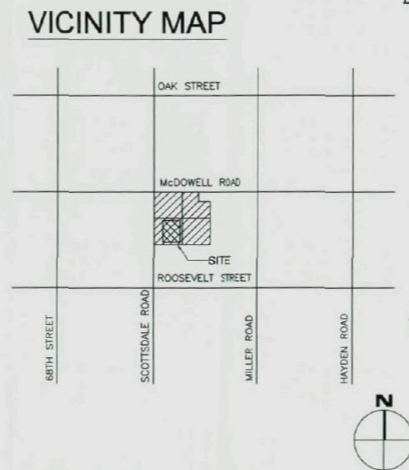


**1 Overall Site Plan**  
Scale: 1" = 80'-0"

**PROJECT INFORMATION**

PROJECT NAME: SKYSONG 3  
 PARCEL ADDRESS: SKYSONG, NORTH SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85257  
 PARCEL ZONING: PLANNED COMMUNITY DISTRICT (PCD)  
 PARCEL NO.'S: 131-17-048, 131-17-049  
 (SEE 'DRB STIPULATION TRACKING' BELOW FOR ADDITIONAL INFORMATION)  
 COS PROJECT NUMBER: 460-PA-2004



**DRB STIPULATION TRACKING (OFFICE BUILDINGS)**

ADDRESS: NORTH SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85257  
 ZONING: PLANNED COMMUNITY DISTRICT (PCD)  
 NET LOT AREA: 37.06 ACRES (1,614,334 SF) / PROJECT NET AREA: 8.84 ACRES (385,070 SF)  
 BUILDING HEIGHT: 60' MAX. (TOP OF PARAPET)  
 PARKING LOT AREA: 185,634 SF (PAVED AREAS ONLY)

	REQUIRED	PROVIDED THIS PHASE	OVERALL PROJECT TOTAL
PARKING	1 SPACE PER 300 GSF 158,912 / 300 = 530	497 + 35 = 532 SPACES New Parking+Skysong Bldg+Innov P	*520+*960+532+2,012 SPACES (1024+*960+1,584 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 x 0.04 = 22 ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking+Innovation PI	*42 + *90 = 132 ACCESSIBLE SPACES
VAN ACCESSIBLE PARKING	1 SPACE PER 8 REQUIRED ACCESSIBLE SPACES 22 / 8 = 3 VAN ACCESSIBLE SPACES	2 VAN SPACES + 1 VAN SPACE (Innovation PI) = 3	*8 + *3 = 11 VAN ACCESSIBLE SPACES
BICYCLE PARKING	1 SPACE PER 100 REG. VEHICULAR PKG SPACES 530 / 10 = 53	6 SPACES (Provided Later Phases to Provide)	*4 + 0 = 4 BICYCLE SPACES
OPEN SPACE	20% MIN. 1,614,334 (0.20) = 322,867 SF (TOTAL REG. AT BUILD OUT)	28,936 SF	*159,584 + *32,525 + 28,936 = 221,045 SF (OF 322,867 SF)
FRONTAGE OPEN SPACE	MIN. 25% OF TOTAL OPEN SPACE REQUIRED 322,867 (0.25) = 80,717 SF AT BUILD OUT	N/A	*32,214 + *49,503 = 81,717 SF (OF 80,717 SF)
PUBLIC GATHERING SPACE	1.25 ACRES (54,450 SF) AT BUILD OUT	N/A	*31,617 (OF 54,450 SF)
TOTAL OPEN SPACE	FRONTAGE OPEN SPACE + OPEN SPACE + PUBLIC GATHERING SPACE (NO FRONTAGE OPEN SPACE ADDED THIS PHASE)	28,936 SF	*146,415 + *62,182 + 28,936 = 237,533 SF
PARKING LOT LANDSCAPE	15% MIN. PARKING LOT AREA 185,634 (0.15) = 27,845 SF	28,441 SF	*27,219 + 28,441 = 55,660 SF

NOTE: \*STIPULATION REQUIREMENTS TO BE UPDATED WITH EACH SUBSEQUENT PHASE TO SHOW PROGRESS TOWARDS STIPULATED TOTALS

ARCHITTEKTON



**Owners/Developers**

**USAA Real Estate Company**  
8830 Colonnade Blvd., Suite 600, San Antonio, TX 78230-2239

**ASU Foundation**  
Fulton Center, 300 E. University Drive, P.O. Box 2260, Tempe, AZ 85280-2260

**HIGGINS Development Partners**  
101 East Erie Street, Suite 800, Chicago, IL 60611

**The Plaza Companies**  
6401 W. Thunderbolt Road, Suite 200, Peoria, AZ 85381

SkySong 3  
North Scottsdale Road  
Scottsdale, Arizona 85257

460-PA-2004

Development Review Board Submittal  
Date: 06/18/09  
**Overall Site Plan A010**

88-DR-2005#6  
6/22/2009