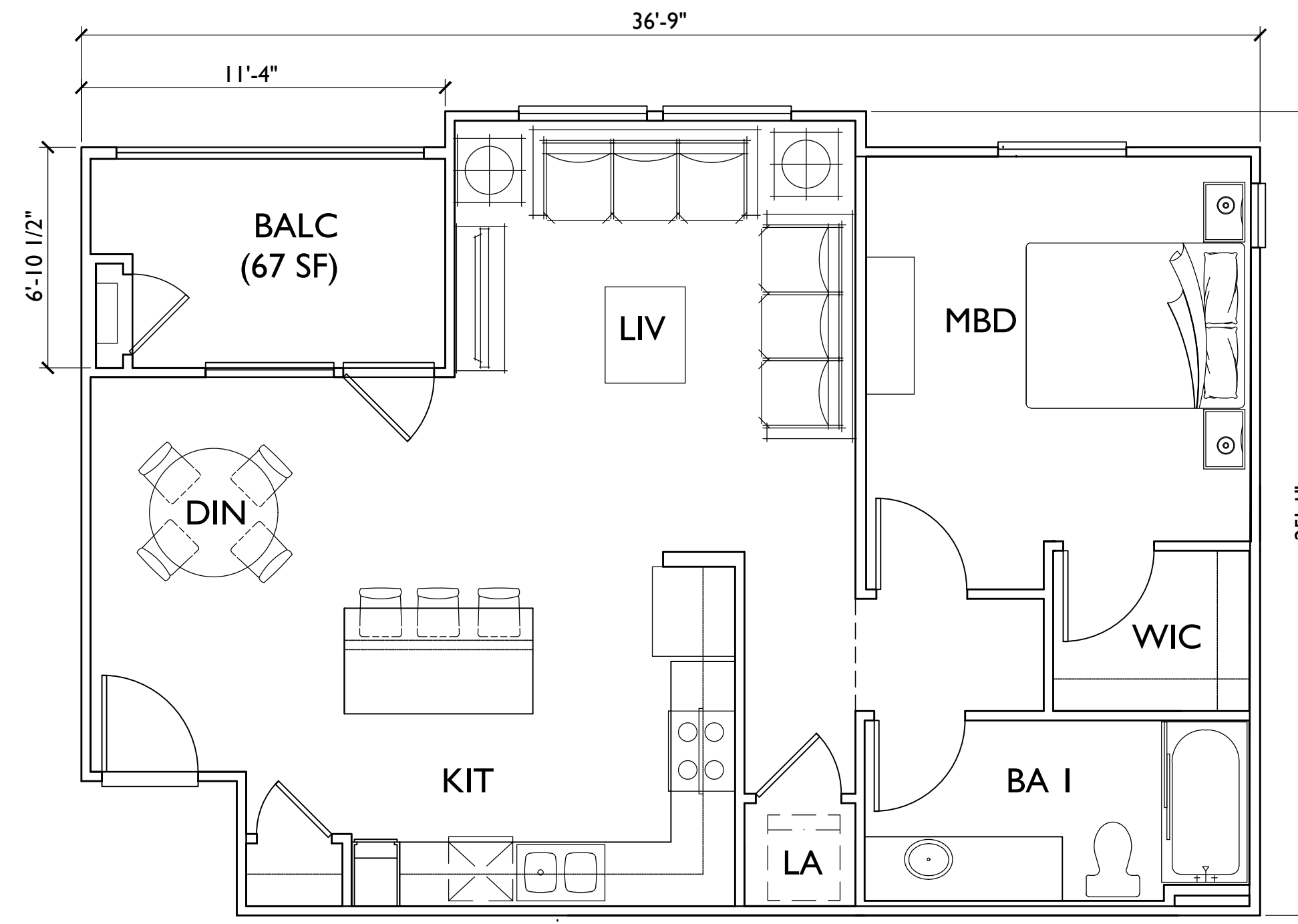
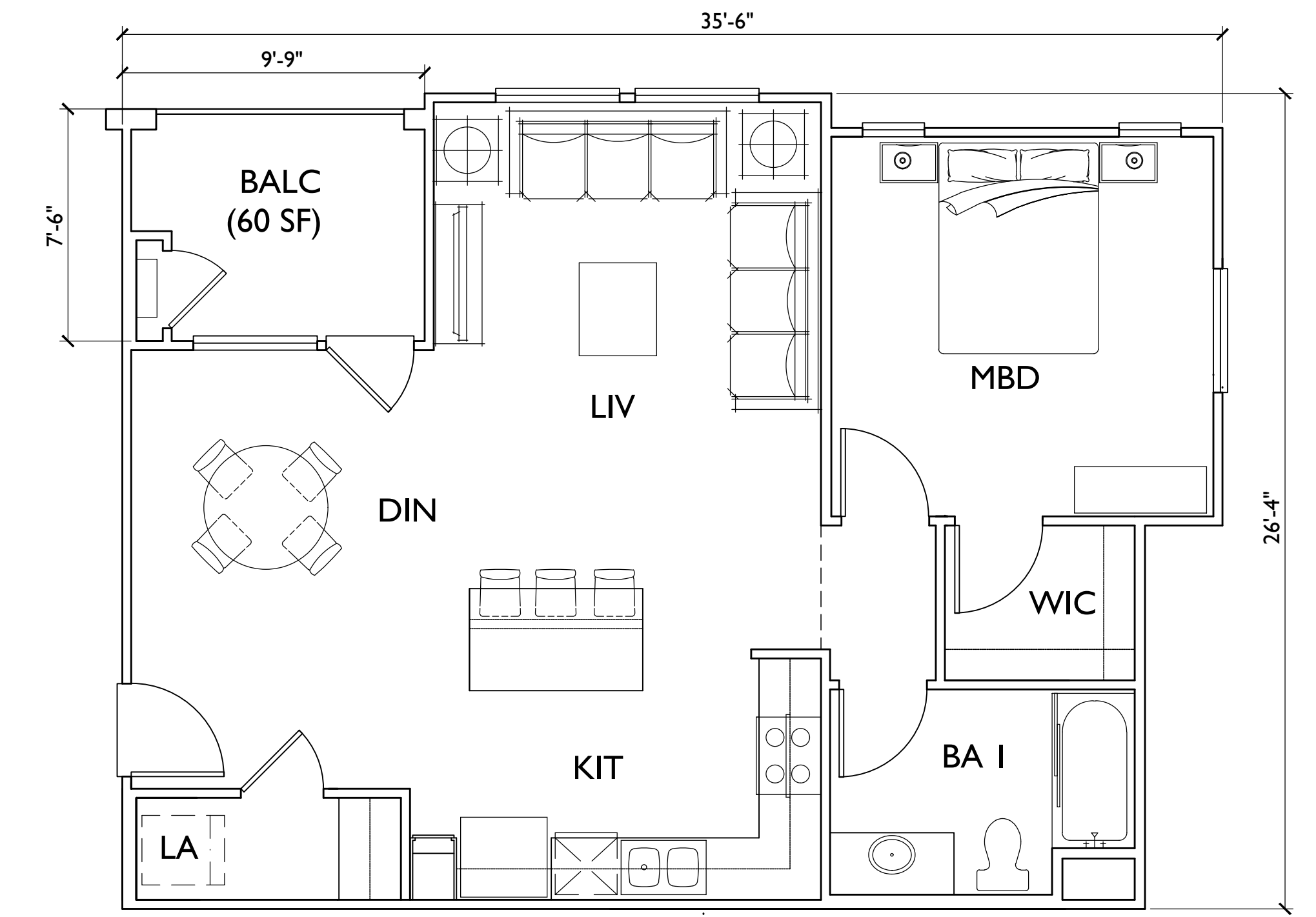


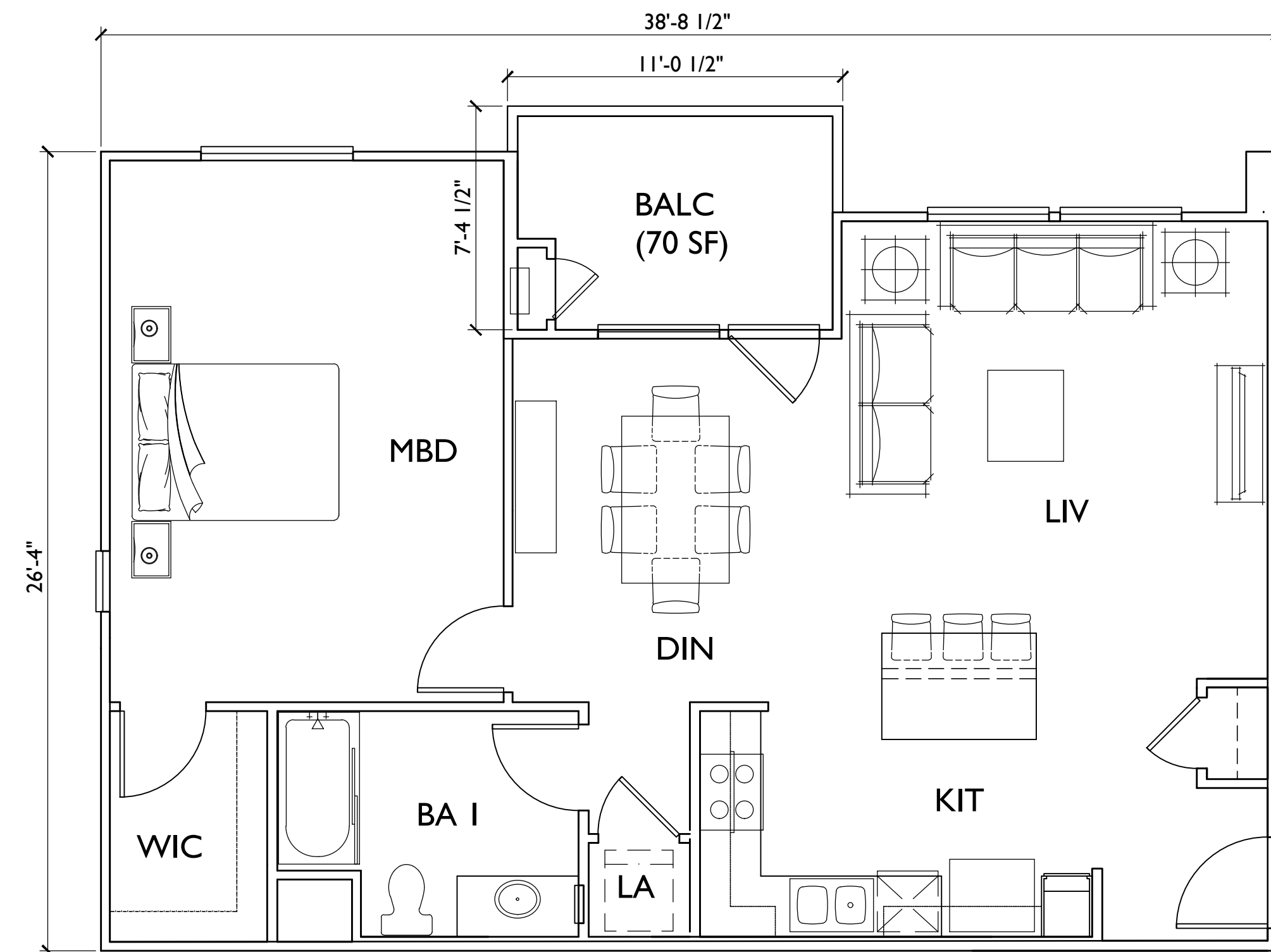
PLAN 1 - 700 SF NET 1BD/1BA



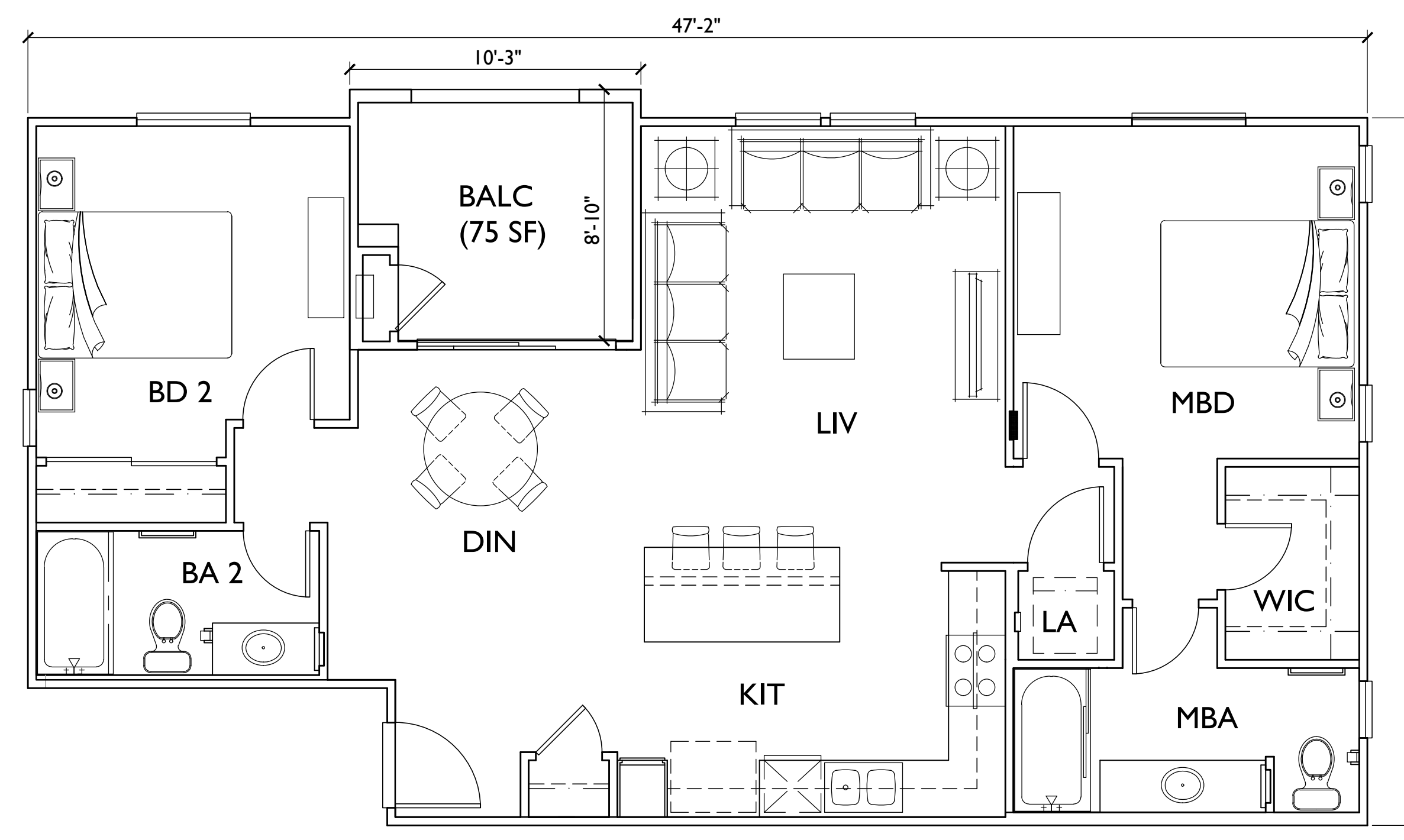
PLAN 2 - 760 SF NET 1BD/1BA



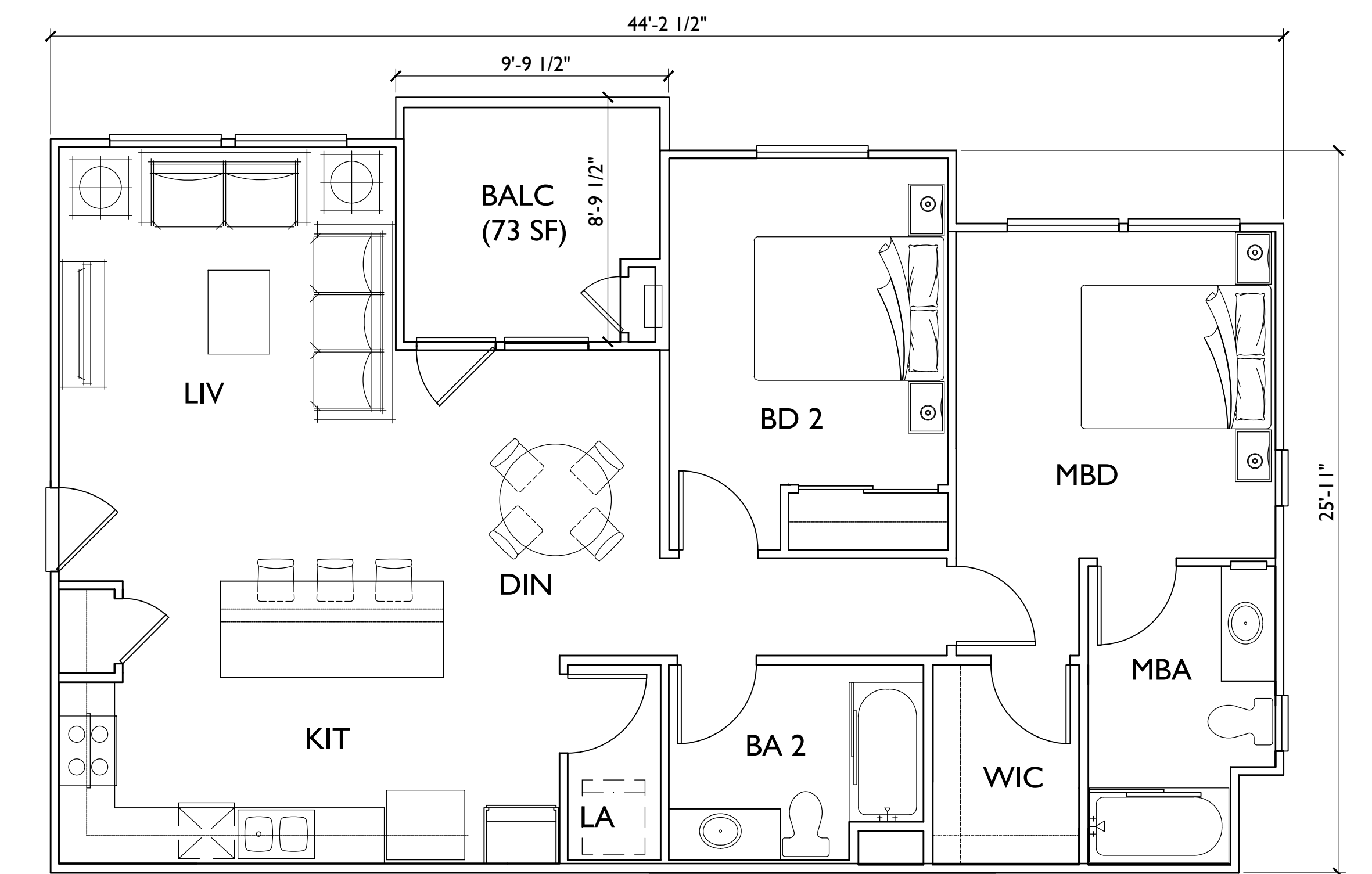
PLAN 3 - 780 SF NET 1BD/1BA



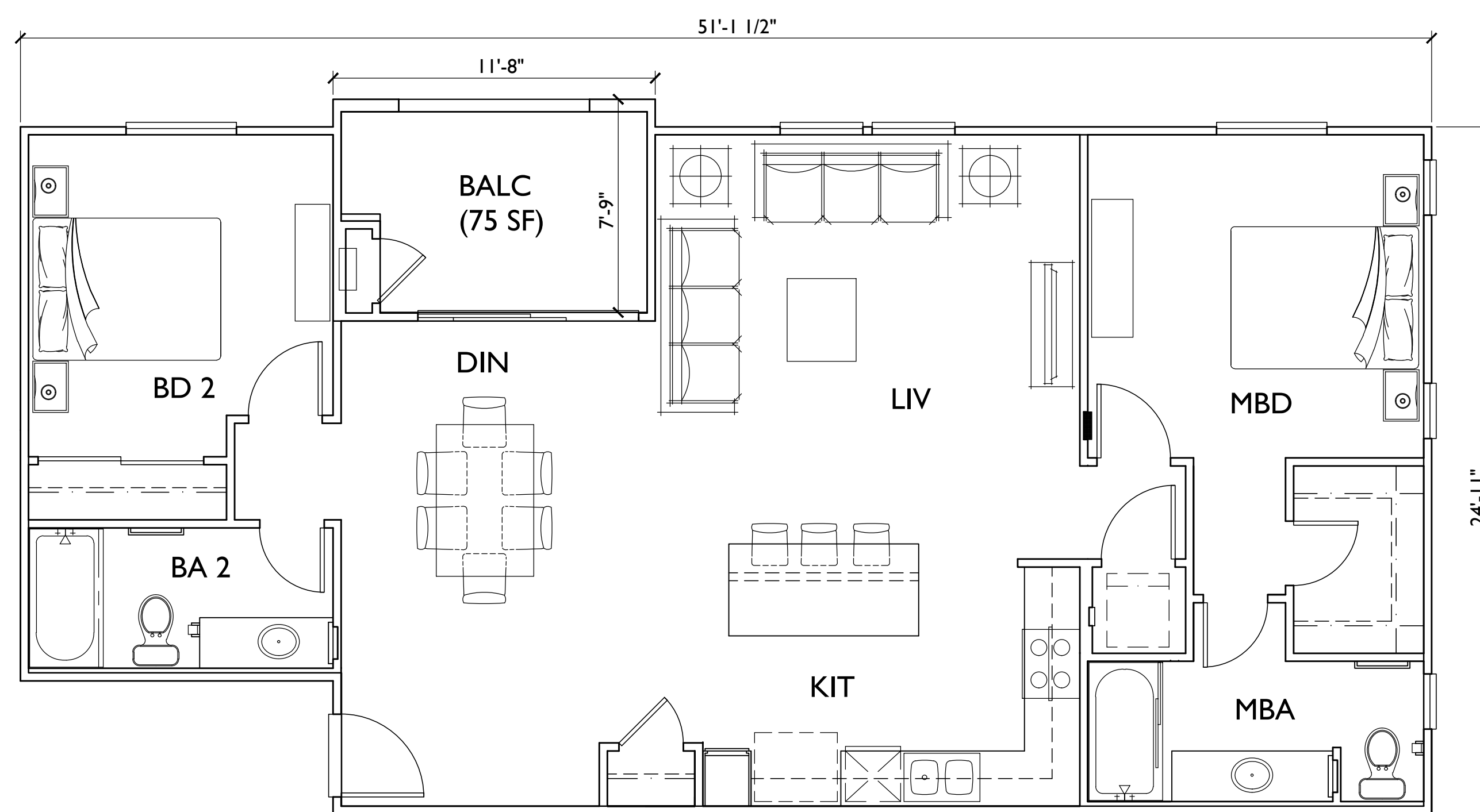
PLAN 4 - 887 SF NET 1BD/1BA



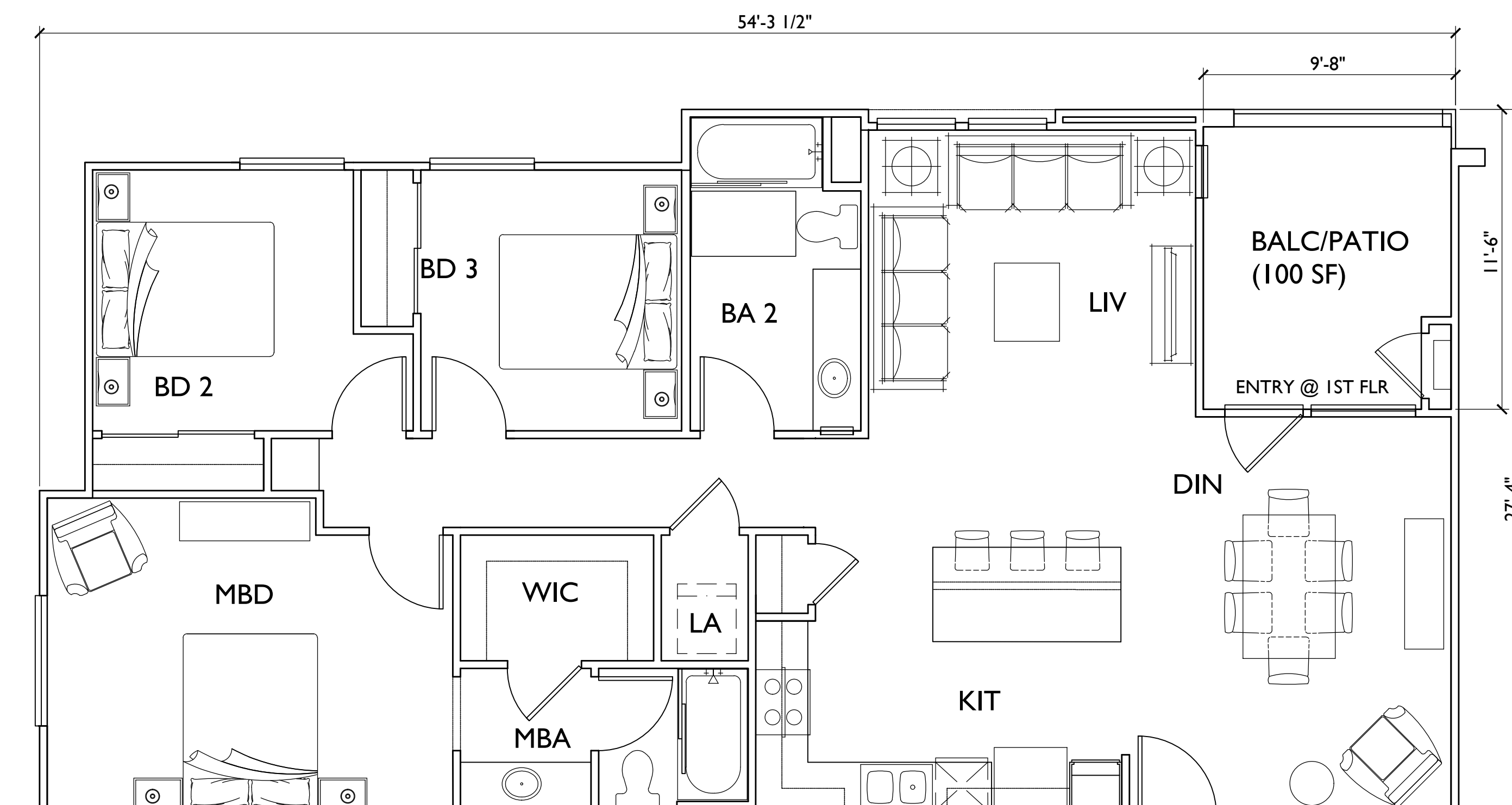
PLAN 5 - 989 SF NET 2BD/2BA



PLAN 6 - 1004 SF NET 2BD/2BA



PLAN 7 - 1096 SF NET 2BD/2BA



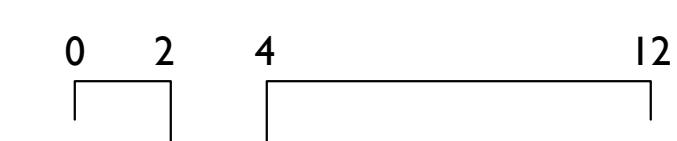
PLAN 8 - 1,248 SF NET 3BD/2BA

TO GARAGE @ 1ST FLR
TO CORRIDOR @ 2ND/3RD

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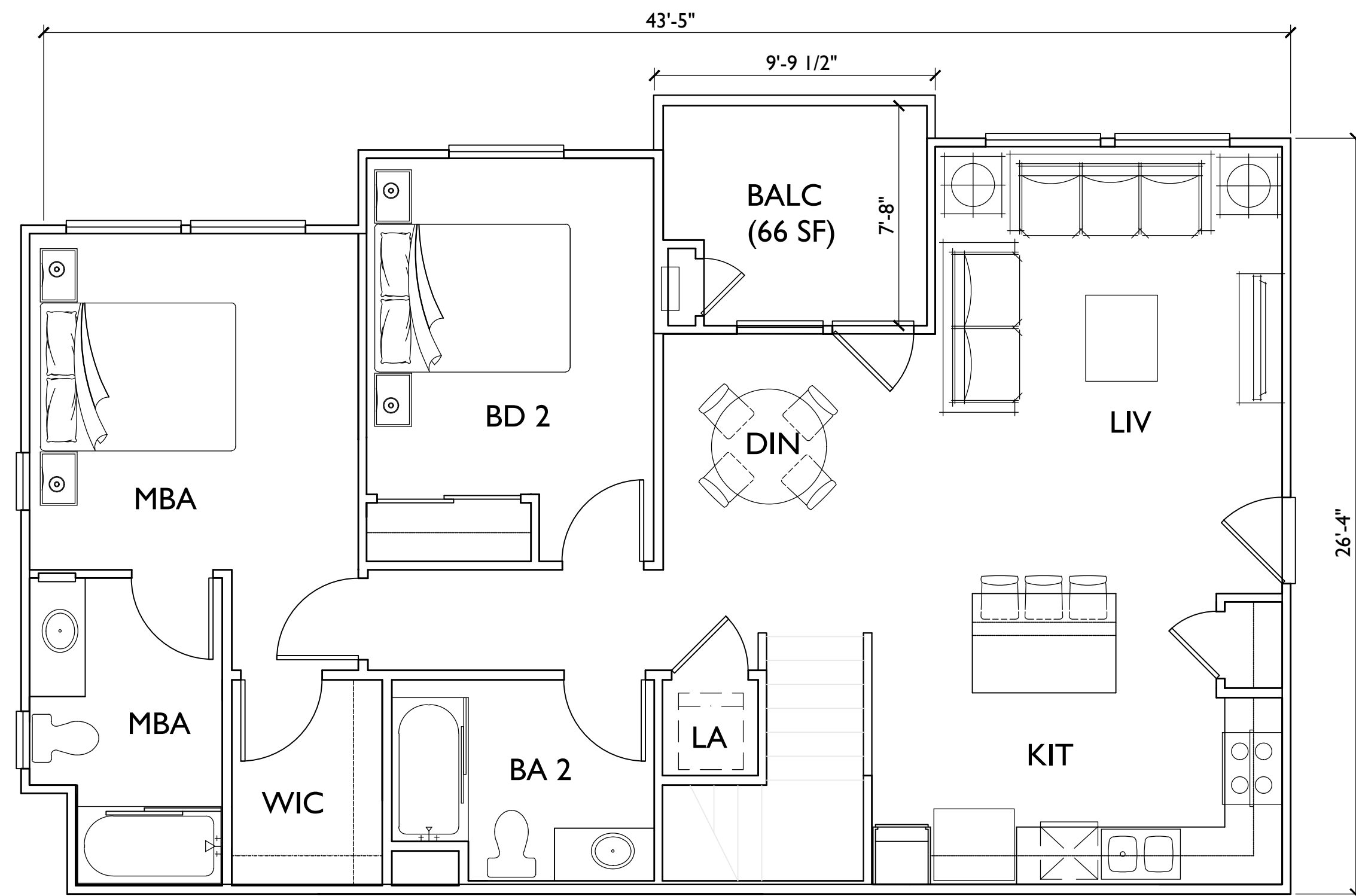


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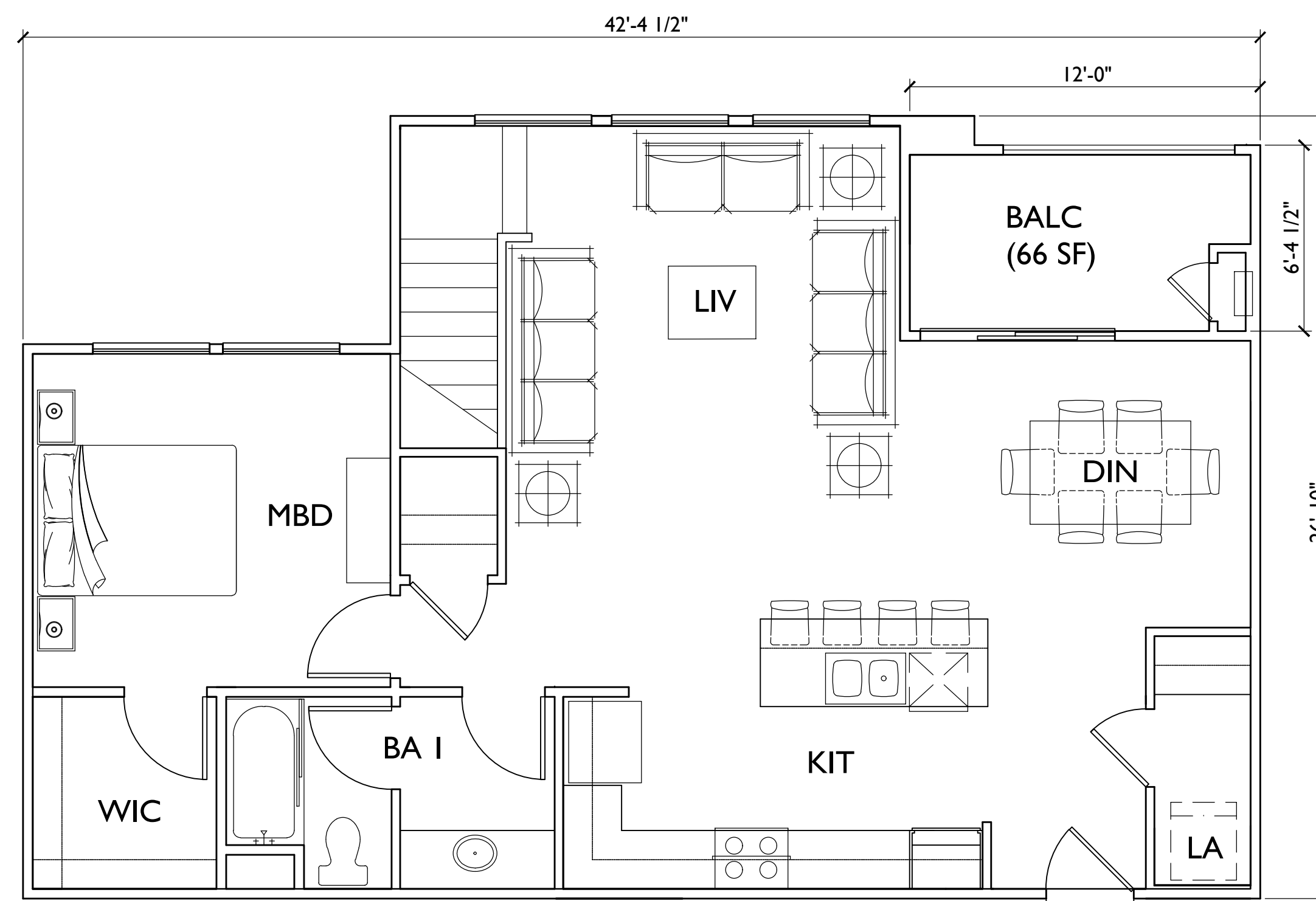
CONCEPTUAL UNIT PLANS - 3 STORY STACKED FLATS



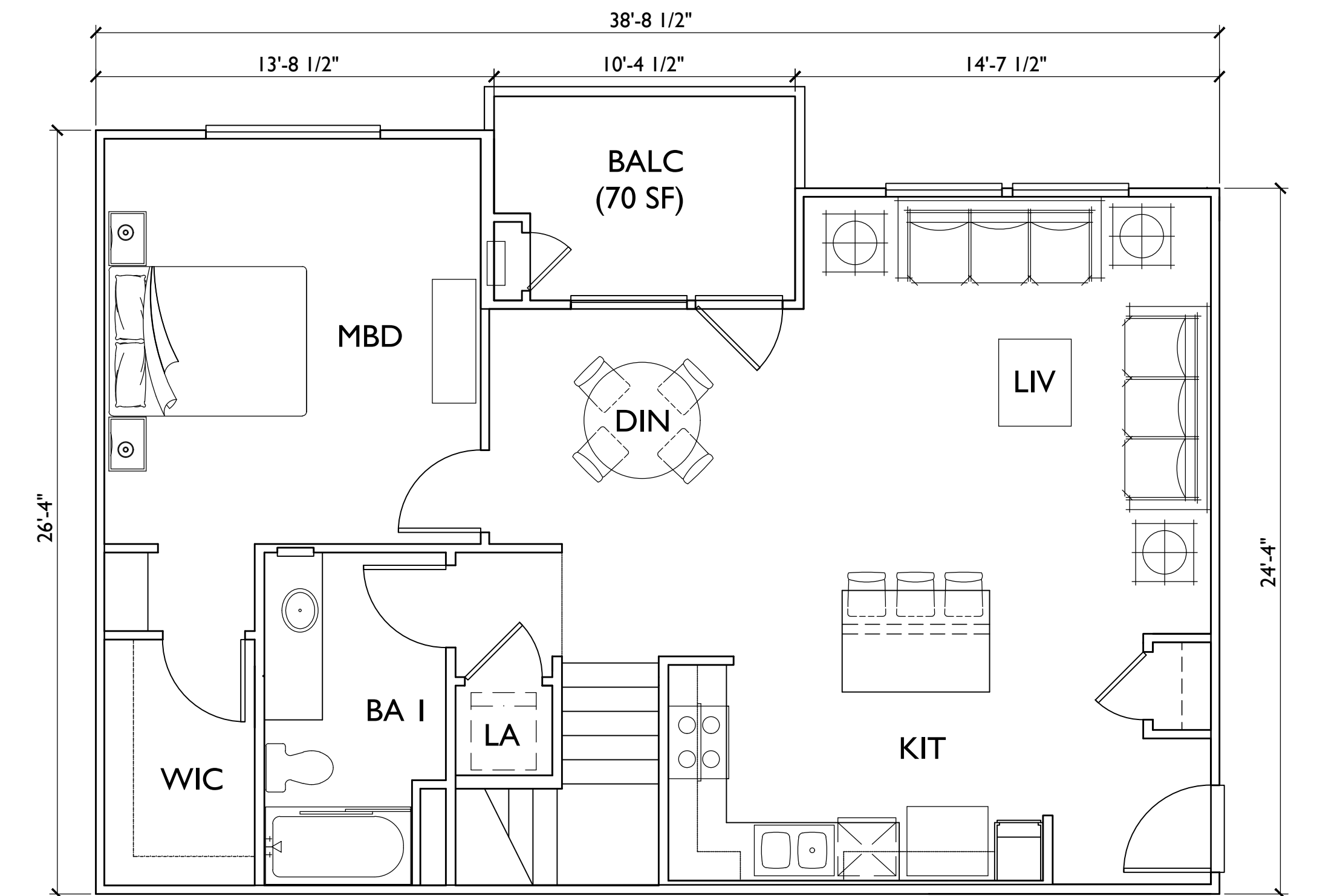
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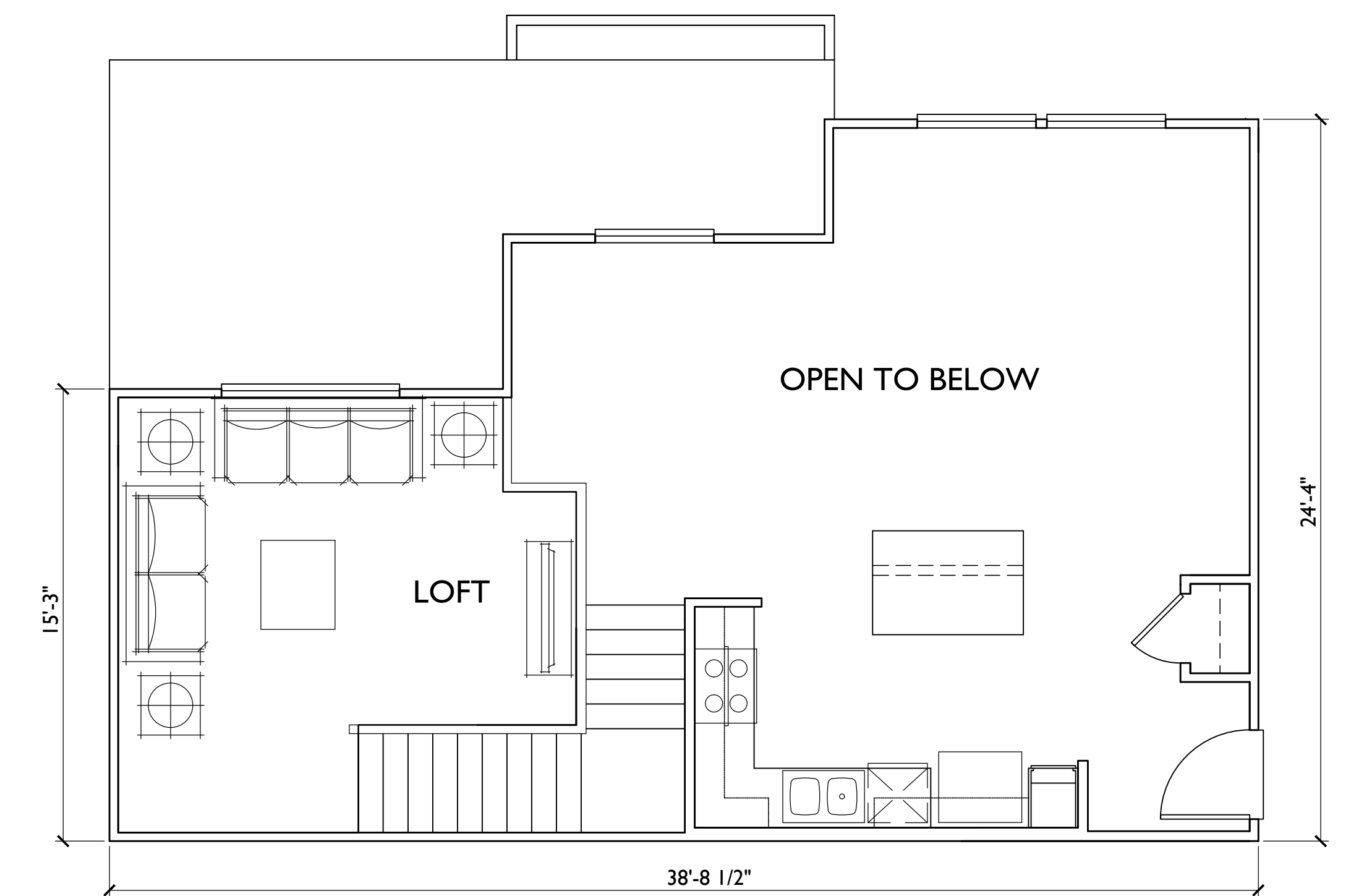
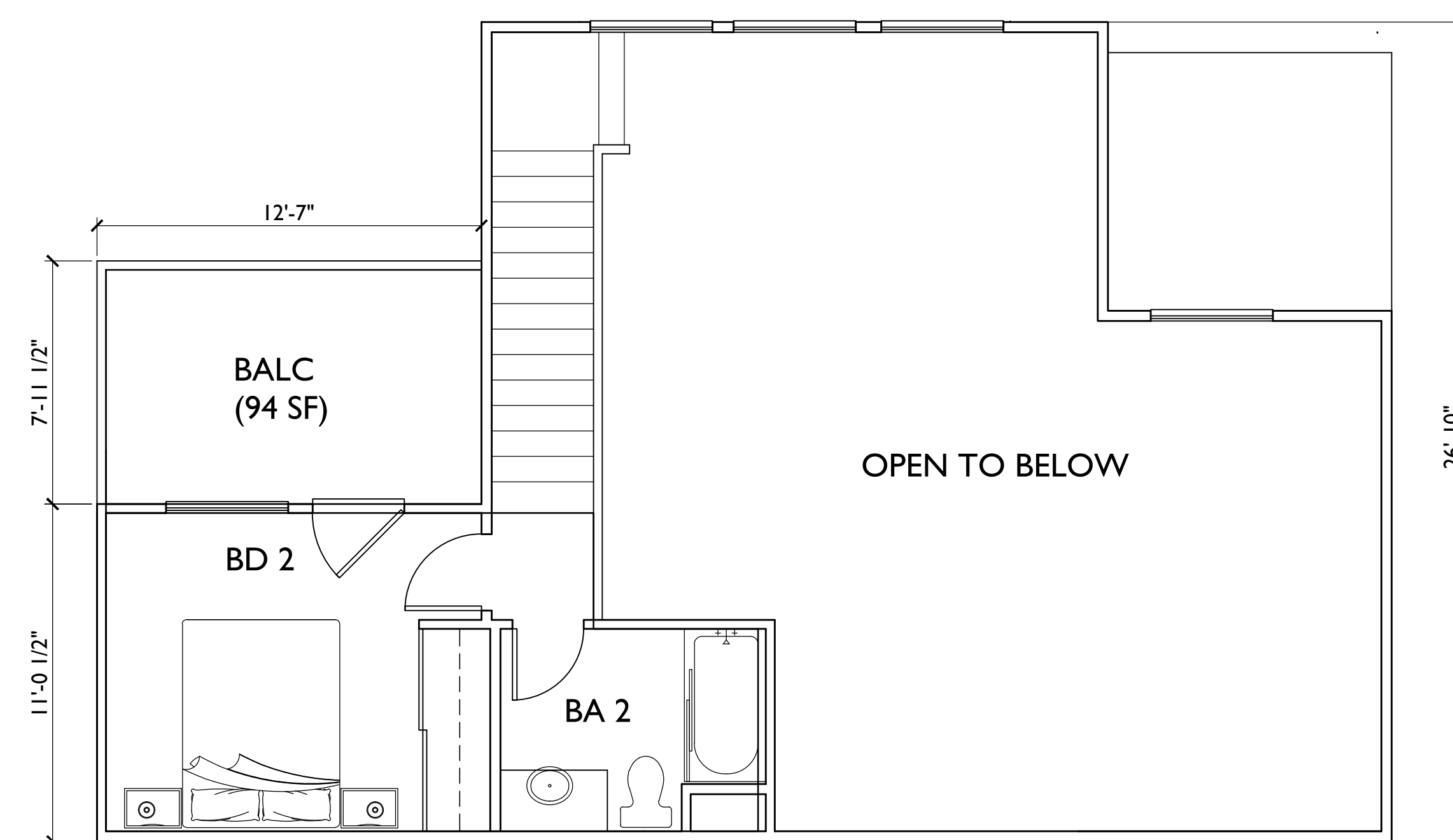
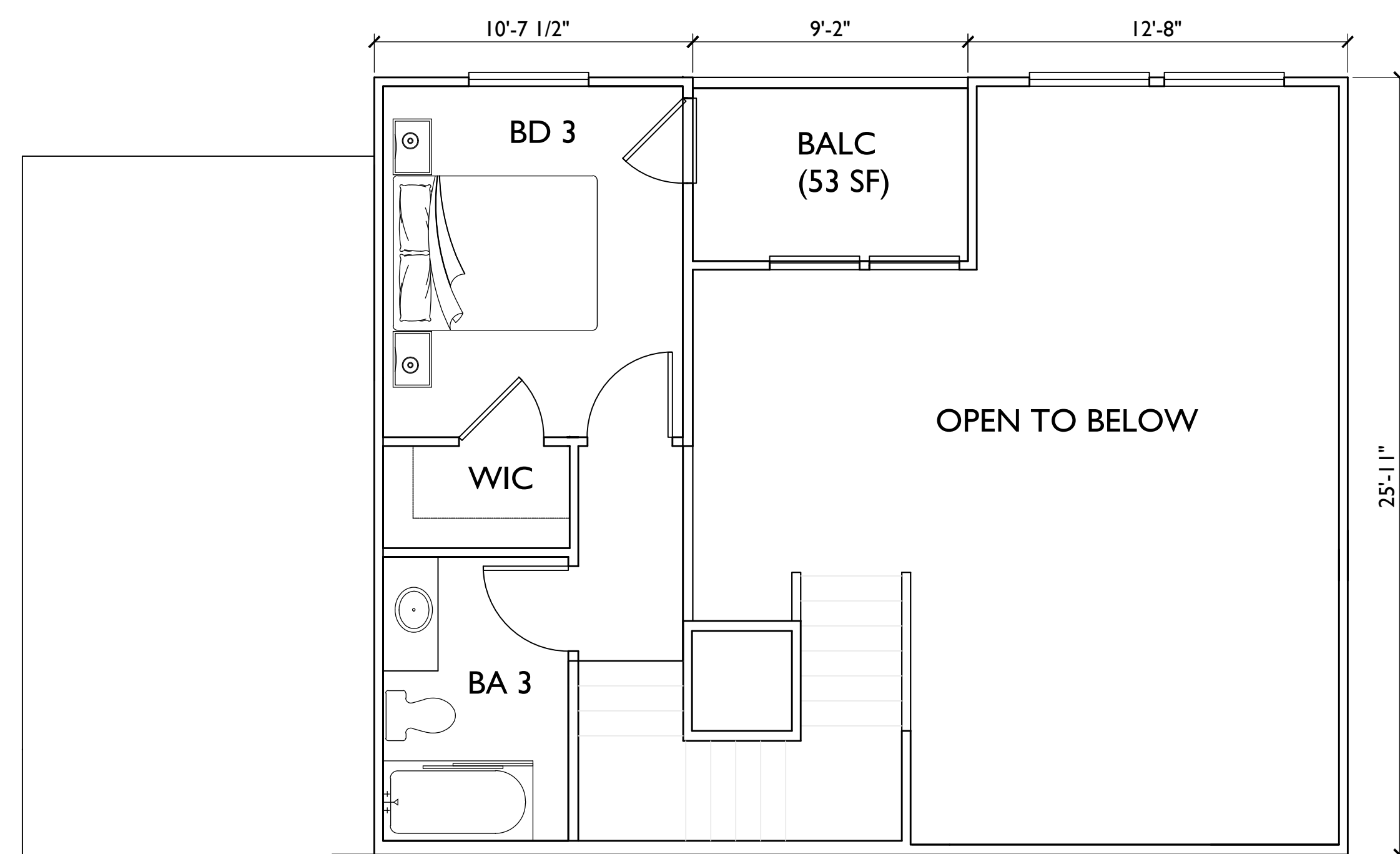
PLAN 11 - 1239 SF NET 3BD/3BA

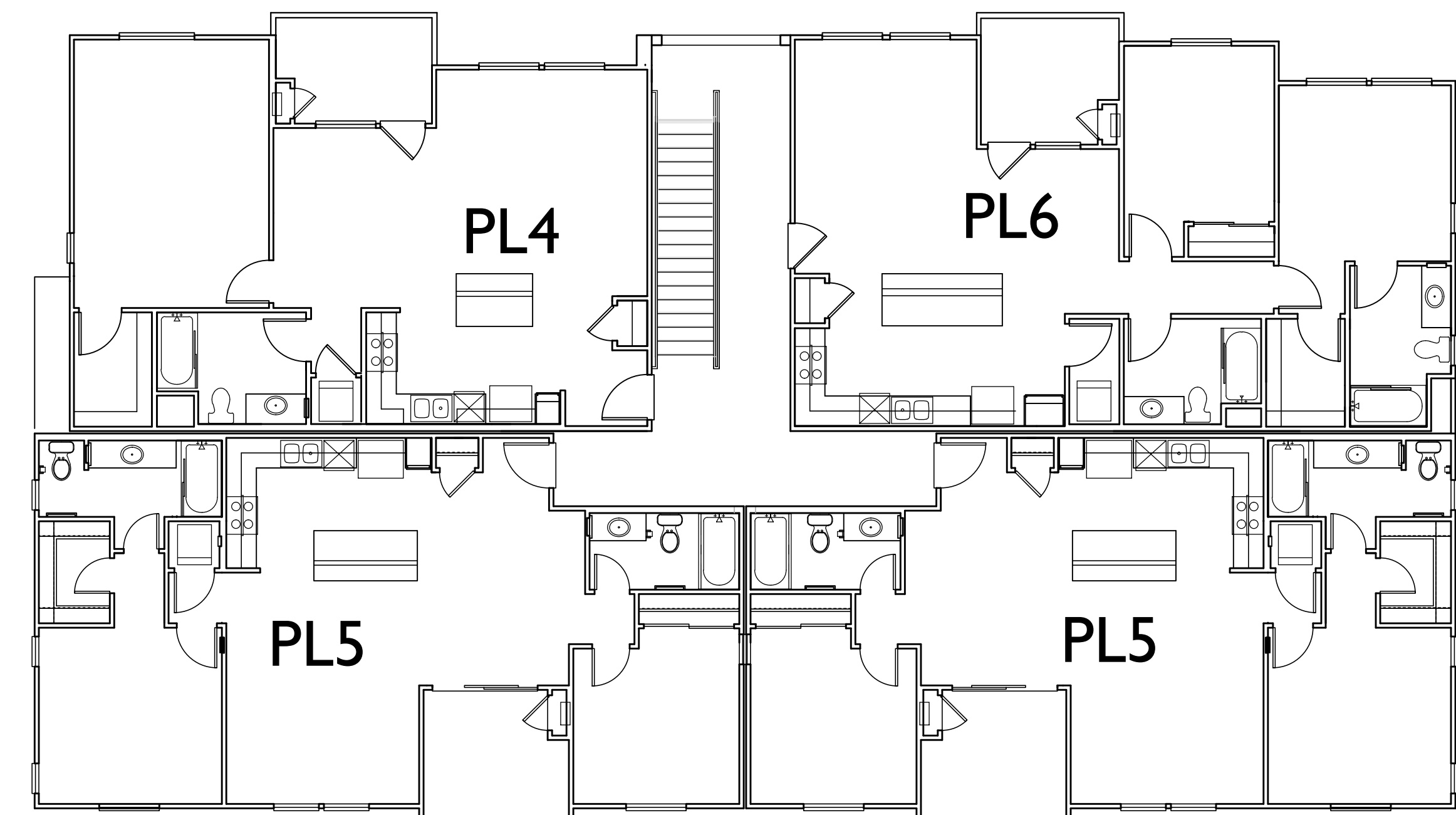
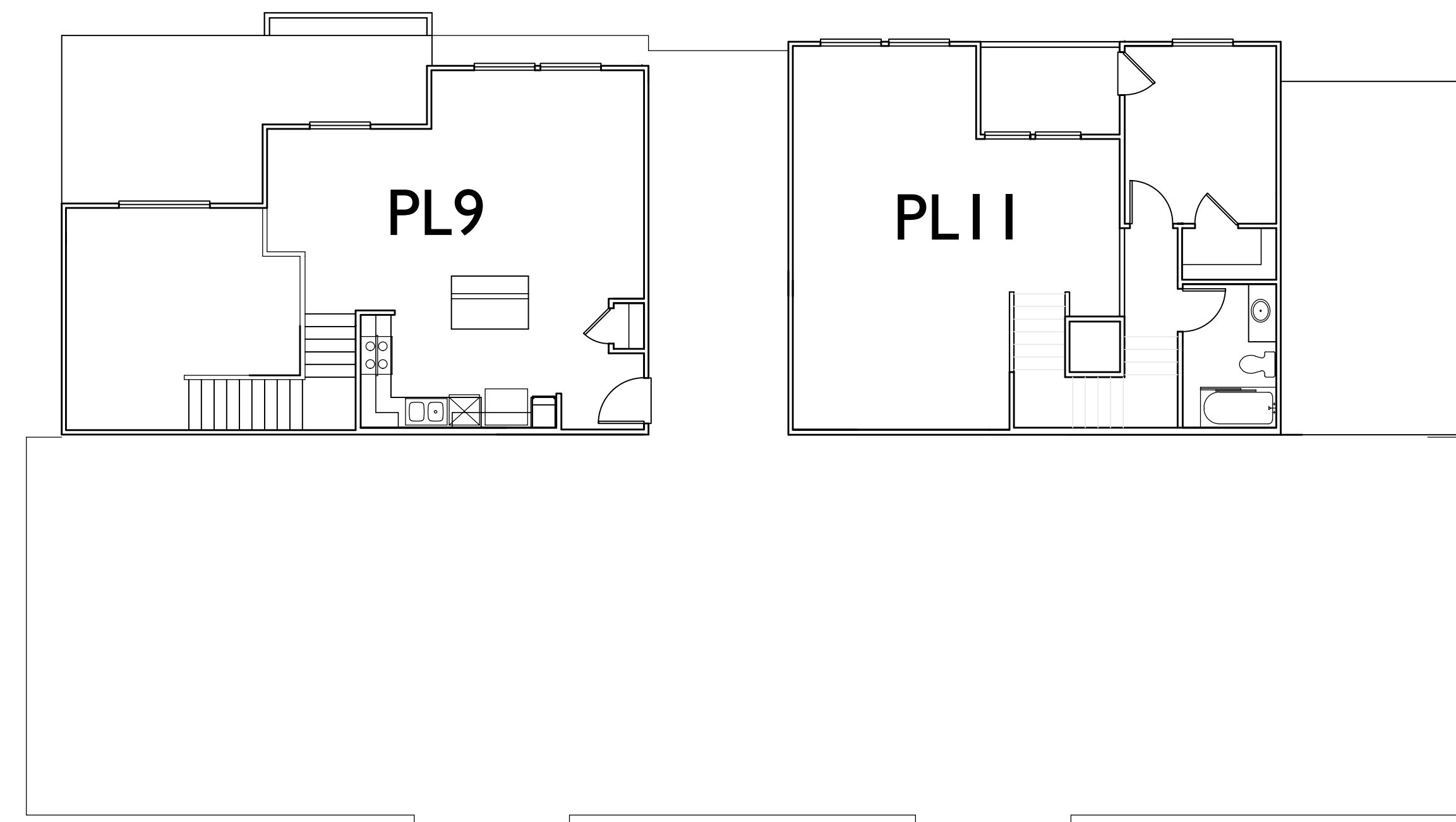
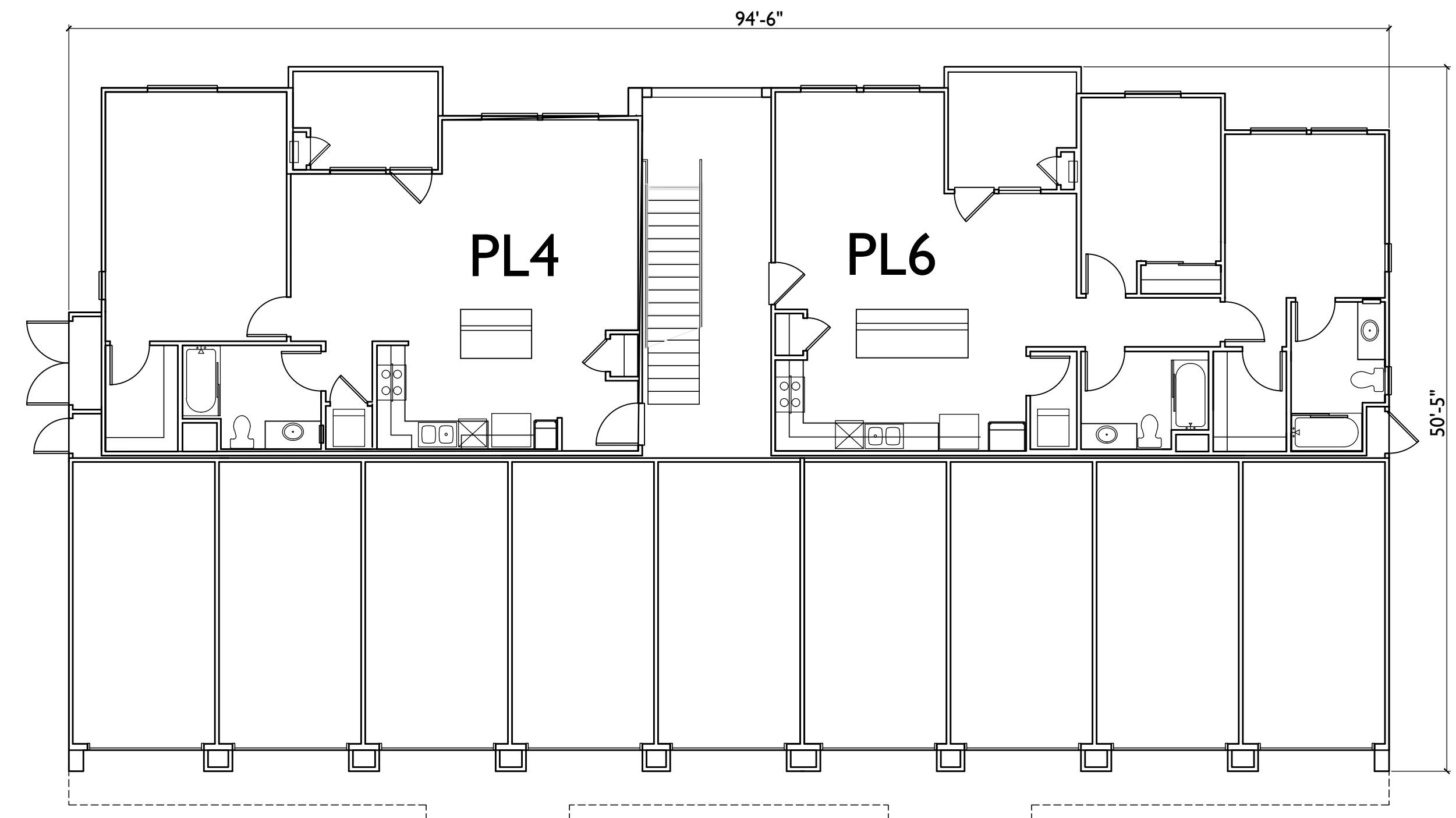
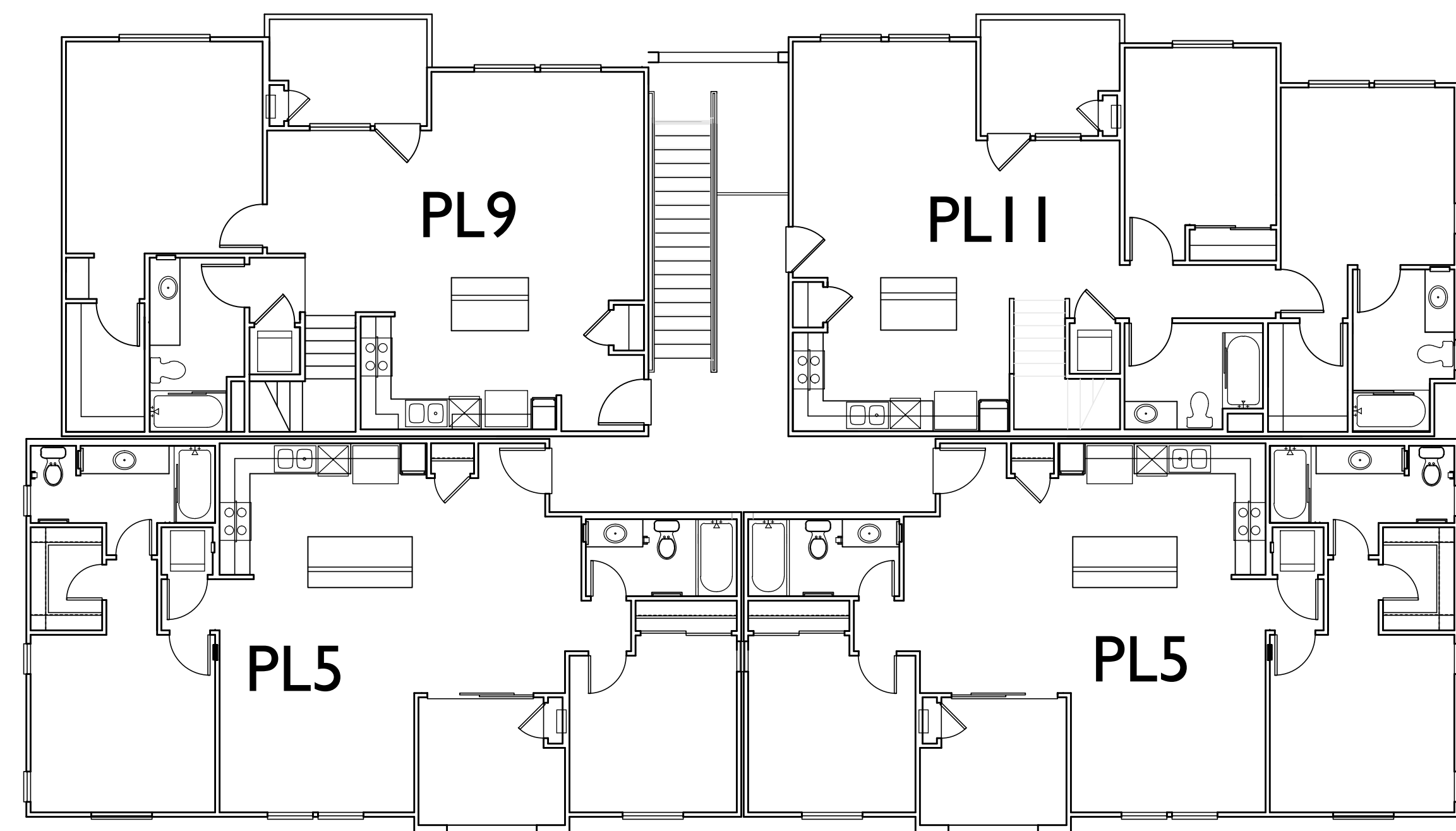


PLAN 10 - 1105 SF NET 2BD/2BA



PLAN 9 - 1078 SF NET 1BD/1BA/LOFT





BUILDING TYPE I
7 BLDGS AT 10 UNITS EACH
PER BUILDING:

0	PL 1	700 SF	1BD/1BA	FLAT
0	PL 2	760 SF	1 BD/1BA	FLAT
0	PL 3	780 SF	1BD/1BA	FLAT
2	PL 4	887 SF	1BD/1BA	FLAT
4	PL 5	989 SF	2BD/2BA	FLAT
2	PL 6	1004 SF	2BD/2BA	FLAT
0	PL 7	1096 SF	2BD/2BA	FLAT
0	PL 8	1248 SF	3 BD/2BA	FLAT
1	PL 9	1078 SF	1BD/LOFT/1BA	MEZZ
0	PL 10	1105 SF	2BD/2BA	MEZZ
1	PL 11B	1239 SF	3 BD/3BA	MEZZ



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



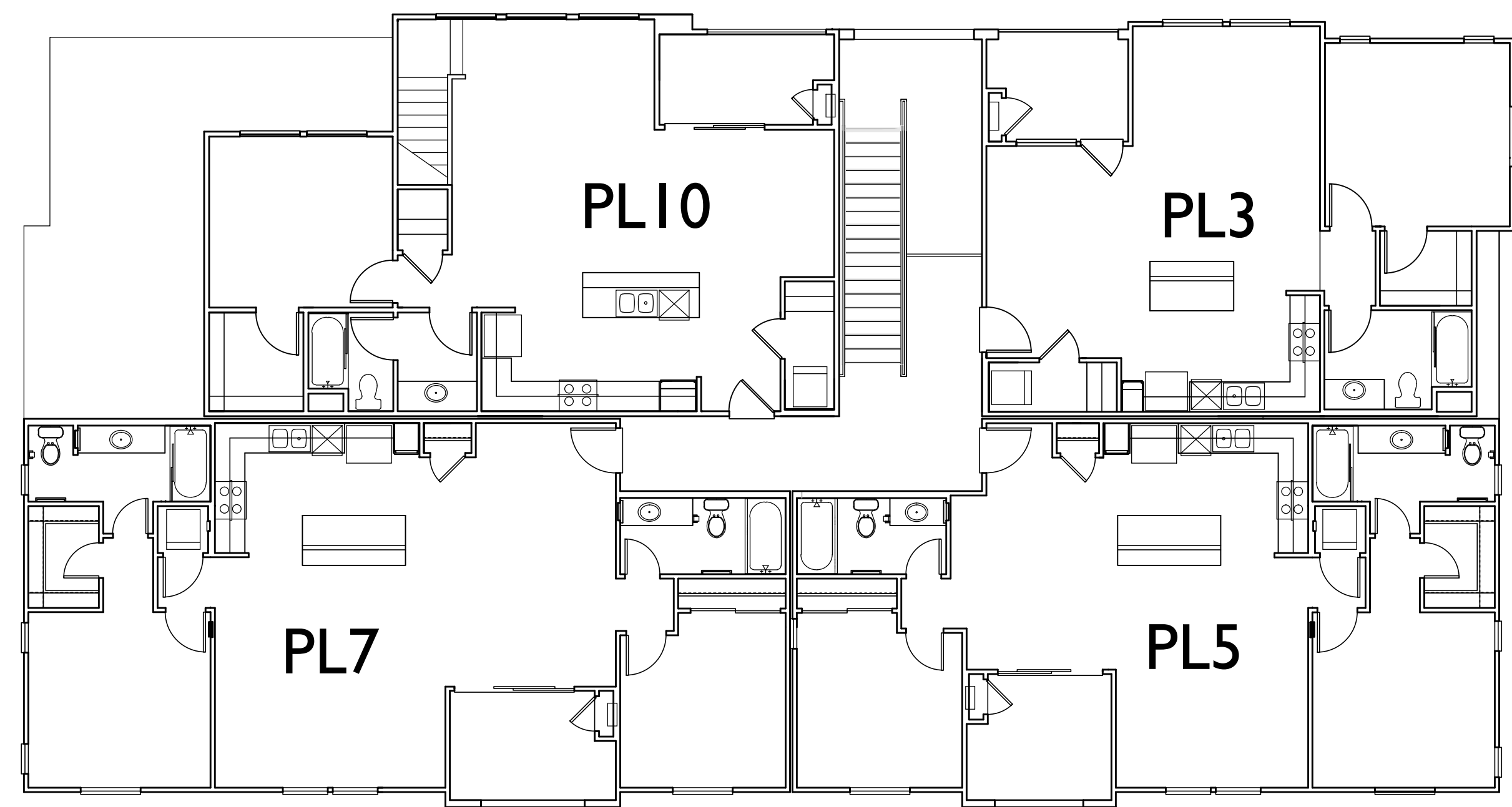
FRONT ELEVATION

MATERIAL SCHEDULE

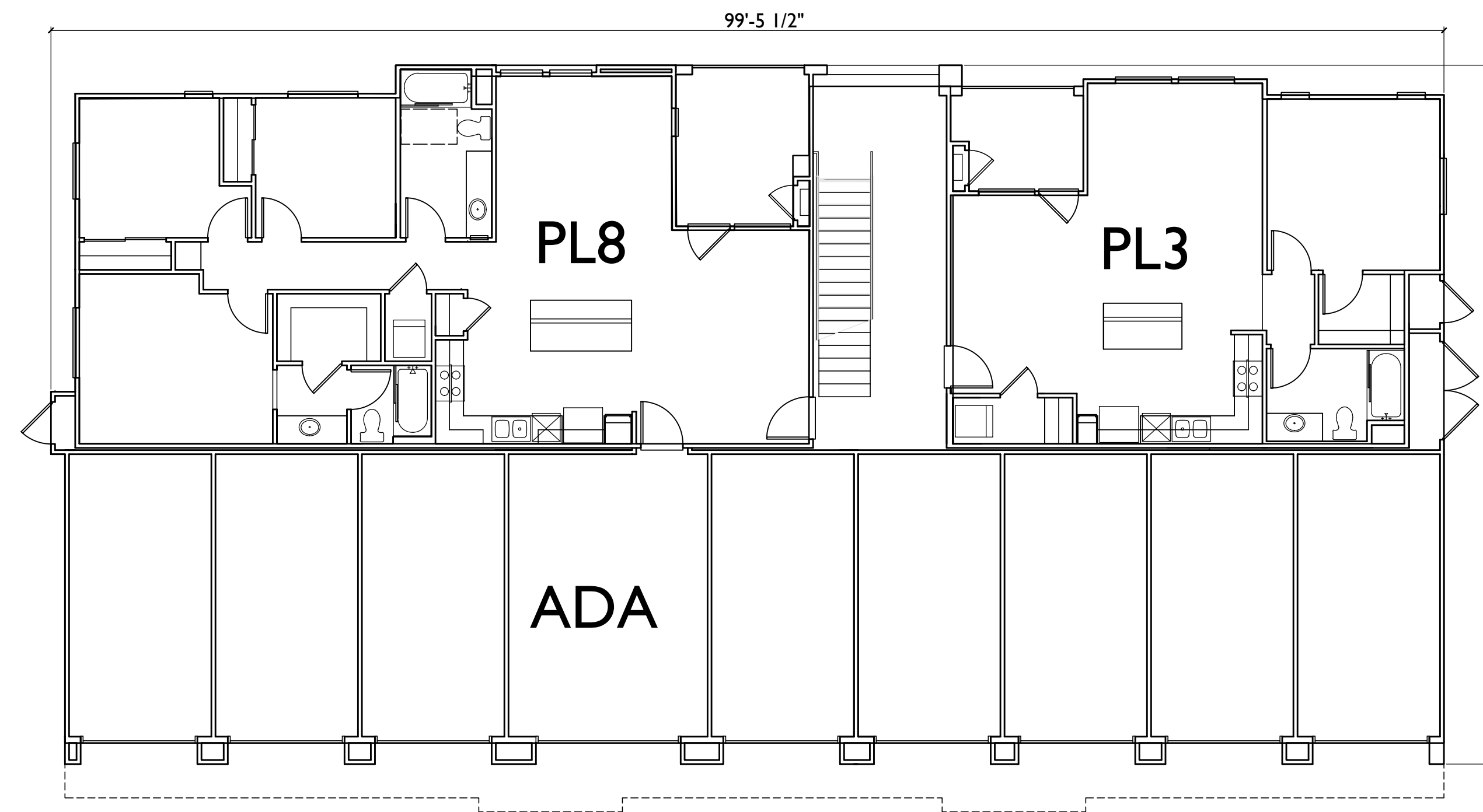
- 1. PARAPET WALL
- 2. EXTERIOR SAND FINISH STUCCO
- 3. HORIZONTAL LAP SIDING
- 4. DECORATIVE TRELIS
- 5. DECORATIVE METAL RAILING
- 6. VINYL WINDOW
- 7. TRANSOM WINDOW @ MEZZININE
- 8. METAL REGLET
- 9. DECORATIVE LIGHT FIXTURE
- 10. HARDIE PANELS



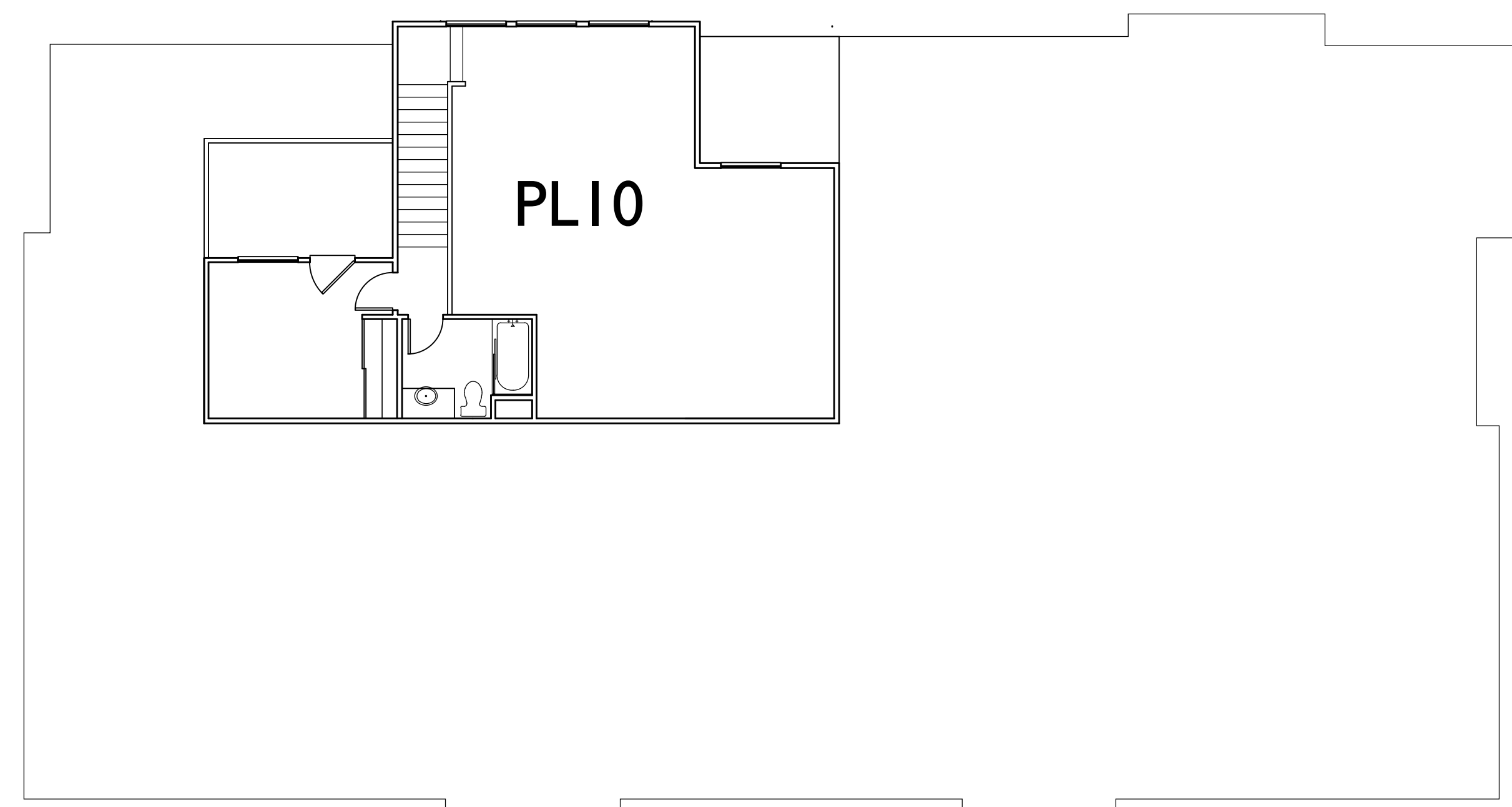
PERSPECTIVE



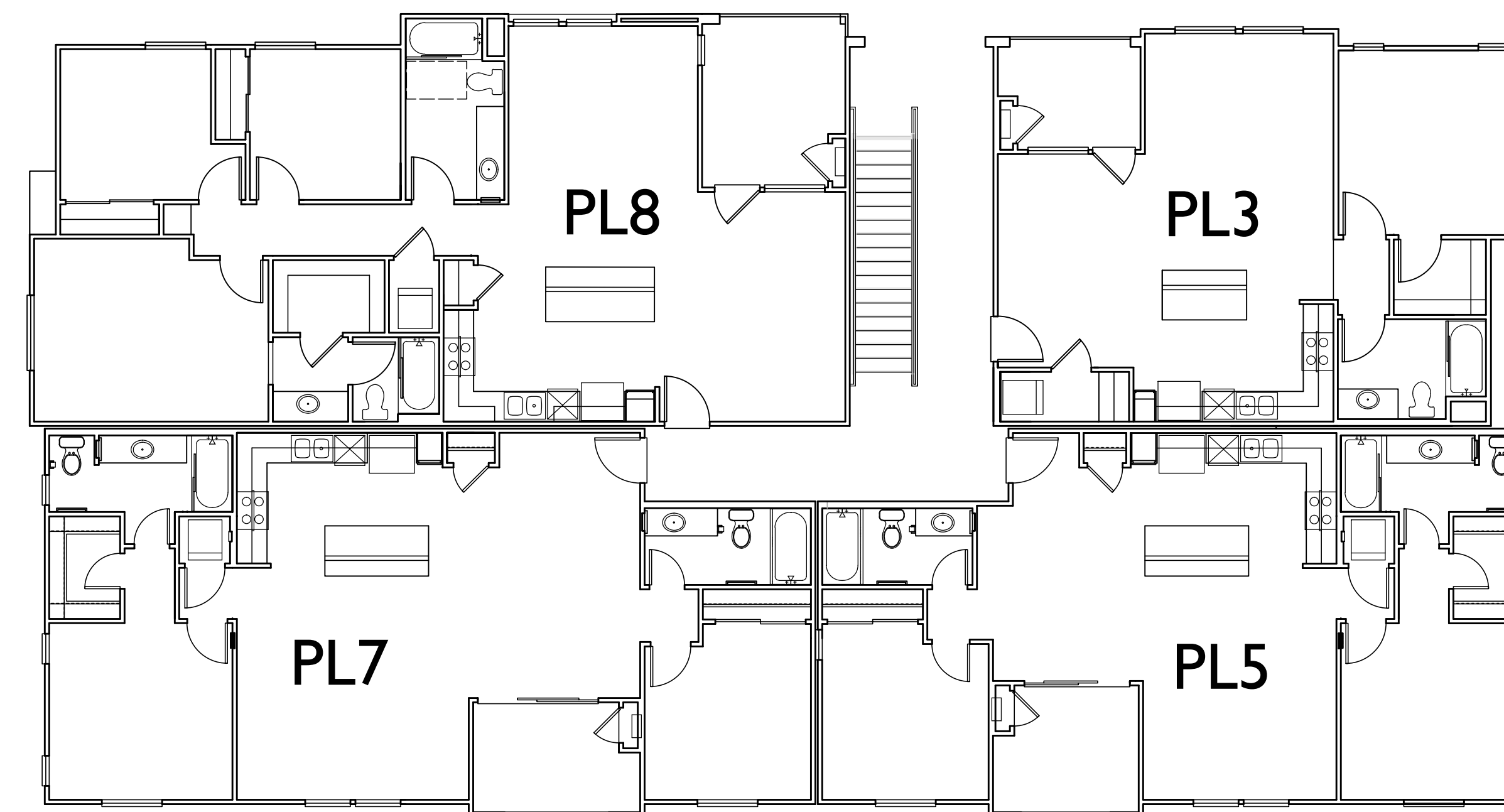
3RD FLOOR



1ST FLOOR



MEZZANINE



2ND FLOOR

BUILDING TYPE 2
 10 BLDGS AT 10 UNITS EACH
 PER BUILDING:

0	PL 1	700 SF	1BD/1BA	FLAT
0	PL 2	760 SF	1 BD/1BA	FLAT
3	PL 3	780 SF	1BD/1BA	FLAT
0	PL 4	887 SF	1BD/1BA	FLAT
2	PL 5	989 SF	2BD/2BA	FLAT
0	PL 6	1004 SF	2BD/2BA	FLAT
2	PL 7	1096 SF	2BD/2BA	FLAT
2	PL 8	1248 SF	3 BD/2BA	FLAT
0	PL 9	1078 SF	1BD/LOFT/1BA	MEZZ
1	PL 10	1105 SF	2BD/2BA	MEZZ
0	PL 11B	1239 SF	3 BD/3BA	MEZZ



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



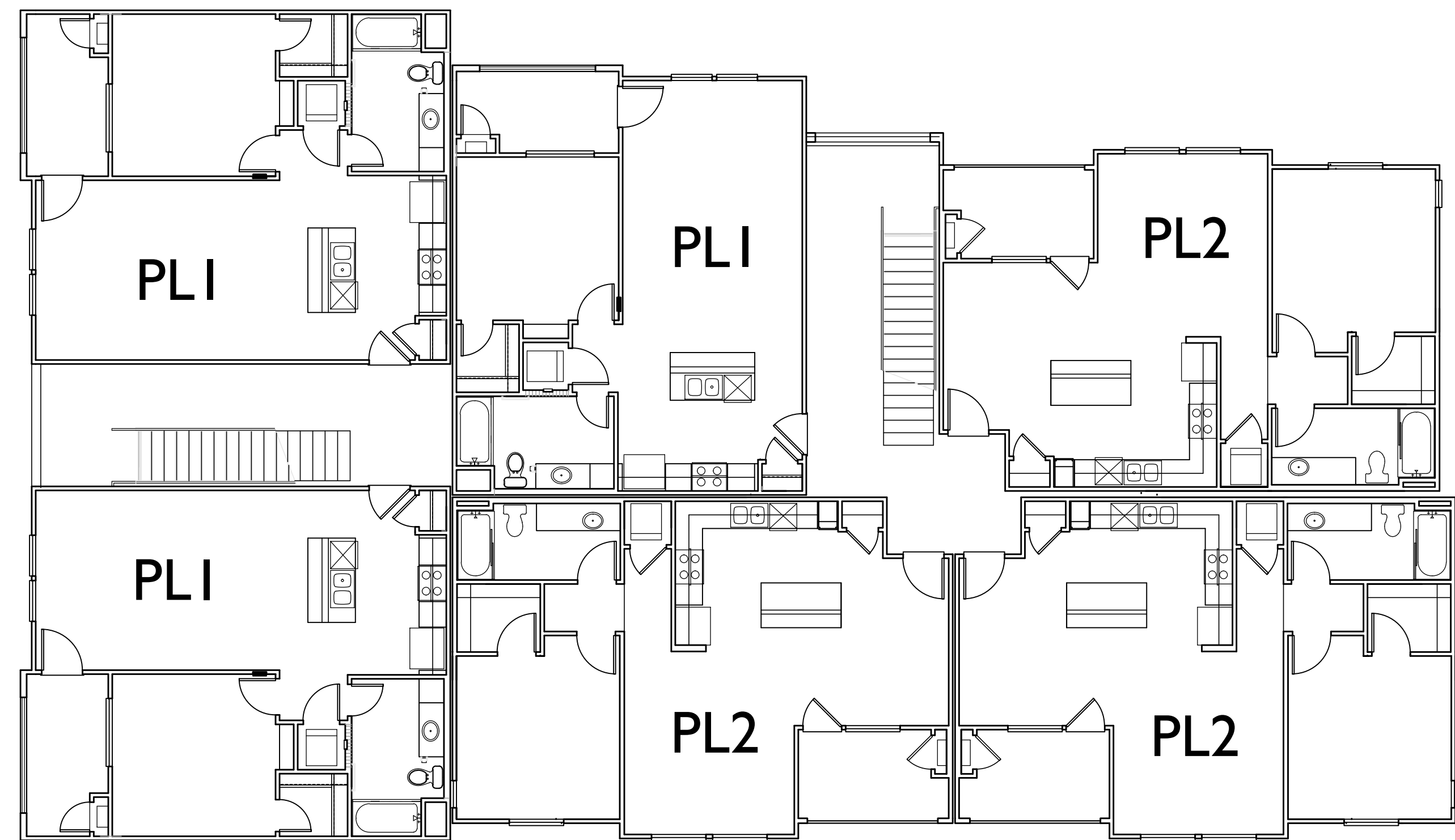
FRONT ELEVATION

MATERIAL SCHEDULE

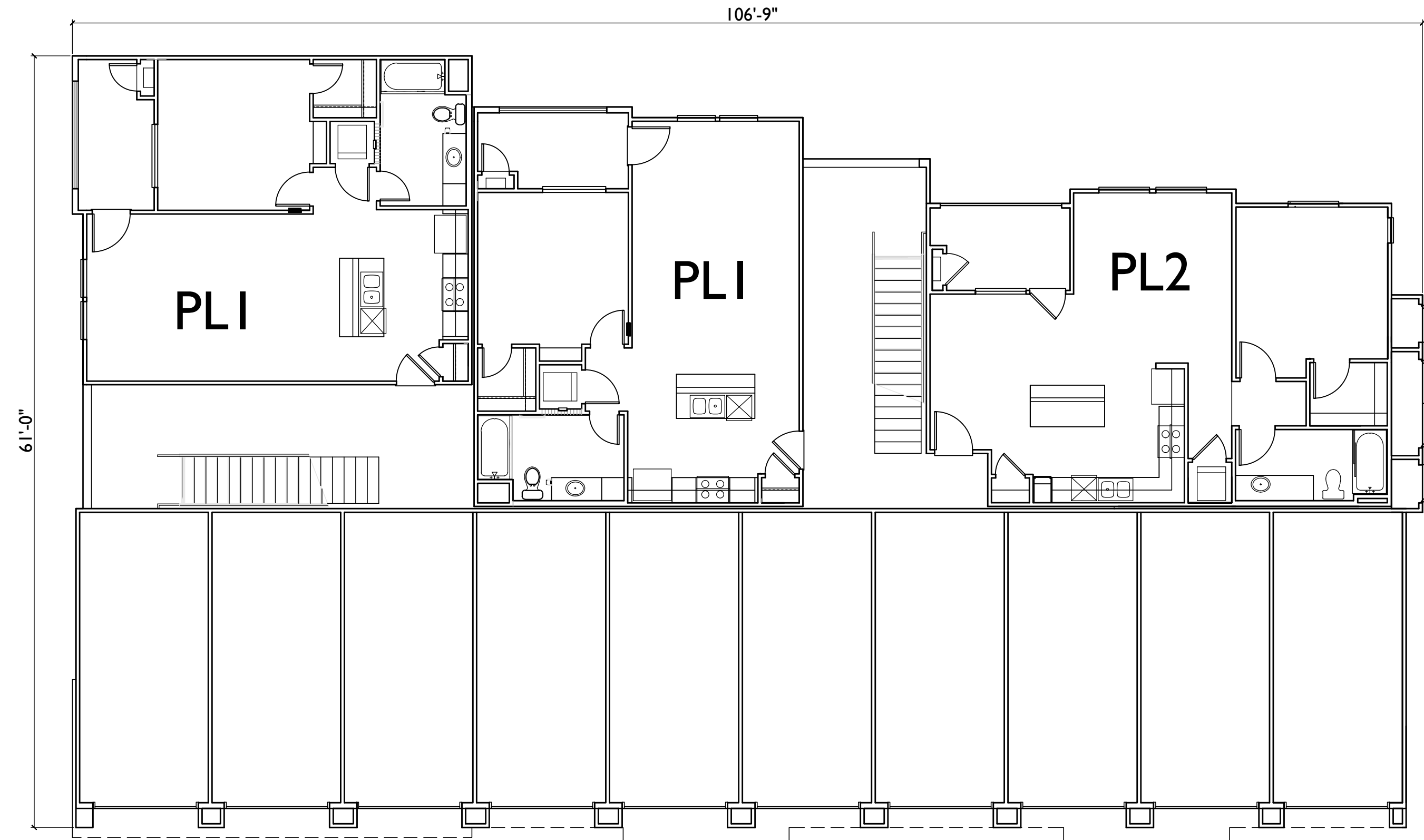
- 1. PARAPET WALL
- 2. EXTERIOR SAND FINISH STUCCO
- 3. HORIZONTAL LAP SIDING
- 4. DECORATIVE TRELLIS
- 5. DECORATIVE METAL RAILING
- 6. VINYL WINDOW
- 7. TRANSOM WINDOW @ MEZZININE
- 8. METAL REGLET
- 9. DECORATIVE LIGHT FIXTURE
- 10. HARDIE PANELS



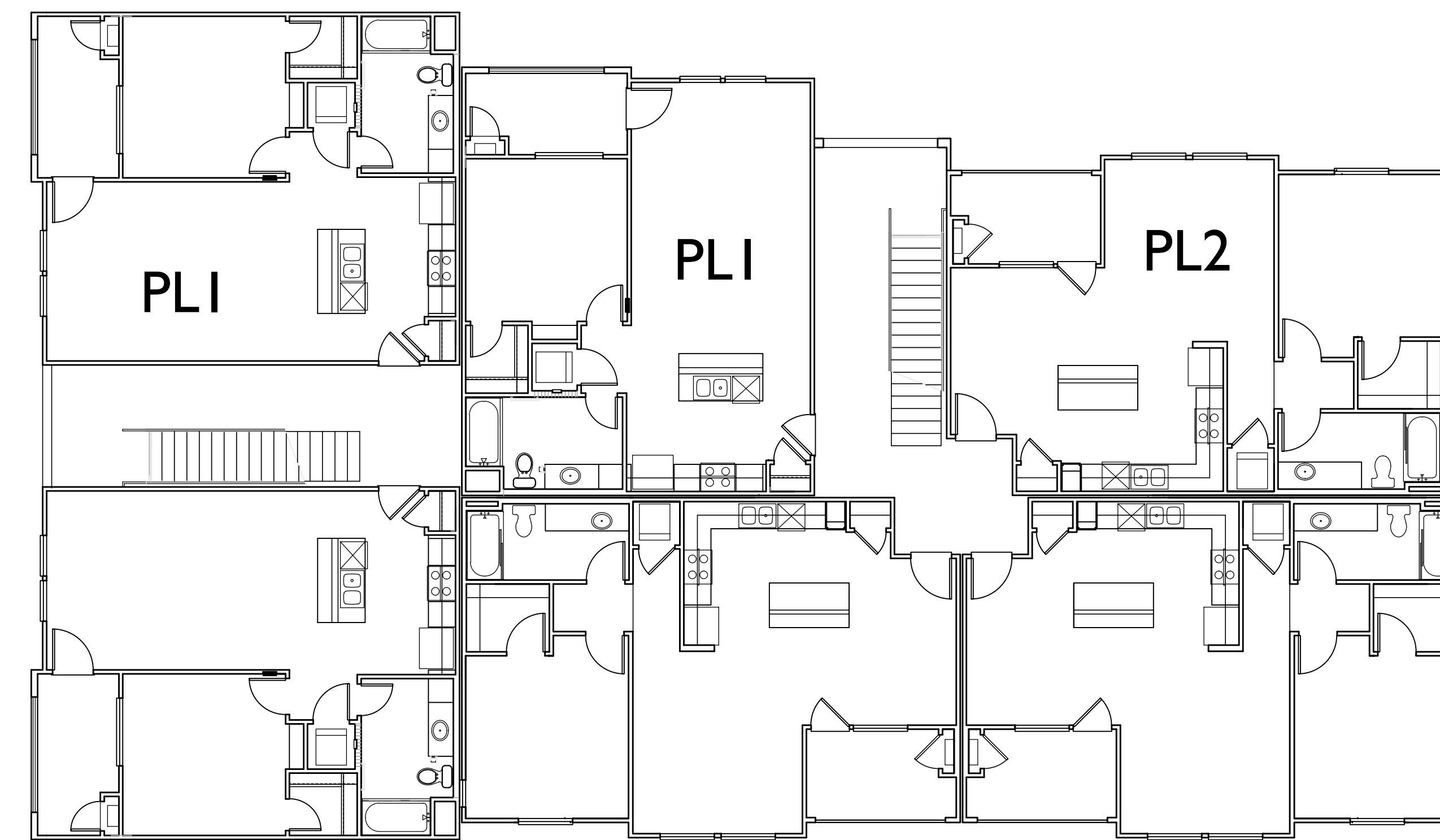
PERSPECTIVE



3RD FLOOR



1ST FLOOR



2ND FLOOR

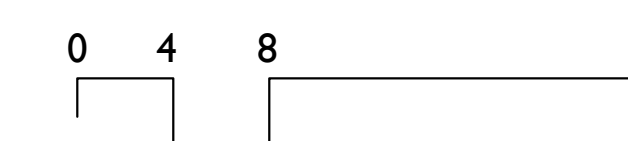
BUILDING TYPE 3
 2 BLDGS @ 15 UNITS EACH
 PER BUILDING:

8	PL 1	700 SF	1BD/1BA	FLAT
7	PL 2	760 SF	1 BD/1BA	FLAT
0	PL 3	780 SF	1BD/1BA	FLAT
0	PL 4	887 SF	1BD/1BA	FLAT
0	PL 5	989 SF	2BD/2BA	FLAT
0	PL 6	1004 SF	2BD/2BA	FLAT
0	PL 7	1096 SF	2BD/2BA	FLAT
0	PL 8	1248 SF	3 BD/2BA	FLAT
0	PL 9	1078 SF	1BD/LOFT/1BA	MEZZ
0	PL 10	1105 SF	2BD/2BA	MEZZ
0	PL 11B	1239 SF	3 BD/3BA	MEZZ

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE

- 1. PARAPET WALL
- 2. EXTERIOR SAND FINISH STUCCO
- 3. HORIZONTAL LAP SIDING
- 4. DECORATIVE TRELIS
- 5. DECORATIVE METAL RAILING
- 6. VINYL WINDOW
- 7. TRANSOM WINDOW @ MEZZININE
- 8. METAL REGLET
- 9. DECORATIVE LIGHT FIXTURE
- 10. HARDIE PANELS



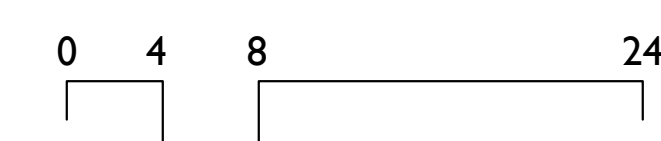
PERSPECTIVE

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EXTERIOR ELEVATIONS BUILDING TYPE 3

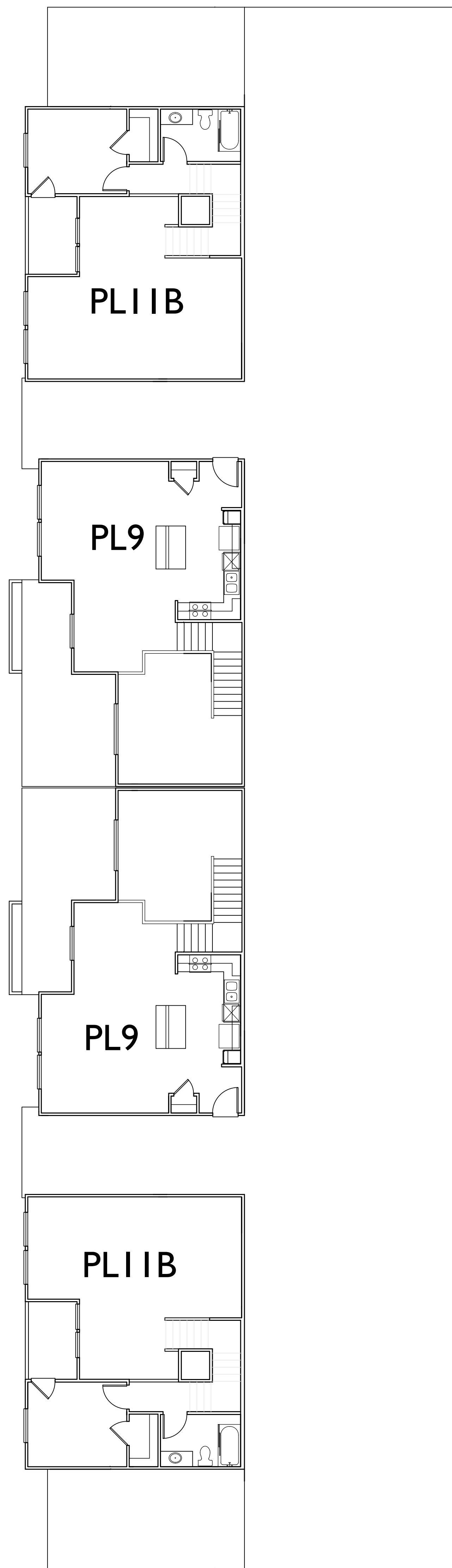
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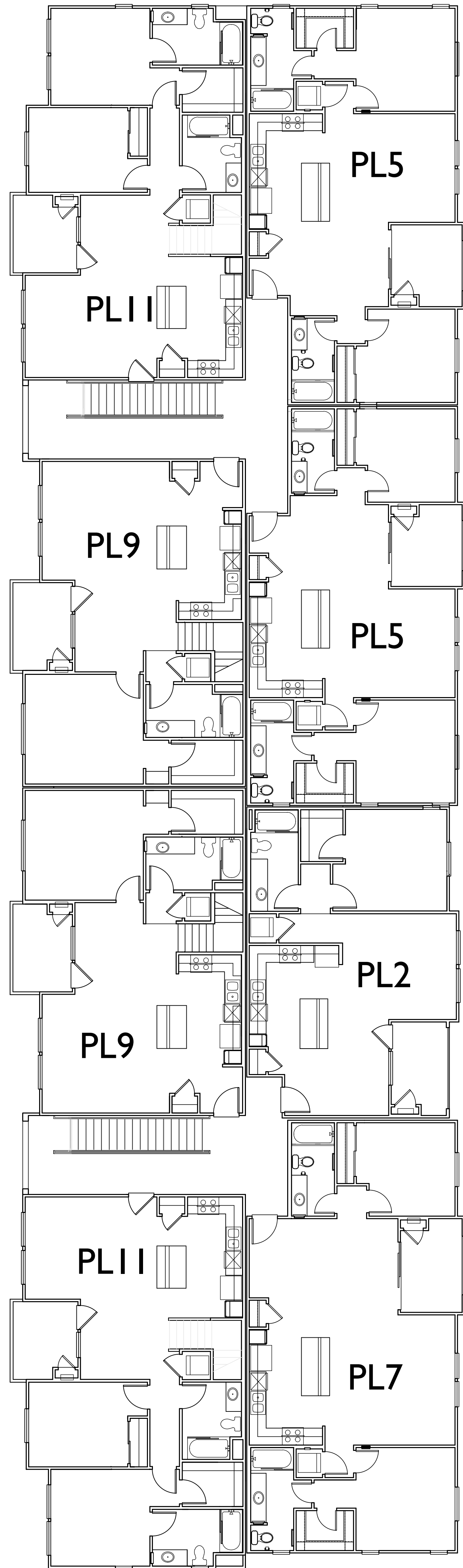


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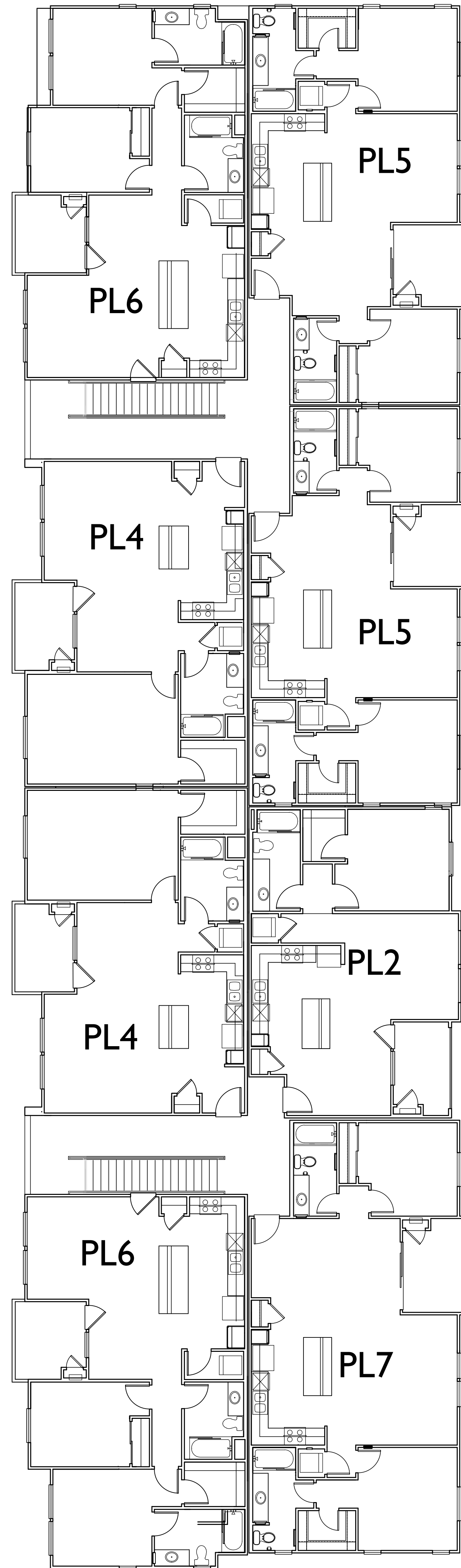
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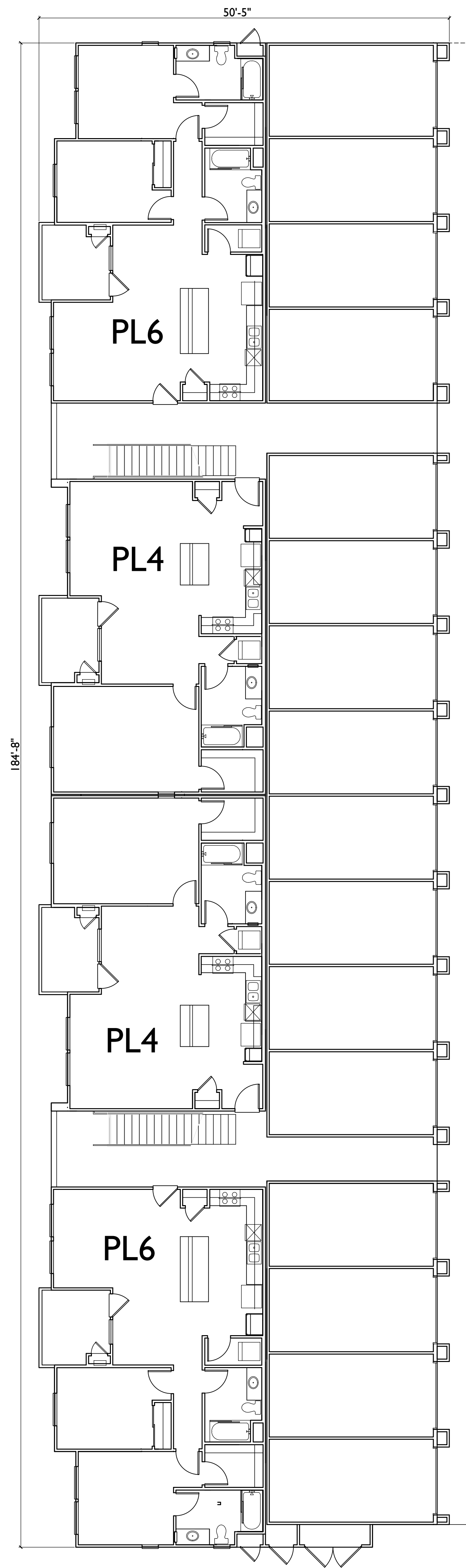
MEZZANINE



3RD FLOOR



2ND FLOOR



1ST FLOOR

BUILDING TYPE 4
5 BLDGS AT 20 UNITS EACH
PER BUILDING:

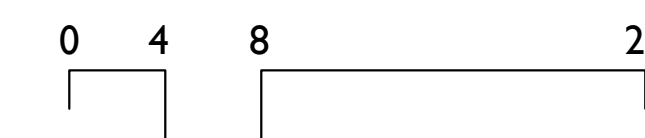
0	PL 1	700 SF	1BD/1BA	FLAT
2	PL 2	760 SF	1 BD/1BA	FLAT
0	PL 3	780 SF	1BD/1BA	FLAT
4	PL 4	887 SF	1BD/1BA	FLAT
4	PL 5	989 SF	2BD/2BA	FLAT
4	PL 6	1004 SF	2BD/2BA	FLAT
2	PL 7	1096 SF	2BD/2BA	FLAT
0	PL 8	1248 SF	3 BD/2BA	FLAT
2	PL 9	1078 SF	1BD/LOFT/1BA	MEZZ
0	PL 10	1105 SF	2BD/2BA	MEZZ
2	PL 11B	1239 SF	3 BD/3BA	MEZZ

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COMPOSITE BUILDING PLAN - TYPE 4

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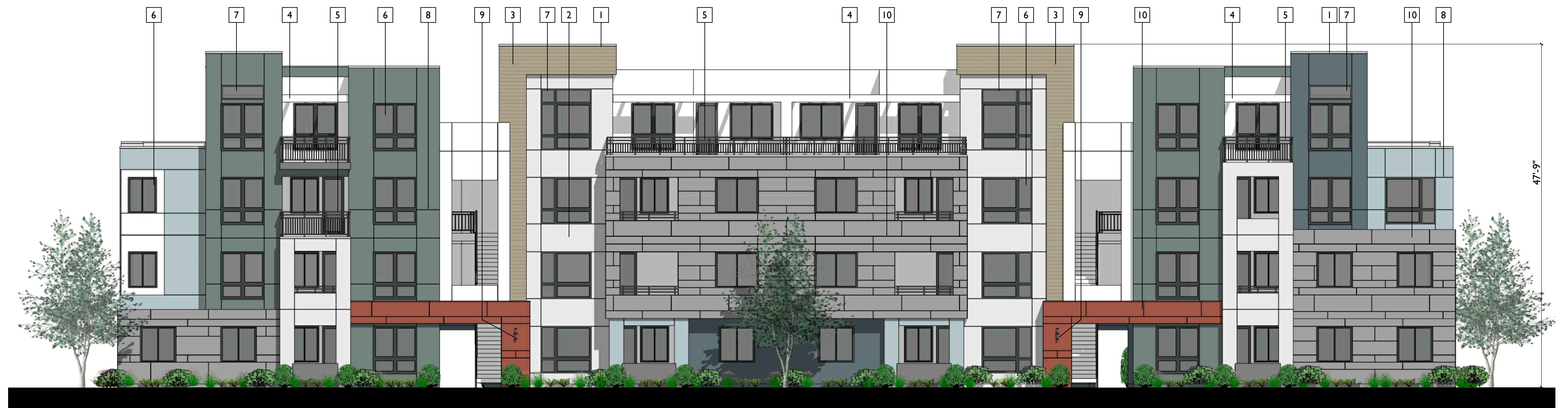
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



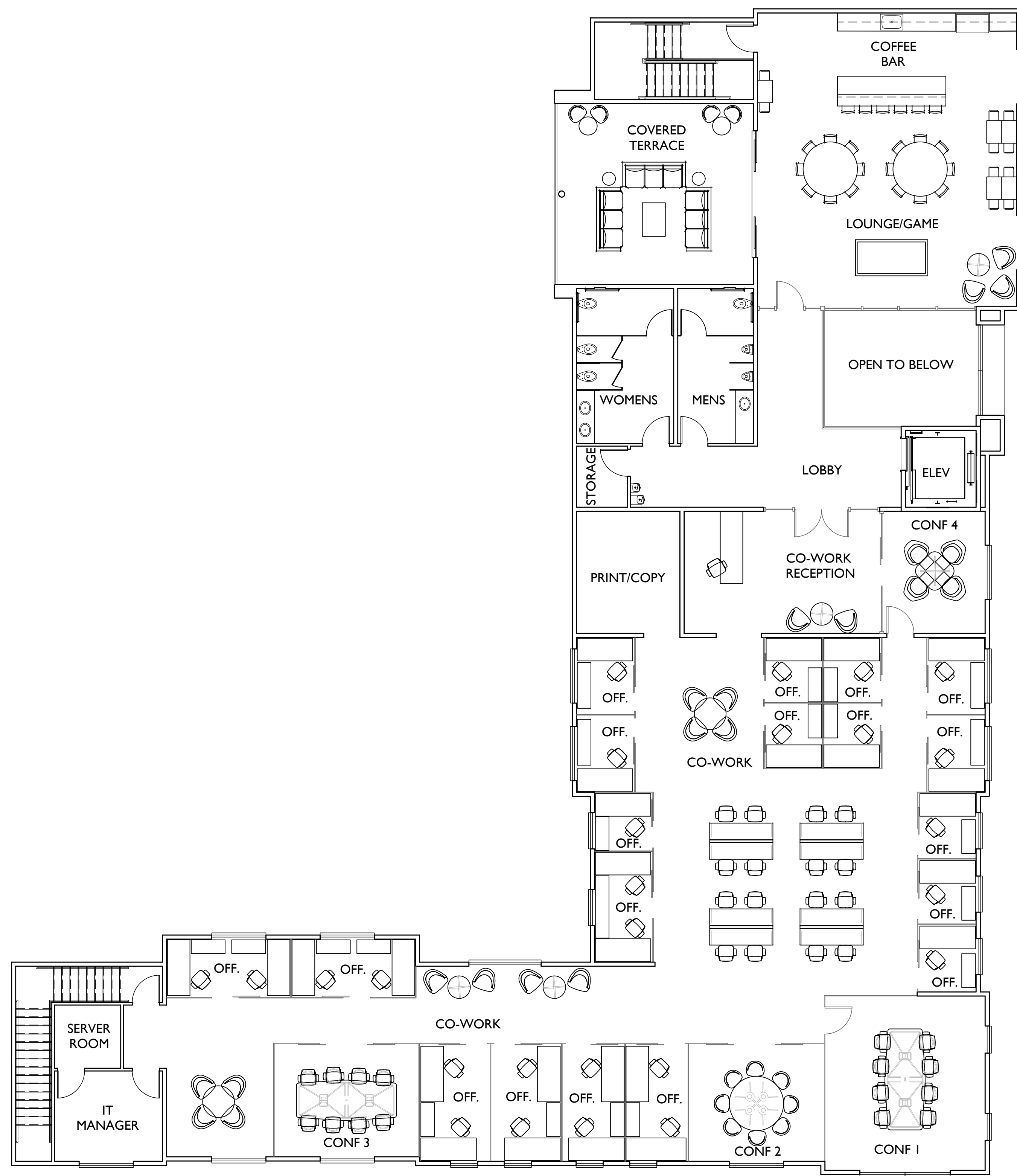
FRONT ELEVATION

MATERIAL SCHEDULE

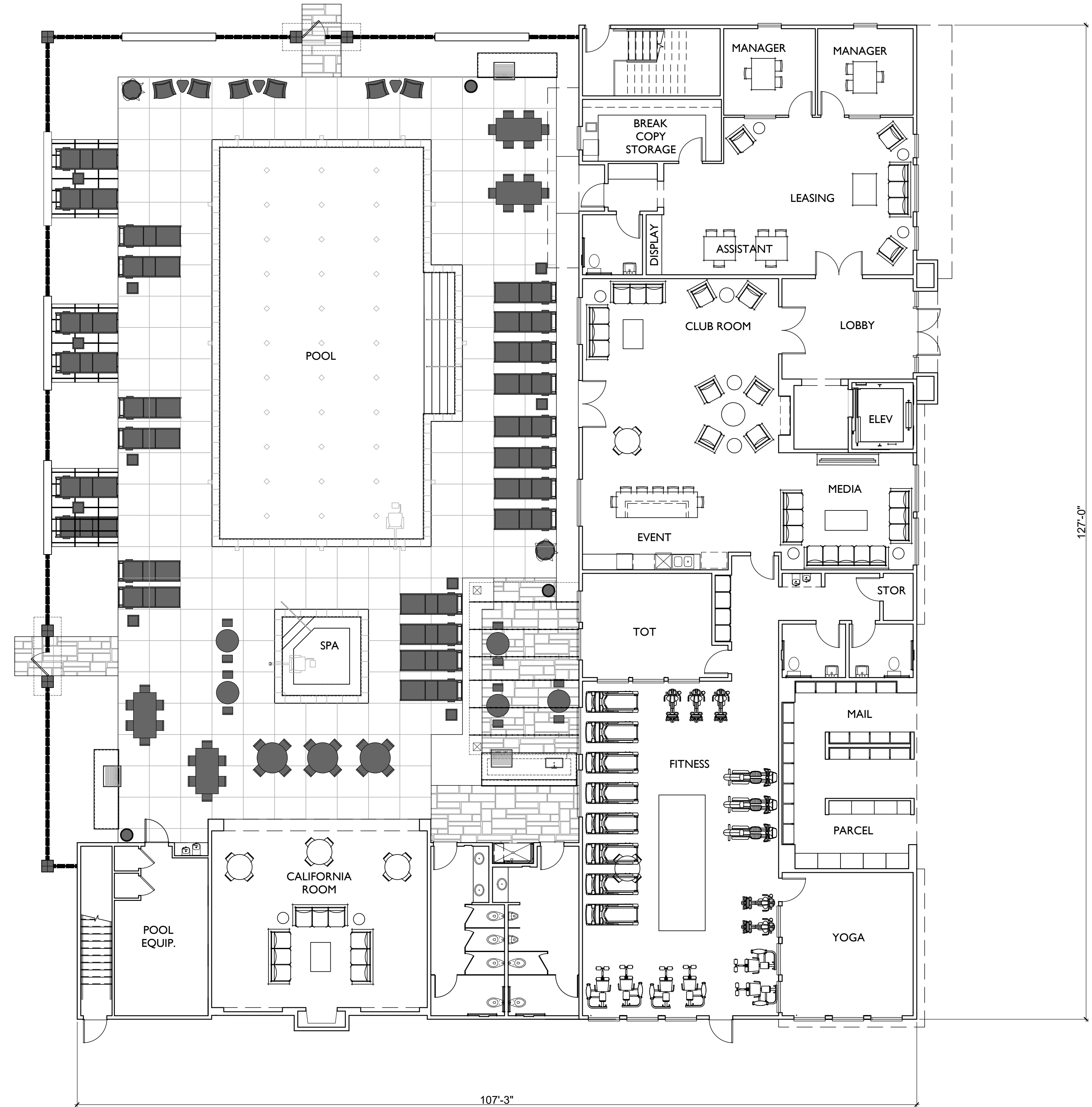
- 1. PARAPET WALL
- 2. EXTERIOR SAND FINISH STUCCO
- 3. HORIZONTAL LAP SIDING
- 4. DECORATIVE TRELLIS
- 5. DECORATIVE METAL RAILING
- 6. VINYL WINDOW
- 7. TRANSOM WINDOW @ MEZZININE
- 8. METAL REGLET
- 9. DECORATIVE LIGHT FIXTURE
- 10. HARDIE PANELS



PERSPECTIVE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

LEASING OFFICE	1,220 S.F.
CLUBROOM/FITNESS	4,535 S.F.
CALIFORNIA ROOM	705 S.F.
CO-WORK COMMERCIAL	4,615 S.F.
LOUNGE	1,850 S.F.
COVERED TERRACE	450 S.F.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE

- 1. PARAPET WALL
- 2. EXTERIOR SAND FINISH STUCCO
- 3. HORIZONTAL LAP SIDING
- 4. DECORATIVE TRELLIS
- 5. DECORATIVE METAL RAILING
- 6. VINYL WINDOW
- 7. TRANSOM WINDOW @ MEZZININE
- 8. METAL REGLET
- 9. DECORATIVE LIGHT FIXTURE
- 10. HARDIE PANELS
- 11. FLAT ROOF - BUR
- 12. DECORATIVE METAL AWNING
- 13. MAILROOM
- 14. GAS DIRECT VENT FIREPLACE
- 15. TILE SHOWER ENCLOSURE
- 16. DRINKING FOUNTAIN
- 17. METAL WALL PANELS
- 18. HARDIE PANEL AWNING
- 19. DECORATIVE METAL RAILING



PERSPECTIVE