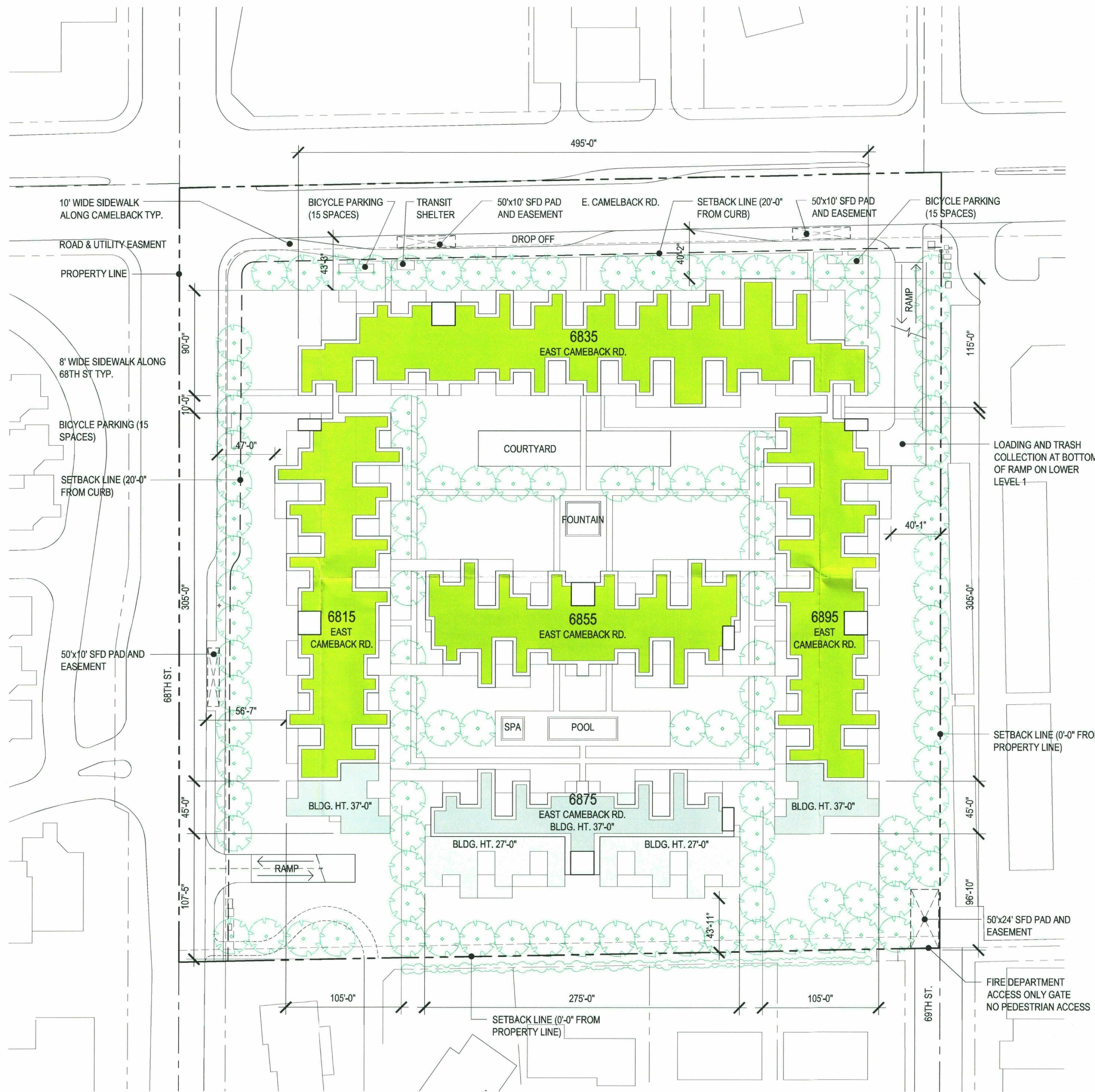
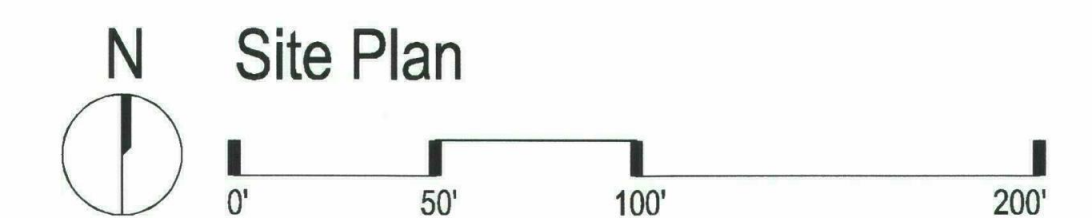


OPTIMA SONORAN VILLAGE - PROJECT DATA
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	ALLOWED	PROVIDED	
SITE AREAS			
SITE AREA (ACRES)	-	9.8	
SITE AREA (SQFT)	-	429,718	
NET SITE AREA (ACRES)	-	8.5	
NET SITE AREA (SQFT)	-	371,287	
RESIDENTIAL UNITS			
STUDIO / ONE BEDROOM		209	
TWO BEDROOM / THREE BEDROOM		284	
TOTAL	493	493	
DENSITY (UNITS / ACRE)	50	50	
AREA			
COMMERCIAL (SQFT)	-	40,000	
RESIDENTIAL (SQFT)	-	686,700	
TOTAL (1.8* x 371,287) + (1.0** x (23,456 + 34,975))	726,748	726,700	
F.A.R. (* Sec 5.3060.SCHED B.1.3, ** Sec 5.3061.B)	1.80	1.80	
PARKING / CIRCULATION / MECHANICAL AREA (SQFT)			
	-	500,000	
PARKING SPACES			
COMMERCIAL (40,000 / 300)	134	-	
*COMMERCIAL TOTAL INCLUDES 4% ACCESSIBLE SPACES (7)			
RESIDENTIAL ((209 x 1) + (284 x 2))	777	-	
* RESIDENTIAL TOTAL INCLUDES 2% ACCESSIBLE SPACES (17)			
REDUCTION FOR BICYCLE PARKING	(10)	-	
PARKING SPACES PROVIDED AT - LOWER LEVEL 1	-	468	
* INCLUDES 30 VISITOR PARKING SPACES			
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	463	
PARKING TOTALS	901	931	
* TOTAL INCLUDES (24) ACCESSIBLE SPACES, OF WHICH (4) ARE VAN ACCESSIBLE SPACES.			
BICYCLE STORAGE	100	180	
PROJECT OPEN SPACE	-	262,030	
PRIVATE OUTDOOR LIVING SPACE PER 5.3060.B111.g			
QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
32	STUDIO	60	50
167	ONE BEDROOM A	60	120
10	ONE BEDROOM B	60	120
68	TWO BEDROOM A	60	140
128	TWO BEDROOM B	60	240
88	THREE BEDROOM	60	300
TOTAL (QTY x SF Per Unit.)		29,580	89,480

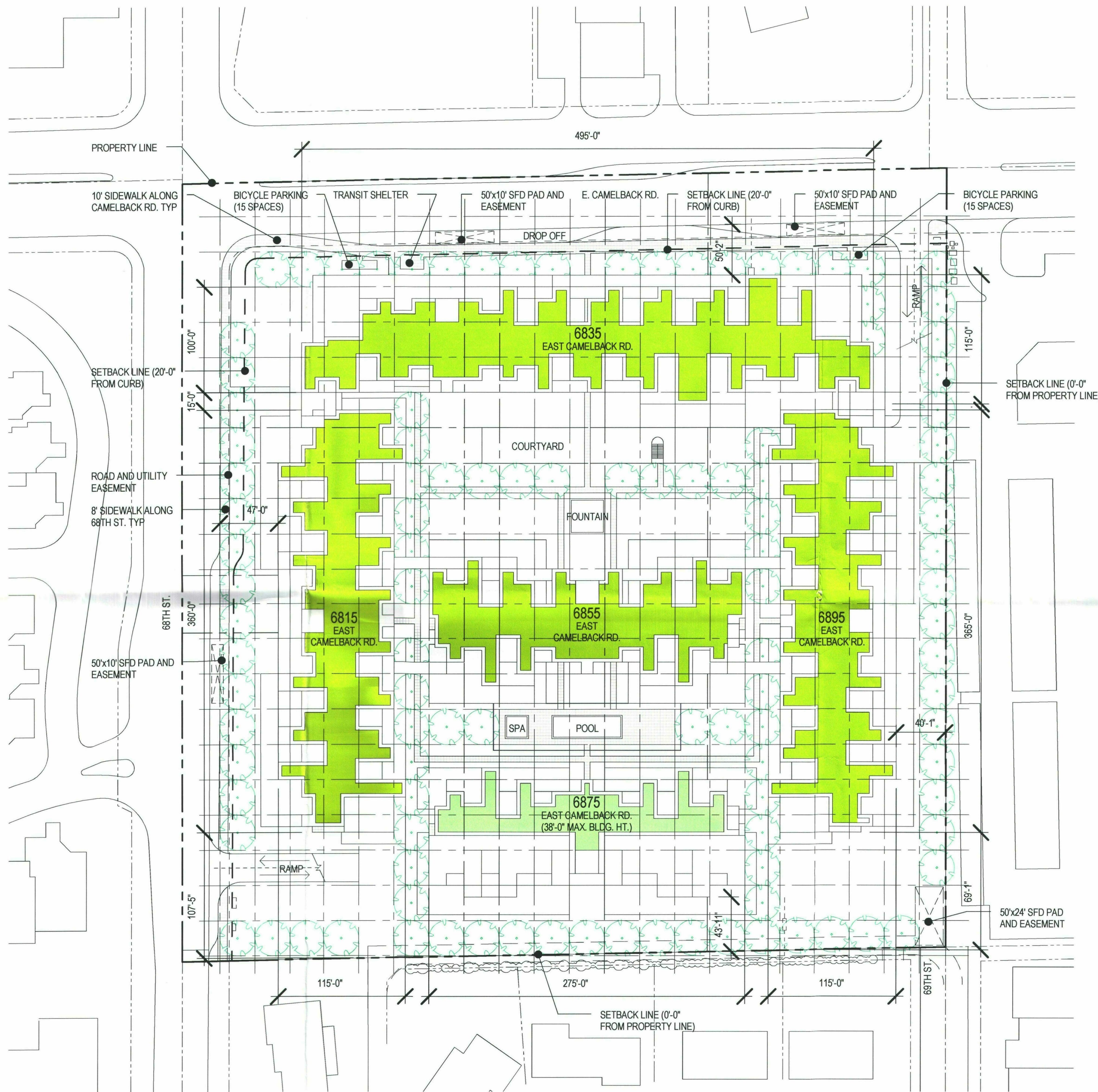


CITY COUNCIL APPROVED
 STIPULATION SET
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 APPROVED
 7-6-2011 DATE [Signature] INITIALS



OPTIMA SONORAN VILLAGE





OPTIMA SONORAN VILLAGE - PROJECT DATA
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	ALLOWED	PROVIDED	
SITE AREAS			
SITE AREA (ACRES)	-	9.8	
SITE AREA (SQFT)	-	429,718	
NET SITE AREA AFTER DEDICATION (ACRES)	-	8.4	
NET SITE AREA AFTER DEDICATION (SQFT)	-	366,340	
RESIDENTIAL UNITS			
STUDIO / ONE BEDROOM		173	
TWO BEDROOM / THREE BEDROOM		320	
TOTAL	493	493	
DENSITY (UNITS / ACRE)	50	50	
AREA			
COMMERCIAL (SQFT)	-	40,000	
RESIDENTIAL (SQFT)	-	733,000	
TOTAL (ALLOWED = 1.8 x 429,718)	773,492	773,000	
F.A.R.	1.80	1.80	
PARKING / MECHANICAL AREA (SQFT)			
	-	400,000	
PARKING SPACES			
COMMERCIAL (40,000 / 300)	134	-	
*COMMERCIAL TOTAL INCLUDES 4% ACCESSIBLE SPACES (7)			
RESIDENTIAL ((173 x 1) + (320 x 2))	813	-	
* RESIDENTIAL TOTAL INCLUDES 2% ACCESSIBLE SPACES (17)			
REDUCTION FOR BICYCLE PARKING	(10)	-	
PARKING SPACES PROVIDED AT - LOWER LEVEL 1	-	468	
* INCLUDES 30 VISITOR PARKING SPACES			
PARKING SPACES PROVIDED AT - LOWER LEVEL 2	-	499	
PARKING TOTALS	937	967	
* TOTAL INCLUDES (24) ACCESSIBLE SPACES, OF WHICH (4) ARE VAN ACCESSIBLE SPACES.			
BICYCLE STORAGE			
	100	180	
PROJECT OPEN SPACE			
	-	262,030	
PRIVATE OUTDOOR LIVING SPACE			
PER 5.3060.B111.g			
QTY	TYPICAL UNIT TYPES	SF Per Unit	SF Per Unit
42	STUDIO	60	80
131	ONE BEDROOM	60	120
70	TWO BEDROOM A	60	140
144	TWO BEDROOM B	60	240
106	THREE BEDROOM	60	300
TOTAL (QTY x SF Per Unit.)		29,580	95,240

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1/23/10

