Project Description

Site Description

McDowell Mountain Business Center Phase I of the project consists of a three-story office building having a total gross building area of approximately 133,000 square feet with associated structured parking comprised of one at grade and one above with a total gross building area of 132,000 square feet for 420 spaces on a 15.57 acre total site (zoned C-2 & I-1) located on the southeast corner of Loop 101 and Bahia Drive in Scottsdale, Arizona.

Phase II of the project consists of one (1) three-story, 133,000 square foot office building with assocaited structured parking comprised of three levels for 550 spaces.

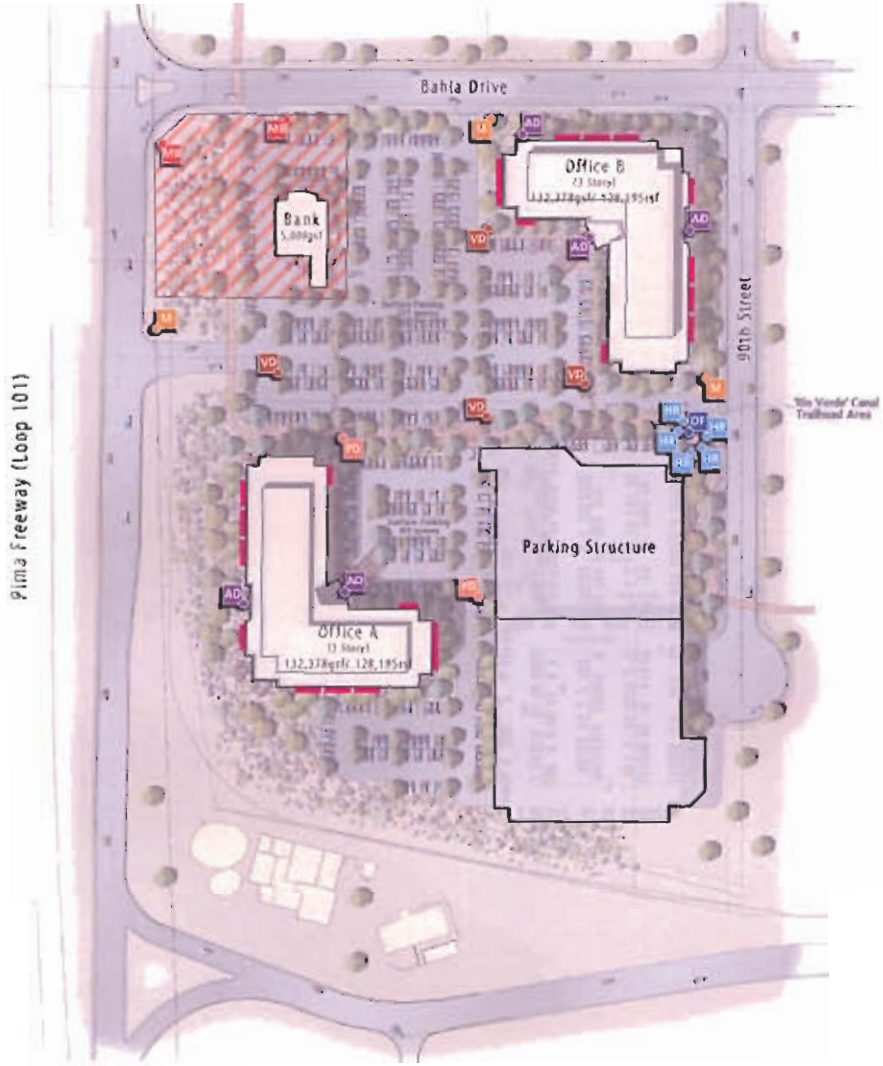
Theme and Image

McDowell Mountain Business Center will be developed with an awareness of the surrounding community. The buildings have been designed as a modern interpretation of desert architecture. Horizontal masses with strong vertical elements create a contemporary design that compliments the desert environment of North Scottsdale. The colors and materials used throughout the project provide a natural, harmonious palette indicative of the surrounding Sonoran Desert and nearby McDowell Mountains.

Signage Concept

The signage will assist the visitor by identifying the businesses, building complexes and major tenants from the adjacent roadway or street frontage. Once on the site, the signage becomes directional in nature, using the complex name, building address and major tenant names to assist the visitor with wayfinding. The colors and materials will follow the architectural palette and the palette of the McDowell Mountain Business Park Master Environmental Design Concept Plan in order to link the designs to the architecture and the surrounding neighborhood.

The historic Rio Verde Canal, which runs through the site, merges with the pedestrian/horse trail to create an outdoor amenity which will serve both the tenants of the building and the surrounding neighborhood. To further the experience of the trail and provide historical information on the Rio Verde Canal, interpretive signage will be consolidated into a pedestrian/horseman's node near the East entry.



Site Signage

M	Monument Sign	GD101
MB	Bank Monument Sign (Design not covered in document)	n/a
VD	Vehicular Directional	GD102
PD	Pedestrian Directory	GD103

Trail Signage

HR	Historical Reference Sign	GD104
DF	Drinking Fountain Sign	GD105

Building Signage

TW	Tenant Wall Sign	GD106
AD	Building Address Numbers	GD107

Bank Signage

	Bank Pad Signage Area (not covered in Master Sign Plan)	n/a

1-MS-2005
12/16/2005

3PD CarnoyerMedrich

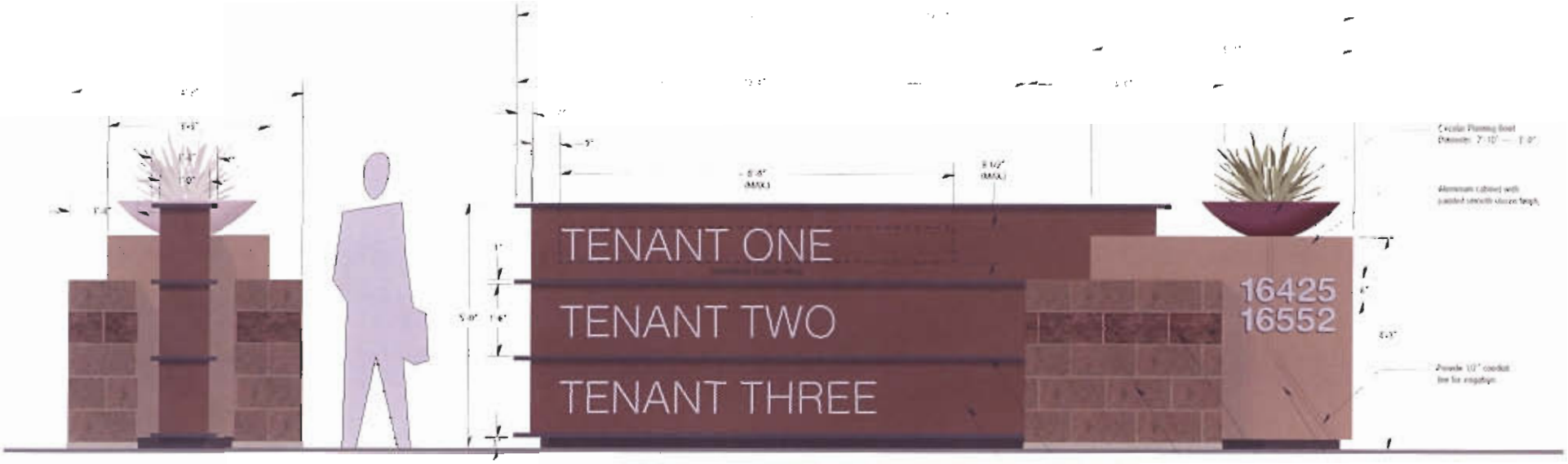
DESIGN INTENT

TYPE n/a

DESCRIPTION: Sign Locations Map

SCALE 1" = 100'
PROJECT McDowell Mountain Business Center
NUMBER 03T424.000
DATE 09.06.05
REVISED 12.05.05

DRAWING NO. GD 100



SIDE ELEVATION

ELEVATION

SPECIFICATIONS:

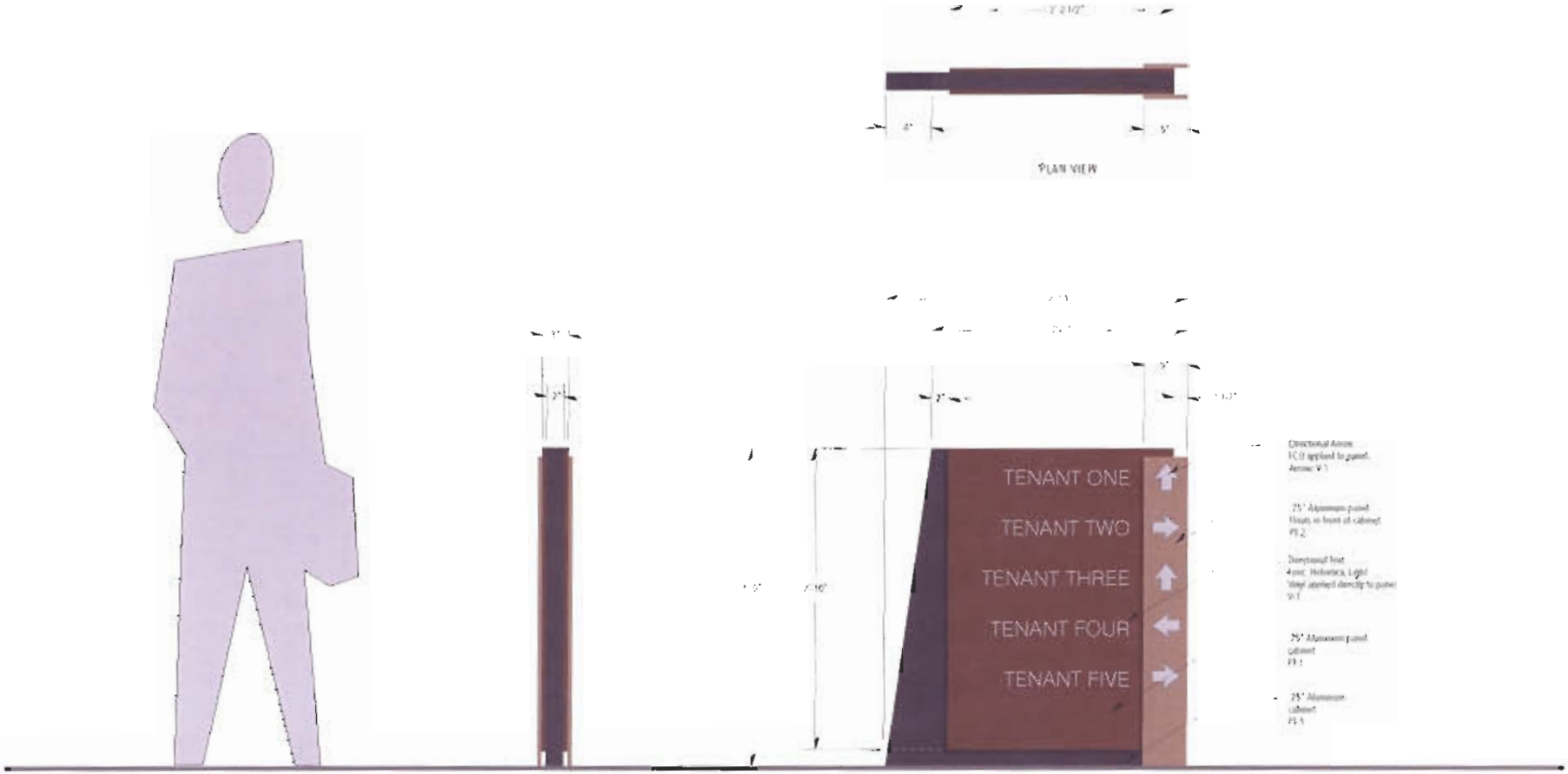
Main Cabinet:
Externally-illuminated aluminum cabinet with masonry element.
Illuminated with ground mounted floodlights.

Address Numbers & Tenant Names:
1/4" flat-cut non-directional with brushed aluminum finish
Font: Address - Helvetica Regular
Tenants - Helvetica Light (or established tenant logo/letter style)

Max sign area for each tenant (per face) shall be 5 2/3 s.f.

DESIGN INTENT	TYPE M DESCRIPTION Monument	SCALE 1/2"=1' PROJECT McDowell Mountain Training Center NUMBER [illegible] DATE [illegible] REVISED [illegible]	DRAWING NO. GD 101

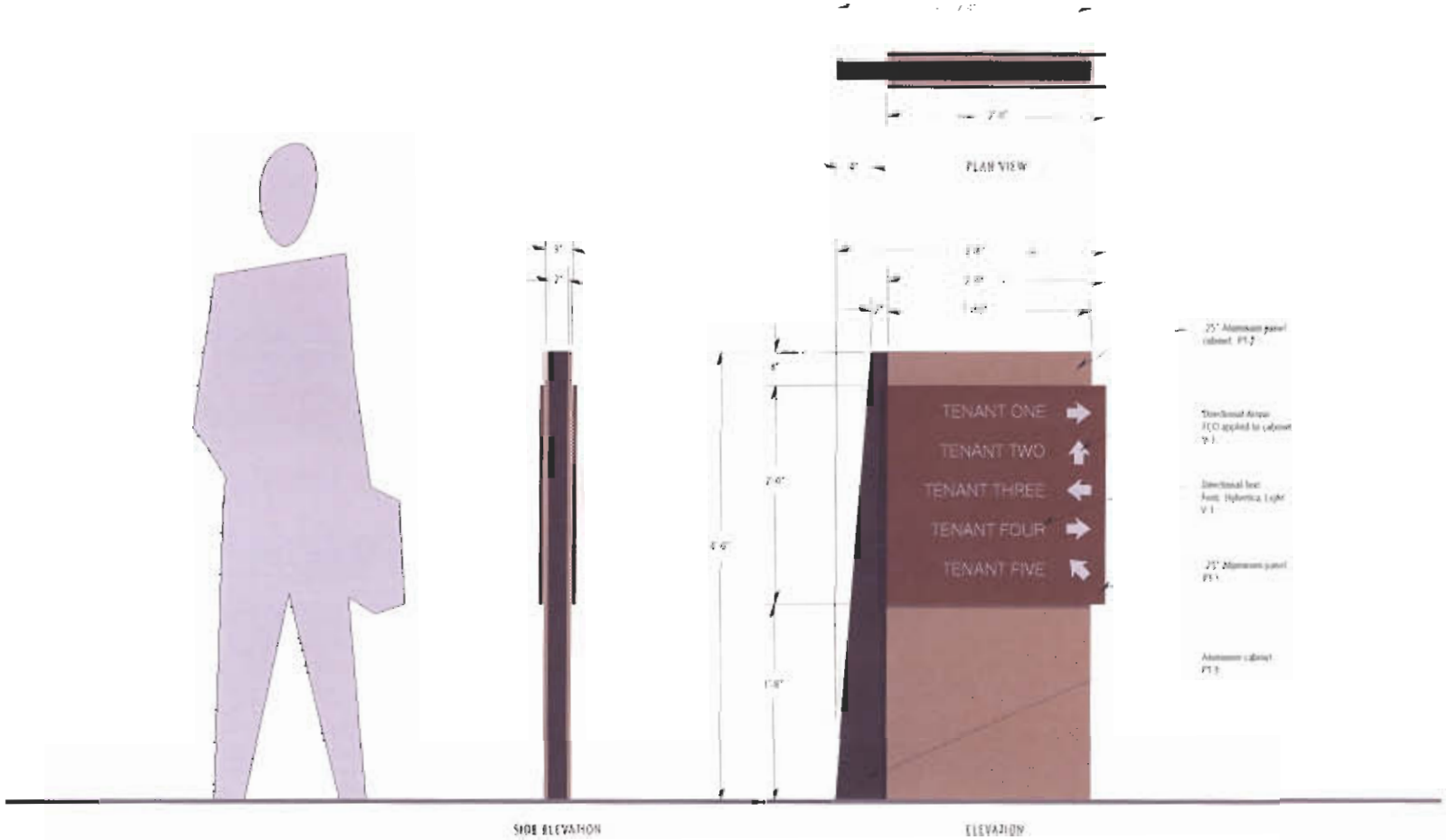
1-MS-2005
12/16/2005



1-MS-2005
12/16/2005

BFO Carneyerfiedrich	TYPE **VD**	SCALE 1" = 1'	DRAWING NO **GD 102**
	DESCRIPTION Vehicular Directional	PROJECT McDowell Mountain Business Center	
		NUMBER 013324.000	
		DATE 09.06.05	
		REVISED 11.28.05	

DESIGN INTENT



1-MS-2005
12/16/2005

DFD Carnegie Redrick	TYPE **PD**	SCALE 1" = 1'	DRAWING NO. **GD 103**
	DESCRIPTION Pedestrian Directory Sign	PROJECT McDowell Mountain Business Center	
		NUMBER 013324.000	
		DATE 09.06.05	
		REVISED 11.28.05	

DESIGN INTENT