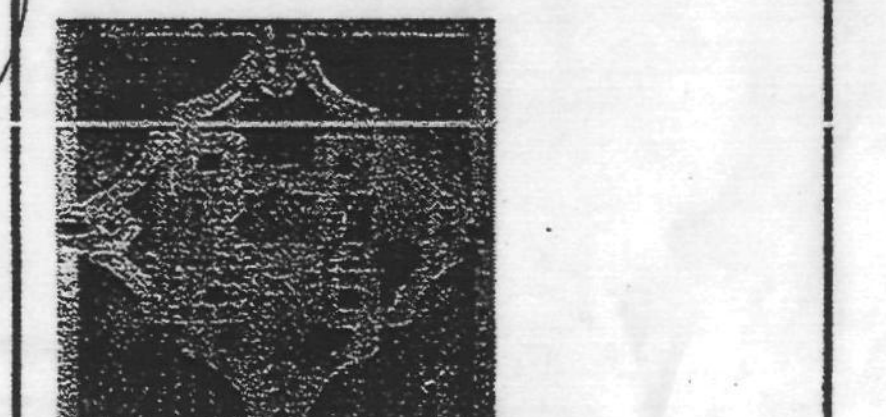


NO.	DATE	DESCRIPTION
05.21.04		PERMIT CORRECTIONS-PHASE 1A
05.21.04		DESIGN CLARIFICATIONS
05.03.04		ISSUE FOR BID - CORE & SHELL
04.22.04		ISSUE FOR BID - LANDSCAPE & PAVEMENT
04.16.04		ISSUE FOR BID - STEEL
04.09.04		ISSUE FOR BID - UTILITY/EXCAVATION
04.07.04		ISSUE FOR BID - PRECAST
04.05.04		ISSUE FOR PERMIT - PHASE 1A
01.08.04		100% DESIGN DEVELOPMENT - PHASE 1A
11.17.03		100% SCHEMATIC DESIGN

SCOTTSDALE WATERFRONT

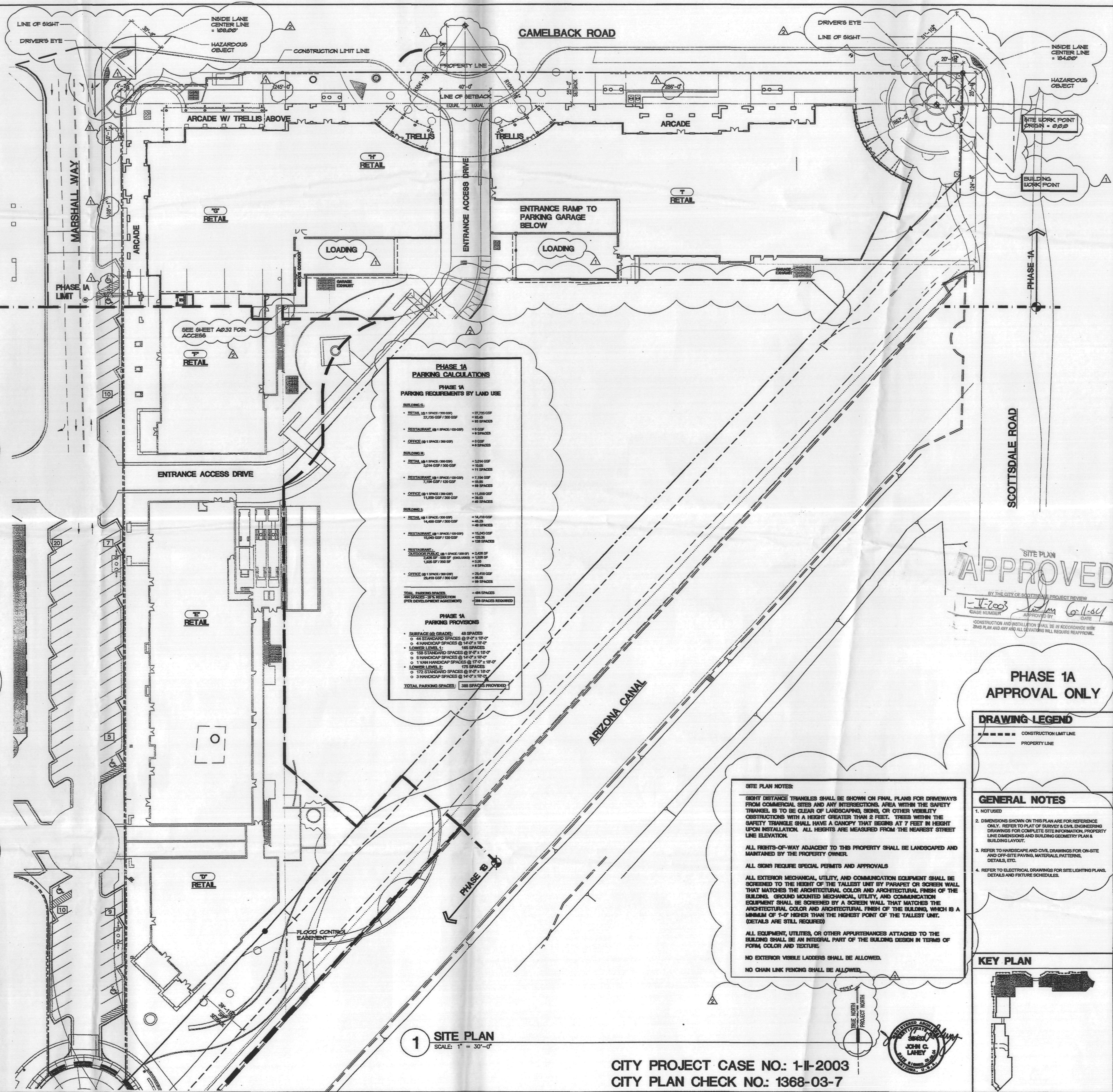
Scottsdale, Arizona



Phase 1A

SITE/ PHASING PLAN

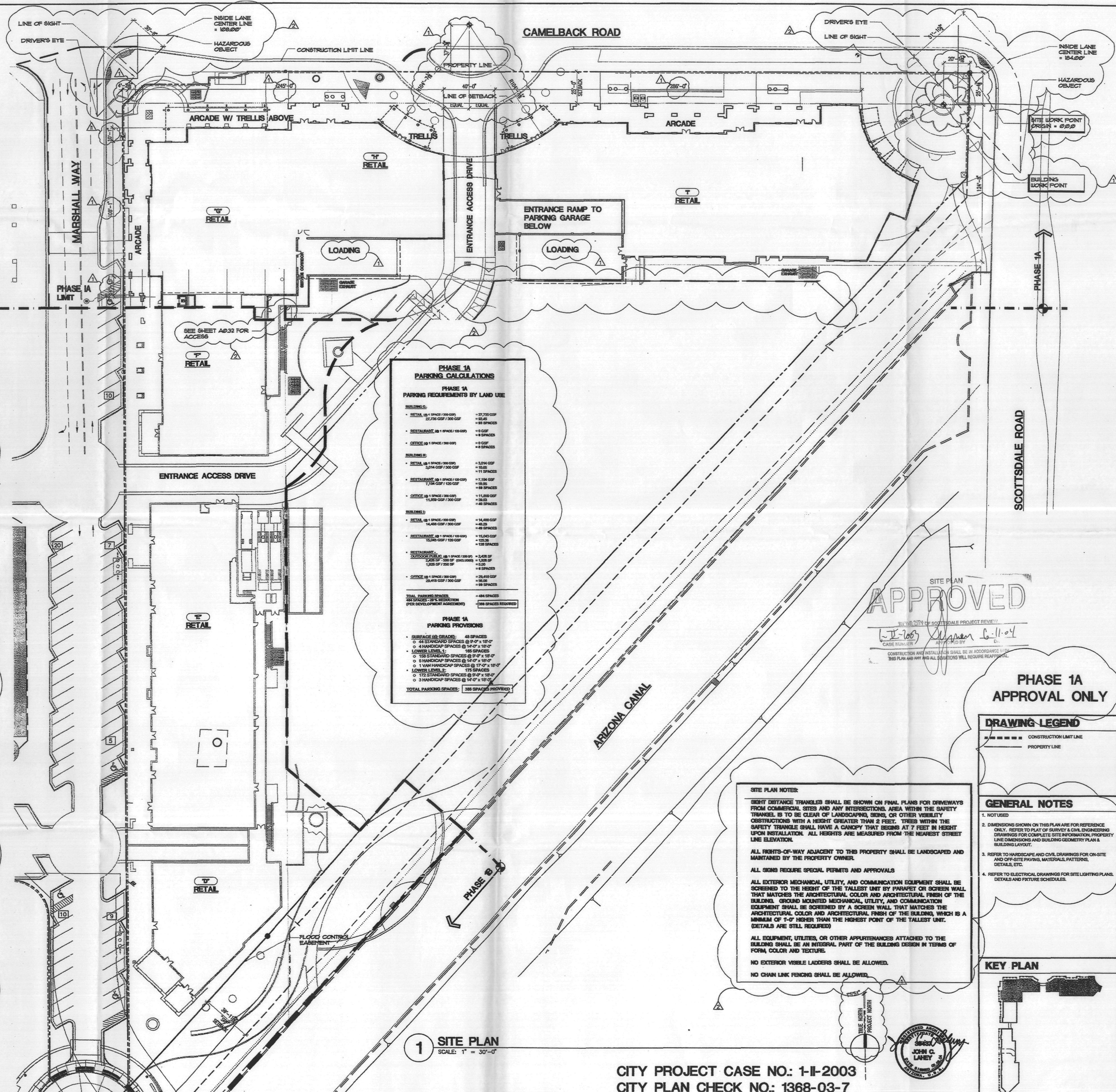
Scale:	1" = 30'-0"	Sheet Number:	
Drawn By:	JG	Project Number:	A1.01
Project Number:	2003014		



PHASE 1A PARKING CALCULATIONS

PHASE 1A PARKING REQUIREMENTS BY LAND USE

BUILDING NO.	DETAILS (SQ FT / GSF)	SPACES
BUILDING 1	RETAIL (48 1 SPACE / 100 GSF) = 27,216 GSF / 100 GSF	= 272 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 27,216 GSF / 100 GSF	= 272 SPACES
BUILDING 2	RETAIL (48 1 SPACE / 100 GSF) = 10,584 GSF / 100 GSF	= 106 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 10,584 GSF / 100 GSF	= 106 SPACES
BUILDING 3	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 4	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 5	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 6	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 7	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 8	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 9	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 10	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 11	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 12	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 13	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 14	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 15	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 16	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 17	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 18	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 19	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 20	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 21	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 22	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 23	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 24	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 25	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 26	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 27	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 28	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 29	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 30	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 31	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 32	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 33	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 34	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 35	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 36	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 37	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 38	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 39	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 40	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 41	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 42	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 43	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 44	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 45	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 46	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 47	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 48	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 49	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 50	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 51	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 52	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 53	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 54	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 55	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 56	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 57	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 58	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 59	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 60	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 61	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 62	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 63	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 64	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 65	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 66	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 67	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 68	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 69	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 70	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 71	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 72	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 73	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 74	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 75	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
BUILDING 76	RETAIL (48 1 SPACE / 100 GSF) = 14,832 GSF / 100 GSF	= 148 SPACES
	RESTAURANT	



PHASE 1A PARKING CALCULATIONS

PHASE 1A PARKING REQUIREMENTS BY LAND USE

BUILDING USE	REQUIREMENTS	SPACES
RETAIL (1) 1 SPACE / 100 GSF	27,720 GSF	277 SPACES
RESTAURANT (1) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (1) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (2) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (3) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (4) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (5) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (6) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (7) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (8) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (9) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (10) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (11) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (12) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (13) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (14) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (15) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (16) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (17) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (18) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (19) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (20) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (21) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (22) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (23) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (24) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (25) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (26) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (27) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (28) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (29) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (30) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (31) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (32) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (33) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (34) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (35) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (36) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (37) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (38) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (39) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (40) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (41) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (42) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (43) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (44) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (45) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (46) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (47) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (48) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (49) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (50) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (51) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (52) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (53) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (54) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (55) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (56) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (57) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (58) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (59) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (60) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (61) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (62) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (63) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (64) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (65) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
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OFFICE (67) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
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OFFICE (72) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (73) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (74) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (75) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (76) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (77) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (78) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (79) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (80) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (81) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (82) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (83) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (84) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (85) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (86) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (87) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (88) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (89) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (90) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (91) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (92) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (93) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (94) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (95) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (96) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (97) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (98) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (99) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES
OFFICE (100) 1 SPACE / 100 GSF	10,000 GSF	100 SPACES

PHASE 1A PARKING PROVISIONS

SURFACE (1) GRASS	48 SPACES
44 STANDARD SPACES @ 9'-0" x 18'-0"	792 SPACES
4 HANDICAP SPACES @ 9'-0" x 18'-0"	36 SPACES
LOWER LEVEL (1)	100 SPACES
100 STANDARD SPACES @ 9'-0" x 18'-0"	1800 SPACES
100 HANDICAP SPACES @ 9'-0" x 18'-0"	400 SPACES
172 STANDARD SPACES @ 9'-0" x 18'-0"	3096 SPACES
3 HANDICAP SPACES @ 9'-0" x 18'-0"	126 SPACES
TOTAL PARKING SPACES:	484 SPACES PROVIDED
MIN. SPACES - 25% REDUCTION (PER DEVELOPMENT AGREEMENT)	128 SPACES REQUIRED

- FIRE ORDINANCE REQUIREMENTS**
- PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & SHALL BE ON ALL PLANS.
 - FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING, ADJUSTMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
 - PROVIDE A KNOX BOX @ MAIN ENTRANCE MOUNTED 4' - 6' A.F.F.
 - SUBMIT PLANS FOR A CLASS A FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
 - ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
 - BUILDING WILL BE SUBJECT TO THE INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
 - PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED.
 - EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC.
 - SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700' AT 2500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
 - SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THICK COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NCET III DESIGN TECHNICIAN.
 - DESIGN PER NFPA 13 (2002 EDITION) COMMERCIAL SYSTEM.
 - BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
 - FIRE LINE SPRINKLER & STANDPIPE SYSTEM SHALL BE FINISHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
 - FDC SIAMSESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2" x 2-1/2" x 4" (NSHT) 4" TO 8" BACK OF CURB, INDCP, WET LINE.
 - THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3' CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

APPROVED

BY THE CITY OF SCOTTSDALE PROJECT REVIEW

DATE: 11-10-03

APPROVED BY: [Signature]

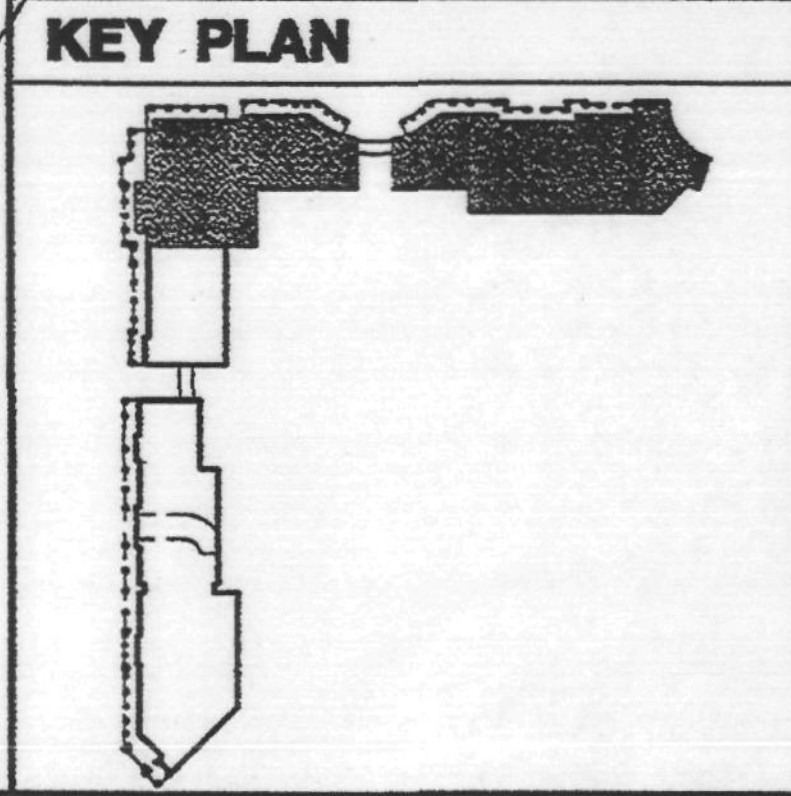
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL CONDITIONS WILL REQUIRE PERMITTING.

PHASE 1A APPROVAL ONLY

DRAWING LEGEND

---	CONSTRUCTION LIMIT LINE
---	PROPERTY LINE

- GENERAL NOTES**
- NOT USED
 - DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO PLAN OF SURVEY & CIVIL ENGINEERING DRAWINGS FOR COMPLETE SITE INFORMATION, PROPERTY LINE DIMENSIONS AND BUILDING GEOMETRY PLAN & BUILDING LAYOUT.
 - REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ON-SITE AND OFF-SITE PAVING, MATERIALS, PATTERNS, DETAILS, ETC.
 - REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING PLANS, DETAILS AND PICTURE SCHEDULES.



SITE PLAN NOTES:

SETBACK DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SIGNS REQUIRE SPECIAL PERMITS AND APPROVALS.

ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT. (DETAILS ARE STILL REQUIRED)

ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

NO CHAIN LINK FENCING SHALL BE ALLOWED.

1 SITE PLAN
SCALE: 1" = 30'-0"

CITY PROJECT CASE NO.: 1-II-2003
CITY PLAN CHECK NO.: 1368-03-7

SCB
Solomon Cordwell Buenz & Associates Inc.
Architecture Planning Interior Design
625 North Michigan Avenue
Suite 900
Chicago, Illinois 60611
tel 312 896 1100 fax 312 896 1200

H&S International LLC
Bing Hu Architect
1778 N. PACESSETTER WAY
DICKENSVILLE
SUITE 500
SCOTTSDALE, ARIZONA 85255-6471
480-585-0288
480-585-2288 (FAX)

BROOKS ENGINEERS & SURVEYORS INC.
4802 E. WOOD STREET #18
PHOENIX, ARIZONA 85040
(PHONE) (602) 437-3733
(FAX) (480) 858-0204

CARUSO TURLEY SCOTT INC.
consulting structural engineers
2702 NORTH 44TH STREET SUITE 200
PHOENIX, ARIZONA 85008 (602) 912-9120 (812-8390 FAX)

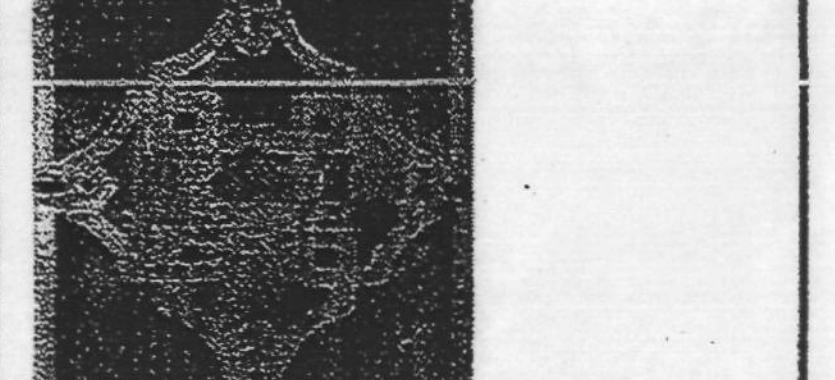
PETERSON ASSOCIATES
7201 N. DENVER CROW DRIVE
SUITE 200
PHOENIX, ARIZONA 85020
(602) 943-6116
FACSIMILE (602) 943-2007
WWW.PETERSONASSOCIATES.COM
JLS/SLC

Floor ASSOCIATES
Landscape Architecture
14205 North First Street
Second Floor
Phoenix, Arizona 85004
Phone 602.482.1425
Fax 602.482.1427

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NO.	DATE	DESCRIPTION
08.21.04		PERMIT CORRECTIONS-PHASE 1A
08.21.04		DESIGN CLARIFICATIONS
08.03.04		ISSUE FOR BID - CORE & SHELL
04.22.04		ISSUE FOR BID - LANDSCAPE & IRRIGATION
04.16.04		ISSUE FOR BID - STEEL
04.08.04		ISSUE FOR BID - UTILITY/CAVATION
04.07.04		ISSUE FOR BID - PRECAST
04.06.04		ISSUE FOR PERMIT - PHASE 1A
03.03.04		100% DESIGN DEVELOPMENT - PHASE 1A
10.17.03		100% SCHEMATIC DESIGN

SCOTTSDALE WATERFRONT
Scottsdale, Arizona



Phase 1A
SITE/ PHASING PLAN

Scale: 1" = 30'-0"	Sheet Number: A1.01
Drawn By: JG	
Project Number: 2003014	

