TERMINAL**ONE** | PLANNED AREA DISTRICT

MASTER PLAN AND DESIGN FRAMEWORK

JANUARY 2016

LACONIA DEVELOPMENT LLC

CMG CONGER MOSS GUILLARD landscape architecture

KH

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SECTION 1 | **SITE PLAN, CIRCULATION, PARKING + SECTIONS**

REGIONAL CONTEXT

SITE LOCATION

Terminal One Site

NEIGHBORHOOD CONTEXT – WITH TERMINAL ONE SITE PLAN

SITE LOCATION

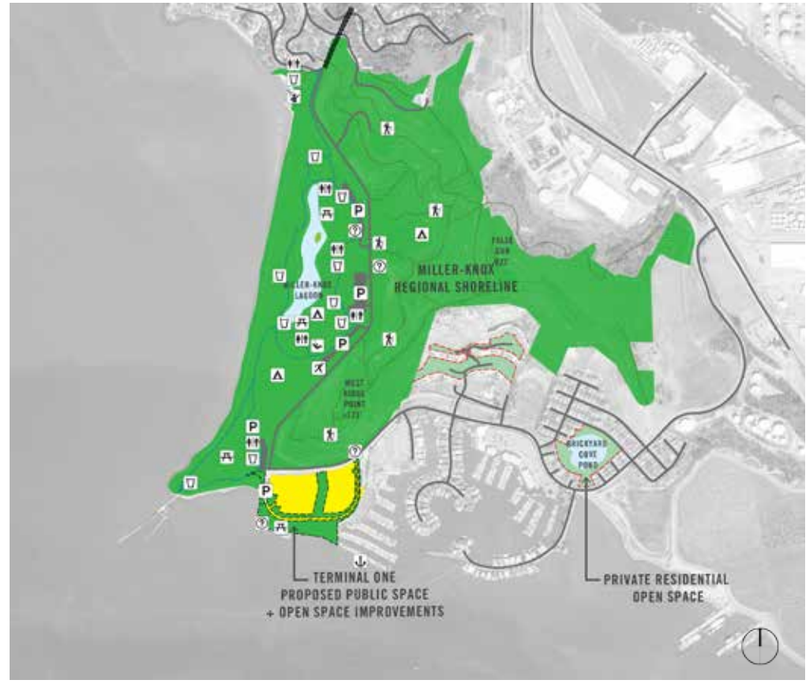
- Site Boundary

CIRCULATION

- Site Boundary
- Existing Arterial Roadways
- Proposed Shoreline Ring Road
- Existing Streets

BAY TRAIL CONNECTION

- Site Boundary
- Existing Bay Trail
- Proposed Bay Trail Extension



LAND USE

- Residential
- Private Recreational
- Public Park Land
- Commercial + Industrial

PARK & OPEN SPACE RESOURCES

- Terminal 1 Site
- Public Open Space and Park Lands
- Private Open Space (Residential Commons)
- Restrooms
- Drinking Fountain
- Hiking Trail
- Information
- Showers
- Camping
- Parking
- Playground
- Picnic
- Lawn Bowling
- Marina
- Water Access Point

SHORELINE ACCESS

- Terminal 1 Site
- Publicly Accessible Shoreline
- Proposed Publicly Accessible Shoreline
- Privately Accessible Shoreline

EXISTING SITE CONDITION

EXISTING SITE CONDITION – DETAILED

CONCEPTUAL SITE + LANDSCAPE PLAN

1 Existing Bay Trail
2 Proposed Bay Trail Commuter Extension
3 Proposed Ridge Trail Connector
4 Bay Trail Road Crossing (raised to be flush with Trail)
5 Public On-Street Parking, TYP.
6 Trash Collection & Loading Zone
7 Existing Rip-Rap Revetment
8 Existing Pump Station
9 Speed Table Pedestrian Crossing
10 Pedestrian Bridge & Bay Overlook
11 Terminal One Pier
12 Warehouse Truss Pavilion
13 Existing Tie-Off / Viewing Pier
14 Rail-to-Trail Pathway
15 Boardwalk Gardens
16 Raised Viewing Deck
17 Entry Plaza
18 Kinetic, Power-Generating Wind Sculpture
19 Podium Play Space
20 Terminal One Mews: Pedestrian / Bike only with Emergency Access
21 Off-Leash Dog Park
22 Stormwater Treatment Gardens
23 Podium Terrace Access
24 Garage Access
25 Lawn with Turf Block for Emergency Access
26 Entry Stoop & Garden, TYP.
27 Native Grass Meadow on podium
28 Amenity Pavilions (on podium)
29 Wayfinding Environmental Graphics
30 Private Patio, TYP.
31 Wharf Park Adventure Play Space
32 Bay View Porch Swings

ANNOTATED CONCEPTUAL SITE + LANDSCAPE PLAN

KEY

- Flats
- Townhomes
- Retail
- Parking

- Garage Entrance
- Building Entrance

0' 50' 100' 200'

SITE PLAN: GROUND LEVEL

KEY

- Flats
- Townhomes
- Podium
- Residential Amenity

② Two Story Townhome

③ Three Story Townhome

0' 50' 100' 200'

SITE PLAN: PODIUM LEVEL 1

KEY

- Flats
- Townhomes
- Podium

③ Three Story Townhome

0' 50' 100' 200'

SITE PLAN: PODIUM LEVEL 2

KEY

Flats
Podium

0' 50' 100' 200'

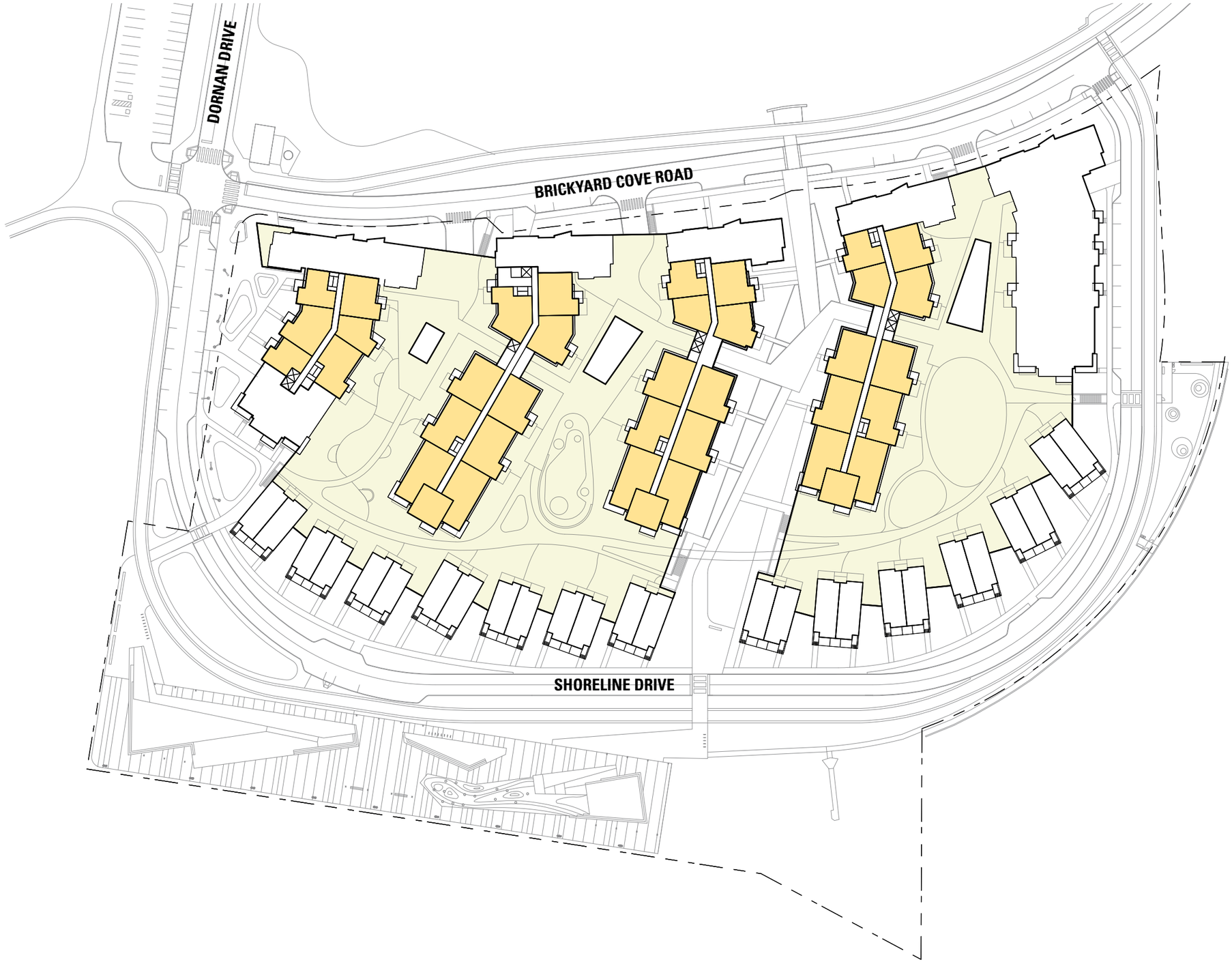
SITE PLAN: PODIUM LEVEL 3

KEY

Flats
Podium

0' 50' 100' 200'

SITE PLAN: PODIUM LEVEL 4



KEY

Flats
Podium

0' 50' 100' 200'

SITE PLAN: PODIUM LEVEL 5

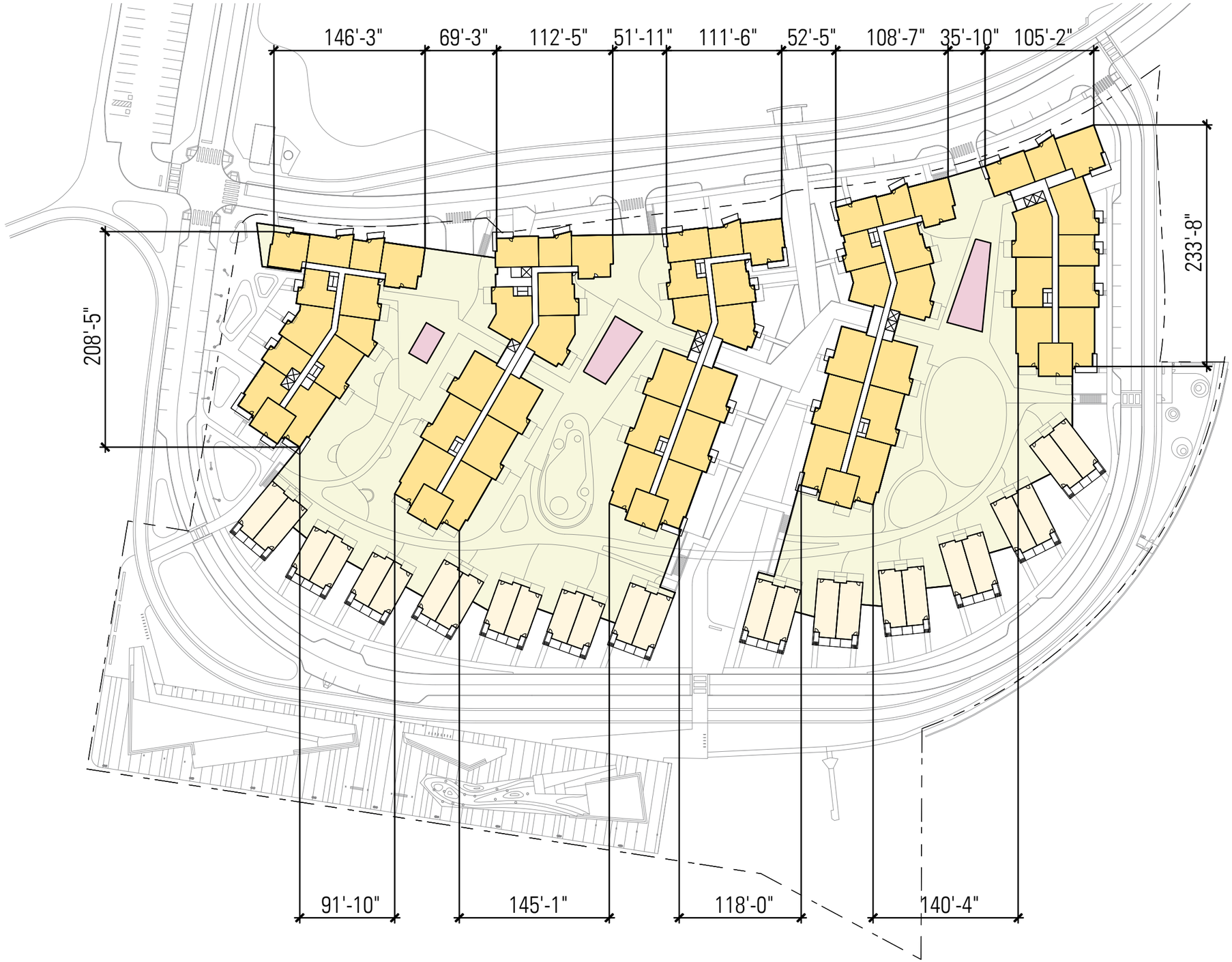
BUILDING - SETBACKS

From building edge perpendicular to face-of-curb on Shoreline Drive

From building edge perpendicular to face-of-curb on Brick Yard Cove Road

From building face to building face along Terminal One Mews

SITE PLAN: BUILDING SETBACKS

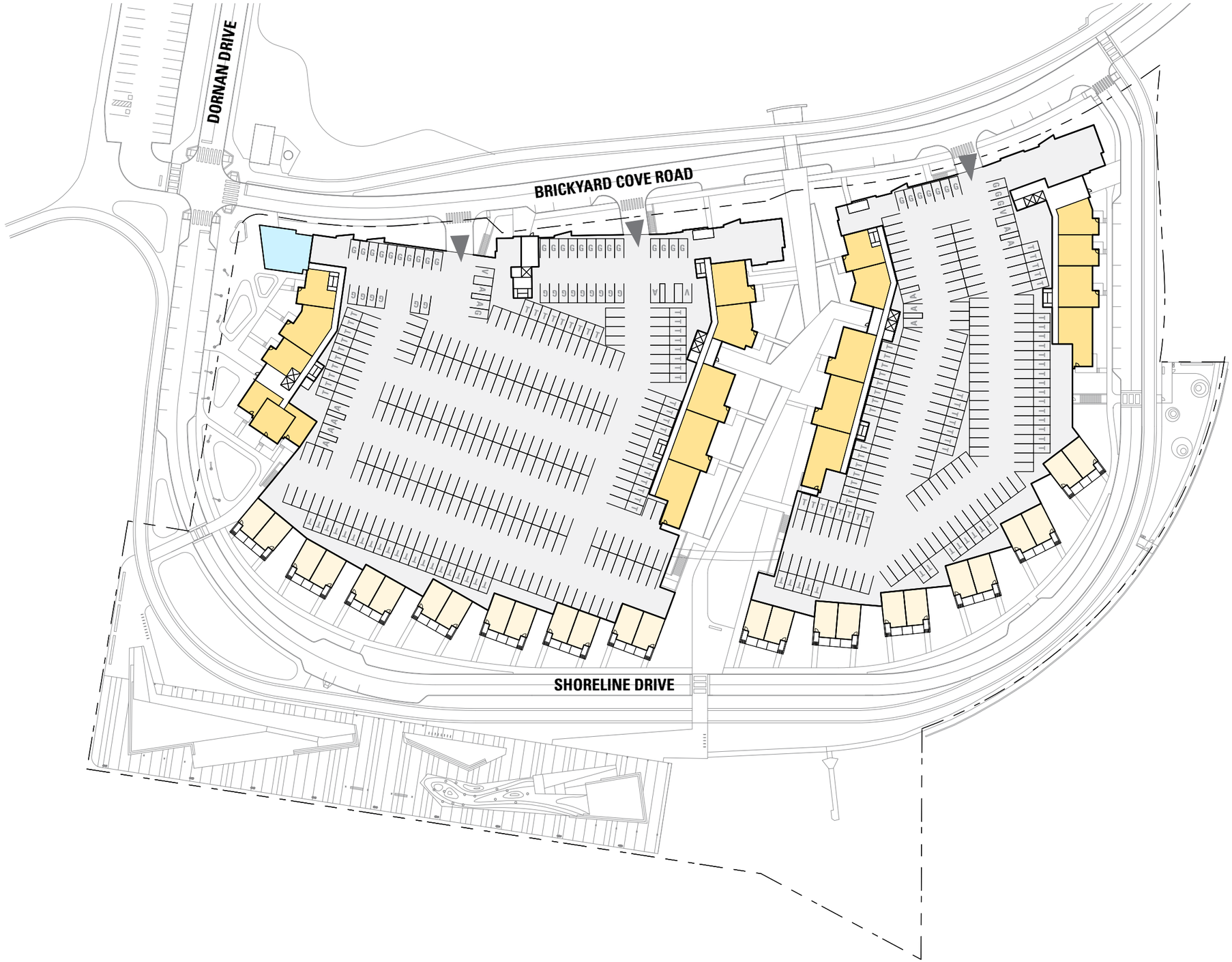


KEY

- Flats
- Townhomes
- Podium
- Residential Amenity

0' 50' 100' 200'

DIMENSIONED SITE PLAN

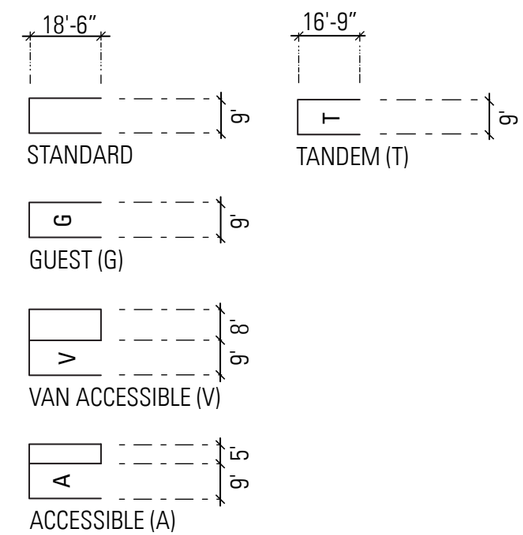


KEY

- Flats
- Townhomes
- Retail
- Parking

▼ Garage Entrance

PARKING STALL TYPES AND DIMENSIONS



TOTAL GARAGE PARKING	587
Standard	387
T Tandem	121
G Guest	63
A Accesible	13
V Van Accessible	3

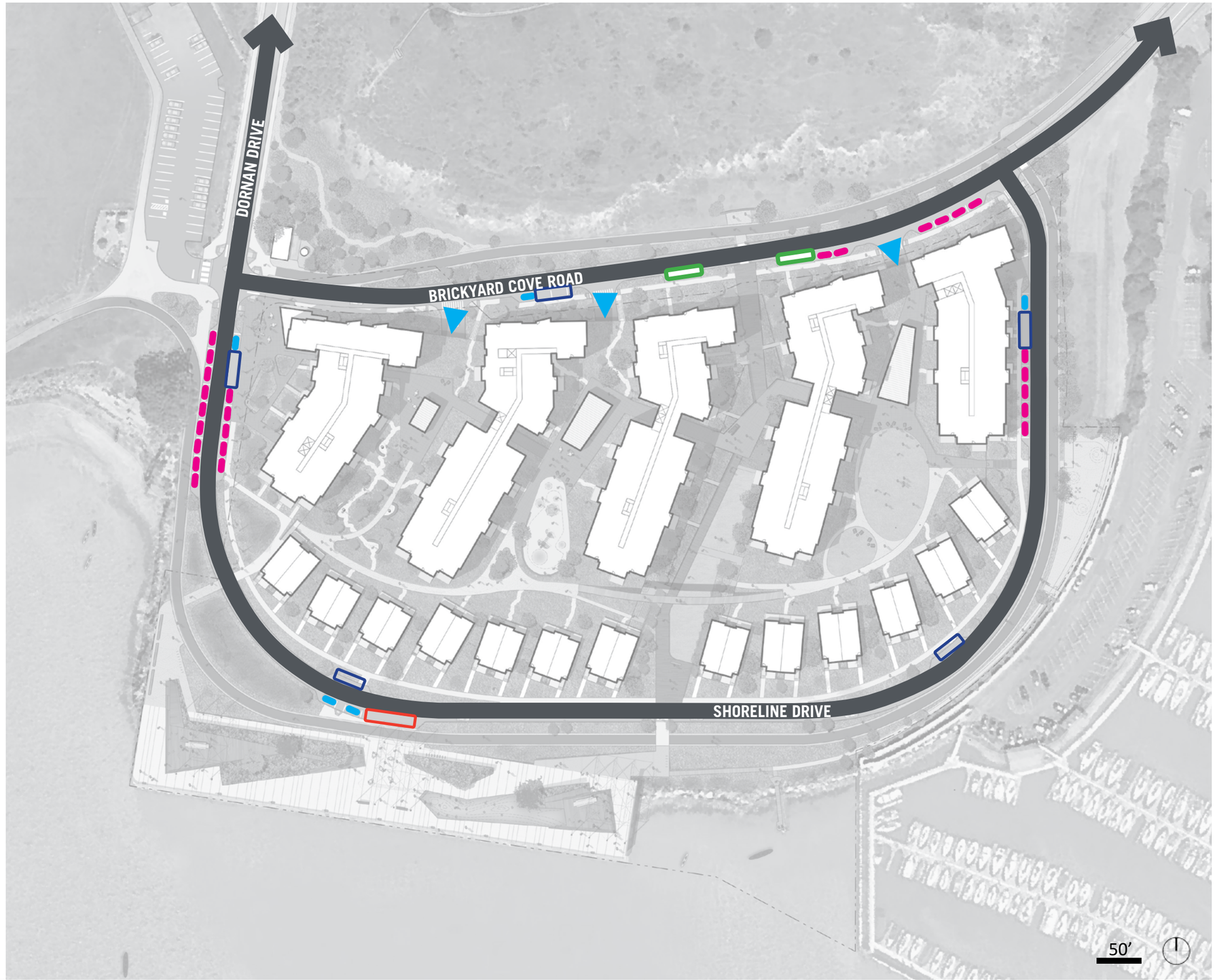
0' 50' 100' 200'

PARKING PLAN – RESIDENTS + GUESTS

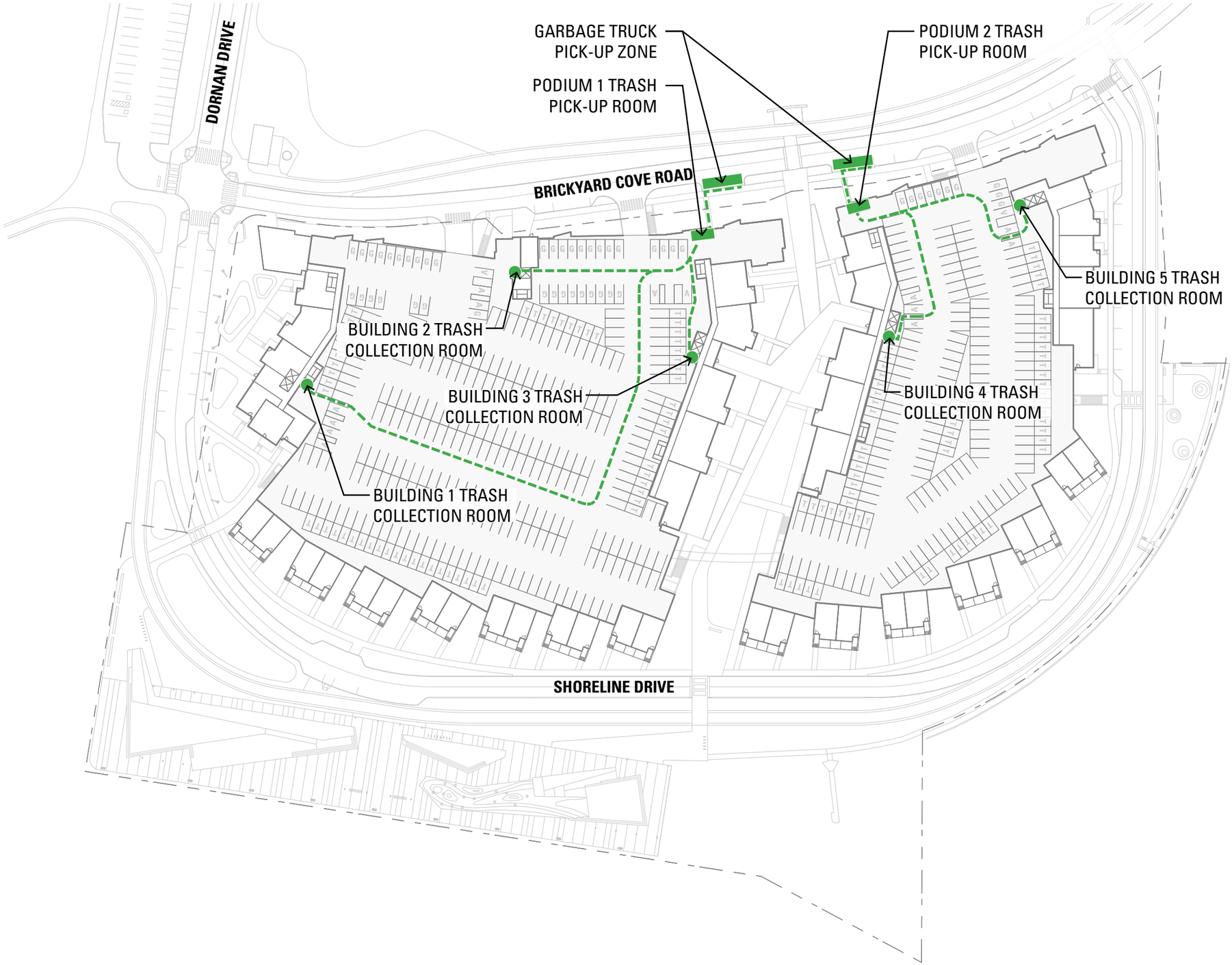
Key

- Primary Vehicular Access
- Garage Access
- Public On-Street Parking
  Quantity: 25 Spaces
- ADA-Accessible On-Street Parking
  Quantity: 5 Spaces
- Trash and recycling pick-up locations, passenger drop-off, and loading zones*
  Quantity: 2 Spaces
- Passenger Drop-off and loading zones
  Quantity: 5 Spaces
- Wharf Park passenger drop-off, event loading, staging, and weekend food truck parking.
  Quantity: 1 Space

*See garbage collection plan for trash and recycling collection areas and interior routes to curb-side pick-up.



PARKING PLAN – PUBLIC ON-STREET PARKING



KEY

Garbage Container Route

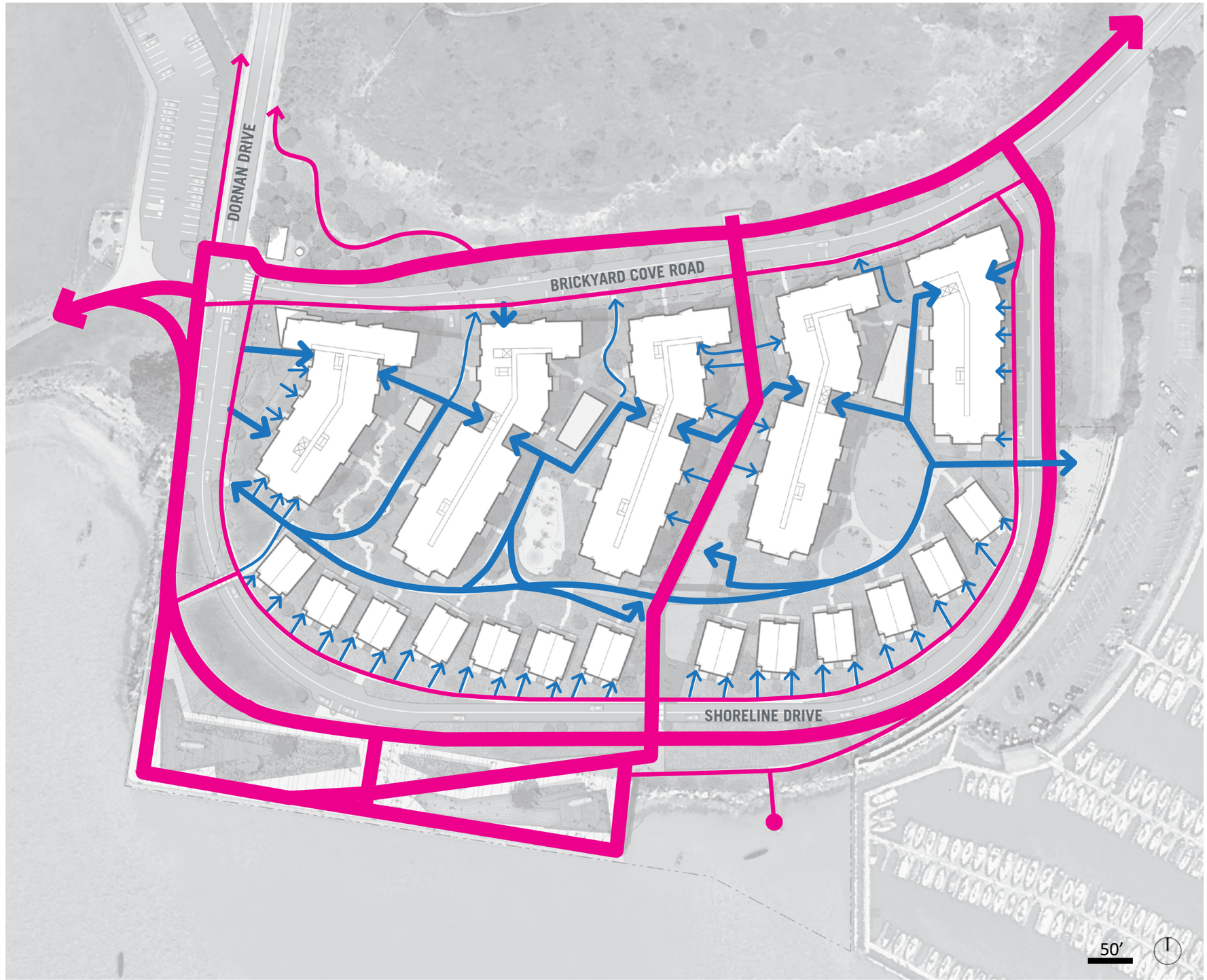
See Landscape Section B-B for garbage collection section at Brickyard Cove Road.

0' 50' 100' 200'

GARBAGE COLLECTION PLAN

Key

- Public Pedestrian Circulation
- Resident Circulation and Entry Paths

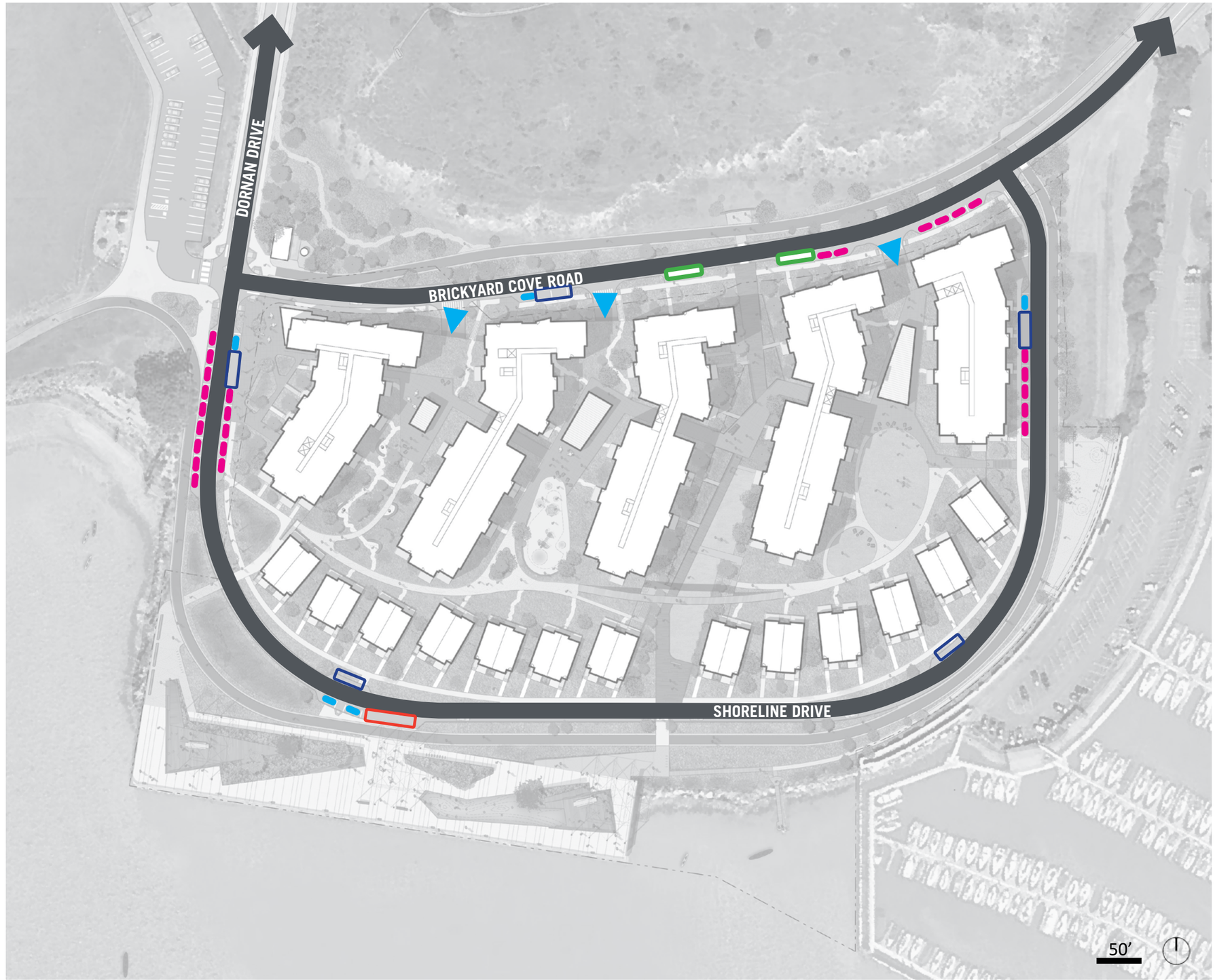


SITE CIRCULATION - PEDESTRIAN

Key

- Primary Vehicular Access
- Garage Access
- Public On-Street Parking
  Quantity: 25 Spaces
- ADA-Accessible On-Street Parking
  Quantity: 5 Spaces
- Trash and recycling pick-up locations, passenger drop-off, and loading zones*
  Quantity: 2 Spaces
- Passenger Drop-off and loading zones
  Quantity: 5 Spaces
- Wharf Park passenger drop-off, event loading, staging, and weekend food truck parking.
  Quantity: 1 Space

*See Garbage Collection Plan for trash and recycling collection areas and interior routes to curb-side pick-up.



SITE CIRCULATION - VEHICULAR

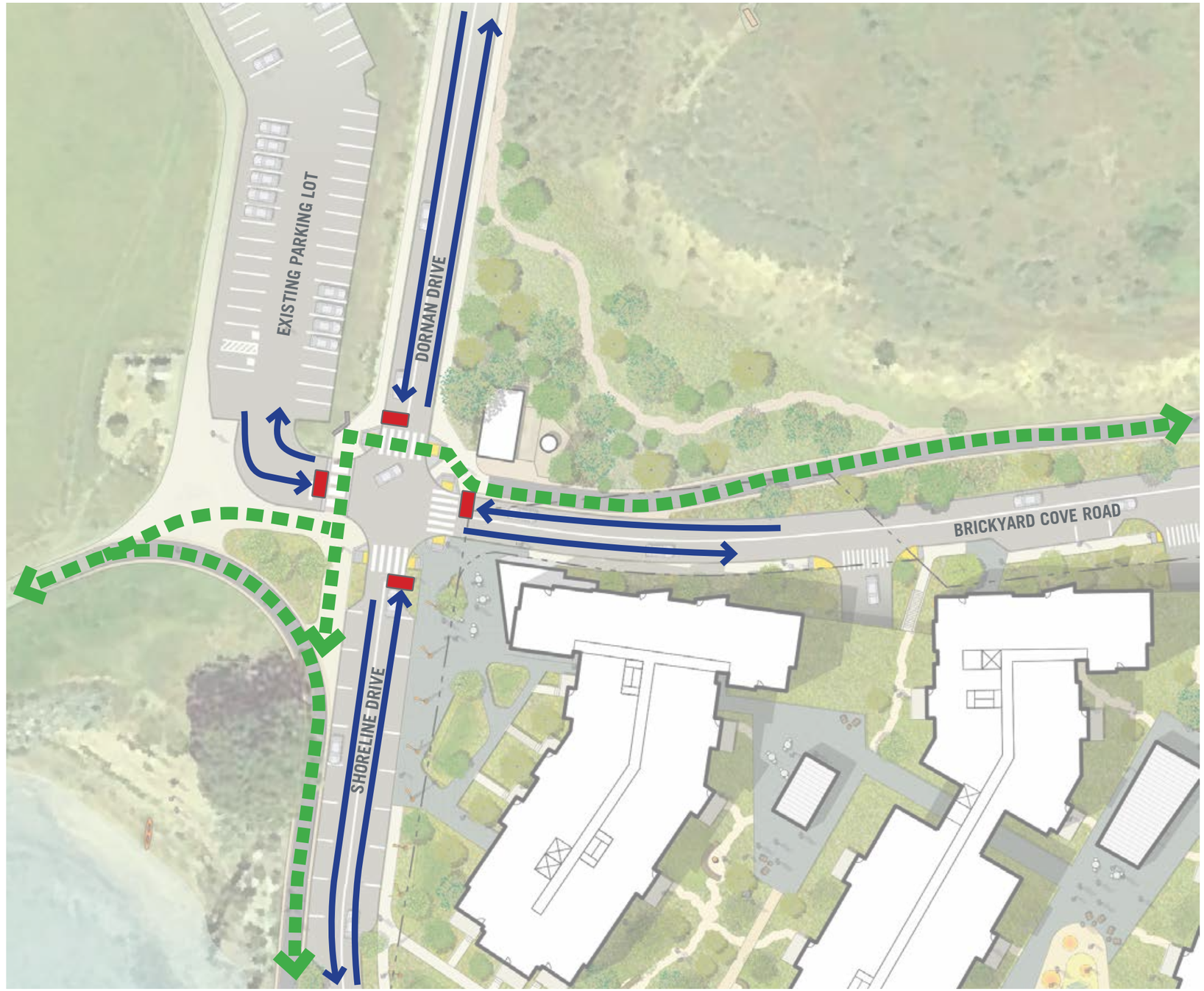
Key

- (E) Bay Trail
- Bay Trail Extension
- Bay Trail Extension Crossing
- Pedestrian and Bicycle Priority Mews
- Bicycle Node: Locations to provide seating, wayfinding signage, and bicycle parking.

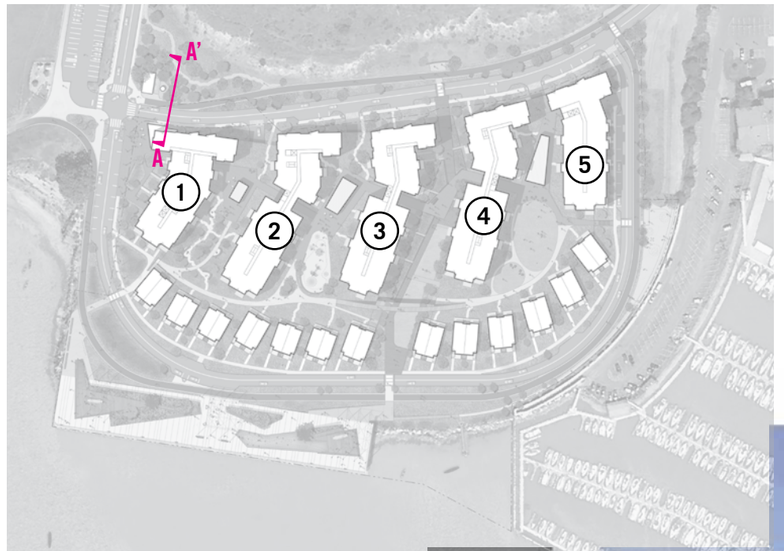
SITE CIRCULATION - BICYCLE

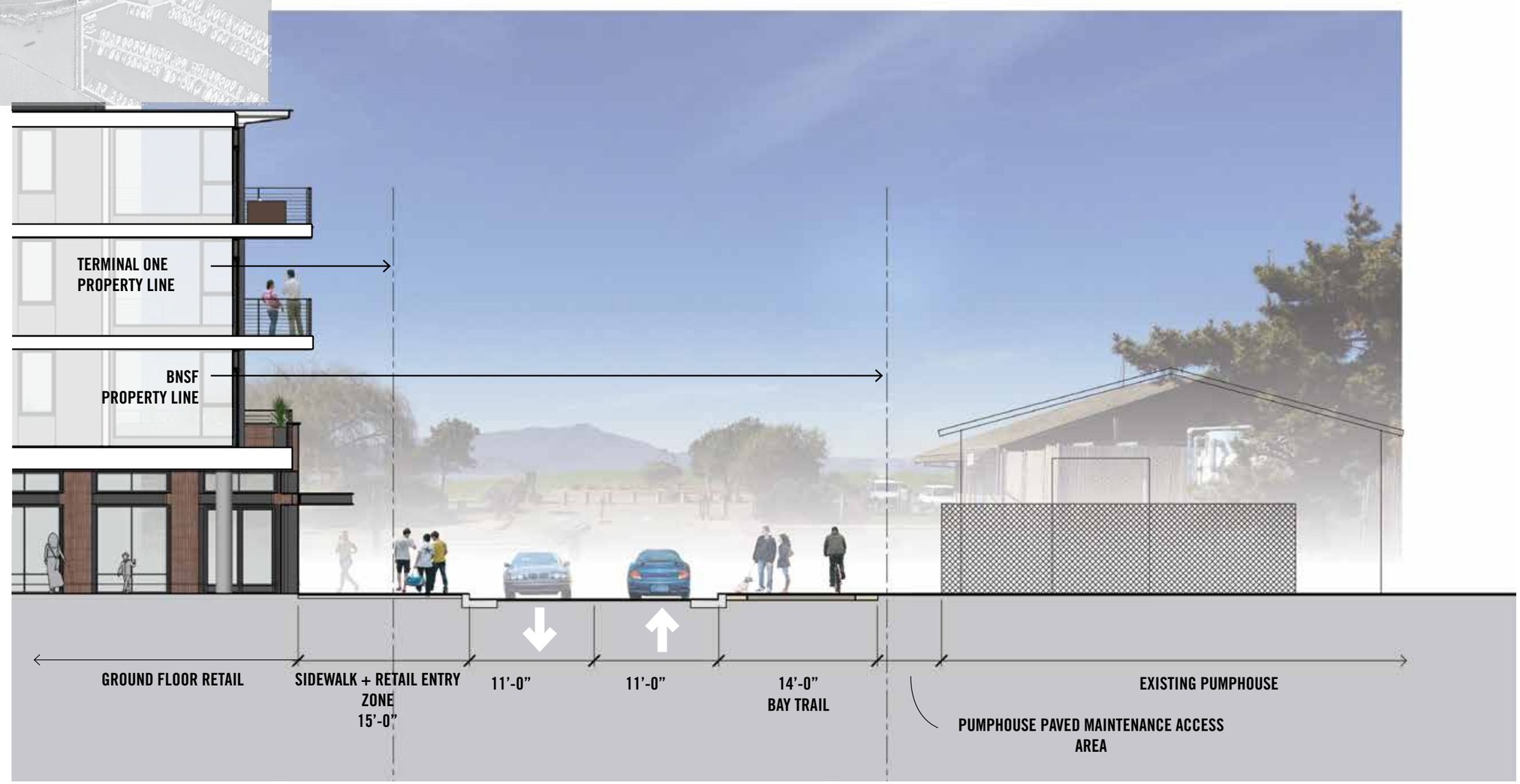
Key

- Painted Stop Line (indicating a lane terminus)
- Bay Trail
- Traffic Lane

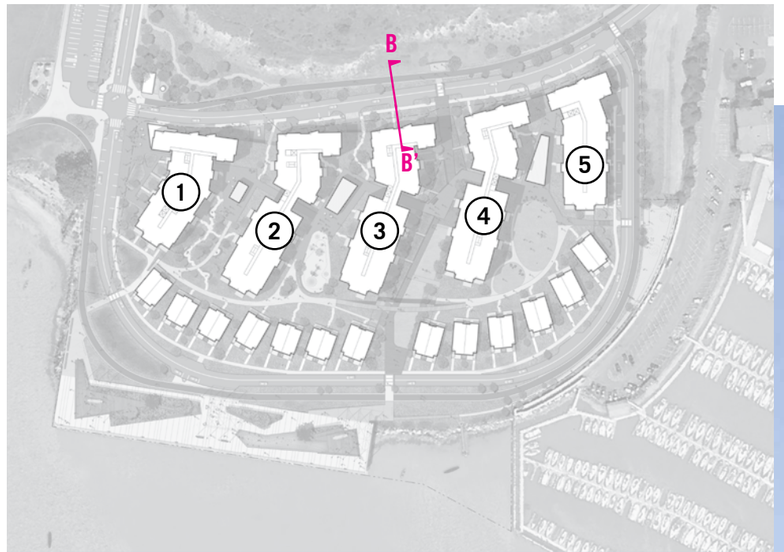


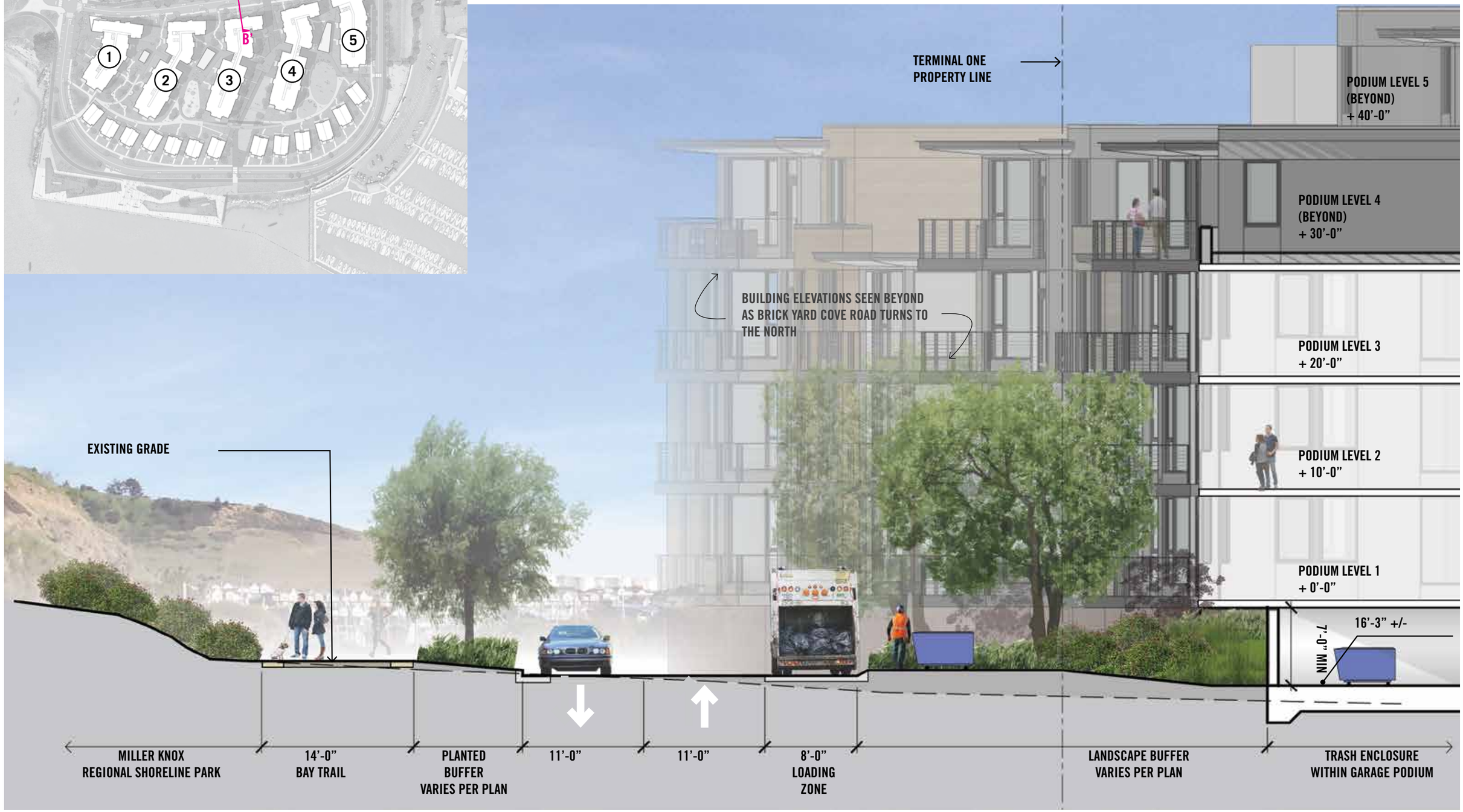
SITE CIRCULATION: DORNAN DRIVE / SHORELINE DRIVE / BRICKYARD COVE ROAD INTERSECTION



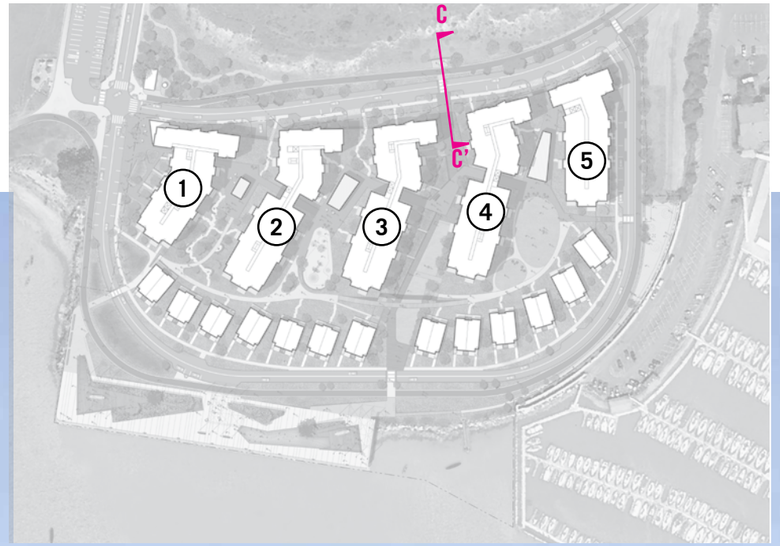


SECTION A-A': BRICKYARD COVE ROAD AT PUMP HOUSE

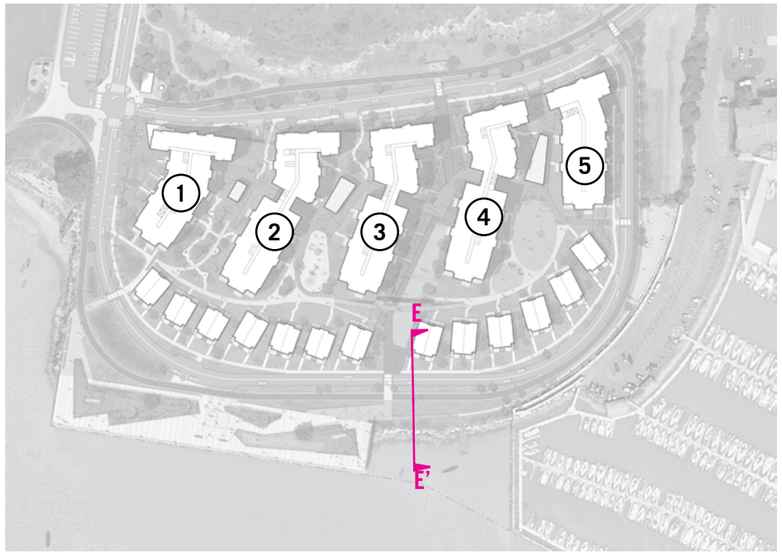




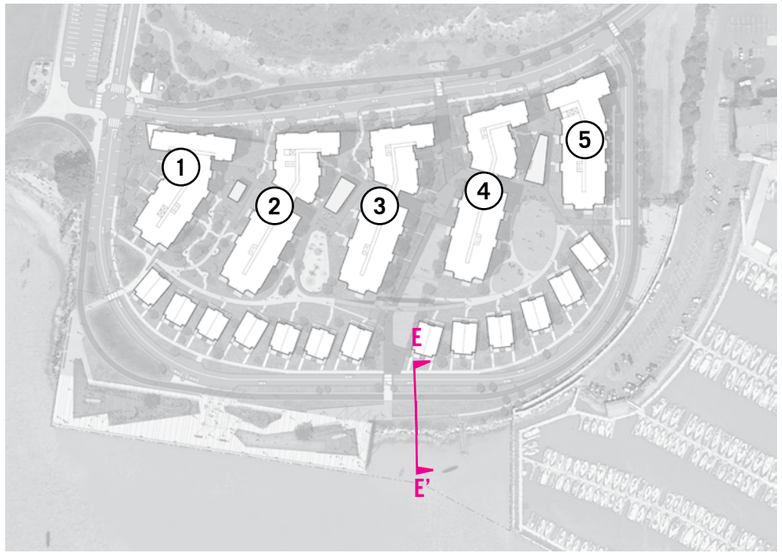
SECTION B-B': BRICKYARD COVE ROAD AT GARBAGE ACCESS



SECTION C-C': BRICKYARD COVE ROAD AT TERMINAL ONE MEWS



SECTION D-D': SHORELINE DRIVE



Sea Level Definitions:

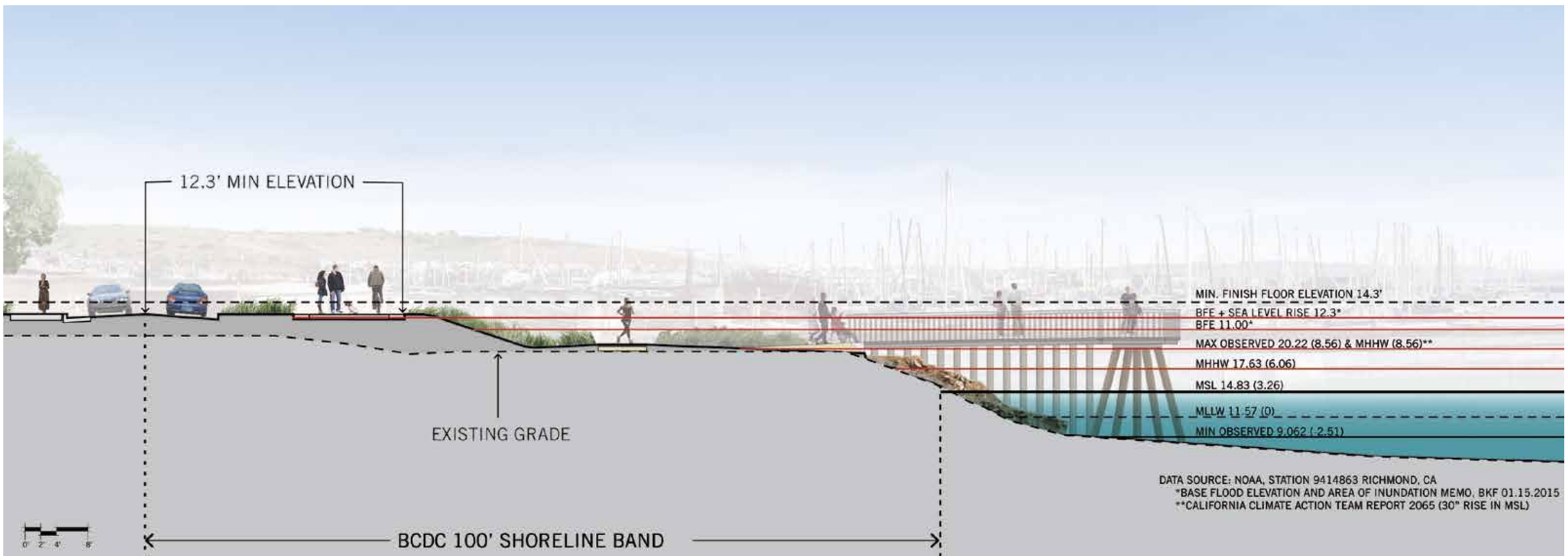
BFE - Base Flood Elevation: The computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles.[1]

MHHW - Mean High High Water: The average height of the higher high waters over a 19-year period. For shorter periods of observation, corrections are applied to eliminate known variations and reduce the result to the equivalent of a mean 19-year value. [2]

MSL - Mean Sea Level: The average height of the surface of the sea for all stages of the tide over a 19-year period, usually determined from hourly height readings. [2]

MLLW - Mean Low Low Water: The average height of the lower low waters over a 19-year period. For shorter periods of observations, corrections are applied to eliminate known variations and reduce the results to the equivalent of a mean 19-year value. Frequently abbreviated to Lower Low Water. [2]

[1]Definition provided by FEMA http://www.fema.gov/ base-flood-elevation
[2]Definition provided by NOAA http://shoreline.noaa.gov/glossary.html



SECTION E-E' ENLARGED: MINIMUM FINISHED FLOOR + ROADWAY ELEVATIONS

PROPERTY LINE
+ LIMIT OF WORK

Parcel 1: 13.12 Acres

Parcel 2: 0.19 Acres

TOTAL AREA: 13.31 Acres

Limit of Work
Area: 15.66 Acres

PUBLIC OPEN SPACE IMPROVEMENTS
AREA TOTAL: 7.36 ACRES

Property Line

Open Space Improvements Within Property Line
Area: Approximately 6.7 Acres

Open Space Improvements Outside of Property Line
Area: 0.66 Acres

PUBLIC OPEN SPACE AREAS + LIMIT OF WORK

PUBLIC OPEN SPACE IMPROVEMENTS - PROGRAM

Parcel 1 Property Line (13.12 Acres)

Terminal One Gateway & Entry Plaza featuring:
- Visitor-serving retail
- Public art

Terminal One Wharf featuring:
- Boardwalk gardens
- Picnic pavilions
- Elevated viewing decks
- Informal play scape
- Informal amphitheater

Native Coastal Gardens featuring:
- Stormwater treatment wetlands
- Rail lines converted to pathways

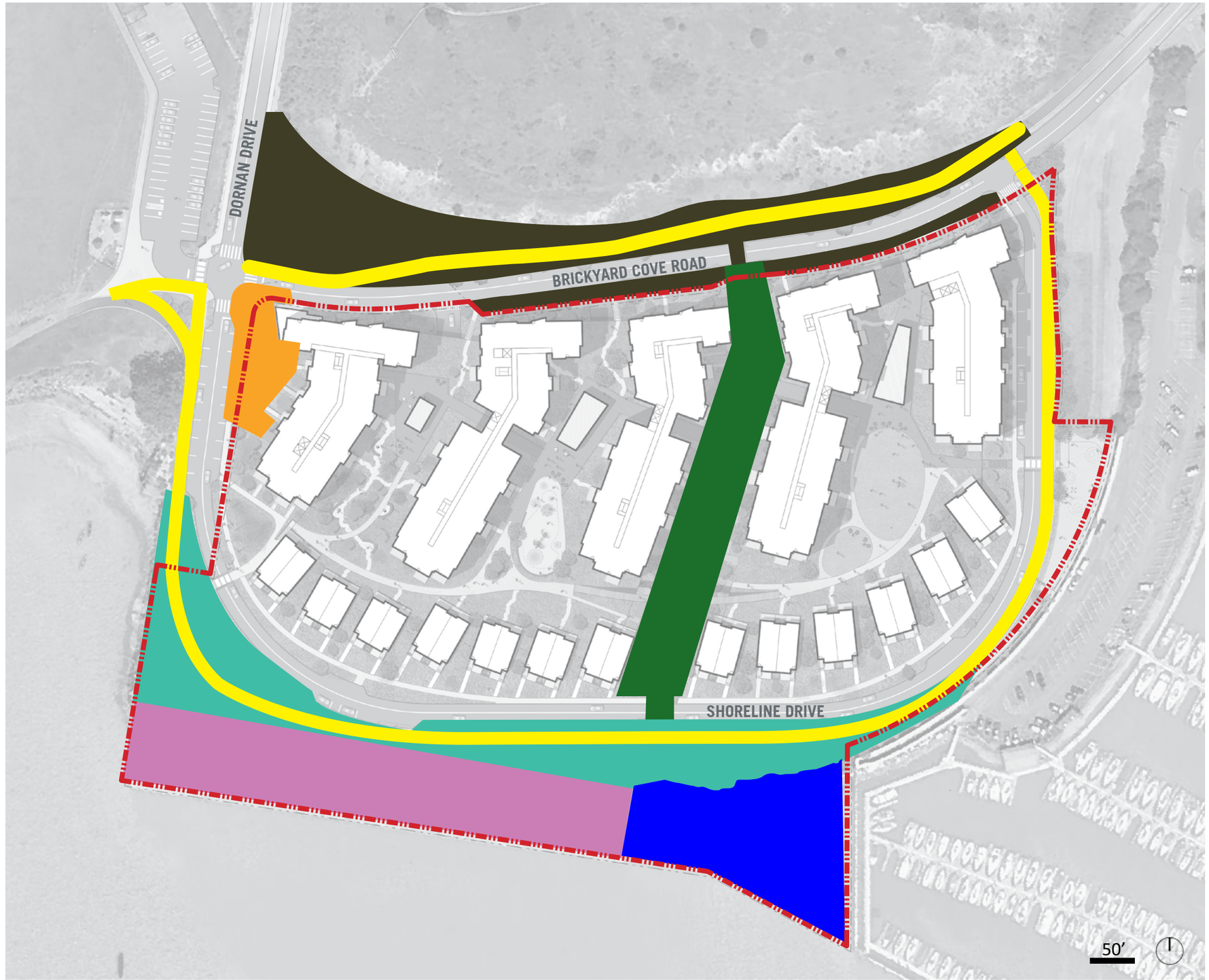
Tideland Habitat Area featuring:
- Existing tie-off/viewing pier
- Marine ecology

Bay Trail Shoreline Extension providing direct access to:
- Terminal One Wharf
- Miller/Knox Regional Shoreline

Brickyard Cove Road landscape corridor featuring:
- Bay Trail commuter extension
- Perimeter landscape buffer with native planting
- Ridge trail connector

Terminal One Mews featuring:
- Pedestrian and bicycle access
- Flexible lawn and seating
- Stormwater treatment gardens
- Building entry plaza
- Stoop access to ground floor units

Public Open Space Improvement Area:
(Approximately 6.7 acres).



PUBLIC OPEN SPACE IMPROVEMENT PLAN

COMMON AREA OPEN SPACE IMPROVEMENTS - PROGRAM

Parcvel 1 Property Line (13.12 Acres)

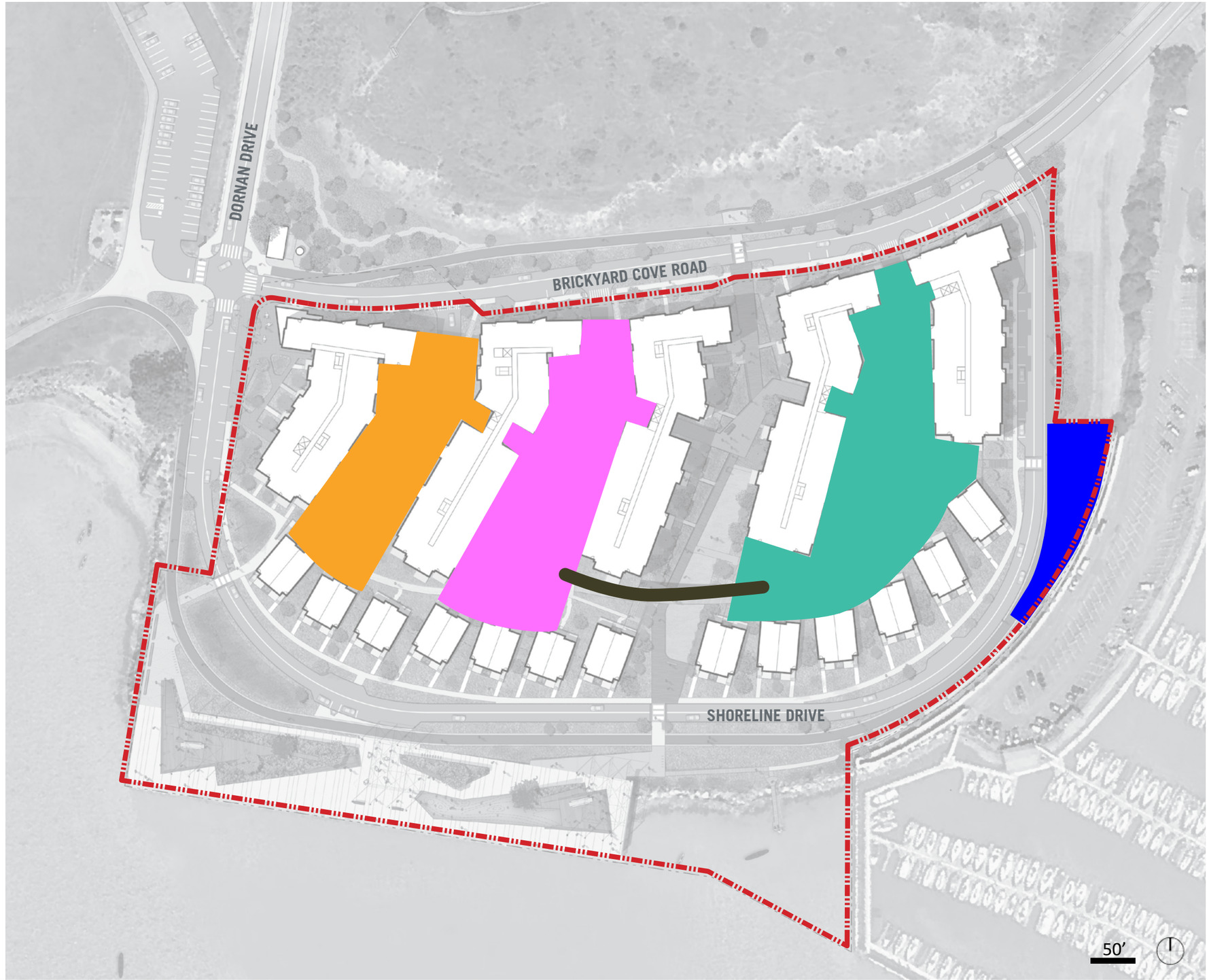
Podium Garden One:
- Party pavilion
- Strolling garden
- Fire pits
- Private patios with resident entry stoops

Podium Garden Two:
- Fitness pavilion
- Playground
- Private patios with resident entry stoops
- Walking paths

Podium Garden Three:
- Club house
- Flexible meadows
- Private patios with resident entry stoops
- Walking paths

Dog Play:
- Resident off-leash dog zone
- Seating
- Drinking fountain
- Waste disposal

Pedestrian Bridge and Bay Overlook:
- Podium connector over Terminal One Mews

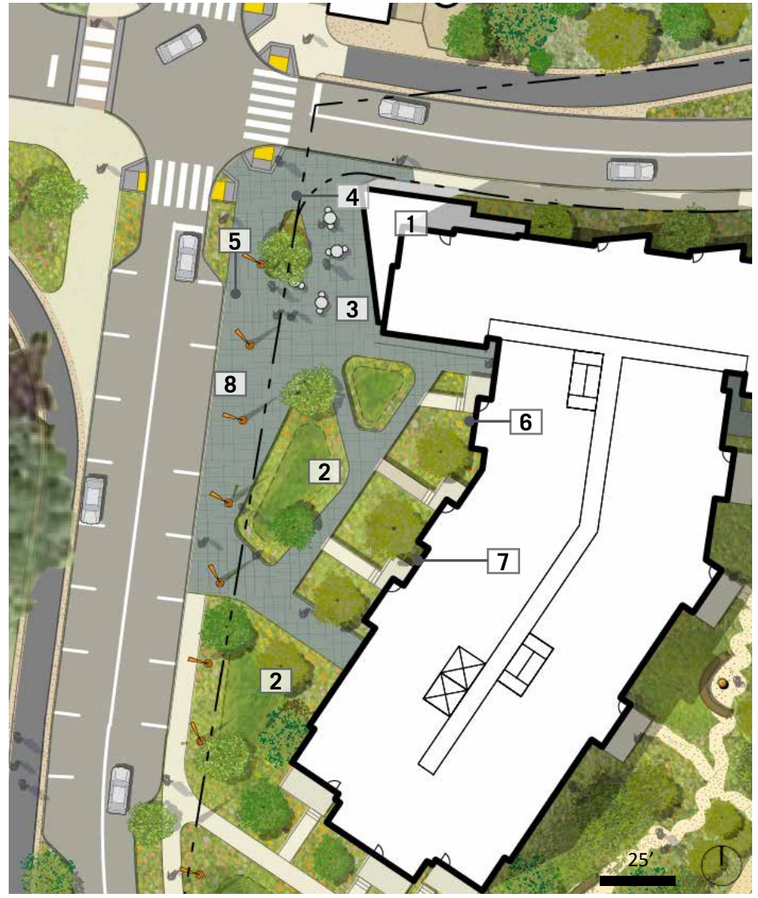


COMMON AREA OPEN SPACE IMPROVEMENT PLAN

ENTRY PLAZA CONCEPT
APPROX AREA: 0.23 ACRES

Features:

1. Retail Space
2. Stormwater Treatment Gardens
3. Plaza with cafe seating
4. Public Art
5. Accessible Parking
6. Entry Gardens
7. Entry Stoops/Private Patios
8. Passenger drop-off and Loading



Akua Tanji kinetic wind sculpture but Phil Dadson (Wellington, New Zealand). A feature such as this reveals movement of wind across the site while also potentially serving as a sidewalk lighting feature.

ENTRY PLAZA CONCEPT
APPROX AREA: 0.23 ACRES

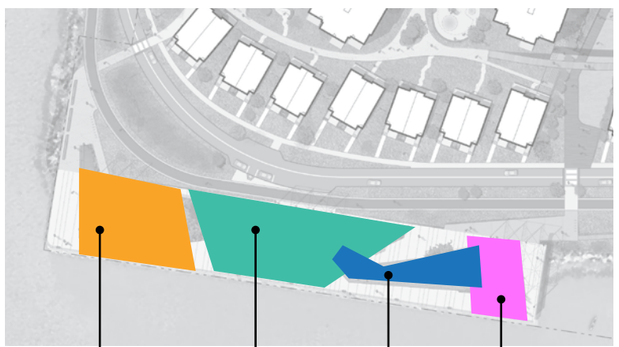
Features:

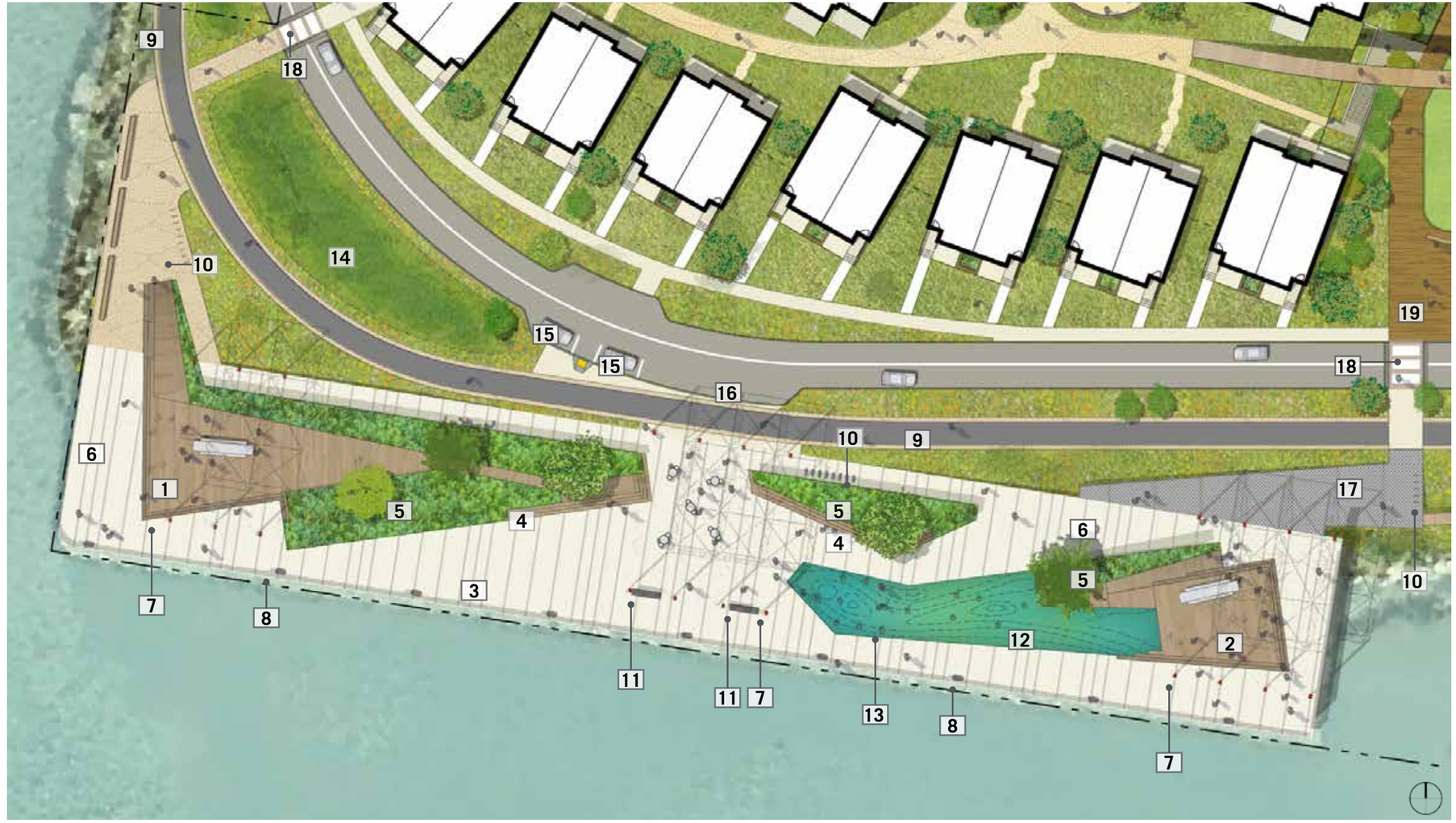
1. Retail Space
2. Stormwater Treatment Gardens
3. Plaza with cafe seating
4. Public Art
5. Accessible Parking
6. Entry Gardens
7. Entry Stoops/Private Patios

The Entry Plaza combines several functions for an engaging front door for the Terminal One Development. The northern most edge serves as a highly visible and highly accessible space adjacent to a visitor and neighborhood-serving retail node. The southern portion of the Entry Plaza features residential stoops and patios ensuring active use of the plaza, bufferred from the more public areas of the plaza by stormwater treatment gardens.

OPEN SPACE IMPROVEMENTS - ENTRY PLAZA VIEW

TERMINAL ONE WHARF + BOARDWALK GARDENS
APPROX AREA: 1.13 ACRES

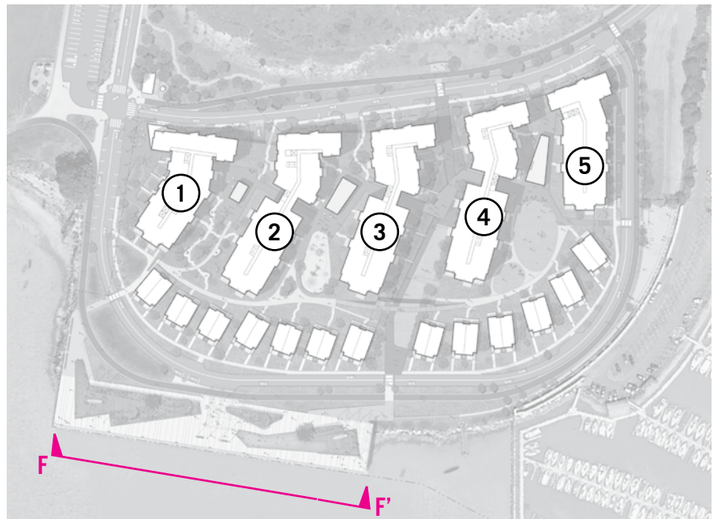


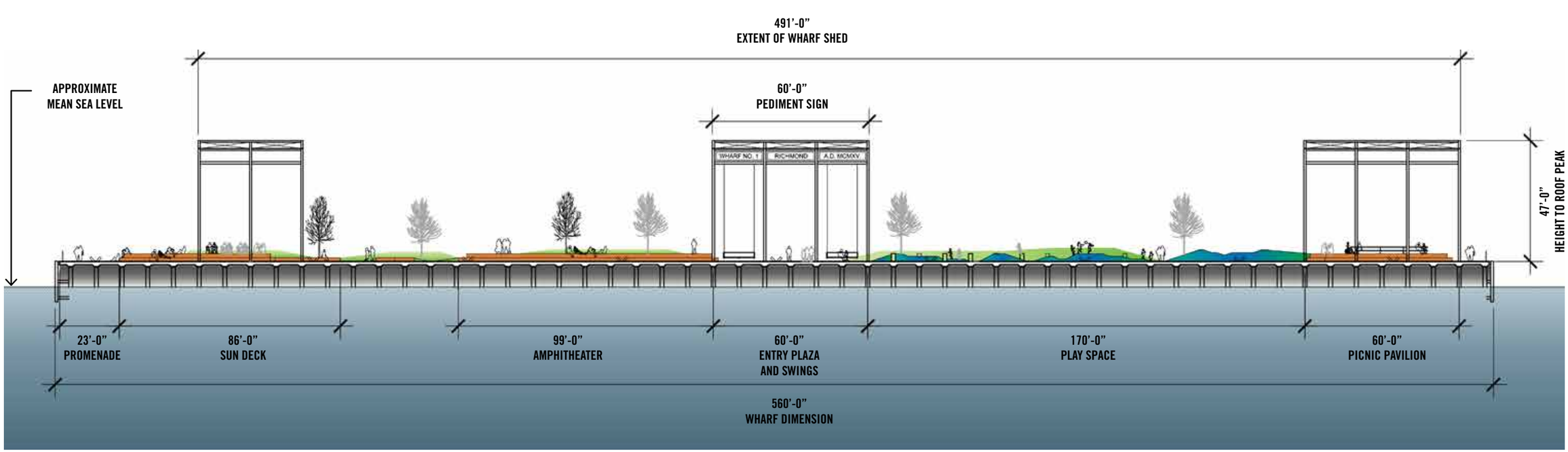


FEATURES:

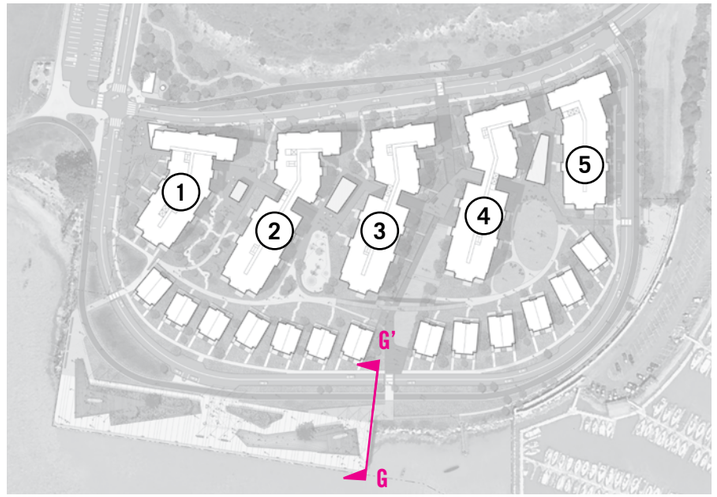
1. Elevated Sun Deck
2. Elevated Family Picnic Decks
3. Wharf Promenade with Fishing Access
4. Informal Amphitheater
5. Boardwalk Gardens (Elevated Planters)
6. Resurfaced Pier Deck
7. Warehouse Truss Pavilion
8. Existing Dock Cleat-preserved in place
9. Bay Trail Extension
10. Bike Parking
11. Porch Swings attached to Warehouse Truss Pavilion
12. Play surface wave field
13. Wharf pile play element
14. Stormwater treatment wetland
15. ADA Parking
16. Wharf Park passenger drop-off, event loading, staging, and weekend food truck parking
17. Boardwalk Connector
18. Raised table-crossing
19. Terminal One Mews Entry Plaza

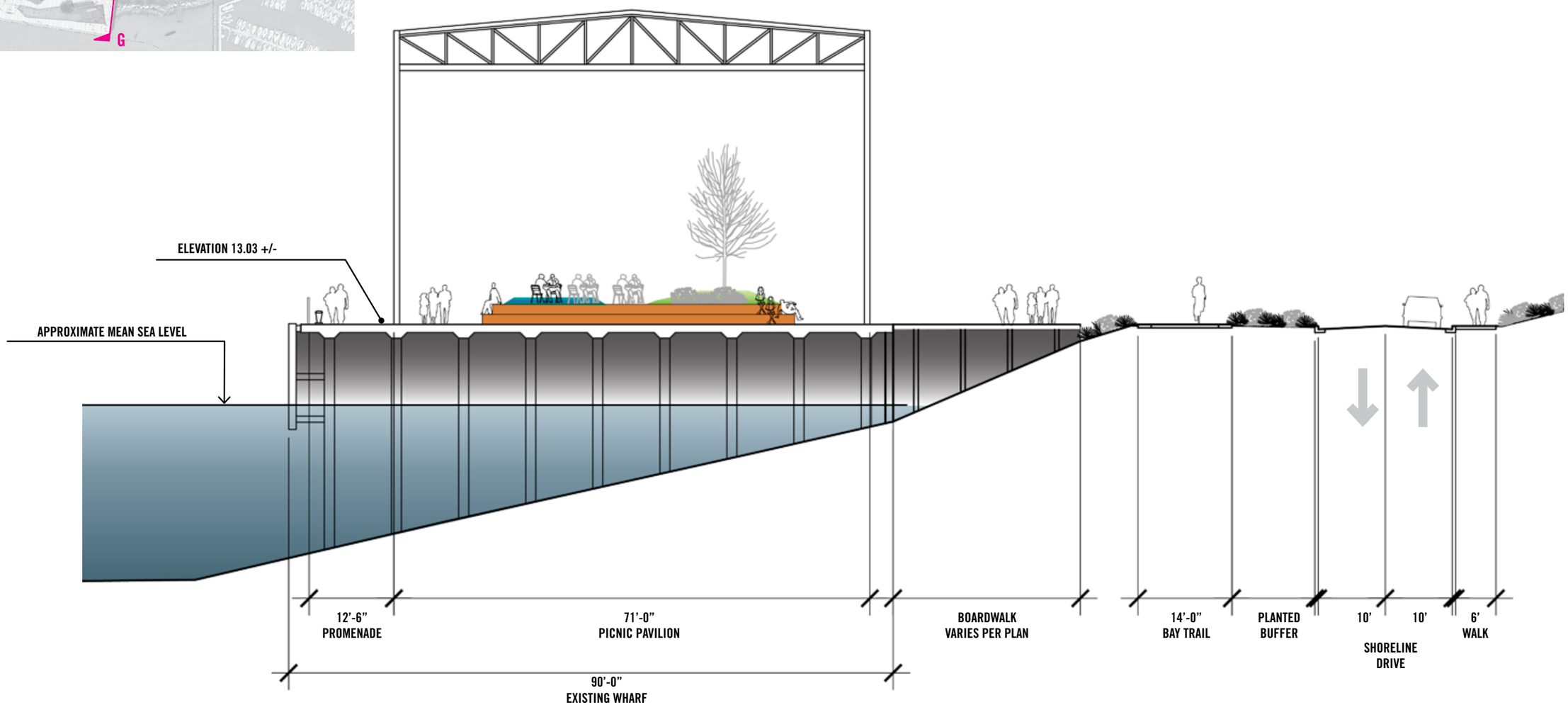
OPEN SPACE IMPROVEMENTS - TERMINAL ONE WHARF ENLARGED PLAN



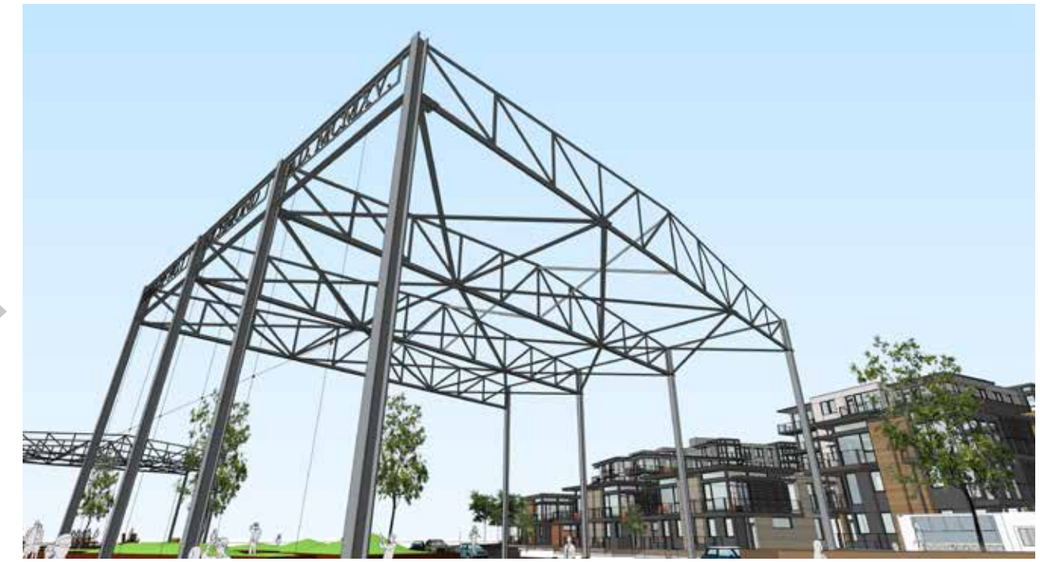


SECTION ELEVATION F-F': TERMINAL ONE WHARF PARK



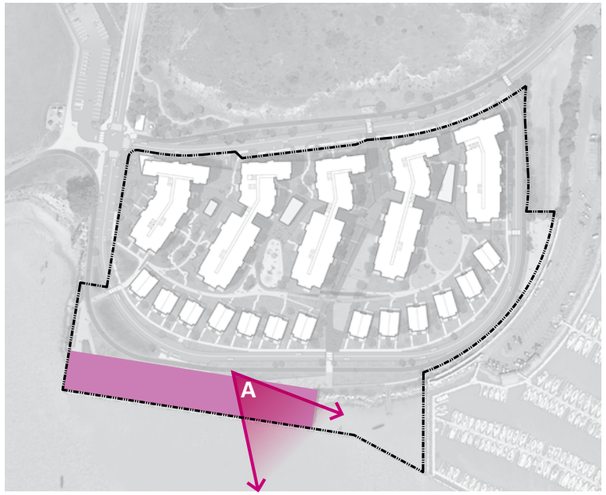


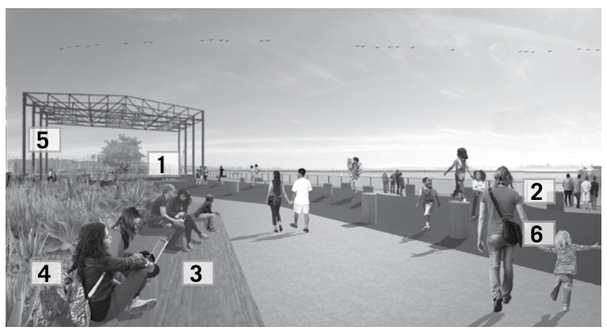
SECTION G-G': TERMINAL ONE WHARF PARK AT EASTERN PAVILION



The Terminal One wharf adaptive reuse program contemplates maintaining the outline of the shed trusses as a ghost of the warehouse structure. The truss work will frame three key program spaces on the pier park: a sun deck to the west, an entry plaza at the center, and a family picnic area to the east.

The adaptive reuse program also contemplates recreating the concrete sign pediment in steel letters that reference the warehouse façade signage. Oriented towards the water, the letters will cast a shadow of the sign on the pier deck below.



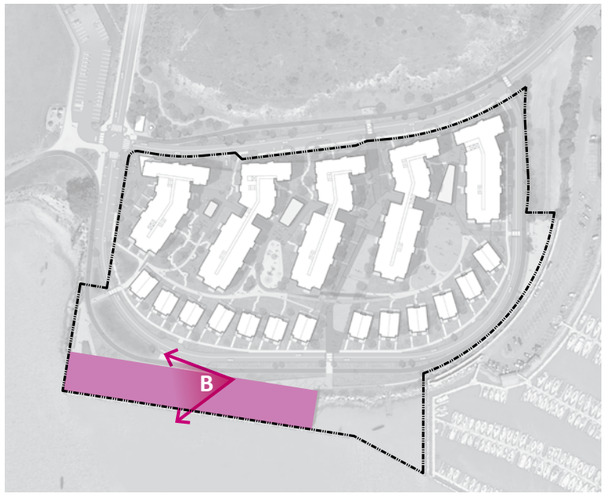


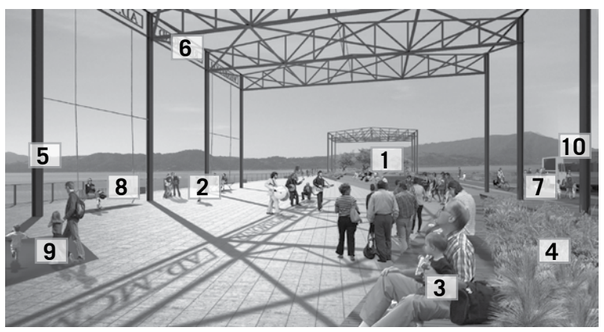
FEATURES:

1. Elevated deck
2. Wharf promenade with fishing access
3. Informal amphitheater
4. Boardwalk gardens (Elevated Planters)
5. Warehouse truss family picinic pavilion
6. Wave field & piles play element

View A is taken from the informal view bleacher looking southeast. The stepped seating elevates park users above the guardrail for better views. In the foreground is a play park play feature that symbolically extrudes the pile grid supporting the pier up below up through a rubber wave field. This play area provides spaces for children to run, climb, and explore, while supervised by parents and grandparents comfortably seated in the view bleachers.

OPEN SPACE IMPROVEMENTS - TERMINAL ONE WHARF PARK VIEW A



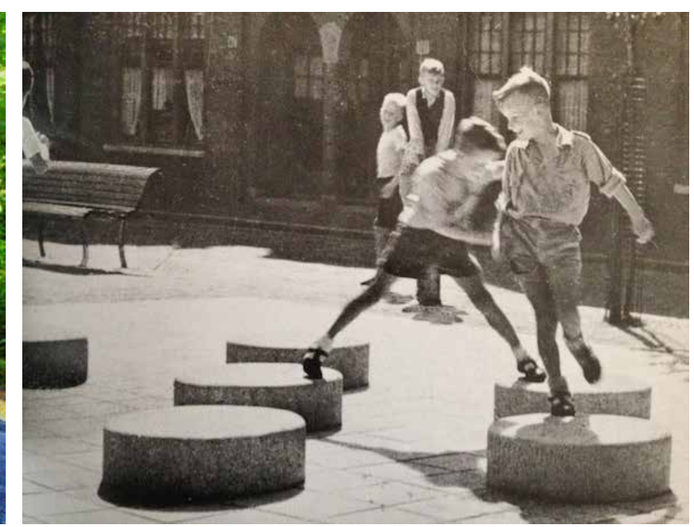


FEATURES:

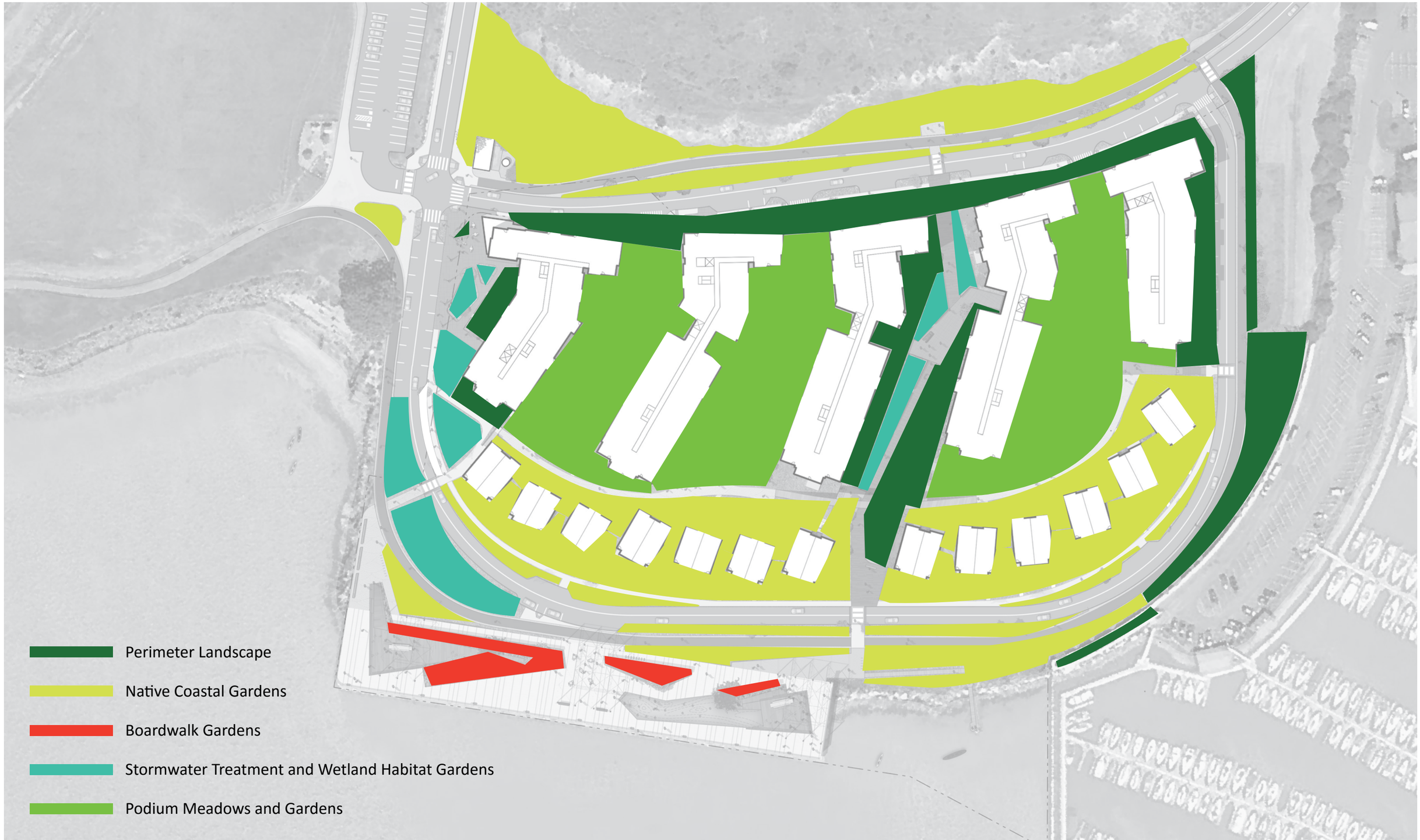
1. Elevated deck
2. Wharf promenade with fishing access
3. Informal amphitheater
4. Boardwalk gardens (Elevated Planters)
5. Warehouse truss pavilion
6. Pediment sign
7. Bay Trail extension
8. Porch swings attached to warehouse truss pavilion
9. Wave field & piles play element
10. Wharf Park passenger drop-off, event loading, staging, and weekend food truck parking

View B is from the center entry plaza, looking southwest. This space connects to the Bay Trail and visitor drop-off parking. In addition to passenger drop-off, the parking area also provides space for loading, staging, and weekend food truck use. The ghost of the pediment sign will cast a shadow of “Wharf No. 1 Richmond A.D. MCMXV” onto the plaza paving.

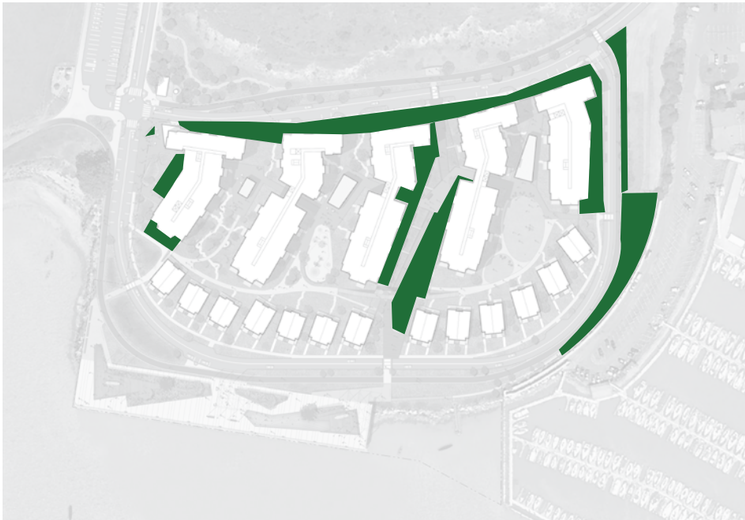
From custom lounges to porch swings suspended from the shed trusses, the design provides a variety of comfortable spaces to sit, socialize, and enjoy the views or supervise the informal play area described below.



Inspired by the grid of piles below, the Terminal One wharf will feature a sculptural informal play area. A rubber play surface designed to represent waves breaking over pier pilings will create a place for children to run and explore.



PLANTING PALETTE KEY PLAN



PERIMETER LANDSCAPE SELECTION CRITERIA:

- Drought Tolerant, Native and Adaptive Species
- Medium to large massing volumes created by finely textured understory planting
- Coastal and wind tolerant
- Provide privacy screening to ground floor living spaces and podium walls
- Open tree canopies to maximize views, provide shade, and mitigate wind

*California native plant.

Hesperocyparis macrocarpa
* Monterey Cypress

Heteromeles arbutifolia
* Toyon

Melaleuca quinquenervia
Paper Bark Tree or Niaouli Tree

Quercus agrifolia
Coast Live Oak

Pittosporum tobira
Japanese Pittosporum

Ceanothus spp.
* Wild Lilac

Olea europaea 'Little Ollie'
Little Ollie Olive

Baccharis pilularis 'Pigeon Point'
* Pigeon Point Coyote Bush

Metrosideros excelsa
New Zealand Christmas Tree

Myrica californica
* California Wax Myrtle

Tristaniopsis laurina
Water Gum

Arbutus 'marina'
* Strawberry Tree

Festuca rubra
* Creeping Red Fescue

Podocarpus gracilior
Fern Pine

Cercis occidentalis
* Western Redbud

Garrya elliptica
* Coast Silk-Tassel

Agave attenuata
Fox Tail Agave

PERIMETER LANDSCAPE PLANT PALETTE

NATIVE COASTAL PLANTING SELECTION CRITERIA:

- Drought Tolerant, Native Species
- Coastal and wind tolerant
- Provide wildlife habitat
- Provide waist-high planting buffer along the coast to keep views open to the bay while providing a buffer between people and shoreline wildlife
- Larger trees and shrubs are intended to screen the Richmond Yacht Club storage containers along the SE corner of the site

*California native plant.

Hesperocyparis macrocarpa
* Monterey Cypress

Quercus ilex
Holm Oak

Ceanothus spp.
* Wild Lilac

Iris douglasiana
* Douglas Iris

Mimulus aurantiacus
* Sticky Monkey Flower

Pinus muricata
* Bishop Pine

Pinus contorta
* Shore Pine

Ceanothus griseus horizontalis 'Yankee Point'
* Yankee Point Ceanothus

Lupinus albifrons
* Silver Bush Lupine

Fragaria chiloensis
* Beach Strawberry

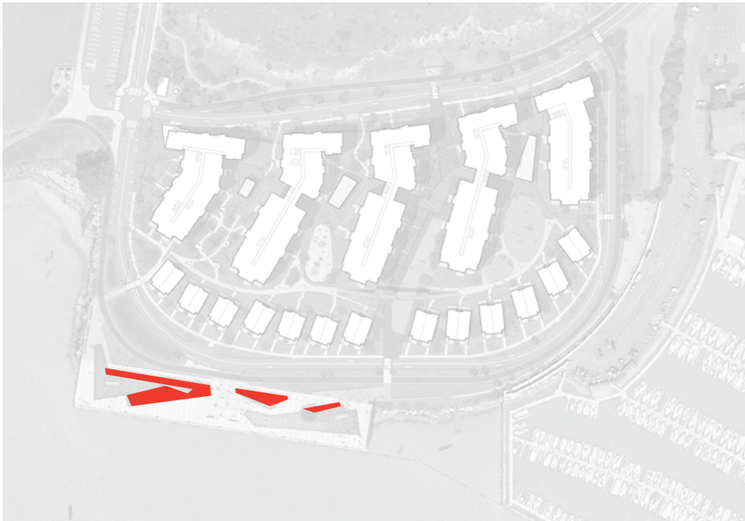
Artemisia californica
* California Sage Brush

Myrica californica
* California Wax Myrtle

Heteromeles arbutifolia
* Toyon

Rhamnus californica
* California Coffeeberry

NATIVE COASTAL PLANT PALETTE



BOARDWALK GARDENS SELECTION CRITERIA:

- Drought Tolerant
- Coastal Tolerant
- Container Tolerant, i.e., shallow-rooting
- Ornamental with bold texture and color appropriate for the scale of the pier
- Unique planting in comparison to other planting areas
- Low Maintenance
- Demonstration garden for low-water planting

Aloe arborescens
Krantz Aloe

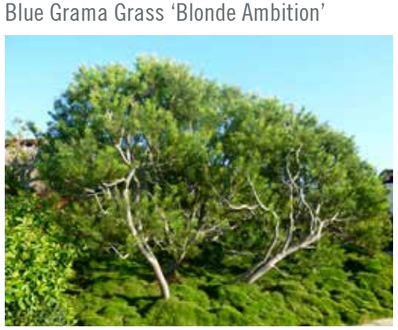
Agave attenuata
Fox Tail Agave

Bouteloua gracilis 'Blonde Ambition'
Blue Grama Grass 'Blonde Ambition'

Sedum rupestre 'Lemon Coral'
Lemon Coral Stonecrop

Echeveria 'Afterglow'
Afterglow Echeveria

Senecio mandraliscae
Blue Chalk Sticks Kleinia



Hakea suaveolens
Sweet Hakea

Hakea suaveolens
Sweet Hakea

Banksia integrifolia
Coastal Banksia

Banksia integrifolia
Coastal Banksia

BOARDWALK GARDENS PLANT PALETTE

STORMWATER TREATMENT & HABITAT GARDENS SELECTION CRITIRIA:

- Drought Tolerant
- Flood Tolerant
- Coastal Tolerant
- Wind Tolerant
- Provide wildlife habitat
- Low Maintenance
- Appropriate for stormwater Bioretention Facilities
- Recommended by Contra Costa Clean Water Program's Stormwater C.3 Guidebook, 6th Edition

*California native plant.

Carex obnupta
* Slough Sedge

Iris douglasiana
* Douglas Iris

Festuca rubra
* Creeping Red Fescue

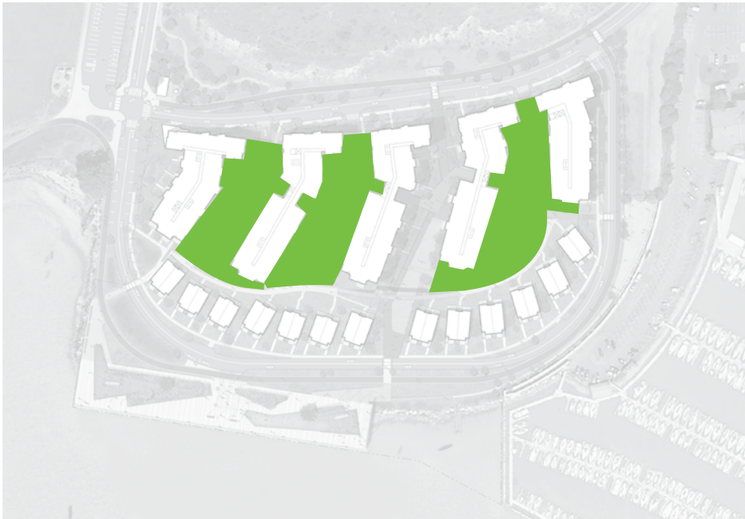
Mimulus aurantiacus
* Sticky Monkey Flower

Salvia spathacea
* Hummingbird Sage

Carex divulsa
Berkeley Sedge

Carex praegracilis
* California Field Sedge

STORMWATER TREATMENT AND HABITAT GARDENS PLANT PALETTE



PODIUM MEADOWS & GARDENS SELECTION CRITERIA:

- Drought Tolerant, Native and Adaptive Species
- Medium to large massing volumes created by finely textured understory planting
- Coastal and wind tolerant
- Provide privacy screening to ground floor living spaces
- Open tree canopies to maximize views, provide shade, and mitigate wind
- Provide wildlife habitat
- Low Maintenance

*California native plant.

Eriogonum grande 'Rubescens'
* Red Buckwheat

Rhamnus californica
* California Coffeeberry

Coreopsis lanceolata
*Lanceleaf Tickseed

Iris douglasiana
*Douglas Iris

Eschscholzia californica
*California Poppy

Lupinus albifrons
*Silver Bush Lupine

Arbutus 'marina'
Strawberry Tree

Hakea suaveolens
Sweet Hakea

Pinus muricata
*Bishop Pine

Quercus agrifolia
*Coast Live Oak

Myrica californica
*California Wax Myrtle

Asclepias fascicularis
*California Narrowleaf Milkweed

Baccharis pilularis 'Pigeon Point'
*Pigeon Point Coyote Bush

Carex praegracilis
*California Field Sedge

Muhlenbergia rigens
*Deergrass

Festuca rubra
*Creeping Red Fescue

Achillea millefolium
*Common Yarrow

Eriogonum fasciculatum
*California Buckwheat

PODIUM MEADOWS + GARDENS PLANT PALETTE

REUSE OF ELEMENTS FROM THE TERMINAL ONE WAREHOUSE: Trace the outline of the warehouse by retaining key steel frames and trusses of the Terminal One wharf shed. These structural elements will serve as pavilions for family gatherings and will frame views of the Bay.

RAISED DECKS: The Terminal One Pier design creates a series of raised deck platforms, which will provide park visitors with comfortable seating while, at the same time, affording panoramic Bay views unobstructed by the guardrails at the edges of the pier.

ON-STRUCTURE PLANTING: In order to provide soil depth over the pier, the Terminal One design will employ raised planters constructed of weathered steel. The gardens will be drought and coastal tolerant ornamental succulents, providing a unique and colorful experience along the water.

TERMINAL ONE WHARF PARK & BOARDWALK GARDENS PRECEDENTS

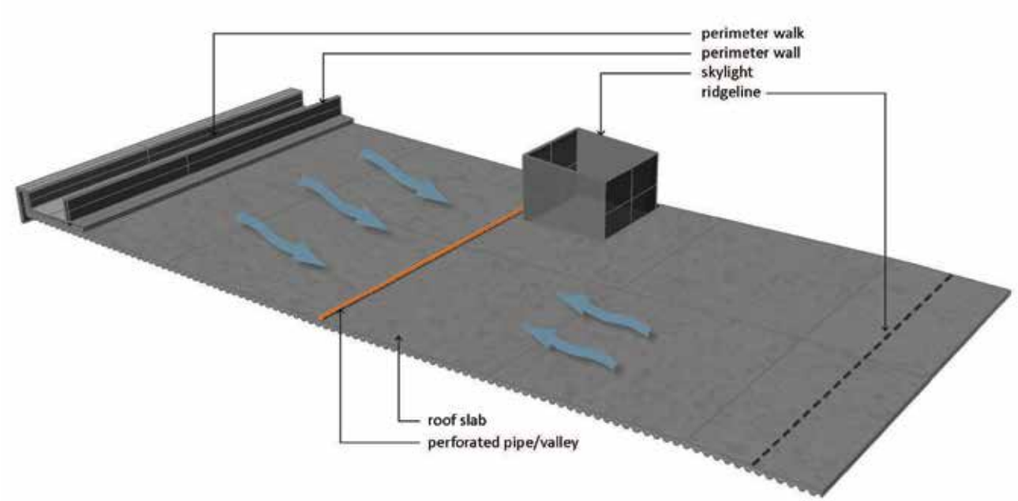
CONVERT EXISTING RAIL TRACKS TO TRAILS.

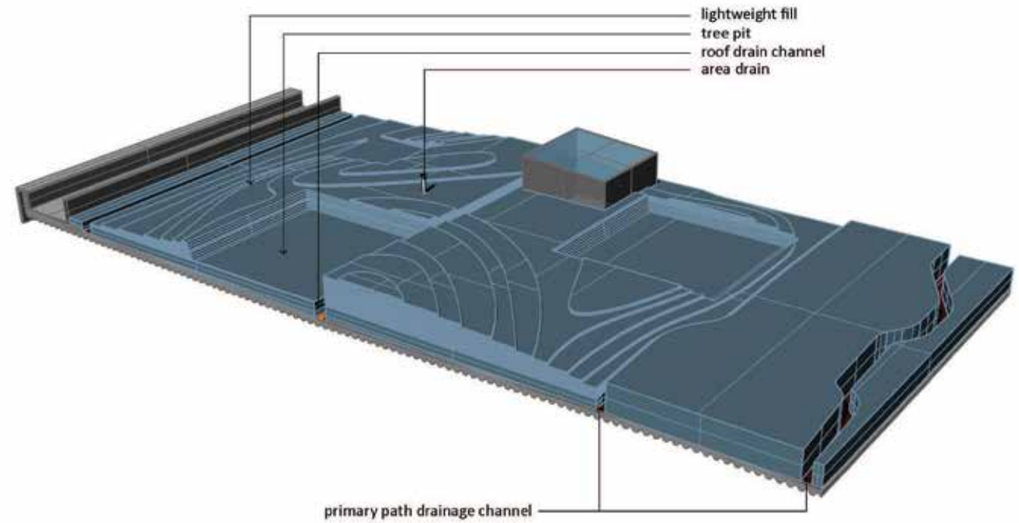
TREAT THE PROJECT'S STORMWATER RUNOFF IN TREATMENT GARDENS THAT PROVIDE HABITAT AND ARE PUBLICLY ACCESSIBLE

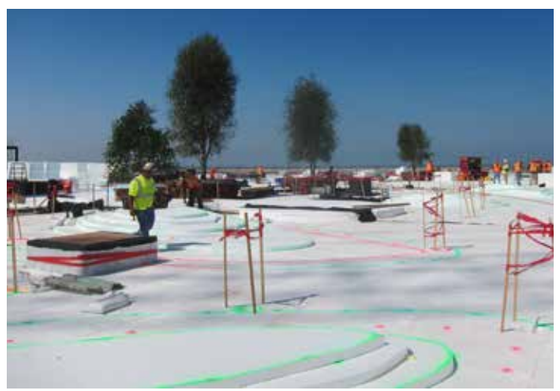
EXTEND THE BAY TRAIL ALONG THE SHORE THROUGH NATIVE PLANT COMMUNITIES AND ALONG BRICKYARD COVE ROAD FOR BICYCLE COMMUTERS AND DIRECT ACCESS TO MILLER/KNOX REGIONAL SHORELINE PARK.

ENTRY STOOPS, PATIOS, AND TRANSITIONAL SOCIAL SPACES: The townhomes and ground floor flats will have entry stoops, terraces, and patios that provide a transitional space between public and private realms and encourage social interactions with neighbors.

PEDESTRIAN AND BIKE MEWS: Terminal One is proposing a "neighborhood mews" where bicyclists and pedestrians mingle on a more friendly and social public space. Pavement and reinforced "turf block" allow for fire & emergency access.







ON-STRUCTURE TECHNOLOGY: The above photos illustrate a 9-acre roof park CMG designed for Facebook's new Menlo Park campus. They demonstrate the use of lightweight fill on structure to create soil depth for large trees and plantings.

RESIDENT AMENITY SPACES FOR ALL AGES: The podium gardens provide a variety of spaces for residents, including a playground, fire pits, outdoor kitchens, fitness pavilion, club house, and art.

RESIDENT PODIUM GARDENS PRECEDENTS

WATERFRONT PARK LIGHTING SELECTION CRITERIA: Illuminate paths of travel along the base of walls, decks, and trusses with integrated site lighting fixtures that provide low-level safety lighting without blocking nighttime views. All fixtures will be selected to minimize energy consumption and increase public safety.

PODIUM GARDENS LIGHTING SELECTION CRITERIA: Illuminate garden paths with low-level bollards. Light standards to be incorporated as needed for emergency egress lighting. Standards will have cut-off shields to control light trespass into units. Amenity pavilions will include accent and task lighting as needed based on program. Up-lighting will be avoided in order to reduce light pollution.

STREETSCAPE LIGHTING SELECTION CRITERIA: A combination of vehicle and pedestrian lighting standards will illuminate the streetscapes and mews to provide the required light levels on both roadways and pedestrian paths. Cutoff shields will be incorporated to control light trespass into units. All fixtures will be selected to minimize energy consumption and increase public safety.

CONTEMPORARY ADAPTATION OF BAY REGIONALISM

VIGNETTE 1: VIEW AT CORNER OF DORNAN DRIVE AND BRICKYARD COVE ROAD

VIGNETTE 2: VIEW OF SHORELINE DRIVE ON WESTERN EDGE

VIGNETTE 3: VIEW OF WEST FACADE

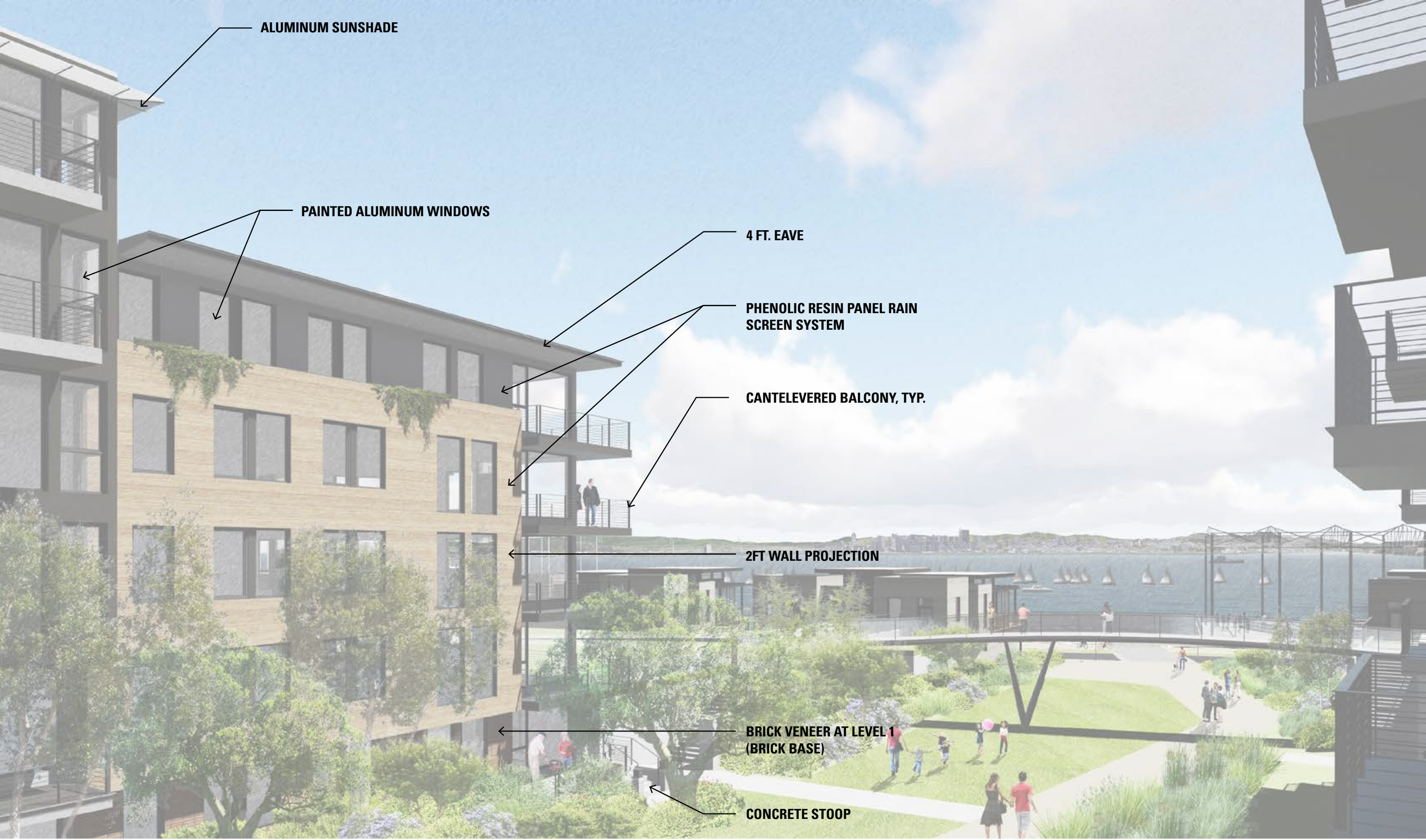
ARCHITECTURAL ELEMENTS: VIEW OF WEST FACADE

VIGNETTE 4: VIEW OF PLAZA FROM SOUTHWEST

VIGNETTE 5: VIEW OF RESIDENTIAL NEIGHBORHOOD FROM SOUTHWEST

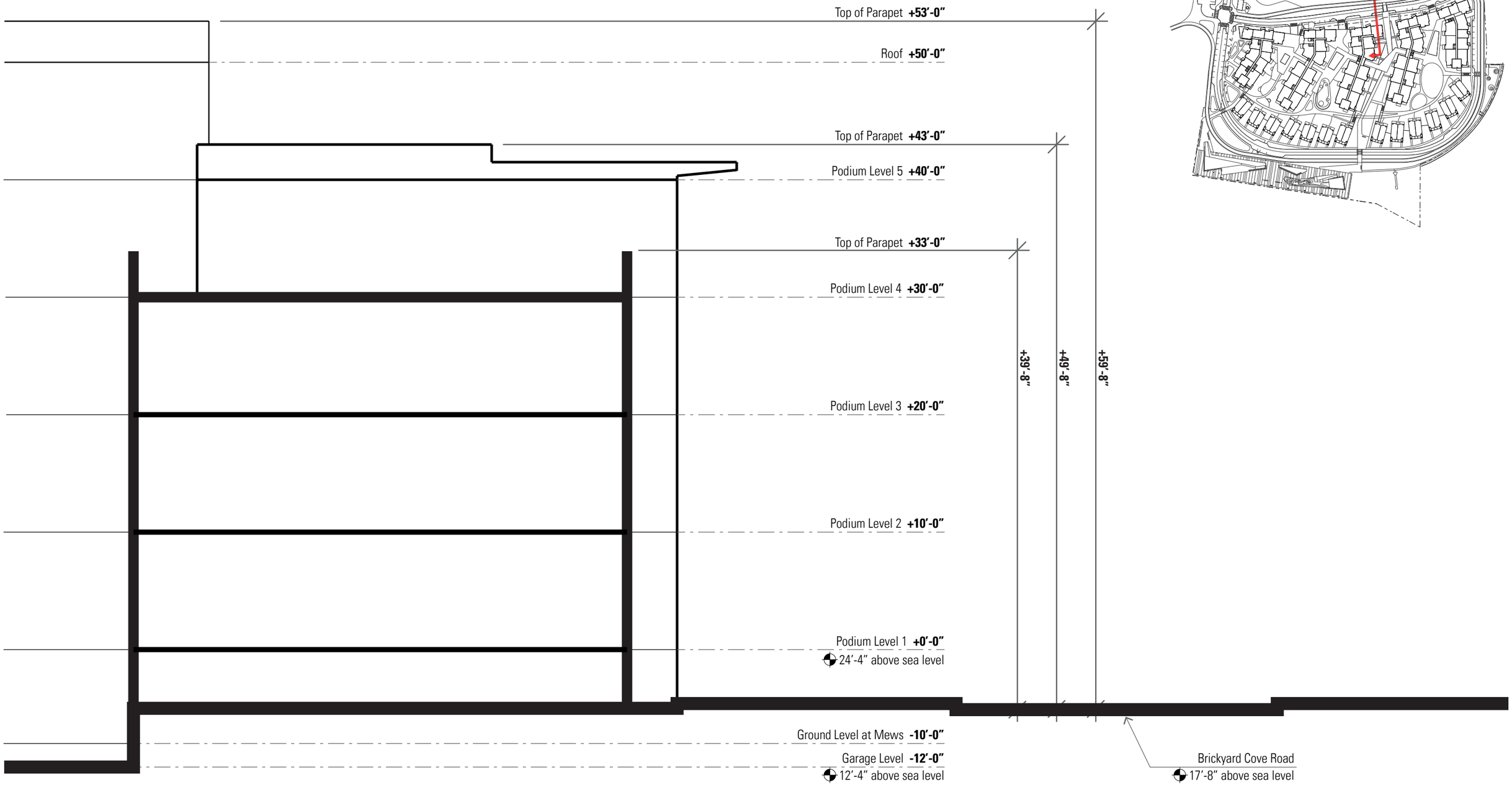
VIGNETTE 6: VIEW OF TOWNHOMES ALONG SHORELINE DRIVE

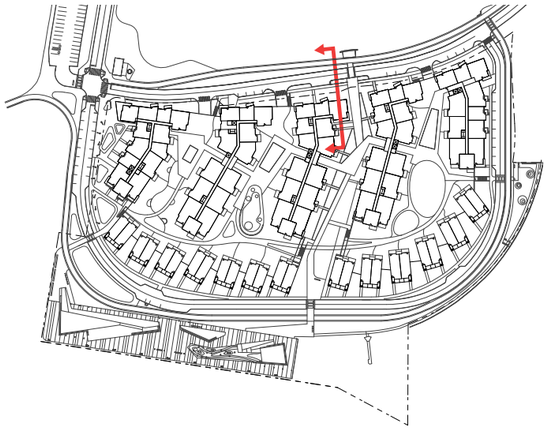
VIGNETTE 7: VIEW THROUGH NORTH-SOUTH MEWS



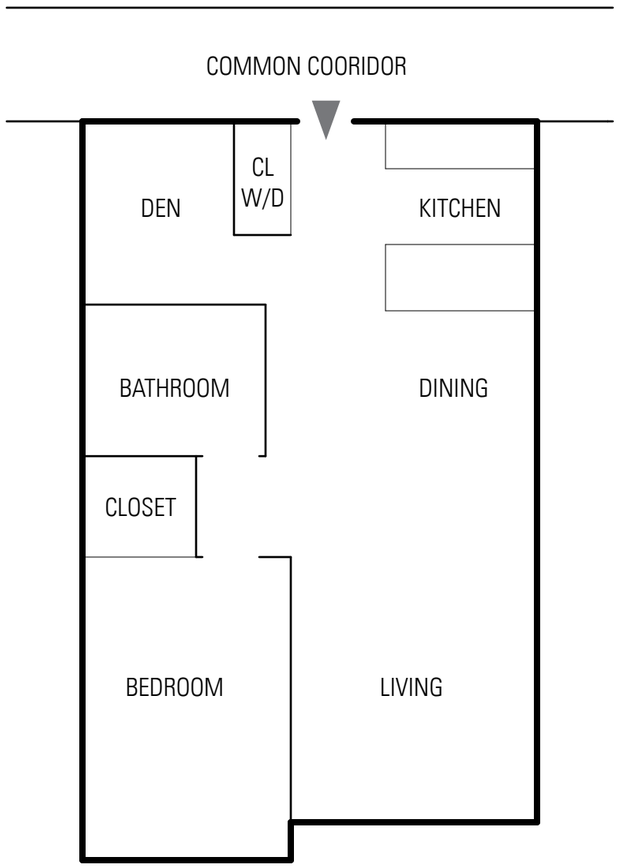
ARCHITECTURAL ELEMENTS: VIEW THROUGH NORTH-SOUTH MEWS

VIGNETTE 8: VIEW OF SHORELINE DRIVE ON EASTERN EDGE



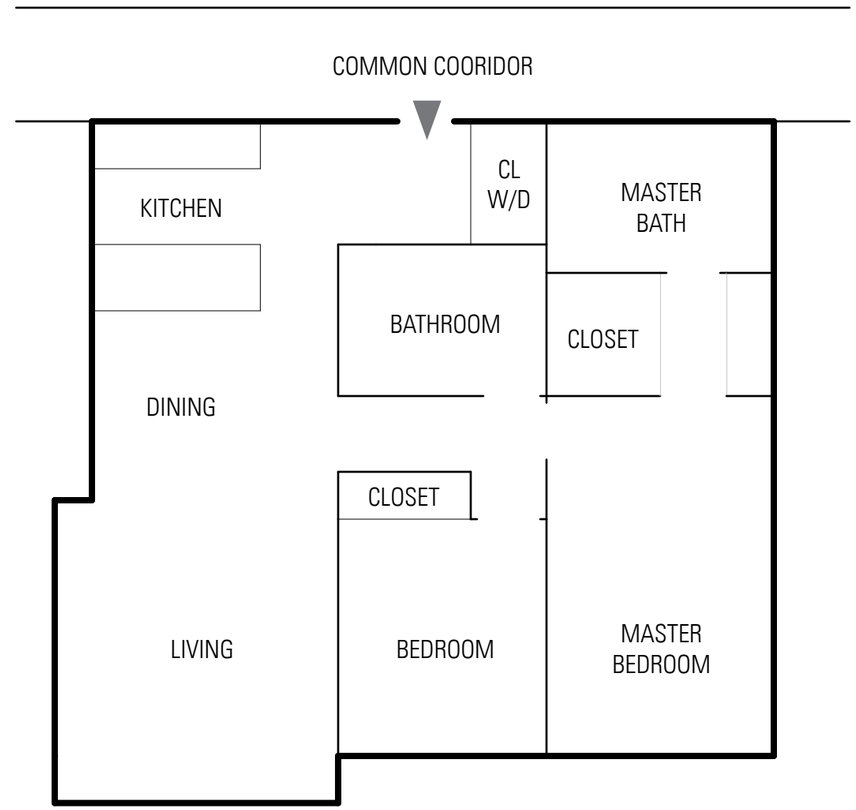


DIAGRAMATIC SECTION AT BRICKYARD COVE ROAD



ONE BEDROOM FLAT

SCALE 1/8" = 1'-0"



TWO BEDROOM FLAT

SCALE 1/8" = 1'-0"

Building Entrance

0' 4' 8' 16'

FLOOR PLAN: ONE + TWO BEDROOM FLATS

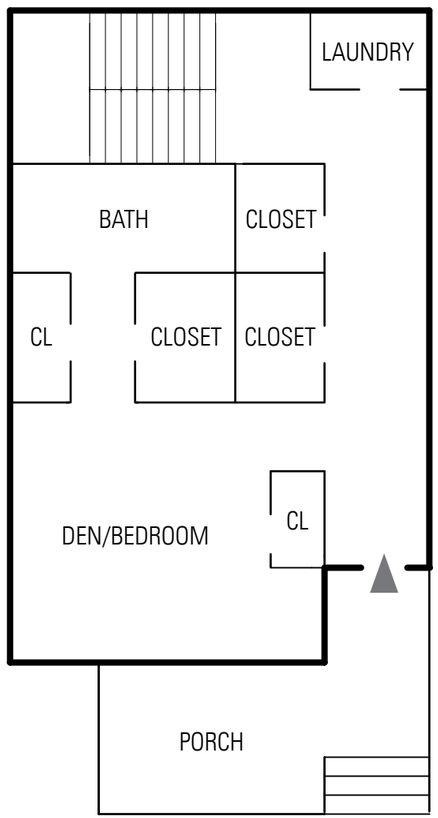
THREE BEDROOM FLAT

SCALE 1/8" = 1'-0"

Building Entrance

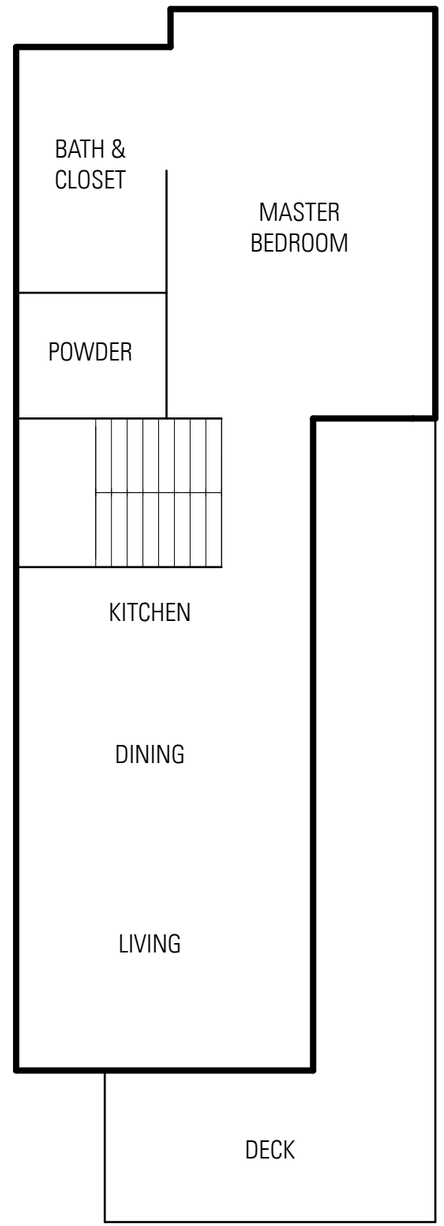
0' 4' 8' 16'

FLOOR PLAN: THREE BEDROOM FLAT



TOWN HOME FIRST FLOOR

SCALE 1/8" = 1'-0"



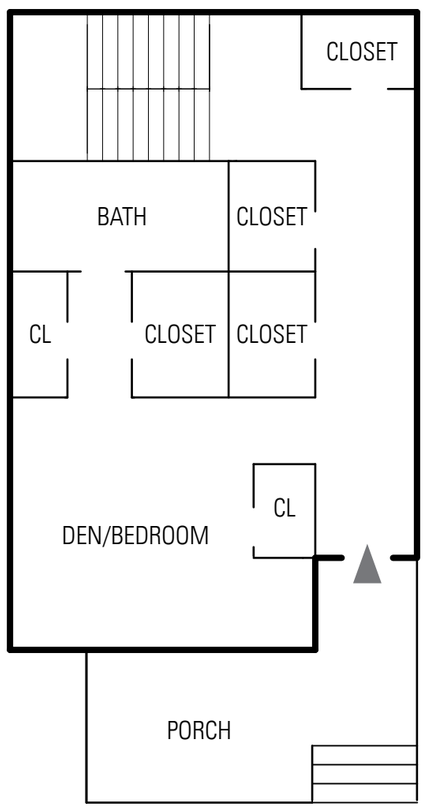
TOWN HOME SECOND FLOOR

SCALE 1/8" = 1'-0"

Building Entrance

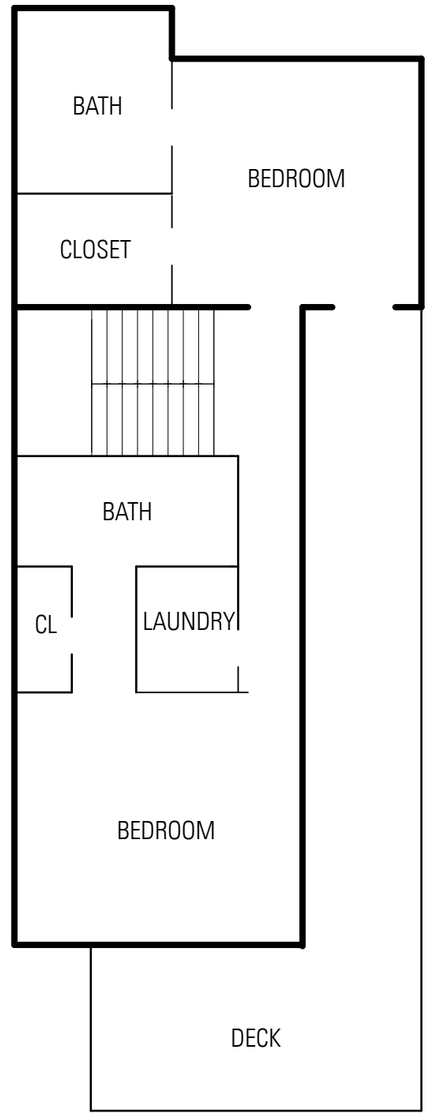
0' 4' 8' 16'

FLOOR PLAN: TOWN HOME (2 STORY)



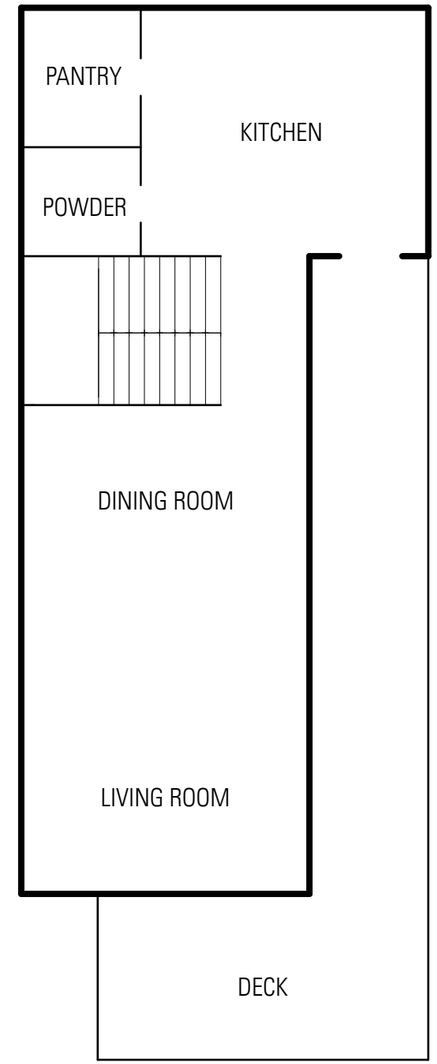
TOWN HOME FIRST FLOOR

SCALE 1/8" = 1'-0"



TOWN HOME SECOND FLOOR

SCALE 1/8" = 1'-0"



TOWN HOME THIRD FLOOR

SCALE 1/8" = 1'-0"

Building Entrance

0' 4' 8' 16'

FLOOR PLAN: TOWN HOME (3 STORY)

MATERIAL INSPIRATION BAY AREA REGIONALISM

MATERIAL CHOICE PHENOLIC RESIN PANEL RAIN SCREEN SYSTEM

USE OF MATERIAL MULTI-AND SINGLE-FAMILY RESIDENTIAL APPLICATIONS

KEY

	Flats	Town Homes
Phase 1	62	4
Phase 2	60	6
Phase 3	70	4
Phase 4	70	6
Phase 5	46	6
Total	**308**	**26**

Podium with Phase 1

Podium with Phase 4

0’ 50’ 100’ 200’

Subsequent phases awaiting construction will be covered in **hydroseed**, a planting process that uses a slurry of seed and mulch.

PHASING DIAGRAM