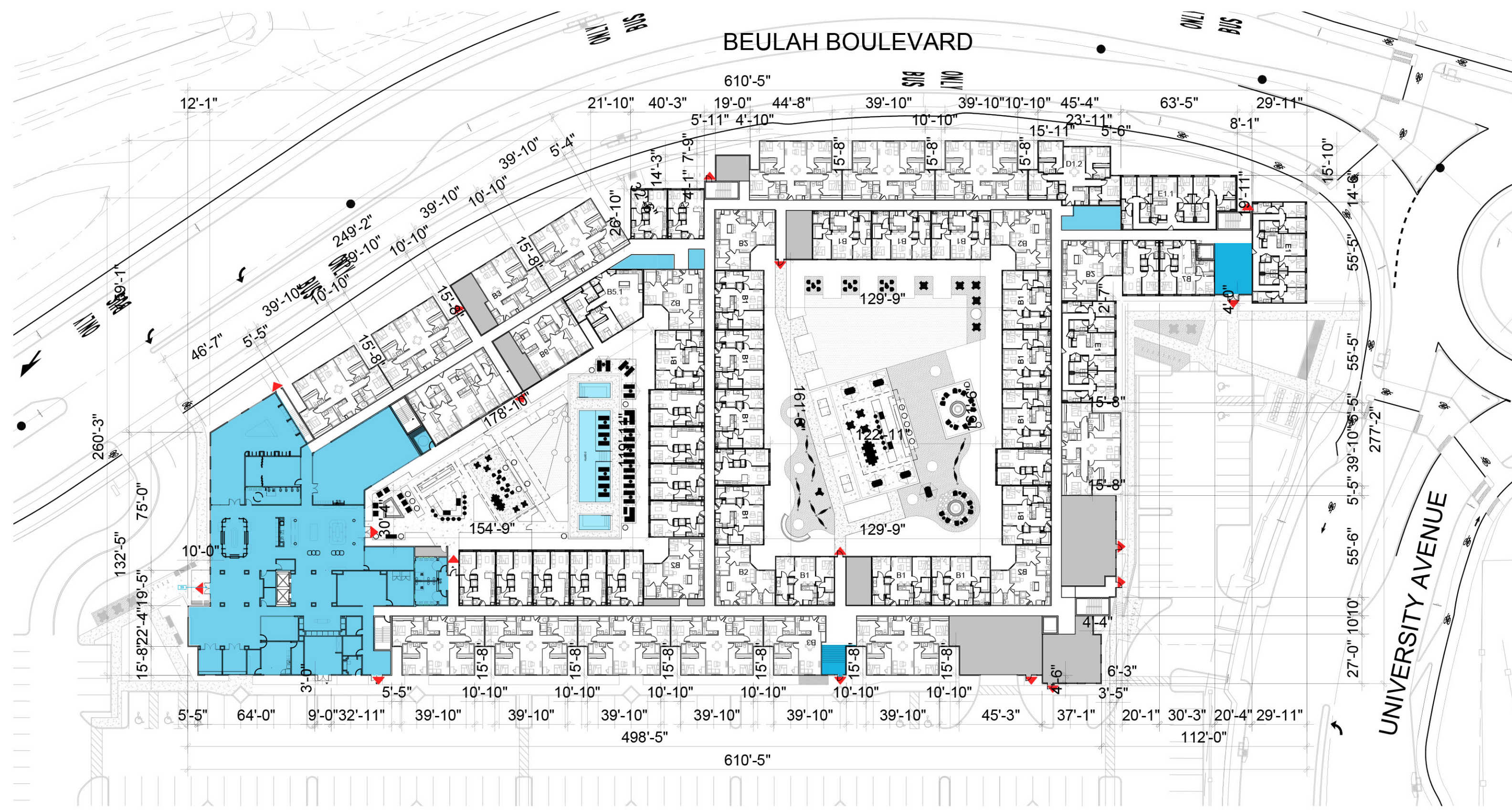


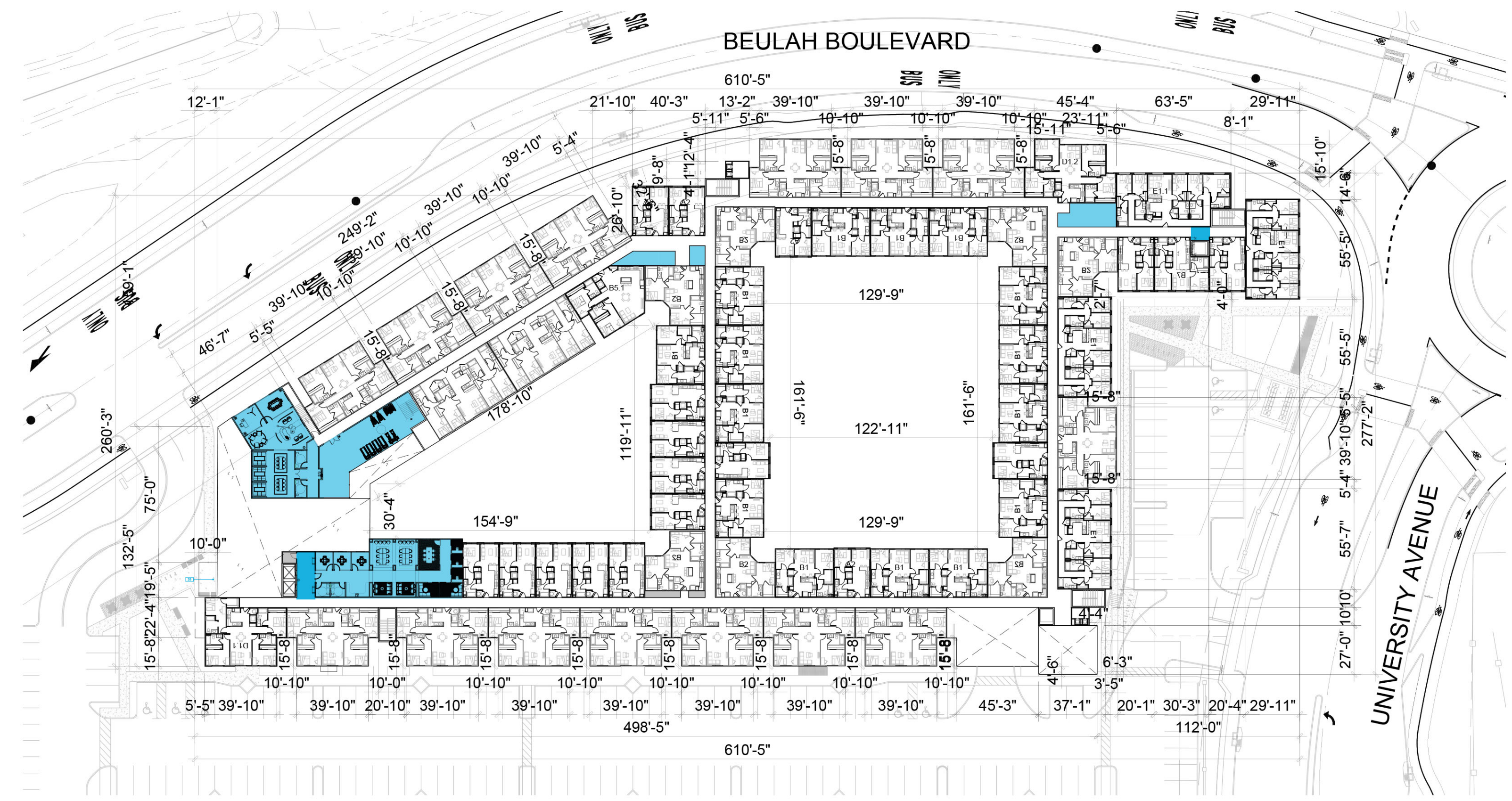
# BUILDING FLOOR PLANS

RESIDENTIAL SITE				
<b>SITE</b>				
SITE AREA	±12.29 ACRES			
DENSITY	21.56 DU / ACRE			
BEDROOM DENSITY	54.4 BED / ACRE			
<b>BUILDING</b>				
FLOORS	4 FLOORS			
<b>AREA</b>				
NET RESIDENTIAL	276,380 SF			
AMENITY	±22,167 SF			
GROSS RESIDENTIAL	±353,014 SF			
<b>RESIDENTIAL EFFICIENCY</b>				
NET AREA PER UNIT	1,043 SF			
NET AREA PER BED	413 SF			
<b>UNIT MIX</b>				
<b>STUDIOS / 1 BATH</b>				
UNIT A1	603 SF	51 DU	51 BD	19.2%
UNIT A2	544 SF	14 DU	14 BD	5.3%
<b>2 BEDROOMS / 2 BATH</b>				
UNIT B1	855 SF	62 DU	124 BD	23.4%
UNIT B2	921 SF	30 DU	60 BD	11.3%
UNIT B3	934 SF	2 DU	4 BD	0.8%
UNIT B4	974 SF	2 DU	4 BD	0.8%
UNIT B5.1	1,169 SF	4 DU	8 BD	1.5%
UNIT B6	1,082 SF	1 DU	2 BD	0.4%
UNIT B7	797 SF	4 DU	8 BD	1.5%
<b>4 BEDROOMS / 4 BATH</b>				
UNIT D1	1,477 SF	63 DU	268 BD	23.8%
UNIT D1.1	1,491 SF	3 DU	12 BD	1.1%
UNIT D1.2	1,485 SF	4 DU	12 BD	1.5%
UNIT D2	1,621 SF	11 DU	76 BD	4.2%
<b>5 BEDROOMS / 5 BATH</b>				
UNIT E1	1,633 SF	10 DU	50 BD	3.8%
UNIT E1.1	1,746 SF	4 DU	20 BD	1.5%
<b>TOTAL</b>		<b>265 UNITS</b>	<b>669 BEDS</b>	

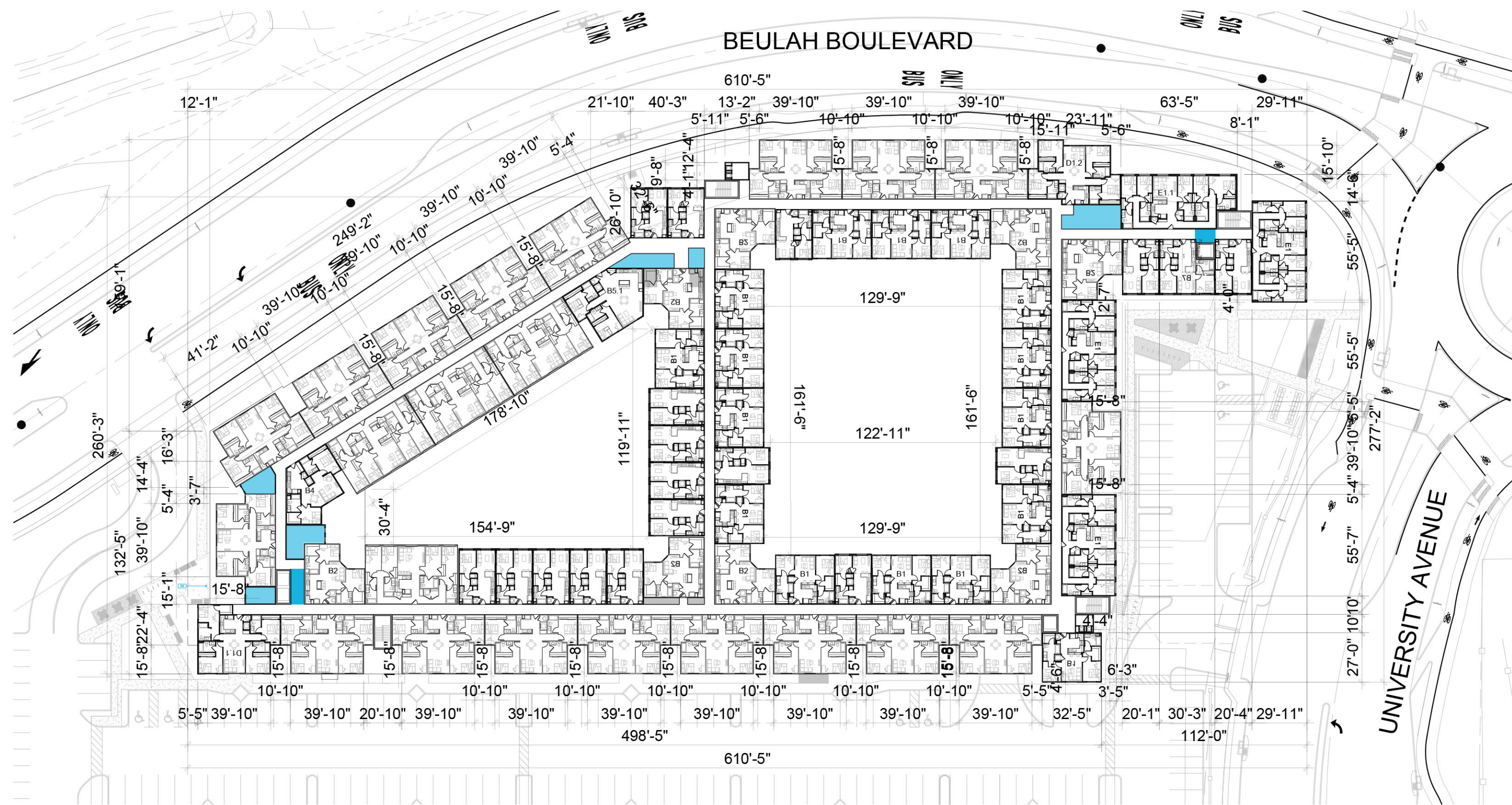




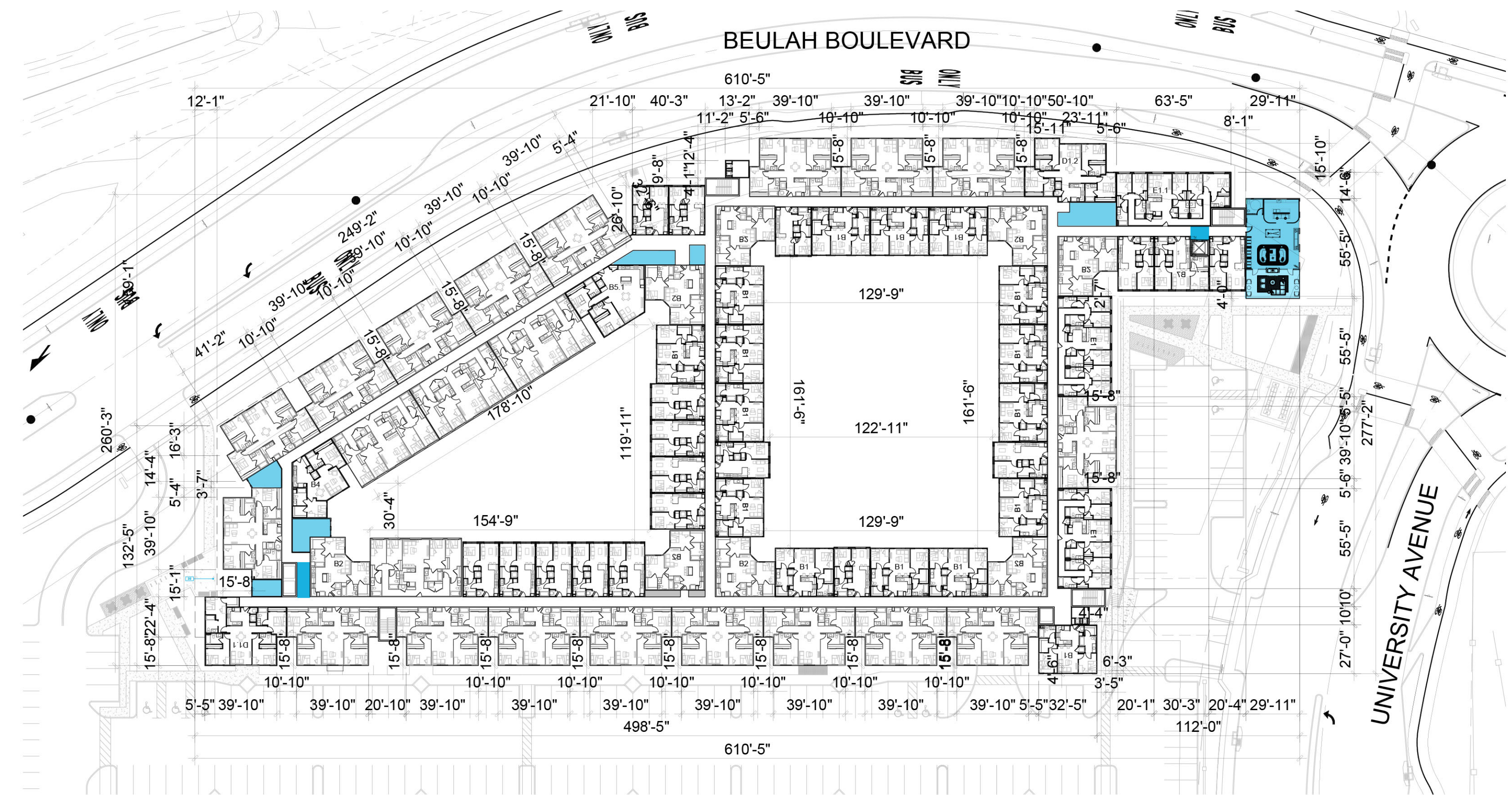
FLOOR 1



FLOOR 2

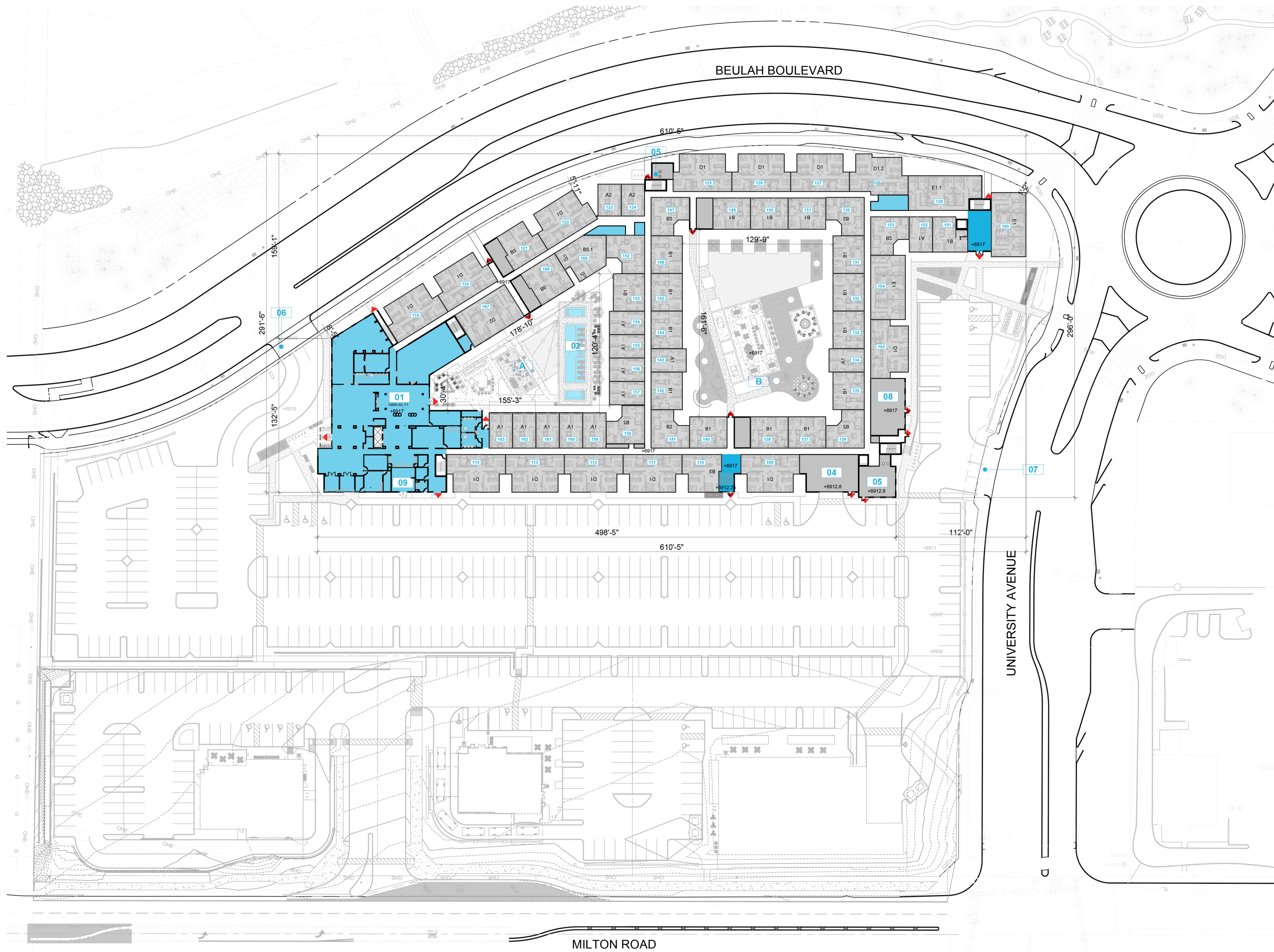


FLOOR 3



FLOOR 4

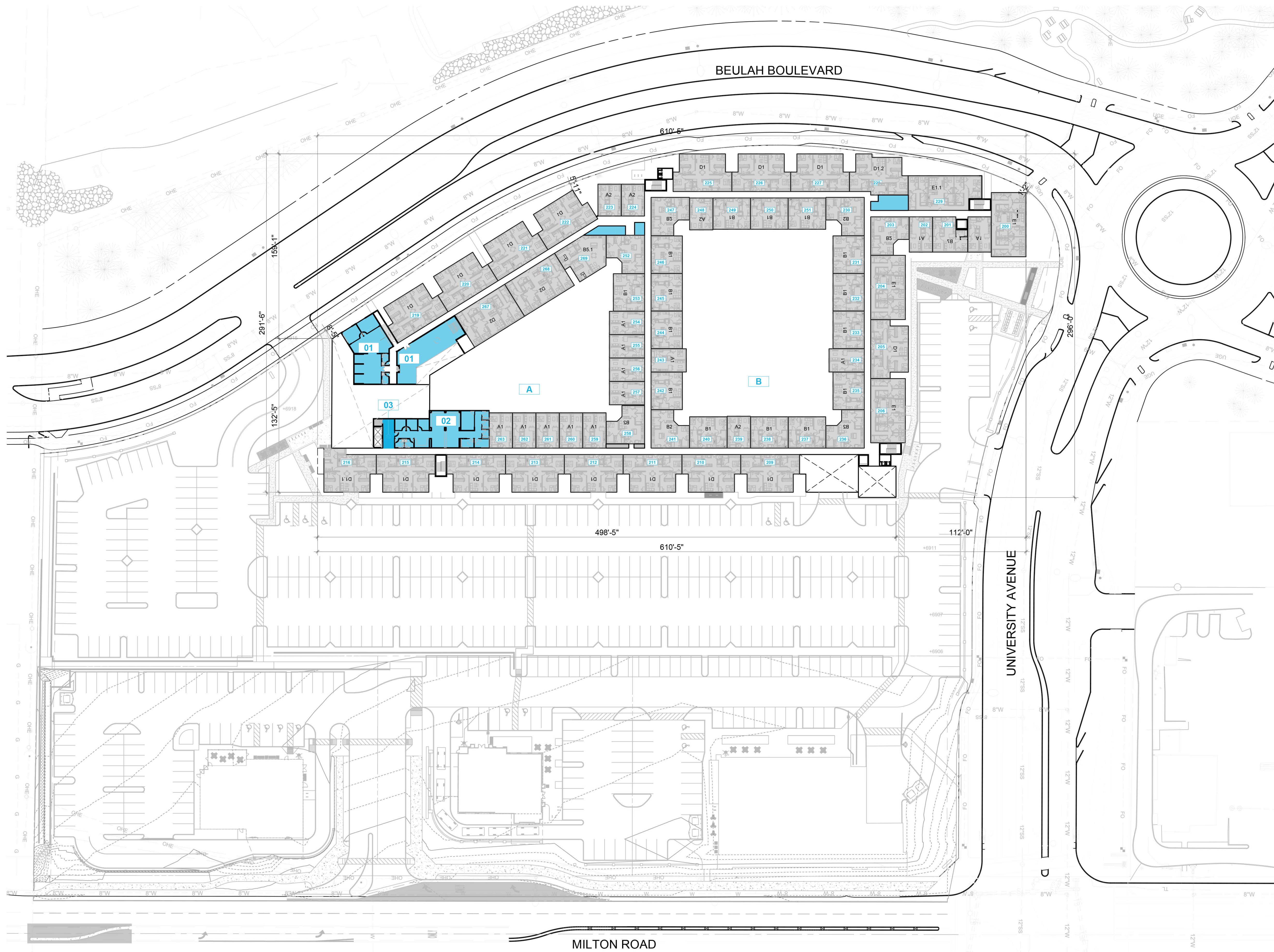
# BUILDING FLOOR PLANS



## BUILDING FLOOR PLANS

### FIRST FLOOR

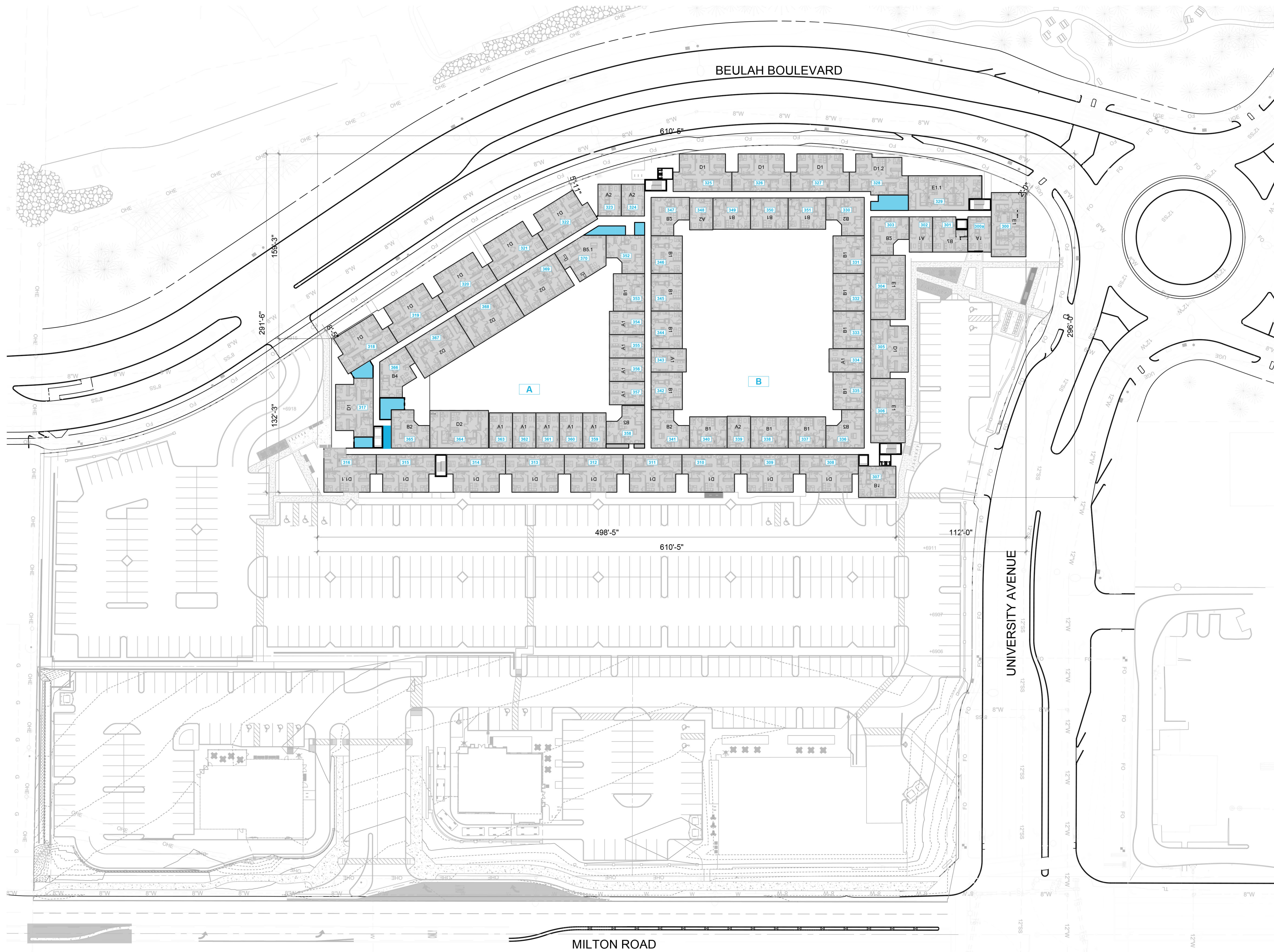
- 01 LEASING / AMENITY
- 02 POOL
- 03 LOBBY
- 04 LOADING
- 05 TRASH ROOM
- 06 VEHICULAR ENTRY
- 07 SECONDARY VEHICULAR ENTRY
- 08 ELECTRICAL/MECHANICAL
- 09 BIKE STORAGE
  
- A POOL COURTYARD
- B COURTYARD



## BUILDING FLOOR PLANS

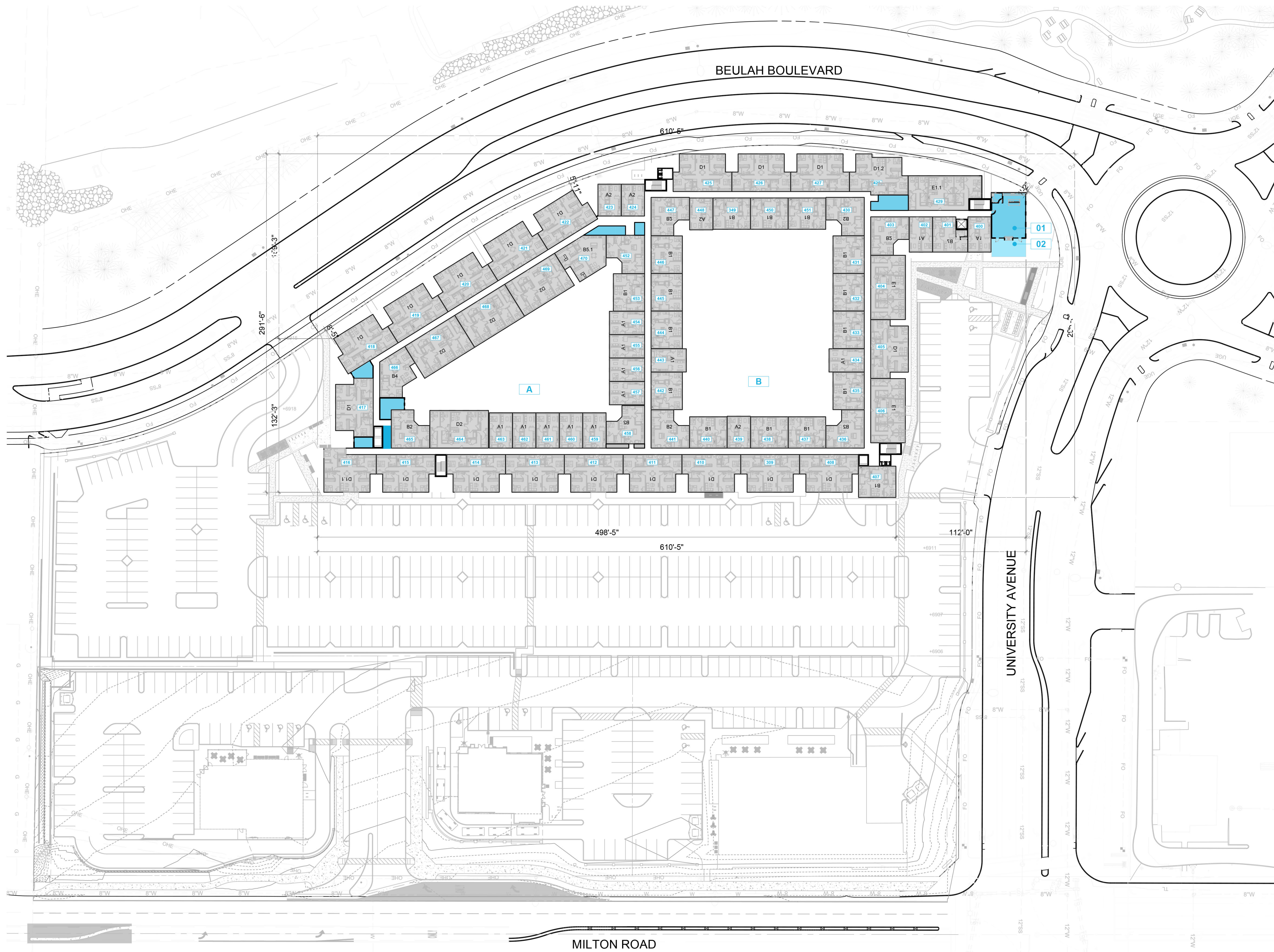
### SECOND FLOOR

- 01 AMENITY
- 02 STUDY/CONFERENCE ROOMS
- 03 ELEVATOR LOBBY
  
- A POOL COURTYARD
- B COURTYARD



# BUILDING FLOOR PLANS

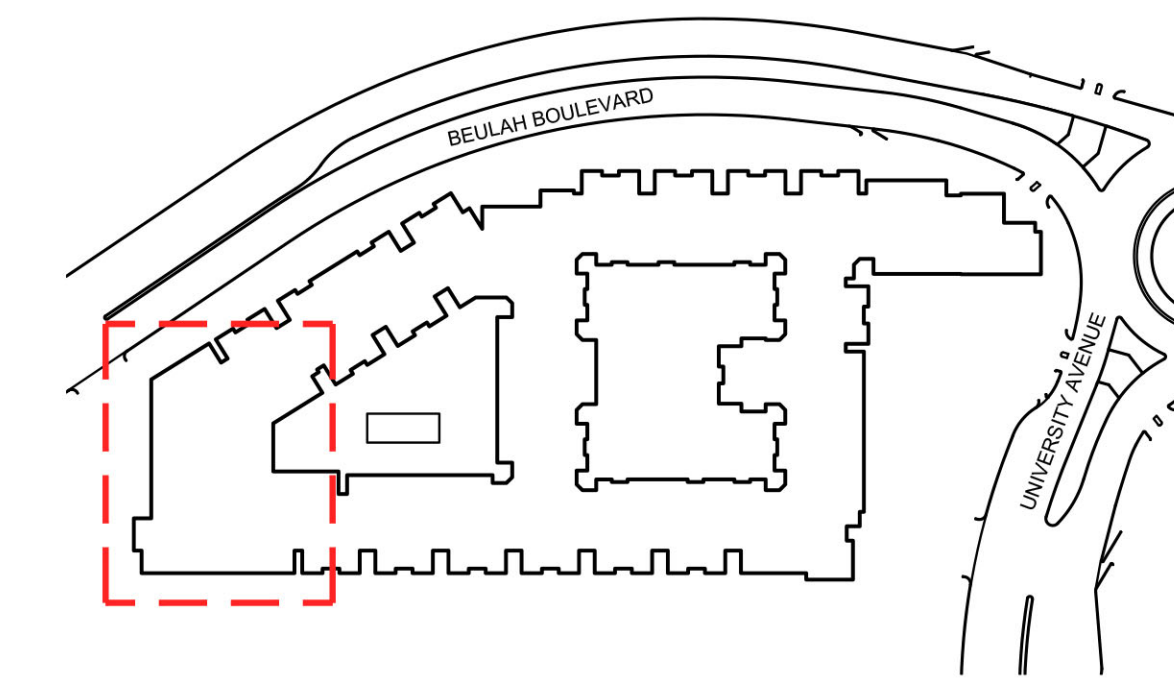
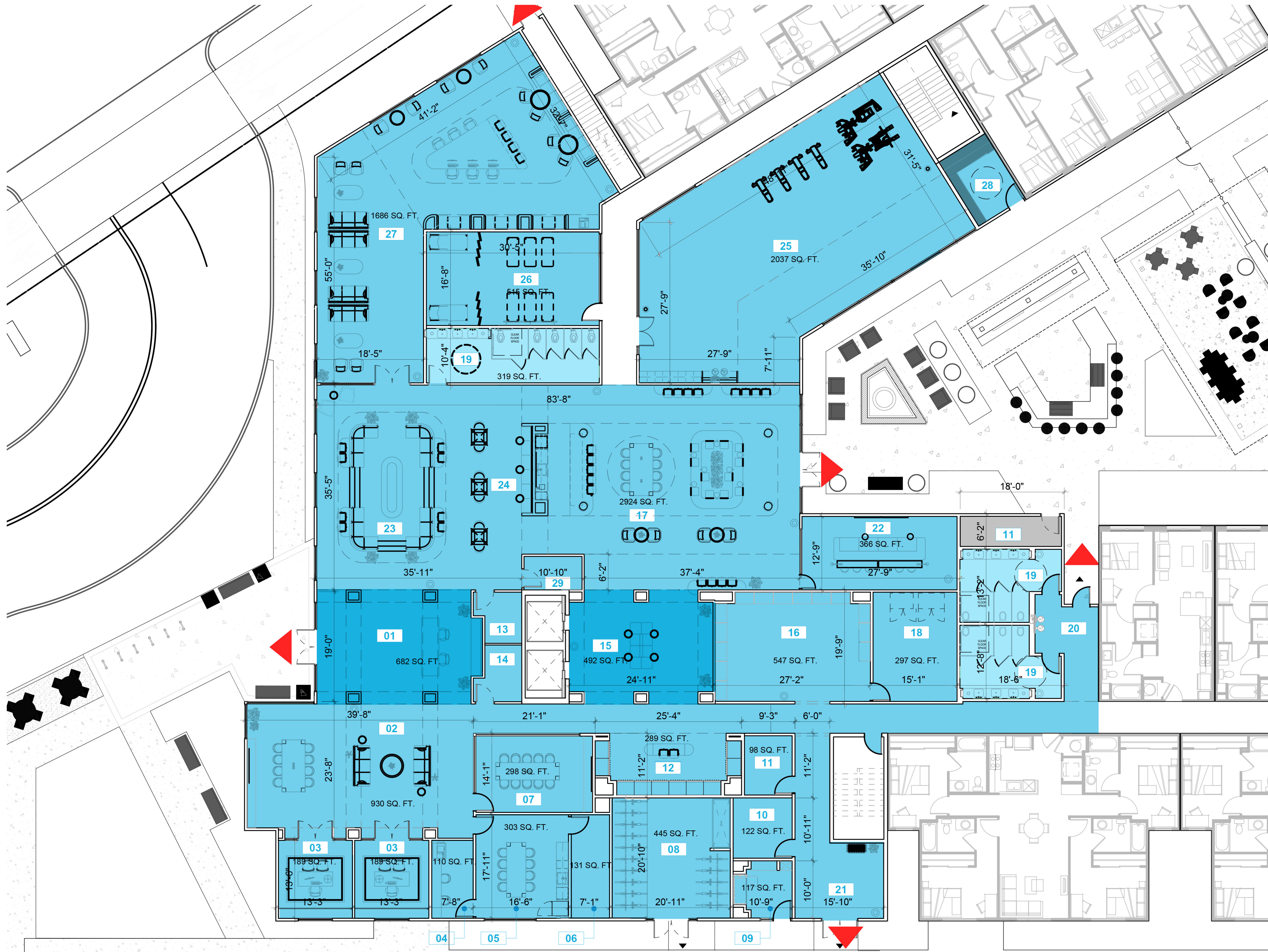
- THIRD FLOOR**
- A POOL COURTYARD
  - B COURTYARD



## BUILDING FLOOR PLANS

### FOURTH FLOOR

- 01 SKY LOUNGE
- 02 EXTERIOR SKY LOUNGE
- A POOL COURTYARD
- B COURTYARD

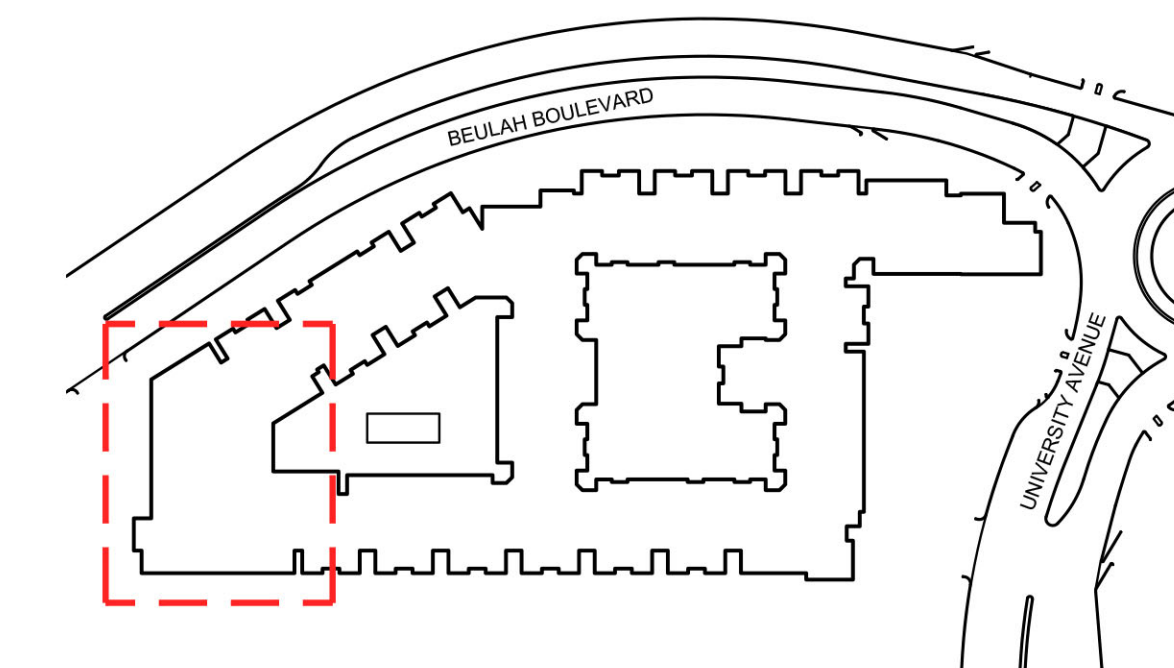


KEY PLAN - N.T.S.

## BUILDING FLOOR PLANS

### ENLARGED PLAN LEVEL 1 - AMENITY

- 01 RECEPTION
  - 02 LEASING LOUNGE
  - 03 MANAGER OFFICE
  - 04 LEASING WORK ROOM
  - 05 LEASING BREAK ROOM
  - 06 WORK ROOM STORAGE
  - 07 CONFERENCE ROOM
  - 08 BICYCLE STORAGE
  - 09 PET SPA
  - 10 SKI/SNOWBOARD STORAGE
  - 11 MECHANICAL ROOM
  - 12 GRAB 'N GO MARKET
  - 13 STORAGE
  - 14 UBER EATS DROP OFF
  - 15 ELEVATOR LOBBY
  - 16 LOCKERS/PACKAGE ROOM
  - 17 THE NEST
  - 18 OVERSIZED PACKAGE ROOM
  - 19 RESTROOM
  - 20 POOL VESTIBULE
  - 21 VESTIBULE
  - 22 GAMING LOUNGE
  - 23 CONVERSATIONAL FIREPIT
  - 24 CAFE
  - 25 FITNESS
  - 26 WELLNESS STUDIO/MASSAGE ROOM
  - 27 STUDY LOUNGE
  - 28 SAUNA
  - 29 IT ROOM
- A POOL COURTYARD



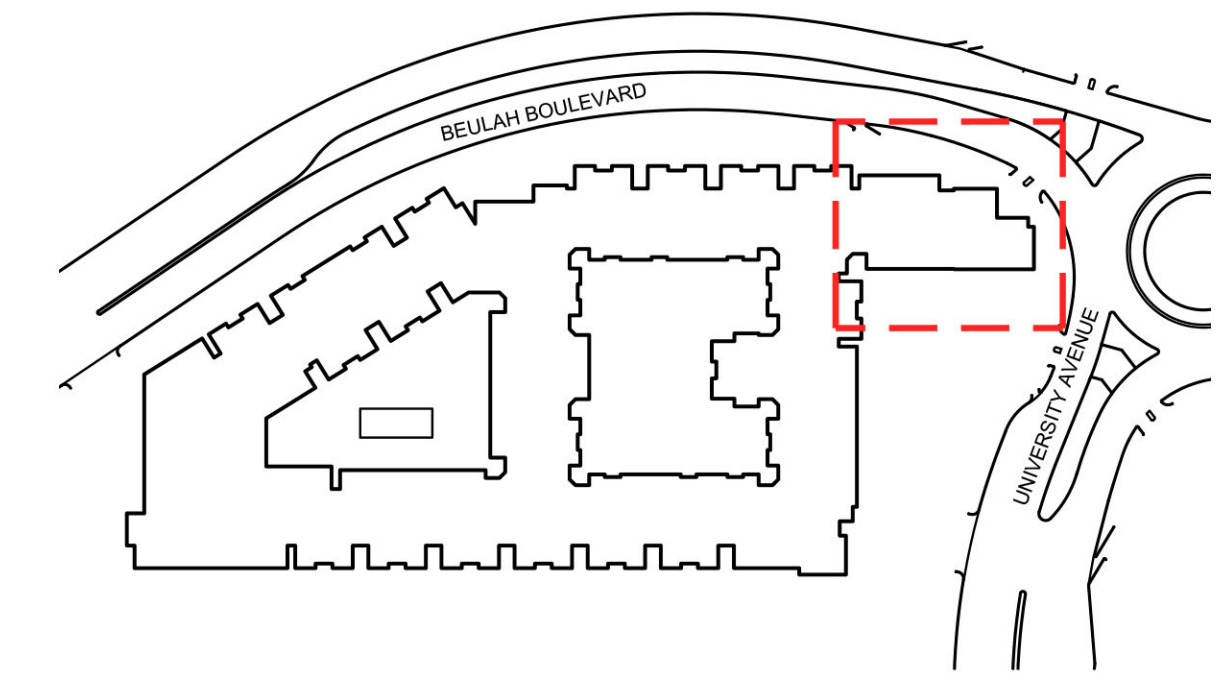
KEY PLAN - N.T.S.

## BUILDING FLOOR PLANS

### ENLARGED PLAN LEVEL 2 - AMENITY

- 01 ELEVATOR LOBBY
- 02 LIBRARY
- 03 RESTROOMS
- 04 PRINTING/REFRESHMENT STATION
- 05 MECHANICAL
- 06 STUDY LOUNGE
- 07 CONTENT ROOM
- 08 FITNESS
- 09 OPEN TO BELOW
  
- A POOL COURTYARD





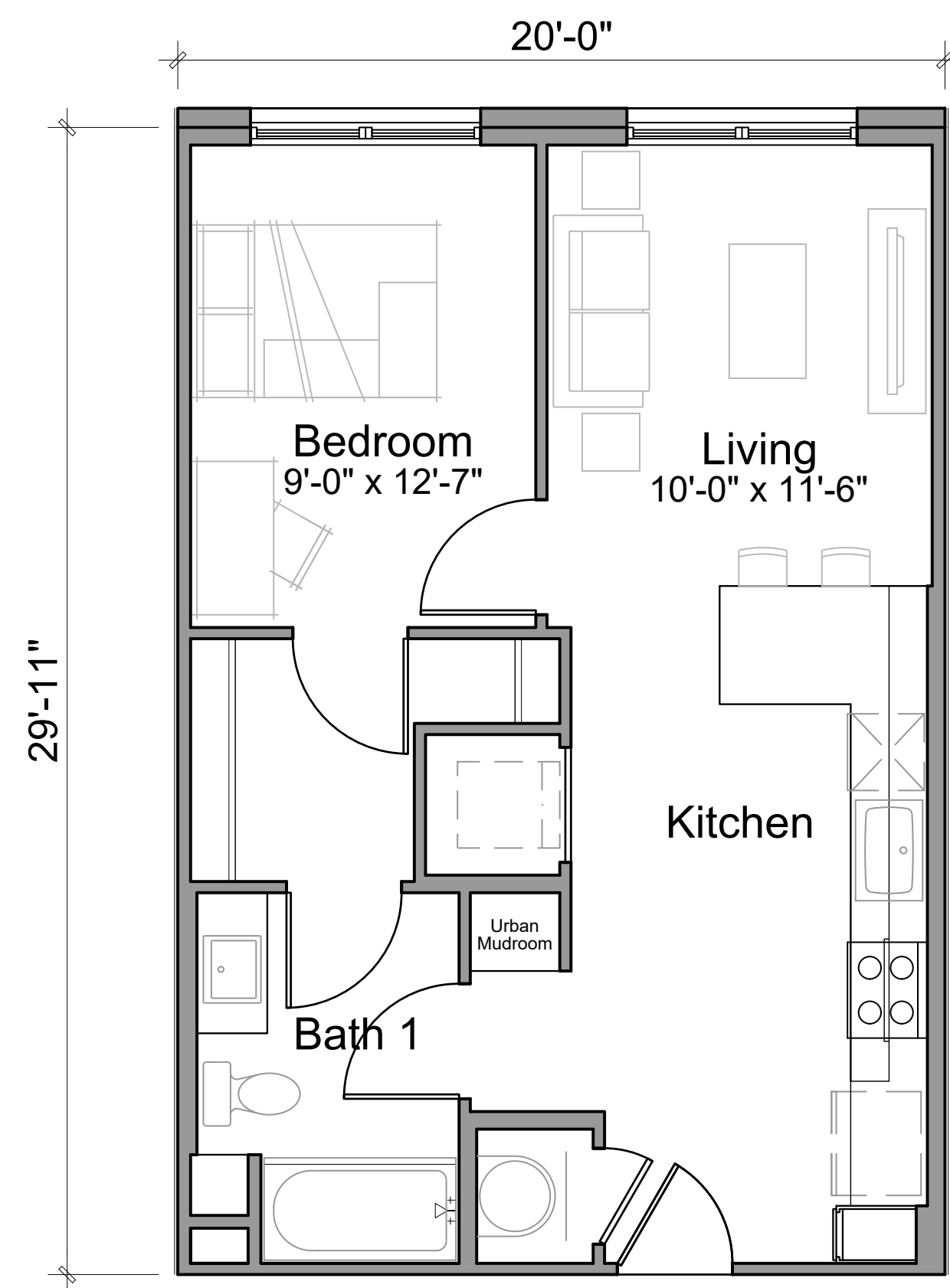
KEY PLAN - N.T.S.



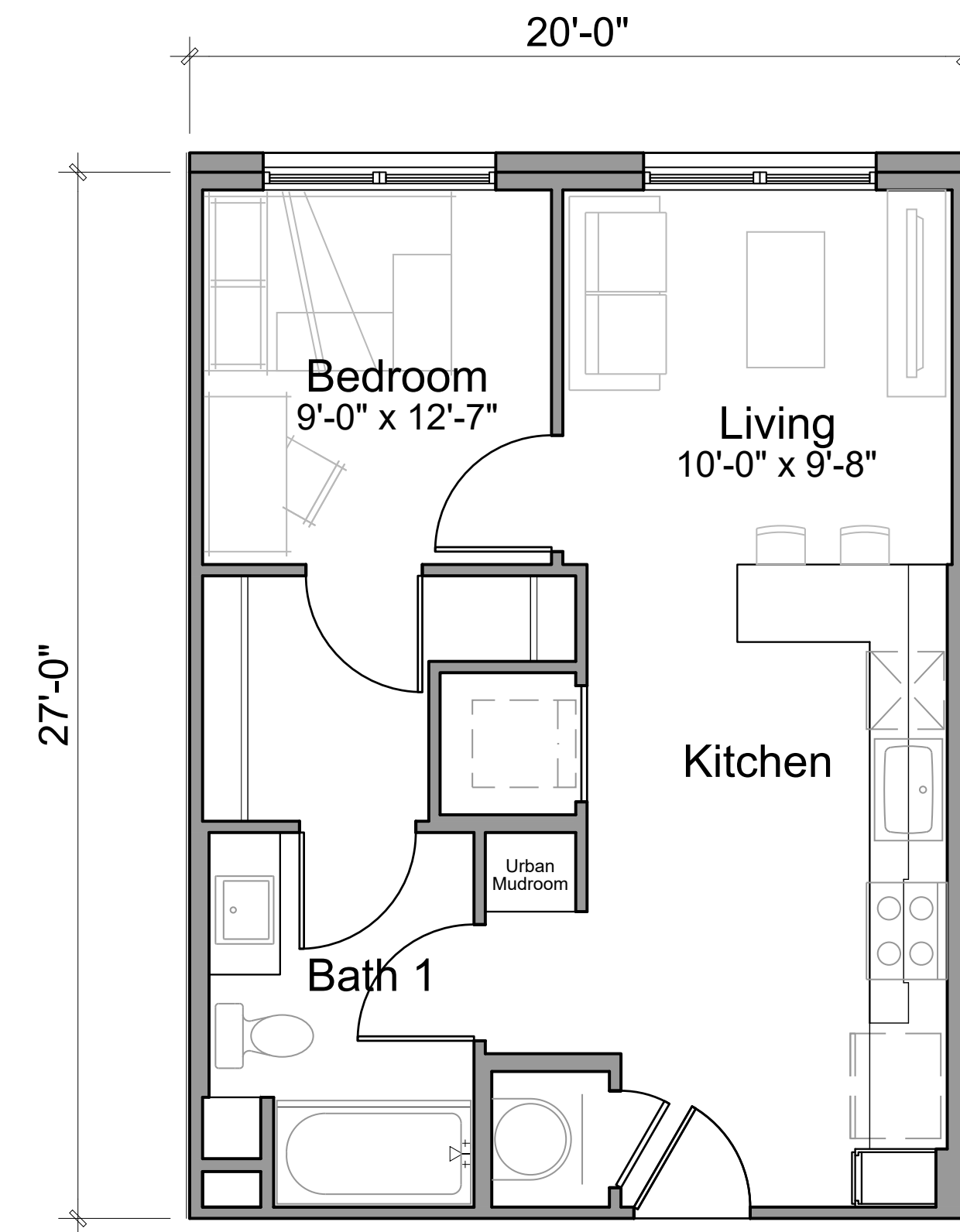
## BUILDING FLOOR PLANS

ENLARGED PLAN  
LEVEL 4 - AMENITY

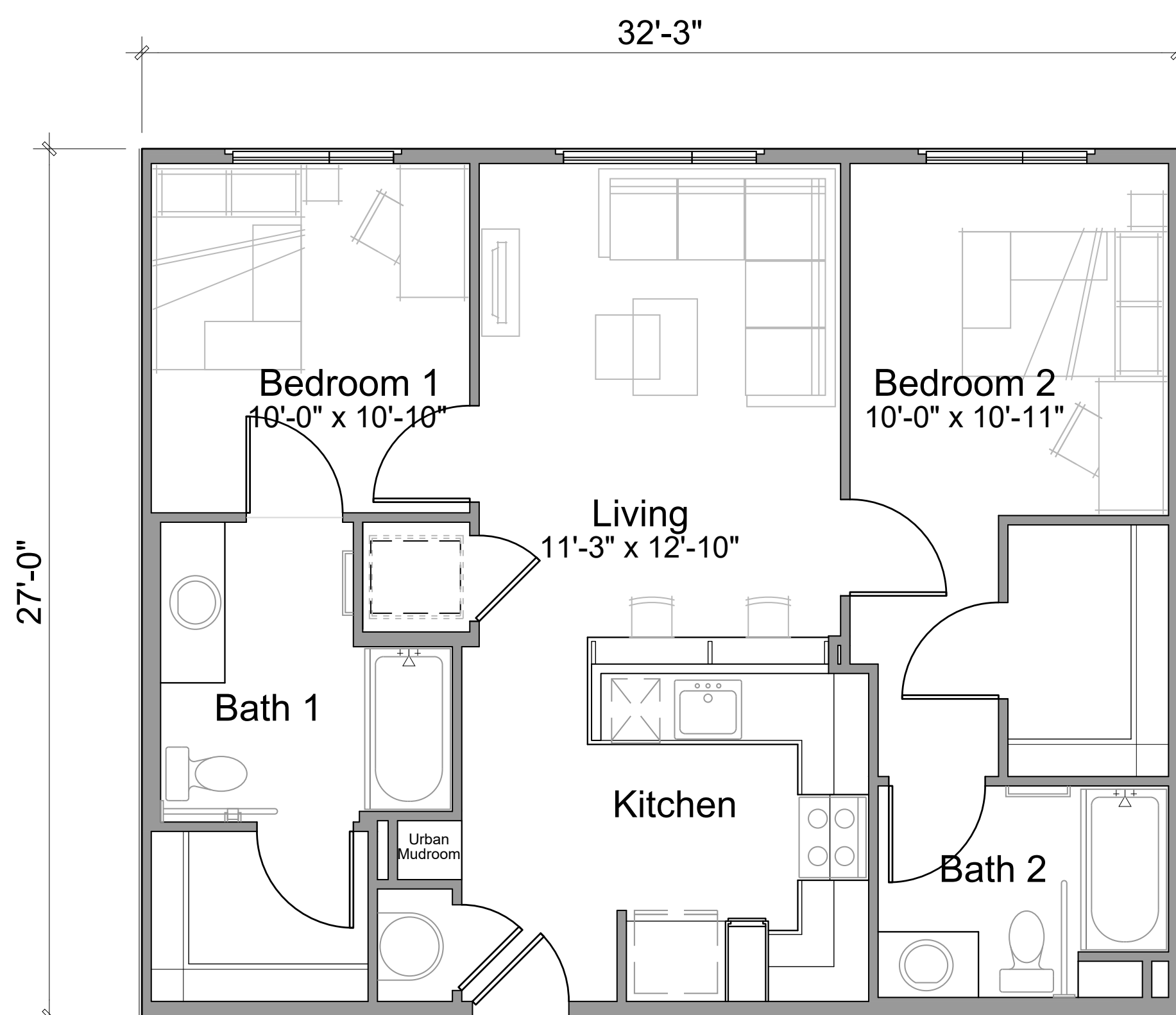
- 01 ELEVATOR LOBBY
- 02 SKY LOUNGE
- 03 SKY LOUNGE TERRACE
- 04 RESTROOM



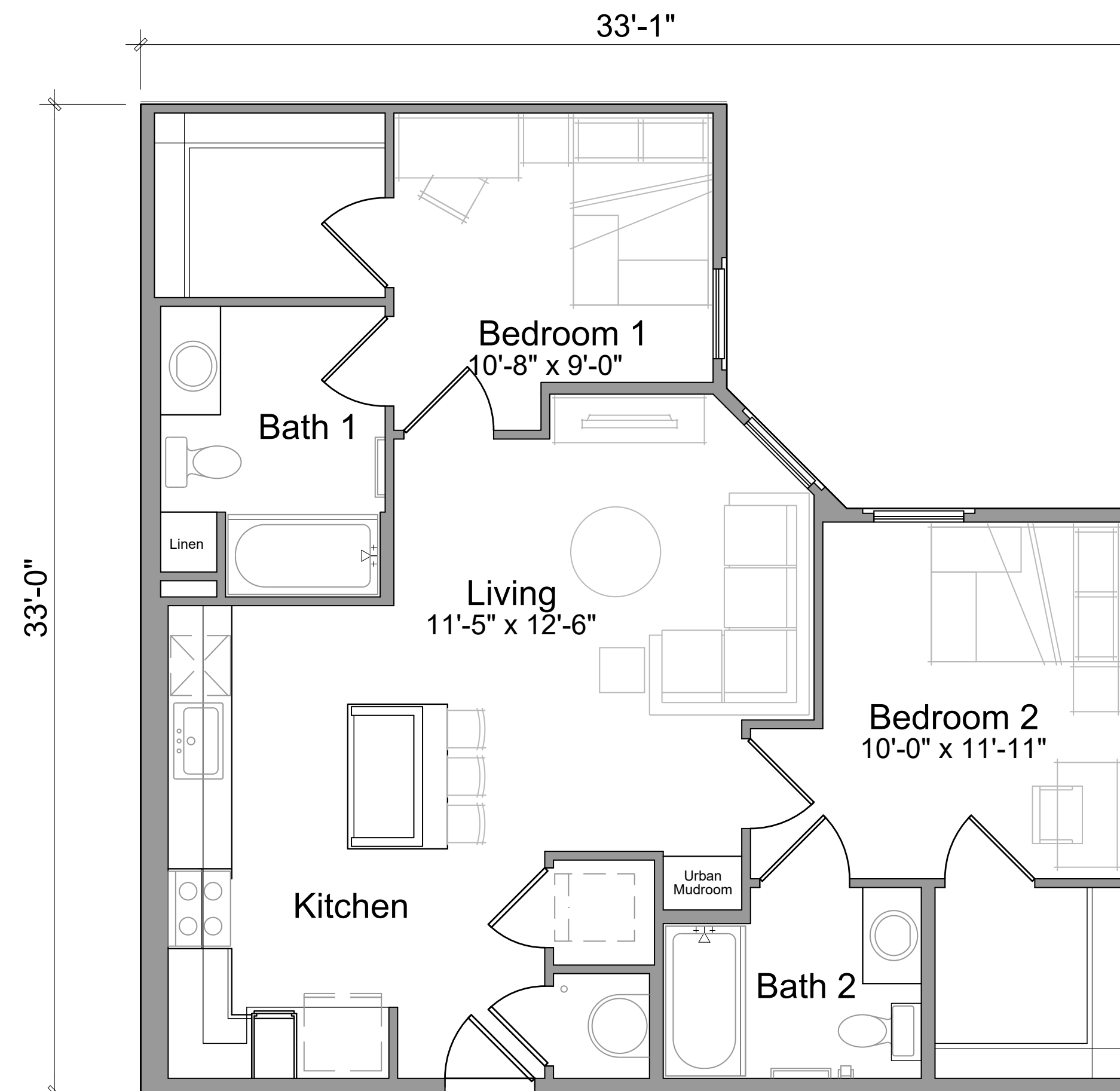
**Unit A1**  
1 Bedroom - 1 Bathroom  
603 GSF



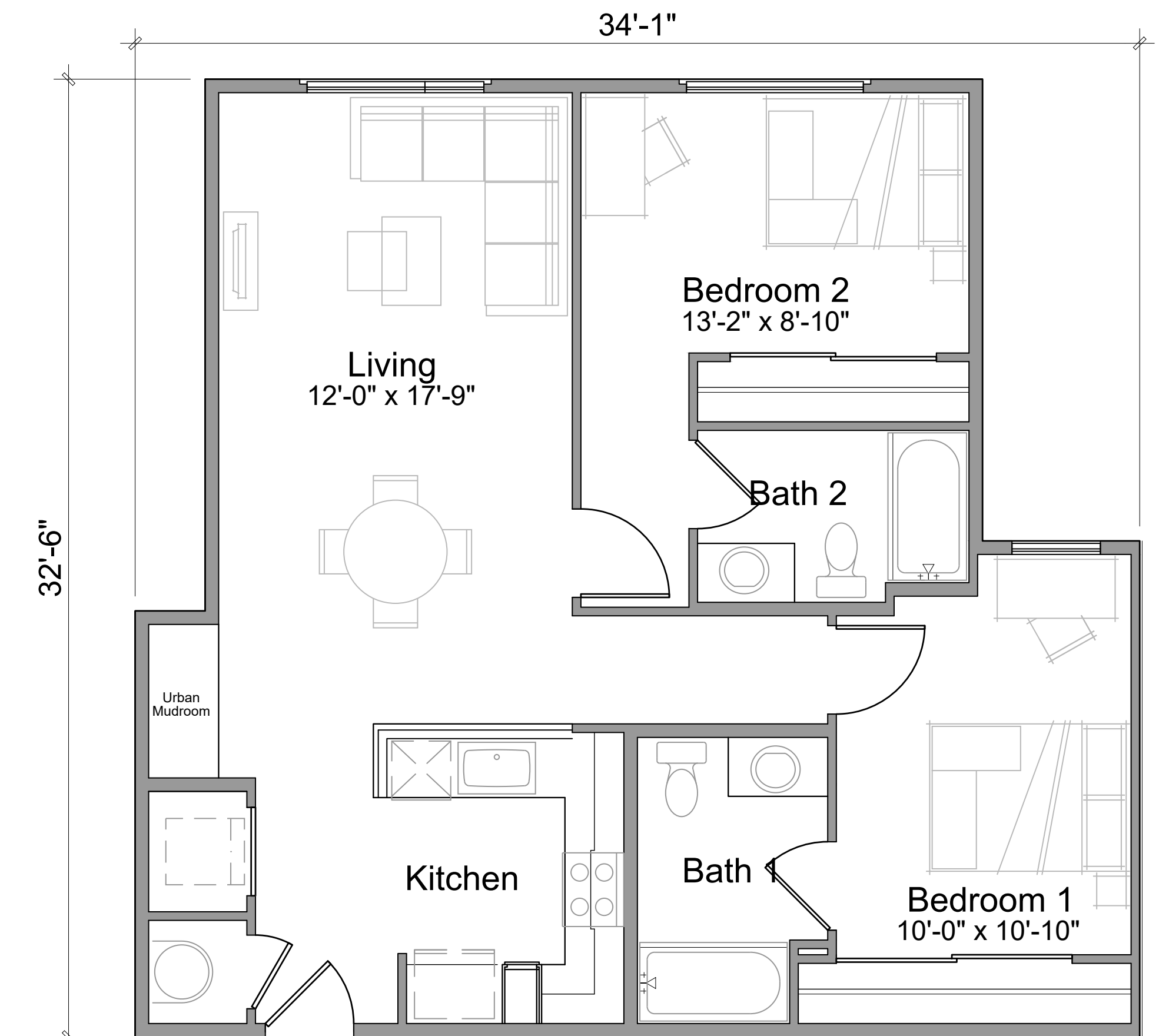
**Unit A2**  
1 Bedroom - 1 Bathroom  
544 GSF



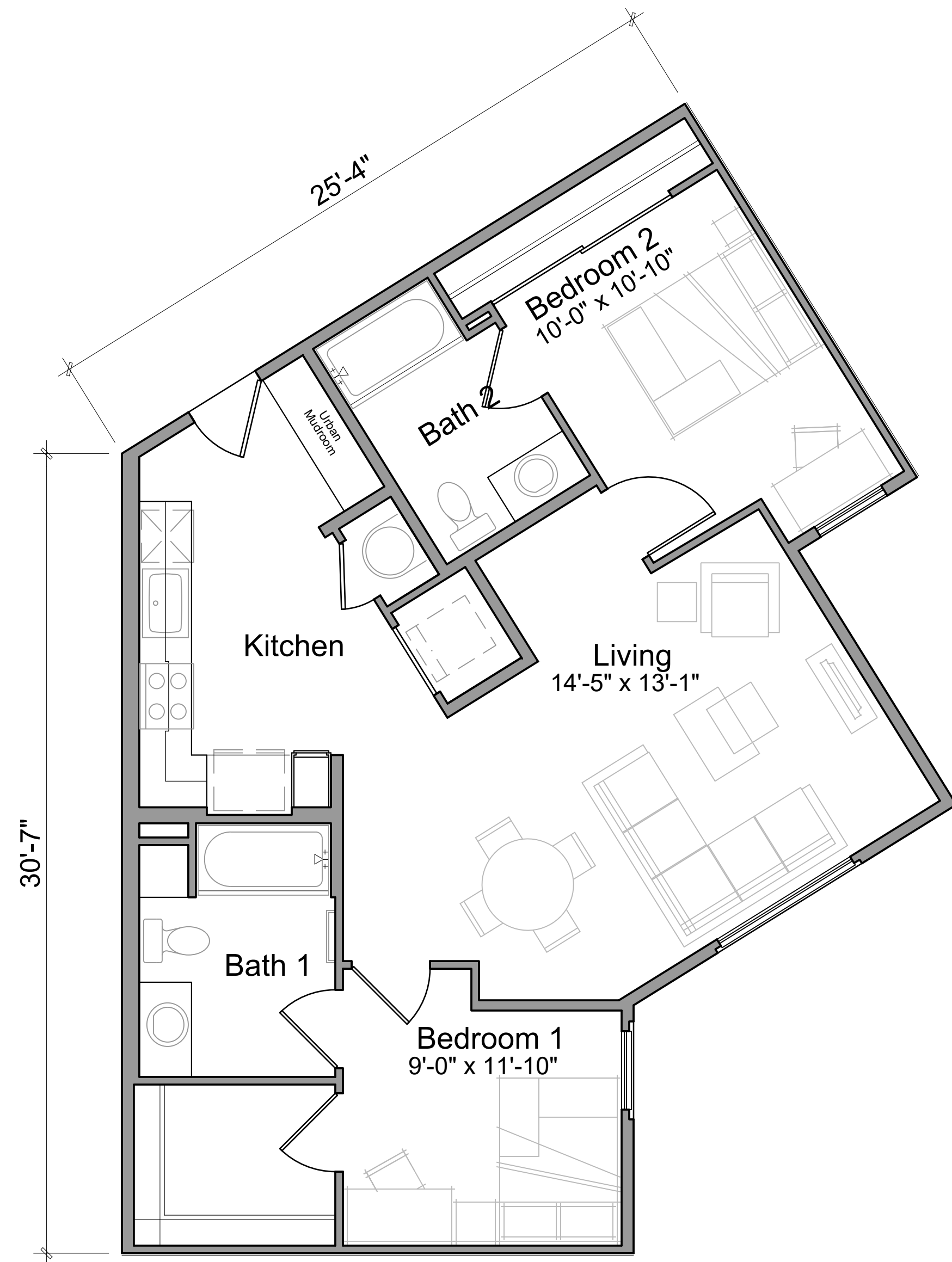
**Unit B1**  
2 Bedrooms - 2 Bathroom  
875 GSF



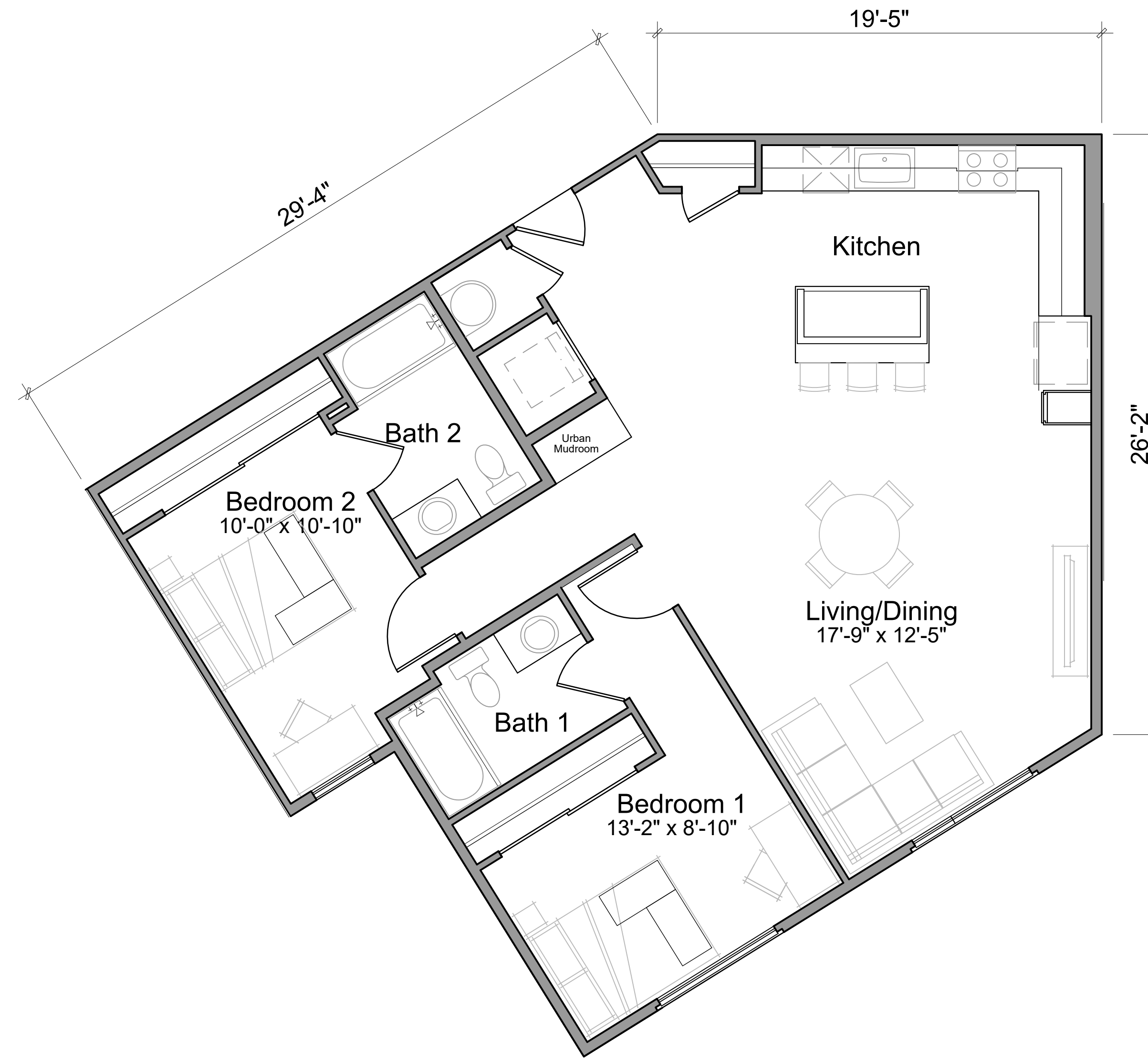
**Unit B2**  
2 Bedrooms - 2 Bathroom  
921 GSF



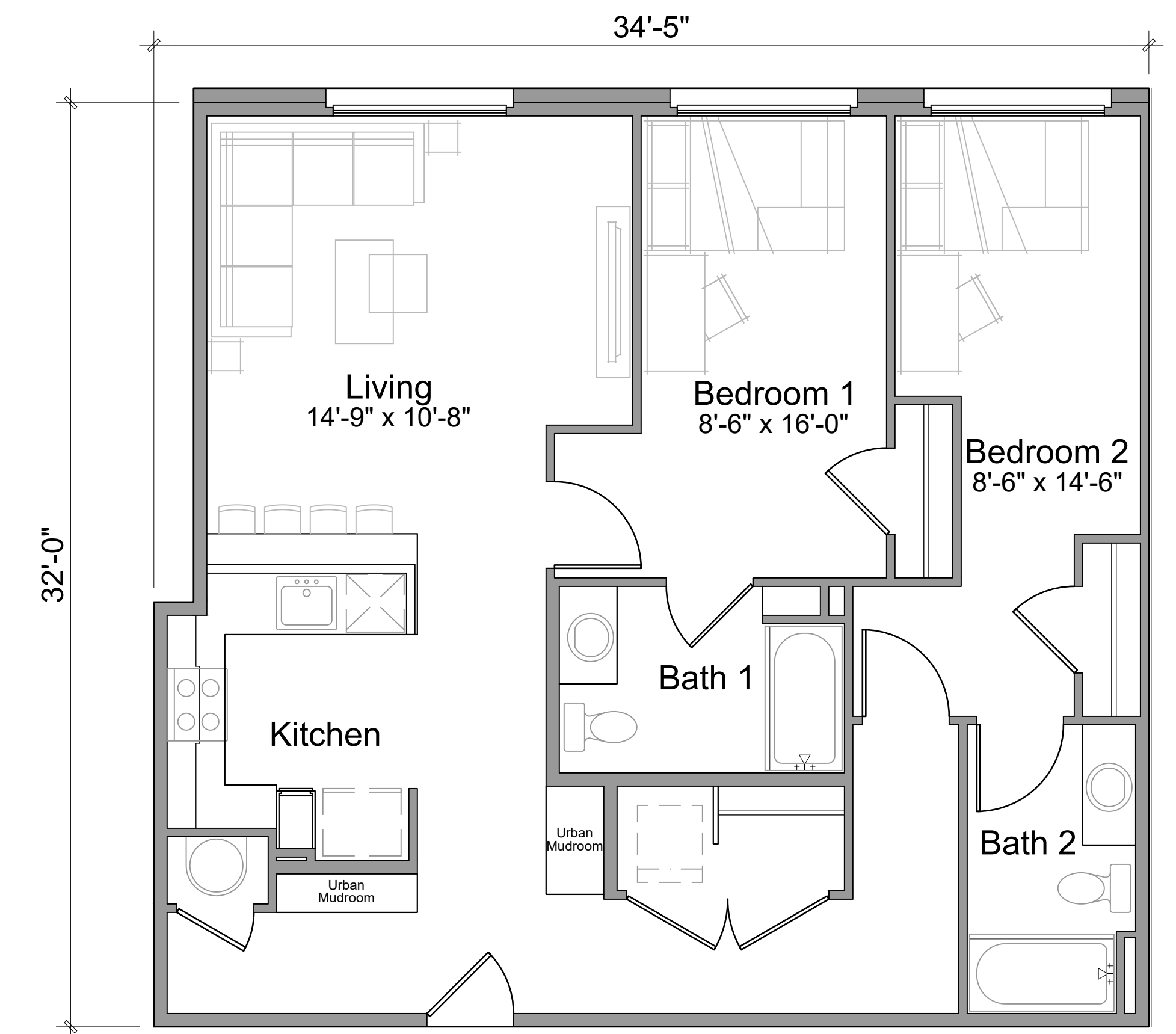
**Unit B3**  
2 Bedrooms - 2 Bathroom  
983 GSF



**Unit B4**  
2 Bedrooms - 2 Bathroom  
974 GSF

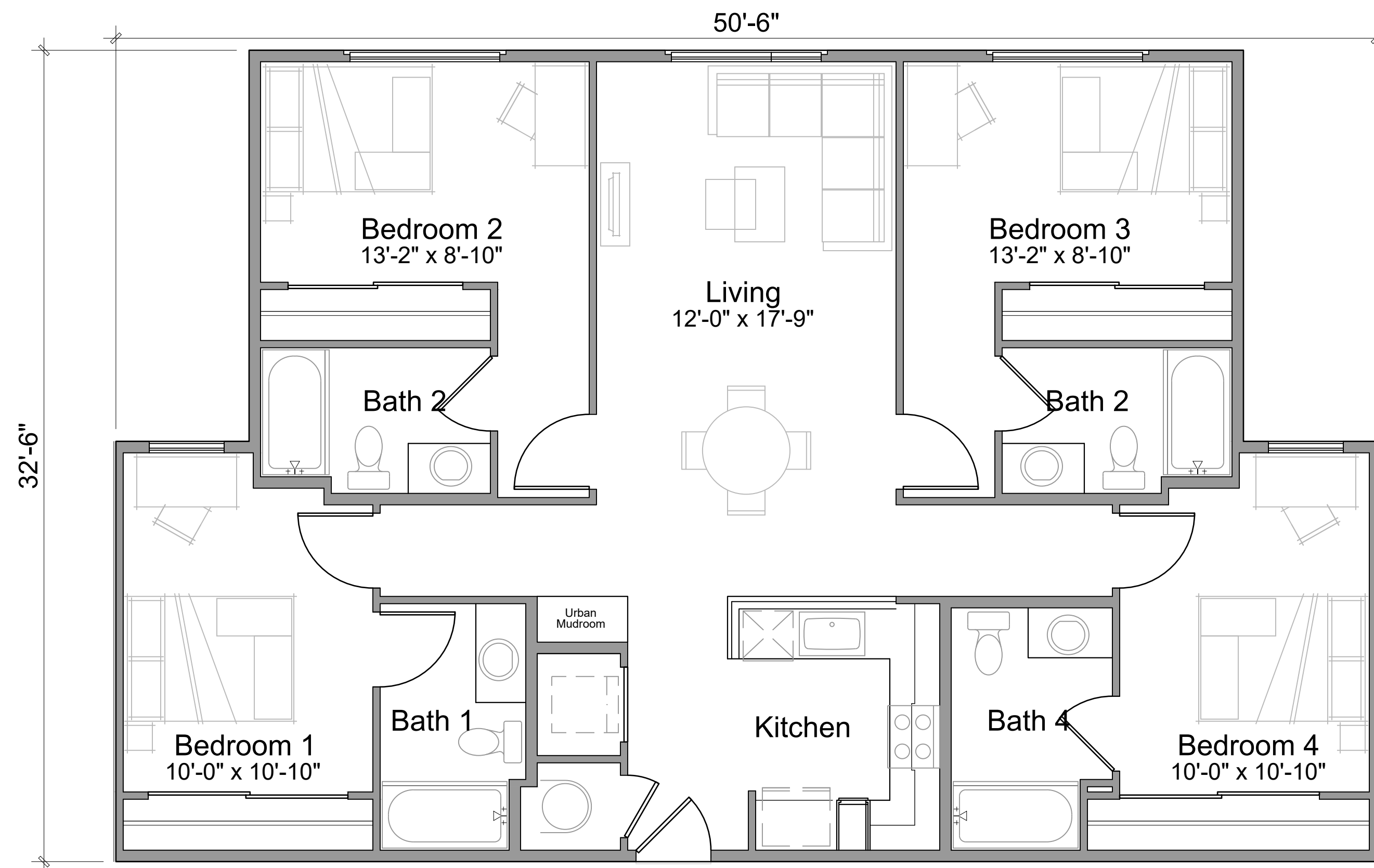


**Unit B5**  
2 Bedrooms - 2 Bathroom  
1,169 GSF

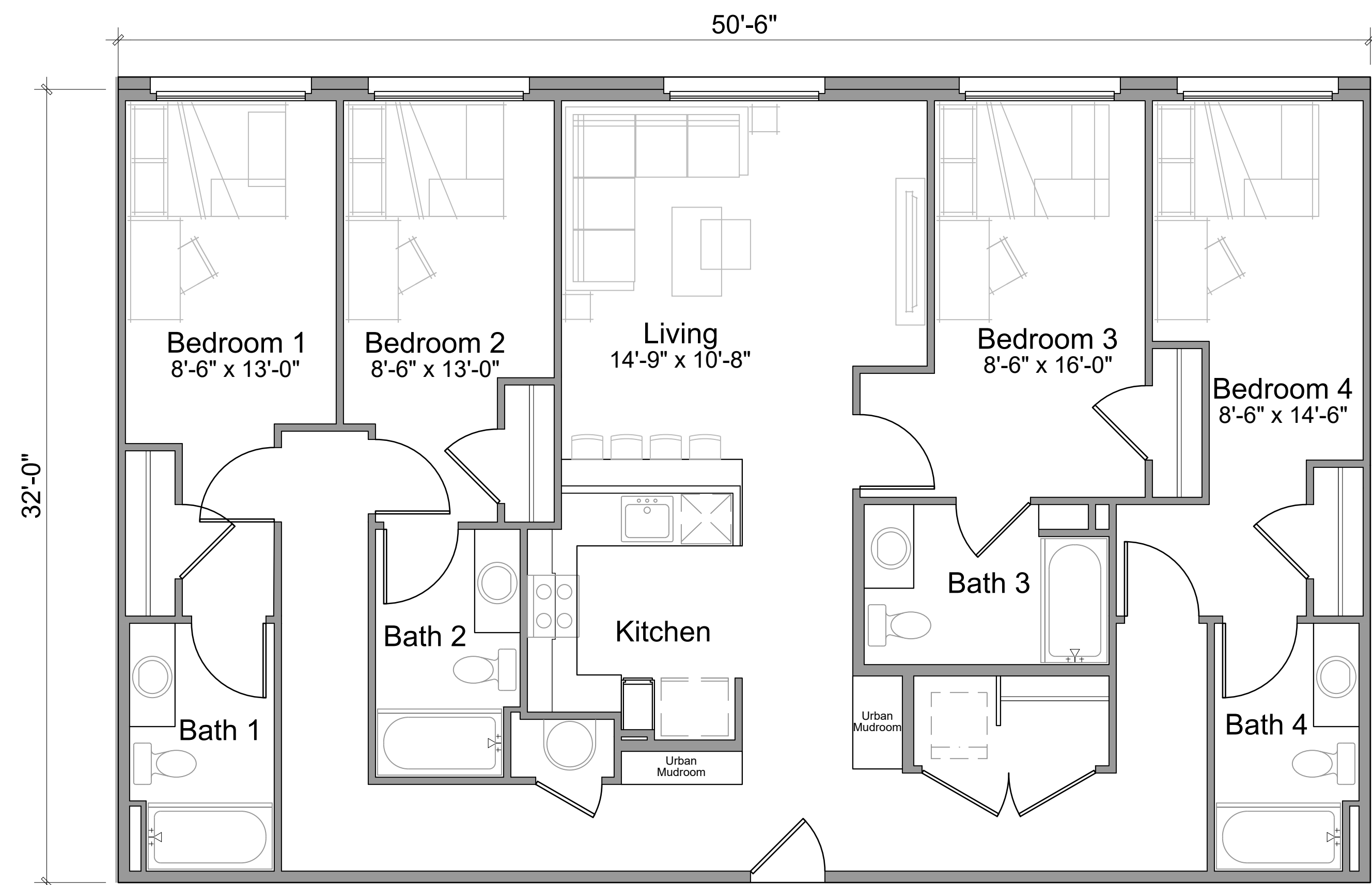


**Unit B6**  
2 Bedroom - 2 Bathroom  
1,082 GSF

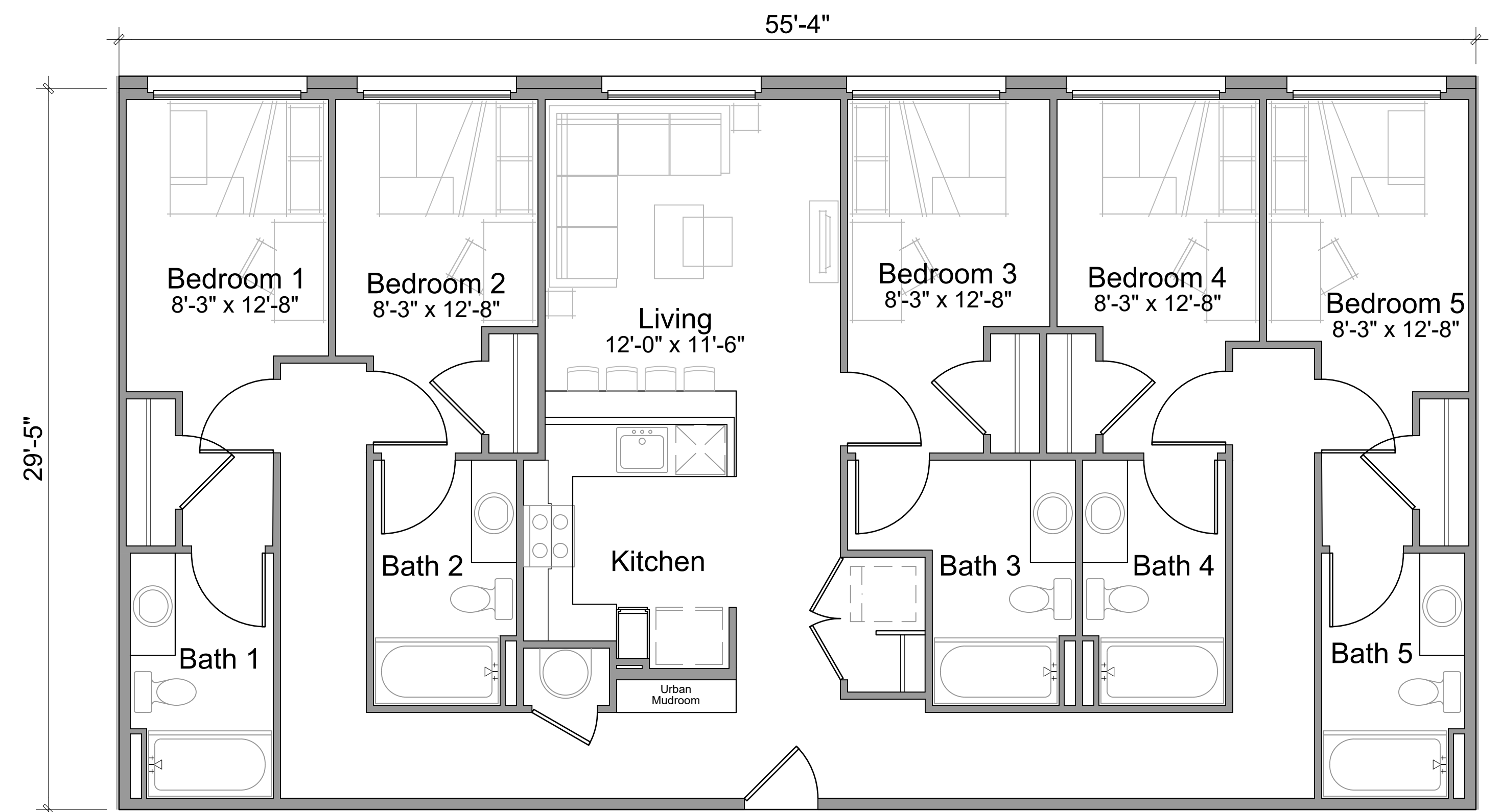
**UNIT PLANS**



**Unit D1**  
**4 Bedroom - 4 Bathroom**  
**1,477 GSF**



**Unit D2**  
**4 Bedroom - 4 Bathroom**  
**1,621 GSF**

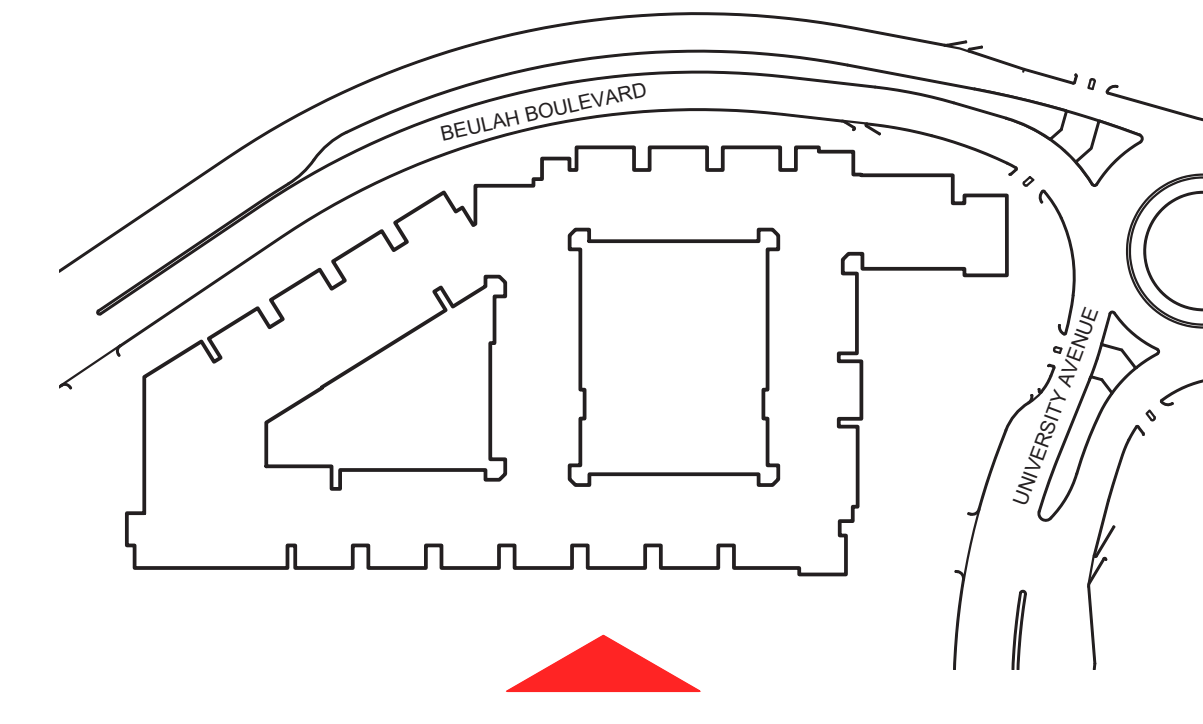


**Unit E1**  
**5 Bedroom - 5 Bathroom**  
**1,633 GSF**

**UNIT PLANS**



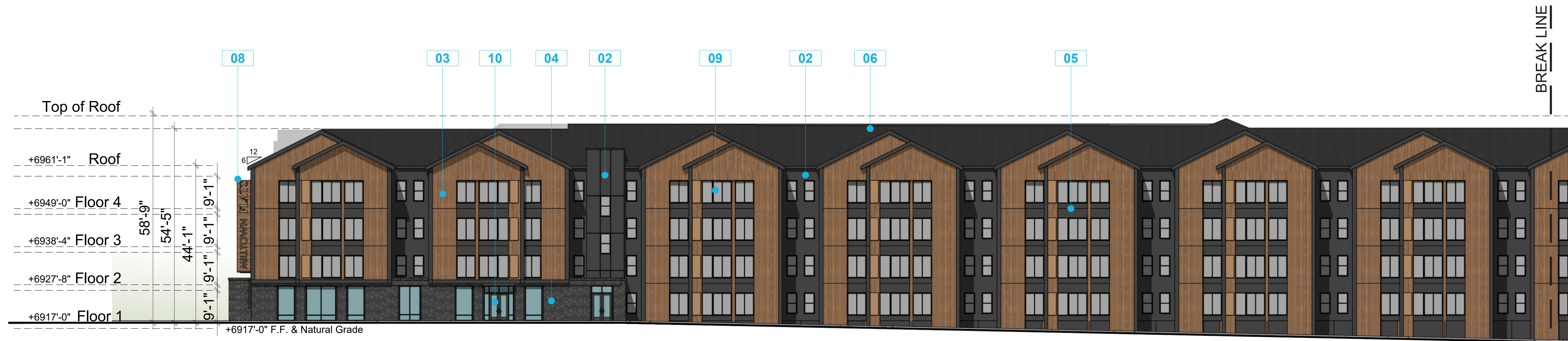
KEY ELEVATION - N.T.S.



KEY PLAN - N.T.S.

### MATERIAL LEGEND

- 01 STUCCO (BROWN)
- 02 STUCCO (GRAY)
- 03 SIDING
- 04 STONE VENEER
- 05 CEMENTITIOUS PANEL
- 06 ROOF TILE
- 07 METAL CANOPY
- 08 SIGNAGE
- 09 VINYL WINDOW
- 10 STOREFRONT SYSTEM
- 11 ROLL-UP METAL DOOR



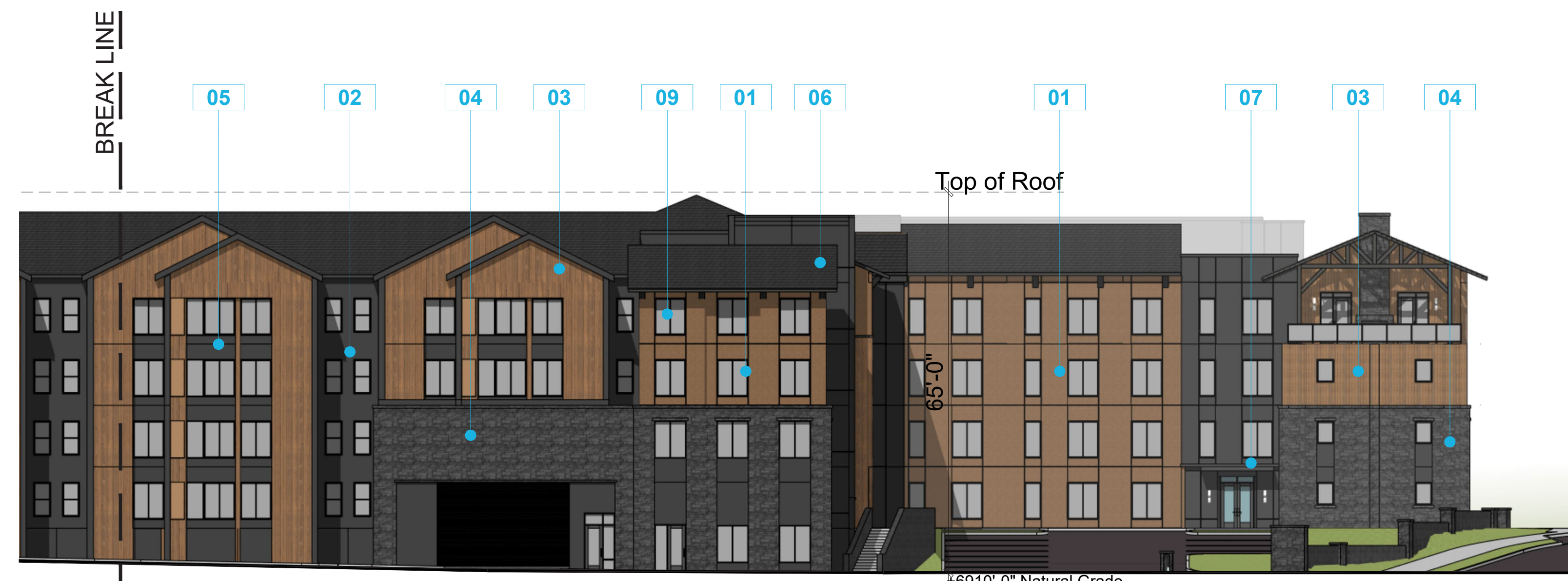
EAST ELEVATION

#### EXTERIOR ELEVATION MATERIAL TABULATION

Elevation	East	North	South	West	Total
Wood Siding	9212 25%	6035 43%	1451 21%	9768 24%	26466 27%
Stucco	6810 19%	2840 20%	1100 16%	9735 24%	20485 21%
Stone Veneer	3725 10%	816 6%	1805 26%	1658 4%	8004 8%
Cementitious Panel	16449 45%	4502 32%	2460 36%	19297 48%	42708 44%
Total Area	36196 100%	14193 100%	6816 100%	40458 100%	97663 100%

NOTE:  
ALL SIGNAGE SHOWN IS CONCEPTUAL AND MAY BE ADJUSTED AS THE DESIGN OF THE BUILDING DEVELOPS.

THE COLOR OF THE EXTERIOR FINISHES MAY BE ADJUSTED AS THE DESIGN OF THE BUILDING DEVELOPS, BUT THE OVERALL DESIGN CONCEPT WILL REMAIN THE SAME.

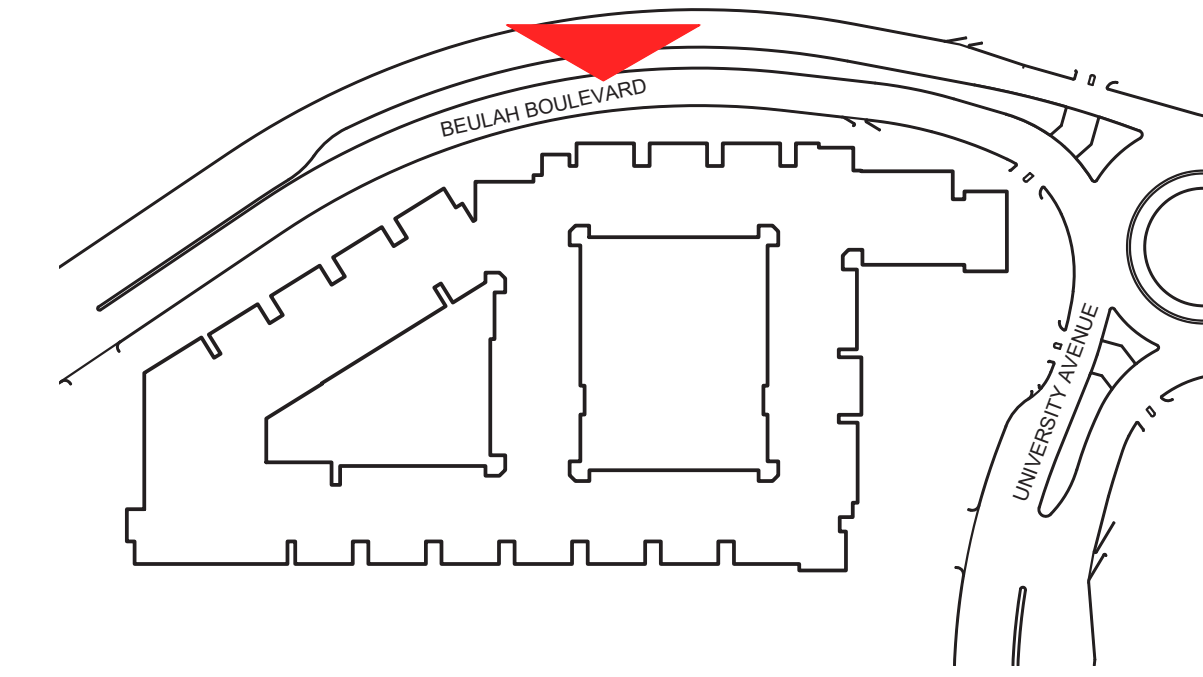


EAST ELEVATION

### ELEVATIONS



KEY ELEVATION - N.T.S.

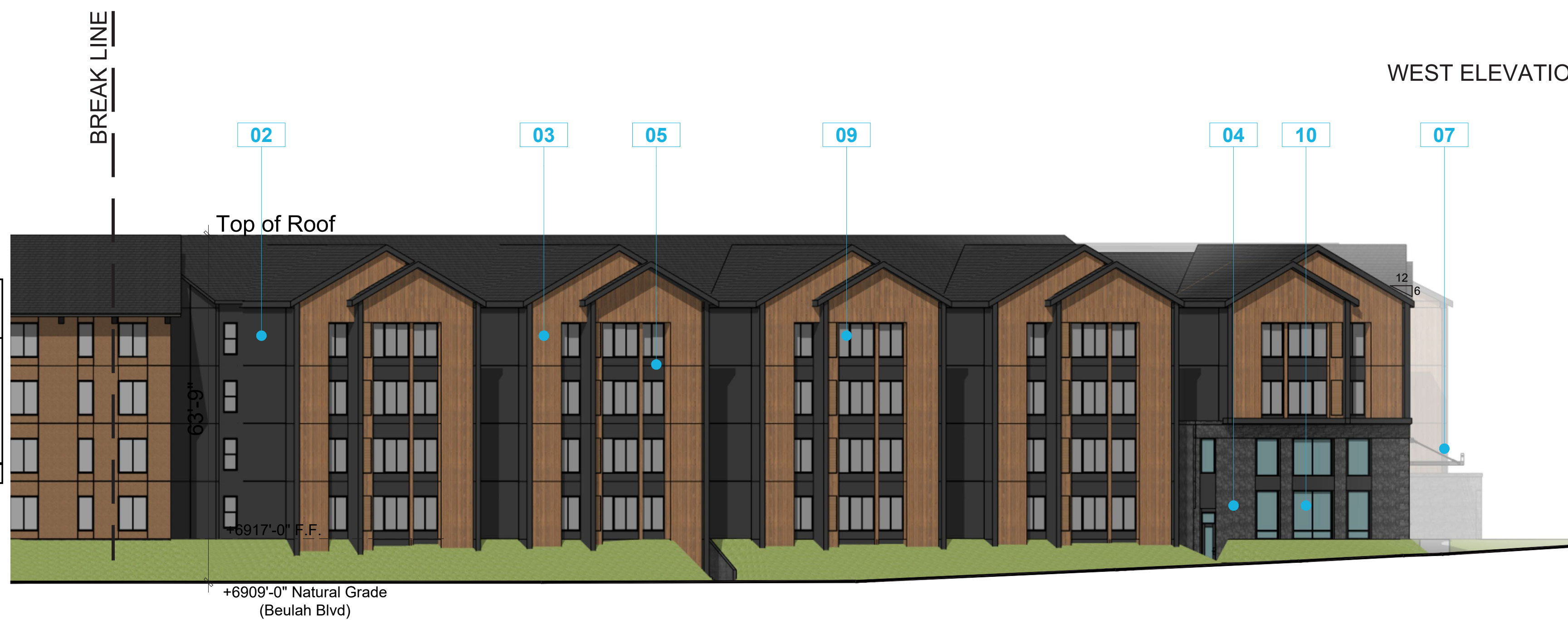


KEY PLAN - N.T.S.



### MATERIAL LEGEND

- 01 STUCCO (BROWN)
- 02 STUCCO (GRAY)
- 03 SIDING
- 04 STONE VENEER
- 05 CEMENTITIOUS PANEL
- 06 ROOF TILE
- 07 METAL CANOPY
- 08 SIGNAGE
- 09 VINYL WINDOW
- 10 STOREFRONT SYSTEM
- 11 ROLL-UP METAL DOOR



WEST ELEVATION

#### EXTERIOR ELEVATION MATERIAL TABULATION

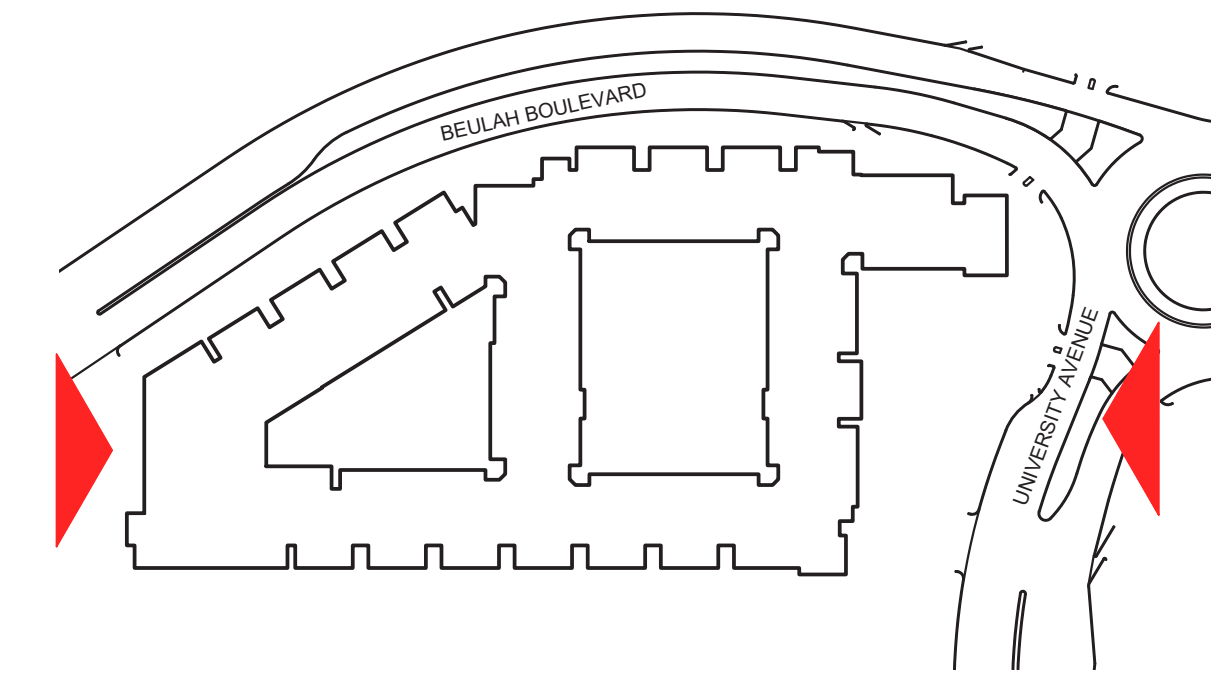
Elevation	East		North		South		West		Total	
Wood Siding	9212	25%	6035	43%	1451	21%	9768	24%	26466	27%
Stucco	6810	19%	2840	20%	1100	16%	9735	24%	20485	21%
Stone Veneer	3725	10%	816	6%	1805	26%	1658	4%	8004	8%
Cementitious Panel	16449	45%	4502	32%	2460	36%	19297	48%	42708	44%
Total Area	36196	100%	14193	100%	6816	100%	40458	100%	97663	100%

NOTE:  
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WEST ELEVATION

### ELEVATIONS



KEY PLAN - N.T.S.



NORTH ELEVATION



SOUTH ELEVATION

## MATERIAL LEGEND

- 01 STUCCO (BROWN)
- 02 STUCCO (GRAY)
- 03 SIDING
- 04 STONE VENEER
- 05 CEMENTITIOUS PANEL
- 06 ROOF TILE
- 07 METAL CANOPY
- 08 SIGNAGE
- 09 VINYL WINDOW
- 10 STOREFRONT SYSTEM
- 11 ROLL-UP METAL DOOR

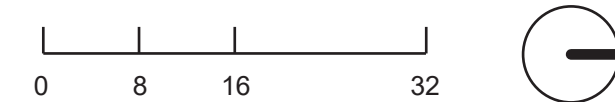
### EXTERIOR ELEVATION MATERIAL TABULATION

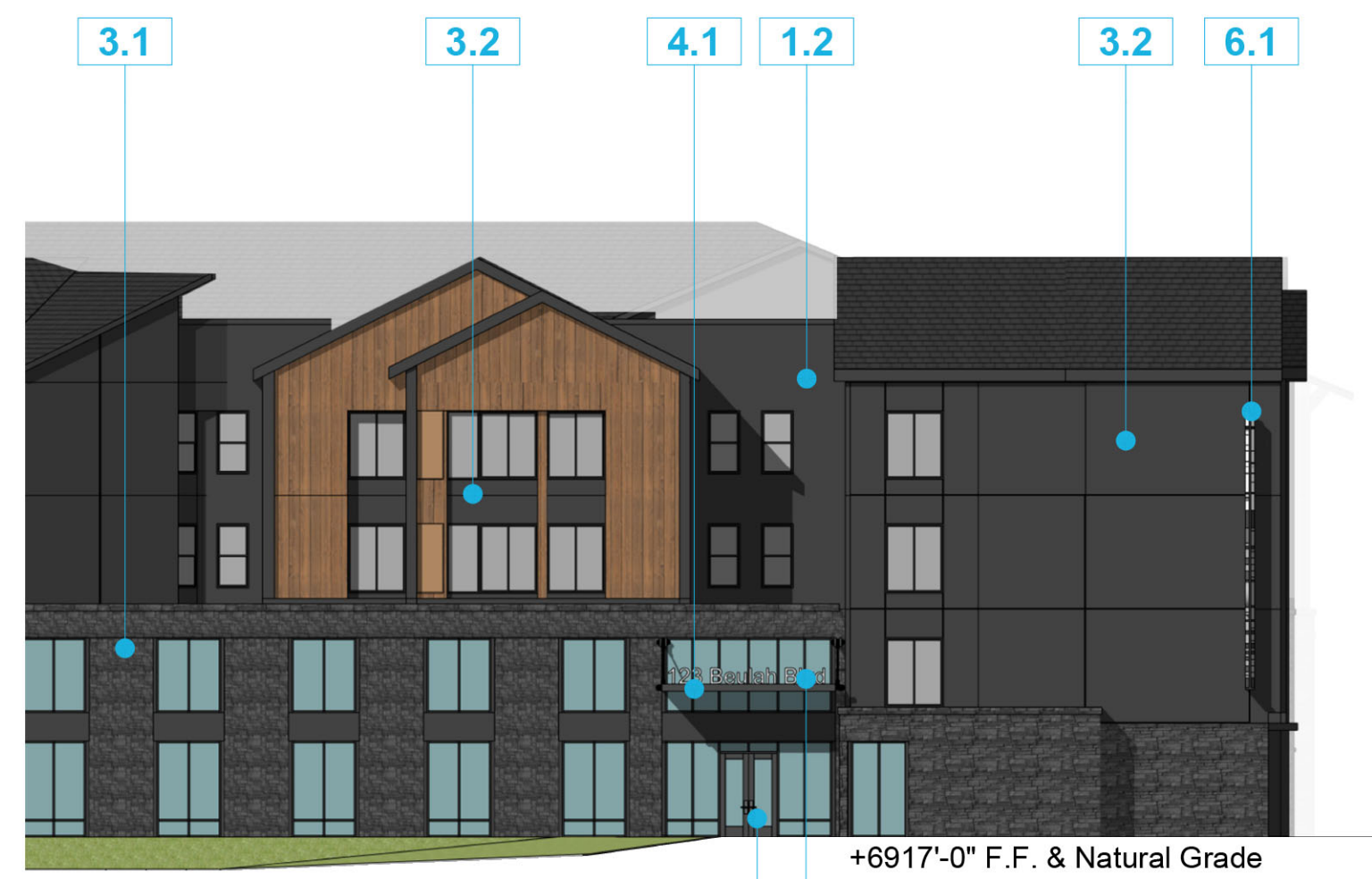
Elevation	East		North		South		West		Total	
Wood Siding	9212	25%	6035	43%	1451	21%	9768	24%	26466	27%
Stucco	6810	19%	2840	20%	1100	16%	9735	24%	20485	21%
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Cementitious Panel	16449	45%	4502	32%	2460	36%	19297	48%	42708	44%
Total Area	36196	100%	14193	100%	6816	100%	40458	100%	97663	100%

NOTE:  
ALL SIGNAGE SHOWN IS CONCEPTUAL AND MAY BE ADJUSTED AS THE DESIGN OF THE BUILDING DEVELOPS.

THE COLOR OF THE EXTERIOR FINISHES MAY BE ADJUSTED AS THE DESIGN OF THE BUILDING DEVELOPS, BUT THE OVERALL DESIGN CONCEPT WILL REMAIN THE SAME.

## ELEVATIONS





PARTIAL SOUTH ELEVATION



PARTIAL EAST ELEVATION

EXTERIOR MATERIAL LOG			
Drawing Material Key	Material Description	Product/Color	Manufacturer
1.1	Stucco	SW 6095 Toasty LRV: 19	Sherwin Williams
1.2	Stucco	SW 9600 Armory LRV: 5	Sherwin Williams
2.1	Siding	Hardie Panel, Sierra 8 Texture Painted to Match brown stucco LRV: 19	James Hardie
3.1	Stone	Country LedgeStone, Gunnison LRV: 5	Cultured Stone
3.2	Cementitious Panel	Artisan Architectural Panel Painted to Match Gray stucco (SW 9600 Armory) LRV: 5	James Hardie
4.1	Metal Canopy	Custom, Black LRV: 10	Reynobond
4.2	Metal Roll-Up Door	Black LRV: 10	Overhead Door
4.3	Metal Storefront System	Anodized Plus, "Dark Bronze" YB5N LRV: 5	YKK
5.1	Vinyl Window and Door System	Bronze LRV: 6	MI Windows
6.1	Signage	TBD	TBD
7.1	Asphalt Shingle Roof	Landmark, Moire Black, SRI (Solar Reflectance Index): 17 LRV: 10	Certainteed

**1.1**  
 STUCCO  
 SMOOTH FINISH  
 SW 6095 TOASTY  
 (SHERWIN WILLIAMS)

**1.2**  
 STUCCO  
 SMOOTH FINISH  
 SW 9600 ARMORY  
 (SHERWIN WILLIAMS)

**2.1**  
 SIDING  
 HARDIE PANEL  
 SIERRA 8 TEXTURE  
 PAINTED TO MATCH STUCCO (1.1)

**3.1**  
 STONE  
 CULTURED STONE  
 COUNTRY LEDGESTONE  
 GUNNISON

**3.2**  
 CEMENTITIOUS PANEL  
 HARDIE ARTISAN PANEL  
 PAINTED TO MATCH STUCCO (1.2)

**4.1**  
 METAL CANOPY  
 REYNOBOND  
 CUSTOM BLACK

**4.2**  
 METAL ROLL-UP DOOR  
 OVERHEAD DOOR  
 BLACK

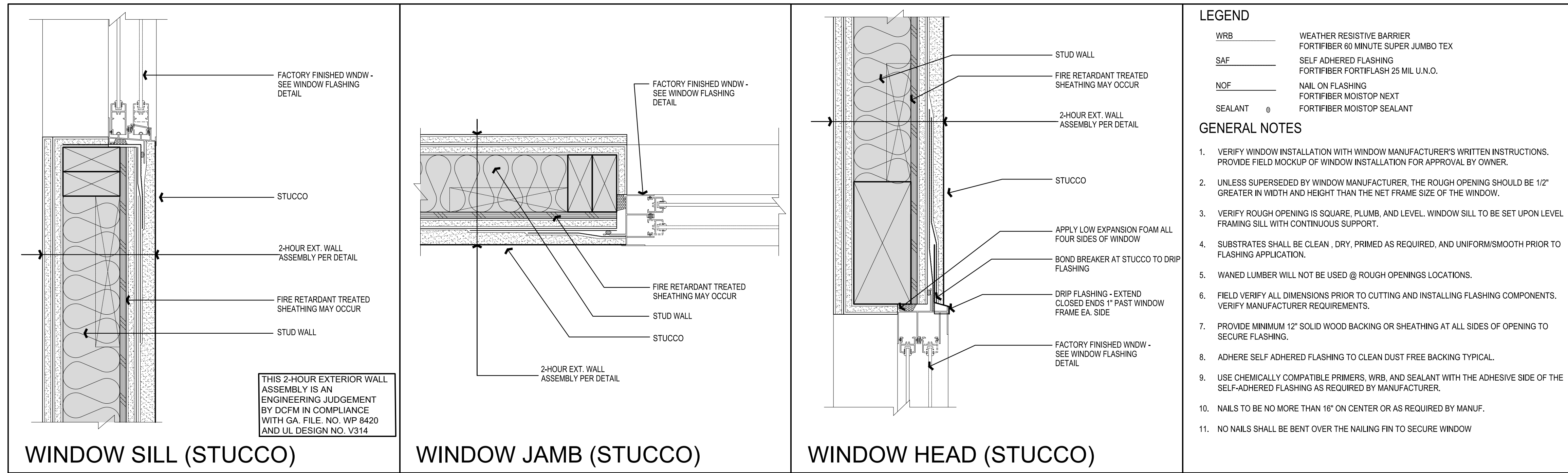
**4.3**  
 METAL STOREFRONT SYSTEM  
 ANODIZED PLUS  
 DARK BRONZE

**5.1**  
 VINYL WINDOW AND DOOR SYSTEM  
 MI WINDOWS  
 BRONZE

**7.1**  
 ASPHALT SHINGLE ROOF  
 CERTAINTeed  
 LANDMARK  
 MOIRE BLACK

NOTE:  
 THE COLOR OF THE EXTERIOR FINISHES MAY BE ADJUSTED AS THE DESIGN OF THE BUILDING DEVELOPS, BUT THE OVERALL DESIGN CONCEPT WILL REMAIN THE SAME.

**MATERIAL BOARD**



## TYPICAL WINDOW DETAILS



MAIN ENTRANCE



BEULAH STREET  
SCENE



FROM ROUNDABOUT  
ALONG BEULAH BLVD



UNIVERISTY AVENUE  
VIEW



UNIVERSITY AVENUE  
VIEW



EASTERN ELEVATION  
VIEW



123 Beulah Blvd

AMENITY CORNER AT  
BEULAH ENTRANCE