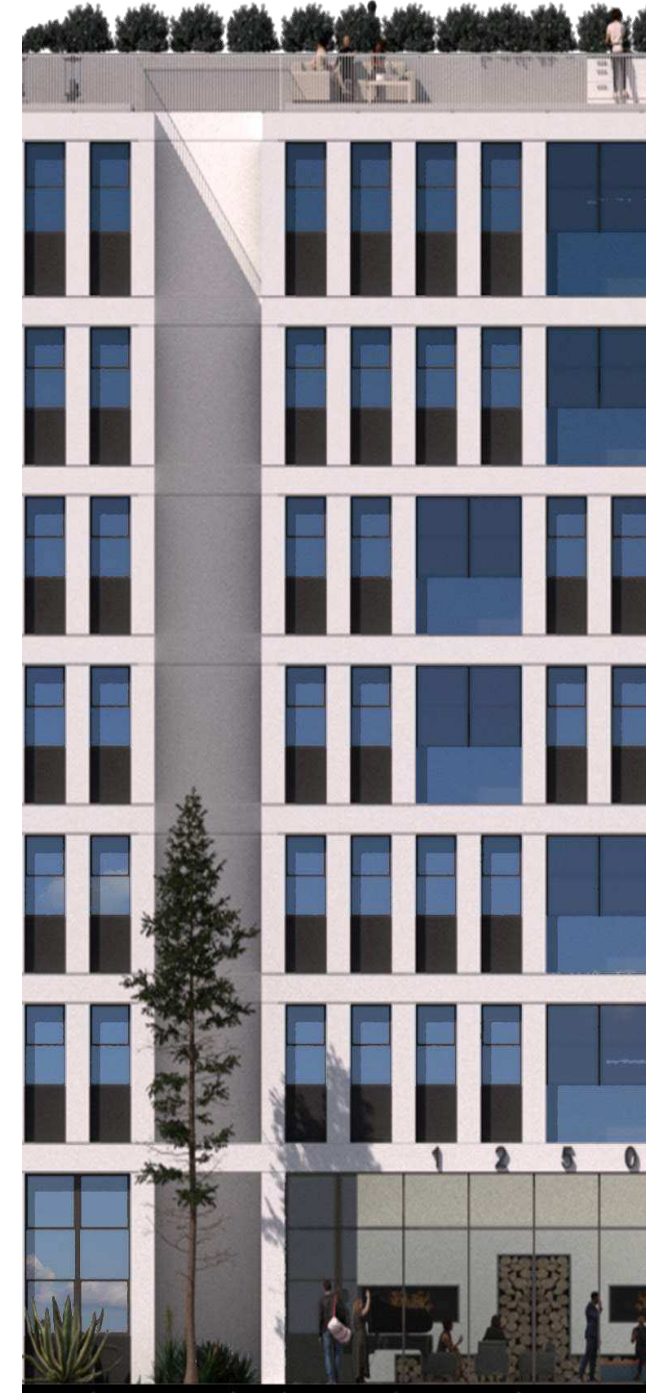


1250 WEST JEFFERSON BOULEVARD
C O N C E P T D E S I G N





2nd Annual University Gardens Health Fair



1st Annual University Gardens Health Fair



University Gardens Movie Night



Annual Holiday Party



20th Anniversary of Head Start at University Gardens in partnership with USC



2nd Annual University Gardens Health Fair



Celebrating 24 years of providing affordable, quality housing in Southern California.



Annual Holiday Party



Coding Class - Elementary School



Coding Class - Jr. High & High School



Chess Club in association with Chess Tutors



Grocery Giveaway in partnership with South LA Cafe

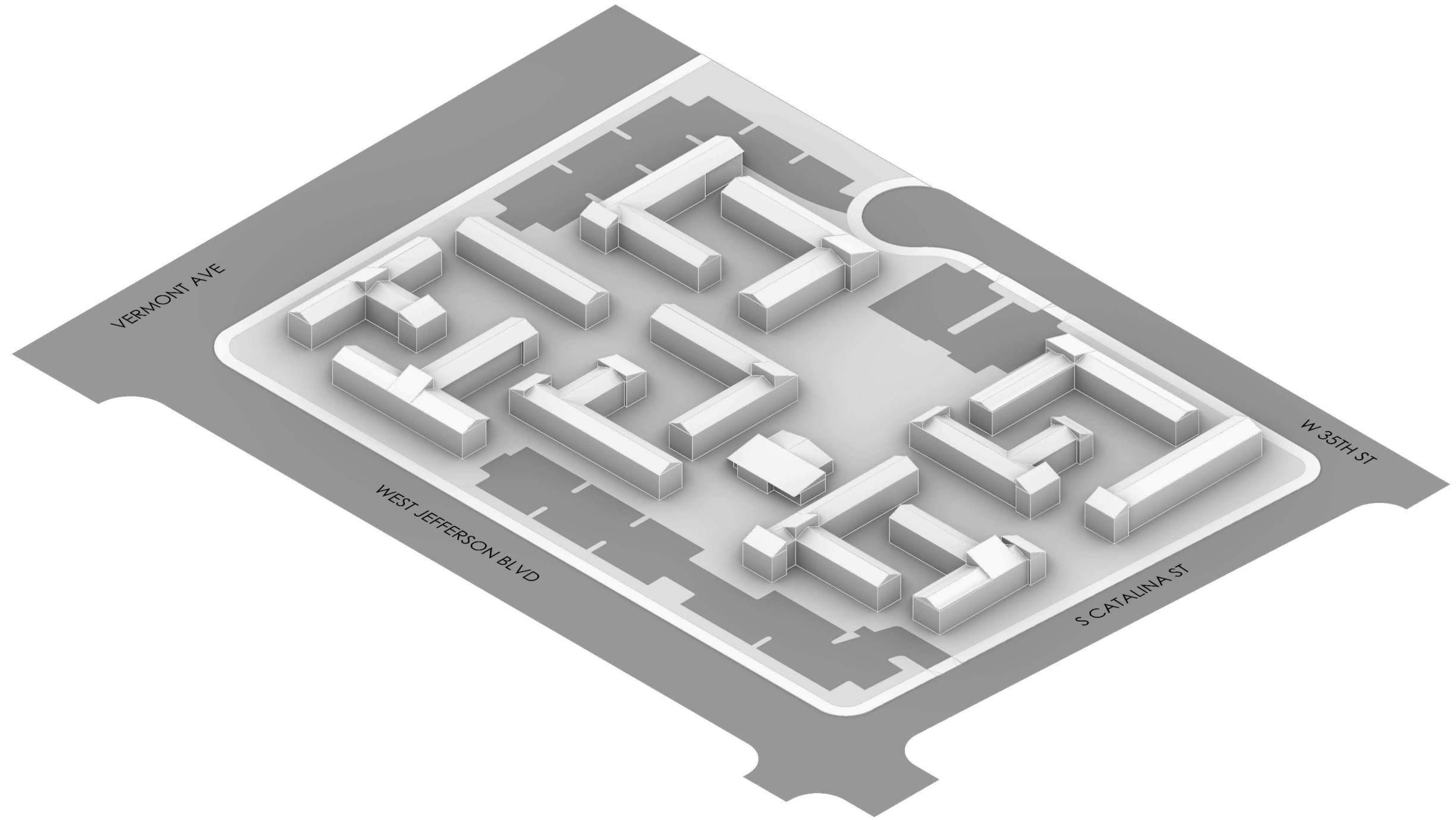


Computer Coding Class in partnership with CS@SC (USC)



Youth Diversion Pilot Program in partnership with Inner City Visions

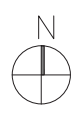
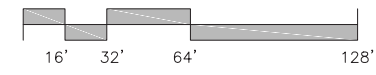
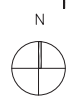
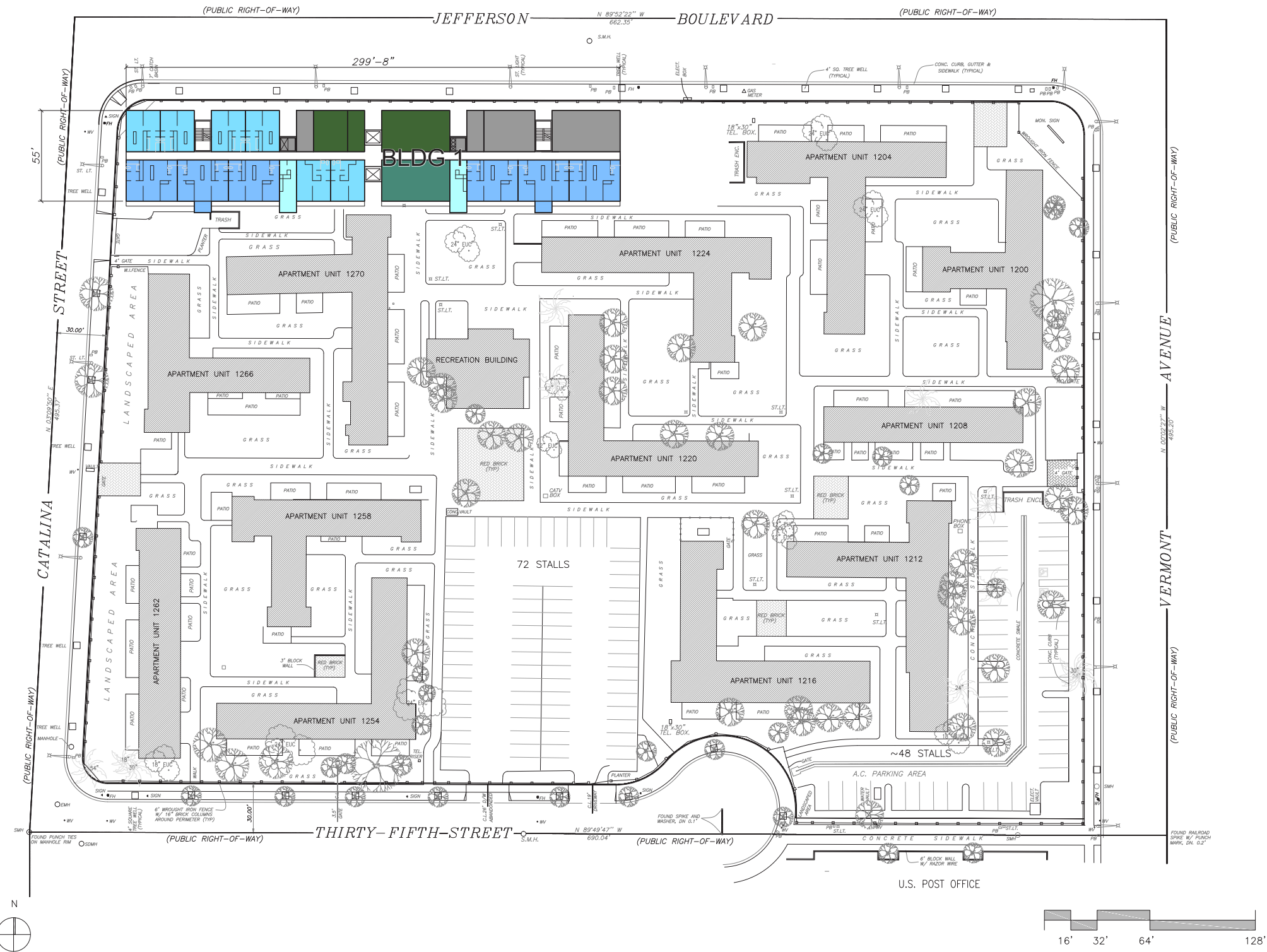
EXISTING CONDITION



PHASE 1

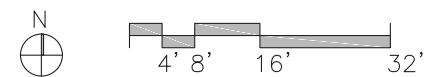
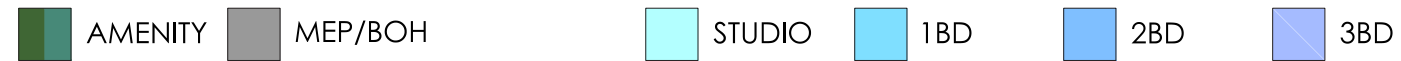
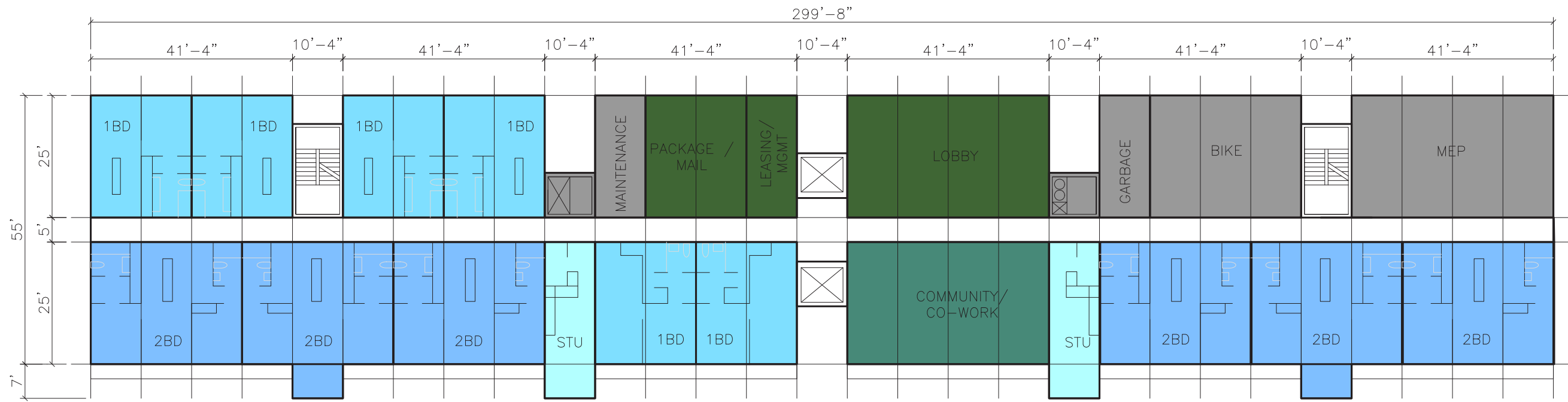


MASTER PLAN - PHASE 1 PARKING STUDY



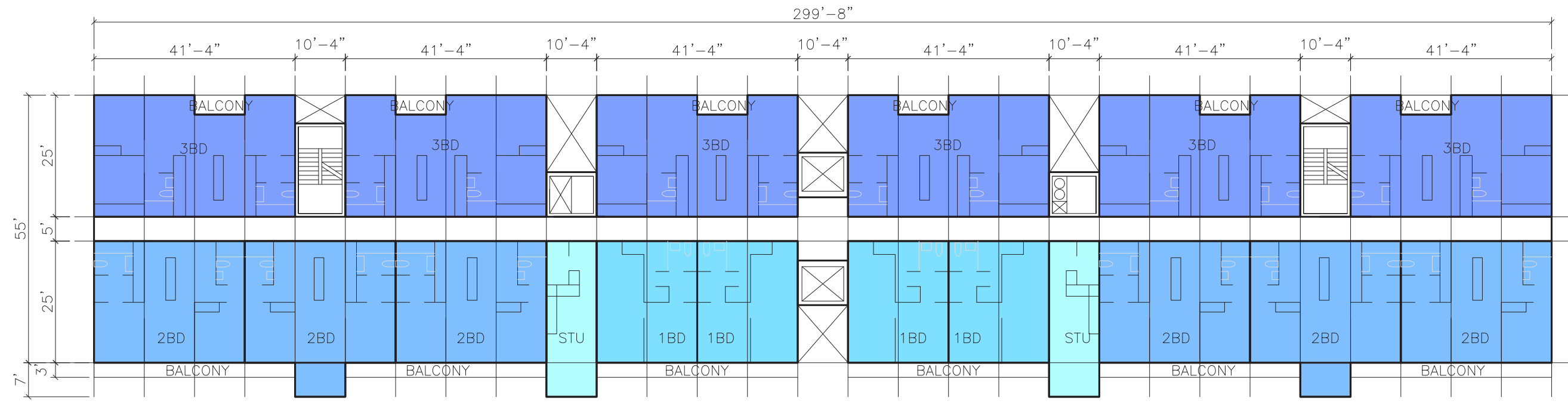
BLDG 1 - GROUND FLOOR PLAN

Bldg 1 - Units Modelled on Existing*			Stories:	7
Building GSF		111,300	86%	90,028
Unit Type	QTY	SF	Bldg N SF	%
S	14	335	4,690	11.5%
1	30	520	15,600	24.6%
2	42	775	32,550	34.4%
3	36	1,033	37,188	29.5%
Total	122		90,028	100.0%

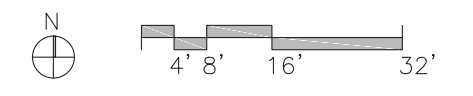


BLDG 1 - TYPICAL FLOOR PLAN

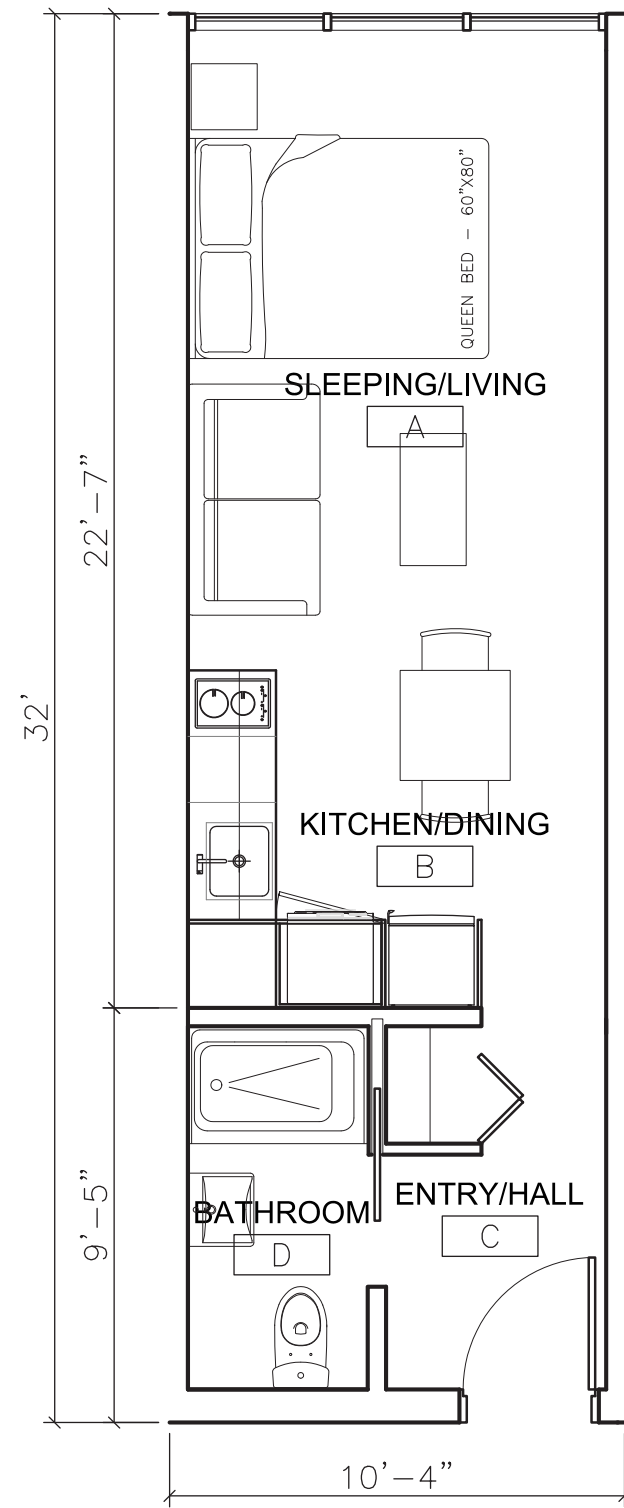
Bldg 1 - Units Modelled on Existing*			Stories:	7
Building GSF		111,300	86%	90,028
Unit Type	QTY	SF	Bldg N SF	%
S	14	335	4,690	11.5%
1	30	520	15,600	24.6%
2	42	775	32,550	34.4%
3	36	1,033	37,188	29.5%
Total	122		90,028	100.0%



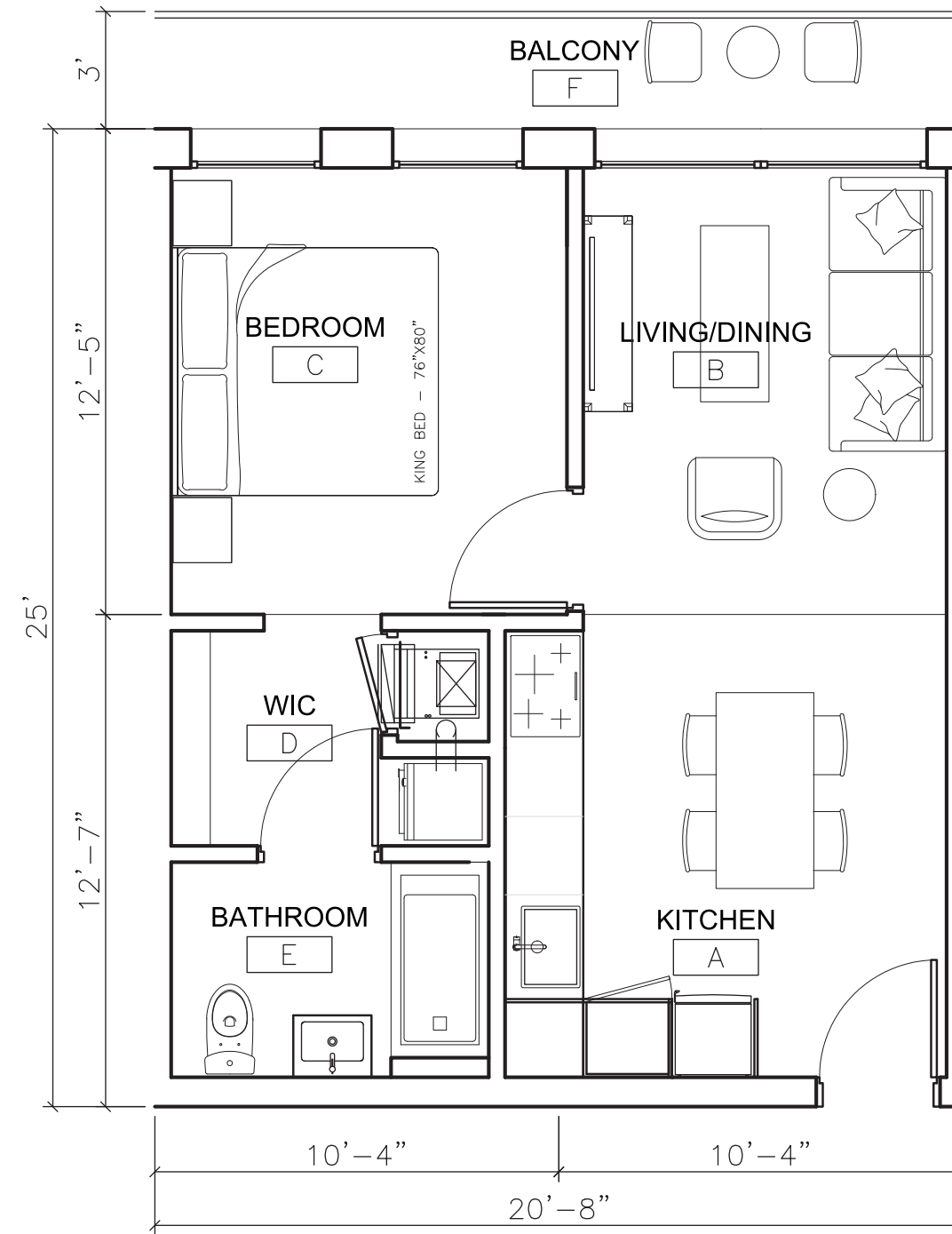
AMENITY
 MEP/BOH
 STUDIO
 1BD
 2BD
 3BD



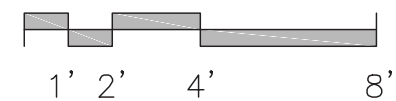
UNIT PLANS



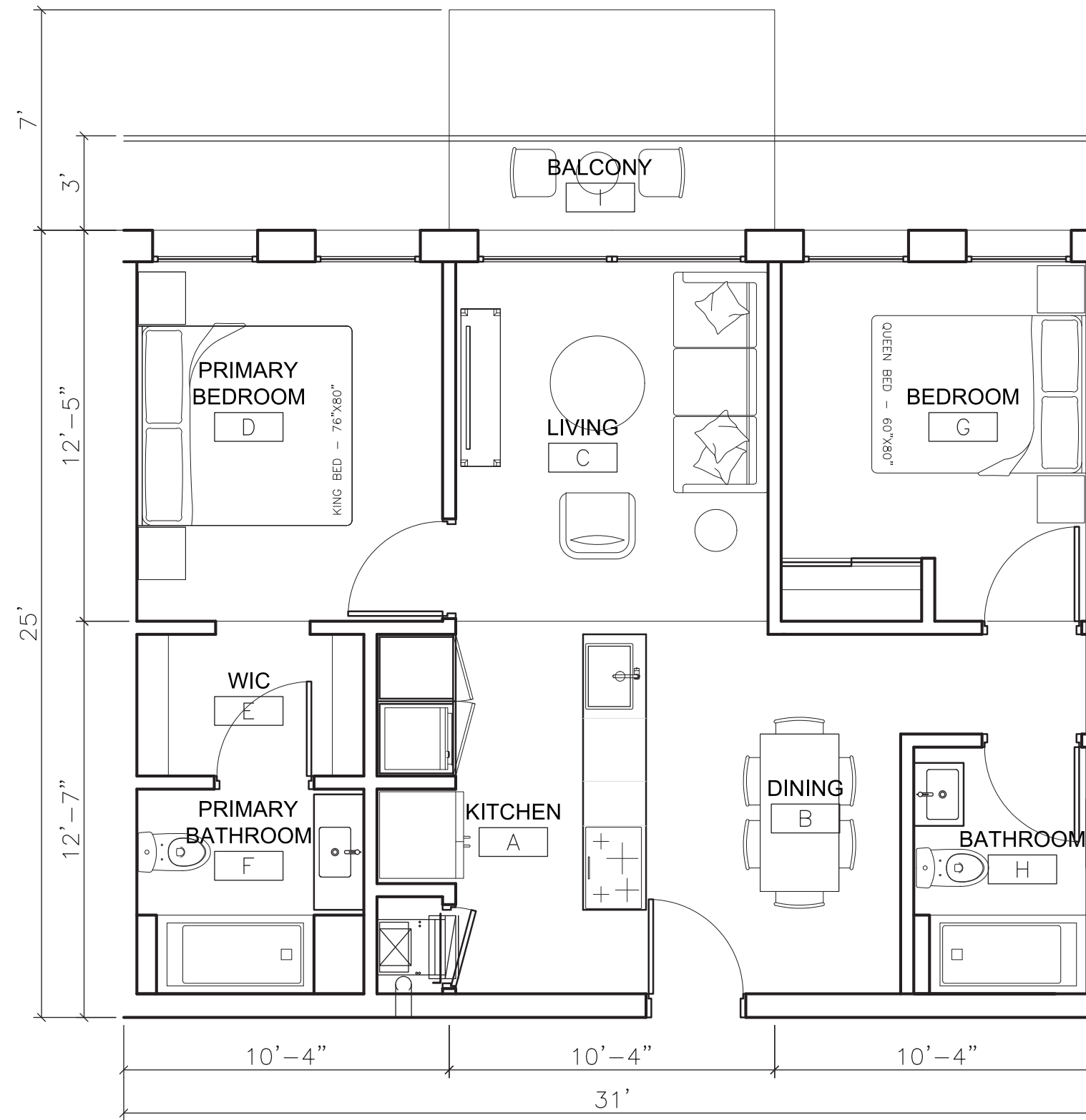
UNIT TYPE 0A
STUDIO
335 SF



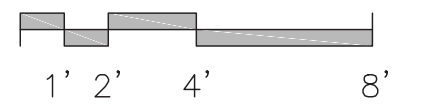
UNIT TYPE 1A
1 BEDROOM - REPLACEMENT/NEW
520 SF



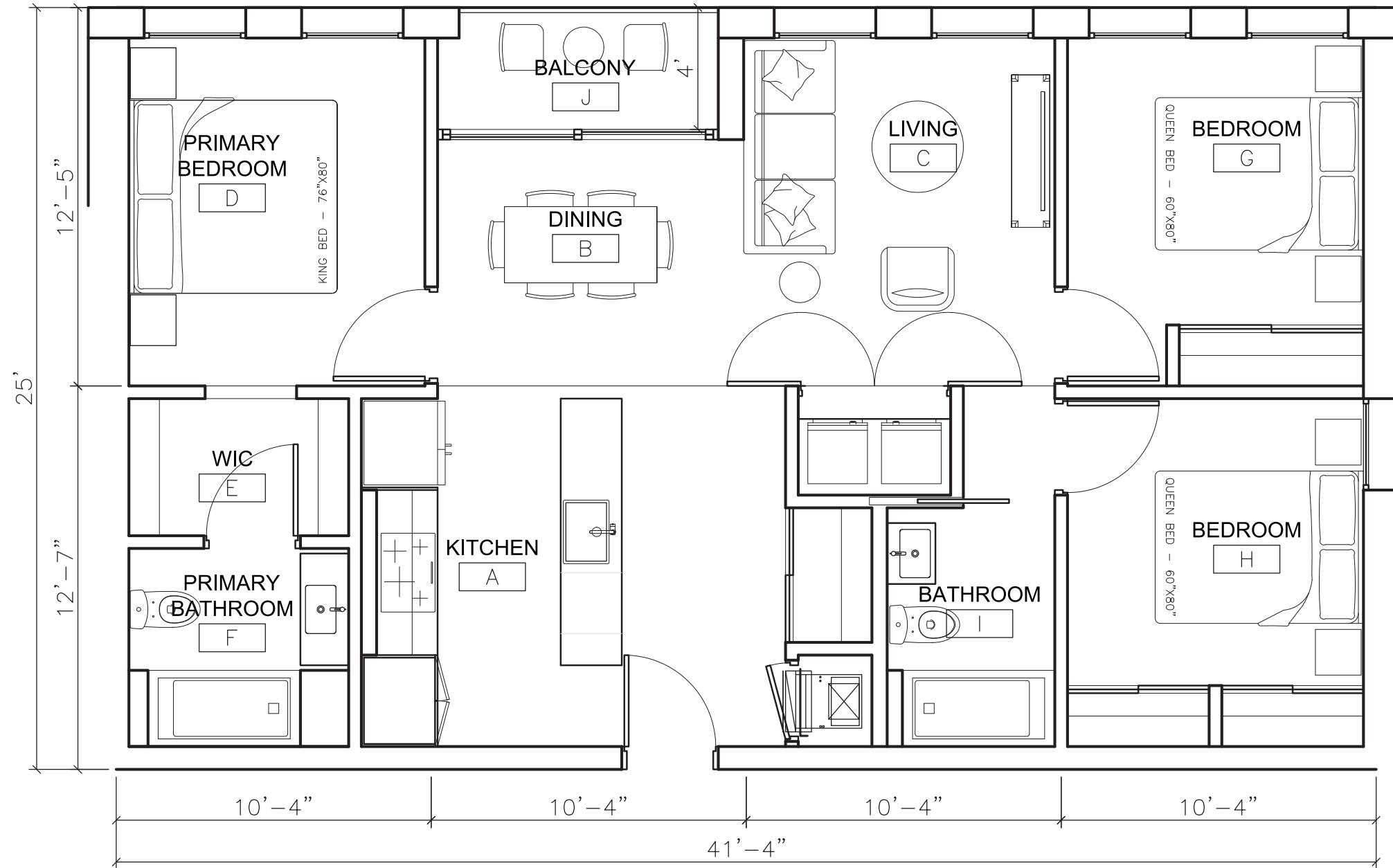
UNIT PLANS



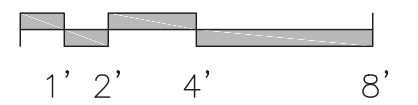
UNIT TYPE 2A/2B
2 BEDROOM - REPLACEMENT/NEW
775 SF



UNIT PLANS



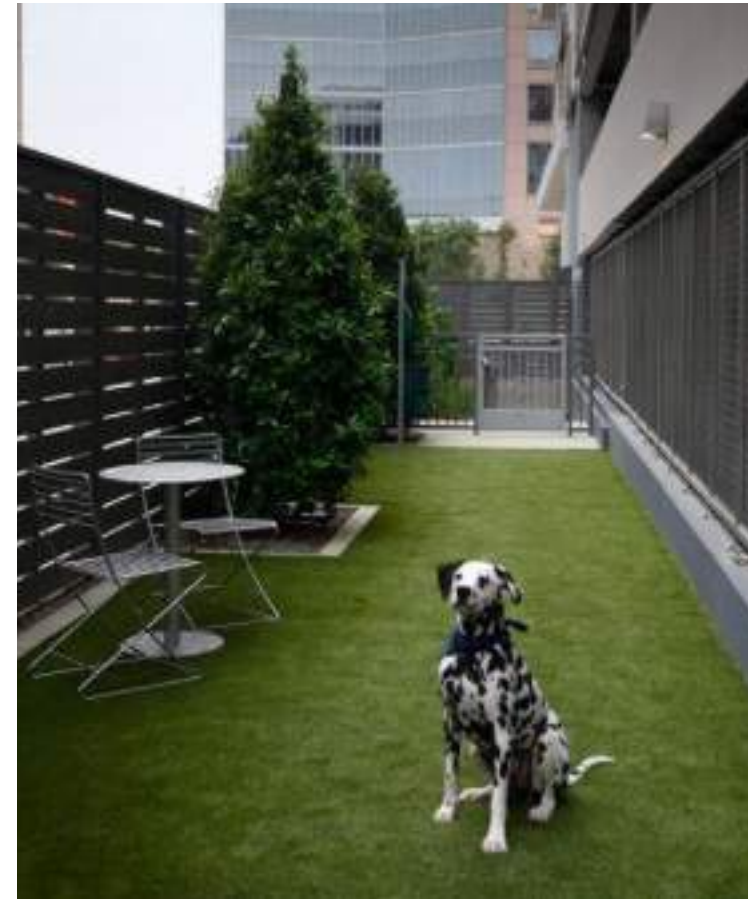
UNIT TYPE 3A
3 BEDROOM - REPLACEMENT
1033 SF



COMMUNITY AMENITIES



COMMUNITY AMENITIES









ELEVATION - NORTH



ELEVATION - SOUTH



ELEVATION - WEST / EAST

