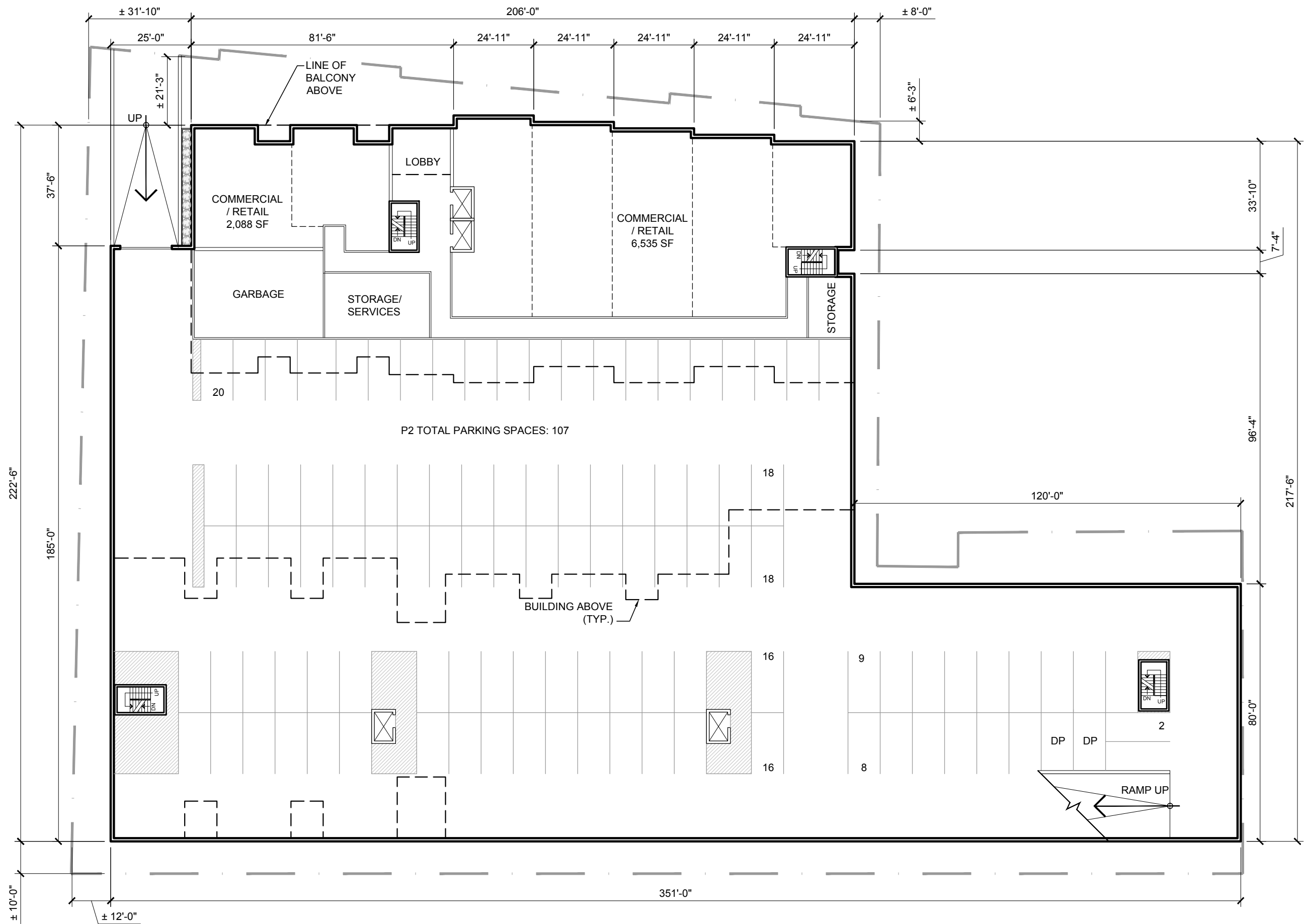
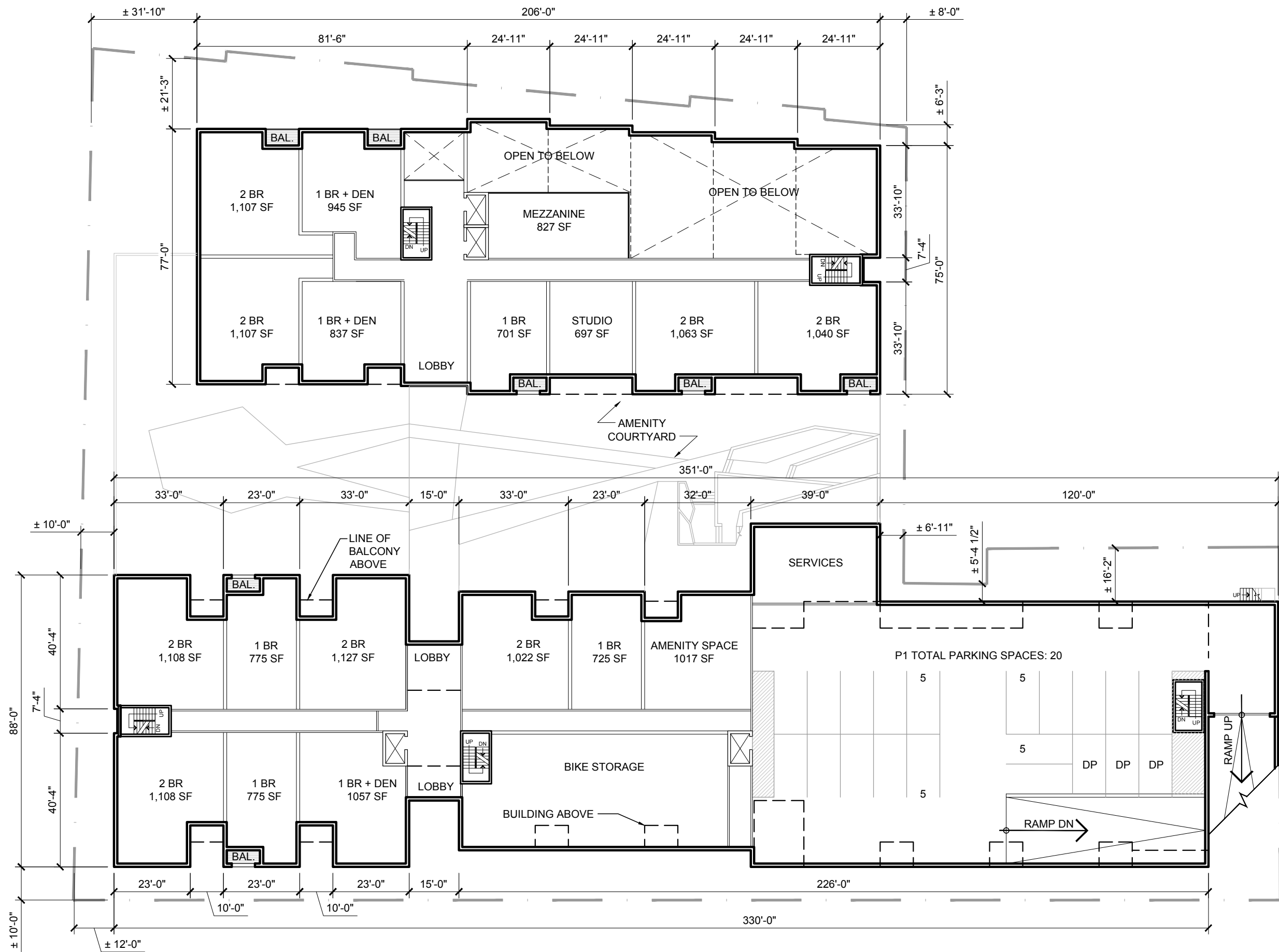


BAYERS & YOUNG (18 MAY 2016)												
LEVEL	STUDIO		1 BR		1 BR + DEN		2 BR +		TOTAL			
BUILDING	BLDG A	BLDG B	BLDG A	BLDG B	BLDG A	BLDG B	BLDG A	BLDG B	BLDG A	BLDG B	COMBINED	
100 / P1	1	-	1	3	2	1	4	4	8	8	16	
200	2	-	8	6	3	1	2	12	15	19	34	
300	4	-	3	4	4	1	2	14	13	19	32	
400	1	-	1	4	4	1	5	8	11	13	24	
500	1	-	-	-	1	-	5	-	7	-	7	
	9 (17%)	0 (0%)	13 (24%)	17 (29%)	14 (26%)	4 (7%)	18 (33%)	38 (64%)	54	59		
TOTALS:	9 (8%)		30 (26%)		18 (16%)		56 (50%)				113	
DENSITY												
1 BR UNITS			57 X 2 ppl								114	
2 BR			56 X 2.25 ppl								126	
										TOTAL	240	
PROPERTY AREA											72,746 SF	
LOT COVERAGE											42,664 SF (58%)	
INDOOR AMENITY SPACE AREA (LEVEL 100 / P1):											± 1,017	
GROUND FLOOR COMMERCIAL RETAIL AREA (P2):											± 8,623	
MEZZANINE LEVEL COMMERCIAL RETAIL AREA (LEVEL 100/P1):											± 827	
TOTAL COMMERCIAL / RETAIL AREA:											± 9,450	
OUTDOOR AMENITY SPACE AREA (LEVEL 100 COURTYARD):											± 12,039	
LANDSCAPE OPEN SPACE AT GRADE:											± 18,043	
TOTAL LANDSCAPED OPEN SPACE:											± 30,082	
P2 BELOW GRADE PARKING											± 107	
P1 BELOW GRADE PARKING											± 20	
TOTAL BELOW GRADE PARKING											± 127	



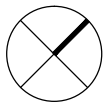


BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

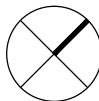
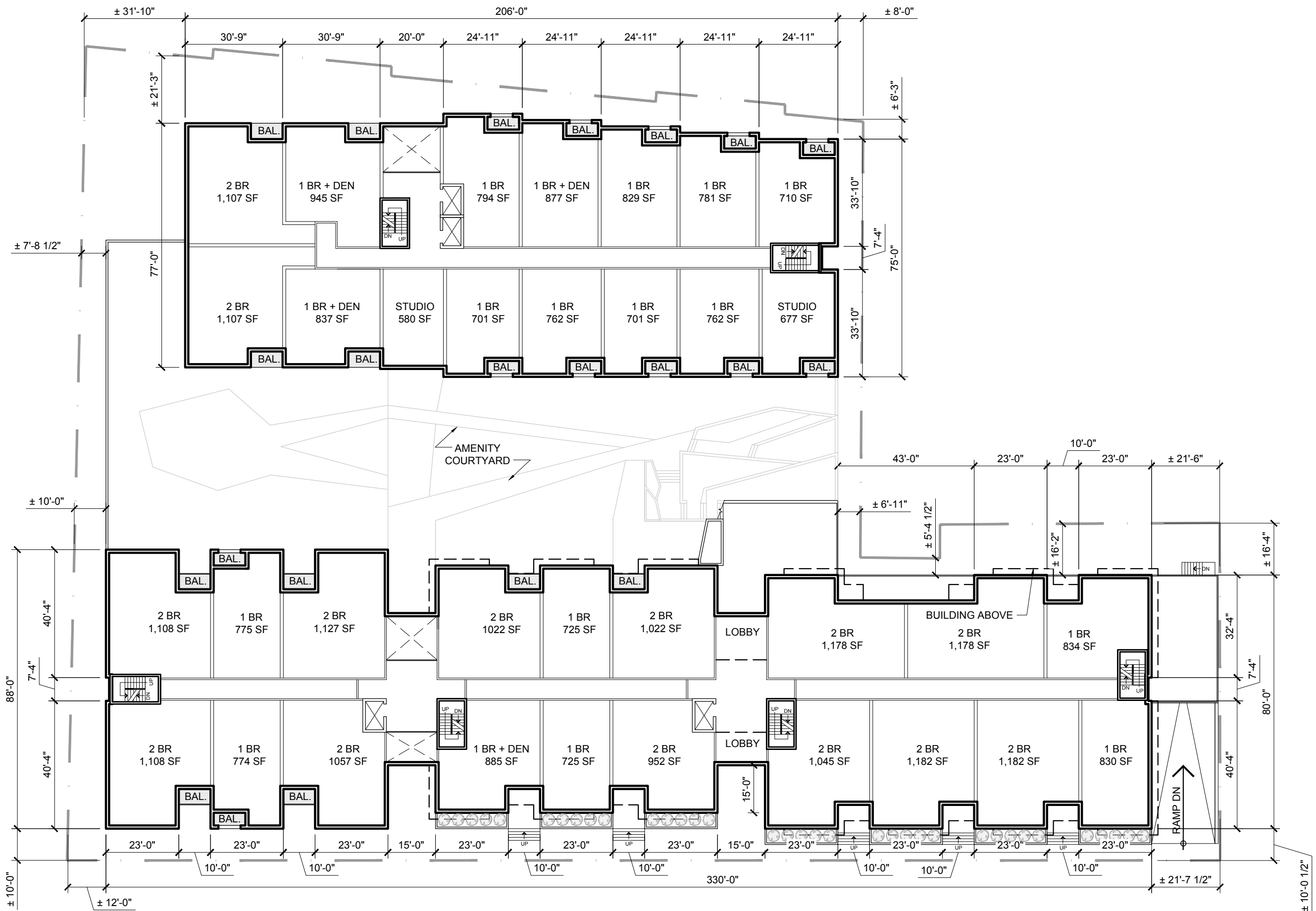
GROUND LEVEL / PARKING LEVEL 1
FLOOR PLANS

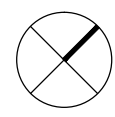
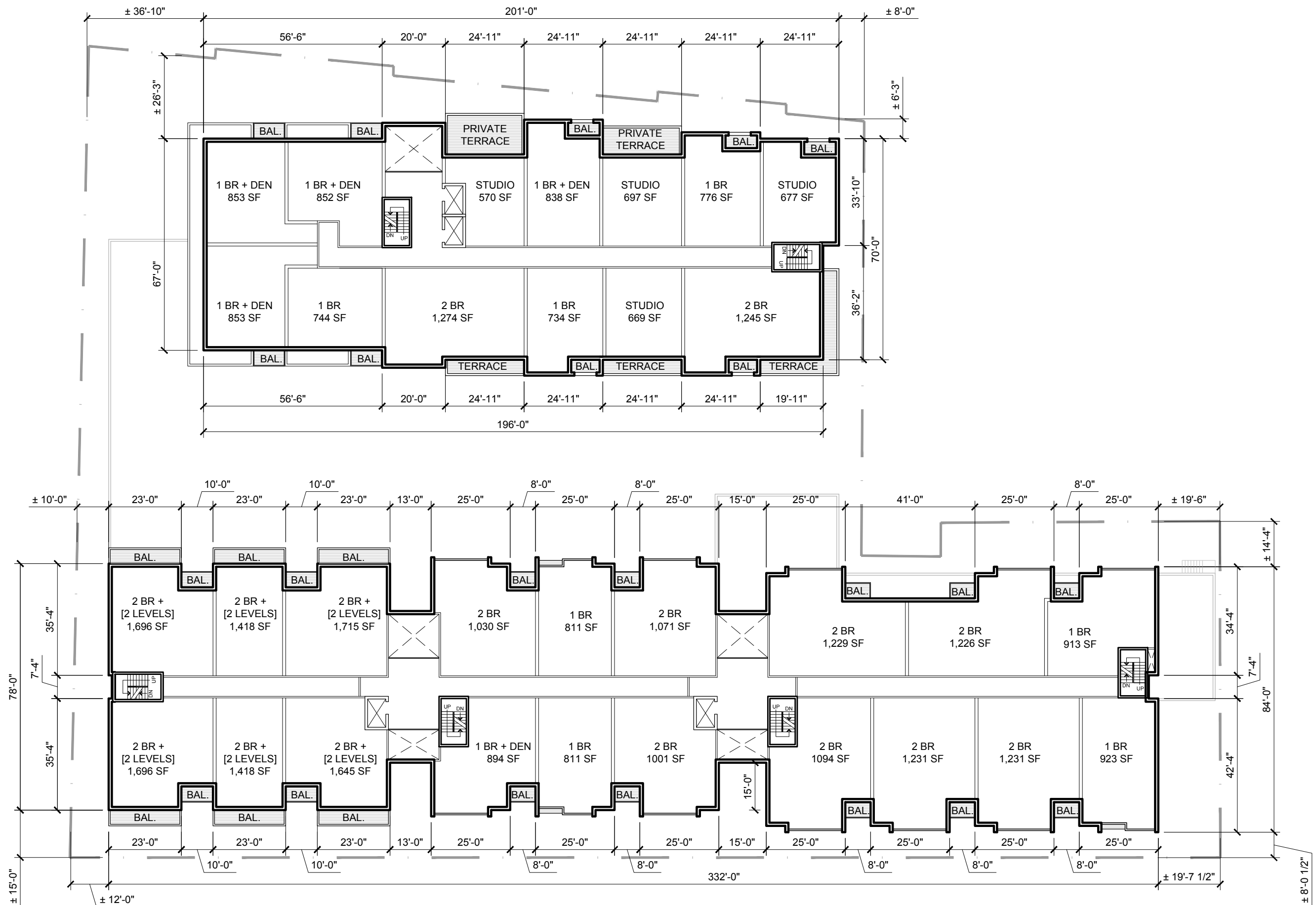
Project No.: 2012.13
 Scale: 1" = 30'-0"
 Date: 3 JUNE 2016

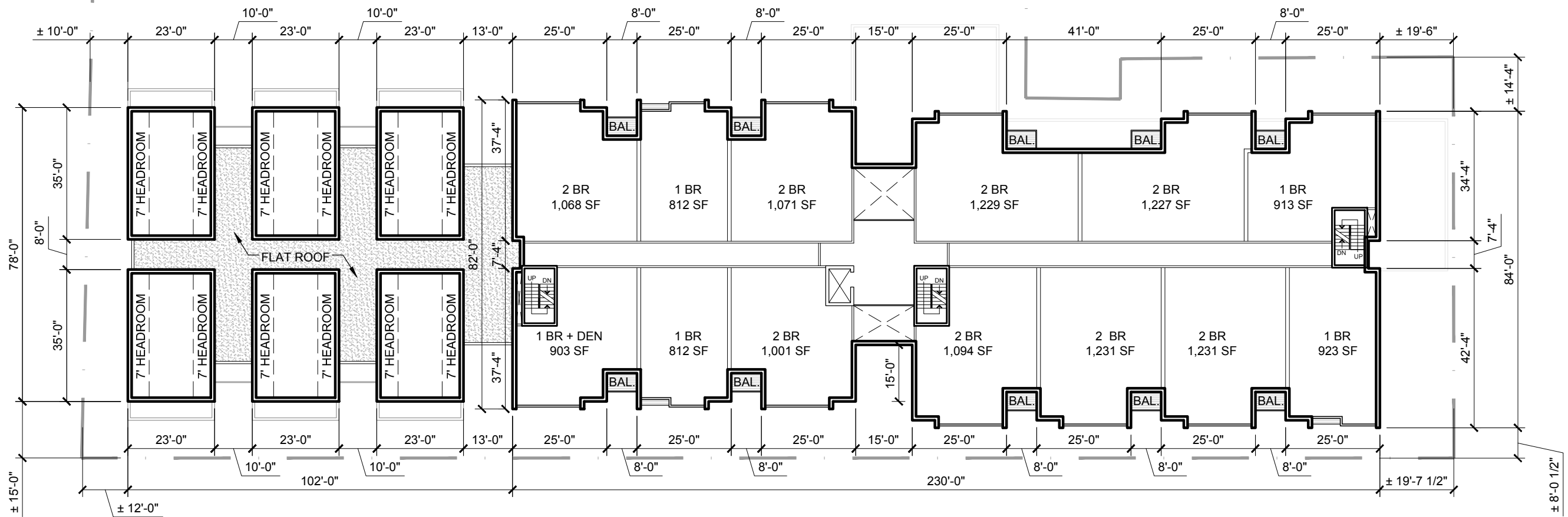
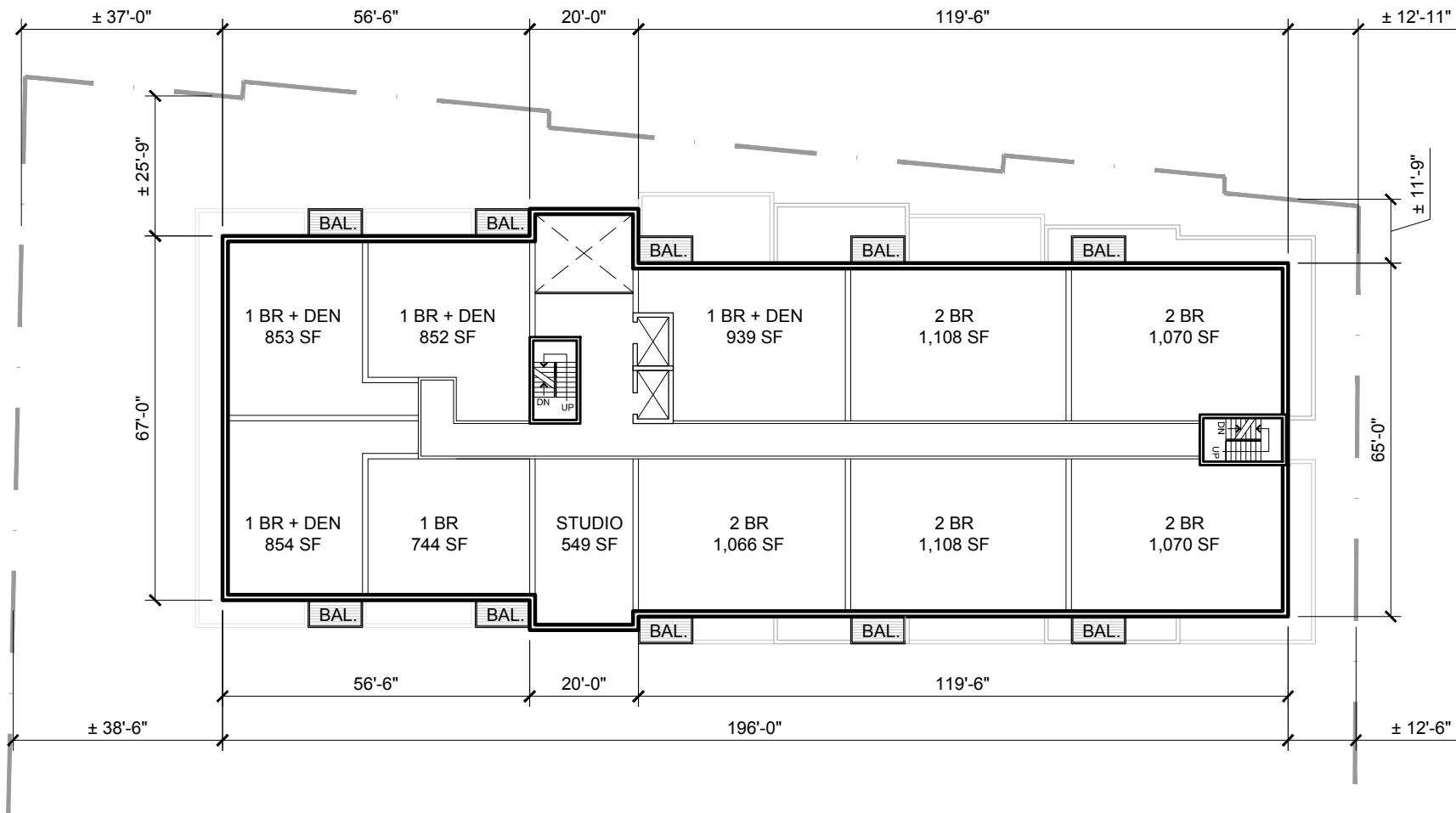


WM FARES
 ARCHITECTS

A02







BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

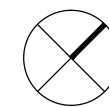
LEVEL 400

FLOOR PLANS

Project No.: 2012.13

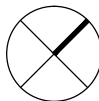
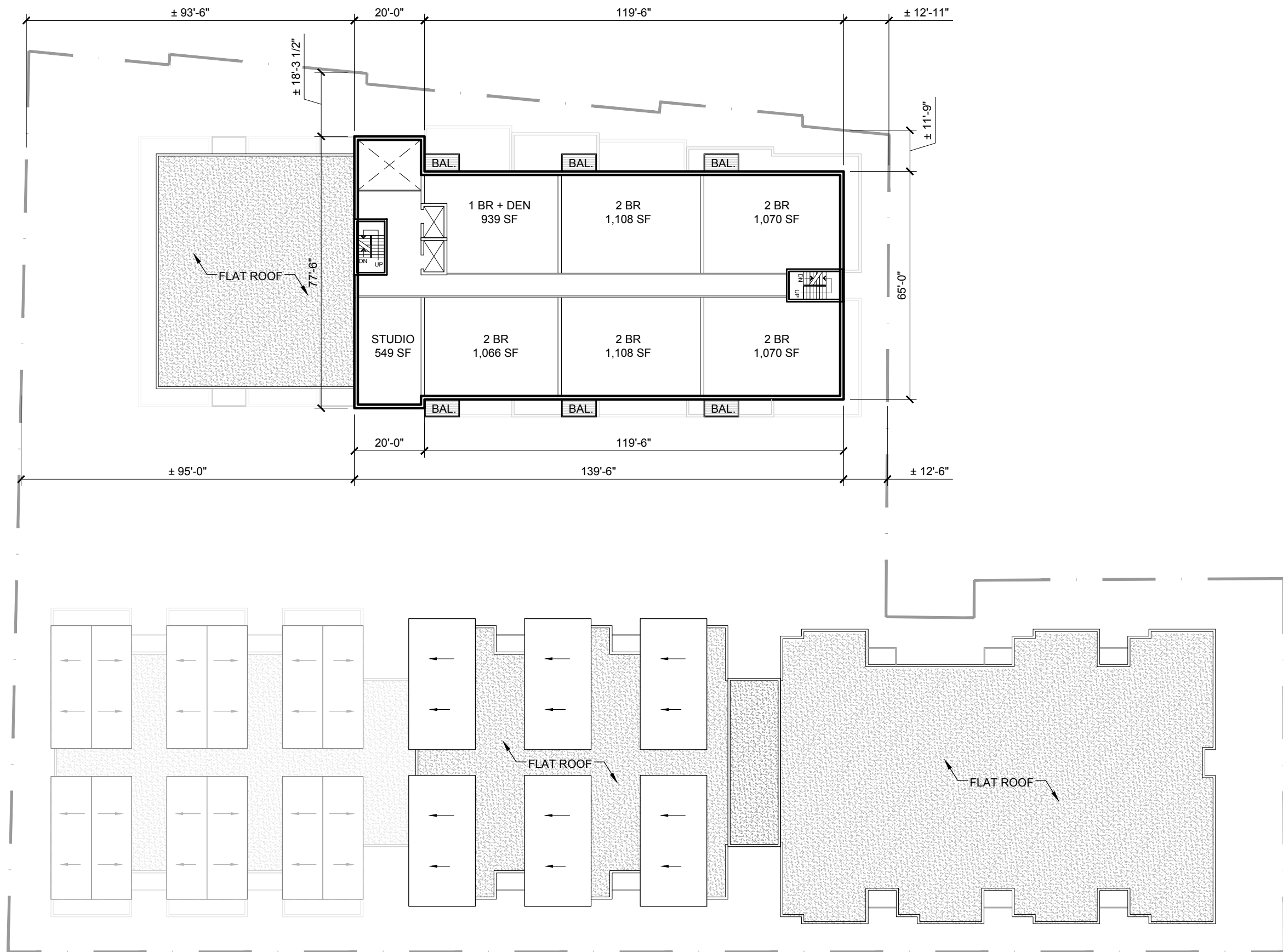
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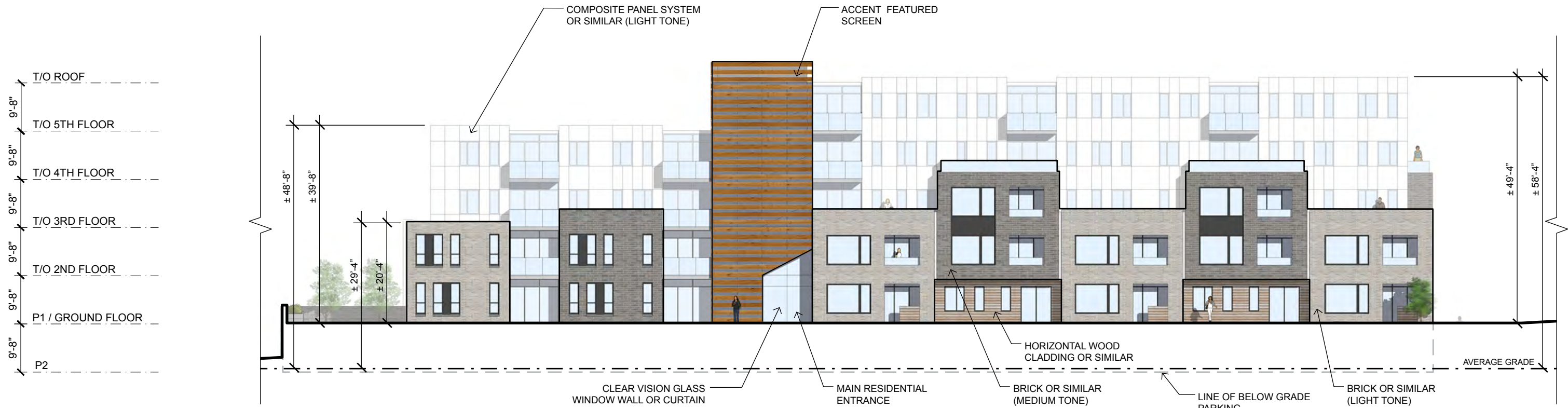
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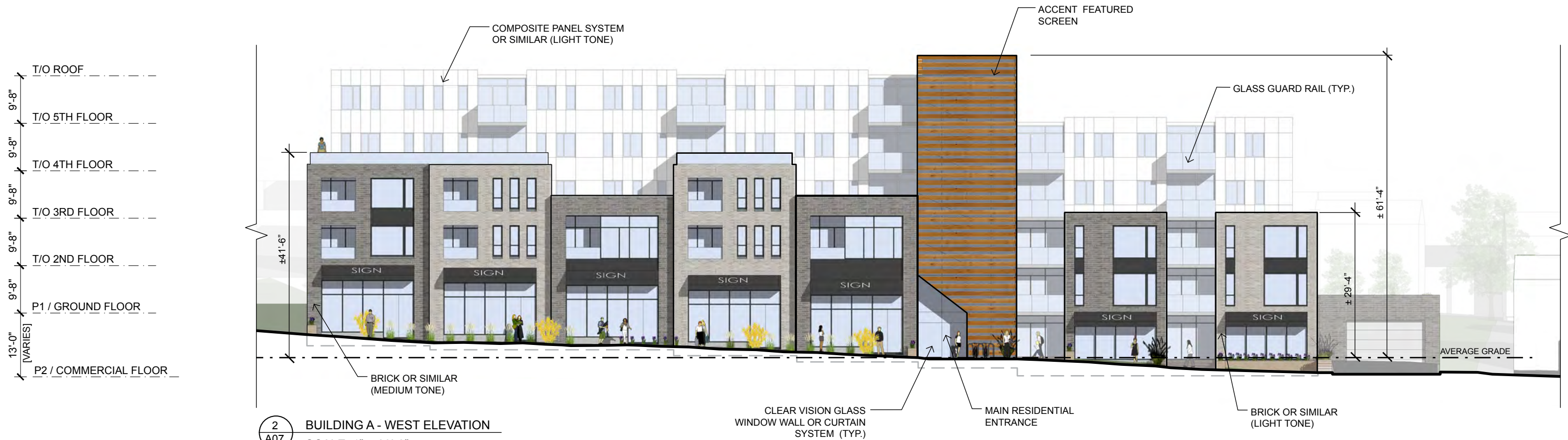
WM FARES
ARCHITECTS

A05

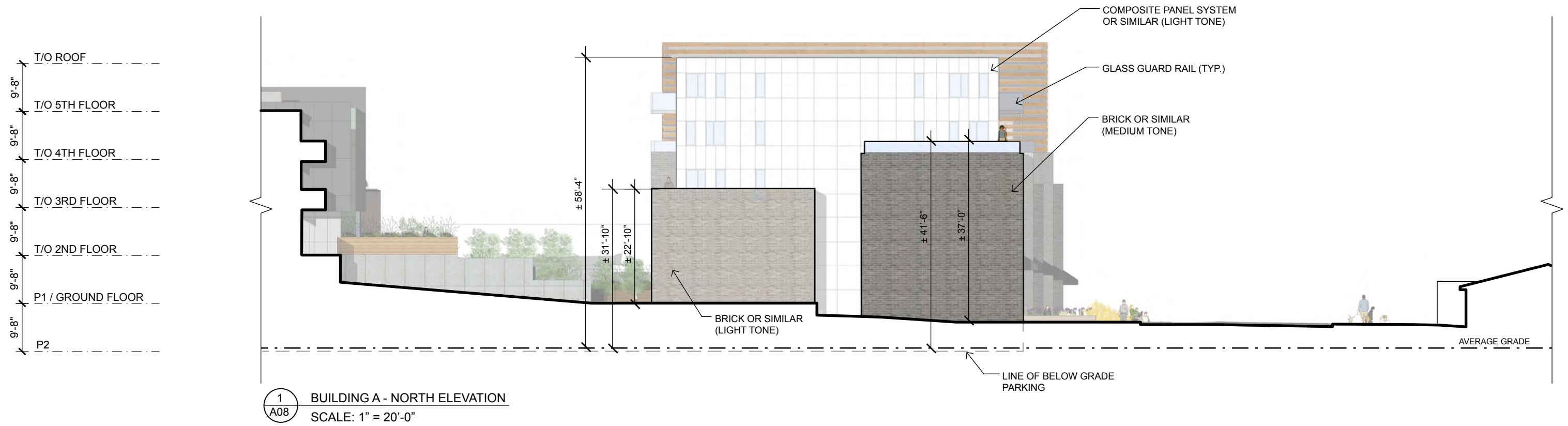




1
A07 BUILDING A - EAST ELEVATION
SCALE: 1" = 20'-0"



2
A07 BUILDING A - WEST ELEVATION
SCALE: 1" = 20'-0"



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

NORTH & SOUTH ELEVATION
BUILDING A

Project No.: 2012.13
Scale: AS NOTED
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

A08

T/O ROOF
 T/O 5TH FLOOR
 T/O 4TH FLOOR
 T/O 3RD FLOOR
 T/O 2ND FLOOR
 P1 / GROUND FLOOR
 P2



1
 A09 BUILDING B - EAST STREETSCAPE ELEVATION
 SCALE: 1" = 30'-0"

T/O ROOF
 T/O 5TH FLOOR
 T/O 4TH FLOOR
 T/O 3RD FLOOR
 T/O 2ND FLOOR
 P1 / GROUND FLOOR
 P2



2
 A09 BUILDING B - WEST COURTYARD ELEVATION
 SCALE: 1" = 30'-0"

BAYERS AND YOUNG

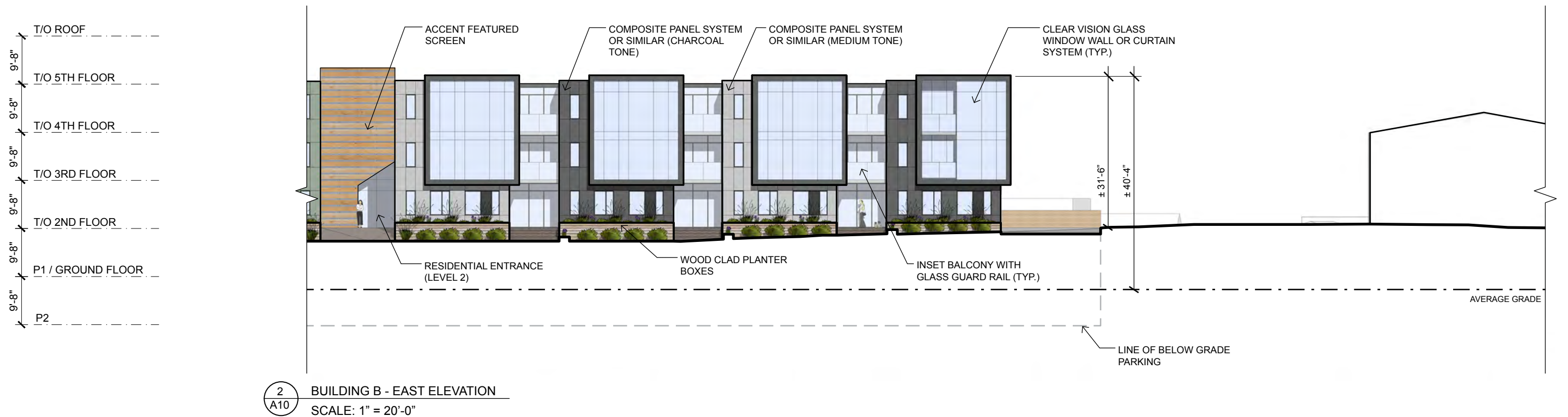
6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

EAST & WEST ELEVATIONS
 BUILDING B

Project No.: 2012.13
 Scale: AS NOTED
 Date: 3 JUNE 2016

WMFARES
 ARCHITECTS

A09



BAYERS AND YOUNG

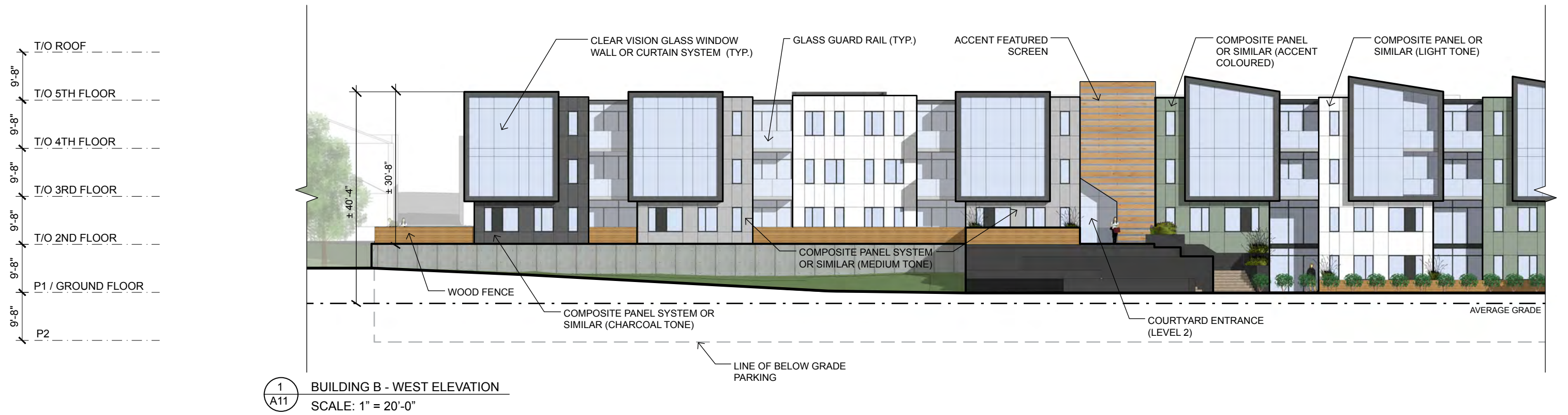
6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

EAST ELEVATIONS
BUILDING B

Project No.: 2012.13
Scale: AS NOTED
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

A10



BAYERS AND YOUNG

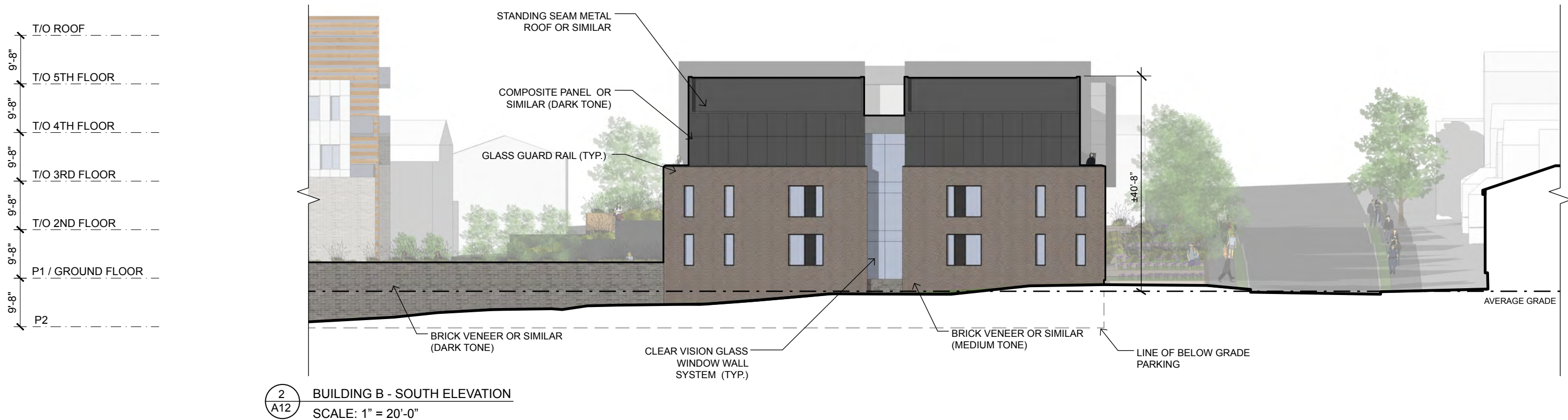
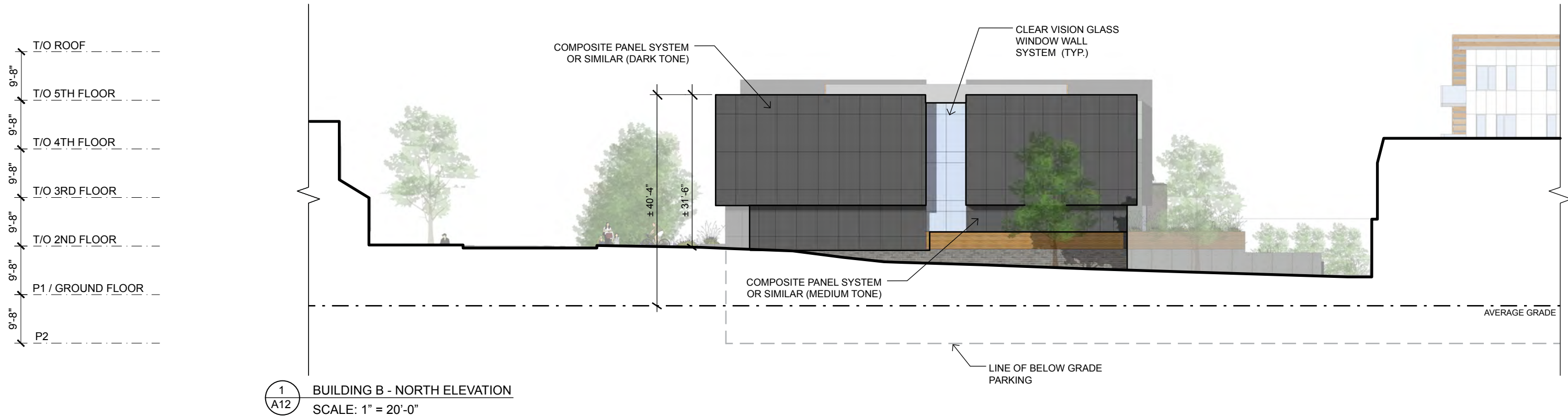
6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

WEST ELEVATIONS
BUILDING B

Project No.: 2012.13
Scale: AS NOTED
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

A11





BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING B

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK1



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING B

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK2



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING B

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WM FARES
ARCHITECTS

SK3



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING B

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK4



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING A

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK5



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING A

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK6



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
BUILDING A

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK7



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
COURTYARD

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK8



BAYERS AND YOUNG

6438-6460 BAYERS RD AND 6419-6467 YOUNG STREET

PERSPECTIVE VIEW
COURTYARD

Project No.: 2012.13
Scale: NTS
Date: 3 JUNE 2016

WMFARES
ARCHITECTS

SK9