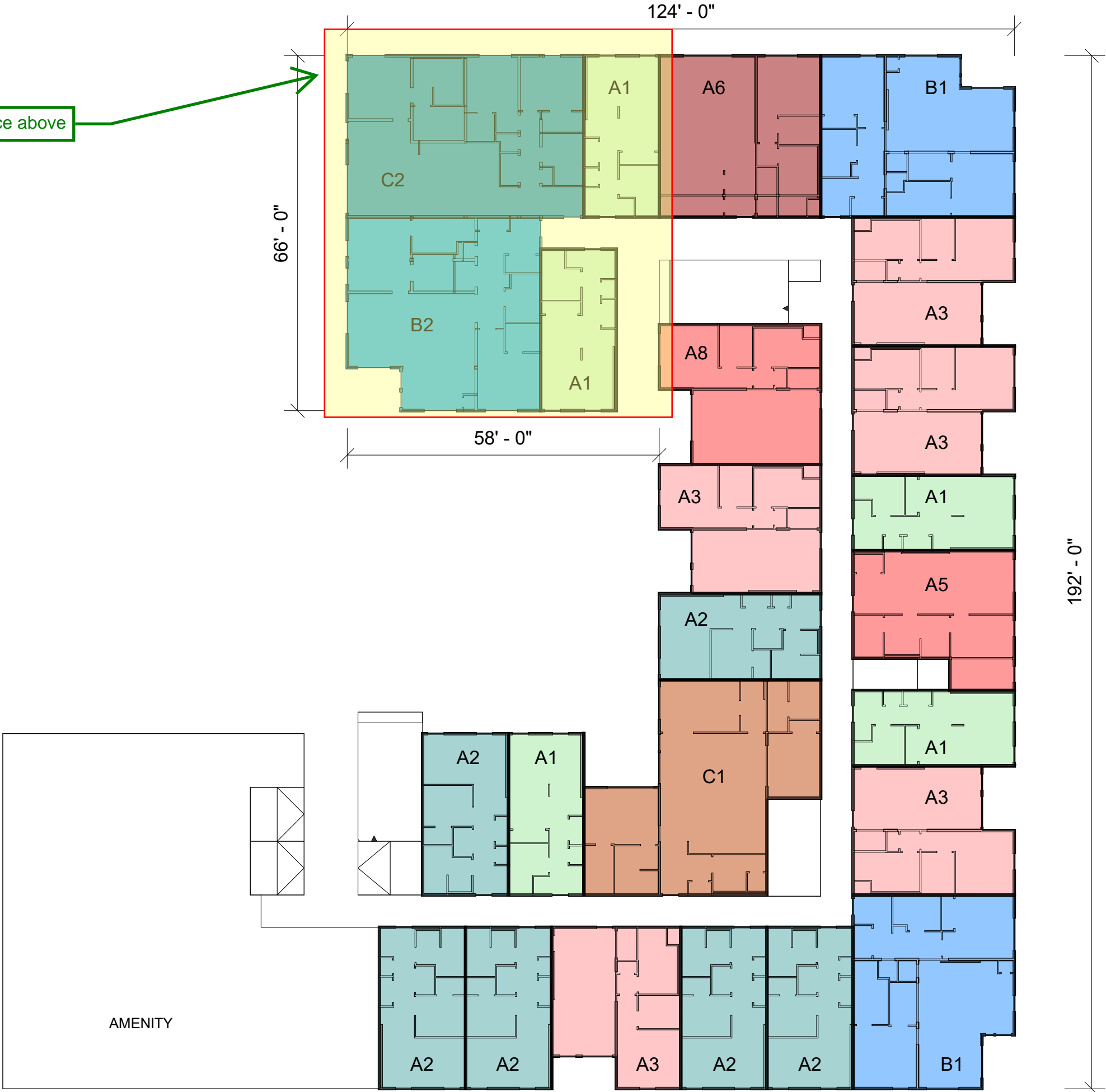


12/18/2019																				
Rental Apartments in Indianapolis, IN																				
9 Stories of Prescient Apartments over 4 levels CIP parking podium																				
SCHEME #16																				
UNIT TYPE	#Bedrooms/ #Bathrooms	Size in Net HSF	# Units	# of Beds	Total Net HSF	UNIT TYPE	LEVEL 1	LEVEL 3	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	TOTALS		
A1 14X30	1/1	427	25	25	10,675	A1			5	5	3	3	3	3	3			25	A1	
A2 16X30	1/1	488	47	47	22,936	A2			6	6	7	7	7	7	7			47	A2	
A3 24X30 BALC.	1/1	661	40	40	26,440	A3			5	5	6	6	6	6	6			40	A3	
A4 30X30	1/1	650	4	4	2,600	A4						1	1	1	1			4	A4	
A5 26X30	1/1	683	7	7	4,781	A5			1	1	1	1	1	1	1			7	A5	
A6 30X30	1/1	912	3	3	2,736	A6			1	1	1							3	A6	
A8 26X30 BALC	1/1	710	7	7	4,970	A8			1	1	1	1	1	1	1			7	A8	
B1 36X30 OUT COR. BALC	2/2	1,046	18	36	18,828	B1			2	2	2	3	2	4	3			18	B1	
B2 36X36 OUT COR. BALC	2/2	1,234	2	4	2,468	B2			1	1								2	B2	
B3 36X30	2/2	1,106	5	10	5,530	B3					1	1	2		1			5	B3	
B4 38X30	2/2	1,158	2	4	2,316	B4						1			1			2	B4	
B5 38X30 OUT COR. BALC	2/2	1,086	2	4	2,172	B5							1	1				2	B5	
C1 40X44 BALC	3/2	1,330	7	21	9,310	C1			1	1	1	1	1	1	1			7	C1	
C2 44X30	3/2	1,350	2	6	2,700	C2			1	1								2	C2	
C3 66X30 BALC	3/3	1,596	1	3	1,596	C3					1							1	C3	
TH 1	2 / 2.5	1,392	4	8	5,568	TH1	4											4	TH1	
TH 2	2 / 2.5	1,392	4	8	5,568	TH2		4										4	TH2	
							4	4	24	24	24	25	25	25	25	0	0	180		
PENTHOUSE LEVELS 12 AND 13																				
A2 16X30	1/1	488	2	2	976	A2										1	1	2	A2	
A3 24X30 BALC.	1/1	661	2	2	1,322	A3										1	1	2	A3	
A4 30X30	1/1	650	2	2	1,300	A4										1	1	2	A4	
A5 26X30	1/1	683	2	2	1,366	A5										1	1	2	A5	
A8 26X30 BALC	1/1	710	2	2	1,420	A8										1	1	2	A8	
B1 36X30 OUT COR. BALC	2/2	1,046	6	12	6,276	B1										3	3	6	B1	
B3 36X30	2/2	1,106	2	4	2,212	B3										1	1	2	B3	
B5 38X30 OUT COR. BALC	2/2	1,086	2	4	2,172	B5										1	1	2	B5	
C1 40X44 BALC	3/2	1,330	2	6	2,660	C1										1	1	2	C1	
PA1 32X30	1/1	976	2	2	1,952	PA1										1	1	2	PA1	
PA2 30X30	1/1	912	2	2	1,824	PA2										1	1	2	PA2	
PB1 40X30 BALC	2/2	1,150	6	12	6,900	PB1										3	3	6	PB1	
PB2 38X30 BALC	2/2	1,310	4	8	5,240	PB2										2	2	4	PB2	
TOTALS																18	18	36	UNITS	
Unit Avg. - SF/Unit						772														
Bedroom Avg. - SF/Bed						562														
UNIT MIX																				
	# Units	Unit %	# Beds	Bed %																
Townhomes	8	3.70%	16	5.39%																
JR. 1-beds	74	34.26%	74	24.92%																
1-beds	73	33.80%	73	24.58%																
2-beds	49	22.69%	98	33.00%																
3-beds	12	5.56%	36	12.12%																
	216	100.00%	297	100.00%																
RESID. BUILDING AREA																				
GROSS AREA (INCL BALC) LVLS 5		21,450	X 1 FLOORS		21,450 SF															
GROSS AREA (INCL BALC) LVLS 6		21,450	X 1 FLOORS		21,450 SF															
GROSS AREA (INCL BALC) LVLS 7-13		20,918	X 7 FLOORS		146,426 SF															
GROSS AMENITY (LVL 5&6)		3,508	X 2 FLOORS		7,016 SF															
TOWER GROSS AREA EXCL BALC					188,766 SF															
NET HEATED UNITS WITH BALC.					174,390 SF															
NET HEATED UNITS WITH BALC. (MINUS THS)					163,254 SF															
NET HEATED UNITS (MINUS THS)					155,678 SF															
RESID. BUILDING EFFICIENCY ABV PODIUM					82.47% SF															
BALCONY AREA																				
TOTAL BALCONY AREA					7,576 SF															
AMENITY AREA																				
2-STY AMENITY#1 (LVL 5&6)					7,016 SF															
TOTAL AMENITY AREA					7,016 SF															
COMMERCIAL BUILDING AREA																				
2-STY RETAIL					9,432 SF															
1-STY OFFICE		9,432	X 2 FLOORS		18,864 SF															
TOTAL COMMERCIAL AREA					28,296 SF															
PARKING PROVIDED																				
P1					51															
P2					56															
P3					56															
P4					14															
TOTAL PROVIDED					177															
PARKING RATIO		0.596	SP. / BED	0.819	SP. PER UNIT															

UNIT TYPE	BALC AREA	# OF UNITS
A3 24X30 BALC	69	42
A8 26X30 BALC	81	9
B1 36X30 BALC	60	24
B2 36X36 BALC	80	2
B5 38X30 BALC	72	4
C1 40X44 BALC	135	9
C3 66X30 BALC	60	1
PB1 40X30 BALC	69	6
PB2 38X30 BALC	93	4
	101	7,576

public space above





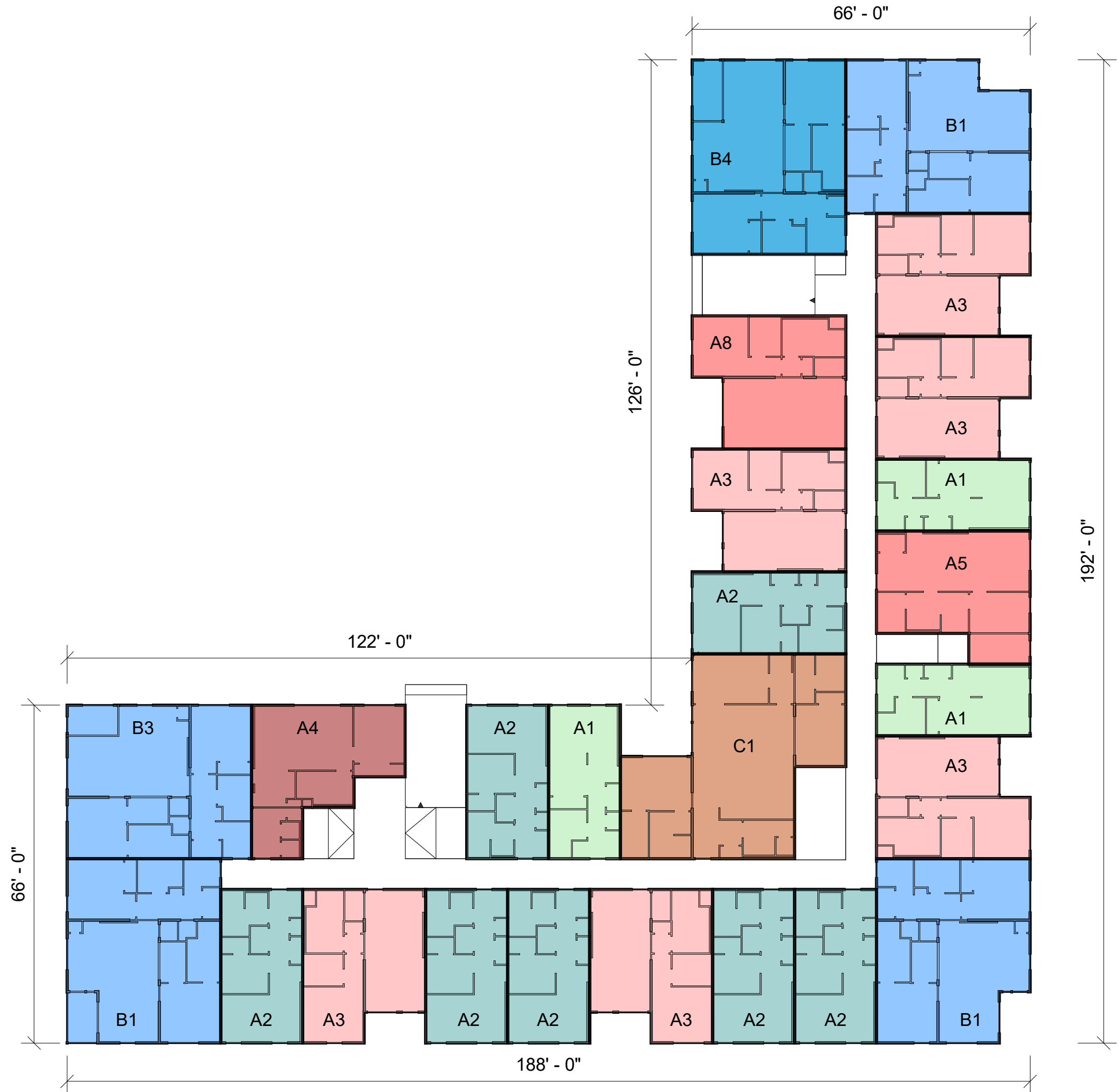
421 PENN
Indianapolis, IN 46204

LEVEL 7 - OVERALL PLAN
COLOR-CODED

OPTION 2

SCALE: 1" = 20'-0"

12/18/19



421 PENN
Indianapolis, IN 46204

LEVEL 8-11 - OVERALL PLAN
COLOR-CODED

SCALE: 1" = 20'-0"

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LEVEL 12-13 - OVERALL PLAN
COLOR-CODED

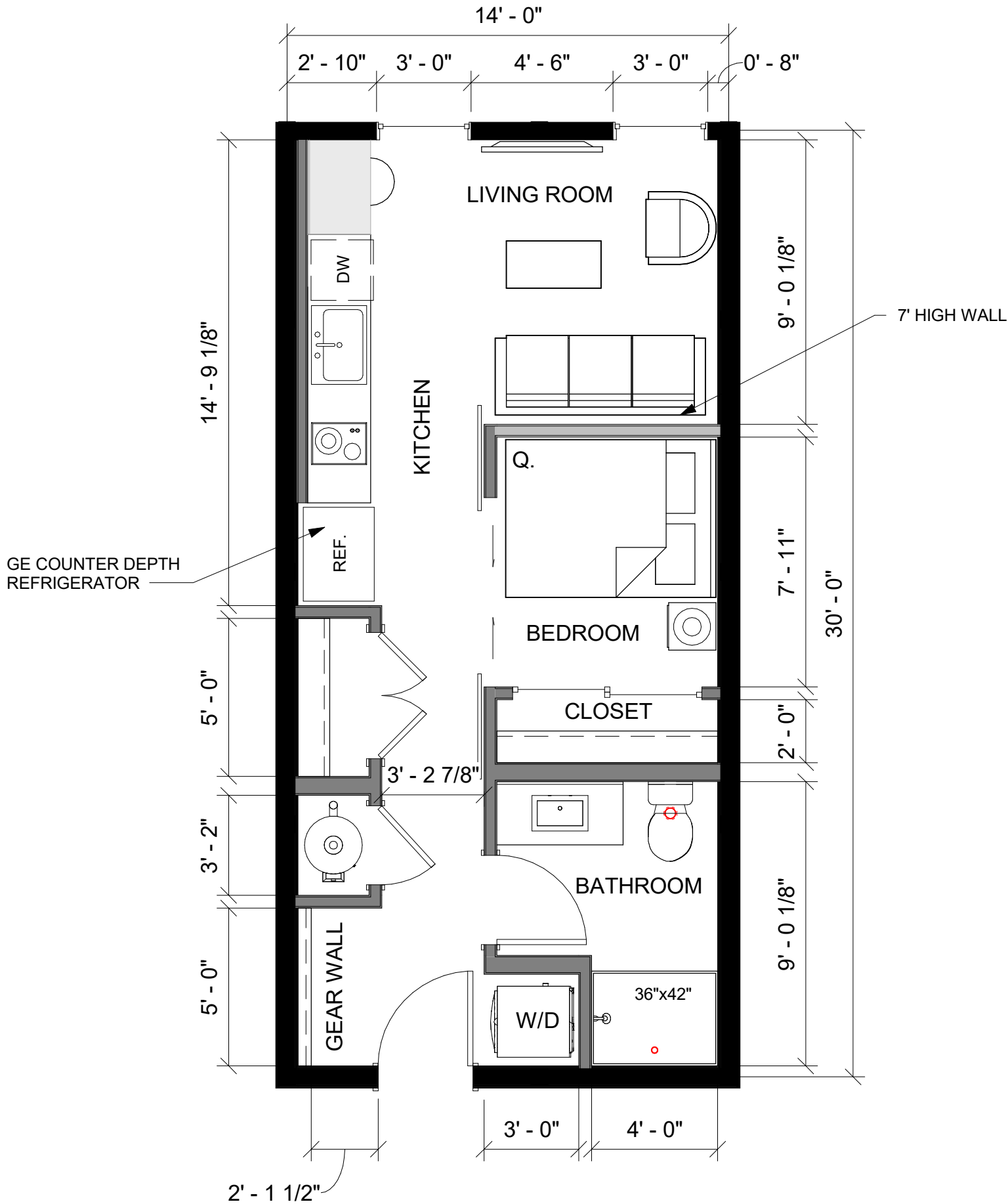
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AP-A-3014-05-O-01_60
A1 427 SF

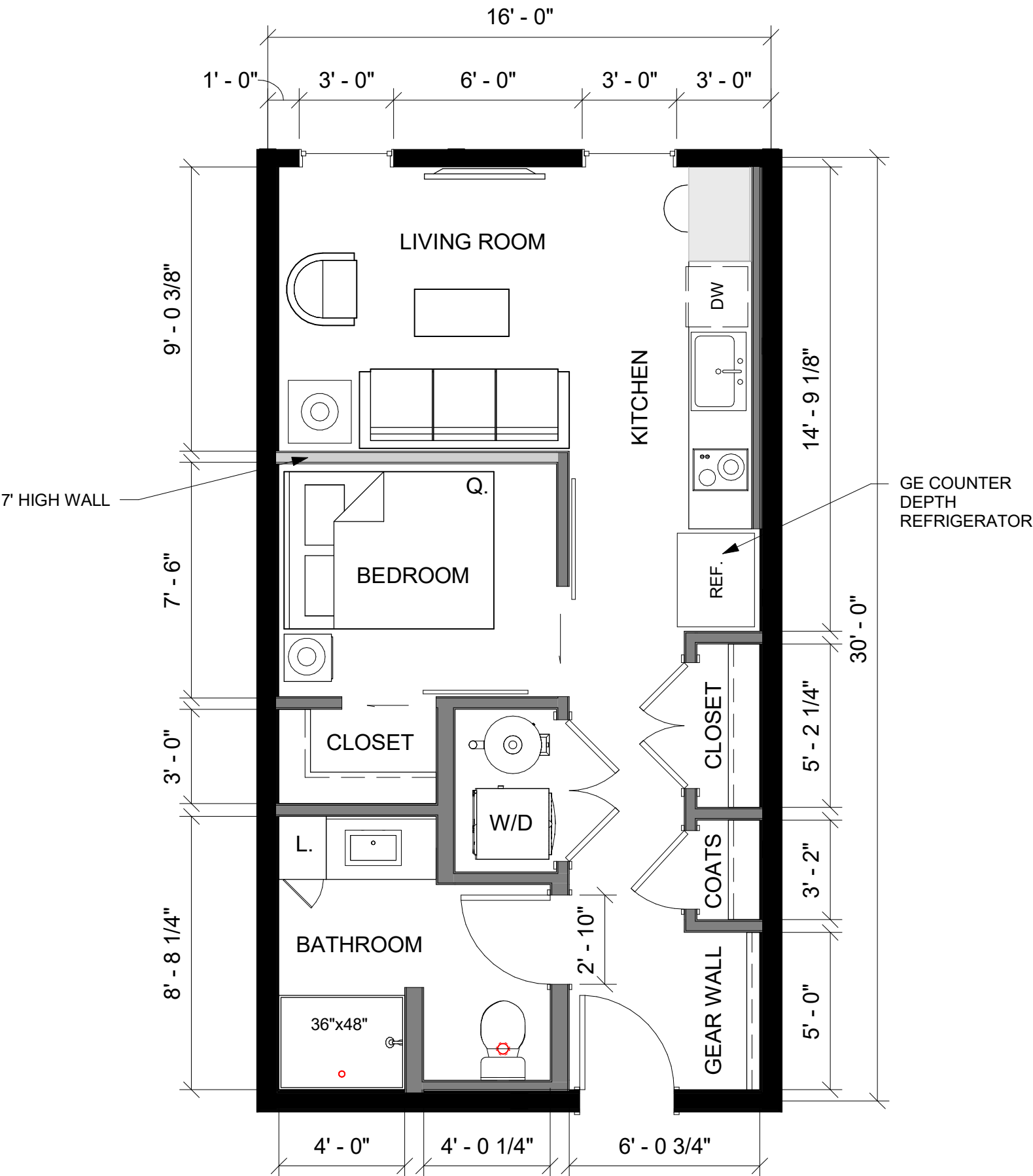
1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

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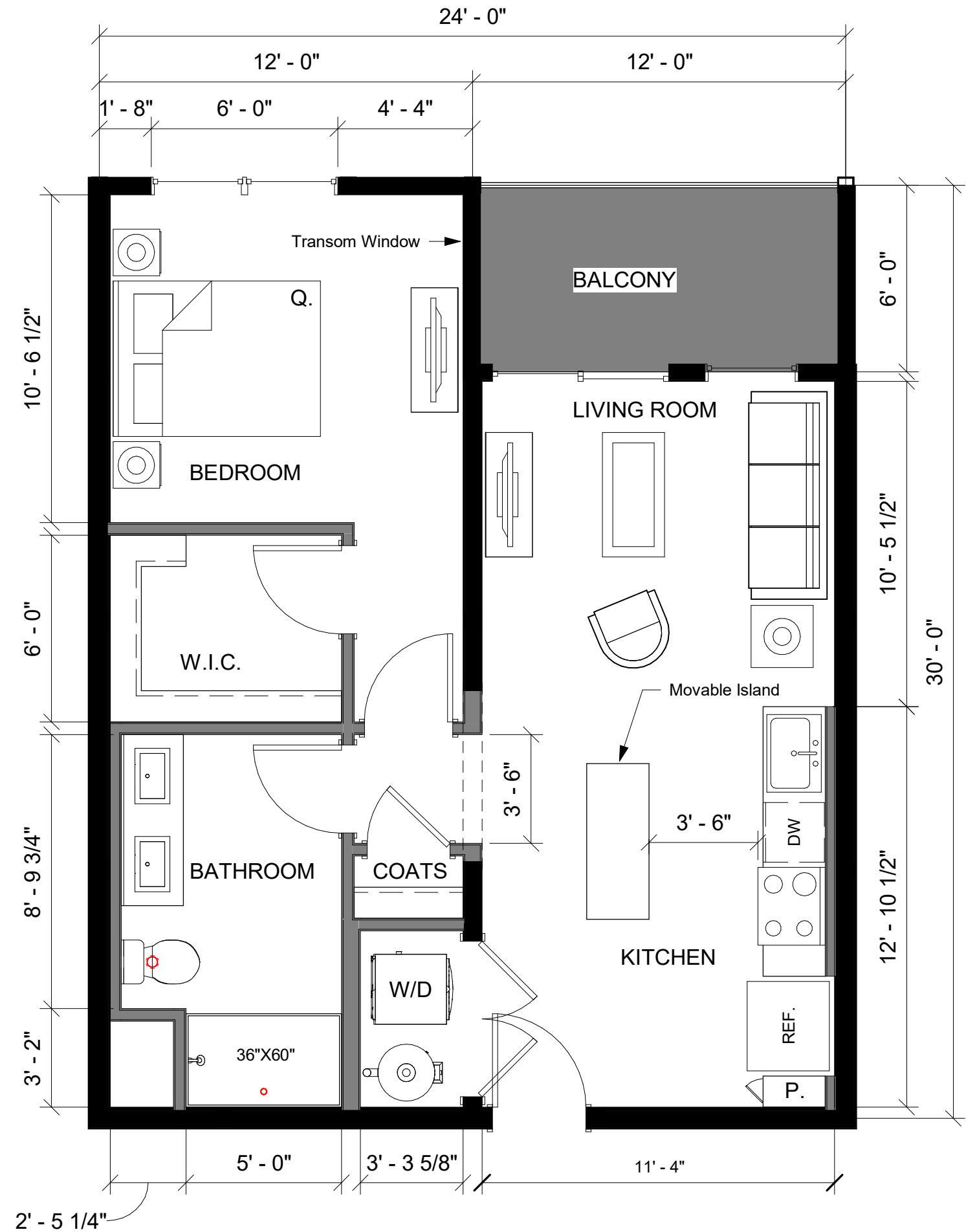


AP-A-3016-06-O-01_60
A2 488 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

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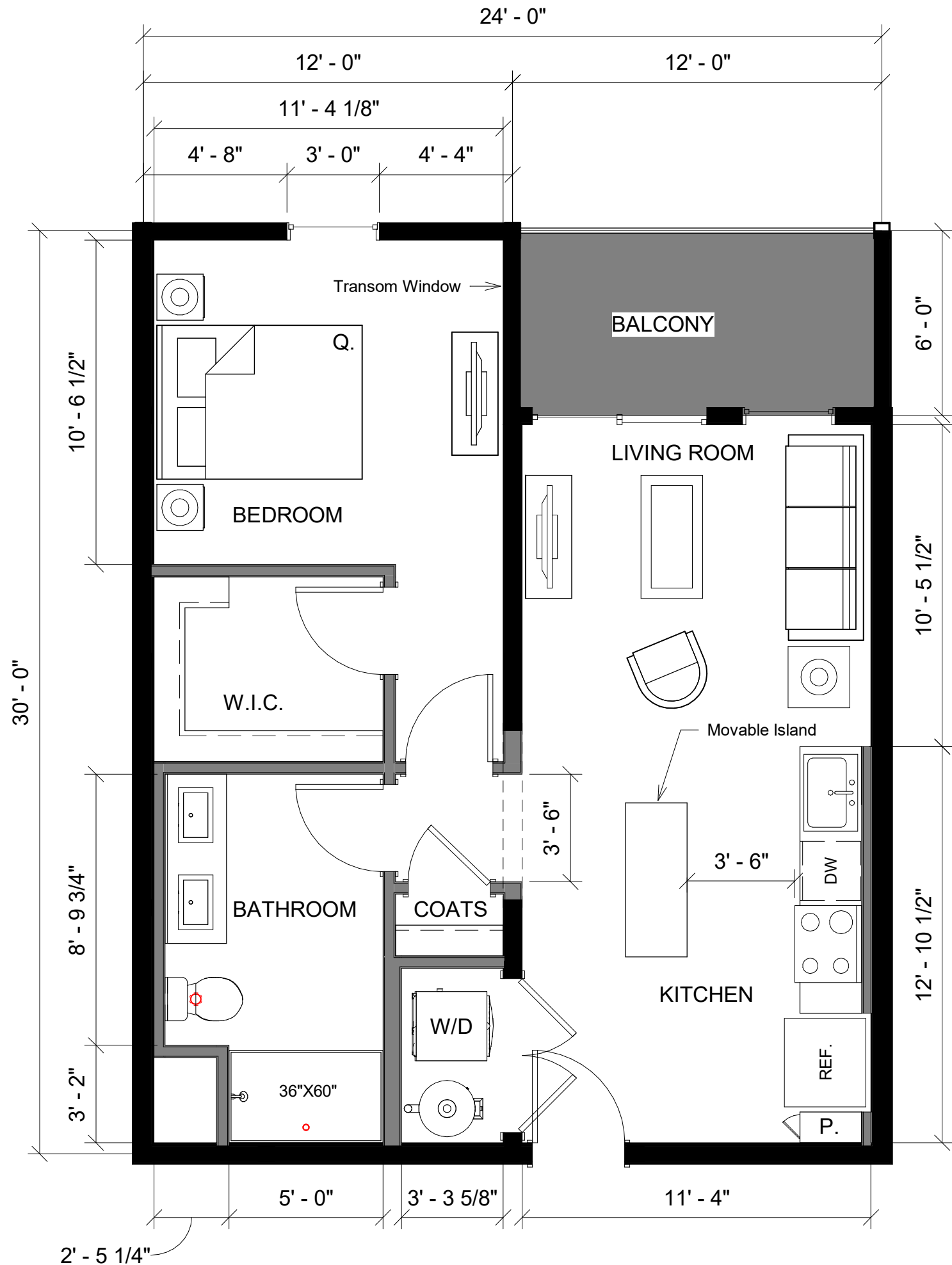
421 PENN
Indianapolis, IN 46204

AP-A-3024-02-I-01_60
A3 661 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

12/10/19



421 PENN
Indianapolis, IN 46204

AP-A-3024-03-I-01_60
A3 661 SF

1 Bed/1 Bath

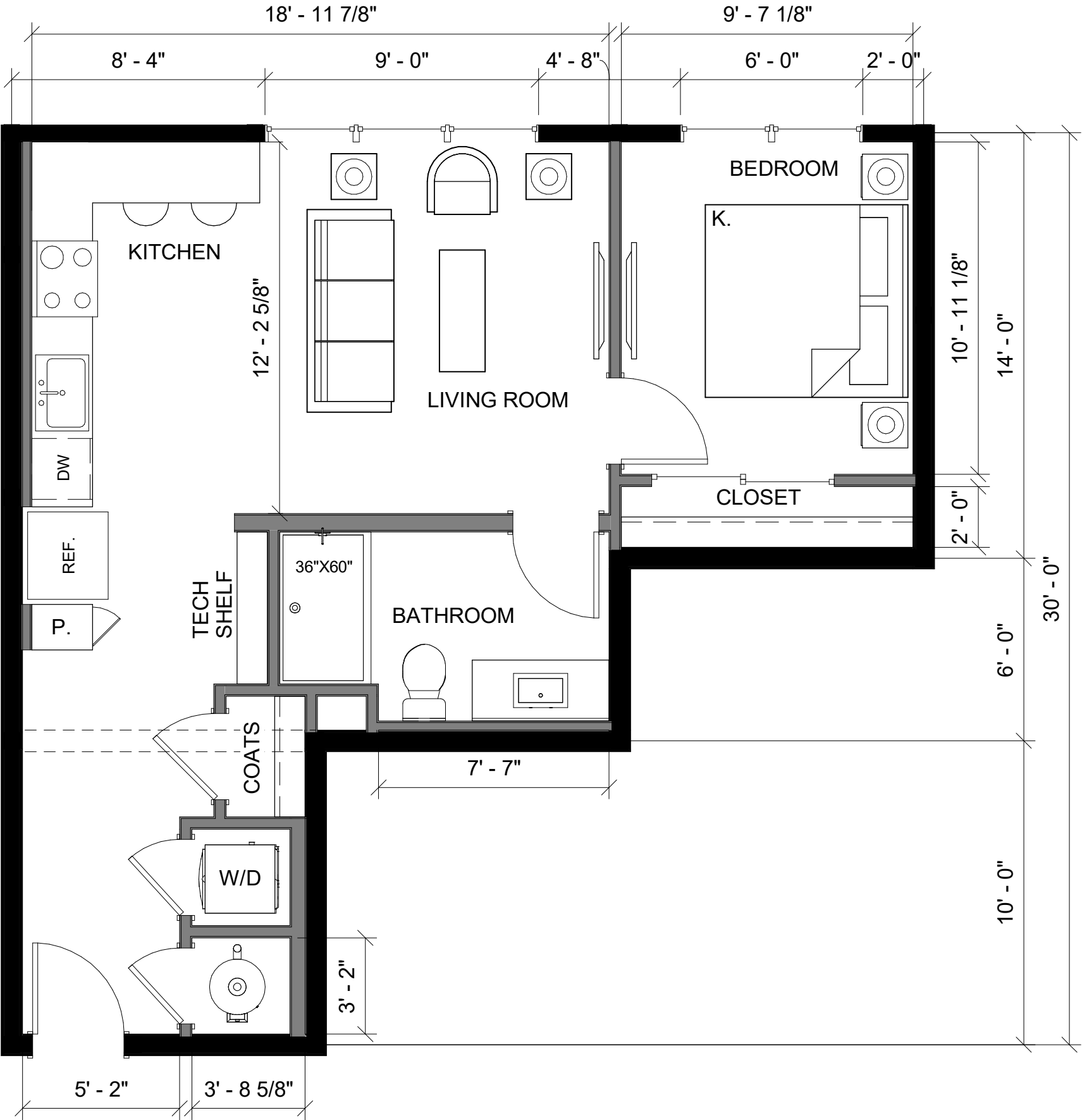
SCALE: 1/4" = 1'-0"

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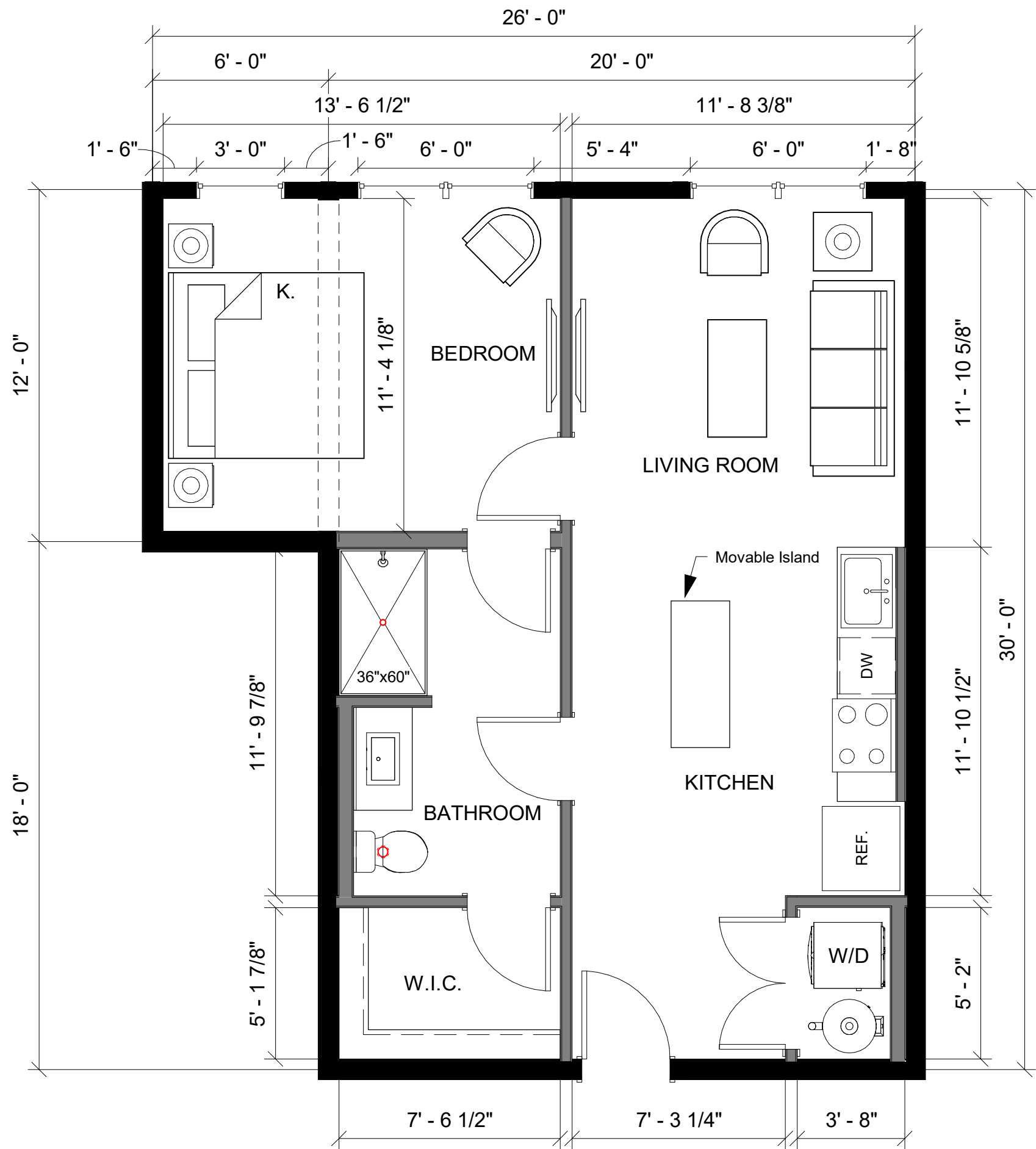


AP-A-3030-15-O-01_60
A4 650 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

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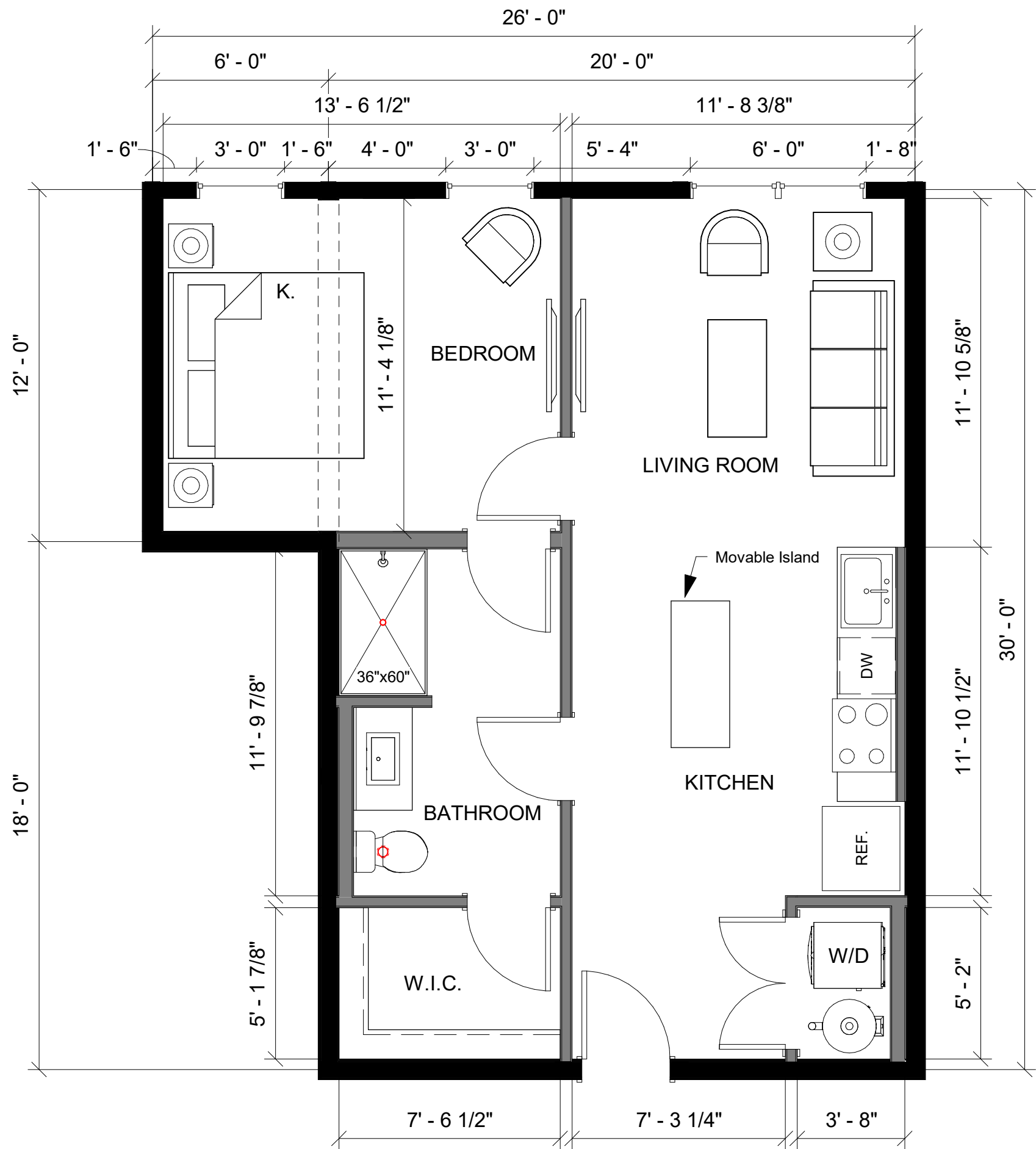
421 PENN
Indianapolis, IN 46204

AP-A-3026-01-O-01_60
A5 683 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

12/10/19



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AP-A-3026-02-O-01_60
A5 683 SF

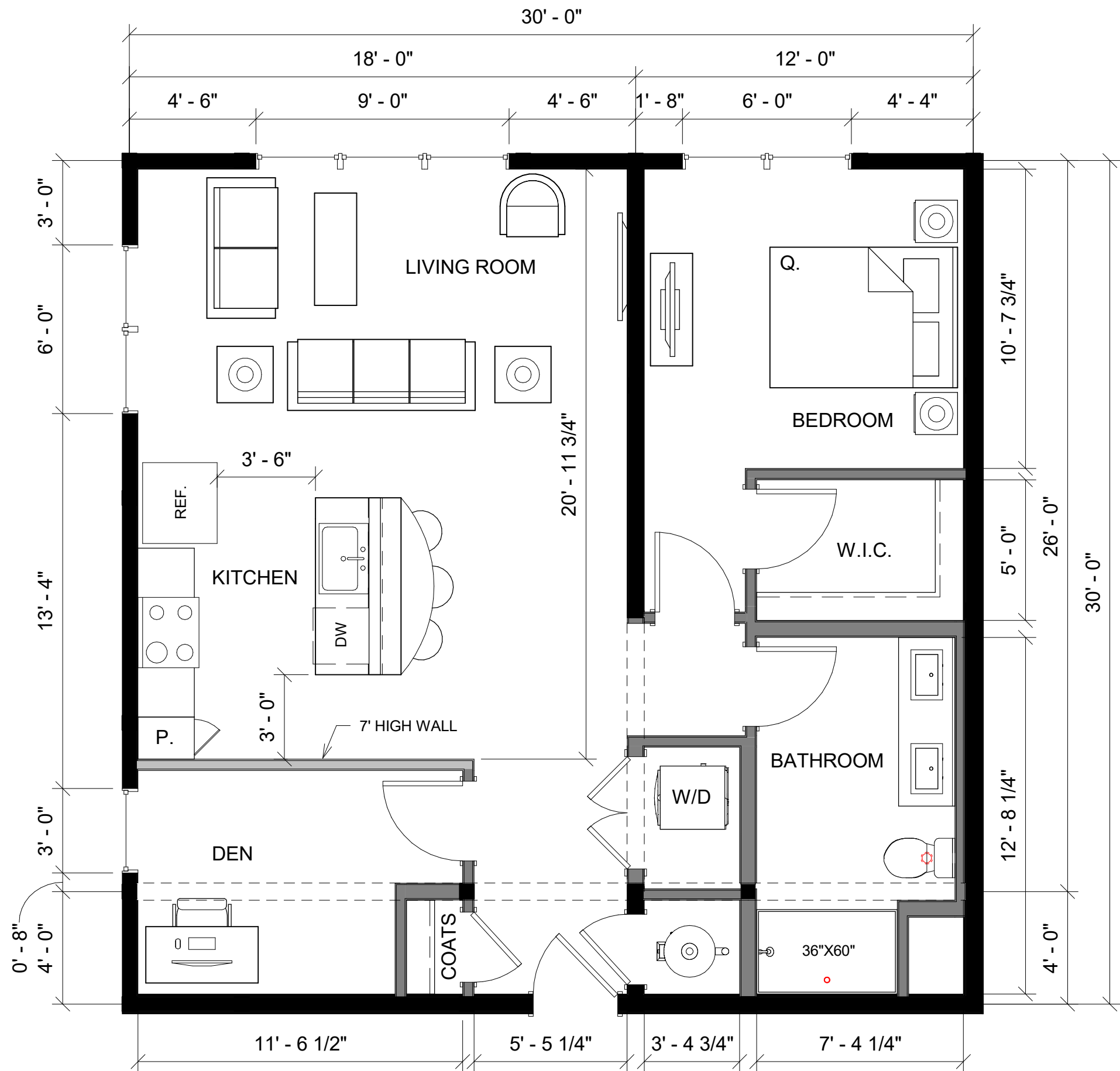
1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

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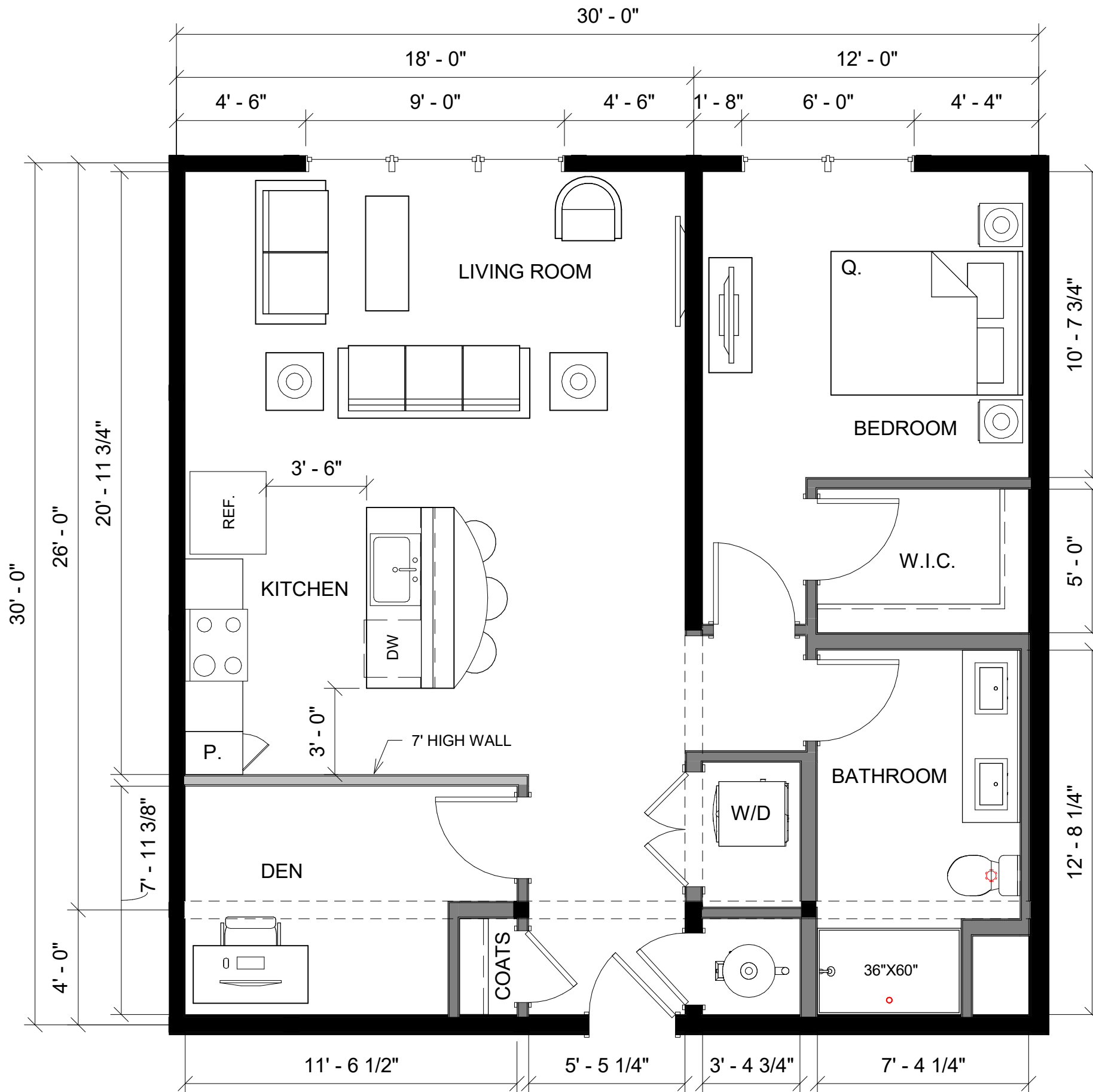


AP-A-3030-03-O-01_60
A6 912 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

12/10/19



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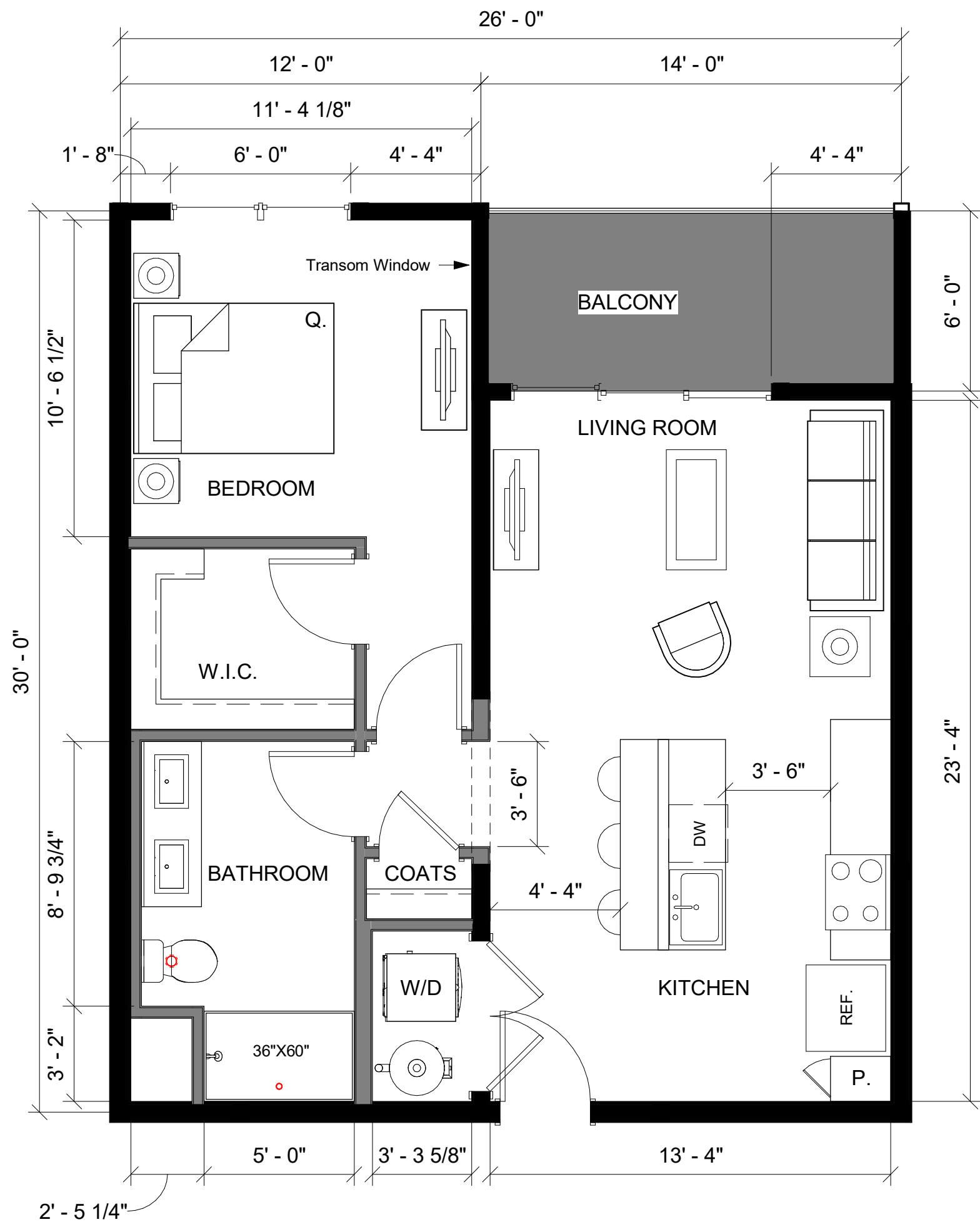
421 PENN
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AP-A-3030-02-O-01_60
A6 912 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

12/10/19



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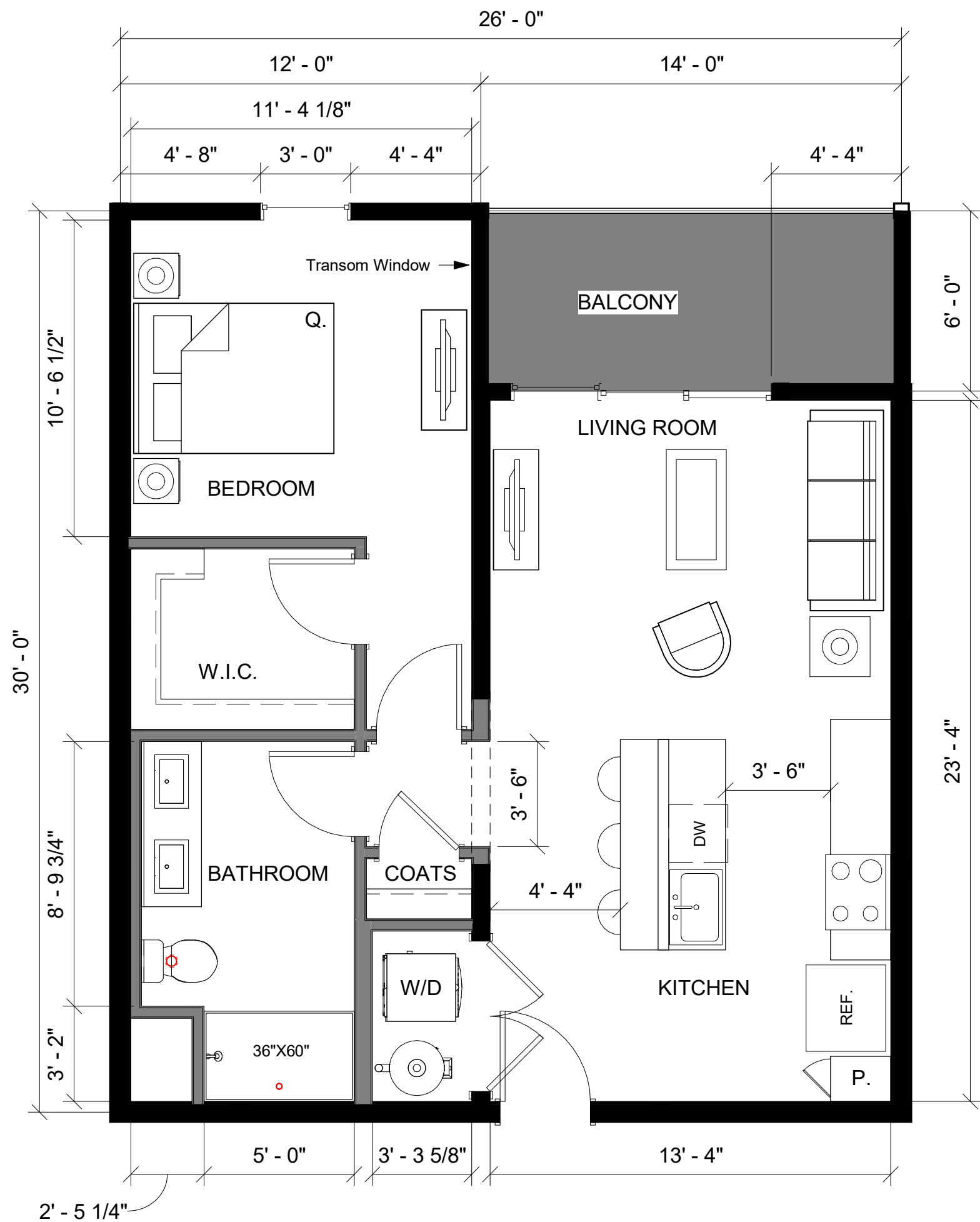
421 PENN
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AP-A-3026-01-I-01_60
A8 710 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

12/10/19



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421 PENN
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AP-A-3026-02-I-01_60
A8 710 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

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III. ILLINOIS, IN 1904

12/10/19

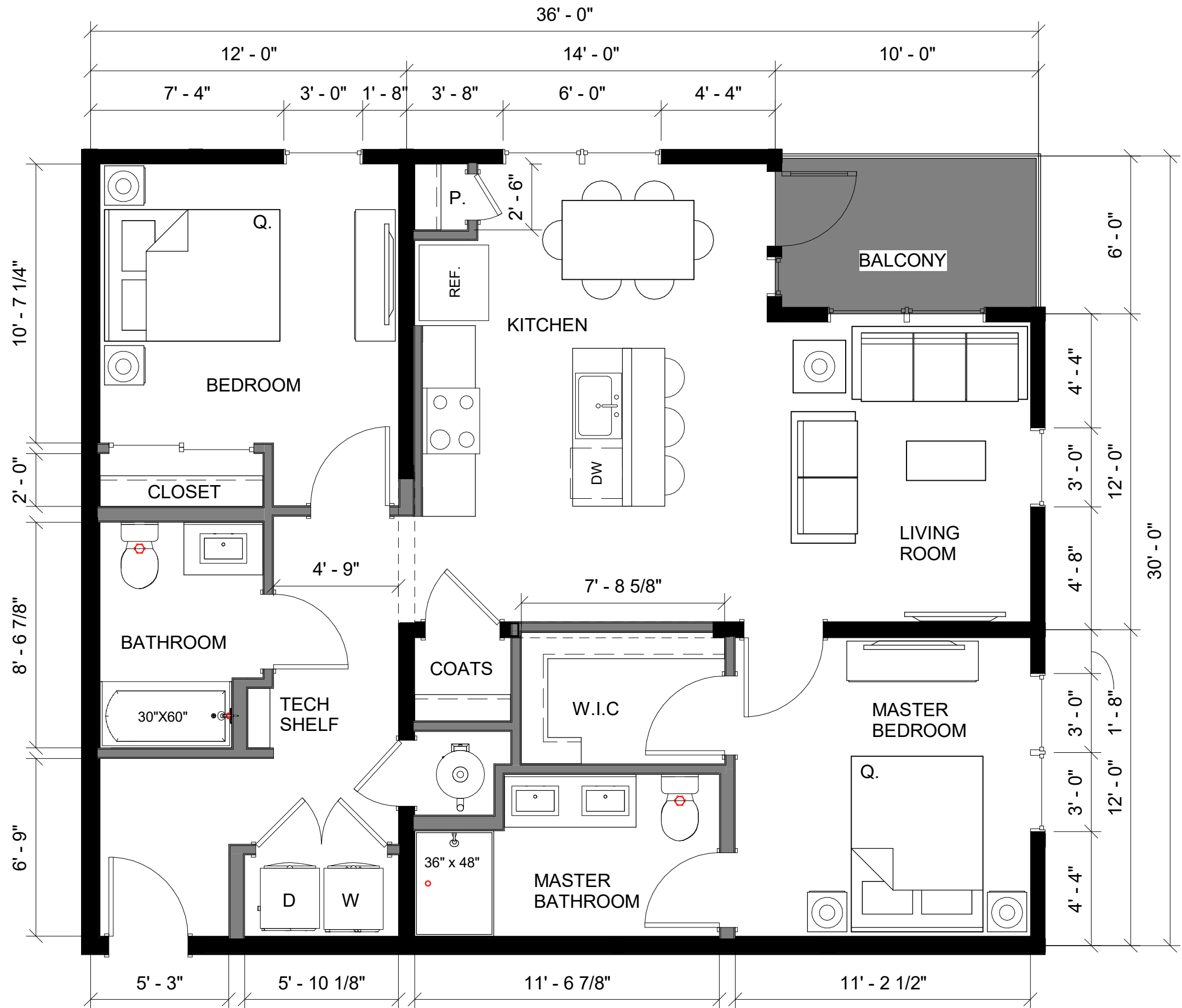
421 PENN
Indianapolis, IN 46204

AP-B-3036-03-I-01_60
B1 1046 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19



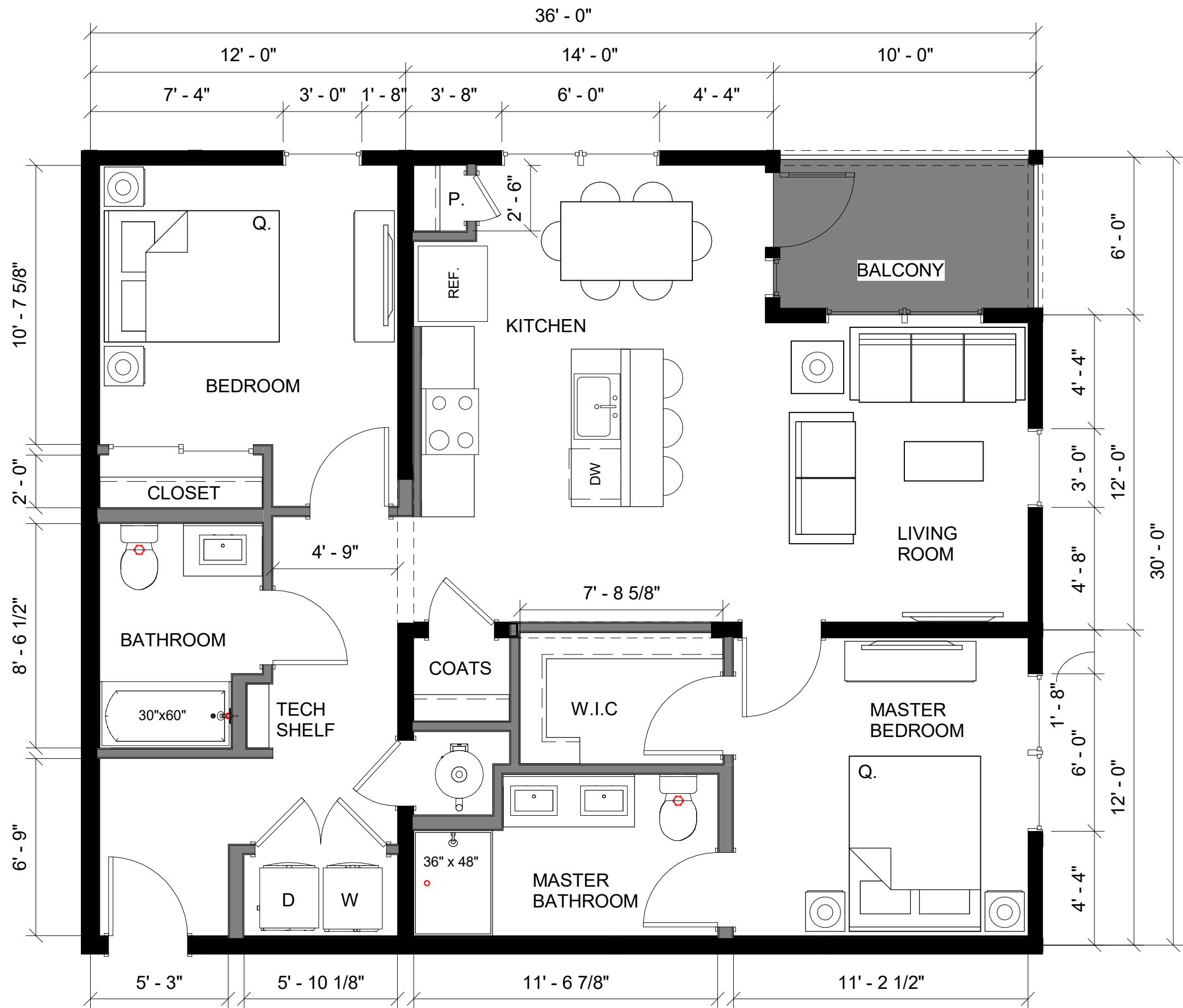
421 PENN
Indianapolis, IN 46204

AP-B-3036-02-I-01_60
B1 1046 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19





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Indianapolis, IN 46204

AP-B-3636-01-I-01_60
B2 1234 SF

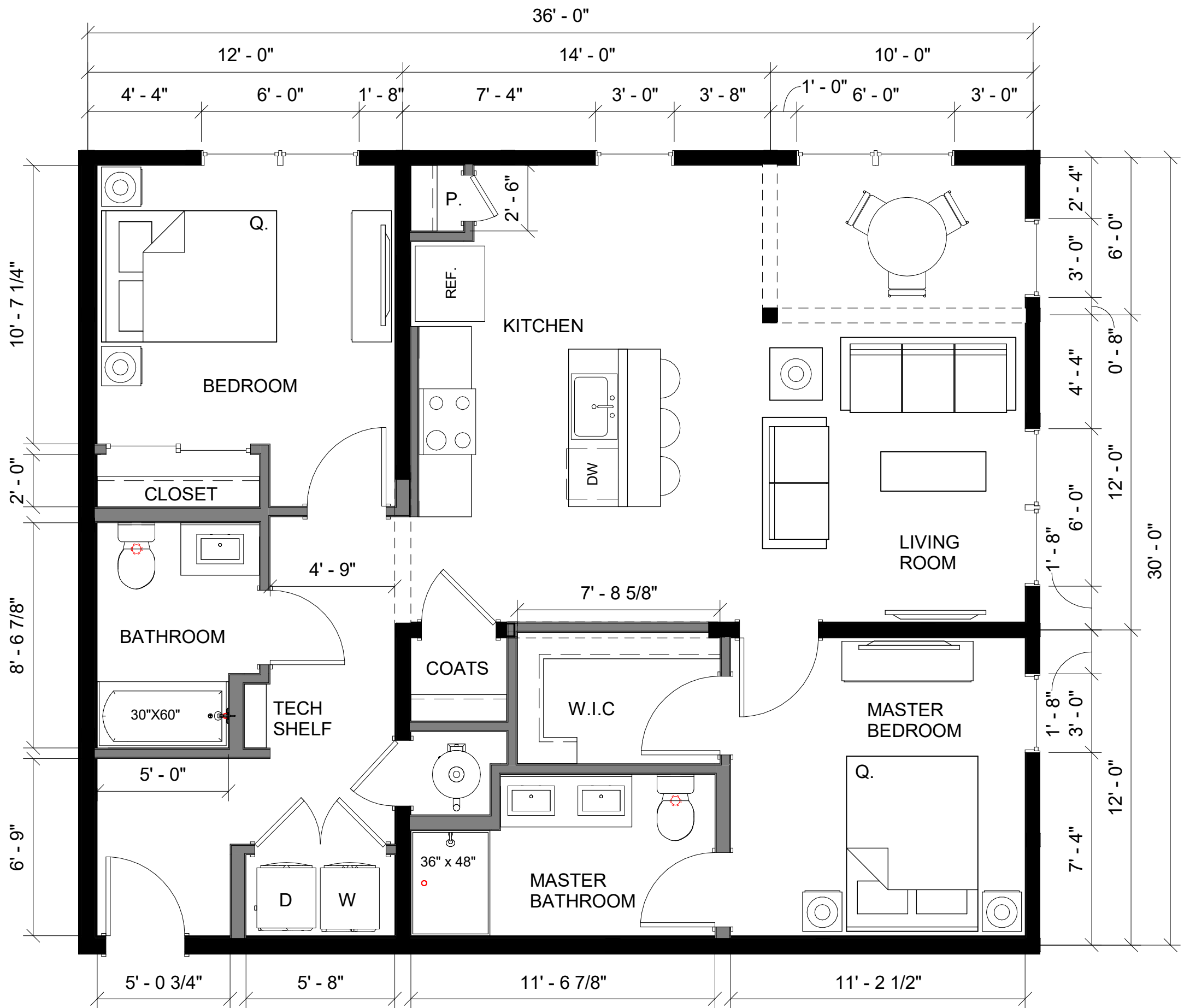
B2 1234 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19

421 PENN
Indianapolis, IN 46204



AP-B-3036-02-O-01_60
B3 1106 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19

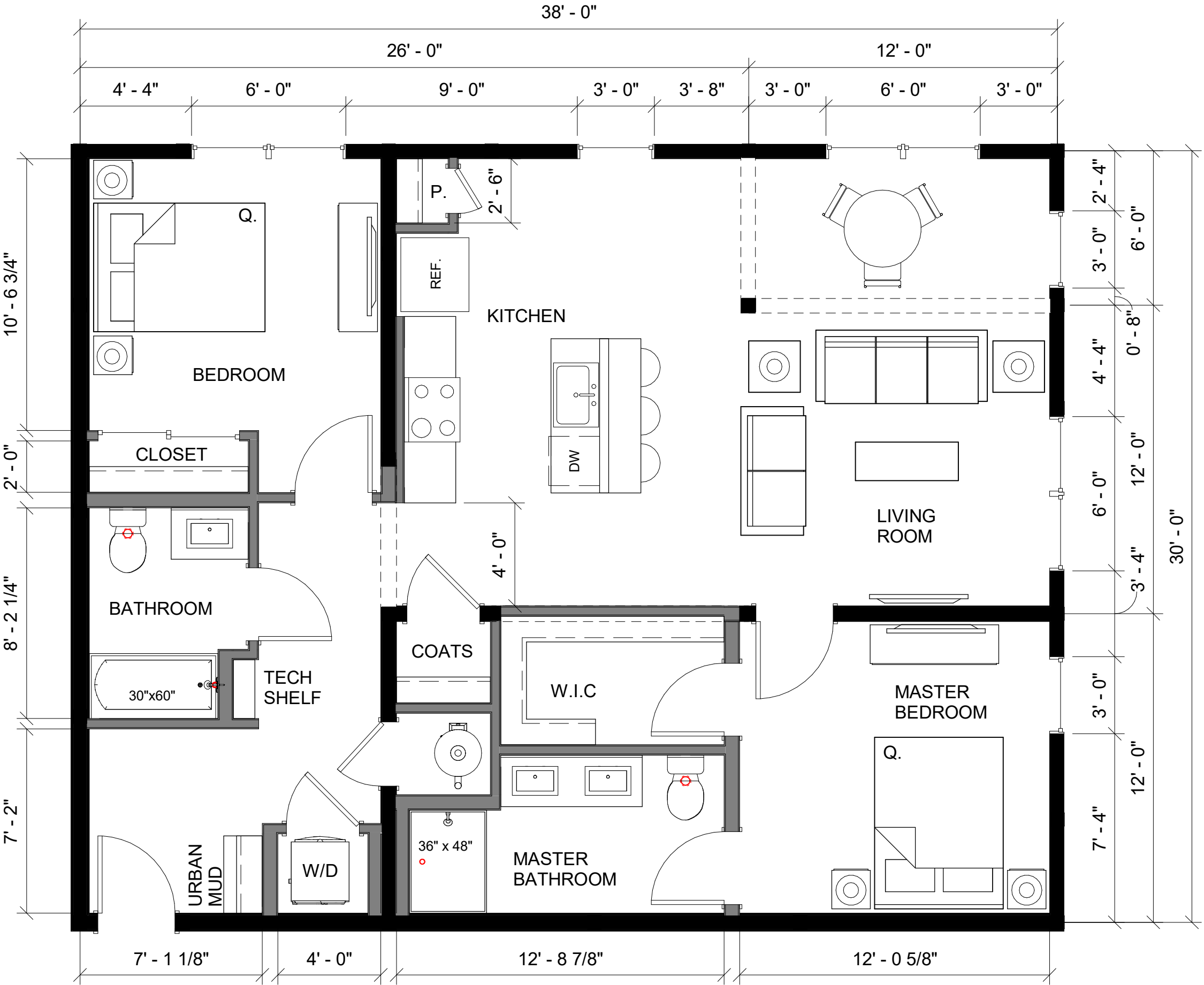
421 PENN
Indianapolis, IN 46204

AP-B-3038-03-O-01_60
B4 1158 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19



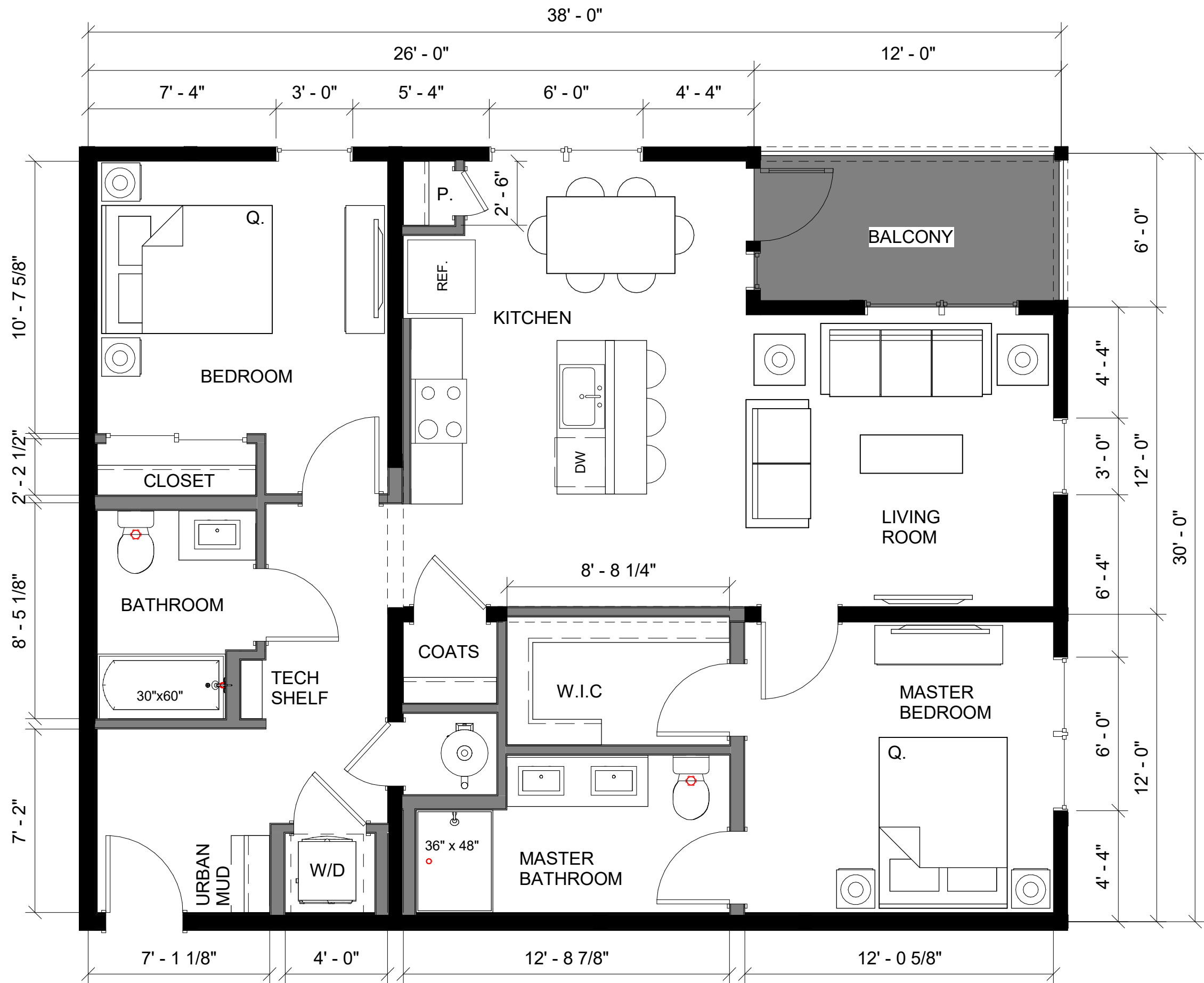
421 PENN
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AP-B-3038-02-I-01_60
B5 1086 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19



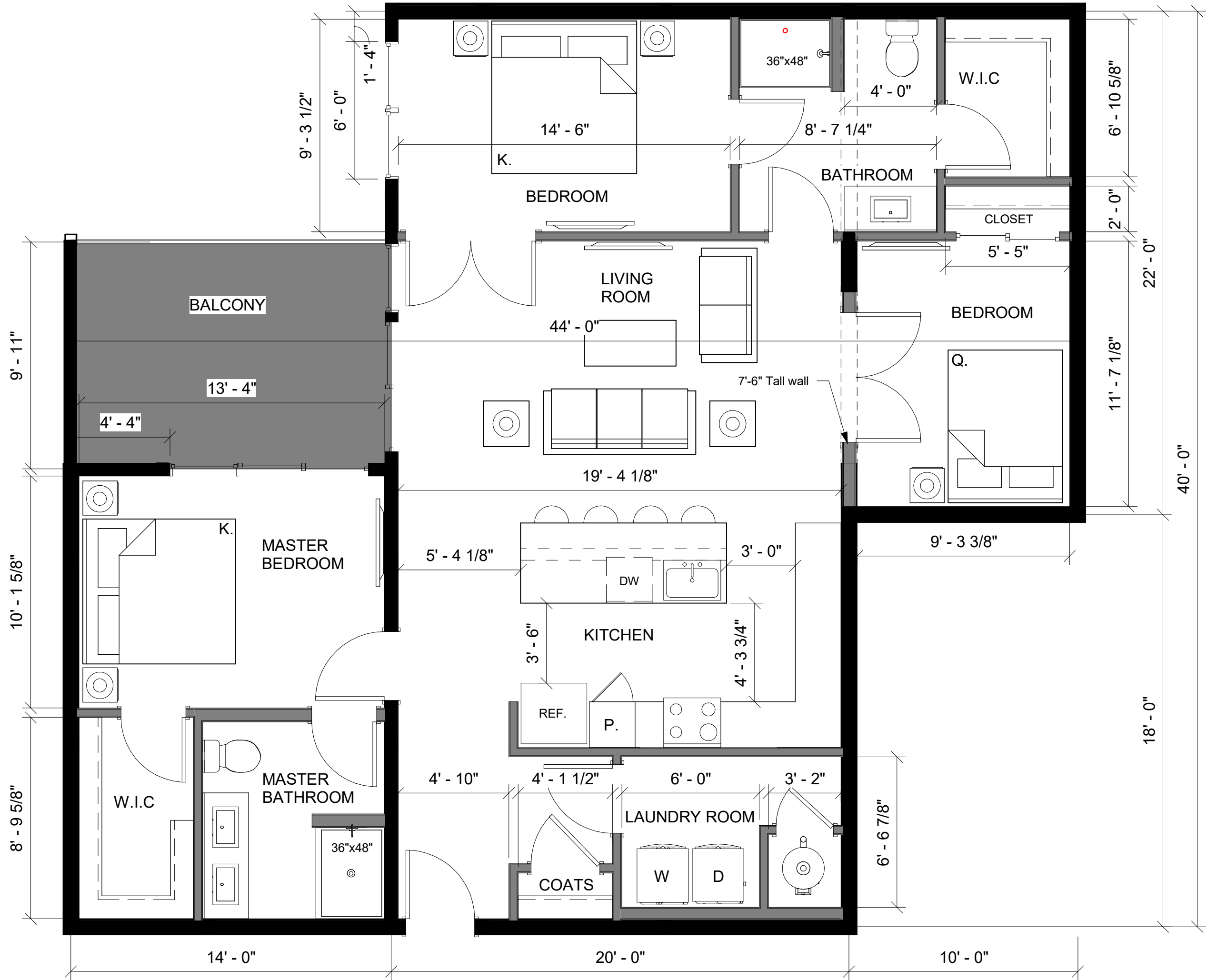
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Indianapolis, IN 46204

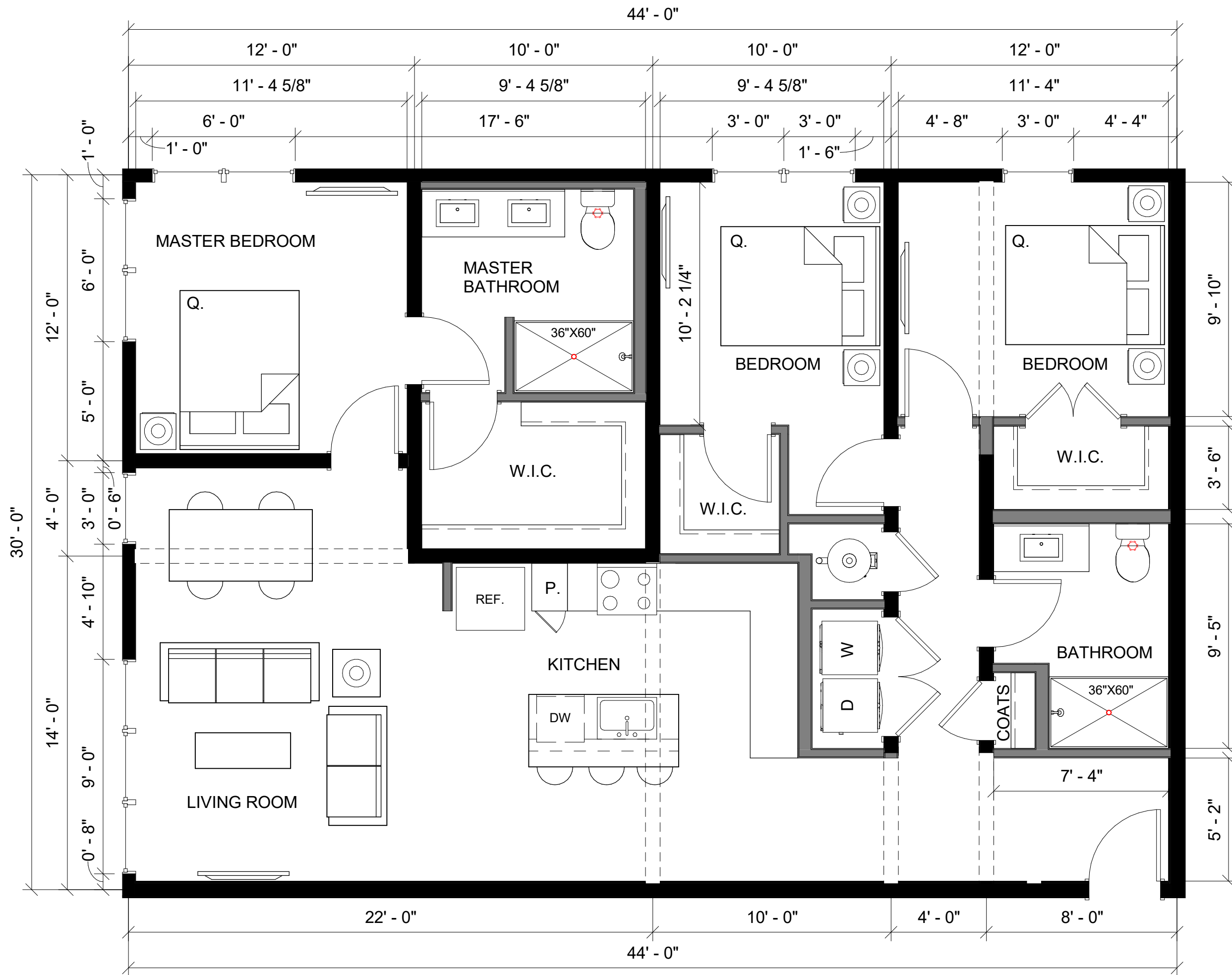
AP-C-4044-01-I-01_60
C1 1330 SF

3 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19





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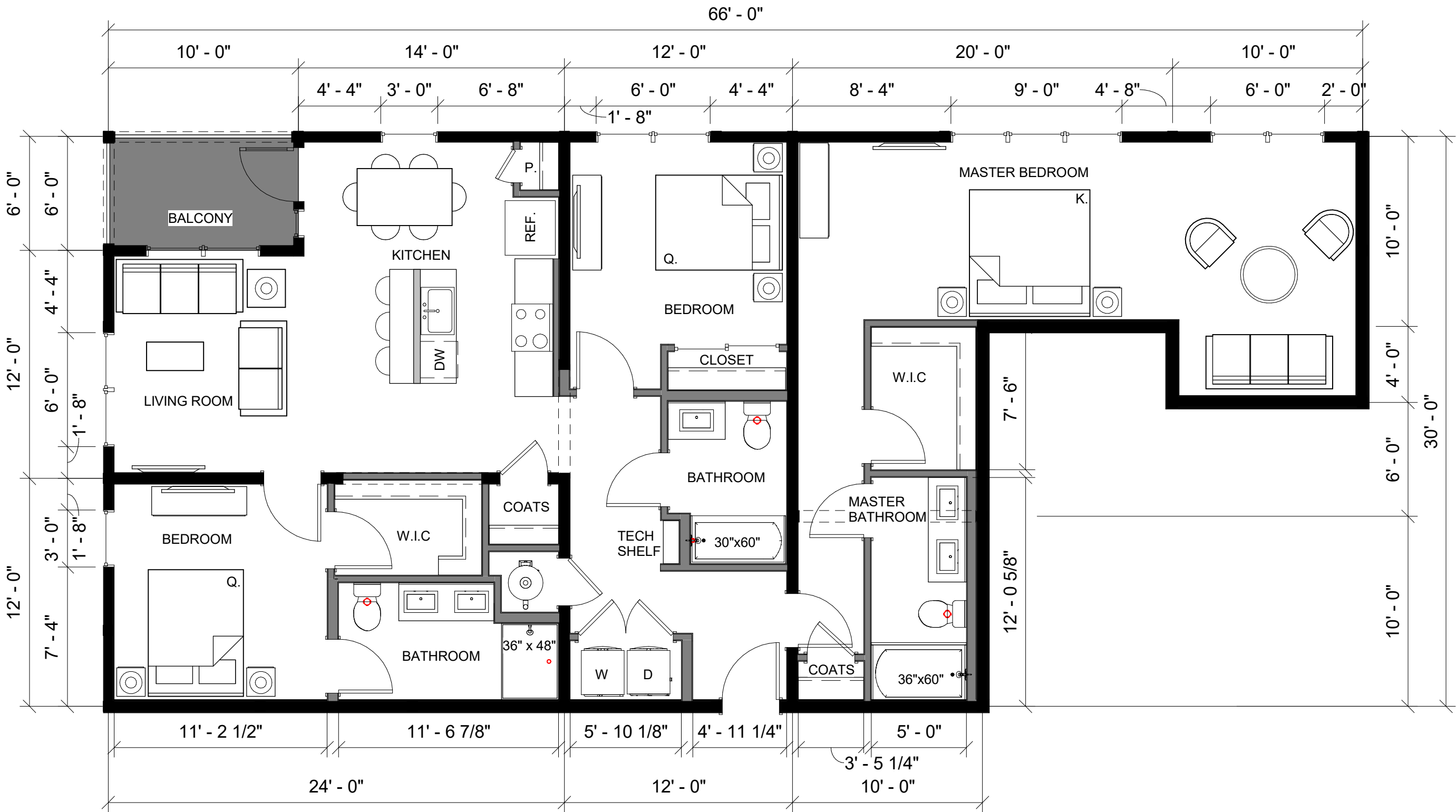
AP-C-3044-02-0-01_60
C2 1350 SF

3 Bed/3 Bath

SCALE: 1/4" = 1'-0"

12/10/19

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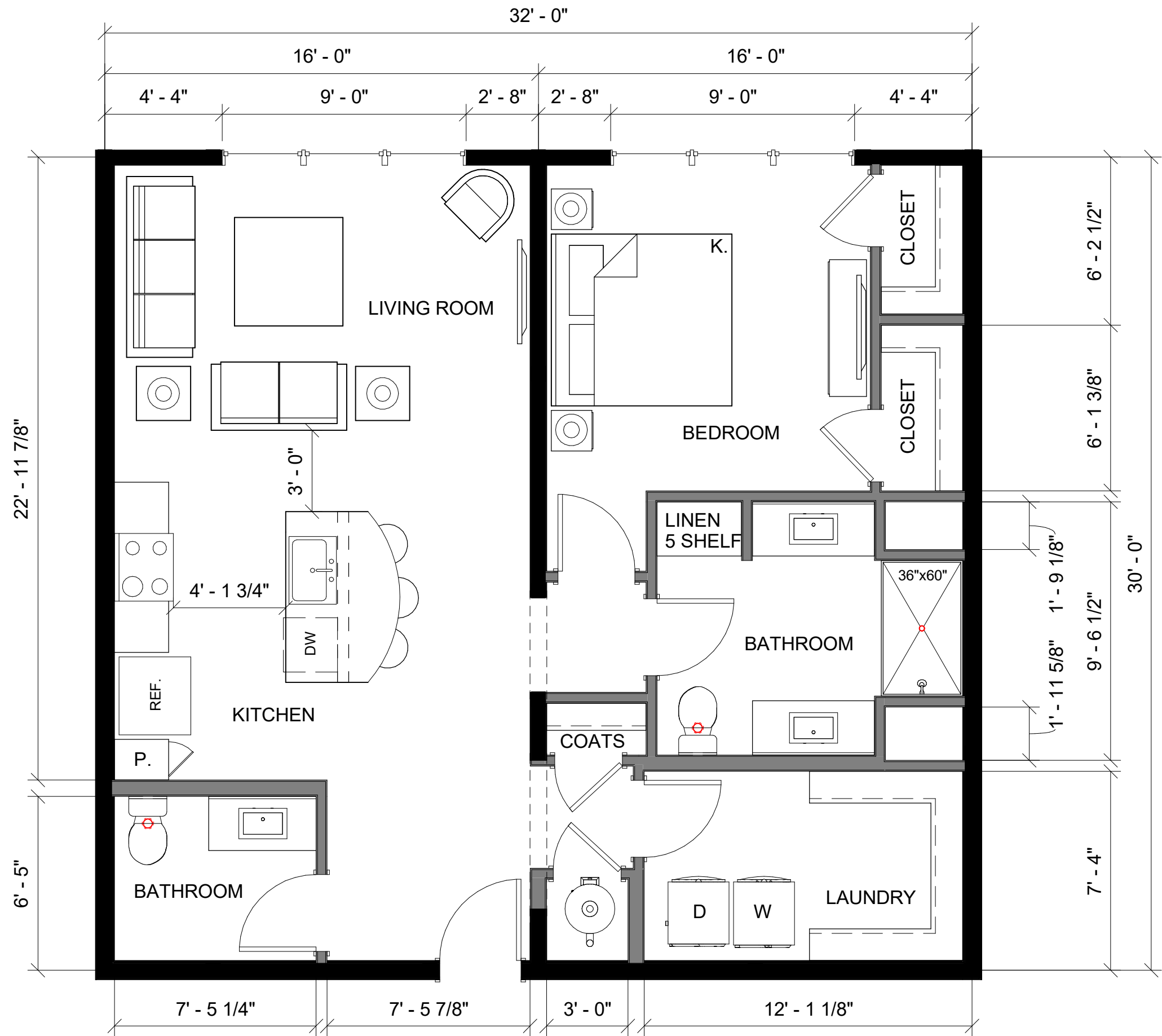


AP-C-3066-01-I-01-60
C3 1596 SF

3 Bed/3 Bath

SCALE: 3/16" = 1'-0"

12/10/19



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AP-A-3032-01-O-01_60
PA1 976 SF

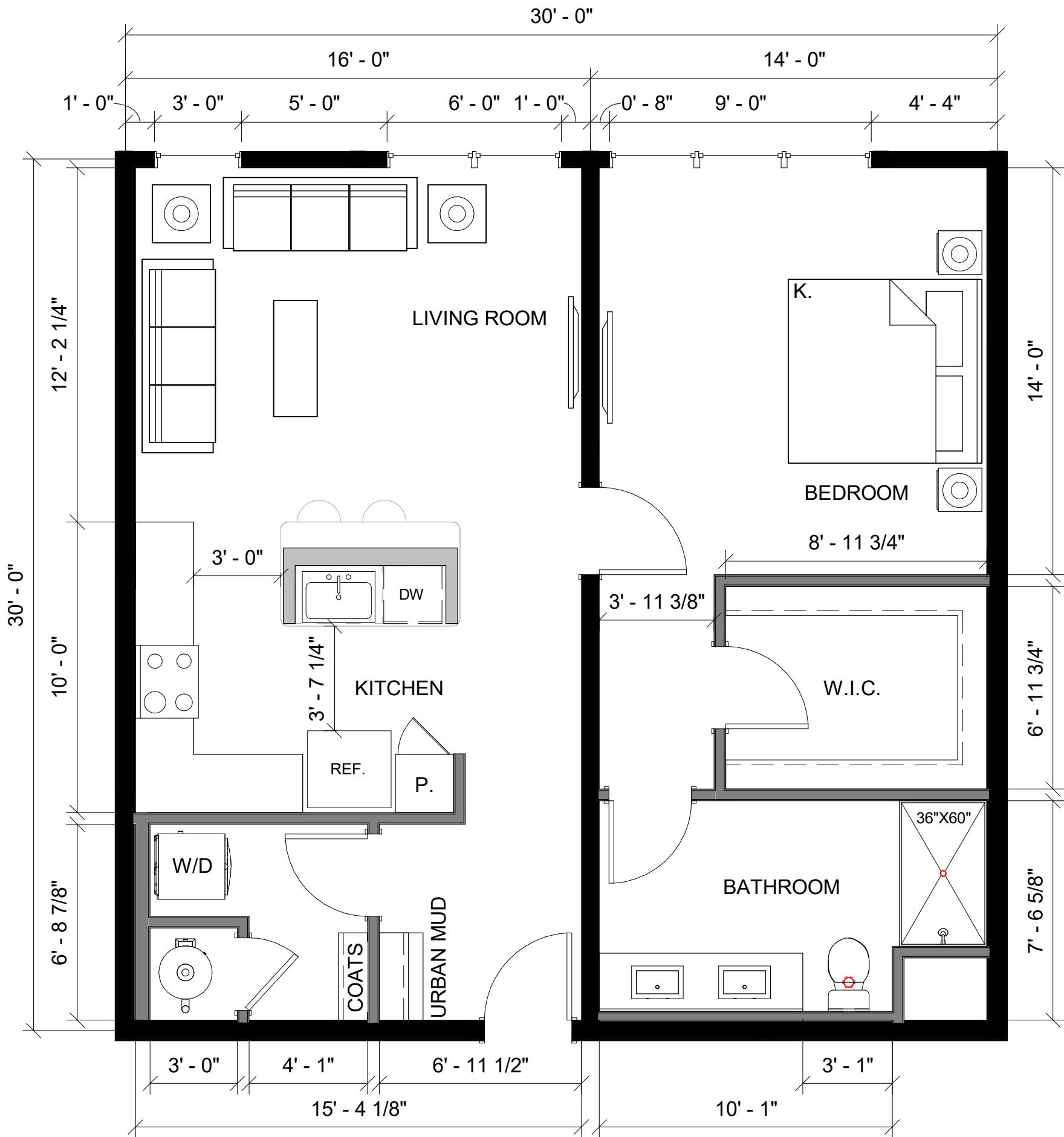
1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

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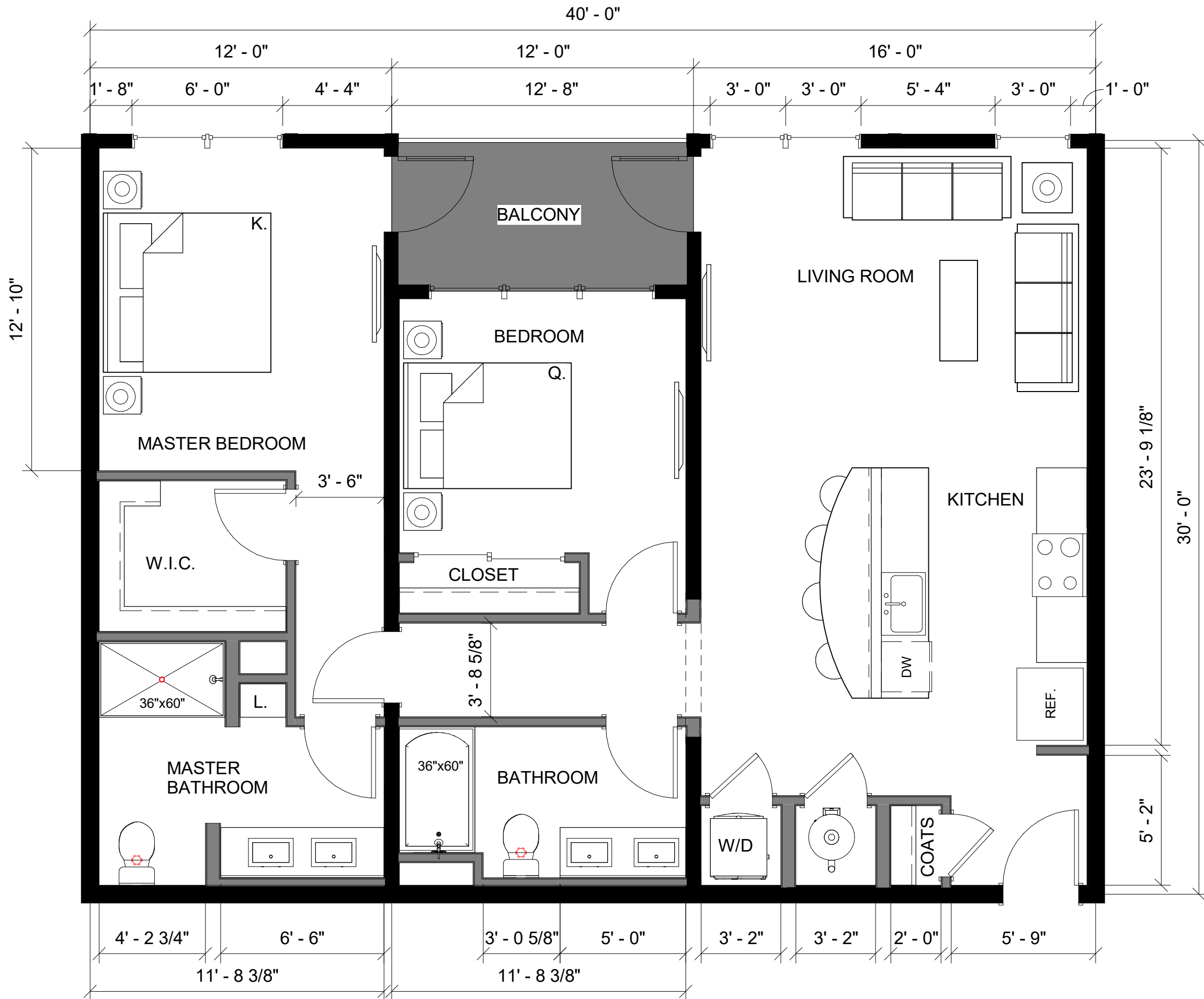


AP-A-3030-01-O-01_60
PA2 915 SF

1 Bed/1 Bath

SCALE: 1/4" = 1'-0"

12/10/19



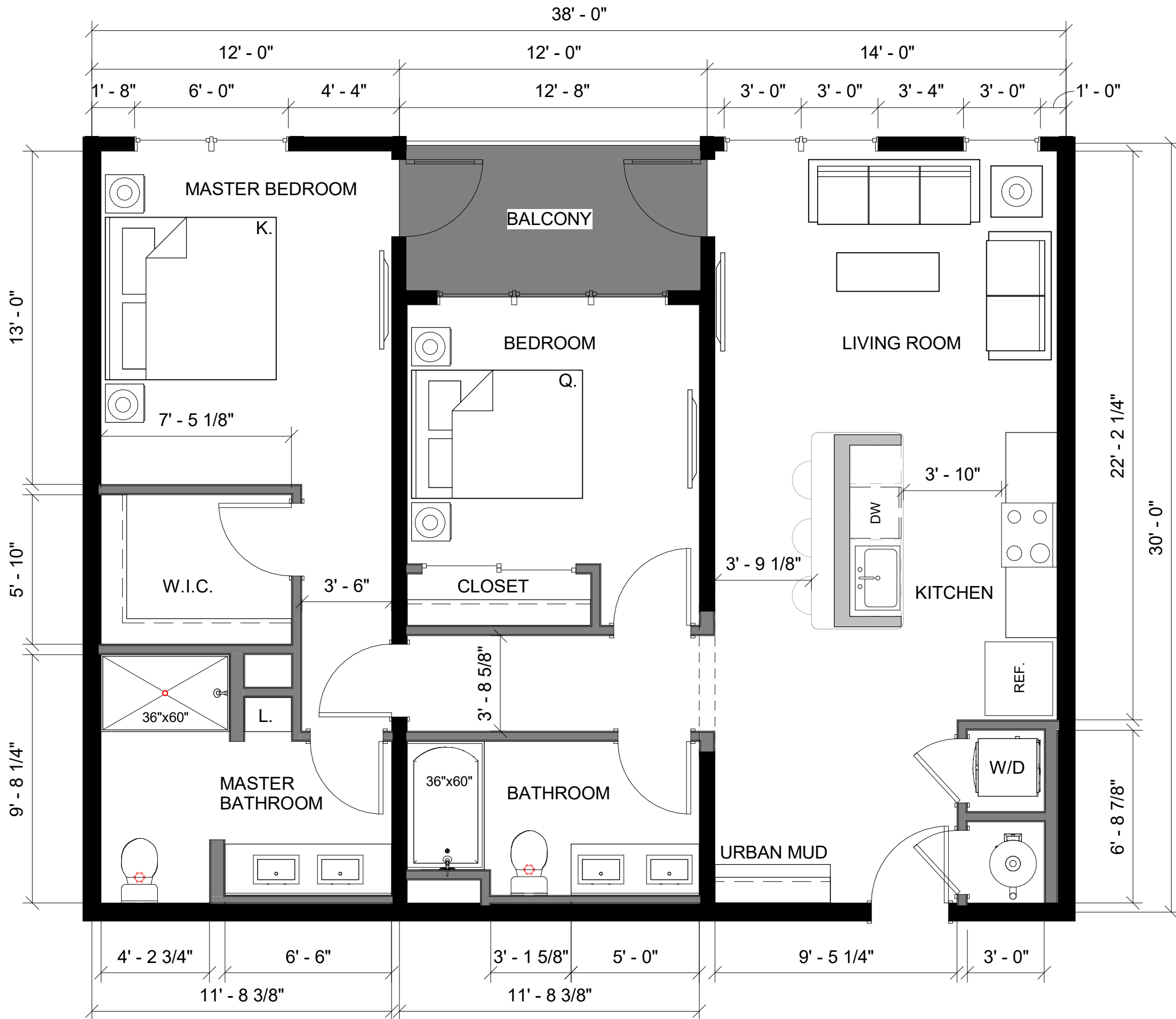
421 PENN
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AP-B-3040-01-1-01_60
PB1 1150 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19



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AP-B-3038-12-I-01_60
PB2 1090 SF

2 Bed/2 Bath

SCALE: 1/4" = 1'-0"

12/10/19