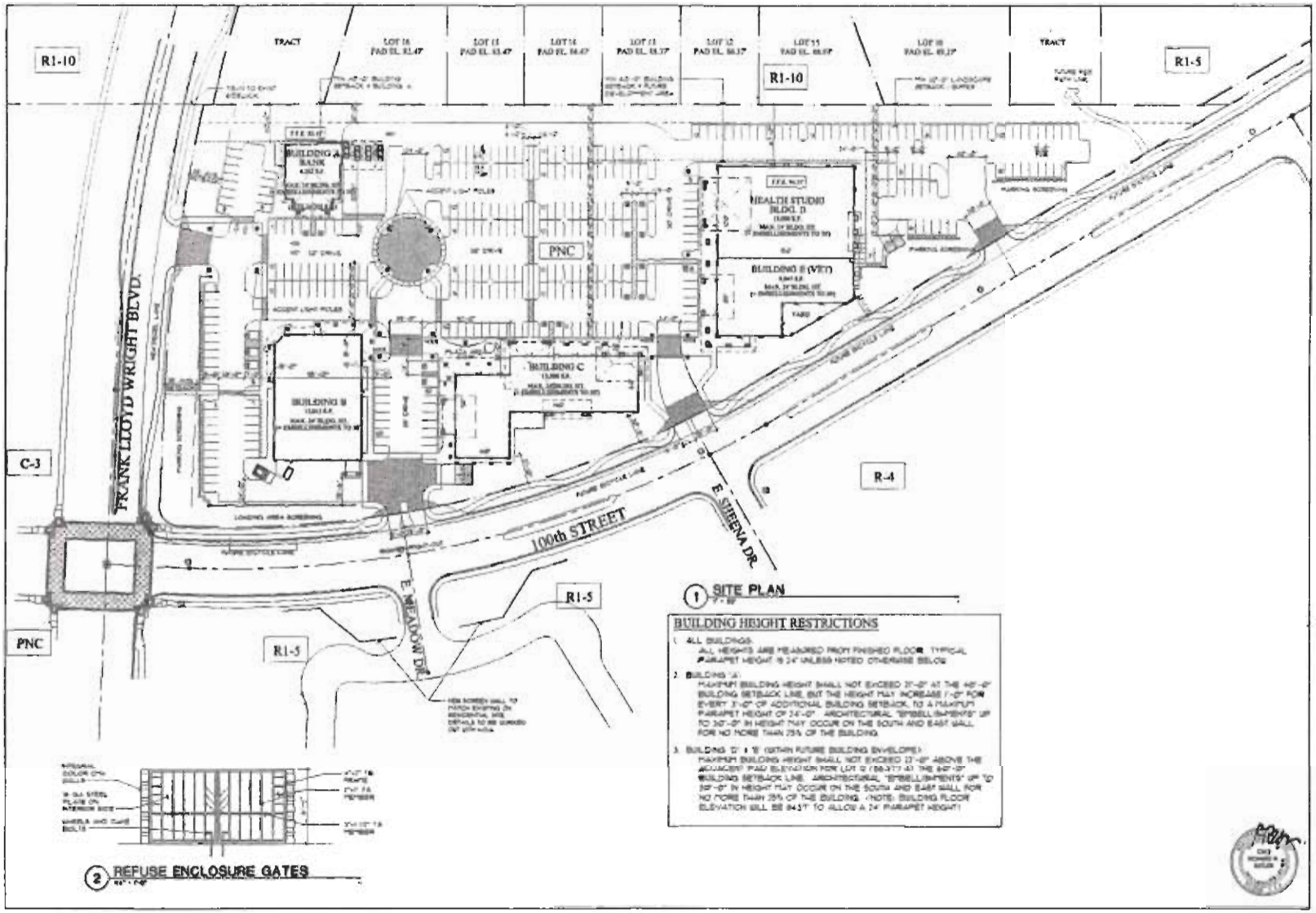
Centennial Marketplace
100th Street & Frank Lloyd Wright

Centennial Marketplace is located on the northwest corner of 100th Street and Frank Lloyd Wright Boulevard, in Scottsdale, Arizona. The 7.79 acre parcel is zoned PNC (Planned Neighborhood Center) which allows for the development of a specialty retail/ commercial-service center.

This project will consist of a 60,000 s.f. specialty retail plaza that will serve the local area with a variety of up-scale retailers, service-type tenants, restaurants, a bank and a drug store.

The proposed four (4) buildings have been situated on the site to maximize "connectivity" and pedestrian flow within the Center. All parking is located "within" the center versus "around" or in front of it as in more traditional retail developments. Shoppers and local residents can stroll throughout the project under covered walkways linked by beautiful plazas and across cobblestone crosswalks, all with minimal conflict or interaction with vehicular traffic. Site amenities include pedestrian-scaled decorative lampposts, a clock, upgraded hardscaping, raised planters and seat walls and large landscaped pots throughout. Landscaping will be lush and consist of drought tolerant materials native to the area and include specific plant material that is required within the Frank Lloyd Wright Boulevard overlay plan. Four (4) stately date palms surround the enhanced "round-a-bout" adding formality and class to arriving customers.

The building design will promote a desert-sensitive palette of colors and materials including rough and smooth surfaced masonry, natural stone, stucco and metal accents. Detailing will pay respects to Wrightian inspired prairie school forms such as extended overhangs, clerestory fenestration, layered wall surfaces and articulated piers. Building colors will be in sync with desert environment, deriving tones from the earth and native plants. Hardscape materials, seating areas and planters will be designed in unison with the architectural theme to create a seamless connection between buildings and landscape.



BUILDING HEIGHT RESTRICTIONS

1. ALL BUILDINGS:
   ALL HEIGHTS ARE MEASURED FROM FINISHED FLOOR. TYPICAL PARAPET HEIGHT IS 24" UNLESS NOTED OTHERWISE BELOW.
2. BUILDING 'A':
   MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 21'-0" AT THE 40'-0" BUILDING SETBACK LINE, BUT THE HEIGHT MAY INCREASE 1'-0" FOR EVERY 3'-0" OF ADDITIONAL BUILDING SETBACK, TO A MAXIMUM PARAPET HEIGHT OF 24'-0". ARCHITECTURAL "EMBELLISHMENTS" UP TO 30'-0" IN HEIGHT MAY OCCUR ON THE SOUTH AND EAST WALL FOR NO MORE THAN 25% OF THE BUILDING.
3. BUILDING 'D' & 'E' (WITHIN FUTURE BUILDING ENVELOPE):
   MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 22'-0" ABOVE THE ADJACENT PAD ELEVATION FOR LOT D (86.37') AT THE 60'-0" BUILDING SETBACK LINE. ARCHITECTURAL "EMBELLISHMENTS" UP TO 30'-0" IN HEIGHT MAY OCCUR ON THE SOUTH AND EAST WALL FOR NO MORE THAN 25% OF THE BUILDING. (NOTE: BUILDING FLOOR ELEVATION WILL BE 84.37' TO ALLOW A 24" PARAPET HEIGHT)

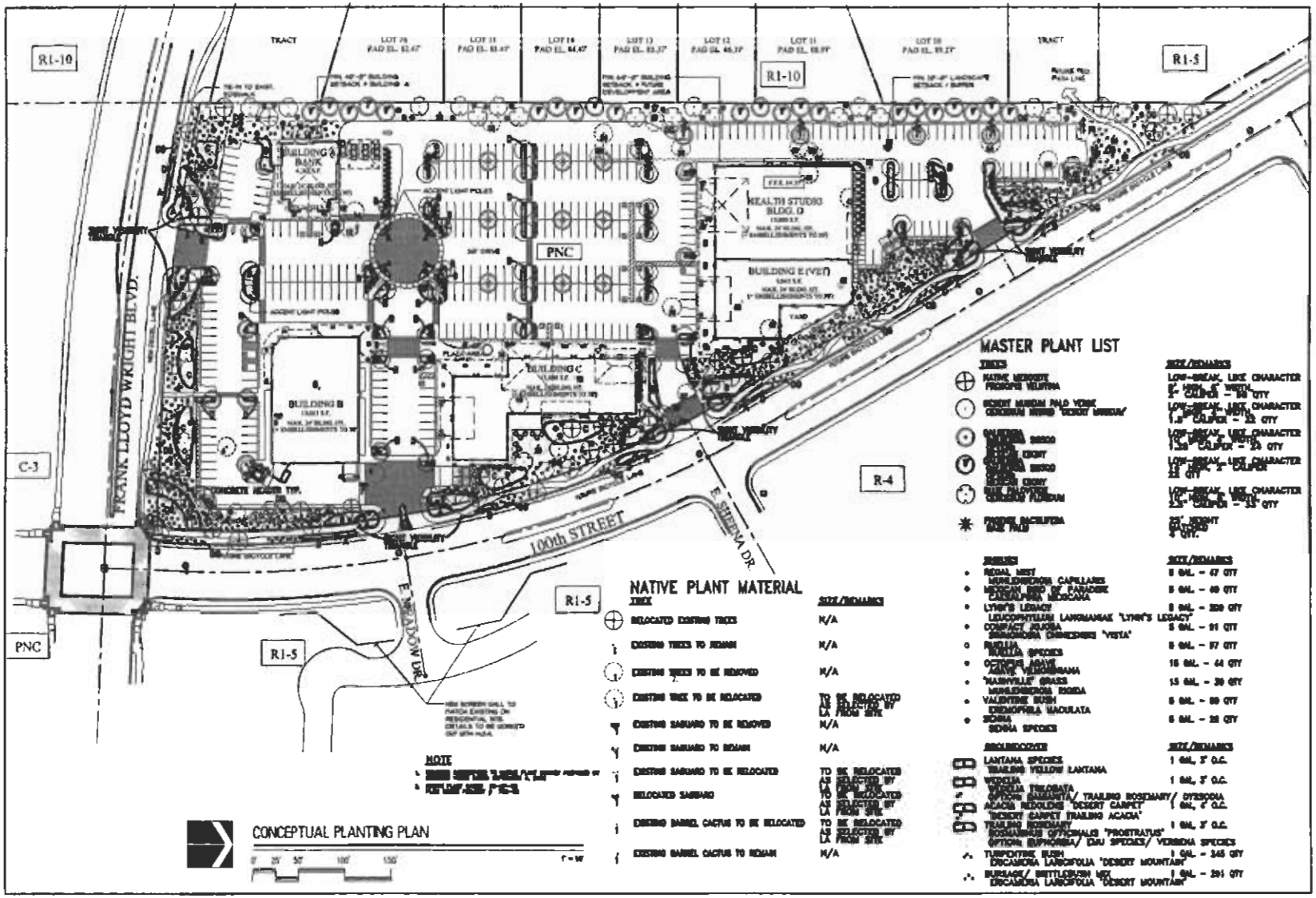
BYXBEE
DEVELOPMENT PARTNERS

CENTENNIAL MARKETPLACE

100TH. STREET AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA

67-DR-2004
REV: 8/31/04

Butler Design Group
Architects & Planners
6555 East Van Buren St
Suite 210
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7731



G.K. FLANAGAN ASSOCIATES

PRELIMINARY - NOT FOR CONSTRUCTION

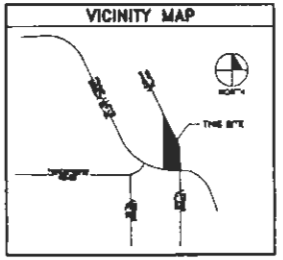
SITE DATA

TOTAL SITE AREA	: 339,397 N.S.F. (7.79 Ac.)
TOTAL BUILDING AREA	: 63,037 S.F.
% COVERAGE	: 18.6 %
PARKING PROVIDED	: 341 SPACES
PARKING RATIO	: 5.2 / 1000

PARKING CALCULATION

RETAIL BUILDING AREA	: 30,037 S.F.
HEALTH BUILDING AREA	: 15,000 S.F.
RESTAURANT BLDG. AREA	: 18,000 S.F. (MAX.)
PUBLIC AREA	: 11,700 S.F. (@ 65%)
(DOES NOT INCLUDE PATIO AREAS)	
RETAIL PARKING	: 30,037 / 250 = 120 SP.
HEALTH PARKING	: 15,000 / 200 = 75 SP.
RESTAURANT PARKING	: 11,700 / 80 = 146 SP.
REQUIRED PARKING	: 341 SPACES

VICINITY MAP



BYXBEE DEVELOPMENT PARTNERS

CENTENNIAL MARKETPLACE

100 STREET AND FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA

Butler Design Group
Architects & Planners
3020 East Camelback Road
Suite 215
Phoenix, Arizona 85018
phone 602-957-1800
fax 602-957-7722

67-DR-2004
REV: 8/31/04

north elevation

east elevation

south elevation

west elevation

ARCHITEKTON

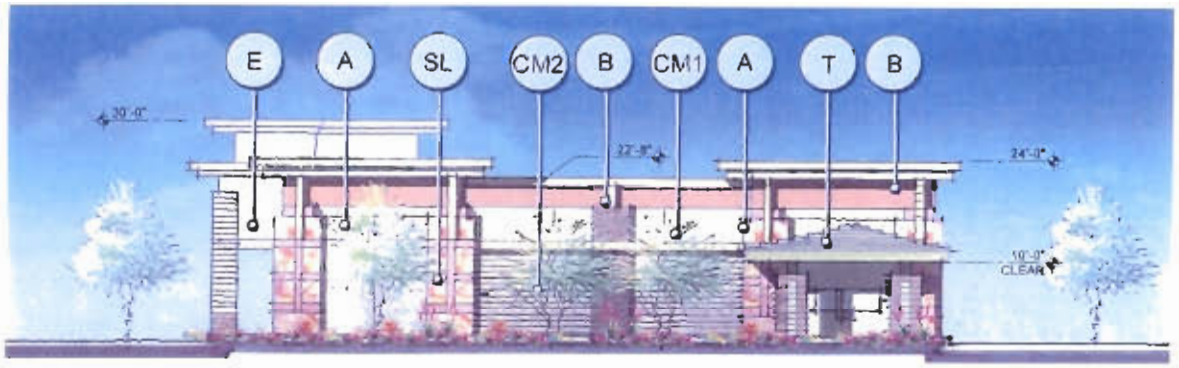
CENTENNIAL MARKETPLACE

PROPOSED COMMERCIAL CENTER
SCOTTSDALE, ARIZONA

BANK ONE

67-DR-2004
REV: 8/31/04

RETAIL B - WEST ELEVATION



RETAIL B - EAST ELEVATION

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CENTENNIAL MARKETPLACE

SPECIALTY RETAIL CENTER
SCOTTSDALE, ARIZONA

67-DR-2004
REV: 8/31/04

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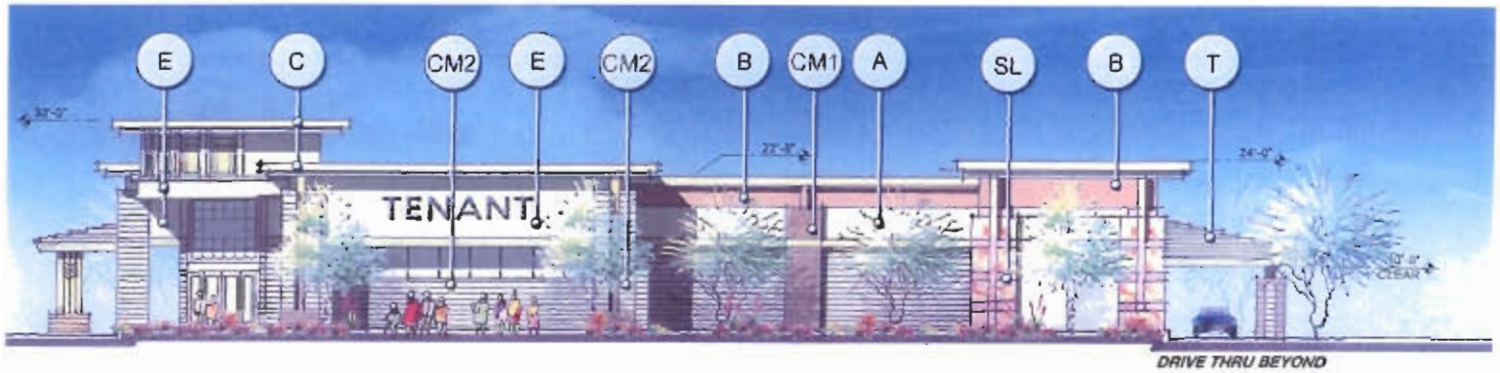
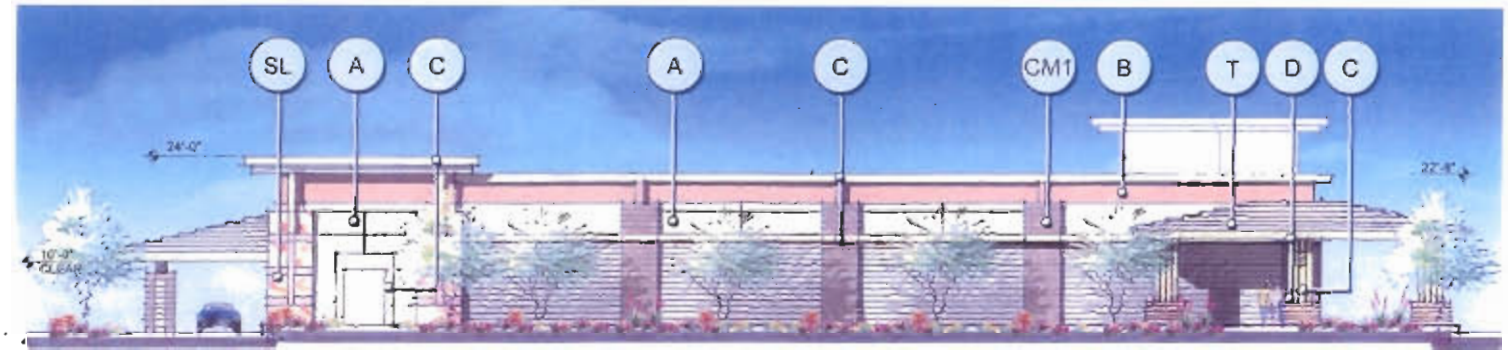


RETAIL B - SOUTH ELEVATION



RETAIL B - NORTH ELEVATION

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CENTENNIAL MARKETPLACE

SPECIALTY RETAIL CENTER
SCOTTSDALE, ARIZONA

67-DR-2004
REV: 8/31/04

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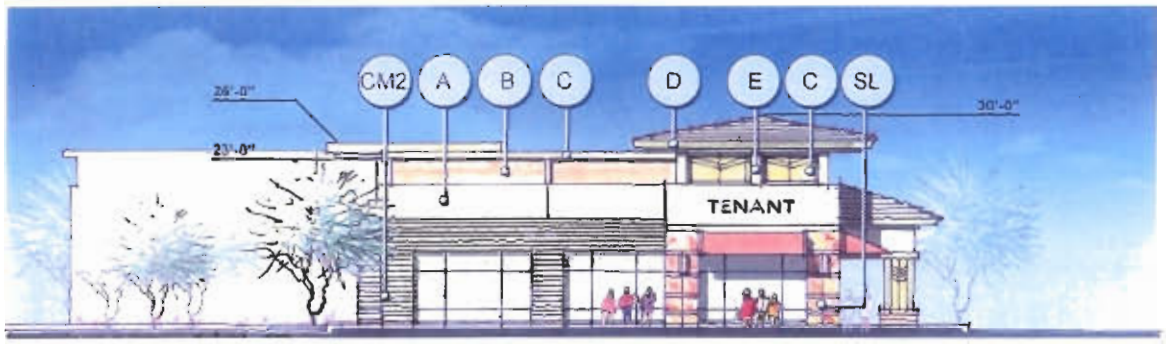
RETAIL C - SOUTH ELEVATION



RETAIL C - NORTH ELEVATION

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SPECIALTY RETAIL CENTER
SCOTTSDALE, ARIZONA

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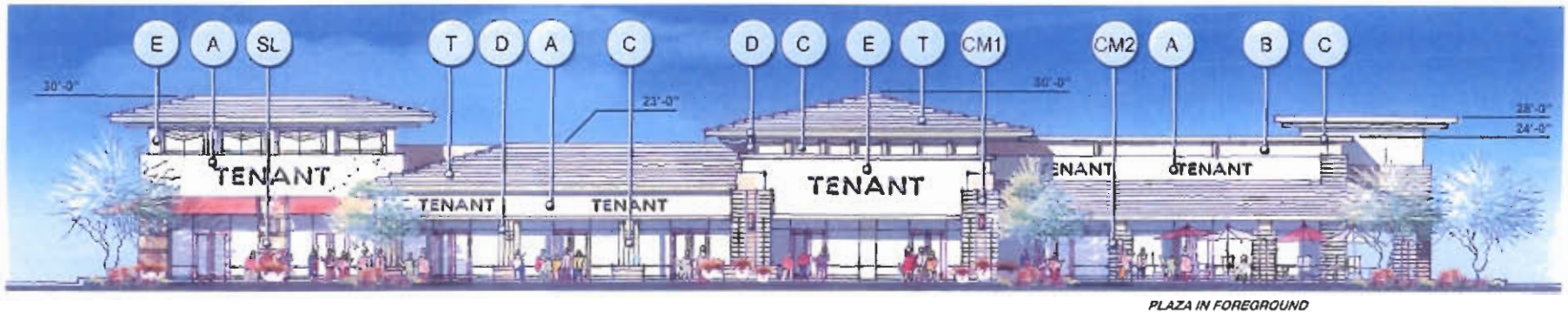
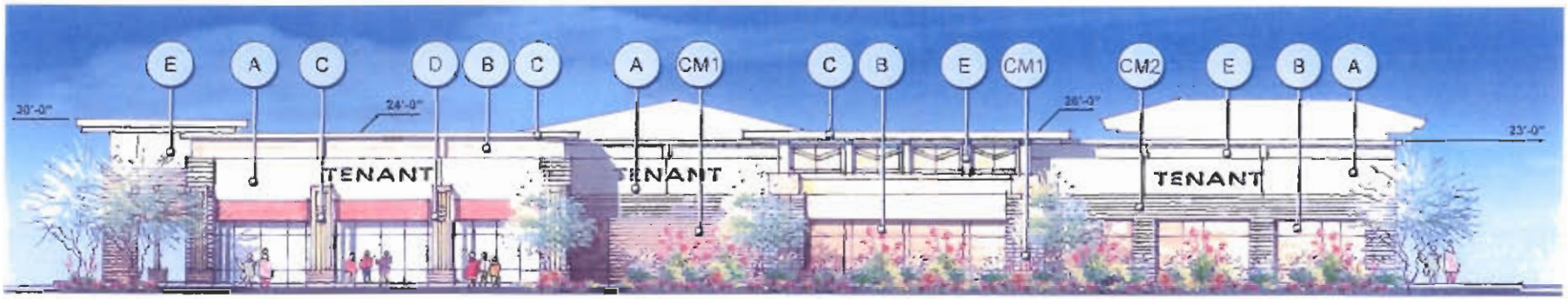


PLAZA IN FOREGROUND

RETAIL C - WEST ELEVATION



RETAIL C - EAST ELEVATION

BYXBEE
DEVELOPMENT PARTNERS

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SPECIALTY RETAIL CENTER
SCOTTSDALE, ARIZONA

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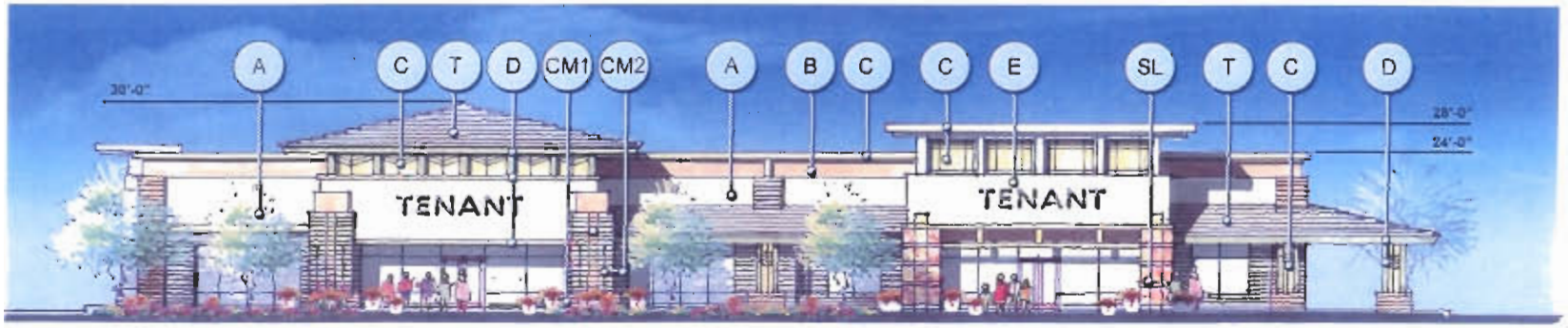
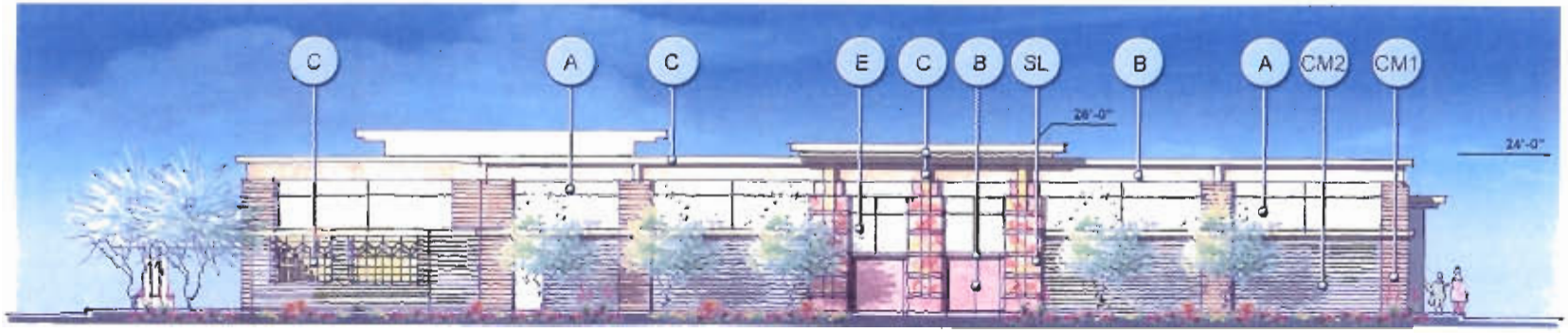


RETAIL D/E - SOUTH ELEVATION



RETAIL D/E - NORTH ELEVATION

BYXBEE
DEVELOPMENT PARTNERS

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SCOTTSDALE, ARIZONA

67-DR-2004
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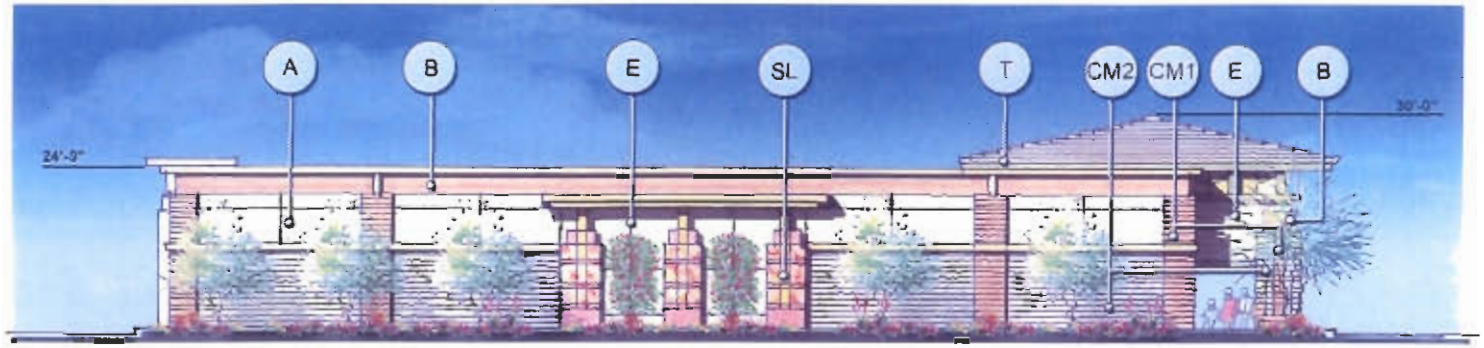
RICHARD R. BUTLER
Date Signed 8-31-04

Butler Design Group, Inc.



RETAIL D/E - WEST ELEVATION

RETAIL D/E - EAST ELEVATION

BYXBEE
DEVELOPMENT PARTNERS

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SPECIALTY RETAIL CENTER
SCOTTSDALE, ARIZONA

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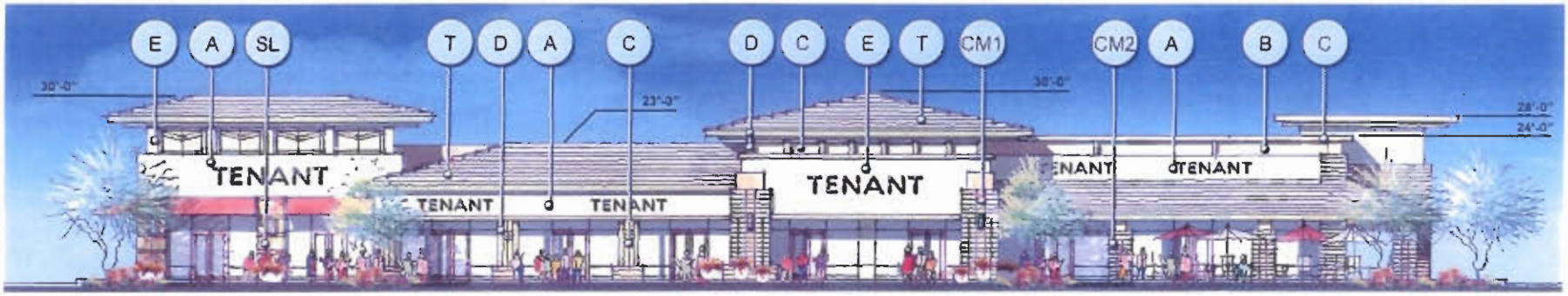
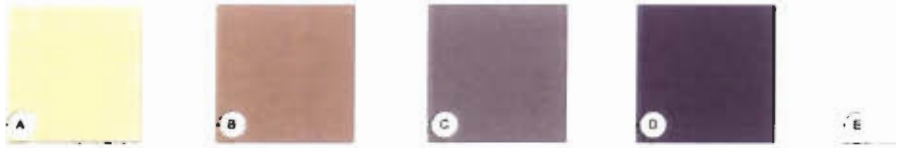


Stucco / Paint



Frazee
Sienna Sand
9223M

Frazee
Autumn Wheat
8225D

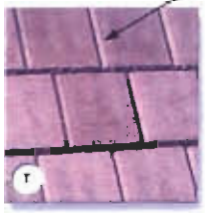
Frazee
Ardmore Green
8185D

Frazee
Greek Olive
8656N

Frazee
Tequila
8572W

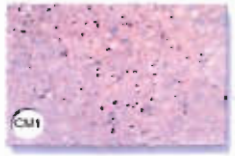
Roof

"Beveled"
Edge Series



Monier Lifetile
Chestnut Brown
Flat Concrete Tile

CMU



Western Block
Q Brown
8x8x16 with burnished face

Trendstone
Pebble Beach
8x8x16 with burnished face

Slate

Arizona Tile
Santa Fe Collection
Brazilian Rust

BYXBEE
DEVELOPMENT PARTNERS

CENTENNIAL MARKETPLACE

SPECIALTY RETAIL CENTER
SCOTTSDALE, ARIZONA

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RICHARD A. BUTLER
8-31-04

Butler Design Group, Inc