

TISE•KIESTER
ARCHITECTS

The logo consists of a solid red square. Overlaid on the right side of the square is the text 'TKa' in white. The 'TK' is in a bold, sans-serif font, while the 'a' is in a lowercase, script-like font.

TKa

www.tisekiester.com

PROJECT TEAM

OWNER/DEVELOPER: EMPIRE PROPERTIES

TENANT: CHEROKEE INVESTMENT PARTNERS

ARCHITECT (SHELL RENOVATION & CHEROKEE UP-FIT): TISE-KIESTER ARCHITECTS

LEED-AP: CHRIS WEDDING, CHEROKEE INVESTMENT PARTNERS

CONTRACTOR: EMPIRE CONSTRUCTION

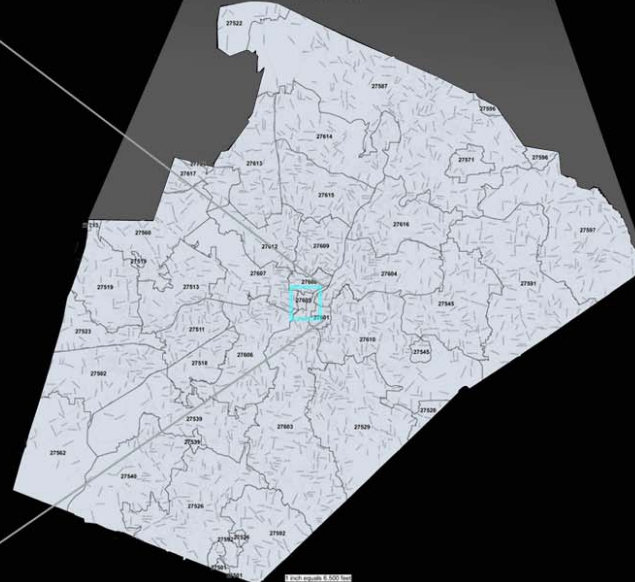
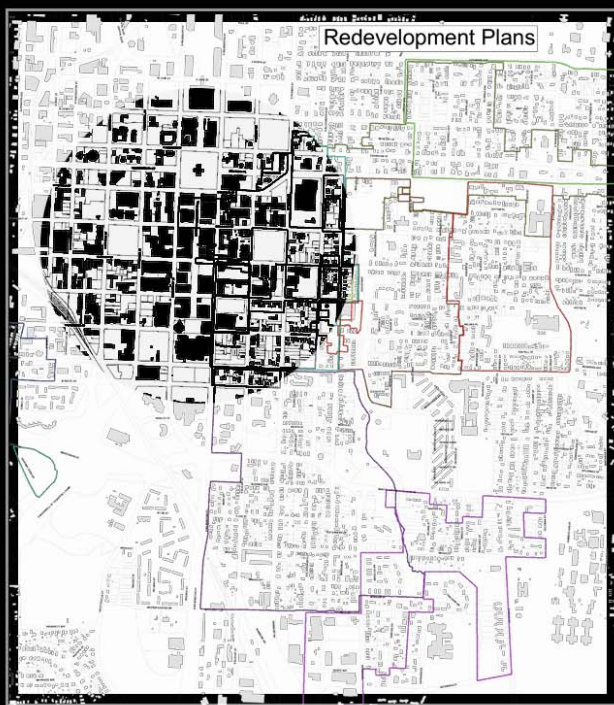
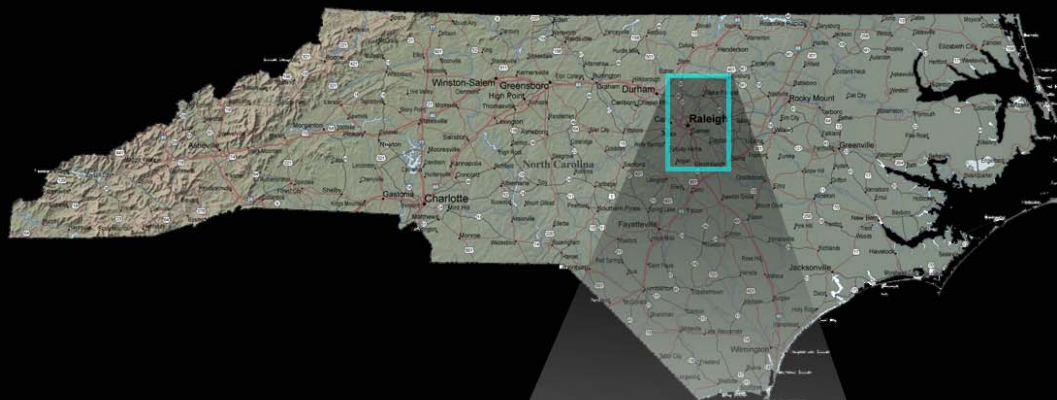
PROJECT GOAL:

TO CREATE A MEASURABLY “SUSTAINABLE” HEADQUARTERS THAT REFLECTS CHEROKEE’S CORPORATE VALUES AND PROJECTS AN IMAGE OF CLEANLINESS, EFFICIENCY, AND RESPONSIBILITY (BOTH ENVIRONMENTAL AND FIDUCIARY).

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

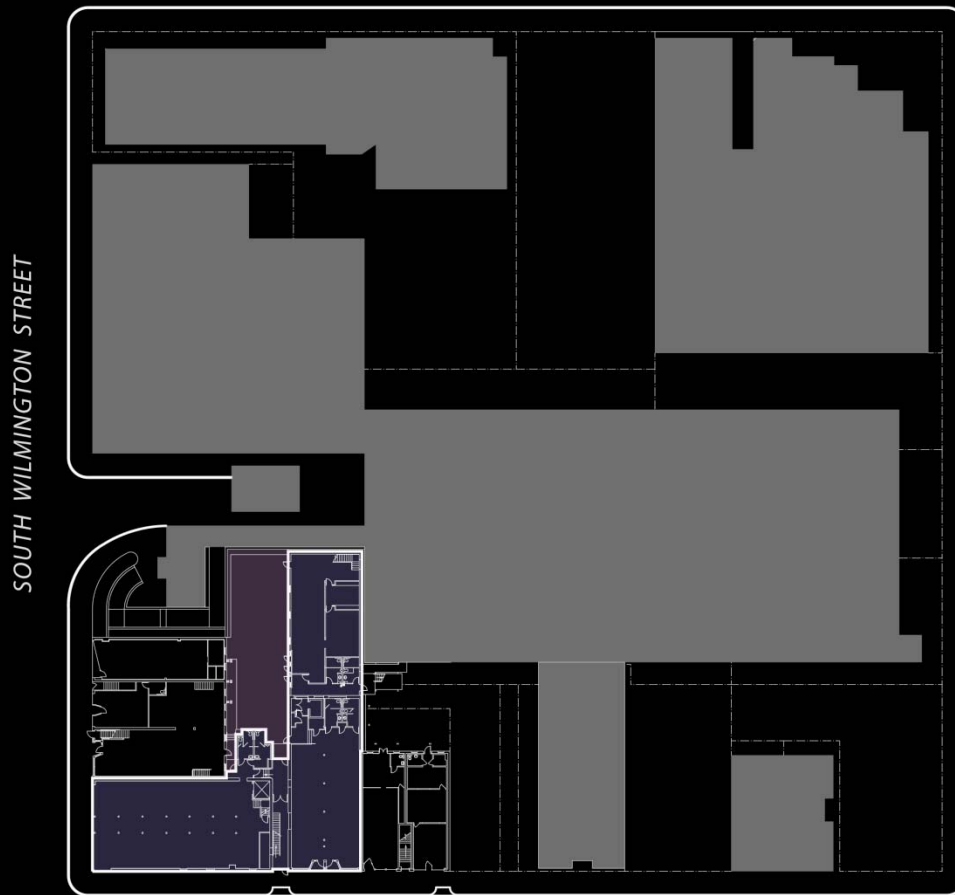
SMART SUSTAINABLE TAMPA BAY





CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



SITE PLAN

EAST HARGETT STREET

SOUTH WILMINGTON STREET

SITE SELECTION:

- EXISTING BUILDING – RESOURCE REUSE
- URBAN SITE – OWNER & TENANT SHOW COMMITMENT TO DOWNTOWN REVITALIZATION
- WALKABLE ACCESS TO AMENITIES (DINING, CULTURE) – (SS 2)
- ACCESS TO PUBLIC TRANSPORTATION (SS 3.1)
- ALTERNATIVE TRANSPORTATION ENCOURAGED – BIKE STORAGE & CHANGING ROOMS (SS 3.2)
- EXISTING PARKING LOTS IN PLACE (NO NEW PARKING ADDED)

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

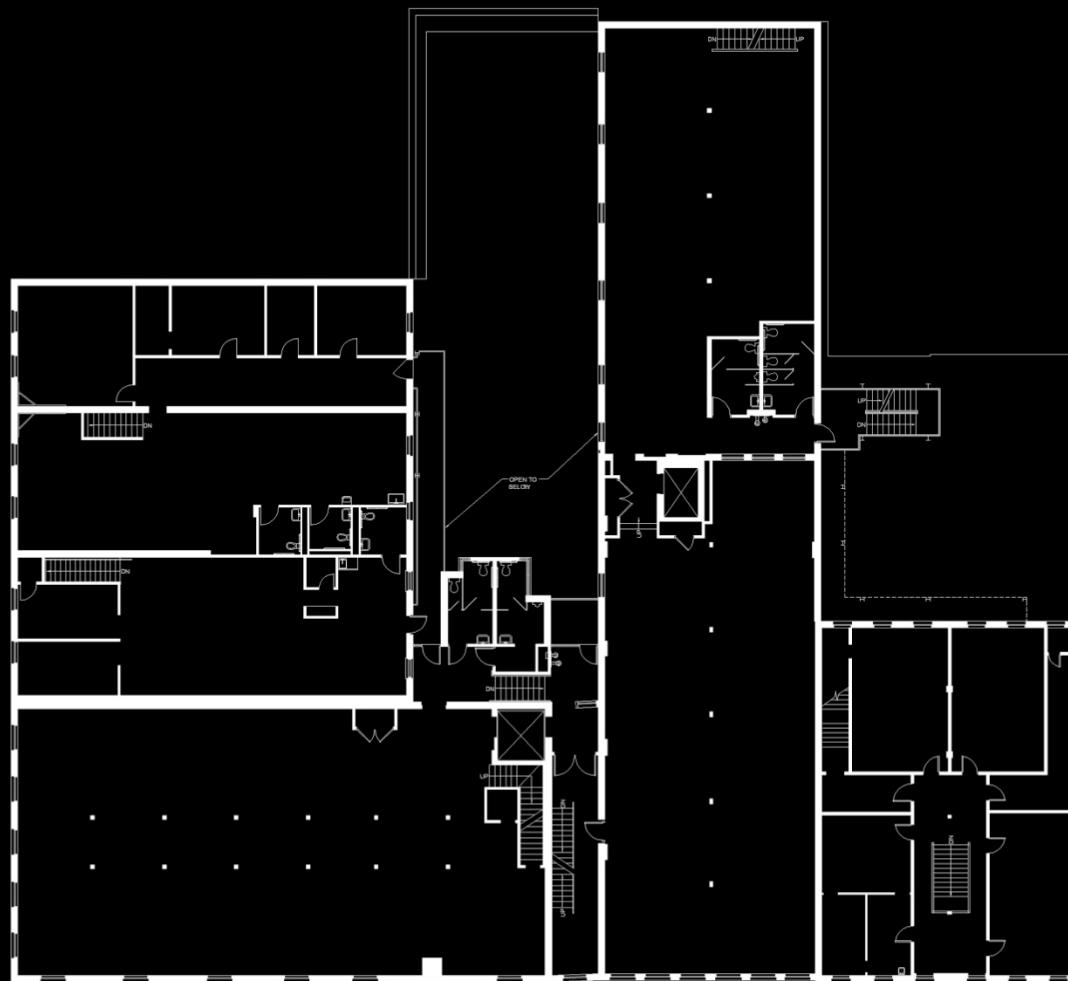
SMART SUSTAINABLE TAMPA BAY



HEILIG-LEVINE BUILDING: SOUTH EAST CORNER

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



Cherokee Headquarters: Main Level (Second Floor - shell building)

SEALING:

- WORKSTATIONS NEAR WINDOWS (IEQ 8.3)
- EXISTING WINDOWS: PRIVATE & VESSELS ADJACENT TO FIRE WALLS - PROVIDE MULTIPLE LEVELS OF GLASS FRONTS FOR CIRCULATION VIEWS/DAYLIGHT (IEQ 8.3)
- CENTRAL COLUMNS

- LOCATING PUBLIC SPACES TO ENCOURAGE HISTORIC BUILDING INTERACTION

- HOW TO ENHANCE HISTORIC CHARACTER WITH NEW WORK/STORAGE COMPONENTS AREAS WITH COLUMNS

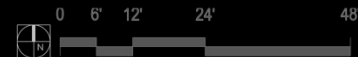
- CREATE UNIQUE SPACES THAT ARE UNIFIED THROUGH MATERIALS & FINISHES

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



Cherokee Headquarters: Second Level (Third Floor - shell building)



CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



EXISTING CONDITION

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



EXISTING CONDITION

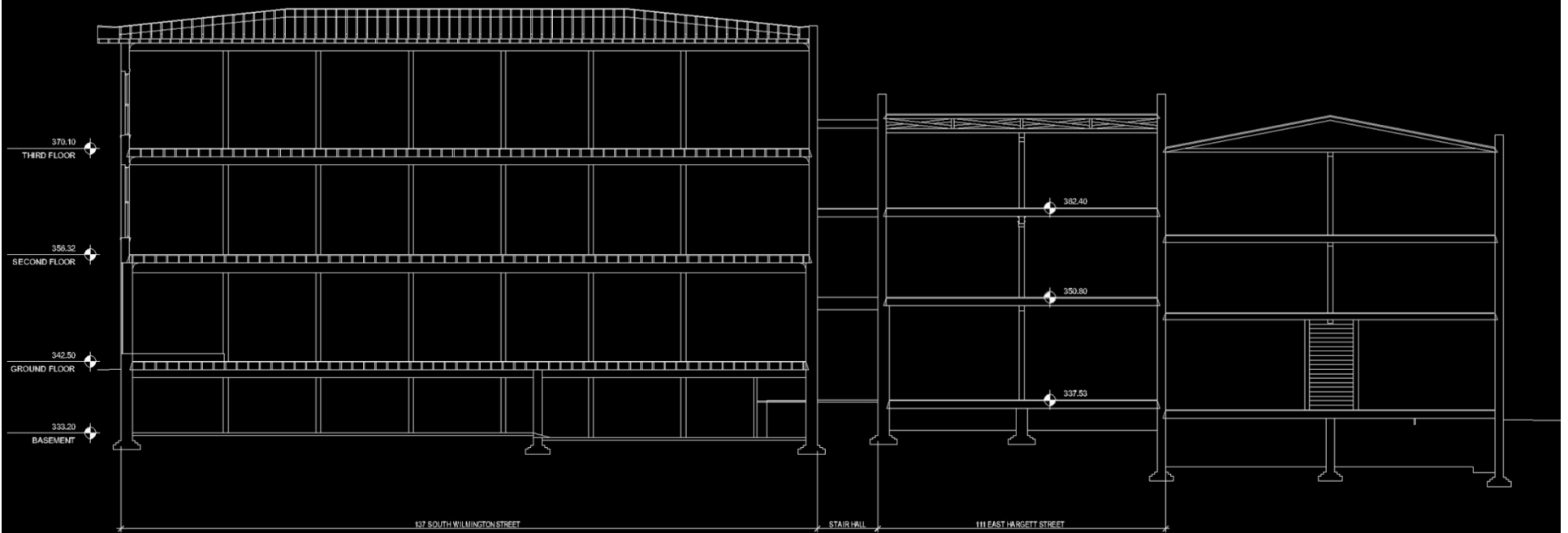
CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY

TISE-KIESTER
ARCHITECTS

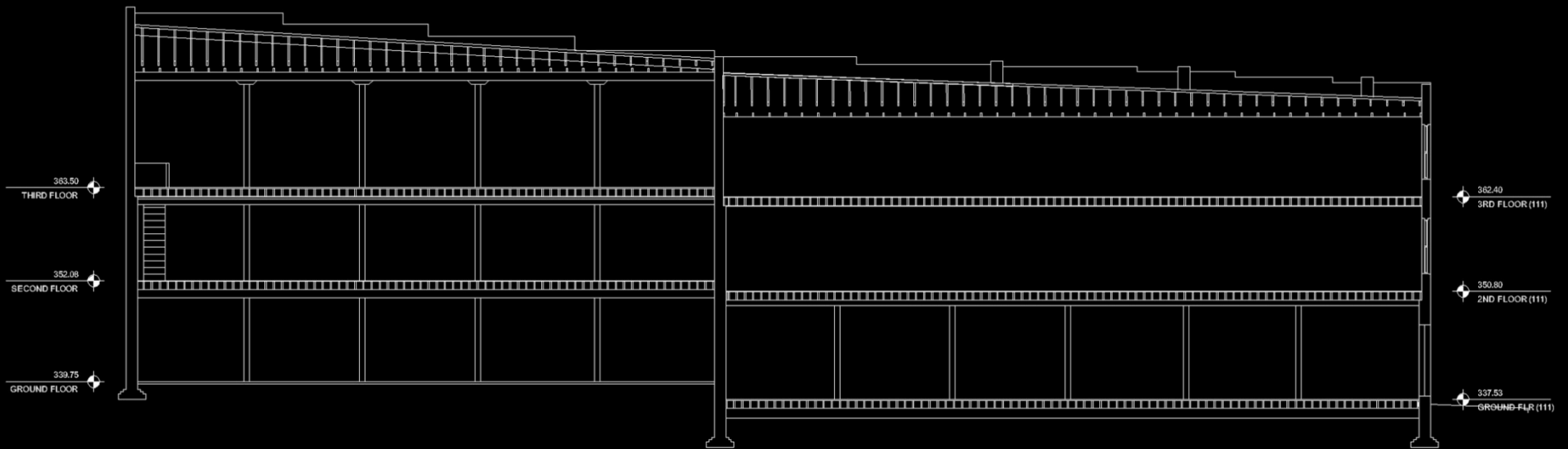


www.tisekiester.com



CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

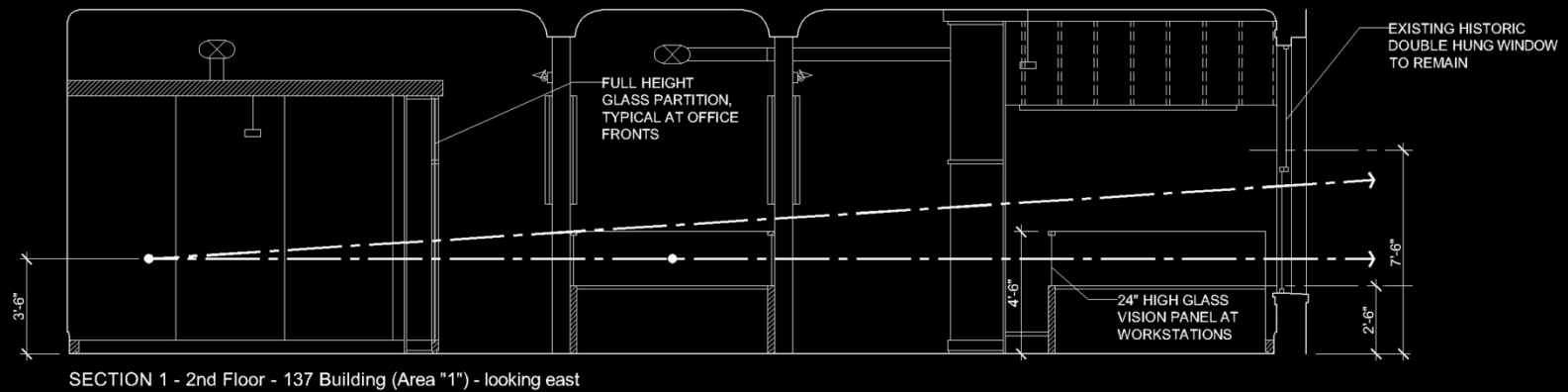
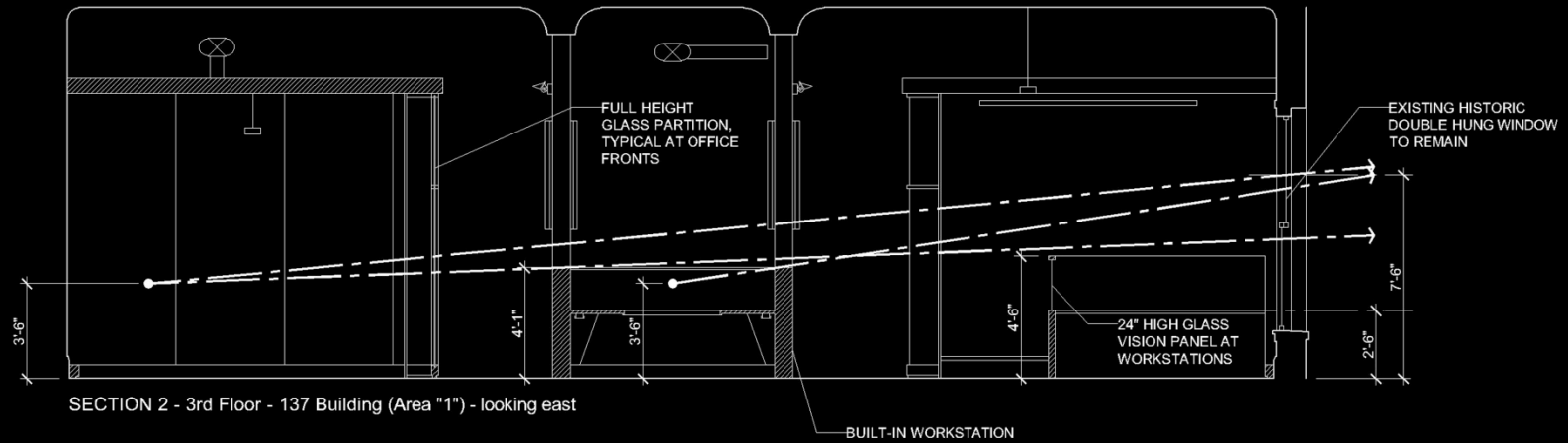
SMART SUSTAINABLE TAMPA BAY



Cherokee Headquarters: Building Section - Looking East

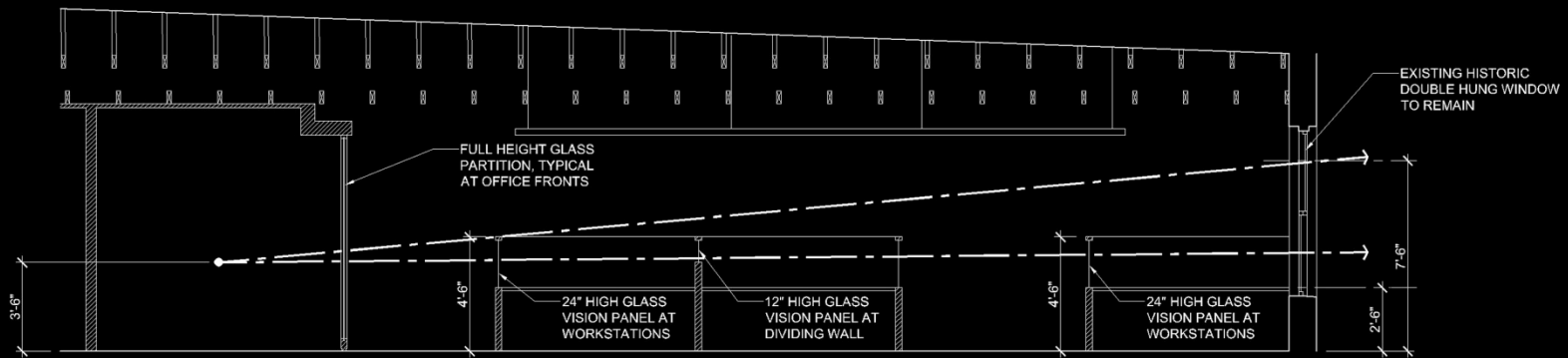
CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY

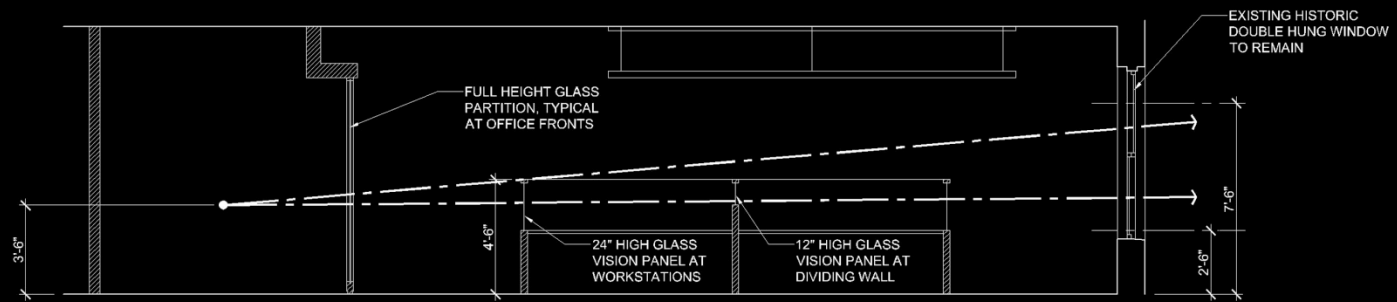


CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



SECTION 2 - 3rd Floor - 111 Building (Area "2") - looking east



SECTION 1 - 2nd Floor - 111 Building (Area "2") - looking east

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



CONSTRUCTION PHOTO - 111 EAST HARGETT STREET, LOOKING NORTH

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



CONSTRUCTION PHOTO - 137 S. WILMINGTON STREET, LOOKING NORTH

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY

TISE-KIESTER
ARCHITECTS





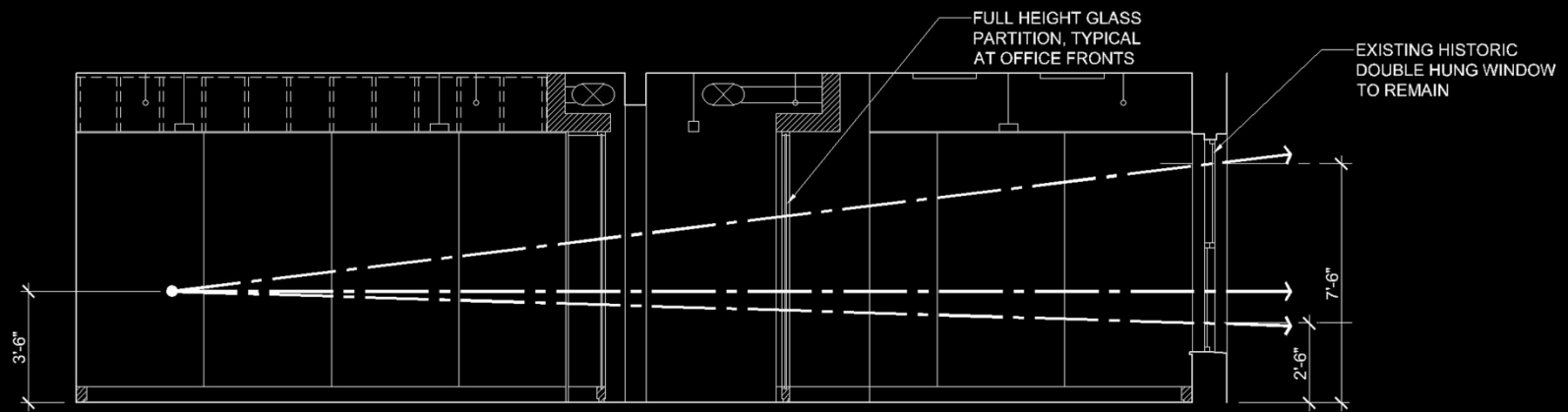
MATERIALS & FINISHES:

- RECLAIMED WOOD WALL CLADDING (MR3.2)
- HIGH-GLOSS PAINT ON CEILING, EXISTING TIN CEILINGS REUSED
- LOW-VOC PAINTS, STAINS & ADHESIVES (IEQ 4.1, 4.2)
- CORK PANELS ON HOMASOTE BACKER: TACKABLE SURFACE AND ACOUSTICS (MR 4.2)
- FSC-CERTIFIED FRAMING (MR 7)
- PLASTIC GLAZING W/ RECYCLED CONTENT (MR 4.2)
- DEMOUNTABLE GLASS PARTITION SYSTEM – DAYLIGHT & VIEWS (IEQ 8.3)

CONSTRUCTION PHOTO – BUILT- IN WORKSTATIONS

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

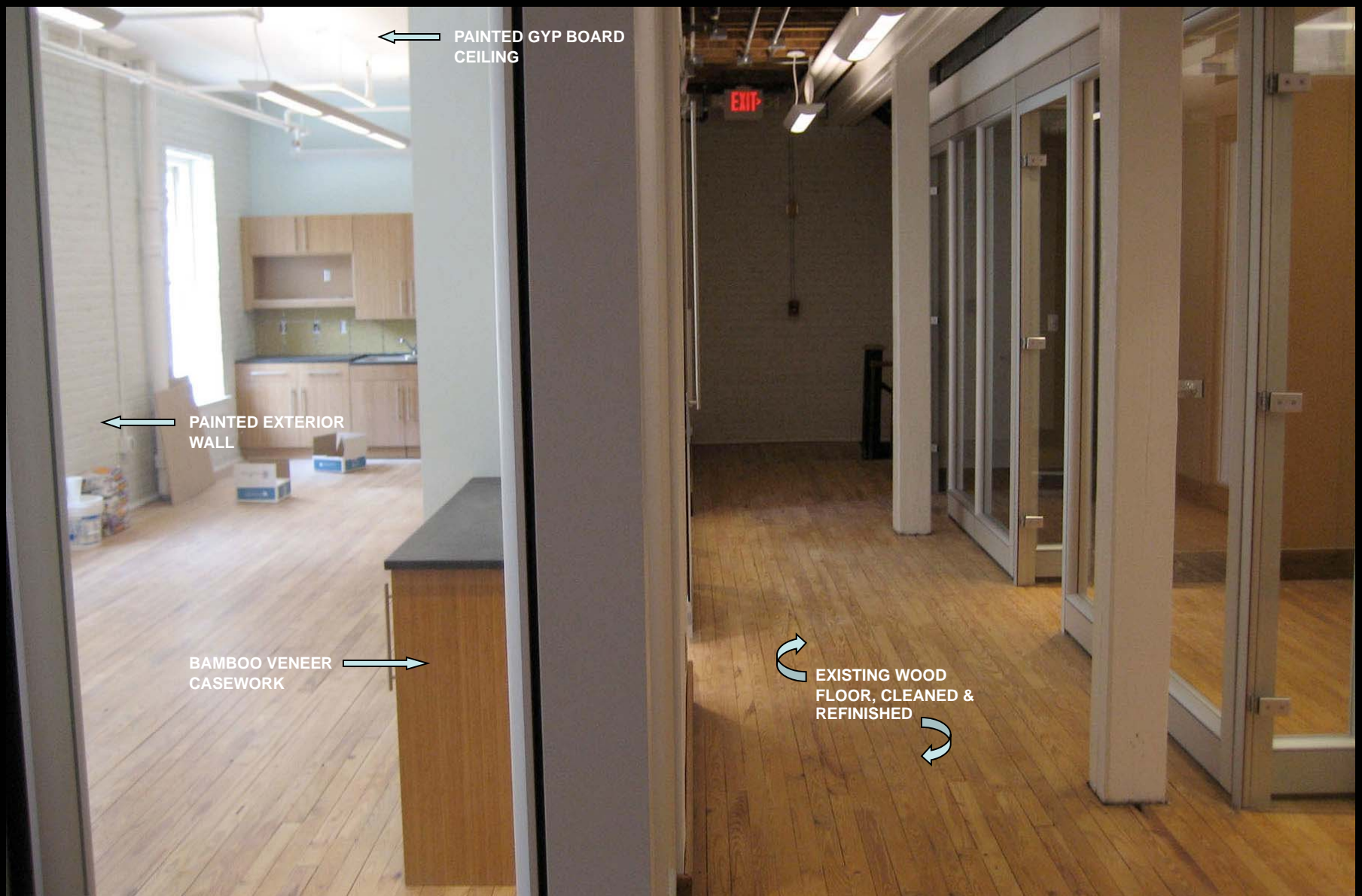
SMART SUSTAINABLE TAMPA BAY



SECTION 1 - 2nd Floor - 111 Building (Area "3") - looking south

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



CONSTRUCTION PHOTO - BREAK ROOM & CORRIDOR

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



CONSTRUCTION PHOTO – GLASS OFFICE PARTITIONS

CONSTRUCTION PROCESS:

- REUSE/REPAIR OF EXISTING SURFACES, INCLUDING FLOORS, CEILINGS, AND WALLS (MR1.3)
- PROTECTION OF EXISTING FINISHES
- CONSTRUCTION WASTE MANAGEMENT (MR2.2)
- MAINTAINING CLEAN CONSTRUCTION SITE (IEQ 3.1)
- AIR QUALITY TESTING (IEQ 3.1)

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



LEED for Commercial Interiors v2.0

Cherokee Investment Partners Head Office

Project #: 10019000

Certification Level: Platinum

10/9/2007

42 Points Achieved

Possible Points: 57

Certified 21 to 26 points Silver 27 to 31 points Gold 32 to 41 points Platinum 42 or more points

6 Sustainable Sites			Possible Points: 7	11 Indoor Environmental Quality			Possible Points: 17
Y				Y			
3	Credit 1	Site Selection	3	Y	Prereq 1	Minimum IAQ Performance	
1	Credit 2	Development Density and Community Connectivity	1	Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1	Credit 3.1	Alternative Transportation, Public Transportation Access	1		Credit 1	Outdoor Air Delivery Monitoring	1
1	Credit 3.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1		Credit 2	Increased Ventilation	1
	Credit 3.3	Alternative Transportation, Parking Availability	1	1	Credit 3.1	Construction IAQ Management Plan, During Construction	1
				1	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
				1	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
				1	Credit 4.2	Low-Emitting Materials, Paints and Coatings	1
				1	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
				1	Credit 4.4	Low-Emitting Materials, Composite Wood and Laminate Adhesives	1
				1	Credit 4.5	Low-Emitting Materials, Systems Furniture and Seating	1
					Credit 5	Indoor Chemical & Pollutant Source Control	1
				1	Credit 6.1	Controllability of Systems, Lighting	1
					Credit 6.2	Controllability of Systems, Temperature and Ventilation	1
				1	Credit 7.1	Thermal Comfort, Compliance	1
				1	Credit 7.2	Thermal Comfort, Monitoring	1
					Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
					Credit 8.2	Daylight & Views, Daylight 90% of Spaces	1
				1	Credit 8.3	Daylight & Views, Views for 90% of Seated Spaces	1
2 Water Efficiency			Possible Points: 2	5 Innovation & Design Process			Possible Points: 5
Y				Y			
1	Credit 1.1	Water Use Reduction, 20% Reduction	1	1	Credit 1.1	Innovation in Design: Exemplary Performance, EAc4	1
1	Credit 1.2	Water Use Reduction, 30% Reduction	1	1	Credit 1.2	Innovation in Design: Public Education in Sustainable Design Practices	1
				1	Credit 1.3	Innovation in Design: Green Housekeeping	1
				1	Credit 1.4	Innovation in Design: Exemplary Performance, WEc1	1
				1	Credit 2	LEED® Accredited Professional	1
6 Energy & Atmosphere			Possible Points: 12				
Y							
Y	Prereq 1	Fundamental Commissioning					
Y	Prereq 2	Minimum Energy Performance					
Y	Prereq 3	CFC Reduction in HVAC&R Equipment					
	Credit 1.1	Optimize Energy Performance, Lighting Power	3				
1	Credit 1.2	Optimize Energy Performance, Lighting Controls	1				
1	Credit 1.3	Optimize Energy Performance, HVAC	2				
2	Credit 1.4	Optimize Energy Performance, Equipment & Appliances	2				
1	Credit 2	Enhanced Commissioning	1				
	Credit 3	Energy Use, Measurement & Payment Accountability	2				
1	Credit 4	Green Power	1				
12 Materials & Resources			Possible Points: 14				
Y							
Y	Prereq 1	Storage & Collection of Recyclables					
	Credit 1.1	Tenant Space, Long Term Commitment	1				
1	Credit 1.2	Building Reuse, Maintain 40% of Interior Non-Structural Components	1				
1	Credit 1.3	Building Reuse, Maintain 60% of Interior Non-Structural Components	1				
1	Credit 2.1	Construction Waste Management, Divert 50% From Landfill	1				
1	Credit 2.2	Construction Waste Management, Divert 75% From Landfill	1				
1	Credit 3.1	Resource Reuse, 5%	1				
1	Credit 3.2	Resource Reuse, 10%	1				
1	Credit 3.3	Resource Reuse, 30% Furniture and Furnishings	1				
1	Credit 4.1	Recycled Content, 10% (Post-consumer + 1/2 pre-consumer)	1				
1	Credit 4.2	Recycled Content, 20% (Post-consumer + 1/2 pre-consumer)	1				
1	Credit 5.1	Regional Materials, 20% Manufactured Regionally	1				
1	Credit 5.2	Regional Materials, 10% Extracted and Manufactured Regionally	1				
	Credit 6	Rapidly Renewable Materials	1				
1	Credit 7	Certified Wood	1				

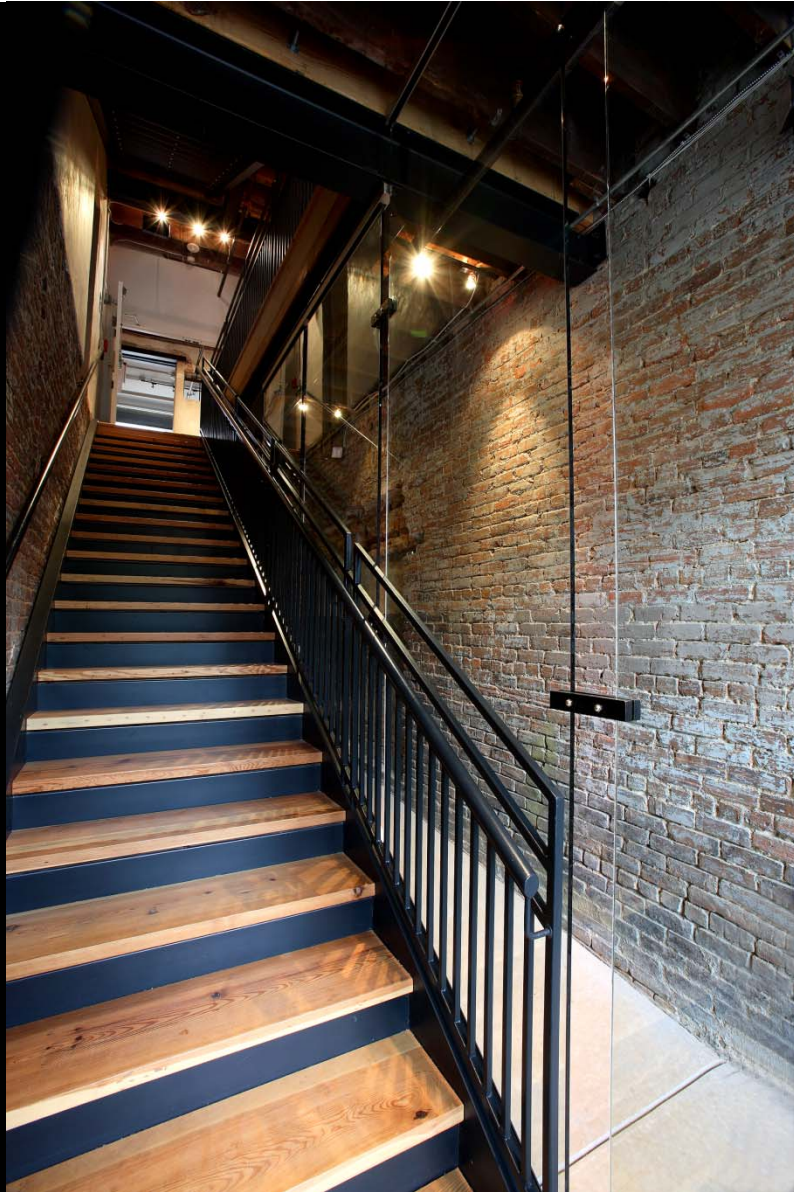
PROJECT INFORMATION AND STATISTICS:

- PLATINUM CERTIFICATION FOR LEED-CI (42 POINTS AWARDED OUT OF 45 POINTS APPLIED FOR)
- 1ST PROJECT IN NORTH CAROLINA TO ACHIEVE USGBC'S PLATINUM RATING
- ONE OF ONLY A HANDFUL OF HISTORIC RENOVATION PROJECTS WORLDWIDE WITH LEED-CI PLATINUM RATING
- REUSE OF MORE THAN 60% OF EXISTING BUILDING INTERIOR COMPONENTS
- NATURAL LIGHT LEVELS OF 25 footcandles FOR MORE THAN 70% OF SPACES
- VISUAL ACCESS TO EXTERIOR VIEWS FOR 90% OF WORKSPACES
- MORE THAN 85% OF CONSTRUCTION, DEMOLITION AND PACKAGING WASTE (APPROXIMATELY 25 TONS) WAS DIVERTED FROM THE LANDFILL THROUGH RECYCLING AND REUSE
- TENANT HAS PURCHASED GREEN-E CERTIFIED WIND ENERGY TO OFFSET 100% OF TOTAL CORPORATE OFFICE ENERGY USE
- HIGH-EFFICIENCY HVAC SYSTEM EQUATES TO 25% ENERGY REDUCTION COMPARED TO STANDARD HVAC SYSTEMS IN COMPARABLE SETTING
- TOTAL WATER USE REDUCTION OF MORE THAN 45%
 - 80% REDUCTION IN FAUCET WATER USE (LOW-FLOW WITH SENSORS)
 - 20% REDUCTION IN TOILET WATER USE (LOW-FLOW)
 - USE OF WATERLESS URINALS

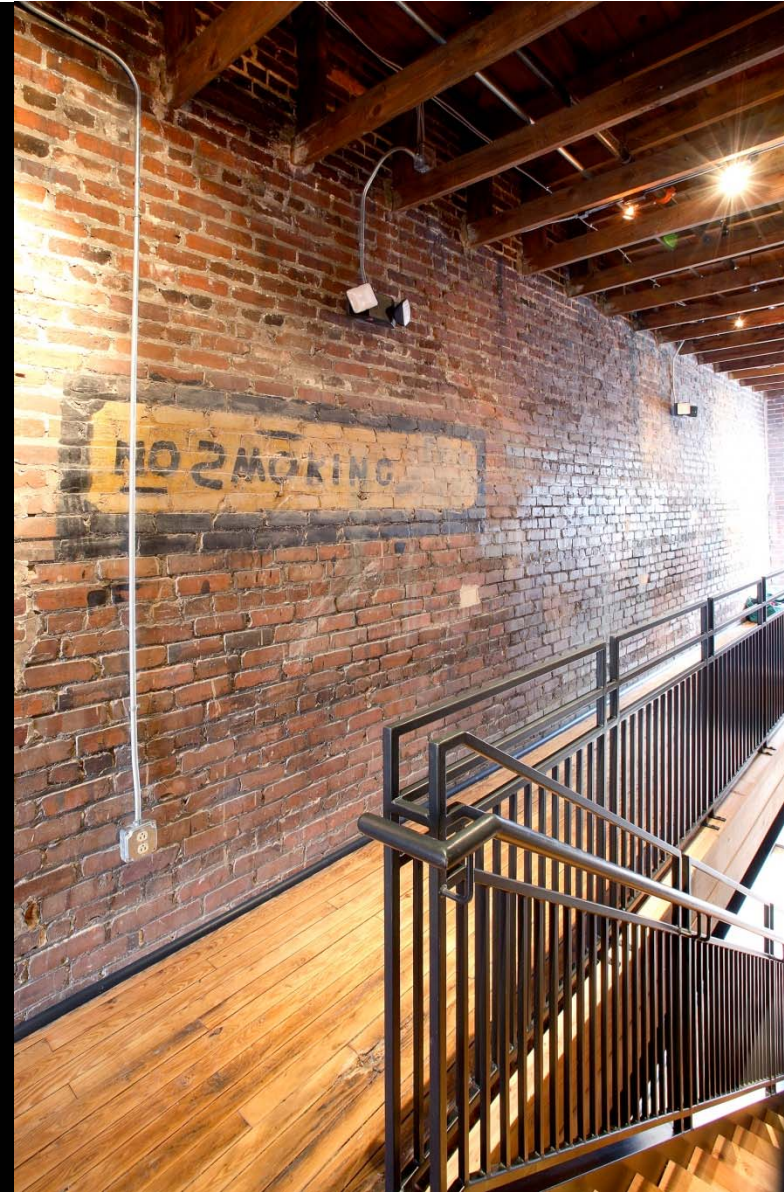
CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY





ENTRY STAIR - GROUND FLOOR



ENTRY STAIR - THIRD FLOOR

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



SECOND FLOOR OPEN WORK AREA WITH HISTORIC BILLBOARD

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



SECOND FLOOR OFFICES

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



SECOND FLOOR BREAK ROOM

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



SECOND FLOOR CORRIDOR ADJACENT TO BREAK ROOM

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

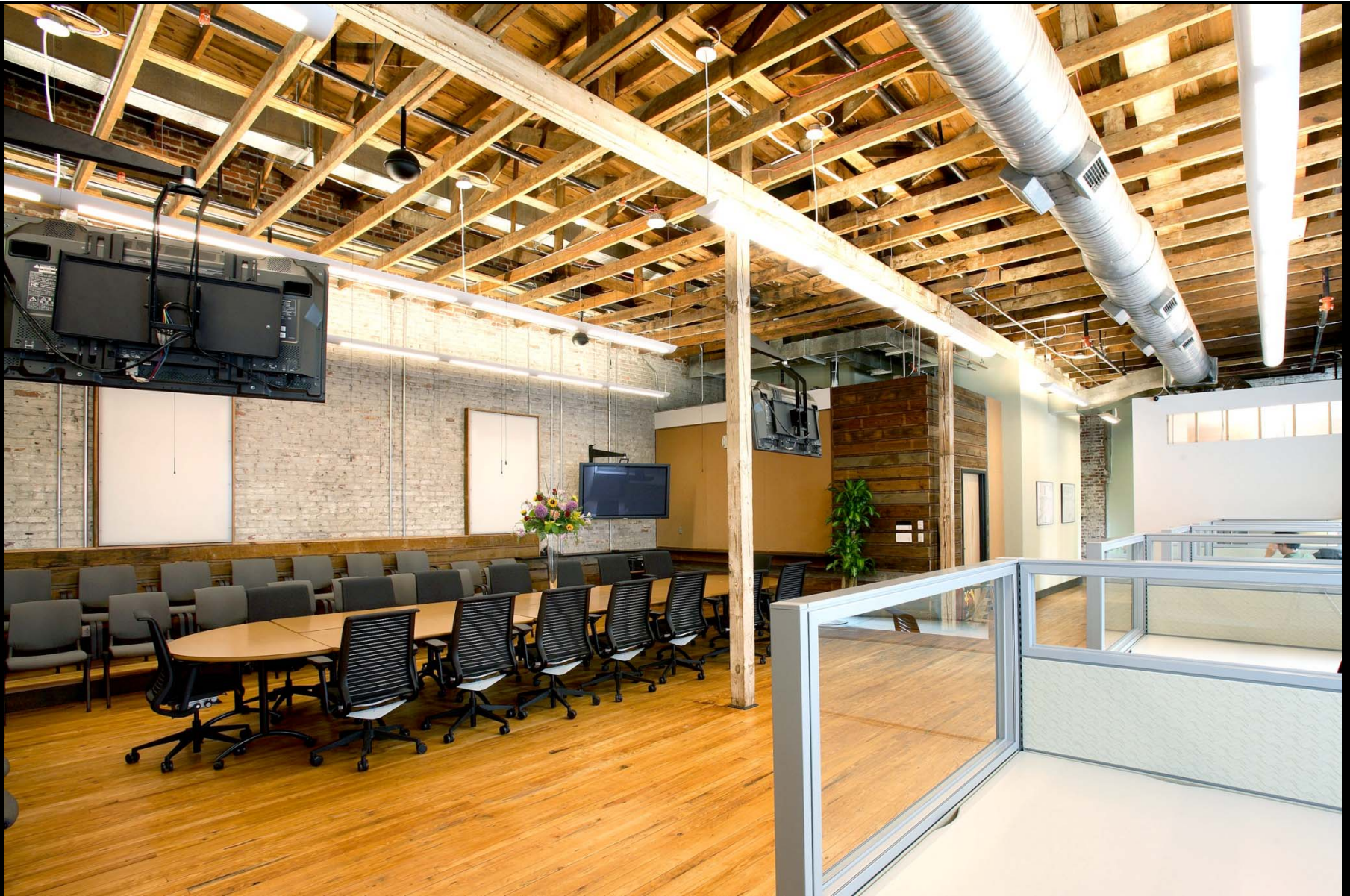
SMART SUSTAINABLE TAMPA BAY



SECOND FLOOR HISTORIC STAIR LEADING TO MAIN CONFERENCE ROOM

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

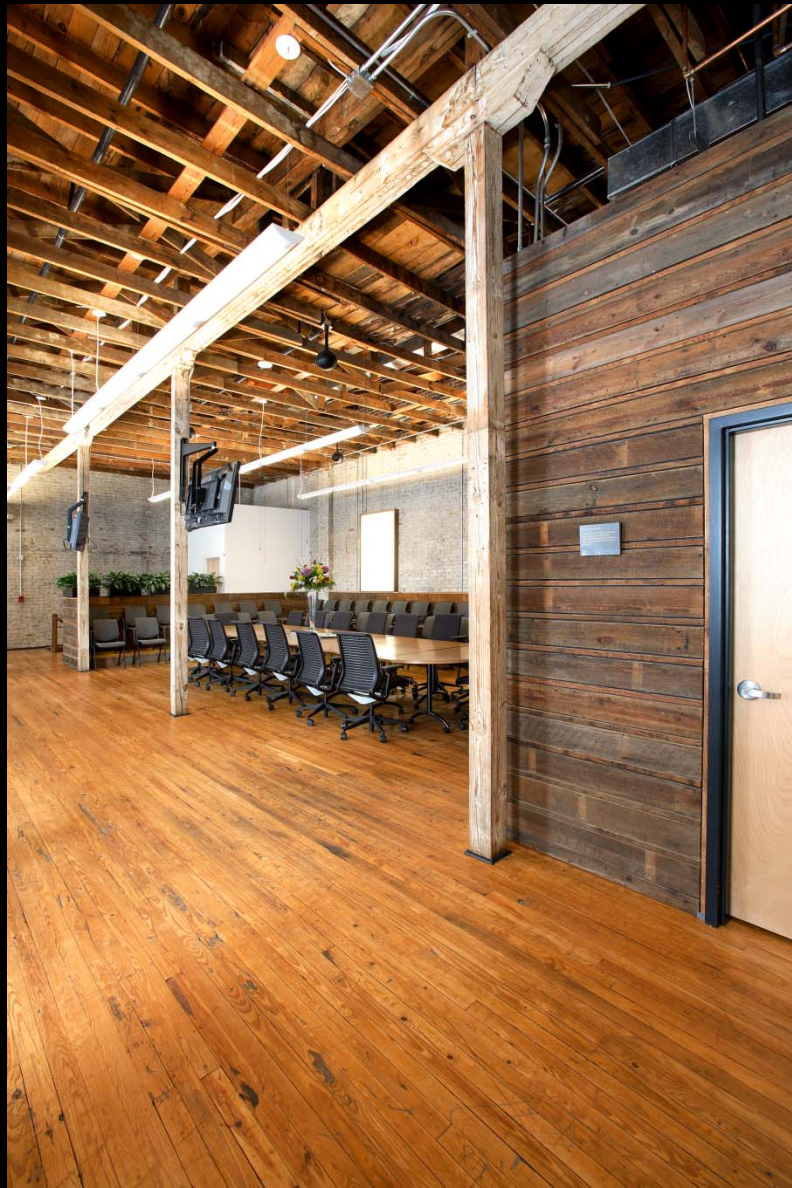
SMART SUSTAINABLE TAMPA BAY



MAIN CONFERENCE ROOM - LOOKING EAST

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



MAIN CONFERENCE ROOM - LOOKING NORTHEAST

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



THIRD FLOOR RECEPTION AREA

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY



VIEW TO EXECUTIVE KITCHEN

CHEROKEE INVESTMENT PARTNERS - NEW HEADQUARTERS

SMART SUSTAINABLE TAMPA BAY





Eagle Market Place - Asheville, NC
Owner: Mountain Housing Opportunities



TISE•KIESTER
ARCHITECTS

The logo consists of a solid red square. Overlaid on the right side of the square is the text 'TKa' in white. The 'TK' is in a bold, sans-serif font, while the 'a' is in a lowercase, cursive-style font.

TKa

www.tisekiester.com