



2 2 6 A T T H E A T E L I E R



K I T C H E N
B L A C K S T Y L E



T U B



B A T H S T Y L E



K I T C H E N
W H I T E S T Y L E



W H I R L P O O L T U B

L O F T I N T E R I O R





2 2 6 A T T H E A T E L I E R



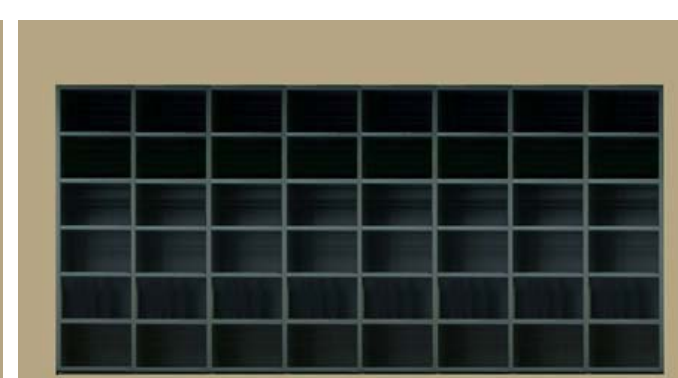
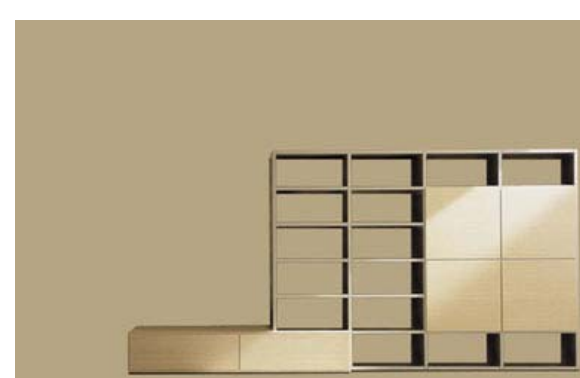
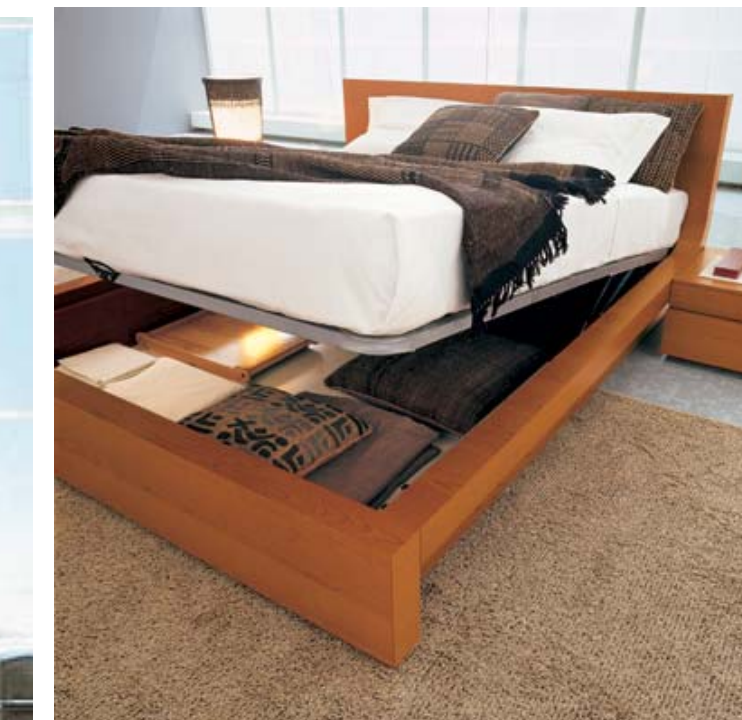
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B E D R O O M



S T Y L E



L O F T I N T E R I O R



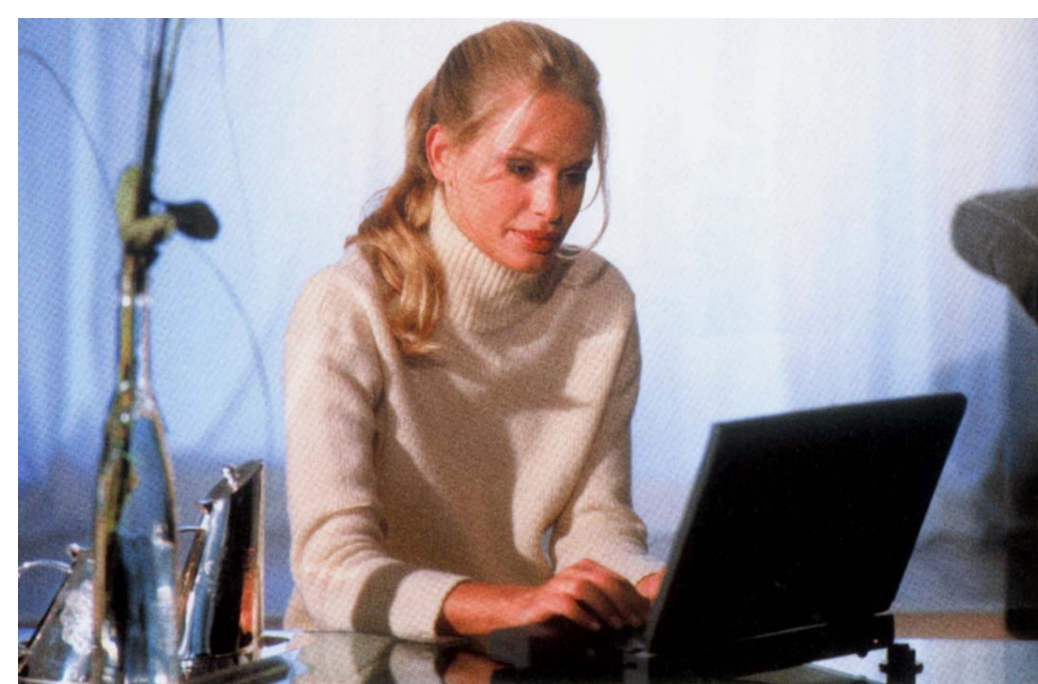
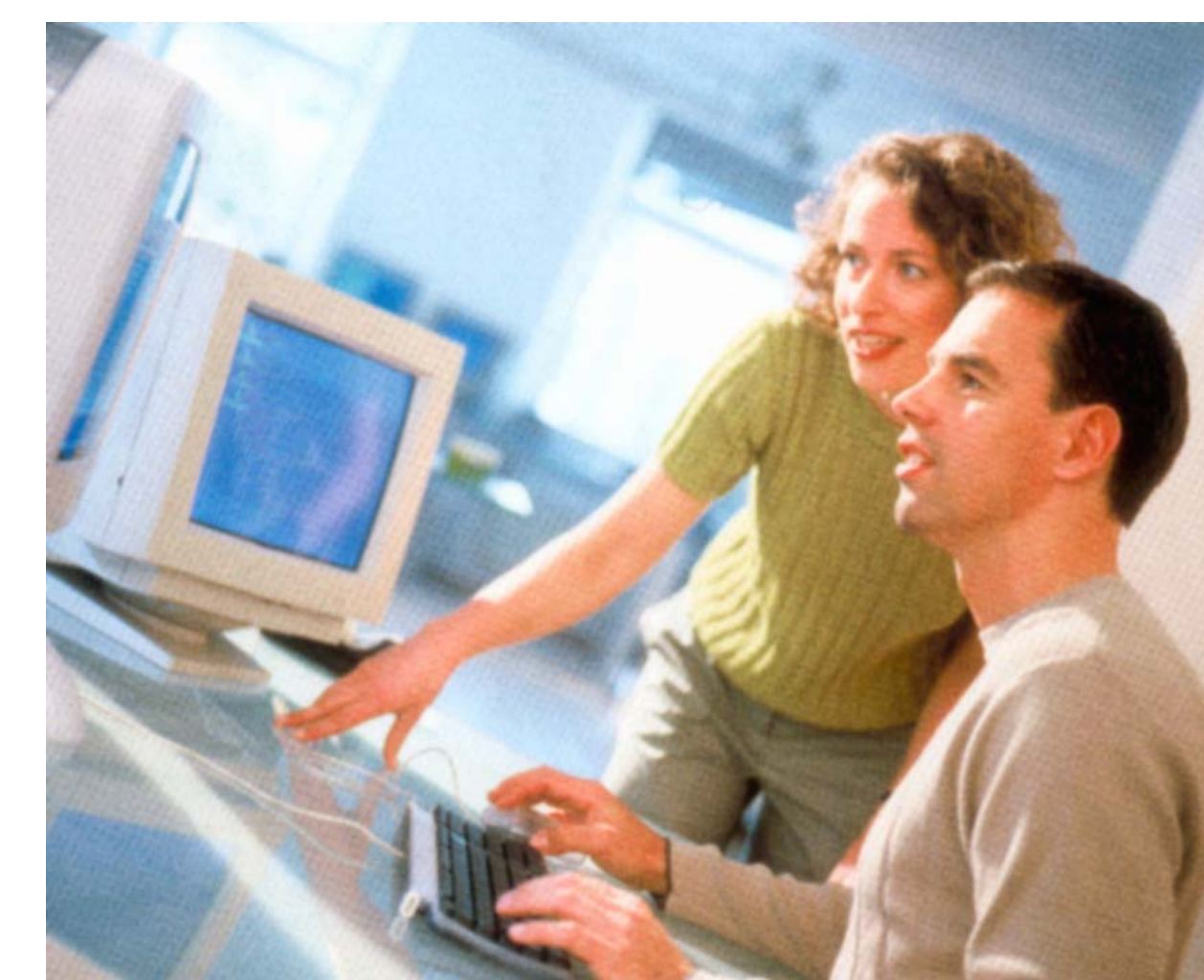
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S T Y L E

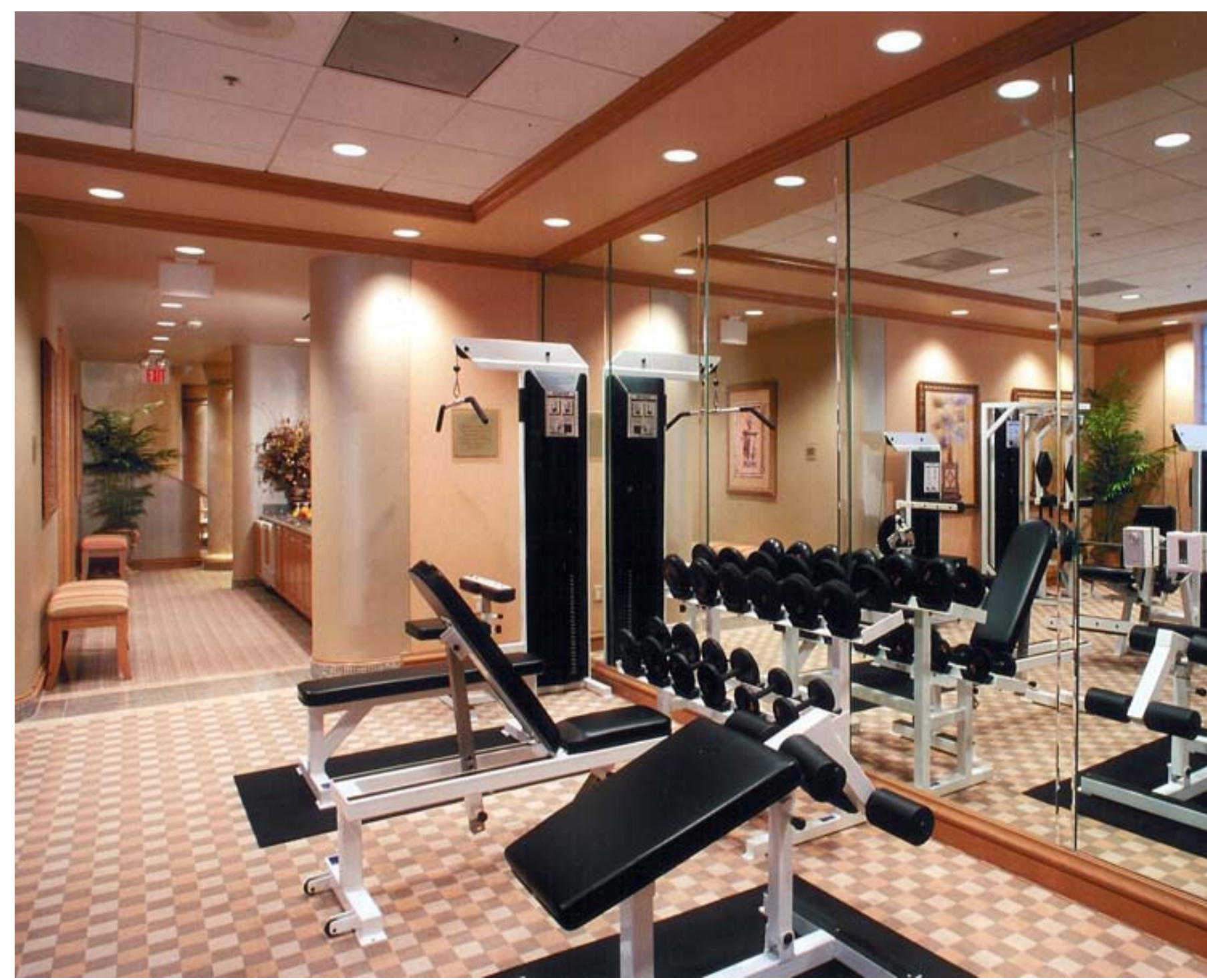


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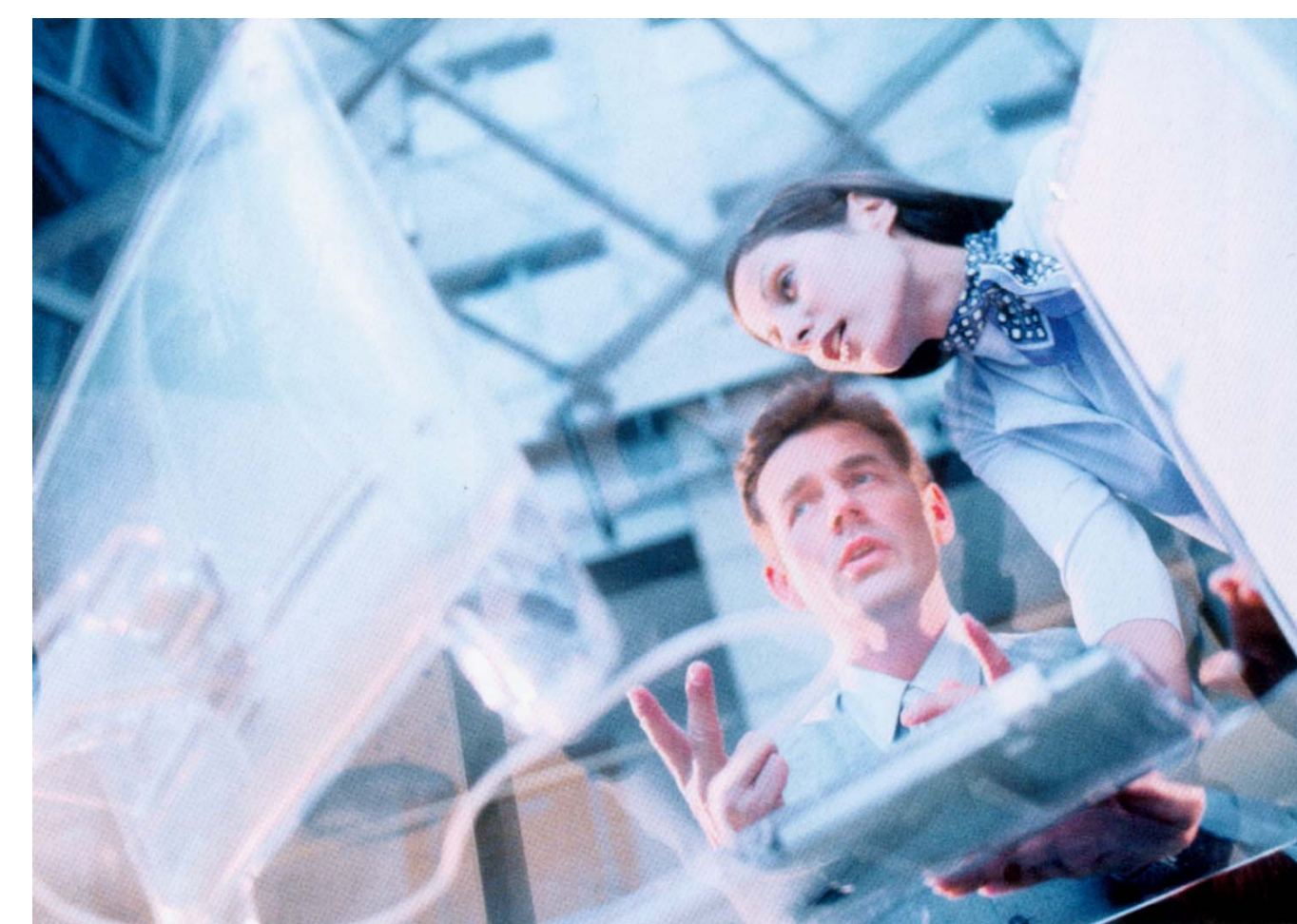
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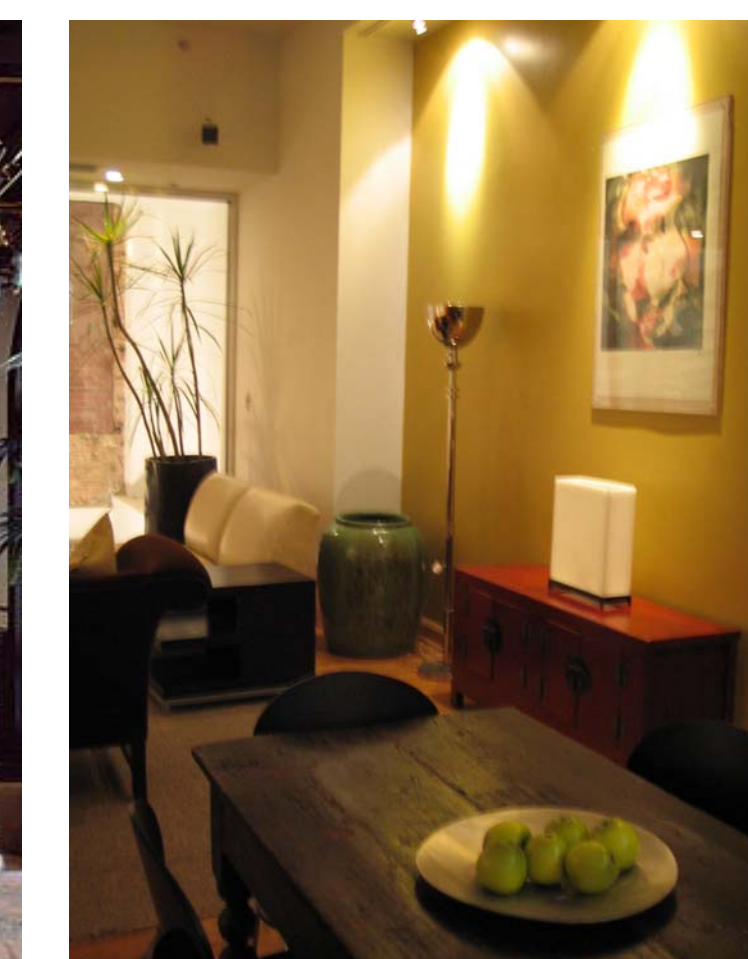
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C O M P U T E R L O U N G E



W O R K O U T A R E A



L O F T I N T E R I O R



2 2 6 A T T H E A T E L I E R



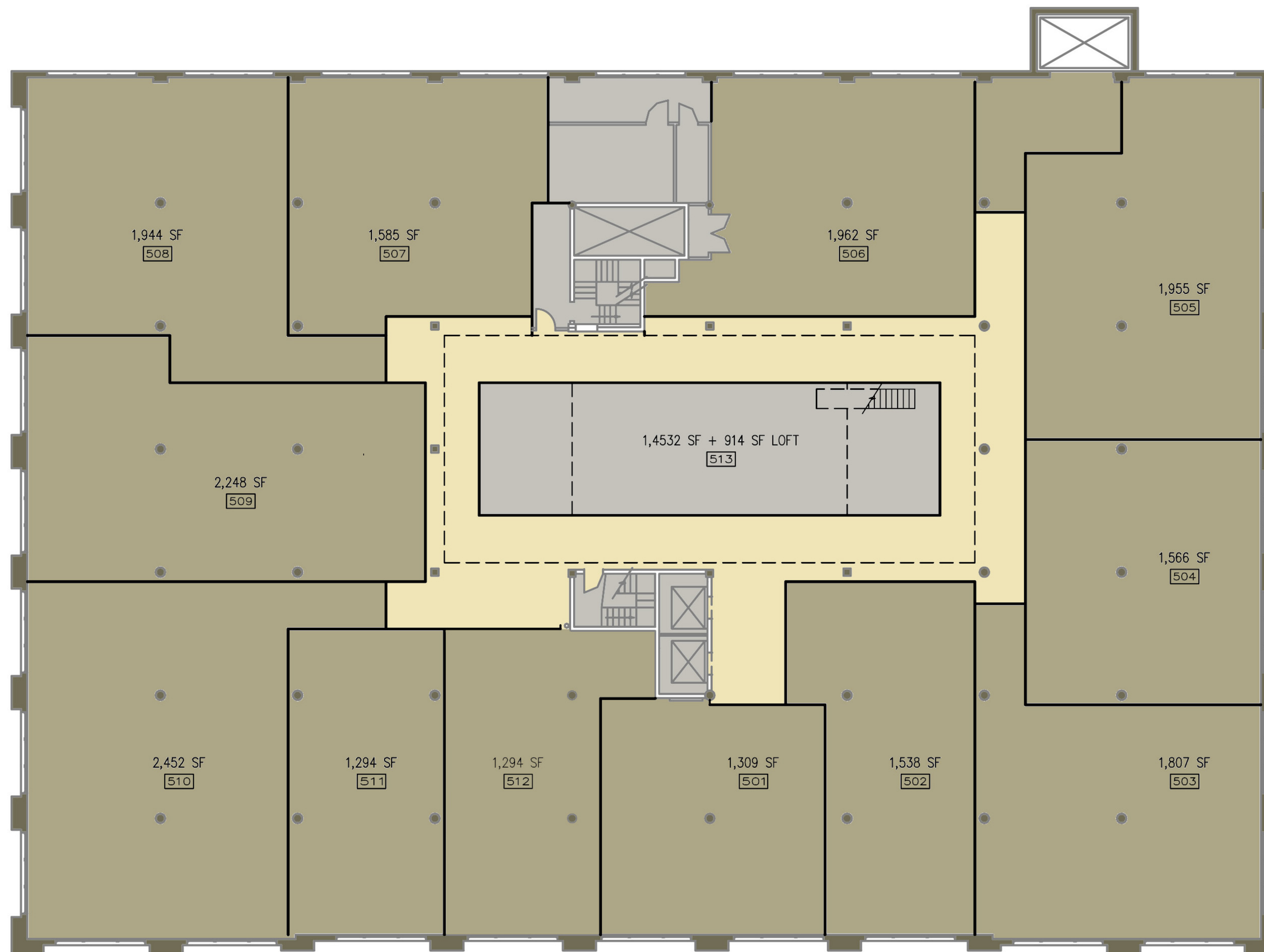
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L O F T P L A N





2 2 6 A T T H E A T E L I E R



5 T H F L O O R L A Y O U T

L O F T P L A N





2 2 6 A T T H E A T E L I E R



B A S E M E N T L A Y O U T

L O F T P L A N





APRIL 12, 2005

266 AT ATELIER

UNIT AMENITIES

1. Painted Birch Hollow Core Flush Panel Interior Doors
2. Textured Cut/Uncut Loop Carpet With Padding
3. Tile Kitchen Floor
4. Painted Popular, Base And Door Molding
5. Stained Maple Recessed Panel Vanity Cabinets With Swan Stone Sink
6. Stained Maple Recessed Panel Linen Cabinet
7. Stained Maple Recessed Panel Kitchen Cabinets With Granite Top
8. Fully Sprinkler Fire Suppression System
9. Fixed Windows
10. Forced Air Heating and Cooling with VAV Boxes
11. Electric Water Heater
12. Intercom System To Building Door And Unit Door
13. Emergency Contact System To Police, Fire And Medical
14. Two Compartment Under Mounted Stainless Steel Sink
15. General Electric Appliances
16. Electric Range, Microwave, Side By Side Refrigerator and Dishwasher
17. Washer and Electric Dryer
18. Cable TV and Broad Ban Internet
19. High Exposed Ceilings
20. Surface Mounted Track Lighting
21. See Through Gas Fire Place between Living and Master Bed Room
22. Walk In Closet With Adjustable Closet System
23. Stainless Steel Lever Door Handles
24. Tile Floor and Shower in Bathrooms
25. Oval Corner Tub in Tile Surround
26. 30" By 60" Tile Shower With Seat
27. Second Bath
28. Laundry Room Sink

UNIT AMENITIES UPGRADES

29. ADA Accessible: Grab Bars, Cabinets With Knee Room ...
30. Painted Flush Panel Solid Core Masonite Interior Doors
31. Stained 6 Panel Solid Core Birch Interior Doors
32. Full Height Closet Door Mirrors
33. Wood Flooring
34. Stained Popular Base and Casing Molding
35. Stained Oak Flush Panel Vanity Cabinets With Pulls
36. Stained Cherry Flush Panel Vanity Cabinets With Pulls
37. Stained Oak Flush Panel Kitchen Cabinets With Pulls
38. Stained Cherry Flush Panel Kitchen Cabinets With Pulls
39. Kitchen Pantry with Glass Doors
40. 24" High Flush Maple Stained TV Cabinet



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266 AT ATELIER SITE AMENITIES

1. Neighborhood Drug Store
2. Downtown Shopping and Restaurants
3. Easy Interstate Access
4. Colleges Near By
5. Mixed Use Community
6. Fenced Garden Park
7. Parking (Future Enclosed Parking)

BULDING AMENITIES

8. Skyline Views
9. Library With Fire Place
10. Exercise Facility
11. Event Rooms
12. Theater Room
13. Storage Space

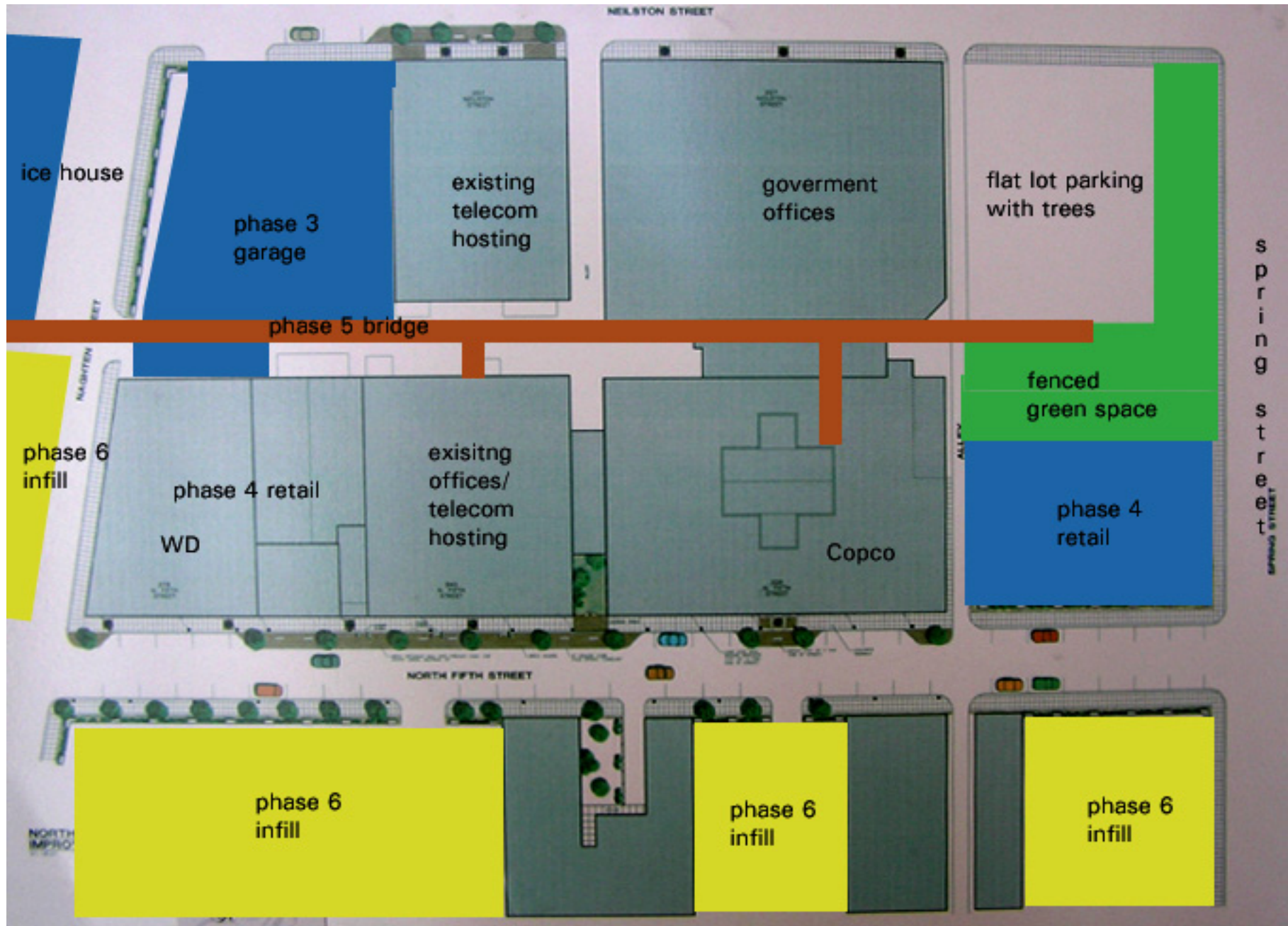


APRIL 12, 2005

266 AT ATELIER MASTER PLAN

Six Phase Master Plan. The Phases Need Not Have To Be Built In Order.

1. Lofts In The 226 N Fifth Street Building.
 - a. Floors
 - i. Basement
 1. New Lofts Along Windows
 - a. Wired For High-End Computer Work With Back-Up Generator.
 - b. Larger Spaces With Work Areas For Lower Cost.
 2. Common Rooms
 - a. Theater
 - b. Event Rooms
 - c. Storage
 - ii. 1st Floor
 1. Existing Office Space
 2. Entry Lobby
 - iii. 2nd Floor
 1. Existing Office Space
 - iv. 3rd Floor
 1. Existing Telecom Hosting Space
 2. Future Lofts If Telecom Goes Under.
 - v. 4th Floor
 1. Lofts
 - a. Wired For High-End Computer Work With Back-Up Generator.
 - vi. 5th Floor
 1. Lofts
 - a. Wired For High-End Computer Work With Back-Up Generator.
 2. Common Rooms
 - a. Library With Fireplace
 - b. Exercise Room
2. Lofts In The Icehouse
 - a. Your Guys Design.
 - b. No Parking In Basement. Use Existing Flat Lots.
3. Parking And Landscaping
 - a. Add Trees Along Street
 - b. Add Nice Looking Parking Along Spring Street
 - c. Add Fenced Green Space To Walk Dog And Stuff At Spring Street
 - d. Add Parking Garage.
4. Retail.
 - a. Convert WD Office Space Into Retail.
 - b. Add One Story Retail Along Spring With Parking On Roof.
5. Connection Bridge.
 - a. Connecting Lofts To Enclosed Parking And Retail.
6. Future Infill Buildings.



ice house

phase 3 garage

existing telecom hosting

government offices

flat lot parking with trees

phase 5 bridge

phase 6 infill

WD

phase 4 retail

existing offices/telecom hosting

Copco

fenced green space

phase 4 retail

phase 6 infill

phase 6 infill

phase 6 infill

Spring Street

NORTH IMPRO