



PARK LOFTS

NEIGHBORHOOD CONTEXT



SITE INFORMATION

- A. 5-STORY MIXED-USE BUILDING FOR YOUTH CENTERED HOUSING
- B. 44 APARTMENT UNITS
- C. 1,850 SF GREEN SPACE
- D. UNDERGROUND PARKING
 - a. 19 STANDARD STALLS
 - b. 1 VAN ACCESSIBLE STALL
- E. FIRST FLOOR
 - a. 9,350 SF
 - b. 5 APARTMENT UNITS
 - c. 3,400 SF COMMERCIAL SPACE
 - d. RESIDENTIAL STORAGE ROOMS
- F. SECOND FLOOR
 - a. 11,750 SF
 - b. 10 APARTMENT UNITS
 - c. FITNESS ROOM
 - d. PLAY ROOM
 - e. FLEX OFFICES
 - f. RESIDENTIAL STORAGE ROOMS
- G. THIRD-FOURTH FLOORS
 - a. 11,750 SF
 - b. 10 APARTMENT UNITS
 - c. FLEX SPACE
 - d. RESIDENTIAL STORAGE ROOMS
- H. FIFTH FLOOR
 - a. 9,800 SF
 - b. 7 APARTMENT UNITS
 - c. CLUB ROOM WITH 430 SF OUTDOOR PATIO
 - d. RESIDENTIAL STORAGE ROOMS
 - e. FLEX SPACE

PARK LOFTS

CONCEPT SITE PLAN

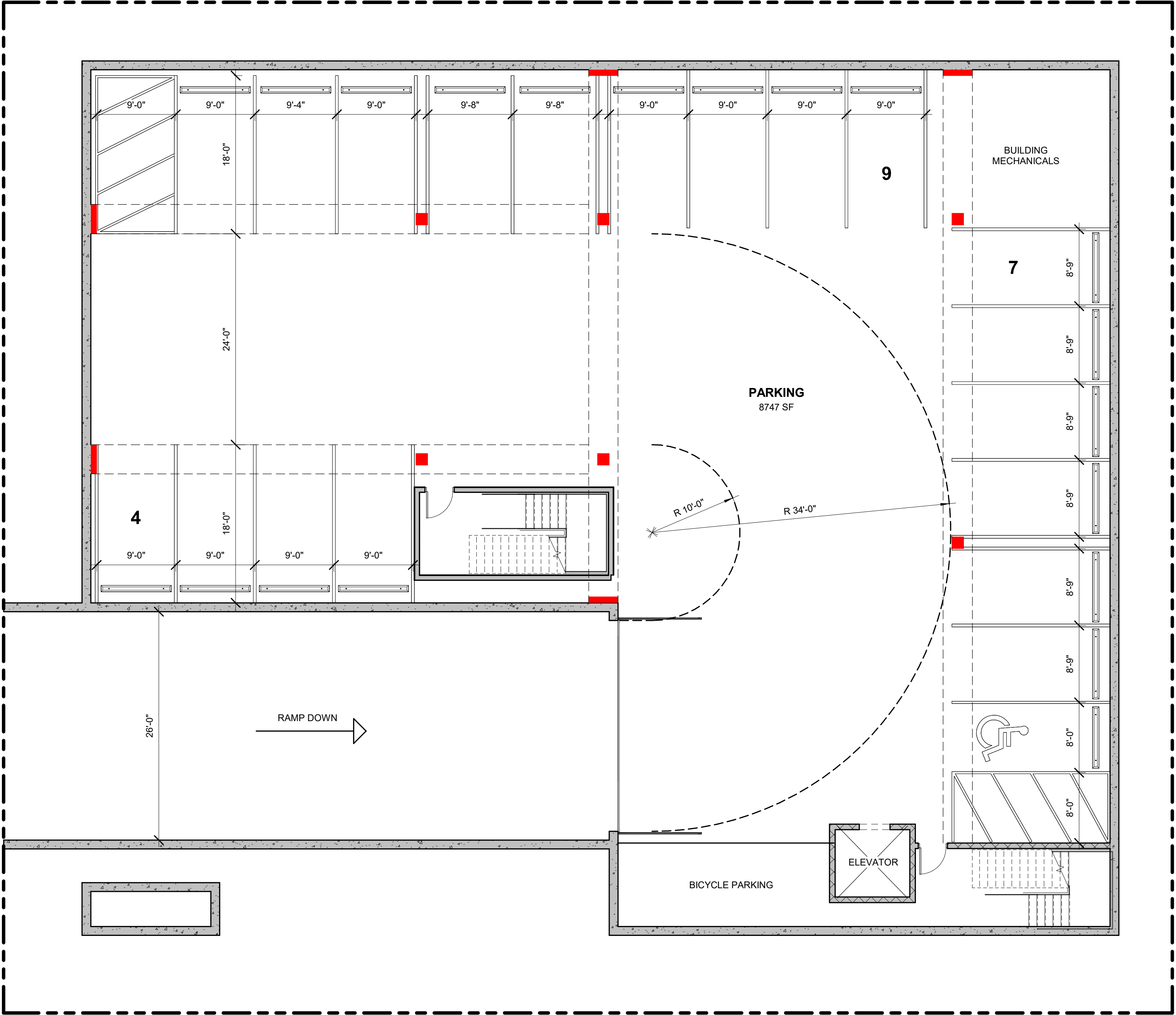
SITE INFORMATION

A. PARKING STALLS

- a. STANDARD: 19
- b. ACCESSIBLE: 1

B. BIKE PARKING STALLS FOR TEANT USE

C. BUILDING MECHANICALS



PARK LOFTS

BASEMENT PLAN

FLOOR PLAN DETAILS

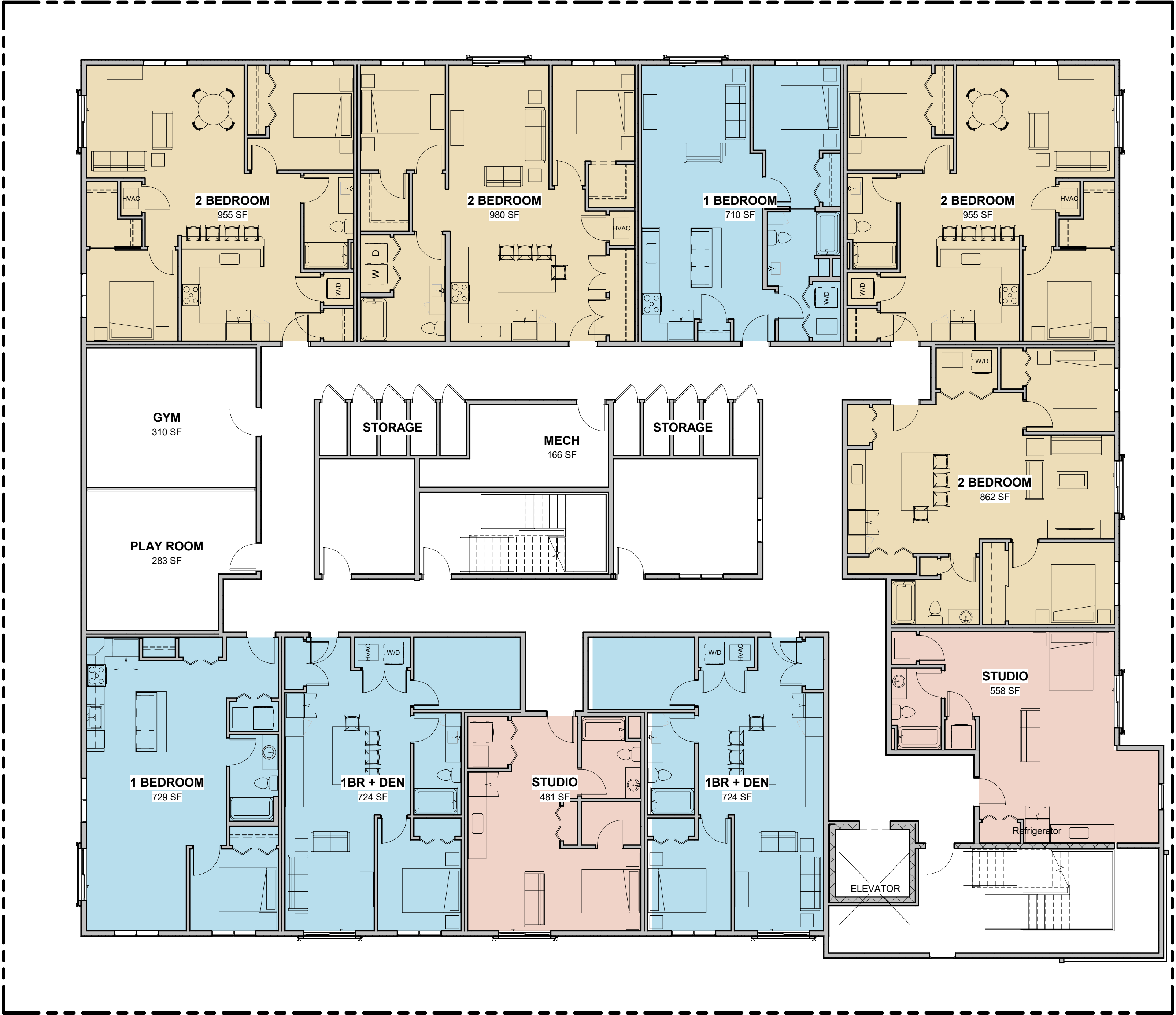
- A. DEDICATED OFFICE SPACE FOR JUSTDANE AND LUTHERAN SOCIAL SERVICES (LSS)
- B. COMMON ROOM IS A FLEX ROOM AVAILABLE NOT ONLY TO JUSTDANE AND LSS BUT ALSO THE BUILDING TENANTS
- C. APPROXIMATLY 1,100 SF OF FUTURE COMMERCIAL TENANT SPACE
- D. 5 RESIDENTIAL UNITS
 - a. (4) 1-BEDROOM UNITS
 - b. (1) 2-BEDROOM UNIT
- E. MAIL AND PACKAGE ROOM
- F. BUIDING MECHANICALS



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FIRST FLOOR PLAN

FLOOR PLAN DETAILS

- C. 10 APARTMENT UNITS
 - a. (2) STUDIO UNITS
 - b. (2) 1-BEDROOM UNITS
 - c. (2) 1-BEDROOM + DEN UNITS
 - d. (4) 2-BEDROOM UNITS
- D. FITNESS ROOM WITH DIRECT VIEW TO CHILDRENS PLAY AREA
- E. 10 RESIDENTIAL STORAGE UNITS
- F. 2 FLEX ROOMS

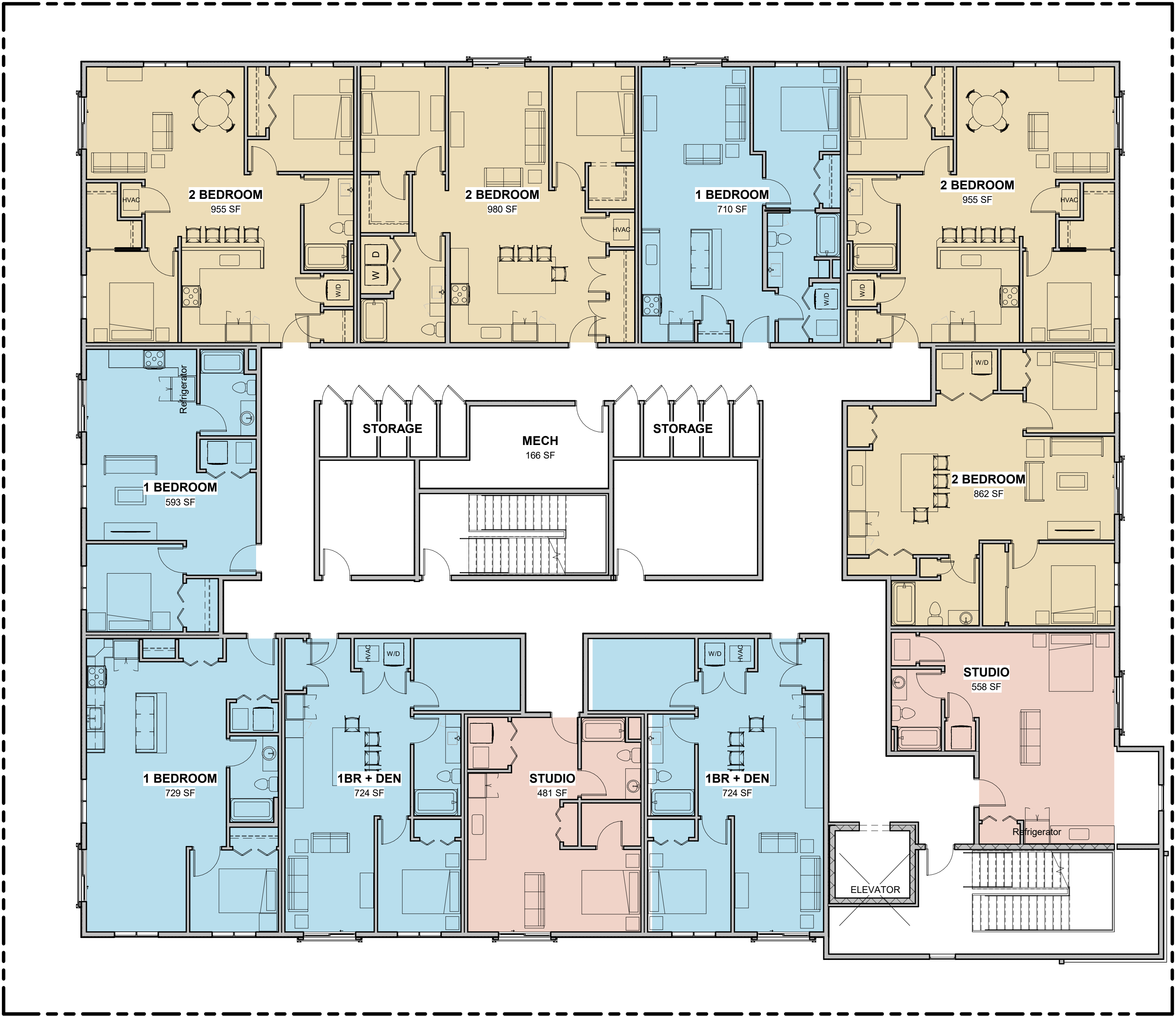


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SECOND FLOOR PLAN

FLOOR PLAN DETAILS

- C. 11 APARTMENT UNITS
 - a. (2) STUDIO UNITS
 - b. (3) 1-BEDROOM UNITS
 - c. (2) 1-BEDROOM + DEN UNITS
 - d. (4) 2-BEDROOM UNITS
- D. 10 RESIDENTIAL STORAGE UNITS
- E. 2 FLEX ROOMS

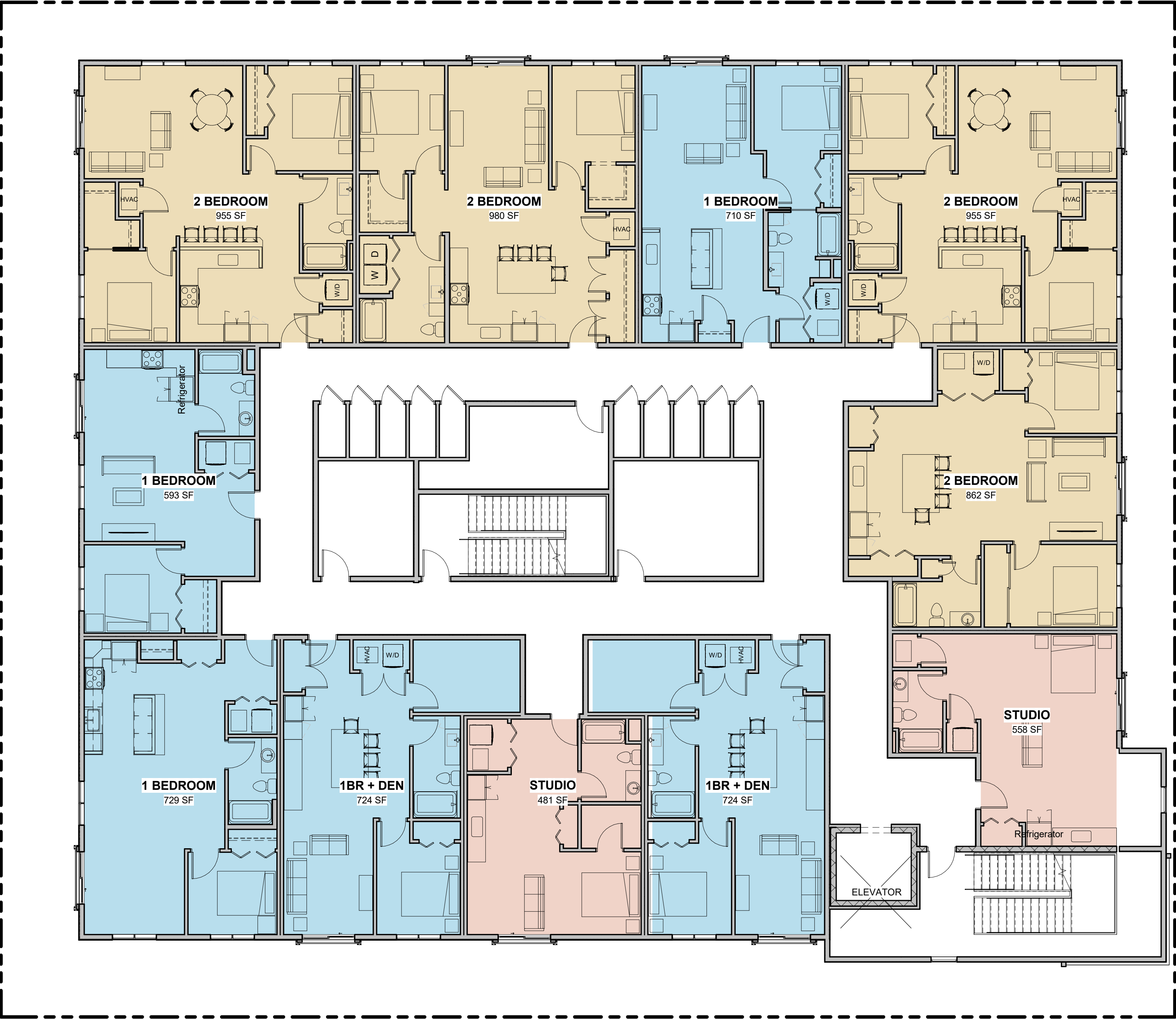


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THIRD FLOOR PLAN

FLOOR PLAN DETAILS

- C. 11 APARTMENT UNITS
 - a. (2) STUDIO UNITS
 - b. (3) 1-BEDROOM UNITS
 - c. (2) 1-BEDROOM + DEN UNITS
 - d. (4) 2-BEDROOM UNITS
- D. 10 RESIDENTIAL STORAGE UNITS
- E. 2 FLEX ROOMS

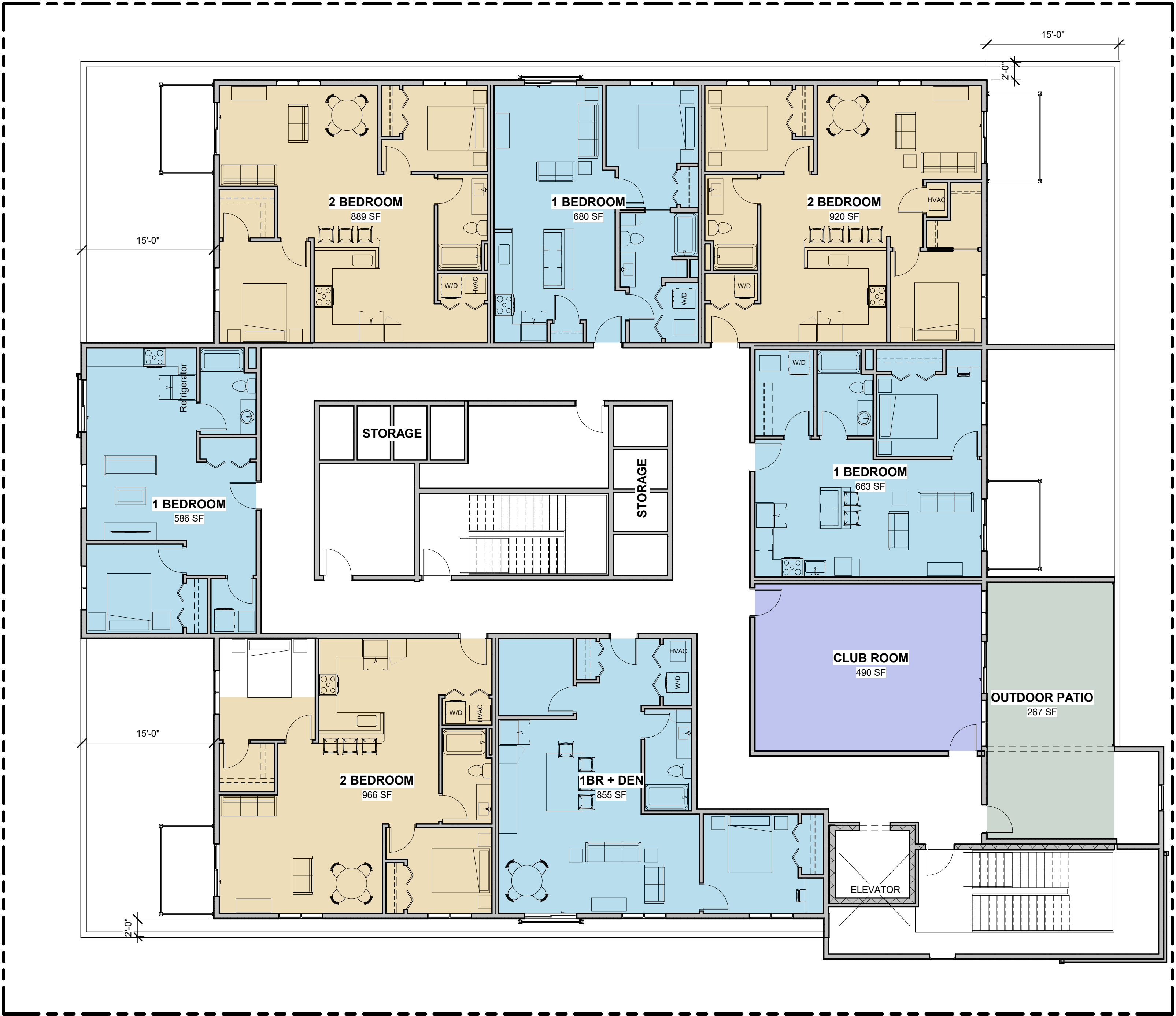


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FOURTH FLOOR PLAN

FLOOR PLAN DETAILS

- C. 7 APARTMENT UNITS
 - a. (3) 1-BEDROOM UNITS
 - b. (1) 1-BEDROOM + DEN UNIT
 - c. (3) 2-BEDROOM UNITS
- D. 7 RESIDENTIAL STORAGE UNITS
- E. 1 FLEX ROOM
- F. RESIDENTIAL CLUB ROOM AND PATIO



PARK LOFTS
FIFTH FLOOR PLAN



NORTH COLOR ELEVATION



WEST COLOR ELEVATION



SOUTH COLOR ELEVATION



EAST COLOR ELEVATION

PARK LOFTS

EXTERIOR ELEVATION CONCEPTS



NORTH COLOR ELEVATION



WEST COLOR ELEVATION



SOUTH COLOR ELEVATION



EAST COLOR ELEVATION

PARK LOFTS

EXTERIOR ELEVATION CONCEPTS



NORTH COLOR ELEVATION



WEST COLOR ELEVATION



SOUTH COLOR ELEVATION



EAST COLOR ELEVATION

PARK LOFTS

EXTERIOR ELEVATION CONCEPTS



NORTH COLOR ELEVATION



WEST COLOR ELEVATION



SOUTH COLOR ELEVATION



EAST COLOR ELEVATION

PARK LOFTS

EXTERIOR ELEVATION CONCEPTS