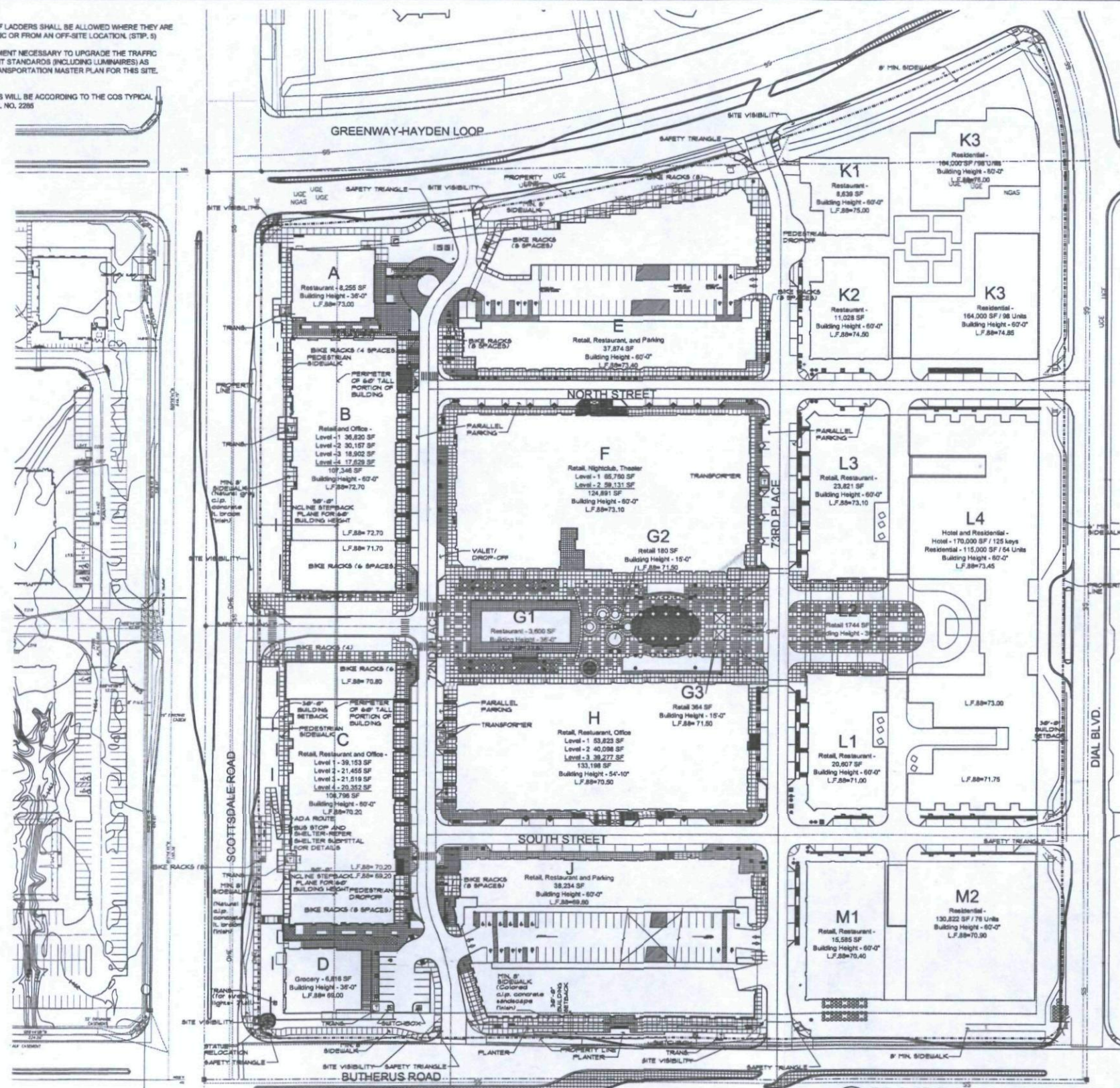


NOTE:

1. NO EXTERIOR ROOF LADDERS SHALL BE ALLOWED WHERE THEY ARE VISIBLE TO THE PUBLIC OR FROM AN OFF-SITE LOCATION. (STIP. 5)
2. POLES AND EQUIPMENT NECESSARY TO UPGRADE THE TRAFFIC SIGNALS TO CURRENT STANDARDS (INCLUDING LUMINAIRES) AS SPECIFIED IN THE TRANSPORTATION MASTER PLAN FOR THIS SITE. (STIP. 53)
3. ALL BICYCLE RACKS WILL BE ACCORDING TO THE COS TYPICAL BICYCLE RACK DETAIL NO. 2285



SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF
Net Site Area	28.61 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	247,111 SF
Frontage Open Space Required = 25% of Rec'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,405 SF
Parking Lot Landscape Area (15% x 3288)	3,268 SF
Parking Lot Landscape Provided	490 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,844 SF)
FAR Proposed	0.8 (819,844 SF)
Office Allowed (40% of Commercial)	(819,844 x .40) 327,858 SF
Office Proposed	236,433 SF
Residential Allowed (50% of Commercial)	(819,844 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

VOLUME CALC. =
 18' x NET SITE = 16,392,880
 A- 254,848 G- 72,000 D- 215,842 K- 3,148,020
 B- 1,722,768 H- 2,259,420 E- 3,457,980 L- 4,459,420
 C- 1,358,280 J- 2,948,200 F- 3,559,200 M- 2,504,964

TABULATIONS

BUILDING A LEVEL 1 (RESTAURANT)	8,255 SF	BUILDING G1, G2 G1 (RESTAURANT)	3,800 SF
BUILDING B LEVEL 1 (RETAIL)	34,022 SF	G2 (RETAIL)	180 SF
LEVEL 2 (OFFICE)	8,538 SF	G3 (RETAIL)	364 SF
LEVEL 3 (OFFICE)	8,110 SF	TOTAL	4,144 SF
LEVEL 4 (OFFICE)	21,347 SF	BUILDING H LEVEL 1 (RETAIL)	43,442 SF
LEVEL 5 (OFFICE)	18,902 SF	LEVEL 1 (RESTAURANT)	5,369 SF
TOTAL	107,346 SF	LEVEL 2 (OFFICE)	4,512 SF
BUILDING C LEVEL 1 (RETAIL)	29,942 SF	LEVEL 3 (OFFICE)	40,098 SF
LEVEL 1 (RESTAURANT)	7,888 SF	LEVEL 3 (OFFICE)	39,277 SF
LEVEL 2 (OFFICE)	5,982 SF	TOTAL	133,198 SF
LEVEL 3 (OFFICE)	21,455 SF	BUILDING J LEVEL 1 (RETAIL)	12,618 SF
LEVEL 4 (OFFICE)	21,518 SF	LEVEL 1 (RESTAURANT)	25,618 SF
LEVEL 5 (OFFICE)	20,352 SF	TOTAL	38,234 SF
TOTAL	106,798 SF	BUILDING K1, K2, K3 LEVEL 1 (RESTAURANT)	19,667 SF
BUILDING D LEVEL 1 (GROCERY)	6,816 SF	LEVEL 1-5 (RESIDENTIAL)	164,000 SF / 98 UNITS
BUILDING E LEVEL 1 (RETAIL)	16,055 SF	TOTAL	183,667 SF
LEVEL 1 (RESTAURANT)	21,819 SF	BUILDING L1, L2, L3, L4 LEVEL 1 (RETAIL)	34,140 SF
TOTAL	37,874 SF	LEVEL 1-5 (HOTEL)	170,000 SF / 125 KEYS
BUILDING F LEVEL 1 (RETAIL)	57,307 SF	LEVEL 1-5 (RESIDENTIAL)	115,000 SF / 64 UNITS
LEVEL 1 (COMMON)	8,453 SF	TOTAL	319,140 SF
LEVEL 2 (RESTAURANT)	10,802 SF	BUILDING M1, M2 LEVEL 1 (RETAIL)	15,585 SF
LEVEL 2 (COMMON)	12,321 SF	LEVEL 1-5 (RESIDENTIAL)	130,822 SF / 78 UNITS
LEVEL 3 (CINEMA)	36,028 SF	TOTAL	146,407 SF
TOTAL	124,681 SF		

PARKING SUMMARY

TOTAL RETAIL	273,130 SF (1 car/200 sf)	1366 cars
TOTAL OFFICE	217,889 SF (1 car/200 sf)	726 cars
TOTAL RESTAURANT	103,204 SF (x 62%/80 sf)	800 cars
TOTAL GROCERY	6,816 SF (1 car/200 sf)	23 cars
TOTAL PATIOS	15 PATIOS (1097 sf each)	65 cars
TOTAL CINEMA	(350 seats) 36,028 SF (1 car/10 seats)	35 cars
TOTAL HOTEL	170,000 SF (1 carroom + employee)	210 cars
TOTAL RESIDENTIAL	409,822 SF (238 Units at 2 cars/unit)	478 cars

GRAND TOTAL (non-shared) 1,223,466 SF

SHARED PARKING STUDY

Commercial Shared Demand (20% reduction max., see attached Master Parking Plan)	2,484 cars
Non-Shared Residential and Hotel Demand	685 cars
Total Shared Parking Required	3,150 cars
Accessible Parking Required (3,153 x .02)	63 cars

PARKING PROVIDED	
GARAGE BUILDING E	1,189 cars
GARAGE BUILDING J	1,165 cars
GARAGE BUILDING L and M	697 cars
SURFACE	133 cars
TOTAL	3194 cars

REQUIRED BIKE PARKING: Phase I, II, & III (commercial use only)

1 bike space per 10 cars parked (2,484 + 120 hotel cars/ 10) = 258 bike spaces

Phase I provided	78 bike spaces
Phase II provided	100 bike spaces
Phase III provided	87 bike spaces
Total provided	265 bike spaces

Note:
 1. All bike spaces are located within 50' of building entrance. Please refer landscape DRB sheet L1.07 for locations in Phase II & III.

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SCOTTSDALE QUARTER
 PHASE II

15101 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

Date
 JUNE 16 2008

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Project No.

37508

Sheet
A101.1
 MASTER SITE PLAN



10-DR-2007 #3
 5/2/2008

10-DR-2007 #3
 APPROVED
 6/19/08
 DATE
 INITIALS

01 PROJECT MASTER SITE PLAN - CURRENT

Scale: 1" = 60'-0"

REF: NORTH