

# TRENDS

HUMPHREYS &amp; PARTNERS ARCHITECTS



01

## THE ALTON IRVINE

5-story wrap with loft  
& garage roof terrace

344 units  
87 units/acre



02

## THE HARRISON GLENDALE

Two 6-story buildings  
over retail and parking

164 units  
Ground-level CVS



03

## ADAMS & GRAND LOS ANGELES

7-story podium  
269 units

146 units/acre  
5,000 sq. ft. retail



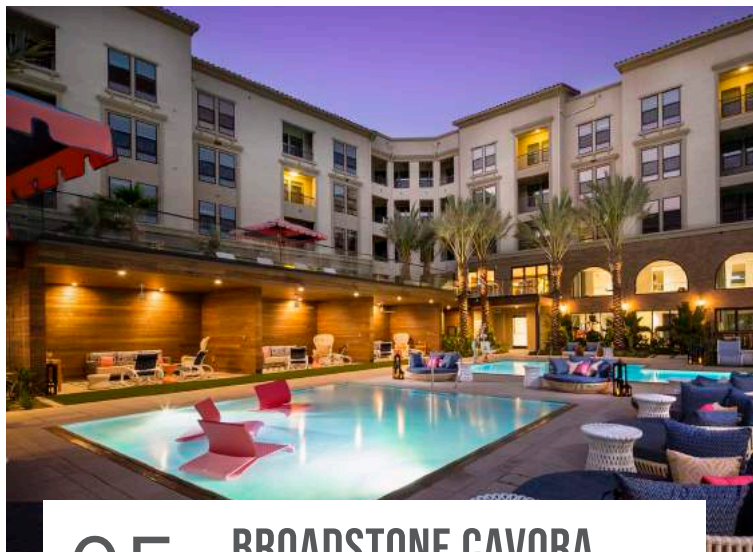


**04**

## 14TH & HILL LOS ANGELES

5-story over  
2-story podium

235 units  
1.24 acres



**05**

## BROADSTONE CAVORA LAGUNA NIGUEL

5-story wrap  
4,300 sq ft retail

325 units  
64 units/acre



**06**

## RICHMAN PARK FULLERTON

5 breezeway buildings  
1.76 acres

46 units  
Affordable



**07**

## 550 27TH OAKLAND

5-story modular podium  
0.33 acres

40 units  
127 units/acre

## HUMPHREYS & PARTNERS ARCHITECTS, L.P.

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