

SOLOMON CORDWELL BUENZ

# 619 N BRAND BOULEVARD

JUNE 22, 2023

DESIGN REVIEW BOARD





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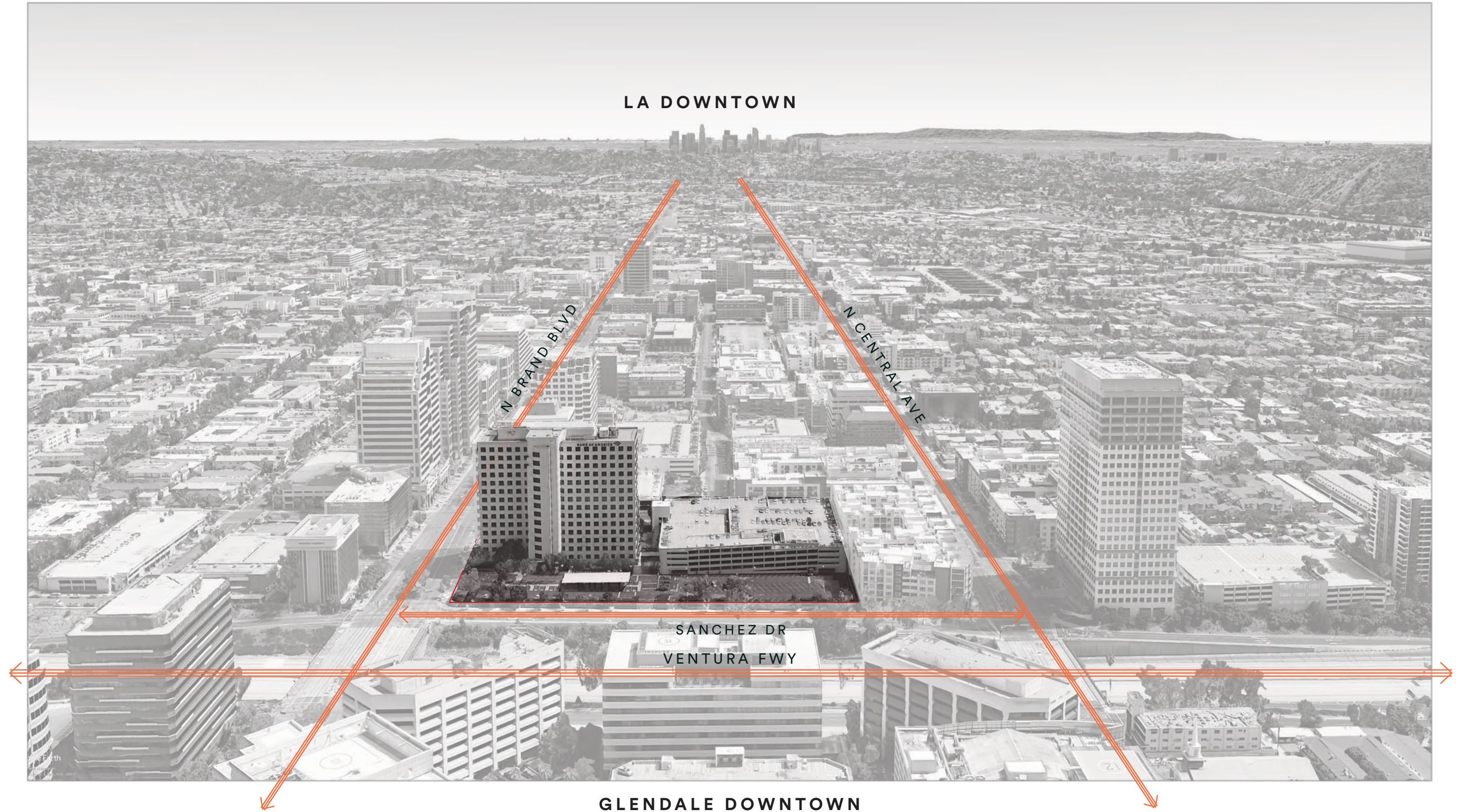
The Project occupies a true Gateway Site at the intersection of Brand Boulevard and Sanchez Drive immediately above the Ventura Freeway; this high visibility calls for special attention to how the Project addresses the public realm and completes the local urban context.

The 858 rental apartments are proposed in 380' high twin towers over a generous amenity deck, with all tenant parking below grade. The primary organizer of the Project's architecture is the adjacent Freeway and the arrangement of both Public and Private high quality open space on the long but very narrow Site.

In order to create tenant amenity spaces of workable depth, the towers are pushed to the northern boundary of the Site, holding the streetwall and maximizing daylight into the narrow area remaining. A new Public Plaza is proposed holding the corner itself and acts as a landmark upon entering into the City Center and acts as an intimate anchor for public gatherings: an urban 'Living Room.' These two spaces are then visually connected by a terraced landscape, the balconies of the Eastern tower positioned just above, creating a lively, medium-scaled space activated in all three dimensions.

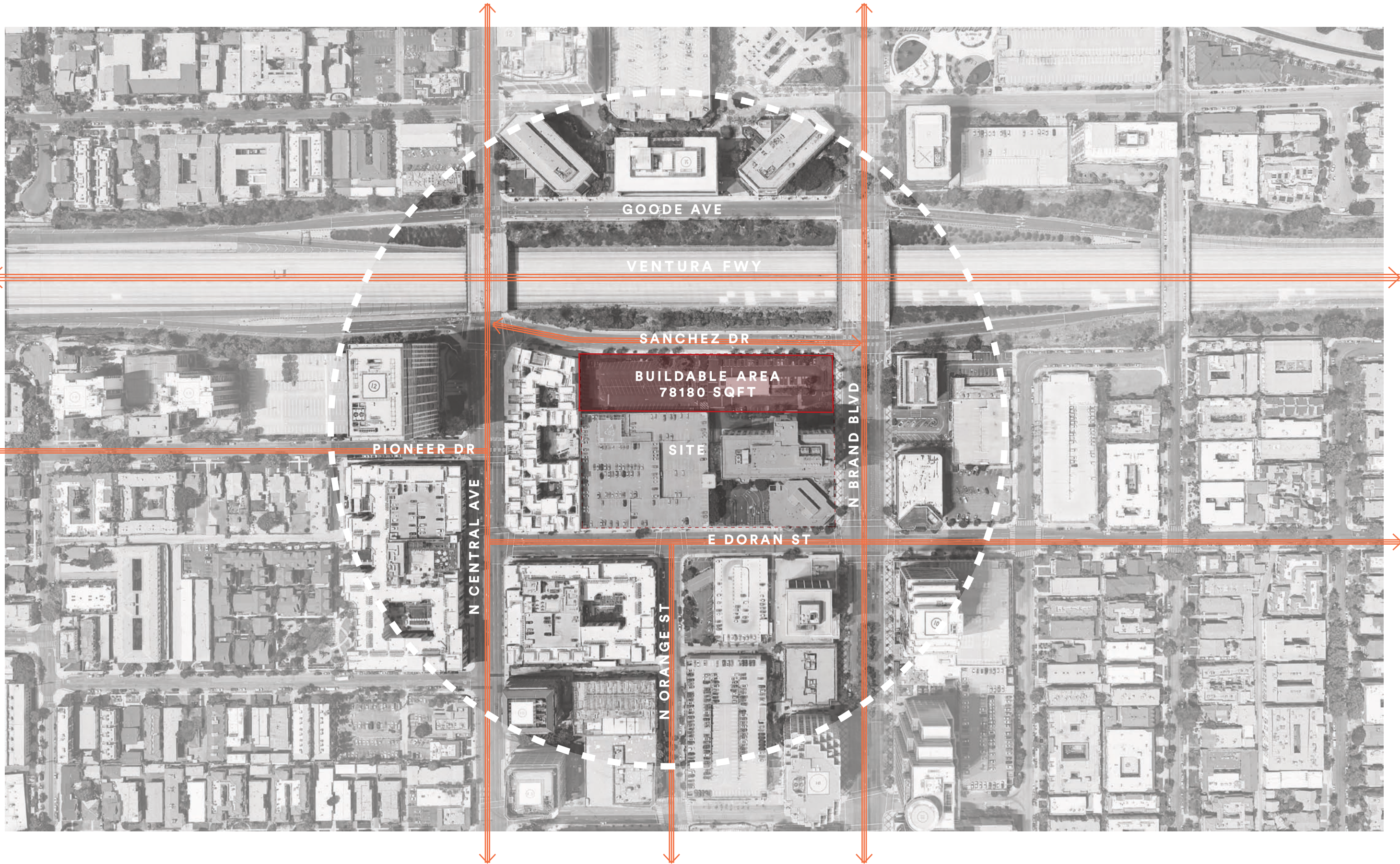
A Retail program reaches out towards - but not quite on - the actual corner of Brand and Sanchez and serves as the crucial fourth side to both contain and create the new urban Plaza. The Retail and tenant amenities program together form a sheltering arm against the noise of the Freeway, and allow the towers to remain very simple and understated above: interesting but quiet northern facades face the freeway and form a hard edge, while the southern expression is defined by the soft and graceful curves of the balconies facing the occupied open spaces below and act as a substantial mitigator to excess solar gain into the units themselves.





PROJECT SITE





# PROJECT SITE



SANCHEZ DRIVE



N. BRAND BOULEVARD



SITE PHOTOS



NORTH - GLENDALE DOWNTOWN



EAST - ANGELES NATIONAL FOREST  
AND SAN BERNARDINO NATIONAL PARK



SOUTH - LOS ANGELES DOWNTOWN



WEST - TOPANGA STATE PARK AND  
GRIFFITH PARK



## 350' ALTITUDE PERSPECTIVE



619 North BRAND Blvd - FAR 7.5

		TYPE IA	ActiveSite	78,180	Total Site Area		235,390							
		Residential Area units/ tr.	450 ST	650 1Br	725 1BR+	900 2BR	Amenity	Retail or Restaurant	Lobby	(FAR) per tower	(FAR) project total	(Plate) GSF	Private OS Prov'd	Public OS Prov'd
ftr. Elev.	f / f	Flr.												
+379.84		Roof												
+362.34	17.5	Mech								0	0	6,622		
+351.34	11	36	0				4,400			6,622	13,244	15,399	5,210	
+340.34	11	35	13	0	3	6	4			11,690	23,380	15,412	2,005	
+330.68	9.667	34	13	0	3	6	4			11,690	23,380	15,412	2,005	
+321.01	9.667	33	13	0	3	6	4			11,690	23,380	15,412	2,005	
+311.34	9.667	32	13	0	3	6	4			11,690	23,380	15,412	2,005	
+301.68	9.667	31	13	0	3	6	4			11,690	23,380	15,412	2,005	
+292.01	9.667	30	13	0	3	6	4			11,690	23,380	15,412	2,005	
+282.34	9.667	29	13	0	3	6	4			11,690	23,380	15,412	2,005	
+272.68	9.667	28	13	0	3	6	4			11,690	23,380	15,412	2,005	
+263.01	9.667	27	13	0	3	6	4			11,690	23,380	15,412	2,005	
+253.34	9.667	26	13	0	3	6	4			11,690	23,380	15,412	2,005	
+243.67	9.667	25	13	0	3	6	4			11,690	23,380	15,412	2,005	
+234.01	9.667	24	13	0	3	6	4			11,690	23,380	15,412	2,005	
+224.34	9.667	23	13	0	3	6	4			11,690	23,380	15,412	2,005	
+214.67	9.667	22	13	0	3	6	4			11,690	23,380	15,412	2,005	
+205.01	9.667	21	13	0	3	6	4			11,690	23,380	15,412	2,005	
+195.34	9.667	20	13	0	3	6	4			11,690	23,380	15,412	2,005	
+185.67	9.667	19	13	0	3	6	4			11,690	23,380	15,412	2,005	
+176.01	9.667	18	13	0	3	6	4			11,690	23,380	15,412	2,005	
+166.34	9.667	17	13	0	3	6	4			11,690	23,380	15,412	2,005	
+156.67	9.667	16	13	0	3	6	4			11,690	23,380	15,412	2,005	
+147.00	9.667	15	13	0	3	6	4			11,690	23,380	15,412	2,005	
+137.34	9.667	14	13	0	3	6	4			11,690	23,380	15,412	2,005	
+127.67	9.667	13	13	0	3	6	4			11,690	23,380	15,412	2,005	
+118.00	9.667	12	13	0	3	6	4			11,690	23,380	15,412	2,005	
+108.34	9.667	11	13	0	3	6	4			11,690	23,380	15,412	2,005	
+98.67	9.667	10	13	0	3	6	4			11,690	23,380	15,412	2,005	
+89.00	9.667	09	13	0	3	6	4			11,690	23,380	15,412	2,005	
+79.34	9.667	08	13	0	3	6	4			11,690	23,380	15,412	2,005	
+69.67	9.667	07	13	0	3	6	4			11,690	23,380	15,412	2,005	
+60.00	9.667	06	13	0	3	6	4			11,690	23,380	15,412	2,005	
+50.33	9.667	05	13	0	3	6	4			11,690	23,380	15,412	2,005	
+40.67	9.667	04	13	0	3	6	4			11,690	23,380	15,412	2,005	
+31.00	9.667	03	13	0	3	6	4			11,690	23,380	16,576	7,600	
+18.00	13	02	0	0	0	0	0	9,611		11,291	18,263	58,703	29,562	Fitness Ctr Removed from FAR
+0.00	18	01	0	0	0	0	0	5,556	2,104	27,663	55,326	58,096	0	34,161
-12.00	12	B1												
-22.00	10	B2												
-32.00	10	B3												
-42.00	10	B4												
-52.00	10	B5												
-62.00	10	B6												
PER TOWER		429 units / tower	0 ST	99 1Br	198 1BR+	132 2BR	14,011	5,556	2,104	431,346		648,580	106,532	
		0.0%	23.1%	46.2%	30.8%									
PROJECT TOTALS		858	0	198	396	264	28022	5,556	3,598		858,373		183,502	97,543
		692.5385 average unit size												

Parking Spaces Prov'd	GSF	Parking					
		Req'd		Prov'd			
		1,236	all stalls 9'x18'	942	1 stall/1BR: 594 req'd	594.00	prov'd
		2.1958042	spaces per unit		2 stalls/2BR: 528 req'd	234.00	prov'd
					guest stalls 1/10 units: 86 req'd	86.00	prov'd
					restaurant stalls 5/1000sf: 28 req'd	28.00	prov'd
		Private Open Space					
		Req'd		Prov'd			
		120,120		183,502			
			(project total)				
		Public Open Space					
		Req'd		Prov'd			
		47,078	20% of Site	100,313	Plaza	14830.00	
			(project total)		Sanchez frontage	2978.00	
					Brand frontage	5784.00	
					non-contiguous OS	10569.00	
					surplus OS in towers	66152.00	
		Bicycle Parking					
		Req'd		Prov'd			
		43	ST	50.00			
		214.5	LT	220			
		1space/20 unitsST + 1/4units LT					

30	29,700
152	71,141
152	71,141
152	71,141
152	71,141
152	71,141
152	71,141
942 spaces	456,546 GSF





PARKING		
EXISTING PARKING		
5.5 STORY GARAGE	783 SPACES	
SURFACE LOT	144 SPACES	
	927 EXISTING	
PROPOSED PARKING		
5.5 STORY GARAGE	783 SPACES	
SURFACE LOT	(-144 SPACES TO BE REMOVED)	
NEW SUB-SURFACE PARKING	942 SPACES	
	1725 PROPOSED	

FAR		
(refer to P11 in Schematic Design Submittal for corresponding diagrams)		
235,390 x 7.5 = 1,765,425 TOTAL POTENTIAL		
1,765,425 - 906,593 = 858,832 AVAILABLE FAR		
EXISTING FAR		
5.5 STORY GARAGE	486,287	
14 STORY OFFICE BUILDING	407,534	
1 STORY RETAIL BUILDING	12,772	
	EXISTING	906,593 FAR 3.85
PROPOSED FAR		
5.5 STORY GARAGE	486,287	
14 STORY OFFICE BUILDING	407,534	
1 STORY RETAIL BUILDING	12,772	
NEW CONSTRUCTION	858,373	
	PROPOSED	1,764,966 FAR 7.5

OPEN SPACE		
(refer to P12 & 13 in Schematic Design Submittal for corresponding diagrams)		
LOT AREA	235,390	
REQUIRED PUBLIC OPEN SPACE	47,078	20% of lot area
REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE	23,539	50% of BASE OS
REQUIRED CONTIGUOUS PAOS	20,008	85% of PAOS
EXISTING PUBLIC OPEN SPACE (Entire Lot)	38,097	
PROPOSED TOTAL PUBLIC OPEN SPACE	100,313	
PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE	34,161	
PROPOSED CONTIGUOUS PAOS	23,592	
REQUIRED RDOS: 140sf/UNIT x 858 UNITS	120,120	
PROPOSED RDOS:	183,502	

LOT COVERAGE		
EXISTING LOT COVERAGE (footprint)		
5.5 STORY GARAGE	77,943	
14 STORY OFFICE BUILDING	25,468	
1 STORY RETAIL BUILDING	12946	
	EXISTING	116,357 49.40%
PROPOSED LOT COVERAGE		
5.5 STORY GARAGE	77,943	
14 STORY OFFICE BUILDING	25,468	
1 STORY RETAIL BUILDING	12946	
NEW CONSTRUCTION	60,481	
	PROPOSED	176,838 75.10%

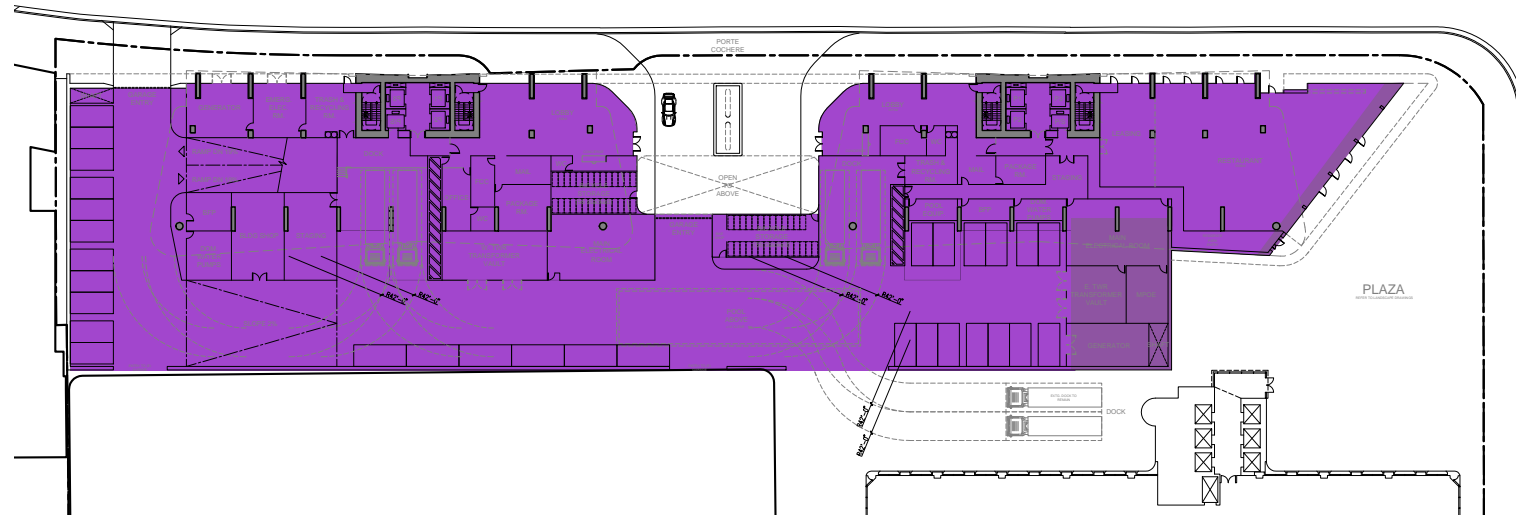
LANDSCAPING		
EXISTING 'ACTIVE PROJECT AREA'		
	18,779	
EXISTING 'NON-PROJECT AREA'		
	10,693	
	EXISTING	29,472
PROPOSED 'ACTIVE PROJECT AREA'		
	5321	
PROPOSED 'NON-PROJECT AREA'		
	10,963	
	PROPOSED	16,284



DENSITY BONUS: AFFORDABLE HOUSING	DSP	Incentive / Waiver
Proposing 129 Affordable Units. Meets Glendale IZO requirement of 15% of total units and (1) incentive for density bonus.		N/A
DENSITY BONUS: INCENTIVES/WAIVERS		
11. Building floorplates above 200' high shall be reduced in area by 15% (4.2.C).	4.2.C	Waiver
14. High rise facades above 60ft must be stepped back a minimum of 20 ft. (4.2.M)	4.2.M	Waiver
17. Building facades over 200 ft. in length must include building separation at the street level or at 16 ft. above street level (4.2.4.A) 18. Building separation must be at least 40 ft. wide (4.2.4.B).	4.2.4	Incentive
28. No more than 40% of balconies shall extend beyond the building façade and project a maximum of 25% of balconies full depth (4.2.14)	4.2.14	Waiver

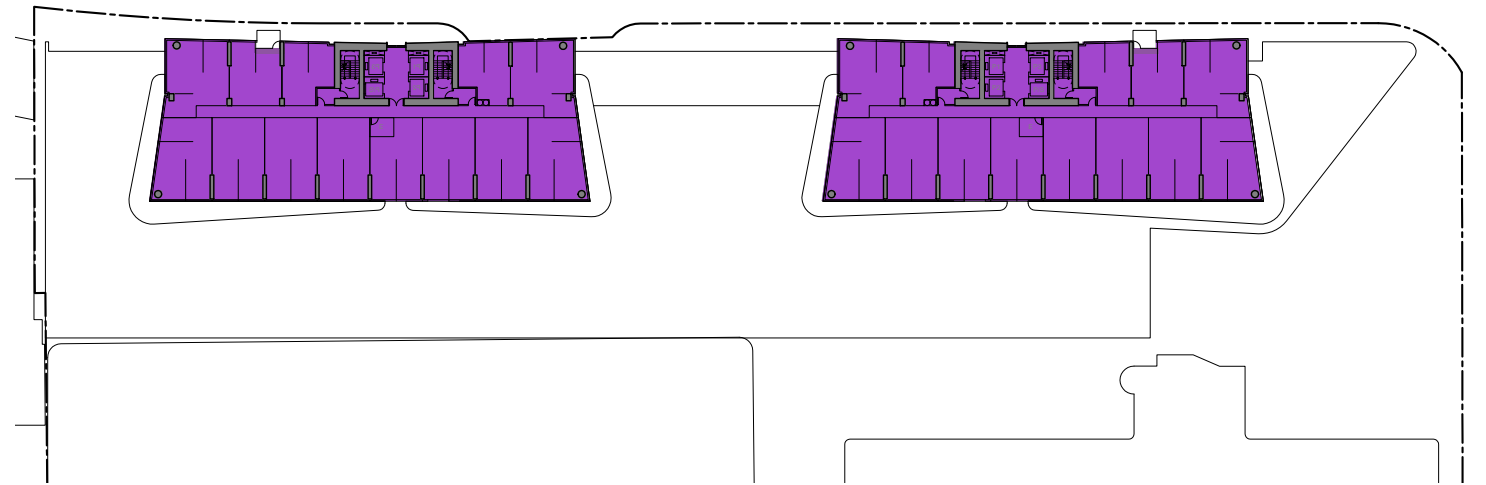


# PROJECT TOTAL: 858,373



## GROUND FLOOR

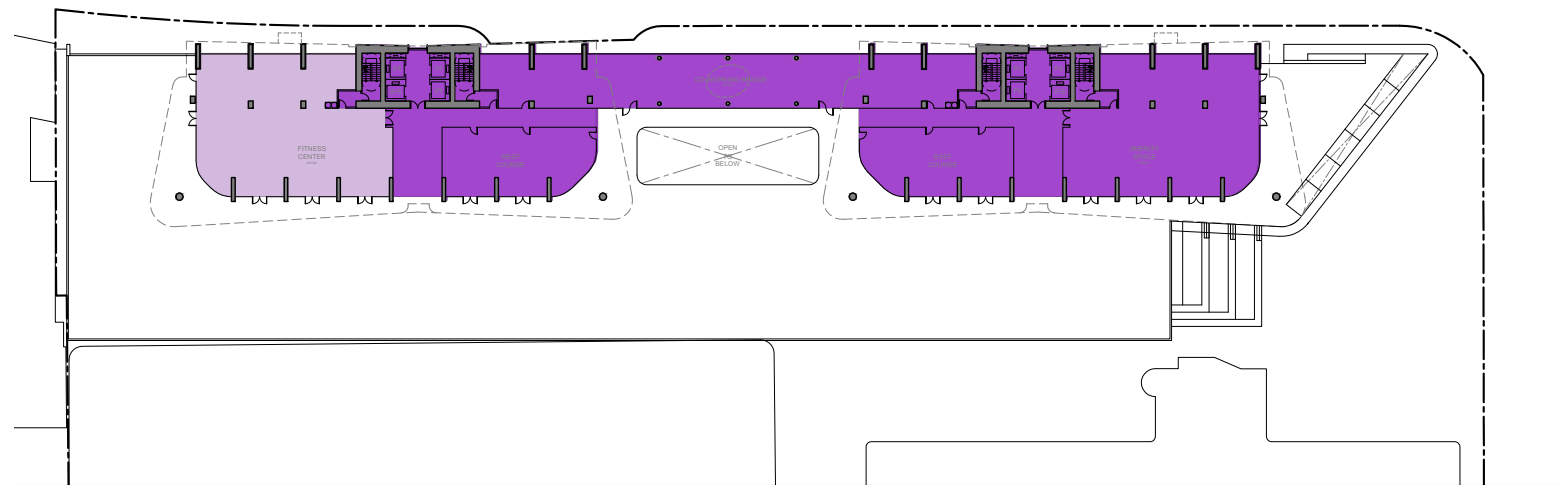
FAR TOTAL: 55,326



## TYPICAL TOWER (L3-L35)

FAR TOTAL: 23,380 (11,690 PER TOWER)

COMBINED FAR: 23,380 x 33 FLOORS = 771,540



## PODIUM (L2)

FAR TOTAL: 18,263 (11,291 PER TOWER)

\*FITNESS CENTER REMOVED FROM FAR (4,319)

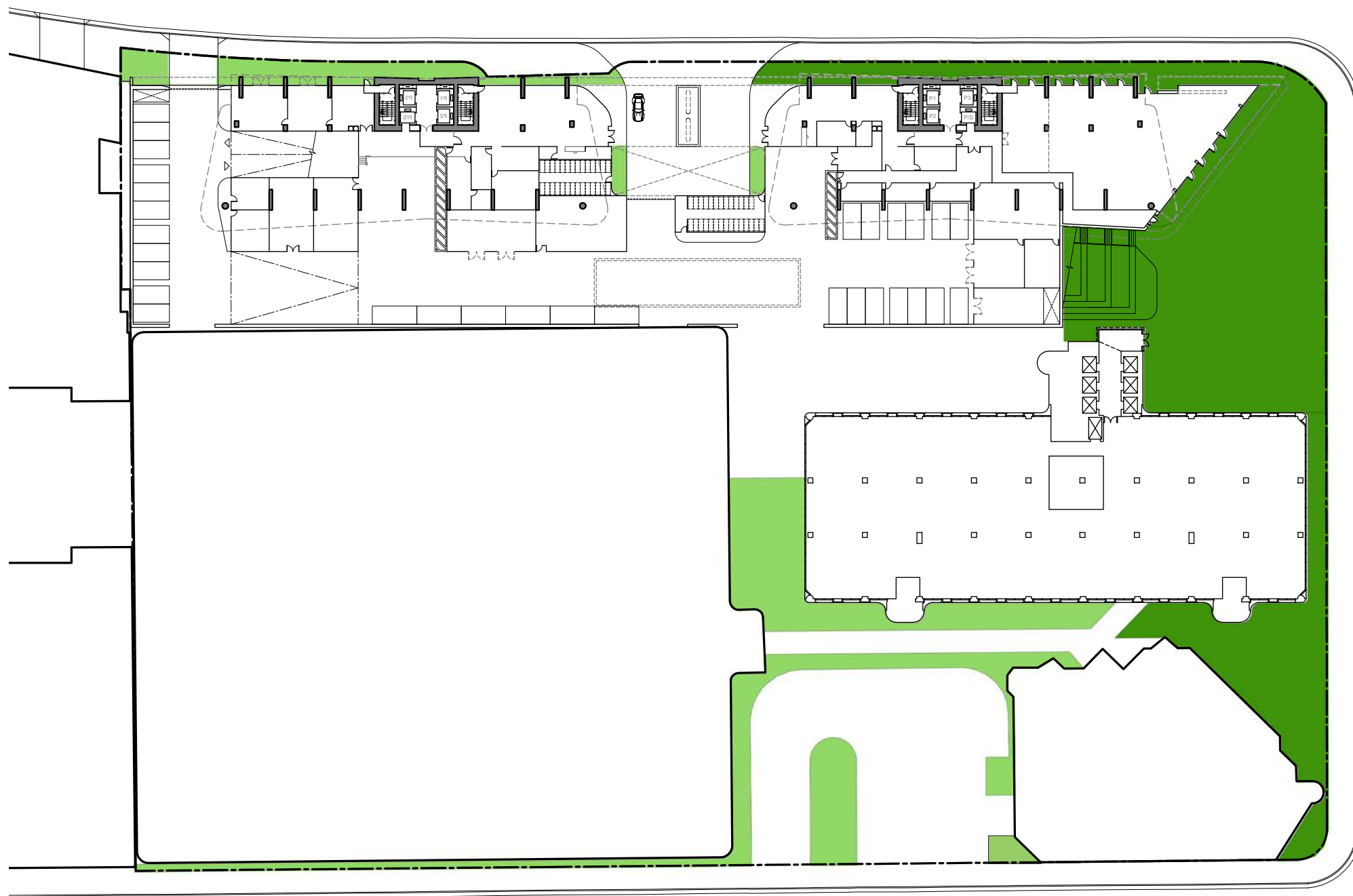


## ROOF (L36)

FAR TOTAL: 13,244 (6,622 PER TOWER)

## FAR CALCULATIONS





## GROUND FLOOR

### PUBLIC OPEN SPACE

CONTIGUOUS : 23,592 SF

OTHER : 10,569 SF

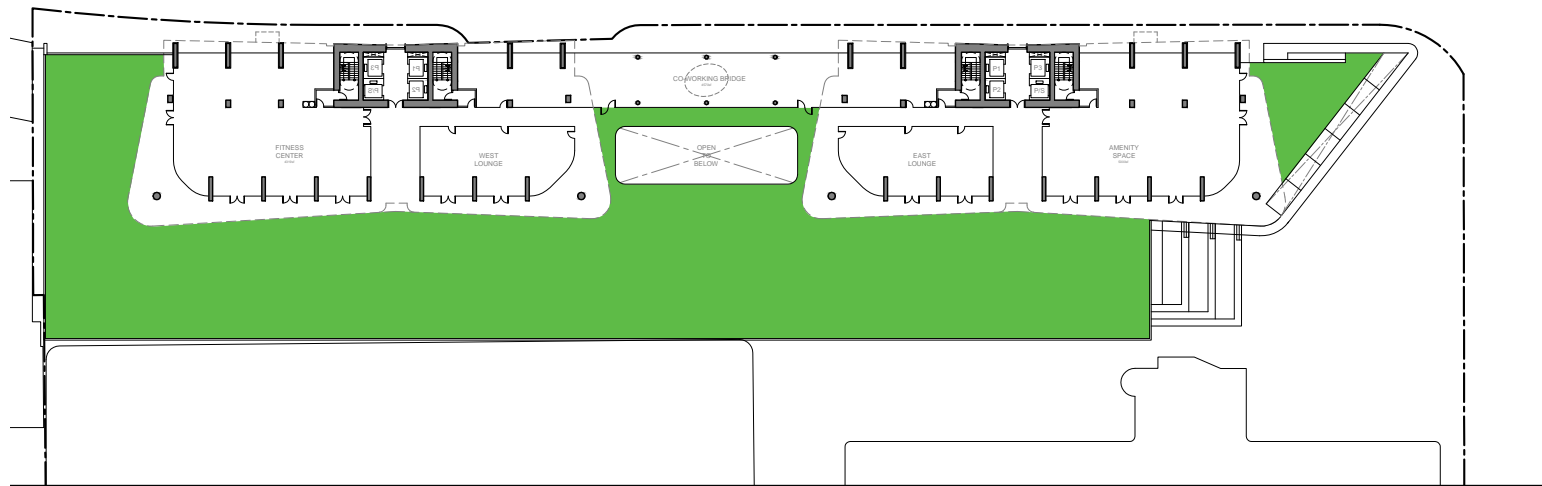
SURPLUS OS IN TOWERS: 66,152

**PUBLIC TOTAL: 100,313 SF**

- CONTIGUOUS OPEN SPACE
- SITE OVERALL PUBLIC OPEN SPACE

## PUBLIC OPEN SPACE



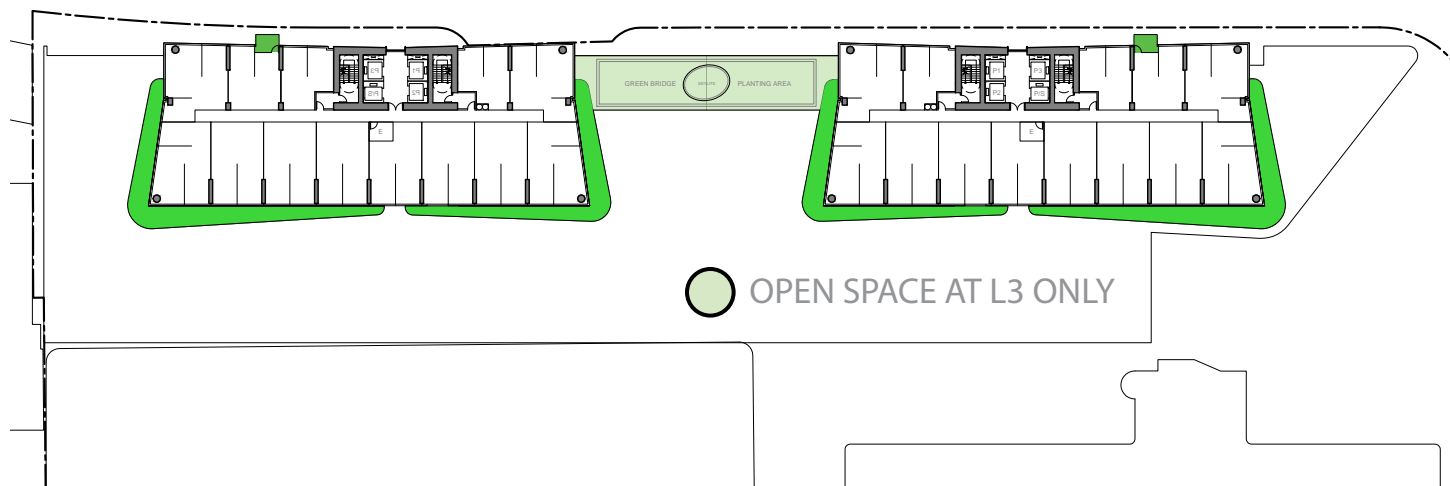


## PODIUM (L2)

### PRIVATE OPEN SPACE

LEVEL 2: 29,562 SF

**TOTAL: 29,562 SF**



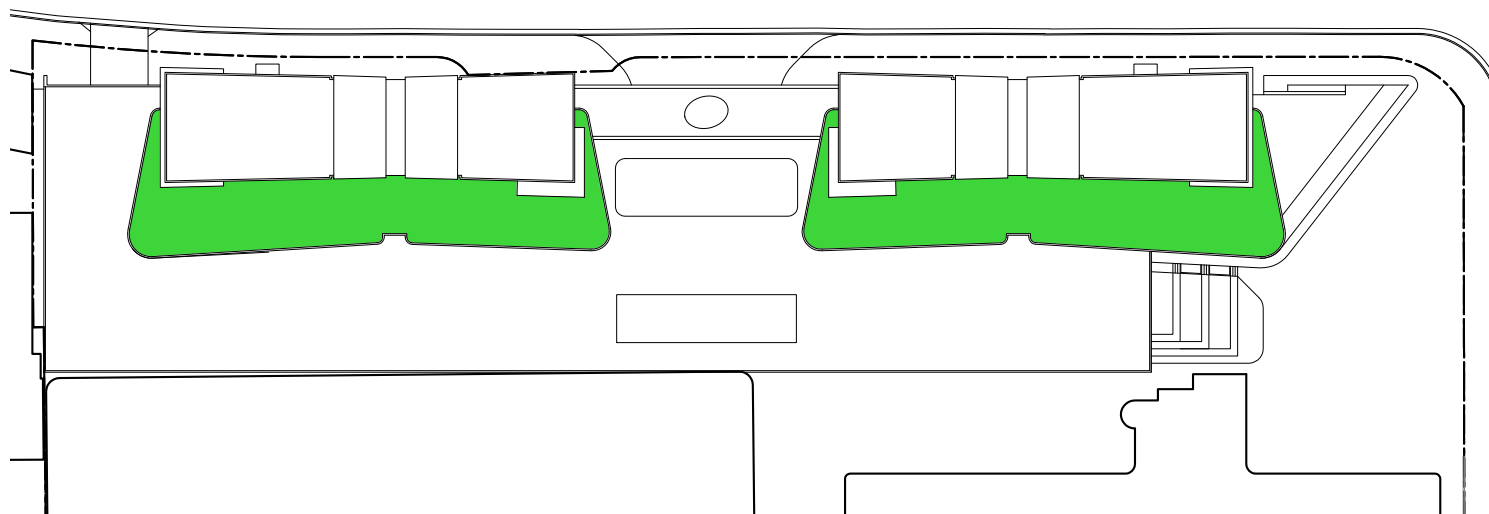
## TYPICAL TOWER (L3-L35)

### PRIVATE OPEN SPACE

TYPICAL LEVEL/TOWER: 2,005 SF

LEVEL 3 : 7,600 SF

**TOTAL: 135,920 SF**



## ROOF (L36)

### PRIVATE OPEN SPACE

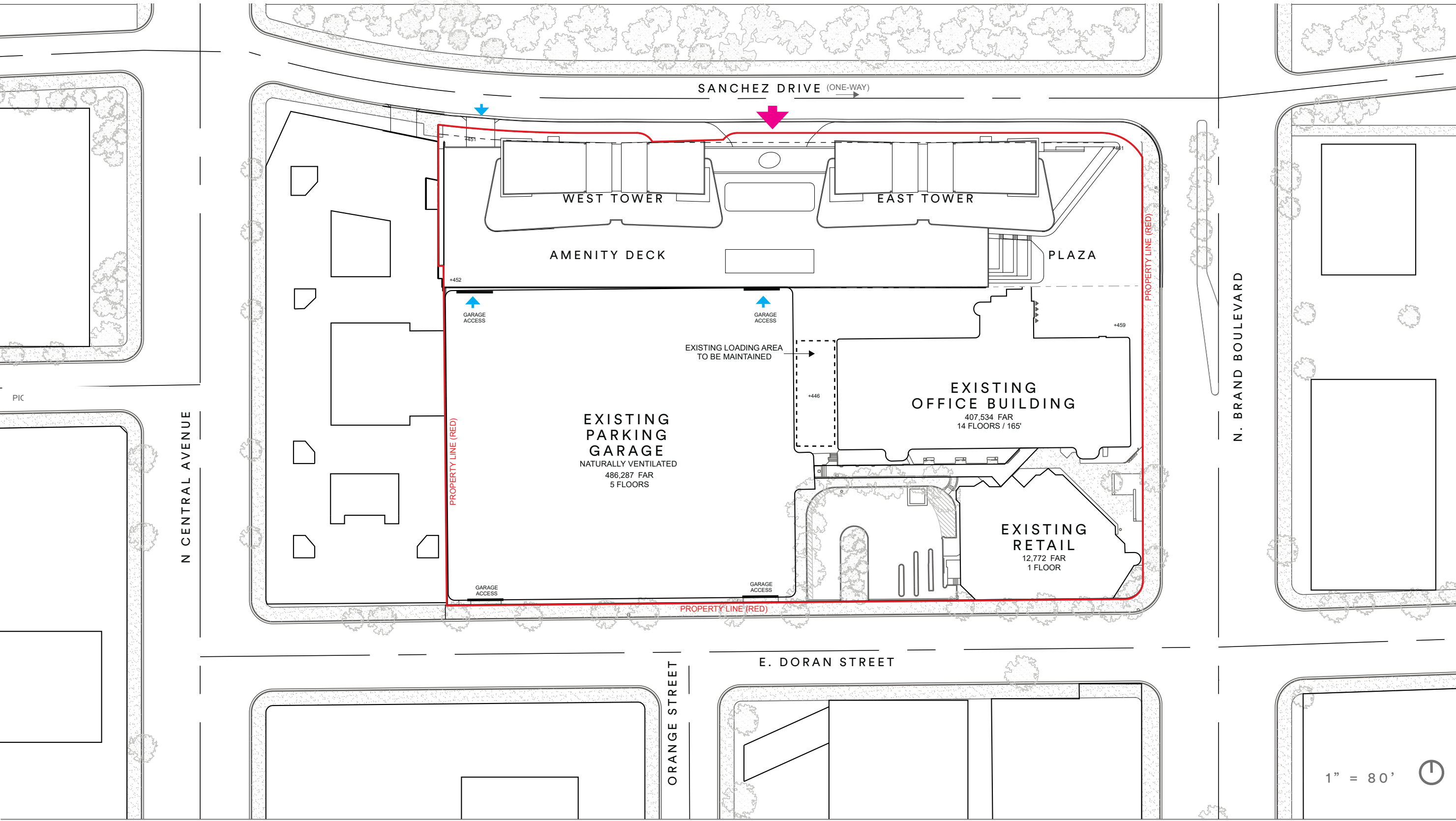
LEVEL 36/TOWER : 5,210 SF

**TOTAL: 10,420**

**RDOS TOTAL: 183,502 SF**

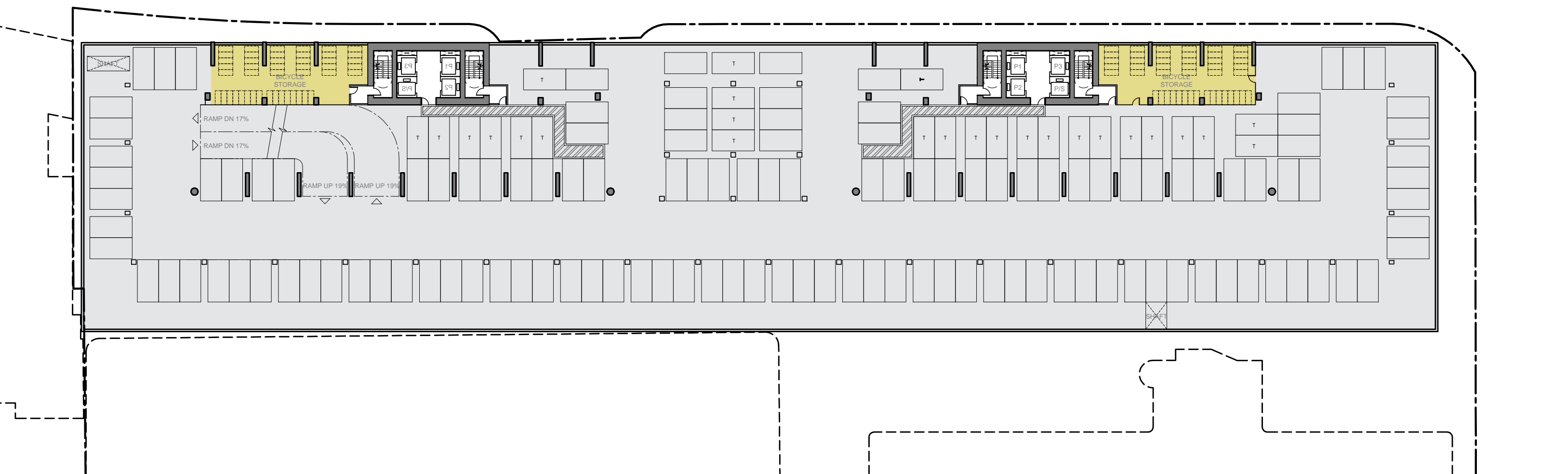
# RESIDENTIAL DEVELOPMENT OPEN SPACE





SITE PLAN



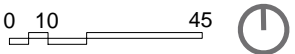
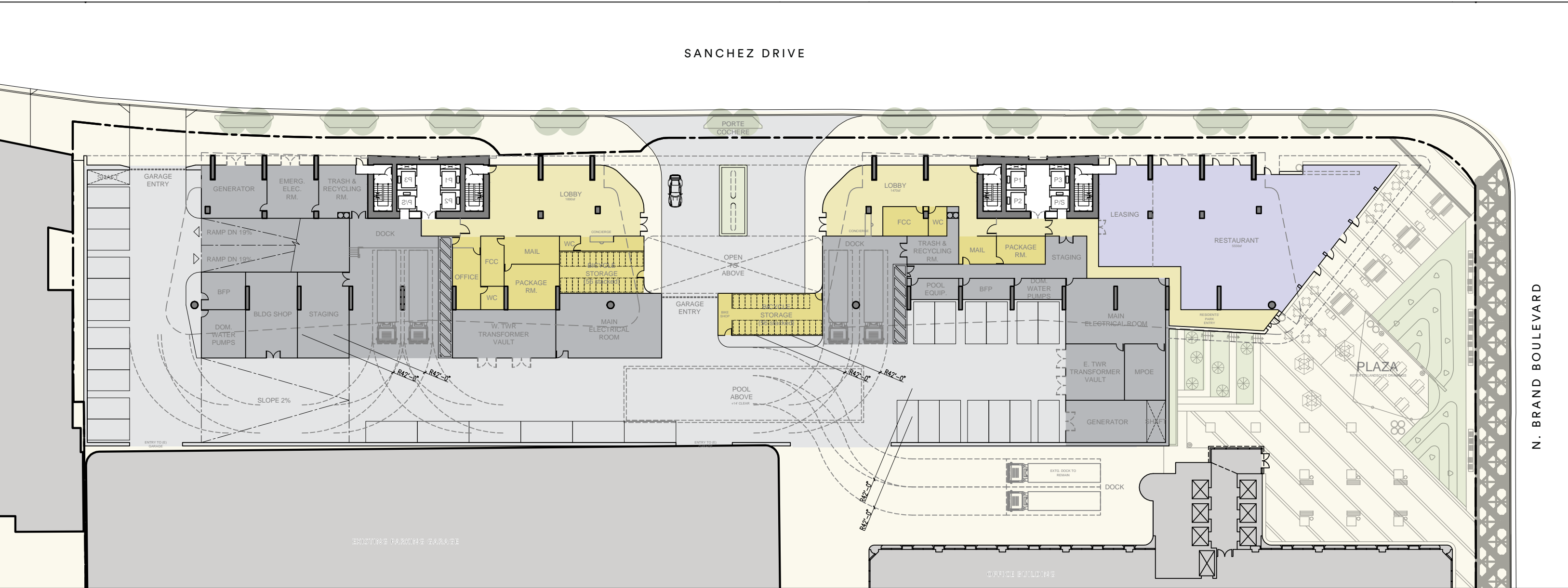


0 10 45



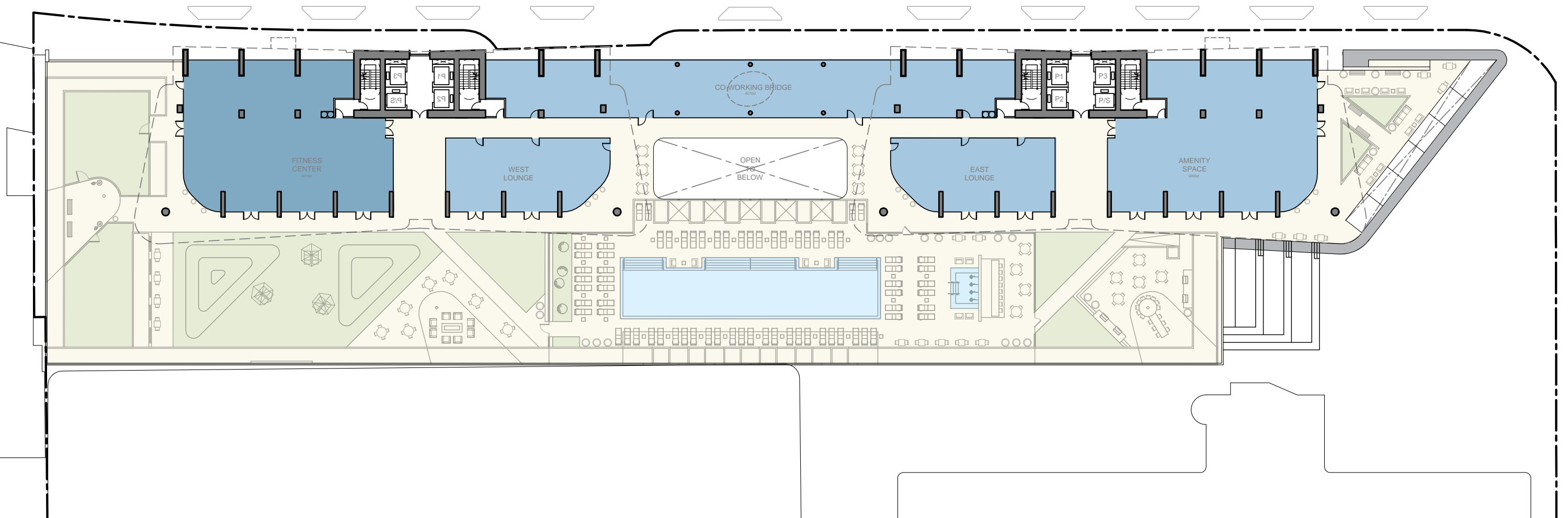
## PARKING GARAGE | B1-B4





GROUND FLOOR PLAN | L1



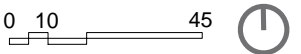
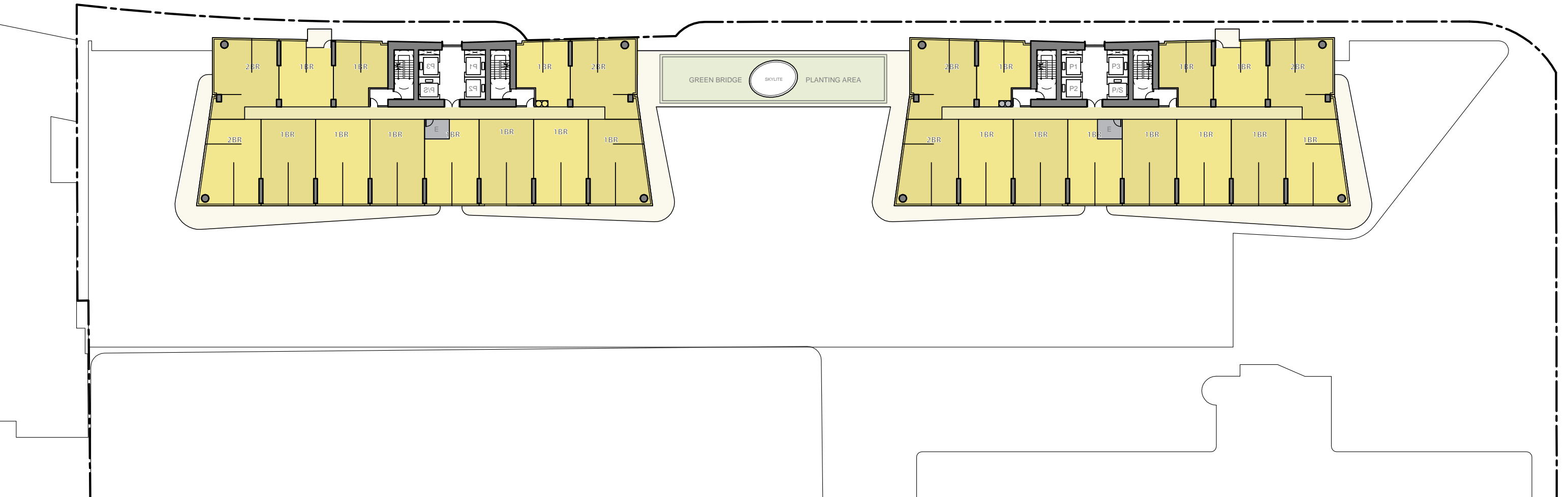


0 10 45



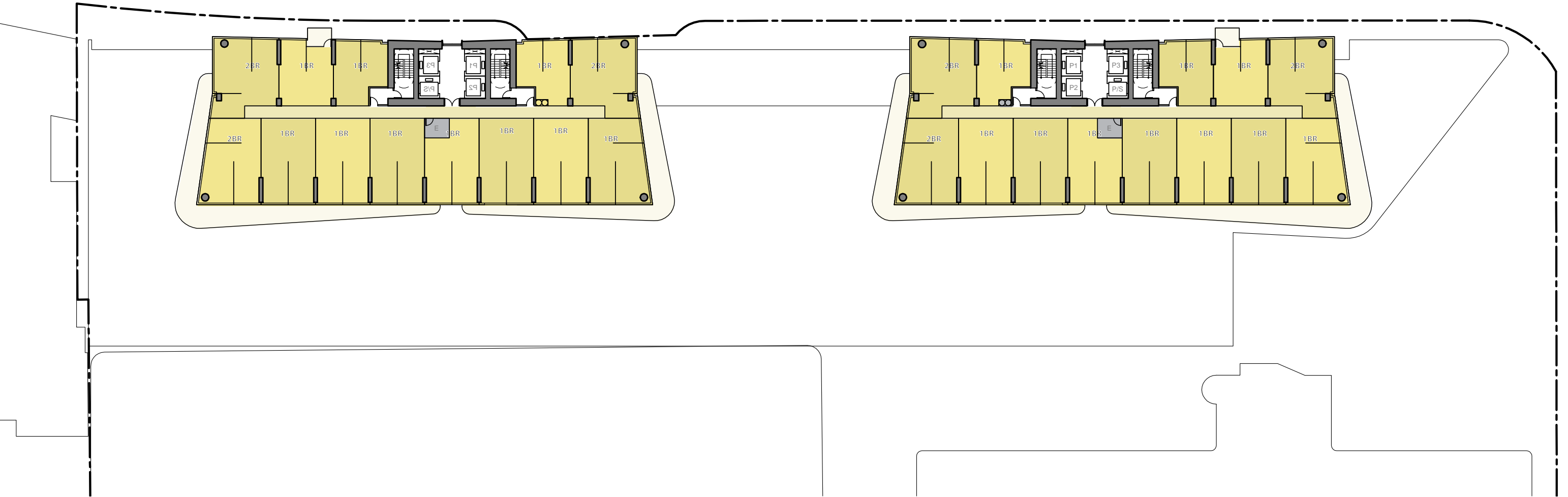
## PODIUM - AMENITY PLAN | L2





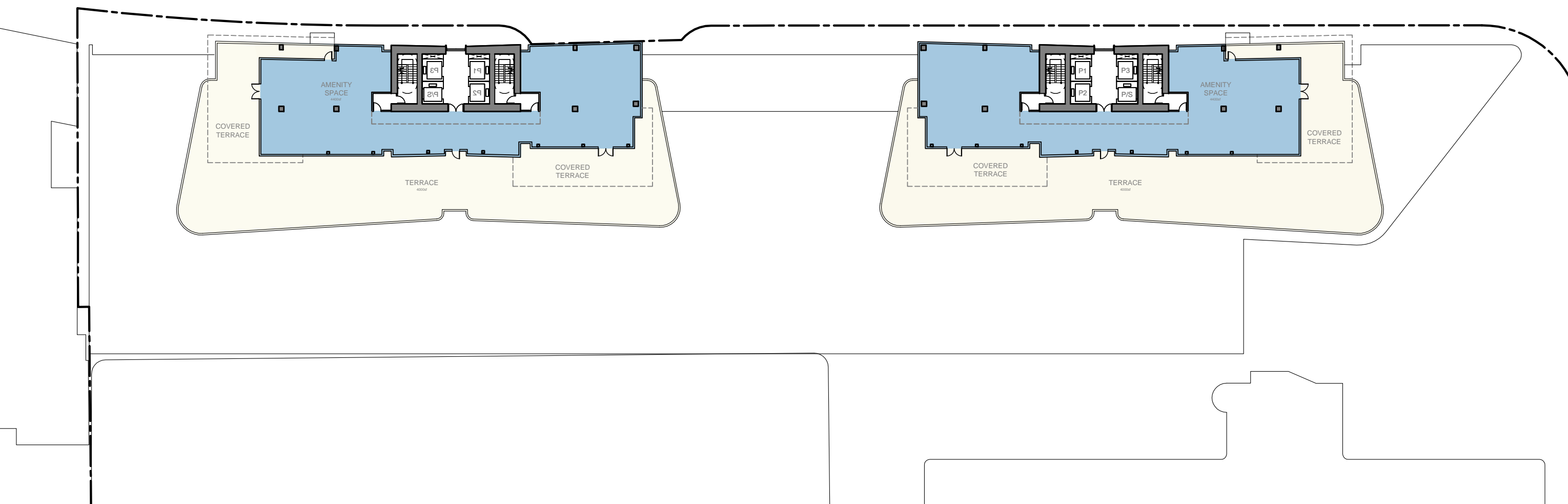
LEVEL 3 PLAN | L3





## TYP. TOWER PLAN | L4-L35



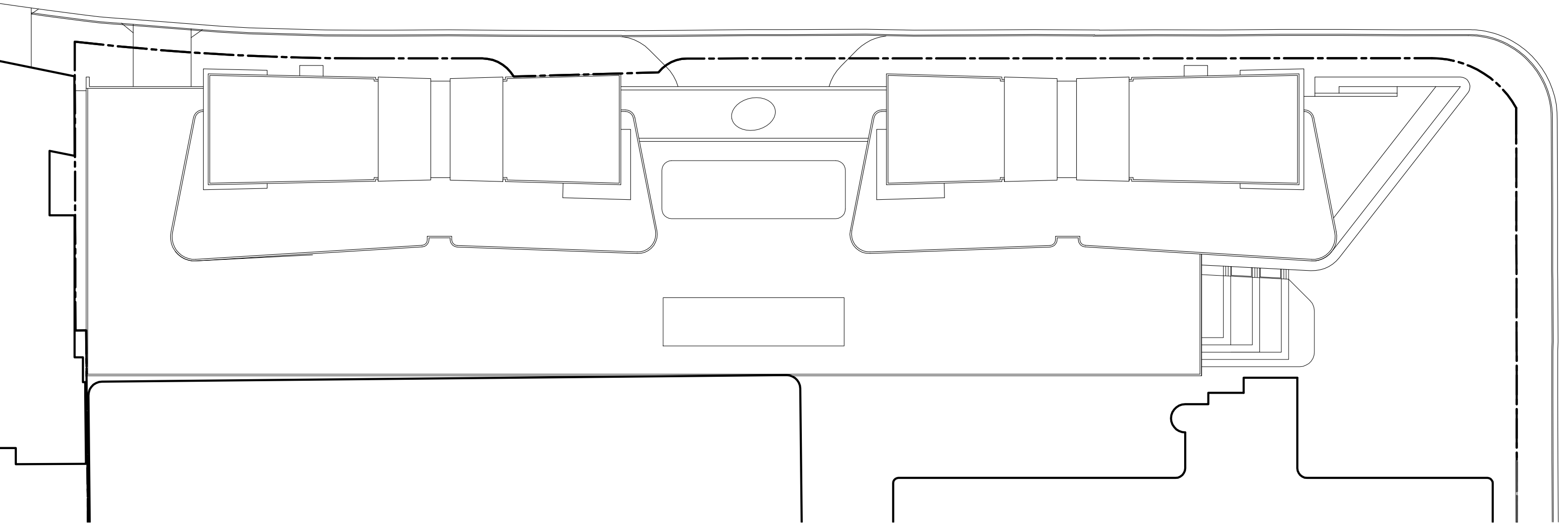


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## ROOF - AMENITY PLAN | L36





0 10 45



## ROOF PLAN

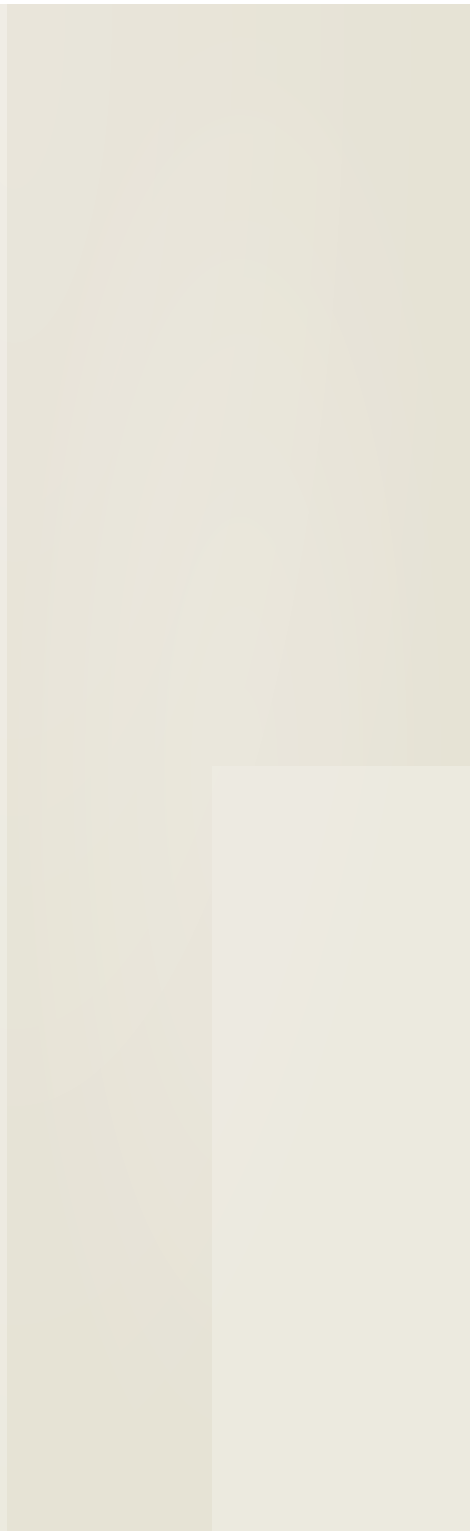




PANELIZED WOOD



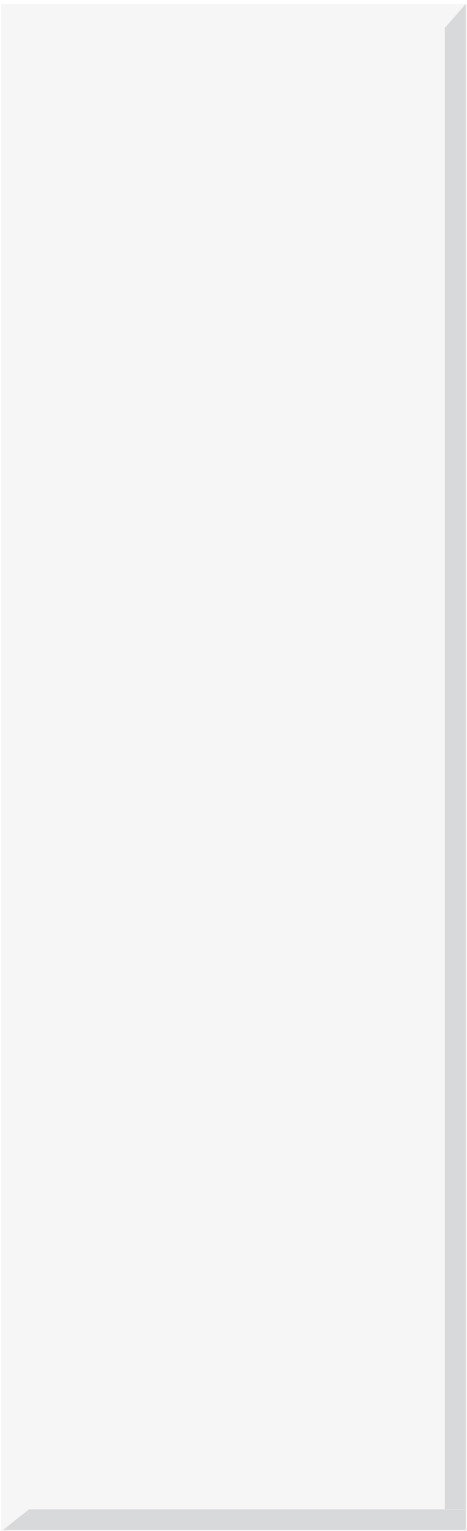
LIMESTONE



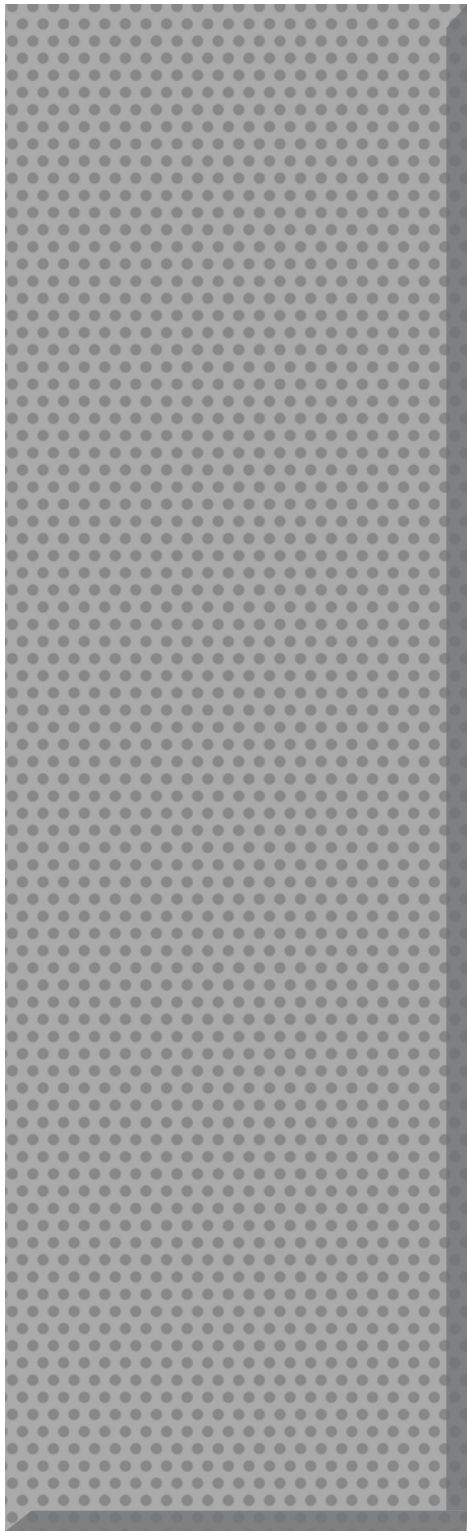
ALUMINUM - PAINTED  
TO MATCH LIMESTONE



PAINTED ALUMINUM -  
CHARCOAL



NEUTRAL GLASS

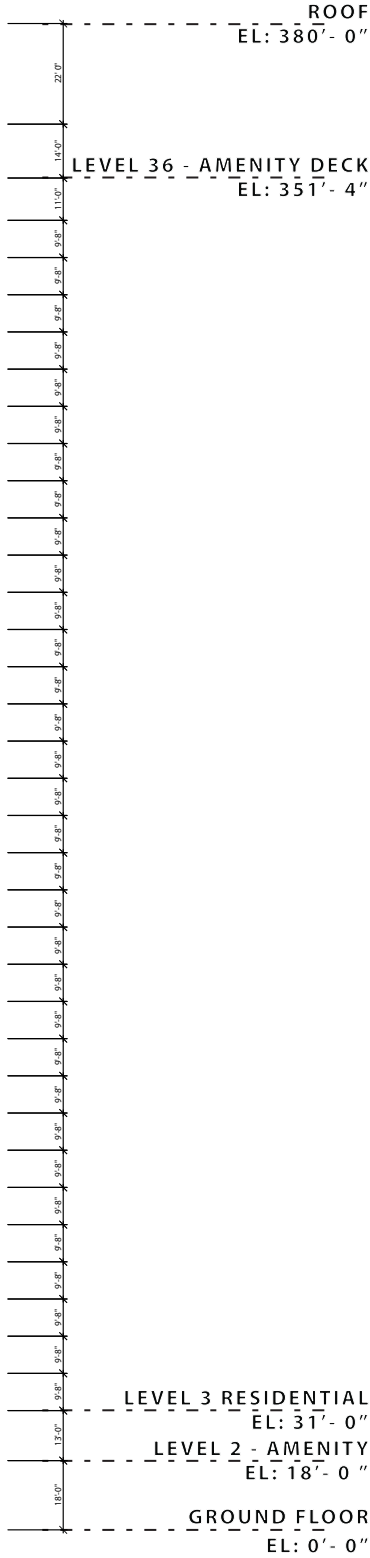
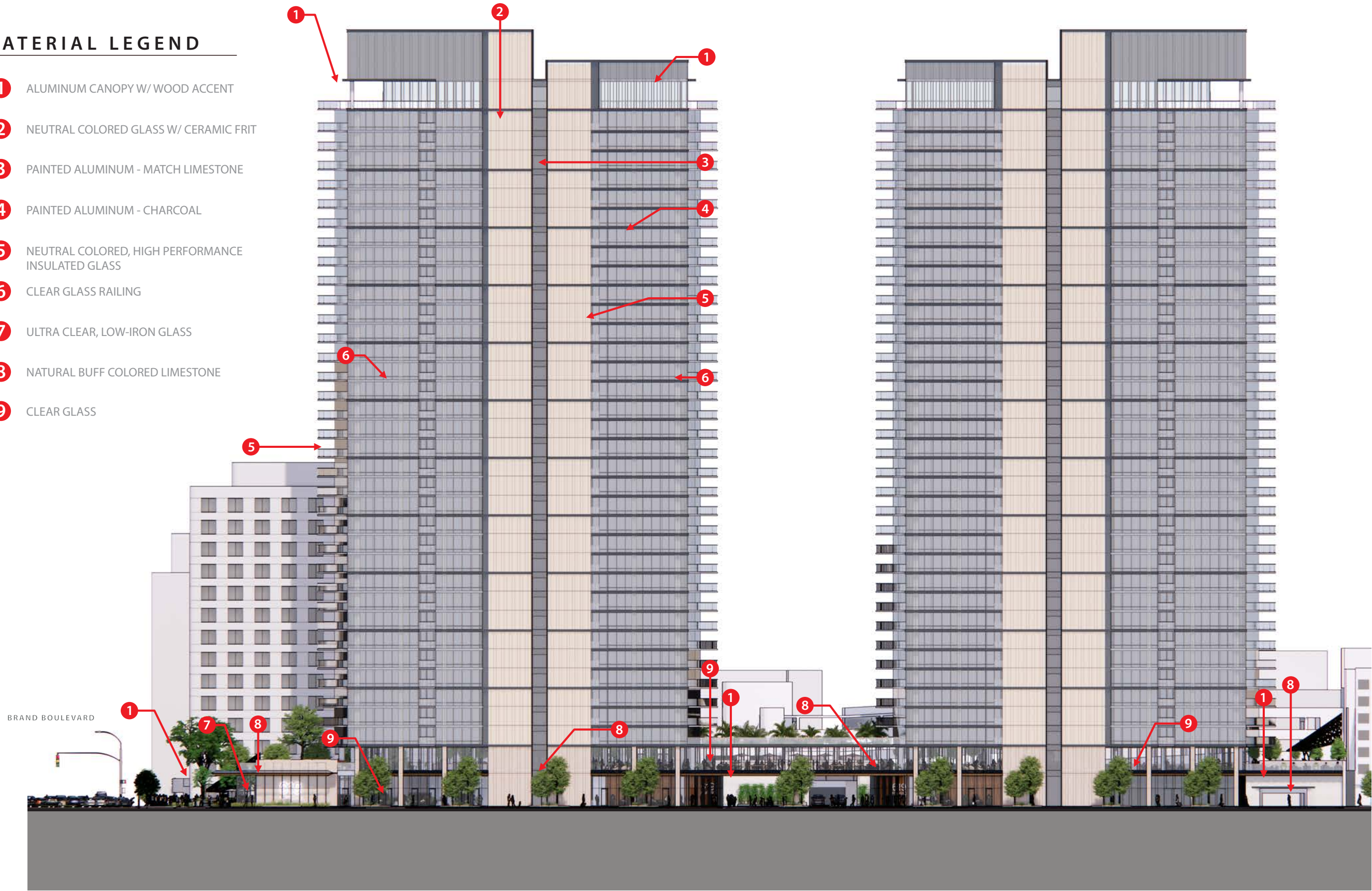


NEUTRAL GLASS W/  
CERAMIC FRIT

# MATERIALS PALETTE

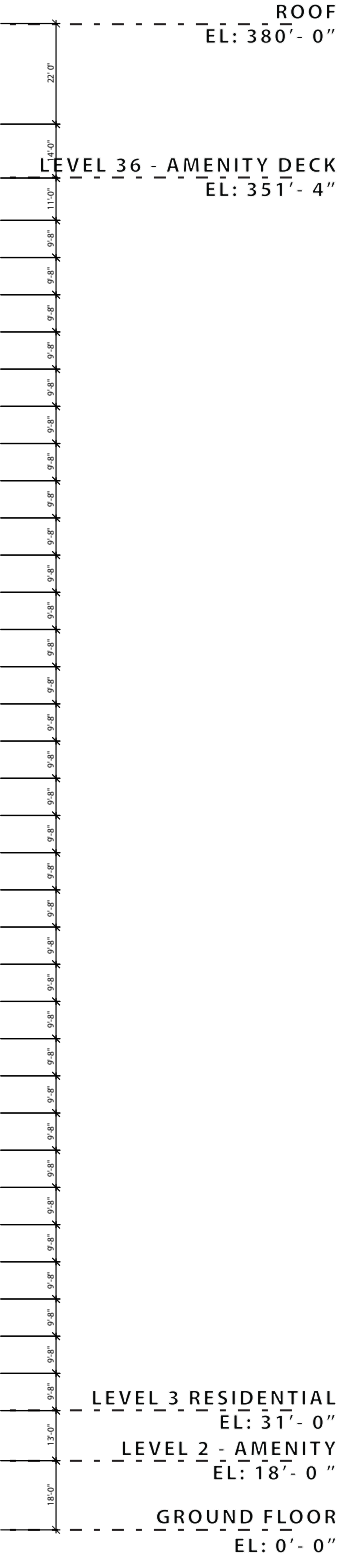
MATERIAL LEGEND

- 1 ALUMINUM CANOPY W/ WOOD ACCENT
- 2 NEUTRAL COLORED GLASS W/ CERAMIC FRIT
- 3 PAINTED ALUMINUM - MATCH LIMESTONE
- 4 PAINTED ALUMINUM - CHARCOAL
- 5 NEUTRAL COLORED, HIGH PERFORMANCE INSULATED GLASS
- 6 CLEAR GLASS RAILING
- 7 ULTRA CLEAR, LOW-IRON GLASS
- 8 NATURAL BUFF COLORED LIMESTONE
- 9 CLEAR GLASS



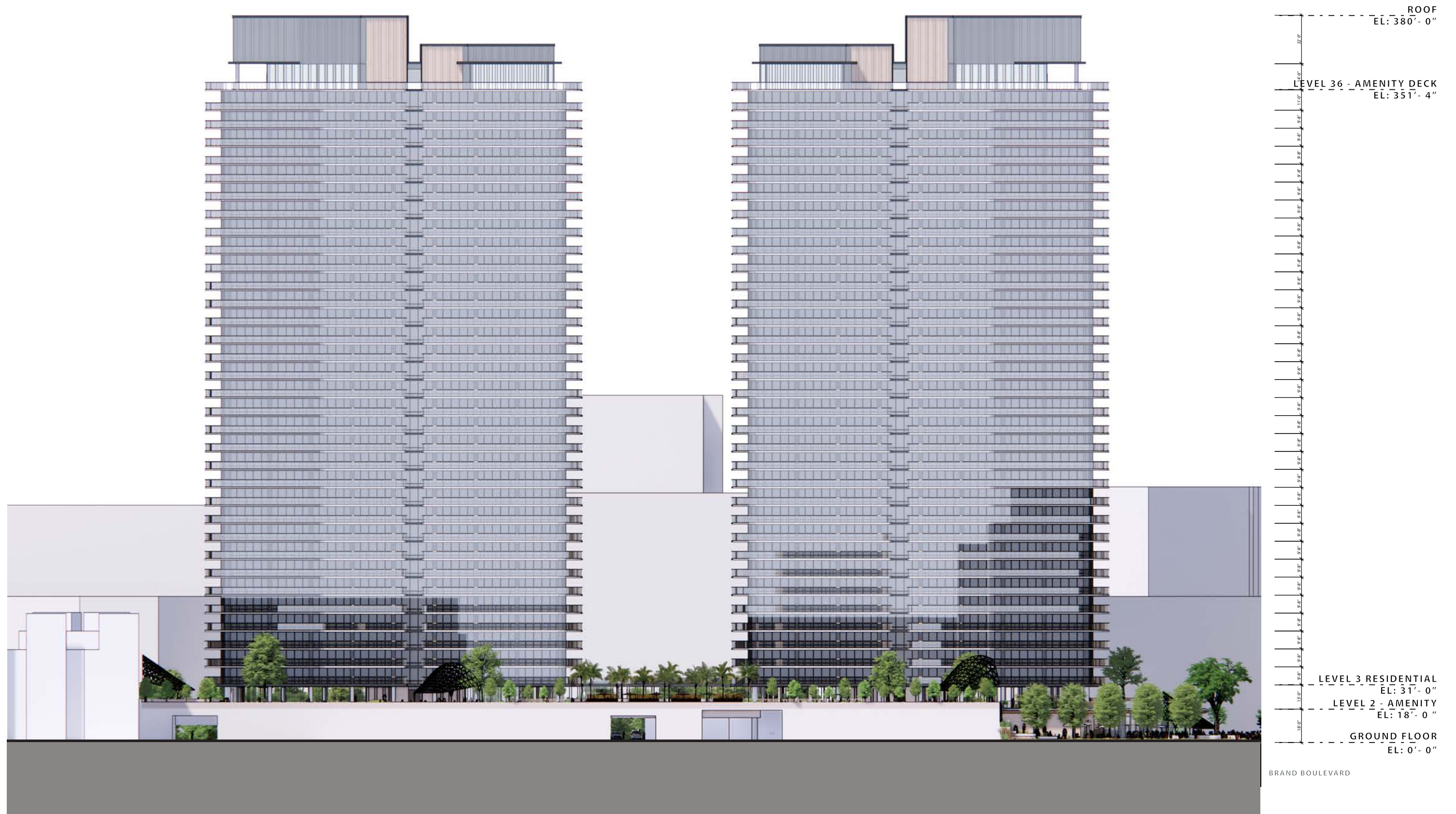
ELEVATION - N





ELEVATION - E



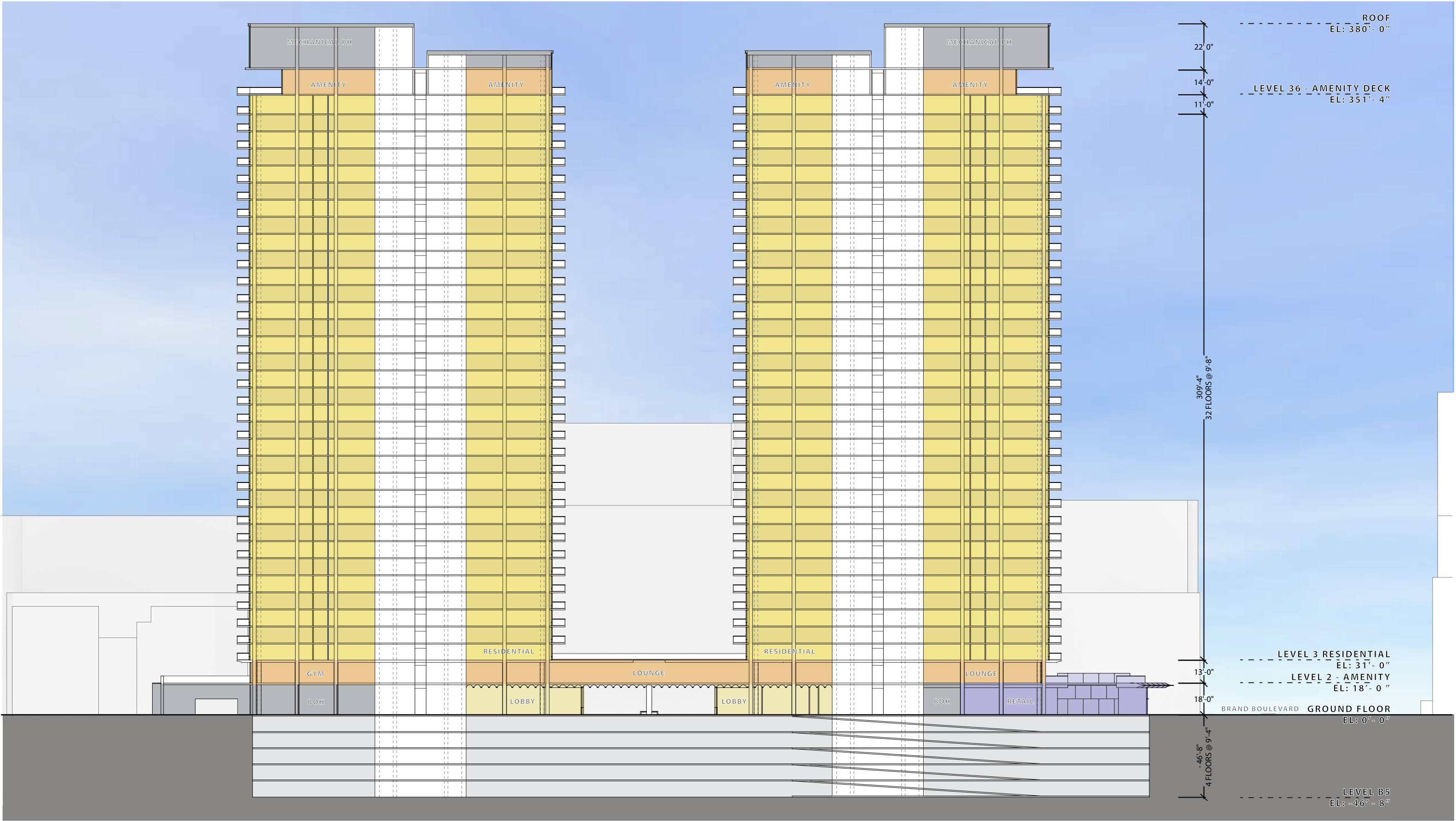


## ELEVATION - S

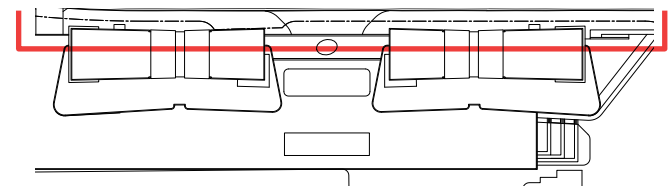




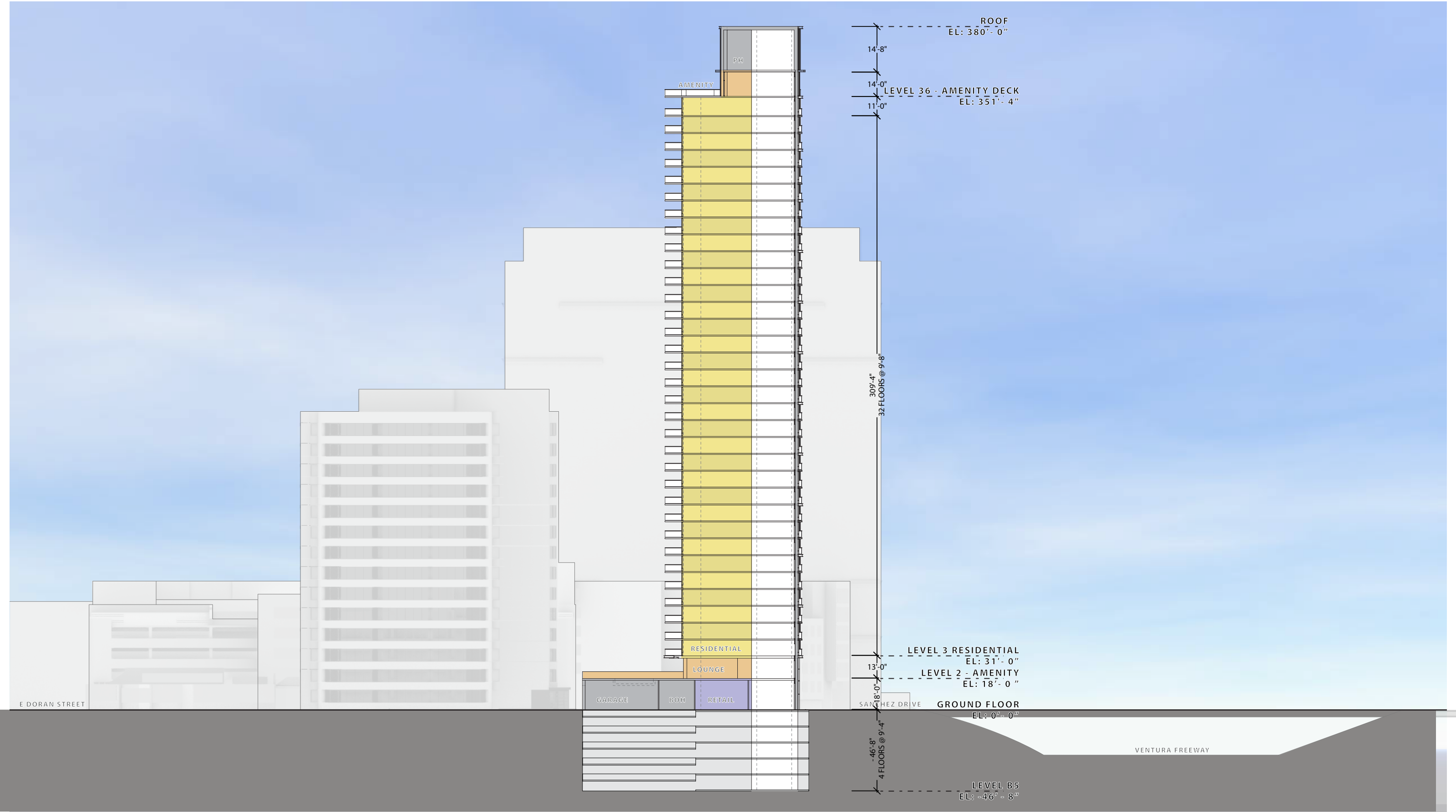
ELEVATION - W



SECTION - E/W

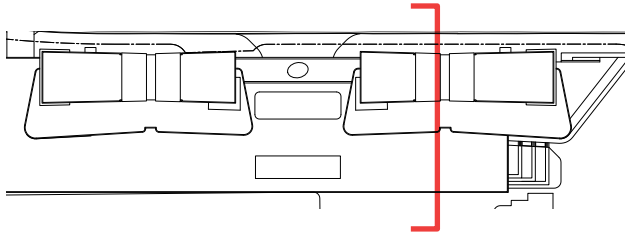






SECTION - N/S

ONNI 619 N BRAND BOULEVARD | DESIGN REVIEW BOARD | GLENDALE, CA



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JUNE 22, 2023













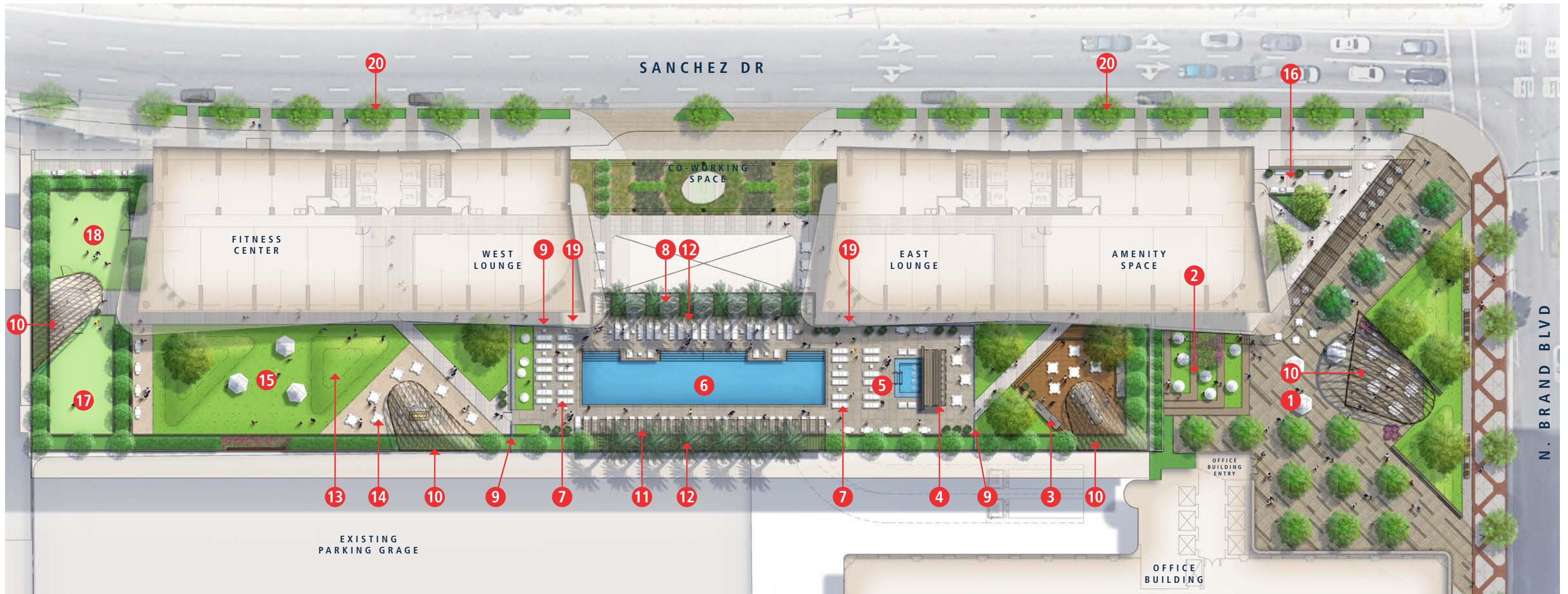












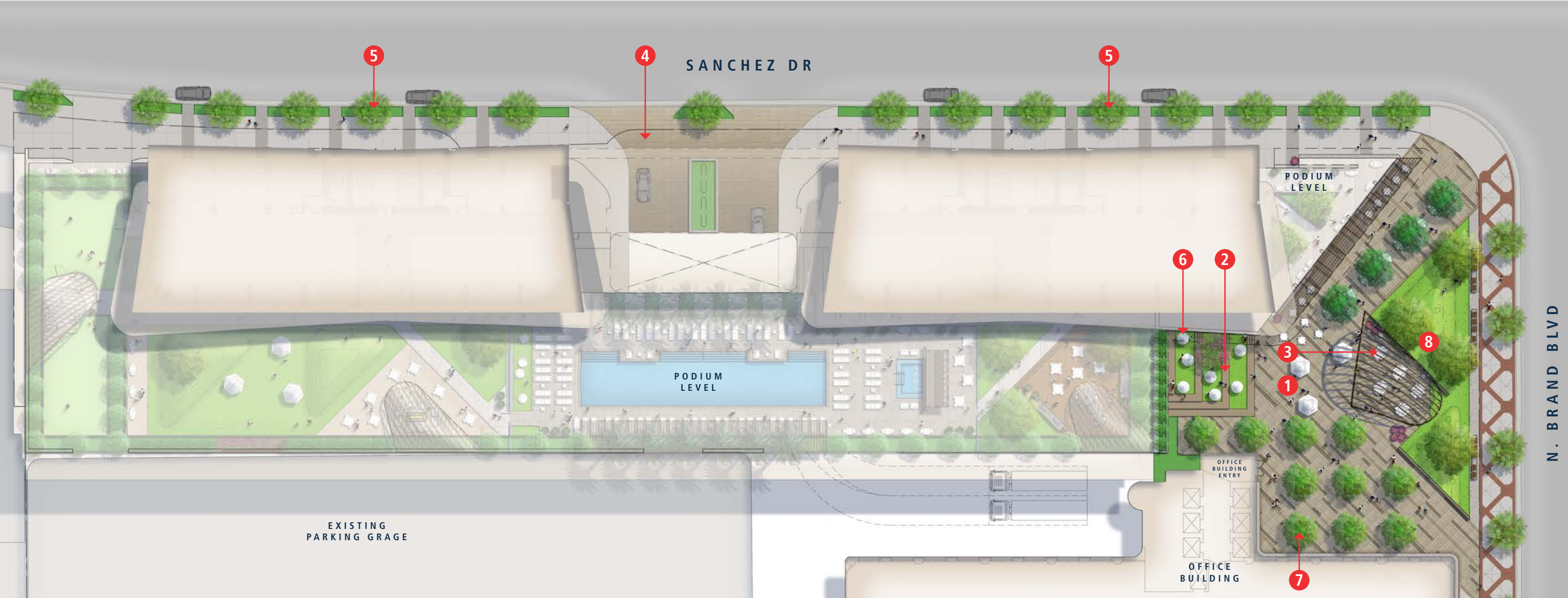
## LEGEND

- |                                       |                              |                   |
|---------------------------------------|------------------------------|-------------------|
| 1 Glendale Living Room Plaza          | 8 Umbrellas                  | 15 Event Lawn     |
| 2 Bleacher Seating                    | 9 Pool Enclosure Fence       | 16 Mix-use Patio  |
| 3 Outdoor Kitchen with BBQ and Dining | 10 Iconic Overhead Structure | 17 Small Dog Park |
| 4 Bar Seating with Overhead Trellis   | 11 Linear Overhead Structure | 18 Big Dog Park   |
| 5 Spa (16'x11')                       | 12 Palm Tree Planters        | 19 Lounge Patio   |
| 6 Pool (100'x22')                     | 13 Turf Mound                | 20 Street Trees   |
| 7 Lounge Seating                      | 14 Social Seating Area       |                   |



## LANDSCAPE CONCEPT PLAN - OVERALL





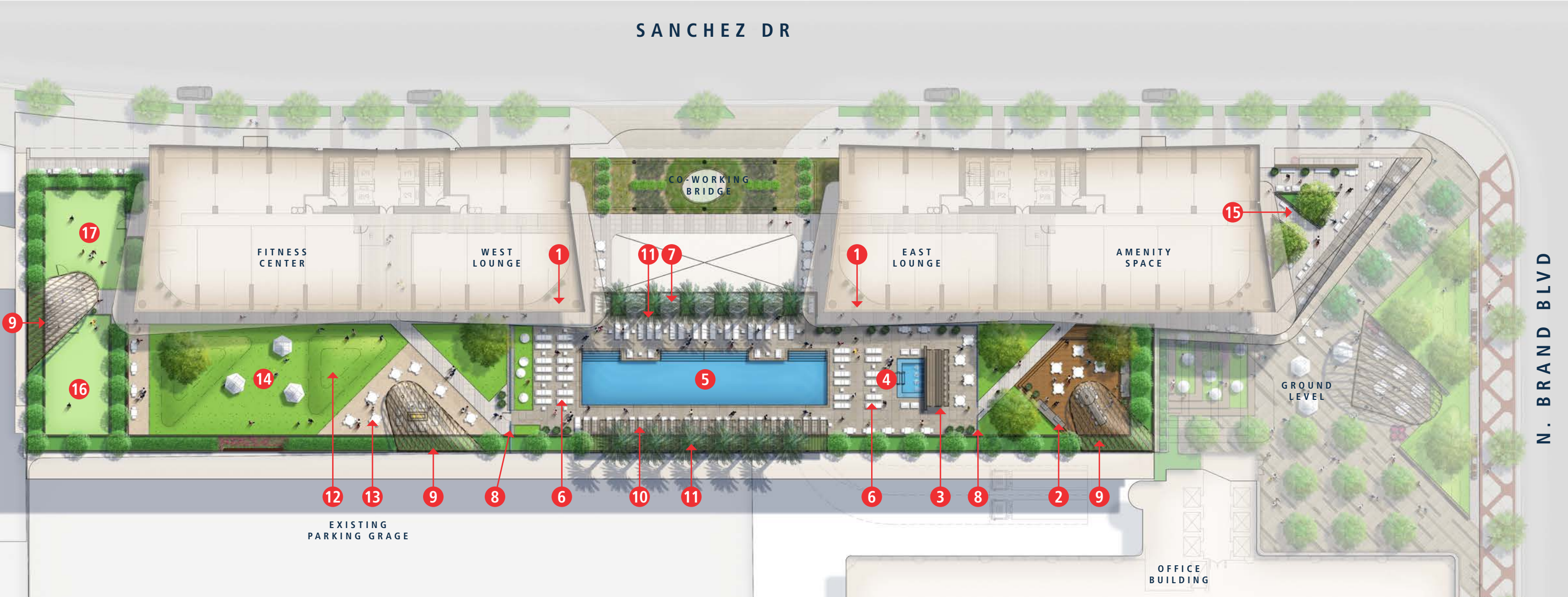
LEGEND

- 1 Glendale Living Room Plaza
- 2 Bleacher Seating
- 3 Iconic Overhead Structure
- 4 Enhanced Paving at Project Entry
- 5 Street Trees
- 6 Umbrellas
- 7 Accent Tree Bosque
- 8 Turf Mound (3' Max, 6:1 Slope) with Accent Wall



LANDSCAPE CONCEPT PLAN - GROUND LEVEL





LEGEND

- |                                       |                              |                        |
|---------------------------------------|------------------------------|------------------------|
| 1 Lounge Patio                        | 7 Umbrellas                  | 13 Social Seating Area |
| 2 Outdoor Kitchen with BBQ and Dining | 8 Pool Enclosure Fence       | 14 Event Lawn          |
| 3 Bar Seating with Overhead Trellis   | 9 Iconic Overhead Structure  | 15 Mix-use Patio       |
| 4 Spa (16'x11')                       | 10 Linear Overhead Structure | 16 Small Dog Park      |
| 5 Pool (100'x22')                     | 11 Palm Tree Planters        | 17 Big Dog Park        |
| 6 Lounge Seating                      | 12 Turf Mound                |                        |



LANDSCAPE CONCEPT PLAN - PODIUM LEVEL



TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Alnus rhombifolia	White Alder	24" box
Arbutus unedo	Strawberry Tree	24" box
Koelreuteria bipinnata	Chinese Flame Tree	24" box
Lagerstroemia indica	Crape Myrtle	24" box
Olea europaea 'Swan Hills'	Swan Hills Olive	48" box
Pistacia chinensis	Chinese Pistache	24" box
Phoenix dactylifera*	Date Palm*	16' BTH
Platanus acerfolia	London Plane Tree	24" box
Platanus racemose	California Sycamore	24" box
Quercus agrifolia	Coast Live Oak	48" box
Quercus ilex	Holly Oak	48" box
Ulmus parvifolia	Semi-evergreen Chinese Elm	24" box

Note: \*Palms only for pool area use.

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15g
Dianella spp.	Flax Lily	5g
Hibiscus spp.	Hibiscus	15g
Lantana spp.	Lantana	5g
Prunus ilicifolia	Holly-leaved Cherry	15g
Rhus integrifolia	Lemonade Berry	5g
Rose spp.	Rose	5g
Rosmarinus officinalis	Rosemary	5g
Salvia officinalis	Sage	5g
Tecomaria capensis	Cape Honeysuckle	15g
Xylosma congestum	Shiny Xylosma	5g

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus arfricanus	Lily of the Nile	5g
Baccharis pilularis	Prostrate Coyote Bush	1g
Ceanothus griseus var Horizontalis	Carmel Creeper	5g
Dietes vegeta	Fortnight Lily	5g
Ferns (Many Varieties)		5g
Hermerocallis	Daylily	5g
Jasminum multiflorum	Star Jasmine	1g
Kniphofia uvaria	Red Hot Poker	5g
Lavandula dentata	French lavender	5g
Lonicera japonica	Hall's Honeysuckle	1g
Myoporum pervifolium Pacifica	Myoporum	1g
Penstemon spp.	Penstemon	5g
Vinca major	Common Periwinkle	1g



LANDSCAPE PLANT MATERIALS





# LANDSCAPE PRECEDENT IMAGERY

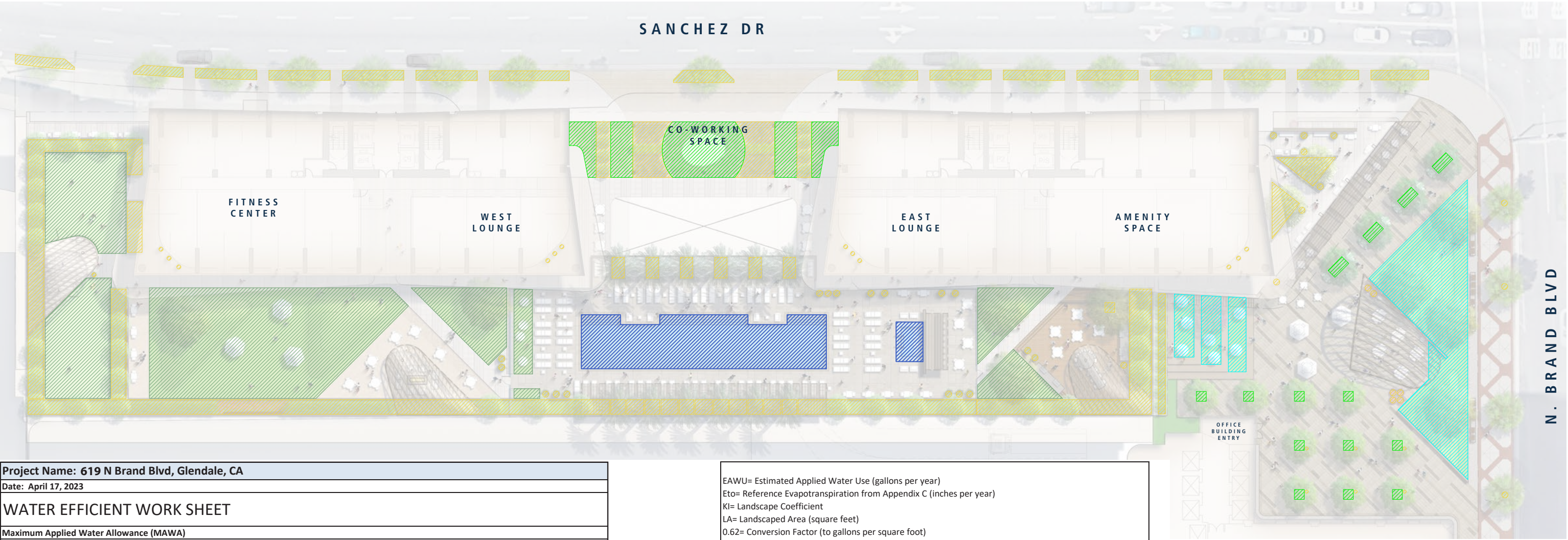
ONNI 619 N BRAND BOULEVARD | DESIGN REVIEW BOARD | GLENDALE, CA



JUNE 22, 2023

LA-5





Project Name: 619 N Brand Blvd, Glendale, CA						
Date: April 17, 2023						
WATER EFFICIENT WORK SHEET						
Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA						
Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area- Ground Level	43.7	0.55	23,253	0.62	NA	346,509
MAWA= Maximum Applied Water Allowance (gallons per year) Eto= Reference Evapotranspiration from Appendix C (inches per year) 0.50= Evapotraspiration Adjustment Factor (ETAF) 1.0= ETAF for Sprcial Landscaped Area LA= Landscaped Area includes Special Landscape Area (square feet) 0.62= Conversion Factor (to gallons per square foot) 0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3) SLA= Speical Landscape Area (square feet)						
Applicant to fill in boxes below:						
Eto (Reference Evapotranspiration from Appendix C inches per year)	43.7					
Landscaped Area includes Special Landscape Area (square feet)	23,253					
Speical Landscape Area (square feet)	0					
Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year						
Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs (Drip)	43.7	0.2	1,733	0.62	0.90	10,434
Medium Water Use Shrubs (Drip)	43.7	0.5	7,970	0.62	0.80	134,962
High Water Use (Rotor)	43.7	0.7	3,000	0.62	0.80	71,122
Pool/Spa Water Feature	43.7	1.1	2,200	0.62	1.00	65,567
Artificial Turf (Dog Park)	43.7	0.0	8,350	0.62	1.00	-
Total EAWU:			23,253			282,085

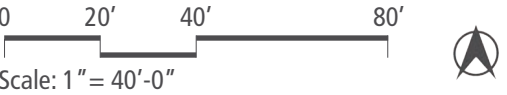
EAWU= Estimated Applied Water Use (gallons per year)  
Eto= Reference Evapotranspiration from Appendix C (inches per year)  
KL= Landscape Coefficient  
LA= Landscaped Area (square feet)  
0.62= Conversion Factor (to gallons per square foot)  
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmaplne IE percentages)  
IME= Irrigation Management Efficiency (90%)  
DU= Distribution Uniformity of Irrigation Head  
KL= Ks x Kc x Kmc  
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)  
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)  
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

**Table A- PF (Plant Factor)**  
Cool Season Turf= 0.8  
Warm Season Turf= 0.7  
High Water Use Plants= 0.7 (can be between 0.7-0.9)  
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)  
Low Water Use Plants= 0.2 (can be between 0.1-0.3)  
Very Low Water Use Plants= 0.1

**IE (Irrigation Efficiency)- Appendix E**  
Pop-up Stream Rotor= 0.80  
Rotor Head= 0.80  
Microspray= 0.90  
Bubblers= 0.90  
Drip Emitters= 0.90  
Subsurface Irrigation= 0.90

HYDROZONE LEGEND

- Low Water Use
- Medium Water use
- High Water Use
- Pool/Spa Water Feature
- Artificial Turf







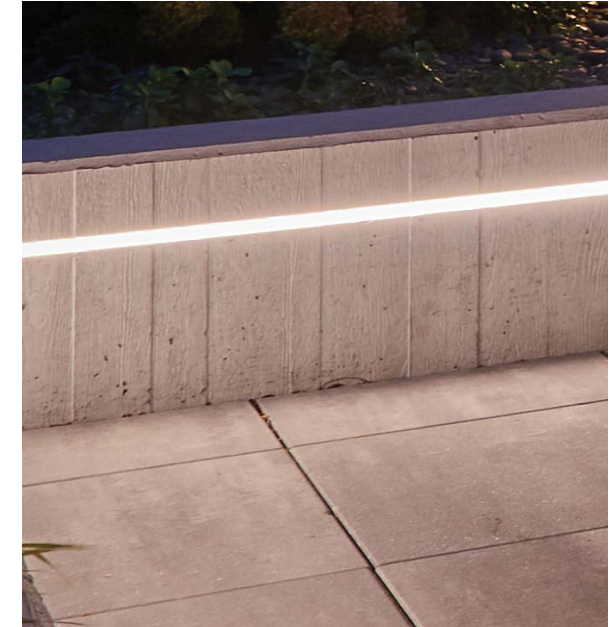
1 TREE UPLIGHTING



2 SHRUBS LIGHTING



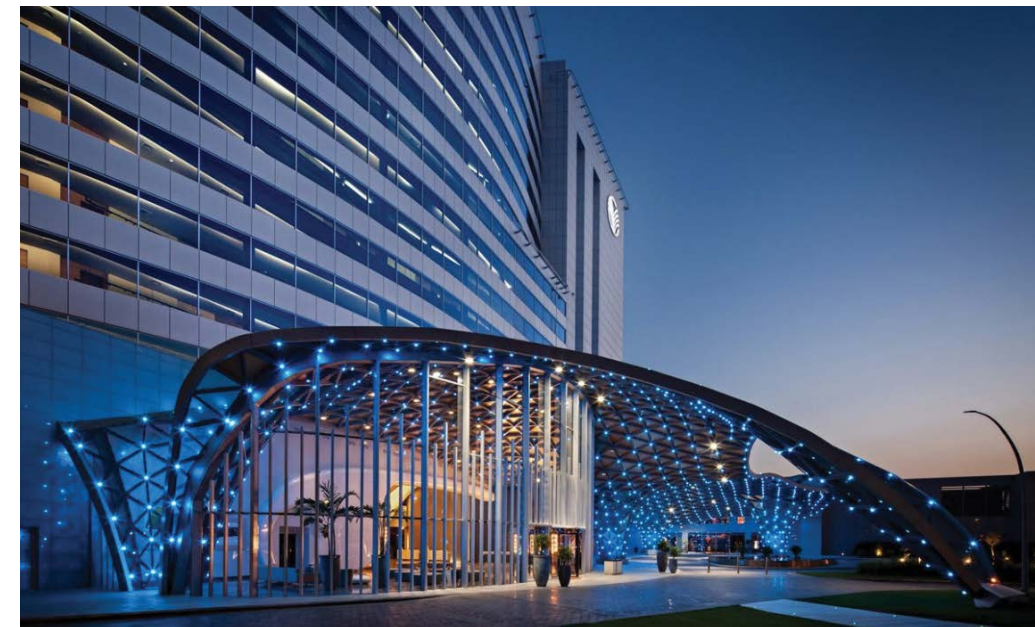
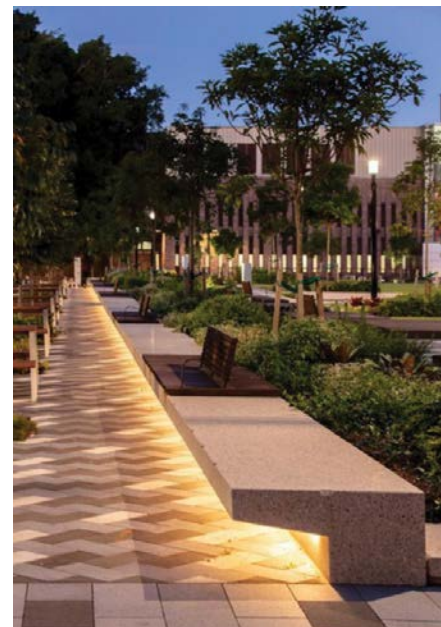
3 BLEACHERS LIGHTING



4 LOW LEVEL LIGHTING



5 BENCH LIGHTING

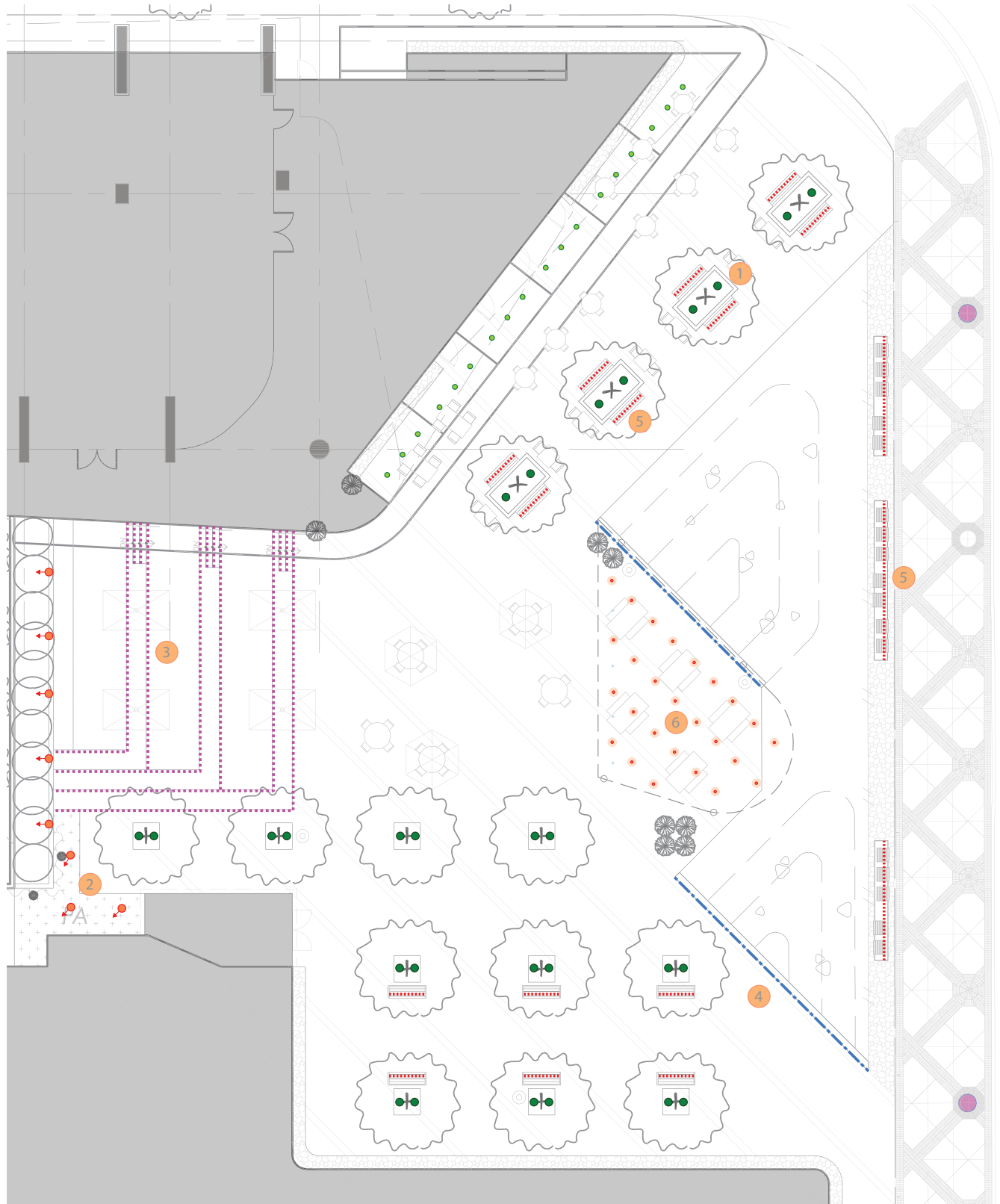


6 OPEN STRUCTURE LIGHTING

## LIGHTING CONCEPT - PLAZA

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## LUMINARE LEGEND

		DIMMABLE LED COLOR CHANGING LIGHT			DIMMABLE LED UNDER-BENCH LIGHTING
		DIMMABLE LED SURFACE MOUNTED DOWNLIGHT			DIMMABLE LED STAIR LIGHTING LUMINAIRE
		DIMMABLE LED ADJUSTABLE FLOOD LIGHT - SHRUBS			DIMMABLE LED LOW-LEVEL LINEAR LUMINAIRE
		DIMMABLE LED ADJUSTABLE TREE UPLIGHT			EXISTING PEDESTRIAN POLE

# LIGHTING PLAN - PLAZA

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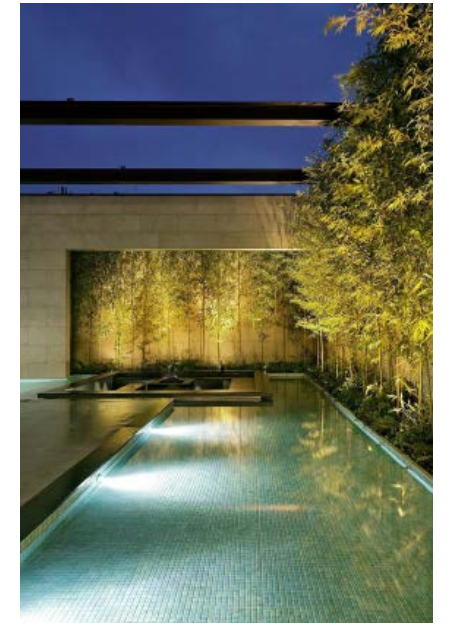
1 SHRUBS AND LANDSCAPE



2 MARKER LIGHTS



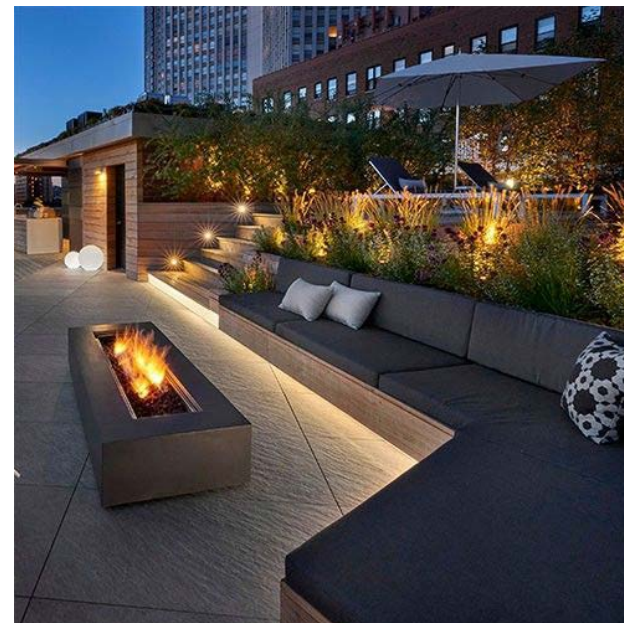
3 OPEN STRUCTURE



4 POOL



5 DOG PARK



6 BENCH LIGHTING



7 PALM TREE LIGHTING

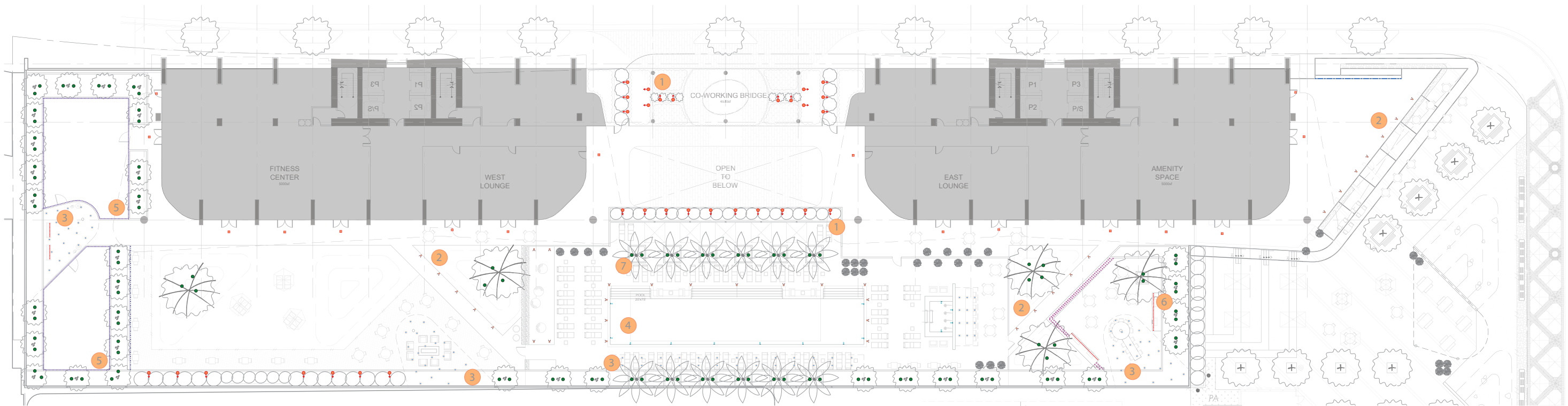


8 SOFFIT LIGHTING

## LIGHTING CONCEPT - PODIUM LEVEL

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# LUMINARE LEGEND

		DIMMABLE LED PIXEL LIGHT			DIMMABLE LED UNDER-BENCH LIGHTING			DIMMABLE LED MARKER LIGHT
		DIMMABLE LED DOWNLIGHT			DIMMABLE LED LOW WALL LIGHTING AT DOG PARK			DIMMABLE LED POOL LIGHT
		DIMMABLE LED ADJUSTABLE FLOOD LIGHT - SHRUBS			DIMMABLE LED LOW-LEVEL LINEAR LUMINAIRE			DIMMABLE LED ART WORK BACK LIGHTING
		DIMMABLE LED ADJUSTABLE TREE UPLIGHT			DIMMABLE LED ART WORK BACK LIGHTING			

## LIGHTING PLAN - PODIUM LEVEL

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FITNESS CENTER



LOUNGE AND AMENITY SPACE



## LIGHTING CONCEPT - INTERIOR AMENITIES





## RECEPTION AREA

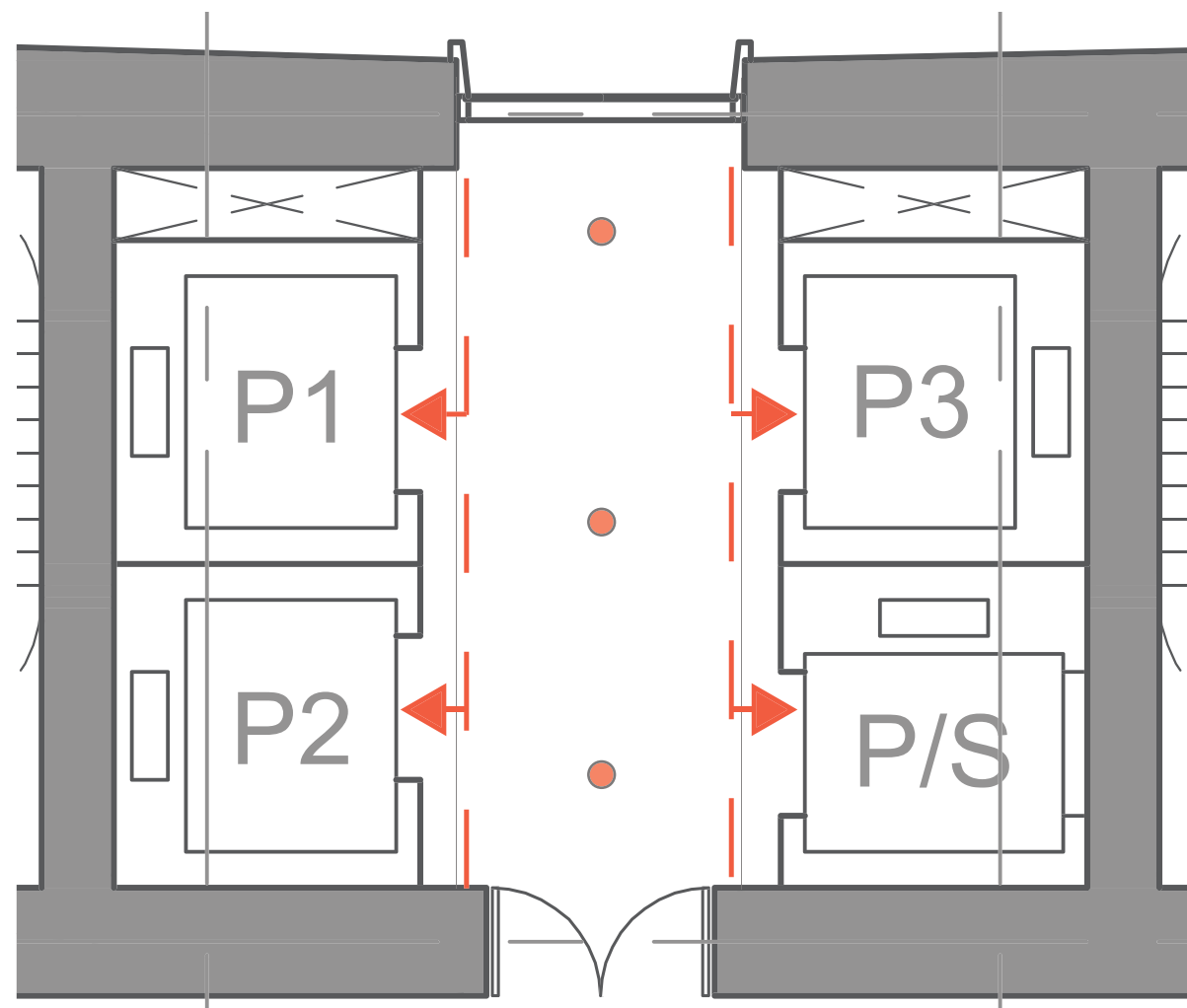
RECEPTION AREA WILL BE LIT USING RECESSED LED DOWNLIGHTS, INTEGRATED LED LINEAR LIGHTS INTO THE RECEPTION DESK MILLWORK, AND DECORATIVE PENDANTS OVER THE RECEPTION DESK.

## ELEVATOR LOBBY

LIGHTING IN THE ELEVATOR LOBBIES CONSIST OF AN INDIRECT LED COVE AT THE PERIMETER, WITH RECESSED LED DOWNLIGHTS, THIS MOVE IS REPLICATED ON EVERY FLOOR FOR VISUAL CONTINUITY THROUGH THE FACADE NICHES FROM THE EXTERIOR, PARTICULARLY FROM THE NORTH.

# LIGHTING CONCEPT - RECEPTION AND ELEVATOR LOBBY





# LUMINARE LEGEND



DIMMABLE LED COVE LIGHT IN ARCHITECTURAL COVE



DIMMABLE LED AMBIENT DOWNLIGHT WITH LENS AND TRIM

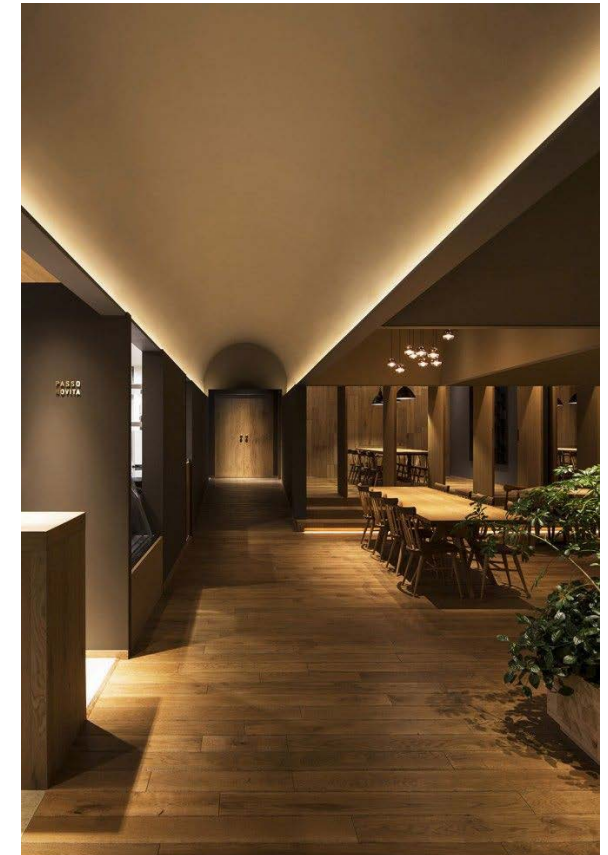
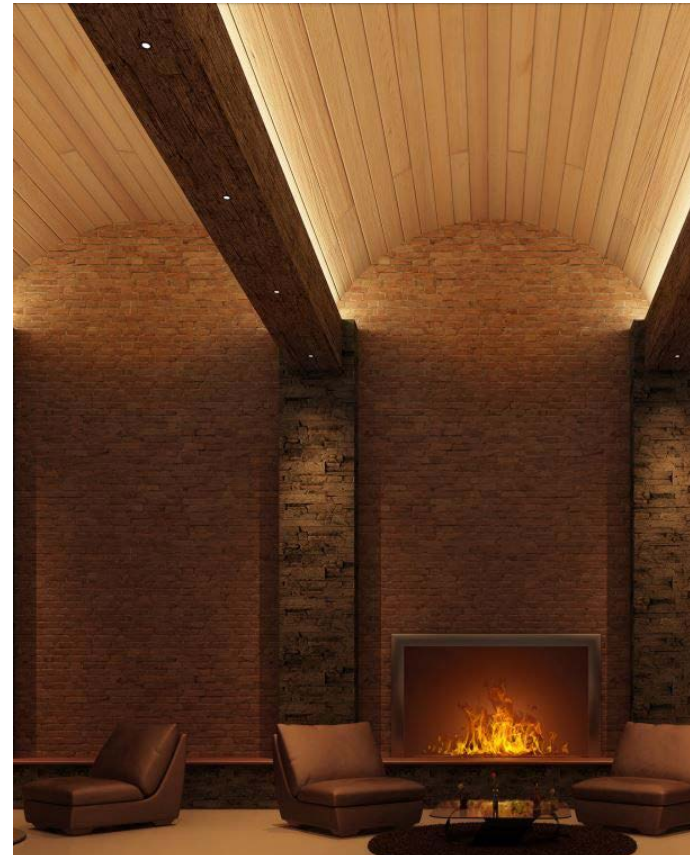
DECORATIVE WALL SCONCES AND/OR ILLUMINATED FEATURES ARE OPTIONAL AND PENDING INTERIOR DESIGN DIRECTION

LIGHTING CRITERIA: 10 FOOTCANDLES AT THE ELEVATOR DOOR THRESHOLDS

## LIGHTING PLAN - ELEVATOR

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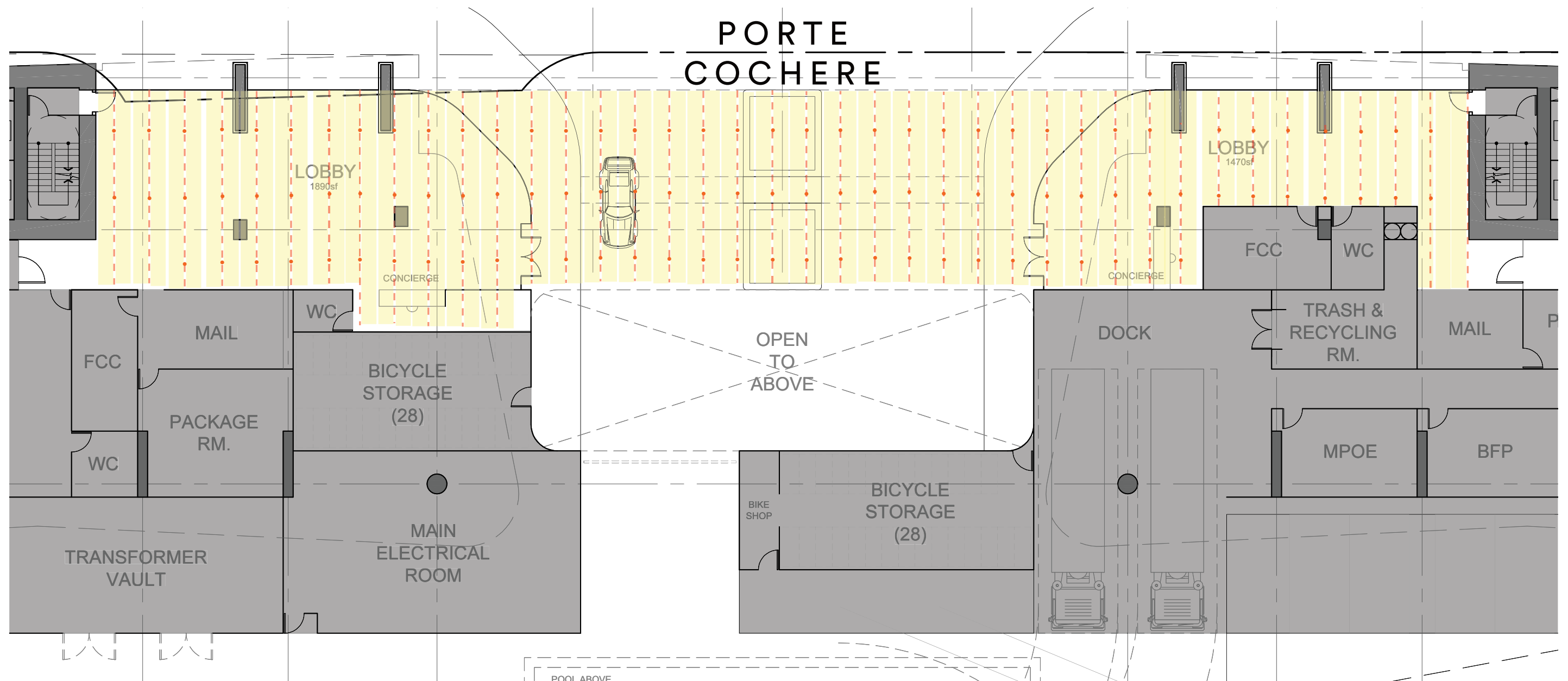
## PORTE COCHERE AND LOBBY

THE PORTE COCHERE AND THE MAIN LOBBIES WILL BE LIT WITH INDIRECT LINEAR FIXTURES HIGHLIGHTING THE CONCAVE AND GIVING CONTRAST TO THE CEILING. THIS SCHEME PROVIDES VISUAL CONTINUITY WITH THE FEATURED CEILING AND UNIFYING THE PORTE COCHERE AND THE WEST & EAST LOBBIES. ADDITIONAL DOWNLIGHTS WILL BE ADDED ON THE SOFFIT TO ADD MORE GENERAL ILLUMINATION.

# LIGHTING CONCEPT - PORTE COCHERE AND LOBBY

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# LUMINARE LEGEND



DIMMABLE LED RECESSED  
DOWNLIGHT



DIMMABLE LED LINEAR FIXTURE  
- CONCAVE GLOW

## LIGHTING PLAN - PORTE COCHERE AND LOBBY





ROOF SOFFIT

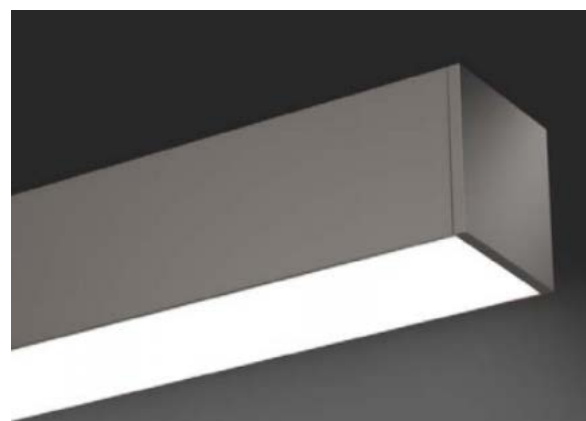
## LIGHTING CONCEPT - ROOF SOFFIT

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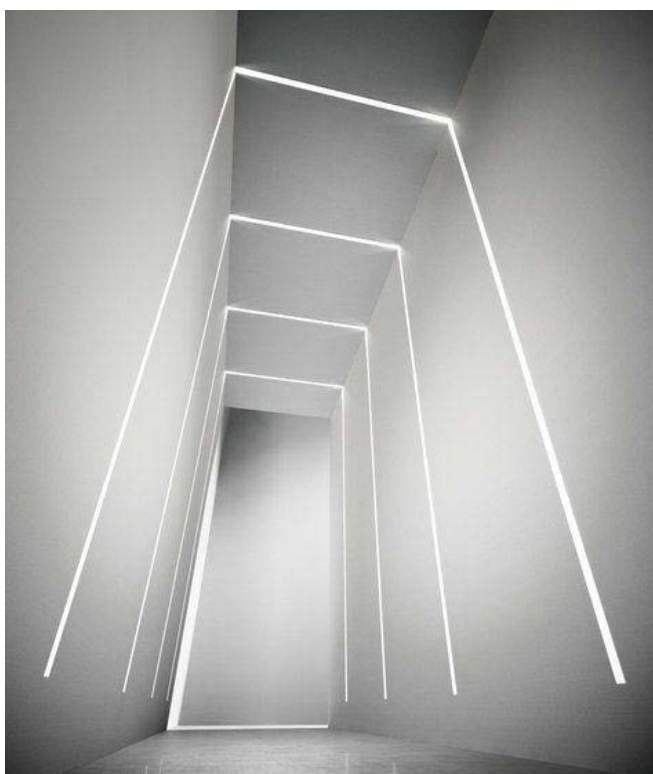




PARKING GARAGE



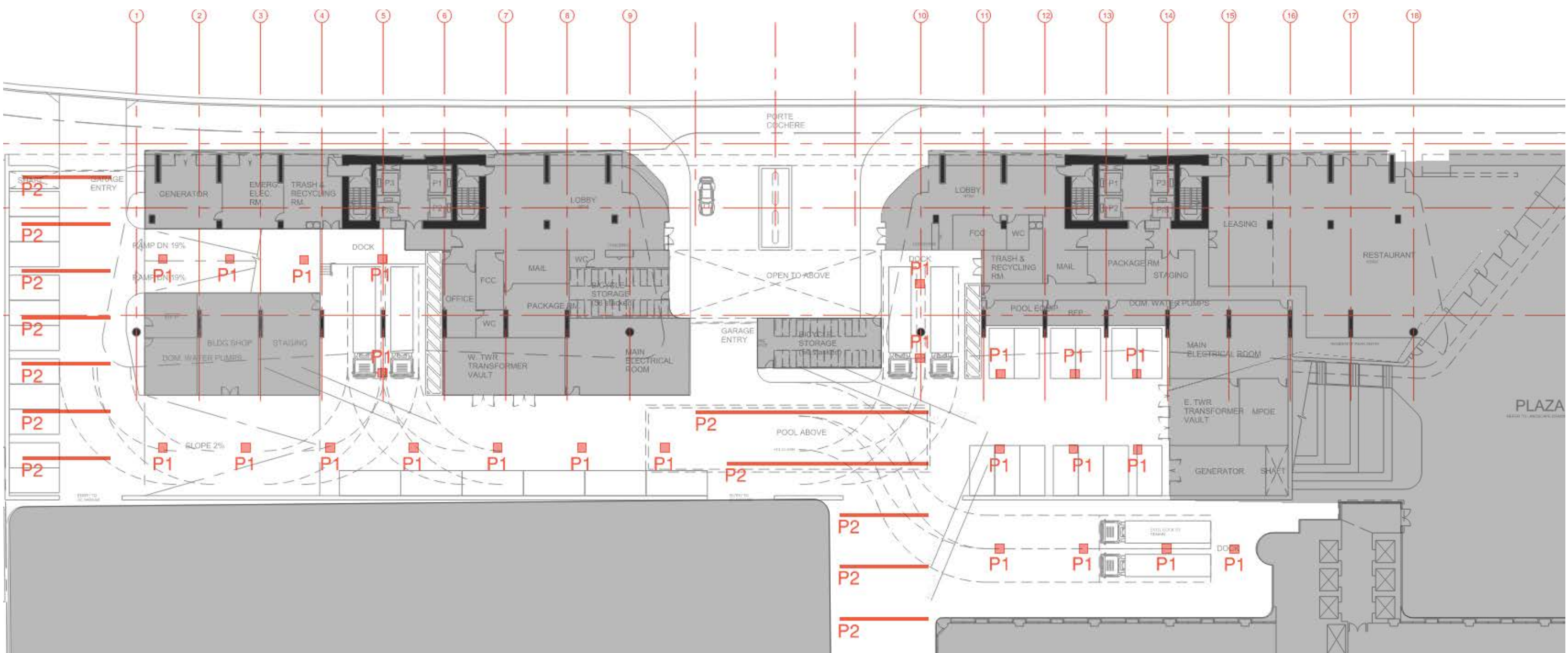
TRANSITIONAL TUNNEL







## LIGHTING CONCEPT - PARKING GARAGE

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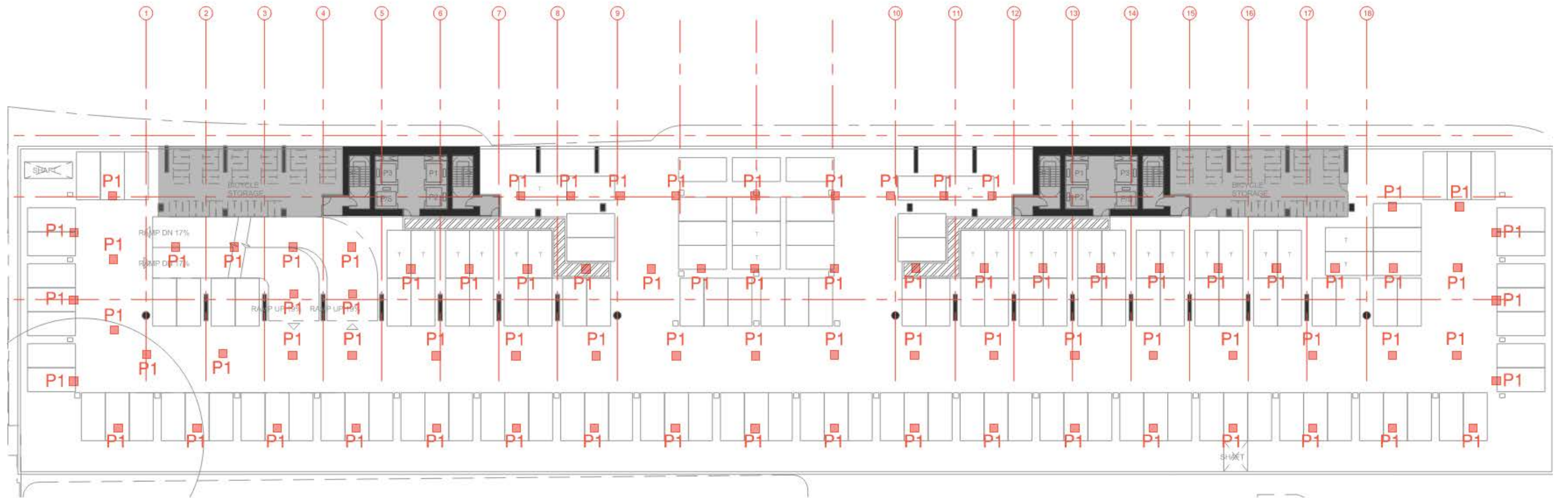


**LUMINAIRE LEGEND**

-   TYPE P1 - SURFACE MOUNTED, DIMMABLE, AMBIENT LED, GLARE-CONTROL, WET RATED, GARAGE LUMINAIRE
-   TYPE P2 - DIMMABLE, WET RATED, CONTINUOUS-RUN LINEAR LENSED LED LUMINAIRE

**LIGHTING PLAN - PARKING GARAGE AT GROUND LEVEL**





# LUMINARE LEGEND



## LIGHTING PLAN - PARKING GARAGE AT B1-B4