

Heyday™

ADURIN

Six Single Family Homes
in Silver Lake

This a different type of home. Beyond a beautiful, well appointed home in the idyllic Silver Lake neighborhood, living at **Auburn** is a statement about sustainability, design and the livability for the future of Los Angeles.

Auburn is built by the **Heyday Partnership**, a small, local firm that has developed projects exclusively in Los Angeles for over a decade. This is the sixth small lot they have developed, designed and built. A leader in the field, Heyday is the only firm to be recognized with an AIA Award for the design of a small lot project.

These homes will be LEED Platinum*: The pinnacle rating for sustainable and healthy living. As such, they are over 40% more energy efficient than today's code requires. This translates to lower utility bills, reduced pollution and a safer, cleaner environment. If all the homes in Los Angeles were built like Auburn, the air would be 35% cleaner, 38 million gallons of water would be saved annually, and residents would consume 50% less energy.

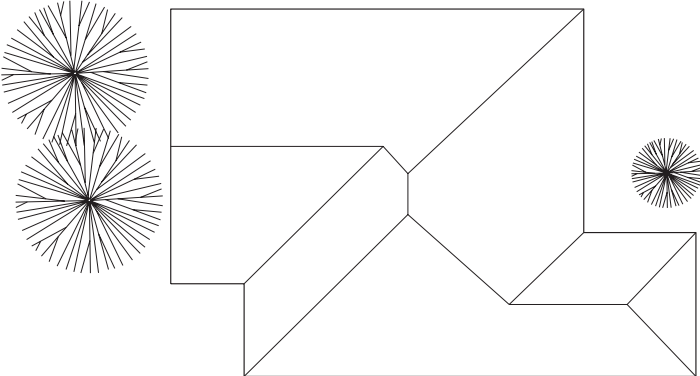
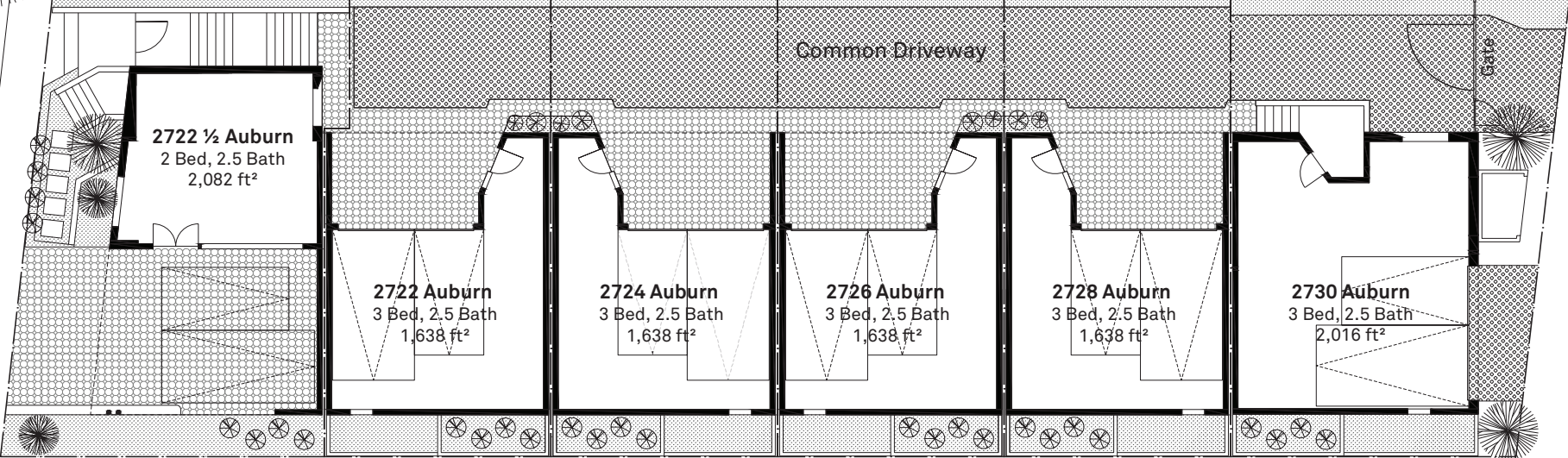
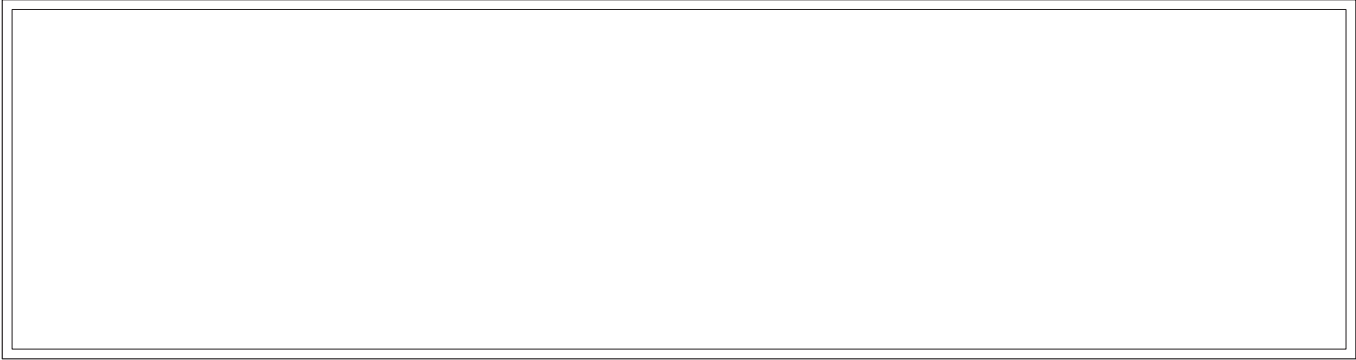




Situated in the heart of Silver Lake, Auburn is literally across the street from Ivanhoe Elementary and just steps away from Edendale Grill, Little Pine Restaurant, Raven Yoga, Broome Street Coffee and the Silver Lake reservoir. Each fee simple home is structurally independent and situated on its own lot. The six homes range from 1,640 sq. ft. - 2,100 sq. ft. Most feature 3 full bedrooms, 2.5 baths, attached two car garage and roof access with panoramic views of the Silver Lake hills.

Auburn St

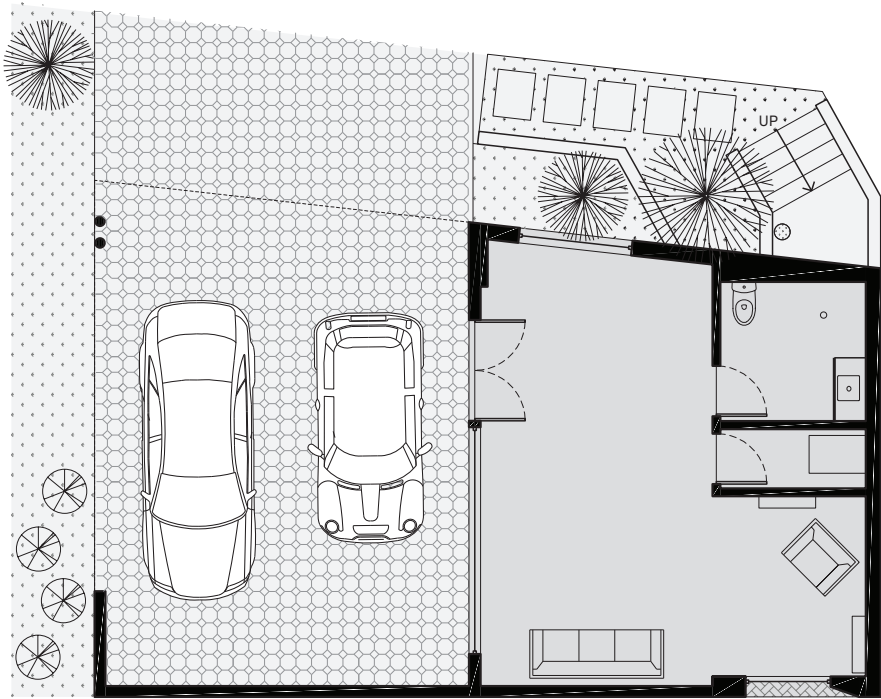
Alley



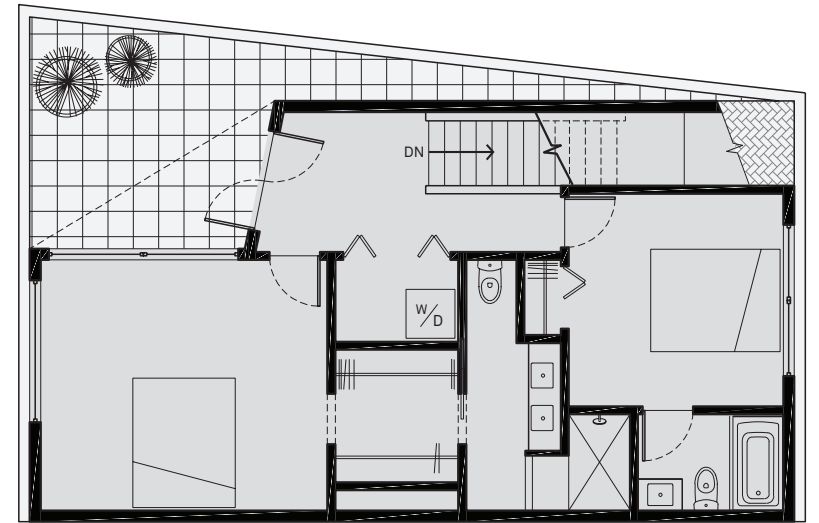
SITE PLAN

10 FT

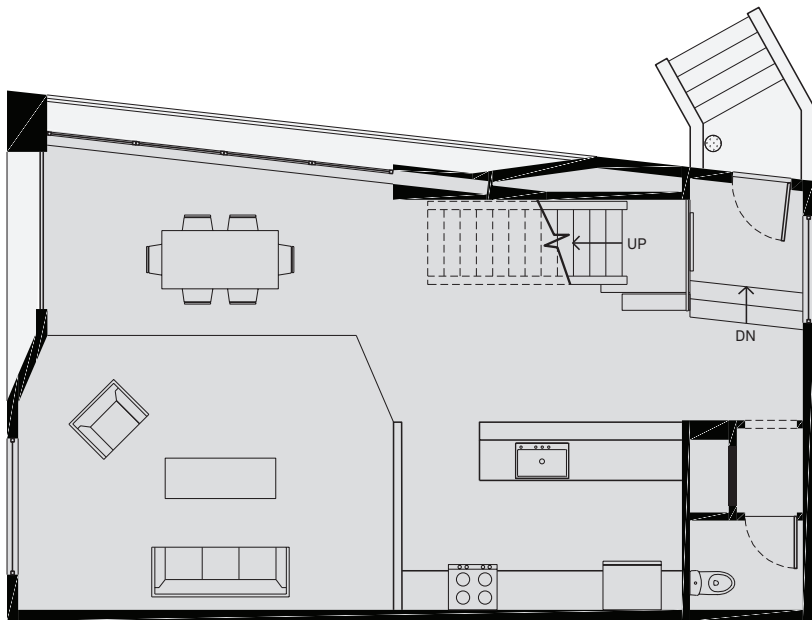




First Floor



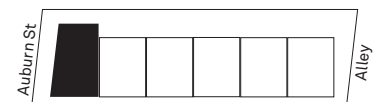
Third Floor

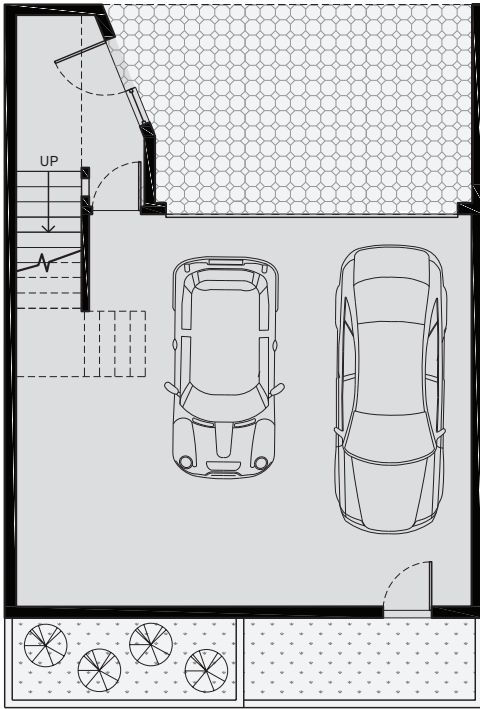


Second Floor

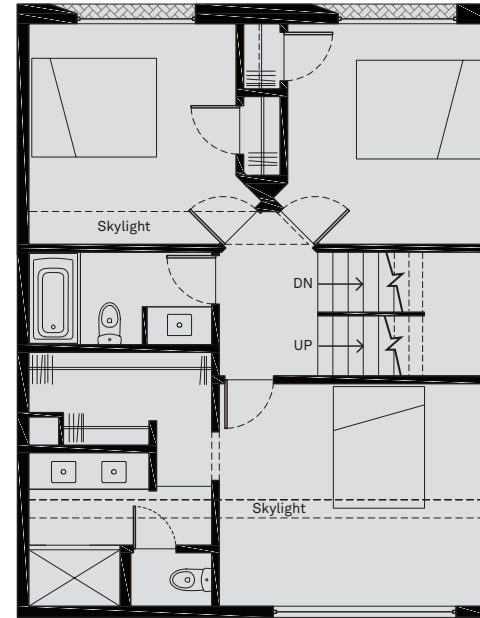
2722 1/2 Auburn St
Floor Plans
 2,082 Square Feet
 2 Bedroom
 2.5 Bathroom

Key Plan





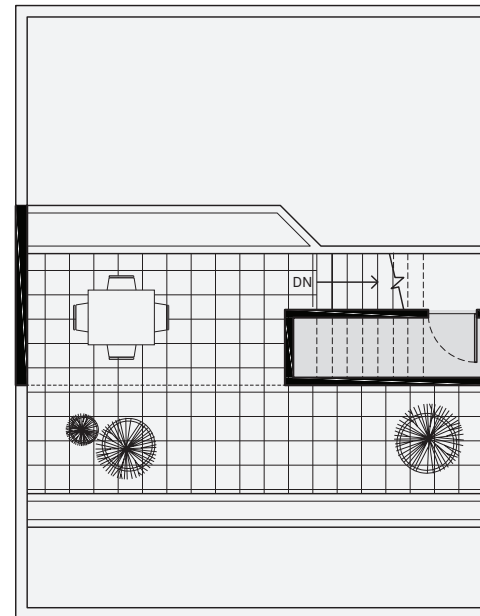
First Floor



Third Floor



Second Floor

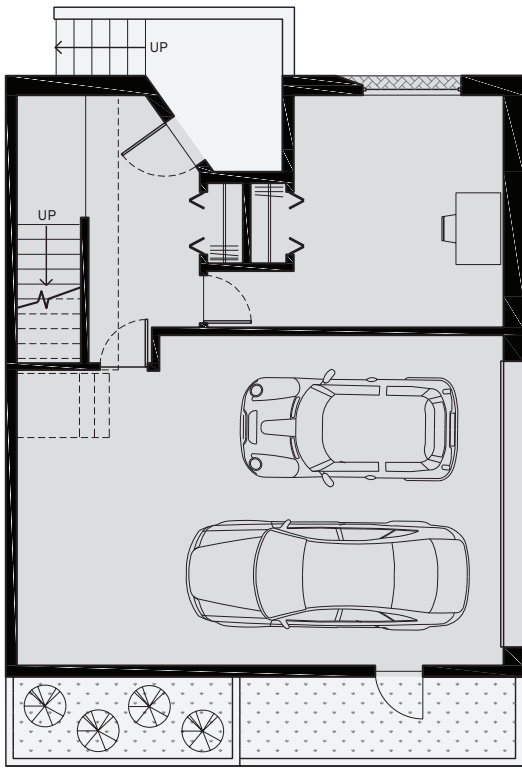


Roof Level

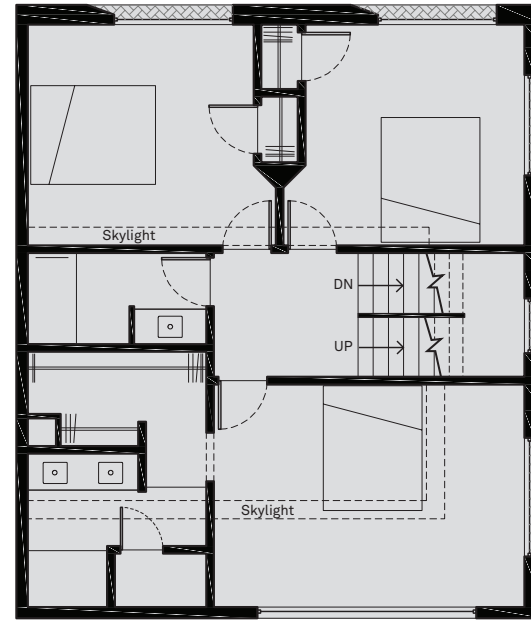
2722-2728 Auburn St
Floor Plans
 1,638 Square Feet
 3 Bedroom
 2.5 Bathroom

Key Plan





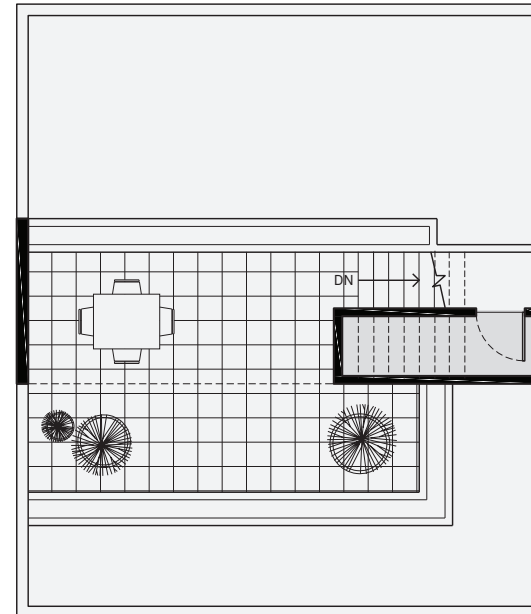
First Floor



Third Floor



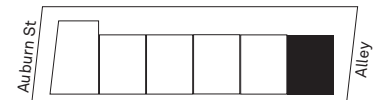
Second Floor



Roof Level

2730 Auburn St
Floor Plans
 2,016 Square Feet
 3 Bedroom
 2.5 Bathroom

Key Plan

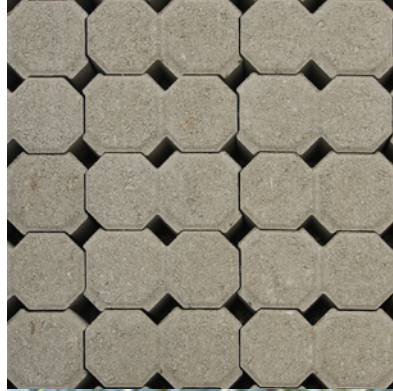


Everything listed is included. There are no upcharges.

Heyday believes in delivering a complete home that is move-in ready. Since these are fee simple homes there is no HOA, only a low maintenance fee that pays for the garbage service and landscape maintenance.

Exterior Features

- Covered Roof Access with Views to Griffith Observatory
- Custom Wall Tile Window Surrounds
- Custom 20' Long Polycarbonate Skylights
- Gated Vehicular + Pedestrian Access
- Aluminum + Glass Entry Door
- Keyless Entry Deadbolts
- Drought Tolerant Landscaping
- Fenced Rear Yard
- Commercial Grade TPO Roofing with 10 Year Manufacturer's Warranty
- Driveway Paved with Permeable Concrete Pavers (Turfstone, Uni Eco-Stone)



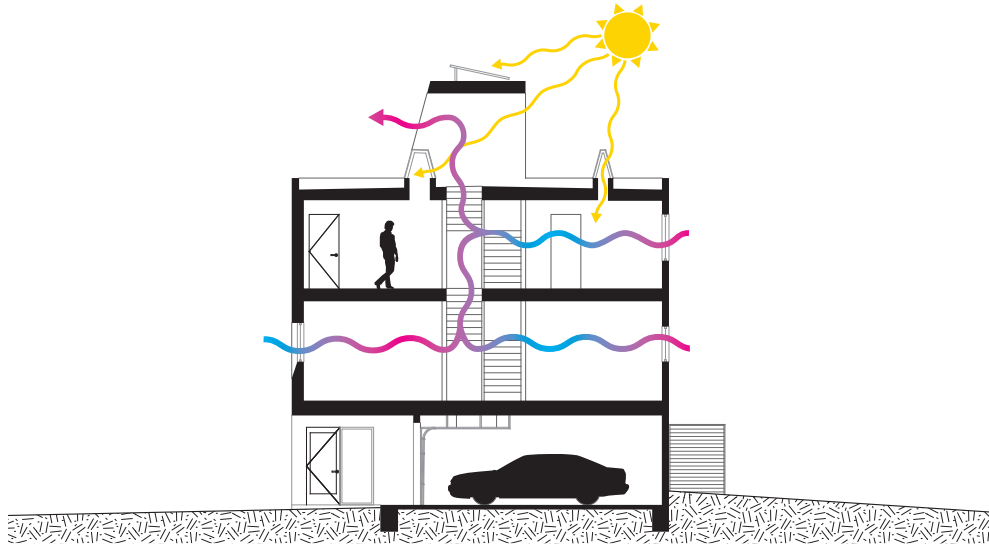
Interior Features

- Large 2 Car Garage w/over 100 ft² of Extra Storage
- Hardwood Flooring Throughout
- Corian and Caesarstone Countertops
- Kohler Kitchen Sink + Faucet
- Custom Millwork Throughout
- 9'-6" Second Floor Ceiling Heights
- Frameless Glass Shower Enclosures
- Custom Built Out Walnut Walk-in Closet
- Built In Speakers
- Porcelanosa Wall Tile
- Custom Walnut Bathroom Cabinets
- Grohe Bath Fixtures
- High Gloss Lacquer Kitchen Cabinetry with 10 year Manufacturer's Warranty
- 5/8" Drywall Throughout
- Emtex Door Hardware + Solid Core Doors
- George Nelson Pendant Lamp
- Aluminum Reveal Base Moulding
- Custom LED Uplighting
- Expansive Bathroom Mirrors with Artemide Lighting
- Recessed Lighting Throughout
- Fire Sprinklers for Safety and Reduced Insurance Rates
- Quiet Bath Fans

LEED Platinum*- Savings for you, your wallet, and the planet.

*LEED Platinum certification level has been applied for but is subject to change upon final review and verification

The homes have been built to provide a healthy environment for you and your family. Through rigorous third party testing, LEED homes are proven to save you energy, water, and therefore money. In fact, a recent UCLA study that analyzed 1.6 million homes sold in California between 2007 and 2012 found that LEED certification adds an average 9% price premium. Platinum is the highest achievable certification level.



Savings on Utility Bills

LEED homes have been found to use an estimated 30% less energy than a comparable home built to today's code and up to 60% savings over older homes. Platinum rated homes often exceed these numbers. These homes are built tighter, use improved materials, and have more efficient building systems.

Efficient Windows

According to the EPA, inefficient windows account for nearly 25% of the average household's energy costs. These Milgard windows are dual glazed, have a Low-E coating, and the frames are twice as efficient as aluminum.

Smart Phone Compatible Thermostat

Capable of being set remotely via smart phone, the thermostat also saves homeowners an average of 23% annually and has an additional remote sensor that can be moved to different rooms to balance the temperature.

Efficient Air Conditioning

Auburn uses Puron, a non ozone depleting refrigerant. Compared to the current code, the SEER 16 ultra efficient air conditioner will save \$2,000 and is equivalent to planting 4 acres of trees over its life cycle.

Tankless Hot Water Heater

The project is equipped with Noritz tankless hot water heaters which heat water only when needed rather than constantly heating a large tank, making them 90% efficient and decreasing utility bills.

Free Solar without an Agent

Speak to Chris for details. Heyday will provide solar panels for home buyers not using an agent.

Improved Insulation

The six inch thick walls at Auburn have R-21 insulation which exceeds current code requirements by nearly 40%, meaning your home stays cooler in the summer and warmer in the winter.

Efficient Duct Layout

The system is designed for the home by a licensed engineer not the contractor so the ducts and the unit are appropriately sized to get heating and cooling where it needs to be. **Exceed Energy Code** California has one of the most stringent energy codes in the country. Most of the homes at Auburn exceed this code by more than 44%. This also makes it approximately twice as efficient as older homes that often have no insulation.

Duct Leakage Tested

LEED certified homes must have ducts with less than 6% leakage. This means when the heat and air conditioner are on the conditioned air is actually reaching the room and not being lost along the way.

Cool Roof

The white TPO roofs used at Auburn are commonly found on commercial projects and can reduce energy consumption by up to 20% over asphalt roofs.

Radiant Barrier

A radiant barrier is a thin aluminum coating under the roof sheathing that is hidden from view. It reflects 90% of solar radiation to keep the homes cooler in the summer.

Health Benefits

The LEED Platinum homes at Auburn are designed to maximize fresh air indoors and minimize exposure to air-borne toxins and pollutants. LEED homes are tightly sealed and adequately ventilated. What is not installed is as important as what is- Auburn strives to be a lead free, asbestos free, VOC free environment.

Formaldehyde Free Kitchen Cabinets

Formaldehyde is a known carcinogen found in many of the glues in plywood, particle board, and other cabinet materials. These cabinets use formaldehyde free material.

Closet Shelving

The walnut plywood installed in the closets is California Air Resource Board Phase 2 compliant. This standard was introduced in 2011 to reduce VOC and formaldehyde toxins.

Air Tight Garage with Exhaust Fan

Up to 85% of a home's contamination can come from the garage. Parked cars continue to emit fumes as they cool down. These garages are drywalled, taped, and painted and the door to the garage is sealed and self closing. This isolates the garage and allows the automatic 100 cu. ft. per minute fan to exhaust toxins.

Recycled Insulation

The insulation is Greenguard certified, formaldehyde free, and contains minimum 58% recycled content.

Carbon Monoxide Detectors

A detector is installed on each floor to protect against carbon monoxide poisoning which causes 2,000 deaths annually.

No V.O.C. Paint

Finishes containing Volatile Organic Compounds can irritate your lungs. The federal limit is 250 grams per litre but the paint at Auburn is 10 grams/litre- low enough to be labeled as "no VOC".

Infill Location

Living here makes leaving your car in the garage is easy. Walk to the Silver Lake or Atwater farmer's markets, Trader Joe's, Broome Street Coffee, and Edendale Grill. For exercise there is jogging around the reservoir, playing in the Silver Lake meadow and bicycling to the Griffith Park Observatory or along the nearby L.A. River bike path.

No Carpet

There is no carpet in these homes, which means fewer chemical byproducts being off gassed. Carpet is notorious for off gassing for years after installation. The "new carpet" smell found in other homes is actually the toxic chemical 4-Phenylcyclohexane which is found in 95% of carpets.

Resource Conservation

Set an example of what a home in Los Angeles should be. These homes have numerous features that conserve water, gas, and electricity, resulting in reduced strain on depleting natural resources.

Permeable Paving

The driveway utilizes open pavers that allow rainwater to return to the water table rather than contribute to the 500,000 acre feet of runoff that drains to the ocean from the L.A. basin annually.

Offsite Recycling

There are no recycling bins because it is more efficient and profitable for the waste company to sort the recyclables from the trash at their plant rather than have the homeowners do it.

Drought Tolerant Landscaping

For the majority of North American homes over 50% of water use is consumed by lawns. This drought tolerant landscaping requires up to 75% less water than a grass lawn.

Recycled Framing

The engineered floor joists are fabricated in a process that utilizes 99% of the log. The joists are also stronger than sawn lumber while using 1/3 as much wood.

Car Charger Ready

210V electrical is installed in each garage for rapid charging compatibility.

HERS Inspection

As part of LEED certification, an independent third party H.E.R.S. inspector checks the insulation and heating and cooling systems to ensure they are installed properly and running efficiently.

Dual Flush Toilets

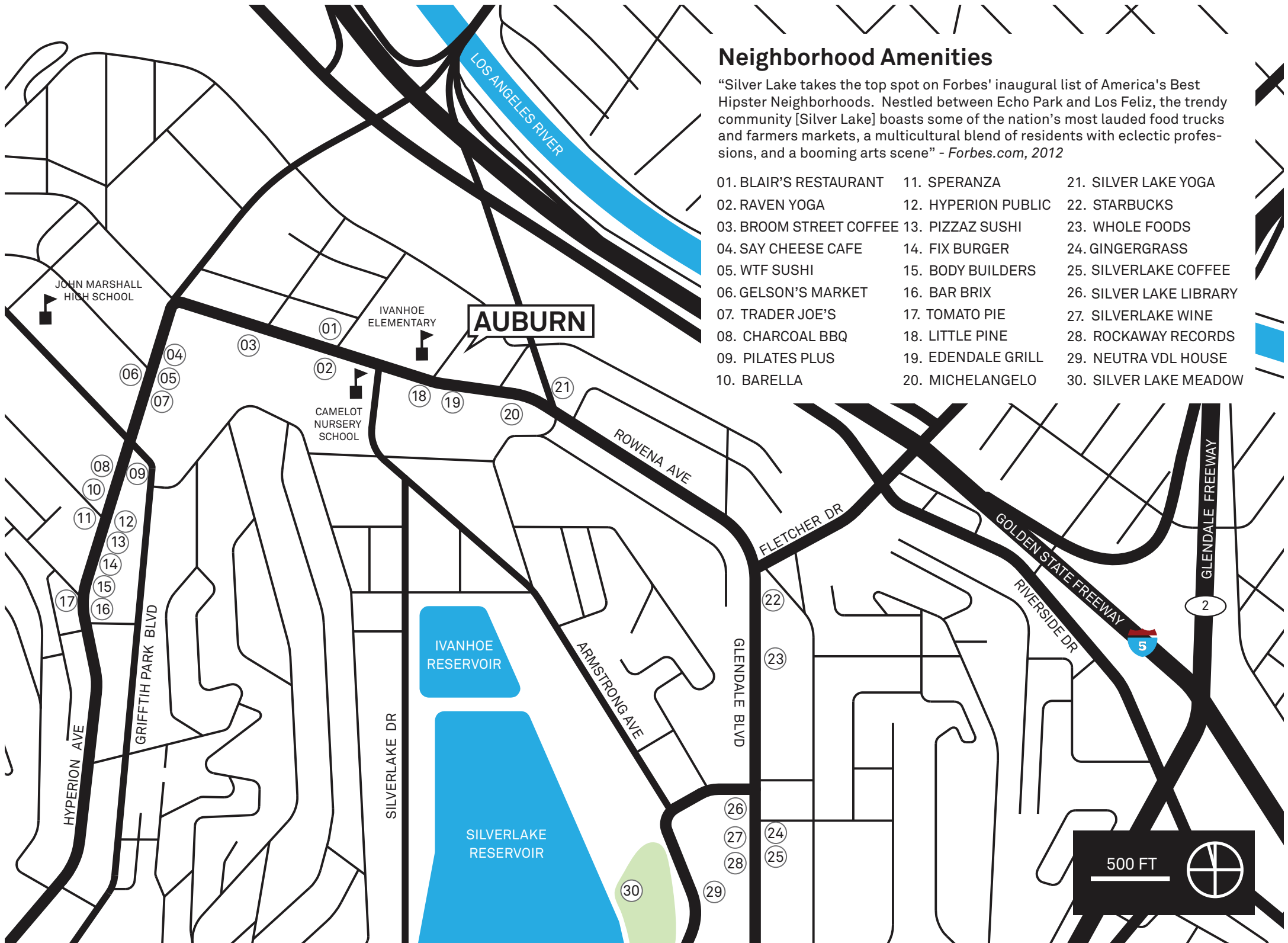
Toto Acquia toilets use .9 or 1.6 gallons per flush. Older toilets can use up to 3.5 gallons. The difference is over 4,000 gallons of water saved per toilet per year.

Low-Flow Fixtures

Grohe watercare faucets use 30% less water than typical faucets and meet EPA standards for water conservation.

Rainwater Filter

Rainwater from the roof is filtered through planters in the rear yard so it is contained on site rather than directed to the ocean.



Neighborhood Amenities

“Silver Lake takes the top spot on Forbes' inaugural list of America's Best Hipster Neighborhoods. Nestled between Echo Park and Los Feliz, the trendy community [Silver Lake] boasts some of the nation's most lauded food trucks and farmers markets, a multicultural blend of residents with eclectic professions, and a booming arts scene” - *Forbes.com*, 2012

- | | | |
|-------------------------|---------------------|-------------------------|
| 01. BLAIR'S RESTAURANT | 11. SPERANZA | 21. SILVER LAKE YOGA |
| 02. RAVEN YOGA | 12. HYPERION PUBLIC | 22. STARBUCKS |
| 03. BROOM STREET COFFEE | 13. PIZZAZ SUSHI | 23. WHOLE FOODS |
| 04. SAY CHEESE CAFE | 14. FIX BURGER | 24. GINGERGRASS |
| 05. WTF SUSHI | 15. BODY BUILDERS | 25. SILVERLAKE COFFEE |
| 06. GELSON'S MARKET | 16. BAR BRIX | 26. SILVER LAKE LIBRARY |
| 07. TRADER JOE'S | 17. TOMATO PIE | 27. SILVERLAKE WINE |
| 08. CHARCOAL BBQ | 18. LITTLE PINE | 28. ROCKAWAY RECORDS |
| 09. PILATES PLUS | 19. EDENDALE GRILL | 29. NEUTRA VDL HOUSE |
| 10. BARELLA | 20. MICHELANGELO | 30. SILVER LAKE MEADOW |



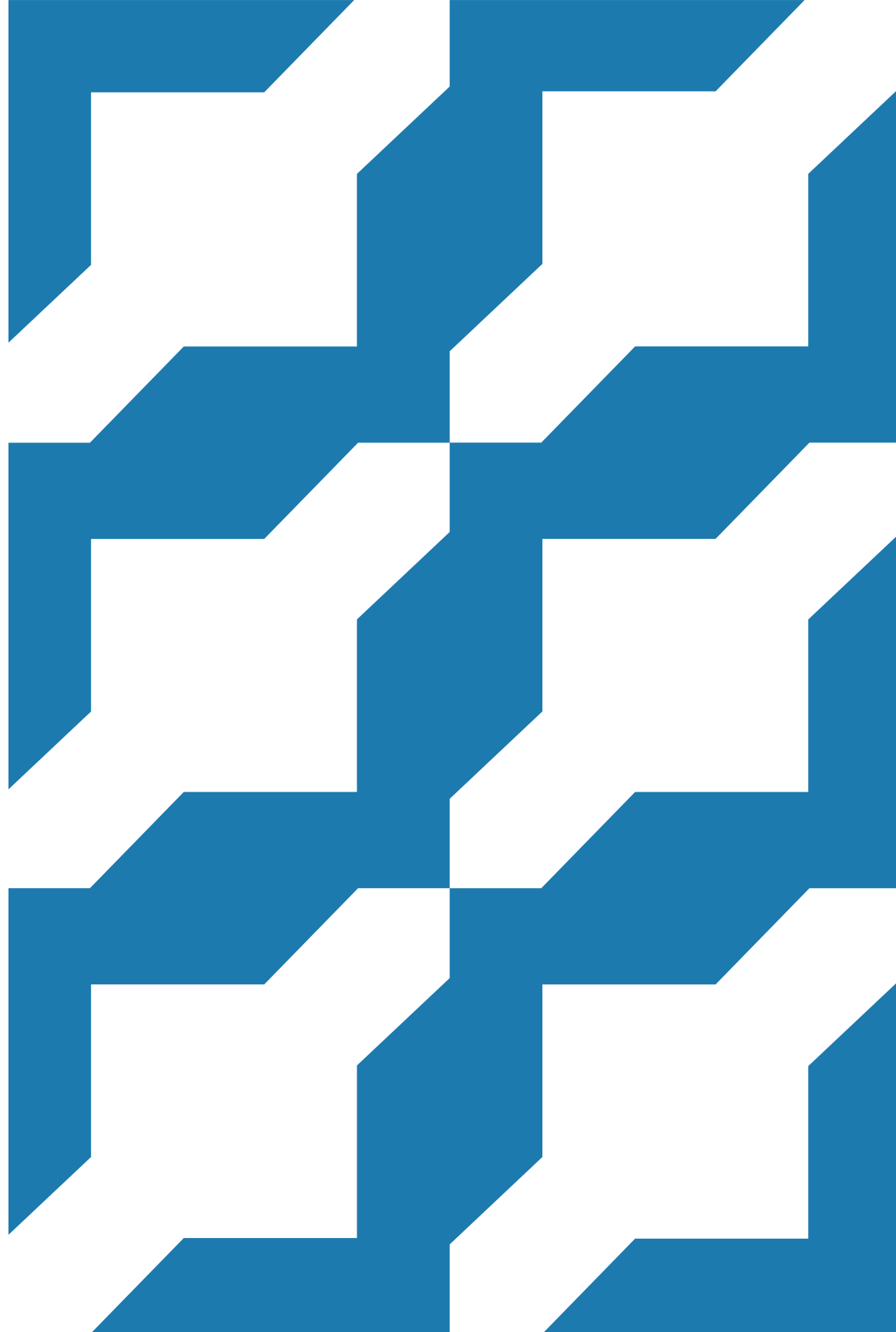


Founded in 2002 by brothers Hardy and Kevin Wronske, the Heyday Partnership is a design/build/develop firm located in downtown Los Angeles. Focusing on developing residential projects exclusively in L.A., the office has successfully executed projects in neighborhoods including Eagle Rock, Echo Park, Glassell Park, Mt. Washington, Silver Lake and Venice. The company's vertically integrated structure (having the contractor, architect, and developer in the same office) enables design projects that are optimized for construction, financing, and living.

Heyday recently received a Merit Award from the Los Angeles AIA (American Institute of Architects) during the 2014 Design Awards for the six home small lot project Buzz Court, located just down the street from Auburn. Heyday projects have also been featured in publications ranging from the Urban Land Institute's Guide to Professional Real Estate to the Wall Street Journal and New York Times.

With the goal of improving the quality of building in working class neighborhoods throughout L.A., Heyday's mission is to provide a new paradigm of design and construction while creating healthier living spaces and more interesting streetscapes. As opposed to the formulaic stucco-box construction which is so prevalent in L.A., Heyday aims to create an alternative that uses the same materials and construction methods but creates a higher quality finished product by investing more time in design.

In our continuing effort to improve our product, Alleycat Homes LLC and Heyday Partnership reserve the right to make changes or modifications to plan specifications, materials, features or floor plans without notice. Room dimensions are approximate and actual square footages may vary. Square footages listed are approximate and may not match LA County Tax Assessor data, therefore this material shall not constitute a valid offer in any state where prior registration is required or if void by law. Renderings are for illustrative purposes only and are not intended to be an actual representation of a specific house being offered. LEED Certification pending and is not guaranteed. Additional conditions, limitation, and restrictions apply; see a sales associate for details.



Sales Information

For further sales information please contact:

Chris Furstenberg

T: 323-422-2244

E: chris@heyday-la.com

Heyday has been working with Chris for over eight years. His calm demeanor and respectful attitude are a welcome contrast to typical brokers. With over twenty years of experience, he specializes in northeast Los Angeles real estate and is extremely knowledgeable about the area market.