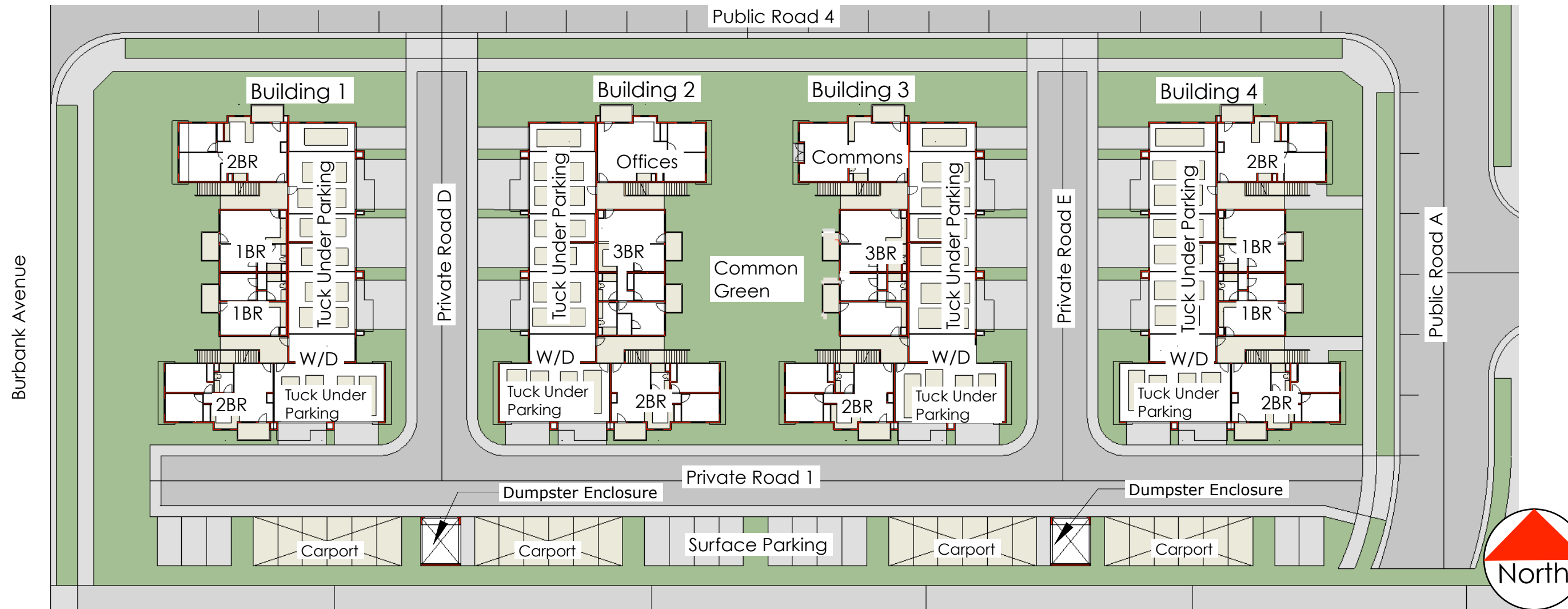
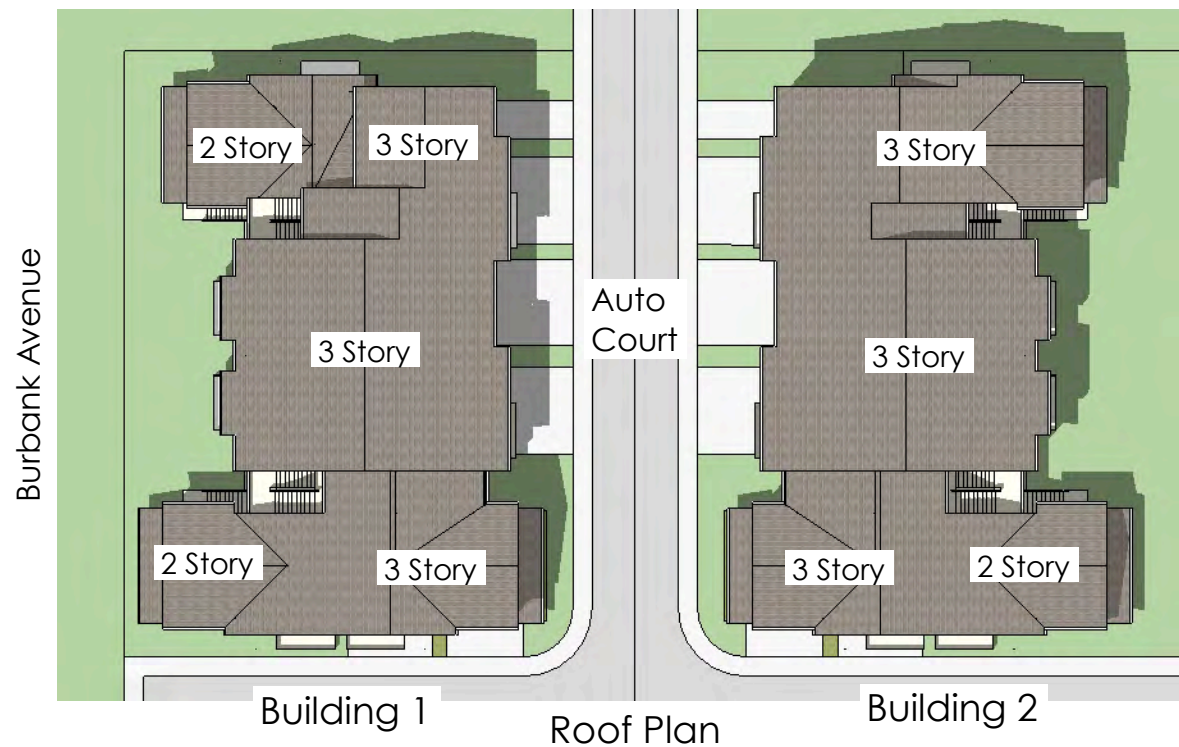


The apartments are stacked flats in four two & three story buildings with tuck under parking. There are 20-1 bedroom/ 1 bath units, 26-2 bedroom/ 1 bath units and 18-3 bedroom/ 2 bath units for a total of 64 units. There are 44 tuck-under parking spaces and 24 carport spaces for a total of 68 covered spaces allowing 1 double garage space per building to be used as ADA parking. There are 28 tandem driveway spaces and 15 surface parking spaces with an additional 26 on-street parallel spaces for a total of 137 spaces providing an apartment parking ratio of 2.14 spaces per unit.

The apartment buildings are arranged so that the tuck-under parking faces inward and away from Burbank Avenue and the public street system creating a pair of auto courts connected by an internal private drive along the southern property boundary. Management offices, resident's community room, fitness room and laundries along with 10 ADA units (representing at least one of each unit type) are located at grade. Upper level units are accessed by common stairs. All units have either a private balcony or patio.



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Apartment Site  
Plan 1:40



20  
2/4/20





Introduction of lower one story elements at flanking wings

Two story building wings flanking three story center section

More upbeat color scheme in keeping with the remainder of the project

Building 1 Elevation Looking East After Design Review Modifications



Elimination of the checker board motif

Building 1 Elevation Looking East Before Design Review Modifications



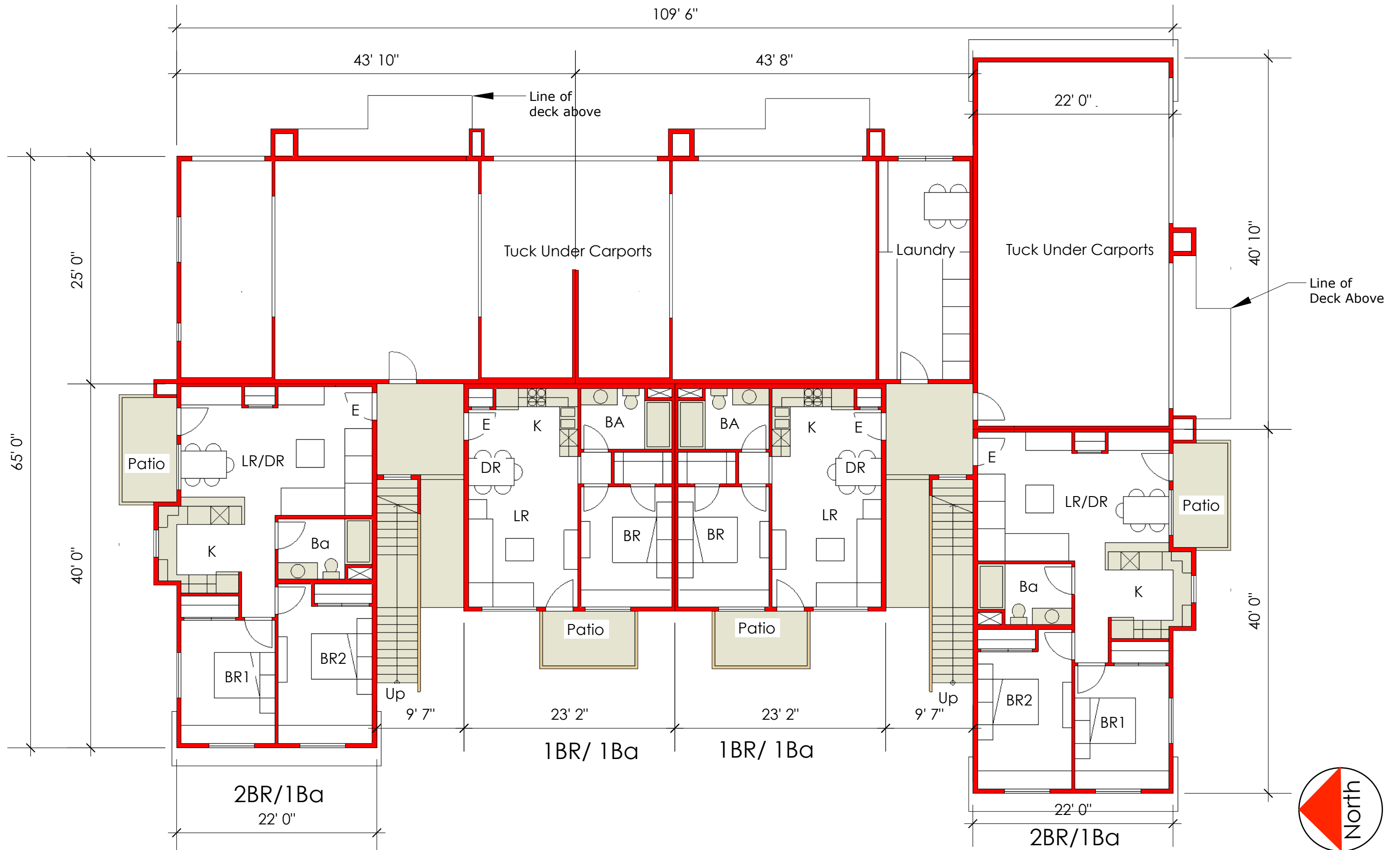
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Comparative  
Model Views

21  
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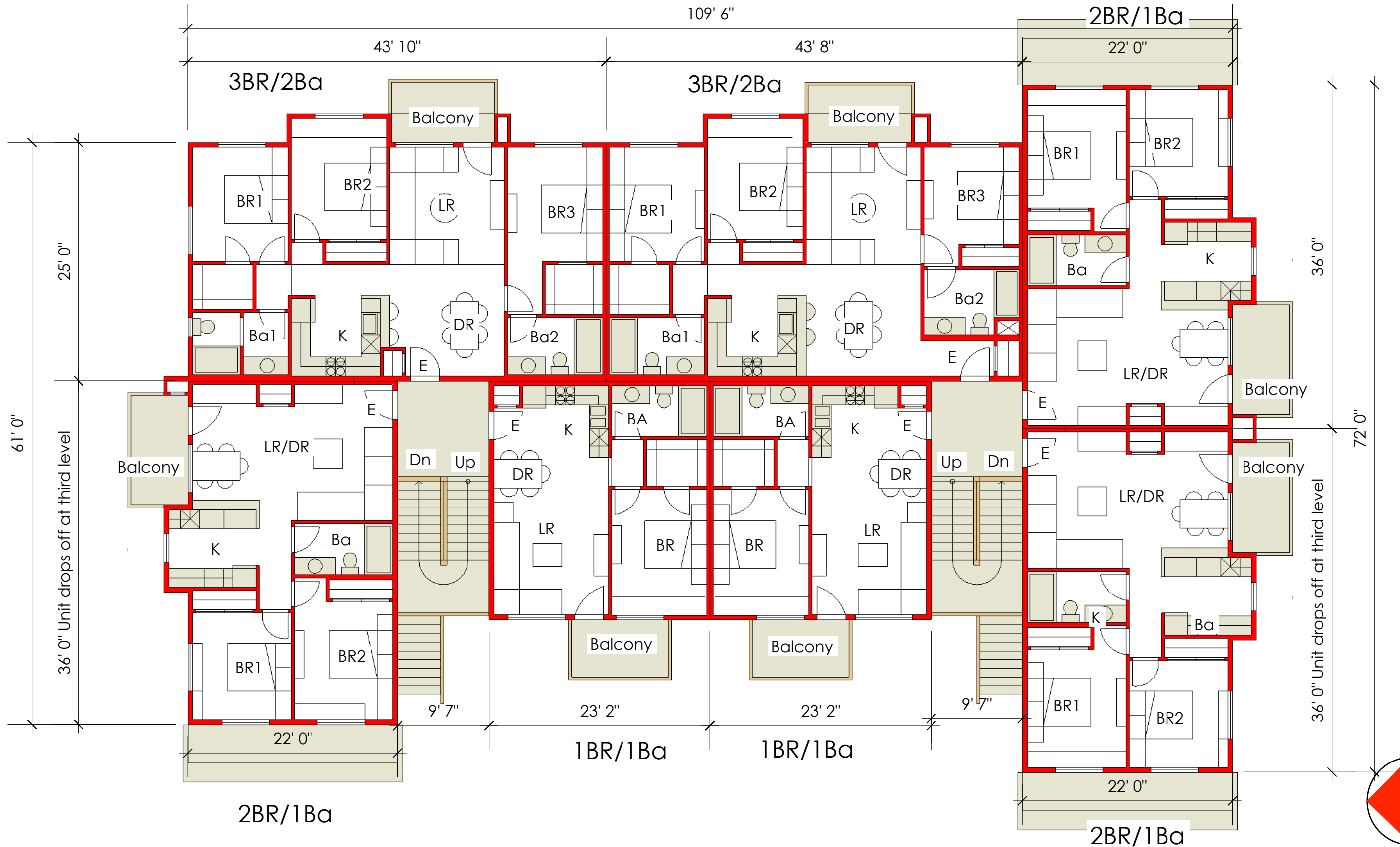
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Building 1 / Lower  
 Floor Plan 1:10

22  
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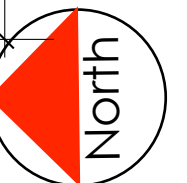


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Building 1/ Upper  
 Floor Plan 1:10



**23**  
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West (Burbank Avenue) Elevation

Entry to  
Laundry



Laundry

Tuck Under Carports

East (Auto Court) Elevation



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Building 1  
Elevations 1:10

24  
12/7/19





North (Entry Street) Elevation



South Elevation



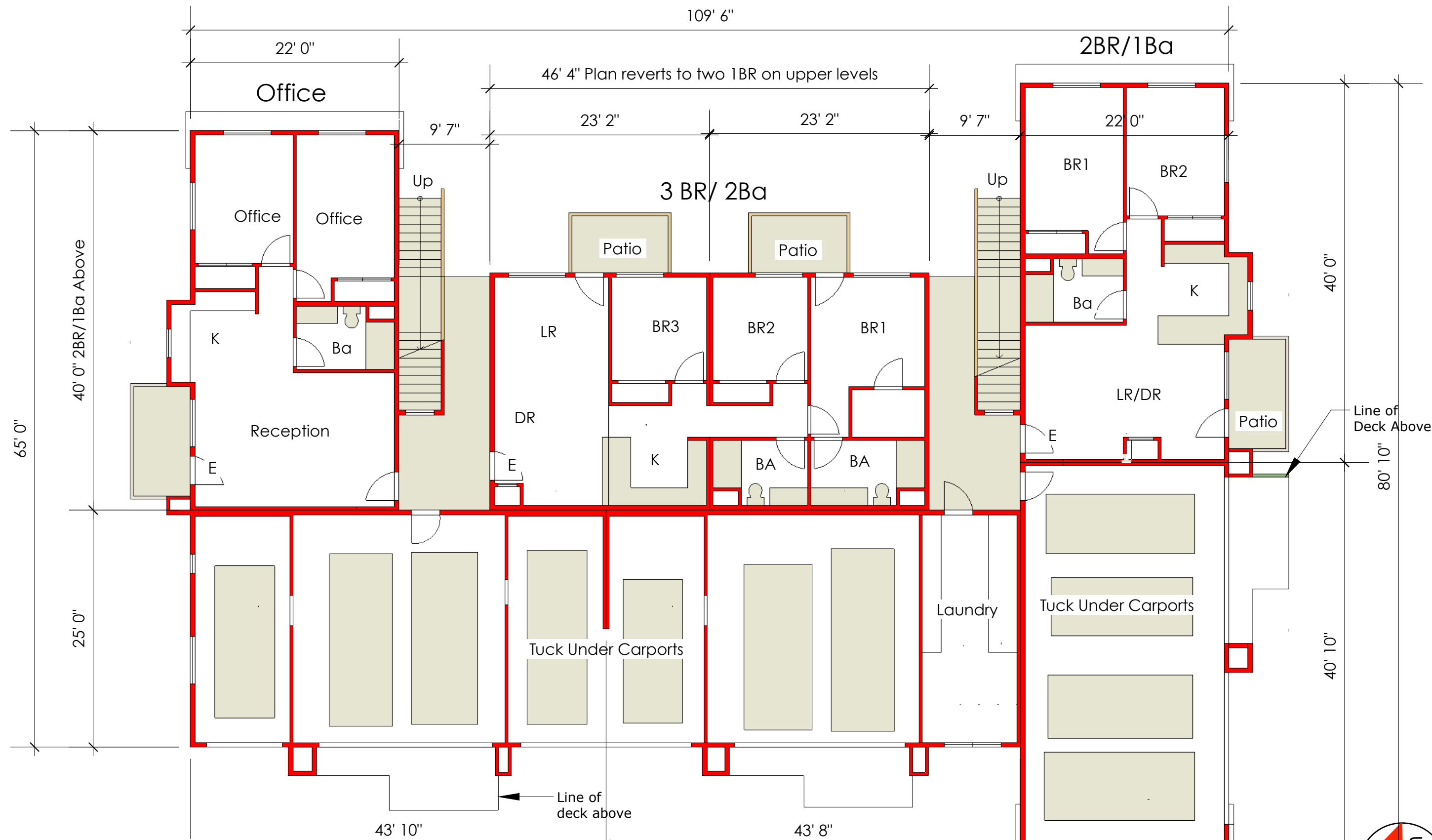
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Building 1  
 Elevations 1:10

25  
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Note: Building 3 Similar but reversed/ Office becomes Common Room

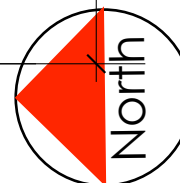


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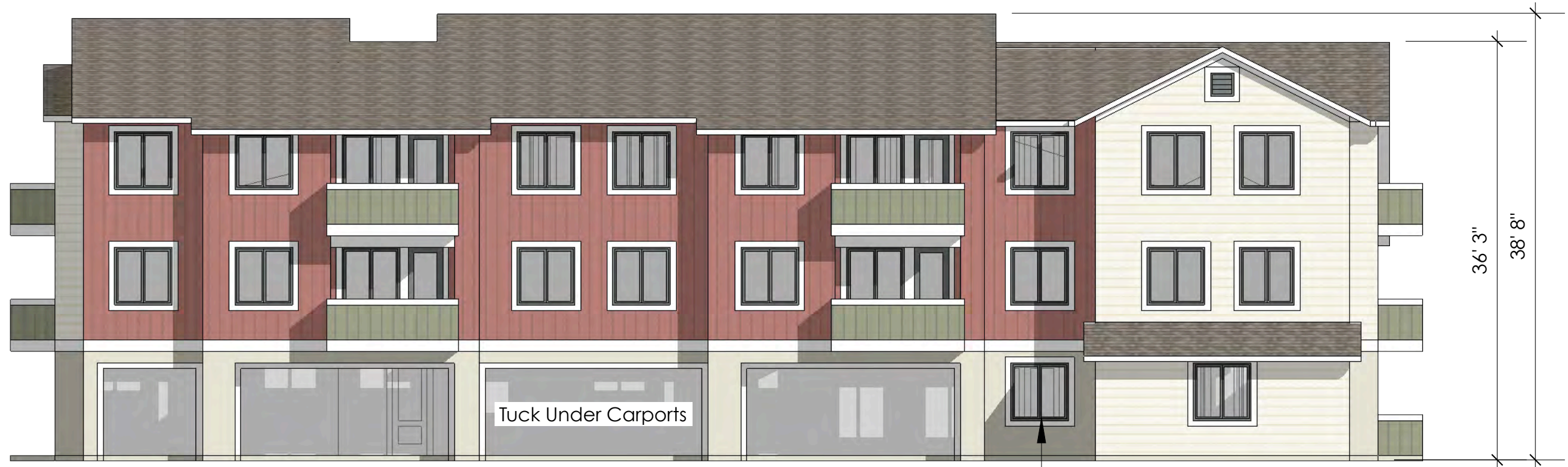
Burbank Avenue  
 Concept Study

Building 2/ Lower  
 Floor Plan 1:10



26  
 12/7/19





West (Auto Court) Elevation

Laundry

36' 3"  
38' 8"



East (Common Green) Elevation

Entry to  
Laundry

Offices

9' 0"  
10' 0"  
10' 6"



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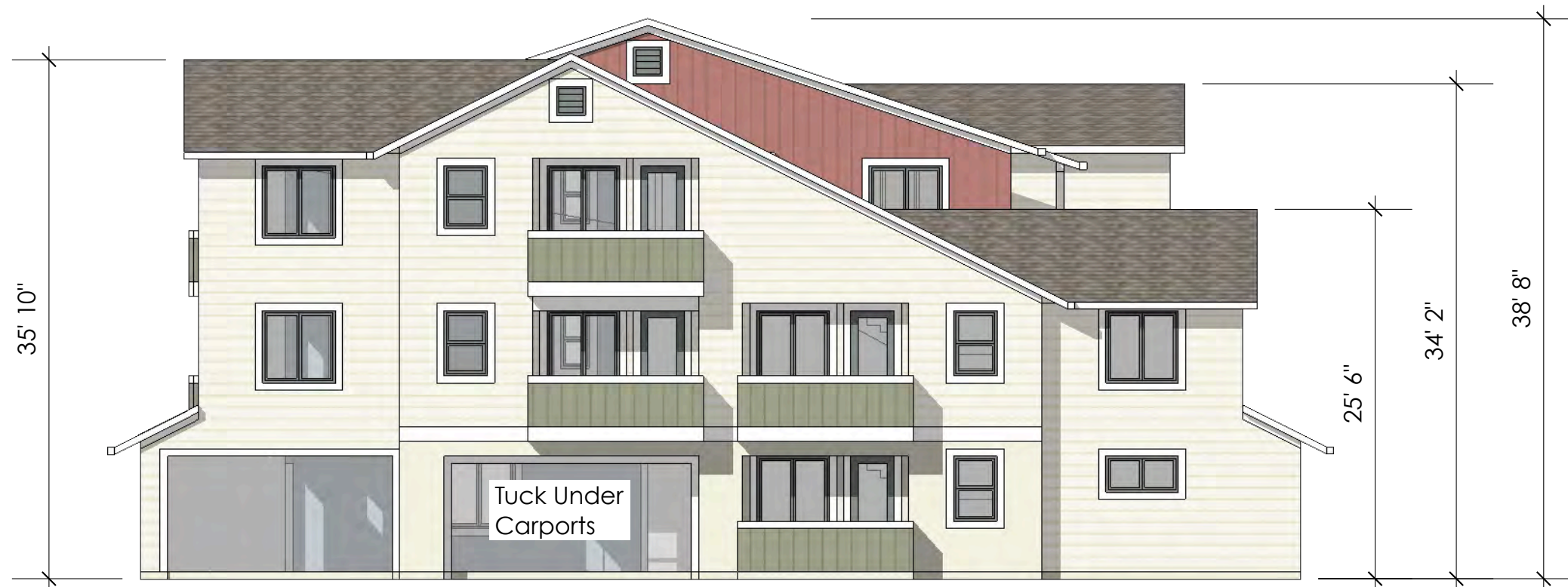
Building 2  
Elevations 1:10

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Office Entrance  
North (Entry Street) Elevation



South Elevation



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Building 2  
Elevations 1:10

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Birds eye View looking Southeast



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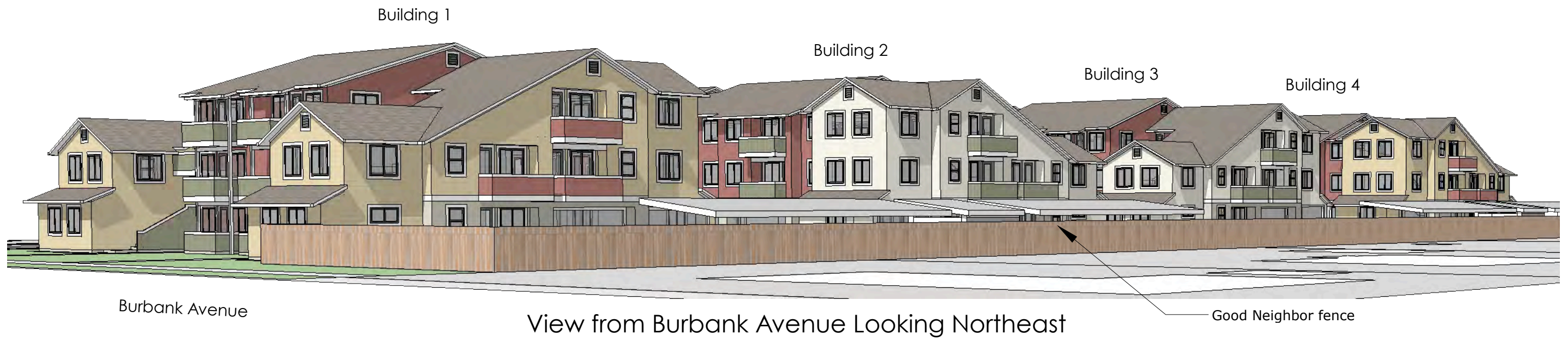
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Apartment  
Model Views

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View of Common Green from Entry Drive Looking South



View of Common Green from Internal Drive Looking North



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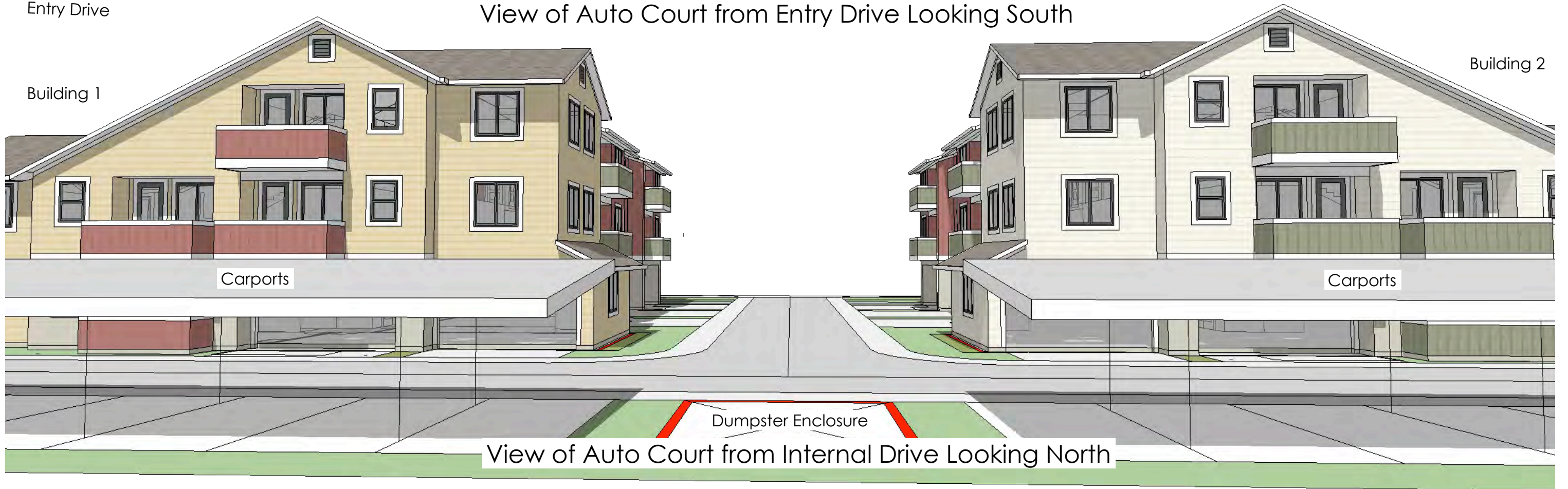
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Entry Drive

View of Auto Court from Entry Drive Looking South



View of Auto Court from Internal Drive Looking North



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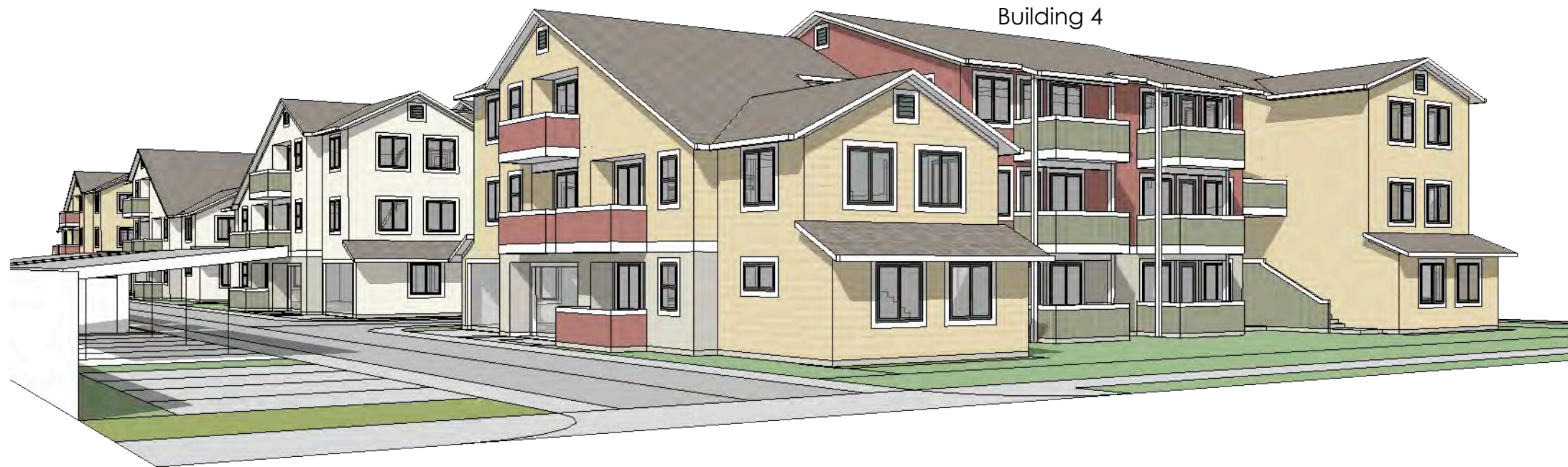
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View Looking Looking Northwest at Internal Drive



Looking West at Building 4 from Internal Street



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	1BR/1Ba	2BR/1Ba	2BR ADA	3BR/2Ba	3BR ADA	Totals
Level 1	4	-	6		2	14
Level 2	8	12		8		28
Level 3	8	8		8		24
Total	20	20	6	16	2	64

Unit Type	Area	No.
1BR/1Ba	579sf	16
1BR/1Ba/ ADA	579sf	4
2BR/1Ba	815sf	20
2BR/1Ba ADA	903sf	6
3BR/2Ba	1128sf	16
3BR/2Ba ADA	1158sf	2

Birds Eye View Looking Northeast

Burbank Avenue



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Apartment  
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