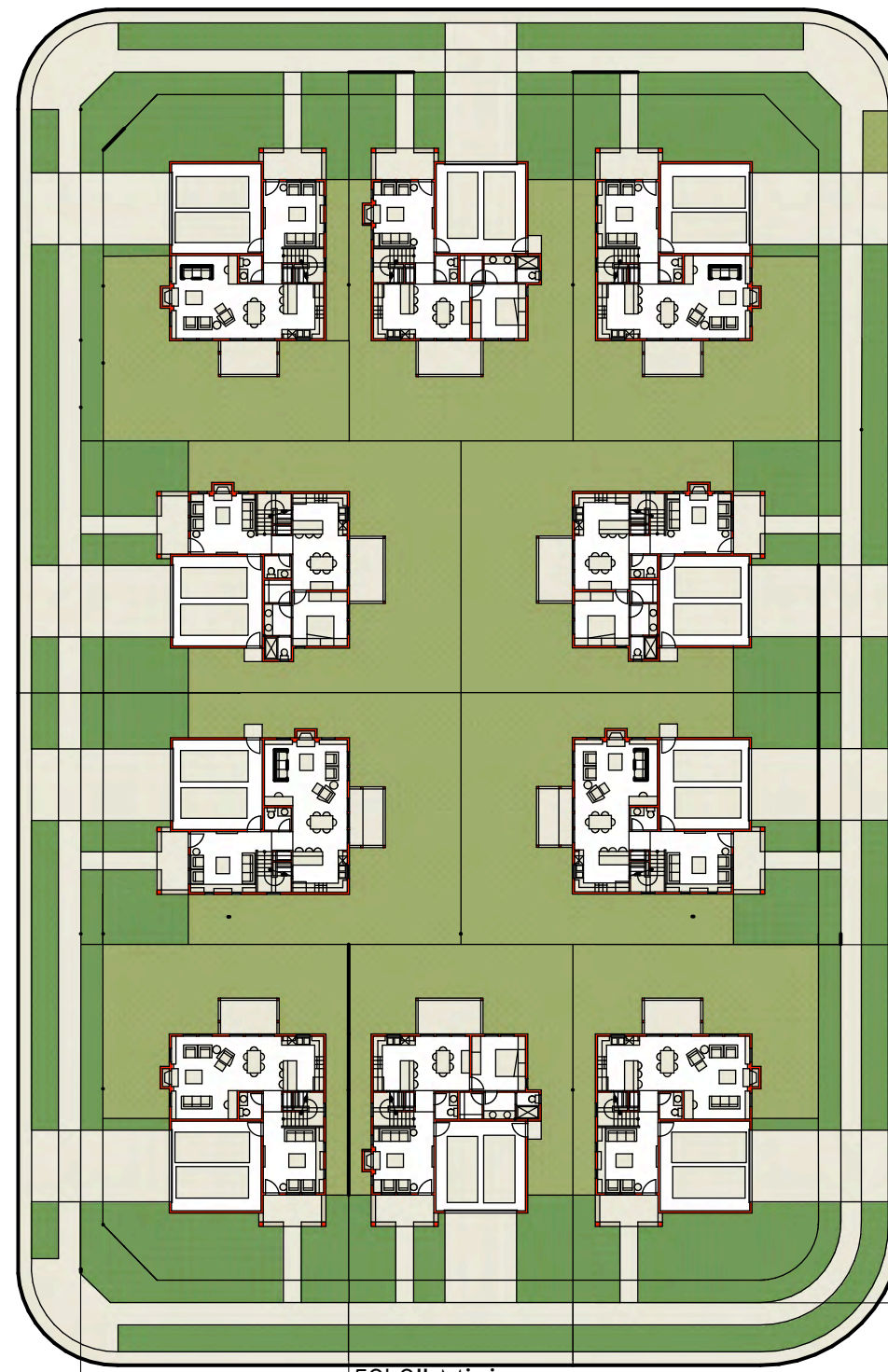


Roof Plan Typical Block



Site Plan Typical Block



The single family houses have been laid out so that any house will fit on any lot. There are two primary lower level plans; One with a BR suite downstairs and the other with a family room downstairs. The variety in appearance is created by the upper floor with a variety of BR and bathroom combinations beneath an wide range of roof forms.

Each house has a two-car attached garage with a full driveway apron and additional parallel parking on the street for a parking ratio in excess of 5:1. All houses have large front (and back) porches that provide the primary visual feature of the front facades. Garage doors are either held back behind the porches or located around the corner from the front elevation to reduce their visual impact on the streetscape.



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SFD Houses  
Site Plan 1:40

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Lower Level Plan 2  
Family Room Downstairs

Lower Level Plan 1  
Bedroom Suite Downstairs  
922 sf/ Garage 423sf

# Burbank Avenue Concept Study

Lower Level Plans  
Standard Houses 1:8



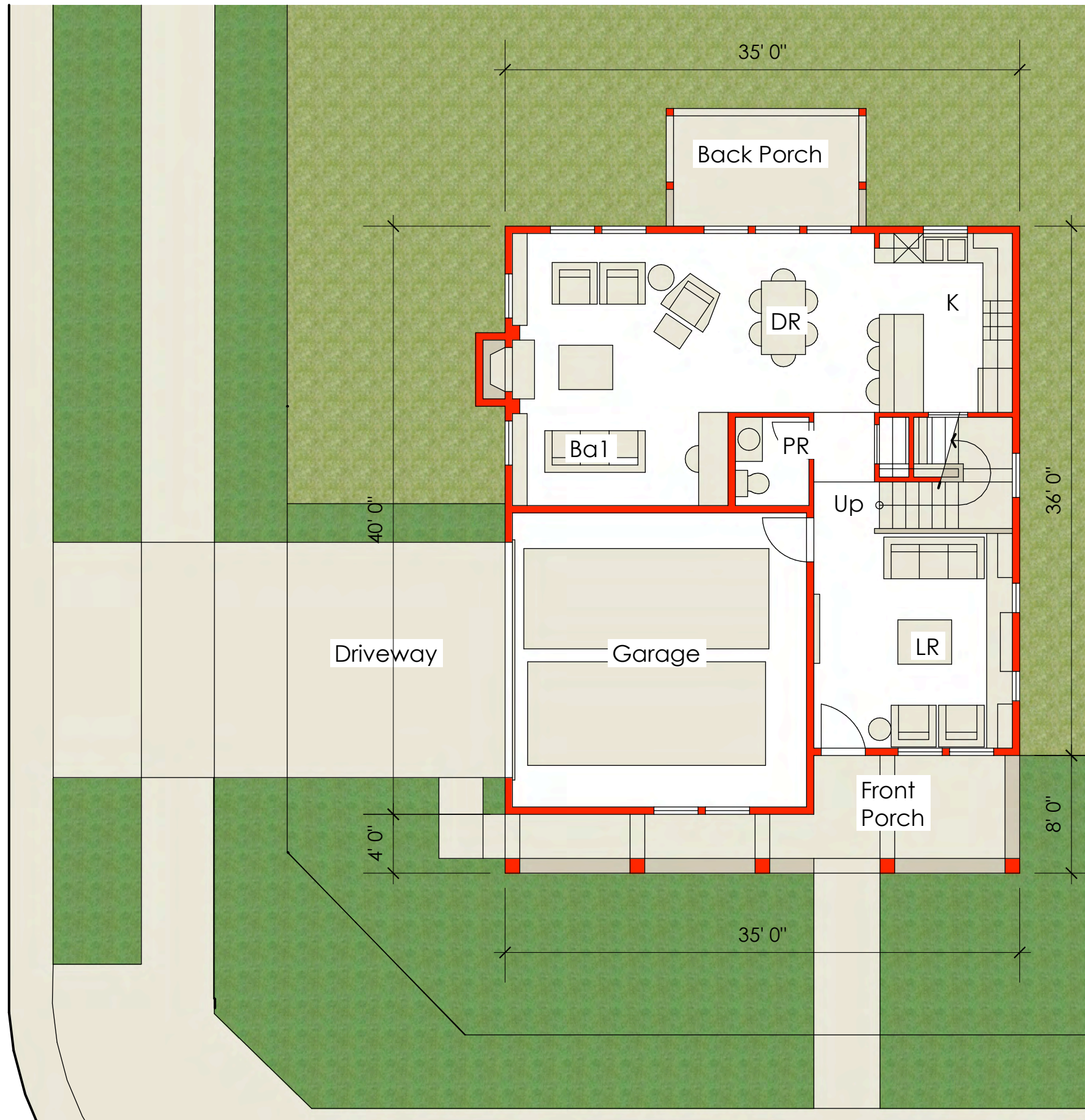
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At some corner houses the garage is entered off the side allowing the porch to extend across the front of the house.



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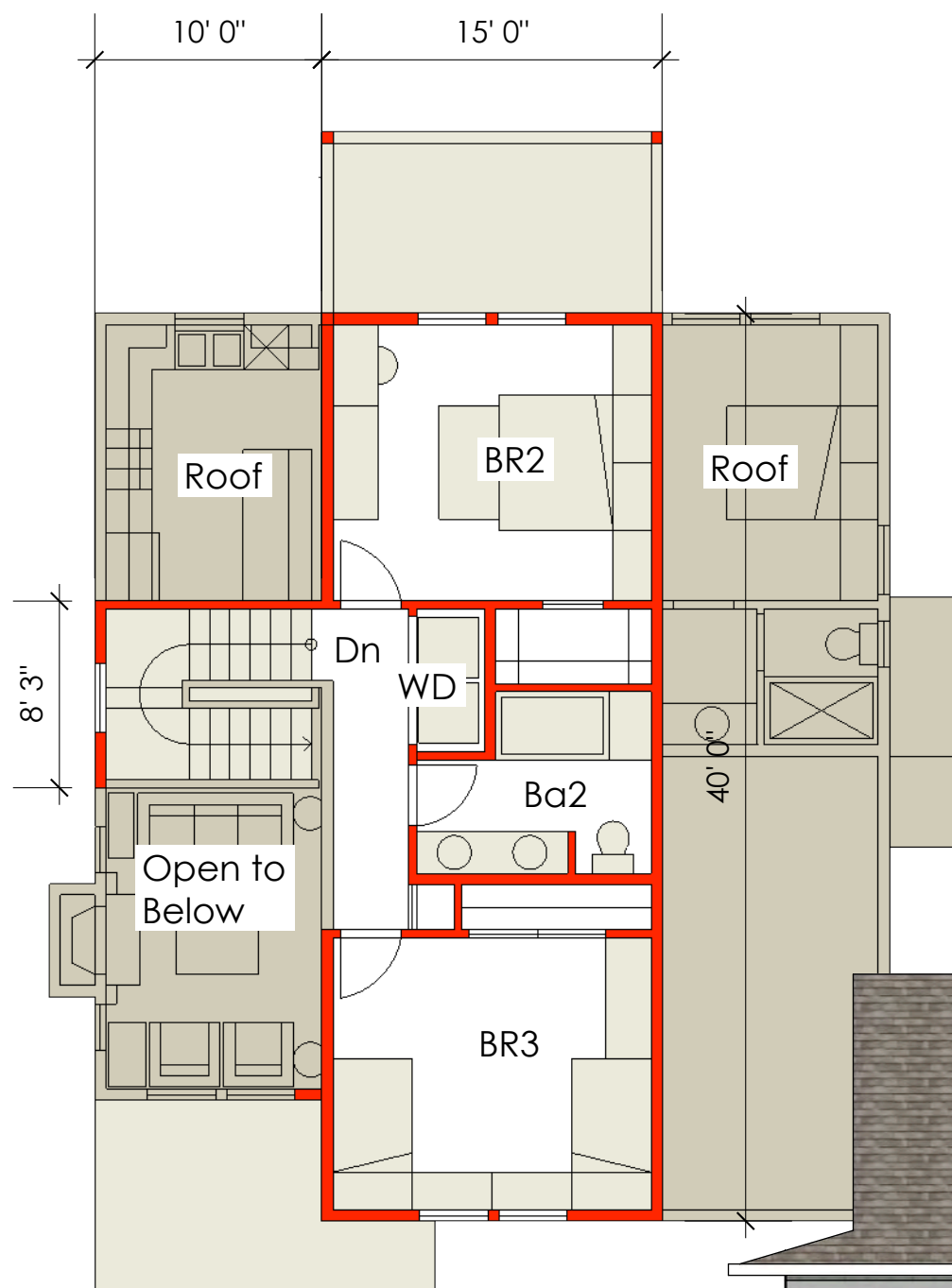
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Lower Level Plans  
Corner House 1:8



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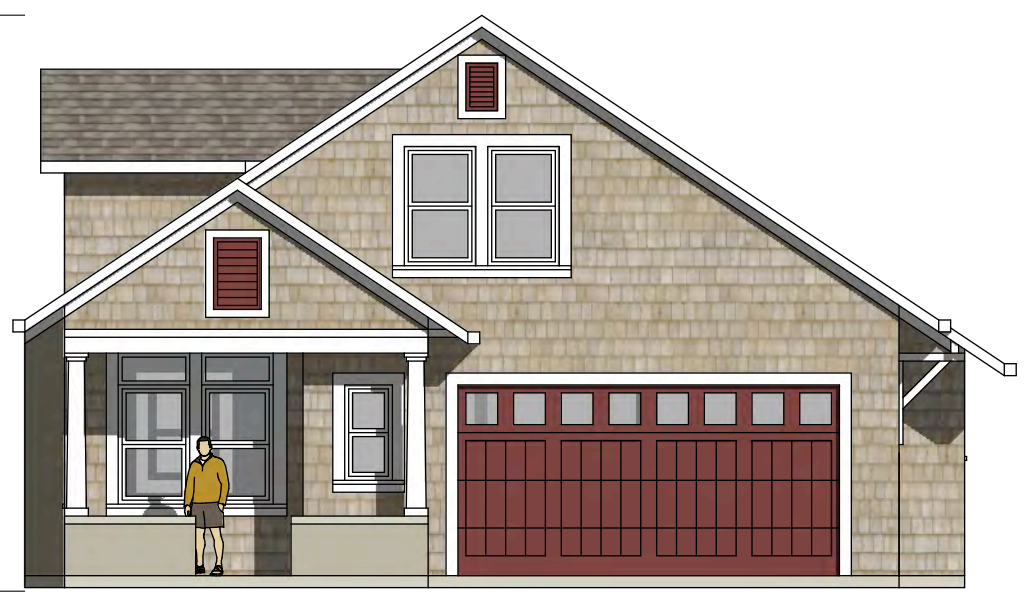




Upper Level Plan 1  
600sf this level/ 1,521sf total  
2BR/ 1Ba up stairs



Street Elevation/ Side Garage



Street Elevation/ Front Garage



Side Street Elevation/ Side Garage



Back Yard Elevation



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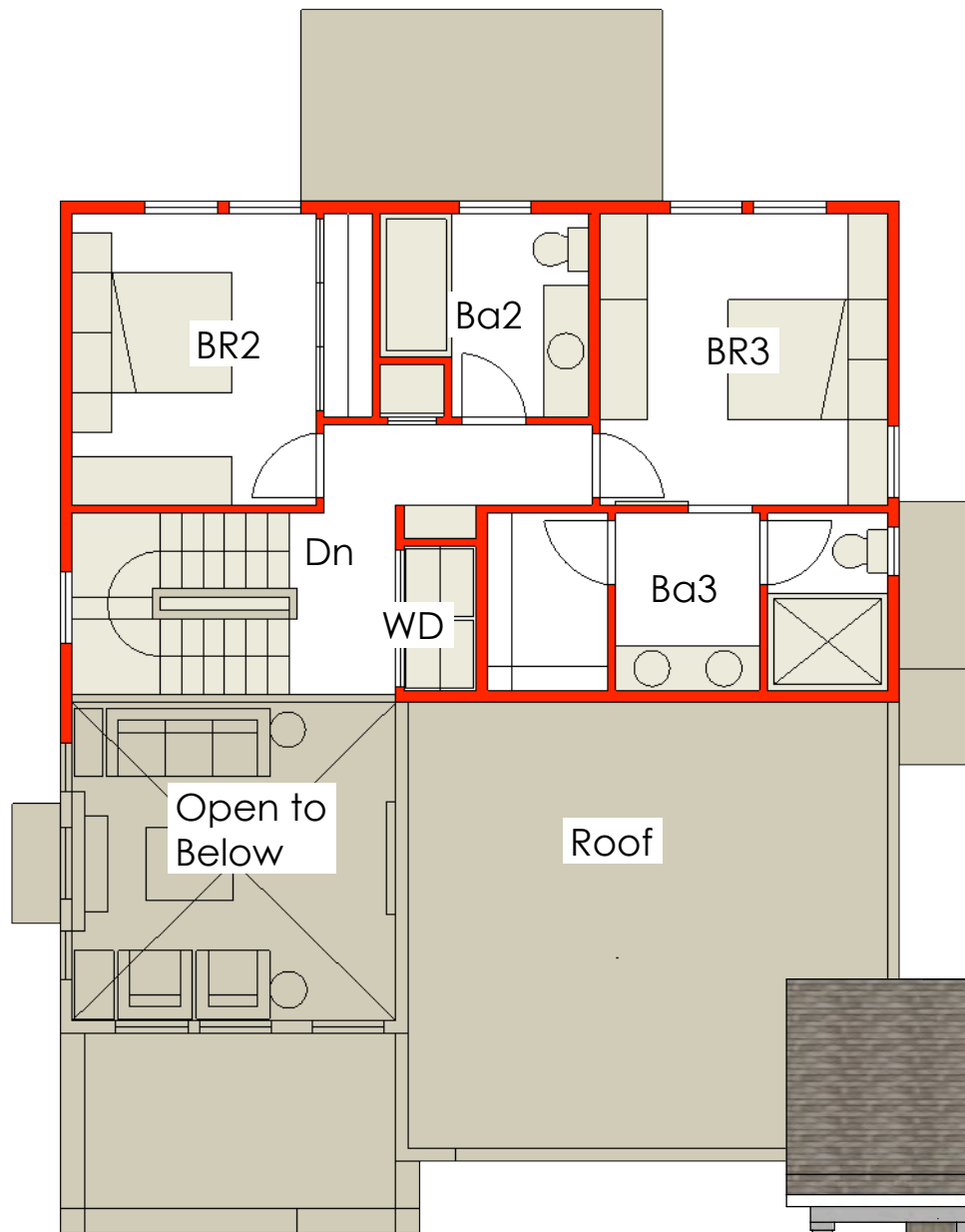
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Upper Level Plan 1  
1:8

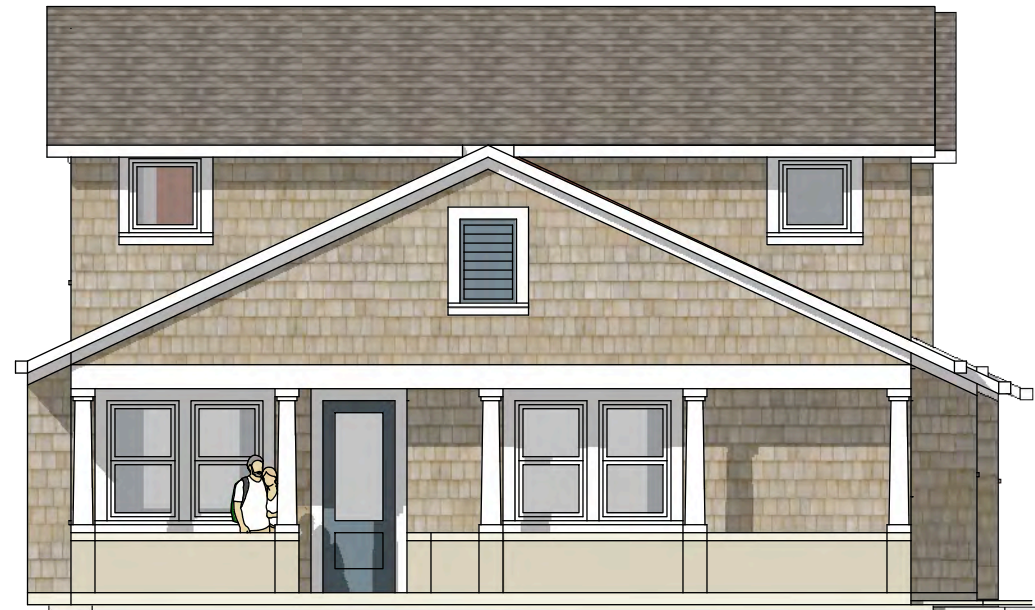
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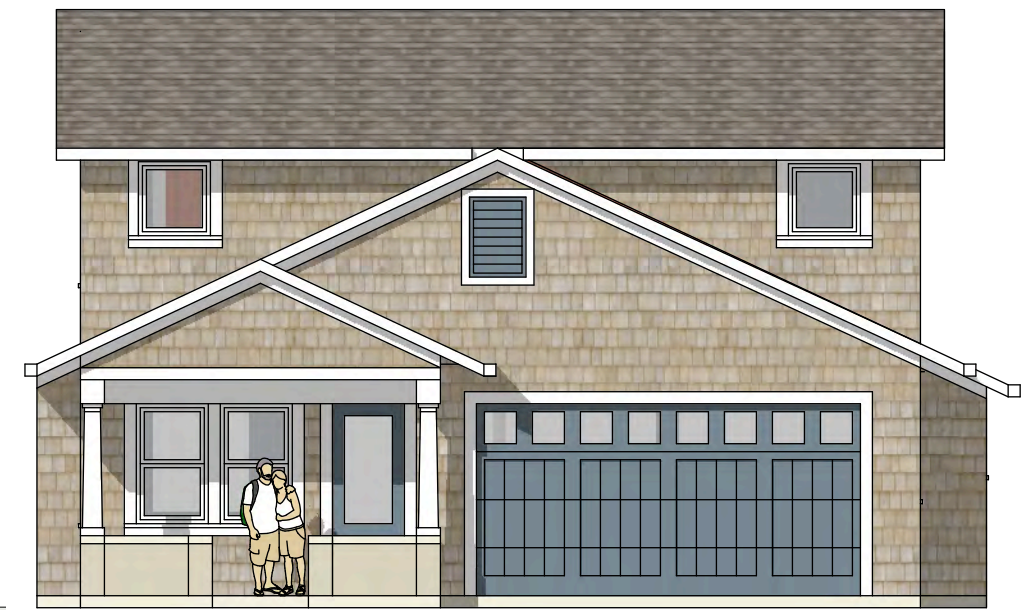


Upper Level Plan 2

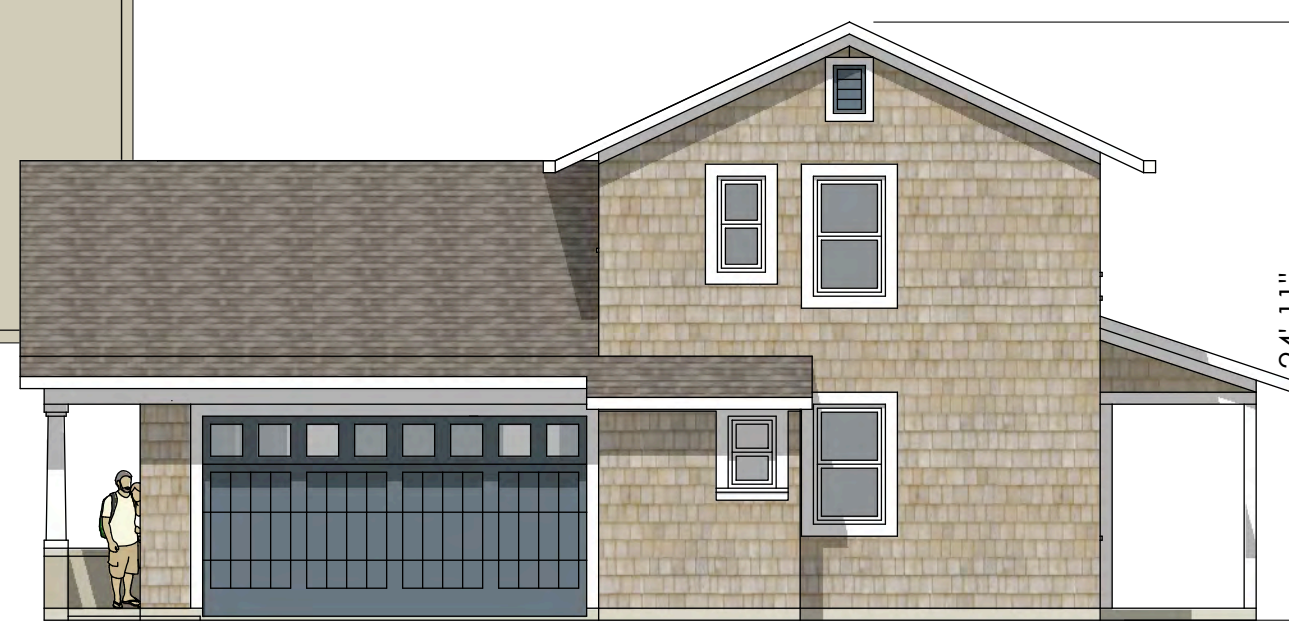
656sf this level/ 1,577sf total  
2BR/ 2Ba up stairs



Street Elevation/ Side Garage



Street Elevation/ Front Garage



Side Street Elevation/ Side Garage



Street From Alternate Roof



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Upper Level Plan 2  
1:8

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Upper Level Plan 3

930sf this level/ 1,851sf total  
3BR/ 2Ba up stairs



Street Elevation/ Front Garage



Street Elevation/ Front Garage



Side Street Elevation



Back Yard Elevation



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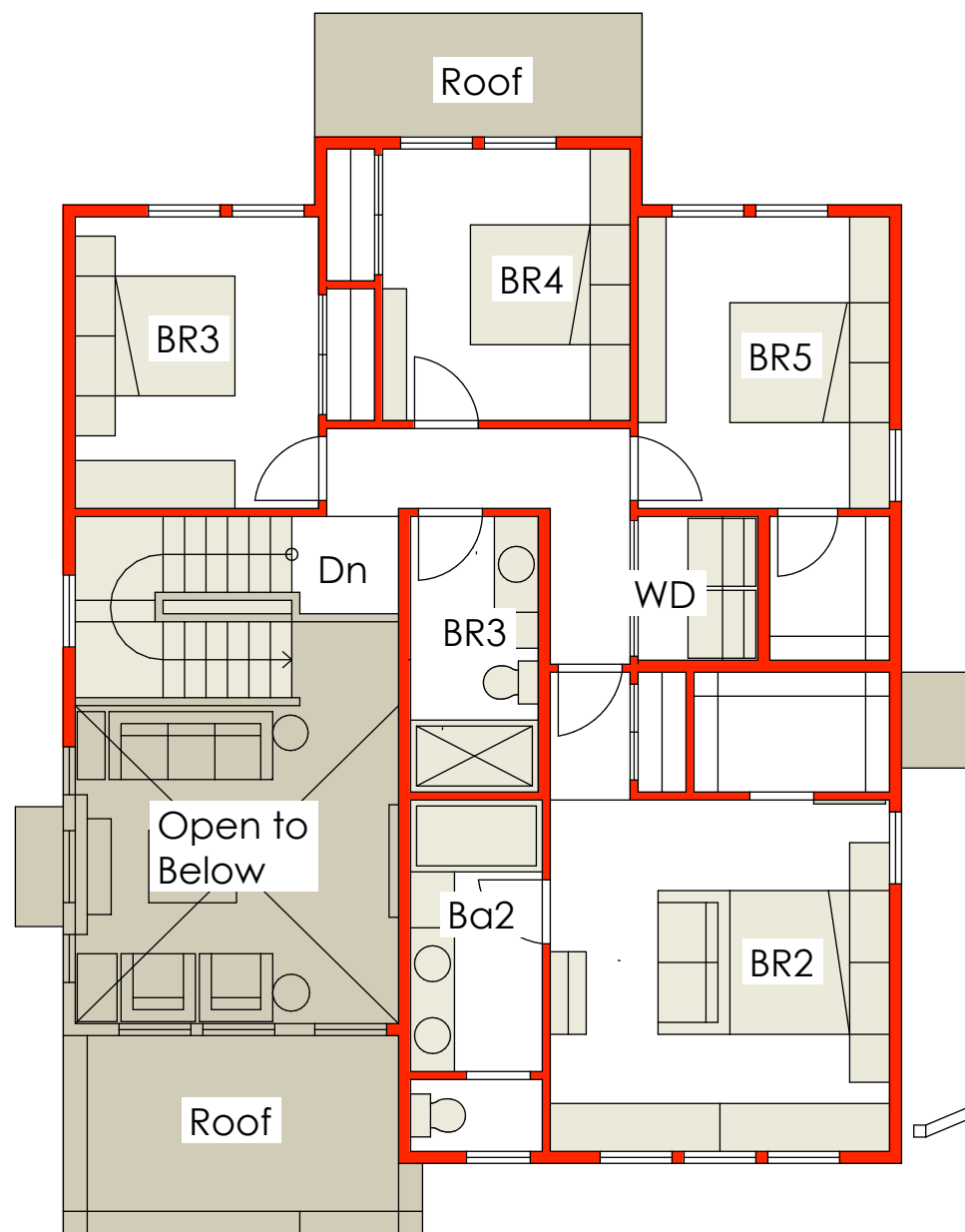
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Upper Level Plan 3  
1:8

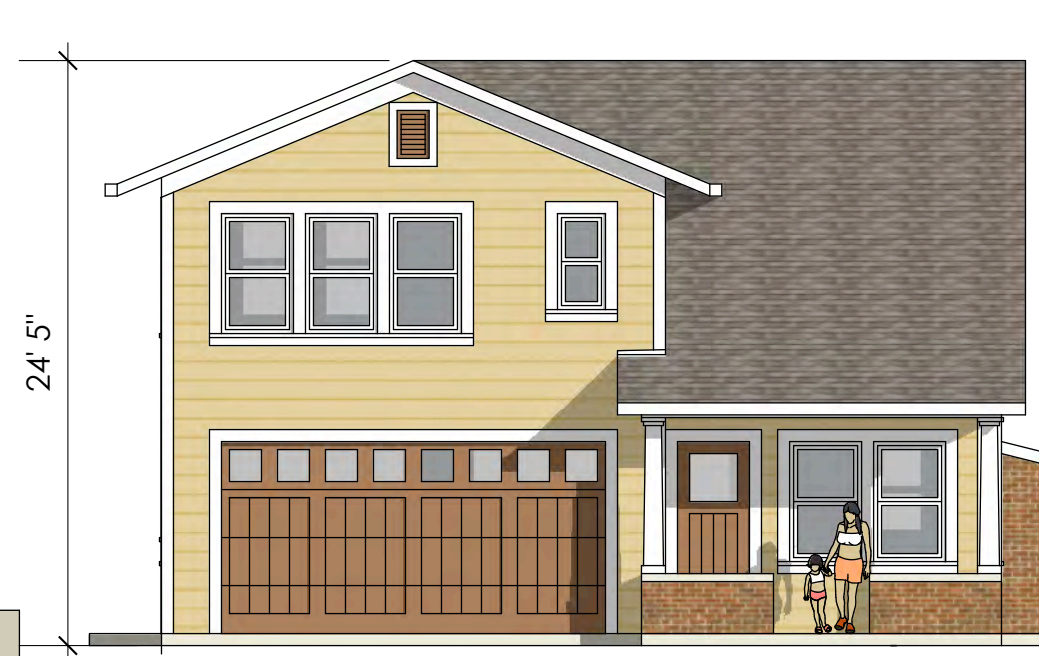
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Upper Level Plan 4

1,080sf this level/ 2,001sf total  
4BR/ 2Ba up stairs



Street Elevation/Alternate Roof



Street Elevation



Side Elevation/ Alternate Roof



Back Yard Elevation



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Upper Level Plan 4  
1:8

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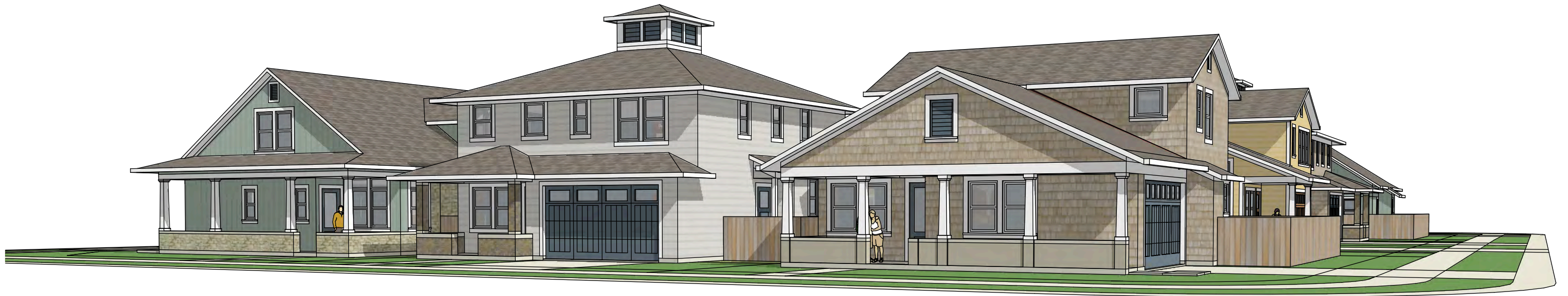
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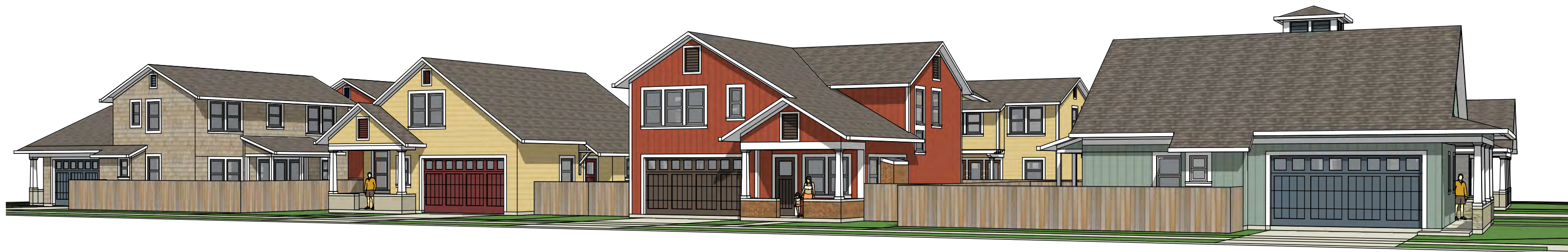
Model Views  
Birdseye of Block

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Street View/ end of Block



Street View/ side of Block



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Model Views

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