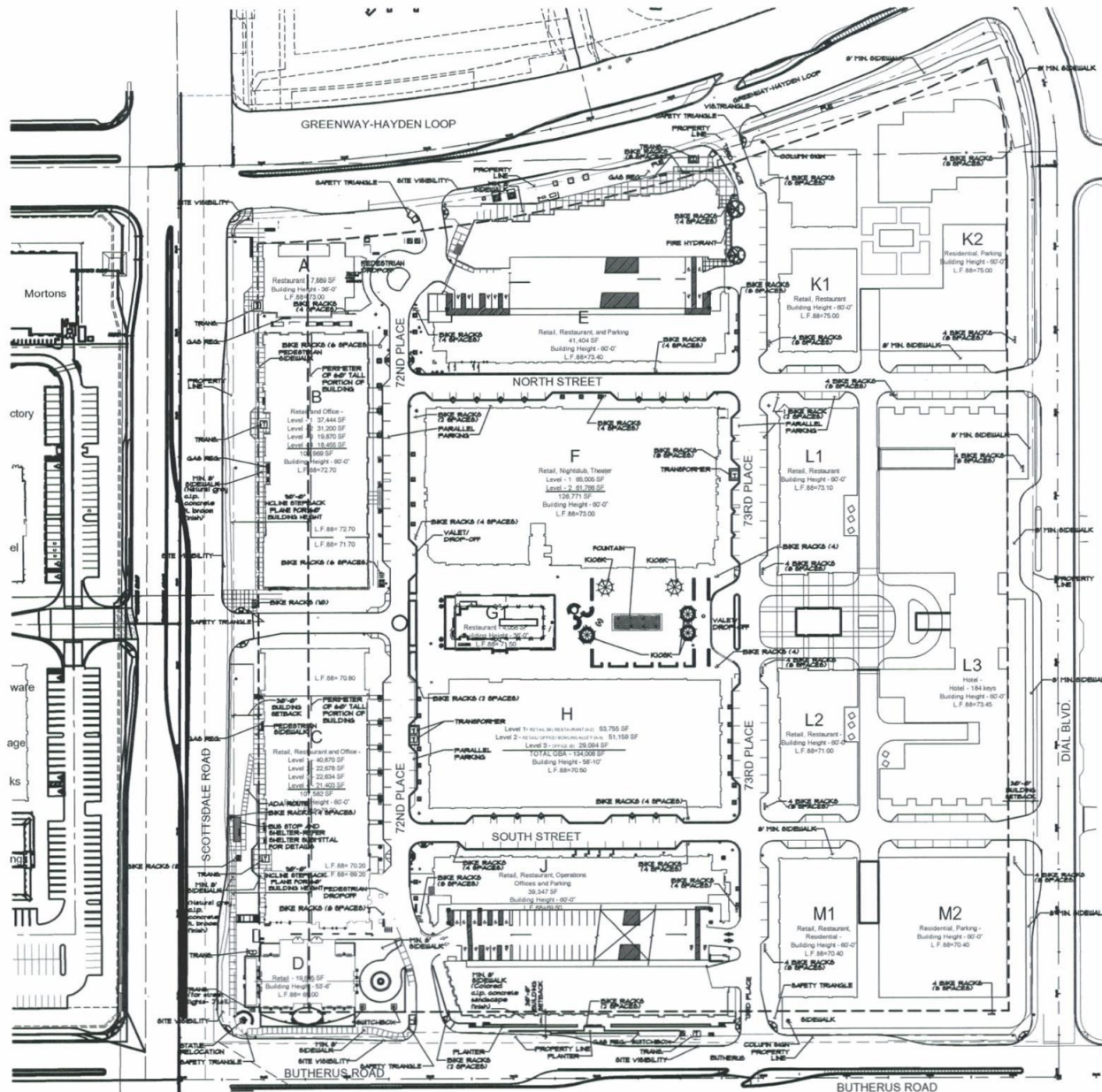


84-DR-2011
1st: 12/23/2011



SITE DATA

Zoning	PRC
Gross Site Area	1,240,140.70 SF
Net Site Area	28.61 Acres
Open Space Required	204,911 SF
Open Space Provided	226,636 SF
Frontage Open Space Required	51,228 SF
Frontage Open Space Provided	62,250 SF
Parking Lot Landscape Req'd	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 (819,644 SF)
FAR Provided	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Provided	178,238 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Provided	238 Units / 409,822 SF

TABULATIONS

BUILDING A LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) TOTAL	7,880 SF 7,880 SF 15,760 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	34,169 SF 3,770 SF 10,880 SF 2,884 SF 2,884 SF 54,687 SF
BUILDING C LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	30,881 SF 7,770 SF 2,580 SF 2,580 SF 2,580 SF 46,391 SF
BUILDING D LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	7,880 SF 7,880 SF 10,880 SF 2,884 SF 2,884 SF 37,406 SF
BUILDING E LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	15,280 SF 24,263 SF 10,880 SF 2,884 SF 2,884 SF 56,211 SF
BUILDING F LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	57,650 SF 37,165 SF 10,880 SF 2,884 SF 2,884 SF 109,361 SF
BUILDING G1, G2, G3 G1 (RESTAURANT) G2 (RESTAURANT) G3 (RESTAURANT) TOTAL	1,022 SF 1,022 SF 1,022 SF 3,066 SF
BUILDING H LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	18,160 SF 10,880 SF 10,880 SF 2,884 SF 2,884 SF 45,706 SF
BUILDING I1, I2, I3 LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	22,787 SF 10,880 SF 10,880 SF 2,884 SF 2,884 SF 50,313 SF
BUILDING J1, J2 LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	22,787 SF 10,880 SF 10,880 SF 2,884 SF 2,884 SF 50,313 SF
BUILDING K1, K2 LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	10,787 SF 10,880 SF 10,880 SF 2,884 SF 2,884 SF 38,313 SF
BUILDING L1, L2, L3 LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	10,787 SF 10,880 SF 10,880 SF 2,884 SF 2,884 SF 38,313 SF
BUILDING M1, M2 LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 5 (OFFICE) TOTAL	22,787 SF 10,880 SF 10,880 SF 2,884 SF 2,884 SF 50,313 SF
GRAND TOTAL	1,709,696 SF

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT = 282 DU @ 2 SPACES/DU = 564 SPACES
- HOTEL PARKING REQUIREMENT = 184 ROOMS @ 1 SPACE/ROOM = 184 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING REQUIREMENT = 748 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 748 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 637,785 SF @ 1 SPACE/300 SF = 2,126 SPACES
- SUITE J1-100 (PRIMEBAR) PARKING REQUIREMENT = 113 SPACES (SEE SUITE J1-100 NOTE, BELOW)
- TOTAL MUCC/PRIMEBAR PARKING REQUIREMENT = 2,239 SPACES
- TOTAL MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 2,452 SPACES
- TOTAL PARKING REQUIRED = 2,987 SPACES
- TOTAL PARKING PROVIDED = 3,200 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 748 SPACES = 15 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES
- ACCESSIBLE MUCC/PRIMEBAR PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 2,452 SPACES = 49 SPACES
- ACCESSIBLE MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 49 SPACES

SUITE J1-100 Note: Parking required for Suite J1-100 (Primebar) determined through City Council approval of 15-UP-2008 #2 and 18-UP-2008#2

BI-CYCLE PARKING REQUIREMENTS

- BI-CYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 140 SPACES
- BI-CYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 140 SPACES
- BI-CYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BI-CYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 102 SPACES
- BI-CYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BI-CYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR

01 MASTER SITE PLAN
SCALE: 1"=40'

REF:



NORTH

NeisenPartners

NeisenPartners, Inc.
Architecture Planning Interiors
Austin, Scottsdale
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
P-3-457,980
F-480,949,680
www.neisenpartners.com



Expires: 12-31-2012

Restoration Hardware
15015 N Scottsdale Rd.
Scottsdale, Arizona 85260

Date
12.23.2011

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NO. 002 NEISEN PARTNERS, INC.

Project No.
31185
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MASTER SITE PLAN