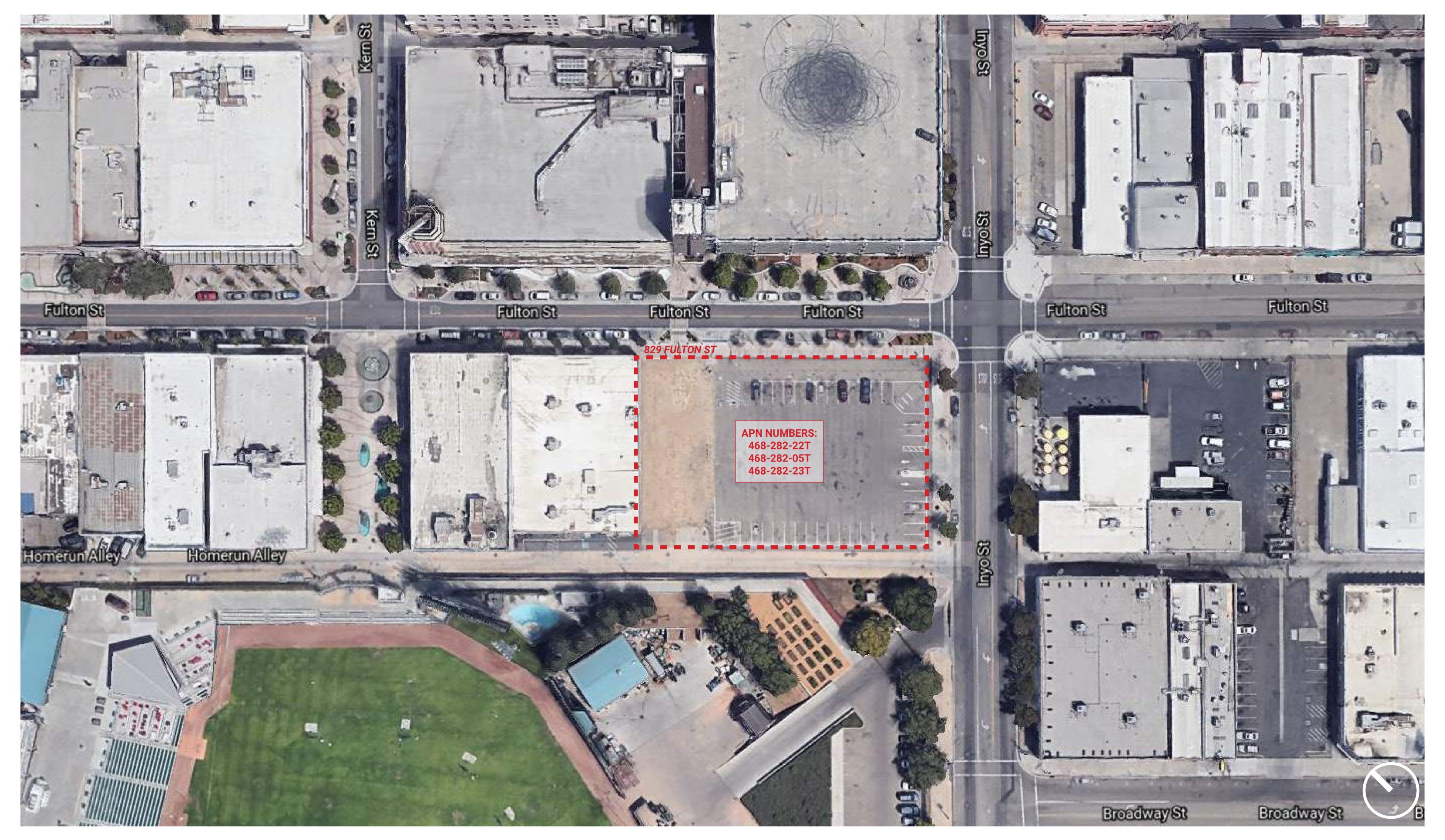




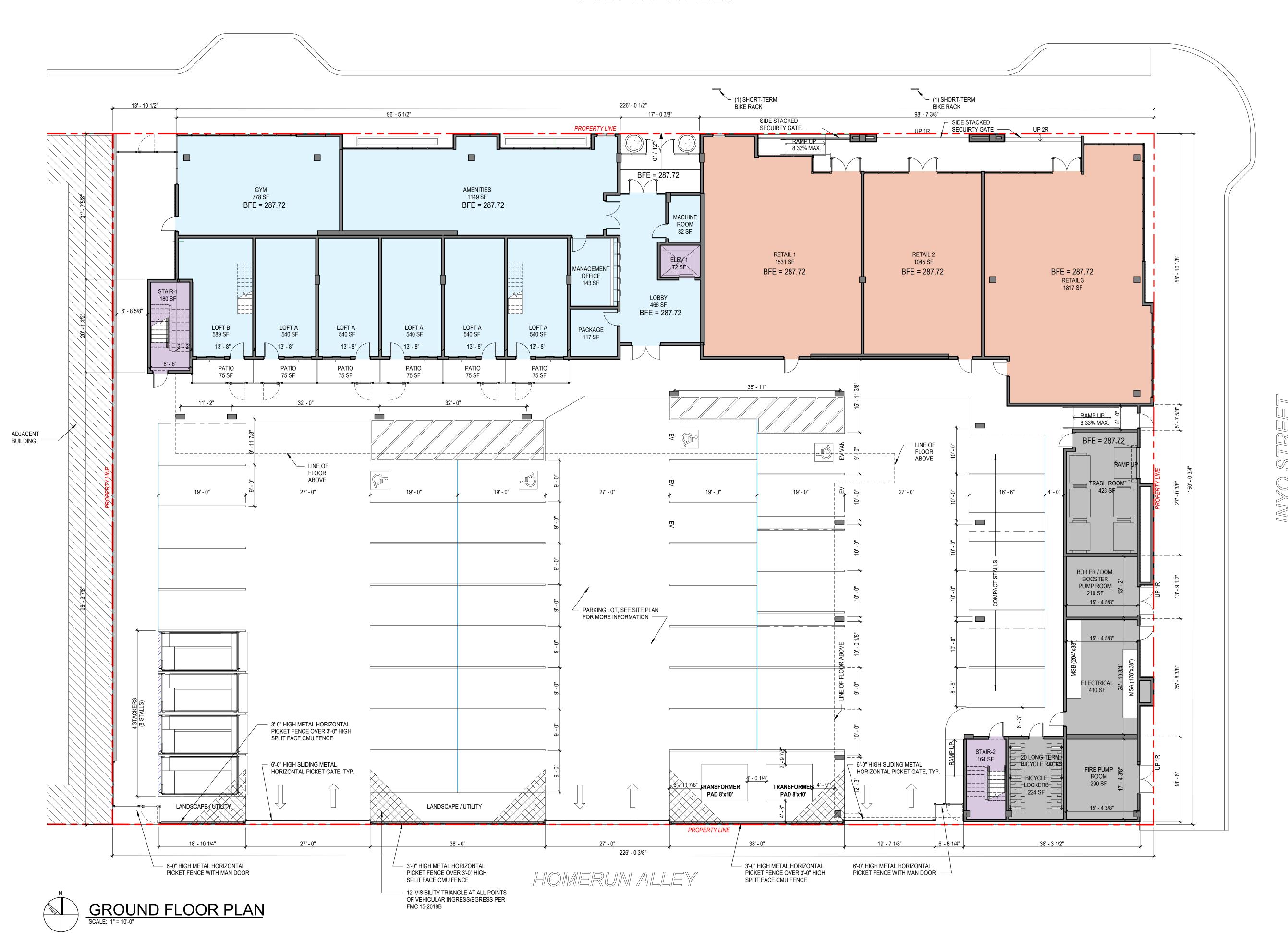
AREA MAP





SITE PLAN





AREA SUMMARY:

GROUND FL

RETAIL: 4,499 S.F.

RESIDENTIAL: 5,041 S.F.

BOH: 1,722 S.F.

2ND FL

RESIDENTIAL: 16,598 S.F. BOH: 135 S.F.

3RD FL

RESIDENTIAL: 16,598 S.F. BOH: 135 S.F.

4TH FL

RESIDENTIAL: 16,598 S.F. BOH: 135 S.F.

ROOF: 0 S.F.

TOTAL 61,461 S.F.

LEGEND:











UNIT COUNT

- 21 ONE BEDROOM
- 72 STUDIO
- 6 LOFTS
- 99 UNIT TOTAL



Los Angeles, CA 90017

TYPE S1 TYPE S2 TYPE S1 TYPE 1A TYPE S2 TYPE S1 TYPE 1B ±832 S.F. ±434 S.F. ±483 S.F. 32' - 0 1/8" 31' - 11 3/4" 11' - 10 5/8" 146' - 5 3/4"



TOLR Group 700 Flower St 22nd floor, Los Angeles, CA 90017

AREA SUMMARY:

GROUND FL

RETAIL: 4,499 S.F.
RESIDENTIAL: 5,041 S.F.
BOH: 1,722 S.F.

2ND FL

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3RD FL

RESIDENTIAL: 16,598 S.F. BOH: 135 S.F.

4TH FL

BOH:

RESIDENTIAL:

16,598 S.F. 135 S.F.

ROOF: 0 S.F.

TOTAL 61,461 S.F.

LEGEND:

RETAIL

RESIDENTIAL

CIRCULATION

SOLAR PANELS

UTILITIES, TRASH, BIKE, STORAGE, MECH

UNIT COUNT

- 21 ONE BEDROOM
- 72 STUDIO
- 6 LOFTS
- 99 UNIT TOTAL

MATERIAL LEGEND

- 1. BRICK VENEER
- 2. STOREFRONT
- 3. PLASTER
- 4. GLAZING 5. METAL
- 6. ALUMINUM MULLIONS
- 7. WOOD COMPOSITE
- 8. SPANDREL GLASS
- 9. SECURITY GATE

FENESTRATION = 2,997 SF OVERALL SURFACE AREA = 6,633 SF 2,997 / 6,633 = 45%



NOTE:

Ground floor façades facing the street, public plaza, or park on portions of a structure occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60 percent of the building wall area located between 1.5 and 7' above the level of the sidewalk

EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



Los Angeles, CA 90017

MATERIAL LEGEND

- 1. BRICK VENEER
- 2. STOREFRONT
- 3. PLASTER
- 4. GLAZING 5. METAL
- 6. ALUMINUM MULLIONS
- 7. WOOD COMPOSITE
- 8. SPANDREL GLASS
- 9. SECURITY GATE



1 STEP AT DOOR, TYP ON INYO STREET FRONTAGE

NOTE:

Ground floor façades facing the street, public plaza, or park on portions of a structure occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60 percent of the building wall area located between 1.5 and 7' above the level of the sidewalk





Los Angeles, CA 90017



PERSPECTIVE





ALLEY PERSPECTIVE



INTERIOR PROJECT DESIGN

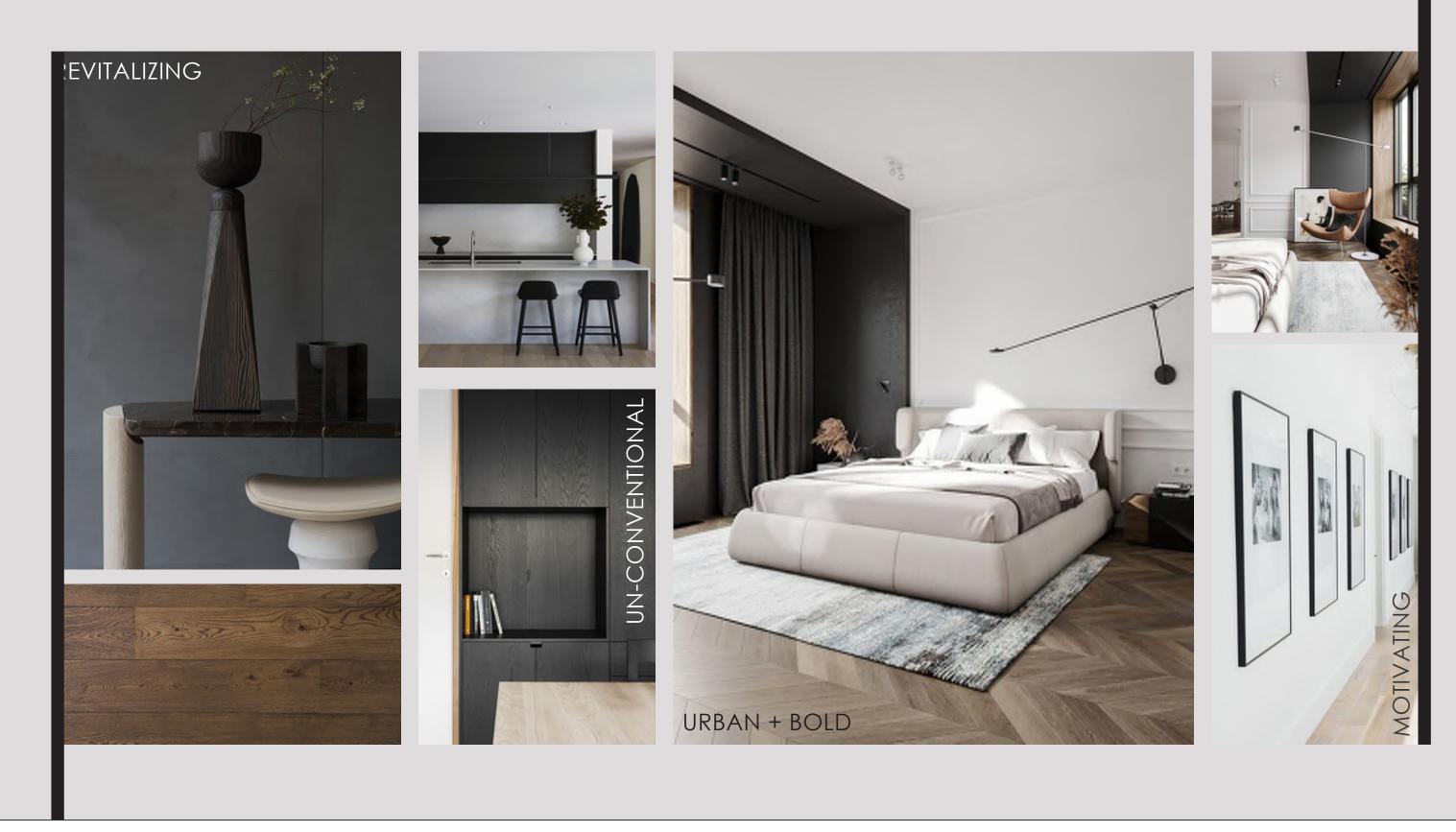
As Fresno becomes the "it" place to live and the city continues revitalize downtown, The Park will be a Beacon for all upcoming professionals. As more tech companies turn to hybrid work, young professionals will be seeking a new dwelling to call their own at an affordable price outside the big city. The Park will be a taste of the big city within Fresno for young professionals that want the "studio in SF feel" without the studio in SF prices.











FINISH PLAN | TYPICAL STUDIO + 1 - BED CORNER UNIT



TYPICAL STUDIO SQ.FT.: 483 QT: 27



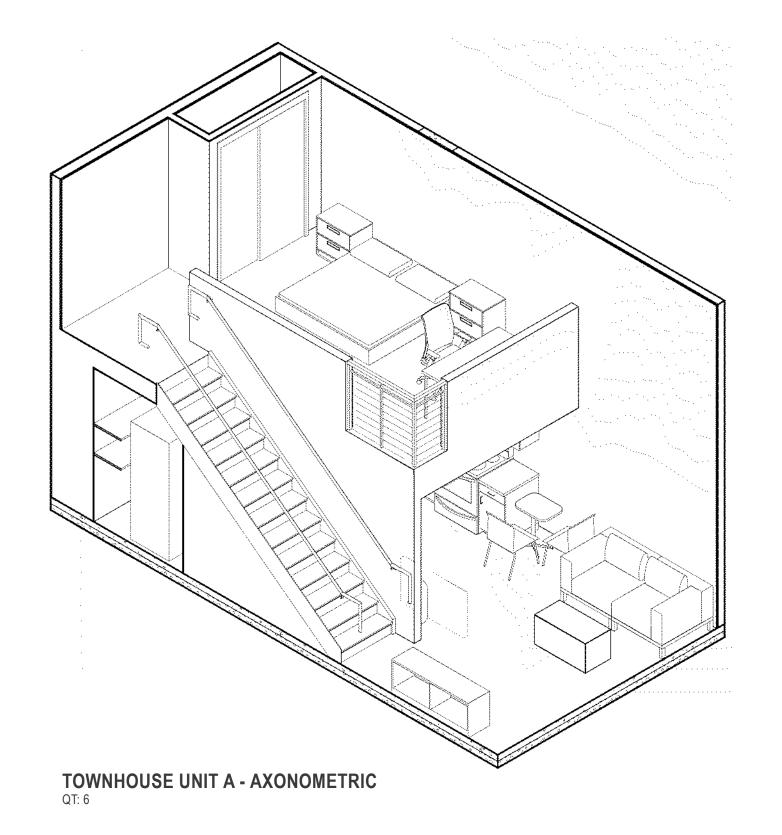
CORNER UNIT (1B) SQ.FT.: 878

QT: 3



TYPE A UNIT - 1BD-1BA (TYP.) - OPTION 1 SQ.FT.: 785 QT: 9

TYPICAL TOWNHOUSE PLANS + AXON







TOWNHOUSE UNIT A - LEVEL 1 PLAN SQ.FT.: 345

TOWNHOUSE UNIT A - MEZZANINE PLAN SQ.FT.: 192

FULTON STREET

