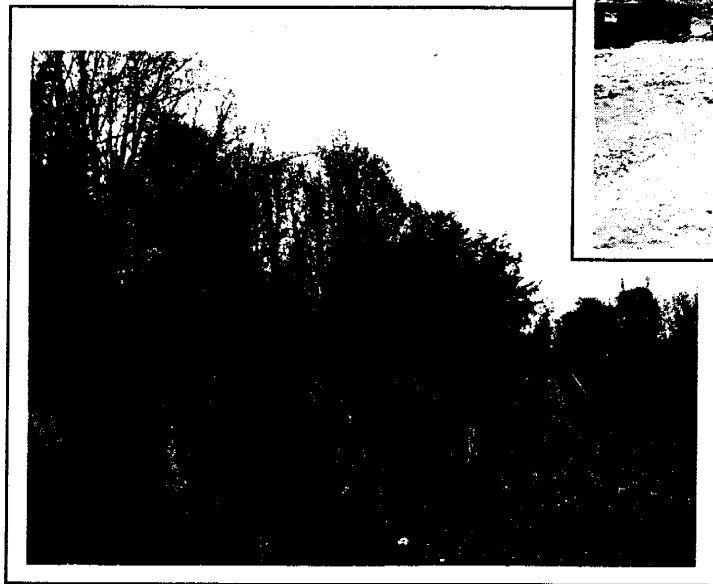


Topographic Plan showing existing grades and surrounding development





PROJECT DESCRIPTION:

The Quarry is a 97-unit boutique condominium project with a community clubhouse and extensive landscaping and gardens. The site proposal featuring River Road frontage, presents a well-landscaped berm with an ornamental fence along the frontage. The combination will function as both an attractive landscape feature that allows a generous canvas for the indigenous plantings recommended by the Master Plan, while mitigating noise generated by River Road traffic.

The entrance design provides for dual-lane, divided vehicular passage with gatehouse. The design is intended to enhance security and allow adequate vehicular stacking and queuing distance. The site plan is organized around the perimeter circulation, with building forms following the internal, private ring road. The clubhouse, a symmetric, two-story structure situated on axis with the entrance and gatehouse, presents the first visible building form upon entry into the site.

The 97 residences are accommodated in four 5-story buildings, which by nature of construction in reinforced concrete, flexibly form to the imposing shape of the existing quarry space. Two of the buildings frame the axial entrance and clubhouse and define the internal, formal open space that extends the central axis to its terminus at the farthest quarry rock face. This courtyard will create a unique landscape environment, featuring multiple water features and fountains, and special paving for a pedestrian sequence that provides links to spaces that are contrasted by formal and naturalistic design.

The clubhouse and this formal courtyard will provide the recreational amenities for the residents, as well as concierge service, security, and entertainment space. Recreation amenities will include a swimming pool, fitness facility, and business center. An underground garage will connect all four buildings, accessible by elevators in each building. The residential buildings, 5 stories in height, and equal or less that 225 feet elevation, as per the Master Plan recommendation and zoning ordinance limitation.

The architecture concept and building massing are intended to promote a soft, European village style community, with compatible reference to the quarry's natural stone perimeter that articulates the site. The site and locations of the buildings will provide the vistas and cross views of the central green, while incorporating effective view sheds of the surrounding forest buffer on the upper elevations.

The massing concept strives to fulfill the master plan recommendation for moderating the scale and bulk of the development. In this, the building placement and footprints, along with the façade articulation that utilizes stepped balconies and terraces, serves to modulate the scale and mass to a considerable degree.

Market analysis to date suggests that the primary demographic group will be "empty nesters" or childless adults

