

Frostonya Apartments

*Amplifying the art deco architecture &
implementing a modern industrial flare*

Rosano Construction Services



Exterior Renovation

Façade & Entries



- Prominent planters at both entries for privacy and greenery
- Façade uplighting attracting attention and adding drama



First Impression

- Welcoming energy at the moment of entry focused on stimulating the senses from both the parking lot and street entrance to increase leasability
- Paint exterior 18', remove film from windows, upgrade window bars, paint entry door and hallway, install deco stair riser stickers and attractive wall murals



Exterior Renovation

Rooftop Deck & Patio

Rooftop Deck:

- Paint railing, repair & stain deck
- Lounge furniture, mature planters & bistro lighting

Patio

- Elevated deck with hot tub anchored by banquet seating
- Private cabanas with lounge furniture
- Commercial grilling area & bistro lighting



Interior Renovation Units

- Remove flooring, modernize trim & stain cement
- Smooth walls, remove popcorn, paint & install double pane windows
- Industrial fixtures with soft lighting
- Plywood shaker cabinetry, quartz countertop & new appliances
- Depending on shower condition - reglaze bathtub & repair tile or remove bathtub, install base and sub way tiled panel complete with modern finishes

- Creative design painted on all unit entry doors & modern unit numbers
- Budget/Unit:

- Jr Studio 377 SF (4)
- Studio 542 SF (8)
- 1+1 685 SF (2)



Interior Renovation

Retail Units

- Remove flooring, modernize trim & stain cement
- Smooth walls, remove popcorn, paint & install double pane windows
- Industrial fixtures with soft lighting
- Plywood shaker cabinetry, quartz countertop & new appliances
- Depending on shower condition - reglaze bathtub & repair tile or remove bathtub, install base and subway tiled panel complete with modern finishes





Interior Renovation

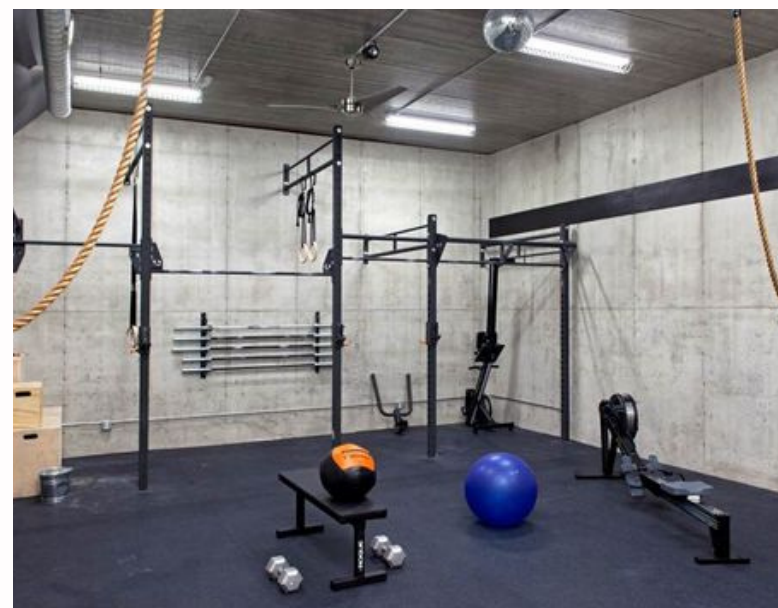
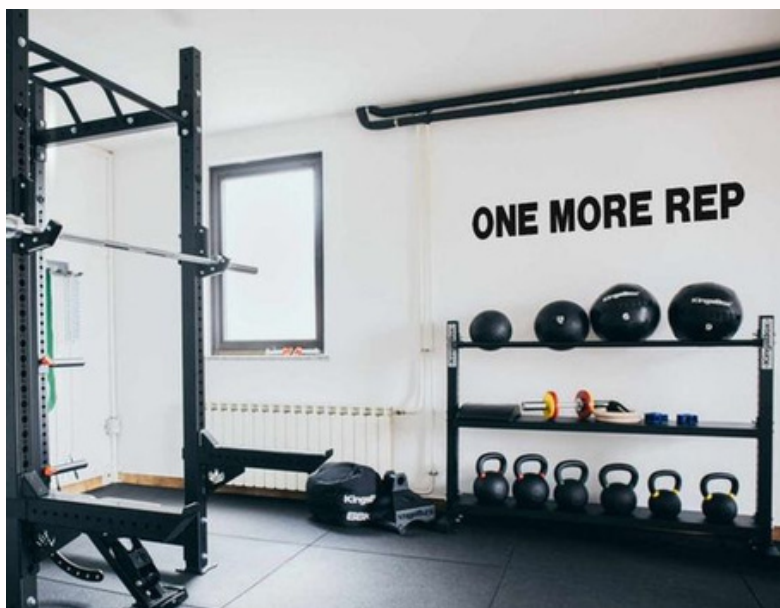
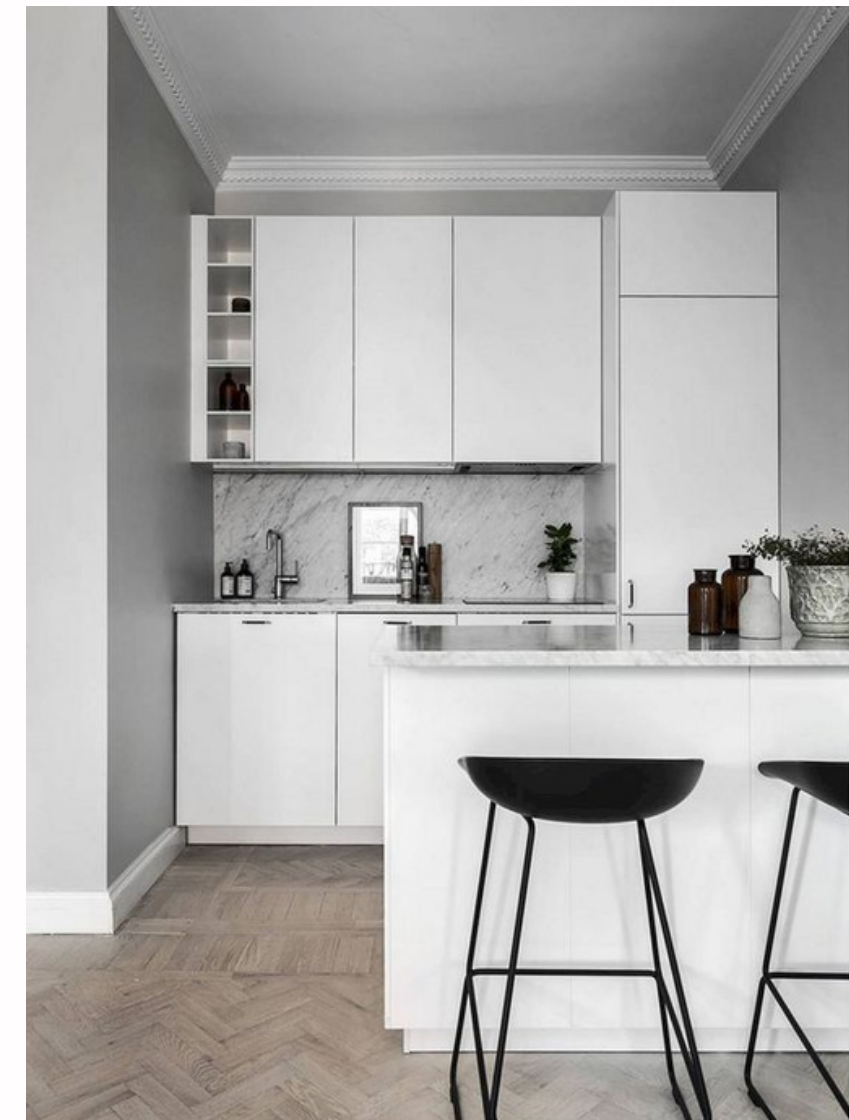
Basement Gym & ADUs

Gym:

- Level existing concrete & lay padded flooring
- Remove paint from windows
- Repair exposed piping & paint walls and ceiling two tone
- Minimal cardiovascular, majorly free weights & battery operated machines

Basement Studio ADUs (2):

- Studios to mirror unit renovation
- Repair/cover exposed ceiling piping
- Create dog wells or fire escape ladder for window compliance



Interior Renovation

Lobby & Circulation



Consistent Throughout:

- Remove carpet & stain cement
- Smooth walls, repair trim & paint two tone
- Modern industrial fixtures with soft lighting

Lobby:

- Workspace & lounge furniture
- Wifi & ambient sound system

Circulation:

- Paint unit doors black, implement stencil art throughout
- Modernize elevator interior

