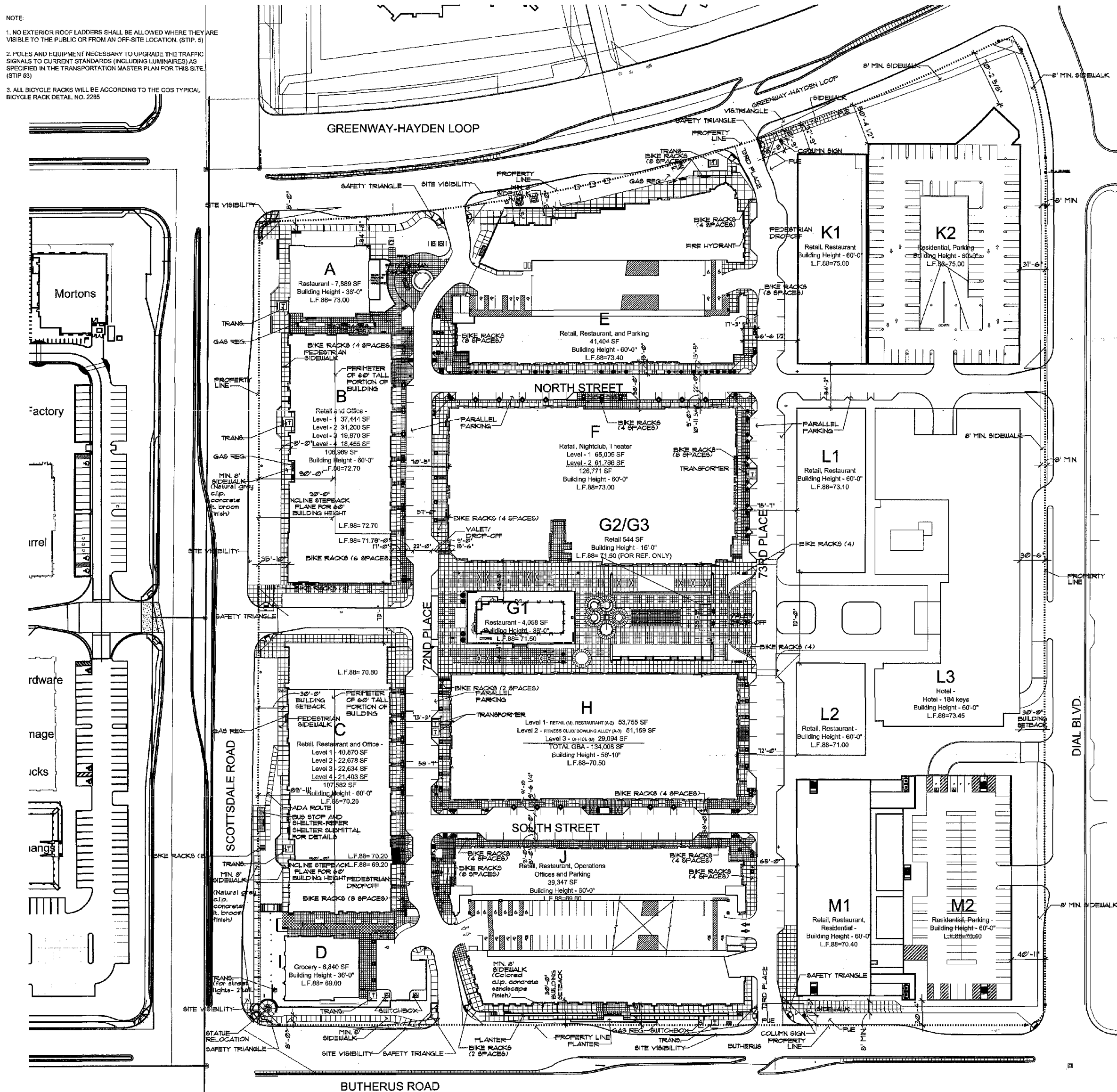


NOTE:

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	28.81 Acres
	1,024,655.00 SF
	23.52 Acres
Open Space Required	204,911 SF
= 20% max. of Net Site Area (1,024,655 x .20)	
Open Space Provided	226,636 SF
Frontage Open Space Required	51,220 SF
= 25% of Req'd Open Space (204,911 x .25)	
Frontage Open Space Provided	62,250 SF

Parking Lot Landscape Req'd (15% x 3268)	490 SF
Parking Lot Landscape Provided	873 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
 B- 1,722,788 H- 2,259,420
 C- 1,358,260 J- 2,946,200
 D- 2,15,842 K- 3,148,020
 E- 4,457,830 L- 6,459,420
 F- 3,559,200 M- 2,504,984

TABULATIONS

BUILDING A	LEVEL 1 (RESTAURANT) 7,830 SF PATIO 1,806 SF	BUILDING G1, G2, G3	LEVEL 1 (RESTAURANT) 4,058 SF G1 (NON LEASABLE) 102 SF G2 (OFFICE) 102 SF (FOR REF. ONLY) G3 (NON LEASABLE) 79 SF (FOR REF. ONLY) TOTAL 4,740 SF PATIO 2,900 SF
BUILDING B	LEVEL 1 (RETAIL) 34,170 SF LEVEL 2 (NON LEASABLE) 3,274 SF LEVEL 2 (RETAIL) 8,776 SF LEVEL 2 (OFFICE) 19,589 SF LEVEL 2 (NON LEASABLE) 2,858 SF LEVEL 3 (OFFICE) 17,489 SF LEVEL 3 (NON LEASABLE) 2,381 SF LEVEL 4 (OFFICE) 16,031 SF LEVEL 4 (NON LEASABLE) 2,374 SF TOTAL 106,960 SF PATIO 0 SF	BUILDING H	LEVEL 1 (RETAIL) 41,539 SF LEVEL 1 (NON LEASABLE) 6,330 SF LEVEL 2 (RETAIL) 20,788 SF LEVEL 2 (NON LEASABLE) 4,300 SF LEVEL 2 (FITNESS) 24,494 SF LEVEL 2 (NON LEASABLE) 1,070 SF LEVEL 3 (OFFICE) 23,600 SF LEVEL 3 (NON LEASABLE) 4,494 SF TOTAL 154,000 SF PATIO 3,070 SF
BUILDING C	LEVEL 1 (RETAIL) 30,785 SF LEVEL 1 (RESTAURANT) 7,721 SF LEVEL 2 (RETAIL) 2,360 SF LEVEL 2 (OFFICE) 5,549 SF LEVEL 2 (NON LEASABLE) 10,886 SF LEVEL 2 (OFFICE) 2,143 SF LEVEL 3 (OFFICE) 19,837 SF LEVEL 3 (NON LEASABLE) 2,797 SF LEVEL 4 (OFFICE) 18,606 SF LEVEL 4 (NON LEASABLE) 2,737 SF TOTAL 107,582 SF PATIO 1,183 SF	BUILDING J	LEVEL 1 (RETAIL) 16,395 SF LEVEL 1 (RESTAURANT) 15,805 SF LEVEL 1 (NON LEASABLE) 5,241 SF TOTAL 37,441 SF PATIO 1,949 SF
BUILDING D	LEVEL 1 (GROCERY) 6,620 SF TOTAL 6,620 SF PATIO 1,534 SF	BUILDING K1, K2	LEVEL 1 (RETAIL) 10,787 SF LEVEL 1 (RESTAURANT) 11,038 SF LEVEL 1-5 (RESIDENTIAL) 288,203 SF (134 UNITS) TOTAL 299,818 SF PATIO 0 SF
BUILDING E	LEVEL 1 (RETAIL) 13,359 SF LEVEL 1 (RESTAURANT) 22,944 SF LEVEL 1 (NON LEASABLE) 2,141 SF TOTAL 41,404 SF PATIO 3,843 SF	BUILDING L1, L2, L3	LEVEL 1 (RETAIL) 29,340 SF LEVEL 1-5 (HOTEL) 159,679 SF (184 KEYS) TOTAL 189,019 SF PATIO 0 SF
BUILDING F	LEVEL 1 (RETAIL) 57,846 SF LEVEL 1 (NON LEASABLE) 7,160 SF LEVEL 2 (THEATER) 37,132 SF LEVEL 2 (RESTAURANT) 12,526 SF LEVEL 2-3 (NON LEASABLE) 12,088 SF TOTAL 126,771 SF PATIO 1,596 SF	BUILDING M1, M2	LEVEL 1 (RETAIL) 22,996 SF LEVEL 1-5 (RESIDENTIAL) 141,619 SF (148 UNITS) TOTAL 164,615 SF PATIO 0 SF
BUILDING G	LEVEL 1 (RETAIL) 13,359 SF LEVEL 1 (RESTAURANT) 22,944 SF LEVEL 1 (NON LEASABLE) 2,141 SF TOTAL 41,404 SF PATIO 3,843 SF	GRAND TOTAL	1,229,466 SF

Parking Summary

Parking Required										
Use	Gross Floor Area	Units	Quantity	Parking Rate	Parking Required					
Retail (General)	250,866 sf	Gross Floor Area (gfa)	250,866 sf	1 space/200 sf gfa	1,254 Spaces					
Retail (Grocery)	6,620 sf	Gross Floor Area (gfa)	6,620 sf	1 space/200 sf gfa	33 Spaces					
Retail (Home Furnishings)	27,941 sf	Gross Floor Area (gfa)	27,941 sf	1 space/200 sf gfa	139 Spaces					
General Office	126,165 sf	Gross Floor Area (gfa)	126,165 sf	1 space/200 sf gfa	630 Spaces					
Restaurant	29,084 sf	Public Floor Area (pfa)	24,338 sf	1 space/200 sf pfa	121 Spaces					
Bar (See Note 2)	55,332 sf	Public Floor Area (pfa)	37,555 sf	1 space/200 sf pfa	187 Spaces					
Restaurant/Bar/Patio	17,801 sf	Public Floor Area (pfa)	11,971 sf	1 space/200 sf pfa (See Note 1)	59 Spaces					
Health Club	24,494 sf	Gross Floor Area (gfa)	24,494 sf	1 space/250 sf gfa	98 Spaces					
Shopping Alley (See Note 3)	23,756 sf	Units	184 Units	4 spaces/unit	736 Spaces					
Officer Lounge (See Note 3)	37,132 sf	Units	184 Units	2 spaces/unit	368 Spaces					
Officer	40,022 sf	Units	300 Units	1 space/100 units	300 Spaces					
Hotel	169,979 sf	Units	184 Units	2 spaces/unit	368 Spaces					
Non-Leasable Area (See Note 5)	50,418 sf	Units	184 Units	1 space/unit	184 Spaces					
					0 Spaces					
Total Gross Floor Area	1,229,466 SF				3,814 Spaces					
Total Parking Requirement (before shared parking reduction)										
3,814 Spaces										
Maximum Allowable Shared Parking Reduction (20% See Note 4)										
Minimum Parking Required										
3,052 Spaces										
Less Non-Shared Residential and Hotel Spaces										
-740 Spaces										
Minimum Shared Parking Required										
2,304 Spaces										
Accessible Parking Required (2% of Total Parking Requirement)										
77 Spaces										
Parking Provided										
On-Street (shared)										
Building 1 Garage (shared)										
Building 1 Garage (shared)										
Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000										

- Notes:
1. No parking is required for the first 250 sf of each patio. Scottsdale Quarter has 15 patios, each with a first 250 sf of (15 x 250 sf) of the total patio area does not require parking.
 2. Quantities on this row include the area of the building.
 3. Building area is located in the building area. Floor area quantity is based on the building area. Includes the area of the building, and other back of house areas.
 4. Actual parking requirement, subject to current version of City of Scottsdale approved. Scottsdale Quarter Shared Parking Map.
 5. Non-leasable area does not require parking demand.

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

1 bike space per 10 cars parked (2,464 + 120 hotel cars/10) = 268 bike spaces

Phase I provided	76 bike spaces
Phase II provided	100 bike spaces
Phase III provided	87 bike spaces
Total provided	263 bike spaces

Notes:

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

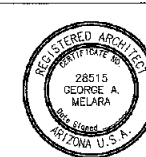
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SCOTTSDALE QUARTER
 QUAD STAFF APPROVAL

N. SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA

Date :
 JANUARY 13, 2009

Revisions:
 JANUARY 13, 2009
 CITY COMMENTS
 November 4, 2009
 CITY SUBMITTAL
 November 16, 2009
 CITY COMMENTS
 December 1, 2009
 STAFF APPROVAL SUBMITTAL

CITY COPY

Plans Reviewed by:
 Adam Taron 480-312-2761
 adam@scottsdale.gov

APPROVED
 50-0000-0000-0000

DATE: 1-2-09

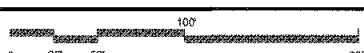
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Project No.
 36415

Sheet
 A101.1
 MASTER SITE PLAN

PROJECT MASTER SITE PLAN

Scale: 1" = 50'-0"



REF:

