

SANTA CLARA PARK MASTER PLAN

Creating homes near jobs in
the Freedom Circle Focus Area

 IRVINE COMPANY



Community overview

SANTA CLARA PARK

8.5

acres
of
open
space

5.76 Acres of Public Park

- 3.35 Acres neighborhood park
- 2.41 Acres mini park

2.80 Acres of Private Park

7.24 Acres of park credit

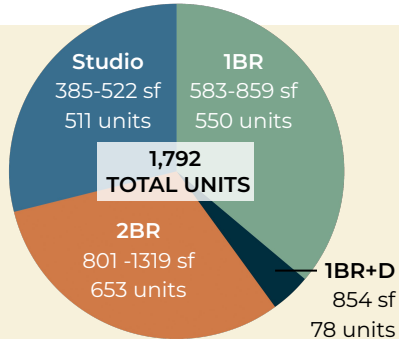
- 5.76 Acres Public Park
- 1.48 Acres Private Park

25.7

acres

AMENITIES

- Public serving Retail / Cafe (3,500 sf)
- Resident serving Amenities
 - Leasing / Resident Services Office (2,500 sf)
 - Fitness (7,000 sf)
 - Two Pools
 - Co-working (3,400 sf)



FEATURES

- All Electric Appliances
- Photovoltaic panel systems on roof
- EV chargers at each garage
- Bike parking: 1 per unit



Home style options

A variety of floor plan options meeting a range of housing objectives.



Main Street gives a front door to a new vibrant residential village. It provides a convenient vehicular route to apartment buildings and organizes loading, rideshare and fire truck access, reducing the number of occurrences along Freedom Circle. The street also offers pedestrian and bike connectivity to San Tomas trail. The street section provides aesthetically-balanced while functional design.

The project features a range of 4 distinct architectural styles, each contributing unique characteristics to the overall village concept. The Mediterranean inspired architectural styles are strategically deployed to five buildings. Each building on north of Main Street is artfully broken into two architectural styles giving an impression of a smaller, pedestrian-scaled village.

To complement the architectural styles, the project incorporates 5 different color schemes. These colors are carefully selected to enhance the visual impact and to ensure that different styles harmonize well with one another.

Building 1	+/- 345 units
Building 2	+/- 358 units
Building 3	+/- 536 units
Building 4	+/- 292 units
Building 5	+/- 261 units



PROPOSED COLOR ADJUSTMENT



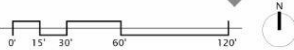
PRIVATE STREET A ELEVATION SOUTH

- Each building elevation is artfully broken into two styles giving an impression of a smaller, pedestrian- scaled village.
- (2) architectural styles & (3) color schemes
- **Italian** - compliments the two architectural styles across the street at the project hub
- **Modern Palazzo Color 1 & Color 2** - offers flat roof in building massing and gives color variations as one enters either end of Main Street

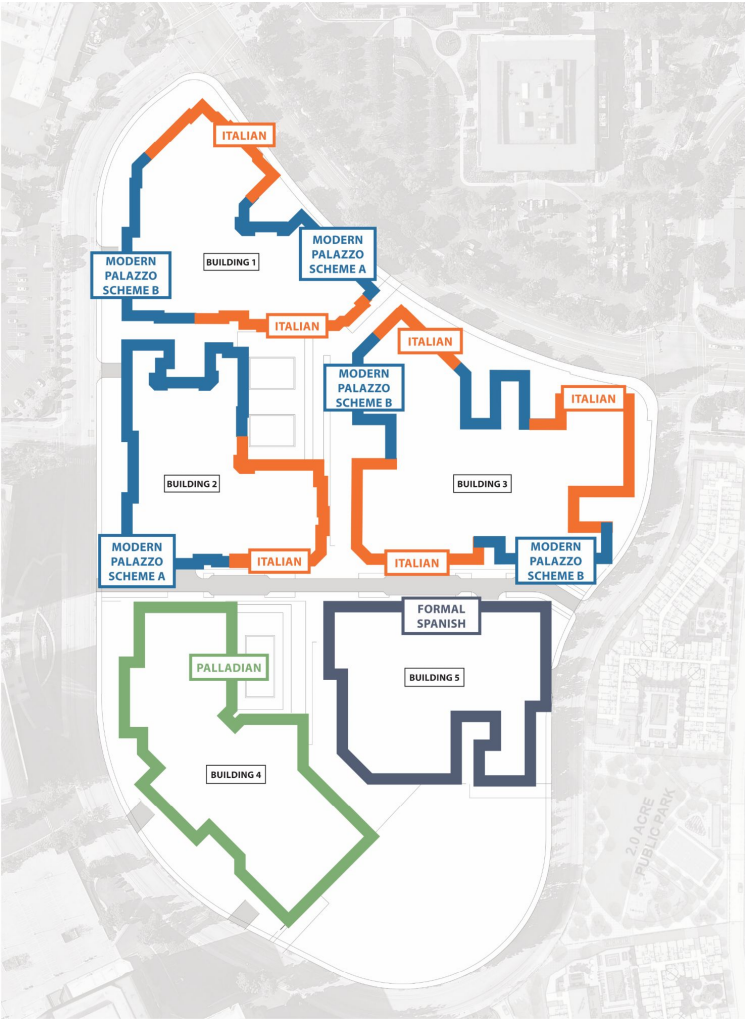


PRIVATE STREET A ELEVATION NORTH

- (2) architectural styles & (2) color schemes
- **Formal Spanish**
- **Palladian**



PREVIOUSLY SUBMITTED
ARCHITECTURAL STYLE DIAGRAM



DESCRIPTION

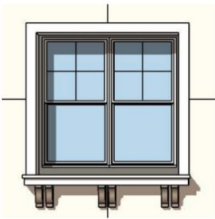
- PALLADIAN (BUILDING 4)**
 - Formal composition of symmetrical elements
 - Use of iron work with ornamental shapes/geometry
 - Built-up tight fascia
 - Broader used trim with decorative lintels
 - Mansard barrel concrete tile roof
- ITALIAN (BUILDING 1, 2, 3)**
 - Arched forms with trellis accents at retail base
 - Classical Tuscan cast stone columns
 - Informal composition of formal architectural elements
 - Built-up tight fascia
 - Mansard barrel concrete tile roof
- FORMAL SPANISH (BUILDING 5)**
 - Arched forms accent base elements
 - Broad overhangs with exposed rafter tails
 - Mansard barrel concrete tile roof
- MODERN PALAZZO (BUILDING 1, 2, 3)**
 - Tripartite elevation
 - Simple modest-looking building
 - Rustication detailing
 - Cornice line with flat parapet roof
 - Two distinct color schemes

ITALIAN (BUILDING 1, 2, 3)

- Arched forms with trellis accents at retail base
- Classical Tuscan cast stone columns
- Informal composition of formal architectural elements
- Built-up tight fascia
- Mansard barrel concrete tile roof



Window Types



Railing



Trellises



Overhang



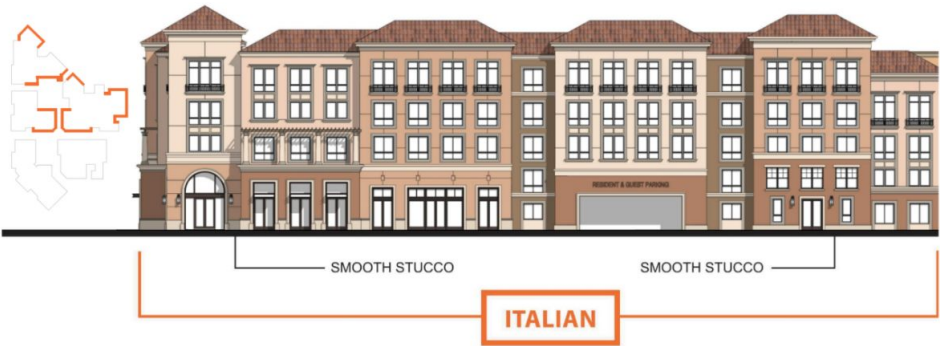
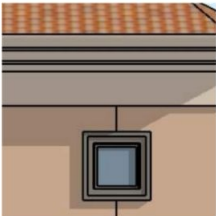
Trim



Building Entry



Clerestory Window



MODERN PALAZZO (BUILDING 1, 2, 3)

Tripartite elevation

Simple modest-looking building

Rustication detailing

Cornice line with flat parapet roof

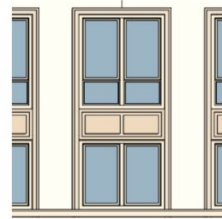
Modern Palazzo Color 1 & Color 2



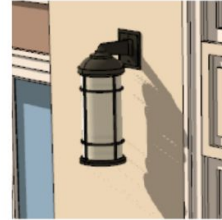
Window Types



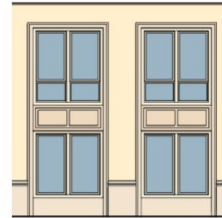
Railing



Lighting



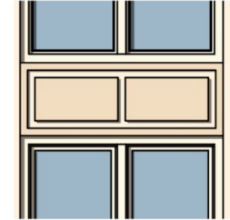
Wainscot Trim



Trim



Panel Heart



MODERN PALAZZO

PALLADIAN (BUILDING 4)

- Formal composition of symmetrical elements
- Use of iron work with ornamental shapes/geometry
- Built-up tight fascia
- Broader used trim with decorative lintels
- Mansard barrel concrete tile roof



Window Types



Railing



Lighting



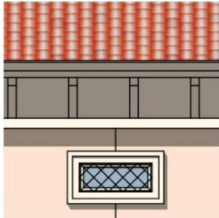
Trim & Eave Profiles



Building Entry



Clerestory Window



FORMAL SPANISH (BUILDING 5)

Arched forms accent base elements
Broad overhangs with exposed rafter tails
Mansard barrel concrete tile roof



Window Type



Wrought Iron Grilles



Trim & Eave Profiles



Railing



Trellises



Building Entry



REVISED STYLE DIAGRAM





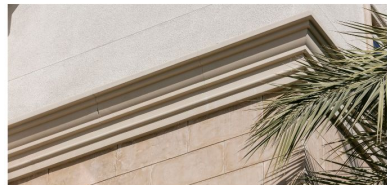
ITALIAN STYLE



A. EAVE PROFILE



D. DOOR SURROUND & WAINSCOT DETAIL



B. TRIM BAND PROFILE & ENHANCED PLASTER



C. RAILING DETAIL (CIRCLE ACCENT / BRONZE)

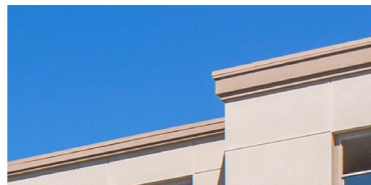


MATERIAL BOARD

MODERN PALAZZO STYLE



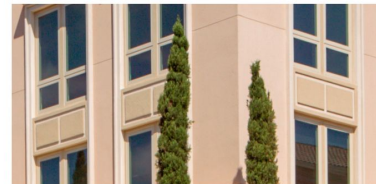
A. FLAT PARAPET ROOF



B. TRIM BAND PROFILE



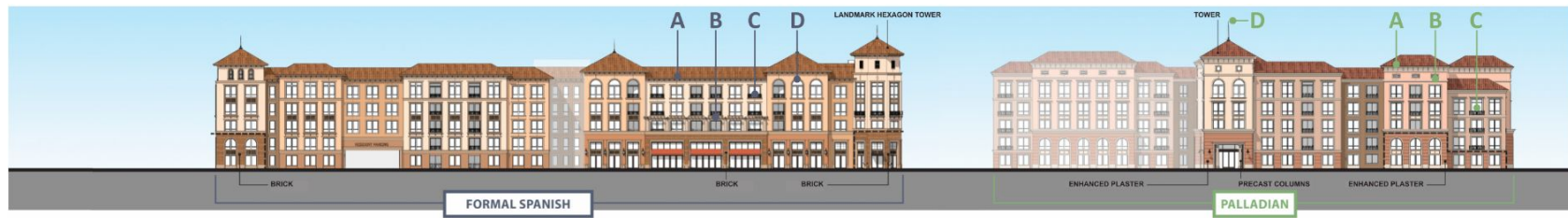
C. RAILING DETAIL (GEOMETRIC / DARK BRONZE)



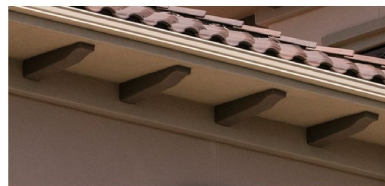
D. WINDOW GROUPING AND PANEL



MATERIAL BOARD



FORMAL SPANISH



A. EAVE PROFILE



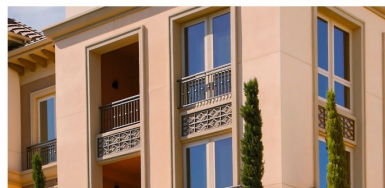
D. DOOR SURROUND & WAINSCOT DETAIL



B. TRIM BAND PROFILE & ENHANCED PLASTER



MATERIAL BOARD



C. RAILING DETAIL (ORNAMENTAL / DARK BRONZE)

PALLADIAN



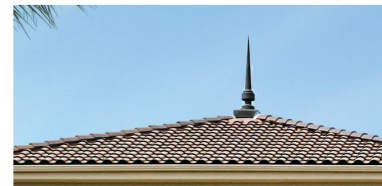
A. 15" OVERHANG WITH DECORATIVE RAFTER TAILS



B. TRANSOM MASSING ELEMENT



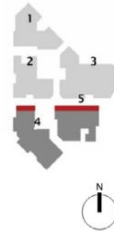
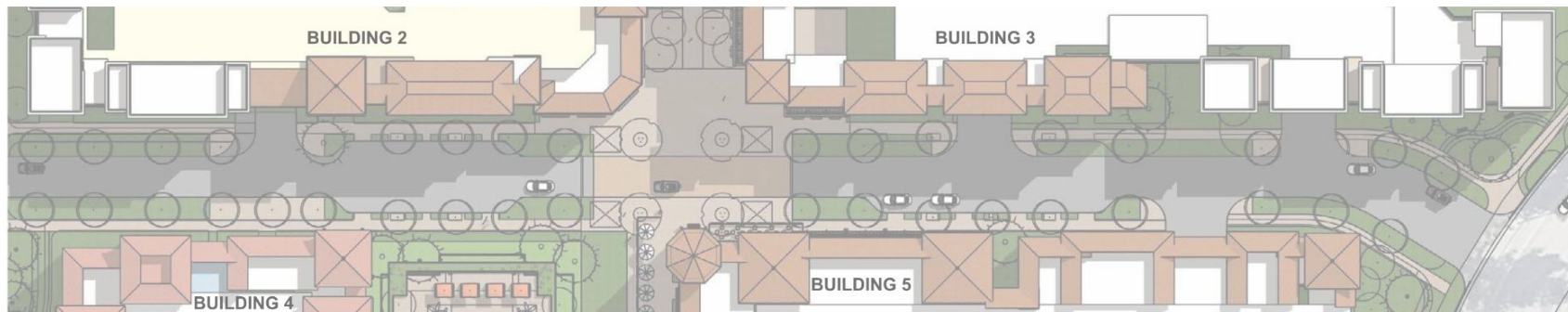
C. ELEGANT RAILING DETAIL (RIBBON / LIGHT BRONZE)



D. DECORATIVE FINIAL



MATERIAL BOARD



View from Freedom Circle



Reference Project







Reference Project Roof Plan

