

CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 17.7 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	95
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26
TOTAL UNITS	347

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40
TOTAL UNITS	304

LIST OF AMENITIES

- POOL AND SPA LOCATED IN EACH PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA.
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL.
- WEIGHT ROOM
- KITCHEN
- RESTROOM
- MEETING ROOM
- MEDIA CENTER

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 651 UNITS = 19.4 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26
TOTAL UNITS	651

PARKING CALCULATIONS

SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40
REDUCTION REREQUIRED	3.27%

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AVE. ONE OVERALL SITE PLAN

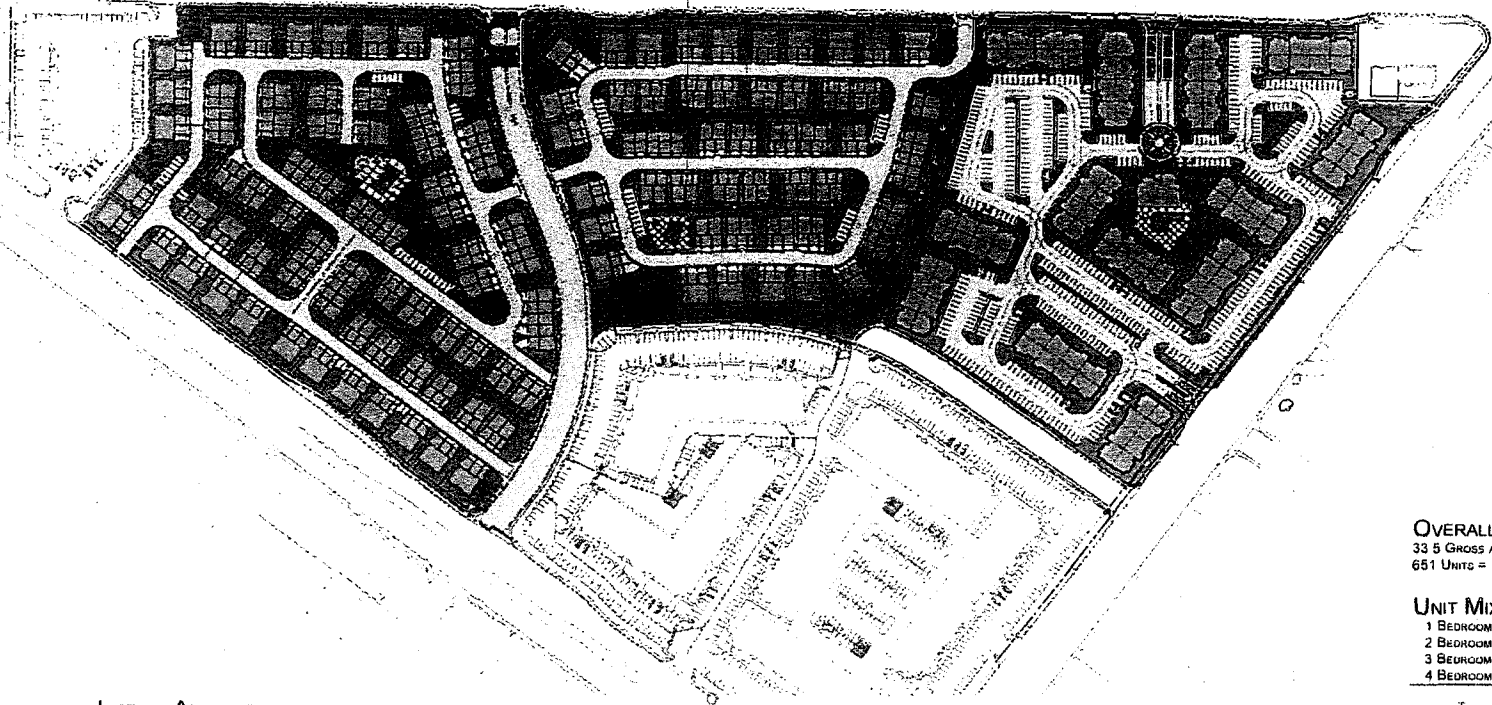
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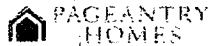
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AVE. ONE OVERALL SITE PLAN

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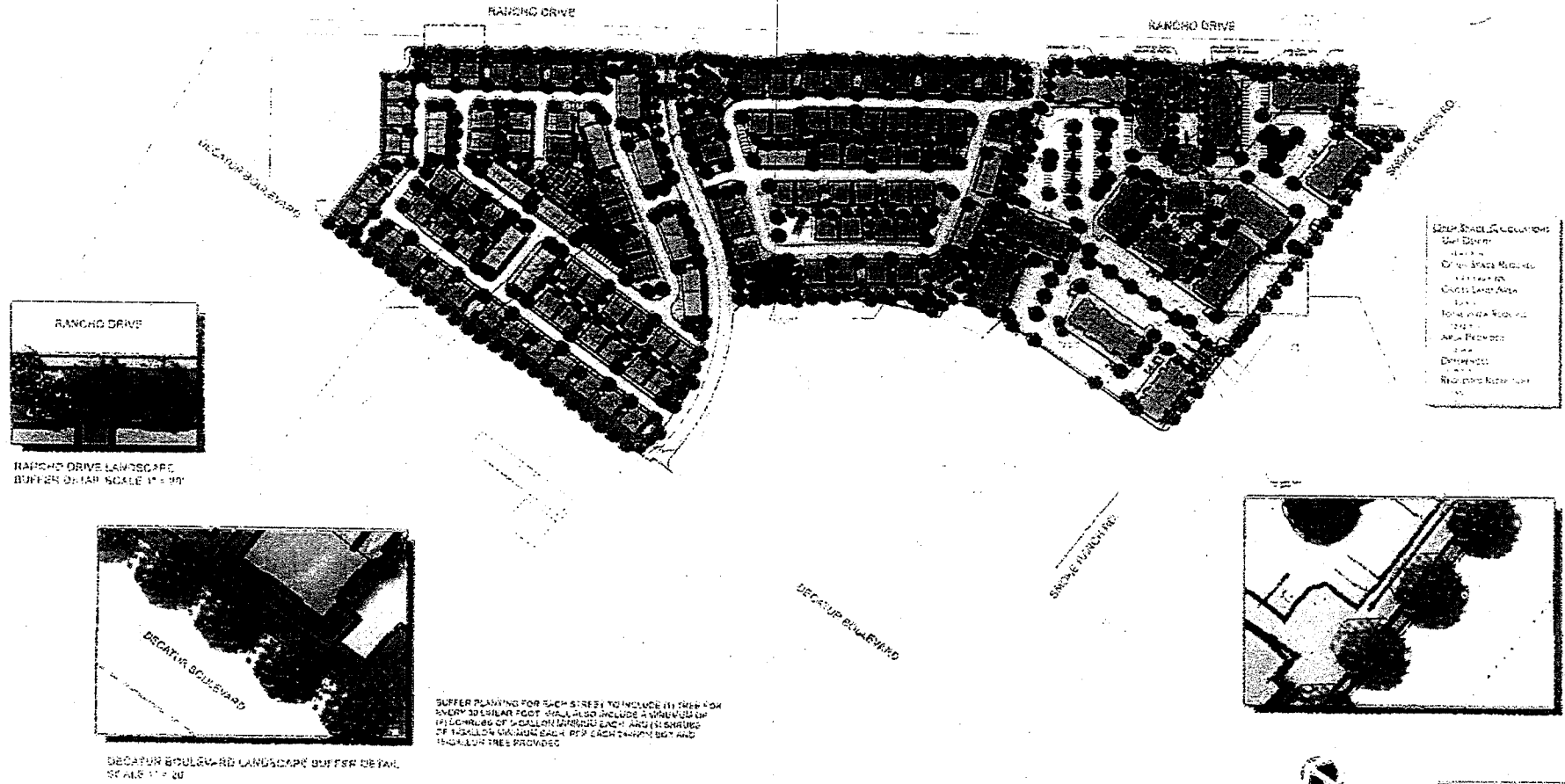


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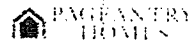
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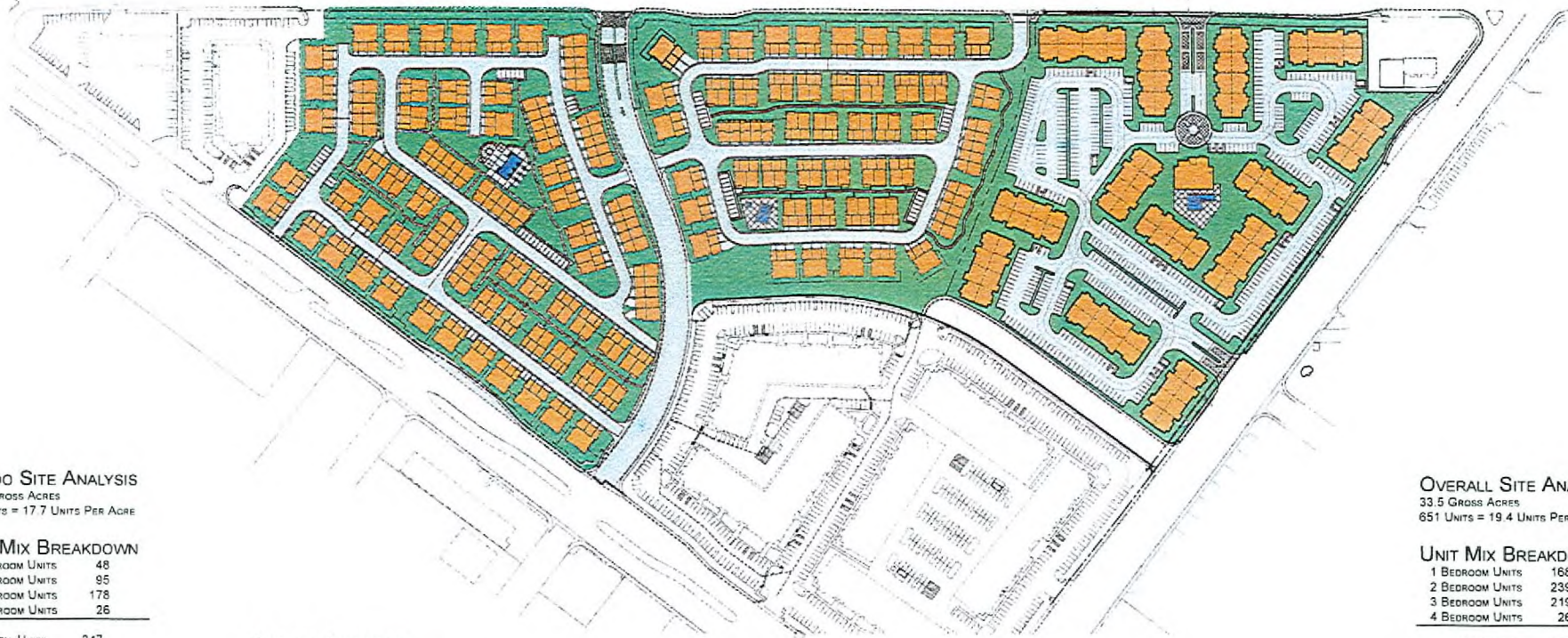


AVE. ONE APARTMENTS - LANDSCAPE PLAN



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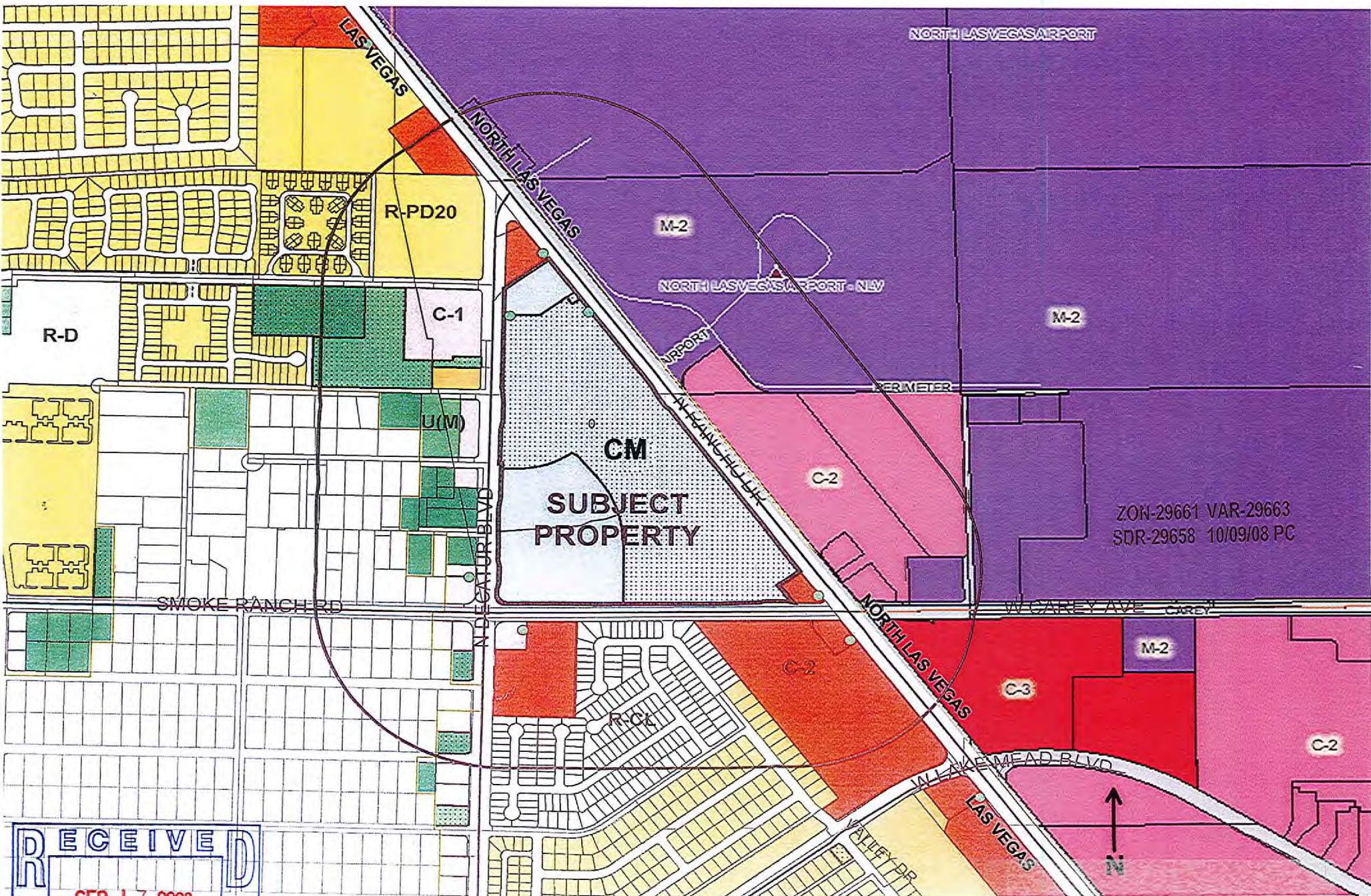
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