

**PROJECT DATA**

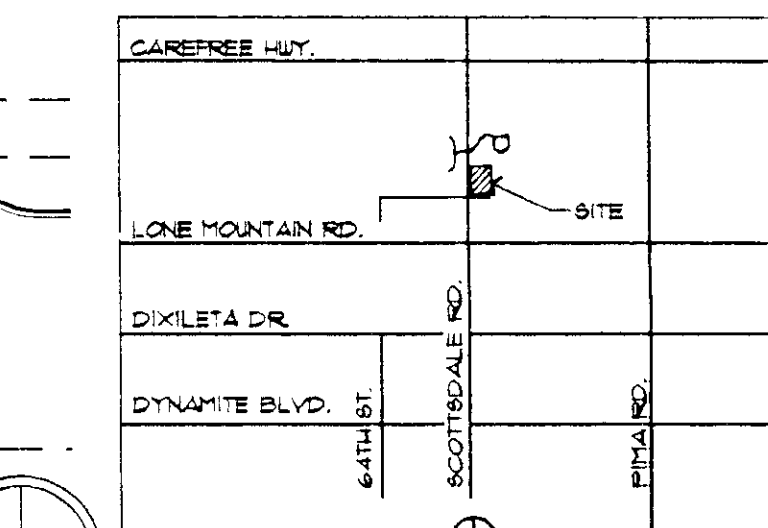
SITE DATA	
ZONING	C-2 ESL/R1-43 ESL
GROSS LOT AREA	2,662,781 SF. 47.35 ACRES
NET LOT AREA	1,960,111 SF. 44.93 ACRES
NA.O.S. REQUIRED	2,662,781 x .25 = 665,695 SF.
NA.O.S. PROVIDED	430,213 SF. 9.82 ACRES
LAND STURBED NA.O.S. REQUIRED	430,213 x .7 = 301,149 SF.
LAND STURBED NA.O.S. PROVIDED	345,666 SF.
BASE INTENSITY FOR C-2	2.8 FLOOR AREA RATIO
BASE INTENSITY PROVIDED	333,500/1,960,111 = 0.17
OPEN SPACE REQUIRED	321,784 SF.
OPEN SPACE PROVIDED	511,338 SF.
FRONTAGE OPEN SPACE REQUIRED	160,897 SF.
FRONTAGE OPEN SPACE PROVIDED	220,541 SF.
LANDSCAPE AREA REQUIRED	93,764 SF.
LANDSCAPE AREA PROVIDED	103,634 SF.
SCOTTSDALE ROAD ROW	15' FROM C.L.
ASHLER HILLS ROW	50' FROM C.L.
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR REQUIRED	100' FROM ROW
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR PROVIDED	100' FROM ROW
MITIGATION AREA REQUIRED	1,158 SF.
MITIGATION AREA PROVIDED	2,316 ACRES

PARKING DATA	
RETAIL 1 CAR/200 SF.	233,500 SF. 1,168 CARS
RESTAURANTS (INDOOR) 1 CAR/80 SF.	30,000 SF. 375 CARS
RESTAURANTS (OUTDOOR) 1 CAR/200 SF.	9,000 SF. 45 CARS
GROCERY 1 CAR/300 SF.	64,500 SF. 215 CARS
TOTAL SF.	337,000 SF.
TOTAL PARKING REQUIRED	1,763 CARS
SHARED PARKING REQ'D	1,663 CARS
TOTAL PARKING PROVIDED	1,788 CARS

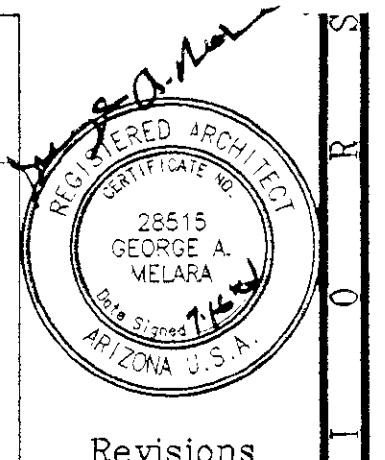
CODE DATA	
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:	
1981 UNIFORM BUILDING CODE	
1981 UNIFORM MECHANICAL CODE	
1934 UNIFORM PLUMBING CODE	
1986 NATIONAL ELECTRICAL CODE	
1981 UNIFORM FIRE CODE	

OCCUPANCY	
A-3	4 M
CONSTRUCTION TYPE	
V-N	(AFES)
BASE ALLOWABLE AREA	
A-3	+ 6,000 SF.
M	+ 8,000 SF.
ALLOWABLE AREA INCREASES	
SPRINKLERS	+ 300%
A-3	+ 13,144 SF.
M	+ 17,000 SF.
OR	
60 FT. YARDS	+ UNLIMITED AREA
BUILDING AREAS:	
BUILDINGS 1 & 2	8,829 SF. + 6,014 SF. 15,843 SF. A-3 + 13,144 SF. M + 8,829 SF. 13,144,000 + 4 8,829,000 + 36
BUILDING 3	6,130 SF. A-3 + 13,150 SF. 3,600,000 + 11 3,300,000 + 55
BUILDINGS 4 & 5	13,300 SF. + 6,004 SF. 19,304 SF. A-3 + 4,200 SF. M + 15,204 SF. 4,200,000 + 28 3,204,000 + 63
BUILDINGS 6 & 7	14,149 SF. + 64,500 SF. 78,649 SF. (UNLIMITED) M + 78,649
BUILDINGS 8 & 10	213,000 SF. + 5,200 SF. 4,123,500 SF. (UNLIMITED) M + 142,872

**ISSUED FOR CONSTRUCTION**



**DR CASE # 118-DR-99, 118-SD-99**  
**NATIVE PLANT CASE # 143-NP-99**  
**NATIVE PLANT PERMIT # 035213**  
**PLAN CHECK # 5092-99F**



Revisions
Date: 07/13/2001
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**THE SUMMIT**  
 32331-132637 N. SCOTTSDALE ROAD  
 SCOTTSDALE, AZ

**NELSEN ARCHITECTS, INC.**  
 SCOTTSDALE, ARIZONA 85251  
 7001 E. CAMDENBARK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251  
 PHONE: (480) 949-0800 FAX: (480) 949-8601

Sheet **A101**  
 Project No: 99029

**BID SET NOTE**  
 SITE INFORMATION INDICATED ON THESE SHEETS INCLUDING BUT NOT NECESSARILY LIMITED TO HARDSCAPE, LANDSCAPE, PAVING, SITE LIGHTING, RETAINING & SCREEN WALLS, AND SITE FURNISHINGS ARE PROVIDED FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CONTRACT AND SHALL NOT BECOME PART OF THE BID.

**GENERAL NOTES**  
 1. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.  
 2. PAINT SERVICE ENTRANCE SECTION TO MATCH THE BLDG. AND/OR SCREEN FROM VIEW.  
 3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.  
 4. ALL MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A PARAPET THAT MATCHES THE BLDG. IN COLOR AND TEXTURE. IF GROUND MOUNTED, THE SCREEN WALL SHALL BE A MIN. OF 10' HIGHER THAN THE UNIT.  
 5. NO EXTERIOR VISIBLE LADDERS ALLOWED. SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

1. THE PERIMETER WALL & LANDSCAPING SHALL BE REQUIRED TO BE COMPLETED PRIOR TO BRANSH OF ANY C.O.P.D.  
 2. SIGNPOLES IF PROVIDED SHALL BE ONE PIECE CONICAL TAPERED  
 3. SIGNO UMBRELLAS SHALL BE SOLID COLORS & SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.

**01 SITE PLAN**  
 SCALE: 1" = 50'

**PROJECT DATA**

SITE DATA	
ZONING	C-2 EQL-R-43 EQL
GROSS LOT AREA	7,292.78 SF 0.166 ACRES
NET LOT AREA	165,011 SF 3.76 ACRES
NAO.S. REQUIRED	7,292.78 x 13 = 94,806 SF
NAO.S. PROVIDED	93,213 SF
UNDEVELOPED NAO.S. REQUIRED	87,513 SF
UNDEVELOPED NAO.S. PROVIDED	85,920 SF
BASE INTENSITY FOR C-2	0.8 FLOOR AREA RATIO
BASE INTENSITY PROVIDED	0.8 FLOOR AREA RATIO
OPEN SPACE REQUIRED	231,134 SF
OPEN SPACE PROVIDED	241,513 SF
FRONTAGE OPEN SPACE REQUIRED	6,293 SF
FRONTAGE OPEN SPACE PROVIDED	7,234 SF
LANDSCAPE AREA REQUIRED	58,734 SF
LANDSCAPE AREA PROVIDED	103,534 SF
SCOTTSDALE ROAD ROW	15' FROM CL.
ASHLER HILLS ROW	50' FROM CL.
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR	150' FROM ROW
SCOTTSDALE ROAD SCENIC VIEW CORRIDOR PROVIDED ROW	150' FROM ROW
MITIGATION AREA REQUIRED	1,129 ACRES
MITIGATION AREA PROVIDED	1,129 ACRES

**TARGET PARKING DATA**

MAXIMUM DESIGN - RETAIL	125.00 SF
MAXIMUM DESIGN - RESTAURANT	200.00 SF
REQUIRED PARKING	1,000 SF
ACCESSIBLE PARKING REQUIRED (1%)	10 SPACES
VAN ACCESSIBLE REQUIRED	2 SPACES
BICYCLE SPACES REQUIRED	100 SPACES
BICYCLE SPACES PROVIDED	100 SPACES

**OVERALL SITE PARKING DATA**

PARKING REQUIRED	1,000 SPACES
PARKING PROVIDED	1,100 SPACES
PARKING SURPLUS	100 SPACES
ACCESSIBLE PARKING REQ. (1%)	10 SPACES
ACCESSIBLE PARKING PROVIDED	10 SPACES
VAN ACCESSIBLE REQ.	2 SPACES
VAN ACCESSIBLE PROVIDED	2 SPACES
BICYCLE PARKING REQ.	100 SPACES
BICYCLE PARKING PROVIDED	100 SPACES

ALL PARKING IS A PART OF THE OVERALL DEVELOPMENT. SHARED ACCESS AND PARKING ARE PART OF THE OPERATION AND MAINTENANCE AGREEMENT BETWEEN DARTON HIDDEN CORPORATION AND DONALD SCHREIBER REALTY GROUP LP. AS REQUIRED IN MARICOPA COUNTY ORDER CASE NUMBER 93-000781.

**CODE DATA**

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND REQUIREMENTS PER THEIR ADOPTING JURISDICTIONS:

- 1931 INTERNATIONAL BUILDING CODE
- 1931 INTERNATIONAL MECHANICAL CODE
- 1931 INTERNATIONAL PLUMBING CODE
- 1931 NATIONAL ELECTRICAL CODE
- 1931 INTERNATIONAL FIRE CODE

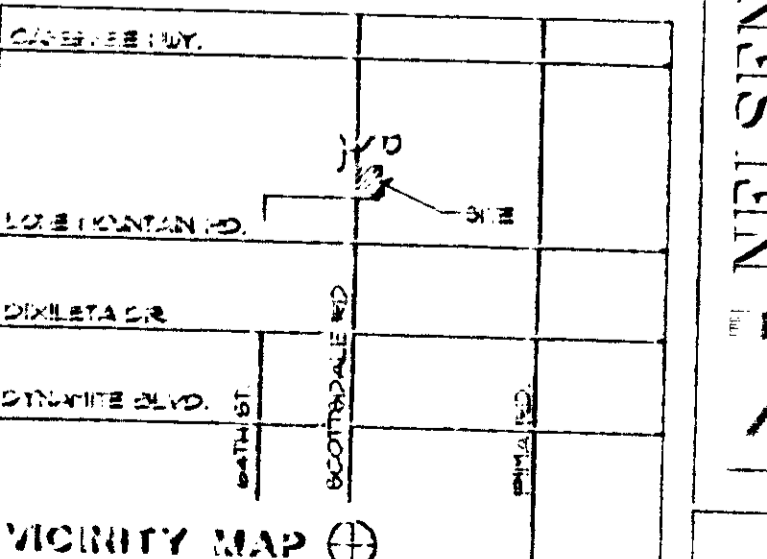
OCCUPANCY	M
CONSTRUCTION TYPE	VN (TYPE 5)
BASE ALLOWABLE AREA	M + 2,000 SF
ALLOWABLE AREA	50 FT. TYPICAL UNLIMITED AREA

**BUILDING AREA**

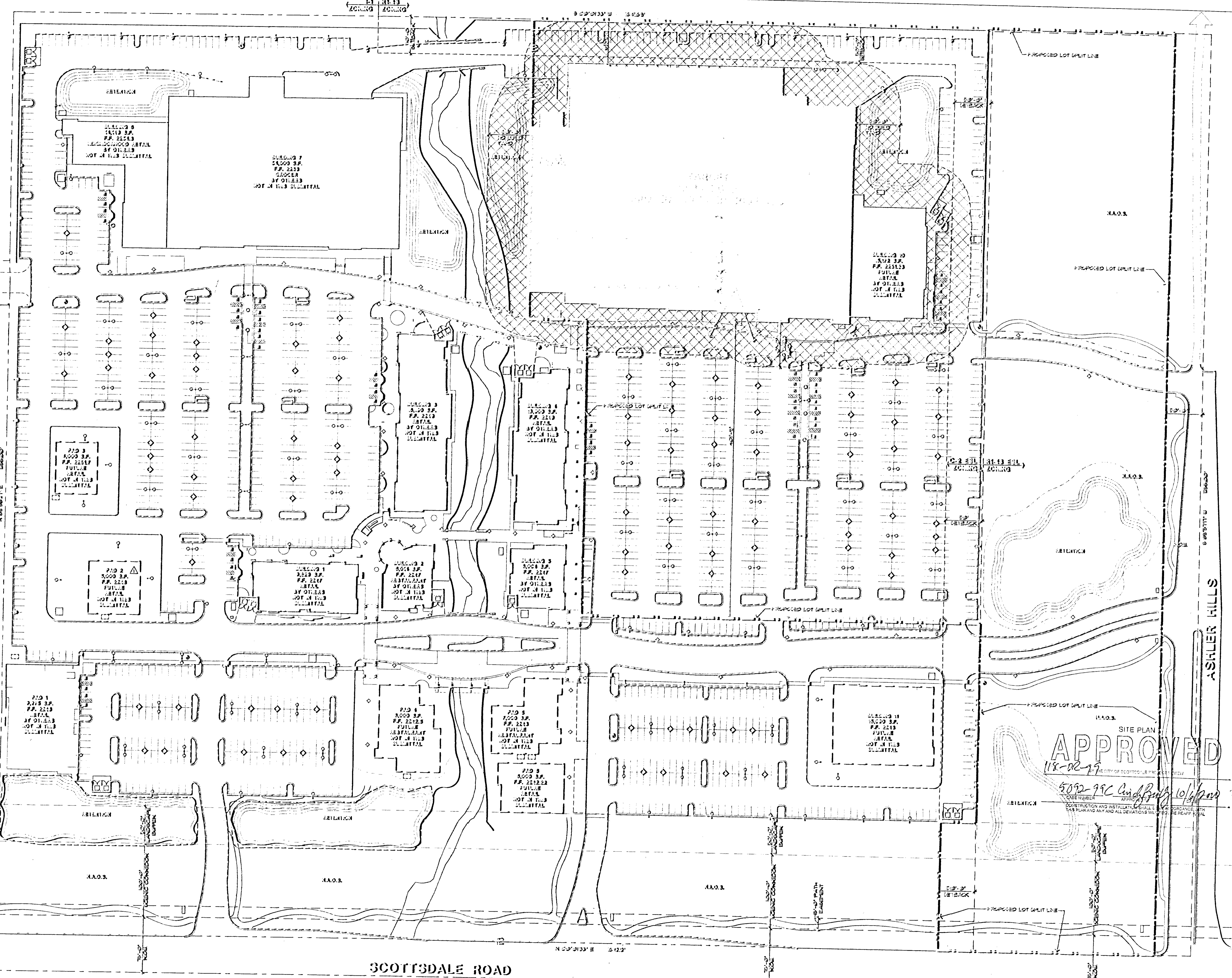
TARGET (BUILDING 3)	315,000 SF + 3,712 SF
	+ 12,512 SF (UNLIMITED)

**ISSUED FOR**

- 1. 50% CONSTRUCTION DOCUMENTS
- 2. SITE PRICING PACKAGE
- 3. 1ST CITY SUBMITTAL SET
- 4. 2ND CITY SUBMITTAL SET + BUILDING PRICING
- 5. SITE CONSTRUCTION SET
- 6. BUILDING CONSTRUCTION SET



PROJECT: 13-CR-00  
 NAME PLAN CASE: 13-NP-00  
 NAME PLAN PERM: 05529  
 PLAN CHECK: 5092-000



**GENERAL NOTES**

1. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
2. PAINT SERVICE SIGNAGE SECTION TO MATCH THE BUILDING SCREEN FROM VIEW.
3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
4. ALL MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN THAT MATCHES THE BUILDING COLOR AND TEXTURE. IF PROVIDED, THE SCREEN SHALL BE A MIN. 6 FT. HIGHER THAN THE EQUIPMENT.
5. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
6. SIGNAGE SHALL BE SEPARATE APPROVALS & PERMITS.
7. THE PERIMETER WALL & LANDSCAPING SHALL BE REQUIRED TO BE COMPLETED PRIOR TO THE START OF ANY CONSTRUCTION. IF PROVIDED, THE PERIMETER WALL SHALL BE ONE PIECE CONCRETE.
8. PATIO FURNITURE SHALL BE SOLID COLORS & SHALL NOT HAVE ANY ADVERTISING IN THE FRONT OF SEAT OR LEGS.

01 SITE PLAN  
 SCALE: 1/8" = 1'-0"

NIELSEN ARCHITECTS, INC. SCOTTSDALE, ARIZONA  
 PROJECT: 13-CR-00  
 NAME PLAN CASE: 13-NP-00  
 NAME PLAN PERM: 05529  
 PLAN CHECK: 5092-000  
 SHEET: A101  
 PROJECT NO: 99029  
 DATE: 3/22/2013  
 REVISION: 1  
 TARGET FAR NORTH SCOTTSDALE