PROJECT DESCRIPTION

The new Assisted Living Building proposed for the Emerald Heights Campus will provide residents with a new residential care facility, replacing the outdated existing Assisted Living wing currently located in the campus health center. This is a critical addition to Emerald Heights, raising the standard of accommodations provided for assisted living residents to that of the rest of the campus, while expanding capacity to meet the growing needs of this community. The building will be located on the eastern edge of the site and connected to the central Independent Living Apartments and Campus Commons through a new sky bridge.

The building aesthetic takes inspiration from the character of the surrounding neighborhood and existing buildings on the Emerald Heights campus. Utilizing a pallet of familiar materials and tones, the application of these materials is re-interpreted to create a contemporary northwest residential building that will blend seamlessly with it's setting. The overall mass is divided into 3 primary blocks that are offset and rotated to provide articulation. These blocks are joined at programmatic nodes, accentuated on the exterior with vertical forms that break the main horizontal roof line and incorporate sloped residential roof forms. Building scale is further reduced through the use of contrasting materials and window bays, which subdivide the larger building blocks into sections that relate to the original campus architecture and the single family homes within the Education Hill neighborhood.

The project will consist of 54 one bedroom assisted living apartments on three floors, over one level of sub-grade parking. A variety of common areas and resident amenities are distributed throughout the building's three residential floors, to encourage informal gathering and the development of community between residents, regardless of the floor they may live on. Amenities include a dining venue with full service kitchen, living room, salon, spa, and small scale lounge spaces, as well as two landscaped exterior courtyards adjacent to the main entry and southern end of the building. The majority of the amenity spaces, main entry, and sky bridge connection, are all strategically located near the elevator cores, for ease of access by all residents. Small lounges bookend the corridors to bring in natural light, and provide space for intimate gathering.

Refer to Design Concept Narrative and Design Checklist for additional design information.

EMERALD HEIGHTS ASSISTED LIV NG BUILDING

CITY OF REDMOND
DESIGN REVIEW 90%
08.02.2018

EMERALD HEIGHTS

RICEfergusMILLER
275 Fifth St. Suite 100
Bremerton, WA 98337
360.377.8773

LYON lyon landscape architects

A Portion of the N 1/2 of Section 36, Township 26 N, Range 5 E, W.M.

Emerald Heights - Courtyard Independent and Assisted Buildings

Conditional Use Permit

June 4, 2018

10901 176th Circle NE Redmond, WA 98052

ZONING CODE SUMMARY			
Sequence	CRITERIA	REQUIRED	PROVIDED
1	NEIGHBORHOOD	EDUCATION HILL	
2	ZONING	R-6 SINGLE FAMILY URBAN RESIDENTIAL	
3	ZONING OVERLAY	NONE	
4	LAND USE	RETIREMENT RESIDENCE	
5	AVERAGE LOT SIZE	MIN 4,000 SF	1,653,047 (38 ACRES) ENTIRE CAMPUS PARCEL
6	SETBACK	MIN 15 FT SIDE STREET MIN 5 FT/10 FT SIDE INTERIOR MIN 10 FT REAR	VARIES, REFER TO SHEET A10.01 MIN 15'-4" TO 24'-9" MAX (EAST OF AL) MIN 22'-1" TO 44'-9" MAX (SOUTH OF IL). THERE ARE NO OTHER PROPERTY LINES ADJACENT TO THE PROJECTED BUILDINGS. SEE CAMPUS PLAN.
7	DWELLING UNITS	MAX: 684 6 UNIT/ACRE X 3 INCREASE FOR RETIREMENT RESIDENCE PER RMC 21.08.380 X 38 ACRES	517 TOTAL 421 EXISTING + 42 NEW IL + 54 NEW AL (40 UNITS FOR EXISTING AL RESIDENTS, NET ADDITION OF 14 AL UNITS).
8	PARKING	MIN & MAX: 538 1 STALL MIN & MAX PER NON-SKILLED NURSING UNIT 1.25 X SKILLED NURSING STAFF (1 X 447 UNITS) + (1.25 X 74 SKILLED NURSING STAFF)	AT IL = 9 SURFACE + 33 PARKING GARAGE = 42 NEW STALLS AT AL = 28 TO REPLACE EXISTING, 14 NET NEW.
9	BIKE PARKING	1 STALL PER 20 UNITS = 3 REQUIRED, EACH AT AL & IL	3 STALLS PROVIDED, MIN.
10	BUILDING SEPARATION	MIN 15 FT	VARIES AT MIN 40 FT
11	OPEN SPACE	MIN 20% 38 ACRES = 1,653,047 SF X 20% = 330,610 SF	AT LEAST 627,700 SF, 38%
12	LOT COVERAGE	MAX 35% 38 ACRES = 1,653,047 SF X 35% - 578,567 SF	MAX 332,500 SF, 20% INCLUDES FUTURE AL & IL
13	IMPERVIOUS	MAX 65% 38 ACRES = 1,653,047 SF X 65% = 1,074,481 SF	MAX 1,025,347 SF, 62% INCLUDES FUTURE AL AND IL. FOR IL AREA ONLY: TOTAL AREA = 53,920 SF; IMPERVIOUS AREA= 33,478 SF, 62%
14	BUILDING HEIGHT	MAX: 35 FT ABOVE FINISHED GRADE PER RMC 21.16.020	35 FT (SEE SHEET A10.01 FOR FINISHED GRADE)
15	IBC CONSTRUCTION TYPE		TYPE IA AT P01 (PARKING GARAGE) TYPE VA AT L1-L3 (AL), P02 & L1-L3 (IL)
16	IL BUILDING AREA	BUILDING P01 ALLOWABLE AREA = S-2 OCCUPANCY, TYPE IA CONSTRUCTION, SPRINKLERED PER NFPA 13 = UNLIMITED BUILDING A (WEST) ALLOWABLE AREA = 36,000 SF MAX PER FLOOR X 4 FLOORS = 144,000 SF MAX ALLOWABLE AREA BUILDING B (EAST) ALLOWABLE AREA = 36,000 SF MAX PER FLOOR X 3 FLOORS = 108,000 SF MAX ALLOWABLE AREA MAX ALLOWABLE TOTAL AREA = 252,000	BUILDING P01 TOTAL AREA: 24,745 SF BUILDING A (WEST) TOTAL AREA: 45,811 SF P02: 10,958 SF L1: 11,761 SF L2: 11,546 SF L3: 11,546 SF BUILDING B (EAST) TOTAL AREA: 35,785 SF L1: 12,123 SF L2: 11,831 SF L3: 11,831 SF PROJECT TOTAL AREA: 106,341 SF
	AL BUILDING AREA	BUILDING P01 ALLOWABLE AREA = S-2 OCCUPANCY, TYPE IA CONSTRUCTION, SPRINKLERED PER NFPA 13 = UNLIMITED 31,500 SF MAX PER FLOOR X 3 FLOORS OF I-1 CONDITION 2 OCCUPANCY (L1-L3) = 94,500 SF MAX ALLOWABLE AREA MAX ALLOWABLE TOTAL AREA = 94,500 SF	P01: 16,983 SF L1: 15,257 SF L2: 14,728 SF L3: 13,938 SF SKYBRIDGE: 457 SF PROJECT TOTAL AREA: 61,363 SF
	TOTAL IL+AL BUILDING AREAS	IL MAX ALLOWABLE AREA = 252,000 SF AL MAX ALLOWABLE AREA = 94,500 SF TOTAL MAX ALLOWABLE AREA OF IL+AL = 346,500 SF	IL TOTAL PROJECT AREA = 106,341 SF AL TOTAL PROJECT AREA = 61,363 SF TOTAL PROVIDED AREA OF IL+AL = 167,704 SF

Sheet Index

C0.00 COVER SHEET
C0.01 GENERAL NOTES
C0.10 OVERALL CAMPUS PLAN

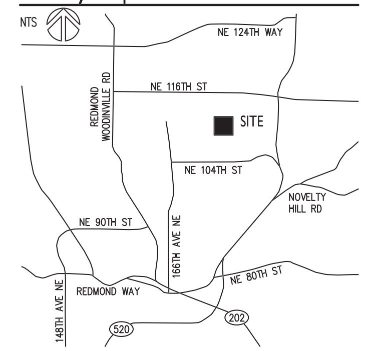
IL.ZC1 ZONING CODE CALCULATIONS
IL.ZC2 ARCHITECTURAL SITE PLAN
IL.FPA-1 CAMPUS FIRE PLAN
IL.FPA-2 BUILDING FIRE PLAN
IL.C1.00 DEMOLITION PLAN
IL.C2.00 T.E.S.C. PLAN
IL.C2.10 T.E.S.C. DETAILS
IL.C3.00 GRADING AND STORM DRAINAGE PLAN
IL.C3.10 WEST DETENTION VAULT (BUILDING A) DETAILS
IL.C3.11 EAST DETENTION VAULT (BUILDING B) DETAILS
IL.C3.12 GRADING AND STORM DRAINAGE DETAILS
IL.C3.20 DRAINAGE PROFILES
IL.C3.21 DRAINAGE PROFILES
IL.C3.30 SUB-SLAB DRAINAGE PLAN
IL.C4.00 UTILITY PLAN
IL.C4.20 UTILITY PROFILES
IL.C4.30 OFFSITE SEWER SYSTEM IMPROVEMENTS
IL.C5.00 TRANSPORTATION PLAN
IL.C5.10 TRANSPORTATION DETAILS
IL.C6.00 R.O.W. IMPROVEMENT PLAN
IL.C6.01 R.O.W. IMPROVEMENT PLAN
IL.C6.02 R.O.W. IMPROVEMENT PLAN
AL.ZC1 ZONING CODE CALCULATIONS
AL.ZC2 ARCHITECTURAL SITE PLAN
AL.FPA-1 CAMPUS FIRE PLAN
AL.FPA-2 BUILDING FIRE PLAN
AL.C1.00 DEMOLITION PLAN
AL.C2.00 T.E.S.C. PLAN
AL.C2.10 T.E.S.C. DETAILS
AL.C3.00 GRADING AND STORM DRAINAGE PLAN
AL.C3.10 GRADING AND STORM DRAINAGE DETAILS
AL.C3.20 STORM DRAINAGE PROFILES
AL.C4.00 UTILITY PLAN
AL.C4.10 SEWER DETAILS
AL.C4.20 UTILITY PROFILES
AL.C4.30 SITE SECTION
AL.C5.00 TRANSPORTATION PLAN
AL.C5.10 TRANSPORTATION DETAILS

IL.AP1 FLOOR PLANS - BLDG A & BLDG B LEVEL P01
IL.AP2 FLOOR PLANS - BLDG A LEVEL P02 & BLDG B LEVEL L1
IL.AP3 FLOOR PLANS - BLDG A LEVEL L1 & BLDG B LEVEL L2
IL.AP4 FLOOR PLANS - BLDG A LEVEL L2 & BLDG B LEVEL L3
IL.AP5 FLOOR PLANS - BLDG A LEVEL L3
IL.AP6 ROOF PLAN & SCREENING DETAILS
IL.AP7 BUILDING ELEVATIONS
IL.AP8 ON-GRADE SCREENING PLAN
AL.AP1 FLOOR PLAN - LEVEL P01
AL.AP2 FLOOR PLAN - LEVEL L1
AL.AP3 FLOOR PLAN - LEVEL L2
AL.AP4 FLOOR PLAN - LEVEL L3
AL.AP5 ROOF PLAN & SCREENING DETAILS
AL.AP6 BUILDING ELEVATIONS
AL.AP7 ON-GRADE SCREENING PLAN

IL.L1.0 OVERALL SITE PLAN
IL.L1.1 ENLARGED COURTYARD PLAN
IL.L1.2 ENLARGED COURTYARD GRADING PLAN
IL.L2.0 COURTYARD DETAILS
IL.L2.1 COURTYARD DETAILS
IL.L2.2 SITE DETAILS
IL.L3.0 LANDSCAPE PLANTING PLAN
IL.L3.1 LANDSCAPE PLANTING PLAN - FRONTAGE
IL.L3.2 LANDSCAPE PLANTING PLAN - FRONTAGE
IL.L3.3 LANDSCAPE PLANTING AREA REQUIREMENTS
IL.L4.0 IRRIGATION PLAN
IL.L4.1 IRRIGATION DETAILS
IL.TP1 TREE PRESERVATION PLAN
IL.TP2 TREE PRESERVATION PLAN - TREE SUMMARY TABLE
AL.L1.0 OVERALL SITE PLAN
AL.L1.1 NORTH PLAZA LAYOUT PLAN
AL.L1.2 NORTH PLAZA DETAILS
AL.L1.3 NORTH PLAZA DETAILS
AL.L2.1 SOUTH PLAZA LAYOUT PLAN
AL.L2.2 SOUTH PLAZA DETAILS
AL.L2.3 WATER FEATURE DETAILS
AL.L3.0 OVERALL PLANTING PLAN
AL.L3.1 PLANTING DETAILS
AL.L3.2 LANDSCAPE CALCULATIONS
AL.L4.0 IRRIGATION PLAN
AL.L4.1 IRRIGATION DETAILS
AL.TP1 TREE PRESERVATION PLAN
AL.TP2 TREE PRESERVATION PLAN - FRONTAGE IMPROVEMENTS
AL.TP3 TREE PRESERVATION PLAN - TREE SUMMARY TABLE

1 OF 5 SURVEY
2 OF 5 SURVEY
3 OF 5 SURVEY
4 OF 5 SURVEY
5 OF 5 SURVEY

Vicinity Map



Horizontal Datum

WASHINGTON STATE PLANE NORTH NAD-83, (91-HARN)

CITY OF REDMOND CONTROL POINTS:

A-133
CAP AT WEST EDGE WHEEL CHAIR RAMP IN EAST CURB RETURN OF NE 104TH ST AT THE EAST ENTRANCE TO REDMOND HIGH SCHOOL.
N 255368.02 E 1326616.23

A-134
CAP IN NORTH SIDEWALK 0.8' FROM FACE OF CURB AND 3' EAST OF THE DRIVEWAY TO THE EAST PARKING LOT AT HORACE MANN ELEMENTARY SCHOOL AT THE INTERSECTION OF NE 104TH ST AND 176TH AVE NE
N 255352.82 E 1327144.15

REF: ROS BOOK 29 OF SURVEYS, FILED AT PAGE 59, RECORDING OF KING COUNTY, WASHINGTON.

Vertical Datum

ELEVATIONS SHOWN ON MAP ARE CITY OF REDMOND DATUM (NAVD 88) ESTABLISHED JUNE 2009.

CITY OF REDMOND BENCHMARKS

COR 9179 (RED 35 1989)
0.25' DIA. BRASS DISK SET IN CONCRETE MONUMENT LOCATED 0.90 FEET NORTH OF NORTH EDGE OF CONCRETE WALK AND ±25 FEET WEST OF WEST EDGE OF ACCESS ROAD TO SCHOOL PARKING LOT.
STAMPED "BM35 C.O.R."
ELEVATION=369.87 CITY OF REDMOND DATUM (COR NAVD88)

COR 9178 (RED 34 1989)
0.25' DIA. BRASS DISK IN CONCRETE MONUMENT IN CASE LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NE 104TH ST AND 166TH AVE NE
STAMPED "BM34 C.O.R."
ELEVATION=321.57 CITY OF REDMOND DATUM (COR NAVD88)

SITE BENCHMARKS

TBM "X" CHISELED SQUARE ON TOP OF SOUTHWEST CORNER OF POWER VAULT LYING 15'± WEST OF THE CENTERLINE OF DELIVERIES ROAD SOUTHERN EXTENSION (SOUTH OF THE MAINTENANCE BUILDING.)
ELEVATION=340.03 CITY OF REDMOND DATUM (COR NAVD88)

TBM "Y" SOUTHWEST CORNER OF CONCRETE SUPPORT WALL FOR DELIVERY DIRECTION SIGN NEAR THE NORTHWEST CORNER OF THE SOUTHERLY MOST DETENTION POND ON THE EAST SIDE OF SITE.
ELEVATION=344.00 CITY OF REDMOND DATUM (COR NAVD88)

TBM "Z" MAG NAIL 3.4' NORTHWEST OF SANITARY SEWER MANHOLE 131' SOUTHWEST OF THE SOUTHWEST CORNER OF MAINTENANCE BUILDING 38' NE OF CENTERLINE OF DRIVE FOR DUPLEX NO. 11025
ELEVATION=348.20 CITY OF REDMOND DATUM (COR NAVD88)

Basis of Bearing

THE BEARING BETWEEN CITY OF REDMOND POINTS A-133 AND A-134, BEING SOUTH 88°21'03" EAST. SEE CITY OF "REDMOND HORIZONTAL CONTROL NOTEBOOK", DATED 1993.

Owner Representative

LAWTON PMG
7520 2ND AVENUE NE
SEATTLE, WA
(206) 419-6230 CONTACT: JULIE LAWTON

Architect

RICE FERGUS MILLER
262 4TH STREET
BREMERTON, WA 98337
(360) 377-8773 CONTACT: MIKE MILLER

Engineer

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
(206) 343-0460 CONTACT: BART BALKO, PE
bartb@cplinc.com

Contractor

GLY CONSTRUCTION
200 - 112TH AVENUE NE, SUITE 300
BELLEVUE, WA 98008
(425) 451-8877
bryan.haakenson@gly.com

Landscape Architect

LYON LANDSCAPE ARCHITECTS
11237 NE 95TH ST.
KIRKLAND, WA 98033
(253) 209-4053 CONTACT: MOGHAN LYON
moghan@lyonla.com

Surveyor

TRIAD ASSOCIATES
12112 115th AVENUE NE
KIRKLAND, WA 98034-6929
(425) 821-8448

Legal Description

PARCEL 2 OF CITY OF REDMOND LOT LINE ADJUSTMENT NO LLR-88-22, RECORDED JANUARY 6, 1989 UNDER RECORDING NO. 8901069008, IN KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 1 AND 3 OF KING COUNTY SHORT PLAT NUMBER SP 87-13, ACCORDING TO SHORT PLAT RECORDED AUGUST 4, 1987 UNDER RECORDING NO. 8708040810, IN KING COUNTY, WASHINGTON,

EXCEPT THAT PORTION CONVEYED TO THE CITY OF REDMOND, A MUNICIPAL CORPORATION BY DEEDS RECORDED AUGUST 31, 1990, MAY 10, 1991 AND DECEMBER 24, 1992 UNDER RECORDING NOS, 9008312103, 9105101402 AND 9212241893.

Site Information

TAX PARCEL NO.:	3626059003
ZONE CLASSIFICATION:	R-6
TOTAL SITE AREA (ENTIRE CAMPUS):	1,653,047 SF (37.95 AC)
ESTIMATED AREA OF DISTURBANCE:	96,465 SF (2.215) AC)
EXISTING IMPERVIOUS:	28,695 SF (0.659 AC)
TOTAL IMPERVIOUS:	66,480 SF (1.526 AC)
ADDED IMPERVIOUS:	37,785 SF (0.867 AC)

Water Pressure Zone

470 - EDUCATION HILL

Earthwork Quantity

Assisted Living Building Earthwork Quantities:
TOTAL CUT: 12,600 CY
TOTAL FILL: 3,300 CY
Independent Living Earthwork Quantities:
TOTAL CUT: 15,500 CY
TOTAL FILL: 1,600 CY

Utility Providers

SANITARY & WATER	CITY OF REDMOND DEPARTMENT OF PUBLIC WORKS 15670 NE 85TH STREET REDMOND, WA 98073-9710 (425) 556-2840
POWER AND NATURAL GAS	PUGET SOUND ENERGY NORTH KING COUNTY SERVICE CENTER 18150 REDMOND-FALL CITY HIGHWAY REDMOND, WA 800-321-4123
TELEPHONE	FRONTIER
CABLE	COMCAST

Drainage Information

FLOW CONTROL	PROVIDED IN CONCRETE DETENTION VAULT SIZED ACCORDING TO 2017 CITY OF REDMOND TECHNICAL NOTEBOOK FLOW CONTROL FACILITIES SHALL MATCH FLOW DURATIONS FROM FORESTED CONDITONS BETWEEN 50% OF THE 2-YEAR STORM EVENT THROUGH THE 50-YEAR STORM EVENT
WATER QUALITY	NOT REQUIRED PER CITY OF REDMOND TECHNICAL NOTEBOOK

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS, 2018 EDITION

APPROVED FOR CONSTRUCTION

FOR: DIRECTOR OF PUBLIC WORKS
CITY OF REDMOND

DATE:

PLAN CHECK ENGR:
STORM:
UTILITY:
FIRE:
TRANS/ENGR:
PLANNING:

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AUTHORIZING CONSTRUCTION NOT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCE WITH CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION AT ANY TIME THAT IT IS DISCOVERED THAT THE PROPOSED CONSTRUCTION DOES NOT OTHERWISE MEET THE APPLICABLE CONSTRUCTION STANDARDS. THE OWNER IS REQUIRED TO PROVIDE DESIGNS AND PLANS IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND ASSURES THAT CONSTRUCTION IS ACCOMPLISHED IN ACCORDANCE WITH THOSE STANDARDS. THE OWNER AND/OR DESIGN ENGINEER AND/OR DEVELOPER MAY BE REQUIRED TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLAN.

RICE fergus MILLER
ARCHITECTURE & PLANNING
275 5th Street
Suite 100
Bremerton, WA 98337
(360) 377-8773
FAX 792-1385
info@frmarch.com

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

JEFF NOEL PETERSON
STATE OF WASHINGTON
36936
REGISTERED PROFESSIONAL ENGINEER
06/11/18

Independent and Assisted Living Buildings
Emerald Heights
A Continuing Care Retirement Community
10901 176th Circle NE, Redmond, WA 98052

EMERALD HEIGHTS

Project Number C160134-01
CONDITIONAL USE PERMIT
ISSUED: JUNE 4, 2018
REVISION SCHEDULE

Cover Sheet

SHEET:
C 0.00

Mon. 11 Jun 2018 - 10:08am

CUP COVER SHEET

CONSTRUCTION OF THE PROPOSED BUILDINGS EXPECTED TO BEGIN 2019-2021

PROPOSED SKYBRIDGE

PROPOSED ASSISTED LIVING BUILDING

CAMPUS ENTRY

PROPOSED INDEPENDENT LIVING BUILDING

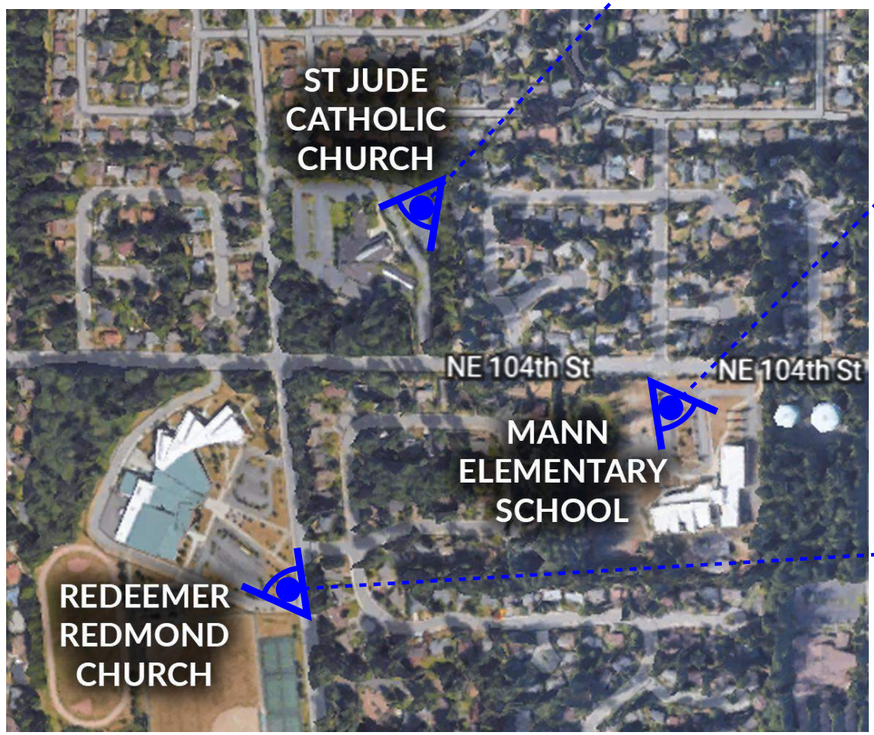
SCALE: NTS

CONDITIONAL USE PERMIT PHASING PLAN

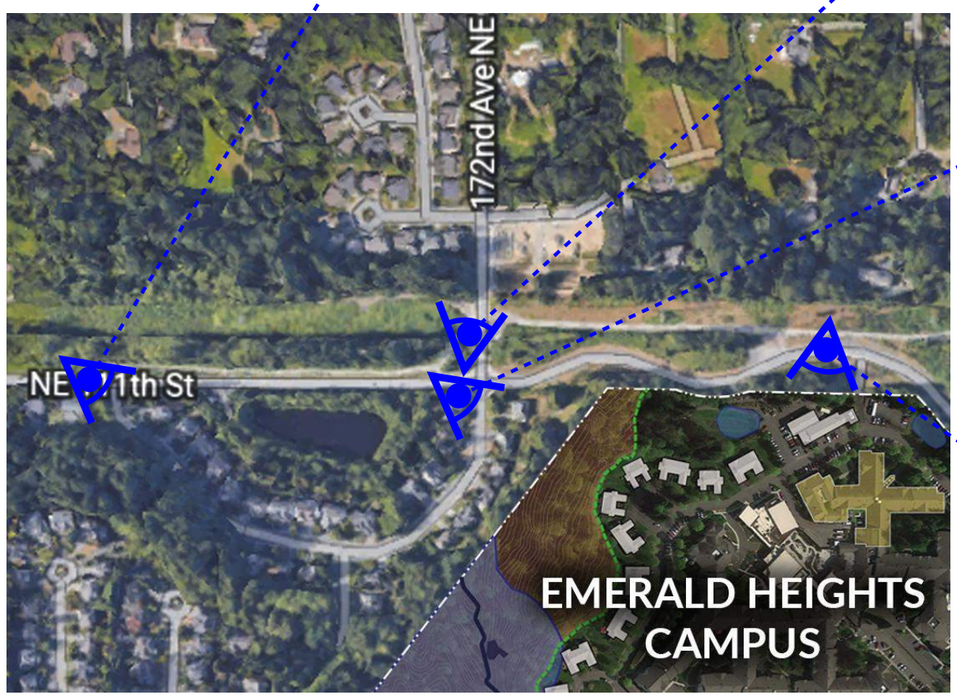
SCALE: NTS

EDUCATION HILL NEIGHBORHOOD

EDUCATION HILL NEIGHBORHOOD - EXISTING PHOTOS OF REDMOND HIGH SCHOOL



EDUCATION HILL NEIGHBORHOOD - SOUTHWEST OF CAMPUS



EDUCATION HILL NEIGHBORHOOD - NORTH OF CAMPUS

EDUCATION HILL NEIGHBORHOOD - EAST OF CAMPUS

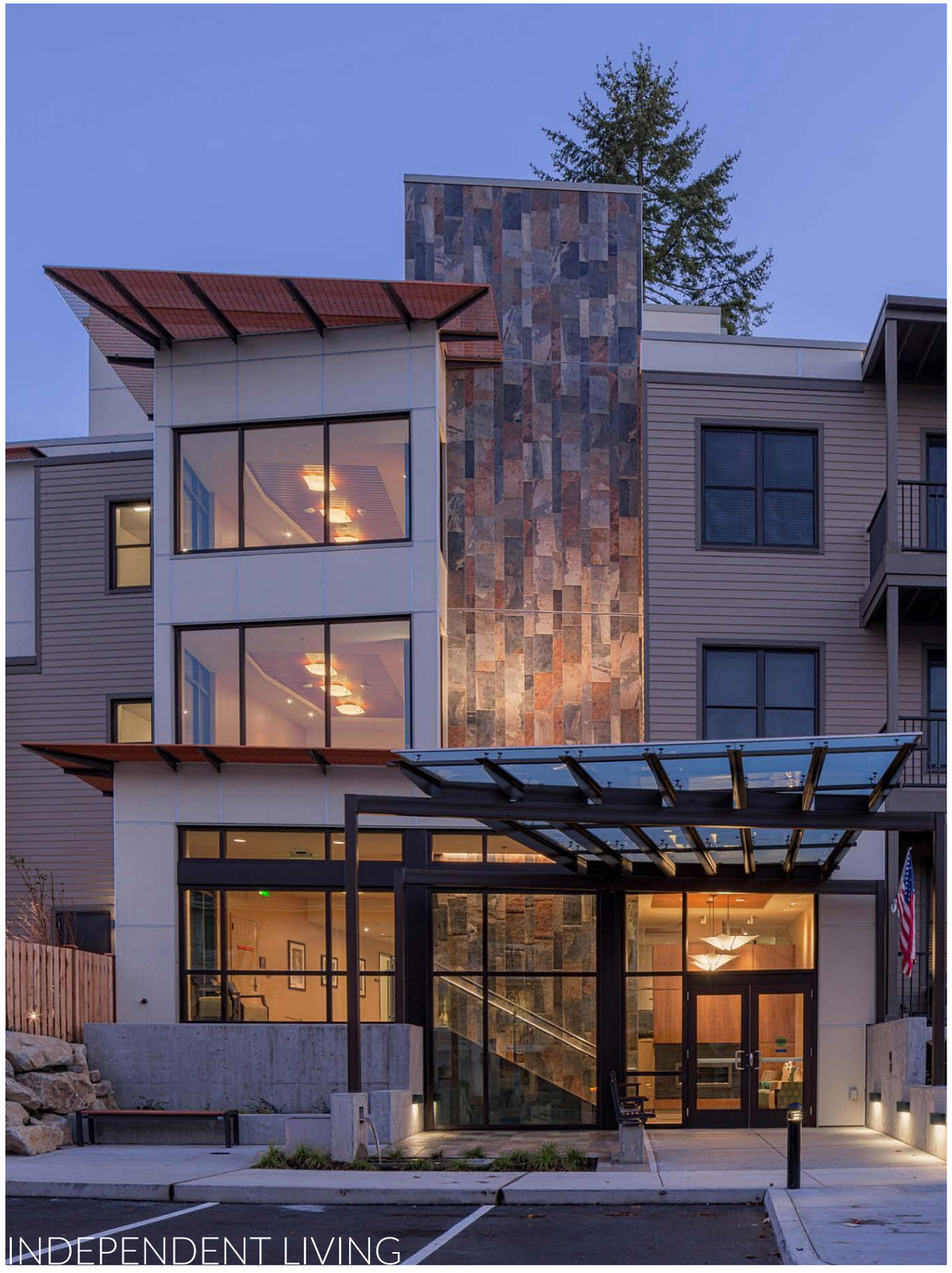
CAMPUS RESIDENTIAL BUILDINGS

EXISTING CAMPUS PHOTOGRAPHS

CENTRAL COURTYARD

FITNESS BUILDING

EXISTING CAMPUS PHOTOGRAPHS



EXISTING CAMPUS PHOTOGRAPHS

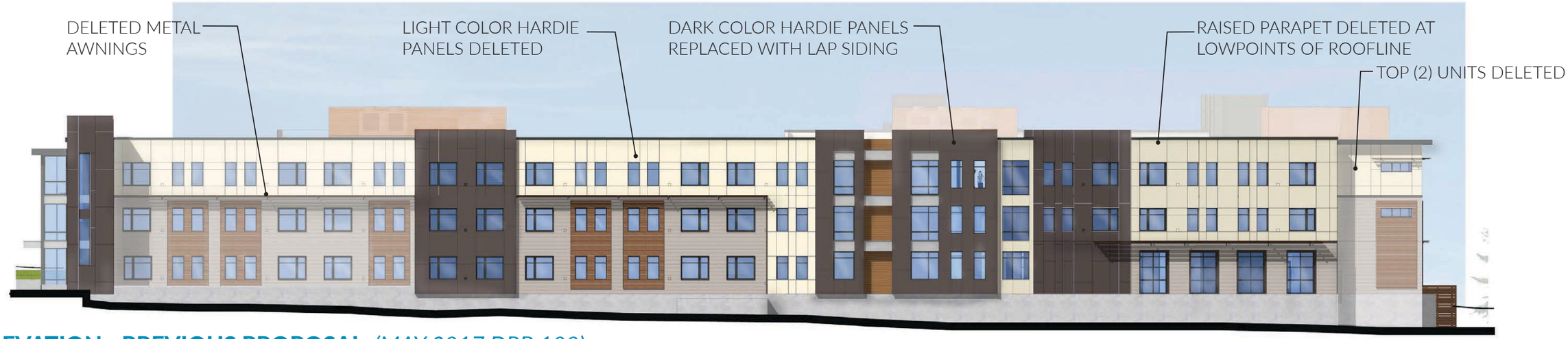
WEST ELEVATION - PREVIOUS DRB MEETING *(OCTOBER 2016 DRB 60)*

EAST ELEVATION - PREVIOUS DRB MEETING *(OCTOBER 2016 DRB 60)*

PREVIOUS
BUILDING ELEVATIONS

DESIGN ELEMENT	PREVIOUS PROPOSAL (May 2017, DRB 100% Submittal)	CURRENT PROPOSAL (April 2018)
Unit count	56	54
East setback	Range 15'-4" to 16'-9"	Range 15'-4" to 24'-9", shifted southern portion of building 8 ft further from property line
East façade design		
Façade modulation	Three main building masses shifted forward and back; common core nodes (stairs/entries) provide subtle detailed modulation as focal points.	In addition to previous modulation: (2) dwelling units deleted at north end for a significant step back at the top level (most visible from the public) ROW; Levels 2 & 3 stepped back 5 ft at the north half of the east façade (where lesser setback occurs); Southern half of building shifted 8 ft away from property line for increased setback and modulation; Bay windows added
Building articulation	Eyebrow awnings at material transitions; Windows in lap siding area provided with shadow box trim and project forward	In addition to previous articulation: bay windows added Roof overhang extended
Windows	Windows in lap siding area provided with shadow box trim and project forward	In addition to previous window groupings, bay windows added
Rooflines	Stepped roof parapets broken with vertical elements at common core nodes; some sections provided with parapet overhangs	Stepped parapets replaced with extended roof overhangs to imitate residential style roof eaves; Height of eaves stepped high and low to emphasize roof articulation. Required exhaust shaft articulated to appear as a residential style chimney
Finish materials	Mix of fiber cement panels with aluminum reveals at top level and common core nodes, slat bays at window groupings, plus lap siding at lower levels	All cladding changed to lap siding visible from public ROW for a more residential look.
Colors	Light color at top level contrasted with light brown at lower levels with dark color accents at vertical elements at the common core nodes.	Top color revised to light brown for more muted visibility; lower level color revised to darker brown to better blend with landscape.
Blank walls	One-story wall at lower level (kitchen area) on north facade treated with eyebrow awnings plus elevated planter with shrubs and flowering plants; corner accentuated with fiber cement slat bays with contrasting color.	Bay window projections added at corner, with roof eave extension over bay window. Faux windows added at lower level of corners to align with window groupings elsewhere and reduce impact of blank wall; Revised color to darker brown to better blend with increased landscape at north.
East Landscape Screening		
Existing trees saved	13	21
New trees - types	(50) Evergreens, (32) Decidious	(78) Evergreens, (29) Decidious
New trees - height	6 ft - 14 ft at installation. The evergreen trees were all 6 ft - 8 ft in height	6 ft - 18 ft at installation, 6ft for ornamentals; majority of evergreen trees are now 12 ft - 18 ft in height
New trees - quantity	82 + 7 ROW Trees = 89 Trees	107 + 7 ROW Trees = 114 Trees

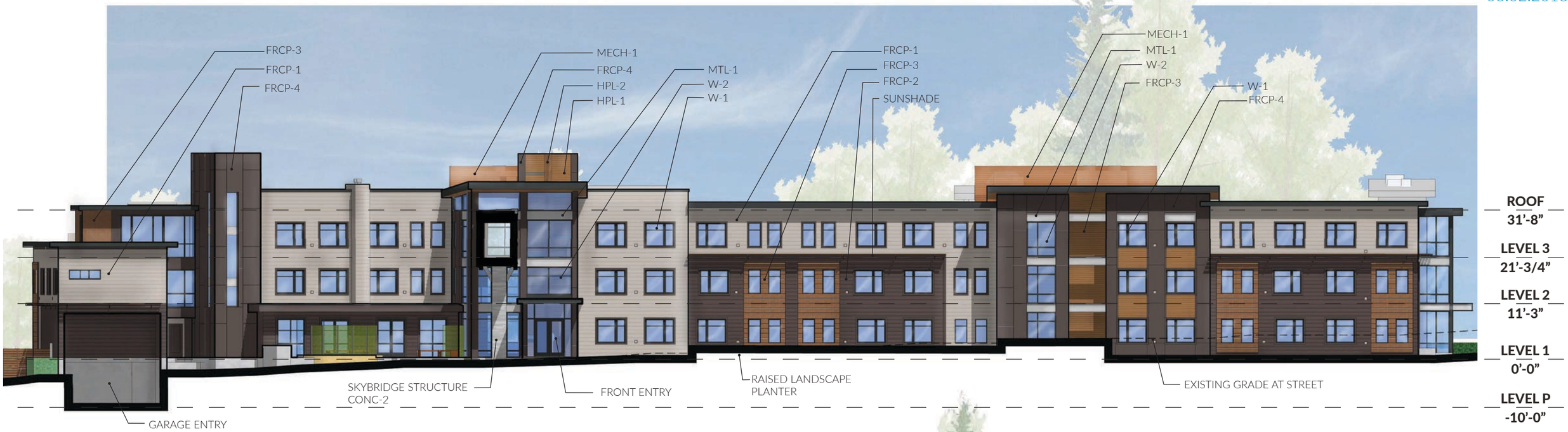
EMERALD HEIGHTS CAMPUS - *SUMMARY OF DESIGN CHANGES FROM MAY 2017 TO APRIL 2018*



EAST ELEVATION - PREVIOUS PROPOSAL *(MAY 2017 DRB 100)*

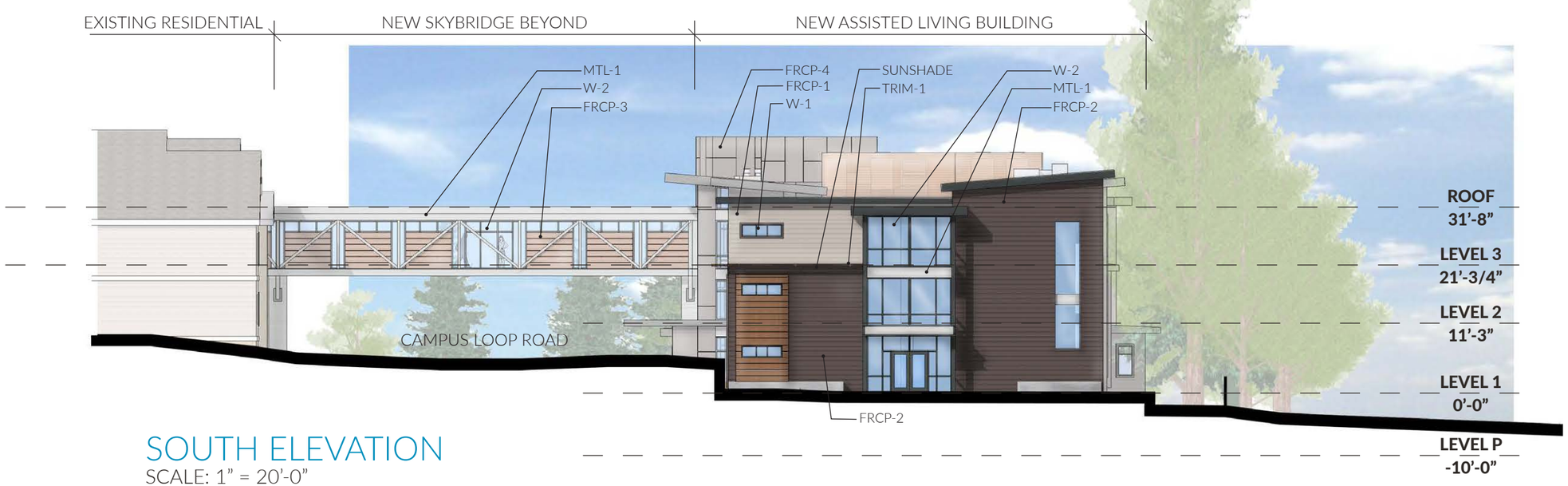
EAST ELEVATION - CURRENT PROPOSAL

DESIGN REVISIONS



WEST ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

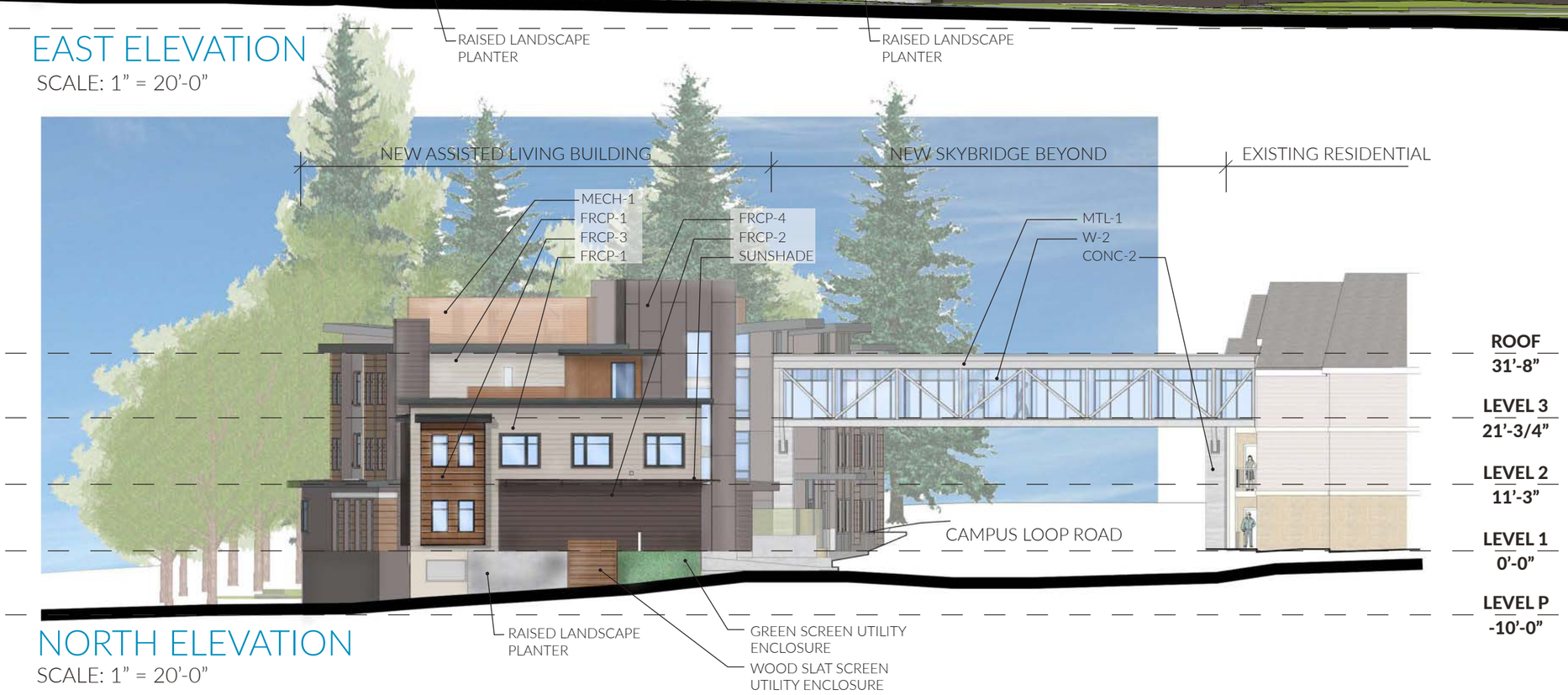
SCALE: 1" = 20'-0"

EXTERIOR BUILDING FINISH LEGEND	
FRCP-1	FIBER CEMENT LAP SIDING COLOR: KHAKI BROWN
FRCP-2	FIBER CEMENT LAP SIDING COLOR: RICH EXPRESSO
FRCP-3	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM PAINTED COLOR: SW 2803 ROOKWOOD TERRA COTTA
FRCP-4	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM COLOR: RICH EXPRESSO
HPL-1	TRESPA METEON COLOR: ENGLISH CHERRY
HPL-2	TRESPA METEON COLOR: FRENCH WALNUT
TRIM-1	FRCP TRIM BOARD - 5.5" COLOR: TIMBER BARK
MTL-1	PRE-FINISHED METAL PLATE PER DETAILS COLOR: AEP SPAN COOL METALLIC SILVER
CONC-2	CAST IN PLACE CONCRETE WITH FORM LINER
W-1	FIBERGLASS WINDOWS COLOR: BLACK
W-2	ALUMINUM CLAD WOOD WINDOWS COLOR: BLACK
MECH-1	4" LOUVERS COLOR: AEP SPAN COOL METALLIC COPPER
SUNSHADE	STEEL BAR GRATE COLOR: AEP SPAN COOL METALLIC COPPER

CONCEPTUAL BUILDING ELEVATIONS

EAST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"

EXTERIOR BUILDING FINISH LEGEND	
FRCP-1	FIBER CEMENT LAP SIDING COLOR: KHAKI BROWN
FRCP-2	FIBER CEMENT LAP SIDING COLOR: RICH EXPRESSO
FRCP-3	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM PAINTED COLOR: SW 2803 ROOKWOOD TERRA COTTA
FRCP-4	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM COLOR: RICH EXPRESSO
HPL-1	TRESPA METEON COLOR: ENGLISH CHERRY
HPL-2	TRESPA METEON COLOR: FRENCH WALNUT
TRIM-1	FRCP TRIM BOARD - 5.5" COLOR: TIMBER BARK
MTL-1	PRE-FINISHED METAL PLATE PER DETAILS COLOR: AEP SPAN COOL METALLIC SILVER
CONC-2	CAST IN PLACE CONCRETE WITH FORM LINER
W-1	FIBERGLASS WINDOWS COLOR: BLACK
W-2	ALUMINUM CLAD WOOD WINDOWS COLOR: BLACK
MECH-1	4" LOUVERS COLOR: AEP SPAN COOL METALLIC COPPER
SUNSHADE	STEEL BAR GRATE COLOR: AEP SPAN COOL METALLIC COPPER

CONCEPTUAL BUILDING ELEVATIONS

CORNER DESIGN - *OCTOBER 2016 DRB 60*

CORNER DESIGN - *JULY 2017 REDESIGN*

NEW PLANTINGS SHOWN AT INSTALL HEIGHT

CORNER DESIGN - *CURRENT PROPOSAL*

CITY COPY DIAMOND
DESIGN REVIEW 90%
08.02.2018

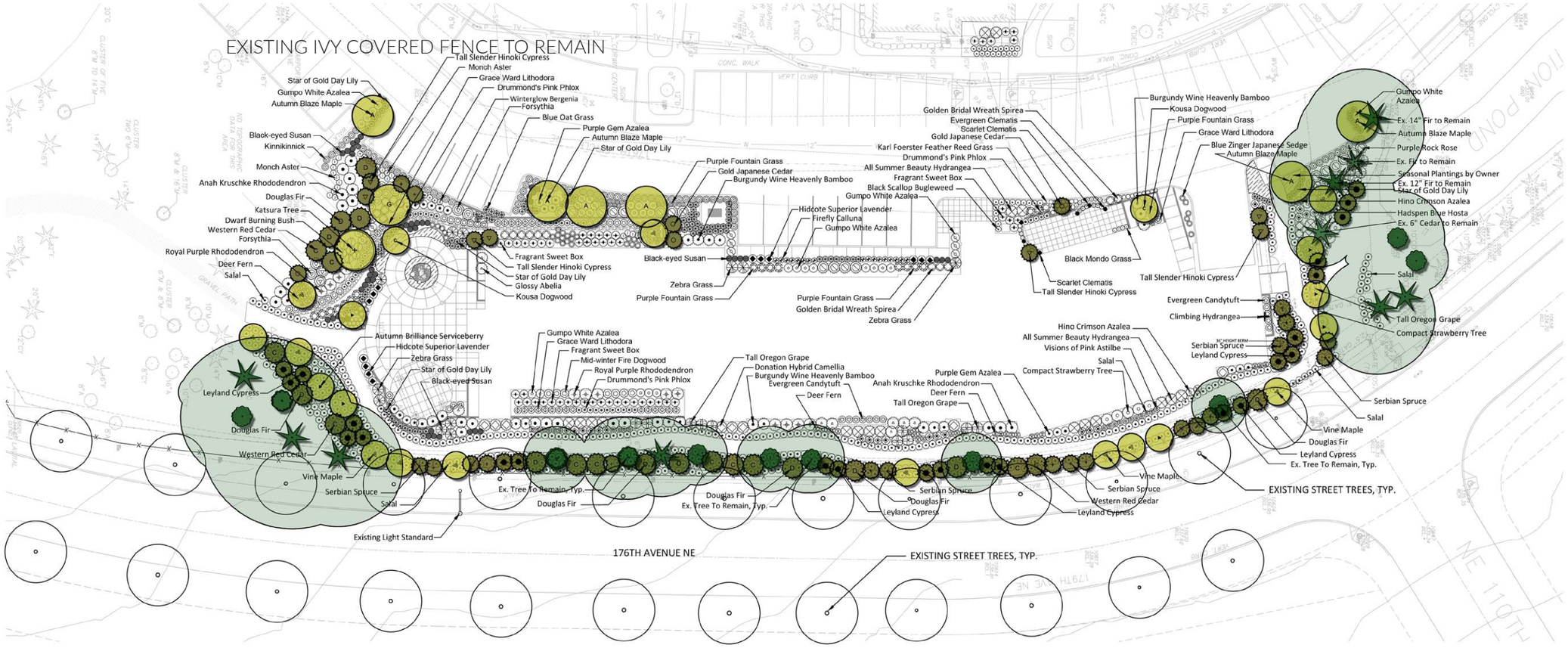
RICE FERGUS MILLER
ARCHITECTURE & PLANNING
275 5th Street
Suite 100
Bremerton, WA 98337
(360) 377-8773
FAX 792-1385
info@rfmarch.com

LYON

Lyon Landscape Architects
11237 NE 95th St
Kirkland, WA 98033
253-209-4053
Eric@LyonLA.com

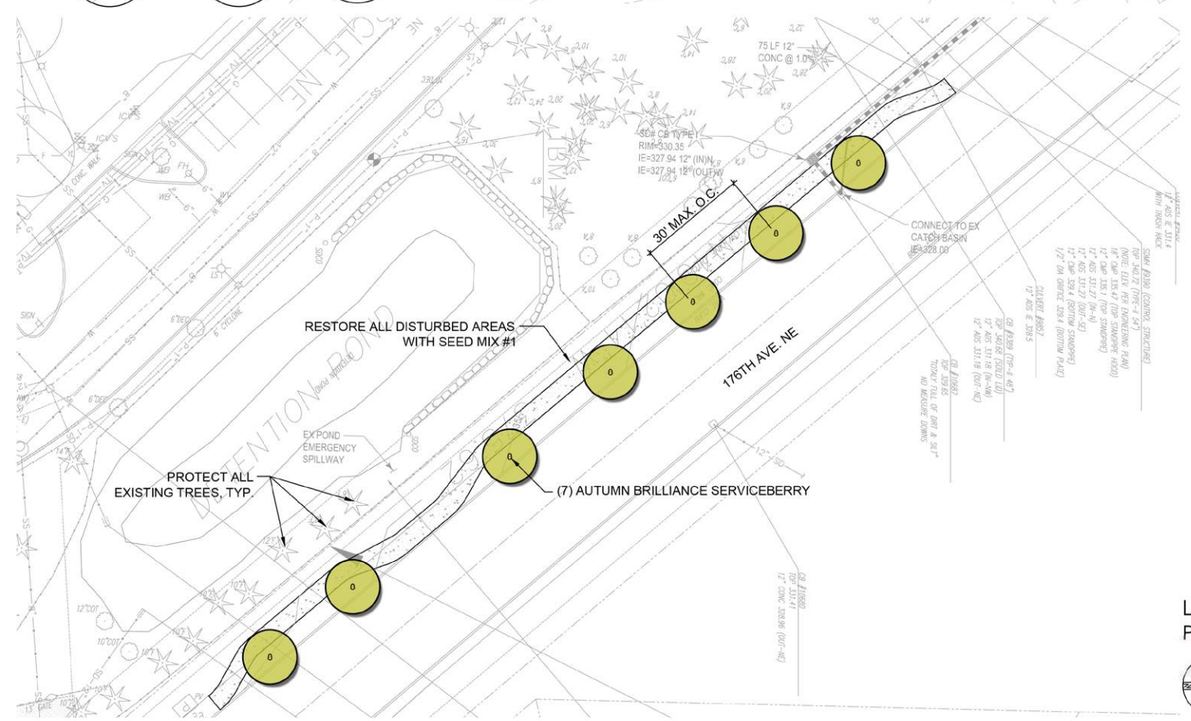
EMERALD HEIGHTS
A MEMBER OF EMERALD COMMUNITIES

April 9, 2018



TREE LEGEND

QTY.	SPECIES	INSTALLATION HEIGHT
	EVERGREEN TREES	
7	TALL SLENDER HINOKI CYPRESS	6'-8' HT.
4	GOLD JAPANESE CEDAR	6'-8' HT.
20	SERBIAN SPRUCE	12'-15' HT.
24	LEYLAND CYPRESS	15'-18' HT.
12	DOUGLAS FIR	15'-18' HT.
11	WESTERN RED CEDAR	15'-18' HT.
78 TOTAL EVERGREEN TREES		
	DECIDUOUS TREES	
6	AUTUMN BLAZE MAPLE	12'-14' HT., 3" CALIPER
1	KATSURA TREE	12'-14' HT., 3" CALIPER
1	MAINDENHAIR TREE	12'-14' HT., 3" CALIPER
	SMALL DECIDUOUS TREES	
11	VINE MAPLE	12'-15' HT. MIN.
1	PAPERBARK MAPLE	10'-12' HT. MIN.
7	AUTUMN BRILLIANCE SERVICEBERRY	12'-15' HT. MIN.
2	KOREAN DOGWOOD	10'-12' HT. MIN.
29 TOTAL DECIDUOUS TREES		
	STREET TREES TREES	
7	AUTUMN BRILLIANCE SERVICEBERRY	3" CALIPER
	EXISTING STREET TREE	
11	EXISTING DECIDUOUS TREE	
10	EXISTING CONIFER TREE	



Landscape Planting Plan
Proposed & Existing Tree Exhibit

0 10' 20' 40' 80'
Scale: 1" = 20'-0"

EAST ELEVATION - PREVIOUS PROPOSAL *(MAY 2017 DRB 100)*

EAST ELEVATION - PREVIOUS PROPOSAL *(MAY 2017 DRB 100)*
*EXISTING AND PROPOSED LANDSCAPING - **SUMMER***

**NEW PLANTINGS SHOWN AT INSTALL HEIGHT*

EAST ELEVATION - CURRENT PROPOSAL

EAST ELEVATION - CURRENT PROPOSAL

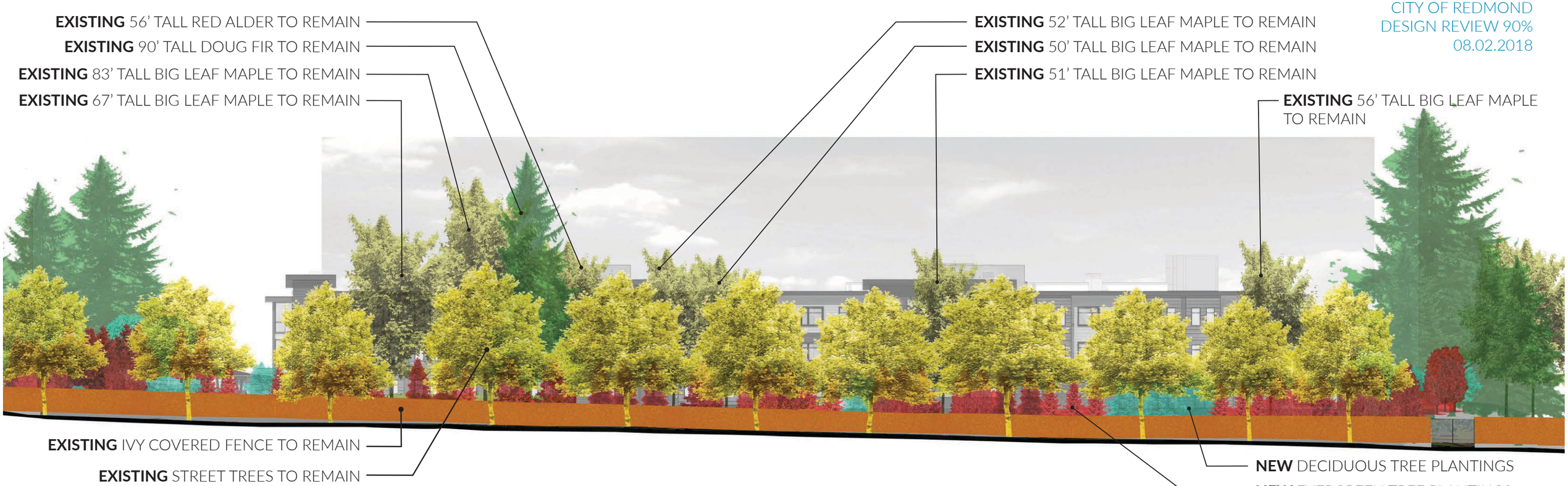
*EXISTING AND PROPOSED LANDSCAPING - **SUMMER***

**NEW PLANTINGS SHOWN AT INSTALL HEIGHT*

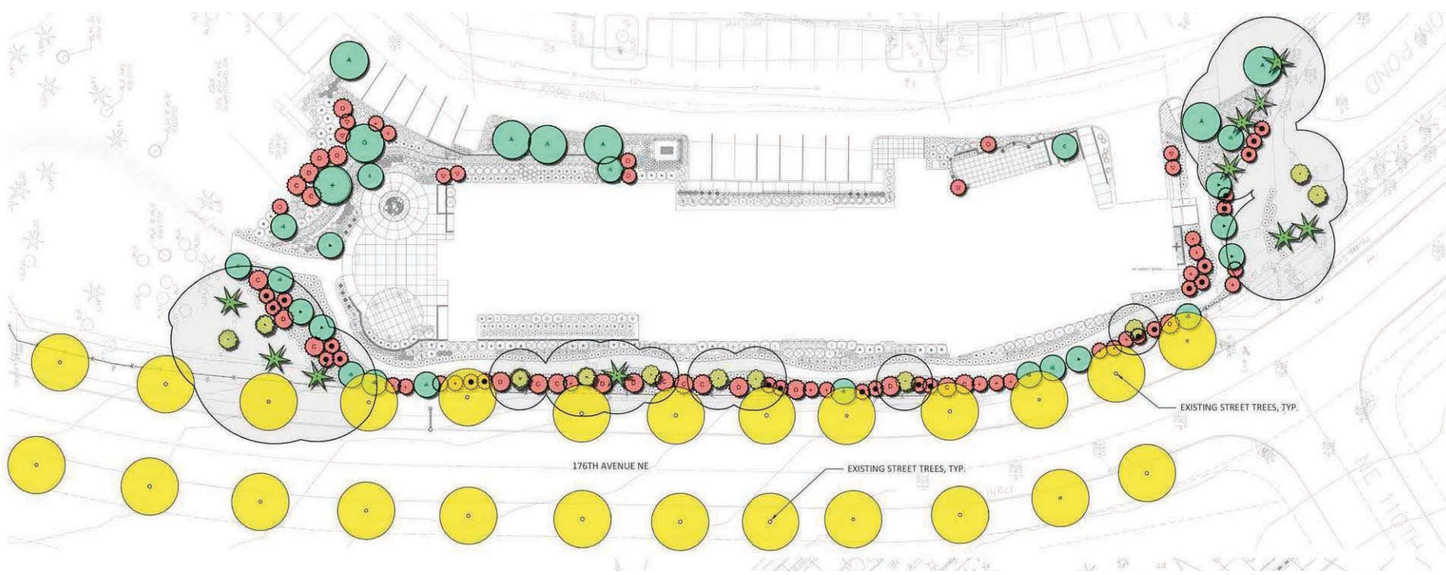
EAST ELEVATION - CURRENT PROPOSAL

*EXISTING AND PROPOSED LANDSCAPING - **WINTER***

**NEW PLANTINGS SHOWN AT INSTALL HEIGHT*



LANDSCAPE SCREENING LAYERS ELEVATION DIAGRAM



SCREENING LAYERS COLOR LEGEND

EXISTING

- EXISTING STREET TREES TO REMAIN
- EXISTING IVY COVERED FENCE TO REMAIN
- EXISTING EVERGREEN TREES TO REMAIN
- EXISTING DECIDUOUS TREES TO REMAIN

NEW

- NEW EVERGREEN TREE PLANTINGS
- NEW DECIDUOUS TREE PLANTINGS

LANDSCAPE SCREENING LAYERS PLAN DIAGRAM

SOUTHERN END OF BUILDING FROM 176TH
**NEW PLANTINGS SHOWN AT INSTALL HEIGHT*

VIEW NORTH OF PROJECT SITE
**NEW PLANTINGS SHOWN AT INSTALL HEIGHT*

NORTHERN END OF BUILDING FROM 176TH
**NEW PLANTINGS SHOWN AT INSTALL HEIGHT*

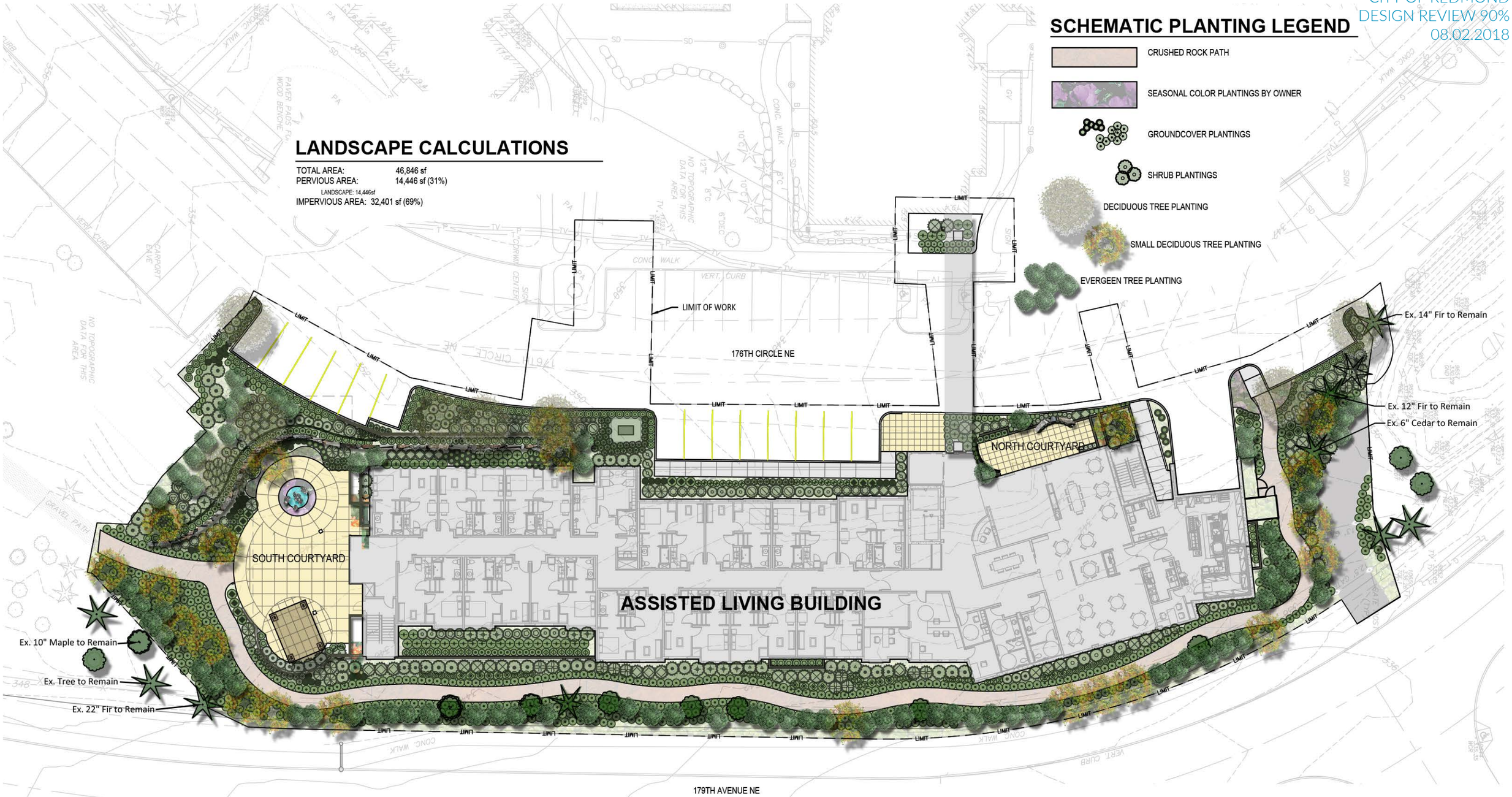
NORTHERN END OF BUILDING FROM 176TH
**NEW PLANTINGS SHOWN WITH PROJECTED GROWTH AT 10 YEARS*

SCHEMATIC PLANTING LEGEND

- CRUSHED ROCK PATH
- SEASONAL COLOR PLANTINGS BY OWNER
- GROUNDCOVER PLANTINGS
- SHRUB PLANTINGS
- DECIDUOUS TREE PLANTING
- SMALL DECIDUOUS TREE PLANTING
- EVERGEEN TREE PLANTING

LANDSCAPE CALCULATIONS

TOTAL AREA: 46,846 sf
PERVIOUS AREA: 14,446 sf (31%)
LANDSCAPE: 14,446sf
IMPERVIOUS AREA: 32,401 sf (69%)



SITE PLAN

SCALE: 1" = 30'-0"

lyon landscape architects
CONCEPTUAL LANDSCAPE PLANS

NORTH COURTYARD

SCALE: NTS

CONCEPTUAL LANDSCAPE PLANS

SOUTH COURTYARD

SCALE: NTS

lyon landscape architects

CONCEPTUAL LANDSCAPE PLANS

93 REPLACEMENT TREES FOR SIGNIFICANT TREES BEING REMOVED

EVERGREEN TREES			
7	Chamaecyparis obtusa 'Nana Gracilis'	Tall Slender Hinoki Cypress	6'-8' Ht. Min., B&B
4	Cryptomeria japonica 'Sekkan-Sugi'	Gold Japanese Cedar	6'-8' Ht. Min., B&B
20	Picea omorika	Serbian Spruce	15'-18' Ht. Min., B&B
24	Cupressus × leylandii	Leyland Cypress	15'-18' Ht. Min., B&B
12	Pseudotsuga menziesii	Douglas Fir	15'-18' Ht. Min., B&B, 8' O.C Spacing
11	Thuja plicata	Western Red Cedar	15'-18' Ht. Min., B&B, 8' O.C Spacing
DECIDUOUS TREES			
6	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	12'-14' Ht., 3" Caliper, B&B, Straight Trunk
1	Cercidiphyllum japonicum	Katsura Tree	12'-14' Ht., 3" Caliper, B&B, Straight Trunk
1	Ginkgo biloba	Maindenhair Tree	12'-14' Ht., 3" Caliper, B&B, Straight Trunk
SMALL DECIDUOUS TREES			
11	Acer circinatum	Vine Maple	12'-15' Ht. Min., 3 Stem Min,. B&B
1	Acer griseum	Paperbark Maple	10'-12' Ht. Min., 3 Stem Min,. B&B
7	Amelanchair 'Autumn Brilliance'	Autumn Brilliance Serviceberry	12'-15' Ht. Min., 3 Stem Min,. B&B
2	Cornus kousa	Korean Dogwood	10'-12' Ht. Min., 3 Stem Min,. B&B
SHRUBS			
9	Abelia 'Edward Goucher'	Edward Goucher Abelia	3 Gallon Cont., 4' O.C. Spacing
11	Arbutus unedo 'Compacta'	Compact Strawberry Tree	3 Gallon Cont., 4' O.C. Spacing
25	Azalea 'Gumpo White'	Gumpo White Azalea	2 Gallon Cont., 3' O.C. Spacing
26	Azalea 'Hino Crimson'	Hino Crimson Azalea	2 Gallon Cont., 3' O.C. Spacing
22	Azalea 'Purple Gem'	Purple Gem Azalea	2 Gallon Cont., 3' O.C. Spacing
8	Camellia x williamsii 'Donation'	Donation Hybrid Camellia	3 Gallon Cont., 4' O.C. Spacing
18	Cistus x purpureus	Purple Rock Rose	3 Gallon Cont., 4' O.C. Spacing
15	Cornus sanguinea 'Midwinter Fire'	Mid-winter Fire Dogwood	2 Gallon Cont., 3' O.C. Spacing
7	Euonymus alata compacta	Dwarf Burning Bush	3 Gallon Cont., 4' O.C. Spacing
6	Forsythia x 'Courtasol'	Forsythia Gold Tide	3 Gallon Cont., 4' O.C. Spacing
20	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	3 Gallon Cont., 4' O.C. Spacing
16	Mahonia aquifolium	Tall Oregon Grape	3 Gallon Cont., 4' O.C. Spacing
23	Nandina domestica 'Burgundy Wine'	Burgundy Wine Heavenly Bamboo	3 Gallon Cont., 4' O.C. Spacing
19	Rhododendron 'Anah Kruschke'	Anah Kruschke Rhododendron	24"-30" Cont., 4' O.C. Spacing
13	Rhododendron 'Royal Purple'	Royal Purple Rhododendron	24"-30" Cont., 4' O.C. Spacing
21	Spirea thunbergii 'Ogon'	Golden Bridal Wreath Spirea	2 Gallon Cont., 3' O.C. Spacing

ORNAMENTAL GRASSES			
18	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gallon Cont., 3' O.C. Sp
36	Carex glauca'Blue Zinger'	Blue Zinger Japanese Sedge	1 Gallon Cont., 24" O.C. S
28	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon Cont., 24" O.C. S
84	Hemerocallis 'Stella de Oro'	Star of Gold Day Lily	1 Gallon Cont., 24" O.C. S
11	Miscanthus sinensis 'Zebrinus'	Zebra Grass	3 Gallon Cont., 4' O.C. Sp
18	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 Gallon Cont., 18" O.C. S
40	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 Gallon Cont., 18" O.C. S
GROUNDCOVERS			
31	Ajuga 'Black Scallop'	Black Scallop Bugleweed	1 Gallon Cont., 18" O.C. S
74	Arctostaphylos uva-ursi	Kinnikinnick	1 Gallon Cont., 30" O.C. S
22	Aster x frikartii	Monch Aster	1 Gallon Cont., 18" O.C. S
21	Astilbe 'Visions in Pink'	Visions of Pink Astilbe	1 Gallon Cont., 18" O.C. S
8	Bergenia'Winterglut'	Winterglow Bergenia	1 Gallon Cont., 18" O.C. S
86	Blechnum spicant	Deer Fern	1 Gallon Cont., 24" O.C. S
17	Calluna vulgaris 'Firefly'	Firefly Calluna	1 Gallon Cont., 24" O.C. S
33	Lithodora 'Grace Ward'	Grace Ward Lithodora	1 Gallon Cont., 30" O.C. S
722	Gaultheria shallon	Salal	1 Gallon Cont., 30" O.C. S
22	Hosta 'Hadspen Blue'	Hadspen Blue Hosta	1 Gallon Cont., 36" O.C. S
13	Lavandula angustifolia 'Hidcote Superior'	Hidcote Superior Lavender	1 Gallon Cont., 36" O.C. S
52	Sarcococca ruscifolia	Fragrant Sweet Box	1 Gallon Cont., 36" O.C. S
48	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	1 Gallon Cont., 18" O.C. S
39	Phlox subulata 'Drummond's Pink"	Drummond's Pink Phlox	1 Gallon Cont., 24" O.C. S
40	Iberis sempervirens	Evergreen Candytuft	1 Gallon Cont., 30" O.C. S
47	Rudbekia hirta	Black-eyed Susan	1 Gallon Cont., 24" O.C. S
VINES			
3	Clematis armandii	Evergreen Clematis	2 Gallon Cont.
3	Clematis texensis	Scarlet Clematis	2 Gallon Cont.
1	Hydrangea anomala petiolaris	Climbing Hydrangea	2 Gallon Cont.

Existing Deciduous Tree to Remain, Typ.

Existing Deciduous Tree to Remain, Typ.

lyon landscape architects

PLANT SCHEDULE

GROUNDCOVERS

Ajuga 'Black Scallop'

Arctostaphylos uva-ursi

Aster x frikartii

Astilbe 'Visions of Pink'

Bergenia 'Winterglut'

Blechnum spicant

Calluna vulgaris 'Firefly'

Lithodora 'Grace Ward'

Gaultheria shallon

Hosta 'Hadspen Blue'

Lavandula angustifolia 'Hidcote Superior'

Sarcococca ruscifolia

Sedum spathulifolium 'Cape Blanco

Phlox subulata 'Drummond's Pink

Iberis sempervirens

Rudbekia hirta

VINES

Clematis armandii

Clematis texensis

PLANT SCHEDULE
GROUND COVERS

SHRUBS

Abelia 'Edward Goucher'

Arbutus unedo 'Compacta'

Azalea 'Gumpo White'

Azalea 'Hino Crimson'

Azalea 'Purple Gem'

Camellia x williamsii 'Donation'

Cistus x purpureus

Cornus saguinea 'Midwinter Fire'

Euonymus alata compacta

Forsythia

Hydrangea macrophylla 'All Summer Beauty'

Mahonia aquifolium

Nandina domestica 'Burgundy Wine'

Rhododendron 'Anah Kruschke'

Rhododendron 'Christmas Cheer'

Rhododendron 'Royal Purple'

Spirea thunbergii 'Ogon'

ORNAMENTAL GRASSES

Calamagrostis x acutiflora 'Karl Foerster'

Carex x glauca 'Blue Zinger'

Helictotrichon sempervirens

Hemerocallis 'Stella de Oro'

Miscanthus sinensis 'Zebrinus'

Ophiopogon planiscapus 'Nigrescens'

PLANT SCHEDULE
SHRUBS

EVERGREEN TREES

Chamaecyparis obtusa 'Nana Gracilis'

Cryptomeria japonica 'Sekkan-Sugi'

Picea omorika

Pseudotsuga menziesii

Thuja plicata

DECIDUOUS TREES

Acer x freemanii 'Jeffersred'

Betula utilis var. jacquemontii

Ginkgo biloba

SMALL DECIDUOUS TREES

Acer circinatum

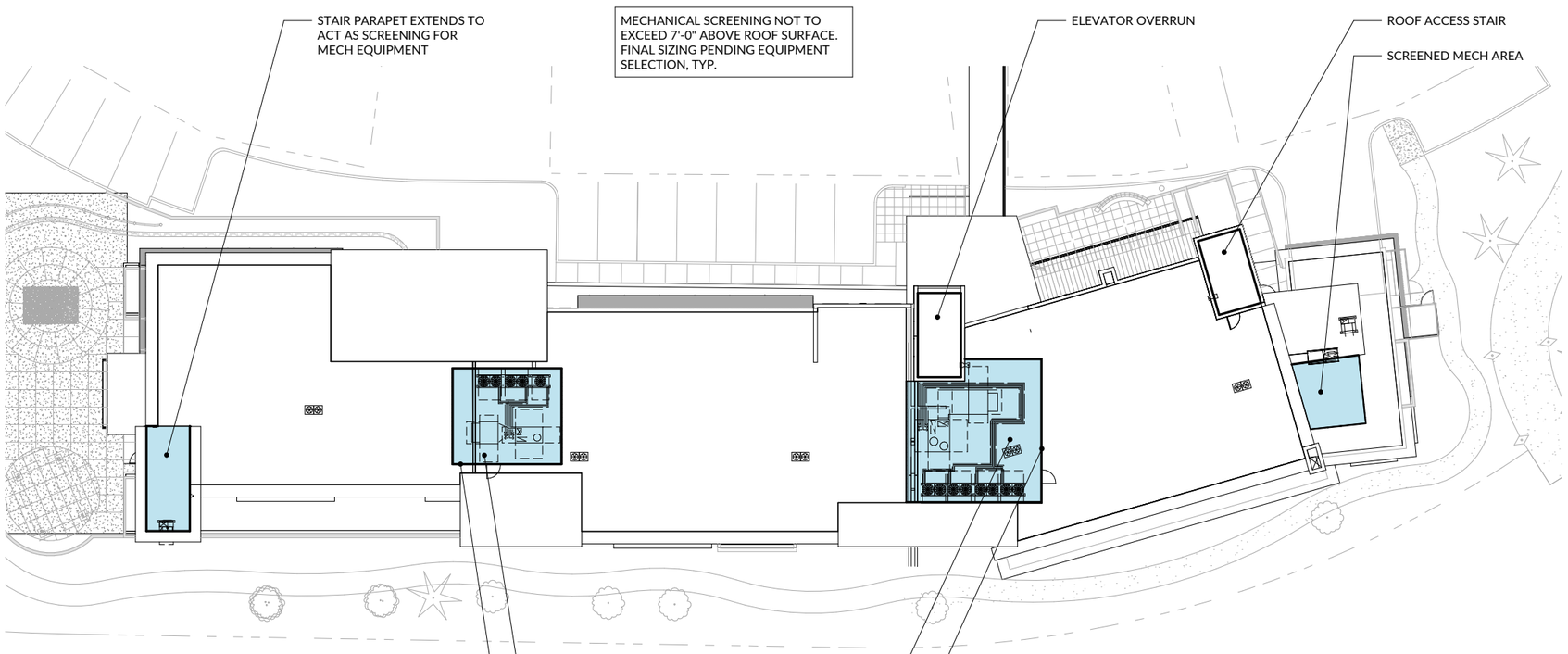
Acer griseum

Amelanchier x grandiflora 'Autumn Brilliance'

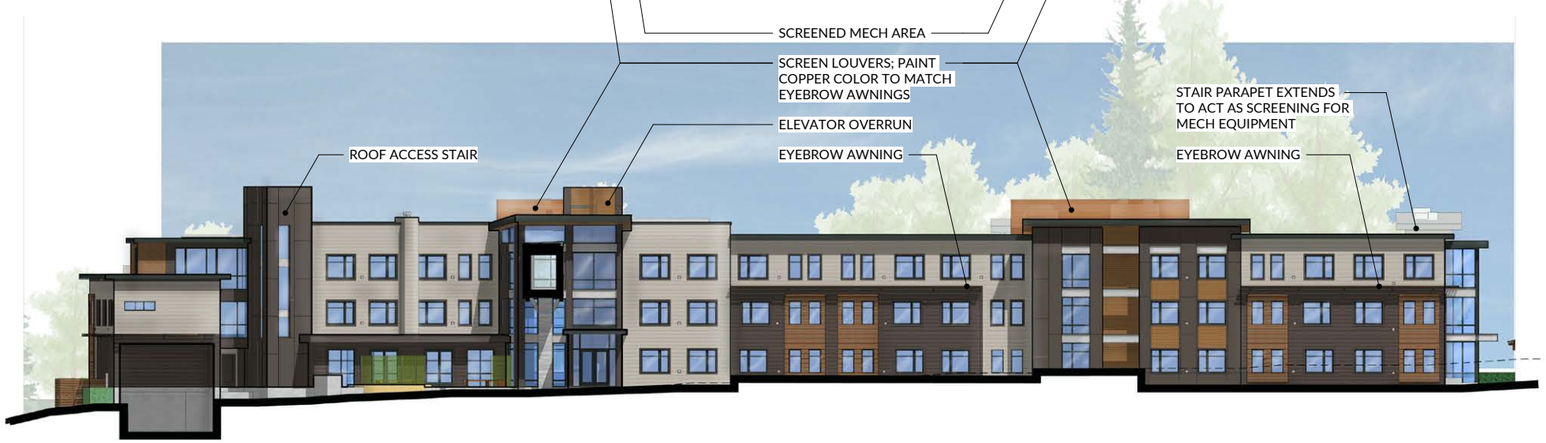
Cornus kousa

Salix integra 'Hakuro-nishiki'

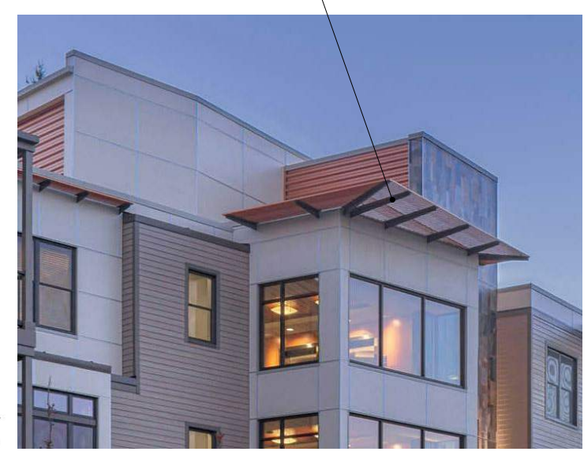
PLANT SCHEDULE
TREES



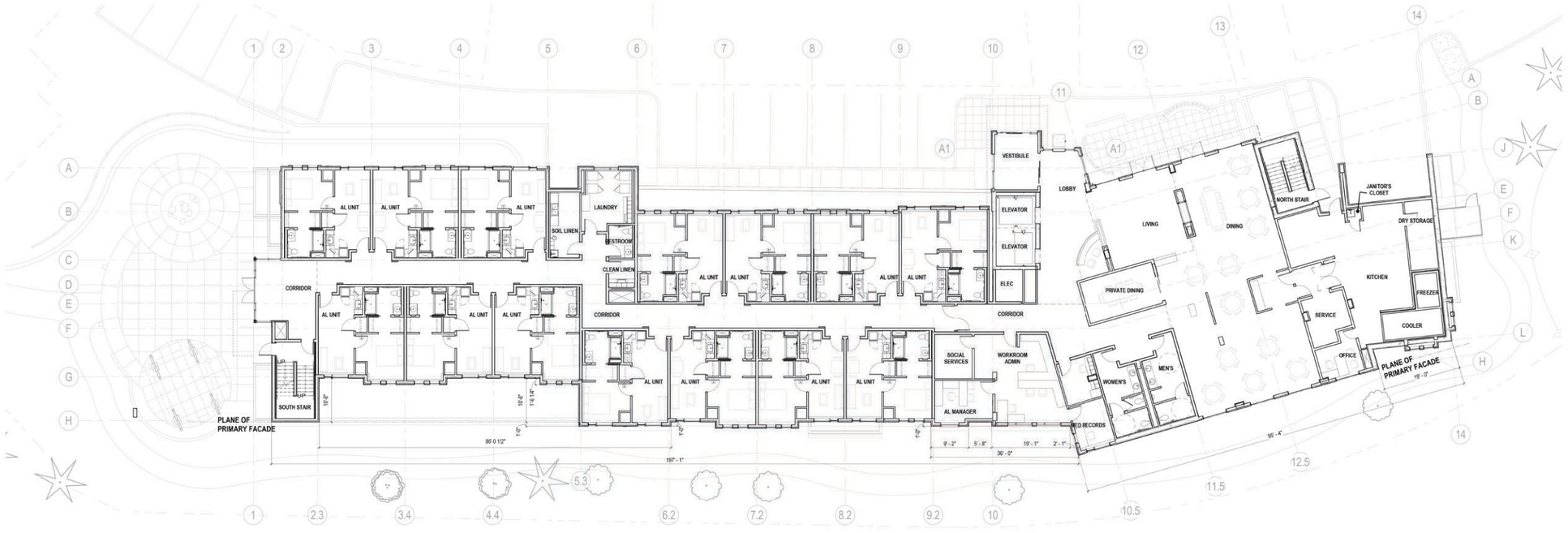
G ROOF PLAN
SCALE: NTS



SCREENING DIAGRAM
SCALE: NTS

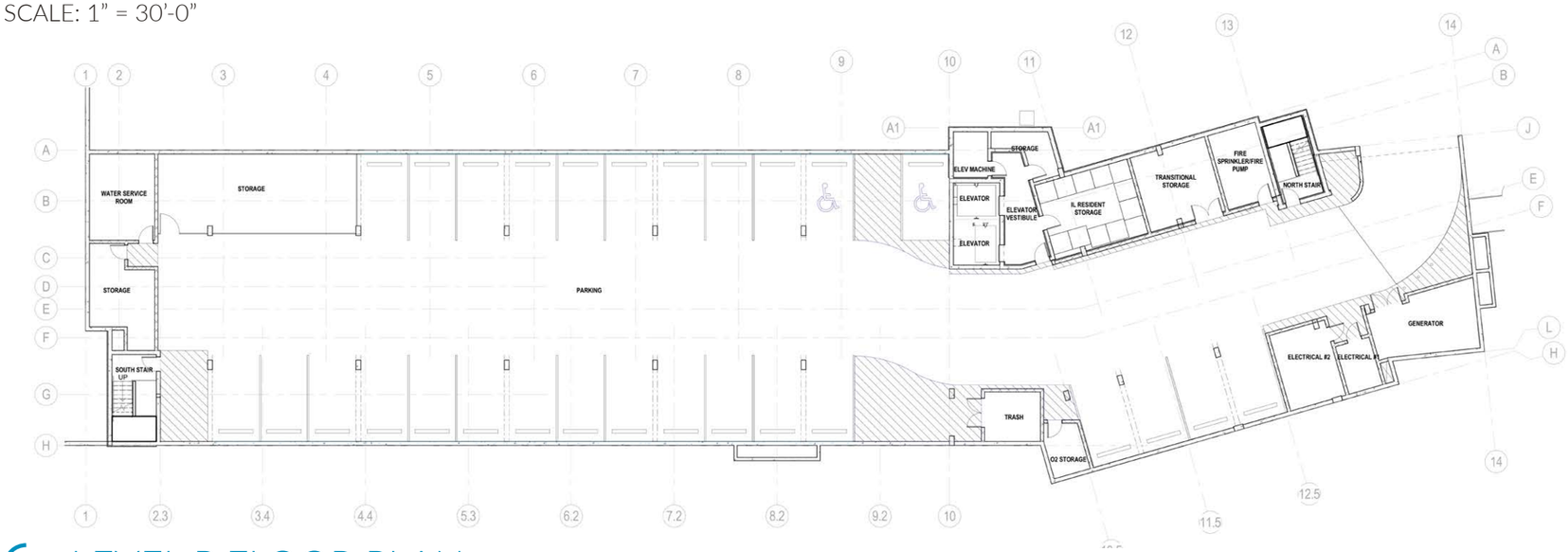


ROOF PLAN & SCREENING DETAILS



LEVEL 1 FLOOR PLAN

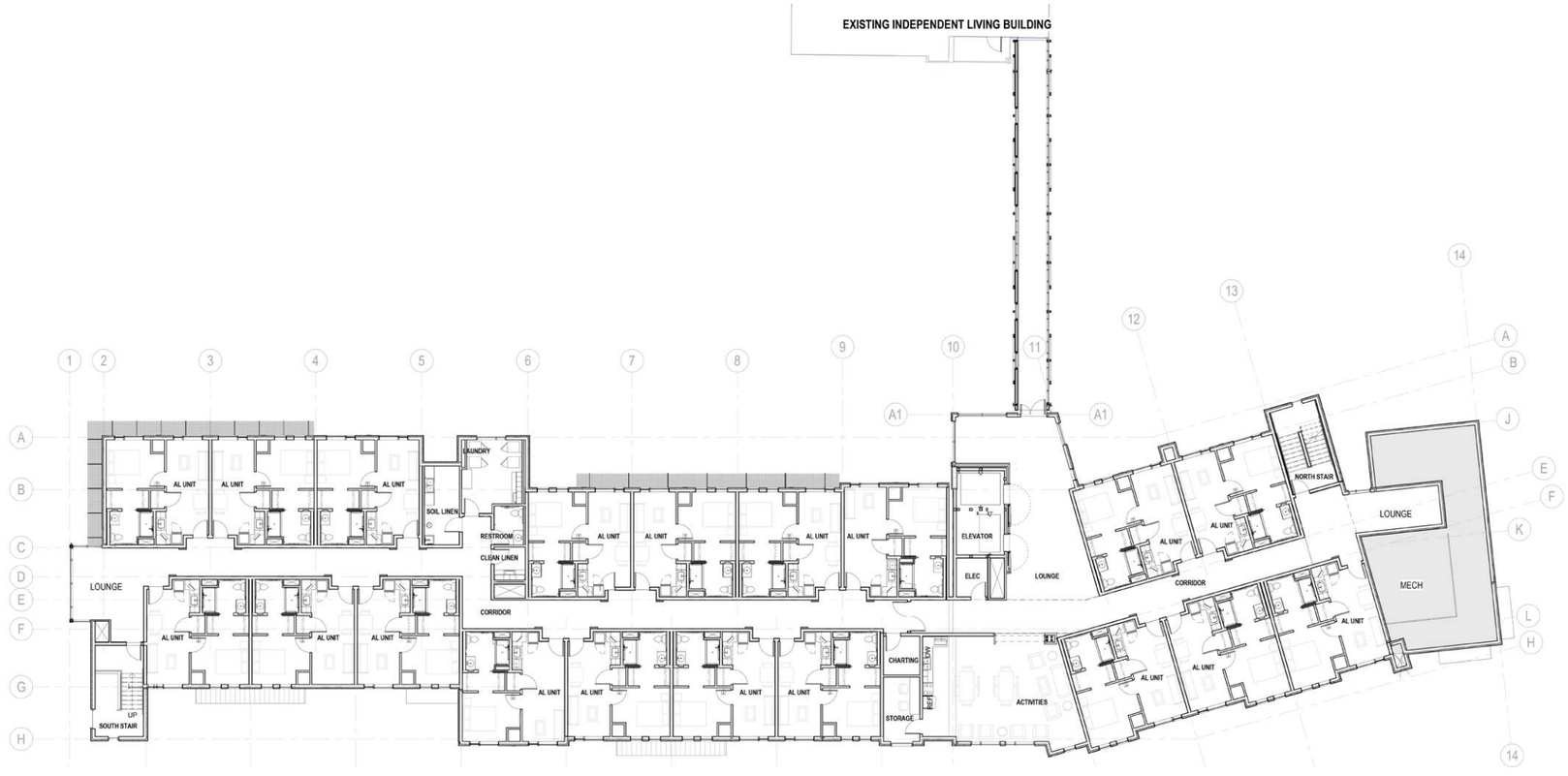
SCALE: 1" = 30'-0"



LEVEL P FLOOR PLAN

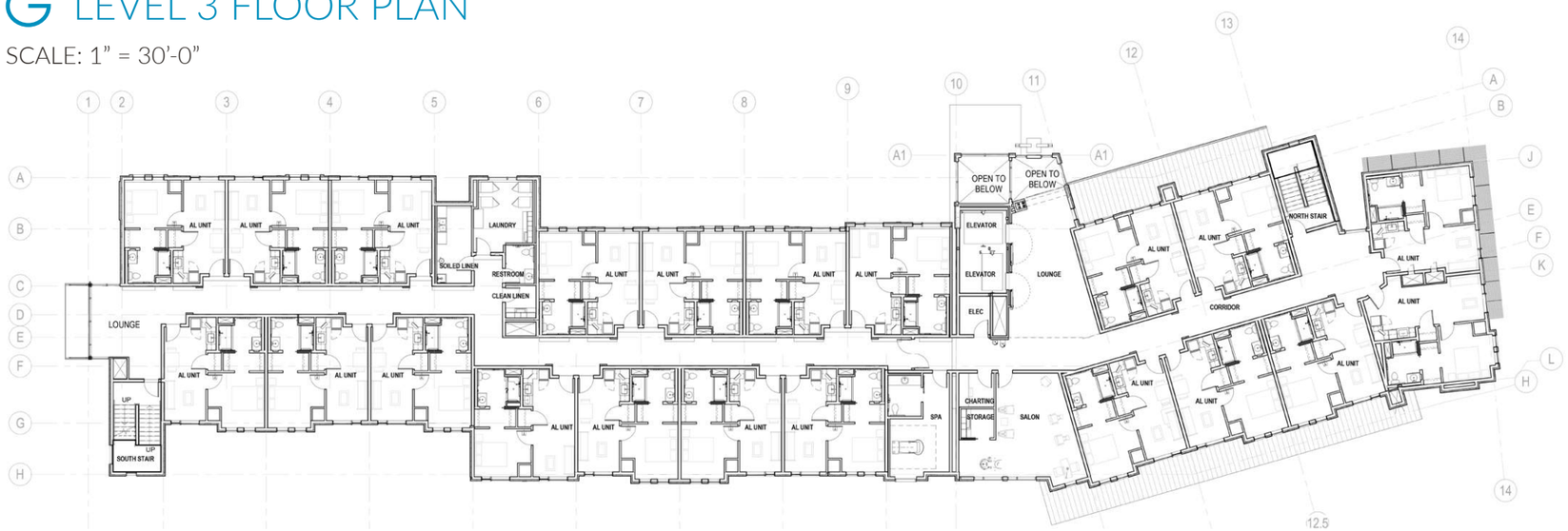
SCALE: 1" = 30'-0"

LEVEL P & 1
FLOOR PLANS



LEVEL 3 FLOOR PLAN

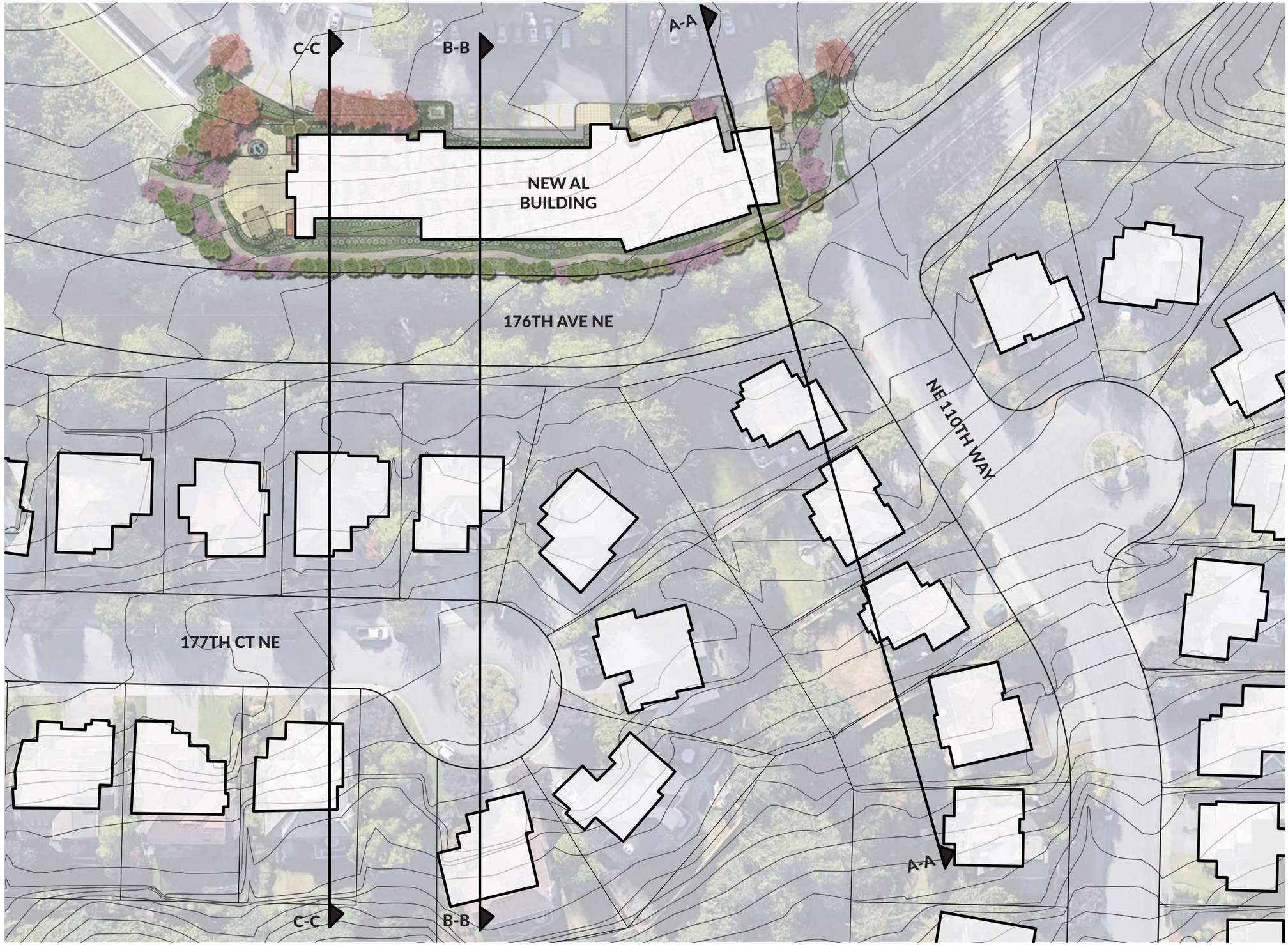
SCALE: 1" = 30'-0"



LEVEL 2 FLOOR PLAN

SCALE: 1" = 30'-0"

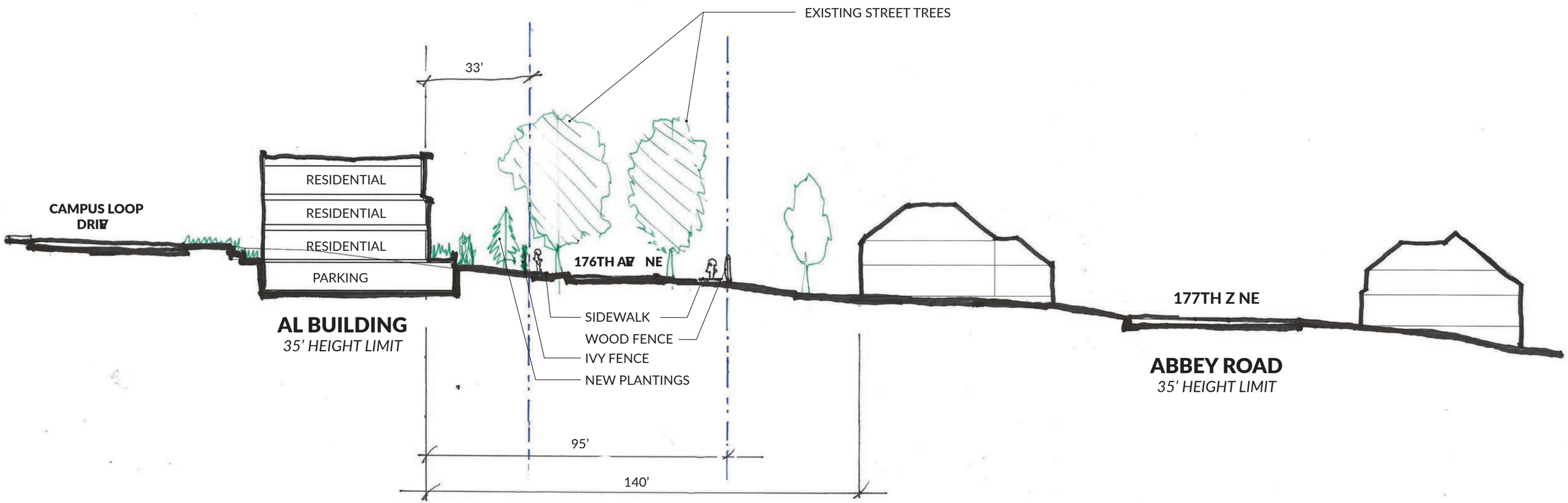
LEVEL 2 & 3
FLOOR PLANS



NEIGHBORHOOD COMPATIBILITY - SITE SECTIONS

NEIGHBORHOOD COMPATIBILITY - SITE SECTION A-A

NEIGHBORHOOD COMPATIBILITY - SITE SECTION B-B



NEIGHBORHOOD COMPATIBILITY - SITE SECTION C-C

CONCEPTUAL
PERSPECTIVE

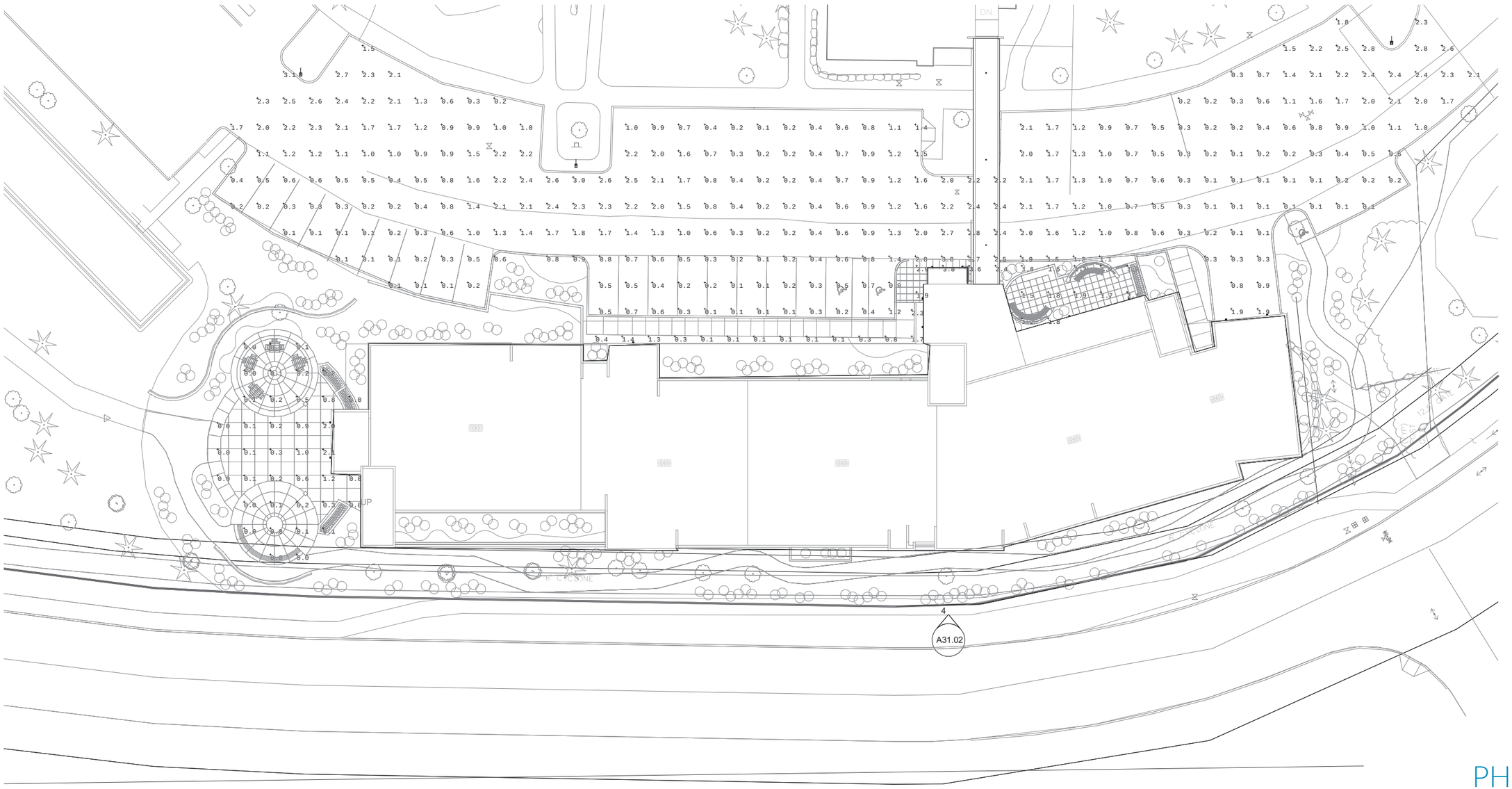
CONCEPTUAL
PERSPECTIVE

CONCEPTUAL
PERSPECTIVE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Entry	Illuminance	Fc	1.98	3.8	1.2	1.65	3.17
Front Sidewalk	Illuminance	Fc	0.65	2.3	0.1	6.50	23.00
South Courtyard	Illuminance	Fc	0.30	2.1	0.0	N.A.	N.A.
Street	Illuminance	Fc	1.04	3.8	0.1	10.40	38.00

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	11	303-W1-LEDB1-3000-UNV-T4-DIM1	SINGLE	N.A.	0.900	Cooper Invue #303-W1-LEDB1-3000-UNV-T4-DIM10-BK
	3	PL1 EMM-F04-LED-E1-T3-8030	SINGLE	N.A.	0.850	Cooper Invue #EMM-F04-LED-E1-T3-8030
	3	RL10 SFC-5W-55LA-NW	SINGLE	N.A.	0.850	Philips GARDCO #SFC-5W-55LA-NW

SÄZÄN
GROUP
600 Stewart St., Ste. 1400
Seattle, Washington 98101
Tel 206.267.1700
Fax 206.267.1701
SAZAN # 292-1661



PHOTOMETRICS

SITE PLAN
SCALE: 1"=40'

SCOPE OF PROJECT:

AT SITES SL1, SL2, SL3, & SL4:
-REMOVE EXIST 100W CHFL HPS LUMINAIRE FROM EXIST CONC POLE
-INSTALL NEW 53W CHFL LED LUMINAIRE ON EXIST ARM & POLE

**ROLL FIXTURES TO MATCH GRADE OF ROADWAY

INTOLIGHT STREET LIGHT NOTES

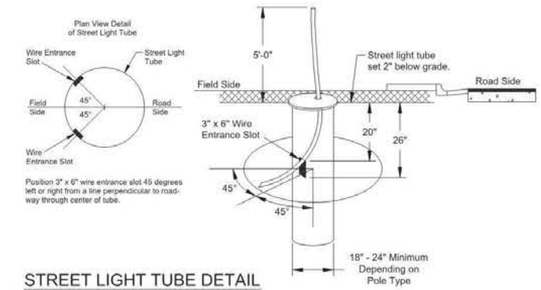
POTELCO:

1. ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".
2. ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.
3. BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS CRUSHED ROCK WILL BE REQUIRED.
4. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE ROLLED TO MATCH GRADE OF ROADWAY.

DEVELOPER/CUSTOMER:

1. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES.
2. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.

SÄZÄN
GROUP
600 Stewart St., Ste. 1400
Seattle, Washington 98101
Tel 206.267.1700
Fax 206.267.1701
SAZAN # 292-1661



STREET LIGHT TUBE DETAIL
SCALE: NONE

FOREMAN (CHECK BOX WHEN COMPLETED)

- ☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- ☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- ☐ Field Changes RED-LINED on As-built.
- ☐ Material VERIFIED and CHANGES noted on Paperwork.
- ☐ Total PRIMARY Cable noted on As-built.
- ☐ Company IDM's RECORDED in correct location on As-built.
- ☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- ☐ Correct QA Check(s(s) reviewed.
- ☐ Deviations noted on the As-built and their reason.
- ☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____
Print Name _____ Date _____

PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior		
	New Install		
	Changeout	503989718	101102857
	Removal		108098762
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:
RAWLEY ROBINS
206-604-3151 Cell Phone

Vicinity Map

Owner / Developer Contact Info
Julie Allen
206-267-1700

	Developer	PSE
"Locates Required"	Yes (No)	Yes (No)
"Outages Required"	Yes (No)	
"Flagging Required"	Yes (No)	

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

X	NEW BUSINESS		CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT N/A		PERMIT N/A	
3				FUNCTION	CONTACT	PHONE NO	DATE
2				ACCOUNT MGR	Jeremy Michel	425-462-3363	
1				ENGR - POWER	Kayla King	425-577-2392	
REV#		BY	DESCRIPTION	ENGR - GAS			
COUNTY KING		Emer Sect	Gas Wk Ctr / POWER WK CTR 3515	DRAWN BY	Kayla King	425-577-2392	4/10/17
1/4 SEC N/A		OP MAP	PLAT MAP	CHECKED BY			
				APPROVED BY			
				FOREMAN #1			
U-MAP NO (POWER) 2605E141	OH CKT MAP 2605E144	UG CKT MAP 2605E141	CIRCUIT NO AVO - 15	FOREMAN #2			
				MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

PSE PUGET SOUND ENERGY
DESIGNED BY: INTOLIGHT

EMERALD HEIGHTS
STREET LIGHTING ANALYSIS
178TH AVE NE & NE 110TH WAY, REDMOND, WA 98052

INCIDENT	MAOP
Gas Order	Elect Order 101102857
SCALE 1" = 40'	PAGE 1 of 1

STREET LIGHT TABLE - CHANGEOUT

SITE #	POLE GRID #	POLE INTOLIGHT TAG #	POLE TYPE	POLE MTG HT.	POLE ARM	LUMINAIRE WATTS	LUMINAIRE STYLE	TUBE TUBE LENGTH	TUBE TUBE DIAMETER	WO # (INTOLIGHT)	BILLING SCH.	TOTAL CONN LOAD	NOTES
SL1	225682 168730	SLAD7819	GREY OCT CONC	25'	8'	53W	CHFL LED	N/A	N/A	101102857	51	120/240	
SL2	225709 168712	SLAD7838	GREY OCT CONC	25'	8'	53W	CHFL LED	N/A	N/A	101102857	51	120/240	
SL3	225725 168713	SLAD7837	GREY OCT CONC	25'	8'	53W	CHFL LED	N/A	N/A	101102857	51	120/240	
SL4	225722 168788	SLAD7828	GREY OCT CONC	25'	8'	53W	CHFL LED	N/A	N/A	101102857	51	120/240	

STREET LIGHT TABLE - REMOVAL

SITE #	POLE GRID #	POLE INTOLIGHT TAG #	POLE TYPE	POLE MTG HT.	POLE ARM	LUMINAIRE WATTS	LUMINAIRE STYLE	TUBE TUBE LENGTH	TUBE TUBE DIAMETER	WO # (INTOLIGHT)	BILLING SCH.	TOTAL CONN LOAD	NOTES
SL1	225682 168730	SLAD7819	GREY OCT CONC	25'	8'	100W	CHFL HPS	N/A	N/A	108098762	52	120/240	
SL2	225709 168712	SLAD7838	GREY OCT CONC	25'	8'	100W	CHFL HPS	N/A	N/A	108098762	52	120/240	
SL3	225725 168713	SLAD7837	GREY OCT CONC	25'	8'	100W	CHFL HPS	N/A	N/A	108098762	52	120/240	
SL4	225722 168788	SLAD7828	GREY OCT CONC	25'	8'	100W	CHFL HPS	N/A	N/A	108098762	52	120/240	

STREET LIGHTING

Invue

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

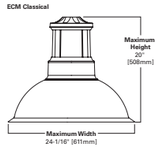
ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

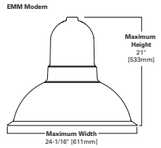
DECORATIVE AREA LUMINAIRE

DIMENSIONS

ECM Classical



EMM Modem



See configurations for more detailed information.

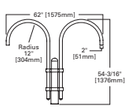
CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

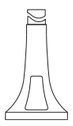
EPA
Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA
Approximate Net Weight:
45 lbs. (20 kgs.)

TD600028EN
2015-11-02 15:38:12



BISHOP TWIN POLE MOUNT ARM
VA6107 (Modern), VA6156 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 37 lbs. E.P.A: 1.43



TAM TAMPA

ORDERING INFORMATION

SAMPLE NUMBER: TAM1041RS5BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
TAM=Tampa	**10**=10' **12**=12' **14**=14' **16**=16' **18**=18'	**5**=5"	**1**=0.156 **2**=0.188"	**RS**=Round Straight **SF**=Straight Fluted	**4**=4" O.D. Tenon[1] **5**=3" O.D. Tenon	**AP**=Grey **BK**=Black **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **GN**=Hartford Green **WH**=White	**C**=Provision for Convenience Outlet **E**=GFI Convenience Outlet **G**=Ground Lug

NOTES: 1. Provides 4" tenon on 5" shafts or no tenon on 4" shafts allowing slip over of Epic Collection, Slide and Flite arm accessories. See individual product specifications for additional information.

BASE HEIGHT: 30"
BOLT CIRCLE: 8-1/2"

TYPE: PL1

PHILIPS
GARDCO

Garage & Canopy

SlenderForm

SFC

SFCR

Project:
Location:
Cat.No:
Type:
Quantity:
Notes:

Philips Gardco SlenderForm garage and canopy luminaire features high output LEDs and a sleek, yet powerful, low profile design. The thin 3" profile combined with LED high output performance make SlenderForm the ideal choice for exterior ceiling mount and canopy applications. SlenderForm luminaires also provide LED solutions for parking garage applications requiring higher light levels, including entrances, and for garage areas with high ceilings.

Ordering guide

Example: SFC-DIM-3-55LA-NW-120-NP-F

Prefix	Controls	Distribution	Wattage	LED Color	Voltage	Finish	Options
SFC SlenderForm Ceiling luminaire **SFCR**[1] SlenderForm Ceiling luminaire - recessed mounting	**-** Standard Luminaire **DIM**[2,3] 0-10V Dimming **MR**[4] Motion Response	**3** Type III **5W** Type V, Wide Distribution **5R** Type V, Rectangular Distribution **CD** Concentrated Downlight	**55LA** 48 LEDs, 350mA **70LA** 64 LEDs, 350mA **90LA** 80 LEDs, 350mA **80LA** 48 LEDs, 530mA **105LA** 64 LEDs, 530mA **130LA** 80 LEDs, 530mA	**NW** Neutral White 4000K, 70 CRI **CW** Cool White 5700K, 75 CRI **WW** Warm White 3000K, 80 CRI	**120** **208** **240** **277** **347** **480** **UNIV** (120-277V)	**NP** Natural aluminum paint	**F**[7] Fusing **DL** Diffusing Lens (reduces performance significantly) **PCB**[5,6] Button Photocontrol **BX**[5, 6, 7] Bird Excluding Shroud **JB**[5, 7] J-Box for Pendant Mounting

1. Recessed Mount (Available in 55LA, 70LA, 80LA and 105LA LED Wattages only. 120V or 277V input only.
2. Luminaire includes 0-10V input wires for dimming control by a dimming system supplied by others.
3. Available in 120V through 277V (UNIV) input only.
4. 120V – 277V only. Specify actual input voltage.
5. Not available with recessed mount units.
6. Shroud is for Pendant mount only. 12" (30.48cm) minimum pendant length required. Pendant by others. Option is installed in the field only.
7. For rigid and swivel pendant mount. Pendants by others.

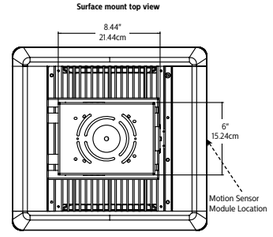
SlenderForm Accessories (order separately)

FS1R-100
Wireless Remote Programming Tool for WattStopper FS-211 Motion Sensor (for use with SFC-MR only.)

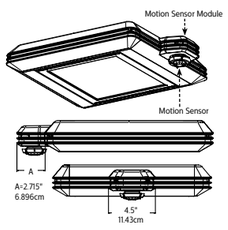
SFC & SFCR SlenderForm LED luminaire

Dimensions

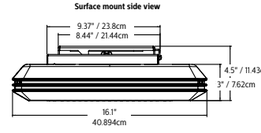
Surface mount top view



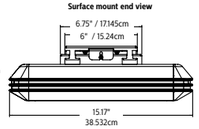
Surface mount luminaires with motion response



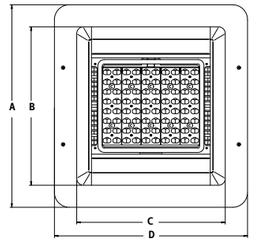
Surface mount side view



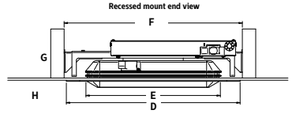
Surface mount end view



Recessed mount bottom view



Recessed mount end view



Mounts to drywall ceiling with wood supports. Not suitable for mounting in grid ceilings. Luminaire may be installed from above or below the ceiling. Luminaire is NON-IC and requires a 3" clearance from insulation in all directions.

Recessed Luminare Dimensions	
A	20.45" (51.943cm)
B	16" (40.64cm)
C	15" (38.1cm)
D	19.5" (49.53cm)
E	15.08" (38.3cm)
F	20" (50.8cm) Minimum 23.4" (59.436cm) Maximum
G	4.6" (11.684cm)
H	0.7" (1.78 cm)

Approximate Luminaire Weight
24 lbs
10.89 kg

SlenderForm_SFC_LED 09/15 page 2 of 4

TYPE: RL10

Lumière

DESCRIPTION

The Lumiere Eon LED 303-W1-LEDB2 is a compact, low profile, dimmable LED direct/indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB2 may be used indoors or outdoors and carries an IP66 rating.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface. Stainless steel hardware is included.

Mounting
The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical
LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

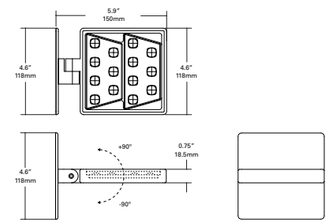
Electrical
The 15.5W 303-W1-LEDB2 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C [-40°F to 122°F]. The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish
The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaries can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF).

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

303-W1-LEDB2
EON LED

APPLICATIONS:
CEILING / WALL MOUNT
DIRECT
INDIRECT



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA
30°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION

Sample Number: 303-W1-LEDB2-2700-UNV-T2-DIM10-BK-EDGE-LCF

Series [4]	Color Temperature	Input Voltage	Optics	Dimming	Finish [1]	Options [2,3]
303-W1-LEDB2 Head contains two (2) Mini LightBAR™	**2700**=2700K **3000**=3000K **3500**=3500K **4000**=4000K **TSAM** =Turtle Safe Amber (585-595nm)	**UNV**=Universal 120-277, 50/60Hz	**T2**=Type II, Lateral Throw **T4**=Type IV, Forward Throw **T5X**=Type V, Extra Wide Flood	**DIMELV**=Trailing Edge Phase **DIM10**=0-10V Dimming	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **WT**=White **Premium Finish** **BA**=Brushed **NSS**=Solid Stainless Steel	**EDGE**=Edge lit glass lens **LCF**=LightBAR cover plate matches housing finish

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. **2** Add suffix in the order shown. **3** LCF option not available when WT (white) finish is selected. **4** DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-W1-LEDB2 product as not all configurations are DLC classified.

TD614008EN
March 15, 2016

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C			
40°C	> 94%	> 60,000	365,000
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-W1-LEDB2	120-277V, 50/60Hz	0.13A

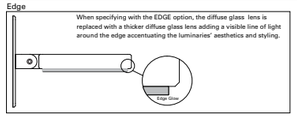
LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength
T2 (Lateral Throw)		15.5	691	44	2700	95
			1148	73	3000	75
			802	51	3500	85
			1265	81	4000	75
		12.1	351	29	TSAM (Amber)	585-595nm
T4 (Forward Throw)		15.5	647	42	2700	95
			1075	69	3000	75
			752	48	3500	85
			1185	76	4000	75
		12.1	329	27	TSAM (Amber)	585-595nm
T5X (Extra Wide Flood)		15.5	778	50	2700	95
			1293	83	3000	75
			904	58	3500	85
			1425	91	4000	75
		12.1	396	33	TSAM (Amber)	585-595nm

NOTES: 1 When the LCF option is selected use a lumen multiplier of .85

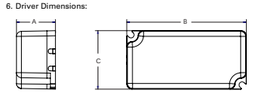
OPTIONS

Edge



TECHNICAL NOTES

1. Junction box size and depth is important when specifying product. Recommended junction boxes include 2-1/8" deep, 4" square weld/drawn Crouse Hinds part numbers TP403, TP434, TP494, TP196, TP395 or equivalent. Use with included universal mounting plate or with Crouse-Hinds part number TP480 or equivalent cover with similar fixture mounting locations.
2. The universal wall plate provided with all EON wall mount fixtures can be used with an outdoor rated two gang 30.5 cubic inch capacity outlet box. Cooper Crouse-Hinds part numbers TP7086 – TP7122 or equivalent. The universal mounting plate will attach with four (4) 6-32 pan head/flat stainless steel screws (not provided).
3. Driver can be remote mounted in a junction box a max distance of 25 feet (voltage drop needs to be considered) or placed in the junction box behind the luminaire.
4. When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaries' aesthetics and styling.
5. If Luminaire will not be dimmed, the Luminaire must be ordered with DIMELV option, but does not have to be dimmed.
6. Driver Dimensions:



Luminaire Type	Dimming Type	Driver Dimensions in [mm] A	B	C
303-W1-LEDB2	DIMELV	.98 [25.0]	3.36 [85.3]	1.49 [37.9]
	DIM10	1.18 [30.0]	3.49 [88.6]	1.64 [41.6]

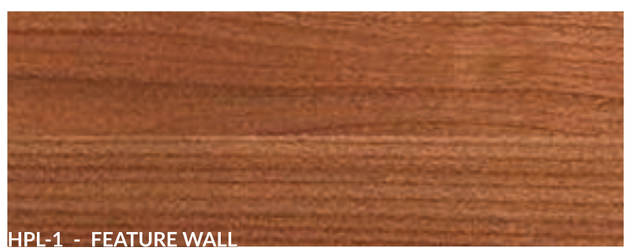
TYPE: WL-1

CITY OF REDMOND
DESIGN REVIEW 90%
08.02.2018

SÄZÄN
GROUP
600 Stewart St., Ste. 1400
Seattle, Washington 98101
Tel 206.267.1700
Fax 206.267.1701
SAZAN # 292-1661

LUMINAIRE
CUT SHEETS

EXTERIOR BUILDING FINISH LEGEND	
FRCP-1	FIBER CEMENT LAP SIDING COLOR: KHAKI BROWN
FRCP-2	FIBER CEMENT LAP SIDING COLOR: RICH EXPRESSO
FRCP-3	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM PAINTED COLOR: SW 2803 ROOKWOOD TERRA COTTA
FRCP-4	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM COLOR: RICH EXPRESSO
HPL-1	TRESPA METEON COLOR: ENGLISH CHERRY
HPL-2	TRESPA METEON COLOR: FRENCH WALNUT
TRIM-1	FRCP TRIM BOARD - 5.5” COLOR: TIMBER BARK
MTL-1	PRE-FINISHED METAL PLATE PER DETAILS COLOR: AEP SPAN COOL METALLIC SILVER
CONC-2	CAST IN PLACE CONCRETE WITH FORM LINER
W-1	FIBERGLASS WINDOWS COLOR: BLACK
W-2	ALUMINUM CLAD WOOD WINDOWS COLOR: BLACK
MECH-1	4” LOUVERS COLOR: AEP SPAN COOL METALLIC COPPER
SUNSHADE	STEEL BAR GRATE COLOR: AEP SPAN COOL METALLIC COPPER



MATERIAL AND
COLOR BOARD