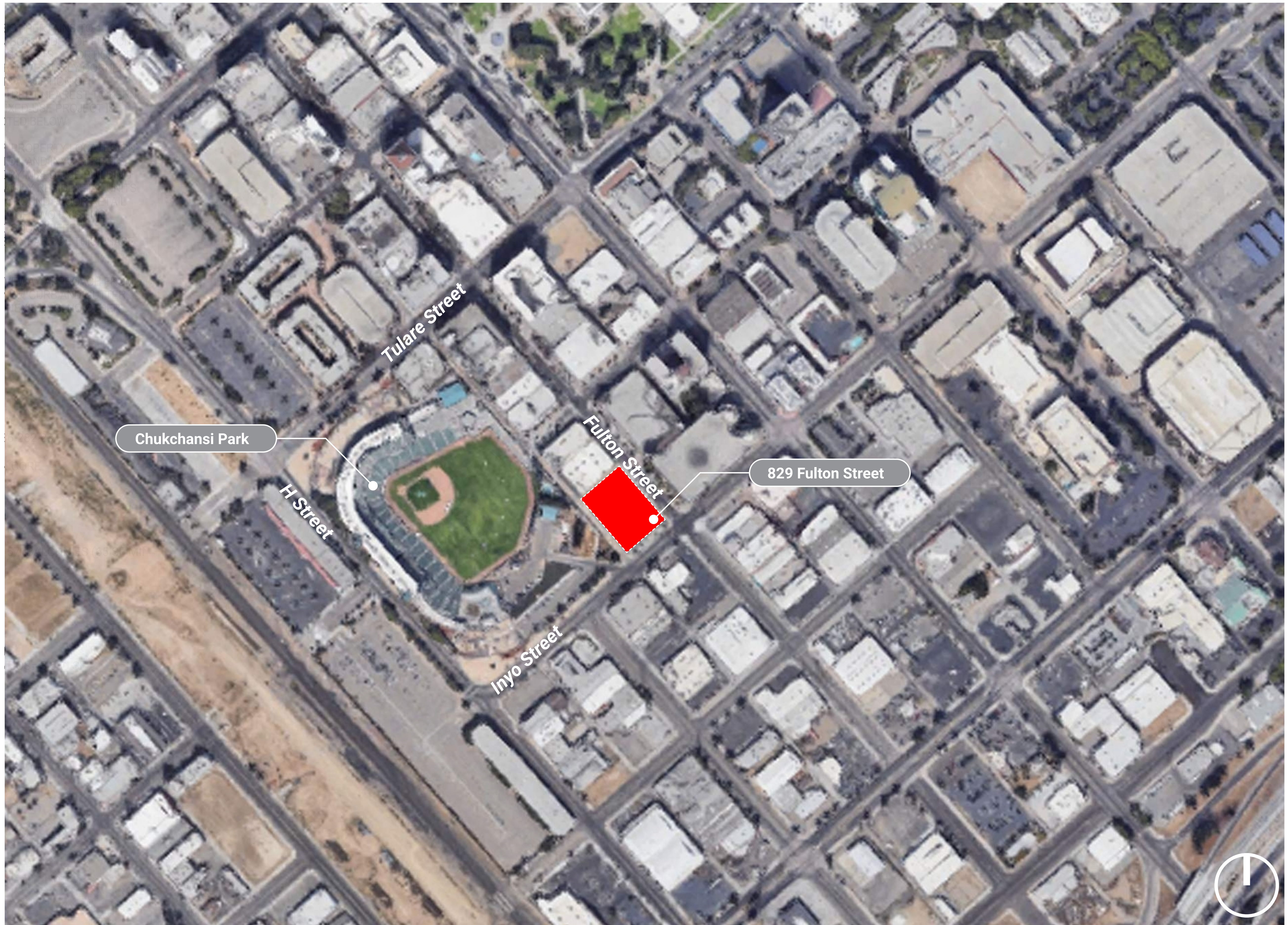


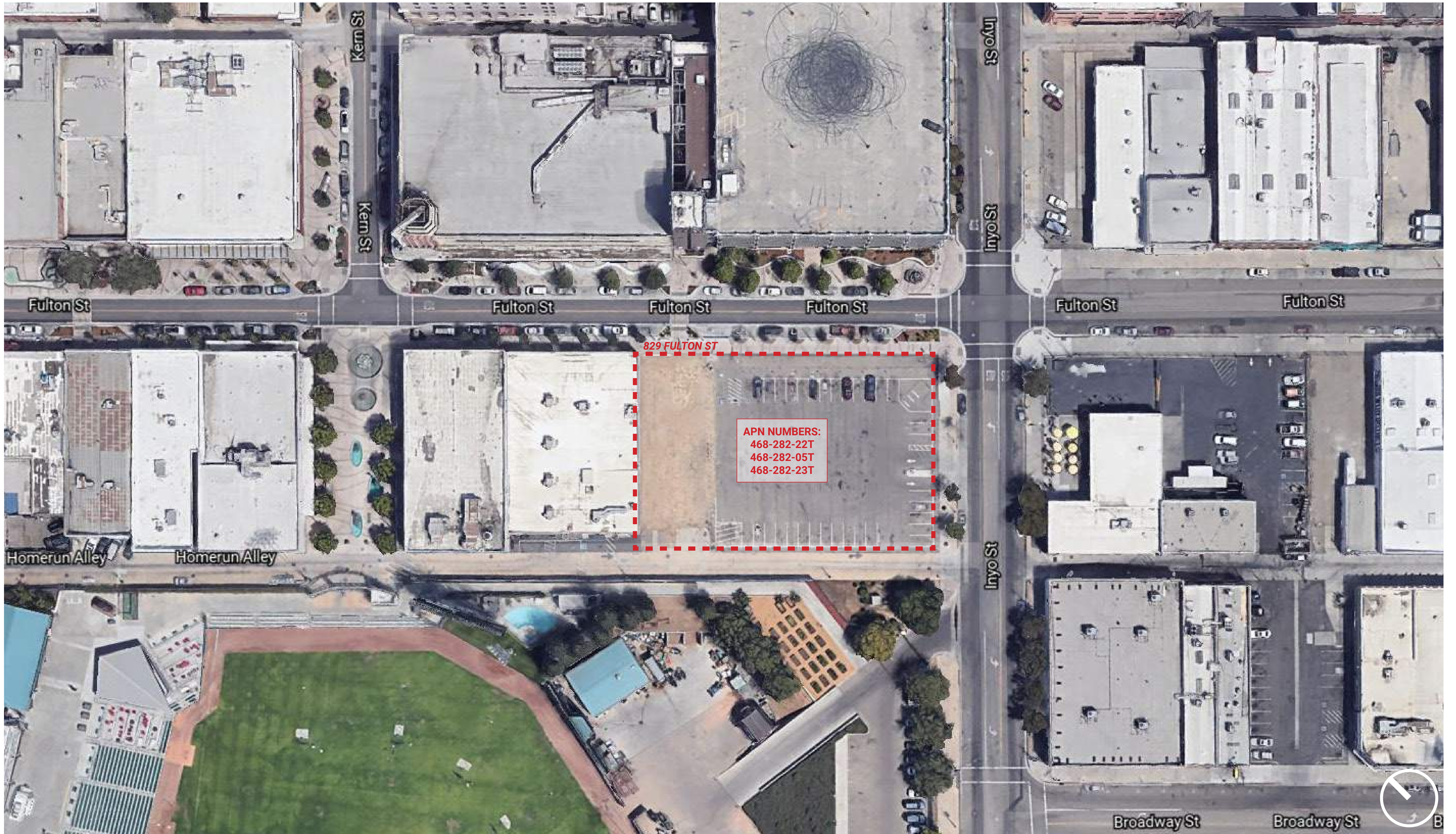


**THE PARK
829
FULTON
STREET
FRESNO, CA**

August 18, 2022



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.

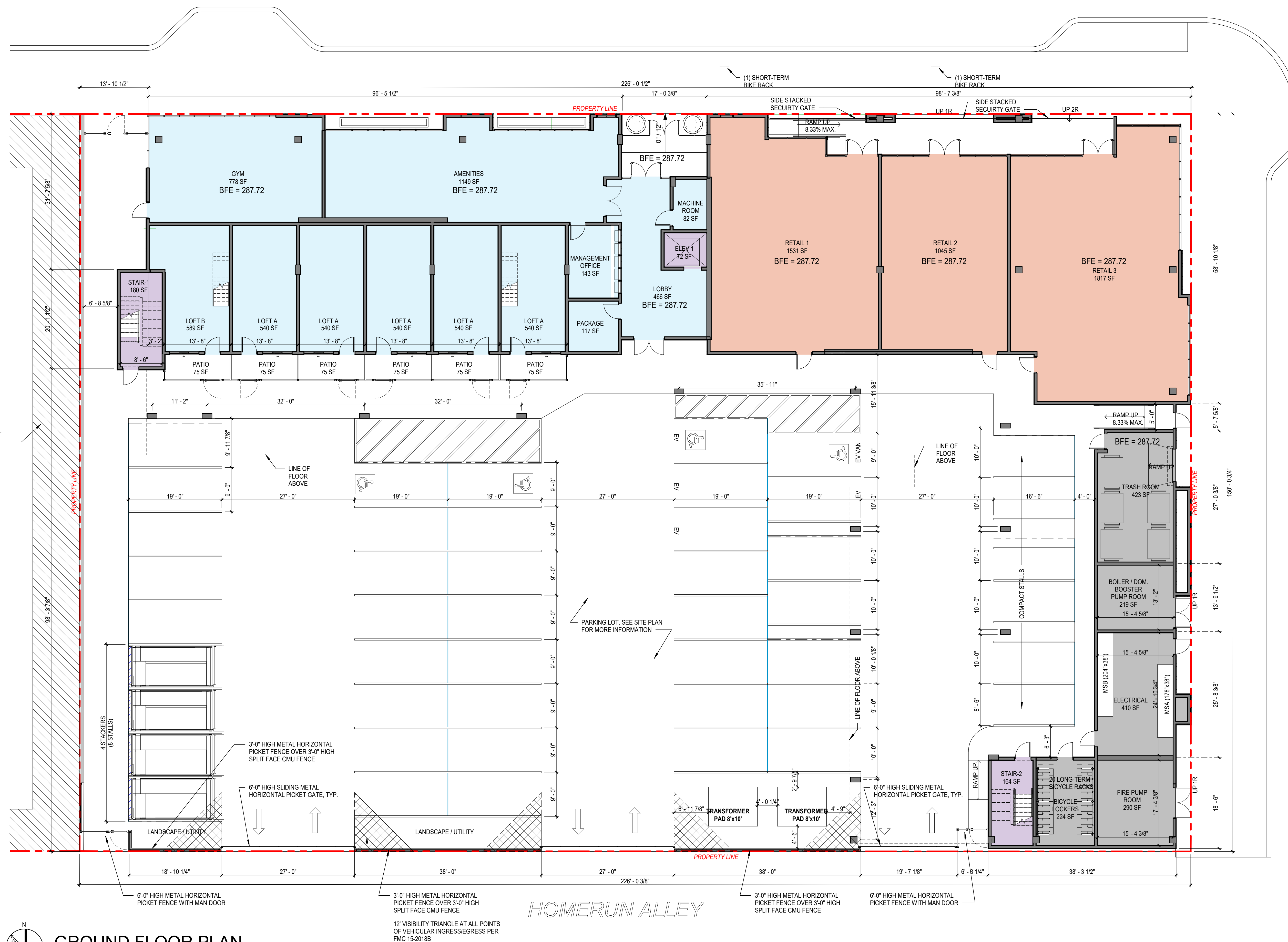
TOTAL 61,461 S.F.

LEGEND:

- RETAIL
- RESIDENTIAL
- CIRCULATION
- SOLAR PANELS
- UTILITIES, TRASH, BIKE, STORAGE, MECH

UNIT COUNT

21 ONE BEDROOM
 72 STUDIO
 6 LOFTS
99 UNIT TOTAL



GROUND FLOOR PLAN
 SCALE: 1" = 10'-0"



AREA SUMMARY:

<u>GROUND FL</u>	
RETAIL:	4,499 S.F.
RESIDENTIAL:	5,041 S.F.
BOH:	1,722 S.F.
<u>2ND FL</u>	
RESIDENTIAL:	16,598 S.F.
BOH:	135 S.F.
<u>3RD FL</u>	
RESIDENTIAL:	16,598 S.F.
BOH:	135 S.F.
<u>4TH FL</u>	
RESIDENTIAL:	16,598 S.F.
BOH:	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

TYPICAL FLOOR PLAN
SCALE: 1" = 10'-0"

- 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:

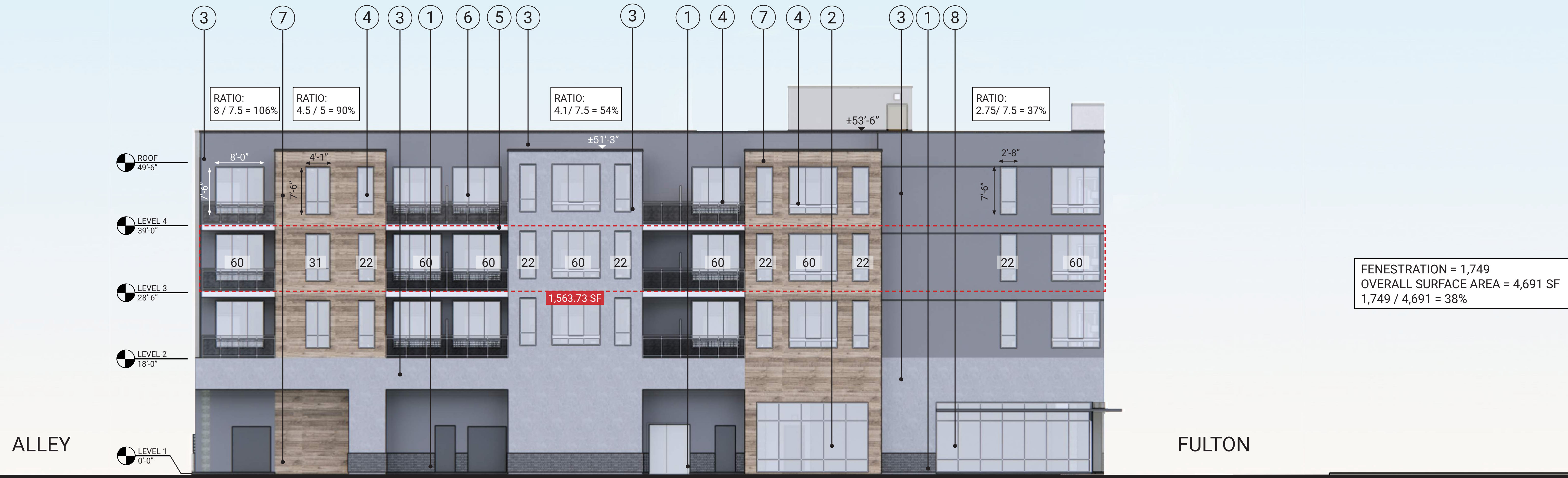
Ground floor façades facing the street, public plaza, or park on portions of a structure occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60 percent of the building wall area located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

EXTERIOR ELEVATION - NORTH

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

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



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 - EAST

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



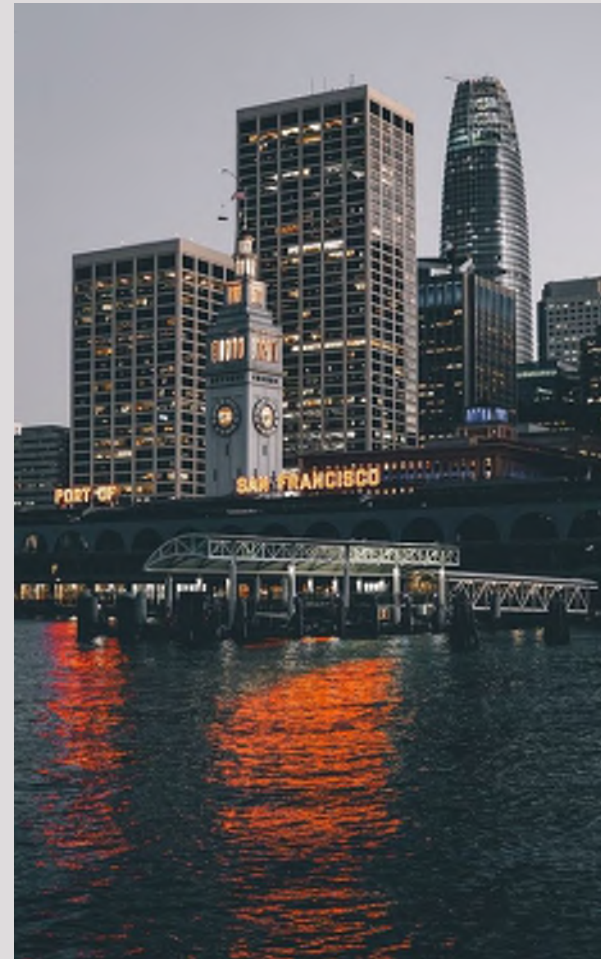
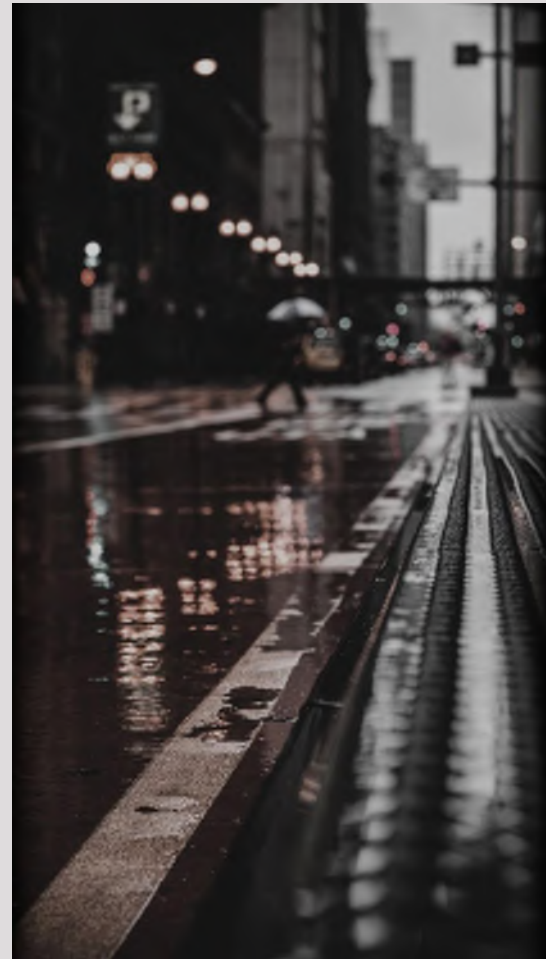
PERSPECTIVE



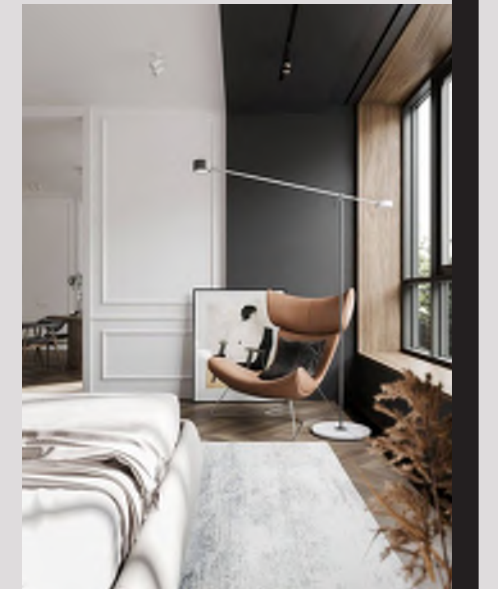
ALLEY PERSPECTIVE

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.



INTERIOR PROJECT DESIGN



FINISH PLAN | TYPICAL STUDIO + 1 - BED CORNER UNIT



TYPICAL STUDIO
 SQ.FT.: 483
 QT: 27



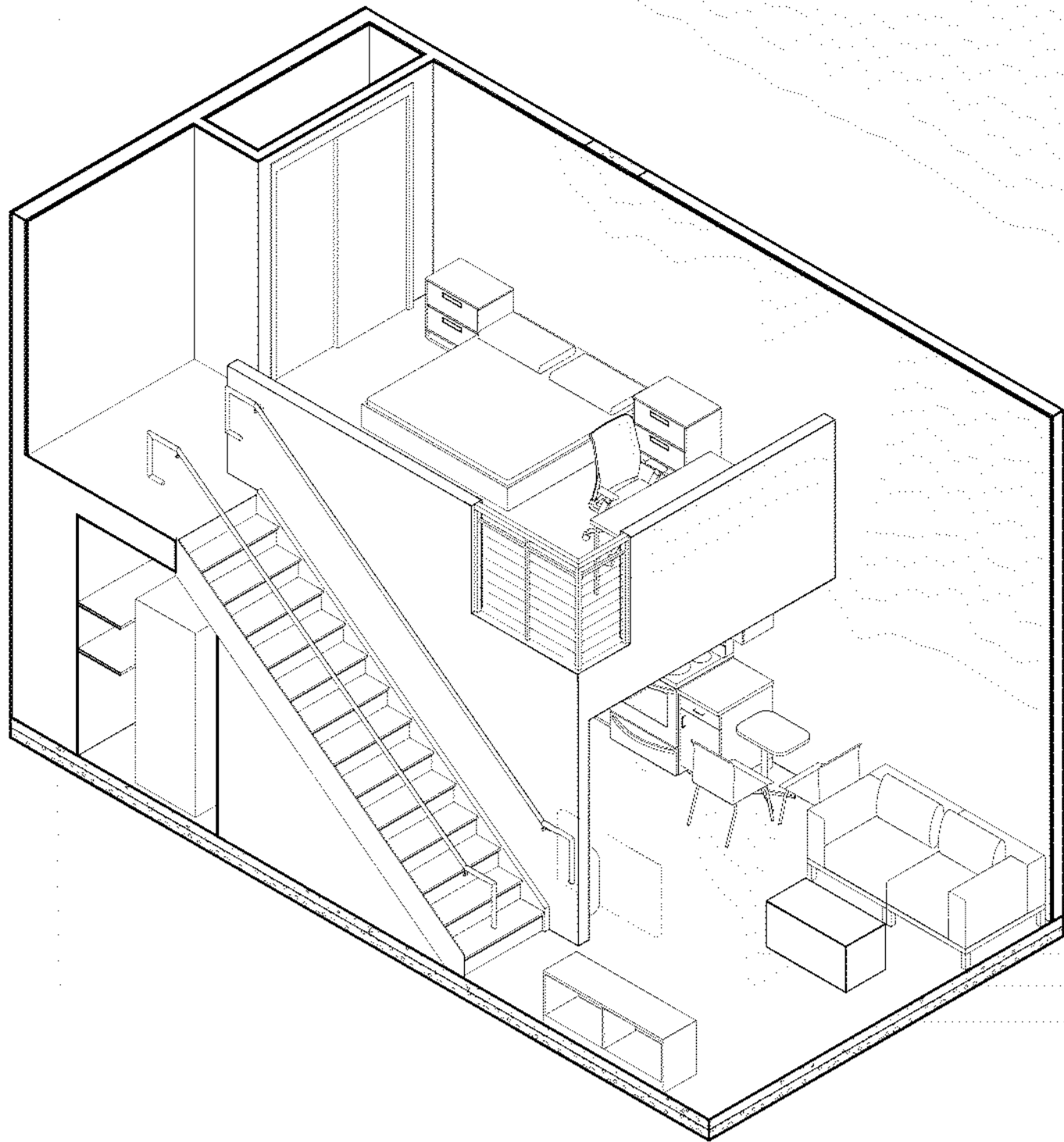
CORNER UNIT (1B)
 SQ.FT.: 878
 QT: 3

FINISH PLAN | TYPICAL 1BD-1BA



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

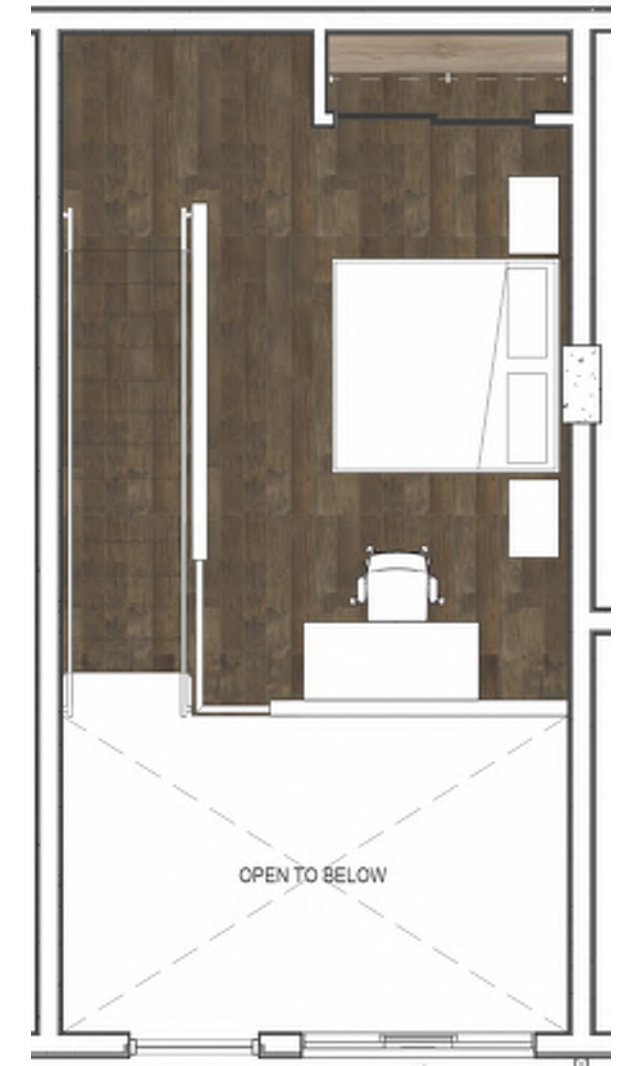
TYPICAL TOWNHOUSE PLANS + AXON



TOWNHOUSE UNIT A - AXONOMETRIC
QT: 6



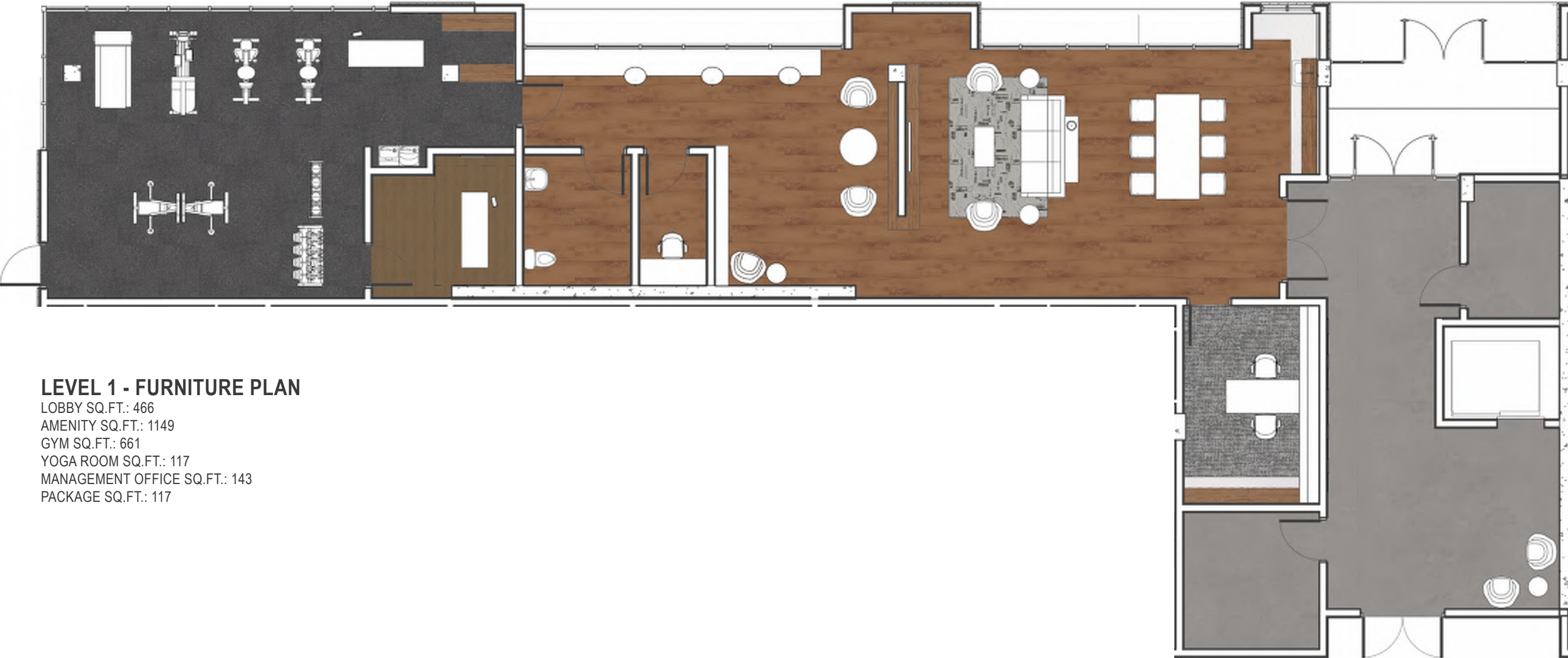
TOWNHOUSE UNIT A - LEVEL 1 PLAN
SQ.FT.: 345



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

LOBBY + COMMUNITY SPACE

FULTON STREET



LEVEL 1 - FURNITURE PLAN

- LOBBY SQ.FT.: 466
- AMENITY SQ.FT.: 1149
- GYM SQ.FT.: 661
- YOGA ROOM SQ.FT.: 117
- MANAGEMENT OFFICE SQ.FT.: 143
- PACKAGE SQ.FT.: 117

An aerial photograph of Fresno, California, showing a dense urban landscape with various buildings, including a prominent tower with a spire. The image is overlaid with a semi-transparent white rectangle containing text.

THANK YOU

THE PARK | FRESNO, CA

AUGUST 18, 2022