

Washington Realtors Olympia Office Facility

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 23, TWN. 18 N., RGE. 02 W. W.M.
City of Olympia, Thurston County, Washington



PROJECT INFORMATION (2015 IBC)

Site Location: 504 14th Ave SE
Olympia, WA 98501
Parcel # 68300200101

Site Size: .72 Acres (31,363 Square Feet)
Site Impervious Surface: Exist

Building Height: 30'-0" ±

Number of Stories: Two

Type of Construction: Type V-B

Fire-related systems: Automatic Fire Sprinklers

Occupancy:
Office: Group B

Parking Allowances:

Office Use – 1 per 350 sf = 13,200/350 = 38 spaces required.
10% – 20% reduction allowed (4–7 spaces) 34 spaces provided

Bicycle Parking – Long Term = 1 per 10,000 sf (2 minimum)
Short Term = 1 per 10,000 sf (2 minimum)
(2) Long Term and (2) Short Term spaces provided

Allowable Area:
Base allowable Per table 506.2: base allowable areas Group B–S1 = 36,000 sq. ft.

Proposed Area:
13,200 sq. ft. Storage

Egress:
Occupant loads Table 1004.1.2: Business – 100 gross sq. ft./occupant = 131

Maximum Allowable Travel Distances Per Section 1017
maximum allowable travel distance = 300'

Provided number of exits is 4 (all are accessible)

Energy Code: 2015 WSEC

Olympia Zoning Regulations Analysis:

Zoning of existing site: DB (Downtown Business)

Commercial Development Standards:
Min. Lot Area = No Minimum
Front Yard Setback = 0'
Rear Yard Setback = 0'
Side Yard Setback = 0'
Max Building Height = 75'
Max Building Coverage = None
Max Development Coverage = None

PROJECT TEAM

OWNER:

WASHINGTON REALTORS
504 14th Ave SE
Olympia, WA 98501
Contact: Bill Riley

ARCHITECT:

TAHOMA DESIGN GROUP, INC.
2215 NORTH 30TH ST. STE. 205
TACOMA, WA 98403
Contact: Dale Couture
Ph: 253–284–9680
Fax: 253–284–9681

CIVIL/STRUCTURAL ENGINEER:

ATTILI DESIGN AND ENGINEERING, INC.
1002 39th Ave SW, Suite 207
Puyallup, WA
Contact: Muhannad Attili
Ph: 253–235–2000
Fax: 253–881–3042

CONTRACTOR:

TBD

DRAWING INDEX:

ARCHITECTURAL

- | | |
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| A0.1 | CONTEXT PLAN |
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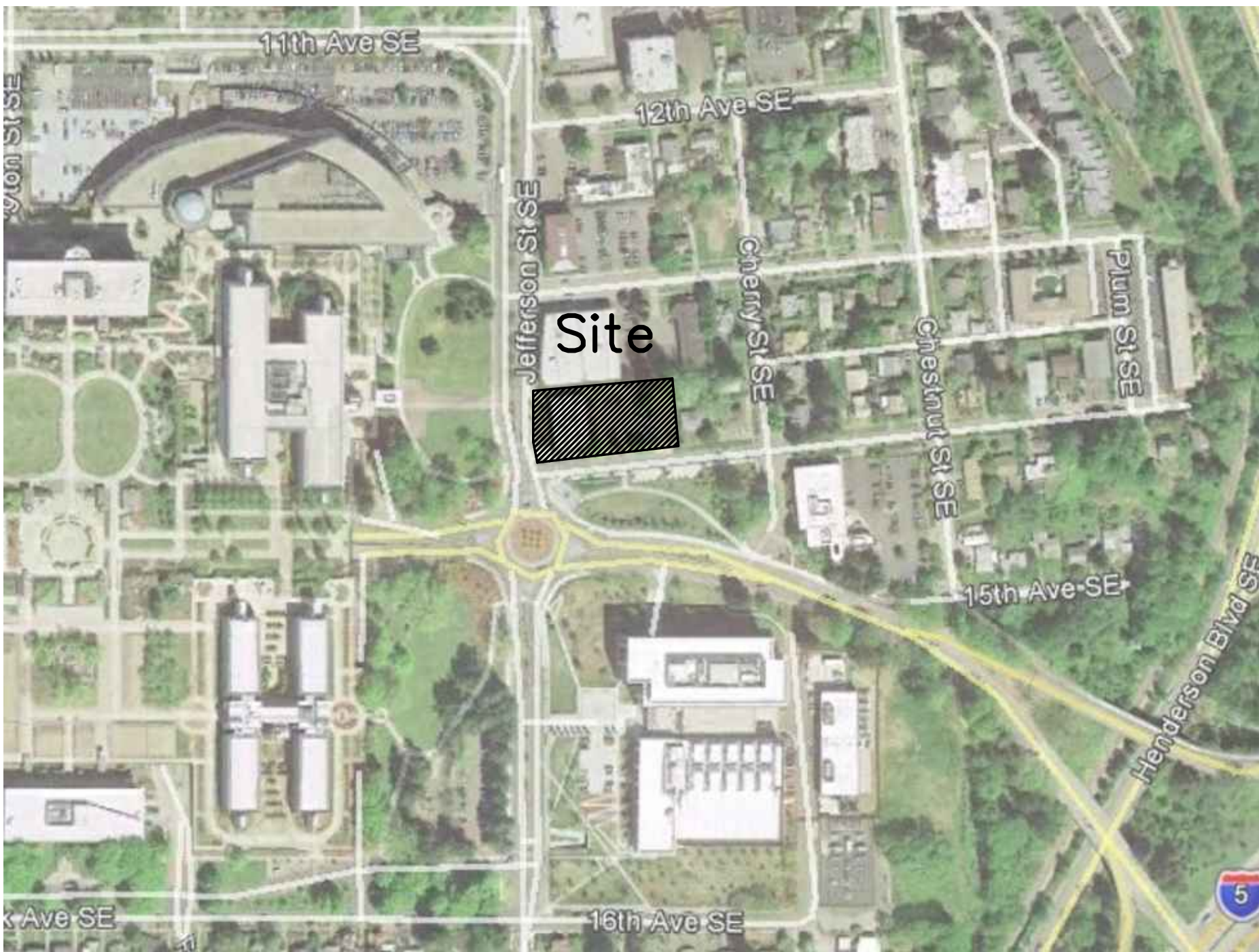
ELECTRICAL

- LIGHTING PLAN
S–1 CUT SHEETS
S–2 CUT SHEET
S–3 CUT SHEETS
S–4 CUT SHEETS
S–5 CUT SHEET
S–6 CUT SHEETS

LANDSCAPING

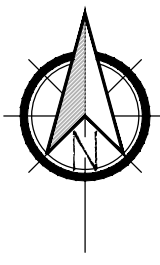
PLANT PHOTOS

- L–1 LANDSCAPING PLAN (18X24)
L–2 LANDSCAPING REQUIREMENTS AND DETAILS (18X24)



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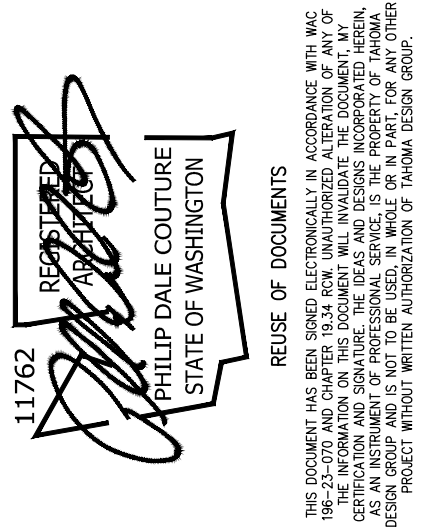
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Olympia Office Facility

Washington Realtors

504 14th Ave SE Olympia, WA 98501

Project Title:

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8/17/2016

Job No.

2140290.02

Sheet Title:

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Cover Sheet

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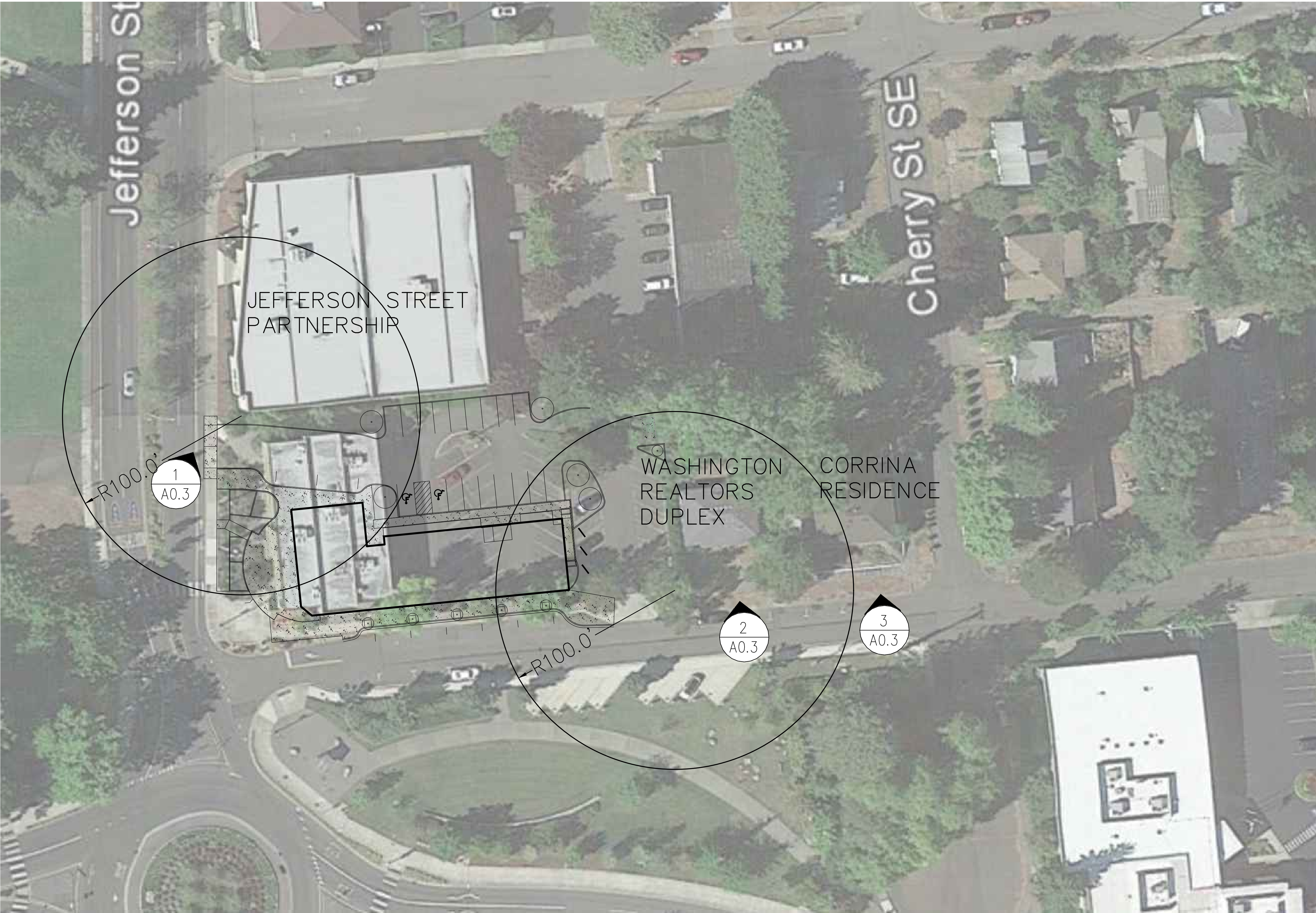
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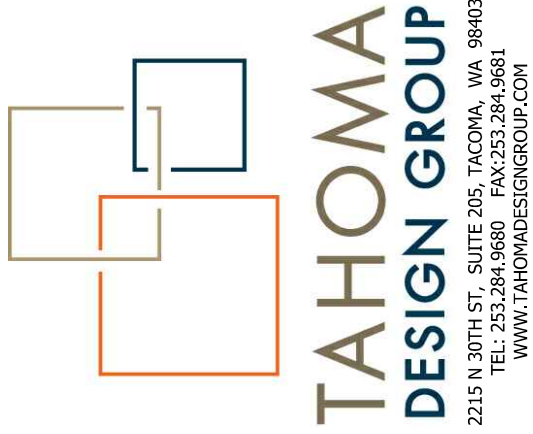
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CONTEXT PLAN

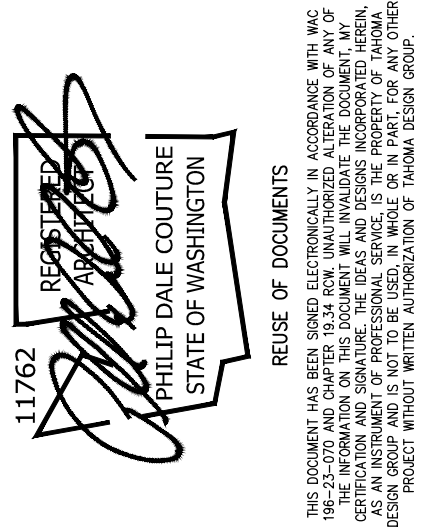
1" = 30'

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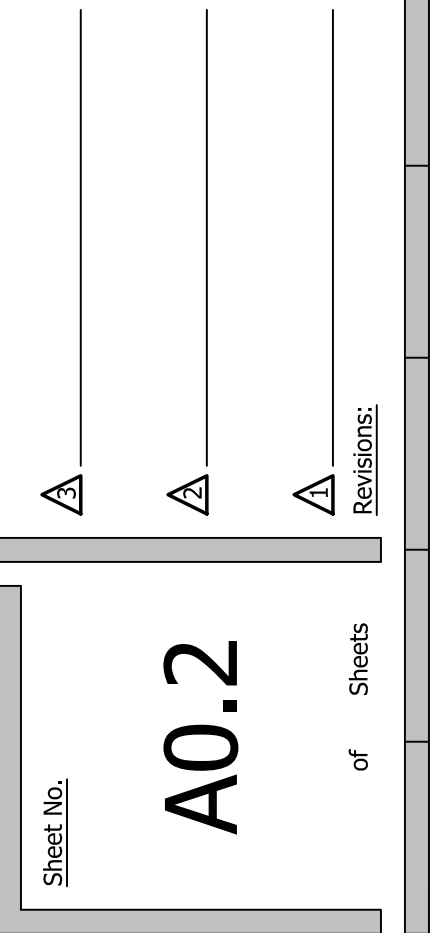
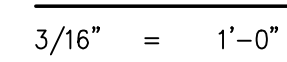
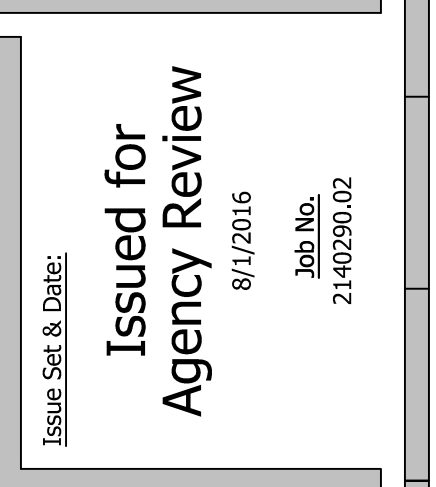
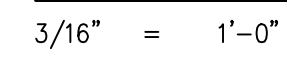


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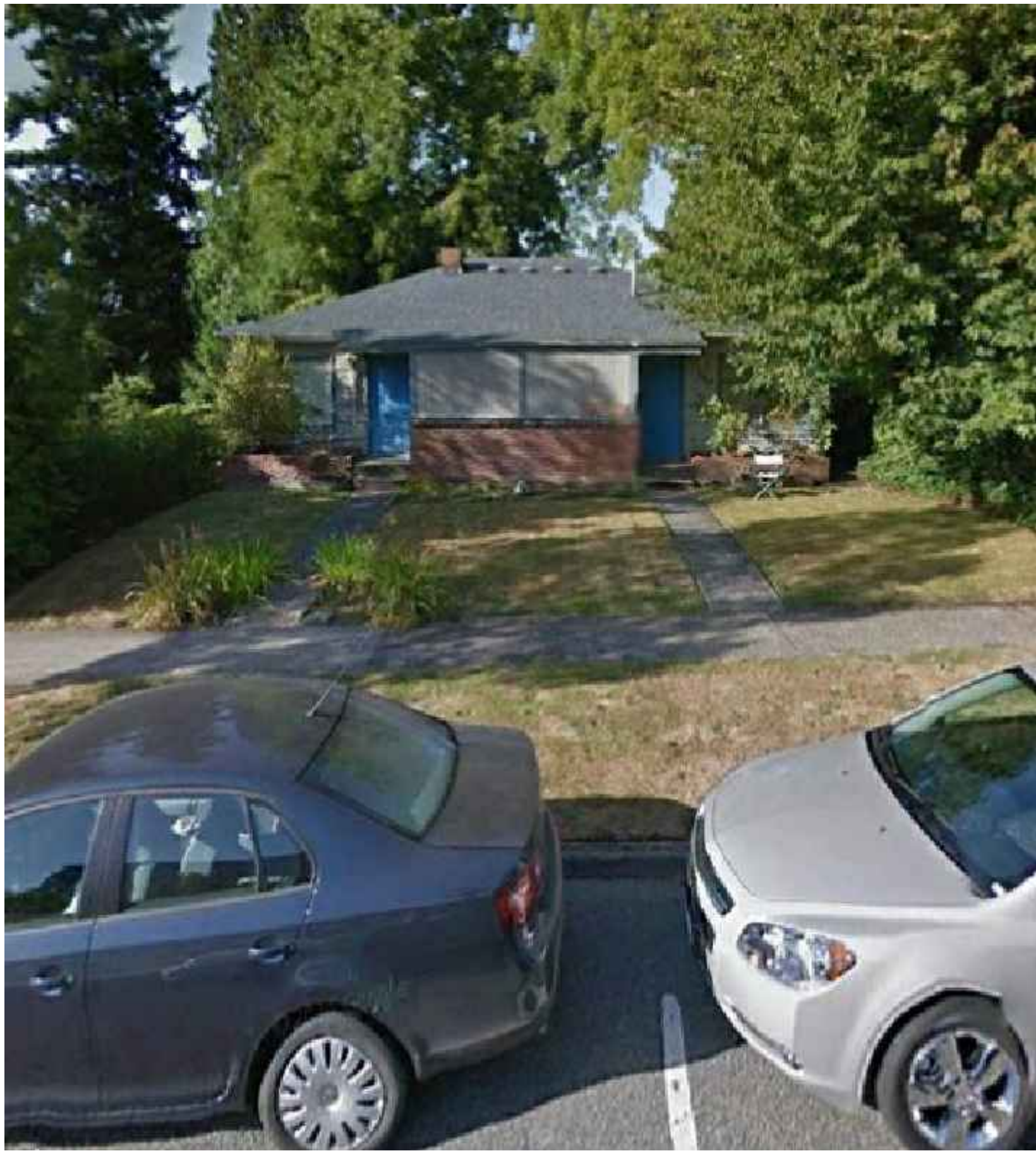




JEFFERSON STREET PARTNERSHIP

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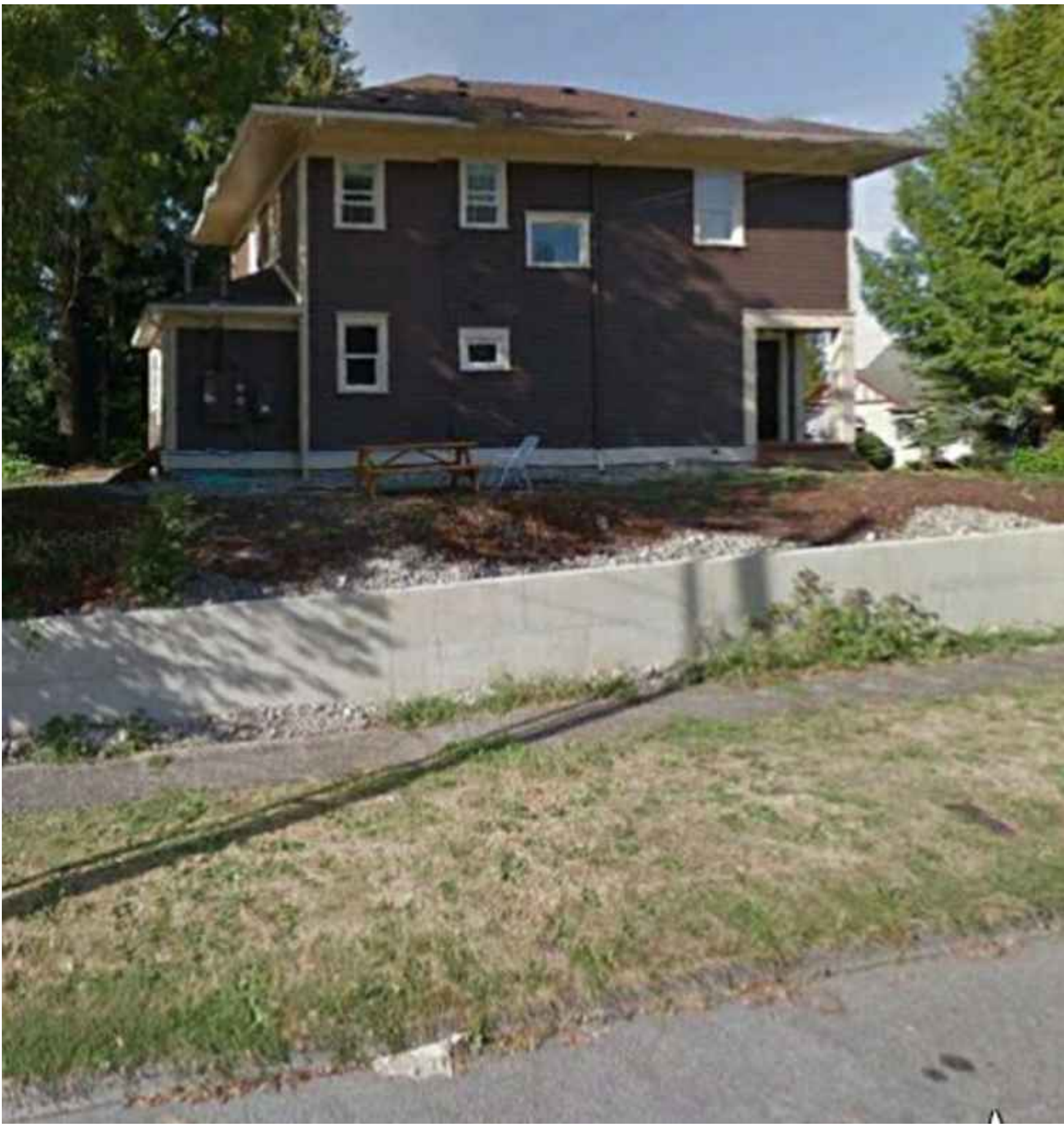
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WASHINGTON REALTORS DUPLEX

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CORRINA RESIDENCE

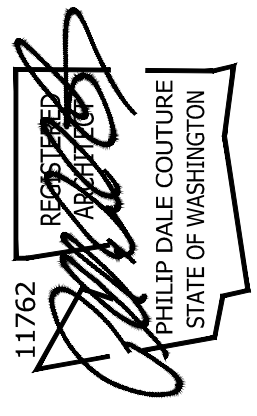
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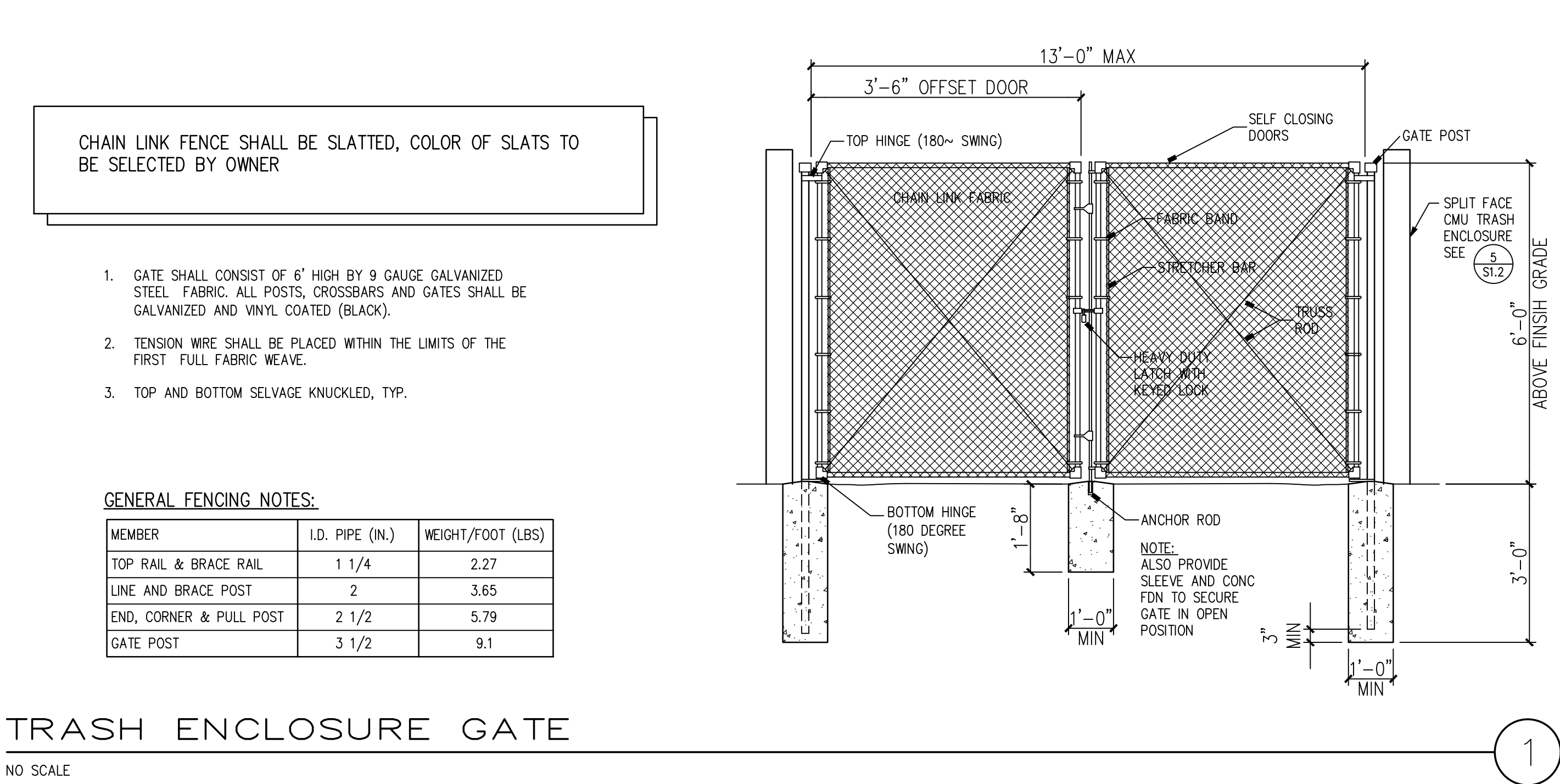
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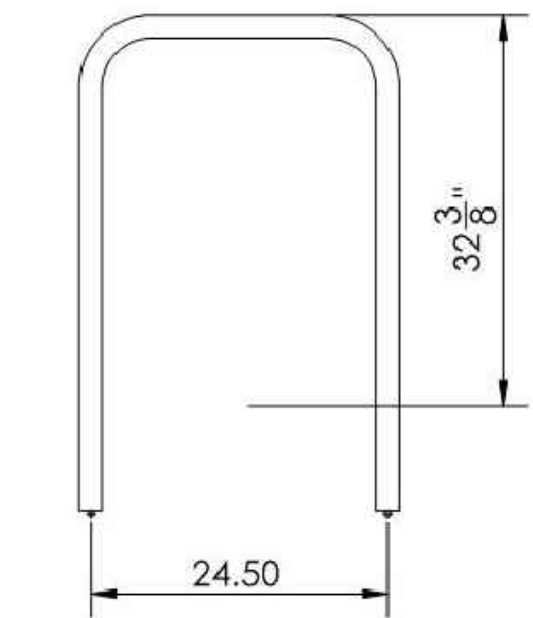


TRASH ENCLOSURE GATE

NO SCALE



HOOP RUNNER - HR100
2 Bike Below Ground Mount - Specs



MATERIALS

HSS 1.9" steel tubing
Two 1/2" x 6" anchor rods

FINISH

Galvanized
Galvanized to ASTM A123 / A123M - 12

Black Powder Coat

Final Coat - Polyester based Powder Coating - this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

MOUNTING

Below Ground
Suggested concrete:
3000 PSI mix min.

SPACE USE

Wall Setbacks

For racks parallel to a wall
Minimum: 24"

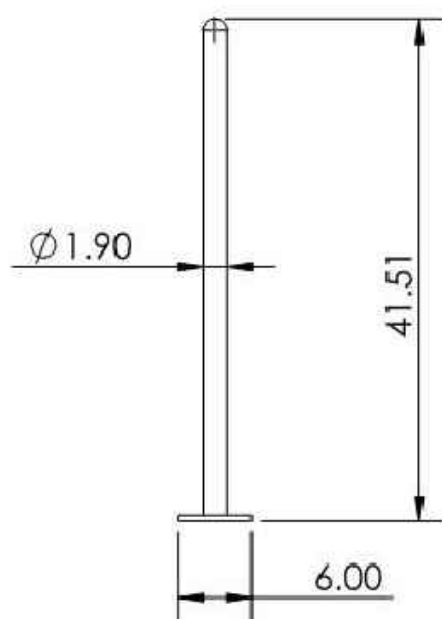
For racks perpendicular to a wall
Minimum: 34"

Distance Between Racks
Minimum: 24"

Street Setbacks

For racks parallel to the street:
Minimum: 24"

*These are our suggested minimal clearances.



BIKE LOOP

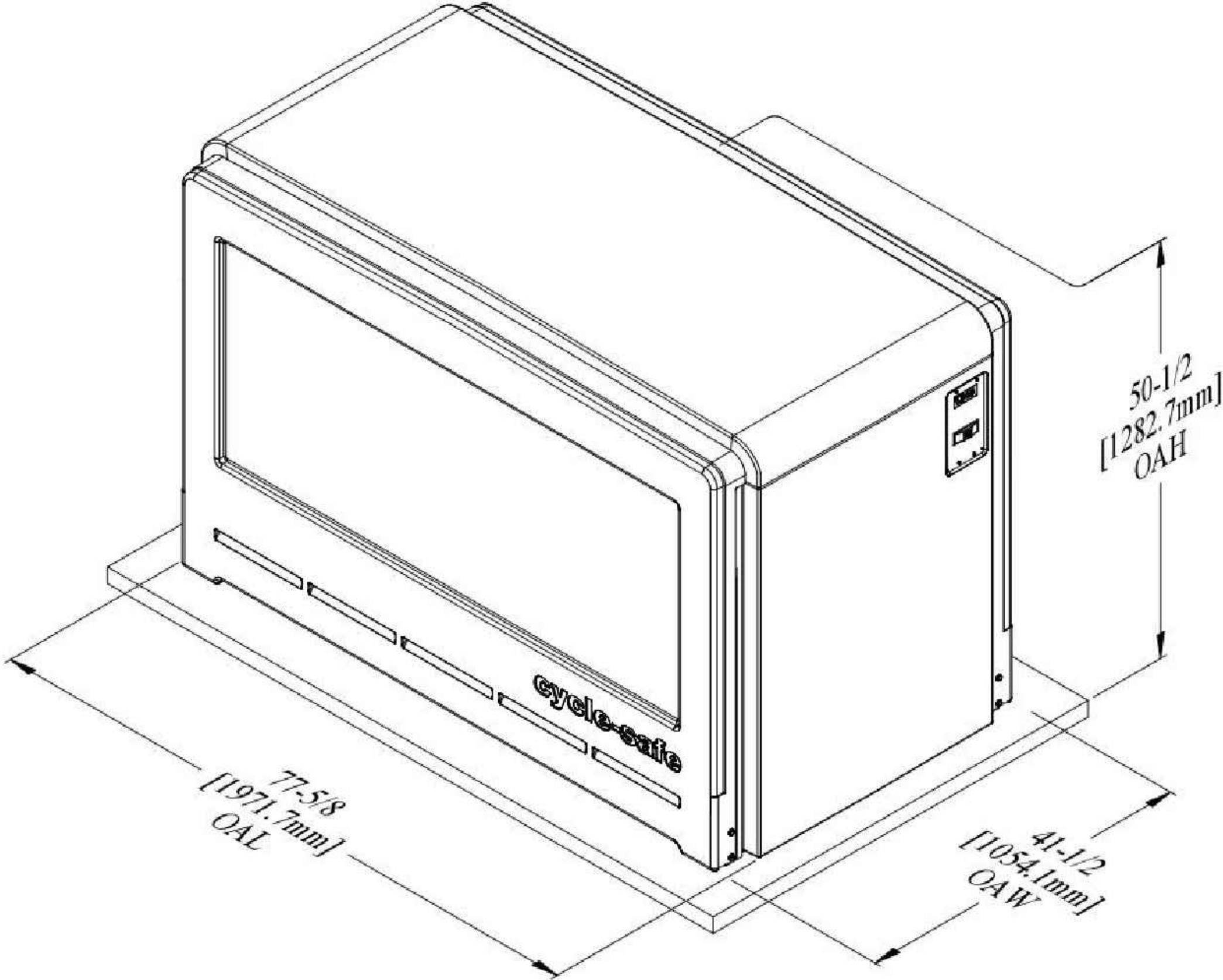
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BIKE LOCKER (CYCLE SAFE - PROPARK M02)

NO SCALE

4



The Oakley Collection Slatted Trash Receptacles

Slatted Metal Outdoor Trash Receptacles

Made of durable, long-lasting 10 gauge galvanized steel with 1/8" x 2" flat steel slats, and reinforced with circular metal bands. Lid comes off easily for quick trash liner removal. Lid attachment kit includes an encapsulated cable to keep lid secure to unit. Comes standard with a black low density poly urethane rigid plastic liner.

Available in your choice of lid styles: flat top, rain cap, ash urn or dome top. Anchor kit includes hardware for surface mounting. Choose from the TGIC polyester powder-coated color options shown.

Features

- 24, 36 & 50 Gallon Sizes
- Built-in Stainless Steel Leveling Feet
- Includes [Anchoring Kit](#)
- [Lid Attachment Kit](#) Supplied
- Black Rigid Plastic Liner and Lid Included



Model M2401-FT

TRASH RECEPTACLE

NO SCALE

2

Commercial Steel Outdoor Bench with Straight Back



Model CBPB-6SB-BK

Beauty & Quality

This classic style heavy-duty steel bench is built to last. Manufactured to withstand the rigors of commercial use, the backrest and seat are constructed from 1-9/16" x 3/16" welded steel bars while the arms and legs use 2" x 1/2" steel.

Dimensions: 74"L x 24.25"W x 33"H

PEDESTRIAN BENCH

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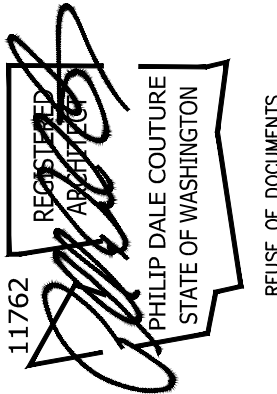
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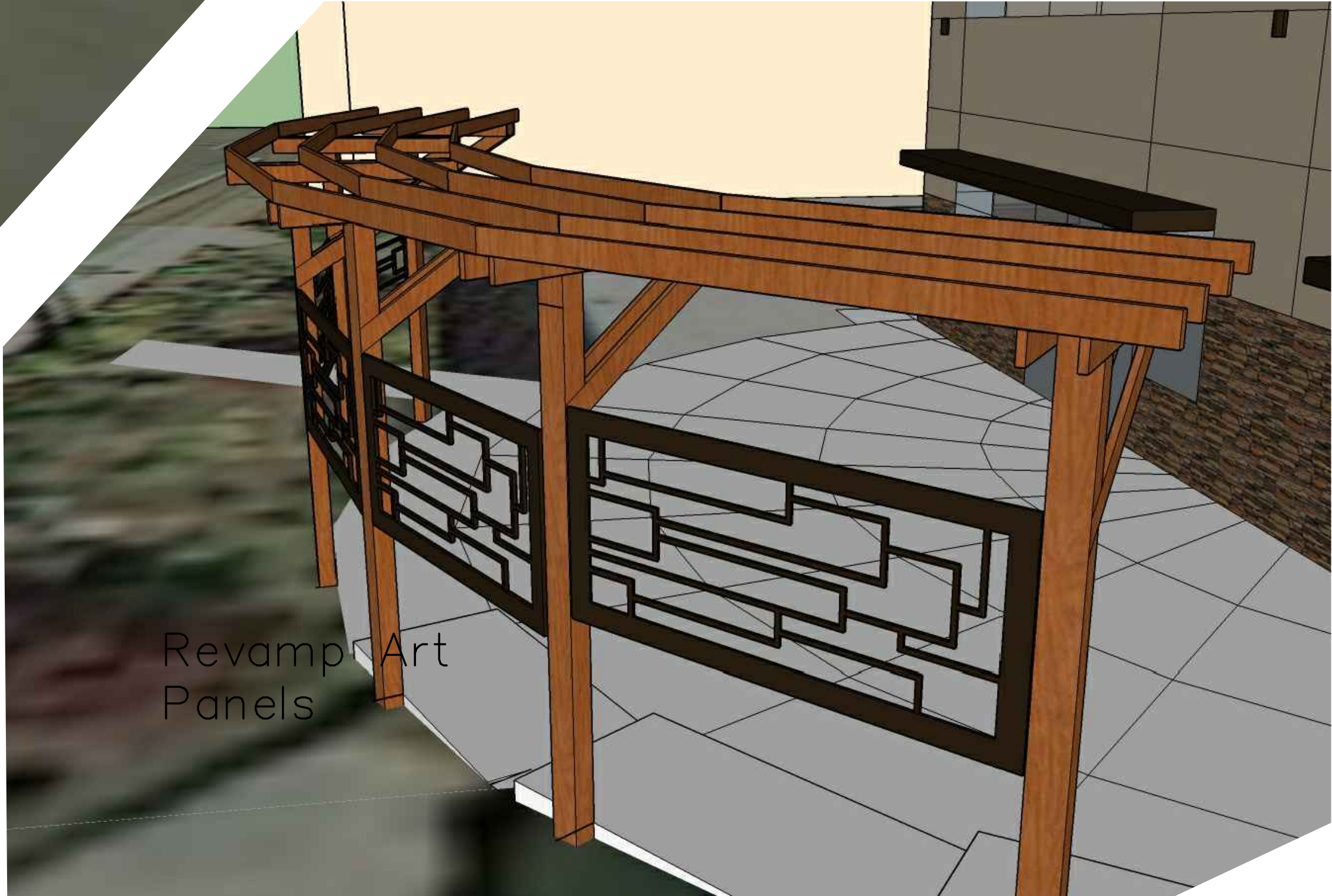
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SOUTHWEST CORNER LOOKING NORTHEAST

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TRELLIS

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Issued for
Client Review

First Floor Plan

A1.1

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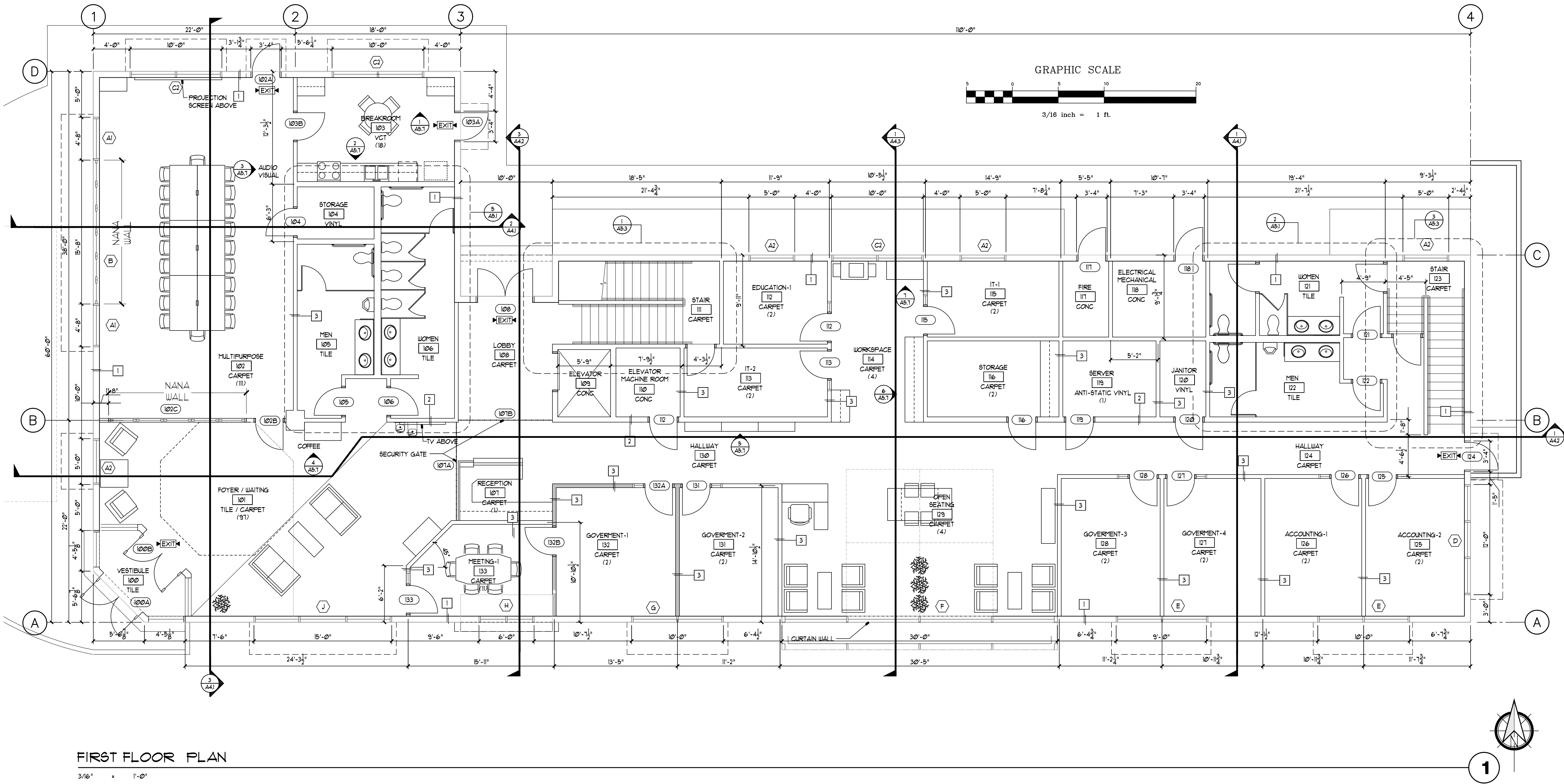
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Sheet Title:

Issue Set & Date:

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11/7/2016
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FIRST FLOOR PLAN

3/16" = 1'-0"

- LEGEND**
- XXX - INDICATES ROOM NO.
 - XXX - INDICATES FIN FLOOR
 - XXX - INDICATES DOOR NO.
 - X - INDICATES WINDOW NO.
 - X - INDICATES WALL SECTION, SEE BELOW
 - FE - FIRE EXTINGUISHER

- 1 - EXTERIOR 2x6 WALL WITH StoTherm Classic NEXT EIFS SYSTEM AND 3/8" GUB INTERIOR
- 2 - INTERIOR 2x6 SHEAR WALL (SEE STRUCTURAL) W/ 3/8" GUB EA FACE
- 3 - INTERIOR 2x4 PARTITION WALL W/ 3/8" GUB EA FACE
- 4 - 2x8 PLUMBING WALL
- 5 - FLOOR TO CEILING MOVABLE PARTITION WALL

NOTES:

- ALL EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT FLOOR LEVEL. FIXTURES FOR EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE SOURCES OF POWER BY NOTE 2.
- THE POWER SUPPLY FOR EXIT ILLUMINATION SHALL NORMALLY BE PROVIDED BY PREMISES WIRING SYSTEM. IN THE EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY BATTERY BACK-UP SYSTEM.
- EXIT SIGNS SHALL BE INSTALLED ABOVE ALL EXIT DOORS. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS. CURRENT SUPPLY TO ONE OF THE LAMPS SHALL BE PROVIDED BY THE EMERGENCY BATTERY BACK-UP SYSTEM.
- KEY BOXES SHALL BE REQUIRED FOR FIRE DEPARTMENT ACCESS. COORDINATE BOX TYPE, KEYING AND LOCATION WITH THE FIRE DEPARTMENT.
- FIRE EXTINGUISHERS SHOWN (FE) ARE PROPOSED LOCATIONS. COORDINATE WITH FIRE MARSHALL FOR FINAL REQUIRED NUMBER AND LOCATION OF PORTABLE FIRE EXTINGUISHERS. (SURFACE MOUNT).
- ALL EXTERIOR DOORS TO HAVE EXTERIOR LANDINGS W/ 2% MAX SLOPE. LANDINGS TO BE NO LOWER THAN 1/2" BELOW THRESHOLD OF DOOR.
- EXIT ILLUMINATION AND SIGNAGE FOR FUTURE TENANT OCCUPANCY MAY REQUIRE ADDITIONAL WORK AND/OR REVISIONS BEYOND THE REQUIREMENTS FOR SHELL ONLY.
- PROVIDE BUILDING ADDRESS VISIBLE FROM STREET, IN HIGH CONTRAST W/ BACKGROUND & 24" MINIMUM HEIGHT. COORD W/ FIRE DEPARTMENT FOR BUILDING ADDRESS & DOOR IDENTIFICATION REQUIREMENTS.



 - INDICATES ROOM NO.
 - INDICATES FIN FLOOR
 - INDICATES DOOR NO.
 - INDICATES WINDOW NO.
 - INDICATES WALL SECTION, SEE BELOW
 FE - FIRE EXTINGUISHER

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4. KEY BOXES SHALL BE REQUIRED FOR FIRE DEPARTMENT ACCESS COORDINATE BOX TYPE KEYING AND LOCATION WITH THE FIRE DEPARTMENT.
5. FIRE EXTINGUISHERS SHOWN (FE) ARE PROPOSED LOCATIONS. COORDINATE WITH FIRE MARSHALL FOR FINAL REQUIRED NUMBER AND LOCATION OF PORTABLE FIRE EXTINGUISHERS. (SURFACE MOUNT)
6. ALL EXTERIOR DOORS TO HAVE EXTERIOR LANDINGS W/ 2% MAX SLOPE. LANDINGS TO BE NO LOWER THAN 1/2" BELOW THRESHOLD OF DOOR.
7. EXIT ILLUMINATION AND SIGNAGE FOR FUTURE TENANT OCCUPANCY MAY REQUIRE ADDITIONAL WORK AND/OR REVISIONS BEYOND THE REQUIREMENTS FOR SHELL ONLY.
8. PROVIDE BUILDING ADDRESS VISIBLE FROM STREET, IN HIGH CONTRAST W/ BACKGROUND 4" 24" MINIMUM HEIGHT. COORD W/ FIRE DEPARTMENT FOR BUILDING ADDRESS 4 DOOR IDENTIFICATION REQUIREMENTS.

- 1 - EXTERIOR 2x6 WALL WITH StoTherm Classic NEXT EPS SYSTEM AND $\frac{3}{8}$ " GUB INTERIOR
- 2 - INTERIOR 2x6 SHEAR WALL (SEE STRUCTURAL) W/ $\frac{3}{8}$ " GUB EA FACE
- 3 - INTERIOR 2x4 PARTITION WALL W/ $\frac{3}{8}$ " GUB EA FACE
- 4 - 2x8 PLUMBING WALL
- 5 - FLOOR TO CEILING MOVABLE PARTITION WALL

Client:

Washington Realtors

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CONCLUSIONS

11762

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Client Review

2000

8/1/2016

Job No.

Second Floor Plan

1997

checked by:

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A1.2

Washington Realtors
Olympia Office Facility

Washington Realtors

504 14th Ave. SE, Olympia, WA 98501

Project Title:

Client:

11762
REGISTERED
ARCHITECT

PHILIP DALE COUTURE
STATE OF WASHINGTON

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8/17/2016

Job No.
2140290.02

Exterior
Elevations

Checked by:
DKA

Drawn by:
PDC

Designed by:
PDC

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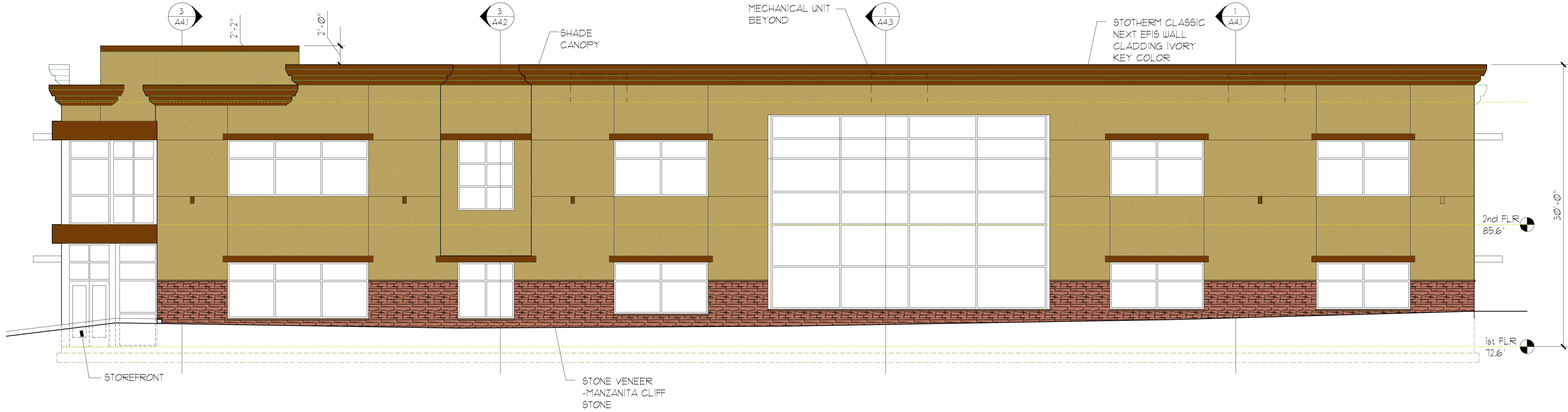
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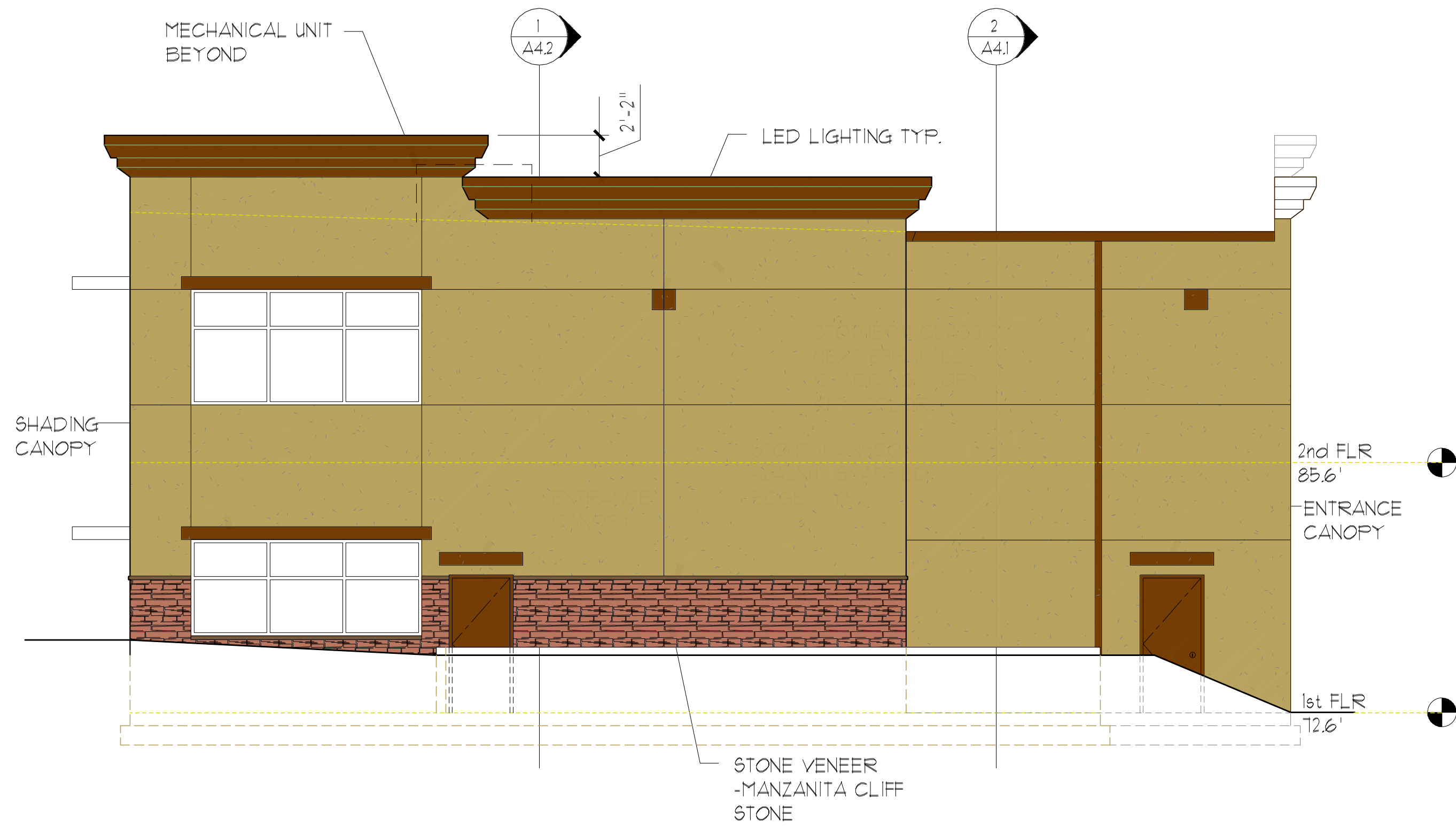
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SOUTH ELEVATION

3/16" = 1'-0"

1



EAST ELEVATION

3/16" = 1'-0"

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PAINT SPECIFICATIONS AND COLORS:

MANUFACTURED STONE

1. ELDORADO, MANZANITA CLIFF STONE

MANUFACTURED WAINSCOT STONE

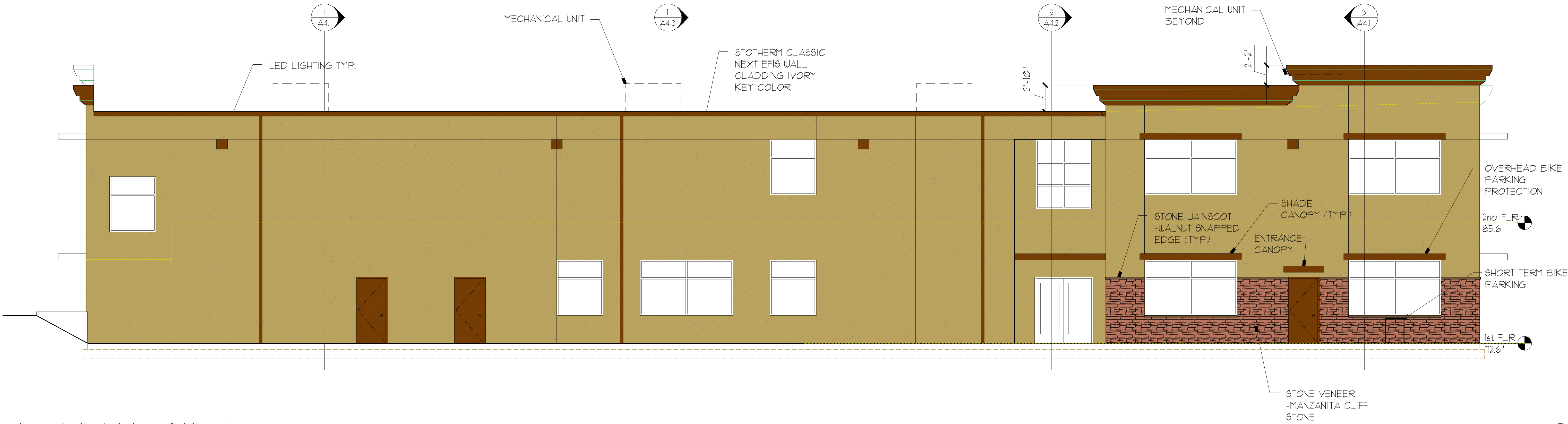
2. ELDORADO, WALNUT SNAPPED EDGE

STO EIFS

3. MEDIUM, IVORY KEY

CANOPIES AND COPING

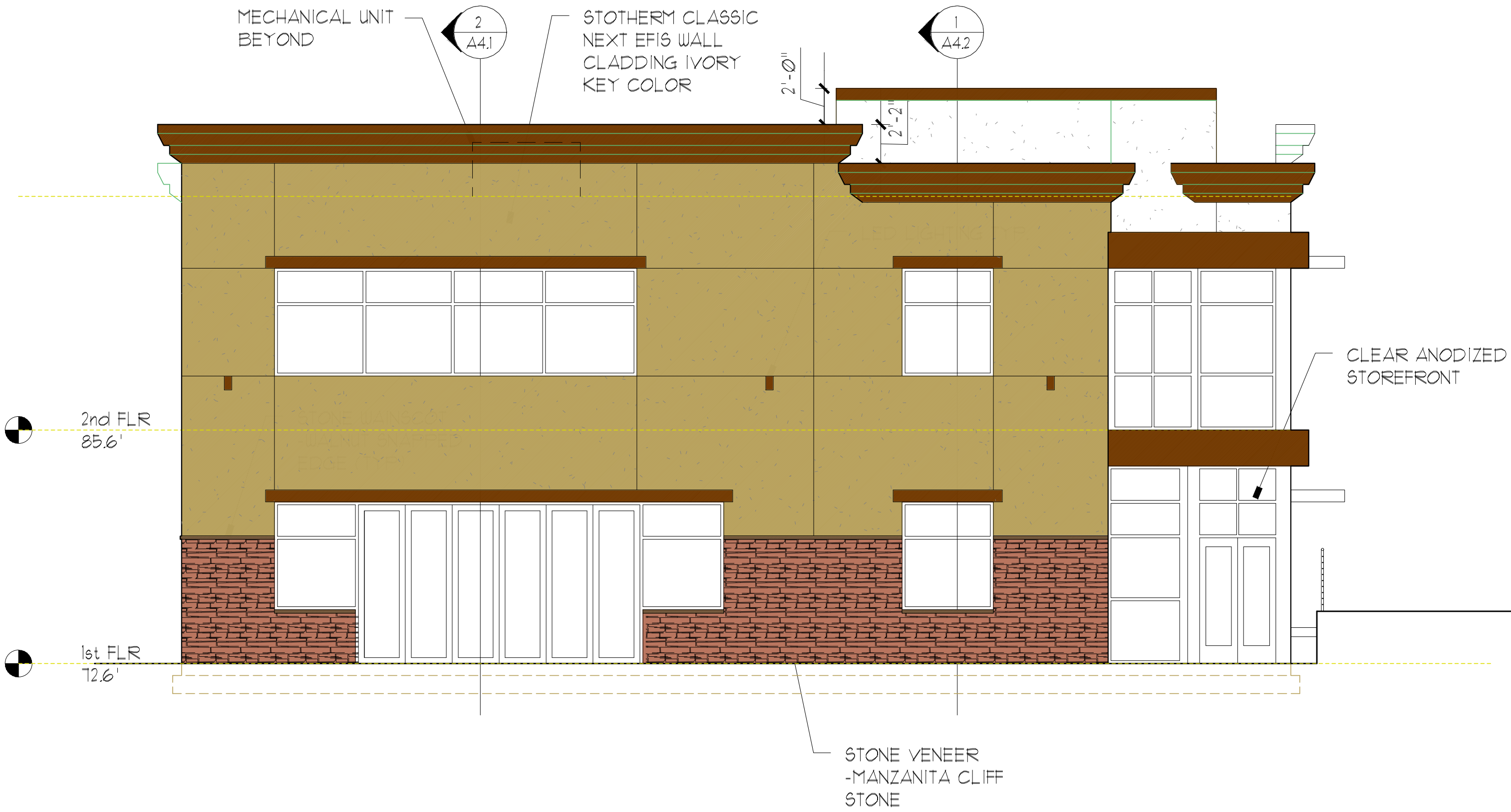
4. KAWNEER, MEDIUM BRONZE



NORTH ELEVATION

1/8" = 1'-0"

1



WEST ELEVATION

1/8" = 1'-0"

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- PAINT SPECIFICATIONS AND COLORS:
- MANUFACTURED STONE
1. ELDORADO, MANZANITA CLIFF STONE
- MANUFACTURED WAINSCOT STONE
2. ELDORADO, WALNUT SNAPPED EDGE
- STO EIFS
3. MEDIUM, IVORY KEY
- CANOPIES AND COPING
4. KAUWEER, MEDIUM BRONZE



Washington Realtors
Olympia Office Facility

Project Title:

Client:

Washington Realtors
504 14th Ave. SE, Olympia, WA 98501

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Job No.
2140290.02

Sheet Title:

Exterior
Elevations

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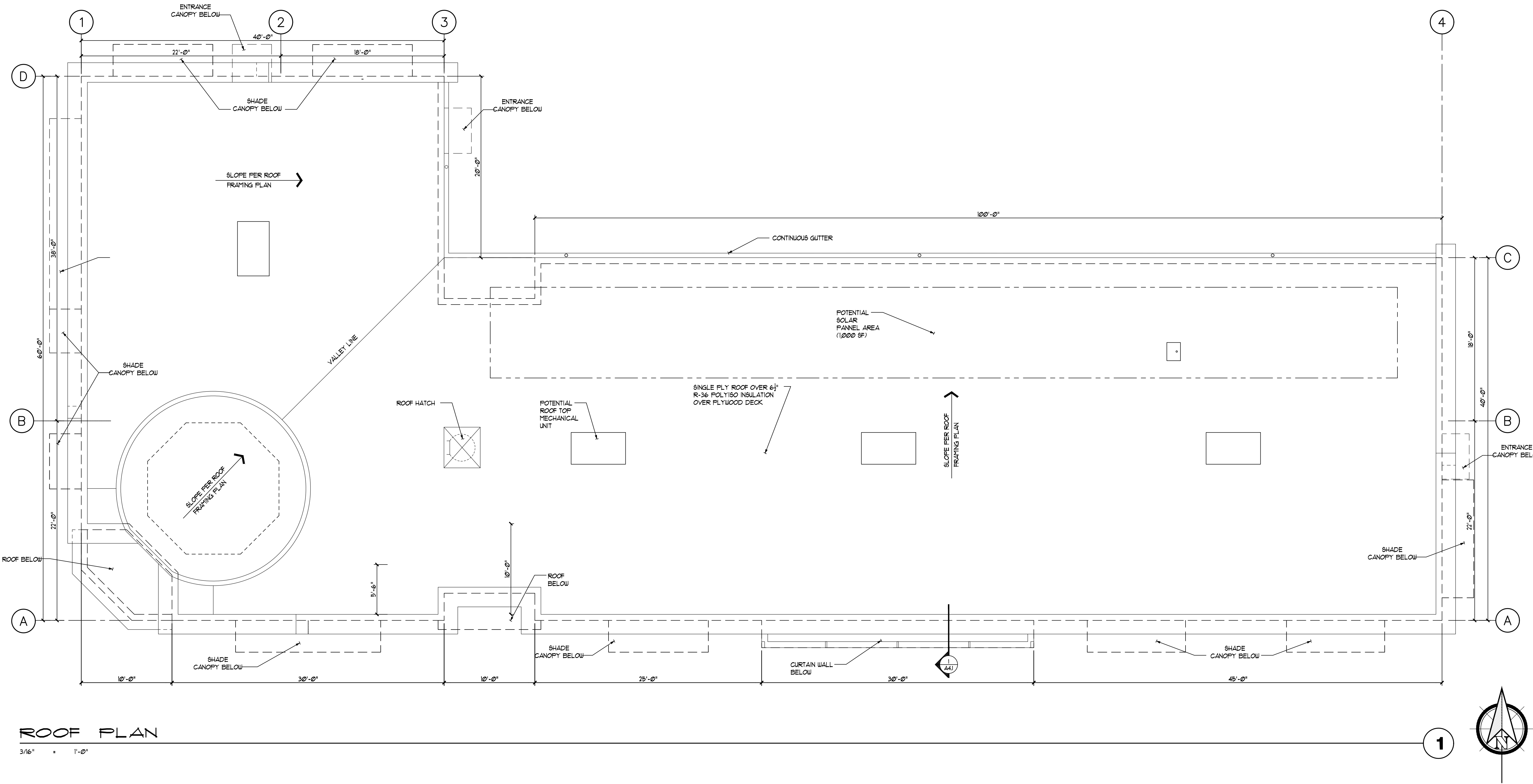
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Sheet No.

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of
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ROOF PLAN

3/16" = 1'-0"

**Washington Realtors
Olympia Office Facility**

Project Title:
Client:
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Agency Review**
8/1/2016
Job No.
2140290.02

Roof Plan

Sheet Title:
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Washington Realtors
Olympia Office Facility

Washington Realtors

504 14th Ave. SE, Olympia, WA 98501

Project Title:

Client:

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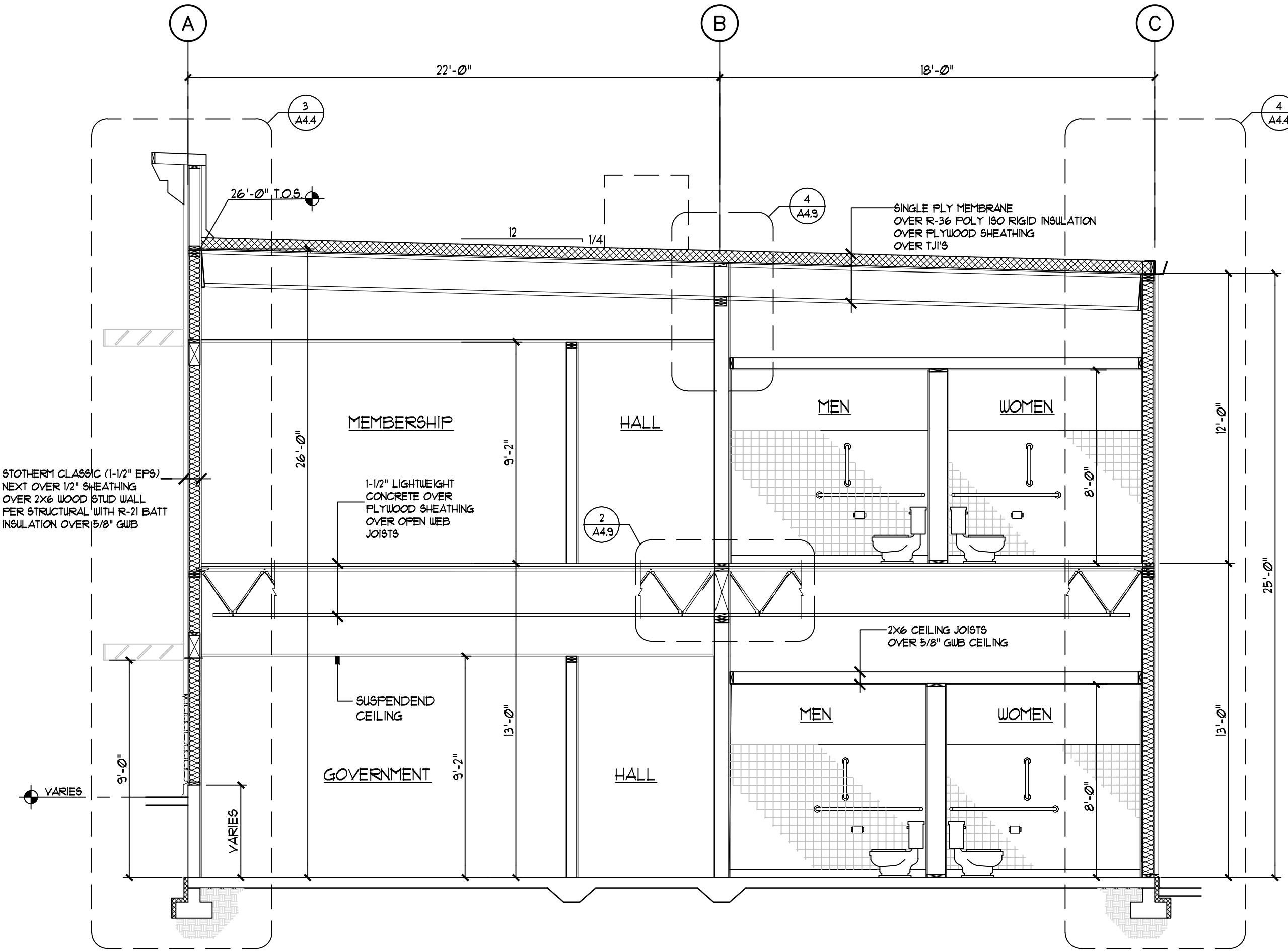
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2140290.02

Building Sections

Designed by: PDC
Drawn by: PDC
Checked by: DKA

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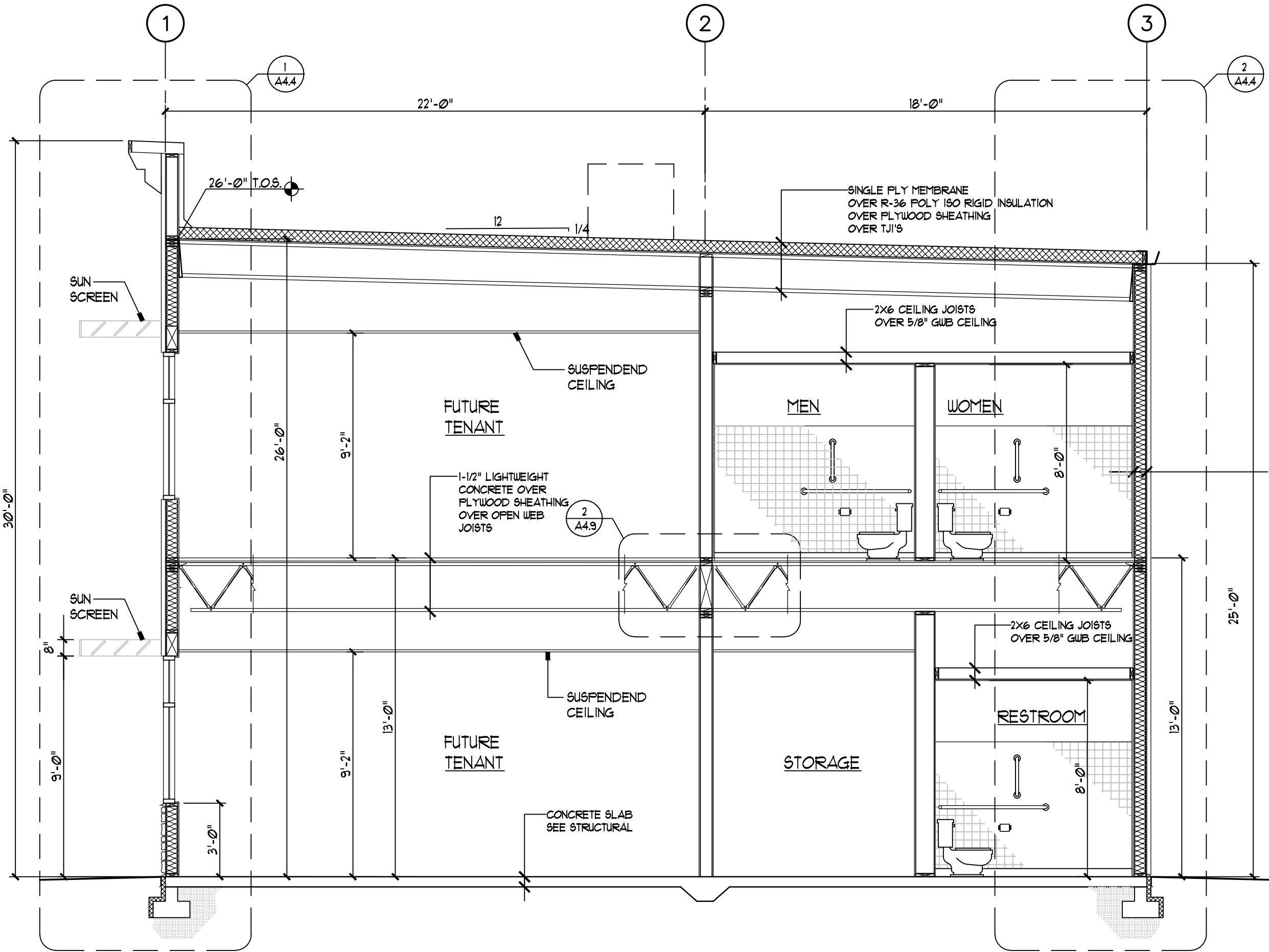
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BUILDING SECTION

1/4" = 1'-0"

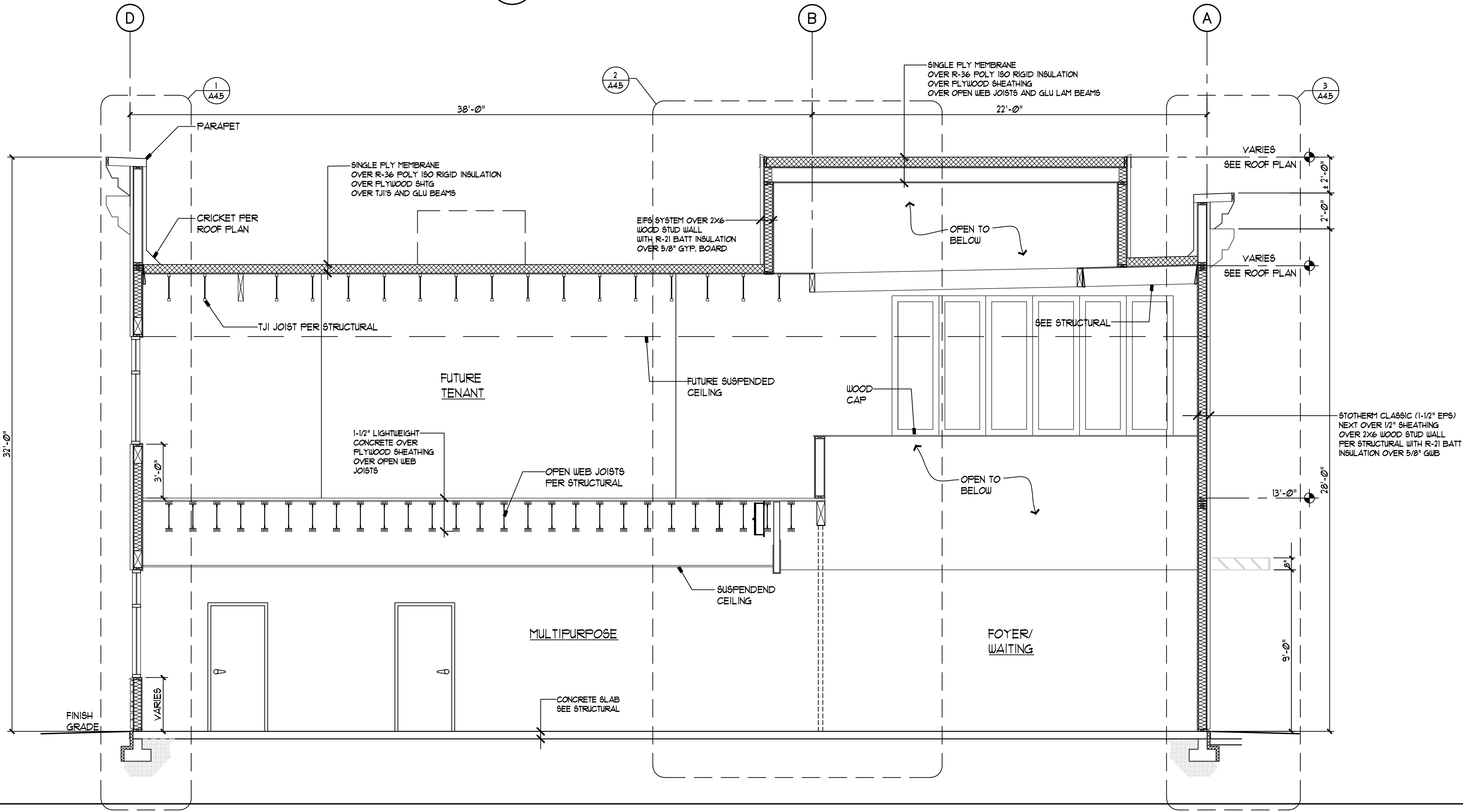
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BUILDING SECTION

1/4" = 1'-0"

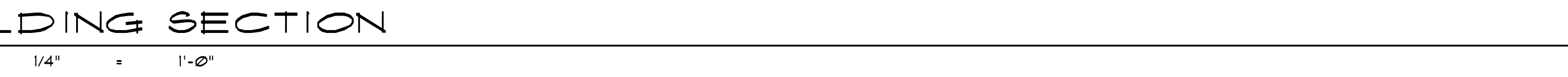
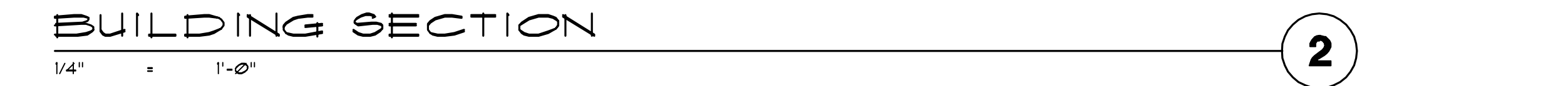
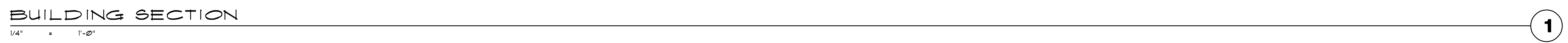
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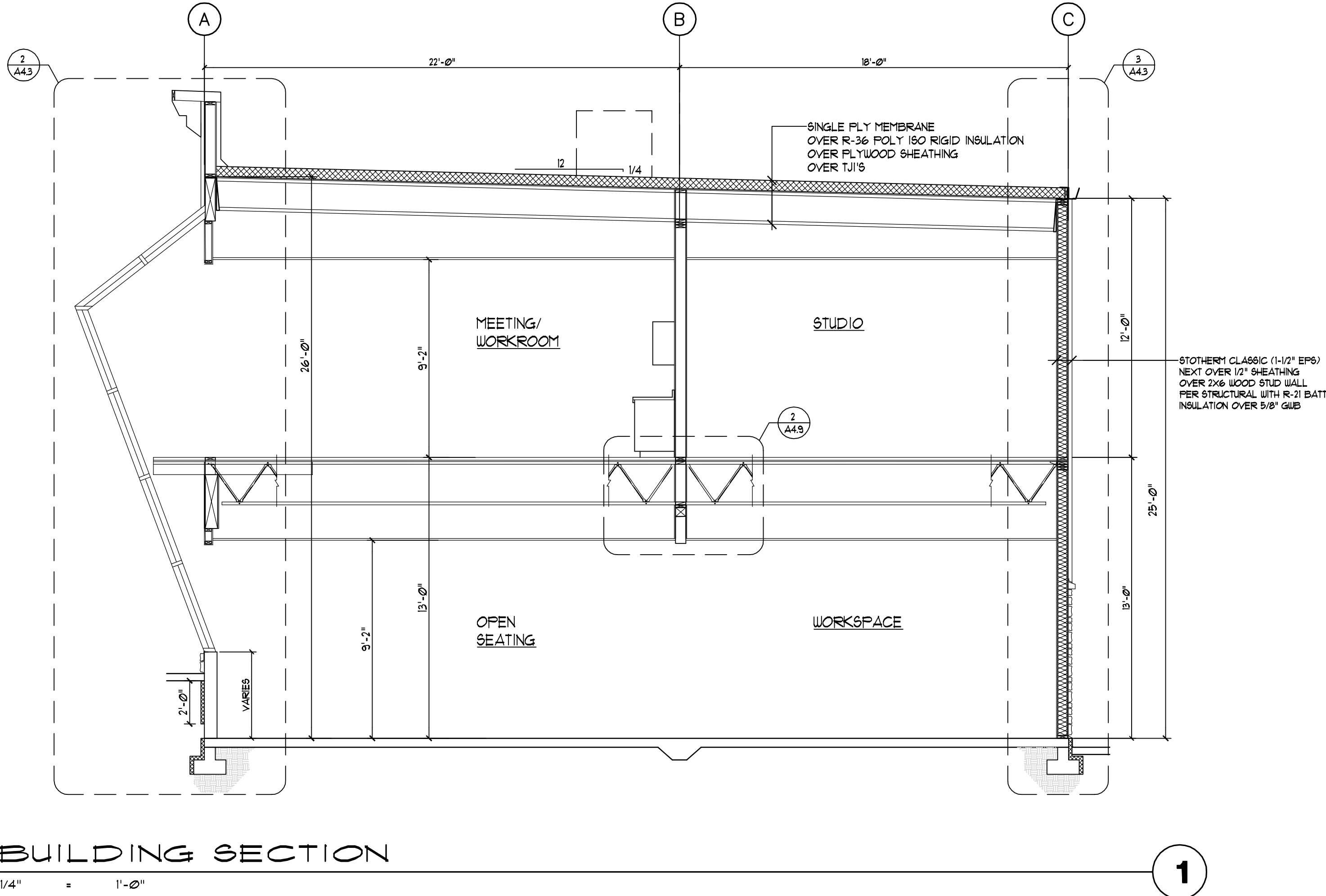


BUILDING SECTION

1/4" = 1'-0"

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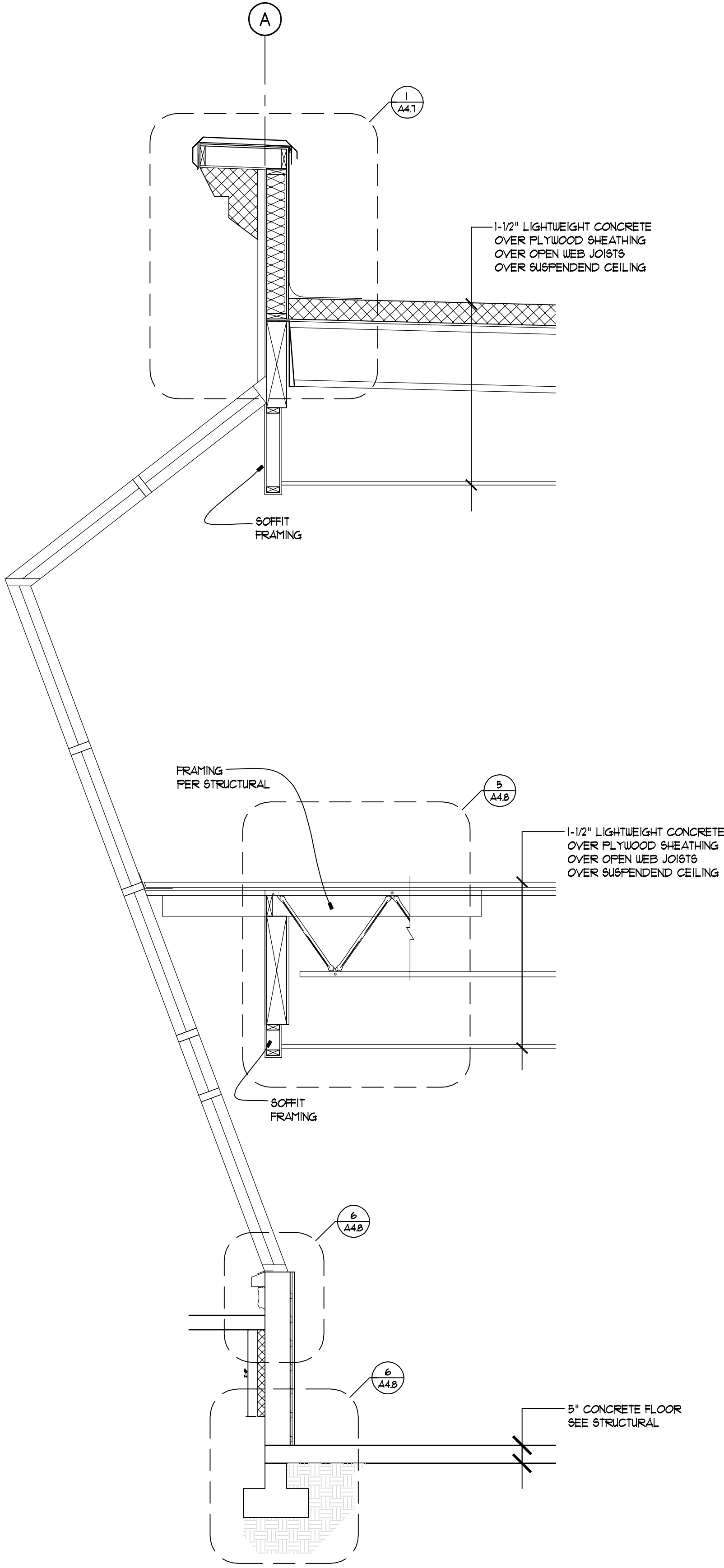




BUILDING SECTION

1/4" = 1'-0"

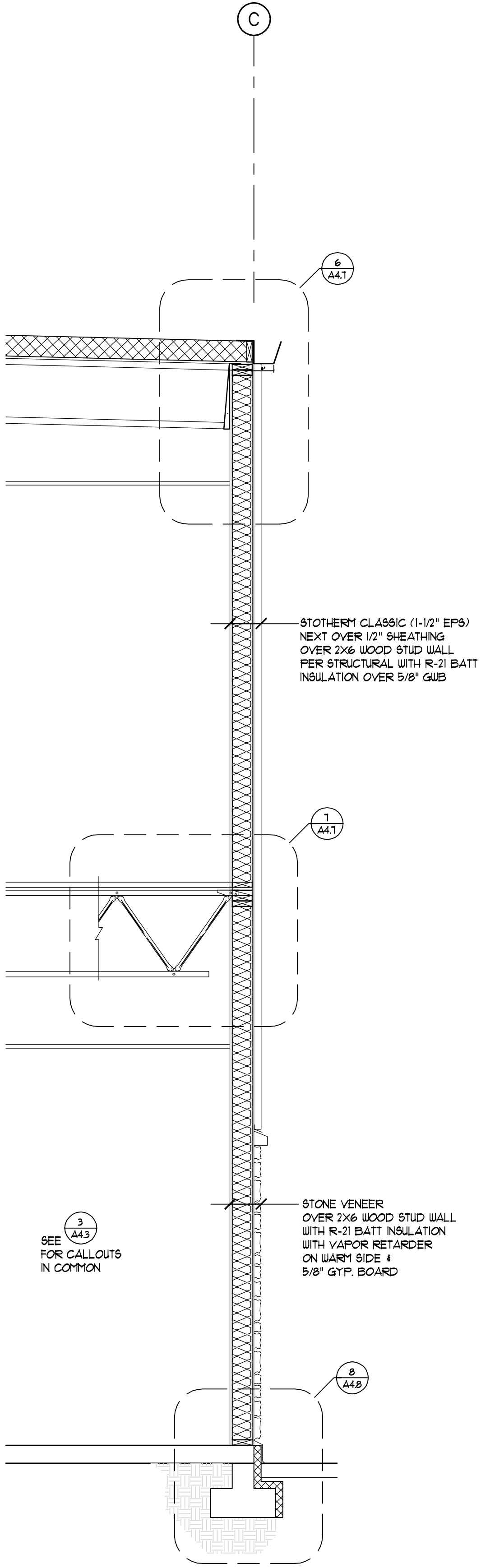
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WALL SECTION

1/2" = 1'-0"

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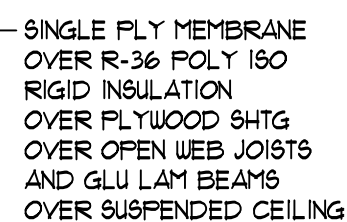


WALL SECTION

1/2" = 1'-0"

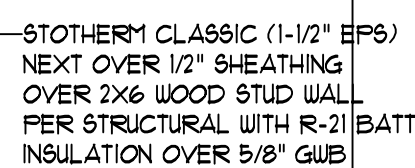
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Sheet No. A4.3	Sheet Title Building Section and Wall Sections	Issue, See & Date: 8/17/2016	Issued for Agency Review	Project Title: Washington Realtors Olympia Office Facility	Client: Washington Realtors	Job No. 2140290.02	Drawn by: PDC	Checked by: DKA	Designed by: PDC	Revisions: A A A	Project Location: 504 14th Ave. SE, Olympia, WA 98501



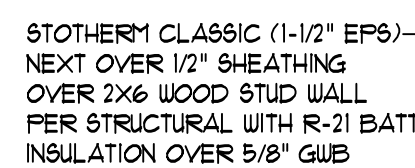
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1'-0"



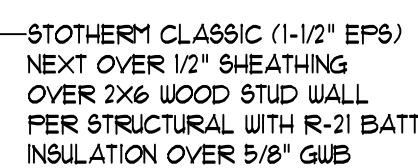
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1'-Ø'



3

1'-0"



4

1'-Ø"

Client:

Washington Realtors
98501

504 14th Ave. SE, Olympia, WA 98501

11762 []

PHILIP DALE COUTURE
STATE OF WASHINGTON
REGISTERED ARCHITECT

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Issued for
Agency Review

Job No. 140290 02

Wall Sections

Sheet Title:

checked by:

checked by:

checked by:

Sheet No. _____

A4.4

of Sheets

DOOR SCHEDULE										1
DOOR NO.	TYPE	DOOR DATA					FRAME		HARDWARE SET NO.	NOTES
		SIZE			MAT'L	FINISH	CONSTRUCTION			
		W	H	T			MAT'L	FINISH		
102C	C	16'-0"	7'-0"	1 3/4"			PER MANUF.	PER MANUF.		SKYFOLD ZENITH 40
102B, 133, 200, 203	D	3'-0"	7'-0"	1 3/4"	S.C. WOOD	STAIN SLR	WOOD	STAIN SLR		
103B, 104, 105, 106, 110, 116, 119, 120, 121, 122, 132B, 201, 202, 206, 209, 210, 211, 212, 213, 214, 225, 226	E	3'-0"	7'-0"	1 3/4"	S.C. WOOD	STAIN SLR	WOOD	STAIN SLR		
102A, 103A, 117, 118, 124	F	3'-0"	7'-0"	1 3/4"	HOL. MTL.	ENAMEL	HOL. MTL	ENAMEL		
112, 113, 115, 125, 126, 127, 128, 131, 132A, 207, 208, 217, 218, 219, 220, 223, 224	G	3'-0"	7'-0"	1 3/4"	S.C. WOOD	STAIN SLR	WOOD	STAIN SLR		RELIGHT

NOTE: ALL OVERHEAD DOORS TO BE FITTED WITH SUEEPS OR RUBBER BOOTS.

DOOR / WINDOW SCHEDULE LEGEND

ALUM	-	ANODIZED ALUMINUM (DARK BROWN)	PT	-	PAINT
GALV	-	GALVANIZED	RB	-	RUBBER
HM	-	HOLLOW METAL	SHGC	-	SOLAR HEAT GAIN COEFFICIENT
HM INS	-	HOLLOW METAL INSULATED	SLR	-	SEALER
			WD	-	WOOD

HARDWARE GROUPS

NOTES:

1. LEVER TYPE ACCESSIBLE HARDWARE ON INSIDE MORTISED, UNO.

2. ALL HARDWARE BY DOOR SUPPLIER (STANDARD EGRESS DEVICE/ FULL HARDWARE COORDINATE WITH MASTER KEYING SYSTEM)

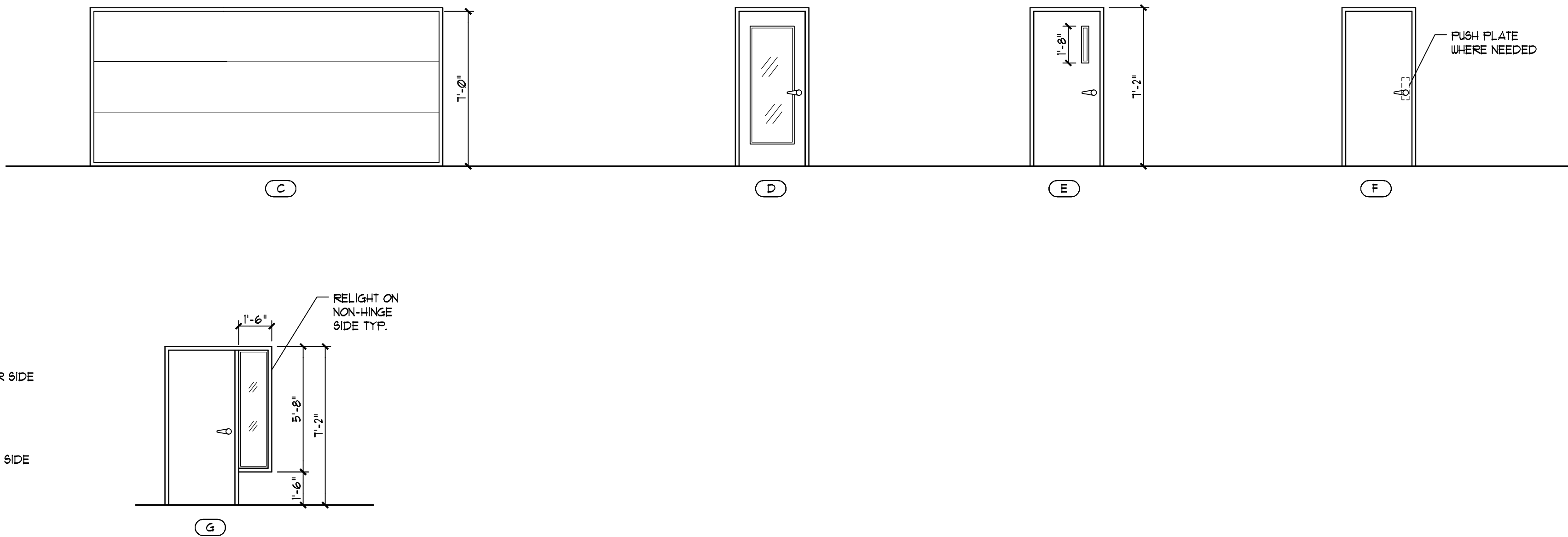
3. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

HW 1 (INTERIOR)
3 EA HINGES
1 EA FLOOR STOP
1 EA PASSAGE SET

HW 2 (EXTERIOR)
3 EA HINGES
1 EA FLOOR STOP
1 EA LOCK
1 EA WEATHER SEAL
1 EA CLOSER

HW 3 (RESTROOMS)
3 EA HINGES
1 EA CLOSER
1 EA PUSH / PULL PLATES
3 EA SILENCERS
1 EA KICK PLATE ON EXTERIOR SIDE

HW 4
3 EA HINGES
1 EA FLOOR STOP
1 EA PRIVACY LOCK
1 EA KICK PLATE ON EXTERIOR SIDE



STOREFRONT / WINDOW SCHEDULE

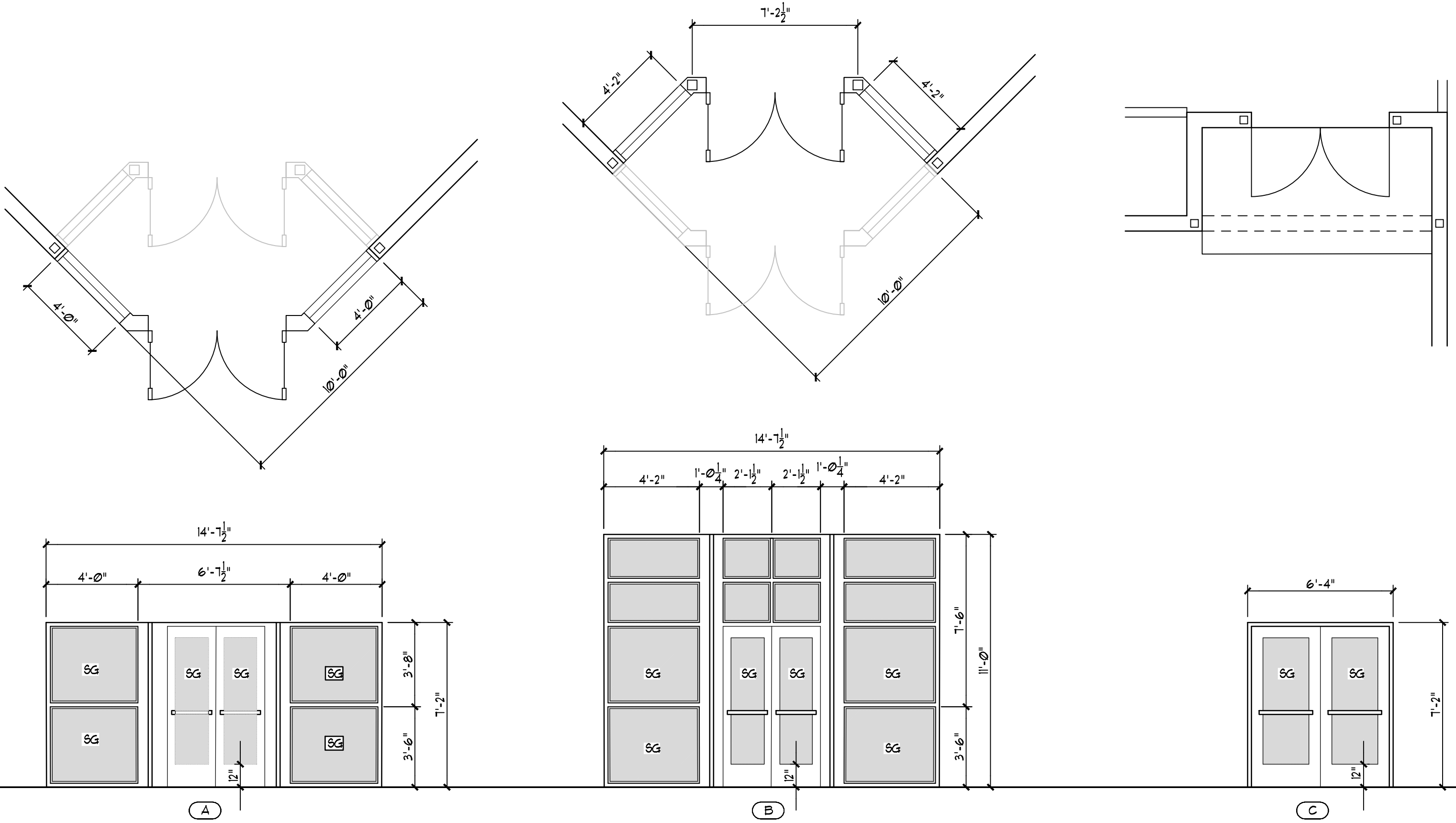
STOREFRONT	OPENING SIZE		STOREFRONT / WINDOW		MAX "U"	MAX SHGC	FRAME		HARDWARE SET NO.	REMARKS
	WIDTH x HEIGHT		MATERIAL	FINISH			MATERIAL	FINISH		
100A 100B	PER ELEV		ALUM/GLASS	FACTORY	03	10	ALUM.	FACTORY	1	PROVIDE IMPACT GLAZING AS NOTED PER IBC SECTION 2406, SEE 4 A5.4
WINDOW CALLOUT	WIDTH	HEIGHT								
A1	4'-4"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		SEE 1 A5.5 FOR WINDOW DIMENSIONS
A2	5'-0"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
B	10'-0"	9'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
C1	8'-8"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
C2	10'-0"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
D	12'-0"	5'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
E	10'-0"	5'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
E2	10'-0"	5'-6"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
F	30'-0"	20'-8"	ALUM/GLASS	BRONZE	-	-	ALUMINUM	BRONZE	-	
G	10'-0"	5'-6"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
H	6'-0"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
I	15'-0"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
J	20'-0"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
K	6'-0"	7'-6"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		
L	12'-0"	6'-0"	ALUM/GLASS	BRONZE			ALUMINUM	BRONZE		

HARDWARE GROUP

HW 1
ALL HARDWARE BY DOOR SUPPLIER. PROVIDE STANDARD ADA EGRESS DEVICE/FULL HARDWARE --AND 1 1⁄2" TOP, BOTTOM AND INTERMEDIATE OFFSET PIVOT SETS AND 1⁄2" MAX THRESHOLD, DEADBOLT LOCK AND MANUAL BOLT TOP AND BOTTOM. COORDINATE WITH MASTER KEYING SYSTEM. (GLASS TO BE GREY OR BROWN W/LOW E)

DOOR ELEVATIONS

1/4" = 1'-0"



STOREFRONT ELEVATION

1/4" = 1'-0"

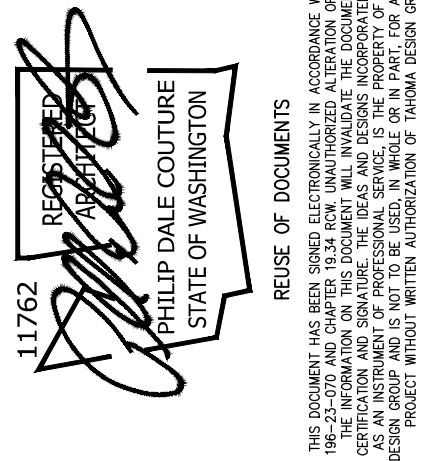
Washington Realtors
Olympia Office Facility

Washington Realtors

Project Title:

Client:

504 14th Ave. SE, Olympia, WA 98501



Issue Set & Date:
Issued for
Agency Review
8/1/2016

Job No.
2140290.02

Door Schedule
& Elevations

Checked by:
DKA

Drawn by:
PDC

Designed by:
PDC

Sheet Title:

A

A

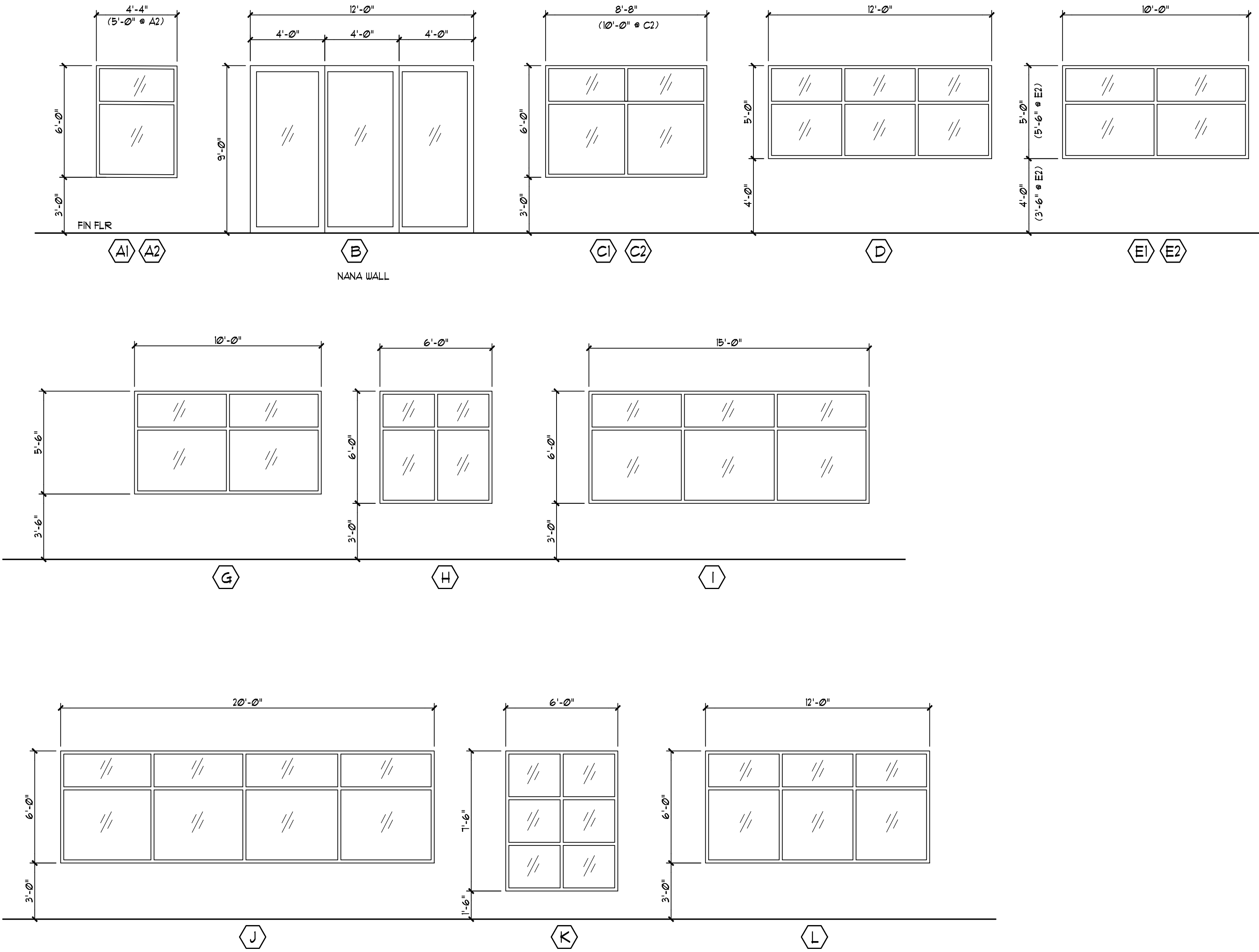
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Revisions:

Sheet No.

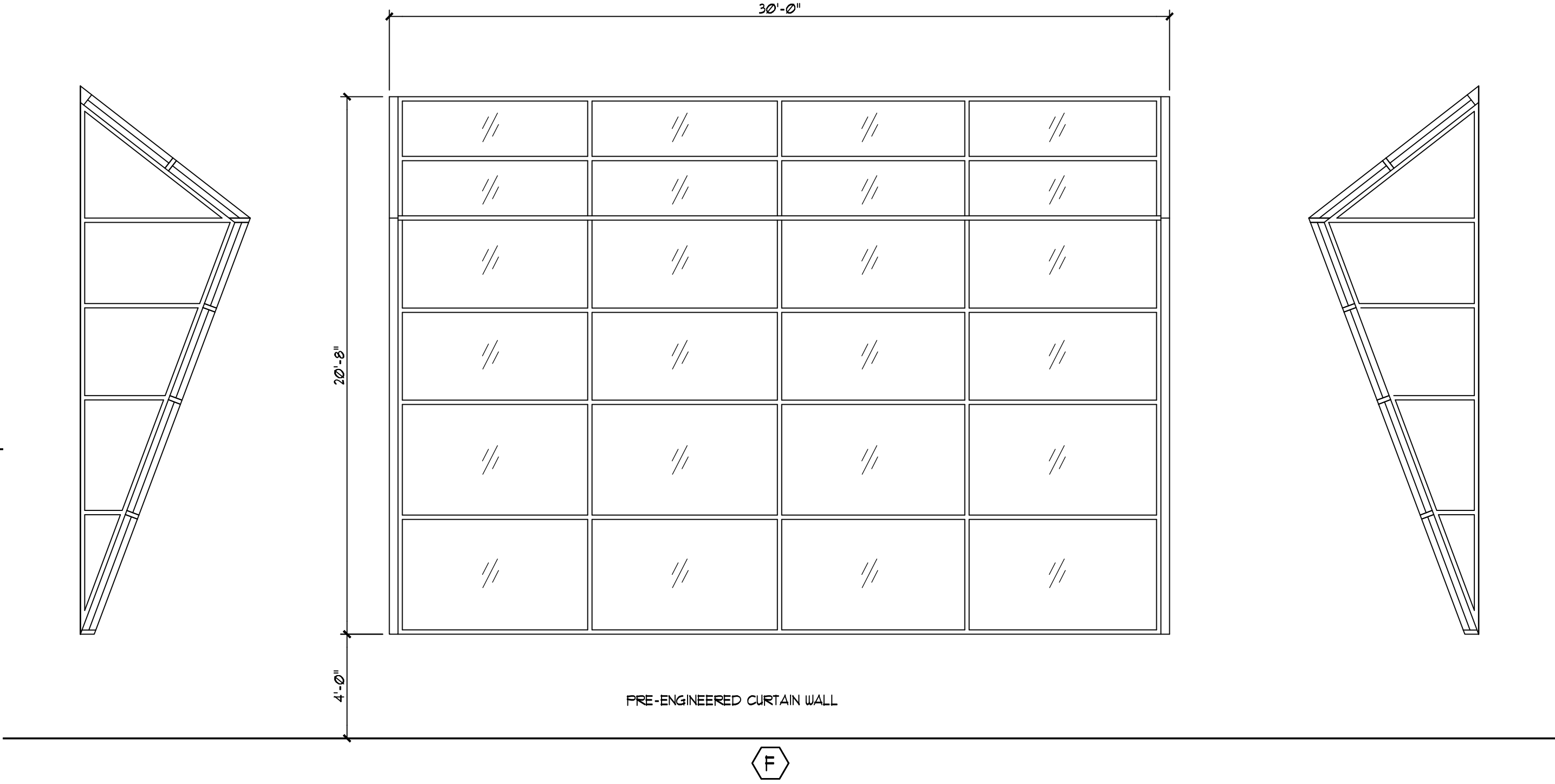
A5.4

of Sheets



WINDOW ELEVATIONS

1/4" = 1'-0"



WASHINGTON REALTORS ASSOCIATION BUILDING

SECTION 23 TWP 18N RANGE 2W
PARCEL NUMBER 68300200101

SYMBOL LEGEND

LIGHTING FIXTURES

- ⦿ SURFACE/POST MOUNTED FIXTURE
- BOLLARD
- LANDSCAPE FLOODLIGHT
- ⦿-□ AREA/SITE POLE MOUNTED LUMINAIRE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMPS	MANUFACTURE	VA
S1	ARCHITECTURAL BOLLARD	GRADE	LED	VONDA	88
S2	AREA LUMINAIRE, FORWARD THROW LED, HOUSE SIDE SHIELD	POLE	LED	LITHONIA # DSX1-LED-60C-1000-40K-TFTM-MVOLT-HS	209
S3	WOOD POST MOUNTED LED LANDSCAPE SCONCE	POST	LED	VOLT # 8-LED-MR16-5W-60	6.7
S4	OUTDOOR LED WALL DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	SURFACE	LED	LITHONIA # OLLWD	8.6
S5	WALL MOUNTED LED WALL WASH	SURFACE	LED	LITHONIA # OWLX-LED-90W-40K	90
S6	ADJUSTABLE WALL WASH FLOOD LIGHT	GRADE	LED	LITHONIA # DSXF3-LED-6-P2-40K-FL-MVOLT-THK-DDBXD	129



NOTE :
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT ENGINEER IF THERE IS ANY DISCREPANCY IN PLAN. PLAN DESIGNED BASED ON SURVEYOR PROVIDED BY OTHERS. BASED ON ALL FACTS ABOVE ATTILI DESIGN & ENGINEERING INC. PC IS NOT RESPONSIBLE FOR ANY DISCREPANCY AND/OR ASSUMED ELEVATIONS.

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555



SITE LIGHTING PLAN

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

APPROVED FOR CONSTRUCTION

BY: _____ Date: _____

Engineering Plans Examiner

APPROVAL EXPIRES: _____

TITLE: SITE LIGHTING PLAN

SITE: 504 14th AVE SE
OLYMPIA, WA

CLIENT: WASHINGTON REALTORS ASSOCIATION BUILDING

504 14TH AVENUE SE
OLYMPIA, WA 98501
PHONE: 1-253-881-3046

Electrical Consultants, Inc.
19015 36th Avenue West, Suite E
Lynnwood, Washington 98036
Phone (425) 775-1799 FAX (425) 774-9870



REV	DESCRIPTION	DATE	BY
1	PRICING SET	8-30-16	MA
2	PERMIT SET	9-29-16	MA

DESIGNED
DRAWN
CHECKED BA
DATE 9/29/2016
SCALE AS SHOWN

JOB No. _____

SHEET NO. _____

MOLDCAST

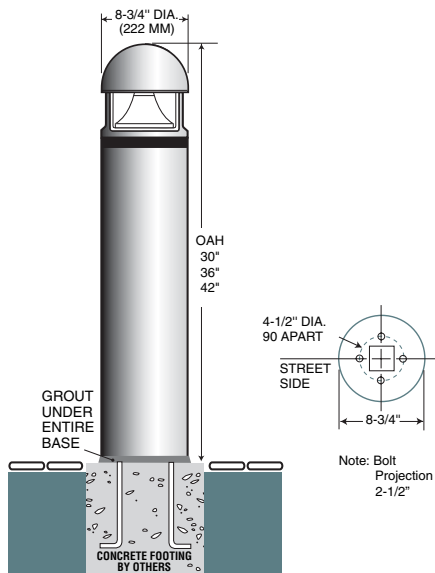
Vonda Bollard - VBN & VBU



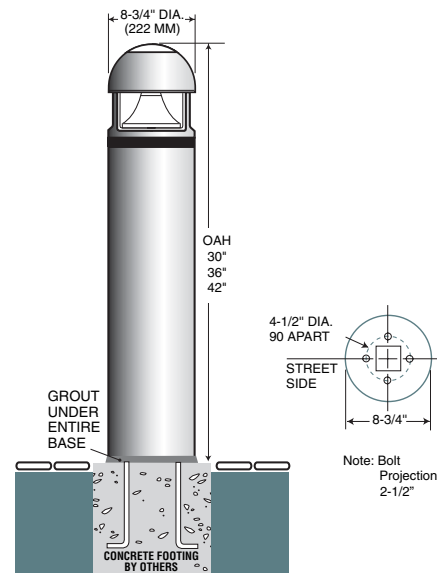
S1



DIMENSIONS



VBN Series Vonda Bollard - No Uplight



VBU Series Vonda Bollard - With Uplight

SPECIFICATIONS

HOUSING & LENS

Lower housing shall be extruded 6063 T-6 aluminum. Dome top shall be cast aluminum, secured to a three post cast aluminum lens guard by stainless steel fasteners; six-post cast aluminum lens guard shall be available as an option (6PT) for additional vandal-resistance. Lens shall be one-piece clear acrylic, securely sealed between the cast dome top and lower housing extrusion.

OPTICAL SYSTEM

Optical system shall be the patented Pericline® optical system, a sharp cut-off dual reflector assembly, consisting of collecting and distributing reflectors designed to provide broad and efficient light distribution. The reflectors shall be spun aluminum with a specular finish.

ELECTRICAL

Ballast (except for 50 watt MH and HPS) shall be high power factor multi-tap style (120/208/240/277V). The ballast for 50 watt MH and HPS shall be dual volt (120/277V). 347V ballast (120/277/347V) shall be available as an option. NOTE: All ballasts are shipped from the factory wired for 277V.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

All electrical components and materials shall be U.L. recognized. Fixtures shall be listed with U.L. laboratories for wet location use.

WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty.

PHOTOMETRICS

Complete photometric data is available in IES formatted files on AAL's website: www.moldcast.com

MOLDCAST

14249 Artesia Boulevard • La Mirada, CA 90638
Tel: (714) 994.2700 • Fax: (714) 994-0522

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OPTIONS



6PT OPTION
6 post lens guard

DCR OPTION
Decorative accent band



OPTICAL SYSTEM

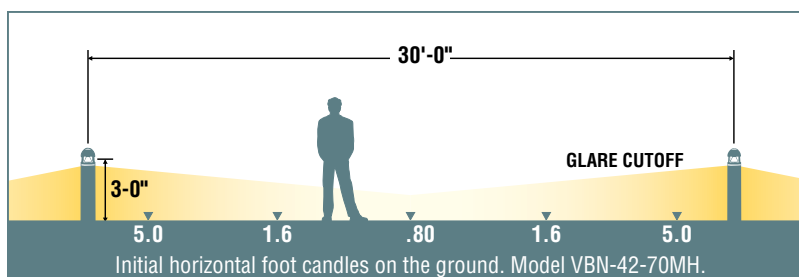
PATENTED, PERFORMANCE OPTICS

Moldcast bollards utilize the patented Pericline® reflector system, a dual reflector assembly that efficiently and effectively controls the output of high performance HID lamps. The upper collecting reflector directs light towards the distributing reflector, which projects light outward at angles up to 80° above vertical.



WIDE, UNIFORM DISTRIBUTION

Moldcast bollards are available with symmetrical (standard) or asymmetrical (option HSS) distribution. Both offer wide, uniform distribution and a comfortable, low-glare appearance at the source.



ORDERING EXAMPLES

FIXTURE	HEIGHT	LAMP/BALLAST	COLOR	OPTIONS
VBU	42"	50HPS	DGN	6PT
VBN	42"	100HPS	BLK	HSS

FIXTURE

VBN Vonda Bollard - No uplight.
Weight: 34 lbs.

VBU Vonda Bollard - With uplight.
Weight: 34 lbs.

HEIGHT

30" 30" Overall Height

36" 36" Overall Height

42" 42 Overall Height

LAMP/BALLAST

50MH Metal halide 120/277
volt, medium base, ED-17.

70MH Metal halide 120/208/240/277
volt, medium base, ED-17.

100MH Metal halide 120/208/240/277
volt, medium base, ED-17.
(VBN only)

35HPS High pressure sodium,
120/208/240/277,
medium base, ED-17.

50HPS High pressure sodium,
120/277,
medium base, ED-17.

70HPS High pressure sodium,
120/208/240/277,
medium base, ED-17.

100HPS High pressure sodium,
120/208/240/277,
medium base, ED-17.
(VBN only)

150HPS High pressure sodium,
120/208/240/277,
medium base, ED-17.
(VBN only)

NOTE: Lamps not included.



VBN Series
Vonda Bollard - No Uplight



VBU Series
Vonda Bollard - With Uplight

COLORS

WHT	White	
LGY	Light Grey	
MAL	Matte Aluminum	
MDG	Medium Grey	
ATG	Antique Green	
VGR	Verde Green	
WRZ	Weathered Bronze	
DGN	Dark Green	
CRT	Corten	
BRM	Metallic Bronze	
DBZ	Dark Bronze	
BLK	Black	
MTB	Matte Black	

OPTIONS

DCR	Decorative accent band. (specify color)
FS1	Single fuse holder (120/277/347V), specify voltage. Fuse by others.
FS2	Double fuse holder (208/240/480V), specify voltage. Fuse by others.
HSS	House side shield 180° full cutoff - field installed.
LXN	Polycarbonate lens.
TRH	Tamper resistant hardware.
6PT	6 Post lens guard.
347V	347V ballast (120/277/347V). (not available for 35 or 50 watt lamp/ballast.)
SSI	Stainless steel inserts.



D-Series Size 1 LED Area Luminaire



d#series

Specifications

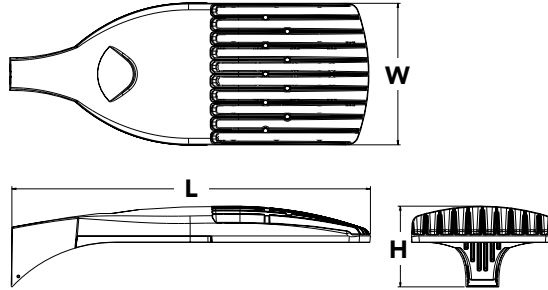
EPA: 1.01 ft²
(0.09 m²)

Length: 33"
(83.8 cm)

Width: 13"
(33.0 cm)

Height: 7-1/2"
(19.0 cm)

Weight (max): 27 lbs
(12.2 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED						
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) Rotated optics ¹ 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A) ²	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ³	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,4} LCCO Left corner cutoff ^{2,4} RCCO Right corner cutoff ^{2,4}	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁶ 480 ⁶	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁹ PER5 Five-wire receptacle only (no controls) ^{9,10} PER7 Seven-wire receptacle only (no controls) ^{9,10} DMG 0-10V dimming driver (no controls) ¹¹ DCR Dimmable and controllable via ROAM [®] (no controls) ¹² DS Dual switching ^{13,14} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹⁵ PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹⁵ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁵	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁵ BL30 Bi-level switched dimming, 30% ^{14,16} BL50 Bi-level switched dimming, 50% ^{14,16} PNMTDD3 Part night, dim till dawn ¹⁷ PNMTSD3 Part night, dim 5 hrs ¹⁷ PNMT6D3 Part night, dim 6 hrs ¹⁷ PNMT7D3 Part night, dim 7 hrs ¹⁷ FAO Field adjustable output ¹⁸	Shipped installed HS House-side shield ¹⁹ WTB Utility terminal block ²⁰ SF Single fuse (120, 277, 347V) ²¹ DF Double fuse (208, 240, 480V) ²¹ L90 Left rotated optics ²² R90 Right rotated optics ²² BS Bird spikes
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories	Controls & Shields	NOTES
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ²³ DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ²³ DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ²³ DSHORT SBK U Shorting cap ²³ DSX1HS 30C U House-side shield for 30 LED unit ¹⁹ DSX1HS 40C U House-side shield for 40 LED unit ¹⁹ DSX1HS 60C U House-side shield for 60 LED unit ¹⁹ PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish) ²⁴ KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸	Controls & Shields Photocell - SSL twist-lock (120-277V) ²³ Photocell - SSL twist-lock (347V) ²³ Photocell - SSL twist-lock (480V) ²³ Shorting cap ²³ House-side shield for 30 LED unit ¹⁹ House-side shield for 40 LED unit ¹⁹ House-side shield for 60 LED unit ¹⁹ Square and round pole universal mounting bracket (specify finish) ²⁴ Mast arm mounting bracket adaptor (specify finish) ⁸	NOTES 1 Rotated optics available with 60C only. 2 Not available AMBPC. 3 Only available with 530mA or 700mA. 4 Not available with HS. 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options). 6 Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options. 7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31. 8 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included). 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. 10 If ROAM [®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. 11 DMG option for 347V or 480V requires 1000mA. 12 Specifies a ROAM [®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM [®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR options, DS, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. 13 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH. 14 Requires an additional switched circuit. 15 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required. 16 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIR1FC3V or PIRH1FC3V. 17 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V or PIRH1FC3V. Separate on/off required. 18 Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT, PIR, PIRH, PIR1FC3V or PIRH1FC3V. 19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information. 20 WTB not available with DS. 21 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. 22 Available with 60 LEDs (60C option) only. 23 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls. 24 For retrofit use only.

For more control options, visit DTL and ROAM online.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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S2

DSX1-LED
Rev. 10/19/16
Page 1 of 6

PRODUCT SPECIFICATIONS



Type or Model 8-LED-MR16-5W-60 Qty 3

Model # _____ Prepared By _____

VOLT® Low Voltage Landscape Lighting

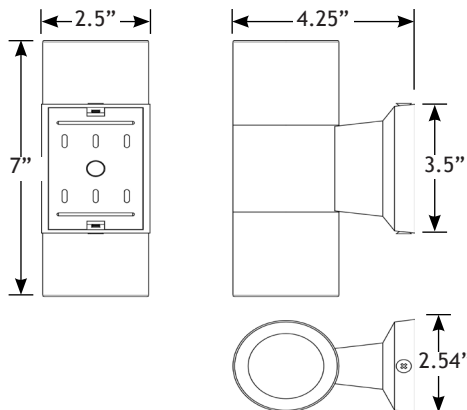
Ultra Premium Up/Down Sconce - 650 Series

Product Description

The Ultra premium sconce up/down light is probably the finest up/down low voltage landscape lighting sconce on the market. It has many unique features. Glass has etched edges enabling the center of the glass to be flush/1mm above the top of the brass. This prevents any water from puddling or collecting on top. Body is threaded and screws together tight to make it completely water proof. Offsets farther from wall so light does not get blocked by aggregate surfaces or header cap stones, plus gives better photometrics/illumination than other sconce designs. Very heavy, 3 lbs of solid cast brass, with sturdy 1 piece arm and mounting. Also bigger and more substantial fixture than other brands (7" X 4 1/2"). Bronze finish, 16G SPT-2 lead wire, tinned copper wiring, beryllium copper sockets, heat shrink tubing over internal splice, UL braided sleeve protectors, sockets pre-greased with dielectric grease. Uses two MR16 lamps (not included); 35W MR16 recommended.



Product Dimensions



Features & Benefits

- ▶ Solid Brass
- ▶ Pre-aged finish; no powder coating, paint or finish to wear off or peel—just natural patina that does not corrode
- ▶ Beryllium copper socket - more corrosion resistant than copper
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem
- ▶ Pressure rubber gasket for a moisture tight design

Specifications

- ▶ **Construction:** Cast Brass
- ▶ **Finish:** Bronze
- ▶ **Lead Wire:** 48" (standard) or 25' (optional) 16AWG, SPT-2 premium tinned copper
- ▶ **Glass or Lens:** Clear Protective Glass
- ▶ **Light Source (not included):** MR16 (LED or Halogen)
- ▶ **Maximum Lamp Rating:** 35W
- ▶ **Operating Voltage:** 12V AC
- ▶ **Powered by:** VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



LISTED File #E466348

S3

PRODUCT SPECIFICATIONS



VOLT® Low Voltage Landscape Lighting

Ultra Premium Up/Down Sconce - 650 Series

Lamp Options

Item Number	Description	Power Supply Requirement
8-LED-MR16-10w-38	LED 3W (10W Equivalent) MR16 38° (standard)	4.63 VA
8-LED-MR16-10w-60	LED 3W (10W Equivalent) MR16 60° (wide)	4.63 VA
8-LED-MR16-3w-12	LED 3W (20W Equivalent) MR16 12° (narrow)	4.8 VA
8-LED-MR16-3w-38	LED 3W (20W Equivalent) MR16 38° (standard)	4.8 VA
8-LED-MR16-3w-60	LED 3W (20W Equivalent) MR16 60° (wide)	4.8 VA
8-LED-MR16-5w-12	LED 5W (30W Equivalent) MR16 12° (narrow)	6.67 VA
8-LED-MR16-5w-38	LED 5W (30W Equivalent) MR16 38° (standard)	6.67 VA
8-LED-MR16-5w-60	LED 5W (30W Equivalent) MR16 60° (wide)	6.67 VA
8MR2010-12	Halogen 20W MR16 12° (narrow)	20W
8MR2010-36	Halogen 20W MR16 36° (standard)	20W
8MR2010-60	Halogen 20W MR16 60° (wide)	20W
8MR3510-12	Halogen 35W MR16 12° (narrow)	35W
8MR3510-36	Halogen 35W MR16 36° (standard)	35W
8MR3510-60	Halogen 35W MR16 60° (wide)	35W

Ordering Information

Example: Order # 650-48

650	-48
Product Family	Wire Length
650 = Up/Down Sconce	48 = 48" 25 = 25'

S3

Catalog
Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty. Full warranty terms located at

www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Outdoor General Purpose

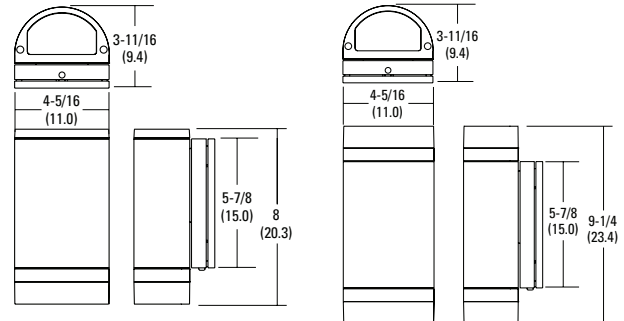
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD

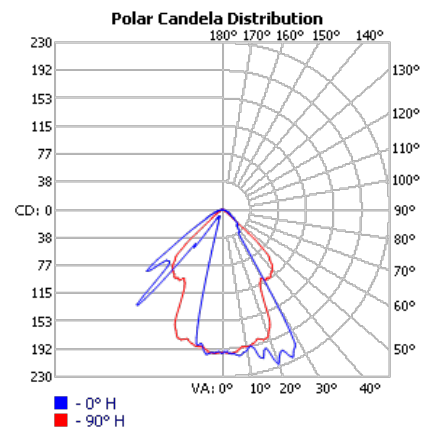
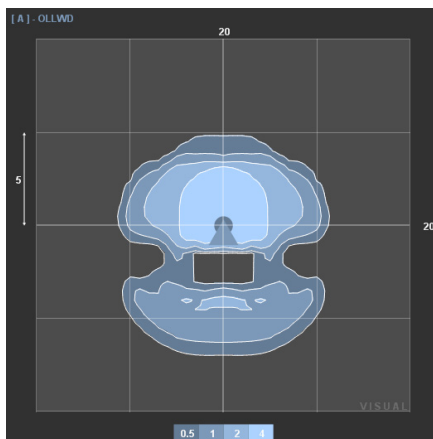
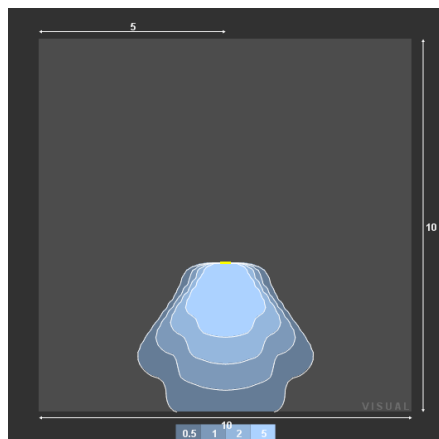
Series	Color temperature (CCT)	Voltage	Finish
OLLWD Downlight	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB Dark bronze
OLLWU Up & downlight			WH White

S4

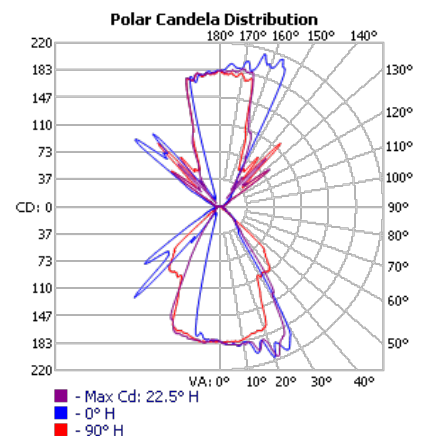
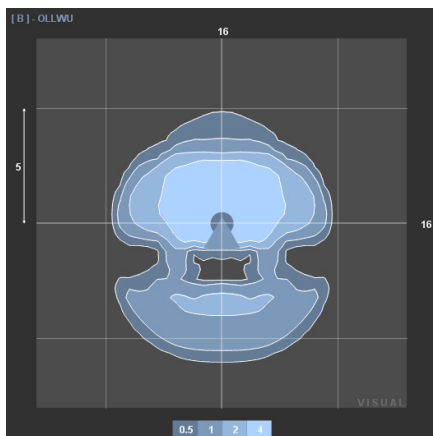
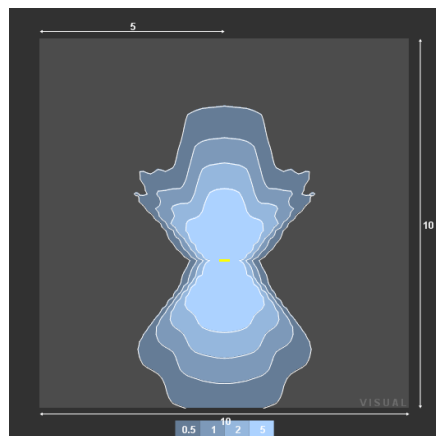
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

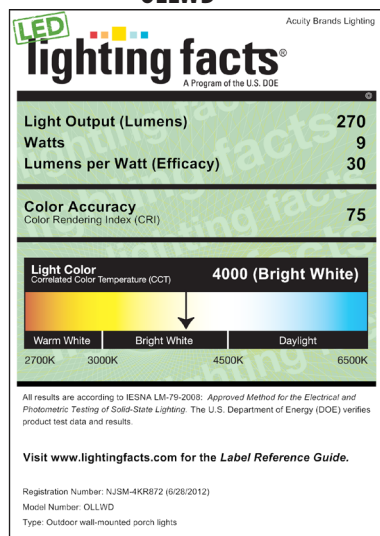
OLLWD



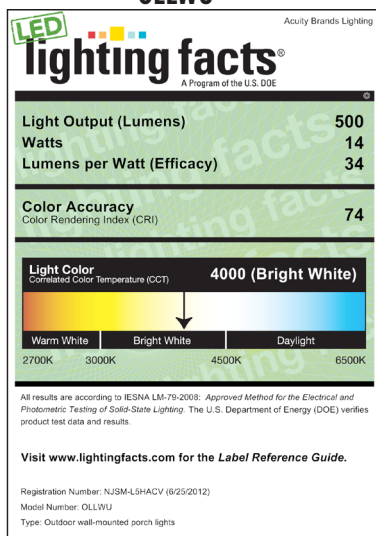
OLLWU



OLLWD



OLLWU



S4



OLWX1 LED LED Wall Luminaire

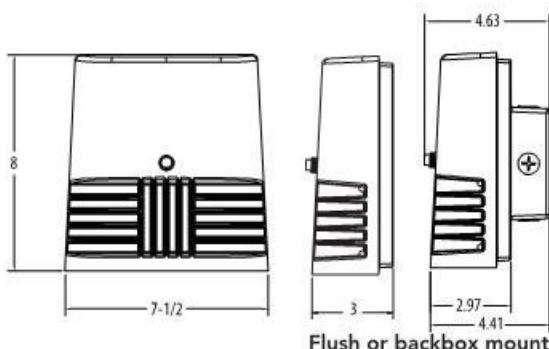


Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Width:	7-1/2" (19 cm)
Height:	8" (20.3 cm)
Depth:	3" (7.62 cm)
Weight:	5 lbs (2.27 kg)



Introduction

As versatile as it is efficient, the OLWX1 is designed to replace up to 250W metal halide while saving over 87% in energy costs. It combines multiple mounting options with the latest generation of LEDs for a wall pack luminaire that converts to a whole lot more. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has you covered.

Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

OLWX1 LED					
Series	Performance Package		Color Temperature	Voltage	Controls
OLWX1 LED	13W	13 watts	40K 4000 K ¹	(blank) MVOLT ²	(blank) None
	20W	20 watts	50K 5000 K	120 120V ³	PE 120V button photocell ^{1,3}
	40W	40 watts		347 347V	
					Finish
					(blank) Dark bronze

Accessories

Ordered and shipped separately.

OLWX1TS	Slipfitter – size 1
OLWX1YK	Yoke – size 1
OLWX1THK	Knuckle – size 1

NOTES

- 1 Not available with 347V option.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
- 3 Specify 120V when ordering with photocell (PE option).

FEATURES & SPECIFICATIONS

INTENDED USE

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 250W metal halide fixtures. Available flood light mounting accessories convert the OLWX1 LED into a highly efficient flood light.

OLWX1 LED is ideal for outdoor applications such as building perimeters, loading areas, driveways and sign and building flood lighting.

CONSTRUCTION

Rugged cast-aluminum housing with textured dark bronze polyester powder paint for lasting durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65).

OPTICS

High-performance LEDs behind clear glass for maximum light output. Light engines are available in 4000K and 5000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL

Light engine consists of 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS

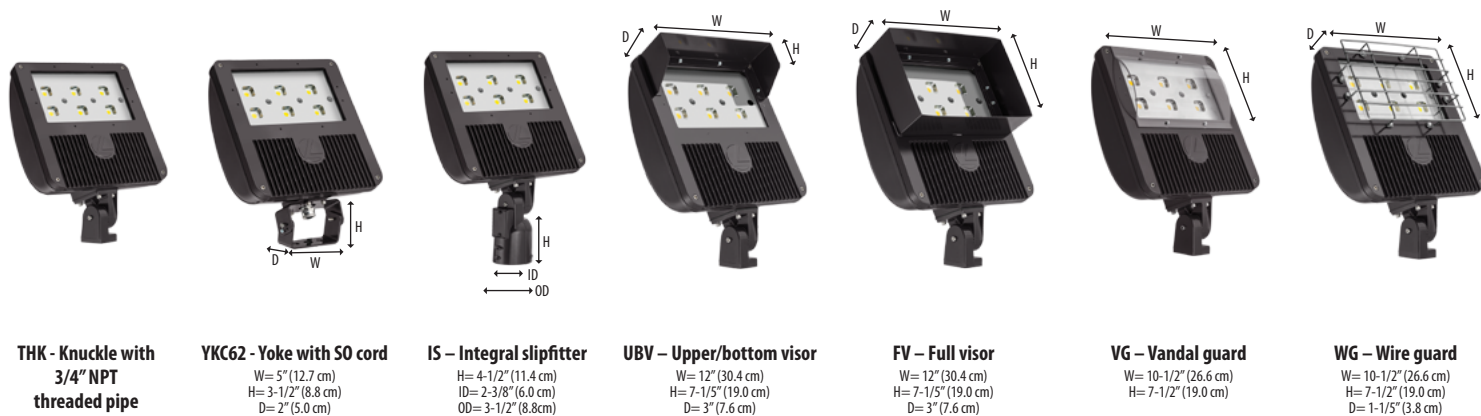
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.





FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 3 Flood reflects the embedded high performance LED technology. It is ideal for wallwash, security and general area lighting in many commercial and institutional applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66). Low EPA (1.4 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000 K (70 CRI min.), 4000 K (70 CRI min.) or 5000 K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 3/4-14 NPT threaded pipe, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 3 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

S6

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Light Engines	Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000 K, 70 CRI)			40K (4000 K, 70 CRI)			50K (5000 K, 70 CRI)		
				°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
6	P1	129	NSP	38	35	18	18	84476	13510	105	88800	14201	110	88800	14201	110
			MSP	53	52	27	27	49237	12774	99	51757	13428	104	51757	13428	104
			MFL	59	59	45	45	22746	12986	101	23911	13650	106	23911	13650	106
			FL	84	90	61	71	11658	13952	108	12255	14666	114	12255	14666	114
			WFL	104	105	73	76	9435	14454	112	9918	15194	118	9918	15194	118
			WFR	104	91	80	72	9546	14377	111	10035	15113	117	10035	15113	117
	HMF	121	67	94	55	10455	13238	103	10991	13916	108	10991	13916	108		
	P2	183	NSP	38	35	18	18	105595	16887	92	111000	17751	97	111000	17751	97
			MSP	53	52	27	27	61546	15968	87	64696	16785	92	64696	16785	92
			MFL	59	59	45	45	28433	16232	89	29888	17063	93	29888	17063	93
			FL	84	90	61	71	14573	17440	95	15319	18333	100	15319	18333	100
			WFL	104	105	73	76	11794	18067	99	12397	18992	104	12397	18992	104
			WFR	104	91	80	72	11933	17972	98	12543	18891	103	12543	18891	103
			HMF	121	67	94	55	13069	16548	90	13738	17395	95	13738	17395	95

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-35°C (32-95°F).

Ambient		Lumen Multiplier
0°C	32°F	1.08
0°C	50°F	1.05
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
35°C	95°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF3 LED 6 P2 platform based on 13,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.97	0.96

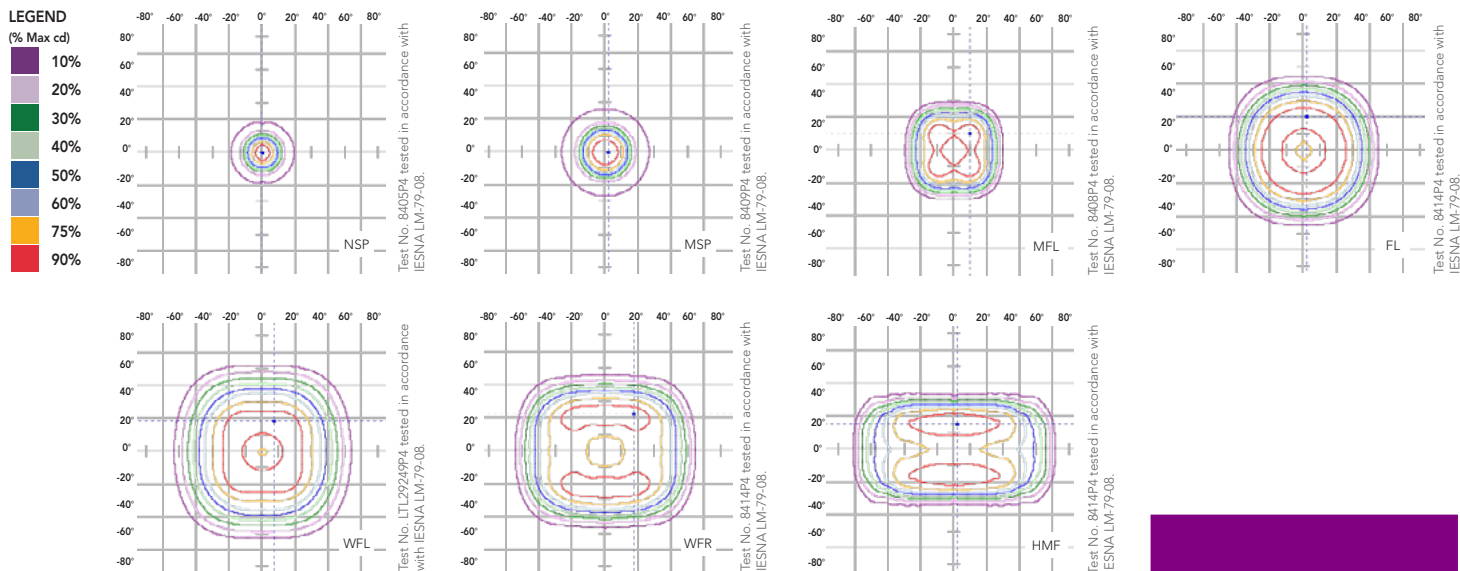
Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	129	1.08	0.62	0.54	0.47	0.38	0.29
P2	183	1.54	0.87	0.75	0.65	0.53	0.40

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 3 homepage](#).

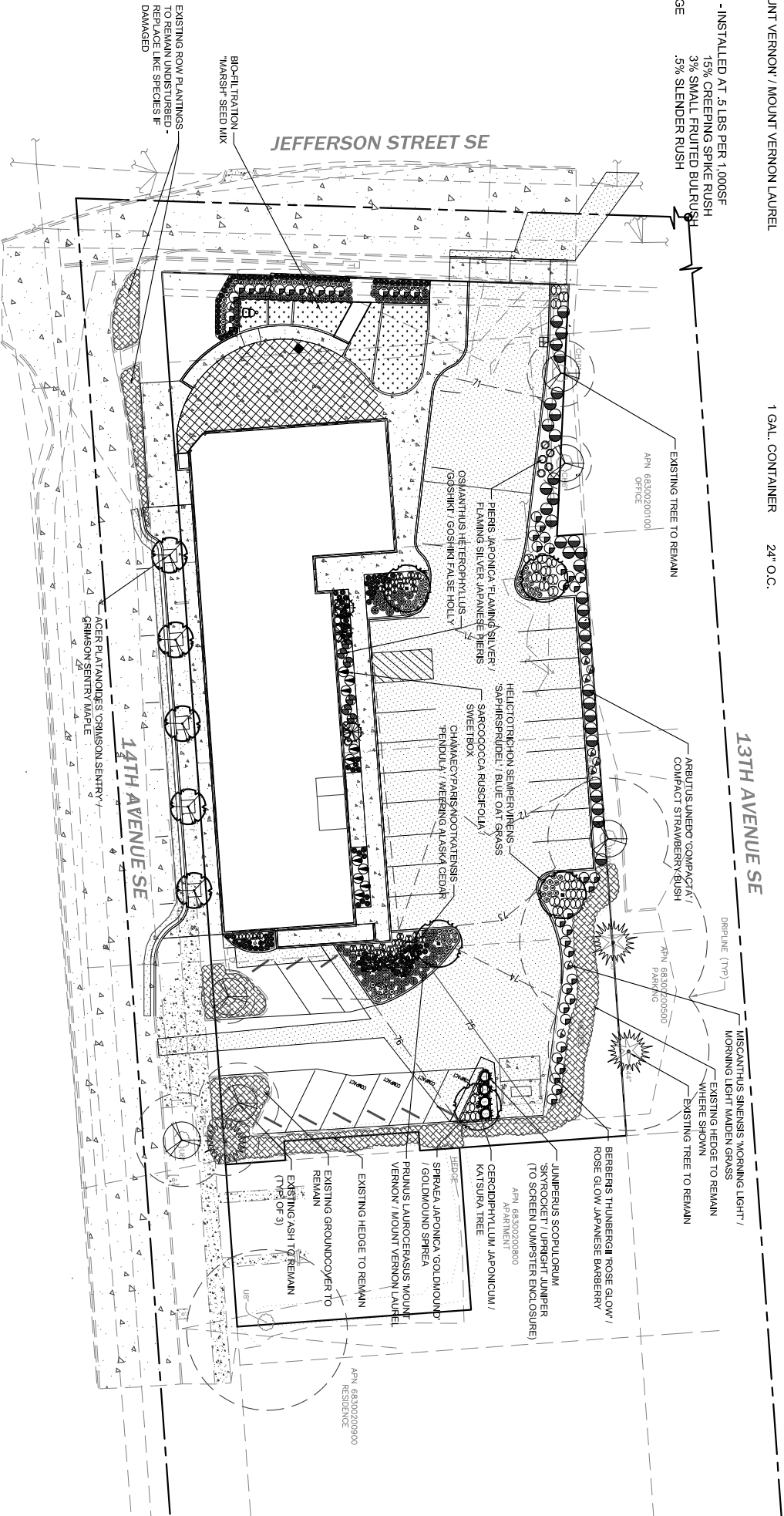
Isocandela plots for the DSXF3 LED 6 P2 40K. Distances are in units of mount height (20ft).



S6

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	TOTAL TREE UNITS	SIZE	SPACING, CONDITION & REMARKS
TREES - DECIDUOUS					
	5	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	5 UNITS	2 1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
	5	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	5 UNITS	2 1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
TREES - EVERGREEN					
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING ALASKA CEDAR	6 UNITS	7-8' HT.	B&B, NURSERY GROWN
	4	JUNIPERUS SCOPULORUM 'SKYROCKET' / UPRIGHT JUNIPER	4 UNITS	4-5' HT.	B&B, NURSERY GROWN
SHRUBS					
	35	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY BUSH		5 GAL. CONTAINER	FULL FOLIAGE, 42" O.C.
	46	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY		5 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	2	COTINUS COGGYGRIA 'GRACE' / GRACE SMOKE TREE		5 GAL. CONTAINER	FULL FOLIAGE, AS SHOWN
	32	ESCALLONIA 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA		2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	6	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI FALSE HOLLY		5 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	13	PIERIS JAPONICA 'FLAMING SILVER' / FLAMING SILVER JAPANESE PIERIS		3 GAL. CONTAINER	FULL FOLIAGE, 30" O.C.
	10	SARCOCOCCA RUSCIFOLIA / SWEETBOX		5 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	26	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA		3 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
FERNS, GRASSES & PERENNIALS					
	146	HAKONECHLOA MACRA 'AUROLOA' / GOLDEN JAPANESE FOREST GRASS		4" POTS	18" O.C.
	111	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPUNDEL' / BLUE OAT GRASS		1 GAL. CONTAINER	18" O.C.
	11	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS		1 GAL. CONTAINER	AS SHOWN
GROUND COVER					
	72	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL		1 GAL. CONTAINER	24" O.C.
		BIOFILTRATION GRASS MIX SUNMARK SEEDS 'MARSH MIX' - INSTALLED AT .5 LBS PER 1,000SF 29.5% AWW SEDGE 27% SLOUGH SEDGE 25% SMALL WINGED SEDGE 15% CREEPING SPIKE RUSH 3% SMALL FRUITED BULRUSH .5% SLENDER RUSH			



Landscape Plan

CITY SUBMITTAL - PERMIT REVIEW ONLY

LANDSCAPE PLAN & PLANT SCHEDULE
WASHINGTON REALTORS ASSOCIATION OFFICE BUILDING
WASHINGTON REALTORS ASSOCIATION
504 14TH AVENUE SE, OLYMPIA, WA 98501

REVISION		
No.	Date	By
1	15Dec2016	KBR
Rev. Per Base Changes & City Comments		

Drawn By: FWJ	Sheet No.:
Check By: MFW	
Design By: KBR	L-1
Date: 13 Oct. 2016	of 2 Sheets
Project: Design Review Submittal	
16023	

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

mail
4330 N Lexington St
Tacoma, WA 98407

location
4558 St Helens Ave
Tacoma, WA 98402

L 253.277.4848
F 253.276.0132
www.bradtree.com
info@bradtree.com

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE
16023

PLANTING REQUIREMENTS:

GENERAL NOTES:

- A. Plant materials submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses and telephone numbers of all plant material suppliers and growers.
- 1.A. Documentation shall also include supplier name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- 1.B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the asns.
- 1.C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect, or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

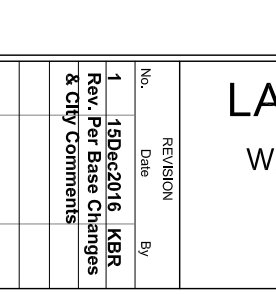
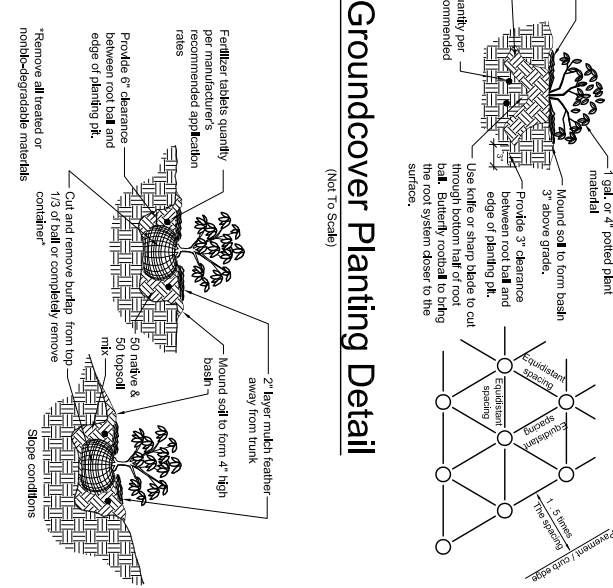
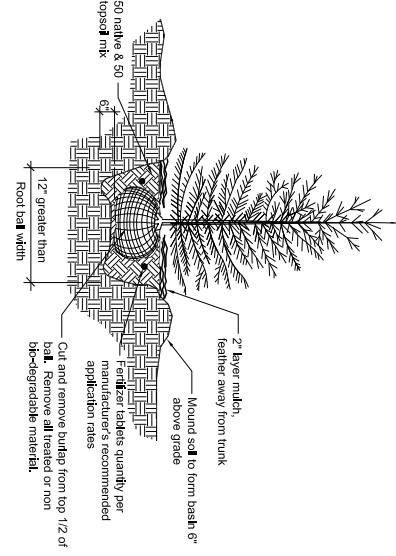
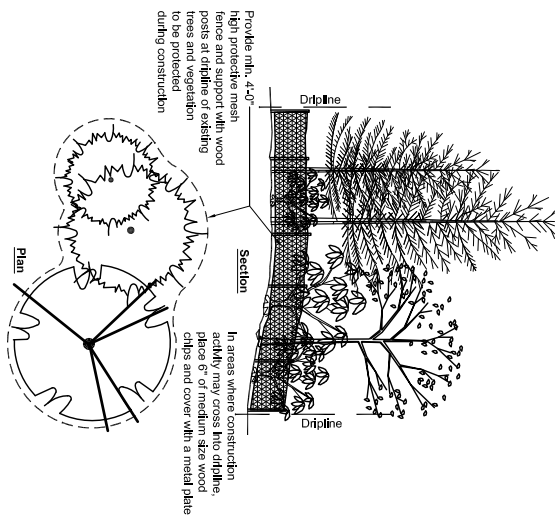
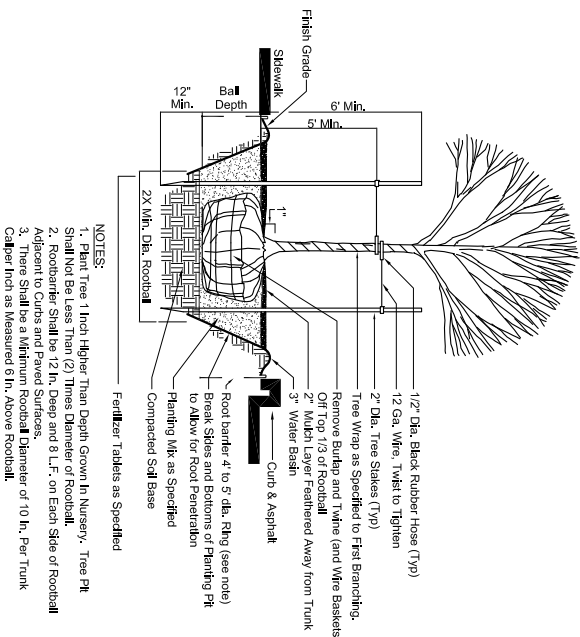
PLANTING NOTES:

- 1. Verify bedlines and plant layout with landscape architect prior to commencing work.
- 2. Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
- 3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
- 4. Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on choker blocks. Signage shall be affixed to the fencing that reads: "No Entry, Tree Root Protection Area". See existing tree and vegetation protection detail for additional information.
- 5. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
 - 1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.
 - 2) Requirements for Amending Existing Soil in Place:
 - Turf Areas - Place and rotill 1.75 inches of composed material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.
 - Planting Beds - Place and rotill 3 inches of composed material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.

- 3) Requirements for Applying Imported Topsoil:
 - Turf Areas and Planting Areas - Scarify or till subgrade in two directions to 6 inches depth. Entire surface should be disturbed by scarification. Do not scarify within drip lines of existing trees to be retained. Place 4 inches of imported topsoil mix on surface and till into 2 inches of soil. Place second lift of 4 inches topsoil mix on surface.
- 4) Requirements for Reapplying Stockpiled Topsoil:
 - Turf Areas - Reapply stockpiled soil and rotill in 1.75 inches of composed material for a combined minimum depth of 8 inches of soil and compost.
 - Planting Beds - Reapply stockpiled soil and rotill in 3 inches of composed material for a combined minimum depth of 8 inches of soil and compost.
- 5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers in no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bio-retention area from sedimentation.
- 6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
- 7. Plants shall be pnt planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
- 8. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
- 9. Mulch all planted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
- 10. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.

- 11. Plant trees, shrubs and groundcover as shown in the planting details. Roughly scanty sides of the planting pits. Install plant material at finish grade and feather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Baled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
- 12. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, resowing eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
- 13. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
- 14. Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit with the normal planting season. All replacement plantings are then to be under re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
- 15. Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within five(5) (four(4) in King Co.) linear feet of any paved surface. Deeproot universal barrier #ub18-2 (or approved equal). Install per manufacturer's recommendations.

Warranty:
The warranty shall include replacing and planting the same size and species or plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-instated under these plant guaranty conditions.



LANDSCAPE REQUIREMENTS & DETAILS

WASHINGTON REALTORS ASSOCIATION OFFICE BUILDING

WASHINGTON REALTORS ASSOCIATION

504 14TH AVENUE SE, OLYMPIA, WA 98501



BDG
BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

mail
4330 N Lexington St
Tacoma, WA 98407

location
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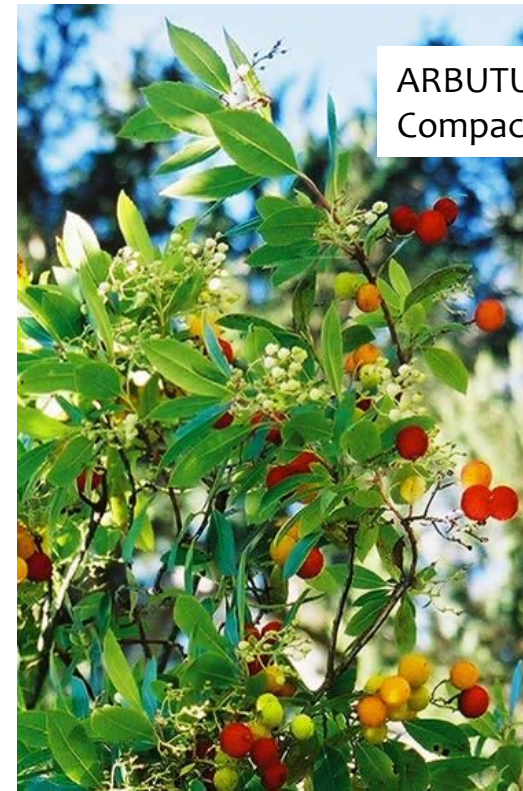




ACER PLATANOIDES 'CRIMSON SENTRY'
Crimson Sentry Maple



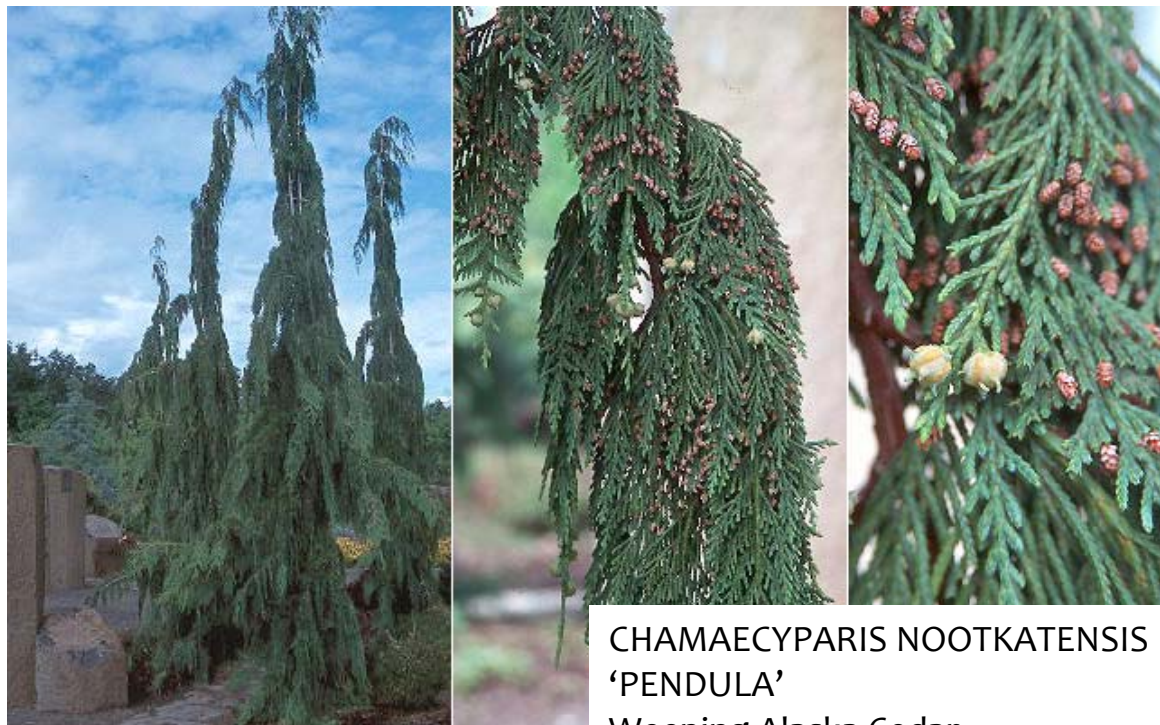
CERCIDIPHYLLUM JAPONICUM
Katsura Tree (In Fall Color)



ARBUTUS UNEDO 'COMPACTA'
Compact Strawberry Tree



BERBERIS THUNBERGII 'ROSE GLOW'
Rose Glow Barberry



CHAMAECYPARIS NOOTKATENSIS
'PENDULA'
Weeping Alaska Cedar



JUNIPERUS SCOPULORUM
'SKYROCKET'
Skyrocket Juniper



COTINUS COGGYGRIA 'GRACE'
Grace Smoke Tree



ESCALLONIA 'NEWPORT DWARF'
Newport Dwarf Escallonia



PIERIS JAPONICA 'FLAMING SILVER'
Flaming Silver Pieris



OSMANTHUS HETEROPHYLLUS 'GOSHIKI'
Goshiki False Holly



SARCOCOCCA RUSCIFOLIA
Sweet Box



SPIRAEA JAPONICA 'GOLDMOUND'
Goldmound Spirea



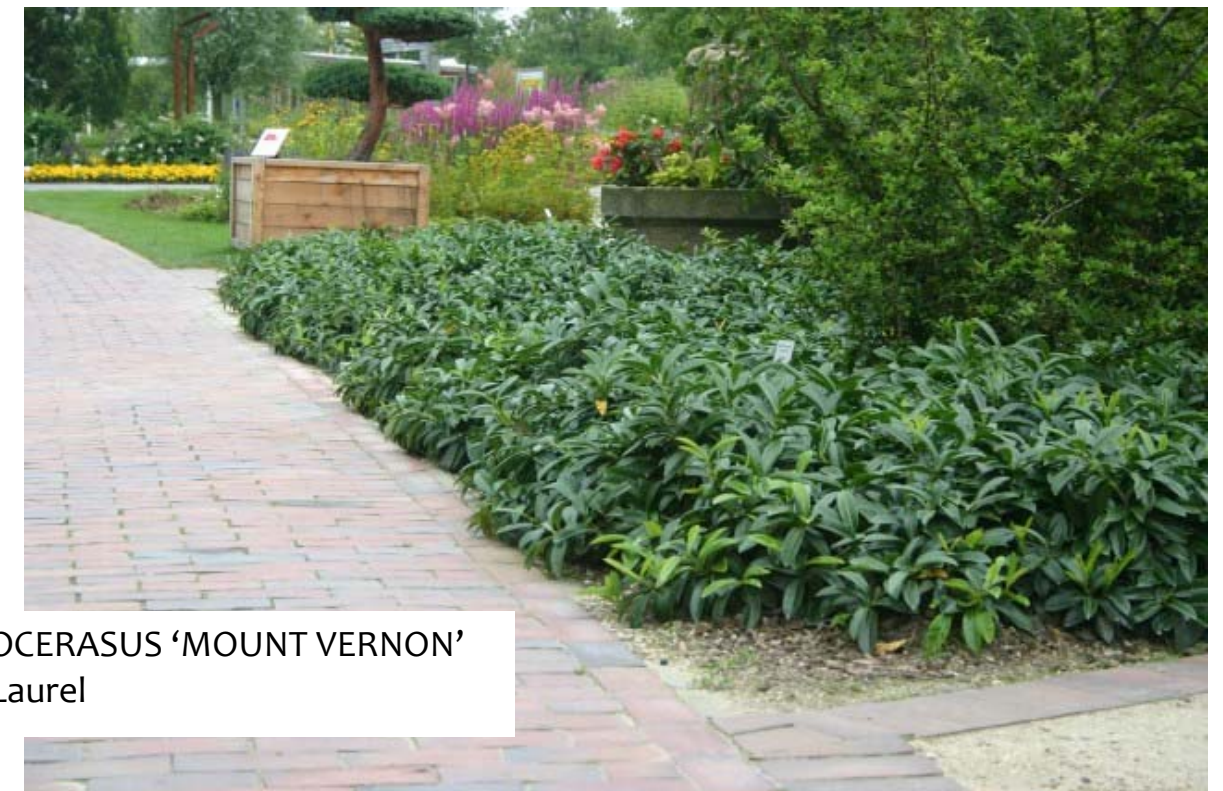
HAKONECHLOA MACRA AUREOLA
Golden Japanese Forest Grass



HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDLE'
Blue Oat Grass



MISCANTHUS SINENSIS 'MORNING LIGHT'
Morning Light Maiden Grass



PRUNUS LAUROCERASUS 'MOUNT VERNON'
Mount Vernon Laurel