

1 PHASE DEVELOPMENT PLAN - PHASE 1 THE PALMERAIE
SCALE: 1" = 80'-0"

BUILDING AND FENCE HEIGHTS

MAX. BUILDING HEIGHT ALLOWED: 60'

BUILDING	PROVIDED
BUILDING D	60 FT
BUILDING E	60 FT
BUILDING F	35 FT
BUILDING G	39 FT
BUILDING H	39 FT
BUILDING J	35 FT
BUILDING K1	40 FT
BUILDING K2	40 FT
BUILDING L	35 FT
BUILDING M	35 FT

THERE IS NO CONTINUOUS SITE FENCE. SERVICE YARD SCREEN WALLS ARE TO BE TALL ENOUGH TO SCREEN ALL EQUIPMENT WITHIN SERVICE YARDS.

BUILDING USE TABULATIONS

BUILDINGS D-M USE TABULATIONS	
F & B	36,870 SF
OFFICE	98,850 SF
RETAIL	97,090 SF
	232,810 SF*

*THIS TOTAL DOES NOT INCLUDE BOH, CIRCULATION AND MEP SUPPORT SPACE.

GSF BUILDINGS D-M	
D	74,648 SF
E	75,706 SF
F	6,466 SF
G	21,309 SF
H	22,727 SF
J	16,516 SF
K1	18,997 SF
K2	17,178 SF
L	14,628 SF
M	8,722 SF
	276,896 SF

THE PALMERAIE - PHASE 1
PROPOSED USES: RETAIL/RESTAURANT/OFFICE

ZONING
Conform with "Palmeraie Development Plan" and Amended development standards
SCOTTSDALE: PRC PSD

DEVELOPMENT PLAN
GROSS LOT AREA: 20.13 AC / 876,862SF
DEVELOPMENT PLAN
NET LOT AREA: 17.4 AC / 757,944 SF

PHASE 1 (BLDGS. D-M)
GROSS LOT AREA: 9,226 AC/ 401,899 SF
PHASE 1 (BLDGS. D-M)
NET LOT AREA: 7.2 AC/ 314,449 SF

BUILDING HEIGHT
ALLOWED SCOTTSDALE: 60'
PROPOSED SCOTTSDALE: 60'

FAR
ALLOWED COMMERCIAL USES 1.0
PROPOSED COMMERCIAL USES 0.7
277,129 / 401,899 =

OPEN SPACE
REQUIRED PER AMENDED DEVELOPMENT STANDARDS 25%
0.25 X 314,449 = 117,541 SF
PROVIDED 158,143 SF

*REFER TO SHEET 28.1 FOR CALCULATIONS

REQUIRED SPACES

SCOTTSDALE:		
MIXED USE	GSF/325	
	276,896 SF / 325=	852
REST. PATIOS	SF / 350	
	27,868 SF / 350=	80
TOTAL REQUIRED		932
PARADISE VALLEY:		
COMMERCIAL	GSF/300	
	34,215 SF / 300=	114
RESTAURANTS	GSF/120	
	17,395 SF / 120=	145
TOTAL REQUIRED		259
TOTAL PARKING REQUIRED		1,191

PROVIDED SPACES

SURFACE		
PARADISE VALLEY		34
SCOTTSDALE		81
TOTAL SURFACE PARKING		115
BELOW LEVEL 01		
PARADISE VALLEY		225
SCOTTSDALE		453
TOTAL B1 PARKING		678
BELOW LEVEL 02		
SCOTTSDALE		591
TOTAL B2 PARKING		591
TOTAL PARKING PROVIDED		1,384

ACCESSIBLE PARKING

REQUIRED : 4% OF PROVIDED PARKING	
1,500 X .04 =	60
VAN ACCESSIBLE :	
1 PER 6 REQUIRED ACCESSIBLE SPACES =	10
TOTAL VAN ACCESSIBLE SPACES PROVIDED	15
7% SURFACE PARKING AREAS	5
55% LOCATED ON B1	30
38% LOCATED ON B2	25
TOTAL PROVIDED :	60
* ADJACENT TO THE ELEVATOR LOBBIES	

BICYCLE PARKING

REQUIRED: 1/10	
REQUIRED PARKING CARS = 1500/10 =	150
TOTAL PROVIDED :	100
*100 MAX REQUIRED PER ORDINANCE	

2 PROJECT DATA - PHASE 1 THE PALMERAIE

	PHASE 1 PALMERAIE	PHASE 2 FENDI	TOTAL PHASE 1 (PALMERAIE + PHASE 2 (FENDI))
OPEN SPACE REQUIRED	91,818 SF	14,827 SF	106,645 SF
OPEN SPACE PROVIDED	158,143 SF	43,363 SF	184,367 SF
FRONT OPEN SPACE REQUIRED	15,722 SF	NOT REQUIRED	15,722 SF
FRONT OPEN SPACE PROVIDED	34,035 SF	-	34,035 SF
PARKING LOT LANDSCAPING REQUIRED	2,508 SF	817 SF	3,325 SF
PARKING LOT LANDSCAPING PROVIDED	24,281 SF	6,587 SF	30,868 SF

4 PROJECT DATA - PHASE 1 THE PALMERAIE + PHASE 2 FENDI

THE PALMERAIE - PHASE 2 FENDI
PROPOSED USES: MIXED USE - RETAIL, F&B & BRANDED RESIDENTIAL

ZONING
Conform with "Palmeraie Development Plan" and Amended development standards
SCOTTSDALE: PRC/ PSD

DEVELOPMENT PLAN
GROSS LOT AREA: 20.13 AC / 876,862SF
DEVELOPMENT PLAN
NET LOT AREA: 17.4 AC / 757,944 SF

PHASE 2 (FENDI)
GROSS LOT AREA: 2,831 AC/ 123,329 SF
PHASE 2 (FENDI)
NET LOT AREA: 1.36 AC/ 59,311 SF

BUILDING HEIGHT
ALLOWED PER AMENDED DEVELOPMENT STANDARDS: 90'
PROPOSED SCOTTSDALE: 90'

OPEN SPACE
REQUIRED 20% NET AREA + ADDITIONAL 5%
0.25 X 59,311 = 14,827 SF
PROVIDED 26,224 SF
* REFER TO SHEET 28.P FOR CALCULATION

DWELLING UNITS
ALLOWED MAX (ORD NO. 4289) 141 DU
ALLOWED MAX (ORD NO. 4476) 112 DU
ALLOWED MAX (PRC) 422 DU
PROPOSED 54 DU

PER AMENDED DEVELOPMENT STANDARDS.
VERTICALLY INTEGRATED MIXED-USE IS PROVIDED ON LEVEL 02 - POOL, FITNESS AND OTHER AMENITIES.

TOTAL GROSS GROUND FL AREA 60,761 SF

NON DENSITY BASE USE

MIN 5% OF TOTAL GROSS FL AREA
ARE NON-DENSITY BASE USE 3,083 SF
RETAIL = 23,508 SF 38.6%

MIN 20% OF TOTAL GROSS FL AREA
ARE DENSITY BASE USES 12,152 SF
RESIDENTIAL USES = 37,253 SF 61.3%

THE PALMERAIE PHASE 1 OPEN SPACE CALCULATIONS

PHASE 1 (BLDGS. D-M) GROSS LOT AREA: 9,226 AC/ 401,899 SF
PHASE 1 (BLDGS. D-M) NET LOT AREA: 7.2 AC/ 314,449 SF

REQUIRED OPEN SPACE:

MAXIMUM BUILDING HEIGHT	= 60' PROPOSED (60' ALLOWED)
FIRST 12' OF HEIGHT	= 10% X NET LOT AREA
	= 0.10 X 314,449 = 31,444 SF
NEXT 48' OF HEIGHT	= 48' X .004 X 314,449 = 60,374 SF

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING) = 31,444 + 60,374 = 91,818 SF

OPEN SPACE (REQUIRED NOT TO EXCEED 25% OF NET LOT AREA) = 314,449 X 0.25 = 117,541 SF

OPEN SPACE PROVIDED = 34,035 SF + 124,108 SF = 158,143 SF (*)

FRONTAGE OPEN SPACE MINIMUM = 0.25 X REQUIRED OPEN SPACE = 0.25 X 62,889 = 15,722 SF

FRONT OPEN SPACE PROVIDED = 34,035 SF

COURTYARD MINIMUM = 0.01 X NET LOT AREA = 3,145 SF (COURTYARD IS IN ADDITION TO OPEN SPACE)

RETAIL CORRIDOR IS PROVIDED AS ALTERNATE TO COURTYARD SPACE

PARKING LOT LANDSCAPE REQUIRED = PARKING LOT AREA X 15% = 16,723 SF X 0.15 = 2,508 SF
PARKING LOT LANDSCAPE PROVIDED = 24,281 SF

OPEN SPACE TYPE	AREA
FRONT OPEN SPACE	34,035 SF
OPEN SPACE OTHER THAN FRONT SPACE	124,108 SF
PARKING LOT	16,723 SF
PARKING LOT LANDSCAPING	24,281 SF

BUILDING AND FENCE HEIGHTS

MAX. BUILDING HEIGHT ALLOWED: 90'
BUILDING PROVIDED
BUILDING P 90 FT

THERE IS NO CONTINUOUS SITE FENCE. SERVICE YARD SCREEN WALLS ARE TO BE TALL ENOUGH TO SCREEN ALL EQUIPMENT WITHIN SERVICE YARDS.

BUILDING USE TABULATIONS

FENDI DENSITY USES AT GROUND LEVEL		
LEVEL	USE	AREA

SITE PLAN - LEVEL 01	P	23,508 SF
FENDI RETAIL		23,508 SF

SITE PLAN - LEVEL 01	P-RES	37,253 SF
FENDI RESIDENTIAL		37,253 SF
TOTAL LEVEL 01 GSF		60,761 SF
GROSS AREA RETAIL + RESIDENTIAL		
USE		AREA

FENDI RETAIL	23,508 SF
P	23,508 SF

FENDI RESIDENTIAL TOTAL GSF:	366,808 SF
P-RES	366,808 SF
	390,316 SF

PARKING CALCULATIONS RESIDENTIAL USES

1.3 SPACES PER 1-B.D.U.	= 20 DU X 1.3	= 26 SPACES
1.7 SPACES PER 2-B.D.U.	= 24 DU X 1.7	= 41 SPACES
1.9 SPACES PER 3-B.D.U.	= 10DU X 1.9	= 19 SPACES
1 GUEST FOR EVERY 6 UNITS	= 54 DU /6	= 9 SPACES
TOTAL REQUIRED		= 95 SPACES

LEVEL 01	= 16 SPACES
LOWER LEVEL 1	= 95 SPACES
LOWER LEVEL 2	= 81 SPACES
TOTAL PROVIDED	= 192 SPACES

(192 SPACES INCLUDING 16 SURFACE PARKING AND 30 VISITOR/ GUEST PARKING)
144 RESIDENTIAL PARKING SPACES PROVIDED IN FENDI BASEMENT (INCLUDING 2 ADA VISITOR PARKING (4% REQUIRED OF 30 GUEST PARKING = 2).

MIXED-USE	GSF/325	
	21,331 SF / 325	= 66 SPACES
REST. PATIOS	SF / 350	
	3,459 SF / 350	= 10 SPACES
TOTAL REQUIRED		= 76 SPACES
76 MIXED-USE PARKING SPACES PROVIDED IN PHASE 1 PALMERAIE BASEMENT.		

FENDI OPEN SPACE CALCULATIONS

PHASE 2 (FENDI) GROSS LOT AREA: 2,831 AC/ 123,329 SF
PHASE 2 (FENDI) NET LOT AREA: 1.36 AC/ 59,311 SF

REQUIRED OPEN SPACE

MAXIMUM BUILDING HEIGHT	= 90' PROPOSED (90' ALLOWED)
FIRST 12' OF HEIGHT	= 10% X NET LOT AREA
	= 0.10 X 59,311 = 5,931 SF
NEXT 78' OF HEIGHT	= 78' X 0.004 X 59,311 = 18,505 SF

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING/ COURTYARD SPACE) = 5,931 + 18,505 = 24,436 SF

OPEN SPACE (NOT REQUIRED TO EXCEED 20% OF NET LOT AREA) = 59,311 X .20 = 11,862 SF

OPEN SPACE REQUIRED PER AMENDED DEVELOPMENT STANDARDS = 5% OF NET LOT AREA + 20% OF NET LOT AREA = 2,965 SF + 11,862 SF = 14,827 SF

OPEN SPACE PROVIDED = 26,224 SF (*)

FRONTAGE OPEN SPACE MINIMUM = 0.25 X REQUIRED OPEN SPACE = 0.25 X 14,827 = 3,706 SF

FRONTAGE OPEN SPACE **NOT REQUIRED FOR 'BUILDING P' PROJECT AS WE HAVE NO FRONTAGE TO SCOTTSDALE ROAD.

COURTYARD MINIMUM = 0.01 X NET LOT AREA = 593 SF (COURTYARD IS IN ADDITION TO OPEN SPACE)
COURTYARD SPACE PROVIDED = 10,552 SF

PARKING LOT LANDSCAPE REQUIRED = PARKING LOT AREA X 15% = 5,448 SF X .15 = 817 SF
PARKING LOT LANDSCAPE PROVIDED = 6,587 SF

*(PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN THE REQUIRED OPEN SPACE)

OPEN SPACE TYPE	AREA
COURTYARD SPACE	10,552 SF
OPEN SPACE OTHER THAN FRONT SPACE	26,224 SF
PARKING LOT	5,448 SF
PARKING LOT LANDSCAPING	6,587 SF
TOTAL OPEN SPACE = 43,363 SF** (DOES NOT INCLUDE PARKING LOT)	

3 PROJECT DATA - PHASE 2 FENDI



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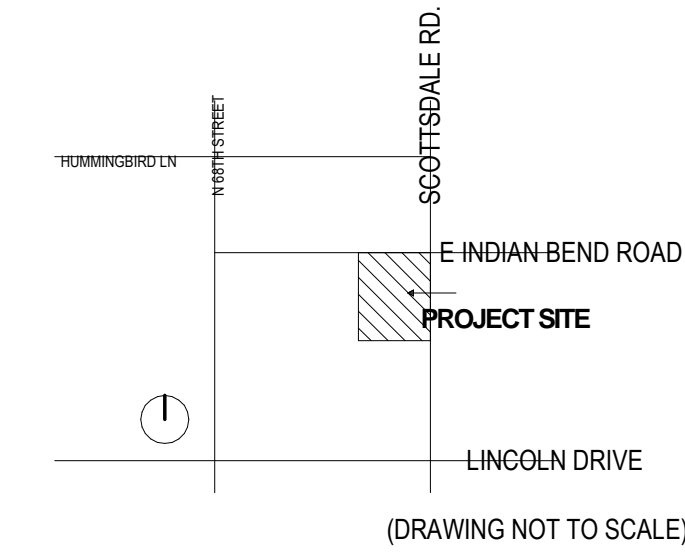
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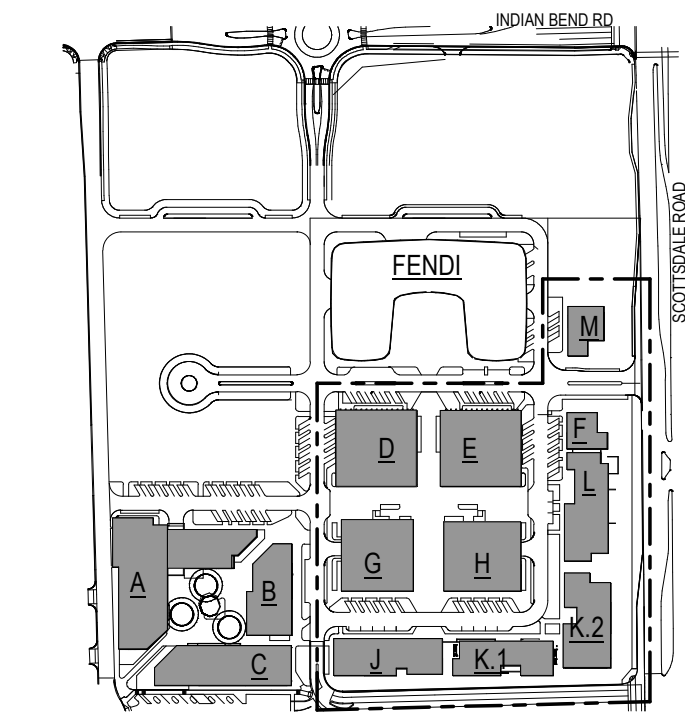
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NOT FOR
CONSTRUCTION

Seal / Signature

Date Description



Project Name

THE PALMERAIE

Project Number

057.8318.000

Description

OVERALL SITE PLAN - PHASE 1 THE PALMERAIE & FENDI

Scale

As indicated

24 2