

A NEW BUILDING PROJECT
BY:

LGE

SCOTTSDALE RETAIL PLAZA

PROJECT: SCOTTSDALE RETAIL PLAZA
ADDRESS: NWC OF SADDLEBAG TRAIL & SHOEMAN LANE
SCOTTSDALE, ARIZONA
DEVELOPER: LGE CORPORATION
740 NORTH 52ND STREET
PHOENIX, ARIZONA 85008
SCOPE: NEW COMMERCIAL BUILDINGS AND OUTDOOR POOL
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: 173-41-139 THRU 144 & 158 THRU 169 & 178 THRU 181 AND 211A
ZONING: C-2/P-2 WITH P-3/D-O OVERLAYS
OCCUPANCY: A-2
CONSTRUCTION TYPE: SITE A: V B W / A.F.E.S.
SITE B: V B W / A.F.E.S.
ALLOWABLE AREA: 24,000 S.F. (SINGLE STORY PER BUILDING)
CLEAR HEIGHT: VARIES
SCREENING HEIGHT: 50' MAX.
BUILDING HEIGHT: 27'-8" TO BUILDING, 36'-0" TO HIGHEST TOWER

SITE A AREA: NET: +/- 8,757 S.F. (2 AC)
GROSS: +/- 13,615 S.F. (31 AC)
BUILDING AREA: NET CANOPYS/ SOFT PERS GROSS PATIO
BUILDING A: 4,692 S.F. 600 S.F. 50 S.F. 5,342 S.F. 650 S.F.
LOT COVERAGE: 53.6%
LANDSCAPE AREA: 588 S.F.
LANDSCAPE COVERAGE: 6.7%
SITE B AREA: NET: +/- 49,602 S.F. (1.13 AC)
GROSS: +/- 67,267 S.F. (1.54 AC)
BUILDING AREA: NET CANOPYS/ SOFT PERS GROSS PATIO
BUILDING B: 7,650 S.F. 1,614 S.F. 489 S.F. 9,744 S.F.
CABANA GRANDE: 2,113 S.F. 331 S.F. 2,444 S.F.
CABANA 1: 920 S.F. 920 S.F. 920 S.F.
TACO SHACK: 348 S.F. 348 S.F.
TACO BAR: 315 S.F. 315 S.F.
CABANA 2: 920 S.F. 920 S.F.
BUILDING C: 14,245 S.F. 2,545 S.F. 561 S.F. 17,351 S.F. 2,159 S.F.
TOTALS: 31,203 S.F. 37,415 S.F. 4,165 S.F.
STORIES: SINGLE STORY
LOT COVERAGE: 62.9%
LANDSCAPE AREA: 3,385 S.F.
LANDSCAPE COVERAGE: 6.8%

OCCUPANCY:	S.F.	FACTOR	TOTAL
RESTAURANT	2,496 S.F.	1:300	8.98
PATIO (RESTAURANT)	650 S.F.	1:350 EXCLUDE FIRST 500	0.42
RETAIL	2,171 S.F.	1:300	7.23
BAR/NIGHTCLUB/LOUNGE	8,364 S.F.	1:800 S.F. GROSS	104.55
BAR	9,135 S.F.	1:120	75.12
BAR/LIVE ENT.	4,694 S.F.	1:80 S.F. GROSS	58.6
PATIO (BAR)	2,724 S.F.	1:200 EXCLUDE FIRST 200	12.62
OUTDOOR PUBLIC	17,760 S.F.	1:200 OUTDOOR PUBLIC EXCLUDE FIRST 200 S.F.	87.8
STORAGE	436 S.F.	1:800 S.F. GROSS	.54
TOTAL			356.86

TOTAL PROVIDED PARKING CREDITS:

P-3 EXISTING	42,286	1:300 S.F. NET SITE	+140.96
HISTORICAL OFFICE	+/-10,409	EXISTING/300	+34.7
HISTORICAL RETAIL	+/-3,869	EXISTING/300	+12.87
HISTORICAL NIGHTCLUB	+/-1,279	EXISTING/300	+4.26
HISTORICAL PATIO	+/-11,390	EXISTING/300	+54.92
HISTORICAL NIGHTCLUB	+/-1,200	MINUS 157 200	+5
HISTORICAL NIGHTCLUB	+/-13,390	EXISTING/200	+111.58
HISTORICAL PATIO	+/-1,433	EXISTING/200	+6.17
TOTAL PARKING CREDITS:		MINUS 157 200	410.46

TOTAL PARKING: 356.86

CITY CALCULATIONS
REQUIRED VOLUME CALCS
NO MAXIMUM VOLUME REQUIREMENT PER 6.1207 SCHEDULE B

ALLOWABLE FLOOR AREA RATIO
FLOOR AREA RATIO:

ALLOWABLE FLOOR AREA RATIO
8 TENTHS X NET LOT S.F. = ALLOWED FLOOR AREA RATIO
.8 x 49,602 S.F. = 39,682 S.F. ALLOWED

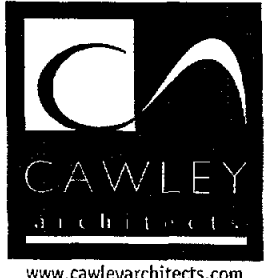
BUILDING FLOOR AREA RATIO:
31,203 S.F. IS < 39,682 S.F.

ALLOWABLE AREA
TABULAR AREA PER TABLE 503 (OCCUPANCY/CONSTRUCTION TYPE):
6,000 S.F. PROVIDED
SPRINKLER INCREASE:
+300% TABULAR AREA (SINGLE-STORY)

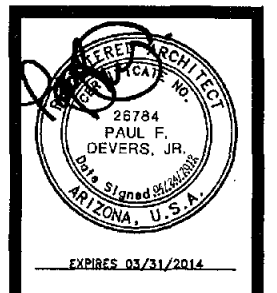
ALLOWABLE TOTAL:
6,000 S.F. x [(6,000 x 300% / 100)] = 24,000 S.F.
24,000 S.F. ALLOWED PER BUILDING

SITE PLAN
1" = 20'-0"
0 5 10 20 40
N

21-UP-2012 22-UP-2012



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602.393.5060



SCOTTSDALE
RETAIL PLAZA
7333 E. INDIAN
PLAZA
SCOTTSDALE
ARIZONA

DATE
04 - 24 - 2012



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Project: SRPP1
A1.1

