LATITUDE

jonathan livingston designs



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graphic design: Dream It Do It Productions | Helen Babalis

LACONIA DEVELOPMENT LLC

City of Richmond
CALIFORNIA

Latitude Spring 2024 Introduction

The plan that is now being presented is a culmination of many years of informed comment from both the city of Richmond and the community. The developer has had to deal with a rapidly changing market, escalating construction costs and the impacts of the pandemic on housing and demand.

Laconia, the developer, has re-evaluated its development objectives and found that it can make the project economically viable if it builds larger homes and fewer of them. This new plan provides for larger set backs, driveway parking, primarily with two story homes with 60 feet plus between house fronts.

Notable improvements:

- Total compliance with the Shoreline Overlay district's goals and objectives including a 100 foot setback from the high water mark to the structures.
- Internal play area / activity center / meeting space
- Vegetable garden
- Open space promenade / visual corridor from BCR to the bay
- Expanded cafe environment with bay-viewing terrace
- Integration of new Brickyard Cove Road to Dornan Drive realignment
- On street parking similar to Waterline
- Typical off street garage / driveway parking of four cars per unit
- Traditional Bay Region style of architecture
- Bay Trail waterfront landscaping – native California grass and dunes similar to Waterline
- Homes on BCR to have primary entries off the sidewalk
- Homes on the water to have yards and decks with shoreline access and views similar to Waterline

Plans:

1. "***The Sausalito***" 1540 sf (4 bed – 2 bath)
   - the smallest home in the line up and will provide a more affordable option
2. "***The Piedmont***" 2603 / 2666 sf (4 bed – 3 bath)
   - a large and spacious plan with front and rear entries
3. "***The Tiburon***" 2604 sf (4 bed – 3 bath)
   - large and spacious with front and rear entries, and inviting covered porch facing the view
4. "***The Mill Valley***" 2630 sf (3 bed – 3.5 bath)
   - this design has three floors with a master bedroom on both the ground floor and third floor with bay views
   - each unit will have an optional interior elevator
   - these three story units placed in the interior of the project to keep them away from the perimeter
   - the living room will be on the second floor
5. "***The Elmwood***" 2336 sf (4 bed – 4 bath)
   - this design is a two story plan and will be located in the center of the development
   - rear yard will be private

Conceptual Site Plan/Lot Study



LEGEND

Plan 1:	1540 sf (4 bed – 3 bath)	*The Sausalito*
Plan 2:	2603/2666 sf (4–3)	*The Piedmont*
Plan 3:	2604 sf (4–3)	*The Tiburon*
Plan 4:	2630 sf (3–3.5) 3fl HDCP	*The Mill Valley*
Plan 5:	2336 sf (4–4)	*The Elmwood*

Latitude Parking Summary

Private Off-Street Residential Parking

74 Homes at 4 cars per unit	296 spaces
11 Homes at 2 cars per unit	22 spaces
Total off-street spaces	318 spaces
Average off-street spaces per unit	3.74 spaces

On-Street Guest Parking

Total on-street guest parking (with parking on one side of streets and as shown on conceptual plan)	58
Average on-street guest parking per 5 units	3.4

Public Access



Alternative BYC Bay Trail



PLAN 1



REAR ELEV.
B.C.R.

REAR ELEV.
B.C.R.

REAR ELEVATION
BRICKYARD COVE RD.



FRONT
ELEVATION C
PLAN
1 "AFFORDABLE"

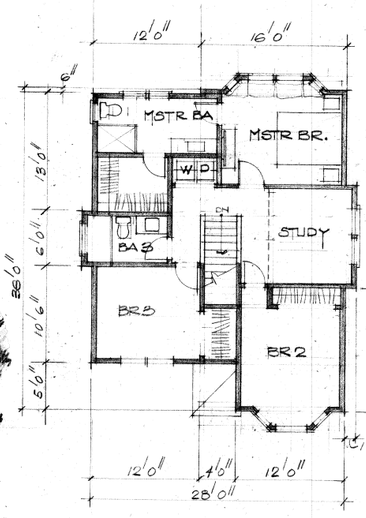


FRONT
ELEVATION B
PLAN
1



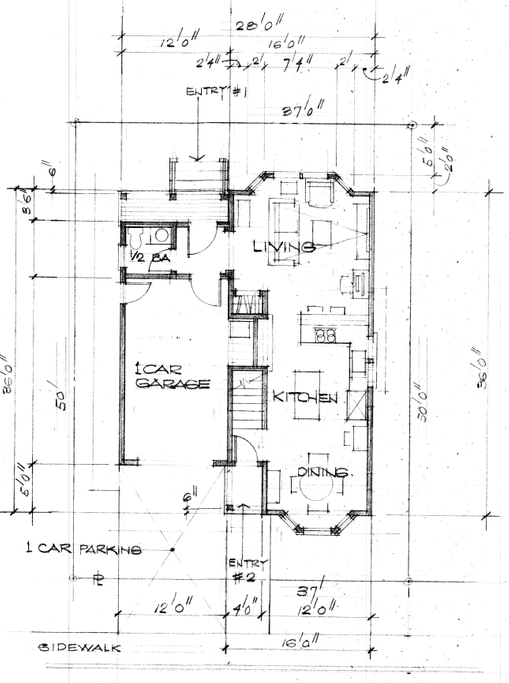
FRONT
ELEVATION A
PLAN
1

1/8"=1'0"
2/20/24



SCHEMATIC
UPPER
FLOOR
PLAN

PLAN #1



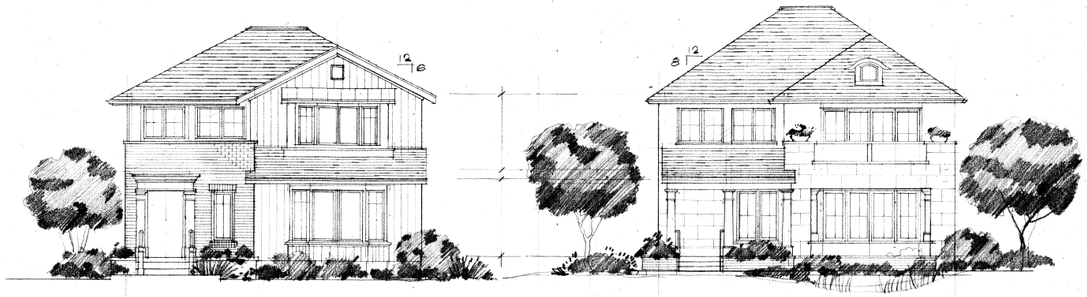
SCHEMATIC
MAIN
FLOOR
PLAN

1/8"=1'0"

PLAN #1
2/9/24
3/1/24
5/9/24
DIMENSIONS

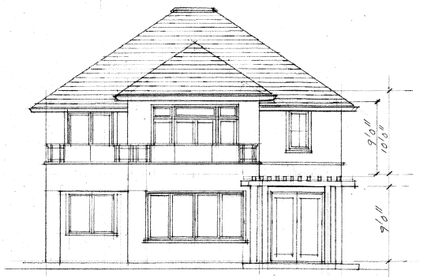
845. □ 1
802. □ 2
TFA=1640 □

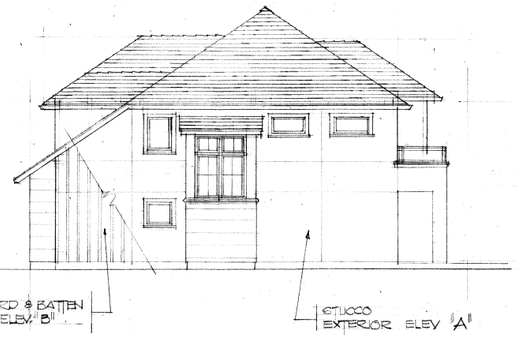
PLAN 2



REAR ENTRY ELEV. "B" PLAN 2 RE

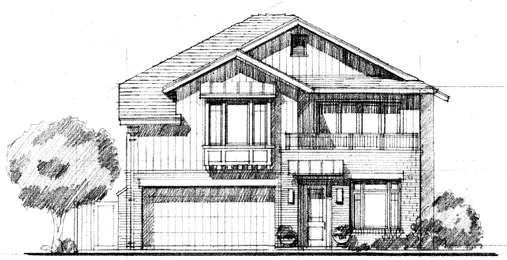
REAR ENTRY ELEV. "A" PLAN 2 RE





BOARD & BATTEN FOR ELEV. "B"

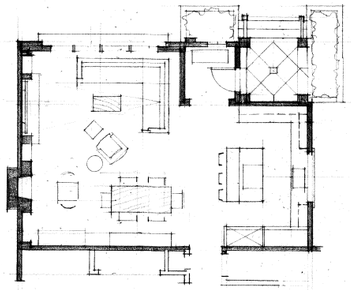
STUCCO EXTERIOR ELEV "A"



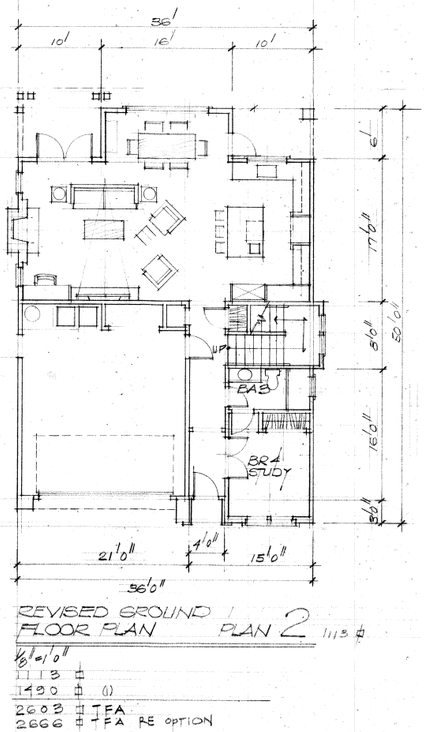
FRONT ELEV "B" FRONT & REAR ENTRY 2



FRONT ELEV "A" FRONT & REAR ENTRY 2



SCHEMATIC/PARTIAL MAIN FLOOR PLAN REAR ENTRY 2 "RE" 1/8"=1'0"



REVISED GROUND FLOOR PLAN PLAN 2 1113 ♯

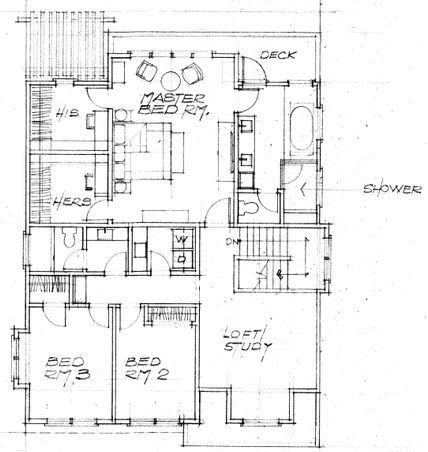
1/8"=1'0"

1113 ♯

1490 ♯ (1)

2603 ♯ TEA

2666 ♯ TEA RE OPTION



REVISED UPPER PLAN 3/19/24

1/8"=1'0" 1490 ♯

PLAN 3

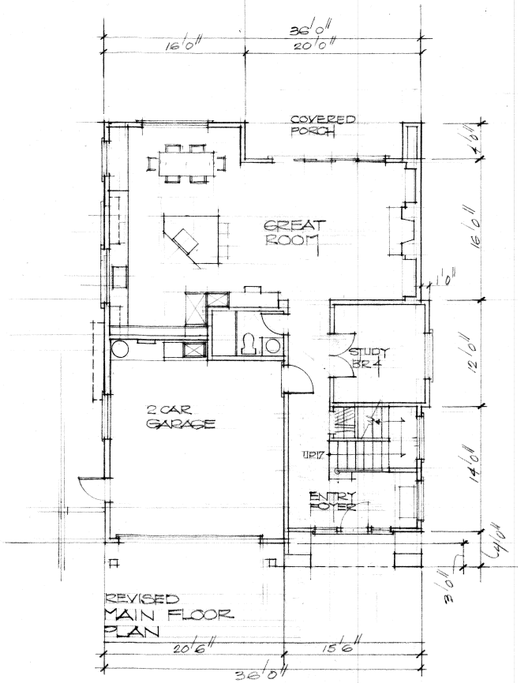


SCHEMATIC
FRONT ELEVATION A

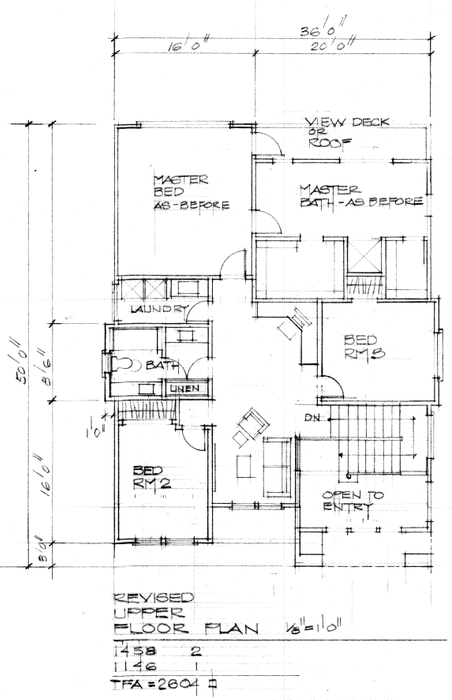
LATITUDE
TERMINAL ONE
SCHEMATIC
DESIGN RECAST
PLAN 3
1/20/24
3/19/24



SCHEMATIC
FRONT
ELEVATION B



REVISED
MAIN FLOOR
PLAN

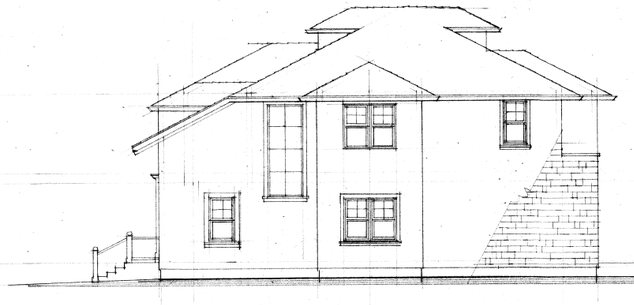


REVISED
UPPER
FLOOR PLAN 1/8"=1'0"

1458 2
1146 1
TFA = 2604 ☐



SCHEMATIC
REAR
ELEVATION PLAN 3 ELEV A
1/8"=1'0"



SCHEMATIC
SIDE
ELEVATION PLAN 3 ELEV. B

LATITUDE
SCHEMATIC DESIGN
FOR 3 PLAN 3 "TIBURON"
1/8"=1'0" 3.19.24



SCHEMATIC
REAR
ELEVATION PLAN 3 ELEV B
1/8"=1'0"

PLAN 4



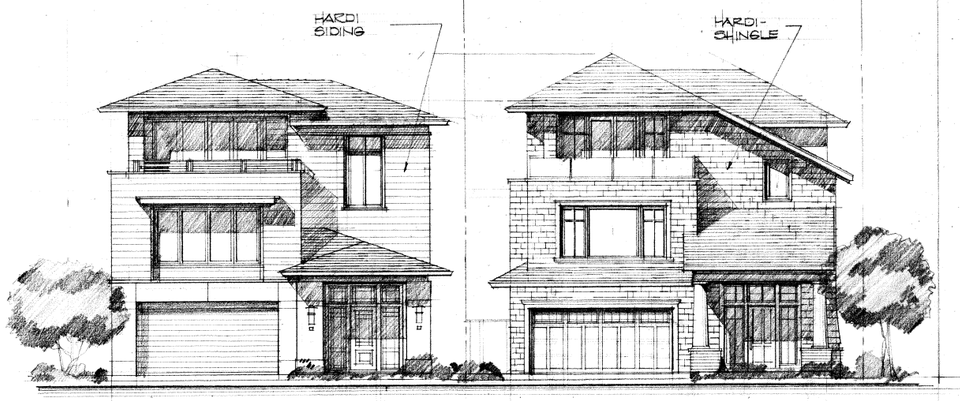
SCHEMATIC
RIGHT SIDE
ELEVATION



SCHEMATIC
REAR
ELEVATION

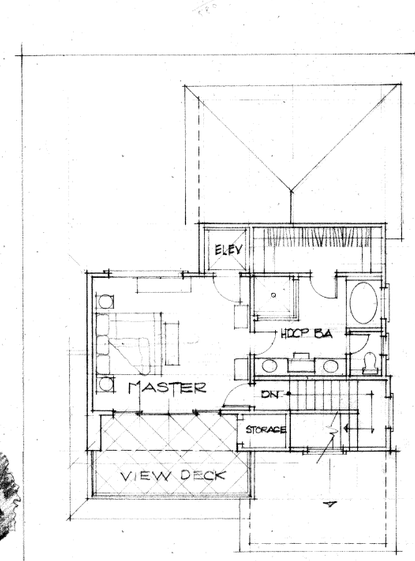


SCHEMATIC
RIGHT SIDE
ELEVATION

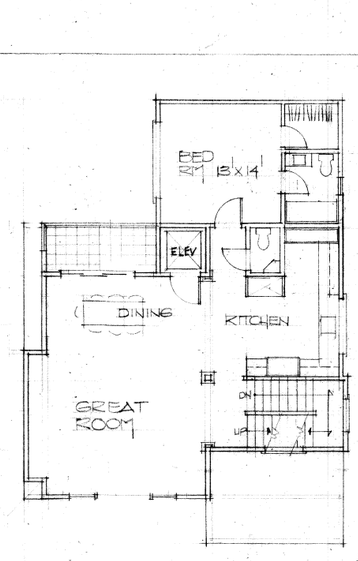


SCHEMATIC
FRONT
ELEVATION ELEV. B
1/8"=1'0"

SCHEMATIC
FRONT
ELEVATION PLAN 4 ELEV A

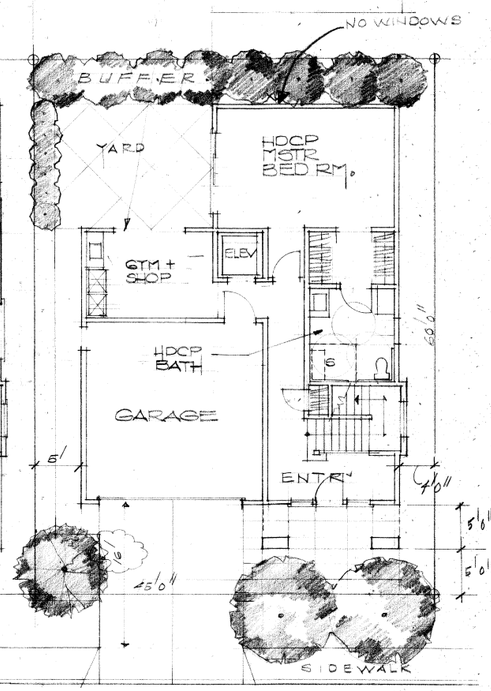


3RD
FLOOR
PLAN



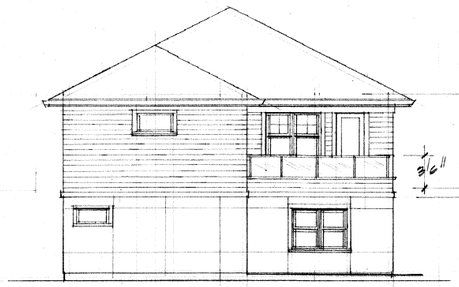
2ND
FLOOR PLAN

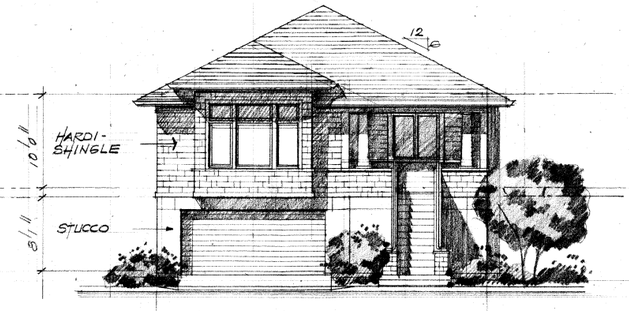
SCHEMATIC
PLAN 4
3 LRG BR - 3 BATH
2630 □
1/8"=1'0"



FIRST
FLOOR
PLAN

PLAN 5

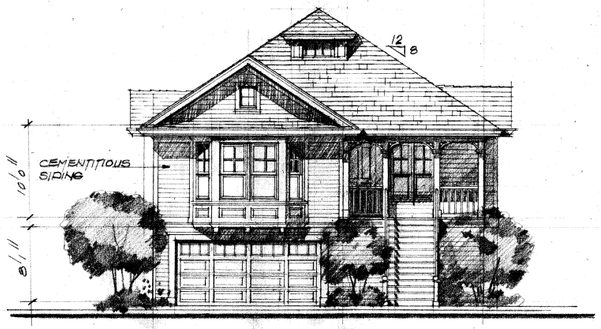




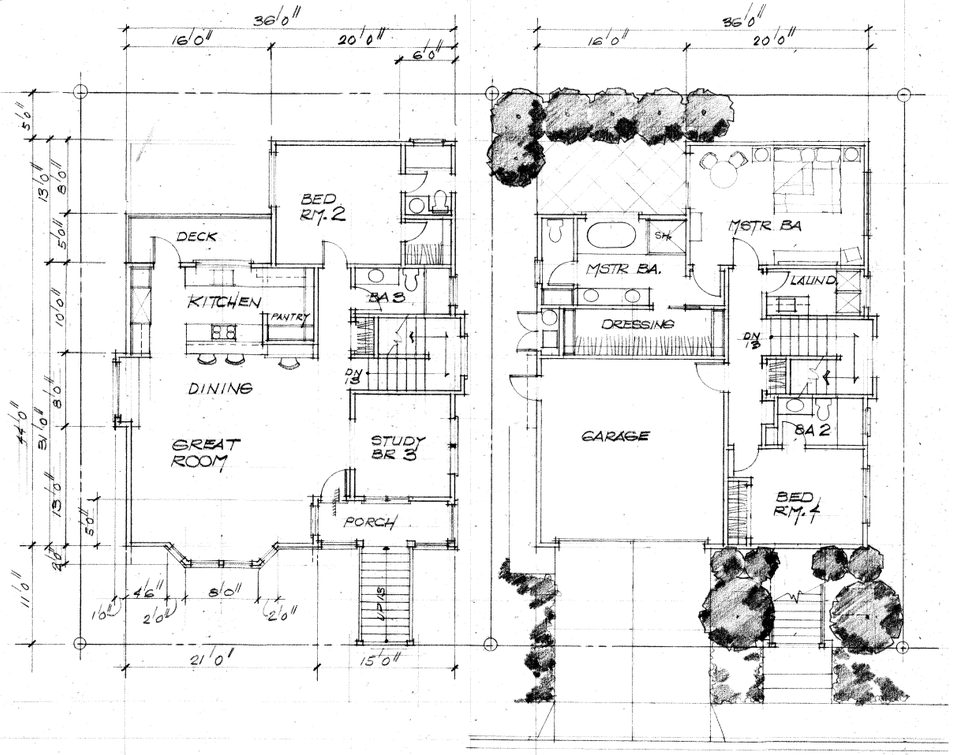
ECHEMATIC
FRONT
ELEVATION
PLAN 5 ELEV. "B"



SCHEMATIC
SIDE
ELEVATION
PLAN 5 ELEV. "A"
1/8"=1'0"



SCHEMATIC
FRONT
ELEVATION
PLAN 5 ELEV "A"
1/8"=1'0"



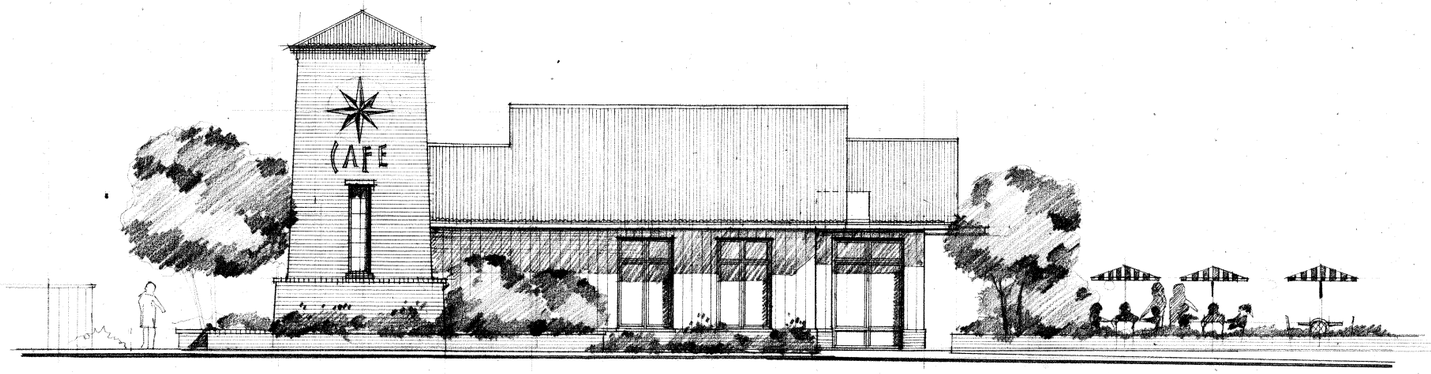
SCHEMATIC
SECOND
FLOOR PLAN 1/8"=1'0"
PLAN 5
1201.0 □ 2
1035.75 □ 1
TFA = 2236.75 □

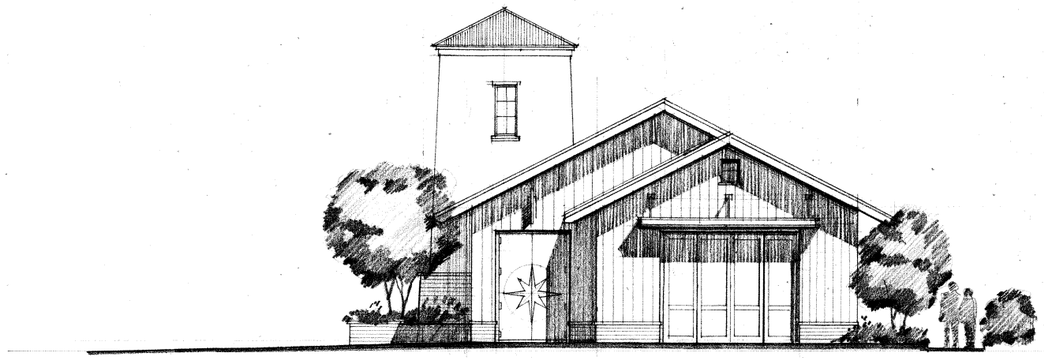
SCHEMATIC
GROUND
FLOOR PLAN 3/19/21
1035.75 □

Compass Rose Café Illustration



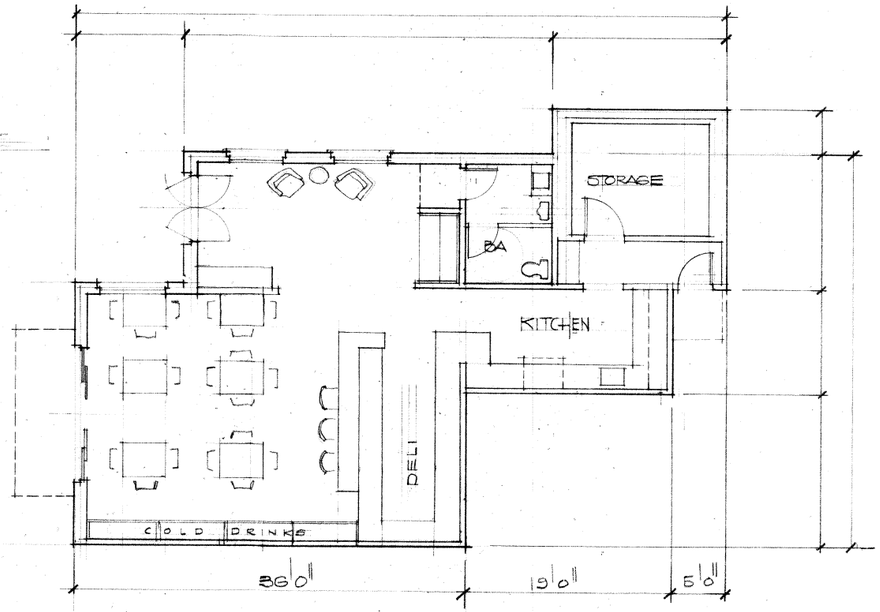
Compass Rose Café





SCHEMATIC
WEST (BAY SIDE)
ELEVATION

COMPASS ROSE
CAFE



SCHEMATIC
FLOOR PLAN
FOR
CAFE / DELI / FOOD 1/8"=1'0"

1555 ☐

Shoreline West View



Brickyard Cove Road West View

