

## Block 2

### Multi-family residential and retail uses

(Architectural Sheets 2.1 - 2.4)

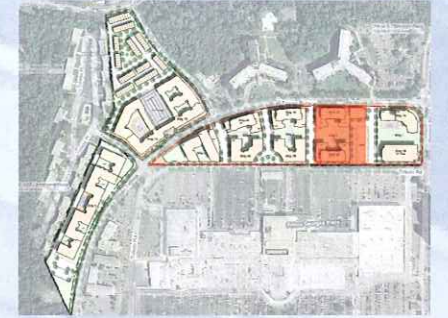
Block 2 transitions to 2 residential towers, with each resting on a 5-story parking and retail podium. The 2 residential towers are identical, with one tower facing Toledo Terrace and the other tower facing Toledo Road.

### 17-Story Residential Towers (Block 2a and 2b)

The 17-story residential towers are U-shaped with the top 4 floors tapering to a rectangular bar shape eliminating the two wings of the U-shaped typical floor consistent with the slender tapering height character of the iconic building on Block 1a.

The architecture maintains the transitional character between traditional and contemporary architecture with classic base, middle, and top proportions, along with contemporary details of glass and metal bay windows, glass balcony rails, and triple and double window openings of hung windows with solid portions of the brick façade finished in light earth tone colors.

The main entrance of the building is located at the center of the building, reinforcing its symmetrical composition. Suspended metal canopy trellis structures at the 2nd floor announce the primary entrance. The 5-story base podium is treated with vertically combined triple and double window openings on a textured earth tone brick face, accentuated by rusticated composite stone bands.



Plaza Elevation of Building 2



The 14-story middle portion of the building introduces balconies intermittently in the façade. Window openings are articulated with combinations of slender single window openings and vertically combined double and triple window openings. A combination of hung and fixed panel windows will be used. Solid portions will have a lighter earth tone brick finish.

The smaller top floors taper to a smaller floor plate and are treated with lighter looking, larger window openings and metal panel piers. Roof towers and extended metal canopies articulate the varying heights of the roof line.

The overall composition of a base, middle, and top proportion introduces a human scale to the pedestrian experience and creates a vertically tapered massing. Vertical elements such as bay windows break the horizontal facade into a more vertical expression.

#### Block 2 Podium

The architectural expressions of the Block 1 podium are repeated in the Block 2 podium. The towers are located at the podium roof level between the main entrance road ground floor plaza in order to create a gateway entrance effect.

Similar to Block 1, the ground floor retail is articulated with different canopies in order to distinguish between storefronts and to offer a more vibrant pedestrian experience. Blocks 2a and 2b are planned to have as much distance separation on the east west direction as Blocks 1a and 1b to allow optimum afternoon sun to the pool and outdoor amenity area on the podium roof.



Building 2 Elevation along Toledo Terrace



## Block 3 & 4

Multi-family residential use

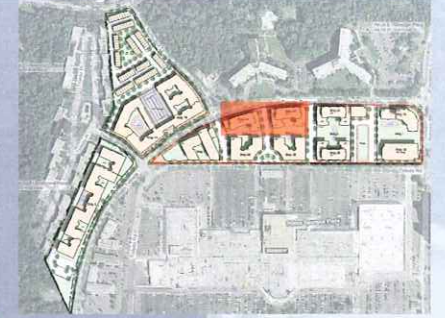
### Blocks 3a and 4a

(Architectural Sheets 3/4.1 - 3/4.3, 3.4 - 3.6 and 4.4 - 4.6)

Blocks 3a and 4a are U-shaped 16-story multi-family buildings oriented to face Toledo Terrace. They have a smaller floor plate on the top 4 floors to achieve the same tapered massing exhibited in Blocks 2a and 2b. The height of the buildings is designed to descend as they move further away from the Iconic building located at the corner of Belcrest Road and Toledo Terrace on Block 1.

The same architectural composition of a base, middle, and top proportion applies to Blocks 3 and 4 as part of the effort to provide continuity to the Belcrest community. The architectural components from Blocks 1 and 2 will be used to create a continuous feel.

The ground floor lobby, leasing, and ancillary amenity spaces are treated in the façade with large window openings and textured brick/composite stone walls to simulate the retail character found in the podium design of Blocks 1 and 2. Horizontal openings of the raised parking structure are articulated with the same detail as the laminated residential windows to express a continuous and consistent character for the podium.



Front Elevation of Building 3 from Toledo Road



Elevation along Toledo Terrace



Blocks 3b and 4b

An axial road between Blocks 3 and 4 terminates in a half circle shaped round-about on the south side of the development. Blocks 3b and 4b on the south elevation are 12 stories with u-shaped symmetrical curved facades following the radius of the adjacent open space and urban public circle.



A similar architectural style is applied to the 4 sides of the building to make Blocks 3b and 4b identifiable as part of the Belcrest family of buildings within this area of the community.



Building 3 Elevation from Internal Private Street



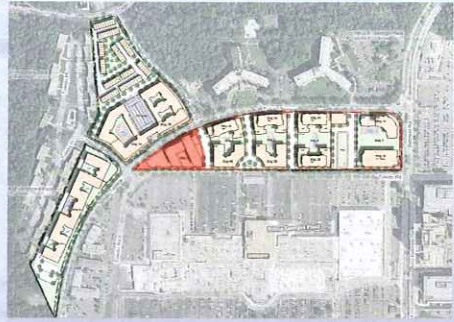
## Block 5

Multi-family residential with main community amenity uses

(Architectural Sheets 5.1 - 5.5)

Block 5 is a T-shaped building with a 14-story element trisecting a 7-story element. The 14-story element is designed to be consistent with the architectural transitional style and elements of Blocks 1 to 4. The architectural transition of the 7-story element relates to the style of Block 7 which is located on the north side of Toledo Terrace directly across from Block 5.

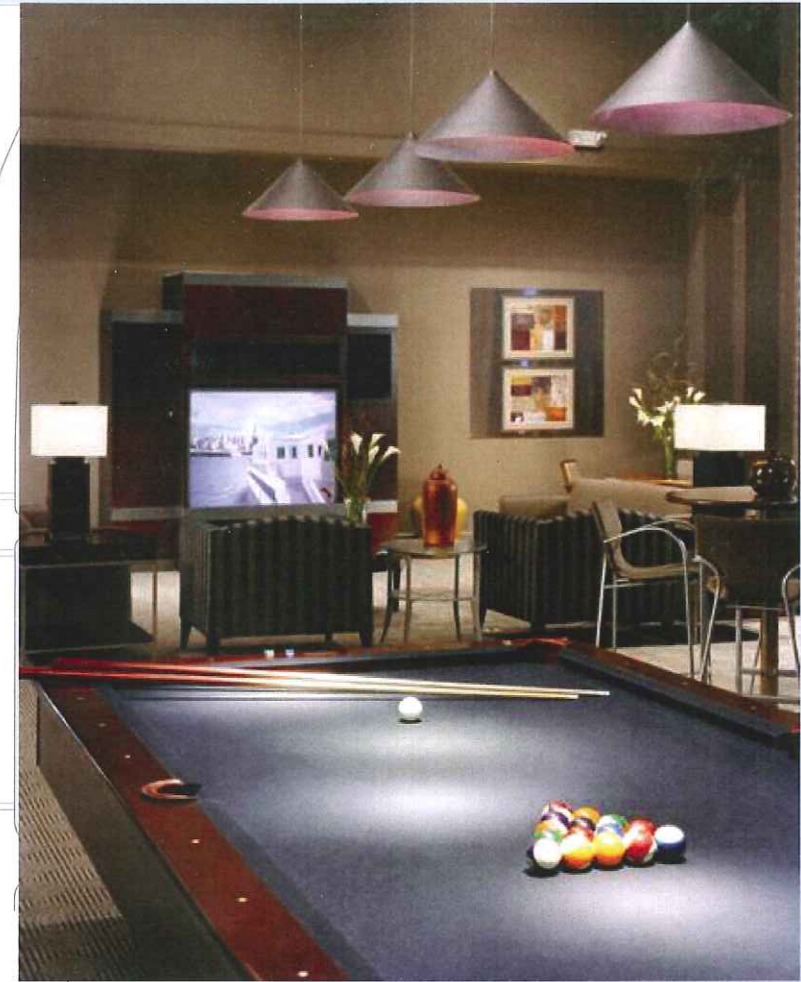
The 7-story element is designed with slider windows organized in pairs and triple openings, joined vertically to allow a vertical expression. A slightly different earth tone color brick differentiates the 7-story base from the 14-story tower.



Building 5 Elevation along Toledo Terrace

The west end of Block 5 is a 2 ½-story amenity facility designed to be uniquely contemporary and distinctive. As a special community amenity building, the facility will include a full basketball court, an indoor 25 meter pool, and other fitness and social amenity spaces. This building will be finished with a combination of glass and earth tone masonry brick with metal trellis structures capping the roof decks and primary entrance.





\* The 4 photos above are for illustrative purposes only and may not reflect the exact product actually provided.





Computer generated perspective rendering along Toledo Terrace of Building 5, 6 and 7

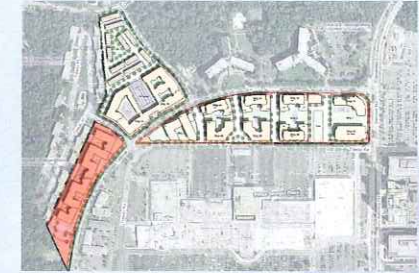


## 5. LOW RISE MULTI FAMILY

### Blocks 6 and 7

Block 6 – 4 to 5 story podium multi-family building

(Architectural Sheets 6.1 - 6.5)



Side Elevation of Building 6



Front Elevation of Building 6

Block 6, which is located on the southwest side of Toledo Terrace, is a 4-story podium building on a partially underground parking garage. The floor plan contains a series of connected s-shapes, creating intermittent small courtyards that offer private terrace spaces to the courtyard level units. Located at the center of Building A and opposite the internal side of the street level lobby entrance is a courtyard for the pool and building amenity.

The primary entrance is defined by metal canopy trellis structures and larger window openings which allow more transparency to the lobby and common spaces.

The building is finished on 4 sides with light earth tone colored brick and hardie board finishes that vary in color between stretches of building bays which serve to break the building's horizontal mass. Hung windows are combined with fixed windows and are organized in combinations of single, double and triple openings.