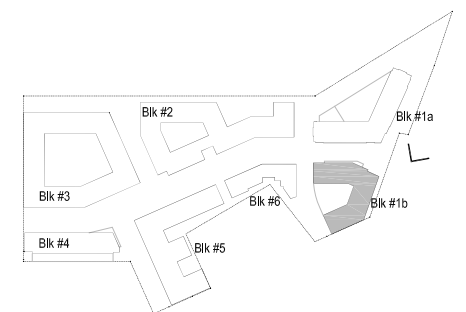


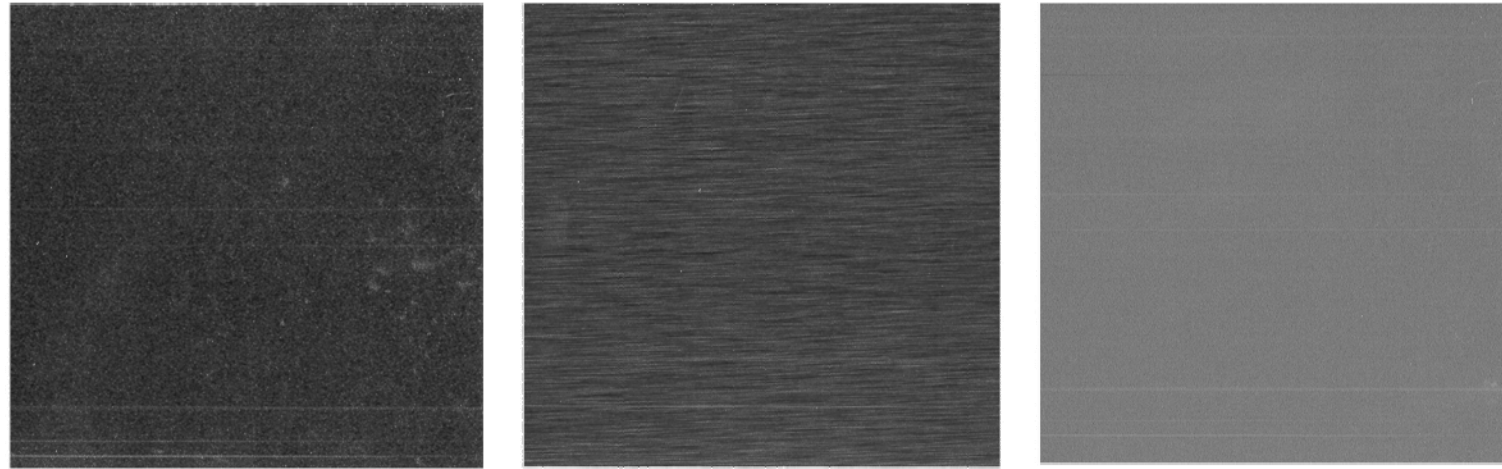


1. Distinct corner marker denotes the lobby location.
2. The verticality of the bended masonry facades interacts with the corner markers
3. Stone retail base articulation.
4. Terrace brings the building scale down to relate harmoniously with the trail.

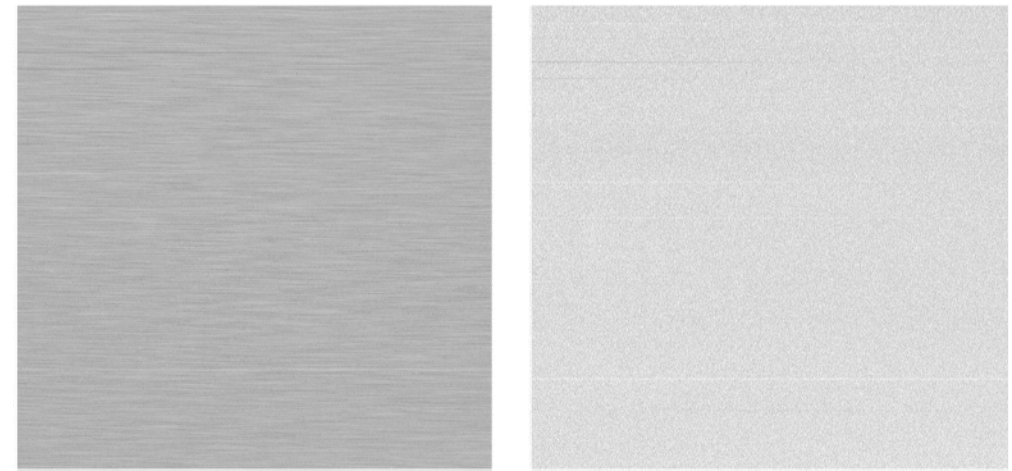


KEY PLAN

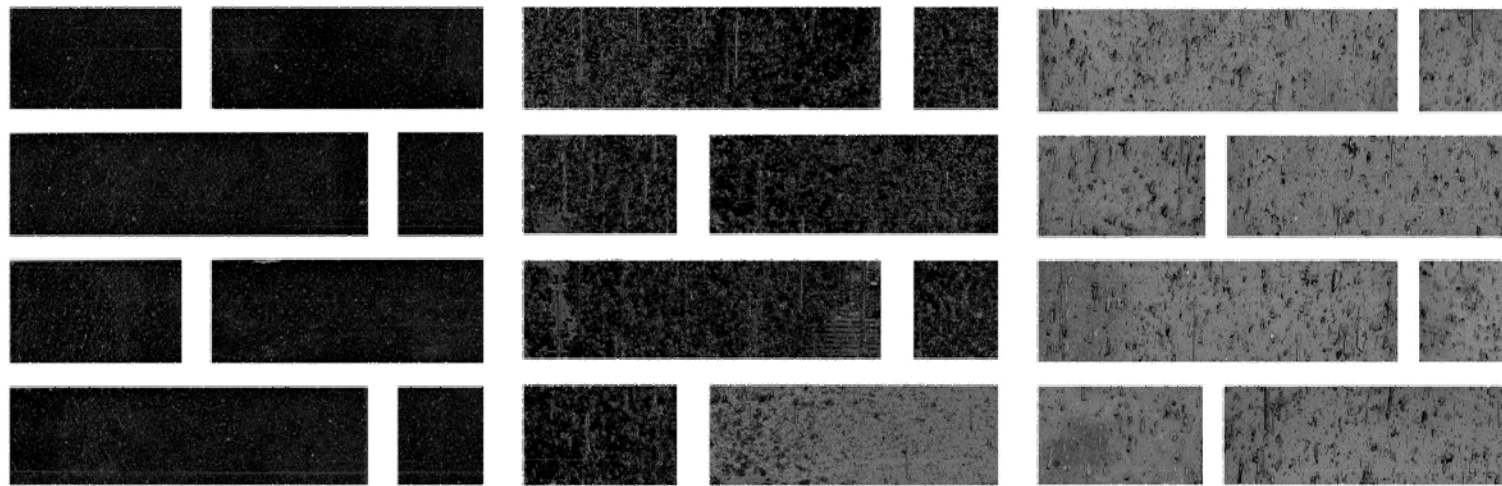
Metal Panel 1 Palette



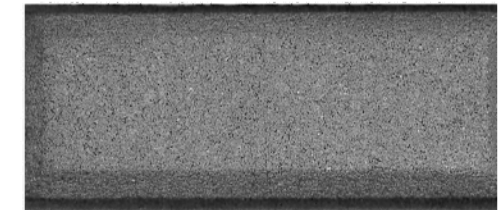
Metal Panel 2 Palette



Brick 1 Palette



Precast Stone 1



Brick 2 Palette



Precast Stone 2





Warehouse Masonry Articulation

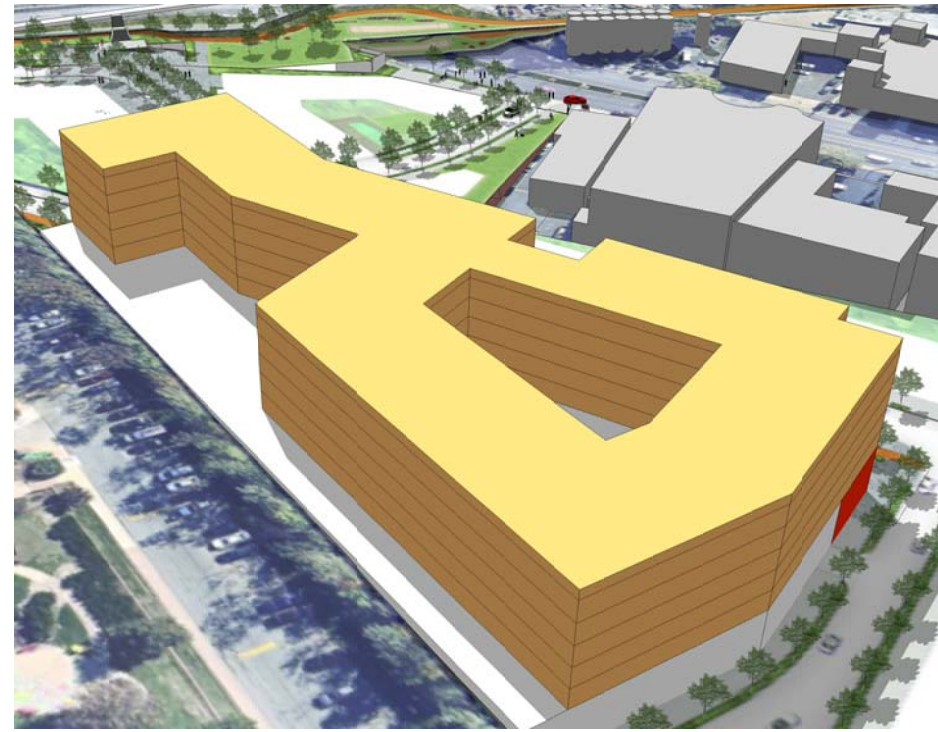


Masonry and Glass Vertical Articulation and Proportion

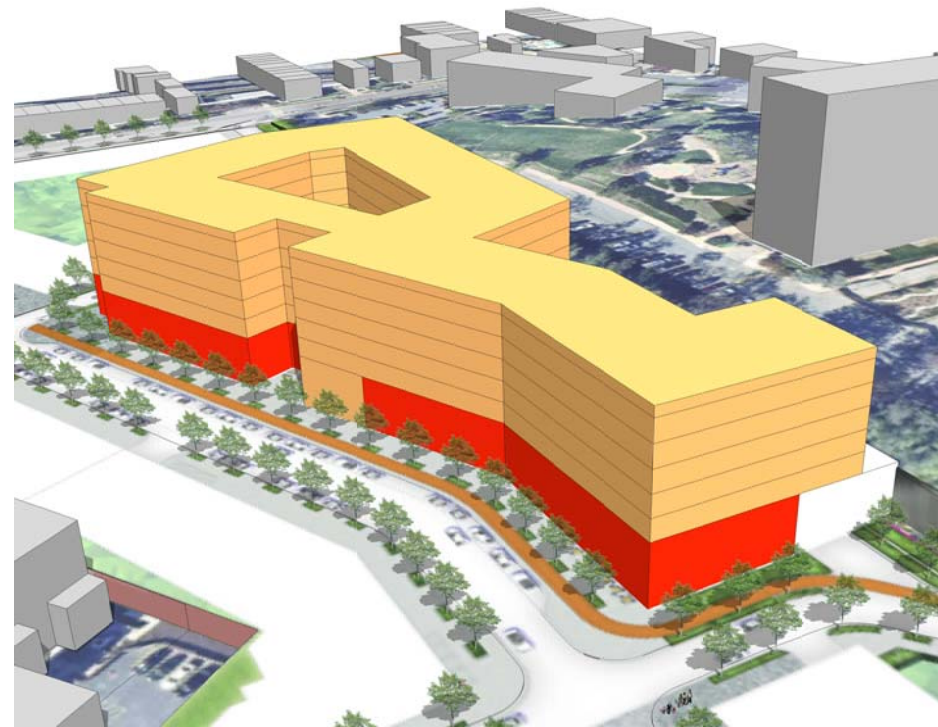


Metal Frame Expression/ Openings vs Solid Ratio

Masonry Fenestration and Brick Articulation



VIEW FROM NORTHWEST



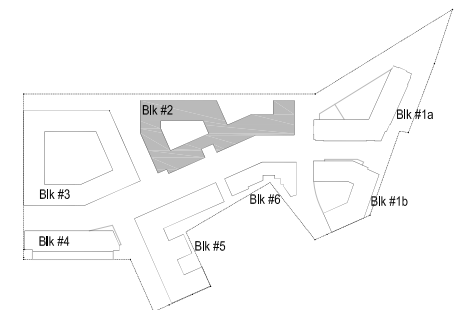
VIEW FROM SOUTHEAST

Block 2 Stage 1
Calculations

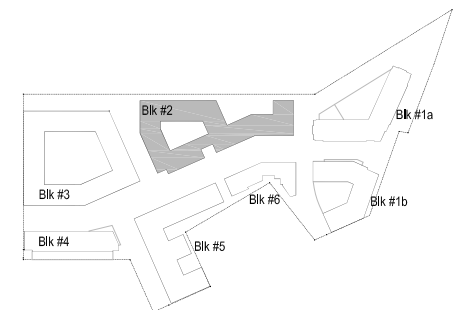
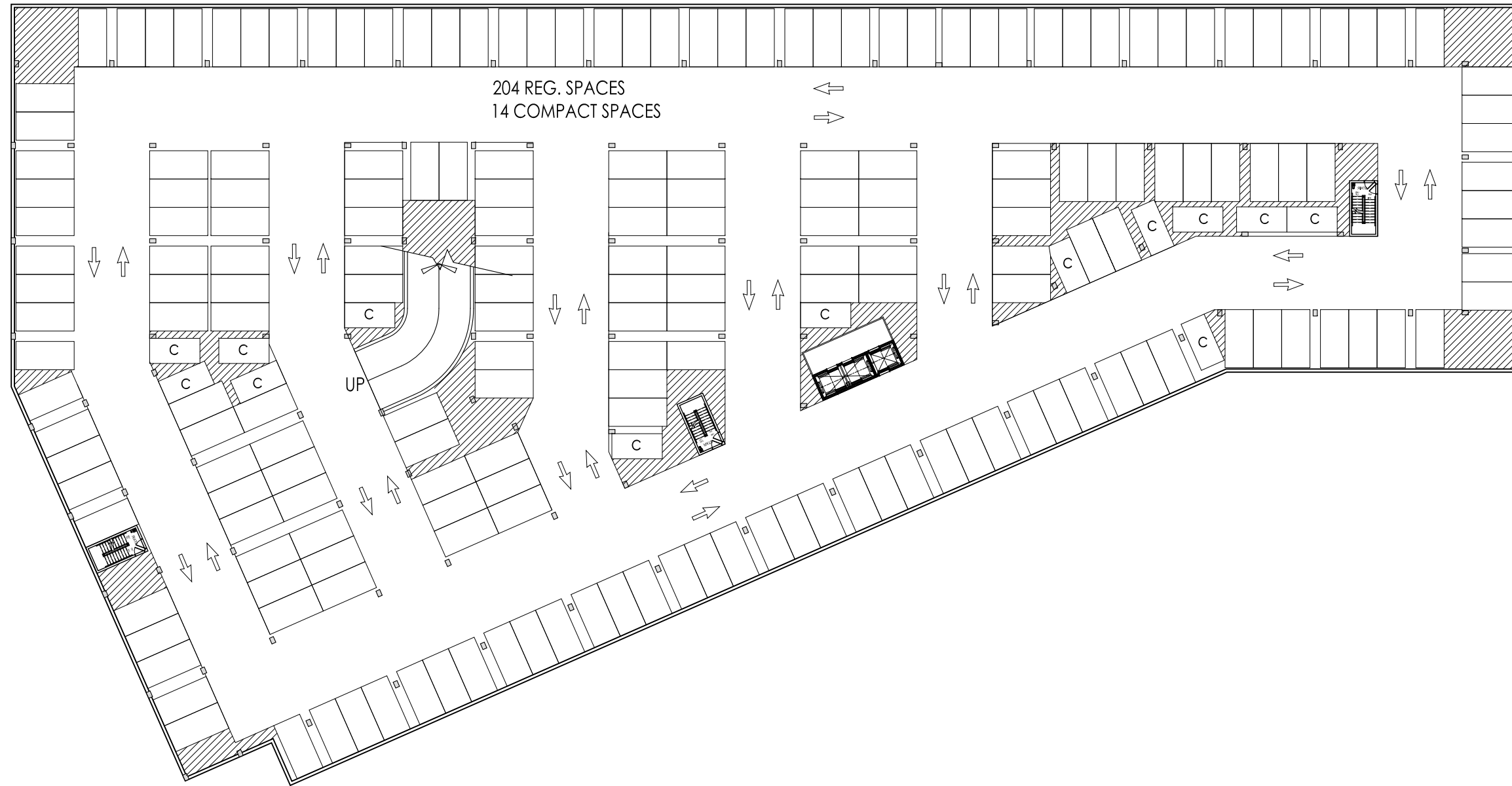
Mixed Use	Floor	Residential S.F.	Retail S.F.	Gross S.F.
	7	59,768		59,768
	6	59,768		59,768
	5	59,768		59,768
	4	59,768		59,768
	3	59,768		59,768
	2	51,684		51,684
	1	61,163	22,730	83,893
Total		351,919	22,730	434,417

Legend

- Residential
- Service
- Retail
- Grocery



KEY PLAN

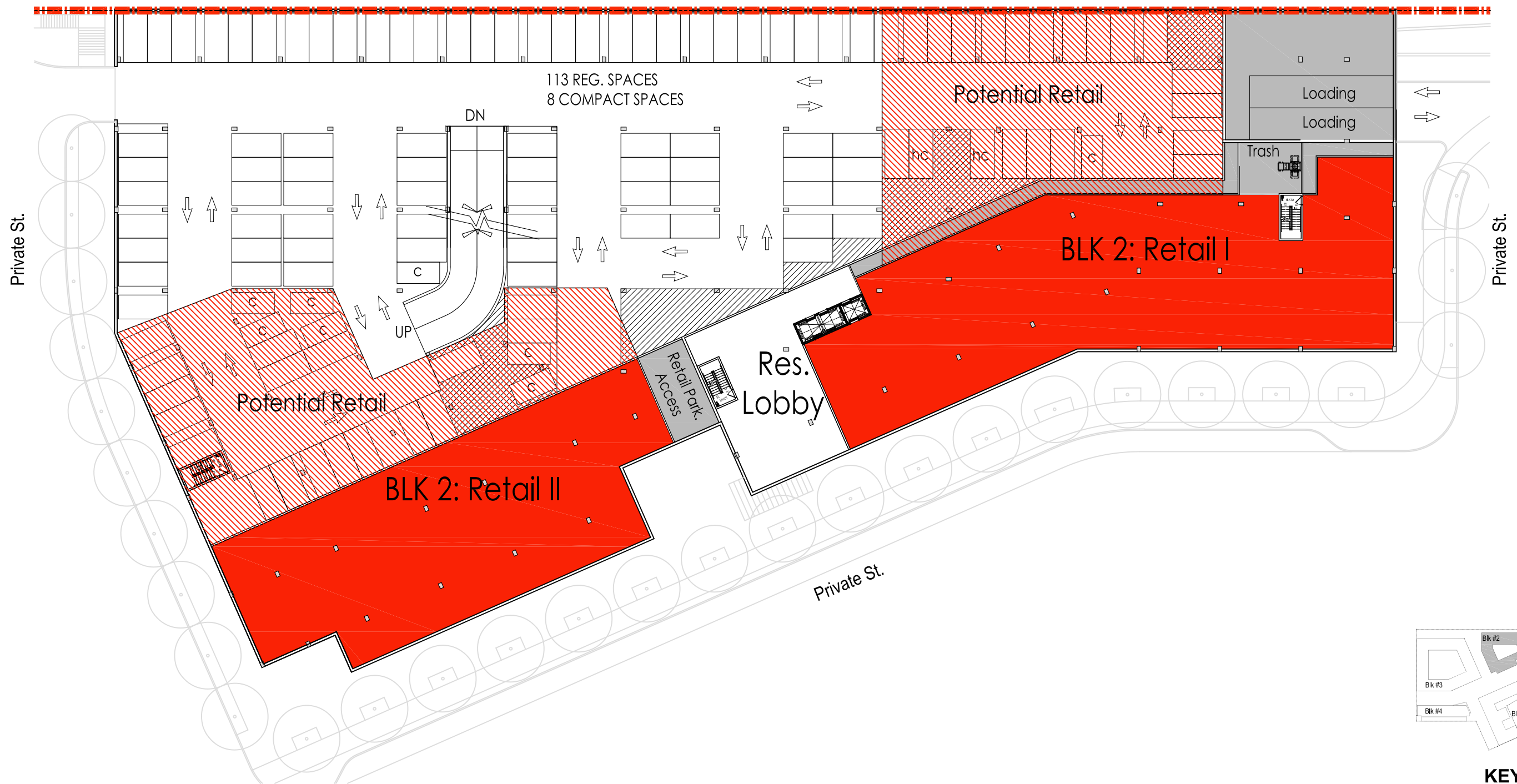


KEY PLAN



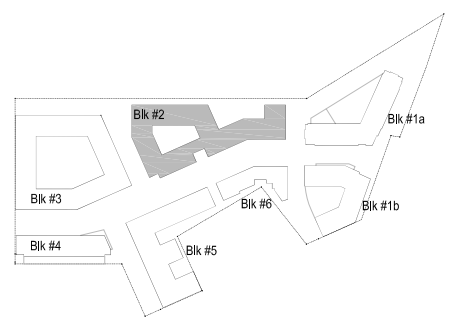
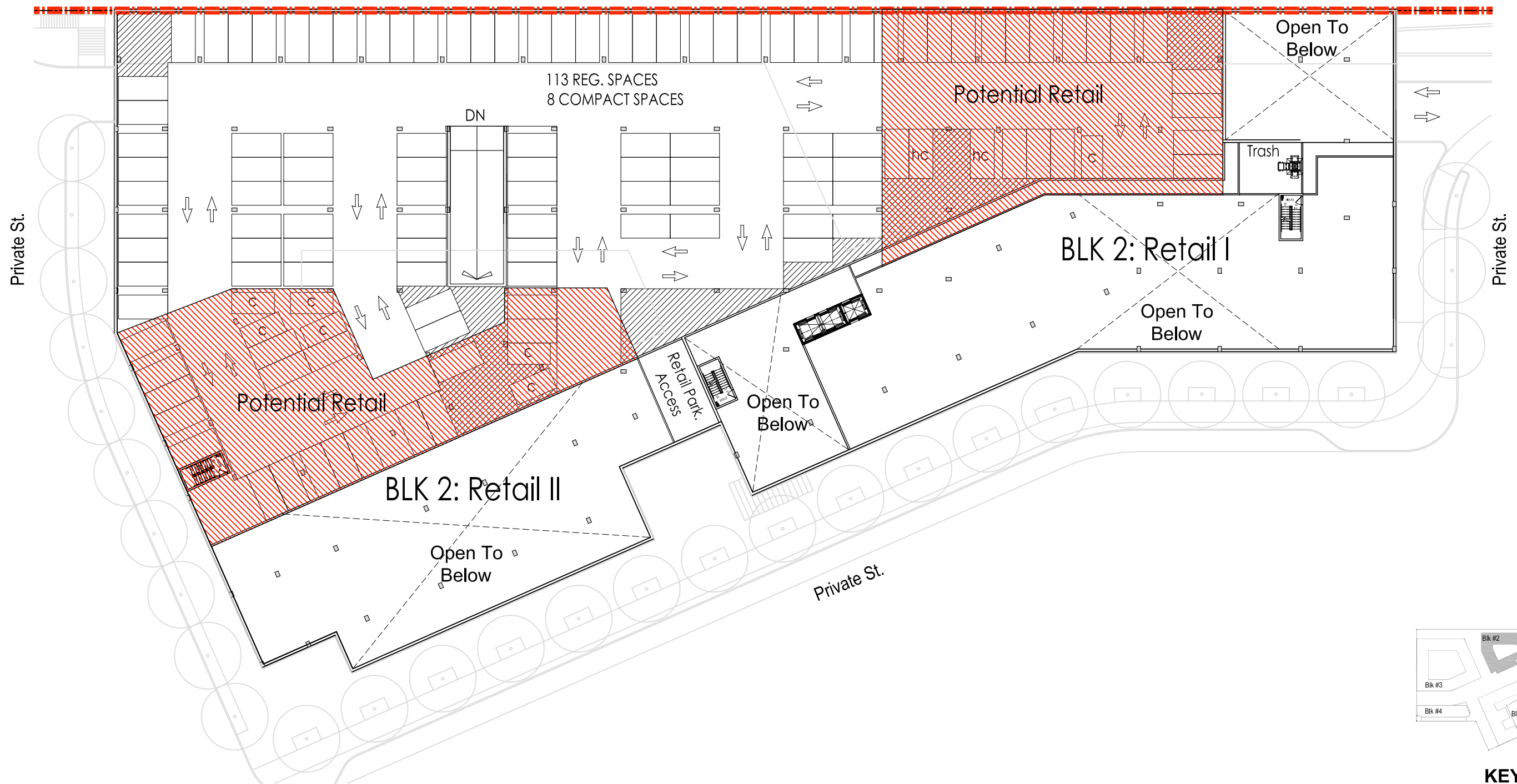
Legend

- Residential Amenity
- Residential
- Potential Retail
- Retail
- Service
- Grocery



Legend

- Residential Amenity
- Residential
- Retail
- Service
- Potential Retail
- Grocery

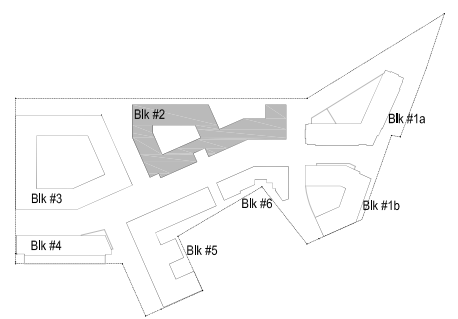
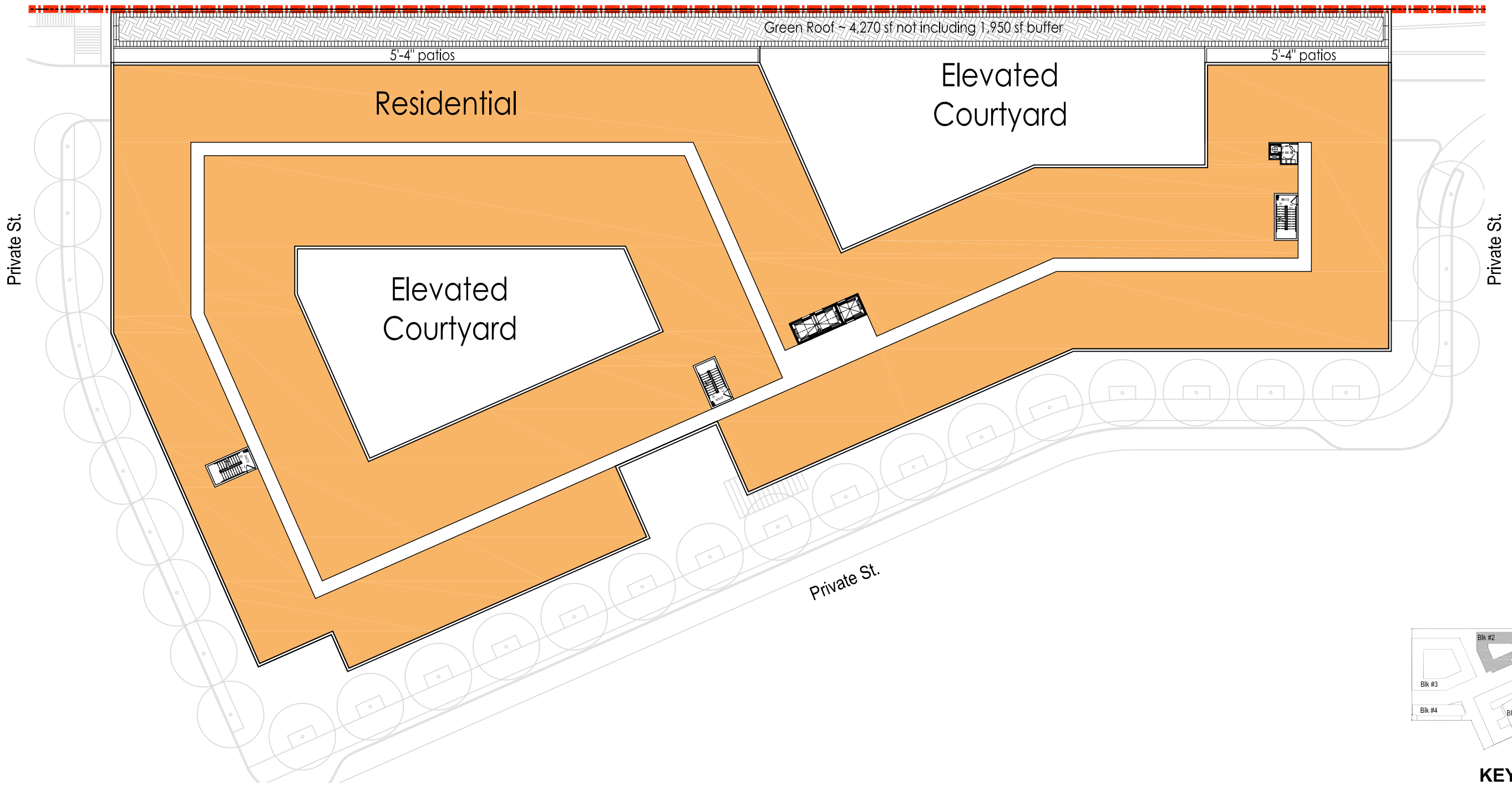


KEY PLAN



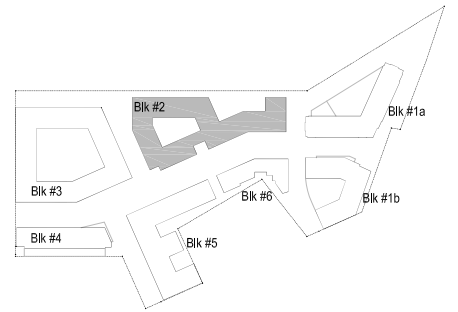
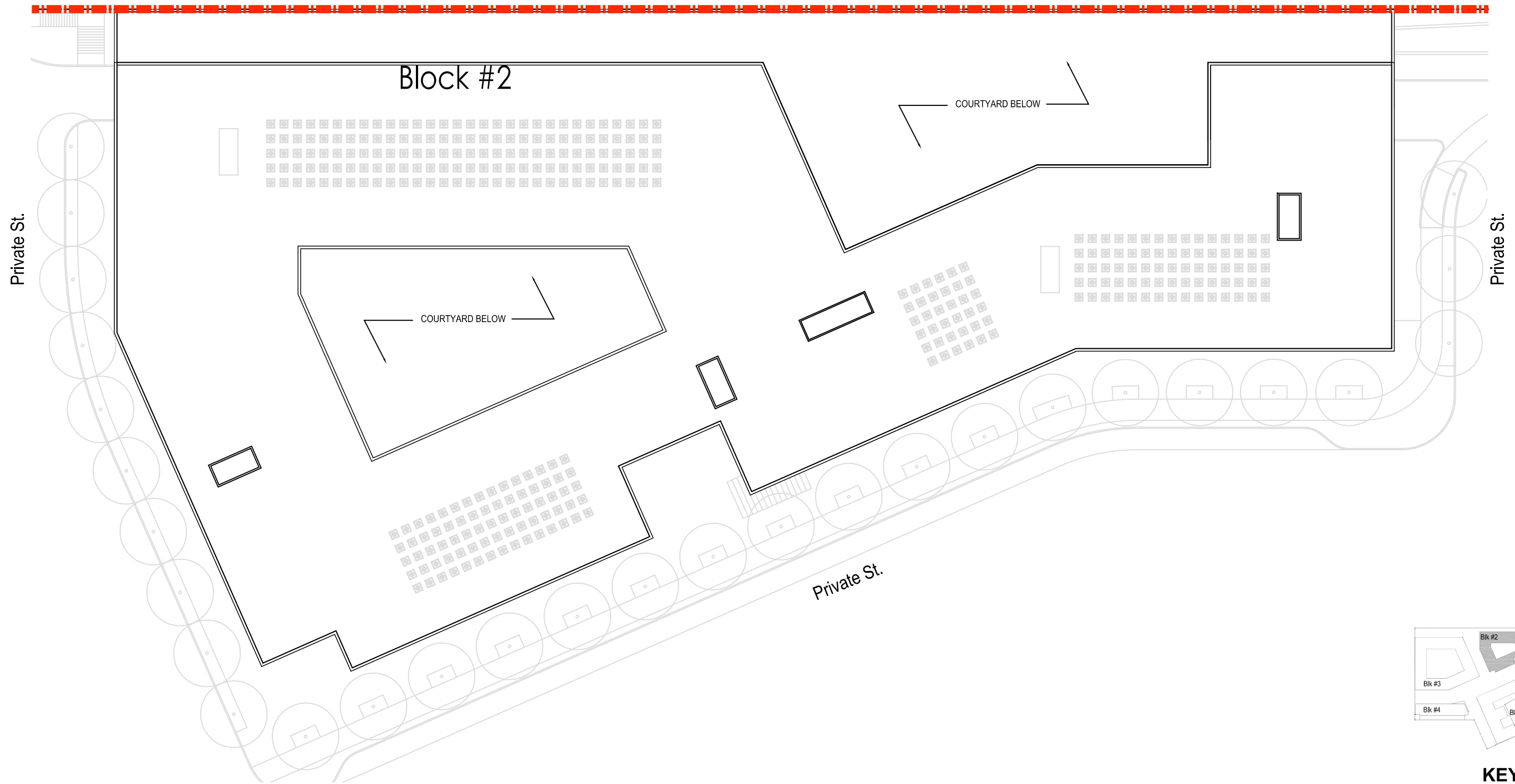
Legend

- Residential Amenity
- Residential
- Potential Retail
- Retail
- Service
- Grocery



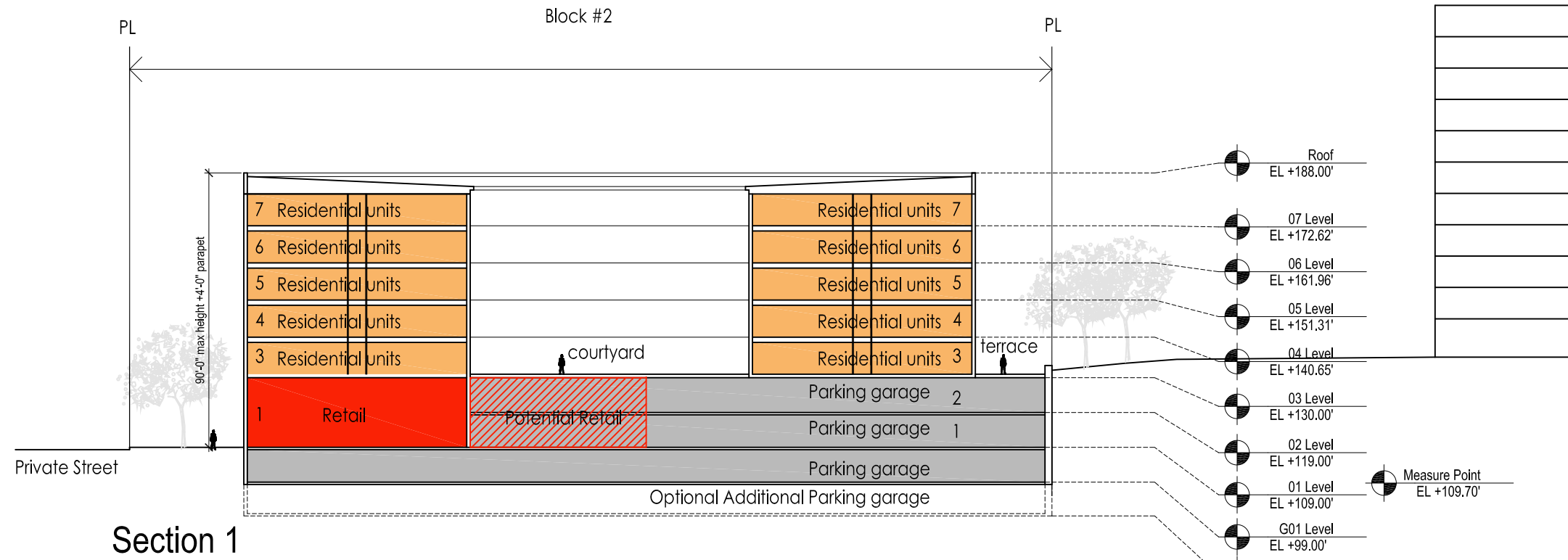
KEY PLAN



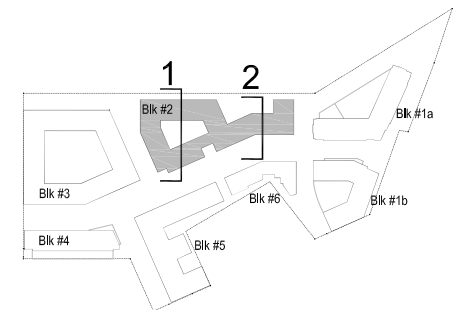
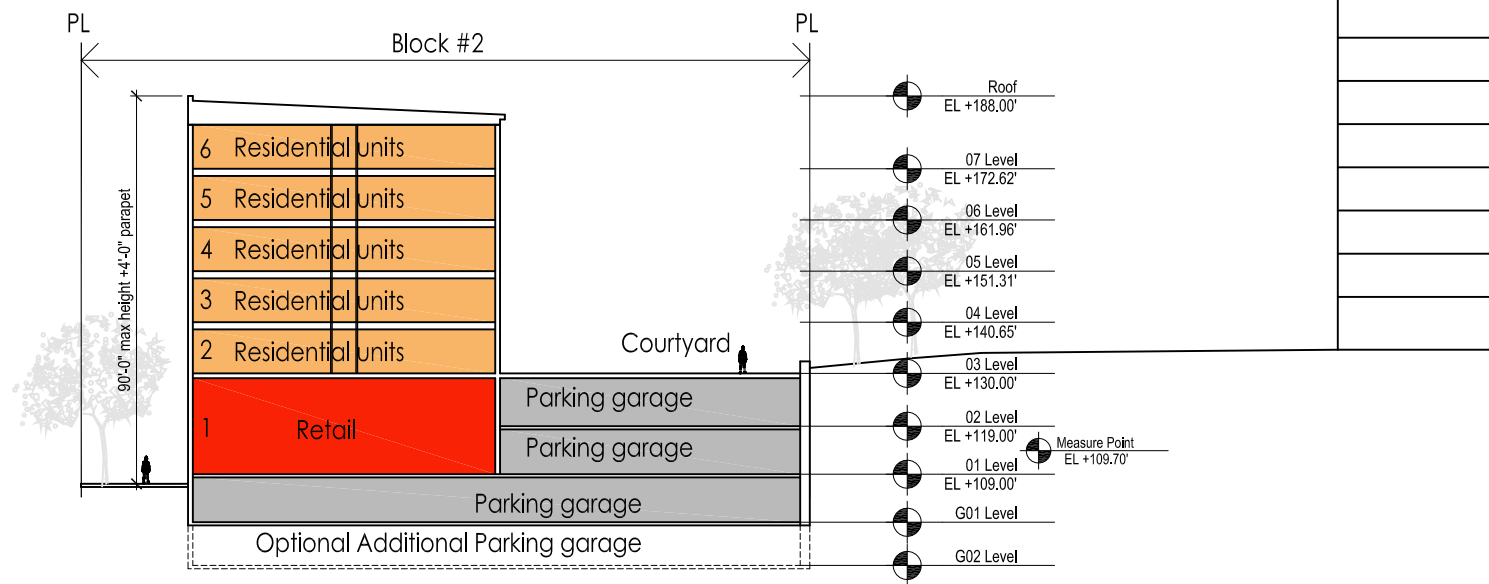


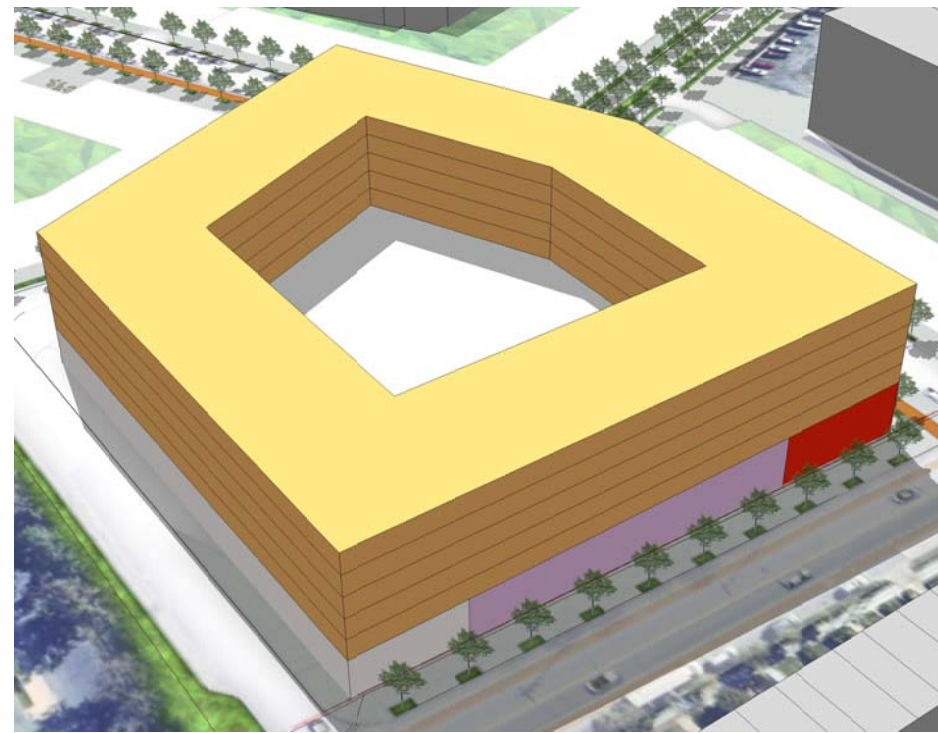
KEY PLAN



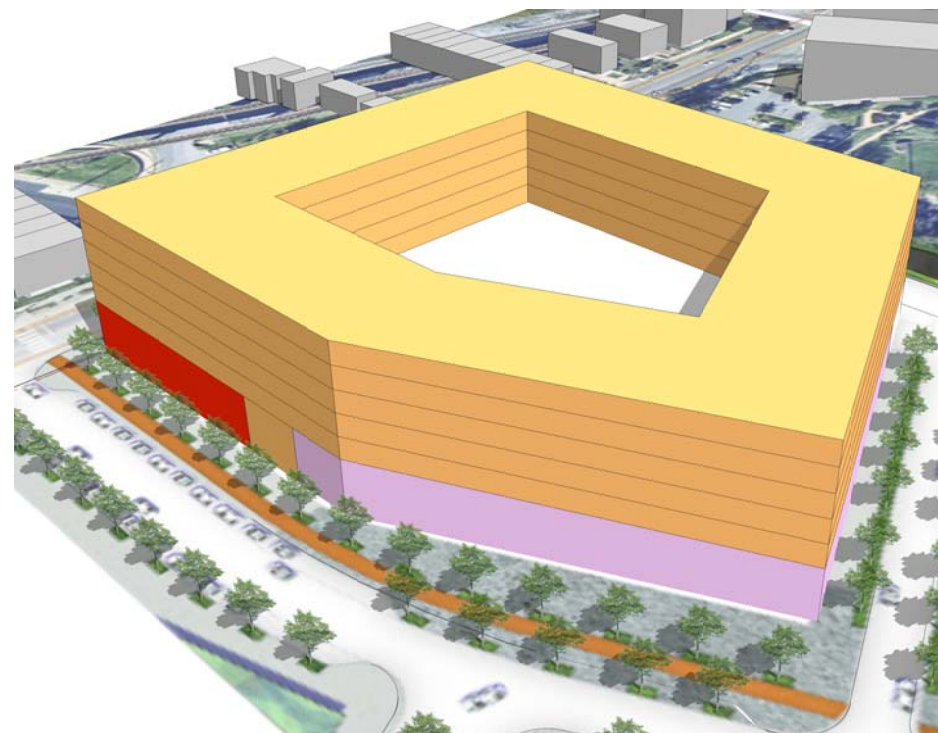


Section 2





VIEW FROM NORTHWEST



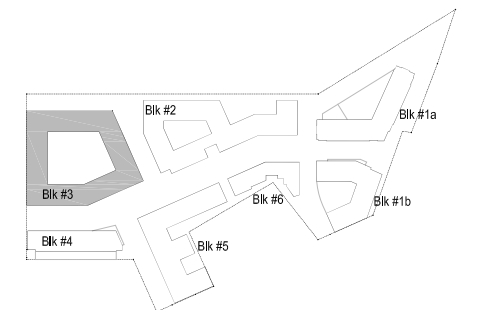
VIEW FROM SOUTHEAST

Block 3
Stage 1
Calculations

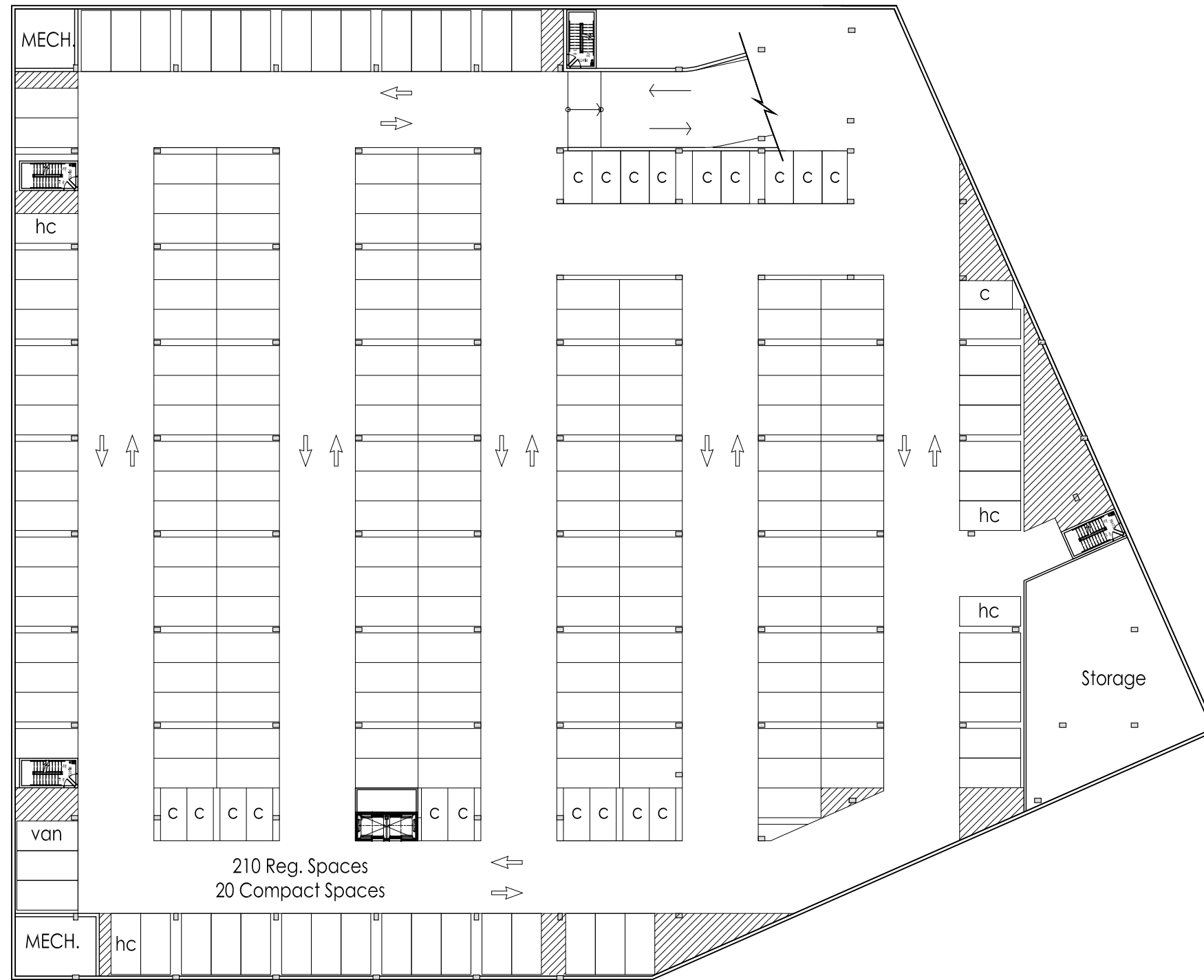
Mixed Use	Floor	Residential S.F.	Grocery	Retail S.F.	Service	Gross S.F.
	7	63,841				63,841
	6	63,841				63,841
	5	63,841				63,841
	4	63,841				63,841
	3	63,841				63,841
	2	0	11,210			11,210
	1	2,440	61,520	13,375	12,866	90,201
	G1		3,615			
Total		321,645	76,345	13,375	12,866	424,231

Legend

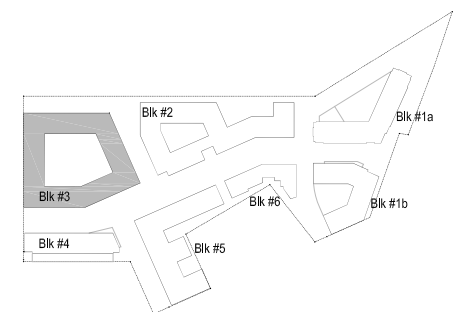
- Residential
- Service
- Retail
- Grocery



KEY PLAN

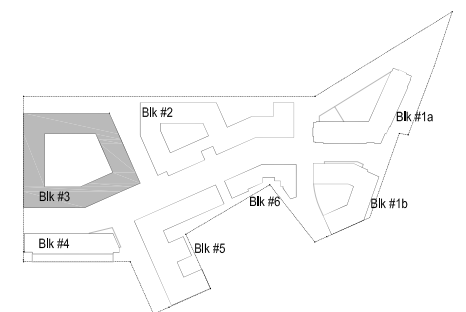
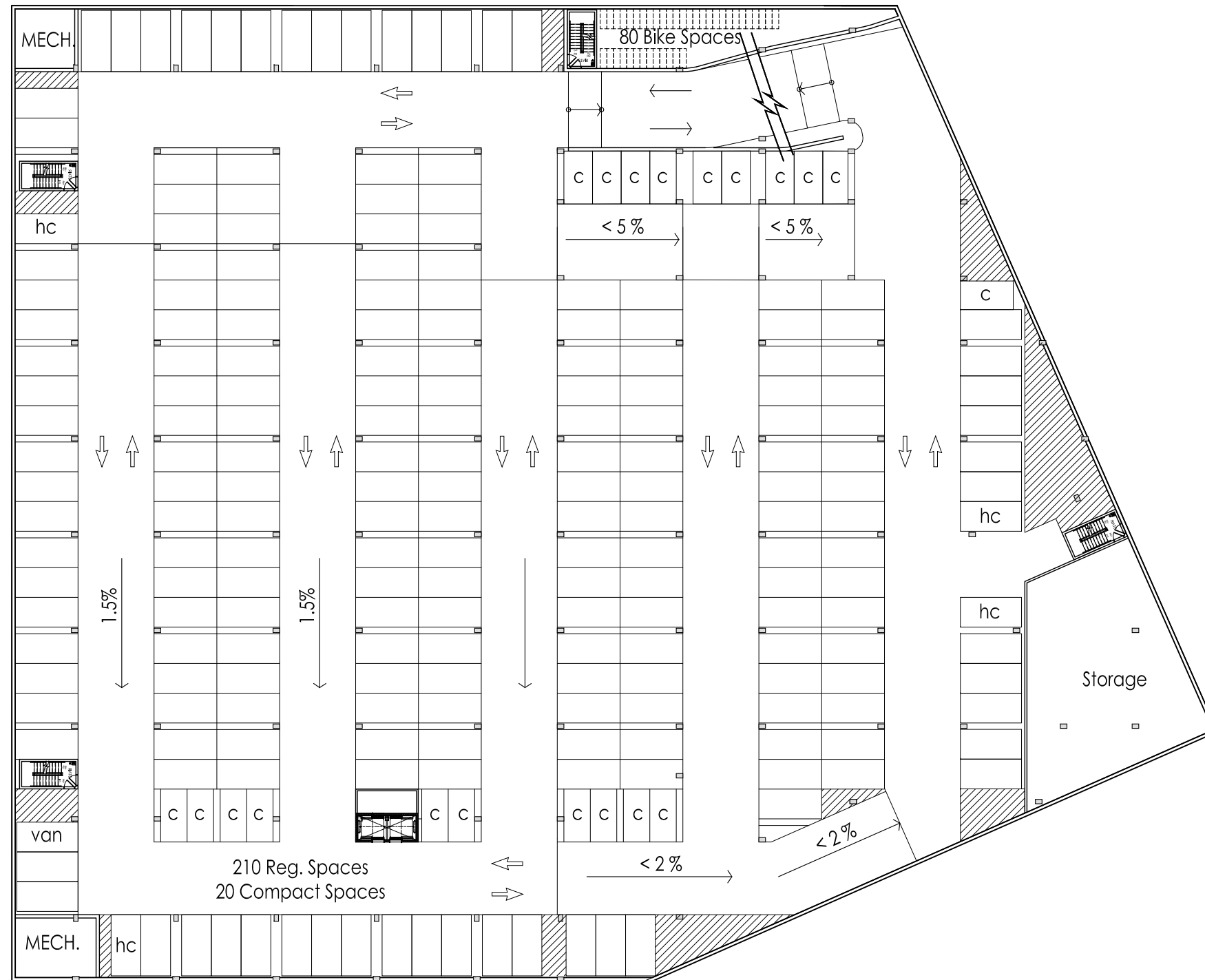


210 Reg. Spaces
20 Compact Spaces



KEY PLAN



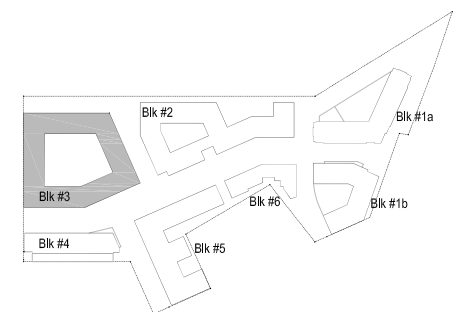


KEY PLAN



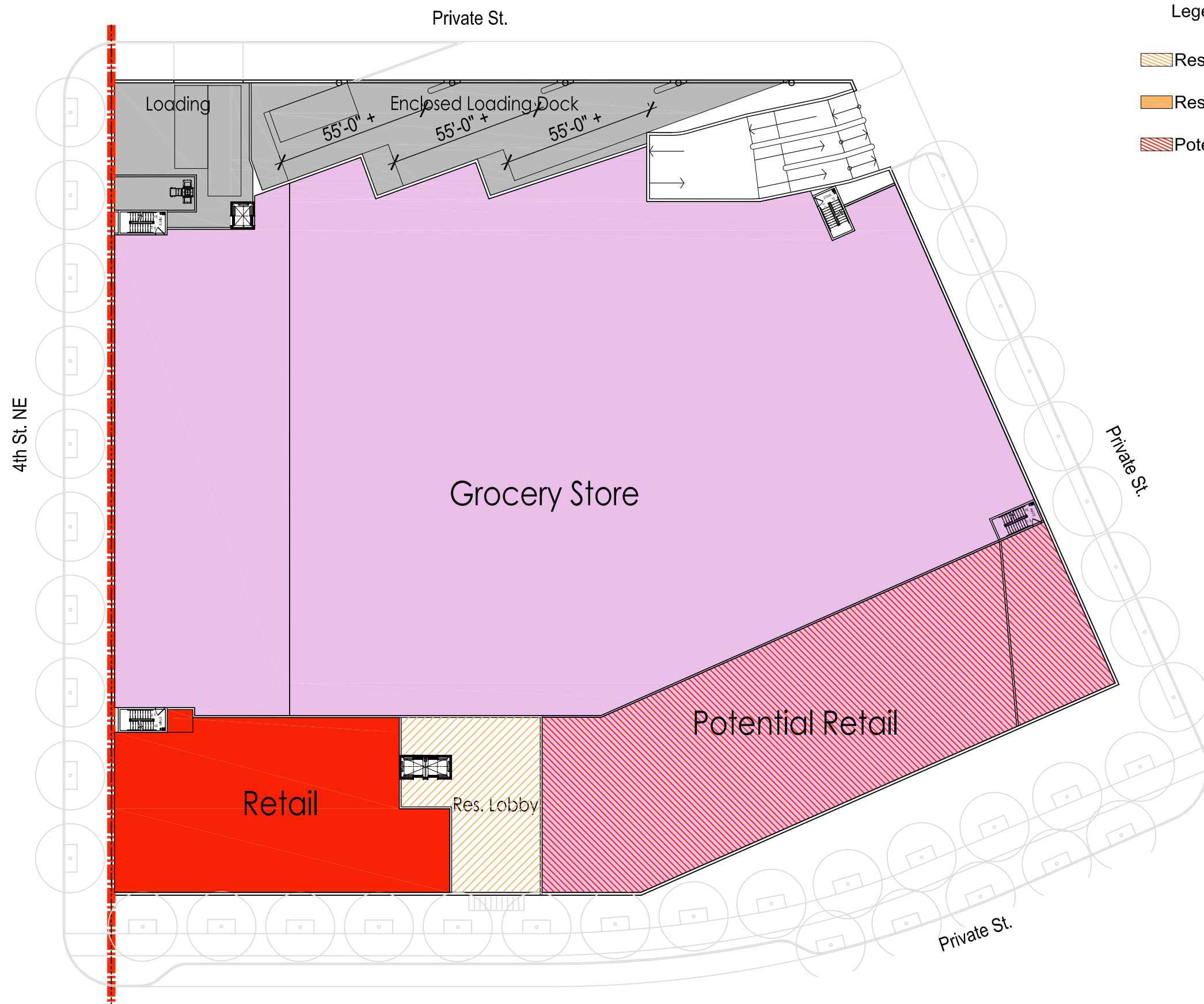
Legend

-  Residential Amenity
-  Retail
-  Residential
-  Service
-  Potential Retail
-  Grocery



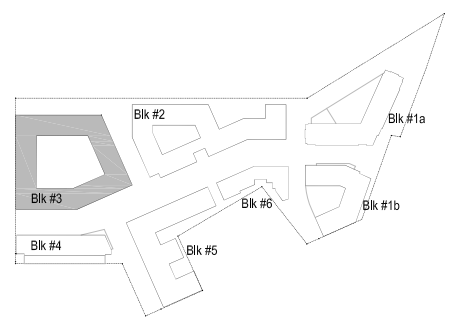
KEY PLAN





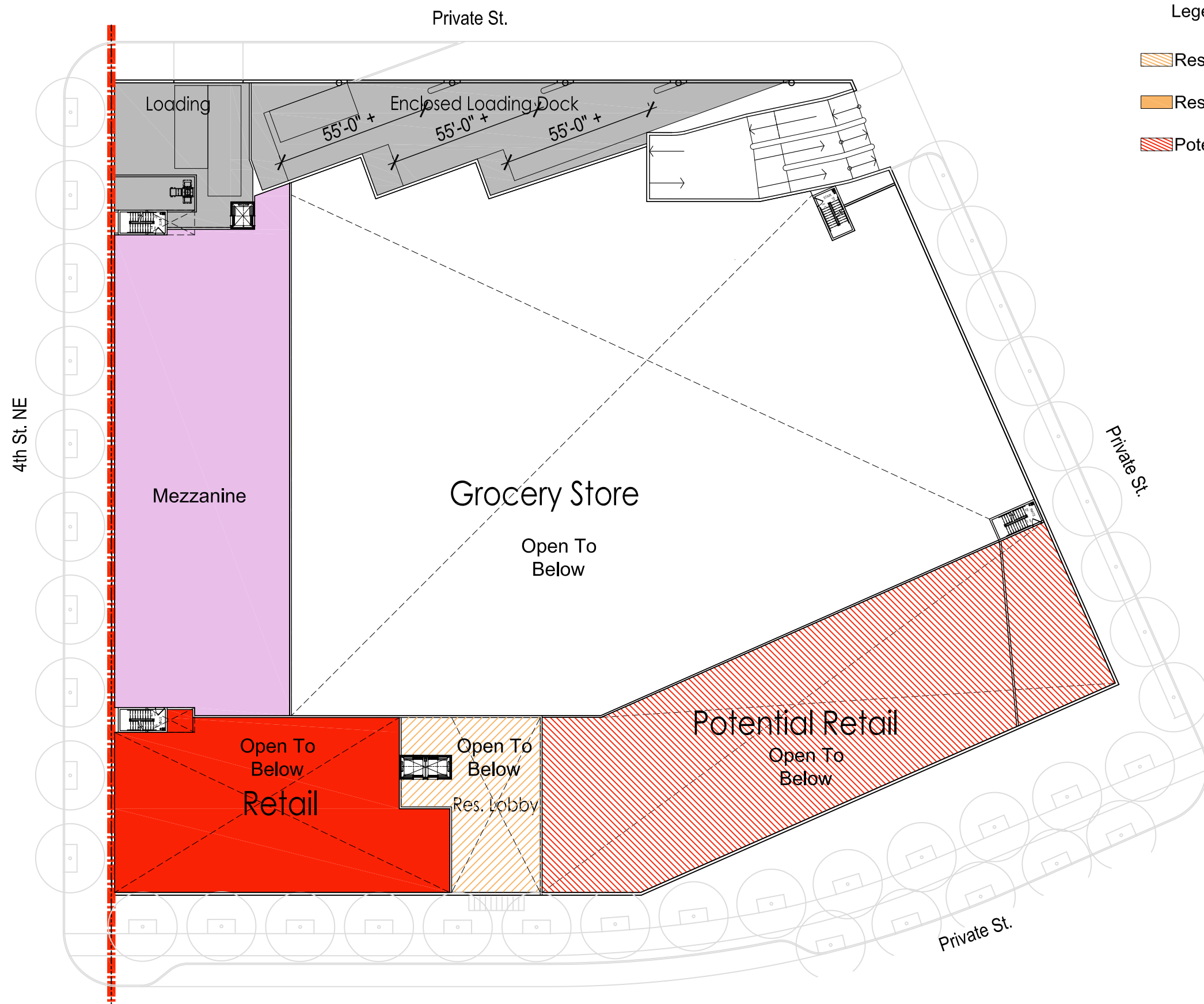
Legend

Residential Amenity	Retail
Residential	Service
Potential Retail	Grocery

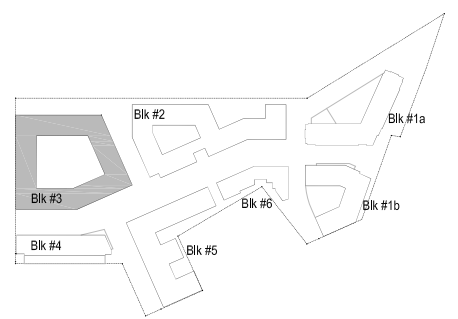


KEY PLAN



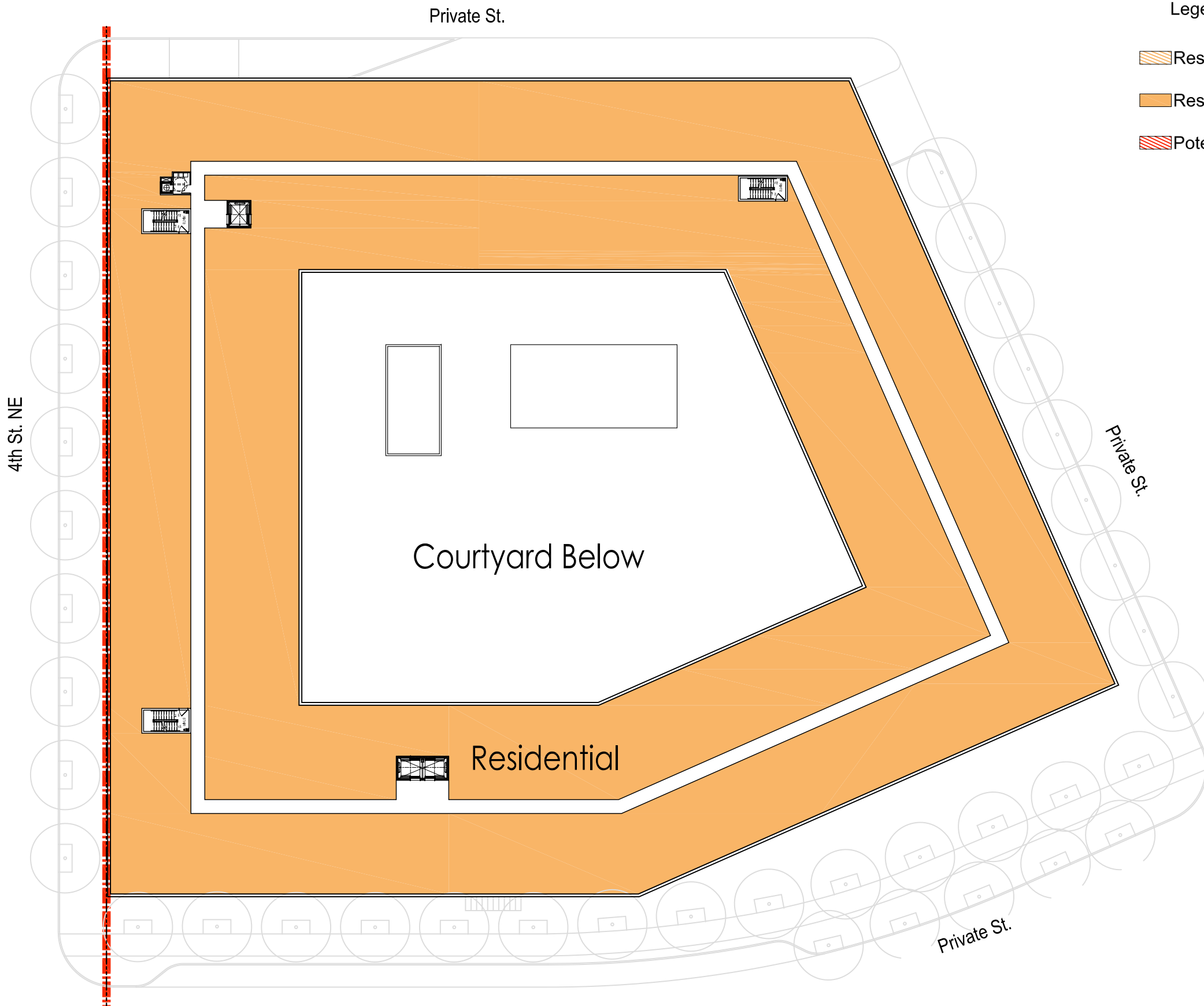


- Legend
- Residential Amenity
 - Residential
 - Potential Retail
 - Retail
 - Service
 - Grocery

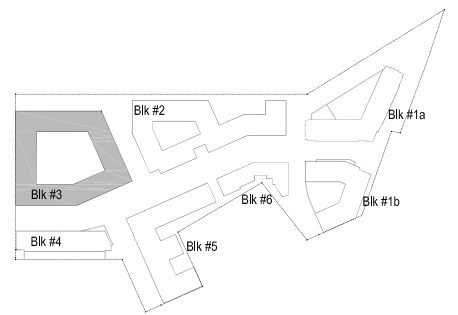


KEY PLAN



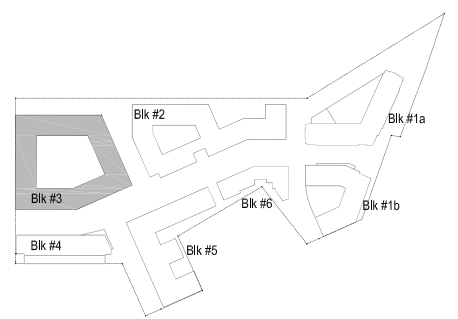
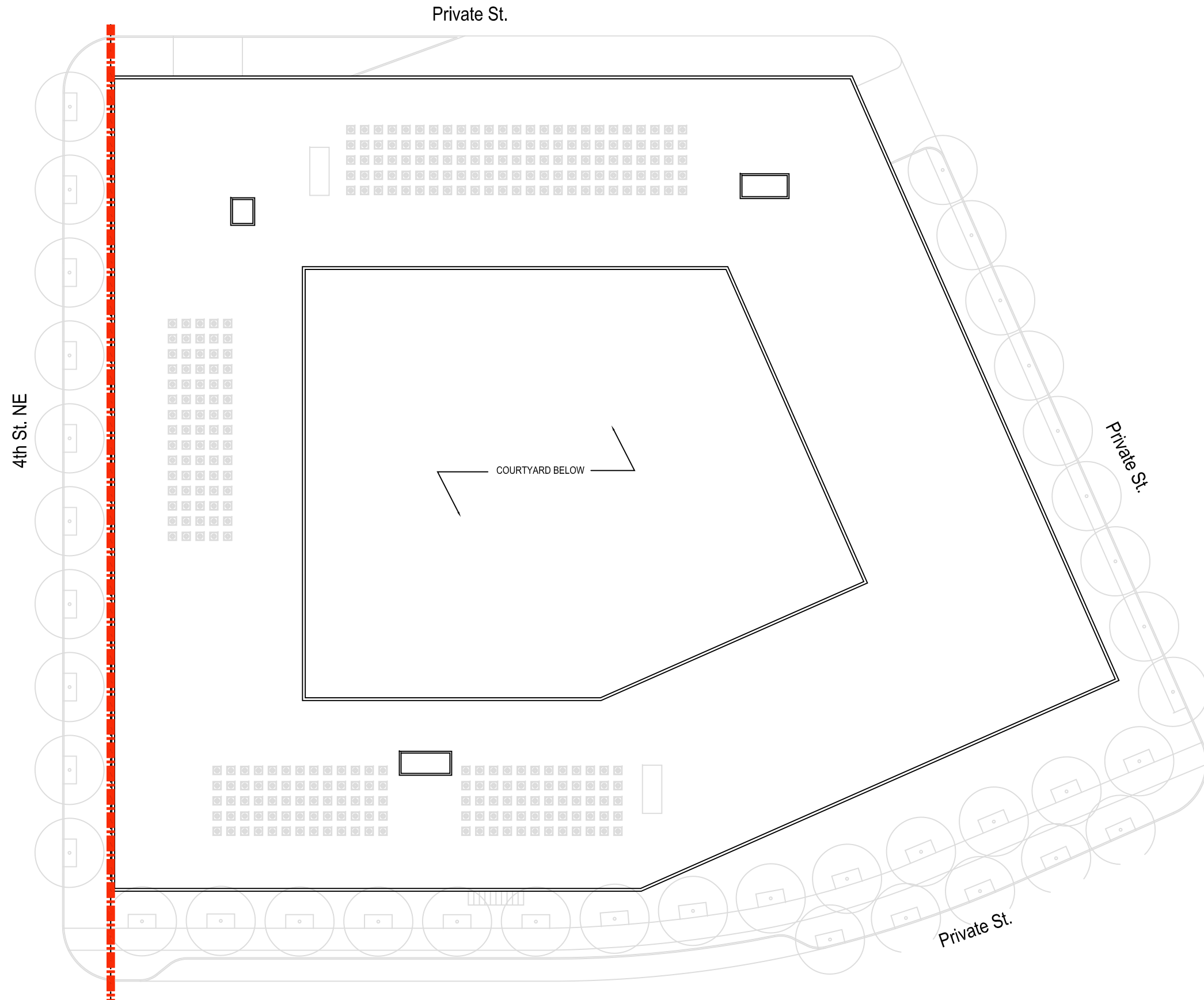


- Legend
- Residential Amenity
 - Residential
 - Potential Retail
 - Retail
 - Service
 - Grocery



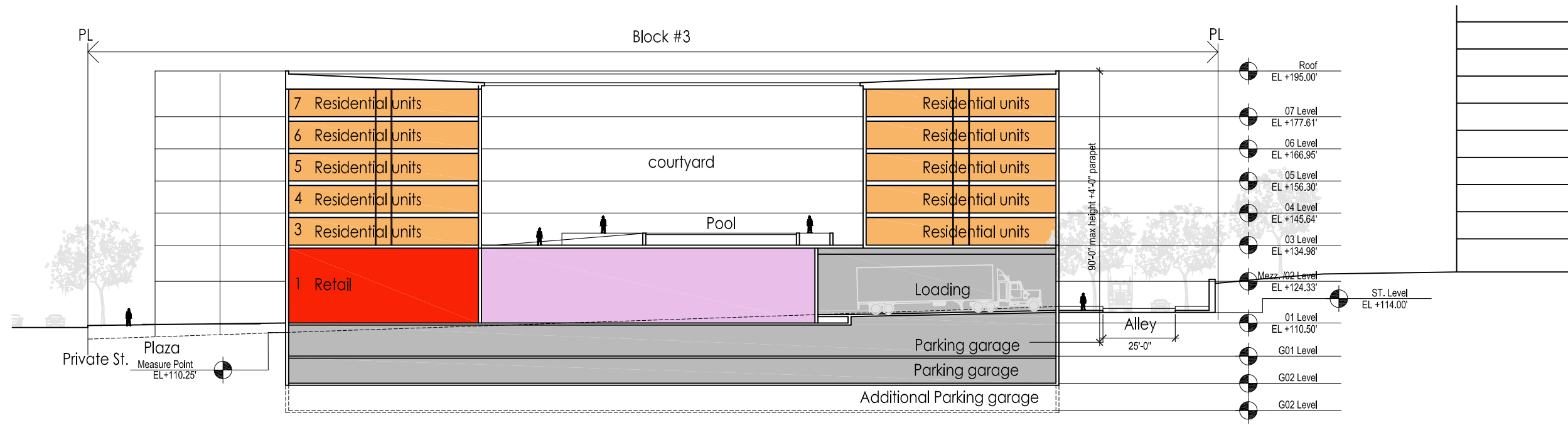
KEY PLAN



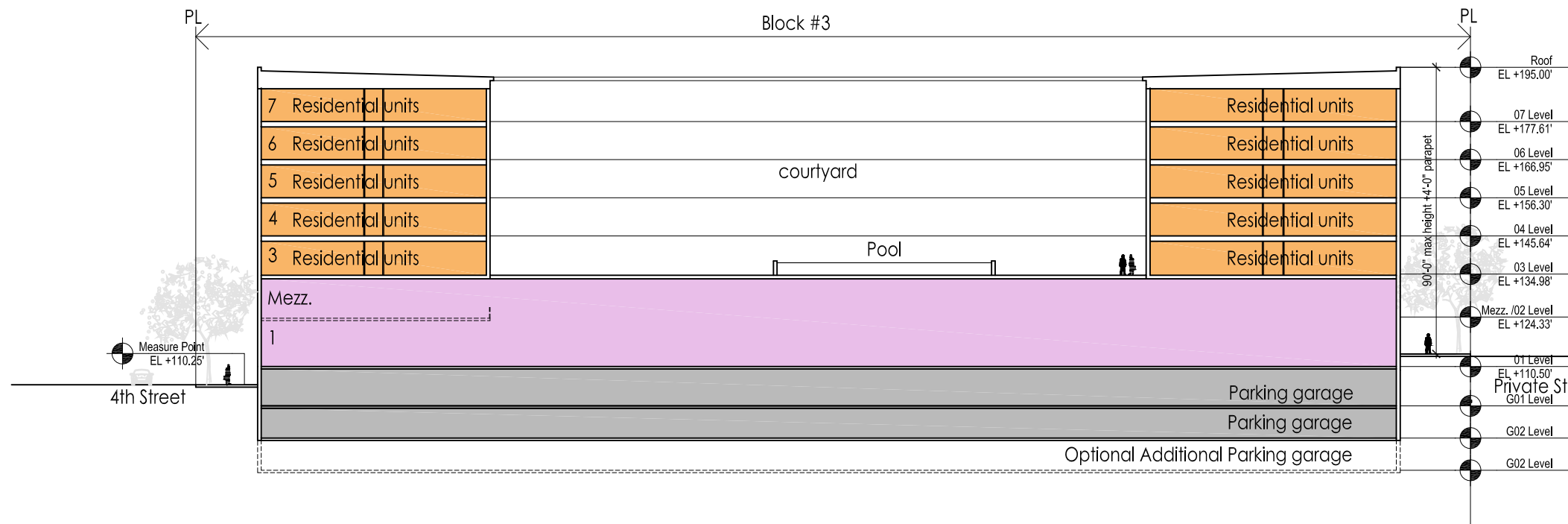


KEY PLAN

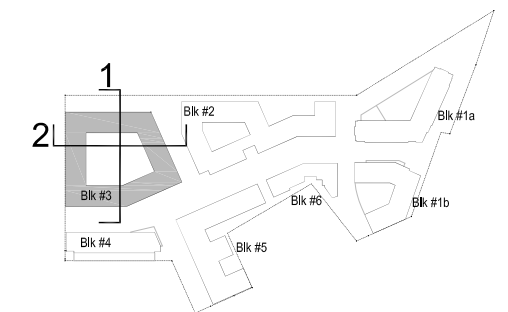




Section 1



Section 2



KEY PLAN



VIEW FROM NORTHWEST

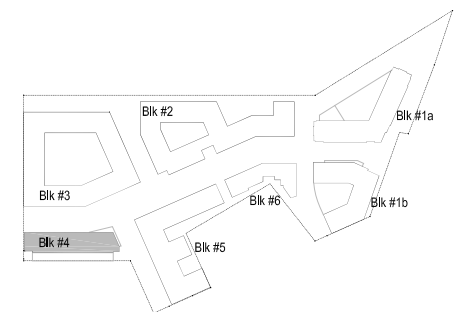


VIEW FROM SOUTHEAST

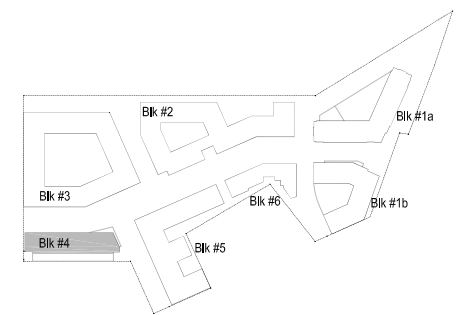
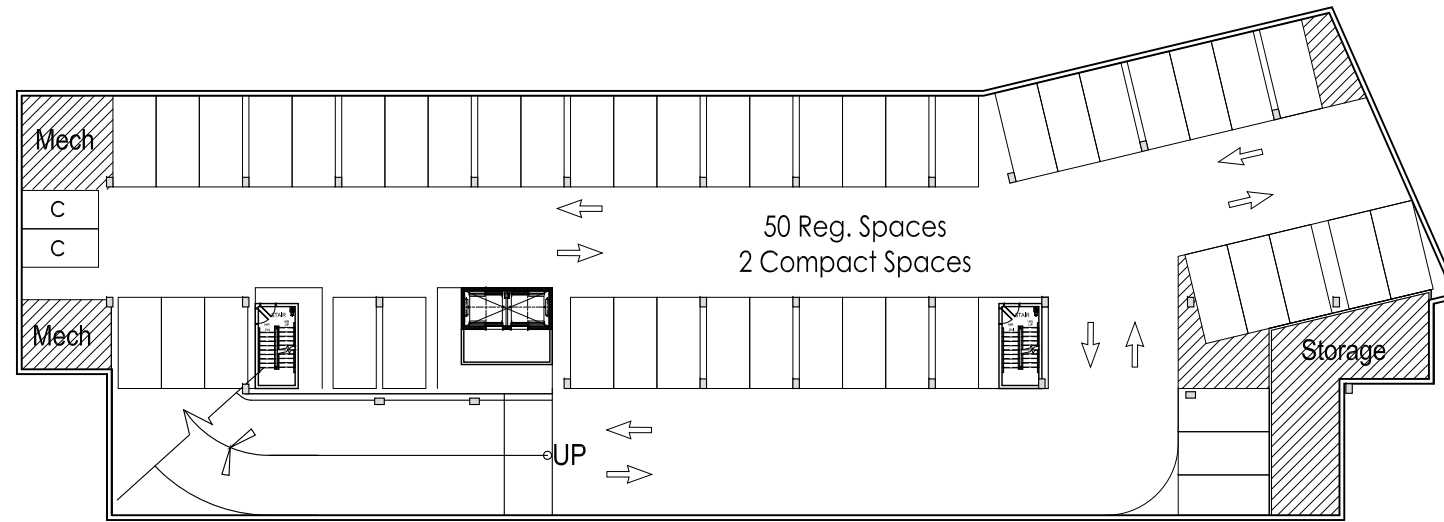
Block 4 Stage 1
Calculations

Mixed Use	Floor	Residential S.F.	Retail S.F.	Gross S.F.
	7	19,797		19,797
	6	19,797		19,797
	5	19,797		19,797
	4	19,797		19,797
	3	19,797		19,797
	2	19,797		19,797
	1	9,637	16,000	25,637
Total		128,419	16,000	144,419

- Legend
- Residential
 - Retail
 - Service
 - Grocery

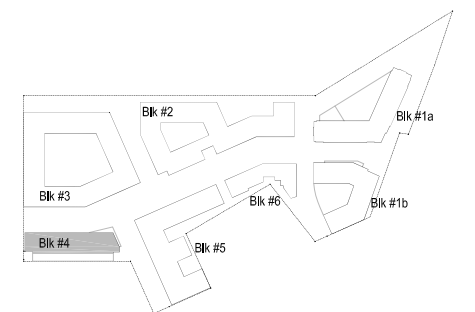
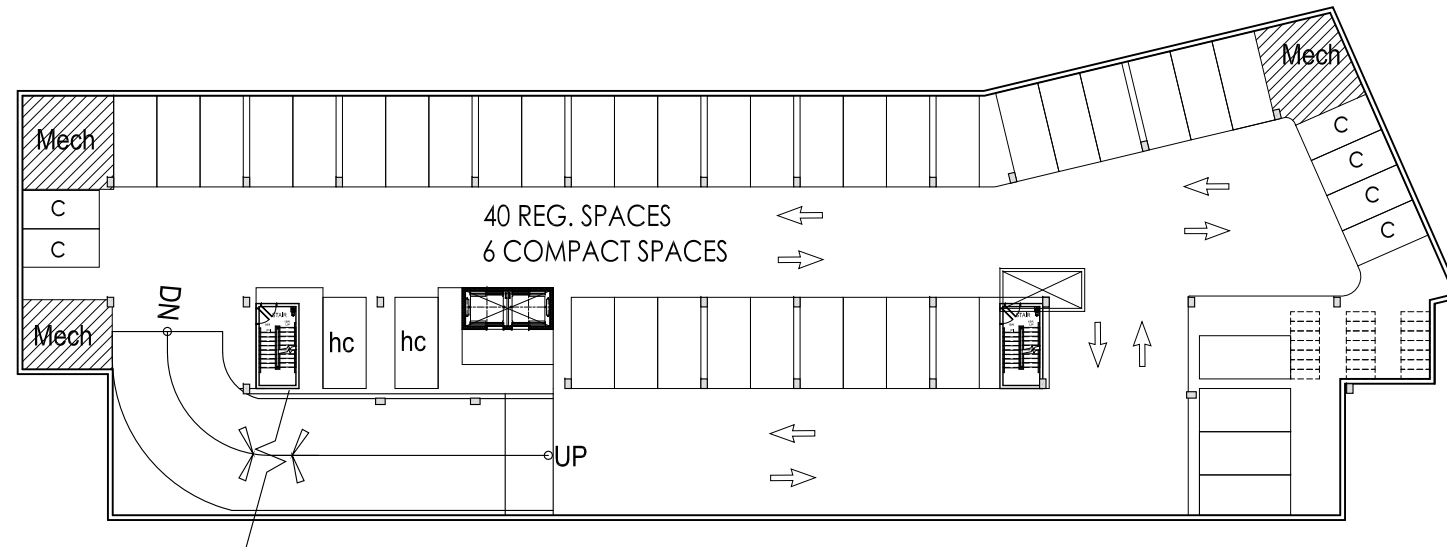


KEY PLAN



KEY PLAN



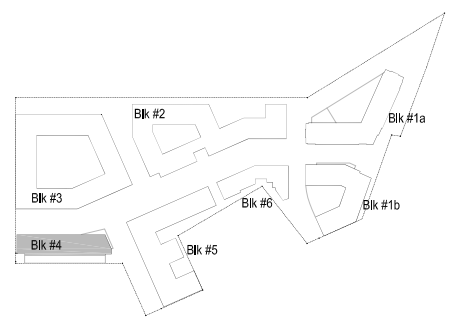
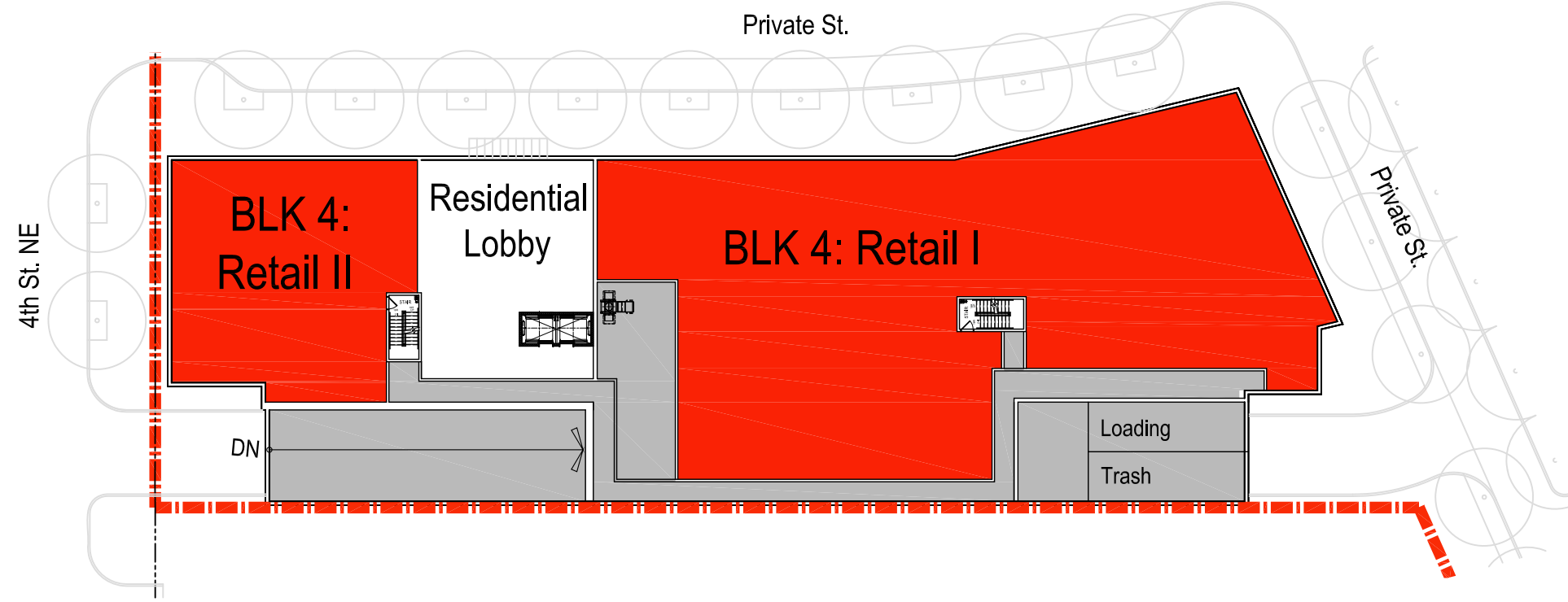


KEY PLAN



Legend

- Residential Amenity
- Retail
- Residential
- Service
- Potential Retail
- Grocery

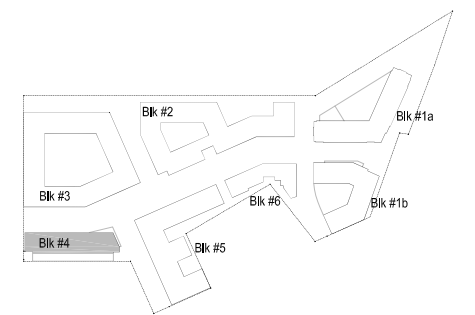
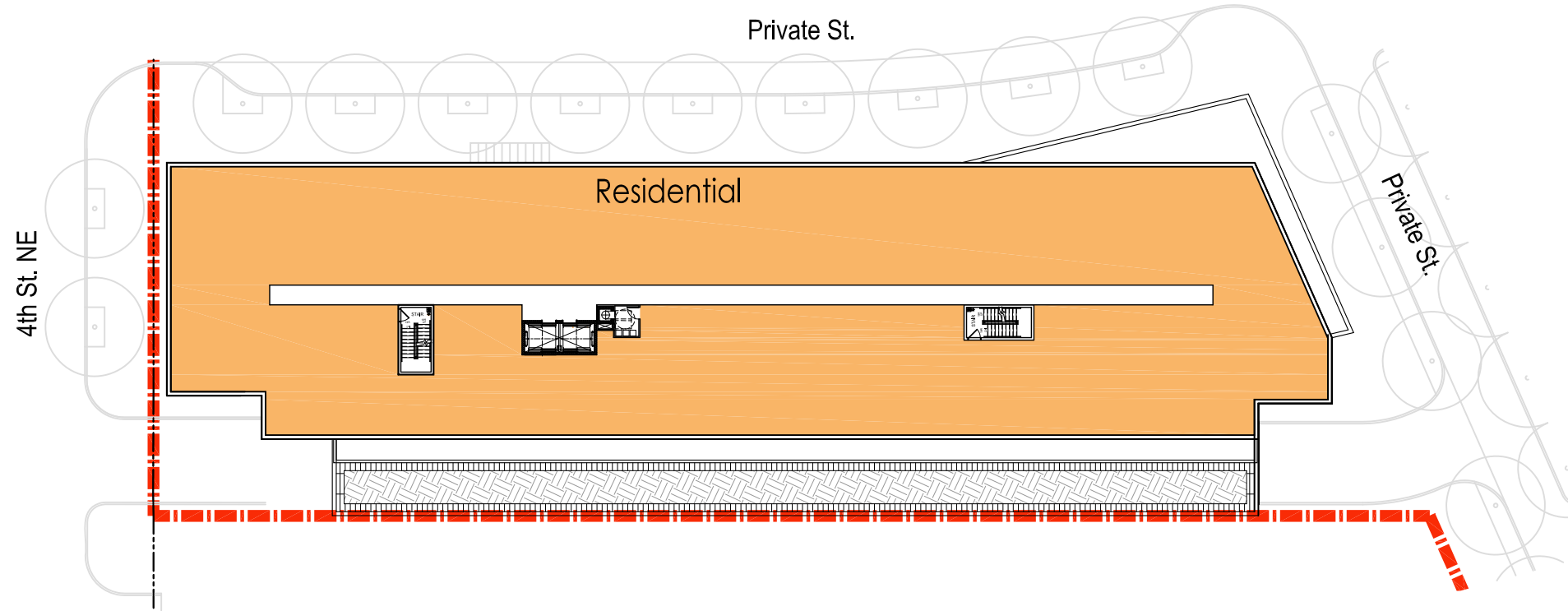


KEY PLAN



Legend

-  Residential Amenity
-  Residential
-  Potential Retail
-  Retail
-  Service
-  Grocery



KEY PLAN

