

EXTERIOR LIGHTING NARRATIVE – SITE PLAN REVIEW

Mickelo Construction Vehicle Maintenance Shop & Offices
16731 Tye St SE, Monroe WA 98272

Exterior fixtures will be fully shielded to minimize glare and light trespass. Canopy lights will be used under the proposed canopy at the pedestrian entrance & west parking stalls, as well as under the covered vehicle washing station. Lights will be located on the building above each vehicle entrance. Parking lights will be pole-mounted for the east parking stalls and drive lane, a maximum of 25' high. All fixtures will be LED.

Lighting design will provide a light level of 1 maintained footcandle throughout parking areas and walking paths for safety, security and wayfinding. At property lines, footcandle levels will be no greater than .2 footcandles. To limit power consumption, all fixtures will dim to 30% output when the area is unoccupied. Fixtures will automatically increase to 100% output when integral occupancy sensors detect vehicles or pedestrians in the area. Full cut off shields will be used for all pole lights. Pole lights will be mounted at 22' above grade with a 20' pole mounted on a concrete base with 2' exposed above grade. Lighting controls in compliance with Washington State Energy Code (WSEC) requirements will be provided. Lighting controls will be automated and integrated light level sensors will provide automatic shut off during daylight hours.

Best regards,

Mike La Fon
Architect - Capsule