



DESCRIPTION / INTENT

- UNIQUE MULTIFAMILY COMMUNITY WITH A DIVERSE COLLECTION OF BUILDING SIZES AND STYLES
- MULTIPLE LIVING OPTIONS OFFER BOTH CONVENIENCE AND COMFORT
- A MIXTURE OF MODERN AND TRADITIONAL AESTHETICS
- CONNECTION TO RETAIL AND ACTIVE ADULT COMMUNITY

PRODUCTS

- 16. MULTIMODAL PATH
- 20. CLUBHOUSE
- 21. BIG HOUSE 2 STORY
- 22. BREEZESTAK 3/4 SPLIT
- 23. BREEZESTAK 4 STORY
- 24. MIXED USE RESIDENTIAL OVER RETAIL 3 STORY
- 25. DUPLEX





MASONRY APPROX. 30%

MATERIALS / COLORS



ROOF SHINGLES



BRICK



WHITE



HORIZONTAL SIDING



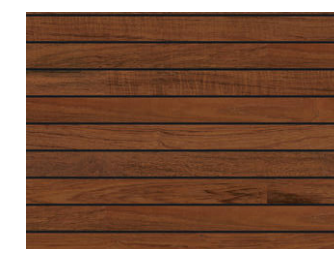
STONE



CHARCOAL



BOARD & BATTEN



WOOD



GREY



BROWN

LOCATION MAP:





MASONRY APPROX. 30%

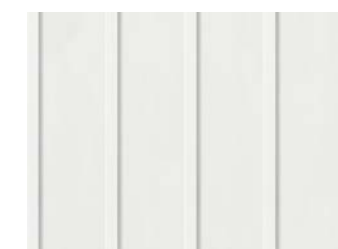
MATERIALS / COLORS



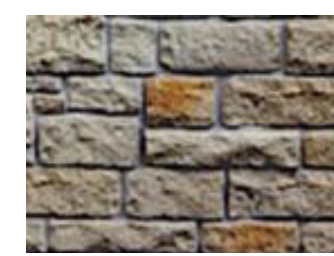
ROOF SHINGLES



HORIZONTAL SIDING



BOARD & BATTEN



STONE



BRICK



WHITE



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LOCATION MAP:





MASONRY APPROX. 30%



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MATERIALS / COLORS



ROOF SHINGLES



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WHITE



HORIZONTAL SIDING



BRICK



CHARCOAL



BOARD & BATTEN



WOOD SIDING



GREY

LOCATION MAP:





DESCRIPTION / INTENT

- INDEPENDENT LIVING
- WALK-ABLE COMMUNITY
- A DESTINATION NEIGHBORHOOD
- HEALTH & WELLNESS FOCUSED

PRODUCTS

- 8. WELLNESS CENTER
- 9. PICKLE BALL COURT
- 10. ACTIVE ADULT FLATS
- 11. ACTIVE ADULT COTTAGES
- 12. PARKING GARAGES
- 16. MULTIMODAL PATH





MASONRY APPROX. 25%



MATERIALS / COLORS



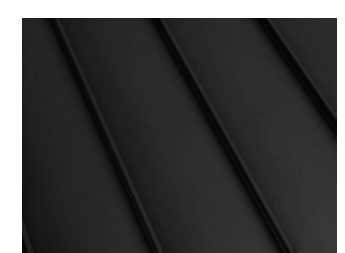
ROOF SHINGLES



BOARD & BATTEN



HORIZONTAL SIDING



STANDING SEAM



BROWN BRICK



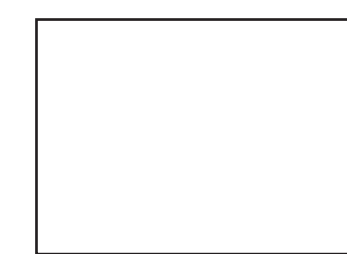
GREY



WOOD TONE



WHITE BRICK



WHITE

LOCATION MAP:



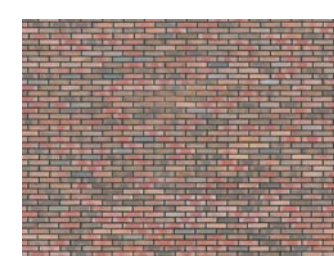


MASONRY APPROX. 20%

MATERIALS / COLORS



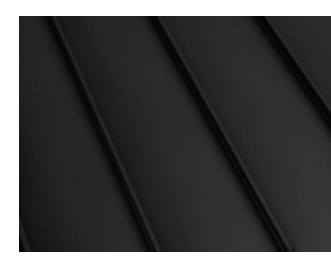
ROOF SHINGLES



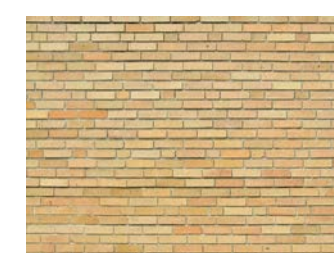
LIGHT RED BRICK



HORIZONTAL SIDING



STANDING SEAM



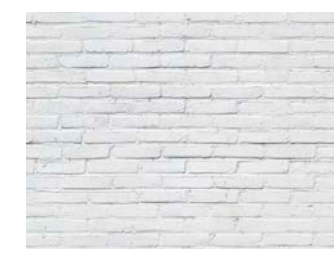
TAN BRICK



BOARD & BATTEN



WOOD TONE



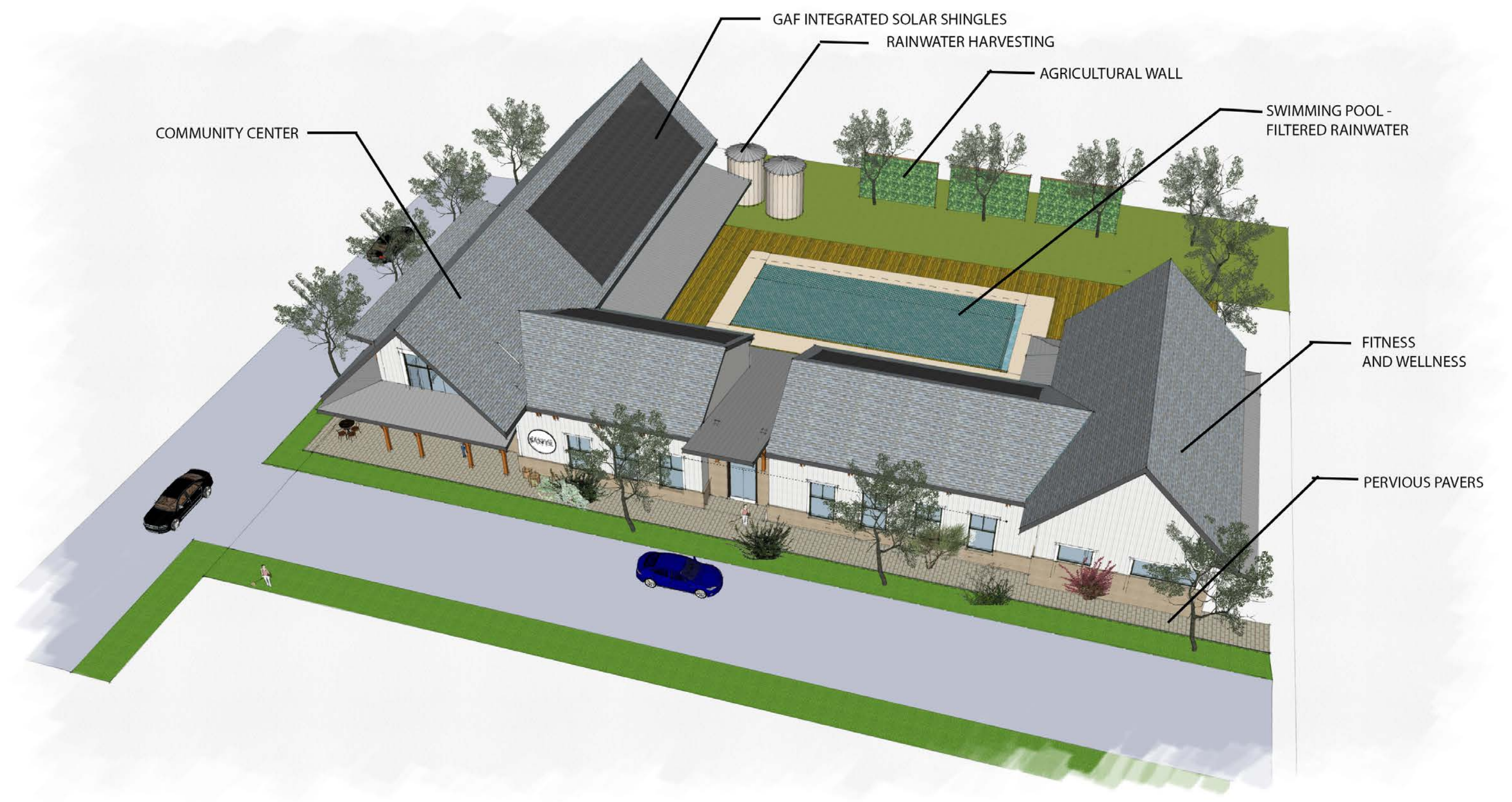
WHITE BRICK



GREY

LOCATION MAP:





WELLNESS CENTER

MATERIALS / COLORS

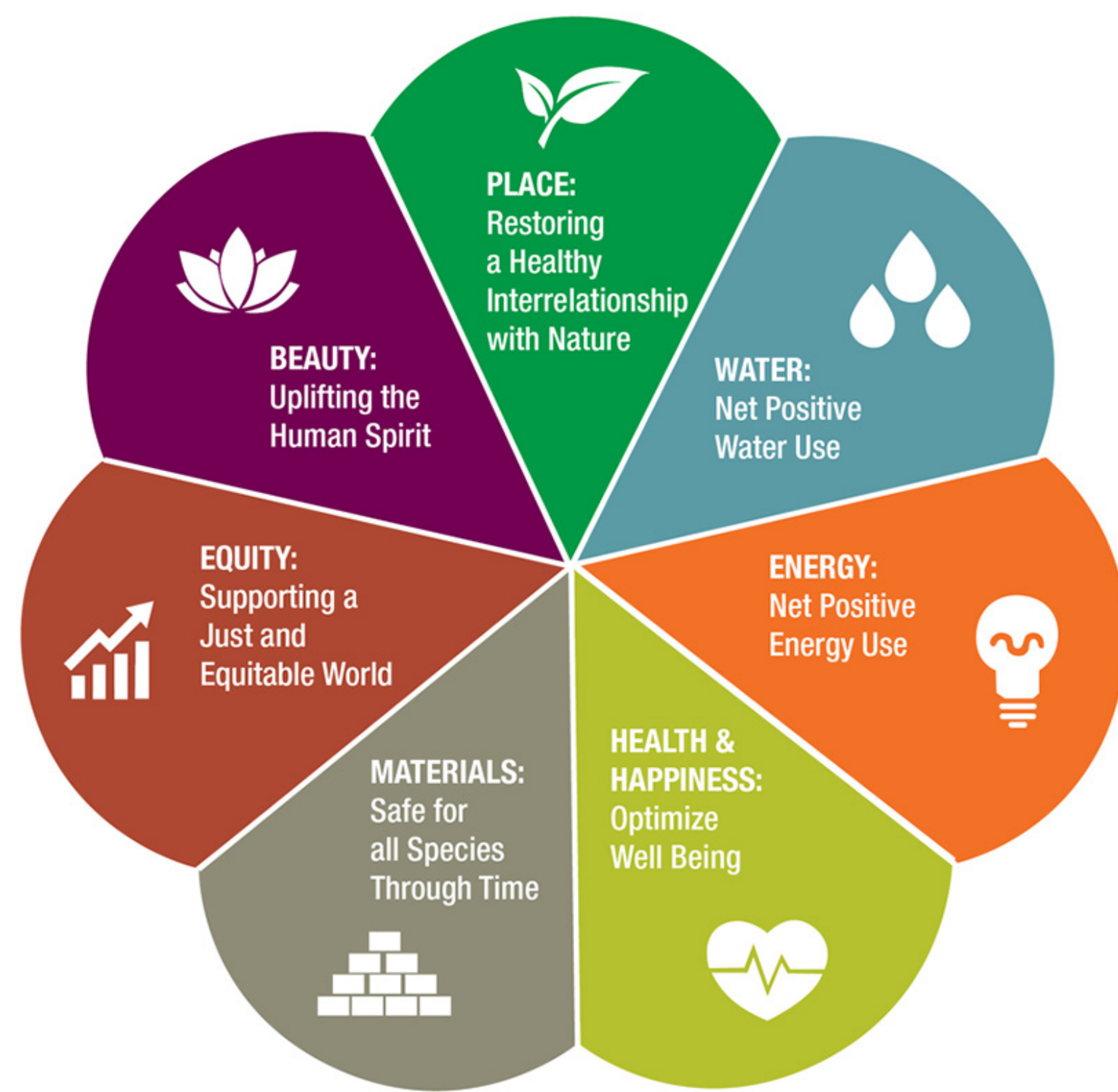


INTEGRATED SOLAR PANELS



LOCATION MAP:





insight
ARCHITECTS



CERTIFICATIONS

Stepping up to a Living Future

ZERO CARBON CERTIFICATION

Carbon neutral with top tier efficiency.

- 100% building energy load offset with on- or off-site renewables
- For existing buildings, combustion allowed
- Embodied carbon reduction and offset

ZEROENERGY CERTIFICATION

World class efficiency and characteristics, reinforcing a fossil fuel free future.

- 100% building energy load offset with on-site renewables, driving efficiency
- Pathway for premium off-site renewables for high energy building types

CORE GREEN BUILDING CERTIFICATION

Responding to climate change with holistic high performance.

Required Imperatives:

1	Ecology Of Place
4	Human Scaled Living
5	Responsible Water Use
7	Energy + Carbon Reduction
9	Healthy Interior Environment
12	Responsible Materials
17	Universal Access
18	Inclusion
19	Beauty + Biophilia
20	Education + Inspiration

LIVING BUILDING CHALLENGE

PETAL CERTIFICATION

One pillar of deep regenerative design built on a holistic high-performance foundation.

All Core Imperatives required as well as any additional Imperatives in the area of Petal Certification: Water, Energy or Materials.

ALL CORE IMPERATIVES	
Water	6 Net Positive Water
Energy	8 Net Positive Energy
Materials	13 Red List 90%
	14 Responsible Sourcing
	15 Living Economy Sourcing
	16 Net Positive Waste

LIVING BUILDING CHALLENGE

FULL CERTIFICATION

Summit of holistic aspiration and attainment; fully restorative.

All Imperatives must be achieved to certify:

1	Ecology Of Place
2	Urban Agriculture
3	Habitat Exchange
4	Human Scaled Living
5	Responsible Water Use
6	Net Positive Water
7	Energy + Carbon Reduction
8	Net Positive Energy
9	Healthy Interior Environment
10	Healthy Interior Performance
11	Access To Nature
12	Responsible Materials
13	Red List 90%
14	Responsible Sourcing
15	Living Economy Sourcing
16	Net Positive Waste
17	Universal Access
18	Inclusion
19	Beauty + Biophilia
20	Education + Inspiration

The Wellness Center is being designed with targeting the International Living Future Institute's (ILFI) Zero Energy (ZE) certification and PHIUS Zero Certification developed by the Passive House Institute US (PHIUS). ILFI and PHIUS consider these certification programs to be highly complementary. The energy efficiency requirements of PHIUSZero provide a targeted pathway focused on high energy efficiency for pursuing Zero Energy. The 12-month performance requirements of Zero Energy certification, in turn, provide a mechanism to validate the outcome of anticipated energy savings from PHIUS Zero.

In general, The PHIUS Zero standard provides key thermal and envelope targets that lead to substantial reductions in overall building energy consumption and indoor air quality. The Living Building Challenge certification fills in with setting targets for site, materials, water usage and beauty and biophilia.



WELLNESS CENTER