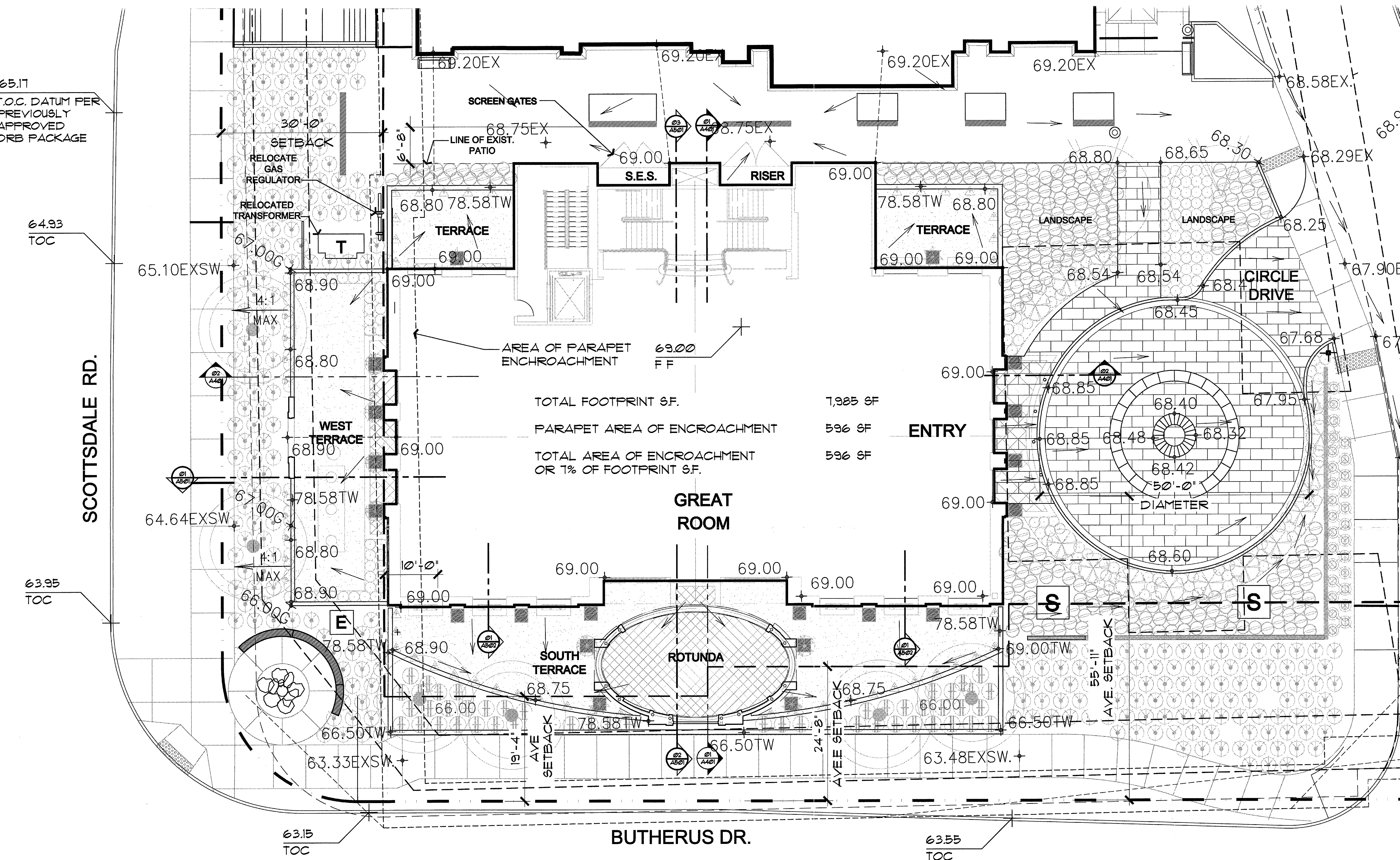




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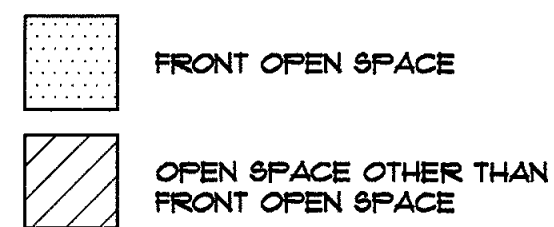
SITE PLAN



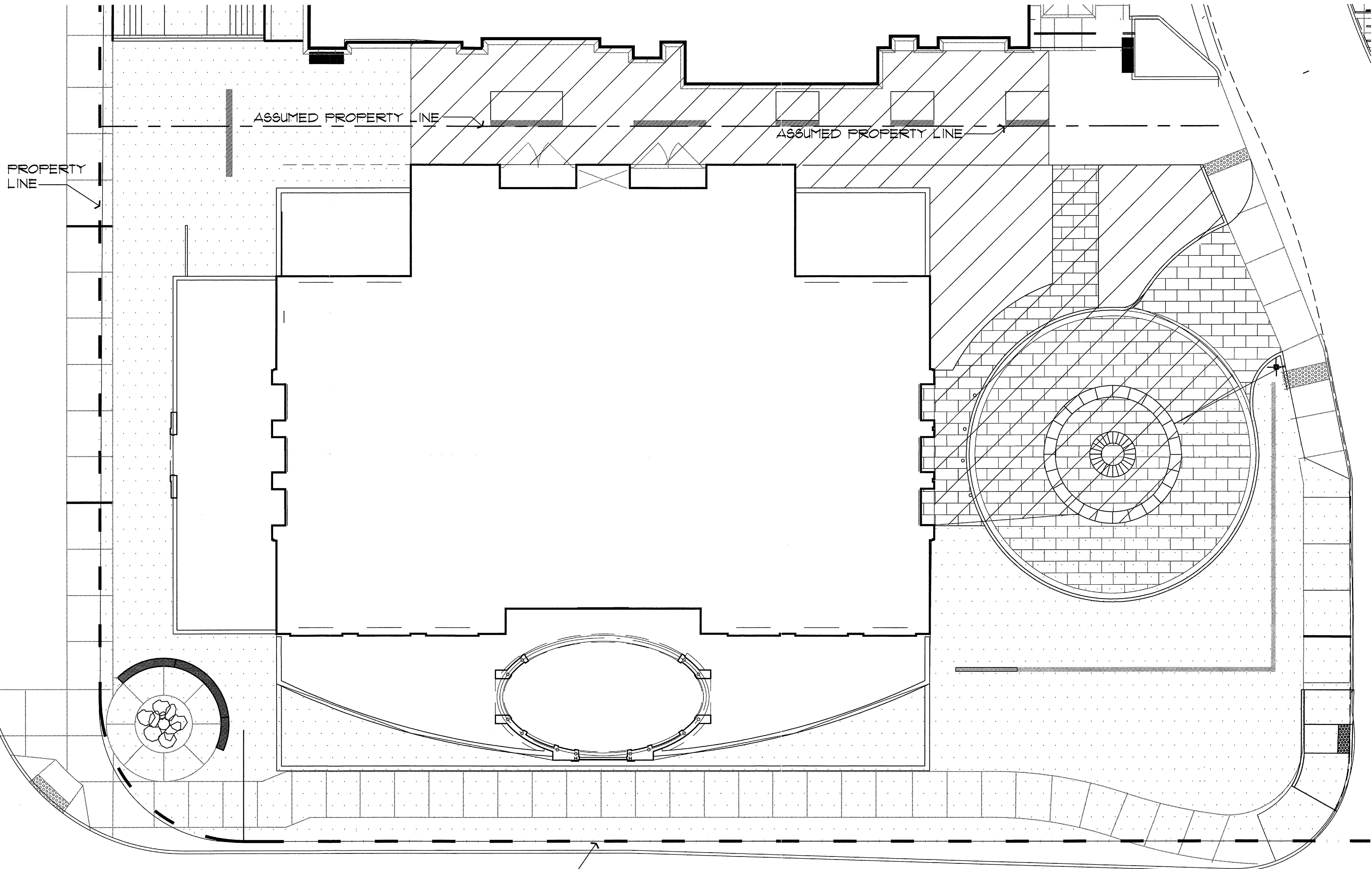
01 SITE PLAN
SCALE: 1/8"=1'-0"

REF:

SCOTTSDALE ROAD



OPEN SPACE CALCULATIONS: TOTAL OPEN SPACE REQUIRED OVERALL SITE = 204,911 SF
TOTAL OPEN SPACE PROVIDED OVERALL SITE = 238,469 SF
ZONING: FRC
BUILDING HEIGHT = 53'-6"
NET LOT AREA = SEE OVERALL SITE PLAN



PROPERTY LINE BUTHERUS

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



Restoration Hardware
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Scottsdale, Arizona 85260

Date
12.23.2011

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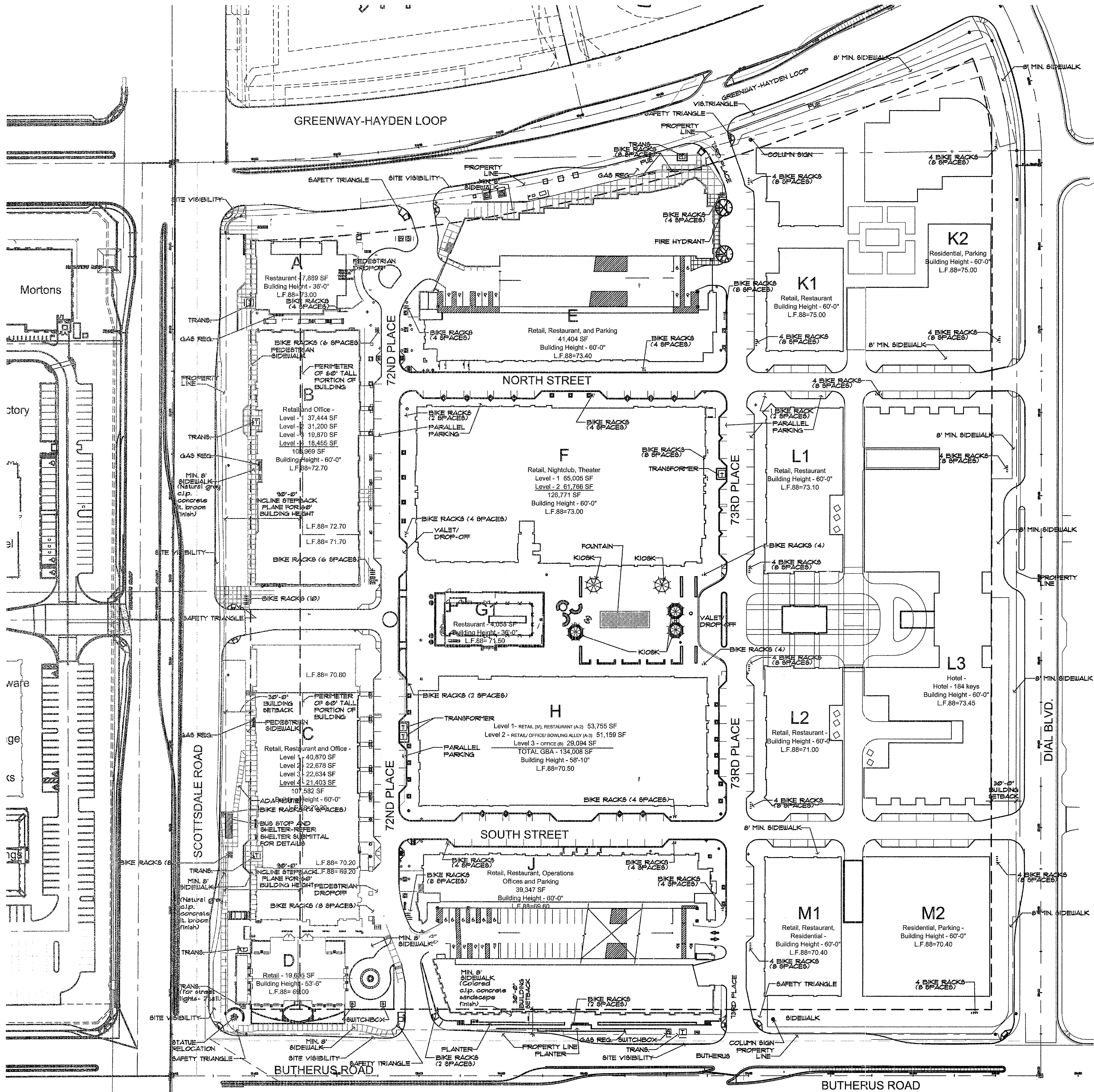
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Project No.
31185

A112

SITE PLAN WORKSHEET





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 7,889 SF 1,896 SF	BUILDING D LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 3 (RETAIL) TOTAL 7,985 SF 7,903 SF 3,717 SF 19,605 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) TOTAL 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 3,276 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 1 (NON LEASABLE) LEVEL 2 (RETAIL) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASABLE) TOTAL PATIO 34,169 SF 3,275 SF 8,776 SF 19,566 SF 2,859 SF 17,489 SF 2,381 SF 16,081 SF 2,374 SF 106,969 SF 0 SF	BUILDING E LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASABLE) TOTAL 15,285 SF 24,263 SF 2,085 SF 41,643 SF 3,131 SF	BUILDING J LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASABLE) TOTAL PATIO 18,166 SF 15,863 SF 3,318 SF 36,347 SF 1,678 SF
BUILDING C LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASABLE) LEVEL 2 (RETAIL) LEVEL 2 (NON LEASABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASABLE) TOTAL PATIO 30,881 SF 7,721 SF 2,285 SF 20,426 SF 2,252 SF 19,837 SF 2,797 SF 18,606 SF 2,797 SF 107,582 SF 0 SF	BUILDING F LEVEL 1 (RETAIL) LEVEL 1 (NON LEASABLE) LEVEL 2 (THEATER) LEVEL 2 (RESTAURANT) LEVEL 2 (NON LEASABLE) TOTAL PATIO 57,656 SF 5,602 SF 37,155 SF 12,936 SF 9,625 SF 122,976 SF 1,098 SF	BUILDING K1, K2 LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1-S (RESIDENTIAL) TOTAL PATIO 10,781 SF 11,028 SF 268,203 SF (134 UNITS) 290,016 SF 0 SF
BUILDING G G1 (RESTAURANT) G1 (NON LEASEABLE) KIOSKS TOTAL PATIO 4,058 SF 102 SF 1,220 SF 5,380 SF 4,478 SF	BUILDING G1,G2,G3 G1 (RESTAURANT) G1 (NON LEASEABLE) KIOSKS TOTAL PATIO 4,058 SF 102 SF 1,220 SF 5,380 SF 4,478 SF	BUILDING L1, L2, L3 LEVEL 1 (RETAIL) LEVEL 1-S (HOTEL) TOTAL PATIO 16,575 SF 173,325 SF (184 KEYS) 189,900 SF 0 SF
BUILDING M1, M2 LEVEL 1 (RETAIL) LEVEL 1-S (RESIDENTIAL) TOTAL PATIO 22,757 SF 141,619 SF (148 UNITS) 164,376 SF 0 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

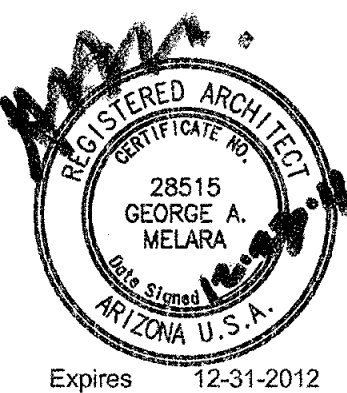
SCALE: 1"=60'

REF:



NORTH

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MASTER SITE PLAN

84-DR-2011
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