2019.10.23
1310 NORTH MAIN APARTMENTS
3&4-STORY - TYPE VA CONSTRUCTION WITH COMMERCIAL SHELL SPACE
BUILDING A, B, C, & TOWNHOMES BUILDINGS D,E,F & G

UNIT TYPE	#Bedrooms/ #Bathrooms	Size in Net HSF	# Units	# of Bedrooms	Total Net HSF
A1	1/1	644	10	10	6,440
B1 INSIDE CORNER	2/2	828	6	12	4,968
B2	2/2	898	13	26	11,674
C1	3/3	1,276	21	63	26,796
D1	4/4	1,339	50	200	66,950
TH B	2/1.5	1,235	10	20	12,350
TH C1	3/2.5	1,540	9	27	13,860
TH C2	3/2.5	1,570	10	30	15,700
TOTALS			123	318	**158,738**
			Unit Avg. - SF/Unit		**1,231**
			Bedroom Avg. - SF/Bed		**409**

UNIT MIX	# Units	Unit %	# Bedrooms	Bed %
1-bed	10	10.00%	10	3.22%
2-bed	19	19.00%	38	12.22%
3-bed	21	21.00%	63	20.26%
4-bed	50	50.00%	200	64.31%
	100	100.00%	311	100.00%

BUILDING AREA		
BUILDING A GROSS SF INCLUDING COMMERCIAL	12969 SF	51,876 SF
BUILDING B GROSS SF	14319 SF	53,741 SF
BUILDING C GROSS SF	13980 SF	55,920 SF
TOWNHOMES GROSS SF	41910 SF	41,910 SF
TOTAL GROSS SF		**203,447** SF
NET HEATED UNITS		158,738 SF
NET HEATED AMENITY BUILDING C		6,327 SF
BUILDING A COMMERCIAL LEVEL 1 SF (COM.A & COM. B)	10646 SF	10,646 SF
TOTAL NET HEATED SF (INCLUDES AMENITY AND COMMERCIAL SPACES)		175,711 SF
BUILDING EFFICIENCY		86.37%

PARKING				
COMMERCIAL PARKING PROVIDED				46
RESIDENTIAL SURFACE PARKING NORTH + 20 TUCK UNDER SPACES				322
GARAGE SPACES				29
DRIVEWAY SPACES				29
TOTAL PARKING PROVIDED ON SITE				**426**
PARKING RATIO	0.830	SP. / BED	2.496	SP. PER UNIT

BUILDING A	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTALS
	A1					0
	B1		1	1	1	3
	B2		1	1	1	3
	C1		3	3	3	9
	D1		4	4	4	12
		0	9	9	9	27
		0	29	29	29	87

BUILDING B	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTALS
	A1		2	2	2	6
	B1		1	1	1	3
	B2	1	1	1	1	4
	C1	3	3	3	3	12
	D1	3	4	4	4	15
		7	11	11	11	40
		23	31	31	31	116

BUILDING C	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTALS
	A1	1	1	1	1	4
	B1					0
	B2		2	2	2	6
	C1					0
	D1	4	5	7	7	23
		5	8	10	10	33
		17	25	33	33	108

TOWNHOMES	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTALS
	TH B	10				10
	TH C1	9				9
	TH C2	10				10
						0
						0
		29	0	0	0	29
		77	0	0	0	77

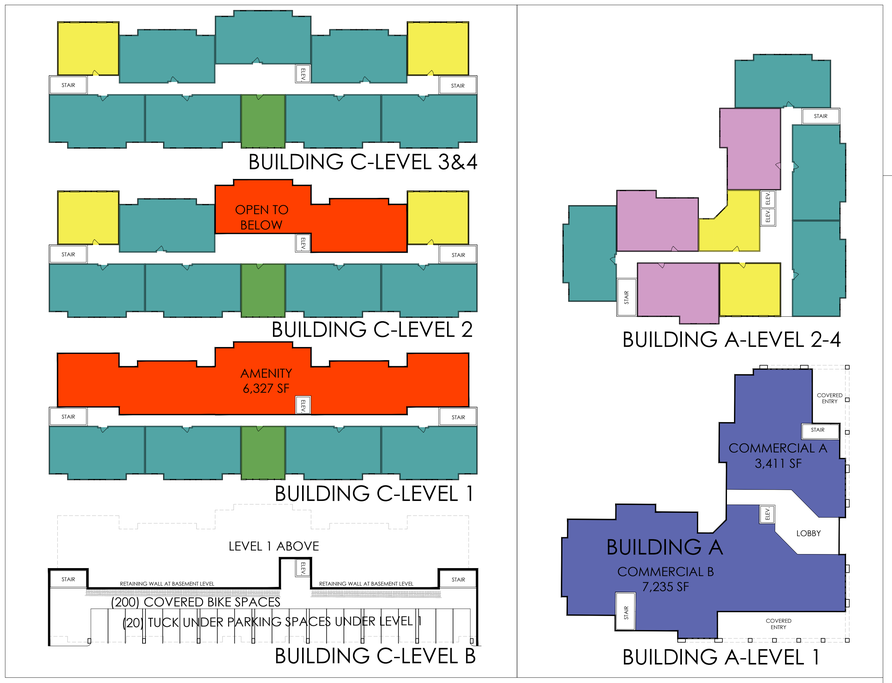
1310 N. MAIN SITE DATA 7-1-19

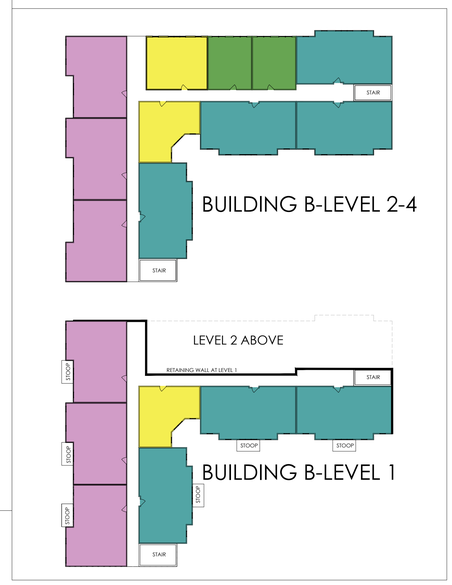
BUILDING A - 3-ST. TYPE 5 OVER COMMERCIAL
10,646 COMMERCIAL SF LEVEL 1
(6) 2 BED UNITS - (12) BEDS
(9) 3 BED UNITS - (27) BEDS
(12) 4 BED UNITS - (48) BEDS
(27) UNITS (87) BEDS

BUILDING B - 3-ST. TYPE 5 OVER BASEMENT
(6) 1 BED UNITS - (6) BEDS
(7) 2 BED UNITS - (14) BEDS
(12) 3 BED UNITS - (36) BEDS
(15) 4 BED UNITS - (60) BEDS
(40) UNITS (116) BEDS

BUILDING C - 4-ST. TYPE 5 OVER TUCK-UNDER PARKING
6,327 SF AMENITY LEVEL 1
(4) 1 BED UNITS - (4) BEDS
(6) 2 BED UNITS - (12) BEDS
(23) 4 BED UNITS - (92) BEDS
(33) UNITS (108) BEDS

TOWNHOMES -
(10) 2 BED TH UNITS - (24) BEDS
(19) 3 BED TH UNITS - (51) BEDS
(29) TH UNITS (77) BEDS





1310 N. MAIN Site Concept

Blacksburg, VA

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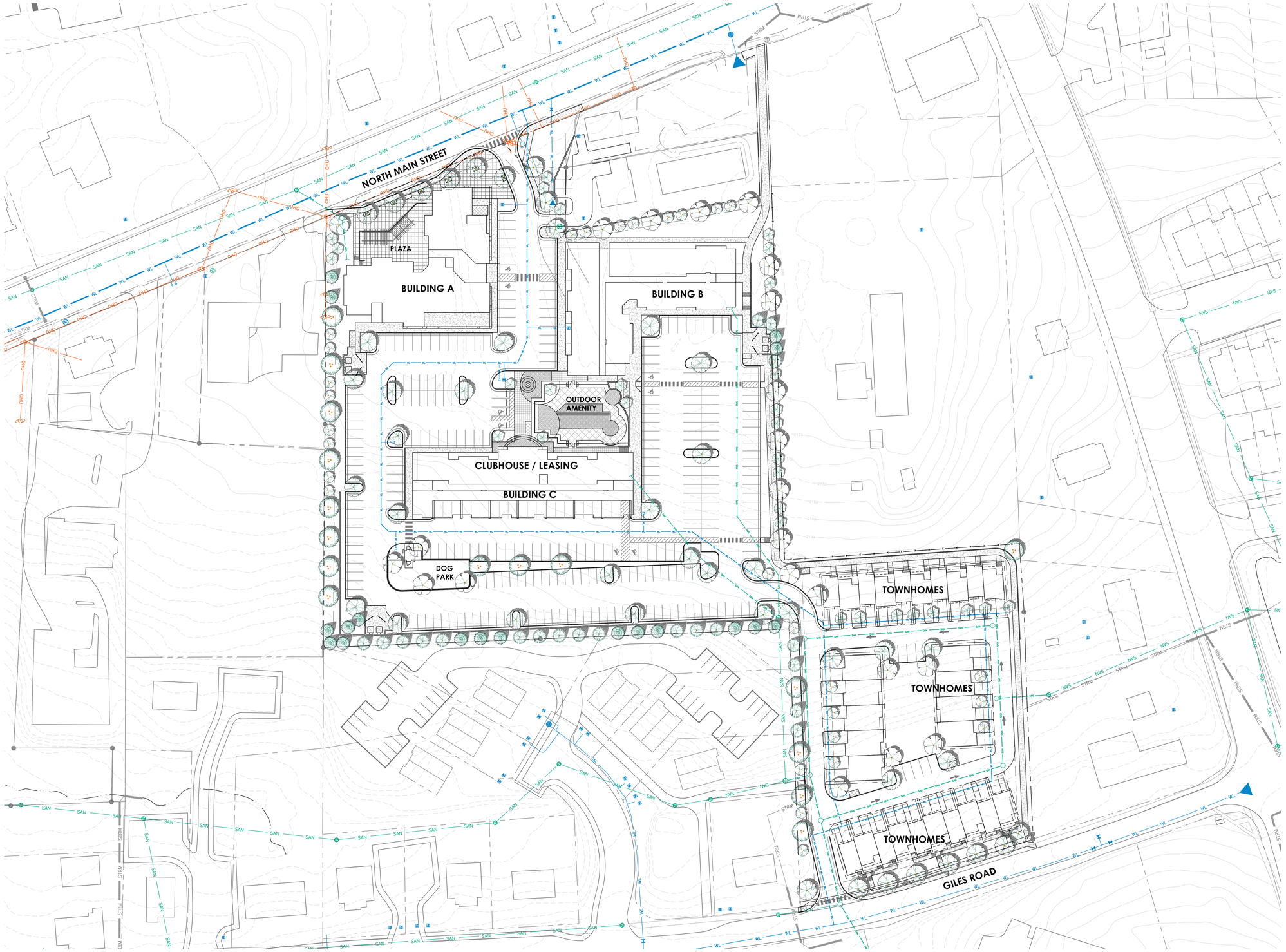

CONCEPT PLANT SCHEDULE

STREET TREE	18	
-		
CANOPY 1	27	
-		
CANOPY 2	16	
-		
CANOPY 3	21	
-		
EVERGREEN 1	20	
-		
EVERGREEN 2	18	
-		
FLOWERING	29	
-		
FLOWERING 2	30	
-		

40' 20' 0 40' 80'

SCALE 1"=40'-0"

1310 N. MAIN Concept Landscape

Blacksburg, VA

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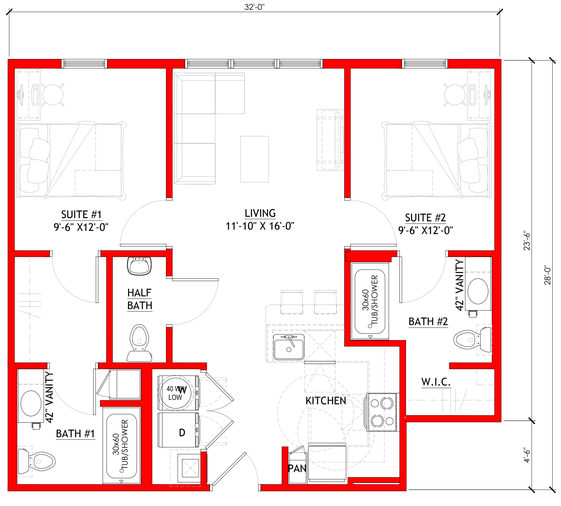
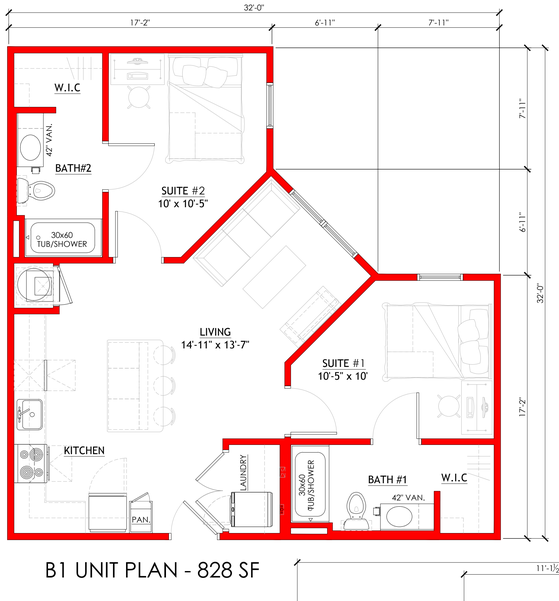
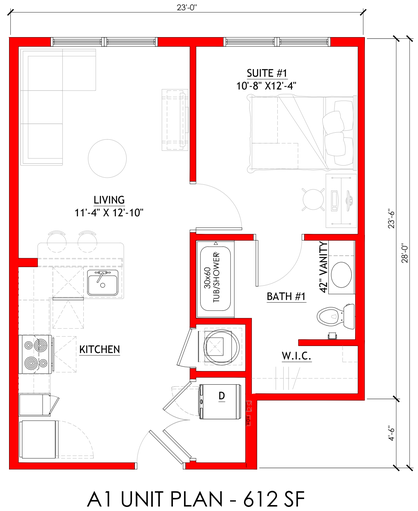


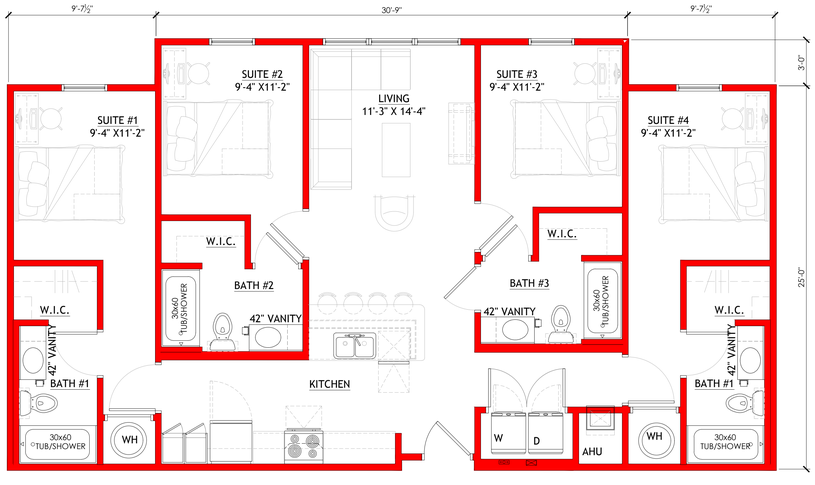
B2 UNIT PLAN - 868 SF



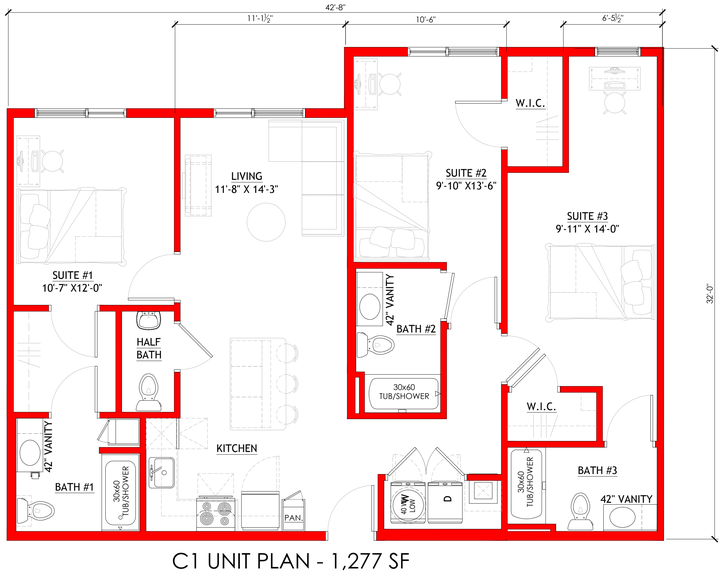
B1 UNIT PLAN - 828 SF



A1 UNIT PLAN - 612 SF



D1 UNIT PLAN - 1,339 SF



C1 UNIT PLAN - 1,277 SF

1310 N. MAIN Site Concept

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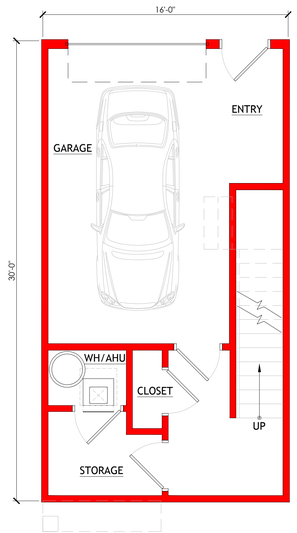
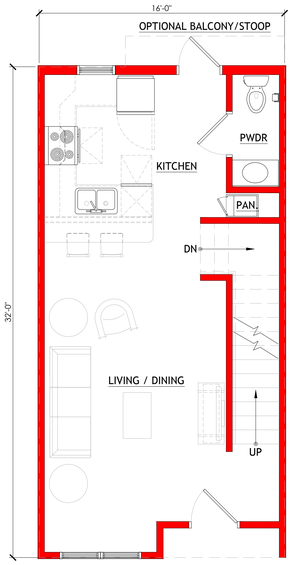
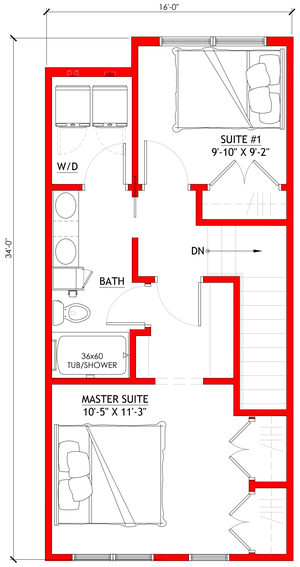
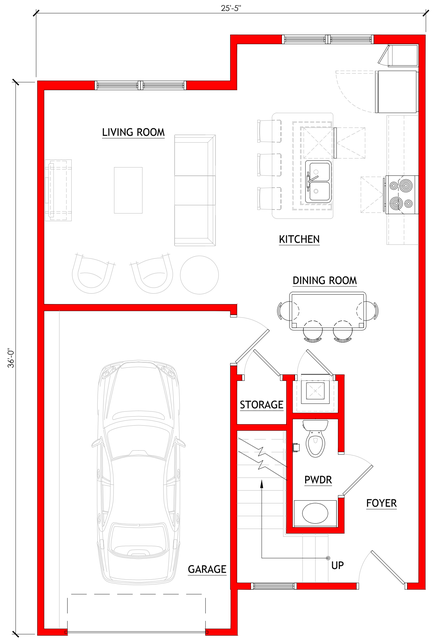


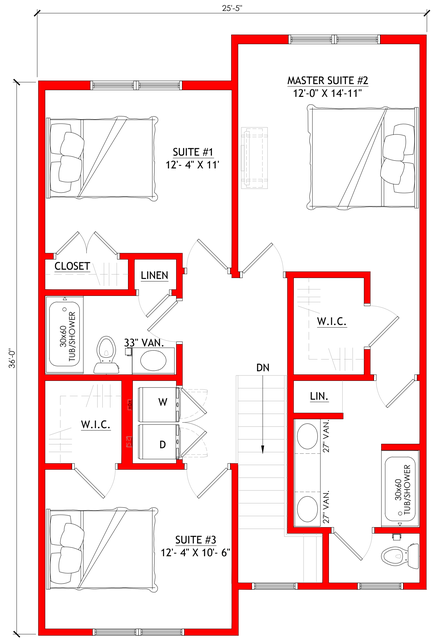




TH - B LEVEL 1 - 205 SF TH - B LEVEL 2 - 500 SF TH - B LEVEL 3 - 530 SF

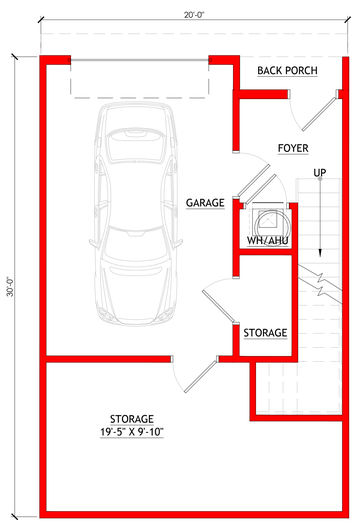
2 BEDROOM TOWNHOME UNIT - 1235 SF

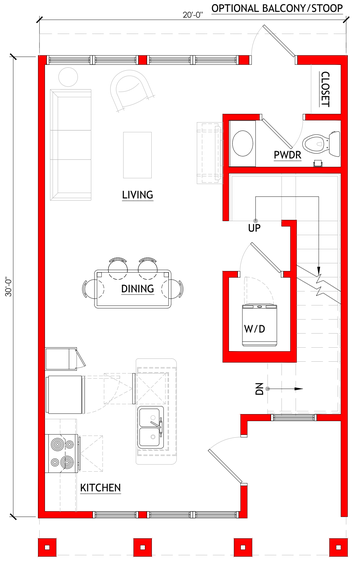


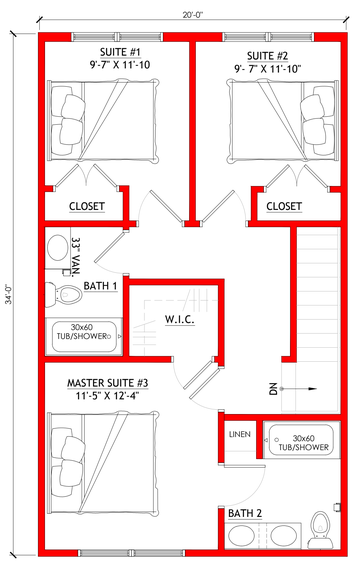


TH - C1 LEVEL 1 - 640 SF TH - C1 LEVEL 2 - 900 SF

3 BEDROOM TOWNHOME UNIT - 1540 SF







TH - C2 LEVEL 1 - 330 SF TH - C2 LEVEL 2 - 560 SF TH - C2 LEVEL 3 - 680 SF

3 BEDROOM TOWNHOME UNIT - 1570 SF

1310 N. MAIN Site Concept

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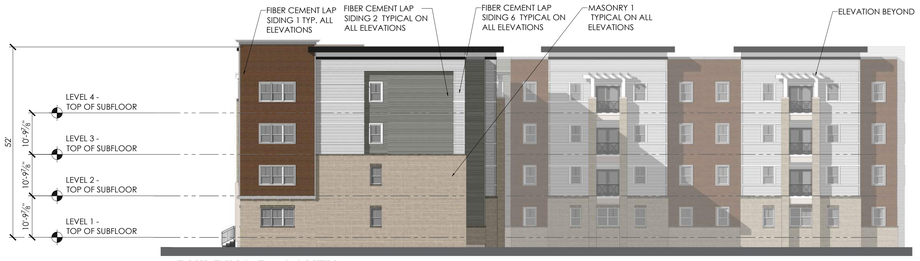
8 **BUILDING A - SOUTH**
SCALE: 1/8"=1'-0"

4 **BUILDING A - WEST**
SCALE: 1/8"=1'-0"

7 **BUILDING A - NORTH**
SCALE: 1/8"=1'-0"

3 **BUILDING A - EAST**
SCALE: 1/8"=1'-0"

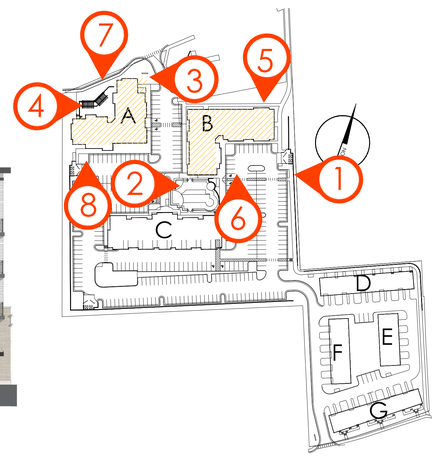


6 **BUILDING B - SOUTH**
SCALE: 1/8"=1'-0"

2 **BUILDING B - WEST**
SCALE: 1/8"=1'-0"

5 **BUILDING B - NORTH**
SCALE: 1/8"=1'-0"

1 **BUILDING B - EAST**
SCALE: 1/8"=1'-0"

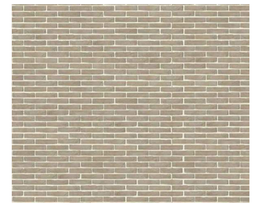


KEY PLAN

FIBER CEMENT LAP SIDING 6

FIBER CEMENT LAP SIDING 2 - 5

FIBER CEMENT LAP SIDING 1



MASONRY 1

MASONRY 2

1310 N. MAIN Site Concept

Blacksburg, VA

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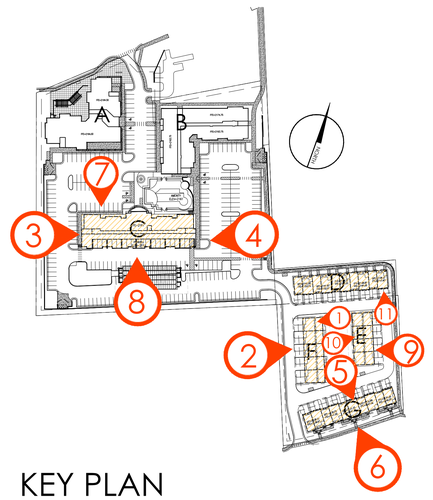
8 **BUILDING C - SOUTH**
SCALE: 1/8"=1'-0"

4 **BUILDING C - EAST**
SCALE: 1/8"=1'-0"



KEY PLAN

7 **BUILDING C - NORTH**
SCALE: 1/8"=1'-0"

3 **BUILDING C - WEST**
SCALE: 1/8"=1'-0"

6 **TOWNHOME BUILDING G - SOUTH**
SCALE: 1/8"=1'-0"

5 **TOWNHOME BUILDING G - NORTH**
SCALE: 1/8"=1'-0"

11 **TOWNHOME BUILDING D - SOUTH**
SCALE: 1/8"=1'-0"

10 **TOWNHOME BUILDING E - EAST**
SCALE: 1/8"=1'-0"

9 **TOWNHOME BUILDING E - WEST**
SCALE: 1/8"=1'-0"

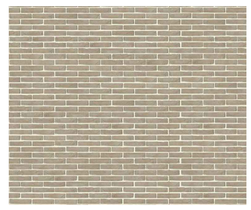
2 **TOWNHOME BUILDING F - WEST**
SCALE: 1/8"=1'-0"

1 **TOWNHOME BUILDING F - EAST**
SCALE: 1/8"=1'-0"

FIBER CEMENT LAP SIDING 6

FIBER CEMENT LAP SIDING 2 - 5

FIBER CEMENT LAP SIDING 1



MASONRY 1

MASONRY 2

1310 N. MAIN Site Concept

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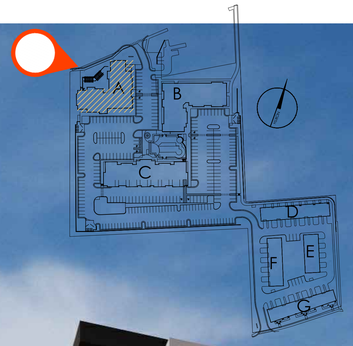

BUILDING A - NORTH WEST PERSPECTIVE

1310 N. MAIN Site Concept

Blacksburg, VA

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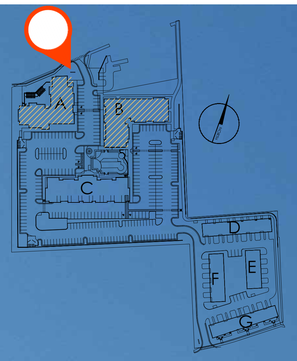

BUILDING A/B - NORTH PERSPECTIVE

1310 N. MAIN Site Concept

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BUILDING A - NORTH EAST PERSPECTIVE

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BUILDING B - WEST PERSPECTIVE

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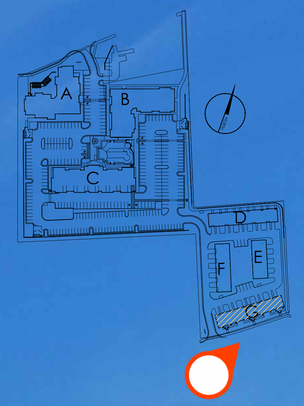

TOWNHOME - BUILDING G - GILES ROAD SOUTH

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Blacksburg, VA

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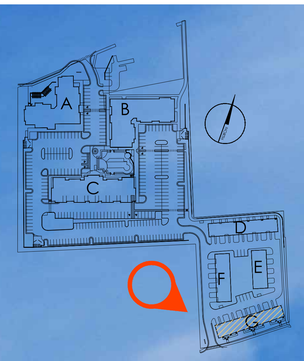

TOWNHOME - BUILDING G - NORTH

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TOWNHOME - BUILDING F - WEST

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TOWNHOME - BUILDING D - SOUTH WEST

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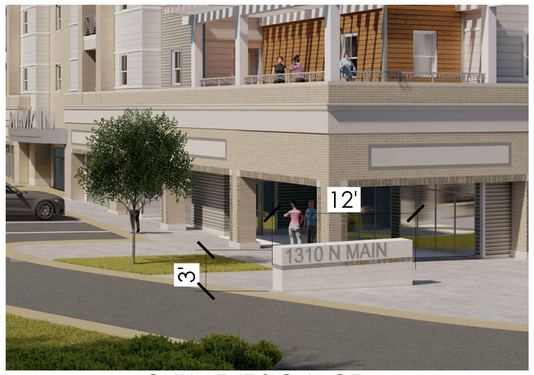

MONUMENT SIGNAGE
TYPICAL

BUILDING C - NORTH

BUILDING C - SOUTH WEST

SIGNANGE BLD. A

BUILDING A - NORTH EAST

GILES ROAD - TOWNHOME BUILDING G - SOUTH

COMMERCIAL
SIGNAGE FRAME TYP.

SITE ENTRY OFF N MAIN STREET - BUILDING A /C - NORTH

TOWNHOME BUILDING G - NORTH

1310 N. MAIN Site Concept

Blacksburg, VA

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