

Table 3.1 - Marlow Park - Existing Conditions & Proposed Parking Analysis					Prior Revisions
Block and Lot	Building	General Building Use	Required Parking	Existing Parking	
Block 26.00, Lot 4.01	80 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1a)	53.01	346.00	6/21/2018
	445 Godwin Avenue	Refer to Individual Building Analysis (Table 3.1b)	189.33		8/30/2018
	<b>Site Total</b>		<b>242.34</b>	<b>346.00</b>	4/1/2019
Block 33.00, Lot 7.01	59 Greenwood Avenue	Refer to Individual Building Analysis (Table 3.1c)	59.71	37.00	9/17/2019
	<b>Site Total</b>		<b>59.71</b>	<b>37.00</b>	11/13/2019
<b>Combined Lots Parking Analysis</b>			<b>302.05</b>	<b>383.00</b>	11/20/2019
<b>Required Parking per Ordinance #14-19**</b>			<b>226.54</b>		1/16/2020
<b>Parking Surplus of existing onsite parking</b>			<b>156.46</b>		1/27/2020
* Planning Board Resolution Dated June 17, 2013; up to 92 stalls on Block 26.00, Lot 4.01 may be shared with Block 33.00, Lot 7.01. 60 stall variance granted for Block 26.00, Lot 4.01					3/9/2020
** For Non-Residential Mixed Uses with more than 10 tenants and more than 4 non related uses, the gross parking requirements shall be lessened by 25%					4/23/2020
					5/29/2020
					7/14/2020
					10/22/2020
					11/10/2020
					12/10/2020
					<b>Last Revised</b>
					<b>1/10/2022</b>

**Table 3.1a - Marlow Park - 80 Greenwood Avenue Building Analysis**

Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA (SF)	Ord. Parking Rate	PARKING REQ.
Suite 1	Office	Office	Marlow Park	1,950	250	7.80
Suite 2	Office	Office	Marlow Park	1,950	250	7.80
Suite 3	Warehouse	Refer to Self Storage Demolished Office	Midland Self Storage Midland Self Storage	Refer to Self Storage (Warehouse) Refer to Self Storage (Warehouse)		
Suite 4	Wholesale	Wholesale Establishment	Manning Claim	800	600	1.33
Suite 5	Warehouse	Industrial Manufacturing Office Space	Lance Belostock Lance Belostock	2,425 175	400 250	6.06 0.70
Suite 6	Warehouse	Warehouse Storage Office Space	Wade Odell Wade Wade Odell Wade	4,212 388	employee 250	4.00 1.55
Suite 8	Warehouse	Self Storage (Warehouse)*	Midland Self Storage	5,500	employee	1.00
Suite 9	Warehouse	Warehouse Storage Office	Bergen Comm. Blood Bergen Comm. Blood	4,250 750	employee 250	4.00 3.00
Suite 10	Warehouse	Warehouse Office Space	Patman Plumbing Patman Plumbing	4,450 350	employee 250	2.00 1.40
Suite 11	Warehouse	Warehouse Storage Office Space	Certified Refrigeration Certified Refrigeration	875 125	1 250	1.00 0.50
Suite 12	Wholesale	Warehouse Storage Office Space	Edi Abramov Edi Abramov	1,040 160	Employee 250	2.00 0.64
Suite 14	Manufacturing	Industrial Manufacturing Office Space	Custom Designers Custom Designers	1,050 150	400 250	2.63 0.60
Suite 15	Warehouse	Warehouse Storage	Level Home Improvements	1,200	Employee	3.00
Midland Park Self Storage	Warehouse	Self Storage (Warehouse)* Common Area	Midland Self Storage Industrial	41,800 3,330	employee employee	2.00 0.00
*Note: Increase of Midland Park Storage Warehouse by 2,000 SF. reallocation of vacant tenant Techni Service to Midland Park Storage				76,930		53.01
					<b>80 Greenwood Required Parking Spaces</b>	<b>53.01</b>



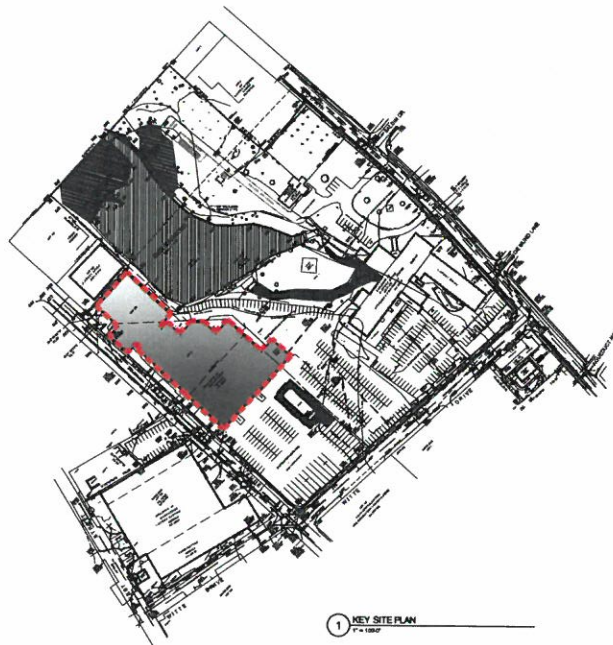
**Table 3.1b - Marlow Park - 445 Godwin Avenue Building Analysis**

Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA	Ord. Parking Rate	PARKING REQ.
Basement	Storage/ Mechanical	Storage/ Mechanical		11,944	employee	0
Basement (Ba)	Vacant	Vacant	Vacant	2,011	0	0
	Office	Office Space	Common area	470	250	1.88
First Floor (a)	Office	Office Space (variable user occupancies 10,000 sf of total occupied area)	Search Consultants	2,500	250	40.00
			Available	7,500		
			Available	0		
First Floor (b)	Office	Office Space	Sirius Technology, LLC	4,200	250	16.80
First Floor (c)	Office	Office Space	Eastern Insurors	4,513	250	18.05
First Floor (d)	Office	Office Space	Tassle Topper, LLC	600	250	2.40
First Floor (e)	Physical Therapy	Physical Therapy	Kessler Rehab	3,516	200	17.58
First Floor (f)	Office	Office Space	Bevcon Group	1,300	250	5.20
First Floor (g)	Office	Office Space	Classic Septic Insp.	819	250	3.28
First Floor (h)	Office	Office Space	McElrone Sales	2,000	250	8.00
First Floor (i)	Office	Office Space	Carve Systems	276	250	1.10
Second Floor (2a)	Office	Office Space	LAN Associates	15,760	250	63.04
Second Floor (2b)	Office	Office Space	LAN Asspiates	3,000	250	12.00
				60,409		189.33
				<b>445 Godwin Required Parking Spaces</b>		<b>189.33</b>

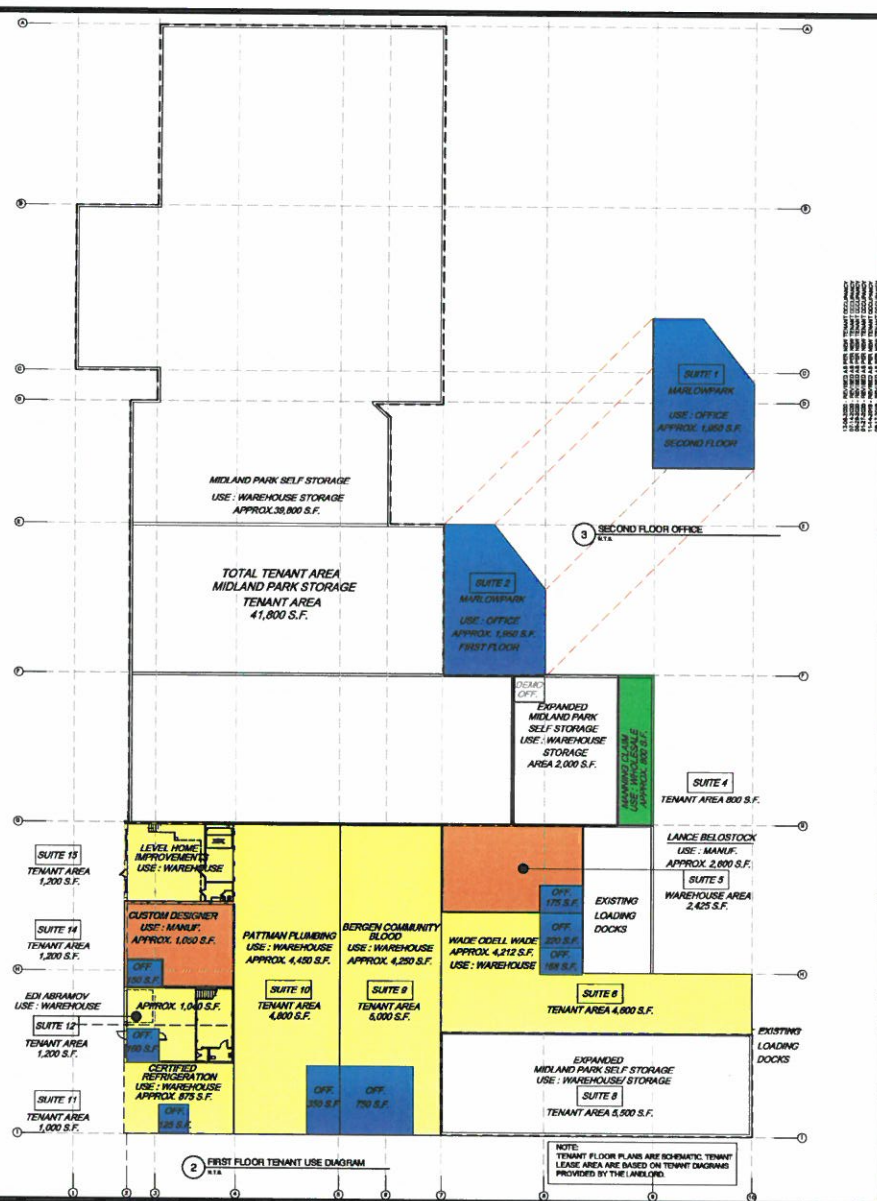
**Table 3.1c - Marlow Park - 59 Greenwood Avenue Building Analysis**

Suite	Principal Use	Tenant Use	Tenant	EXISTING AREA (SF)	Ord. Parking Rate	PARKING REQ.
Unit 1	Warehouse	Storage/ Warehouse	Hilltop Pro Service	2,153	Employee	4.00
		Office Space	Hilltop Pro Service	593	250	2.37
Unit 2	Warehouse	YMCA Storage	YMCA Storage	2,745	employee	2.00
Unit 3	Wholesale	Wholesale Establishment	Floyds Market, LLC	7,817	600	13.03
		Office Space	Floyds Market, LLC	275	250	1.10
Unit 4	Wholesale	Wholesale Establishment	Share Group Invest.	3,895	600	6.49
Unit 4a	Storage & Post Production	Storage/ Warehouse	NB Productions, LLC	479	Employee	2.00
		Office Space	NB Productions, LLC	100	250	0.40
Unit 5	Warehouse	Storage / Warehouse	Bevcon Group, Inc.	19,049	Employee	1.00
		Office Space	Bevcon Group, Inc.	621	250	2.48
Unit 6	Warehouse	Joerns, LLC	Joerns, LLC	3,370	Employee	3.00
		Joerns, LLC	Joerns, LLC	1,405	250	5.62
Unit 7	Warehouse	Joerns, LLC	Joerns, LLC	3,230	Employee	3.00
		Joerns, LLC	Joerns, LLC	120	250	0.48
Unit 8	Warehouse	Storage	RJM Maintenance	3,428	Employee	1.00
Unit 9	Warehouse	Storage	NJ Swingsets	5,355	Employee	2.00
		Office Space	NJ Swingsets	685	250	2.74
Unit 10	Warehouse	Storage	Game Seven	6,292	Employee	4.00
Unit 11	Warehouse	Storage	NJ Swingsets	659	Employee	1.00
						0.00
<b>NET Building Area</b>				62,271		
				<b>Net 59 Greenwood Required Parking Spaces</b>		<b>57.72</b>
Common area		Parking Ratio Varies	Mixed Use	2,146	1,079	1.99
<b>Gross Building Area</b>				64,417		
				<b>Net 59 Greenwood Required Parking Spaces</b>		<b>59.71</b>





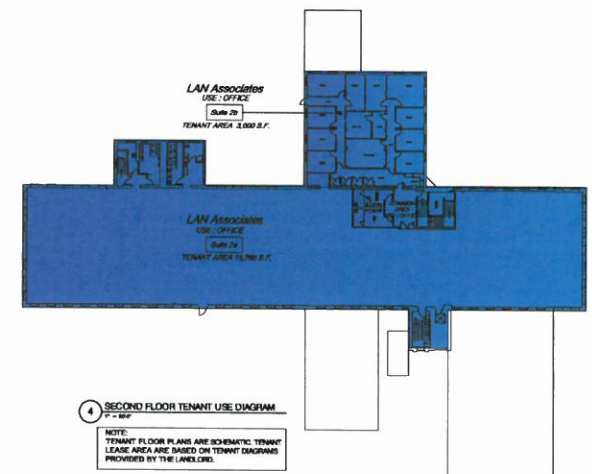
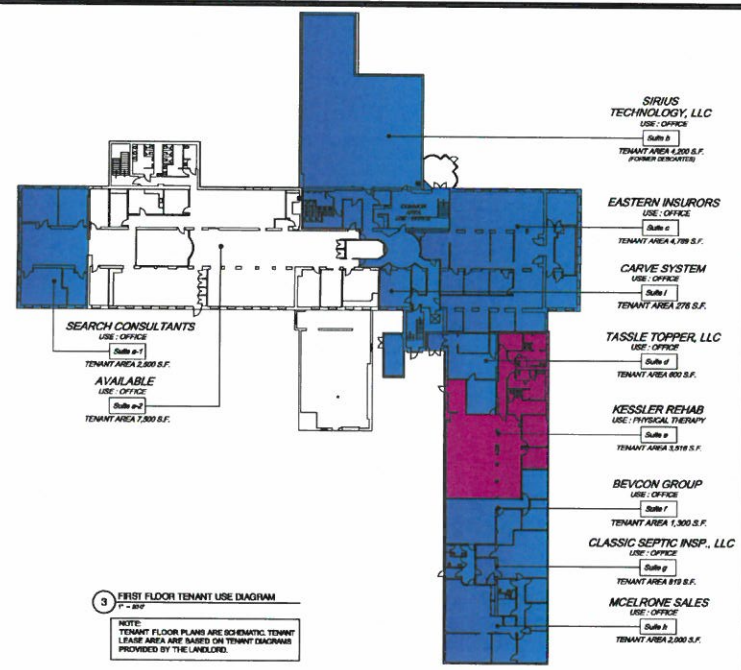
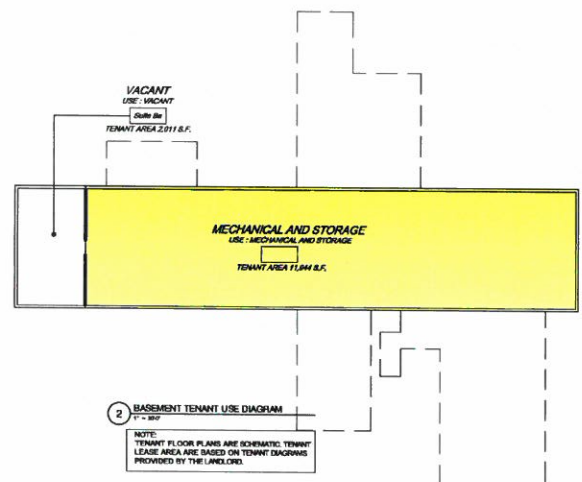
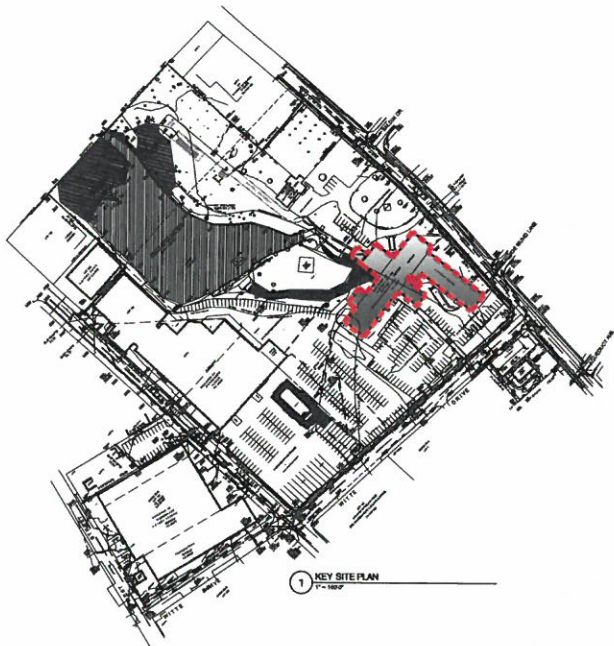
1 KEY SITE PLAN  
1" = 100'



2 FIRST FLOOR TENANT USE DIAGRAM  
1" = 100'

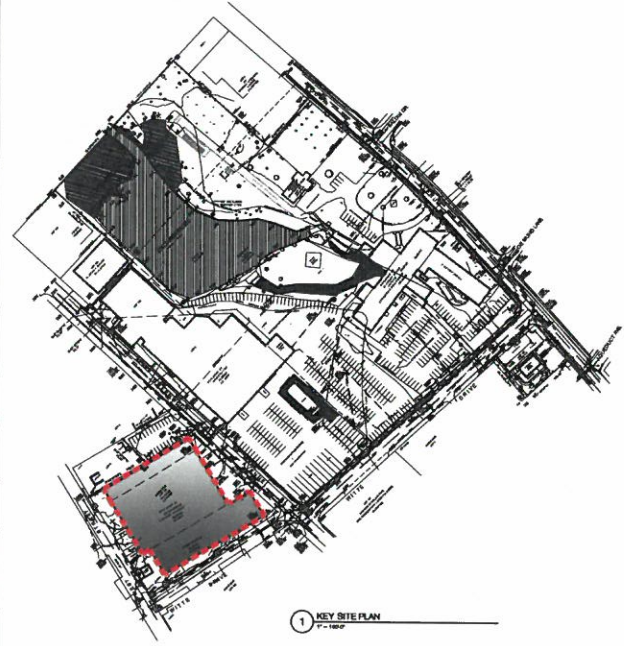
NOTE: TENANT FLOOR PLANS ARE SCHEMATIC. TENANT LEASE AREA ARE BASED ON TENANT DIAGRAMS PROVIDED BY THE LANDLORD.

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MARLOW PARK, L.L.C. 80 GREENWOOD RICHMOND, VA 23261 TEL: (804) 772-0000 FAX: (804) 772-0000	
DESIGNER: M.A. TEGONIS & ASSOCIATES ARCHITECTS - ENGINEERS 178 FIRST AVENUE, SUITE 770 RICHMOND, VA 23219 TEL: (804) 649-4074 FAX: (804) 649-4074	
PROJECT NO: 0431203 SHEET NO: PA-1 DATE: 07/01/2015 SCALE: 1" = 100' JOB NUMBER: 0431203 DRAWING NUMBER: PA-1	

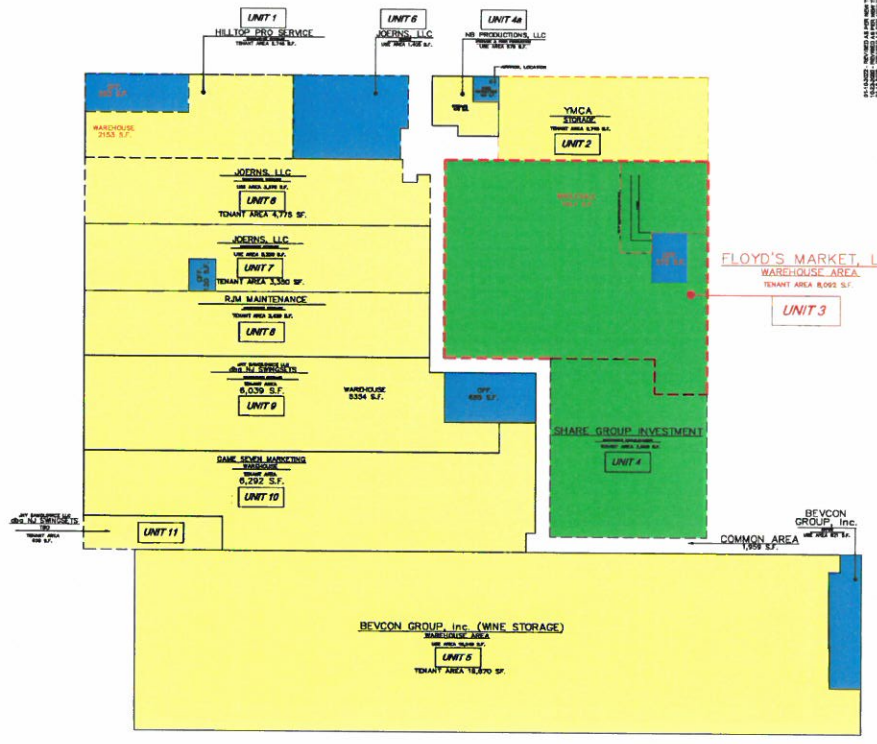


PREPARED BY: N.E. FARRIS & ASSOCIATES 1000 W. 10TH AVENUE DENVER, CO 80202	
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DATE: 12/15/2011	SCALE: 1" = 50'
PROJECT: COMMERCIAL BUILDING MARLOW PARK, L.L.C. 443 GODWIN AVENUE USE DIAGRAM	
SHEET NO.: 0431203	
DRAWING NUMBER: <b>PA-2</b>	





1 KEY SITE PLAN  
1" = 40'



2 FIRST FLOOR TENANT USE DIAGRAM  
1/8" = 1'-0"

NOTE:  
TENANT FLOOR PLANS ARE SCHEMATIC; TENANT  
LEASE AREA ARE BASED ON TENANT DIAGRAMS  
PROVIDED BY THE LANES ORD.

PREPARED FOR:  
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DATE:  
11/21/19  
SCALE:  
AS NOTED

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ARCHITECTS - ENGINEERS  
260 W. WALTON SQUARE  
TAMPA, FL 33604  
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CHECKED BY:  
M. T. SPAGNOLI  
DATE:  
DECEMBER 10, 2013

CLIENT:  
COMMERCIAL BUILDING  
MARLOW PARK, L.L.C.  
BLOCK 33.03 LOT 2.11  
REDEVELOPMENT  
59 GREENWOOD  
USE DIAGRAM

JOB NUMBER  
0431203  
DRAWING NUMBER  
PA-3