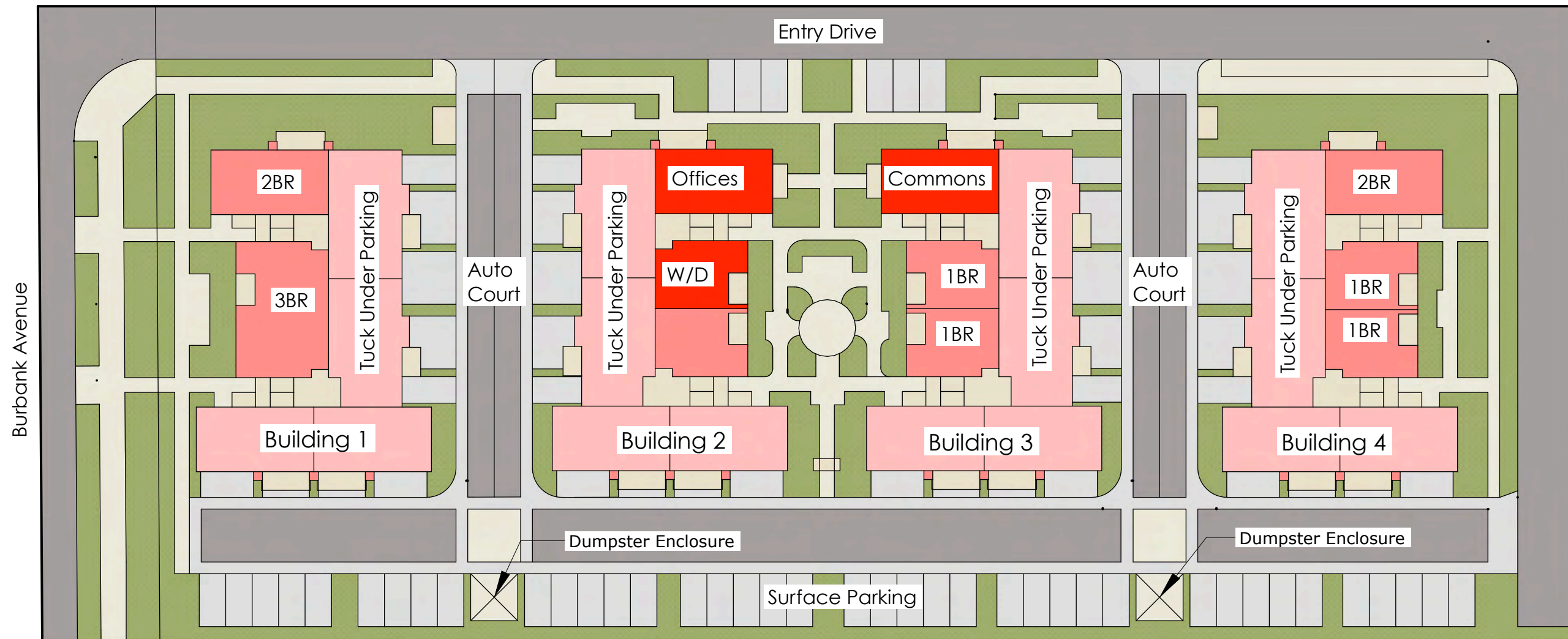


Roof Plan

The apartments are stacked flats in four, three story buildings with tuck under parking. There are 17-1 bedroom/ 1 bath units, 28-2 bedroom/ 1 bath units and 19-3 bedroom/ 2 bath units. The tuck-under parking provides one space per unit (16 spaces per building for a total of 64 spaces) with an additional 32 tandem driveway spaces and 45 off street surface parking spaces and 13 on-street parallel spaces for a total of 154 spaces providing an apartment parking ratio of 2.48 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 laundry 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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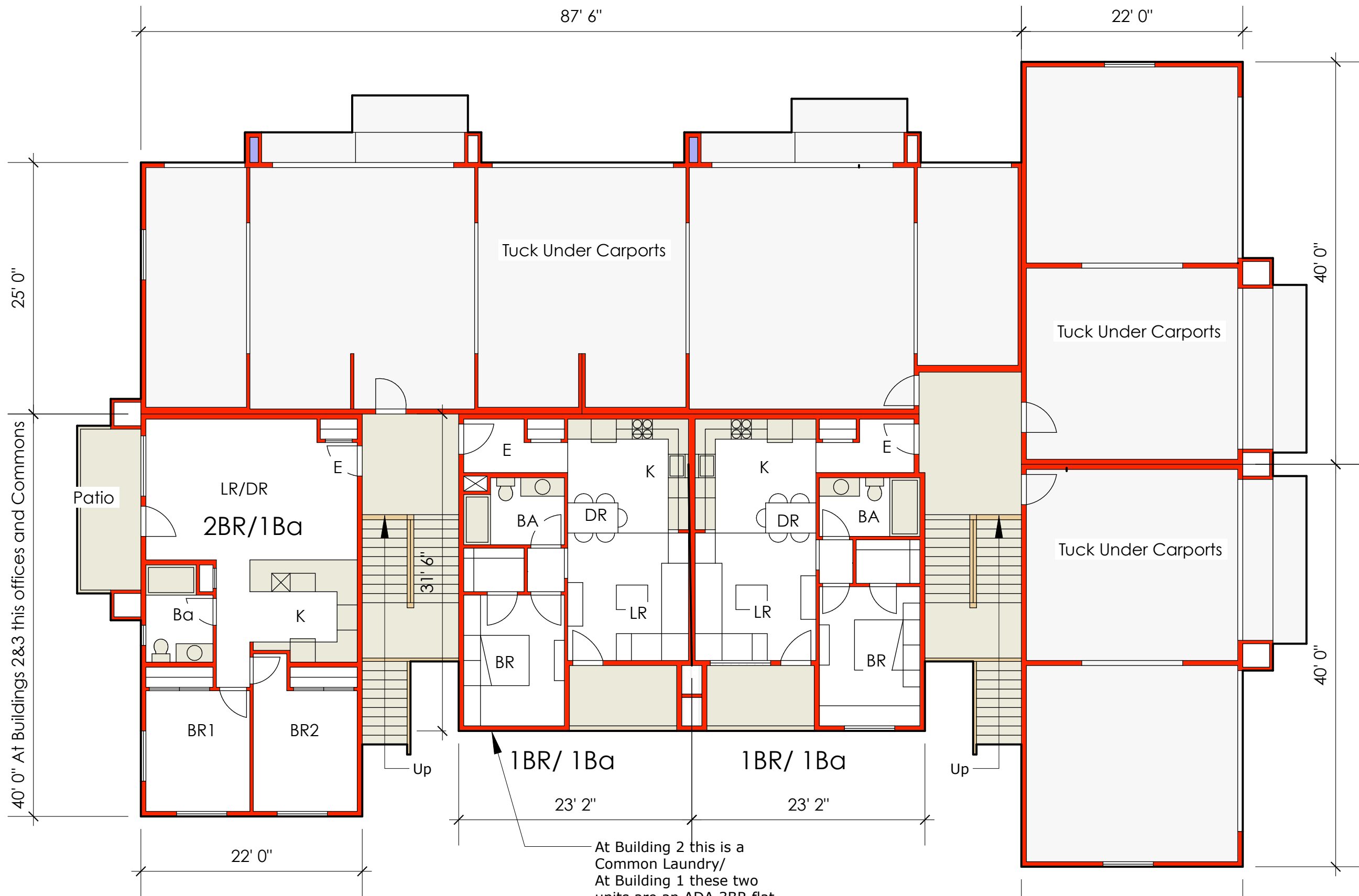
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Apartment Site  
Plan 1:40



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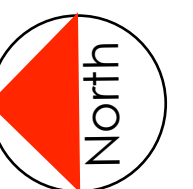


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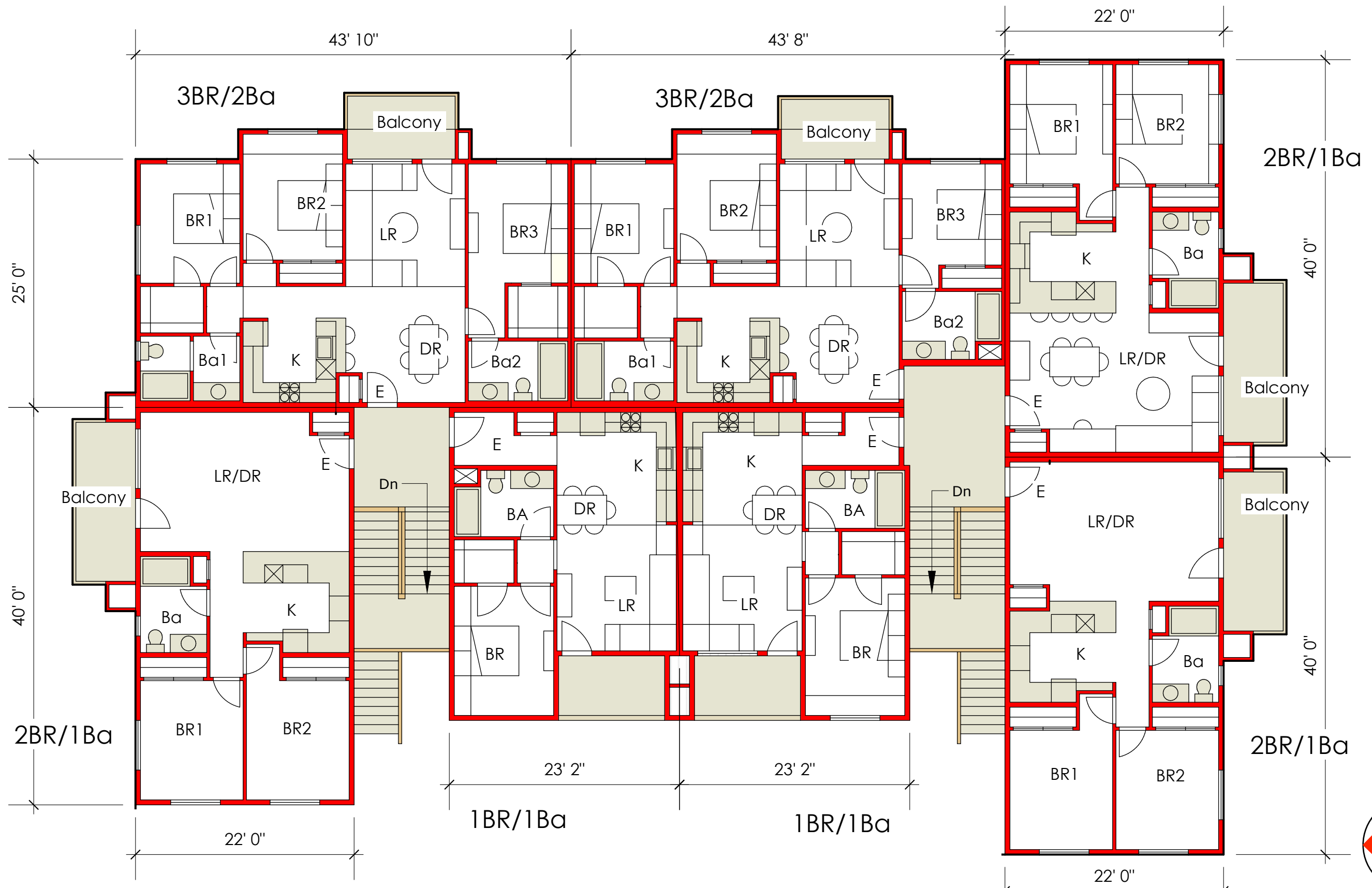
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Apartment Lower  
Floor Plan 1:10



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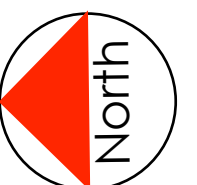


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Apartment Upper  
Floor Plan 1:10



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Side Yard Elevation



Auto Court Elevation



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Street Front Elevation



Interior Street Elevation



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Birds eye View looking Southeast



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Burbank Street Front Elevation Looking East



Internal Drive Elevation Looking North



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Entry Drive Elevation Looking South



Auto Court Looking Southwest



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