



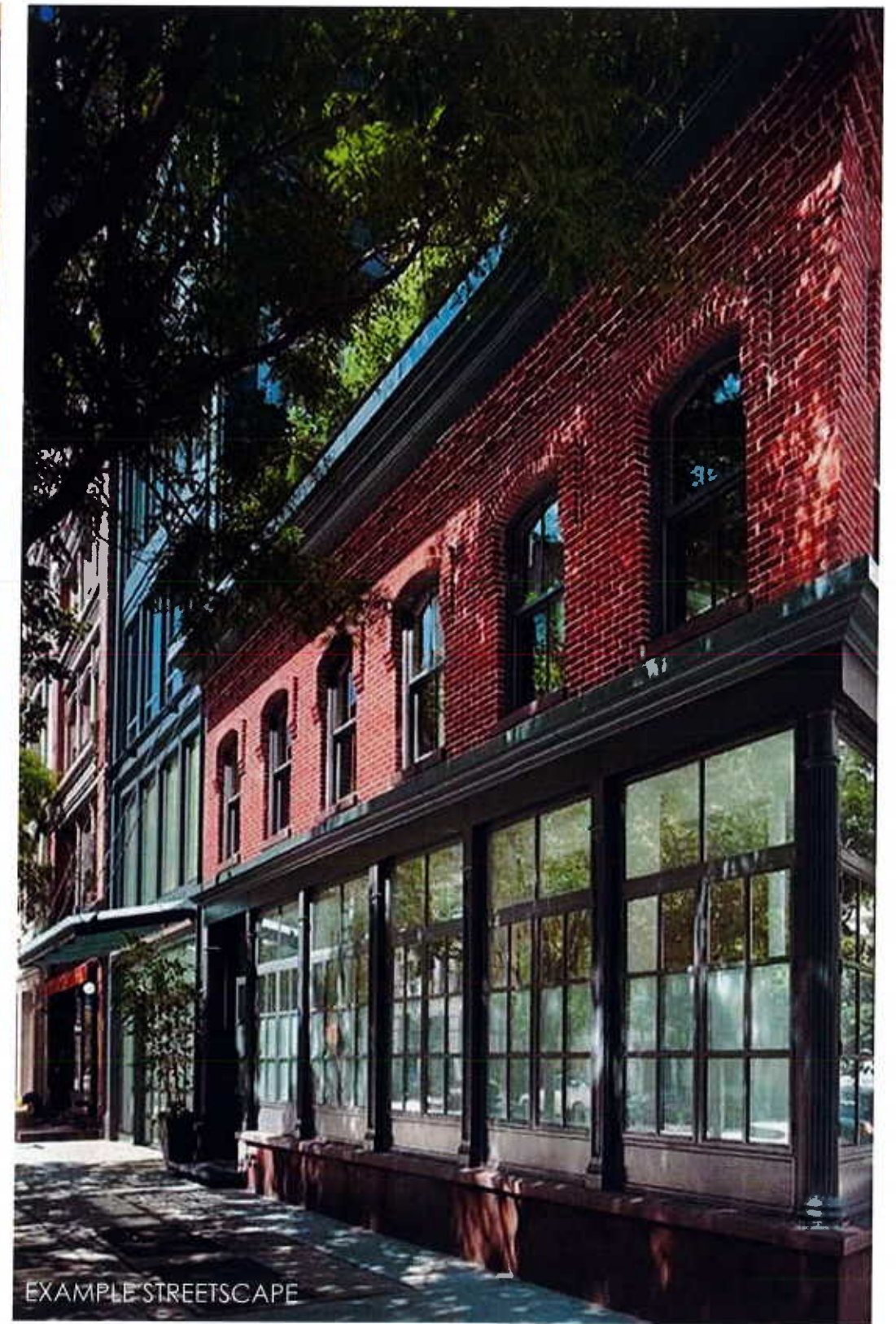
# Lofts on Main



EXAMPLE CORNER ARCHITECTURE



EXAMPLE BREWERY



EXAMPLE STREETScape

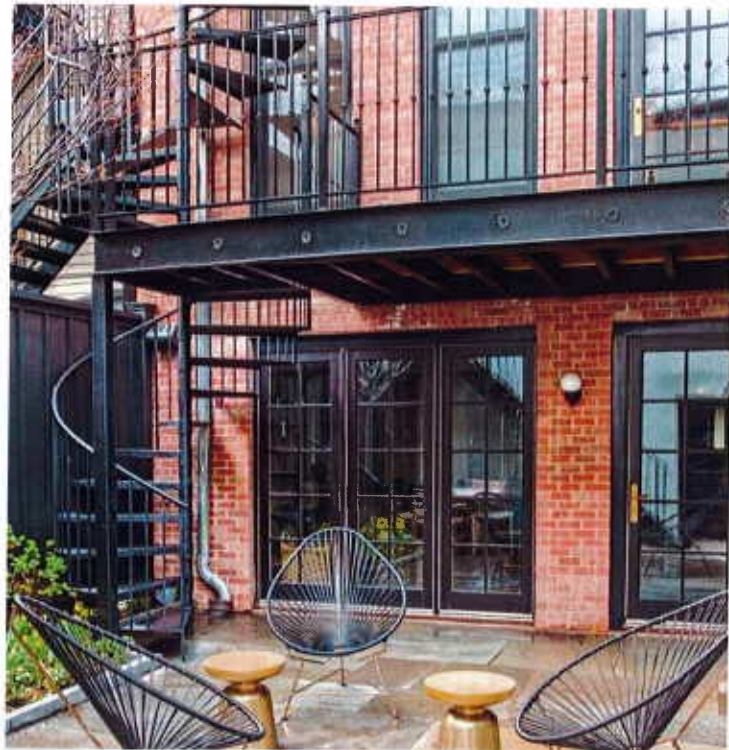


EXAMPLE EXTERIOR AESTHETIC



EXAMPLE ARTIST LOFT

### A NEW ECLECTIC MAIN STREET



EXAMPLE METAL MATERIAL



EXAMPLE BALCONIES



EXAMPLE EXTERIOR AESTHETIC

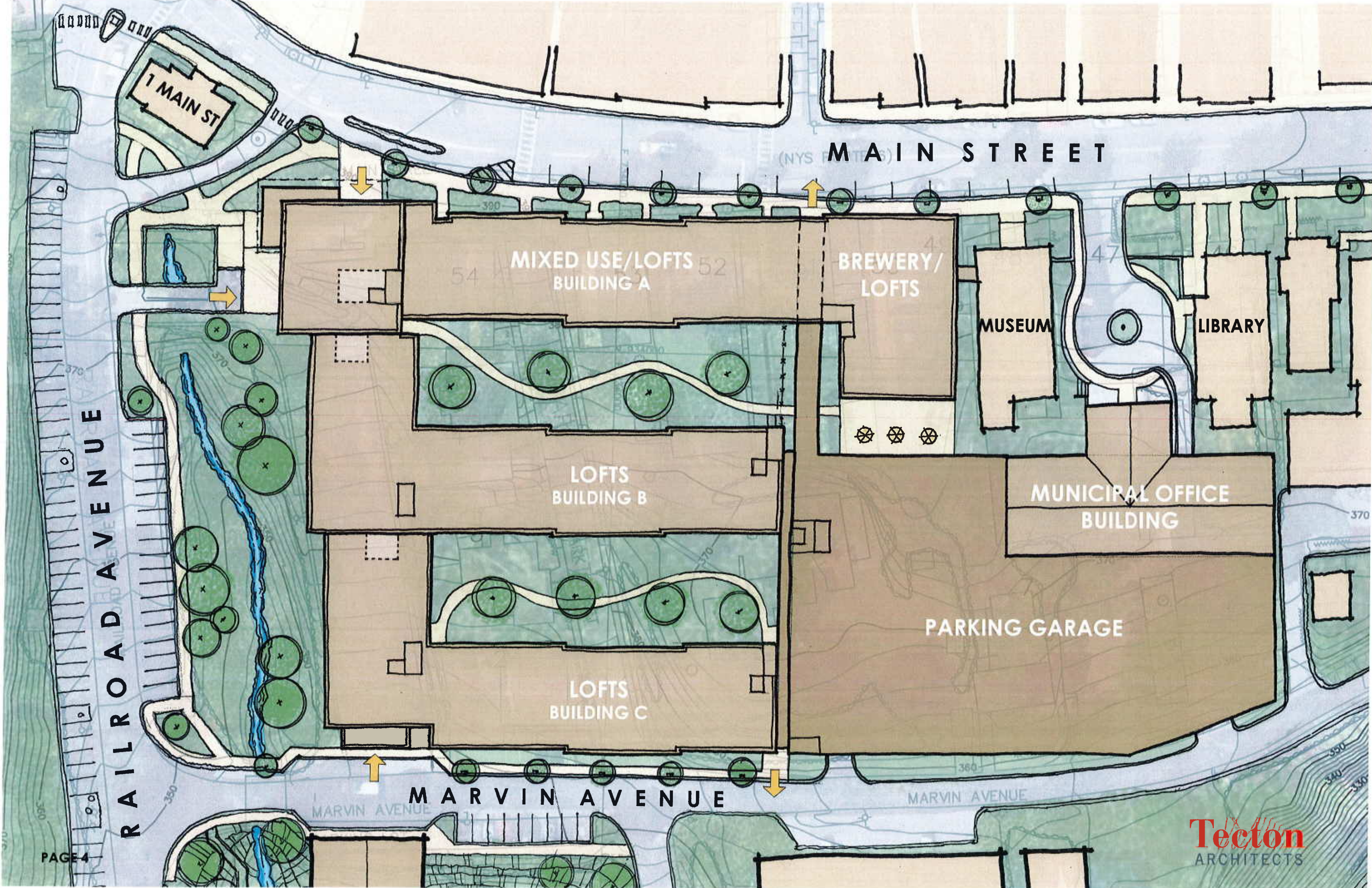


EXAMPLE BRICK MATERIAL

### RAILROAD AVENUE EXPERIENCE

LOFTS ON MAIN

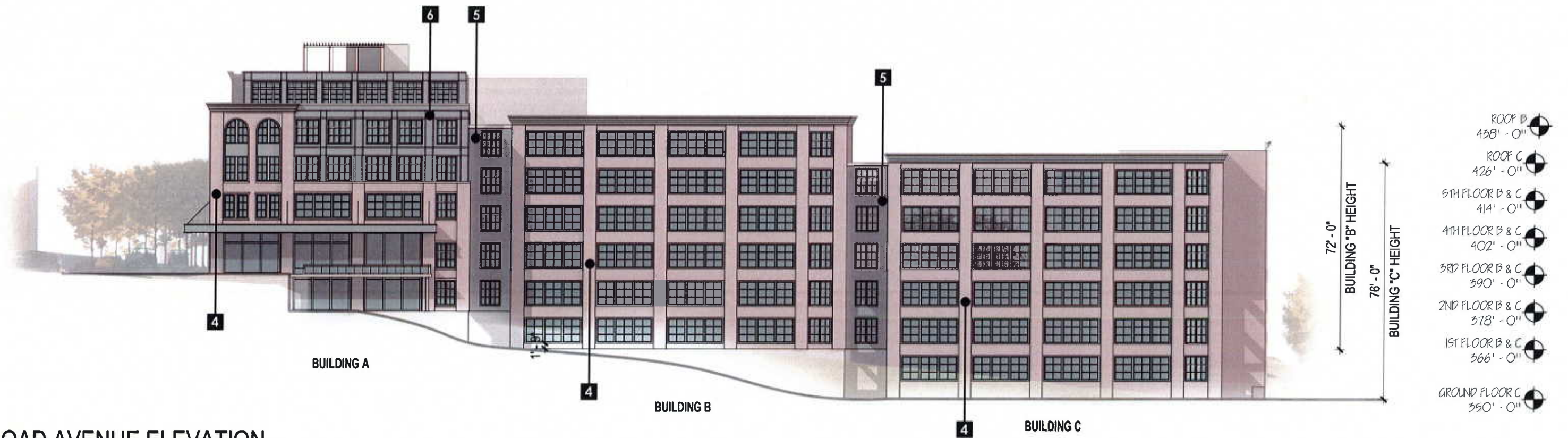
**Tecton**  
ARCHITECTS





MAIN STREET ELEVATION

1/32" = 1'-0"



RAILROAD AVENUE ELEVATION

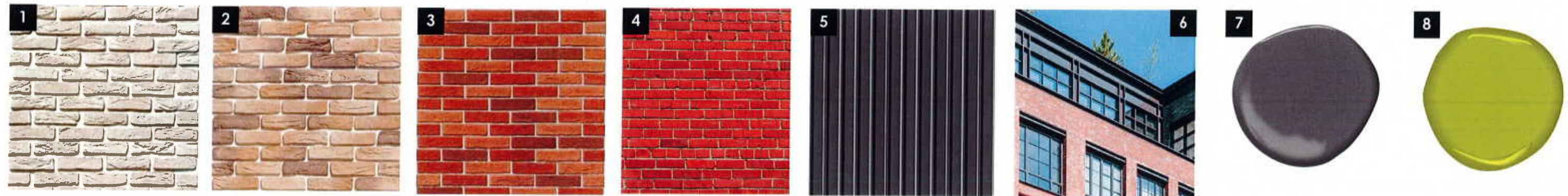
1/32" = 1'-0"

NORTH & WEST EXTERIOR ELEVATIONS  
 ENVISION BREWSTER



MARVIN AVENUE ELEVATION

1/32" = 1'-0"



MATERIAL PALETTE

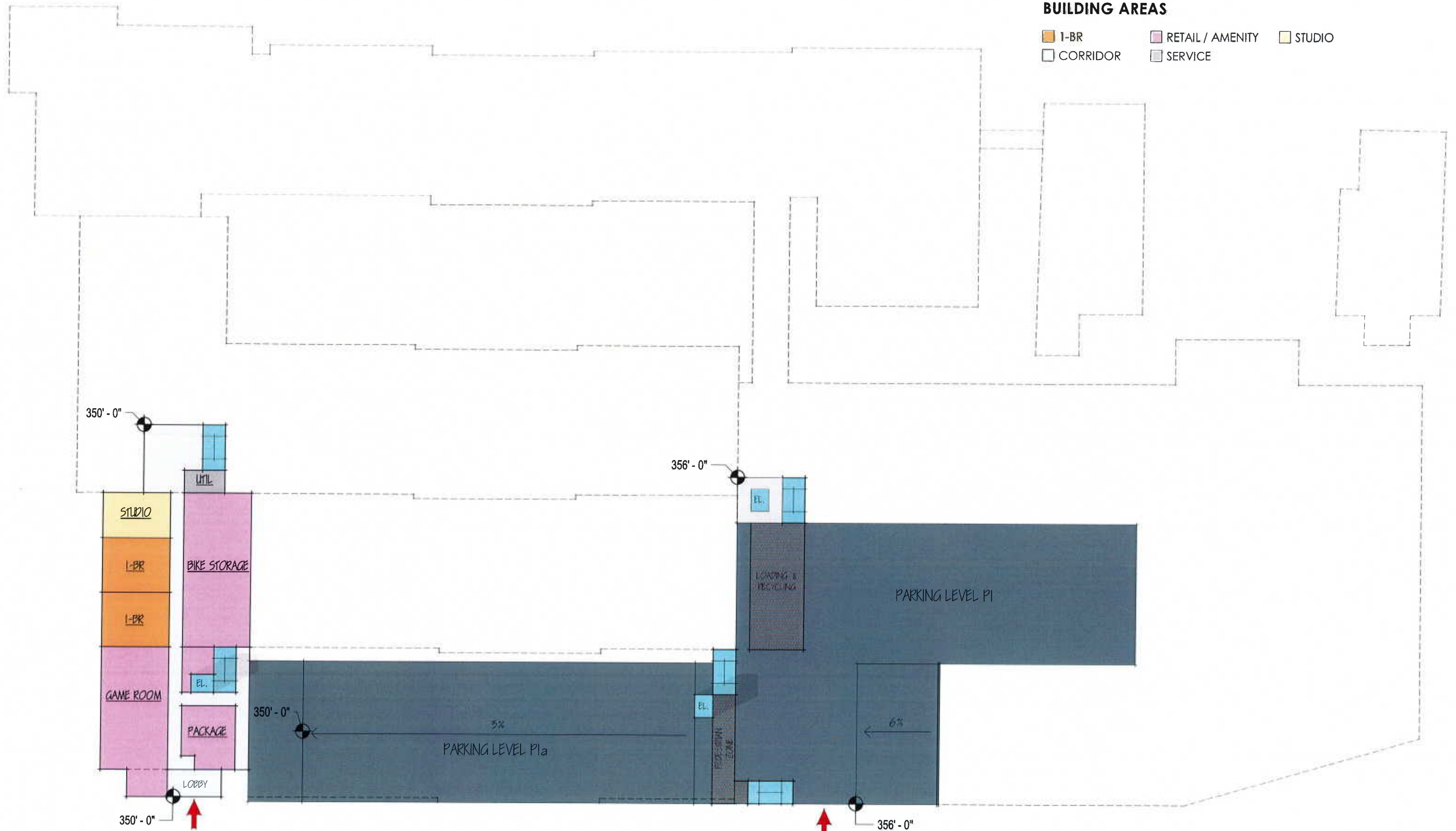
SOUTH EXTERIOR ELEVATION  
ENVISION BREWSTER



PERSPECTIVE VIEW FROM MAIN STREET  
LOFTS ON MAIN

**BUILDING AREAS**

- 1-BR
- RETAIL / AMENITY
- STUDIO
- CORRIDOR
- SERVICE

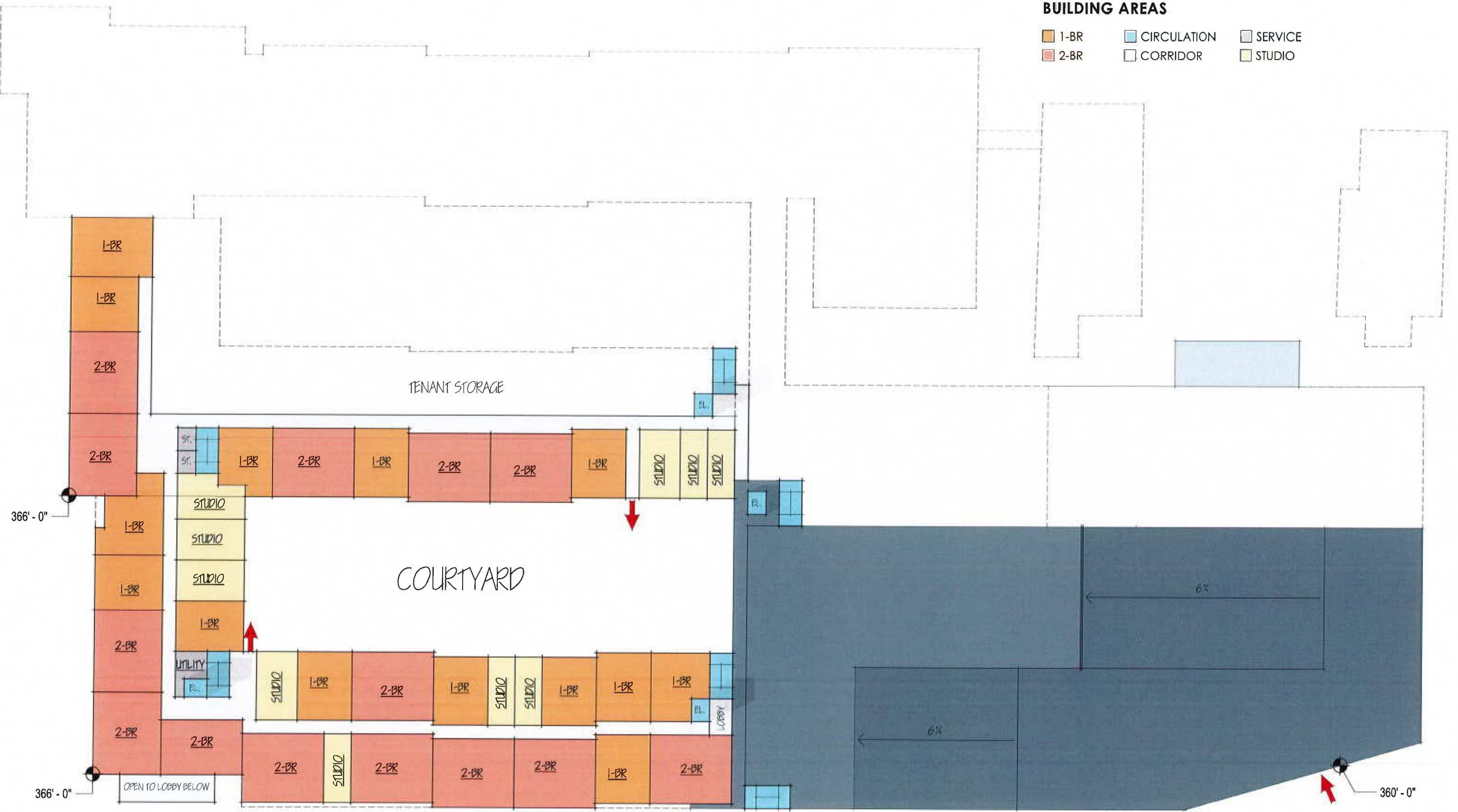


**350-FT (MARVIN AVENUE) LEVEL UNIT LAYOUT  
LOFTS ON MAIN**

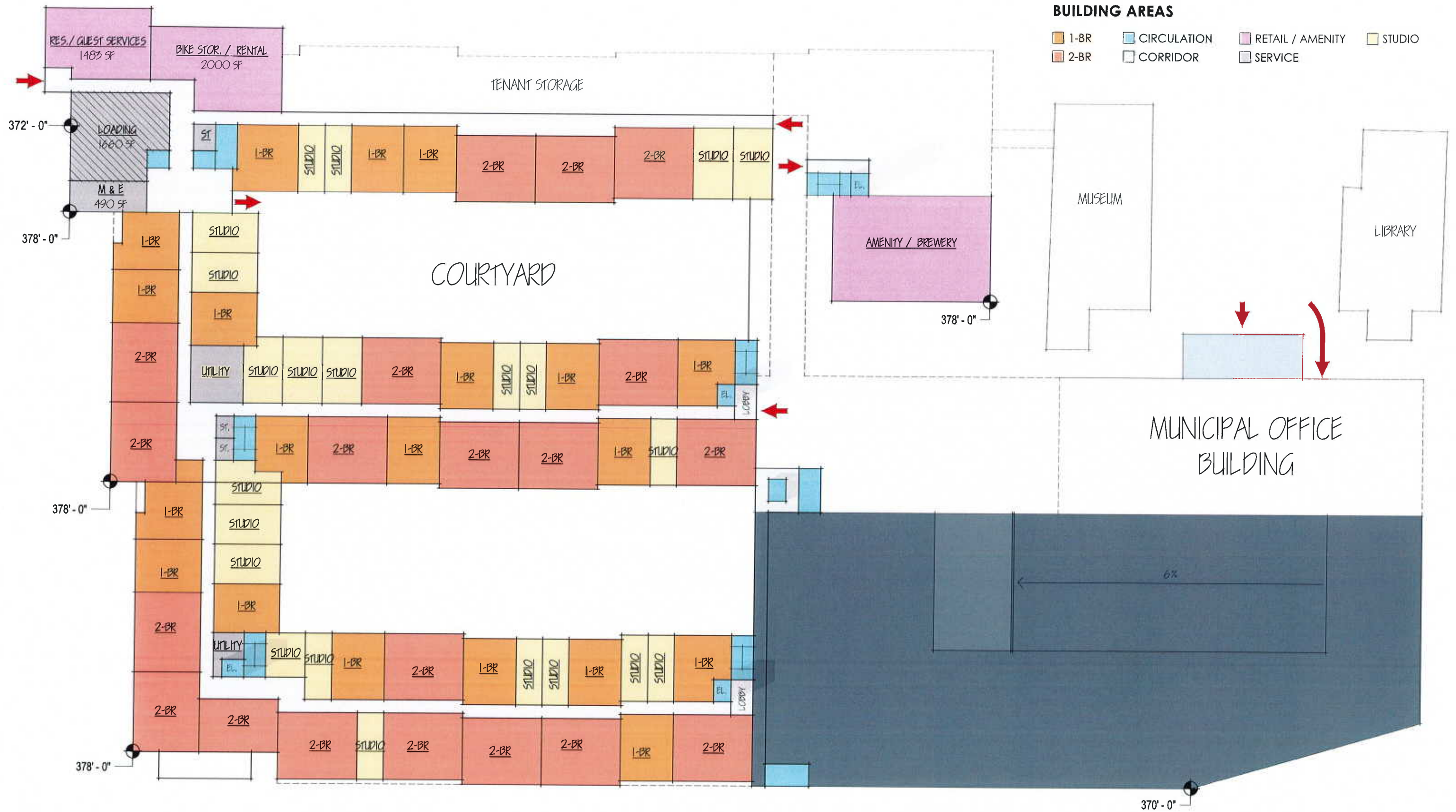


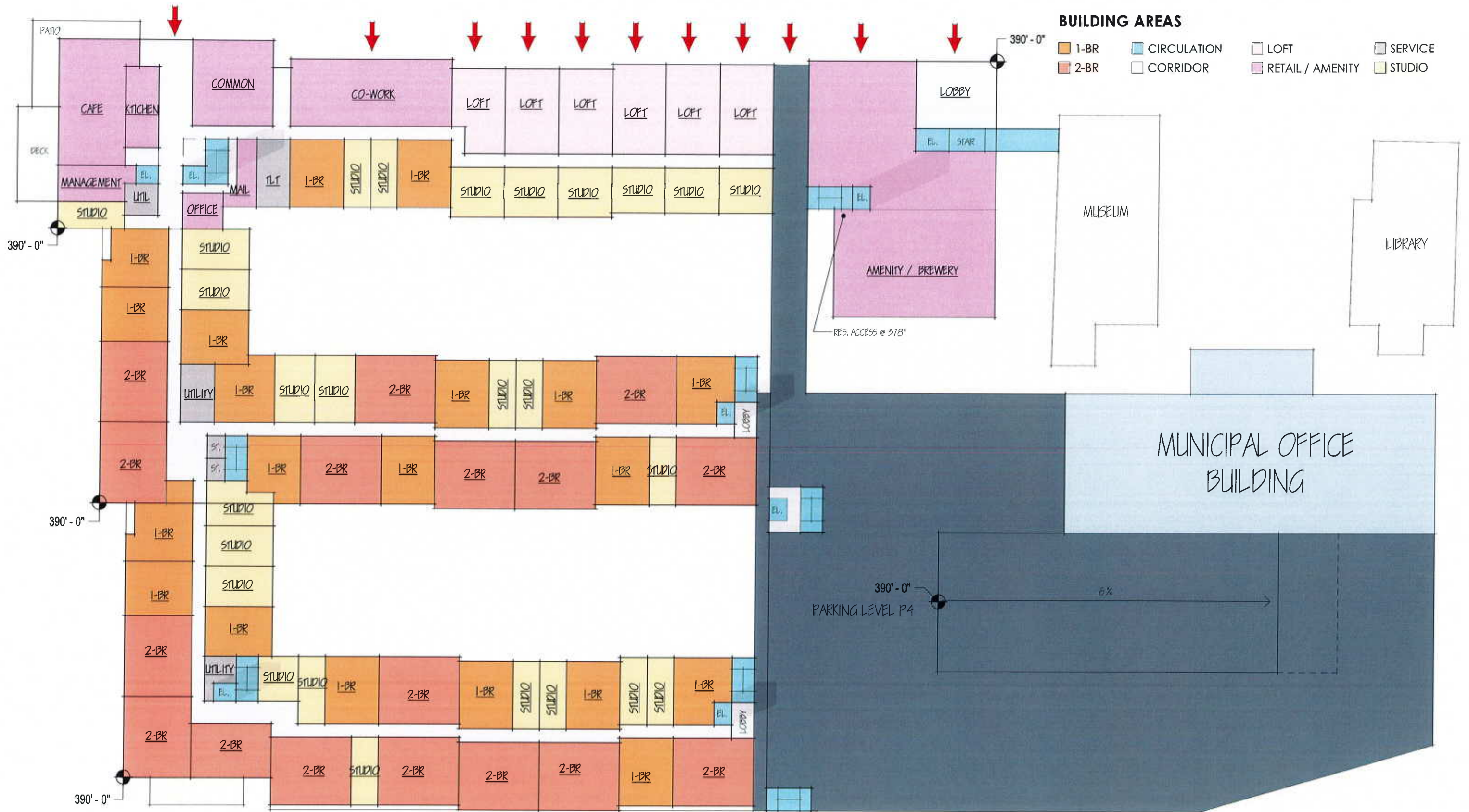
**BUILDING AREAS**

- 1-BR
- 2-BR
- CIRCULATION
- CORRIDOR
- SERVICE
- STUDIO

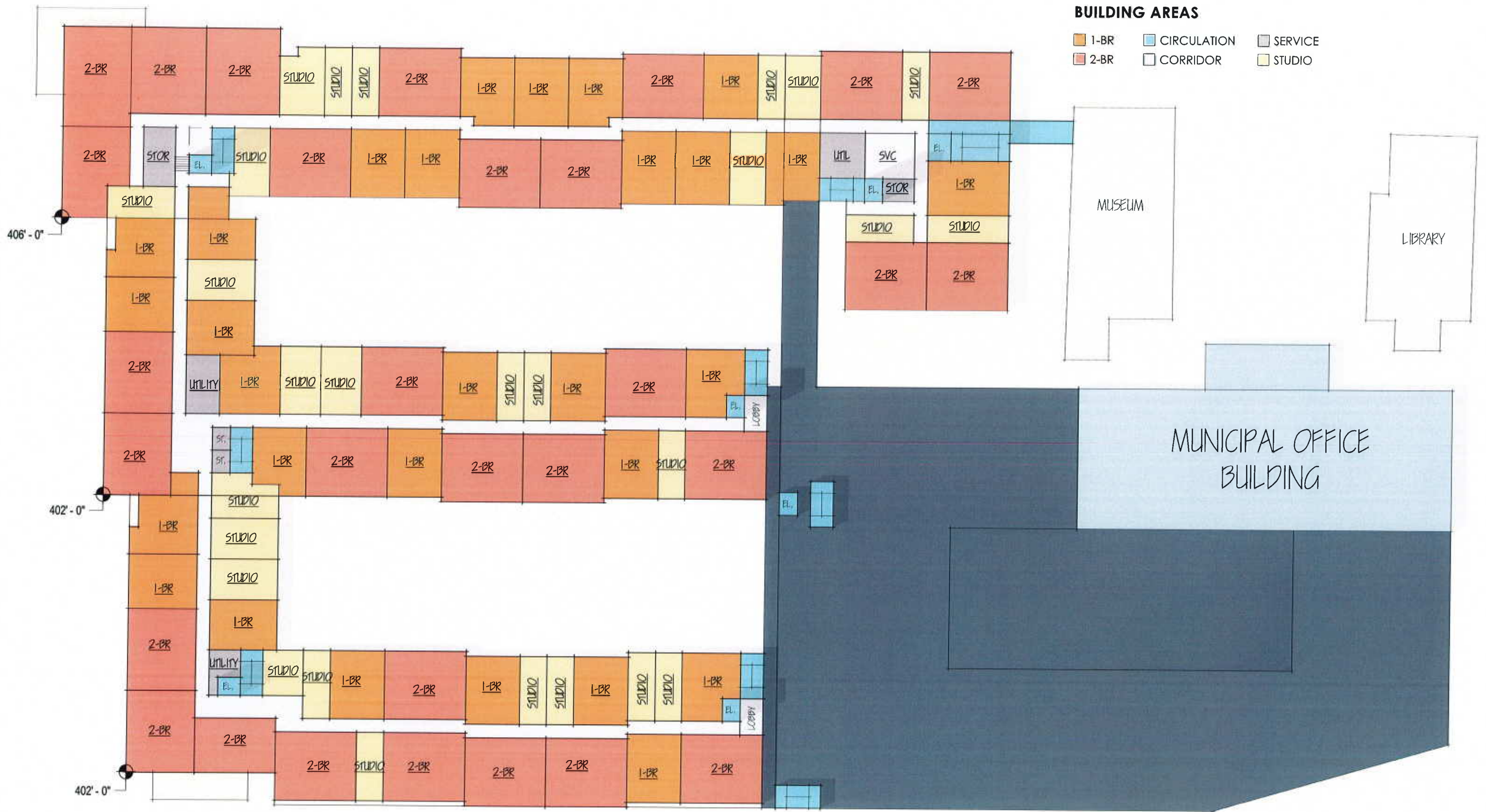


**366-FT LEVEL UNIT LAYOUT  
LOFTS ON MAIN**





390-FT (MAIN STREET) LEVEL UNIT LAYOUT  
LOFTS ON MAIN



402-FT/406-FT LEVEL UNIT LAYOUT  
LOFTS ON MAIN



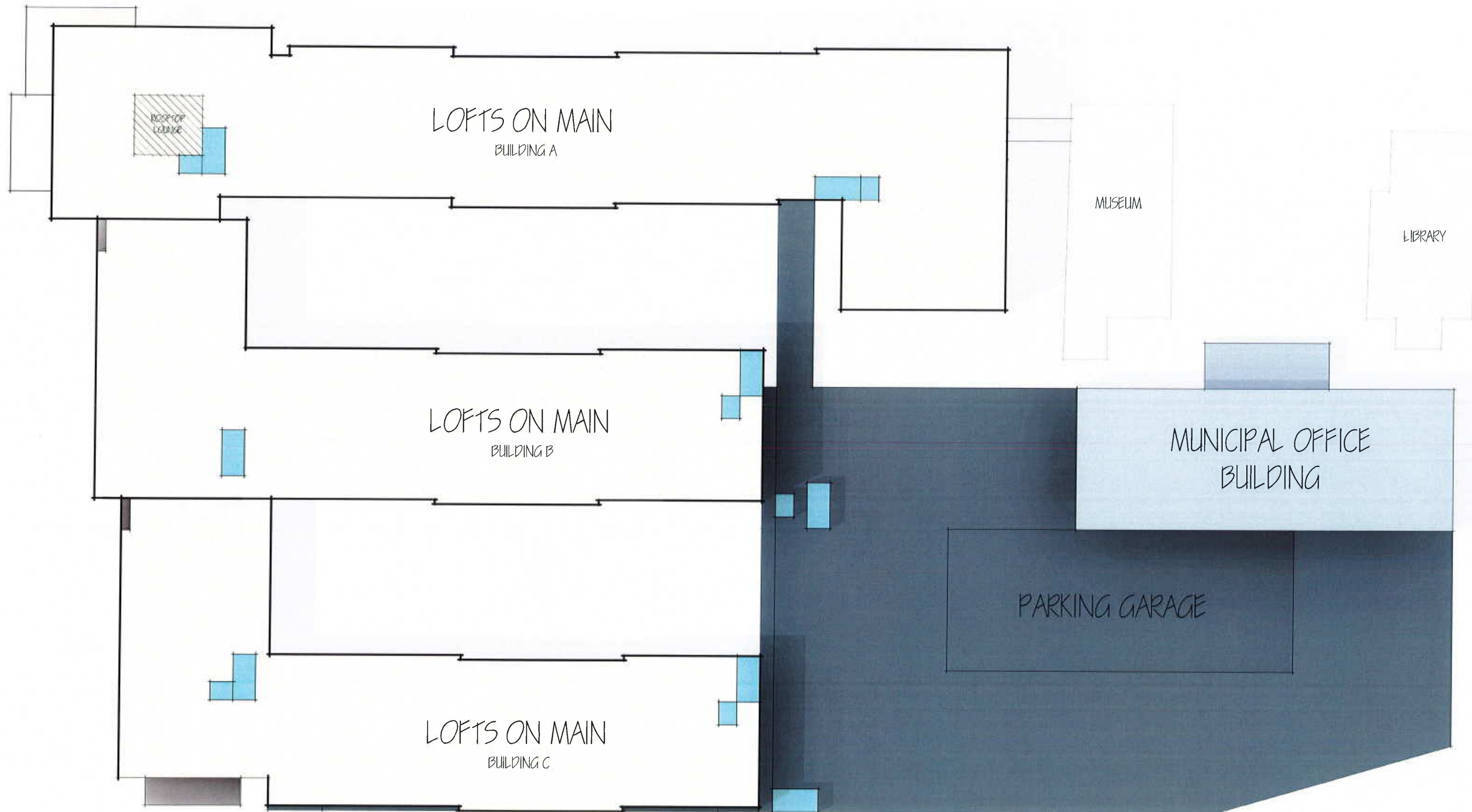
414-FT/418-FT LEVEL UNIT LAYOUT  
LOFTS ON MAIN



426-FT/430-FT LEVEL UNIT LAYOUT  
LOFTS ON MAIN



420-FT LEVEL UNIT LAYOUT  
LOFTS ON MAIN



ROOF LEVEL PLAN  
LOFTS ON MAIN



**LOFTS ON MAIN**

I.Park Brewster LLC

Tecton Architect pc

NRE-01-AR

Printed

08/06/21

Updated

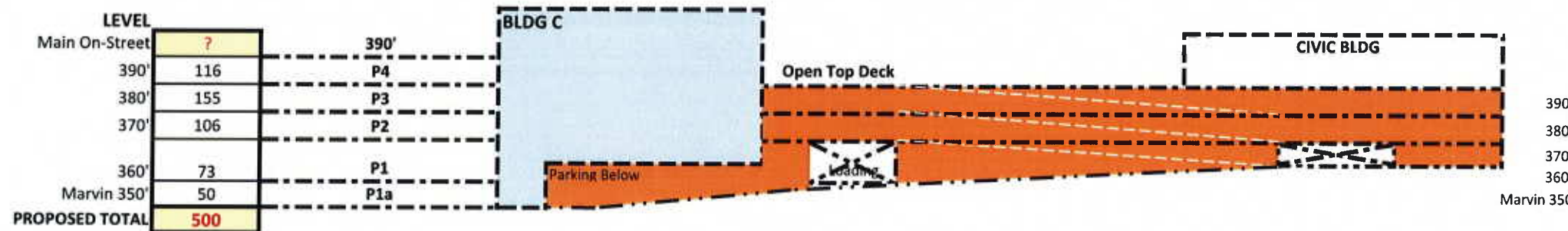
08/06/21

**Concept Development Program**

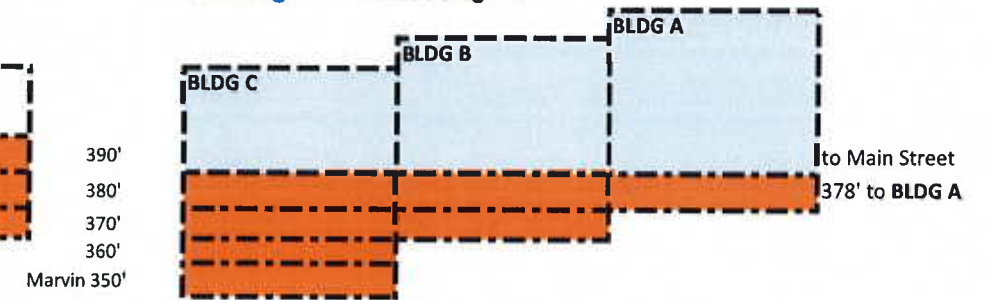
RESIDENTIAL TOTAL	Retail/ Mgmt Off.	Res. Commons	Studio Units Type 1	Studio Units Type 2	1-BR Units	2-BR Units	Artists Lofts	Residential Net Yield	Other Program	Circ. Service	Approx Total GSF						
	9,650	10,380	85	34,920	54	21,060	148	107,280	144	157,680	6	5,760	437	326,700	20,030	85,640	432,370

PARKING	Public/ Retail	Civic	Studio Units Type 1 (12')	Studio Units Type 2 (18')	1-BR Units	2-BR Units	Artists Lofts	Total Residential	Other	Total
ZONING			1/bed	1/bed	1/bed	1/bed	1/bed			
			85	54	148	144	6	437	0	437
PROPOSED	80	130	.66/unit	.66/unit	.66/unit	.66/unit	1/unit	290	0	500

Parking E-W Stack Diagram



Parking N-S Stack Diagram



**RESIDENTIAL UNIT COUNTS & PARKING CALCULATIONS  
LOFTS ON MAIN**