

# 220 NW 2nd Ave

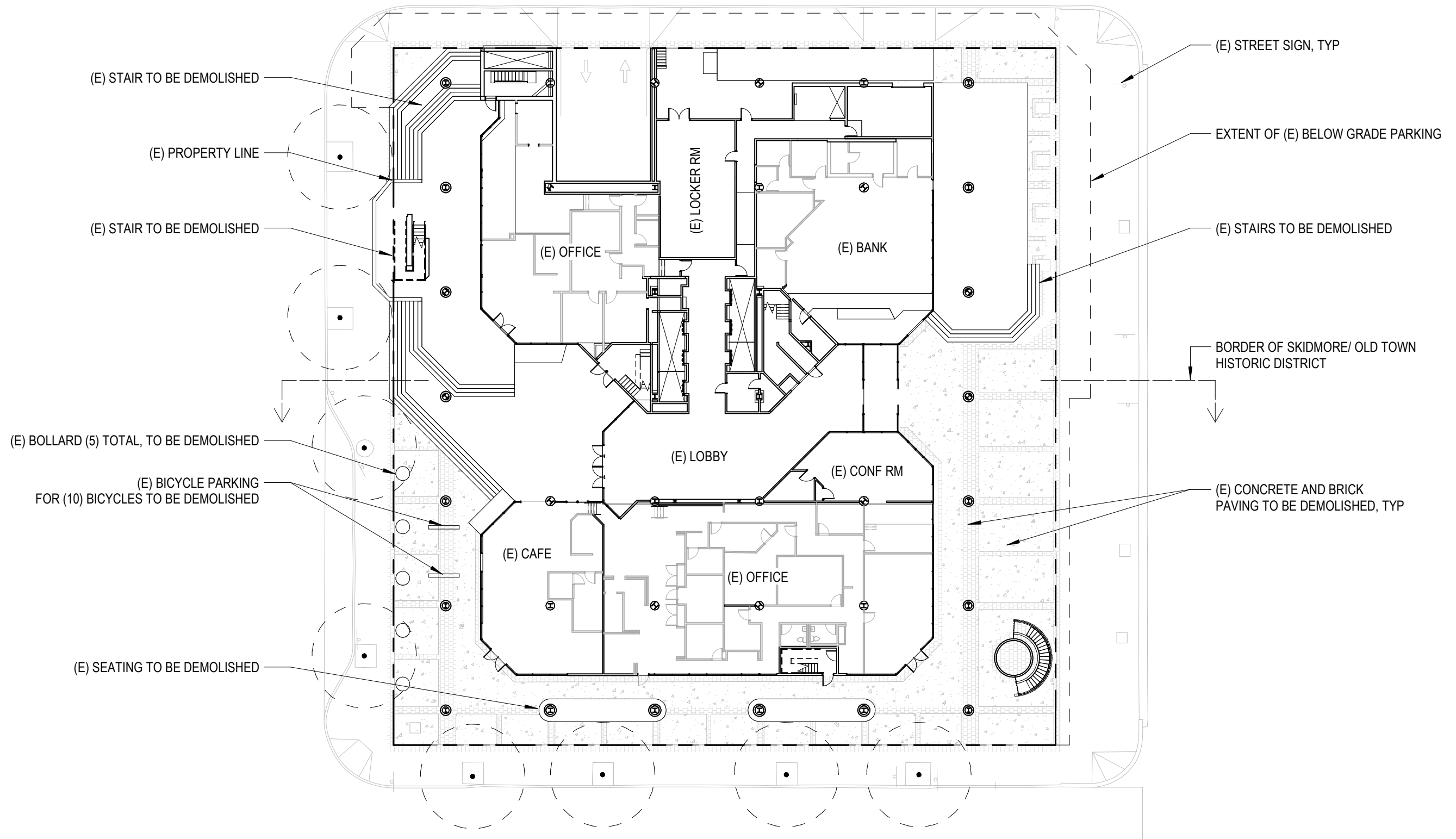
## Design Review Package

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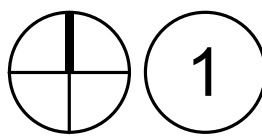
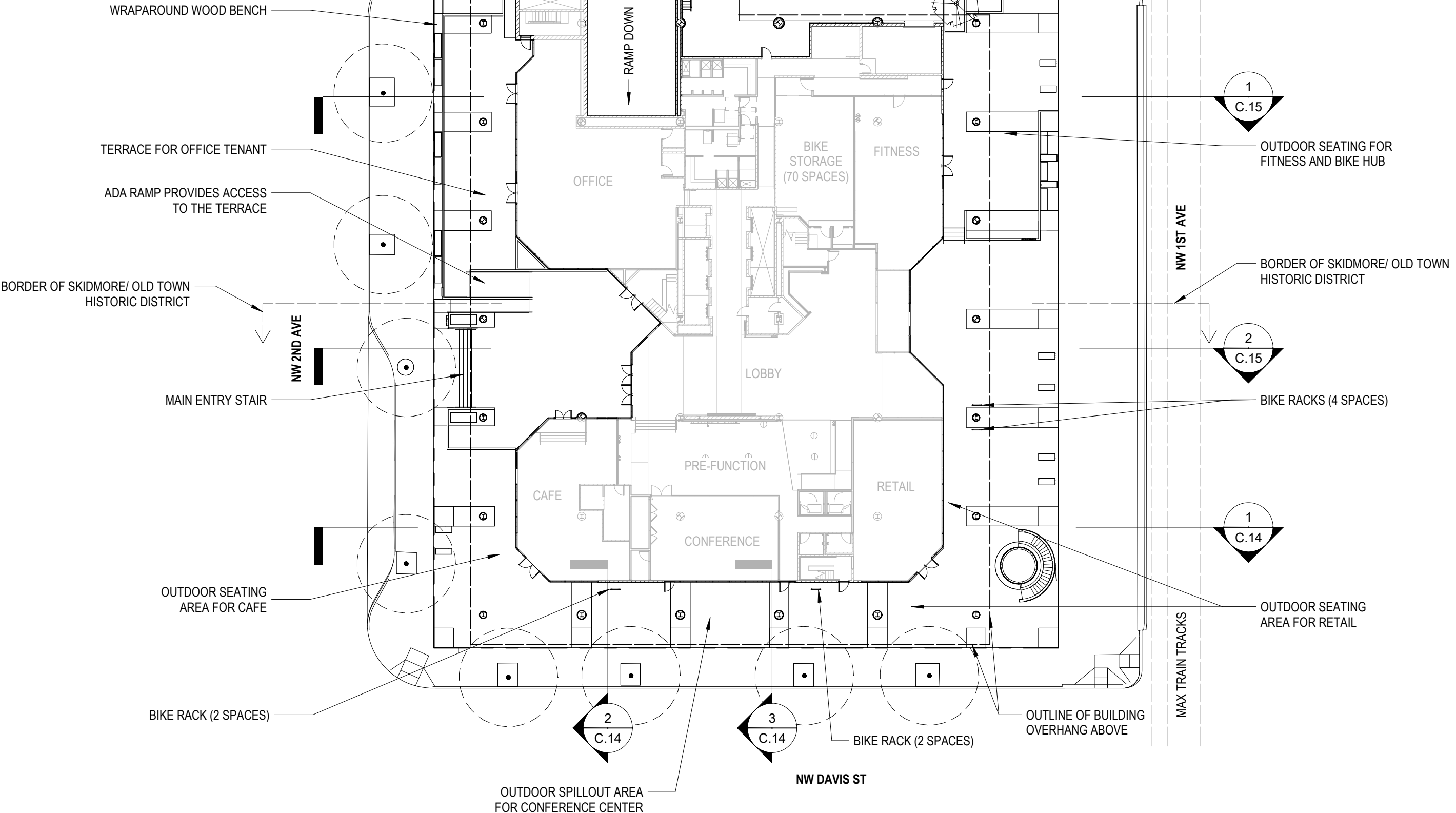




1 EXISTING SITE  
1" = 30'-0"



NW EVERETT ST



# PROPOSED PLAN

1" = 30'-0"

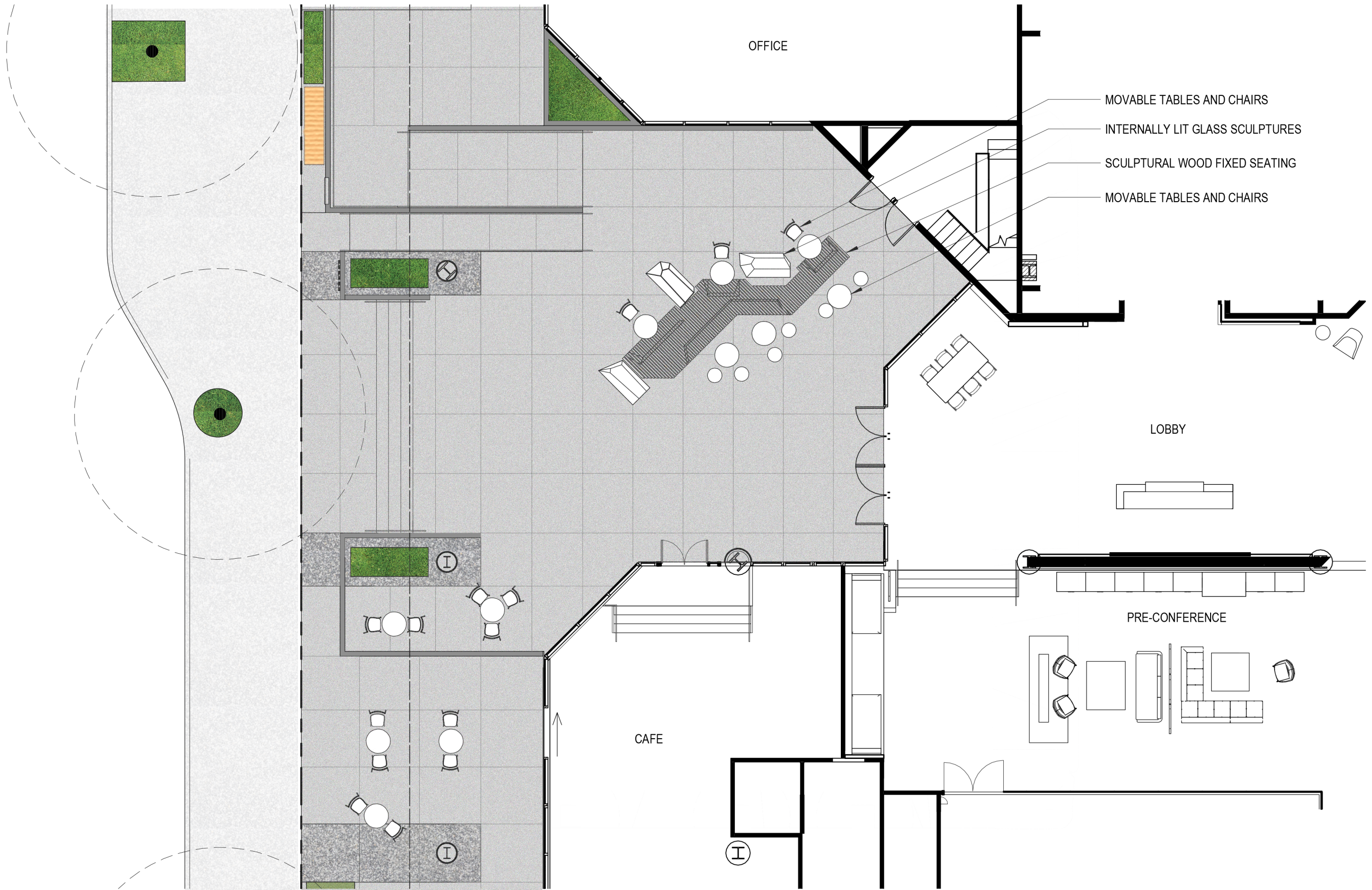














NW CORNER DESIGN

PLANTERS HOLD THE CORNER

PLANTING REFERENCES THE CHINESE GARDEN

ACTIVITY AT TERRACE FROM OFFICE TENANT AND  
ACTIVITY ON SIDEWALK FROM PEDESTRIAN TRAFFIC

DURABLE WOOD BENCHES REFERENCE THE HISTORIC  
WOODWORK PERFORMED AT THE NICOLAI BROTHERS  
CO. SASH, DOOR, & BLIND FACTORY

STEEL PLANTERS REFERENCE HISTORIC PACIFIC IRON  
MANUFACTURING FOUNDRY

GLASS PANEL GUARDRAIL MAINTAINS VISIBLE  
CONNECTION BETWEEN TERRACE LEVEL AND STREET  
LEVEL



220 NW 2ND  
3/29/19

DESIGN REVIEW



UPPER BALCONY SEATING

ROW LEVEL SEATING

SLIDING STOREFRONT WINDOW

CAFE



PLANTING PALETTE



JAPANESE SNOWBELL | *Styrax japonicus*



CAST IRON PLANT | *Aspidistra elatior*



GOLDEN SWEET FLAG | *Acorus gramineus*



MONDO GRASS | *Ophiopogon japonicus*



LILYTURF | *Liriope muscari*





TIMBER BENCHES



SANDED FINISH CONCRETE PAVING

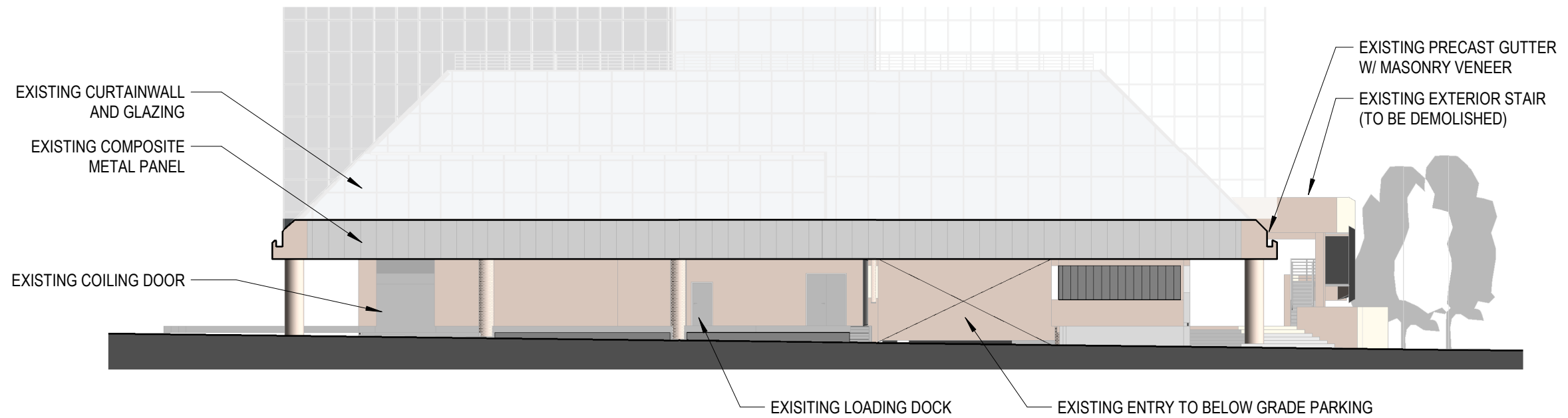


EXPOSED AGGREGATE PAVING



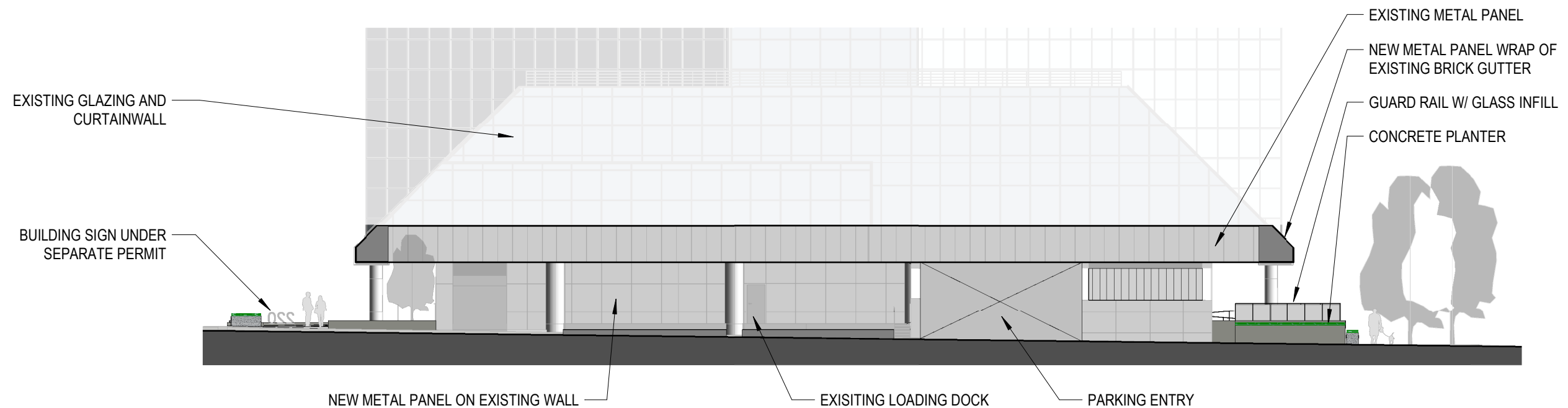
PRECAST CONCRETE PLANTERS





## 2 EXISTING NORTH ELEVATION

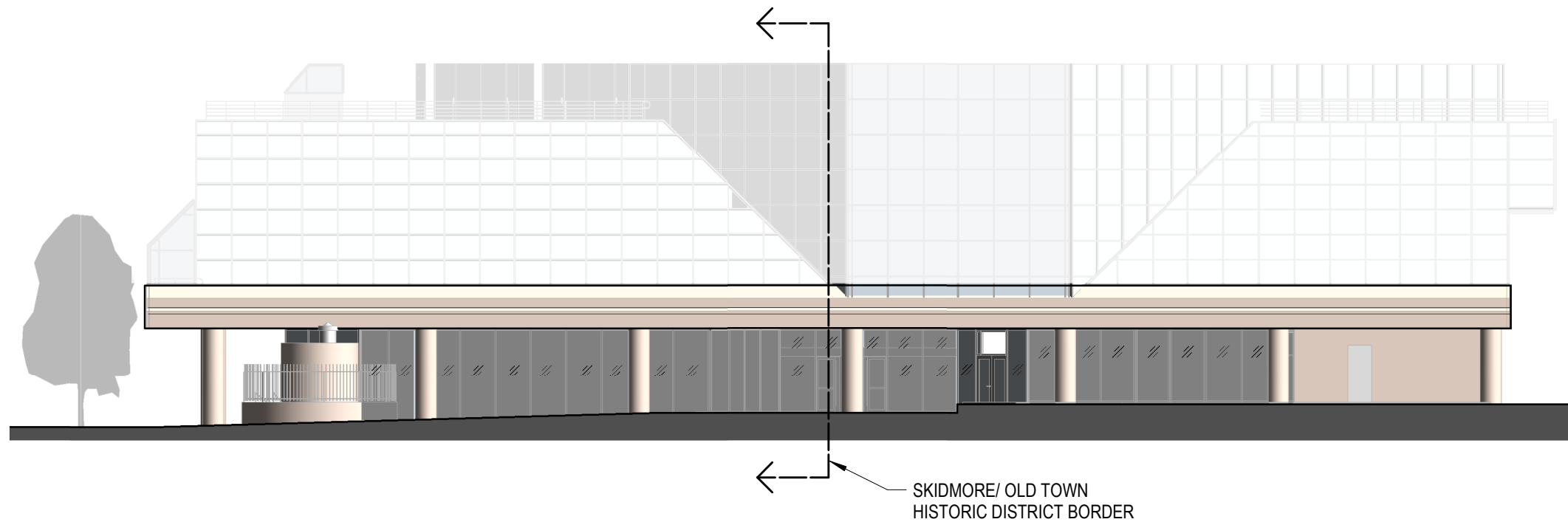
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## 1 PROPOSED NORTH ELEVATION

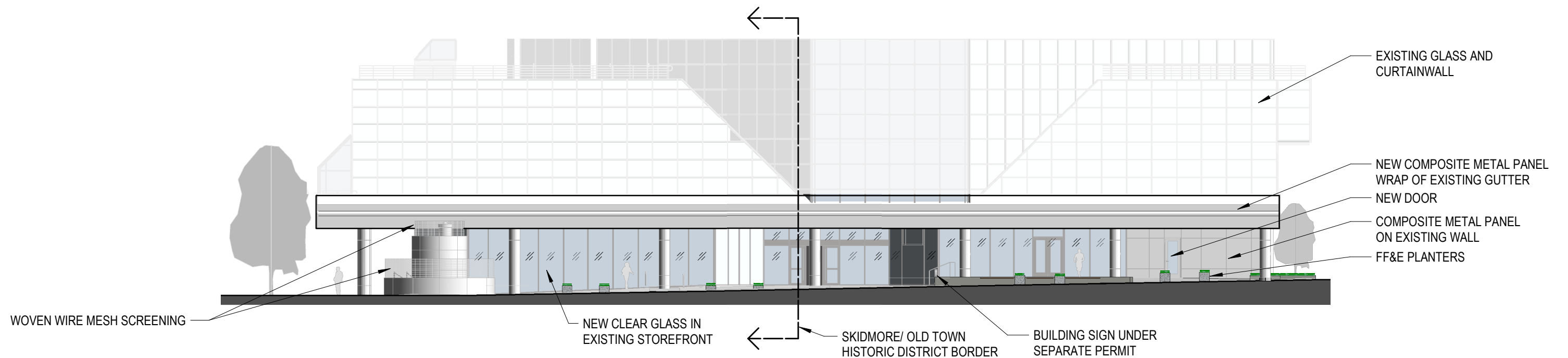
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## 2 EXISTING EAST ELEVATION

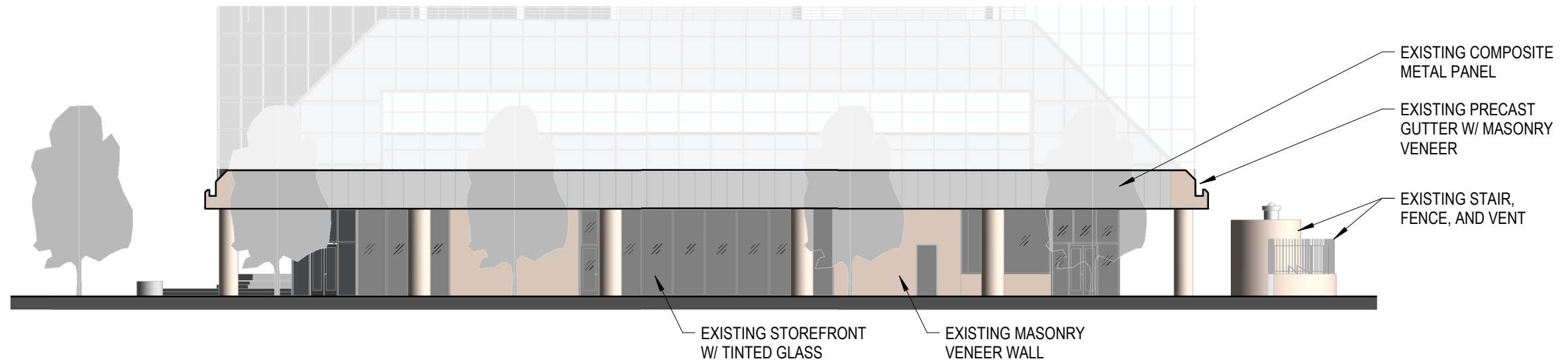
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## 1 PROPOSED EAST ELEVATION

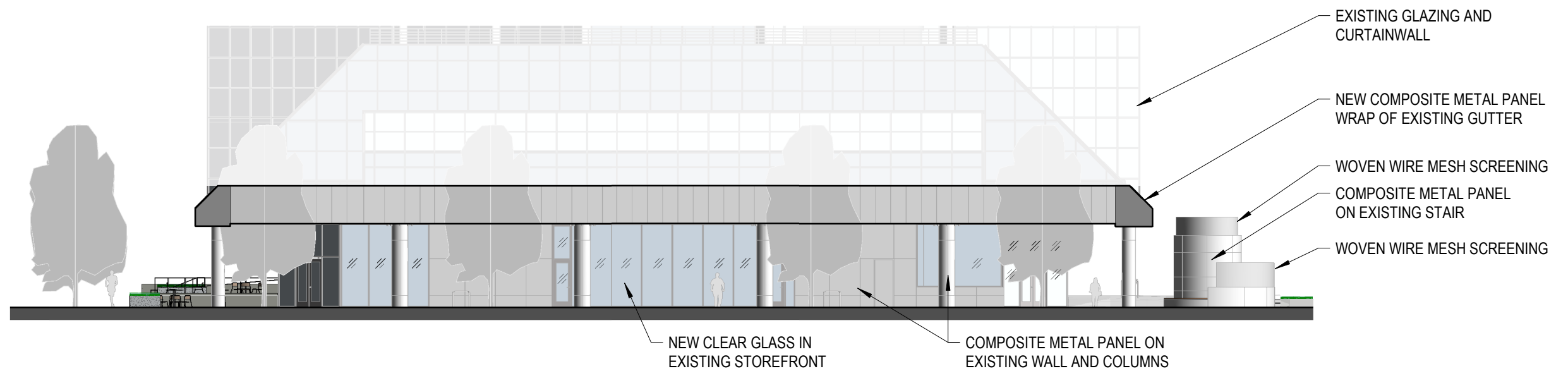
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## 2 EXISTING SOUTH ELEVATION

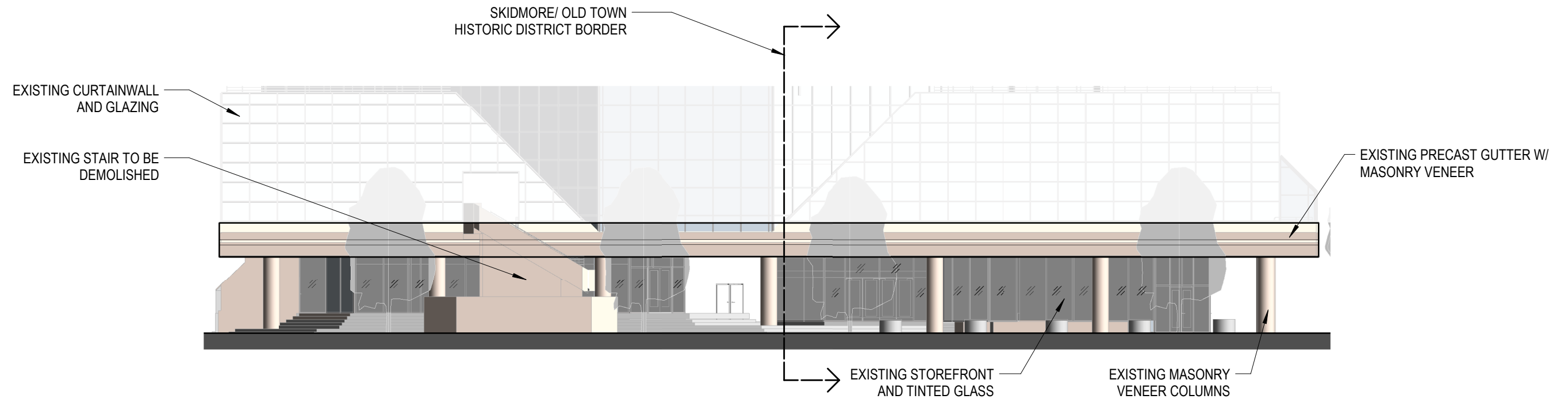
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## 1 PROPOSED SOUTH ELEVATION

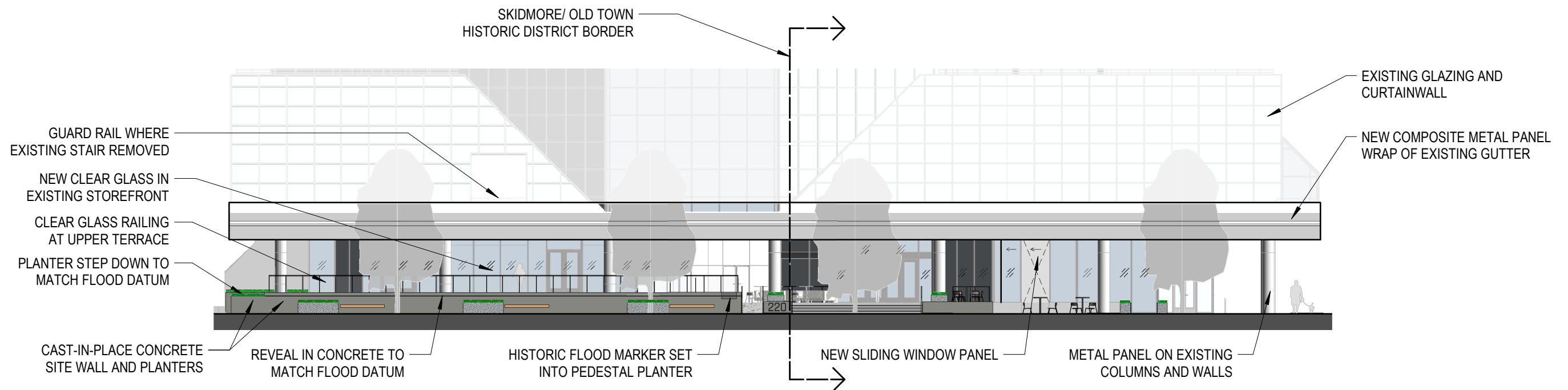
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## 2 EXISTING WEST ELEVATION

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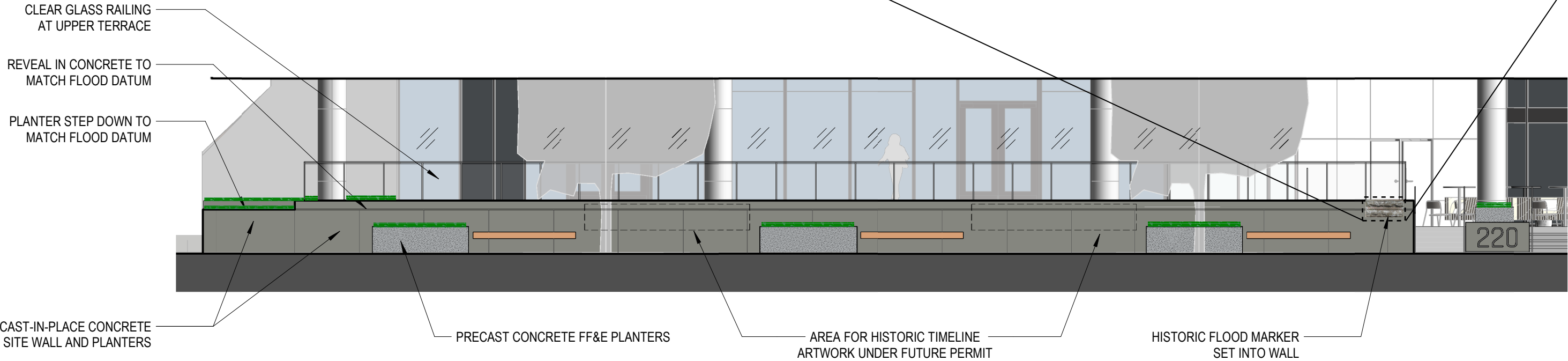


## 1 PROPOSED WEST ELEVATION

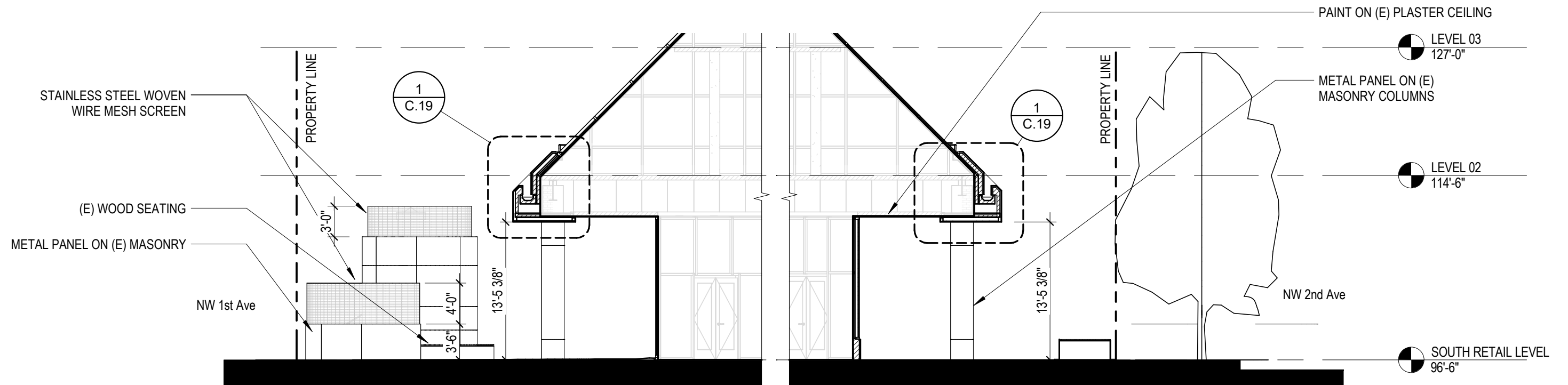
1" = 20'-0"



HISTORIC BREWSTER HOTEL FLOOD MARKER

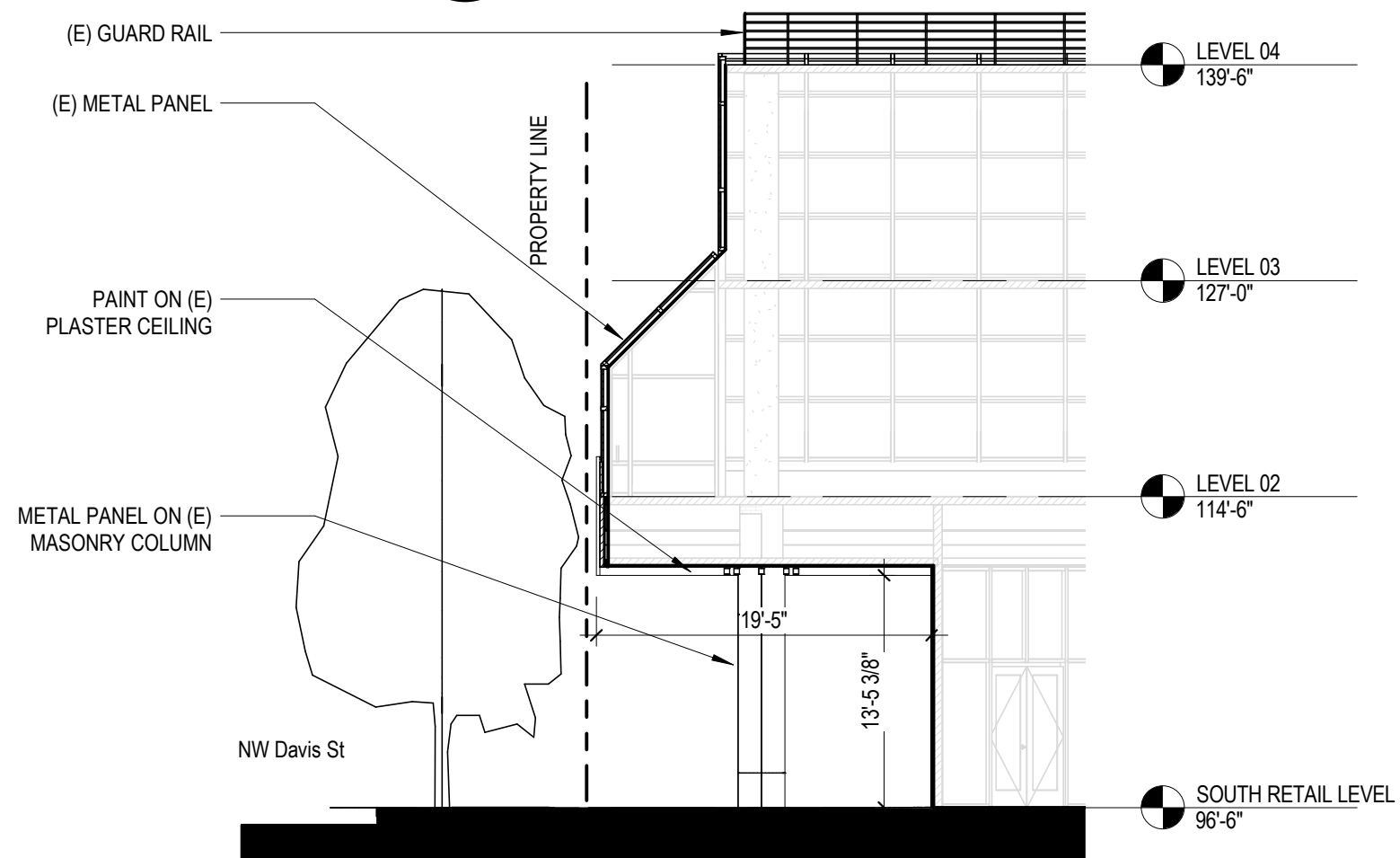






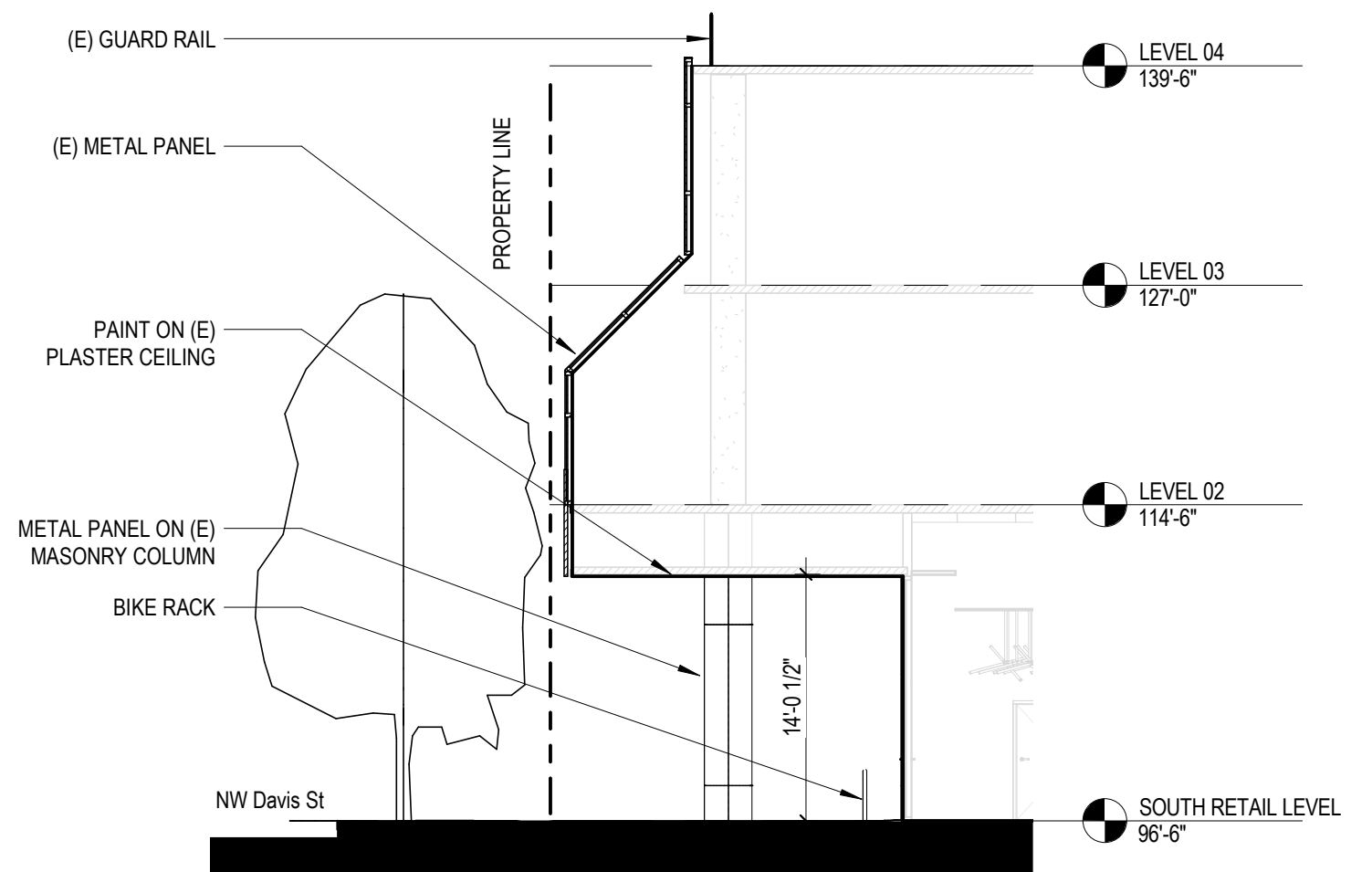
## 1 SECTION 3

1" = 10'-0"



## 2 SECTION 4

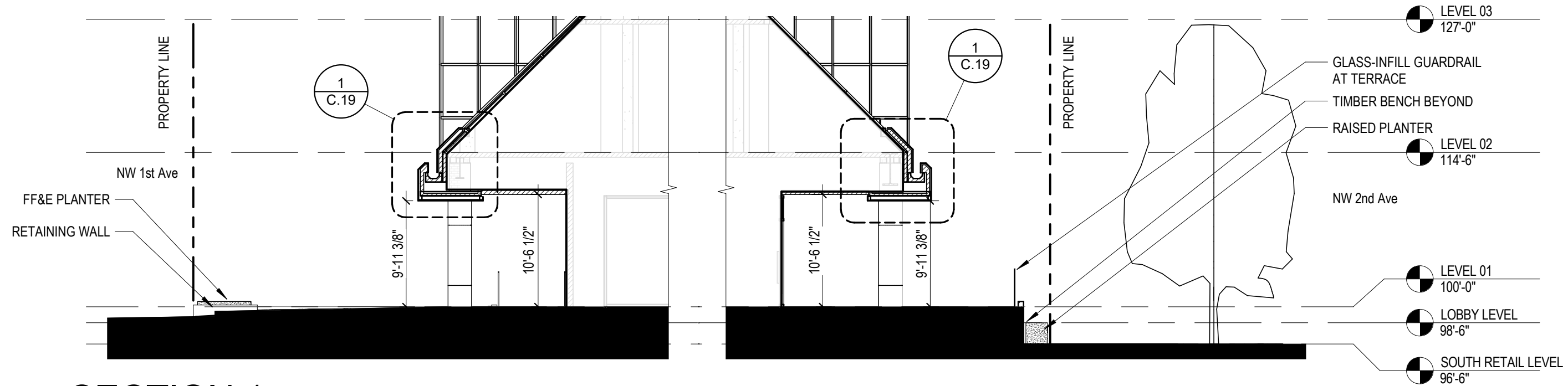
1" = 10'-0"



## 3 SECTION 5

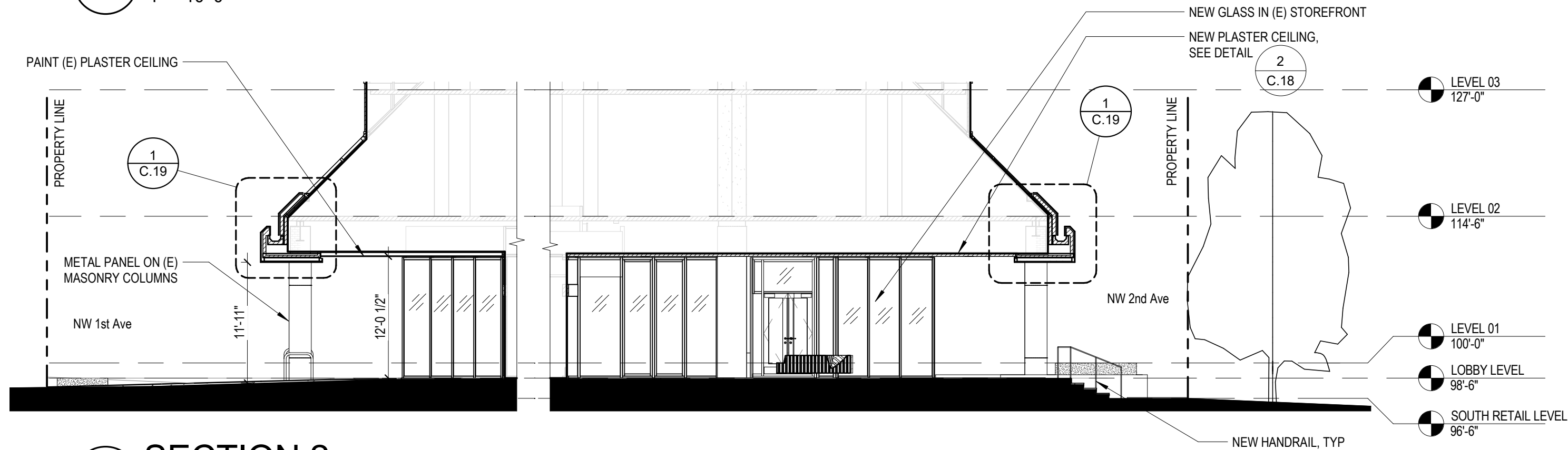
1" = 10'-0"





## 1 SECTION 1

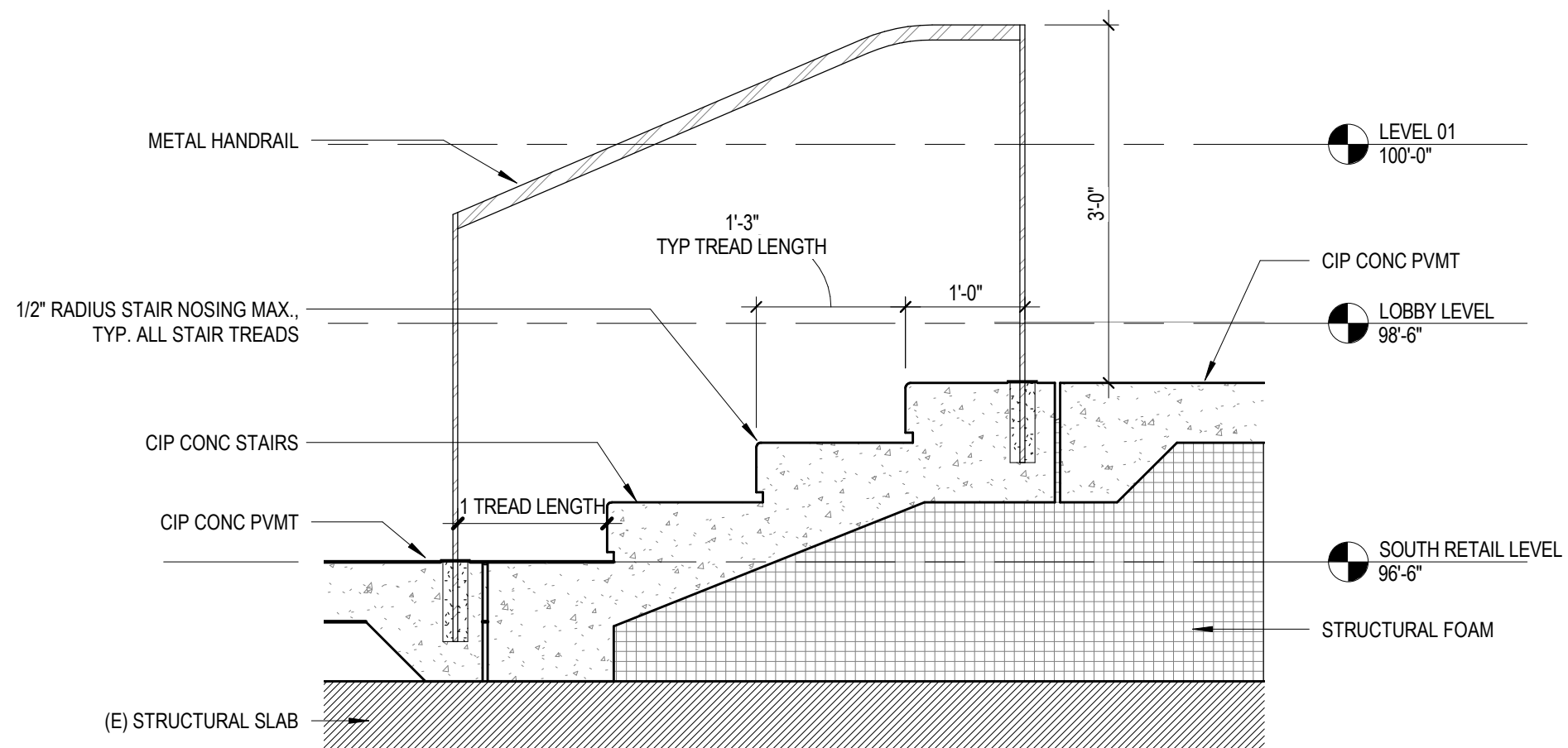
1" = 10'-0"



## 2 SECTION 2

1" = 10'-0"

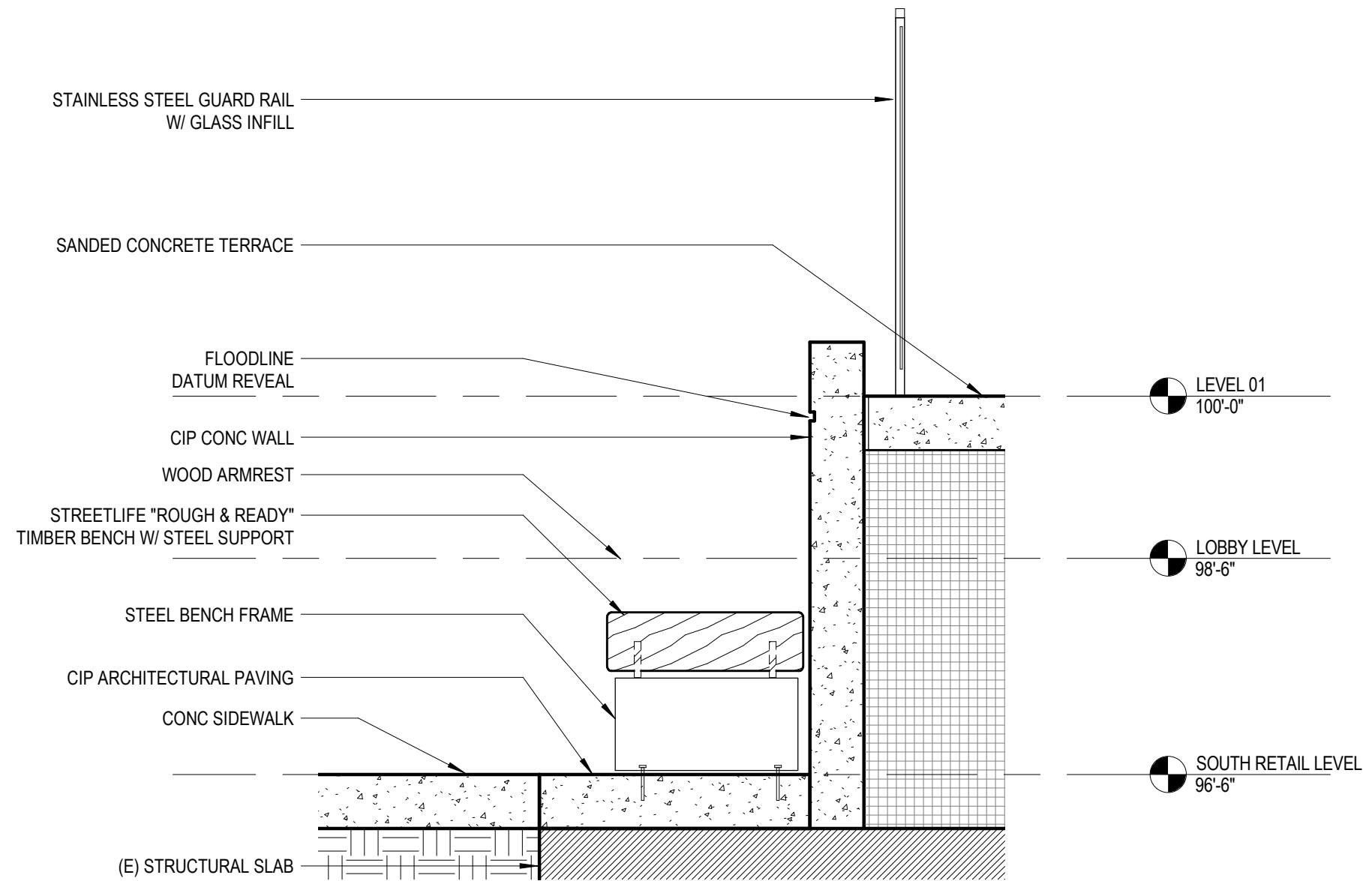




# 1 STAIR

3/4" = 1'-0"

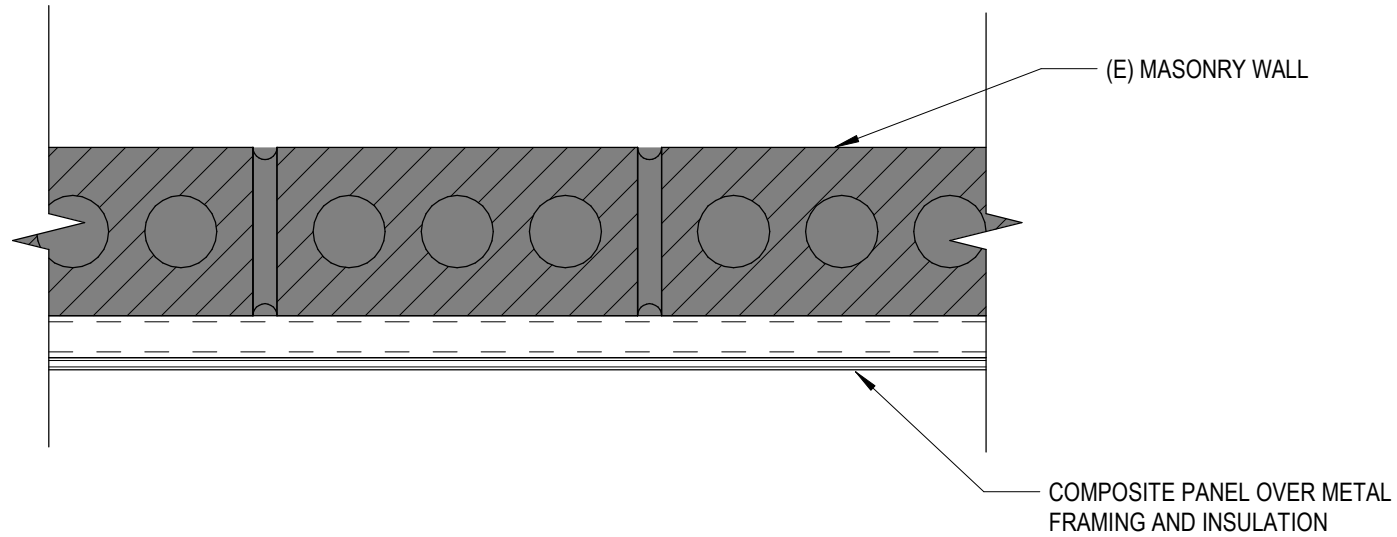




# 1 TIMBER BENCH

3/4" = 1'-0"

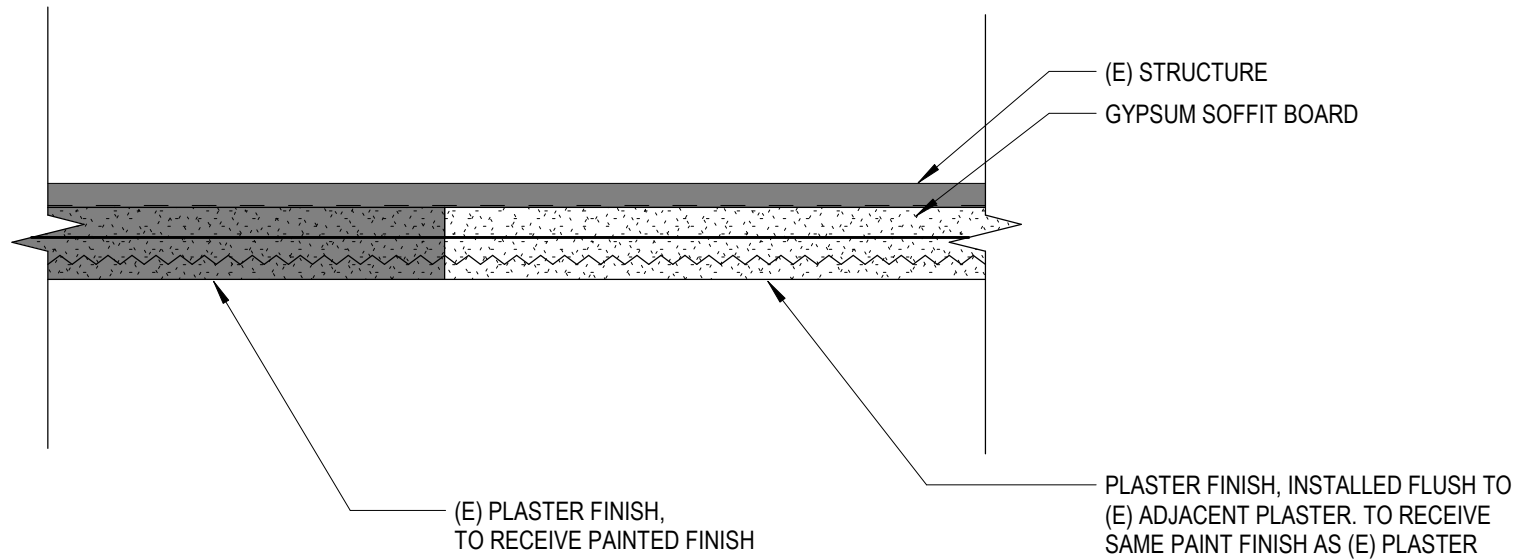




1

## STUCCO ON (E) MASONRY

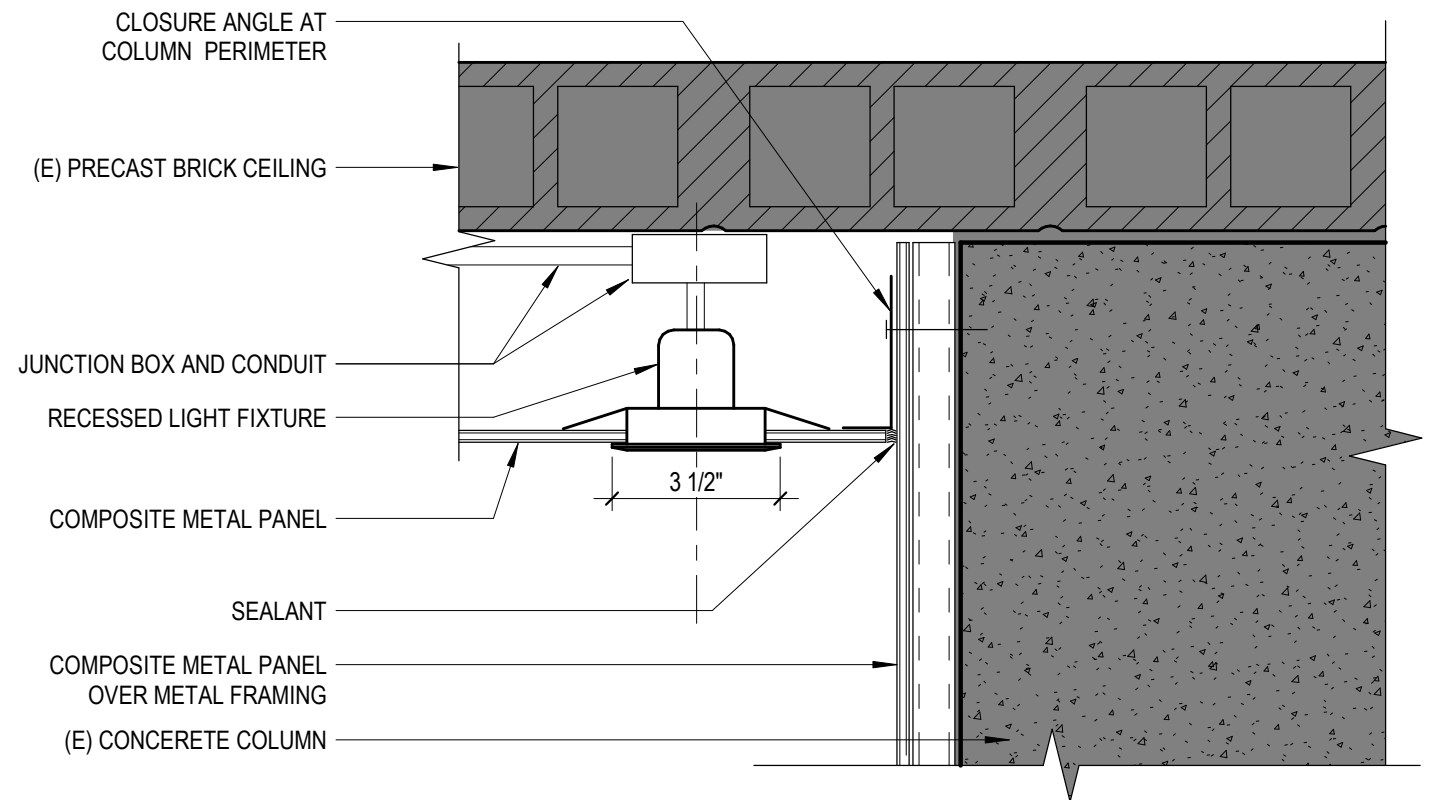
3" = 1'-0"



2

## PLASTER SOFFIT TRANSITION

3" = 1'-0"

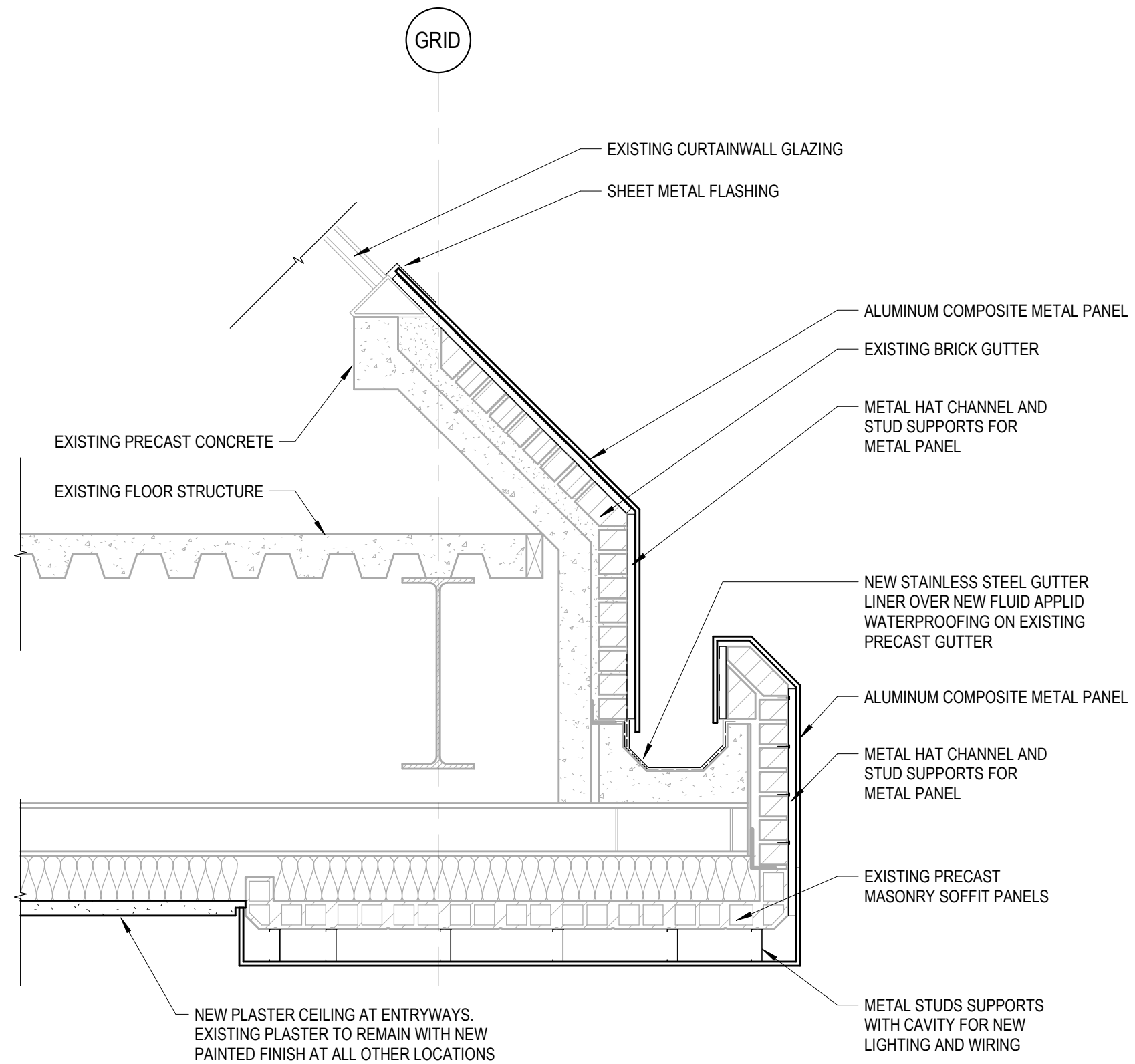


3

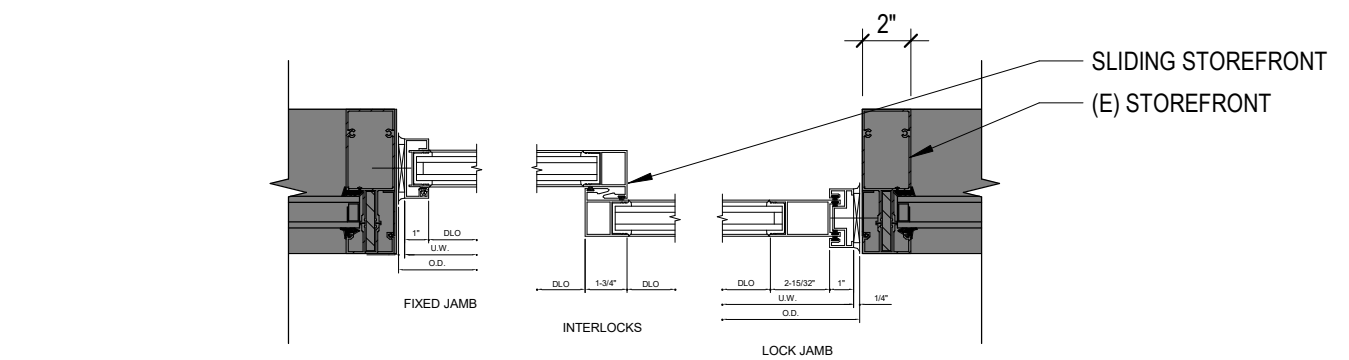
## STUCCO ON (E) COLUMN

3" = 1'-0"

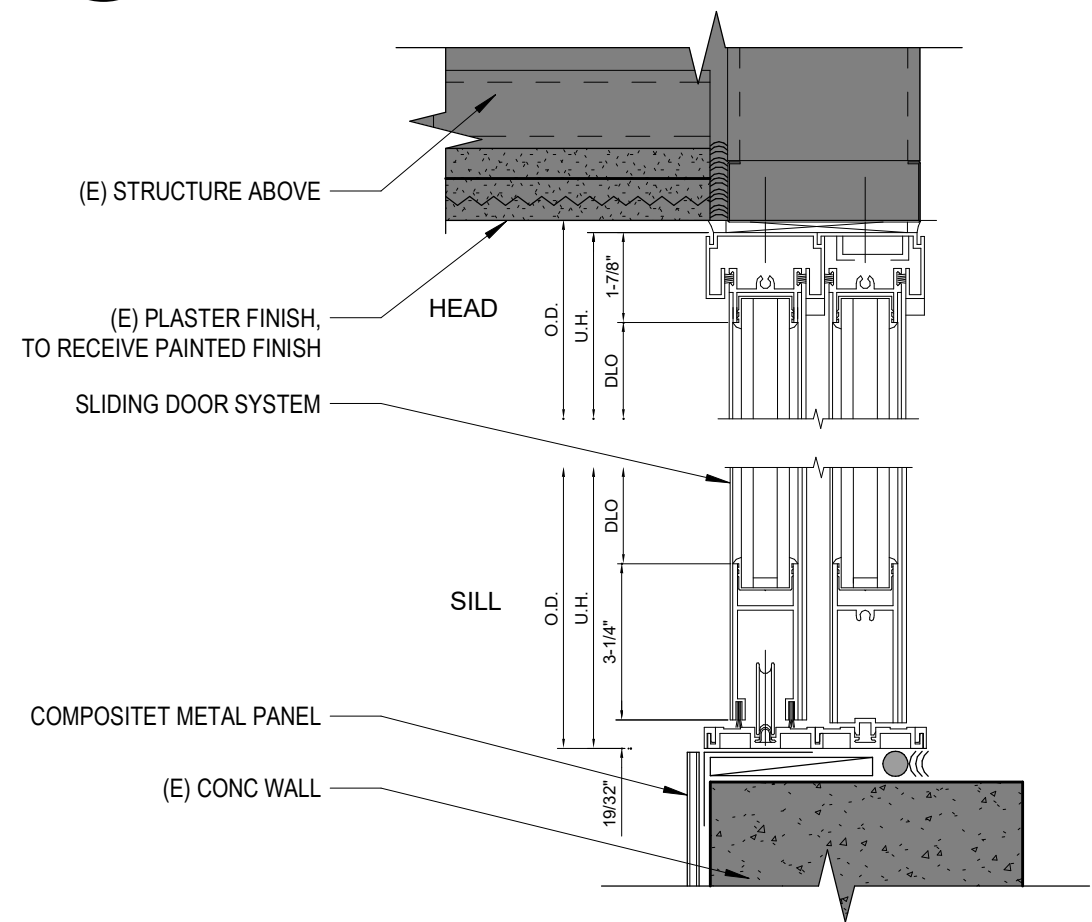




**1 METAL PANEL WRAP OF BRICK GUTTERS**  
3/4" = 1'-0"

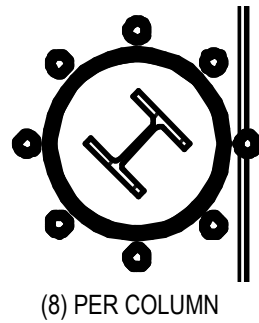


**3 DR - SLIDER @ EXIST PLAN**  
1 1/2" = 1'-0"

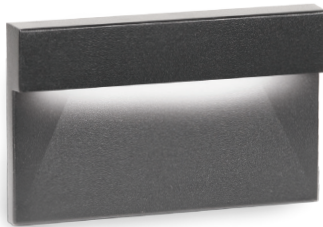


**2 SLIDING STOREFRONT**  
3" = 1'-0"

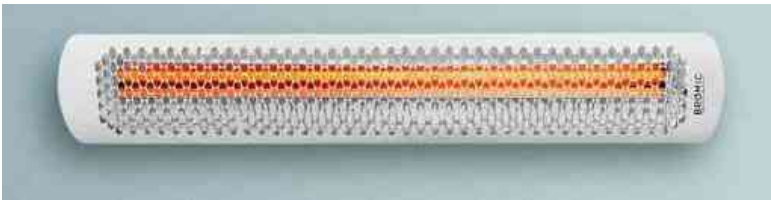




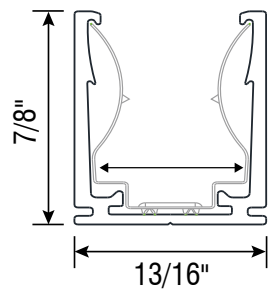
RECESSED COLUMN PUCK LIGHTING



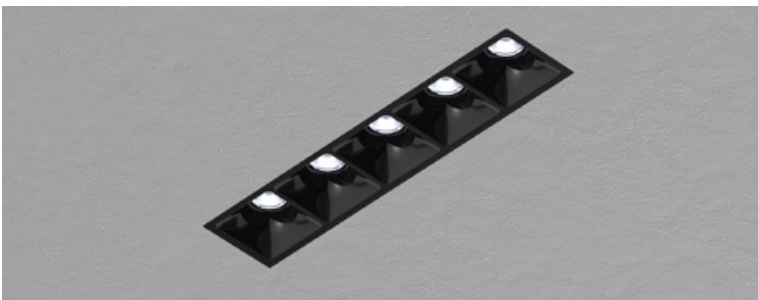
RAMP STEP LIGHTING



SOFFIT HEATING ELEMENTS



TREAD LIGHTING

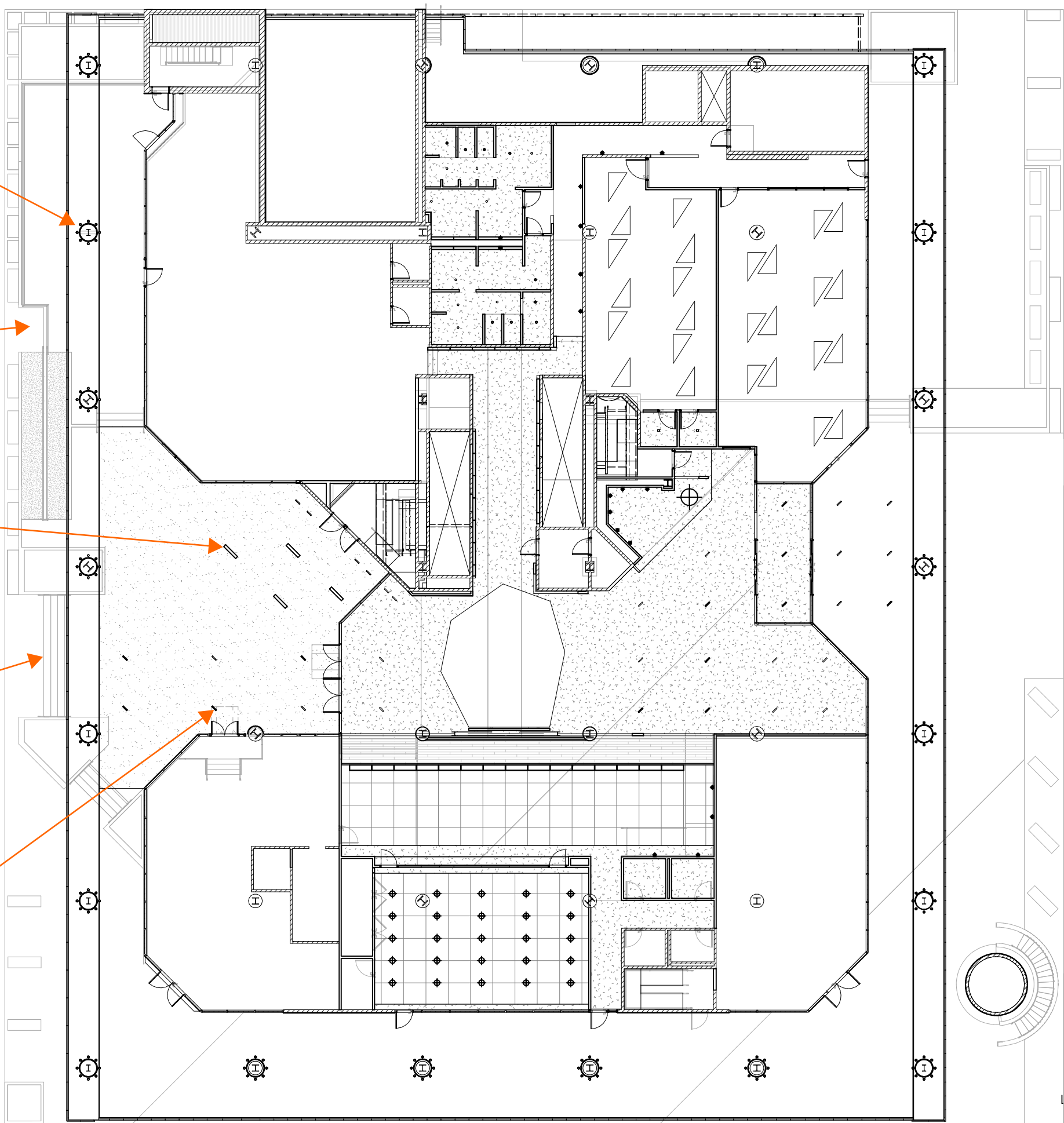


RECESSED LINEAR SOFFIT LIGHTING



220 NW 2ND  
3/29/19

DESIGN REVIEW





HUNZA™ PURE OUTDOOR LIGHTING

Tilting Eave Lite 6w  
PURE LED

PROJECT:

TYPE:

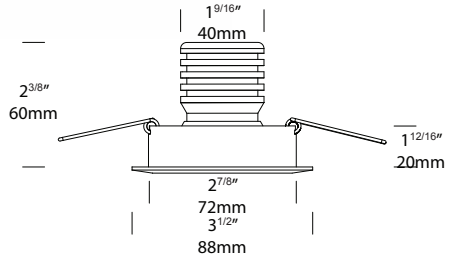
SOURCE:

NOTES:

SPECIFICATIONS



LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output	600 Lumens @ 1050mA (6 watts), 420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens @ 6 watts minimum, delivered from luminaire with unobstructed beam
CRI (3000K)	85+ Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	15, 25, 38, 60
Ingress Protection	IP66
Warranty	Electronics = 5 years Flange Cop / SS = 10 years Body Aluminium = 5 years
Standards	AS/NZS 61046 cUL 2108 CSA C22.2 No. 250.0-08 CE



PRODUCT CONFIGURATION

Please fill in appropriate codes into boxes provided

Cat. No. EAVE/T6/L

Luminaire	Power	Material/ Finish	Beam	Colour	Accessories
EAVE/T6/L					
S	SERIES, REMOTE DRIVER	EBK	15	2	LF
D3	12VAC, 2W INTEGRAL	EBZ	25	3	CJK
D7	12VAC, 4W INTEGRAL	EOGR	38	4	
D10	12VAC, 6W INTEGRAL	EWH	60	39	
DC7	9-36VDC, 700mA	EWB			

**SERIES, REMOTE DRIVER REQUIRED:**  
Constant current driver  
Individual fixtures require 6vdc @ 1050mA maximum

**12VAC INTEGRAL DRIVER:**  
Hunza integrated plug and play driver (included)  
Input: 9-15VAC, 7watt total  
Output: 6vdc @ D3=350mA, D7=700mA, D10=1050mA (1050mA limited to ≤ 40°C (104°F) ambient temperature in stainless steel)

**24VAC INTEGRAL DRIVER:**  
Hunza integrated plug and play driver (included)  
Input: 9-36vdc, 7 watt total  
Output: 6vdc nominal, 700mA

ALUMINIUM

EBK BLACK  
EBZ BRONZE  
EOGR OLIVE GREEN  
EWH WHITE  
EWB WHITE BIRCH  
EDG DARK GREY  
ESTAR SILVER STAR  
ECT CORTEN

COP SOLID COPPER  
SS STAINLESS STEEL

Click for here Remote Power Supply Guidance Charts



**HUNZA FACTORY** 130 Felton Mathew Ave  
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Auckland 1072  
New Zealand

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hunza@hunza.co.nz  
www.hunzalighting.com

**INTERNATIONAL CONTACTS:**  
http://www.hunzalighting.com/contact.php  
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LUMINAIRE CONSTRUCTION

**CNC machined from one of the following metals:**  
**Aluminium:**  
Body: 45mm (1 3/4") anodised aluminium  
Flange: high corrosion resistant solid aluminium  
88mm (3 1/2") rod with chromate substrate and high UV resistant polyester powder coat.  
Colours:  
Black, Bronze, Silver Star, White, White Birch, Olive Green, Dark Grey, Corten.

**Copper:**  
Flange: solid copper 88mm (3 1/2") rod.

**316 Stainless Steel:**  
Flange: 88mm (3 1/2") electro polished 316 stainless steel.

**Step Lens:**  
8mm extra clear, low iron, glass lens.  
Lifetime Warranty.

**Gaskets:**  
Silicone, iron impregnated 220°C (428°F)

**Mounting:**  
This fitting is designed to fit through a 72mm (2") holes and be fixed into position by two spring clips.

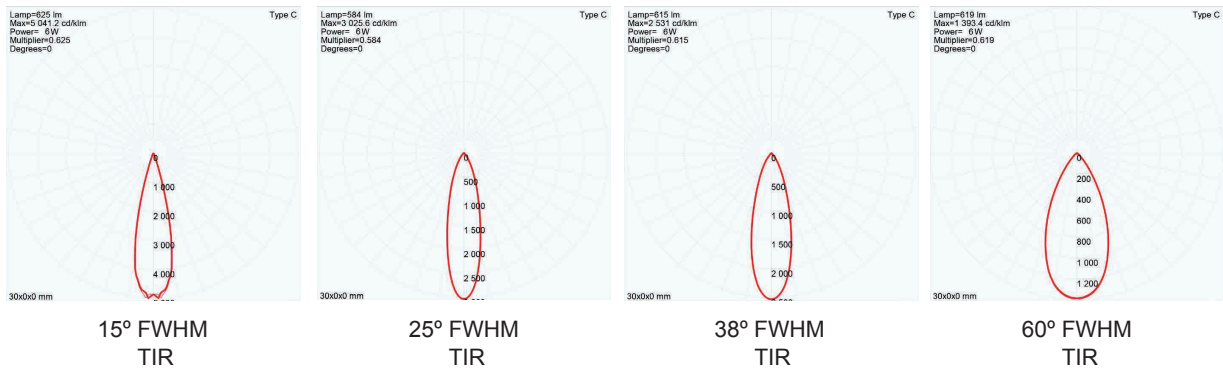
**Luminaire Weight:**  
Low voltage  
Alum: 0.300kg (11oz)  
Cop: 0.800kg (1lb 12oz)  
SS: 0.750kg (1lb 10oz)

ACCESSORIES

BEAM ANGLES

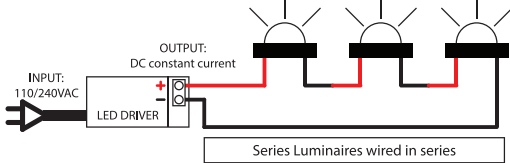
High efficiency PMMA TIR lenses. Field replaceable

IES files available for download: [hunzalighting.com/downloads](http://hunzalighting.com/downloads)



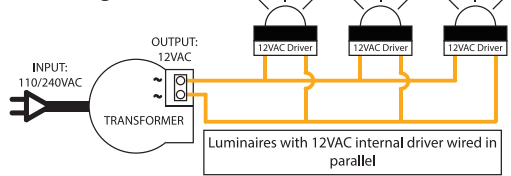
WIRING GUIDE

Series/remote driver



Diagrams are a guide only, wire colours and polarity may change depending on fixture and country

Available for download: [hunzalighting.com/downloads](http://hunzalighting.com/downloads)



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# CLUSTERS LINEAR DOWNLIGHT



## DESCRIPTION

Clusters is the quiet, precise, and scalable system for downlighting. Based on a fundamental 1.2" square cell, Clusters linear downlights range from a single point to a ten cell luminaire, all with a choice of precise optics, beam spreads and subtle aperture treatments.

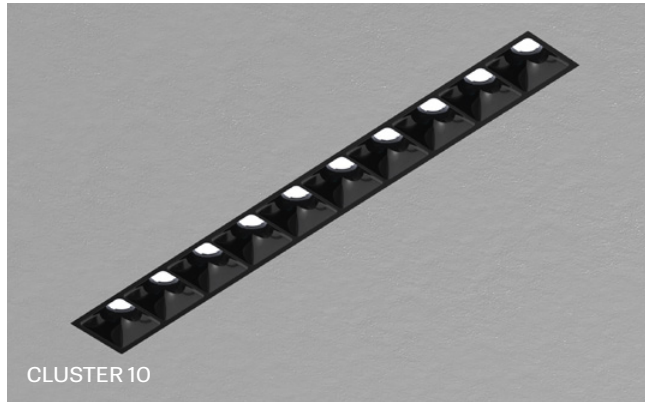
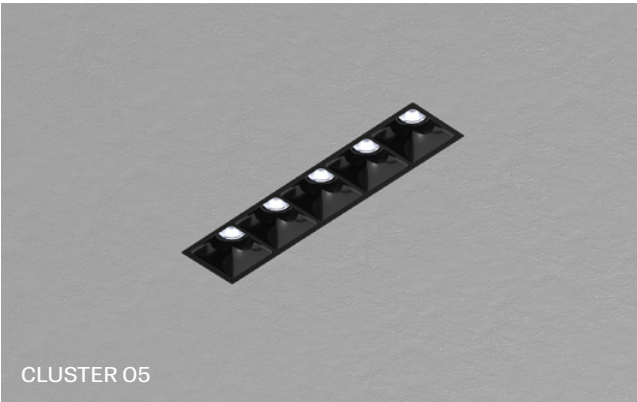
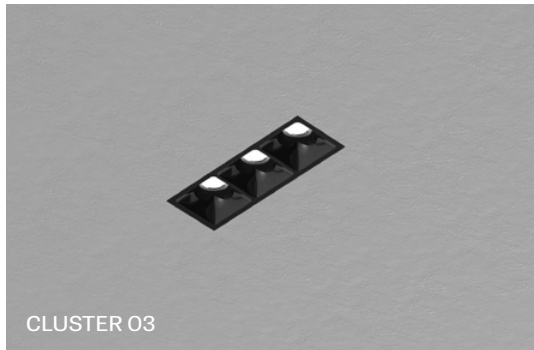
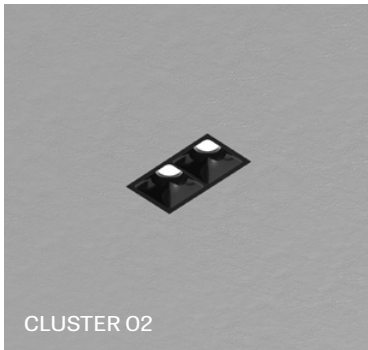
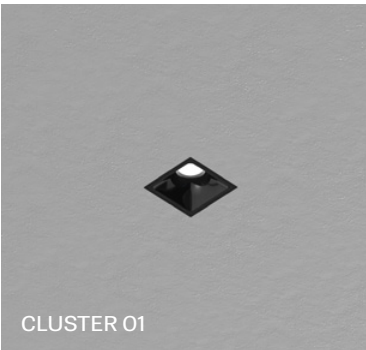
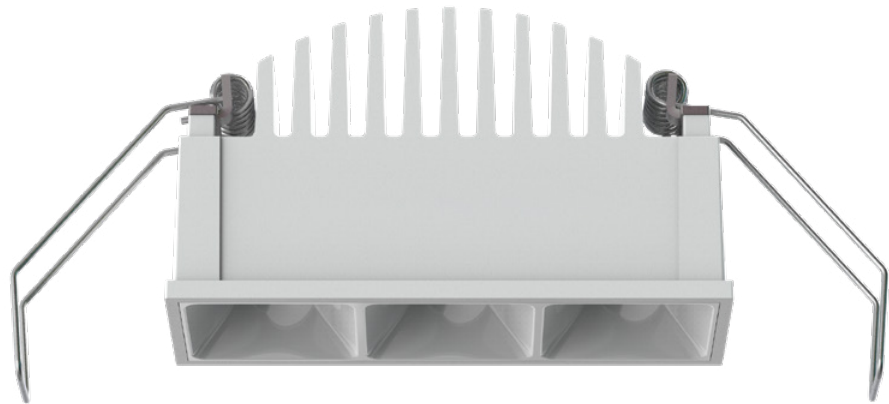
Clusters can install in a variety of ceiling types and materials, with either an integral driver or a remote driver that is capable of powering multiple luminaires.

In addition to the linear downlights detailed here, the Clusters family includes planar downlights, linear wall washers, and Via-mounted downlights. Each is covered by its own specification sheet.

PROJECT: \_\_\_\_\_

TYPE: \_\_\_\_\_

NOTES: \_\_\_\_\_



# CLUSTERS LINEAR DOWNLIGHT



A Clusters luminaire consists of three specifiable components: the Lighting Element (below), Driver (page 3), and the mounting type (page 4).

## 1 LIGHT ELEMENT

LUMINAIRE ID	OPTICS	BEAM	SQR	APERTURE FINISH	LED
CLUC01 - 1"x1" cluster CLUC02 - 2"x1" clusters CLUC03 - 3"x1" clusters CLUC05 - 5"x1" clusters CLUC10 - 10"x1" clusters	SOF - Soft edge downlight REF - Sharp edge downlight	SPT - Spot (for REF only) NFL - Narrow flood (for SOF only) FLD - Flood WFL - Wide flood	SQR - Square	MF01 - Matte White MF04 - Matte Black BL05 - Black Chrome GL06 - Gold CP06 - Copper	LED - High performance LED

CRI	COLOR TEMP	LUMEN PACKAGES (AT 3500K) - WITH INTEGRAL DRIVER	LUMEN PACKAGES (AT 3500K) - WITH REMOTE DRIVER*
90 - 90 CRI	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	200 - 200lm (for CLUC01) 380 - 380lm (for CLUC02) 578 - 578lm (for CLUC03) 923 - 923lm (for CLUC05) 1791 - 1791lm (for CLUC10)	* See remote driver table below for lumen output available for each Clusters size

### LUMEN PACKAGE (AT 3500K) - INTERGRAL DRIVER

LUMIAIRE ID	CCT	LUMEN OUTPUT	WATTS	EFFICACY LPW
CLUC01	3500K	200 lm	3.3 W	60 lpw
CLUC02	3500K	380 lm	6.1 W	63 lpw
CLUC03	3500K	578 lm	7.8 W	74 lpw
CLUC05	3500K	923 lm	11.8 W	78 lpw
CLUC10	3500K	1791 lm	23.6 W	76 lpw

### \* LUMEN PACKAGE (AT 3500K) - REMOTE DRIVER

LUMIAIRE ID	LOW OUTPUT	MEDIUM OUTPUT	HIGH OUTPUT
CLUC01	50 lm	125 lm	200 lm
CLUC02	95 lm	238 lm	380 lm
CLUC03	145 lm	362 lm	578 lm
CLUC05	230 lm	577 lm	923 lm
CLUC10	448 lm	1120 lm	1791 lm

\* Watts and Lumen per watts will vary based on the number of light elements per remote driver as well as on the type of driver selected.

### LUMEN OUTPUT MULTIPLIER AT 90CRI

	2700K					3000K					3500K					4000K				
Optics	Soft		Sharp			Soft		Sharp			Soft		Sharp			Soft		Sharp		
Beam angle	25	35	55	35	55	25	35	55	35	55	25	35	55	35	55	25	35	55	35	55
Lumen output multiplier	0.87	0.92	0.82	0.89	0.86	0.93	0.99	0.87	0.95	0.92	1	1.06	0.94	1.02	0.99	1.03	1.09	0.97	1.05	0.97

### OPTICS



SOF - soft edge downlight



REF - sharp edge downlight

### APERTURE FINISH - Aperture is injection-molded with integral texture and color



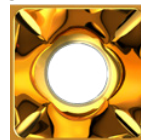
MF01 - Matte White



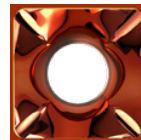
MF04 - Matte Black



BL05 - Black Chrome



GL06 - Gold



CP06 - Copper

### SOFT-EDGE DOWNLIGHT



NFL - Narrow Flood  
Beam angle 25°  
Field angle 48°  
Spacing criteria 0.4



FLD - Flood  
Beam angle 35°  
Field angle 67°  
Spacing criteria 0.6



WFL - Wide Flood  
Beam angle 55°  
Field angle 104°  
Spacing criteria 0.8

### SHARP-EDGE DOWNLIGHT



SPT - Spot  
Beam angle 15°  
Field angle 39°  
Spacing criteria 0.2



FLD - Flood  
Beam angle 30°  
Field angle 49°  
Spacing criteria 0.5



WFL - Wide Flood  
Beam angle 45°  
Field angle 62°  
Spacing criteria 0.8

File Name: CLUSTERS-LINEARS-DOWNLIGHT-SPEC

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October 23, 2018



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October 23, 2018



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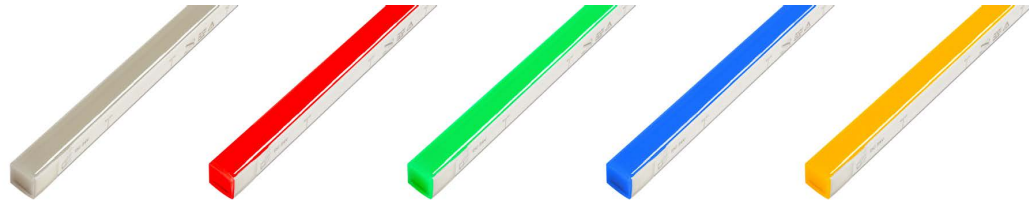
## SIGNWAVE™ 3 (INDOOR/OUTDOOR)

SW3-SERIES | FLEXIBLE LIGHTING SYSTEM

Fixture Type: \_\_\_\_\_

Project: \_\_\_\_\_

Location: \_\_\_\_\_



Color/Kelvin	WHITE (3500K)	RED	GREEN	BLUE	AMBER	RGBW	CT (2500+5000K)
Wavelength	N/A	620-630nm	520-530nm	465-475nm	585-595nm	N/A	N/A
Wattage	3.7W/ft	2.2W/ft	3.7W/ft	3.7W/ft	2.2W/ft	4.6W/ft	3.7W/ft
Power Feed	Every 32ft	Every 50ft	Every 32ft	Every 32ft	Every 50ft	Every 16ft	Every 32ft
Cut Intervals	2-3/16"	3-1/4"	2-3/16"	2-3/16"	3-1/4"	3-1/4"	3-1/4"

### PRODUCT FEATURES

- Dimmable
- 50,000 hour life
- Flat profile for streamline projects
- Horizontal or vertical bending option
- IP67 or IP68 option
- UL-listed for indoor and outdoor use
- Factory-installed power feed
- Injection-molded flush end caps
- For use with 24V power supplies

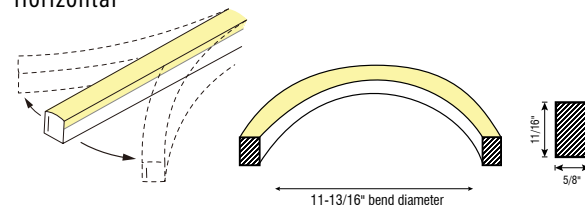
### SPECIFICATIONS

Series	SW3 - Signwave™ 3
Input Voltage	24V DC
Max Run Length	Unlimited, Refer to <b>Power Feed</b> Above
Lumens	162 Lm/ft (White)
Beam Angle	160°
Dimensions	5/8"(16mm) × 11/16"(17mm)
CRI	80+
Dimming Options	PWM, Triac, 0-10V, DMX, Hi-lume
Temp Range	-4°F (-20°C) to 113°F (45°C)

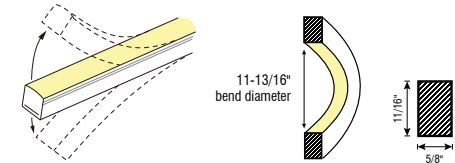


### BENDING OPTIONS & PROFILE DIMENSIONS

#### Horizontal



#### Vertical



Conforms to ANSI/UL Standard 2108  
Certified to CAN/CSA Standard C22.2 No. 250.0



Questions/Support | 800-789-3810 | [quotes@kelvix.com](mailto:quotes@kelvix.com)

090418DM

## Model: WL-LED140

### Step Light

## WAC LIGHTING

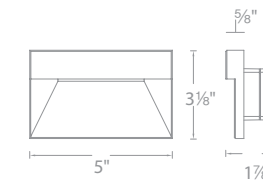
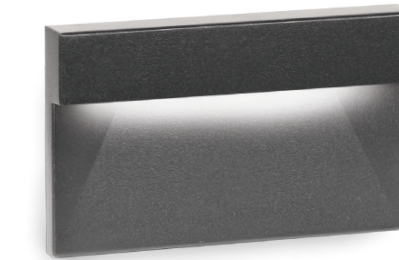
Responsible Lighting®

Fixture Type: \_\_\_\_\_

Catalog Number: \_\_\_\_\_

Project: \_\_\_\_\_

Location: \_\_\_\_\_



### PRODUCT DESCRIPTION

Horizontal rectangle Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

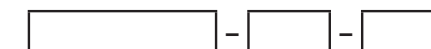
### SPECIFICATIONS

<b>Construction:</b>	Die-cast aluminum
<b>Input:</b>	120V or 277VAC 50/60Hz
<b>Power:</b>	Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz
<b>Lumens:</b>	Up to 3 lm
<b>Mounting:</b>	Fits into a switch box or a 2" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
<b>Dimming:</b>	100% - 10% ELV (120V only)
<b>CRI:</b>	90
<b>Standards:</b>	IP66, ETL & cETL Listed for wet locations

### FEATURES

- Geometric design with downward illumination
- Die Cast Aluminum construction with abrasion resistant powder coat finish
- Magnetized design for easy installation and maintenance
- Title 24 Compliant (120V only)
- 50,000 hour rated life

Voltage	Power	Model	Color Temp	Finishes
120V	3.5W	WL-LED140-C WL-LED140-AM	3000K Amber	<b>BK</b> Black on Aluminum <b>BZ</b> Bronze on Aluminum
277V	3W	WL-LED140F-C WL-LED140F-AM	3000K Amber	<b>WT</b> White on Aluminum



Example: **WL-LED140-C-BK**

[waclighting.com](http://waclighting.com)

Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center

44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center

1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center

1750 Archibald Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUN 2017

### STEP LIGHTING

LIGHTING CUT SHEETS C.23  
LU 18-277253 HR & LU 19-101014 DZ





a landscapeforms® company

# Aspect Series LANDSCAPE CONTAINERS

Fine cast concrete landscape containers.



### TO SPECIFY

Select the ASP product number along with the options below.

#### Drainage

- Standard diameter hole: approximately 2-3/8"
- Custom size to function with irrigation & drainage (note size of plumbing fixture to be used)

#### Concrete Color

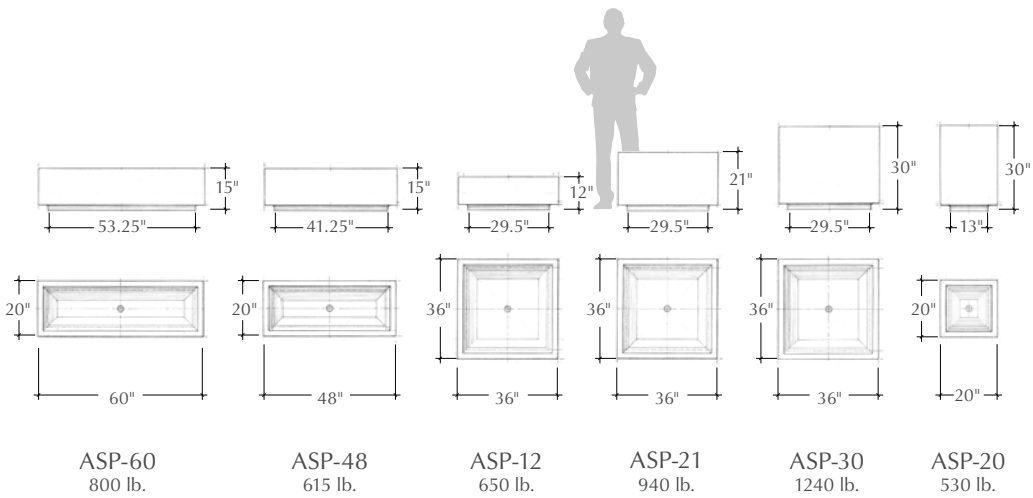
- Natural gray concrete
- Choose integral pigment color from Davis Colors ([www.daviscolors.com](http://www.daviscolors.com)), call/email us for a Davis Colors selector brochure
- Custom color mixing available

#### Finishing

- Bituminous sealer (suggested for interior applications)
- Sandblast finish

#### Notes

- See website to download CSI specifications
- Upcharges will apply for colors, sandblasting, sealer, and extra drain holes



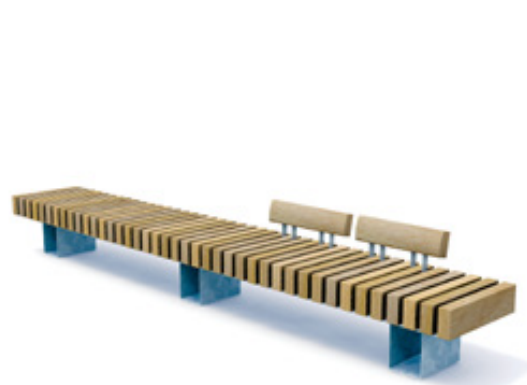
All weights are approximate

In 2018, Larry Kornegay designed the Aspect Series exclusively for Kornegay Design® LLC, a Landscape Forms® company

v. 2018.10.15

KornegayDesign.com | [info@kornegaydesign.com](mailto:info@kornegaydesign.com) | toll free 877.252.6323 | local 602.252.6323





R&R-CW-200-60(+Ext) + Low Backrest, 400×60×45 cm / 158"×24"×18"



R&R-CW-200-60 + low backrest, 200×40×45 cm / 79"×16"×18"



R&R-CW-200-60-AB(+Ext), 400×60×45 cm / 158"×24"×18"



Winchester (UK)



Weißenburg (DE)



Baltimore (USA)

# The Rough & Ready Crosswise Benches



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Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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SECTION 084329 - SLIDING STOREFRONTS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) “Manual of Practice”, including the recommendations for the CSI 3 Part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTERSPEC Program has been recognized in the preparation of this guide specification. Neither CSI, AIA, USGBC nor ILFI endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the “Conditions of the Contract”, published by the AIA.

PART 1 - GENERAL

1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Summary

- A. Section Includes: Kawneer Sliding Storefronts, including perimeter trims, and accessories.
  - 1. Types of Kawneer Aluminum Sliding Storefronts include:
    - a. Series 1010 Sliding Mall Front
    - b. 1-3/8" (34.9 mm) Deep Frame

EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE HOWEVER KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.6 QUALITY ASSURANCE.

- B. Related Sections:
  - 1. 072700 “Air Barriers”
  - 2. 079200 “Joint Sealants”
  - 3. 083213 “Sliding Aluminum-Framed Glass Doors”
  - 4. 084313 “Aluminum-Framed Storefronts”
  - 5. 084113 “Aluminum-Framed Entrances and Storefronts”
  - 6. 084413 “Glazed Aluminum Curtain Walls”
  - 7. 084433 “Sloped Glazing Assemblies”
  - 8. 085113 “Aluminum Windows”
  - 9. 086300 “Metal-Framed Skylights”
  - 10. 087000 “Hardware”
  - 11. 088000 “Glazing”
  - 12. 280000 “Electronic Safety and Security”

1.3 Definitions

- 1. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufactures Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements

- A. General Performance:
  - 1. Provide aluminum sliding storefronts which have been manufactured, fabricated and installed to withstand the specified uniform loads and to maintain the manufacturer’s performance criteria without defects, damage or failure.
- B. Sliding Storefront Performance Requirements:
  - 1. The 1010 Sliding Mall Front is not intended to be used as an exterior front. It can be used as an exterior front only when air, water penetration and deflection are not critical.
- C. Environmental Product Declarations (EPD): Shall have a Type III Product-Specific EPD created from a Product Category Rule.



1.5 Submittals

EDITOR NOTE: ADD RECYCLED CONTENT SECTION IF REQUIRED TO MEET PROJECT REQUIREMENTS AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.

\* IF RECYCLED CONTENT REQUIREMENTS ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMUNUM COULD BE SUPPLIED.

- A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of sliding storefronts indicated.
  - 1. Recycled Content:
    - a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
    - b. Indicate relative dollar value of recycled content product to total dollar value of product included in project.
    - c. Indicate location recovery of recycled content.
    - d. Indicate location of manufacturing facility.
  - 2. Environmental Product Declaration (EPD):
    - a. Include a Type III Product-Specific EPD created from a Product Category Rule.
- B. Shop Drawings: Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.
- C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.
- D. Samples for Verification: For sliding storefronts and components required.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type, class, grade, and size of sliding storefronts. Test results based on use of downsized test units will not be accepted.

1.6 Quality Assurance

- A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.
- B. Manufacturer Qualifications: A manufacturer capable of fabricating sliding storefronts that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.
- C. Source Limitations: Obtain sliding storefront through one source from a single manufacturer.
- D. Product Options: Drawings indicate size, profiles, and dimensional requirements of sliding storefronts and are based on the specific system indicated. Refer to Division 01 Section “Product Requirements”. Do not modify size and dimensional requirements.
  - 1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
- E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Build mockup for type(s) of sliding storefront(s) indicated, in location(s) shown on Drawings.
- F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section “Project Management and Coordination”.

1.7 Project Conditions

- A. Field Measurements: Verify actual dimensions of sliding storefront openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.8 Warranty

- A. Manufacturer’s Warranty: Submit, for Owner’s acceptance, manufacturer’s standard warranty.
  - 1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.



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PART 2 - PRODUCTS

2.1 Manufacturers

- A. Basis-of-Design Product:
- Kawneer Company Inc.
  - Series 1010 Sliding Mall Front
  - Framing Member Profile: 1-3/8" (34.9) Deep Frame

EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT.

- B. Subject to compliance with requirements, provide a comparable product by the following:
- Manufacturer: ( )
  - Series: ( )
  - Profile dimension: ( )
  - Performance Grade: ( )
- C. Substitutions: Refer to Substitutions Section for procedures and submission requirements
- Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
  - Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid sliding storefront installation and construction delays.
  - Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
  - Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for sliding storefront system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of sliding storefront for a period of not less than ten (10) years. (Company Name)
  - Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
  - Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.
- D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.2 Materials

- A. Aluminum Extrusions: Alloy and temper recommended by sliding storefront manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.070" (1.8 mm) wall thickness at any location for the main frame and sash members.

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\* IF RECYCLED CONTENT REQUIREMENTS ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMUNUM COULD BE SUPPLIED.

- Recycled Content: Shall have a minimum of 50% mixed pre- and post-consumer recycled content.
  - Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
  - Indicate relative dollar value of recycled content product to total dollar value of product included in project.
  - Indicate location recovery of recycled content.
  - Indicate location of manufacturing facility.
- Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with sliding storefront members, trim hardware, anchors, and other components.
- Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- Sliding-Type Weather Stripping: Provide woven-pile weather stripping of wool, polypropylene, or nylon pile and resin-impregnated backing fabric. Comply with AAMA 701/702.
  - Weather Seals: Provide weather stripping with integral barrier fin or fins of semi-rigid, polypropylene sheet or polypropylene-coated material. Comply with AAMA 701/702.
- Sealant: For sealants required within fabricated sliding storefront, provide sliding storefront manufacturer's standard, permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

2.3 Sliding Storefronts

- G. The 1010 Sliding Mall Front is not intended to be used as an exterior front. It can be used as an exterior front only when air, water penetration and deflection are not critical.

kawneer.com

SPCB020EN



2.4 Glazing

- A. Glass and Glazing System: Refer to Division 08 Section "Glazing" for glass units and glazing requirements applicable to glazed sliding storefront units.
- B. Glass: Comply with Division 08 Section "Glazing" for requirements applicable to safety glazing, insulating-glass units, and laminated glass units.
- C. Glazing System: Glazing method shall be a channel type PVC gasket (marine glazed) which is compatible with aluminum and shall be resistant to deterioration by all forms of weathering and suitably retained to maintain a watertight seal between the glass and the surrounding frame.

2.5 Hardware

- A. General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum; designed to smoothly operate, tightly close, and securely lock sliding storefronts.
- B. Standard Hardware:
- One pair of stainless steel tandem rollers per sliding panel
  - Stainless steel roller track
  - Adams Rite MS 1850A-505 Hookbolt Lock
  - Interior and Exterior Cylinders
  - Flush Face Pulls.

2.6 Accessories

- A. Not available.

2.7 Fabrication

- A. General:
- Fabricate Components per the Manufacturer's most current Installation Instruction manuals with minimum suggested clearances and shim spacing around the perimeter of the assembly while enabling installation and dynamic movement of the perimeter seal.
  - Accurately fit and secure all joints and corners. Make joints flush, hairline and waterproof.
  - Prepare frames to receive anchor devices as required.
  - When possible, arrange fasteners and attachments to conceal from view.
  - Shop assemble frames to the greatest extent possible and shop seal all horizontal to vertical joints.

2.8 Finishes, General

- A. Comply with AAMA-AFPA "Anodic Finishes/Painted Aluminum" for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.9 Aluminum Finishes

- A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- B. Factory Finishing:
- Kawneer Permanodic™ AA-M10C21A44 / AA-M45C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color ).
  - Kawneer Permanodic™ AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).
  - Kawneer Permanodic™ AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).
  - Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color ).
  - Kawneer Permادize™ (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color ).
  - Kawneer Permacoat™ AAMA 2604, Powder Coating (Color )
  - Other: Manufacturer Type Color .

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PART 3 - EXECUTION

3.1 Examination

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight sliding storefront installation.
  - 1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
  - 2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76 mm) of opening.
  - 3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
  - 4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing sliding storefronts, hardware, accessories, and other components.
- B. Install sliding storefronts level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
- C. Set sill members in bed of sealant or with gaskets, as indicated, for weather tight construction.
- D. Install sliding storefronts and components to drain condensation, water penetrating joints, and moisture migrating within sliding storefront to the exterior.
- E. Separate aluminum from dissimilar materials to prevent corrosion or electrolytic action at points of contact.

3.3 Field Quality Control

- A. Manufacturer's Field Services: Upon Owner's written request, provide periodic site visit by manufacturer's field service representative.

3.4 Adjusting, Cleaning, And Protection

- A. Adjust operating door panels, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weather tight closure. Lubricate hardware and moving parts.
- B. Clean aluminum surfaces immediately after installing sliding storefronts. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- C. Clean factory-glazed glass immediately after installing sliding storefronts. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
- D. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.
- E. Protect sliding storefront surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor sliding storefront surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, mortar, alkaline deposits, stains, or other contaminants. If contaminating substances do contact sliding storefront surfaces, remove contaminants immediately according to manufacturer's written recommendations.

DISCLAIMER STATEMENT

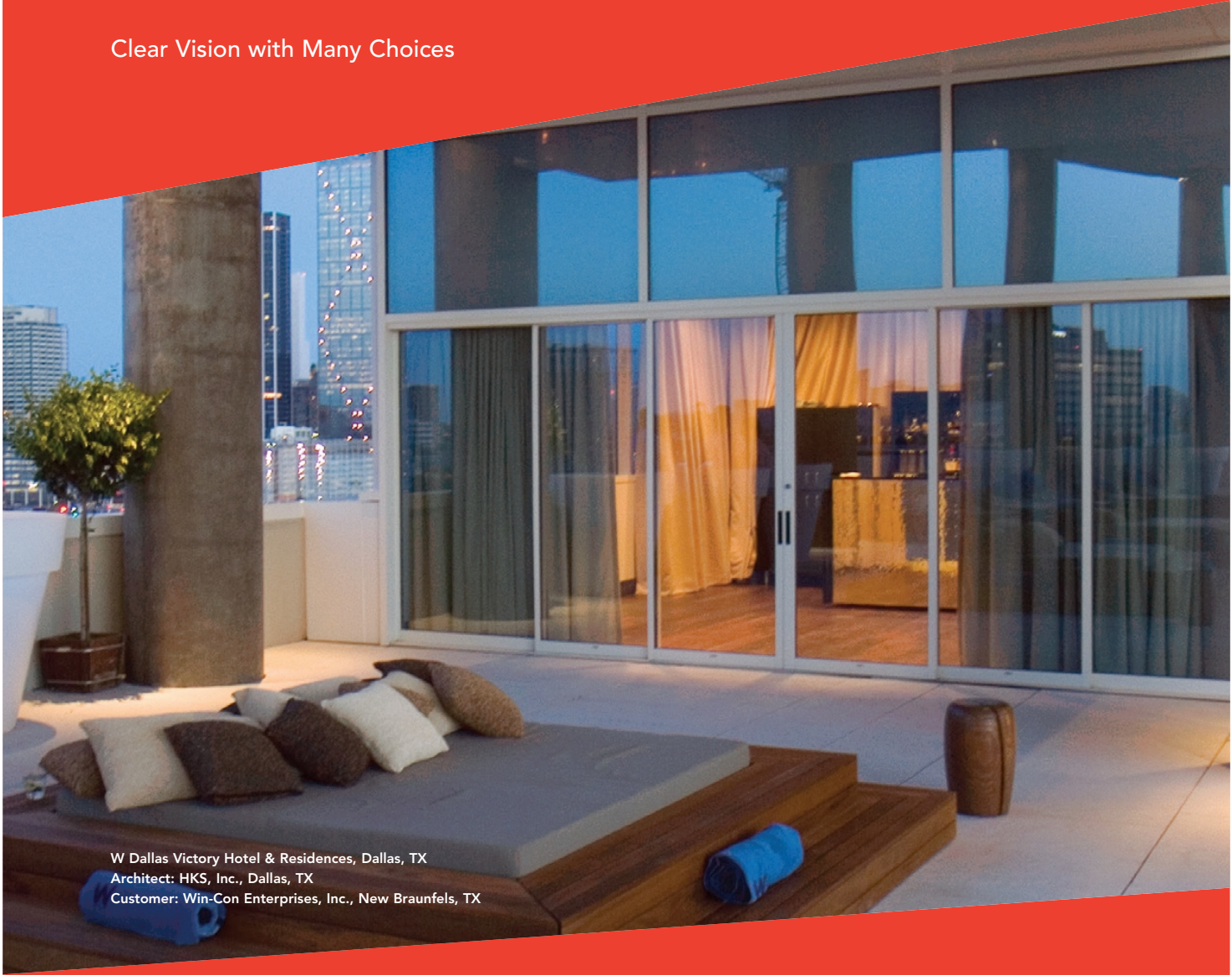
This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be verbatim as project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm, and the particular requirements of a specific construction project.

END OF SECTION 084329



# 1010 and 1040 Sliding Mall Fronts

Clear Vision with Many Choices



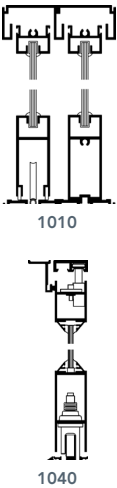
W Dallas Victory Hotel & Residences, Dallas, TX  
Architect: HKS, Inc., Dallas, TX  
Customer: Win-Con Enterprises, Inc., New Braunfels, TX

For single and multi-track, interior and exterior applications, Kawneer Sliding Mall Fronts meet almost any construction or design requirements. They are available with both fixed and operable panels and accept glazing infills from less than 1/4" up to 1" (6.4 to 25.4). Panel sizes are product specific, but generally heights range from approximately 7' to 12' (2134 to 3658) and widths range from 3' to 8' (914 to 2438).

The 1010 Sliding Mall Front has a low-profile multi-track that can be recessed or surface applied. Its parallel stacking is ideal for such interior applications as enclosed shopping malls, sliding room dividers, educational partitions and sound control panels. Movable panels can be stacked in line behind a wall, a fixed end panel or in an adjacent pocket. Standard quality features such as adjustable steel ball bearing tandem roller assemblies and a maximum-security Adams Rite hook-bolt cylinder lock provide unequalled value with price economy.



The 1040 Sliding Mall Front is a single-track unit with three stacking options – parallel staggered, parallel even and perpendicular 90 degree – for both interior and exterior applications such as enclosed shopping malls, movable walls and sliding room dividers. The single-track, combined with the concealed or remote staking operation, allows optimum use of valuable front space while providing an uncluttered, wide-open appearance. The heavy-duty aluminum framing permits the use of larger panel sections with maximum structural integrity. Welded Dual Moment corner construction with four Sigma deep penetration and fillet welds, and additional mechanical fastening all provide one of the strongest door constructions in the industry. Other standard features include cast manganese bronze track diverters, needle-bearing caster assemblies and Adams Rite maximum-security cylinder locks. The low-profile track may be either recessed or surface applied, and a draining track with gutter is available for exterior applications.



**For the Finishing Touch**  
Permanodic™ Anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the “green” element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



Target Center (Timberwolves Arena), Minneapolis, MN  
Architect: KMR Architects, Ltd., Minneapolis, MN  
Glazing Contractor: Gateway ACG, Inc., St. Paul, MN



Fort Worth Outlet Square, Tandy Industries, Fort Worth, TX  
Architect: KVG Gideon Toal, Fort Worth, TX  
Glazing Contractor: Guardian Storefronts, Red Oak, TX

Note: Numbers in parentheses ( ) are millimeters unless otherwise noted.

Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

kawneer.com  
770 . 449 . 5555

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Permanodic™ is a trademark of Kawneer Company, Inc.





# WHAT WE HEARD

## Context

- General agreement that the proposed design is not cohesive enough and does not improve the existing condition enough. Goal should be to deliver an incredibly coherent design in order to support the removal of brick. Changes should achieve coherency while still being compatible with the Skidmore/ Old Town Historic District.
- It is likely that the removal of brick in ground plane can be supported if human scale, texture, and coherency of overall design is thoughtful and managed well. The burden is on the Applicant to demonstrate that the proposed removal of brick in the ground plane is acceptable.
- Applicant to make really strong case for compatibility with the National Landmark Historic District. Still needs to meet compatibility guideline with the Skidmore/ Old Town Historic District and responses to Quality and Permanence help speak to compatibility.
- Brewster Highwater marker to be placed at the same elevation could be integrated into the redesign of NW corner terrace – the datum could be referenced in the revised design of terrace to bring more attention to that story.

## Public Realm

- Majority support for proposed NW corner with modifications/ revised thinking about contextual response and overall coherency. If the stair is removed the design at this corner needs to be very strong. Not an inhospitable design.
- Bench material and green/ planting are needed to add warmth and human scale to design to offset the “coolness” created by modifications/ removal of all brick. Make a strong case for why wood is a coherent response for this building.
- NE terrace. Add more doors connecting the building to the proposed NE corner/ terrace. Show how this space will be managed/ used.
- South – managed not fixed seating okay. Consider operable storefront at café.
- Entry Plaza at West – as you think through revised response to coherency, consider access (ramps, stairs) how much of this space is just open/ unprogrammed circulation space and is there a way to reprogram that for improved coherency.

## Quality and Permanence

- Materials selected play a great role in the coherency of the design. Metal wrap columns/ wall surfaces/ gutter. A limited palate is a stronger response. Try to find something that talks to the Historic District.
- More careful study of scale and coherency. There needs to be compelling reasons for a material change (in surface treatment) and some elements of continuity. Consider pulling in orthogonal datums that can establish a geometry that allows for a better transition. This could inform design decisions in surface treatment/ inform where changes in material occur. Explore multiple options and bring in.
- No cobbles (loose rock).
- GFRC does not connect/ relate to design or surrounding context. More durable planters that relate to the paving/ proposed design/ district.

# WHAT WE DID

## Context

- The design has been simplified and clarified to a more coherent overall design that seeks to make the building a consistent object while connecting the flatwork to the Skidmore/ Old Town Historic District. The primary means to achieve this is through improved materiality. Composite metal panel clads the building, while paving materials pay homage to nearby historic materiality. Site furnishings further enhance this effort by referencing historic site uses such as the Nicolai Brothers Door, Window, and Sash Company and the adjacent lumber yard.
- Brick has respectfully removed from the proposed design, but the human scale, textures, and geometries have not been sacrificed. Exposed-aggregate paving has been selected to tie the site to the existing old-town aggregate walks. A denser paving pattern enhances the pedestrian scale of the site, maintaining texture while improving clarity of the site.
- New design has improved material quality and permanence both in the paving and in cladding as described above. Brewster Highwater marker has been integrated and highlighted at the main building entry with an associated datum captured in a reveal in the NW Terrace concrete site wall that improves the visibility and attention to the story of the historic flood.

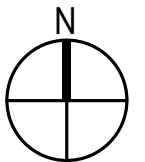
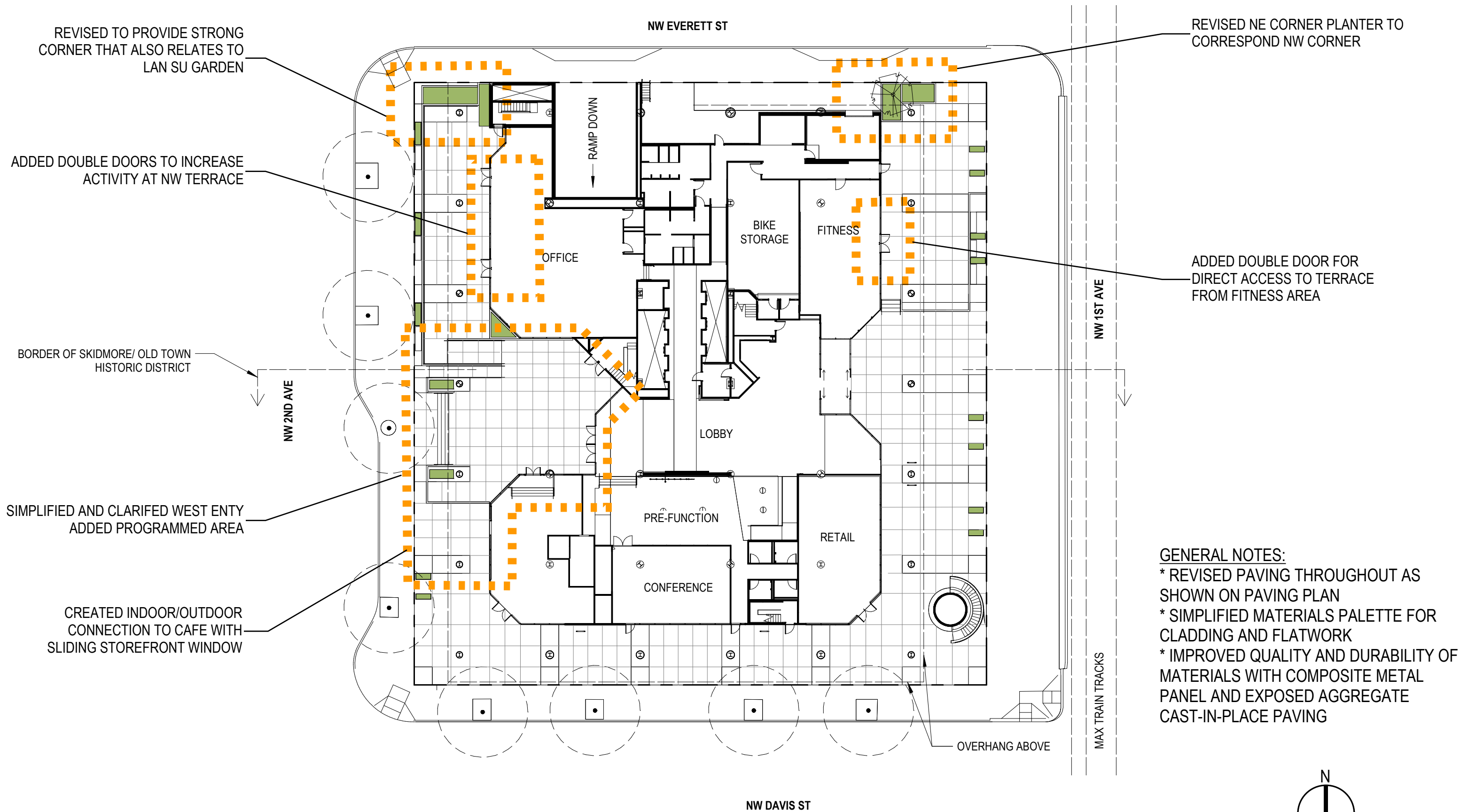
## Public Realm

- Applicant has revised the design to have a strong corner that maintains the connection to the Lan Su Garden through geometries and plant selection.
- Timber benches have been selected to mimic the timber that was once common on site and adjacent property for the Nicolai Brothers Company at the corner of NW 2nd Ave and NW Everett St. The warmth of the wood furnishing provide a respite against the cool metal and glass of the building and complement the character adjacent plantings. Proposed products have been carefully selected to have a lasting and durable structure and finishes.
- Double doors have been added on NE terrace. Activity in the space will likely be linked to Fitness (morning yoga sessions, spill-out conversations, cool-down walking, etc.).
- A sliding-panel door has been added to the west side of the café space, enhancing the indoor/outdoor connection and energizing the adjacent café seating areas.
- West approach has been simplified by reducing entry to a single main stair and consolidating the ramps into an adjacent convenient location that still works with the existing structural slabs. This presented the opportunity to reclaim additional space from circulation to an upper level of café seating, creating additional interest and variety that was lacking at the SE corner. We have also demonstrated how the upper area will be programmed as a truly outdoor room filled with activity using a mixture of fixed and movable furnishings, sculptural art elements, and environmental conditioning w/ electric heaters in the soffit.

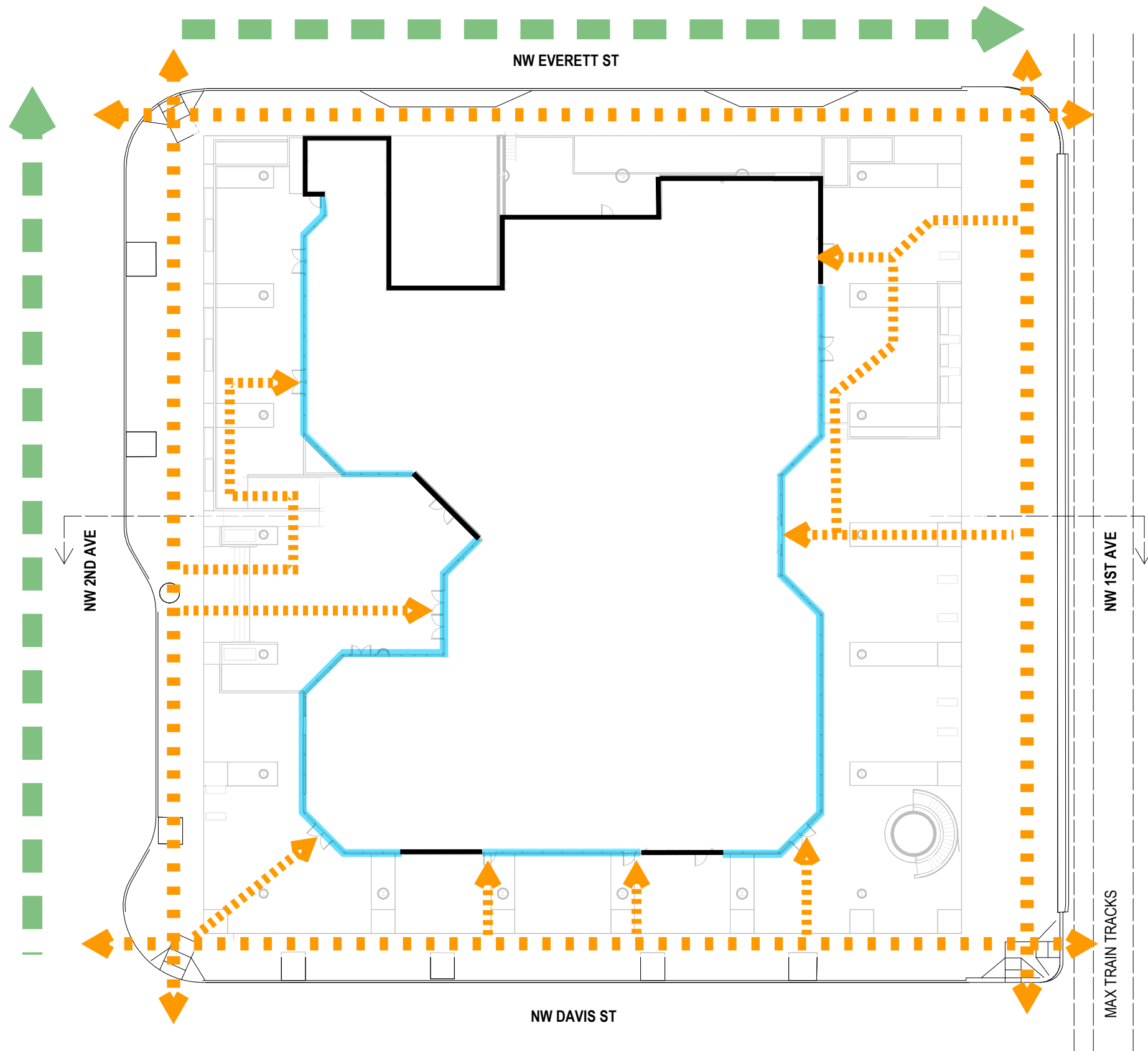
## Quality and Permanence






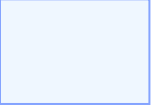
- We have simplified the material palette on the building and on the site. Building is essentially metal and glass, while the site responds to the immediate context and to the historic distric through selection of quality and durable materials.
- New paving plan reflects the orthogonal datums common to both the building and the ROW. This new geometry harmonizes with the patterning of the building and maintains a coherent and consistent pattern throughout the site.
- All loose cobble has been removed and replaced with higher quality and more durable solid pavings.
- FF+E Planters have been upgraded to precast concrete planters. The intent is to use a similar exposed aggregate precast concrete that will coordinate with the new paving and the historic district. The design team considered stainless steel for the planters, but felt it was more consistent and coherent that, as a site element and not a building element, the planters ought to reflect the materiality of the historic district and not the materiality of the building.

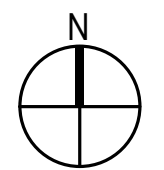




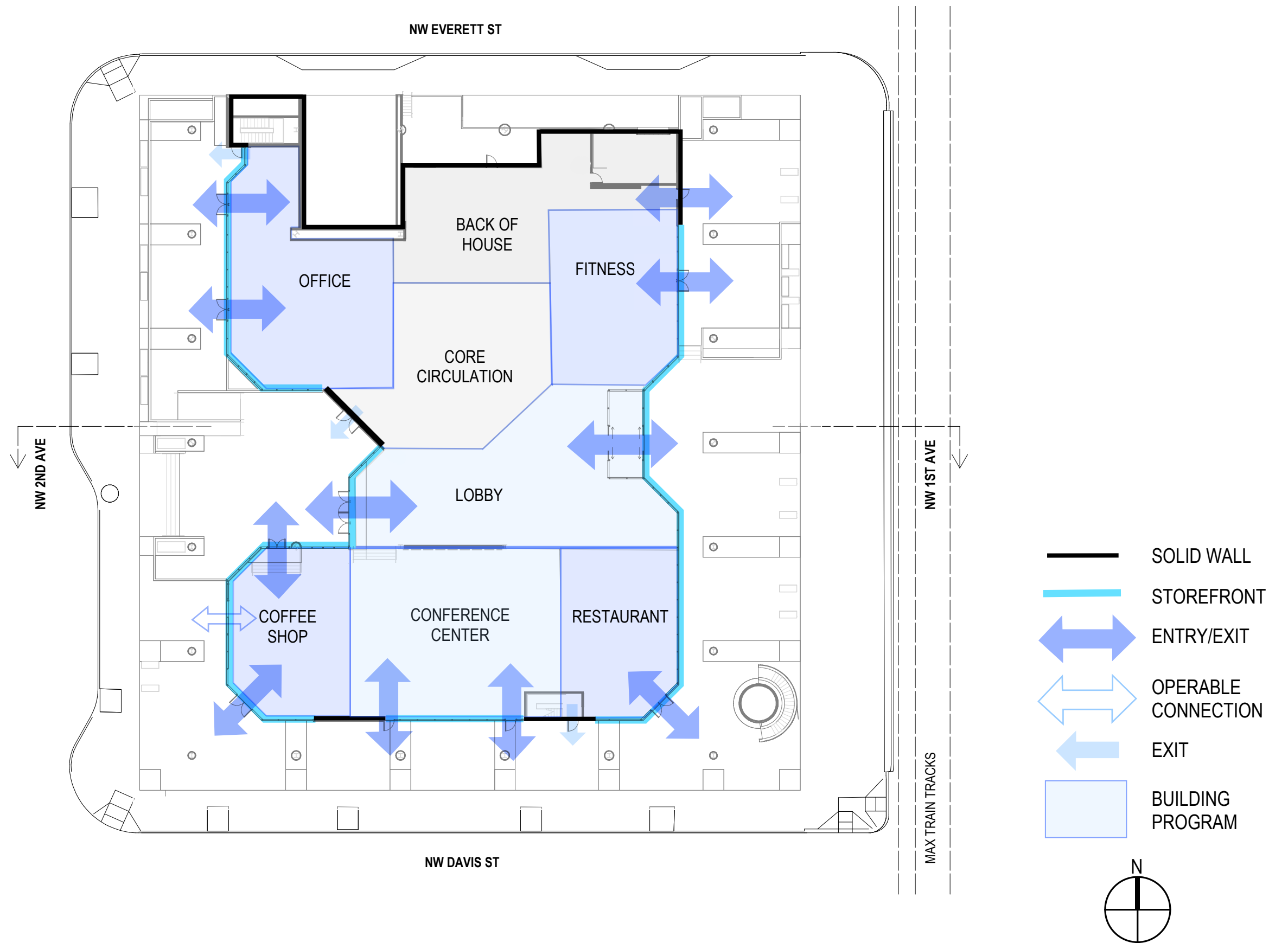




-  SOLID WALL
-  STOREFRONT
-  CITY BIKEWAY
-  PRIMARY PEDESTRIAN ROUTE
-  SECONDARY PEDESTRIAN ROUTE
-  BUILDING PROGRAM



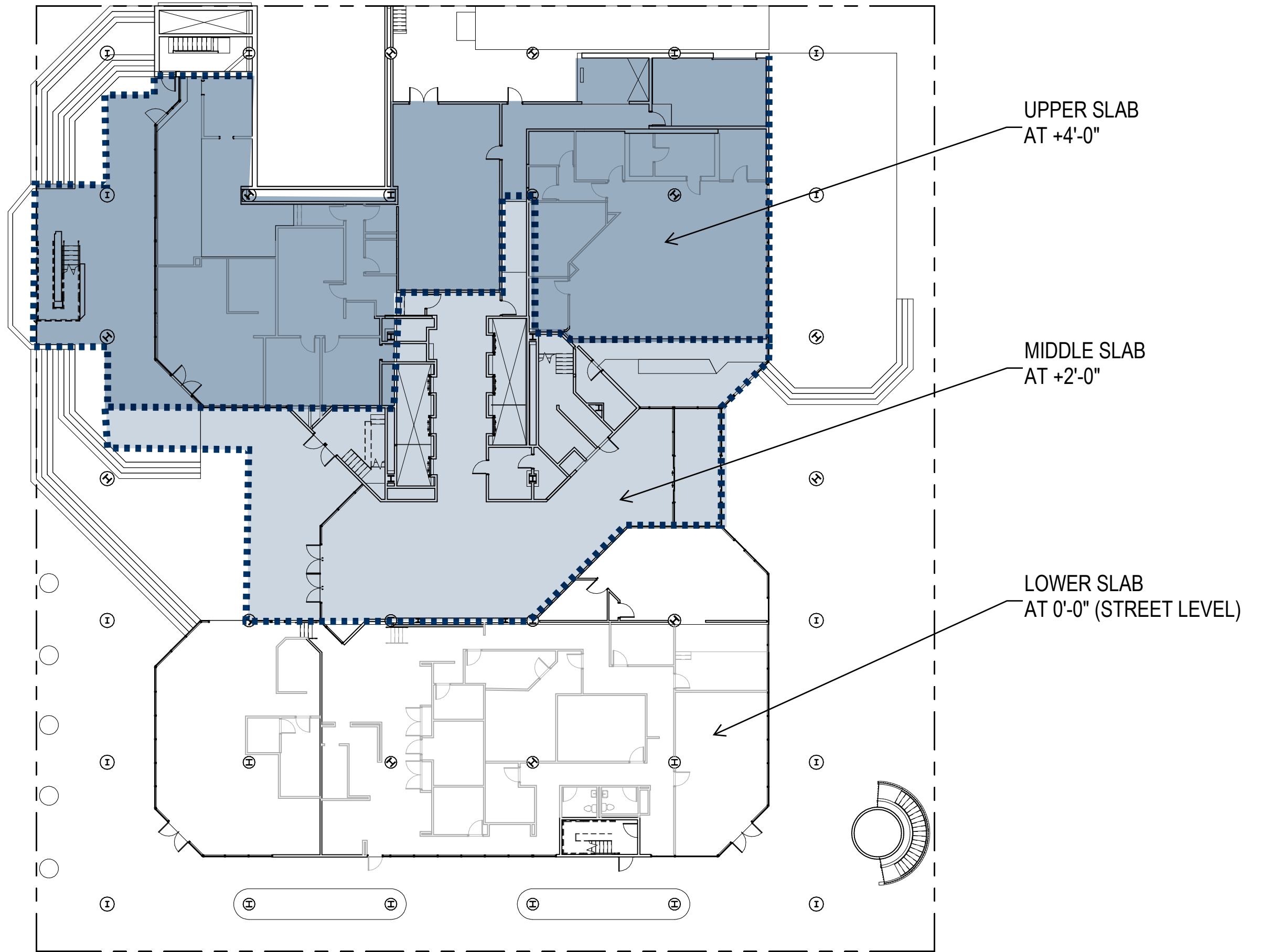




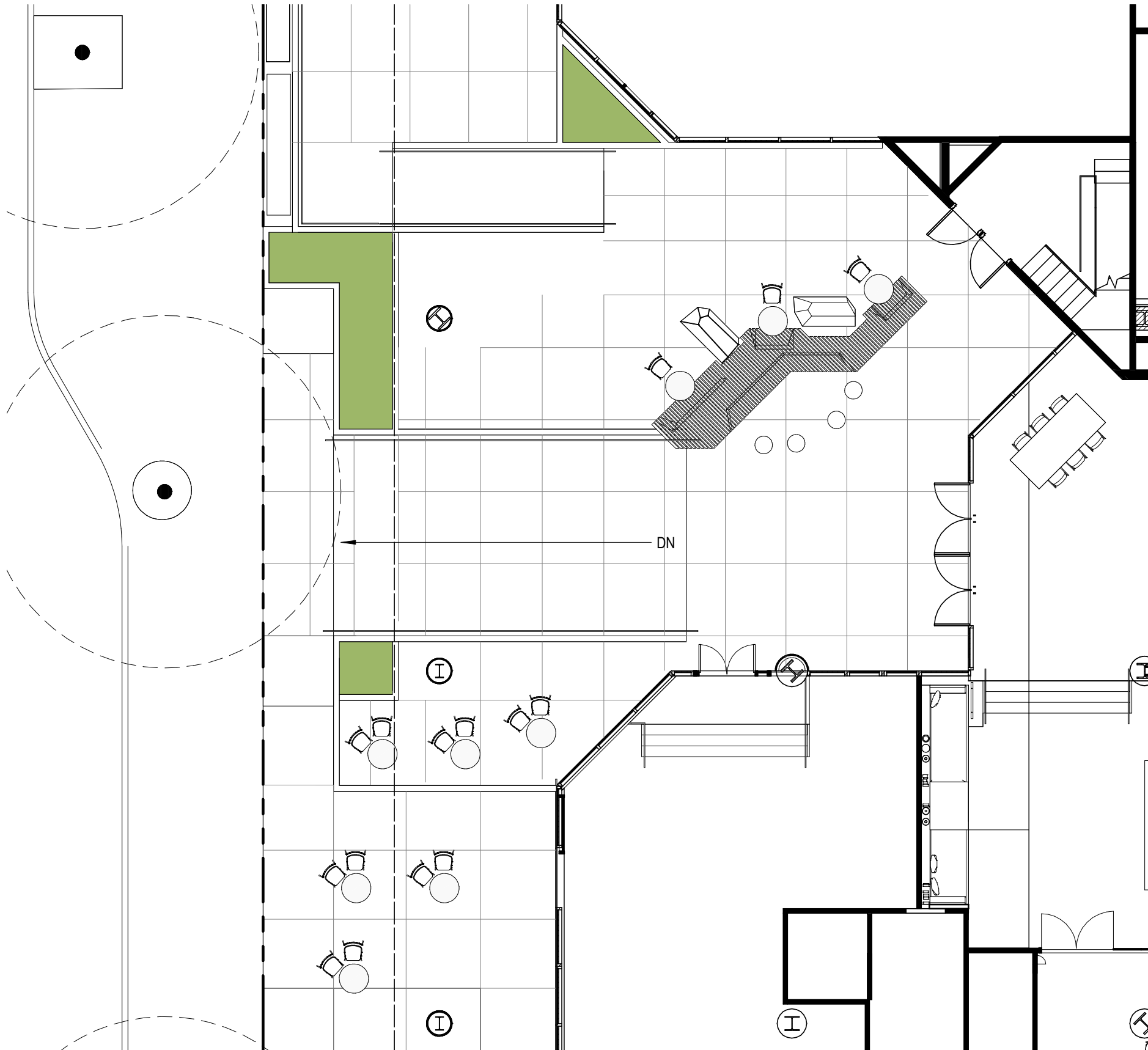












RAMPED ENTRY STUDY

#### RAMP STUDY FINDINGS:

RAMP WOULD NEED TO BE THE MAX 30'-0" LENGTH DUE TO GRADE SLOPING AWAY FROM THE BUILDING AT THE BASE AND TO ALLOW A SMALL CONSTRUCTION TOLERANCE.

DEDICATES 540 SF TO CIRCULATION SPACE INSTEAD OF PROGRAMMABLE AREA. INHIBITS ABILITY TO ACTIVATE OTHER PORTIONS OF THE DECK.

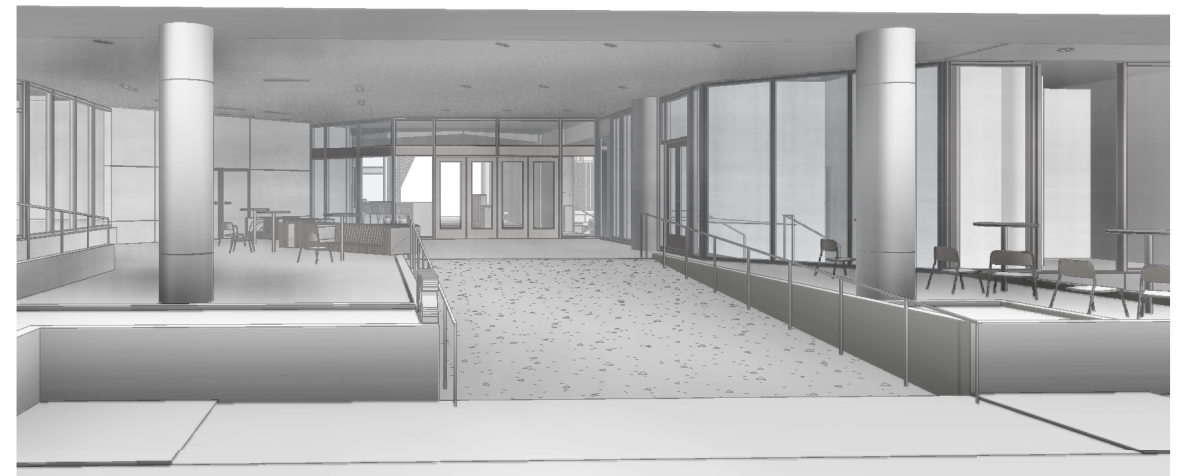
ELIMINATES POSSIBILITY OF UPPER SEATING AREA, CREATES AWKWARD PINCH POINT AT ANGLED STOREFRONT

MOVES POINT OF 'ARRIVAL' FURTHER AWAY FROM THE R.O.W. THE CURRENT BUILDING SUFFERS FROM THIS ISSUE WITH THE MAIN DOORS SET FAR INTO THE BUILDING AND NO PROGRAMMABLE SPACE IN BETWEEN.

FOR THESE REASONS THE DESIGN TEAM DOES NOT FIND A RAMPED ENTRY TO BE POSITIVE DESIGN.



PROPOSED ENTRY DESIGN



RAMPED ENTRY STUDY













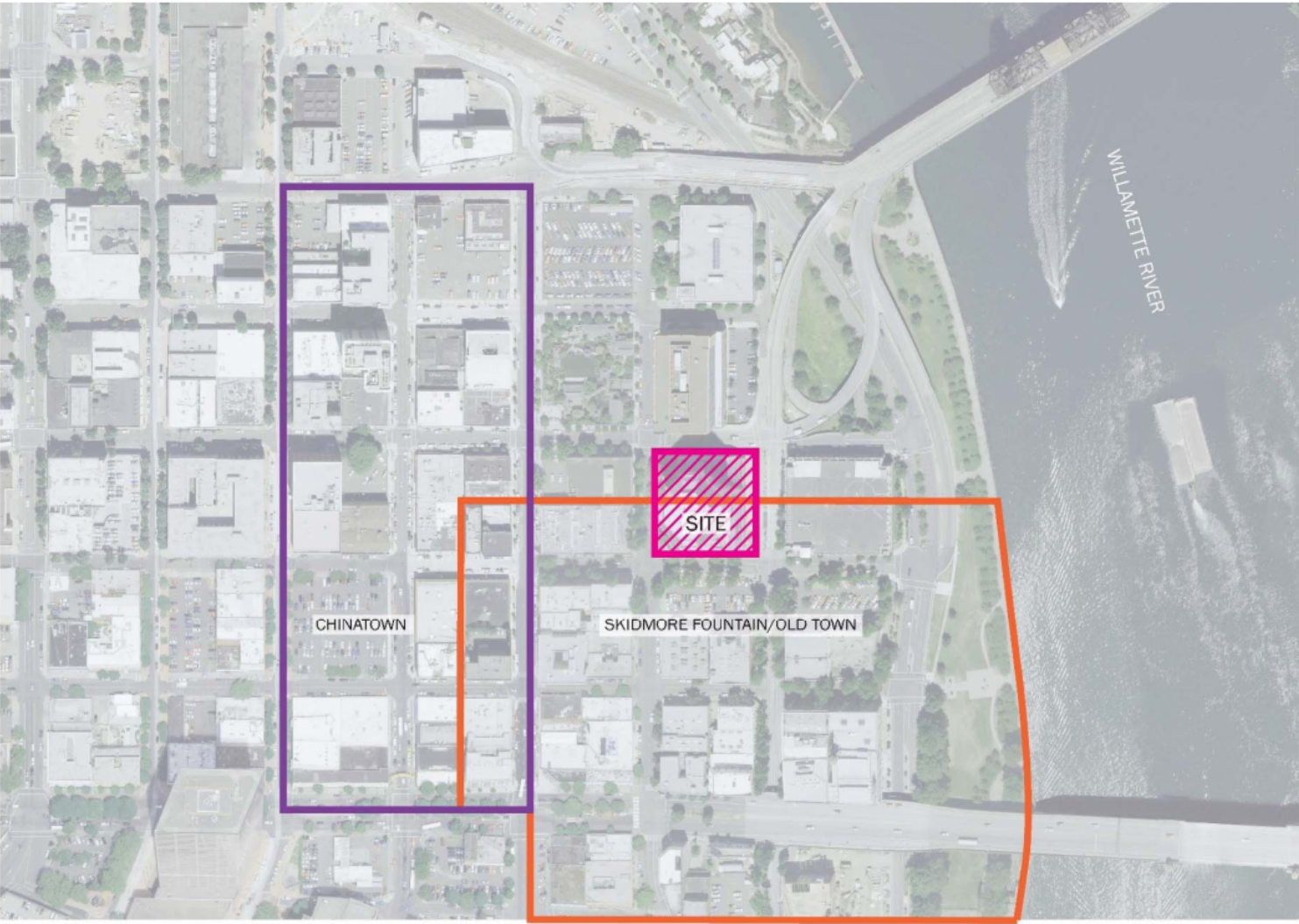




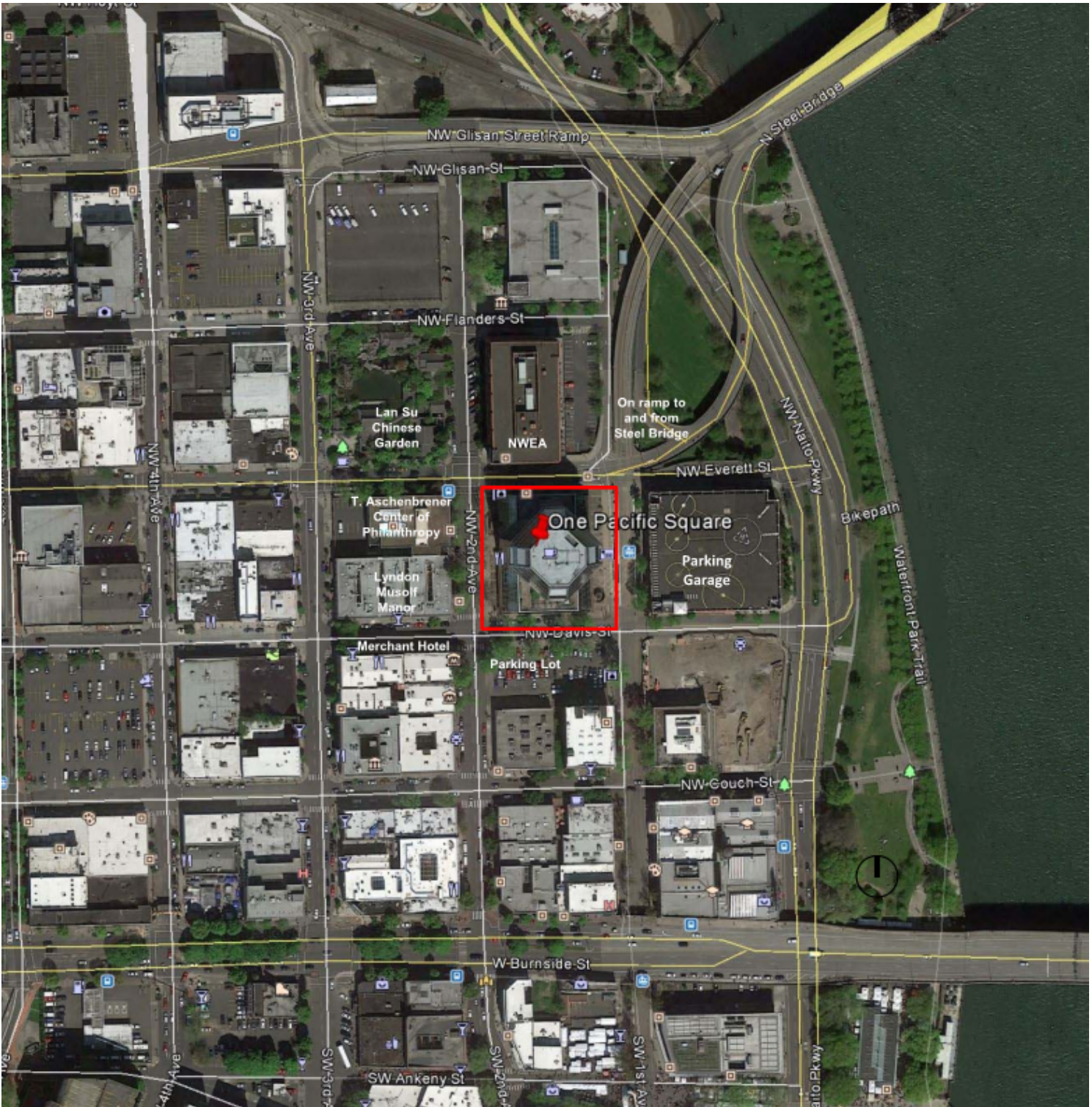








DISTRICT PLAN



VICINITY PLAN





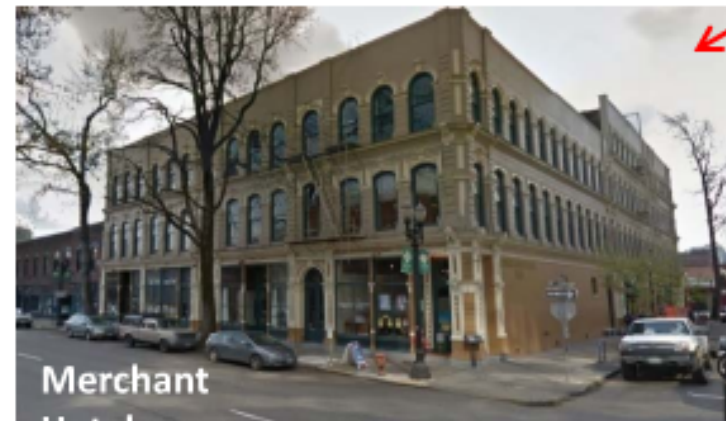
Lan Su Chinese Garden



T. Aschenbrener Center of Philanthropy



Lyndon Musolf Manor



Merchant Hotel



NWEA



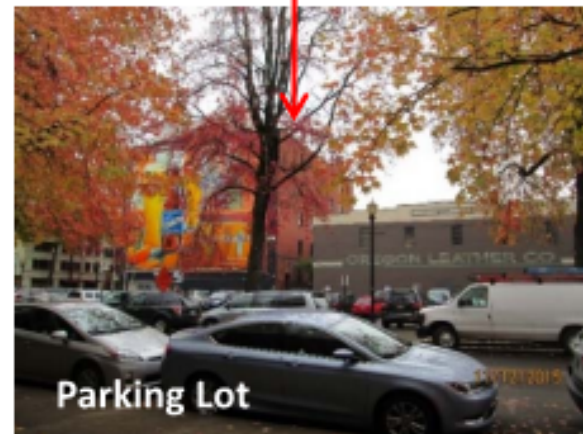
On ramp to Steel Bridge



Parking Garage



New construction



Parking Lot

IMAGES AND MAP BY BUREAU OF DEVELOPMENT SERVICES















