



Miramar Capital

PEERY PARK
888-894 ROSS DRIVE
SUNNYVALE, CA 94089

PLANNING PERMIT
MARCH 27, 2019

WRNSSTUDIO
501 SECOND STREET
SAN FRANCISCO, CA 94107
SAN FRANCISCO, CA 94107
415.486.2224 TEL
415.486.2224 FAX
WWW.WRNSSTUDIO.COM

ISSUES
PLANNING PERMIT

DATE
10/03/2018

REVISION LIST

DATE

PEERY PARK
888-894 ROSS DRIVE
SUNNYVALE, CA 94089
Miramar Capital

PROJECT NO.: 18024.00

AHJ #

COVER

G-000

APPLICABLE CODES & AGENCIES	PROJECT INFO	PROJECT DIRECTORY	DRAWING SHEET INDEX																																																																																																																																																		
<p>THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.</p> <p>CALIFORNIA CODE OF REGULATIONS (CCR)</p> <p>2016 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR (BASED UPON 2015 INTERNATIONAL BUILDING CODE)</p> <p>2016 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR (BASED UPON 2014 NATIONAL ELECTRICAL CODE)</p> <p>2016 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR (BASED UPON 2014 UNIFORM MECHANICAL CODE)</p> <p>2016 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR (BASED UPON 2015 UNIFORM PLUMBING CODE)</p> <p>2016 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR</p> <p>2016 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR (BASED UPON 2015 INTERNATIONAL FIRE CODE)</p>	<p>PROJECT LOCATION</p> <p>888-894 ROSS DRIVE SUNNYVALE, CA 94089</p> <p>PROJECT SUMMARY</p> <p>WRNS STUDIO IS PLEASED TO SUBMIT THIS PLANNING APPLICATION ON BEHALF OF MIRAMAR CAPITAL FOR THE PEERY PARK PROJECT.</p> <p>882-888 ROSS DRIVE IS A 391,131 SF (8.98 ACRE) SITE THAT SITS AT THE NORTH-EAST CORNER OF THE INTERSECTION OF THE 101 AND THE 237 FREEWAYS. THE SITE IS IN THE INNOVATIVE EDGE SUB DISTRICT OF THE PEERY PARK SPECIFIC PLAN DISTRICT. THE SITE IS ROUGHLY TRIANGULAR AND ACCESSED FROM ROSS DRIVE AT ITS NORTH. THE PROPERTY IS ABUTTED BY PROPERTIES TO ITS WEST. THE EXISTING PROPERTY CURRENTLY HAS THREE ONE-OR-TWO STORY BUILDINGS THAT ARE PROPOSED TO BE DEMOLISHED AS PART OF THIS PROJECT.</p> <p>THE PROPOSED PROJECT CONSISTS OF A "HIGH QUALITY, INNOVATIVE DESIGN" OF TWO OFFICE BUILDINGS WITH A FLOOR AREA. ONE OFFICE BUILDING IS FIVE LEVELS AND ONE IS THREE LEVELS. THE PROJEC INCLUDES SITE IMPROVEMENT OVER THE ENTIRE PROPERTY. THE TWO OFFICE BUILDINGS ARE PROPOSED AS "B" OFFICE. THE PROJECT ALSO INCLUDES A NEW PARKING FOUR-LEVEL PARKING STRUCTURE.</p>	<p>DEVELOPER</p> <p>MIRAMAR DEVELOPMENT CONTACT: PERRY HARRIRUAJE Y1 22 S SANTA CRUZ AVE, FLOOR 2 LOS GATOS, CA 95030 408-600-0368</p> <p>CIVIL</p> <p>HMH ENGINEERS CONTACT: RAY HASIMOTO 1570 OAKLAND ROAD SAN JOSE, CA 95131 408-487-2200</p> <p>LIGHTING</p> <p>WATT CONTACT: JASON NACHES SEATTLE, WASHINGTON JNECHES@WATTLIGHTING.NET 206-317-4699</p> <p>STRUCTURAL</p> <p>NISHKIAN MENNINGER CONTACT: LEVON NISHKIAN 600 HARRISON STREET SAN FRANCISCO, CA 94107 415-836-9616</p> <p>WASTE MANAGEMENT</p> <p>AMERICAN TRASH MANAGEMENT CONTACT: STEVE SELZER 1388 SUTTER ST STE 920 SAN FRANCISCO, CA 94109 415-292-5400</p> <p>ARCHITECT</p> <p>WRNS STUDIO CONTACT: BRIAN MILMAN 501 SECOND STREET SUITE 402 SAN FRANCISCO, CA 94107 415-489-2242</p> <p>LANDSCAPE</p> <p>STUDIO FIVE CONTACT: RICHARD SHARP 25 SAN ANSELMO AVE SAN ANSELMO, CA 94960 1 (415) 524-8517</p> <p>SUSTAINABILITY</p> <p>INTERFACE ENGINEERING CONTACT: SHAWN MACLEAN 135 MAIN STREET, SUITE 400 SAN FRANCISCO, CA 94105 415-489-7272</p> <p>TRAFFIC</p> <p>TDM SPECIALISTS, INC. CONTACT: ELIZABETH HUGHES ELIZABETH.HUGHES@TDMSPECIALISTS.COM 408-420-4211</p> <p>ACOUSTICS</p> <p>CHARLES M. SALTER ASSOCIATES CONTACT: CHARLES SALTER 130 SUTTER STREET SAN FRANCISCO, CA 94104 415-397-0454</p>	<p>00 GENERAL</p> <table><tr><td>G-000</td><td>COVER</td></tr><tr><td>G-001</td><td>DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO</td></tr><tr><td>G-002</td><td>PLANNING INFORMATION AND CODE SUMMARY</td></tr><tr><td>G-002.1</td><td>ACCESSIBILITY PLAN</td></tr><tr><td>G-002.2</td><td>FLOOR PLANS - BUILDING A - EXIT DIAGRAMS</td></tr><tr><td>G-002.3</td><td>FLOOR PLANS - BUILDING B - EXIT DIAGRAMS</td></tr><tr><td>G-003</td><td>EXISTING CONDITIONS</td></tr><tr><td>G-004</td><td>SITE PLAN</td></tr><tr><td>G-004.1</td><td>SITE ELEVATIONS</td></tr><tr><td>G-004.3</td><td>GRID PLAN</td></tr><tr><td>G-004.4</td><td>SOLAR SHADING ANALYSIS</td></tr><tr><td>G-005.1</td><td>RENDERING - AERIAL VIEW FROM ROSS DRIVE</td></tr><tr><td>G-005.2</td><td>RENDERING - AERIAL VIEW FROM 101 FREEWAY</td></tr><tr><td>G-005.3</td><td>RENDERING - VIEW FROM 101 FREEWAY SOUTH</td></tr><tr><td>G-005.4</td><td>RENDERING - VIEW FROM ROSS DRIVE</td></tr><tr><td>G-005.5</td><td>RENDERING - VIEW FROM ROOF TERRACE</td></tr><tr><td>G-005.6</td><td>RENDERING - VIEW OF "FORUM"</td></tr></table> <p>17</p> <p>01 CIVIL</p> <table><tr><td>C-1</td><td>UTILITY EASEMENT & LOT LINE DISPOSITION PLAN</td></tr><tr><td>C-2</td><td>CONCEPTUAL SITE PLAN</td></tr><tr><td>C-3</td><td>CONCEPTUAL GRADING AND DRAINAGE PLAN</td></tr><tr><td>C-4</td><td>EXISTING UTILITY DEPOSITION</td></tr><tr><td>C-5</td><td>CONCEPTUAL UTILITY PLAN</td></tr><tr><td>C-6</td><td>CONCEPTUAL STORMWATER CONTROL PLAN</td></tr><tr><td>C-7</td><td>FIRE ACCESS EXHIBIT</td></tr></table> <p>7</p> <p>02 LANDSCAPE</p> <table><tr><td>L-001</td><td>ILLUSTRATIVE PLAN</td></tr><tr><td>L-001A</td><td>ILLUSTRATIVE PLAN - LEVEL 2 & 3</td></tr><tr><td>L-002</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>L-002A</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>L-003</td><td>PHOTOGRAPHIC IMAGERY</td></tr><tr><td>L-004</td><td>PHOTOGRAPHIC IMAGERY</td></tr><tr><td>L-005</td><td>TREE DISPOSITION PLAN</td></tr><tr><td>L-005A</td><td>TREE PROTECTION NOTES AND DETAILS</td></tr><tr><td>L-006</td><td>PARKING LOT SHADE PLAN</td></tr><tr><td>L-007</td><td>MATERIAL SCHEDULE</td></tr><tr><td>L-008</td><td>PLANT SCHEDULE</td></tr><tr><td>L-100</td><td>MATERIALS PLAN</td></tr><tr><td>L-101</td><td>MATERIALS PLAN - LEVEL 2 & 3</td></tr><tr><td>L-200</td><td>PLANTING PLAN</td></tr><tr><td>L-201</td><td>PLANTING PLAN -LEVEL 2 & 3</td></tr><tr><td>L-300</td><td>IRRIGATION PLAN</td></tr><tr><td>L-301</td><td>IRRIGATION PLAN - LEVELS 3 & 3</td></tr><tr><td>L-302</td><td>IRRIGATION LEGEND AND NOTES</td></tr><tr><td>L-303</td><td>IRRIGATION DETAILS</td></tr><tr><td>L-304</td><td>IRRIGATION DETAILS</td></tr><tr><td>L-305</td><td>IRRIGATION DETAILS</td></tr></table> <p>21</p> <p>03 ARCHITECTURAL BUILDING A</p> <table><tr><td>A.A-101</td><td>FLOOR PLAN - BUILDING A - LEVEL 1</td></tr><tr><td>A.A-102</td><td>FLOOR PLAN - BUILDING A - LEVEL 2</td></tr><tr><td>A.A-103</td><td>FLOOR PLAN - BUILDING A - LEVEL 3</td></tr><tr><td>A.A-104</td><td>FLOOR PLAN - BUILDING A - LEVEL 4</td></tr><tr><td>A.A-105</td><td>FLOOR PLAN - BUILDING A - LEVEL 5</td></tr><tr><td>A.A-106</td><td>FLOOR PLAN - BUILDING A - ROOF LEVEL</td></tr><tr><td>A.A-301</td><td>BUILDING ELEVATIONS - BUILDING A</td></tr><tr><td>A.A-302</td><td>BUILDING ELEVATIONS - BUILDING A</td></tr><tr><td>A.A-311</td><td>BUILDING SECTIONS - BUILDING A</td></tr><tr><td>A.A-401</td><td>TRASH ENCLOSURES</td></tr></table> <p>10</p> <p>04 ARCHITECTURAL BUILDING B</p> <table><tr><td>A.B-101</td><td>FLOOR PLAN - BUILDING B - LEVEL 1</td></tr><tr><td>A.B-102</td><td>FLOOR PLAN - BUILDING B - LEVEL 2</td></tr><tr><td>A.B-103</td><td>FLOOR PLAN - BUILDING B - LEVEL 3</td></tr><tr><td>A.B-104</td><td>FLOOR PLAN - BUILDING B - ROOF</td></tr><tr><td>A.B-301</td><td>BUILDING ELEVATIONS - BUILDING B</td></tr><tr><td>A.B-302</td><td>BUILDING ELEVATIONS - BUILDING B</td></tr><tr><td>A.B-311</td><td>BUILDING SECTIONS - BUILDING B</td></tr></table> <p>7</p> <p>05 ARCHITECTURAL GARAGE</p> <table><tr><td>A.P-101</td><td>FLOOR PLAN - GARAGE - LEVEL P1 & P2</td></tr><tr><td>A.P-103</td><td>FLOOR PLAN - GARAGE - LEVEL P3 & P4</td></tr><tr><td>A.P-301</td><td>PARKING GARAGE ELEVATIONS - OVERALL</td></tr><tr><td>A.P-311</td><td>PARKING GARAGE SECTIONS</td></tr></table> <p>4</p> <p>06 ARCHITECTURAL PRECEDENTS & VIGNETTES</p> <table><tr><td>A-501</td><td>PRECEDENT IMAGES</td></tr><tr><td>A-502</td><td>MATERIALS BOARD</td></tr><tr><td>A-503</td><td>VIGNETTES - OFFICE BUILDINGS</td></tr><tr><td>A-504</td><td>VIGNETTES - PARKING GARAGE</td></tr></table> <p>4</p> <p>07 LIGHTING</p> <table><tr><td>LT-101</td><td>SITE LIGHTING LAYOUT</td></tr><tr><td>LT-102</td><td>SITE LIGHTING CALCULATIONS</td></tr><tr><td>LT-103</td><td>SITE LIGHTING FIXTURES</td></tr></table> <p>3</p>	G-000	COVER	G-001	DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO	G-002	PLANNING INFORMATION AND CODE SUMMARY	G-002.1	ACCESSIBILITY PLAN	G-002.2	FLOOR PLANS - BUILDING A - EXIT DIAGRAMS	G-002.3	FLOOR PLANS - BUILDING B - EXIT DIAGRAMS	G-003	EXISTING CONDITIONS	G-004	SITE PLAN	G-004.1	SITE ELEVATIONS	G-004.3	GRID PLAN	G-004.4	SOLAR SHADING ANALYSIS	G-005.1	RENDERING - AERIAL VIEW FROM ROSS DRIVE	G-005.2	RENDERING - AERIAL VIEW FROM 101 FREEWAY	G-005.3	RENDERING - VIEW FROM 101 FREEWAY SOUTH	G-005.4	RENDERING - VIEW FROM ROSS DRIVE	G-005.5	RENDERING - VIEW FROM ROOF TERRACE	G-005.6	RENDERING - VIEW OF "FORUM"	C-1	UTILITY EASEMENT & LOT LINE DISPOSITION PLAN	C-2	CONCEPTUAL SITE PLAN	C-3	CONCEPTUAL GRADING AND DRAINAGE PLAN	C-4	EXISTING UTILITY DEPOSITION	C-5	CONCEPTUAL UTILITY PLAN	C-6	CONCEPTUAL STORMWATER CONTROL PLAN	C-7	FIRE ACCESS EXHIBIT	L-001	ILLUSTRATIVE PLAN	L-001A	ILLUSTRATIVE PLAN - LEVEL 2 & 3	L-002	PERSPECTIVE VIEWS	L-002A	PERSPECTIVE VIEWS	L-003	PHOTOGRAPHIC IMAGERY	L-004	PHOTOGRAPHIC IMAGERY	L-005	TREE DISPOSITION PLAN	L-005A	TREE PROTECTION NOTES AND DETAILS	L-006	PARKING LOT SHADE PLAN	L-007	MATERIAL SCHEDULE	L-008	PLANT SCHEDULE	L-100	MATERIALS PLAN	L-101	MATERIALS PLAN - LEVEL 2 & 3	L-200	PLANTING PLAN	L-201	PLANTING PLAN -LEVEL 2 & 3	L-300	IRRIGATION PLAN	L-301	IRRIGATION PLAN - LEVELS 3 & 3	L-302	IRRIGATION LEGEND AND NOTES	L-303	IRRIGATION DETAILS	L-304	IRRIGATION DETAILS	L-305	IRRIGATION DETAILS	A.A-101	FLOOR PLAN - BUILDING A - LEVEL 1	A.A-102	FLOOR PLAN - BUILDING A - LEVEL 2	A.A-103	FLOOR PLAN - BUILDING A - LEVEL 3	A.A-104	FLOOR PLAN - BUILDING A - LEVEL 4	A.A-105	FLOOR PLAN - BUILDING A - LEVEL 5	A.A-106	FLOOR PLAN - BUILDING A - ROOF LEVEL	A.A-301	BUILDING ELEVATIONS - BUILDING A	A.A-302	BUILDING ELEVATIONS - BUILDING A	A.A-311	BUILDING SECTIONS - BUILDING A	A.A-401	TRASH ENCLOSURES	A.B-101	FLOOR PLAN - BUILDING B - LEVEL 1	A.B-102	FLOOR PLAN - BUILDING B - LEVEL 2	A.B-103	FLOOR PLAN - BUILDING B - LEVEL 3	A.B-104	FLOOR PLAN - BUILDING B - ROOF	A.B-301	BUILDING ELEVATIONS - BUILDING B	A.B-302	BUILDING ELEVATIONS - BUILDING B	A.B-311	BUILDING SECTIONS - BUILDING B	A.P-101	FLOOR PLAN - GARAGE - LEVEL P1 & P2	A.P-103	FLOOR PLAN - GARAGE - LEVEL P3 & P4	A.P-301	PARKING GARAGE ELEVATIONS - OVERALL	A.P-311	PARKING GARAGE SECTIONS	A-501	PRECEDENT IMAGES	A-502	MATERIALS BOARD	A-503	VIGNETTES - OFFICE BUILDINGS	A-504	VIGNETTES - PARKING GARAGE	LT-101	SITE LIGHTING LAYOUT	LT-102	SITE LIGHTING CALCULATIONS	LT-103	SITE LIGHTING FIXTURES
G-000	COVER																																																																																																																																																				
G-001	DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO																																																																																																																																																				
G-002	PLANNING INFORMATION AND CODE SUMMARY																																																																																																																																																				
G-002.1	ACCESSIBILITY PLAN																																																																																																																																																				
G-002.2	FLOOR PLANS - BUILDING A - EXIT DIAGRAMS																																																																																																																																																				
G-002.3	FLOOR PLANS - BUILDING B - EXIT DIAGRAMS																																																																																																																																																				
G-003	EXISTING CONDITIONS																																																																																																																																																				
G-004	SITE PLAN																																																																																																																																																				
G-004.1	SITE ELEVATIONS																																																																																																																																																				
G-004.3	GRID PLAN																																																																																																																																																				
G-004.4	SOLAR SHADING ANALYSIS																																																																																																																																																				
G-005.1	RENDERING - AERIAL VIEW FROM ROSS DRIVE																																																																																																																																																				
G-005.2	RENDERING - AERIAL VIEW FROM 101 FREEWAY																																																																																																																																																				
G-005.3	RENDERING - VIEW FROM 101 FREEWAY SOUTH																																																																																																																																																				
G-005.4	RENDERING - VIEW FROM ROSS DRIVE																																																																																																																																																				
G-005.5	RENDERING - VIEW FROM ROOF TERRACE																																																																																																																																																				
G-005.6	RENDERING - VIEW OF "FORUM"																																																																																																																																																				
C-1	UTILITY EASEMENT & LOT LINE DISPOSITION PLAN																																																																																																																																																				
C-2	CONCEPTUAL SITE PLAN																																																																																																																																																				
C-3	CONCEPTUAL GRADING AND DRAINAGE PLAN																																																																																																																																																				
C-4	EXISTING UTILITY DEPOSITION																																																																																																																																																				
C-5	CONCEPTUAL UTILITY PLAN																																																																																																																																																				
C-6	CONCEPTUAL STORMWATER CONTROL PLAN																																																																																																																																																				
C-7	FIRE ACCESS EXHIBIT																																																																																																																																																				
L-001	ILLUSTRATIVE PLAN																																																																																																																																																				
L-001A	ILLUSTRATIVE PLAN - LEVEL 2 & 3																																																																																																																																																				
L-002	PERSPECTIVE VIEWS																																																																																																																																																				
L-002A	PERSPECTIVE VIEWS																																																																																																																																																				
L-003	PHOTOGRAPHIC IMAGERY																																																																																																																																																				
L-004	PHOTOGRAPHIC IMAGERY																																																																																																																																																				
L-005	TREE DISPOSITION PLAN																																																																																																																																																				
L-005A	TREE PROTECTION NOTES AND DETAILS																																																																																																																																																				
L-006	PARKING LOT SHADE PLAN																																																																																																																																																				
L-007	MATERIAL SCHEDULE																																																																																																																																																				
L-008	PLANT SCHEDULE																																																																																																																																																				
L-100	MATERIALS PLAN																																																																																																																																																				
L-101	MATERIALS PLAN - LEVEL 2 & 3																																																																																																																																																				
L-200	PLANTING PLAN																																																																																																																																																				
L-201	PLANTING PLAN -LEVEL 2 & 3																																																																																																																																																				
L-300	IRRIGATION PLAN																																																																																																																																																				
L-301	IRRIGATION PLAN - LEVELS 3 & 3																																																																																																																																																				
L-302	IRRIGATION LEGEND AND NOTES																																																																																																																																																				
L-303	IRRIGATION DETAILS																																																																																																																																																				
L-304	IRRIGATION DETAILS																																																																																																																																																				
L-305	IRRIGATION DETAILS																																																																																																																																																				
A.A-101	FLOOR PLAN - BUILDING A - LEVEL 1																																																																																																																																																				
A.A-102	FLOOR PLAN - BUILDING A - LEVEL 2																																																																																																																																																				
A.A-103	FLOOR PLAN - BUILDING A - LEVEL 3																																																																																																																																																				
A.A-104	FLOOR PLAN - BUILDING A - LEVEL 4																																																																																																																																																				
A.A-105	FLOOR PLAN - BUILDING A - LEVEL 5																																																																																																																																																				
A.A-106	FLOOR PLAN - BUILDING A - ROOF LEVEL																																																																																																																																																				
A.A-301	BUILDING ELEVATIONS - BUILDING A																																																																																																																																																				
A.A-302	BUILDING ELEVATIONS - BUILDING A																																																																																																																																																				
A.A-311	BUILDING SECTIONS - BUILDING A																																																																																																																																																				
A.A-401	TRASH ENCLOSURES																																																																																																																																																				
A.B-101	FLOOR PLAN - BUILDING B - LEVEL 1																																																																																																																																																				
A.B-102	FLOOR PLAN - BUILDING B - LEVEL 2																																																																																																																																																				
A.B-103	FLOOR PLAN - BUILDING B - LEVEL 3																																																																																																																																																				
A.B-104	FLOOR PLAN - BUILDING B - ROOF																																																																																																																																																				
A.B-301	BUILDING ELEVATIONS - BUILDING B																																																																																																																																																				
A.B-302	BUILDING ELEVATIONS - BUILDING B																																																																																																																																																				
A.B-311	BUILDING SECTIONS - BUILDING B																																																																																																																																																				
A.P-101	FLOOR PLAN - GARAGE - LEVEL P1 & P2																																																																																																																																																				
A.P-103	FLOOR PLAN - GARAGE - LEVEL P3 & P4																																																																																																																																																				
A.P-301	PARKING GARAGE ELEVATIONS - OVERALL																																																																																																																																																				
A.P-311	PARKING GARAGE SECTIONS																																																																																																																																																				
A-501	PRECEDENT IMAGES																																																																																																																																																				
A-502	MATERIALS BOARD																																																																																																																																																				
A-503	VIGNETTES - OFFICE BUILDINGS																																																																																																																																																				
A-504	VIGNETTES - PARKING GARAGE																																																																																																																																																				
LT-101	SITE LIGHTING LAYOUT																																																																																																																																																				
LT-102	SITE LIGHTING CALCULATIONS																																																																																																																																																				
LT-103	SITE LIGHTING FIXTURES																																																																																																																																																				

VICINITY MAP	LOCATION MAP
--------------	--------------





ROSS DRIVE CULDESAC



SURFACE PARKING BEHIND 888 OR 894 ROSS DR



SURFACE PARKING AND LANDSCAPE



PARKING WITH LANDSCAPE



VIEW LOOKING NORTH TOWARDS ROSS DRIVE



PARKING WITH LANDSCAPE



PROPERTY EAST OF PROJECT



PARKING WITH LANDSCAPE AT 888 OR 894 ROSS DR

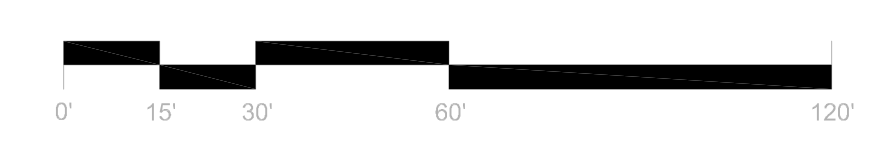
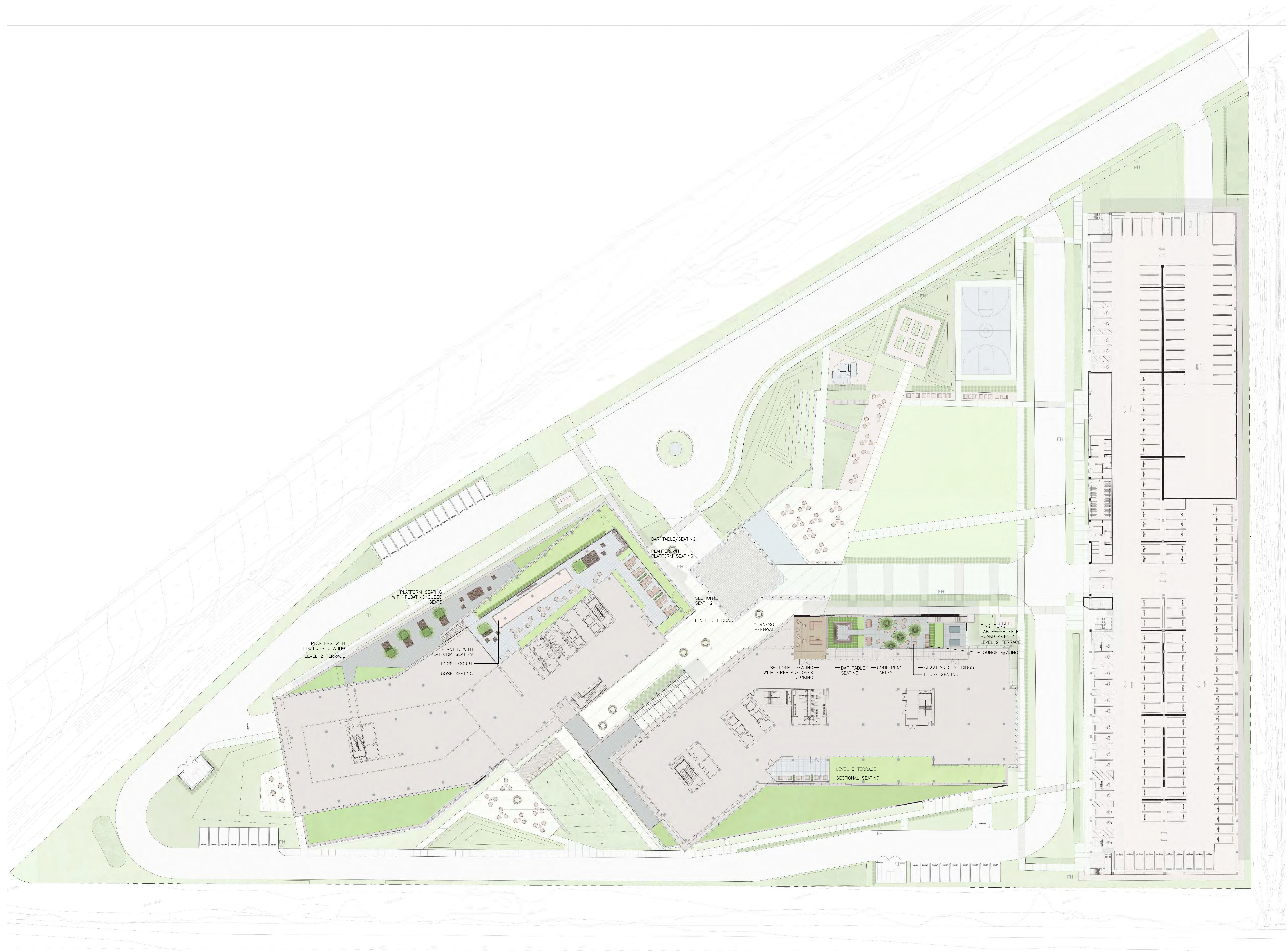


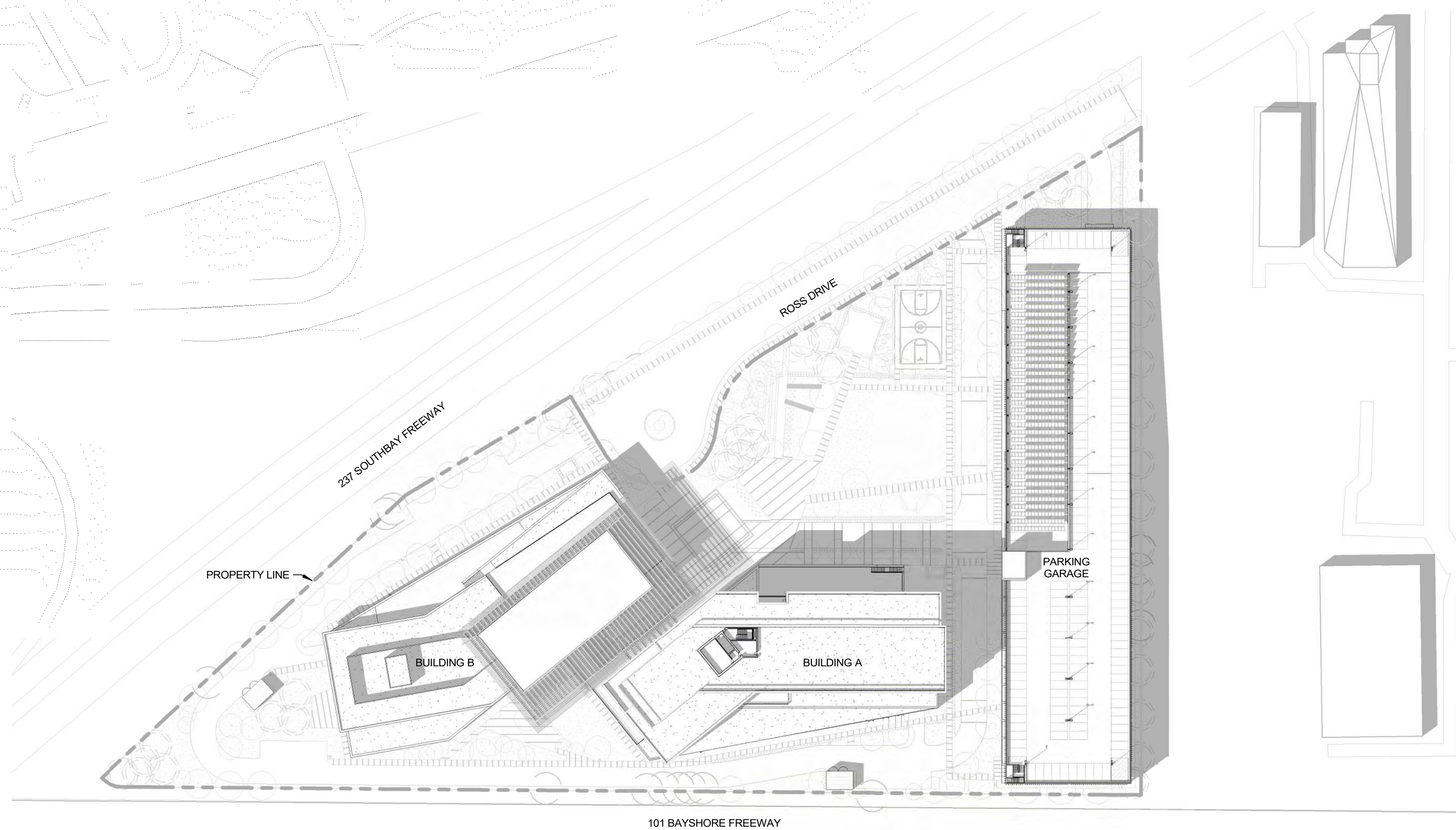
POND AT 888 OR 894 ROSS DR



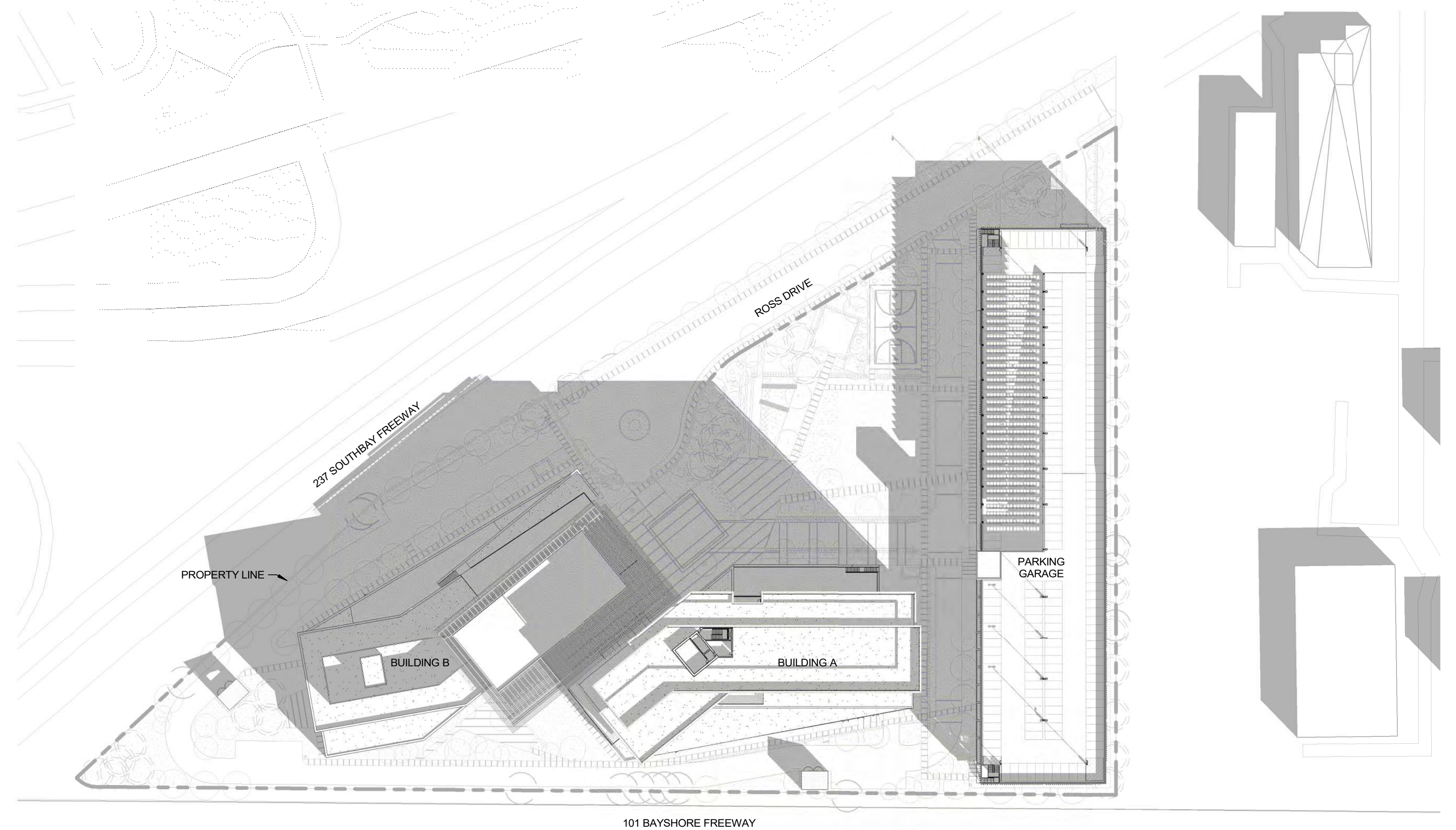
892 ROSS DR



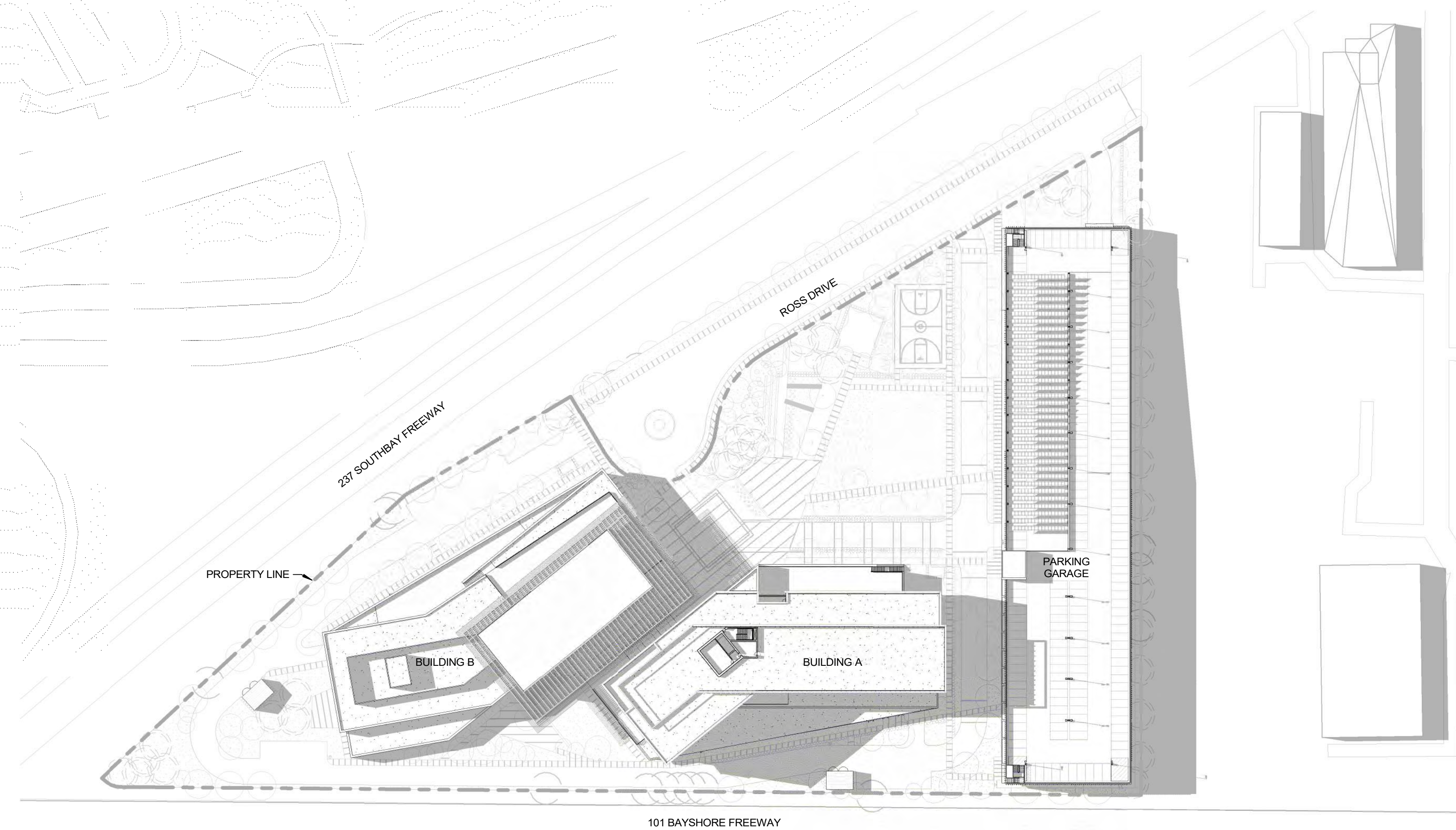




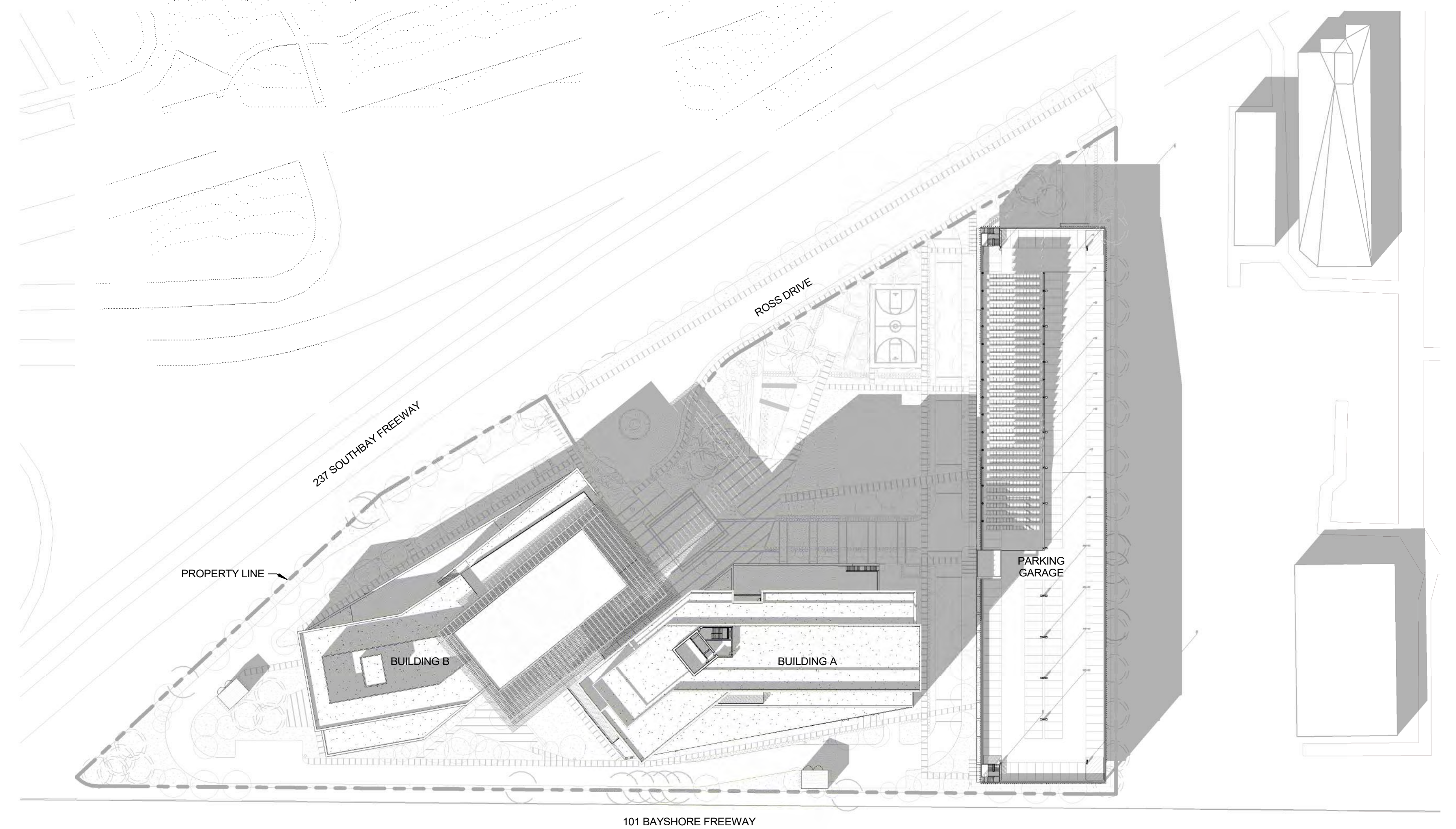
4 EQUINOX - 3PM
1" = 80'-0"



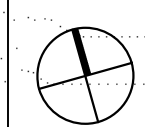
2 WINTER SOLSTICE - 9AM
1" = 80'-0"



3 SUMMER SOLSTICE - 6PM
1" = 80'-0"



1 WINTER SOLSTICE - 3PM
1" = 80'-0"





RENDERING - AERIAL VIEW FROM ROSS DRIVE



RENDERING - AERIAL VIEW FROM 101 FREEWAY



RENDERING - VIEW FROM 101 FREEWAY SOUTH



RENDERING - VIEW FROM ROOF TERRACE



RENDERING - VIEW OF "FORUM"



VIEW OF BUILDING A FROM GARAGE (SOUTH)



VIEW OF BUILDING B FROM NORTHWEST



VIEW OF BUILDING A FROM GARAGE (NORTH)



VIEW OF FORUM FROM SOUTHWEST



VIEW OF PARKING GARAGE FROM DROP-OFF



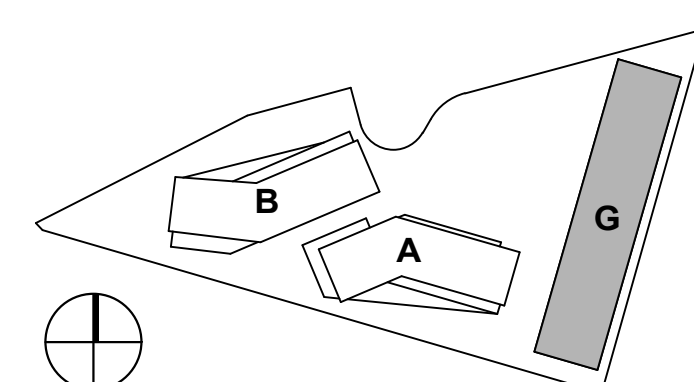
VIEW OF PARKING GARAGE FROM ROSS DRIVE

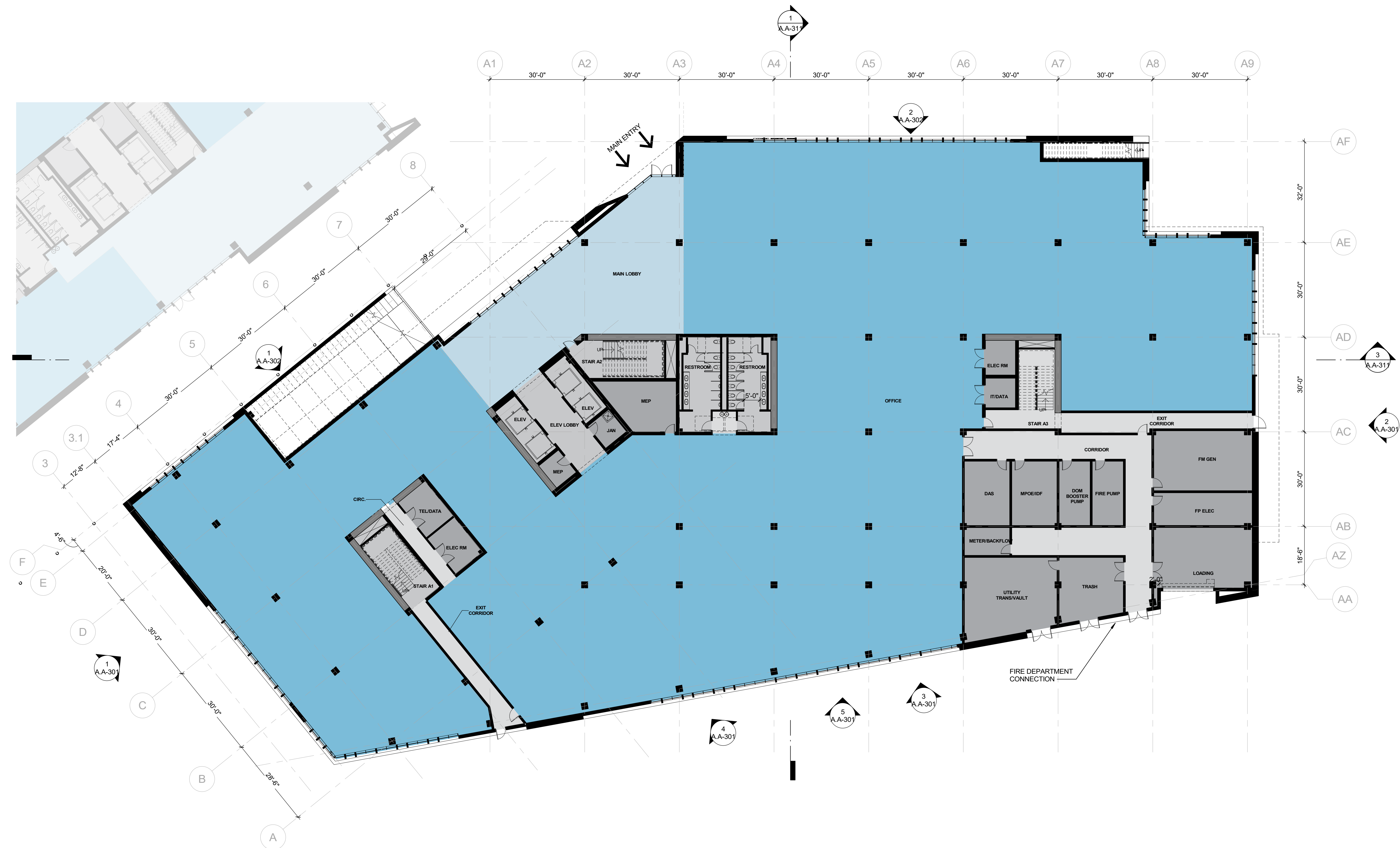


VIEW OF GARAGE LOOKING NORTH

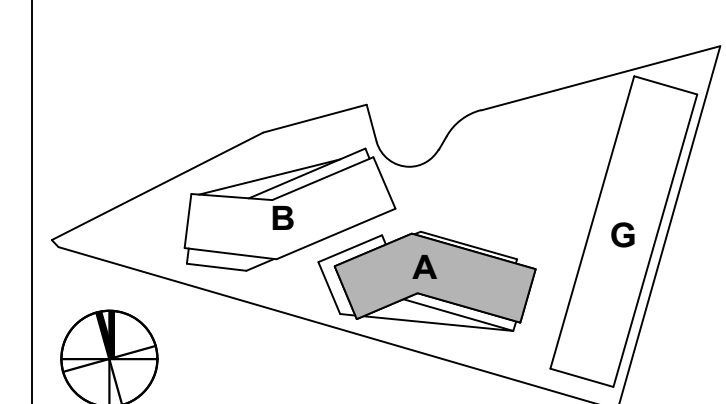


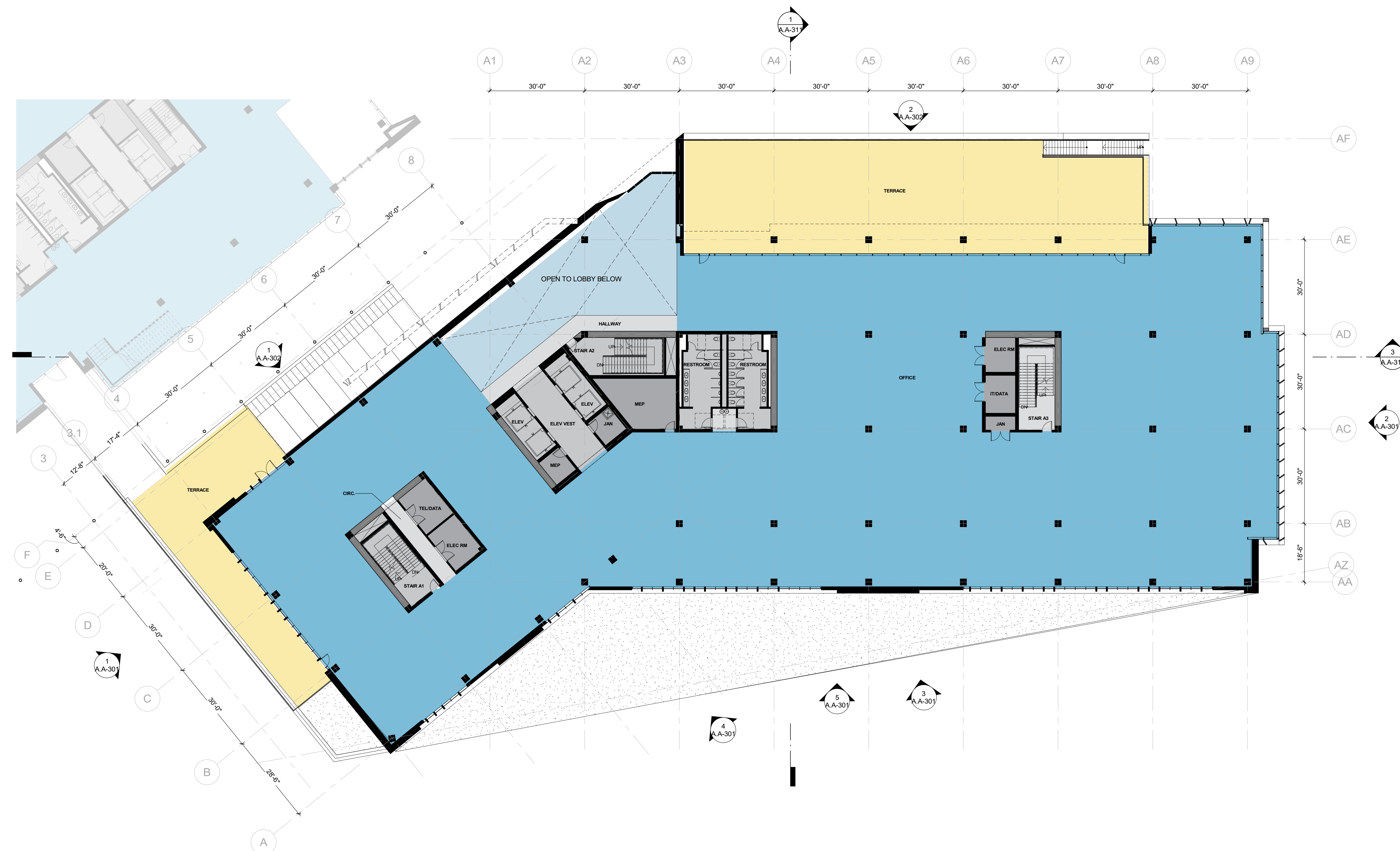
VIEW OF GARAGE LOOKING SOUTH



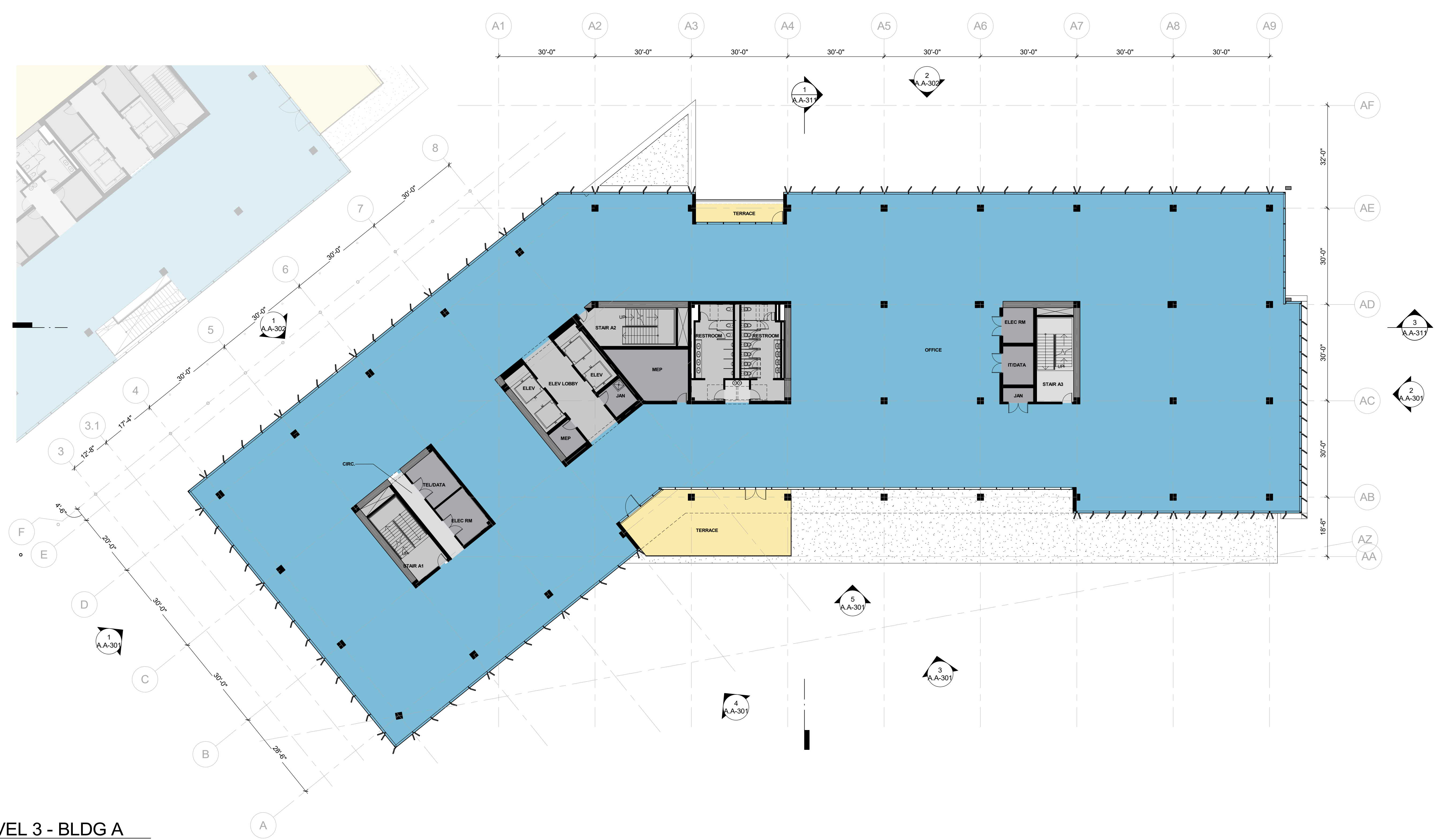


1 FLOOR PLAN - LEVEL 1 - BLDG A
1/16" = 1'-0"

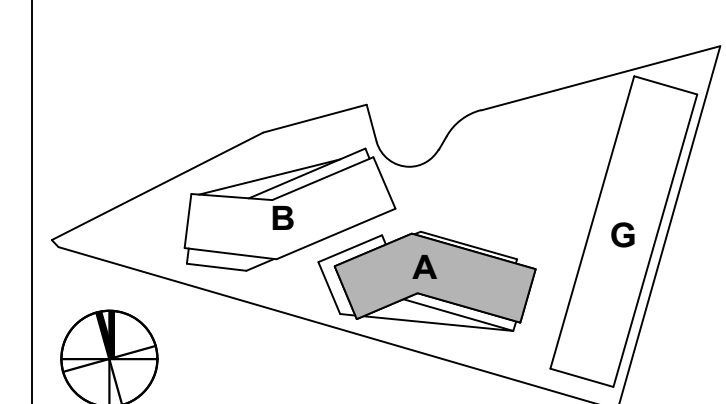


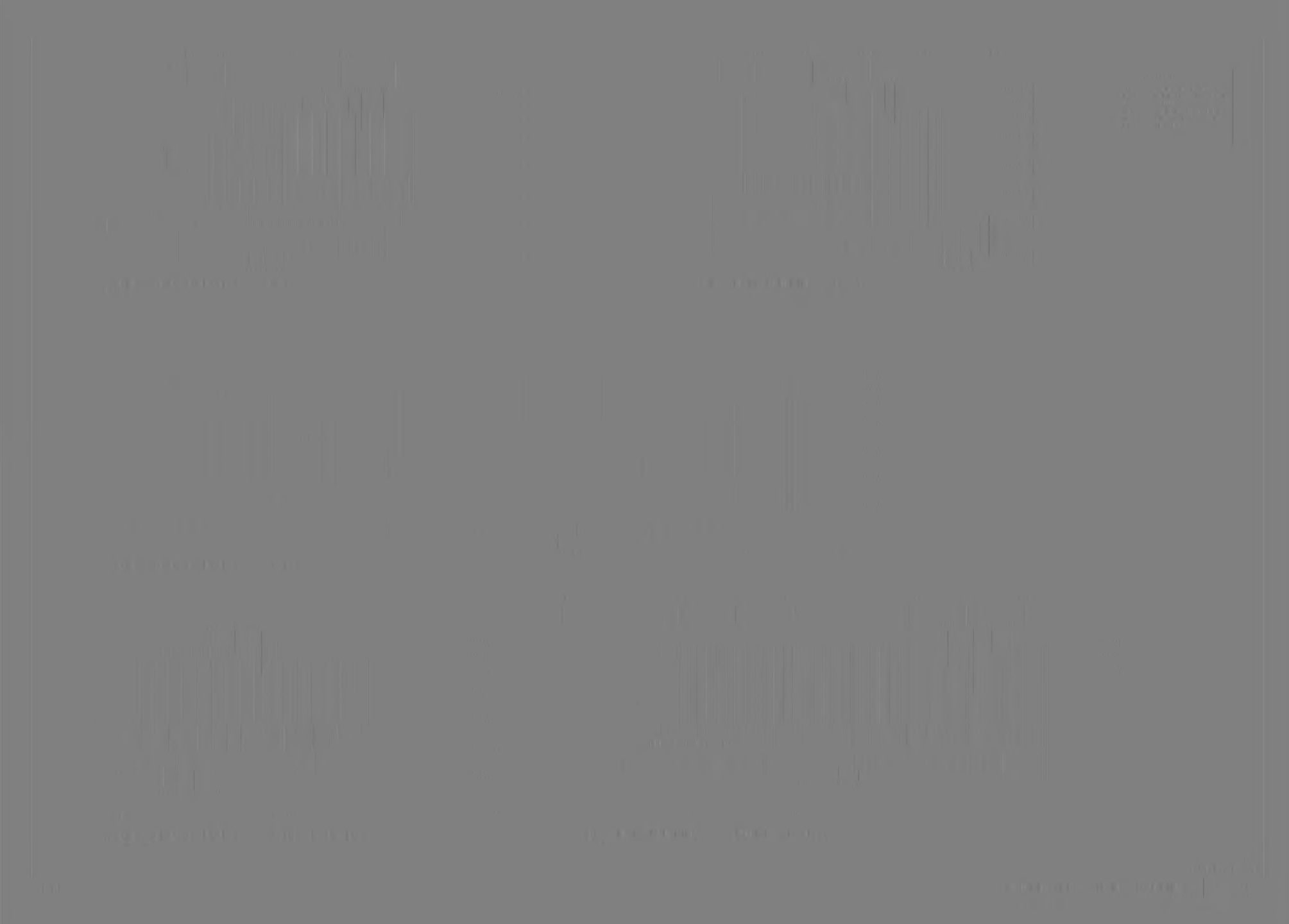


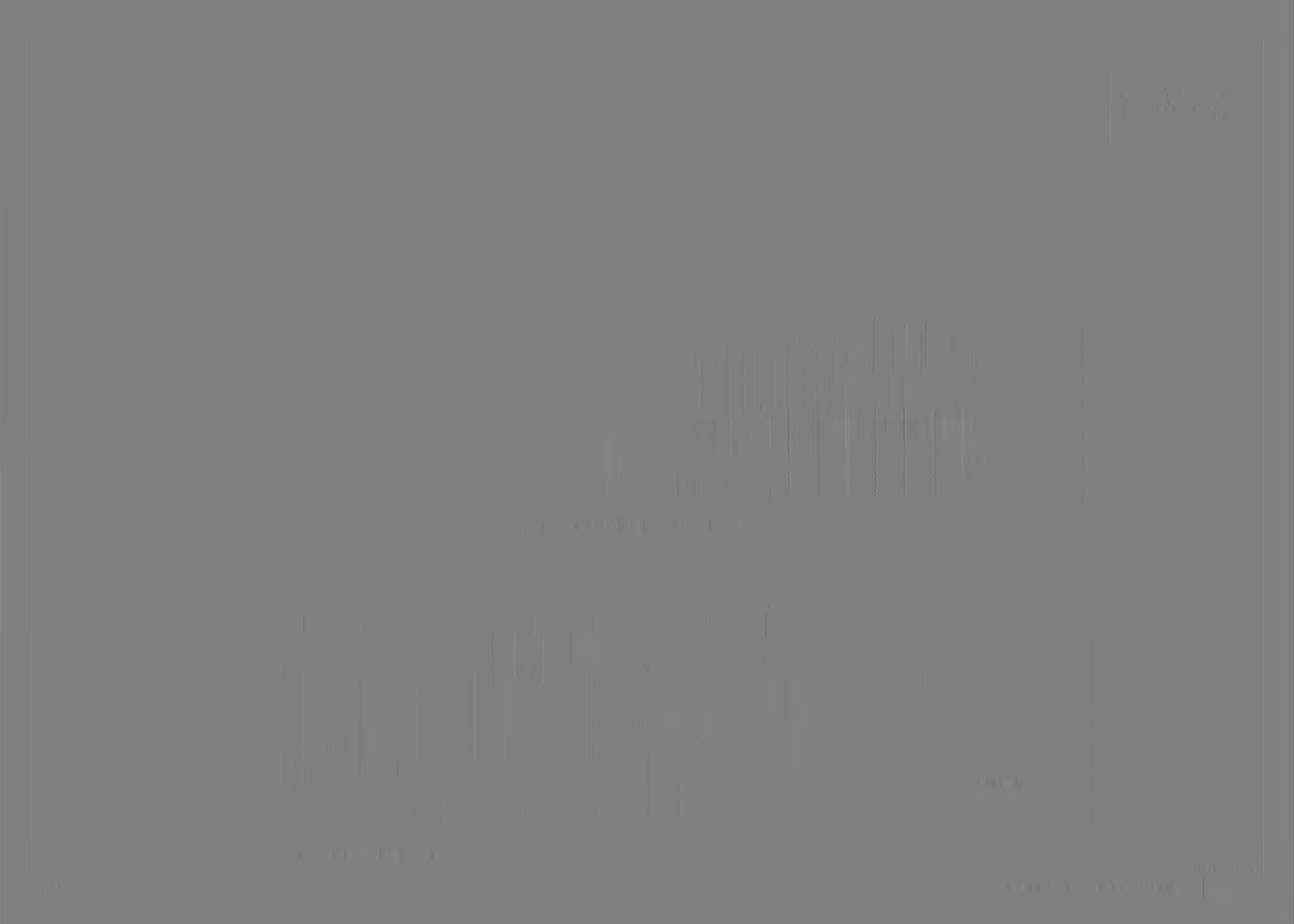
1 FLOOR PLAN - LEVEL 2 - BLDG A
1/16" = 1'-0"

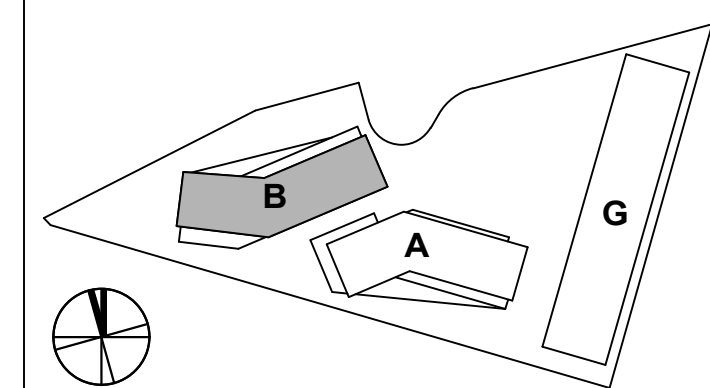
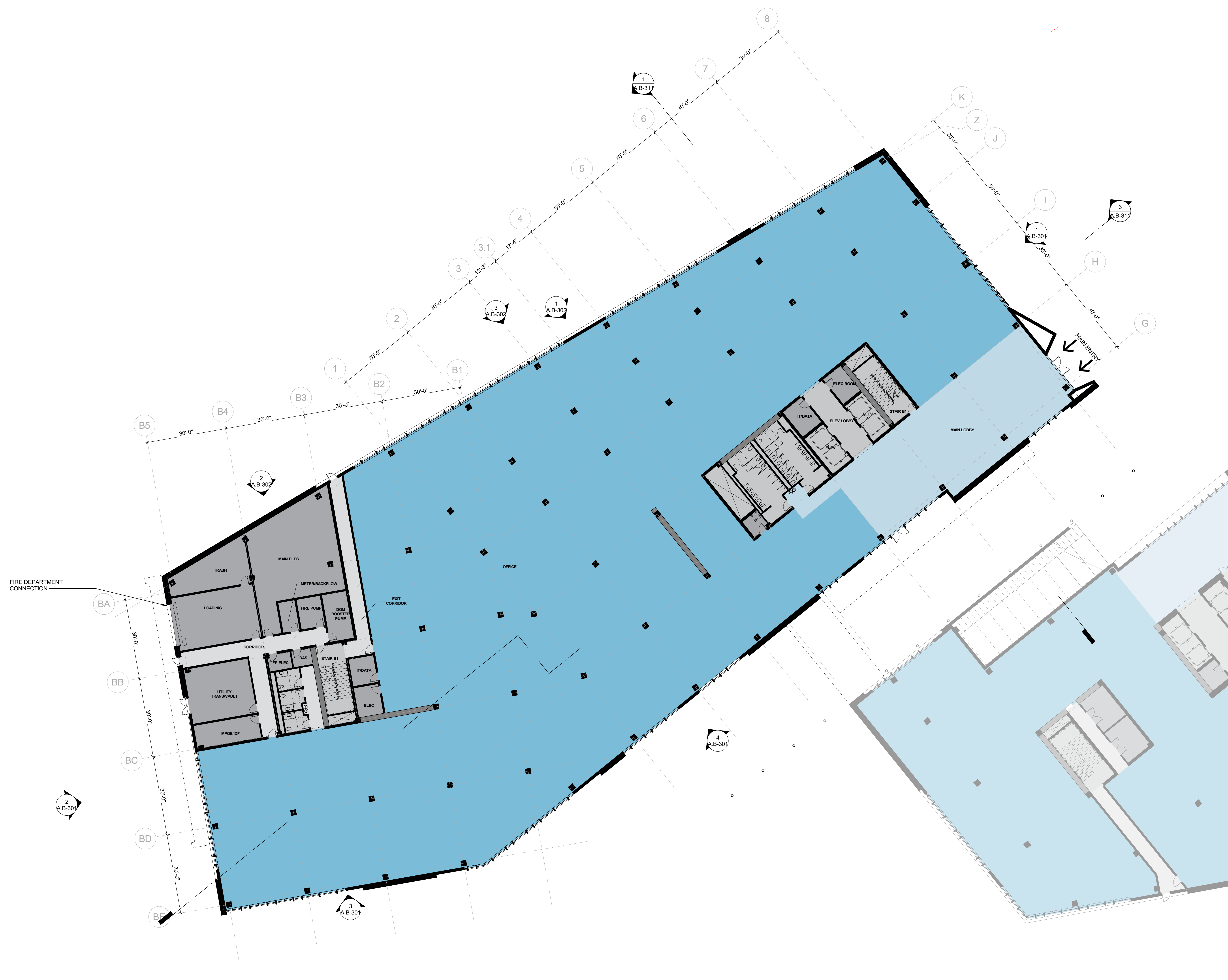


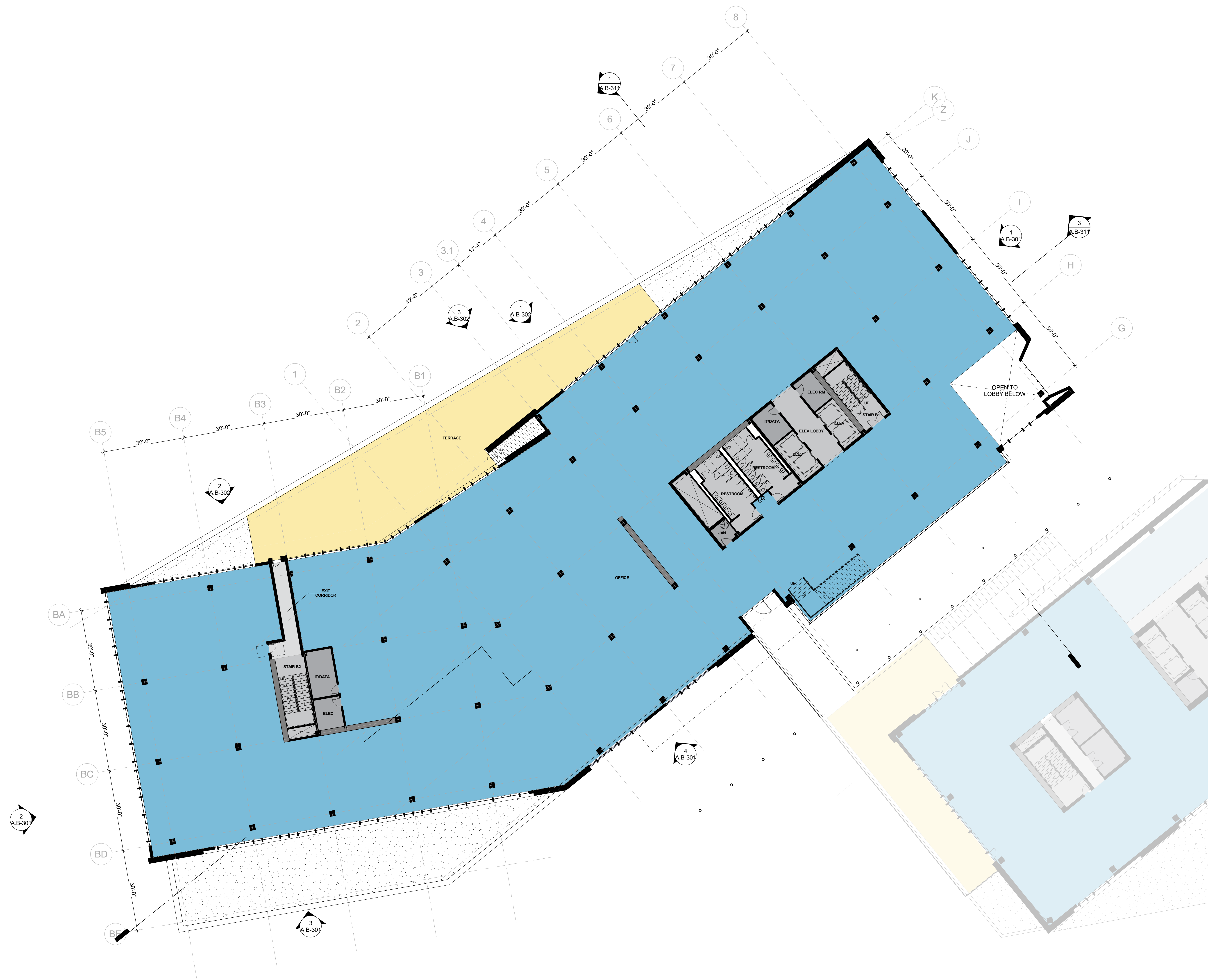
1 FLOOR PLAN - LEVEL 3 - BLDG A
1/16" = 1'-0"



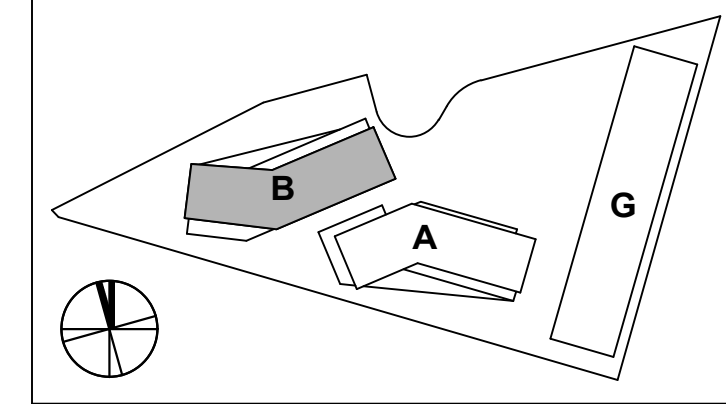








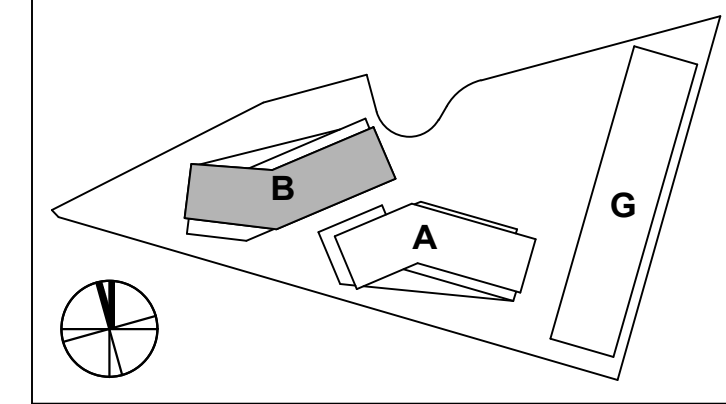
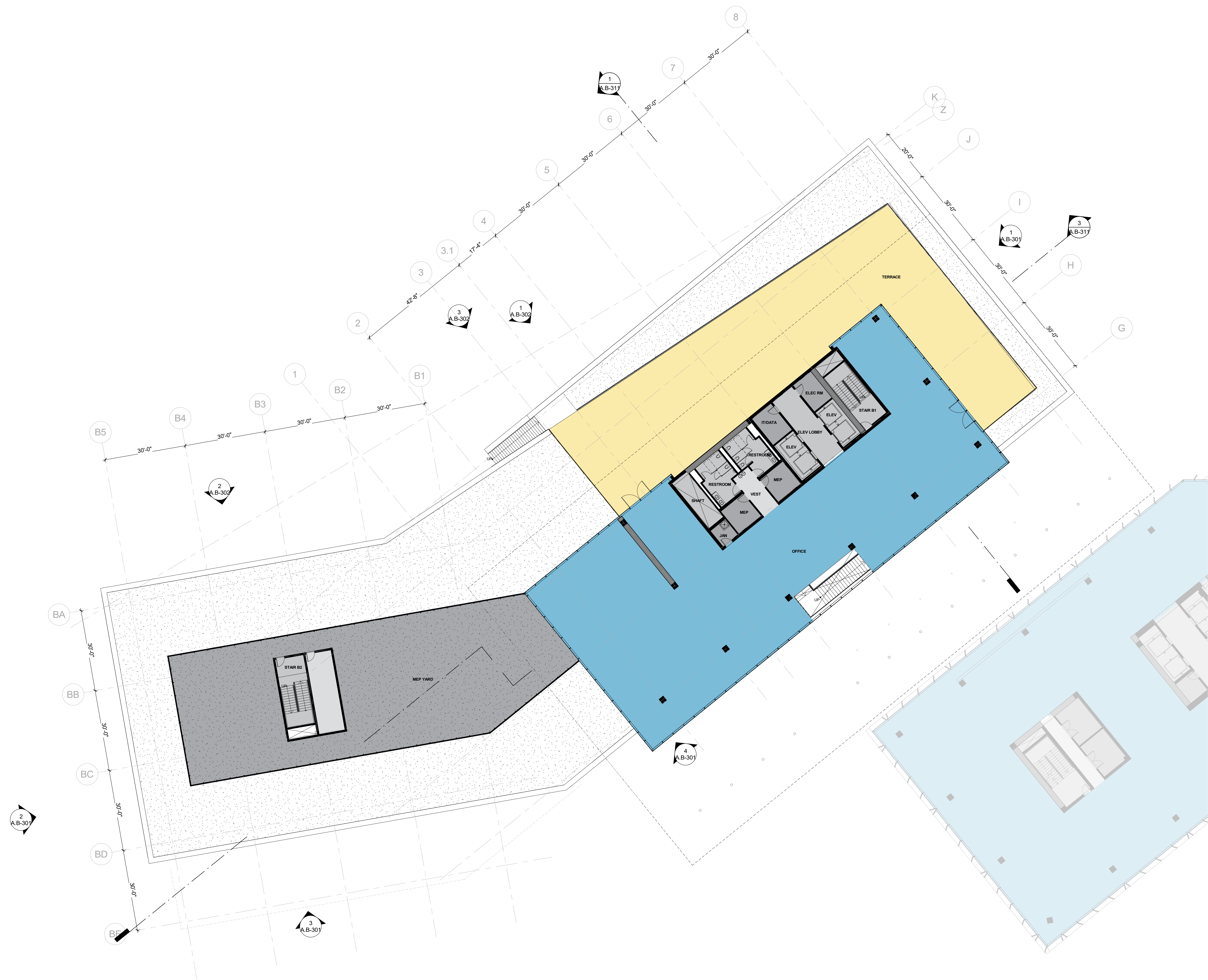
1 FLOOR PLAN - LEVEL 2 - BLDG B
1/16" = 1'-0"



WRNSSTUDIO

03/27/19
PEERY PARK

FLOOR PLAN - BUILDING B - LEVEL 2
PROJECT #: 18024.00
A.B-102
SCALE: 1/16" = 1'-0"

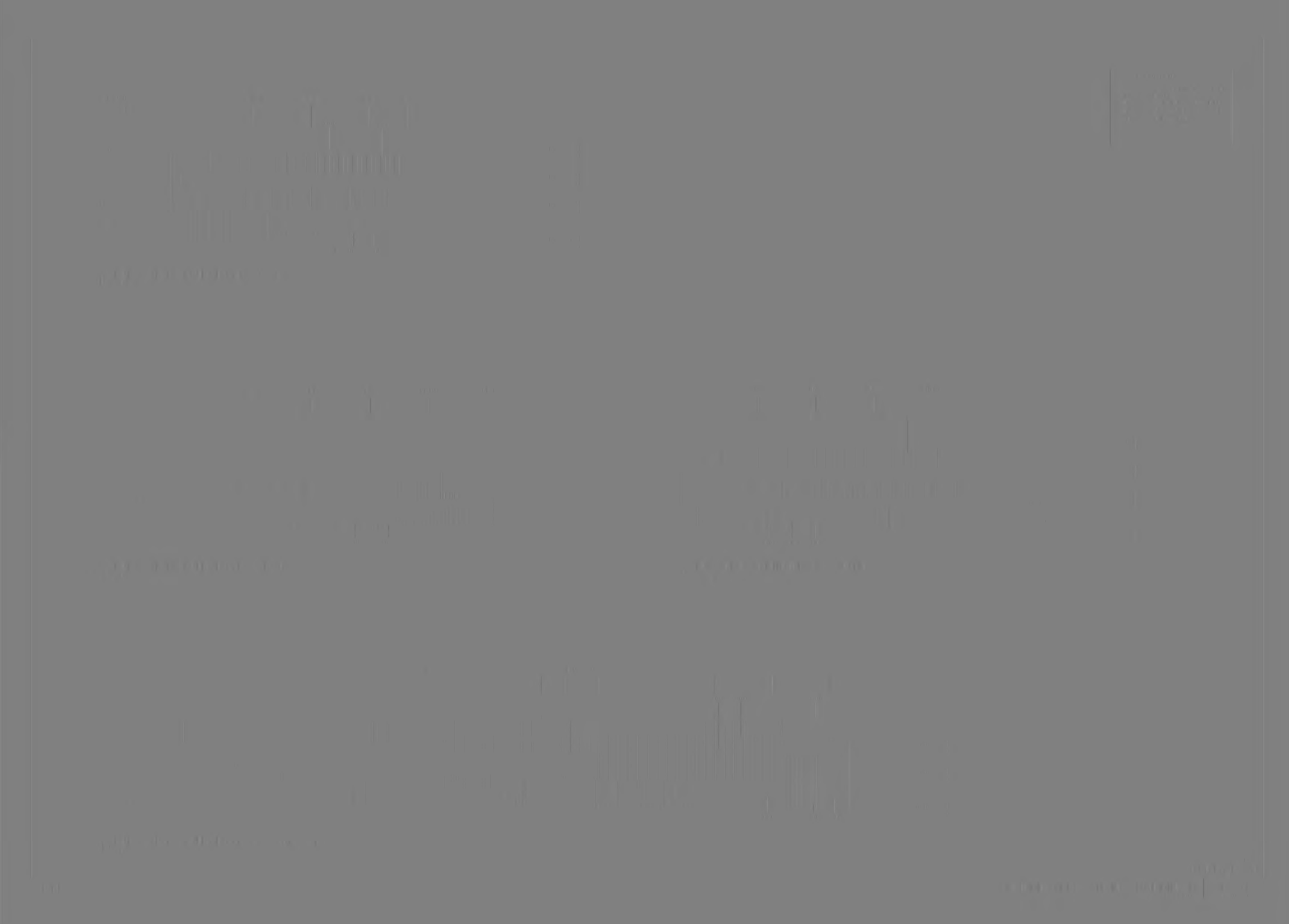
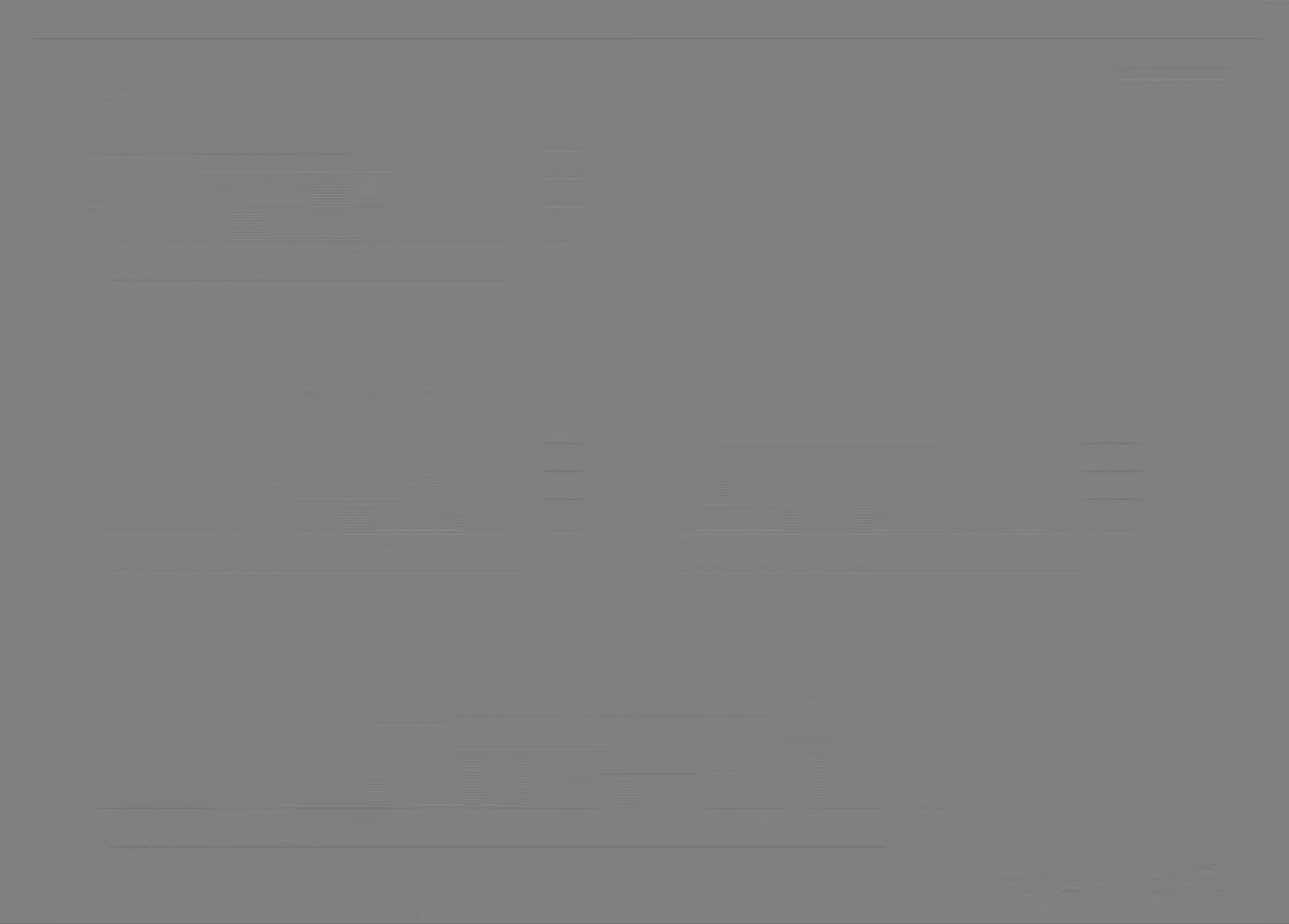
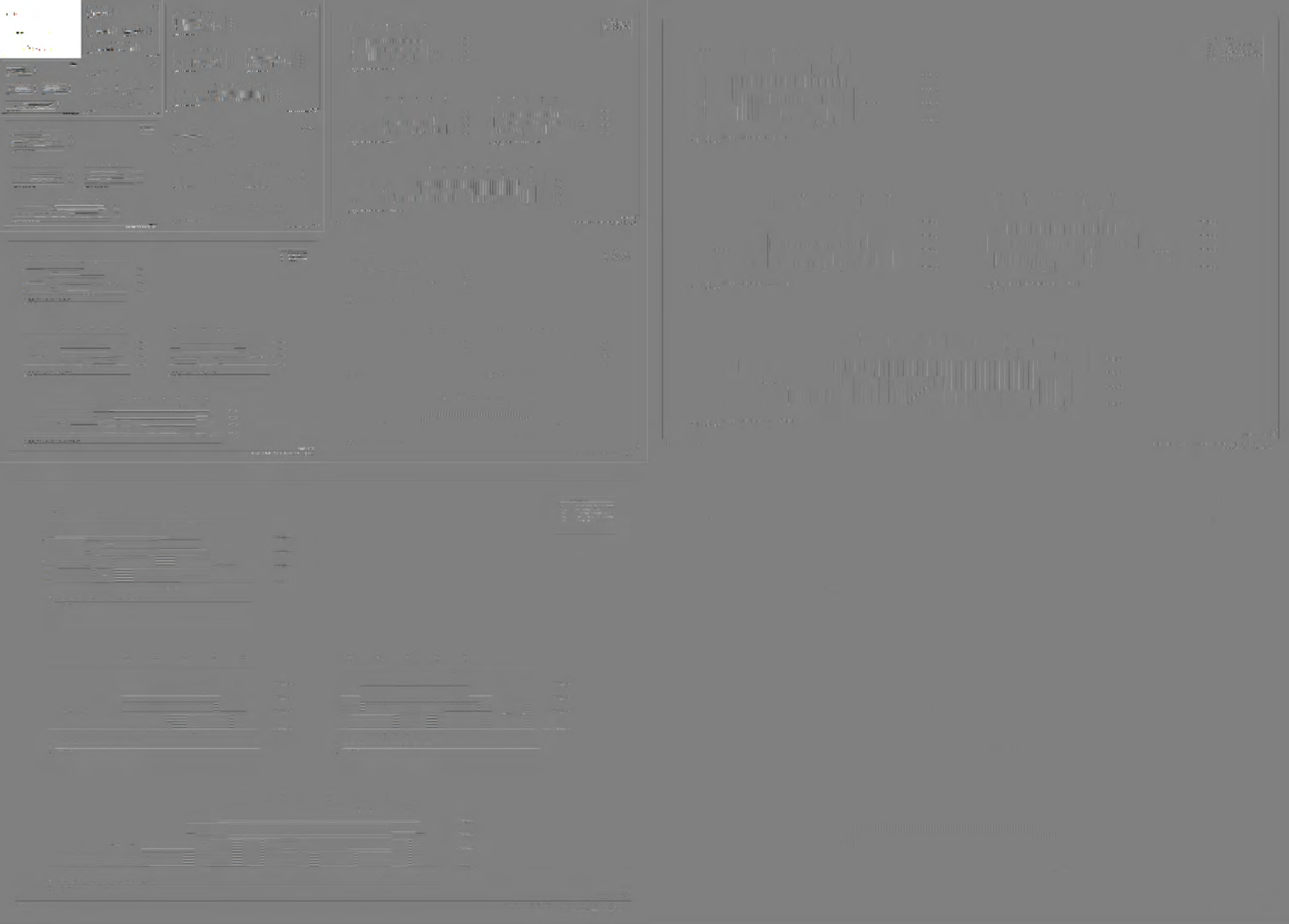


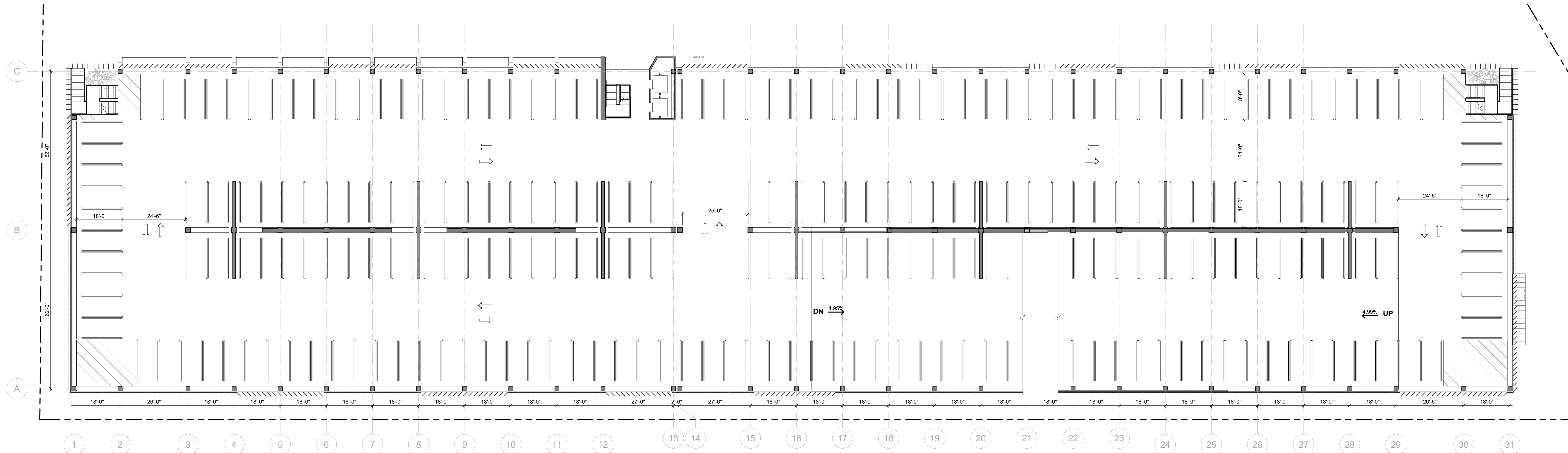
WRNSSTUDIO

03/27/19
PEERY PARK

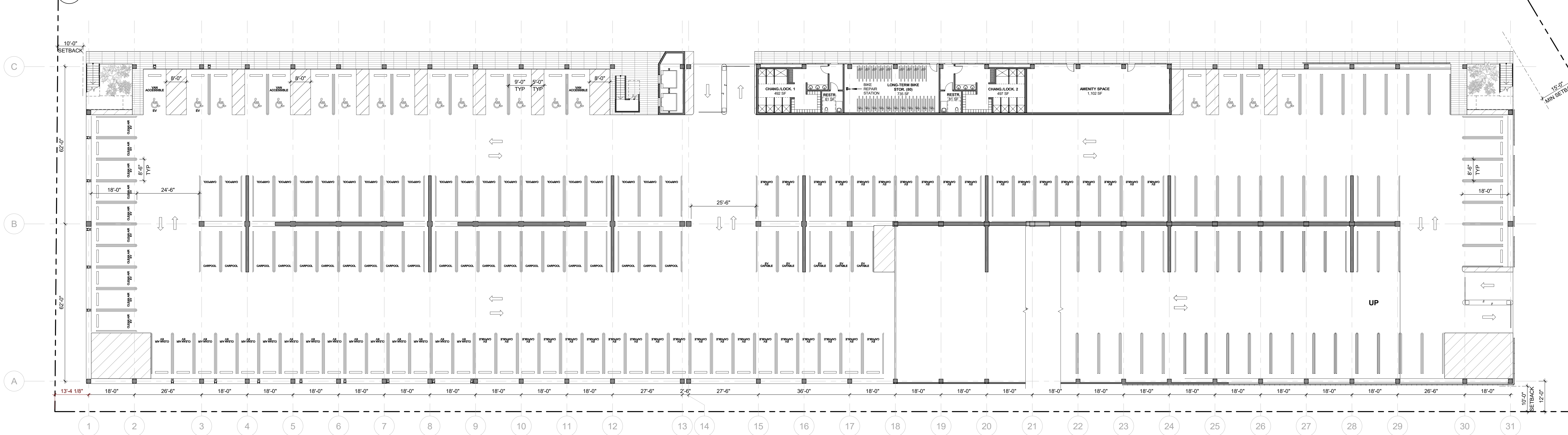
FLOOR PLAN - BUILDING B - LEVEL 3
PROJECT #: 18024.00

A.B-103
SCALE: 1/16" = 1'-0"





2 FLOOR PLAN - TYP. FLOOR
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL P1
1/16" = 1'-0"

PARKING STALLS NOTES:

- ALL STANDARD SPACES TO BE 8'-6" x 18'-0"
- DOUBLE LINES, 12" APART MEASURED FROM CENTER AND 4" WIDE TO MARK THE SIDES OF EACH SPACE
- LINES ARE 16" LONG WITH ROUNDED RADIUS ENDS

PARKING COUNT

• LEVEL P1	212 STALLS
• LEVEL P2	232 STALLS
• LEVEL P3	238 STALLS
• LEVEL P4	108 STALLS
• PARKING GARAGE TOTAL:	788 STALLS
• SURFACE (VISITOR PARKING)	30 STALLS
• PROJECT TOTAL:	804 STALLS

PARKING CALCULATIONS

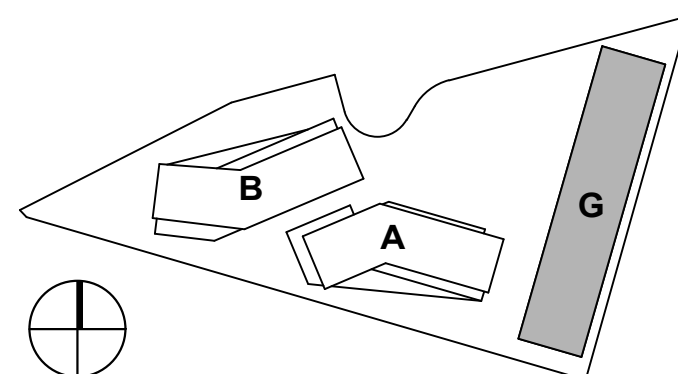
- OFFICE GROSS SQUARE FOOTAGE: 288,163 GSF
- OFFICE LEASABLE AREA @ 90% EFFICIENCY: 259,347 LSF
- OCCUPANTS / FTE: 2,594 FTE
- **PARKING STALLS PROVIDED:** 804 STALLS (3.1 / 1,000 SF)
- PARKING REQUIREMENTS (MIN: 2/1,000 SF - MAX: 4/1,000 SF)
- ADA PARKING STALLS REQ'D @ 2% OF TOTAL: 17 STALLS (3 VAN)
- OF WHICH, VAN ACCESSIBLE REQ'D @ 1% OF ADA TOTAL: 1 STALL
- LOW-EMITTING, FUEL-EFFICIENT, CARPOOL / VANPOOL @ 8% OF TOTAL PER CALGREEN 5.106.5.2: 66 STALLS (25 STALLS)
- OF WHICH, LOW-EMITTING, FUEL-EFFICIENT, EV @ 3%: (41 STALLS)
- OF WHICH, CARPOOL / VANPOOL @ 5%: 49 STALLS
- EV CAPABLE @ 6% OF TOTAL PER CALGREEN 5.106.5.3.3: 1 STALLS
- EV ADA PER CBC 11B-228.3.2.1: 1 STALL
- EV ADA VAN PER CBC 11B-228.3.2.1: 1 STALL

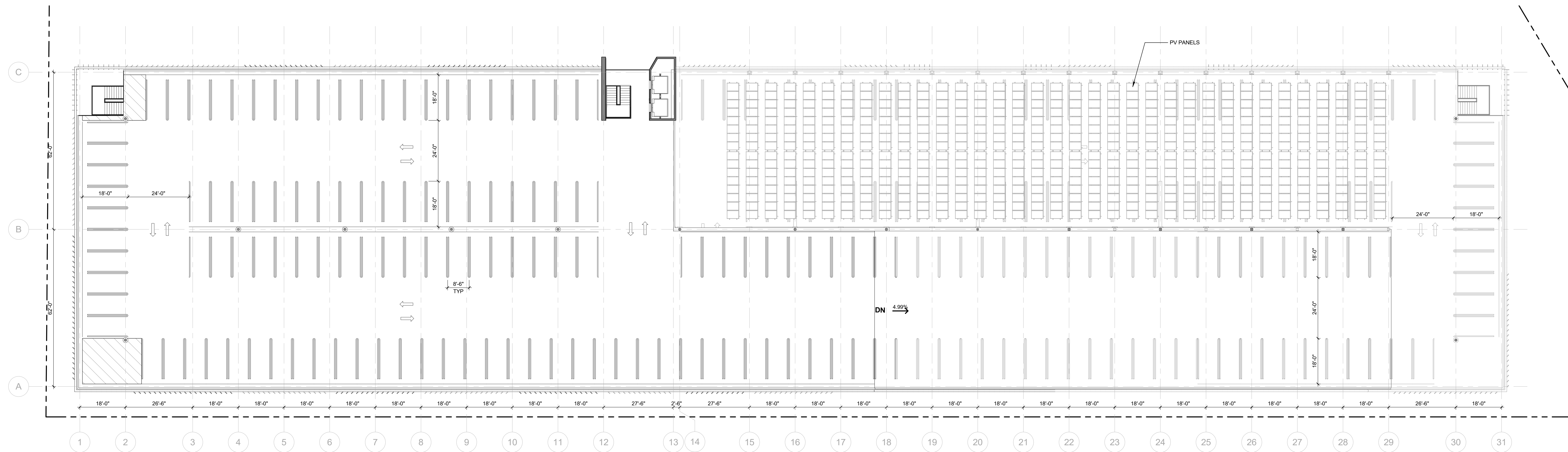
BIKE PARKING CALCULATIONS

- LONG-TERM BICYCLE PARKING REQ'D @ 5% OF TENANT PARKING SPACES PER CALGREEN 5.106.4.1: 40 SPACES
- LONG-TERM BICYCLE PARKING PROVIDED (CLASS I SECURE): 80 SPACES
- SHORT-TERM BICYCLE PARKING REQ'D @ 5% OF 30 VISITOR PARKING SPACES PER CALGREEN 5.106.4.1: 2 SPACES
- SHORT-TERM BICYCLE PARKING PROVIDED ON SITE (CLASS II): 20 SPACES

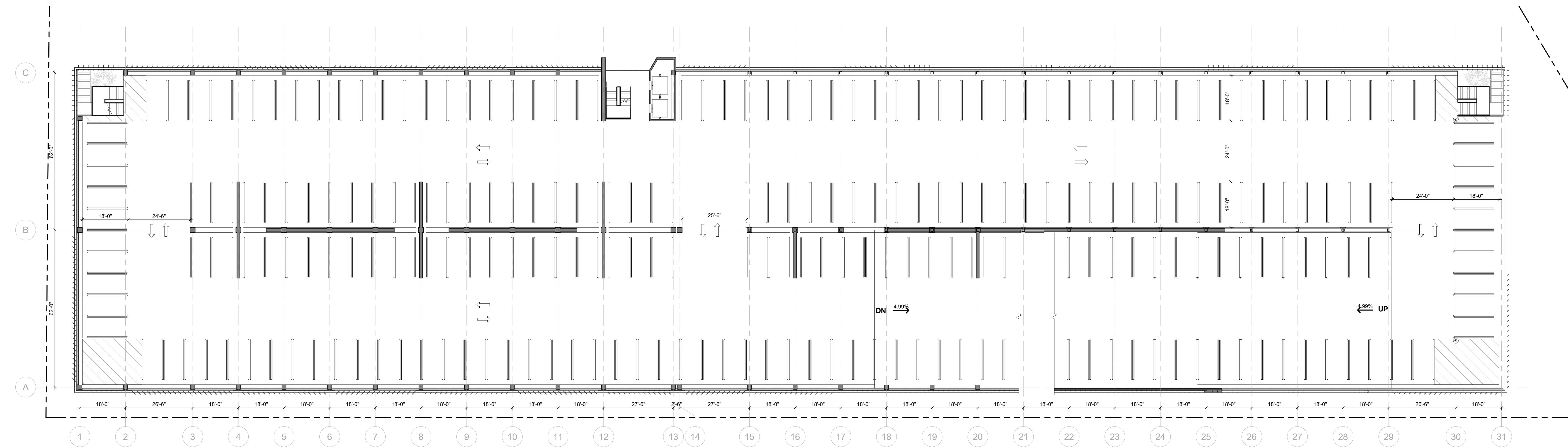
VOLUNTARY CALGREEN MEASURES

- SHOWER/ CHANGING STALLS REQ'D FOR EACH 200 FTE, PER AS.106.4.3: 13 STALLS
- SHOWER/ CHANGING STALLS PROVIDED: 14 STALLS
- 2-TIER LOCKERS REQ'D FOR EACH 50 FTE, PER AS.106.4.3: 52 LOCKERS
- 2-TIER LOCKERS PROVIDED: 46 LOCKERS

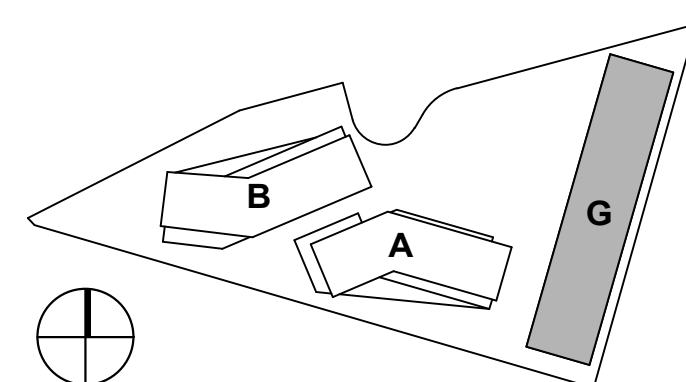


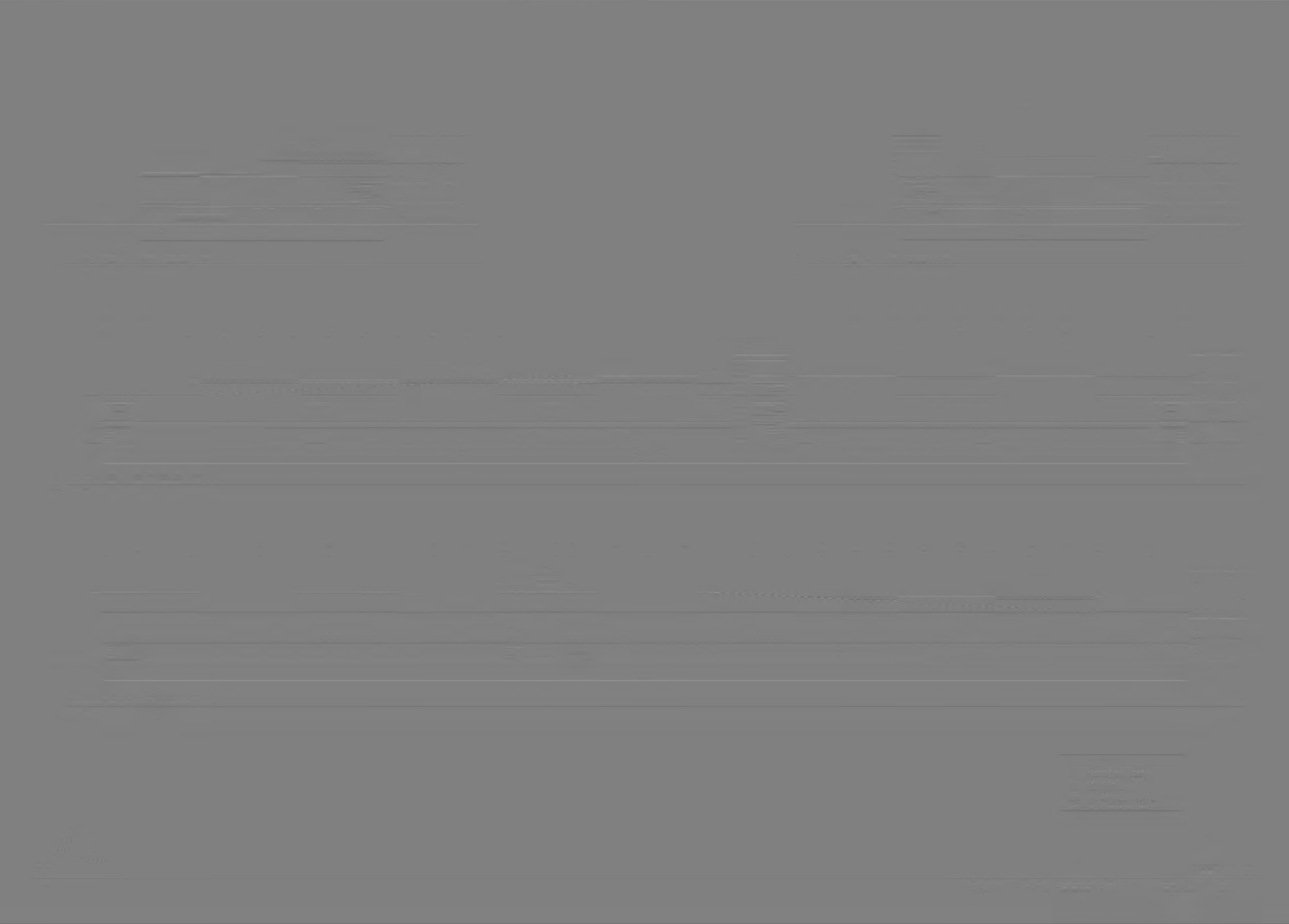


2 FLOOR PLAN - LEVEL P4
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL P3
1/16" = 1'-0"







BOARD FORMED CONCRETE
AT ALL BUILDINGS (C1)



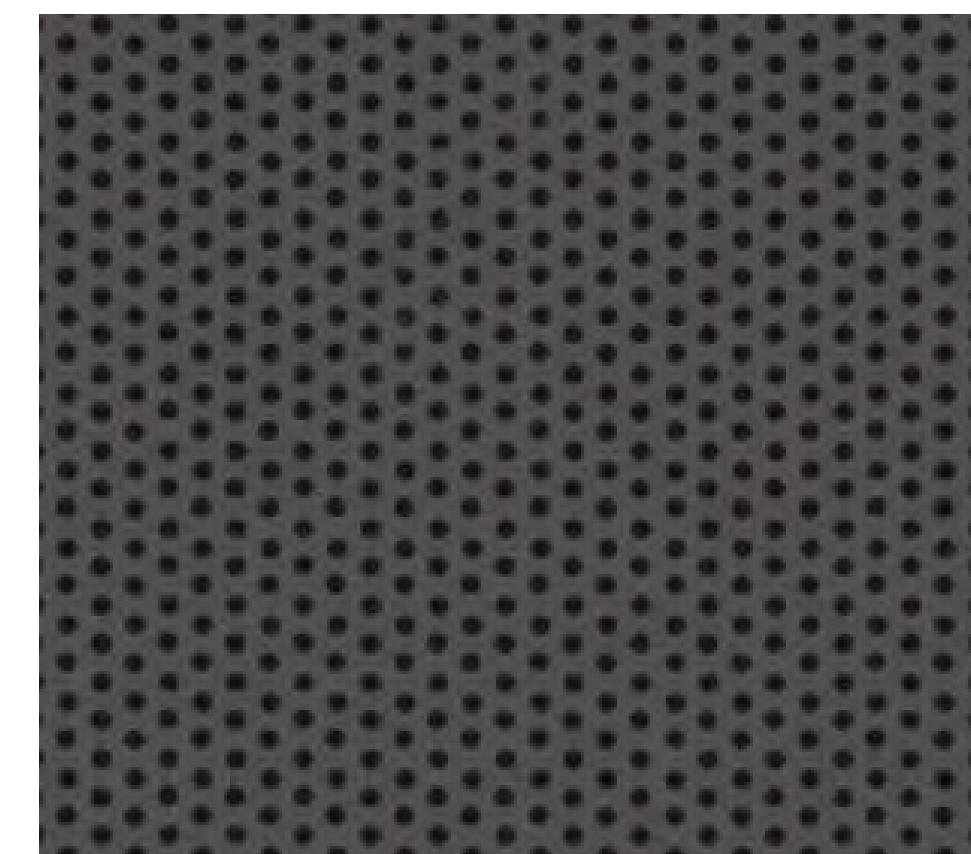
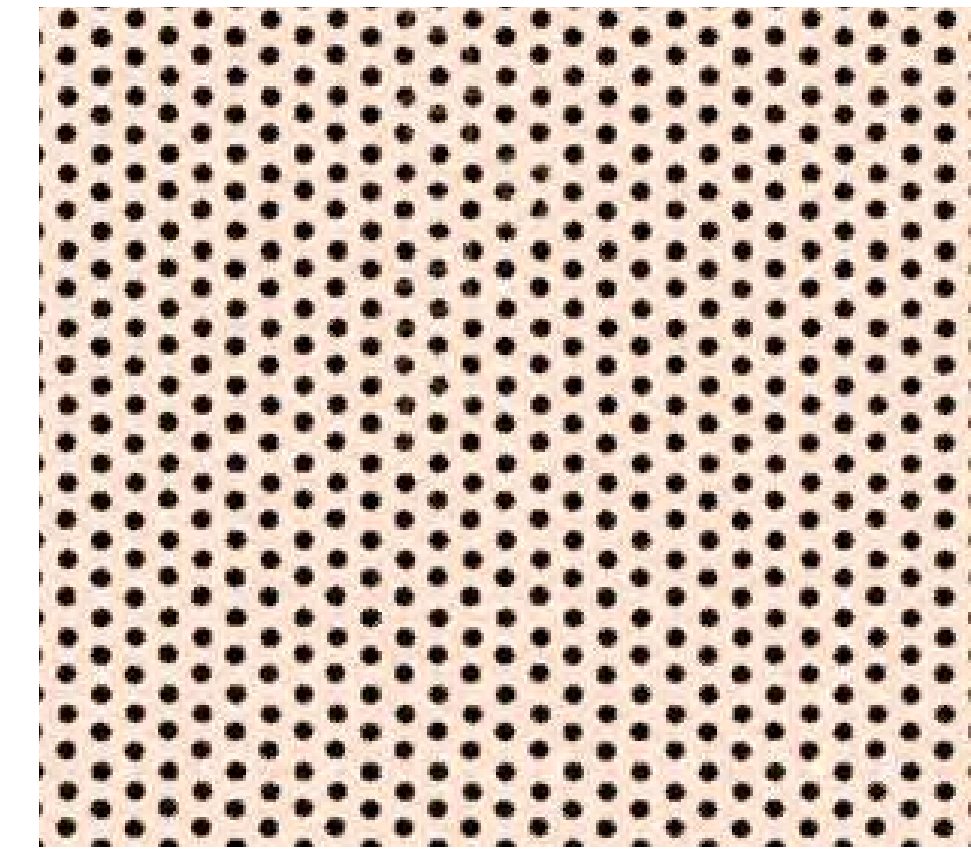
CAST-IN-PLACE CONCRETE
PARKING GARAGE (C-2)



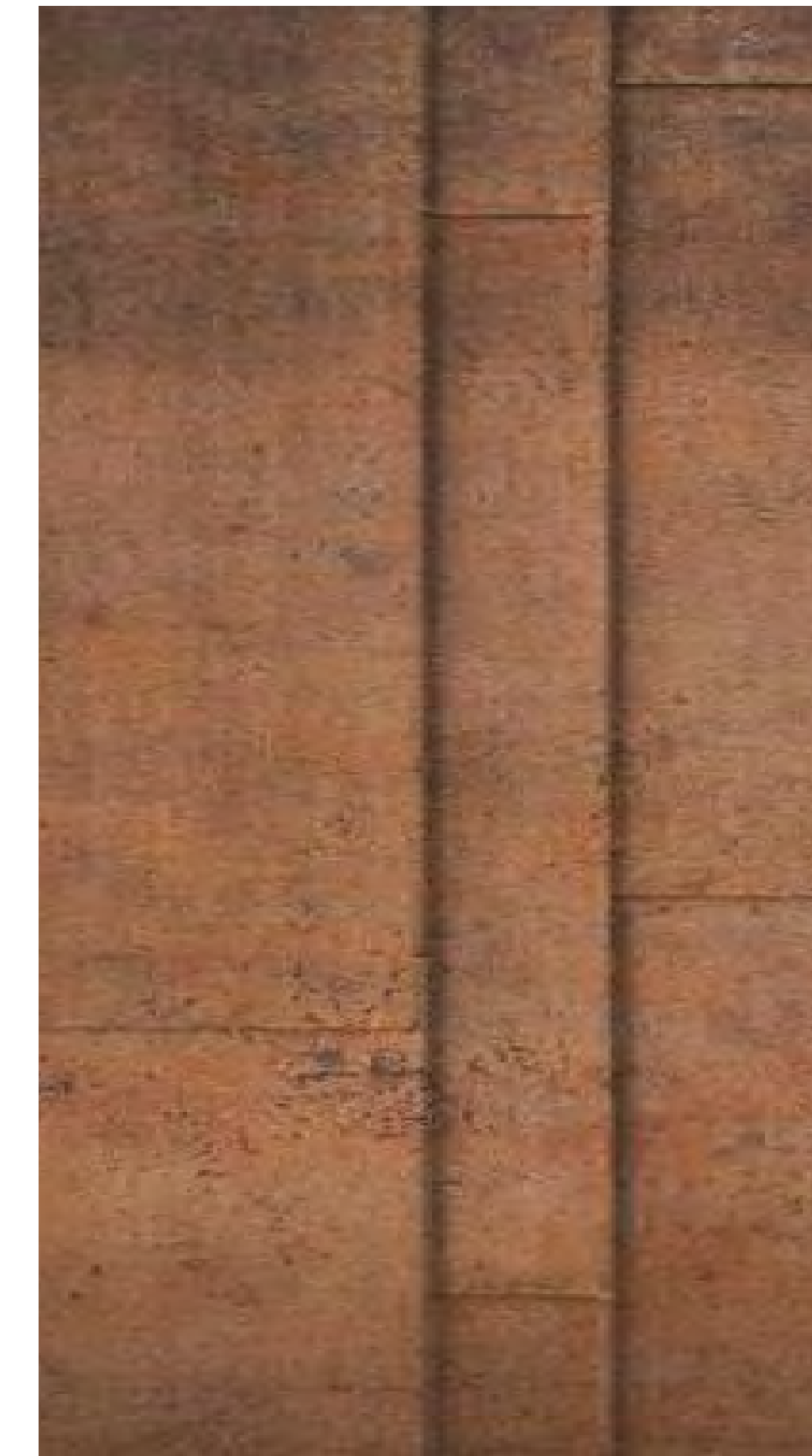
ANODIZED COPPER SIDING
OFFICE BUILDINGS (MP-1)



PERFORATED METAL, PERFORATED
OFFICE BUILDINGS (MP-2)



PERFORATED METAL SCREEN
PARKING GARAGE & TRASH ENCL (MP-3)



CORTEN STEEL, STANDING SEAM
TRASH ENCLOSURE (MP-4)



EXTERIOR WOOD SOFFIT
OFFICE BUILDINGS



INSULATED GLAZING
OFFICE BUILDINGS (GL-1 & GL-2)



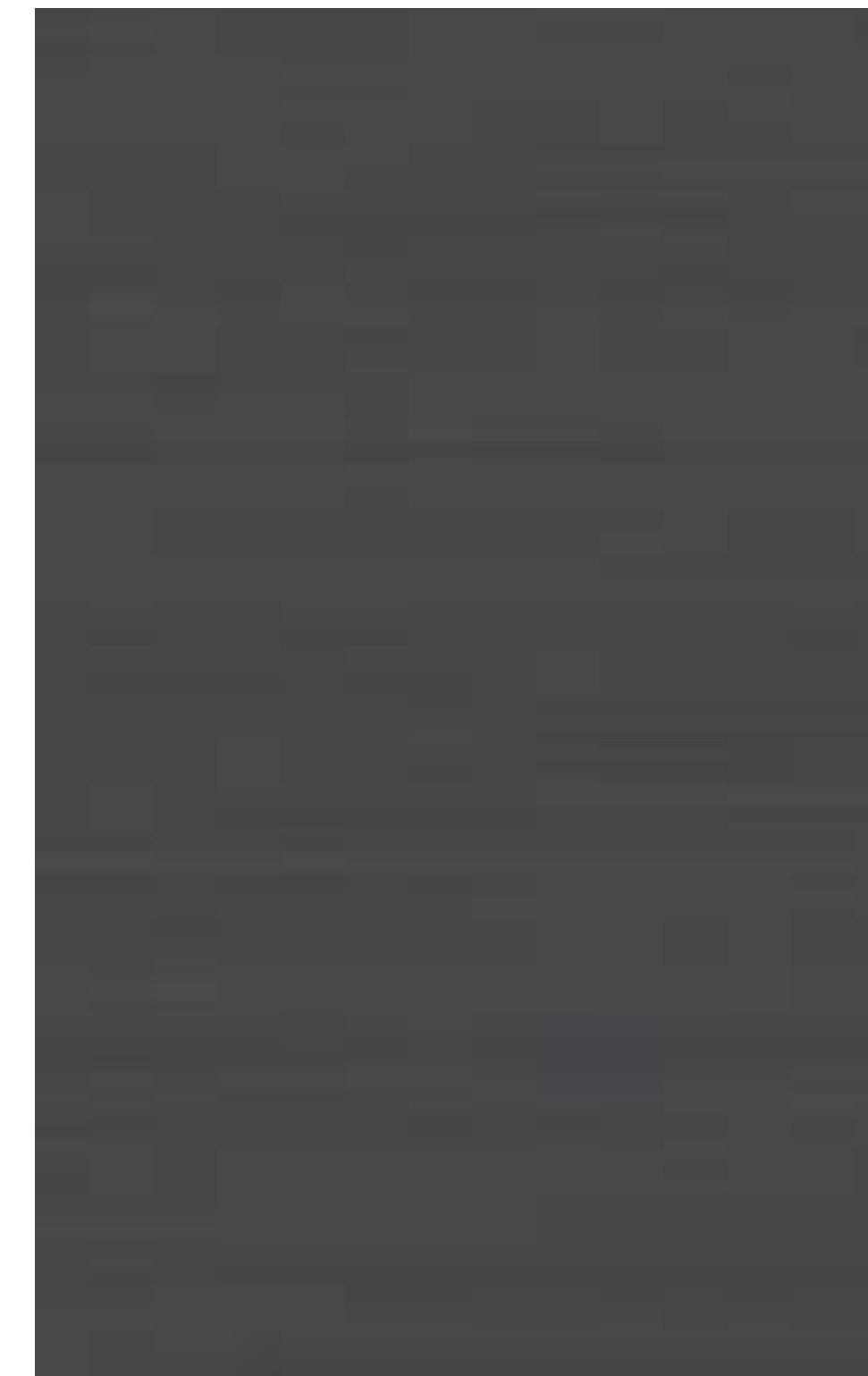
PRIVACY GLAZING, FRITTED
PARKING GARAGE (GL-3)



FIBER REINFORCED POLYMER FINS
OFFICE BUILDINGS (FRP-1)



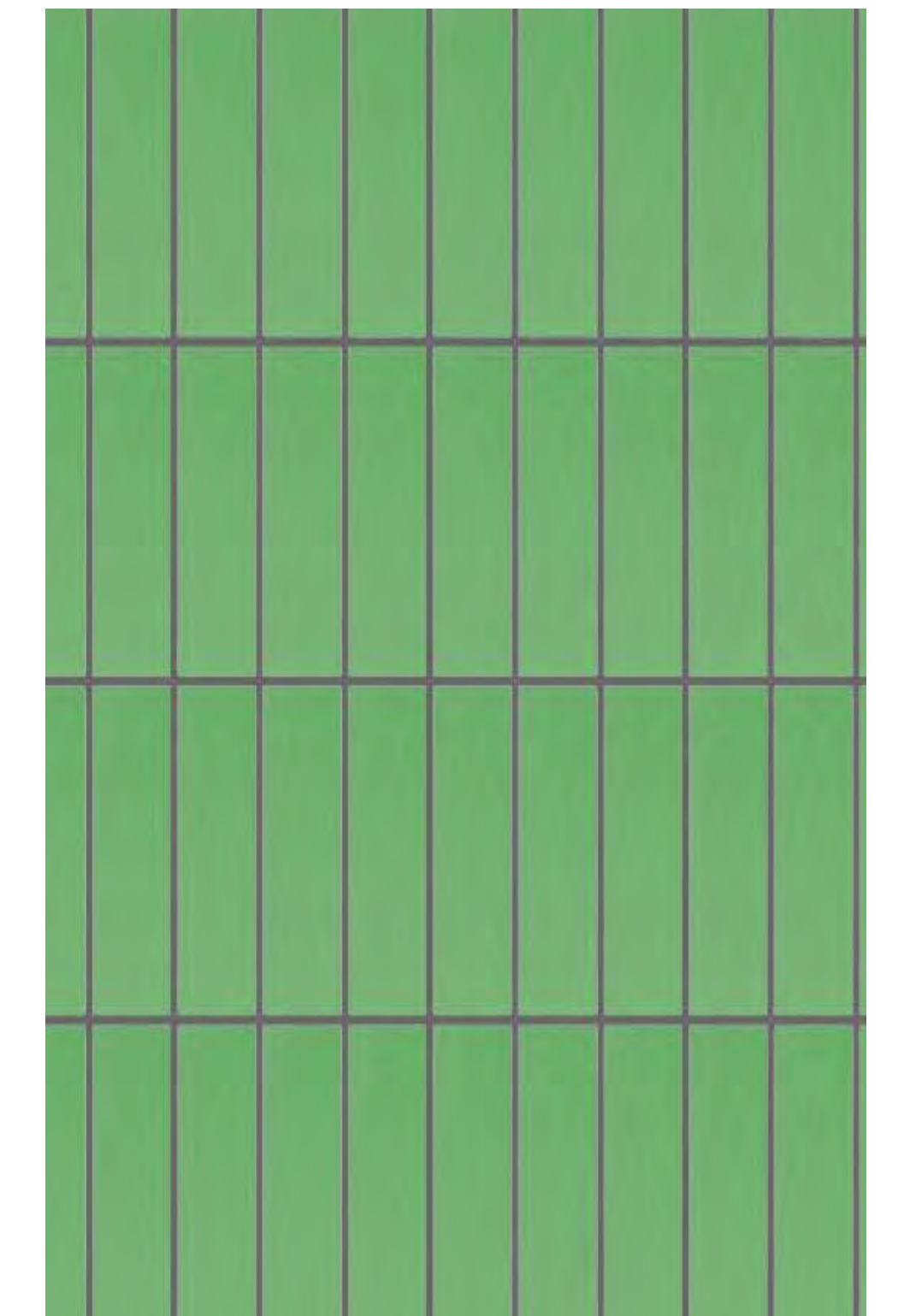
METAL, PAINTED WHITE
OFFICE BUILDINGS (MTL-1)



METAL, PAINTED DARK GREY
TRASH ENCLOSURE (MTL-2)



HIGH PRESSURE LAMINATE PLATE
PARKING GARAGE (LAM-1)



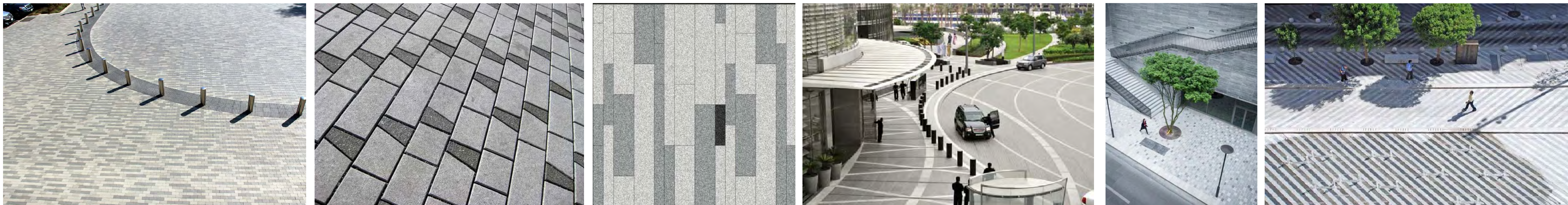
3"x6" CERAMIC TILE, MATTE GREEN
PARKING GARAGE (CT-1)



INSPIRATIONAL IMAGES — TIDAL MARSH/ COASTAL PLAIN



SITE FURNISHING/SITE ELEMENTS



MATERIALS — PAVING PATTERNS



LIGHTING — PARKING AND PEDESTRIAN FIXTURES



MONTEREY CYPRESS



FRINGE TREE



ARBUTUS



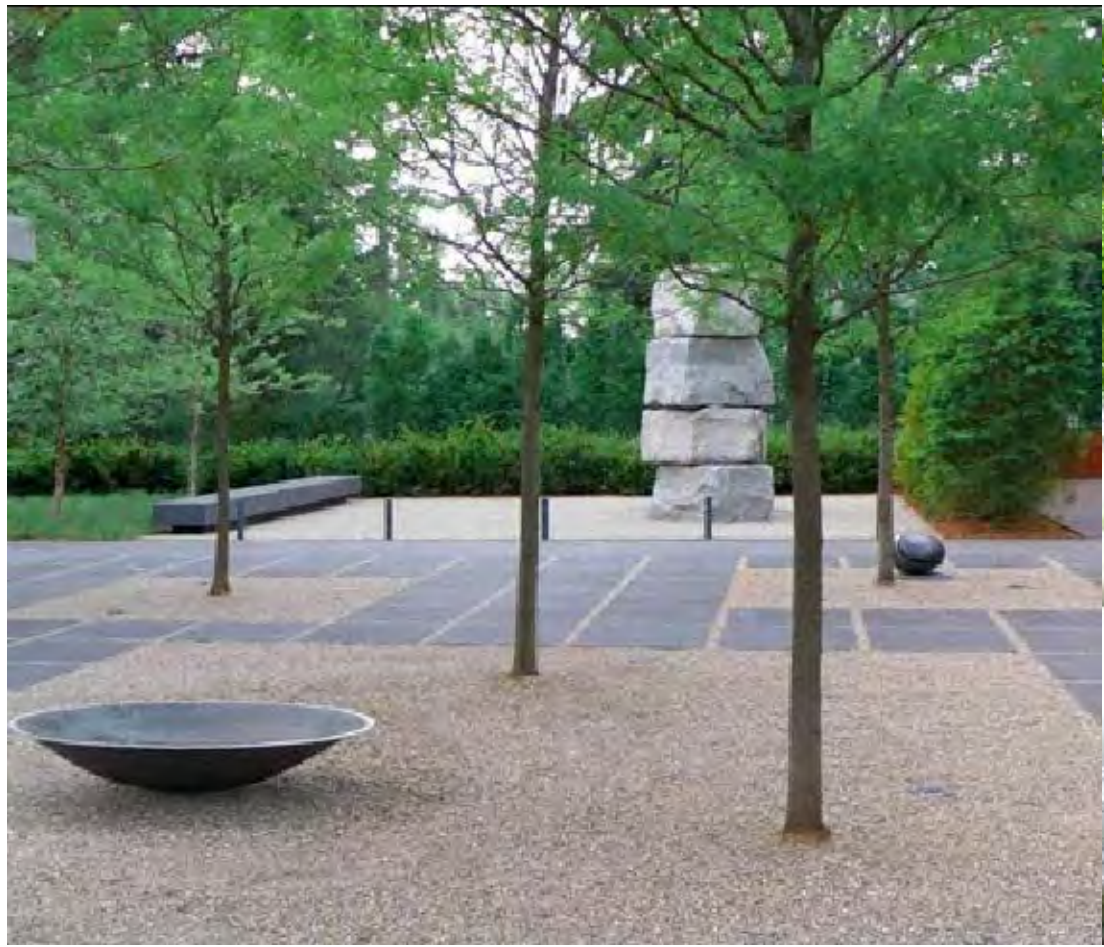
MAYTEN TREE



BAMBOO



DOGWOOD 'MOUNTAIN MOON'



HONEY LOCUST



JAPANESE MAPLE



ALEPPO PINE



COAST LIVE OAK



PINEAPPLE GUAVA



SOUTHERN LIVE OAK



COYOTE BRUSH



AUTUMN MOOR GRASS



LAGUNITA WILD RYE



SLENDER VELDT GRASS



LAVATERA



GAURA WHIRLING BUTTERFLIES



ALOE



YUCCA — SPANISH BAYONET



DWARF STRAWBERRY TREE



CONEFLOWER WITH GRASSES



DWARF OLIVE SHRUB



CEANOTHUS



DWARF KARO

FIXTURE TYPE	FIXTURE IMAGE	LOCATION	FIXTURE DESCRIPTION	MANUFACTURER/ CATALOG NO.	LAMP TYPE	MATERIALS / FINISH COLOR	CONTROL GEAR *	DIMMING PROTOCOL	EXTENDED MATTAGE [W]	WATT (EACH / PER U)	VOLTAGE [V]	COMMENTS
BOE01		VARIOUS	BOLLARD WITH 180-DEG LIGHT OUTPUT. LED ENGINE IS SHIELDED FROM DIRECT VIEW, RESULTING IN A LOW-BRIGHTNESS LIGHT APERTURE. DIMMABLE. EXTRUDED ALUMINUM HOUSING, POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	ERCO 35748-023	LED 3000K 250 DELIVERED LUMENS	SILVER	ILD	0-10V	14	EA	277	
DLF01		PARKING GARAGE CANOPY	DOWNLIGHT CYLINDER WITH 50-DEG BEAM SPREAD. SURFACE MOUNTED TO ELECTRICAL JUNCTION BOX. DIE-CAST ALUMINUM HOUSING, POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	GOTHAM INCITO CYLINDER ICO CYL-30/07-TBD-155-500-277-US2-WM5	LED 3000K 700 DELIVERED LUMENS	TBD	ILD	0-10V	10	EA	277	
DLF02		EXTERIOR BUILDING SOFFITS	RECESSED, AIMABLE DOWNLIGHT WITH 40-DEG BEAM SPREAD. LOCKABLE TILT UP TO 40-DEGREES AND HORIZONTAL ROTATION UP TO 360-DEGREES. TRIM OF DIECAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	LUCIFER PRAXION 4 F4RMAD-2-TBD-TBD-80C36A2-3Y1-TR2	LED 3000K 1000 DELIVERED LUMENS	TBD	ILD	TRAILING EDGE	14	EA	277	
DLF03		MAIN ENTRANCES	RECESSED, AIMABLE DOWNLIGHT WITH 15-DEG BEAM SPREAD. LOCKABLE TILT UP TO 40-DEGREES AND HORIZONTAL ROTATION UP TO 360-DEGREES. TRIM OF DIECAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	LUCIFER PRAXION 4 F4RMAD-2-TBD-TBD-80C36A2-3Y1-TR2	LED 3000K 1390 DELIVERED LUMENS	TBD	ILD	TRAILING EDGE	21	EA	277	
DLF04		MAIN ENTRANCES	RECESSED, AIMABLE DOWNLIGHT WITH 40-DEG BEAM SPREAD. LOCKABLE TILT UP TO 40-DEGREES AND HORIZONTAL ROTATION UP TO 360-DEGREES. TRIM OF DIECAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	LUCIFER PRAXION 4 F4RMAD-2-TBD-TBD-80C36A2-3Y1-TR2	LED 3000K 1000 DELIVERED LUMENS	TBD	ILD	TRAILING EDGE	14	EA	277	
DLF05		FORUM	UPLIGHT & DOWNLIGHT CYLINDER WITH 40-DEG BEAM SPREAD (DOWNLIGHT COMPONENT) AND 20X50 DEG OVAL BEAM SPREAD (UPLIGHT COMPONENT). DIE-CAST ALUMINUM HOUSING, POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	ERCO 85107-023	LED 3000K 1200 DELIVERED LUMENS	TBD	ILD	0-10V	20	EA	277	
DLF05B		FORUM	UPLIGHT CYLINDER WITH 20X50 DEG OVAL BEAM SPREAD (UPLIGHT COMPONENT). NO DOWNLIGHT COMPONENT. DIE-CAST ALUMINUM HOUSING, POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	ERCO 85107-023-MOD	LED 3000K 780 DELIVERED LUMENS	TBD	ILD	0-10V	20	EA	277	DLE05B IS THE SAME AS DLE05, BUT WITHOUT DOWNLIGHT COMPONENT.
DLF06		FORUM	SURFACE-MOUNTED, AIMABLE DOWNLIGHT CYLINDER WITH 25-DEG BEAM SPREAD. LOCKABLE TILT AND HORIZONTAL ROTATION. TRIM OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	LUCIFER CYLINDER CY3 CY3-AD-2-TBD-80C36A2-3CA2	LED 3000K 1500 DELIVERED LUMENS	TBD	ILD	0-10V	24	EA	277	
POE01		PARKING GARAGE	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE IV MEDIUM (FORWARD THROW) DISTRIBUTION. 1QTY (SINGLE) FIXTURE HEAD PER POLE LOCATION. FIXTURE HEADS AT NOMINAL 20' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 17'. FIXTURE SHALL SIT ATOP CONCRETE BASE NOMINAL 3" TALL. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T4M-277-TBD	LED 4000K 8260 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	142	EA	277	POLE SPEC TBD.
POE01a2		PARKING GARAGE	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE IV MEDIUM (FORWARD THROW) DISTRIBUTION. 2QTY FIXTURE HEADS ~ 180-DEG ORIENTATION PER POLE LOCATION. FIXTURE HEADS AT NOMINAL 20' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 17'. FIXTURE SHALL SIT ATOP CONCRETE BASE NOMINAL 3" TALL. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T4M-277-TBD	LED 4000K 8260 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	142	EA	277	POLE SPEC TBD.
POE01B-POE01E		PARKING GARAGE	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE IV MEDIUM (FORWARD THROW) DISTRIBUTION. 1QTY (SINGLE) FIXTURE HEAD PER POLE LOCATION. FIXTURE HEAD AT NOMINAL 20' ABOVE GROUND SURFACE. POLE HEIGHT TBD. FIXTURE SHALL SIT ATOP CONCRETE RETAINING WALL. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T4M-277-TBD	LED 4000K 8260 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	71	EA	277	POLE SPEC TBD.
POE01F		PARKING GARAGE	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE IV MEDIUM (FORWARD THROW) DISTRIBUTION. 2QTY FIXTURE HEADS ~ 90-DEG ORIENTATION PER POLE LOCATION (REFER TO SITE LIGHTING PLAN FOR ORIENTATION). FIXTURE HEADS AT NOMINAL 20' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 17'. FIXTURE SHALL SIT ATOP CONCRETE BASE NOMINAL 3" TALL. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T4M-277-TBD	LED 4000K 8260 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	142	EA	277	POLE SPEC TBD.
POE01HS		PARKING GARAGE	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE IV MEDIUM (FORWARD THROW) DISTRIBUTION. 1QTY FIXTURE HEADS PER POLE LOCATION. FIXTURE FURNISHED WITH EXTERNAL GLARE SHIELD ACCESSORY TO MITIGATE SPILL LIGHT AND DIRECT VIEW OF LIGHT SOURCE FROM BEHIND THE FIXTURE. FIXTURE HEAD AT NOMINAL 20' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 17'. FIXTURE SHALL SIT ATOP CONCRETE BASE NOMINAL 3" TALL. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T4M-277-TBD DSX0HS-20C-U (external glare shield)	LED 4000K 8260 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	71	EA	277	POLE SPEC TBD.
POE02		ROSS DRIVE	POLE-MOUNTED, LED "COBRAHEAD" ROADWAY LUMINAIRE WITH TYPE III MEDIUM DISTRIBUTION. FIXTURE HEAD AT NOMINAL 30' ABOVE GROUND SURFACE. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. ALL POE02 FIXTURES SHALL BE FURNISHED WITH ECHELON TOP000TX-E WIRELESS OUTDOOR LIGHTING CONTROLLER, TO BE INSTALLED AND COMMISSIONED BY ELECTRICAL CONTRACTOR.	PHILIPS / LUMEC RFM-108W48LED4K-G2-R3M-UNV-DMG-AP1-RC07-GY3 ECHELON LUMENWAVE TOP000TX-E (wireless controller)	LED 4000K 13170 DELIVERED LUMENS	SILVER	ILD	WIRELESS	106	EA	277	INSTALL POE02 ONTO EXISTING STREETLIGHT POLES IN LOCATIONS PER DRAWINGS. WHERE NEW POLES ARE REQUIRED, MATCH THE EXISTING STREETLIGHT POLE.
POE03		ROADWAY	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE III MEDIUM DISTRIBUTION. 1QTY (SINGLE) FIXTURE HEAD PER POLE LOCATION. FIXTURE HEAD AT NOMINAL 16' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 16'. FIXTURE SHALL SIT ATOP INGROUND CONCRETE FOOTER. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T3M-277-TBD	LED 4000K 4500 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	38	EA	277	POLE SPEC TBD.
POE03a2		ROADWAY	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE III MEDIUM DISTRIBUTION. 2QTY FIXTURE HEADS ~ 180-DEG ORIENTATION PER POLE LOCATION. FIXTURE HEADS AT NOMINAL 16' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 16'. FIXTURE SHALL SIT ATOP INGROUND CONCRETE FOOTER. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. POLE OF PAINTED STEEL.	LITHONIA D-SERIES DSX0LED-P3-40K-T3M-277-TBD	LED 4000K 4500 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	76	EA	277	POLE SPEC TBD.
POE04		PEDESTRIAN PATHWAYS	POLE-MOUNTED, LED "POST TOP" LUMINAIRE WITH ASYMMETRIC LIGHT DISTRIBUTION. FIXTURE HEAD SITS AT NOMINAL 13.5' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 12'. FIXTURE SHALL SIT ATOP INGROUND CONCRETE FOOTER. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. ROUND, TAPERED ALUMINUM POLE, 5" DIAMETER AT BASE, TAPERING TO 3" DIAMETER AT TOP OF POLE.	BEGA 84121-K3 (Fixture head) 1108HR (pole)	LED 3000K 2300 DELIVERED LUMENS	TBD	ILD	0-10V	28	EA	277	
POE05		DROP OFF ROADWAY	POLE-MOUNTED, LED AREA LUMINAIRE WITH TYPE III DISTRIBUTION. FIXTURE HEAD SITS AT NOMINAL 16' ABOVE GROUND SURFACE. POLE HEIGHT NOMINAL 16'. FIXTURE SHALL SIT ATOP INGROUND CONCRETE FOOTER. FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION. ROUND, STRAIGHT ALUMINUM POLE.	BEGA 99407	LED 4000K 3100 DELIVERED LUMENS	TBD	ILD	0-10V	28	EA	277	POLE SPEC TBD.
POE06		DROP OFF	POLE-MOUNTED, LED AREA LUMINAIRES WITH 40-DEG BEAM DISTRIBUTION. POLE HEIGHT NOMINAL 45' TALL. 6QTY FIXTURE HEADS ARE MOUNTED TO POLE @ THE FOLLOWING HEIGHTS ABOVE GROUND (43', 41.5', 40', 38.5', 37', 35.5'). REFER TO PHOTOMETRIC CALCULATION FOR AIMING / ORIENTATION OF FIXTURE HEADS. LIGHT FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	SELUX OLIVO MEDIO LED OLML-F40-586-146-40-TBD-277	LED 4000K 3300 DELIVERED LUMENS (EACH FIXTURE HEAD)	TBD	ILD	TBD	288	EA	277	POLE SPEC TBD.
SLE01		VARIOUS	RECESSED STEPLIGHT, NOMINAL 10" WIDE X 3" TALL. 18" MOUNTING HEIGHT ABOVE GROUND. LIGHT FIXTURE HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	BEGA 33054-K3	LED 3000K 340 DELIVERED LUMENS	TBD	ILD	TBD	8	EA	277	WALL-MOUNTED @B NOMINAL 1.5' ABOVE GROUND PLANE.
STE01		PARKING GARAGE	SURFACE-MOUNTED LED LINEAR LIGHT, WET LOCATION / IP-65 RATED. OPTIONAL INTEGRAL WET-LOCATION RATED MOTION SENSOR.	SKYLER SKT-JK-LI-40	LED 8000K 4000 DELIVERED LUMENS	TBD	ILD	TBD	40	EA	277	
STE02		FORUM	LINEAR LED LIGHT, FIELD CURVABLE, IP65 WET LOCATION RATED. FIXTURE LENS HAS UNIFORM BRIGHTNESS WITHOUT LED DIODE IMAGING, HOTSPOTS, OR SHADOWS. IP65, UL LISTED FOR WET LOCATION.	Q-TRAN KURV-SW-TBD-WET-30-HO-ENC/7L-TBD	LED 3000K 200 DELIVERED LUMENS / FT	WHITE	RLD	TBD	3	LF	277 / 24VDC	REMOTE POWER SUPPLY REQUIRED MOUNTED UNDERNEATH SEATING BENCHES
STE03		PEDESTRIAN BRIDGES	LED POINT SOURCE FIXTURE FOR INTEGRATION INTO HANDRAIL. FIXTURE HAS ASYMMETRIC LIGHT OUTPUT. IP65, UL LISTED FOR WET LOCATION.	KLIK LEDPOD 40 LP-40-30K-A-TBD	LED 3000K 150 DELIVERED LUMENS (PER FIXTURE)	CLEAR	RLD	TBD	2	EA	277 / 24VDC	REMOTE POWER SUPPLY REQUIRED
WSE02		BOH / EGRESS DOORS	WALL-MOUNTED FIXTURE WITH FORWARD THROW LIGHT DISTRIBUTION. HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	BEGA 33815-K3	LED 3000K 775 DELIVERED LUMENS	TBD	ILD	TBD	11	EA	277	WALL-MOUNTED ABOVE EGRESS DOORS @ NOMINAL 8' ABOVE GROUND PLANE.
WSE03		PARKING GARAGE	WALL-MOUNTED FIXTURE WITH UP AND DOWNLIGHT LIGHT DISTRIBUTION. HOUSING OF DIE-CAST ALUMINUM WITH POWDER COAT FINISH. IP65, UL LISTED FOR WET LOCATION.	BEGA 22363-K4	LED 4000K 700 DELIVERED LUMENS	TBD	ILD	TBD	10	EA	277	WALL-MOUNTED @ NOMINAL 8' ABOVE P4 PARKING LEVEL.

* CONTROL GEAR LEGEND:
IMT= INTEGRAL MAGNETIC TRANSFORMER
LET= INTEGRAL ELECTRONIC TRANSFORMER
RMT= REMOTE MAGNETIC TRANSFORMER
RET= REMOTE ELECTRONIC TRANSFORMER
REB= REMOTE ELECTRONIC BALLAST
IEB= INTEGRAL ELECTRONIC BALLAST
IDB= INTEGRAL DIMMING BALLAST
DMK= DATA SIGNAL CONTROL
ILD= INTEGRAL LED DRIVER
RLD= REMOTE LED DRIVER
PDS= POWER DATA SUPPLY