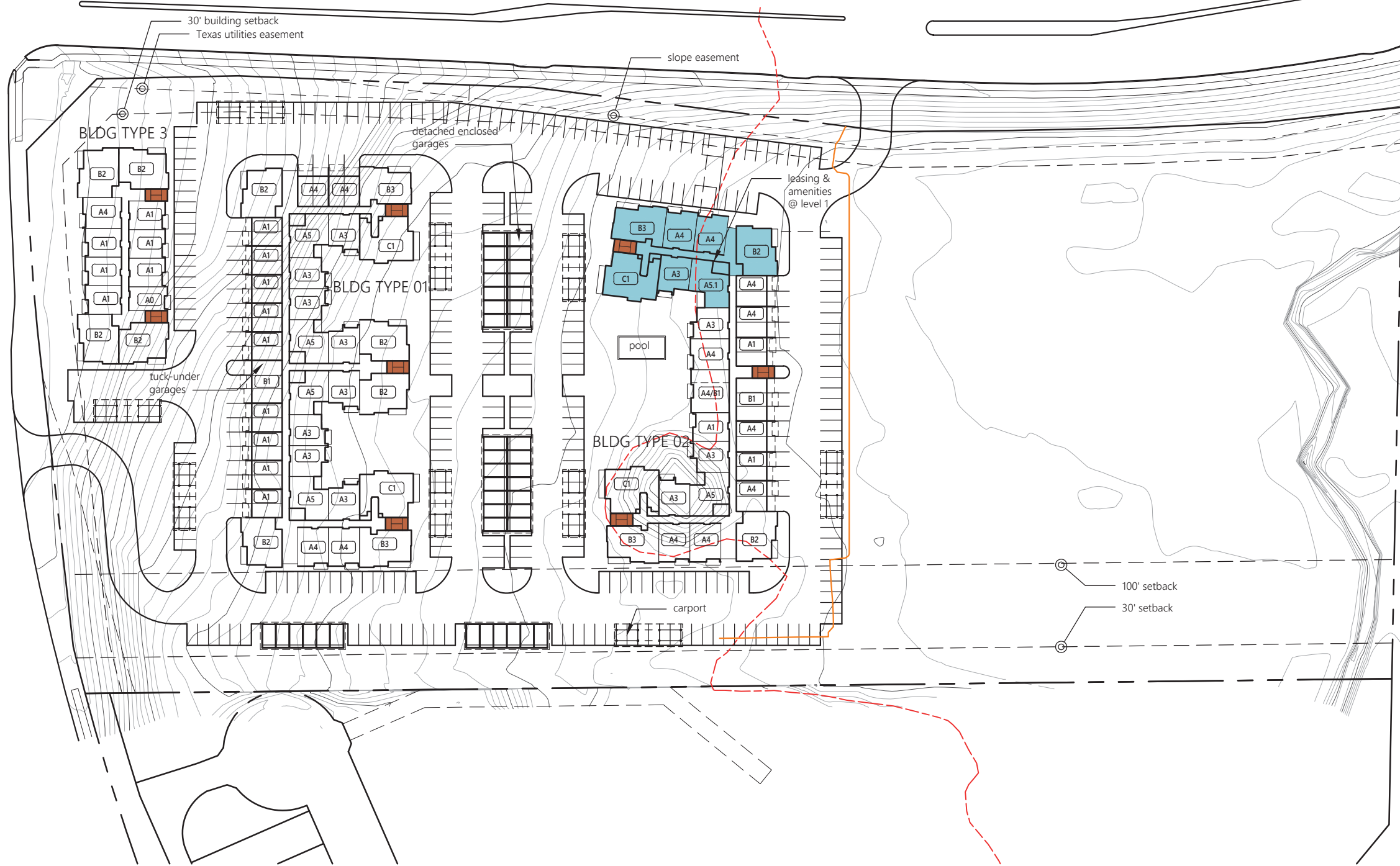


# VIRGINIA PARKWAY

HARDIN BLVD.



## 20-44 Virginia/Hardin

Version 1 4 story surface park 9/23/2020

		Unit Areas			Total Areas		
Type	Description	No.	Net	Balc.	Gross	Net	Gross
A0	One Bedroom, One Bath	4	615	60	675	2,460	2,700
A1	One Bedroom, One Bath	61	697	60	757	42,517	46,177
A2	One Bedroom, One Bath	0	745	60	805	0	0
A3	One Bedroom, One Bath	47	779	60	839	36,613	39,433
A4	One Bedroom, One Bath	49	810	60	870	39,690	42,630
A5	One Bedroom, One Bath	20	976	78	1,054	19,520	21,080
A5.1	One Bedroom, One Bath	3	978	88	1,066	2,934	3,198
B1	Two Bedroom, Two Bath	9	1,122	60	1,182	10,098	10,638
B2	Two Bedroom, Two Bath	39	1,243	78	1,321	48,477	51,519
B3	Two Bedroom, Two Bath	15	1,244	86	1,330	18,660	19,590
C1	Three Bedroom, Two	15	1,482	122	1,604	22,230	24,060

Total Units:	262					
Rentable Area at Units:			243,199		261,385	
Avg. Net Unit Size:		928			Avg. Net SF/Type	
Avg. Gross Unit Size:		998				
Total One Bedroom Units:	184	70.2%			781	
Total Two Bedroom Units:	63	24.0%			1226	
Total Three Bedroom Units:	15	5.7%			1482	
Total Bedrooms:	355					

Leasing, Amenity and Misc. Areas		
Leasing & Amenity Area		7,300 SF
Tuck Under Garages		14,730 SF
Detached Garages		8,200 SF
<b>Total Miscellaneous Area</b>		<b>30,230 SF</b>

Project Density		
Land Area	12.64	Acres
Unit Density	20.73	Units Per Acre

Project Parking			
Required Parking Per City Code			
Unit Type	Parking Ratio Req'd	Number of Units	Req'd Parking
Efficiency	1.200	0	0
1 Bedroom	1.200	184	221
2 Bedroom	2.200	63	139
3 Bedroom	3.200	15	48
<b>Total Spaces Required</b>			<b>407 Spaces</b>

Provided Parking Spaces		
Surface (Uncovered)		232
Surface (Covered)		20.6% 54
Tuck Under Garages		14.9% 39
Garage Tandem		39
Detached Garages		15.3% 40
Visitor Parking		13
<b>Total Spaces Provided</b>		<b>417 Spaces</b>
<b>Parking Ratio - Spaces / Unit</b>		<b>1.59 Spaces/Unit</b>
<b>Parking Ratio - Spaces / Bedroom</b>		<b>1.17 Spaces/Br</b>
<b>Percentage of Covered Spaces</b>		<b>51%</b>
<b>Percentage of Enclosed Spaces</b>		<b>30%</b>
<b>Total Spaces Provided (Less Tandem Spaces)</b>		<b>378 Spaces</b>
<b>Parking Ratio - Spaces / Unit</b>		<b>1.44 Spaces/Unit</b>
<b>Parking Ratio - Spaces / Bedroom</b>		<b>1.06 Spaces/Br</b>

## Concept Site Plan

