

2001-2003 S LAMAR MIXED USE

Austin, Texas

FIRST AUSTIN PROPERTIES

8/8/2016

v1.0

NSF/GSF/PARKING ANALYSIS

| SCHEME A 5 STORIES WOOD FRAME OVER MULTI-LEVEL PODIUM 2 STORY BELOW GRADE PARKING 9'-0" CEILINGS TYP | | | | | | | | | |
|--|-----------------|---------------|------------|-----------|--------------------|-----------------------|------------------------|-----------------------|-------------------------------|
| ZONING CALCULATIONS & PROJECT TOTALS | | | | | | | | | |
| Site Area SF | 104,425 | | | | | | | | |
| FAR Proposed | 2.1 | | | | | | | | |
| Zoning SF Proposed | 221,014 | | | | | | | | |
| Residential Unit Type | Description | % | Balcony SF | Unit NRSF | Unit Qt Sub-Total | Bedroom Qt Sub-Total | NRSF Sub-Total | Pkg Spaces/Unit (COA) | Parking Base Req |
| S1 | Studio | 2.03% | TBD | 425 | 5 | 5 | 2,125 | 1.0 | 5 |
| S2 | Studio | 8.13% | TBD | 480 | 20 | 20 | 9,600 | 1.0 | 20 |
| | <i>Subtotal</i> | <i>10.16%</i> | | | | | | | |
| A1 | 1BR 1BA | 32.52% | TBD | 650 | 80 | 80 | 52,000 | 1.5 | 120 |
| A2 | 1BR 1BA | 36.59% | TBD | 750 | 90 | 90 | 67,500 | 1.5 | 135 |
| | <i>Subtotal</i> | <i>69.11%</i> | | | | | | | |
| B1 | 2BR 2BA | 12.20% | TBD | 950 | 30 | 60 | 28,500 | 2.0 | 60 |
| B2 | 2BR 2BA | 6.50% | TBD | 1100 | 16 | 32 | 17,600 | 2.0 | 32 |
| | <i>Subtotal</i> | <i>18.70%</i> | | | | | | | |
| C1 | 3BR 2BA | 2.03% | TBD | 1700 | 5 | 15 | 8,500 | 2.5 | 13 |
| | <i>Subtotal</i> | <i>2.03%</i> | | | | | | | |
| | | | | | Total Units | Total Bedrooms | Total Unit NRSF | Avg Unit Size | Min Parking Req'd |
| | | | | | 246 | 302 | 185,825 | 755 | 231 |
| | | | | | | | | | per COA Code 40% Reduction |
| Unit Mix | Studio | 1BR | 2BR | 3BR | | | | | |
| | 10.16% | 69.1% | 18.7% | 2.0% | | | | | |
| Amenity SF | 5,000 | | | | | | | | |
| Leasing SF | 2,575 | | | | | | | | |
| PARKING SUMMARY | | | | | | | | | Parking Proposed |
| Resident Parking | Standard | | | | | | | | 225 |
| | Compact | | | | | | | | 50 |
| | Accessible | | | | | | | | 7 |
| | Total | | | | | | | | 282 |
| Visitor | | | | | | | | 3 | |
| Staff Parking | | | | | | | | 2 | |
| TOTAL PARKING PROVIDED | | | | | | | | | 287 |
| Residential Unit Parking Ratio | | | | | | | | | 1.15 |
| Residential Bedroom Parking Ratio | | | | | | | | | 0.93 |

| FLOOR AREAS | GSF | NRSF | PKG SPACES |
|--|----------------|----------------|------------|
| Level (-2) - Parking | 0 | 0 | 98 |
| Level (-1) - Parking | 0 | 0 | 101 |
| Level 1 - Units / Parking | 12,497 | 11,000 | 88 |
| Level 2 - Leasing Office / Lobby / Units / Amenity | 40,037 | 27,000 | 0 |
| Level 3 - Units | 42,120 | 37,000 | 0 |
| Level 4 - Units | 42,120 | 37,000 | 0 |
| Level 5 - Units | 42,120 | 37,000 | 0 |
| Level 6 - Units | 42,120 | 37,000 | 0 |
| TOTAL | 221,014 | 186,000 | 287 |