Tower/Lobby Revisions

- Dramatic Focal Point

Tower/Lobby Revisions

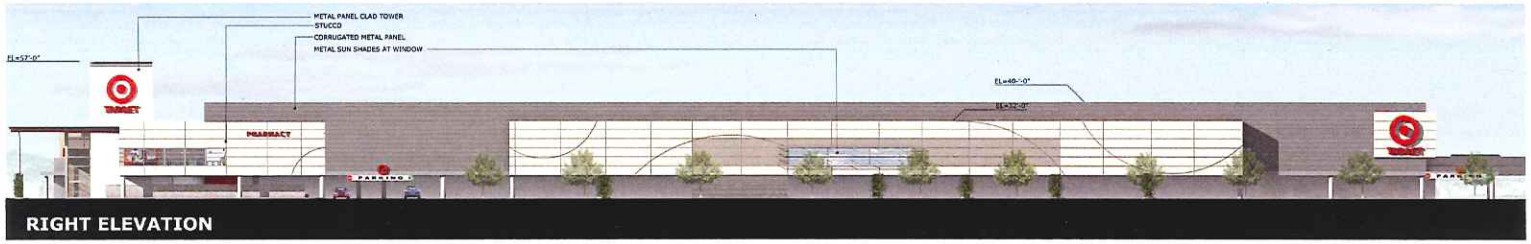
- Innovative mixed-use designs
- Respects the scale & character of the adjacent neighborhood
- Allows for a mix of community and neighborhood uses
- Provides logical stepped transition from the highway to the street

Night view

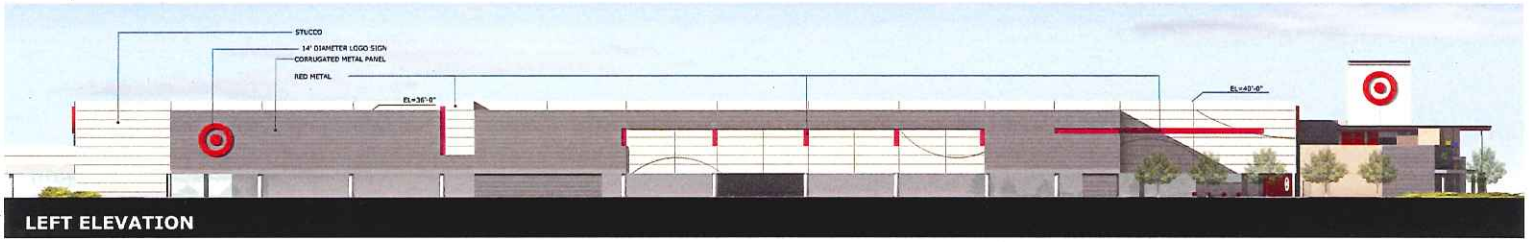
Tower/Lobby Revisions

- Appropriate use of massing, materials, texture and colors

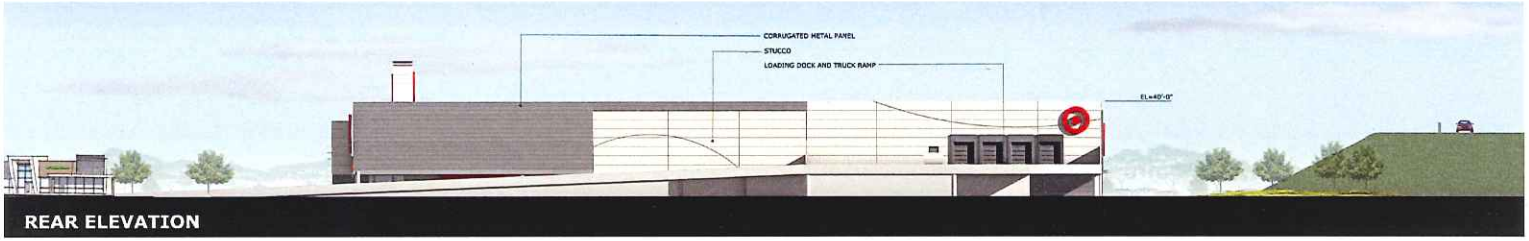
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Materials

PAINT COLORS

P1: DE 6213 "FINE GRAIN"

P4: DEW 345 "WHITE FEVER"

P2: DE 6215 "WOODEN PEG"

P5: BM OC-24 "WINDS BREATH"

P3: DE 5359 "CROSSROADS"

P6: TARGET RED

STOREFRONT
LINETEC 399C245
"CHAMPAGNE PEARL"

PARKING LOT LIGHTING
INVUE "STRUT

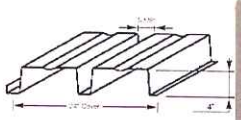
TRASH RECEPTACLE
LANDSCAPE FORMS "PITCH"

SITE BENCHES
LANDSCAPE FORMS "STAY"

WALL LIGHTING
INVUE "ENV ENTRI"

UMBRELLAS
LANDSCAPE FORMS
"SOLSTICE-SIRIUS"

TABLES & CHAIRS
LANDSCAPE FORMS "TRAVERSE" IN
SILVER PERFORATED STEELHEAD FINISH



RIBBED/CORREGATED METAL
WALL PANEL

CENTRIA 9967 "PEWTER"

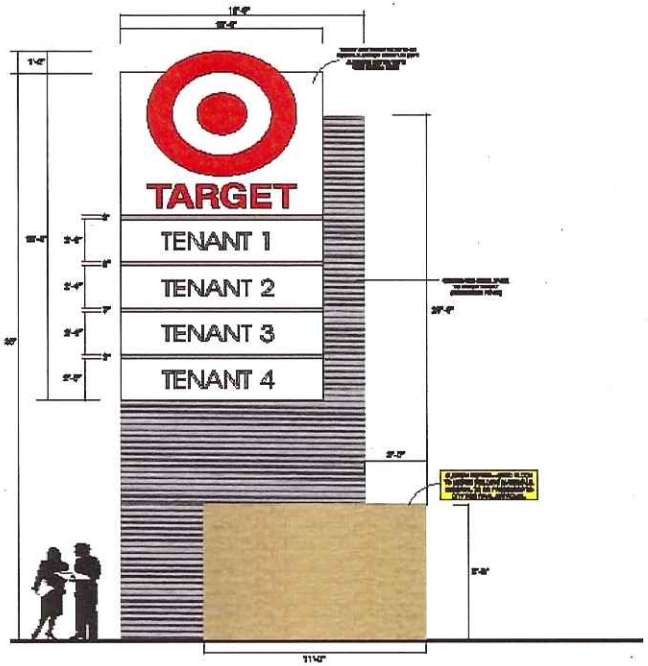
PERFORATED METAL CANOPY
BC AWNINGS MEDITERANEAN SERIES

PLANTER POTS
QUICK CRETE "CASCADE"
IN "CHARCOAL"

CREATIVE PIPE
CYCLE SHED
MODEL CS1-C

CREATIVE PIPE
LIGHTING BOLT SERIES
MODEL #LR-P-4-SM-G

Signage

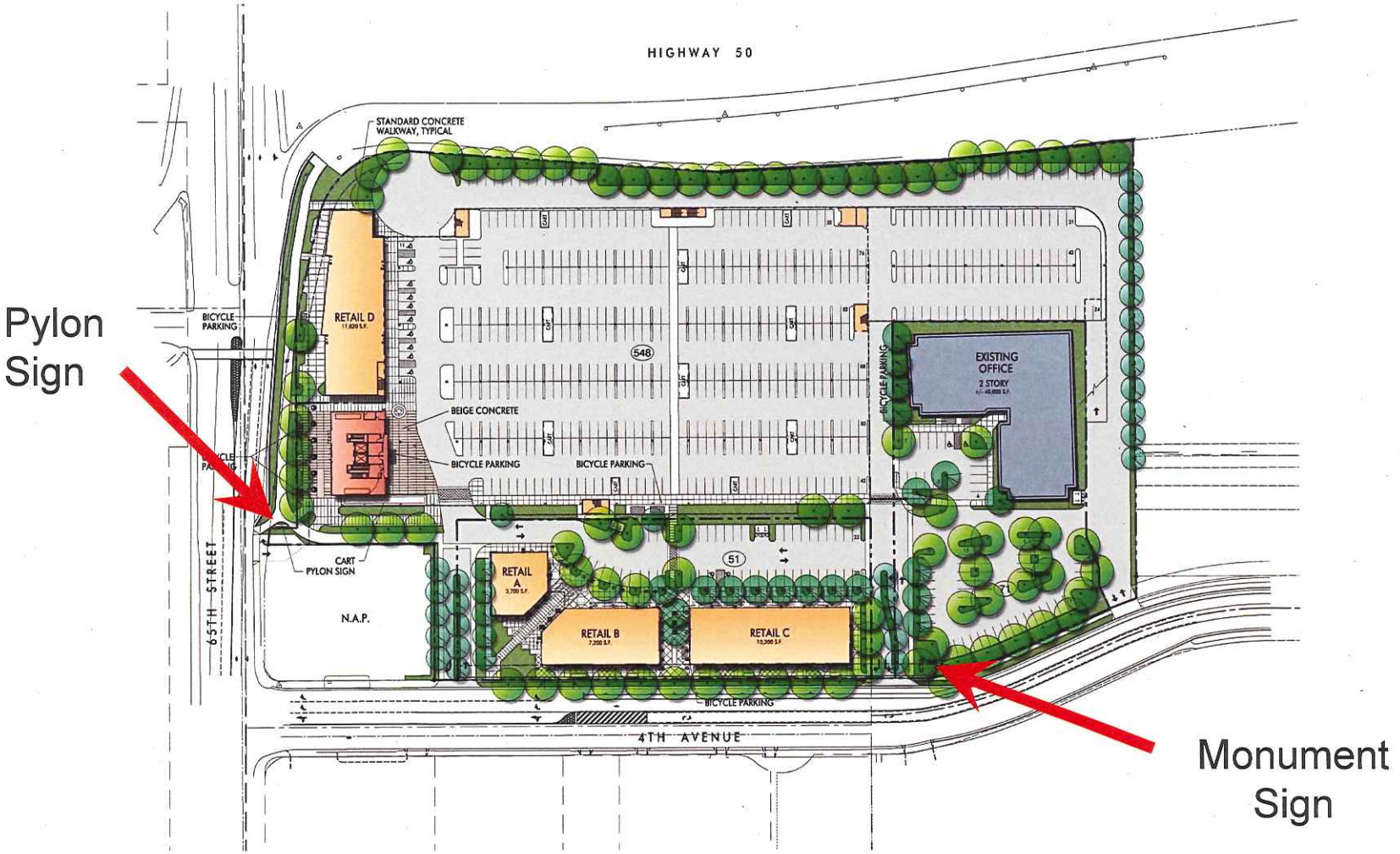


ILLUMINATED D/F PYLON SIGN FRONT ELEVATION
QUANTITY: ONE (1) REQUIRED.

- Pylon and Monument signs
- Master Sign Plan integrating a comprehensive package that works with the schematic design of the center

ILLUMINATED D/F MONUMENT SIGN FRONT ELEVATION
QUANTITY: ONE (1) REQUIRED.

Signage - Locations



STREET LEVEL PLAN

Environmental Responsibility

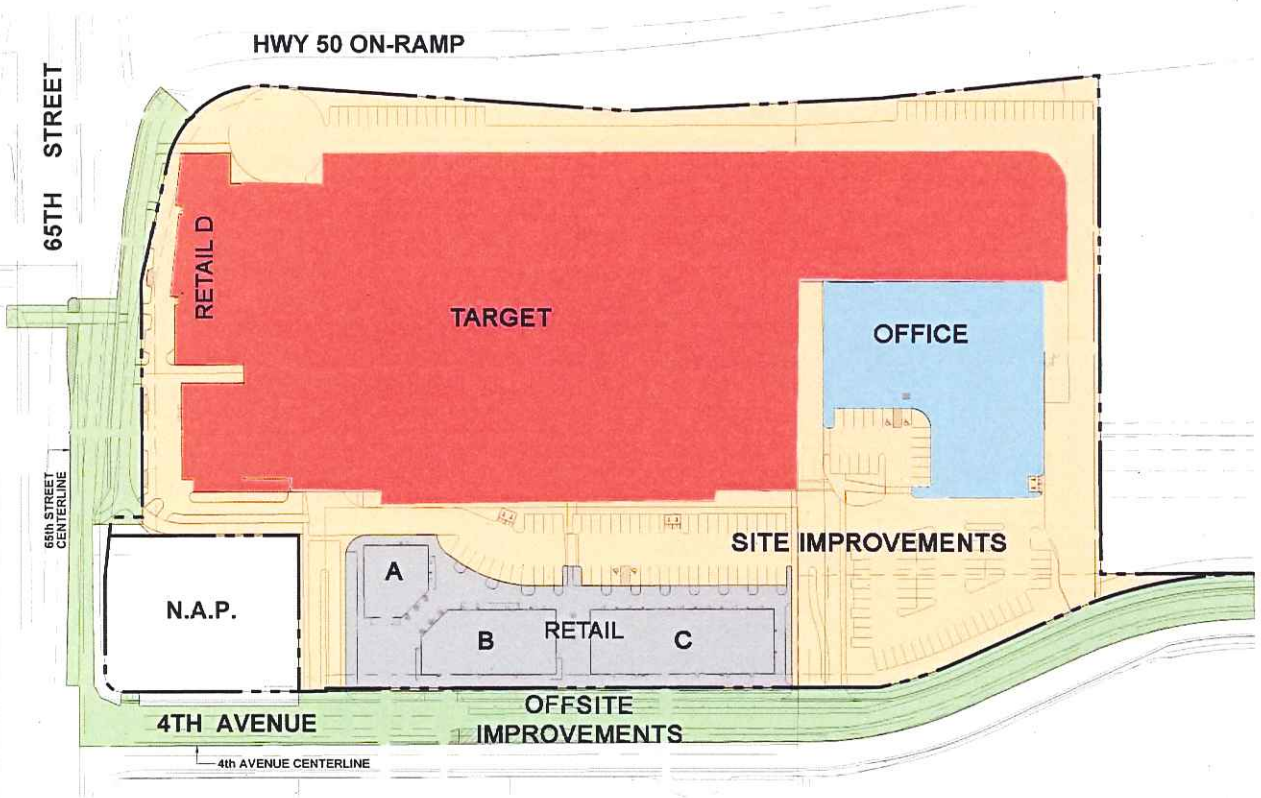
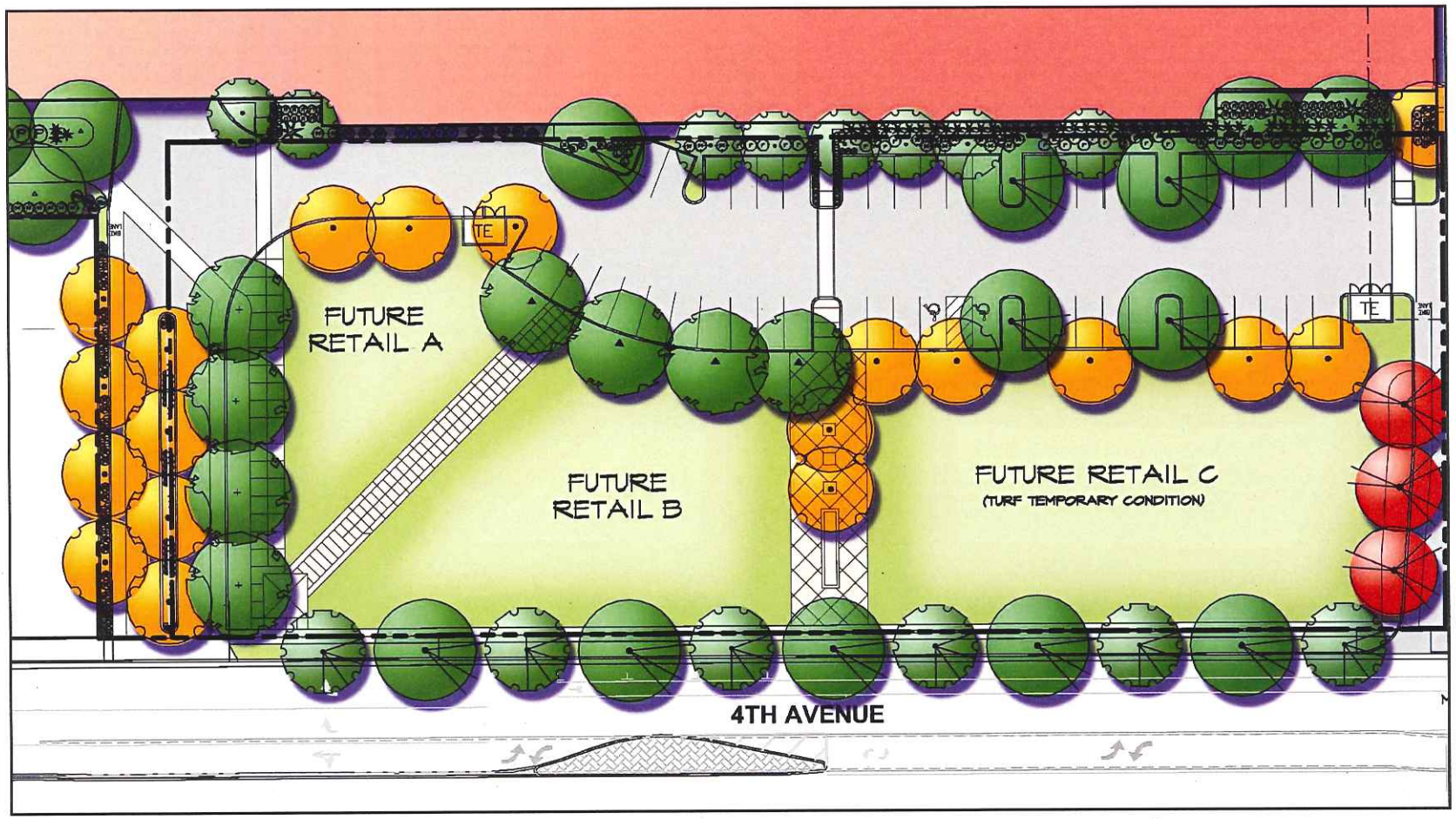
- Photovoltaics
- Involvement in SMUD's "Savings by Design" program
- On- and off-site pedestrian and bicycle improvements
- Air Quality Mitigation Plan
  - Several measures from the Air District Land Use Guide
  - Additional short- and long-term bicycle parking facilities
  - Solar reflective roof materials
- Transportation Management Plan in progress to promote alternative commute modes and reduce employee vehicle trips including
  - Transit Pass Subsidy
  - Electric charging facilities, carpool spaces
  - Lockers and showers
  - Onsite food service and ATM
- Water conservation measures
  - low-flow faucets and plumbing
  - customized irrigation settings
- Energy efficiency measures
  - Motion sensor lighting
  - Energy efficient lighting.
- Innovative waste reduction
  - Renewable materials and recycling programs

View from HWY 50

- Highway elevation is 32' above lobby floor; parapet walls are at 36 and 40 feet

Auxiliary Project Elements

- Retail D constructed with Target store
- Retail parcel (A, B and C) may be developed by others; seeking approval for elevations and site
- Existing Office to be refurbished



Retail Pad Landscaping