



# 1038 MIXED-USE PROJECT

DPD PROJECT # 6705236-CN  
January 18, 2026

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## CHC ARCHITECTS

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## Project information

Project Address: 1040 S KING ST SEATTLE, WA 98104  
Parcel #: 817010-0070  
SEATTLE DPD PROJECT#: 6705236-CN  
Property Owner: 668 INVESTMENT LLC  
Architect/ Contact: CHAOHUA CHANG/ chcarch@gmail.com

## Legal Description

PER QUIT CLAIM DEED RECORDING NO. 20150608001195, RECORDS OF KING COUNTY, WASHINGTON. LOT 14, BLOCK 1, SYNDICATE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## General Description

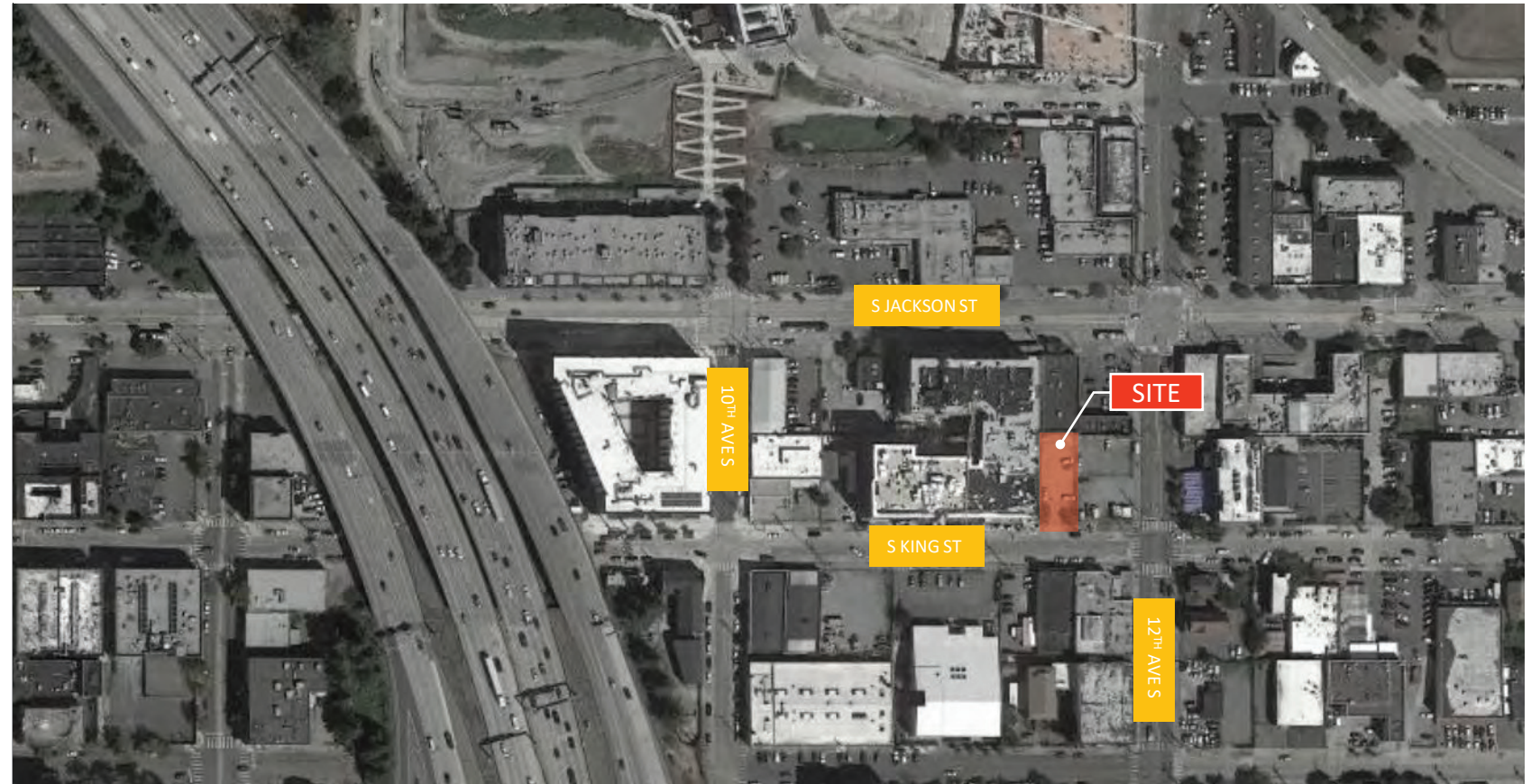
Construct an 8-story mixed use building with a basement. Ground floor is mainly for commercial use (2,612 s.f. of retail or office). Upper floors are for residential use of 51 dwelling units, including 15 studios, 30 one-bedroom units and 6 two-bedroom units. Basement is for storage use. New planting strip and sidewalk in the right-of-way. No parking will be provided. Final Design review is requested.

## Program Summary

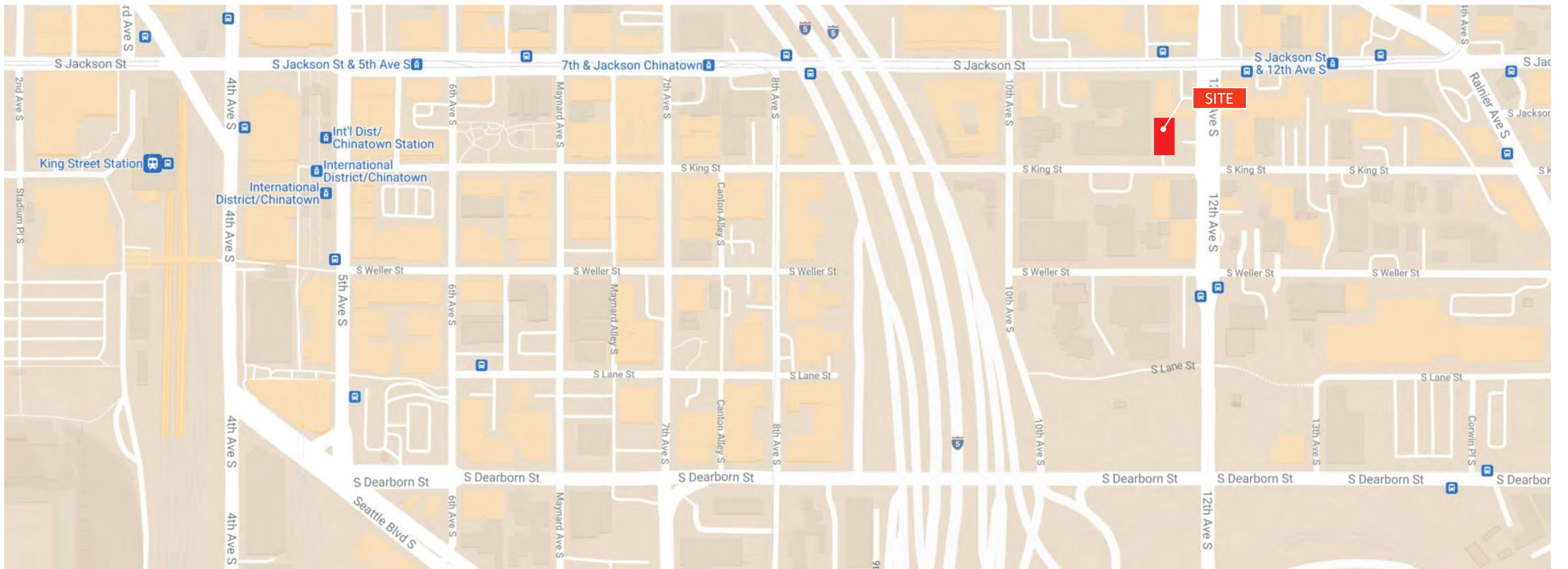
Site Area: 6000 SF  
Site Topography: This site is gently sloping from NE corner to SW corner. The highest point is 175' at NE corner and the lowest point is 166' at SW corner.  
Number of Proposed Unit: 51 Units  
Number of Parking Stalls: NONE (NOT REQUIRED, URBAN CENTER VILLAGE)  
Gross Floor Area: 40,756 SF  
Proposed building Height: 77'-0" + 4' (Parapet)

## Design Departures

No design departure is requested on any design options



**DEVELOPMENT OBJECTIVE**



## Access Opportunities and Constraints

### Transit Access

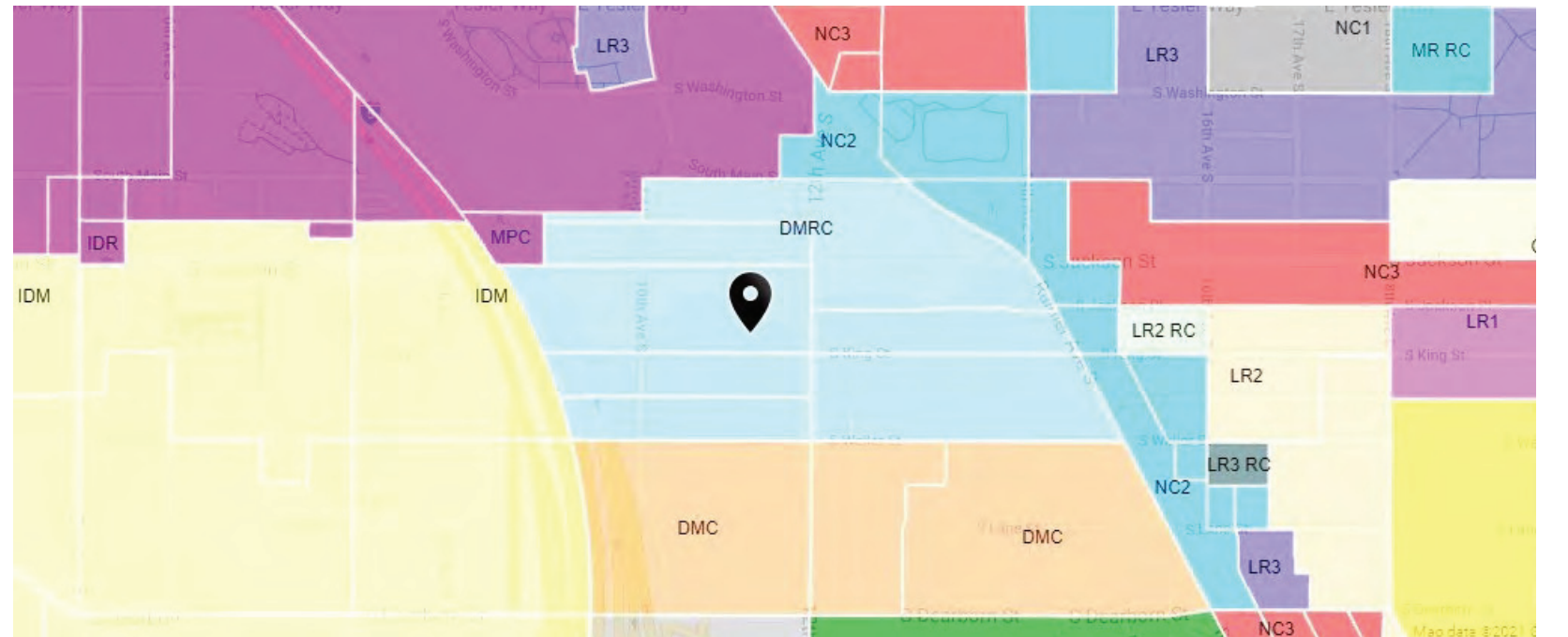
Bus stops connecting to Seattle metro area are very well distributed within 10 minute walking distance.

### Pedestrian Access

8 minute walking distance to Chinatown main street and 14 minutes to Union station and Link. Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.

## Zoning Map

The project site is zoned for 'DMR/C 75/75-95' which expands to E-W and N-S. NC2 and LR zones are a couple blocks away to East.



## URBAN DESIGN ANALYSIS



1. Row House



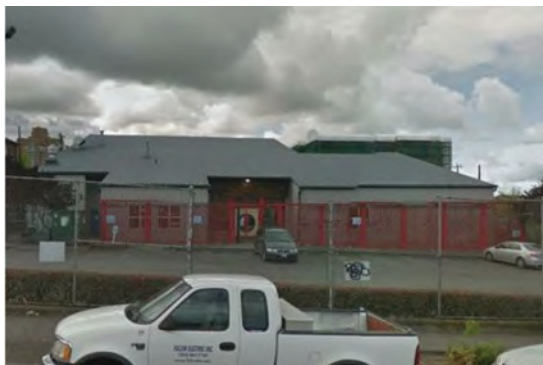
5. Undeveloped Site



2. Mixed-use Apartments



6. Market



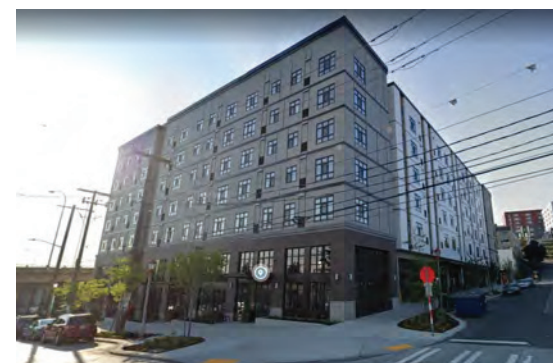
3. Public School/ Asian Resource Center



7. BEAM Apartments



4. Church



8. Thai Binh Apartments



## Nine Block Area

The project site and the blocks are DMR/C zoning. Significant amounts of single and two story commercial stores and markets are existing around the site and couple of multi-family buildings in the neighborhood. Church and School/ Asian Resource center are adjacent from the site. NC 2 and LR zones are two blocks away to North and East.

## URBAN DESIGN ANALYSIS



C-C S KING ST (LOOKING NORTH)



B-B S KING ST (LOOKING SOUTH)



A-A 12<sup>TH</sup> AVE S (LOOKING WEST)



### Streetscape

Mostly single story commercial stores, surface parking and warehouses are present around the project site. Also, there are empty properties and surface parking in the neighborhood.

## URBAN DESIGN ANALYSIS



View from South King Street



View from Right of Way

## 23.66.302 - International Special Review District goals and objectives

The International District is the urban focal point for the Asian American community.

The International Special Review District is established to promote, preserve and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area, particularly the features derived from its Asian heritage, by:

- A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types.  
[Response: Studios, 1-BR , and 2-BR units are proposed for various dwelling options.](#)
- B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays.  
[Response: Retail use is proposed at front of street level, and non-street facing space will be other ID preferred uses.](#)
- C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses.  
[Response: No parking will be provided on site due to the limitation of lot size.](#)
- D. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District.  
[Response: Study of historic and contemporary buildings is performed.](#)
- E. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses.  
[Response: No parking will be provided. Bus stops and light rail station are within 5-to-10-minute walking distance.](#)

## 23.66.308 - International District preferred uses east of Interstate 5

Preferred uses for that portion of the International District that lies east of Interstate 5 include restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product, service or trade emphasis are preferred. Preferred uses should contribute to the International District's business core or to the function and purposes of the International District east of Interstate 5.

[Response: Proposed uses include residential, Asian products retails, Asian association and organizations, travel agency, medical clinics, etc.](#)

## 23.66.332 - Height and rooftop features

- A. Maximum structure height is as designated on the Official Land Use Map, Chapter 23.32, except as provided in this Section 23.66.332.  
[Response: Proposed structure height complies with the codes.](#)
- B. Rooftop features
  1. The Special Review Board and the Director of Neighborhoods shall review rooftop features to preserve views from Kobe Terrace Park.  
[Response: No impact on views from Kobe Terrace Park](#)
  - 2.. Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage.  
[Response: Parapets are under 4 feet above the maximum height limit.](#)
  3. Stair and elevator penthouses may extend above the applicable height limit up to 15 feet provided that the combined rooftop coverage of stair and elevator penthouses and all features listed in subsection 23.66.332.B.5 does not exceed 15 percent of the roof area.  
[Response: Stair penthouse is 9' above the height limit.](#)
  4. Screening of rooftop features. Measures may be taken to screen rooftop features from public view subject to review by the Special Review Board and approval by the Director of Neighborhoods. The amount of roof area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection 23.66.332.B.5. In no circumstances shall the height of rooftop screening exceed 15 feet above the maximum height limit.  
[Response: Roof garden is proposed to soften the roof line.](#)

## 23.66.336 - Exterior building finishes

- A. General Requirements. To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.  
[Response: Various exterior building finishes are proposed based on the analysis of surrounding new and historic buildings.](#)
- B. Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.  
[Response: Bricks and stone veneers are proposed for lower level façade, with fiber-cement panels for high level façade.](#)

## COMMUNITY OUTREACH COMMENTS

### FRIENDS OF LITTLE SIGON

Street front space will be retail, tea shops, or similar. The internal space will be retail, restaurants, or Asian culture related uses (languages, art, events, etc). Providing TI will be definitely considered. King Street is a City of Seattle designated Greenway, which means it is more pedestrian friendly. The city has plans/recommendations for any street and landscaping improvements.

The designed planting strip, benches, and awning will be provided. Since your building faces Beam Apartments to the west with an alley/marketplace, make sure this side of the building is attractive and complements the activation that is happening in the alley space.

### SUMMIT PUBLIC SCHOOLS: SIERRA

Thank you for seeking our input. I am very concerned that there will be no onsite parking. There is already so little parking in the CID. Our parking lot is full for just staff parking, so when parents or outside partners visit, they must park on the street. Given that residents of this unit will need to also park on the street, this is a concern that it would take away available parking for our community. How do you plan to address this? In addition, in your documents, you have our school listed as "Public School/Asian Resource Center". We are no longer the Asian resource Center and have not been for over 8 years. Please fix this.

### SEATTLE POLICE DEPARTMENT

My main concern, based on the level of detail these plans provide, is the entrance off S King St for residential users and for visitors to the interior commercial space. It would be great to see more detail on this and all entries and exits as these are the areas of the building where good design can have the greatest impact on uses and safety. It appears this entrance will be below grade of King St and set back from the street 28 + feet. The CPTED ideal is for building design, lighting and landscaping to maximize the visibility of people at building entries and pathways allowing pedestrians to see that the area is safe before entering or leaving the building. With this plan, the combined effect of the below grade entrance and set back from street view may present challenges to access control and potential safety issues as it can provide a hiding place for someone to engage in unwanted behavior - the loiterer wanting to gain access to the building by "tailgating" or whose presence is a strategy to intimidate their way into building entrance, or by providing screening from street view, enabling the use the area as a toilet or place to sleep. I also have questions about the interior lobby where it appears it will be used for access to the residential area and the interior commercial space. I assume this means that while the business is open, this entrance will also be open for public entry. The level of detail of the plans doesn't provide any information about how access to the lobby and private residential areas will be controlled. From a general CPTED perspective, allowing public access to interior of buildings increases the level of risk of unauthorized access to private areas with potential of unwanted encounters and conflict, as well as other crime/safety issues including trespass, package theft and vandalism. Shared entrances for residential and commercial purposes can also present challenges for police officers to enforce trespass as there are more factors that officers need to establish before any enforcement action can be taken. Interior retail spaces also present challenges for wayfinding (can potential customers find this business?) and potential safety and security concerns to staff and customers as the space is not visible from the street, limiting potential for intervention in the event of criminal activity. I can share other CPTED notes and observations on the plans but wanted to get these initial thoughts out to you as they relate to fundamental choices in how space is accessed and used and the potential I see for conflicting uses, as described above.



Thai Binh Apartments  
Height: 79'

BEAM Apartments  
Height: 73'

Retail Complex  
Height: 22'

Retail Complex  
Height: 18'

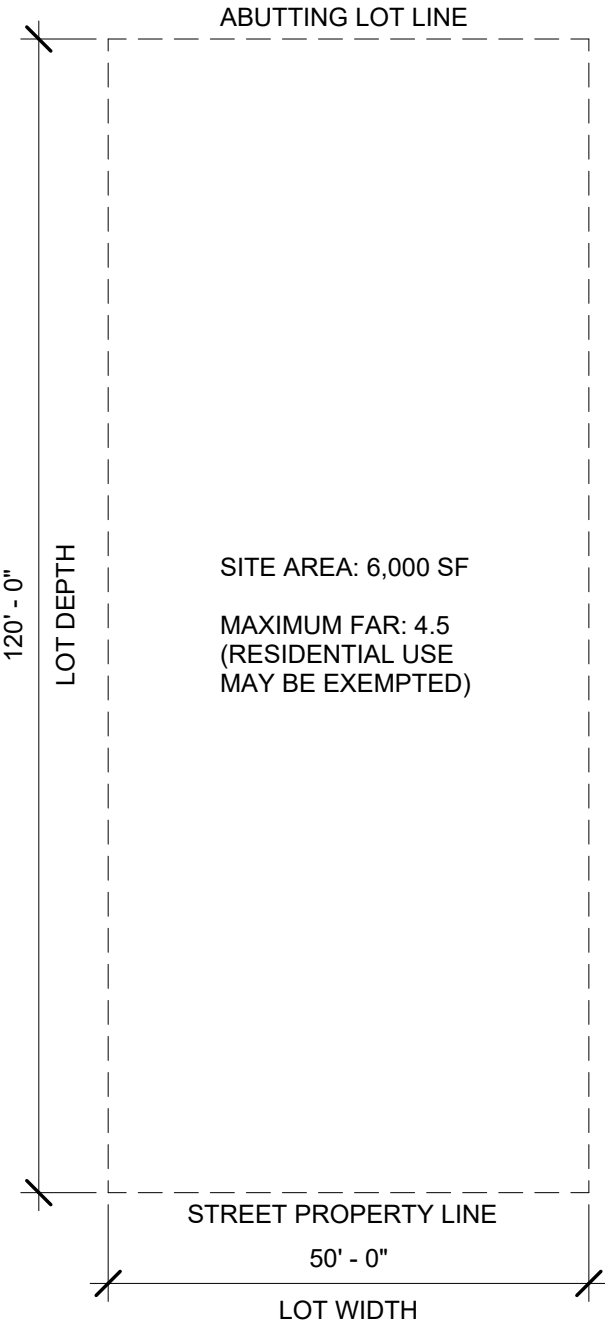
Hau Hau Market  
Height: 38'

Public High School  
Height: 40'

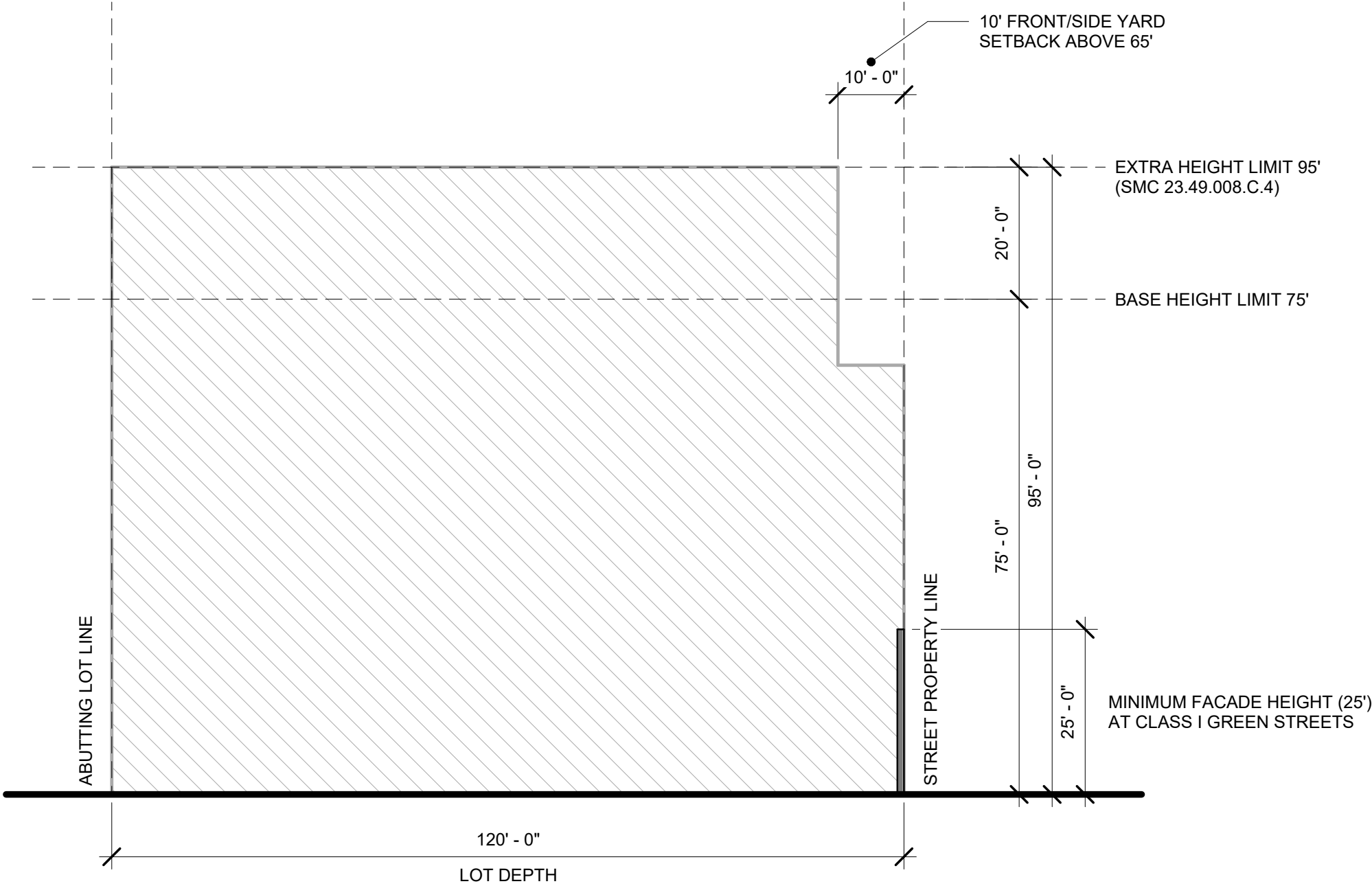
Commercial Building  
Height: 20'

# SITE CONTEXT





PLAN VIEW

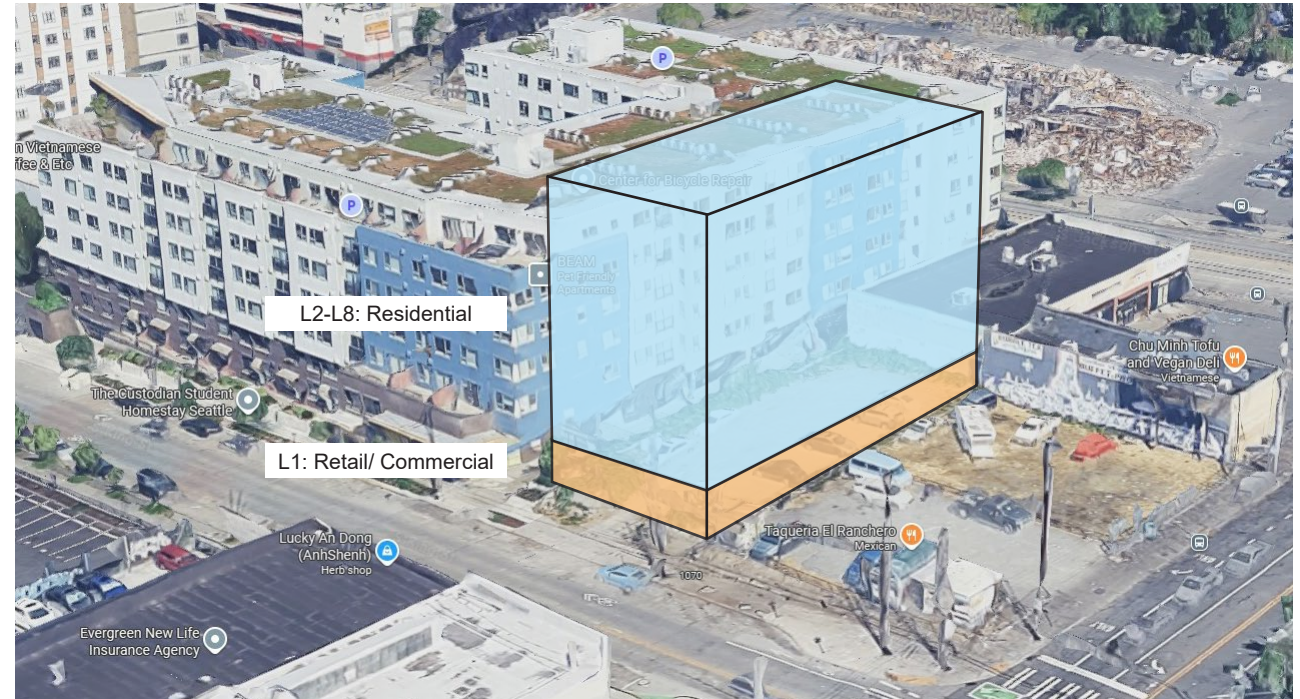


SIDE VIEW

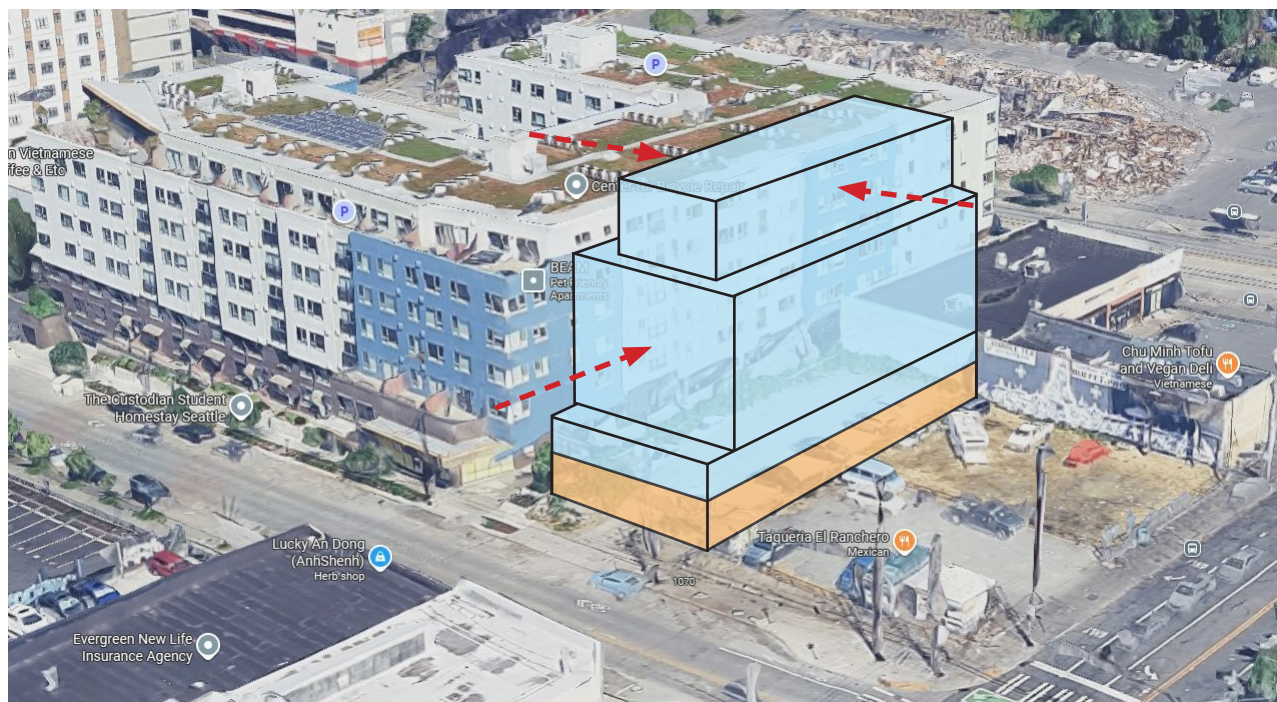
# ZONING ENVELOPE



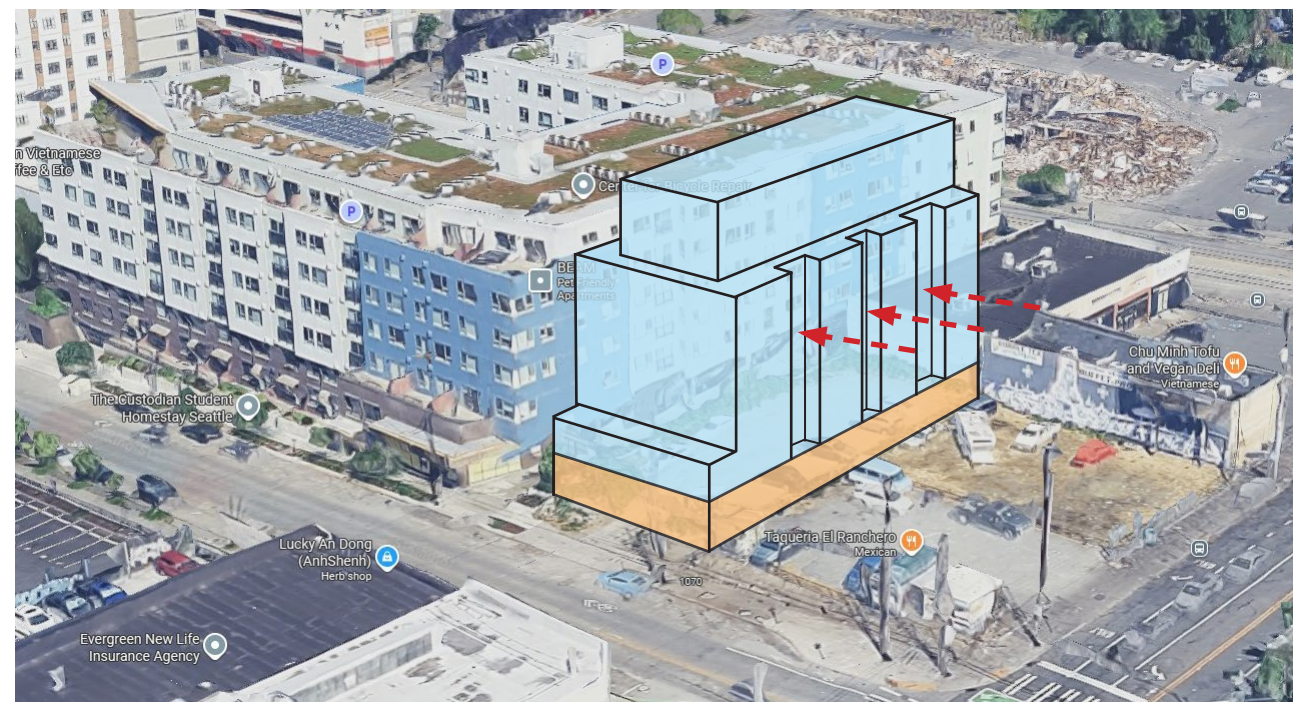
1. Buildable Area



2. Building Programs



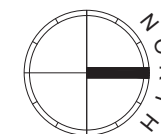
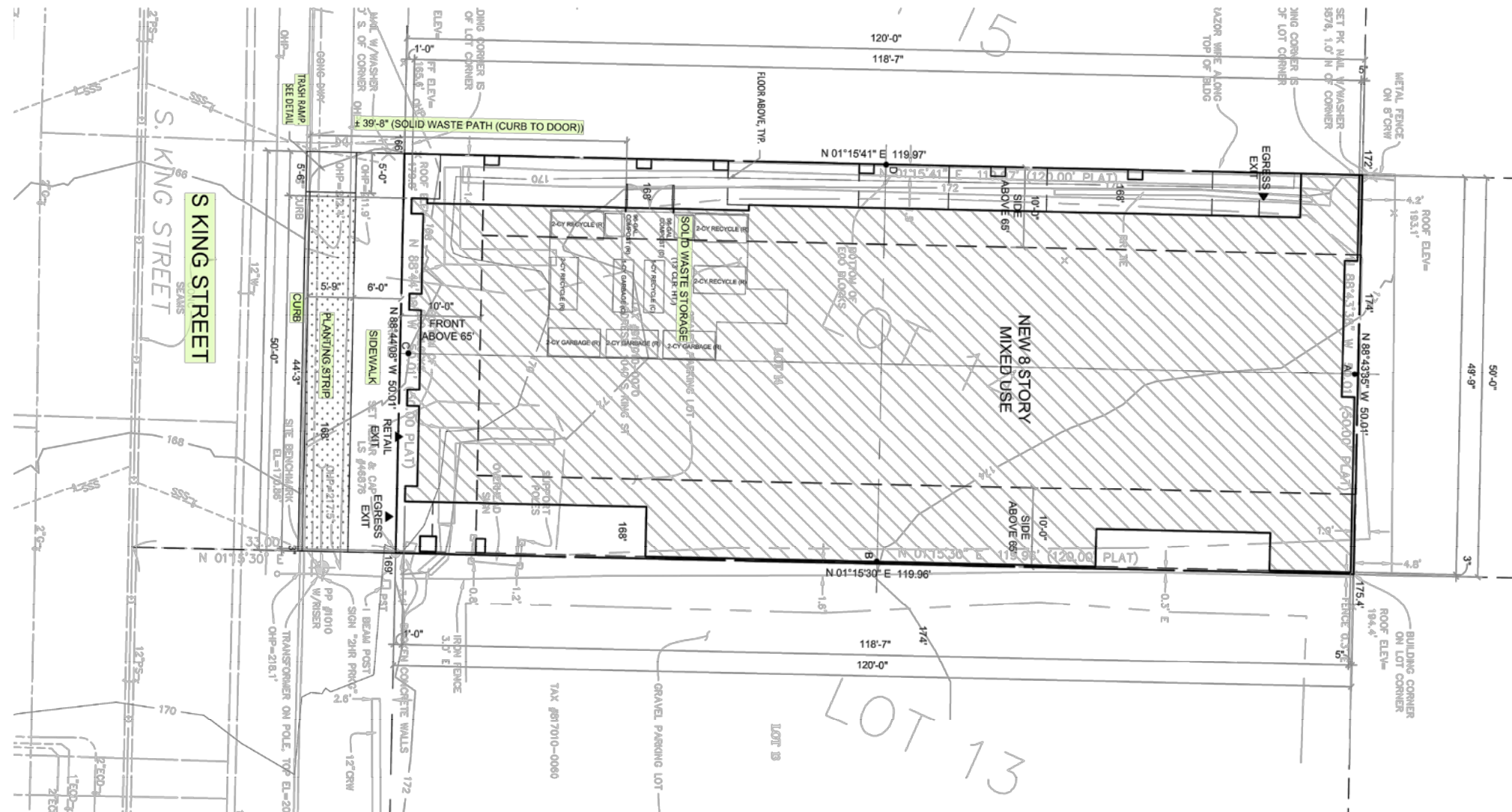
3. Upper stepbacks to reduce bulky building mass



4. Cut out to create light wells and facade modulations

# MASSING CONCEPT

# ZONING DATA & SITE PLAN



**Project Address:** 1040 S KING ST, 98104  
**Parcel #:** 817010-0070  
**DPD PROJECT#:** 6705236-CN  
**ZONE:** DMR/C 75/75-95  
**SITE AREA:** 6,000 SF

**FLOOR AREA RATIO (FAR) LIMITS (SMC 23.49.011 Table A):** 4.5 in DMR/C 95/75  
**SMC 23.49.011.B.1.f**  
 Residential use may be exempted from FAR calculations.  
**LOT COVERAGE (SMC TABLE B for 23.49.158)**  
 65' OR LESS: NO LIMIT, GREATER THAN 65': UP TO 85': 75%

**PROVIDED:** 36,076 SF (NON FAR) + 4,680 SF (FAR) = 40,756 SF

**BASEMENT:** 5075 SF (NON FAR)  
**1st FLOOR:** 4680 SF  
**2nd FLOOR:** 5162 SF (NON FAR)  
**3rd FLOOR:** 4820 SF (NON FAR)  
**4th FLOOR:** 4820 SF (NON FAR)  
**5th FLOOR:** 4820 SF (NON FAR)  
**6th FLOOR:** 4820 SF (NON FAR)  
**7th FLOOR:** 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)  
**8th FLOOR:** 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)  
**ROOF:** 505 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)

**BUILDING HEIGHT SMC (23.49.008):**

**BASE STRUCTURAL HEIGHT:** 65'

**SMC 23.49.008.C.4:** 85'

If the applicant qualifies for extra floor area under Section 23.49.023 and 23.58A and the structural has no nonresidential or live-work use above 65'.

**BUILDING SETBACKS (SMC 23.45.518):**

Front: 10' Portion of structures Btw 65' to 85'  
 (Green Street Setback SMC 23.49.166 B1)  
 Side: NOT REQ'D IF BUILDING IS 120' OR LESS

**AVERAGE GRADE (Formula 1)**

$$= (A+B+C+D)/4$$

$$= (174.5+174+168+172)/4$$

$$= 172.125'$$

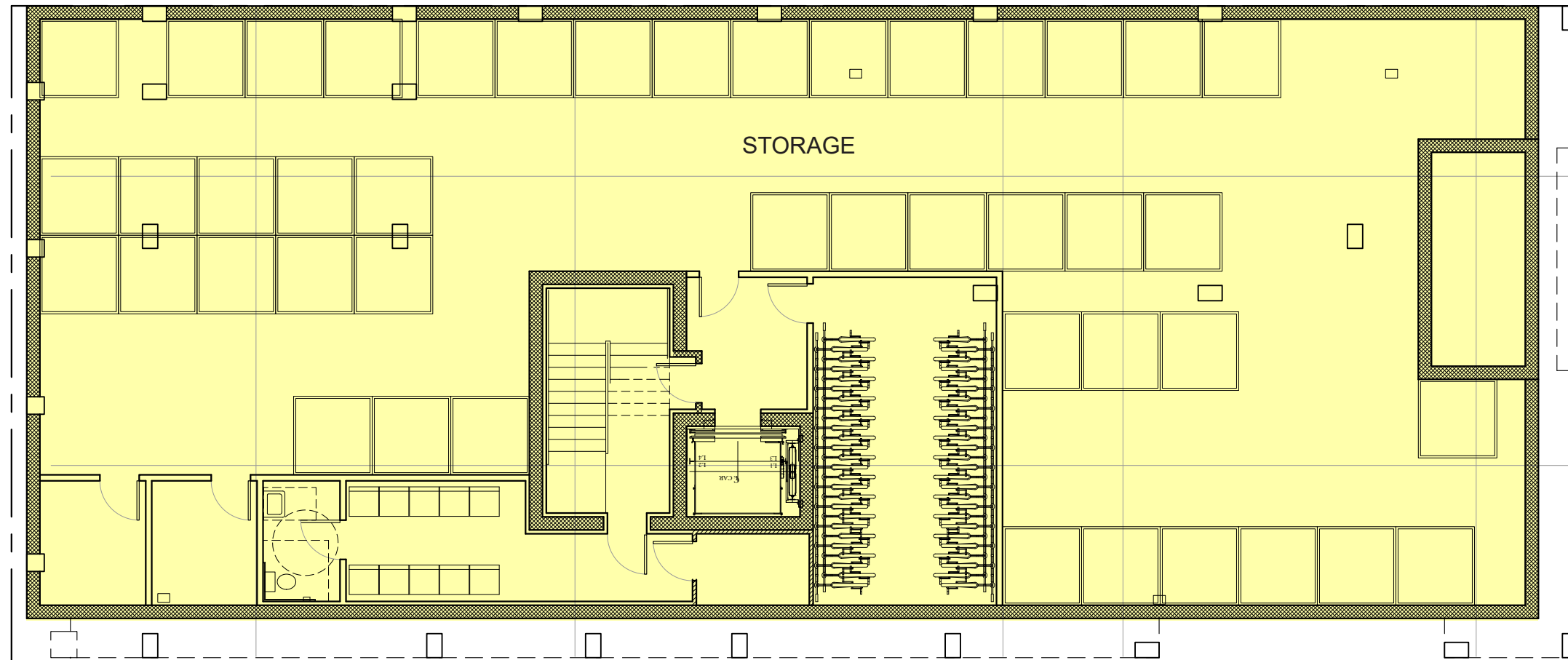
**BASE HEIGHT LIMIT:** 172.125'+85'=257.125'

**STAIR PENTHOUSE HEIGHT:** 257.125'+10'=267.125'

**GREEN STREET**

King Street is a designated Green Street.

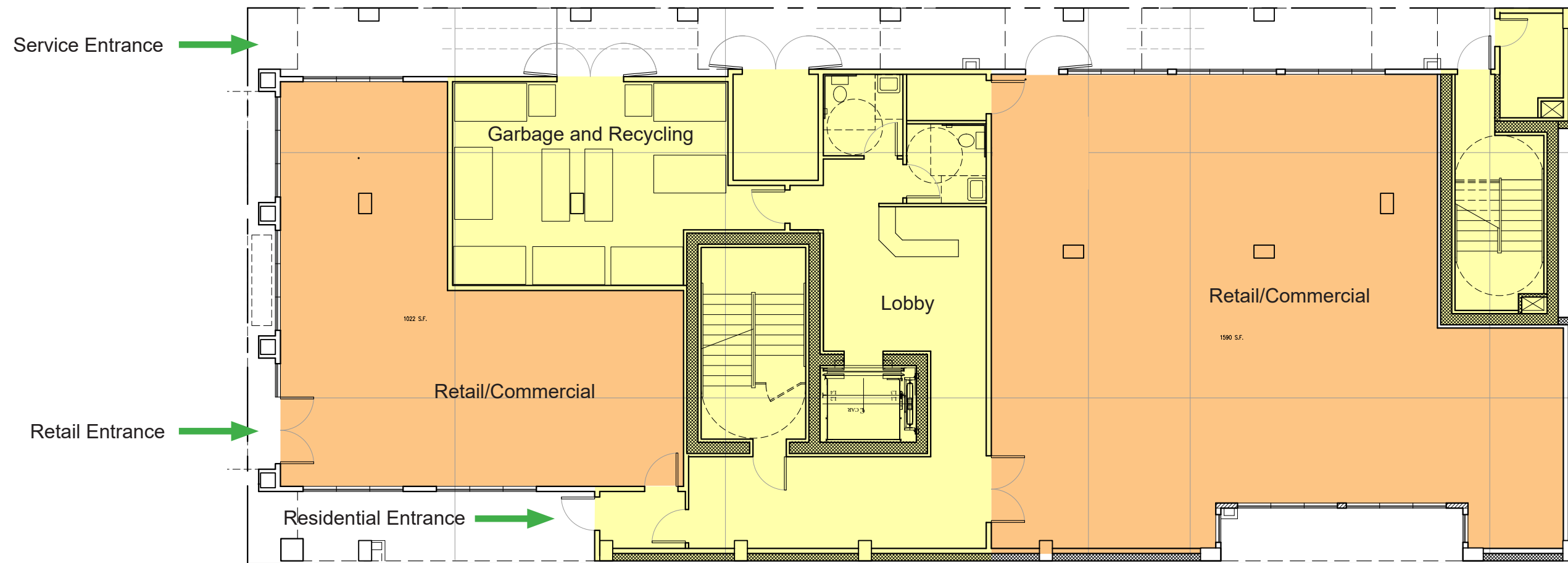
- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA



# FLOOR PLAN - BASEMENT



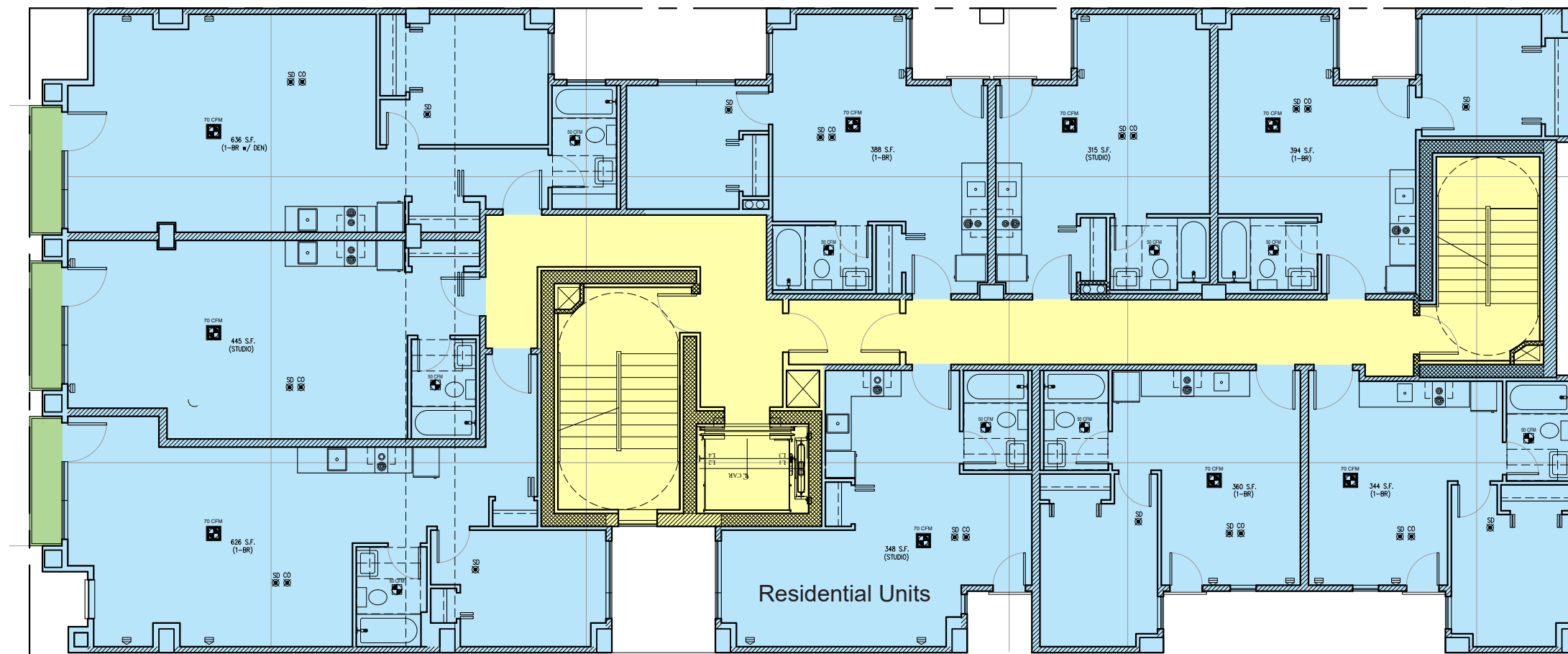
- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA



# FLOOR PLAN - 1ST FLOOR



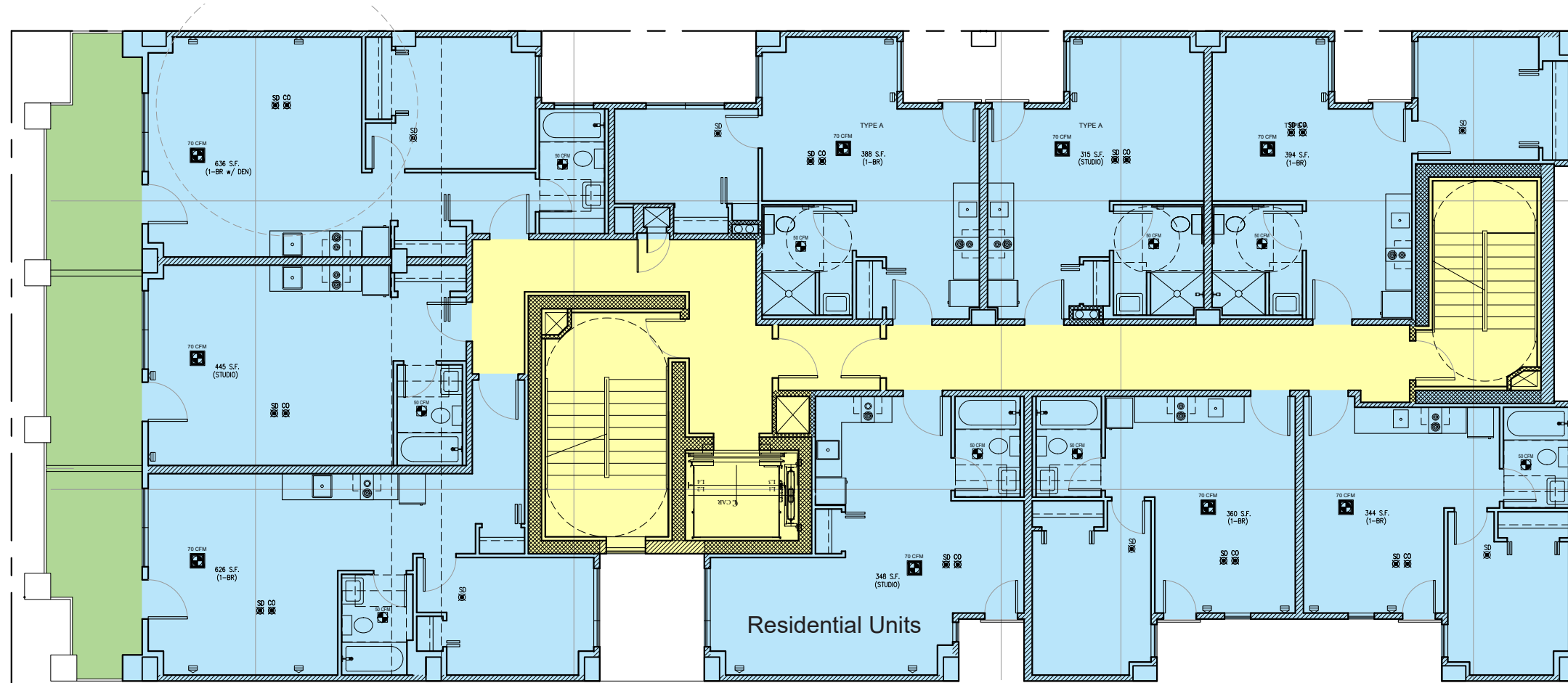
- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA



# FLOOR PLAN - 2ND FLOOR



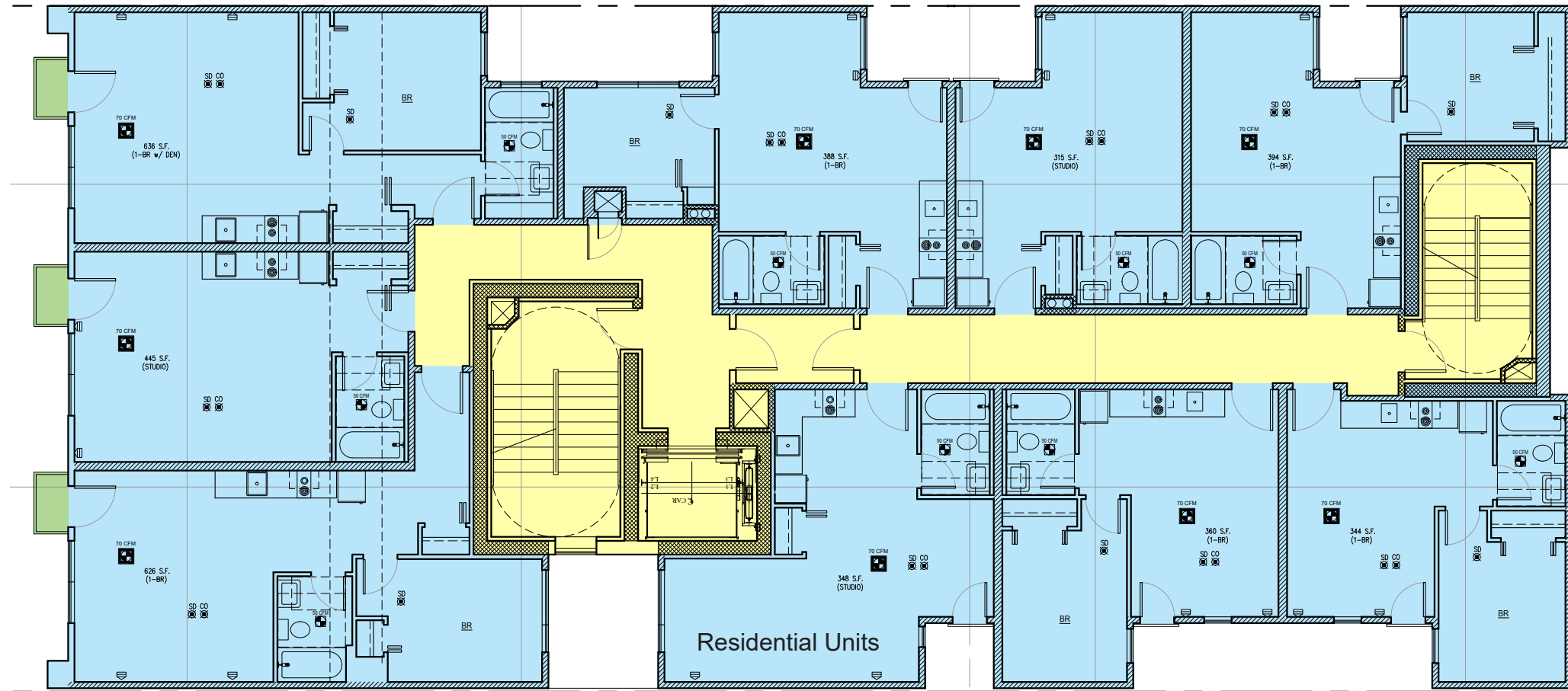
- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA



# FLOOR PLAN - 3RD FLOOR



- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA

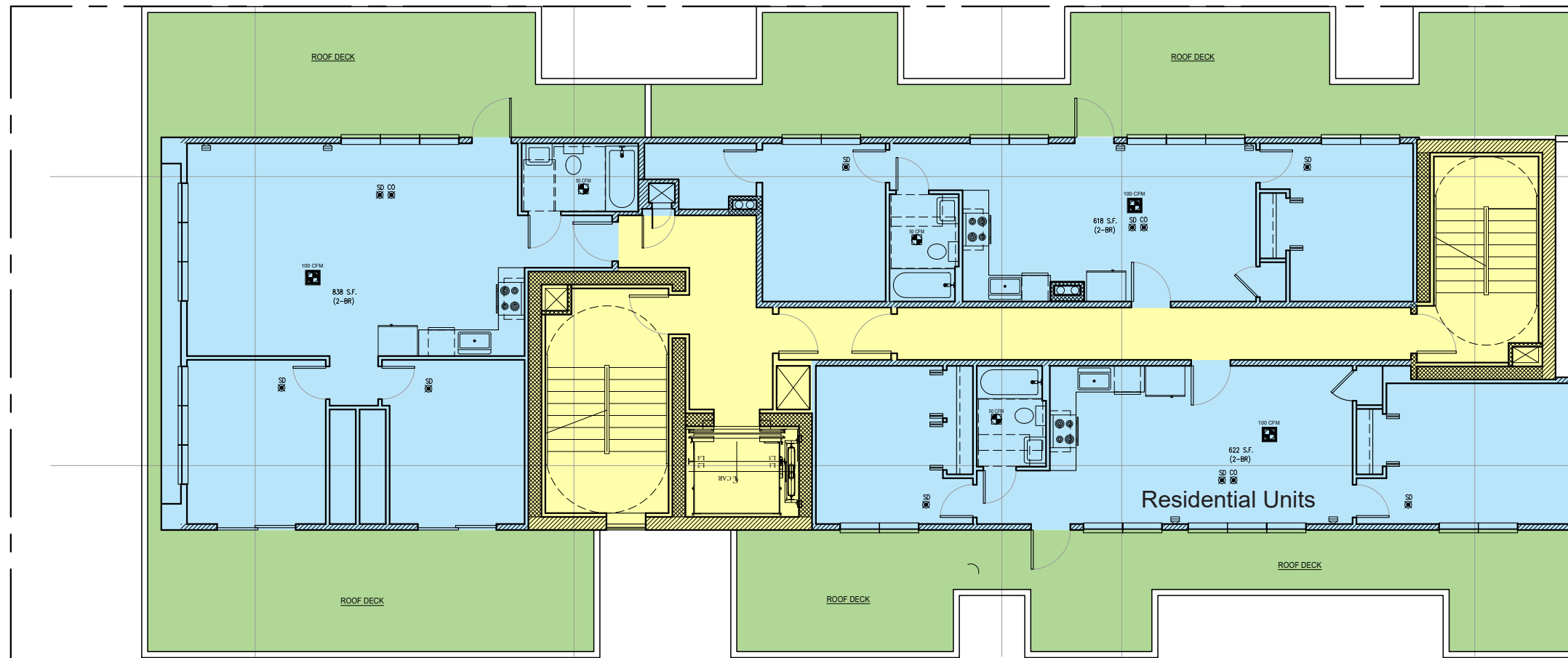


# FLOOR PLAN - 4TH-6TH FLOOR





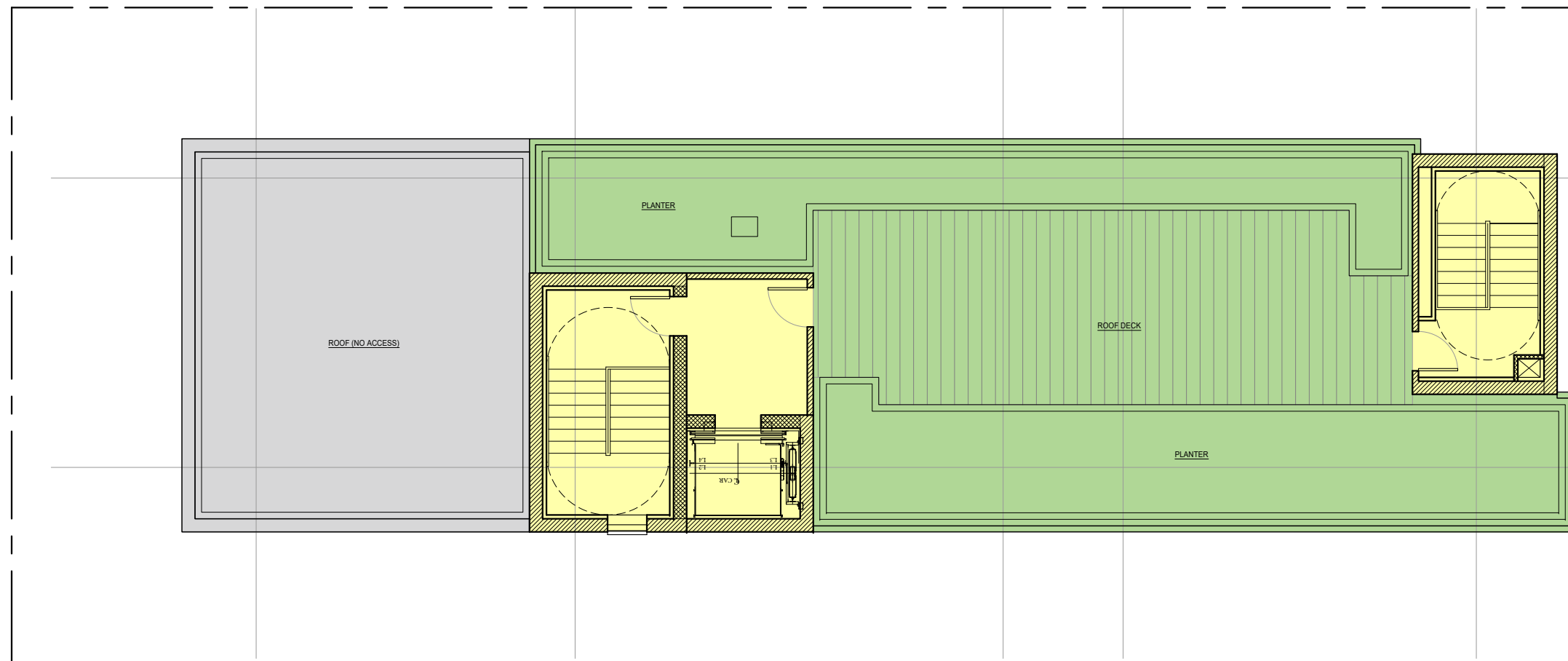
- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA



# FLOOR PLAN - 7TH-8TH FLOOR



- PUBLIC AREA
- PRIVATE AREA
- AMENITY
- RETAIL AREA



# FLOOR PLAN - ROOF



# Design Guidelines for Awning, Canopies, Facade Alterations, Security and Signs

## I. Awnings and Canopies

### **No Awnings proposed.**

C. Awnings over sidewalks shall overhang the sidewalk an min 5'-0"

D. Canopies

Metal Canopies with wood soffit proposed. 5'-0" overhang.

## II. Storefront and Building Design Guidelines

All glass and Storefront areas shall be clear and appearance does not impact the primary facade.

## III. Security Systems

No permanent window and door security bars shall be proposed. Clear storefront window will provide transparency and the facade design with Cedar siding and fiber cement board exterior material will provide a sense of security and interest in the neighborhood.

## IV. Signage

### **Design Guidelines for Signs**

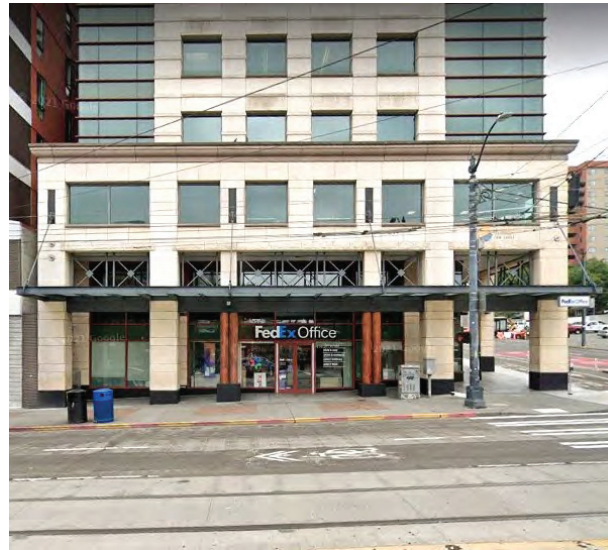
No Sign plan proposed. Sign plan to be applied to the board in the future.

### **Sidewalk Display Racks**

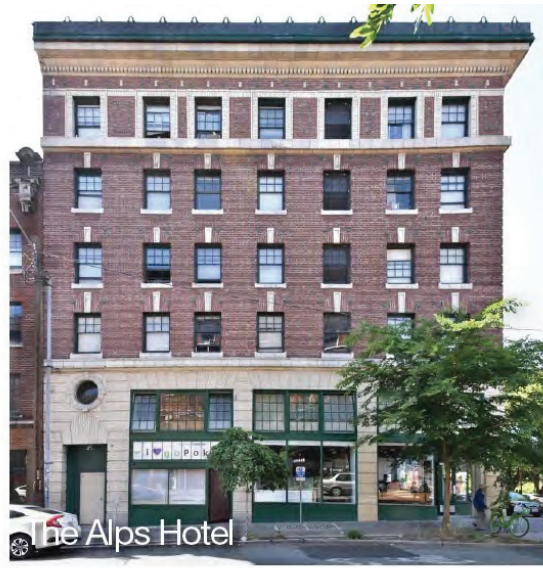
No Sidewalk Display Racks proposed. The plan to be applied to the city and the International Special Review District Board in the future.



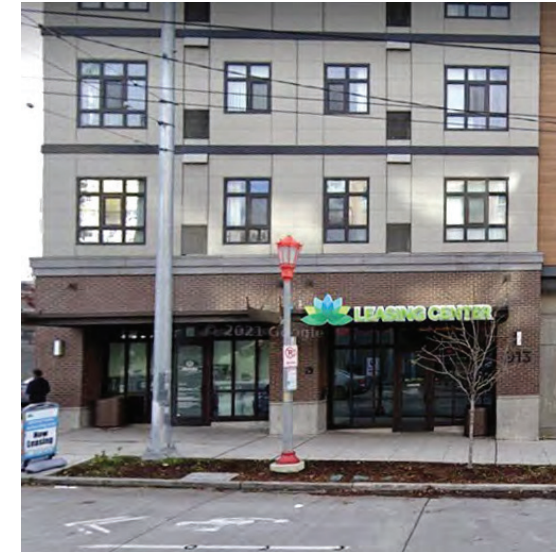
The Governor



2766 S Jackson St



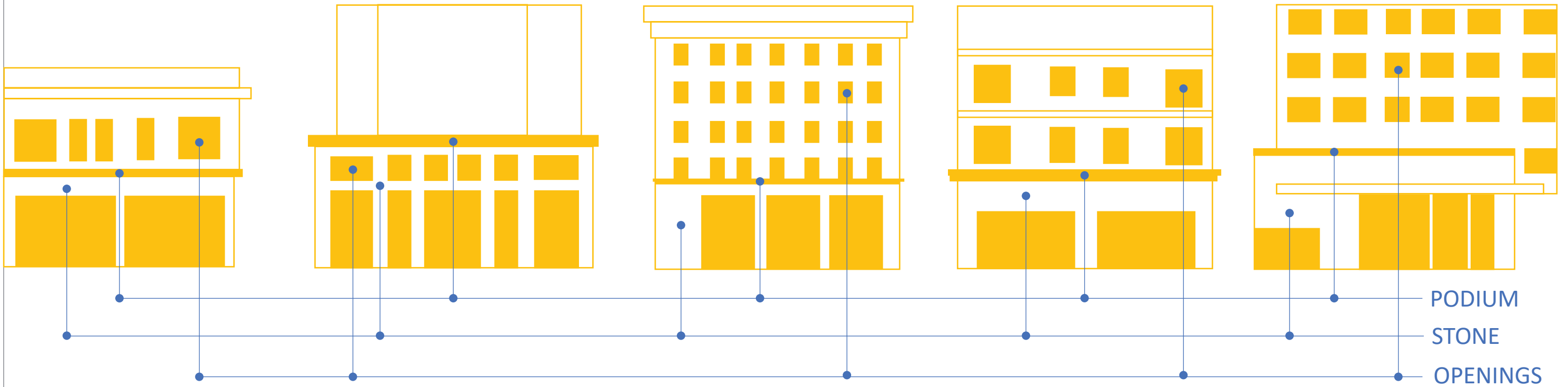
The Alps Hotel



Tahi Binh Apt.



BEAM Apt.



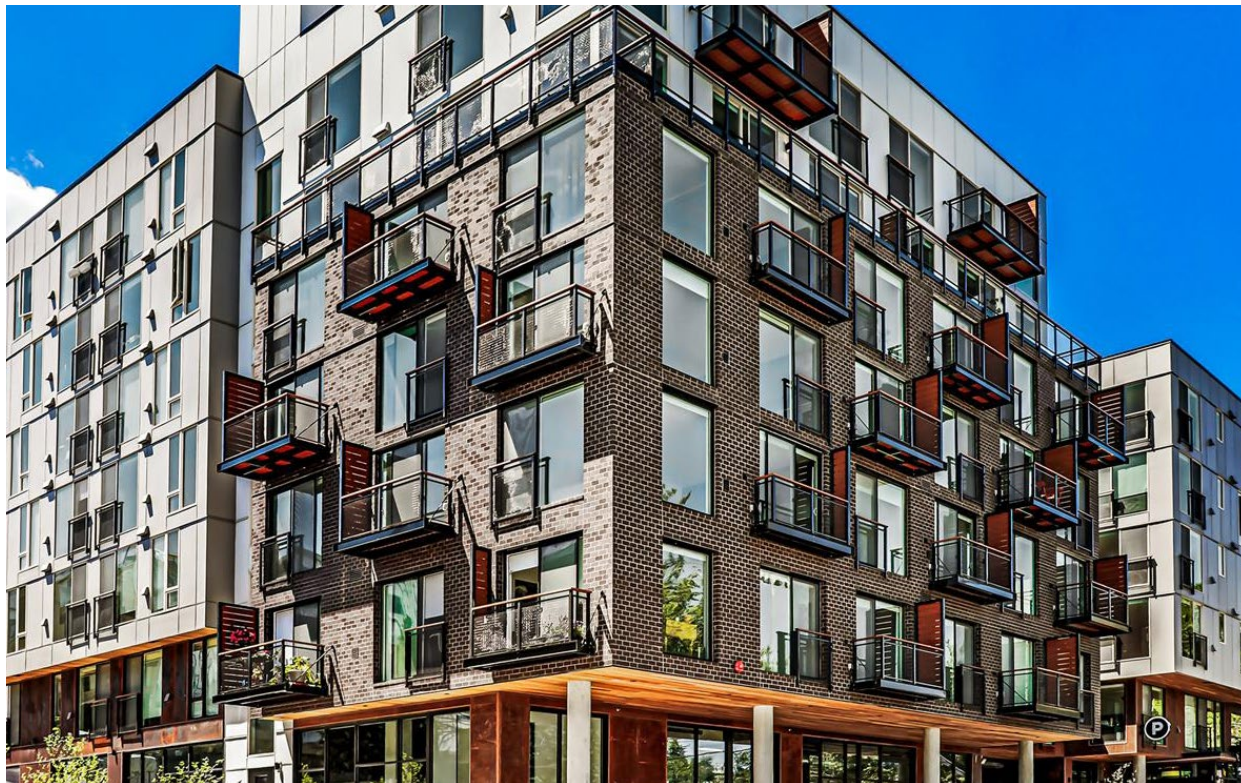
URBAN DESIGN ANALYSIS . FENESTRATION & MATERIAL



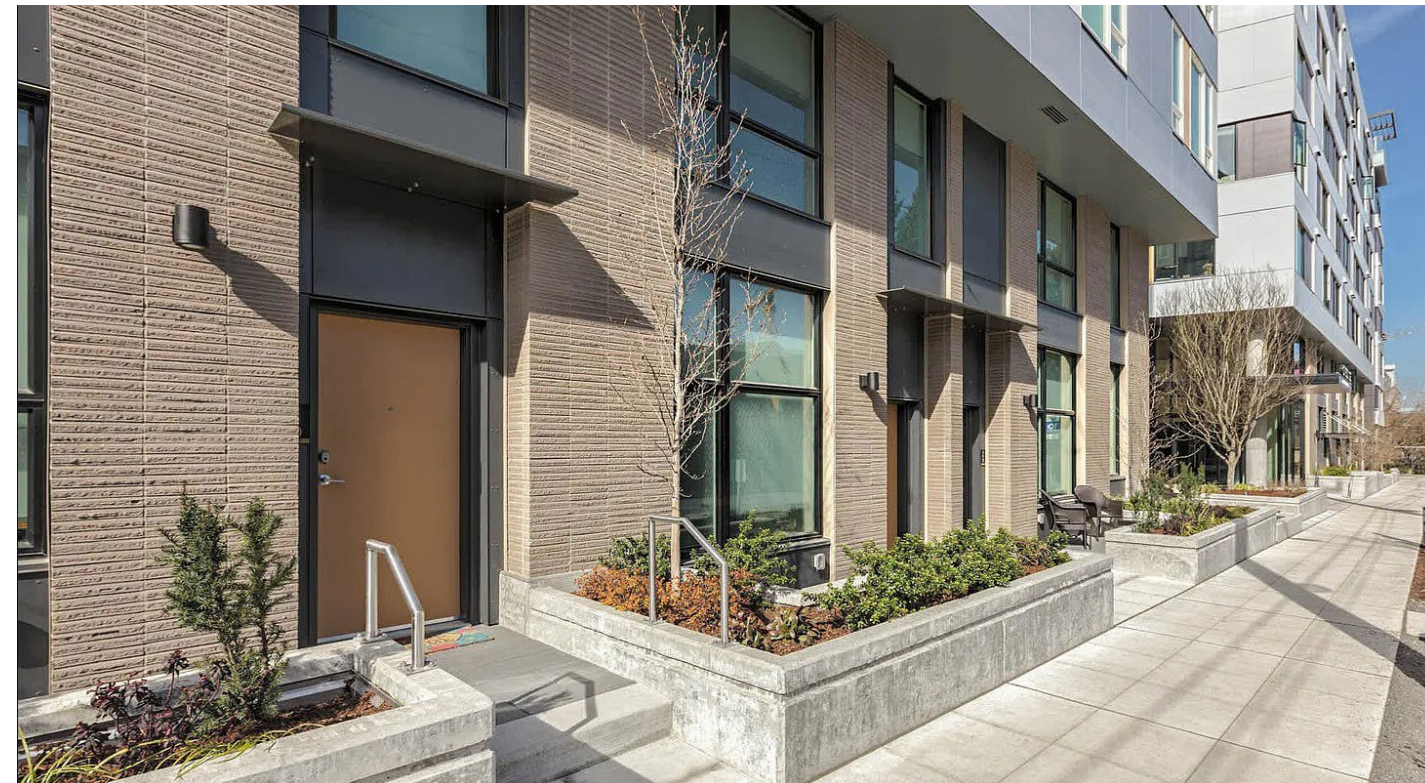
BEAM Apartments - Brick podium with canopies that emphasizes the retail base.  
© Tiscareno Associates



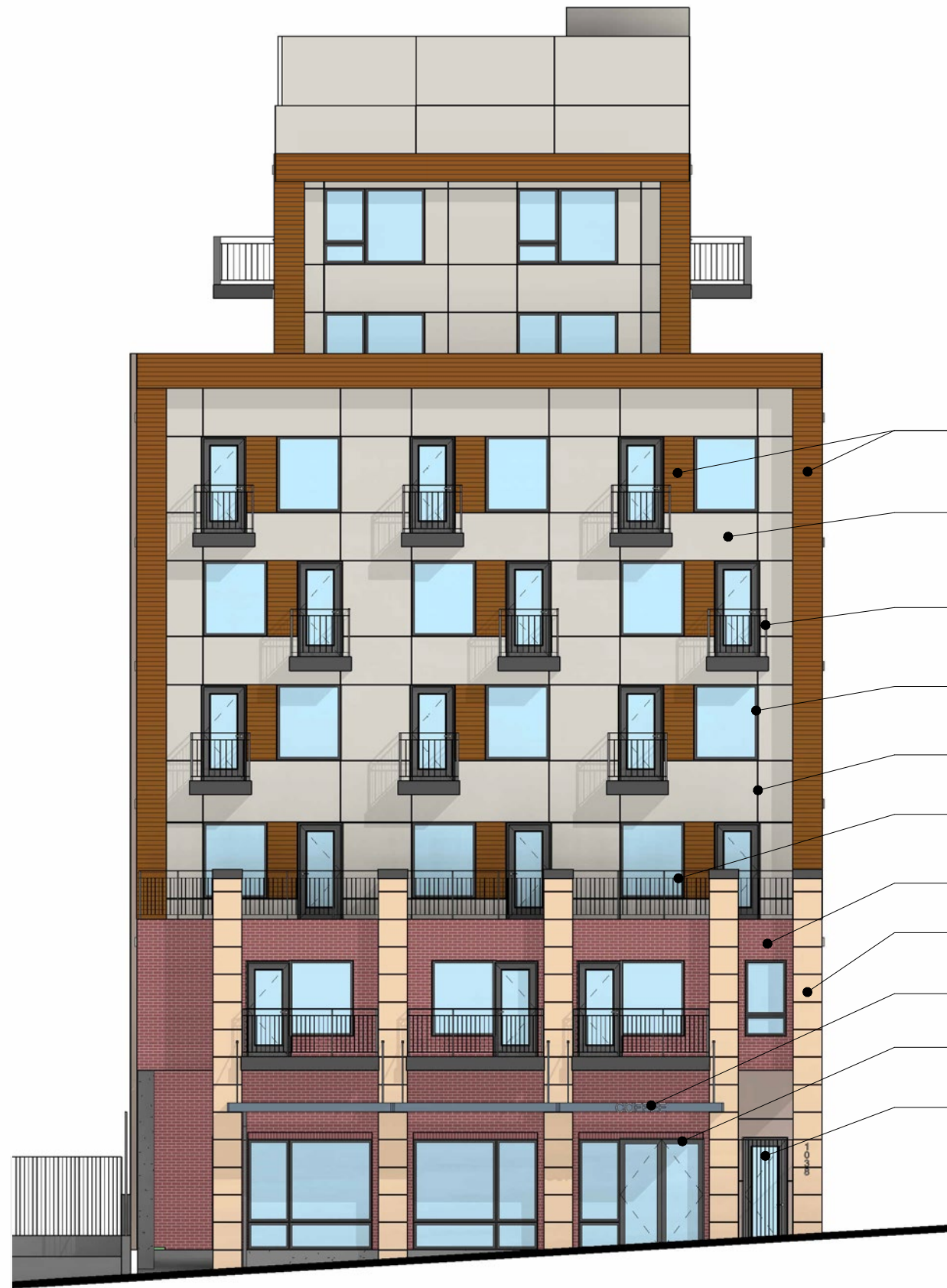
8th & Republican - Wood siding adds a natural tone to the surrounding environment.  
© Runberg Architecture Group



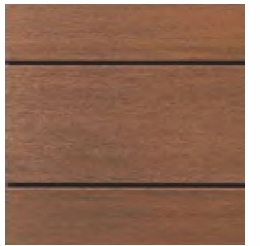
Alta Arlo - Balconies add depth to the facade.  
© Johnston Architects



Cascade Blocks - Vertical elements create modulations on the facade.  
© Runberg Architecture Group



- 1. CEDAR WOOD SIDING
- 2. FIBER CEMENT PANEL (LIGHT)
- BALCONY W/ METAL RAILING
- VINYL WINDOW
- 1/2" REVEAL, TYP.
- METAL RAILING
- 4. BRICK
- 5. STONE CLADDING
- METAL CANOPY
- ALUM. STOREFRONT
- METAL GATE



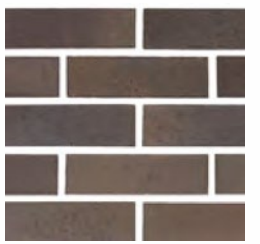
1. WOOD



2. FIBER CEMENT (LIGHT)



3. FIBER CEMENT (MEDIUM)



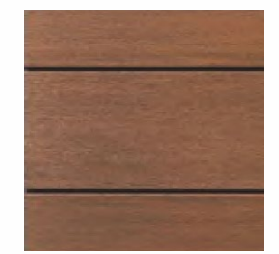
4. BRICK



5. STONE CLADDING



- 1. CEDAR WOOD SIDING
- 2. FIBER CEMENT PANEL (LIGHT)
- KITCHEN/ BATHROOM EXHAUST CAP TO MATCH FINISH COLOR
- BALCONY W/ METAL RAILING
- 1/2" REVEAL, TYP.
- 5. STONE CLADDING
- 4. BRICK
- CONCRETE COLUMN
- MECH. LOUVERS
- METAL CANOPY
- ALUM. STOREFRONT



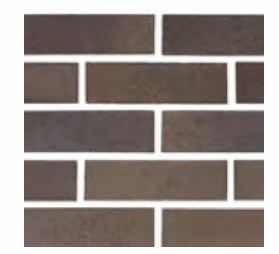
1. WOOD



2. FIBER CEMENT PANEL (LIGHT)



3. FIBER CEMENT (MEDIUM)

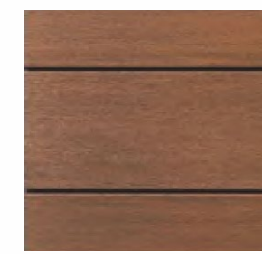


4. BRICK

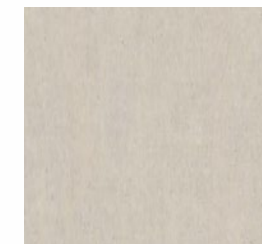


5. STONE CLADDING

WEST ELEVATION - LEFT



1. WOOD



2. FIBER CEMENT (LIGHT)



3. FIBER CEMENT (MEDIUM)



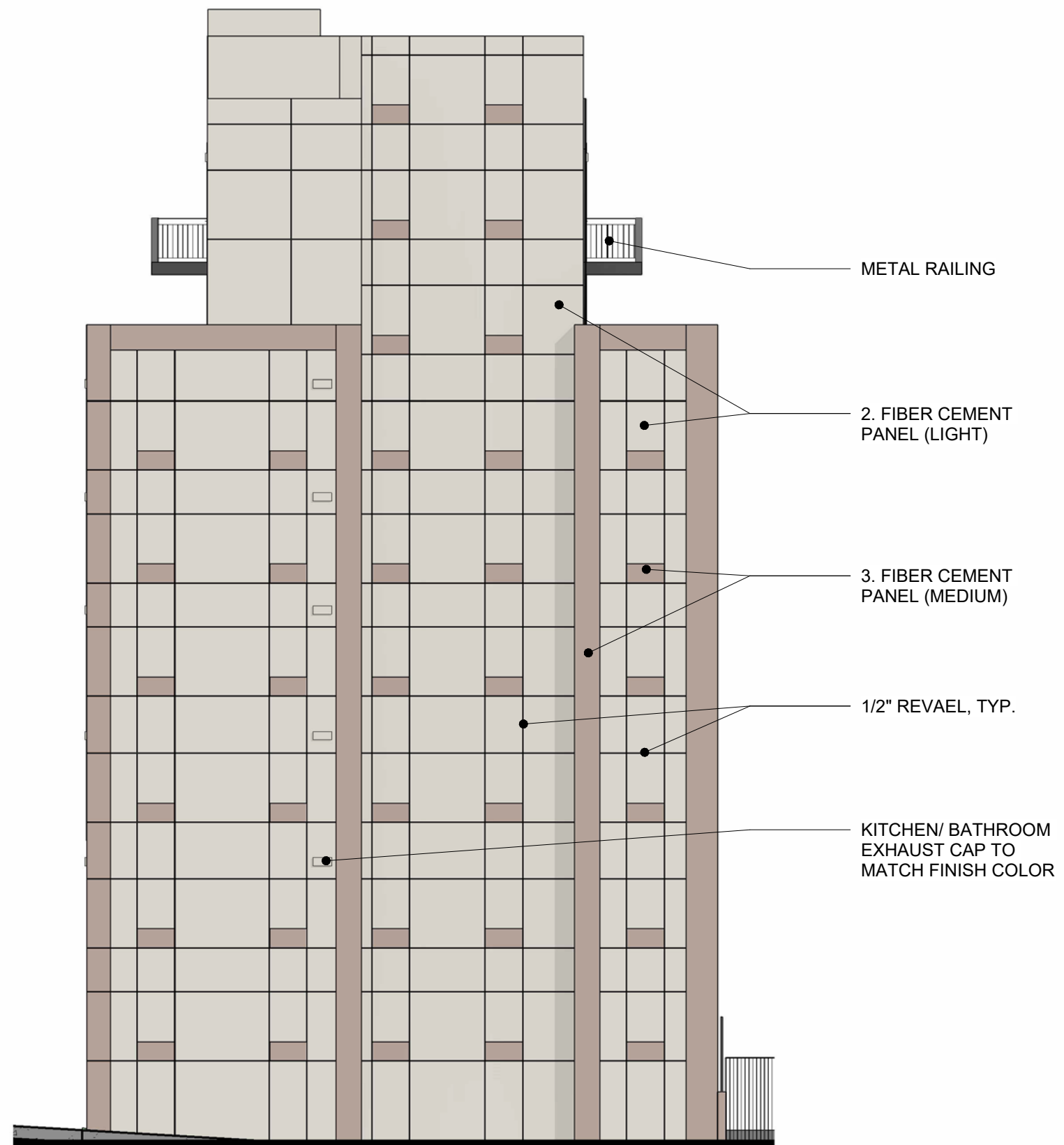
4. BRICK



5. STONE CLADDING

**EAST ELEVATION - RIGHT**





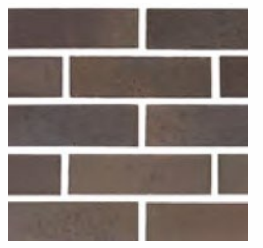
1. WOOD



2. FIBER CEMENT PANEL (LIGHT)



3. FIBER CEMENT PANEL (MEDIUM)



4. BRICK



5. STONE CLADDING



**EXTERIOR PERSPECTIVE**



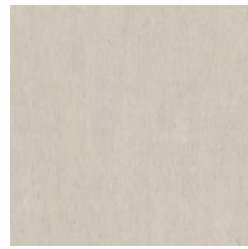
**EXTERIOR PERSPECTIVE - FACING NORTHEAST**



**EXTERIOR PERSPECTIVE - FACING NORTHWEST**



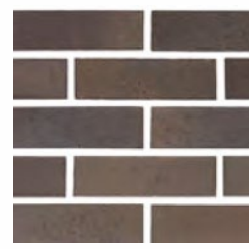
1. WOOD



2. FIBER CEMENT (LIGHT)



3. FIBER CEMENT (MEDIUM)



4. BRICK



5. STONE CLADDING



ENLARGED FRONT ELEVATION - STREET LEVEL



**PERSPECTIVE - STREET LEVEL**

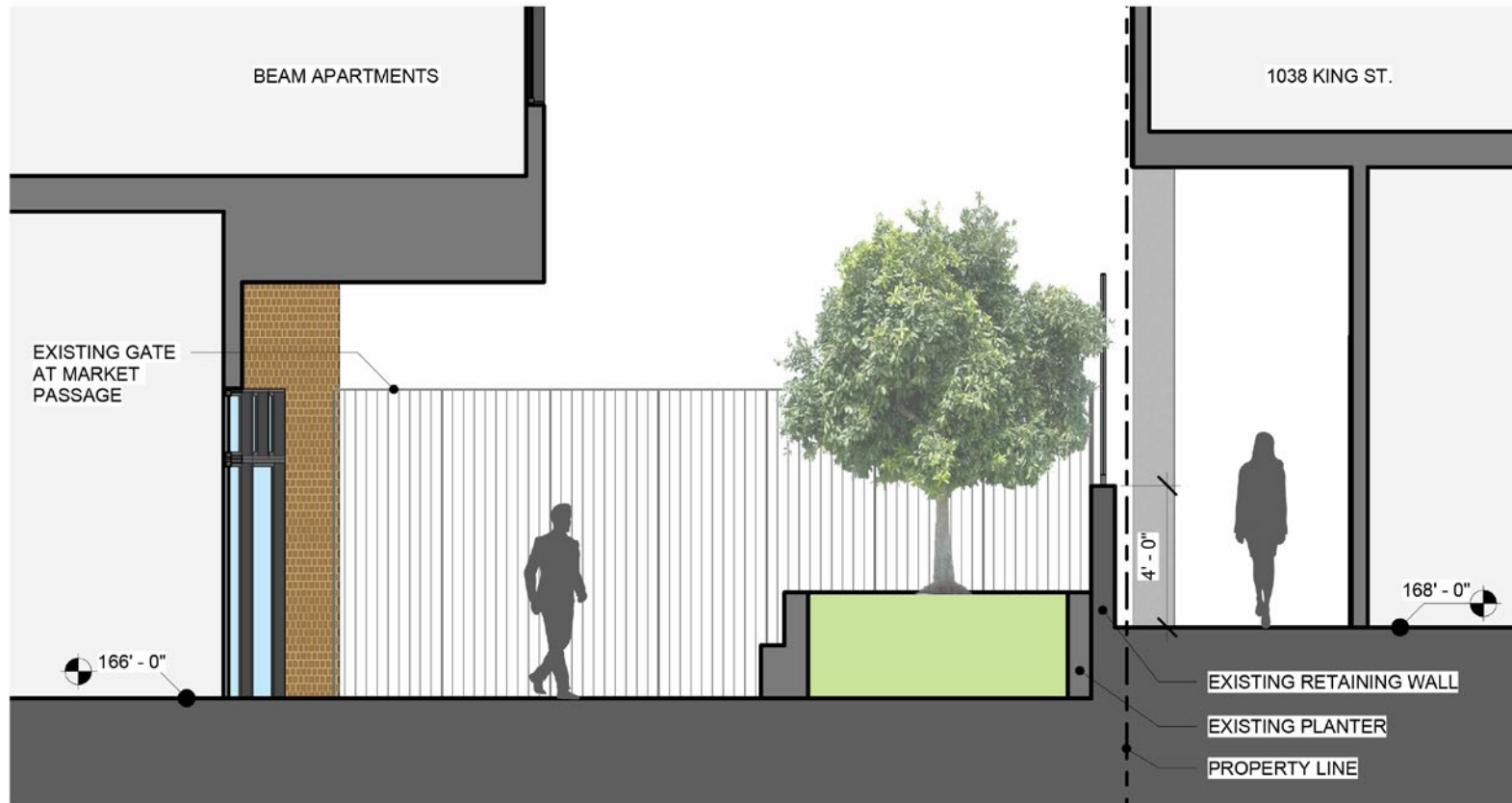


**PERSPECTIVES - STREET LEVEL**



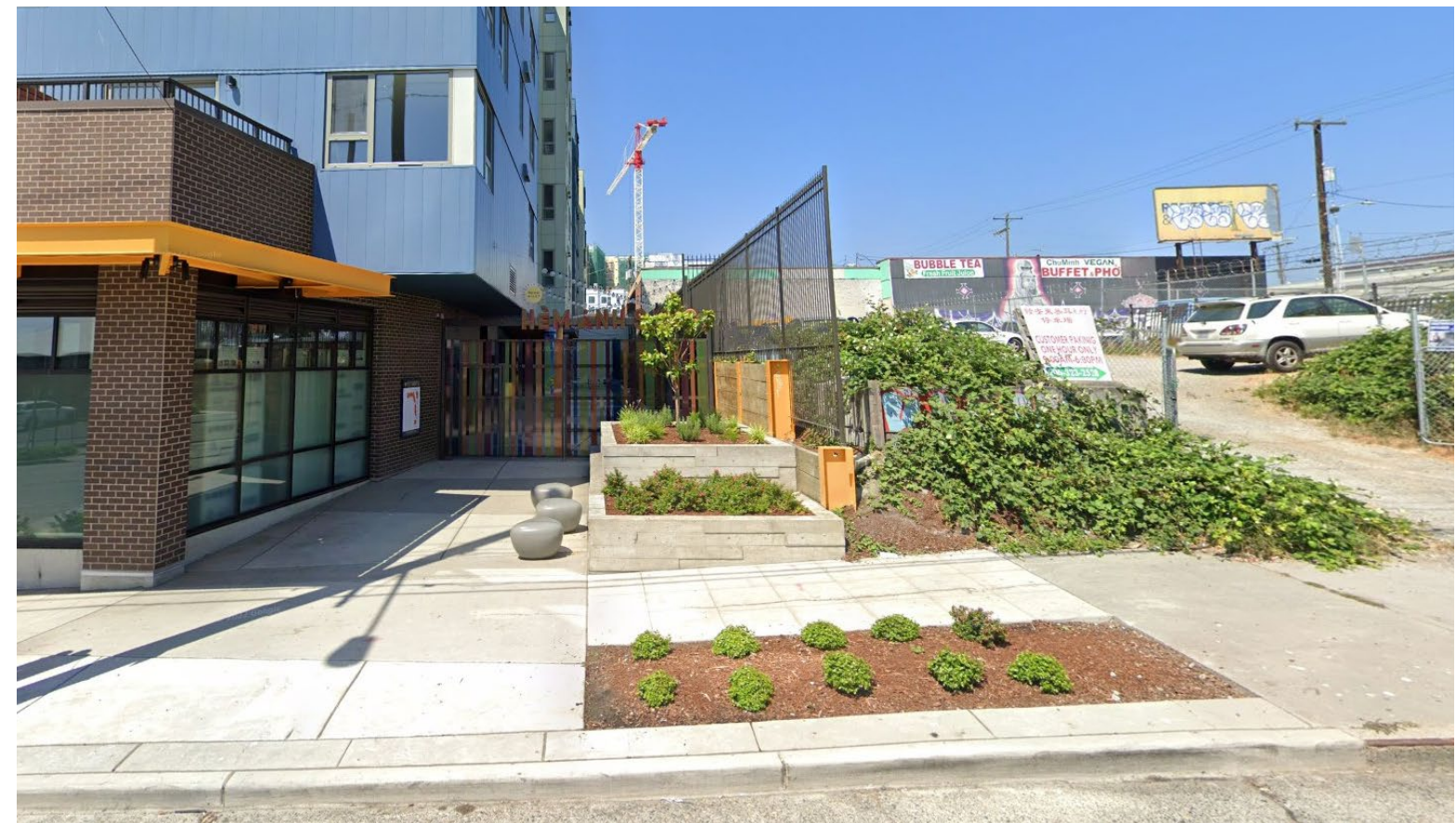
**PERSPECTIVES - STREET LEVEL**





**West Alley Connection**

1. Existing shoring walls and security fencing between the two properties
2. Finished grade difference between two properties is about 2 feet
3. Visual connection to Market Passage is provided



Existing view at west property line



Proposed design at west property line

**PERSPECTIVES - MARKET PASSAGE**

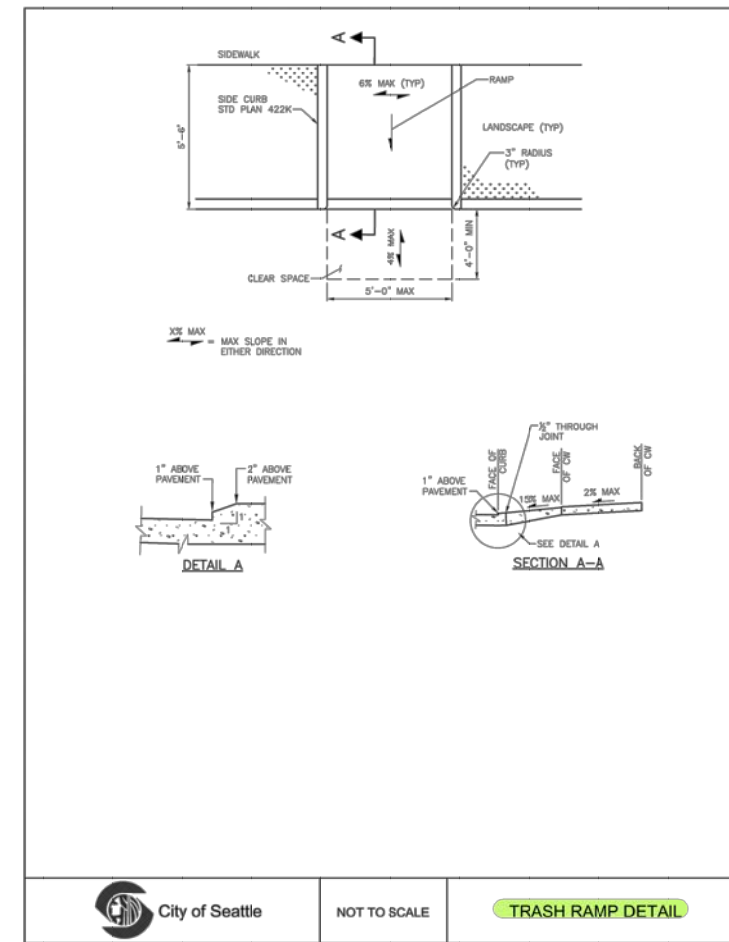
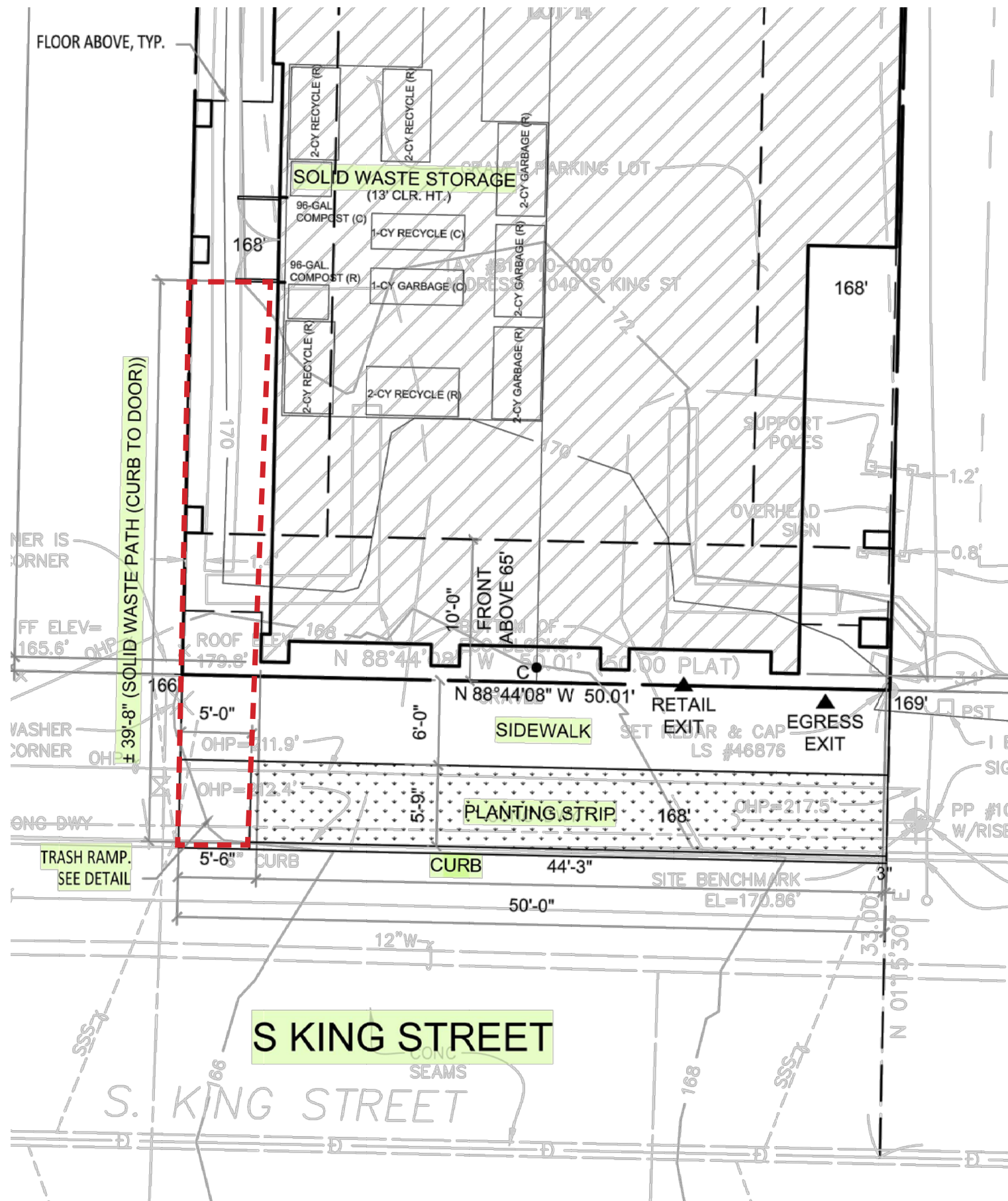


East Elevation



Potential Asian art murals on east party wall to create more visual interest.

## EAST FACADE PARTY WALL DESIGN



Trash and Recycling Collection Path

**PUBLIC SERVICES - TRASH AND RECYCLING COLLECTION**



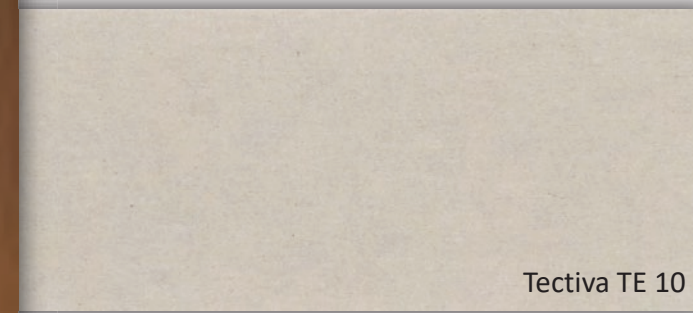
THIN BRICK – STONE BROWN IRONSPOT SM

STONE EXTERIOR CLADDING  
BRECCIA ONICIATA MARBLE

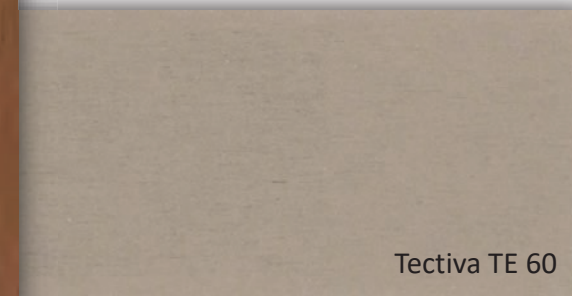


EWOOD EXTERIOR CLADDING – CYPRESS

EQUITONE FIBER CEMENT FAÇADE



Tectiva TE 10



Tectiva TE 60



Guardian Clear Float  
Double Glazed  
Windows/ Glazed Doors

## ClimaGuard

### ClimaGuard 80/71

#### Lighten up in Northern zones

Guardian ClimaGuard 80/71 glass delivers high light transmission and solar heat gain for bright, warm interiors in cold climates. Use it to maximize light transmission of triple-pane insulated glass units – or avoid the pain of triple panes altogether by pairing ClimaGuard 80/71 with ClimaGuard™ IS 20 glass.



Product Information	
Substrate Base Glass/Thickness	Clear Float/2.3 mm (3/32") - 5 mm (13/64")
Applications	Windows / Skylights / Doors
Manufacturing options	Heat Strengthened / Heat Soaked / Annealed / Tempered / Laminated
Recommended Coating Positions	Surface 2 or 3 (double IGU) / Surface 2 & 5 (triple IGU)
Maximum Size	<100"x144" (2540x3658mm)
Edge Deletion	Yes
Glass type	Low E
Glass functions	Thermal insulation / Passive heat
Fabrication options	Must be used in an Insulating Glass Unit
Appearance	Neutral

Visible Light			General Color Rendering Index (Ra)	Ultraviolet Trans UV(tuv %)	Solar Energy					Thermal Properties		Light to Solar Gain (LSG)	
Transmittance Visible (τv %)	Reflectance pv % out    pv % in				Transmittance Solar (τe %)	Reflectance pe % out    pe % in		Absorptance Solar (αe %)	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value Winter Night (Btu/hr-ft²-F)    Summer Day (Btu/hr-ft²-F)		
Double Glazed: 3-12.7-3 ClimaGuard on Clear Float #2, ClimaGuard 80/71 on Clear Float #3, 90% Argon Fill													
80	14	14	98.1	44	62	21	20	17	0.71	0.81	0.265	0.246	1.13
Triple Glazed: 3-12.7-3-12.7-3 ClimaGuard on Clear Float #2, Clear Float, Clear Float, 90% Argon Fill													
72	17	19	96.8	28	49	24	24	26	0.59	0.67	0.186	0.183	1.22

The performance values shown are nominal and subject to variations due to manufacturing tolerances. Spectra-photometric values according to NFRC2010 / US Standard.

# Series 9P Picket Railing



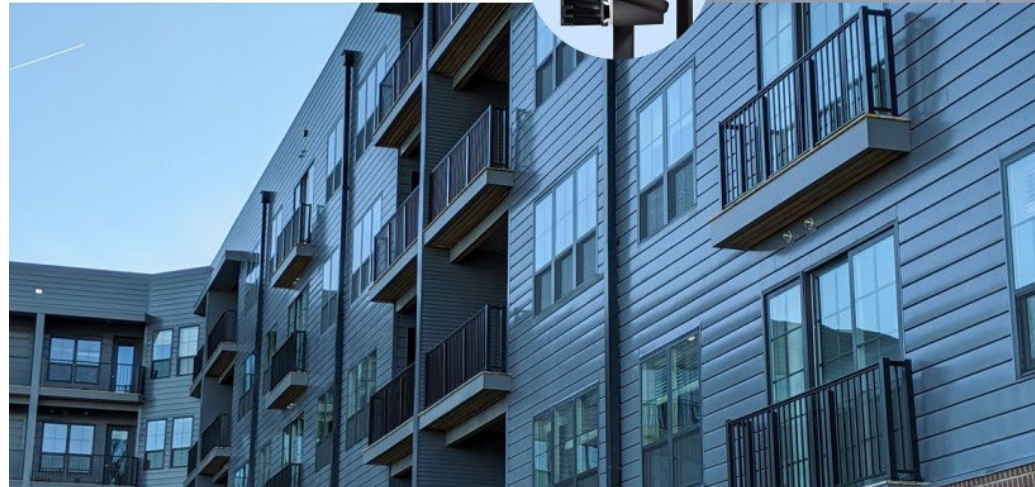
Pocket Posts

A wide array of customization options makes Superior's square post railing series adaptable to numerous multi-family applications.

- Built with high quality, durable aluminum extrusions and castings
- Five distinct finish options
- Screw covers and pocket posts remove exposed fasteners and bulky brackets for a streamlined appearance
- Several picket & style configurations adapt to all architectural tastes
- IBC code-compliant for all multi-family installations

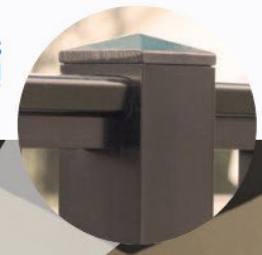


Concealed Fasteners



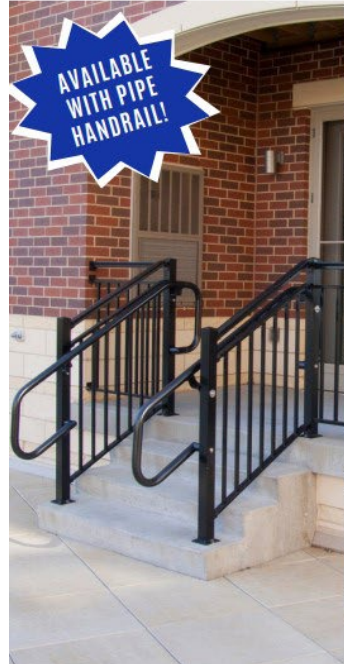
## SERIES 9P

No brackets on level railing!



<b>BLACK</b>	<b>WHITE</b>
<b>DARK BRONZE</b>	<b>SANDSTONE</b>
<b>GRAY</b>	

Series 9P picket railing on an office step, featuring Series 5 pipe handrail



Series 9P railing on a multi-family project



Machined post openings are available for 2.5" and 4" square posts.



Series 9P picket railing on a multi-family porch

**STYLE A** Standard Top Rail

**STYLE B** Open Double Top Rail

**STYLE C** Double Top Rail with through pickets



# PICKET RAILING

# CT452 Hi-Performance Thermal Storefront System

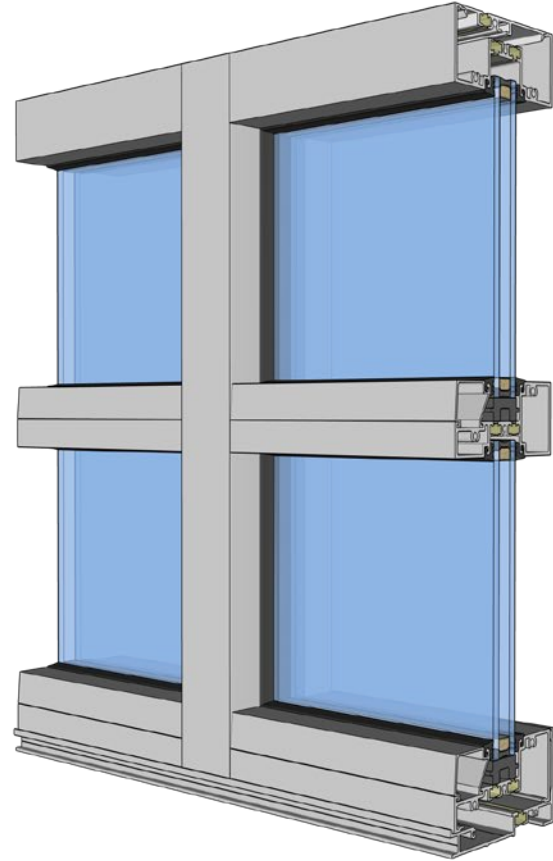
ON TIME. ON SPEC. ON COST.

## Features

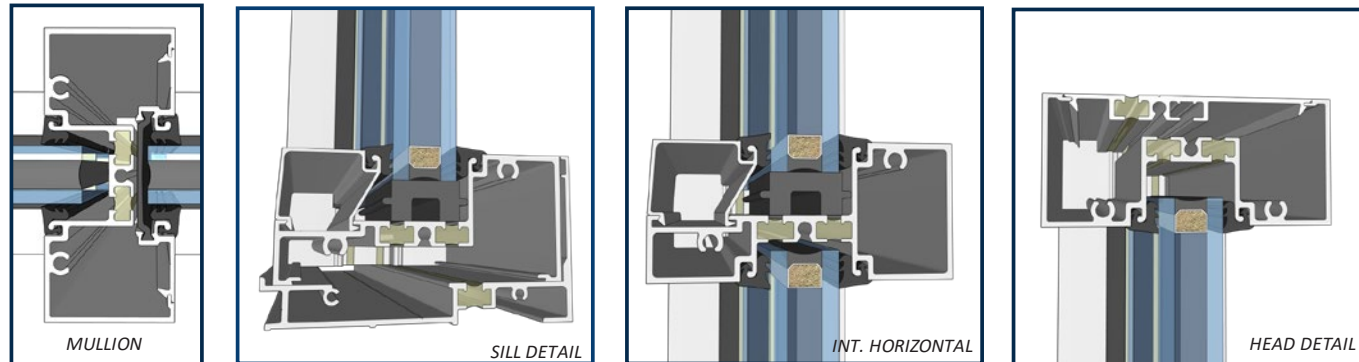
- 2" x 4 1/2" Center Glazed Storefront
- Hi-Performance (Double) Thermally Broken Design.
- High Performance Sill Flashing
- Intermediate vertical mullion is truly thermally broken utilizing a Thermal-Strut for the pocket filler.
- Designed to Easily Integrate Into Trulite's Thermal Door System
- Shortest Lead Time in the Industry

## Performance Data

- AIR**  
ASTM E283: Air Infiltration shall not exceed 0.06 cfm/ft² when tested at 6.24psf
- WATER**  
ASTM E331 and AAMA 501: No uncontrolled water when tested at 15psf.
- STRUCTURAL**  
ASTM E330: Maximum Allowable Deflection of L/175 for span up to 13'-6" and L/240+1/4" for spans greater than 13'-6" at maximum design pressure of +/- 45psf
- THERMAL**  
NFRC 102: Rated at 0.35 Btu/hr-ft²-F (Ust)  
AAMA 1503: CRF Frame = 65, CRF Glass = 65
- ACCOUSTIC**  
ASTM E90: STC Rating = 32; OITC Rating = 26



## System Details

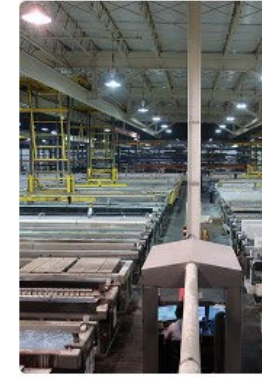


Trulite Glass & Aluminum Solutions is proud to be your True Single Source Supplier of all your needs from Specification Sections: 08400, 08700, 08800 and 08900. Complete system details are available on [www.trulite.com](http://www.trulite.com)

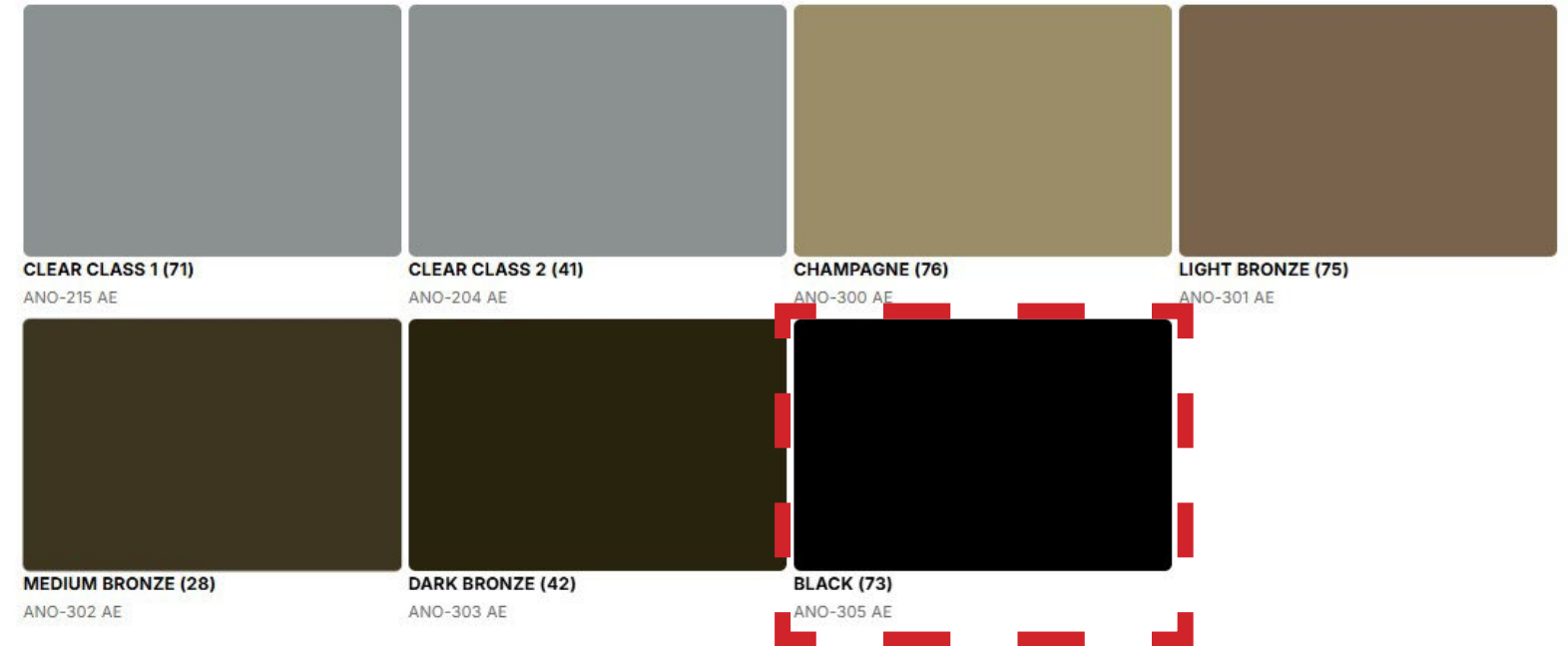
403 Westpark Court, Suite 201, Peachtree City, GA 30269. Tel: 800-432-8132

## ANODIZE COATINGS

Utilizing Linetec as our finisher, our companies have continuously improved the science of anodizing to achieve beautiful, consistent, and reliable results to deliver the hard, durable finish you expect. Anodizing successfully combines science with nature to create one of the world's best metal finishes – providing excellent wear and abrasion resistance with minimal maintenance in most environments. By providing quality aluminum extrusion and a fully-automated anodizing line, both Alumicor and Linetec take every precaution to ensure your anodized aluminum has the tightest color range in the industry.



## Standard Anodize Colors





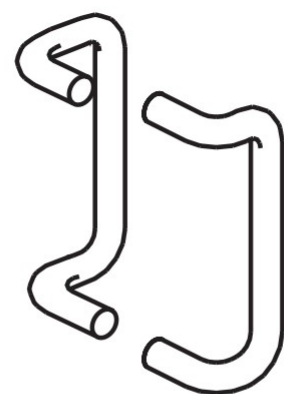
DOORS AND ENTRANCES

# AA<sup>®</sup> 250/425 THERMAL ENTRANCES

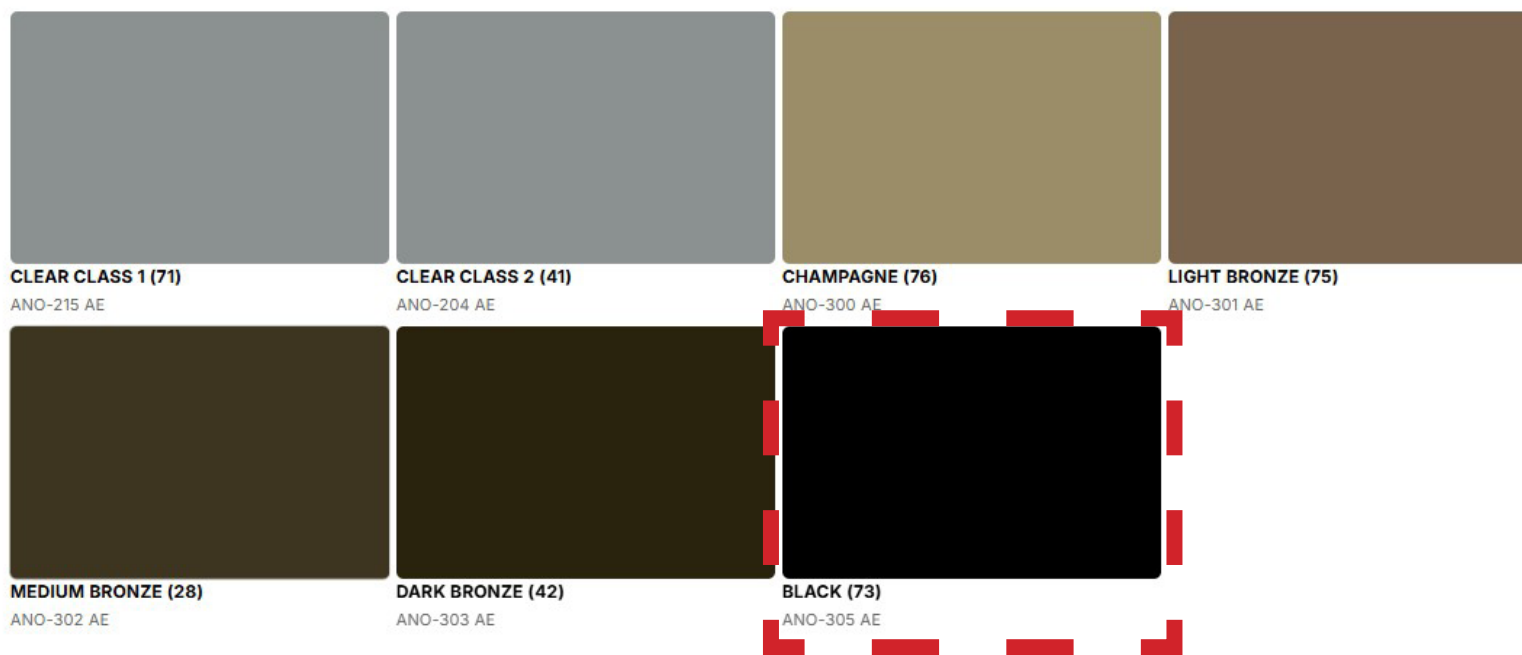
AA<sup>®</sup>250/425 Thermal Entrances are designed with a double air cavity to provide an additional layer of insulation. These entrances are the ideal choice for any commercial or institutional application and provide improved comfort and savings in heating and cooling costs.

- 2-1/2" (63.5mm) or 4-1/4" (108mm) sightline
- 2-1/4" (57.2mm) depth
- High-thermal performance
- Blast mitigation, hurricane resistance
- Moderate traffic applications

### Standard Anodize Colors



**CO-9/CO-9**  
**CO-12/CO-12**





# ELF211

## Thin Line Stationary Louver Extruded Aluminum

### APPLICATION

The ELF211 is a 2" deep, extruded aluminum, mechanically fastened, thinline, stationary louver designed to protect air intake and exhaust opening on exterior walls.

### STANDARD CONSTRUCTION

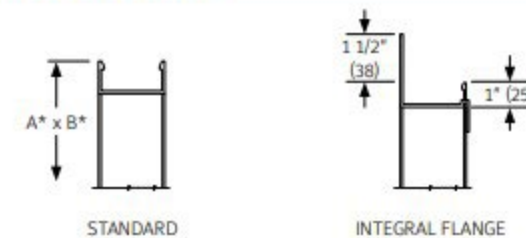
<b>Frame</b>	2" (51) deep 6063T6 extruded aluminum with .060" (1.5) nominal wall thickness. Caulking surfaces provided.
<b>Blades</b>	6063T6 extruded aluminum with .060" (1.5) nominal wall thickness. Blades are positioned at 45° angle and spaced approximately 3 3/16" (81) center to center.
<b>Screen</b>	3/4" x .051" (19 x 1.3) expanded, flattened aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.
<b>Finish</b>	Mill.
<b>Minimum Size</b>	6"w x 10"h (152 x 254).
<b>Approximate Shipping Weight</b>	2 lbs. per sq. ft. (9.8 kg/m <sup>2</sup> ).
<b>Maximum Size</b>	Shall be 75 sq. ft. (7m <sup>2</sup> ) per section, not to exceed 120"w x 90"h (3048 x 2286) or 90"w x 120"h (2286 x 3048). Louvers larger than the maximum factory assembly size will require field assembly of smaller sections.
<b>Supports</b>	Louvers may be provided with rear mounted blade supports that increase overall louver depth depending on louver size, assembly configuration or windload.

Consult Ruskin for additional information.

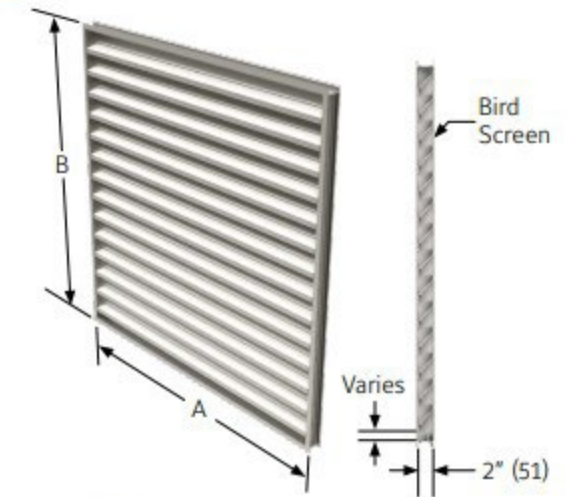
### FEATURES

- ▶ 37% Free Area
- ▶ Published performance ratings based on testing in accordance with AMCA Standard 500
- ▶ Aluminum construction for low maintenance and high resistance to corrosion

### FRAME CONSTRUCTION



BLACK (89)



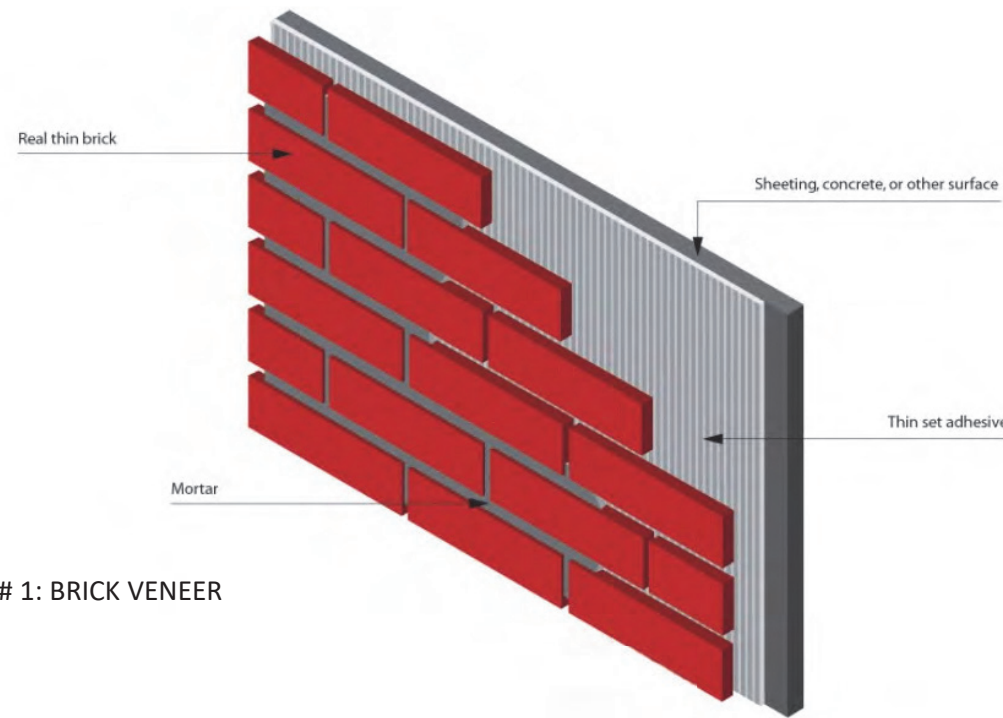
YEAR LIMITED WARRANTY

ISO9001 CERTIFIED

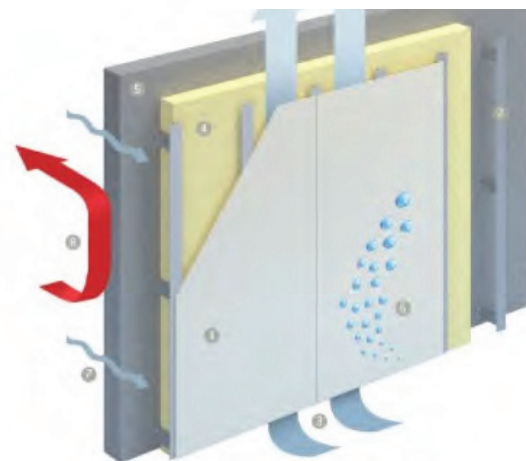
### VARIATIONS

Variations to the basic design of the louver are available at additional cost. They include:

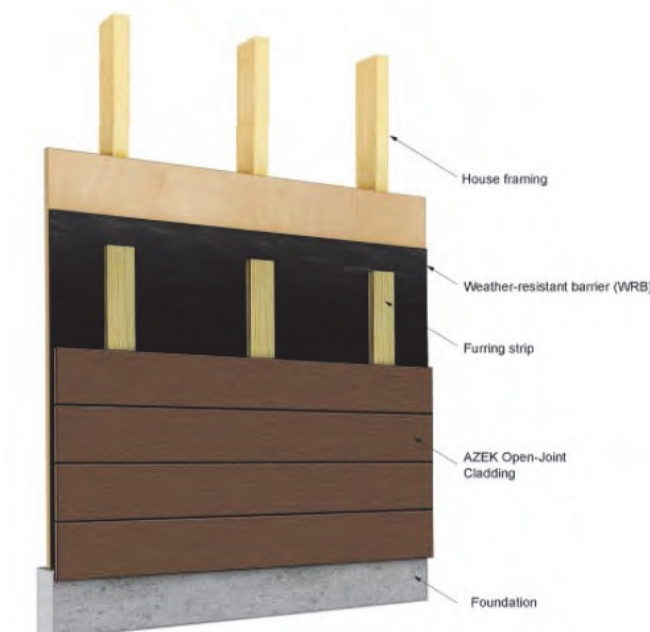
- ▶ Extended sill
- ▶ Hinged frame
- ▶ Front or rear security bars
- ▶ Filter racks
- ▶ Installation angles
- ▶ A variety of bird and insect screens
- ▶ Optional finishes available at additional cost. Please see [Paint Finishes and Color Guide](#) and [Finish Type Model Chart](#) for more details. Contact [louversales@ruskin.com](mailto:louversales@ruskin.com) with questions. Consult Ruskin for other special requirements.



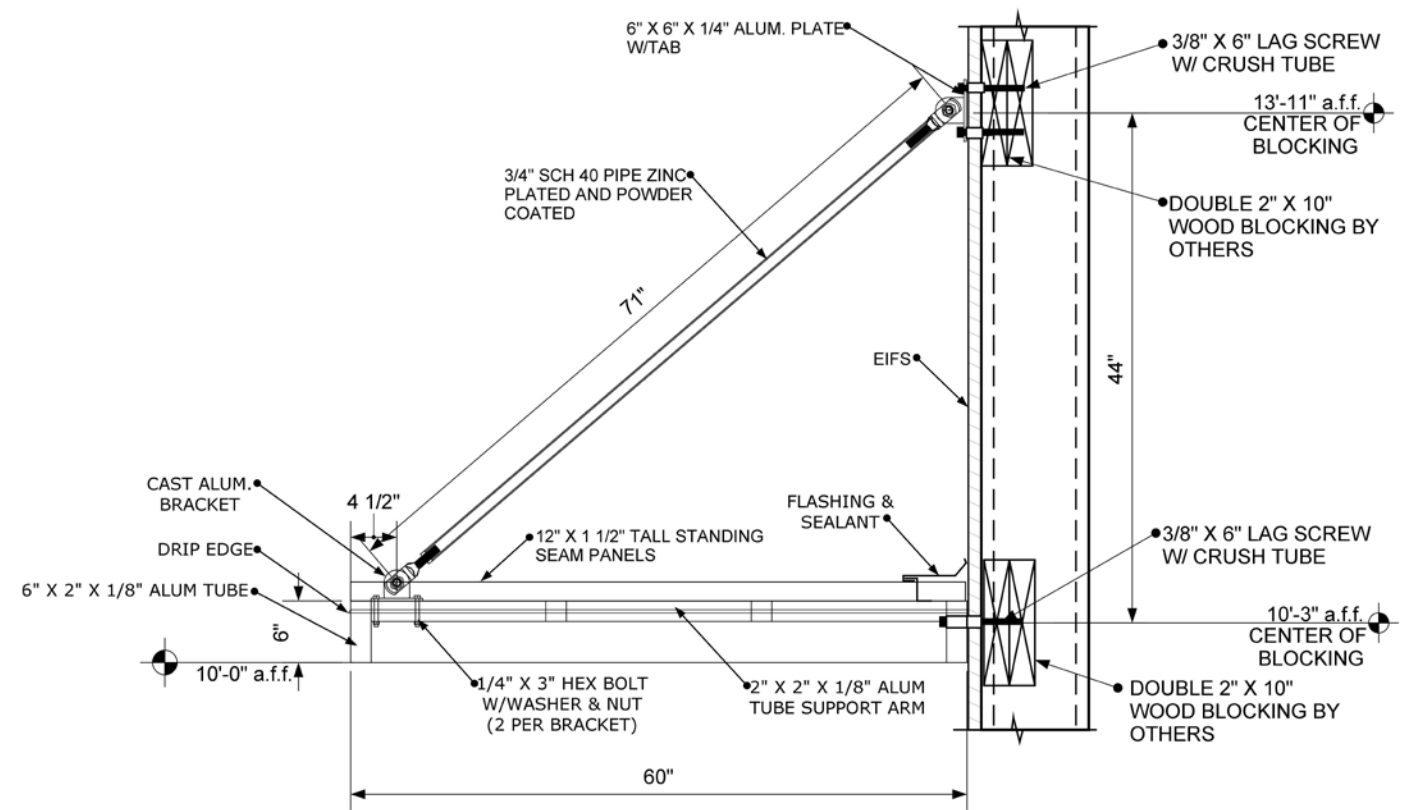
DETAIL # 1: BRICK VENEER



DETAIL # 2: FIBER CEMENT PANEL



DETAIL # 3: OPEN-JOINT CLADDING



## ECHELON II® | 3-RAIL PANELS | 8' PANEL LENGTH

STANDARD BOTTOM | 8' PANEL LENGTH (92.625" / 91.25"† actual width) | 19 / 20† PICKETS PER PANEL | ASSEMBLY REQUIRED

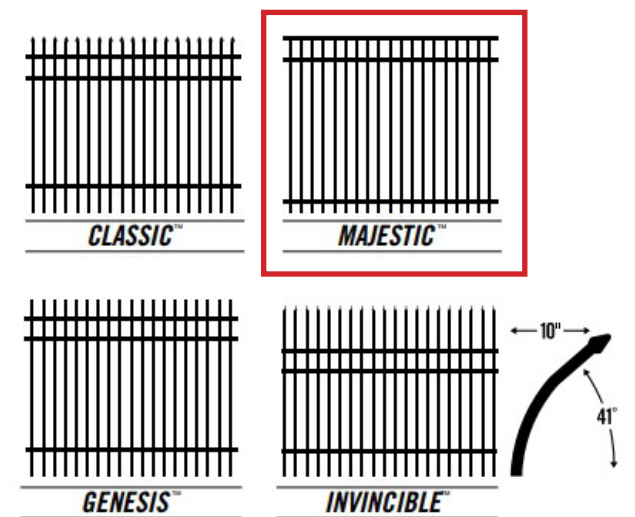
PANEL	ITEM NUMBER	WEIGHT	STOCKING
4'	2A☒⊗30468	44 lbs	☉
5'	2A☒⊗30588	49 lbs	☉
6'	2A☒⊗30708	55 lbs	☉
7'	2A☒⊗30828†	60 / 94†	☉

☒ = FENCE STYLES AVAILABLE | C = Classic M = Majestic G = Genesis I = Invincible†

⊗ = COLOR OPTIONS AVAILABLE | B = Black N = Bronze W = White S = Sand

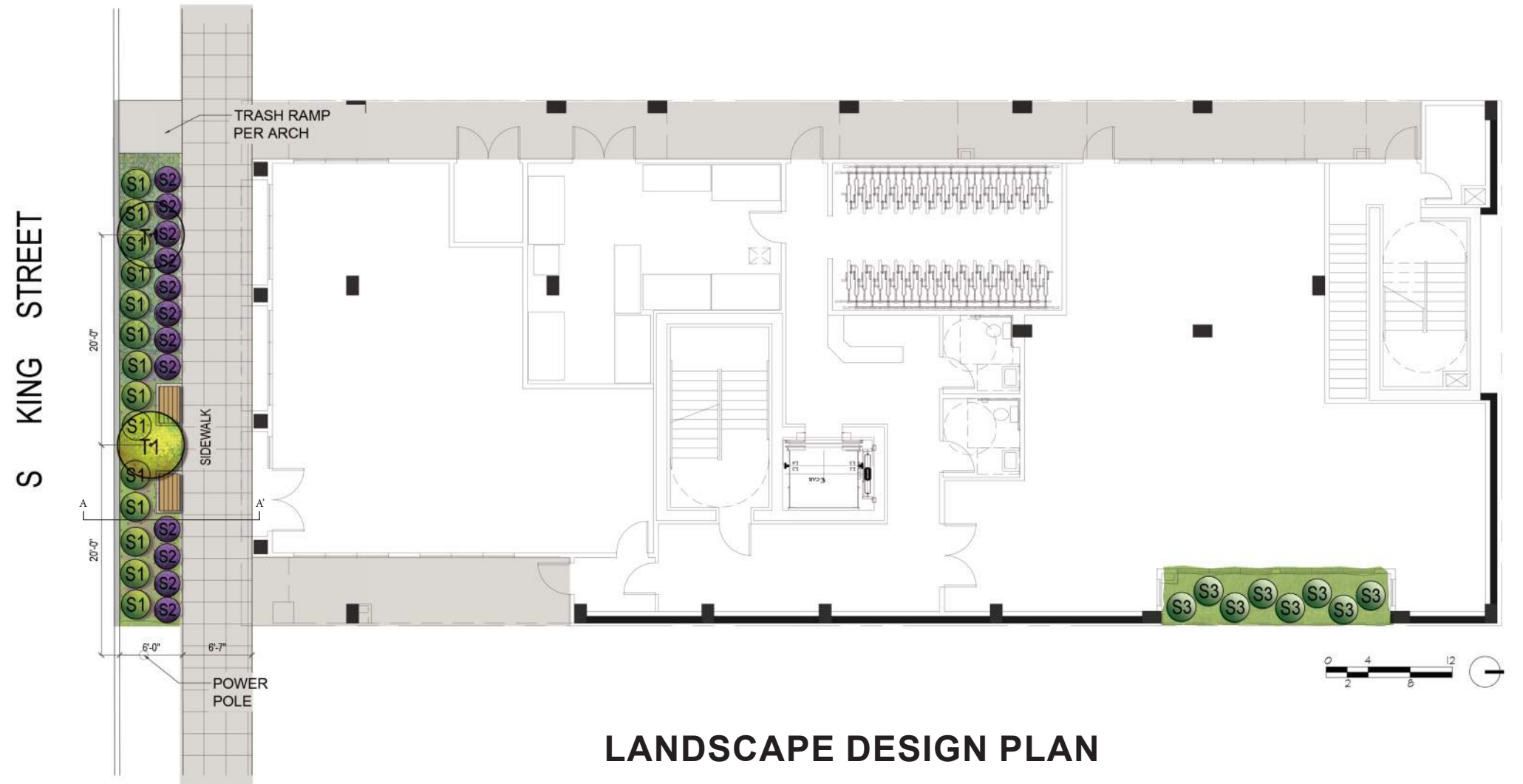
☉ = NON-STOCKED PRODUCT

For details, see Ameristar's Sales Policy in the catalog guide.

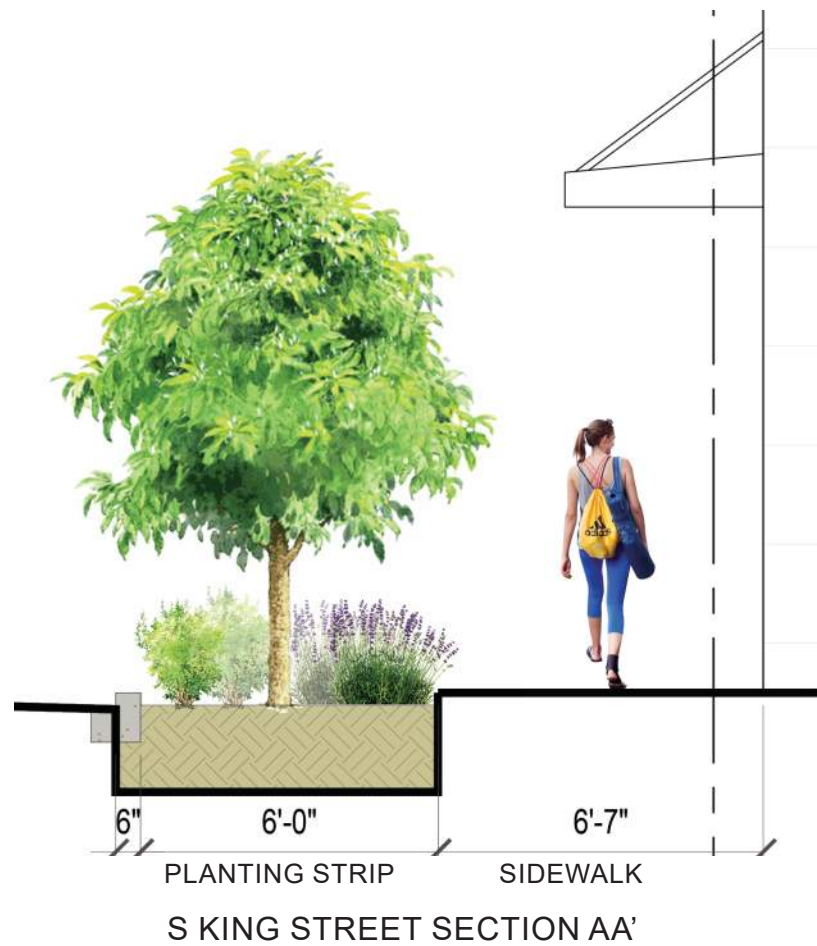




T1 AMERICAN HORNBEAM



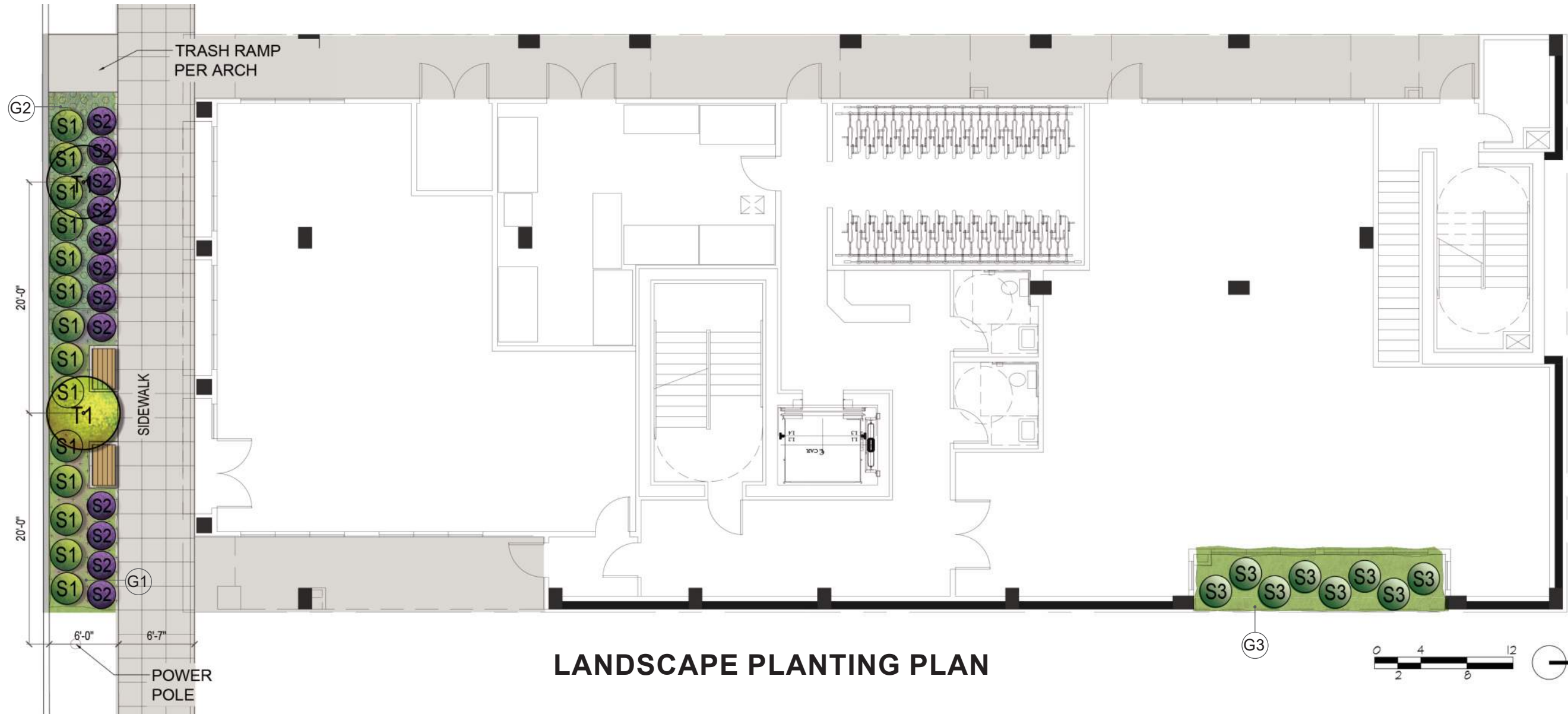
LANDSCAPE DESIGN PLAN



STREET CHARACTER



S KING STREET



S1 MOCK ORANGE



S2 ENGLISH LAVENDER



S3 DWARF OAK LEAF HYDRANGEA



G1 HEATHER



G2 BLUE FESCUE



G3 LILYTURF

GREEN ROOF PLANTS



G4 SEDUM DASYPHYLLUM



G5 SEDUM DIVERGENS



G6 SEDUM LAXUM

ROOF SHRUBS



S4 DWARF HEAVENLY BAMBOO



S5 PURPLE-AZALEA



S6 MEXICAN ORANGE



ROOF GARDEN PLAN



ROOF TREES



T2 DWARF MAPLE



T3 POM POM PINE TREE

GREEN ROOF



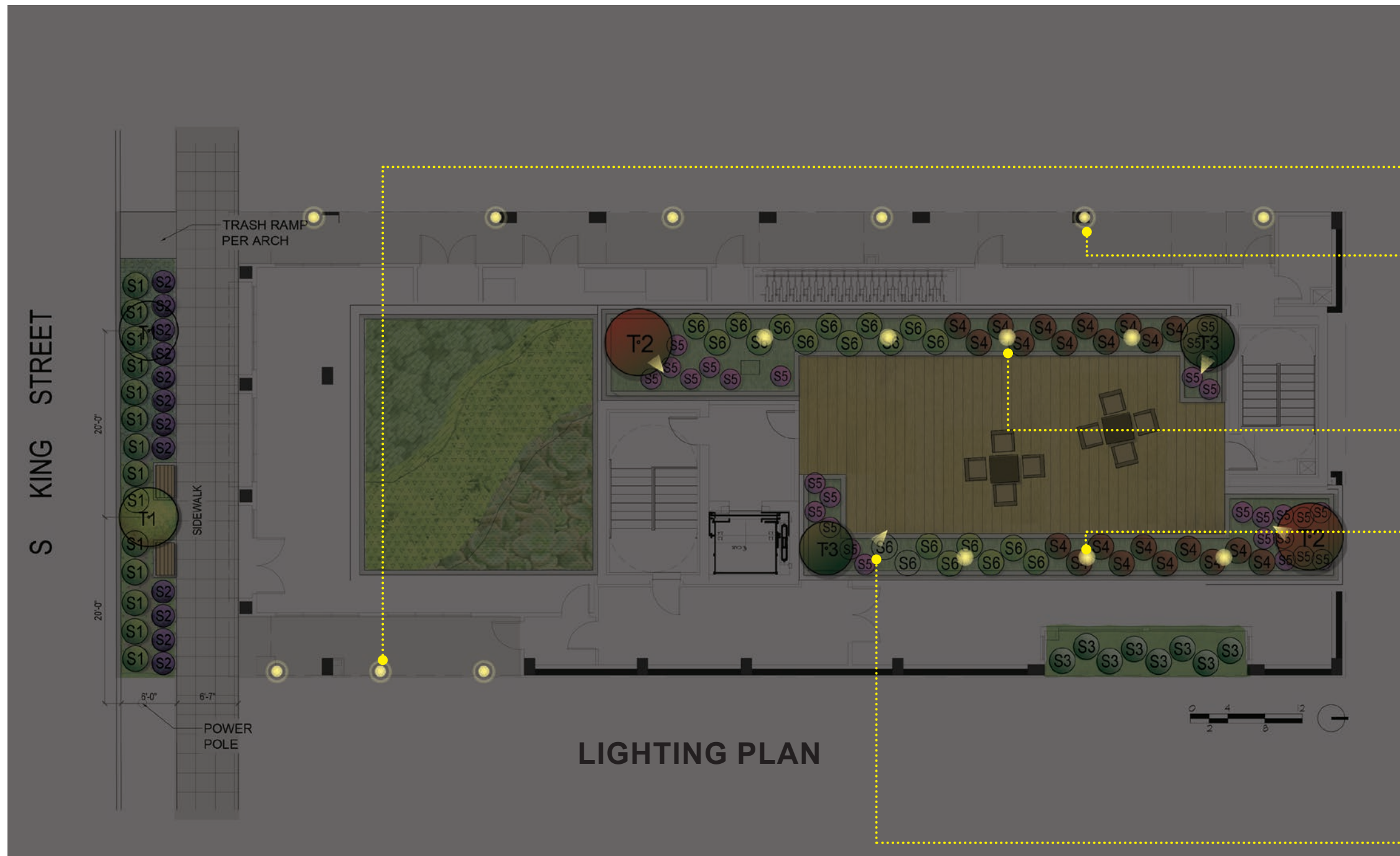
ROOF CHARACTER

WOOD DECK & PLANTER

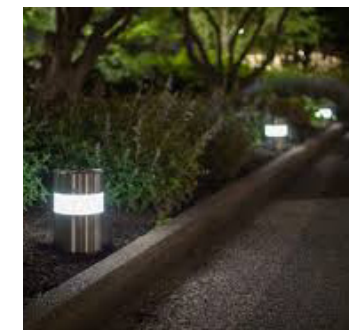


OUTDOOR FURNITURE





 BOLLARD LIGHTING (TALL)



 BOLLARD LIGHTING



 TREE UP LIGHTING



## HELIO™ BOLLARD, SERIES 600

PRODUCT DATA

### LIGHT ENGINE DESCRIPTIONS

LED ENGINE	LIGHT DISTRIBUTION	DRIVER	LUMINAIRE LUMENS*	B.U.G. RATINGS
3000K LED	360°	40W	424	B0-U1-G0
4000K LED	360°	40W	424	B0-U1-G0
3000K LED	180°	20W	158	B0-U1-G0
4000K LED	180°	20W	158	B0-U1-G0

\*Luminaire lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofotcandle plots can be found on the Helio Bollard, Series 600 product page on our website.

### CERTIFICATION

- ETL and C-ETL listed for wet locations.

### ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Helio Bollard, Series 600 Environmental Data Sheets for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

### MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBHLO-603	Helio Bollard, Series 600, illuminated
LBHLO-603-N	Helio Bollard, Series 600, non-illuminated

### PRODUCT OPTIONS

The following options are available for an upcharge

Add powdercoat color from Forms+Surfaces Powdercoat Chart	Upgrade to embedded security core
Custom RAL powdercoat color	

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

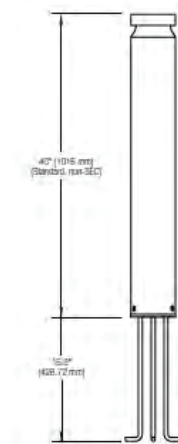
PRICING: Please contact us at 800.451.0410 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, finish, color temperature, and light distribution option. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

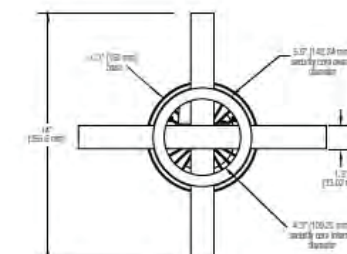
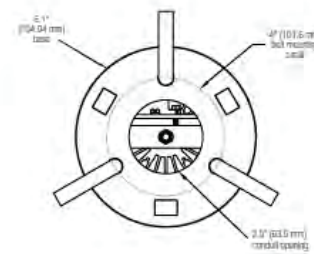
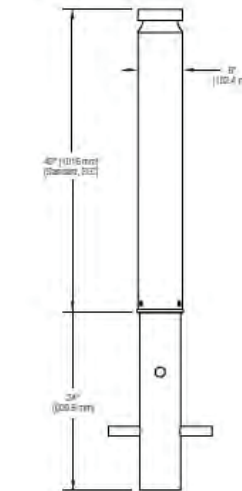


### NOMINAL DIMENSIONS

SURFACE MOUNT WITH J-BOLTS, ILLUMINATED



EMBEDDED SECURITY CORE, ILLUMINATED



## LIGHTING SPECIFICATION



## LIGHT COLUMN PATHWAY BOLLARD

PRODUCT DATA

### LAMP DESCRIPTIONS

FIXTURE	LAMP	DESCRIPTION	COLOR TEMPERATURE	LUMINAIRE LUMENS*	B.U.G. RATING	STARTING TEMPERATURE °C
Series 500	3000K LED	1.4W custom LED light engine	3000K	886	B1-L3-G1	-30
Series 500	4000K LED	1.4W custom LED light engine	4000K	886	B1-L3-G1	-30
Series 600	3000K LED	1.4W custom LED light engine	3000K	808	B0-L3-G1	-30
Series 600	4000K LED	1.4W custom LED light engine	4000K	808	B0-L3-G1	-30

\*LED lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Light Column Pathway Bollard product page on our website.

### CERTIFICATION

- ETL and C-ETL listed for wet locations.

### ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Light Column Pathway Bollard Environmental Data Sheets for detailed environmental impact information.
- Light Column Pathway Bollard has high recycled content and is highly recyclable.
- Powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

### MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBLCP-501	Light Column Pathway Bollard, Series 500, LED
LBLCP-601	Light Column Pathway Bollard, Series 600, LED

### PRODUCT OPTIONS

The following options are available for an upcharge:

Add powdercoat color from Forms+Surfaces Powdercoat Chart
Custom RAL powdercoat color

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

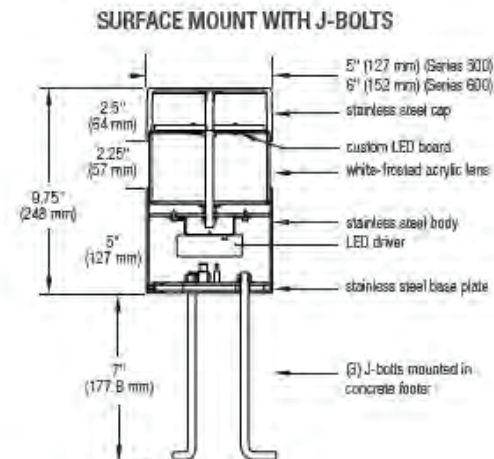
PRICING: Please contact us at 800.451.0410 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, finish, lamp, shield (if applicable), and mounting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

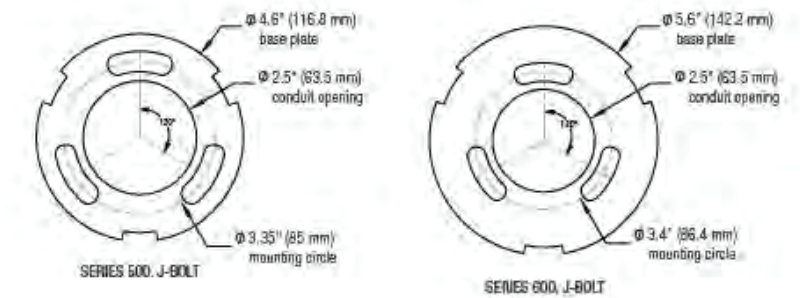
NOTE: Because different computers will render colors and textures differently, actual colors and finishes may vary slightly from those shown here.



### NOMINAL DIMENSIONS



### BASE PLATE MOUNTING DETAILS



## LIGHTING SPECIFICATION



**SPECIFICATIONS**

<b>Certifications/Qualifications</b>	
	<a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>
<b>Dimensions</b>	
Height	6.00"
Length	6.00"
Width	2.50"
<b>Electrical</b>	
Operating Voltage Range	12 VAC
Voltage	12V
<b>Light Source</b>	
Lamp Included	Not Included
Lamp Type	MR16
Max or Nominal Watt	7.20
<b>Mounting/Installation</b>	
Lead Wire Length	35"
Location Rating	CUL_12V

**FIXTURE ATTRIBUTES**

<b>Housing</b>	
Primary Material	ALUMINUM
<b>Product/Ordering Information</b>	
SKU	15384AZT
Finish	Textured Architectural Bronze
UPC	783927042864

**Finish Options**

- Centennial Brass
- Copper
- Textured Architectural Bronze
- Textured Architectural Bronze
- Textured Black
- Textured Black





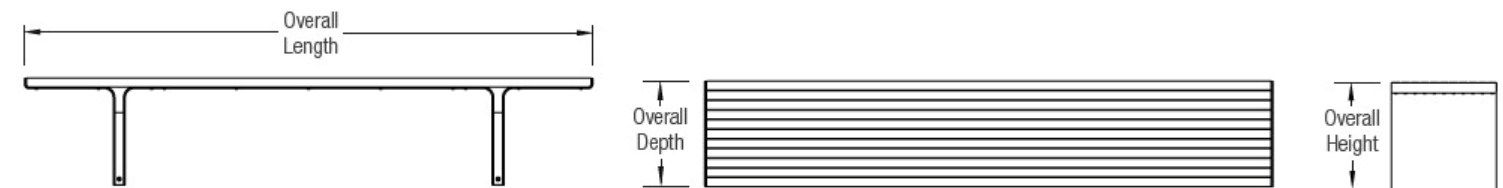
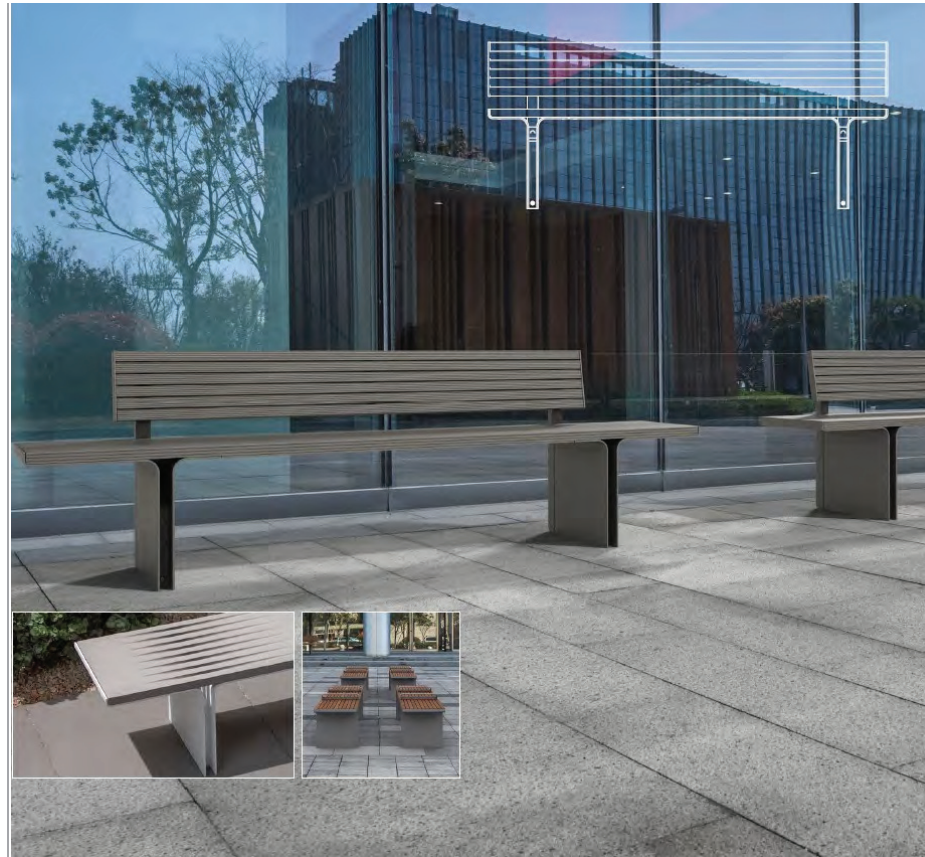
# FLIGHT™ BENCH

PRODUCT DATA

Flight Benches bring a sleek aesthetic to the F+S seating portfolio. Shaped by minimalist modern lines and graceful curves, Flight blends a light airy feel with the strength and durability of all F+S products. Backed and backless benches in two sizes have frames of powdercoated aluminum. Seats and backs are available in a choice of sustainably sourced low-maintenance materials: FSC® 100% Curaru hardwood or powdercoated aluminum slats can be specified for backed and backless benches. TENSIL Ultra High Performance Concrete (UHPC) seats can be specified for backless benches. The ability to combine materials and colors in different ways makes it easy to tailor benches to site-specific themes and integrate Flight's streamlined design into a wide range of settings, from modern architectural spaces to traditional park-like environments.

## MATERIAL & CONSTRUCTION DETAILS

CONFIGURATION OPTIONS	SEAT OPTIONS	INSTALLATION & MAINTENANCE
<ul style="list-style-type: none"> <li>Benches with FSC® 100% Curaru or powdercoated aluminum slats are available backed or backless, in 6' and 8' lengths.</li> <li>Benches with TENSIL UHPC seats are backless in 6' and 8' lengths.</li> </ul>	<ul style="list-style-type: none"> <li>Extruded aluminum slats feature a lightly grooved surface for enhanced appearance and non-slip feel.</li> <li>Aluminum slats are powdercoated. See the Forms+Surfaces Powdercoat chart for details. Custom RAL colors are available for an upcharge.</li> <li>FSC® 100% Curaru hardwood seat slats have a natural oiled finish that enhances the wood's rich color. (FSC License Code: FSC-C004453)</li> <li>TENSIL UHPC seats have an intrinsic UHPC finish in Natural color. TENSIL surfaces are protected by a hydrophobic treatment.</li> <li>Slight variations in color and surface texture can occur due to the nature of the TENSIL manufacturing process.</li> </ul>	<p><b>INSTALLATION</b></p> <ul style="list-style-type: none"> <li>Flight Benches must be surface mounted. Surface mount benches include mounting plate, anchors and stainless steel mounting screws.</li> <li>Paver mount option is also available and customized per project. Necessary hardware is included.</li> </ul> <p><b>MAINTENANCE</b></p> <ul style="list-style-type: none"> <li>Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent.</li> <li>Curaru hardwood slats can be maintained by re-oiling as needed with Paro® hardwood finish or similar products.</li> <li>TENSIL surfaces can be cleaned as needed using a soft cloth or brush with water and a mild detergent. Surfaces should be thoroughly rinsed and allowed to dry.</li> <li>Avoid abrasive cleaners.</li> </ul>
<p><b>FRAME</b></p> <ul style="list-style-type: none"> <li>Bench frame is aluminum with a powdercoat finish.</li> <li>See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.</li> </ul>		
<p><b>OPTIONAL ARMRESTS</b></p> <ul style="list-style-type: none"> <li>Optional cast aluminum armrests are powdercoated to match bench frame. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.</li> <li>Armrests are available on backless and backed benches.</li> <li>6-foot benches have two inset armrests, while 8-foot benches have two inset armrests and one center armrest.</li> </ul>		



MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT*
SBFLT-96NA	96" (2438 mm)	17.8" (452.1 mm)	18" (457 mm)	122.5 lbs (55.6 kg)
SBFLT-96NC	96" (2438 mm)	17.8" (452.1 mm)	18" (457 mm)	108.3 lbs (49.1 kg)
SBFLT-96NT	96" (2438 mm)	17.8" (452.1 mm)	18" (457 mm)	254 lbs (115.2kg)

\*Add 2.7 lbs (1.22 kg) for each optional armrest.

## BENCH SPECIFICATION