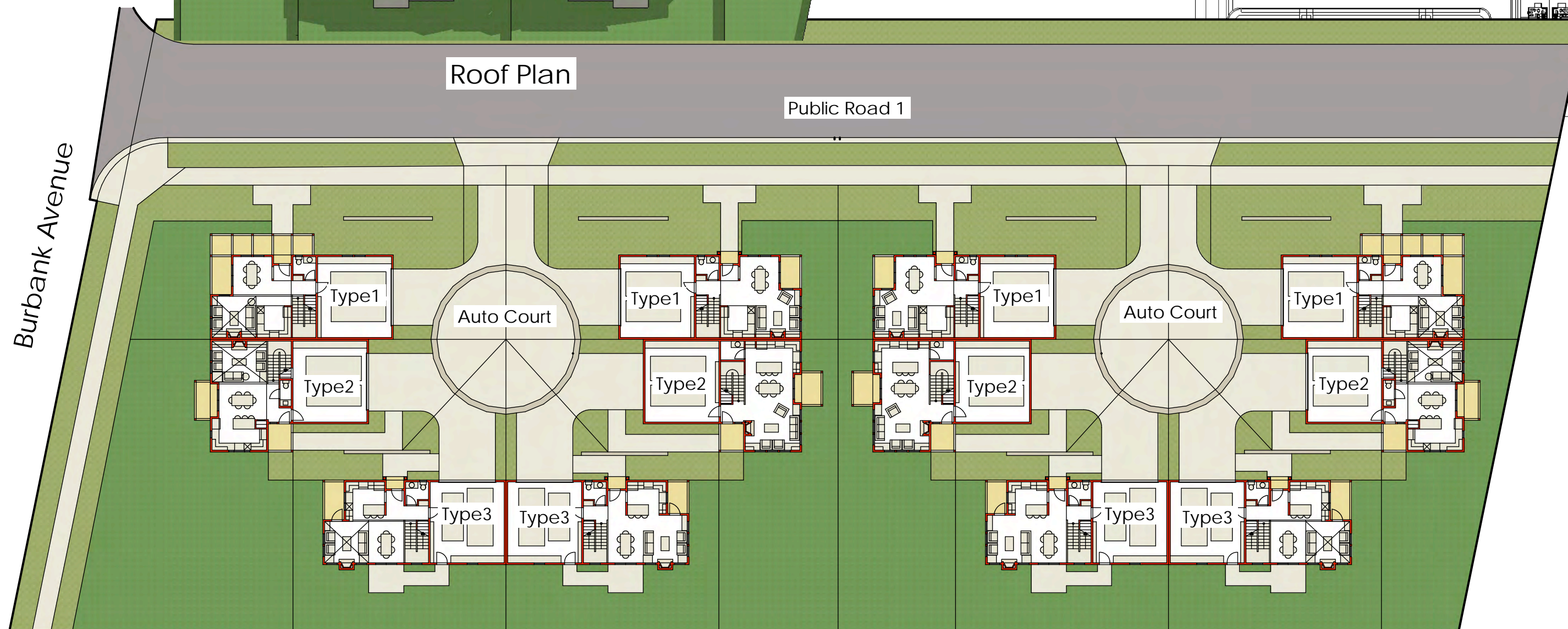
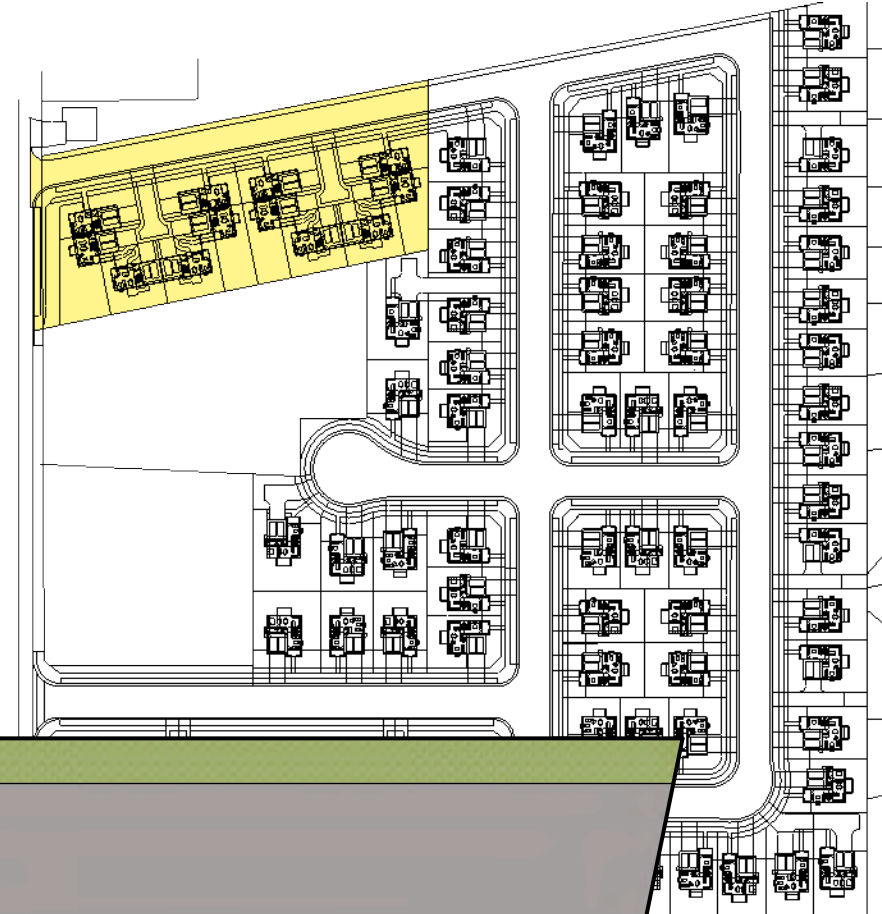


The 12 duet houses are located along the north side of the north entry drive and are arranged in two clusters around a pair of auto courts. There are two types of duets. The four front buildings contain one street fronting house (Type 1) with a wraparound porch and one internal house (Type 2). The two back buildings are comprised of two houses (Type 3) joined at their garages. Each of the duet houses contains 3 bedrooms and two and one half baths in two stories with a private fenced yard, entry porch and a two car garage with full driveway.



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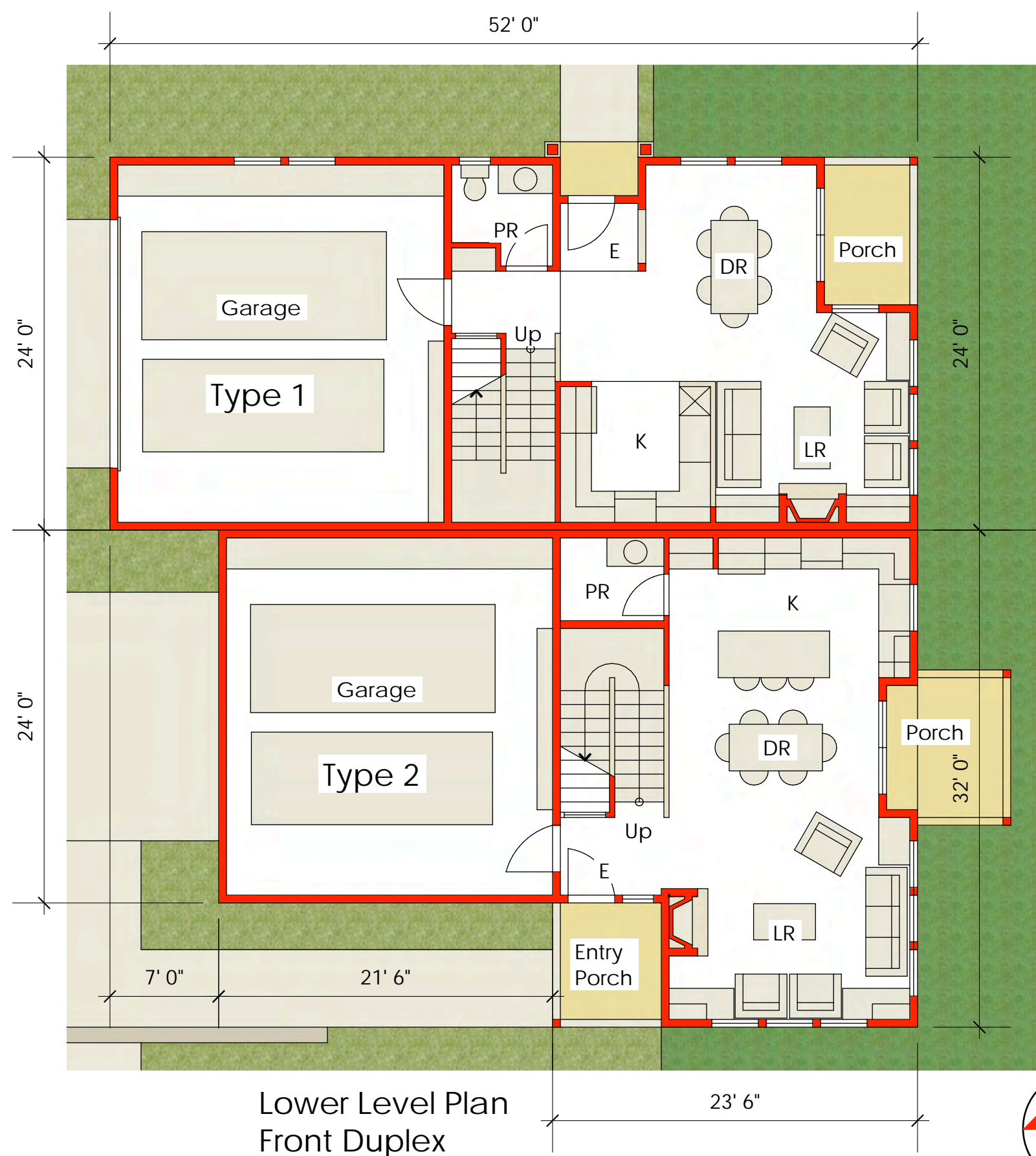
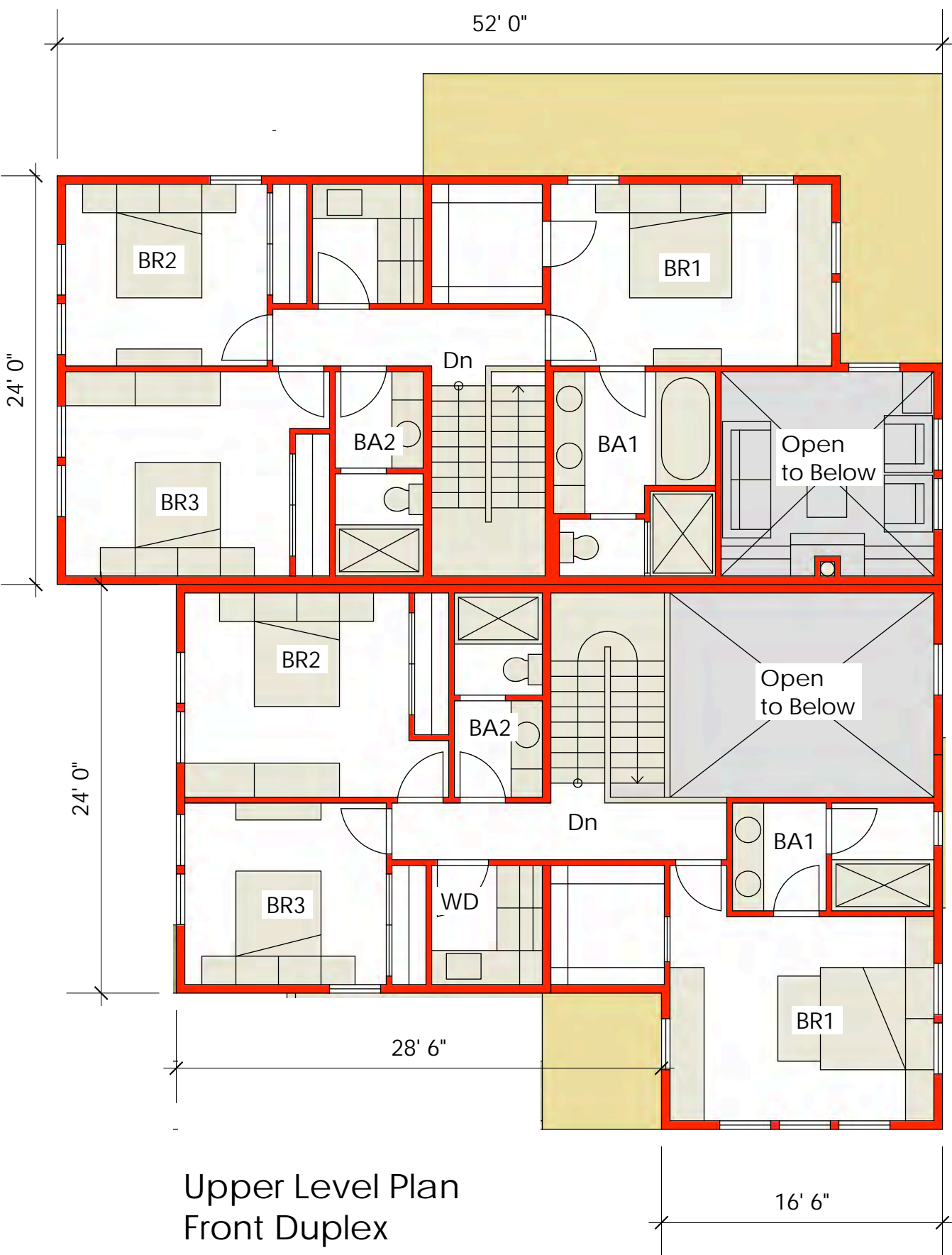
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Duet Site Plan
1:30



12
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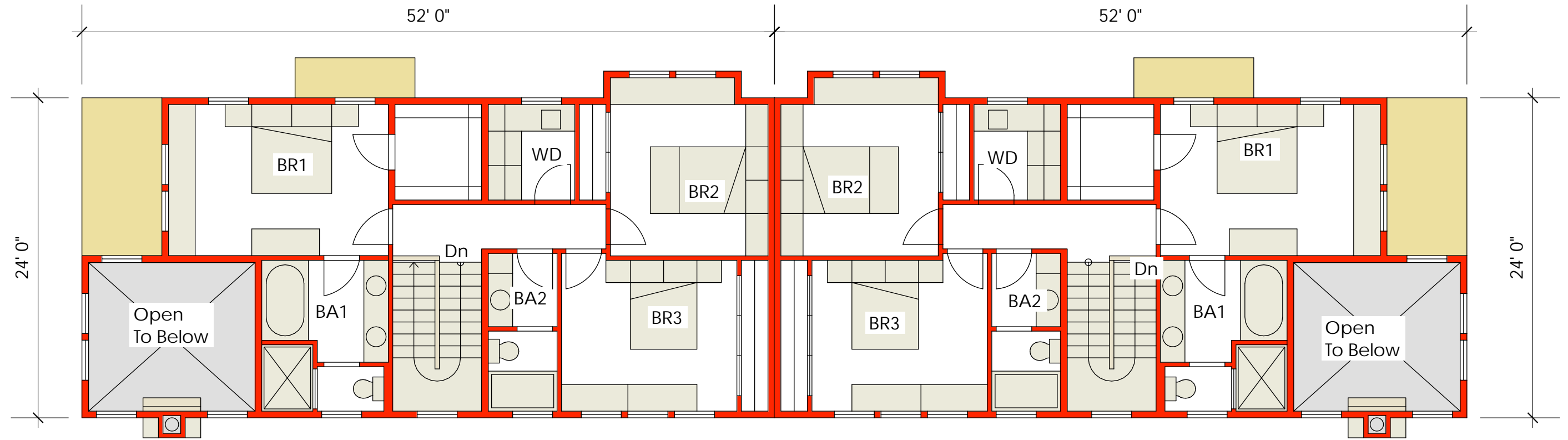
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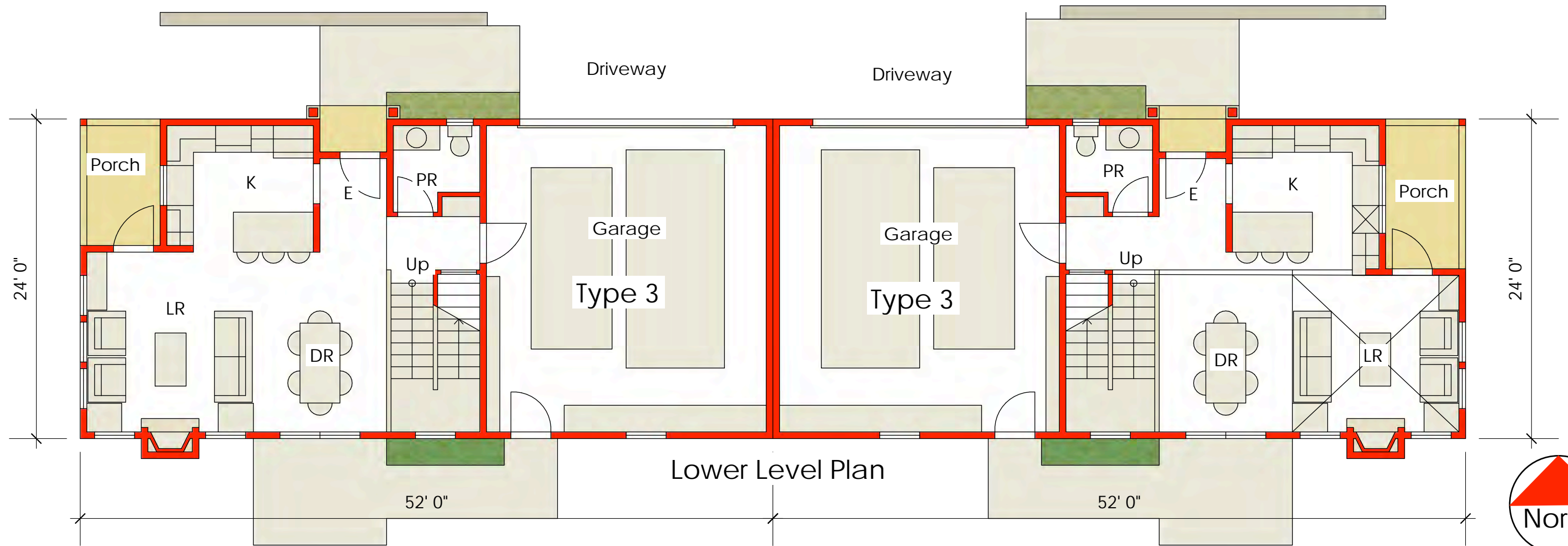
Front Duet
Floor Plans 1:8



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4-15-20



Upper Level Plan



Lower Level Plan



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Back Duet
Floor Plans 1:8

14
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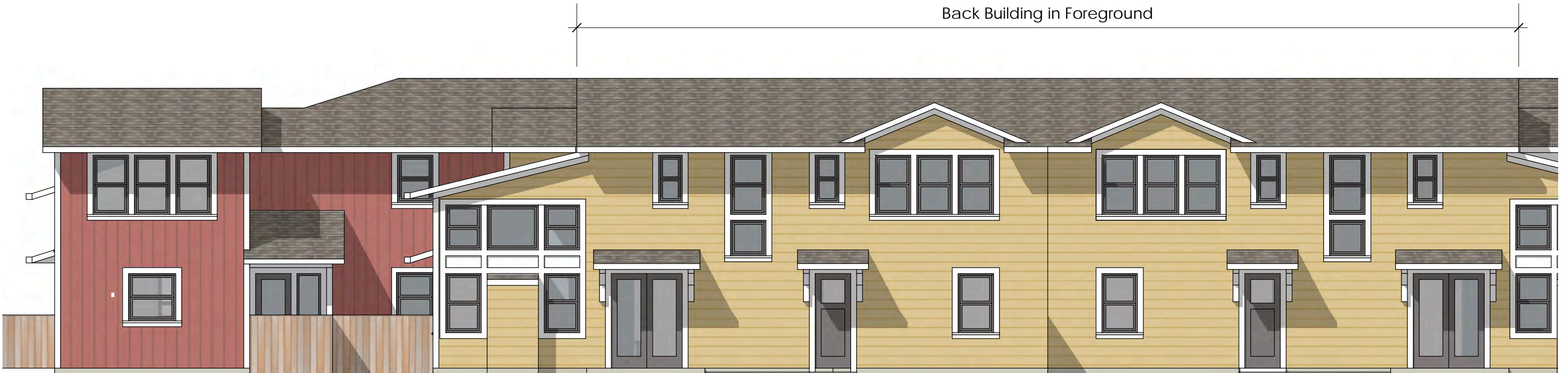
Front BuidIng

Back Building Beyond



Street Front Elevation

Back Building in Foreground



One Half Back Building

Back Yard Elevation



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Duet
Elevations 1:8

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Duet
Elevations 1:8

16
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Tabulations				
Type	Lower	Garage	Upper	Total
I (Front)	652sf	516sf	940sf	1592sf/ 2108sf w/ Garage
II (Middle)	667sf	516sf	970sf	1637sf/ 2143sf w/ Garage
III (Back)	652sf	516sf	940sf	1592sf/ 2108sf w/ Garage



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Duet Birds Eye
Looking Southwest

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Back Yard View looking Northwest



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Auto Court View Looking Southeast



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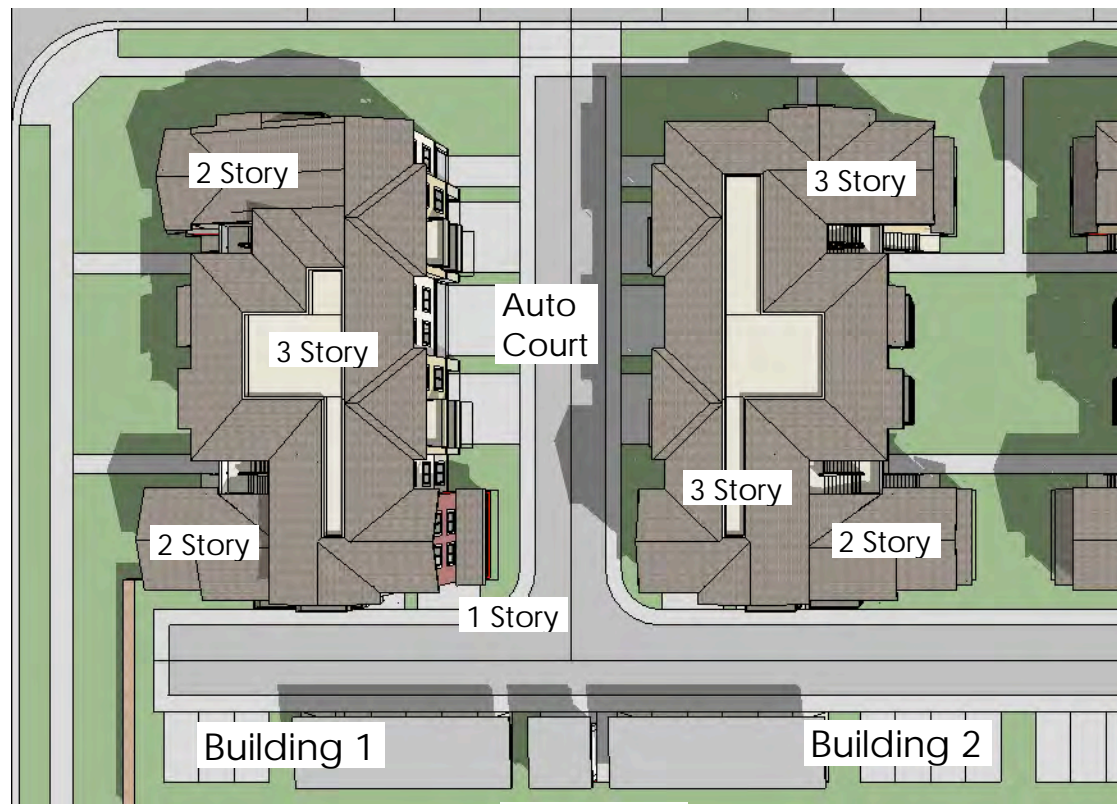
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Duet
Model Views

19
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Burbank Avenue



Roof Plan

The apartments are stacked flats in four, 2 & 3 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.

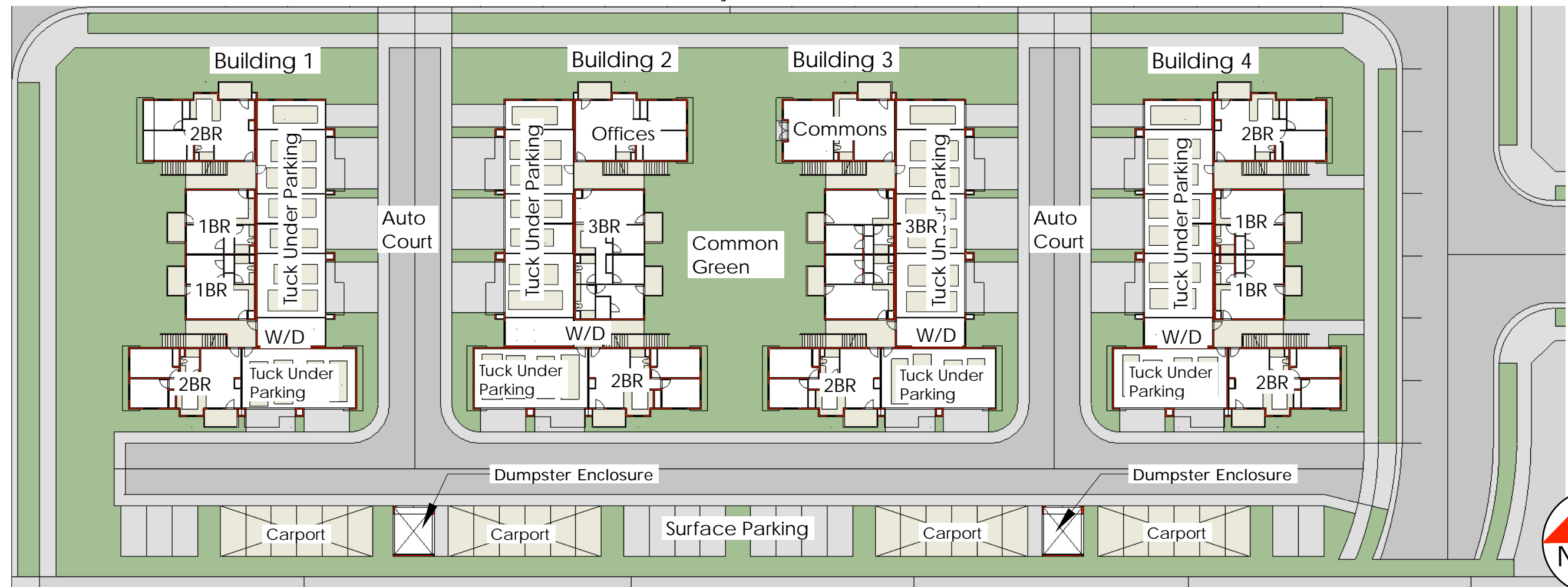
The apartment buildings are arranged so that the tuck-under parking faces inward and away from Burbank Avenue and the public street system creating a pair of auto courts connected by an internal private drive along the southern property boundary. Management offices, resident's community room, fitness 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.

Entry Drive



Site Context

Burbank Avenue



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Apartment Site
Plan 1:40

20
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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

Addition of a belly band and contrasting base material at three story elements

Building1 Elevation Looking East
After Design Review Modifications



Elimination of the checker board motif

Building 1 Elevation Looking East
Before Design Review Modifications



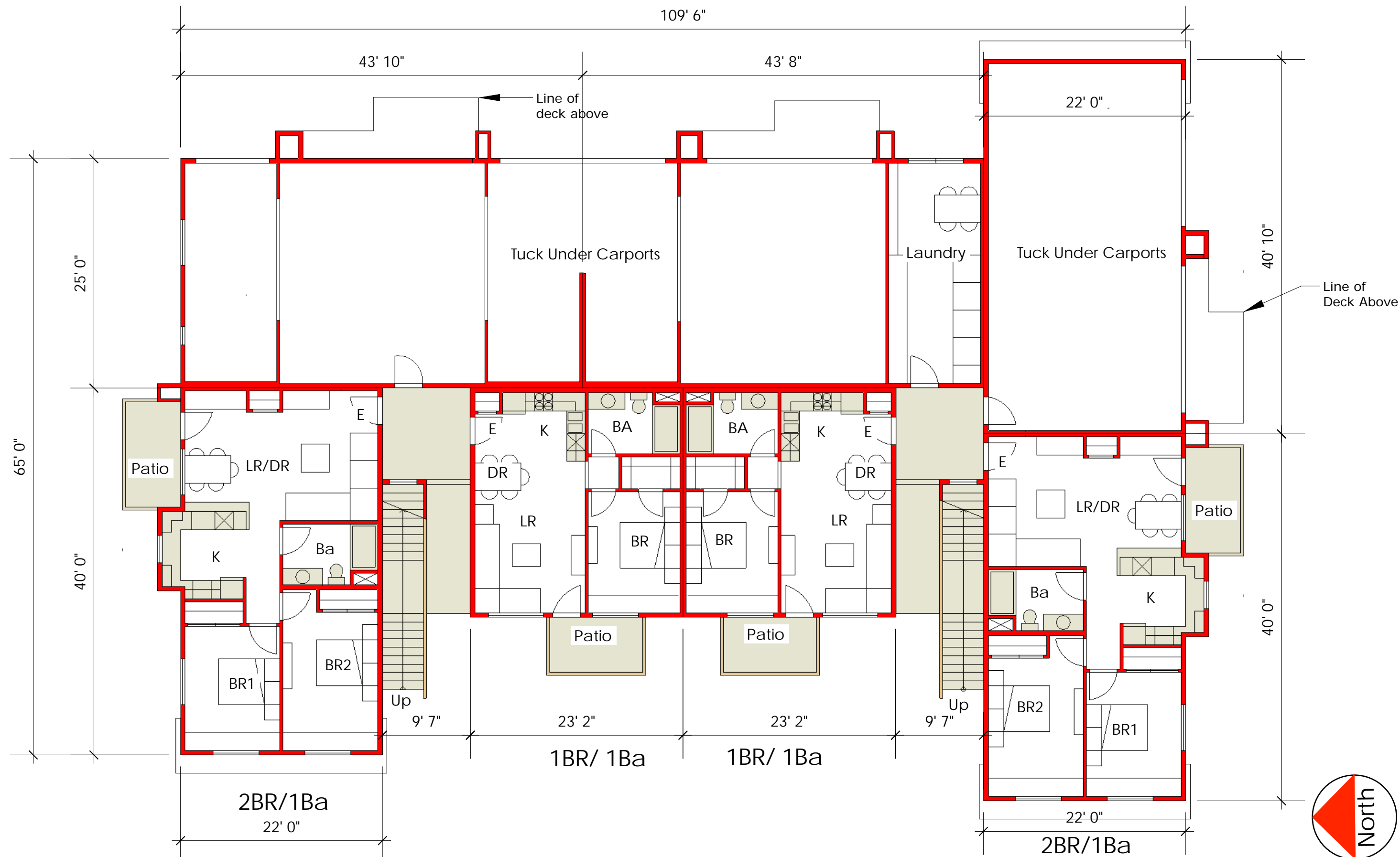
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Comparative
Model Views

21
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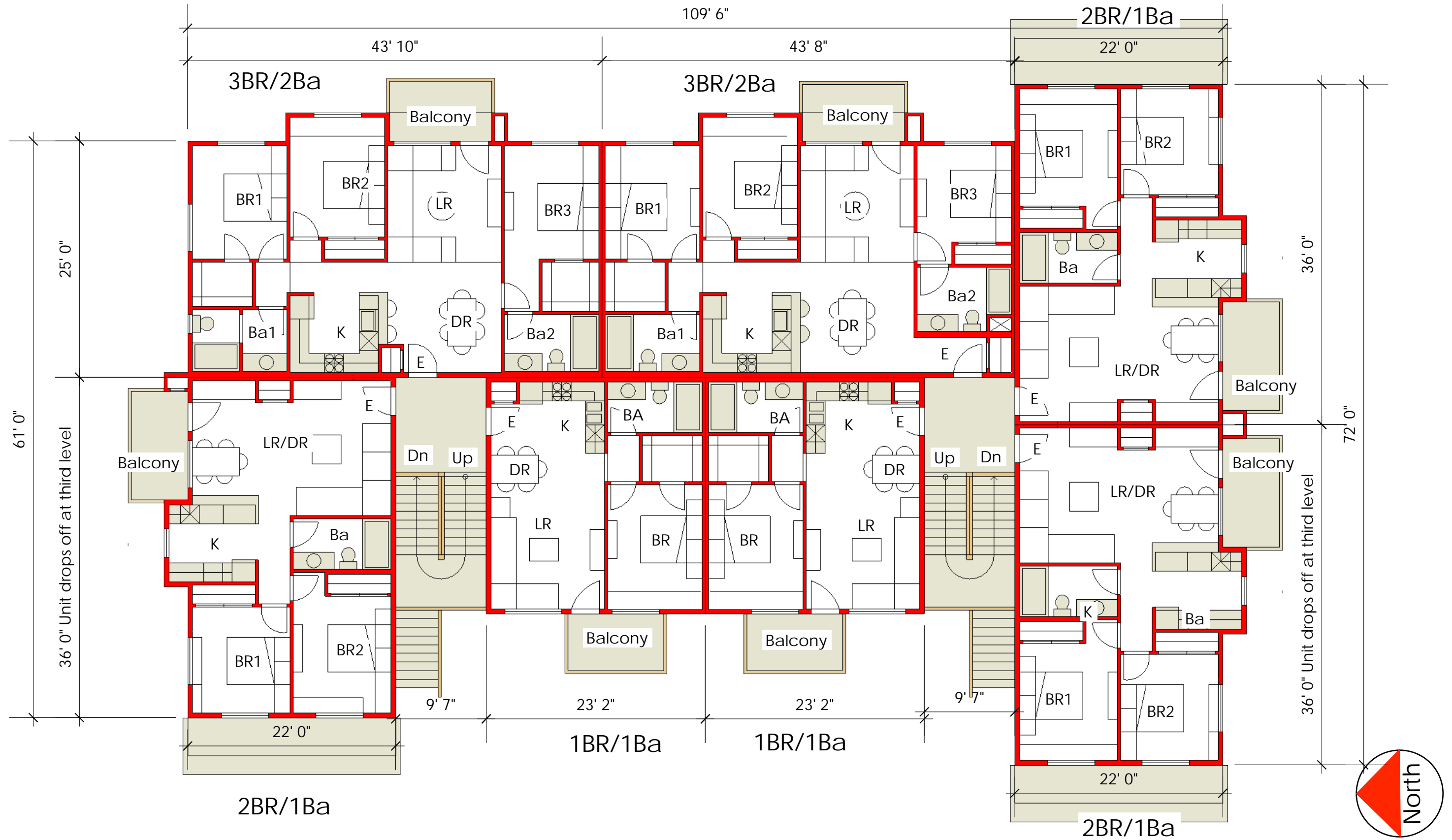
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Concept Study

Building 1/ Lower
Floor Plan 1:10

22
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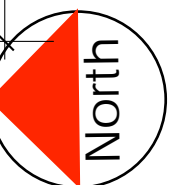


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Building 1/ Upper
Floor Plan 1:10



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West (Burbank Avenue) Elevation



Looking Southeast along Burbank Avenue



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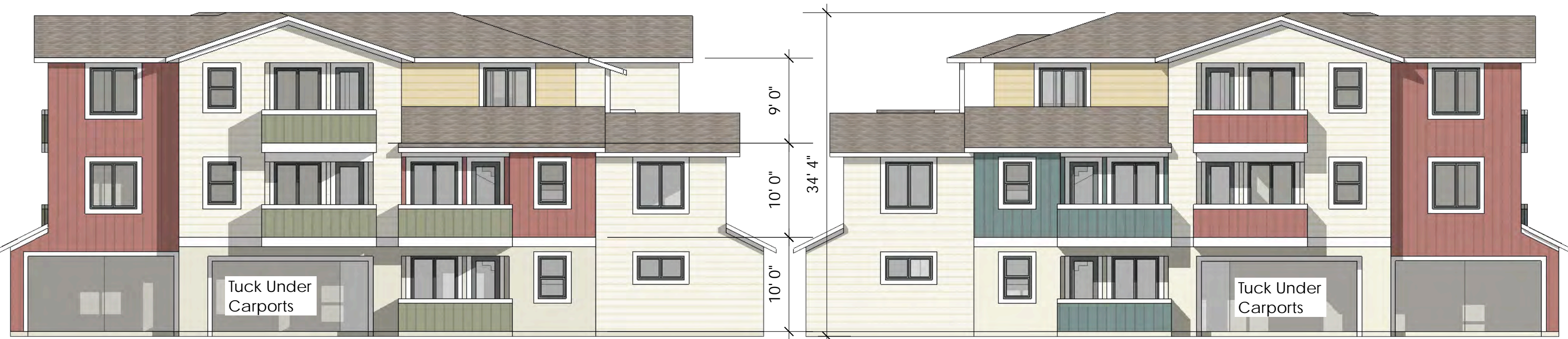
Building 1 West
Elevation 1:10

24
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Building 2/ North (Entry Street) Elevation

Building 1/ North (Entry Street) Elevation



Building 2/ South Elevation

Building 1/ South Elevation



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Building 1&2 End
Elevations 1:10

25
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Buildings 1&2
Elevations 1:10

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North (Entry Street) Elevation



South Elevation



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Overall North &
South Elevations
1:30

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Birds eye View looking Northeast



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Apartment
 Model Views

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View from Burbank Avenue Looking Northeast



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Apartment
Model Views

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4-15-20



Birds Eye View Looking Northeast

	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



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Apartment
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