

PHASE 2  
PLAN REV. 371-99-205

PHASE 2A

PHASE 3  
FUTURE

PHASE 2 A

PHASE 2

PHASE 1  
EXISTING

PHASE 2  
PLAN REV. 371-99-204

PHASE 2  
PLAN REV. 371-99-203  
PHASE 2  
PLAN REV. 371-99-202  
& PLAN REV. 371-99-205

PHASE 2  
PLAN REV. 371-99-206

PHASE 2  
PLAN REV. 371-99-206

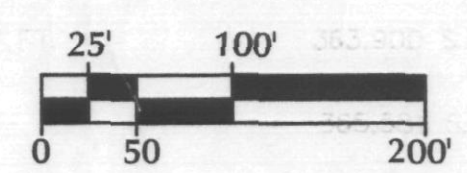
PHASE 1  
EXISTING

- PHASE 1 EXISTING DEVELOPMENT
- PHASE 2 SITE IMPROVEMENT 371-99-202 & 205
- SPIRE 371-99-209
- VISITOR CENTER
- OFFICE BUILDING 'A' 371-99-207
- PARKING GARAGE 'G' 371-99-208
- SHOPS C, D, E, F
- HARDSCAPE 371-99-206
- TRANSIT STOP 371-99-204
- WELL SITE 371-99-203

- PHASE 2A SEPARATE SUBMITTAL
- BUILDING 13
- BUILDING 14
- PADS 3 & 4

- PHASE 3 FUTURE
- OFFICE BUILDING 'B'

**MASTER SITE PLAN**  
SCALE: 1" = 100'-0"  
WDSITE.DWG



SITE PLAN  
**APPROVED**

BY: [Signature] DATE: 6-20-03  
FOR: [Signature] DATE: 6-20-03

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL.

<b>OPEN SPACE</b>	20% X 3,639,003 S.F. =	727,801 S.F.
TOTAL OPEN SPACE PROVIDED		811,801 S.F.
<b>FRONTAGE</b>	50% X 727,801 S.F. OR MAX. 50 FT.	363,900 S.F.
TOTAL FRONTAGE PROVIDED		365,581 S.F.
<b>PARKING LOT LANDSCAPING</b>		
PARKING LOT AREA	1,273,343 S.F.	
REQUIRED PARKING LOT LANDSCAPING:		
15% X 1,273,343 S.F. =	191,001 S.F.	
PARKING LOT LANDSCAPING PROVIDED =	191,556 S.F.	
<b>OTHER OPEN SPACE</b>		
TOTAL OTHER OPEN SPACE PROVIDED		446,220 S.F.

**PROJECT DATA**

**STREET ADDRESS:** S.E.C. OF FRANK LLOYD WRIGHT BLVD. AND SCOTTSDALE ROAD  
**ZONING:** PRG  
**CODE:** 1917 UNIFORM BUILDING CODE (ORD. 5046)  
 1947 UNIFORM MECHANICAL CODE (ORD. 5047) 1999 EDITION  
 1994 UNIFORM PLUMBING CODE (ORD. 2788) 1999 EDITION  
 1994 NATIONAL ELECTRICAL CODE (ORD. 5049)  
 1947 UNIFORM FIRE CODE (ORD. 5100)  
**SITE AREA:** 3,639,003 S.F. OR 83.54 ACRES  
**SITE COVERAGE:** 821,870/3,639,003 S.F. = 22.6%

EXISTING BUILDINGS	TOTAL
MAJOR 1 OLD NAVY	25,084 S.F.
MAJOR 2 ZANY BRAINY	10,604 S.F.
MAJOR 3 COST PLUS WORLD MARKET	18,940 S.F.
MAJOR 4 LINENS + THINGS	34,426 S.F.
MAJOR 5 ULTA	19,000 S.F.
MAJOR 6 MICHAELS	23,788 S.F.
MAJOR 7 NORDBOROM RACK	34,518 S.F.
MAJOR 8A EKI DESIGNER SHOES	11,048 S.F.
MAJOR 8B MIKASA	5,712 S.F.
MAJOR 4 PETS-MART	14,444 S.F.
MAJOR 10 OFFICE-MAX	23,785 S.F.
MAJOR 11 THE GREAT INDOORS	143,788 S.F.
MAJOR 12 LOWES	154,348 S.F.
SHOPS A SHOPS	16,144 S.F.
SHOPS C SHOPS	15,458 S.F.
BLDG. 1 MONDROS	18,928 S.F.
BLDG. 3 RESTAURANT	8,500 S.F.
BLDG. 4 BANK	5,000 S.F.
BLDG. 5 SHOPS	22,428 S.F.
BLDG. 6 RETAIL	8,000 S.F.
BLDG. 7 CABO SEAFOOD de MEXICO	8,375 S.F.
BLDG. 8 REDFISH	7,285 S.F.
BLDG. 4 TGI FRIDAYS	7,148 S.F.
BLDG. 10 IN-N-OUT BURGER	5,640 S.F.
BLDG. 11 KRISPY KREME DOUGHNUTS	14,271 S.F.
BLDG. 12 TRADER JOES	10,711 S.F.
<b>NEW BUILDINGS</b>	
OFFICE BUILDING I:	124,080 S.F.
OFFICE BUILDING II: FUTURE	124,080 S.F.
SHOPS C	12,401 S.F.
SHOPS D	12,401 S.F.
SHOPS E	16,481 S.F.
SHOPS F	16,481 S.F.
BLDG. 13 MANSIANO'S LITTLE ITALY	12,411 S.F.
BLDG. 14 SCOTTSDALE CHOPHOUSE	8,300 S.F.
BLDG. 15 VISITOR'S CENTER	8,000 S.F.
<b>TOTAL</b>	<b>345,941 S.F.</b>
<b>GRAND TOTAL</b>	<b>1,004,204 S.F.</b>

**SITE VOLUME:**  
 SITE ALLOWABLE VOLUME FOR ALL PHASES  
 58,224,048 TOTAL SITE AREA X 16' = 58,224,048 CUBIC FEET  
 TOTAL MAX. ALLOWABLE PER C.O.S.Z.O. SEC. 5.2604-B  
 TOTAL PROVIDED VOLUME PHASE 1 = 22,711,140 CUBIC FEET  
 TOTAL PROVIDED VOLUME PHASE 2 = 18,471,610 CUBIC FEET  
 TOTAL PROVIDED ALL BUILDINGS = 42,484,160 CUBIC FEET  
 58,224,048 CU. FT. ALLOWABLE > 42,484,160 CU. FT. PROVIDED

**PARKING:**  
**PARKING REQUIRED:**  
 PHASE 1 + PHASE 2 (ALL PHASES) = 4,187 SPACES  
 TOTAL PARKING REQUIRED BASED ON ORD. REQUIREMENTS 2-1-2002 ACCORD SHARED PARKING STUDY  
 PHASE 1 + PHASE 2 (ALL PHASES) = 4,015 SPACES  
 TOTAL PARKING REQUIRED BASED ON THE 02-24-02 UPDATED AND APPROVED 5% SHARE PARKING REDUCTION  
 TOTAL REQUIRED PARKING IS BASED ON THE 2-14-2002 SHARED PARKING PROGRAM THAT IS SUBJECT TO MODIFICATION. THE TOTAL PARKING REQUIRED SHALL BE BASED ON THE MOST CURRENT TENANT MIX SHARE PARKING PROGRAM ACCEPTED BY THE CITY OF SCOTTSDALE. THE OWNER SHALL MAINTAIN UPDATED ANALYSIS AT ALL TIMES.

**PARKING PROVIDED:**  
 SURFACE PARKING ALL PHASES = 5,408 SPACES  
 PARKING VENUE PHASE 2 = 784 SPACES  
 TOTAL PROVIDED = 4,187 SPACES

**ACCESSIBLE PARKING:**  
 REQUIRED: ( 4015 TOTAL SPACES X 4%) = 161 SPACES  
 ACCESSIBLE SURFACE PARKING PROVIDED: = 161 SPACES  
 ACCESSIBLE COVERED PARKING PROVIDED: = 84 SPACES  
 TOTAL ACCESSIBLE PARKING PROVIDED: = 145 SPACES  
 VAN ACCESSIBLE REQUIRED: (161 SPACES / 8) = 21 SPACES  
 COVERED VAN PROVIDED: (84 SPACES / 8) = 4 SPACES

**BIKE PARKING REQUIRED:** = 100 MIN. SPACES  
 TOTAL PROVIDED TO DATE = 102 SPACES  
 TOTAL PROVIDED FOR PHASE 2 = 56 SPACES  
 TOTAL PROVIDED FOR PHASE 1 + 2 = 158 SPACES

**PLANNING NOTES**

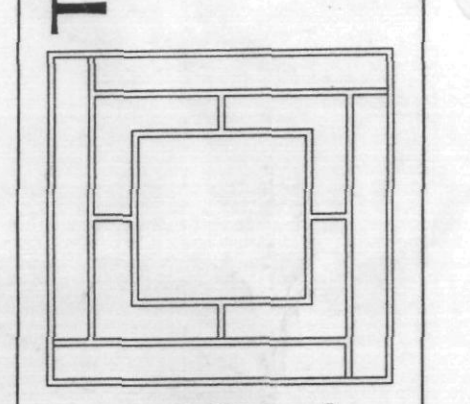
- SIGHT DISTANCE TRIANGLE SHALL BE SHOWN ON FINAL PLANS FOR DRIVER'S VIEW FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OF SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORMS, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.

**Ellermann Schick**  
 architecture planning

727 E. MARYLAND AVE  
 PHOENIX, AZ 85014  
 phone: 602.266.6202  
 facsimile: 602.265.6212

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF ELLERMANN & SCHICK, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

THE PROMENADE - PHASE 2  
 SITE DEVELOPMENT  
 S.E.C. OF FRANK LLOYD WRIGHT & SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA  
 FOR THE PEDERSON GROUP



**Pederson**  
 GROUP, INC.



05-08-03 CITY COMMENTS

SCHEMATIC	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
BID/PRICING PACKAGE	
BUILDING DEPT. APPROVAL	
DATE ISSUED	03.05.03
DRAWN BY	DCR/CC
CHECKED BY	SM/PR/HS
PROJECT NO.	22000
CADD FILE	
SCALE:	AS NOTED
DRAWING NO.	

**A0.1**  
 MASTER SITE