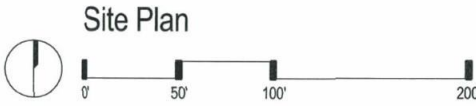


	ALLOWED	PROVIDED
SITE AREAS		
SITE AREA (ACRES)	-	9.8
SITE AREA (SQFT)	-	429,718
NET SITE AREA (ACRES)	-	8.5
NET SITE AREA (SQFT)	-	371,287
RESIDENTIAL UNITS		
STUDIO / ONE BEDROOM		209
TWO BEDROOM / THREE BEDROOM		284
TOTAL	493	493
DENSITY (UNITS / ACRE)	50	50
AREA		
COMMERCIAL (SQFT)	-	40,000
RESIDENTIAL (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% ACESIBLE SPACES (7)		
RESIDENTIAL ((209 x 1) + (284 x 2))	777	-
* RESIDENTIAL TOTAL INCLUDES 2% ACESIBLE 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) ACESIBLE SPACES, OF WHICH (4) ARE VAN ACESIBLE 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
32	STUDIO	60
167	ONE BEDROOM A	60
10	ONE BEDROOM B	60
68	TWO BEDROOM A	60
128	TWO BEDROOM B	60
88	THREE BEDROOM	60
TOTAL (QTY x SF Per Unit.)		29,580
		89,480



88-DR-2010
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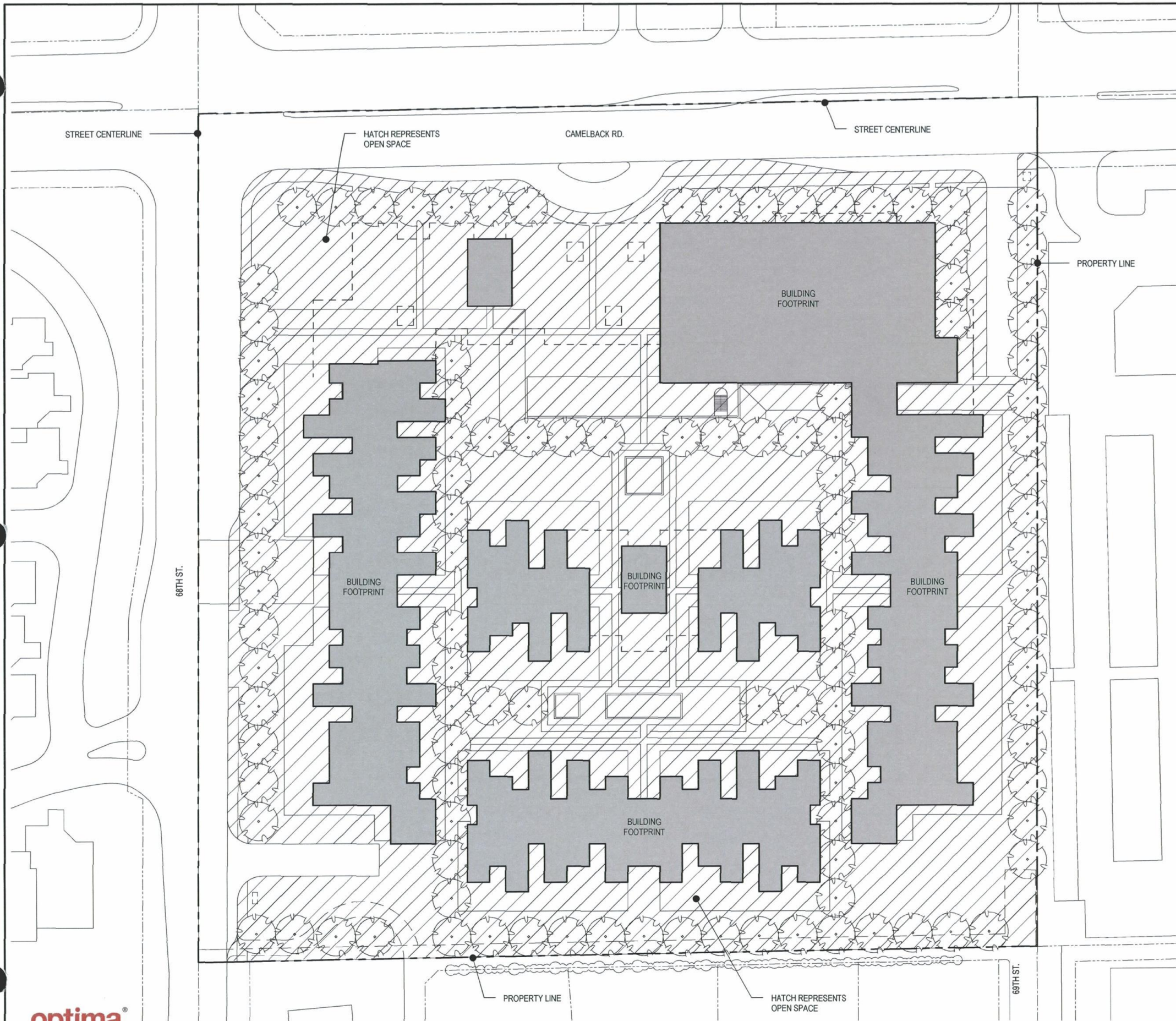


PLANTING ZONE 1 - PRIVATE YARD			
CHAMAEROPS HUMILIS	15 GAL MIN	NANDINA DOMESTICA	5 GAL MIN
MEDITERRANEAN FAN PALM		HEAVENLY BAMBOO	
CYCAS REVOLUTA	5 GAL MIN	RAPHIOLEPIS INDICA	5 GAL MIN
SAGO PALM		INDIAN HAWTHORNE	
STRELITZIA REGINAE	5 GAL MIN	JUSTICIA SPICIGERA	5 GAL MIN
BIRD OF PARADISE		MEXICAN HONEYSUCKLE	
LIGUSTRUM JAPONICUM	5 GAL MIN	HEDERA HELIX L	1 GAL MIN
JAPANESE PRIVET		ENGLISH IVY	
FICUS PUMILA	5 GAL MIN	CARISSA MACROCARPA	1 GAL MIN
CREeping FIG		NATAL PLUM	
SANSEVIERIA TRIFASCIATA	5 GAL MIN	TRADESCANTIA PALLIDA	1 GAL MIN
SNAKE PLANT		PURPLE HEART	
ASPIDISTRA ELATIOR	5 GAL MIN	VINCA MAJOR	1 GAL MIN
CASTE IRON PLANT		PERIWINKLE	
PLANTING ZONE 2 - STREETSCAPE			
PROSOPIS CHILENSIS	15 GAL MIN	NERIUM OLEANDER	5 GAL MIN
CHILEAN MESQUITE		PINK OLEANDER	
TECOMARIA CAPENSIS	5 GAL MIN	CALLIANDRA CALIFORNICA	5 GAL MIN
CAPE HONEYSUCKLE		MARICOPA RED FAIRY DUSTER	
TECOMA STANS	5 GAL MIN	LANTANA MONTEVIDENSIS	1 GAL MIN
ORANGE JUBILEE		YELLOW TRAILING LANTANA	
STAKED TECOMA STANS	5 GAL MIN	ROSMARINUS OFFICINALIS	1 GAL MIN
STAKED ORANGE JUBILEE		ROSEMARY	
BUSH BOUGAINVILLEA SPP	5 GAL MIN	MYOPORUM PROSTRATE	1 GAL MIN
BUSH 'LA JOLLA'		MYOPORUM	
STAKED BOUGAINVILLEA SPP	5 GAL MIN	CHRYSACTINIA MEXICANA	1 GAL MIN
STAKED 'LA JOLLA'		DAMIANITA DAISY	
PLANTING ZONE 3 - GATEWAY			
BAUHINIA LUNARIODES	15 GAL MIN	AGAVE DESMETTIANA VAR.	5 GAL MIN
ANACACHO ORCHID TREE		TROPICAL AGAVE	
CHAMAEROPS HUMILIS	15 GAL MIN	LANTANA MONTEVIDENSIS	1 GAL MIN
CYCAS REVOLUTA	5 GAL MIN	PURPLE TRAILING LANTANA	
SAGO PALM		LANTANA MONTEVIDENSIS	1 GAL MIN
TECOMA STANS	5 GAL MIN	YELLOW TRAILING LANTANA	
YELLOW BELLS		LANTANA CAMARA	1 GAL MIN
TECOMA STANS	5 GAL MIN	RED LANTANA	
ORANGE JUBILEE		DALEA GREGGI	1 GAL MIN
BUSH BOUGAINVILLEA SPP	5 GAL MIN	TRAILING INDIGO BUSH	
BUSH 'LA JOLLA'		WEDELIA TRILOBATA	1 GAL MIN
MUHLENBERGIA RIGENS	5 GAL MIN	YELLOW DOTS	
DEER GRASS		ASPARAGUS DENSIFLORUS	1 GAL MIN
AGAVE AMERICANA 'VARIEGATED'	5 GAL MIN	ASPARAGUS 'MYERI'	
CENTURY PLANT		TRACHELOSPERMUM ASIATICUM	1 GAL MIN
PLANTING ZONE 4 - COURTYARD			
OLNEYA TESOTA	15 GAL MIN	TECOMA STANS	5 GAL MIN
IRONWOOD TREE		ORANGE JUBILEE	
PROSOPIS VELUTINA	15 GAL MIN	STAKED TECOMA STANS	5 GAL MIN
VELVET MEQUITE		STAKED ORANGE JUBILEE	
PARKINSONIA FLORIDA	15 GAL MIN	ROSA SINENSIS	5 GAL MIN
DESERT MUSEUM		TROPICAL HIBISCUS	
EBENOPSIS EBANO	15 GAL MIN	VINCA MAJOR	1 GAL MIN
TEXAS EBONY		PERIWINKLE	
PROSOPIS CHILENSIS	15 GAL MIN	LANTANA MONTEVIDENSIS	1 GAL MIN
CHILEAN MESQUITE		PURPLE TRAILING LANTANA	
CHAMAEROPS HUMILIS	15 GAL MIN	LANTANA CAMARA	1 GAL MIN
MEDITERRANEAN FAN PALM		RED LANTANA	
TECOMA STANS	5 GAL MIN	WEDELIA TRILOBATA	1 GAL MIN
YELLOW BELLS		YELLOW DOTS	
STAKED TECOMA STANS	5 GAL MIN	TRACHELOSPERMUM ASIATICUM	1 GAL MIN
STAKED YELLOW BELLS		ASIATIC JASMINE	
PLANTING ZONE 5 - BUFFER			
DALBERGIA SISSOO	15 GAL MIN	EREMOPHILA 'VALENTINE'	5 GAL MIN
ROSEWOOD		EMU BUSH	
OLNEYA TESOTA	15 GAL MIN	VINCA MAJOR	1 GAL MIN
IRONWOOD TREE		PERIWINKLE	
PROSOPIS VELUTINA	15 GAL MIN	LANTANA MONTEVIDENSIS	1 GAL MIN
VELVET MEQUITE		YELLOW TRAILING LANTANA	
LEUCOPHYLLUM FRUTESCENS	5 GAL MIN	LANTANA CAMARA	1 GAL MIN
TEXAS SAGE 'GREEN CLOUD'		RADIATION	
DODONEA VISCOSA	5 GAL MIN	MACFADYENA UNGUIS-CATI	1 GAL MIN
HOPSEED BUSH		CAT'S CLAW	
CAESALPINIA MEXICANA	5 GAL MIN	RUELLIA BRITTONIANA	1 GAL MIN
MEXICAN BIRD OF PARADISE		RUELLIA	

1. ALL STREETSCAPE, GATEWAY, COURTYARD, AND BUFFER ZONE PLANTS SHALL COMPLY WITH THE C.O.S. WATER CONSERVATION STANDARDS.
2. ALL ZONES TO BE COVERED WITH DECOMPOSED GRANITE OR BARK.
3. PLANT SPACING SHALL NOT EXCEED 7 FEET IN ANY DIRECTION.
4. ALL ZONES SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
5. REFERENCE CIVIL DOCUMENTS FOR STORM WATER RETENTION SYSTEM.
6. ALL STREETSCAPE AND SOUTH PROPERTY LINE TREES SHALL BE MATURE.

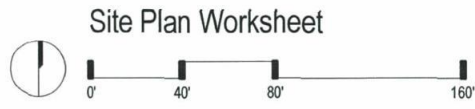
Open Space Calculations

Open Space requirement -	0 SF
Open Space Provided -	259,095 SF



optima®

08.16.10



Site Plan Worksheet
OPTIMA SONORAN VILLAGE

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC 7147 EAST RANCHO VISTA DRIVE, SUITE 104, SCOTTSDALE, AZ 85251

88-DR-2010

1st: 8/13/2010



OPTIMA SONORAN VILLAGE - PROJECT DATA
T:5130107-25130_ANA_Development Areas.dwg/Plan Commission Data

	ALLOWED	PROVIDED
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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)	-
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PER 5.3060.B111.g		
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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