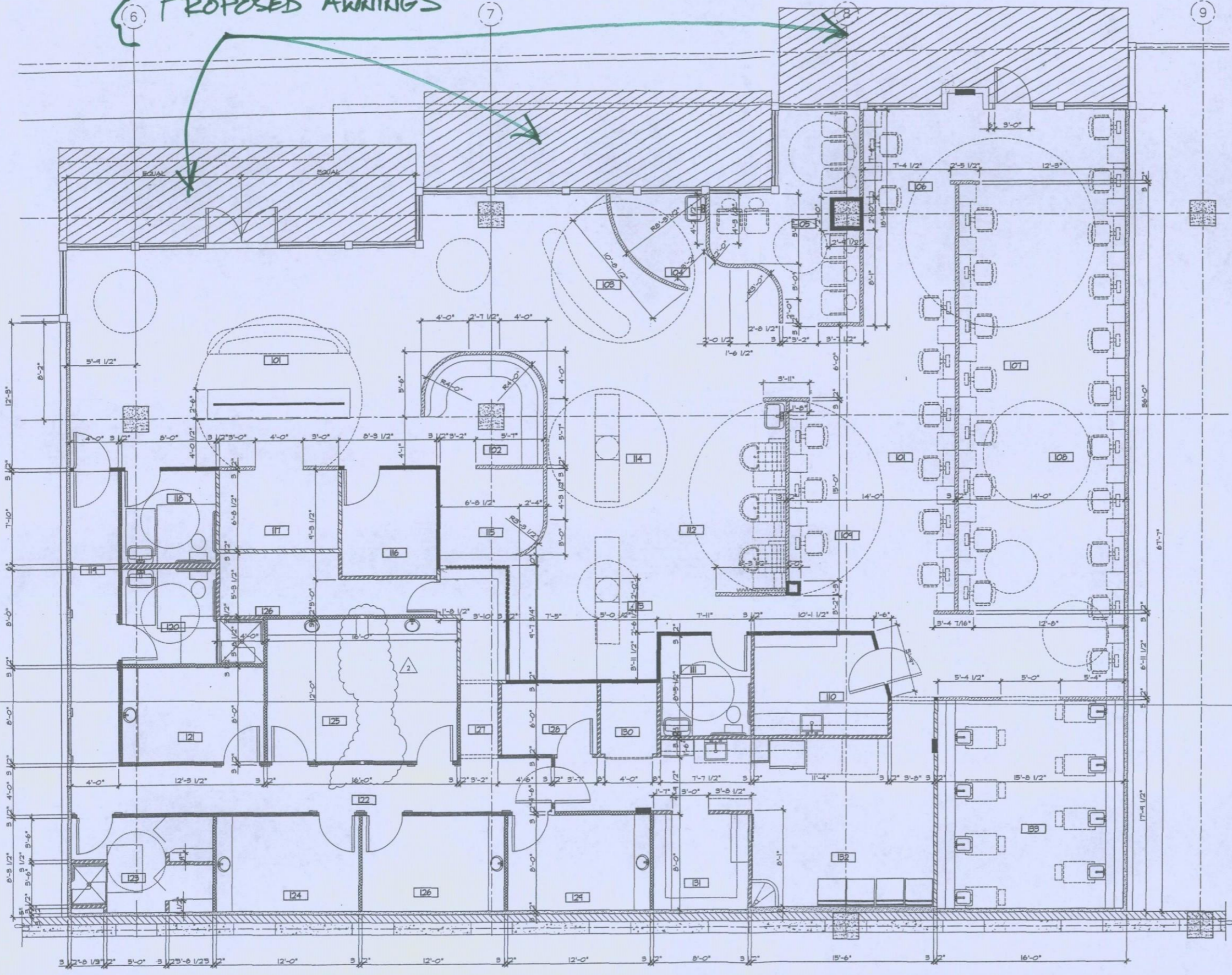


FINAL PLANS

PROPOSED AWNINGS



34-DR-2013
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 8/15/13 DATE
 INITIALS

DIMENSION FLOOR PLAN
 1/4" = 1'-0" TOTAL INTERIOR FINISHED AREA = 5750 SQUARE FEET

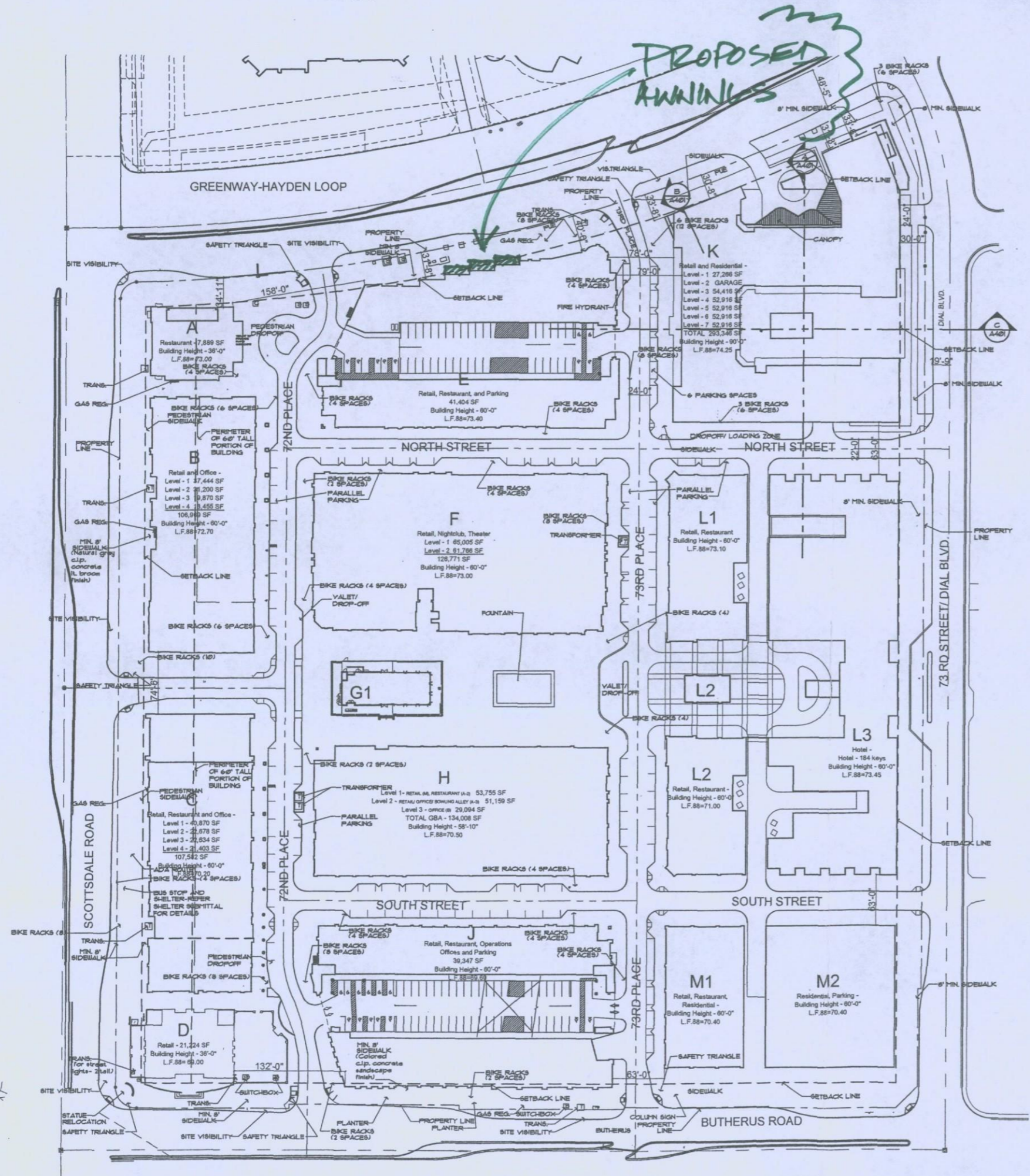
ADDITIONS, INNOVATIONS OR TRIM IMPROVEMENTS FOR:
 SQ SALON, LLC
 15323 N. SCOTTSDALE ROAD, SUITE 180
 SCOTTSDALE, ARIZONA
 SCOTTSDALE QUARTERS
 CONTRACTOR
 OWNER

The architect has not combined to do this inspection, therefore any changes and/or deviations from these plans without written approval by the architect. Release the architect from any further liability of responsibility to the building. This drawing is the property of the architect and may not be reproduced or used without written permission.

SET NO. _____
 DIMENSIONED FLOOR PLAN
 Sheet
 A-2.1

34-DR-2013
 7/2/13

FINAL CONSTRUCTION SET



SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF 28.61 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Total Open Space Provided	251,903 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	59,922 SF
Building Height Allowed	60' max
Building Height Proposed for Block K only	90' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(1,024,555 x .40) 409,822 SF
Office Provided	178,238 SF
Residential Allowed	(819,644 x .50) 409,822 SF
Residential Proposed for Block K	276 Units / 270,962 SF

TABULATIONS

BUILDING A	LEVEL 1 (RESTAURANT) 7,889 SF	BUILDING G1, G2, G3	G1 (RESTAURANT) 4,058 SF
	PATIO 1,806 SF		G1 (NON LEASABLE) 102 SF
			KIOSKS 1220 SF
			TOTAL 6,380 SF
			PATIO 4,478 SF
BUILDING B	LEVEL 1 (RETAIL) 34,169 SF	BUILDING H	LEVEL 1 (RETAIL) 36,456 SF
	LEVEL 1 (NON LEASABLE) 3,275 SF		LEVEL 1 (RESTAURANT) 10,175 SF
	LEVEL 2 (RETAIL) 9,770 SF		LEVEL 1 (NON LEASABLE) 6,207 SF
	LEVEL 2 (OFFICE) 19,566 SF		LEVEL 2 (RETAIL) 9,743 SF
	LEVEL 2 (NON LEASABLE) 2,856 SF		LEVEL 2 (OFFICE) 38,512 SF
	LEVEL 3 (OFFICE) 17,489 SF		LEVEL 2 (NON LEASABLE) 3,135 SF
	LEVEL 3 (NON LEASABLE) 2,381 SF		LEVEL 3 (OFFICE) 23,900 SF
	LEVEL 4 (OFFICE) 16,081 SF		LEVEL 3 (NON LEASABLE) 5,953 SF
	LEVEL 4 (NON LEASABLE) 2,374 SF		TOTAL 133,781 SF
	TOTAL 106,969 SF		PATIO 3,276 SF
	PATIO 0 SF	BUILDING J	LEVEL 1 (RETAIL) 18,196 SF
BUILDING C	LEVEL 1 (RETAIL) 39,881 SF		LEVEL 1 (RESTAURANT) 15,883 SF
	LEVEL 1 (RESTAURANT) 7,721 SF		LEVEL 1 (NON LEASABLE) 5,318 SF
	LEVEL 1 (NON LEASABLE) 2,285 SF		TOTAL 39,347 SF
	LEVEL 2 (RETAIL) 20,426 SF		PATIO 1,678 SF
	LEVEL 2 (NON LEASABLE) 2,252 SF	BUILDING K	LEVEL 1 (RETAIL) 22,384 SF
	LEVEL 3 (OFFICE) 19,837 SF		LEVEL 1 (RESIDENTIAL) 4,882 SF
	LEVEL 3 (NON LEASABLE) 2,797 SF		LEVEL 2 (GARAGE) 268,060 SF (275 UNITS)
	LEVEL 4 (OFFICE) 18,606 SF		LEVEL 3-7 (RESIDENTIAL) 293,348 SF
	LEVEL 4 (NON LEASABLE) 2,797 SF	BUILDING L1, L2, L3	LEVEL 1 (RETAIL) 14,387 SF
	TOTAL 107,582 SF		LEVEL 1 (RESTAURANT) 173,325 SF (184 KEYS)
BUILDING D	RETAIL 21,754 SF		TOTAL 187,712 SF
	TOTAL 21,224 SF	BUILDING M1, M2	LEVEL 1 (RETAIL) 22,757 SF
BUILDING E	LEVEL 1 (RETAIL) 15,285 SF		LEVEL 1-5 (RESIDENTIAL) 138,860 SF
	LEVEL 1 (RESTAURANT) 24,283 SF		TOTAL 161,617 SF
	LEVEL 1 (NON LEASABLE) 2,095 SF	GRAND TOTAL	1,228,466 SF
	TOTAL 41,663 SF		
	PATIO 3,131 SF		

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT IN BLOCK K = 275 DWELLING UNITS
- 43 STUDIO UNITS = 53.75 PARKING SPACES
- 175 1-BEDROOM UNITS = 227.5 PARKING SPACES
- 57-2 BEDROOM UNITS = 96.9 PARKING SPACES
- PARKING SPACES REQUIRED = 378.15
- REMAINING ENTITLED RESIDENTIAL FOR PHASE III: 138,860 SF / 1,200 SF = 116 UNITS x 1.5 = 174 PARKING SPACES REQUIRED
- HOTEL PARKING REQUIREMENT = 184 ROOMS @ 1 SPACE/ROOM = 184 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 646,319 SF @ 1 SPACE/300 SF = 2,154 SPACES
- TOTAL PARKING PROVIDED (ON-STREET=87 AND IN E, J GARAGES=2,511) = 2,598 SPACES
- TOTAL PARKING REQUIRED = 2,890 SPACES
- TOTAL PARKING PROVIDED (INCLUDING RESIDENTIAL & HOTEL) = 3,097 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 736 SPACES = 15 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES

BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES.
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.

Nelsen Partners, Inc.
Architecture Planning Interiors
Austin - Scottsdale
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel 480.949.6800
fax 480.949.6801
www.nelsenpartners.com



Crescent Scottsdale Quarter

15345 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85260

34-DR-2013
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8/15/13
DATE INITIALS

12-ZN-2012
PRE-APP # 414-PA-2012
Date
March 08, 2013
Revisions

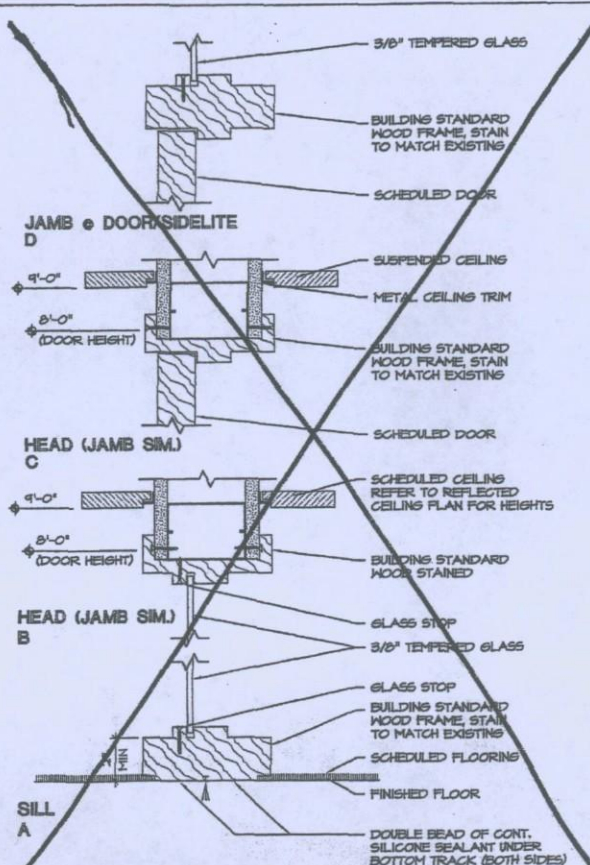
SITE PLAN

SCALE: 1"=60'

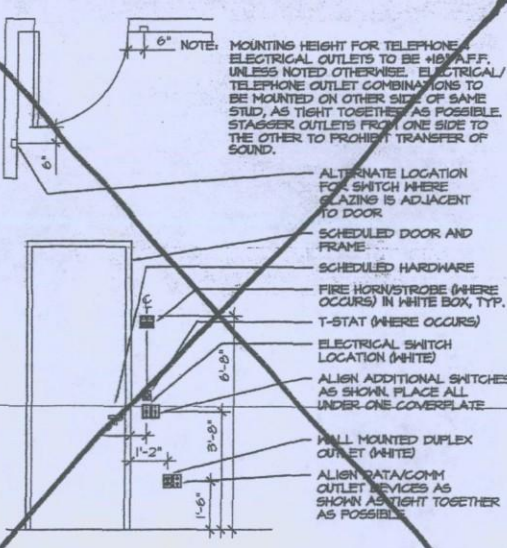
REF.

Project No.
31242
A111
SITE PLAN

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.
© 2008 NELSEN PARTNERS, INC.



1 TYPICAL HEAD/JAMB/SILL (WOOD)
SCALE: 3/8"=1'-0"



2 TYPICAL MOUNTING HEIGHTS
SCALE: 3/8"=1'-0"

HARDWARE SPECS

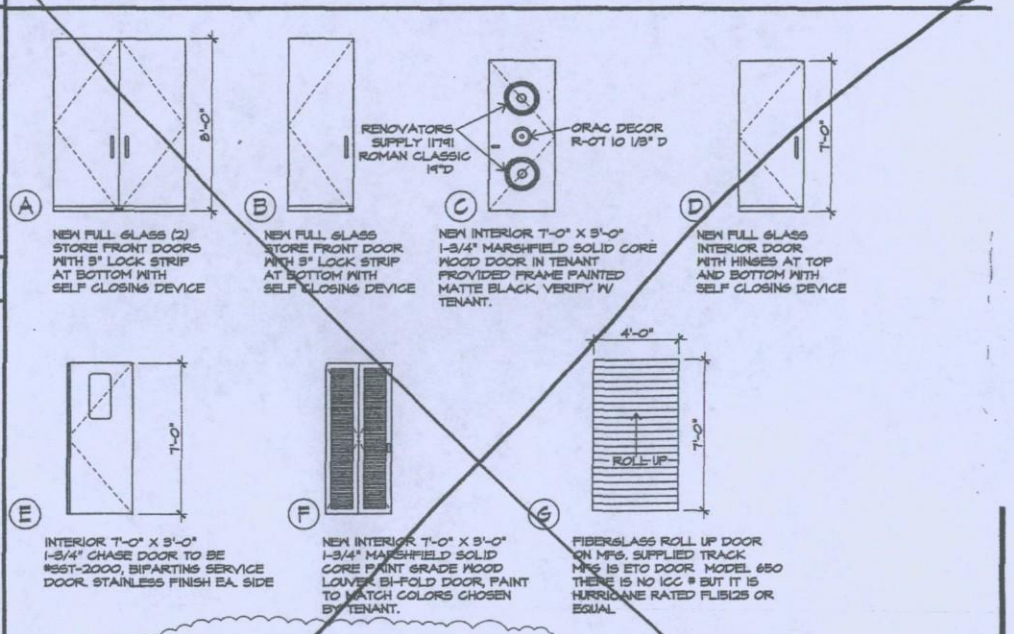
LOCKSET	BUILDING STANDARD LEVER, SCHLAGE AL SERIES LOCKSET, WITH SATIN NICKEL FINISH
LATCHSET	BUILDING STANDARD LEVER, SCHLAGE AL SERIES LOCKSET, WITH SATIN NICKEL FINISH
HINGES	BUILDING STANDARD, STANLEY #FBB174, 4 1/2" X 4 1/2" US 26, 4 PER DOOR LEAF
DOOR STOPS	BUILDING STANDARD BALDWIN HALL DOOR STOP, FINISH 650 (SATIN NICKEL FINISH)
BULB SEAL	PERKO #2580 CONTINUOUS AROUND JAMBS AND HEADERS
CLOSER	DORMA #1801

HARDWARE GROUPS

- GENERAL NOTES:**
 A. VERIFY ALL KEYING REQUIREMENTS WITH THE TENANT
 B. HARDWARE ON STOREFRONT TO BE PROVIDED BY STOREFRONT CONTRACTOR AND IS REQUIRED TO MEET ALL CODES.
 C. ALL HARDWARE IS TO BE NICKEL/ PEXTER COLOR.
- (1) LEVER LATCHSET
 (2) PAIR HINGES PER DOOR LEAF
 (1) DOOR STOP- WALL MOUNTED SILENCERS
 (1) CONTINUOUS VINYL BULB SEAL
 - (1) LEVER PRIVACY LATCHSET
 (2) PAIR HINGES PER DOOR LEAF
 (1) DOOR STOP- WALL MOUNTED SILENCERS
 (1) CONTINUOUS VINYL BULB SEAL
 - (1) 3 1/2" BENT WIRE FULL DOOR-SATIN STAINLESS STEEL FINISH
 (2) PAIR HINGES PER DOOR LEAF
 (1) DOOR STOP- WALL MOUNTED SILENCERS
 (1) CONTINUOUS VINYL BULB SEAL
 - (1) STAINLESS STEEL PUSH PLATE PER LEAF
 (1) STAINLESS STEEL FULL LEVER PER LEAF
 (1) PAIR DUAL SWING HINGES PER DOOR TOP AND BOTTOM
 (1) CLOSER
 - (1) PAIR DUAL SWING HINGES PER DOOR TOP AND BOTTOM
 (1) CLOSER
 - (1) STAINLESS STEEL PUSH PLATE PER LEAF
 (1) STAINLESS STEEL FULL LEVER PER LEAF
 (1) PAIR HINGES PER DOOR LEAF TOP AND BOTTOM
 (1) DOOR STOP- WALL MOUNTED SILENCERS
 (1) CONTINUOUS VINYL BULB SEAL
 (1) CLOSER
 - (1) LEVER LATCHSET
 (2) PAIR HINGES PER DOOR LEAF
 (1) DOOR STOP- WALL MOUNTED SILENCERS
 (1) CONTINUOUS VINYL BULB SEAL
 (1) SLEEP PER LEAF

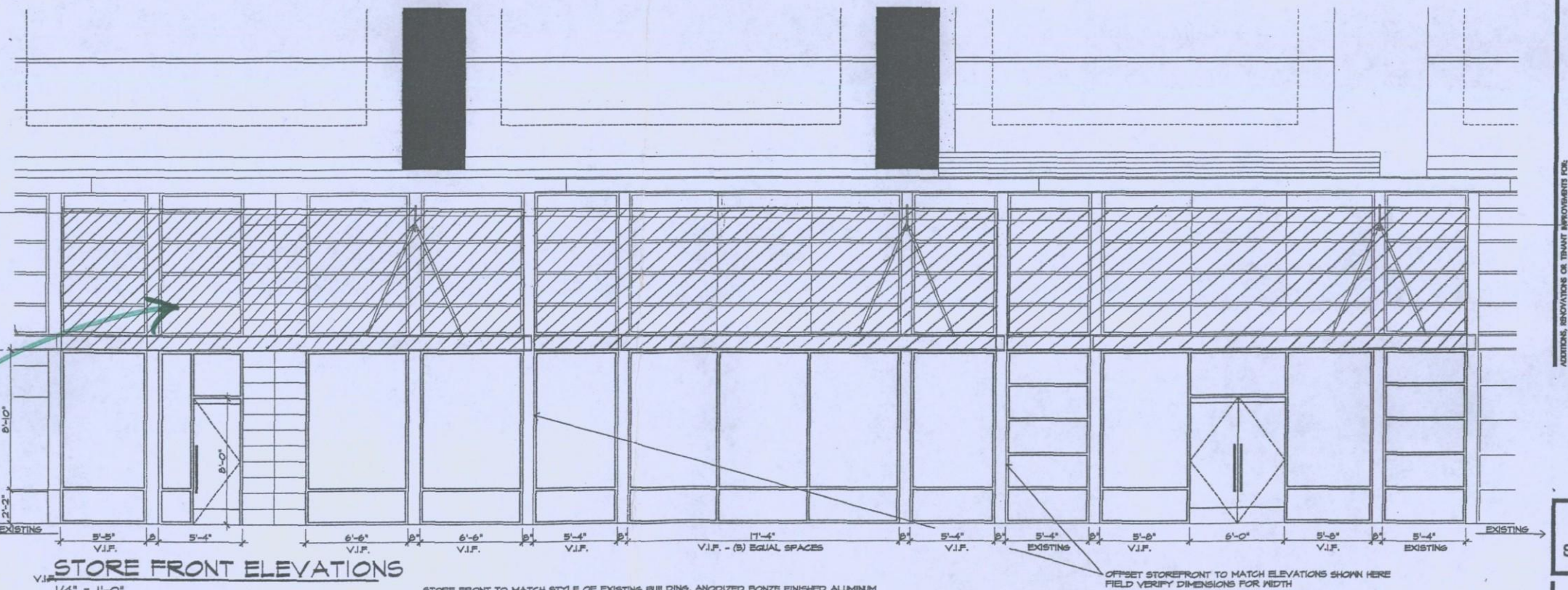
REMOVE DOOR

DOOR TYPES



REMOVE FOLDING DOOR

34-DR-2013
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 8/15/13 DATE
 INITIALS



STORE FRONT ELEVATIONS
1/4" = 1'-0"

ENERGY SPECIFICATIONS FOR GLAZING:
 DOUBLE INSULATED / LOW-E / TEMPERED GLASS
 MAXIMUM U - FACTOR = 0.75
 MAXIMUM SHGC = 0.40
 PER 2006 IECC TABLE 502.5

STORE FRONT TO MATCH STYLE OF EXISTING BUILDING. ANODIZED BRONZE FINISHED ALUMINUM

OFFSET STOREFRONT TO MATCH ELEVATIONS SHOWN HERE
 FIELD VERIFY DIMENSIONS FOR WIDTH

PROPOSED
 AWNINGS

ADDITIONAL SHOWINGS OR TENANT IMPROVEMENTS FOR:
 SQ SALON, LLC
 15323 N. SCOTTSDALE ROAD, SUITE 180
 SCOTTSDALE, ARIZONA
 SCOTTSDALE QUARTERS
 CONTRACTOR
 OWNER

The architect does not warrant, represent, or certify that the drawings are free from errors or omissions. The drawings are to be used in accordance with the contract documents. The drawings are not to be used for any other purpose without the written consent of the architect.

SET NO. _____
 DOOR SCHEDULE
 Sheet
 A-4.0

ALL OF PAGE

34-DR-2013
 7/2/13

FINAL CONSTRUCTION SET