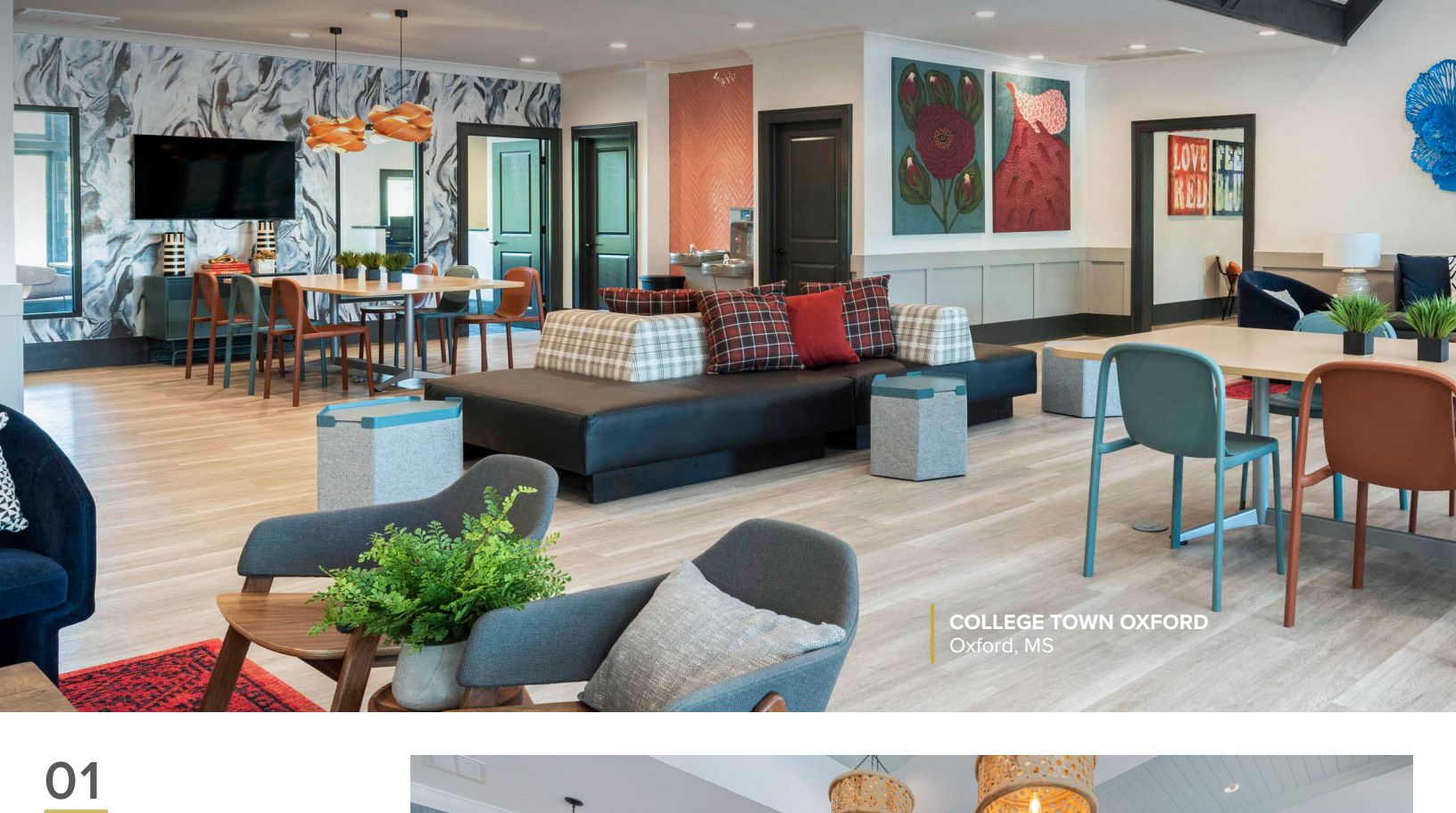


TRENDS

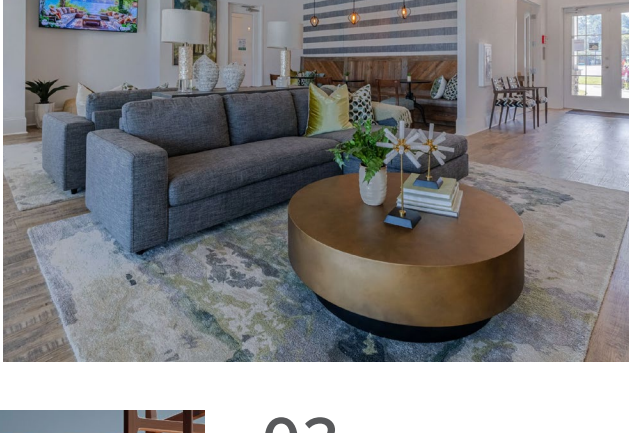
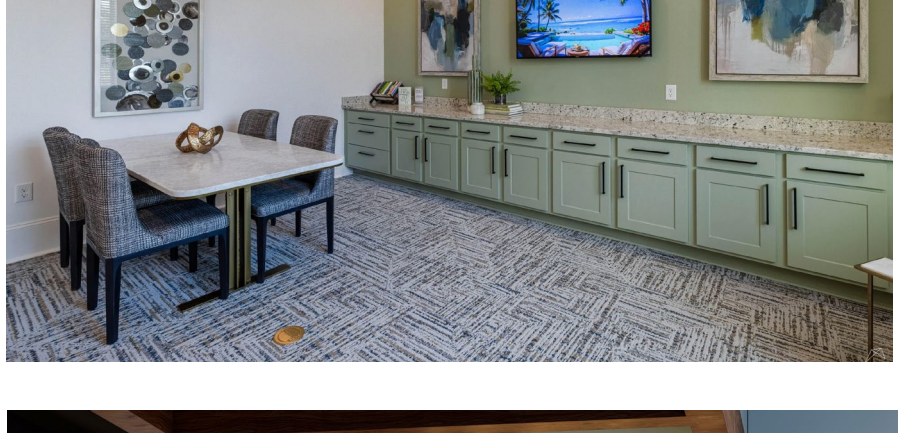


COLLEGE TOWN OXFORD
Oxford, MS

01

BASSWOOD LANDING SAVANNAH, GA

Set along a peaceful waterfront setting in Savannah, this residential community offers a refined retreat inspired by its natural surroundings. Spacious apartment homes feature contemporary finishes, generous ceiling heights, and expansive windows that invite abundant natural light throughout each space. Residents can enjoy scenic walking paths, thoughtfully landscaped outdoor areas, and amenity spaces designed for both recreation and relaxation, including a resort-style pool, fitness facilities, and welcoming social spaces. Blending comfort, convenience, and a strong connection to the outdoors, the community creates an elevated living experience in a distinctive coastal setting.

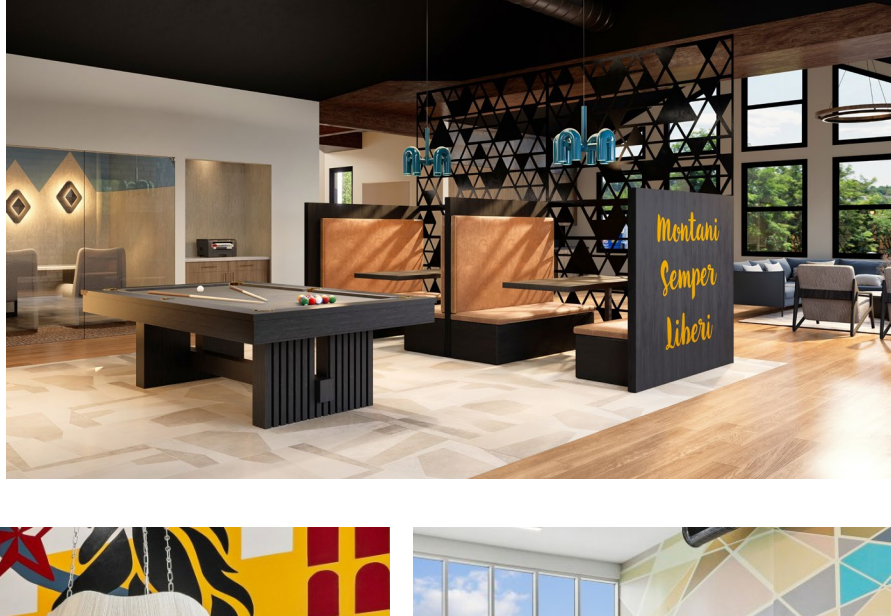


02

LOFTS AT MORGANTOWN MORGANTOWN, WV

Inspired by a modern urban aesthetic, this student-focused community embraces industrial character while prioritizing comfort and functionality. Interior spaces showcase a layered palette of brick, metal, warm wood tones, and tactile materials, creating an environment that feels both contemporary and approachable. Carefully integrated lighting highlights architectural features and adds depth throughout shared and private spaces.

Open-concept layouts, collaborative gathering areas, and individual retreats support the evolving needs of student life. The balance of raw textures and refined finishes creates a dynamic living environment designed to encourage connection, focus, and everyday comfort—resulting in a community that feels both distinctive and highly livable.

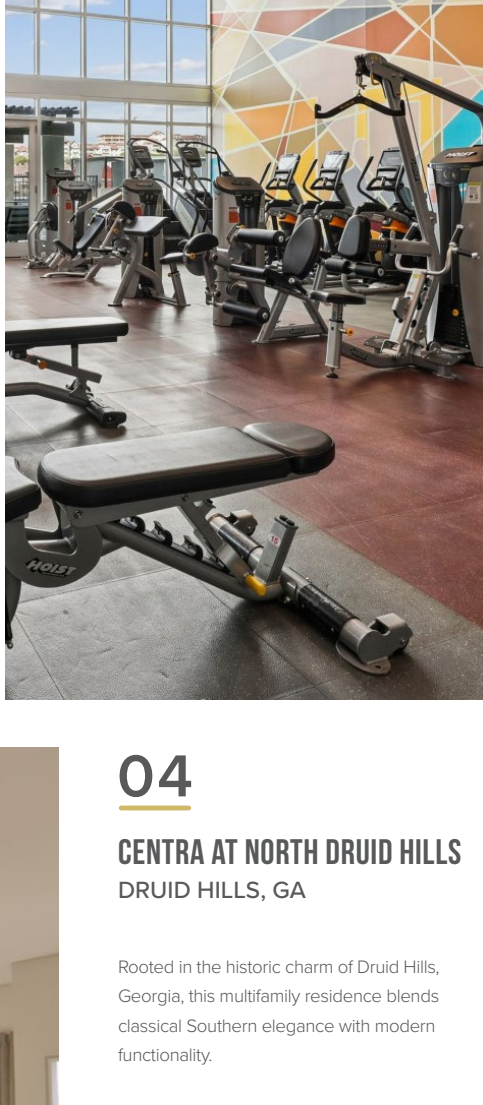
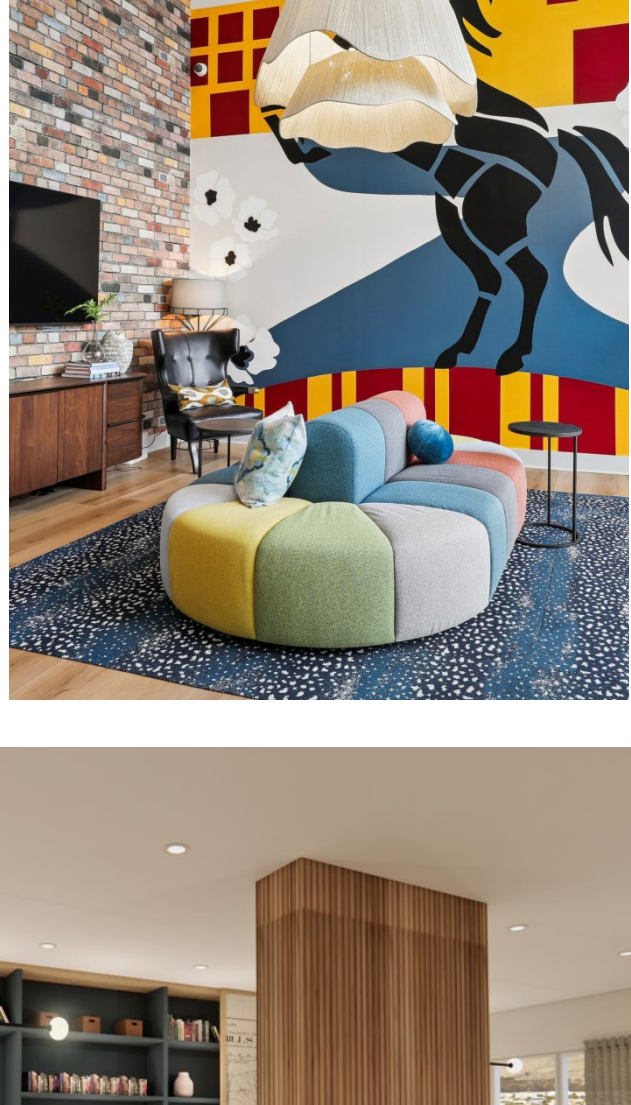


03

THE LOCAL SAN MARCOS, TX

Located in the heart of San Marcos, this student living community offers residents immediate access to campus life, local dining, entertainment, and the unique energy of downtown. Designed for students seeking both convenience and connection, the property places everyday essentials, social experiences, and academic opportunities within easy reach.

Thoughtfully planned amenity spaces and residential interiors support a balanced collegiate lifestyle, offering opportunities to study, recharge, and connect with peers. The result is a vibrant community that captures the spirit of student life while delivering comfort, accessibility, and a strong sense of place.

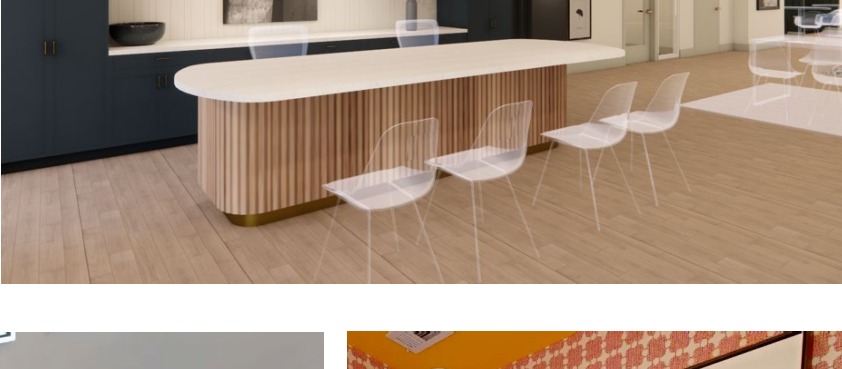


04

CENTRA AT NORTH DRUID HILLS DRUID HILLS, GA

Rooted in the historic charm of Druid Hills, Georgia, this multifamily residence blends classical Southern elegance with modern functionality.

Inspired by Frederick Law Olmsted's original vision, the design reflects the area's natural serenity and architectural legacy through refined materials, organic textures, and a rich navy palette. Natural woods, linen, and stone echo the authenticity of the landscape, while navy accents in millwork and textiles bring timeless sophistication to the interiors. Communal spaces foster connection through local art, vintage pieces, and contemporary comfort, honoring the cultural fabric of Druid Hills through livable luxury that bridges past and present.

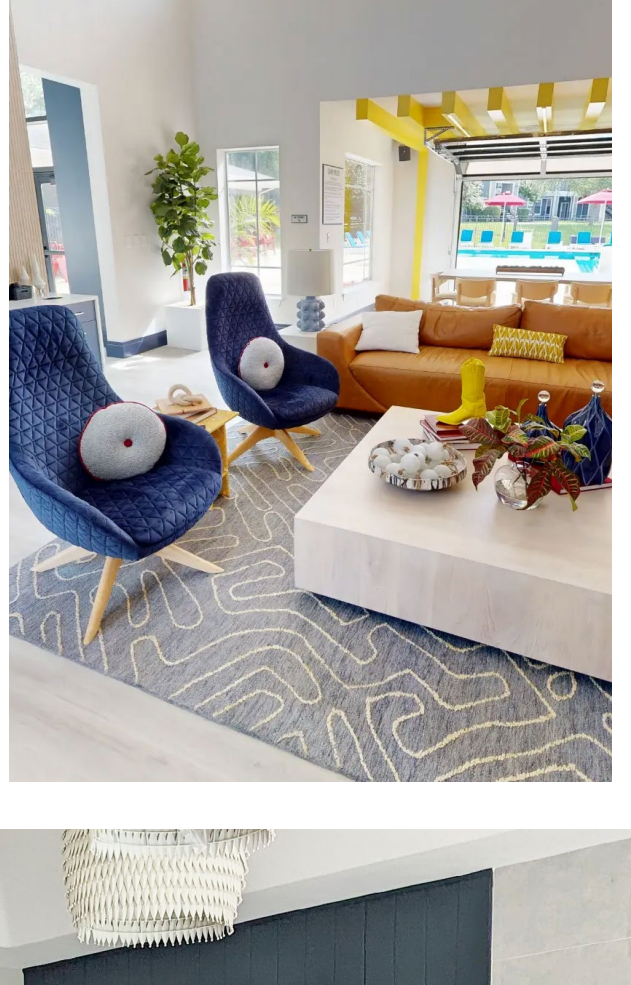


05

THE LANDING AT LAWRENCE LAWRENCE, KS

Designed to support a connected and comfortable residential experience, this community blends contemporary interiors with inviting shared spaces that encourage both relaxation and engagement. Clean architectural lines, warm material selections, and thoughtfully integrated amenities create an environment that feels approachable, modern, and highly functional.

From resident gathering spaces to private living areas, the design emphasizes flexibility, comfort, and a strong sense of community—creating a place that supports everyday living while fostering meaningful connections.

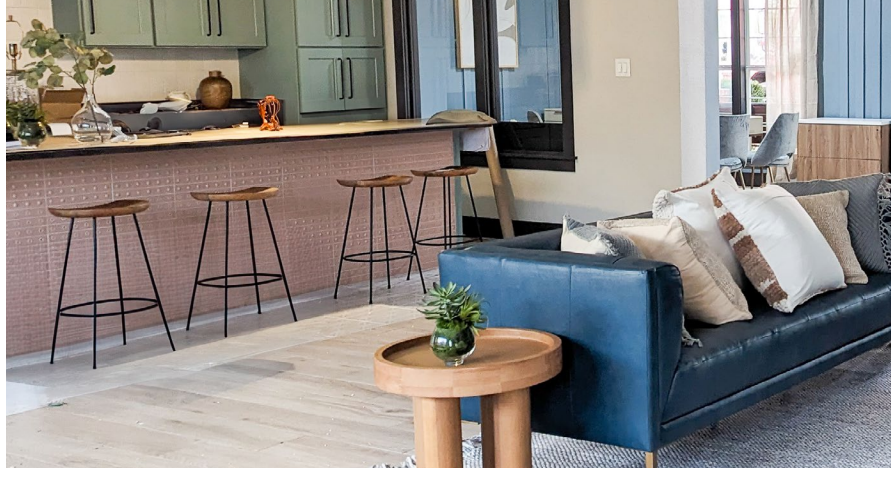


06

ARBOR VIEW D'IBERVILLE, MS

This transformative renovation reimaged an existing community in D'Iberville, introducing renewed energy and a more elevated resident experience. The redesigned clubhouse incorporates layered textures, curated artwork, and thoughtfully selected finishes that bring warmth, personality, and visual interest throughout the space.

Drawing inspiration from the region's coastal character, the updated environment creates an inviting destination where residents can gather, relax, and feel connected to both the community and its surrounding landscape.

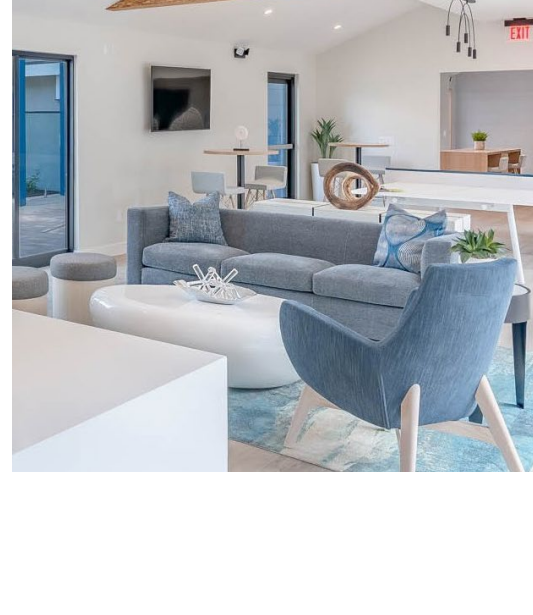
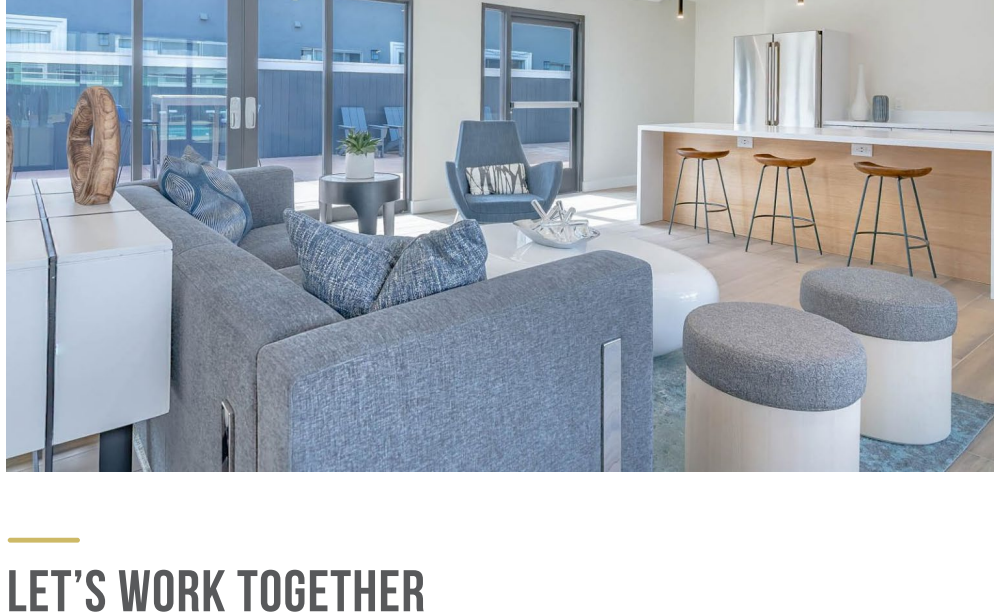
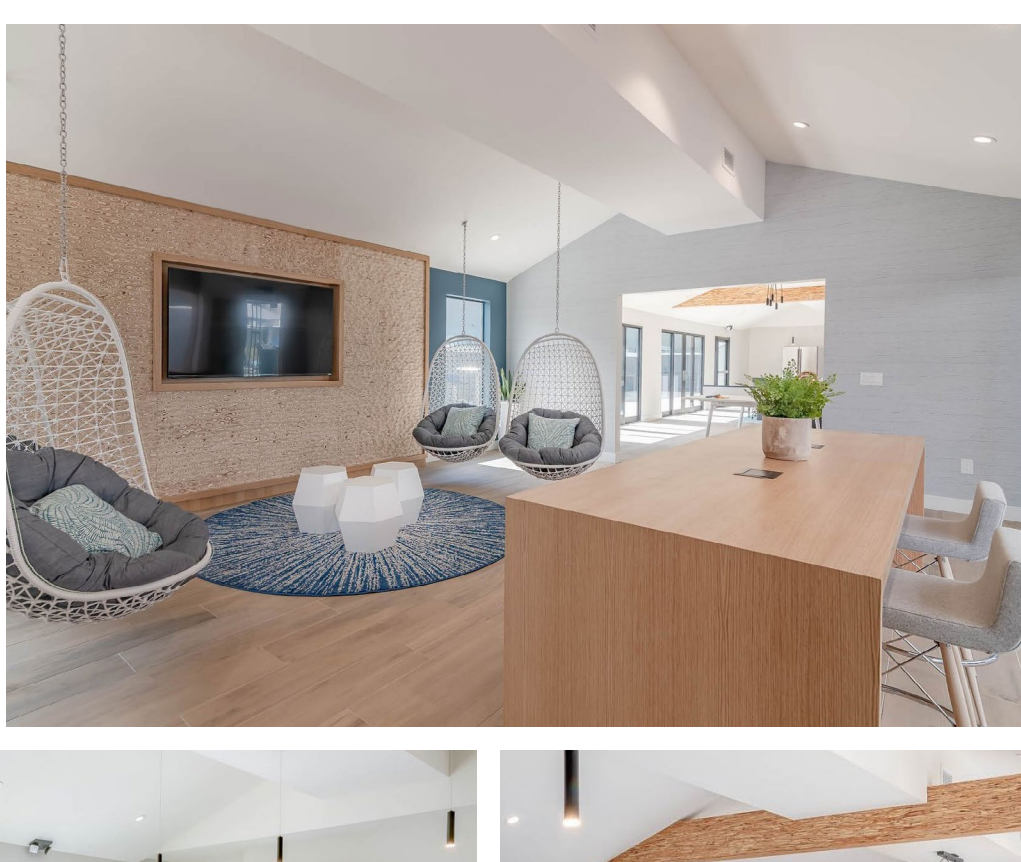


07

BREAKWATER HUNTINGTON BEACH, CA

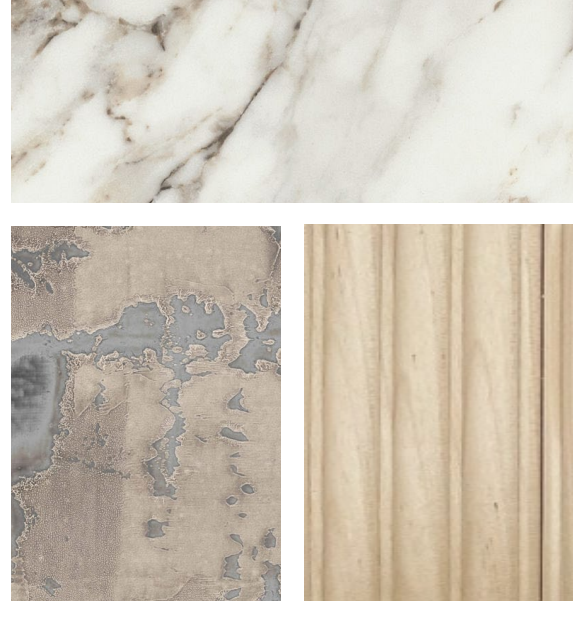
Located in Huntington Beach, the Breakwater reflects a renovation approach inspired by its coastal surroundings. Updated interiors introduce a lighter palette, clean lines, and natural textures that create a relaxed, beach-influenced aesthetic.

Reimagined amenity spaces enhance both functionality and flow, offering residents a refreshed environment that feels open, effortless, and connected to its setting.



LET'S WORK TOGETHER

For over 25 years, HPAD has designed innovative, timeless spaces that attract, elevate, and enhance the communities residents call home.



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- + INNOVATIVE SPACE PLANNING
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- + COHESIVE BRANDING
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- + WHITE GLOVE INSTALLATIONS

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LET'S CONNECT >>

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