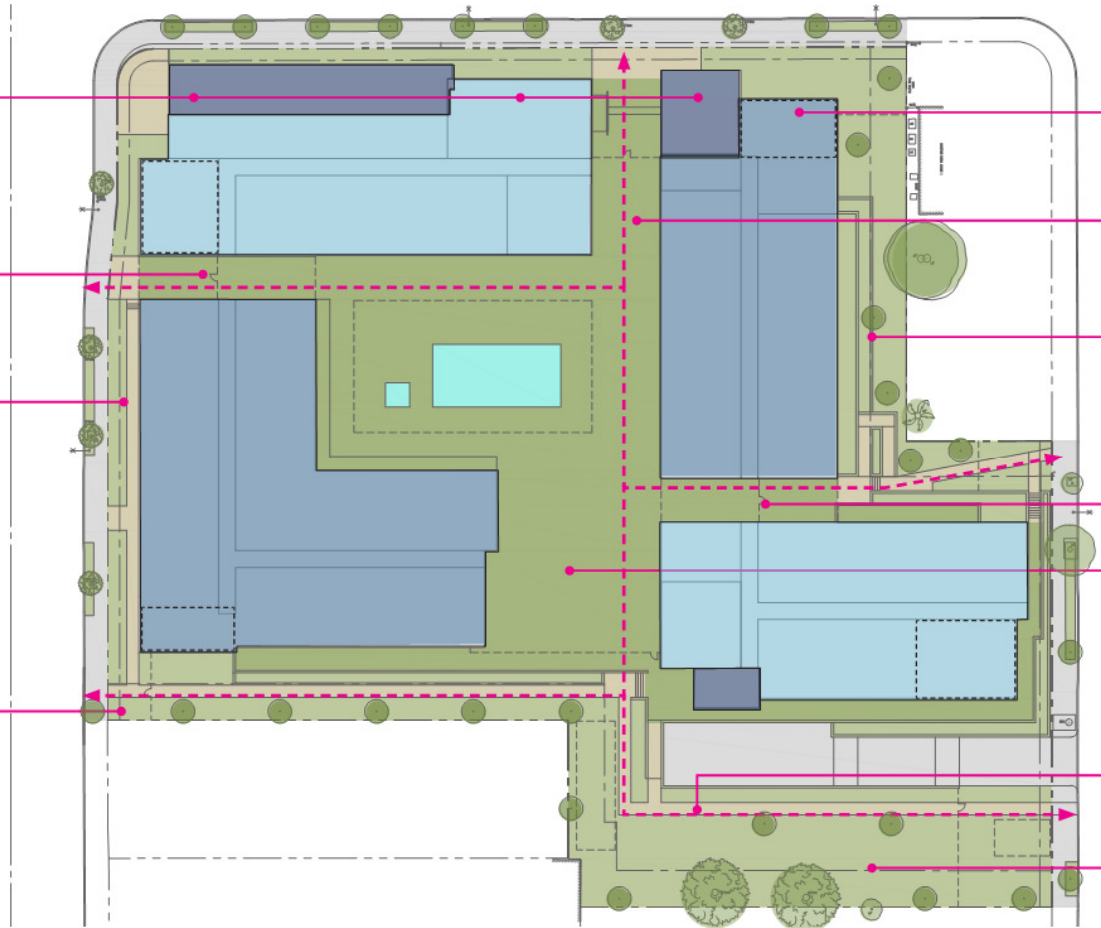


ACTIVATED VILLA STREET WITH COMMERCIAL CORNER, FITNESS CENTER & LOBBY WITH TRANSPARENT GLAZING

PEDESTRIAN PASSAGEWAY

ACTIVATED RESIDENTIAL FRONTAGE WITH UNIT ACCESS

PEDESTRIAN PASEO ACCESS



AMENITY DECKS AT FOURTH LEVEL OPEN TO EXTERIOR BREAK DOWN THE MASSING AND ALLOW OPEN SPACE.

OPEN TO THE SKY PEDESTRIAN PASSAGEWAY

LARGE OPEN GREEN SPACE SETBACK

PEDESTRIAN PASSAGEWAY

CENTRAL COURTYARD ORIENTED TO RECEIVE SOUTHERN SUNLIGHT AND PROVIDE LARGE MASSING BREAK TOWARDS SOUTHERN NEIGHBORS

PEDESTRIAN ACCESS INTO & THROUGH THE SITE CONNECTING TO NEIGHBORHOOD

LARGE OPEN GREEN SPACE SETBACK



Oakland Avenue Perspective from South on Oakland



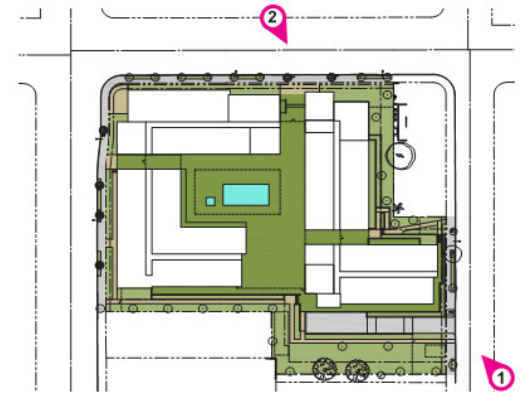
Entry and Courtyard Connection along Villa Street

DESIGN EVOLUTION

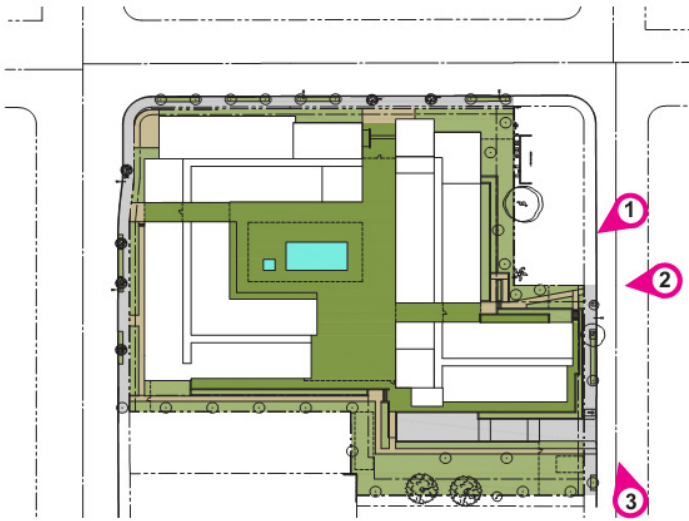
Evolution in the design from PPR submittal includes:

The proposal has evolved since the PPR submittal through the development of secondary massing elements. These serve to further clarify the influence of the architectural style and the break down of the massing of the buildings.

Current perspectives and elevations reflect that evolution with specific details and materiality to be developed and confirmed through the concept and final design process.



Key Plan



Key Plan



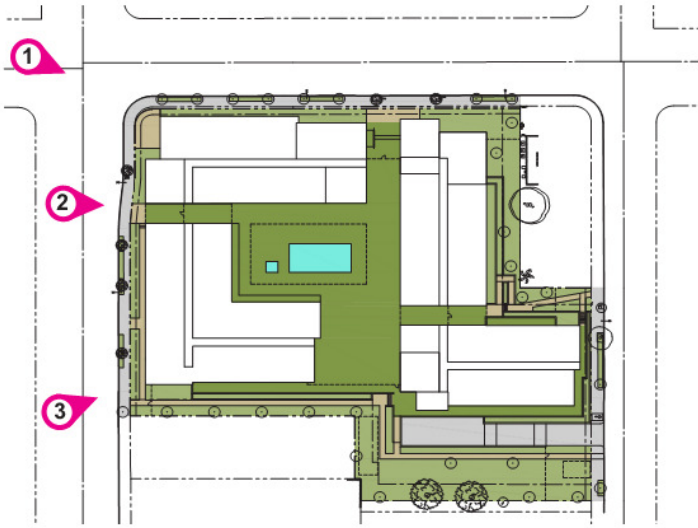
Oakland Mid-Block Perspective



Oakland Perspective from South



Oakland Passageway Perspective



Key Plan



Villa and Los Robles Commercial Corner



South Pedestrian Paseo Perspective



Los Robles Pedestrian Passageway Perspective