

Proposed Butcher's Corner Project



El Camino Real/Wolfe Road/Fremont Avenue



Conceptual Landscape Plan – Option 1



Conceptual Landscape Plan – Option 2



Interior View – Central Open Space



DESIGN GUIDELINE COMPLIANCE LEGEND

1. VARIATIONS IN THE ROOF LINE, ROOF HEIGHT AND THE ARCHITECTURE OF THE CHINESE DETAILS ADD VISUAL INTEREST AND BREAK UP THE BUILDING MASS.
2. VARIATIONS IN WALL PLANE, COLOR AND MATERIALS BREAK UP THE BUILDING MASS AND ADD VISUAL INTEREST.
3. BREAKING ROOF OVERHANGS PROVIDES DEEP SHADOWS AT THE TOP OF THE BUILDING AND AN INTERESTING ELEMENT AT THE ROOPLINE.
4. A STRONG BASE, MIDDLE AND TOP MATERIAL AND COLOR PALETTE GIVES A CLASSICAL CHARACTER TO THE BUILDING'S CONTEMPORARY STYLE.
5. VARIATIONS IN WINDOW SIZE, BREAKUPS AND ORIENTATION ADD VISUAL INTEREST TO THE FACADE.
6. THE SCALE OF TOWNHOUSES COMPLEMENTS THE SCALE OF THE NEIGHBORING BUILDINGS AND SERVES AS A TRANSITION TO THE TALLER BUILDING BLOCKS.
7. TRANSPARENT GLASS AT THE LOBBY CORE BRIDGES THE TWO BUILDINGS AND DEFINES THE BUILDING ENTRY ALONG THE CLAMOR CORRIDOR.
8. WINDOW HEAD AND SILL TRIM AND TEXTURAL DETAILS AND RECESSED PANELS WITH VARYING MATERIALS ADD VARIETY, INTEREST AND A RICHNESS TO THE CHINESE FACADE.
9. STUCCO WALLS ARE REVEALED WITH CAREFULLY PLACED REVEALS.
10. ARCHITECTURAL DETAILS SUCH AS NATURAL STONE WALL CAPS AND CORNICES, METAL-FACED BALCONIES AND METAL AWINGS ADD A HUMAN SCALE AT THE STREET LEVEL.
11. A VARIETY OF NATURAL STONE AND BRICK CLADDING AT THE BASE OF BUILDINGS BRINGS TEXTURE AND RICHNESS AT STREET LEVEL.
12. METAL MESH BALCONY RAILINGS ADD ADDITIONAL TEXTURE AND INTEREST AND HELP SOFTEN THE DEEP INSET CORNERS AT EACH BUILDING UNIT.
13. HIGH QUALITY CURBWORK FINISHES AND CORNER SLABING CONTRASTS ON REIN AND ADD INTEREST TO THE FACADE BEHIND THE OPEN TOWNHOUSE.
14. A WELL-DEFINED ENTRY ADDS LIFE TO THE CLAMOR CORRIDOR.
15. TREES AND SUBSTANTIAL LANDSCAPING ALONG THE STREETFRONT PROVIDE A PLEASANT PEDESTRIAN ENVIRONMENT AND BEAUTIFY THE PROJECT TO THE PUBLIC VIEW.



Architectural Design



View from El Camino Real/Wolfe Road



View from El Camino Real



View from Fremont Avenue



TOWNHOUSES ALONG EAST FREMONT
PERSPECTIVE

View from Fremont Avenue - Townhomes