



# Everlee

Seven New Homes by:

**Heyday**<sup>™</sup>

## Forward thinking, forward living.

◆◆◆◆ Beyond a beautiful, well appointed home in the heart of vibrant Eagle Rock, living at Everlee is a statement about sustainability, design and livability for the future of Los Angeles.

These seven homes are constructed by the local firm, Heyday Partnership. Their 13 years of experience are evident at every turn with unprecedented attention to detail and craftsmanship.

Each home has been carefully designed and constructed with the owner's lifestyle and wellbeing in mind. Features like durable brick exteriors, smart phone thermostats, and LED lighting mean less time worrying about upkeep and more time enjoying the view from the balconies, entertaining in the large open plans, and relaxing in the vaulted ceiling bedrooms.

Like all Heyday projects, Everlee will be LEED Certified\*, the pinnacle rating system for sustainable and healthy living. As such, the homes are cleaner, safer, and over 30% more energy efficient than today's code requires so the homes have lower utility bills, reduced pollution and a safer, cleaner, living environment.

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





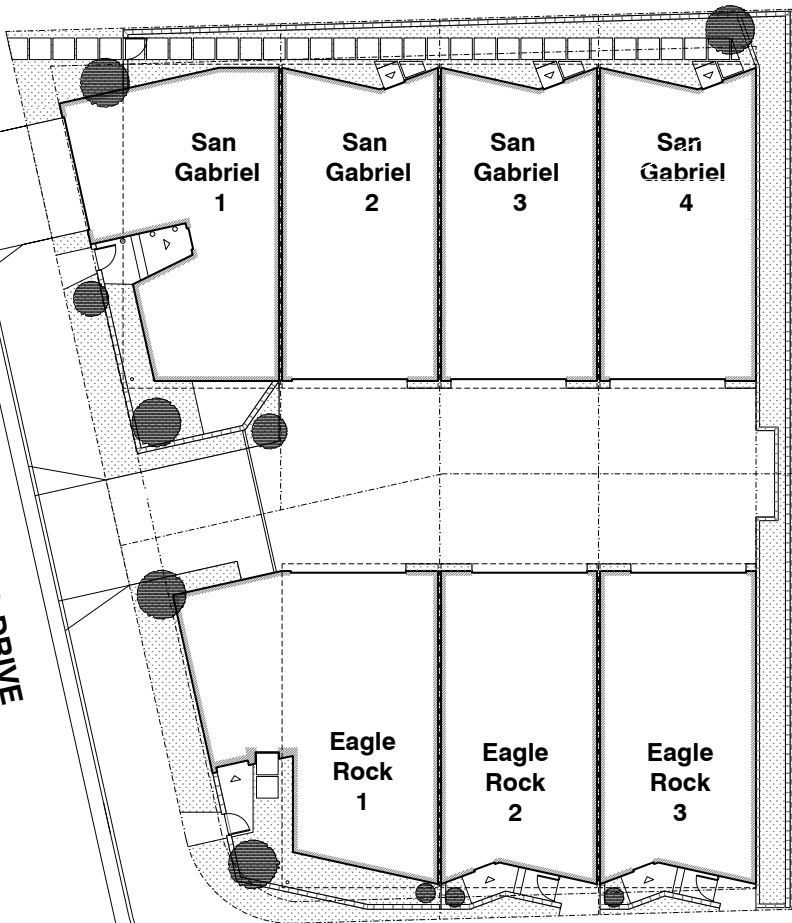


With views of the San Gabriel mountains and Eagle Rock, Everlee's large balconies are designed for entertaining while also providing the views for the master bedroom and serving as a privacy.



◇◇◇◇◇ Minutes from Silver Lake, Pasadena, and Glendale; Eagle Rock is often described as a small town within a big city. The heart of Eagle Rock is a block from Everlee at the intersection of Colorado and Eagle Rock Blvd. making local establishments like Casa Bianca, Oinkster, Eagle Rock Brewery, and Colorado Wine an easy stroll. The annual E.R. Music festival, farmer's market, and great public schools further exemplify why the neighborhood was recently named by Redfin as the second hottest neighborhood in the country.

ELLENWOOD DRIVE



FAIR PARK AVENUE

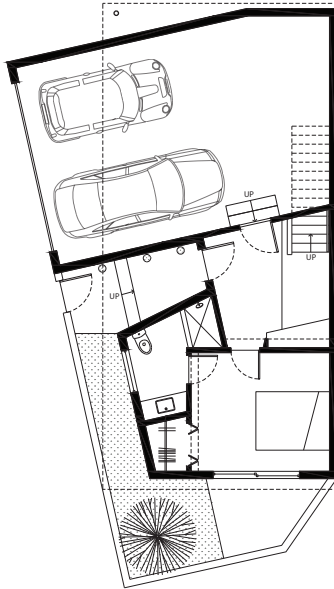
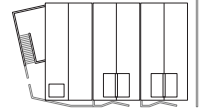
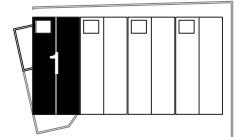


# San Gabriel 1

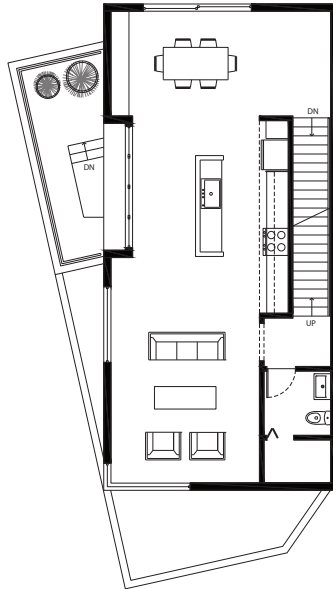
1,974 Square Feet

3 Bedroom

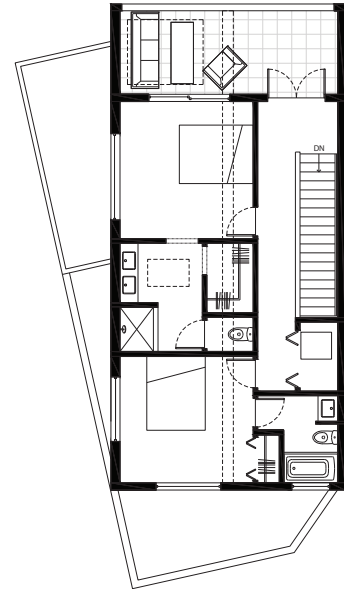
3.5 Bathroom



1st Floor



2nd Floor



3rd Floor

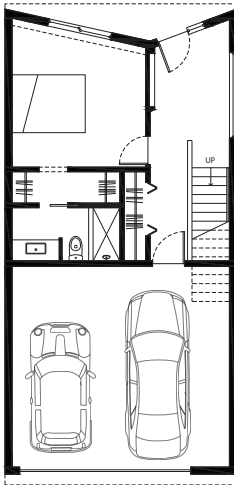
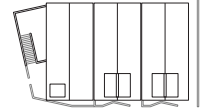
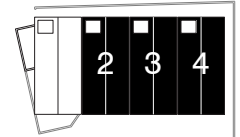


# San Gabriel 2, 3, 4

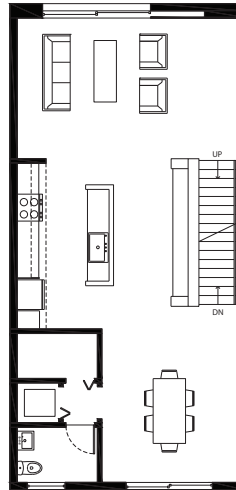
2,041 Square Feet

3 Bedroom

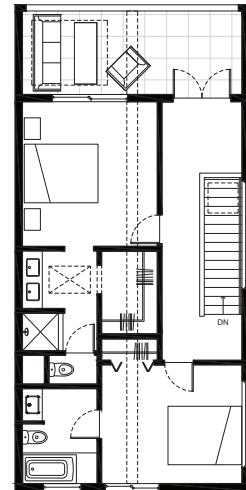
3.5 Bathroom



1st Floor



2nd Floor



3rd Floor



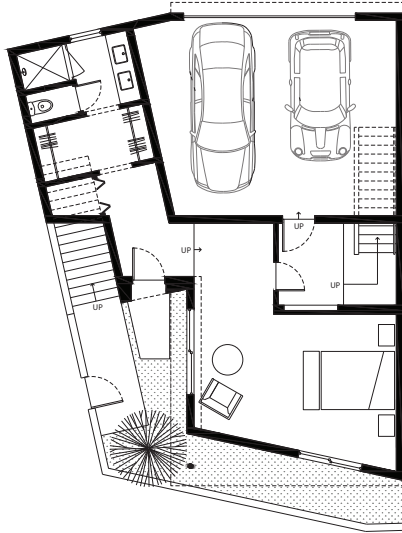
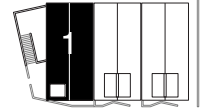
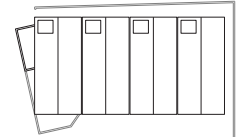


# Eagle Rock 1

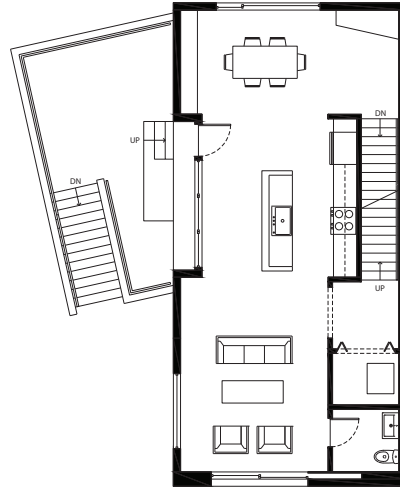
2,215 Square Feet

3 Bedroom

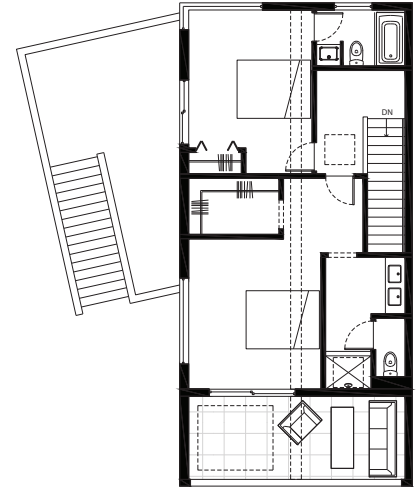
3.5 Bathroom



1st Floor



2nd Floor



3rd Floor

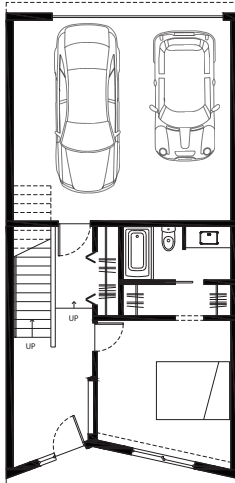
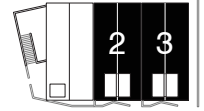
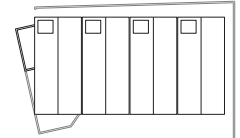


# Eagle Rock 2, 3

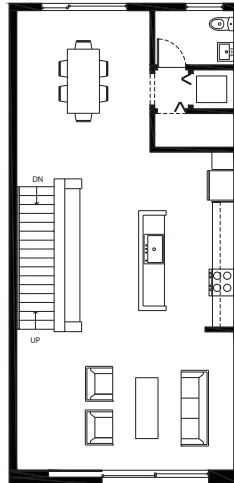
2,010 Square Feet

2 Bedroom

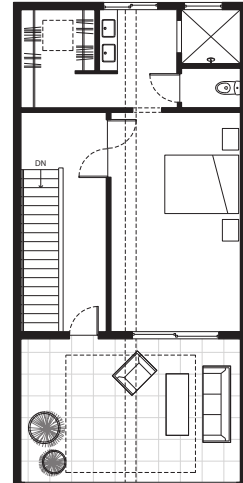
2.5 Bathroom



1st Floor



2nd Floor



3rd Floor



## Features: Exterior

**Everything listed on the next six pages is included. No upcharges.**

### **Balconies with Impressive Views**

Each home has balconies on the third floor with views toward the San Gabriel Mountains or the L.A. basin. The balconies range from 160-200 sq. ft. so there is ample room for entertaining.

### **Durable Brick Finish**

The first floor and site walls are finished in charcoal brick with stacked mortar lines

### **Gated Access**

Access to most of the homes is through a remote operated vehicular gate and keypad pedestrian gate

### **Covered Entryways with Keyless Deadbolts**

No hidden key under a flower pot yet never worry about losing your keys again with key pad deadbolts. Give the code to friends, the nanny, or the dog walker and simply change it whenever you like

### **Tile Balcony Decking**

All balconies are finished with tile for durability, easy maintenance, and clean aesthetics

### **Paintless Exteriors**

The only exterior item that is painted is the doors. Other than that there is no paint on the exterior for easier maintenance

### **Wifi Enabled Garage Door Openers**

Afraid you left the garage open when you left this morning? No worries, you can open and close it from your smart phone

### **Attached Two Car Garages**

With interiors that are fully sealed, drywalled, and painted

### **Custom Details**

From the hand painted addresses to the custom fabricated LED balcony uprights, there are many more details that won't fit here





## Features: Interior

### Hardwood Flooring Throughout

The floors are 7" wide oak planks that come with a 25 year manufacturer's warranty

### Large Walk-in Closets

The master bedroom closets average over 50 sq. ft. and many have a storage loft above

### 10' Second Floor Ceiling Heights

Along with the open plan, this floor is designed to feel spacious whether hosting a dinner party or watching a movie

### Solid Core Doors with Flat Black Door Hardware and Hinges

More durable, better sound insulation, better feel

### Designer Light Fixtures in Bathrooms and Kitchen

Brass fixtures by Cedar + Moss were selected for the bathrooms and above the kitchen island

### Frameless Shower Enclosures

3/8" glass with matte black hinges to match the fixtures

### 5/8" Drywall Throughout

More durable and sound dampening than the 1/2" drywall used on most homes

### Custom Built Stair Cabinets

We tried to keep the color palette very clean throughout the homes but these shelves are made to painted to accent your most beloved possessions

### Custom Bathroom Shelf and Mirror

The bathroom mirrors are crafted from baltic birch with a routed notch for the mirror to rest in

### Custom Kitchen Island

The island is designed as a custom stand alone feature made from baltic birch plywood with a built in bar area. We searched high and low to finally find a black sink and black faucet to tie the piece together

### Vaulted Bedroom Ceilings

With 14' tall ceilings, 8' tall doors, and various wall heights, these rooms are far from boring boxes





## Features: LEED

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 be healthier and save 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.

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

### 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. Based on the average HERS ratings for each level of LEED certification, these homes could potentially see energy reductions of approximately 30% for LEED Silver homes, and 48% for LEED Gold homes.

### LED Lighting

LED bulbs last approximately 30 times longer, get 1/4 as hot, and use 1/6 of the energy of an incandescent bulb. For a house like these with 30 bulbs, that's a savings of about \$340

### Efficient Windows

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

### Smart Phone Compatible Thermostat

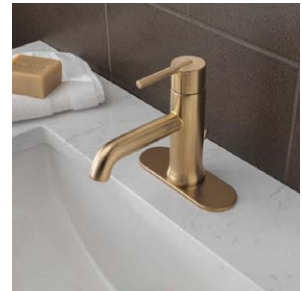
Capable of being set remotely via smart phone, the thermostat also saves homeowners an average of 23% annually and has an additional remote sensor that can be moved to different rooms to balance the temperature.

### Radiant Barrier

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

### Solar Ready

Each home has solar conduit running from the garage to the roof for ease of solar panel installation.





## Features: LEED

### Efficient Air Conditioning

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

### 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 Everlee 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 Everlee 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.

### Quiet Bath Fans

Panasonic whisper fans are 3x quieter than standard fans





## Features: LEED

### Health Benefits

LEED homes are designed to maximize fresh air indoors and minimize exposure to airborne toxins and pollutants. The homes are tightly sealed with user controlled ventilation. What is not installed is as important as what is - Everlee 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.

### 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

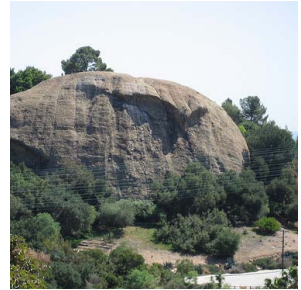
Many Volatile Organic Compounds are carcinogens. The federal limit is 250 grams per litre but the paint in these homes is 10 grams/litre- low enough to be labeled as "no VOC".

### Infill Location

Living here makes leaving your car in the garage easy, thanks to all the walkable restaurants, shops, schools and many other in this neighborhood.

### No Carpet

What isn't in the home is as important as what is. These homes are carpet free. The "new carpet" smell found in other homes is actually the toxic chemical 4-Phenylcyclohexane which is found in 95% of carpets and can off-gas for years after installation.







## Features: LEED

### 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 Aquia 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

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

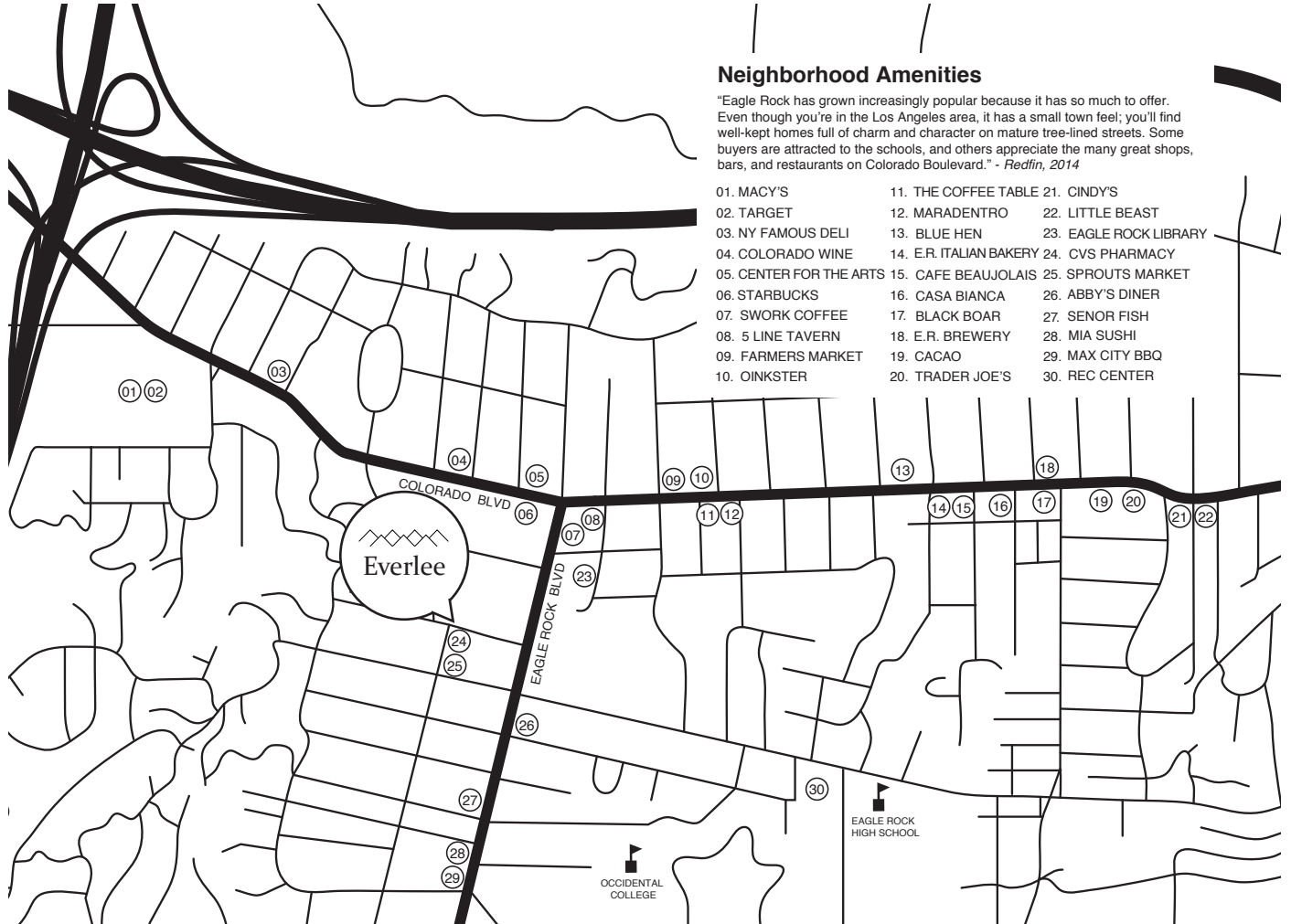




## Neighborhood Amenities

"Eagle Rock has grown increasingly popular because it has so much to offer. Even though you're in the Los Angeles area, it has a small town feel; you'll find well-kept homes full of charm and character on mature tree-lined streets. Some buyers are attracted to the schools, and others appreciate the many great shops, bars, and restaurants on Colorado Boulevard." - *Redfin, 2014*

- |                         |                         |                        |
|-------------------------|-------------------------|------------------------|
| 01. MACY'S              | 11. THE COFFEE TABLE    | 21. CINDY'S            |
| 02. TARGET              | 12. MARADENTRO          | 22. LITTLE BEAST       |
| 03. NY FAMOUS DELI      | 13. BLUE HEN            | 23. EAGLE ROCK LIBRARY |
| 04. COLORADO WINE       | 14. E.R. ITALIAN BAKERY | 24. CVS PHARMACY       |
| 05. CENTER FOR THE ARTS | 15. CAFE BEAUJOLAIS     | 25. SPROUTS MARKET     |
| 06. STARBUCKS           | 16. CASA BIANCA         | 26. ABBY'S DINER       |
| 07. SWORK COFFEE        | 17. BLACK BOAR          | 27. SENOR FISH         |
| 08. 5 LINE TAVERN       | 18. E.R. BREWERY        | 28. MIA SUSHI          |
| 09. FARMERS MARKET      | 19. CACAO               | 29. MAX CITY BBQ       |
| 10. OINKSTER            | 20. TRADER JOE'S        | 30. REC CENTER         |





Heyday was founded in 2002 by brothers Hardy and Kevin Wronske with the mission of creating better homes by integrating designer, builder and developer under one roof. Their conception to completion philosophy results in a vastly improved home since resources typically wasted on coordination are reallocated to creating a home that is sustainable, painstakingly designed and meticulously crafted.

In 2014, Heyday's Buzz Court project became the first small lot development to ever receive an AIA Award. Their work has been featured in publications ranging from the Wall Street Journal to the New York Times to the current issue of Monocle Magazine. Heyday was one of nine firms chosen to participate in this summer's M&A TURF exhibit in which they are making a putt putt hole suspended from a balloon.

Everlee is the tenth project built by Heyday, and their first in Eagle Rock since 2008.

In our continuing effort to improve our product, Fair Park 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.