

THE PRODUCT PUBLICATION OF THE U.S. ARCHITECTURAL MARKET

Architectural PRODUCTS

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**TREND
LINES:**
Retail in the Age
of Technology

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ACHIEVING LEED

Spire Denver, Denver, Colo.

PROJECT DECONSTRUCTION

Salmon Bay Landing, Seattle, Wash.

SPECIAL REPORT

Rooftop Gardens: A Walk in the Park

EXTERIORS ISSUE

PRODUCTS FOR EXTERIORS:

Innovative shading solutions for daylighting, rooftop gardens, metal mesh and building envelope innovations in general, are giving architects pause to re-evaluate their notions of building exteriors.



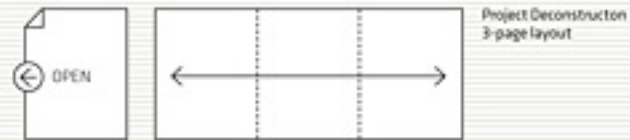
UP CLOSE: The Docklands office building in Hamburg, Germany employs an automated shading system that reacts to historical solar data. [PAGE 36]



PROJECT DECONSTRUCTION

Critical Products + Materials

It's always great to see the end result of good architectural design in the pages of magazines. But sometimes, as architectural readers peruse such publications, inevitable questions arise, such as "how did the designer achieve a particular effect or meet a design goal?" Or, more specifically, what product did he or she use to do so? With that in mind, *Architectural Products* presents *Project Deconstruction*, a mainly pictorial profile of projects that add to the built environment and that also include a near "top ten" of products the design architect thought were interesting or relevant to the project's success.



tight ship brings home bay landing

Salmon Bay Landing makes a contemporary statement in the historic Magnolia neighborhood of downtown Seattle. Sited on a former shipyard, its curtain wall reads a little like a lighthouse and gives owners extensive views of the water and city skyline. The walls of the main entry are clad with cedar reclaimed from one of the site's shipping canals, further connecting it to the neighborhood. Located a walkable or bikable distance from the downtown core, the project seeks owners looking to put down roots and be rewarded with a program dedicated to energy efficiency and indoor comfort. *Read on for more...*



PRODUCTS & MATERIALS HIGHLIGHTED:

- Curtain wall
- Exterior Panels
- Glass
- Concrete And Wood
- Soffit Panels
- HVAC
- Weather Barrier
- Ceiling Panels



PROJECT SPECS

Architect: Stuart Silk Architects Commercial Studio, Seattle
Client | Owner: Salmon Bay Landing, Seattle
Contractor: Schuchart Corp., Seattle
Date Opened: Winter 2008

Building Size: 34,500 sq. ft.
Budget: undisclosed

Photography: Benjamin Benschneider

1 Series 1600 curtainwall system from Kawneer

3 SunGuard AG43 high-performance window glass from Guardian

2 Flush aluminum exterior panels from Unaclad/Firestone

4 Reclaimed cedar from an adjacent shipping canal remilled and installed by Schuchart Corp.

Salmon Bay Landing Seattle

Spec office buildings are a risk in this economy, especially those offering for-sale space, but if any project is going to work it's Salmon Bay Landing in Seattle. A relatively simple footprint and economical palette of materials delivers an attractive, contemporary façade of glass and aluminum panels while clever cantilevered slab concrete decks allowed an uninterrupted curtain wall inside. "It really shows the interaction between the skin and the structure and allowed us to create depth and texture along the curtain wall," says architect John Adams of the Stuart Silk Architects Commercial Studio. Plotted a mere 200 feet from the banks of the Ballard Ship Canal, the building's unfinished and open office condo spaces maximize the full-length windows and long spans between structural columns to deliver ample daylight and extensive views of the water, the Ballard Bridge, and a vast marina. Adams not only took pains to create the building's floating form—aided by an at-grade, louver-clad parking garage at its base—but also to design spaces and select products that would deliver a high level of energy efficiency, healthy indoor air, and workplace comfort for up to 11 owners. In fact, as a for-sale condo project instead of leased space (at the building owner's request), each of its three levels is designed for self-contained zones of operation instead of shared services; in addition to separate metering, each owner will also benefit from a monitoring system to control their own energy use and costs. Mindful of materials use, Adams also favored a structural steel system in which components not only contain high levels of recycled content but also can be recycled. Adams also turned relatively common materials on their ears, including a new twist on aluminum cladding panels that resulted in interesting patterns on the south face, and the use of reclaimed cedar from a nearby shipping canal to add warmth and a true connection to the site's history. The building is the first of a trio planned for the site, which Adams describes as a destination area waiting to happen—a likely scenario given its close proximity to downtown. □

Right Face

The Series 1600 curtain-wall system from **Kawneer** combines with the company's thermally broken TriFab VG450 (VersaGlaze) series window and door frames and 190 series entrance doors to deliver a clean and thermally efficient exterior for the front of the building. Several configurations and finishes are available for all components; optional features and upgrades for High performance interlocking flashing, acoustical ratings and u-factors. Visit www.kawneer.com or **Circle 481**

Slick Look

Flush aluminum exterior panels (mode UC-501) from **Unaclad/Firestone** features a concealed, non-corrosive, self-tapping sheet metal screws and a non-asphaltic, fiberglass-based underlayment to deliver a sleek, insulated exterior cladding for the building's south elevation at a cost-effective price point. System and components may also qualify for LEED credits. Visit www.unaclad.com or **Circle 480**

Clear View

SunGuard AG43 high-performance window glass from **Guardian** delivers high-performance thermal U-values of 0.30/0.31 and a 0.20 solar heat gain coefficient with a 41% visual transmittance rating to complete a thermally efficient shell. Low-E film is applied to the inside face of the outer pane, per the climate conditions of the building's location and applicable sun exposure to help reduce light and heat energy demand. Visit www.sunguardglass.com or **Circle 479**

