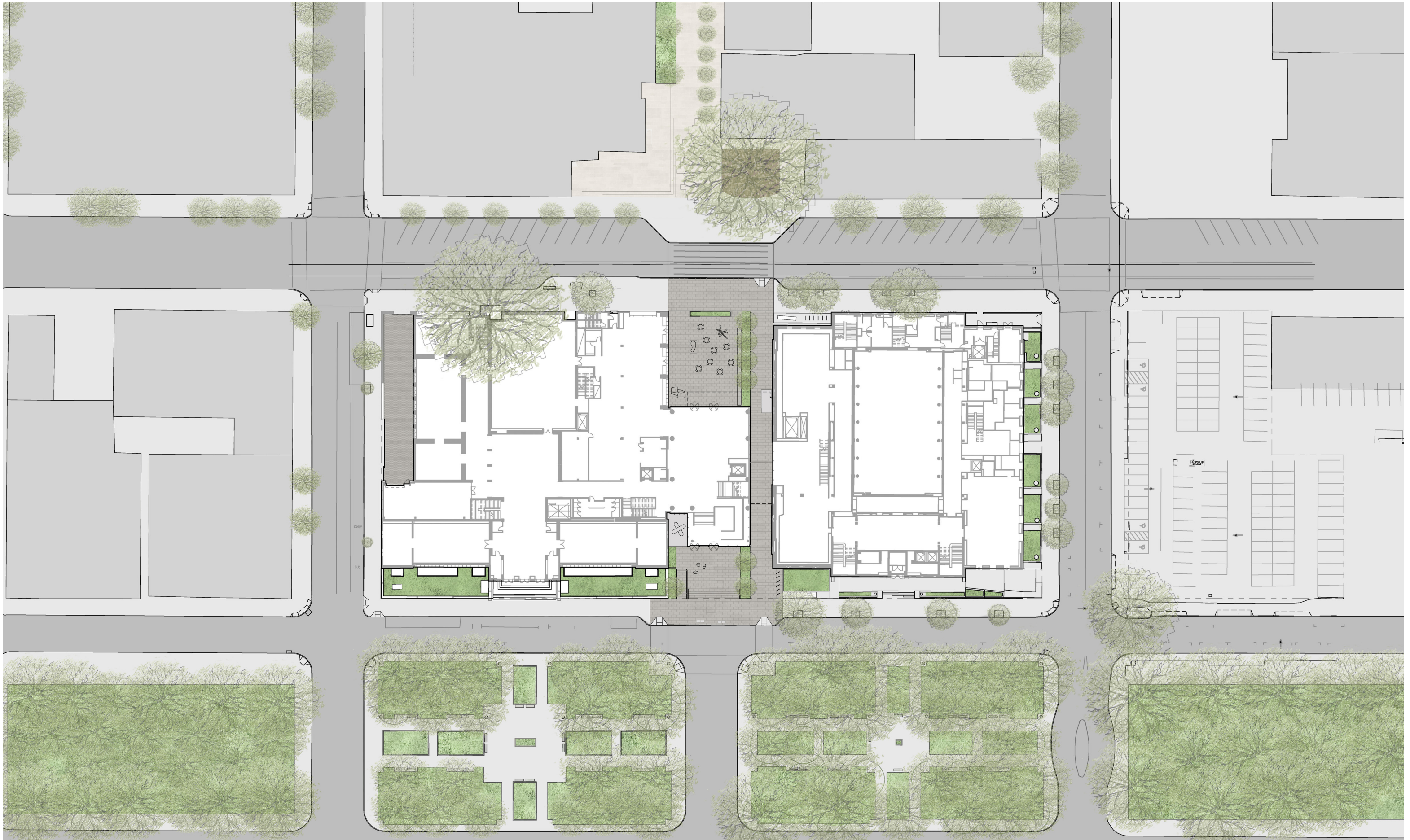


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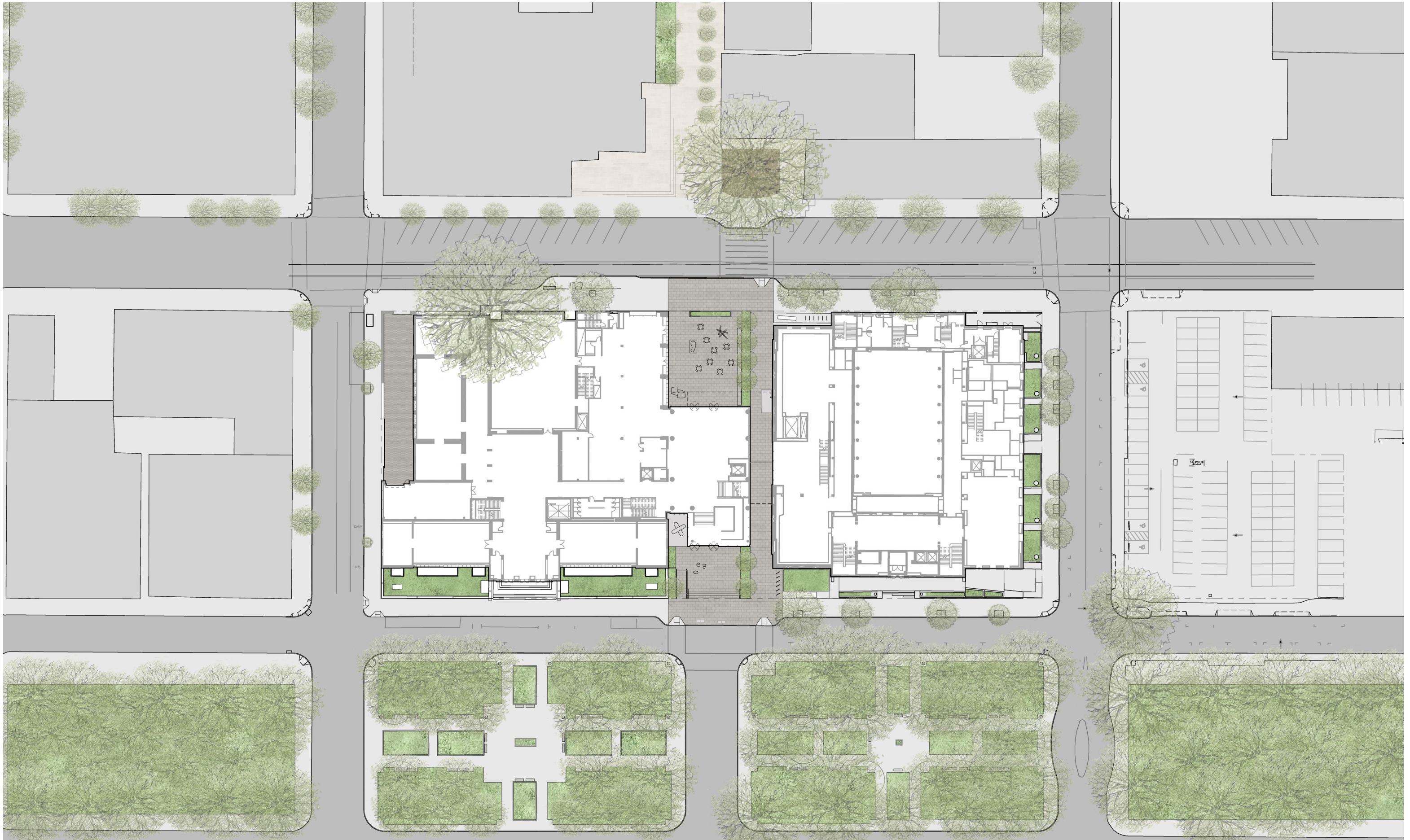




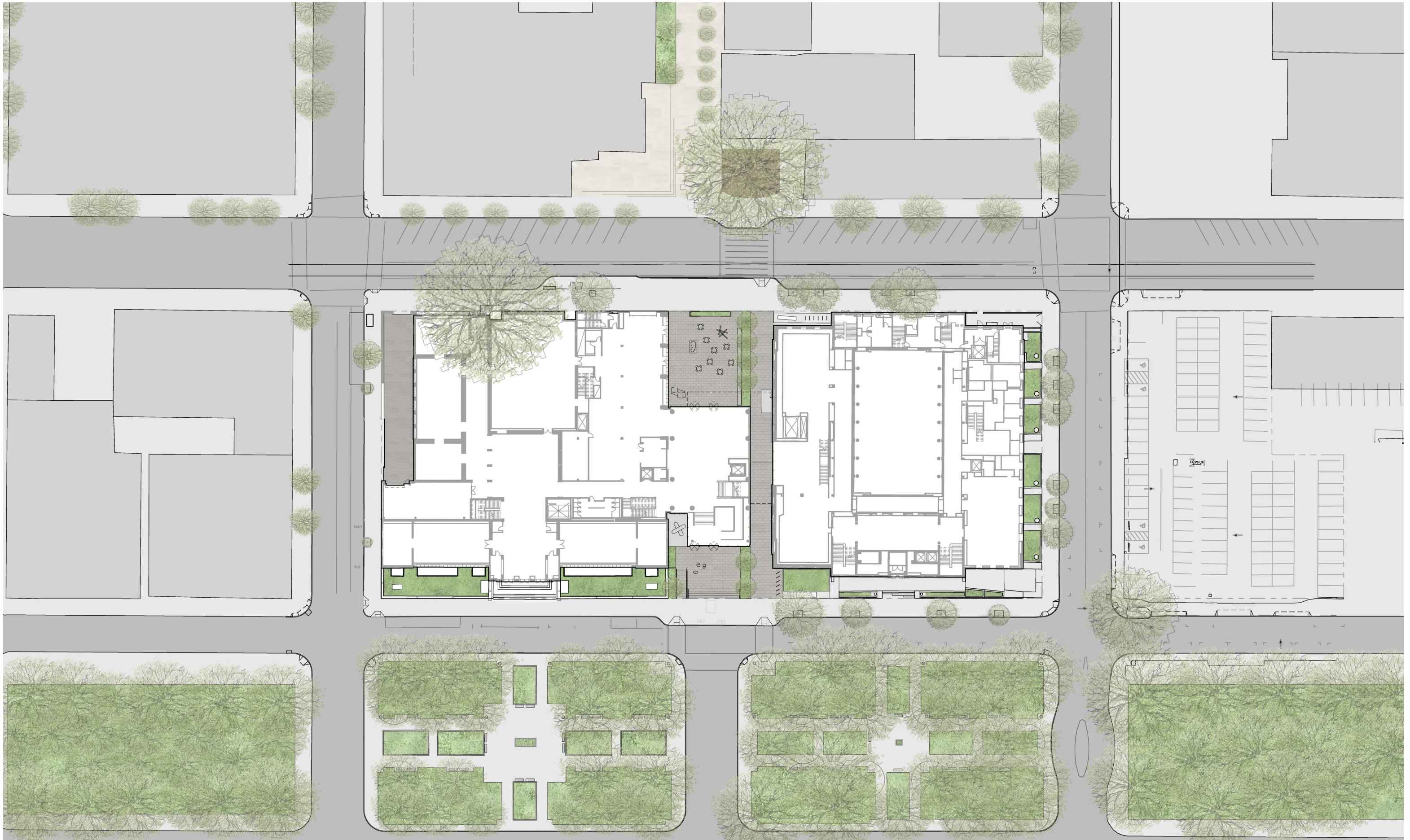




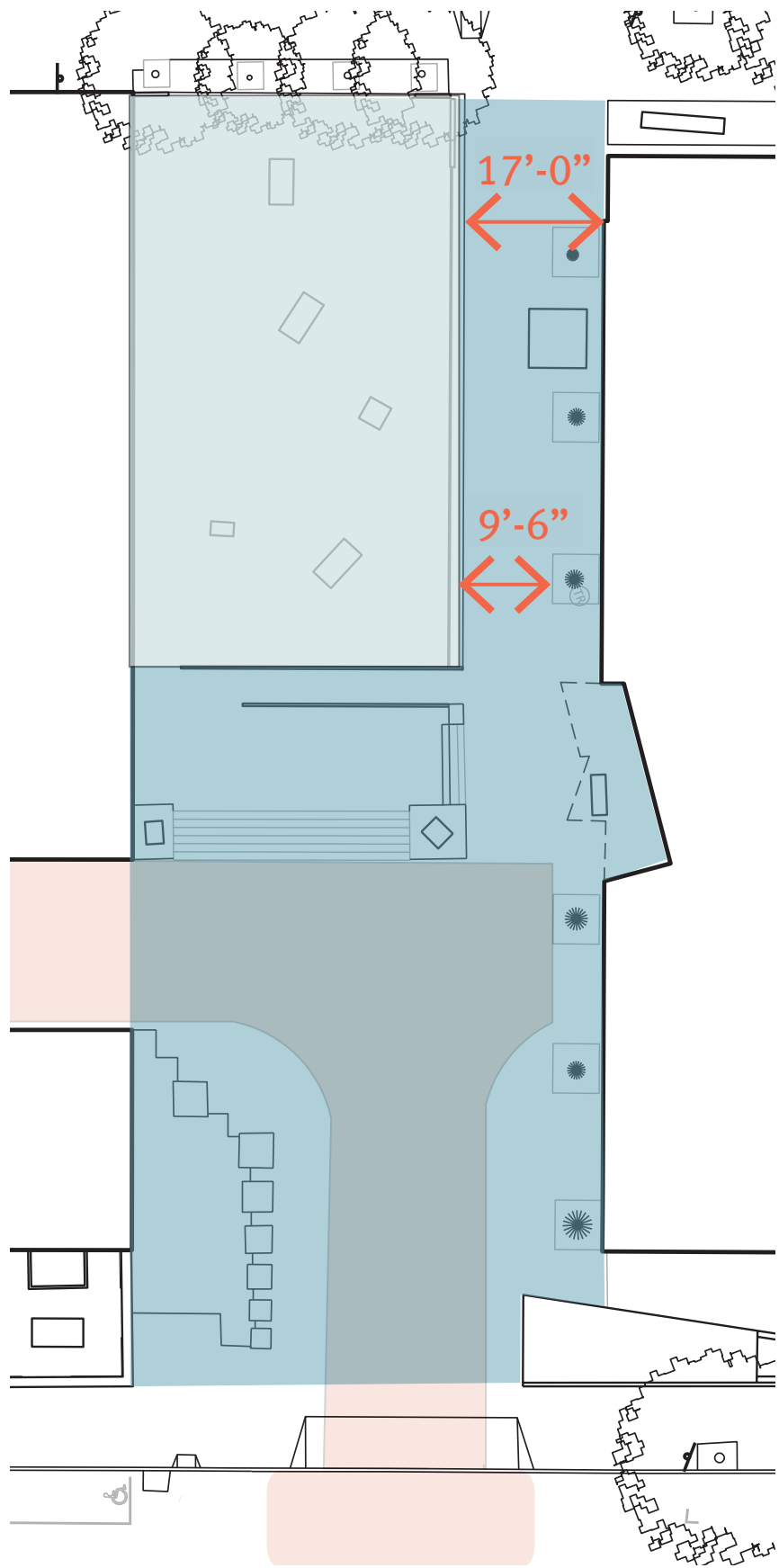




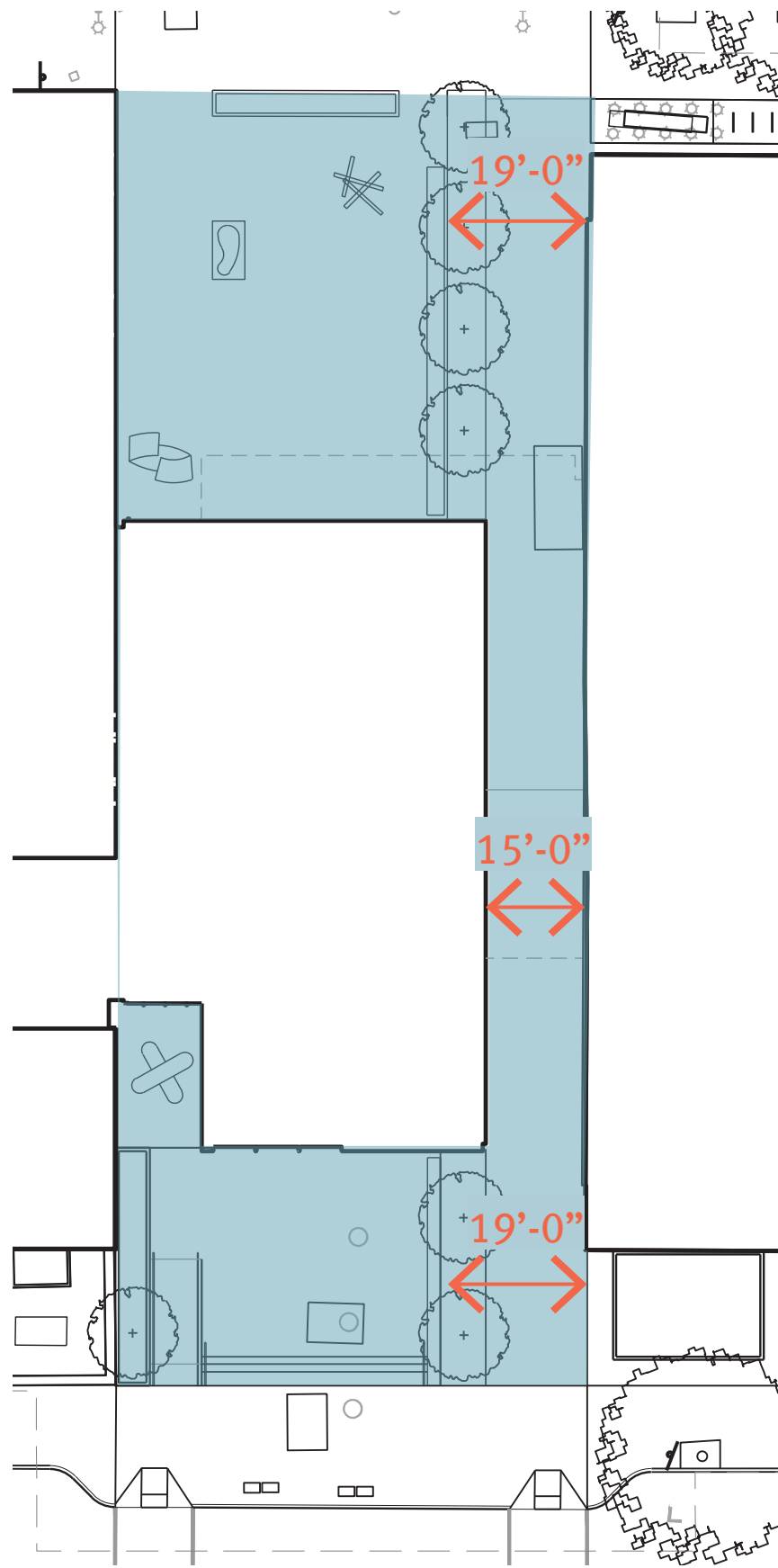








**EXISTING CONDITION**  
 9,000 SF USEABLE PUBLIC SPACE  
 5,000 SF SEMI-PUBLIC SPACE



**PROPOSED CONDITION**  
 8,800 SF USEABLE PUBLIC SPACE  
 5,200 SF SEMI-PUBLIC SPACE



**EXISTING CONDITION**









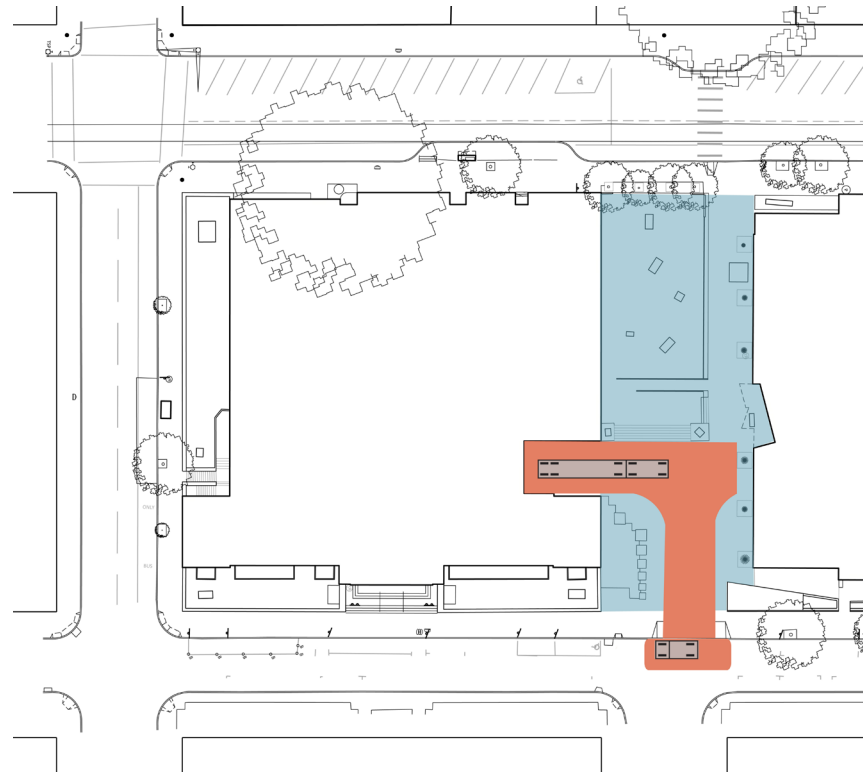




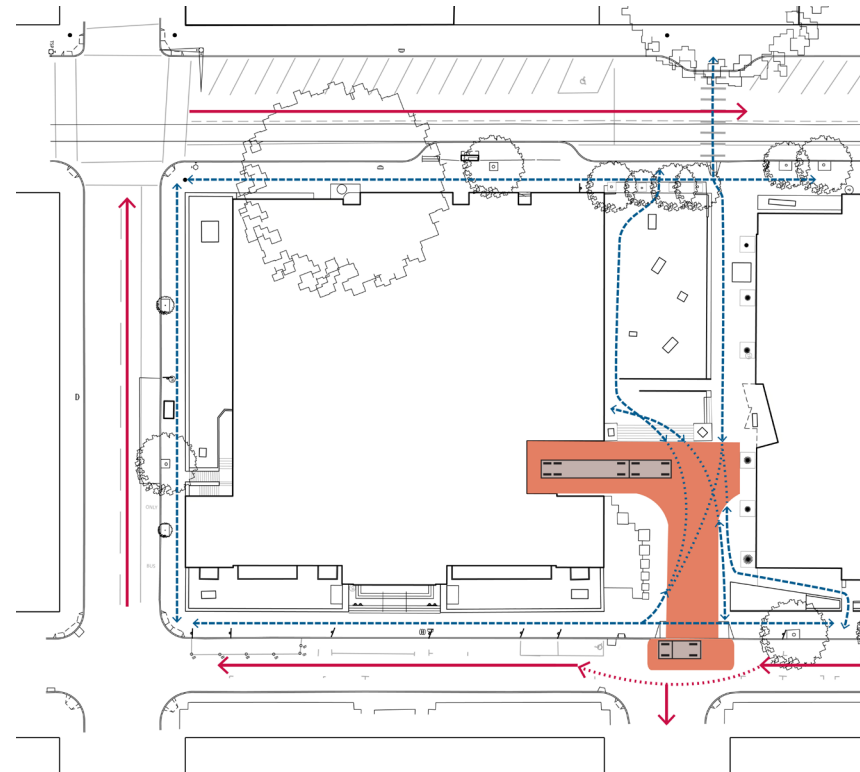




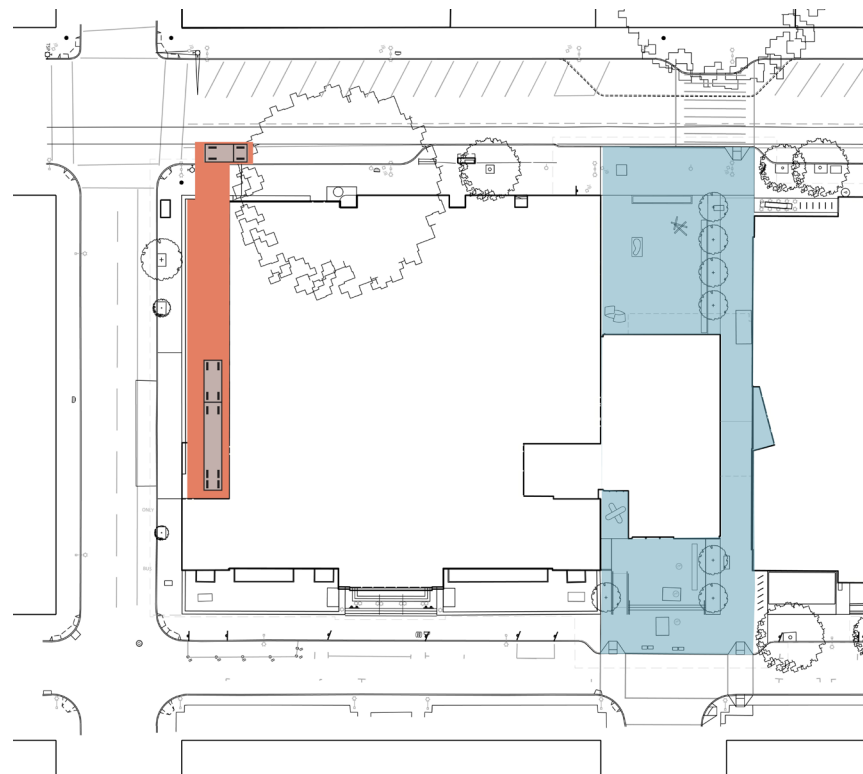




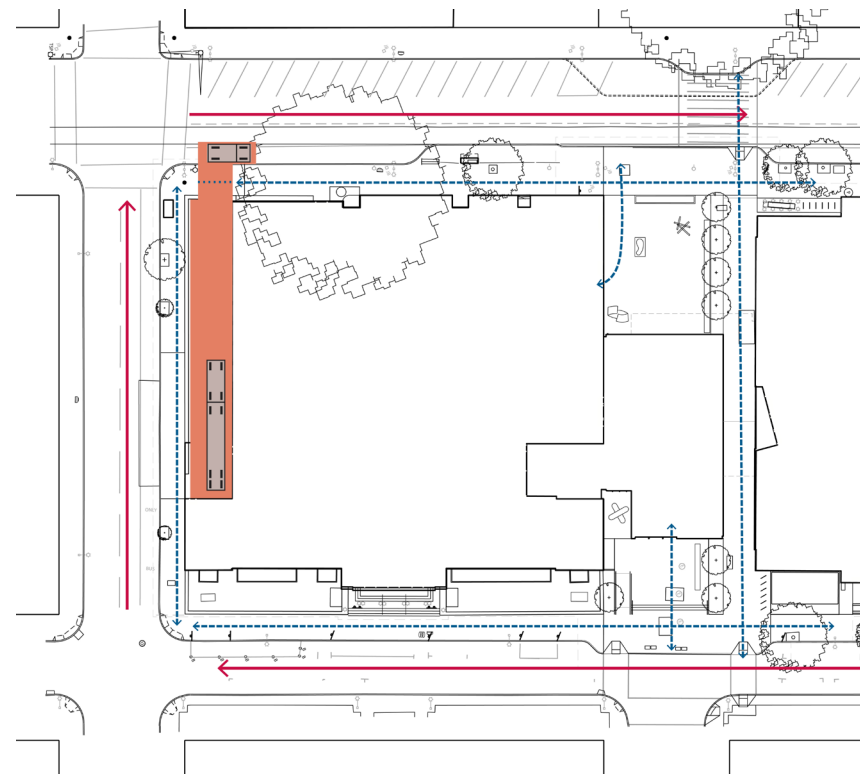
EXISTING CONDITION  
PROGRAM CONFLICT



EXISTING CONDITION  
CIRCULATION CONFLICT



PROPOSED CONDITION  
PROGRAM SEPARATION



PROPOSED CONDITION  
CIRCULATION SEPARATION



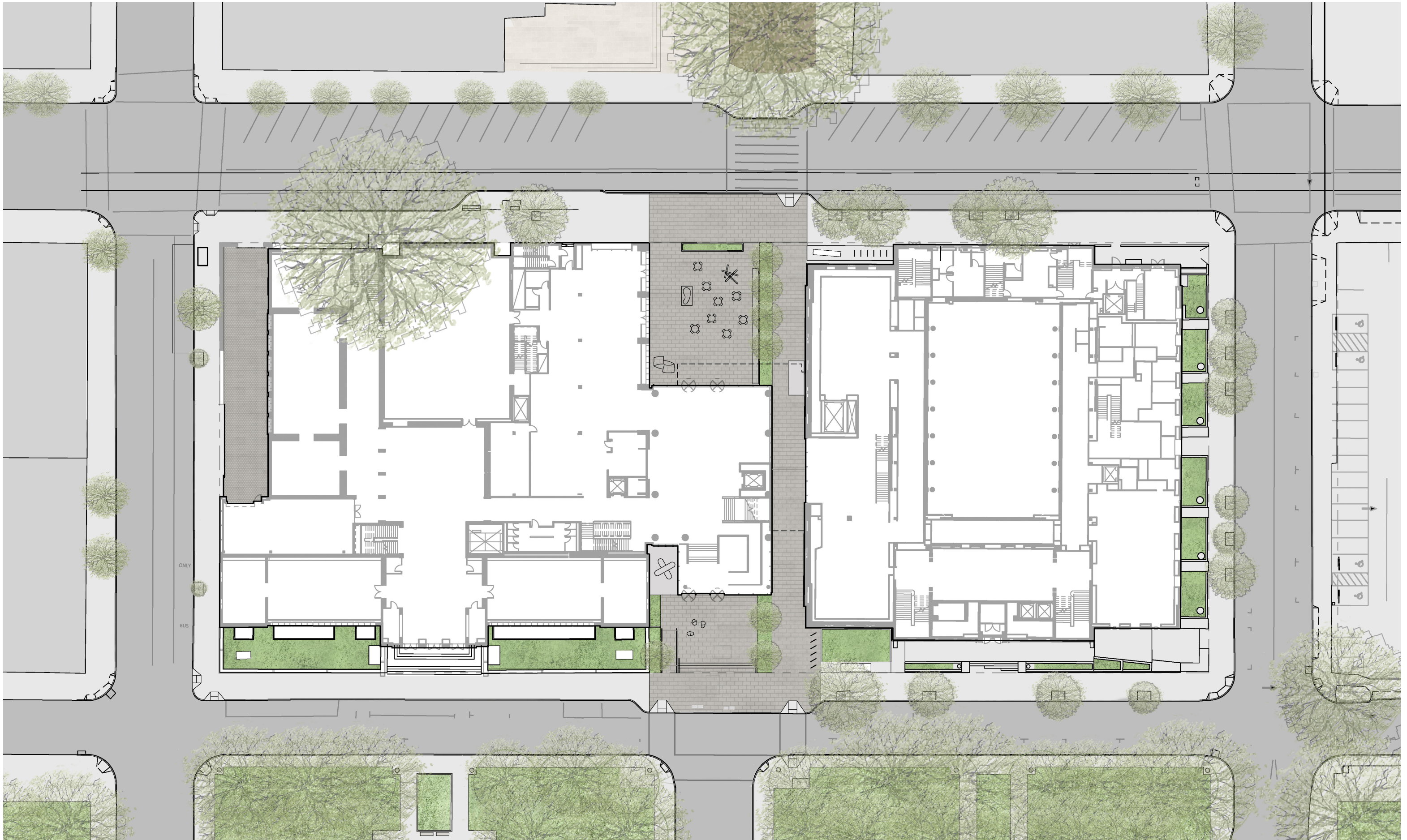
LEGEND

- Public Open Space
- Art Delivery
- Truck
- Vehicle Circulation
- Vehicle Circulation Conflict with Loading
- Public Circulation
- Public Circulation Conflict with Loading





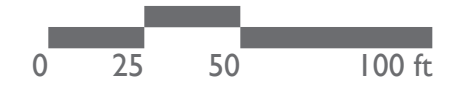
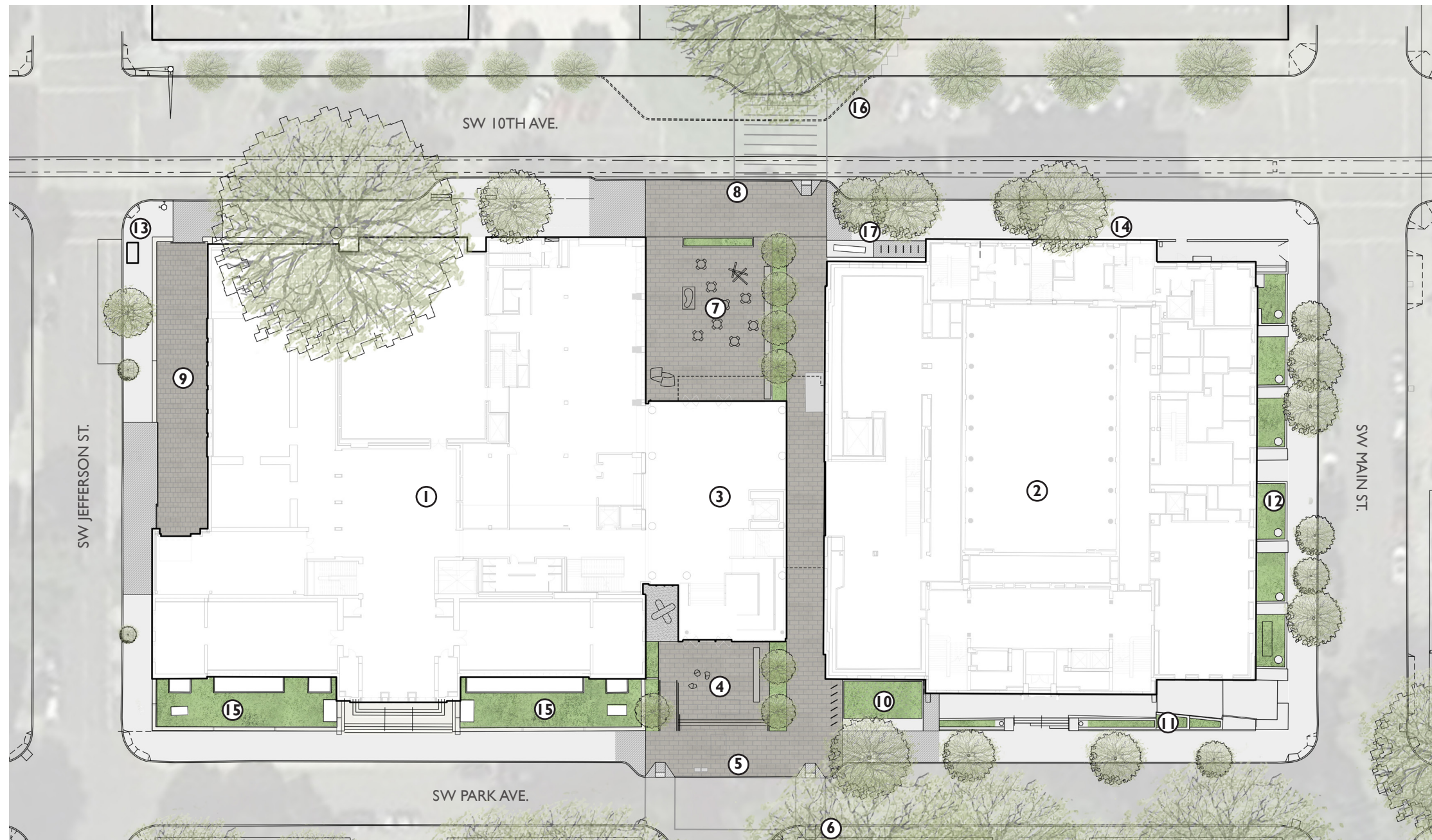








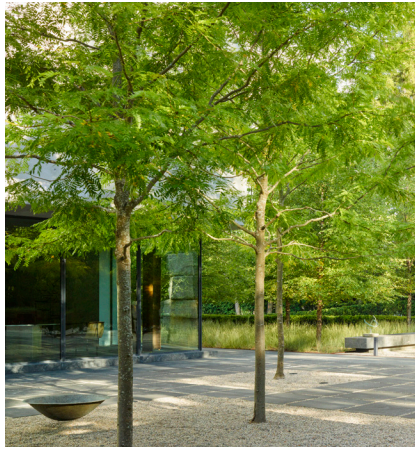
- ① Main Building
- ② Mark Building
- ③ Rothko Pavilion
- ④ East Plaza
  - Stone Pavers
  - New Stone Planters and Tree planting
  - Sculptural Seating, stone bench
  - 1 New/Relocated Sculpture
  - Replace Utility Lift Out Panels
  - Replace manhole covers with recessed covers with stone paver infill
- ⑤ East Plaza Bump Out
  - Bump out 6'-0" into Park Ave. parking lane
  - Extend plaza paving to back of curb
- ⑥ Update Crosswalks / Ramps in South Park Blocks
- ⑦ West Plaza
  - Stone Pavers
  - New Planters and Trees
  - Sculptural Seating
  - Stone bench
  - 4 New/Relocated Sculptures
- ⑧ West Plaza Bump Out
  - Widen Crosswalk
  - Extend plaza paving to back of curb
- ⑨ South Plaza / Loading
  - Stone Pavers over vehicular slab
  - 2 Relocated Sculptures
  - Raise perimeter walls with reclaimed brick
  - Create openings with custom steel gates
- ⑩ East Entry to Mark Building
  - 1 Relocated Sculpture
  - Remove Steps and Sculpture plinth, replace with Bicycle parking and stormwater treatment planter (min 352 sq. ft.)
- ⑪ East Planters
  - Refresh Planting
  - Remove Metal Cladding on Walls
  - Replace planter walls
  - Widen accessible opening
- ⑫ North Planters
  - Refresh Planting
  - Remove Urns
  - Relocate 4 Sculptures
- ⑬ Relocated Bus Stop
- ⑭ Remove 6 urns on 10th
- ⑮ Remove gravel and replace with planting
- ⑯ Possible future bump out on West side of 10th by others
- ⑰ Remove sculpture plinth, replace with lowered plinth and Bicycle parking











Gleditsia triacanthos var. inermis



Acer palmatum



Sarcococca hookeriana var. humilis



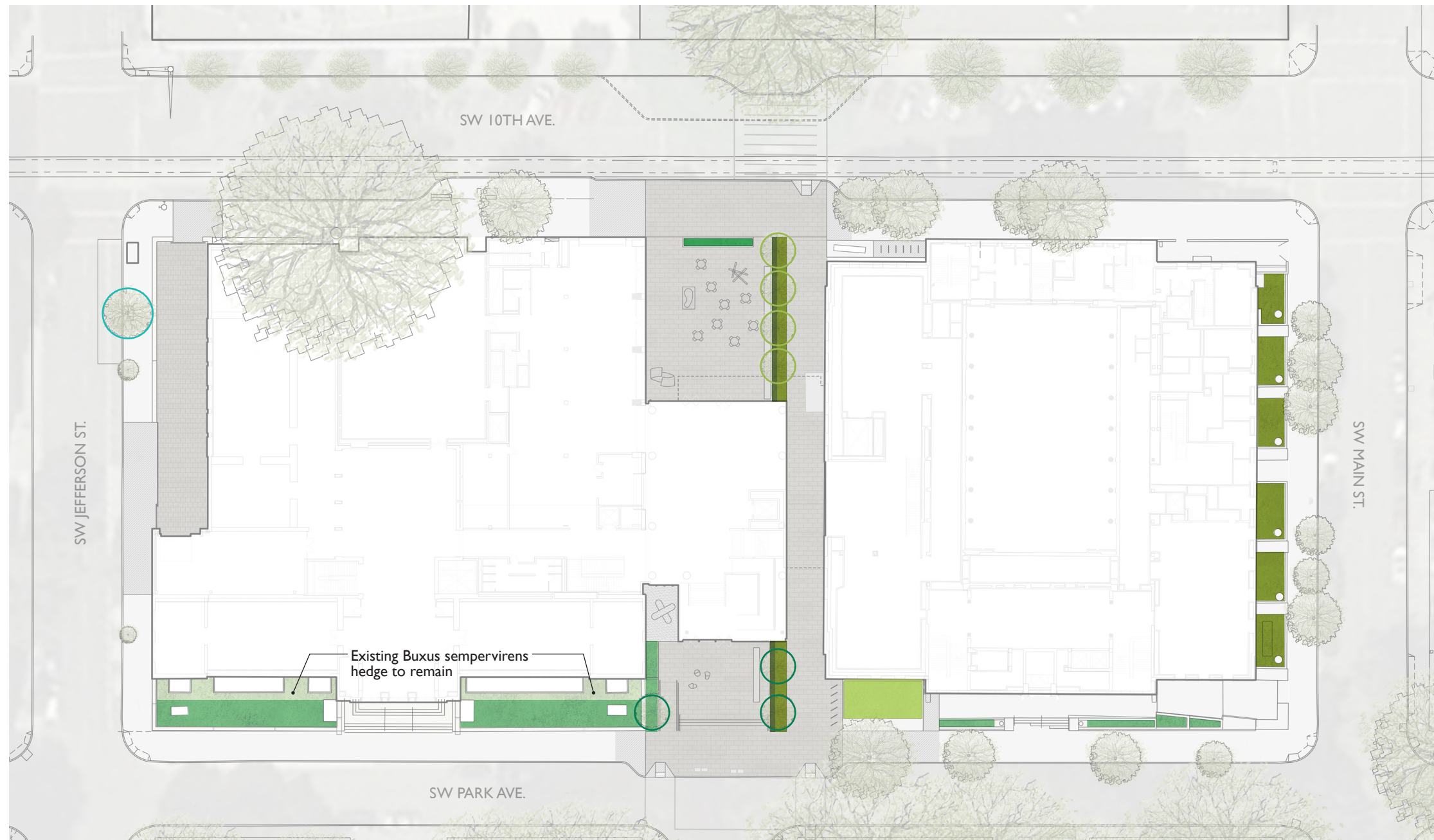
Ilex crenata 'Helleri'



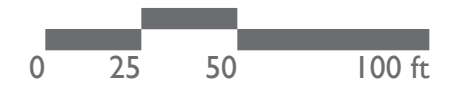
Viburnum davidii



Ilex crenata 'Green Hedge'



- Ilex crenata 'Helleri' or Tracheospermum jasminoides
- Ilex crenata 'Green Hedge'
- Sarcococca hookeriana var. humilis
- Viburnum davidii
- Gleditsia triacanthos var. inermis
- Acer palmatum
- Ulmus propinqua 'JFS-Biebrich'







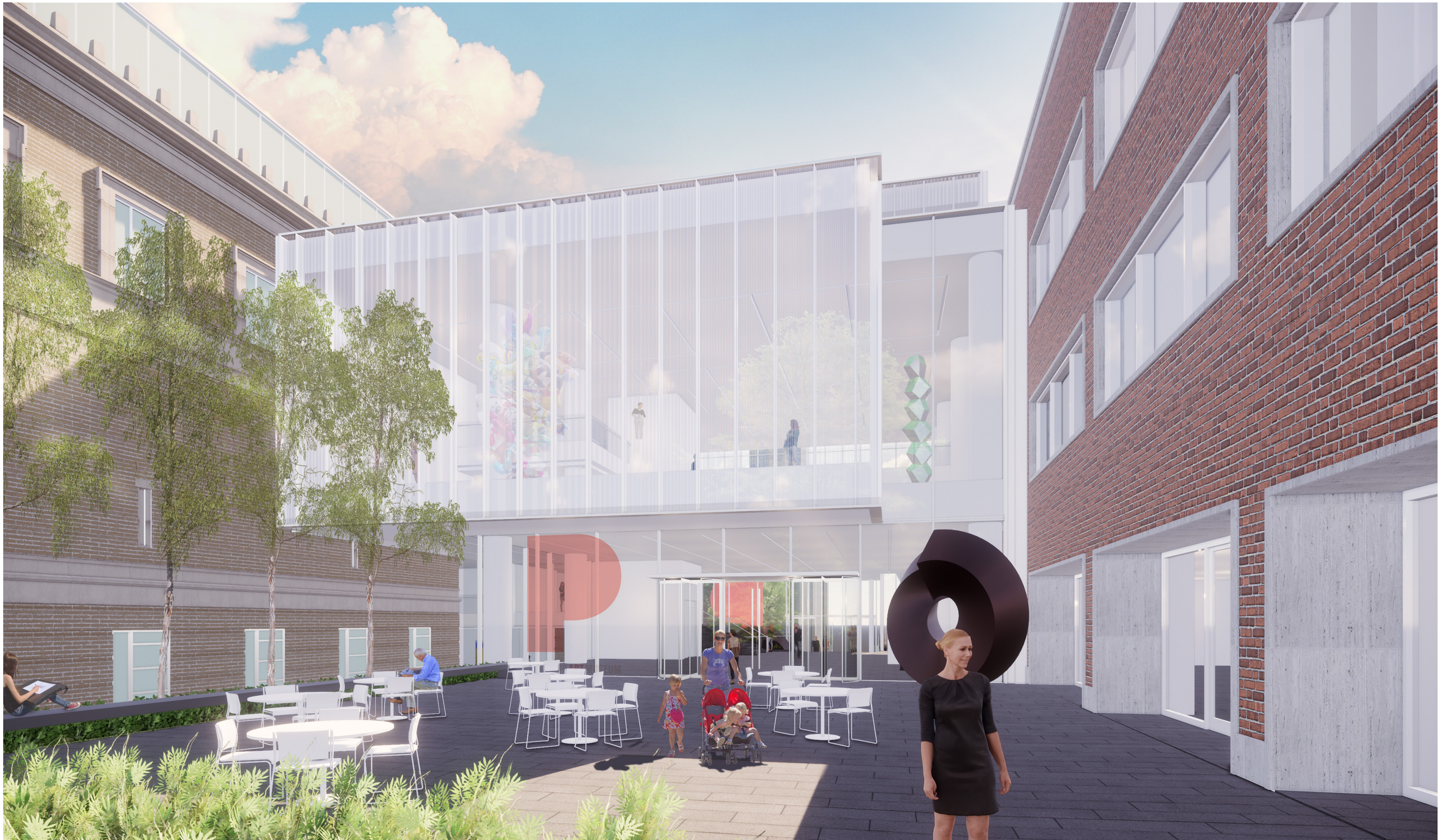










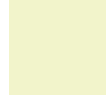




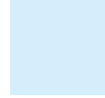
ENTRY/ COMMUNITY COMMONS



GALLERY



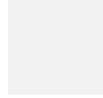
SUPPLEMENTARY PROGRAM



CIRCULATION

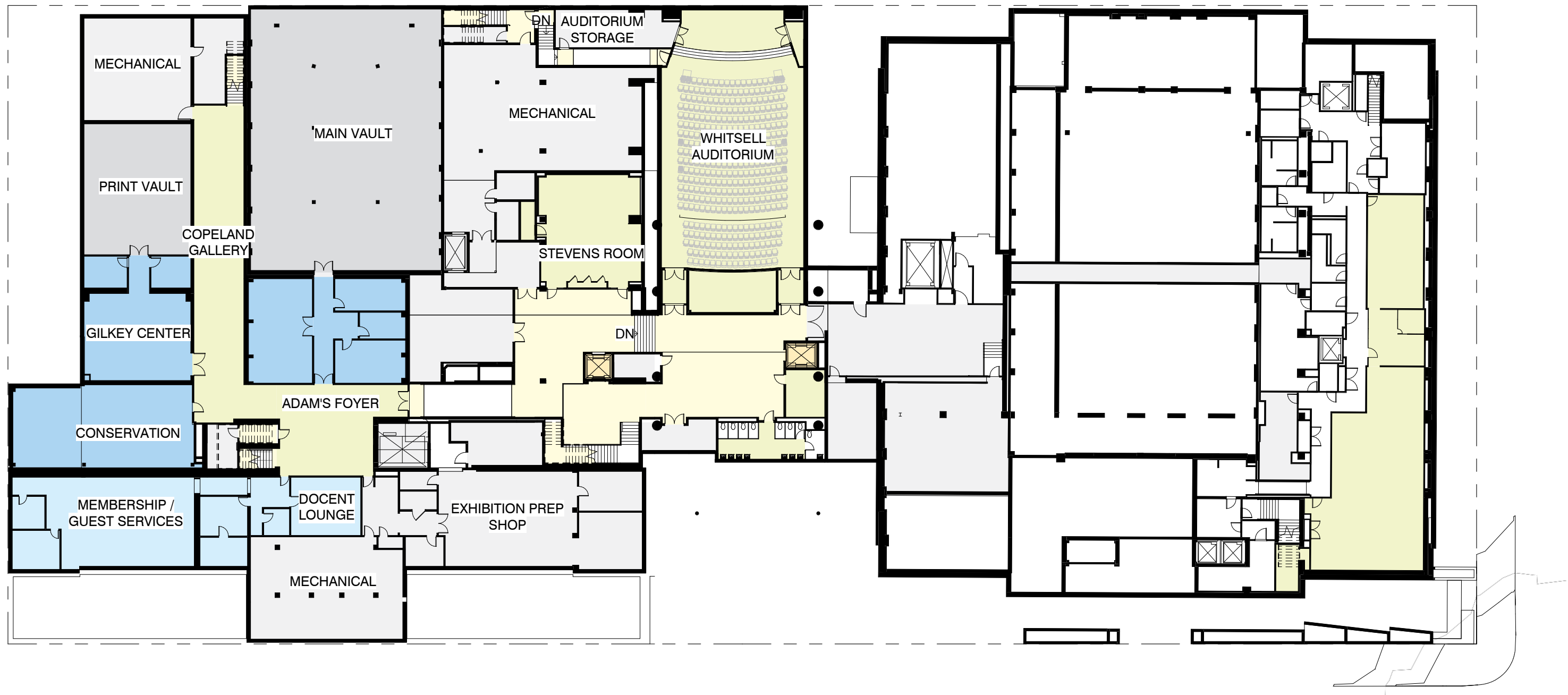


SERVICES



## LEVEL 00

NEW	2,387 SF
RENOVATION-MAJOR	6,833 SF
RENOVATION-MINOR	4,762 SF
EXISTING	44,900 SF
<b>LEVEL 00 TOTAL AREA</b>	<b>58,882 SF</b>

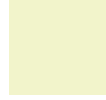




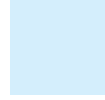
ENTRY/ COMMUNITY COMMONS



GALLERY



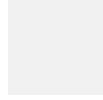
SUPPLEMENTARY PROGRAM



CIRCULATION

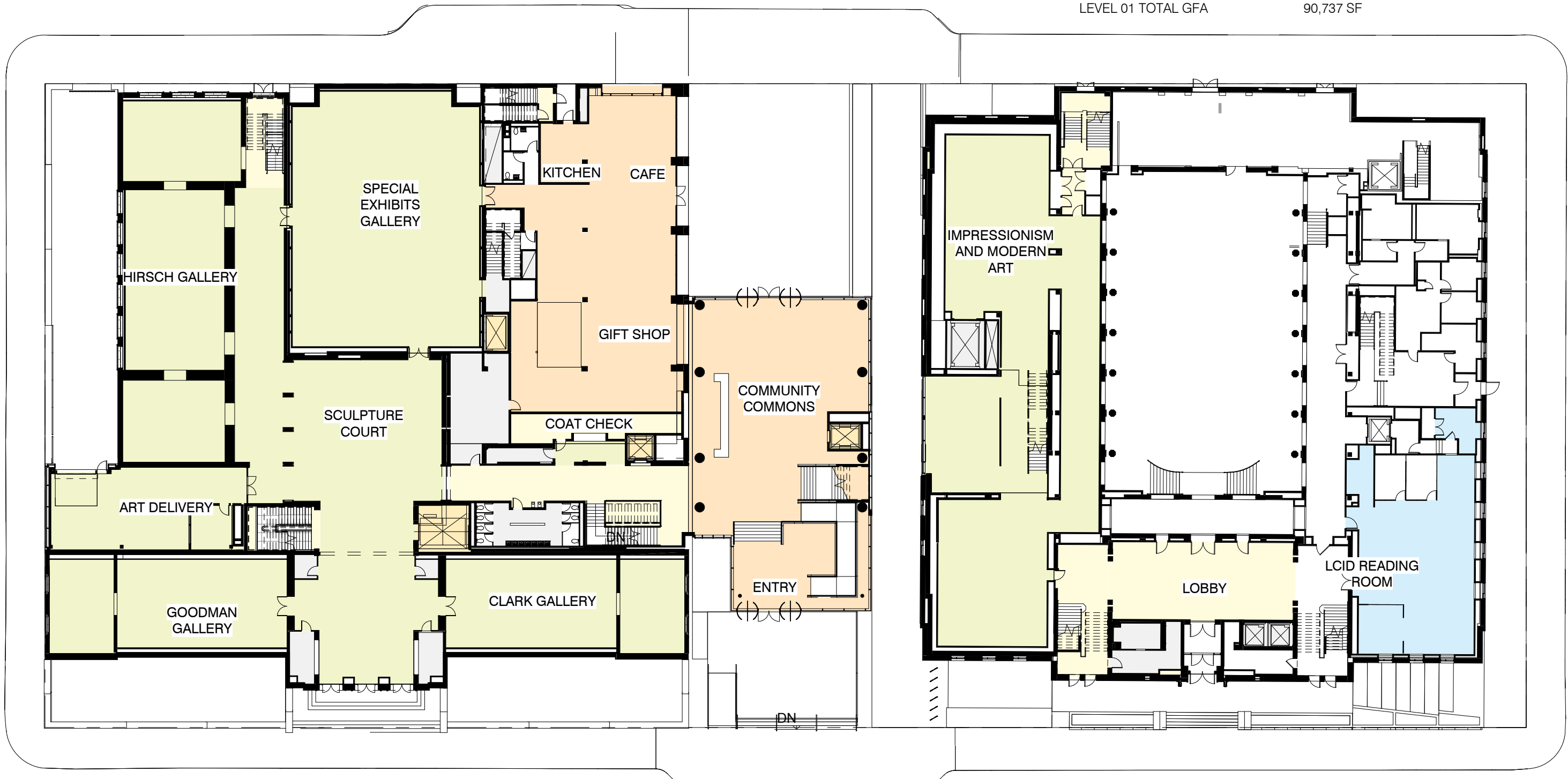


SERVICES



## LEVEL 01

EXISTING	8,170 SF
NEW	13,538 SF
NEW	6,632 SF
RENOVATION-MAJOR	13,737 SF
EXISTING	48,661 SF
LEVEL 01 TOTAL GFA	90,737 SF





ENTRY/ COMMUNITY  
COMMONS



GALLERY



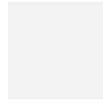
SUPPLEMENTARY  
PROGRAM



CIRCULATION

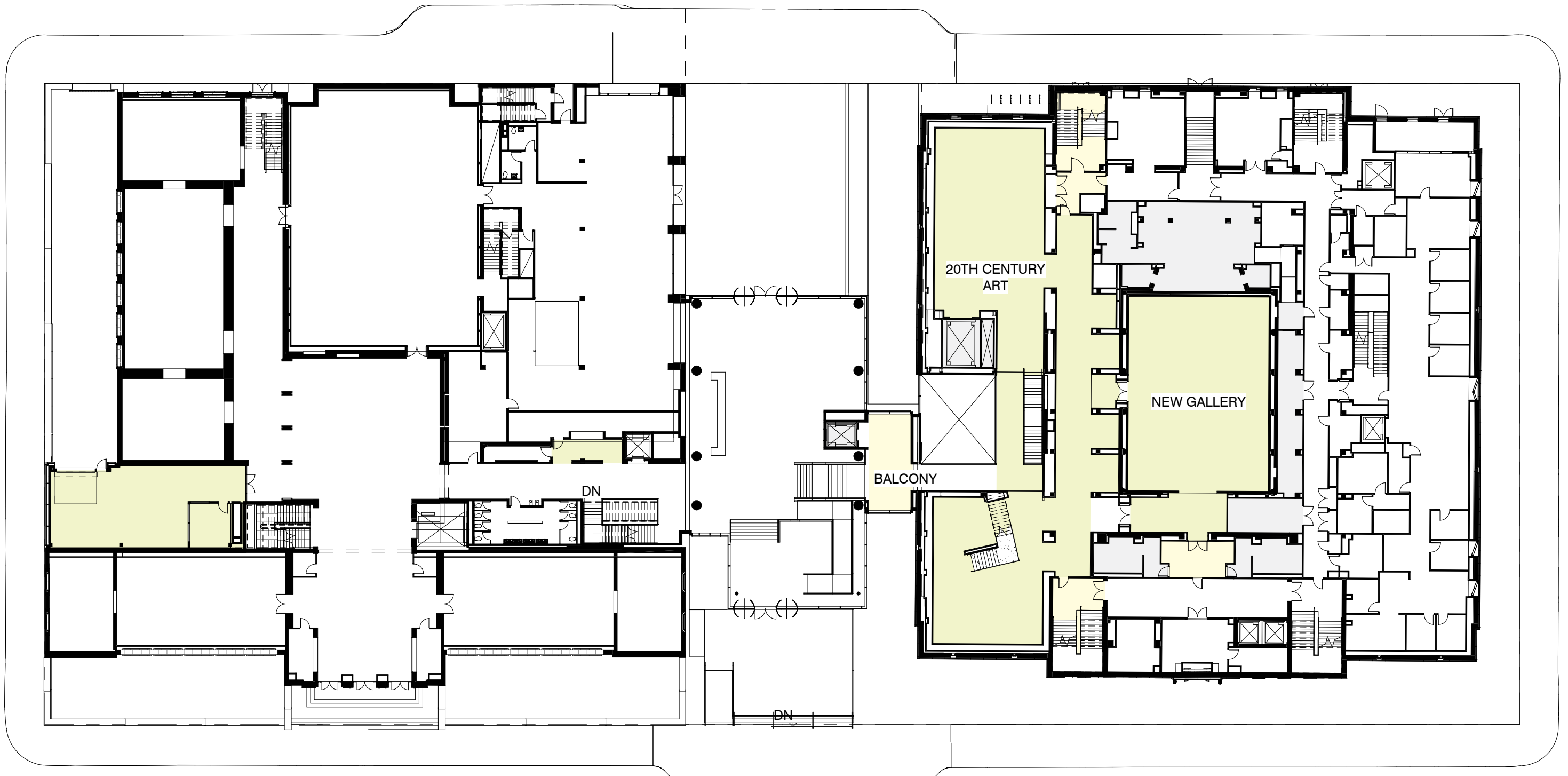


SERVICES




## LEVEL 01.5

NEW	1,406 SF
RENOVATION-MAJOR	7,658 SF
RENOVATION-MINOR	7,060 SF
EXISTING	14,905 SF
<b>LEVEL 01.5 TOTAL GFA</b>	<b>31,029 SF</b>

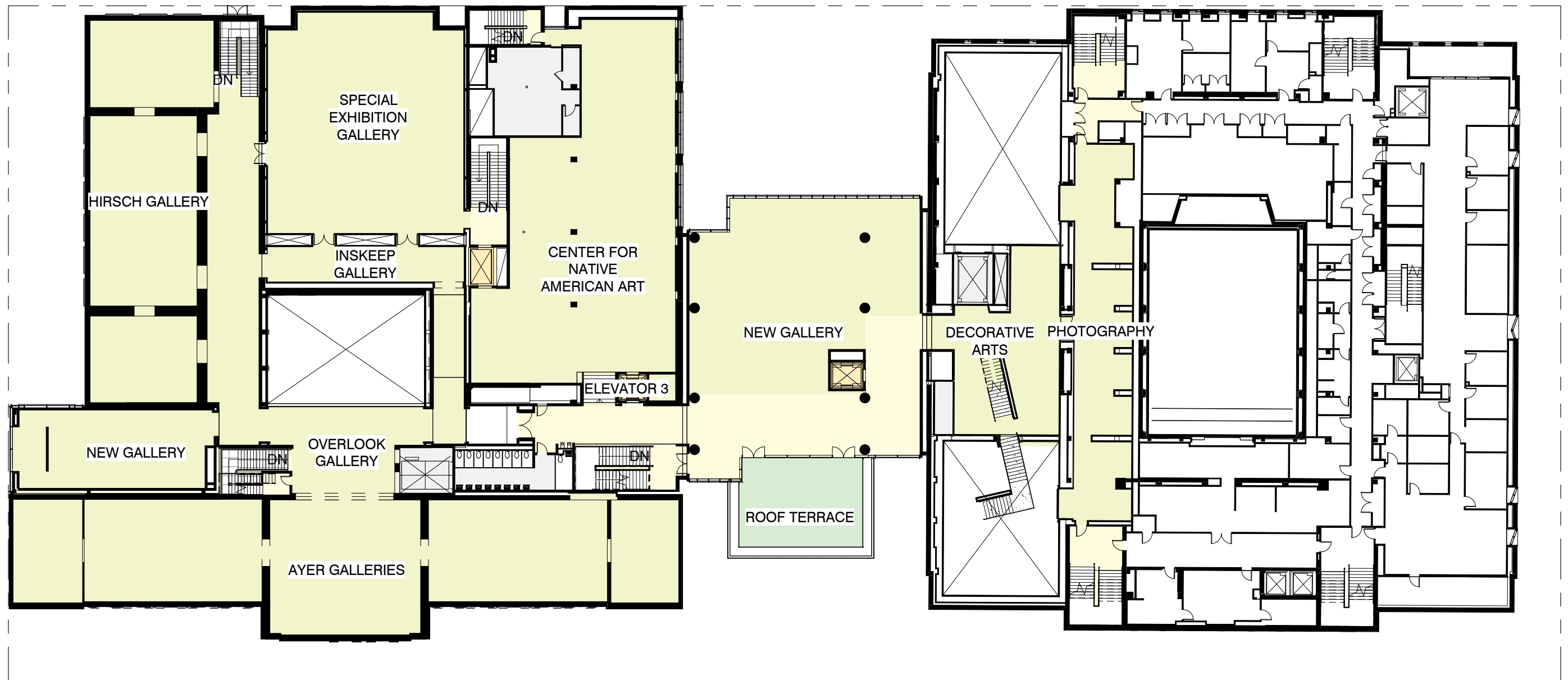




ENTRY/ COMMUNITY COMMONS	GALLERY	SUPPLEMENTARY PROGRAM	CIRCULATION	SERVICES
				

## LEVEL 02

NEW	7,928 SF
RENOVATION-MAJOR	3,579 SF
RENOVATION-MINOR	5,627 SF
EXISTING	43,610 SF
<b>LEVEL 02 TOTAL GFA</b>	<b>60,745 SF</b>

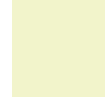




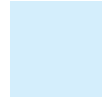
ENTRY/ COMMUNITY COMMONS



GALLERY



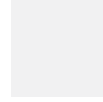
SUPPLEMENTARY PROGRAM



CIRCULATION

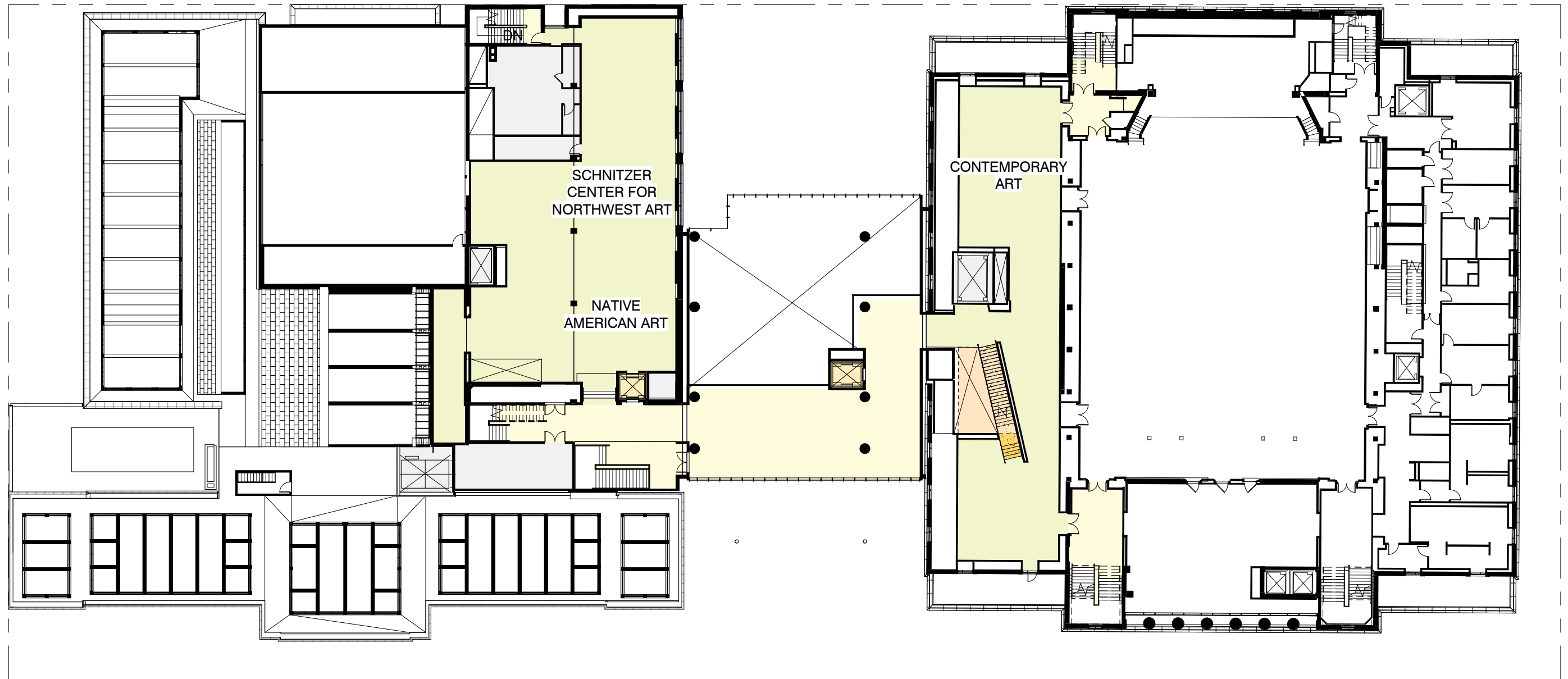


SERVICES



## LEVEL 03

NEW	3,424 SF
RENOVATION-MAJOR	2,979 SF
RENOVATION-MINOR	11,695 SF
EXISTING	23,622 SF
<b>LEVEL 03 TOTAL GFA</b>	<b>41,720 SF</b>





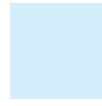
ENTRY/ COMMUNITY COMMONS



GALLERY



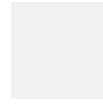
SUPPLEMENTARY PROGRAM



CIRCULATION



SERVICES



## LEVEL 04

NEW	2,849 SF
RENOVATION-MAJOR	2,844 SF
RENOVATION-MINOR	5,644 SF
EXISTING	20,210 SF
LEVEL 04 TOTAL GFA	31,546 SF

