.S. Patent No. 6,940,012 B2

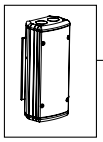
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



UNIVERSAL POWER MODULE UPM
BIGGL SOLID STATE LIGHTING
Constant Current Driver

THE POWER OF

PM2RM JUNCTION BOX (CAMLOCK™)

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

PM2RM				MT	
Example	**PM2RM** - **CT** - **D27INC** - **BZP** - **MT** - **MB**				

Series
- **PM2RM** - Universal Power Module™ 2 Remote

Mounting
- **CT** - Rectangular CamLock™
- **CR** - Round CamLock™

Driver Type *(Driver Wattage must match Fixture Wattage)*

For use with Incandescent Dimmer. 120V only for Dimming:
- **D12INC** - 12W Dimming Driver
- **D20INC** - 20W Dimming Driver
- **D27INC** - 27W Dimming Driver

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP Antique Brass Powder	**CMG** Cascade Mountain Granite	**RMG** Rocky Mountain Granite
AMG Aleutian Mountain Granite	**CRI** Cracked Ice	**SDS** Sonoran Desert Sandstone
AQW Antique White	**CRM** Cream	**SMG** Sierra Mountain Granite
BCM Black Chrome	**HUG** Hunter Green	**TXF** Textured Forest
BGE Beige	**MDS** Mojave Desert Sandstone	**WCP** Weathered Copper
BPP Brown Patina Powder	**NBP** Natural Brass Powder	**WIR** Weathered Iron
CAP Clear Anodized Powder	**OCP** Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*

Input Voltage
- **MT** - 120-277 VAC Input

Options
- **MB** - Mounting Brackets

⚠ REMOTE WIRING

LED Driver
Remote driver installations require inter-connected wiring between the LED and driver (by others). Drivers have specific wiring requirements between these components. Driver manufacturers regularly recommend the following wiring details for such installations:

- Do not exceed 50 foot overall wiring distance using 12 gauge copper wire.

Failure to comply with specific wiring requirements will void product warranty.

DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D27INC	120-277	50/60	YES	>0.90	<20%	-30°C to 70°C (-22°F to 158°F)	0-10,Incandescent/ELV(120 only)	10-100%	6A

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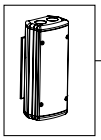
RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.

LUMINAIRE TYPE INCLUDED
FOR REFERENCE ONLY



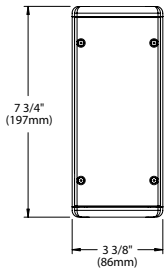
UNIVERSAL POWER MODULE
UPM
THE POWER OF
BIGGL SOLID STATE LIGHTING

Constant Current Driver

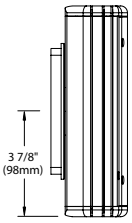
PM2RM JUNCTION BOX (CAMLOCK™)

PROJECT:	
TYPE:	

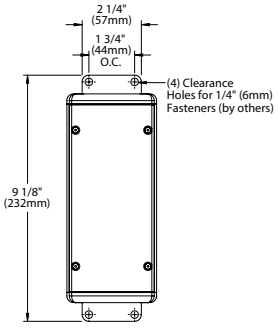
FRONT VIEW



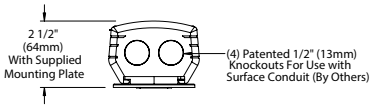
SIDE VIEW



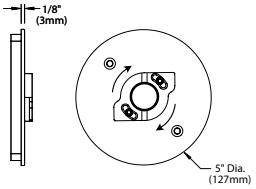
OPTIONAL MOUNTING BRACKET



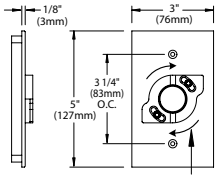
END VIEW



ROUND CAMLOCK™ CANOPY



RECTANGULAR CAMLOCK™ CANOPY



SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Round CamLock™ Canopy
(Recessed Junction Box)
5" diameter, machined aluminum construction. Includes stainless steel universal mounting ring for use with 4" octagonal junction box. [2] tamper-resistant, black oxide stainless steel mounting screws. 1/8" thick HT-805A silicone foam gasket for water-tight seal. Integral CamLock™ provides additional 30° adjustment for precision alignment of UPM regardless of junction box orientation. Integral wiper seal maintains water-tight integrity between UPM and junction box. Optional stainless steel mounting brackets may be specified to provide additional anchor to architectural surface.

Rectangular CamLock™ Canopy
(Recessed Junction Box)
Machined aluminum, 3" x 5" rectangular canopy for use with single gang junction box. [2] tamper resistant, black oxide stainless steel mounting screws. 1/8" thick HT-805A silicone foam gasket for water-tight seal. Integral CamLock™ provides additional 30° adjustment for precision alignment of UPM regardless of junction box orientation. Integral wiper seal maintains water-tight integrity between UPM and junction box. Optional stainless steel mounting brackets may be specified to provide additional anchor to architectural surface.

Housing
Copper free, aluminum extrusion with die cast end caps. Surface mounted with flow through back channel to prevent water and debris collection. Machined aluminum cover with countersunk holes for flush hardware installation. Tamper-resistant, captive, black oxide stainless steel mounting screws. Front access for ease of installation and inspection. [2] 1/2" NPT female conduit entries per end cap for through wiring.

Installation Tether
Stainless steel cable with integral loop allows cover to temporarily suspend from housing during installation to simplify wire connection and component attachment.

Patented Knockouts
[4] 1/2" NPT, machined aluminum knockouts. High temperature, silicone 'O' Ring for water-tight seal. Patented design allows knockout to be reinserted without compromising seal integrity.

Driver (12-27W)
For use with 700mA (D12, D20, D27), Class A, constant current drivers. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, 6A in-rush current, 0.25A input current, <20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Driver wattage must match Fixture wattage.

Dimming driver for use with standard incandescent dimmers. 10-100% range.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Listings
NEMA 4X / IP-66 Rated Enclosure. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant.
Made in USA.

RoHS

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 04-10-2018	DRAWING NUMBER SUB-2602-00

UPM's Patented knockouts are covered by U.S. Patent No. 6,940,012 B2

RUSHING

FIXTURE CUT SHEETS

1120 John
Seattle, WA
Fixture Type: **E17**

Note: This Fixture Cut is for information only. Refer to Specs for all part numbers, lamps, finishes, etc.