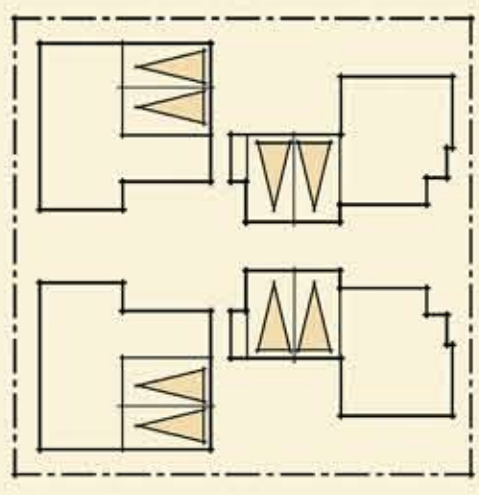


PARKING STRATEGY

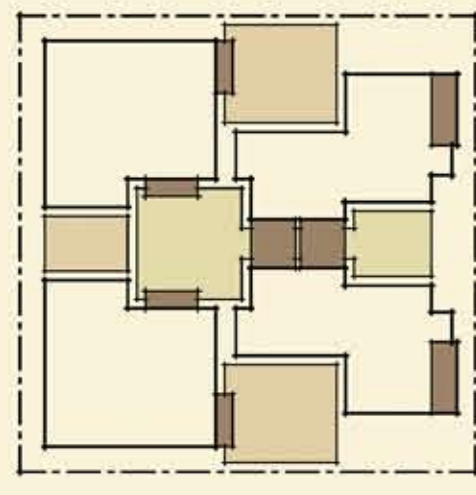
Eight of ten units have attached, covered single car garages. The two affordable units park on-street. It was a primary goal to achieve the maximum unit count allowed while providing all but the smallest units private,



Attached, covered parking. Attached garages create value far in excess of their cost, which contributes to the viability of the scheme.

A VARIETY OF OUTDOOR SPACES

Two large common greens are shared by all residents. Three smaller courts, including the two drive courts, are associated with the common greens, but in practice will be "claimed" by the adjacent units, and will function as



semi-private common space. In addition, each unit has private outdoor space in the form of a porch, balcony or terrace.

SCALE AND MASSING

To achieve the maximum unit density and floor area possible given the coverage criteria while still recognizing the existing context, the scheme approaches the height limit only at the center of the lot.



Unit types B and C have Master Suites on a third level above the Common Green; other units only extend two levels above the Common Green.



FRONT ELEVATION



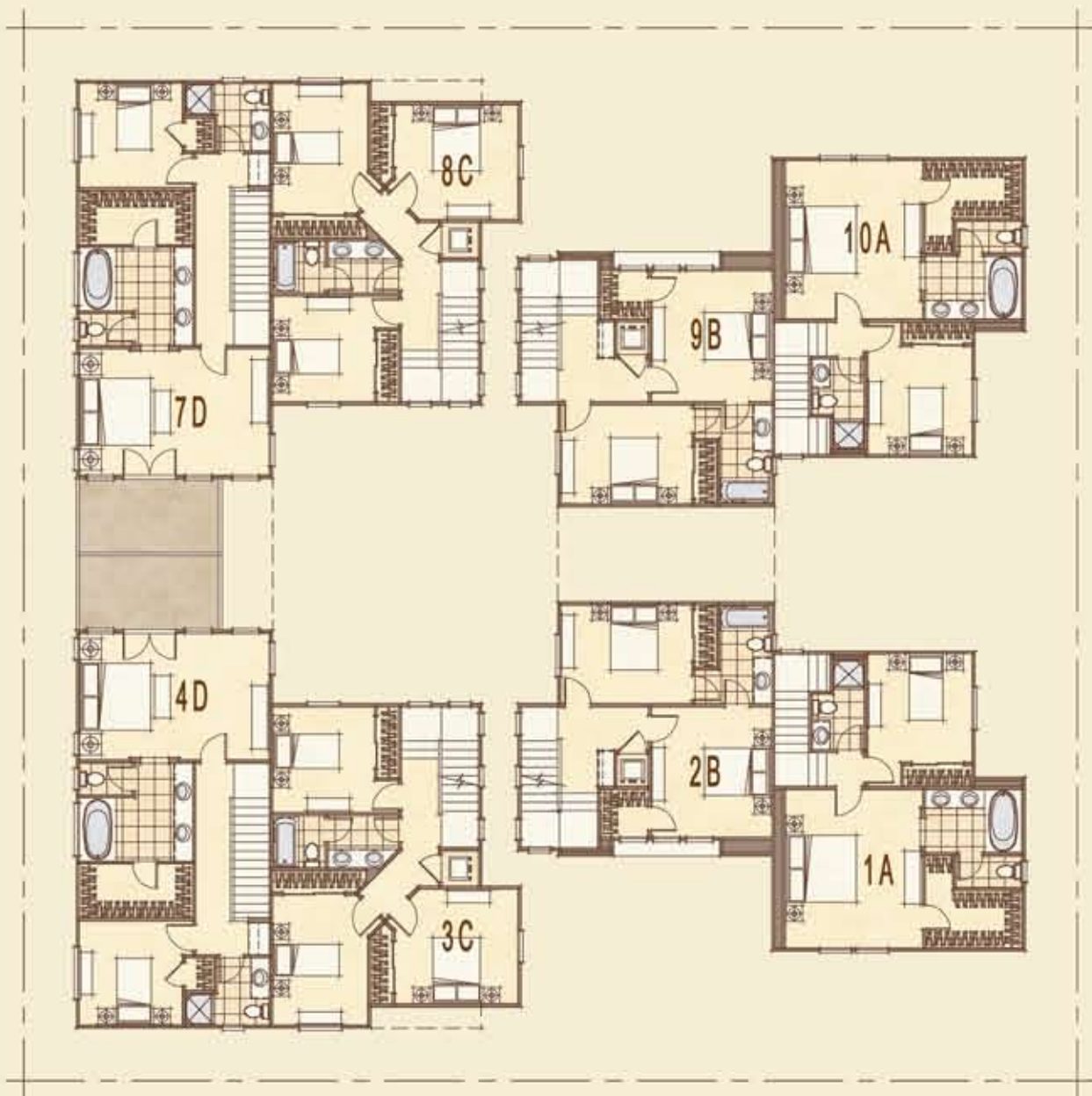
SOUTH SECTION



WEST SECTION



SIDE ELEVATION



SECOND FLOOR



THIRD FLOOR