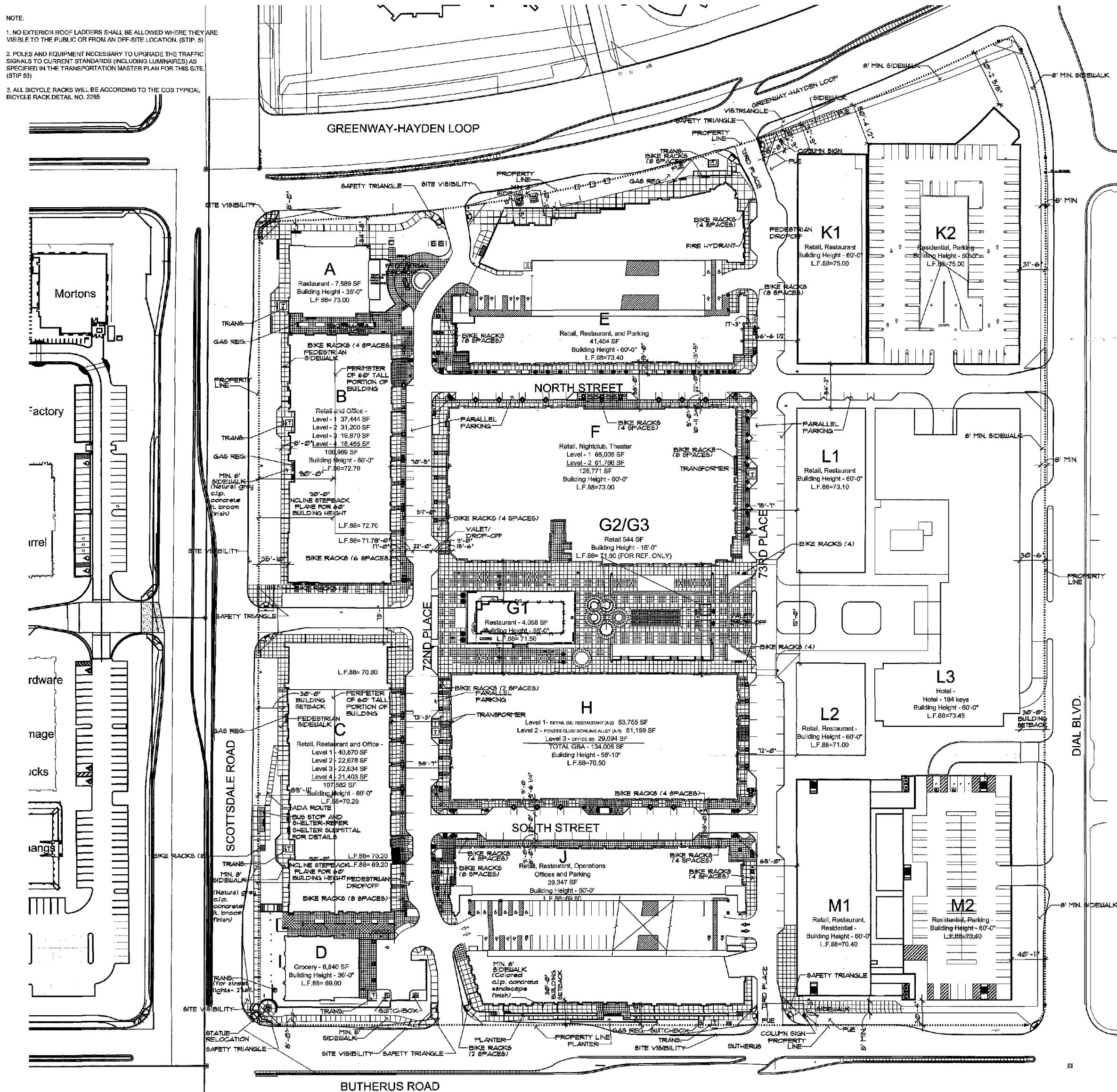


NOTE:

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- 2,155,842 K- 3,148,020
 E- 4,457,530 L- 6,459,420
 F- 3,559,200 M- 2,504,984

TABULATIONS

BUILDING A	7,830 SF	BUILDING G1, G2, G3	4,058 SF
LEVEL 1 (RESTAURANT)	1,806 SF	G1 (NON LEASABLE)	122 SF
PATIO	0 SF	G2 (RESTAURANT)	122 SF (FOR REF. ONLY)
		G3 (NON LEASABLE)	79 SF (FOR REF. ONLY)
		TOTAL	4,704 SF
		PATIO	2,900 SF
BUILDING B	34,170 SF	BUILDING H	41,539 SF
LEVEL 1 (NON LEASABLE)	3,274 SF	LEVEL 1 (RESTAURANT)	6,330 SF
LEVEL 2 (RETAIL)	8,776 SF	LEVEL 1 (NON LEASABLE)	5,426 SF
LEVEL 2 (OFFICE)	19,589 SF	LEVEL 2 (BOWLING)	20,788 SF
LEVEL 2 (NON LEASABLE)	2,858 SF	LEVEL 2 (RESTAURANT)	4,300 SF
LEVEL 3 (OFFICE)	17,489 SF	LEVEL 2 (FITNESS)	24,494 SF
LEVEL 3 (NON LEASABLE)	2,381 SF	LEVEL 2 (NON LEASABLE)	1,570 SF
LEVEL 4 (OFFICE)	16,031 SF	LEVEL 3 (OFFICE)	23,600 SF
LEVEL 4 (NON LEASABLE)	2,374 SF	LEVEL 3 (NON LEASABLE)	5,494 SF
TOTAL	106,960 SF	TOTAL	154,000 SF
PATIO	0 SF	PATIO	3,070 SF
BUILDING C	30,785 SF	BUILDING J	16,395 SF
LEVEL 1 (RETAIL)	7,721 SF	LEVEL 1 (RESTAURANT)	15,805 SF
LEVEL 1 (NON LEASABLE)	2,360 SF	LEVEL 1 (NON LEASABLE)	5,241 SF
LEVEL 2 (RETAIL)	5,549 SF	TOTAL	39,347 SF
LEVEL 2 (OFFICE)	10,886 SF	PATIO	1,945 SF
LEVEL 2 (NON LEASABLE)	2,143 SF		
LEVEL 3 (OFFICE)	19,837 SF	BUILDING K1, K2	10,787 SF
LEVEL 3 (NON LEASABLE)	2,797 SF	LEVEL 1 (RESTAURANT)	11,038 SF
LEVEL 4 (OFFICE)	18,606 SF	LEVEL 1-5 (RESIDENTIAL)	288,203 SF (134 UNITS)
LEVEL 4 (NON LEASABLE)	2,732 SF	TOTAL	299,016 SF
TOTAL	107,582 SF	PATIO	0 SF
PATIO	1,183 SF		
BUILDING D	6,640 SF	BUILDING L1, L2, L3	29,340 SF
LEVEL 1 (GROCERY)	6,640 SF	LEVEL 1 (RETAIL)	158,679 SF (184 KEYS)
TOTAL	6,640 SF	TOTAL	198,019 SF
PATIO	1,534 SF	PATIO	0 SF
BUILDING E	13,359 SF	BUILDING M1, M2	22,996 SF
LEVEL 1 (RETAIL)	13,359 SF	LEVEL 1 (RETAIL)	141,619 SF (148 UNITS)
LEVEL 1 (RESTAURANT)	22,944 SF	LEVEL 1-5 (RESIDENTIAL)	141,619 SF
LEVEL 1 (NON LEASABLE)	2,141 SF	TOTAL	184,615 SF
TOTAL	41,404 SF	PATIO	0 SF
PATIO	3,843 SF		
BUILDING F	57,846 SF	GRAND TOTAL	1,229,466 SF
LEVEL 1 (NON LEASABLE)	7,160 SF		
LEVEL 2 (THEATER)	37,132 SF		
LEVEL 2 (RESTAURANT)	17,554 SF		
LEVEL 2-3 (NON LEASABLE)	12,999 SF		
TOTAL	129,771 SF		
PATIO	1,596 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)	6,640 sf	Gross Floor Area (gfa)	6,640 sf	1 space/200 sf gfa	33 Spaces					
Retail (Home Furnishings)	27,941 sf	Gross Floor Area (gfa)	27,941 sf	1 space/500 sf gfa	56 Spaces					
General Office	126,165 sf	Gross Floor Area (gfa)	126,165 sf	1 space/500 sf gfa	252 Spaces					
Restaurant	29,084 sf	Public Floor Area (pfa)	24,338 sf	1 space/500 sf pfa	49 Spaces					
Bar (See Note 2)	55,332 sf	Public Floor Area (pfa)	37,555 sf	1 space/500 sf pfa	75 Spaces					
Restaurant/Bar Patio	17,851 sf	Public Floor Area (pfa)	17,971 sf	1 space/500 sf pfa (See Note 1)	36 Spaces					
Health Club	24,494 sf	Gross Floor Area (gfa)	24,494 sf	1 space/250 sf gfa	98 Spaces					
Bowling Alley (See Note 3)	23,756 sf	Units	18 Units	4 spaces/Unit	72 Spaces					
Billiard Lounge (See Note 3)	37,132 sf	Tables	4 Tables	2 spaces/Table	8 Spaces					
Overnight	40,022 sf	Seata	300 Seata	1 space/10 seata	30 Spaces					
Hotel	369,979 sf	Units	282 Units	2 spaces/Unit	564 Spaces					
Non-Leasable Area (See Note 5)	50,418 sf	Keys	184 Keys	1 space/Key	184 Spaces					
					0 Spaces					
Total Gross Floor Area	1,229,466 SF				3,814 Spaces					
Total Parking Requirement (before shared parking reduction)										
Maximum Allowable Shared Parking Reduction (20% See Note 4)										
Minimum Parking Required										
Less Non-Shared Residential and Hotel Spaces										
Minimum Shared Parking Required										
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, consequently, the first 3750 sf (15 x 250 sf) of the total patio area does not require parking.
 2. Quantities on this row include the area of Lucky Strike.
 3. Bowling alley is located in Lucky Strike space. Floor area quantity stated on bowling alley row includes bowling alley area, billiards area, kitchen, and other back of house areas and excludes the area.
 4. Actual parking requirement, reduction subject to current version of City of Scottsdale approved. Scottsdale Quarter Shared Parking Model.
 5. Non-leasable area does not generate 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

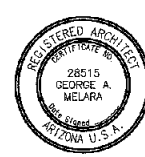
Phase I provided	76 bike spaces
Phase II provided	100 bike spaces
Phase III provided	87 bike spaces
Total provided	263 bike spaces

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.

424-SIA-2007

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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
 ajaron@scottsdale.gov

APPROVED
 50' MIN. SIDEWALK
 12-14-09
 DATE

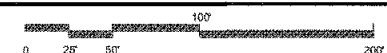
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Project No.
 36415

Sheet
 A101.1
 MASTER SITE PLAN

PROJECT MASTER SITE PLAN

Scale: 1" = 50'-0"



REF:

