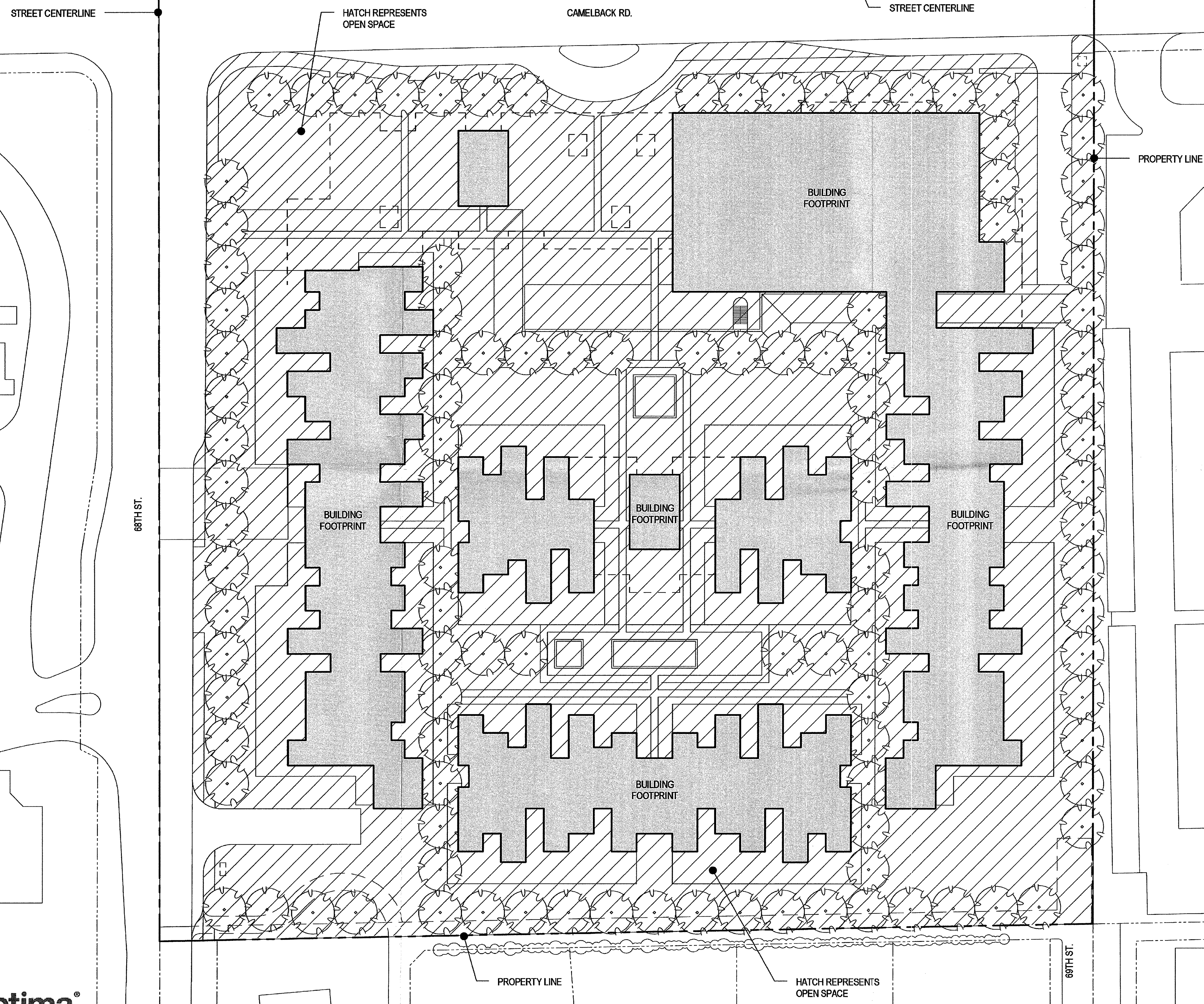


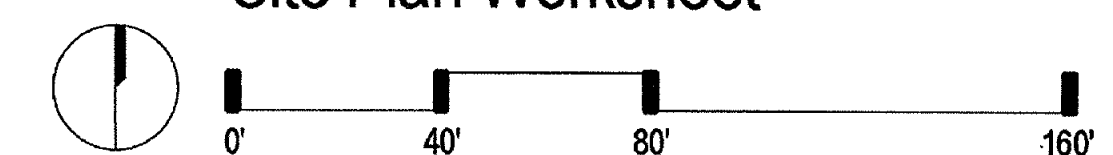
Open Space Calculations

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

**optima®**

08.16.10

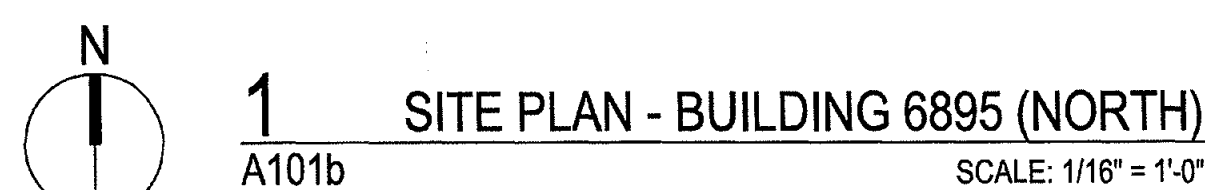
## Site Plan Worksheet



## OPTIMA SONORAN VILLAGE

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





THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 333 FEET SOUTH OF THE NORTHWEST CORNER OF THE WEST HALF HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE EAST 50 FEET; THENCE SOUTH 50 FEET; THENCE WEST 90 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

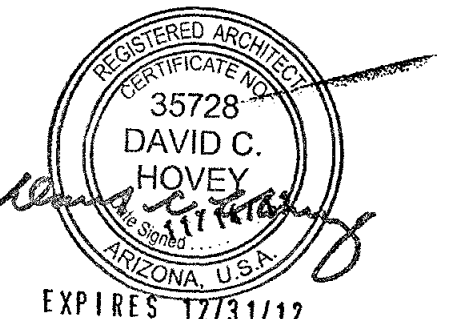
GROSS AREA IS 429,718 SF OR 9.865 ACRES  
NET AREA IS 371,287 SF OR 8.5236 ACRES

DOWNTOWN RETAIL COMMERCIAL OFFICE - TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (DRCO-2 PBD DO) WITH AMENDED SITE DEVELOPMENT STANDARDS, AND AWARD BONUS FLOOR AREA FOR SPECIAL PUBLIC IMPROVEMENTS.

ZONING ON PARCELS TO THE NORTH: DIRCO-2 PBD DO, C-3 DO, R5 DO  
ZONING ON PARCELS TO THE WEST: C-3 DO  
ZONING ON PARCELS TO THE SOUTH: R1-10  
ZONING ON PARCELS TO THE EAST: R-4

	REQUIRED	PROVIDED
STUDIO (1 SP / UNIT)	42	42
1 BED (1 SP / UNIT)	85	85
2 BED (1 SP / UNIT)	106	106
COM (1 SP / 300 SF)	26	26
GUEST	-	19
TOTAL	319	338
ACCESSIBLE (4%)	13	15

OPEN SPACE REQUIRED: 0 SF  
OPEN SPACE PROVIDED: 96,190 SF



1. AREA WITHIN THE SITE DISTANCE (SAFETY) TRIANGLE(S) TO BE CLEAR OF LANDSCAPING, SIGNAGE, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY / SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. ALL RIGHTS OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
4. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
5. FLAG POLES IF PROVIDED SHALL BE ONE PIECE CONICAL, TAPERED.
6. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BUILDING. (SEE DETAIL 4A571)
7. ALL GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT. (SEE DETAIL 3A511)
8. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, & TEXTURE.
9. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
10. ALL POLE-MOUNTED LIGHTING SHALL BE A MAX OF 20 FT IN HEIGHT.
11. REFERENCE SHEETS A202, A203, A211, AND A212 FOR LOCATION OF ACCESSIBLE ROUTE.
12. REFERENCE SHEET A202 FOR BUILDING CODE DATA. THE CODE DATA FOR FUTURE BUILDINGS WILL BE CONSISTENT WITH THE CODE DATA PROVIDED FOR BUILDINGS 6865.
13. REFERENCE SHEETS A202, A203, A211, AND A212 FOR LOCATION OF ACCESSIBLE ROUTE.
14. REFERENCE SHEETS A202, A203, A211, AND A212 FOR LOCATION OF ACCESSIBLE ROUTE.
15. LOWEST FLOOR ELEVATION = 1269.1' (LOWER LEVEL 2 PARKING)
16. THE 1'-0" ALLOWED AND PROPOSED BUILDINGS HEIGHTS EQUAL 65'-0"

△	11.11.11	REVISED BUILDING PERMIT	
	11.09.11	PROGRESS PRINT	
△	10.21.11	REVISED BUILDING PERMIT	
NO.	DATE	DESCRIPTION	BY

6895 EAST CAMELBACK ROAD  
SCOTTSDALE, ARIZONA  
OWNER: OPTIMA SONORAN VILLAGE LLC

DAVID HOVEY AND ASSOCIATES ARCHITECT, INC.  
7147 E RANCO VISTA DR, SUITE 104, SCOTTSDALE, AZ 85251  
TEL: (480) 874 - 9900 FAX: (480) 874 - 9910

THE OWNER, ARCHITECT, AND ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

THIS DRAWING COPY MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.

NOTICE OF EXTENDED CERTIFICATION AND  
APPROVAL PERIOD PROVISION.

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN TWENTY-FIVE (25) WORKING DAYS AFTER THE LAST DAY OF THE MONTH IN WHICH THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR. FOR RELEASE OF RETENTION WITHIN TWENTY-FIVE (25) WORKING DAYS AFTER THE LAST DAY OF THE MONTH IN WHICH THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, AND FOR FINAL PAYMENT WITHIN TWENTY-FIVE (25) WORKING DAYS AFTER THE LAST DAY OF THE MONTH IN WHICH THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF ALTERNATE ARRANGEMENTS FOR  
RELEASE OF RETENTION AND FINAL PAYMENT

THIS CONTRACT ALLOWS THE OWNER TO MAKE ALTERNATE  
ARRANGEMENTS FOR THE RELEASE OF RETENTION AND MAKING OF  
FINAL PAYMENT. SUCH ALTERNATE ARRANGEMENTS AS FOLLOWS  
REMAINING TO BE TENDERED TO THE SUBSTANTIAL  
COMPLETION. AFTER SUBSTANTIAL COMPLETION OWNER SHALL AFTER  
APPROVAL AND CERTIFICATION BY OWNER OF A BILLING AND ESTIMATE  
RECEIVED FROM THE CONTRACTOR, PROVIDE THE CONTRACTOR WITH THE  
PERCENT (%) LESS ANY WITHHOLDINGS THEREFROM. PAYMENT OF  
THE PARTIAL REDUCTION OF RETENTION AS SET FORTH IN THE  
PRECEDING SENTENCE SHALL BE MADE SEVEN (7) DAYS AFTER THE  
RECEIPT OF THE BILLING AND ESTIMATE FROM THE CONTRACTOR AND  
FULL RELEASE OF RETENTION SHALL BE MADE SEVEN (7) DAYS  
FROM THE END OF THE WARRANTY PERIOD AND AFTER APPROVAL AND  
CERTIFICATION BY THE OWNER OF A BILLING AND ESTIMATE RECEIVED  
FROM THE CONTRACTOR SUBJECT TO ANY PERMITTED WITHHOLDINGS.

SITE PLAN  
BUILDING 6895

A101b

11.11.11 - 11:15 AM PLAN CHECK #: 478-10 NATIVE PLANT #: 2659-11 DR #: 88-DRB-2010 ZN #: 1-ZN-2010GP #: 1-GP-2010 QS #