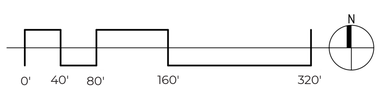
CONTEXT PLAN



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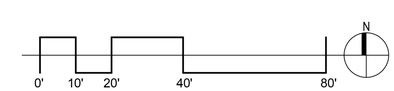
SALEM PARTNERS

COMMERCIAL / RETAIL
RESIDENTIAL
RESIDENTIAL CIRCULATION
UTILITY / SERVICE
STRUCTURED PARKING

BASEMENT PLAN



SALEM PARTNERS
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TOP COMMERCIAL REALTY
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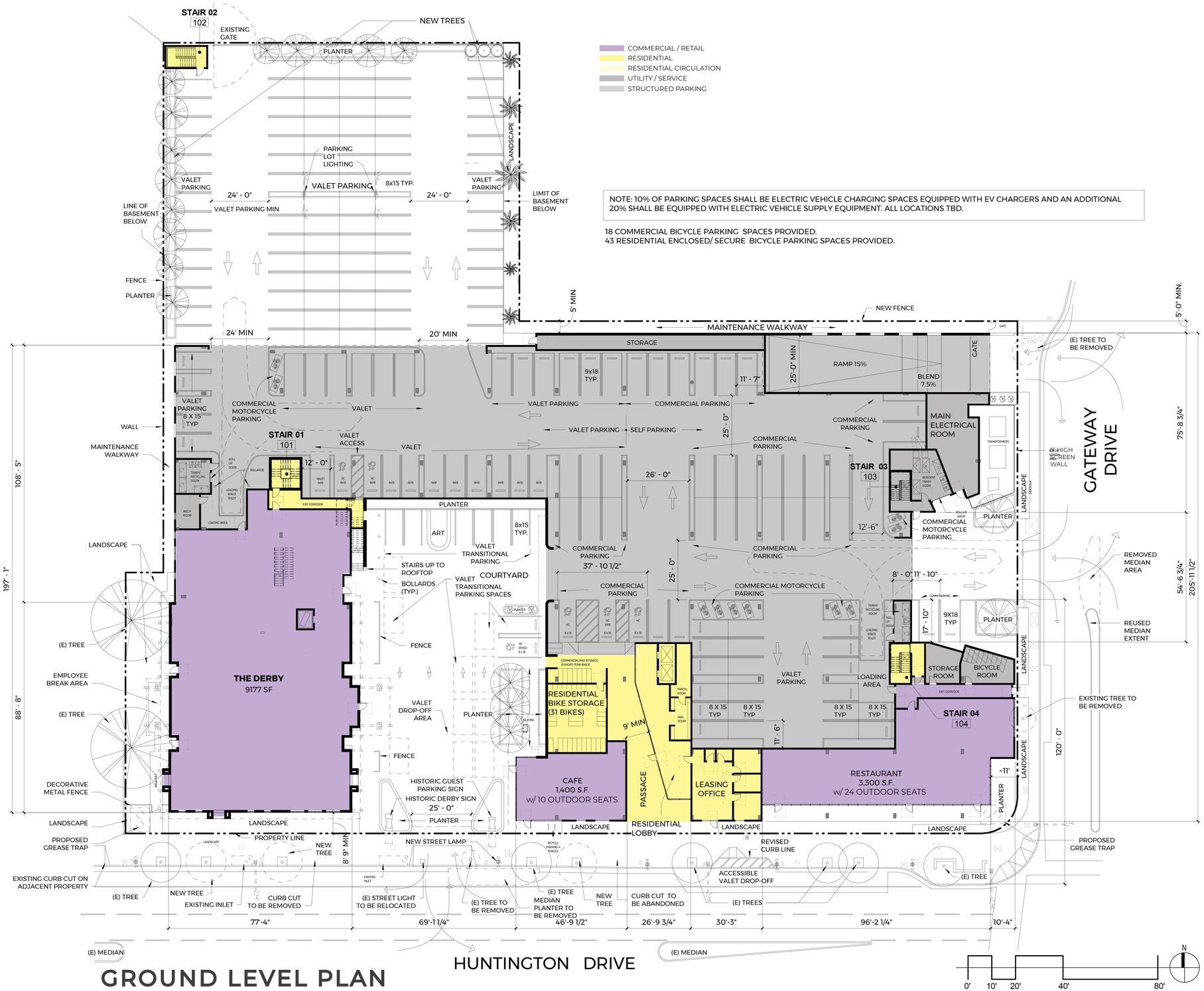


NOTE: 10% OF PARKING SPACES SHALL BE ELECTRIC VEHICLE CHARGING SPACES EQUIPPED WITH EV CHARGERS AND AN ADDITIONAL 20% SHALL BE EQUIPPED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT. ALL LOCATIONS TBD.

18 COMMERCIAL BICYCLE PARKING SPACES PROVIDED.
43 RESIDENTIAL ENCLOSED/ SECURE BICYCLE PARKING SPACES PROVIDED.

GROUND LEVEL PLAN

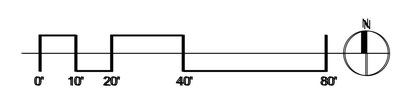
RESIDENTIAL OPEN SPACE (PRIVATE)

Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**41 SF**
Balcony	**40 SF**
Balcony	**62 SF**
Balcony	**35 SF**
Balcony	**70 SF**
Balcony	**71 SF**
Balcony	**63 SF**
Balcony	**63 SF**
Balcony	**63 SF**
Balcony	**30 SF**
Balcony	**35 SF**
Balcony	**35 SF**
Balcony	**35 SF**
Balcony	**45 SF**
Balcony	**32 SF**
Balcony	**45 SF**
	1332 SF

RESIDENTIAL OPEN SPACE (COMMON)

2ND FLOOR COURTYARD	**7340 SF**
	7340 SF

LEVEL 2 PLAN



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TOP REGIONAL REALTY www.TopCentRealty.com

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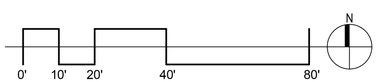
RESIDENTIAL OPEN SPACE (PRIVATE)

Balcony	60 SF	Level 3
Balcony	60 SF	Level 3
Balcony	60 SF	Level 3
Balcony	60 SF	Level 3
Balcony	54 SF	Level 3
Balcony	54 SF	Level 3
Balcony	54 SF	Level 3
Balcony	54 SF	Level 3
Balcony	54 SF	Level 3
Balcony	54 SF	Level 3
Balcony	41 SF	Level 3
Balcony	40 SF	Level 3
Balcony	62 SF	Level 3
Balcony	34 SF	Level 3
Balcony	72 SF	Level 3
Balcony	72 SF	Level 3
Balcony	63 SF	Level 3
Balcony	63 SF	Level 3
Balcony	63 SF	Level 3
Balcony	31 SF	Level 3
Balcony	35 SF	Level 3
Balcony	35 SF	Level 3
Balcony	35 SF	Level 3
Balcony	45 SF	Level 3
Balcony	41 SF	Level 3
Balcony	45 SF	Level 3
Balcony	53 SF	Level 3
Balcony	45 SF	Level 3
Balcony	45 SF	Level 3
Balcony	42 SF	Level 3
Balcony	42 SF	Level 3

Balcony	48 SF	Level 3
Balcony	48 SF	Level 3
Balcony	60 SF	Level 4
Balcony	60 SF	Level 4
Balcony	60 SF	Level 4
Balcony	60 SF	Level 4
Balcony	54 SF	Level 4
Balcony	54 SF	Level 4
Balcony	54 SF	Level 4
Balcony	54 SF	Level 4
Balcony	54 SF	Level 4
Balcony	54 SF	Level 4
Balcony	44 SF	Level 4
Balcony	40 SF	Level 4
Balcony	58 SF	Level 4
Balcony	72 SF	Level 4
Balcony	72 SF	Level 4
Balcony	63 SF	Level 4
Balcony	63 SF	Level 4
Balcony	63 SF	Level 4
Balcony	35 SF	Level 4
Balcony	35 SF	Level 4
Balcony	35 SF	Level 4
Balcony	45 SF	Level 4
Balcony	41 SF	Level 4
Balcony	53 SF	Level 4
Balcony	48 SF	Level 4
Balcony	48 SF	Level 4
Balcony	42 SF	Level 4
Balcony	42 SF	Level 4
Balcony	45 SF	Level 4
Balcony	45 SF	Level 4

3221 SF

LEVEL 3 PLAN (LEVEL 4 SIMILAR)



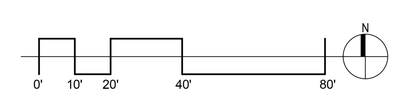
RESIDENTIAL OPEN SPACE (PRIVATE)

Balcony	**63 SF**
Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**54 SF**
Balcony	**41 SF**
Balcony	**40 SF**
Balcony	**35 SF**
Balcony	**35 SF**
Balcony	**35 SF**
Balcony	**45 SF**
Balcony	**41 SF**
Balcony	**40 SF**
Balcony	**53 SF**
Balcony	**42 SF**
Balcony	**42 SF**
Balcony	**45 SF**
Balcony	**45 SF**
BALCONY	**254 SF**
BALCONY	**209 SF**
	1570 SF

RESIDENTIAL OPEN SPACE (COMMON)

POOL DECK	**5116 SF**
POOL DECK	**844 SF**
	5960 SF

LEVEL 5 PLAN



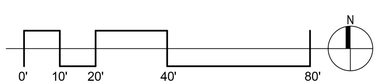
RESIDENTIAL OPEN SPACE (PRIVATE)

Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**60 SF**
Balcony	**45 SF**
Balcony	**41 SF**
Balcony	**40 SF**
Balcony	**41 SF**
Balcony	**42 SF**
Balcony	**42 SF**
Balcony	**45 SF**
Balcony	**45 SF**
Balcony	**67 SF**
Balcony	**67 SF**
Balcony	**67 SF**
Balcony	**67 SF**
Balcony	**29 SF**
Balcony	**29 SF**
	909 SF

RESIDENTIAL OPEN SPACE (COMMON)

EXTERIOR COURTYARD	**1307 SF**
	1307 SF

LEVEL 6 PLAN



MATERIALS

1. Three coat machine applied stucco (with projected imagery (night time only) at designated location

2. Kynar finished steel board and batten system

3. Aluminum clad wood or fiberglass frames with dual glazed windows

4. Powder coated steel balconies and railings

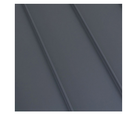
5. Powder coated metal cornice with tongue and groove 'Kebony' wood soffit

6. Tongue and groove 'Kebony' wood panels

7. Anodized aluminum greenhouse structure with glazed and metal panels, roll up doors and canvas curtains

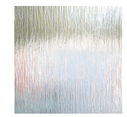
8. Asphaltic shingles with contrasting asphaltic shingles at name area

9. New or re-used brick with gray mortar to match existing Derby

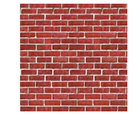


10. Standing seam metal roof

11. Stained heavy timber post and beam on stone and brick base

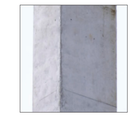


12. Decorative translucent glass openings



13. Brick veneer with matching mortar color to be determined

14. Back-lit water jet cut decorative metal screen



15. Sacked concrete column

16. New or re-used stained glass windows

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WEST ELEVATION

EAST ELEVATION

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NORTH ELEVATION

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17. Stained wood boards and battens

18. Pool

19. Ornamental Lawn Jockey

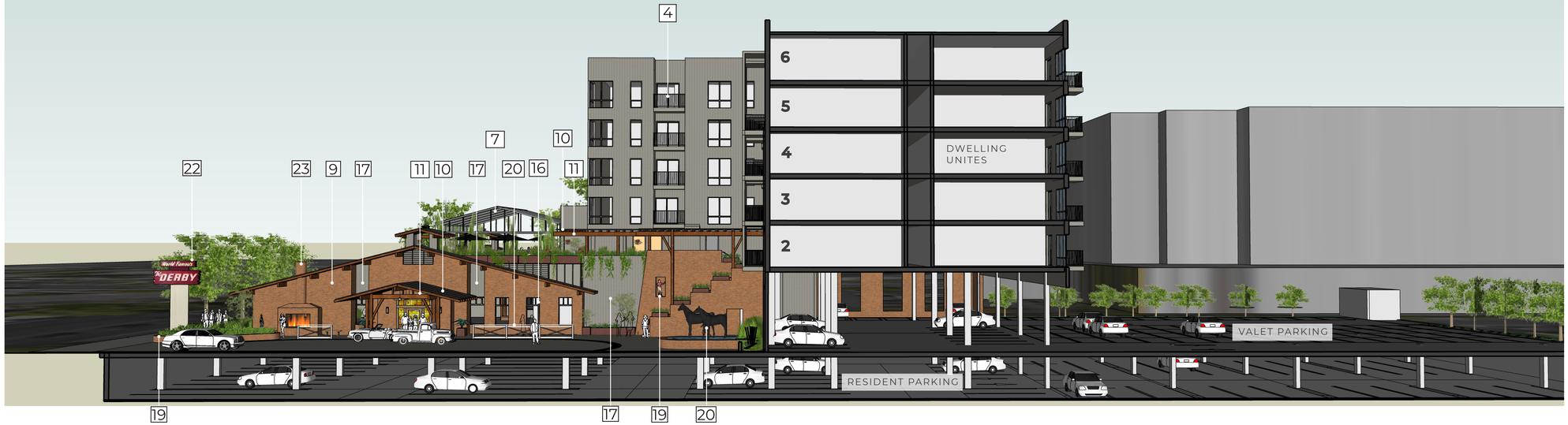
20. San Anita style wood fence

21. Bronze Statue

22. Original refurbished signage

23. Gas powered brick fireplace with window on both sides

DERBY COURTYARD SECTION



POOL SECTION

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