

PROJECT DATA:

ZONING C-2

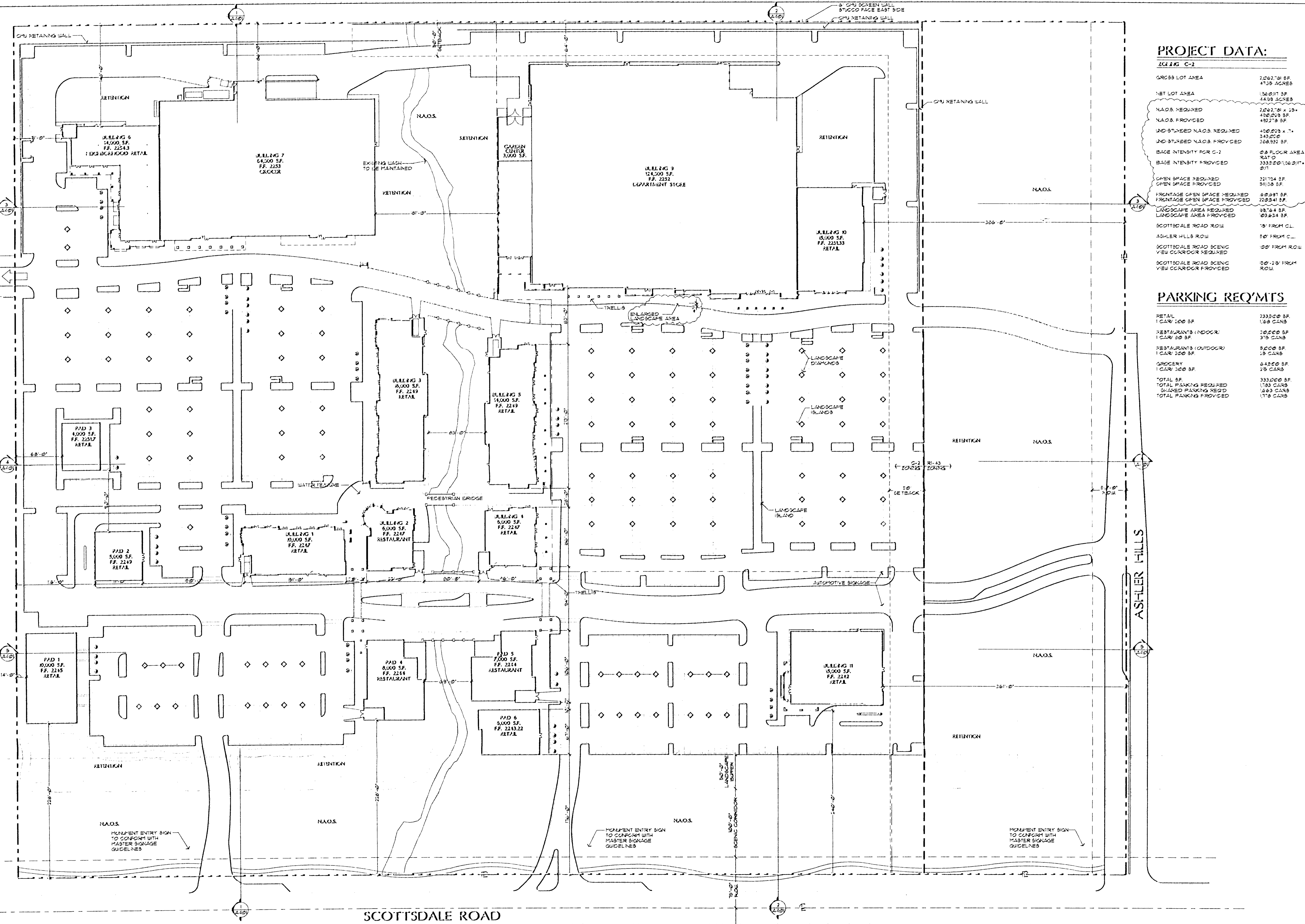
GROSS LOT AREA	2,062,781 SF 47.58 ACRES
NET LOT AREA	1,260,017 SF 28.89 ACRES
NA.O.S. REQUIRED	2,062,781 x 15% 309,417 SF
NA.O.S. PROVIDED	432,213 SF 432,213 SF
UNDEVELOPED NA.O.S. REQUIRED	432,213 x 7% 30,255 SF
UNDEVELOPED NA.O.S. PROVIDED	358,332 SF
BASE INTENSITY FOR C-2	0.8 FLOOR AREA 324'0"
BASE INTENSITY PROVIDED	333,200/106,017' 3.1
OPEN SPACE REQUIRED	321,724 SF
OPEN SPACE PROVIDED	324'0"
FRONTAGE OPEN SPACE REQUIRED	80,897 SF
FRONTAGE OPEN SPACE PROVIDED	220,341 SF
LANDSCAPE AREA REQUIRED	39,784 SF
LANDSCAPE AREA PROVIDED	103,624 SF
SCOTTSDALE ROAD ROW	75' FROM C.L.
ASHLER HILLS ROW	50' FROM C.L.
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR REQUIRED	100' FROM ROW
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR PROVIDED	50'-15' FROM ROW

Date: 1-12-2008

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PARKING REQ'MENTS

RETAIL 1 CAR/ 100 SF	233,200 SF 1,668 CARS
RESTAURANTS (INDOOR) 1 CAR/ 50 SF	30,255 SF 378 CARS
RESTAURANTS (OUTDOOR) 1 CAR/ 200 SF	5,000 SF 15 CARS
GROCERY 1 CAR/ 300 SF	6,420 SF 21 CARS
TOTAL SF	335,000 SF
TOTAL PARKING REQUIRED	1,783 CARS
SHARED PARKING REQ'D	1,263 CARS
TOTAL PARKING PROVIDED	1,719 CARS

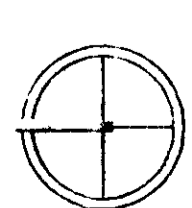


THE SUMMIT

NEUSEN
ARCHITECTS, INC.
SCOTTSDALE, ARIZONA
701 E. CAMELBACK ROAD, SUITE 100, SCOTTSDALE, AZ 85261

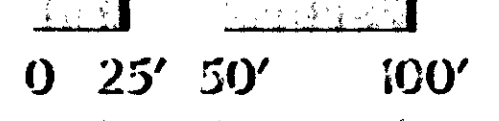
SCOTTSDALE ROAD

ASHLER HILLS



SITE PLAN

1/50" = 1'-0"



Sheet

A101

Project No:

39029

PROJECT DATA:

GROSS LOT AREA	72,627.91 SF. 47.88 ACRES
NET LOT AREA	1,062,011 SF. 44.59 ACRES
NAOS REQUIRED	2,642,791 X 15' = 45,641,865 SF.
NAOS PROVIDED	45,641,865 SF.
UNDISTURBED NAOS REQUIRED	4,000,000 X 15' = 60,000,000 SF.
UNDISTURBED NAOS PROVIDED	243,271 SF.
BASE INTENSITY FOR C-2	0.8 FLOOR AREA RATIO
BASE INTENSITY PROVIDED	3332.20/100,000 INT. /SFT
OPEN SPACE REQUIRED	208,178 SF.
OPEN SPACE PROVIDED	8,160,441 SF.
FRONTAGE OPEN SPACE REQUIRED	37,269 SF.
FRONTAGE OPEN SPACE PROVIDED	233,192 SF.
LANDSCAPE AREA REQUIRED	58,754 SF.
LANDSCAPE AREA PROVIDED	1,33,324 SF.
SCOTTSDALE ROAD ROW	75' FROM CL.
ASHLER HILLS ROW	50' FROM CL.
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR REQUIRED	50' FROM ROW
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR PROVIDED	50'-23' FROM ROW

PARKING REQ'MTS

RETAIL 1 CAR/100 SF.	233,220 SF. 1,88 CARS
RESTAURANTS (INDOOR) 1 CAR/20 SF.	30,000 SF. 378 CARS
RESTAURANTS (OUTDOOR) 1 CAR/100 SF.	3,000 SF. 29 CARS
GROCERY 1 CAR/100 SF.	6,450 SF. 29 CARS
TOTAL SF.	333,220 SF.
TOTAL PARKING REQUIRED	1,783 CARS
TOTAL PARKING PROVIDED	1,911 CARS

PREMISES IDENTIFICATION MUST BE
LEDGIBLE FROM STREET OR DRIVE

3 REQUIRED HYDRANTS
TO BE INSTALLED
AND OPERABLE PRIOR
TO FOOTING INSPECTION

D. Paris 12-29-99
AUTHORIZED SIGNATURE DATE
PINAL COUNTY FIRE DEPARTMENT

Provide a looped
water main system

SPRINKLER SYSTEM REQUIRED IN THIS
BUILDING BEFORE APPROVAL BY
SCOTTSDALE FIRE DEPARTMENT

Provide a "Knock"
Access System

**NO STORAGE HIGHER
THAN 12'-0" IN
WAREHOUSE AREA**

All Wash Crossing shall
be designed to a
Min. 100 year Storm.

SITE PLAN

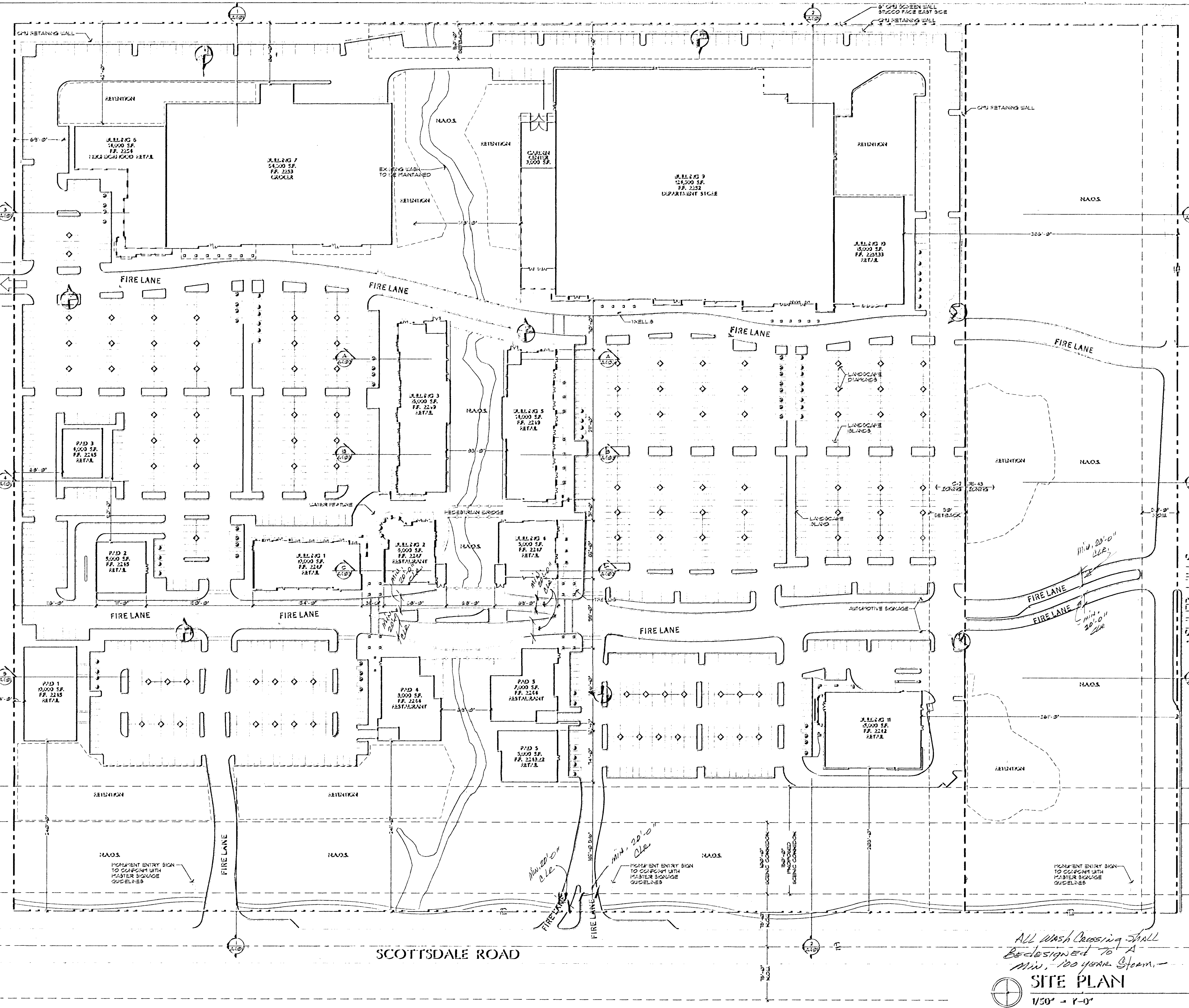
1/50' = 1'-0"

0 25' 50' 100'

118-DR99 A101

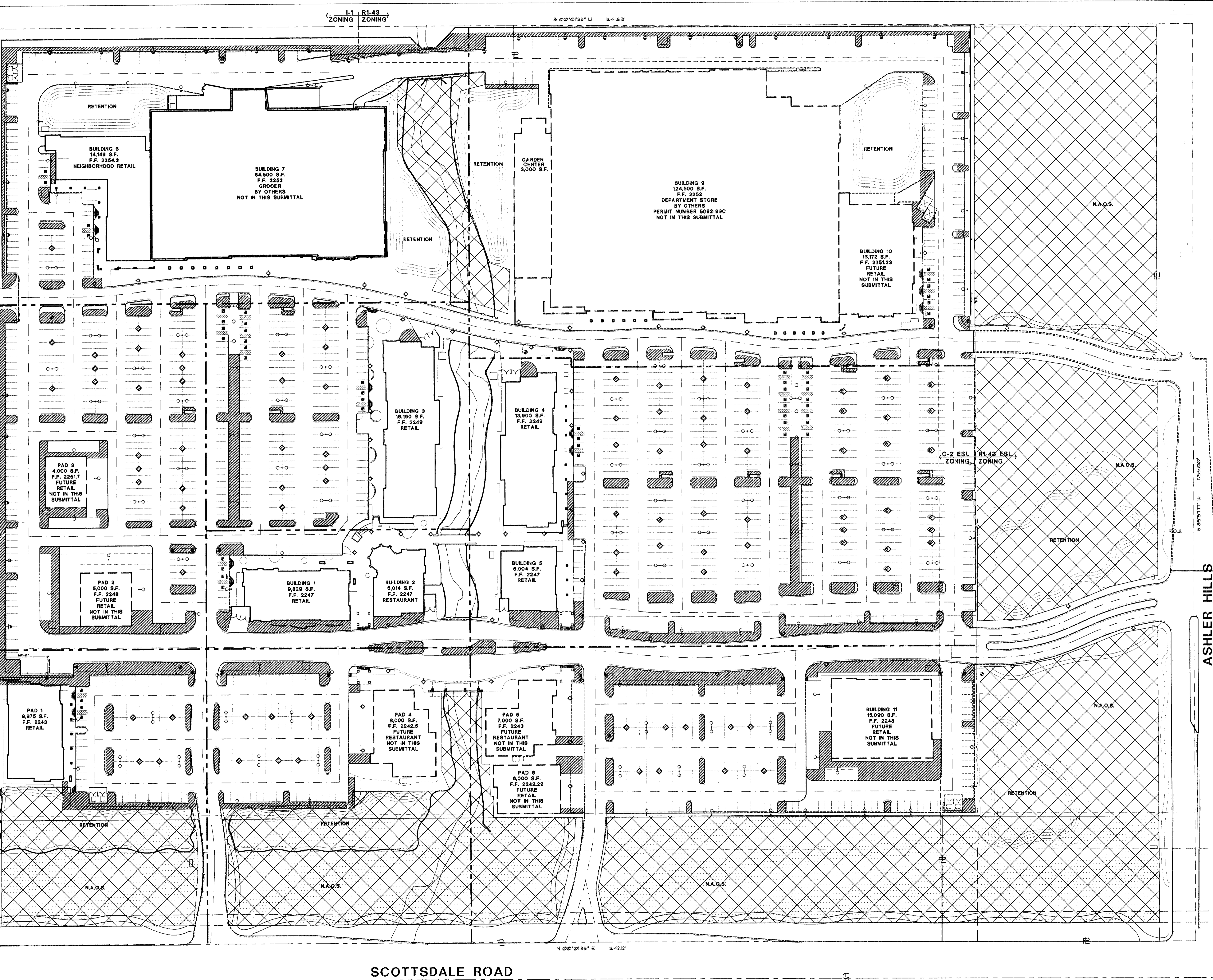
SITE
12/28/99

Sheet
Project No.
30029



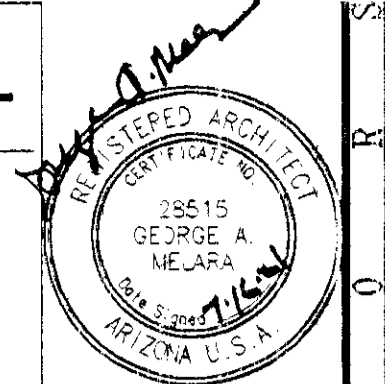
SCOTTSDALE ROAD

ASHLER HILLS



PROJECT DATA

SITE DATA	
ZONING	C-2 ESL/R1-43 ESL
GROSS LOT AREA	2,067,781 SF 47.35 ACRES
NET LOT AREA (PER MOD.)	1,558,032 SF 35.35 ACRES
C-2 ESL NET AREA	1,650,932 SF
R1-43 ESL NET AREA	307,500 SF
OPEN SPACE REQUIRED	321,784 SF
OPEN SPACE PROVIDED	511,330 SF
FRONTAGE OPEN SPACE REQUIRED	160,097 SF
FRONTAGE OPEN SPACE PROVIDED	220,541 SF
PARKING LOT AREA	665,099 SF
LANDSCAPE AREA REQUIRED	665,099 x .15 = 99,764 SF
LANDSCAPE AREA PROVIDED	103,634 SF



Revisions

No.	Description	Date

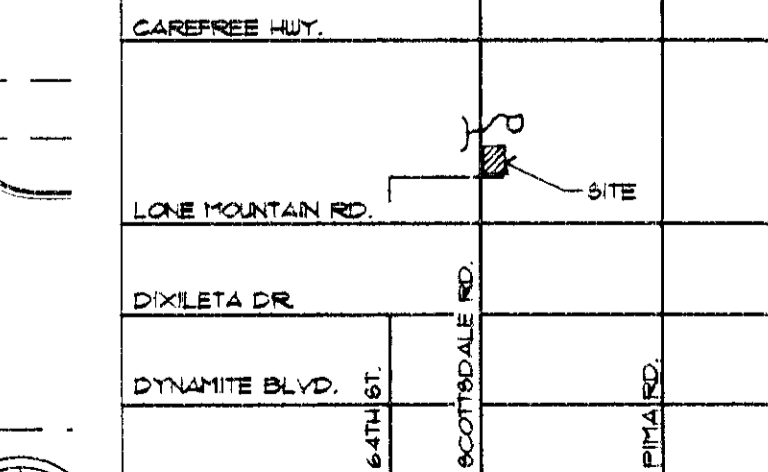
Date: 07/13/2001
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OPEN SPACE GRAPHIC

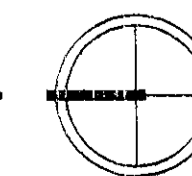
	PARKING AREA LANDSCAPE 103,634 SQFT
	FRONTAGE OPEN SPACE 220,541 SF 5.06 ACRES
	OPEN SPACE 511,330 SF 11.73 ACRES (INCLUDES N.A.O.S. AREAS)

ISSUED FOR

- 35% CONSTRUCTION DOCUMENTS
- SITE PRICING PACKAGE
- 1ST CITY SUBMITTAL SET
- 2ND CITY SUBMITTAL SET + BUILDING PRICING
- SITE CONSTRUCTION SET
- BUILDING CONSTRUCTION SET



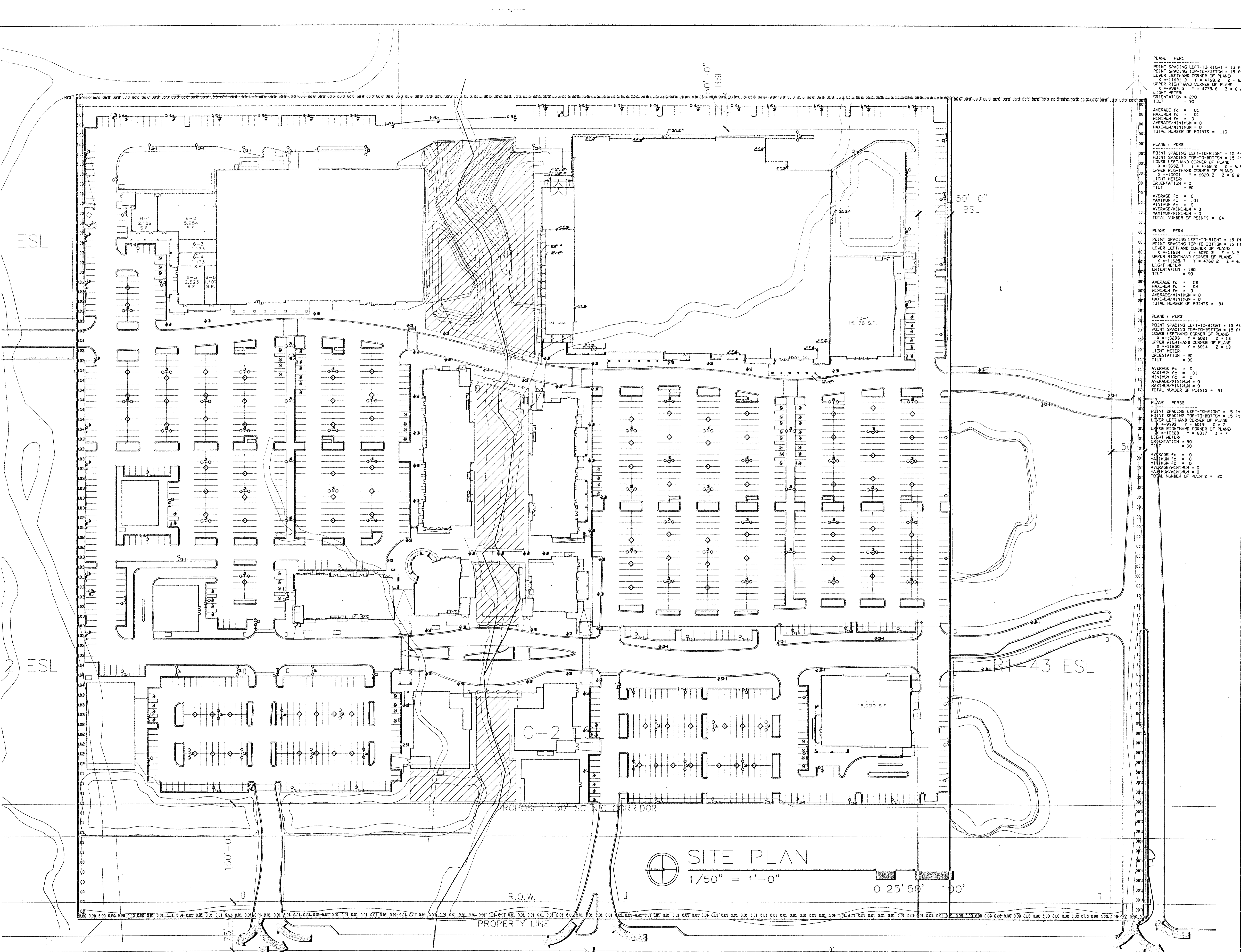
01 SITE PLAN
SCALE: 1" = 50'



THE SUMMIT
32331-32637 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ

NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA 85251
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Sheet
A101a
Project No.
99029



PLANE - PER1
 POINT SPACING LEFT-TO-RIGHT = 15 FT
 POINT SPACING TOP-TO-BOTTOM = 15 FT
 LOWER LEFTHAND CORNER OF PLANE:
 X = 11621.3 Y = 4768.9 Z = 6
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 9924.9 Y = 4775.6 Z = 6.2
 LIGHT METER
 ORIENTATION = 90
 TILT = 0
 AVERAGE Fc = .01
 MAXIMUM Fc = .01
 MINIMUM Fc = 0
 AVERAGE/MINIMUM = 0
 MAXIMUM/MINIMUM = 0
 TOTAL NUMBER OF POINTS = 110

PLANE - PER2
 POINT SPACING LEFT-TO-RIGHT = 15 FT
 POINT SPACING TOP-TO-BOTTOM = 15 FT
 LOWER LEFTHAND CORNER OF PLANE:
 X = 9924.7 Y = 4768.2 Z = 6.2
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 10021 Y = 6000.2 Z = 6.2
 LIGHT METER
 ORIENTATION = 90
 TILT = 0
 AVERAGE Fc = 0
 MAXIMUM Fc = .01
 MINIMUM Fc = 0
 AVERAGE/MINIMUM = 0
 MAXIMUM/MINIMUM = 0
 TOTAL NUMBER OF POINTS = 84

PLANE - PER4
 POINT SPACING LEFT-TO-RIGHT = 15 FT
 POINT SPACING TOP-TO-BOTTOM = 15 FT
 LOWER LEFTHAND CORNER OF PLANE:
 X = 11624 Y = 6000.9 Z = 6.2
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 11625.7 Y = 4768.2 Z = 6
 LIGHT METER
 ORIENTATION = 180
 TILT = 90
 AVERAGE Fc = .02
 MAXIMUM Fc = .04
 MINIMUM Fc = 0
 AVERAGE/MINIMUM = 0
 MAXIMUM/MINIMUM = 0
 TOTAL NUMBER OF POINTS = 84

PLANE - PER3
 POINT SPACING LEFT-TO-RIGHT = 15 FT
 POINT SPACING TOP-TO-BOTTOM = 15 FT
 LOWER LEFTHAND CORNER OF PLANE:
 X = 10929 Y = 5021 Z = 13
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 11550 Y = 5014 Z = 13
 LIGHT METER
 ORIENTATION = 90
 TILT = 90
 AVERAGE Fc = 0
 MAXIMUM Fc = .01
 MINIMUM Fc = 0
 AVERAGE/MINIMUM = 0
 MAXIMUM/MINIMUM = 0
 TOTAL NUMBER OF POINTS = 91

PLANE - PER5B
 POINT SPACING LEFT-TO-RIGHT = 15 FT
 POINT SPACING TOP-TO-BOTTOM = 15 FT
 LOWER LEFTHAND CORNER OF PLANE:
 X = 9993 Y = 5019 Z = 7
 UPPER RIGHTHAND CORNER OF PLANE:
 X = 10028 Y = 5017 Z = 7
 LIGHT METER
 ORIENTATION = 90
 TILT = 90
 AVERAGE Fc = 0
 MAXIMUM Fc = 0
 MINIMUM Fc = 0
 AVERAGE/MINIMUM = 0
 MAXIMUM/MINIMUM = 0
 TOTAL NUMBER OF POINTS = 20

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR
 RECORDING

Revisions

Date: 2-7-00

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Hyattsville, VA
 & Associates, Inc.

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Sheet
 AL101-b

Project No:
 99029