

2024 CHESTNUT ROAD



A Transit-Oriented Development By:



**HOLLADAY
PROPERTIES**

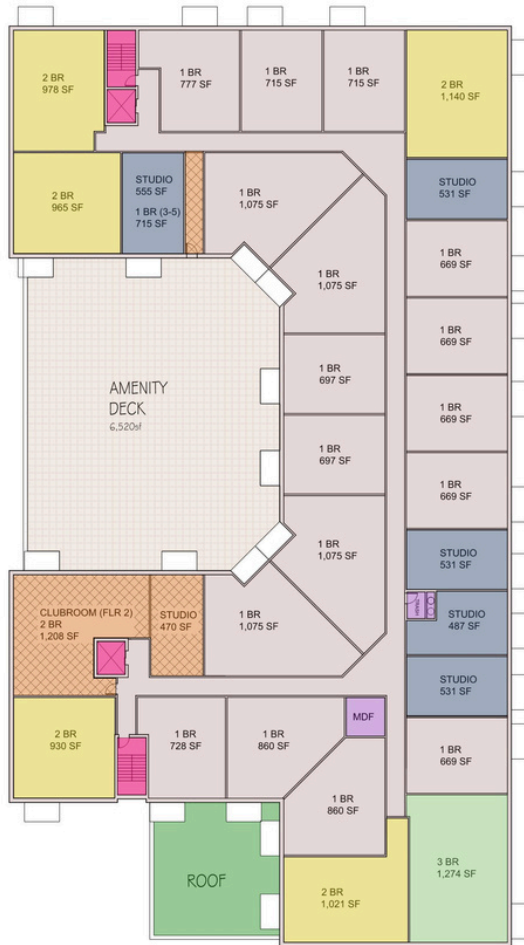
2024 CHESTNUT ROAD: CONCEPTUAL PLANS

2024 CHESTNUT RD. - DATA OVERVIEW

ITEM	UNIT SF
Site (1.03 acres)	45,000
Public Plaza	4,170
Public Garden Area	3,000
Total Dwelling Units	118
Main Building Height	5 Stories
Main Parking Level (SF)	28,434
Lower Parking Level (SF)	27,457
Total Parking Area SF	55,891
Main Level Utilities (Trash, Elec, Pump Rm) (SF)	873
Main Level Garage Stair & Elevator (SF)	585
Lower Level Garage Stairs & Elevators (SF)	1,101
Total Utility Areas, Garage Stair & Elevator	2,559
Second Level Courtyard Open Area (SF)	6,520
Level 1 Leasing, Offices & Lobby (SF)	3,740
Retail Space (SF)	2,000
Main Level (sf)	35,650
Level 2 (SF)	27,426
Level 3 (SF)	27,426
Level 4 (SF)	27,426
Total Building SF	145,354
Total Building SF (incl. Courtyrd & parking levels)	209,544
Indoor Parking Spaces - non-handicapped	127
Indoor Parking Spaces - handicapped	6
Total Site Parking Spaces (Ratio 1.13)	133

UNIT SUMMARY

	2nd Floor	3rd Floor	4th Floor	5th Floor	TOTAL	Percentage
Studio	5	5	5	5	20	16.95%
1 Bedroom	17	18	18	18	71	60.17%
2 Bedroom	5	6	6	6	23	19.49%
3 Bedroom	1	1	1	1	4	3.39%
Total Per Floor	28	30	30	30	118	100%



2066 RIDGE ROAD

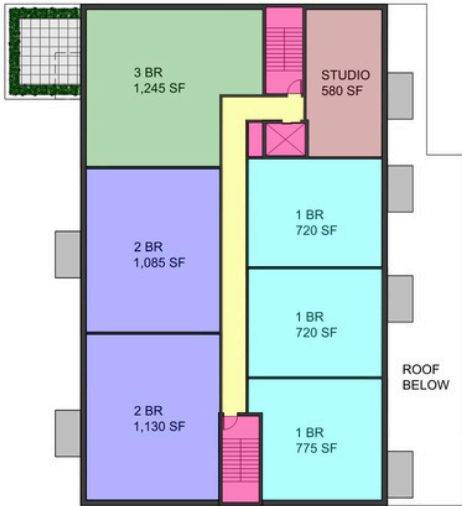


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2066 RIDGE ROAD: CONCEPTUAL PLANS

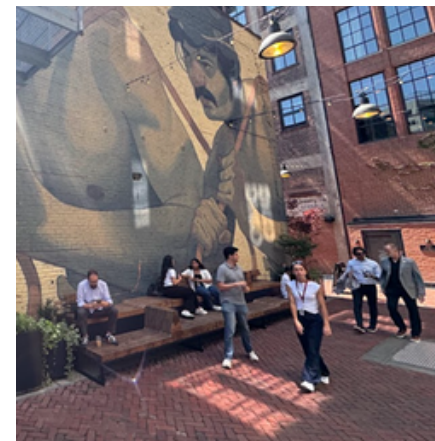


TYP 2nd - 5th FLOOR PLAN

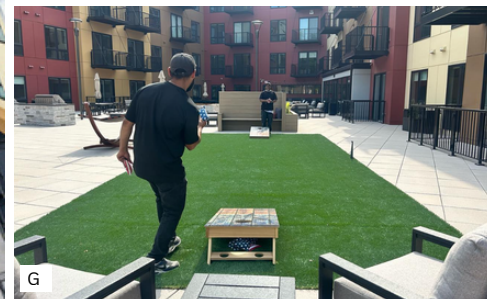


SITE PLAN

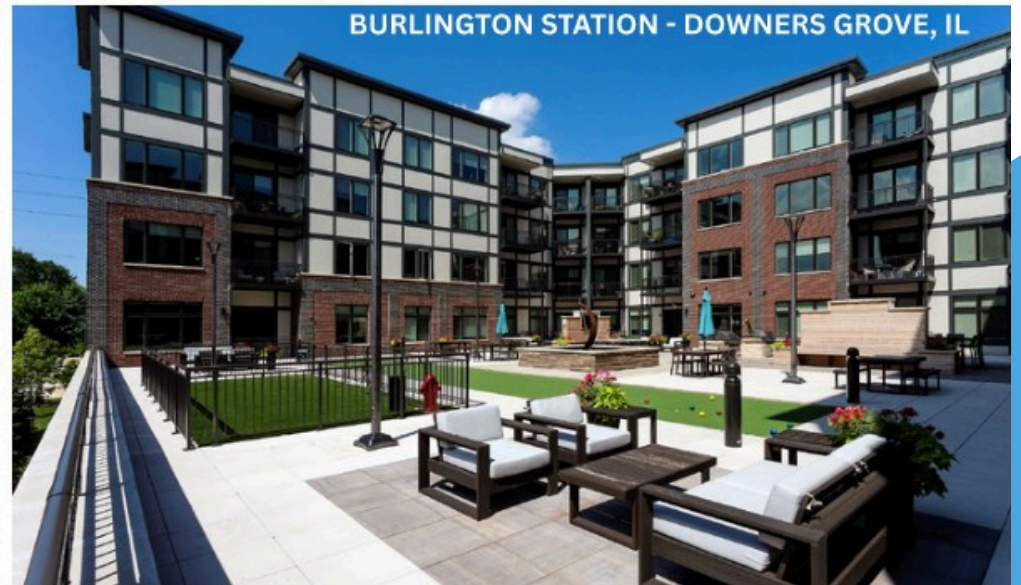
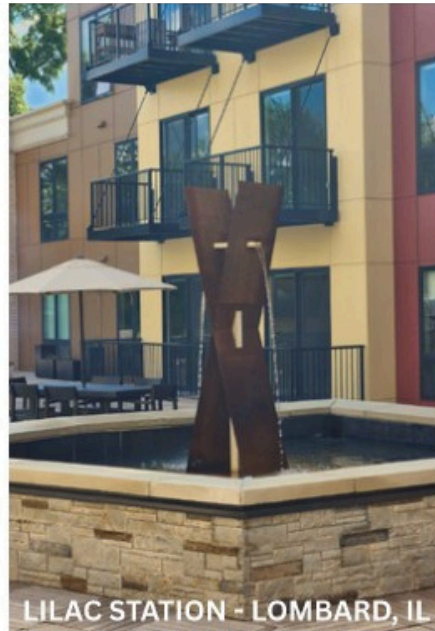
2066 RIDGE RD. - DATA OVERVIEW	
ITEM	UNIT SF
Site (0.46 acres)	19,750
Total Dwelling Units	28
Main Building Height	5 Stories
Garages	1,515
Lobby, Mail, Elev Stair & Storage (SF)	1,256
Retail Space (SF)	5,925
Main Level (sf)	8,883
Level 2 (SF)	7,128
Level 3 (SF)	7,128
Level 4 (SF)	7,128
Level 5 (SF)	7,128
Total Building SF	37,395
Indoor Parking Spaces - non-handicapped	8
Indoor Parking Spaces - handicapped	23
Total Site Parking Spaces	31
Resident Parking Spaces (1.11 ratio)	31



2024 CHESTNUT ROAD: OUTDOOR AMENITY DECK PROGRAMING



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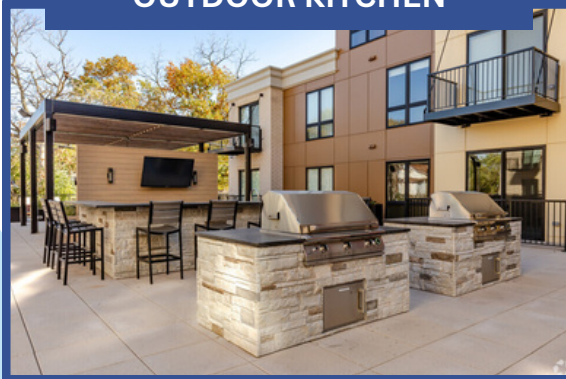
WIND FEATURE



MULTIPURPOSE TURF



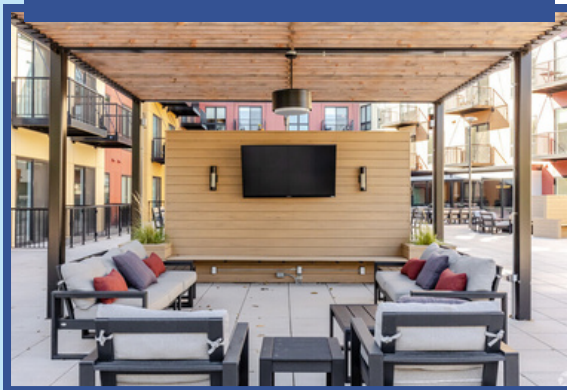
OUTDOOR KITCHEN



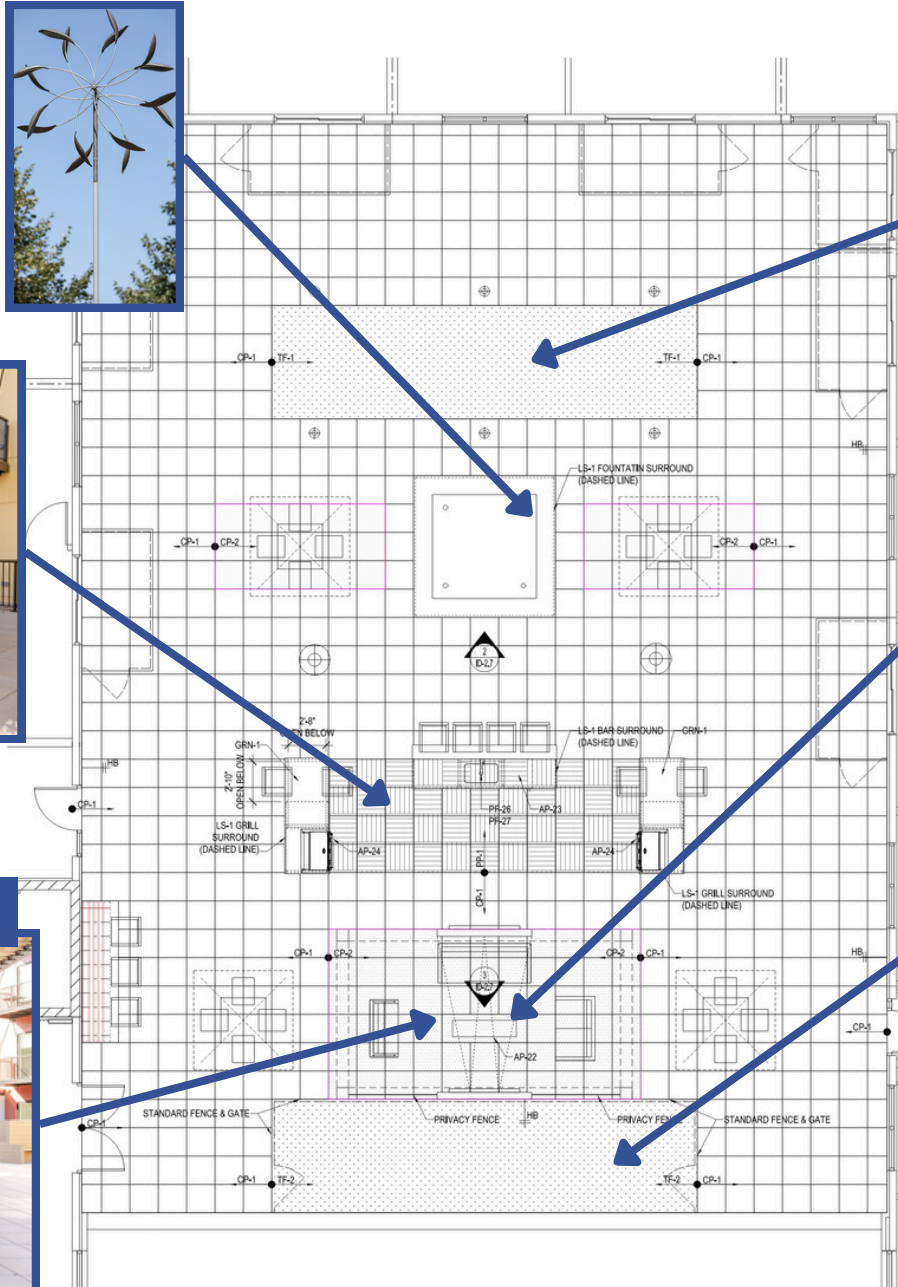
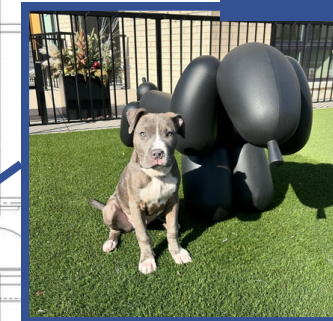
FIRE FEATURE



PERGOLA WITH SEATING



DOG RUN



2024 CHESTNUT ROAD: INDOOR AMENITY SPACE PROGRAMMING



WELLNESS STUDIO



CLUBHOUSE



HOTEL STYLE LOBBY



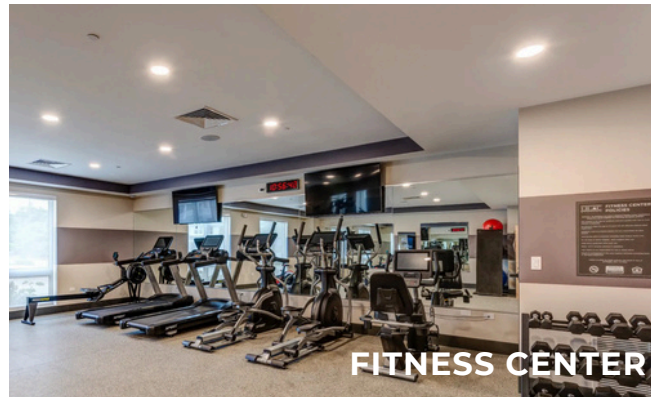
PET SPA



CREATE STUDIO



FITNESS CENTER



MEETING ROOM



CLUBHOUSE



BUSINESS CENTER



UNIT LAYOUT EXAMPLES



2024 CHESTNUT UNIT SUMMARY						
UNIT STYLE	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	TOTAL	PERCENTAGE
STUDIO	5	5	5	5	20	16.95%
1 BED	17	18	18	18	71	60.17%
2 BED	5	6	6	6	23	19.4%
3 BED	1	1	1	1	4	3.39%
TOTAL PER FLOOR	28	30	30	30	118	

2066 RIDGE ROAD UNIT SUMMARY						
UNIT STYLE	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	TOTAL	PERCENTAGE
STUDIO	1	1	1	1	4	14.29%
1 BED	3	3	3	3	12	42.86%
2 BED	2	2	2	2	8	28.58%
3 BED	1	1	1	1	4	14.29%
TOTAL PER FLOOR	7	7	7	7	28	

