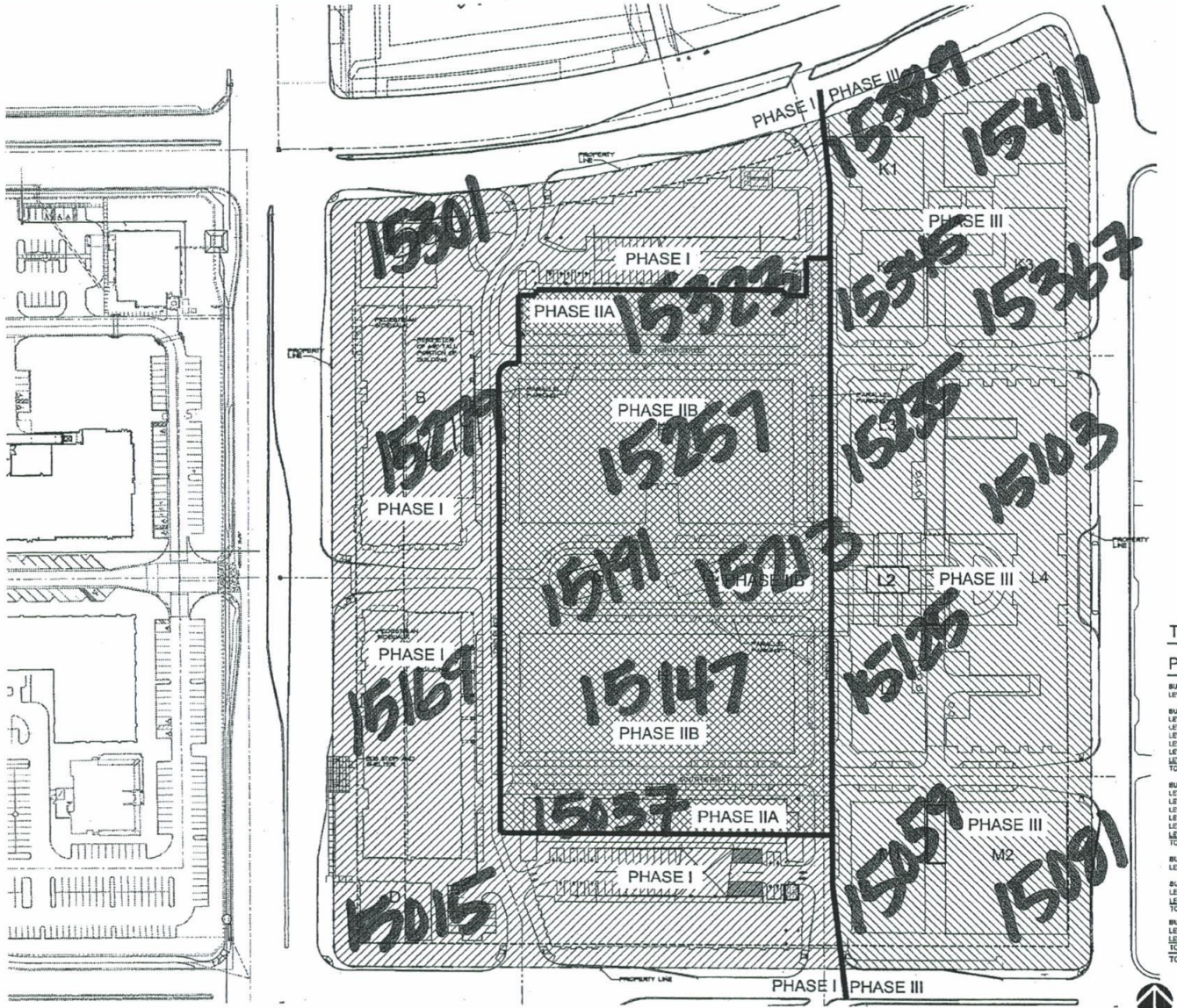

01 PROJECT PHASING SITE PLAN

Scale: 1" = 80'-0"

SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF 28.61 Acres
Net Site Area	1,024,655.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area	204,911 SF
Open Space Provided	214,792 SF
Frontage Open Space Required = 25% of Open Space	51,228 SF
Frontage Open Space Provided	64,682 SF
Parking Lot Landscape Area	3,268 SF
Parking Lot Landscape Req'd (15% of Total Parking lot area)	490 SF
Parking Lot Landscape Provided	827 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,644 SF)
FAR Proposed	0.5 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Proposed	217,107 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

1. 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.

2. 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.

3. Buildings 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.

TABULATIONS

PHASE I

BUILDING A	
LEVEL 1 (RESTAURANT)	7,890 SF
BUILDING B	
LEVEL 1 (RETAIL)	35,841 SF
LEVEL 1 (OFFICE)	2,073 SF
LEVEL 2 (RETAIL)	11,592 SF
LEVEL 2 (OFFICE)	19,858 SF
LEVEL 3 (OFFICE)	19,967 SF
LEVEL 4 (OFFICE)	19,468 SF
TOTAL	107,595 SF
BUILDING C	
LEVEL 1 (RETAIL)	30,277 SF
LEVEL 1 (RESTAURANT)	7,834 SF
LEVEL 1 (OFFICE)	1,180 SF
LEVEL 2 (OFFICE)	29,667 SF
LEVEL 3 (OFFICE)	26,650 SF
LEVEL 4 (OFFICE)	23,316 SF
TOTAL	118,724 SF
BUILDING D	
LEVEL 1 (GROCERY)	6,770 SF
BUILDING E	
LEVEL 1 (RETAIL)	34,184 SF
LEVEL 1 (RESTAURANT)	4,242 SF
TOTAL	38,426 SF
BUILDING J	
LEVEL 1 (RETAIL)	31,662 SF
LEVEL 1 (RESTAURANT)	6,602 SF
TOTAL	38,264 SF
TOTAL PHASE I	317,669 SF

PHASE II

BUILDING F	
LEVEL 1 (RETAIL)	62,171 SF
LEVEL 2 (NIGHTCLUB)	7,700 SF
LEVEL 2 (NIGHTCLUB)	7,100 SF
LEVEL 2 (CINEMA)	44,577 SF
TOTAL	121,548 SF
BUILDING G1,G2	
LEVEL 1 (RESTAURANT)	8,000 SF
BUILDING H	
LEVEL 1 (RETAIL)	42,960 SF
LEVEL 1 (RESTAURANT)	4,585 SF
LEVEL 2 (OFFICE)	37,866 SF
LEVEL 3 (OFFICE)	37,866 SF
TOTAL	123,477 SF
TOTAL PHASE II	251,025 SF

PHASE III

BUILDING K1, K2, K3	
LEVEL 1 (RESTAURANT)	19,226 SF
LEVEL 1-5 (RESIDENTIAL)	164,000 SF
TOTAL	183,226 SF
BUILDING L1, L2, L3, L4	
LEVEL 1 (RETAIL)	34,139 SF
LEVEL 2 (RETAIL)	12,000 SF
LEVEL 1-5 (HOTEL)	170,000 SF
LEVEL 1-5 (RESIDENTIAL)	115,000 SF
TOTAL	331,139 SF
BUILDING M1, M2	
LEVEL 1 (RETAIL)	15,585 SF
LEVEL 1-5 (RESIDENTIAL)	130,922 SF
TOTAL	146,497 SF
TOTAL PHASE III	660,772 SF

NelsenPartners, Inc.
Architecture Planning Interiors
Scottsdale / Austin
7047 E North Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
TEL (480) 948-6600
FAX (480) 948-0801
www.nelsenpartners.com

SCOTTSDALE QUARTER

15101 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA

Date
07-12-07

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.
36415

Sheet
A101.5
PHASING PLAN

37-UP-2010
1st: 11/8/10