

Pro Design
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Tracyton, Washington 98393-0699
(360) 377-1026

Sound West Group
109 Olding Road, Suite 203
Bremerton, WA 98312

February 12, 2018

ATTN: Mike Brown

Ref: Site Lighting Review and Photometric Report
Vanaheimr Apartments, 367 Hostmark St, Poulsbo, WA

The project is a proposed mixed use development. Lighting will be designed to limit light trespass to no more than 1 FC, will utilize low height fixtures (less than 15 feet)

Commercial portions of the building will follow the Commercial WSEC parts C405 with the residential portions complying with R404.1. Identified here are the Exterior Lighting requirements.

1. LED exterior fixtures shall have photocell control, an efficiency exceeding 80 lumens per watt.
2. Parking area LED fixtures will be a blend of constant on via photocell control in the drive lanes, and occupancy sensor /daylight control lights over the parking set to turn off after 5 minutes. Parking areas under the building will be limited to a maximum 0.15 W/SF
3. Building egress lighting will be allowed to 0.53 w/SF
4. Uncovered parking areas will be limited to .06W/SF
5. The Hostmark sidewalk and walkway to the public water view area will be lit to no more than 0.7 W/linear foot, except stairs may be lit to 1.0 W/SF and the 14 wide plaza area lit at less than 0.14 W/SF.
6. LPA associated with nontradable surfaces will be per WSEC C405.5.2(2).
7. Although not in WSEC, exterior residential balconies will be limited to 0.4 w/SF.
8. Lighting visible from 18723 Fjord Drive will be limited to the maximum extent possible.
9. Light levels at the property line will be below 1 FC

Proposed average lighting levels are:

- Garage – 0.5 FC continuous in drive, 10 FC on occ sensor in parking area – 5 min on.
- Uncovered parking – 0.5 FC.
- Areas with security concerns - 3 FC.
- Outdoor Residential Decks – South – shielded fixtures cutting light to deck surface. All other sides – 10 FC
- Hostmark and public water pathways at 3 FC average, 1 FC minimum

Site lighting along Hostmark and the public water view area will incorporate single arm decorative wall and pole lighting similar to the blue pole lights on front street, except per the current C-1 zoning design standards (18.80.060 part H (for C-2 but C-1 is silent)) all exterior lighting will cutoff light at 5 degrees below horizontal and use recessed or flat lenses, so without the globe of the existing luminaries. See the catalog data for the Hubble Beacon Urban fixture E & F. These occur on the North and West elevations for Walkway, sidewalk and outdoor parking areas.

Exterior Decks lit with the Mason Dark Sky Wall mount fixture D. These will be installed with photocell and switched at each unit with a 12W LED bulb. This fixture has a steep cutoff to limit light trespass.

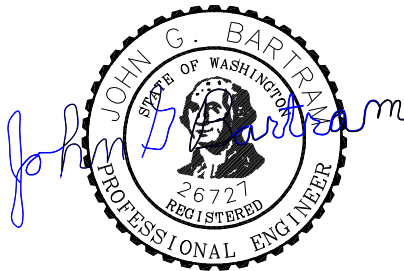
The East Elevation utilizes fixture C – a wall mount LED fixture, the area where these are used are in a low visibility location.

The garage and entry soffit utilize LED Fixtures A & B, Fixture A is a 67W LED fixture designed to be on based on a group photocell at 0.5 FC except 3 FC used at the entrance. Fixture B is 107W that is motion sensor activated with short 5 min occupancy cycle.

The proposed project will be utilizing LED lighting at levels within the WSEC Lighting standards making the building very energy conserving. As all lights on the exterior meet the dark sky criteria light glare at night observed from off property will be minimal. Interior lighting will be noticeable thru the windows. At certain daytime periods reflected glare from sunlight on windows will be noticeable.

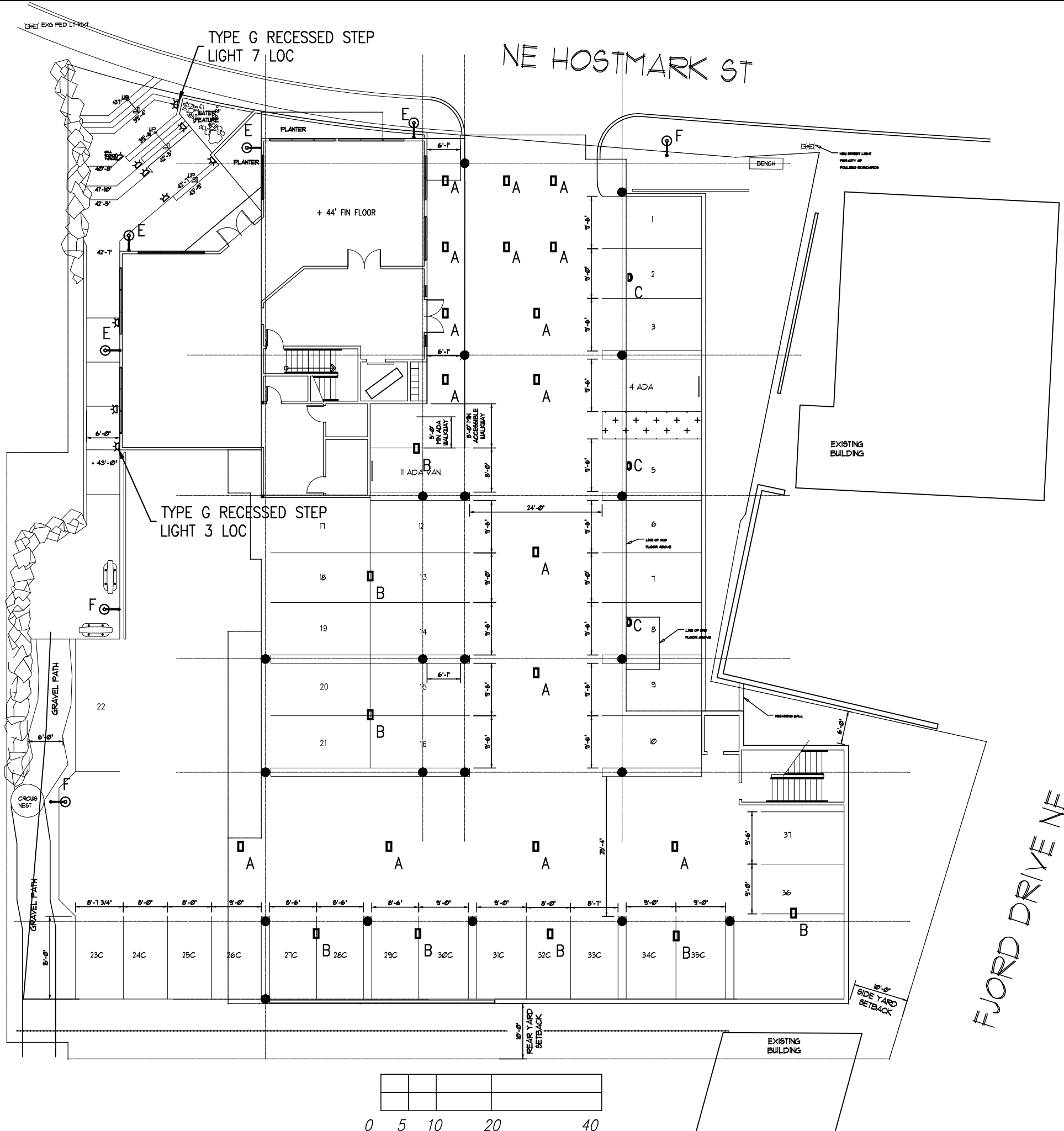
Provided lighting is used to enhance security, safety, and a community feeling. Lighting will be directed downward s as not to interfere with views or provide glare. The photometric analysis determined that no more than 1 foot candle of light spill will occur at the residential property line. Fixtures have 'full cutoff to control both spill light and glare.

Please call if there are any questions.



WASH CIVIL, MECH, & STRUCTURAL ENGINEER 2-12-18

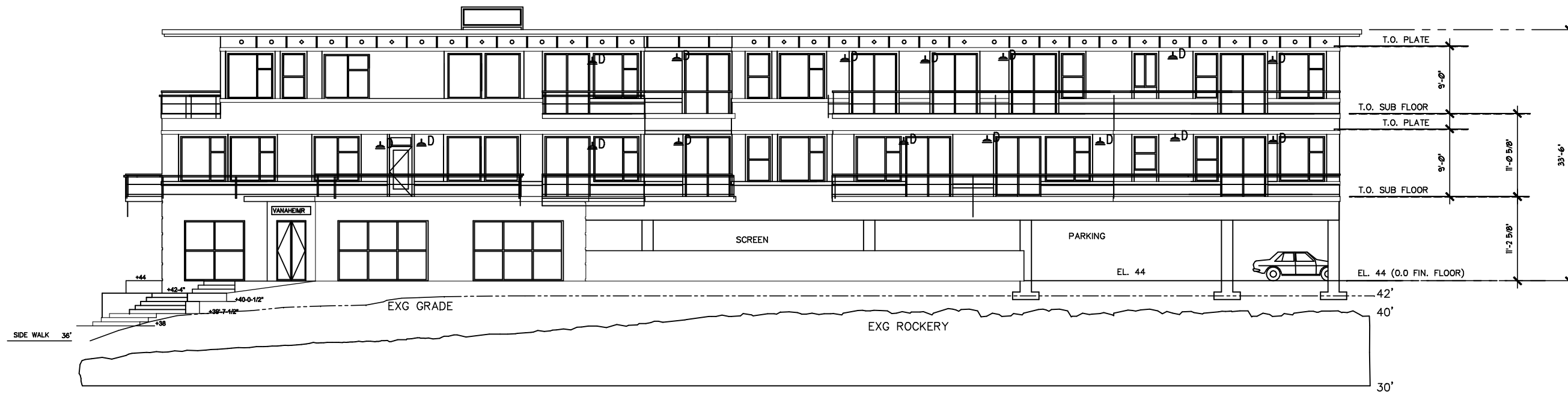
John G. (Jay) Bartram S.E., P.E.



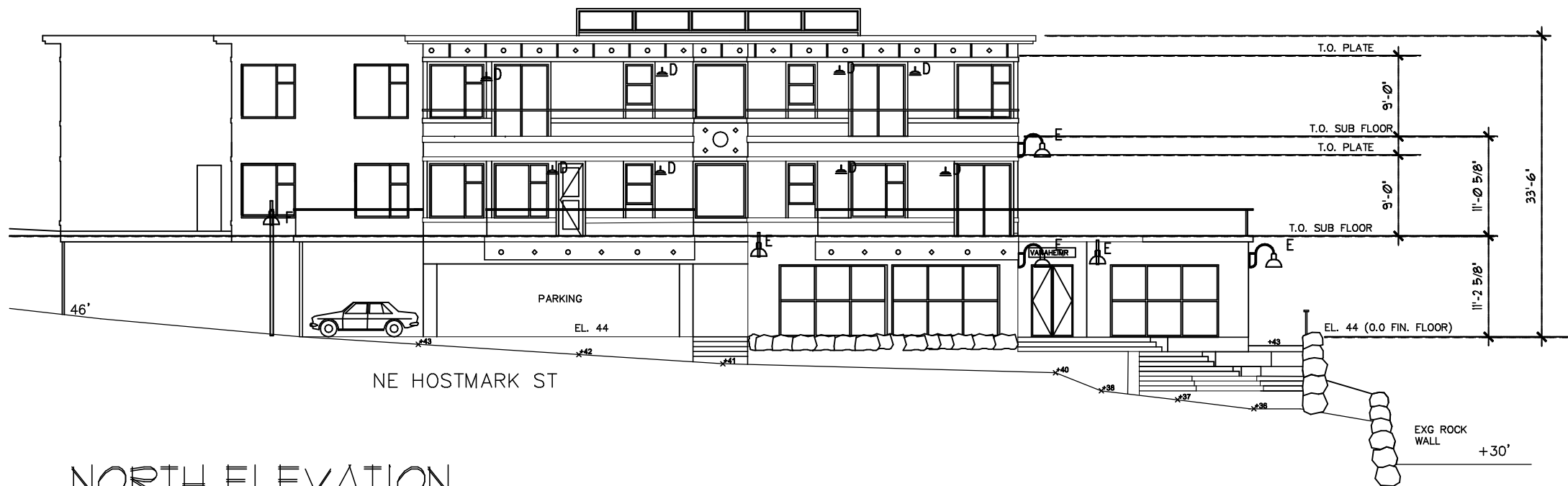
- FIXTURES:**
- A LITHONIA DSXSC 30C 700 40K
T5M MVOLT. 67W DRIVE LANE
GARAGE LED FIXTURE
 - B LITHONIA DSXSC 30C 1000 40K
T5M MVOLT. 107W PARKING
GARAGE LED FIXTURE - OCC SENSING
 - C LITHONIA MRW LED 10A700/40K
SR4 MVOLT. 24W WALL
SCONE FOR PARKING & SECURITY
 - D MASON WALL MOUNT DARK SKY GALV
INSTALL WITH LED DAMP LOCATION FLOOD
12W 1000 LUMEN BULB
 - E URBAN LED FIXTURE ON RR ARM WALL MOUNT
URB CAP-21 48NB-110 4K UNV T2 PEC
 - F URBAN LED FIXTURE ON RR ARM 14' x 4Ø POLE
URB CAP-21 48NB-110 4K UNV T2 PEC
 - G BRICK LED DOWNUNDER RECESSED WALL LAMP
3.6W (110 LUMENS) CRI 65 3000K
SLV LIGHTING



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PHOTOMETRIC PLAN VANAHEIMR APARTMENTS			
DESIGN:	JGB	DRAWN:	TN
DATE:	2-12-18	DWG. NO.:	LP1



WEST (WATER SIDE VIEW) ELEVATION



NORTH ELEVATION



SCALE: 1/8" = 1'-0"

FIXTURES:

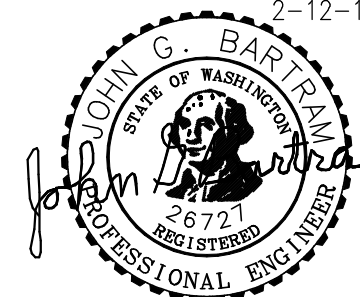
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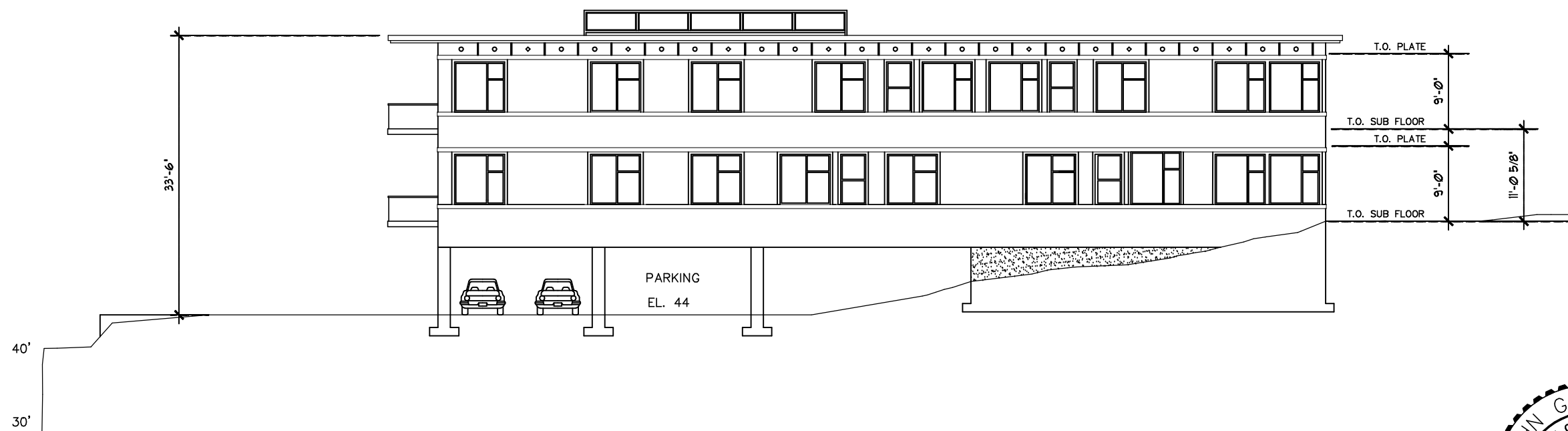
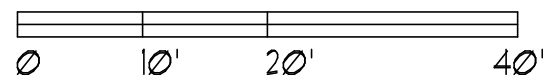
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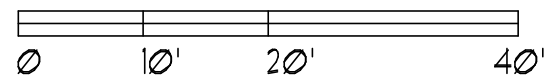
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PHOTOMETRIC PLAN VANAHEIMR APARTMENTS			
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EAST ELEVATION



SOUTH ELEVATION

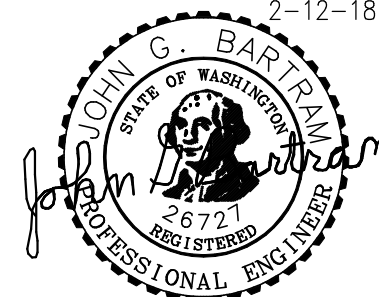


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PHOTOMETRIC PLAN VANAHEIM APARTMENTS			
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DATE:	2-12-18	DWG. NO.:	LP3