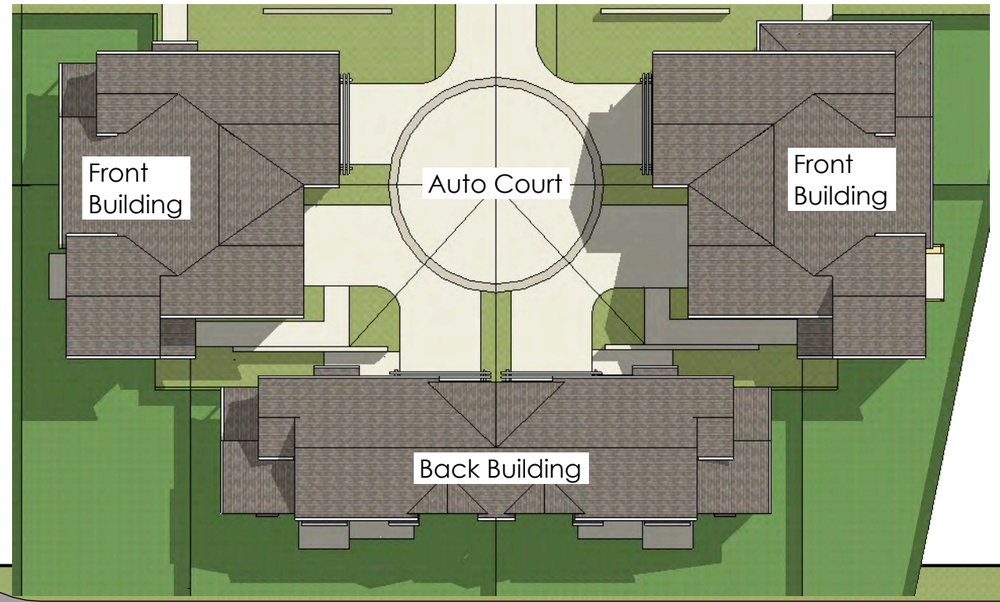
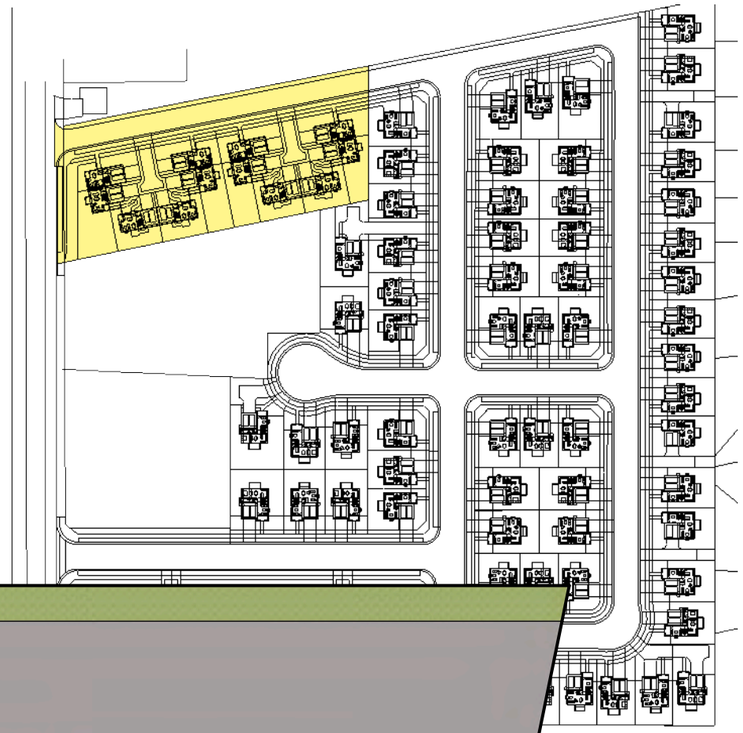


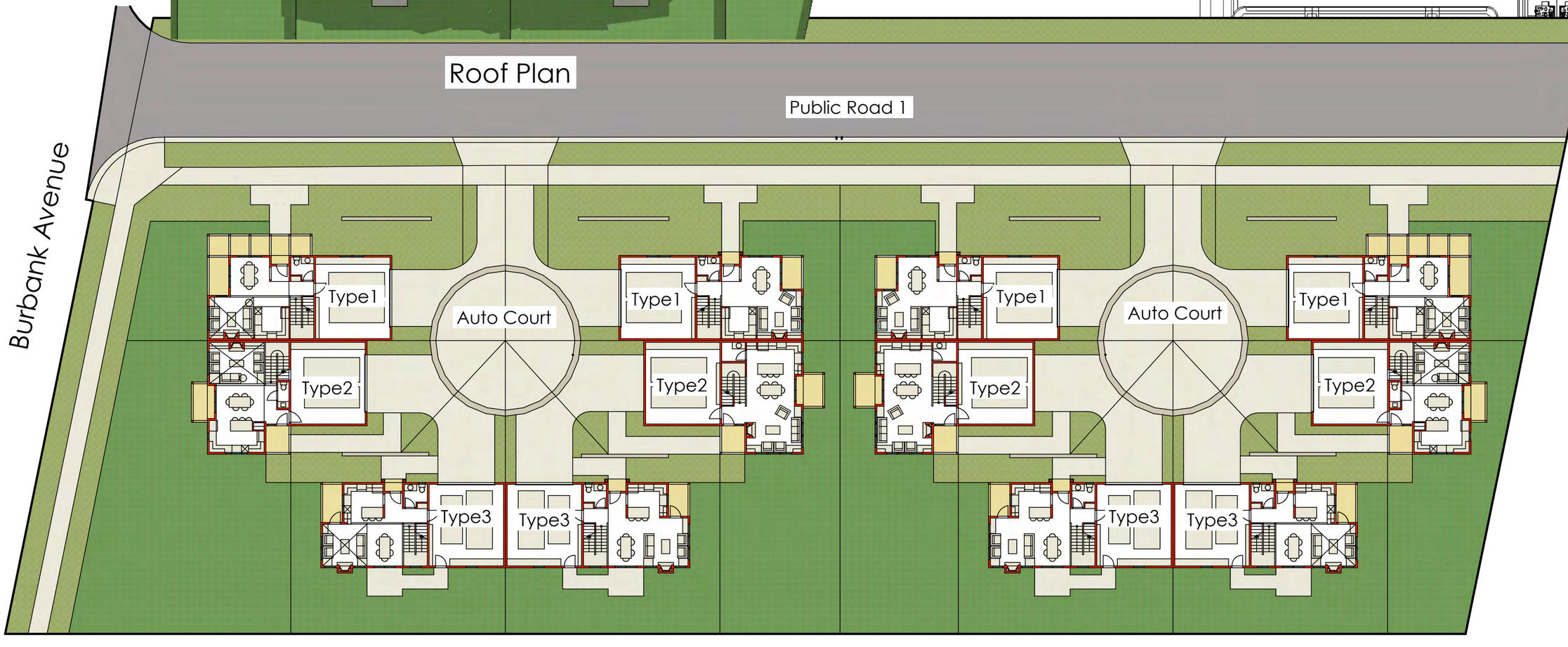
The 12 duet houses are located along the north side of the north entry drive and are arranged in two clusters around a pair of auto courts. There are two types of duets. The four front buildings contain one street fronting house (Type 1) with a wraparound porch and one internal house (Type 2). The two 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.



Roof Plan

Public Road 1

Burbank Avenue



North

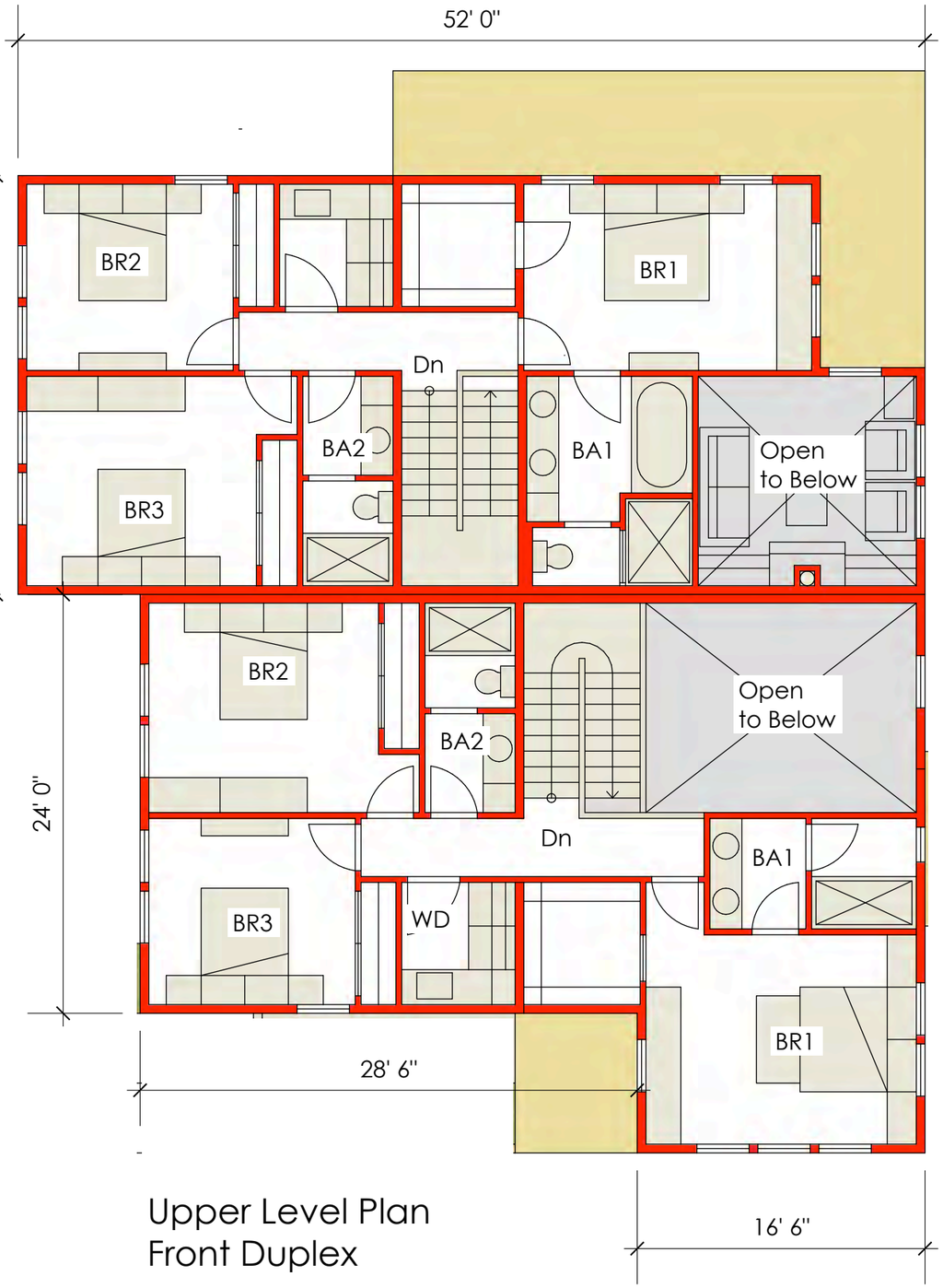
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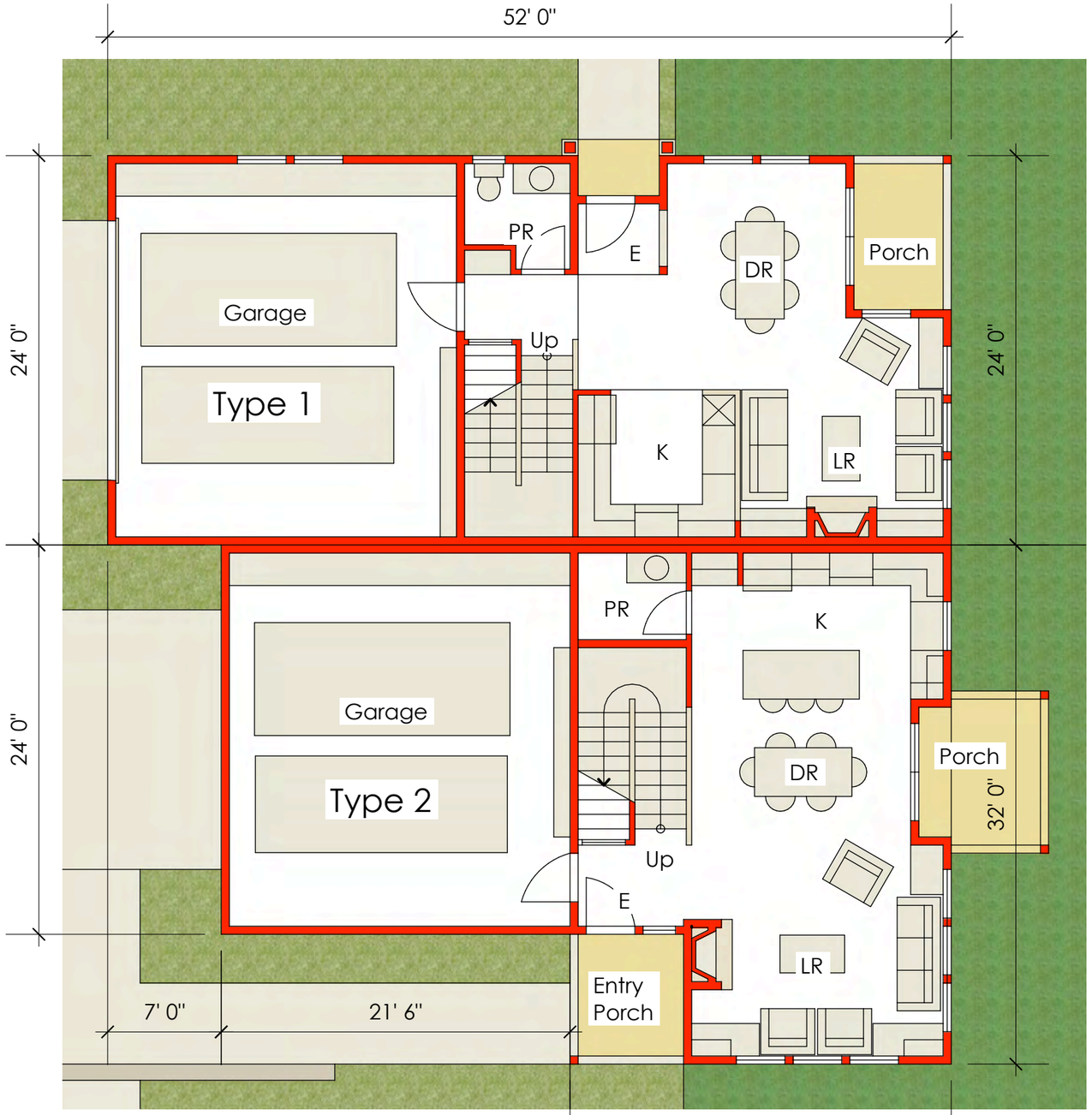
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Duet Site Plan
1:30

12
4/15/20



Upper Level Plan
Front Duplex



Lower Level Plan
Front Duplex

North

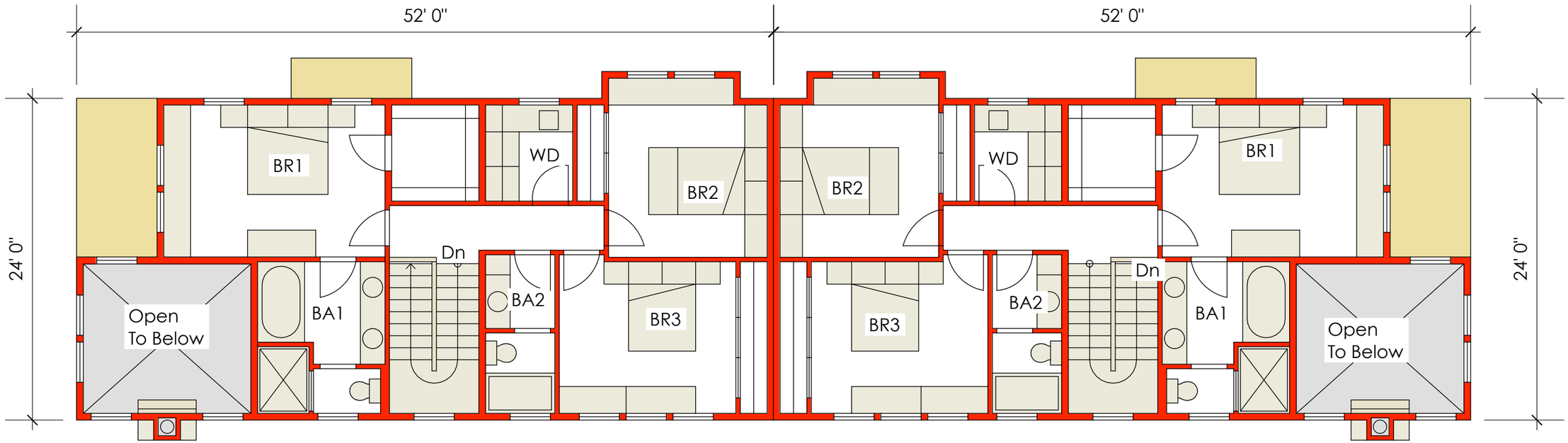
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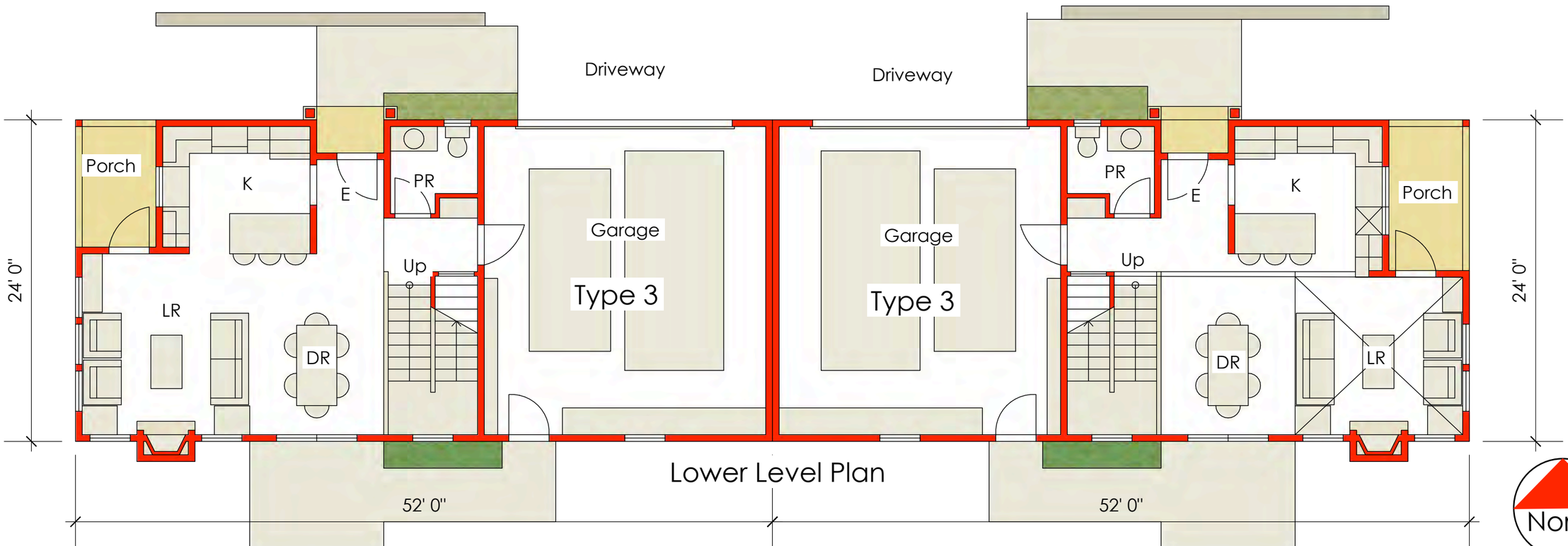
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Front Duet
Floor Plans 1:8

13
4-15-20



Upper Level Plan



Lower Level Plan

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Back Duet
Floor Plans 1:8

14
4-15-20



Street Front Elevation



Back Yard Elevation

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Duet
Elevations 1:8

15
4-15-20



End Elevation



Street View Looking Southeast

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Duet
Elevations 1:8

16
4-15-20



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

17
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Back Yard View looking Northwest

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Duet
Model Views

18
4-15-20



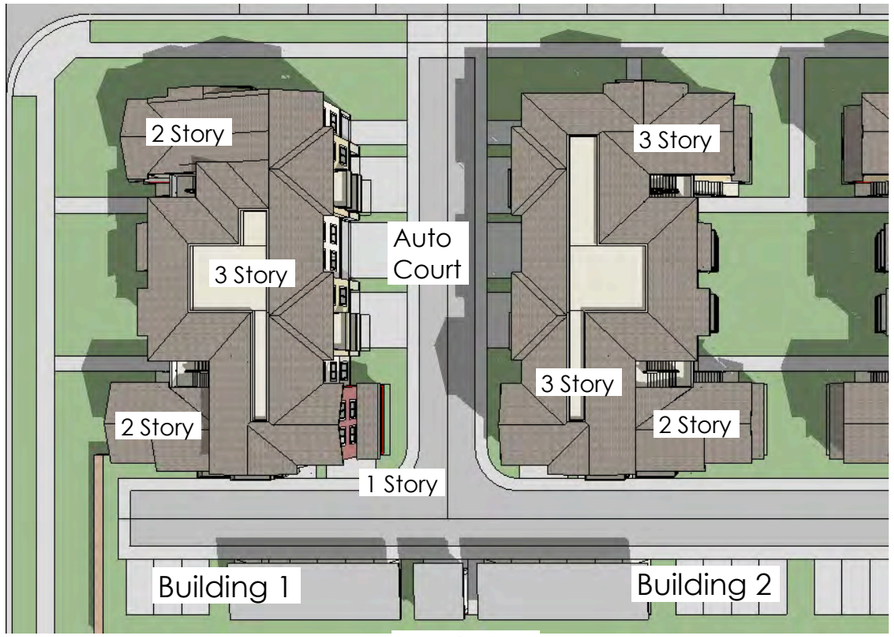
Auto Court View Looking Southeast

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Concept Study

Duet
Model Views



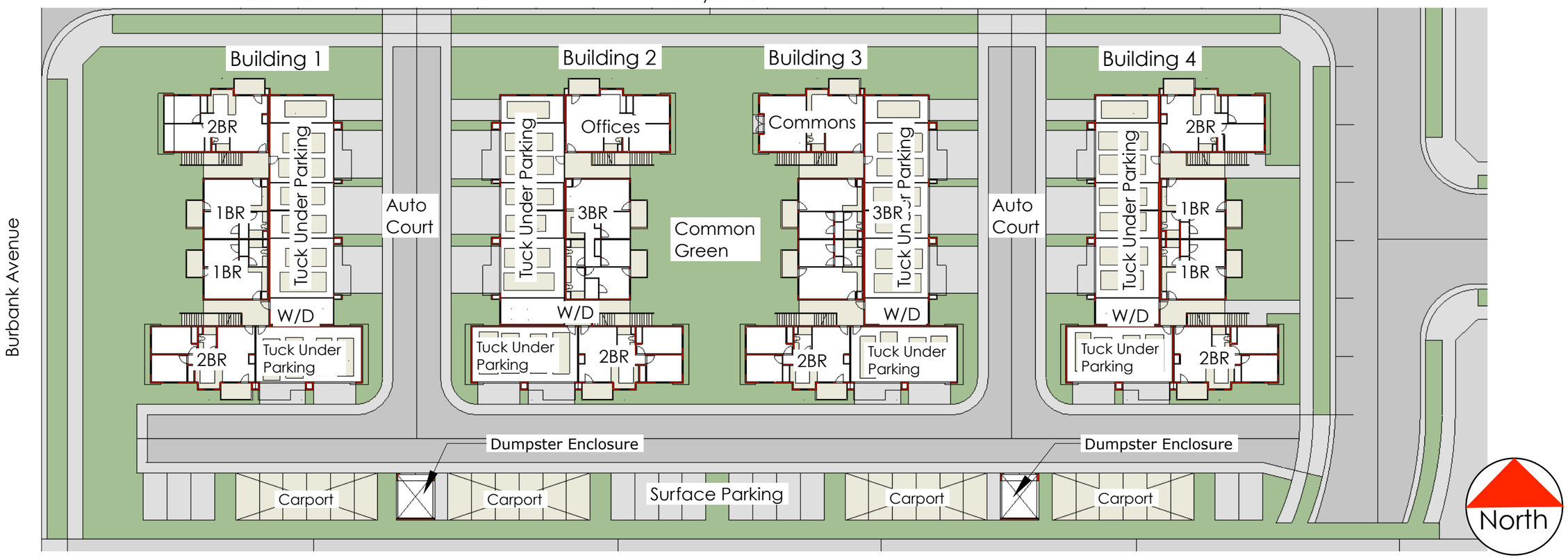
Roof Plan

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.



Site Context



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Apartment Site Plan 1:40

20
4-15-20



Building1 Elevation Looking East
After Design Review Modifications



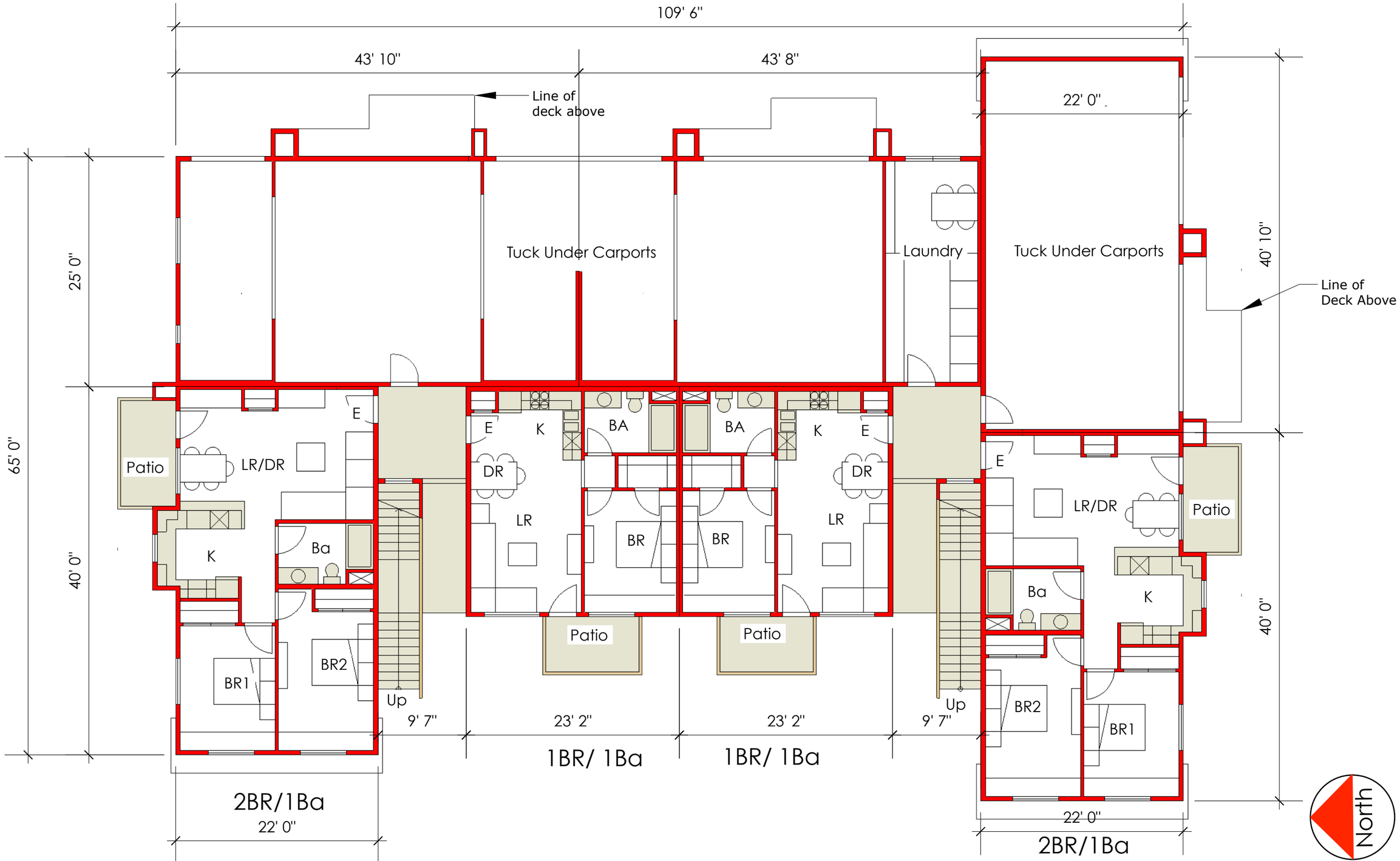
Building 1 Elevation Looking East
Before Design Review Modifications

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Concept Study

Comparative
Model Views



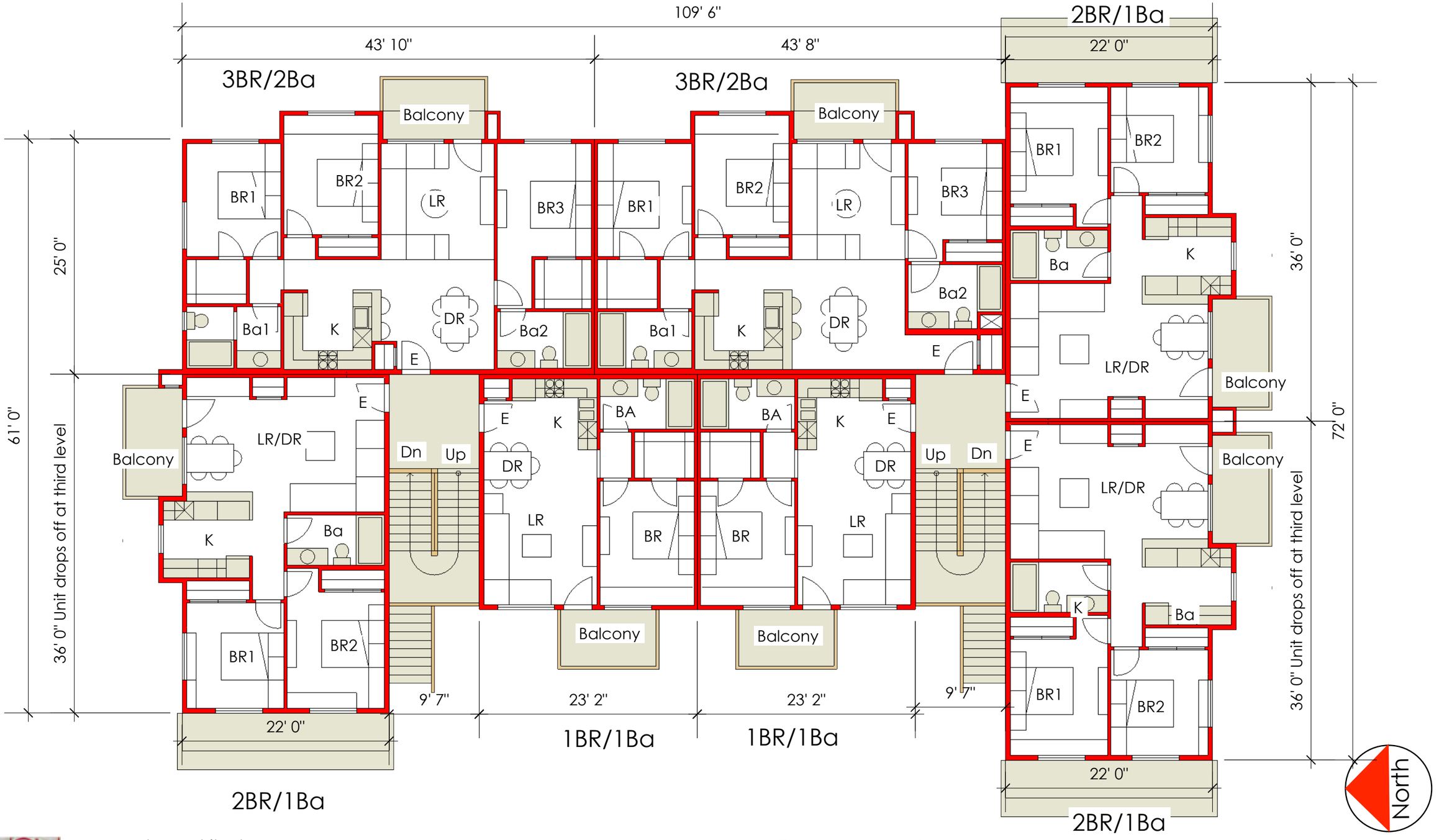
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Building 1/ Lower Floor Plan 1:10

22
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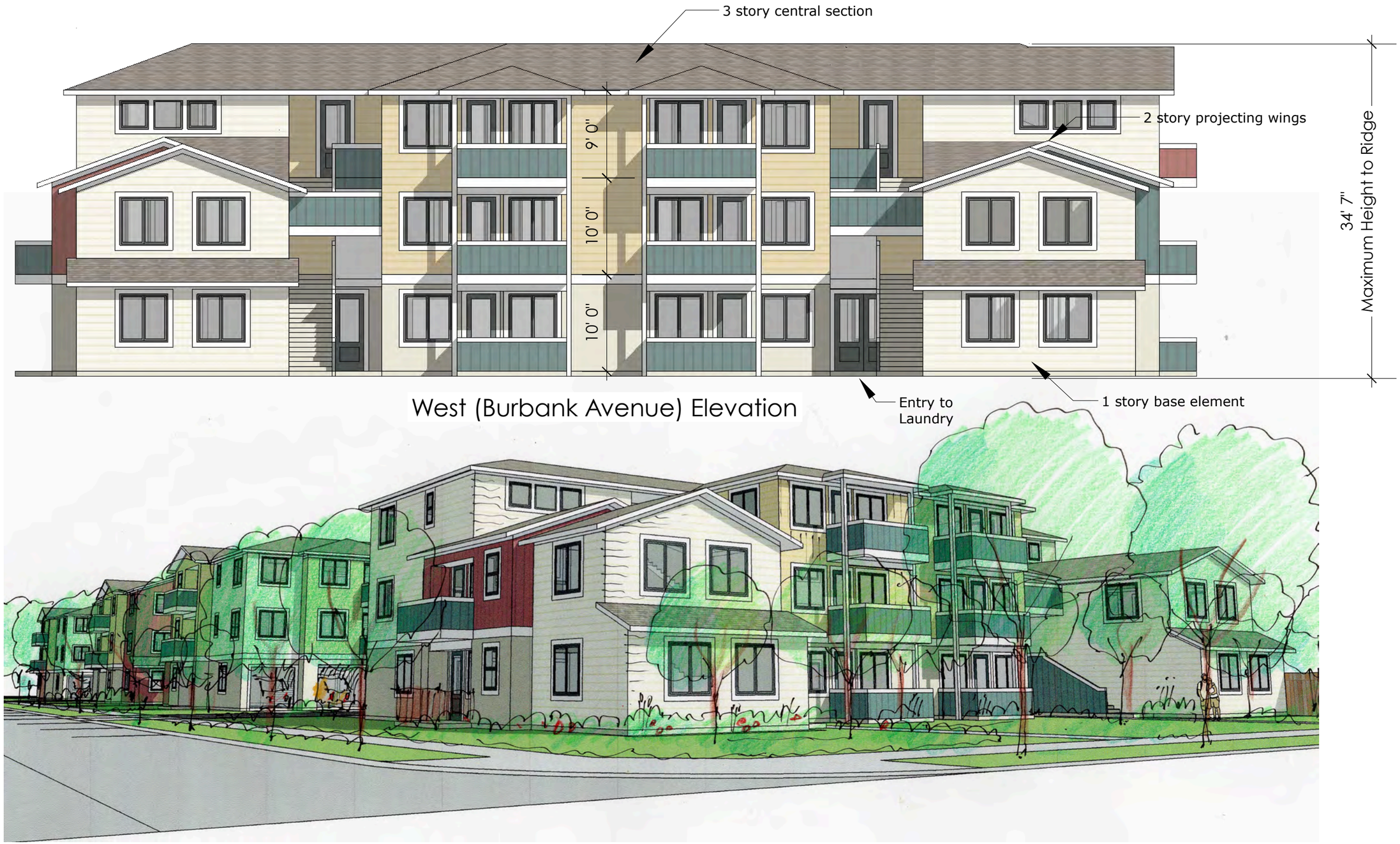
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Building 1/ Upper Floor Plan 1:10

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4-15-20



West (Burbank Avenue) Elevation

Looking Southeast along Burbank Avenue

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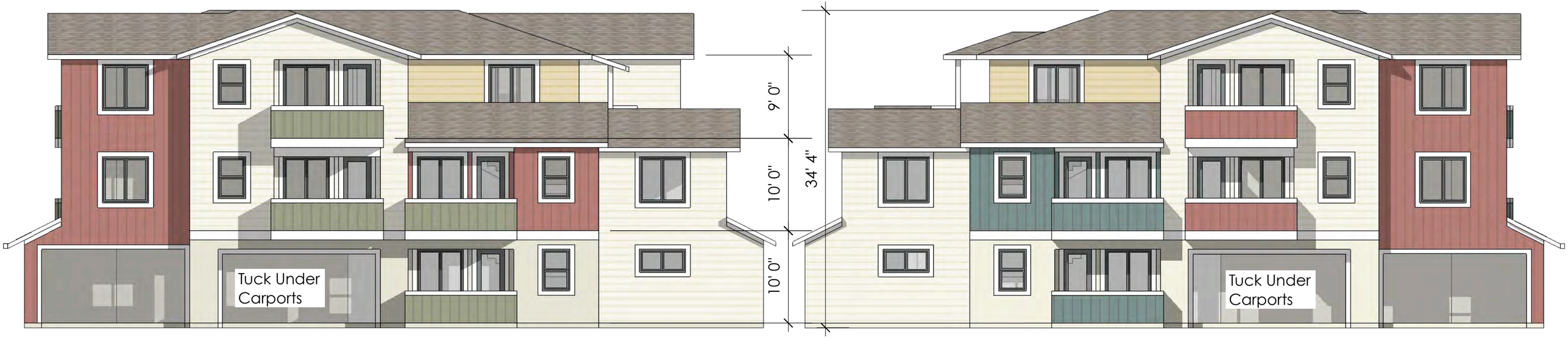
Building 1 West
Elevation 1:10

24
4-15-20



Building 2/ North (Entry Street) Elevation

Building 1/ North (Entry Street) Elevation



Building 2/ South Elevation

Building 1/ South Elevation

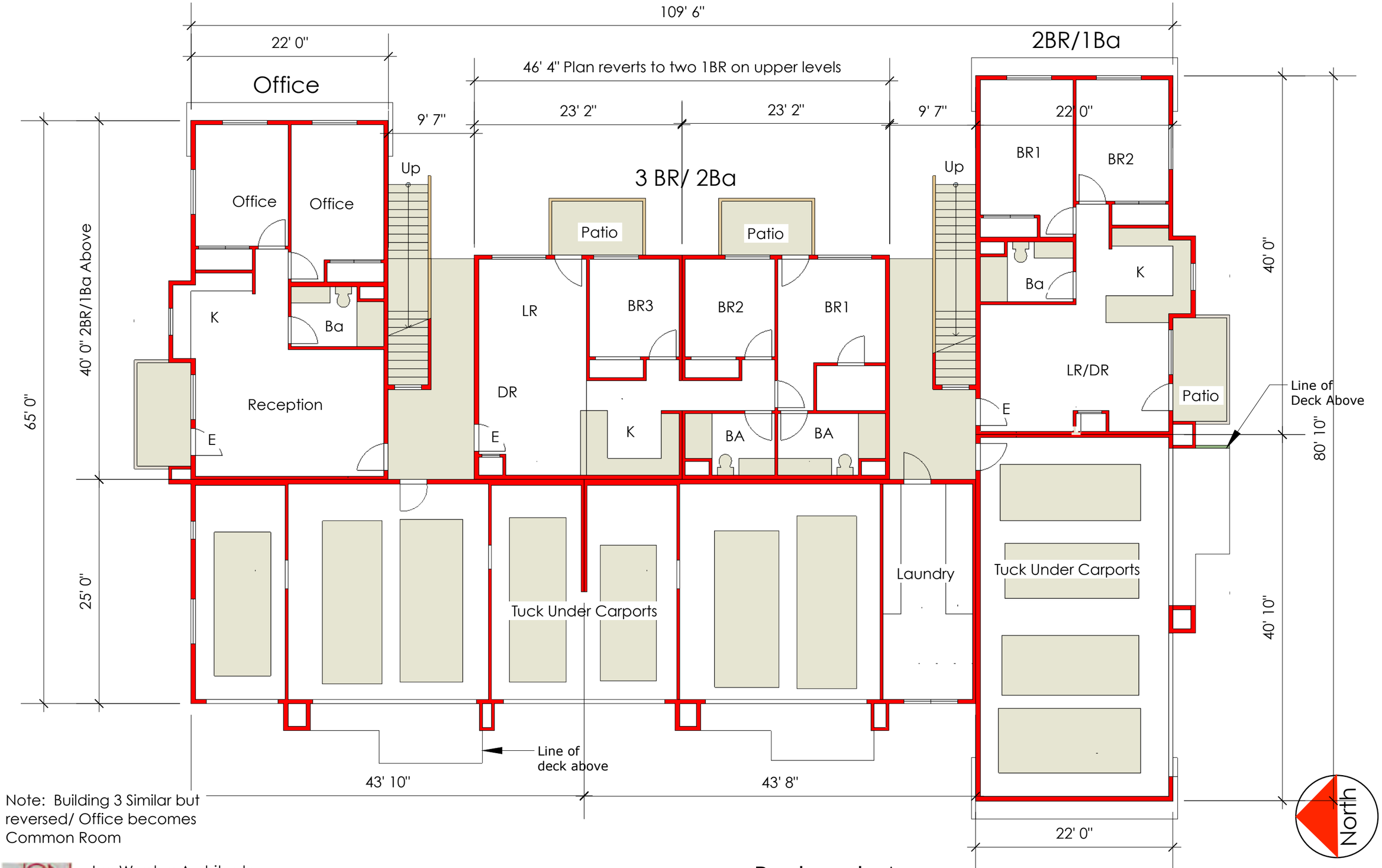
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Building 1&2 End Elevations 1:10

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

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Building 2/ Lower Floor Plan 1:10

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West (Auto Court) Elevation



East (Common Green) Elevation

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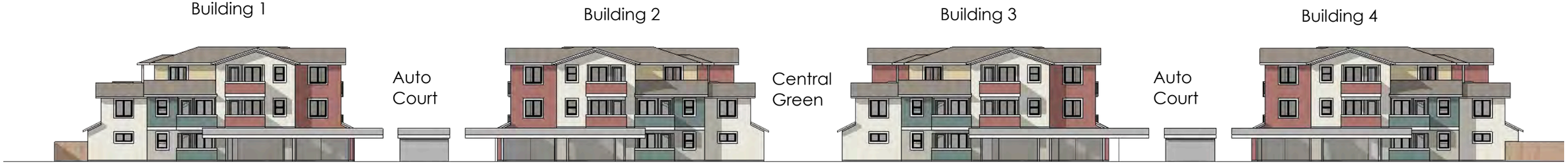
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Buildings 1&2
Elevations 1:10

27
4-15-20



North (Entry Street) Elevation



South Elevation

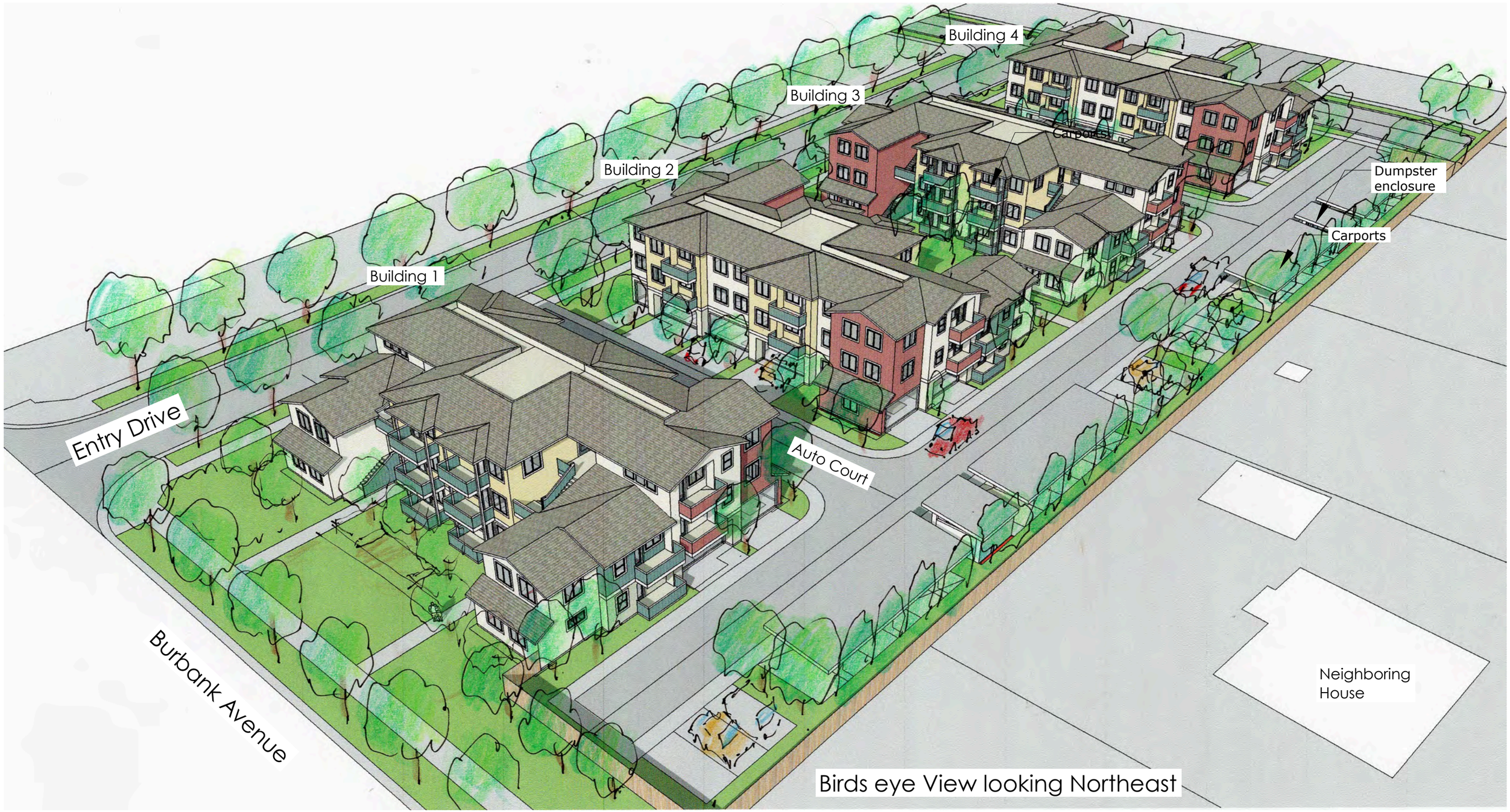
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Overall North & South Elevations
1:30

28
4-15-20



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 Model Views