

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

City of Richmond

Development Permit Application Submission:
Advisory Design Panel Presentation:
Development Permit Panel Presentation:

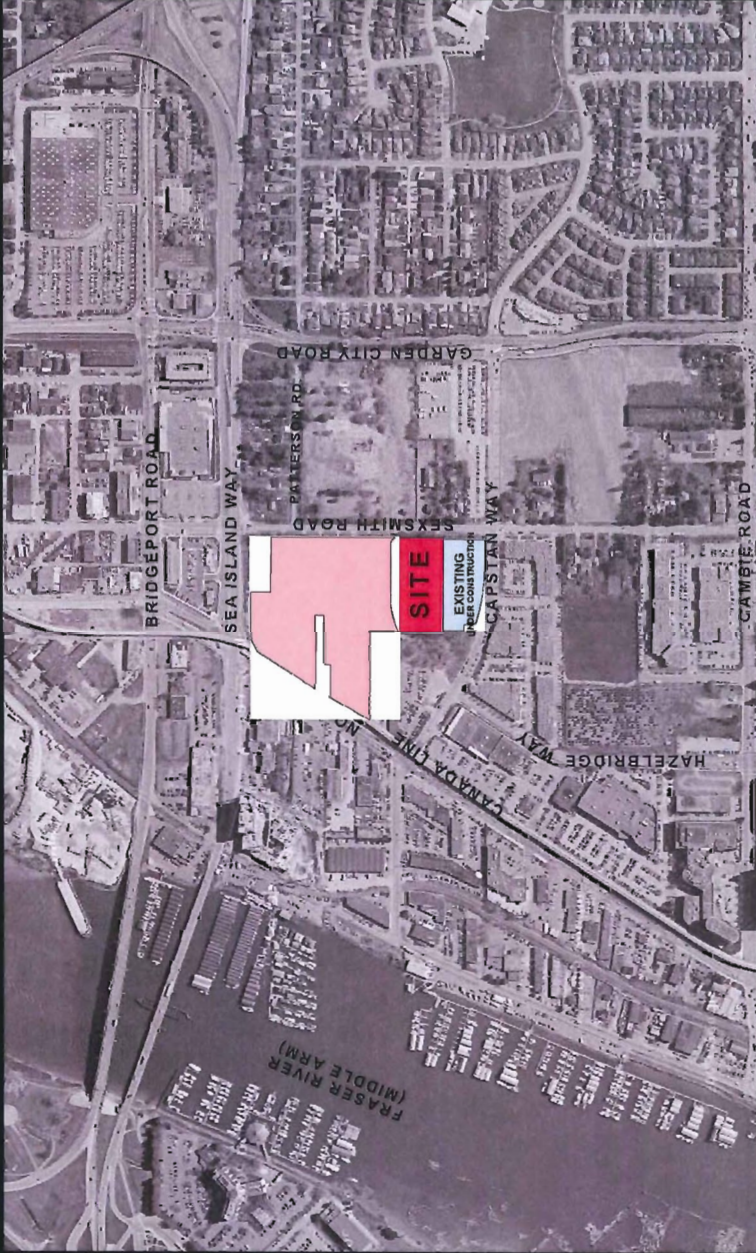
July 03, 2014
November 05, 2014
December 10, 2014



Development Permit Application
Pinnacle Living at Capstan Village - Phase 1
City of Richmond

PINNACLE INTERNATIONAL
BINGHAM HILL ARCHITECTS

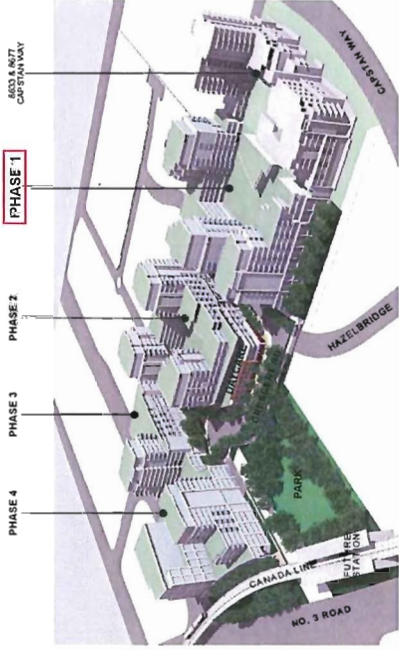
Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 10, 2014.



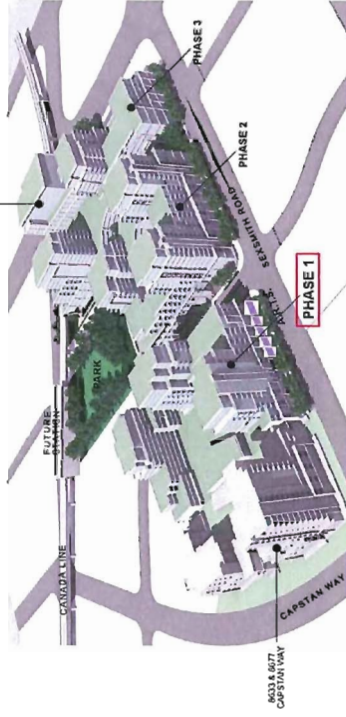
LOCATION MAP

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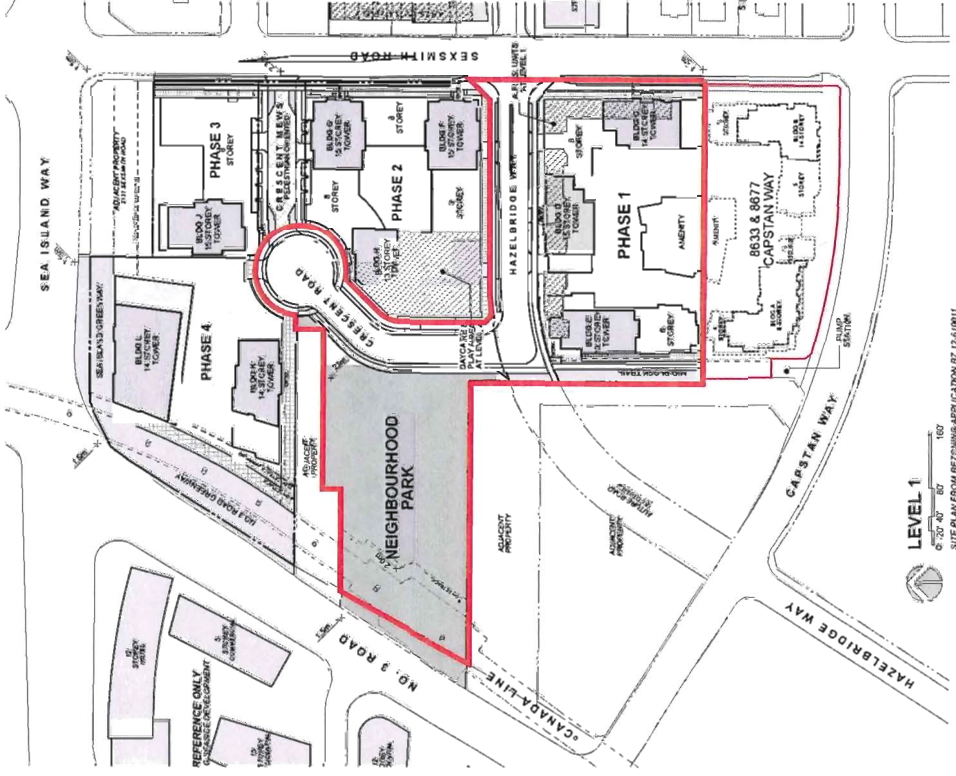
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AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST



CONTEXT SITE PLAN & MASSING

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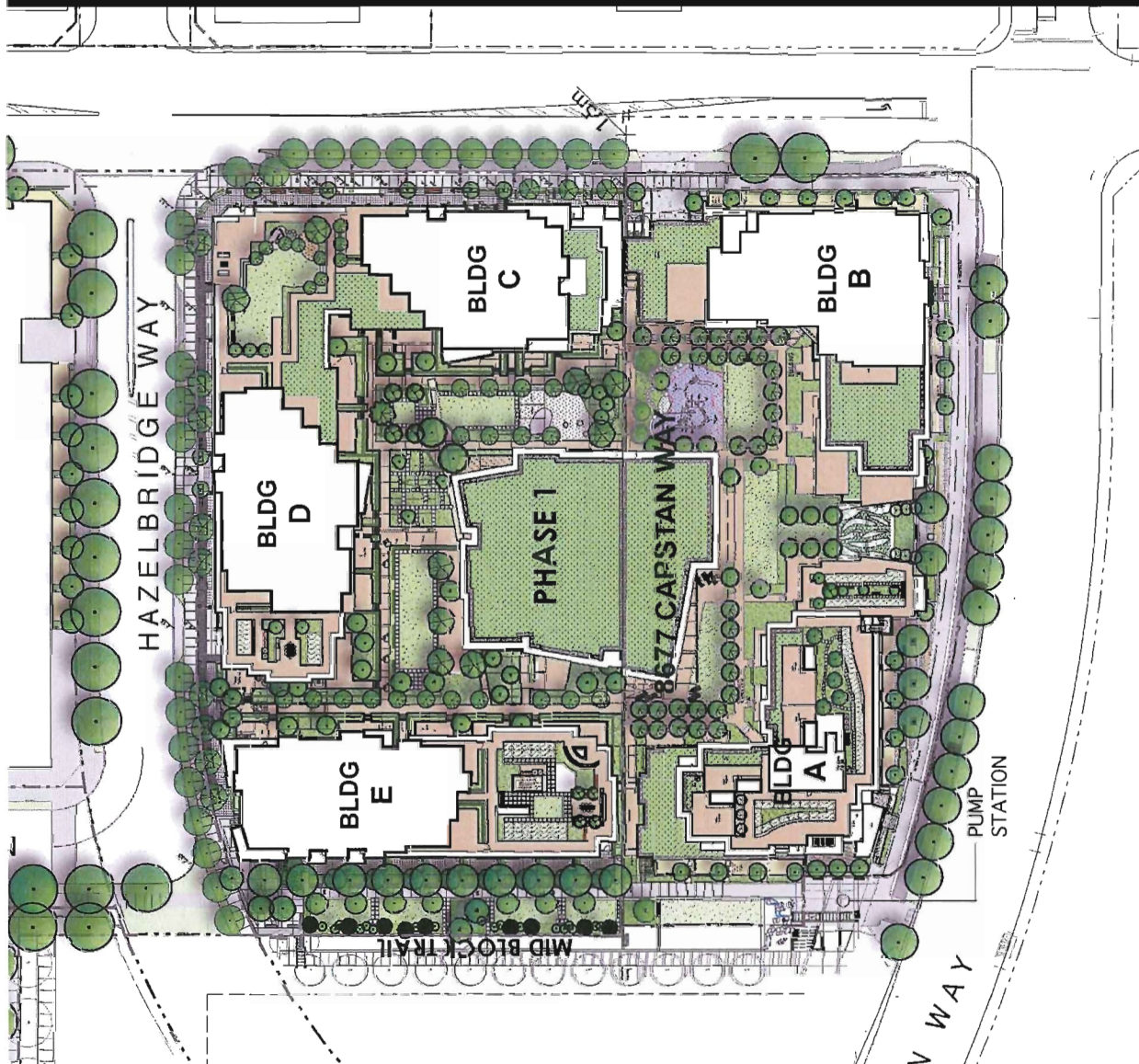
Site Plan PINNACLE LIVING AT CAPSTAN VILLAGE - MASTER PLAN

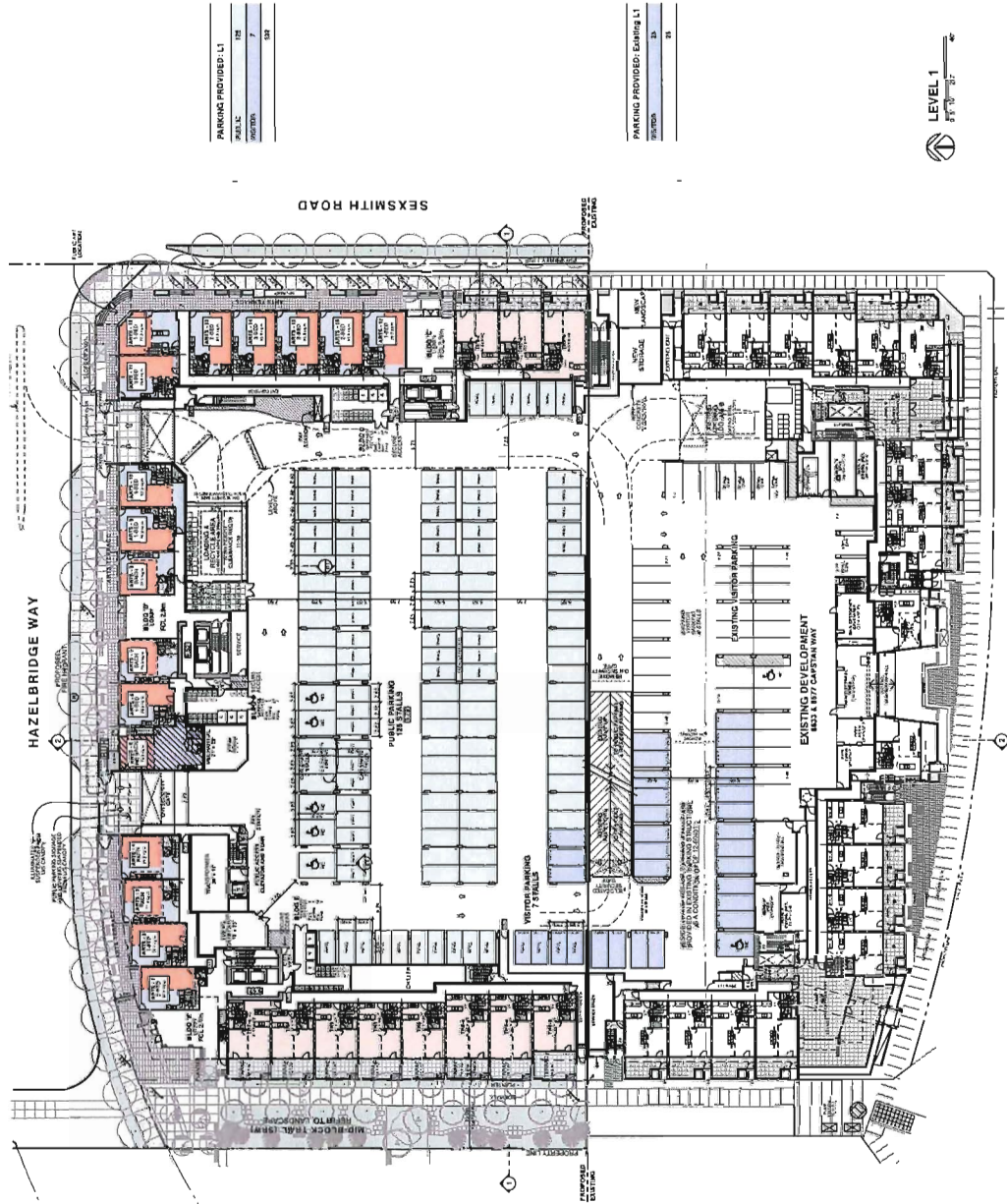
L00

DATE: 08 DEC 2014
DRAWN: AL
PROJECT NUMBER: 14035



LEVEL 1
0' 80' 160'





LEVEL 1 / SITE

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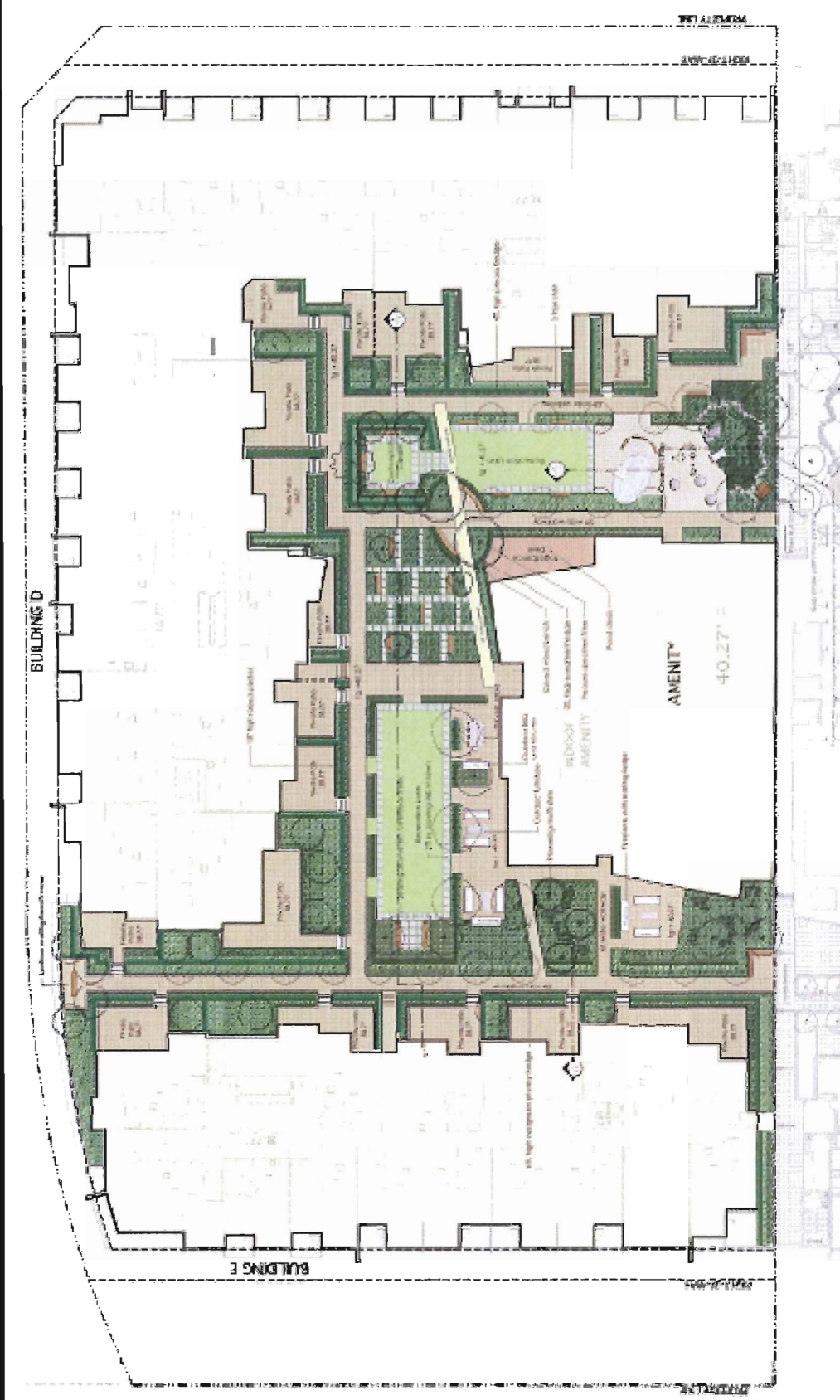
Level 1 Landscape



LEVEL 4

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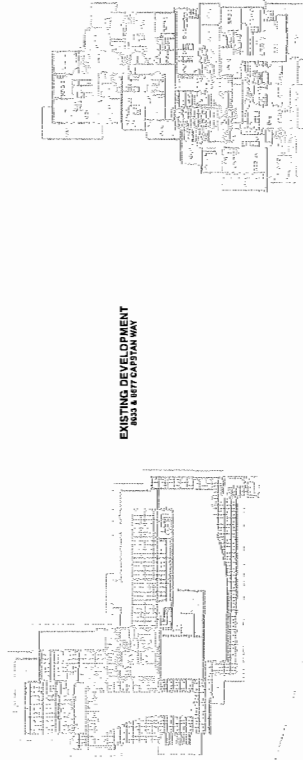
Level 4 Podium Landscape



LEVELS 5-8

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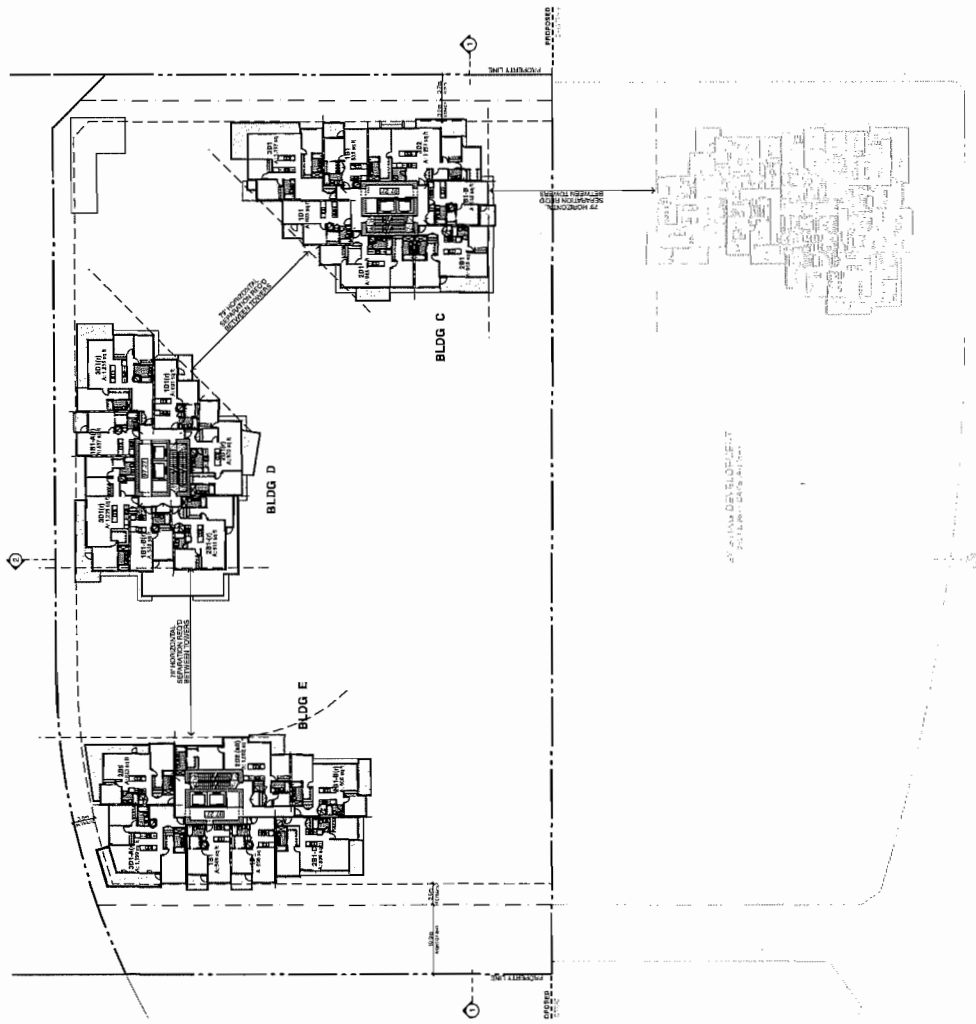
LEVEL 9

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Level 9 Landscape



LEVEL 10-13

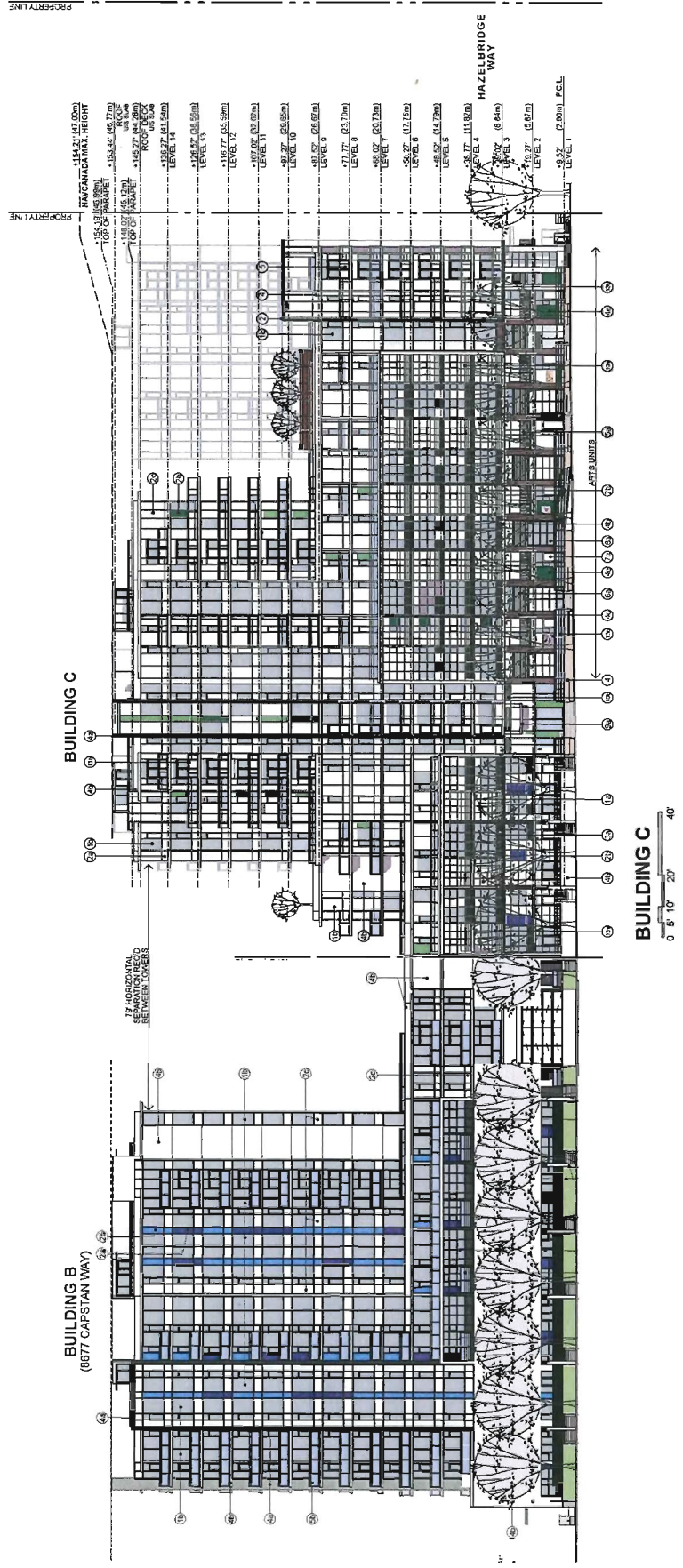
LEVEL 10

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EAST ELEVATION

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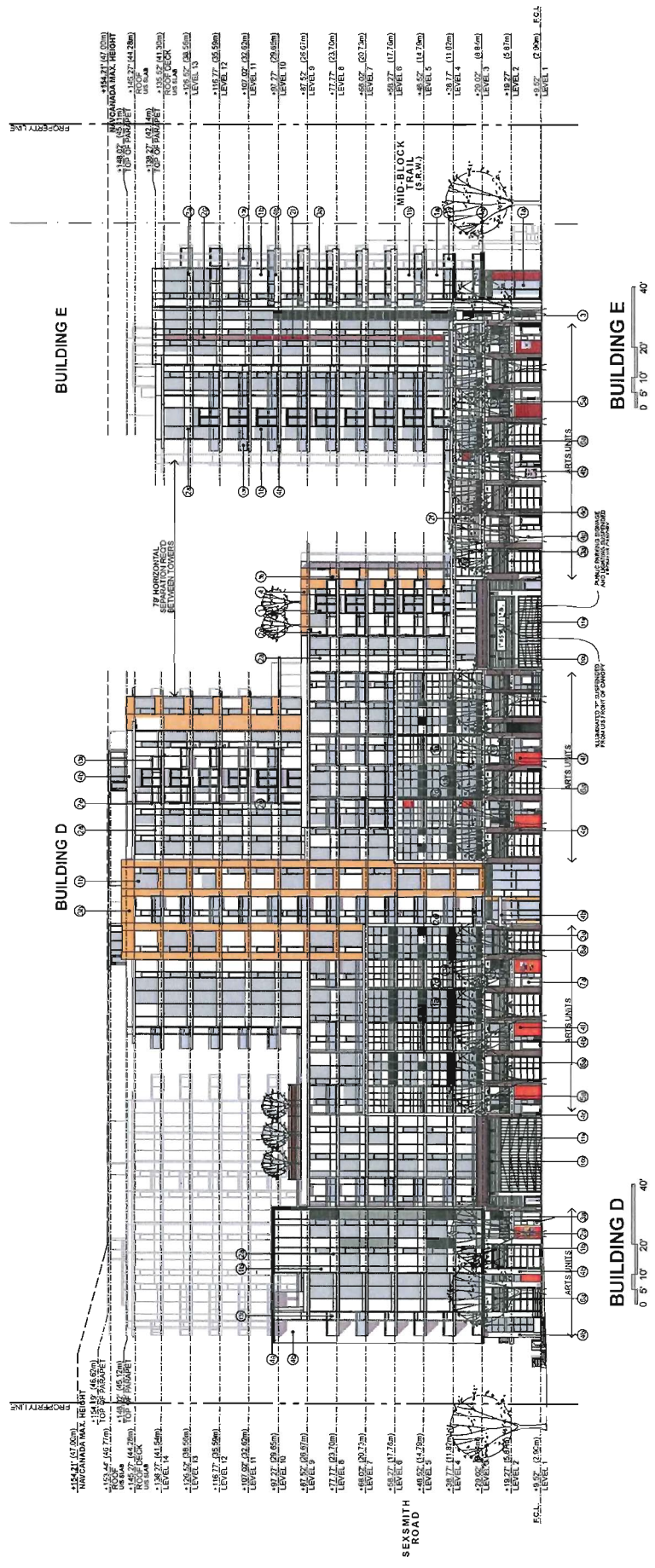
PINNACLE INTERNATIONAL
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BUILDING C FACING SEXSMITH

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NORTH ELEVATION

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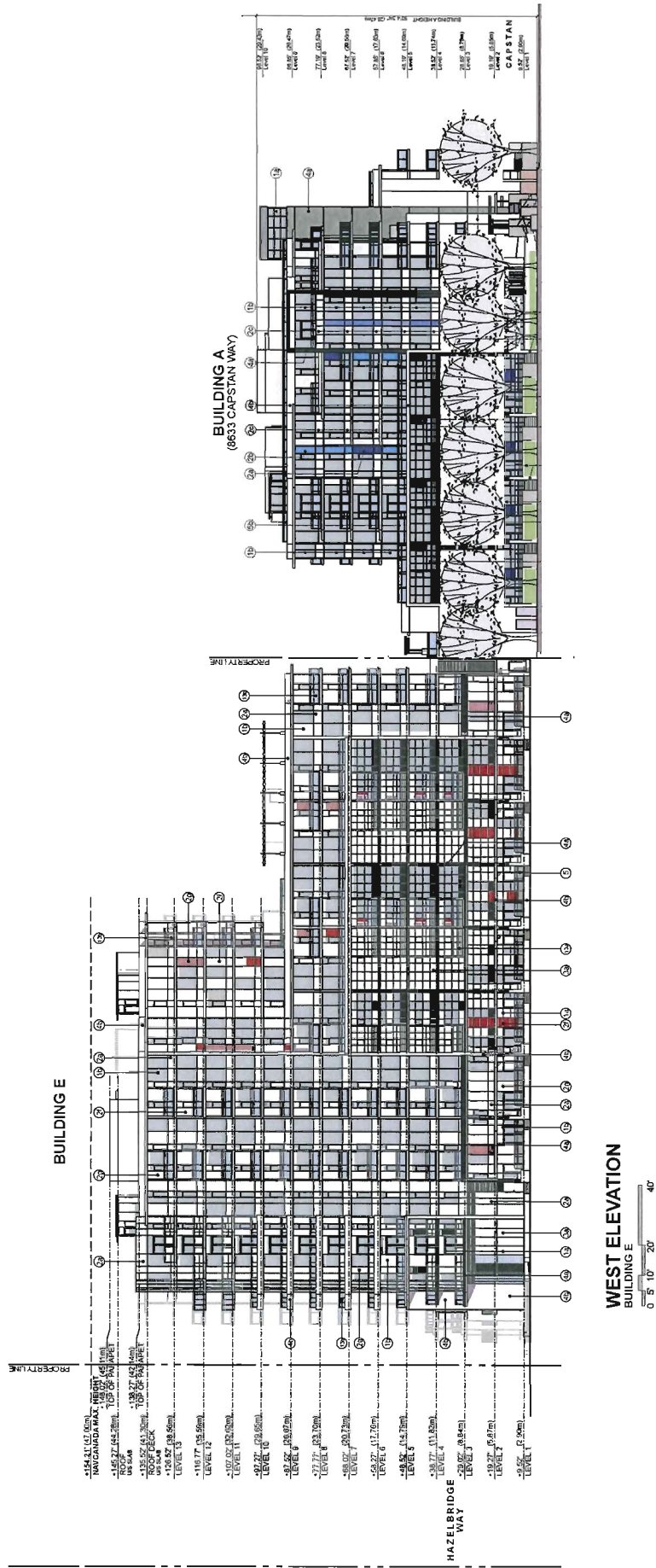
PINNACLE INTERNATIONAL
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BUILDING D FACING HAZELBRIDGE

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WEST ELEVATION

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BUILDING E FACING PARK

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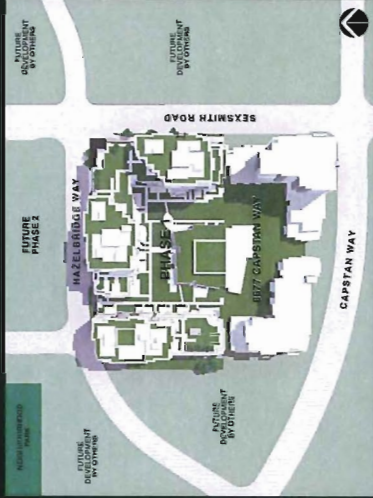
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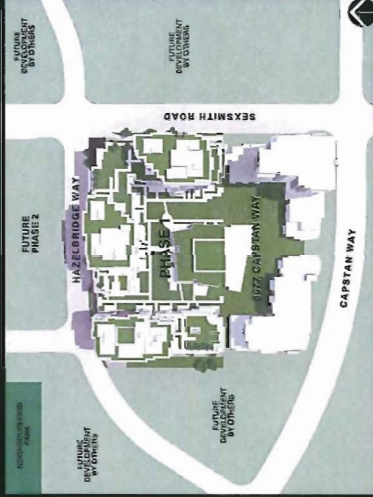
BUILDING E FACING MID-BLOCK TRAIL

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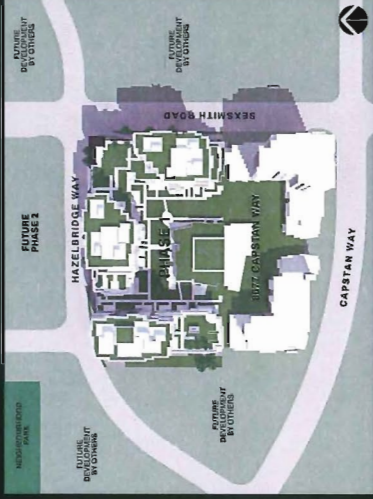
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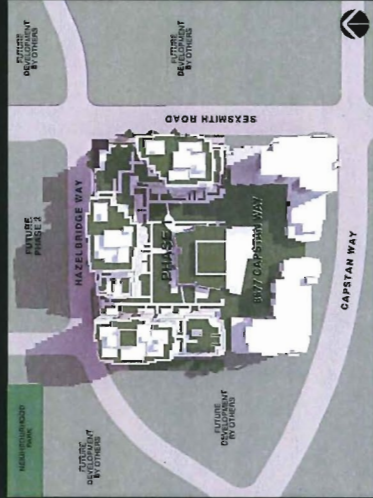
Solstice 11am



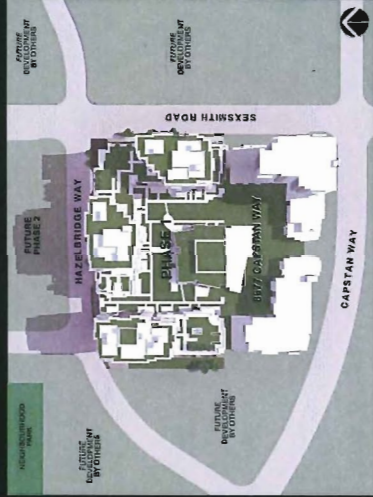
Solstice 12pm



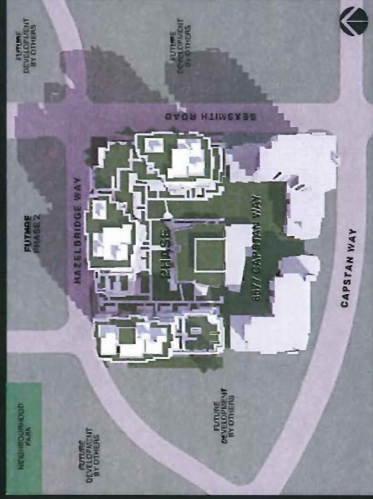
Solstice 3pm



Equinox 11am



Equinox 12pm

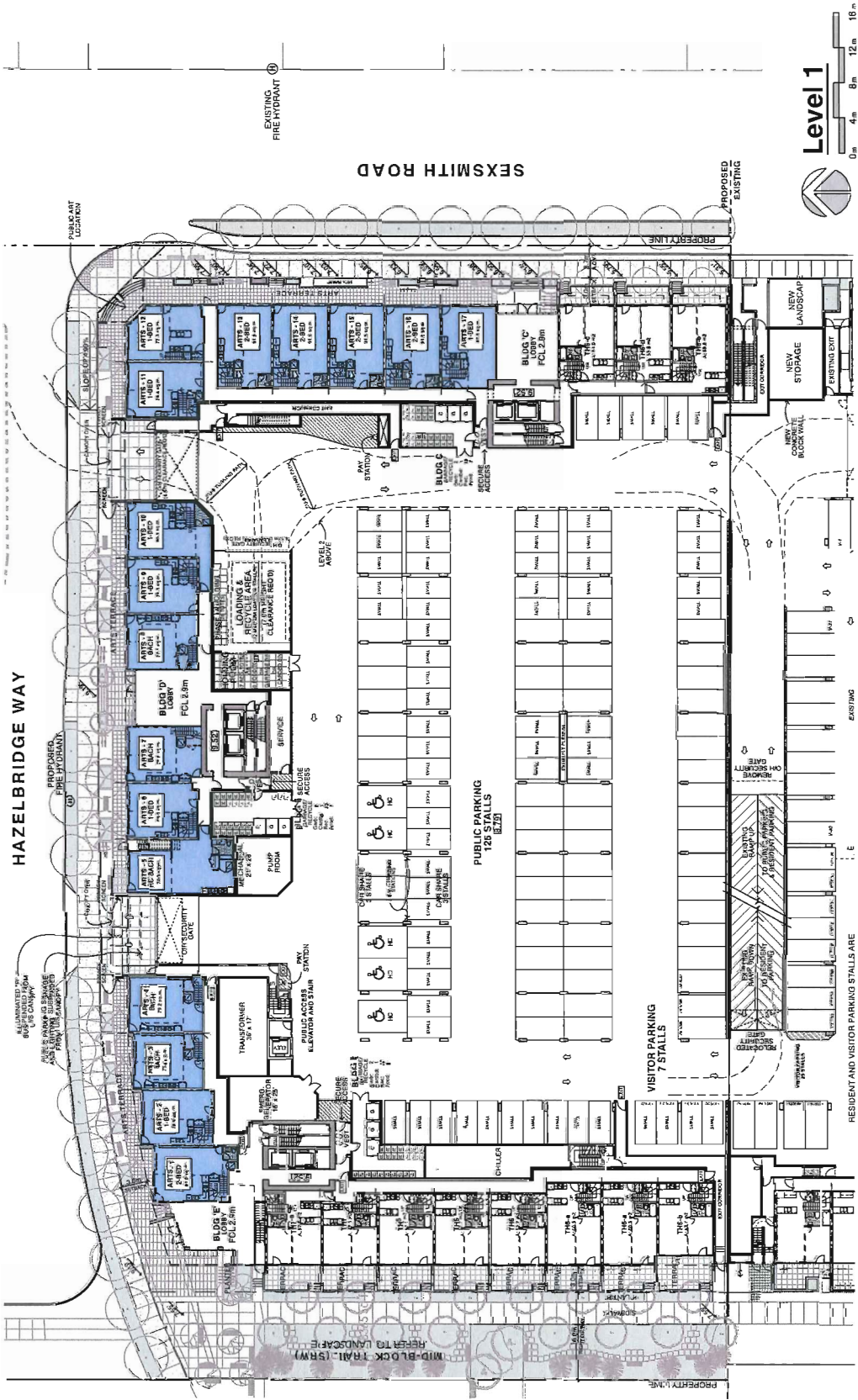


Equinox 3pm

SHADOW STUDIES

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ARTS OVERALL PLAN

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EAST ELEVATION
(FACING SEXSMITH)

LIST OF MATERIALS

NOTE: BM = BIRMINGHAM METAL COMPANY

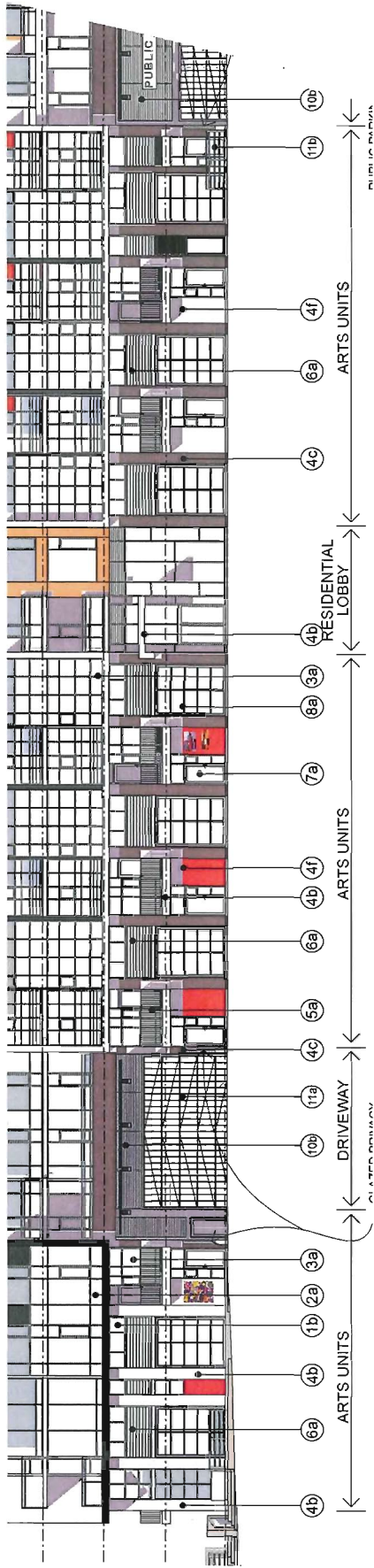
- GLAZING IN ALUMINUM FRAMES
1A - dark grey frame; match BM 2132-20 "Black-Jack"
1B - silver frame; clear anodized aluminum
2. SPANNING GLAZING IN ALUMINUM FRAMES
2A - BM
2B - BM
2C - BM
2D - BM
2E - BM
2F - BM
2G - BM
2H - BM
2I - BM
2J - BM
2K - BM
2L - BM
2M - BM
2N - BM
2O - BM
2P - BM
2Q - BM
2R - BM
2S - BM
2T - BM
2U - BM
2V - BM
2W - BM
2X - BM
2Y - BM
2Z - BM
3. METAL PANEL
3A - dark grey frame; match BM 2132-20 "Black-Jack"
3B - white
3C - dark grey frame; match BM 2132-20 "Black-Jack"
3D - dark grey frame; match BM 2132-20 "Black-Jack"
3E - dark grey frame; match BM 2132-20 "Black-Jack"
3F - dark grey frame; match BM 2132-20 "Black-Jack"
3G - dark grey frame; match BM 2132-20 "Black-Jack"
3H - dark grey frame; match BM 2132-20 "Black-Jack"
3I - dark grey frame; match BM 2132-20 "Black-Jack"
3J - dark grey frame; match BM 2132-20 "Black-Jack"
3K - dark grey frame; match BM 2132-20 "Black-Jack"
3L - dark grey frame; match BM 2132-20 "Black-Jack"
3M - dark grey frame; match BM 2132-20 "Black-Jack"
3N - dark grey frame; match BM 2132-20 "Black-Jack"
3O - dark grey frame; match BM 2132-20 "Black-Jack"
3P - dark grey frame; match BM 2132-20 "Black-Jack"
3Q - dark grey frame; match BM 2132-20 "Black-Jack"
3R - dark grey frame; match BM 2132-20 "Black-Jack"
3S - dark grey frame; match BM 2132-20 "Black-Jack"
3T - dark grey frame; match BM 2132-20 "Black-Jack"
3U - dark grey frame; match BM 2132-20 "Black-Jack"
3V - dark grey frame; match BM 2132-20 "Black-Jack"
3W - dark grey frame; match BM 2132-20 "Black-Jack"
3X - dark grey frame; match BM 2132-20 "Black-Jack"
3Y - dark grey frame; match BM 2132-20 "Black-Jack"
3Z - dark grey frame; match BM 2132-20 "Black-Jack"

- CORRUGATED METAL
6A - silver
7. TRANSLUCENT GLASS
8. OVERHEAD GARAGE DOOR W/ GLASS PANELS
9. GLASS
10. METAL LOBBY
11. OVERHEAD GARAGE DOOR
12. METAL
13. ALUMINUM GLAZED GUARDRAILS
14. ALUMINUM GLAZED GUARDRAILS
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99. ALUMINUM GLAZED GUARDRAILS
100. ALUMINUM GLAZED GUARDRAILS

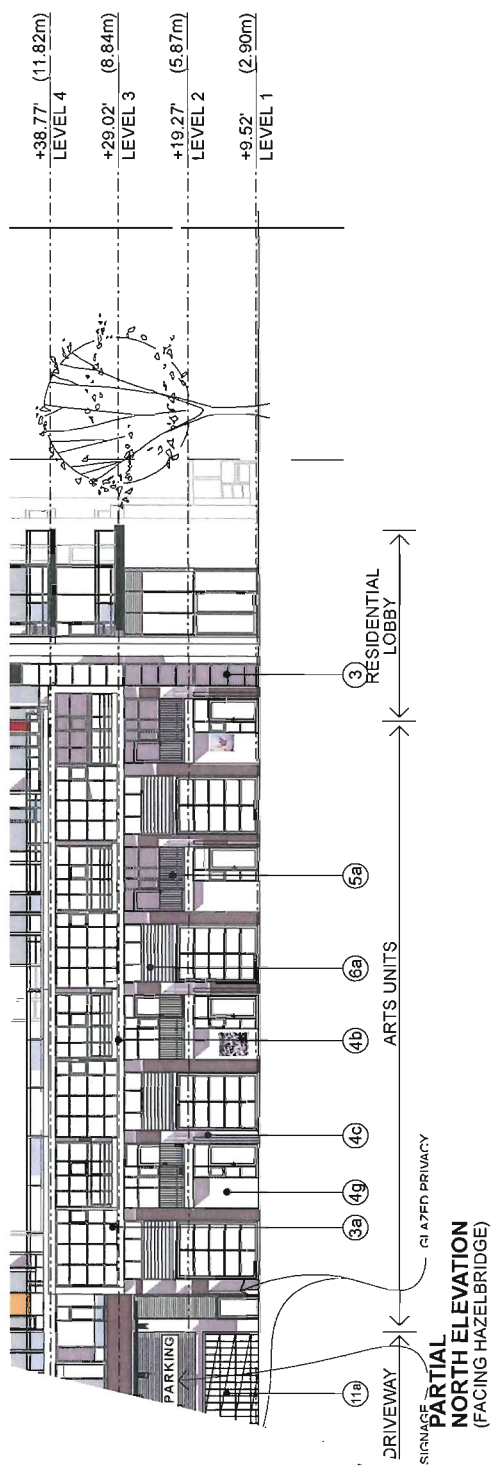
ARTS ELEVATIONS

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**PARTIAL
NORTH ELEVATION
(FACING HAZELBRIDGE)**



**PARTIAL
NORTH ELEVATION
(FACING HAZELBRIDGE)**

ARTS ELEVATIONS

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ARTS Units facing Sexsmith

ARTS PERSPECTIVE

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ARTS Units at Sexsmith / Hazelbridge corner

ARTS PERSPECTIVE

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Sexsmith & Hazelbridge Corner

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