

PROJECT:
 104 UNIT MULTI-FAMILY DEVELOPMENT WITH
 COMMERCIAL LEASED-SPACE (SHARED WITH AMENITY),
 = 10.38 UNITS PER ACRE (10.015 AC.)
 PROJECT IS COMPOSED OF 13 IDENTICAL "BLOCKS"
 (RE: LEGEND AND NOTES BELOW).

LAND:
 10.015 ACRES PER SURVEY. RE: SURVEY FOR ADDTL. INFO.

EACH "BLOCK":
 TWO STORY STRUCTURE, TYPE VB CONSTRUCTION
 WITH AUTO-FIRE-SPRINK.
 LEVEL 1 = TOTAL 7,400 SQ.FT. A.U.R. (4 UNITS)
 LEVEL 2 = TOTAL = 2,706 SQ.FT. A.U.R. (4 UNITS)
 TOTAL 8 UNITS PER BLOCK.

EACH BLOCK HAS TWO "HOUSES" SEPARATED BY 10' WIDE
 COVERED PEDESTRIAN ACCESS (FIRE-RATED AS NEEDED).
 LEFT HOUSE: TWO (2) - TWO BEDROOM UNITS ON LEVEL 1
 AND TWO (2) - TWO BEDROOM UNITS ON LEVEL 2.
 RIGHT HOUSE: TWO (2) - TWO BEDROOM UNITS ON LEVEL 1
 AND TWO (2) -THREE BEDROOM UNITS ON LEVEL 2.

REQUIRED PARKING PER BLOCK =
 (6) 2-BEDROOM X 2 SPACES = 12 SPACES
 (2) 3-BEDROOM X 2.5 SPACES = 5 SPACES
 = 17 PARKING SPACES PER BLOCK REQUIRED
 8 ATTACHED AND (MIN.) 9 HEAD-IN SPACES PER BLOCK PROVIDED = 17

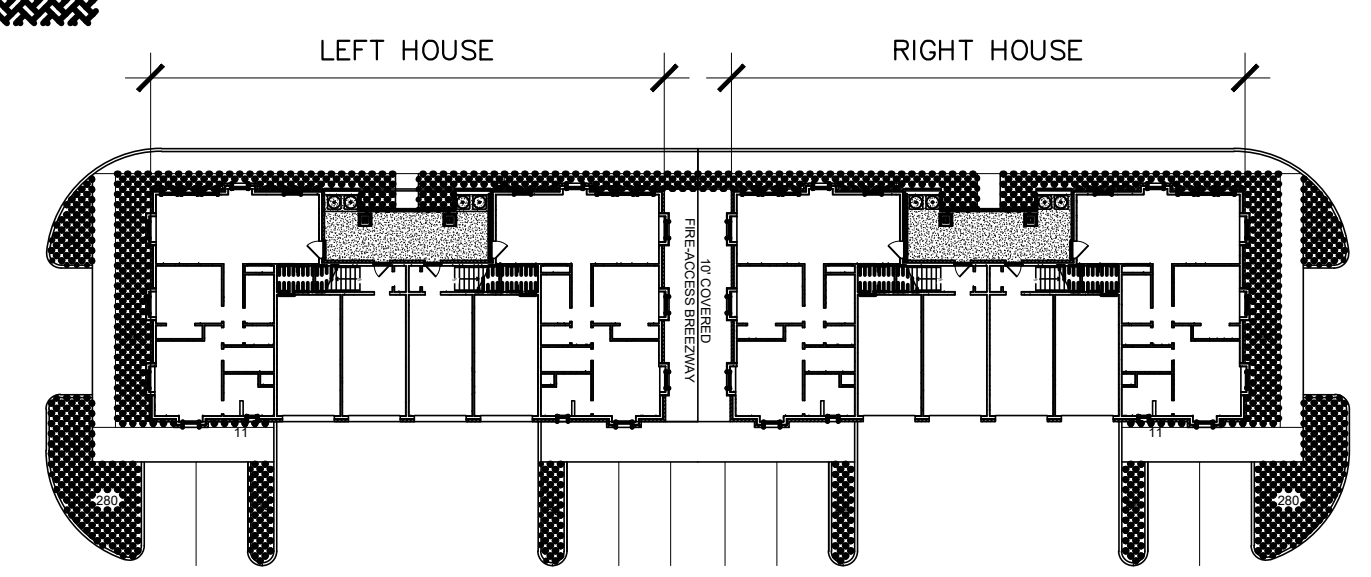
IMPERVIOUS / LANDSCAPED AREA =
 128,090 SQ.FT. PROVIDED = +/- 29% IMPERVIOUS

OTHER
 24' WIDE FIRE-LANE REQMT.
 20' INSIDE TURNING RADIUS FOR FIRE LANE
 25' MIN. BETWEEN BLDGS.
 EACH UNIT MUST BE WITHIN 200' OF DUMPSTER
 PARKING SPACE: 9'X20'
 UNLESS 2' OVERHANG IS PROVIDED, THEN 18' PERMITTED
 ***18' LONG PARKING SPACES MUST HAVE 6' WIDE SIDEWALK IN FRONT OF
 THEM (IF ABUTTING A PATH).

AMENITY / COMMERCIAL LEASE:
 FINAL PLAN T.B.D.: +/-6,000 TOTAL SQ.FT.
 PUBLIC AREA = TAE KWON DO STUDIO: 1,800 SQ.FT. = 1,800 / 150 = 12 SPACES REQUIRED
 PUBLIC AREA = COFFEE SHOP: 610 SQ.FT. = 610 / 100 = 6.10 SPACES REQUIRED
 PRIVATE = EXERCISE AND RECEPTION / OFFICE AREA = 3,600 = NO ADDITIONAL SPACES**
 ** (USED BY TENANTS ONLY) WITH EXCEPTION OF FOUR (4) FULL TIME EMPLOYEES =
 4 SPACES REQUIRED.

12 + 6 + 4 = 22 SPACES REQUIRED,
 30 SPACES PROVIDED (2 REQUIRED TO BE A.D.A.)

- # = PUBLIC SPACE
- [DUMPSTER] = DUMPSTER, REQD. WITHIN 200' OF EACH UNITS
- [SHADING] = SODED / LANDSCAPED AREA
- [POOL] = POOL EQUIP. AND POOL RESTROOMS
- [DECK] = POOL DECK



= 1 BLOCK

PHASE 1:
 3.92 ACRES
 6,000 AMENITY / COMMERCIAL LEASE BUILDING
 40 UNITS
 10.2 UNITS PER ACRE

PHASE 2:
 3.52 ACRES
 40 UNITS
 11.4 UNITS PER ACRE

PHASE 3:
 2.59 ACRES
 24 UNITS
 9.3 UNITS PER ACRE