



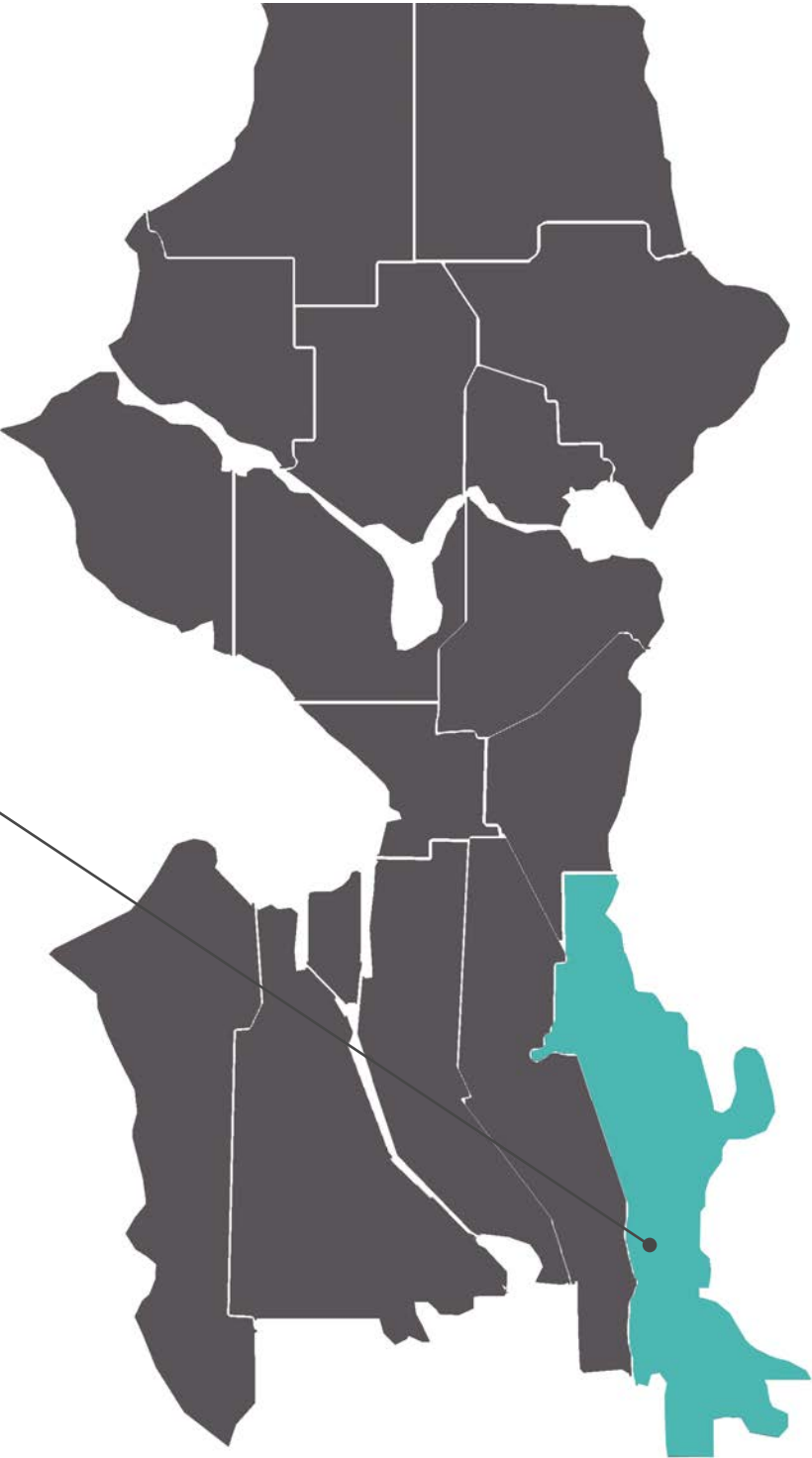
PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

CONTENTS

COVER PAGE	1
TABLE OF CONTENTS	3
PROJECT DATA	4
CONTEXT ANALYSIS	5
ZONING	10
CONTEXT + LAND USE	11
TRANSIT ANALYSIS	12
CONTEXT AXO	13
NEIGHBORHOOD ARCHITECTURE	14
SITE SURVEY	15
EDG OPTION C	16
SITE PLAN	19
APPLICABLE ZONING STANDARDS	20
EDG REPORT RESPONSE	21
FLOOR PLANS	25
LANDSCAPE PLAN	29
MATERIAL PALETTE	30
ELEVATION	31
WINDOW ADJACENCIES	38
LIGHTING PLAN	39
SECTIONS	40
RENDERINGS	42

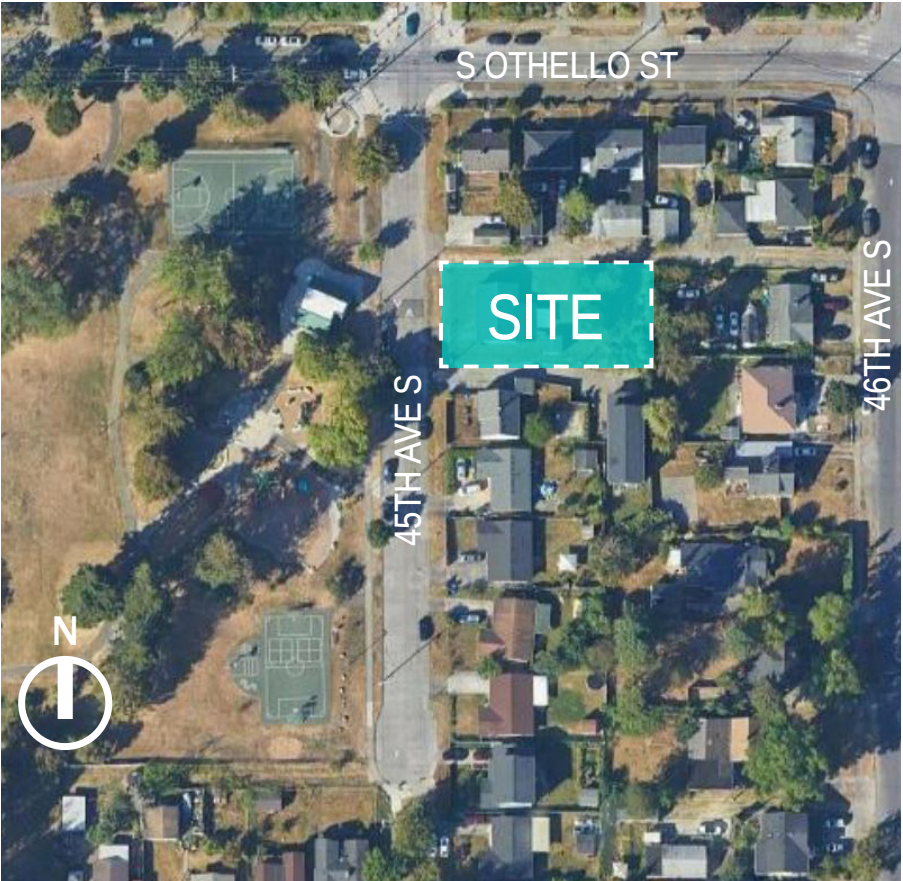
7314 45th Ave S



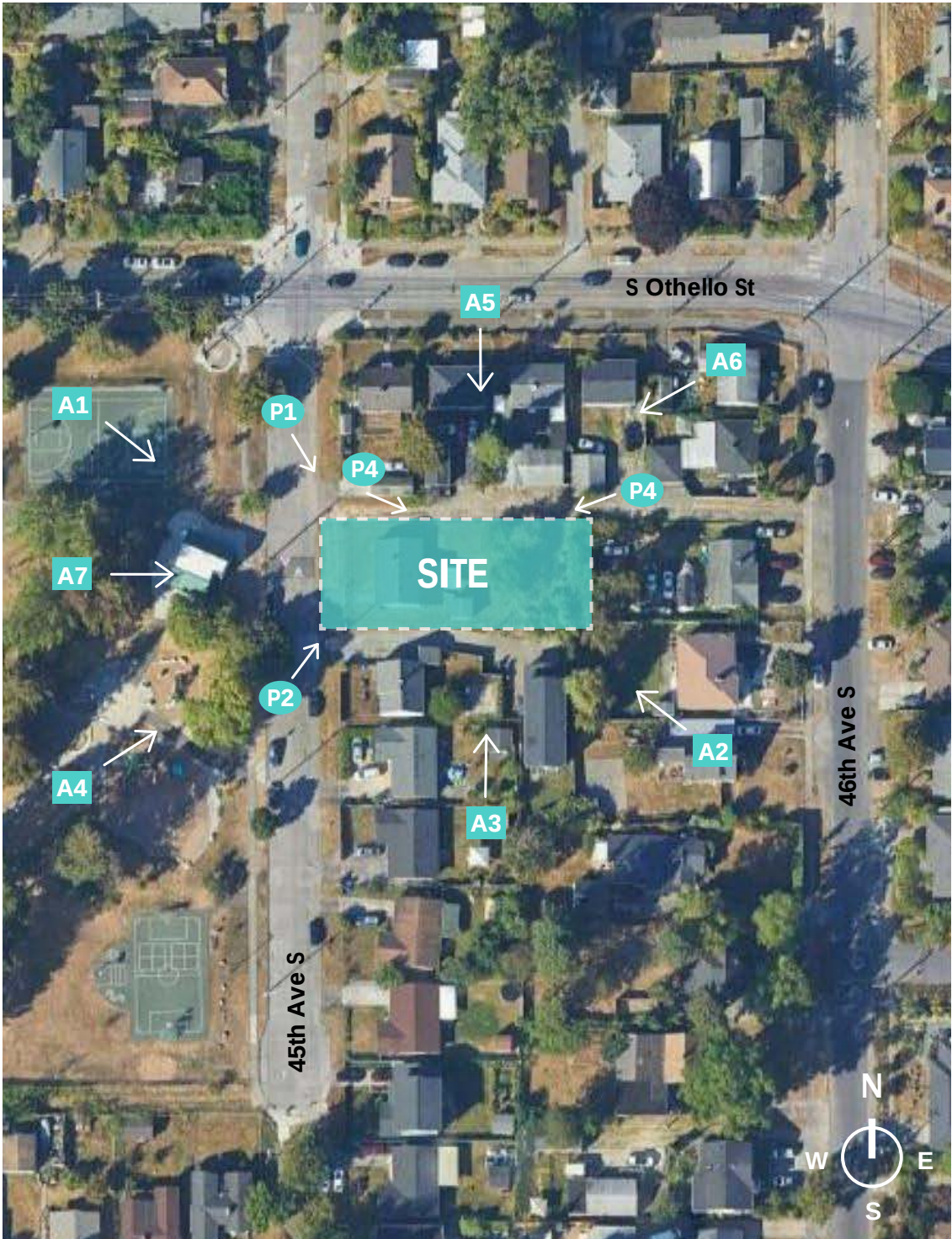
PROJECT DATA

ADDRESS:	7314 45th Ave S Seattle, WA 98118
LEGAL DESCRIPTION: (for reference)	Bowens replat of rainer gardens w 1/2 block 1, lot 3 (full description page 5)
PARCEL #:	1005000016
LOT SIZE:	8,688 SF
ZONE:	LR1 (M1)
URBAN VILLAGE:	Yes
FREQUENT TRANSIT:	Yes
ECA:	No
MAX FAR:	11,294.4 SQ FT (1.3 X 8,688)
MAX HEIGHT:	30' + 4' parapet allowance & 10' penthouse
PARKING:	1 stall per unit Multifamily units - no minimum required in urban villages on lots designated frequent transit (6) stalls provided
PROPOSED GROSS FLOOR AREA:	8,688 SF

PROJECT DESCRIPTION:	Demo SFR, construct (4) 3-story single-family homes & (1) 3-story building containing (3) townhouses with (1) car garage and (5) open parking stalls. Future unit lot subdivision.
PROJECT TEAM ARCHITECT:	JW Architects, LTD
DEVELOPER:	BB Hut 1 LLC



SITE PHOTOS



REFERENCE AERIAL FOR SITE PHOTOGRAPHS



P1 ~ PERSPECTIVE LOOKING SOUTHWEST



P2 ~ PERSPECTIVE LOOKING NORTHWEST

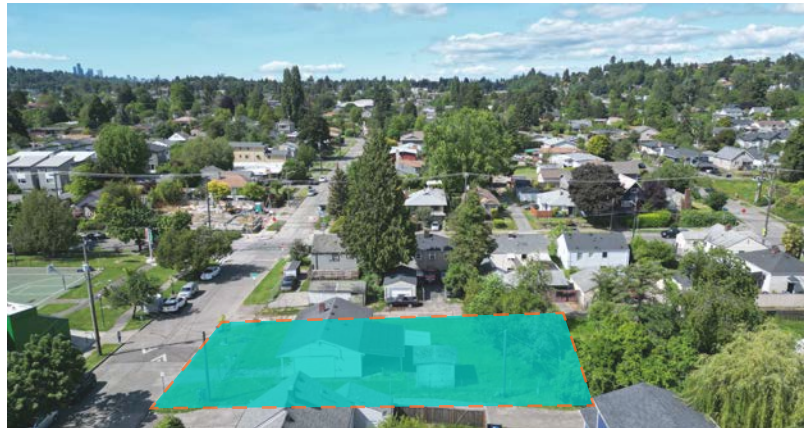
SITE PHOTOS



A1 ~ AERIAL LOOKING SOUTHEAST



A2 ~ AERIAL LOOKING NORTHWEST



A3 ~ AERIAL LOOKING NORTH



A4 ~ AERIAL LOOKING NORTHEAST



A5 ~ AERIAL LOOKING SOUTH



A6 ~ AERIAL LOOKING NORTHEAST



A7 ~ PERSPECTIVE LOOKING WEST



P3 ~ PERSPECTIVE LOOKING SOUTHEAST

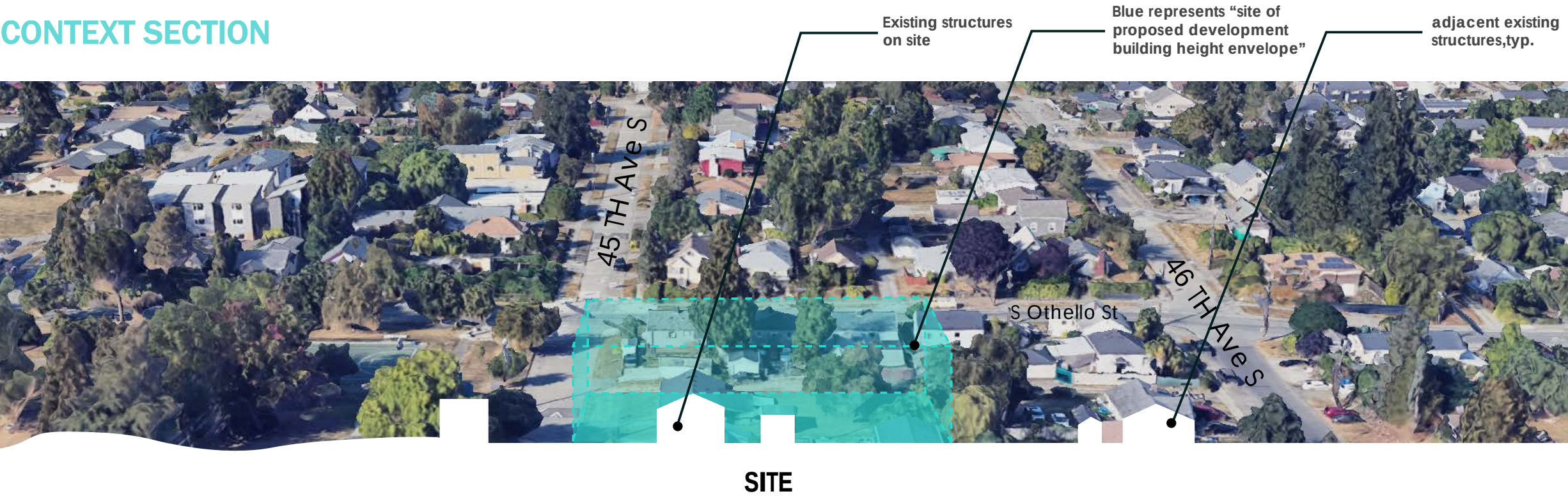


P4 ~ PERSPECTIVE LOOKING SOUTHWEST

STREET COLLAGES



CONTEXT SECTION



EAST/WEST SITE SECTION LOOKING NORTH



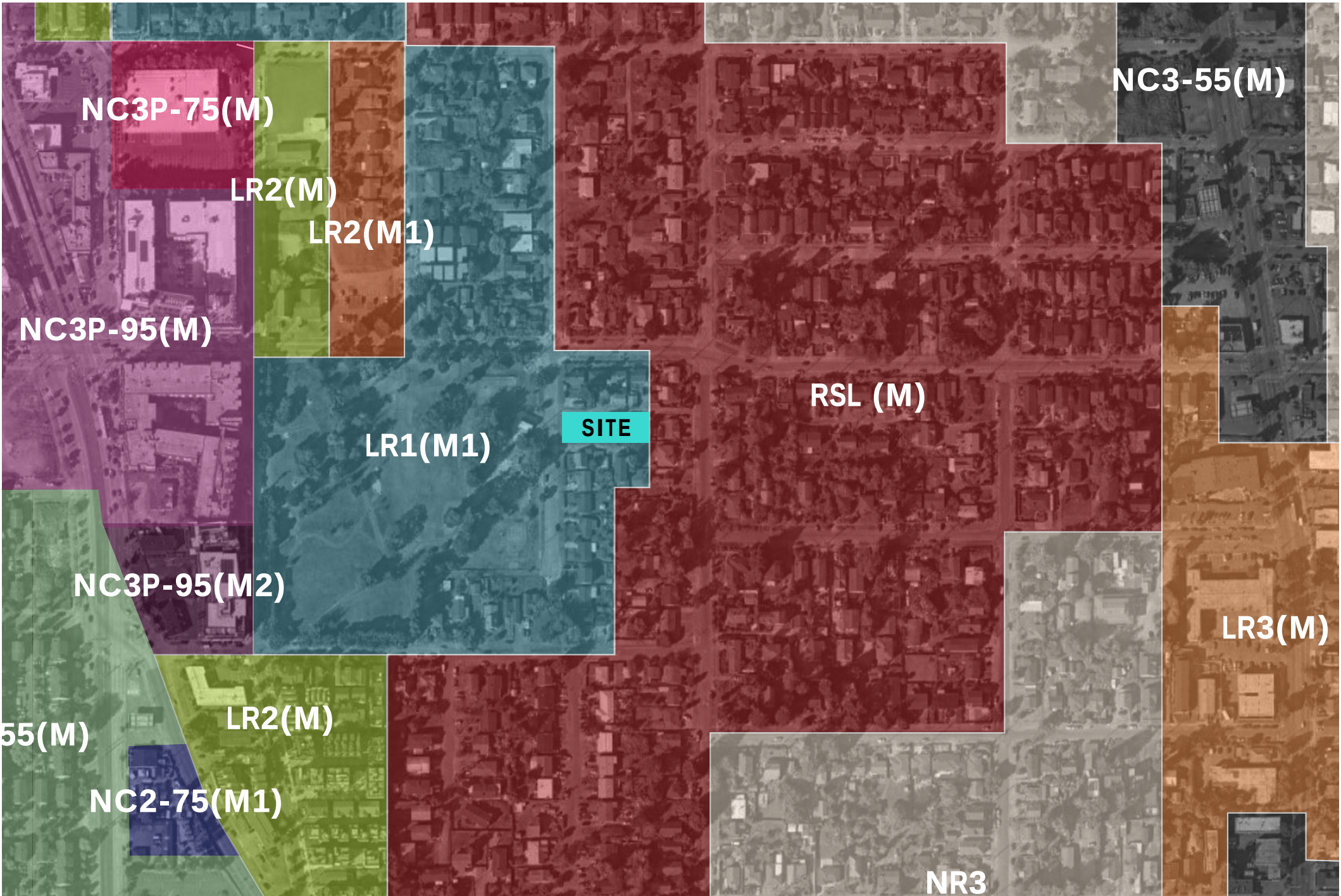
NORTH/SOUTH SITE SECTION LOOKING WEST



NEIGHBORHOOD AXONOMETRIC VIEW

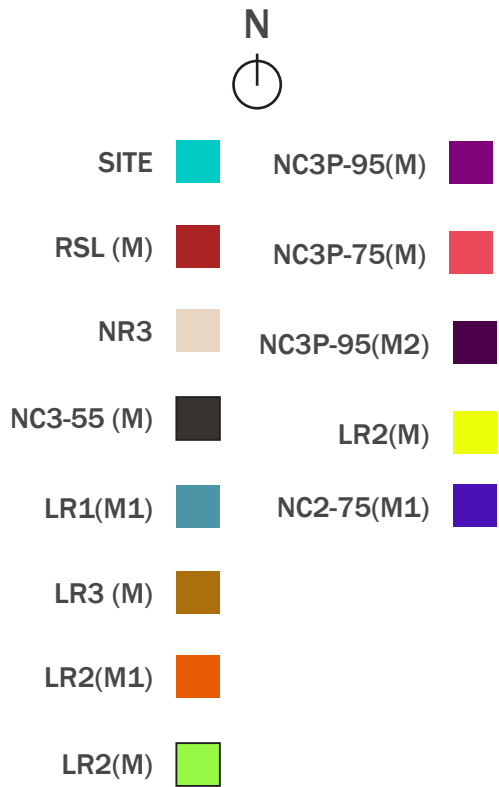


ZONING



ZONING ANALYSIS:

- The project site, highlighted in blue is located within LR1(M1) and is immediately adjacent to RSL(M) to the east.
- Additional nearby zones include a variety of zones as seen in the diagram including, but not limited to, NC3P-95 (M), NR3, NC3P-95(M2), and LR2 (M). The surrounding area consists of a mix of single family homes, multifamily buildings, cultural buildings and small commercial buildings.



CONTEXT + LAND USE



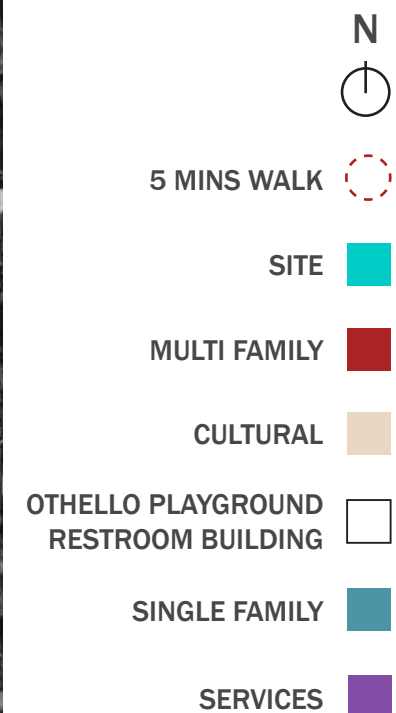
LAND USE ANALYSIS

Proposed development analysis:

- Similar in scale to adjacent new development at intersection of S Othello St. and 45th Ave S
- There's not a high density of amenities yet east of MLK Jr Way S., but the area is growing
- Primary amenity with 5 min walk is Othello Playground
- Additional amenities include a childcare option, a community church and Othello Playground.

Reference page 15 for a context analysis of the amenities shown on this map.

Reference page 17 for neighborhood design elements that informed the proposed design options.



TRANSIT ANALYSIS



CONTEXT AXO & ANALYSIS (within 5 minute walking distance)



1. Holy Park Community Church

Holy Park Community Church is a small community church hosting weekly events and services.



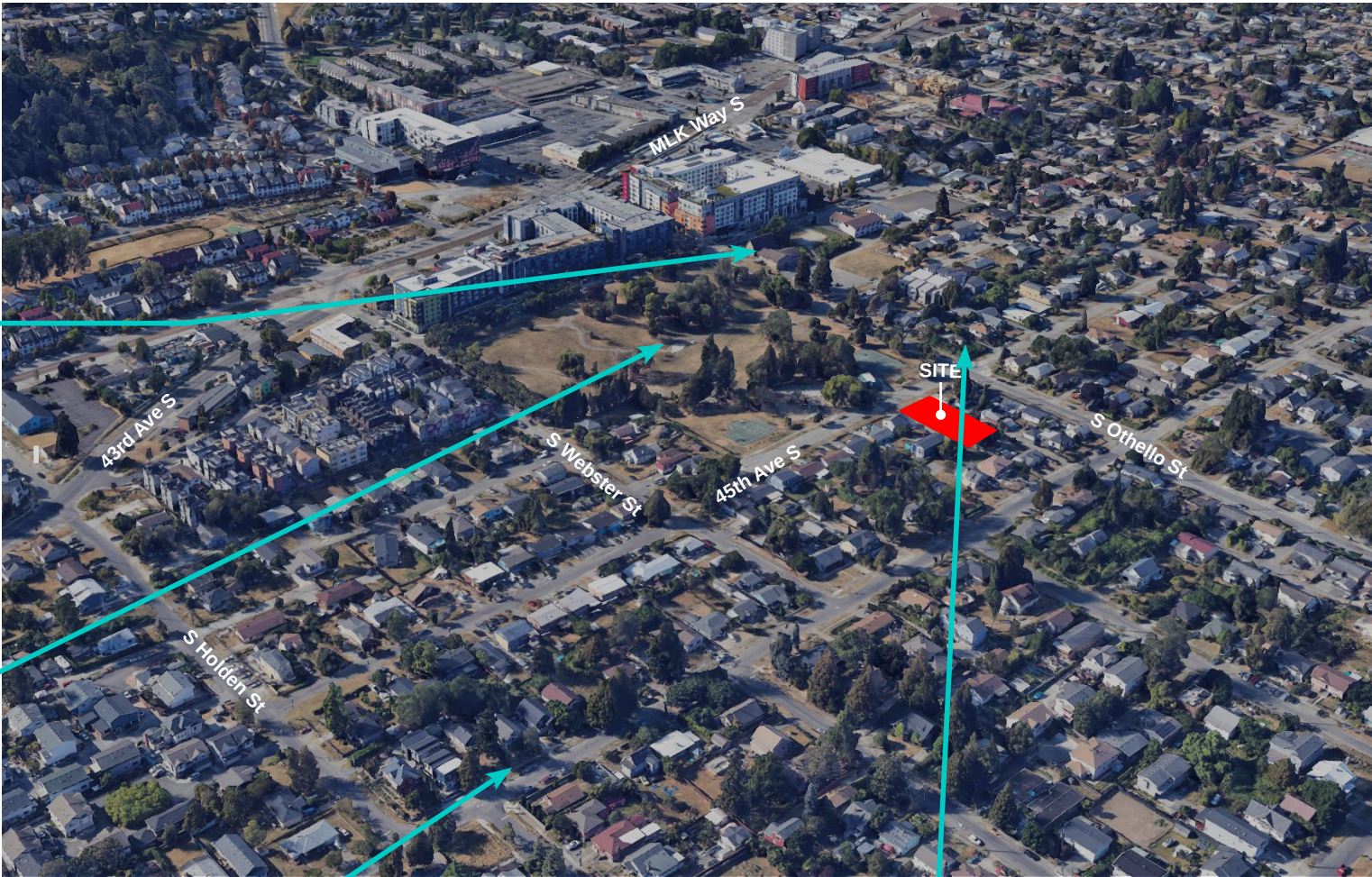
2. Othello Playground

A city park and playground with neighborhood gathering space, containing play area for children, basketball courts that were renovated in 2019. The park has a large open meadow, a walking path and fun hillside slide.



3. Al-Najax Family Daycare (among other nearby daycares)

Al-Najax Family Daycare provies a caring and loving environment for children to learn and grow. They focus on social, emotional and behavioral skills to ensure child development.

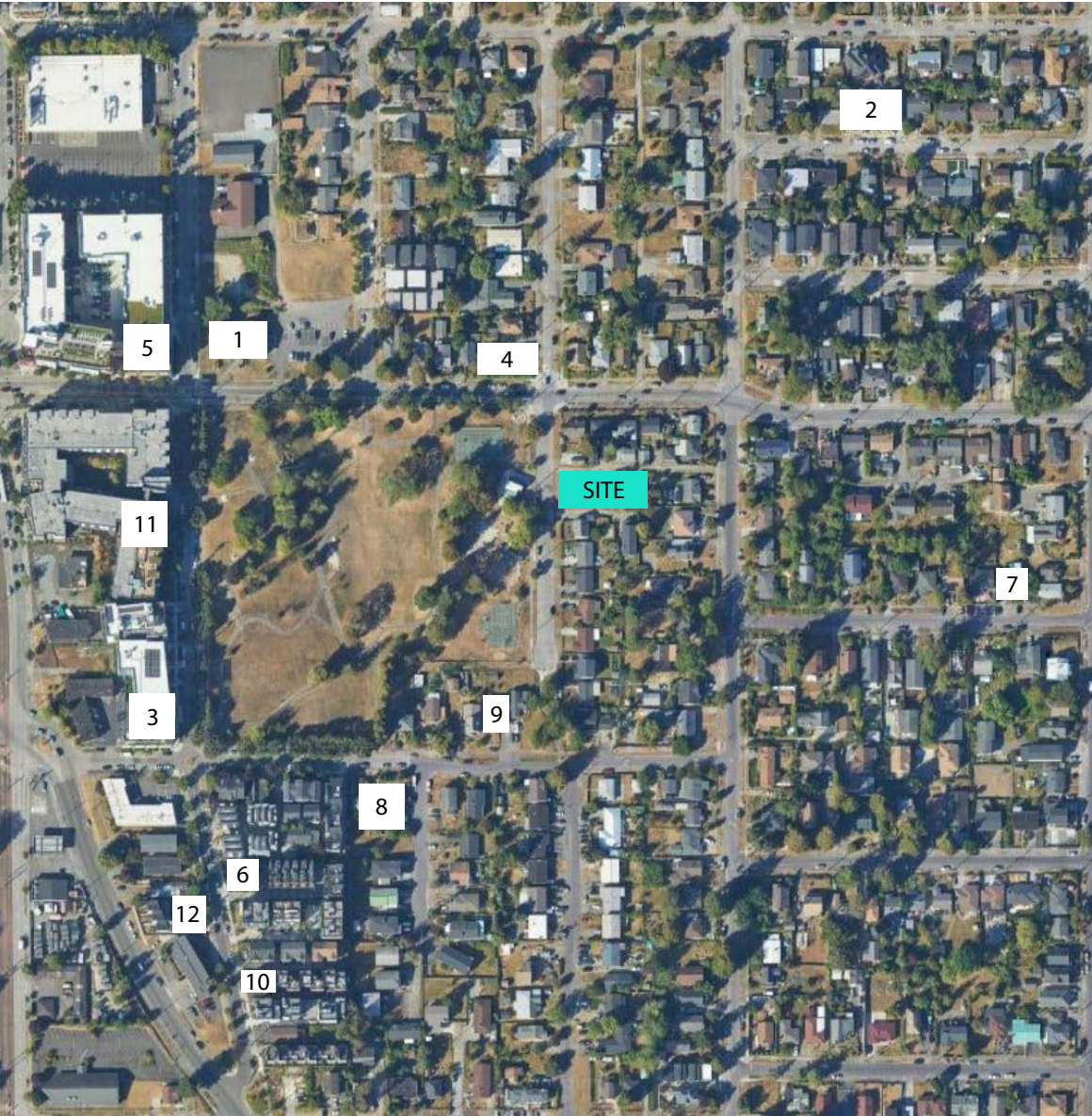


4. 6890580-CN - 4418 S. Othello St. (similarly-scaled project by JW Architects)

This 3-story (5) rowhouse development, located one block away, is under construction and will be similar in scale to our proposed development.



NEIGHBORHOOD ARCHITECTURE



1 | 7321 43rd Ave S | Cultural (example of pre-2000's neighborhood vernacular)



2 | 4621 S Orchard St | Residential (precedent informs window layout at front facade and material differentiation)



3 | 7351 43rd Ave S | Apartment (precedent influenced window articulation along facade corners)



4 | 4418 S Othello St | Residential (precedent influenced 3-level massing and penthouse locations)



5 | 7298 43rd Ave S | Apartment (Precedent influenced 3/4 level massing stepped to street)



6 | 7520 43rd Ave S | Residential (precedent influenced each design iteration's entry conditions and relation to street)



7 | 4642 S Fontanelle St | Residential (example of pre-2000's neighborhood vernacular)



8 | 4329 S Webster St | Residential (precedent for shed roof design and transition to adjacent sites)



9 | 4418 S Webster St | Residential (precedent informs wayfinding by its use of materials and color)



10 | 7538 43rd Ave S | Residential (precedent informs massing with relation to roof decks and penthouses)



11 | 247 43rd Ave S | Apartment (precedent informs facade articulation in relation to height and relationship to open space with all schemes)



12 | 4201 SW Juneau St | Residential (precedent influences roof design and material wayfinding)

OPTION C (FROM EDG, NO CHANGES)

DESIGN NARRATIVE: Option C takes a similar modulation strategy to scheme 1 & 2 and further reduces the perceived mass of the development providing daylighting and open-space possibilities. By breaking the project into five distinct structures, each is afforded it's own identity and unique posture while also connecting to adjacent single-family homes. Two of the singles are facing 45th Ave S, and two are facing the single-family residences to the east (RSL zone). Pedestrian circulation is along the south, and there is a clear differentiation between the sidewalk and utilities with the hybrid solid-waste at the NW corner. This option proposes minimal encroachment of the neighboring Tier 3 tree.

UNITS: (5) 3-STORY BUILDING WITH (7) UNITS, (6) OPEN PARKING STALLS & (1) GARAGE

ADVANTAGES:

- Only one tunnel unit, (4) SFR's
- Building massing is broken down into 5 buildings
- Better transition to RSL zoning
- Less encroachment into neighboring tree
- 2 units facing the street
- Code compliant
- Separation of pedestrian walkway and solid waste storage

DISADVANTAGES:

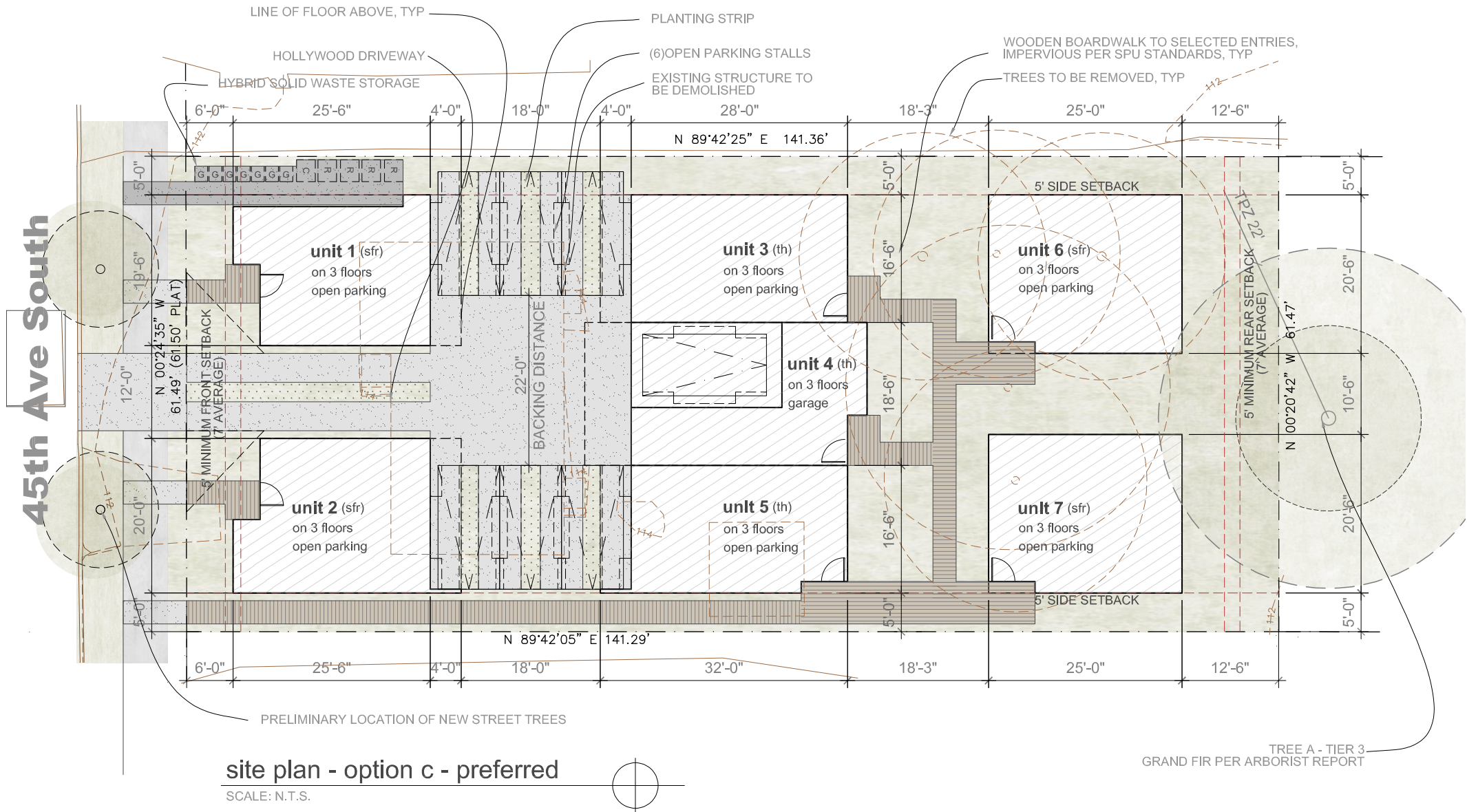
- Just one unit with garage
- Uneven distribution of open space

DEPARTURES:

- None Required

GROSS FLOOR AREA:

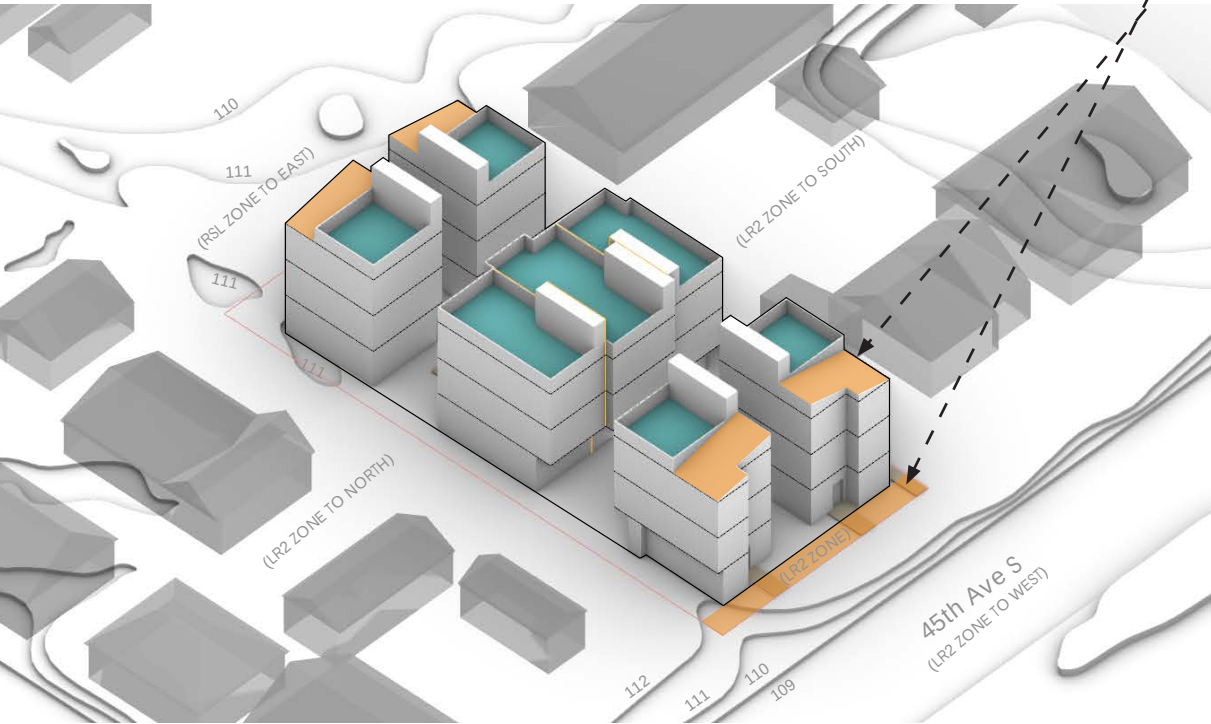
- 11,000 SF



OPTION C - DESIGN GUIDELINES DIAGRAMS (FROM EDG)



AXO LOOKING NW



AXO LOOKING SE

CS3_A.1: Fitting Old and New Together

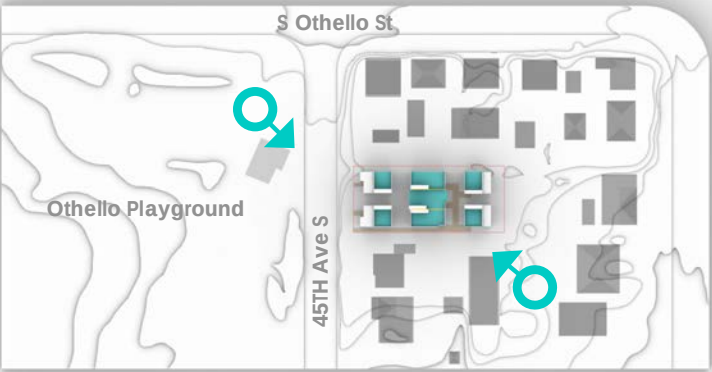
The building massing seeks to minimize the visual impact of this proposal by breaking the units into 5 distinct massings, while also acknowledging recent similarly-scaled projects in the area. In this scenario, the project will read similarly to the contextual structures in this area by splitting the facade in overall width and locating roof-top penthouse to reduce the perceived height adjacent to existing single-family residences. Shed roofs also complement traditional design in the neighborhood. Contextual exterior materials will be taken into account with facade design.

CS3_D.3,5: Zone Transition and Respect for Adjacent Sites

Although the neighborhood hasn't undergone major development yet, there are similar developments in scale nearby. This development respects the existing neighborhood context and the adjacent single-family homes by providing 5 massings, 4 of which are single-family homes, thus providing a similar footprint. While the building will propose modern, energy-efficient materials, it will propose shed roofs to complement nearby traditional residences.

DC2_A.1,2: Reducing Perceived Mass

Minimizing roof-top penthouses and locating them towards the center of the site, projected backward from the site edges, will reduce the perceived height of the massings to better transition to adjacent single-family residences. Slight modulations along the east and north facades of units 1 & 2 also reduce ground-level perception of building scale. Shed roofs lower the perceived height minimizing height along the north and south property lines.



OPTION C - DESIGN GUIDELINES DIAGRAMS (FROM EDG)

CS2_A.2: Architectural Presence

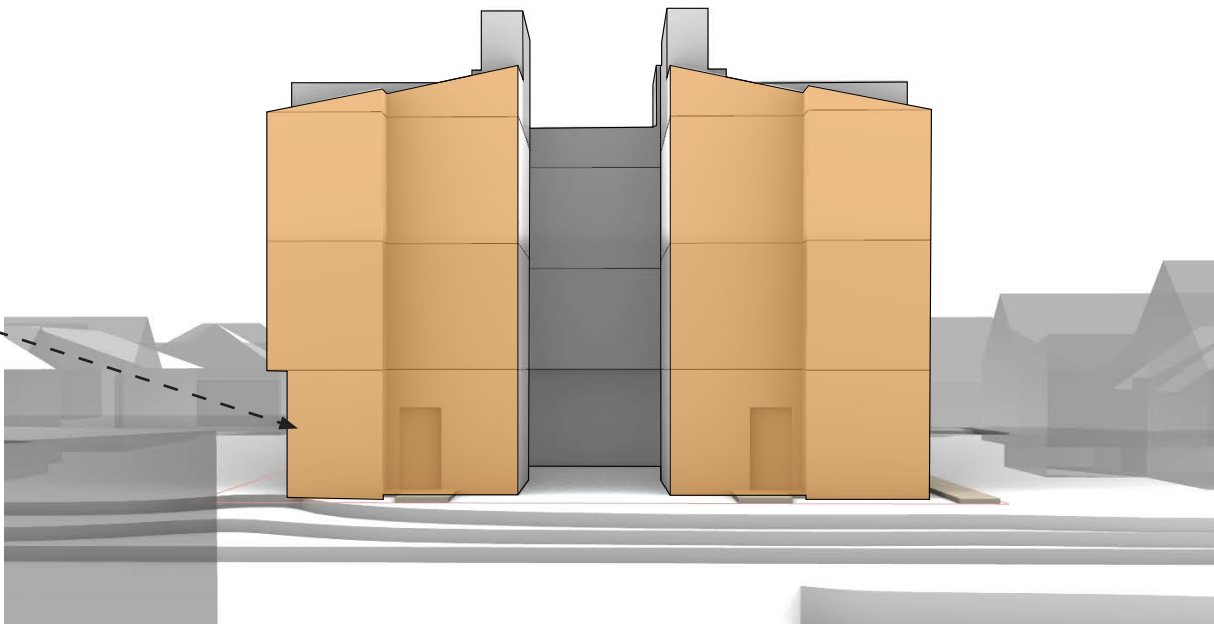
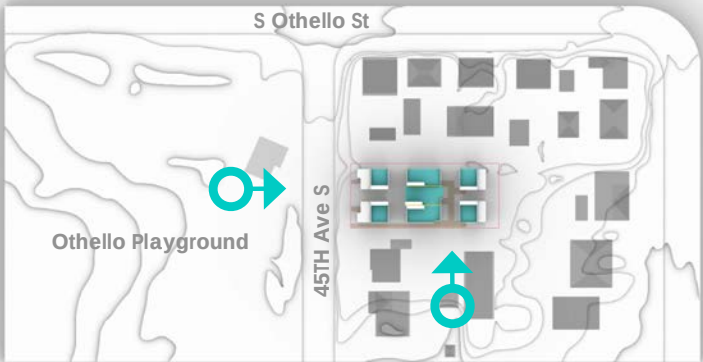
Modulation along unit 1 & 2 facades reduces street-facing horizontal massing while also reinforcing the street. Front yards with minimal setback encourage amenity use and social interaction. Windows will be located to take advantage of exterior views to Othello Playground and open space on-site, while allowing privacy between units and neighboring homes. The entries will be differentiated with different materiality, using quality energy-efficient materials.

PL2_D.1: Wayfinding

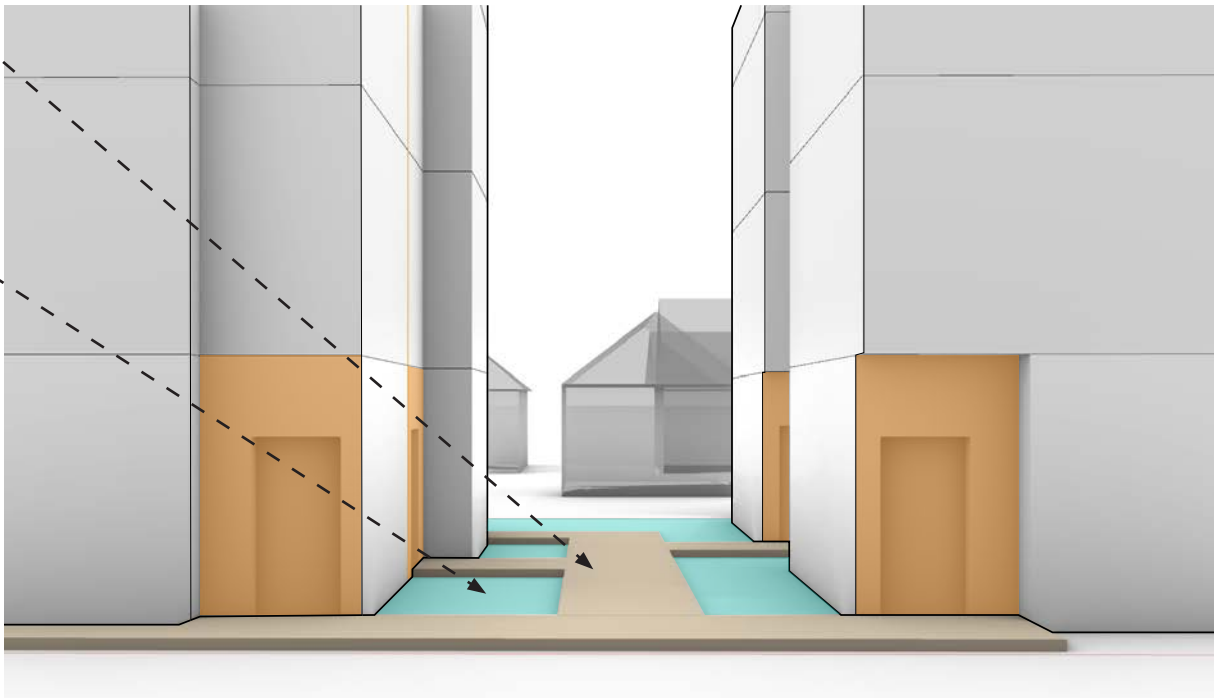
By splitting the building into 5 massings, 4 light and view corridors provide wayfinding opportunities. Raised boardwalks are proposed for entry walkways to each unit to create a stronger connection to open space greenery on-site and Othello Park to the west. Units 1 & 2 entries are street-facing towards 45th Ave while units 3-7 are more private entries facing on-site open space with pedestrian walkway connection to 45th.

CS2_B.3: Character of Open Space

Connection to north, east and south single-family residences is taken into account by splitting the development into 5 massings. Planting strips and open space is thus created allowing for outdoor amenity space and sight lines throughout the site. Open space is equally dispersed between each unit for more equitable use.

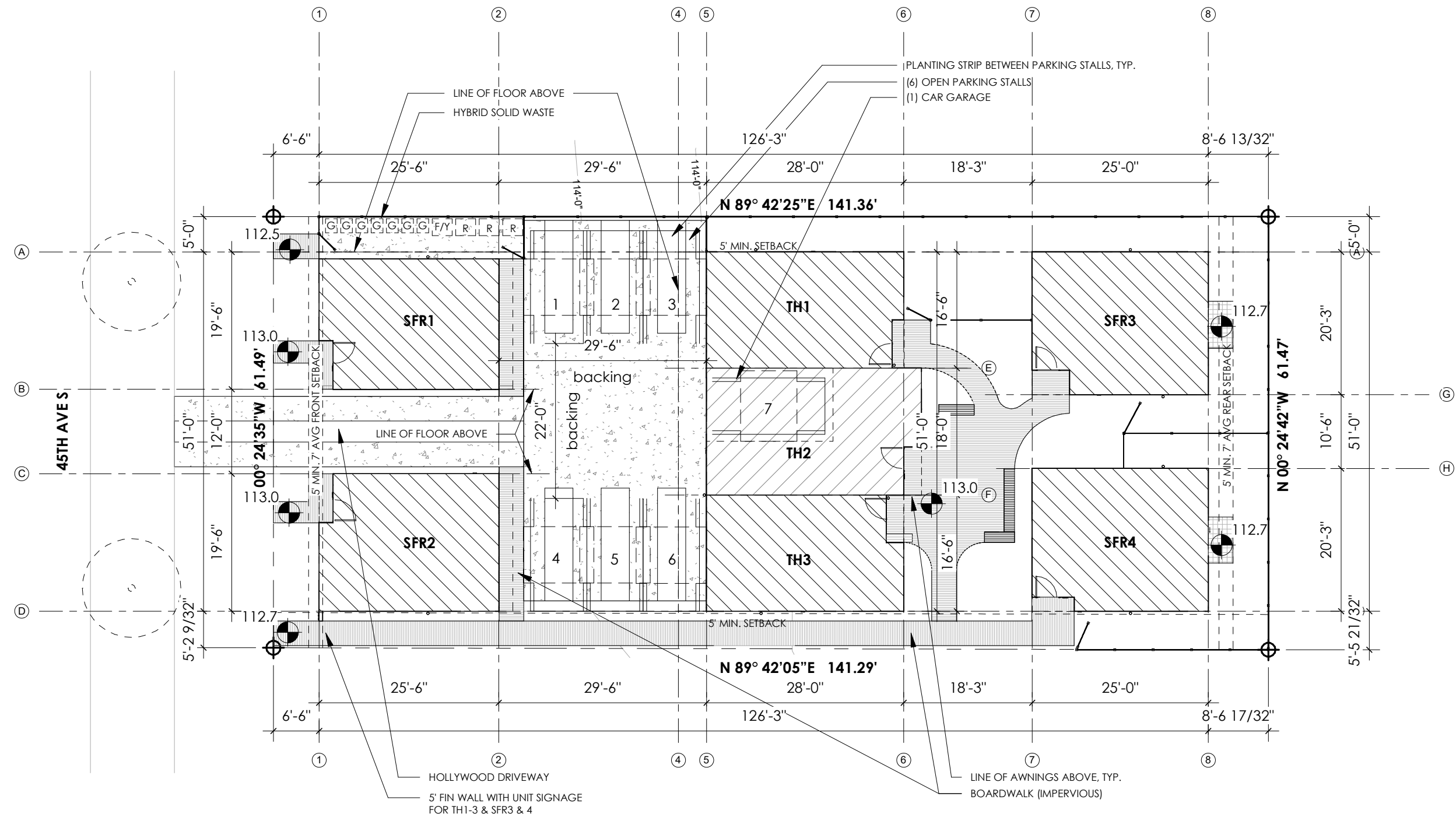


PERSPECTIVE FROM 45TH AVE S



PERSPECTIVE FROM SOUTH PROPERTY LINE LOOKING NORTH

SITE PLAN



APPLICABLE ZONING STANDARDS:

ZONE:	LR1 (M1)
URBAN VILLAGE:	Yes
FREQUENT TRANSIT:	Yes
ECA:	No
MAX STRUCTURE HEIGHT:	30' max with 4' parapet allowance & 10' penthouse reference MUP plan set for elevations (complies)
LOT SIZE:	8,688 SF
DENSITY:	1 unit / 1,150 SF (townhouses and SFR's) $8,688 \text{ SF} \times 1 \text{ unit}/1,150 \text{ SF} = 7.55$ (7) units allowed (7) units proposed (complies)
FAR:	1.3 $8,688 \text{ SF} \times 1.3 = 11,294.4 \text{ SF}$ allowed 10,135 SF proposed (complies)
PARKING:	1 stall per unit Multifamily units - no minimum required in urban villages on lots designated frequent transit (1) garage & (6) open stalls provided
AMENITY AREA:	25% lot area required $25\% \times 8,688 \text{ SF} = 2,172 \text{ SF}$ required 3,802 SF proposed (complies)
FACADE LENGTH:	65% of lot depth $65\% \times 141.29' = 91.84'$ 84.50' proposed (complies)

YARDS:	REQUIRED:	
	front:	5' MIN., 7' AVG
	side, south:	5' MIN.
	side, north:	5' MIN.
	rear:	5' MIN., 7' AVG
	ACTUAL:	
	front:	6' MIN., 7.15' AVG
	side, south:	5.19'
	side, north:	5'
	rear:	12.53' MIN., 8.5' AVG (complies)

RESPONSE TO EDG:

GUIDANCE:

RESPONSE:

DESIGN GUIDELINES

1. Massing, Layout, and Context:

Staff recommends the applicant study shifts in the building layout to accommodate additional open space for communal use, such as along the southern portion of the property. Relocating the pedestrian access to the north or through the center of the site would create additional opportunity for outdoor community space.

Alternate massing was pursued. The proposed five building massings were organized and chosen in response to adjacent property massings. The site's densest mass is located at the center of the site, and single family units at the corners are separated to face adjacent RSL zoning and the park. These massing moves help to shield interior parking from the street and the east open space between units 3-7. By consolidating the pedestrian access to the center parking area and south property line, a larger communal space is created. Units 3-7 shifted 3'-6" east on the site to accommodate more accessible pedestrian access from the solid waste storage and parking areas. Units 1 & 2 were shifted 6" east to provide more yard connection to Othello Playground.

DC2-A-1

As rendered, the interior pathway to Units 3-6 illustrates a tall and narrow canyon formed above the boardwalk. Incorporate modulation, setbacks, or other massing sifs on the facades that abut the interior pathway, to reduce their perceived mass and create a welcoming atmosphere.

Primarily, units 1-3 and 4-7 all propose shed roofs to lower the percieved height along the north and south property lines and facades to bring the massing closer to pedestrian scale and better relate to the adjacent properties. In addition, entry modulation is proposed at units 3-7 to help with wayfinding along the south boardwalk and to make the approach more welcoming for the tenant. Wood siding is also proposed as a warmer material at all entries to assist in wayfinding and create a more-welcoming experience.

Additional modulations were added at the second level above the parking area, accentuated by a change in material below. The white lap siding is scaled-down to 4" for a more appropriate proportion to human-scale and red hardi-panel banding at windows help to break down the larger lap siding areas and to decrease the canyon-wall effect.

DC2-A



Side View From 45th Ave S.

RESPONSE TO EDG:

GUIDANCE:

RESPONSE:

DESIGN GUIDELINES

2. Architectural Context:

Staff supports the shed roofs on the street-facing units and the units that abut the zone transition to the east, which help reduce the perceived height of the buildings. The applicant is encouraged to explore other massing moves or building detailing that improve compatibility between the proposal and surrounding context.

Incorporate details that add human scale to the massing and provide a residential feel, such as awnings at entries, planter boxes at windows, projecting windowsills, distinctive door and window hardware, and detailed landscaping. This is especially important at the street-level, and adjacent to outdoor gathering spaces.

Provide modulation in the façade, including in locations where a change in materials is proposed, to reduce the perceived height and enhance the architectural expression of the buildings.

Use high-quality materials that provide a fine-grained scale or texture, particularly at the street level and entries.

This massing move was incorporated into units 3 & 5 to reduce the perceived height of the buildings, similar to the SFR units, and create a smoother transition to the neighboring properties and RSL zoning. This also helps the massing to relate to the other units for a more holistic design approach.

In addition to wood siding at entry recesses, awnings are proposed at all unit entries to add human scale, bring in a warmer material, and to make the entry approach more inviting. Units 1 & 2 were shifted 6" east to create a larger yard and connection adjacent to Othello Playground. The courtyard area between Units 3-7 was developed with a central gathering deck and built-in bench seating for increased opportunity to enjoy the space between those units.

The white lap siding is scaled-down to 4" for a more appropriate proportion to human-scale, and red panels are added at windows to break down the larger lap siding areas.

Modulation is proposed at all entries with a material change to highlight entries and wayfinding within the site. 'Black Magic' cementitious panels are proposed at the penthouses to support the reduced scale proposed by the shed roofs. Furthermore, red paneling is proposed as vertical and horizontal banding between windows to break down the scale of the overall massing.

The only areas where a material change is not associated with a modulation change is the west facade of TH2 (Unit 4) and at the penthouses. At Unit 4, this is material change is associated with a change in roof type from sheds at Units 3 & 5, and a roof deck in between at Unit 4. The penthouses are a distinct massing change N-S with the material change along the inner E-W walls a wrap-around transition from the mass above.

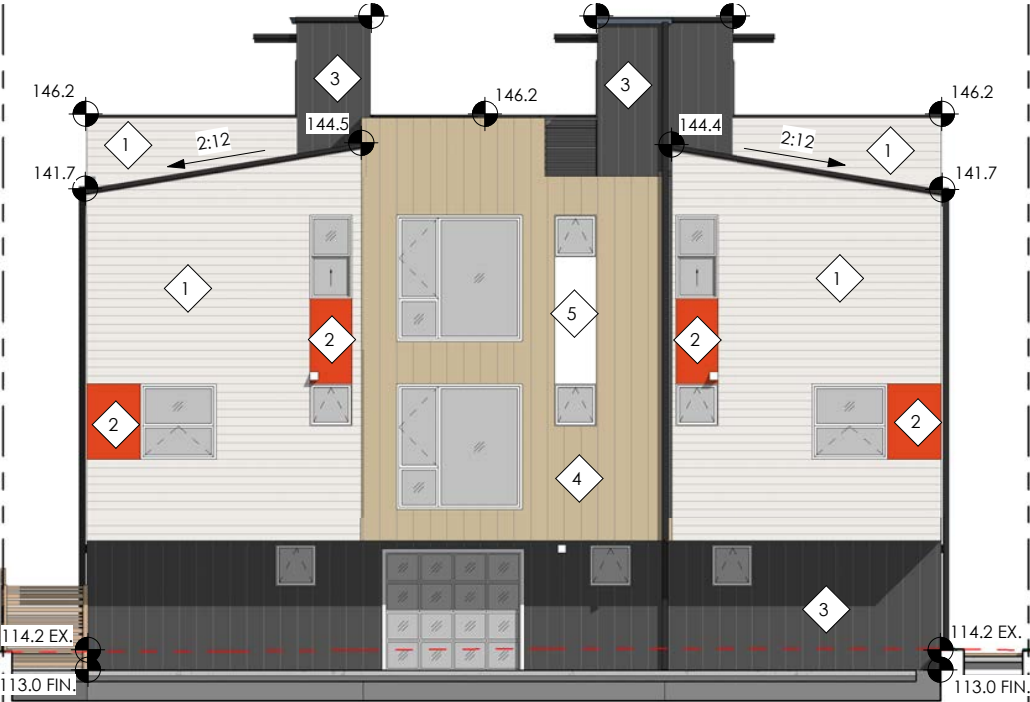
Cementitious lap siding, cementitious panels and wood siding are proposed and located to enhance pedestrian scale. Changes in material are strategically placed to reduce scale, create visually-appealing facade composition, and enhance pedestrian experience through use of different textures.

CS2-D-1, CS3-A-1, CS2-D-4

DC2-A-2, DC2-D-1, DC3-A-1

DC2-A-2

DC2-D-2



TH1-3 West Elevation



Aerial View Looking to Othello Playground



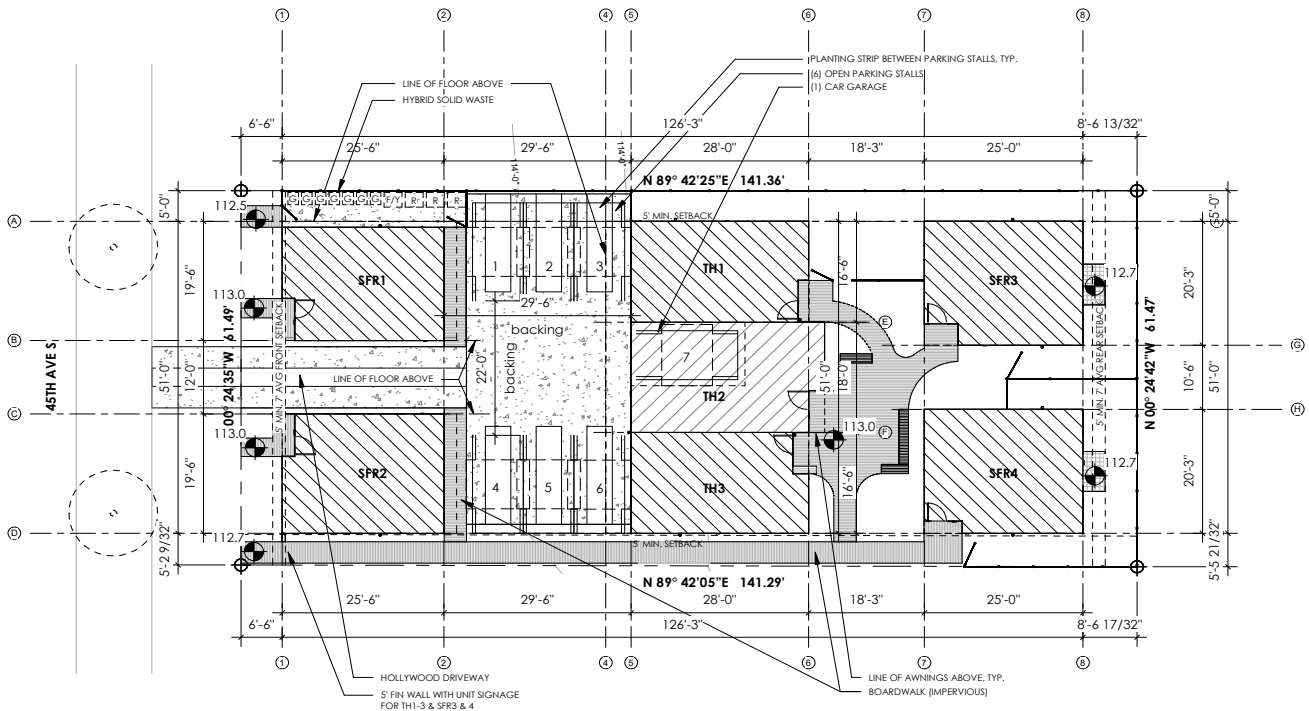
THs Entrance & Courtyard

RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
3. Parking Access, Site Circulation, and Wayfinding: Reduce the visual width of the driveway. Consider an overhead trellis, gateway, or other design features that create an inviting and appropriately scaled entry to the site.	Visual width of the driveway is reduced with the use of the hollywood driveway, as well as, through the use of 4" white lap siding and red hardi-panel banding, both of which break down the scale of the walls facing the driveway. The modulations at Units 1 & 2 entries and at the first level of Units 1-5 accompanied by a change in material both provide relief from the overall scale and visual-access cues for entry and parking spaces. Additionally, a change in material at the penthouses reduces the overall height.	DC1-B-1-b, DC1-C-2, DC2-D-1
Consider adding secondary entries that face the parking area, for those adjacent units that abut it (1, 2, 3, and 5).	This approach was considered. In response, units 3-7 were shifted 3'-6" east to accommodate a path from the solid waste enclosure and parking area to the south entry access route. This reduces the entry path length to units 3-5 and provides a more direct connection to the solid waste storage. A separation between pedestrian and vehicular circulation is preferred for safety and cleanliness, and to keep a more inviting entry approach through the shared courtyard space.	PL4-A-2, DC3-A-1
The solid waste access is disconnected from rest of site. Consider revising the circulation to provide more direct access, which maintaining an attractive edge through screening, plantings, or other design treatment.	Units 3-7 were shifted 3'-6" east to accommodate a path from the solid waste enclosure and parking area to the south entry access route.	DC1-C-4
Incorporate signage or architectural features into the design of the pathways to aid wayfinding and identify sign locations on the land use plan set.	Signage was added at the SW boardwalk entry of units 3-7 to assist in wayfinding along the south entry approach path. Unit signage is also proposed at each entry recess. The entry gate and fence was omitted along this corner and property line to create a more inviting approach to the common amenity area.	PL2-D-1



1. Front View From 45th Ave S.



Site Plan

RESPONSE TO EDG:

GUIDANCE:

RESPONSE:

DESIGN GUIDELINES

4. Landscaping:

Develop an open space concept that encourages use and social interaction. A combination of hardscaping, weather protection, landscaping, seating, and other features can be used to create inviting and practical outdoor areas for residents, for use by all; dividing the open space with fences is discouraged.

Over time we have conducted dozens of post-occupancy surveys from occupants living in multifamily homes that we designed. Fences are strongly preferred for tenants for a sense of safety and for tenants with dogs. We propose a mix between common and private amenity space and struck a balance between the two and accommodate both gathering as well as private use.

Within the courtyard shared between units 3-7, we designed a central-gathering boardwalk area with built-in benches as an extension of the walkway and to encourage an inviting and practical space for residents to enjoy. In addition, the surrounding landscape was designed to encourage use of a dry river play area between units with climbing rocks and basalt dishes. The formalized central boardwalk seating space was designed for more casual enjoyment and gardening opportunities.

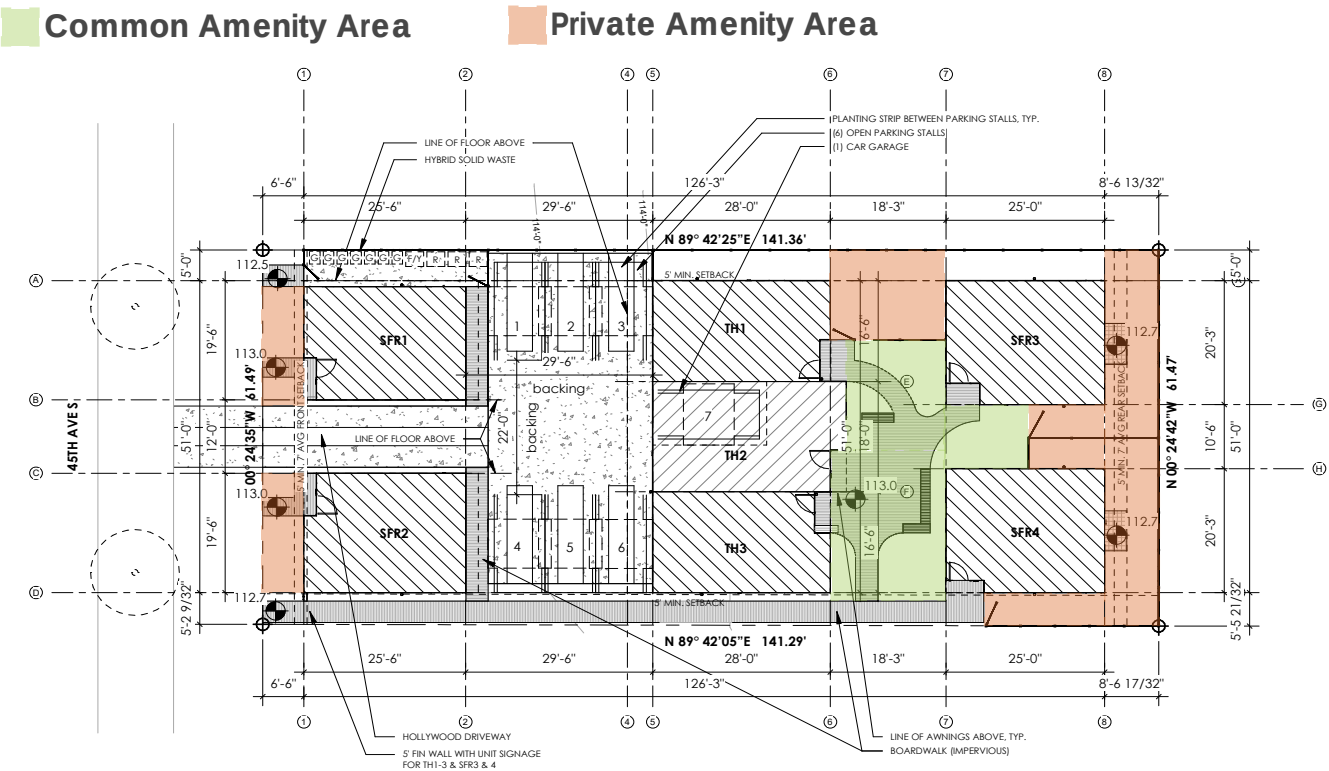
The central common amenity area expanded east slightly to accommodate more shared landscaping opportunities.

DC3-B-1, DC3-B-4, DC3-C-2

Consider designing the front setback area to respond to the park across the street, so that residents may use this area to enjoy the view and activities.

Units 1 & 2 were shifted 6" east to maximize yard space and enhance the connection to Othello Playground and the adjacent sidewalk. The entry paths to Units 1 & 2 were also located to minimize private space and maximize open landscaping as an extension of the Playground.

CS2-B-3, DC3-B-3



Site Plan



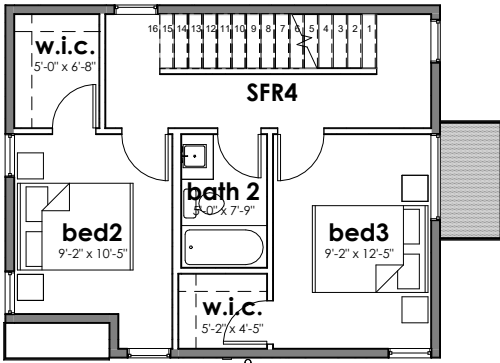
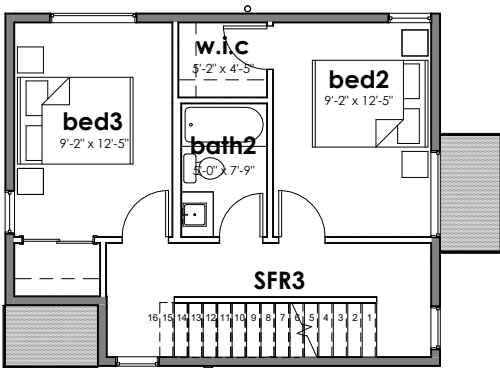
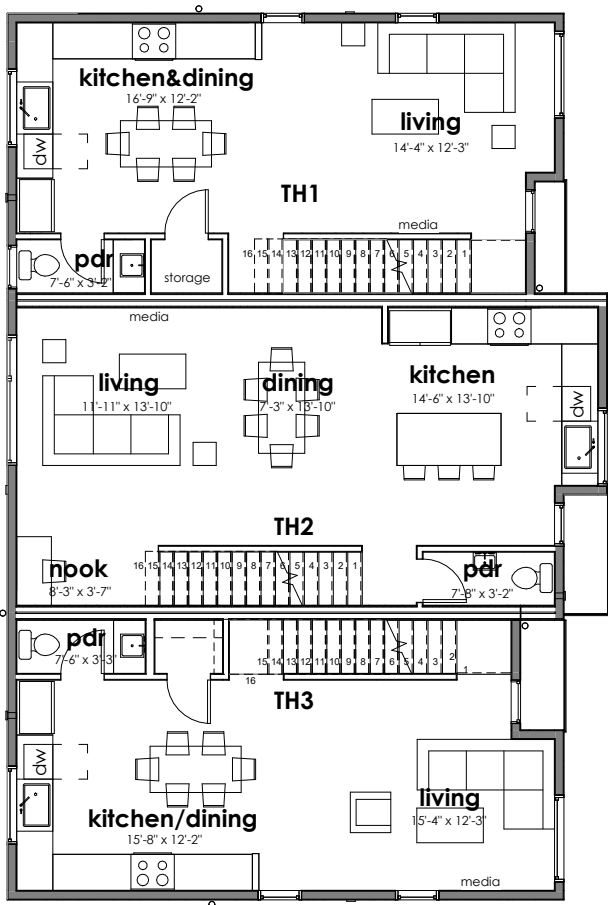
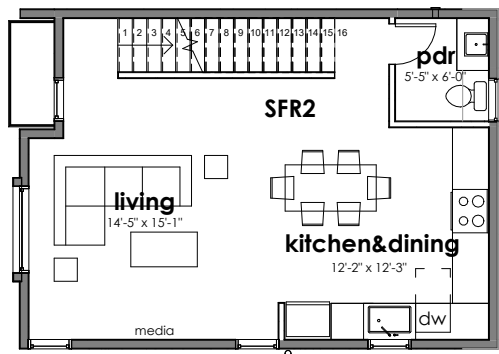
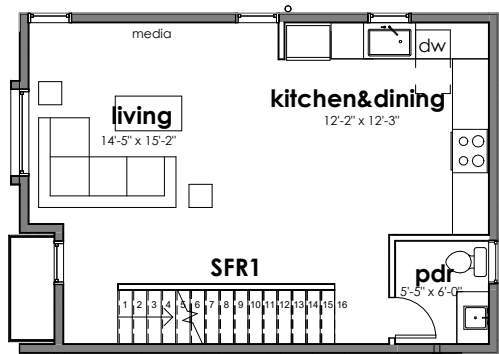
THs Entrance & Courtyard

FLOOR PLANS



FLOOR PLANS

45TH AVE S

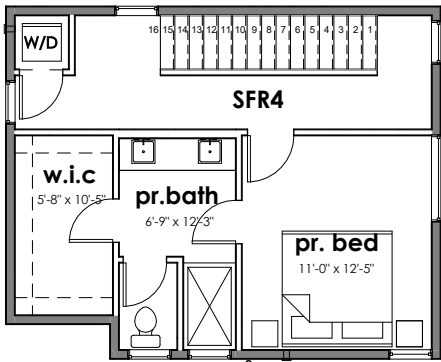
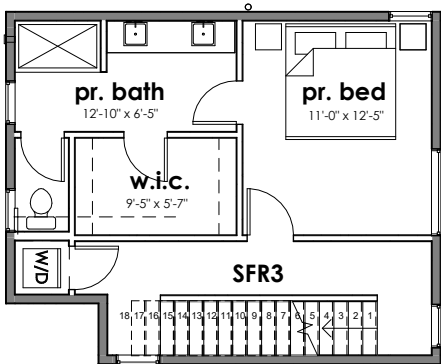
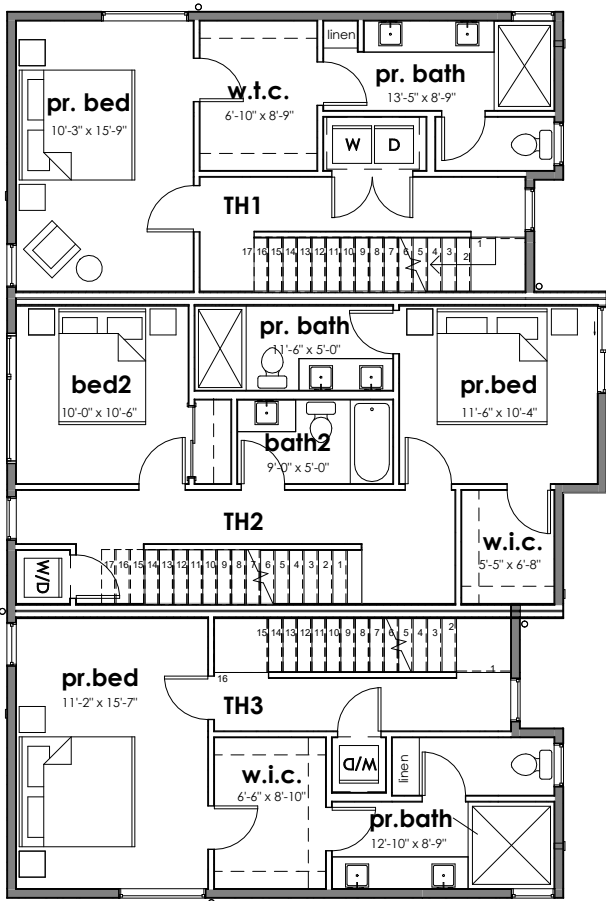
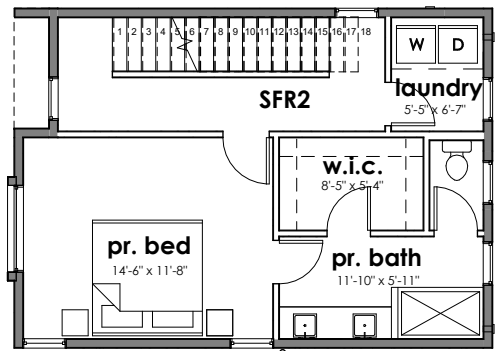
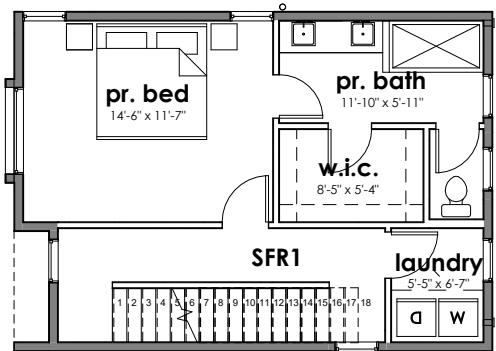


LEVEL 2



FLOOR PLANS

45TH AVE S

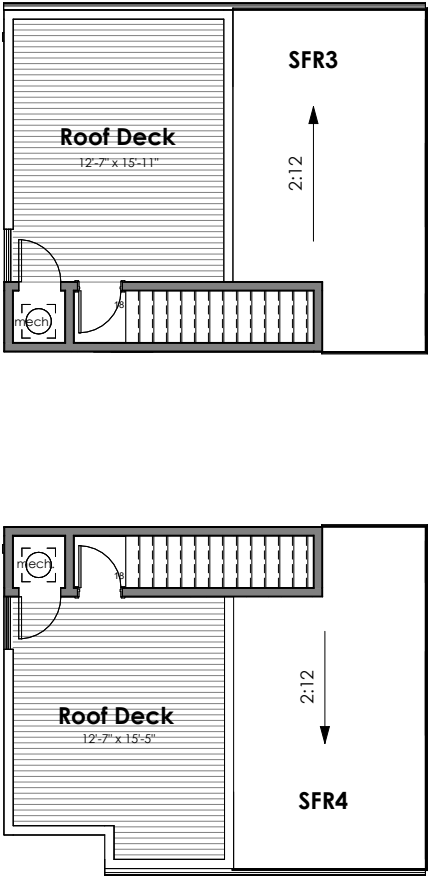
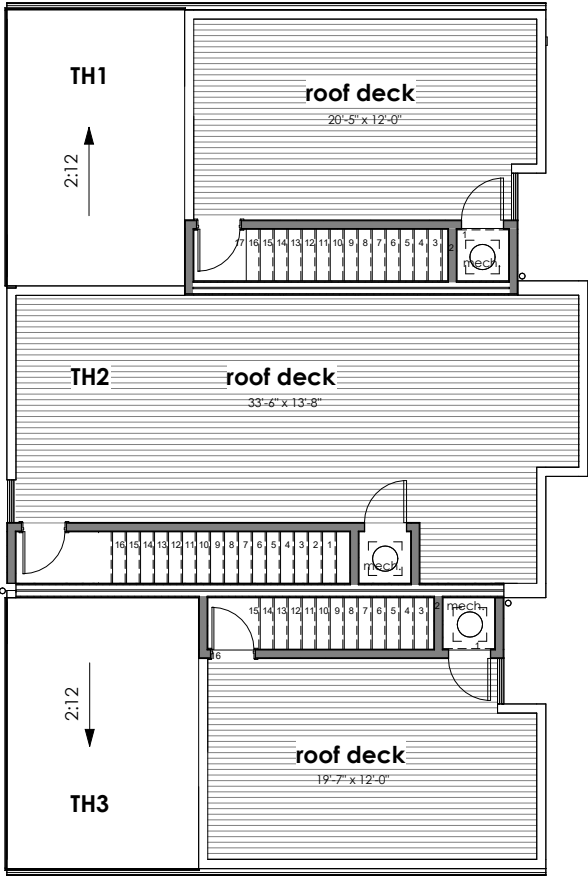
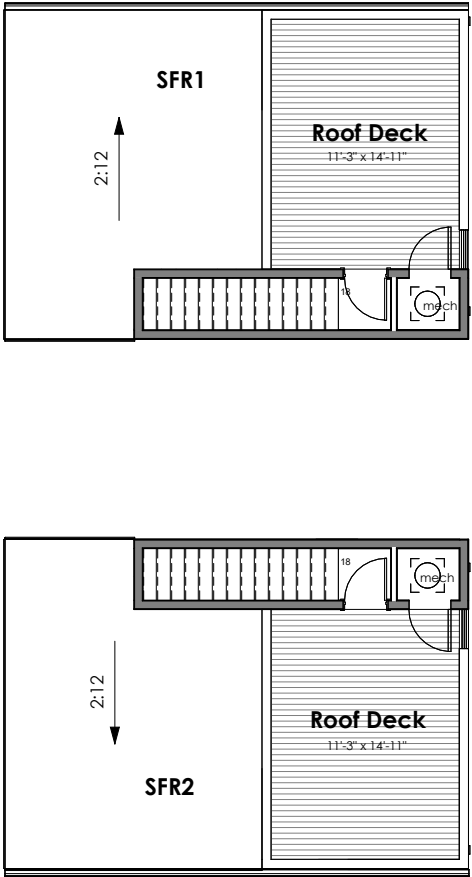


LEVEL 3



FLOOR PLANS

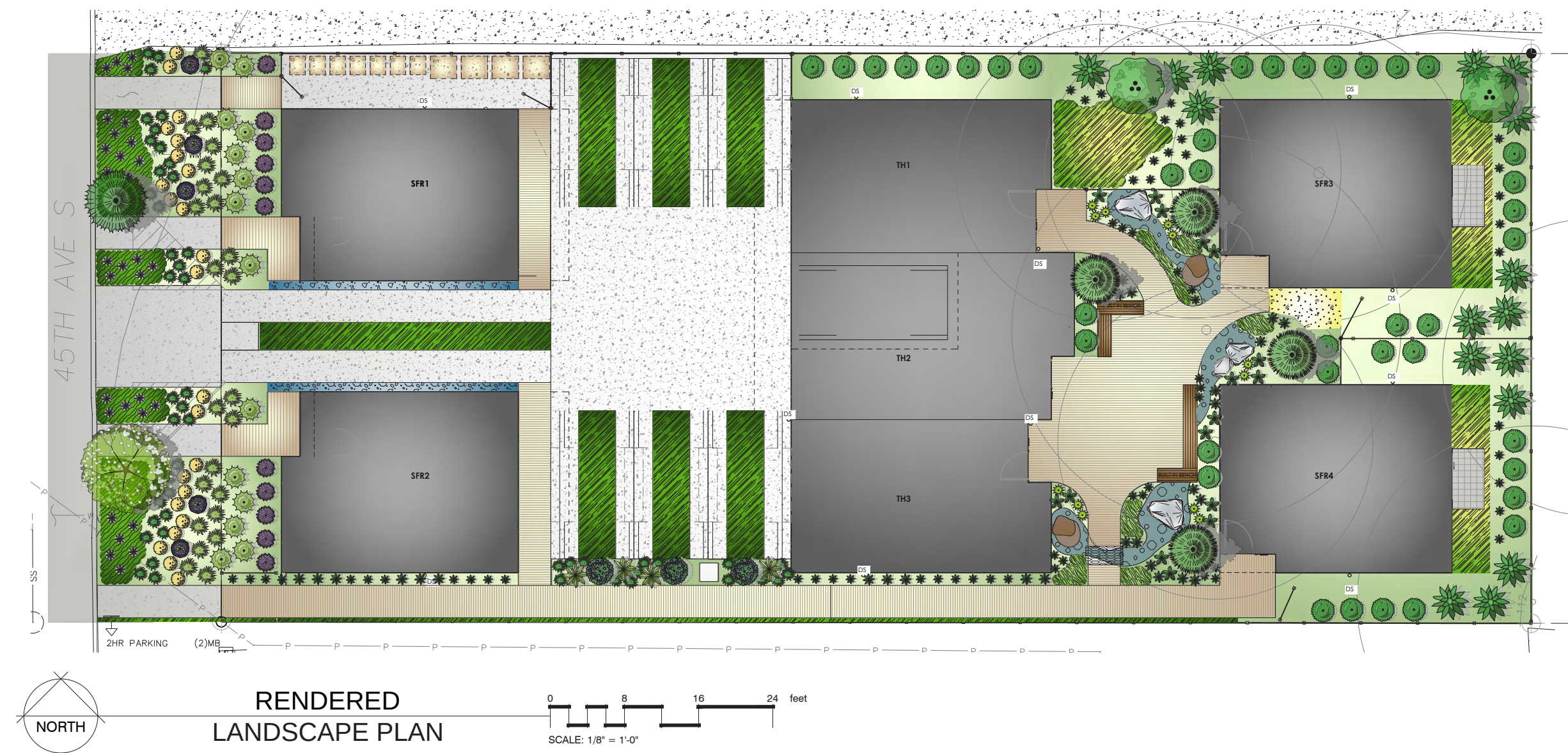
45TH AVE S



ROOF PLAN

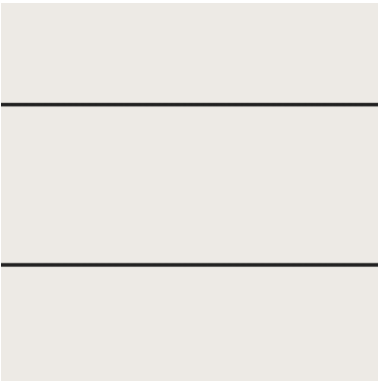


LANDSCAPE PLAN



MATERIAL PALETTE

1. White Lap

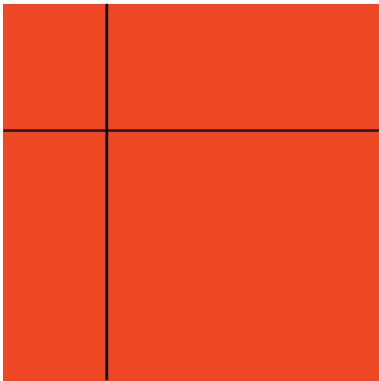


4" Revel Cementitous Lap Siding

Sherwin Williams #7004
Snowbound

Utilized as primary siding
material in proejct

2. Red Panel



7/16" Thick Cementitous Panel
4' x 8' Max

Sherwin Williams #6882
Daredevil

Utilized as window banding

3. Black Board



Cementitous panel with1x2 batts

Sherwin Williams #6991
Black Magic

Utilized as base and penthouse

4. Wood Stained Board

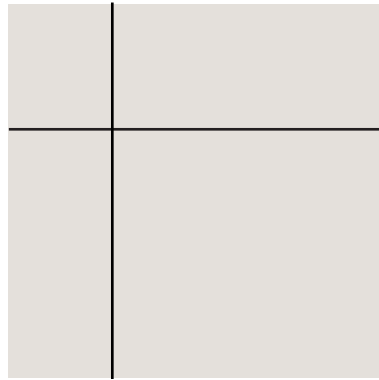


Cementitous panel with1x2 batts

Wood stained & sealed prior to
installation

Utilized as recess facade

5. White Panel



7/16" Thick Cementitous Panel
4' x 8' Max

Sherwin Williams #7004
Snowbound

Utilized as window banding

6. Wood Sliding



4" Vertical Wood T&G Siding

Utilized as soffit

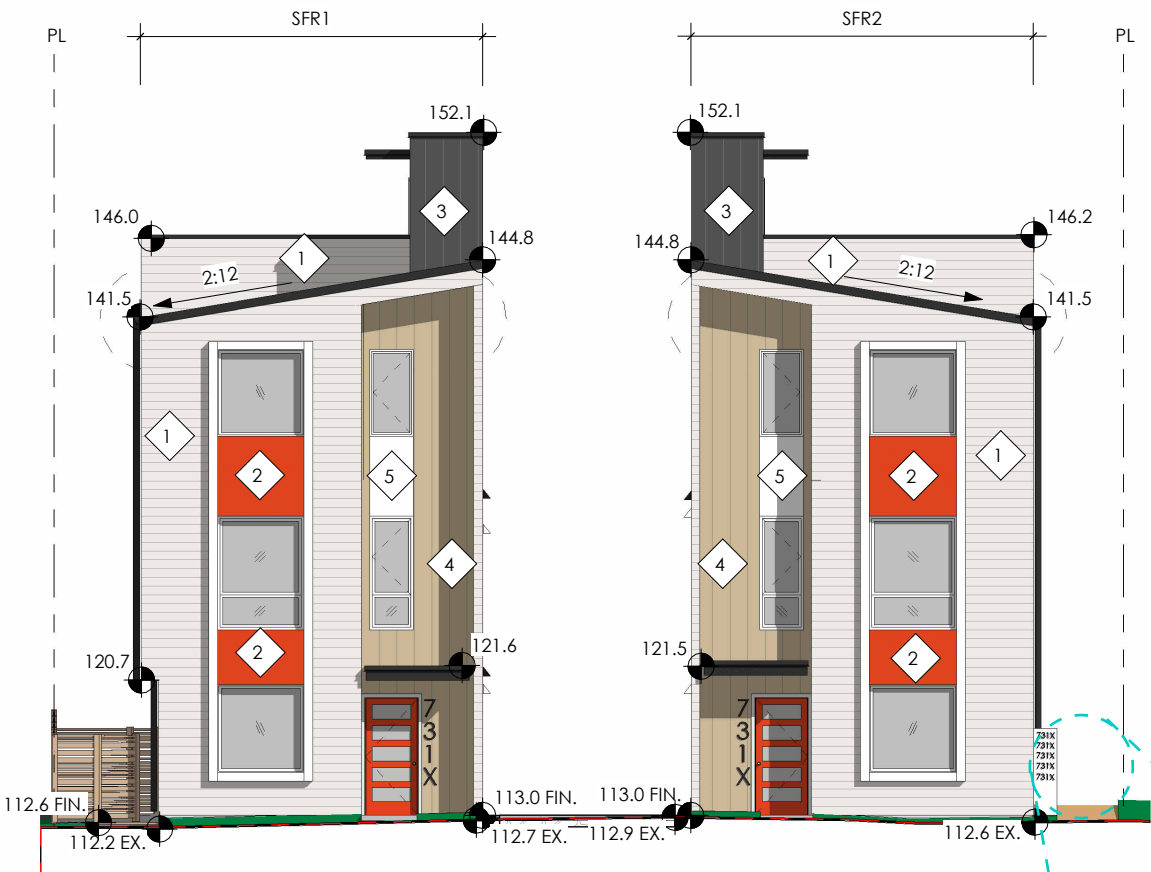
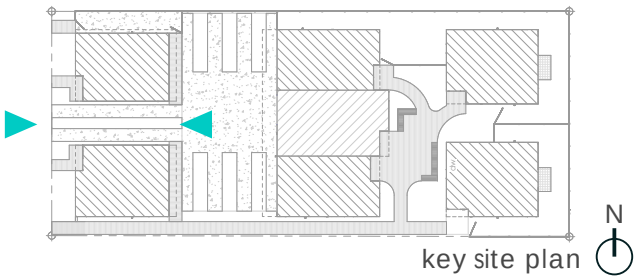
7. Wood Fence



4' Horizontal Wood Fence

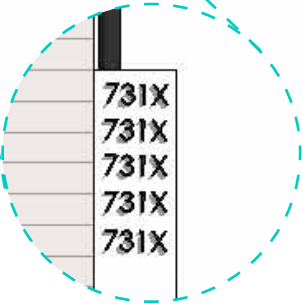
Stained to match T & G Siding

ELEVATIONS



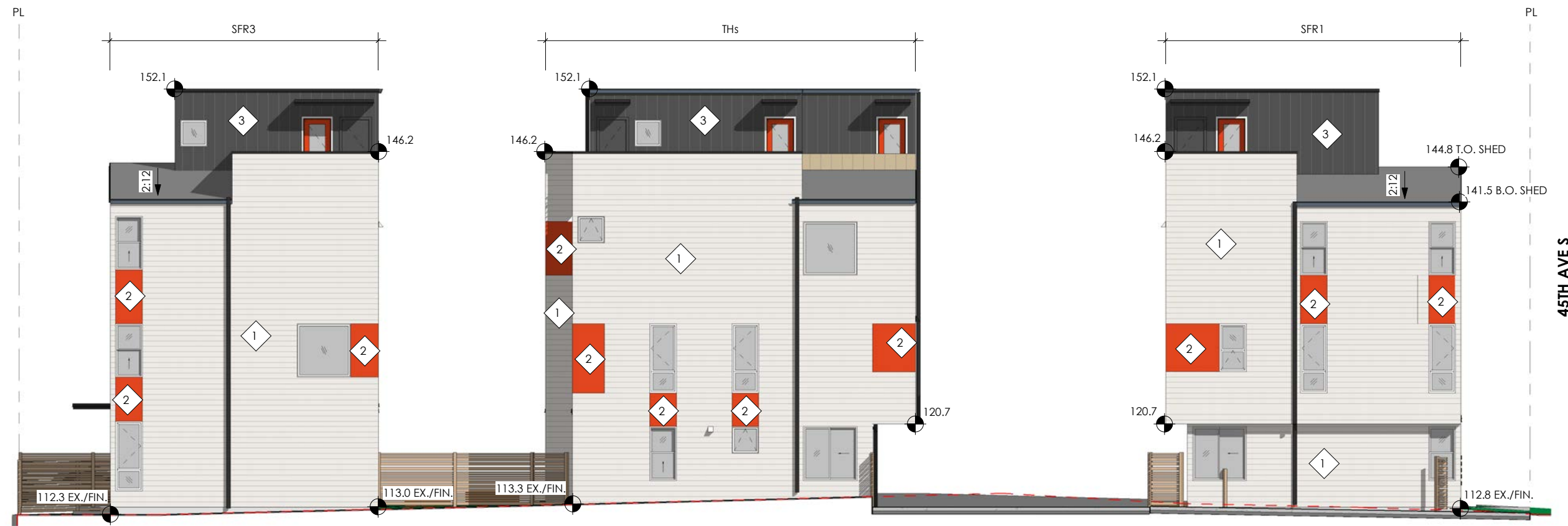
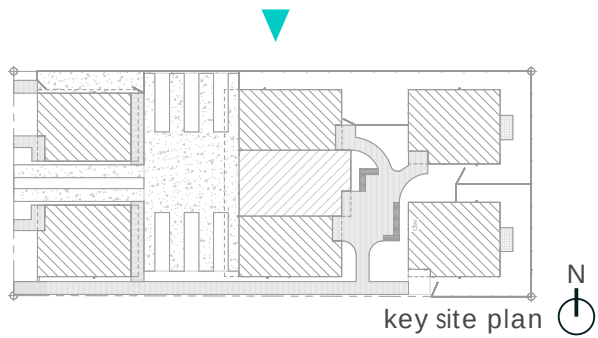
45TH AVE S

WEST ELEVATION_SFR1&SFR2



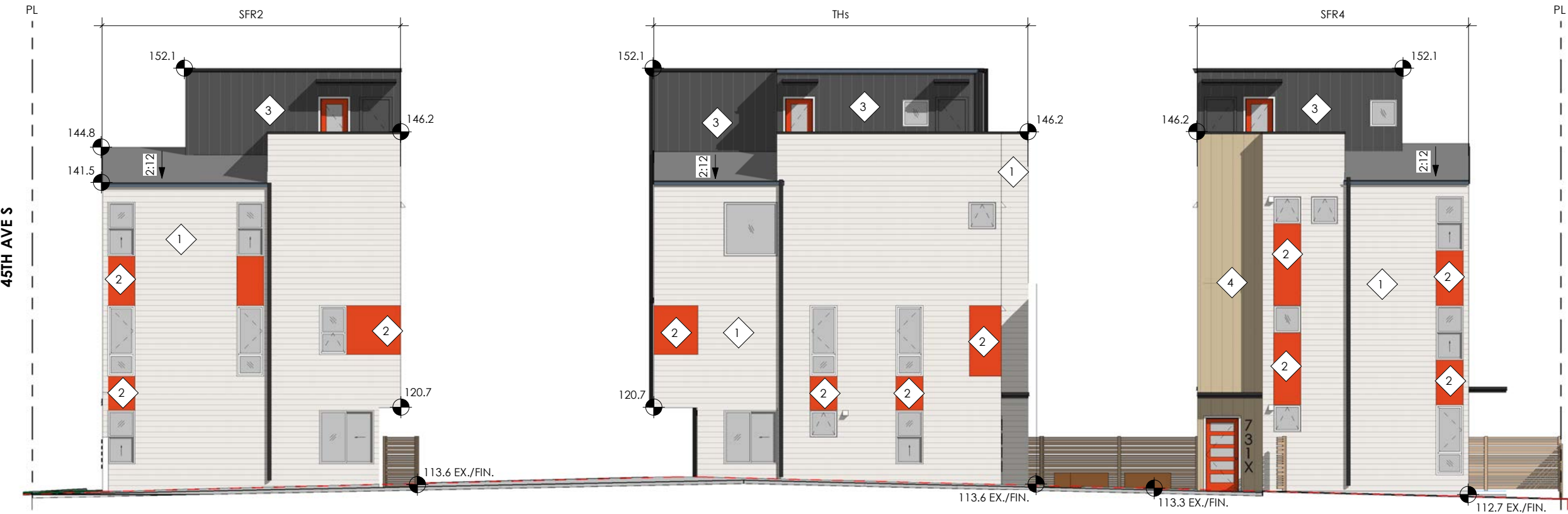
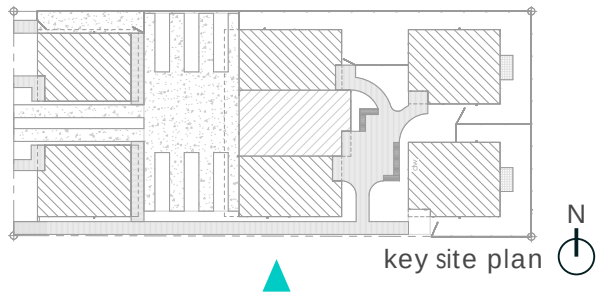
EAST ELEVATION_SFR1&SFR2

ELEVATIONS



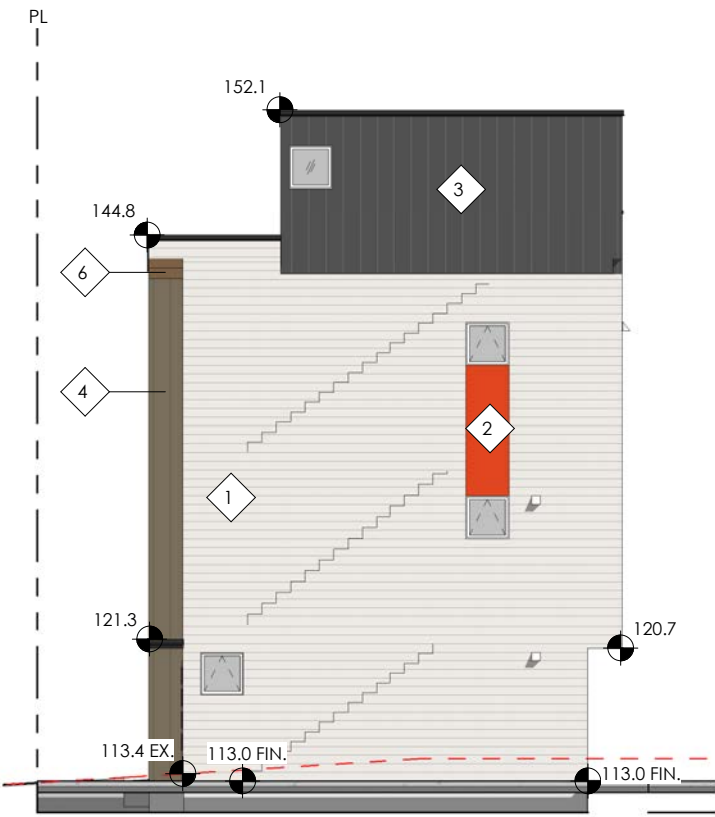
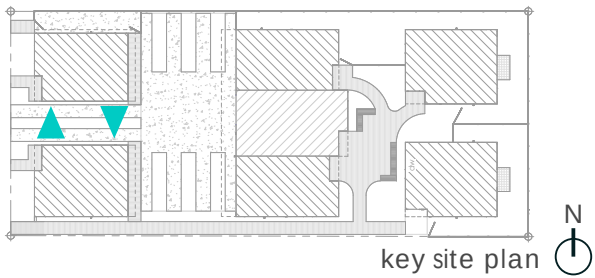
NORTH ELEVATION

ELEVATIONS

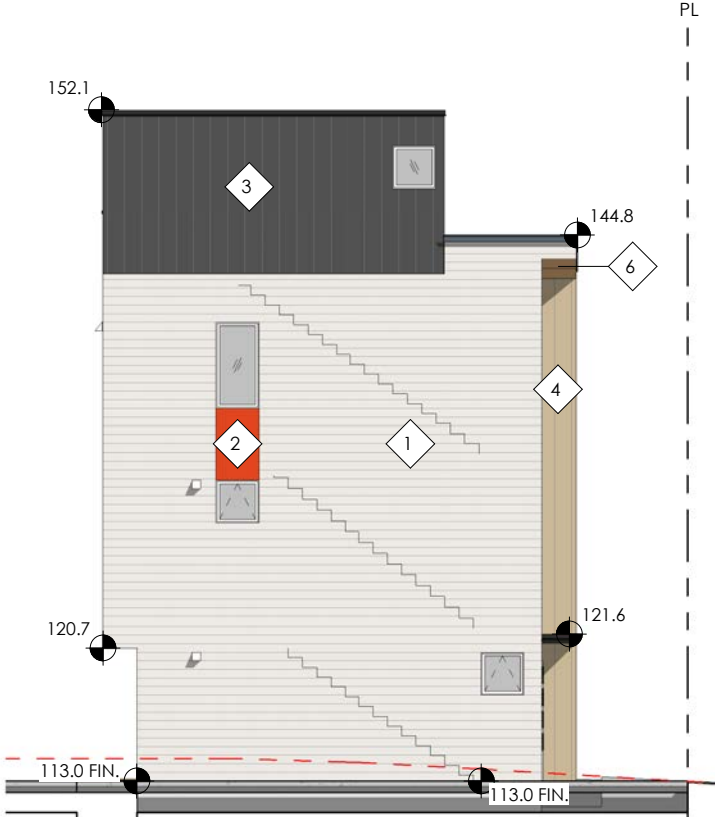


SOUTH ELEVATION

ELEVATIONS

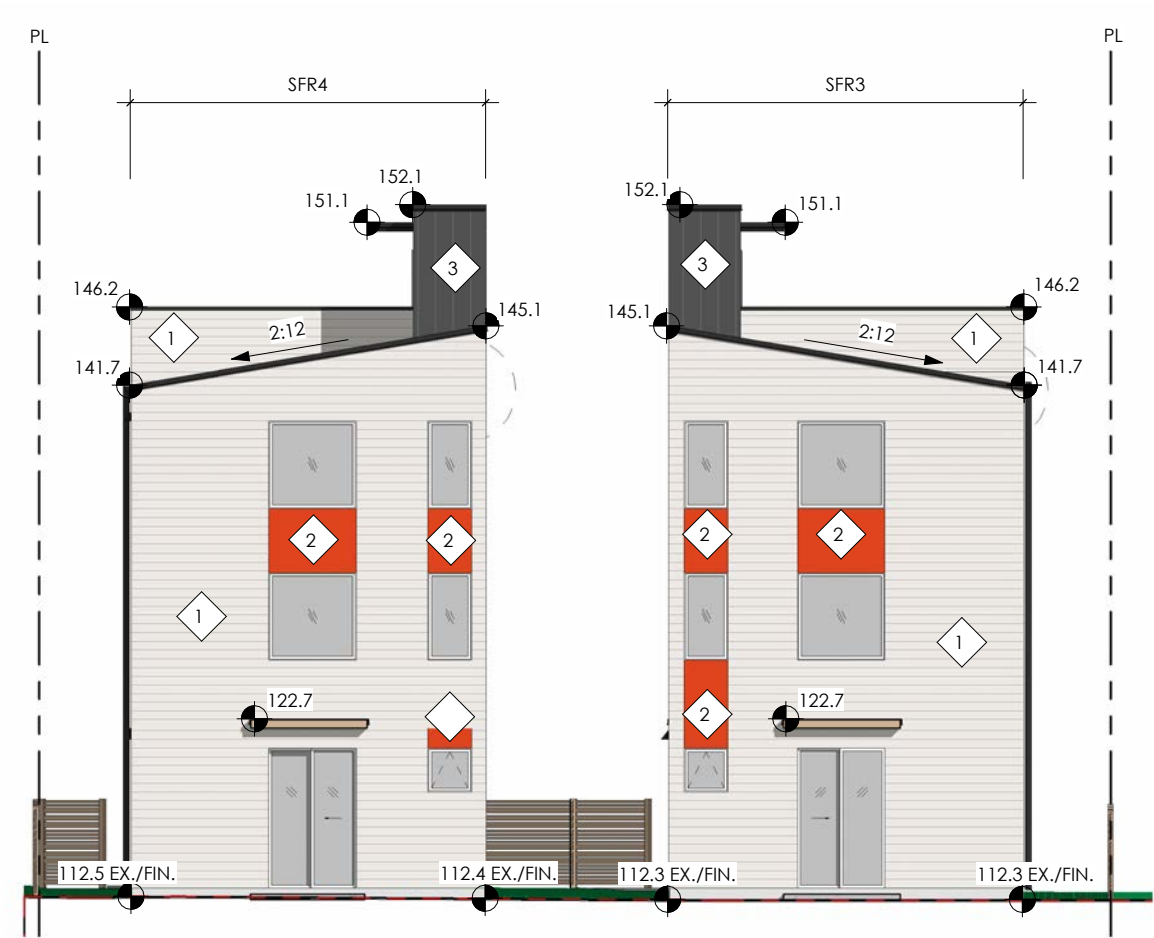
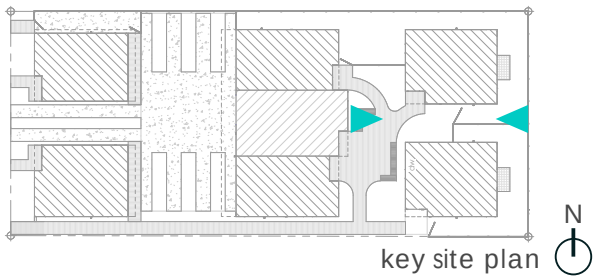


SOUTH SFR1

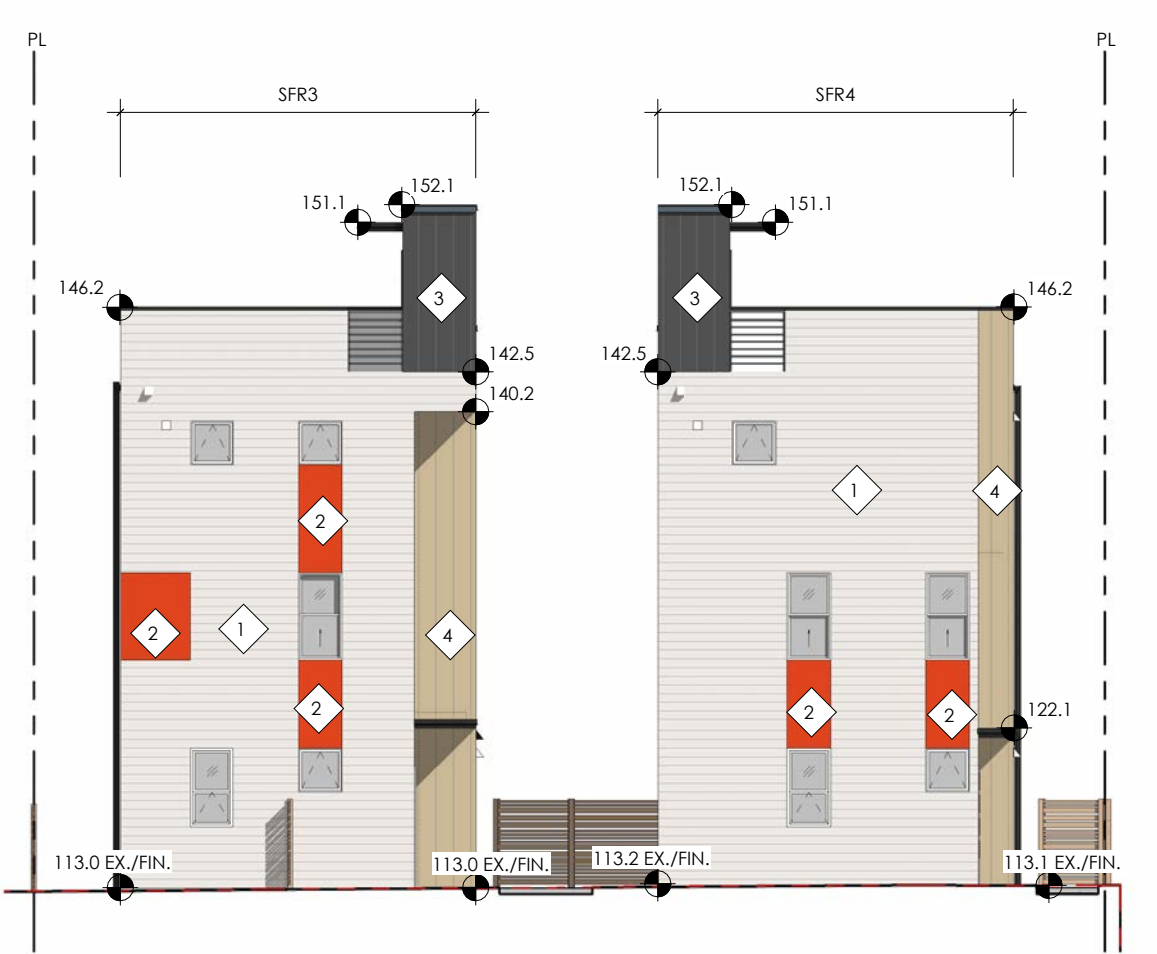


NORTH SFR2

ELEVATIONS

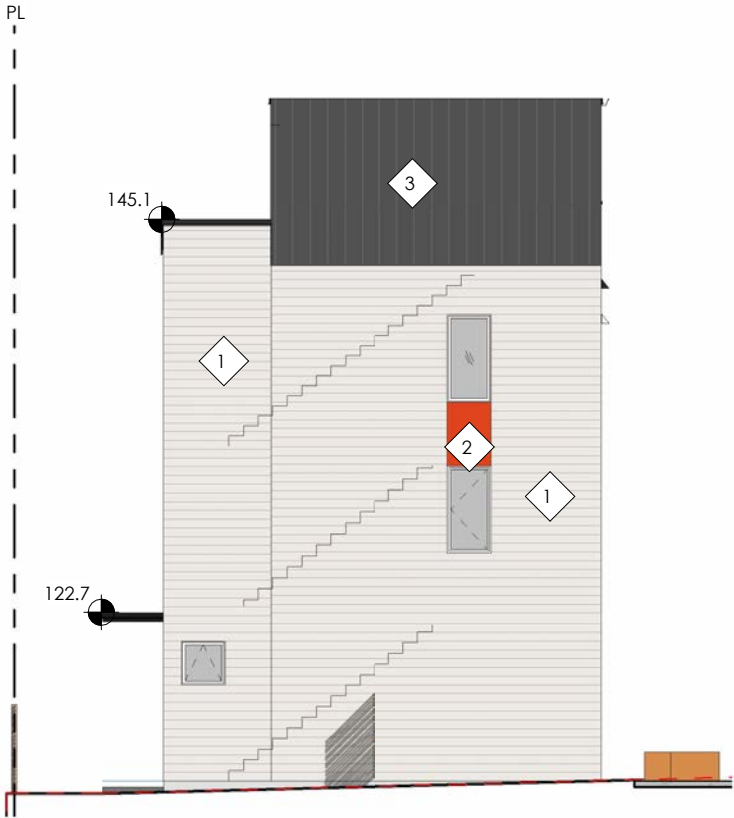
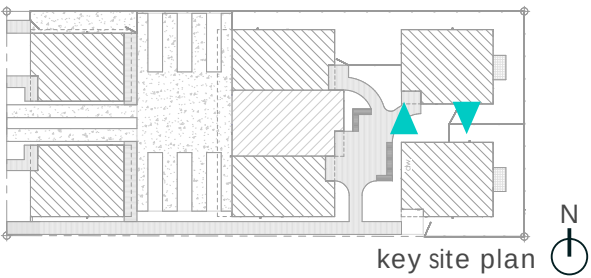


EAST ELEVATION SFR3&4

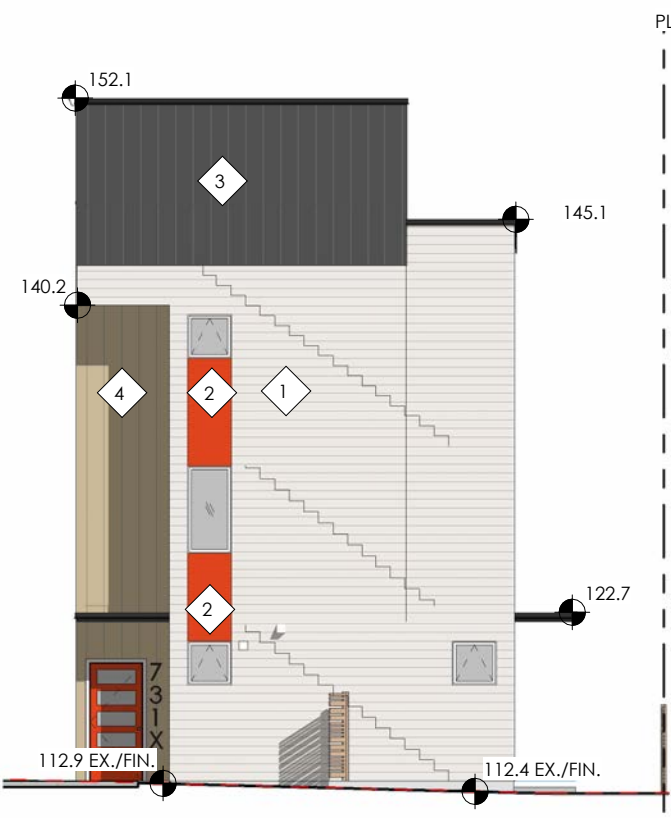


WEST ELEVATION SFR3&4

ELEVATIONS

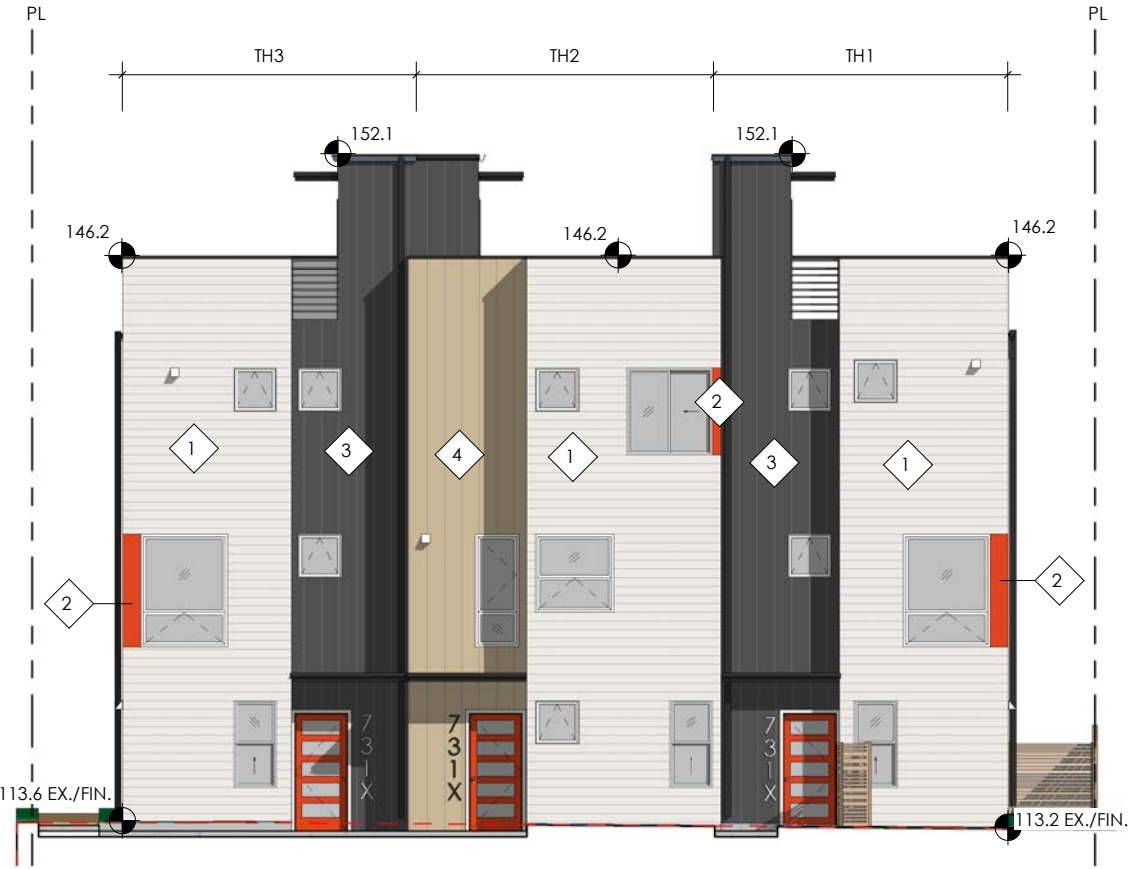
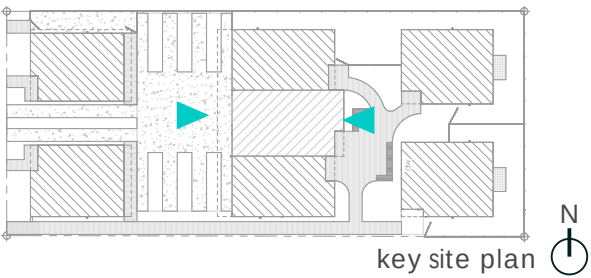


NORTH SFR4

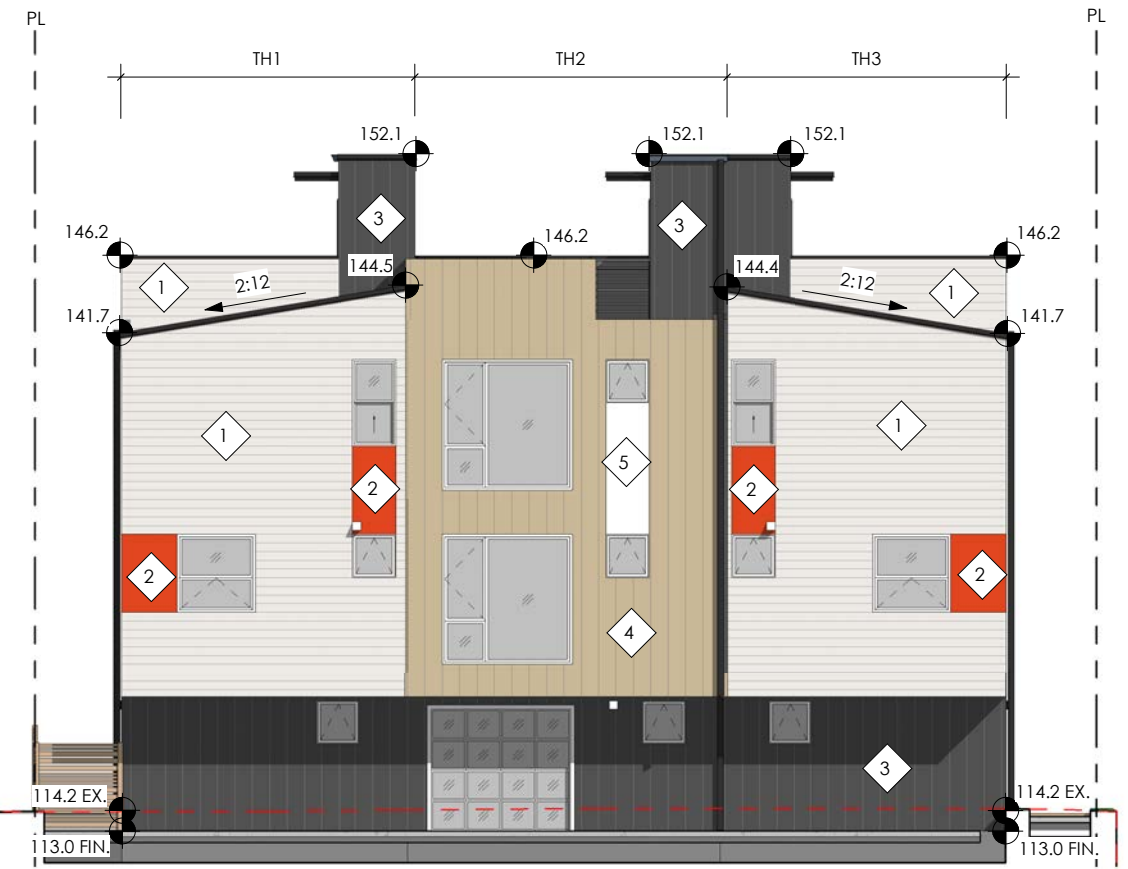


SOUTH SFR3

ELEVATIONS

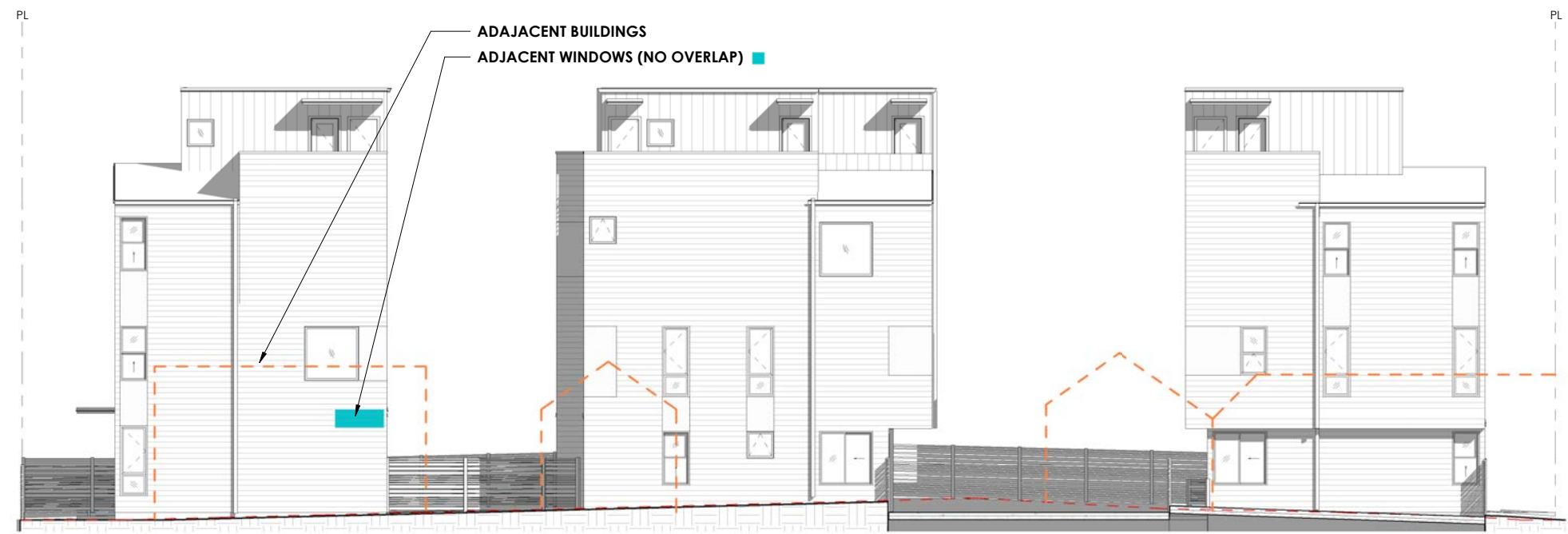


EAST ELEVATION TH1-3



WEST ELEVATION TH1-3

WINDOW ADJACENCIES



NORTH ELEVATION



SOUTH ELEVATION

LIGHTING PLAN





L1

Surface wall mount light fixture

Location: Unit entries

SPECIFICATIONS

Color Temp:

3000K

Input:

120-277 VAC, 50/60Hz

CRI:

90

Dimming:

ELV: 100-10%, 0-10V: 100-5%, TRIAC: %

Rated Life:

50000 Hours

Mounting:

Wall mounted in all orientations

Standards:

ETL, cETL, IP65, Title 24 JA8-2016 Compliant, Wet Location Listed

Construction:

Aluminum body with die-cast glass diffuser



L2

Surface wall mount light fixture

Location: Walkways & Patios

SPECIFICATIONS

Construction:

Injection Molded Polycarbonate with translucent diffuser for outdoor application

Power:

12W

Input:

120-277 VAC, 50/60Hz

Dimming:

TRIAC: 100-5%, ELV: 100-5%

Light Source:

Integrated LED

Lens:

Translucent acrylic diffuser

Mounting:

Ceiling or wall, compatible with 3", 4" or 3/0-4/0 hybrid junction box

Finish:

Enamel Coated White, Enamel Coated Nickel, Enamel Coated Bronze

Operating Temp:

-40°F to 122°F (-40°C to 50°C)

Standards:

ETL, cETL, Wet Location Listed, Energy Star 2.0, Title 24 JA8-2016 Compliant, ADA



L3

Surface mount Downlight

Location: Overhangs

SPECIFICATIONS

Construction:

Corrosion resistant aluminum alloy, Stainless Steel

Power:

2W

Input:

120 VAC, 50/60Hz

Light Source:

Integrated LED, 3 Step Mac Adam Ellipse

Lens:

Tempered Glass

Rated Life:

54000 Hours

Finish:

Enamel Coated Black, Brush Nickel, Bronze, White, Stainless Steel (all on Aluminum)

Operating Temp:

-40°F to 122°F (-40°C to 50°C)

Standards:

ETL, cETL, Wet Location Listed, IP66, ADA



L4

Wet Location LED Tape Light

Location: Benches

SPECIFICATIONS

Input:

9-15VAC (Transformer is required)

Power:

1.5 W/ft

Brightness:

100 lm/ft

CRI:

90+

Rated Life:

50,000 hours

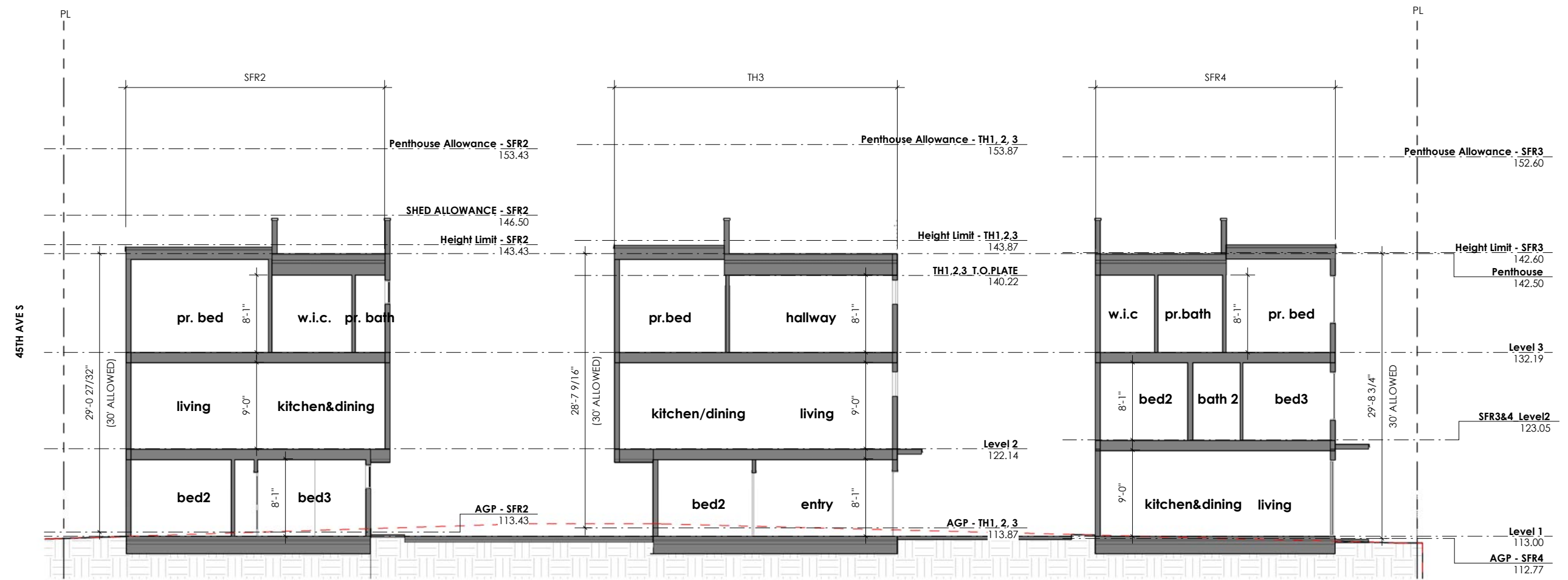
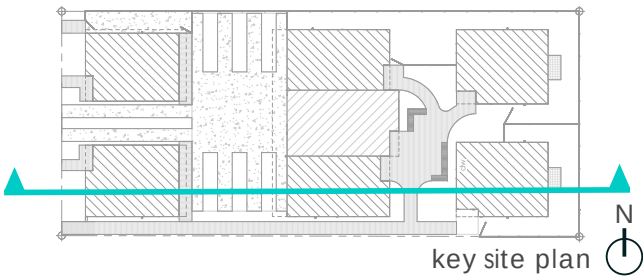
Max Run:

Refer to Wiring Diagram Page

Operationg Temp:

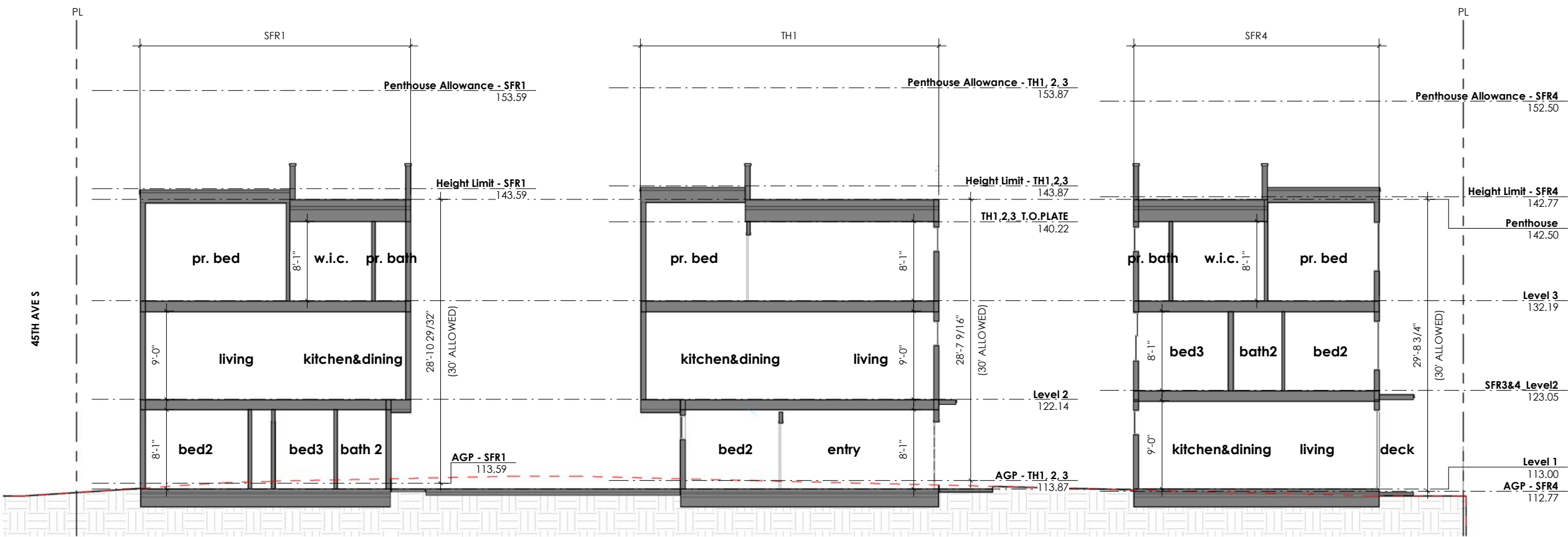
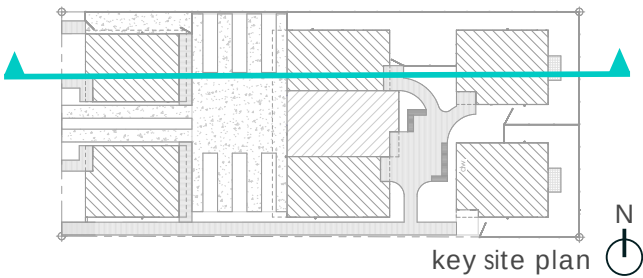
4F to 104F (-20C to 40C) at relative humidity 95%

SECTION



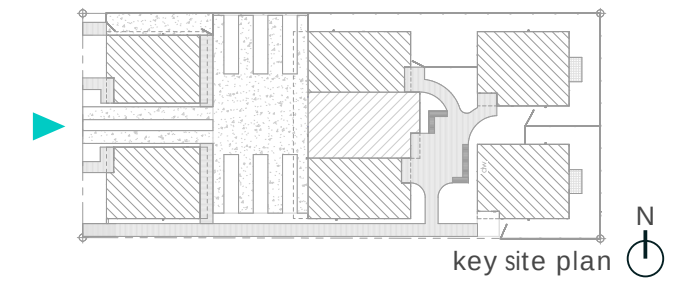
E/W SECTION

SECTION



N/S SECTION

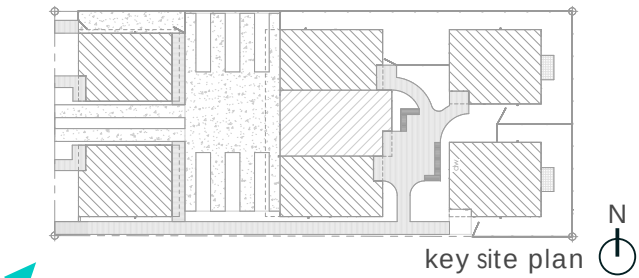
RENDERINGS



1. Front View From 45th Ave S.



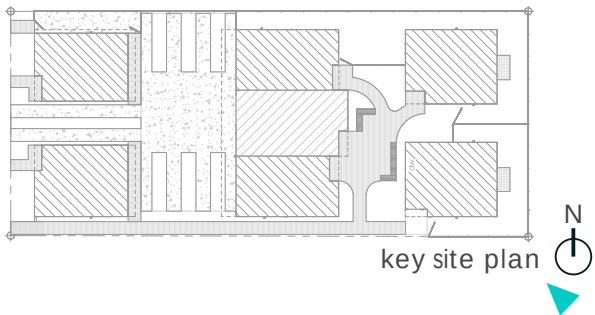
RENDERINGS



2. Side View From 45th Ave S.



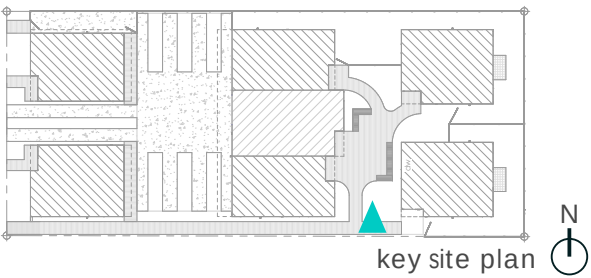
RENDERINGS



3. Aerial View Looking to Othello Playground



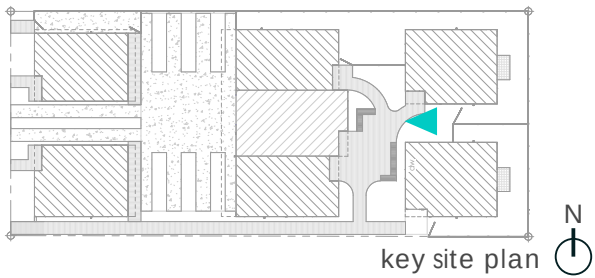
RENDERINGS



4. Courtyard View From Walkway



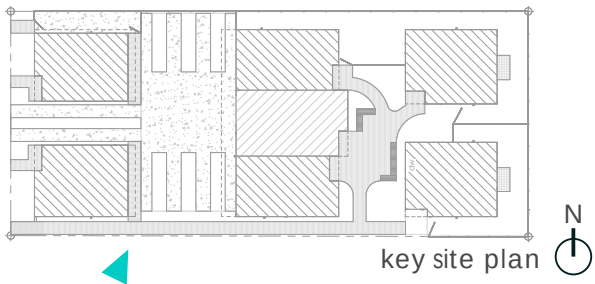
RENDERINGS



5. THs Entrance & Courtyard



RENDERINGS



6. Parking

