

3B Partial Elevation West
Scale: 3/16" = 1'-0"

3A Wall Section West
Scale: 3/16" = 1'-0"

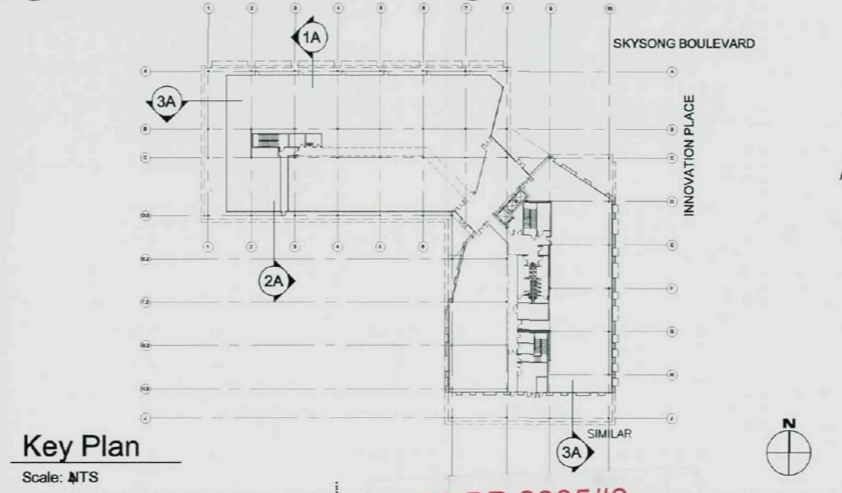
2B Partial Elevation South
Scale: 3/16" = 1'-0"

2A Wall Section South
Scale: 3/16" = 1'-0"

1B Partial Elevation North
Scale: 3/16" = 1'-0"

1A Wall Section North
Scale: 3/16" = 1'-0"

MATERIAL / COLOR	
<p>GLASS SPANDREL PANELS (OPAQUE) (INTERIOR) BACKPAINTED, (EXTERIOR) NO ADDITIONAL FINISH. (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS):</p> <p>SG1 - SPANDREL GLASS COLOR-LIGHT BLUE SG2 - SPANDREL GLASS COLOR-MEDIUM BLUE SG3 - SPANDREL GLASS COLOR-DARK BLUE SGX - SPANDREL GLASS COLOR-GRAY/BLUE</p> <p>SPANDREL PANELS, MATTE FINISH (OPAQUE) (INTERIOR) BACKPAINTED, (EXTERIOR) MATTE FINISH PANEL, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS):</p> <p>SP1 - SPANDREL PANEL COLOR-LIGHT BLUE SP2 - SPANDREL PANEL COLOR-MEDIUM BLUE SP3 - SPANDREL PANEL COLOR-DARK BLUE</p> <p>VISION GLASS VG1 - VISION GLASS COLOR-BLUE TINT VG2 - VISION GLASS CLEAR</p> <p>METAL PANEL SYSTEMS MP1 - RIBBED METAL PANEL SYSTEM COLOR-"METALLIC COPPER" MP2 - FLUSH METAL PANEL SYSTEM COLOR-"METALLIC COPPER"</p> <p>EXTERIOR SOFFITS ES1 - METAL PANEL SOFFIT COLOR-"METALLIC COPPER" ES2 - SOFFIT PANEL COLOR-DARK BLUE</p>	<p>STOREFRONT/CURTAIN WALL SYSTEM CW1 - ALUMINUM CURTAIN WALL BUTT GLAZE SYSTEM CW2 - ALUMINUM STOREFRONT BUTT GLAZE AND CAPTURED SYSTEM CW3 - CURTAIN WALL SYSTEM COLOR-"METALLIC COPPER"</p> <p>SHADE FINIS AND CANOPIES FIN1 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN) FIN2 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 2'-0" (6" GAP + 18" FIN) FIN3 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN) WITH INTEGRAL LIGHT FIXTURE</p> <p>CPY1 - ALUMINUM CANOPY 4'-6" BEYOND CURTAIN WALL COLOR-"METALLIC COPPER" CPY2 - ALUMINUM CANOPY 2'-6" BEYOND METAL PANEL WALL (4'-6" OVERALL DEPTH) COLOR-"METALLIC COPPER"</p>
<p>STONE INLAY ST1 - STONE VENEER WITH VERTICAL METAL RIBS MATCHING THE METAL PANEL SYSTEM COLOR ST2 - STONE INLAY IN STRUCTURAL STEEL WIDE LARGE COLUMN OUTSIDE OF COLUMN WEB ONLY</p> <p>PAINT PT - PAINTED STEEL COLUMNS COLOR-"METALLIC COPPER"</p> <p>PLANTERS PL - METAL PLANTER BOX COLOR-"METALLIC COPPER"</p>	

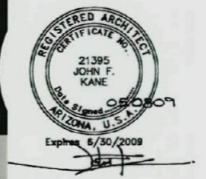


Key Plan
Scale: NTS

88-DR-2005#6
2nd: 5/12/09

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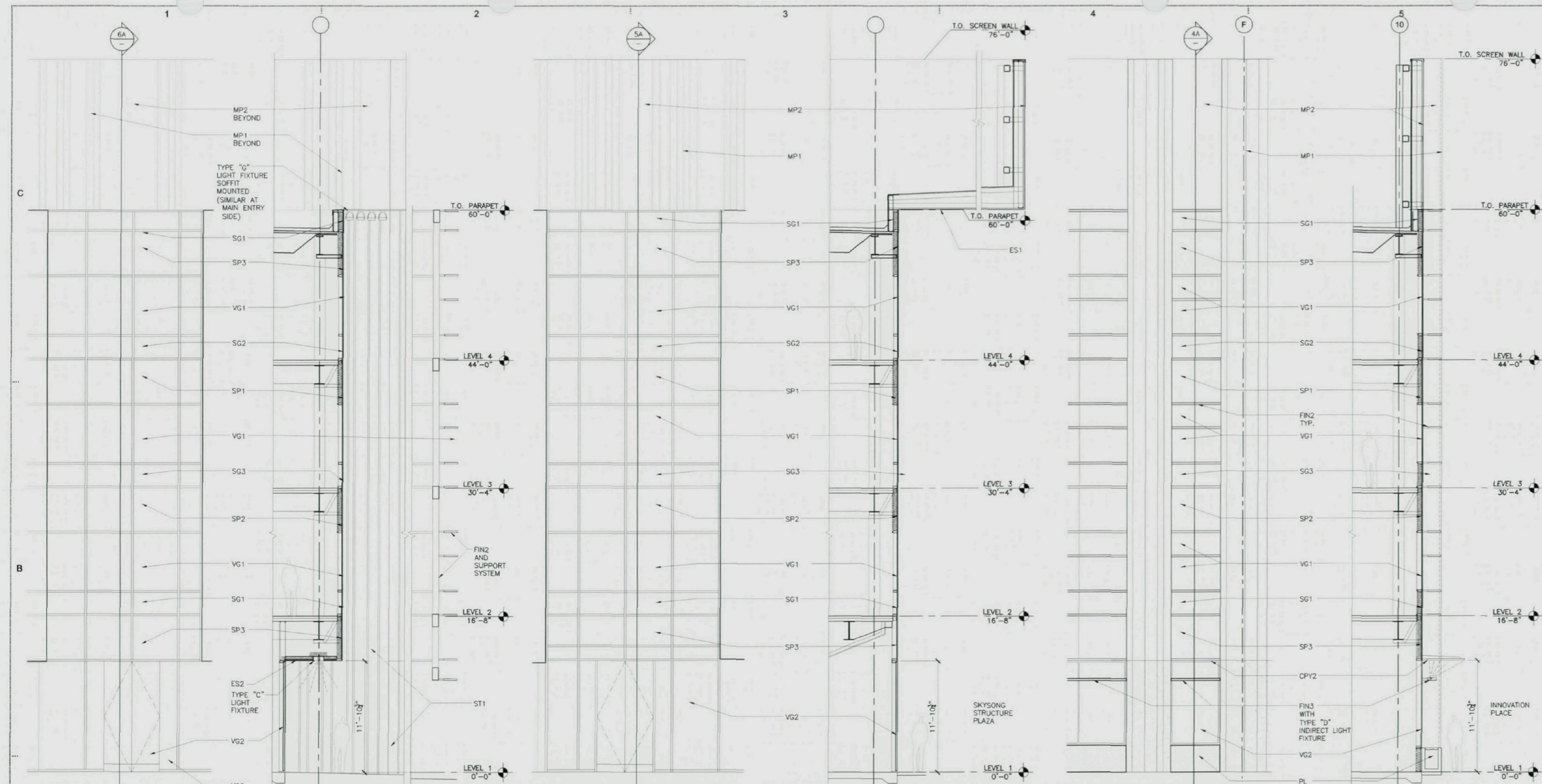


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Fulton Center, 300 E. University Drive, P.O. Box 2280, Tempe, AZ 85280-2280
HIGGINS Development Partners
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The Plaza Companies
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88111
88-DR-2005#6
88-PA-2004
SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

Development Review
Board Submittal
Date: 05/08/09

Wall Sections
A310



6B Partial Elev. Back Entry
Scale: 3/16" = 1'-0"

6A Wall Section Back Entry
Scale: 3/16" = 1'-0"

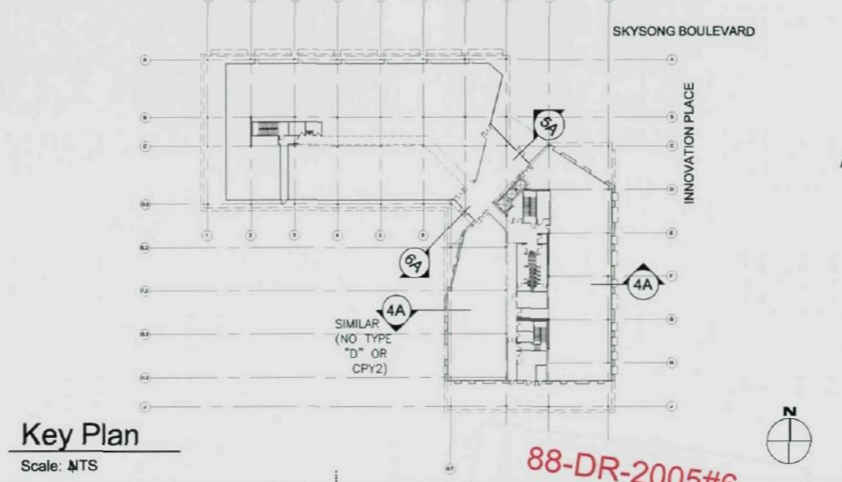
5B Partial Elev. Main Entry
Scale: 3/16" = 1'-0"

5A Wall Section Main Entry
Scale: 3/16" = 1'-0"

4B Partial Elevation East
Scale: 3/16" = 1'-0"

4A Wall Section East
Scale: 3/16" = 1'-0"

MATERIAL / COLOR		
<p>GLASS SPANDREL PANELS (OPAQUE) (INTERIOR) BACKPAINTED, (EXTERIOR) NO ADDITIONAL FINISH, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS) SG1 - SPANDREL GLASS COLOR-LIGHT BLUE SG2 - SPANDREL GLASS COLOR-MEDIUM BLUE SG3 - SPANDREL GLASS COLOR-DARK BLUE SGX - SPANDREL GLASS COLOR-GRAY/BLUE</p> <p>SPANDREL PANELS, MATTE FINISH (OPAQUE) (INTERIOR) BACKPAINTED, (EXTERIOR) MATTE FINISH PANEL, (METAL STUD FRAMING W/ BATT INSULATION BEHIND GLASS) SP1 - SPANDREL PANEL COLOR-LIGHT BLUE SP2 - SPANDREL PANEL COLOR-MEDIUM BLUE SP3 - SPANDREL PANEL COLOR-DARK BLUE</p> <p>VISION GLASS VG1 - VISION GLASS COLOR-BLUE TINT VG2 - VISION GLASS CLEAR</p> <p>METAL PANEL SYSTEMS MP1 - REBSED METAL PANEL SYSTEM COLOR-"METALLIC COPPER" MP2 - FLUSH METAL PANEL SYSTEM COLOR-"METALLIC COPPER"</p> <p>EXTERIOR SOFFITS ES1 - METAL PANEL SOFFIT COLOR-"METALLIC COPPER" ES2 - SOFFIT PANEL COLOR-DARK BLUE</p>	<p>STOREFRONT/CURTAIN WALL SYSTEM CW1 - ALUMINUM CURTAIN WALL BUTT GLAZE SYSTEM CW2 - ALUMINUM STOREFRONT BUTT GLAZE AND CAPTURED SYSTEM "METALLIC COPPER" WHERE EXPOSED ON EXTERIOR CW3 - CURTAIN WALL SYSTEM COLOR-"METALLIC COPPER"</p> <p>SHADE FINIS AND CANOPES FIN1 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN) FIN2 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 2'-0" (6" GAP + 18" FIN) FIN3 - HORIZONTAL ALUMINUM FIN COLOR-"METALLIC COPPER" DEPTH 1'-6" (6" GAP + 12" FIN) WITH INTEGRAL LIGHT FIXTURE</p> <p>CPY1 - ALUMINUM CANOPY 4'-6" BEYOND CURTAIN WALL COLOR-"METALLIC COPPER" CPY2 - ALUMINUM CANOPY 2'-6" BEYOND METAL PANEL WALL (4'-6" OVERALL DEPTH) COLOR-"METALLIC COPPER"</p>	<p>STONE INLAY ST1 - STONE VENEER WITH VERTICAL METAL RIBS MATCHING THE METAL PANEL SYSTEM COLOR ST2 - STONE INLAY IN STRUCTURAL STEEL WIDE LARGE COLUMN OUTSIDE OF COLUMN WEB ONLY</p> <p>PAINT PT - PAINTED STEEL COLUMNS COLOR-"METALLIC COPPER"</p> <p>PLANTERS PL - METAL PLANTER BOX COLOR-"METALLIC COPPER"</p>



Key Plan
Scale: MTS

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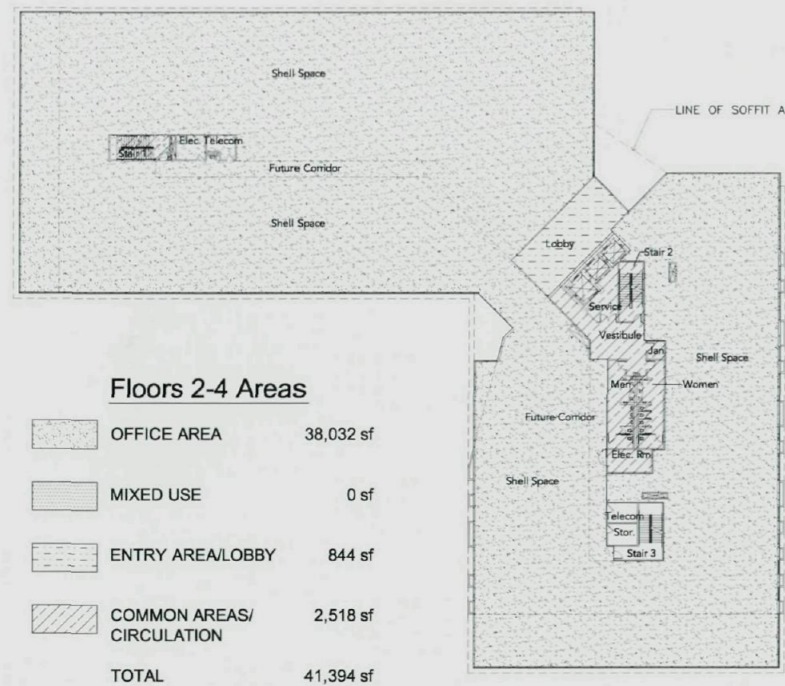
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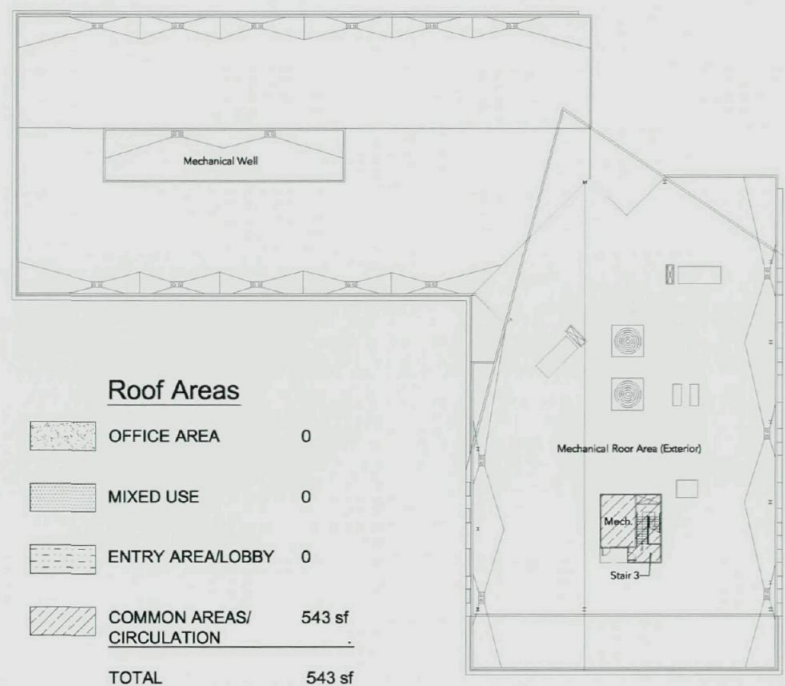
460-PA-2004 88-DR-2005#6

Development Review
 Board Submittal
 Date: 05/08/09

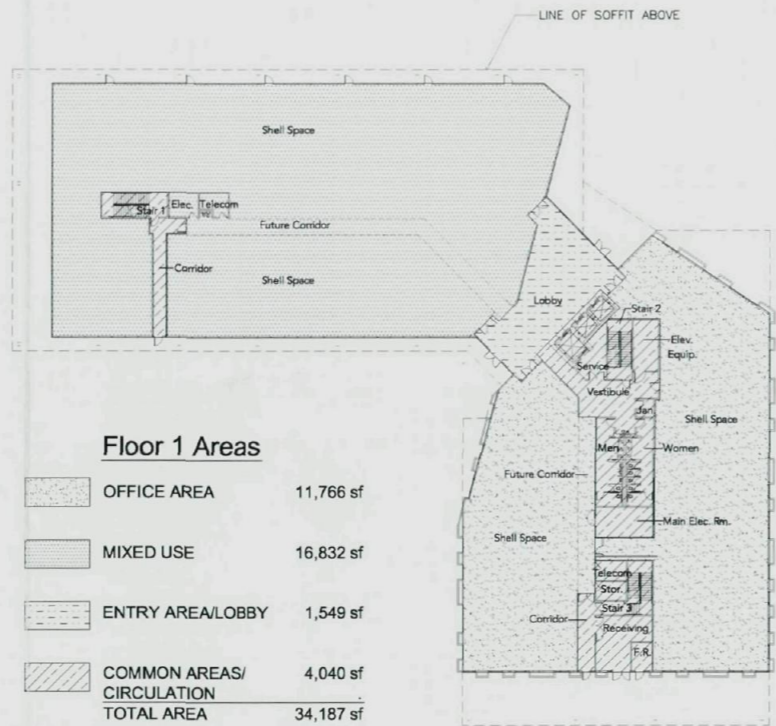
Wall Sections
A311



2 Floor Plan Worksheet - Levels 2 thru 4
Scale: 1/32"=1'-0"



3 Floor Plan Worksheet - Roof
Scale: 1/32"=1'-0"



1 Floor Plan Worksheet - Level 1
Scale: 1/32"=1'-0"

**Parking Calculations based on Land Use Projections below:
DRB STIPULATION TRACKING (OFFICE BUILDINGS)**

ADDRESS: NORTH SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85257

PHASE: PLANNED COMMUNITY DISTRICT (PCD)

NET LOT AREA: 37.08 ACRES (1,614,334 SF) / PROJECT NET AREA: 8.84 ACRES (385,070 SF)

BUILDING HEIGHT: 60' MAX. (TOP OF PARAPET)

PARKING LOT AREA: 155,634 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 Blvd+Innov Pk	**520+**960+532+2,012 SPACES (1024+**960+1,864 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 x (0.04) = 21 ACCESSIBLE SPACES	21 = 1 = 22 SPACES New Parking+Innovation Pk	**42 + **20 = 22 = 86 ACCESSIBLE SPACES
VAN ACCESSIBLE PARKING	1 SPACE PER 8 REQUIRED ACCESSIBLE SPACES 22 / 8 = 3 VAN ACCESSIBLE SPACES	1 VAN SPACES + 1 VAN SPACE (Innovation Pk) = 3	**8 + **3 + 3 = 14 VAN ACCESSIBLE SPACES
BICYCLE 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	**158,584 + **152,525 = 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	**57,214 + **29,957 = 87,171 SF (OF 80,717 SF)
PUBLIC GATHERING SPACE	1.25 ACRES (54,450 SF) AT BUILD OUT	N/A	**1,617 (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	**248,415 + **62,182 + 28,936= 339,533 SF
PARKING LOT LANDSCAPE	15% MIN. PARKING LOT AREA 183,876 (0.15) = 27,581 SF	28,441 SF	**27,219 + 28,441 = 55,476 SF

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

Square Footage Summary:

FLOOR 1	34,187 sf
FLOOR 2	41,394 sf
FLOOR 3	41,394 sf
FLOOR 4	41,394 sf
ROOF (approx)	543 sf
TOTAL	158,912 sf

**Estimated Project Design
Occupancy Calculations:**

BUSINESS (OFFICE AREA)		
FLOOR 1	11,766 sf / 100	= 118
FLOOR 2	38,038 sf / 100	= 380
FLOOR 3	38,038 sf / 100	= 380
FLOOR 4	38,038 sf / 100	= 380
SUBTOTAL		= 1,258

BUSINESS (MIXED USE)		
FLOOR 1 ONLY	16,809 sf / 100	= 168
SUBTOTAL		= 168

ENTRY AREAS (LOBBY)		
FLOOR 1	1,538 sf / 100	= 16
FLOOR 2	844 sf / 100	= 9
FLOOR 3	844 sf / 100	= 9
FLOOR 4	844 sf / 100	= 9
SUBTOTAL		= 43

COMMON AREAS/ CIRCULATION		
FLOOR 1	4,082 sf	= N/A
FLOOR 2	2,518 sf	= N/A
FLOOR 3	2,518 sf	= N/A
FLOOR 4	2,518 sf	= N/A
SUBTOTAL		= 0

OCCUPANCY TOTAL = 1,469

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Floor Plan
Worksheet
A150