

**PROJECT INFORMATION**

PROJECT NAME: SKYSONG 3  
 PARCEL ADDRESS:  
 SKYSONG  
 NORTH SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA 85257  
 PARCEL ZONING:  
 PLANNED COMMUNITY DISTRICT (PCD)  
 PARCEL NO. 3:  
 131-17-014B  
 131-17-014F  
 (SEE 'DRB STIPULATION TRACKING' BELOW FOR ADDITIONAL INFORMATION)  
 COS PROJECT NUMBER: 462-PA-2004

**KEYNOTES**

1. CONCRETE PAVING, C.I.P. (EXPOSED AGGREGATE FINISH, TYP.)
2. CONCRETE PAVERS, PRECAST 20" X 20" TYP.
3. ACCENT PAVERS, PRECAST CONCRETE 4" X 24" TYP.
4. CONCRETE PAVING, C.I.P. (PORCULUS)
5. ACCENT PAVERS, SANDSTONE, TYP.
6. RAISED PLANTER AREA, TYP.
7. LANDSCAPE "BED STONES"
8. BOLLARDS, STAINLESS STEEL, PERMANENT, TYP.
9. PERIPHERAL WATER FEATURE, SANDSTONE BLOCK
10. CONCRETE CISTERN, C.I.P. CONCRETE
11. GARCH WALL ALONG CUTOFF OF EXISTING LANDSCAPE BERM
12. STABILIZED DECOMPOSED GRANITE
13. TRENCH GRATE
14. TREE AND TREE GRATE
15. BINE BACK, EXISTING
16. BENCH, C.I.P. CONCRETE
17. SEAT WALL, SANDSTONE BLOCK
18. PLANTING AREA
19. PLANTER BOX, METAL FINISH
20. FIRE LANE WITH REQUIRED SIGNAGE PER COS STANDARD DETAIL
21. PARKING PLANTER ISLAND WITH CONCRETE CURB
22. EXISTING PARKING
23. EXISTING HARDSCAPE TO REMAIN
24. EXISTING PERMEABLE PAVERS
25. DETECTABLE WARNING TEXTURE, TRUNCATED DOMES
26. C.I.P. CONCRETE FLUSH HEADER
27. C.I.P. CONCRETE HEADER
28. WATER HARVESTING CURB INLET, CONCRETE CURB
29. EXISTING SHADE CANOPY, SUPPORTS
30. EXISTING LANDSCAPE TO REMAIN
31. EXISTING TREE GRATES TO REMAIN
32. NEW DRIVE ENTRY
33. 8'-0" SPOFFEN WALL, AROUND UTILITIES, TRASH REFUSE AREA
34. SITE LIGHTING FIXTURE, SEE ELECTRICAL
35. EXISTING BERM AND LANDSCAPING TO REMAIN
36. REFUSE ENCLOSURES, COS DETAIL NO. Z164-1
37. SERVICE ENTRANCE SECTION (SES) LOCATION
38. TRANSFORMER(S) LOCATION
39. GENERATOR LOCATION
40. 8'-0" F.F. GATES, STEEL TUBE FRAME, PERFORATED METAL, PAINT TO MATCH BUILDING'S EXPOSED STEEL COLUMNS
41. ADA PARKING SIGNAGE, COS STANDARD DETAIL NO. Z15K TYP.
42. EXISTING STREET LIGHT FIXTURE, TO REMAIN, TYP.
43. LINE OF LEVEL 2 FLOOR, EXTERIOR SOFFIT WITH LINEAR LIGHTING FLUSH WITH SOFFIT BETWEEN COLUMNS
44. LINE OF SHADE FINIS ABOVE
45. LINE OF LEVEL 1 CANOPY ABOVE WITH INDIRECT LIGHTING
46. LINE OF LEVEL 2 SOFFIT ABOVE CANOPY
47. LINE OF SOFFIT AT 8'-0" ABOVE
48. (3) BOLLARDS, STAINLESS STEEL, REMOVEABLE AT FIRE LANE ACCESS TO PLAZA AREA, TYP.

**LEGEND**

- ACCESSIBLE ROUTE
- FIRE LANE WIDTH BOUNDARY AND TURNING RADIUS
- EXISTING PROPERTY LINE
- EXISTING STREET CENTERLINE
- EXISTING SETBACK LINE
- SITE PARKING LIGHT FIXTURE
- PLAZA / FIRE LANE SITE LIGHT FIXTURE

**GENERAL NOTES**

1. GENERAL CONTRACTOR SHALL COMPLY WITH CITY OF SCOTTSDALE REVISED CODE SECTION 49-242. "Limitation on water features for commercial users, new industrial users and common areas of residential developments"

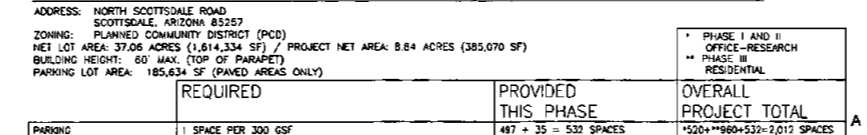
**DRB STIPULATION TRACKING (OFFICE BUILDINGS)**

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 155,812 / 300 = 519	487 = 35 = 530 SPACES New Parking Spaces: 542-409=133 SPACES MIN.	1524+1980+533=3037 SPACES (1024+1950+1503 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 X (0.04) = 22 ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking: 133-111=22	142 = 120 = 22 = 68 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	18 = 13 + 3 = 14 VAN ACCESSIBLE SPACES
BIKE PARKING	1 SPACE PER 10 REQ. VEHICULAR Pkg SPACES 530 / 10 = 53	0 SPACES (Previous/Later Phases to Provide)	54 = 0 = 54 BICYCLE SPACES
OPEN SPACE	20% MIN. 1,614,334 (0.20) = 322,867 SF (TOTAL REQ. AT BUILD OUT)	28,936 SF	1159,564 = 132,225 + 28,934 1,291,789 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	157,214 = 128,557 + 87,171 SF (OF 80,717 SF)
PUBLIC GATHERING SPACE	1.25 ACRES (54,450 SF) AT BUILD OUT	N/A	131,617 (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	1248,415 = 142,182 + 28,934 1377,347 SF
PARKING LOT (LANDSCAPE)	15% MIN. PARKING LOT AREA 185,634 (0.15) = 27,845 SF	28,441 SF	27,215 = 28,441 = 28,441 SF

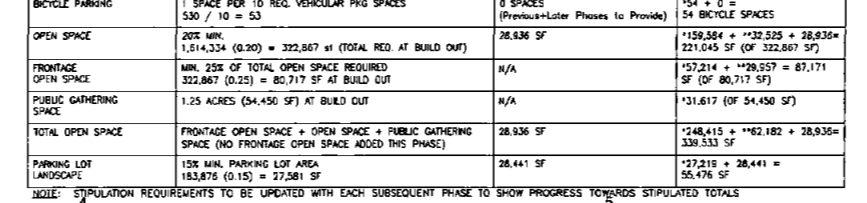
NOTE: STIPULATION REQUIREMENTS TO BE UPDATED WITH EACH SUBSEQUENT PHASE TO SHOW PROGRESS TOWARDS STIPULATED TOTALS

**VICINITY MAP**



**Site Plan**

Scale: 1" = 40'-0"



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**Owners/Developers**

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**ASU Foundation**  
 Fulton Center  
 300 E. University Drive  
 P.O. Box 2250  
 Tempe, AZ 85280-2250

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

**The Plaza Companies**  
 8401 W Thunderbolt Road  
 Suite 200  
 Peoria, AZ 85381

SkySong 3  
 North Scottsdale Road  
 Scottsdale, Arizona 85257

462-PA-2004

Development Review  
 Board Submittal  
 Date: 06/18/09

Site Plan SW  
 Quadrant  
**A011**