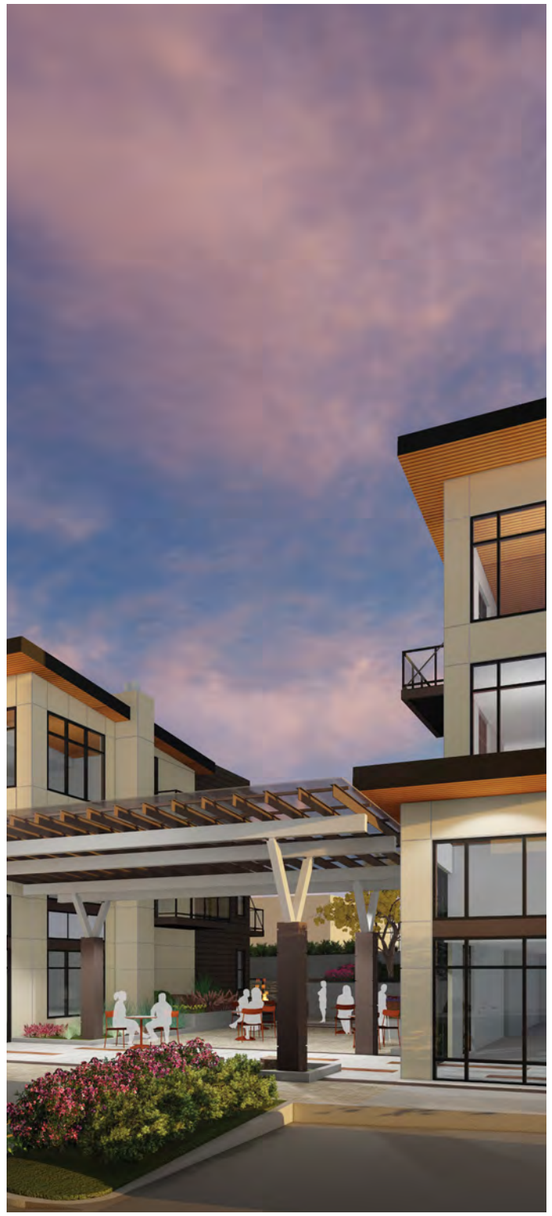

EMERALD HEIGHTS
COURTYARD INDEPENDENT LIVING

CITY OF REDMOND

DESIGN REVIEW 100%

09.06.18

DESIGN CONCEPT NARRATIVE

The proposal includes the new construction of an independent living structure with 42 residential units. The building consists of (2) 3-story residential structures at approximately 72,000 total square feet, over 1 1/2 levels of sub-grade parking garage and storage at approximately 35,000 square feet.

The driving design feature for the Courtyard Building is the central courtyard between the 2 residential structures. The entries to both buildings, main vertical circulation, and the lobby/lounge areas are all oriented around the courtyard to encourage residents to engage and activate the courtyard. The courtyard will also serve as a connection point for the campus loop trail. A seating area is incorporated at the end of the courtyard along the trail, to act as an opportunity for respite and people watching. The courtyard itself will have the feel of a pedestrian plaza, and is currently planned to include a water feature, fire pit, raised planter gardens, and fixed and movable seating.

In order for the project to feel cohesive with the rest of the campus, the Courtyard Building will build on the transitional aesthetic established through the last round of campus expansion projects. This palette compliments and reinterprets the existing campus and Education Hill architecture, while providing variety and interest through new contemporary forms and materials. This building used the existing Trailside Building immediately adjacent to it as an aesthetic starting point, utilizing similar materials as the base palate.

The project is sited to work with the existing topography of the site, which slopes up from east to west along the campus loop road. The main entries to the (2) residential buildings are flush with the finished grade, while the garage entry is located at the lowest point along the north side of each building.

EMERALD HEIGHTS

RICE fergus MILLER

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

Site Plan Entitlement

August 30, 2018

10901 176th Circle NE Redmond, WA 98052

ZONING CODE SUMMARY		
CRITERIA	REQUIRED	PROVIDED
NEIGHBORHOOD	EDUCATION HILL	
ZONING	R-6 SINGLE FAMILY URBAN RESIDENTIAL	
ZONING OVERLAY	NONE	
LAND USE	RETIREMENT RESIDENCE	
AVERAGE LOT SIZE	MIN 4,000 SF	1,653,047 (38 ACRES) ENTIRE CAMPUS PARCEL
SETBACK	MIN 15 FT FRONT MIN 15 FT SIDE STREET MIN 5 FT/10 FT SIDE INTERIOR MIN 10 FT REAR	FRONT OF PROPOSED BUILDINGS FACE INWARD TOWARDS THE CAMPUS. REFER TO ARCH CAMPUS & SITE PLANS. IL: FRONT: (NORTH) MORE THAN 965'-0" SIDE STREET: (EAST) MORE THAN 100'-0" SIDE INTERIOR: (SOUTH) MIN 22'-1" TO 44'-9" MAX SIDE INTERIOR: (WEST) MORE THAN 1040'-0" AL: FRONT: (WEST) MORE THAN 1120'-0" SIDE STREET: (EAST) MIN 15'-4" TO 24'-9" MAX SIDE INTERIOR: (SOUTH) MORE THAN 418'-0"
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).
PARKING	1 STALL MIN & MAX PER NON-SKILLED NURSING UNIT	AT IL = 9 SURFACE + 33 PARKING GARAGE = 42 NEW STALLS AT AL = 28 TO REPLACE EXISTING, 14 NET NEW STALLS.
BIKE PARKING	1 STALL PER 20 UNITS = 3 REQUIRED, EACH AT AL & IL	3 STALLS PROVIDED, MIN AT IL & AL
BUILDING SEPARATION	MIN 15 FT	VARIES AT MIN 40 FT
OPEN SPACE	MIN 20% 38 ACRES = 1,653,047 SF X 20% = 330,610 SF	AT LEAST 627,700 SF, 38%
LOT COVERAGE	MAX 35% 38 ACRES = 1,653,047 SF X 35% - 578,567 SF	MAX 332,500 SF, 20% INCLUDES FUTURE AL & IL
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
BUILDING HEIGHT	MAX: 35 FT ABOVE FINISHED GRADE PER RMC 21.16.020	35 FT (SEE SHEET ARCH SITE PLANS FOR FINISHED GRADE AND HEIGHT CALCS)
IBC CONSTRUCTION TYPE		TYPE IA AT P01 (PARKING GARAGE) TYPE VA AT L1-L3 (AL), P02 & L1-L3 (IL)
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

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2 OF 5 SURVEY
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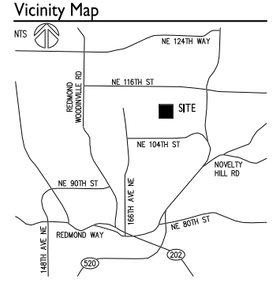
Vicinity Map



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

STATE OF WASHINGTON 36536 REGISTERED PROFESSIONAL ENGINEER
08/30/18

CITY OF REDMOND
DESIGN REVIEW 100%
09.06.2018

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
SITE PLAN ENTITLEMENT

ISSUED: AUGUST 30, 2018

REVISION SCHEDULE	

Cover Sheet

SHEET:
C 0.00

Thu, 30 Aug 2018 - 9:25am 17-XXXX

PREP 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

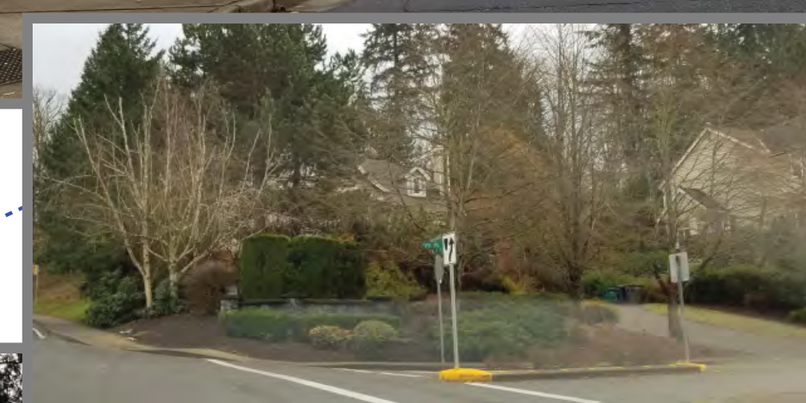
CONDITIONAL USE PERMIT PHASING PLAN

SCALE: NTS

EDUCATION HILL NEIGHBORHOOD

EDUCATION HILL NEIGHBORHOOD - EXISTING PHOTOS OF REDMOND HIGH SCHOOL

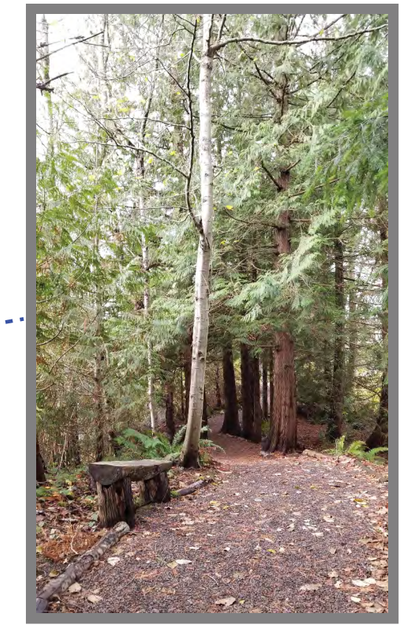
EDUCATION HILL NEIGHBORHOOD - SOUTHWEST OF CAMPUS

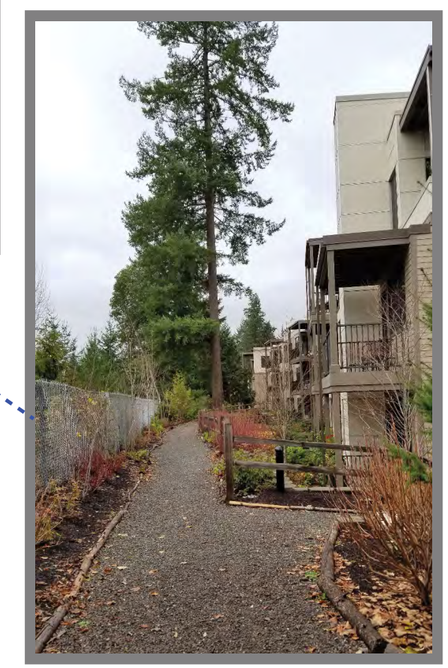


EDUCATION HILL NEIGHBORHOOD - NORTH OF CAMPUS

EDUCATION HILL NEIGHBORHOOD - EAST OF CAMPUS

EXISTING CAMPUS - PEDESTRIAN VIEWS





EXISTING CAMPUS - PEDESTRIAN VIEWS

CAMPUS RESIDENTIAL BUILDINGS

EXISTING CAMPUS PHOTOGRAPHS

CAMPUS ENTRY

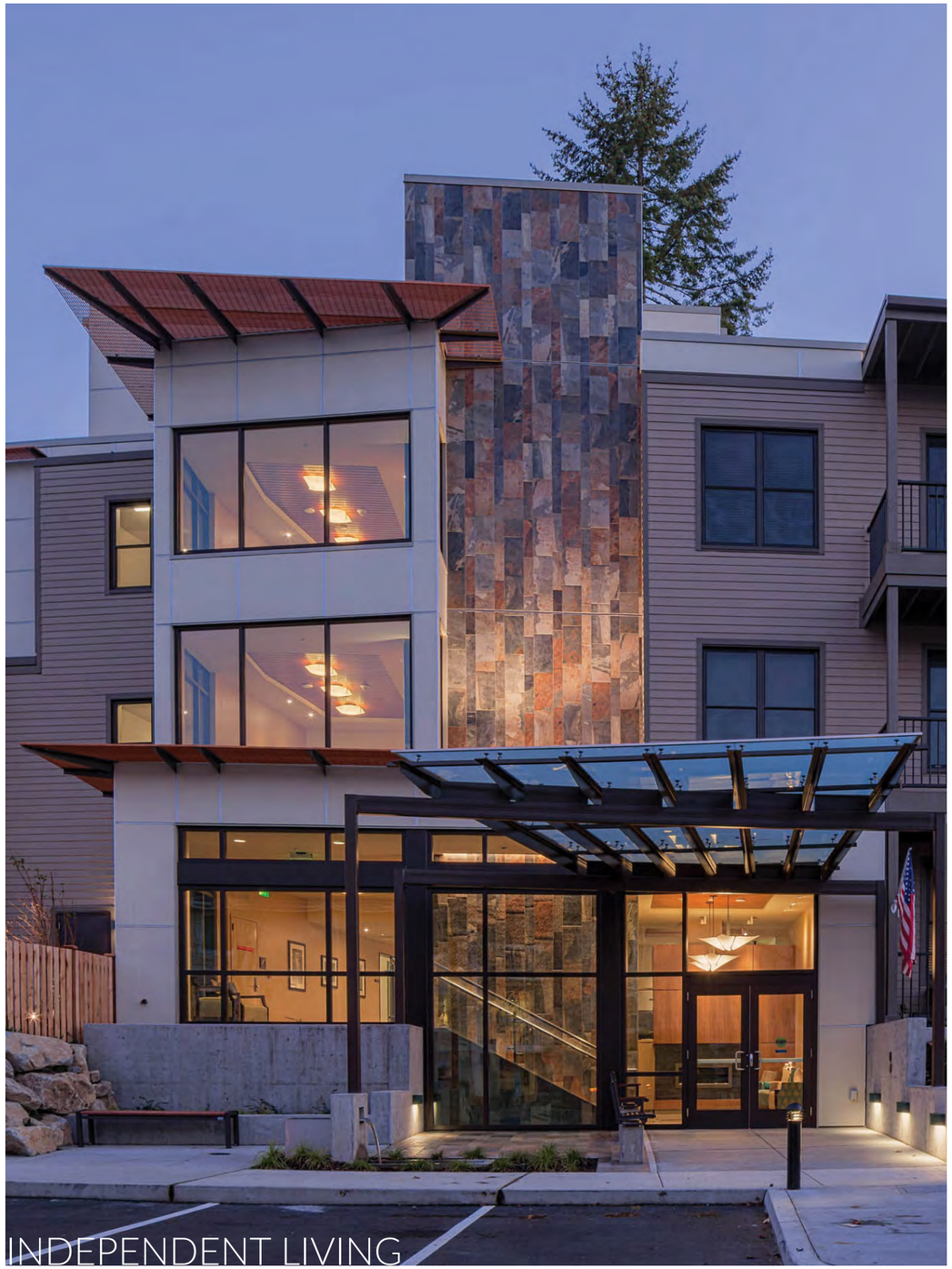
CENTRAL COURTYARD

EXISTING CAMPUS PHOTOGRAPHS

CENTRAL COURTYARD

FITNESS BUILDING

EXISTING CAMPUS PHOTOGRAPHS

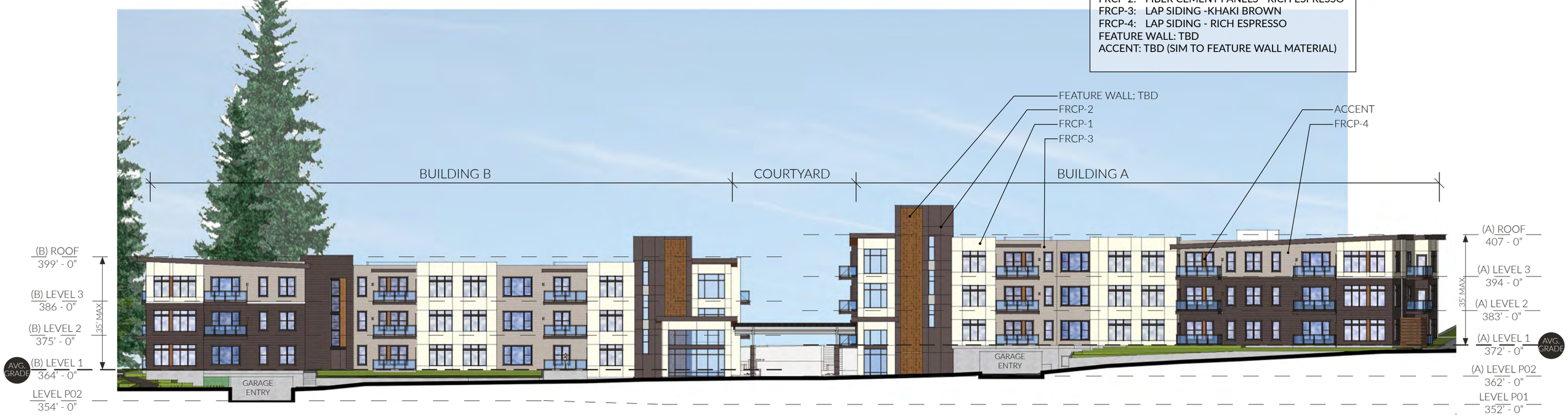


EXISTING CAMPUS PHOTOGRAPHS

CITY OF REDMOND
DESIGN REVIEW 100%
09.06.2018

MATERIAL LEGEND

FRCP-1: FIBER CEMENT PANELS - NAVAJO BEIGE
FRCP-2: FIBER CEMENT PANELS - RICH ESPRESSO
FRCP-3: LAP SIDING -KHAKI BROWN
FRCP-4: LAP SIDING - RICH ESPRESSO
FEATURE WALL: TBD
ACCENT: TBD (SIM TO FEATURE WALL MATERIAL)



NORTH ELEVATION - INITIAL DRB SUBMISSION *(NOV 2017 DRB 30)*

SCALE: 1" = 30'-0"

SOUTH ELEVATION - INITIAL DRB SUBMISSION *(NOV 2017 DRB 30)*

SCALE: 1" = 30'-0"

DESIGN REVISIONS - INITIAL DRB SUBMISSION

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

RICE*fergus*MILLER

Design Revisions: Responding to Input

Design Revisions

Changes to initial design (Nov 2017 DRB) reflected in Current Proposal

- **Existing trees retained** – 10 existing trees on the project site, ranging from 42’ to 130’ tall will be retained. 9 of these trees are along the eastern side of the project site, between the public right of way and proposed building.
- **Increased landscape screening** – Sidewalk extension in northeastern corner of site removed to allow for installation of additional screening trees.
- **Additional street trees** – 16 new trees will be provided along the public sidewalk as a result of this project.
- **Color scheme revision** – Building colors revised to strengthen contextual link to adjacent Trailside Building, and reinforce horizontal character at building ends. Color changes enhance contrast at unit balconies and define vertical building elements, reducing building scale and reflecting neighborhood character.
- **Contextual building elements** – Panel system articulation, window mullion patterns, and bay window design revised to incorporate architectural details utilized on Trailside Building.
- **Accent material refinement** – Feature wall and accent panels materials selected to provide warmth, interest, and elegance. Material tones compliment existing materials used throughout campus and surrounding neighborhood.
- **Courtyard design development** – The courtyard design was developed to create strong cohesive connection to the architecture of the building, add warmth, and create an inviting, human scaled, space with a variety of seating options.

COURTYARD - INDEPENDENT LIVING BUILDING
Summary of design changes from November 2017 to September 2018

DESIGN ELEMENT	PREVIOUS PROPOSAL (November 2017; DRB 30% Submittal)	CURRENT PROPOSAL (August 2018; DRB 100% Submittal)	CURRENT PROPOSAL (September 2018; DRB 100% Submittal)
Unit count	42		No change to design. Design change matrix and document date updated to align with final Assisted Living building DRB meeting
South setback	Range 22'-1" to 44'-9"		
Façade and Courtyard Design			
Façade modulation	Projected window bays and double projected bays both articulated with light, navajo beige panel siding.	Double bays revised to dark brown lap siding to strengthen hierarchy of building elements, signifying roof line changes and providing vertical break to the buildings horizontal language. Single bays keep the original panel siding, but reveal pattern is revised to highlight window mullion pattern, strengthening connection to adjacent trailside building.	
Windows	Windows in projected bays shown with minimal mullion pattern.	Windows in projected bays revised to include intermediate mullions, adding texture, scale, and variation to the overall façade design, highlighting these elements as a prominent feature through a unique window treatment. Also improves functionality of the operable window and creates stronger link to Trailside building.	
Rooflines	Stepped roof parapets broken with vertical elements at common core nodes	Eave extensions added at vertical accent areas with lap siding to create a more residential feature.	
Material Color Palette	Beige fiber cement panels with aluminum reveals at projected bays, with dark brown panels at common core nodes. Khaki lap siding as primary body material, with dark brown lap siding at east and west ends.	Materials revised to beige panel siding above khaki lap siding at building ends to reinforce horizontal character and tie material language to the adjacent Trailside building. Color changes enhance contrast at unit balconies and define vertical building elements, reducing building scale and reflecting neighborhood character.	
Accent Materials	Placeholder presented pending further design work.	Stone tile in corten color selected as primary accent material to provide rich color and texture while complimenting the buildings neutral color palette. Adds warmth and elegance to design, and incorporates signage elements used throughout campus and pops of color found in surrounding neighborhood. Material used at feature walls and large glazing sections.	
Courtyard Design	Scored concrete paving with linear bands indicating key gathering and entry areas. Built in bench seating.	Paving pattern revised to incorporate feature wall design and accent colors into key gathering and circulation areas. Contrasting tones added to square scored paving sections to add texture. Moveable seating added throughout courtyard to increasing seating and offer a range of seating options while retaining flexibility.	
Landscape and Screening			
Sidewalks and screening	**Pre-application design:** Campus sidewalk connection to trail along east of building with limited room for new or existing trees.		
	Prior to DRB 30 submission: A section of campus sidewalk and trails on the east end was deleted to allow for the retention of 3 existing trees and the addition of 6 new evergreen trees in this area. This provides additional screening at the east end, limiting visibility of the project from the public ROW. This change to the pre-application design was made in response to public comments received during site entitlement process for the AL building.		
Existing trees saved	10	10	
New trees - types	(46) Evergreens, (24) Decidious	(46) Evergreens, (21) Decidious	
New trees - height	10 ft - 18 ft at installation. The evergreen trees were all 10 ft - 18 ft in height	10 ft - 18 ft at installation. The evergreen trees were all 10 ft - 18 ft in height	
New trees - quantity	70 + 0 ROW Trees = 70 Trees	67 + 9 ROW Trees = 76 Trees	

PREVIOUS DESIGN

LARGE PROJECTED BAYS REVISED FROM PANEL TO RICH ESPRESSO LAP SIDING. VERTICAL ELEMENTS IN THE BUILDING MASSING ARE ALL SHOWN WITH THIS COLOR AND HELP TO REDUCE BUILDING MASS

REVISED DESIGN

REVISED COLOR SCHEME ALLOWS FOR ENHANCED CONTRAST AT BALCONIES

MATERIALS REVISED TO MATCH TRAILSIDE PALLET; NAVAJO BEIGE PANEL OVER KHAKI BROWN LAP SIDING IN LIEU OF DESIGN SHOWN ABOVE. CREATES STRONG HORIZONTAL LANGUAGE AT BUILDING ENDS

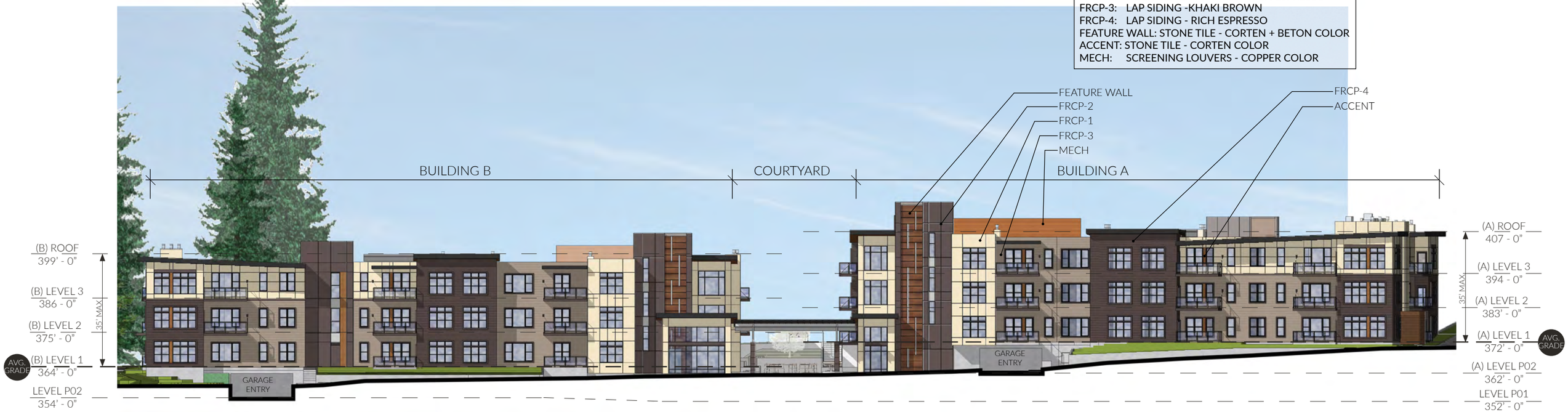
BAY WINDOWS RETAINED WHERE SCALE IS SIMILAR, PANEL ARTICULATION ADJUSTED TO CREATE STRONGER REFERENCE TO TRAILSIDE

DESIGN REVISIONS FOR CONTINUITY

CITY OF REDMOND
DESIGN REVIEW 100%
09.06.2018

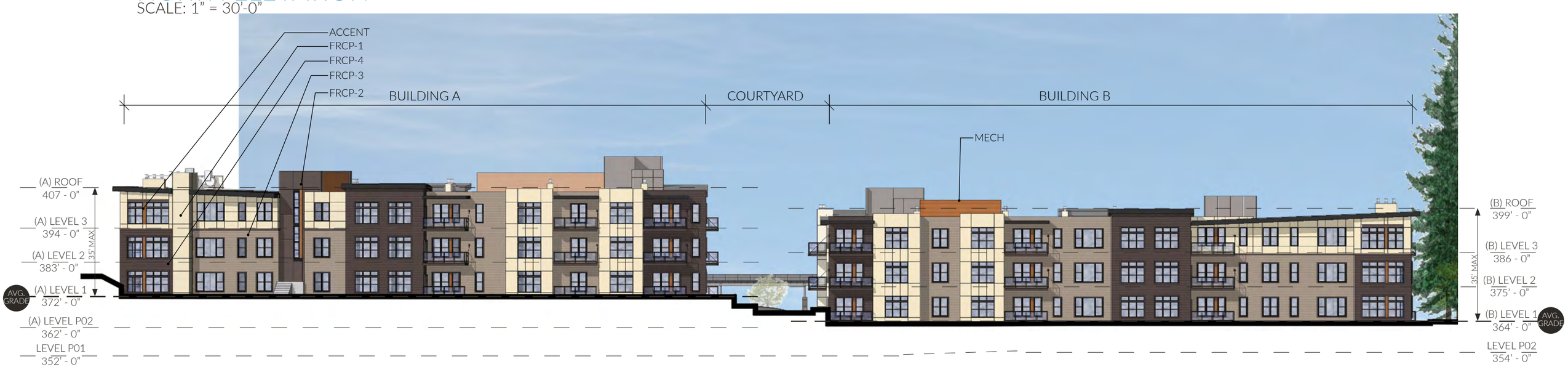
MATERIAL LEGEND

FRCP-1: FIBER CEMENT PANELS - NAVAJO BEIGE
FRCP-2: FIBER CEMENT PANELS - RICH ESPRESSO
FRCP-3: LAP SIDING -KHAKI BROWN
FRCP-4: LAP SIDING - RICH ESPRESSO
FEATURE WALL: STONE TILE - CORTEN + BETON COLOR
ACCENT: STONE TILE - CORTEN COLOR
MECH: SCREENING LOUVERS - COPPER COLOR



NORTH ELEVATION

SCALE: 1" = 30'-0"



SOUTH ELEVATION

SCALE: 1" = 30'-0"

CONCEPTUAL BUILDING ELEVATIONS

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

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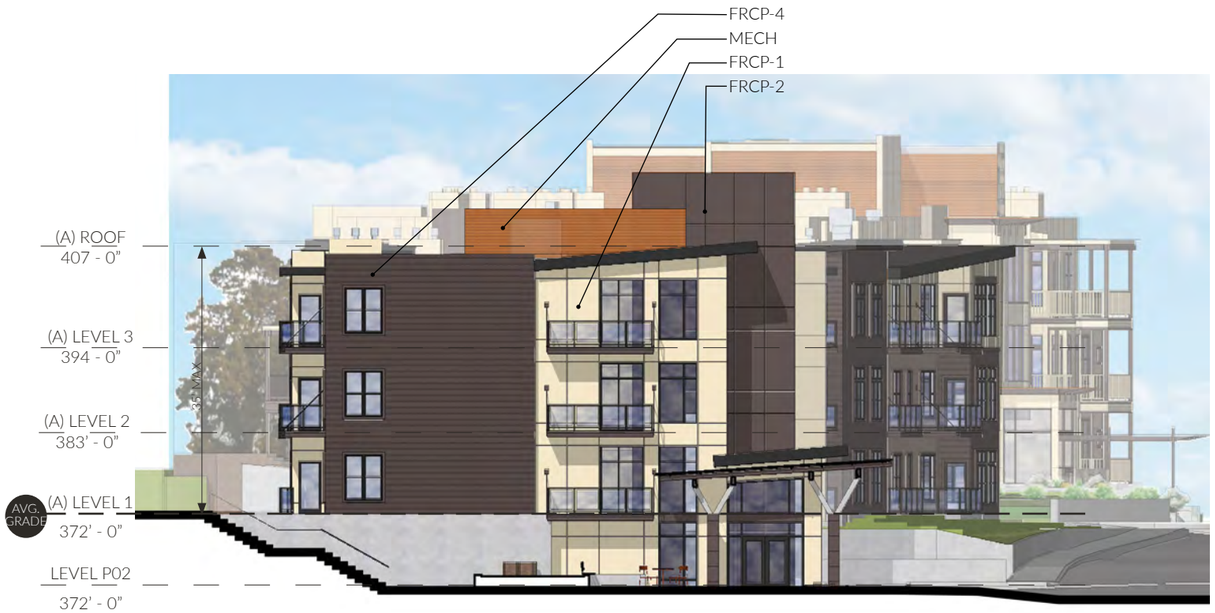
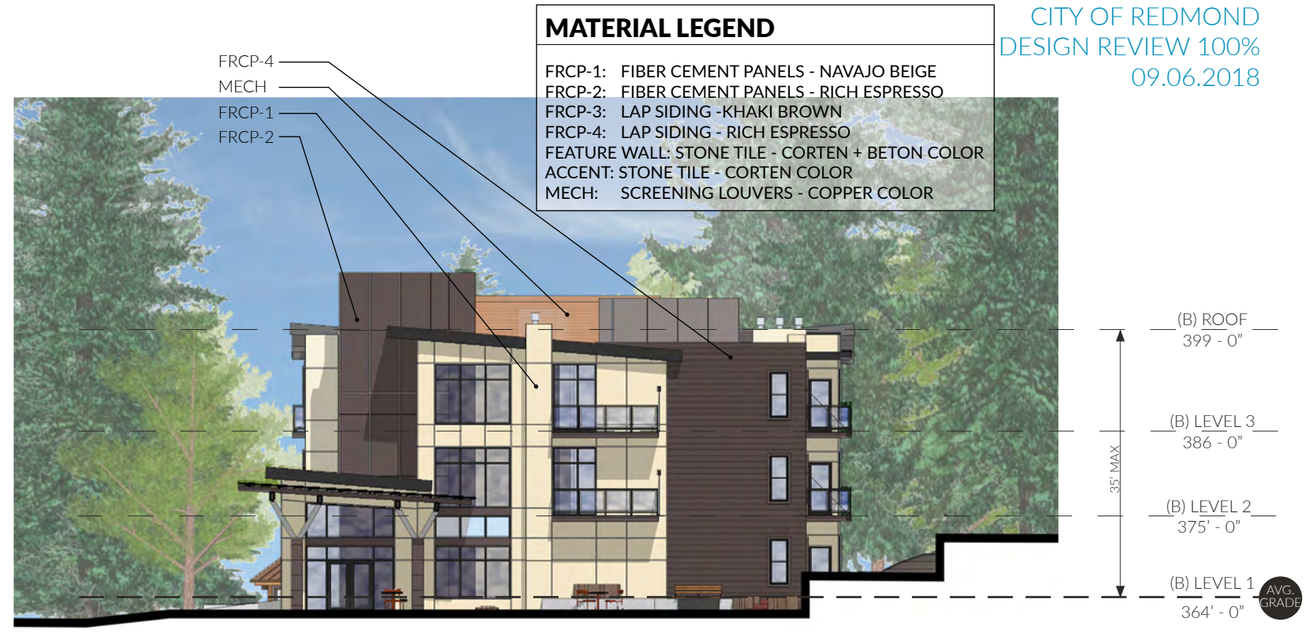
CITY OF REDMOND
DESIGN REVIEW 100%
09.06.2018



EAST COURTYARD ELEVATION

SCALE: 1" = 20'-0"

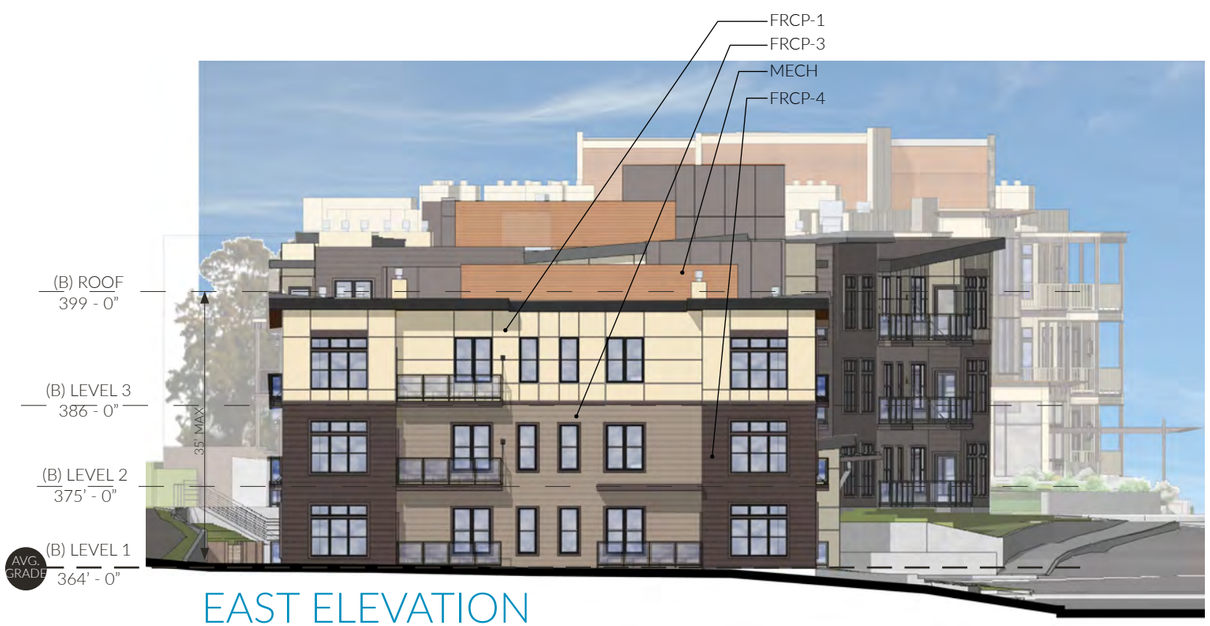


MATERIAL LEGEND

FRCP-1: FIBER CEMENT PANELS - NAVAJO BEIGE
FRCP-2: FIBER CEMENT PANELS - RICH ESPRESSO
FRCP-3: LAP SIDING -KHAKI BROWN
FRCP-4: LAP SIDING - RICH ESPRESSO
FEATURE WALL: STONE TILE - CORTEN + BETON COLOR
ACCENT: STONE TILE - CORTEN COLOR
MECH: SCREENING LOUVERS - COPPER COLOR

WEST COURTYARD ELEVATION

SCALE: 1" = 20'-0"



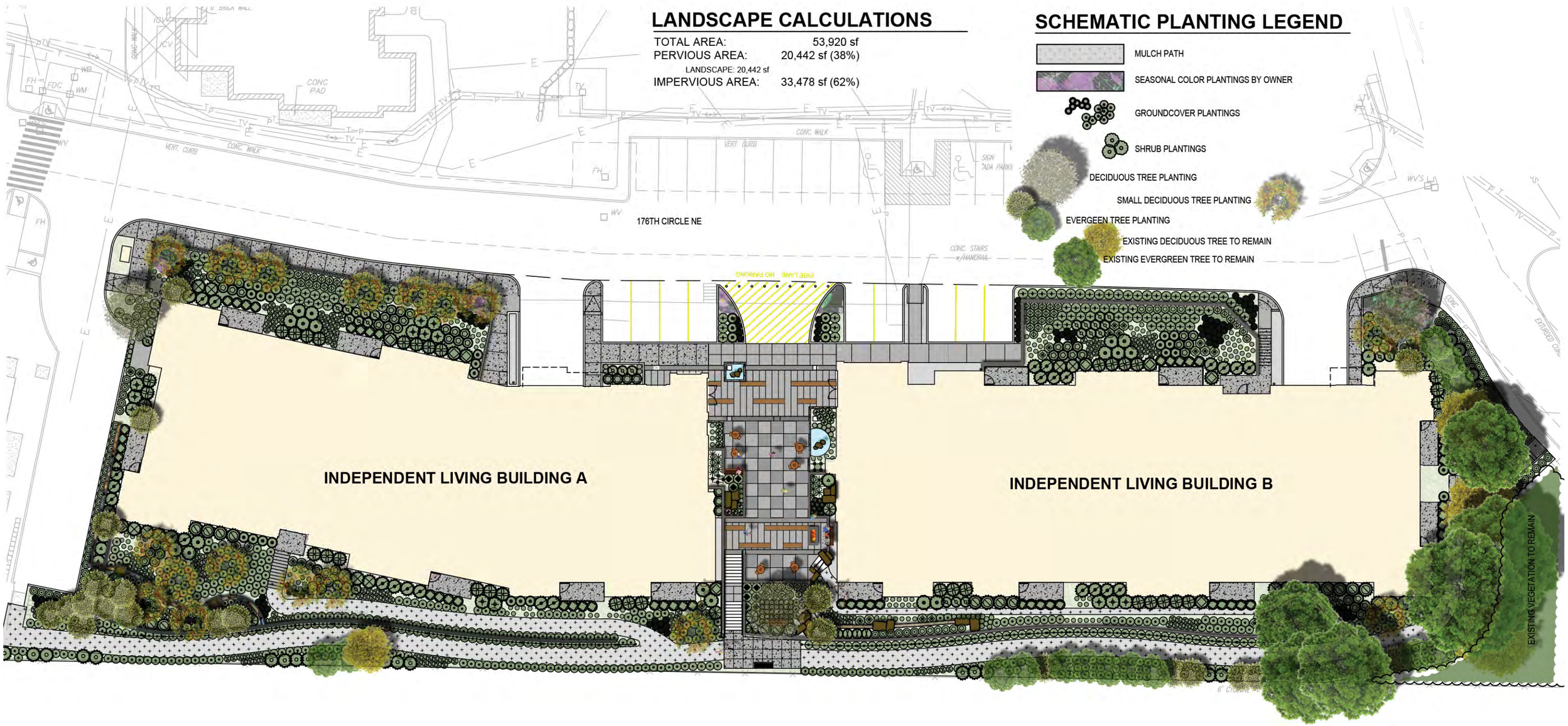
EAST ELEVATION

SCALE: 1" = 20'-0"

WEST ELEVATION

SCALE: 1" = 20'-0"

CONCEPTUAL BUILDING ELEVATIONS



SITE PLAN

SCALE: 1" = 30'-0"

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CONCEPTUAL LANDSCAPE PLANS

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

RICEfergusMILLER

CENTRAL COURTYARD

SCALE: NTS

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CONCEPTUAL LANDSCAPE PLANS

PLANT SCHEDULE

67 REPLACEMENT TREES TOWARDS SIGNIFICANT TREES BEING REMOVED

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND REMARKS
EVERGREEN TREES			
3	Chamaecyparis obtusa 'Nana Gracilis'	Tall Slender Hinoki Cypress	10'-12' Ht. Min., B&B
6	Cryptomeria japonica 'Sekkan-Sugi'	Gold Japanese Cedar	10'-12' Ht. Min., B&B
17	Picea omorika	Serbian Spruce	15'-18' Ht. Min., B&B
6	Pseudotsuga menziesii	Douglas Fir	15'-18' Ht. Min., B&B, 8' O.C Spacing
14	Thuja plicata	Western Red Cedar	15'-18' Ht. Min., B&B, 8' O.C Spacing
DECIDUOUS TREES			
2	Fraxinus americana 'Junginger'	Autumn Purple Ash	12'-14' Ht., 2½" Caliper, B&B, Straight Trunk
1	Cercidiphyllum japonicum	Katsura Tree	12'-14' Ht., 2½" Caliper, B&B, Straight Trunk
SMALL DECIDUOUS TREES			
7	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
2	Amelanchair 'Autumn Brilliance'	Autumn Brilliance Serviceberry	12'-15' Ht. Min., 3 Stem Min,. B&B
8	Cornus kousa	Korean Dogwood	10'-12' Ht. Min., 3 Stem Min,. B&B
STREET FRONTAGE TREES			
16	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2½" Caliper, Straight Trunk, 30' O.C. B&B
SHRUBS			
6	Abelia 'Edward Goucher'	Edward Goucher Abelia	3 Gallon Cont., 4' O.C. Spacing
31	Myrica californica	Pacific Wax Myrtle	3 Gallon Cont., 4' O.C. Spacing
3	Azalea 'Gumpo White'	Gumpo White Azalea	2 Gallon Cont., 3' O.C. Spacing
38	Azalea 'Hino Crimson'	Hino Crimson Azalea	2 Gallon Cont., 3' O.C. Spacing
37	Azalea 'Purple Gem'	Purple Gem Azalea	2 Gallon Cont., 3' O.C. Spacing
10	Camellia x williamsii 'Donation'	Donation Hybrid Camellia	3 Gallon Cont., 4' O.C. Spacing
19	Cistus x purpureus	Purple Rock Rose	3 Gallon Cont., 4' O.C. Spacing
53	Cornus sanguinea 'Midwinter Fire'	Mid-winter Fire Dogwood	2 Gallon Cont., 3' O.C. Spacing
4	Ribes sanguineum	Red Flowing Currant	2 Gallon Cont., 3' O.C. Spacing
11	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	3 Gallon Cont., 4' O.C. Spacing
39	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	3 Gallon Cont., 4' O.C. Spacing
28	Lonicera pileata	Privet Honeysuckle	3 Gallon Cont., 4' O.C. Spacing
17	Rhododendron 'Anah Kruschke'	Anah Kruschke Rhododendron	24"-30" Cont., 4' O.C. Spacing
2	Rhododendron 'Christmas Cheer'	Christmas Cheer Rhododendron	24"-30" Cont., 4' O.C. Spacing
13	Rhododendron 'Royal Purple'	Royal Purple Rhododendron	24"-30" Cont., 4' O.C. Spacing
57	Spirea thunbergii 'Ogon'	Golden Bridal Wreath Spirea	2 Gallon Cont., 3' O.C. Spacing

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND REMARKS
ORNAMENTAL GRASSES			
7	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gallon Cont., 36" O.C. Spacing
148	Carex morrowii 'Aurea-variegata'	Variegated Japanese Sedge	1 Gallon Cont., 24" O.C. Spacing
8	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon Cont., 24" O.C. Spacing
14	Hemerocallis 'Stella de Oro'	Star of Gold Day Lily	1 Gallon Cont., 24" O.C. Spacing
8	Miscanthus sinensis 'Zebrinus'	Zebra Grass	3 Gallon Cont., 4' O.C. Spacing
34	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 Gallon Cont., 18" O.C. Spacing
10	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 Gallon Cont., 18" O.C. Spacing
GROUNDCOVERS			
131	Arctostaphylos uva-ursi	Kinnikinnick	1 Gallon Cont., 30" O.C. Spacing
262	Blechnum spicant	Deer Fern	1 Gallon Cont., 24" O.C. Spacing
16	Calluna vulgaris 'Firefly'	Firefly Calluna	1 Gallon Cont., 24" O.C. Spacing
58	Lithodora 'Grace Ward'	Grace Ward Lithodora	1 Gallon Cont., 30" O.C. Spacing
625	Gaultheria shallon	Salal	1 Gallon Cont., 30" O.C. Spacing
28	Hosta 'Hadspen Blue'	Hadspen Blue Hosta	1 Gallon Cont., 36" O.C. Spacing
9	Lavandula angustifolia 'Hidcote Superior'	Hidcote Superior Lavender	1 Gallon Cont., 36" O.C. Spacing
153	Sarcococca ruscifolia	Fragrant Sweet Box	1 Gallon Cont., 36" O.C. Spacing
50	Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf	1 Gallon Cont., 18" O.C. Spacing
25	Phlox subulata 'Drummond's Pink"	Drummond's Pink Phlox	1 Gallon Cont., 24" O.C. Spacing
25	Iberis sempervirens	Evergreen Candytuft	1 Gallon Cont., 30" O.C. Spacing
113	Rudbekia hirta	Black-eyed Susan	1 Gallon Cont., 24" O.C. Spacing
	Existing Deciduous Tree to Remain	See plan and Tree Report for Additional Information	
	Existing Evergreen Tree to Remain	See plan and Tree Report for Additional Information	

NOTES

1. 67 REPLACEMENT TREES ARE BEING PROPOSED TOWARDS CITY OF REDMOND CODE RZC 21.72.80.
2. STREET TREES ALONG 176TH AVE NE DO NOT COUNT TOWARDS REPLACEMENT TREES.

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PLANT SCHEDULE

GROUNDCOVERS

Arctostaphylos uva-ursi

Blechnum spicant

Calluna vulgaris 'Firefly'

Lithodora 'Grace Ward'

Gaultheria shallon

Hosta 'Hadspen Blue'

Lavandula angustifolia 'Hidcote Superior'

Sarcococca ruscifolia

Liriope spicata 'Silver Dragon'

Phlox subulata 'Drummond's Pink

Iberis sempervirens

Rudbekia hirta

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PLANT SCHEDULE: GROUND COVERS

SHRUBS

Abelia 'Edward Goucher'

Myrica californica

Azalea 'Gumpo White'

Azalea 'Hino Crimson'

Azalea 'Purple Gem'

Camellia x williamsii 'Donation'

Cistus x purpureus

Cornus saguinea 'Midwinter Fire'

Ribes sanguineum

Hydrangea macrophylla 'All Summer Beauty'

Viburnum tinus 'Spring Bouquet'

Lonicera pileata

Rhododendron 'Anah Kruschke'

Rhododendron 'Christmas Cheer'

Rhododendron 'Royal Purple'

Spirea thunbergii 'Ogon'

ORNAMENTAL GRASSES

Calamagrostis x acutiflora 'Karl Foerster'

Carex morrowii 'Aurea-variegata'

Helictotrichon sempervirens

Hemerocallis 'Stella de Oro'

Miscanthus sinensis 'Zebrinus'

Ophiopogon planiscapus 'Nigrescens'

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PLANT SCHEDULE: SHRUBS

EVERGREEN TREES

Chamaecyparis obtusa 'Nana Gracilis'

Cryptomeria japonica 'Sekkan-Sugi'

Picea omorika

Pseudotsuga menziesii

Thuja plicata

DECIDUOUS TREES

Fraxinus americana 'Junginger'

Cercidiphyllum japonicum

SMALL DECIDUOUS TREES

Acer circinatum

Acer griseum

Amelanchier x grandiflora 'Autumn Brilliance'

Cornus kousa

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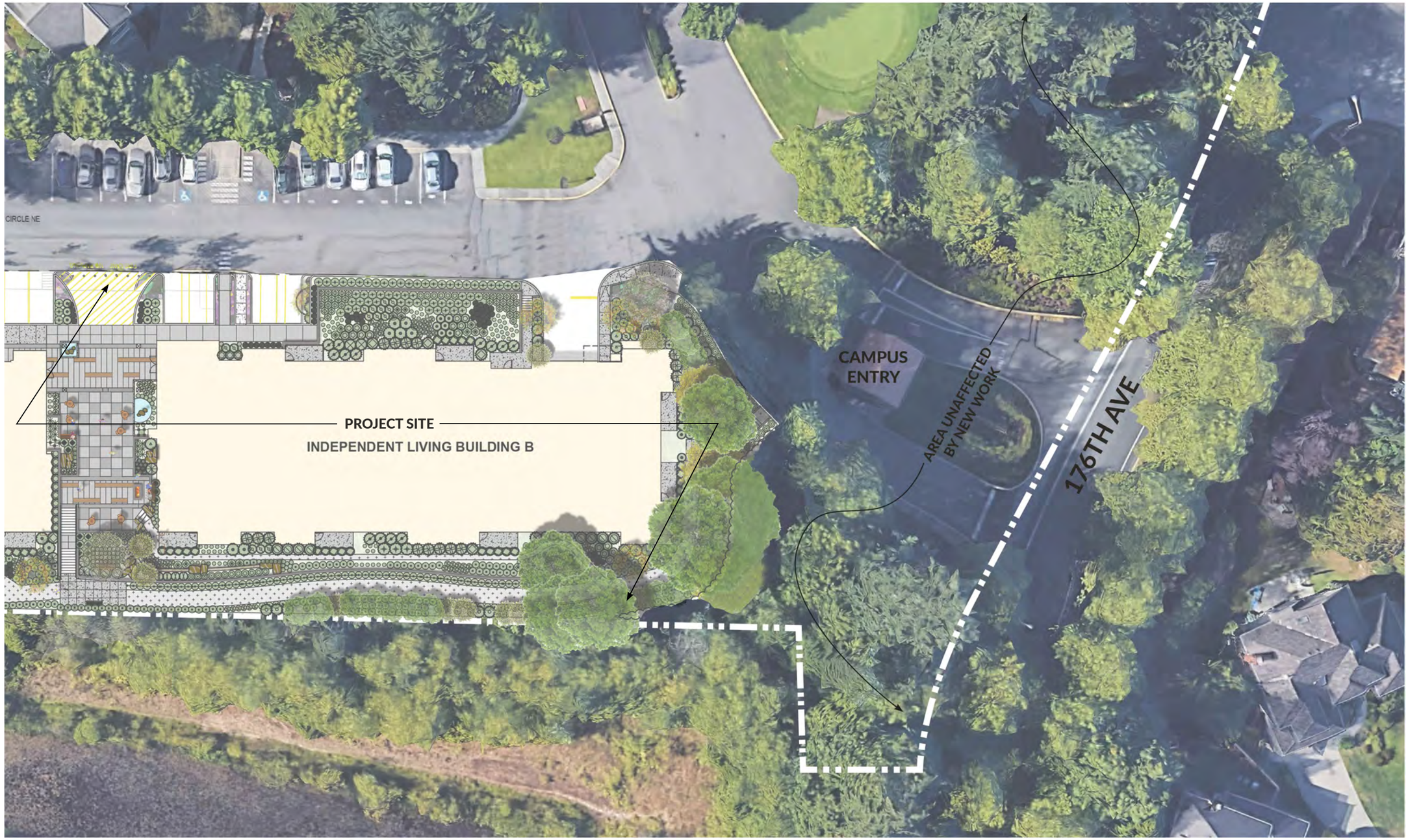
PLANT SCHEDULE: TREES



EXISTING TREES TO REMAIN ON PROJECT SITE

CONTEXTUAL SITE RELATIONSHIPS

EXISTING

EXISTING CAMPUS ENTRY - SUMMER

PROPOSED

CAMPUS ENTRY WITH COURTYARD BUILDING - SUMMER

CAMPUS ENTRY WITH COURTYARD BUILDING - SUMMER
10 YEARS PROJECTED LANDSCAPE GROWTH

EXISTING

EXISTING CAMPUS ENTRY - WINTER

PROPOSED

CAMPUS ENTRY WITH COURTYARD BUILDING - WINTER

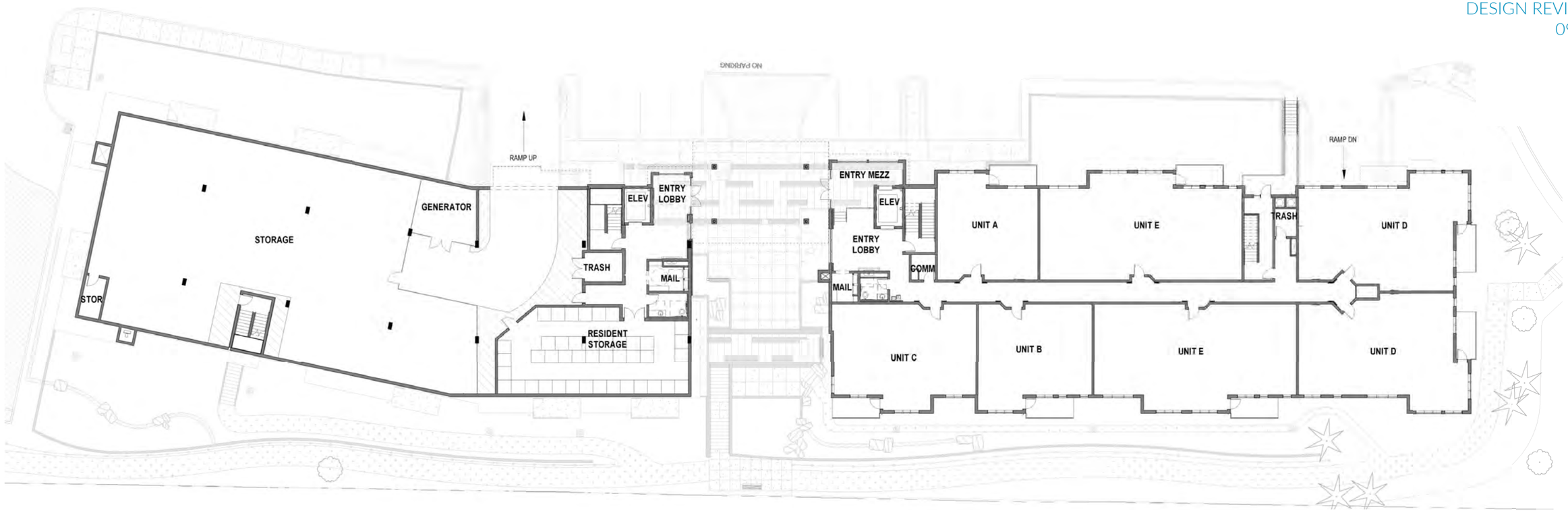
CAMPUS ENTRY WITH COURTYARD BUILDING - WINTER
10 YEARS PROJECTED LANDSCAPE GROWTH

EXISTING STREET VIEW FROM 176TH AVE NORTHBOUND (SOUTHEAST OF CAMPUS)

EXISTING

PROPOSED

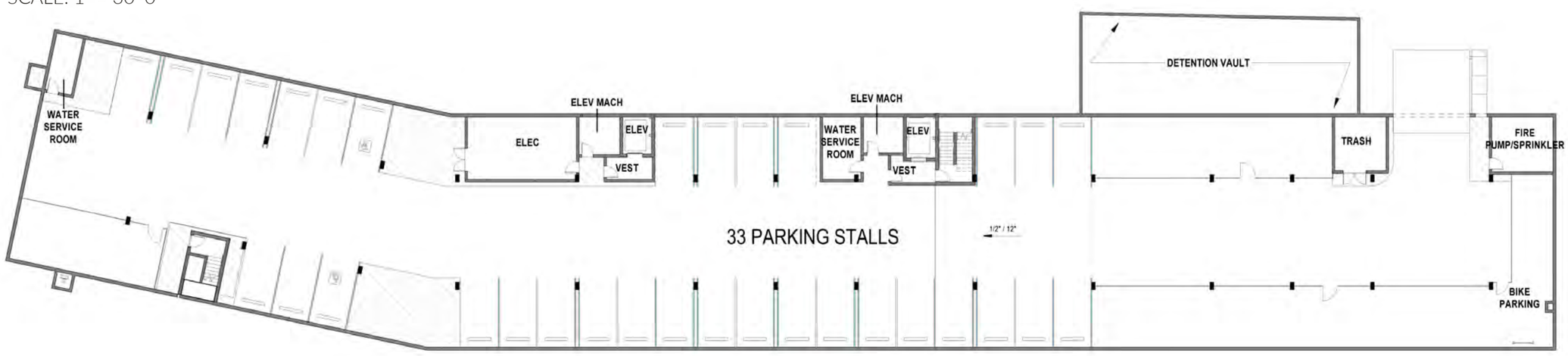
PROPOSED STREET VIEW FROM 176TH AVE NORTHBOUND (SOUTHEAST OF CAMPUS)



BLDG A - LEVEL PO2

SCALE: 1" = 30'-0"

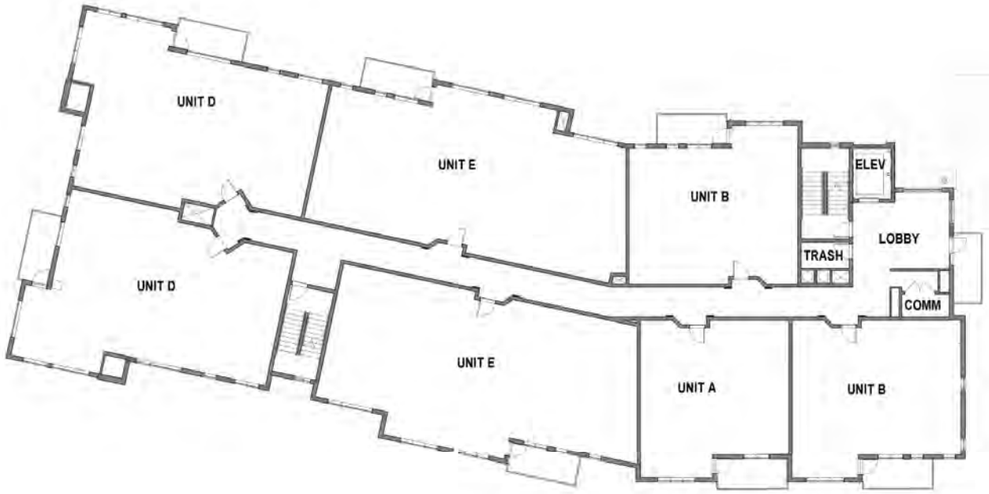
BLDG B - LEVEL 1



LEVEL PO1 GARAGE

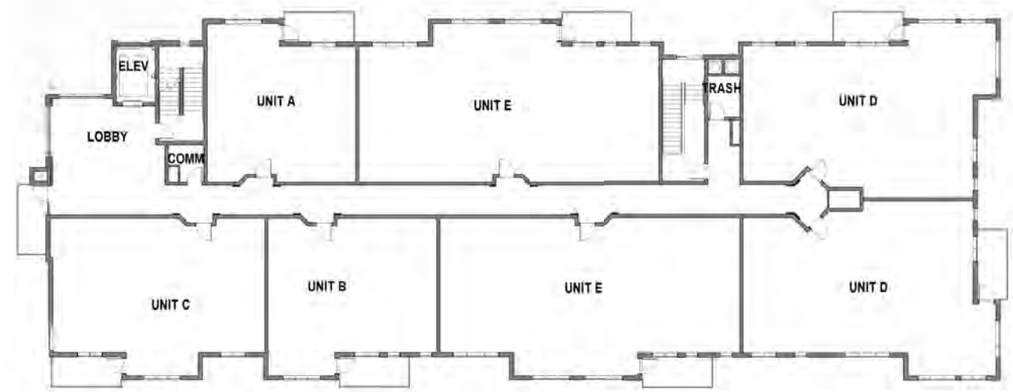
SCALE: 1" = 30'-0"

FLOOR PLANS

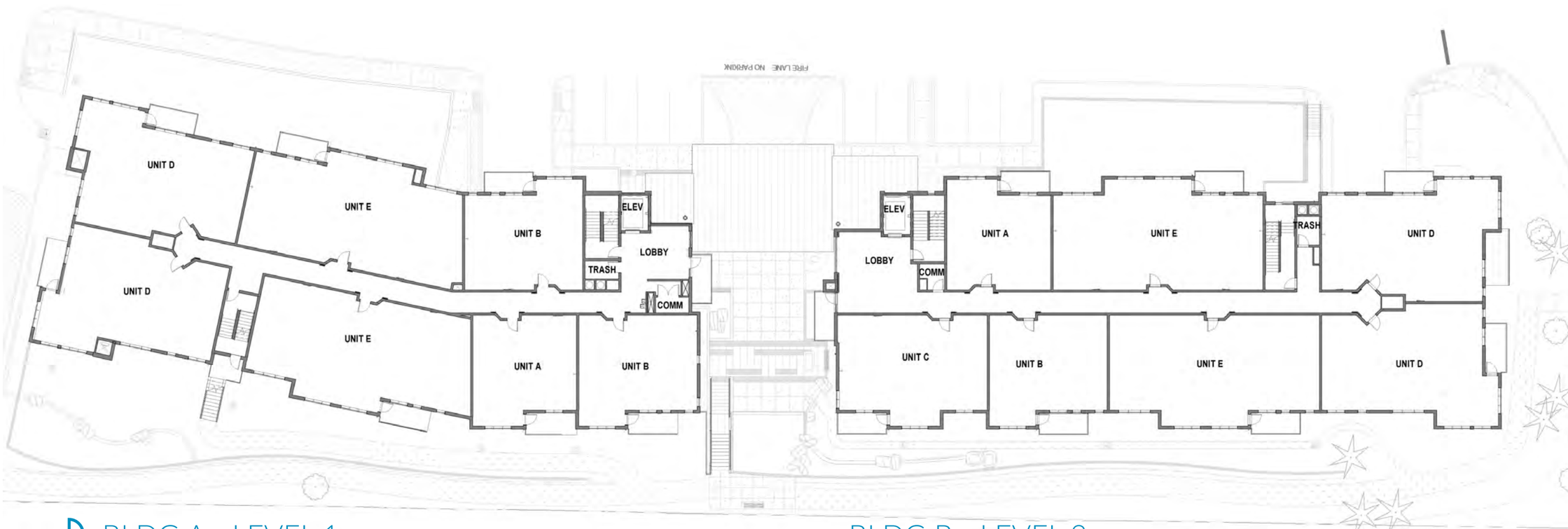


BLDG A - LEVEL 2

SCALE: 1" = 30'-0"



BLDG B - LEVEL 3

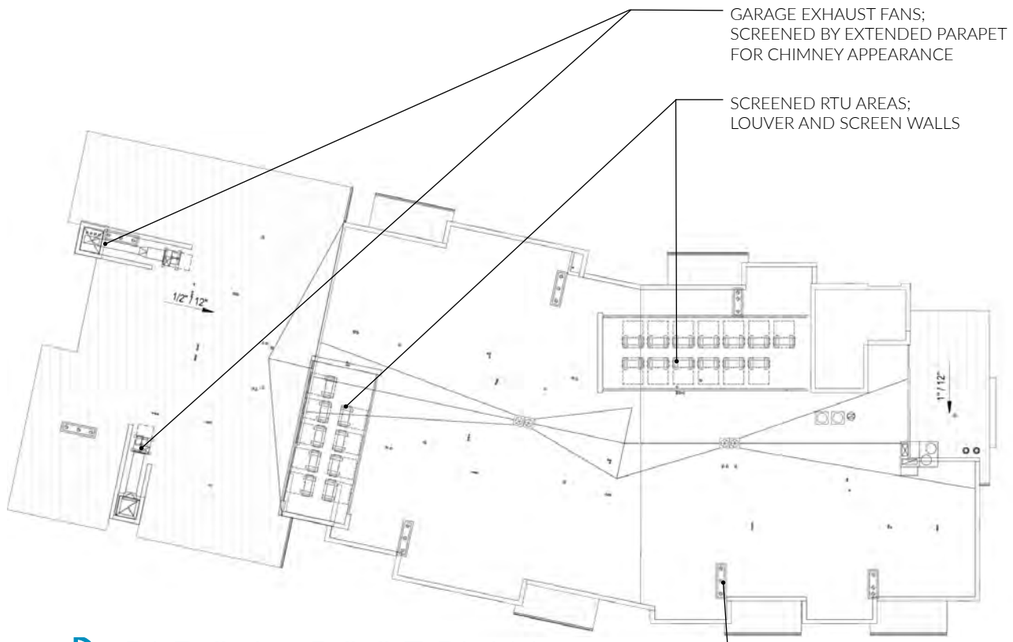


BLDG A - LEVEL 1

SCALE: 1" = 30'-0"

BLDG B - LEVEL 2

FLOOR PLANS



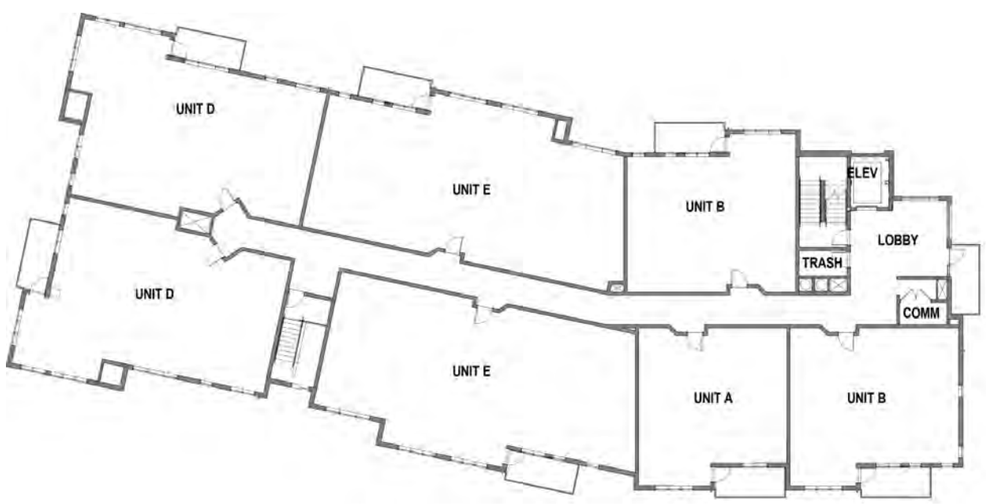
BLDG A - ROOF PLAN

SCALE: 1" = 30'-0"

TRAILSIDE ROOF TOP SCREENING

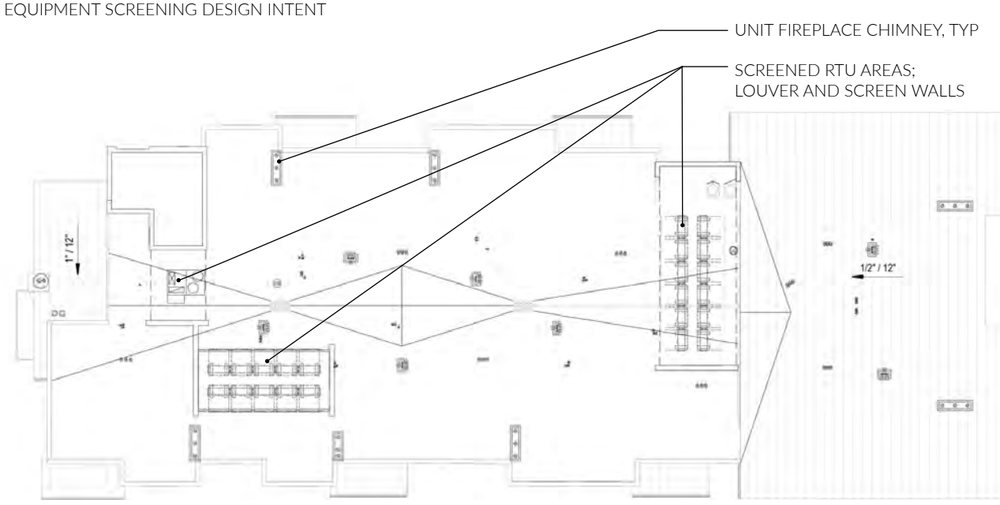
ROOF TOP SCREENING - METAL LOUVERS TO COMPLIMENT TRAILISIDE SCREENING DESIGN AND COPPER ACCENTS THROUGHOUT BOTH PROJECTS

COURTYARD EQUIPMENT SCREENING DESIGN INTENT



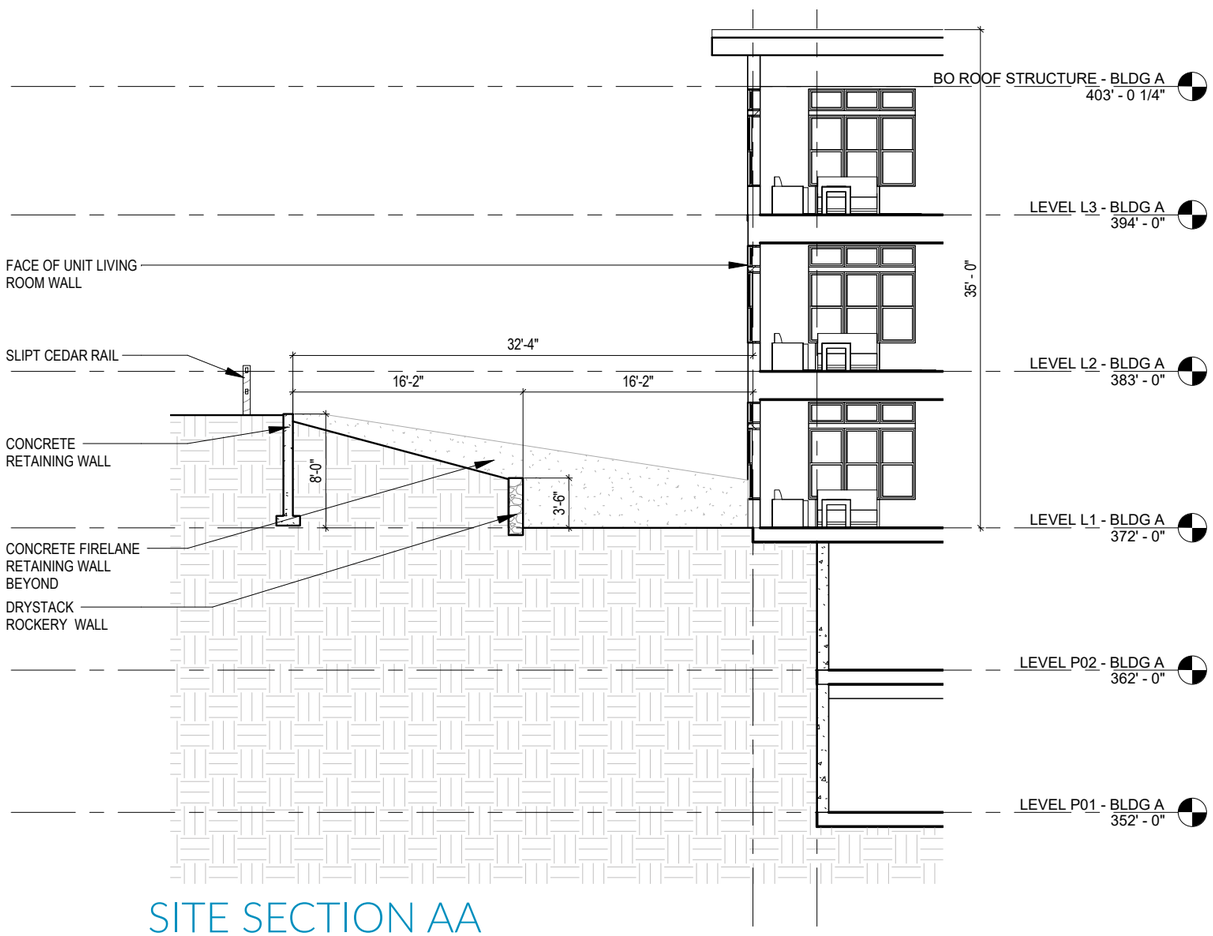
BLDG A - LEVEL 3

SCALE: 1" = 30'-0"



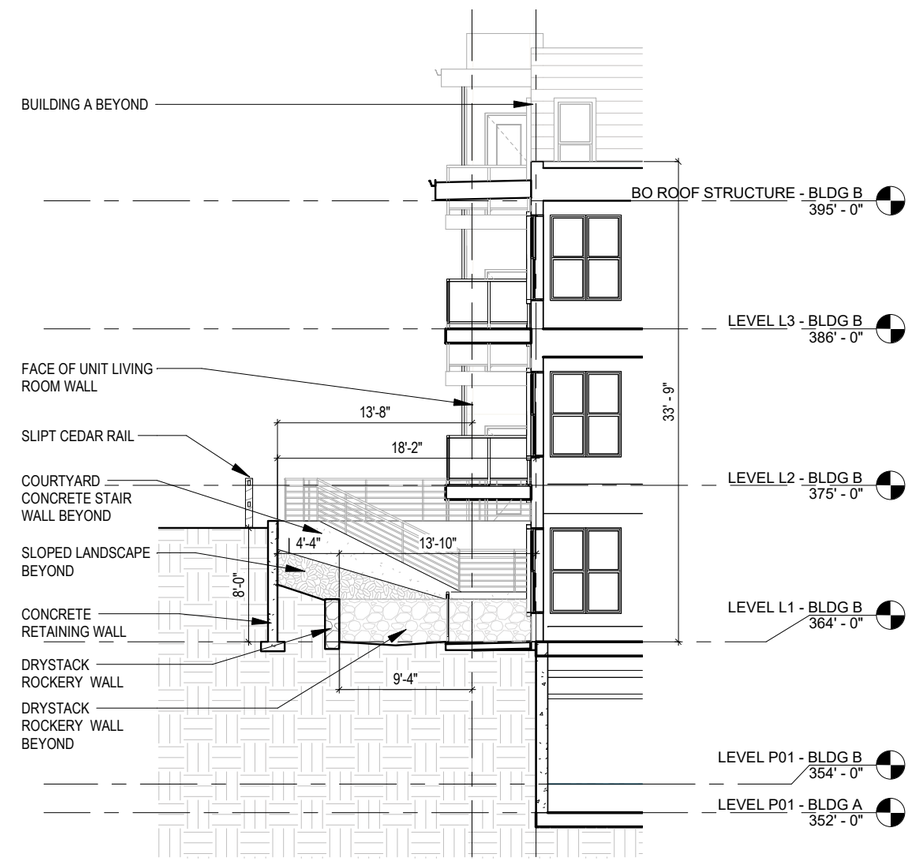
BLDG B - ROOF PLAN

FLOOR & ROOF PLANS



SITE SECTION AA

SCALE: 1/16" = 1'- 0"



SITE SECTION BB

SCALE: 1/16" = 1'- 0"

SITE SECTIONS

NORTH PERSPECTIVE - LOOKING WEST

CONCEPTUAL PERSPECTIVE

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

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NORTH PERSPECTIVE - MAIN ENTRIES

CONCEPTUAL PERSPECTIVE

NORTH PERSPECTIVE - LOOKING EAST

CONCEPTUAL PERSPECTIVE

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

RICEfergusMILLER

SOUTH PERSPECTIVE - BUILDING A & TRAILSIDE

CONCEPTUAL PERSPECTIVE

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

RICE*fergus*MILLER

SOUTH PERSPECTIVE - COURTYARD ENTRY FROM TRA

CONCEPTUAL PERSPECTIVE

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

RICE*fergus*MILLER

COURTYARD & BUILDING ENTRIES
CONCEPTUAL PERSPECTIVE

NIGHTTIME NORTH PERSPECTIVE - MAIN ENTRIES

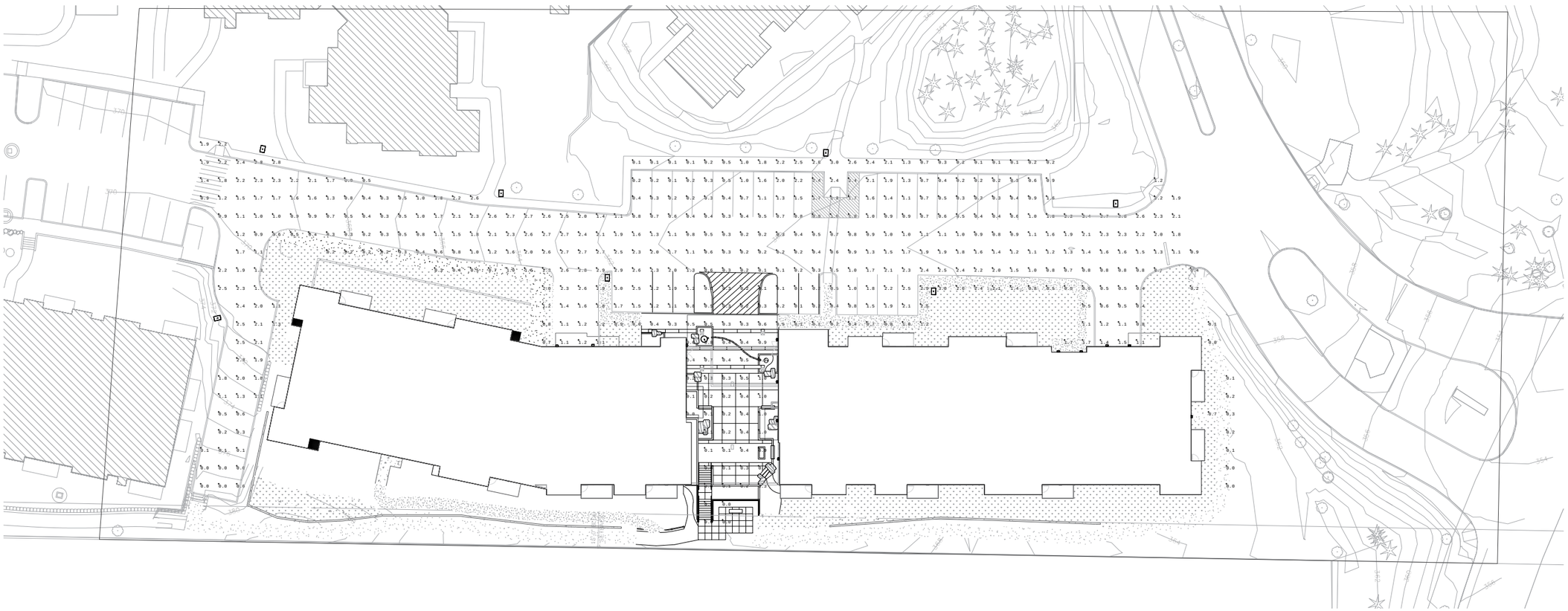
CONCEPTUAL PERSPECTIVES

NIGHTTIME SOUTH PERSPECTIVE - COURTYARD ENTRY FROM TRAIL

CONCEPTUAL PERSPECTIVES

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grade_Planar	Illuminance	Fc	1.10	3.0	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	12	303-W1-LEDB1-3000-UNV-T4-DIM1	SINGLE	0.850	303-W1-LEDB1-3000-UNV-T4-DIM10-BK
	7	PL1 EMM-F04-LED-E1-T3-8030	SINGLE	0.850	EMM-F04-LED-E1-T3-8030



SITE PHOTOMETRIC ANALYSIS

SCALE: NTS

PHOTOMETRICS

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

RICE fergus MILLER

CITY OF REDMOND
DESIGN REVIEW 100%
09.06.2018

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.

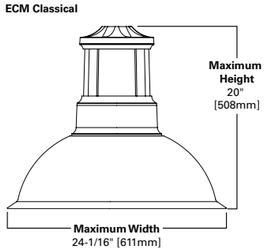
ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

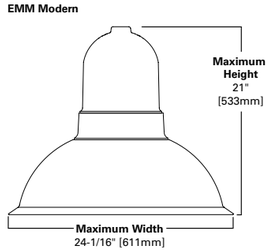
DECORATIVE AREA LUMINAIRE

DIMENSIONS

ECM Classical



EMM Modern



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.]

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CONFIGURATIONS

HOUSING

Classical
8-5/8" H x 8-3/4" W

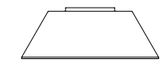
Modern
9-3/8" H
x 8-7/8" W

MID SECTION

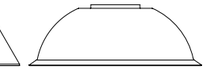
Solid
3-7/16" H x 9-15/16" W

Solid Rings
3-7/16" H x 12" W

SHADE

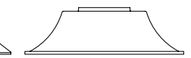


Straight Narrow
6-5/8" H x 19-1/8" W



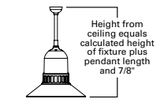
Bell
8" H x 24" W

Straight Wide
5-1/8" H x 23-15/16" W



Flute
6" H x 22-1/2" W

MOUNTING OPTION



POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	75W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Power (Watts)		31W	58W	82W	99W
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
T2	Lumens	2,948	5,896	8,844	11,792
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,936	5,873	8,809	11,745
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4	Lumens	2,876	5,752	8,627	11,503
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
5MQ	Lumens	3,054	6,108	9,161	12,215
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5WQ	Lumens	2,987	5,975	8,962	11,949
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,982	5,963	8,945	11,926
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
SL2	Lumens	2,878	5,756	8,634	11,512
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,894	5,788	8,682	11,576
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	2,823	5,647	8,470	11,294
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	2,957	5,915	8,872	11,829
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,616	5,231	7,847	10,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

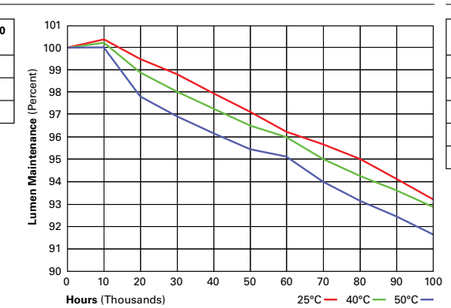
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Power (Watts)		32W	60W	85W	105W
Current @ 347V (A)		0.11	0.19	0.28	0.30
Current @ 480V (A)		0.09	0.15	0.21	0.22
T2	Lumens	2,434	4,867	7,301	9,735
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T3	Lumens	2,424	4,848	7,272	9,696
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T4	Lumens	2,374	4,748	7,122	9,496
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
5MQ	Lumens	2,521	5,042	7,563	10,084
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
5WQ	Lumens	2,466	4,932	7,398	9,864
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,461	4,923	7,384	9,845
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3
SL2	Lumens	2,376	4,752	7,127	9,503
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,389	4,778	7,167	9,556
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL4	Lumens	2,331	4,662	6,993	9,323
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,441	4,883	7,324	9,765
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,159	4,318	6,478	8,637
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

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PHOTOMETRICS

ORDERING INFORMATION

Sample Number: ECM-E04-LED-E1-T2-FL-GM

Product Family [1]	Number of LightBARs [2, 3]	Lamp Type	Voltage	Distribution	Mid Section Type	Shade Type	Color [5]
ECM=Epic Classical Medium **EMM**=Epic Modern Medium	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **E03**=(3) 21 LED LightBARs **E04**=(4) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs **F03**=(3) 7 LED LightBARs **F04**=(4) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [4]	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **RW**=Rectangular Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**SO**=Solid **SR**=Solid Rings	**SN**=Straight Narrow **SW**=Straight Wide **BL**=Bell **FL**=Flute	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)

2L=Two Circuits [6]
7030=70 CRI / 3000K CCT [7]
7050=70 CRI / 5000K CCT [7]
7060=70 CRI / 5700K CCT [7]
8030=80 CRI / 3000K CCT [7]
LCF=LightBAR Cover Plate Matches Housing Finish
MS-LXX=Motion Sensor for ON/OFF Operation [8]
MS/X-LXX=Motion Sensor for Bi-Level Switching [9]
PM48=Pendant Mount 48" Length or Specify Pendant Length Inches (XX) [10]
HSS=Factory Installed House Side Shield [11]
DIM=0-10V Dimming Driver [12]

Accessories (Order Separately) [13]

Classical
VA6150-XX=Bishop Wall Mount Arm
VA6151-XX=Bishop Wall Mount Arm with Cross Rod
VA6152-XX=Traditional Wall Mount Arm
VA6153-XX=Traditional Wall Mount Arm with 45° Strap
VA6154-XX=Bishop Single Pole Mount Arm
VA6155-XX=Bishop Single Pole Mount Arm with Cross Rod
VA6156-XX=Bishop Twin Pole Mount Arm
VA6157-XX=Bishop Twin Pole Mount Arm with Cross Rods
VA6158-XX=Traditional Single Pole Mount Arm
VA6159-XX=Traditional Single Pole Mount Arm with Rounded Upper Bar
VA6160-XX=Traditional Single Pole Mount Arm with Rounded Lower Bar [14]
VA6161-XX=Traditional Single Pole Mount Arm with 45° Upper Bar
VA6162-XX=Traditional Single Pole Mount Arm with 45° Lower Bar [14]
VA6163-XX=Traditional Single Pole Mount Arm with 45° Upper Strap
VA6165-XX=Traditional Twin Pole Mount Arm
VA6166-XX=Traditional Twin Pole Mount Arm with Rounded Upper Bars
VA6167-XX=Traditional Twin Pole Mount Arm with Rounded Lower Bars [14]
VA6168-XX=Traditional Twin Pole Mount Arm with 45° Upper Bars
VA6169-XX=Traditional Twin Pole Mount Arm with 45° Lower Bars [14]
VA6170-XX=Traditional Twin Pole Mount Arm with 45° Upper Straps
VA6171-XX=Mast Arm Adapter

Modern
VA6101-XX=Bishop Wall Mount Arm
VA6102-XX=Bishop Wall Mount Arm with Cross Rod
VA6103-XX=Traditional Wall Mount Arm
VA6104-XX=Traditional Wall Mount Arm with 45° Strap
VA6105-XX=Bishop Single Pole Mount Arm
VA6106-XX=Bishop Single Pole Mount Arm with Cross Rod
VA6107-XX=Bishop Twin Pole Mount Arm
VA6108-XX=Bishop Twin Pole Mount Arm with Cross Rods
VA6109-XX=Traditional Single Pole Mount Arm
VA6110-XX=Traditional Single Pole Mount Arm with Rounded Upper Bar
VA6111-XX=Traditional Single Pole Mount Arm with Rounded Lower Bar [14]
VA6112-XX=Traditional Single Pole Mount Arm with 45° Upper Bar
VA6113-XX=Traditional Single Pole Mount Arm with 45° Lower Bar [14]
VA6114-XX=Traditional Single Pole Mount Arm with 45° Upper Strap
VA6116-XX=Traditional Twin Pole Mount Arm
VA6117-XX=Traditional Twin Pole Mount Arm with Rounded Upper Bars
VA6118-XX=Traditional Twin Pole Mount Arm with Rounded Lower Bars [14]
VA6119-XX=Traditional Twin Pole Mount Arm with 45° Upper Bars
VA6120-XX=Traditional Twin Pole Mount Arm with 45° Lower Bars [14]
VA6121-XX=Traditional Twin Pole Mount Arm with 45° Upper Straps
VA6122-XX=Mast Arm Adapter

OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
LB/HSS-21=Field Installed House Side Shield for "E" LightBARs [11, 15]
LB/HSS-07=Field Installed House Side Shield for "F" LightBARs [11, 15]

Accessory Options [16]
V=Victorian Finial [17]
M=Modern Finial [17]
A=Architectural Finial [17]
N=Nostalgic Finial [17]
R=NEMA Twistlock Photocontrol Receptacle [18]

NOTES:
1. Arm not included. Order separately. See accessories.
2. Standard 4000K CCT and greater than 70 RI.
3. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Requires quantity of two or more LightBARs.
7. Consult customer service for lead times and multiplier.
8. Sensor mounted to the luminaire. Available in E01-E04 and F01-F04 configurations. Replace "XX" with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
9. Sensor mounted to the luminaire. Available in E02-E04 and F02-F04 configurations. Replace "X" with number of LightBARs operating in low output mode and replace XX with mounting height in feet for proper lens selection, (e.g., MS/3-L25). Maximum four bars in low output mode. Consult factory for additional information.
10. Pendant mount option "PM48" must be used with Invue Pendant mount kit only. Includes 48" long pendant pipe, swivel hangar and canopy cover. Other pendant lengths can be specified in inches (XX). Minimum pendant length is 9-1/2". For lengths above 48", consult your lighting representative at Eaton for more information.
11. Only for use with SL2, SL3 and SL4 distributions.
12. Dimming leads provide for external 0-10V control system (by others).
13. Replace XX with color suffix.
14. Only available with traditional arms.
15. One required for each LightBAR.
16. Add as suffix to accessory. Example: VA6109-BK-R.
17. Not available with finials, pendant mount "PM48" or bishop wall mounts.
18. Requires use of 4" O.D. round straight pole.

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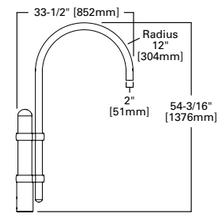
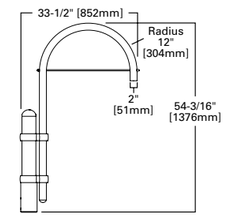
ECM/EMM EPIC MEDIUM LED

MOUNTING ACCESSORIES

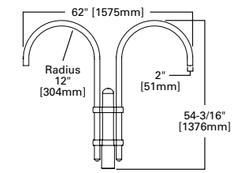
Pole mount arms are designed to fit both medium ECM/EMM housings. (Only these arms are compatible with the Epic luminaire). Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners. Wall mount arms compliment pole mount luminaires and attractively transition fixture scale in lower mounting height pedestrian environments. Wall mount arms are designed to fit both medium ECM/EMM housings. Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners.



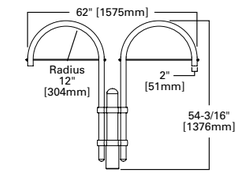
BISHOP SINGLE POLE MOUNT ARM
VA6105 (Modern), VA6154 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A: 0.92



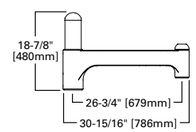
BISHOP SINGLE POLE MOUNT ARM WITH CROSS ROD
VA6106 (Modern), VA6155 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A: 0.98



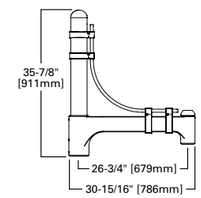
BISHOP TWIN POLE MOUNT ARM
VA6107 (Modern), VA6156 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 37 lbs. E.P.A: 1.43



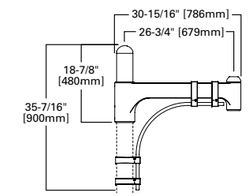
BISHOP TWIN POLE MOUNT ARM WITH CROSS RODS
VA6108 (Modern), VA6157 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 39 lbs. E.P.A: 1.55



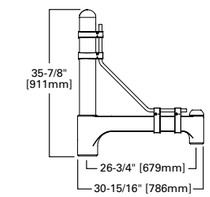
TRADITIONAL SINGLE POLE MOUNT ARM
VA6109 (Modern), VA6158 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 20 lbs. E.P.A: 0.86



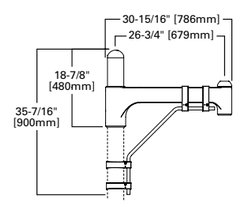
TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED UPPER BAR
VA6110 (Modern), VA6159 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 28 lbs. E.P.A: 1.4



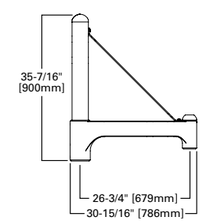
TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED LOWER BAR
VA6111 (Modern), VA6160 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A: 1.16



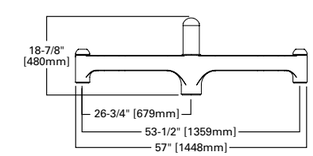
TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER BAR
VA6112 (Modern), VA6161 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 28 lbs. E.P.A: 1.38



TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° LOWER BAR
VA6113 (Modern), VA6162 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A: 1.17



TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER STRAP
VA6114 (Modern), VA6163 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A: 1.17



TRADITIONAL TWIN POLE MOUNT ARM
VA6116 (Modern), VA6165 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 30 lbs. E.P.A: 1.44

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Specifications and dimensions subject to change without notice.

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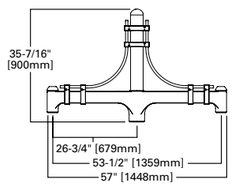
CITY OF REDMOND
DESIGN REVIEW 100%
09.06.2018

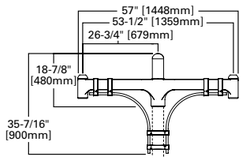
PHOTOMETRICS

EMERALD HEIGHTS - INDEPENDENT LIVING BUILDING

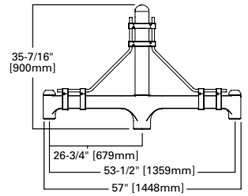
MOUNTING ACCESSORIES



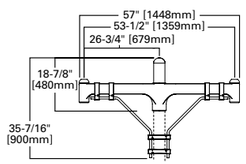
TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED UPPER BARS
VA6117 (Modern), VA6166 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 43 lbs. E.P.A: 2.28



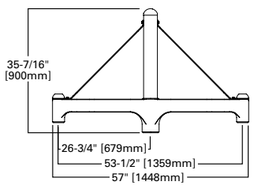
TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED LOWER BARS
VA6118 (Modern), VA6167 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 40 lbs. E.P.A: 2.04



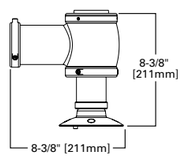
TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER BARS
VA6119 (Modern), VA6168 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 43 lbs. E.P.A: 2.24



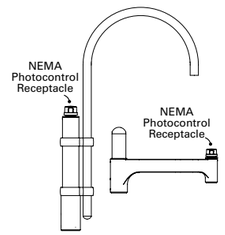
TRADITIONAL TWIN POLE MOUNT ARM WITH 45° LOWER BARS
VA6120 (Modern), VA6169 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 40 lbs. E.P.A: 2.0



TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER STRAPS
VA6121 (Modern), VA6170 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 37 lbs. E.P.A: 1.81

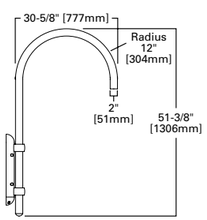


MAST ARM ADAPTER
VA6122 (Modern), VA6171 (Classical)
Secures fixture to nominal 2" pipe (2-3/8" horizontal O.D.)
Weight: 4 lbs.

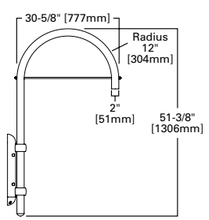


NEMA TWISTLOCK PHOTOCONTROL (R)
Order separately (Not compatible with finials or wall mount bishop arms)

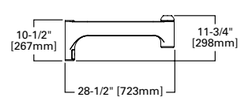
Wall Mount Accessories



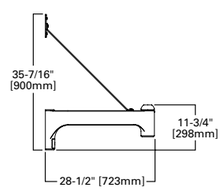
BISHOP WALL MOUNT ARM
VA6101 (Modern), VA6150 (Classical)
Mounts to wall with four stainless steel lag bolts (provided by other).
Weight: 16 lbs.



BISHOP WALL MOUNT ARM WITH CROSS ROD
VA6102 (Modern), VA6151 (Classical)
Mounts to wall with four stainless steel lag bolts (provided by other).
Weight: 17 lbs.

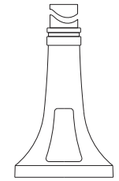


TRADITIONAL WALL MOUNT ARM
VA6103 (Modern), VA6152 (Classical)
Mounts to wall with four stainless steel lag bolts (provided by other).
Weight: 17 lbs.



TRADITIONAL WALL MOUNT ARM WITH 45° STRAP
VA6104 (Modern), VA6153 (Classical)
Mounts to wall with four stainless steel lag bolts (provided by other).
Weight: 18 lbs.

DECORATIVE POLES



STL SEATTLE

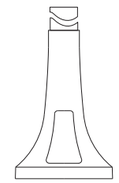
ORDERING INFORMATION

SAMPLE NUMBER: STL0842RS5BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
STL=Seattle	**08**=8' **10**=10' **12**=12' **14**=14' **16**=16'	**5**=5"	**2**=0.188" **3**=0.250"	**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: 23"
BOLT CIRCLE: 8"



TAM TAMPA

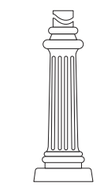
ORDERING INFORMATION

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"



UBN UTICA

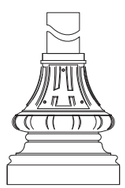
ORDERING INFORMATION

SAMPLE NUMBER: UBN0840RS5BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
UBN=Utica	**08**=8' **10**=10' **12**=12'	**4**=4" **5**=5"	**0**=0.125" **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: 31-3/8"
BOLT CIRCLE: 12-1/2"



WA3 WASHINGTON

ORDERING INFORMATION

SAMPLE NUMBER: WA30840RS5BK

Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)[1]	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)
WA3=Washington 3	**08**=8' **10**=10' **12**=12' **14**=14' **16**=16' **18**=18'	**4**=4" **5**=5" **6**=6"	**0**=0.125" **2**=0.188"	**RS**=Round Straight **SF**=Straight Fluted	**4**=4" O.D. Tenon[2] **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. 4" shaft size available in 8', 10' and 12' mounting heights. 5" shaft size available in 8', 10', 12', 14' and 16' mounting heights. 6" shaft size available in 12', 14', 16' and 18' mounting heights. **2.** 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: 21"
BOLT CIRCLE: 10-3/4"

INVUE

WARNING: The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the Cooper Lighting Pole Warranty and may result in pole failure causing serious injury or property damage. Upon request, Cooper Lighting will supply information regarding total loading capacity. Cooper Lighting's Pole Warranty is void unless poles are used and installed as a complete pole/luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit www.cooperlighting.com for available options, accessories and ordering information.

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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2015-11-02 15:38:12

PHOTOMETRICS

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.

		Type
Catalog #		
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.

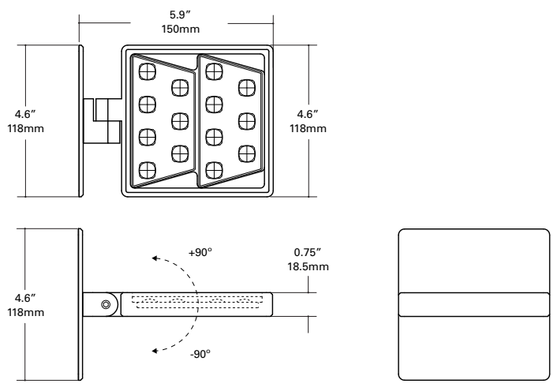
Finish
The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaries can 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
35°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

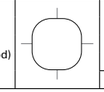
LUMEN MAINTENANCE

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

CURRENT DRAW

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

LUMENS - CRI/CCT TABLE

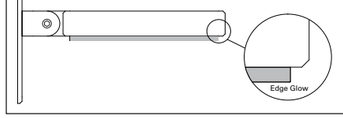
Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength
T2 (Lateral Throw)		15.5	691	44	2700	95
			1148	73	3000	75
			802	51	3500	85
			1265	81	4000	75
		12.1	351	29	TSAM (Amber)	585-595nm
T4 (Forward Throw)		15.5	647	42	2700	95
			1075	69	3000	75
			752	48	3500	85
			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

When specifying with the EDGE option, the diffuse glass lens is replaced with a thicker diffuse glass lens adding a visible line of light around the edge accentuating the luminaries' aesthetics and styling.



ORDERING INFORMATION

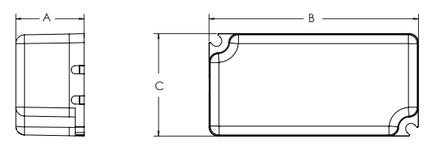
Sample Number: 303-W1-LEDB2-2700-UNV-T2-DIM10-BK-EDGE-LCF

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.

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]

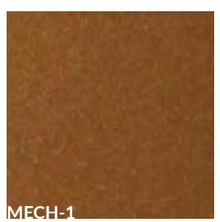
Eaton
18001 East Colfax Avenue
Aurora, CO 80011
P: 303-393-1522
www.eaton.com/lighting

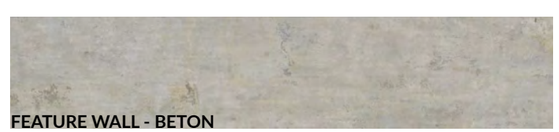
Specifications and dimensions subject to change without notice.

TD514008EN
March 15, 2016

PHOTOMETRICS

EXTERIOR BUILDING FINISH SELECTIONS	
FRCP-1	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM COLOR - NAVAJO BEIGE
FRCP-2	FIBER CEMENT PANEL SIDING - REVEAL SYSTEM COLOR - RICH ESPRESSO
FRCP-3	FIBER CEMENT LAP SIDING COLOR - KHAKI BROWN
FRCP-4	FIBER CEMENT LAP SIDING COLOR - RICH ESPRESSO
TRIM-1	FIBER CEMENT TRIM BOARD - 5.5" COLOR - RICH ESPRESSO
FEATURE WALL	NEOLITH PANELS COLORS - CORTEN STEEL & BETON
CONC-1	ARCHITECTURAL CONCRETE - SEALED
CONC-2	PAINTED CONCRETE WITH FORM LINER
MTL-1	PRE-FINISHED METAL PLATE COLOR - AEP SPAN COOL METALLIC SILVER
MTL-2	PRE-FINISHED METAL PLATE COLOR - RICH ESPRESSO
W-1	FIBERGLASS WINDOWS COLOR - BLACK
W-2	ALUMINUM CLAD WOOD WINDOWS COLOR - BLACK
MECH-1	4" LOUVERS COLOR - AEP SPAN COOL METALLIC COPPER
SOFFIT	FIBER CEMENT PANEL SOFFIT COLOR - SW 6355 TRUEPENNY





EXTERIOR FINISHES