

PENINSULA INNOVATION POINT
555, 567 and 577 Airport Blvd

GRAPHICS PACKAGE
09.17.21

SITE AREA:	12.832 acres (558,962 SF)
EXISTING BUILDING AREA:	
577 AIRPORT BLVD:	139,154 SF
555 AIRPORT BLVD:	120,579 SF
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	259,733 SF
PROPOSED BUILDING AREA:	241,679 SF
TOTAL BUILDING AREA:	501,412 SF
PROPOSED FAR:	0.9
PARKING REQUIRED:	
577 AIRPORT BLVD:	418 STALLS
555 AIRPORT BLVD:	362 STALLS
567 AIRPORT BLVD (NEW BLDG):	725 STALLS
BCDC PARKING :	15 STALLS
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TOTAL PARKING REQUIRED:	1,520 STALLS
PARKING PROVIDED:	
SURFACE PARKING:	376 STALLS
PARKING STRUCTURE:	1,144 STALLS
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	1,520 STALLS















EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Materials/ Finishes

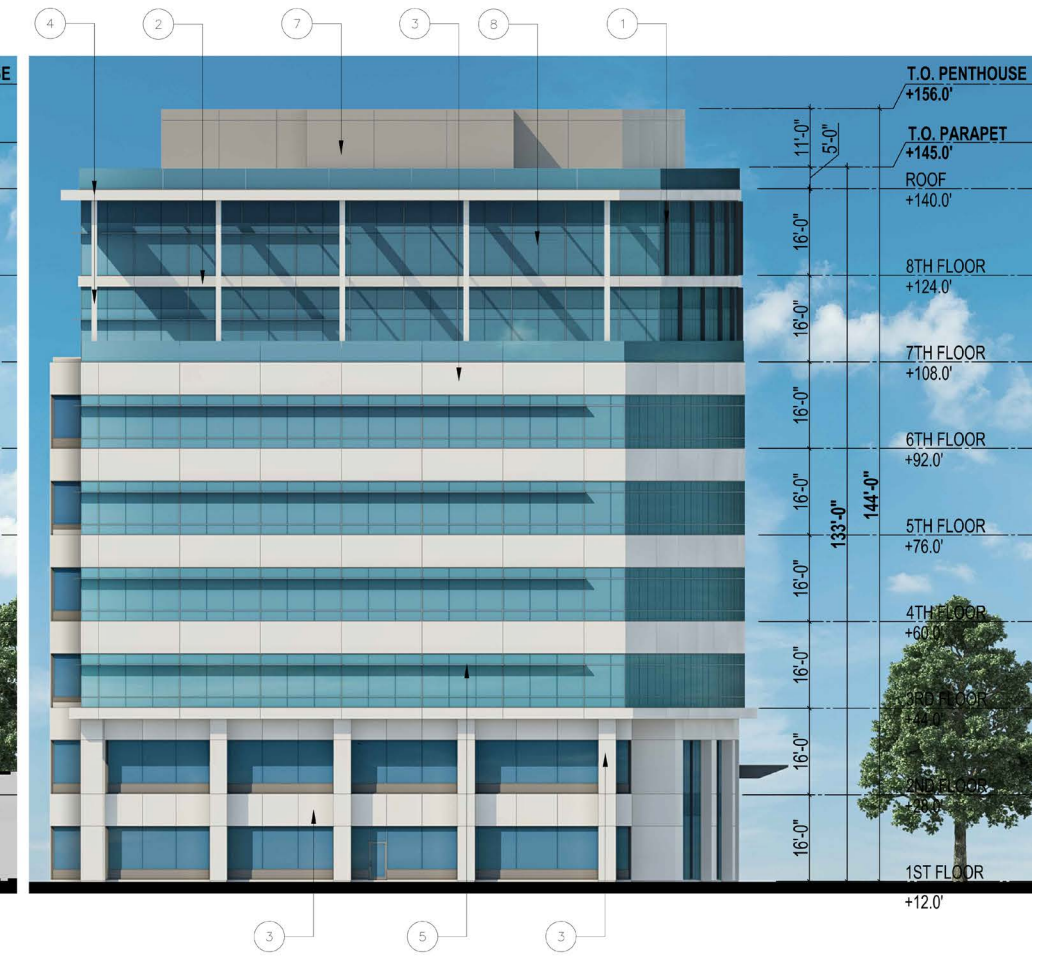
- Low-E Slightly Blue-Tinted Vision Glazing - Viracon VZE1-48
- Low-E Matching Spandrel - Viracon VZE 1-48
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Low-E Matching Spandrel - Viracon VNE 1-63
- Clear Structural Glass
- Pre-Finish Metal Panel Fins/Breakshapes - Off-White
- Aluminum Mullions and Sunshades - Dark Grey
- Pre-Finish Metal Panel - Mechanical Penthouse Enclosure and Roof Screen

Key Notes

- ① 18" Deep Metal Fin
- ② Pre-Finish Metal Band/ Break-Shape
- ③ Pre-Finish Metal Panel
- ④ Pre-Finish Metal-Clad Column and Trellis w/ Perforated or Solid Metal Infill Panels
- ⑤ 24" Deep Metal Sunshade, Dark Grey
- ⑥ Metal Canopy
- ⑦ Mechanical Penthouse Enclosure and Roof Screen
- ⑧ Captured or Blind Joint at Curtain Wall



① North Elevation



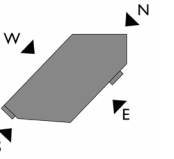
② East Elevation



18" DEEP PRE-FINISH METAL VERTICAL FINS ON NORTH FACADE



24" DEEP PRE-FINISH METAL SUNSHADES ON SOUTH AND EAST FACADES



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



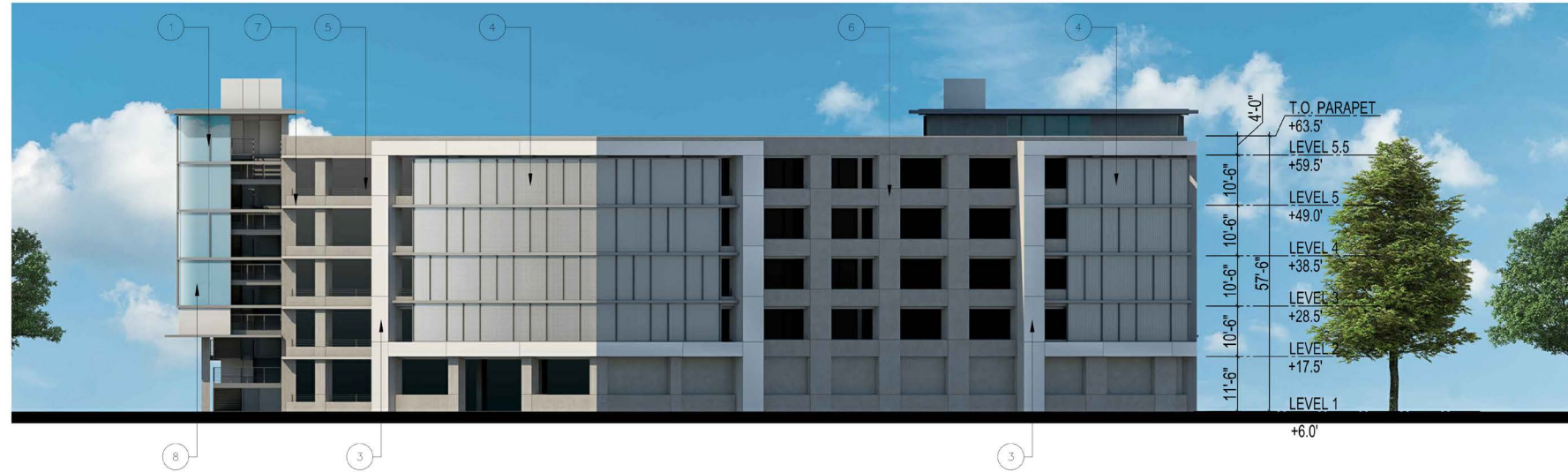
WEST ELEVATION

Materials/ Finishes

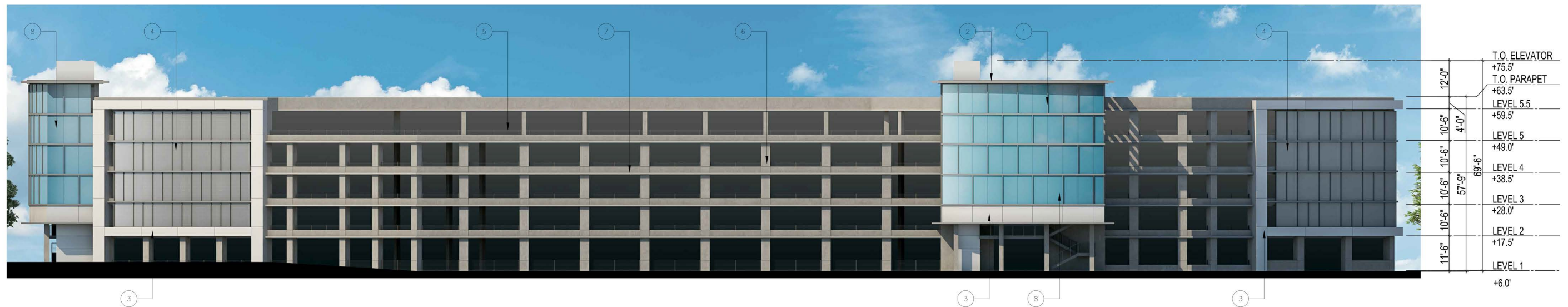
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Pre-Finish Metal Panel - Off-White
- Metal Wire Mesh - Silver-Grey
- Painted Concrete - Dark Grey
- Painted Concrete - Off White

Key Notes

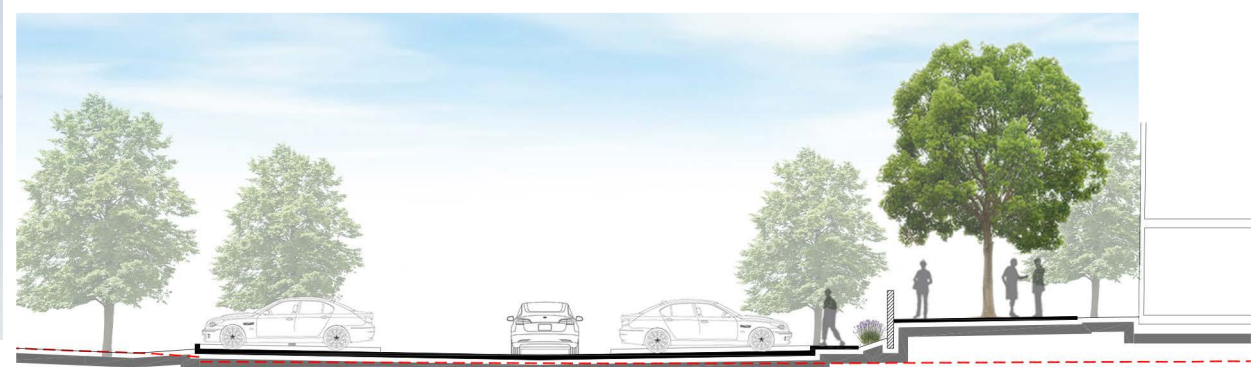
- ① 6" Deep Metal Fin
- ② Metal Clad Column and Canopy with Perforated or Solid Metal Infill Panels
- ③ Pre-Finish Metal Panel - Clad Portal
- ④ Metal Wire Mesh or Perforated Metal Panels
- ⑤ Cable Rail Crash Barrier
- ⑥ Painted Concrete Columns and Spandrels
- ⑦ Painted Concrete Projection - Off White Color
- ⑧ Low-E Green-Blue-Tinted Vision Glazing



① Northeast Elevation



② Southeast Elevation

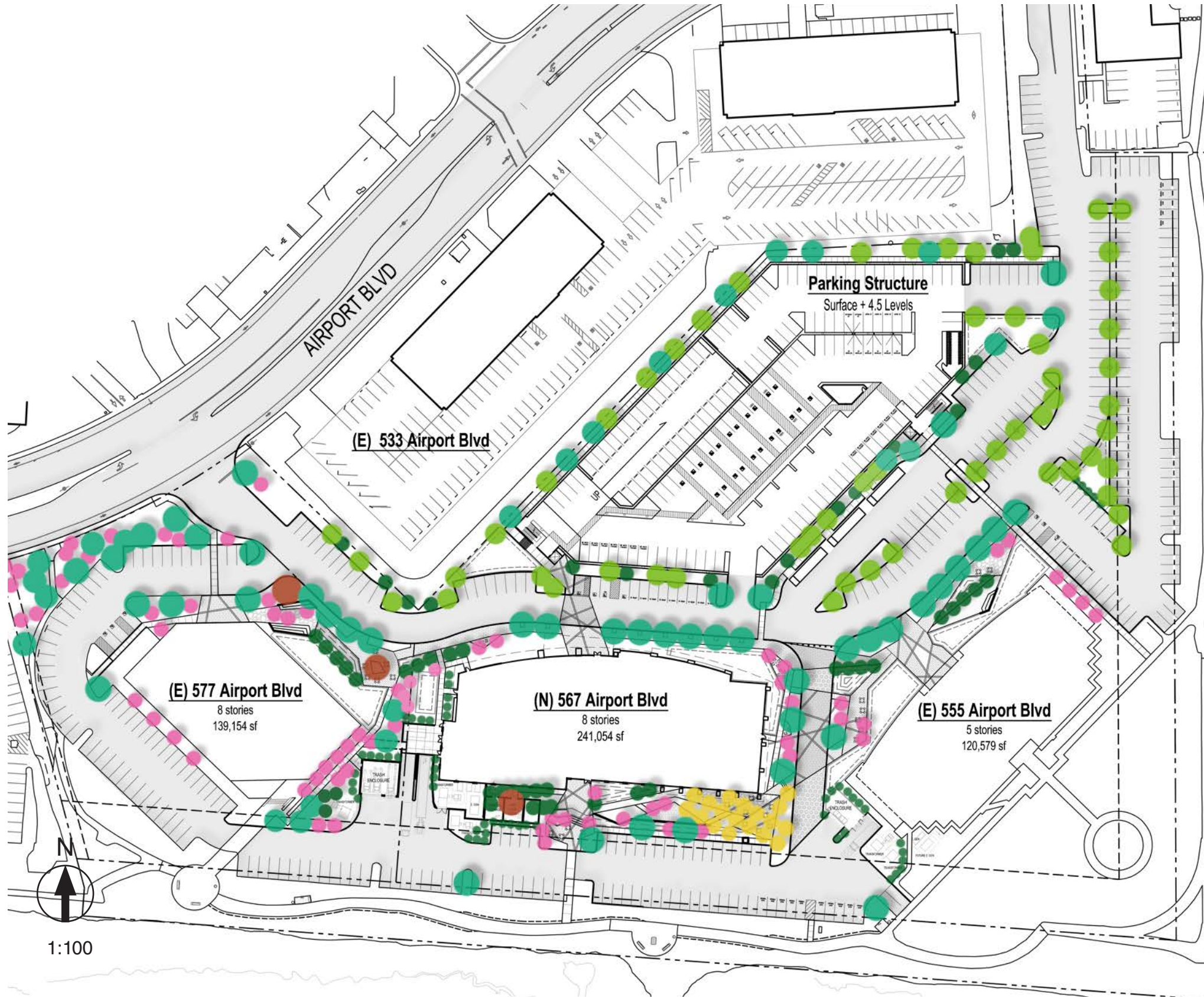


CROSS SECTION A
10SCALE



CROSS SECTION B
10SCALE

LANDSCAPE SECTIONS



ACER RUBRUM 'OCTOBER GLORY'
STREET TREE



ULMUS PARVIFOLIA
STREET TREE



POPULUS FREMONTII
STREET TREE



QUERCUS RUBRA
SPECIMEN TREE



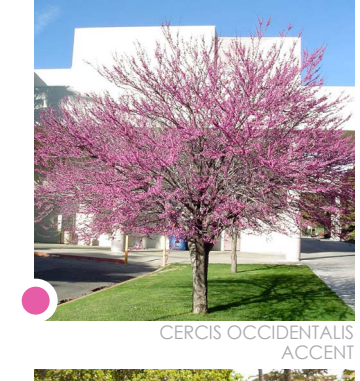
PISTACIA CHINENSIS
CANOPY



GINKGO BILOBA 'AUTUMN GOLD'
ACCENT



ACER X FREEMANII 'ARMSTRONG'
ACCENT



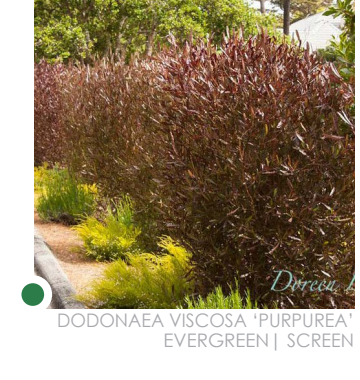
CERCIS OCCIDENTALIS
ACCENT



MAGNOLIA GRANDIFLORA
EVERGREEN | ACCENT



ARBUTUS 'MARINA'
EVERGREEN | ACCENT



DODONAEA VISCOSA 'PURPUREA'
EVERGREEN | SCREEN



COLEONEMA PULCHRUM



CORREA SPECIES



DIETES BICOLOR



PHORMIUM 'DARK DELIGHT'



PHORMIUM 'JUBILEE'



POLYSTICHUM MUNITUM



RHAMNUS CALIFORNICA



ROSA 'FLOWER CARPET'



ACHILLEA MILLEFOLIUM



CEANOOTHUS G. H. 'DIAMOND HEIGHT'



CEANOOTHUS G. H. 'YANKEE POINT'



DIETES IRIDIOIDES



CALAMAGROSTIS A. 'KARL FOERSTER'



CALAMAGROSTIS BRACHYTRICHA



CAREX TUMULICOLA



CHONDROPETALUM TECTORUM



JUNCUS PATENS



MISCANTHUS S. 'VARIEGATUS'



MISCANTHUS S. 'ADAGIO'



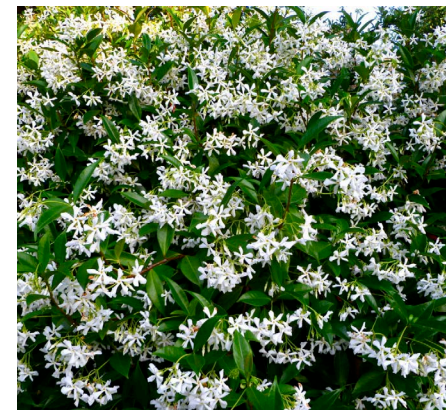
MUHLENBERGIA CAPILLARIS



PENNISETUM RUBRUM



DISTICTIS BUCCINATORIA



TRACHELOSPERMUM JASMINOIDES

 BIORETENTION PLANTING

PAVING PALETTE



CONCRETE PAVING - OPTIONS



PLAZA/PEDESTRAIN PAVING UNIT PAVERS - OPTIONS



CERAMIC PAVER W/ WOOD LOOK - OPTIONS



DG PAVING - OPTIONS

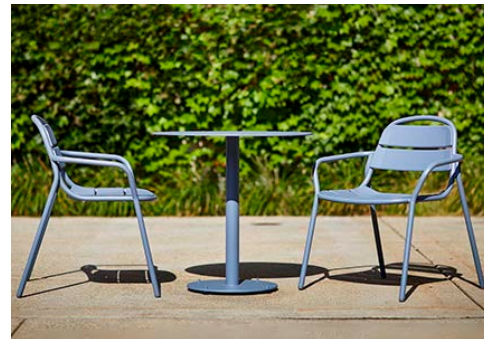


DG WITH FLAGSTONE - OPTIONS

FURNITURE PALETTE



MOVABLE TABLES & CHAIRS OPTION



MOVABLE TABLES & CHAIRS OPTION



HIGH TABLES & CHAIRS OPTION



HIGH TABLES & CHAIRS OPTION



CORNHOLE - FLEX SPACE



PING PONG TABLE - FLEX SPACE



TREE GRATE OPTION



TREE GRATE OPTION

BCDC PLANTING PALETTE * Plant recommended in 'Shoreline Plants' BCDC guide



*CAREX TUMULICOLA



*CARPENTERIA CALIFORNICA



*CEANOTHUS GRISEUS VAR. HORIZONTALIS



CEANOTHUS G.H. 'YANKEE POINT'



CAREX TUMULICOLA



JUNCUS PATENS

BCDC MATERIALS PALETTE



PREFABRICATED WOOD BENCH TOPS WITH BACKS ADDED TO EXISTING CONCRETE BENCHES



PICNIC TABLE



BENCH



DG PAVING



BIKE STATION - DERO FIXIT STATION AND AIR PUMP



TRASH RECEPTACLE



COMBINATION DRINKING FOUNTAIN