BASEMENT WELLNESS / SHARED SPACES / ROOFTOP

Amenities, reimagined.

A shared experience shaped around movement, focus and a fresh perspective on downtown.



WELLNESS SUITE / 3D DESIGN CONCEPT

Yoga

An open studio with warm wood finishes.

Meditation

A separate space for a quieter moment.

Fitness

A compact gym for the everyday routine.

Sauna

A separate room for a proposed sauna.

The 3D concept combines the November 13 architect plan with Jaqueline Nava's earlier shared-area design references. The preliminary basement plan on page 8 is the layout reference.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PLANNED BASEMENT WELLNESS

Stretch. Breathe. Reset.



YOGA & MEDITATION / ARTIST IMPRESSION

Warm oak tones, muted mats, soft lighting and restrained greenery create a calm setting. The separate meditation room remains distinct from the yoga studio.

Room boundaries follow the preliminary wellness plan. Lighting, ceiling treatment, materials and furnishings illustrate design intent.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PLANNED BASEMENT WELLNESS

Move, then unwind.



FITNESS & SEPARATE SAUNA ROOM / ARTIST IMPRESSION

A compact fitness room with cardio equipment and a dumbbell rack pairs charcoal finishes and black rubber flooring with warm lighting. A separate sauna room sits beside the gym.

Proposed sauna: Saunaones Modern Relax 7, Hemlock, 5-6 person, 78.7 x 66.9 x 82.6 inches. Gym, sauna and mechanical spaces remain distinct; equipment, installation and finishes require final coordination.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PLANNED SHARED SPACES

Work. Connect. Stay awhile.



COWORKING & LOUNGE / ARTIST IMPRESSION

Screened work pods offer focus, while a communal counter and a relaxed lounge make room for connection. Wood, curved dividers and plants carry through the earlier amenity design package.

This furnishing concept follows the shared-space design direction; it is not a final measured coworking layout.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PROPOSED ROOFTOP / EXTERIOR PRESENTATION

A new perspective on downtown.



RIGHT-CORNER ROOFTOP / SIMPLE SHARED SEATING



A considered rooftop

Simple tables, chairs and benches occupy the proposed right-hand rooftop corner. Both existing rooftop structures retain the proportions of the source photograph, with refreshed exterior finishes.

The footprint is informed by Jaqueline Nava's rooftop sketches; furnishings have been simplified. All images show proposed work and approximate outlooks.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

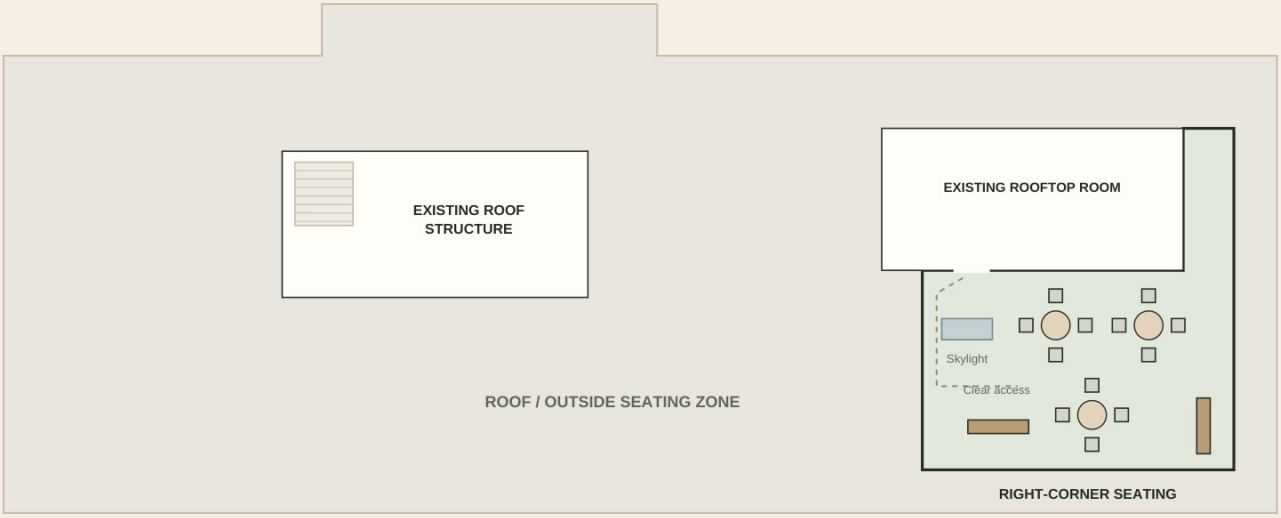
PROPOSED ROOFTOP / SEATING LAYOUT

The right corner, clearly.

MAHONING TOWER / PROPOSED ROOFTOP

A simple place above the city.

Right-corner seating concept / Footprint informed by Jaqueline Nava's shared rooftop sketches



Basic outdoor seating

Tables, chairs and benches, with clear space at the roof-access door and skylight.

Furniture arrangement is illustrative. This concept simplifies the earlier rooftop furnishing ideas.

Concept only / Not to scale / Not for construction. Final layout, access, finishes and availability require confirmation.

SEATING-ONLY CONCEPT / APPROXIMATE FOOTPRINT

Tables, chairs and benches sit in the right-corner zone around the existing rooftop room. The rest of the roof remains outside the seating concept. The roof-access door and first skylight are kept clear.

Based on the shared rooftop sketches and placement overview. Not to scale or for construction; the exact boundary and final arrangement require verification.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PROPOSED ROOFTOP / THREE CITY OUTLOOKS

Downtown, a little closer.



VIEW 01 / ACROSS THE ROOF



VIEW 02 / FROM THE TERRACE



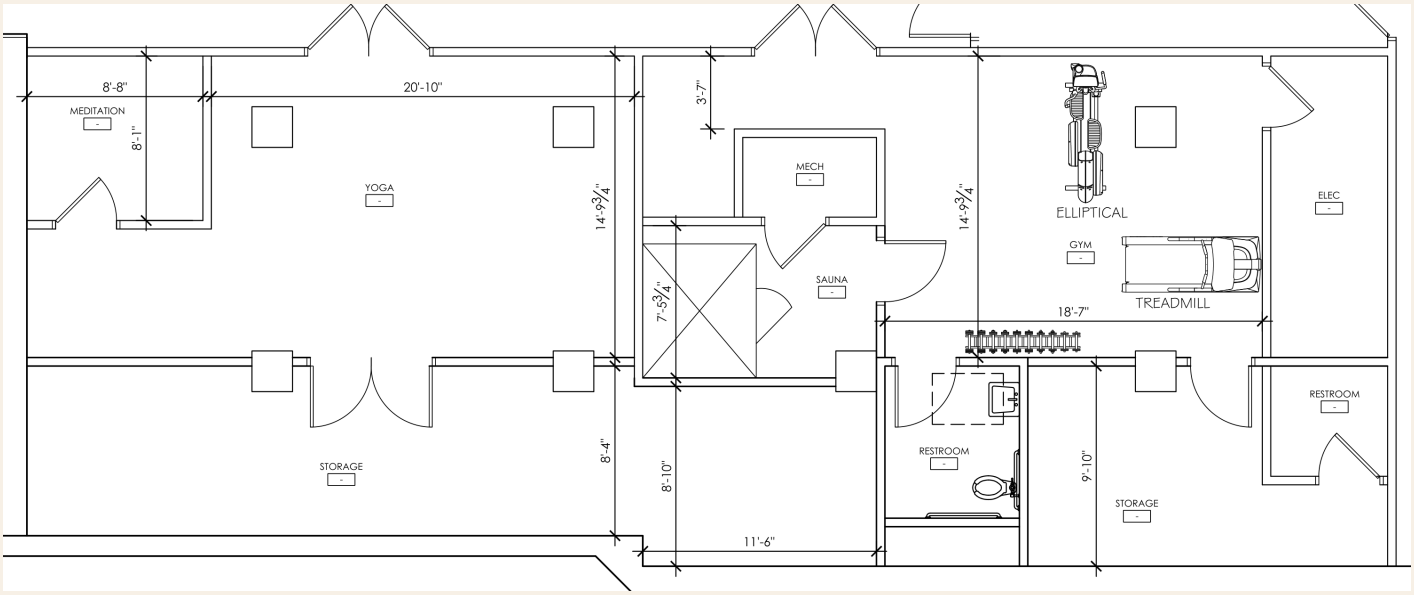
VIEW 03 / A CLOSER OUTLOOK

Three illustrative camera studies informed by the actual city photograph and satellite orientation. Exact eye-level sightlines, visible obstructions and final furnishings remain unverified.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

ARCHITECT PLAN / COORDINATION NOTES

Grounded in the source plan.



PRELIMINARY BASEMENT PLAN EXCERPT / NOVEMBER 13, 2026

LAYOUT REFERENCE

Annissa K. Neider / A. Neider Architecture, sheet A-100, Basement Amenities, November 13, 2026. Preliminary and not for construction. The plan governs wellness room adjacencies; renderings illustrate finishes and furnishings.

DESIGN DIRECTION

Basement amenities design and design pt2, shared by Jaqueline Nava / Next Level Construction. Their exercise, lounge, coworking and terrace references inform the concepts; the November 13 architect plan controls wellness room positions.

OPEN COORDINATION

Ownership requested a bathroom relocation on November 13. No subsequent revised layout was located. The 3D overview shows only the upper wellness zone; no relocated bathroom arrangement is represented as approved.

VIEWS & AVAILABILITY

The city photograph informs the surrounding Youngstown character only. Exact rooftop and apartment sightlines remain unverified. All proposed amenities, materials, equipment and access arrangements are subject to final confirmation.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PUBLIC AREAS / BOBBIE MANCINO

Arrival, with character.



BOBBIE MANCINO / 4POINT DESIGN / MAIN LOBBY CONCEPT

Historic marble, dark trim, warm perimeter lighting and decorative brass accents shape this public-area direction. Based on Bobbie's September 8 design package; final materials, lighting and logo treatment remain in coordination.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.

PUBLIC-AREA DETAILS / BOBBIE MANCINO

Details that welcome you.



MAILROOM / DESIGNER CONCEPT

Black mailboxes with a high-gloss gold restored metal frame follow Bobbie's November 10 preference.



ELEVATOR LOBBY / DESIGNER CONCEPT

Decorative metalwork, marble and warm lighting carry the historic character through the elevator lobby.

Bobbie Mancino / 4Point Design. Public-area direction from the September 8 package; mailbox color preference updated November 10, 2026.

Designer concept illustrations. Final detailing, fixture selections, restoration scope and installation remain subject to coordination.

Planned amenities. Artist impressions and approximate outlooks. Final layout, finishes, access and availability are subject to confirmation, change, delay or omission.