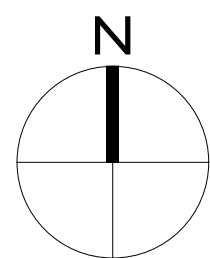


VILLAGES AT ORANGE BLOSSOM PROJECT SUMMARY											
USE	SIZE	BEDS	BATHS	UNIT MIX	REQ'D/UNIT	PARKING (1)		TOTAL UNIT AREA	TOTAL BEDS/ UNIT TYPE	TOTAL BATHS/ UNIT TYPE	
						TOTAL REQ'D	PARKING				
						UNCOVERED	COVERED				
PLAN 1	615 SQFT	1	1	76	1.0	76	60	16	46,740	76	76
PLAN 2	821 SQFT	2	1	32	1.5	48	41	7	26,272	64	32
TOTAL				108		124	101	23	73,012	140	108
FITNESS											
COMM./LEAS	1,842 SQFT						0				
						Total Parking (1)					
(1) PER STATE DENSITY BONUS LAW											
TOTAL SITE AREA:				152,058.70 SQFT	3.49 ACRES	TOTAL BUILDING AREA					
				30.94 DU/AC	LIVING: 72,971 sq.ft.						
					CIRCULATION: 13,180 sq.ft.						
SITE COVERAGE:				56.66%	GARAGE: 0 sq.ft.						
					TOTAL: 86,151 sq.ft.						
REQUIRED OUTDOOR LIVING AREA*					18,242.7	12%	18.60.170 (A)	LEAS/COMM.		1,842 sq.ft.	
PROVIDED COMMON OUTDOOR LIVING SPACE:					7,945.5	5.2%	18.60.170 A.1.b*	FITNESS/BATH		1,035 sq.ft.	
PROVIDED PRIVATE OUTDOOR LIVING SPACE:					10,800.0	7.1%					
TOTAL PROVIDED OUTDOOR LIVING SPACE:					18,745.5	12.3%					



- UNIT 1
- UNIT 2
- COMMUNITY / LEASING
- FITNESS / BATH
- OUTDOOR LIVING

PROJECT INFO:
 APN: 0170-221-53-0000 & 0170-221-55-0000

EXISTING ZONING: R-2
 EXISTING DENSITY: 14 DUA
 PROPOSED ZONING: R-3

ALLOWABLE DENSITY: 30 DU/AC (27 DU/AC PER MEASURE U)
 PROPOSED DENSITY: 25.78 DU/AC (30.94 DU/AC WITH 20% DENSITY BONUS)
 PROPOSED DENSITY BONUS: 90 X 1.20 = 108 DU/AC (76 ONE-BEDROOM & 32 TWO-BEDROOM)

PARKING: 1 PARKING STALL PER DU FOR ONE-BEDROOM AND 1.5 PARKING STALLS FOR TWO-BEDROOM
 REQUIRED PARKING: 124 PARKING STALLS
 PROVIDED PARKING: 124 PARKING STALLS PROVIDED

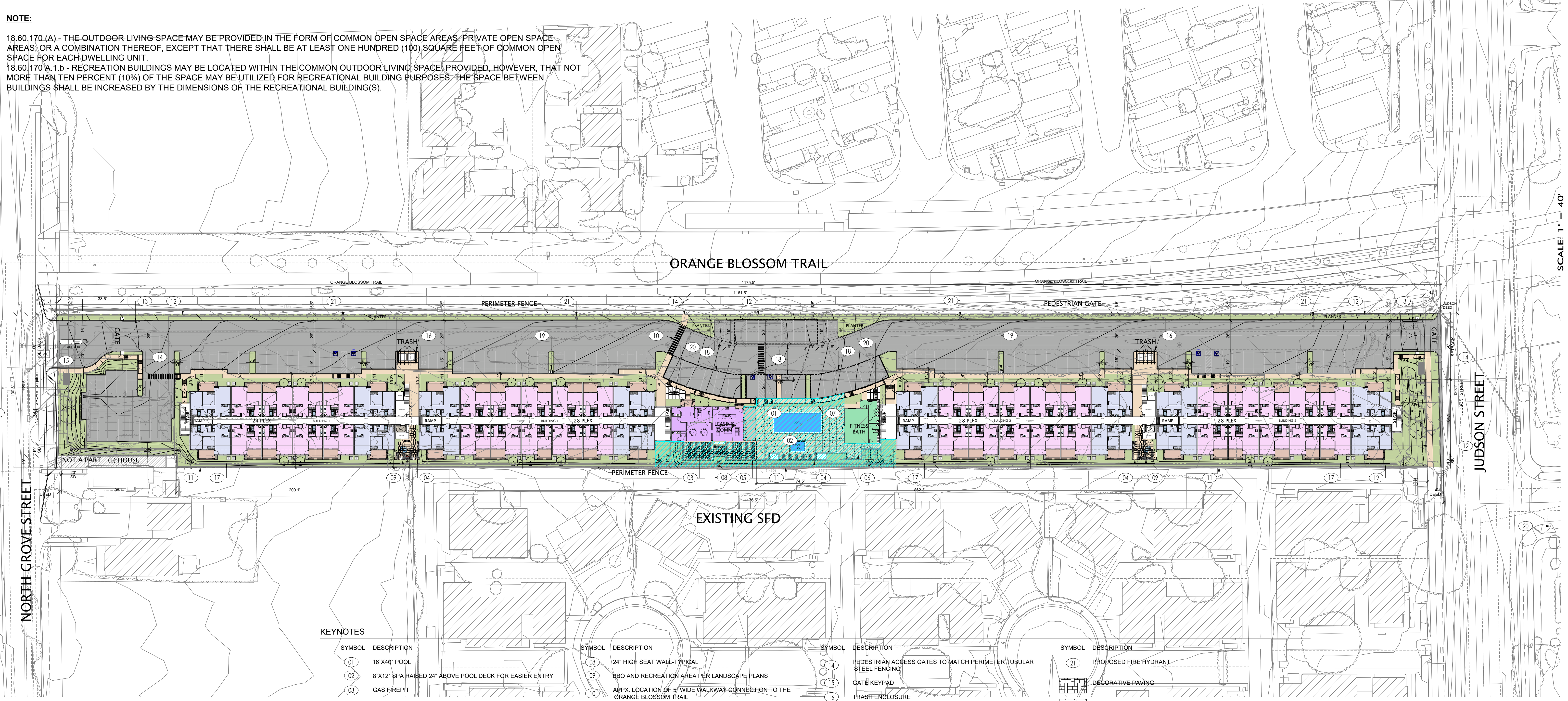
PROPOSED AMENITIES: COMMUNITY ROOM & LEASING OFFICE (1,842 SQ.FT.)
 SWIMMING POOL & HOT TUB
 FITNESS ROOM & POOL BATH (1,035 SQ.FT.)

EXISTING FLOOD AREA: AO-1
 PROPOSED FLOOD AREA: ZONE X (PER FEMA MAP REVISION FOR REGION 9)

SETBACKS:
 SIDE: 56 FT (ORANGE BLOSSOM TRAIL)
 FRONT: 20 FT (JUDSON & GROVE STREET)
 SIDE: 10 FT (SOUTH BOUNDARY)
 REAR: 20 FT



NOTE:
 18.60.170 (A) - THE OUTDOOR LIVING SPACE MAY BE PROVIDED IN THE FORM OF COMMON OPEN SPACE AREAS, PRIVATE OPEN SPACE AREAS, OR A COMBINATION THEREOF, EXCEPT THAT THERE SHALL BE AT LEAST ONE HUNDRED (100) SQUARE FEET OF COMMON OPEN SPACE FOR EACH DWELLING UNIT.
 18.60.170 A.1.b - RECREATION BUILDINGS MAY BE LOCATED WITHIN THE COMMON OUTDOOR LIVING SPACE, PROVIDED, HOWEVER, THAT NOT MORE THAN TEN PERCENT (10%) OF THE SPACE MAY BE UTILIZED FOR RECREATIONAL BUILDING PURPOSES. THE SPACE BETWEEN BUILDINGS SHALL BE INCREASED BY THE DIMENSIONS OF THE RECREATIONAL BUILDING(S).



KEYNOTES

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| <ul style="list-style-type: none"> 01 16' X40' POOL 02 8' X12' SPA RAISED 24" ABOVE POOL DECK FOR EASIER ENTRY 03 GAS FIREPIT 04 STEEL TRELLIS WITH DECORATIVE METAL PANELS BETWEEN POSTS TO MATCH DECORATIVE POOL FENCING PANELS 05 ALUMINUM OR EQUAL SHADE TRELLIS OVER FIRE PIT AND ADJACENT PATIO 06 POOL EQUIPMENT PAD 07 DECORATIVE FENCING WITH GREEN SCREEN AND METAL PANELS PER LANDSCAPE PLANS | <ul style="list-style-type: none"> 08 24" HIGH SEAT WALL-TYPICAL 09 BBQ AND RECREATION AREA PER LANDSCAPE PLANS 10 APPX. LOCATION OF 5' WIDE WALKWAY CONNECTION TO THE ORANGE BLOSSOM TRAIL 11 6" HIGH SPLIT FACE BLOCK WALL ALONG SOUTHERLY PROPERTY LINE 12 DECORATIVE TUBULAR STEEL FENCE WITH COLUMNS PER LANDSCAPE PLANS 13 VEHICULAR ACCESS GATES TO MATCH PERIMETER TUBULAR STEEL FENCING | <ul style="list-style-type: none"> 14 PEDESTRIAN ACCESS GATES TO MATCH PERIMETER TUBULAR STEEL FENCING 15 GATE KEYPAD 16 TRASH ENCLOSURE 17 DRAINAGE SWALE PER CIVIL PLANS 18 CARPORT 19 EV CHARGING STATION SINGLE POST W/ DUAL PORTS 20 MAILBOX - TO BE LOCATED WHERE PERMITTED 21 EXISTING FIRE HYDRANT | <ul style="list-style-type: none"> 21 PROPOSED FIRE HYDRANT DECORATIVE PAVING CONCRETE POOL DECKING |
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SCALE: 1" = 40'