

Community Meeting, Introduction to new proposed project



Design Inspiration for the Tower



The original design idea for the Tower anchoring the building originated from the simplicity and elegance of a Japanese Lantern and was adopted to create the beacon landmark.

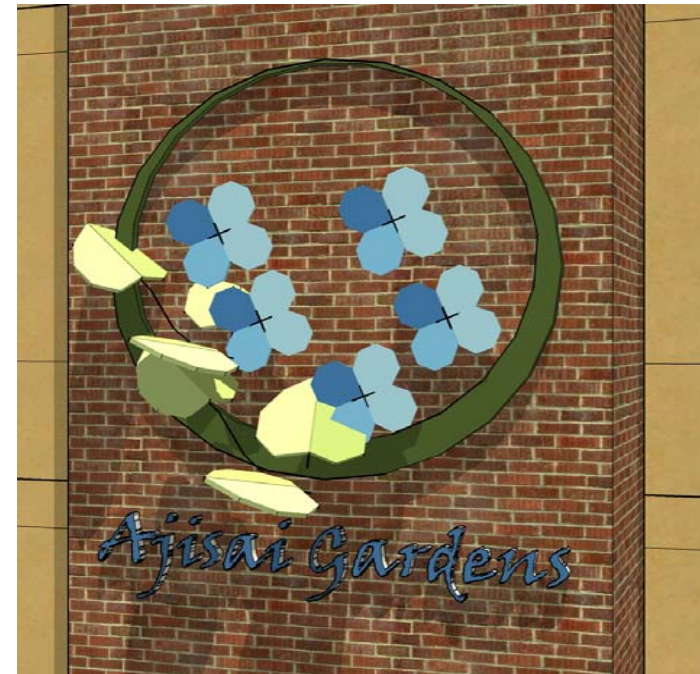
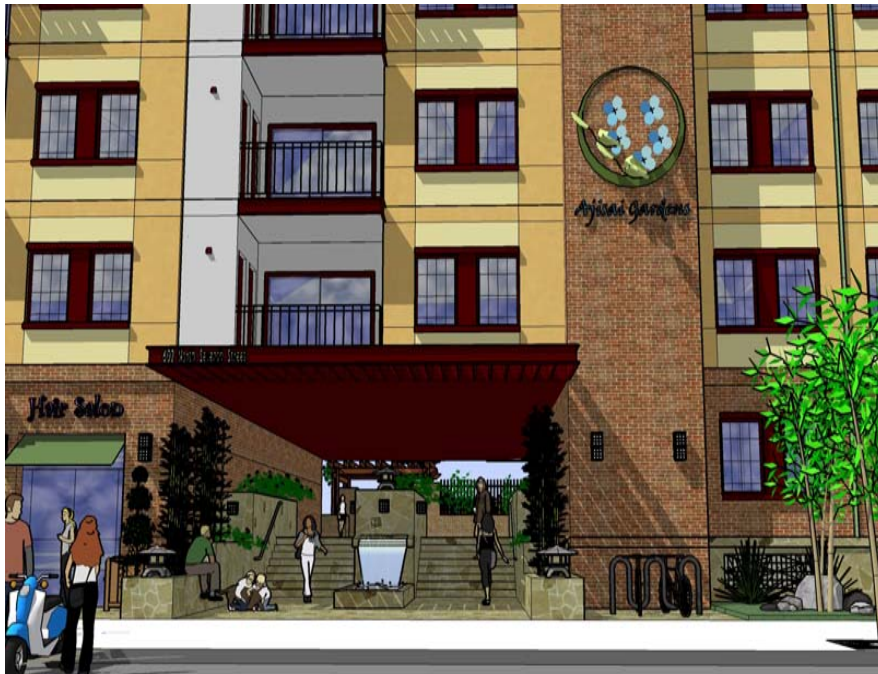
Design inspiration for the upswept roof



The Upswept roof design found on both Towers and then again re-proposed on a smaller scale at every Unit stack was influenced by the clever engineering of a simple Japanese soap dish sculpture.



Building Art, sign and Project name



As requested by the community, we have brought back some of the motifs present in the original design. We added a twist by giving them a third dimension and integrating them to the building as a form of sculpted art. The stylized symbol is displayed at the three Stairwell towers.

The Residential Plaza

The residential plaza has adopted a few new features; from the artistic sculpted motif sign To the Japanese style light fixtures adorning the perimeter of the building, to the Water feature and bamboo grove highlighting the pedestrian access into the residential plaza.



Water Feature



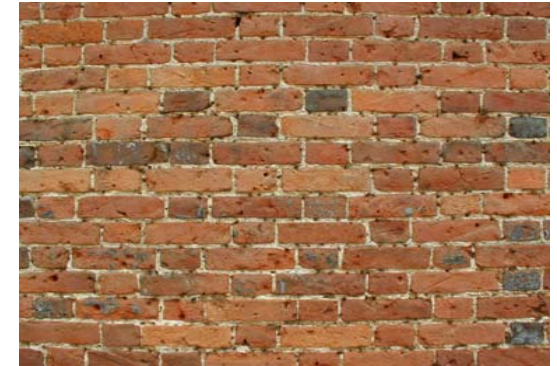
The water feature has been designed as the focal point of the pedestrian plaza. Surrounded by the bamboo grove, its white noise and natural materials provides a welcoming note to residents and visitors alike.



Storefront Materials and Textures



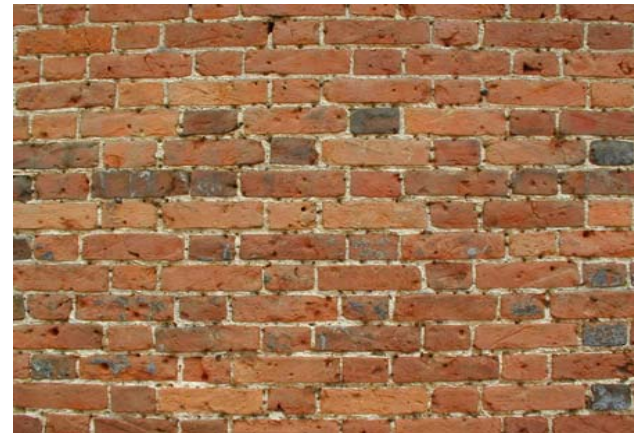
The antique brick walls and the natural looks of the stone pavers, are just two of the many materials adopted by the design to enhance the pedestrian experience along the retail storefronts.



Building Materials and Textures



The antique brick walls with its uneven texture stands out against the fine dash plasters used for the upper portion of the building. Metal repeats itself into the trellises and guardrails at the balconies and the standing seam roof at the Towers and unit stacks.



Residential Windows



Keeping in step with the Japanese tradition for large window openings to allow natural light in and be able to reconnect with nature, all residential units have been designed with large windows and window-doors sporting a glass pattern that closely resembles traditional fixtures.

Street Gardens setbacks



As suggested by the community, the design has adopted a more Japanese style landscape to grace all green areas fronting the Streets. Natural rocks, river stones and gravel will be used to enhance those areas.



Street Views



Retail corner

Street Views



Looking at the Residential Plaza

Street Views



Residential Plaza Pedestrian Access

Street Views



Street Views



Residential Stoops, typical

Street Views



Street Views



Elevation

Street Views



Looking down the EVA, Emergency Vehicle Access

Street Views



Courtyard and Swimming pool Area

Details



Details



Tower Roof Detail

Details



Tower Roof Detail

Details



Water Feature and Bamboo Grove at Residential Plaza (Pedestrian Access)

Details



Stoop Detail and bottom of Tower