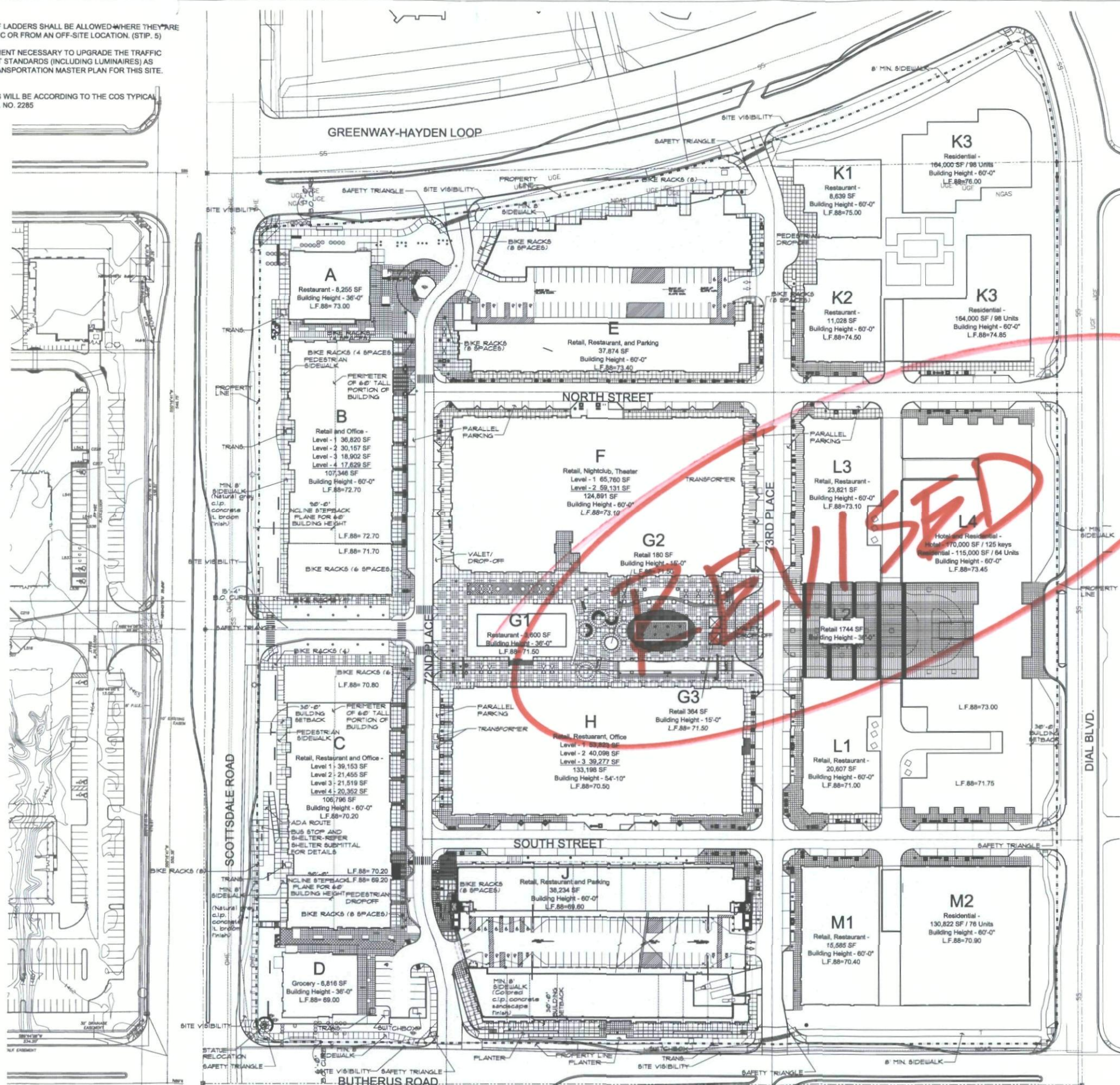


NOTE:

1. NO EXTERIOR ROOF LADDERS SHALL BE ALLOWED WHERE THEY ARE VISIBLE TO THE PUBLIC OR FROM AN OFF-SITE LOCATION. (STIP. 5)

2. POLES AND EQUIPMENT NECESSARY TO UPGRADE THE TRAFFIC SIGNALS TO CURRENT STANDARDS (INCLUDING LUMINAIRES) AS SPECIFIED IN THE TRANSPORTATION MASTER PLAN FOR THIS SITE. (STIP 53)

3. ALL BICYCLE RACKS WILL BE ACCORDING TO THE COS TYPICAL BICYCLE RACK DETAIL NO. 2285



SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF 28.61 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	247,111 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,405 SF
Parking Lot Landscape Area Parking Lot Landscape Req'd (15% x 3268)	3,268 SF 490 SF
Parking Lot Landscape Provided	873 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential) FAR Proposed	0.8 (819,644 SF) 0.8 (819,644 SF)
Office Allowed (40% of Commercial) Office Proposed	(819,644 x .40) 327,858 SF 236,433 SF
Residential Allowed (50% of Commercial) Residential Proposed	(819,644 x .50) 409,822 SF 238 Units / 409,822 SF

VOLUME CALC =

16' x NET SITE = 16,392,880

A- 254,848 G- 72,000

B- 1,722,768 H- 2,259,420

C- 1,358,280 J- 2,946,200

D- 215,842 K- 3,148,020

E- 3,457,980 L- 6,459,420

F- 3,559,200 M- 2,504,964

TABULATIONS

BUILDING A		
LEVEL 1 (RESTAURANT)	8,255 SF	
BUILDING B		
LEVEL 1 (RETAIL)	34,022 SF	
LEVEL 1 (OFFICE)	8,810 SF	
LEVEL 2 (RETAIL)	21,347 SF	
LEVEL 3 (OFFICE)	18,902 SF	
LEVEL 4 (OFFICE)	17,629 SF	
TOTAL	107,346 SF	
BUILDING C		
LEVEL 1 (RETAIL)	29,842 SF	
LEVEL 1 (RESTAURANT)	7,666 SF	
LEVEL 1 (OFFICE)	5,962 SF	
LEVEL 2 (OFFICE)	21,455 SF	
LEVEL 3 (OFFICE)	21,519 SF	
LEVEL 4 (OFFICE)	20,352 SF	
TOTAL	106,796 SF	
BUILDING D		
LEVEL 1 (GROCERY)	6,816 SF	
BUILDING E		
LEVEL 1 (RETAIL)	16,055 SF	
LEVEL 1 (RESTAURANT)	21,819 SF	
TOTAL	37,874 SF	
BUILDING F		
LEVEL 1 (RETAIL)	57,307 SF	
LEVEL 1 (COMMON)	8,453 SF	
LEVEL 2 (RESTAURANT)	10,802 SF	
LEVEL 2 (COMMON)	12,321 SF	
LEVEL 2 (CINEMA)	36,008 SF	
TOTAL	124,891 SF	
BUILDING G1, G2		
G1 (RESTAURANT)	3,600 SF	
G2 (RETAIL)	180 SF	
G3 (RETAIL)	364 SF	
TOTAL	4,144 SF	
BUILDING H		
LEVEL 1 (RETAIL)	43,442 SF	
LEVEL 1 (RESTAURANT)	5,869 SF	
LEVEL 1 (OFFICE)	4,512 SF	
LEVEL 2 (OFFICE)	40,098 SF	
LEVEL 3 (OFFICE)	39,277 SF	
TOTAL	133,198 SF	
BUILDING J		
LEVEL 1 (RETAIL)	12,618 SF	
LEVEL 1 (RESTAURANT)	25,616 SF	
TOTAL	38,234 SF	
BUILDING K1, K2, K3		
LEVEL 1 (RESTAURANT)	19,667 SF	
LEVEL 1-5 (RESIDENTIAL)	164,000 SF / 98 UNITS	
TOTAL	183,667 SF	
BUILDING L1, L2, L3, L4		
LEVEL 1 (RETAIL)	34,140 SF	
LEVEL 1-5 (HOTEL)	170,000 SF / 125 KEYS	
LEVEL 1-5 (RESIDENTIAL)	115,000 SF / 64 UNITS	
TOTAL	319,140 SF	
BUILDING M1, M2		
LEVEL 1 (RETAIL)	15,585 SF	
LEVEL 1-5 (RESIDENTIAL)	130,822 SF / 76 UNITS	
TOTAL	146,407 SF	

PARKING SUMMARY

TOTAL RETAIL	273,139 SF (1 car/200 sf)	1366 cars
TOTAL OFFICE	217,889 SF (1 car/300 sf)	726 cars
TOTAL RESTAURANT	103,294 SF (x 62%/80 sf)	800 cars
TOTAL GROCERY	6,816 SF (1 car/300 sf)	23 cars
TOTAL PATIOS	15 PATIOS (1057 sf each)	65 cars
TOTAL CINEMA	(350 seats) 36,008 SF (1 car/10 seats)	35 cars
TOTAL HOTEL	170,000 SF (1 car/room + employee)	210 cars
TOTAL RESIDENTIAL	409,822 SF (238 Units at 2 cars/unit)	476 cars

GRAND TOTAL (non-shared) 1,229,466 SF

SHARED PARKING STUDY

Commercial Shared Demand (20% reduction max., see attached Master Parking Plan)	2,464 cars
Non-Shared Residential and Hotel Demand	686 cars
Total Shared Parking Required	3,150 cars
Accessible Parking Required (3,193 *.02)	63 cars

PARKING PROVIDED

GARAGE BUILDING E	1,189 cars
GARAGE BUILDING J	1,165 cars
GARAGE BUILDING L and M	697 cars
SURFACE	133 cars
TOTAL	3184 cars

REQUIRED BIKE PARKING: Phase I, II, & III (commercial use only)

1 bike space per 10 cars parked (2,464 + 120 hotel cars / 10) = 258 bike spaces

Phase I provided	76 bike spaces
Phase II provided	100 bike spaces
Phase III provided	87 bike spaces
Total provided	263 bike spaces

Note:
1. All bike spaces are located within 50' of building entrances. Please refer landscape DRB sheet L1.07 for locations in Phase II & III.

NelsenPartners, Inc.

Architecture Planning Interiors

Scottsdale / Austin

15210 North Scottsdale Road, Suite 300

Scottsdale, Arizona 85254

TEL (480) 948-6800

FAX (480) 948-6801

www.nelsenpartners.com



PHASE II SCOTTSDALE QUARTER

15101 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date

MAY 2 2008

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

©COPYRIGHT

Project No.

37508

Sheet
A101.1
MASTER SITE PLAN



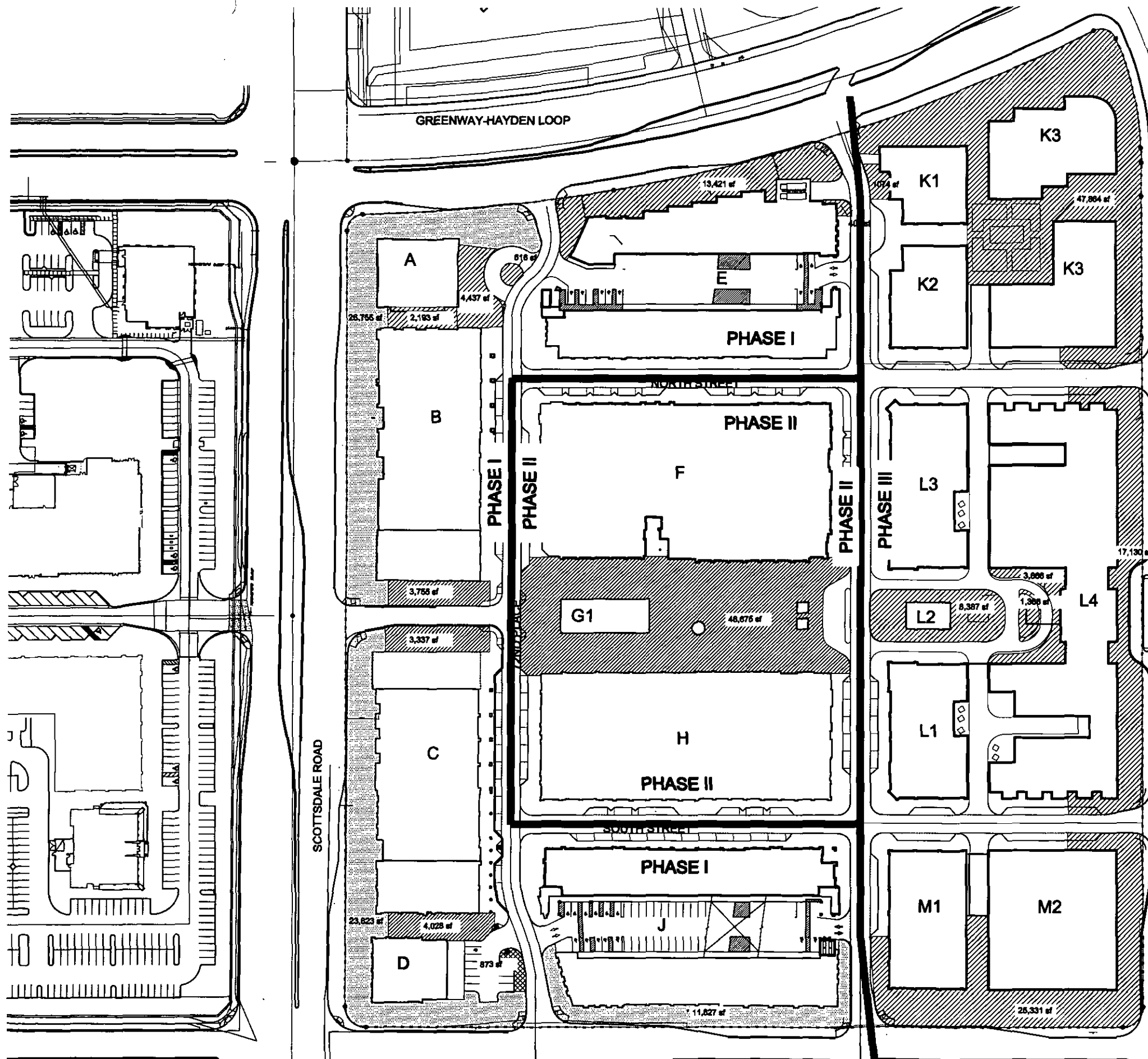
NORTH

- 01

PROJECT MASTER SITE PLAN - CURRENT

Scale: 1" = 60'-0"

REF:



SITE DATA

Zoning	PRC
Gross Site Area	1,346,148.70 SF 25.81 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	248,085 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,405 SF
Parking Lot Landscape Area	3,888 SF
Parking Lot Landscape Req'd (16% x 3289)	490 SF
Parking Lot Landscape Provided	873 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (319,844 SF)
FAR Proposed	0.8 (319,844 SF)
Office Allowed (40% of Commercial)	(319,844 x .40) 327,858 SF
Office Proposed	238,433 SF
Residential Allowed (60% of Commercial)	(319,844 x .60) 408,822 SF
Residential Proposed	226 Units / 408,822 SF

-  FRONT OPEN SPACE: 62,405 SF
-  OPEN SPACE OTHER THAN FRONT OPEN SPACE: 183,683 SF
-  PARKING LOT LANDSCAPING: 873 SF

PHASE I

-  FRONT OPEN SPACE : 62,405 SF
-  OPEN SPACE OTHER THAN FRONT OPEN SPACE:
32,190 SF
-  PARKING LOT LANDSCAPING: 873 SF

PHASE II

-  OPEN SPACE OTHER THAN FRONT OPEN SPACE:
48,675 SF

PHASE III

-  OPEN SPACE OTHER THAN FRONT OPEN SPACE:
105,018 SF

NelsenPartners, Inc.

Architecture Planning Interiors
Scottsdale / Austin
14215 North Scottsdale Road, Suite 200
Scottsdale, Arizona 85254
TEL (480) 548-5522
FAX (480) 548-5521
www.nelsenpartners.com



PHASE II SCOTTSDALE QUARTER

15101 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
APRIL 4 2008

Drawings and written material appearing hereon constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.
©COPYRIGHT

Project No.
37508

Sheet
A101.3
SITE PLAN WORK SHEET





SCOTTSDALE QUARTER PHASE II

15101 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA

Date

June 16, 2008

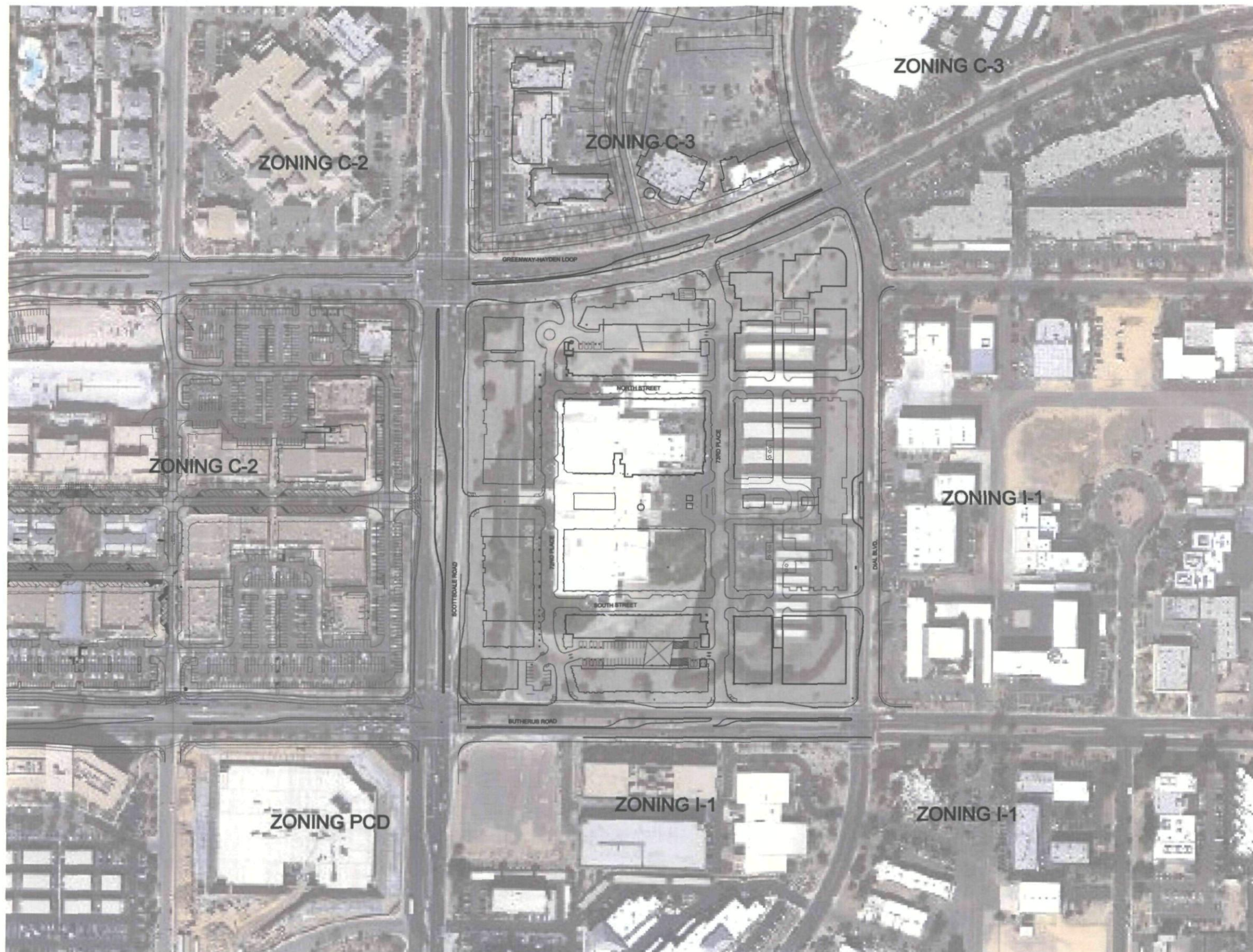
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

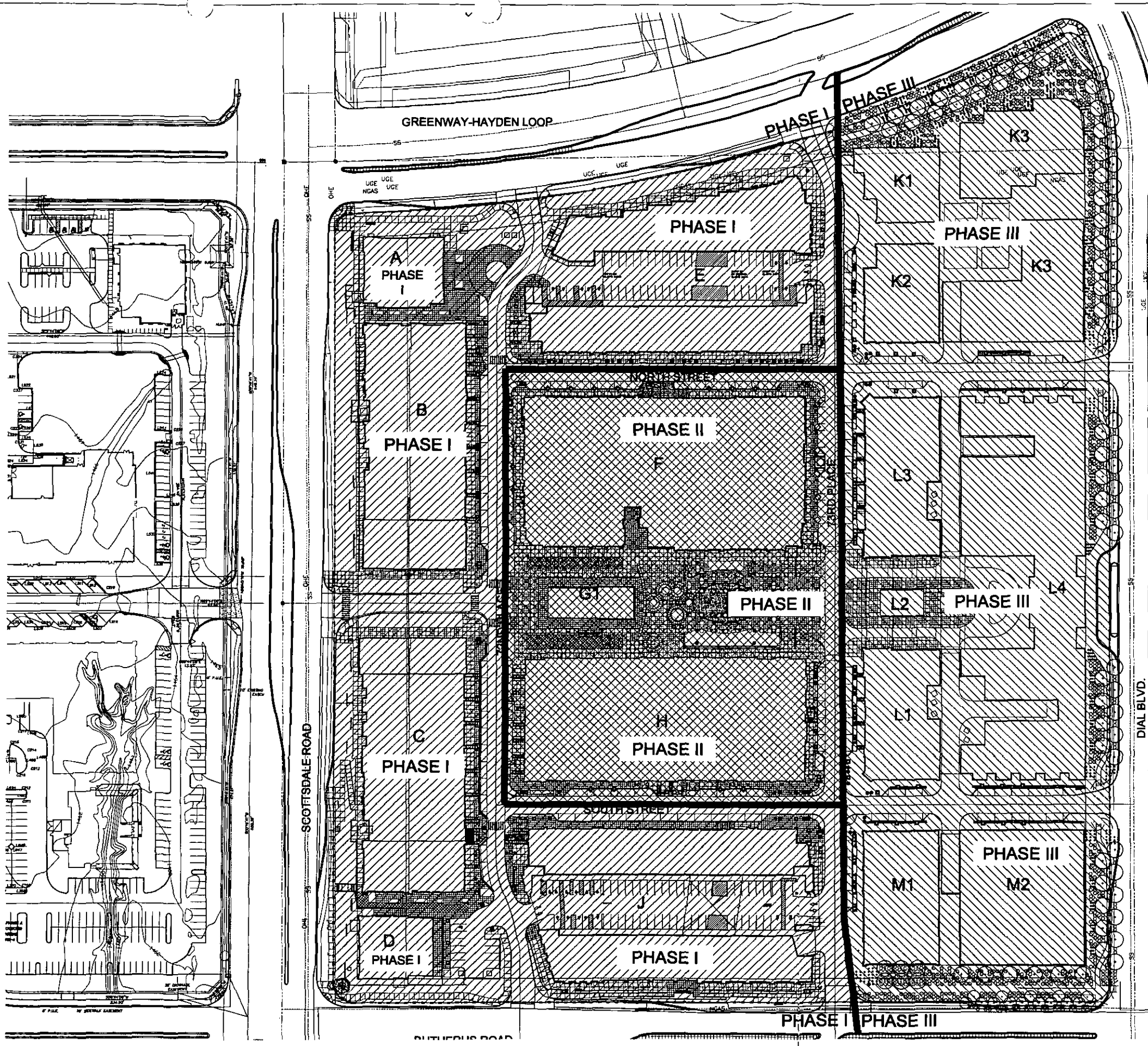
©COPYRIGHT

Project No.

37508

Sheet
A101.4
AERIAL SITE PLAN





SITE DATA

Zoning	PRC
Gross Site Area	1,248,149.70 SF 28.81 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	247,111 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,406 SF
Parking Lot Landscape Area	3,268 SF
Parking Lot Landscape Req'd (15% x 3268)	490 SF
Parking Lot Landscape Provided	873 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,644 SF)
FAR Proposed	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Proposed	238,433 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

PHASE I PHASE IIA & IIB
 PHASE III

NOTES

- The north two bays (~120') of the Building E Parking Garage and Retail building will be constructed in Phase I. The south bay (~60') will be constructed in Phase IIA after the existing Dial building is demolished.
- The entire footprint of Building J Parking Garage and Retail will be built in Phase I. However the retail component on the ground floor will not be finished out until Phase IIA.
- Building F, H, G1 and G2 are in Phase IIB. Phase IIB will directly follow Phase IIA as the Dial building site gets cleared of debris.
- Refer to Exhibit 4 for permit phasing plan.

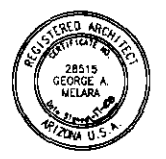
TABULATIONS

PHASE I	PHASE II
BUILDING A LEVEL 1 (RESTAURANT) 5,255 SF TOTAL 5,255 SF BUILDING B LEVEL 1 (RETAIL) 34,022 SF LEVEL 1 (OFFICE) 6,536 SF LEVEL 2 (RETAIL) 8,510 SF LEVEL 2 (OFFICE) 21,347 SF LEVEL 3 (OFFICE) 18,902 SF LEVEL 4 (OFFICE) 17,829 SF TOTAL 107,546 SF BUILDING C LEVEL 1 (RETAIL) 29,542 SF LEVEL 1 (RESTAURANT) 7,586 SF LEVEL 2 (OFFICE) 5,982 SF LEVEL 3 (OFFICE) 21,455 SF LEVEL 4 (OFFICE) 21,519 SF LEVEL 5 (OFFICE) 20,352 SF TOTAL 106,796 SF BUILDING D LEVEL 1 (GROCERY) 8,816 SF TOTAL 8,816 SF BUILDING E LEVEL 1 (RETAIL) 18,055 SF LEVEL 1 (RESTAURANT) 21,819 SF TOTAL 37,874 SF BUILDING J LEVEL 1 (RETAIL) 12,818 SF LEVEL 1 (RESTAURANT) 25,616 SF TOTAL 38,234 SF TOTAL PHASE I 305,321 SF	BUILDING F LEVEL 1 (RETAIL) 57,307 SF LEVEL 1 (COMMON) 8,453 SF LEVEL 2 (RESTAURANT) 10,903 SF LEVEL 2 (COMMON) 12,321 SF LEVEL 2 (CINEMA) 36,006 SF TOTAL 124,990 SF BUILDING G1, G2 G1 (RESTAURANT) 3,800 SF G2 (RETAIL) 180 SF G3 (RETAIL) 204 SF TOTAL 4,184 SF BUILDING H LEVEL 1 (RETAIL) 43,442 SF LEVEL 1 (RESTAURANT) 5,899 SF LEVEL 1 (OFFICE) 4,512 SF LEVEL 2 (OFFICE) 40,096 SF LEVEL 3 (OFFICE) 39,277 SF TOTAL 133,196 SF TOTAL PHASE II 282,233 SF PHASE III BUILDING K1, K2, K3 LEVEL 1 (RESTAURANT) 10,857 SF LEVEL 1-5 (RESIDENTIAL) 184,000 SF / 98 UNITS TOTAL 194,857 SF BUILDING L1, L2, L3, L4 LEVEL 1 (RETAIL) 34,140 SF LEVEL 1-5 (HOTEL) 170,000 SF / 125 KEYS LEVEL 1-5 (RESIDENTIAL) 116,000 SF / 84 UNITS TOTAL 319,140 SF BUILDING M1, M2 LEVEL 1 (RETAIL) 18,586 SF LEVEL 1-5 (RESIDENTIAL) 190,822 SF / 78 UNITS TOTAL 209,408 SF TOTAL PHASE III 661,246 SF



NelsenPartners, Inc.

Architecture Planning Interiors
 Scottsdale / Austin
 18210 North Scottsdale Road, Suite 300
 Scottsdale, Arizona 85254
 TEL (480) 948-0800
 FAX (480) 948-0801
 www.nelsenpartners.com



SCOTTSDALE QUARTER
 PHASE II
 15101 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

Date
 JUNE 16 2008

Drawings and written material
 appearing herein constitute
 original and unpublished work
 of the architect and may not
 be duplicated, used, or
 disclosed without written
 consent of the architect.
 ©COPYRIGHT

Project No.
 37508

Sheet
 A101.5
 PHASING PLAN



**SCOTTSDALE QUARTER
PHASE II**
15101 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

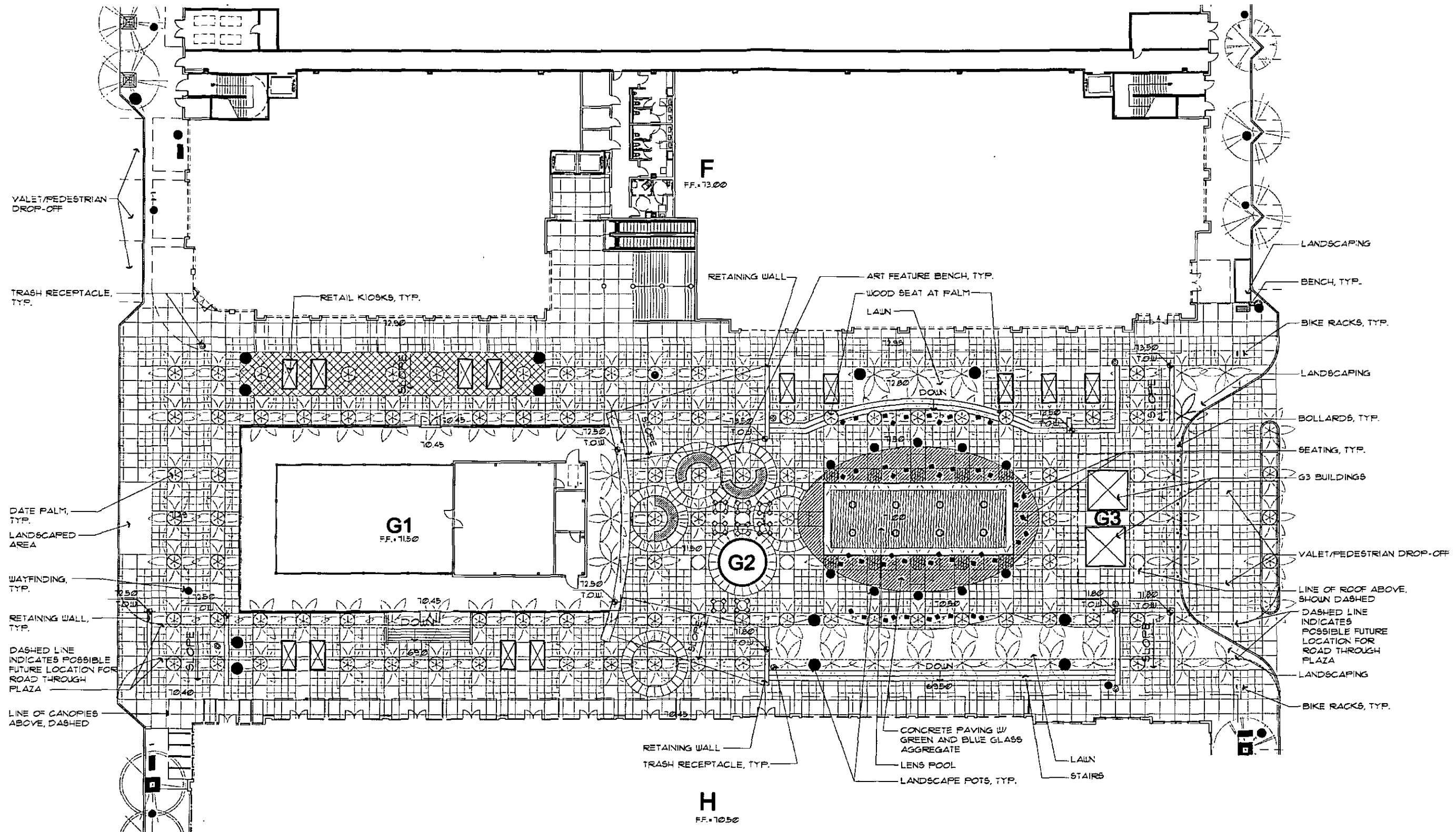
Date
JUNE 16 2008

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

©COPYRIGHT

Project No.
37508

A101.6
ENLARGED SITE PLAN - QUAD



01 ENLARGED SITE PLAN
SCALE: 1" = 10'-0" REF:



AERIAL VIEW LOOKING EAST

NelsenPartners, Inc.

Architecture Planning Interiors

Scottsdale / Austin

15210 North Scottsdale Road, Suite 200
Scottsdale, Arizona 85254
TEL (480) 949-0800
FAX (480) 949-0801
www.nelsenpartners.com



SCOTTSDALE QUARTER
PHASE II

15101 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date

JUNE 16 2006

Drawings and written material
appearing herein constitute
original and unpublished work
of the architect and may not
be duplicated, used, or
disclosed without written
consent of the architect.

© COPYRIGHT

Project No.

37506



PERSPECTIVE VIEW LOOKING EAST

NelsenPartners, Inc.

Architecture Planning Interiors

Scottsdale / Austin

18210 North Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
TEL (480) 948-8800
FAX (480) 948-8801
www.nelsenpartners.com



SCOTTSDALE QUARTER
PHASE II

15101 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date

JUNE 16 2008

Drawings and written material
appearing herein constitute
original and unpublished work
of the architect and may not
be duplicated, used, or
disclosed without written
consent of the architect.

© COPYRIGHT

Project No.

37508