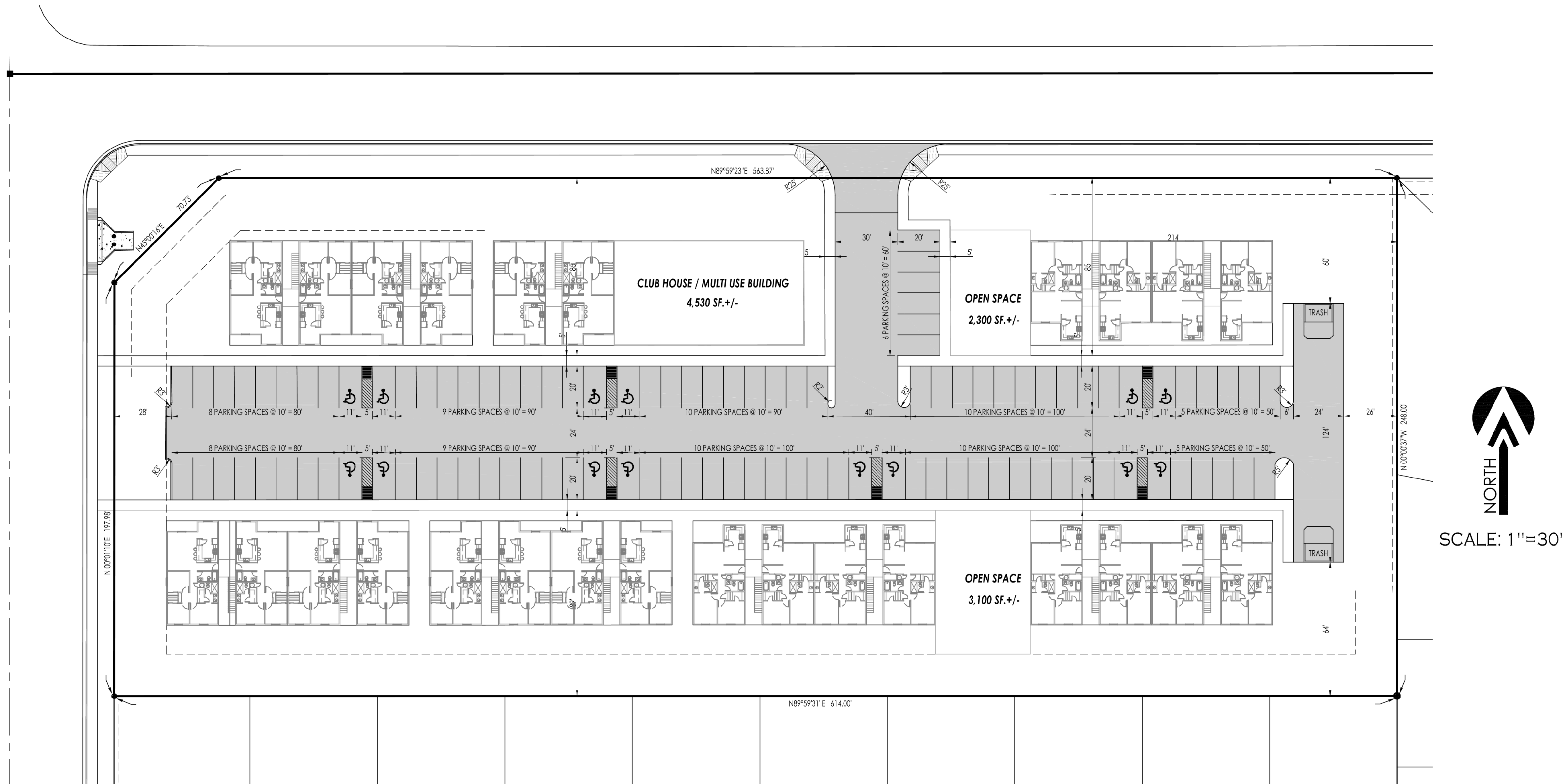


CONCEPT DESIGN

BIENESTAR ESTATES 10 APARTMENT COMPLEX



PROPOSED BUILDINGS :

6 BUILDINGS @ 8 UNITS EA. = 48 UNITS
 1 BUILDING @ 4 UNITS EA. = 4 UNITS
 TOTAL = 52 UNITS

3 BEDROOM UNIT = 1,177 SF.
 2 BEDROOM UNIT = 1,077 SF.

ALLOWED DENSITY

PARCEL SIZE = 3.47 AC.
 PROPOSED ZONING = R-3 (20 D.U./AC.)
 ALLOWED UNITS = 3.47 X 20 = 69 UNITS

PARKING ANALYSIS :

REQUIRED PARKING:
 TWO (2) BEDROOM UNITS AND LARGER ===== 2 SPACES PER UNIT

6 BUILDINGS @ 8 UNITS EA. = 48 UNITS
 1 BUILDING @ 4 UNITS EA. = 4 UNITS
 TOTAL = 52 UNITS

52 UNITS X 2 P.S./UNIT = 104 PARKING SPACES
 PARKING SPACES PROVIDED = 104 PARKING SPACES

preliminary

Notes:

Scale: N.T.S. | Date: JAN. 2020
 Drawn: Staff | Job #: vnv19-360
 Checked: vna