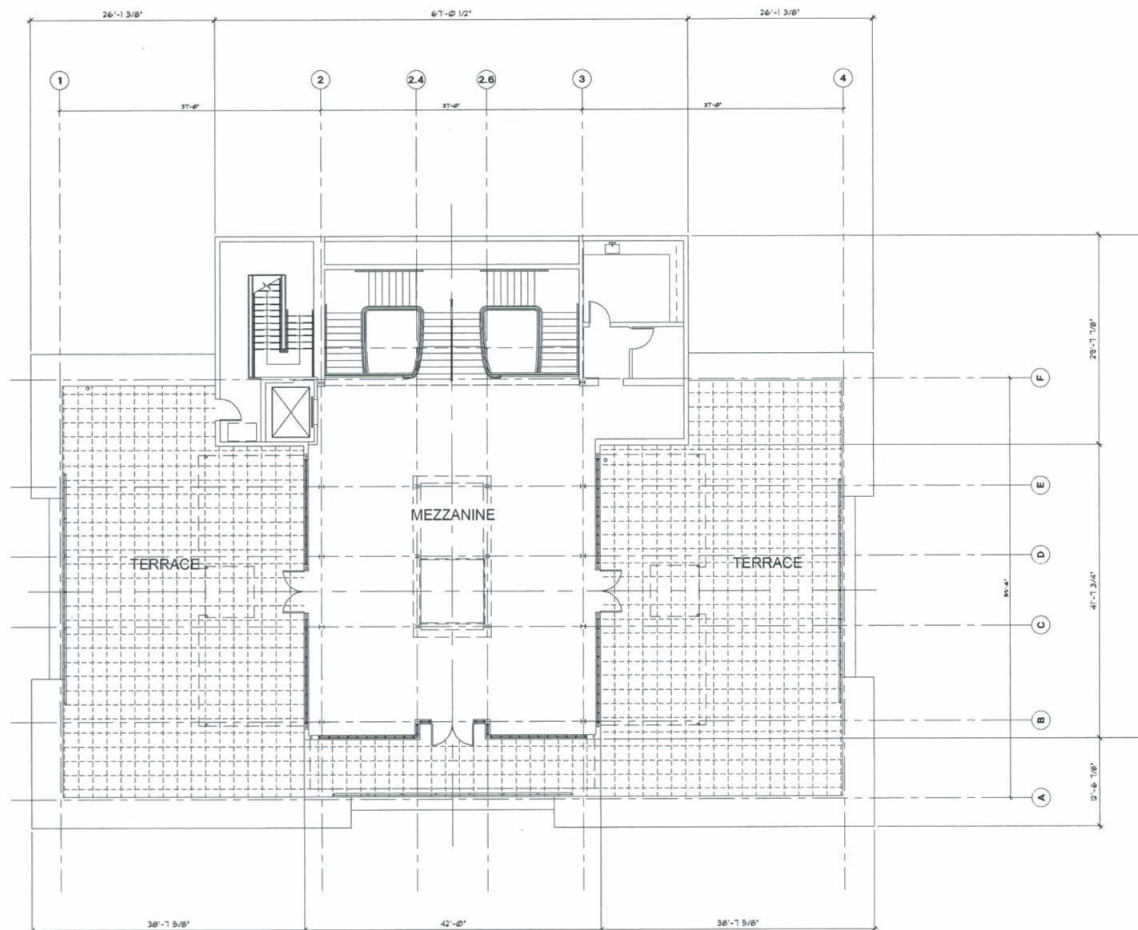


34-DR-2011
1st: 12/23/2011



01 THIRD LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0" REF:

NelsenPartners

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Architecture Planning Interiors

Project: Scottsdale

15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
Tel: 480.949.6800
Fax: 480.949.6801

www.nelsenpartners.com



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Scottsdale, Arizona 85260

Date
12.23.2011

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A203

MEZZANINE FLOOR PLAN

65.17
T.O.C. DATUM PER
PREVIOUSLY
APPROVED
DRS PACKAGE

SCOTTSDALE RD.

64.95
TOC

63.95
TOC

63.15
TOC

63.55
TOC

BUTHERUS DR.

○ SITE PLAN SETBACK ANALYSIS
SCALE: 1/8"=1'-0"
REF:

Release Partners, Inc.
Architecture Planning Interiors
Austin - Scottsdale
15215 N. Scottsdale Road, Ste
Scottsdale, Arizona 85254
Tel: 480.948.8800
Fax: 480.948.6801
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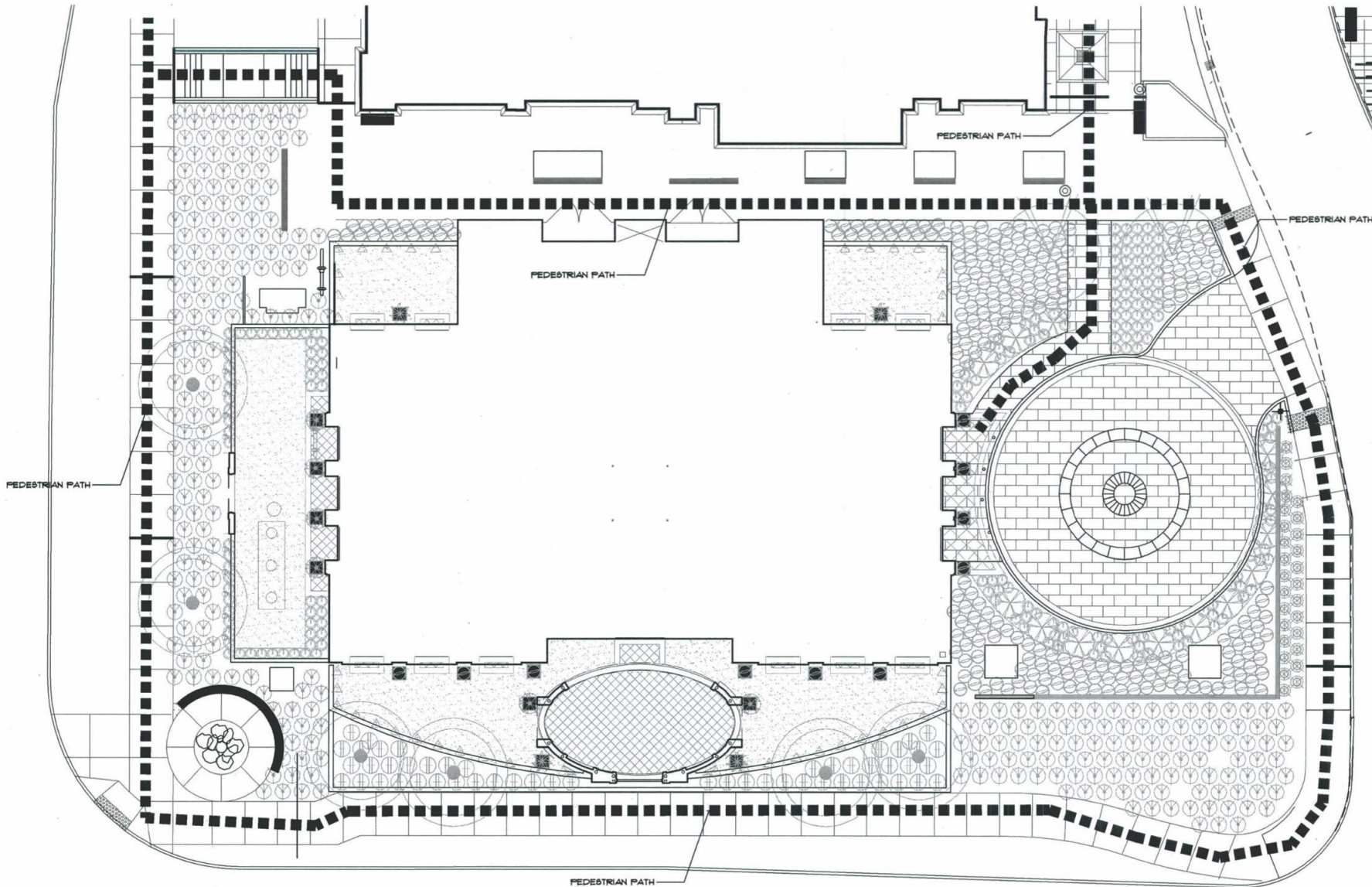
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31185

SBA-1
SETBACK ANALYSIS
SITE

84-DR-2011
2nd: 1/20/12



■■■■■■■■■■ PEDESTRIAN PATH

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

REF:

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Scottsdale, Arizona 85254
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A113
PEDESTRIAN ACCESS PLAN

84-DR-2011
2nd: 1/20/12



PROJECT NAME: RESTORATION HARDWARE
 PROJECT ADDRESS: 15015 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85260
 ZONING: PRC
 ACCESSORY PARCEL: 28-56-0560

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 Nelsen Partners, Inc.
 Architecture Planning Interiors
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 Fax: 480.949.6801
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Project No.
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A111

AERIAL SITE PLAN

1 AERIAL SITE PLAN
 SCALE: 1"=80'

REF: NORTH

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



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Scottsdale, Arizona 85260

Date
12.23.2011

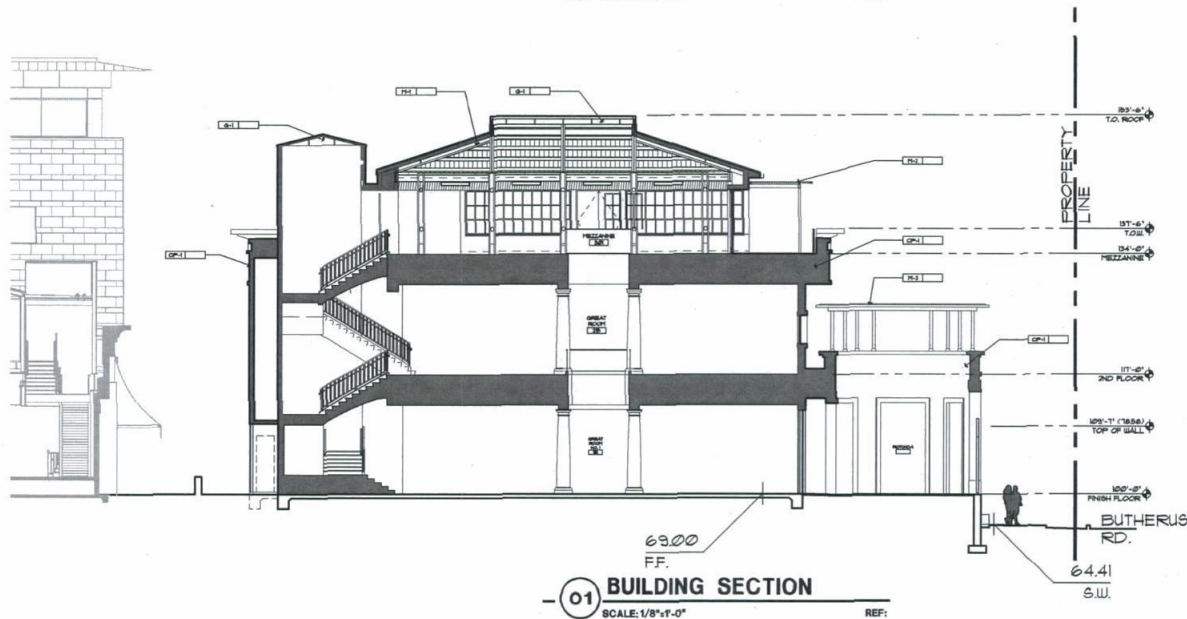
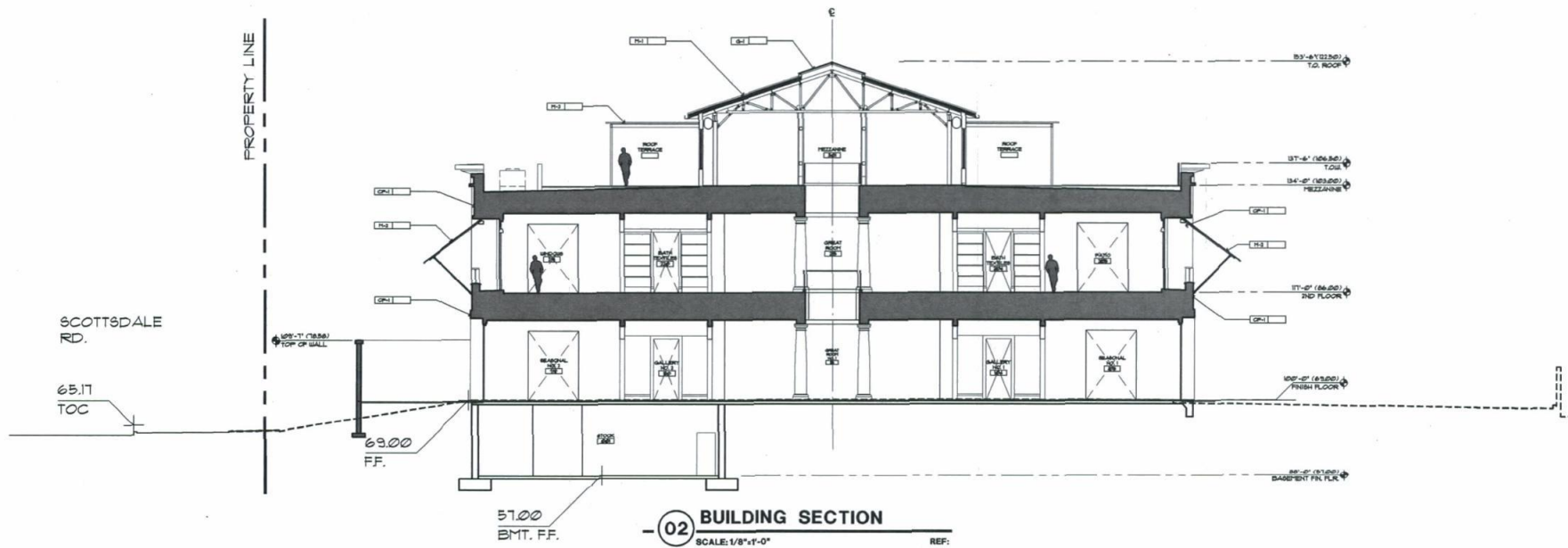
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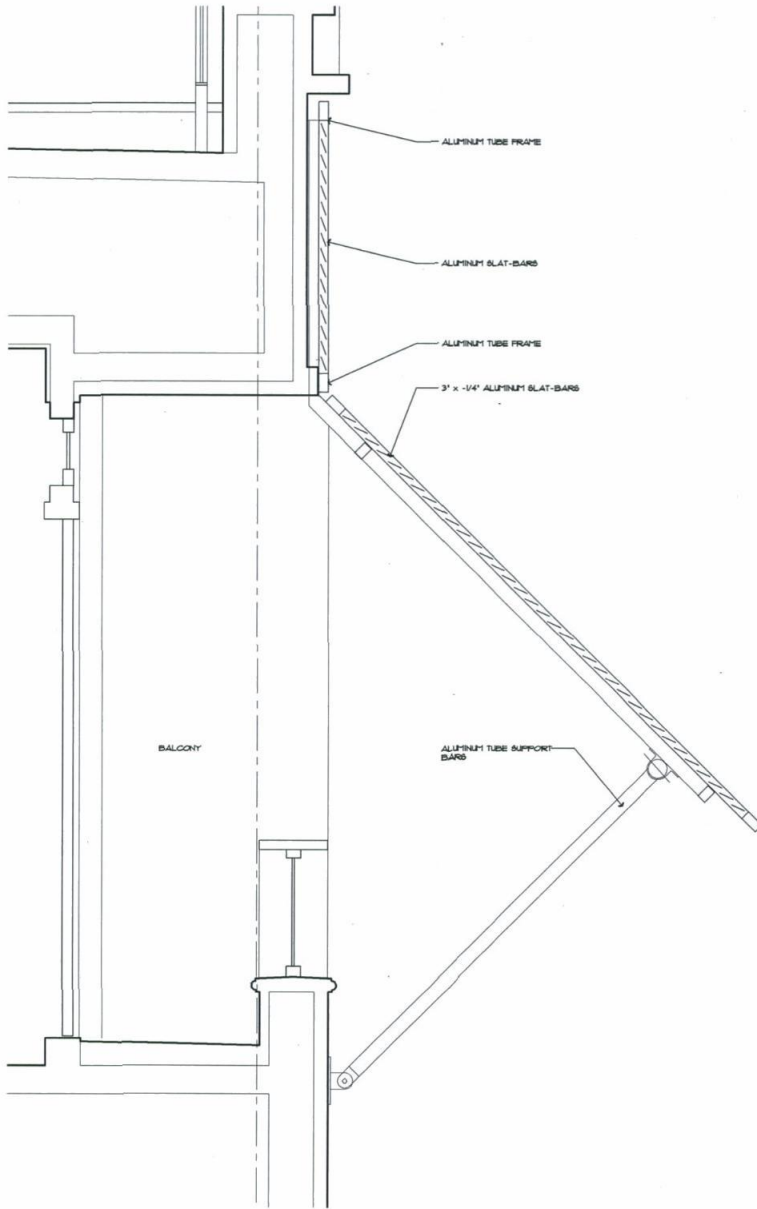
Project No.
31185

A401

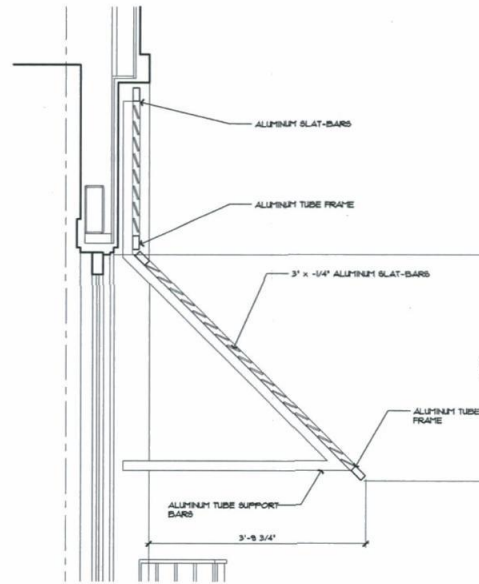
BUILDING SECTIONS



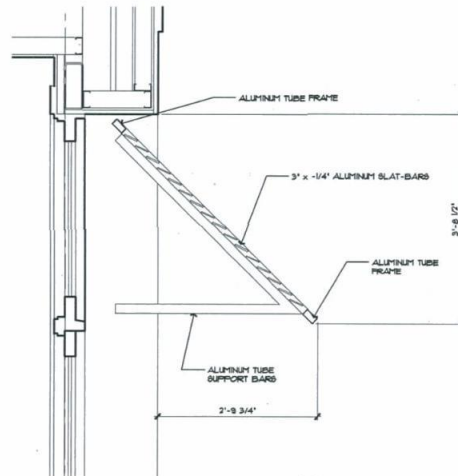
84-DR-2011
2nd: 1/20/12



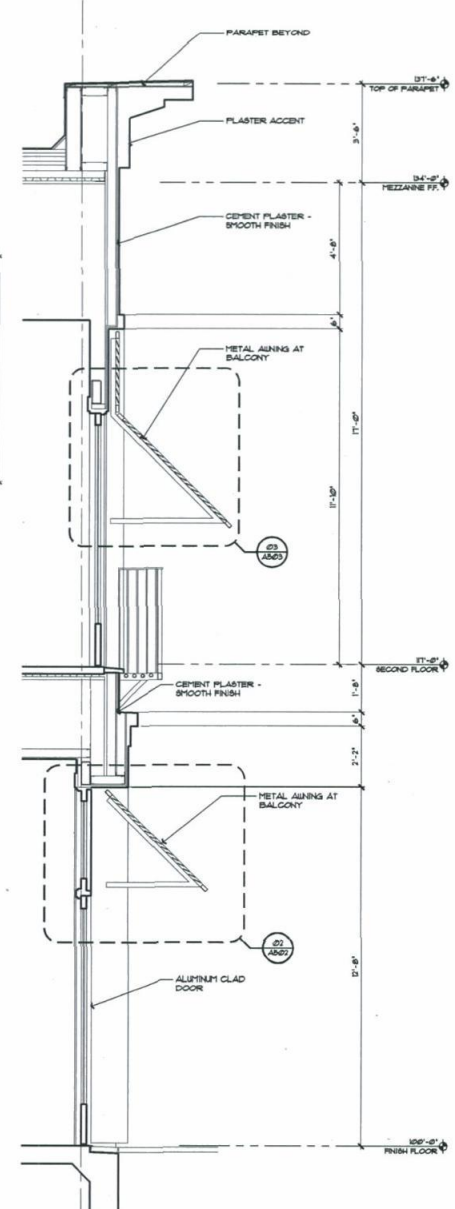
04 LARGE SHADE CANOPY
SCALE: 1/4"=1'-0" REF:



03 SHADE CANOPY (2nd FLOOR)
SCALE: 1/4"=1'-0" REF:



02 SHADE CANOPY (1st FLOOR)
SCALE: 1/4"=1'-0" REF:



01 WALL SECTION
SCALE: 1/2"=1'-0" REF:



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Scottsdale, Arizona 85260

Date
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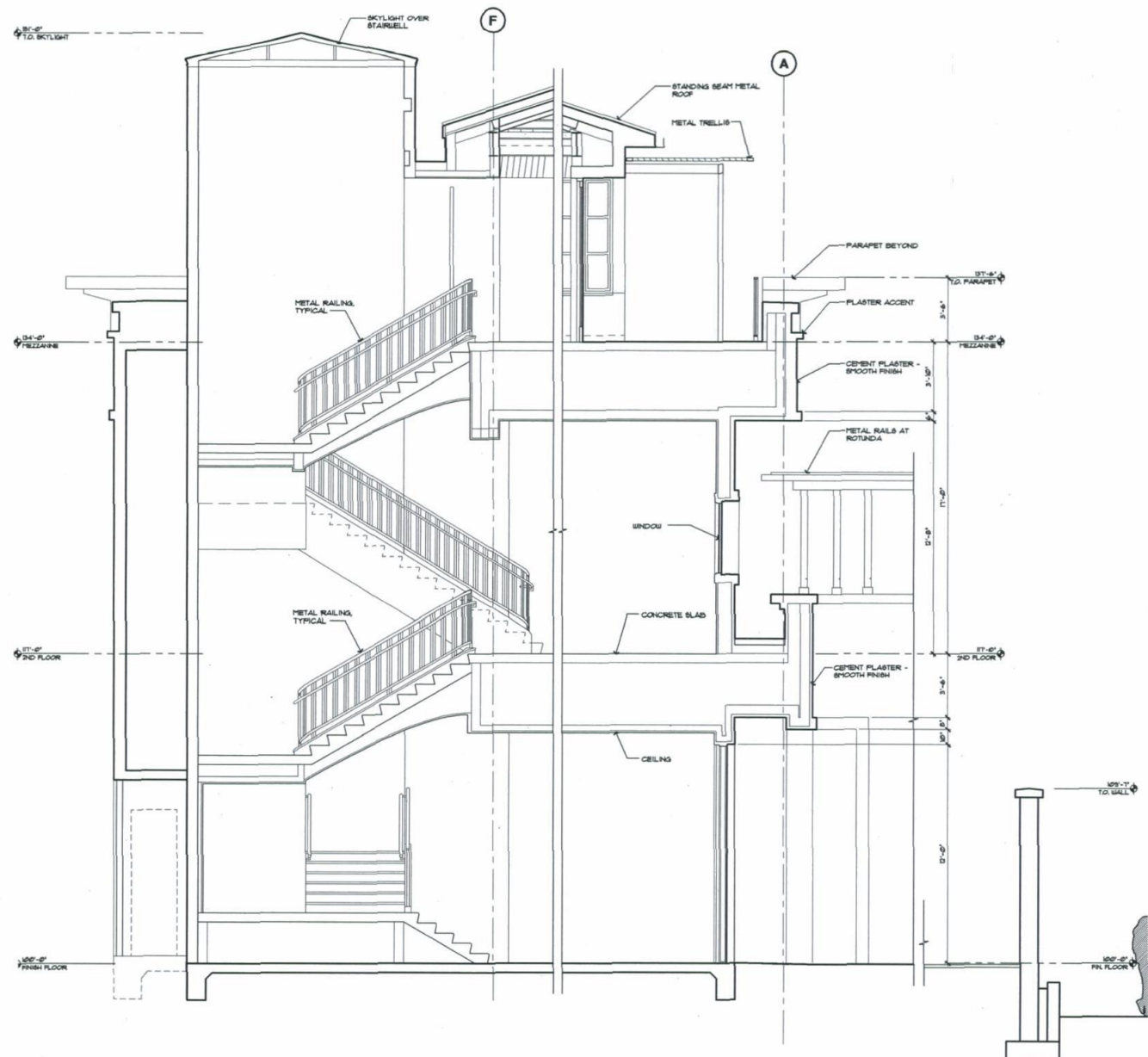
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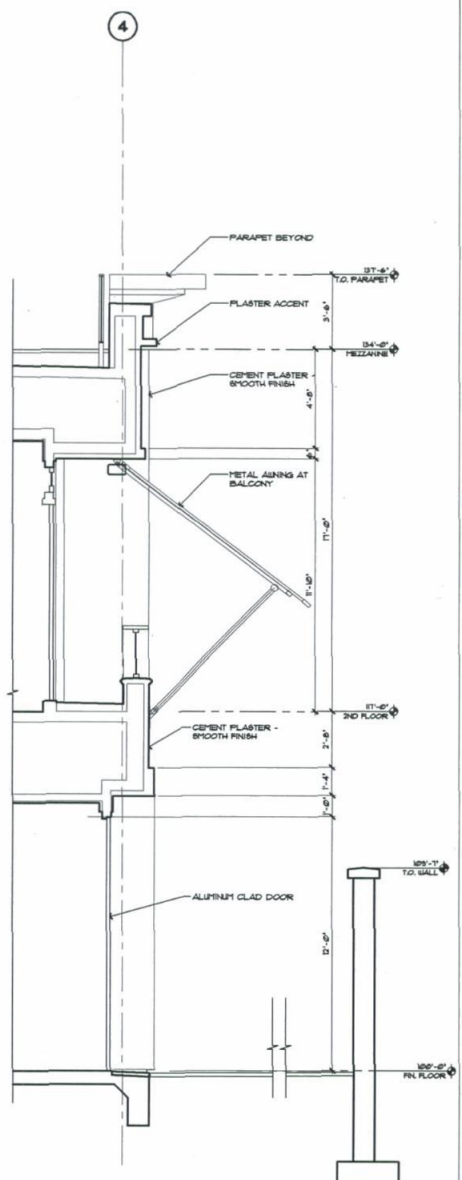
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WALL SECTIONS



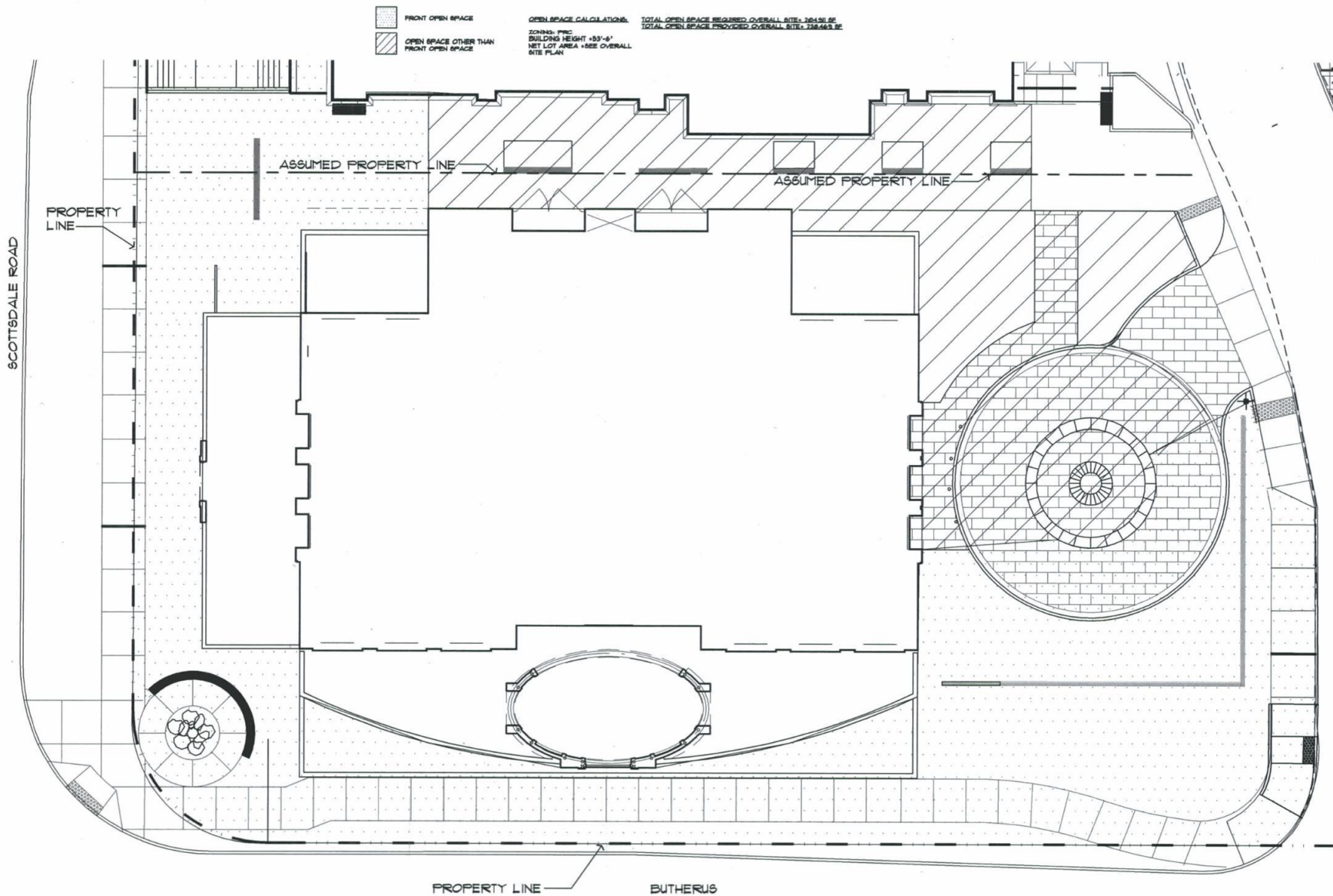
03 WALL SECTION
SCALE: 1/8"=1'-0"
REF:

02 WALL SECTION
SCALE: 1/8"=1'-0"
REF:



01 WALL SECTION
SCALE: 1/8"=1'-0"
REF:

84-DR-2011
2nd: 1/20/12



FRONT OPEN SPACE
 OPEN SPACE OTHER THAN FRONT OPEN SPACE
 OPEN SPACE CALCULATIONS:
 ZONING: PDC
 BUILDING HEIGHT: 33'-6"
 NET LOT AREA: SEE OVERALL SITE PLAN
 TOTAL OPEN SPACE REQUIRED OVERALL SITE: 26,451 SF
 TOTAL OPEN SPACE PROVIDED OVERALL SITE: 138,443 SF

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Expires 12-31-2012

Restoration Hardware

15015 N Scottsdale Rd.
Scottsdale, Arizona 85260

Date

12.23.2011

I, the undersigned, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional architect in the State of Arizona.

40 YEARS NELS PARTNERS, INC.

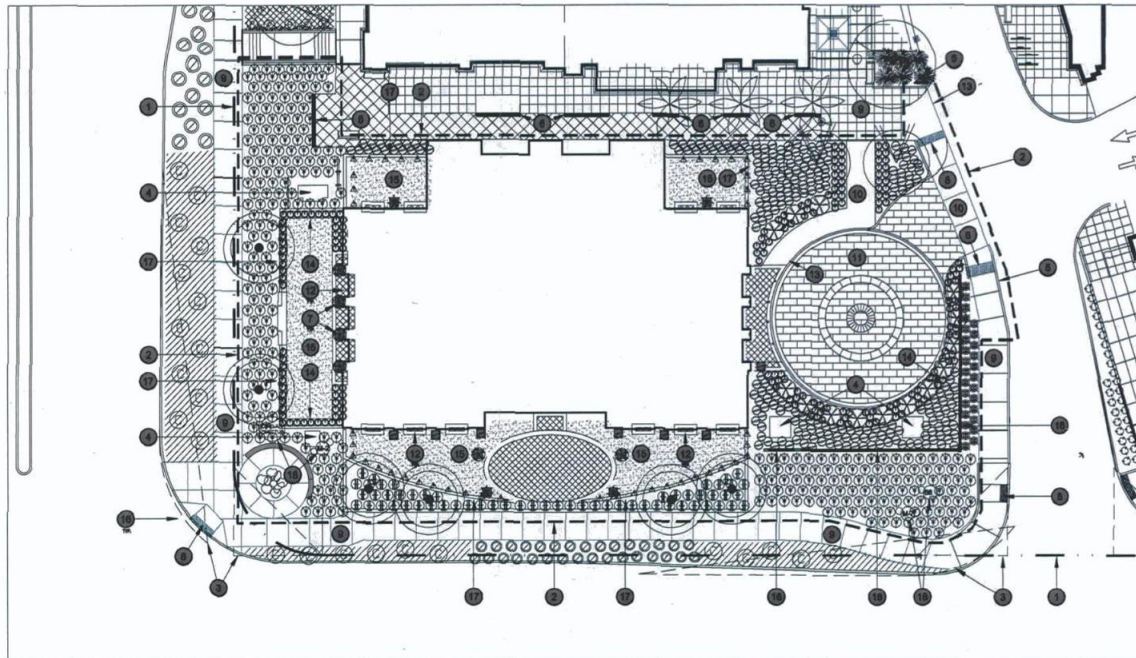
Project No.
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A112

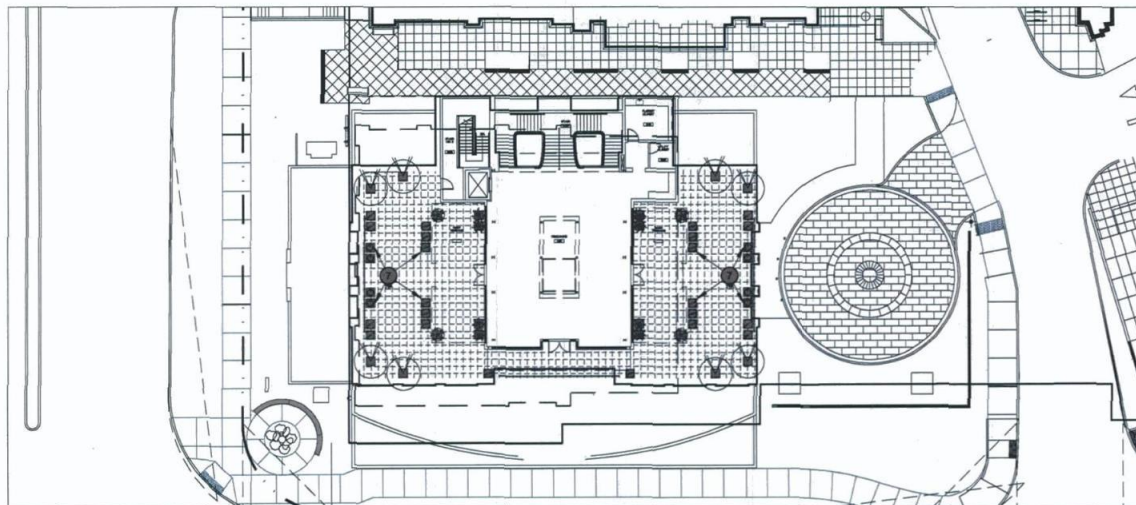
SITE PLAN WORKSHEET

84-DR-2011
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GROUND LEVEL PLAN



MEZZANINE LEVEL PLAN

PLANT LEGEND

SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL HT & W	QTY.
TREES				
1	GUERBERIA BRUNNEA ITALIAN CYPRESS	18 GAL	1' 2" CAL 8'1" X 4"	14
2	OLIA EUPHORIA BROWN HILL OLIVE	24" BOX	2' 5" CAL 10'1" X 2"	2
3	24" BOX	14" GAL	1' 2" CAL 8'1" X 4"	8
4	PITHECELLUS FLOCCULUS YEW	24" BOX	2' 5" CAL 10'1" X 2"	8
SHRUBS				
5	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	8 GAL	8"	8
6	MEALMINTHUS CAPILLARIS VEGETAL MIST DEER GRASS	8 GAL	8"	221
7	MYRTIS COMMUNIS SWAMP MYRTLE	8 GAL	8"	221
8	ROSMARINUS OFFICINALIS TURKISH BLUE ROSEMARY	8 GAL	8"	182
9	RUELLIA BRITTONIANA RUELLIA	8 GAL	8"	82
ACCENTS				
10	PHOENIX ROSELINE PICTURE DATE PALM	15 GAL	15"	10
11	STYLOSANthes BIRD OF PARADISE	15 GAL	15"	12
12	YUCCA FALLIDA PALE YUCCA	8 GAL	8"	28
VINES				
13	PICUS PUMILA CRISPING FIG VINE	8 GAL	8"	10
14	YUCCA CARACALLA SHAL VINE	8 GAL	8"	12
TOPDRESS / DUST CONTROL				
15	1" MINUS DECOMPOSED GRANITE 2" MIN. DEPTH, COLOR: GOLDEN BROWN SOURCE: GRANITE EXPRESS (480) 345-8889			6,180 S.F.
16	1" MINUS STABILIZED DECOMPOSED GRANITE 2" MIN. DEPTH, COLOR: GOLDEN BROWN SOURCE: GRANITE EXPRESS (480) 345-8889			2,870 S.F.
17	3/4" MINUS MEXICAN BEACH PEBBLES (IN POTS) 1" MIN. DEPTH, COLOR: SA LITE SOURCE: GRANITE EXPRESS (480) 345-8889			440 S.F.

KEYNOTES

1. F.O.W. / PROPERTY LINE.
2. LIMIT OF CONSTRUCTION.
3. SIGHT VISIBILITY TRIANGLE.
4. ELECTRICAL TRANSFORMER / SWITCHING CABINETS.
5. EXISTING CURB TO REMAIN.
6. EXISTING SEATWALL TO REMAIN.
7. DISPLAY MODEL PLANTER POTS.
8. ADA RAMP.
9. EXISTING SIDEWALK TO REMAIN.
10. CONCRETE SIDEWALK.
11. CONCRETE PAVEMENT DROP CURB.
12. CUT CONNECTICUT BLUESTONE PAVING.
13. C.I.P. CONCRETE CURB.
14. STEEL HEADER.
15. STABILIZED DECOMPOSED GRANITE.
16. EXISTING SCREEN WALL.
17. COURTYARD WALL.
18. EXISTING CACTI - SALVAGE AND RELOCATE TO NW CORNER OF DEVELOPMENT PROPERTY.

LANDSCAPE CALCULATIONS

TOTAL AREAS OF LANDSCAPE	8,860 SQ. FT.
TOTAL AREAS OF WATER INTENSIVE PLANTS / WATER FEATURES	0 SQ. FT.



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LANDSCAPE
PLAN
L-100
SHEET 1 OF 1

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2nd: 1/20/12



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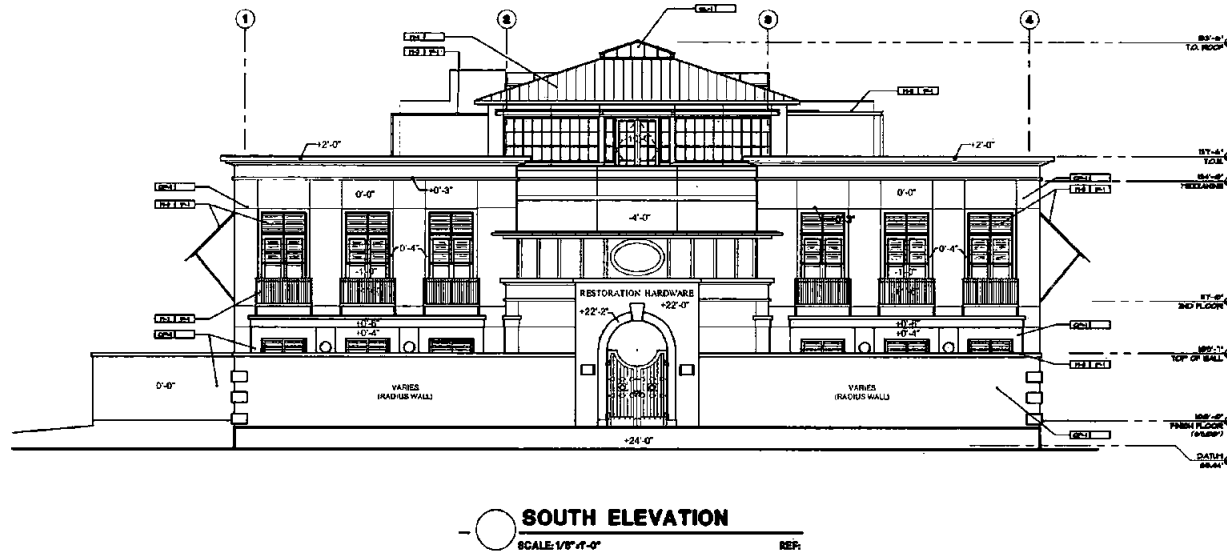
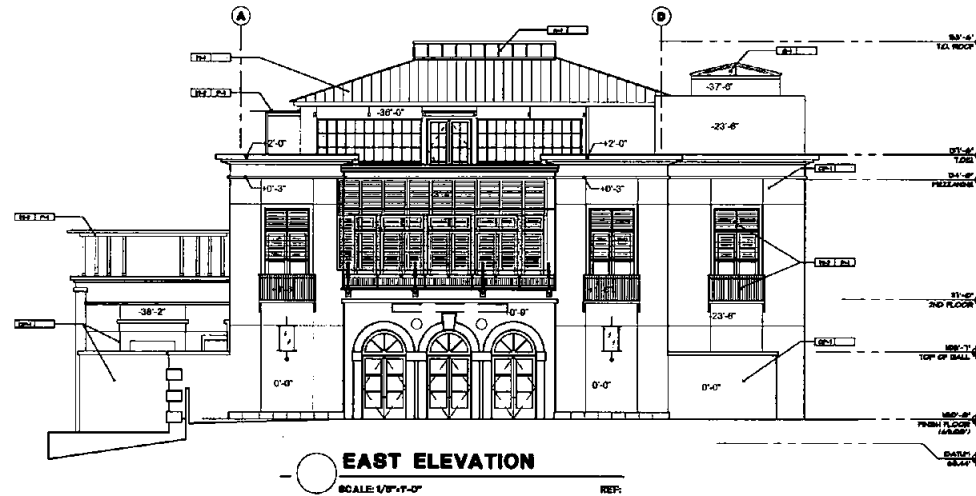
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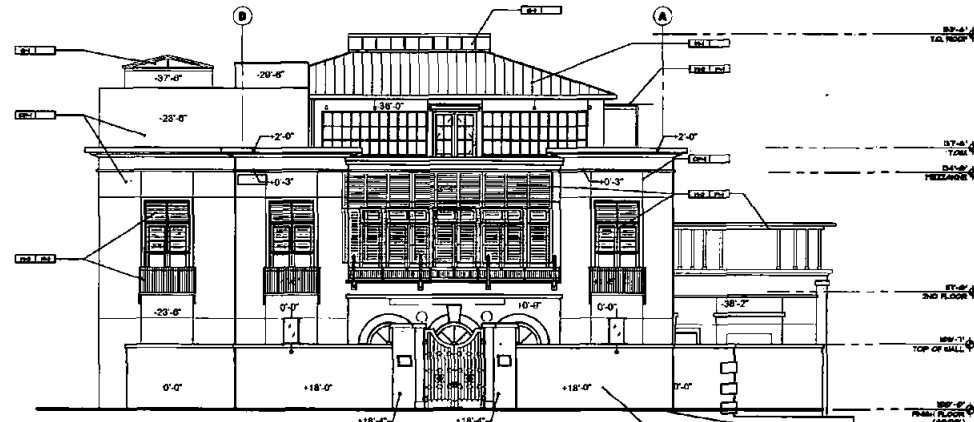
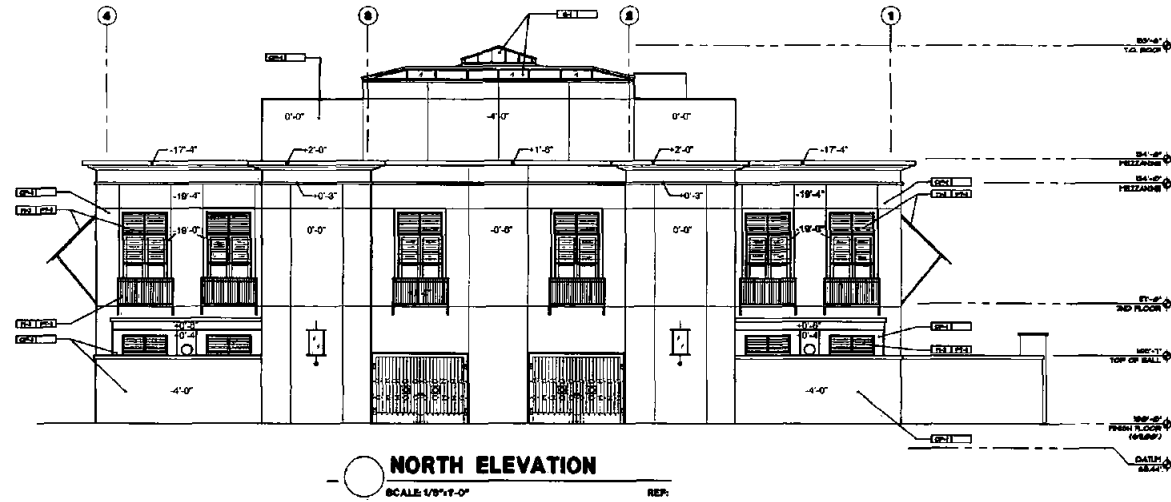
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A301

BUILDING ELEVATION





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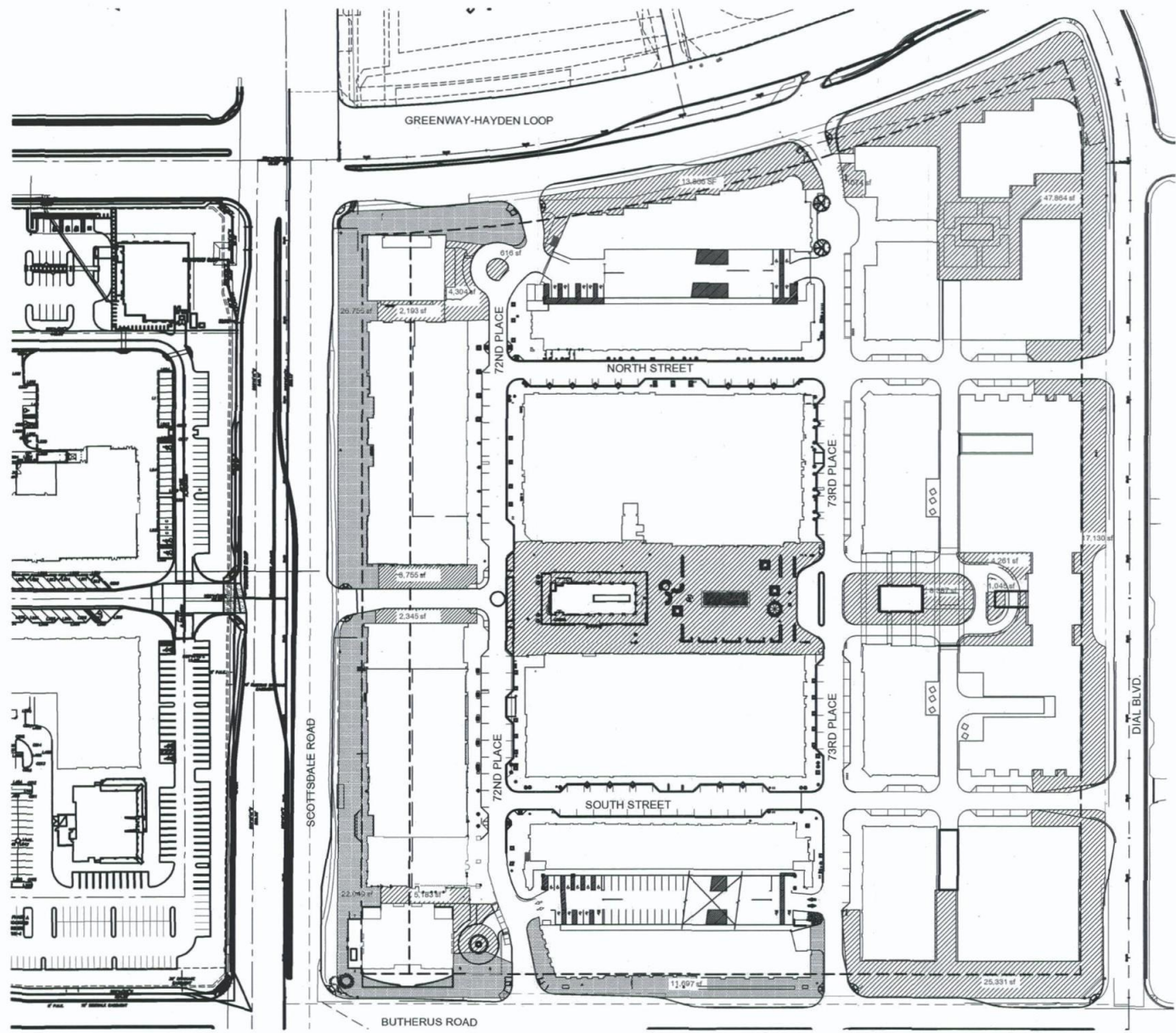
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2nd: 1/20/12



01 SITE PLAN WORKSHEET
Scale: 1" = 50'-0"



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Scottsdale, Arizona 85254
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REGISTERED ARCHITECT
20015
GEORGE A. MELARA
ARIZONA U.S.A.
Expires: 12-31-2012

Restoration Hardware
15015 N Scottsdale Rd.
Scottsdale, Arizona 85260

Date: 12.23.2011

REVISIONS:

12-03-07	
1-20-12	

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Project No. 31185
Sheet
A101.3
SITE PLAN WORK SHEET



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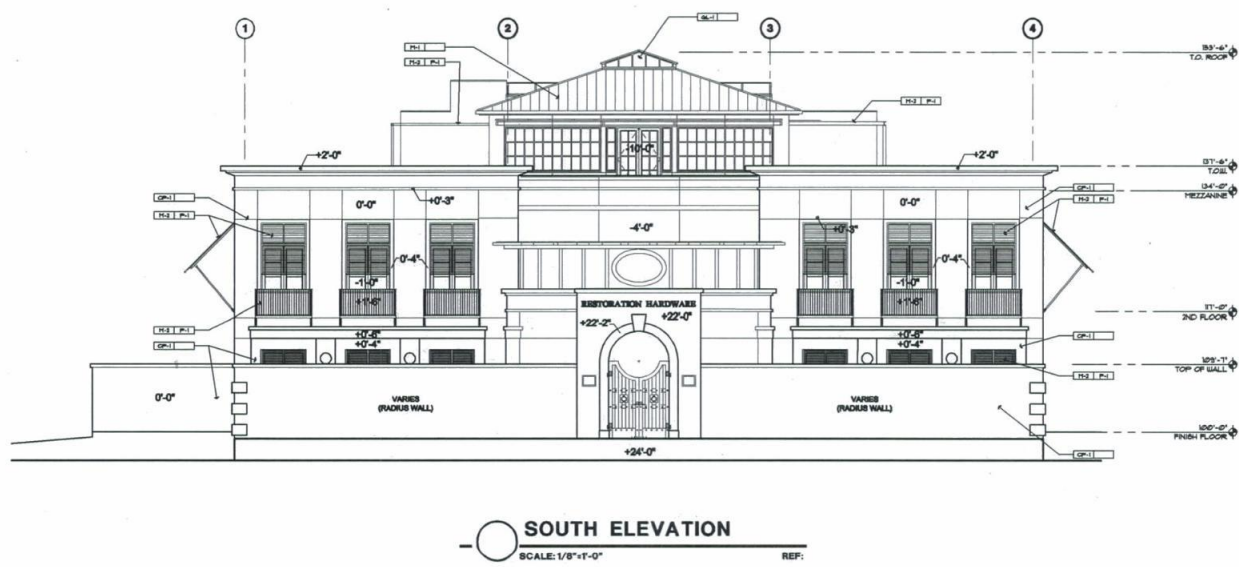
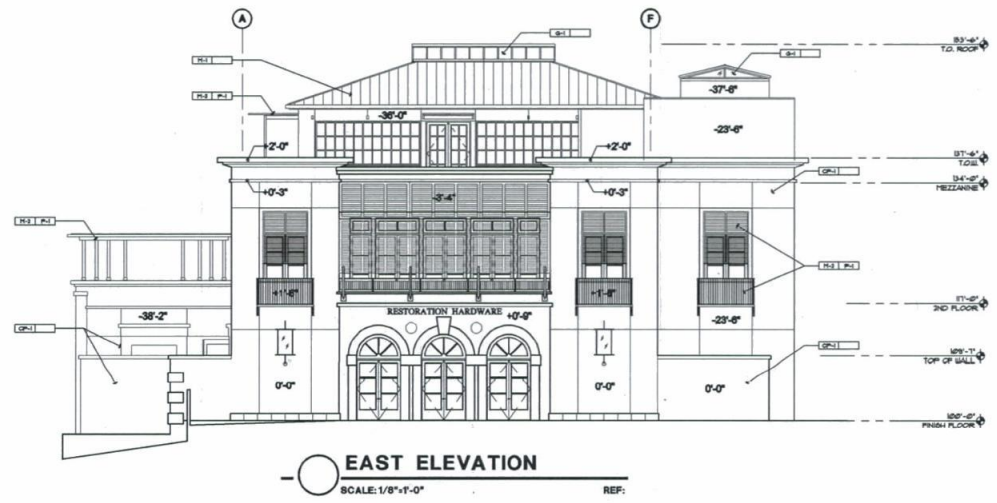
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BUILDING ELEVATION



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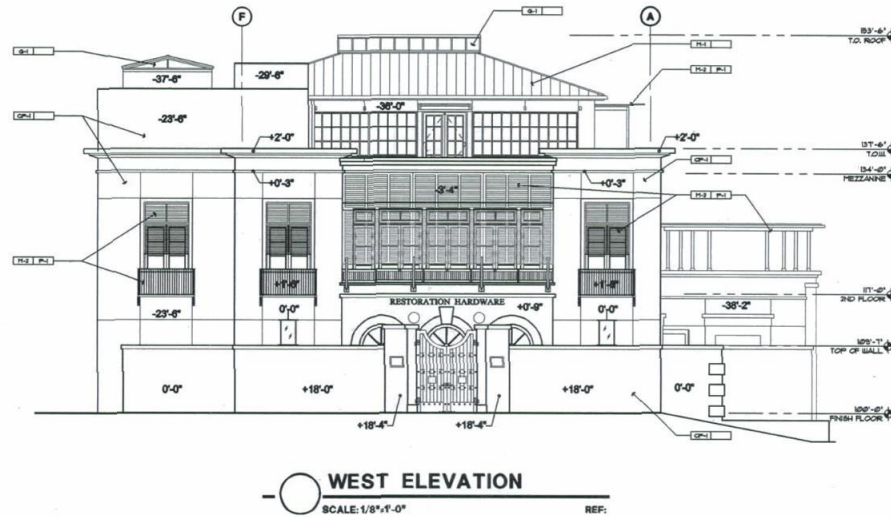
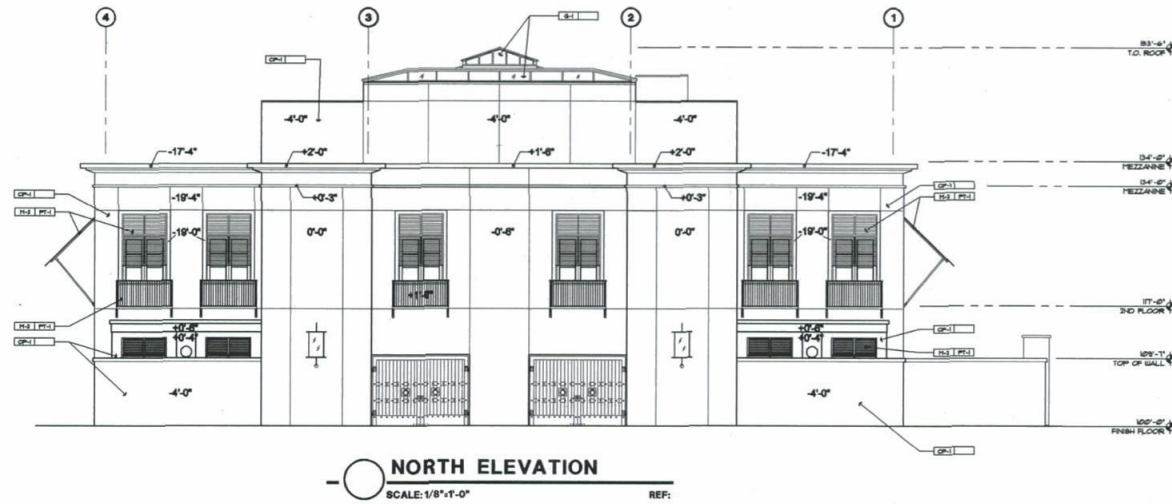
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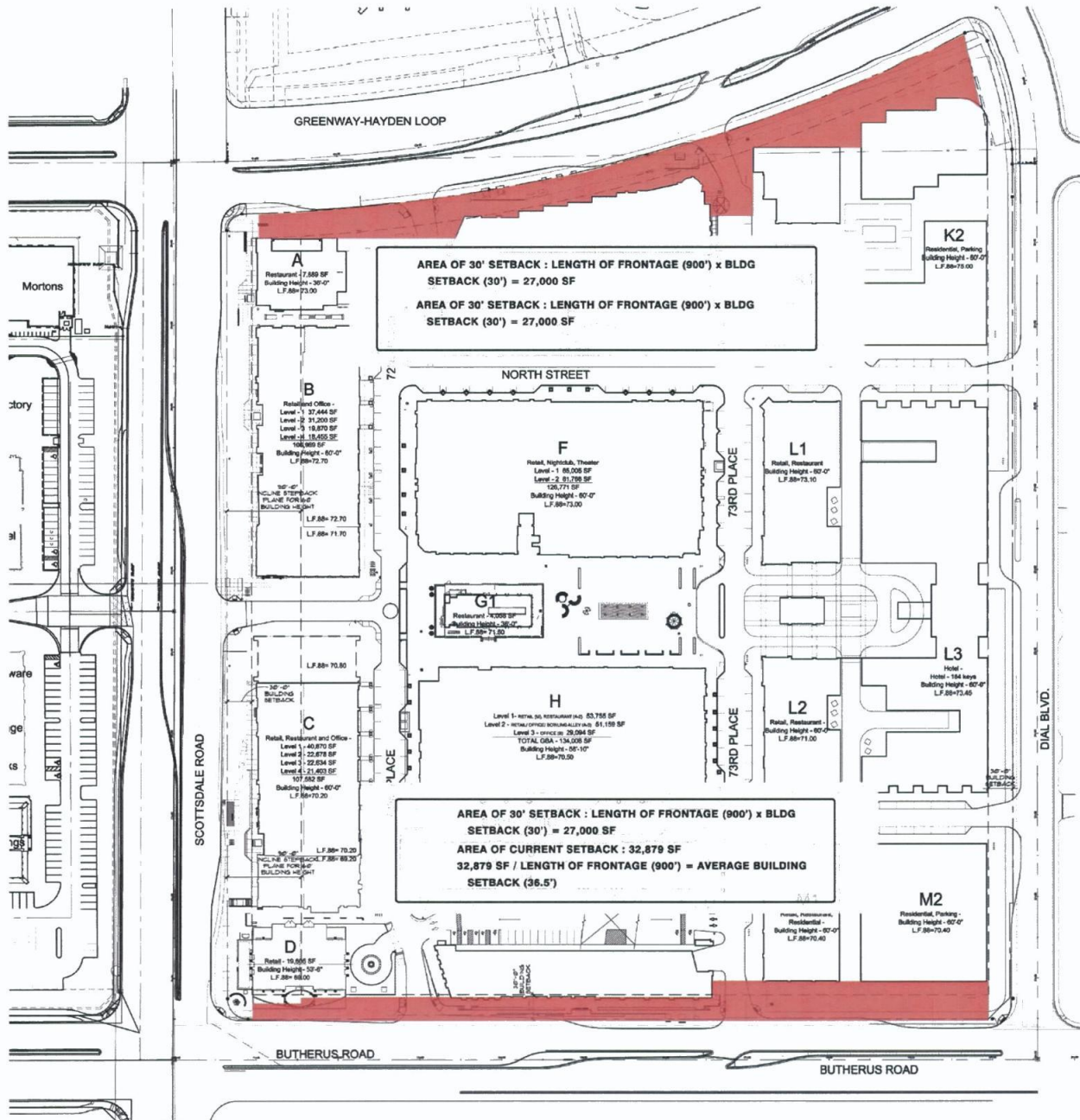
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Project No.
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A302
BUILDING ELEVATION

84-DR-2011
2nd: 1/20/12



01 BUILDING SETBACK PLAN
SCALE: 1"=50'

REF:



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Scottsdale, Arizona 85254
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EXH - 2

BLDG SETBACK PLAN

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SCOTTSDALE, ARIZONA

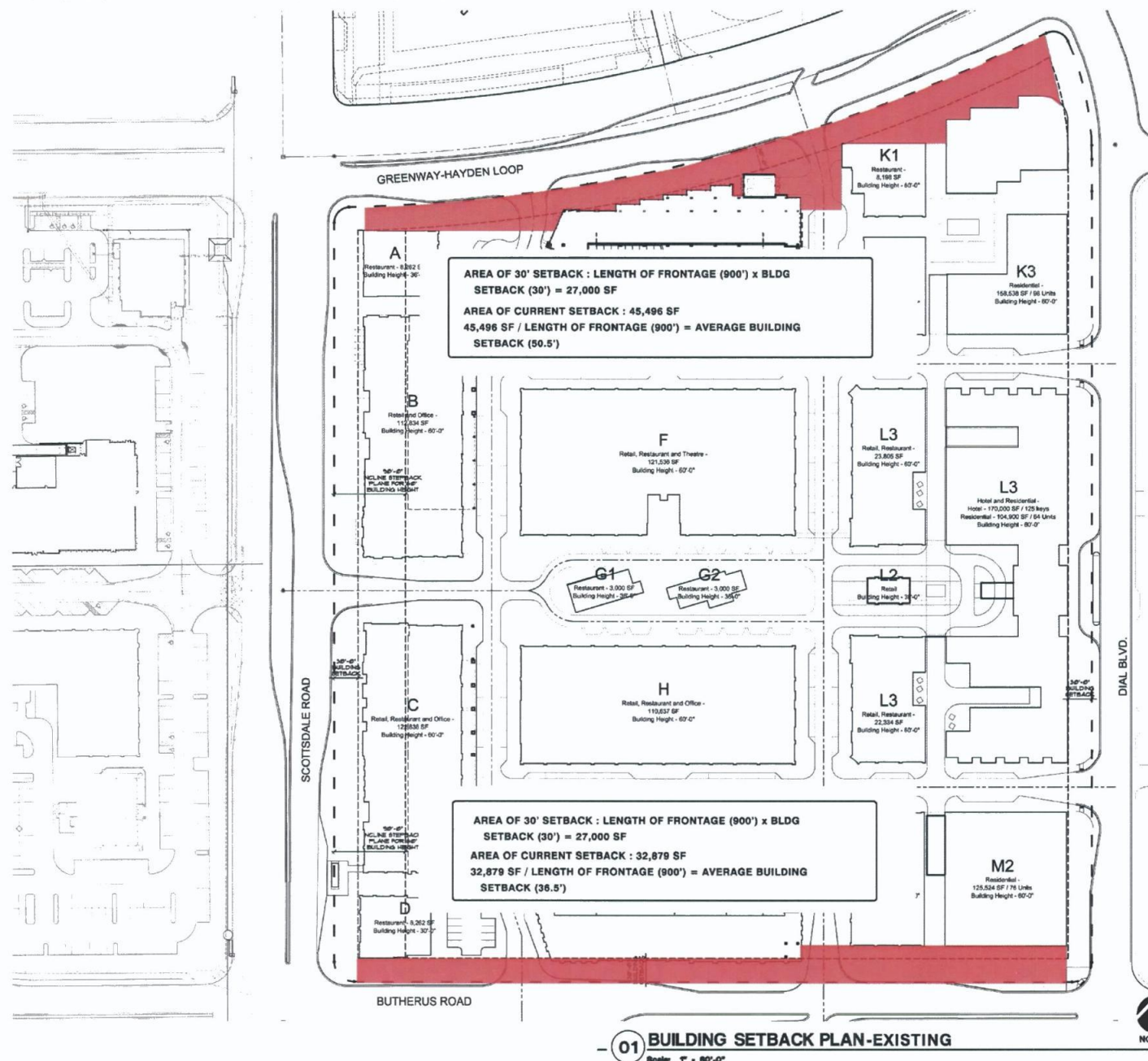
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07-12-07

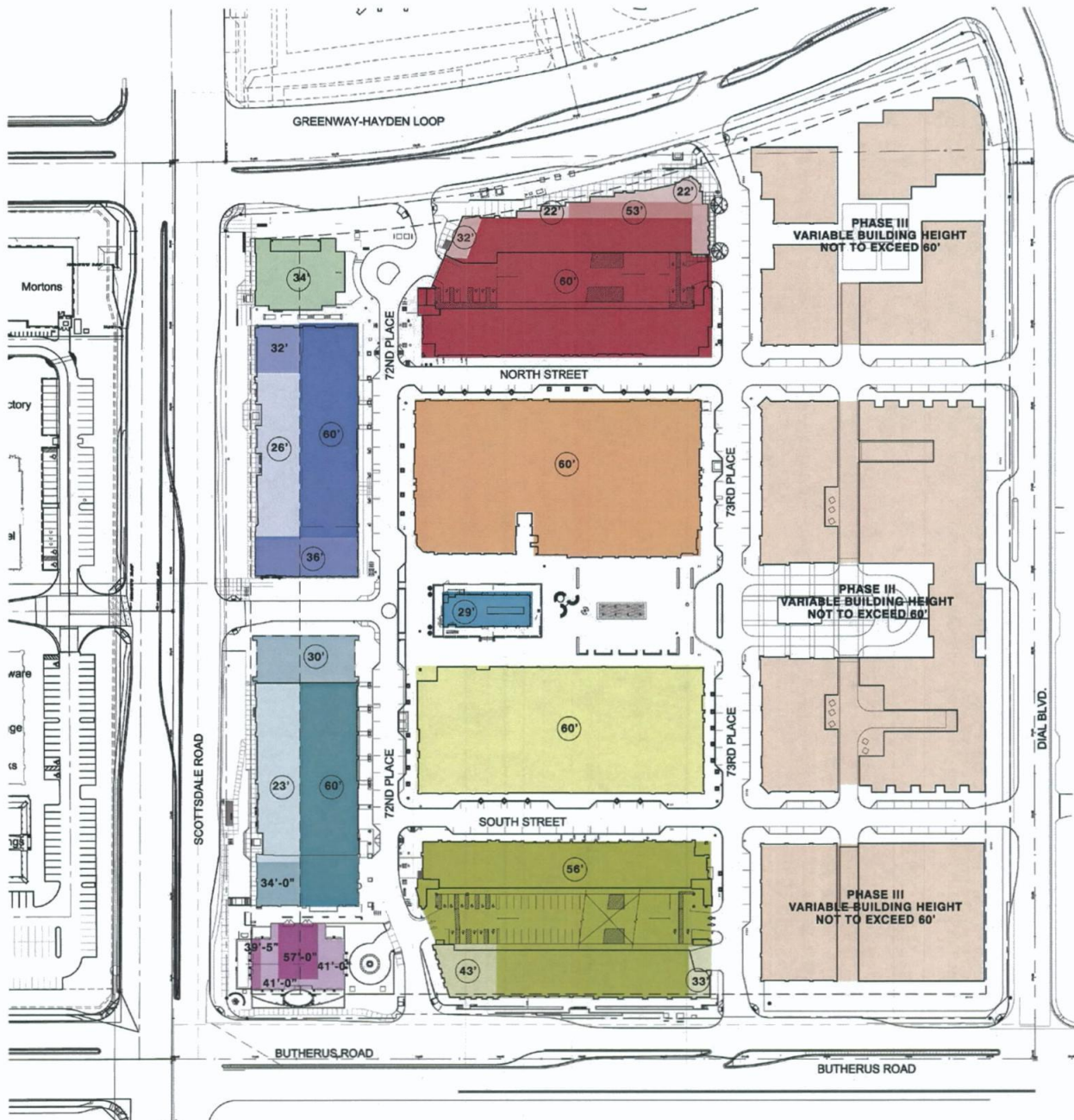
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Project No.
36415

Sheet

EXH - 2
EXIST. BLDG SETBACK PLAN





01 BLDG HEIGHT VARIATION EXHIBIT
SCALE: 1"=60'



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Date
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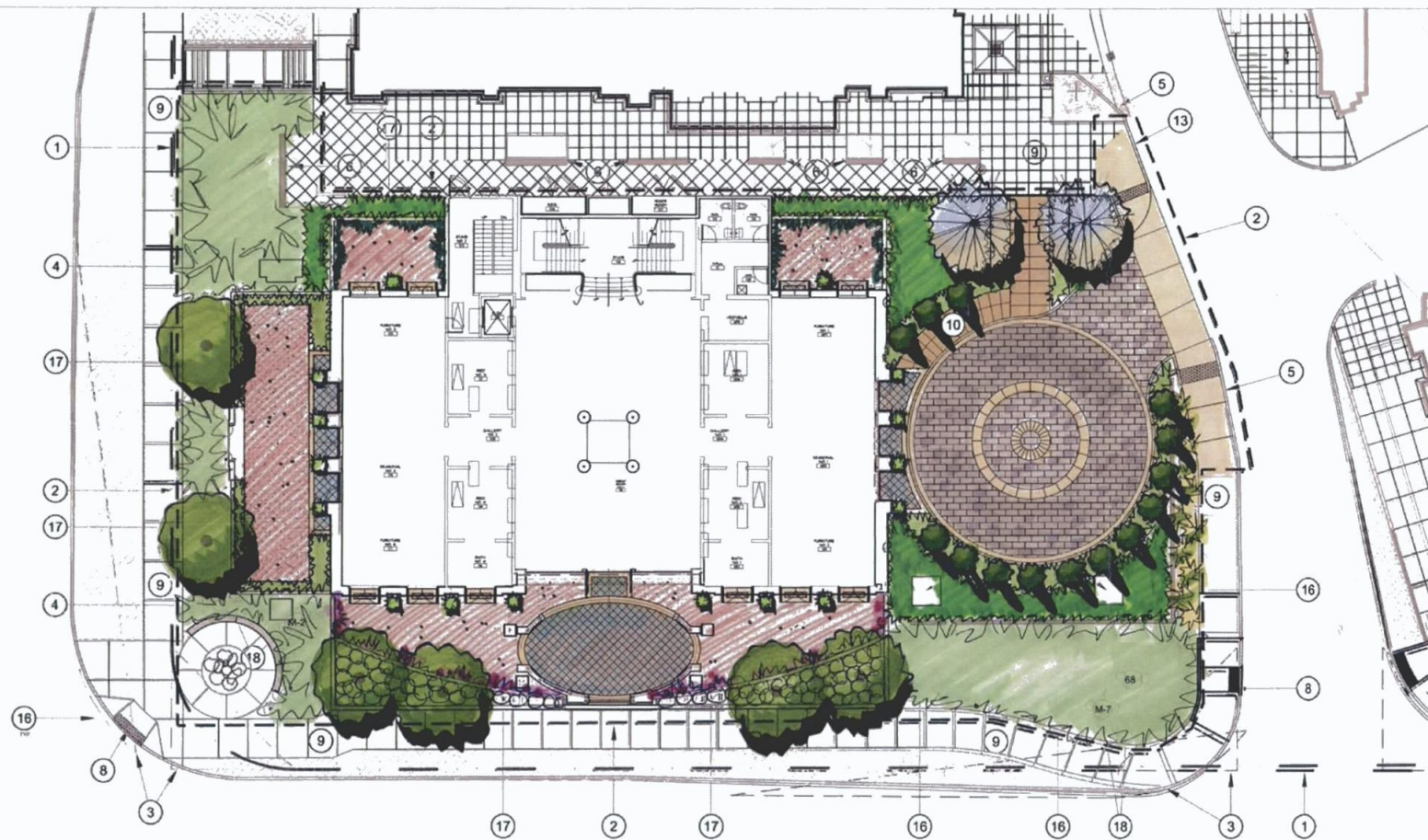
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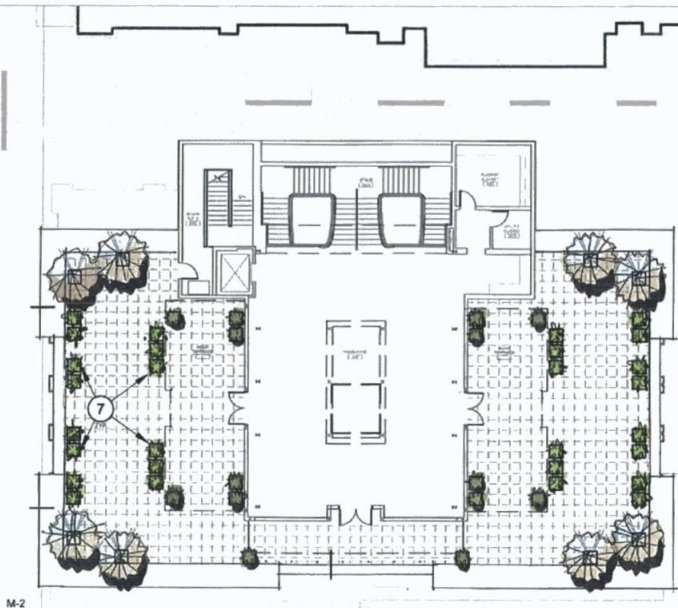
EXH - 1
BUILDING HEIGHT EXHIBIT

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Jan 19, 2012 - 2:37pm



GROUND LEVEL PLAN



MEZZANINE LEVEL PLAN

PLANT LEGEND

SYM. (COMMON NAME)	BOTANICAL NAME	SIZE	MIN. CAL HT & W	QTY.
TREES				
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	15 GAL	1.0" CAL 8'H X 4"W	14
	OLEA EUROPAEA SWAN HILL OLIVE	36" BOX	2.00" CAL 12'H X 8"W	2
	PYRACANTHA FLEXICAULE TEXAS EBONY	24" BOX	1.5" CAL 8'H X 6"W	8
	PYRACANTHA FLEXICAULE TEXAS EBONY	36" BOX SINGLE	2.0" CAL 10'H X 7"W	6
SHRUBS				
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL		8
	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL		221
	MYRTUS COMMUNIS DWARF MYRTLE	5 GAL		231
	ROSMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY	5 GAL		152
	RUELLIA BRITTONIANA RUELLIA	5 GAL		52
ACCENTS				
	PHOENIX ROEBELENI PYGMY DATE PALM	15 GAL		10
	STREPTOCARPUS REGINAE BIRD OF PARADISE	15 GAL		12
	YUCCA PALLIDA PALE YUCCA	5 GAL		28
VINES				
	FICUS PUMILA CREEPING FIG VINE	5 GAL		10
	VIGNA CARACALLA SNAIL VINE	5 GAL		12
TOPDRESS / DUST CONTROL				
☐	1/2" MINUS DECOMPOSED GRANITE 2" MIN. DEPTH U.M.O. COLOR: EXPRESS BROWN SOURCE: GRANITE EXPRESS (480) 345-6809			6,180 S.F.
☐	1/4" MINUS STABILIZED DECOMPOSED GRANITE 1" MIN. DEPTH, COLOR: GOLDEN PEARL SOURCE: GRANITE EXPRESS (480) 345-6809			2,670 S.F.
☐	3/8"-5/8" MEXICAN BEACH PEBBLES (IN POTS) 1" MIN DEPTH, COLOR: SA LITE SOURCE: GRANITE EXPRESS (480) 345-6809			440 S.F.

KEYNOTES

1. R.O.W. / PROPERTY LINE.
2. LIMIT OF CONSTRUCTION.
3. SIGHT VISIBILITY TRIANGLE.
4. ELECTRICAL TRANSFORMER / SWITCHING CABINETS.
5. EXISTING CURB TO REMAIN.
6. EXISTING SEATWALL TO REMAIN.
7. DISPLAY MODEL PLANTER POTS.
8. ADA RAMP.
9. EXISTING SIDEWALK TO REMAIN.
10. CONCRETE SIDEWALK.
11. CONCRETE PAVER DROP CIRCLE.
12. CUT CONNECTICUT BLUESTONE PAVING.
13. C.I.P. CONCRETE CURB.
14. STEEL HEADER.
15. STABILIZED DECOMPOSED GRANITE.
16. EXISTING SCREEN WALL.
17. COURTYARD WALL.
18. EXISTING CACTI - SALVAGE AND RELOCATE TO NW CORNER OF DEVELOPMENT PROPERTY.

LANDSCAPE CALCULATIONS

TOTAL AREAS OF LANDSCAPE	8,850 SQ FT
TOTAL AREAS OF WATER INTENSIVE PLANTS / WATER FEATURES	0 SQ FT.



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1425 N. FIRST STREET
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Restoration Hardware

15015 N Scottsdale Rd.
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Date
01.19.2012

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Project No.
31185
LANDSCAPE PLAN

L-1.0
SHEET 1 OF 1

84-DR-2011
2nd: 1/20/12



15015 N Scottsdale Rd.
Scottsdale, Arizona 85260

Date
12.23.2011

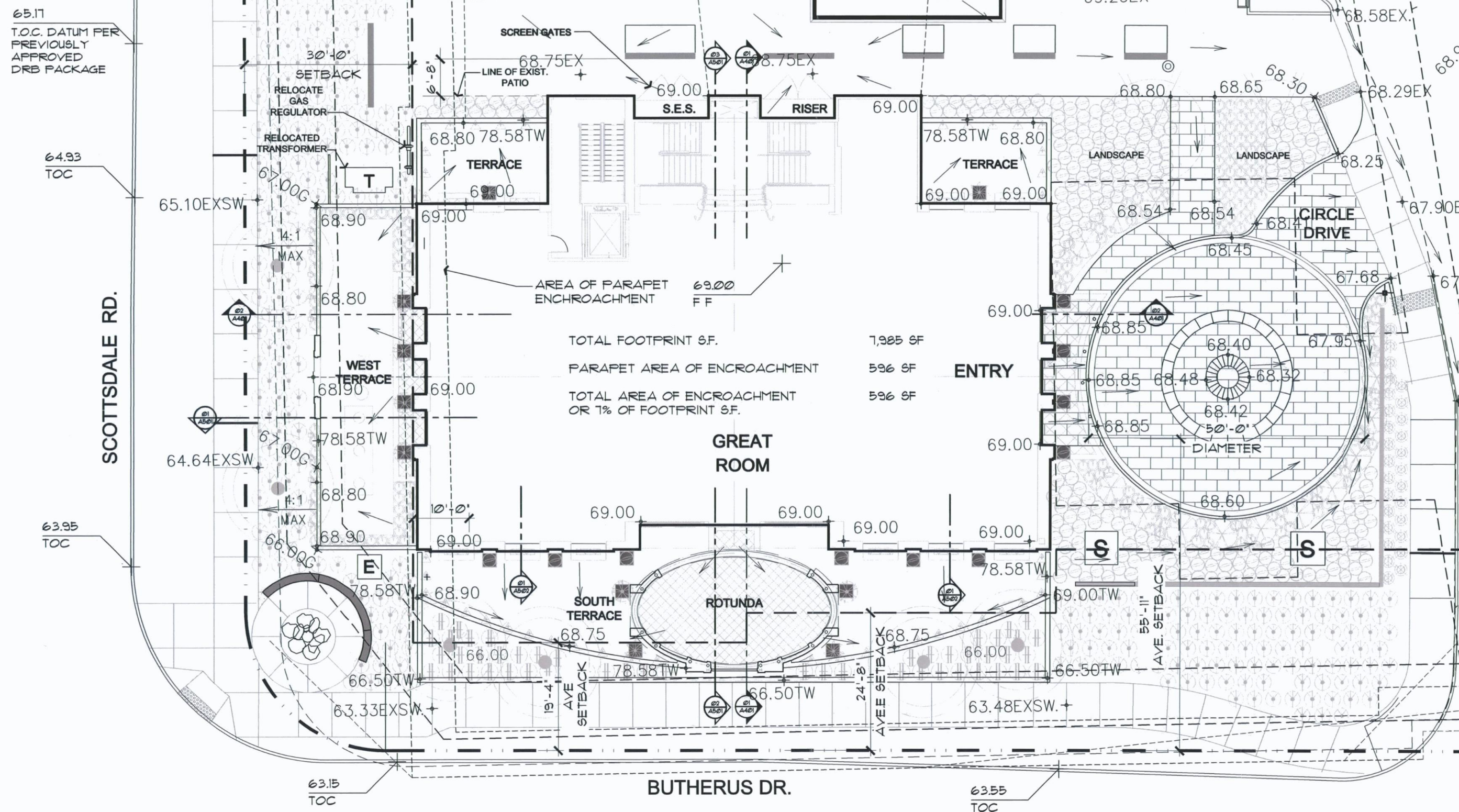
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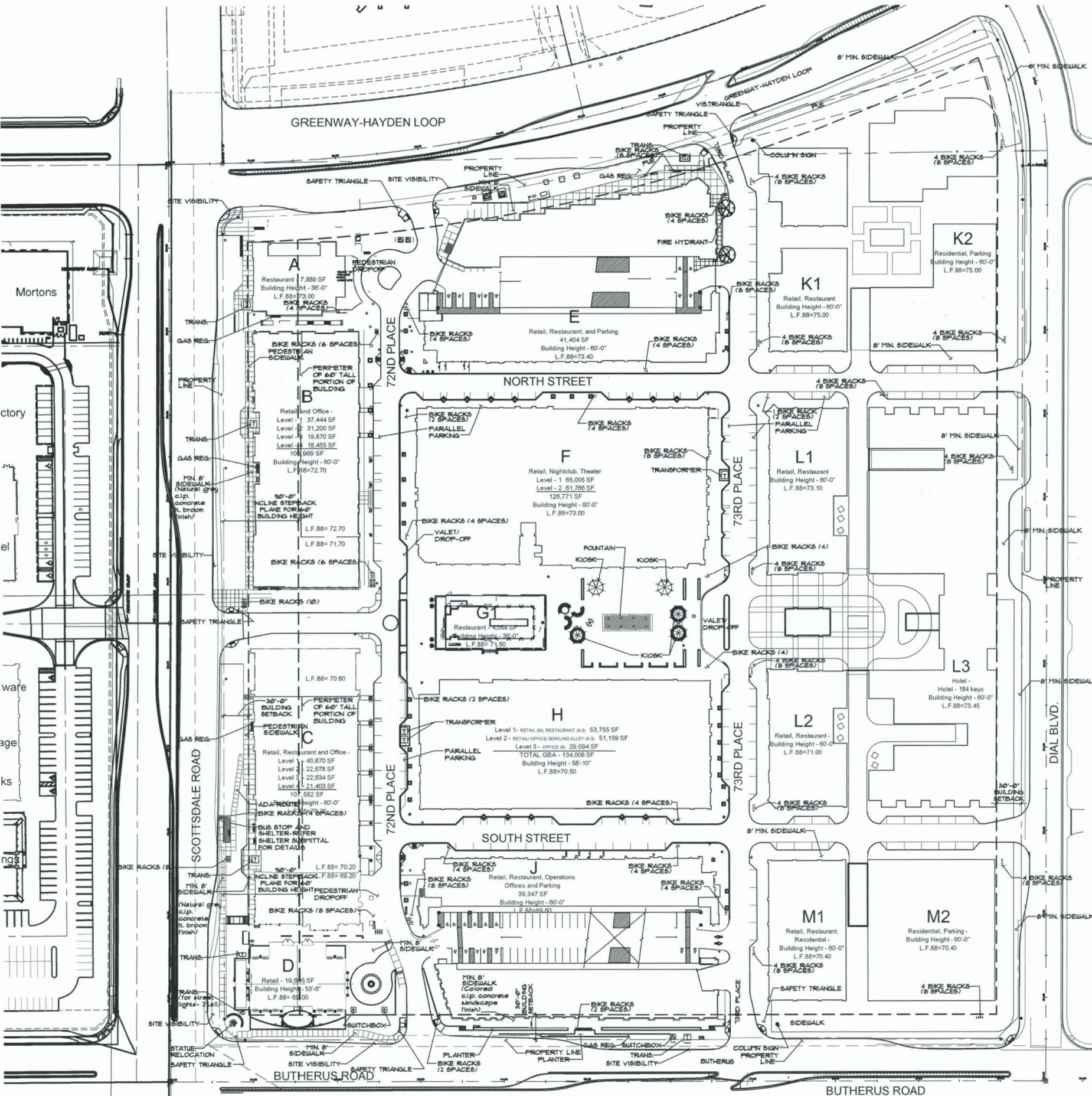
A110

84-DR-2011
2nd: 1/20/12



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

REF



SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF
Net Site Area	1,024,555.00 SF
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	226,636 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
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 (819,644 SF)
FAR Proposed	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 Proposed	238 Units / 409,822 SF

TABULATIONS

BUILDING A LEVEL 1 (RESTAURANT) PATIO	7,880 SF 1,896 SF	BUILDING D LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (RETAIL)	7,985 SF 7,903 SF 3,717 SF	BUILDING H LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) LEVEL 2 (RETAIL) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) PATIO	36,456 SF 10,175 SF 6,207 SF 9,743 SF 38,512 SF 3,135 SF 23,600 SF 5,953 SF 133,781 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 1 (NON LEASEABLE) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) PATIO	34,169 SF 3,275 SF 8,776 SF 19,566 SF 2,858 SF 17,489 SF 2,381 SF 16,081 SF 2,374 SF	BUILDING E LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) PATIO	15,285 SF 24,263 SF 2,025 SF 41,843 SF	BUILDING J LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) PATIO	18,166 SF 15,863 SF 5,318 SF 39,347 SF
BUILDING C LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) LEVEL 2 (RETAIL) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) PATIO	30,881 SF 7,721 SF 2,265 SF 20,426 SF 2,252 SF 19,837 SF 2,797 SF 18,606 SF 2,797 SF	BUILDING F LEVEL 1 (RETAIL) LEVEL 1 (NON LEASEABLE) LEVEL 2 (THEATER) LEVEL 2 (RESTAURANT) LEVEL 2 (NON LEASEABLE) PATIO	57,666 SF 5,602 SF 37,155 SF 12,038 SF 9,625 SF 122,876 SF	BUILDING K1, K2 LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1-5 (RESIDENTIAL) PATIO	10,787 SF 11,023 SF 268,203 SF (134 UNITS) 290,018 SF
BUILDING G LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) PATIO	107,582 SF 0 SF	BUILDING G1, G2, G3 G1 (RESTAURANT) G2 (NON LEASEABLE) G3 (NON LEASEABLE) PATIO	4,058 SF 102 SF 122 SF 4,478 SF	BUILDING L1, L2, L3 LEVEL 1 (RETAIL) LEVEL 1-5 (HOTEL) PATIO	16,575 SF 173,325 SF (184 KEYS) 189,900 SF
BUILDING I LEVEL 1 (RETAIL) LEVEL 1 (NON LEASEABLE) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) PATIO	107,582 SF 0 SF	BUILDING M1, M2 LEVEL 1 (RETAIL) LEVEL 1-5 (RESIDENTIAL) PATIO	22,757 SF 141,619 SF (148 UNITS) 164,376 SF	GRAND TOTAL	1,229,466 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 J-1-100 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 J-1-100 Note: Parking required for Suite J-1 (Primebar) determined through City Council approval of 15-UP-2008 #2 AND 16-UP-2008#2

BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 102 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.

01 MASTER SITE PLAN

SCALE: 1"=60'

REF:



NORTH

NelsenPartners

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Expires 12-31-2012

Restoration Hardware

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Project No.

31185

Sheet

A101

84-DR-2011

1st: 12/23/2011



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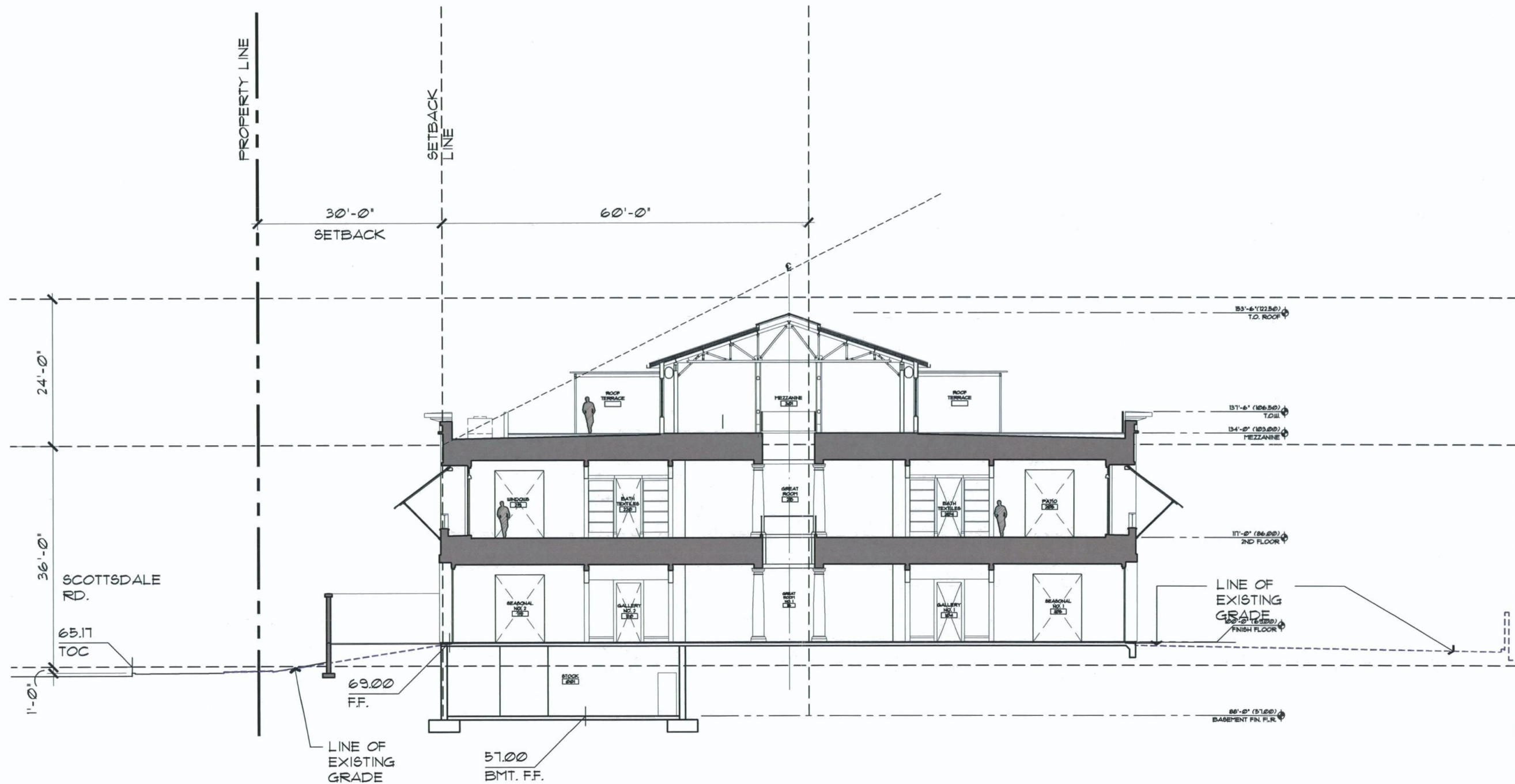
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SBA-2
SETBACK ANALYSIS

84-DR-2011
2nd: 1/20/12



SOUTH ELEVATION SETBACK ANALYSIS
SCALE: 1/8"=1'-0" REF:



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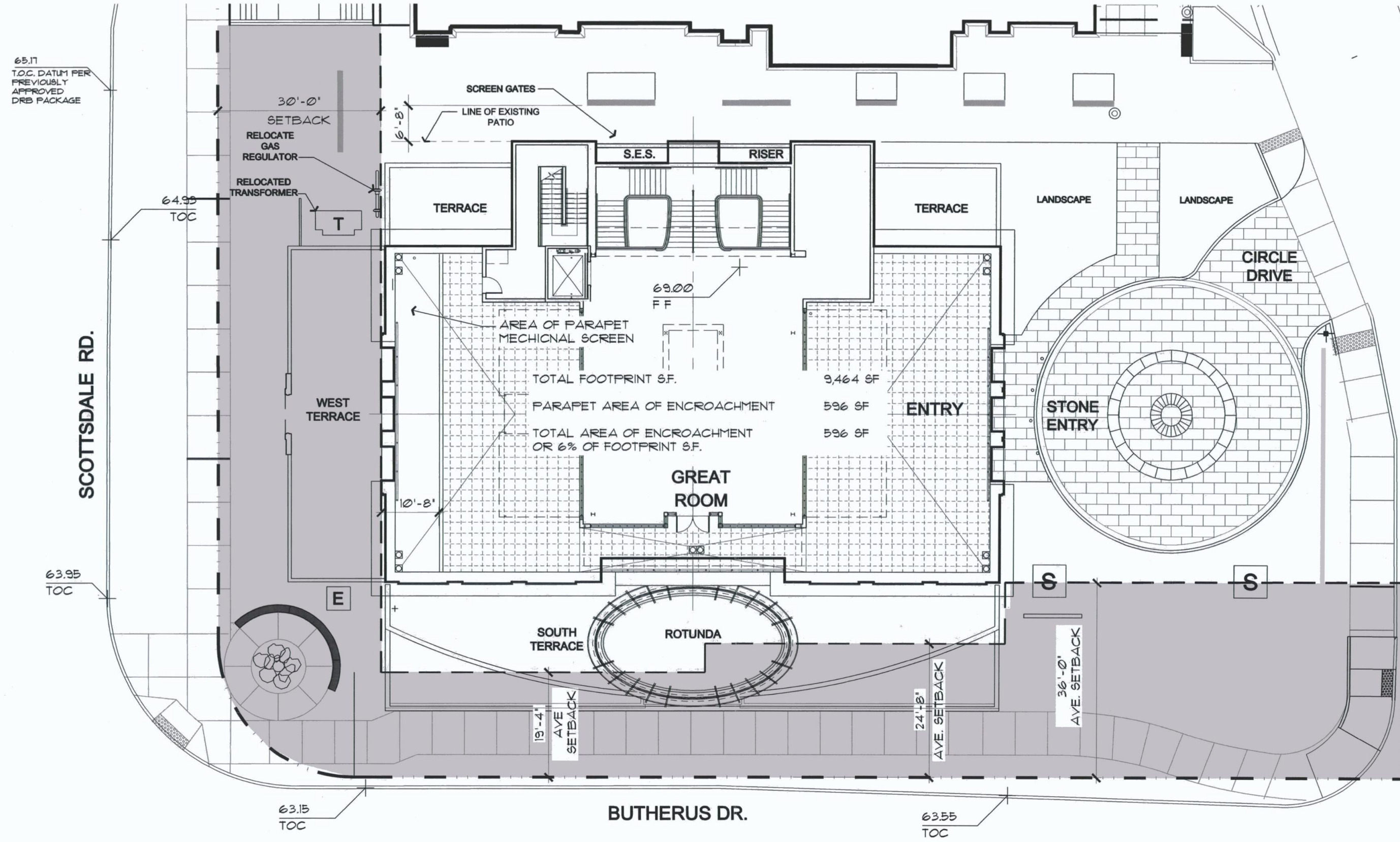
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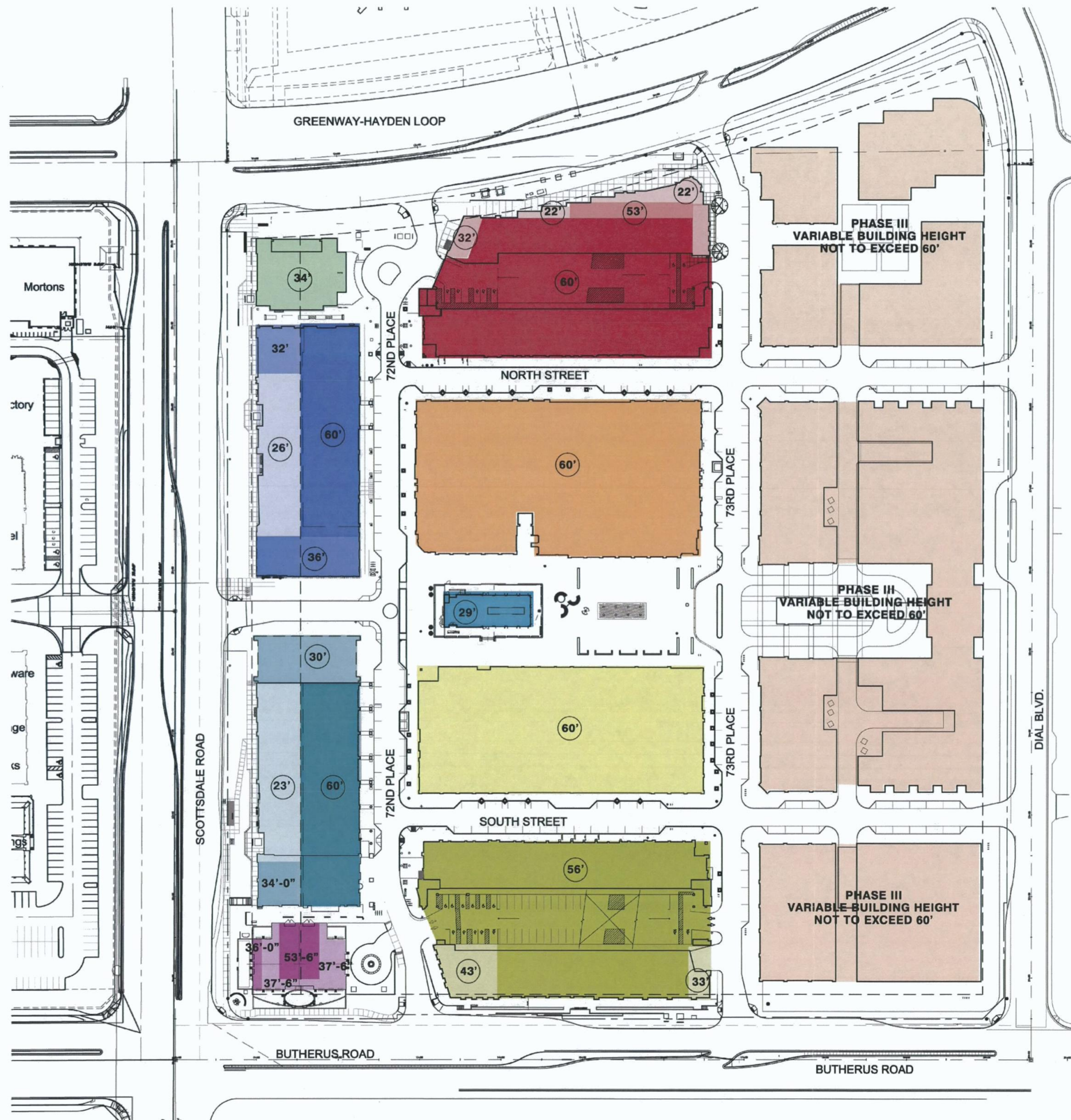
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SBA-1
 SETBACK ANALYSIS
 SITE

84-DR-2011
 2nd: 1/20/12



SITE PLAN SETBACK ANALYSIS
 SCALE: 1/8"=1'-0"
 REF:



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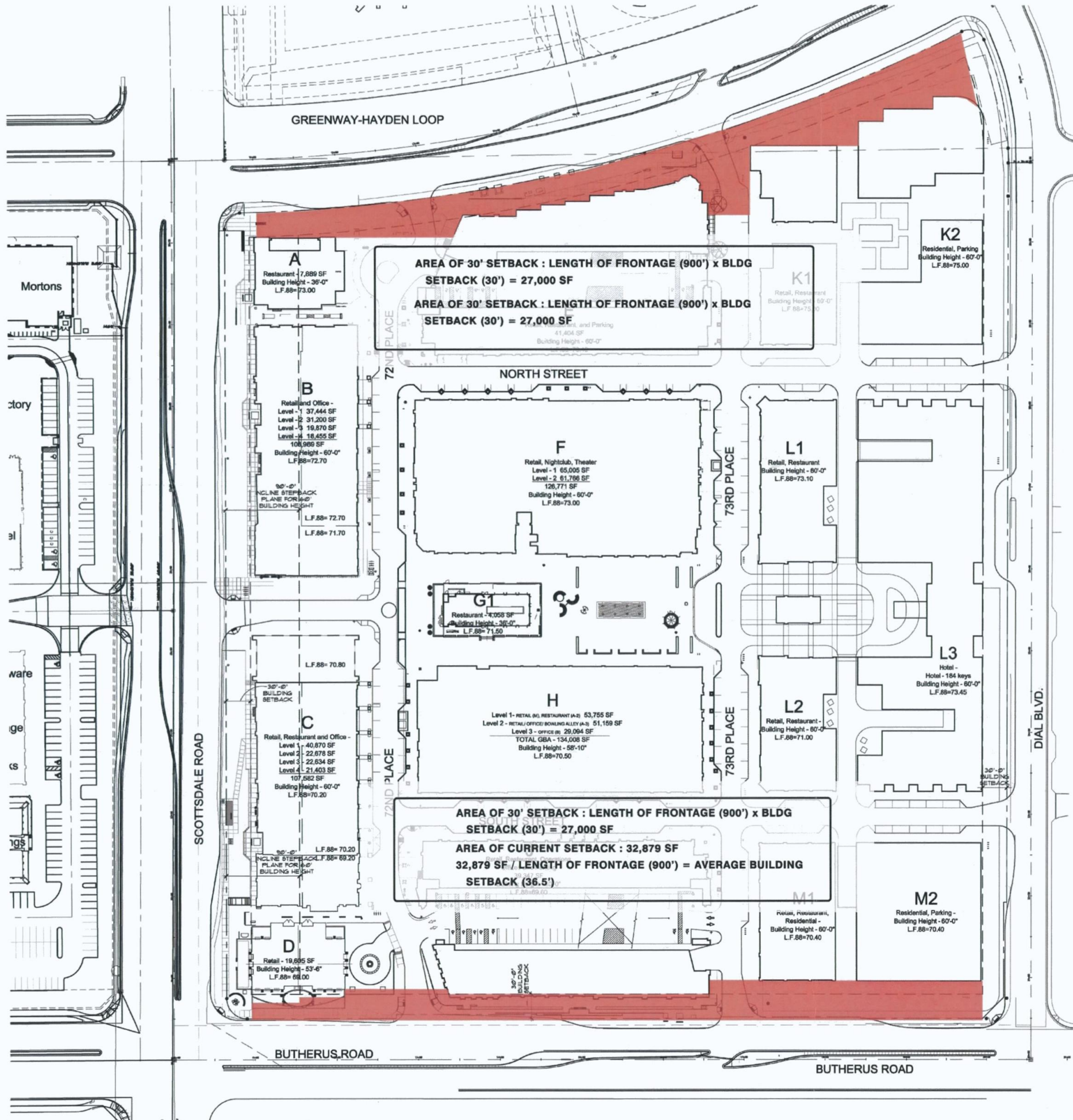
FXH - 1

01 BLDG HEIGHT VARIATION EXHIBIT
SCALE: 1"=60'



BU

84-DR-2011
2nd: 1/20/12



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EXH - 2



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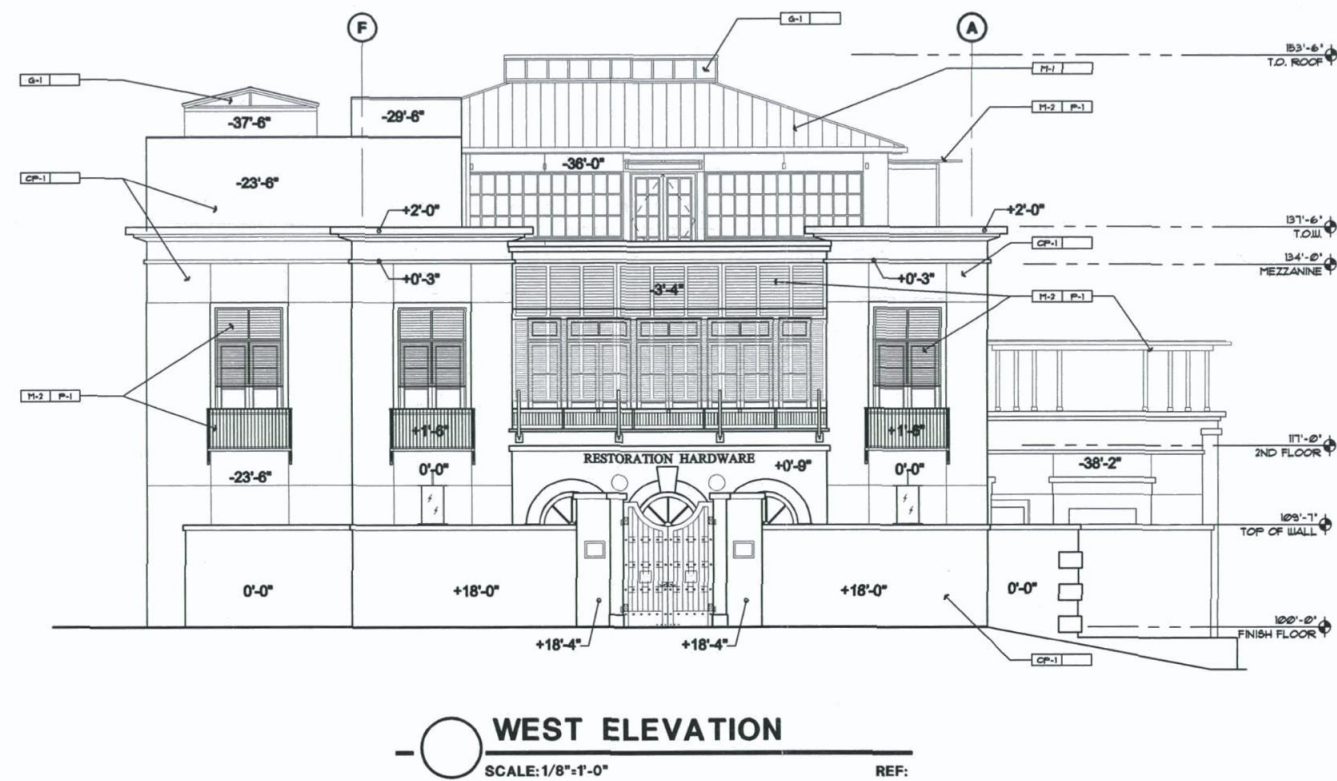
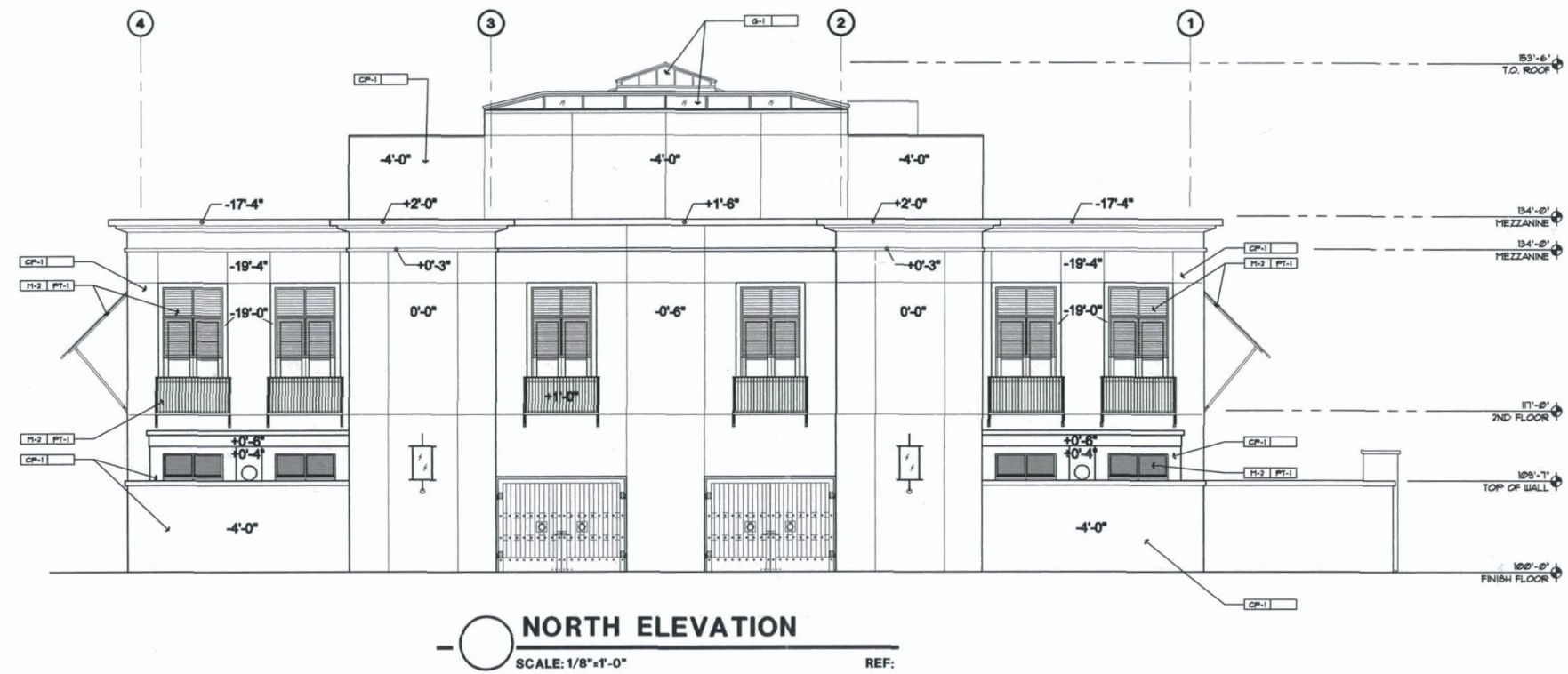
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SOUTH ELEVATION



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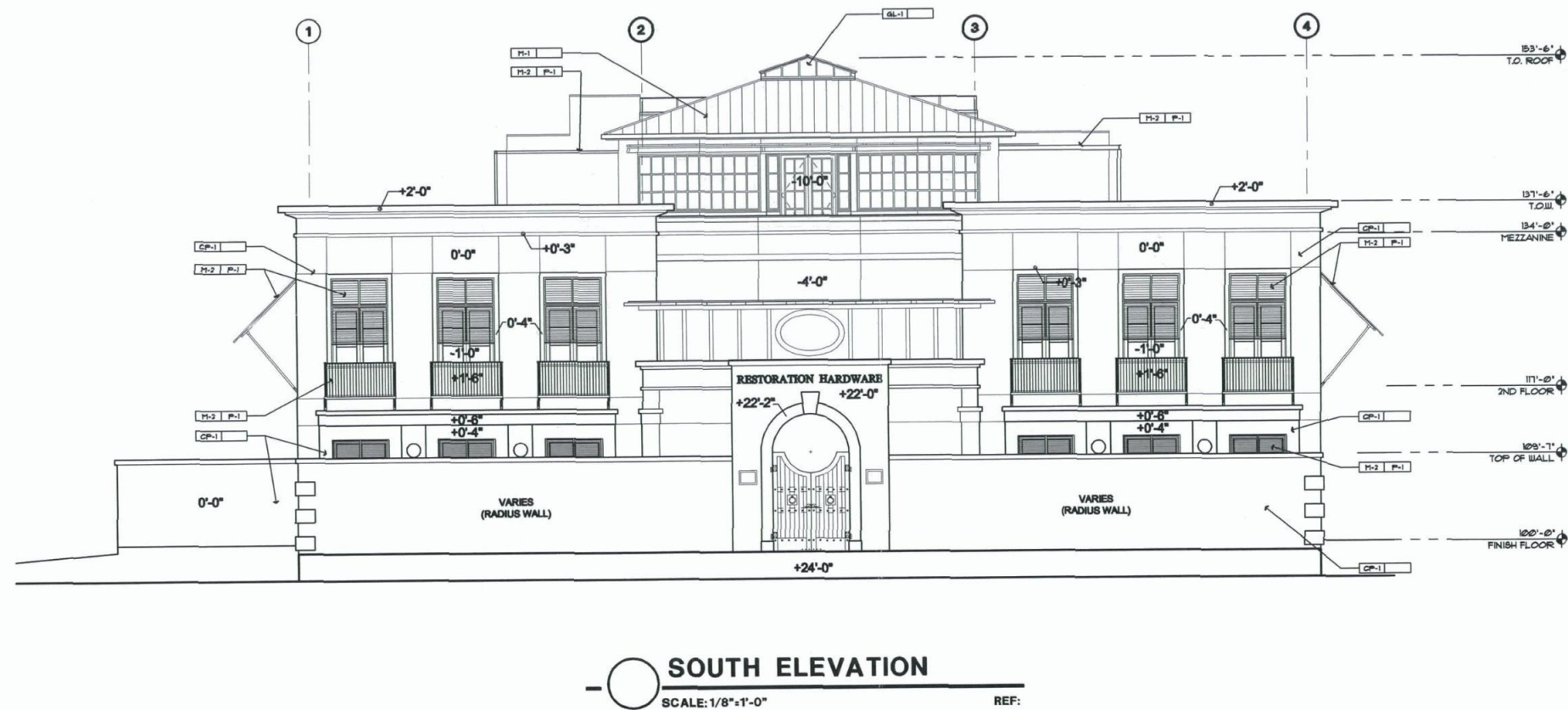
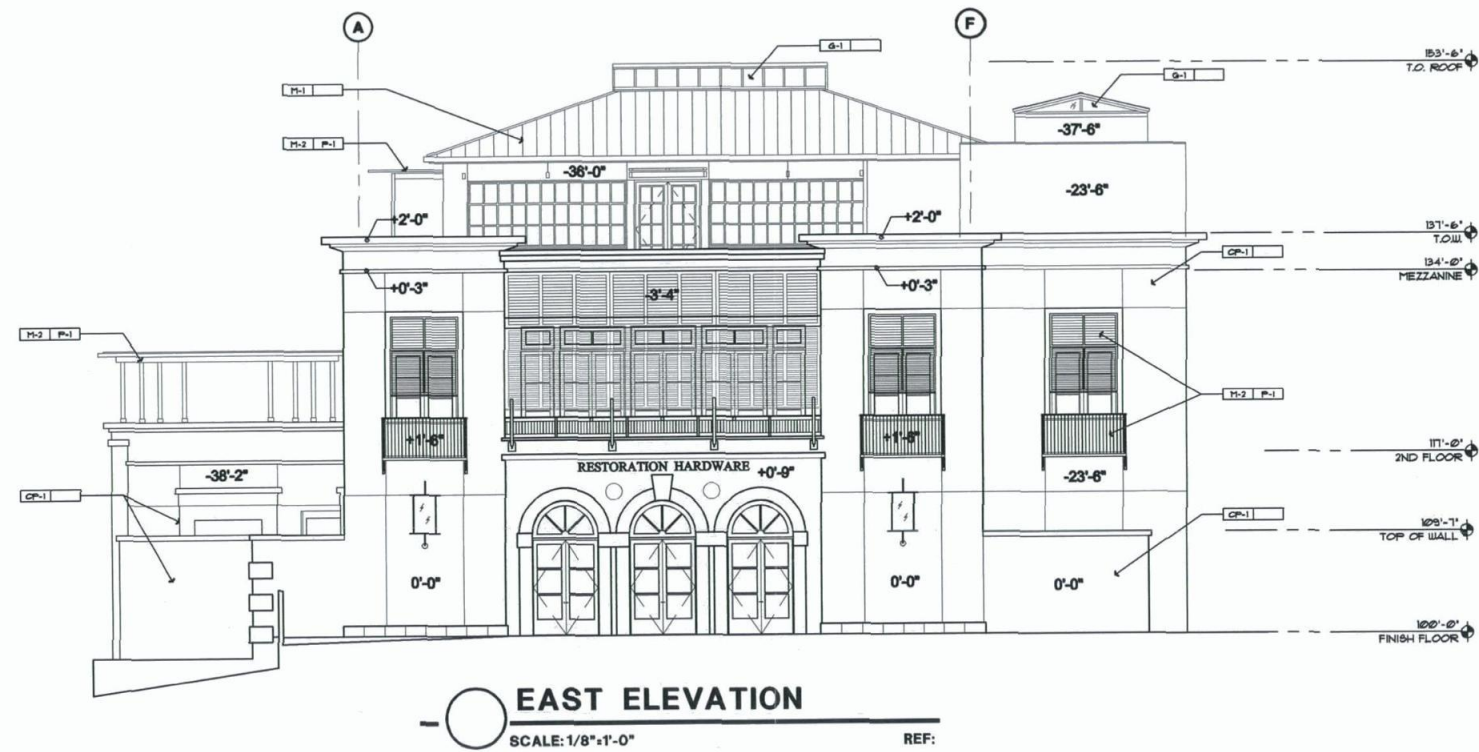
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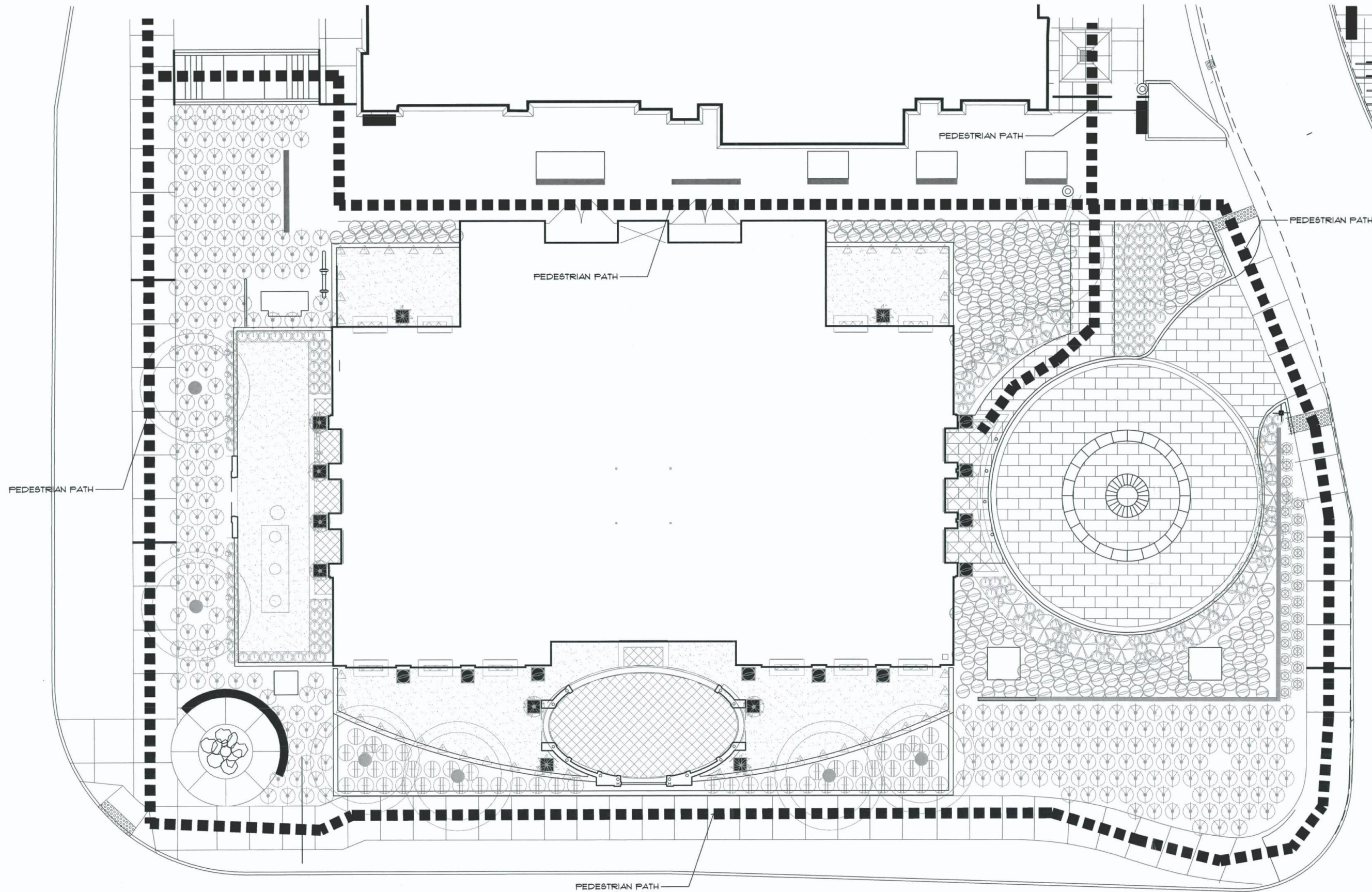
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31185

A301

BUILDING ELEVATION

84-DR-2011
2nd: 1/20/12



■■■■■■■■■■ PEDESTRIAN PATH

01 PEDESTRIAN ACCESS PLAN
SCALE: 1/8"=1'-0" REF:

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A113

PEDESTRIAN ACCESS PLAN

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