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Site Plan in Context

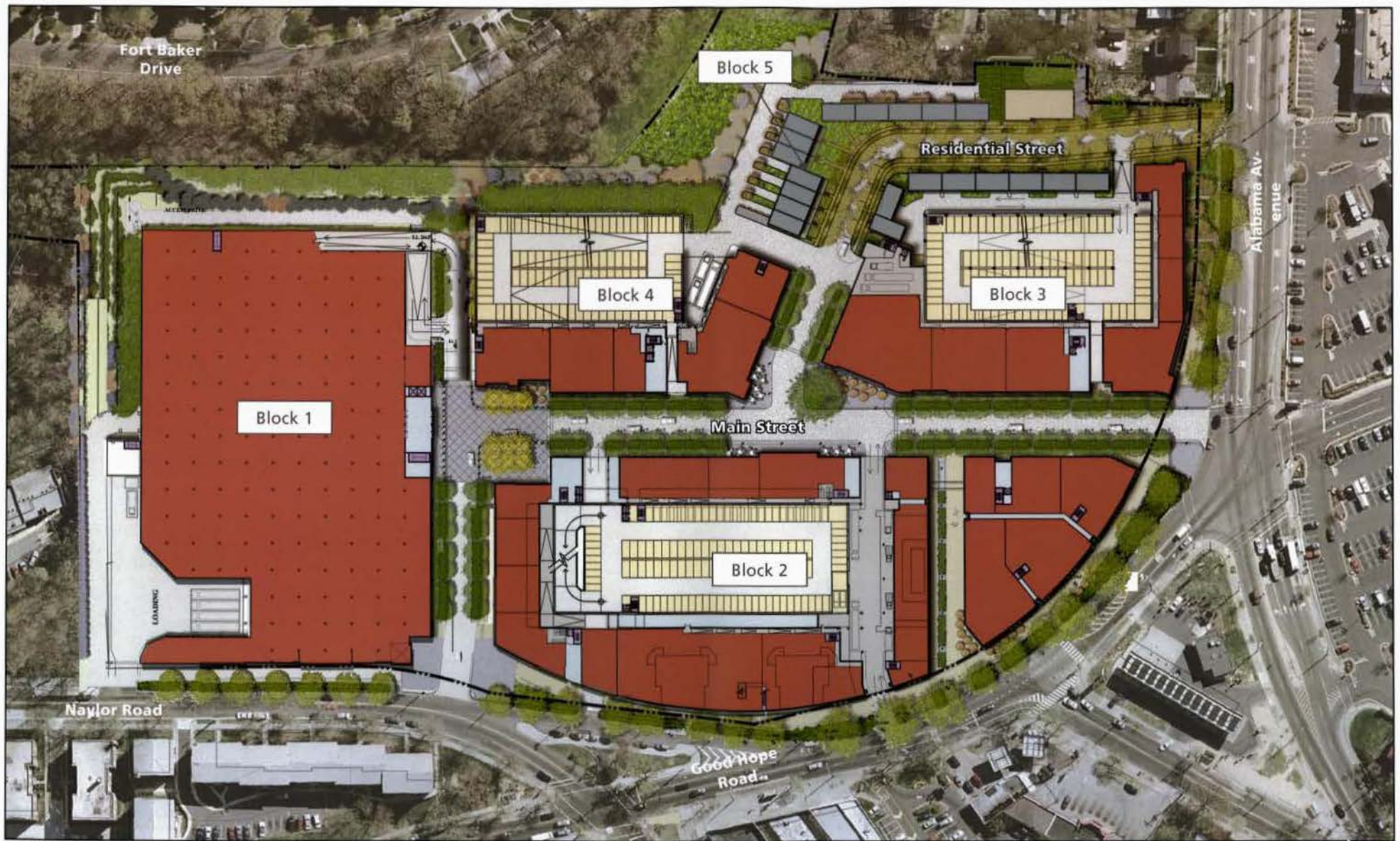
SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS



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Lower Level Parking Plan

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Retail Level Plan

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Typical Residential Plan

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Roof Plan

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Elevation A - Main Street Elevation (West Side)



Elevation B - Naylor Road Elevation



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Site Street Elevations

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Elevation C - Main Street Elevation (East Side)



Elevation D - Good Hope Road / Alabama Avenue - West to South Elevation



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Site Street Elevations

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Block 1 - Ground Floor Plan

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For locational dimensions to penthouses and mechanical enclosures, see Page VII.



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Block 1 - Roof Plan

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Elevation A - South Elevation - Main Street



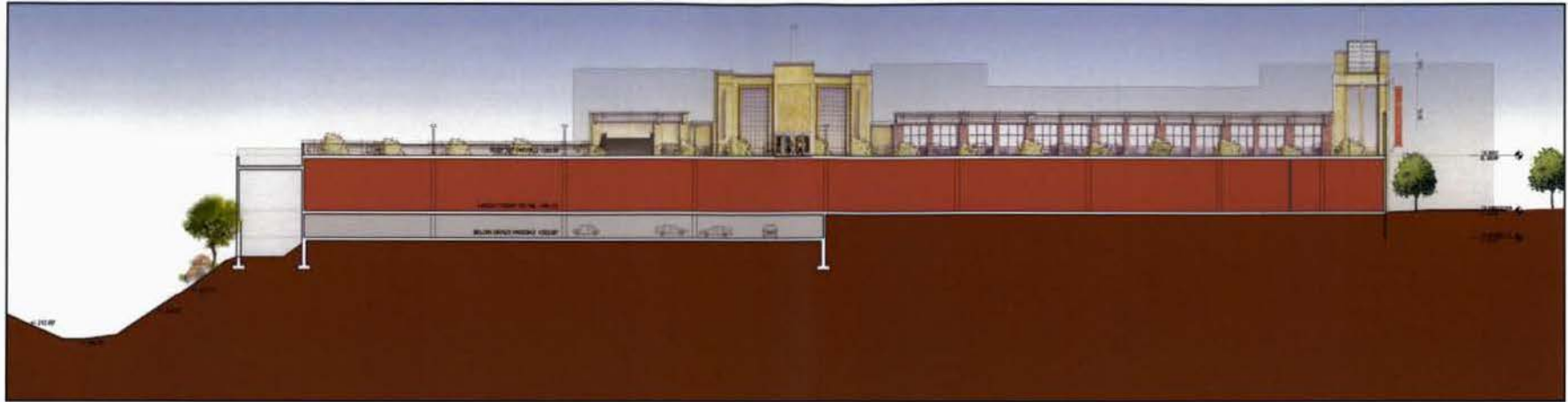
Elevation B - West Elevation - Naylor Road

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Block 1 - Elevations

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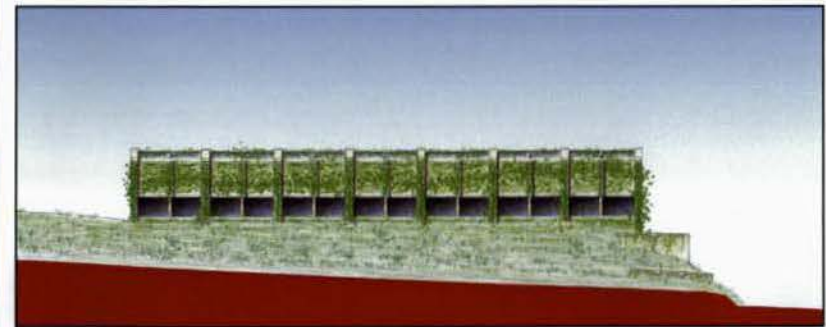




Section A - East-West Section through Building



Elevation C - North Elevation



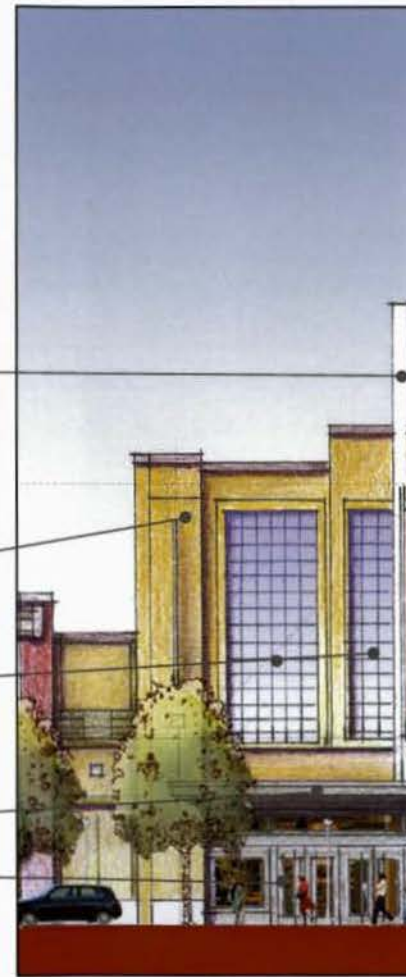
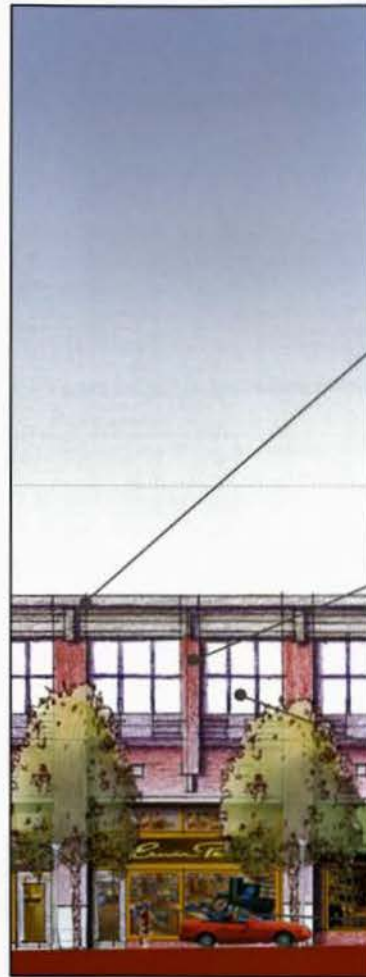
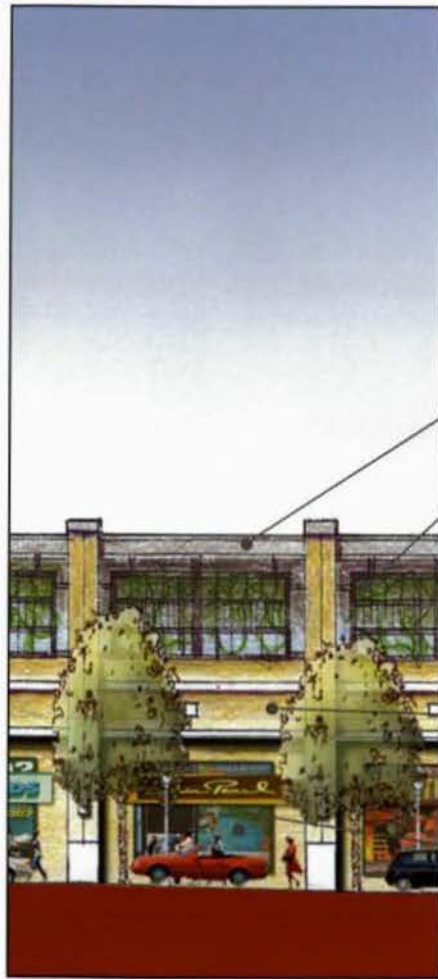
Elevation D - East Elevation



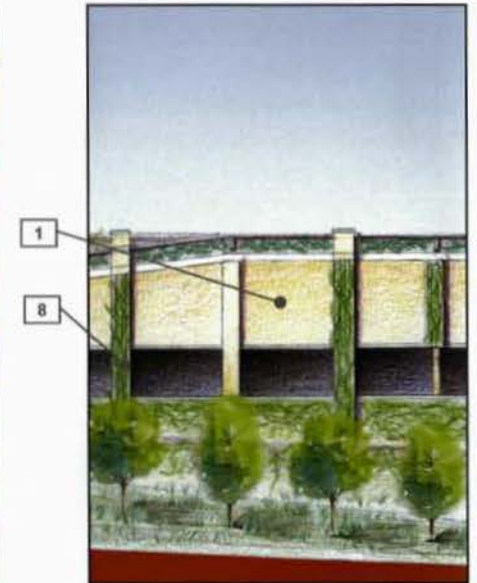
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Block 1 - Elevations and Building Sections

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MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
10 -	Shingle Roofing
11 -	Cementitious Siding
12 -	Advertising Panel



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Block 1 - Bay Studies

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Illustrative Bay Study



Brick Sample



Elevation Key



Key Plan

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Block 1 - Additional Facade Details and Materials

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Precedent Photo - Green Screen



Precedent Photo - Green Screen



Illustrative Bay Study



Brick Sample



Elevation Key



Key Plan

Note: Sample materials are conceptual. Actual color and manufacturer are subject to availability.



Raised lamp/socket position provides cutoff for superior control of glare and light trespass.

Exterior Parking Area Lighting:

Obscured Low Mount, IES Dark Sky Certified
Full Cut-Off Fixtures

Limits Light Trespass While Maintaining Safety-Conscious Light Levels

*Parking areas will be open 24 hours, after hours all double-mounted light poles will have one light fixture turned off.

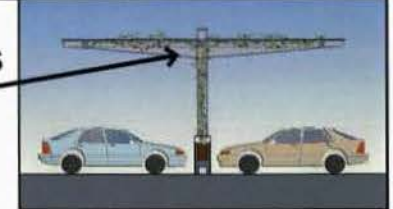


Elevation A - West Elevation - Naylor Road



Elevation B - South Elevation - Main Street

Parking Deck Trellis Lighting

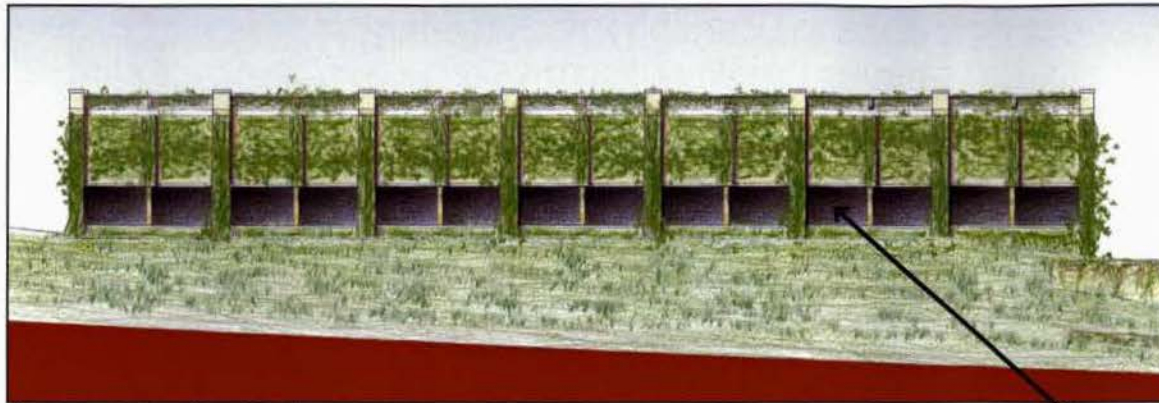


LED strip fixtures,
mounted to trellis
brackets
Minimize energy use
&
Provide directional,
focused lighting,
minimizing light trespass

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Proposed Exterior Lighting

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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Elevation A - East Elevation - Block 01



Elevation B - Partial East Elevation - Block 04



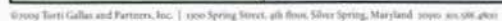
Interior Ceiling Mount Garage Lighting: Full Cut-Off, LED Lighting Fixtures Minimizes Light Trespass & Maximizes Energy Savings

*Parking areas on Block 4 will be open to residents 24 hours, after hours 1/2 of the light fixtures will be turned off to minimize impact upon neighbors & save energy.

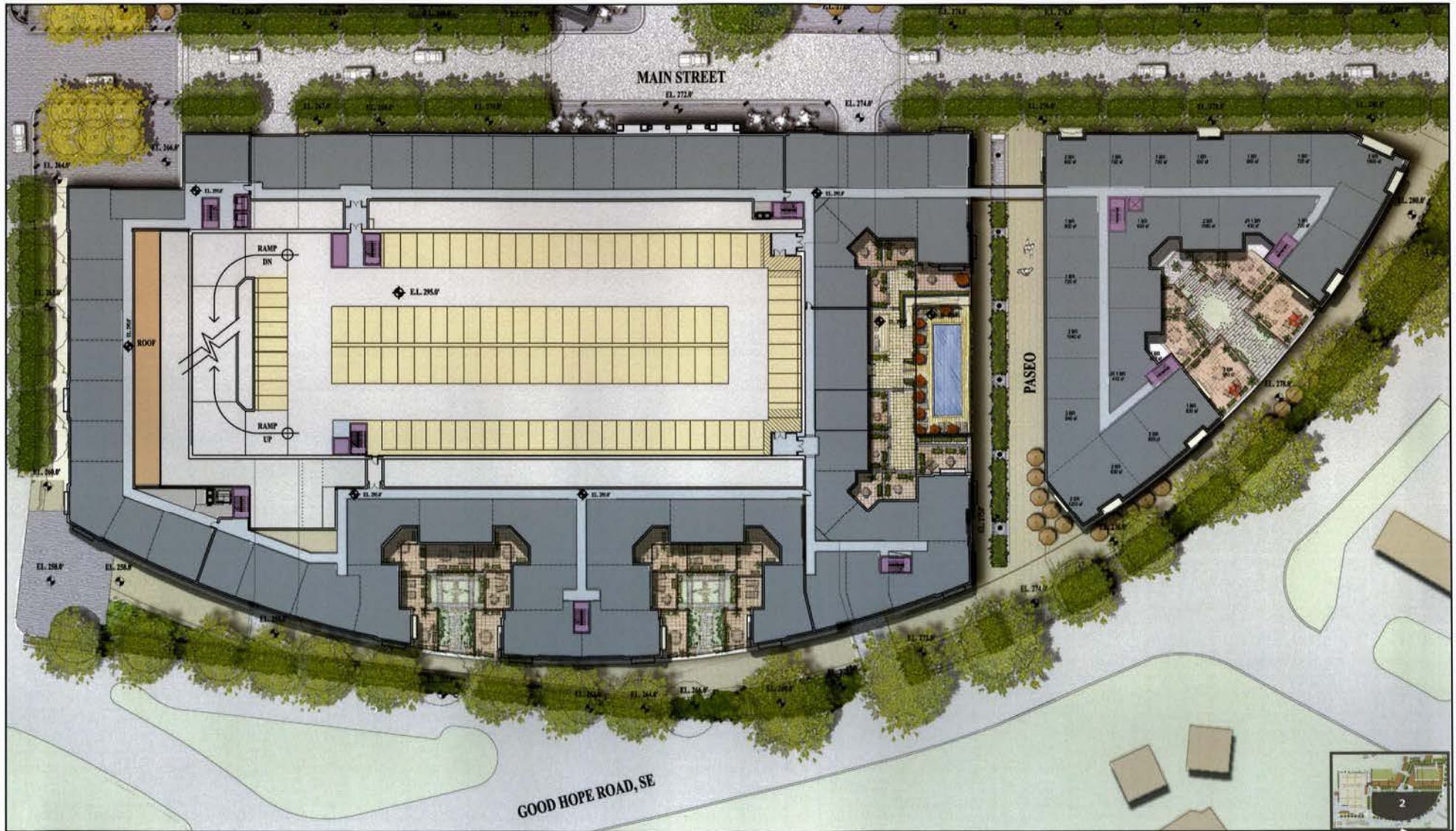
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Proposed Exterior Lighting

THE RAPPAPORT COMPANIES - WILLIAM C. SMITH & CO.
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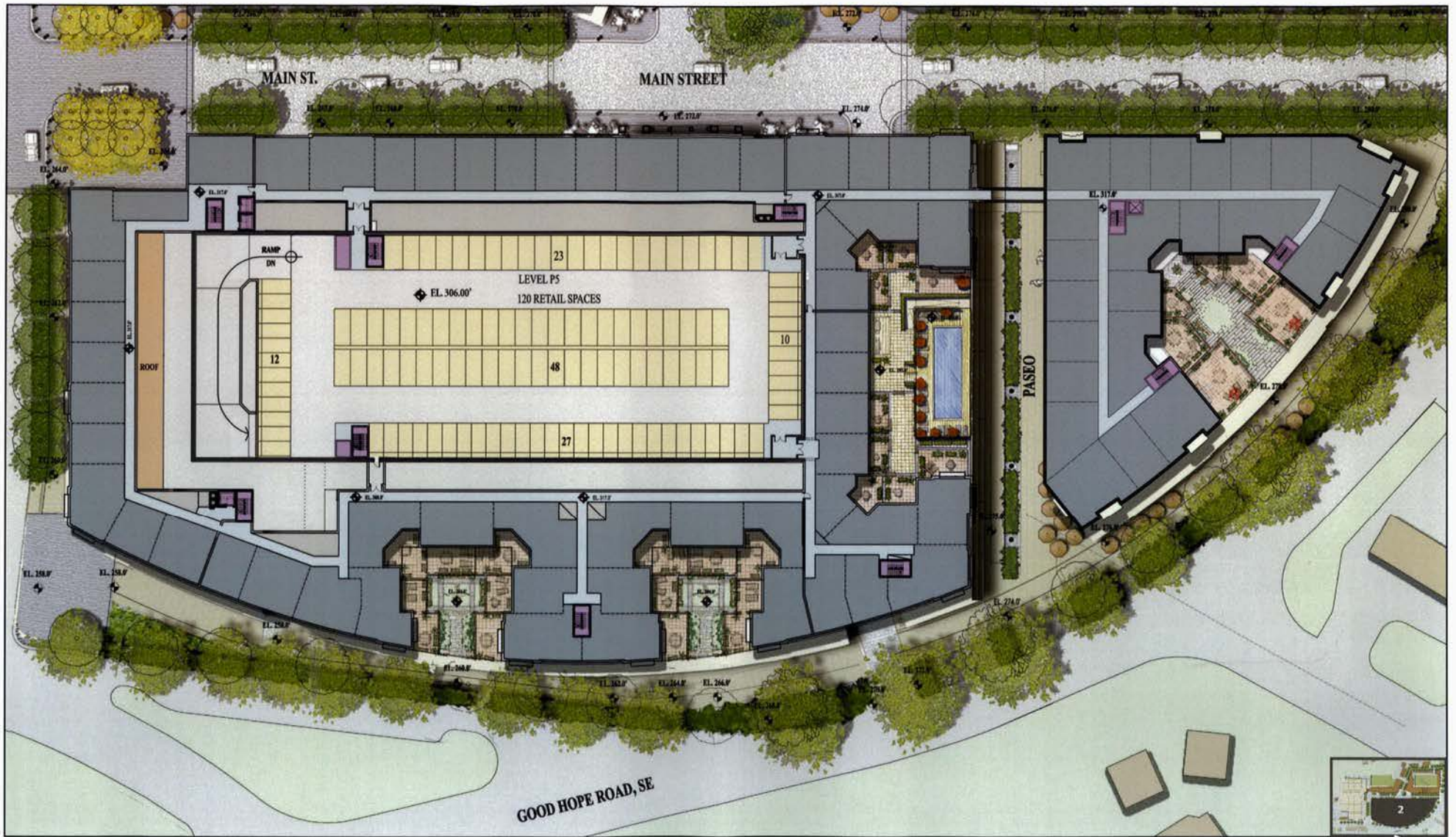
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Block 2 - Third Floor Plan

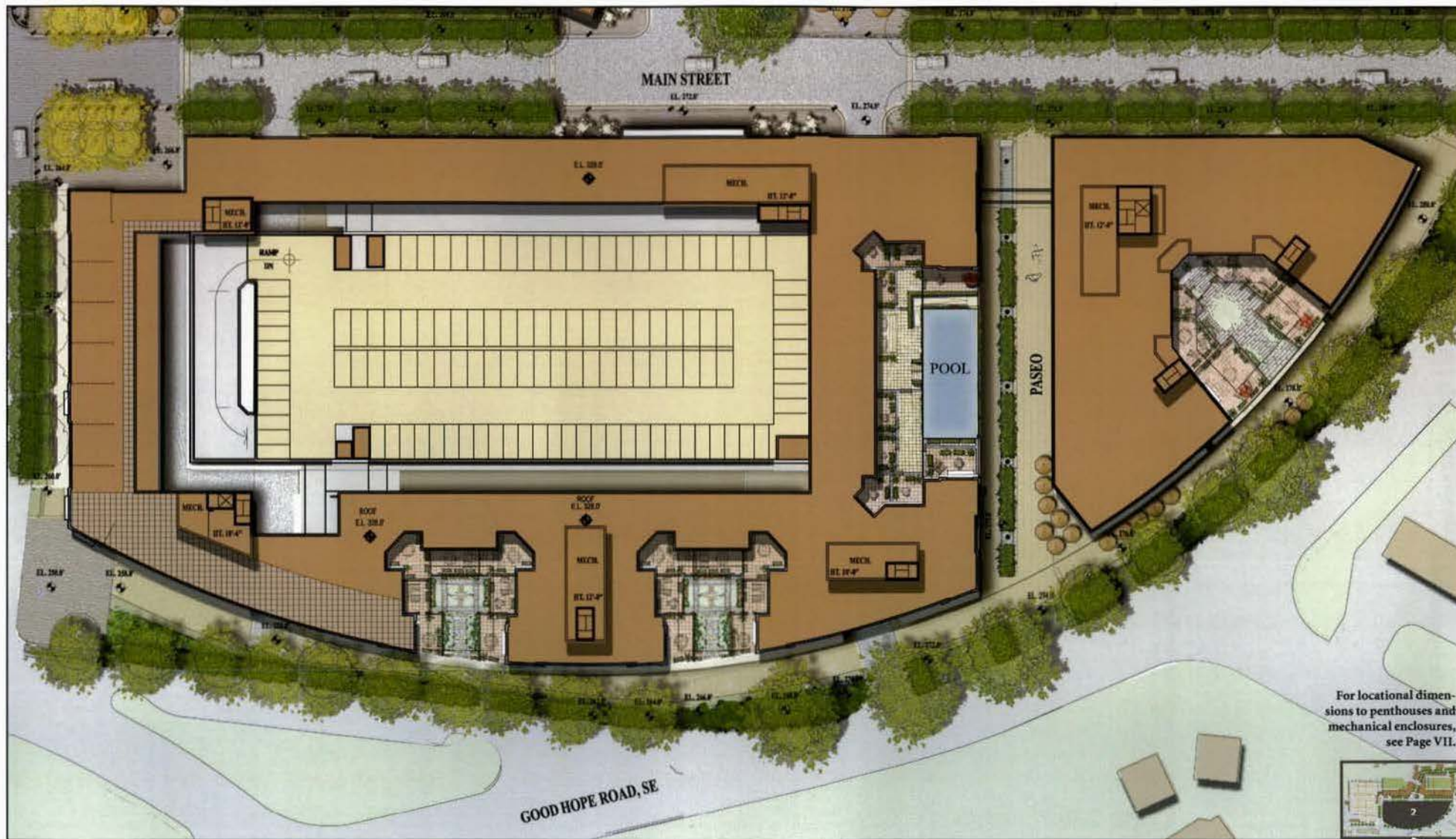
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Block 2 - Fourth Floor Plan (Fifth Floor Similar)

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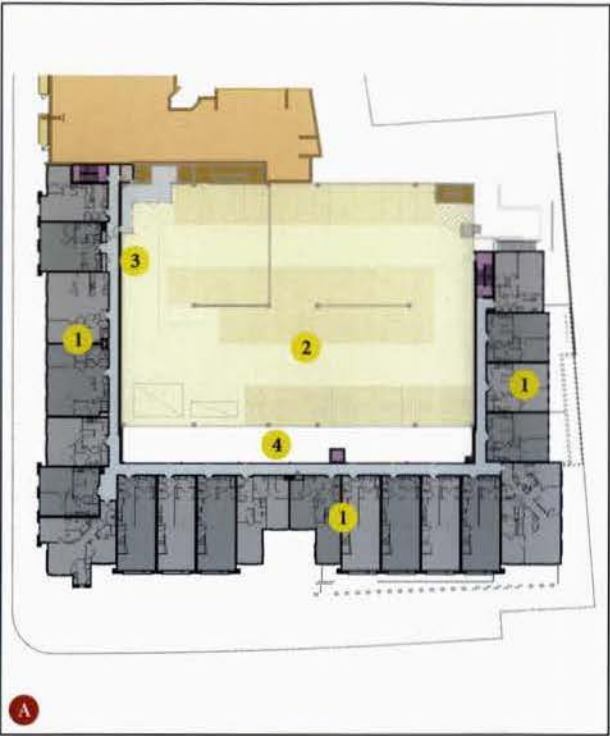
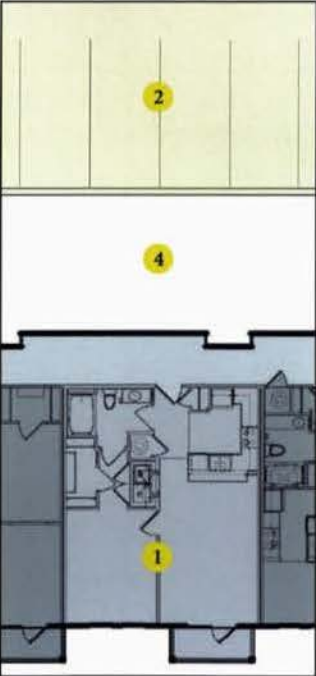
Block 2 - Roof Plan

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KEY TO IMAGES

A Metro Pointe, Wheaton, Maryland. Plan shows residential units **1** in single-loaded corridor configuration surrounding multi-level garage **2**, called a "donut configuration." Corridor is either directly adjacent to garage with entry points **3** or the garage is separated by a light and air gap ventilating and illuminating the interior **4**.

B Monument Place, Fairfax, Virginia. Aerial image shows similar adjacency conditions between structured garage and residential buildings. Direct adjacency **3**. Light and air gap **4**.



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Building Design Precedents

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Typical Daylit Corridor



Typical Unit Interior



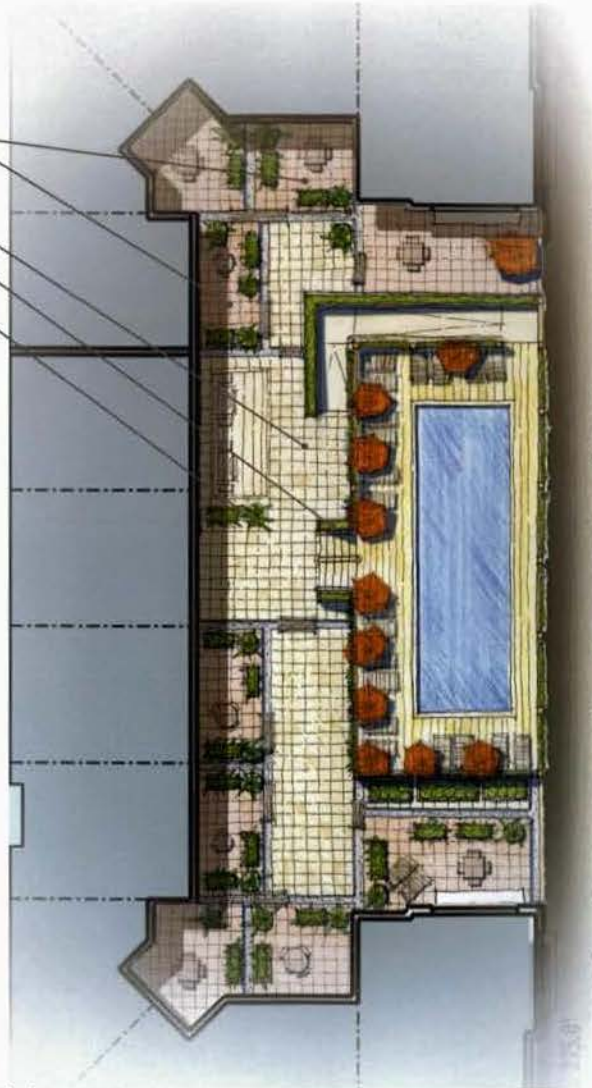
Typical Unit Interior

Private Terraces
Paving
Trees



Typical Courtyard Plan

Private Terraces
Paving
Planters
Trees



Block 2a - Pool Terrace

Private Terraces
Paving
Trees



Block 2b - Courtyard Plan

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Block 2 - Courtyard Plans

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Elevation A - West Elevation - Naylor Road



Elevation B - East Elevation - Main Street

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Block 2A - Elevations

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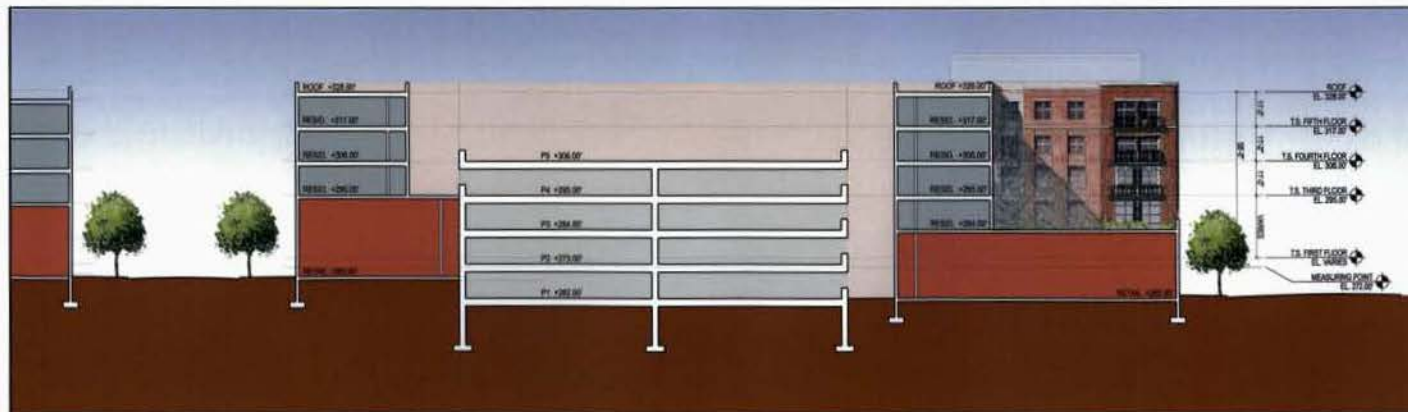




Elevation C - North Elevation - Main Street



Elevation D - South Elevation - Paseo



Section A-A - East-West Section through Parking

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Block 2A - Elevations & Section

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Elevation E - Main Street Elevation



Elevation F - Good Hope Road Elevation



Elevation G - Paseo Elevation

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Block 2B - Elevations

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SKYLAND TOWN CENTER



MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
10 -	Shingle Roofing
11 -	Cementitious Siding



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Block 2B - Bay Studies

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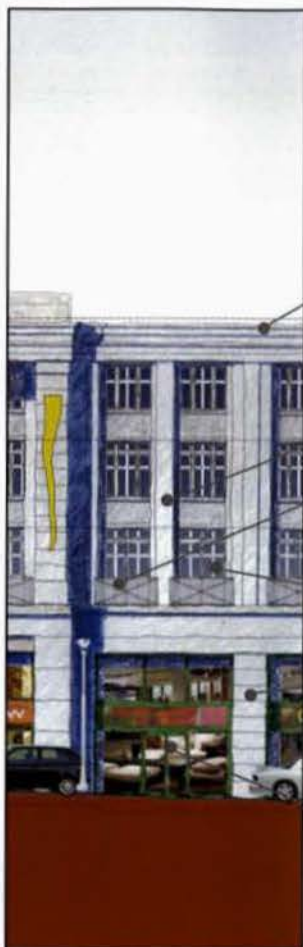


4

3

1

2



7

1

4

3

1

2



MATERIALS LEGEND	
1 -	Masonry w/ Precast Accents
2 -	Storefront
3 -	Window
4 -	Decorative Railing
5 -	Canopy
6 -	Architectural Embellishment
7 -	Decorative Cornice
8 -	Green Screen
9 -	Metal Screen
10 -	Shingle Roofing
11 -	Cementitious Siding



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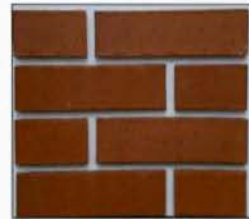
Block 2A - Bay Studies

SKYLAND HOLDINGS, LLC
TORTI GALLAS AND PARTNERS





Precedent Photo



Brick Sample

Illustrative Bay Study



Elevation Key



Key Plan

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Block 2a & 2b - Additional Facade Details and Materials - Naylor/Good Hope Road

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Precedent Photo



Brick Sample

Illustrative Bay Study



Elevation Key



Key Plan

Note: Sample materials are conceptual. Actual color and manufacturer are subject to availability.



Illustrative Bay Study



Elevation Key

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Block 2a - Additional Facade Details and Materials - Main Street

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Brick Sample



Key Plan



Illustrative Bay Study



Elevation Key

Note: Sample materials are conceptual. Actual color and manufacturer are subject to availability.



Precedent Photo



Brick Sample



Key Plan



Precedent Photo



Brick Sample



Key Plan



Elevation Key

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Block 2a - Additional Facade Details and Materials - Main Street



Precedent Photo



Brick Sample



Key Plan



Elevation Key

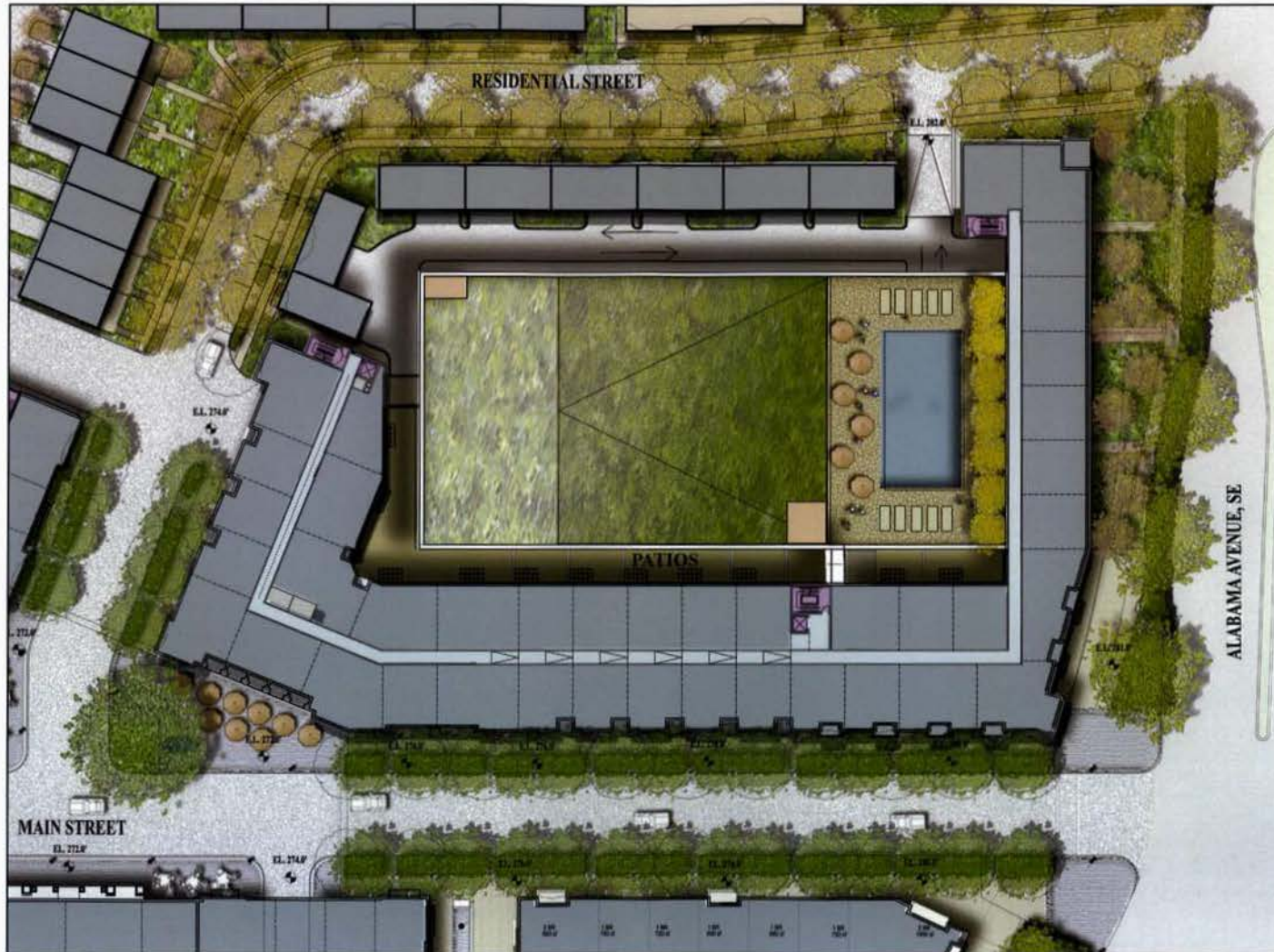
Note: Sample materials are conceptual. Actual color and manufacturer are subject to availability.



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Block 3 - Ground Floor Plan

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Block 3 - Third Floor Plan

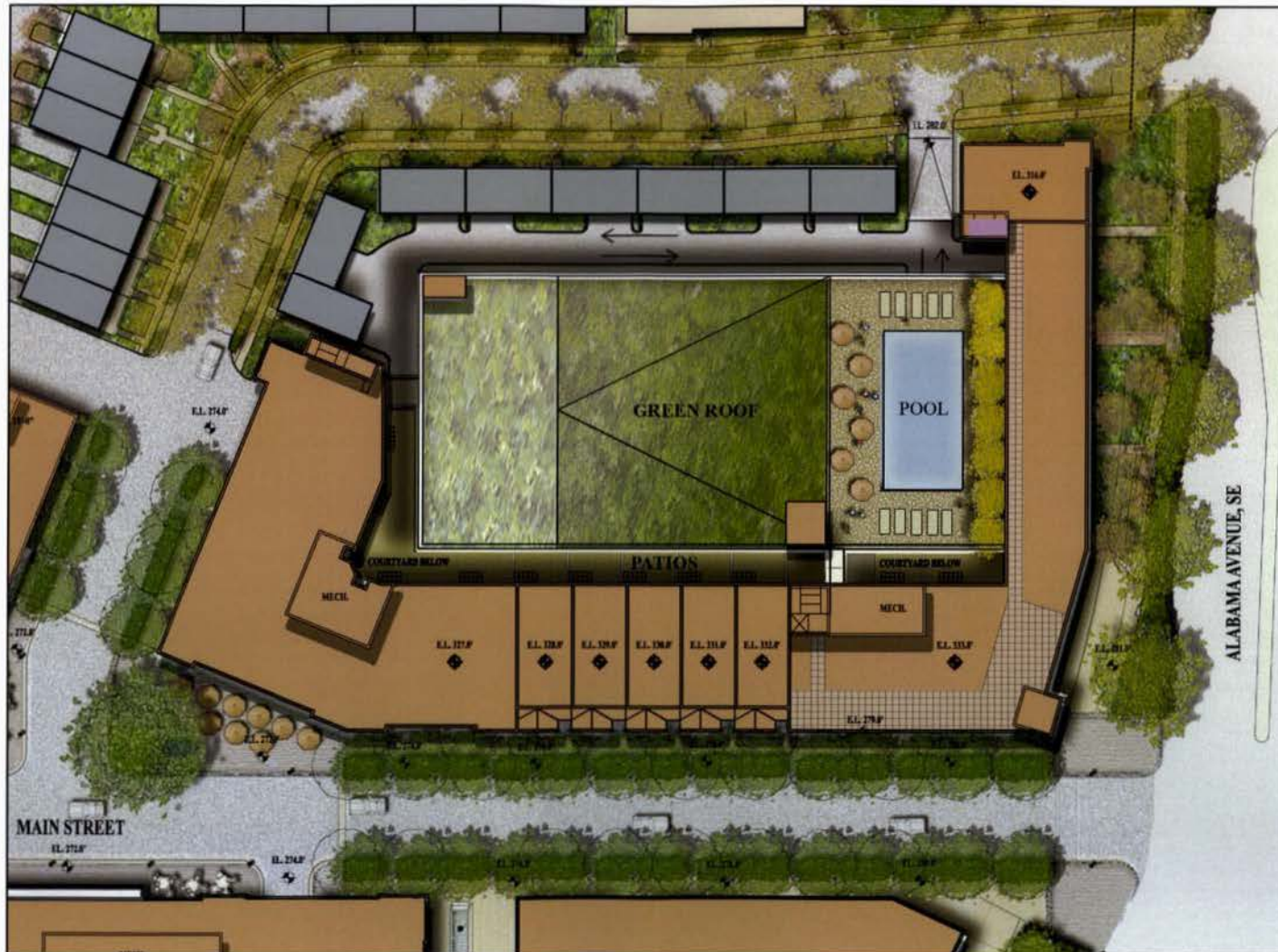
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Block 3 - Fourth Floor Plan

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For locational dimensions to penthouses and mechanical enclosures, see Page VII.



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Block 3 - Roof Plan

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Elevation A - West Elevation - Main Street



Elevation B - North Elevation - Residential Street

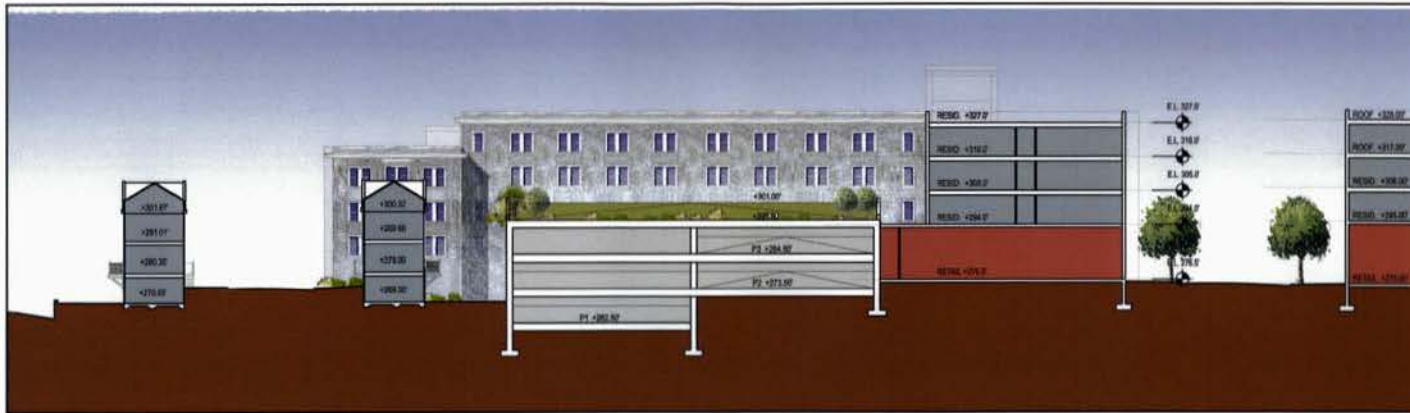


Elevation C - South Elevation - Alabama Avenue

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Block 3 - Elevations

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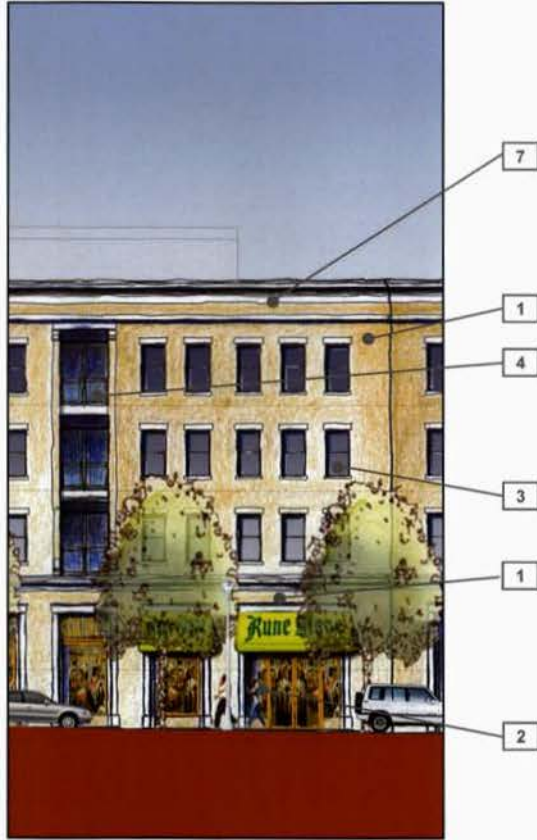
Section A-A - East-West Section through Parking

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Block 3 - Section

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MATERIALS LEGEND	
1 - Masonry w/ Precast Accents	
2 - Storefront	
3 - Window	
4 - Decorative Railing	
5 - Canopy	
6 - Architectural Embellishment	
7 - Decorative Cornice	
8 - Green Screen	
9 - Metal Screen	
10 - Shingle Roofing	
11 - Cementitious Siding	

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Block 3 - Bay Studies

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Illustrative Bay Study



Elevation Key

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Block 3 - Additional Facade Details and Materials - Main Street

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Precedent Photo



Brick Sample



Key Plan



Illustrative Bay Study



Elevation Key

Note: Sample materials are conceptual. Actual color and manufacturer are subject to availability.



Precedent Photo



Brick Sample



Key Plan