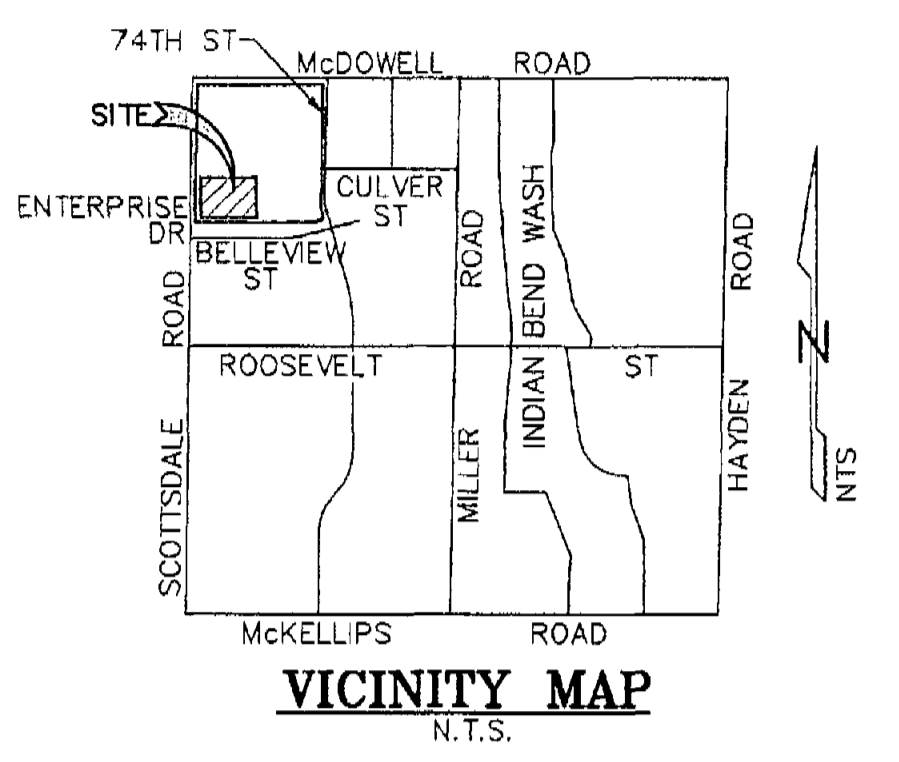
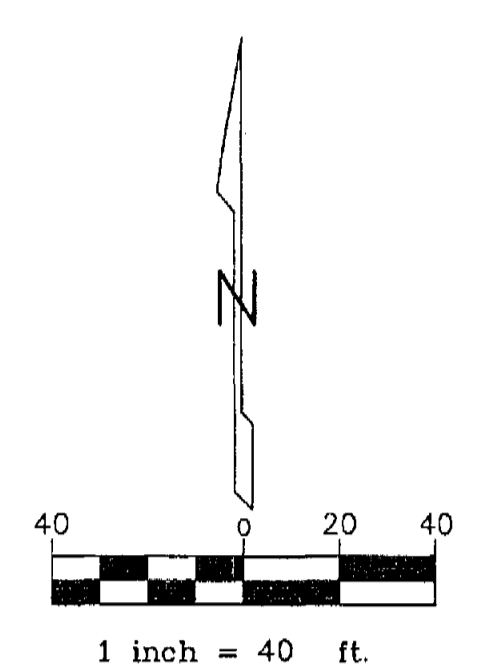
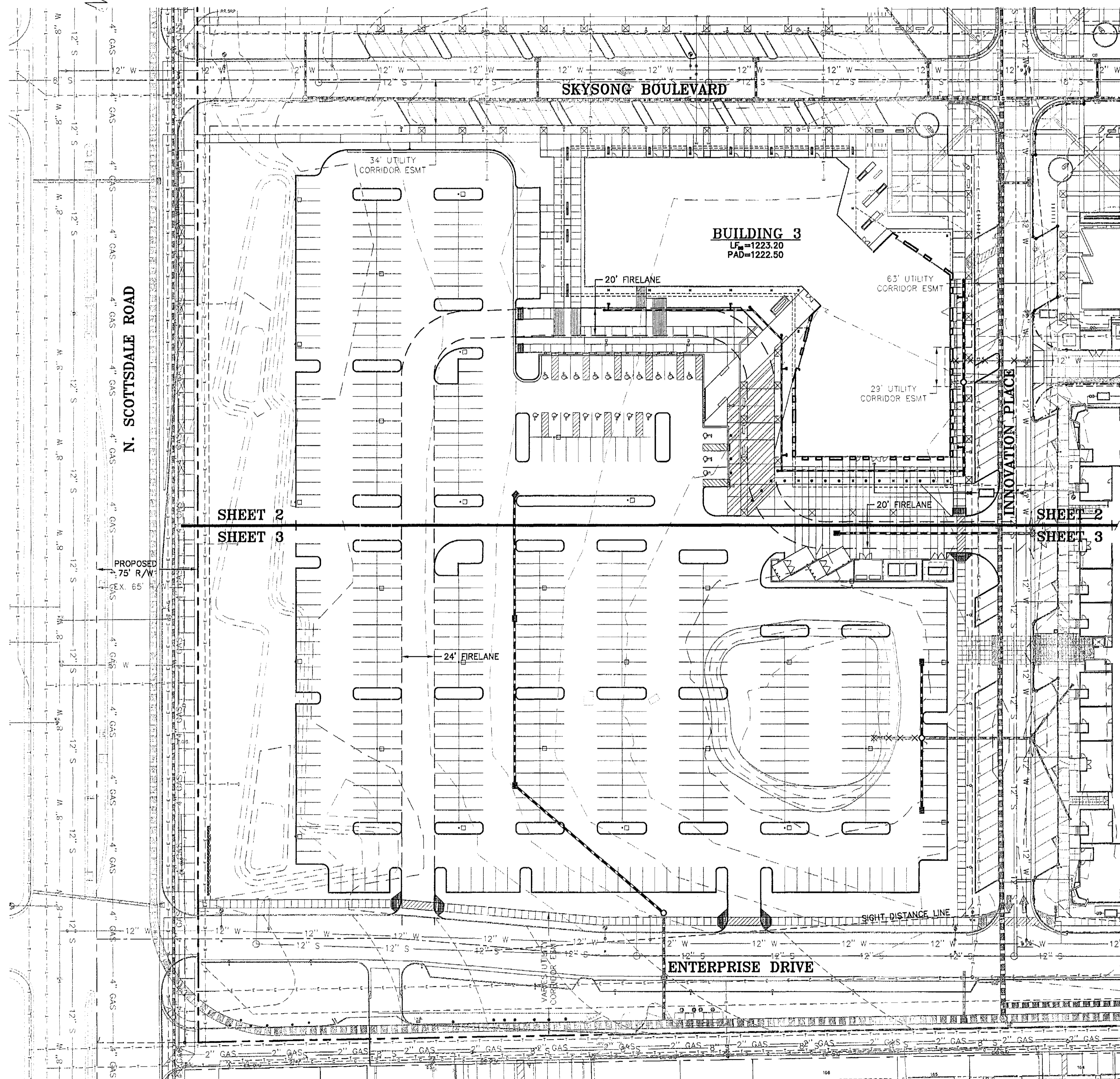


**SKYSONG BUILDING 3
CONCEPTUAL IMPROVEMENT PLANS**
LOCATED IN A PORTION OF SECTION 2,
T.1N., R.4E., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA
SCOTTSDALE, ARIZONA 85255



SITE DATA
PROJECT NET AREA = 8.84 AC
ASSESSOR PARCEL #
131-17-014B
131-17-014F
ZONING
CITY ZONING: PCD
ASSESSOR ZONING: PAD
SITE ADDRESS
S.E. CORNER McDOWELL ROAD
AND SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

ENGINEER
WOOD, PATEL AND ASSOCIATES, INC.
1855 N. STAPLEY DRIVE
MESA, AZ 85203
PH: (480) 834-3300
FX: (480) 834-3320
CONTACT: JOHN BULKHA
ARCHITECT
ARCHITEKTON
464 SOUTH FARMER AVENUE
SUITE 101
TEMPE, AZ 85281
PH: (480) 894-4637
FX: (480) 894-4638

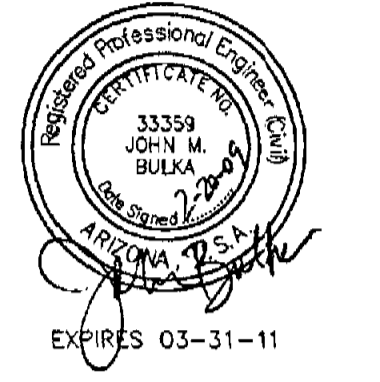
LEGEND

EXISTING	DESCRIPTION	PROPOSED
○	PROPERTY LINE	○
○	SURVEY MARKER	○
---	SIDEWALK	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM DRAIN PIPE	---
---	IRRIGATION LINE	---
---	SEWER FORCE MAIN	---
---	SANITARY SEWER	---
---	WATER LINE	---
---	RECLAIMED WATER LINE	---
---	GAS LINE	---
---	UNDERGROUND TELCO LINE	---
---	OVERHEAD ELECTRIC LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	CABLE TV LINE	---
○	GAS VALVE	○
○	IRRIGATION CONTROL VALVE	○
○	TRAFFIC SIGNAL BOX	○
○	LIGHT POLE	○
○	GAS LINE MARKER	○
○	WATER BLOW OFF	○
○	AREA DRAIN	○
○	STORM SEWER CLEAN OUT	○
○	WATER VALVE	○
○	WATER METER	○
○	BACK FLOW PREVENTION	○
○	SEWER MANHOLE	○
○	STORM DRAIN MANHOLE	○
○	DRYWELL	○
○	CATCH BASIN	○
○	ELECTRIC MANHOLE	○
○	WATER MANHOLE	○
○	SEWER CLEANOUT	○
○	FIRE HYDRANT	○
○	TOP OF CURB	○
○	WALL OPENING	○
○	CURB OPENING	○
○	FINISH GRADE	○
○	NATURAL GRADE	○
○	STREET SIGN	○

DRAINAGE NOTE
SITE DRAINAGE IS PER APPROVED DRAINAGE REPORT FOR SKYSONG ASU
SCOTTSDALE INNOVATION CENTER INFRASTRUCTURE IMPROVEMENTS
DATED JUNE 21, 2006.

ARCHITEKTON

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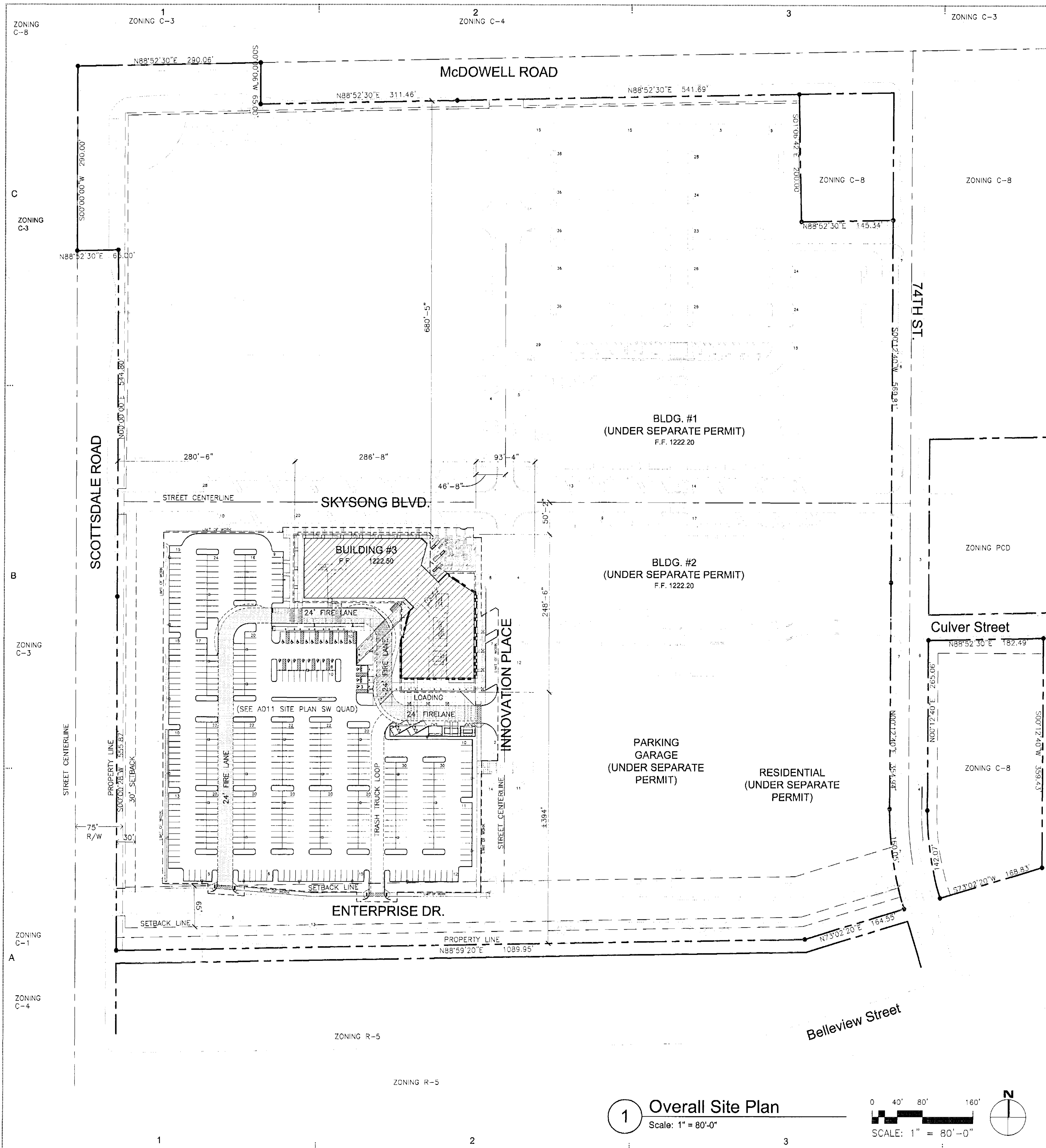
Owners/Developers
USAA Real Estate Company
9830 Colonnade Blvd.
Suite 600
San Antonio, TX 78233-2239
ASU Foundation
Fulton Center
300 E. University Drive
P.O. Box 2260
Tempe, AZ 85280-2260
HIGGINS Development Partners
101 East Erie Street
Suite 800
Chicago, IL 60611
The Plaza Companies
9401 W Thunderbird Road
Suite 200
Peoria, AZ 85381

SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

460-PA-2004

Development Review
Board Submittal
Date: 02/20/09

COVER SHEET
C1 OF 3



PROJECT INFORMATION

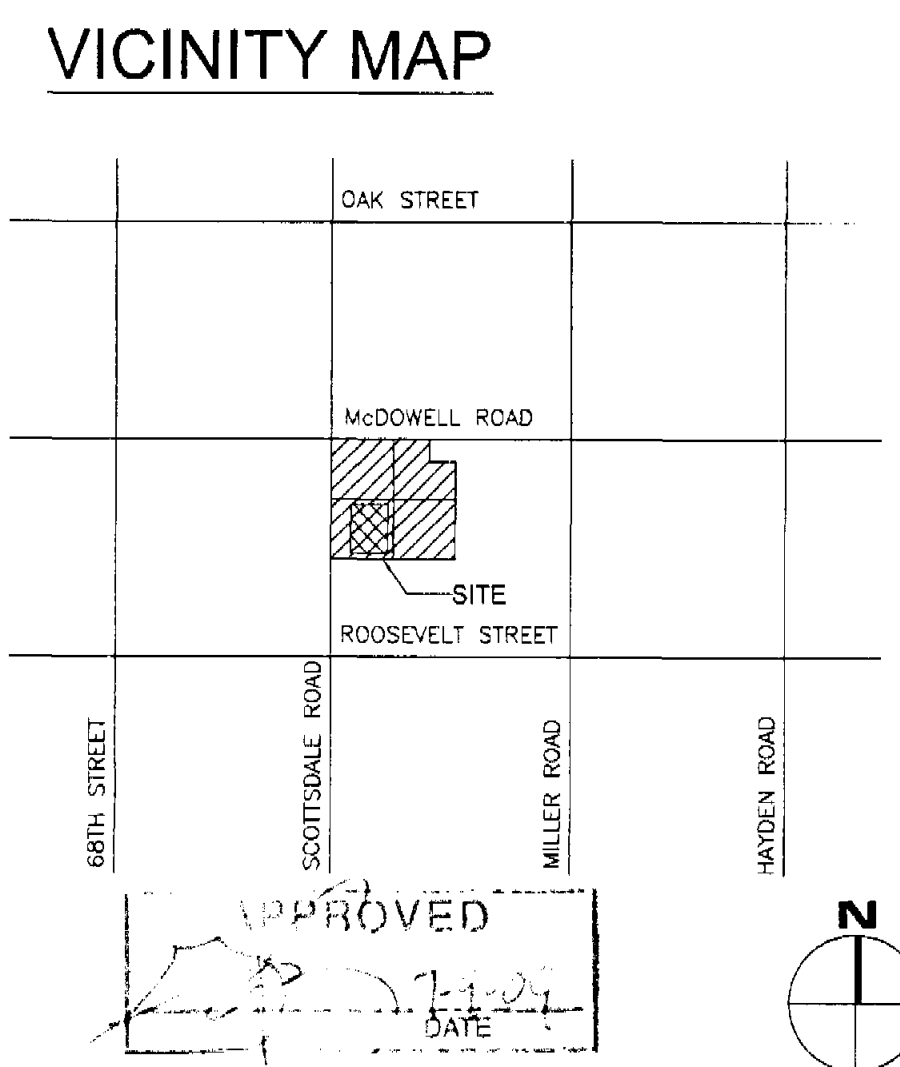
PROJECT NAME: SKYSONG 3
 PARCEL ADDRESS:
 SKYSONG
 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257

PARCEL ZONING:
 PLANNED COMMUNITY DISTRICT (PCD)

PARCEL NO. S:
 131-17-014B
 131-17-014F

(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: 37.08 ACRES (1,614,334 SF) / PROJECT NET AREA: 8.34 ACRES (365,070 SF)

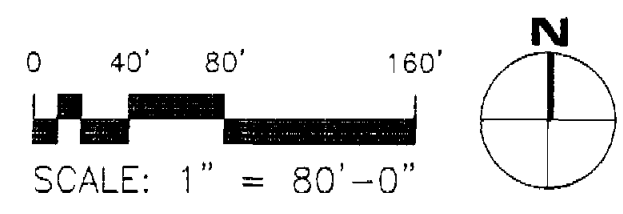
BUILDING HEIGHT: 60' MAX. (TOP OF PARAPET)

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 Blvd+Innov Pl	*520+*960+532=2,012 SPACES (1024+*990=1,984 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 X (0.04) = 22 ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking+Innovation Pl	*42 + *42 + 22 = 85 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 Pl) = 3	*8 + *43 + 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)	28,935 SF	*159,584 + *32,525 + 28,935= 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	*31,617 (OF 54,450 SF)
TOTAL OPEN SPACE	FRONTAGE OPEN SPACE + OPEN SPACE + PUBLIC GATHERING SPACE (NO FRONTAGE OPEN SPACE ADDED THIS PHASE)	28,935 SF	*248,415 + *62,182 + 28,935= 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

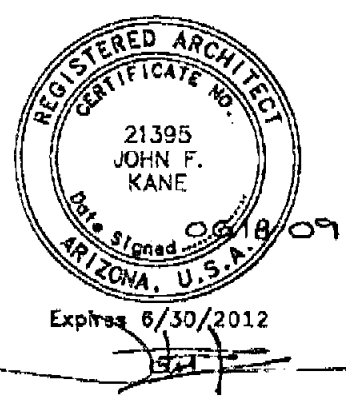
NOTE: STIPULATION REQUIREMENTS TO BE UPDATED WITH EACH SUBSEQUENT PHASE TO SHOW PROGRESS TOWARDS STIPULATED TOTALS

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



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Owners/Developers

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 Tempe, AZ 85280-2260

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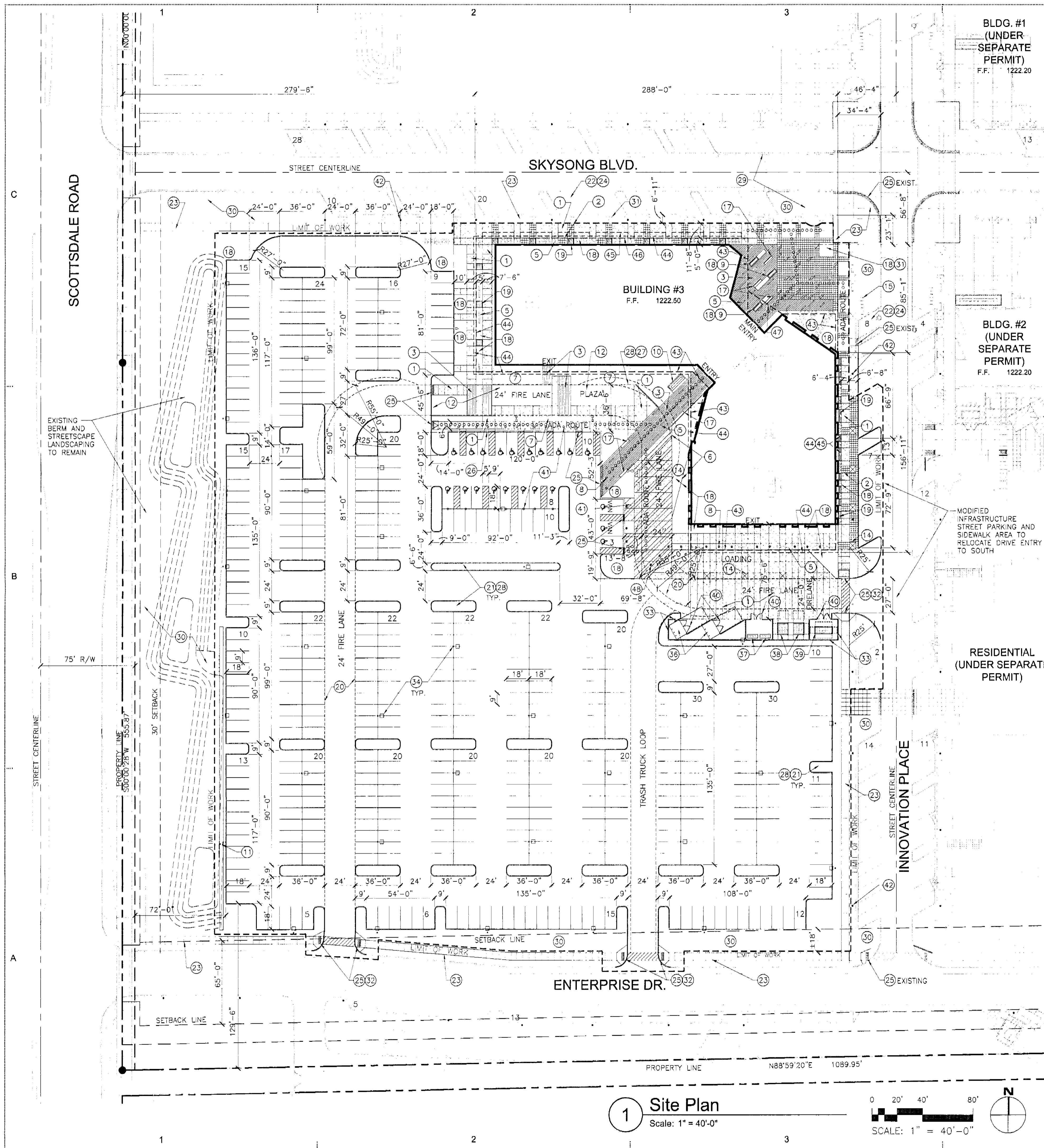
The Plaza Companies
 9401 W Thunderbird Road
 Suite 200
 Peoria, AZ 85381

SkySong 3
 North Scottsdale Road
 Scottsdale, Arizona 85257

460-PA-2004

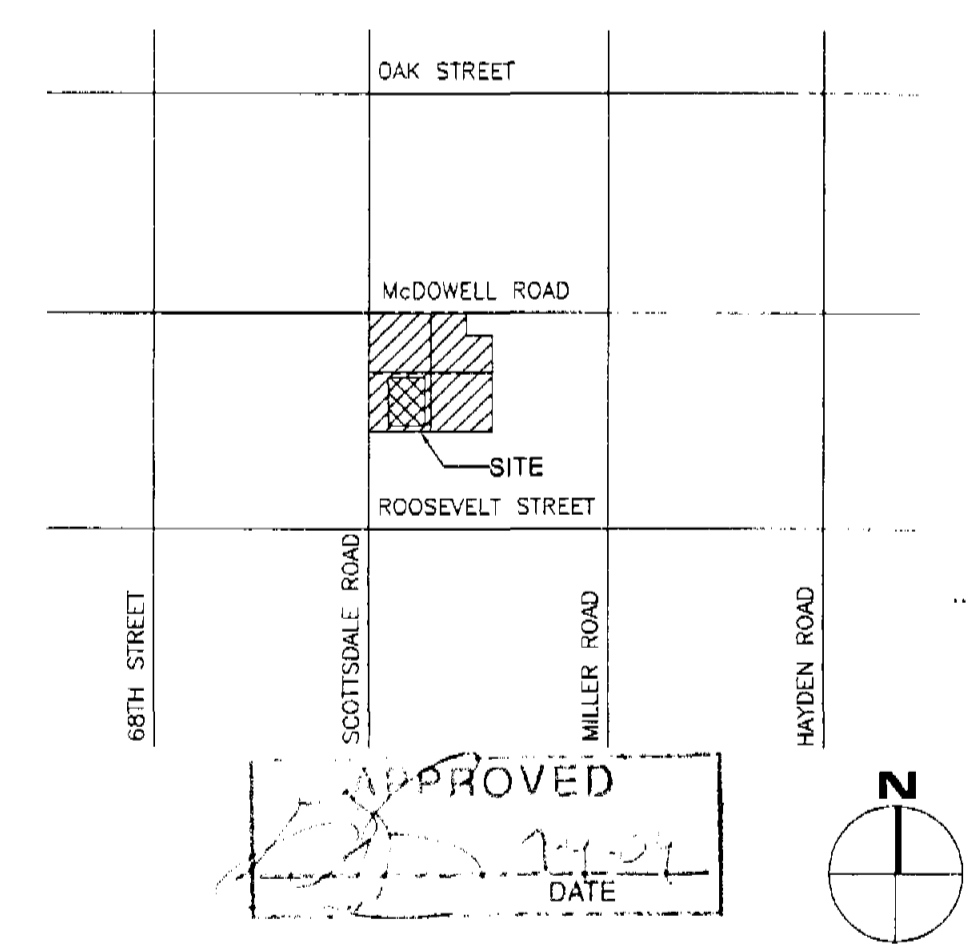
Development Review
 Board Submittal
 Date: 06/18/09

Overall Site Plan
A010



PROJECT INFORMATION	KEYNOTES
PROJECT NAME: SKYSONG 3 PARCEL ADDRESS: SKYSONG NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85257 PARCEL ZONING: PLANNED COMMUNITY DISTRICT (PCD) PARCEL NO. S: 131-17-014B 131-17-014F COS PROJECT NUMBER: 460-PA-2004	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. (POROUS) 5. ACCENT PAVERS, SANDSTONE, TYP. 6. RAISED PLANTER AREA, TYP. 7. LANDSCAPE "BIO SWALE" 8. BOLLARDS, STAINLESS STEEL, PERMANENT, TYP. 9. EPHEMERAL WATER FEATURE, SANDSTONE BLOCK 10. CONDENSATE PAVING, C.I.P. CONCRETE 11. GABION WALL ALONG CUTOFF OF EXISTING LANDSCAPE BERM 12. STABILIZED DECOMPOSED GRANITE 13. TRENCH GRATE 14. TREE AND TREE GRATE 15. BIKE RACK, 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" SCREEN 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. 2146-1 37. SERVICE ENTRANCE SECTION (SES) LOCATION 38. TRANSFORMER(S) LOCATION 39. GENERATOR LOCATION 40. 8'-0" A.F.F. GATES, STEEL TUBE FRAME, PERFORATED METAL, PAINT TO MATCH BUILDING'S EXPOSED STEEL COLUMNS 41. ADA PARKING SIGNAGE, COS STANDARD DETAIL No. 2124, 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 FINISH ABOVE 45. LINE OF LEVEL 1 CANOPY ABOVE WITH INDIRECT LIGHTING 46. LINE OF LEVEL 2 SOFFIT ABOVE CANOPY 47. LINE OF SOFFIT AT 60'-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".

VICINITY MAP



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 530 X (0.04) = 22 ACCESSIBLE SPACES	497 + 35 = 532 SPACES New Parking+SkySong Bldg+Innov PI	**520**+**960**+532=2,012 SPACES (1024**+960**+1,984 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 22 / 8 = 3 VAN ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking+Innovation PI	**42** + **20** = 22 = 88 ACCESSIBLE SPACES
VAN ACCESSIBLE PARKING	1 SPACE PER 8 REQUIRED ACCESSIBLE SPACES	2 VAN SPACES + 1 VAN SPACE (Innovation PI) = 3	**8** + **3** + 3 = 14 VAN ACCESSIBLE SPACES
BIKECYCLE PARKING	1 SPACE PER 10 REQ. VEHICULAR PKG SPACES 530 / 10 = 53	0 SPACES (Previous+Later Phases to Provide)	**54** + 0 = 54 BIKECYCLE SPACES
OPEN SPACE	20% MIN. 1,614,334 (0.20) = 322,867 SF (TOTAL REQ. AT BUILD OUT)	28,936 SF	**59,584** + **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	**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	**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	**248,415** + **82,182** + 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

ARCHITTEKTON

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Owners/Developers

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ASU Foundation
Fulton Center
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Tempe, AZ 85280-2260

HIGGINS Development Partners
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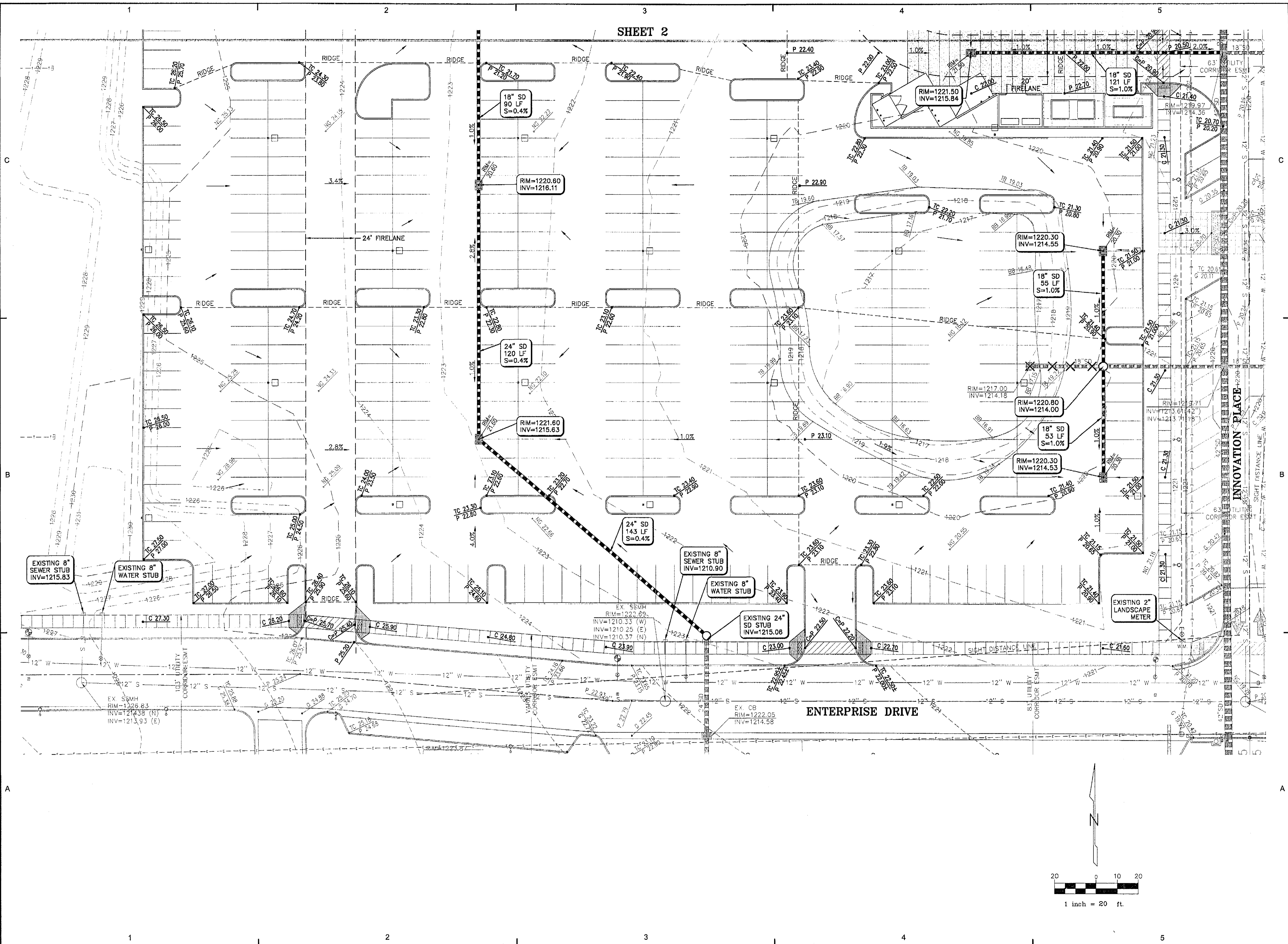
SkySong 3
North Scottsdale Road
Scottsdale, Arizona 85257

460-PA-2004

Development Review Board Submittal
Date: 06/18/09

Site Plan SW Quadrant

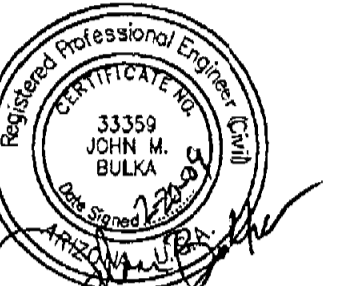
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SHEET 2

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EXPIRES 03-31-11

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 Tempe, AZ 85280-2280

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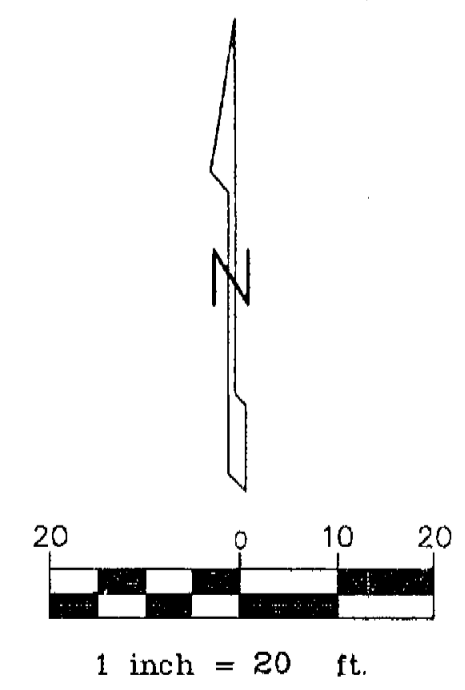
SkySong 3

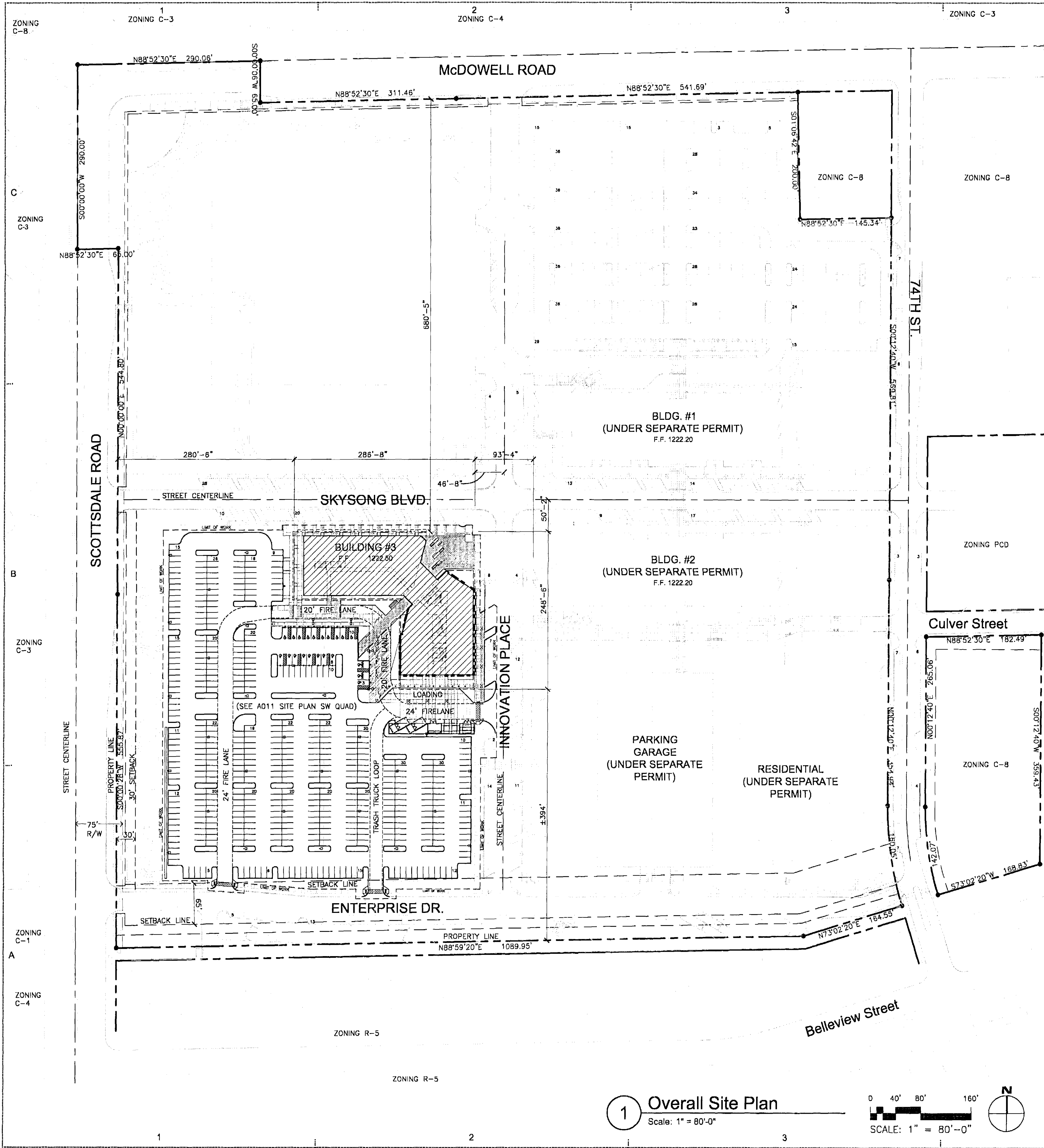
North Scottsdale Road
 Scottsdale, Arizona 85257

460-PA-2004

Development Review
 Board Submittal
 Date: 02/20/09

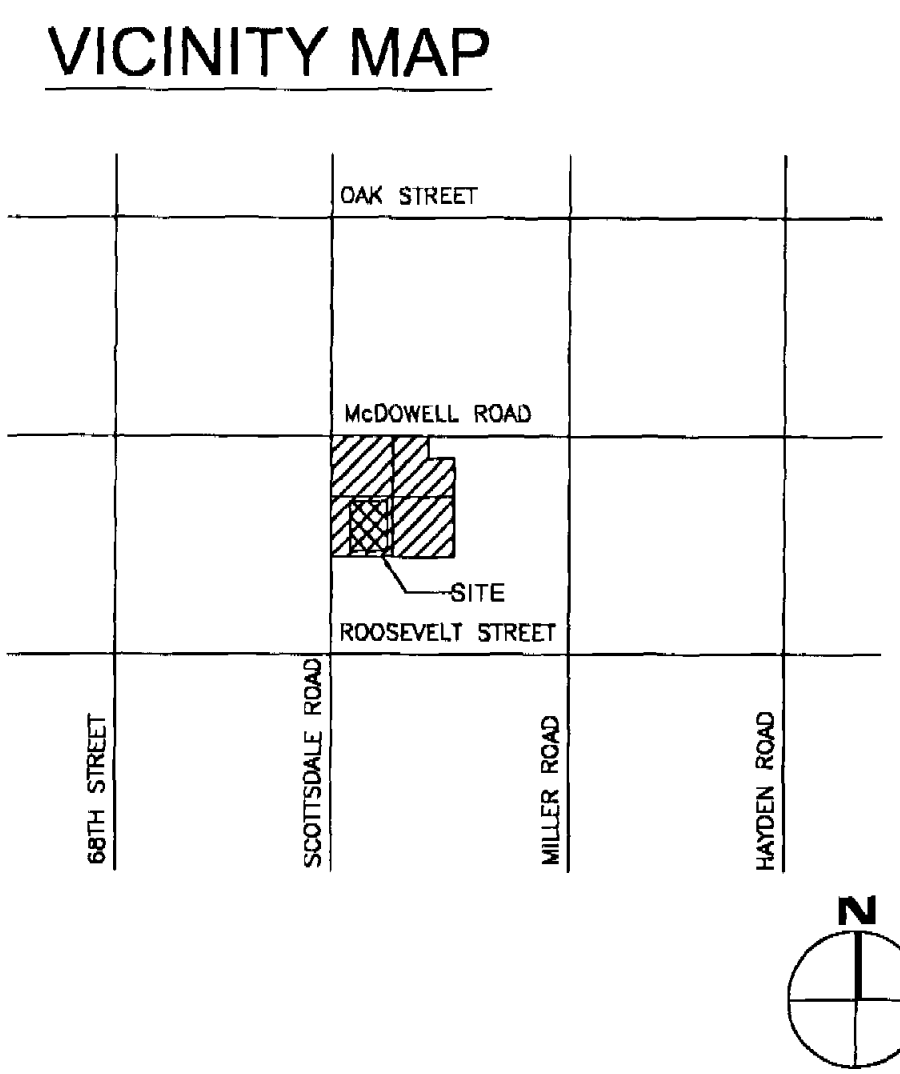
PRELIMINARY G&D
C3 OF 3





PROJECT INFORMATION

PROJECT NAME: SKYSONG 3
 PARCEL ADDRESS:
 SKYSONG
 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257
 PARCEL ZONING:
 PLANNED COMMUNITY DISTRICT (PCD)
 PARCEL NO.'S:
 131-17-014B
 131-17-014F
 (SEE "DRB STIPULATION TRACKING" BELOW FOR ADDITIONAL INFORMATION)
 COS PROJECT NUMBER: 460-PA-2004



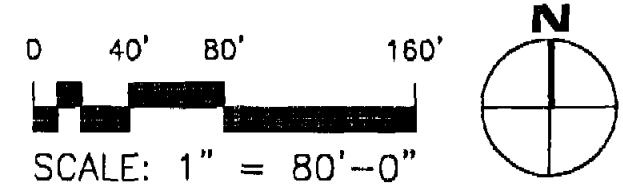
DRB STIPULATION TRACKING (OFFICE BUILDINGS)

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 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 Blvd+Innov Pl (1024 SPACES MIN)	520 + 532 = 1052 SPACES (1024 SPACES MIN)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 X (0.04) = 22 ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking+Innovation Pl	42 + 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 Pl) = 3	8 + 3 = 11 VAN ACCESSIBLE SPACES
BICYCLE PARKING	1 SPACE PER 10 REQ. VEHICULAR PKG SPACES 530 / 10 = 53	0 SPACES (Previous+Later Phases to Provide)	0 + 54 = 54 BICYCLE SPACES
OPEN SPACE	20% MIN. 1,614,334 (0.20) = 322,867 sf (TOTAL REQ. AT BUILD OUT)	28,384 SF	159,584 + 28,384 = 187,968 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 SF (OF 80,717 SF)
PUBLIC GATHERING SPACE	1.25 ACRES (54,450 SF) AT BUILD OUT	N/A	31,617 SF (OF 54,450 SF)
TOTAL OPEN SPACE	FRONTAGE OPEN SPACE + OPEN SPACE + PUBLIC GATHERING SPACE (NO FRONTAGE OPEN SPACE ADDED THIS PHASE)	28,384 SF	248,415 + 28,384 = 276,799 SF
PARKING LOT LANDSCAPE	15% MIN. PARKING LOT AREA 185,634 (0.15) = 27,845 SF	28,257 SF	27,219 + 28,257 = 55,476 SF

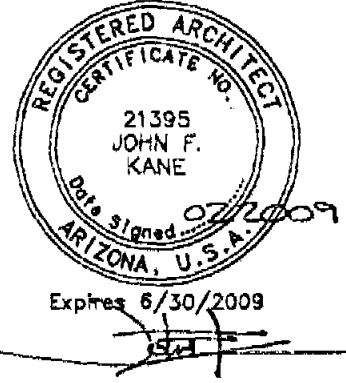
NOTE: STIPULATION REQUIREMENTS TO BE UPDATED WITH EACH SUBSEQUENT PHASE TO SHOW PROGRESS TOWARDS STIPULATED TOTALS

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



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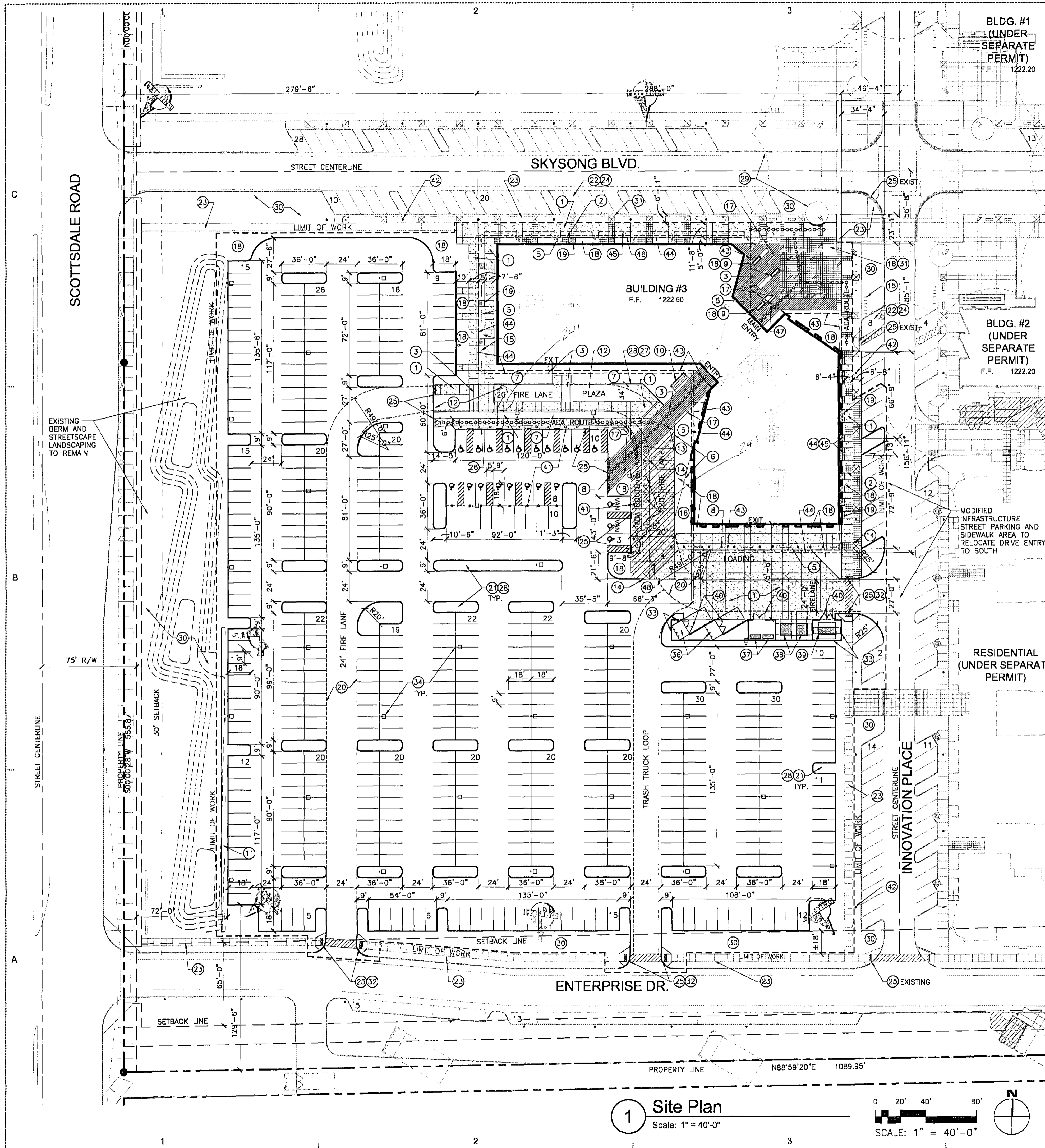
The Plaza Companies
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SkySong 3
 North Scottsdale Road
 Scottsdale, Arizona 85257

460-PA-2004

Development Review
 Board Submittal
 Date: 02/20/09

Overall Site Plan
A010



PROJECT INFORMATION

PROJECT NAME: SKYSONG 3
 PARCEL ADDRESS:
 SKYSONG
 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257
 PARCEL ZONING:
 PLANNED COMMUNITY DISTRICT (PCD)
 PARCEL NO. S:
 131-17-014B
 131-17-014F
 (SEE "DRB STIPULATION TRACKING" BELOW FOR ADDITIONAL INFORMATION)
 COS PROJECT NUMBER: 460-PA-2004

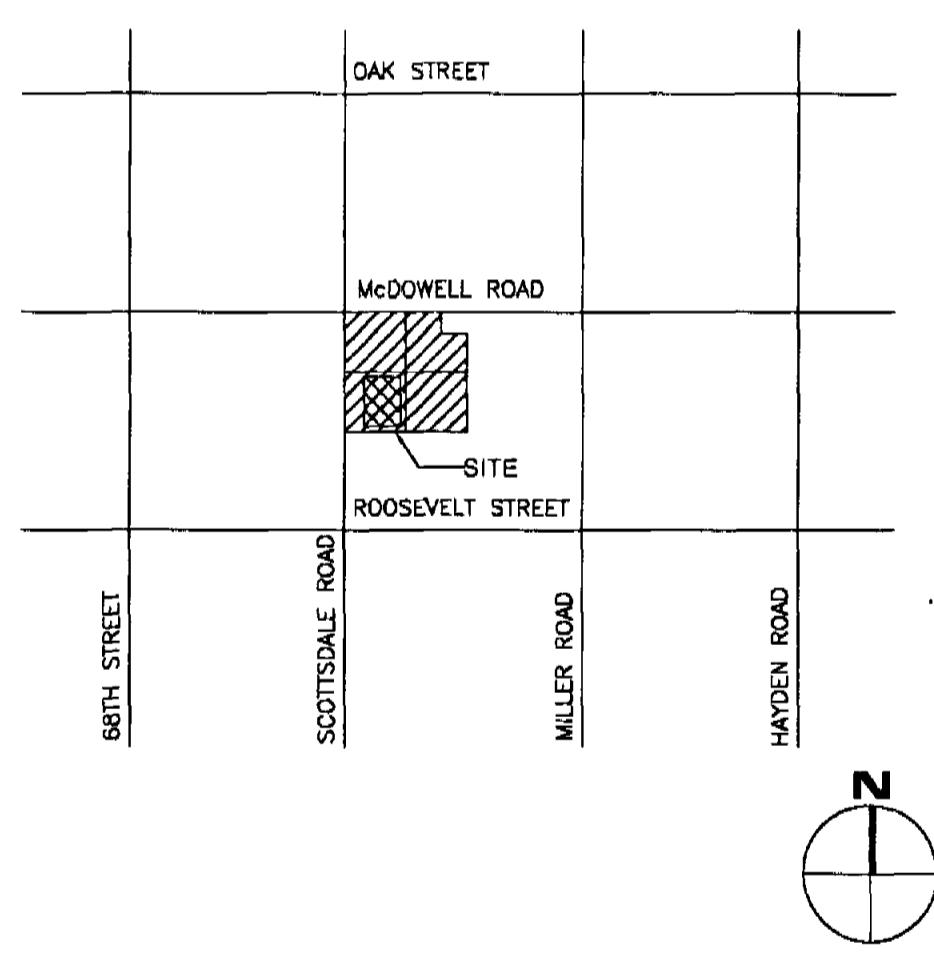
LEGEND

- 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

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. (POROUS)
5. ACCENT PAVERS, SANDSTONE, TYP.
6. RAISED PLANTER AREA, TYP.
7. LANDSCAPE "BIO SWALE"
8. BOLLARDS, STAINLESS STEEL, PERMANENT, TYP.
9. EPHEMERAL WATER FEATURE, SANDSTONE BLOCK
10. CONDENSATE CISTERN, C.I.P. CONCRETE
11. GABION WALL ALONG JUTOUT OF EXISTING LANDSCAPE BERM
12. STABILIZED DECOMPOSED GRANITE
13. TRENCH GRATE
14. TREE AND TREE GRATE
15. BIKE RACK, 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. CONCRETED 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" SCREEN 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. 2146-1
37. SERVICE ENTRANCE SECTION (SES) LOCATION
38. TRANSFORMER(S) LOCATION
39. GENERATOR LOCATION
40. 8'-0" A.F.F. GATES, STEEL, TUBE FRAME, PERFORATED METAL, PAINT TO MATCH BUILDING'S EXPOSED STEEL COLUMNS
41. ADA PARKING SIGNAGE, COS STANDARD DETAIL No. 2124, 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 FINN ABOVE
45. LINE OF LEVEL 1 CANOPY ABOVE WITH INDIRECT LIGHTING
46. LINE OF LEVEL 2 SOFFIT ABOVE CANOPY
47. LINE OF SOFFIT AT 60'-0" ABOVE
48. (3) BOLLARDS, STAINLESS STEEL, REMOVEABLE AT FIRE LANE ACCESS TO PLAZA AREA, TYP.

VICINITY MAP



1. Fire lane width to be 24' not 20' unless otherwise has been issued.
 2. Turning radius used to meet F.D. requirements (see tracking sheet)
 3. See fire ordinance
- 04/15/17

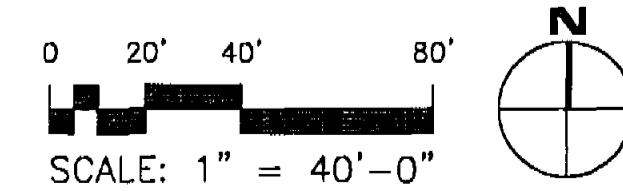
DRB STIPULATION TRACKING (OFFICE BUILDINGS)

ADDRESS: NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257
 ZONING: PLANNED COMMUNITY DISTRICT (PCD)
 NET LOT AREA: 37.08 ACRES (1,814,334 SF) / PROJECT NET AREA: 8.84 ACRES (385,070 SF)
 BUILDING HEIGHT: 60' MAX. (TOP OF PARAPET)
 PARKING LOT AREA: 185,834 SF (PAVED AREAS ONLY)

	REQUIRED	PROVIDED THIS PHASE	OVERALL PROJECT TOTAL
PARKING	1 SPACE PER 300 OSF 158,912 / 300 = 530	497 + 35 = 532 SPACES New Parking+SkySong Blvd+Innov Pl	520 + 532 = 1052 SPACES (1024 SPACES MIN.)
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED PARKING 530 X (0.04) = 22 ACCESSIBLE SPACES	21 + 1 = 22 SPACES New Parking+Innovation Pl	42 + 22 = 66 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 Pl) = 3	8 + 3 = 11 VAN ACCESSIBLE SPACES
BICYCLE PARKING	1 SPACE PER 10 RED. VEHICULAR PKG SPACES 530 / 10 = 53	0 SPACES (Previous+Later Phases to Provide)	0 + 54 = 54 BICYCLE SPACES
OPEN SPACE	20% MIN. 1,814,334 (0.20) = 322,867 sf (TOTAL REQ. AT BUILD OUT)	28,384 SF	159,584 + 28,384 = 187,968 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 SF (OF 80,717 SF)
PUBLIC GATHERING SPACE	1.25 ACRES (54,450 SF) AT BUILD OUT	N/A	31,617 SF (OF 54,450 SF)
TOTAL OPEN SPACE	FRONTAGE OPEN SPACE + OPEN SPACE + PUBLIC GATHERING SPACE (NO FRONTAGE OPEN SPACE ADDED THIS PHASE)	28,384 SF	248,415 + 28,384 = 276,799 SF
PARKING LOT LANDSCAPE	15% MIN. PARKING LOT AREA 185,834 (0.15) = 27,845 SF	28,257 SF	27,219 + 28,257 = 55,476 SF

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

1 Site Plan
 Scale: 1" = 40'-0"



460-PA-2004

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Owners/Developers

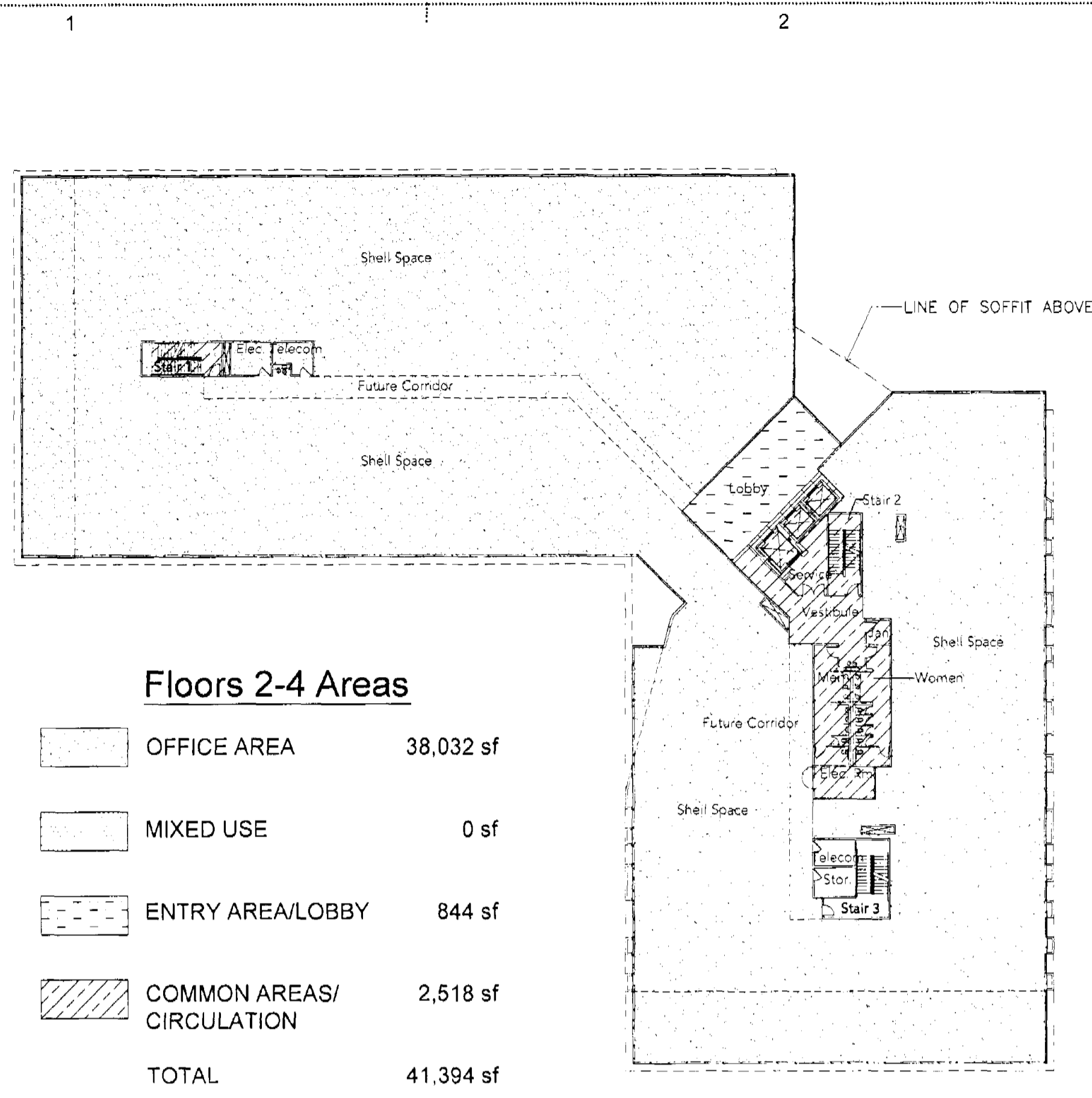
- USAA Real Estate Company**
 9830 Colonnada Blvd.
 Suite 600
 San Antonio, TX 78230-2239
- ASU Foundation**
 Fulton Center
 300 E. University Drive
 P.O. Box 2260
 Tempe, AZ 85280-2260
- HIGGINS Development Partners**
 101 East Erie Street
 Suite 300
 Chicago, IL 60611
- The Plaza Companies**
 9401 W Thunderbird Road
 Suite 200
 Peoria, AZ 85381

SkySong 3
 North Scottsdale Road
 Scottsdale, Arizona 85257

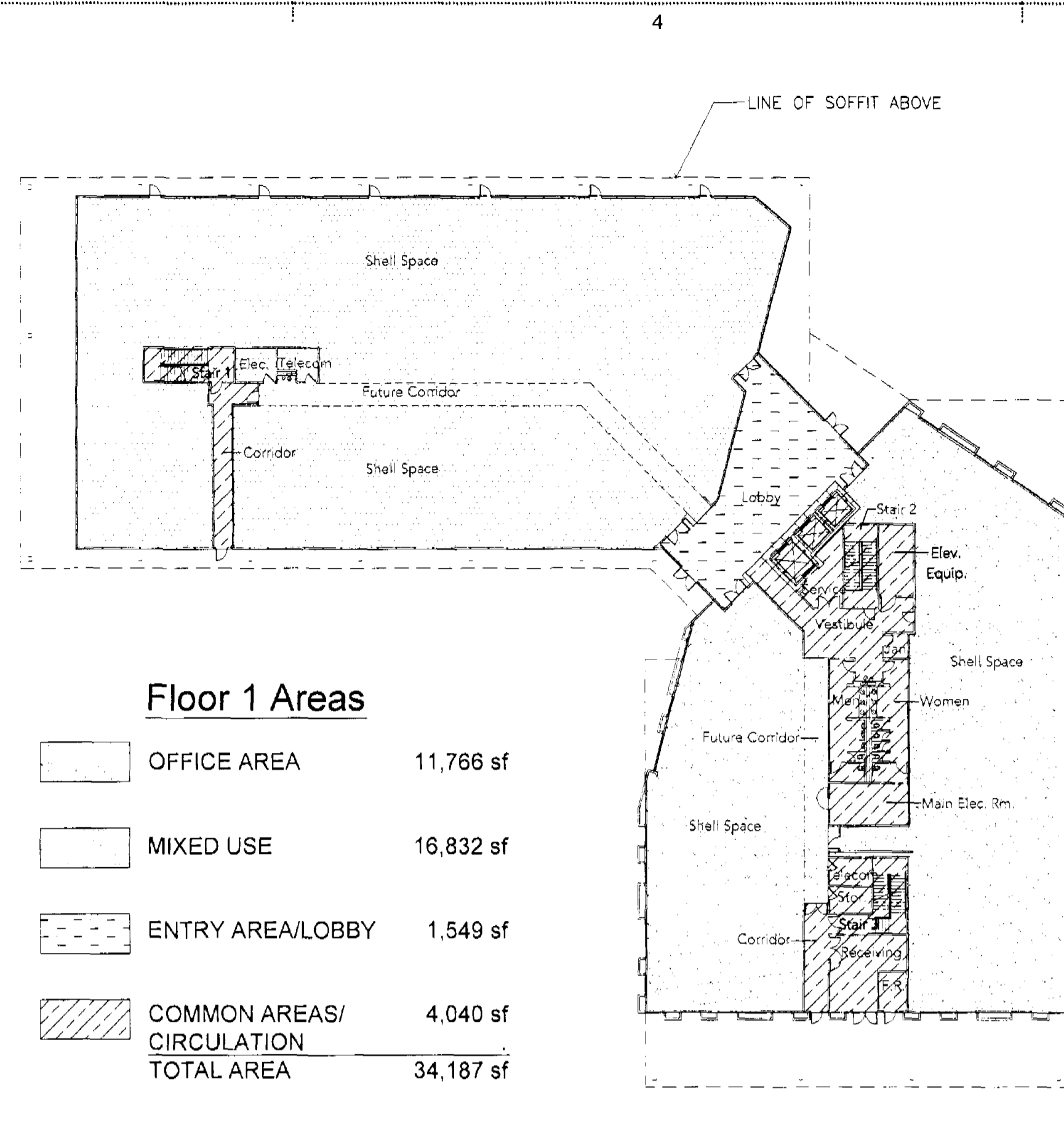
Development Review
 Board Submittal
 Date: 02/20/09

Site Plan SW
 Quadrant

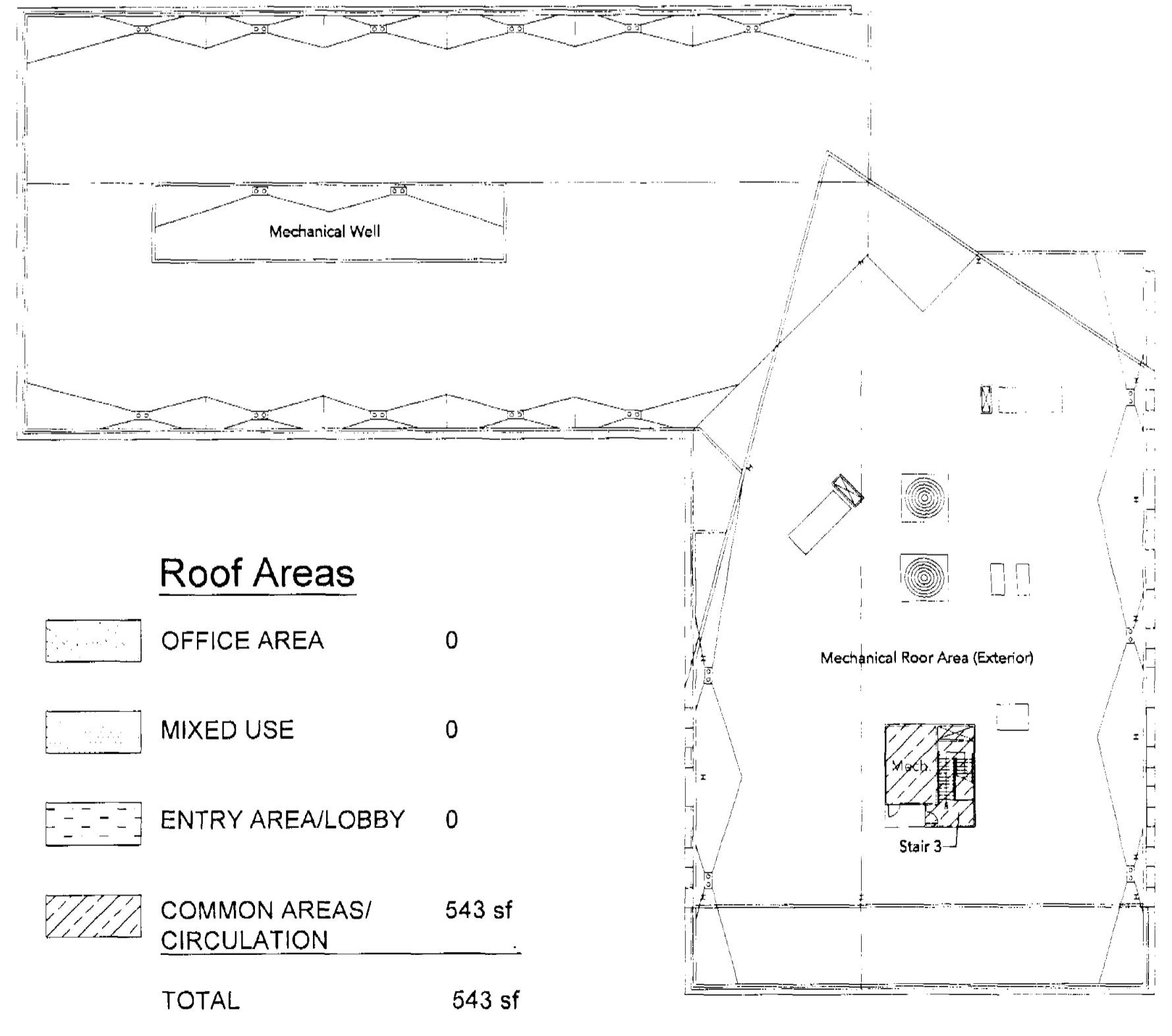
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2 Floor Plan Worksheet - Levels 2 thru 4
Scale: 1/32"=1'-0"



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



3 Floor Plan Worksheet - Roof
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
 ZONING: 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: 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 Blvd+Innov PI	**520+**960+532=2,012 SPACES (1024+**960=1,984 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 + **20 + 22 = 88 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 + 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	**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	**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	**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	**248,415 + **62,182 + 28,936= 339,533 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

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

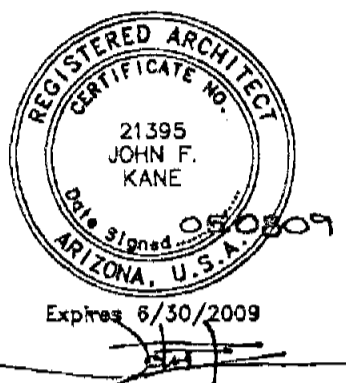
ENTRY AREAS (LOBBY)	
FLOOR 1	1,538 sf / 100 = 16
FLOOR 2	844 sf / 100 = 9
FLOOR 3	844 sf / 100 = 9
FLOOR 4	844 sf / 100 = 9
SUBTOTAL	= 43

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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 Suite 200
 Peoria, AZ 85381

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Development Review
Board Submittal
Date: 05/08/09

Floor Plan Worksheet

A150