

TRAILS END, LLC.

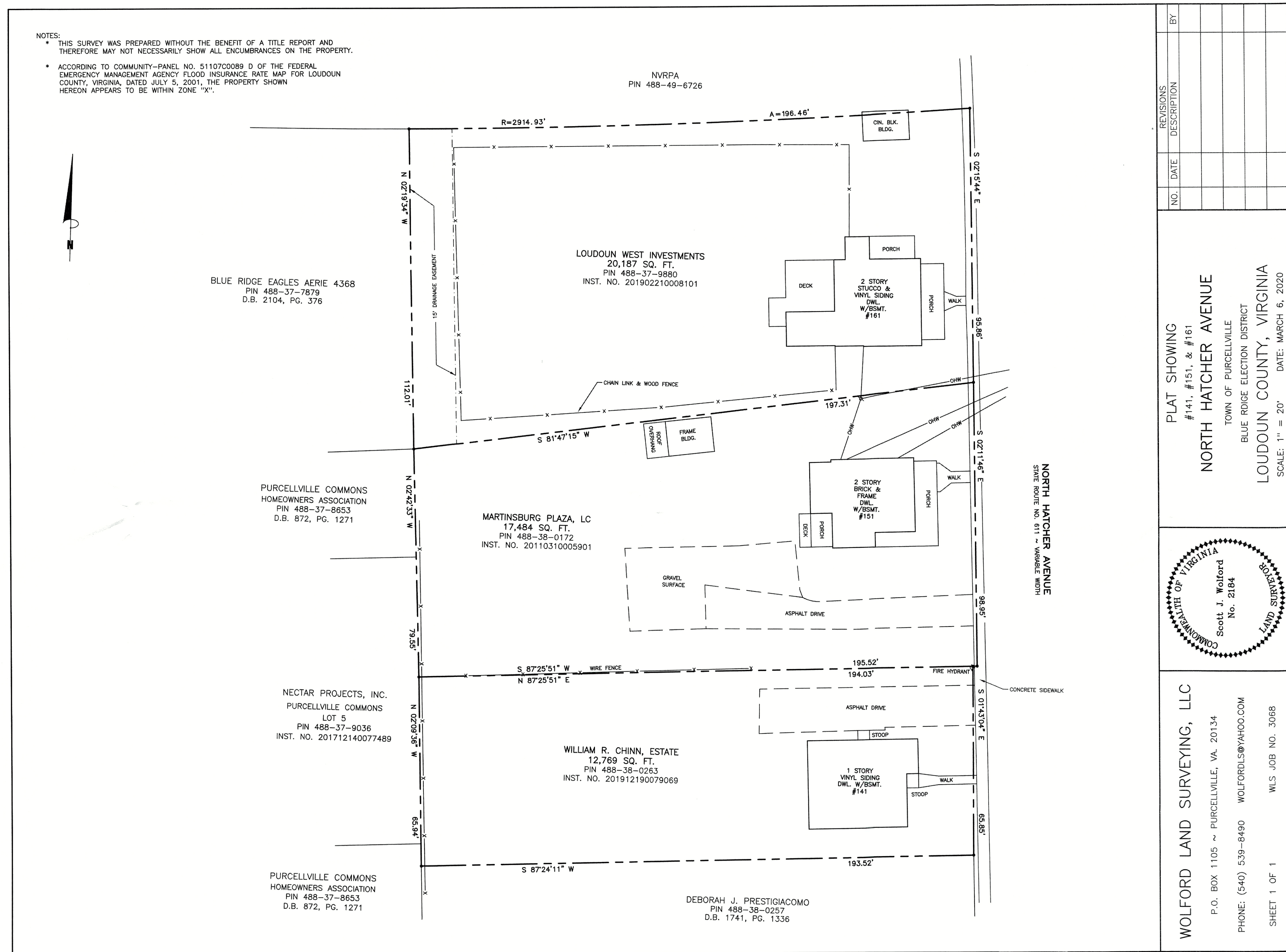
HATCHER AVENUE

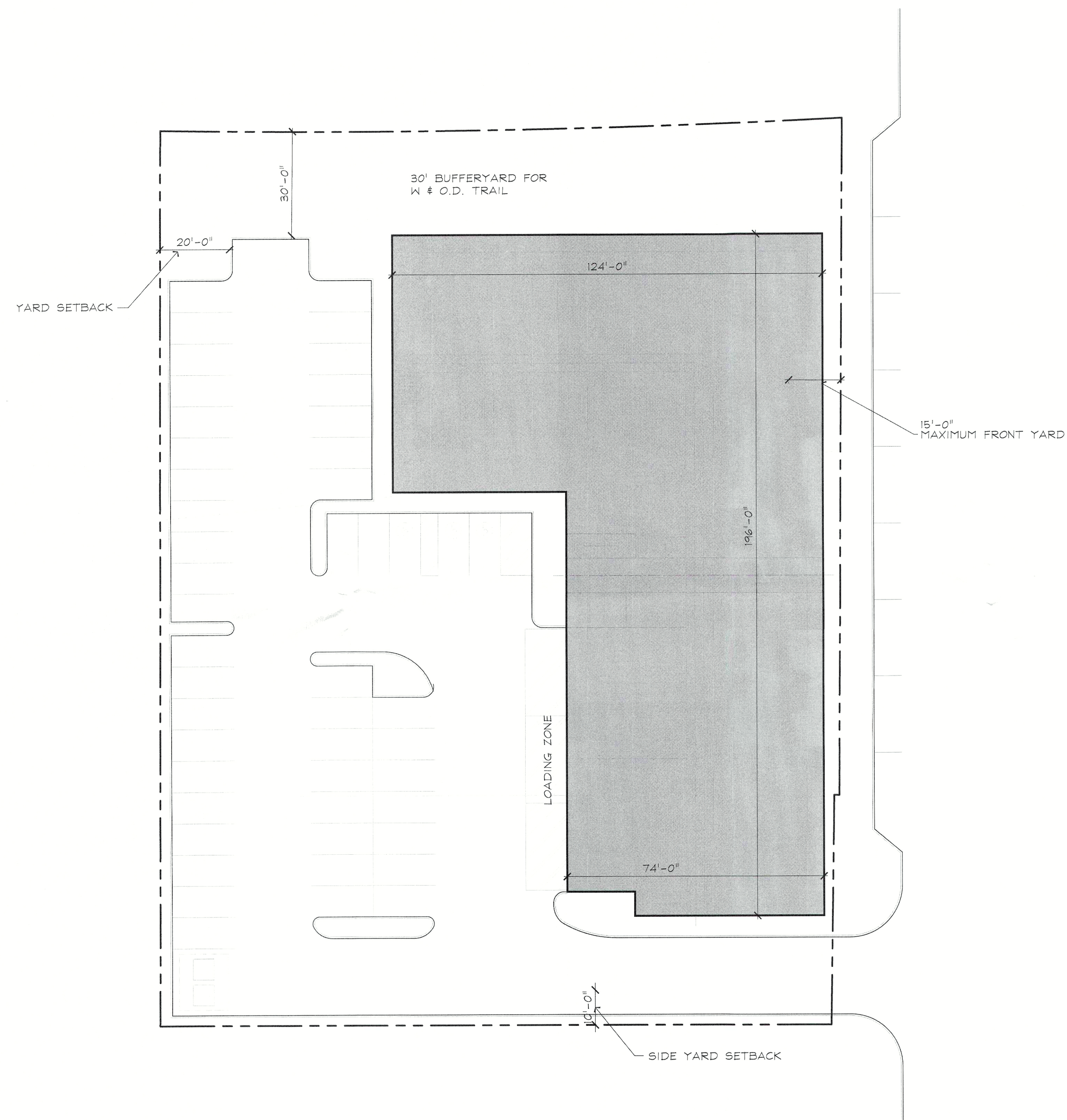
MIXED USE BUILDING

BAR SUBMISSION

31.AUGUST.2020

W C R A

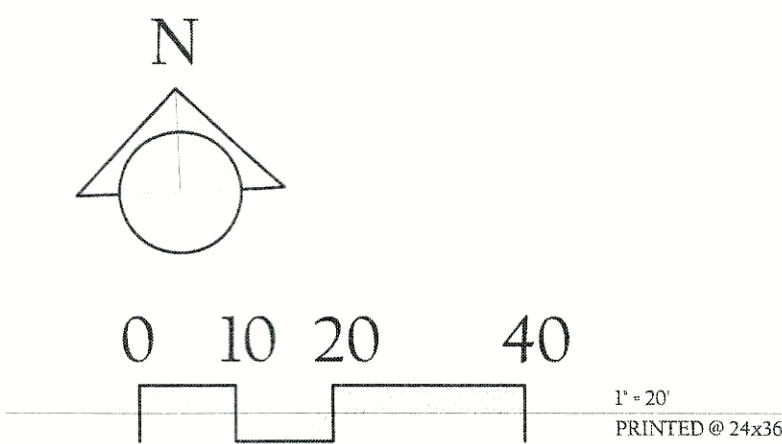


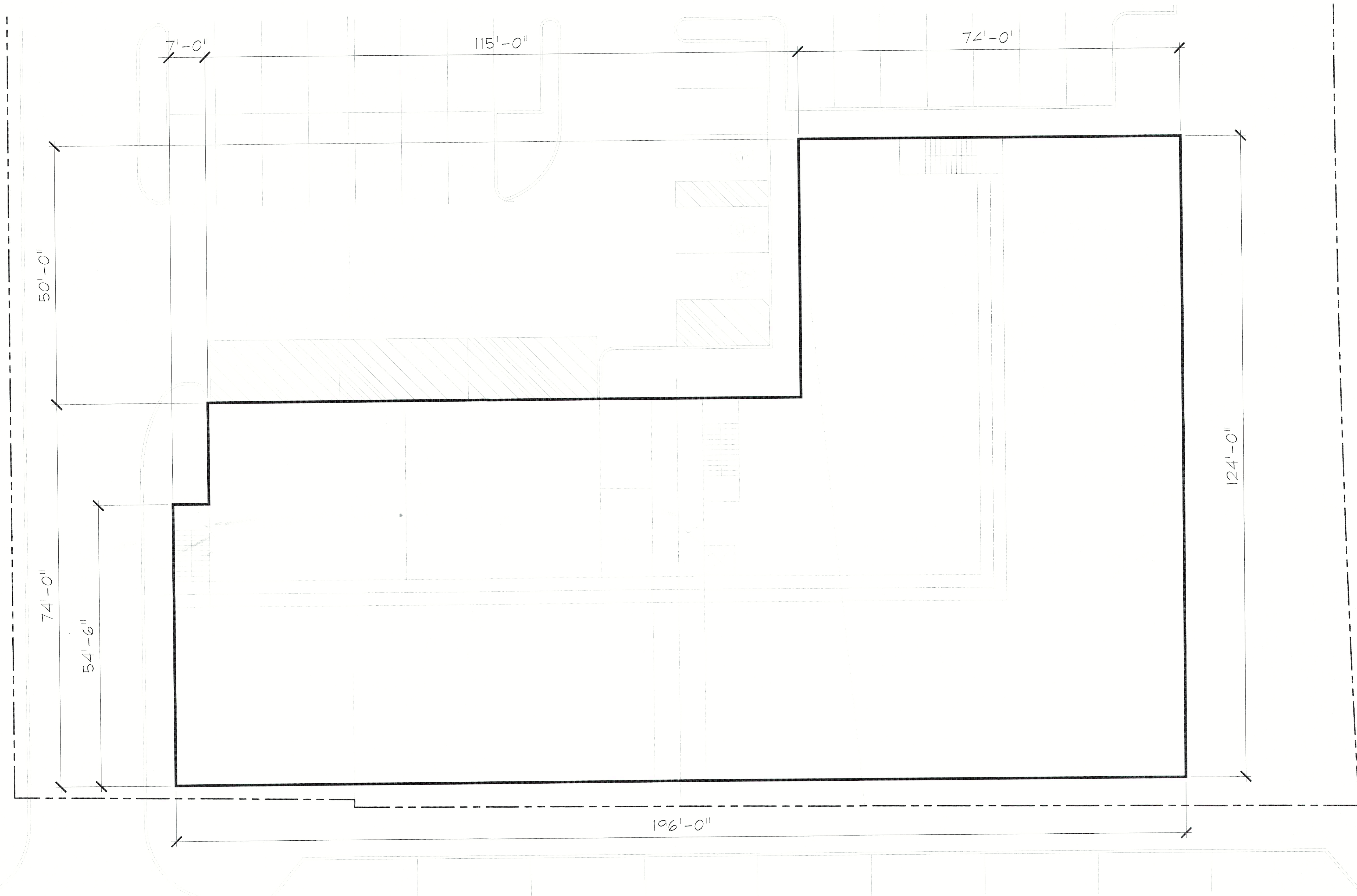


SITE TABULATIONS		
TOTAL SITE AREA	50,440 SF (1.16 AC)	
ZONING DISTRICT	C-4	
NUMBER OF STORIES	3	
BUILDING HEIGHT	43'-0"	
	REQUIRED	PROVIDED
OPEN SPACE REQUIREMENT	15% = 7566 SF	16% = 8,070 SF
BUILDING FOOTPRINT		18,096 GSF
PARKING SPACES		57 TOTAL 48 INTERNAL SPACES 9 STREET SPACES

MAIN LEVEL - COMMERCIAL USE TABULATIONS		
TOTAL FOOTPRINT	18,095 GSF	
TOTAL INTERIOR SPACE	15,774 GSF	
RETAIL FLOOR AREA	9,160 NSF	
AMENITY FLOOR AREA	2,080 NSF	
CORE FACTOR	18 %	

UPPER LEVELS - RESIDENTIAL USE TABULATIONS			
TOTAL FLOOR AREA	18,095 GSF		
NUMBER OF RESIDENCES	34		
RESIDENCE TYPE	RESIDENCE SIZE	RESIDENCES PER FLOOR	TOTAL NUMBER OF RESIDENCES
1 BEDROOM	640 - 700 SF	10	20
1 BEDROOM + DEN	870 - 950 SF	4	8
2 BEDROOM	1100 SF	3	6
	RESIDENTIAL TOTALS	17	34





HATCHER AVENUE

