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February 2, 2024

CITY OF SAN RAMON  
PLANNING SERVICES



# DEERWOOD & OMEGA WORKFORCE HOUSING COMMUNITY

SAN RAMON, CA

**PARKING SUMMARY**

PARKING REQUIRED (PER SRVSP)			
UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
1 BEDROOM	1.25	46	58
2 BEDROOM	1.25	42	53
3 BEDROOM	1.25	43	54
GUEST	.2	131	26
TOTAL PARKING REQUIRED			190

PARKING PROVIDED	
OPEN STANDARD STALLS	131
OPEN TANDEM STALLS	54
ENCLOSED STANDARD STALLS	15
PUBLIC STREET PARKING	21
TOTAL PARKING PROVIDED	221
PARKING RATIO (PER UNIT)	1.75
ADA PARKING (1 FOR GUEST)	9
EV CAPABLE STALLS (25% OF TOTAL PARKING)	56
EV READY STALLS (10% OF TOTAL PARKING)	23
EV CHARGER STALLS (5% OF TOTAL PARKING)	11
ADA EV CHARGER STALLS (1/25 EV CHARGER MIN)	1

**UNIT SUMMARY**

PLAN	BED/BATH	UNIT AREA (S.F.)	NO. OF UNITS	TOTAL UNIT AREA (S.F.)	UNIT MIX
P1.0	1BED / 1BA	±641	20	12,820	
P1.1	1BED / 1BA	±718	2	1,436	
P1.2	1BED / 1BA	±691	12	8,292	
P1.3	1BED / 1BA	±674	12	8,088	
1 BR SUBTOTAL			46		35%
P2.0	2 BED / 2 BA	±866	14	12,124	
P2.1	2 BED / 2 BA	±996	12		
P2.2	2 BED / 2 BA	±1,006	16	16,096	
2 BR SUBTOTAL			42		32%
P3.0	3 BED / 2 BA	±1,070	43	46,010	
3 BR SUBTOTAL			43		33%
TOTAL			131	104,866	100%

**BUILDING AREA SUMMARY**

BUILDING A TYPE-III/A	GARAGE (S.F.)	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	LEASING/ AMENITY (S.F.)	TOTAL (S.F.)
1ST FLOOR	0	7,286	4,138	4,379	15,803
2ND FLOOR	0	12,096	2,491	0	14,587
3RD FLOOR	0	12,859	2,491	0	15,350
4TH FLOOR	0	12,843	2,491	0	15,334
5TH FLOOR	0	12,843	2,491	0	15,334
TOTAL	0	57,927	14,102	4,379	76,408

BUILDING B TYPE-III/A	GARAGE (S.F.)	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	LEASING/ AMENITY (S.F.)	TOTAL (S.F.)
1ST FLOOR	3,784	6,333	2,716	0	12,833
2ND FLOOR	0	10,524	2,200	0	12,724
3RD FLOOR	0	10,524	1,946	0	12,470
4TH FLOOR	0	10,524	1,946	0	12,470
5TH FLOOR	0	10,524	1,946	0	12,470
TOTAL	3,784	48,429	10,754	0	62,967

BUILDING C TYPE-VB	GARAGE (S.F.)	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	LEASING/ AMENITY (S.F.)	TOTAL (S.F.)
1ST FLOOR	0	7,391	938	0	8,329
2ND FLOOR	0	7,480	686	0	8,166
3RD FLOOR	0	7,480	686	0	8,166
TOTAL	0	22,351	2,310	0	24,661

**PROJECT INFO**

ZONING: VILLAGE CENTER MIXED USE  
 SITE ADDRESS: NORTH EAST CORNER OF OMEGA & DEERWOOD RD.  
 PROJECT DESCRIPTION: WORKFORCE HOUSING COMMUNITY CONSISTS OF 131 UNITS IN TWO 5-STORY TYPE-III/A BUILDINGS AND ONE 3-STORY TYPE-VA BUILDING ON A 2.99 ACRE SITE WITH A MIX OF UNIT TYPES RANGING FROM 1 BR TO 3 BR'S. THE DEVELOPMENT UTILIZES SURFACE PARKING.  
 APN: 208-260-052 & 208-269-052  
 SITE AREA: ± 2.99 ACRES  
 UNITS: 131 UNITS  
 DENSITY: 43.8 DU/ACRE  
 FAR: 1.26  
 CONSTRUCTION TYPE: TYPE V-B & TYPE III-A  
 SPRINKLERS: YES  
 WAIVERS: SEE CONFORMANCE MATRIX ON SHEET G0.1

**PROJECT TEAM**

CLIENT: DEERWOOD SAN RAMON, LP  
 ANTON DEV CO  
 1610 R STREET, SUITE 250  
 SACRAMENTO, CA 95811  
 CONTACT: RACHEL GREEN  
 PHONE: 650.549.1607  
 ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE  
 23231 SOUTH POINTE DRIVE  
 LAGUNA HILLS, CA 92653  
 CONTACT: CHRIS WEIMHOLT  
 PHONE: 949.267.1660  
 CIVIL: BKF ENGINEERS  
 1730 N. FIRST STREET, SUITE 600  
 SAN JOSE, CA 95112  
 CONTACT: CASEY JOHNSON  
 PHONE: 408.467.9139  
 LANDSCAPE ARCHITECT: FUHRMAN LEAMY LAND GROUP  
 2140 PROFESSIONAL DRIVE, SUITE 115  
 ROSEVILLE, CA 95661  
 CONTACT: KEVIN LEAMY  
 PHONE: 916.783.5263

**TOTAL BUILDING AREA**

TOTAL BUILDING AREA ON SITE	GARAGE (S.F.)	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	LEASING/ AMENITY (S.F.)	TOTAL (S.F.)
BLDG. A	0	57,927	14,102	4,379	76,408
BLDG. B	3,784	48,429	10,754	0	62,967
BLDG. C	0	22,351	2,310	0	24,661
TOTAL	3,784	128,707	27,166	4,379	164,036

**LOT COVERAGE**

BUILDINGS: 36,965 S.F.  
 LANDSCAPE: 23,114 S.F.  
 ASPHALT PAVING: 54,145 S.F.  
 CONCRETE PATH/PAVING/CURB: 16,020 S.F.

**TOTAL OPEN SPACE**

COMMON OPEN SPACE: 7,085 S.F.  
 COMMUNITY SPACE (INTERIOR): 4,147 S.F.  
 PRIVATE DECKS (MIN 1 PER UNIT): 6,916 S.F.  
 TOTAL OPEN SPACE: 18,148 S.F.

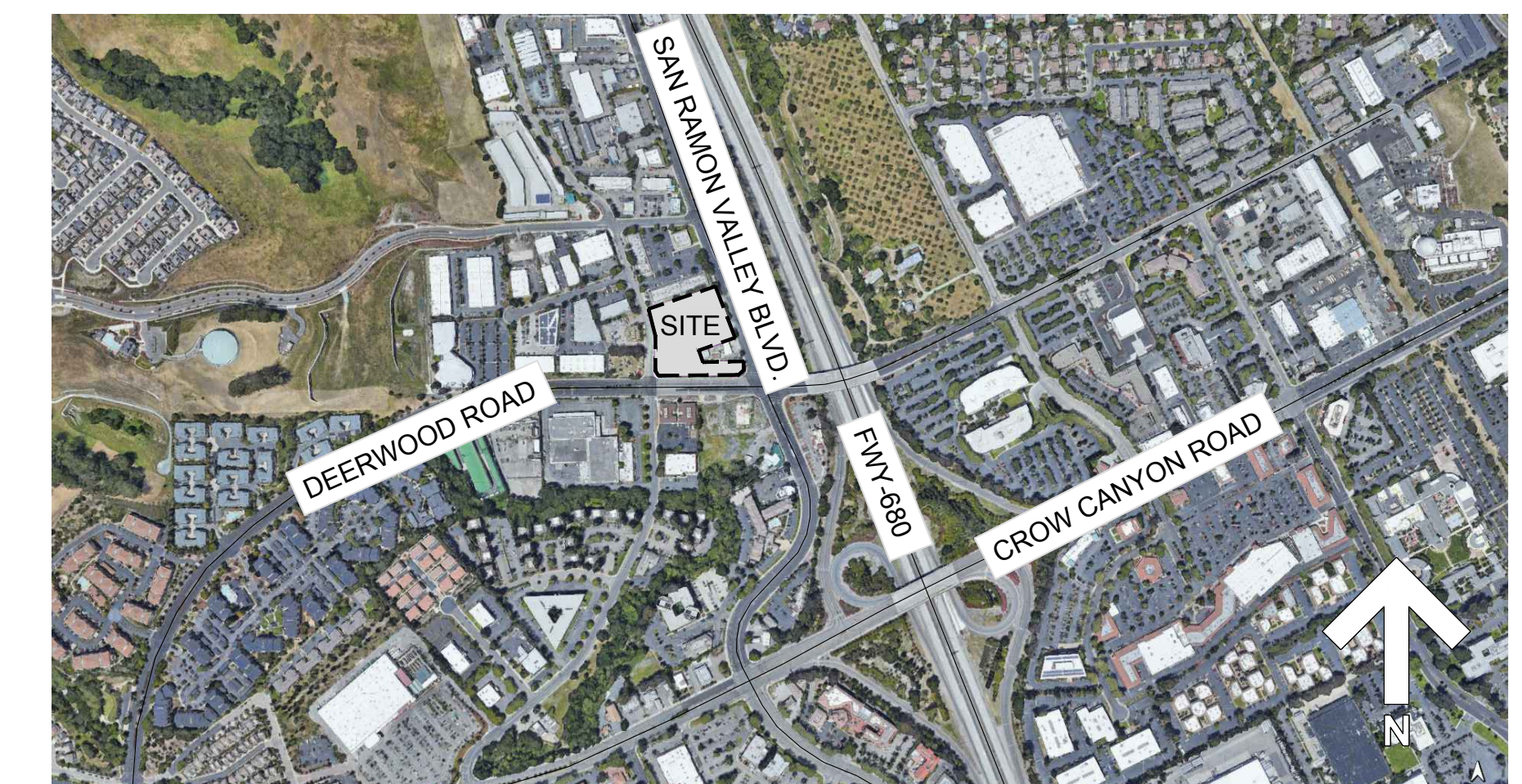
**BIKE PARKING**

REQUIRED 1 / 10 TOTAL PARKING PROVIDED: 22 STALLS MIN.  
 BIKE PARKING PROVIDED: 22 (SPREAD OUT ON SITE)

**SHEET INDEX**

GENERAL	
A0.0	TITLE SHEET
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C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORM WATER CONTROL PLAN
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A2.5	BUILDING A ELEVATIONS
A2.6	BUILDING A ELEVATIONS
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A6.0	UNIT PLANS
A6.1	UNIT PLANS
A7.0	COLOR & MATERIAL BOARD

**VICINITY MAP**





VIEW LOOKING NORTH ON SAN RAMON VALLEY BLVD. 010



VIEW LOOKING WEST ON SAN RAMON VALLEY BLVD. 006



VIEW LOOKING NORTHEAST ON DEERWOOD RD. 004



VIEW LOOKING EAST ON FOSTORIA WAY. 009



VICINITY MAP



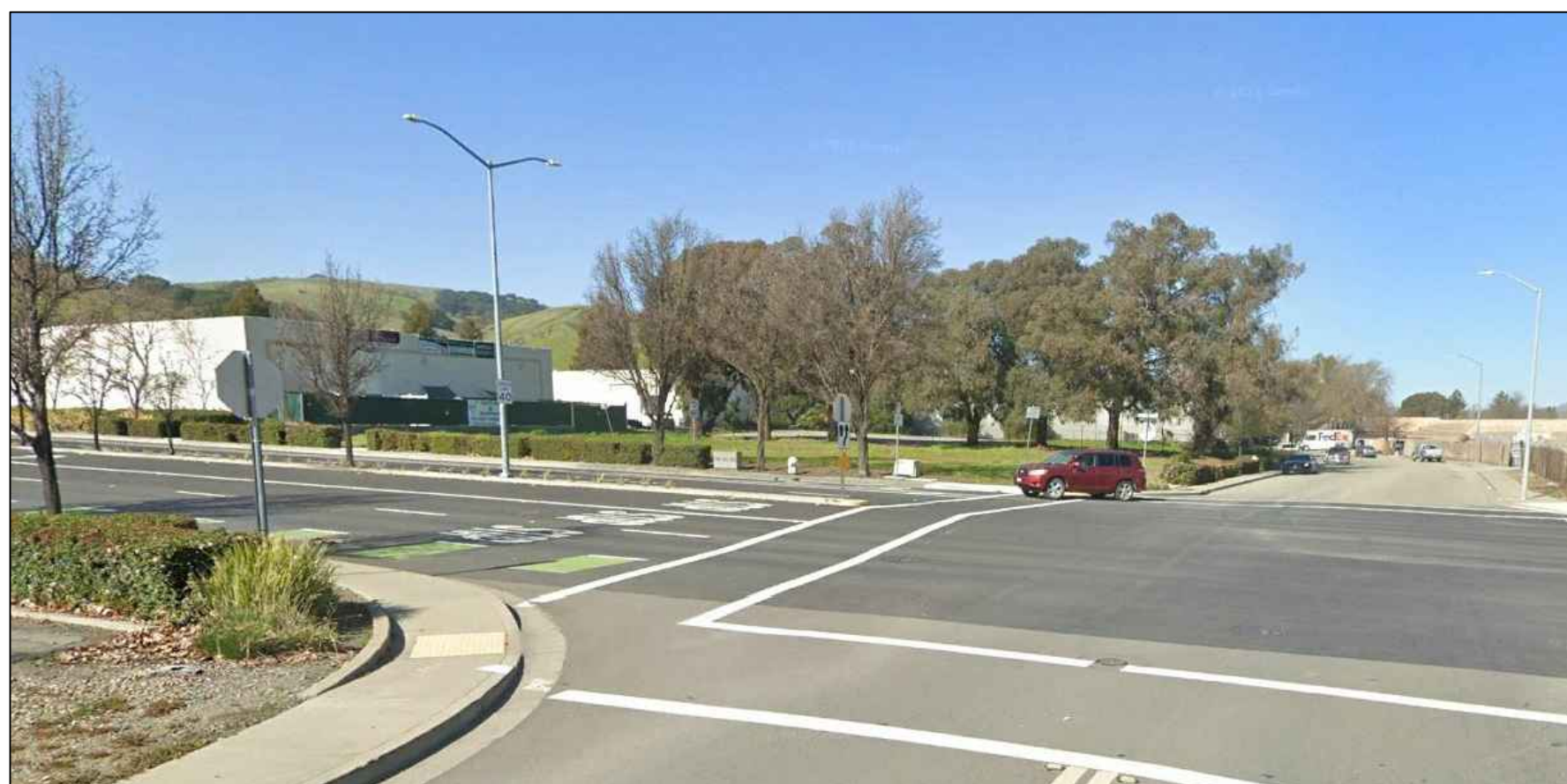
VIEW LOOKING NORTH ON OMEGA RD. 003



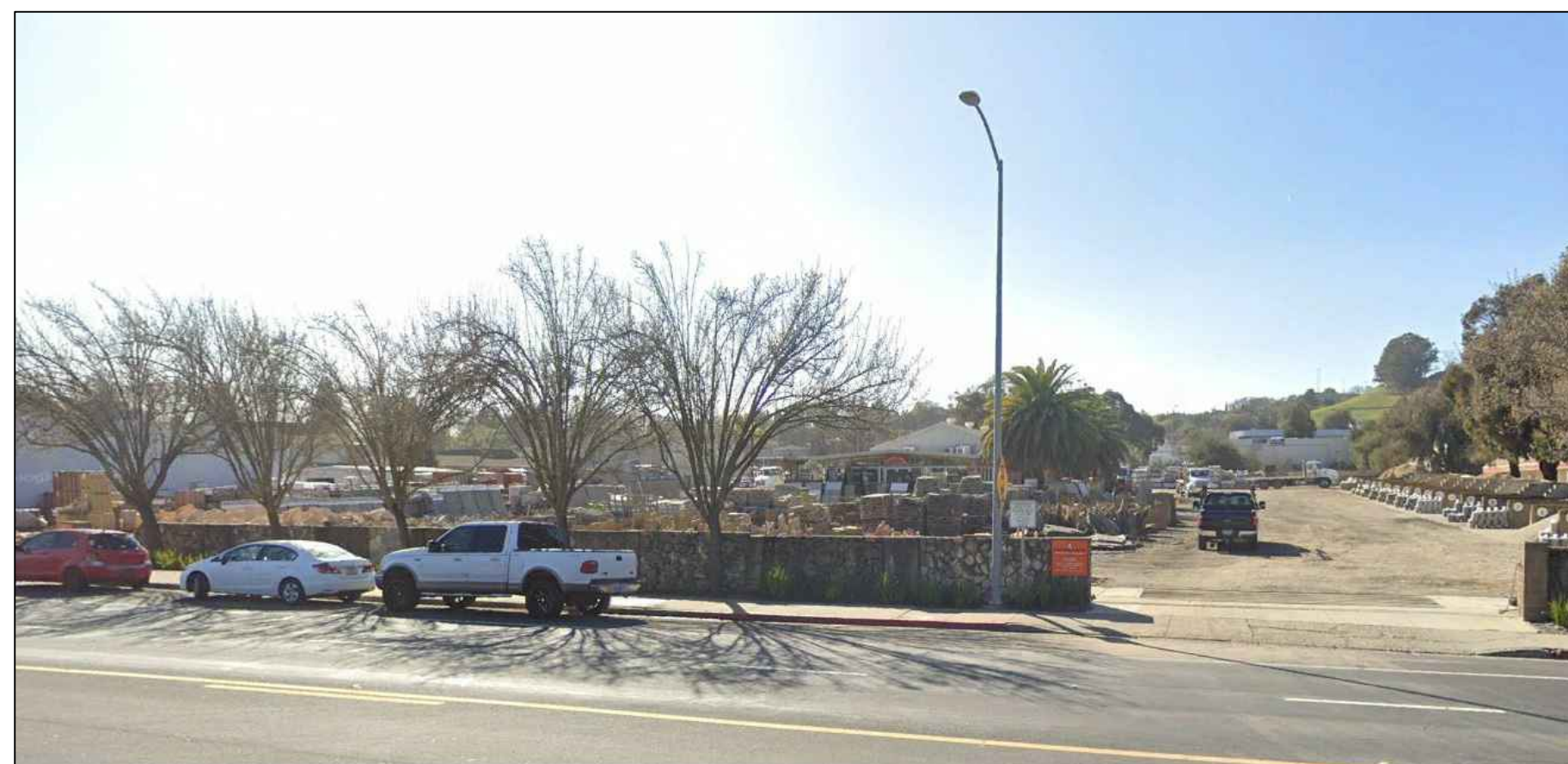
VIEW LOOKING EAST ON OMEGA RD. 008



VIEW LOOKING SOUTHEAST ON SAN RAMON VALLEY BLVD. 002



VIEW LOOKING NORTHWEST FROM OLD CROW CANYON RD. 007



VIEW LOOKING SOUTHWEST ON SAN RAMON BLVD. 005



VIEW LOOKING SOUTHEAST ON DEERWOOD DR. 001

**PROJECT CONFORMANCE SUMMARY**

THE PROJECT REQUESTS THE FOLLOWING WAIVERS UNDER THE STATE DENSITY BONUS LAW, NOTING THAT EACH OF THE BELOW REQUIREMENTS, IF STRICTLY APPLIED, WOULD "HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A DEVELOPEMENT", INCLUDING ITS DENSITY BONUS UNITS:

**Table 4-3: Building Development Standards - VCMU, SRVSP**

	Deerwood Road	Omega/Old Crow Canyon Road
<b>Building Entries</b>		
Entry Projection or Recess	The primary residential building entry must incorporate a projection or recess of at least 5 feet, with a min area of 100 ft <sup>2</sup> .	The primary residential building entry must incorporate a projection or recess of at least 5 feet, with a min area of 100 ft <sup>2</sup> .
Primary Entrances	Primary entrances must face the street.	Primary entrances must face the street.
Porch, Stoop, and Veranda**	Porch, stoop, veranda, or similar entry feature required for all residential entrances. The highest elevation of the finished floor of the porch, stoop, or veranda must be at least 2 feet above the finished grade.	Porch, stoop, veranda, or similar entry feature required for all residential entrances. The highest elevation of the finished floor of the porch, stoop, veranda, or private deck or garden space required for ground-floor level residential units. The highest elevation of the finished floor of the porch, stoop, or veranda must be at least 2 feet above the finished grade.
Front Doors	Must incorporate windows in or adjacent to door	
<b>Ground Floor Windows</b>		
Ground Floor Transparency	75% minimum	50% minimum
Blank Walls	Maximum 15-foot blank wall between openings	
<b>Upper-story Balconies and Bay Windows</b>		
Balcony or Bay Window Requirement	At least one balcony or bay window required for each residential unit	At least one balcony required for each residential unit
Projection into ROW	50% max of the main facade line, not to exceed 20 feet without a 10 foot separation	50% max of the main facade line, not to exceed 20 feet without a 10 foot separation
Allowed Length	6 feet max	5 feet max
Projection into ROW	6 feet max	5 feet max
Allowed Depth		
<b>Building Widths</b>		
	Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing	Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing

Proposed Project	
Deerwood	Omega/Old Crow Canyon
Comply	Comply
Comply	Comply
Comply; Waiver for min. height above grade - varies with some less than 2' min.	Comply; Waiver for min. height above grade - varies with some less than 2' min.
Comply	Comply
Waiver; Bldg A - 49%, Bldg C - 32%	Waiver; Building A - 32%
Comply	Comply
Comply	Comply
Comply	Comply
Comply	Comply
Comply	Comply

**Table 4-3: Building Development Standards - VCMU, SRVSP**

	Deerwood Road	Omega/Old Crow Canyon Road
<b>Setbacks</b>		
Ground Floor Front Setbacks*	5 feet	5 feet
Side and Rear Setbacks	15-foot setback required for new residential development properties abutting existing commercial and service-commercial uses. No minimum side/rear setback required in other locations.	10 foot min setback above the 3rd story for at least 40% of the total lot width (60% of total lot width not required to be setback)
Upper Story Setbacks	10 foot min setback above the 3rd story for at least 40% of the total lot width (60% of total lot width not required to be setback)	10 foot min setback above the 3rd story for at least 60% of the total lot width (40% of total lot width not required to be setback)
<b>Building Frontage</b>		
Frontage Width	min 90% of lot width; max 95% of lot width	min 75% of lot width; max 90% of lot width
Pedestrian Amenity Cut-outs	For every 60 feet of lot width, there must be at least one landscaped, publicly accessible area of at least 150 square feet featuring benches, public art, a fountain, or other pedestrian-oriented amenities. The area shall be adjacent to the public right-of-way.	
<b>Street Wall Height</b>		
	60 feet max for up to 60% of the lot width with 35 feet max for the remaining lot width	60 feet max for up to 40% of the lot width with 35 feet max for the remaining lot width
<b>Projection into ROW</b>		
Minimum Height	15 feet from the street level	12 feet from the street level
Allowed Depth (Awnings, canopies, and marquees, if provided)	6 feet maximum	5 feet maximum

Proposed Project	
Deerwood	Omega/Old Crow Canyon
Comply	Comply
Waiver; Bldg C - 10'	Comply
Comply; Bldg C is only 3 stories	Waiver
Waiver; 70%	Waiver; 69%
Waiver; varies 61'-68'	Waiver; varies 60'-63'
N/A	N/A
N/A	N/A

**Table 4-2: Streetscape Development Standards - VCMU, SRVSP**

	Deerwood Road	Omega/Old Crow Canyon Road
<b>Pedestrian Facilities</b>		
Sidewalk Width	8 feet (typical); 6 feet min	10 feet (typical); 6 feet min
Unobstructed Overhead Clearance above Sidewalks	8 feet min	8 feet min
<b>Vehicle Facilities</b>		
Lane Width	11 feet max; 9 feet min	11 feet max; 9 feet min
On-Street Parking	N/A	7'-8' parking lane with street tree wells every two spaces
<b>Landscaping</b>		
Tree spacing*	+/- 30 feet on center	+/- 30 feet on center
Minimum Tree Well Size	5 feet by 4 feet and/or 20 square feet	5 feet by 4 feet and/or 20 square feet

Proposed Project	
Deerwood	Omega/Old Crow Canyon
Comply	Comply
N/A	N/A
Waiver; 12'	Comply
N/A	Waiver; Tree Wells
Comply	Comply
Comply	Comply

The following standards are applicable to all three street frontages described in the Table 4-2:

**Accessibility**

All pedestrian crossings shall be designed in accordance with the Americans with Disabilities Act standards for accessible design and with Universal Design Standards, including tactile pads oriented perpendicular to street centerlines at pedestrian crossing curb ramps and accessible pedestrian signals that provide audible cues.

Proposed Project
Comply
Comply
Comply

**Landscaping**

Existing street trees in good condition shall be retained and incorporated into the streetscape plan.

Landscaping shall be designed in accordance with Low Impact Design (LID) standards to manage and filter stormwater.

**Table 4-0: Density, Intensity and Height Standards, SRVSP**

Land Use Designation	Density (du/ac)		Intensity (FAR)		Height (feet)	Density Max	Proposed Project Intensity/FAR Max	Height Max
	Min	Max	Min	Max	Max			
Village Center Mixed Use	30	35	0.5	1.25	60	SDBL; 43.8	SDBL; 1.26	Waiver; 68'

**D3-20: Table 3-6 - Landscape Area Requirements, SRMC**

Zone	% of Lot	Proposed Project
MU, CT, CS, CCMU and MW	15%	Comply

**Section D3-38, SRMC**

**Required Parking (D3-38)**

1 bike space/10 vehicle spaces  
1 motorcycle space/50 vehicle spaces

Proposed Project
Comply
Waiver; 0 spaces

**BUILDINGS : Village Center Mixed Use (Page 50, SRVSP)**

Table 4-3 prescribes building standards for the VCMU district. Regulations differ by street frontage as noted and the letters in the right-hand column are keyed to illustrations on Figure 4-4a through Figure 4-4c. Additionally, the following standards are also applicable to all three street frontages in the VCMU district described in the Table 4-3.

**Building Articulation**

Buildings must be designed to have a distinct base, middle, and top and use different building materials to distinguish each. Cornices, balconies, and other architectural elements should be used to accentuate building structure.

Buildings exceeding 40,000 square feet of total floor area must be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.

All residential units shall have the primary entrance, either individual or shared, facing a street, or pedestrian connection.

Buildings must incorporate windows in or adjacent to the front door.

All building roofs shall be constructed with dimensional roofing materials that provide safety and durability.

**Windows**

Windows must be inset at least 2 inches from face of building.

Snap-in vinyl mullions between double-paned glass prohibited. Mullions must project away from window panes on both inside and outside of window

All windows must have transparent glass and provide views into spaces.

**Materials**

Veneers must fully wrap any visible outside corners: avoid vertical joints at exterior corners; terminate thin brick veneer into inside corners.

Materials must have an expected service life of at least 30 years.

Exposed wood must be finished to minimize maintenance and improve longevity.

**Other Standards**

Landscaped and common areas in new development shall be maintained privately.

Signs above the first story shall not obstruct views from inside or outside upper stories. Externally lit signs shall not illuminate upper stories; instead, illumination shall focus on the sign itself or downward toward the sidewalk.

Mechanical, electrical, and all other building equipment shall be concealed from all public rights-of-way, pedestrian paths and adjacent buildings.

Zoning Ordinance requirements will apply for refuse and loading areas.

Mechanical equipment shall not be located along the ground floor street frontage. Screens shall be consistent with the building design or site landscape.

Proposed Project
Comply
Comply
Comply
Comply
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Comply
Comply

**D3-19.B.7.a: Interior Parking Lot Landscaping Shading Requirements, SRMC**

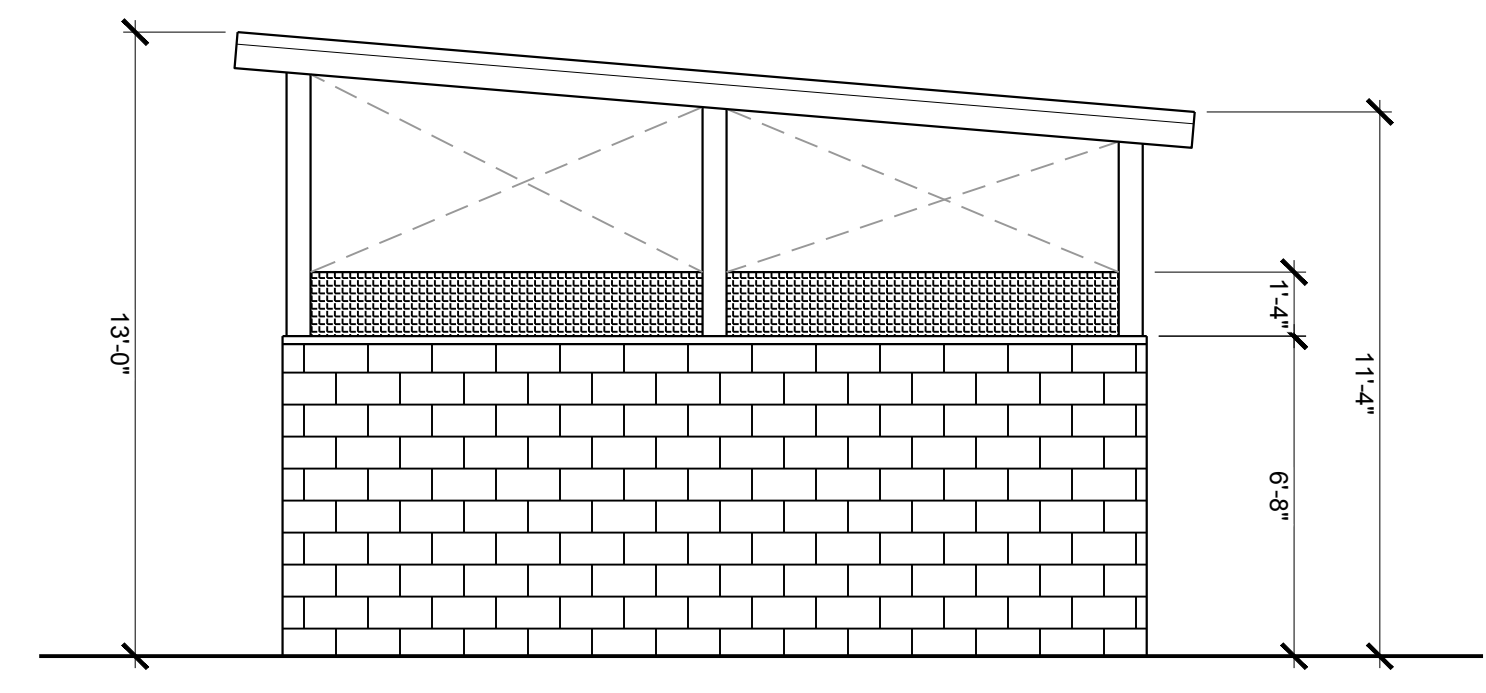
**Required**

1 tree/4 vehicle spaces

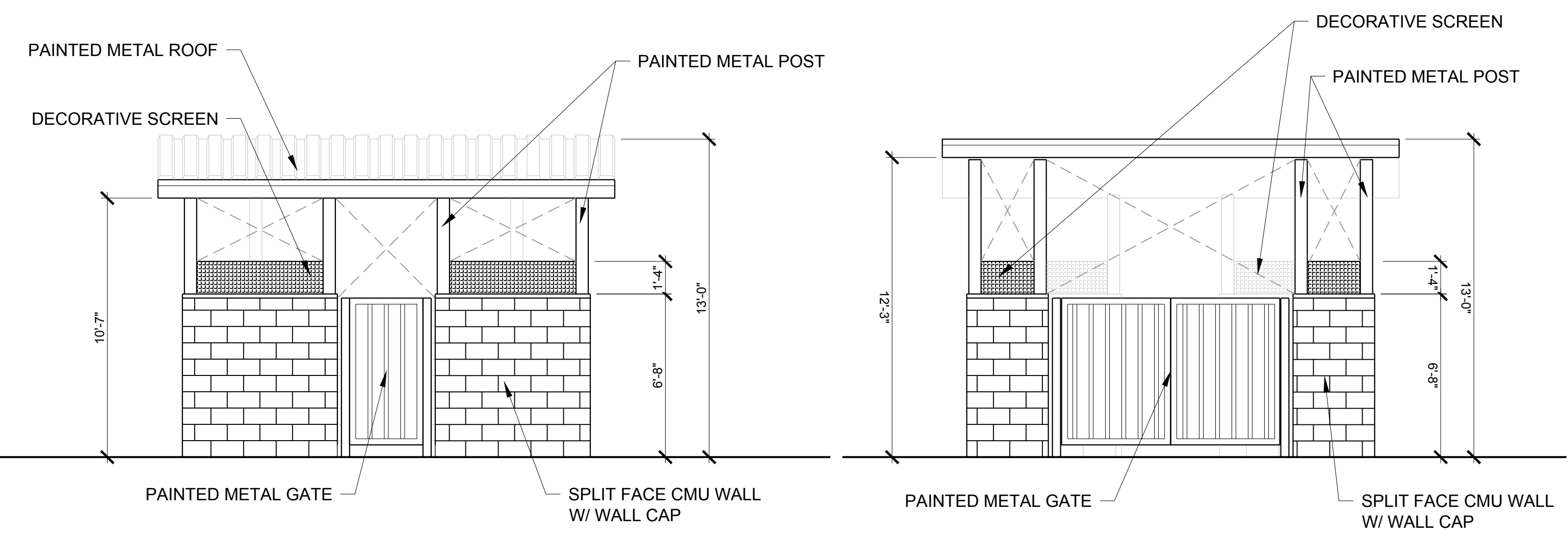
**Proposed Project**

Waiver; 49 trees

LEGEND

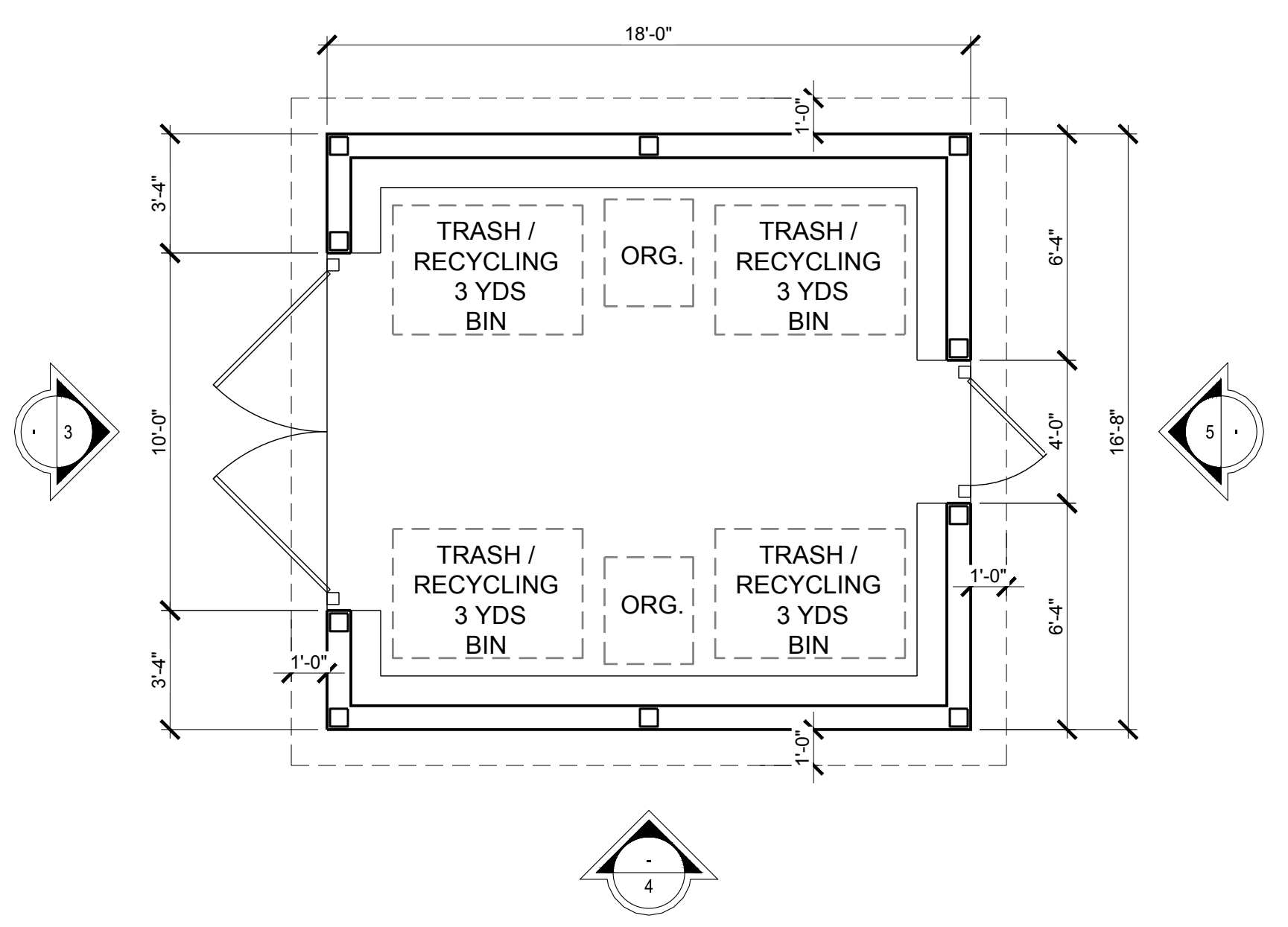


TRASH ENCLOSURE SIDE ELEV. 4

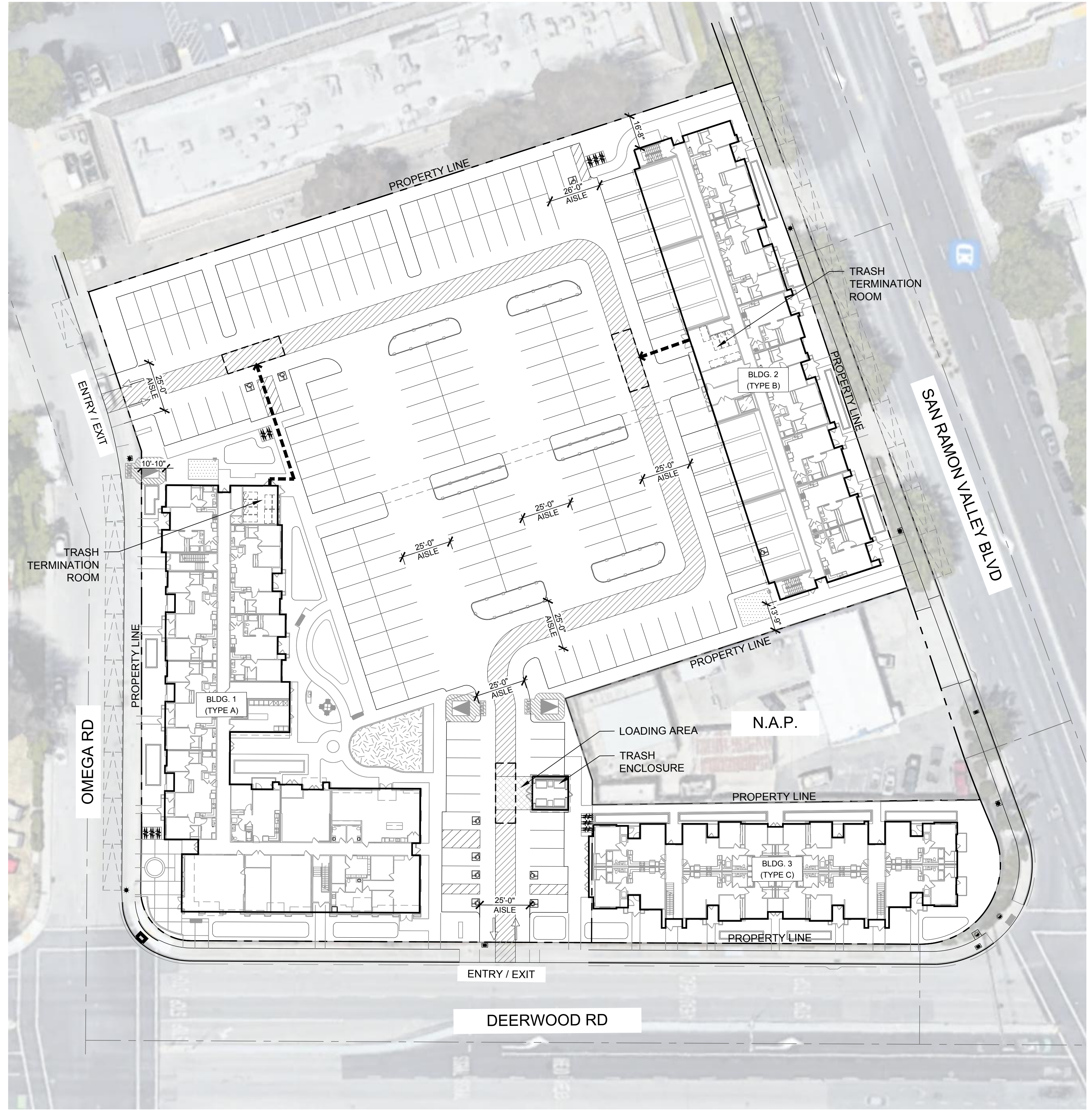
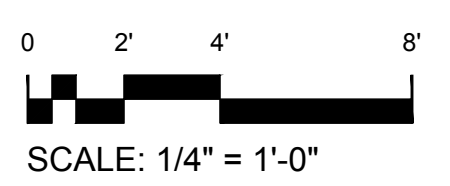


TRASH ENCLOSURE REAR ELEV. 5

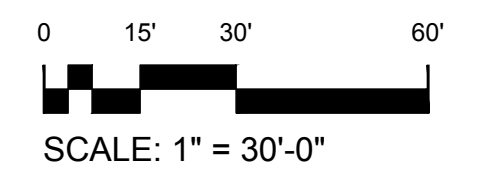
TRASH ENCLOSURE FRONT ELEV. 3



TRASH ENCLOSURE PLAN 2

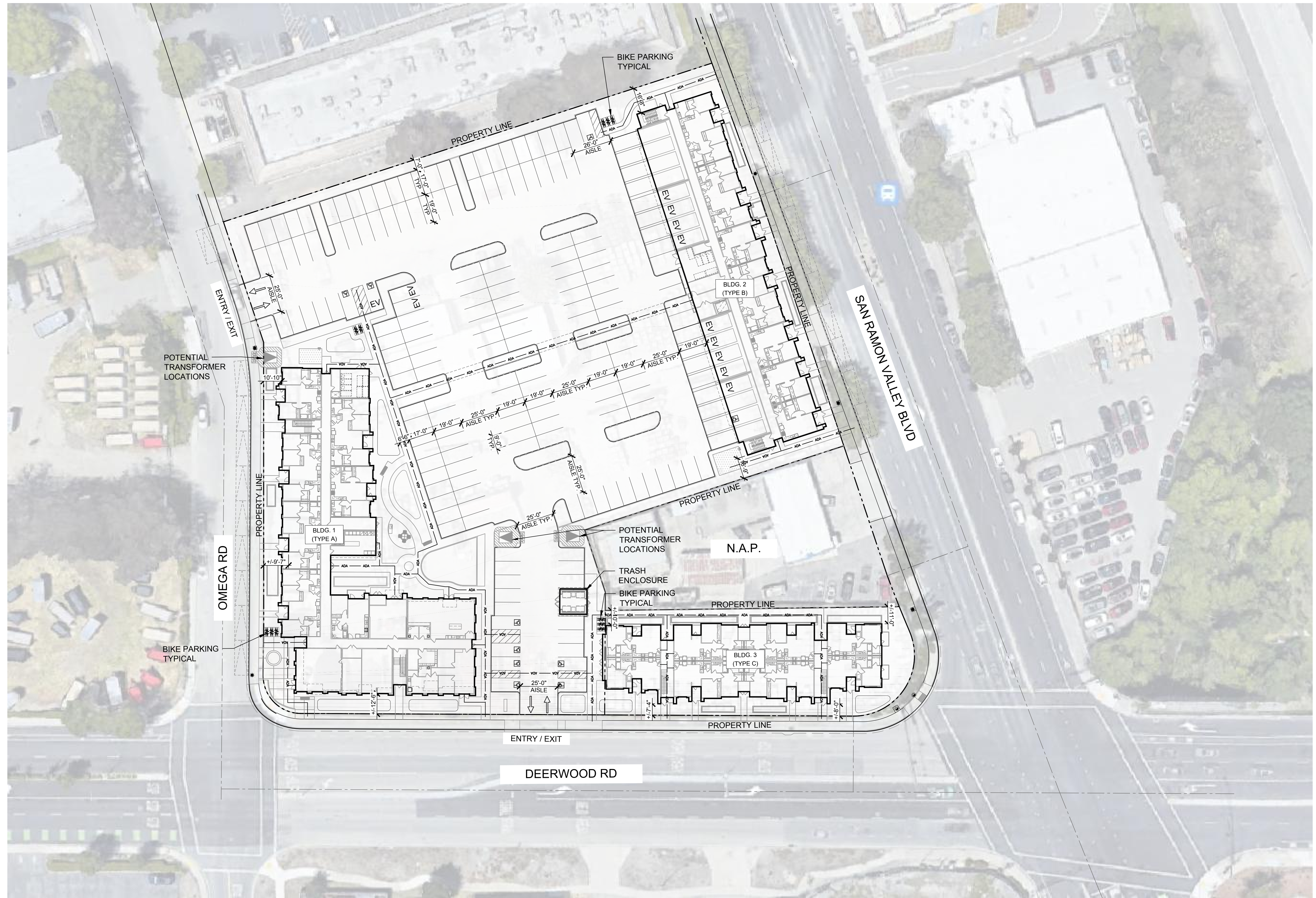


TRASH MANAGEMENT PLAN 1

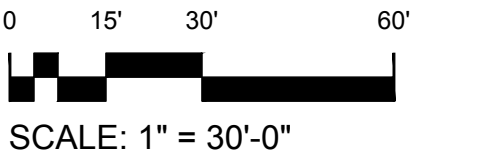


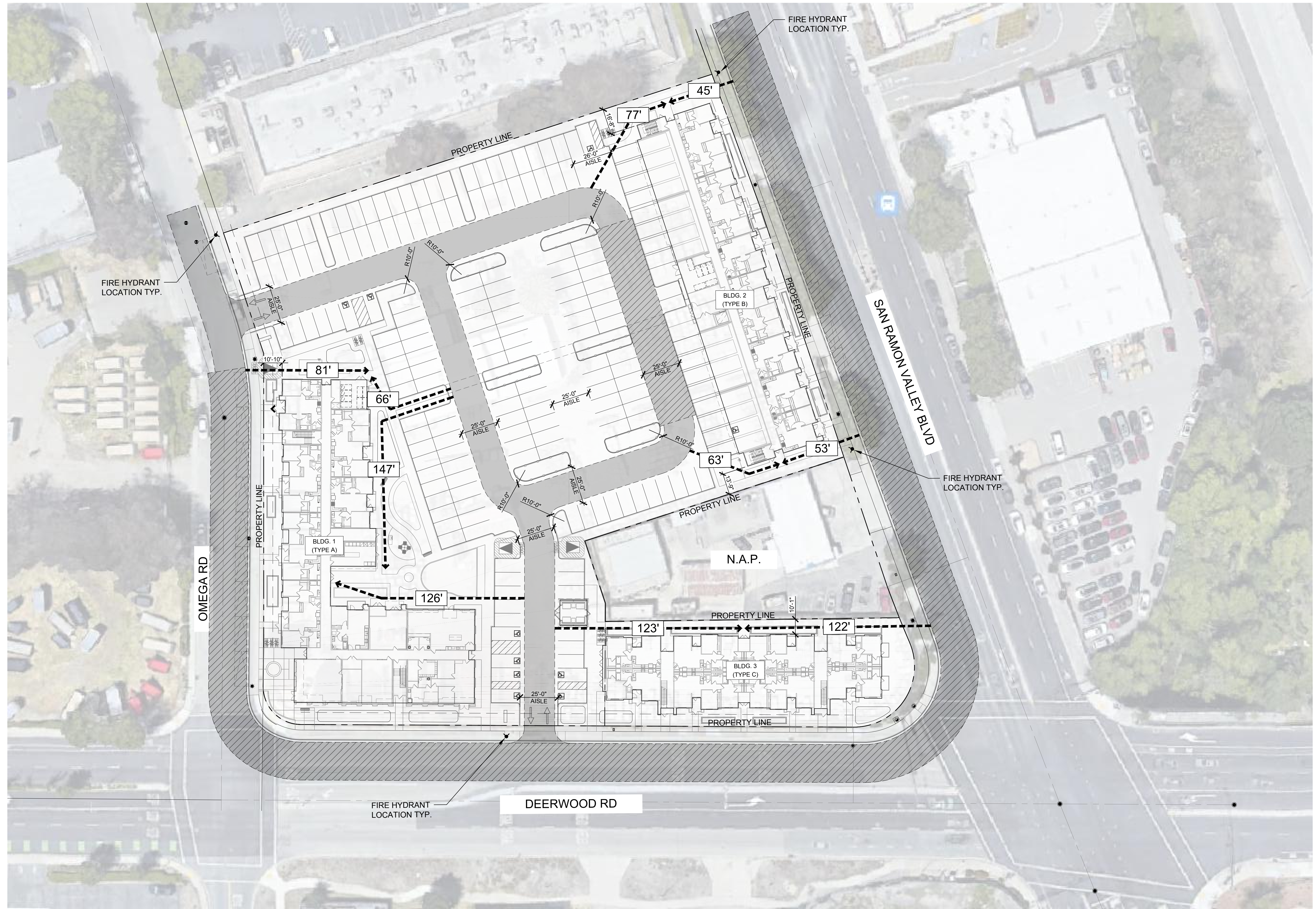
LEGEND

- PROPERTY LINE
- ADA PATH OF TRAVEL
- ▨ PUBLIC STREET PARALLEL PARKING (9'X23')



SITE PLAN 1

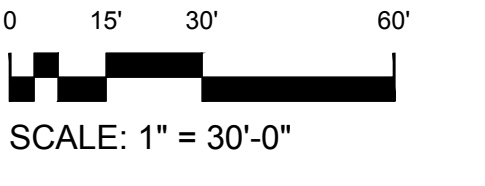


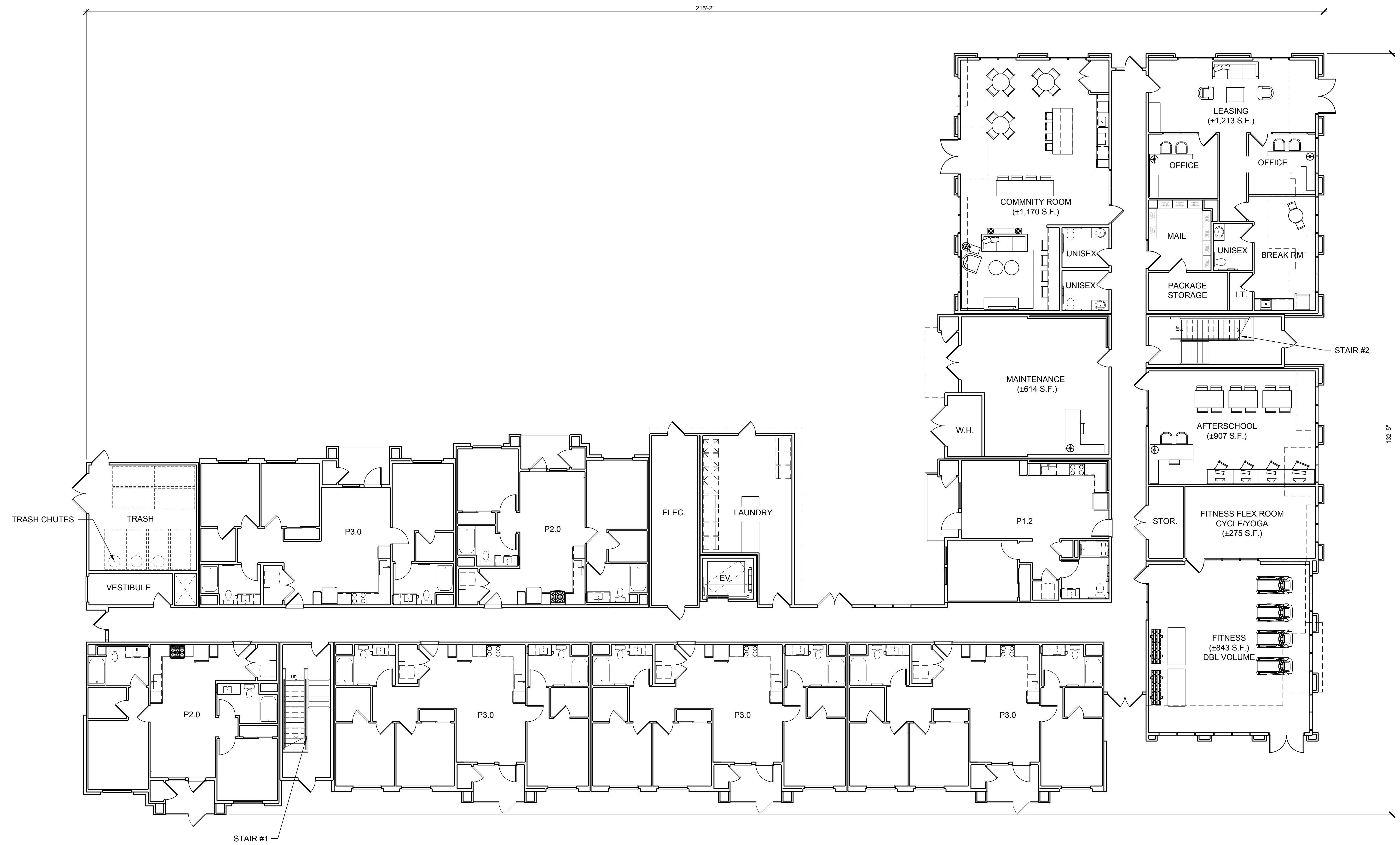


**LEGEND**

- PROPERTY LINE
- 20'-0" FIRE ACCESS LANE
- 25'-0" AERIAL APPARATUS ACCESS LANE
- HOSE PULL
- FIRE HYDRANT LOCATION

FIRE MASTER PLAN 1

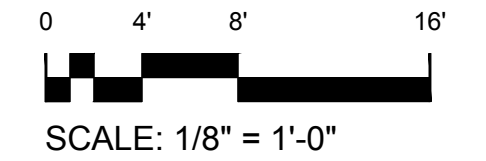




215'-2"

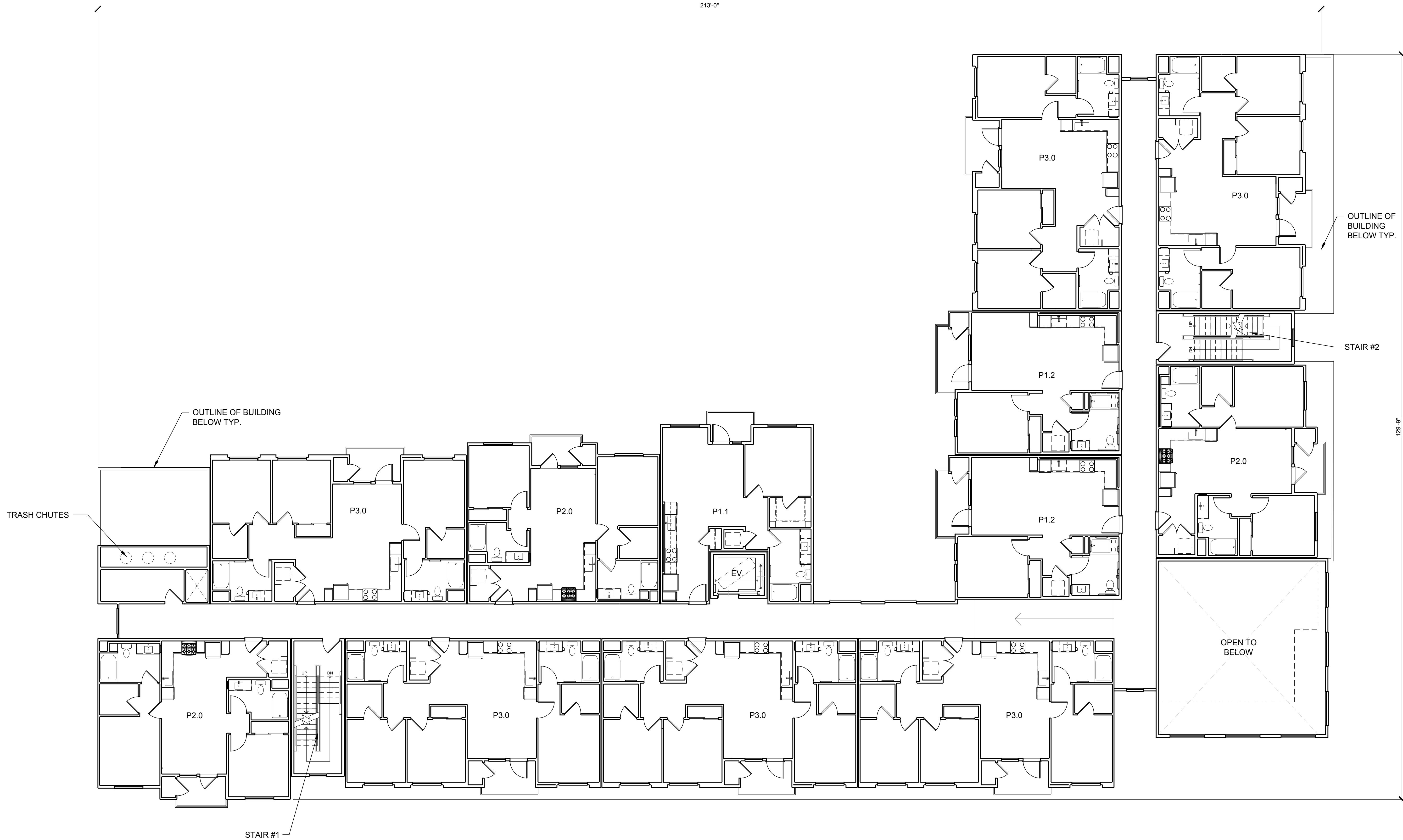
132'-5"

FIRST FLOOR PLAN 1

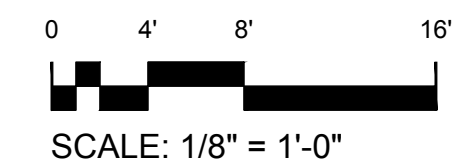


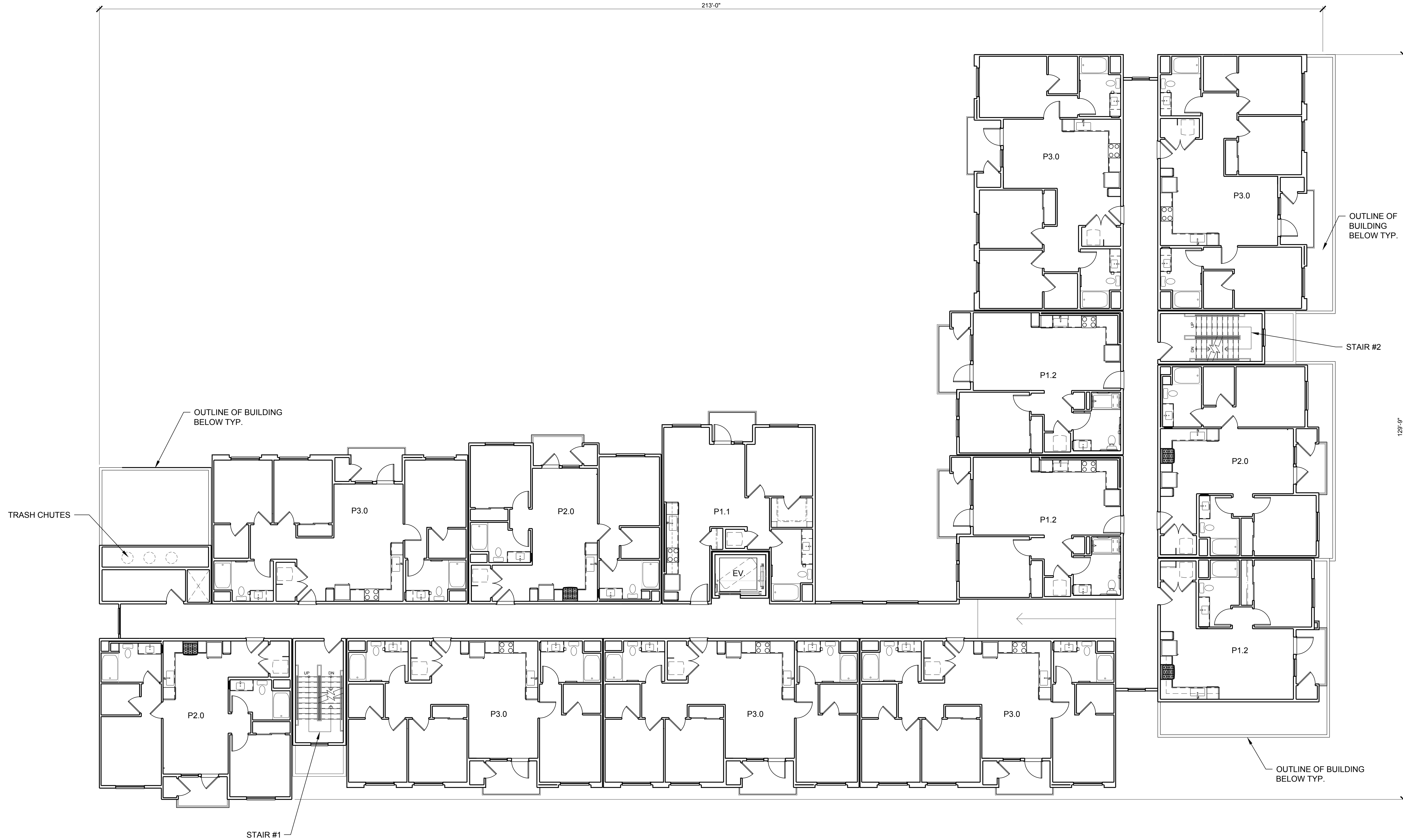


213'-0"

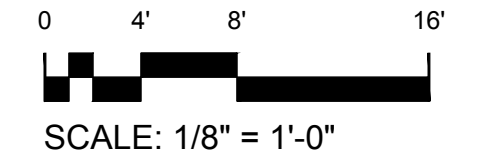


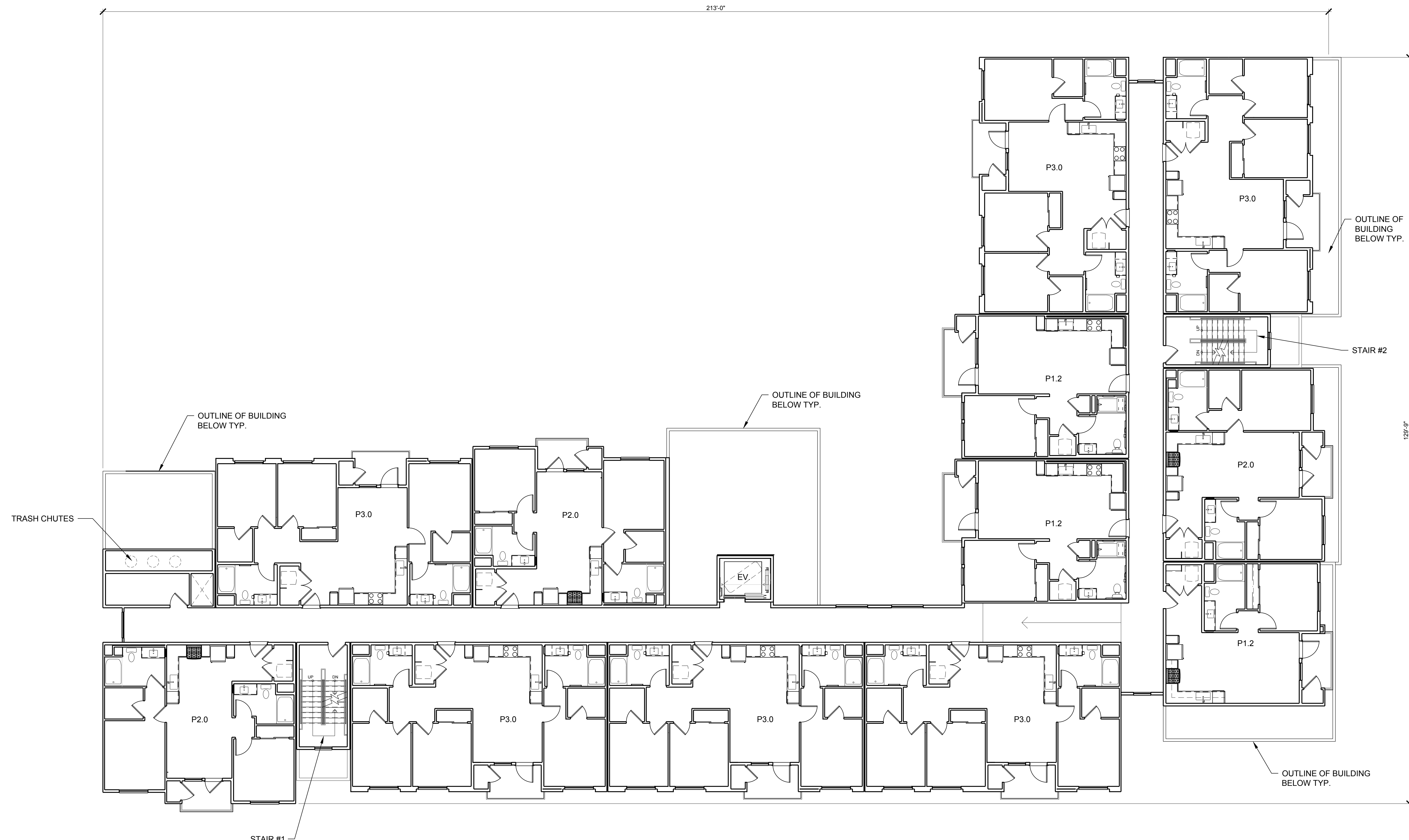
SECOND FLOOR PLAN 1



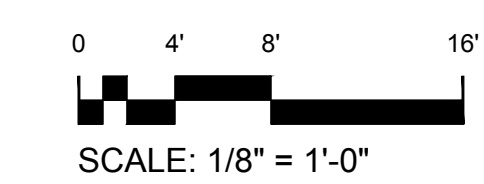


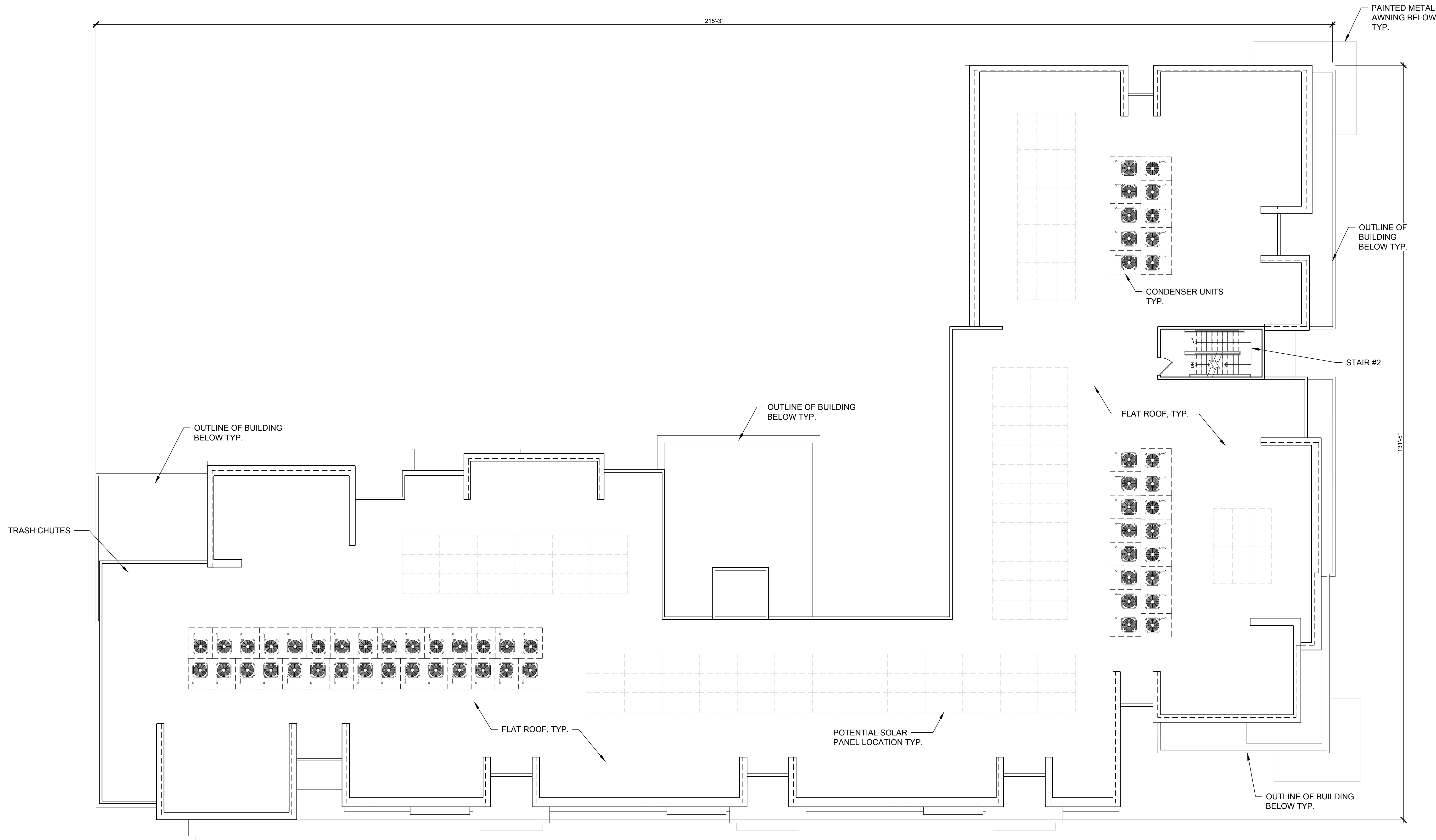
THIRD FLOOR PLAN 1



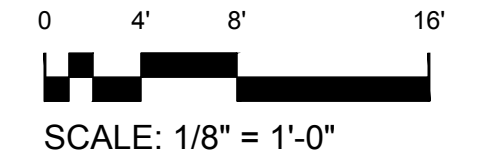


FOURTH TO FIFTH FLOOR PLAN 1



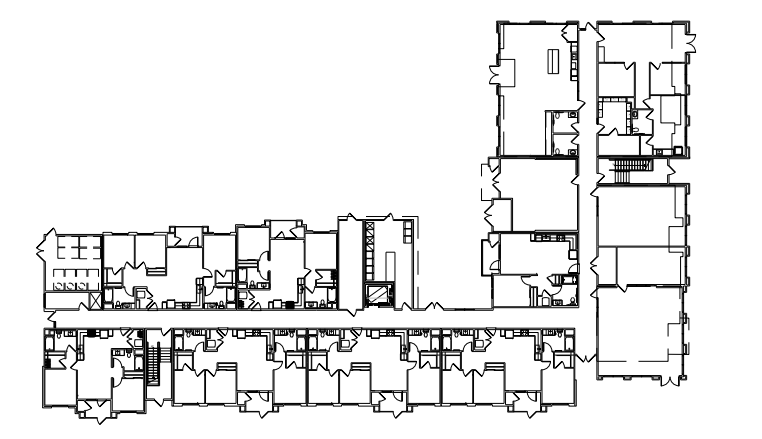


ROOF PLAN 1





KEY PLAN



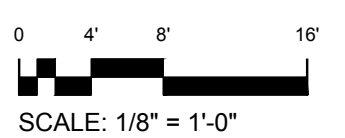
MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW (RECESSED)
- 4 PAINTED METAL GUARDRAIL
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL COLUMN
- 7 STOREFRONT SYSTEM
- 8 ROOF PARAPET CAP
- 9 DECORATIVE TRIM

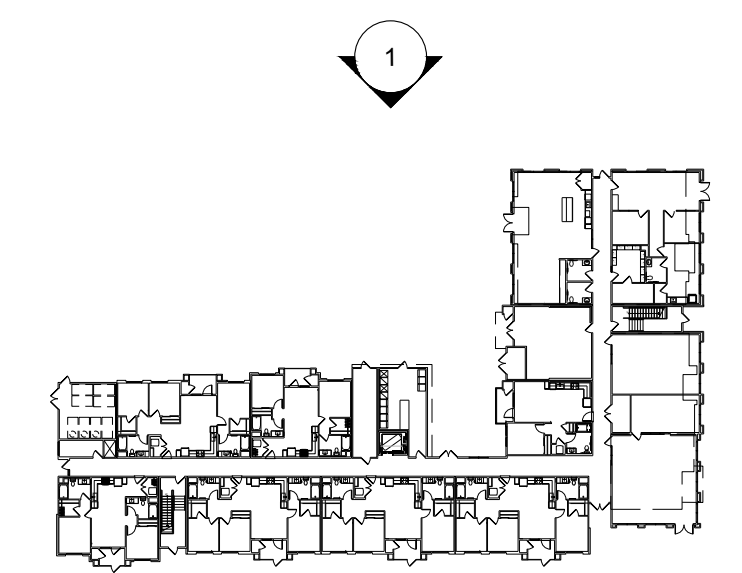
SOUTH ELEVATION (DEERWOOD RD) 2



WEST ELEVATION (OMEGA RD) 1

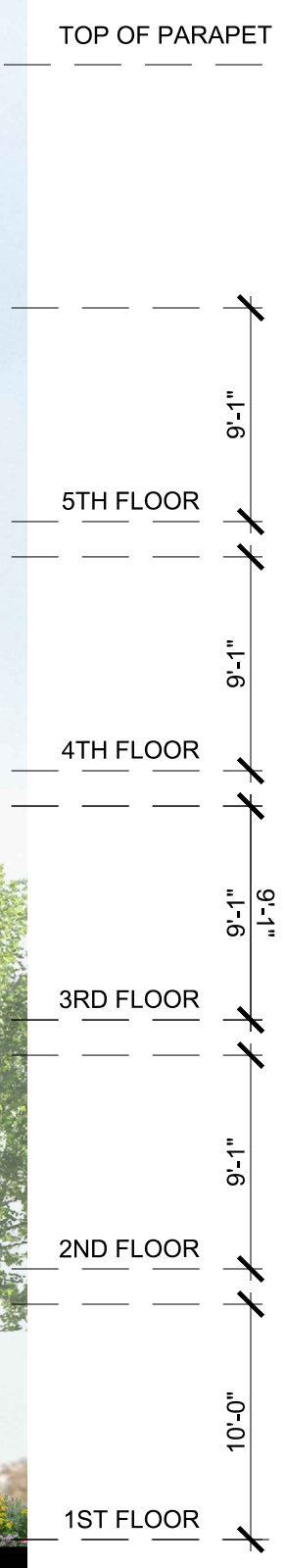


KEY PLAN

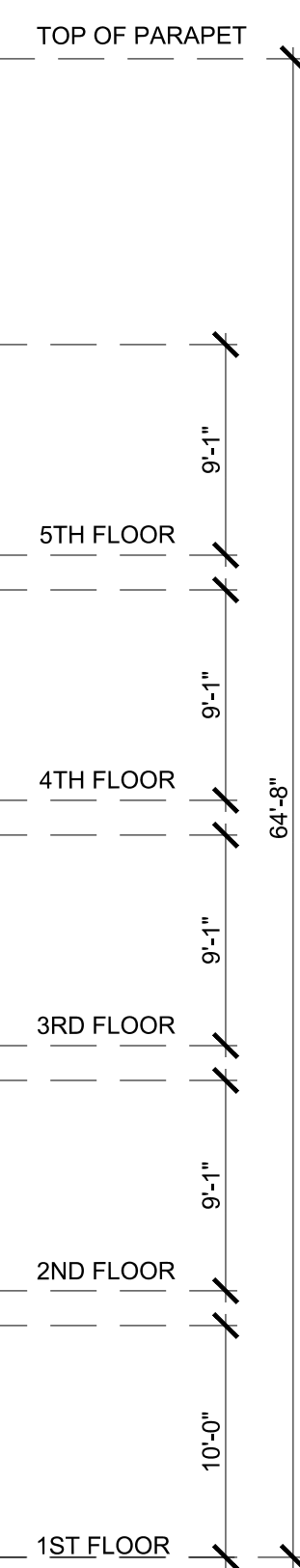


MATERIAL LEGEND:

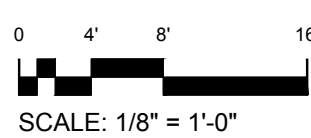
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW (RECESSED)
- 4 PAINTED METAL GUARDRAIL
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL COLUMN
- 7 STOREFRONT SYSTEM
- 8 ROOF PARAPET CAP
- 9 DECORATIVE TRIM

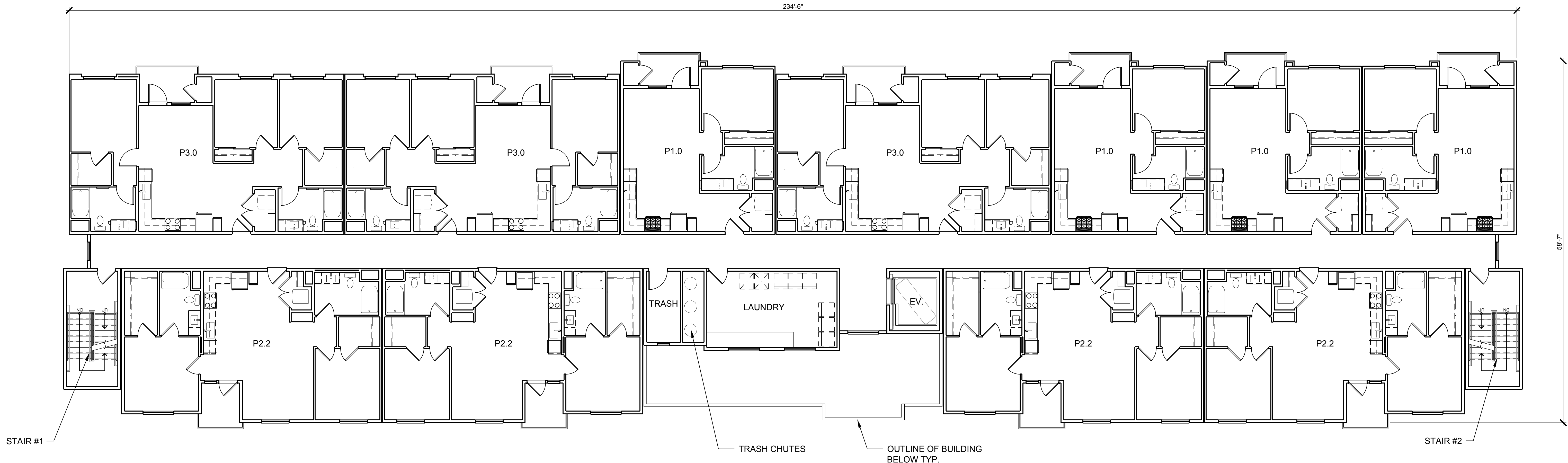


NORTH ELEVATION 2

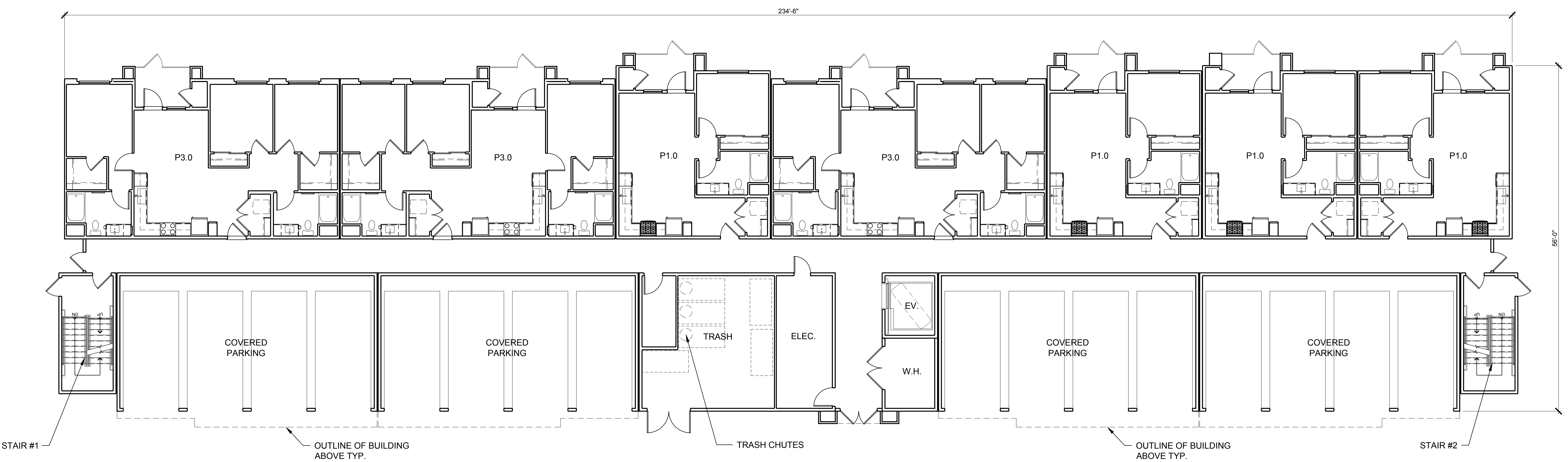


EAST ELEVATION 1

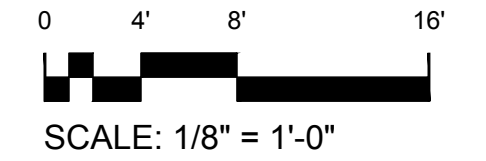


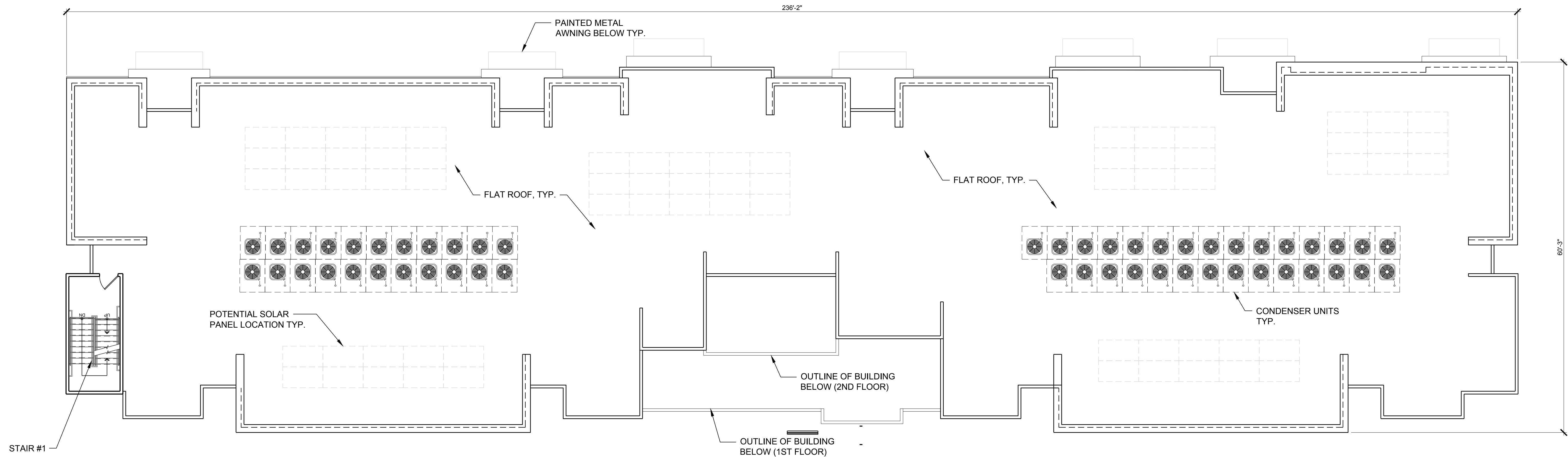


SECOND FLOOR PLAN 2

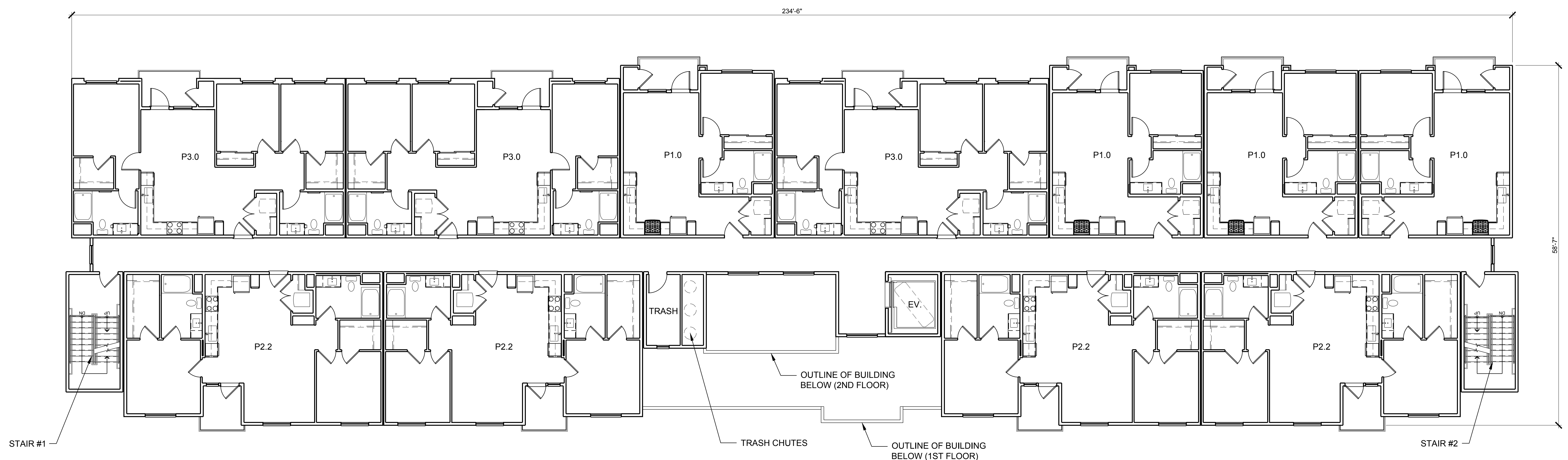


FIRST FLOOR PLAN 1

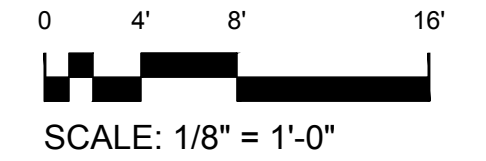




ROOF PLAN 2

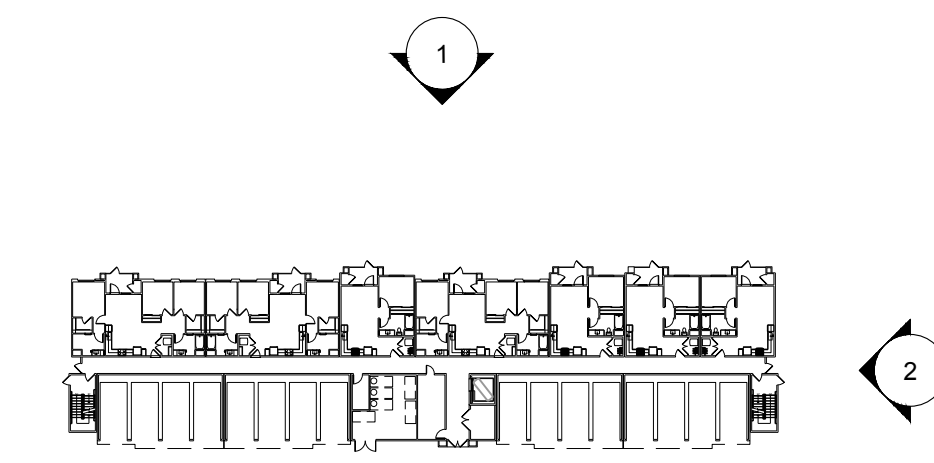


THIRD TO FIFTH FLOOR PLAN 1





KEY PLAN



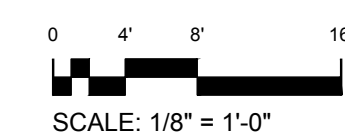
SOUTH ELEVATION 2

MATERIAL LEGEND:

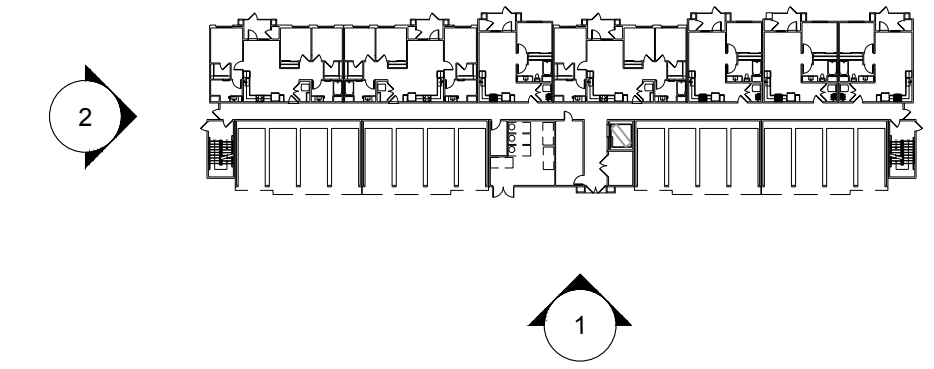
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW (RECESSED)
- 4 PAINTED METAL GUARDRAIL
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL COLUMN
- 7 STOREFRONT SYSTEM
- 8 ROOF PARAPET CAP
- 9 DECORATIVE TRIM



EAST ELEVATION (SAN RAMON VALLEY BLVD) 1



KEY PLAN



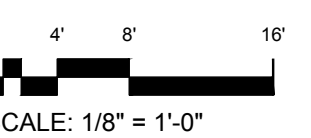
NORTH ELEVATION 2

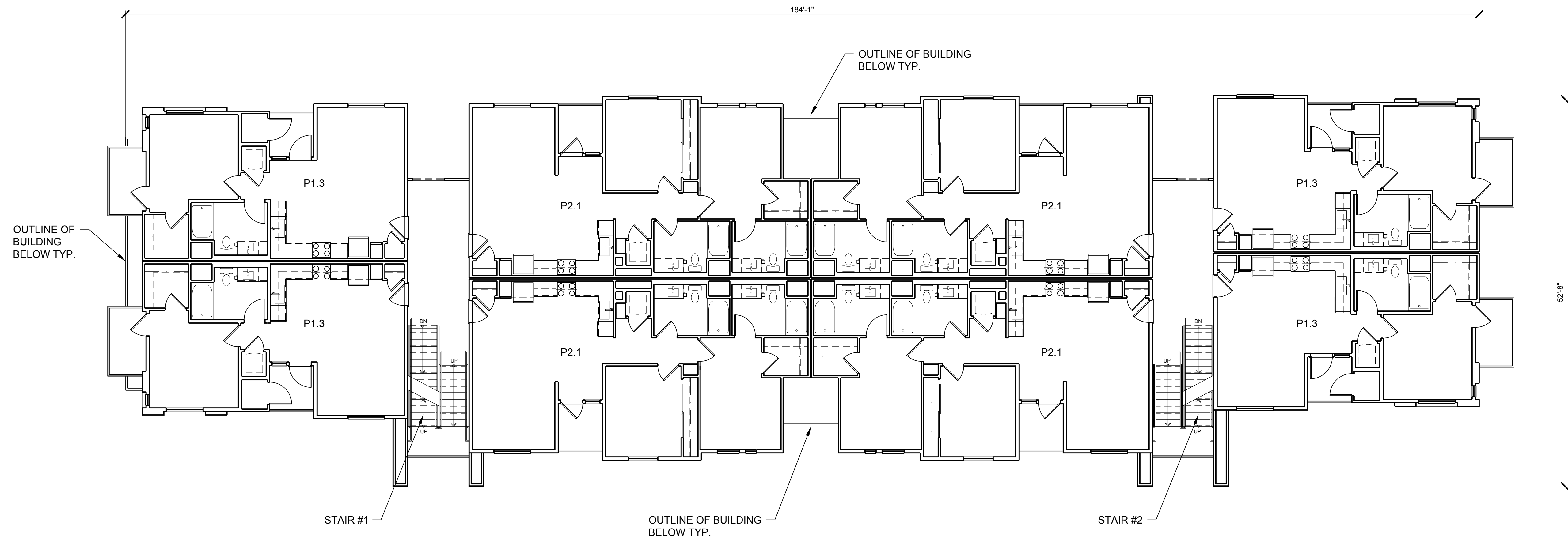
MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW (RECESSED)
- 4 PAINTED METAL GUARDRAIL
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL COLUMN
- 7 STOREFRONT SYSTEM
- 8 ROOF PARAPET CAP
- 9 DECORATIVE TRIM

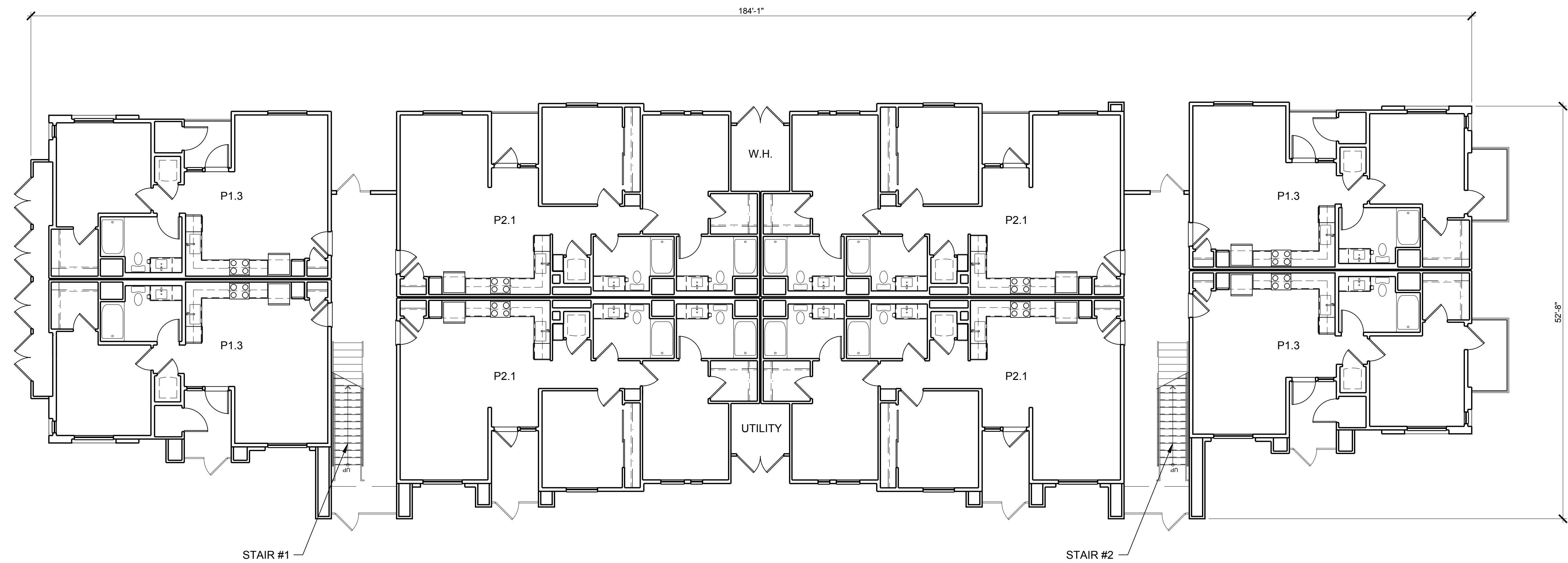


WEST ELEVATION 1

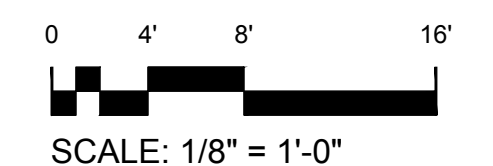


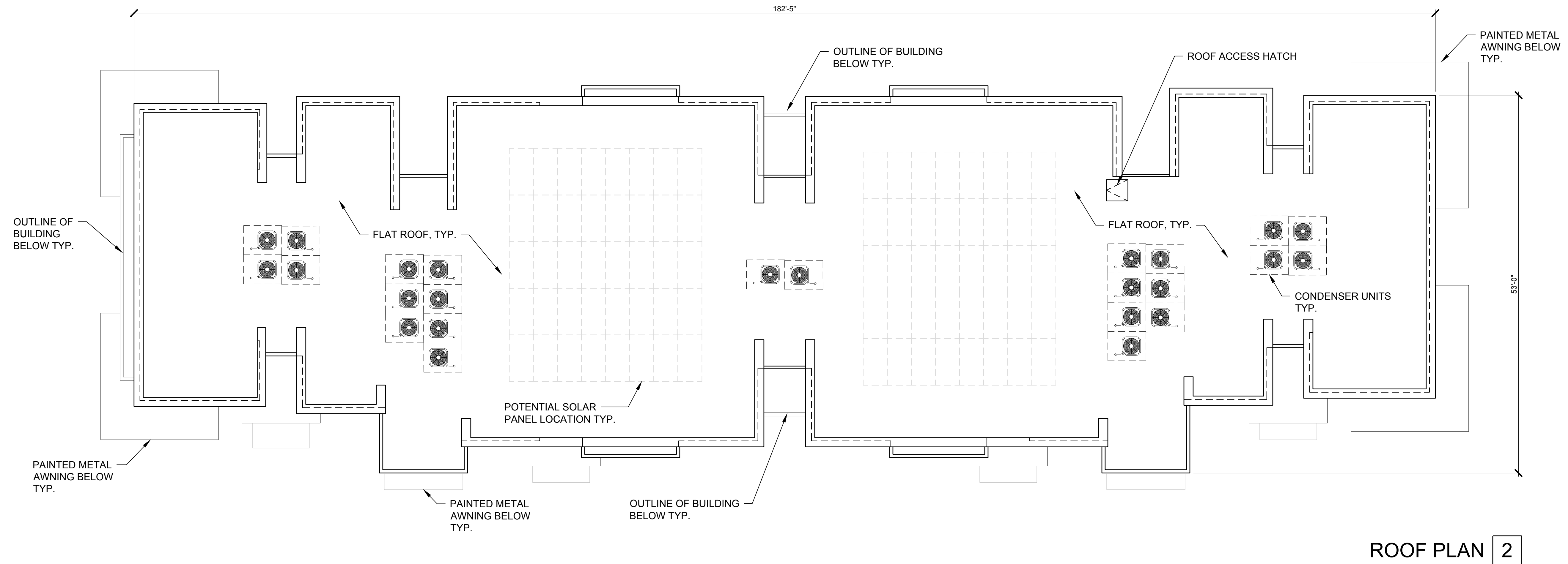


SECOND FLOOR PLAN 2

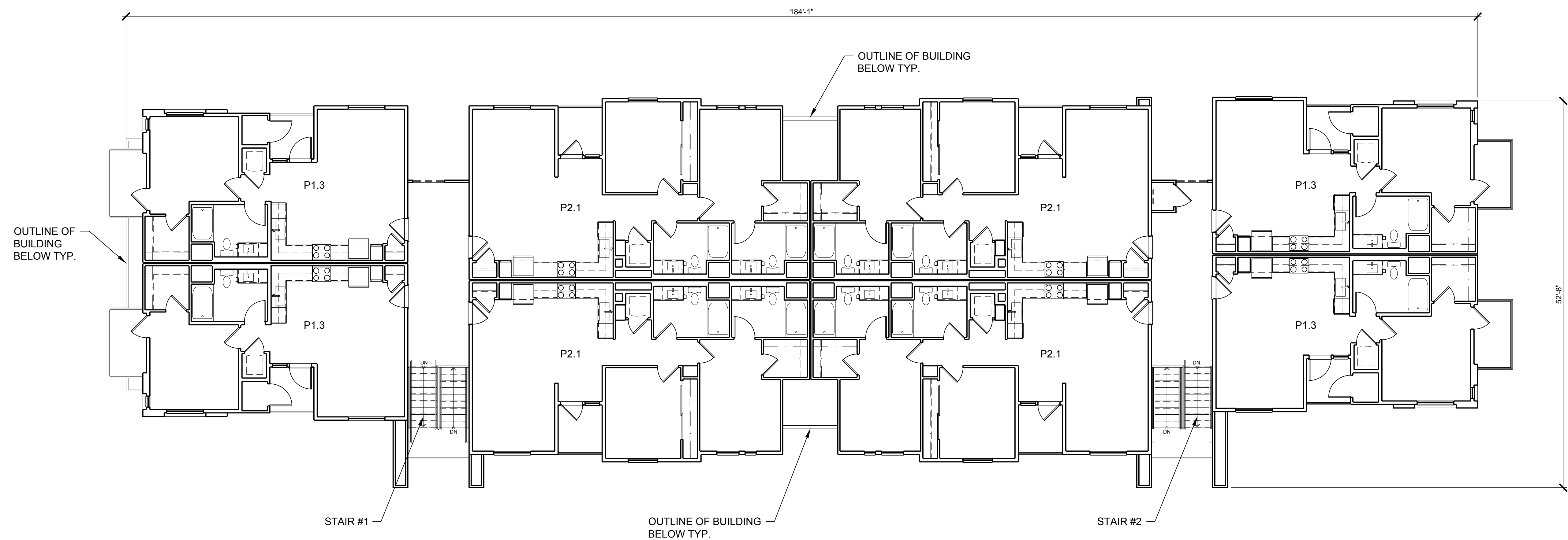


FIRST FLOOR PLAN 1

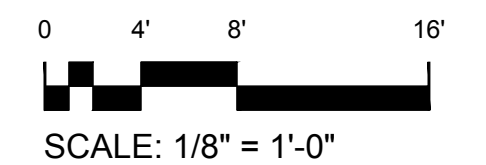




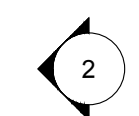
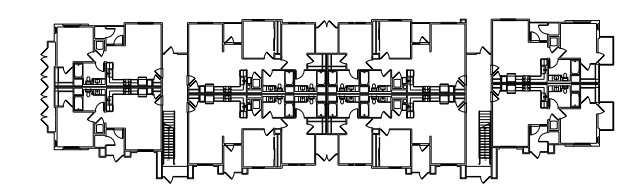
ROOF PLAN 2



THIRD FLOOR PLAN 1



KEY PLAN



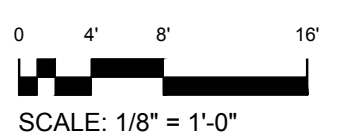
EAST ELEVATION (SAN RAMON VALLEY BLVD) 2

MATERIAL LEGEND:

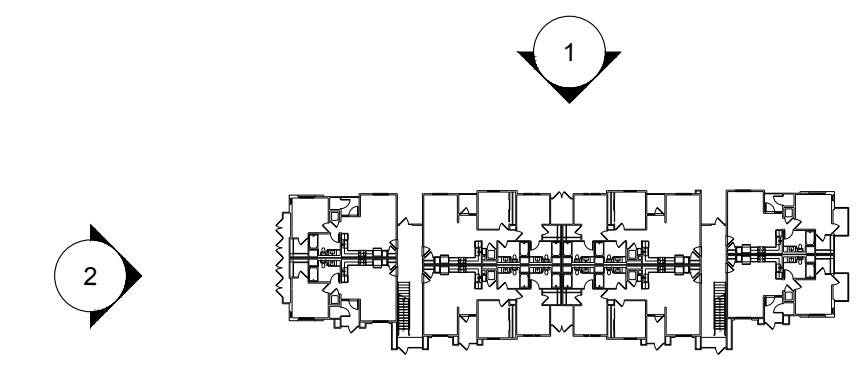
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW (RECESSED)
- 4 PAINTED METAL GUARDRAIL
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL COLUMN
- 7 STOREFRONT SYSTEM
- 8 ROOF PARAPET CAP
- 9 DECORATIVE TRIM



SOUTH ELEVATION (DEERWOOD RD) 1



KEY PLAN



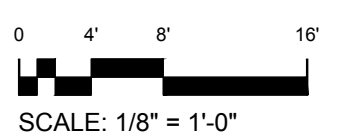
WEST ELEVATION 2

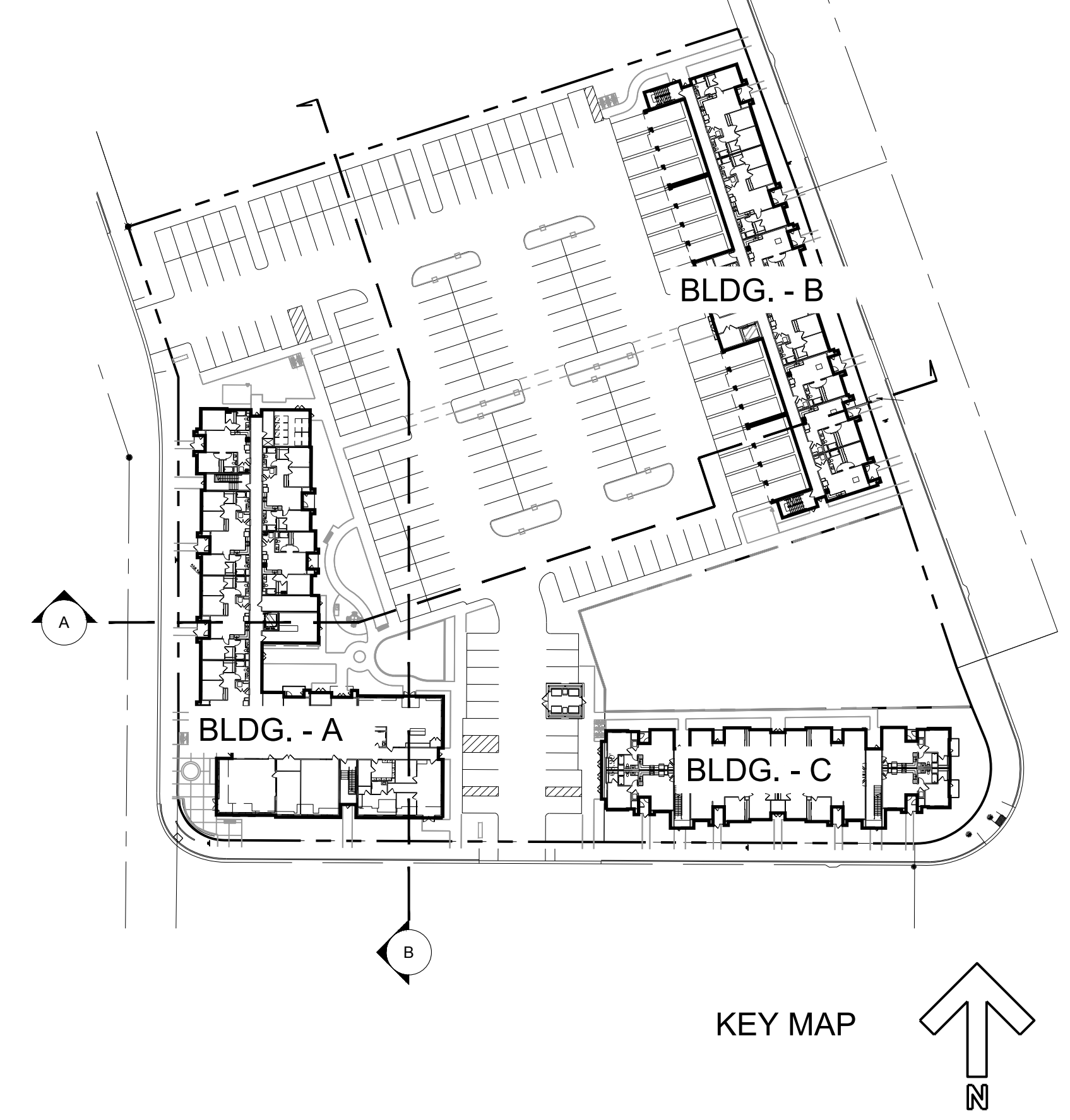
MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOW (RECESSED)
- 4 PAINTED METAL GUARDRAIL
- 5 PAINTED METAL AWNING
- 6 PAINTED METAL COLUMN
- 7 STOREFRONT SYSTEM
- 8 ROOF PARAPET CAP
- 9 DECORATIVE TRIM



NORTH ELEVATION 1

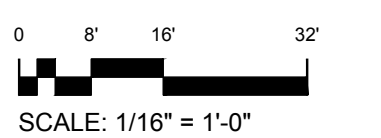


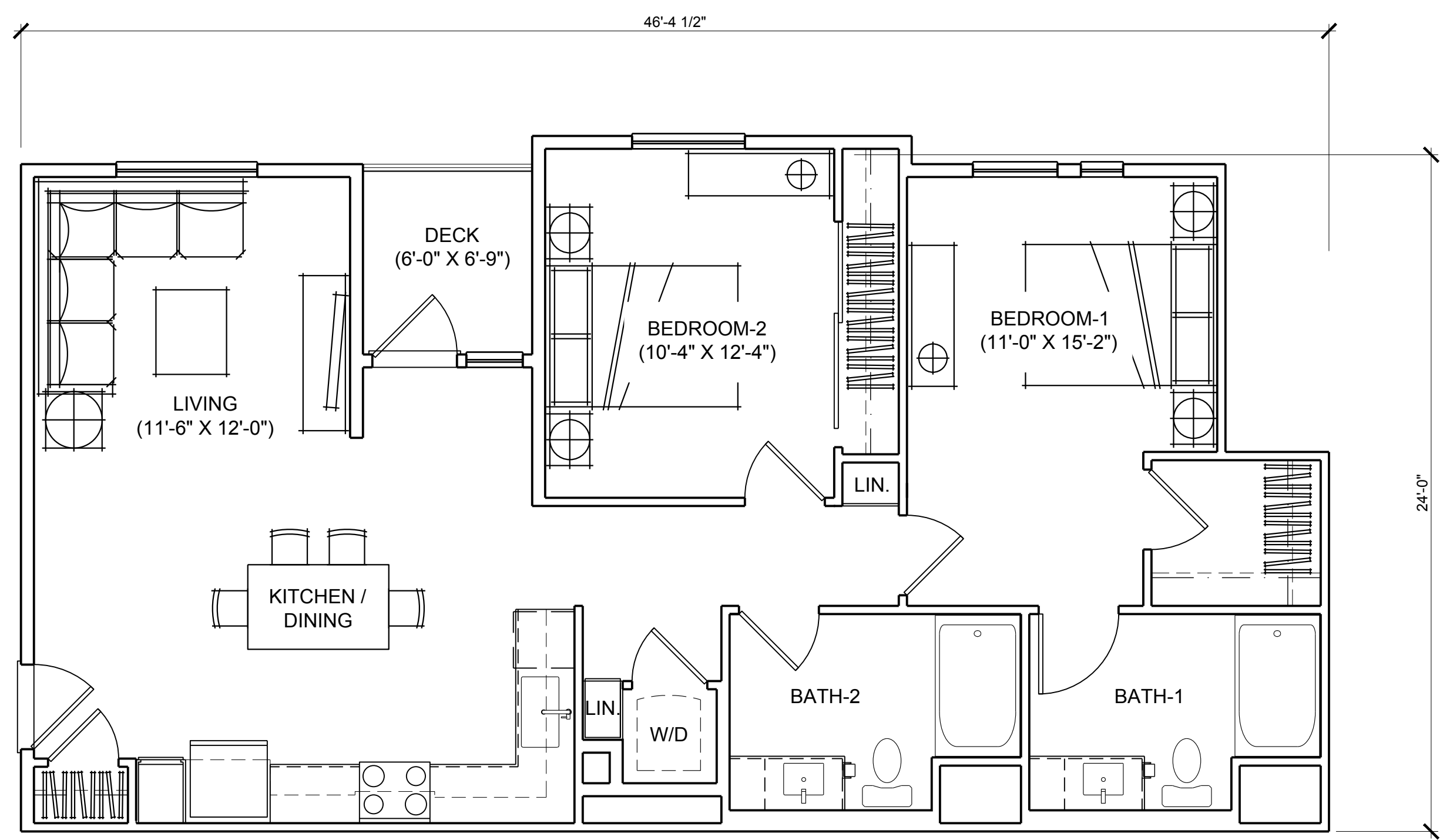


SECTION - B 2

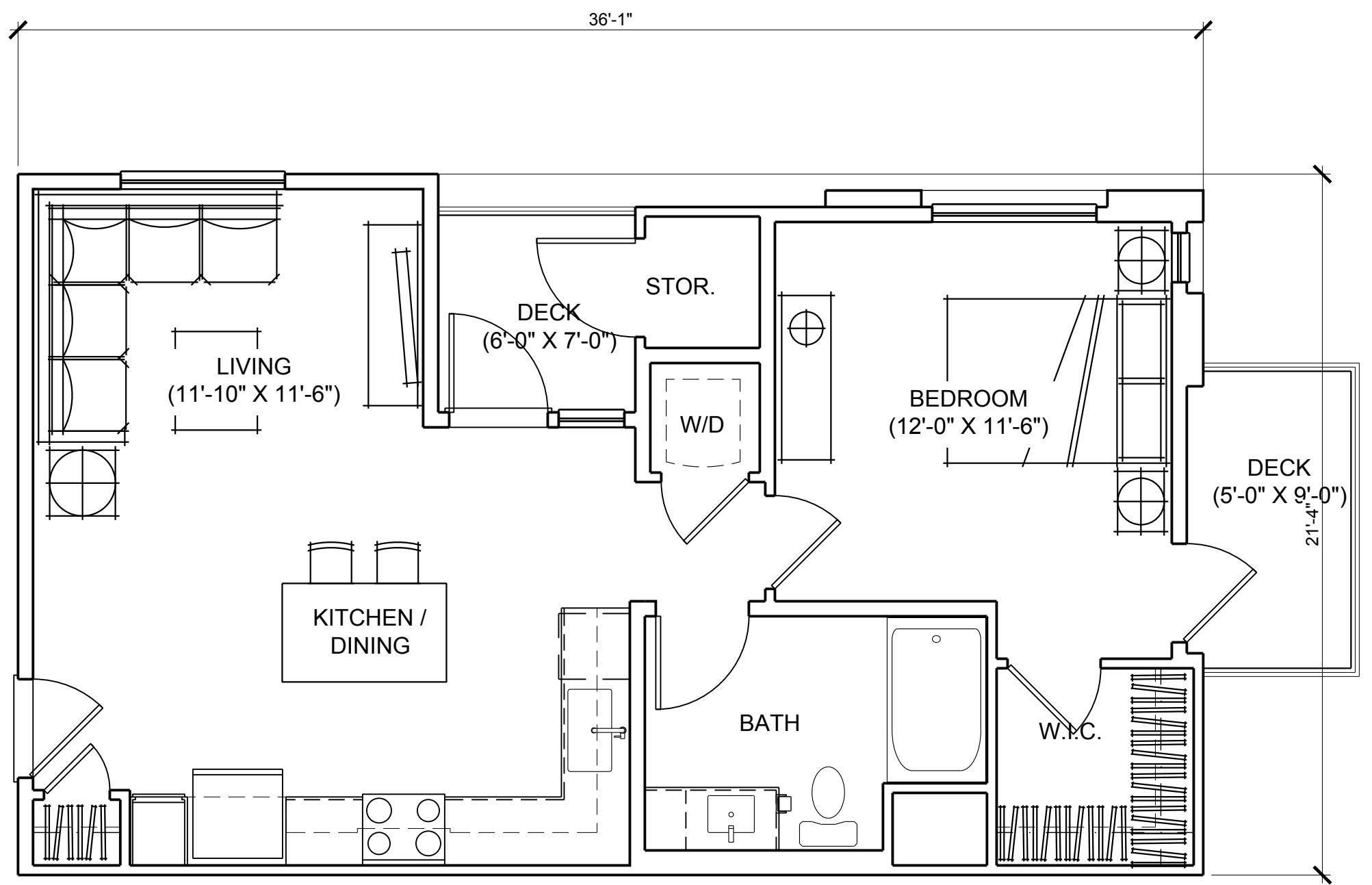


SECTION - A 1

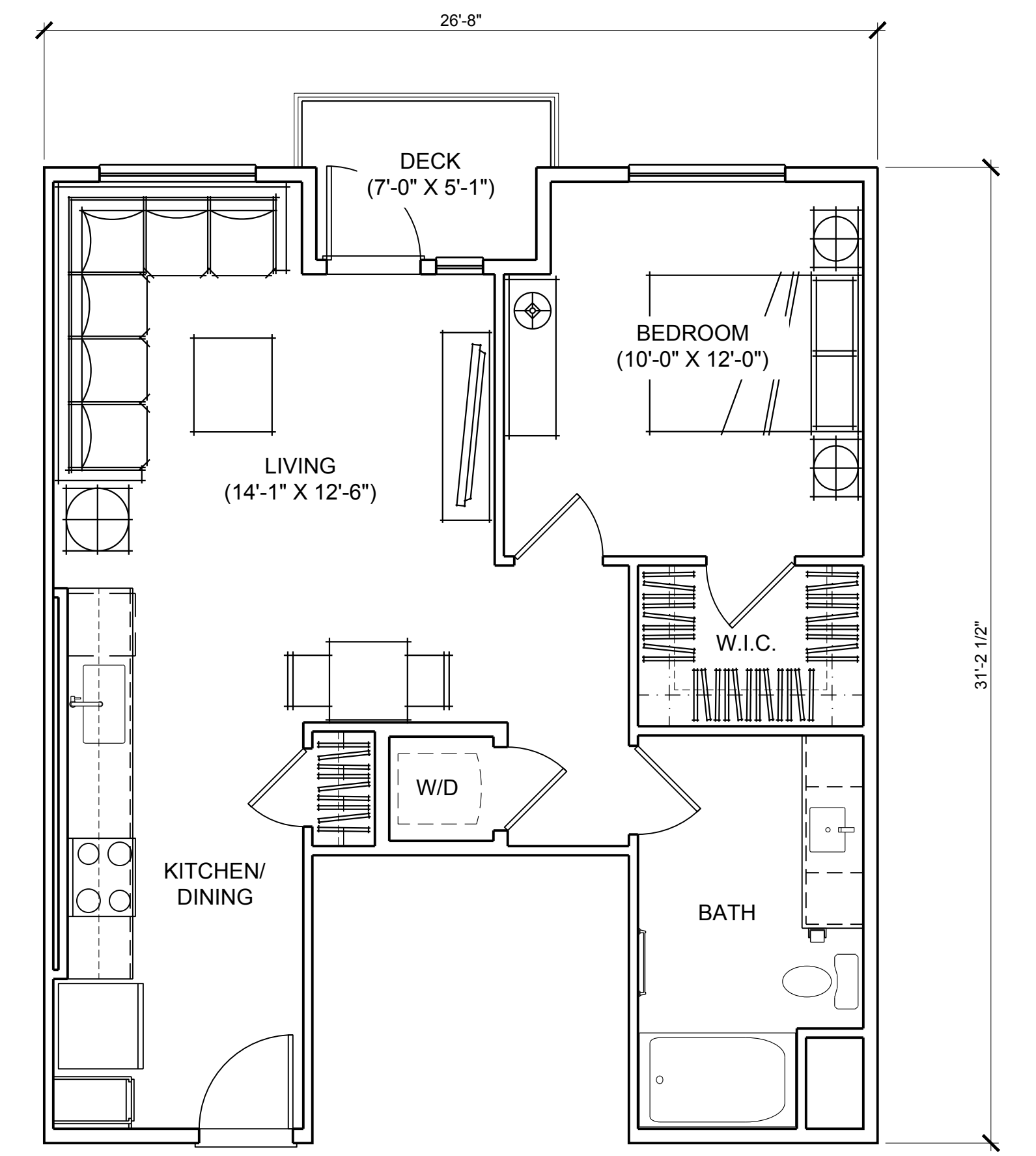




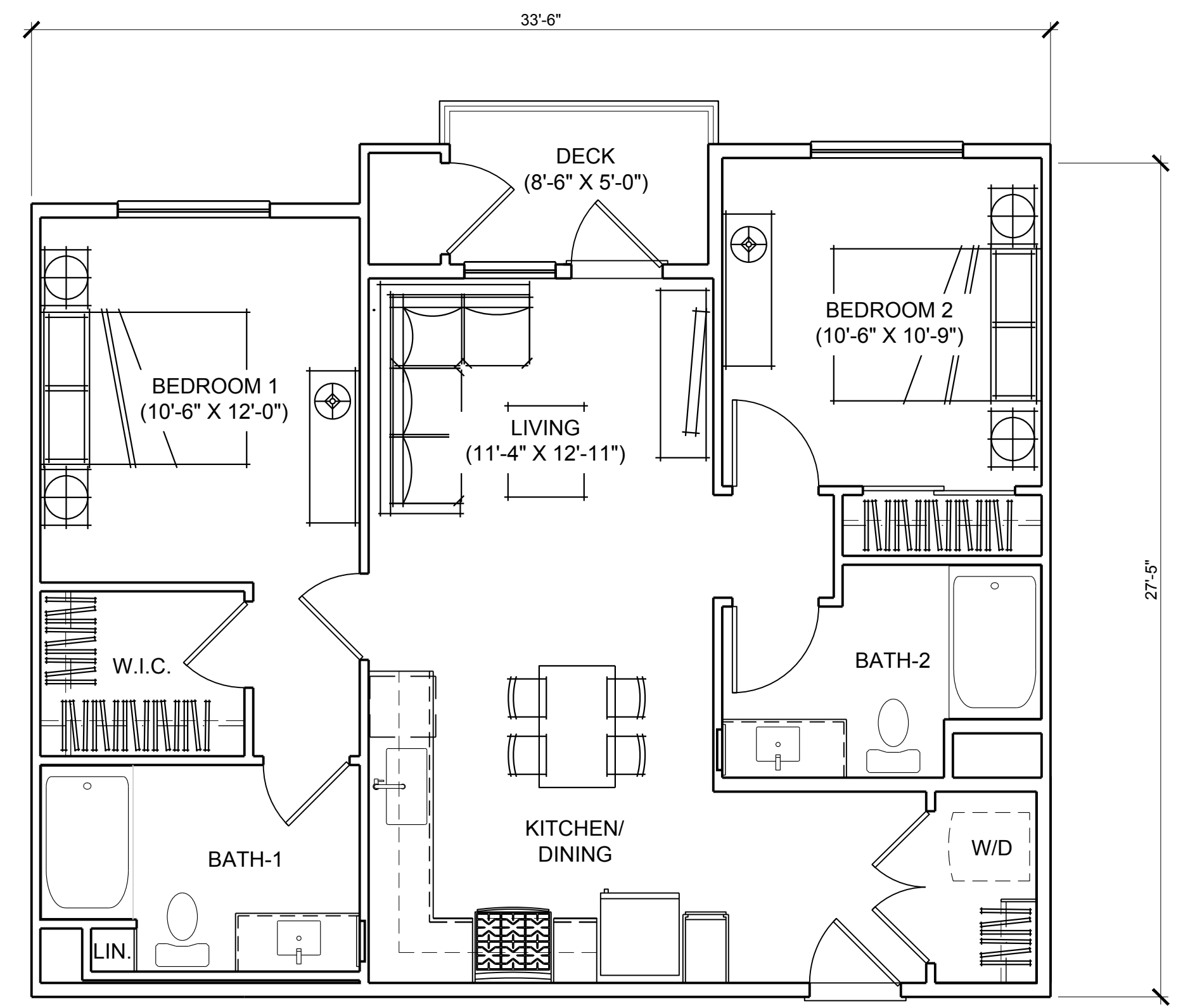
**UNIT P2.1 6**  
2 BED / 2 BATH - ±996 S.F. (12 TOTAL)



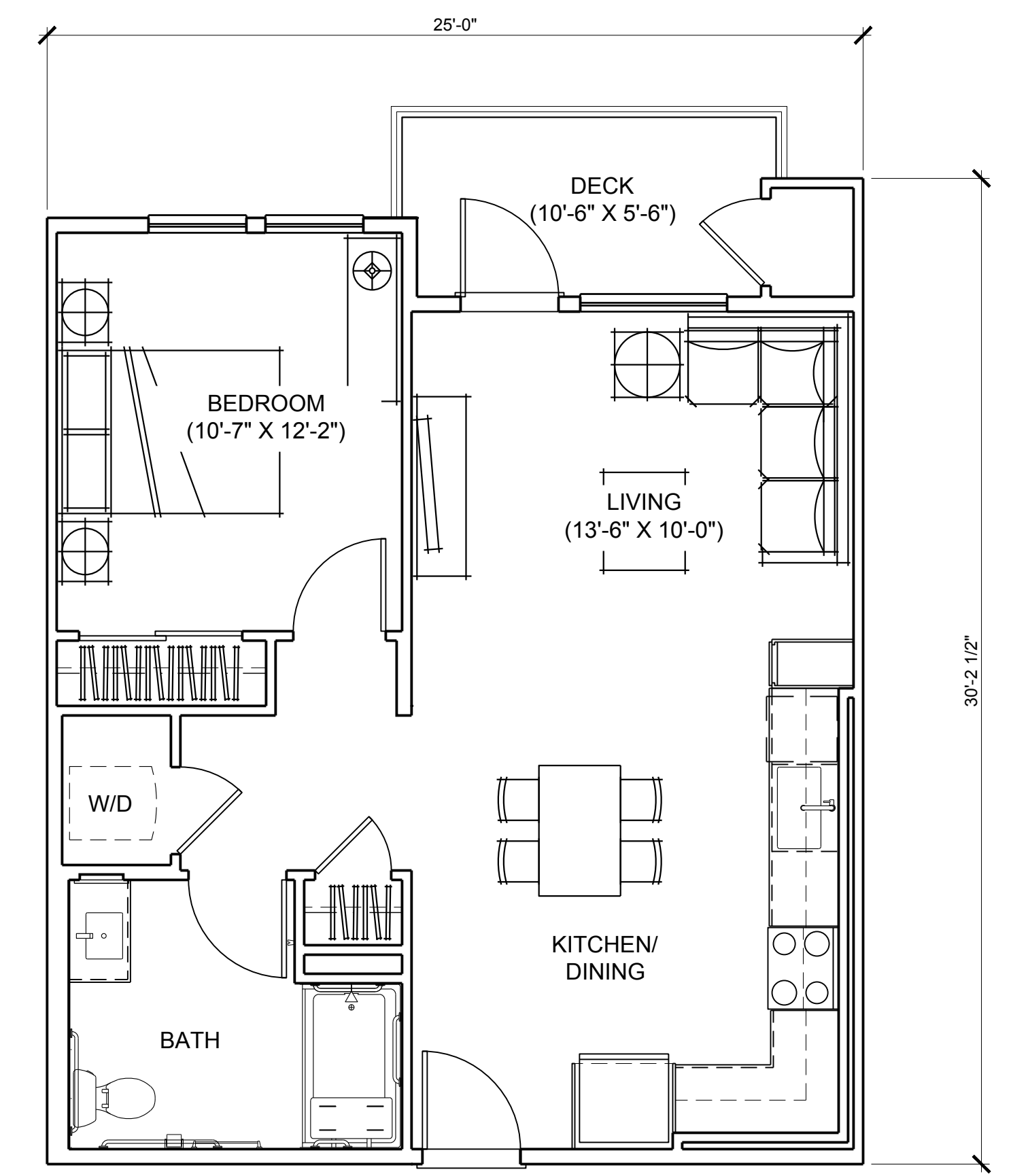
**UNIT P1.3 4**  
1BED / 1 BATH - ±674 S.F. (12 TOTAL)



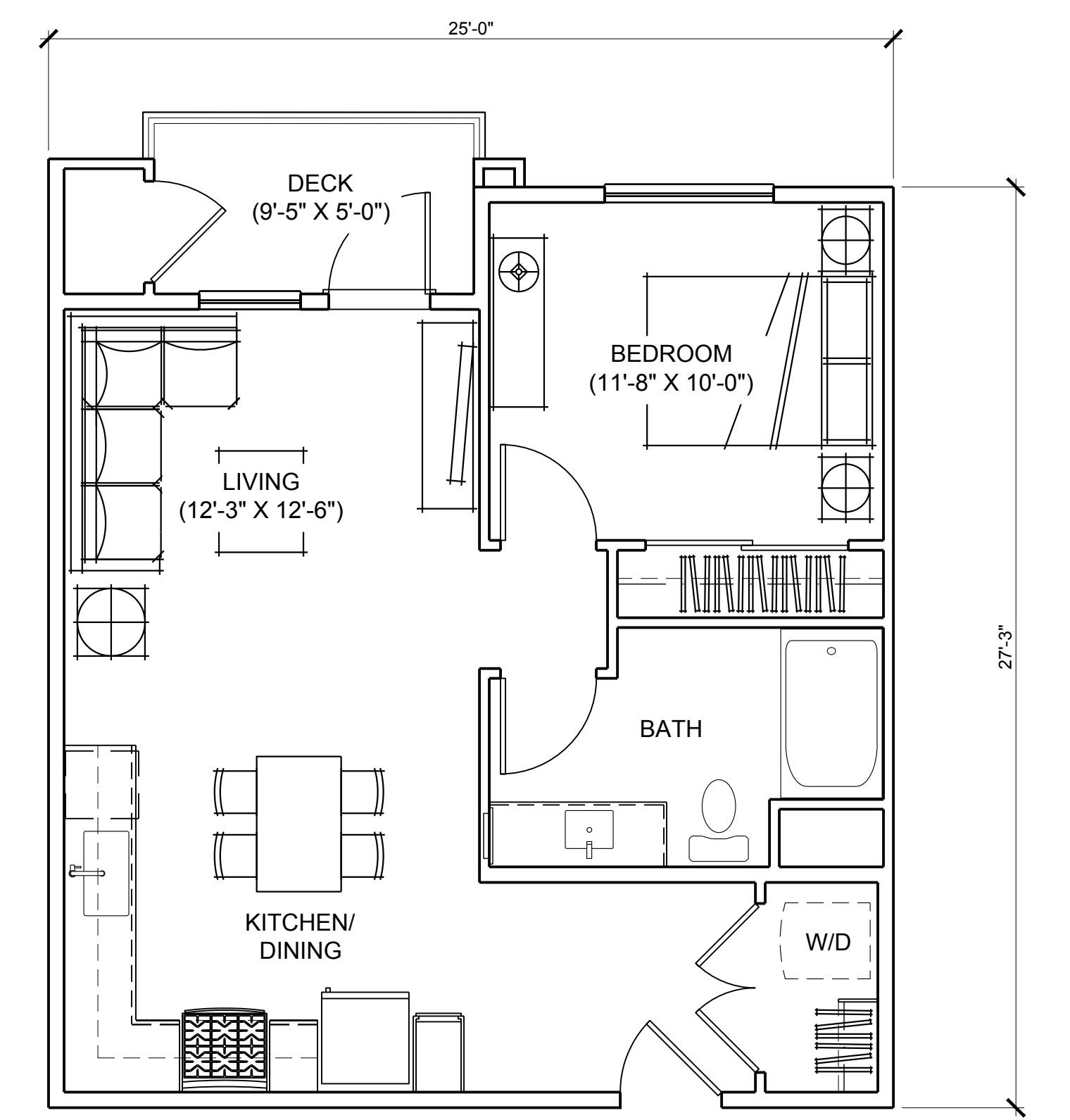
**UNIT P1.1 2**  
1BED / 1 BATH - ±718 S.F. (2 TOTAL)



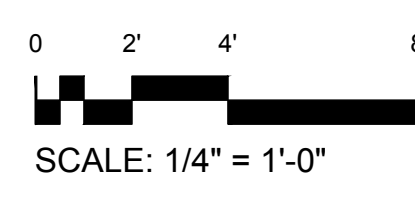
**UNIT P2.0 5**  
2 BED / 2 BATH - ±866 S.F. (14 TOTAL)



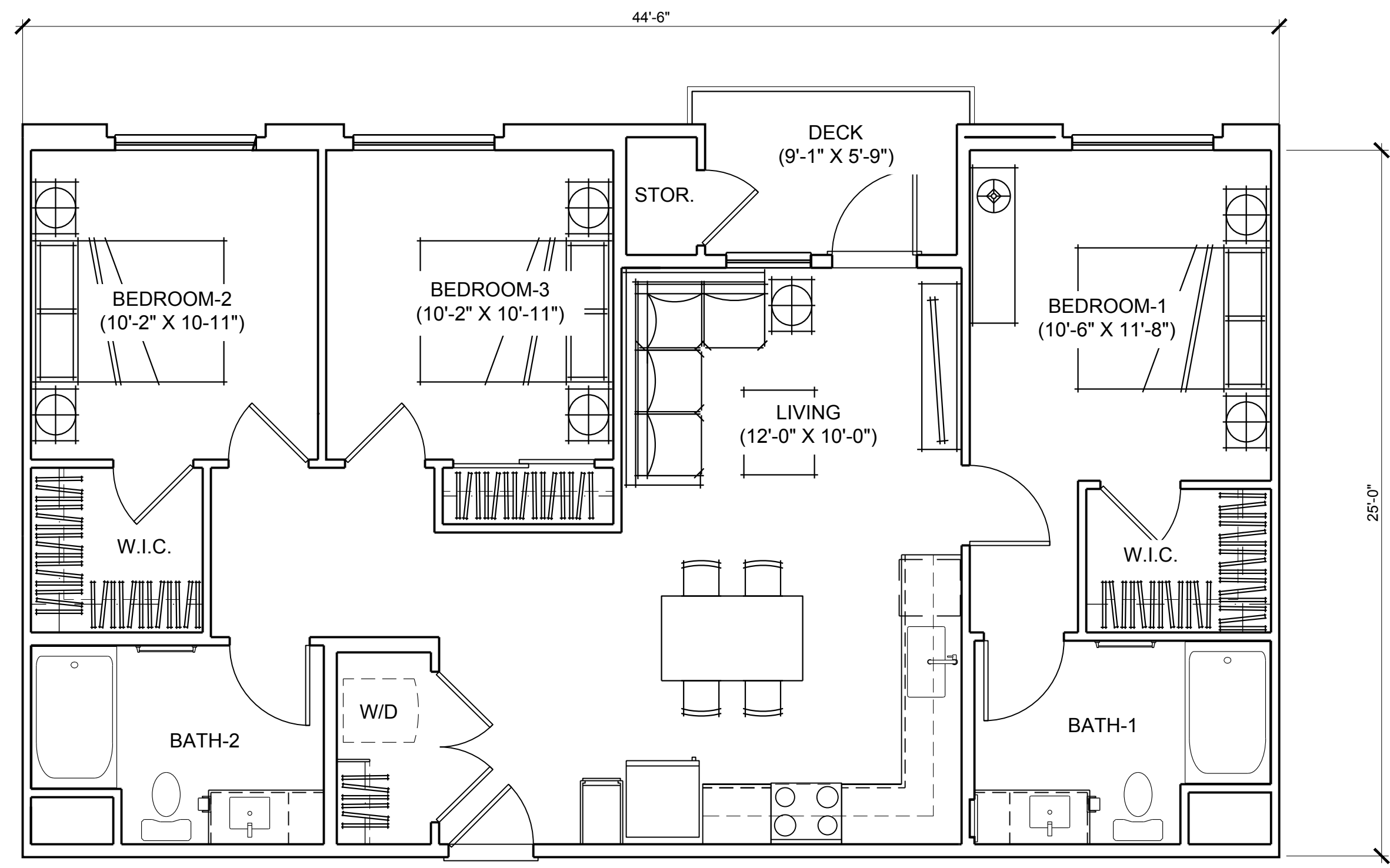
**UNIT P1.2 3**  
1BED / 1 BATH - ±691 S.F. (12 TOTAL)



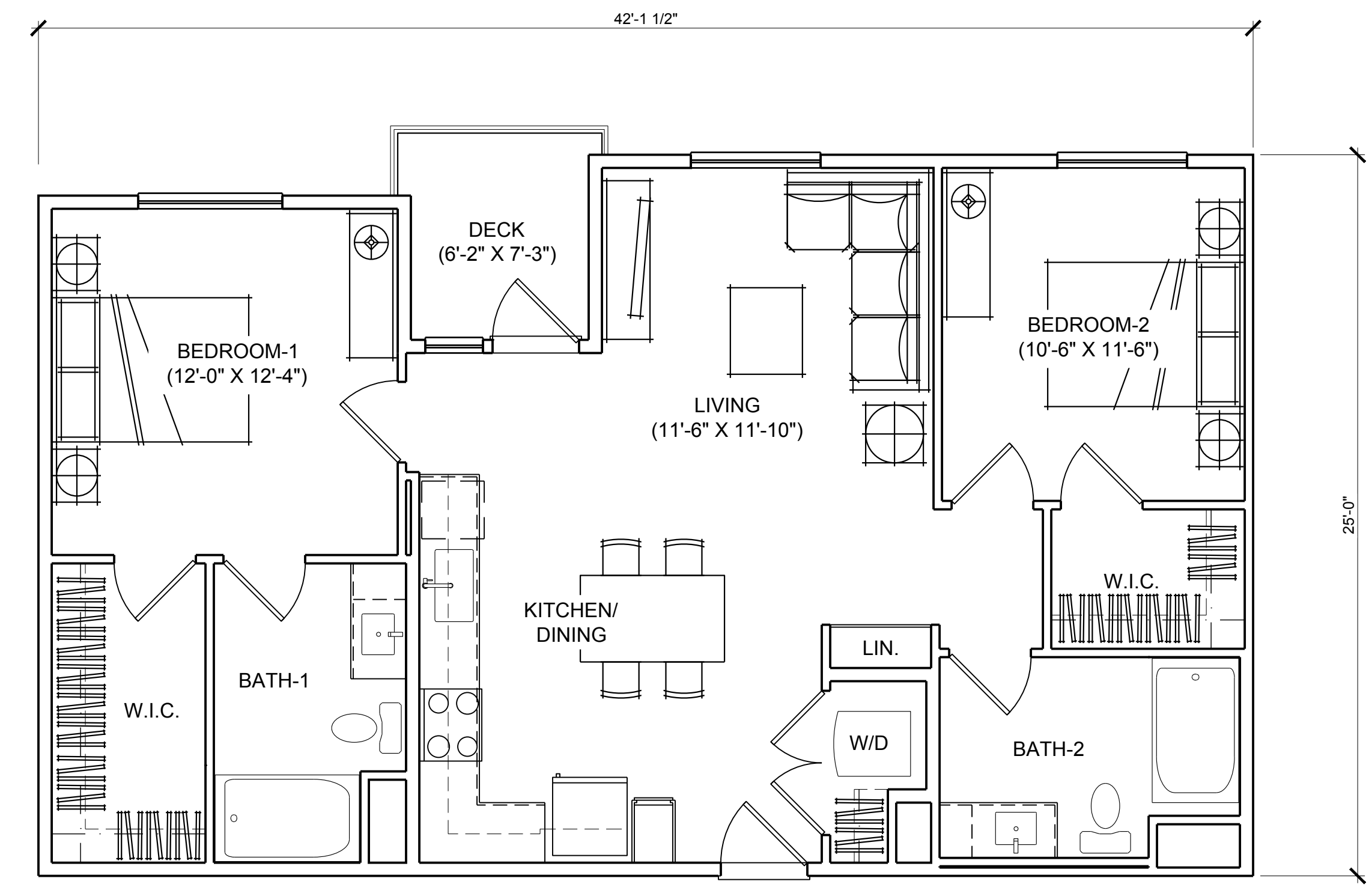
**UNIT P1.0 1**  
1BED / 1 BATH - ±641 S.F. (20 TOTAL)



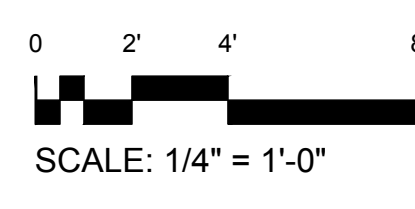




UNIT P3.0 2  
 3 BED / 2 BATH - ±1,070 S.F. (43 TOTAL)



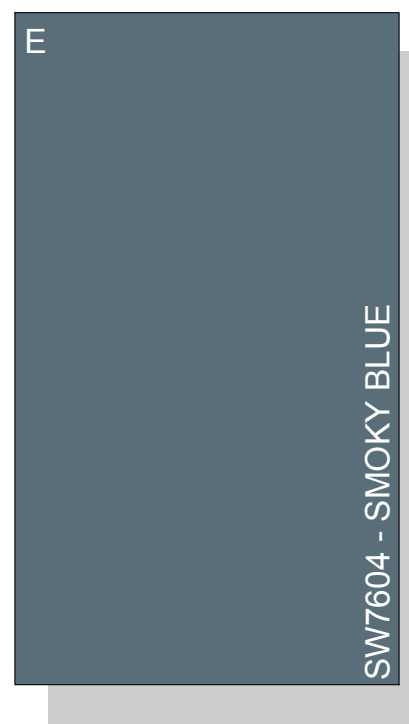
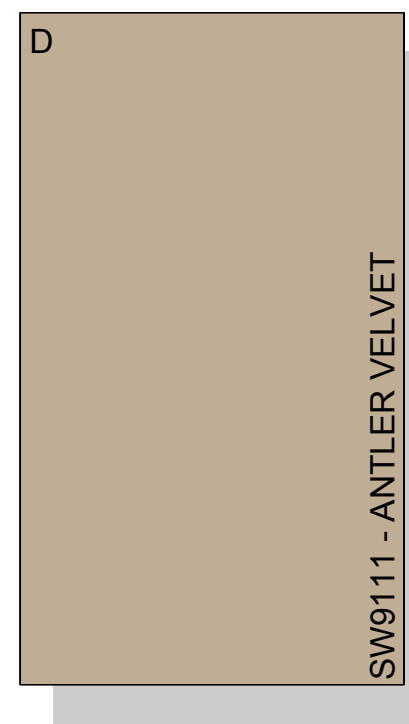
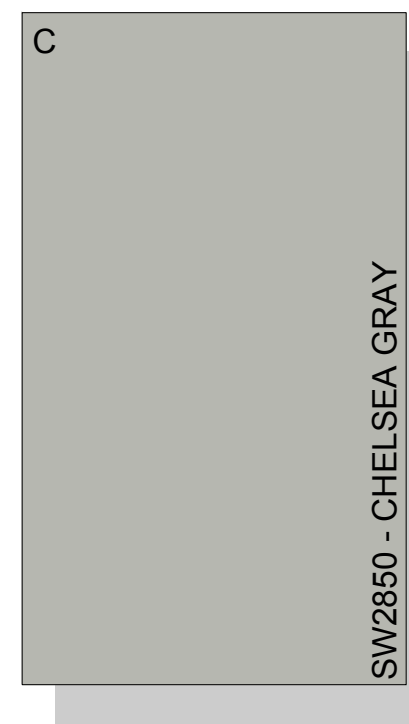
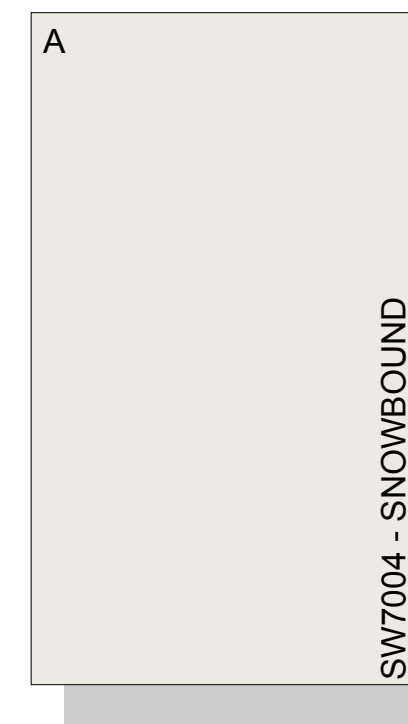
UNIT P2.2 1  
 2 BED / 2 BATH - ±1,006 S.F. (16 TOTAL)



1 EXTERIOR PLASTER  
LIGHT SAND FINISH



2 SHERWIN WILLIAMS PAINT



3 VINYL WINDOWS  
DARK BRONZE



4 STOREFRONT SYSTEM  
DARK BRONZE



BLDG A. WEST ELEVATION SEGMENT