

UNIT TYPE	#Bathrooms	Size in Net HSF	# Units	# of Bedrooms	Total Net HSF
A1	3/2	644	10	10	6,440
B1 INSIDE CORNER	2/2	808	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	2/2.5	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	378	158,738
Unit Avg. - SF/Unit		1,289			1,231
Bedroom Avg. - SF/Bed				409	

UNIT MIX	# Units	Unit %	# Bedrooms	Bed %
1-bed	10	10.00%	10	3.22%
2-bed	19	15.00%	38	12.22%
3-bed	21	23.00%	63	20.26%
4-bed	50	50.00%	200	64.31%
TOTAL	100	100.00%	311	100.00%

BUILDING AREA	GROSS SF	NET HEATED UNITS
BUILDING A GROSS SF INCLUDING COMMERCIAL	12,969 SF	51,870 SF
BUILDING A COMMERCIAL LEVEL 1 SF (COM. A & COM. B)	14,319 SF	53,743 SF
BUILDING B GROSS SF	13,980 SF	55,920 SF
TOWNHOMES GROSS SF	41,910 SF	175,713 SF
TOTAL GROSS SF	203,447 SF	203,447 SF

NET HEATED AMENITY BUILDING C	NET HEATED AMENITY BUILDING C
NET HEATED AMENITY BUILDING C	158,738 SF
NET HEATED AMENITY BUILDING C	6,327 SF
BUILDING C COMMERCIAL LEVEL 1 SF (COM. A & COM. B)	10,646 SF
TOTAL NET HEATED SF (INCLUDES AMENITY AND COMMERCIAL SPACES)	175,713 SF
BUILDING EFFICIENCY	86.37%

PARKING	COMMERCIAL PARKING PROVIDED	RESIDENTIAL SURFACE PARKING NORTH + 20 TUCK UNDER SPACES	GARAGE SPACES	DRIVEWAY SPACES	TOTAL PARKING PROVIDED ON SITE	PARKING RATIO
	40	322	29	20	426	0.830
						SP / BED
						2.496
						SP. PER UNIT



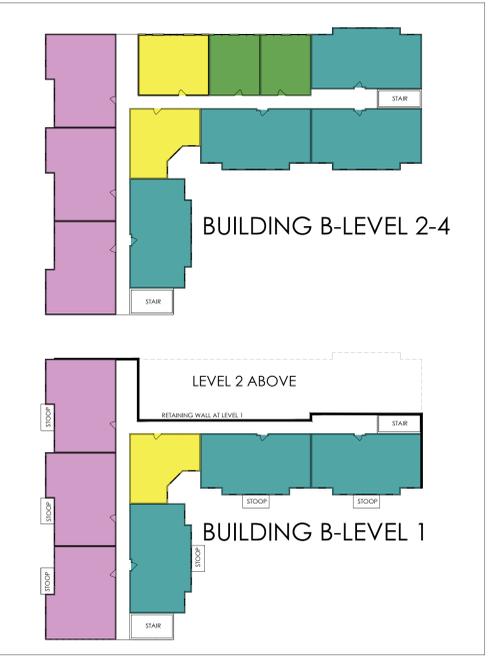
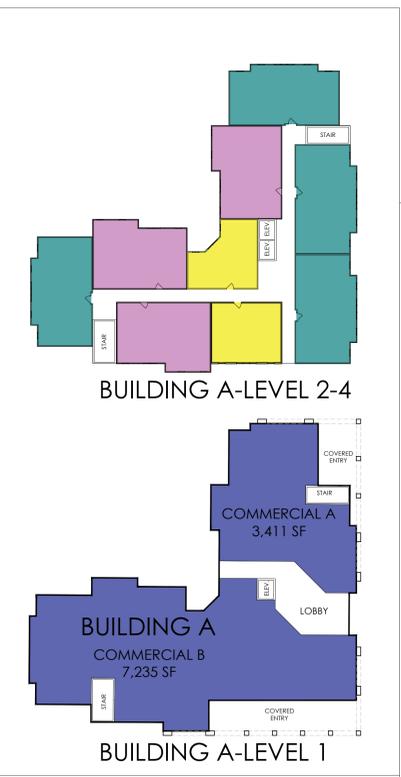
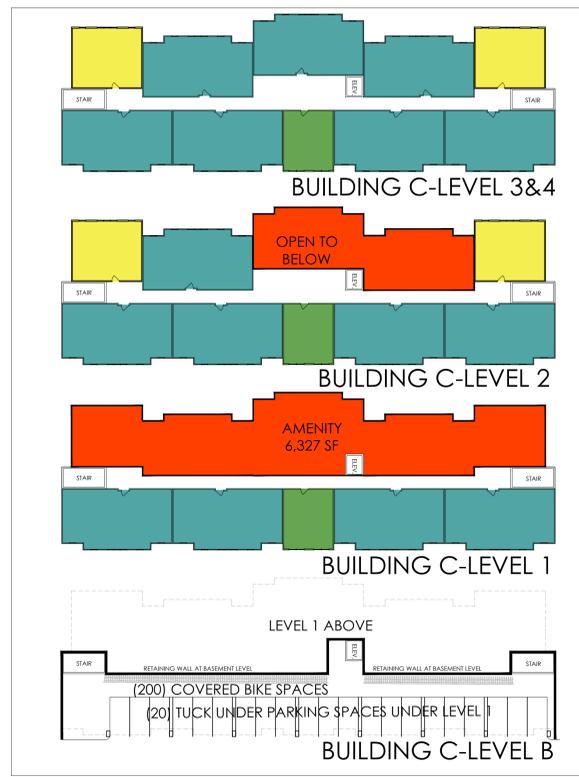
1310 N. MAIN SITE DATA 7-1-19

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



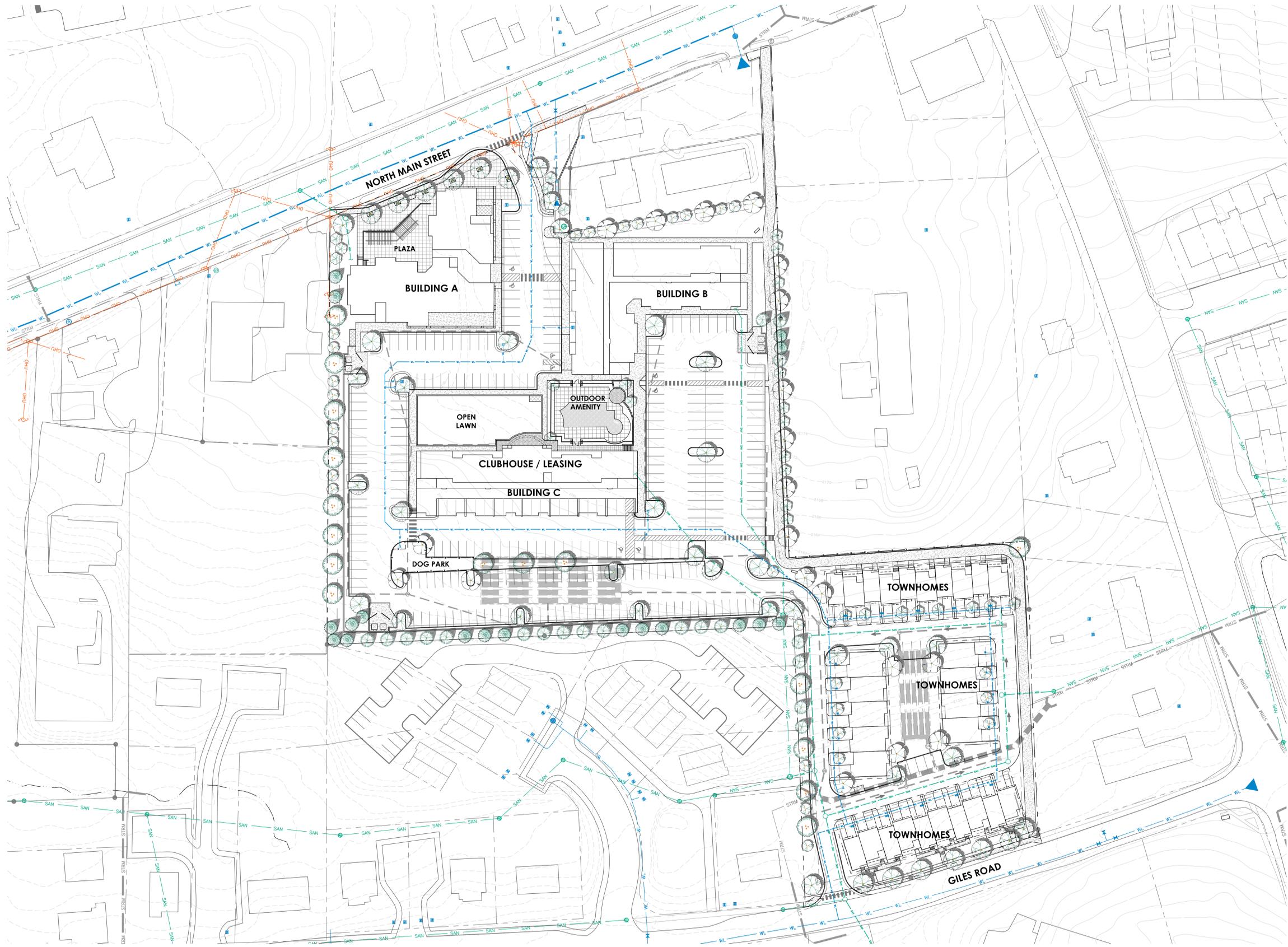
1310 N. MAIN Site Concept
 Blacksburg, VA



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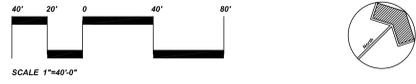


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Blacksburg, VA



CONCEPT PLANT SCHEDULE

	STREET TREE	18
	CANOPY 1	25
	CANOPY 2	16
	CANOPY 3	20
	EVERGREEN 1	20
	EVERGREEN 2	18
	FLOWERING	29
	FLOWERING 2	28

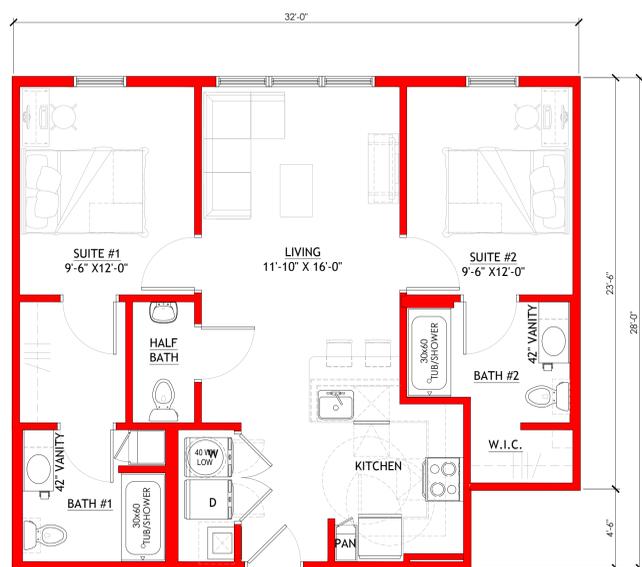


1310 N. MAIN Concept Landscape
Blacksburg, VA

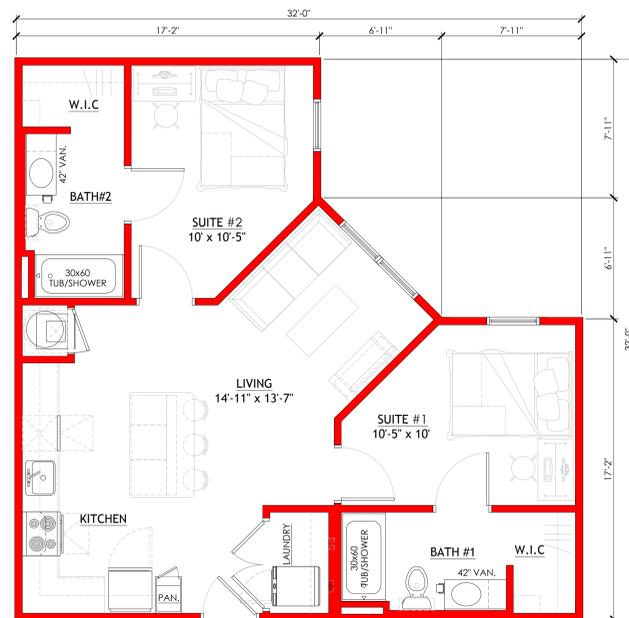


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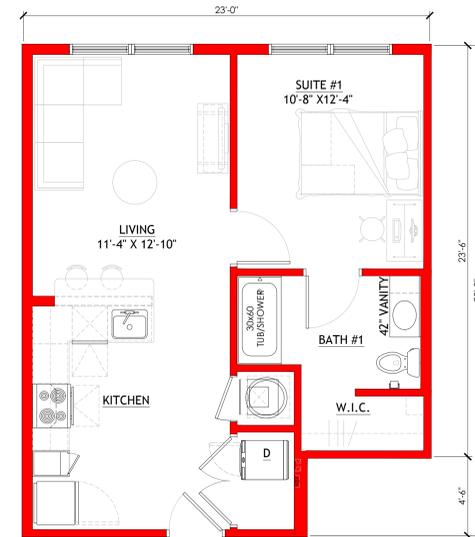
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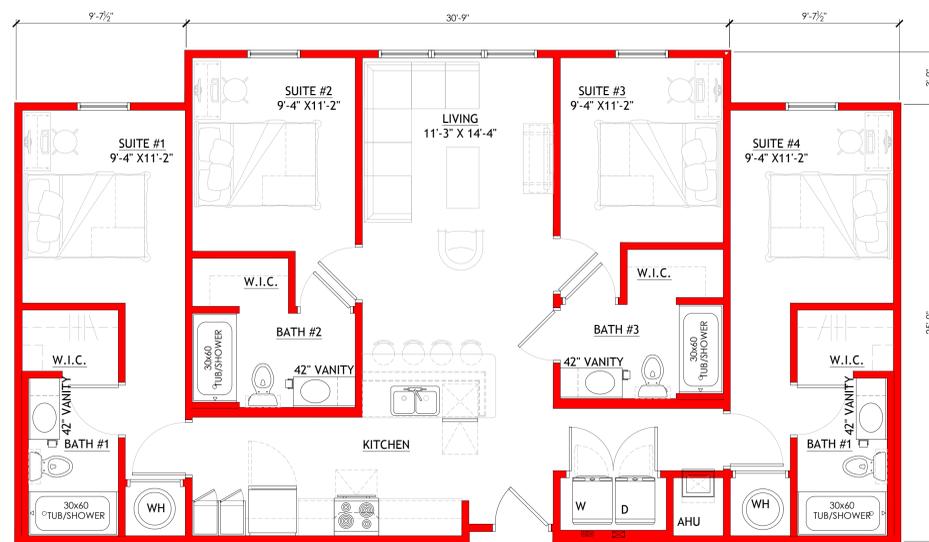
B2 UNIT PLAN - 868 SF



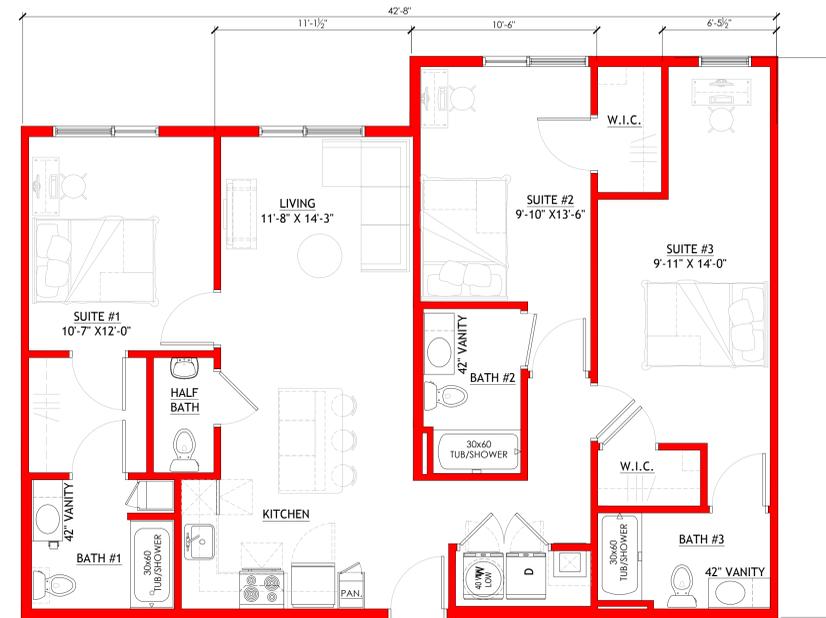
B1 UNIT PLAN - 828 SF



A1 UNIT PLAN - 612 SF



D1 UNIT PLAN - 1,339 SF



C1 UNIT PLAN - 1,277 SF

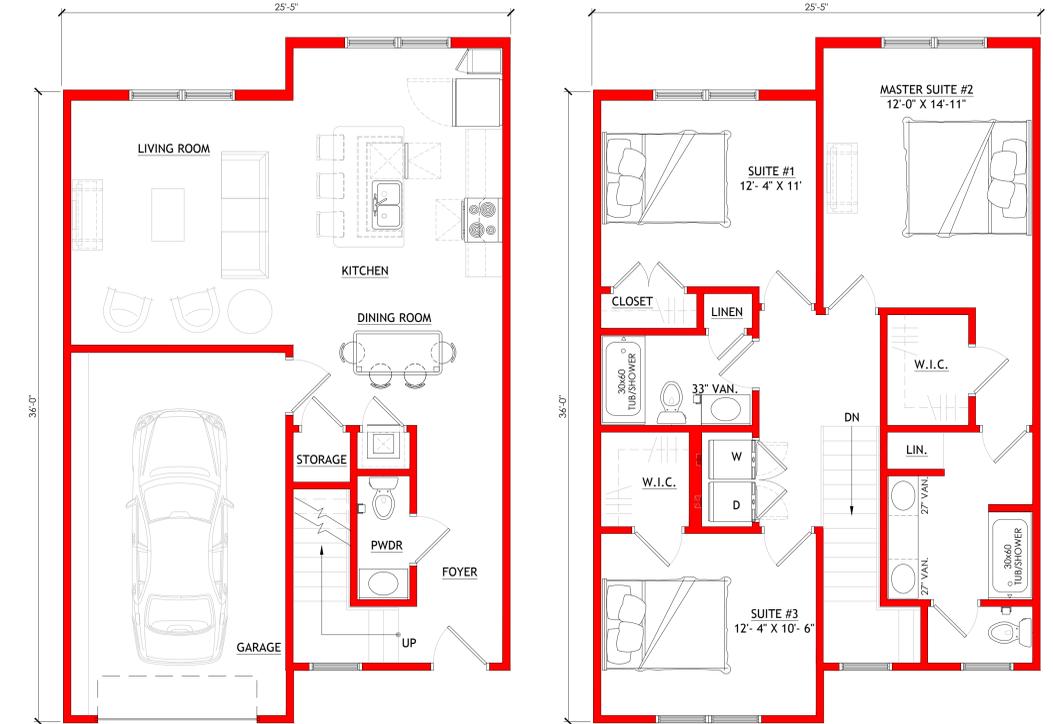
1310 N. MAIN Site Concept

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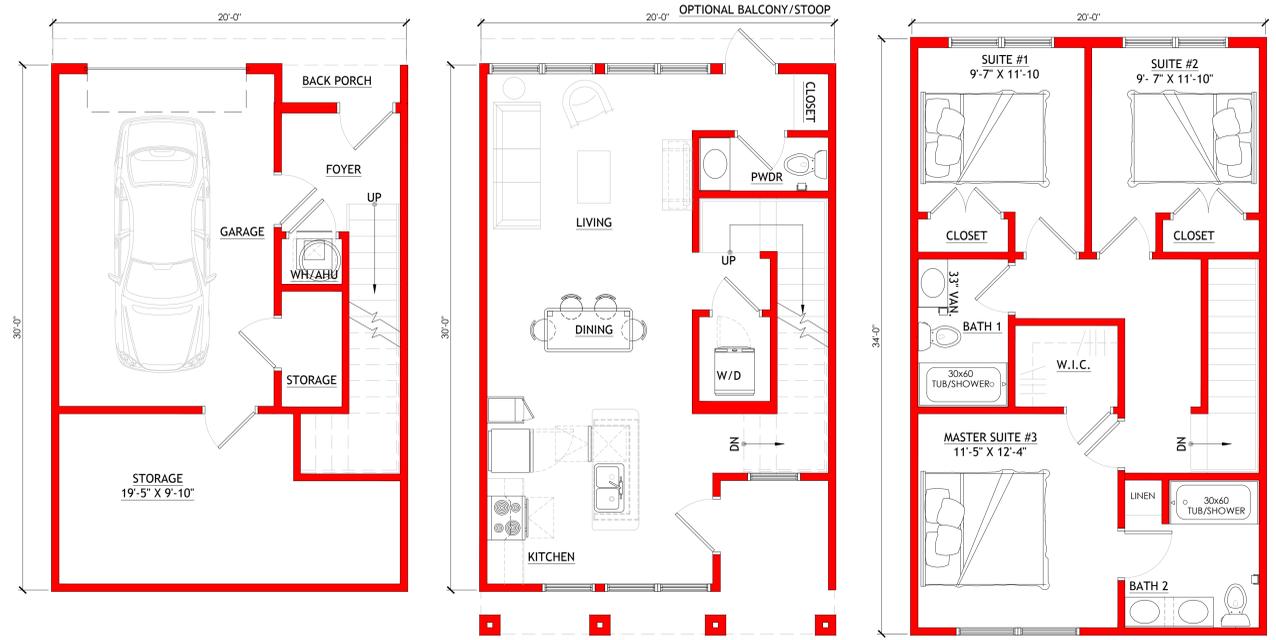




TH - B LEVEL 1 - 205 SF TH - B LEVEL 2 - 500 SF TH - B LEVEL 3 - 530 SF
2 BEDROOM TOWNHOME UNIT - 1235 SF



TH - C1 LEVEL 1 - 640 SF TH - C1 LEVEL 2 - 900 SF
3 BEDROOM TOWNHOME UNIT - 1540 SF

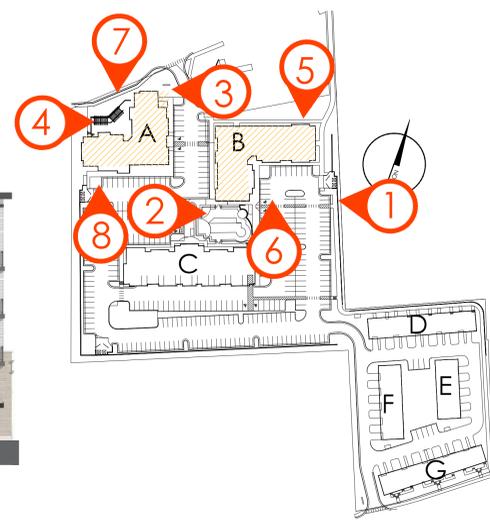


TH - C2 LEVEL 1 - 330 SF TH - C2 LEVEL 2 - 560 SF TH - C2 LEVEL 3 - 680 SF
3 BEDROOM TOWNHOME UNIT - 1570 SF

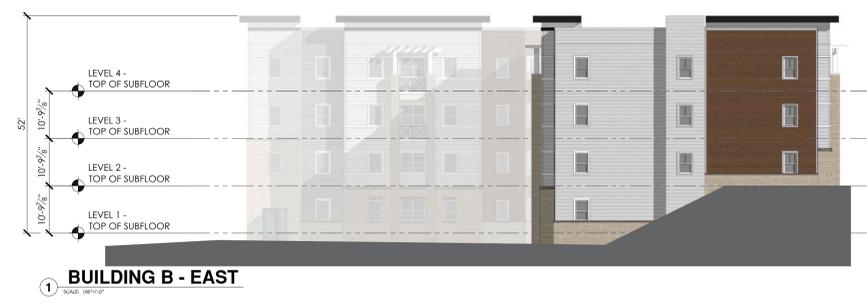
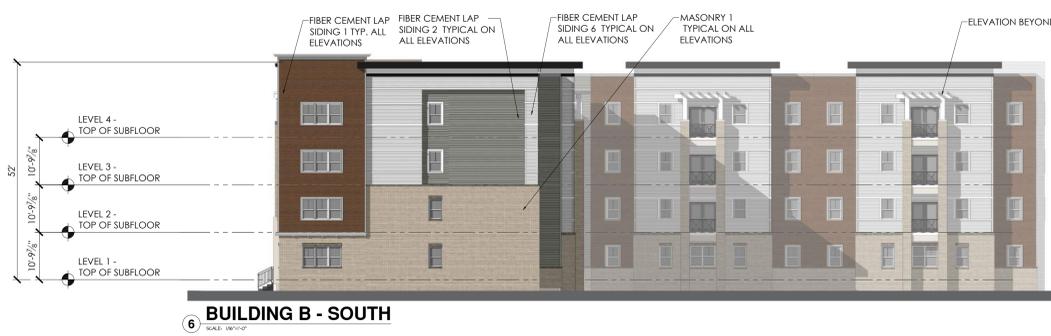
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KEY PLAN



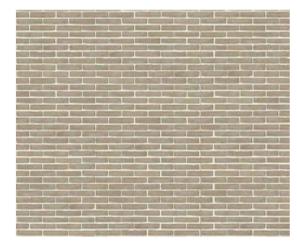
FIBER CEMENT LAP SIDING 6



FIBER CEMENT LAP SIDING 2 - 5



FIBER CEMENT LAP SIDING 1



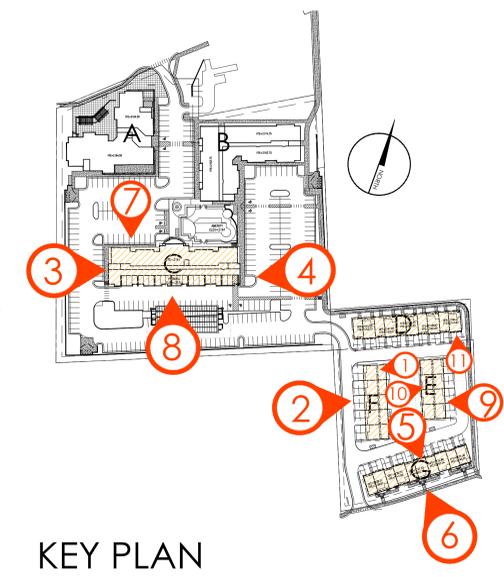
MASONRY 1



MASONRY 2

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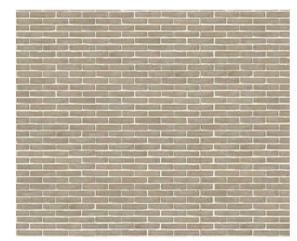
FIBER CEMENT LAP SIDING 6



FIBER CEMENT LAP SIDING 2 - 5



FIBER CEMENT LAP SIDING 1



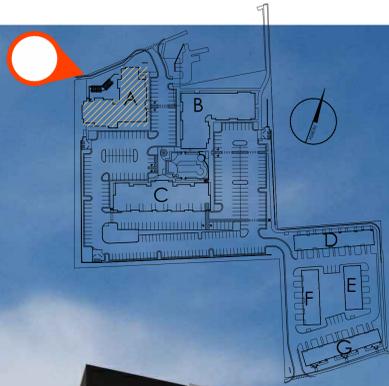
MASONRY 1



MASONRY 2

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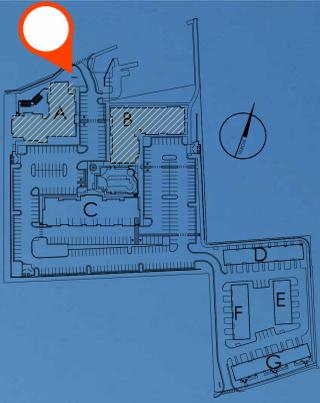
BUILDING A - NORTH WEST PERSPECTIVE

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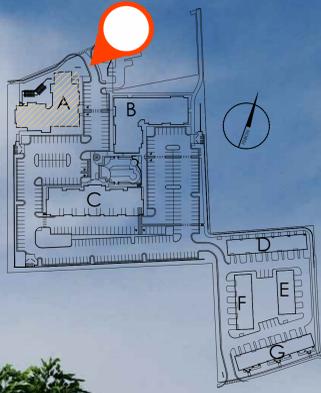
BUILDING A/B - NORTH PERSPECTIVE

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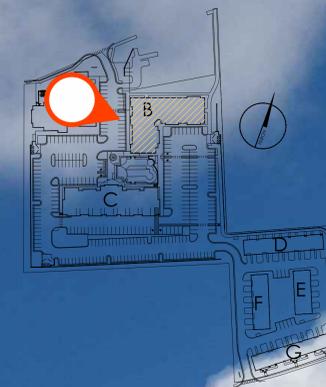
BUILDING A - NORTH EAST PERSPECTIVE

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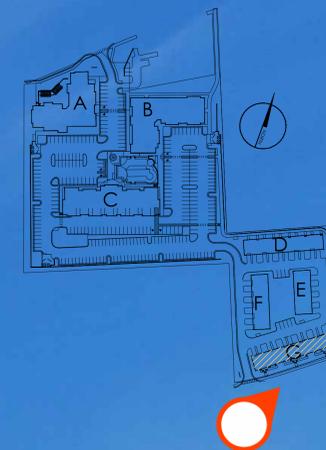
BUILDING B - WEST PERSPECTIVE

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TOWNHOME - BUILDING G - GILES ROAD SOUTH

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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



SIGNAGE 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