



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

03/06/2020

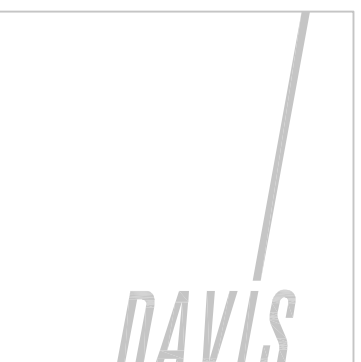
DATE

APPROVED BY

Hotel Elevations

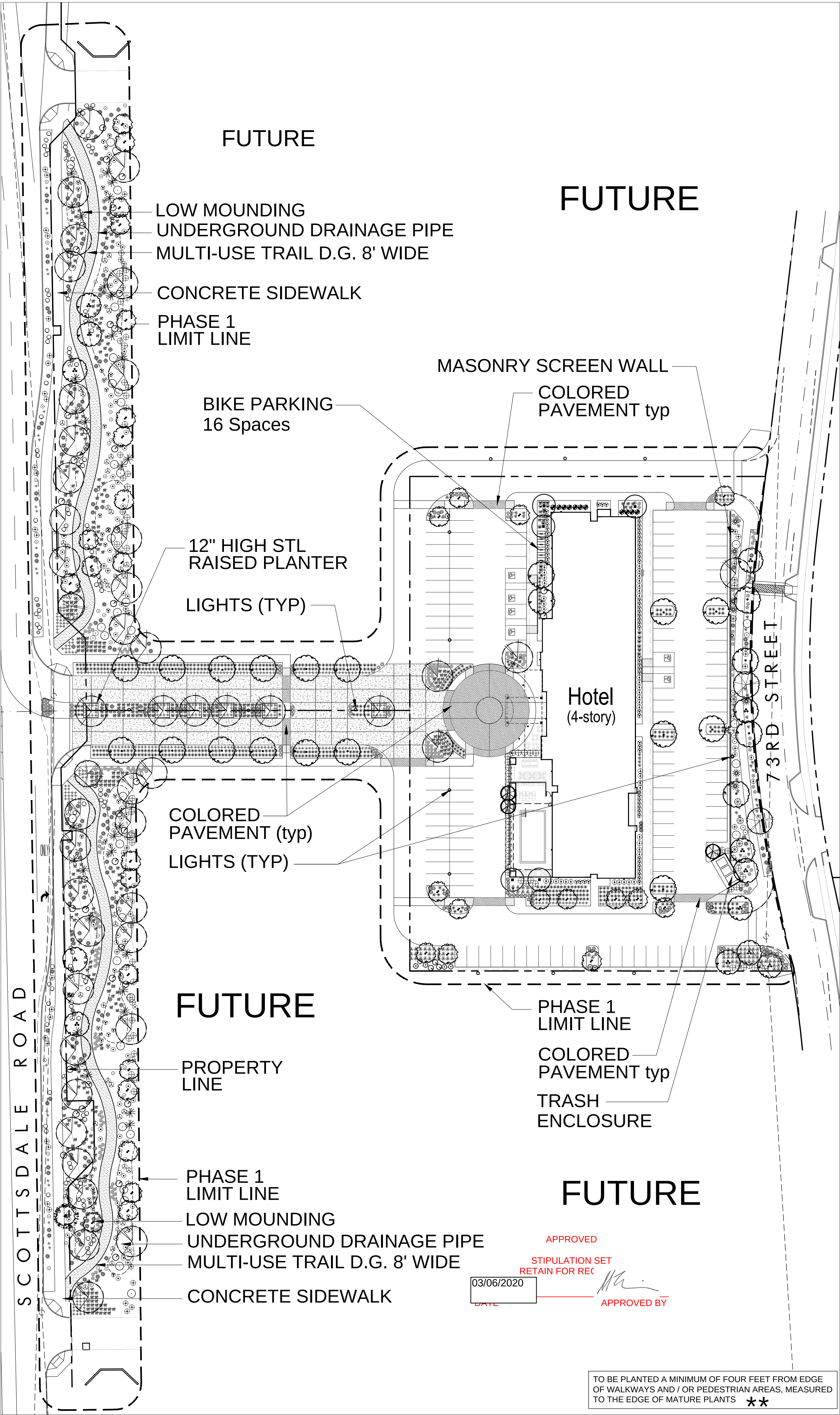
0' 16' 32' 48' 64'

14164
3-5-20



ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



LANDSCAPE LEGEND

TREES		Type	Size / Calip. / Qnty
		Parkinsonia hybrid	24" Box / 1.5" / 23
		Desert Museum - MULTI	
		Prosopis hybrid	24" Box / 1.5" / 13
		AZT Mesquite 'Thornless Multi	
		Quercus virginiana	36" Box / 2.5" /05
		Heritage Live Oak	
★		Olneya tesota	48" Box / 3.5" / 04
		Ironwood MULTI	
		Caesalpinia mexicana	36" Box 2" / 03
		Mexican Bird of Paradise MULTI	
		Salvage Tree from Site	4" Min. Calip / 45
		Chilopsis linearis "Seedless"	24" Box / 1.25" / 36
		Seedless Desert Willow	
★	★	Fouquieria splendens	10 Cane
		Ocotillo	8' Tall 30
★	●	Carnegia gigantea	6' Spear 33
		Saguaro	no holes / scars

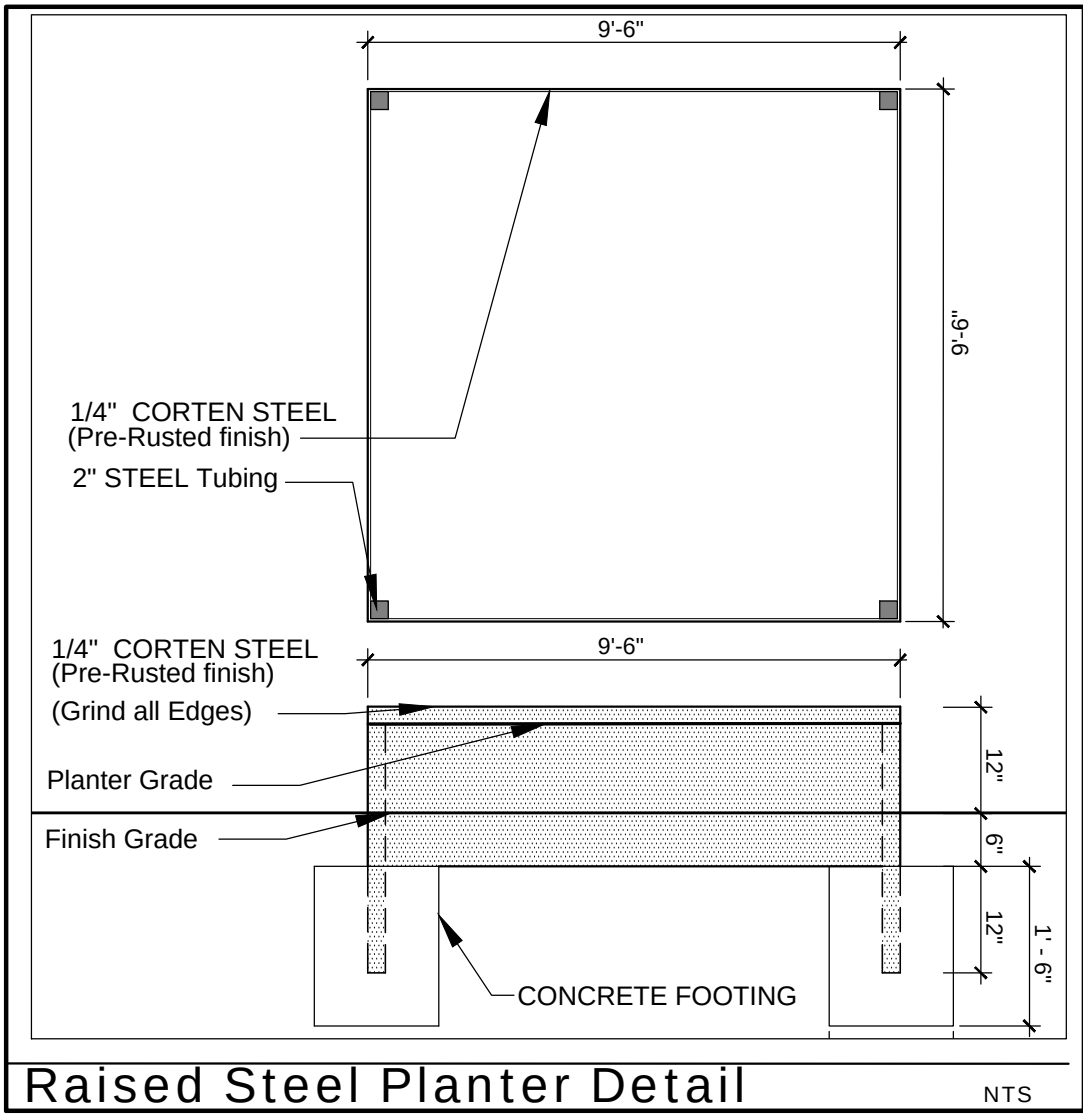
SHRUB / ACCENT - 5 Gallon / Qnty

○	Encelia farinosa	49
	Brittle Bush	
○	Larrea tridentata	38
	Creosote	
★	Yucca baccata	194
	Banana Yucca	
⊕	Dodonaea viscosa	43
	Green Hopseed Bush	
○	Caeslphinia pulcherrima	41
	Red Bird of Paradise	
⊕	Tecoma stans 'Orange Jubilee'	88
	Orange Jubilee	
★	Senna nemophila	8
	Desert Cassia	
★	Bougainvillea "Torch Glow"	65
	Torch Glow Bougainvillea	
○	Leucophyllum frutescens 'compacta'	76
	Compact Texas Sage	
●	Dasyilirion longissimum	11
	Toothless Desert Spoon	
★	Hesperaloe parviflora 'Yellow'	140
	Yellow Yucca	
★	Muhlenbergia rigida Nashville	578
	Deer Grass	
★	Lantana montevidensis "Dallas Red"	384
	Dallas Red Lantana	
★	Agave americana 'Variegata'	387
	Variegated Century Plant	
○	Asclepias subulata	8
	Desert Milkweed	
★	Dasyilirion wheeleri	6
	Desert Spoon	
○	Calliandra eriophylla	51
	Pink Fairy Duster	
○	Lantana montevidensis "New Gold"	52
	New Gold Lantana	
⊕	Calliandra californica	67
	Red Baja Fairy Duster	

SHRUB / ACCENT - 5 Gallon / Qnty

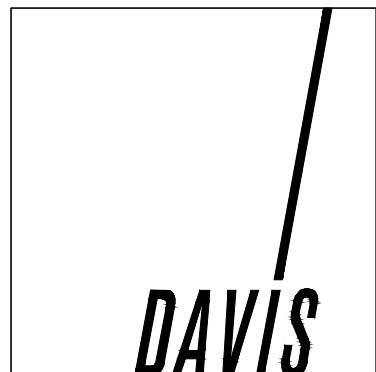
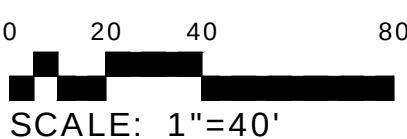
●	Eremophila glabra "Mingenew Gold"	259
	Out Back Sunrise Emu	
○	Convolvulus sp	16
	Ground Morning Glory	
○	Dalea frutescens 'Sierra Negra' tm	113
	Black Dalea	

	Decomposed Granite 1/2" Screened
	Madison Gold - 2" Depth
	Granite Rip Rap 3"-6"
	Express Gold - 2" Depth
	Steel Planters (see Detail)

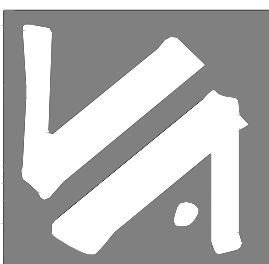


Preliminary Phase One Landscape Plan

Hotel: 66,000gsf

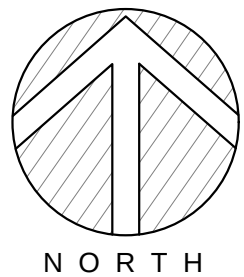


PLA -1



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

APPROVED
STIPULATION SET
RETAIN FOR RECORDS
03/06/2020
DATE APPROVED BY

ENTIRE SHEET MODIFIED.



Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens	BUG Rating
	16	S5	BACK-BACK	1.000	RELIVIX-RX-30K-50-XX-120V-8'-CH-TL-FLAT-2'	157.76	2721	B0-U1-G0
	2	P4-RS	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 SP BLC/ RSS 16'	270.48	12378	B3-U1-G3
	7	P4	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	946.640	12378	B3-U1-G3
	3	P2	BACK-BACK	1.000	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC&P / RSS 16'	831.6	12640	B4-U0-G2
	4	P1	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640	B4-U0-G2
	11	BLS	SINGLE	1.000	LITHONIA-RADB LED P3 30K SYM MVOLT BTSDBLMD	147.84	944	B1-U1-G0
	9	BLS	SINGLE	1.000	LITHONIA-RADB LED P3 30K ASY MVOLT BTSDBLMD	120.96	855	B0-U1-G0

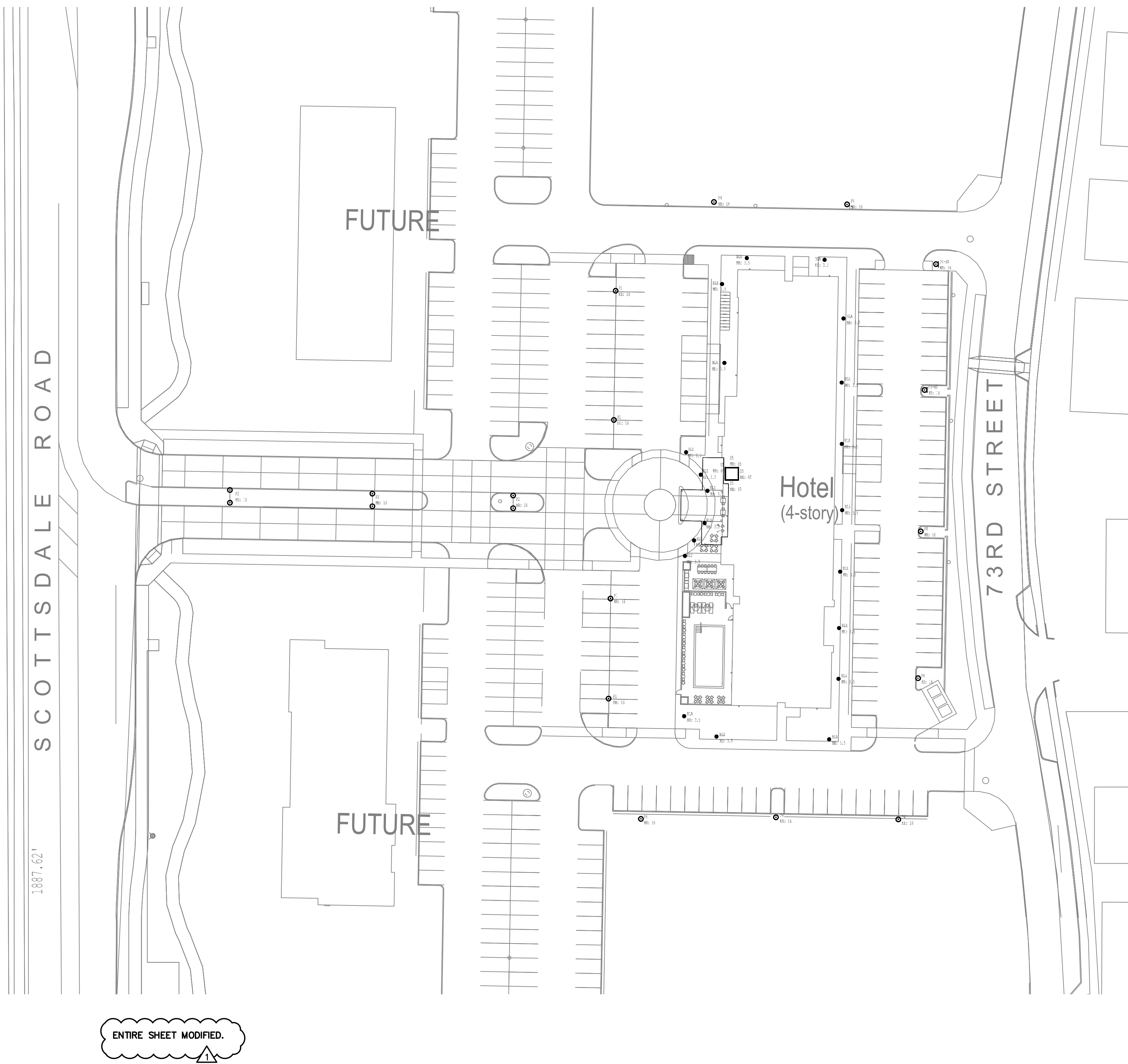
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE EAST	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
PROPERTY LINE WEST	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.08	7.6	0.0	N.A.	N.A.

ONE SCOTTSDALE- Scottsdale, Arizona

01/13/2020

DAVIS

Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

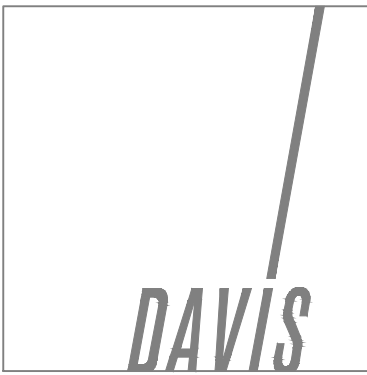


ENLARGED LIGHTING LAYOUT

ONE SCOTTSDALE- Scottsdale, Arizona

01/13/2020

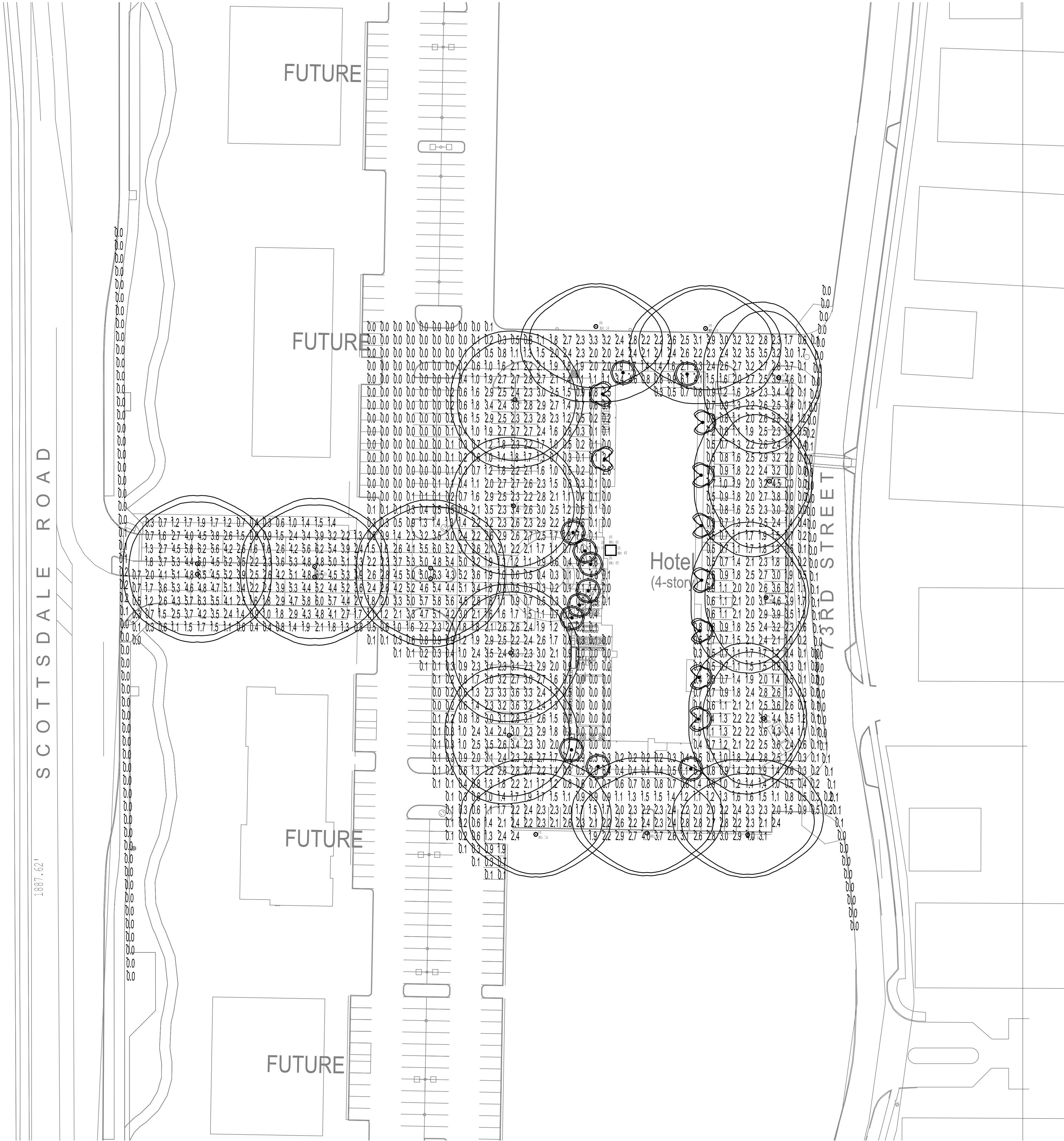
Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



MAINTAINED CALCULATIONS

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens	BUG Rating
	16	S5	BACK-BACK	0.900	KELVIX-RX-30K-50-XX-120V-8'-CH-TL-FLAT-2'	157.76	272	B0-U1-G0
	2	P4-HS	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 SP BLC/ RSS 16'	270.48	12378	B3-U1-G3
	7	P4	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	946.6801	12378	B3-U1-G3
	3	P2	BACK-BACK	0.900	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC8P / RSS 16'	831.6	12640	B4-U0-G2
	4	P1	SINGLE	0.900	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640	B4-U0-G2
	11	BLS	SINGLE	0.900	LITHONIA-RADB LED P3 30K SYM MVOLT BTSDBLXD	147.84	944	B1-U1-G0
	9	BLA	SINGLE	0.900	LITHONIA-RADB LED P3 30K ASY MVOLT BTSDBLXD	120.96	855	B0-U1-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE EAST	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
PROPERTY LINE WEST	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.08	7.6	0.0	N.A.	N.A.



ENTIRE SHEET MODIFIED.

LIGHTING CALCULATIONS
MAINTAINED

ONE SCOTTSDALE- Scottsdale, Arizona

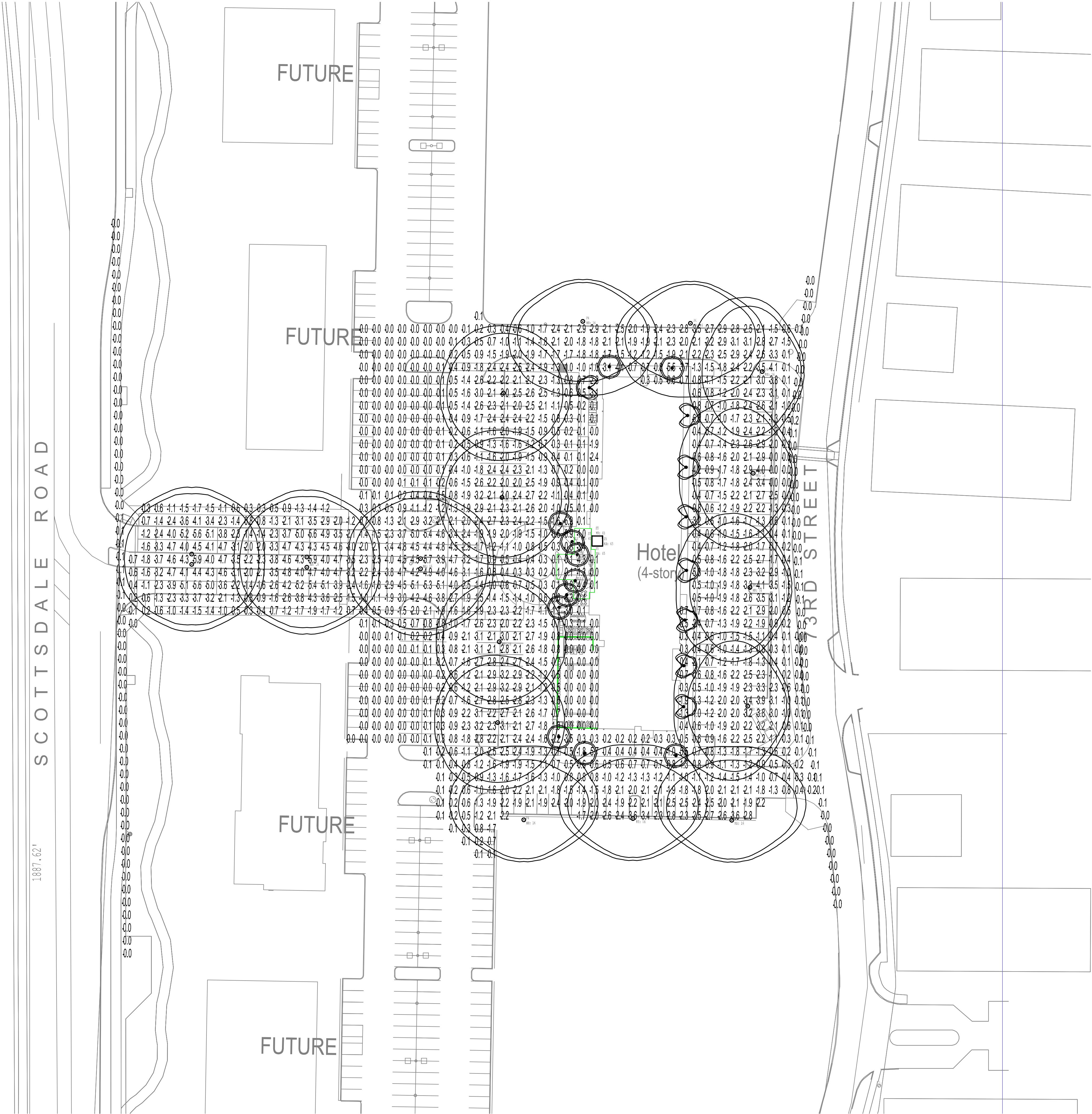
01/13/2020

Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens	BUG Rating
	16	S5	BACK-BACK	1.000	KELVIX-RX-30K-50-XX-120V-8'-CH-TL-FLAT-2'	157.76	272	B0-U1-G0
	2	P4-HS	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 SP BLC/ RSS 16'	270.48	12378	B3-U1-G3
	7	P4	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R4-VOLT-XXX-K3 / RSS 16'	946.6801	12378	B3-U1-G3
	3	P2	BACK-BACK	1.000	TWIN-HEAD-LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3-2EC8P / RSS 16'	831.6	12640	B4-U0-G2
	4	P1	SINGLE	1.000	LUMINIS-MA20-L3W46R0-R5-VOLT-XXX-K3 / RSS 16'	554.4	12640	B4-U0-G2
	11	BLS	SINGLE	1.000	LITHONIA-RADB LED P3 30K SYM MVOLT BTSDBLXD	147.84	944	B1-U1-G0
	9	BLA	SINGLE	1.000	LITHONIA-RADB LED P3 30K ASY MVOLT BTSDBLXD	120.96	855	B0-U1-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE EAST	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
PROPERTY LINE WEST	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.97	6.9	0.0	N.A.	N.A.

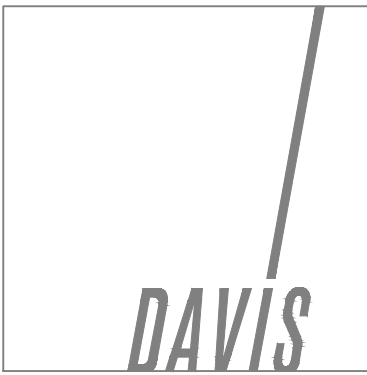


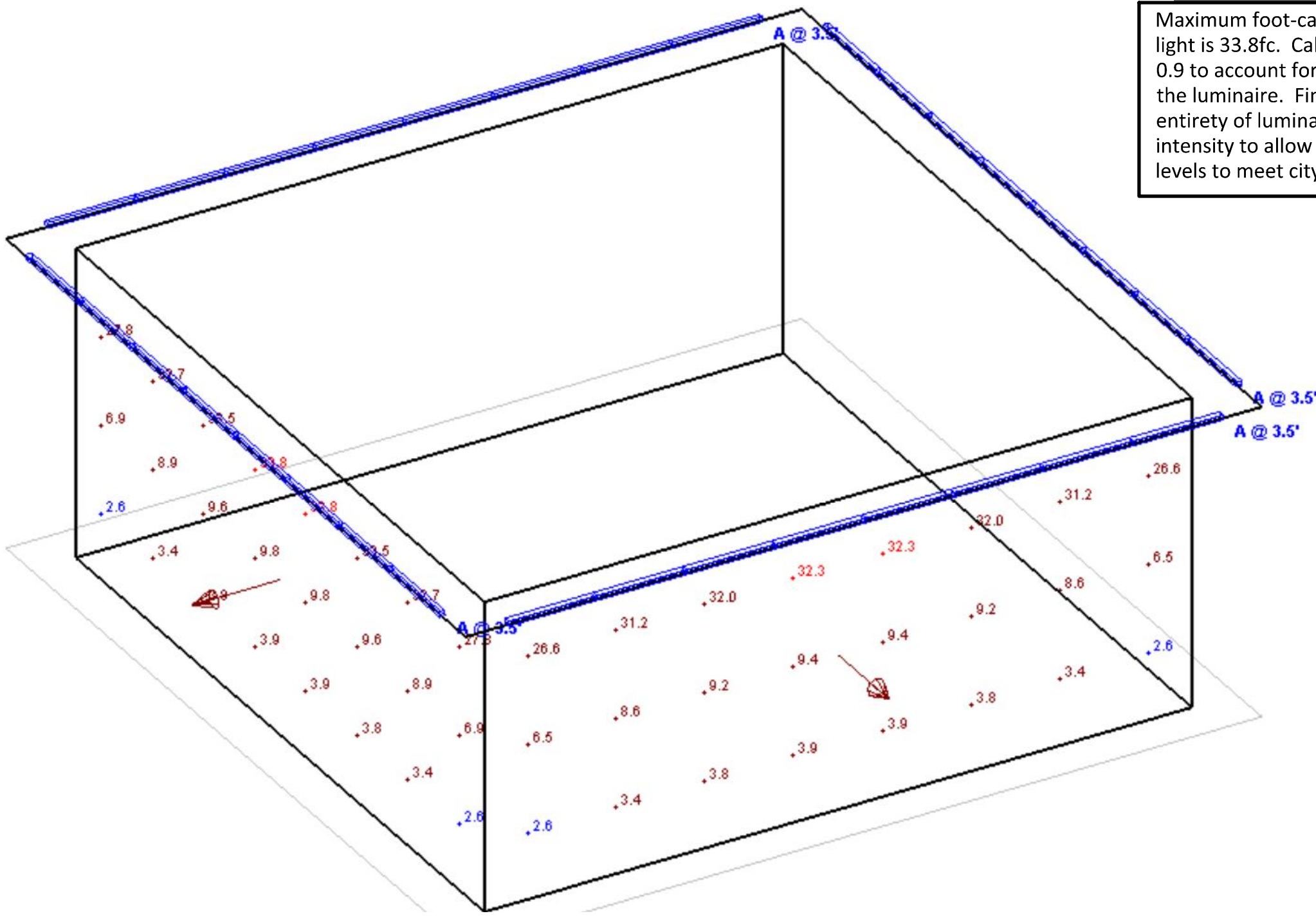
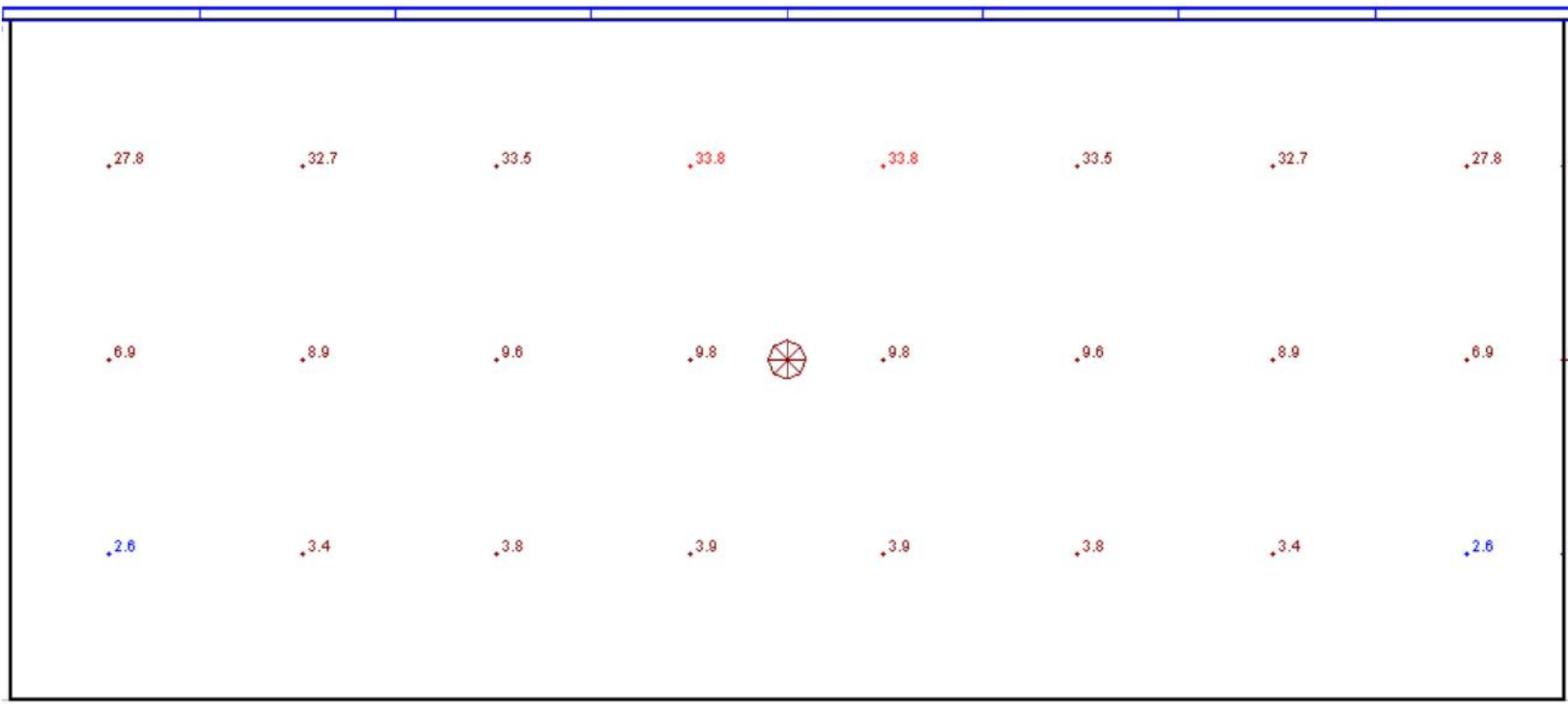
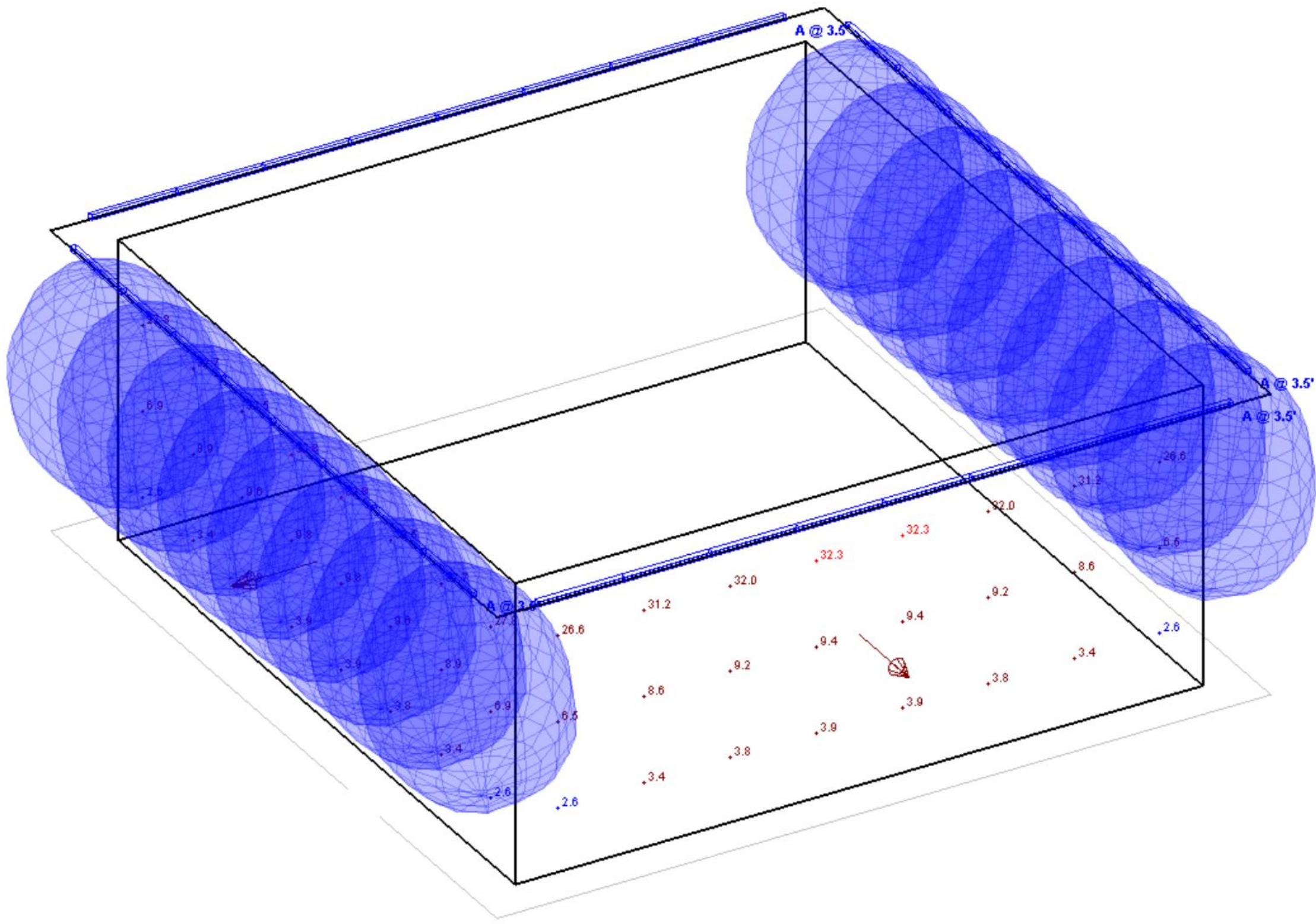
ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

LIGHTING CALCULATIONS
INITIAL

01/13/2020





Maximum foot-candle level on vertical glass surface from LED tape light is 33.8fc. Calculation is performed using a light loss factor of 0.9 to account for life cycle depreciation and dirt accumulation of the luminaire. Final design will include dimming control for entirety of luminaire to allow for adjustment of the output and intensity to allow for reduction of the final vertical illuminance levels to meet city criteria.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S5	4	KELVIX	RX-30K-50-XX-120V-8"-CH-TL-FLAT-8'	8' RUN OF LINE VOLTAGE LED TAPELIGHT IN ALUMINUM EXTRUSION WITH FROSTED LENS	3000K LED	29	RX-30K-500-120V+RX-CH-2-FL+WHITE - 1FT.ies	17	0.9	39.44

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GLASS LIGHT BOX SURFACE	+	14.7 fc	33.8 fc	2.6 fc	13.0:1	5.7:1
GLASS LIGHT BOX SURFACE 2	+	14.1 fc	32.3 fc	2.6 fc	12.4:1	5.4:1

ADDED ENTIRE SHEET

LIGHTING CALCULATIONS
MAINTAINED

ONE SCOTTSDALE- Scottsdale, Arizona

01/13/2020

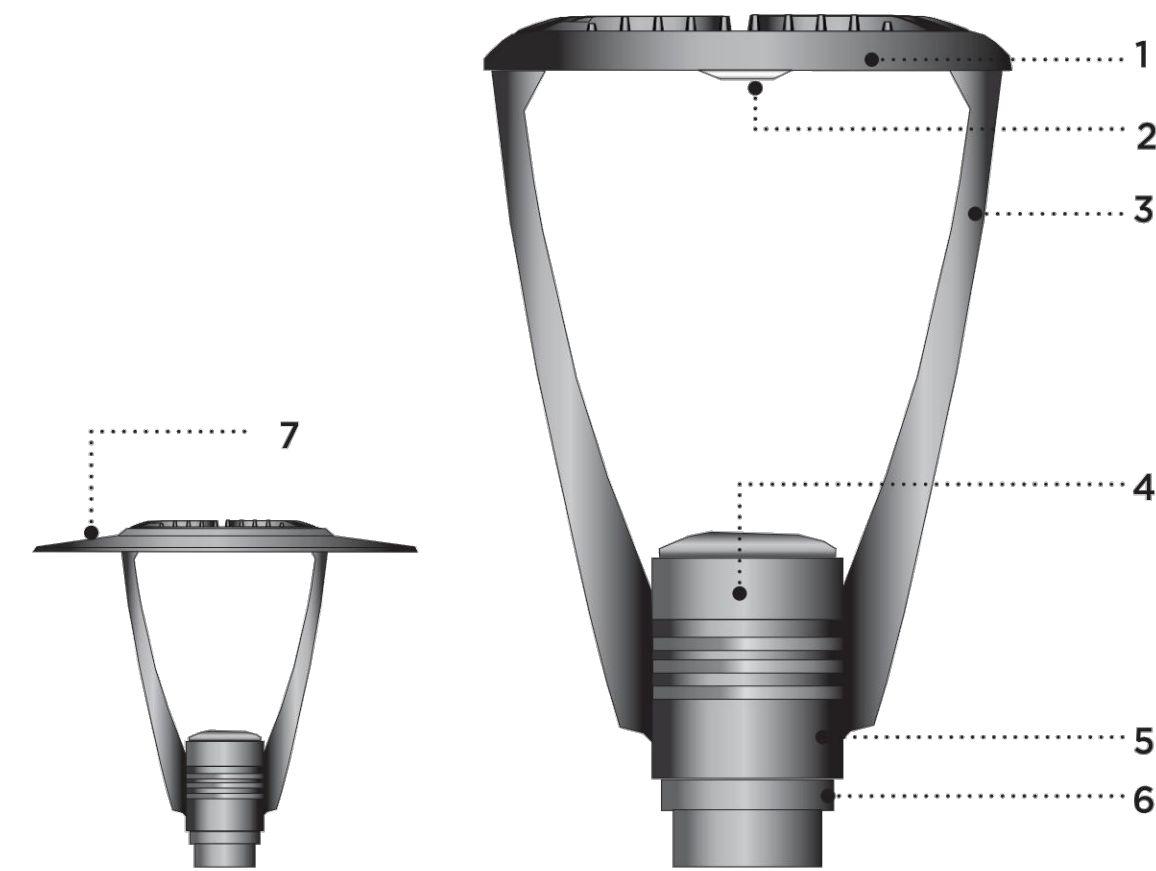
Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:

FIXTURE WATTAGE VOLTAGE FINISH OPTION OPTION OPTION OPTION



- 1- Cast aluminum LED heat sink.
- 2- Optical system assembly.
- 3- Set of two cast aluminum supporting struts.
- 4- Removable cast aluminum cover for easy access to electrical components and driver.
- 5- LED driver housing.
- 6- Lower cast aluminum housing to fit with 4" (102) or 5" (127) pole. 6" (152) O.D available on request.
- 7- 30" Diameter hard aluminum shade (MA21 only).



MATERIALS

MayaLED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED

Type II, III, IV or V light distribution via high performance optical lenses. Standard 4000K/80CRI. Optional 2700K, 3000K and 3500K.

Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

125,000hrs (L₇₀B₅₀) based on LM-80 report for lumen maintenance.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 35lbs (16kg)
MayaLED is designed for ease of access and installation. Designed for wall or pole mount to fit with a 4" (102) or 5" (127) pole. 6" (152) available on request. Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to page 3)

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77°F. Lumen depreciation in accordance with IESNA LM80 standards. CE Certification on request. Rated IP66.

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

03/06/2020
DATE

APPROVED BY



MA21
Luminaire with shade.
EPA: 1.10

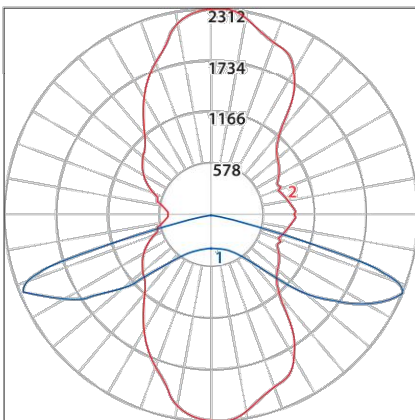


MA20
Luminaire less shade.
EPA: 0.93

TYPICAL PHOTOMETRY SUMMARY

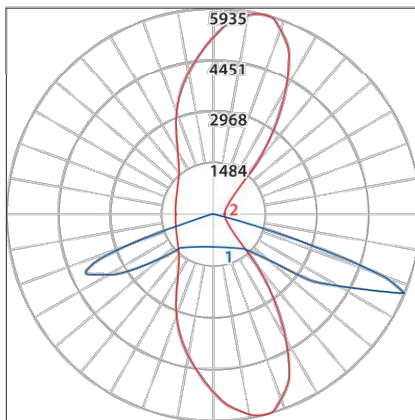
TYPE II

MA20-L1W30r1-R2 – MA21-L1W30r1-R2



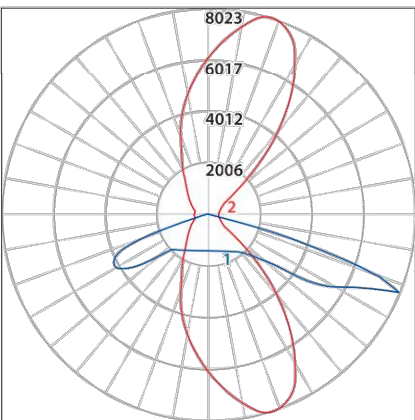
Total Lumens: 4170 Lms
Total Input Watts: 34.33W
Efficacy: 121.47 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 2312 @ 85°H/67.5°V

MA20-L2W30r1-R2 – MA21-L2W30r1-R2



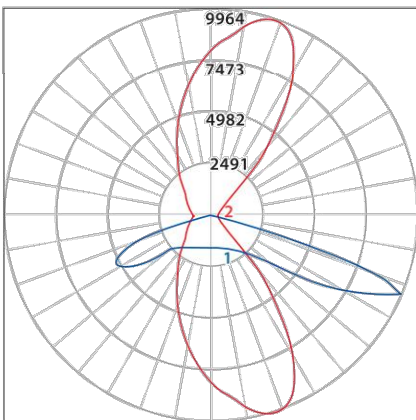
Total Lumens: 7994 Lms
Total Input Watts: 68.66W
Efficacy: 116.43 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 5935 @ 77.5°H/67.5°V

MA20-L3W30r1-R2 – MA21-L3W30r1-R2



Total Lumens: 11029 Lms
Total Input Watts: 111.74W
Efficacy: 98.7 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 8023 @ 72.5°H/67.5°V

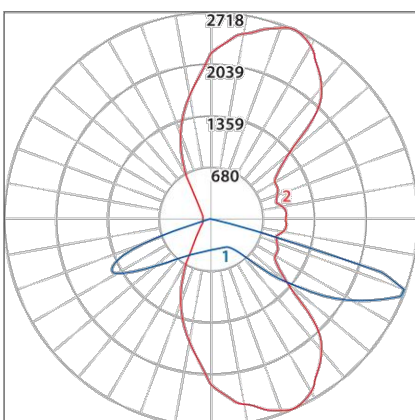
MA20-L3W46r0-R2 – MA21-L3W46r0-R2



Total Lumens: 13284 Lms
Total Input Watts: 138.42W
Efficacy: 95.97 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 9964 @ 70°H/67.5°V

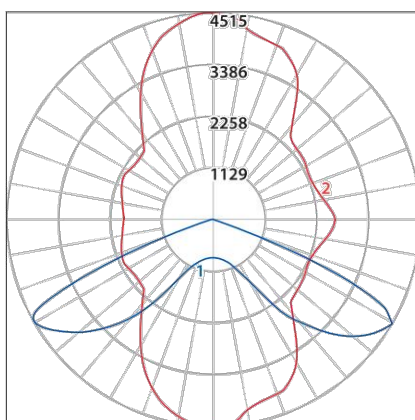
TYPE III

MA20-L1W30r1-R3 – MA21-L1W30r1-R3



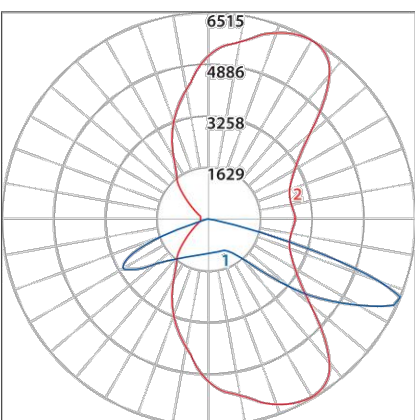
Total Lumens: 4395 Lms
Total Input Watts: 38.3W
Efficacy: 114.75 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 2718 @ 65°H/70°V

MA20-L2W30r1-R3 – MA21-L2W30r1-R3



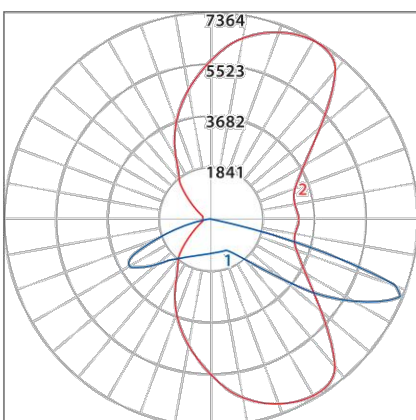
Total Lumens: 8697 Lms
Total Input Watts: 75.59W
Efficacy: 115.05 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 4515 @ 90°H/60°V

MA20-L3W30r1-R3 – MA21-L3W30r1-R3



Total Lumens: 11177 Lms
Total Input Watts: 110.83W
Efficacy: 100.85 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 6515 @ 60°H/67.5°V

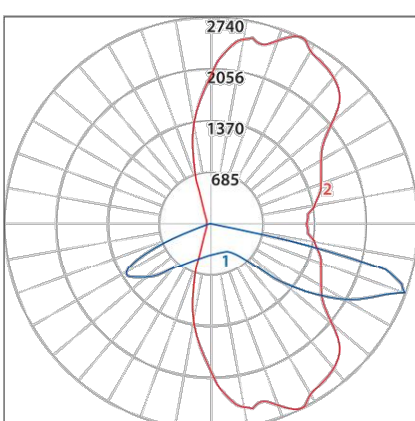
MA20-L3W46r0-R3 – MA21-L3W46r0-R3



Total Lumens: 12697 Lms
Total Input Watts: 135.09W
Efficacy: 93.99 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 7364 @ 60°H/67.5°V

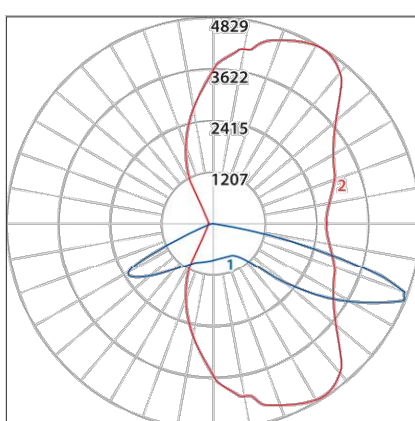
TYPE IV

MA20-L1W30r1-R4 – MA21-L1W30r1-R4



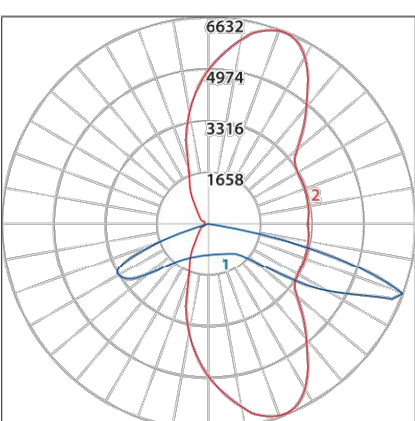
Total Lumens: 4493 Lms
Total Input Watts: 38.25W
Efficacy: 117.46 Lms/W
BUG Rating: B2-U1-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 2740 @ 65°H/70°V

MA20-L2W30r1-R4 – MA21-L2W30r1-R4



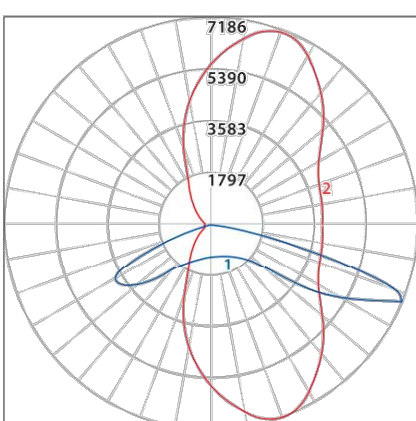
Total Lumens: 8482 Lms
Total Input Watts: 75.21W
Efficacy: 112.78 Lms/W
BUG Rating: B2-U1-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 4829 @ 57.5°H/67.5°V

MA20-L3W30r1-R4 – MA21-L3W30r1-R4



Total Lumens: 11105 Lms
Total Input Watts: 111.47W
Efficacy: 99.62 Lms/W
BUG Rating: B3-U1-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 6632 @ 67.5°H/70°V

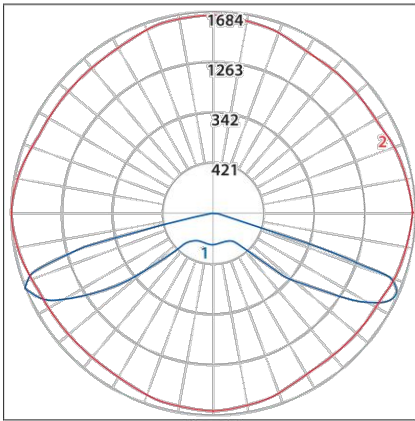
MA20-L3W46r0-R4 – MA21-L3W46r0-R4



Total Lumens: 12378 Lms
Total Input Watts: 135.24W
Efficacy: 91.53 Lms/W
BUG Rating: B3-U1-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 7186 @ 67.5°H/67.5°V

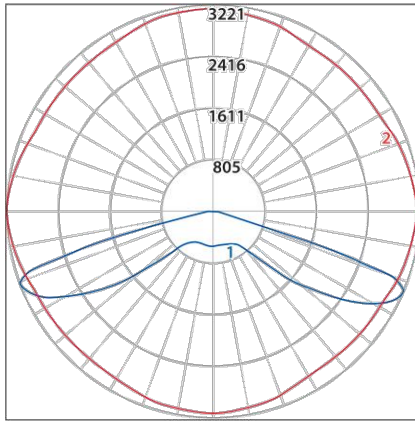
TYPE V

MA20-L1W30r1-R5 – MA21-L1W30r1-R5



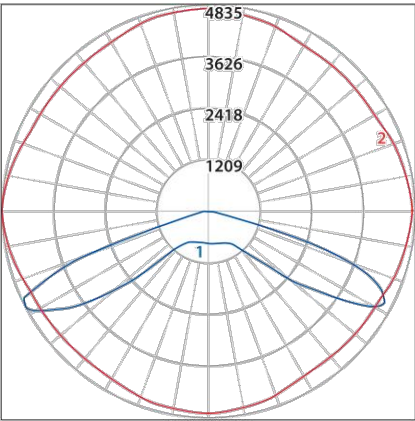
Total Lumens: 4243 Lms
Total Input Watts: 35.71W
Efficacy: 118.82 Lms/W
BUG Rating: B3-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 1684 @ 67.5°V

MA20-L2W30r1-R5 – MA21-L2W30r1-R5



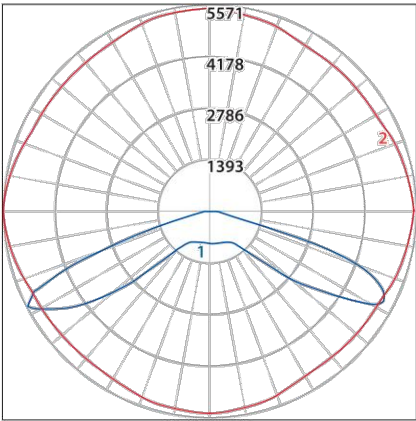
Total Lumens: 7937 Lms
Total Input Watts: 68.67W
Efficacy: 115.58 Lms/W
BUG Rating: B3-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 3221 @ 65°V

MA20-L3W30r1-R5 – MA21-L3W30r1-R5



Total Lumens: 11274 Lms
Total Input Watts: 113.27W
Efficacy: 99.53 Lms/W
BUG Rating: B4-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 4835 @ 62.5°V

MA20-L3W46r0-R5 – MA21-L3W46r0-R5

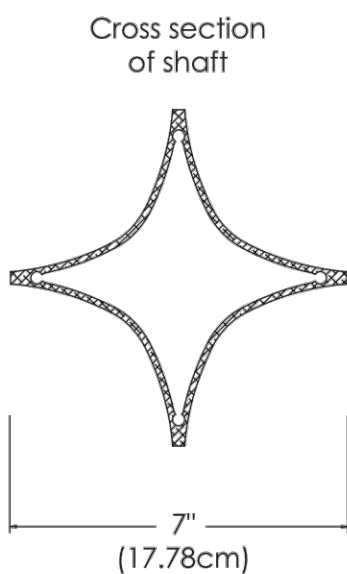
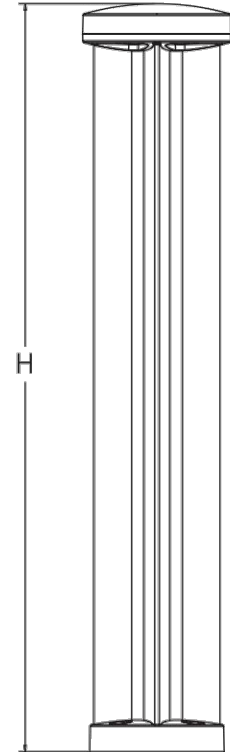
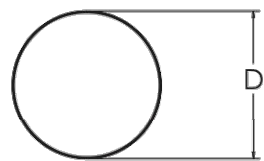


Total Lumens: 12639 Lms
Total Input Watts: 138.6W
Efficacy: 91.19 Lms/W
BUG Rating: B4-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 5571 @ 67.5°V



RADEAN Bollard

LED Site Luminaire



Specifications

Diameter: D = 8.25" (20.96cm)
Height: H = 41.5" Standard (105.41cm)
Weight (max): 20lbs (9.07Kg)

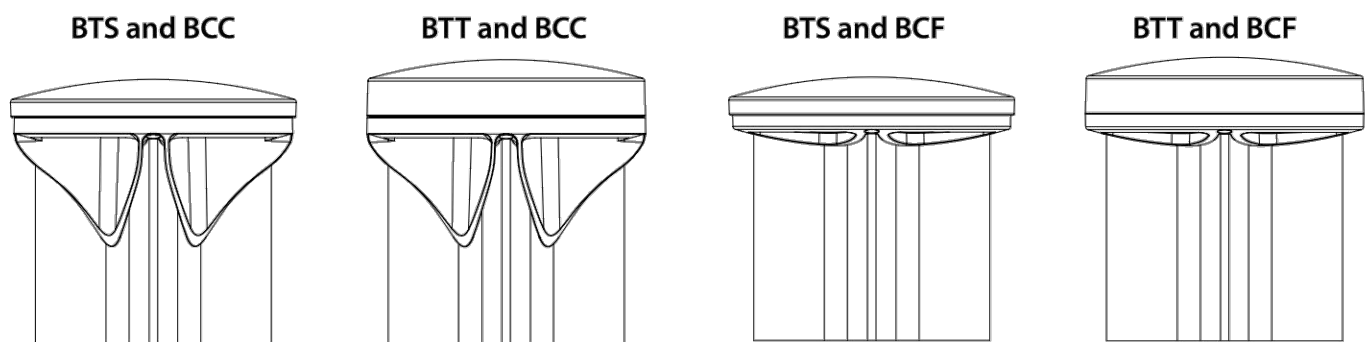
Catalog Number	TYPE BLS,BLA
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED						
Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)
RADB LED	P1	27K 2700 K	ASY Asymmetric ²	MVOLT ³	Shipped installed	
	P2	30K 3000 K	SYM Symmetric ¹	120	PE Photoelectric cell, button type ^{4,5}	Slim Top
	P3	35K 3500 K		208 ³	DMG 0-10V dimming driver (no controls)	BTS Slim top, painted to match shaft ^{5,8}
	P4	40K 4000 K		240 ³	E7WH Emergency battery backup, Certified in CA Title 20 MAEDBS1 ^{6,7}	BTSDBLXHD Slim top, white ^{5,8}
	P5 ¹	50K 5000 K		277 347 480	FAO Field adjustable output ⁵	BTSDBLBXD Slim top, black texture ^{5,8}
					PIR Motion sensor Bi-level ^{3,5,6,7}	BTSDBLXD Slim top, black ^{5,8}
						BTSDDBTXD Slim top, dark bronze textured ^{5,8}
						BTSDDBXD Slim top, dark bronze ^{5,8}
						BTSDNATXD Slim top, natural aluminum textured ^{5,8}
						BTSDNAXD Slim top, natural aluminum ^{5,8}
						BTSDWHGXD Slim top, white textured ⁸

Bollard crown (required)		Other options	Finish (required)
Deep Crown		H24^{6,9} 24" overall height	DDBXD Dark bronze
BCC Deep crown, painted to match shaft ⁸	BCF Flat crown, painted to match shaft ⁸	H30^{6,9} 30" overall height	DBLXD Black
BCCDWHXD Deep crown, white ⁸	BCFDBLBXD Flat crown, black textured ⁸	H36^{6,9} 36" overall height	DNAXD Natural aluminum
BCCDBLXD Deep crown, black ⁸	BCFDBLXD Flat crown, black ⁸	L/AB Without anchor bolts	DWHXD White
BCCDBLBXD Deep crown, black textured ⁸	BCFDDBTXD Flat crown, dark bronze textured ⁸		DDBTXD Textured dark bronze
BCCDDBTXD Deep crown, dark bronze textured ⁸	BCFDDBXD Flat crown, dark bronze ⁸		DBLBXD Textured black
BCCDDBXD Deep crown, dark bronze ⁸	BCFDNATXD Flat crown, natural aluminum textured ⁸		DNATXD Textured natural aluminum
BCCDNATXD Deep crown, natural aluminum textured ⁸	BCFDNAXD Flat crown, natural aluminum ⁸		DWHGXD Textured white
BCCDNAXD Deep crown, natural aluminum ⁸	BCFDWHGXD Flat crown, white textured ⁸		
BCCDWHGXD Deep crown, white textured ⁸	BCFDWHXD Flat crown, white ⁸		

Accessories

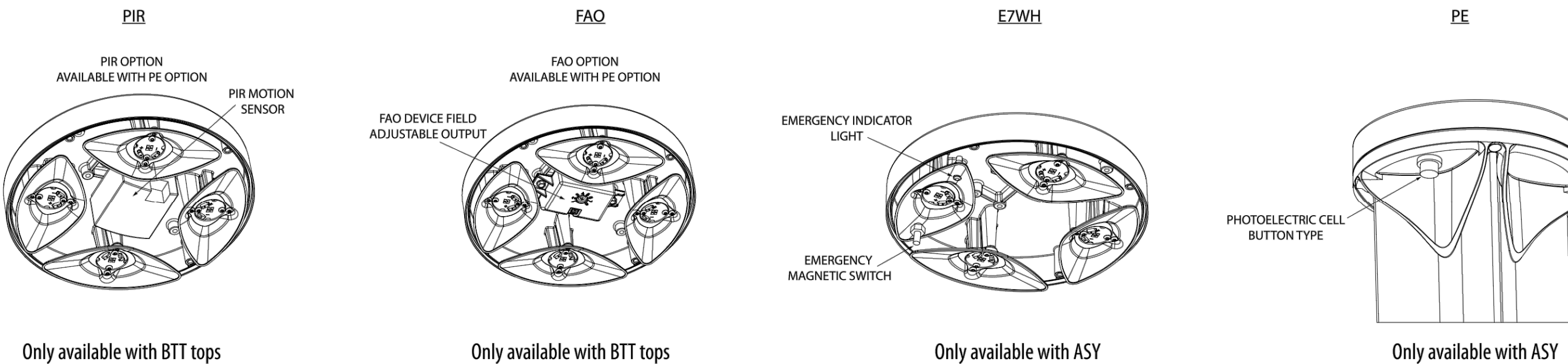
Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES

- P5 only available in SYM distribution.
- ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
- PIR not available with 208V or 240V.
- PE only available with ASY.
- PE, PIR and FAO not available with BTS.
- E7WH and PIR only available in full height. Not available with H24, H30 or H36.
- PIR not available with E7WH.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. H24, H30 and H36 have longer leadtimes.

Options



Only available with BTT tops

Only available with BTT tops

Only available with ASY

Only available with ASY

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data DNAXD Finish*

Light Engines	Performance Package	System Watts	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

*Note: Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient	LAT Factor
0	32°F 1.03
5	41°F 1.03
10	50°F 1.02
15	59°F 1.01
20	68°F 1.01
25	77°F 1
30	86°F 0.99
35	95°F 0.99
40	104°F 0.98

Electrical Load

	Current (Amp)						Current (Amp)			
	Watts @120V (W)	Watts @277V (W)	@120V (A)	@208V (A)	@240V (A)	(@277V) (A)	Watts (@347V)	Watts (@480V)	(@347V) (A)	(@480V)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0751	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2012-2019 Acuity Brands Lighting, Inc. All rights reserved.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2012-2019 Acuity Brands Lighting, Inc. All rights reserved.

ONE SCOTTSDALE - Scottsdale, Arizona

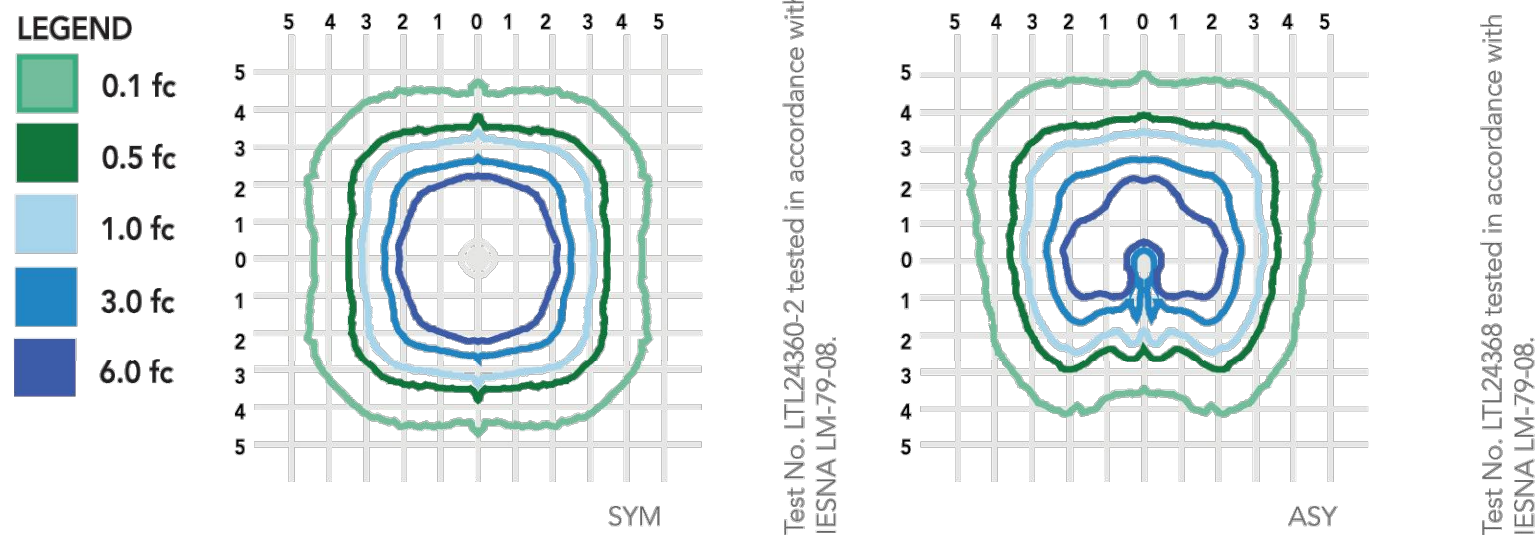
Notice of IP Rights: 07/15/2015. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RADEAN Bollard homepage](#).

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



TYPE BLS, BLA

FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 16" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application and color. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2012-2019 Acuity Brands Lighting, Inc. All rights reserved.

RADB-LED
Rev. 10/11/19



TYPE S5

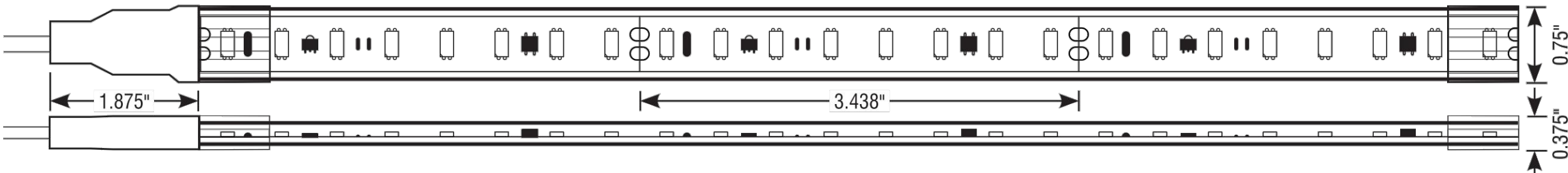
OREX™ (INDOOR/OUTDOOR)

LINE VOLTAGE | LINEAR LED LIGHTING | 2400K-6500K

Fixture Type: _____

Project: _____

Location: _____



MODEL:	RX-24K	RX-27K	RX-30K	RX-35K	RX-40K	RX-50K	RX-65K
KELVIN	2400K	2700K	3000K	3500K	4000K	5000K	6500K
250 OUTPUT LUMENS	223 lm/ft	249 lm/ft	255 lm/ft	263 lm/ft	268 lm/ft	275 lm/ft	278 lm/ft
500 OUTPUT LUMENS	444 lm/ft	497 lm/ft	509 lm/ft	524 lm/ft	535 lm/ft	549 lm/ft	555 lm/ft

PRODUCT FEATURES

- 120V Line Voltage
- Integral AC/DC Rectifier
- Dimmable*
- Hardwire or Plug-in Installation
- IP65

SPECIFICATIONS

Model	RX—OREX
Input Voltage	120 VAC
Watts per Foot	250 lm/ft = 3W/ft, 500 lm/ft = 6W/ft
Beam Spread	120°
Max Run Length	250 lm/ft = 100ft per Power Feed 500 lm/ft = 65ft per Power Feed
Length Increments	3.438" (87mm)
End Cap Dimensions	0.75" (19mm) × 0.375" (10mm) × 1.063" (27mm)
Orex Dimensions	0.625" (15.5mm) × 0.25" (6.5mm)
CRI	90+
Diode	3056
Dimming Options	*ELV, Phase Adaptive
Temp Range	-22°F (-30°C) to 122°F (50°C)

ORDERING INFORMATION

Example: RX-24K-250-HW72-120V-42FT-6IN

Item	CCT	Output	Power Feed	Voltage	Feet	Inches
RX	24K	250	HW72	120V	_ FT	_ IN
RX—OREX	24K—2400K 27K—2700K 30K—3000K 35K—3500K 40K—4000K 50K—5000K 65K—6500K	250—250 lm/ft 500—500 lm/ft	HW72—72" Hardwire Feed HW240—240" Hardwire Feed PW72—72" Plug-in Feed PW144—144" Plug-in Feed <i>Consult Following Page For Power Feed Options</i>	120V	Length — Enter number of feet, followed by any remaining inches. (i.e. 42FT-6IN) <i>Max run length is 100ft per Power Feed for 250 output and 65ft per Power Feed for 500 output.</i>	

Conforms to ANSI/UL Standard 1598
Certified to CAN/CSA Standard C22.2 No. 250.0

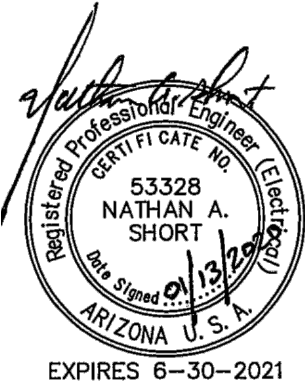


Questions/Support | 800-789-3810 | quotes@kelvix.com

111819DM

ONE SCOTTSDALE - Scottsdale, Arizona

Notice of IP Rights: 07/15/2019. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



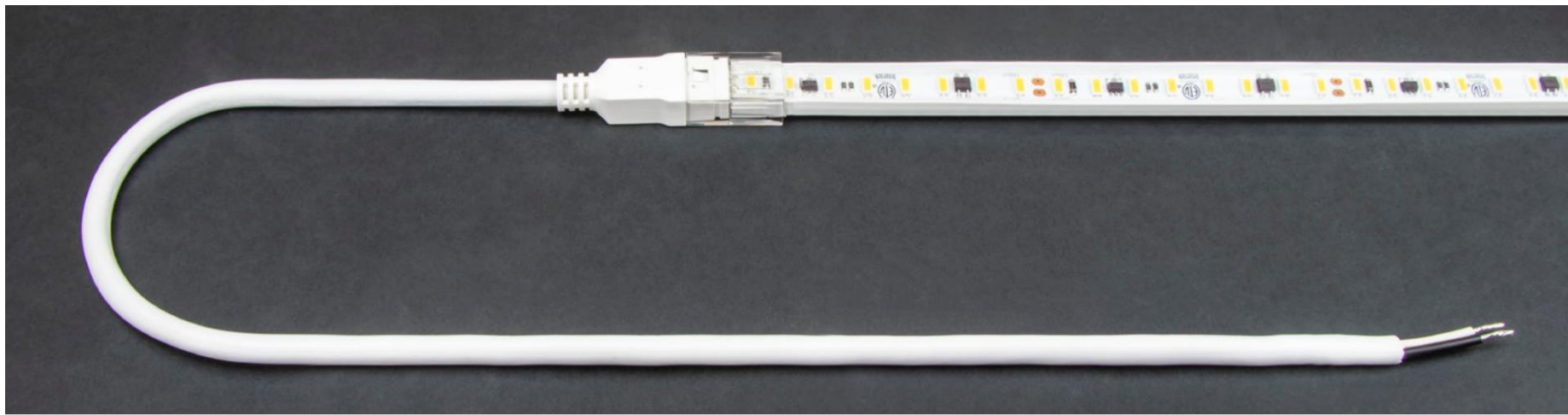


TYPE S5

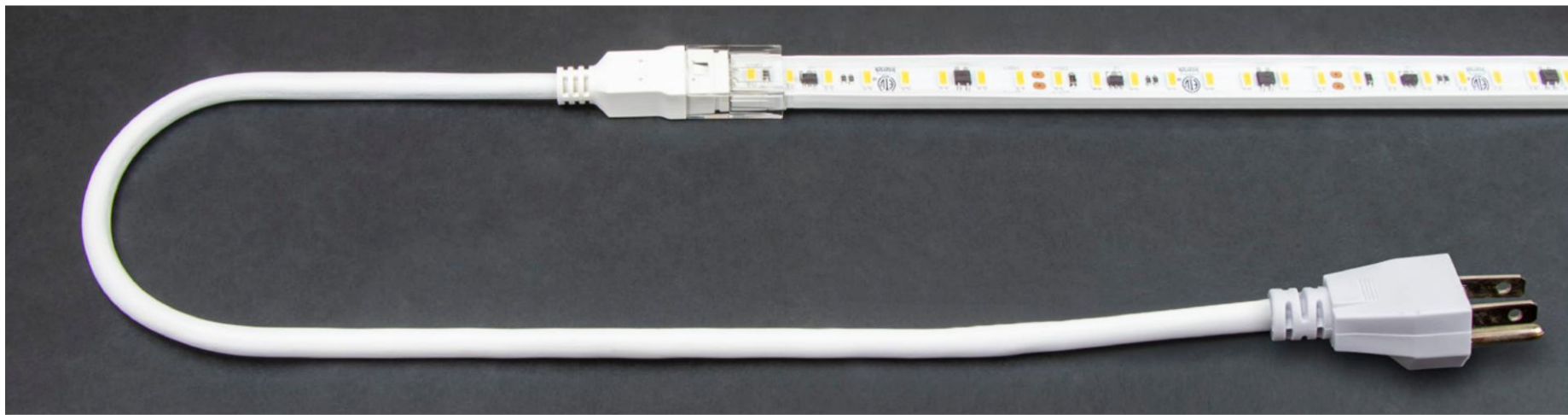
OREX™ FACTORY POWER AND CONNECT OPTIONS

LINE VOLTAGE | LINEAR LED LIGHTING | 2400-6500K

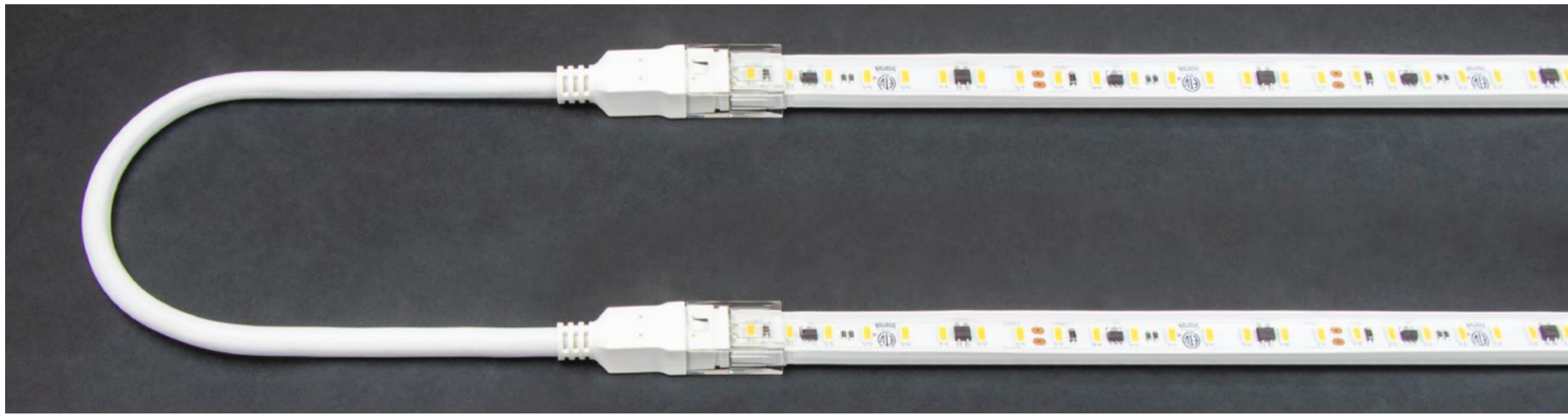
Fixture Type: _____
Project: _____
Location: _____



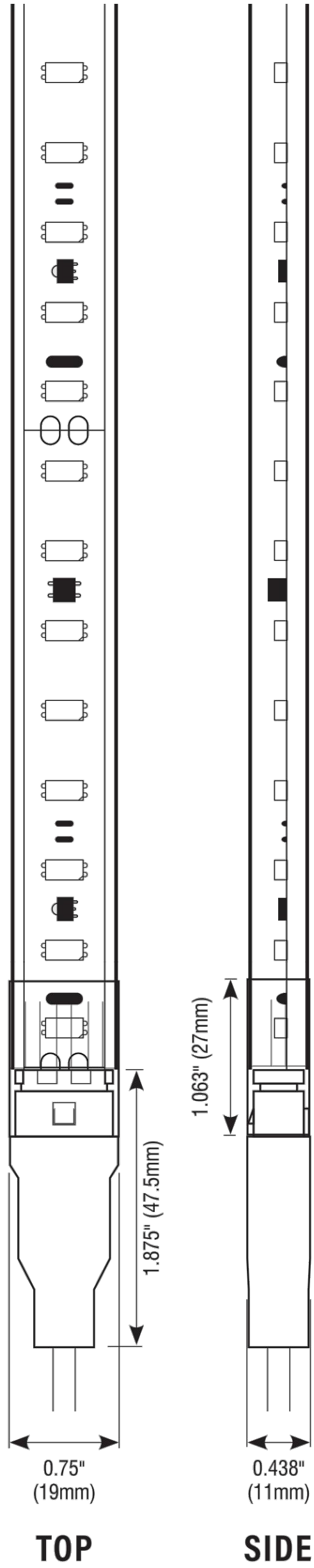
FACTORY INSTALLED HARDWIRE POWER FEED
Specify 72" or 240" length in component builder on preceding page.



FACTORY INSTALLED PLUG-IN POWER FEED
Specify 72" or 144" length in component builder on preceding page.



FACTORY INSTALLED JUMP CABLES (CONSULT FACTORY FOR CONFIGURATION)
Available in 6", 24", and 48" cable lengths.



Questions/Support | 800-789-3810 | quotes@kelvix.com

111819DM

ONE SCOTTSDALE - Scottdale, Arizona

Notice of IP Rights: 07/15/2015. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



OREX™ MOUNTING OPTIONS

LINE VOLTAGE | LINEAR LED LIGHTING | 2400-6500K

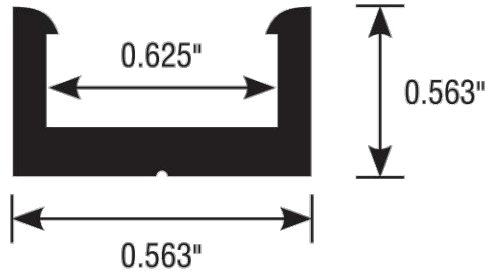
Fixture Type: _____
Project: _____
Location: _____

MOUNTING CLIPS (10 PER PACK)



SPECIFICATIONS

Model	RX-CLP-F1-PAK-P (10/PK)
Material	Polycarbonate
Length	0.563" (15mm)
Width	0.75" (19.7mm)
Height	0.438" (11.2mm)
Internal Width	0.625" (15.3mm)

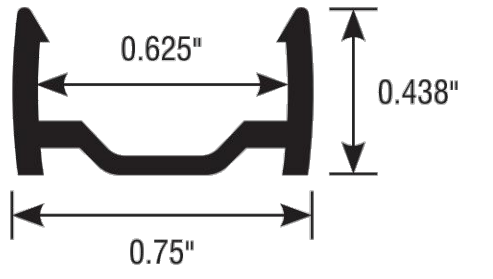


PLASTIC MOUNTING BASE



SPECIFICATIONS

Model	RX-CH-PL-2M
Material	Polycarbonate
Length	78.74" (2m)
Width	0.75" (18.9mm)
Height	0.438" (14.3mm)
Internal Width	0.625" (16mm)

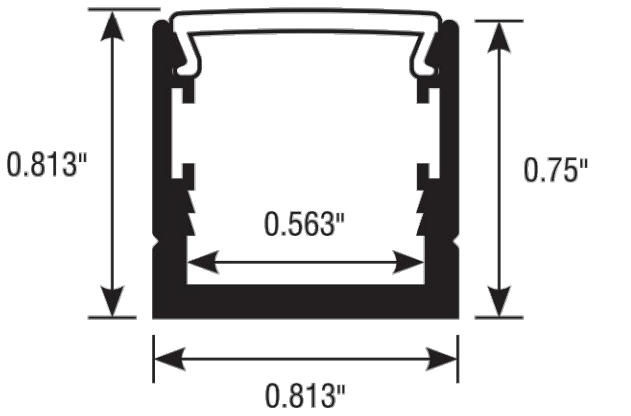


ALUMINUM CHANNEL W/ FLAT PIXEL FREE LENS



SPECIFICATIONS

Channel/Lens Model	RX-CH-TL-2-FL
Channel Material	Aluminum
Lens Material	Acrylic
Length	78.74" (2m)
Width	0.813" (20mm)
Overall Height	0.813" (20.6mm)

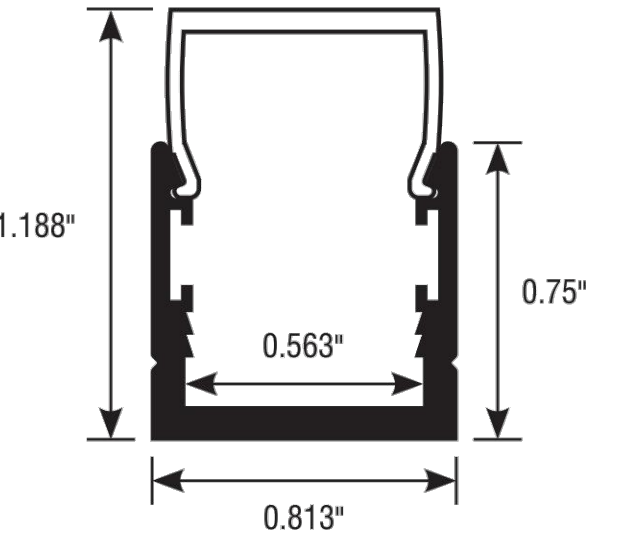


ALUMINUM CHANNEL W/ SQUARE PIXEL FREE LENS



SPECIFICATIONS

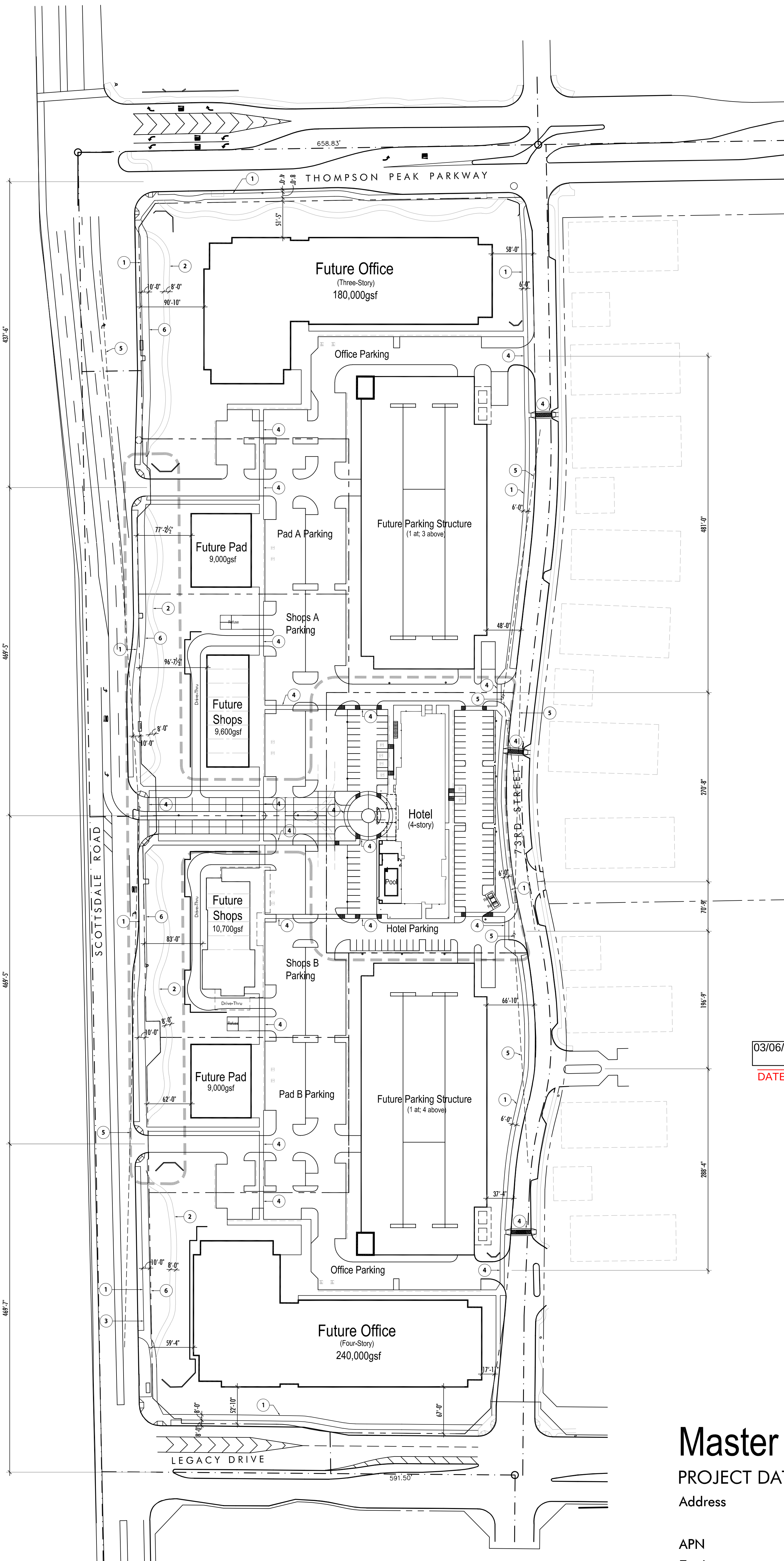
Channel/Lens Model	RX-CH-TL-2-SQ
Channel Material	Aluminum
Lens Material	Acrylic
Length	78.74" (2m)
Width	0.813" (20mm)
Overall Height	1.188" (30.7mm)



Questions/Support | 800-789-3810 | quotes@kelvix.com

111819DM





APPROVED
STIPULATION SET
RETAIN FOR RECORD:
03/06/2020
DATE APPROVED BY

KEYNOTES

- 1. Concrete Sidewalk, integral color to match San Diego Buff
- 2. 8' Multi-Use Trail
- 3. New bus shelter location and easement to be provided with future phase
- 4. Pedestrian path, change in paving material and color
- 5. Site Visibility Triangle
- 6. 10' detached concrete sidewalk

Master Development Plan

PROJECT DATA

Address 20001 N Scottsdale Road
Scottsdale, Arizona 85255
APN 215-05-010
Zoning PCD
Total Site Area 21.61 acres net
27.87 acres gross

Total Office Area: 420,000sf
Total Retail Area: 38,300sf
Hotel Area: 66,800sf (130 rooms)
Total Building Area: 147,100sf

PARKING DATA:

Parking Required:

Hotel: 163 spaces (1.25/room)
Office: 1,400 spaces (1/300sf)
Retail: 154 spaces (1/250sf)
Total: 1,717 spaces

Parking Provided:

Hotel: 130 spaces (thru parking reduction)
Office: 2,188 spaces
Retail: 312 spaces
Total: 2,630 spaces

Accessible parking Required: 105 spaces (4% of provided parking)
Accessible Parking Provided: 105 Spaces
Bicycle Parking Required: 172 spaces (1 / 10 auto spaces)
Bicycle Parking Provided: 172 spaces

Phase One Boundary: - - - - -

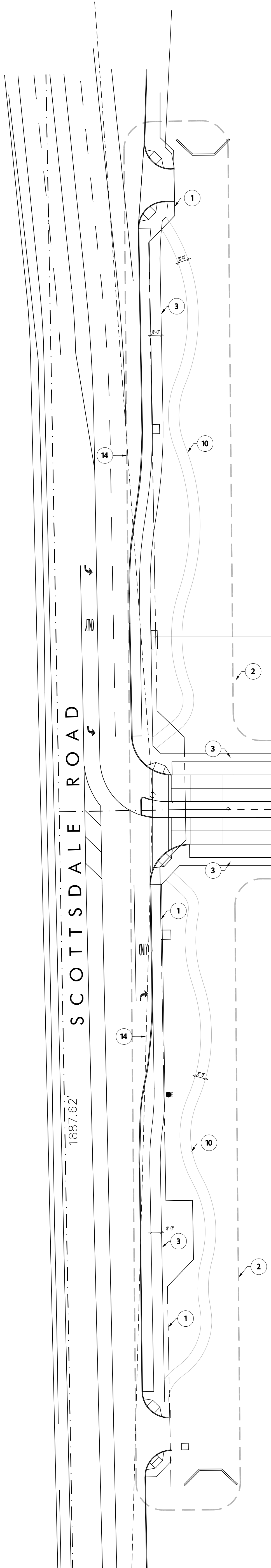
0' 80' 160' 240' 320'

14164
12-13-19

DAVIS



ONE SCOTTSDALE- Scottsdale, Arizona

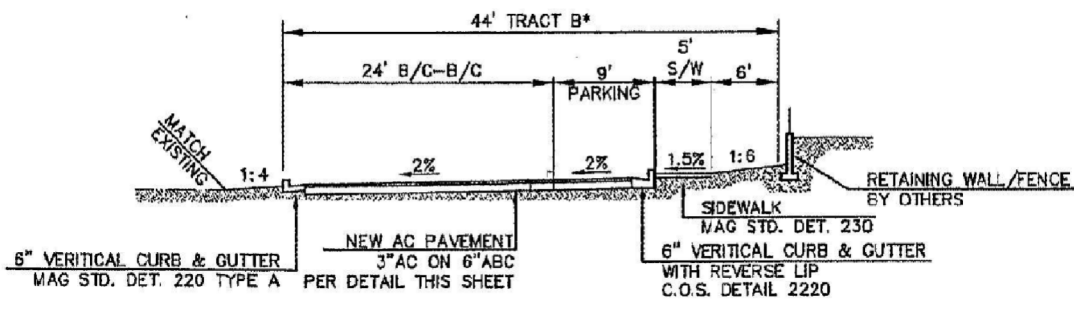


KEYNOTES

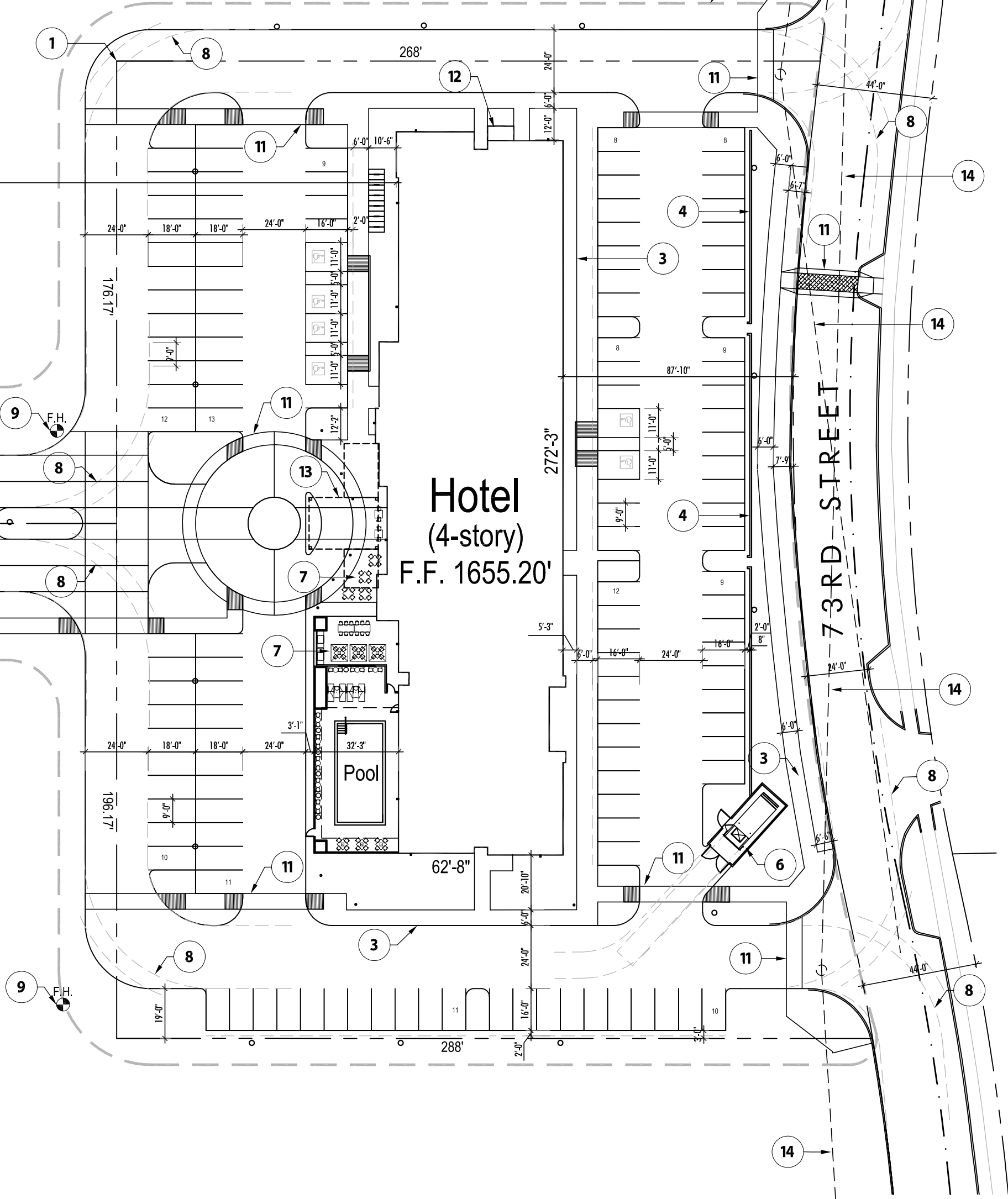
- 1. Property Line
- 2. Phase One Boundary Line
- 3. Concrete Sidewalk, integral color to match San Diego Buff
- 4. Screen Wall
- 5. Bike Racks
- 6. Refuse Compactor and Enclosure (Similar to MARATHON RJ-250SC, 20 yard container)
- 7. Patio
- 8. Fire Truck Turning Radius 49' outside / 25' inside / 55' bucket swing
- 9. Fire Hydrant
- 10. Multi-use Trail
- 11. Pedestrian path, change in paving and color
- 12. Fire Riser Room
- 13. Porte-Cochere
- 14. Sight Visibility Triangle

Refuse Calculations:

130 rooms / 20 rooms x 2 Enclosures with Recycling = 13.0 Enclosures
13.0 Enclosures x 6 yards per enclosure = 78 Yards
78 yards x 4:1 C.O.S. Compaction Ratio = 19.5 Yards



73rd Street Cross-Section
(As-Built Condition) not to scale



Phase One Site Plan

Address 20001 N Scottsdale Road
Scottsdale, Arizona 85255
APN 215-05-010
Zoning PCD
Site Area 2.27 acres net (98,881sf)
2.46 acres gross (107,138sf)

Building Area: 66,800sf (130 rooms)
Building Height Allowed: 45' (excludes mech. screening)
Building Height Provided: 45' (excludes mech. screening)

Parking Required: 163 spaces (1.25 / room)
Parking Provided: 130 spaces (thru parking reduction)
Accessible Space Required 5.2 (4% of Provided Spaces)
Accessible Spaces Provided 6

Bicycle Parking Required: 16 spaces (1 / 10 auto spaces)
Bicycle Parking Provided: 16 spaces

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

03/06/2020

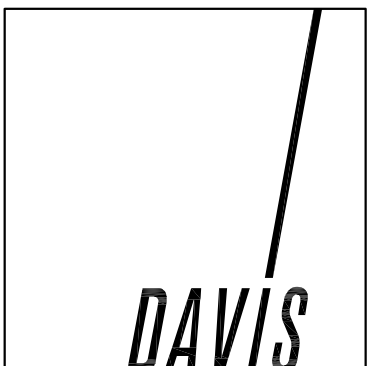
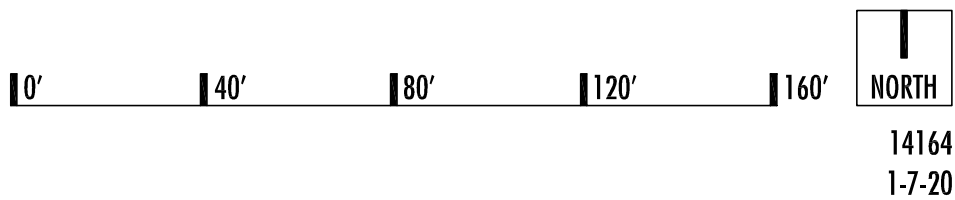
DATE

APPROVED BY



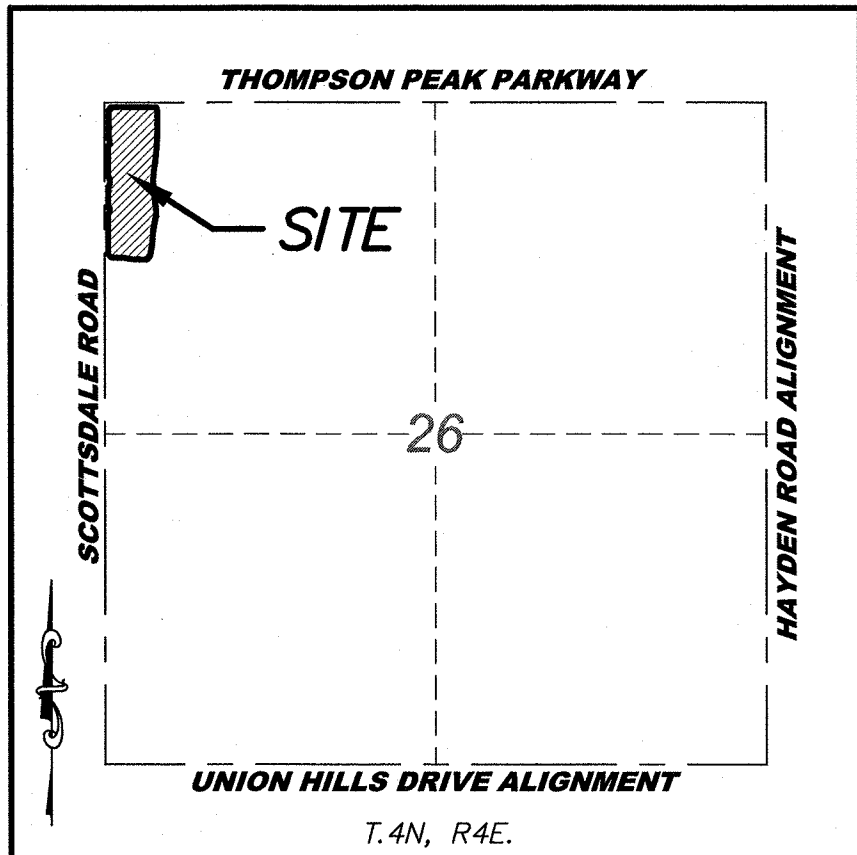
ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



ALTA / NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-954424-PHX1 COMMITMENT DATE: MARCH 29, 2019, AT 8:00 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

REFERENCE DOCUMENTS

MAP OF DEDICATION, WEST 80 ACRES OF SECTION 26, BOOK 431, PAGE 12

SPECIAL WARRANTY DEED, DOCUMENT NO. 2007-0757265

FINAL PLAT FOR ONE SCOTTSDALE, BOOK 971, PAGE 6

MAP OF DEDICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5

REPLAT PARCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

ZONING

CITY OF SCOTTSDALE ZONE: PRC
OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

SCHEDULE 'B' ITEMS

- TAXES FOR THE FULL YEAR OF 2019.
(THE FIRST HALF IS DUE OCTOBER 1, 2019 AND IS DELINQUENT NOVEMBER 1, 2019. THE SECOND HALF IS DUE MARCH 1, 2020 AND IS DELINQUENT MAY 1, 2020.)
*NOT A SURVEY MATTER.
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*NOT A SURVEY MATTER.
3. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, AS RECORDED IN PLAT BOOK 1115 OF MAPS, PAGE(S) 41, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
*AS SHOWN.
4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE FINAL PLAT FOR ONE SCOTTSDALE, AS RECORDED IN PLAT BOOK 971 OF MAPS, PAGE(S) 6, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
*BLANKET IN NATURE.
5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MAP OF DEDICATION FOR LEGACY BOULEVARD, AS RECORDED IN PLAT BOOK 1034 OF MAPS, PAGE(S) 5, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
*AS SHOWN.
6. DEED RESTRICTIONS - BUILDING HEIGHT AND ANY OTHER TERMS, COVENANTS AND CONDITIONS, RECORDED ON JANUARY 17, 2007 AS 2007-0062255 OF OFFICIAL RECORDS.
*BLANKET IN NATURE.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 22, 2002 AS 2002-1240138 OF OFFICIAL RECORDS. THEREAFTER CONFIRMATION OF EXTENSION OF TERM IN DEVELOPMENT AGREEMENT NO. 200-142-COS RECORDED MARCH 7, 2008 AS 2008-0207479 OF OFFICIAL RECORDS AND RE-RECORDED MARCH 17, 2008 AS 2008-0232321 OF OFFICIAL RECORDS. THEREAFTER, FIRST AMENDMENT RECORDED JUNE 27, 2016 AS 2016-0447478 OF OFFICIAL RECORDS.
*BLANKET IN NATURE.
8. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-1097046 OF OFFICIAL RECORDS.
*AS SHOWN.
9. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-602817 OF OFFICIAL RECORDS.
*DOES NOT AFFECT.
10. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2011-0438483 OF OFFICIAL RECORDS.
*AS SHOWN.
11. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION FOR RIGHT OF WAY AND EASEMENTS FOR WEST 80 ACRES OF SECTION 26, RECORDED IN BOOK 431 OF MAPS, PAGE 12. THEREAFTER SEWER LINE EASEMENT WAS RELEASED BY INSTRUMENT RECORDED AUGUST 13, 2007 AS 2007-0907756 OF OFFICIAL RECORDS.
*AS SHOWN.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY" RECORDED JUNE 24, 2016 AS 2016-0443001 OF OFFICIAL RECORDS.
*BLANKET IN NATURE.
13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____.
14. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
*NOT A SURVEY MATTER.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER.

ADDRESS

20001 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO", RIVER OR STREAM FLOOD HAZARD AREAS, AND AREAS WITH A 1% OR GREATER CHANCE OF SHALLOW FLOODING EACH YEAR, USUALLY IN THE FORM OF SHEET FLOW, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED ANALYSES ARE SHOWN WITHIN THESE ZONES.

AREA

SUBJECT PROPERTY CONTAINS 941,414 SQUARE FEET OR 21.612 ACRES NET.

PARKING

NO DELINEATED PARKING ON SUBJECT PROPERTY

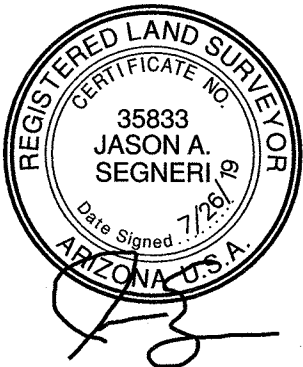
CERTIFICATION

TO: RKCCL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, BDCCLL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, CFCCLL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, AND SMCCLL INVESTMENTS LLC, ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL, 2019

JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM



ALTA/NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

REVISIONS:

1

2

3

DRAWING NAME:

2015-154 ALTA

JOB NO. 2015-154

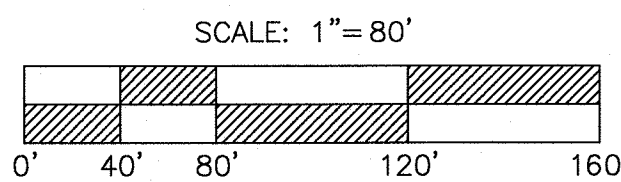
DRAWN: JLD

CHECKED: JAS

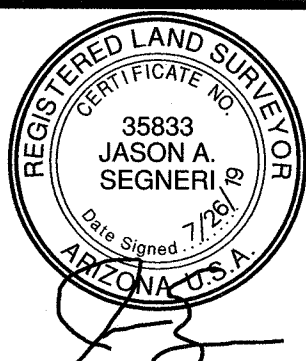
DATE: 04/11/2019

SCALE: NTS

SHEET: 1 OF 5



**ALTA/NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**

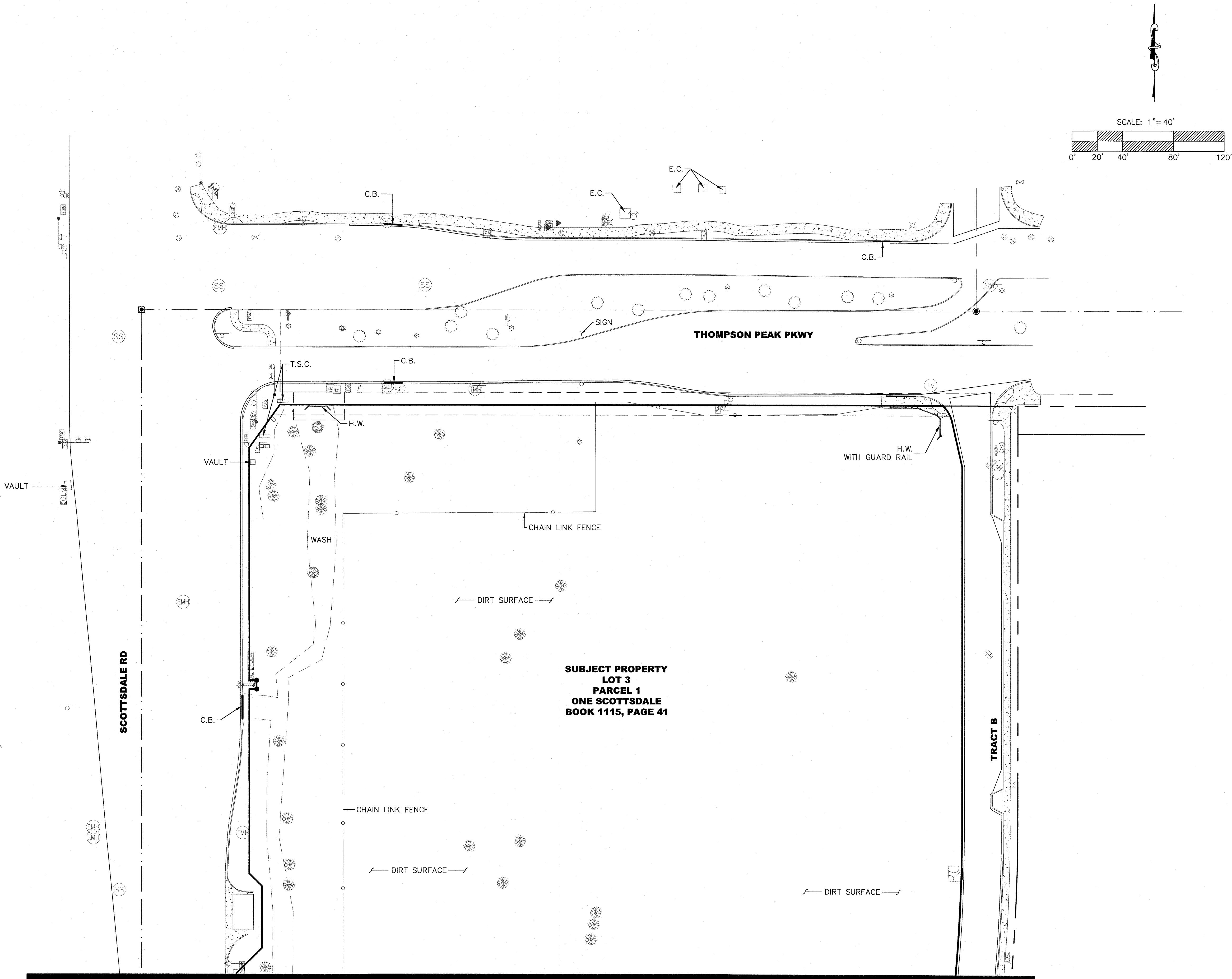


61-DR-2015#2
08/01/19

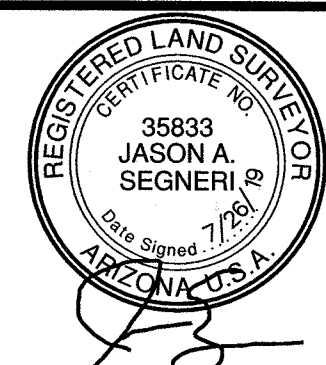
LEGEND

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239
UNLESS OTHERWISE NOTED
- AIR RELEASE VALVE
- BARREL CACTUS
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- DOWN GUY
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- LIGHT POLE W/MAST
- MESQUITE TREE
- FIBER OPTIC MARKER
- GAS MARKER
- PALO VERDE TREE
- SAGUARO
- SIGN
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- UTILITY POLE
- TREE
- RIPRAP AREA
- CONCRETE AREA
- FLAG POLE
- WTV. WATER VAULT
- E.C. ELECTRIC CABINET
- T.S.C. TRAFFIC SIGNAL CABINET
- R/W RIGHT OF WAY
- E.V. ELECTRIC VAULT
- C.B. CATCH BASIN
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORD DATA PER BOOK 1115 OF MAPS, PAGE 41.
- (R1) MEASURED DATA PER BOOK 1034 OF MAPS, PAGE 5.
- M.C.R. MARICOPA COUNTY RECORDS

- CENTER LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- CHAIN LINK FENCE LINE
- OVERHEAD ELECTRIC LINE



ALT/NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

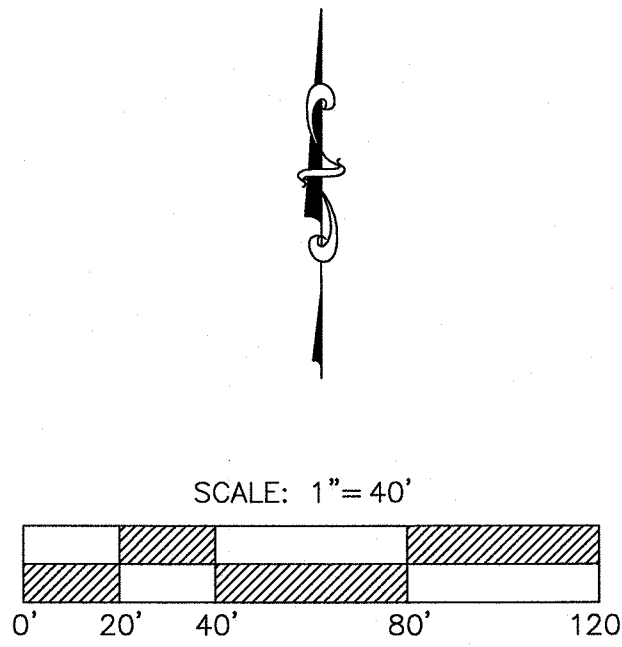


REVISIONS:
DRAWING NAME: 2015-154 ALTA
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 04/11/2019
SCALE: 1"=40'
SHEET: 3 OF 5

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

MATCHLINE - SHEET 1



SCOTTSDALE RD

E.V. —

29.8'±
ACCESS

C.B.

WASH

VAULT

CHAIN LINK FENCE

DIRT SURFACE

SUBJECT PROPERTY
LOT 3
PARCEL 1
ONE SCOTTSDALE
BOOK 1115, PAGE 41

DIRT SURFACE

WASH

H.W.

DIRT SURFACE

RIPRAP

DIRT SURFACE

DIRT SURFACE

TRACT B

LEGEND

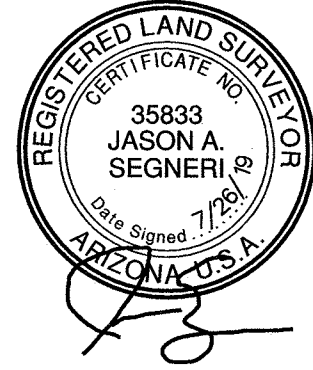
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239 UNLESS OTHERWISE NOTED
- AIR RELEASE VALVE
- BARREL CACTUS
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- DOWN GUY
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- LIGHT POLE W/MAST
- MESQUITE TREE
- FIBER OPTIC MARKER
- GAS MARKER
- PALO VERDE TREE
- SAGUARO
- SIGN
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- UTILITY POLE
- TREE
- RIPRAP AREA
- CONCRETE AREA
- FLAG POLE
- WTV. WATER VAULT
- E.C. ELECTRIC CABINET
- T.S.C. TRAFFIC SIGNAL CABINET
- R/W RIGHT OF WAY
- E.V. ELECTRIC VAULT
- C.B. CATCH BASIN
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORD DATA PER BOOK 1115 OF MAPS, PAGE 41.
- (R1) MEASURED DATA PER BOOK 1034 OF MAPS, PAGE 5.
- M.C.R. MARICOPA COUNTY RECORDS
- CENTER LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- CHAIN LINK FENCE LINE
- OVERHEAD ELECTRIC LINE

MATCHLINE - SHEET 3

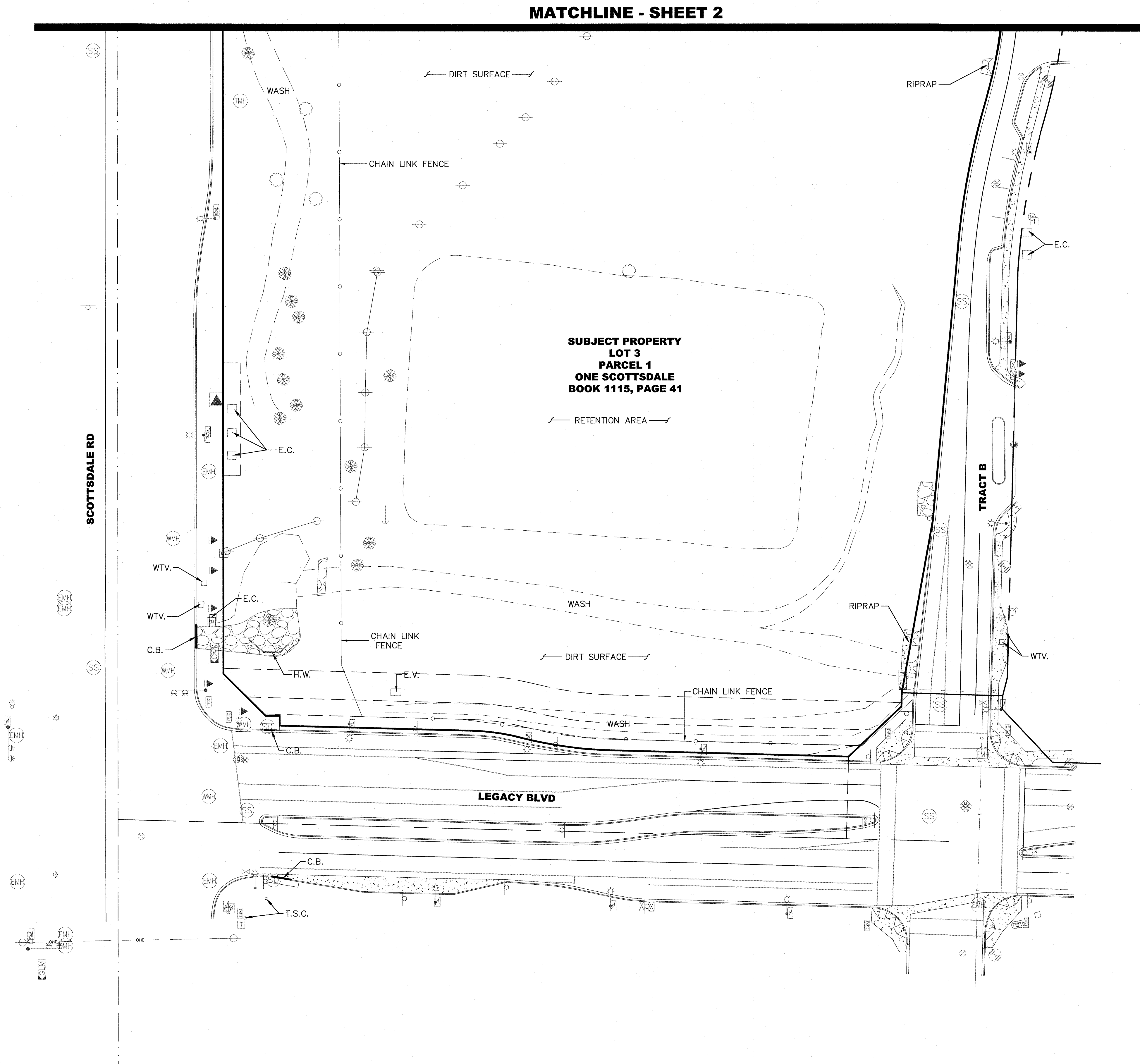
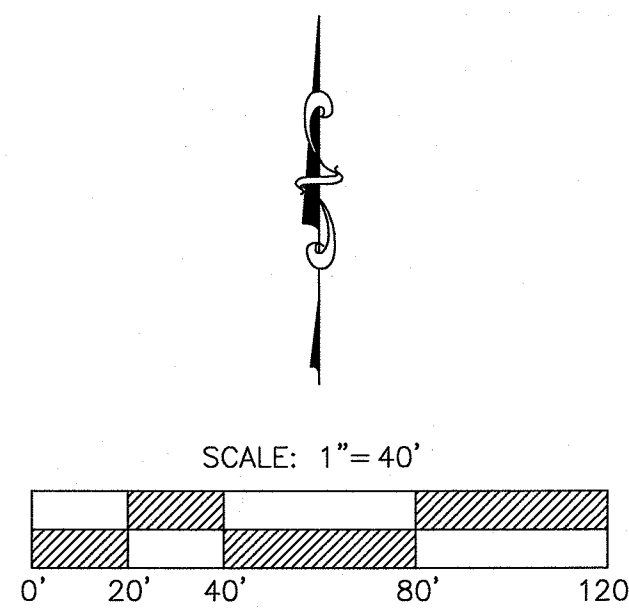
22425 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

ALTANSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

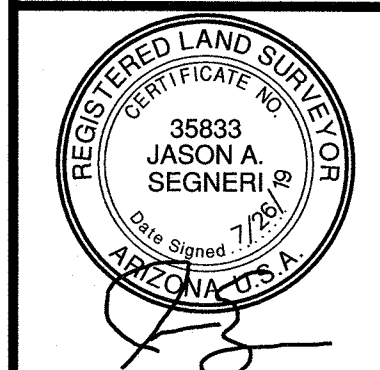


REVISIONS:
DRAWING NAME: 2015-154 ALTA
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 04/11/2019
SCALE: 1"=40'
SHEET: 4 OF 5



LEGEND	
	FOUND BRASS CAP FLUSH
	FOUND BRASS CAP IN HANDHOLE
	FOUND CHISELED 'X'
	FOUND 1/2" REBAR, RLS#27239 UNLESS OTHERWISE NOTED
	AIR RELEASE VALVE
	BARREL CACTUS
	BOLLARD
	CABLE TV JUNCTION BOX
	CABLE TV RISER
	WATER CHECK VALVE
	SEWER CLEANOUT
	DOWN GUY
	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	ELECTRIC MANHOLE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	WATER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	LIGHT POLE
	LIGHT POLE W/MAST
	MESQUITE TREE
	FIBER OPTIC MARKER
	GAS MARKER
	PALO VERDE TREE
	SAGUARO
	SIGN
	TELEPHONE RISER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/MAST
	TRAFFIC SIGNAL JUNCTION BOX
	UTILITY POLE
	TREE
	RIPRAP AREA
	CONCRETE AREA
	FLAG POLE
WTV.	WATER VAULT
E.C.	ELECTRIC CABINET
T.S.C.	TRAFFIC SIGNAL CABINET
R/W	RIGHT OF WAY
E.V.	ELECTRIC VAULT
C.B.	CATCH BASIN
(C)	CALCULATED DATA PER THIS SURVEY
(M)	MEASURED DATA PER THIS SURVEY
(R)	RECORD DATA PER BOOK 1115 OF MAPS, PAGE 41.
(R1)	MEASURED DATA PER BOOK 1034 OF MAPS, PAGE 5.
M.C.R.	MARICOPA COUNTY RECORDS
CENTER LINE	CENTER LINE
BOUNDARY LINE	BOUNDARY LINE
ADJACENT BOUNDARY LINE	ADJACENT BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
CHAIN LINK FENCE LINE	CHAIN LINK FENCE LINE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE

ALT/NSPS LAND TITLE SURVEY
LOT 3, PARCEL 1 ONE SCOTTSDALE
SCOTTSDALE, ARIZONA



REVISIONS:
DRAWING NAME: 2015-154 ALTA
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 04/11/2019
SCALE: 1"=40'
SHEET: 5 OF 5

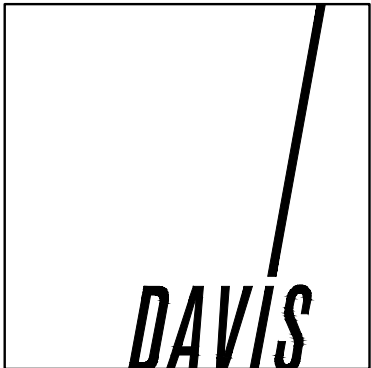
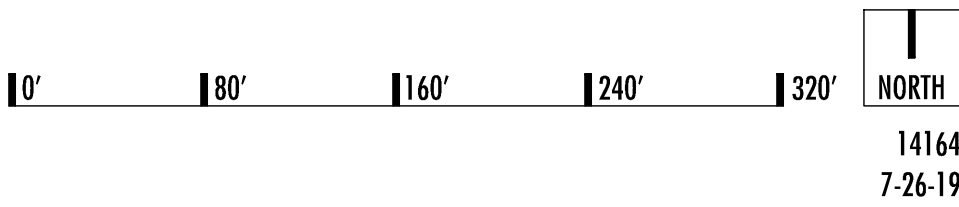
SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 972-0780
FAX (480) 972-0781
WWW.SIGSURVEYAZ.COM



Illustrative Master Plan


ONE SCOTTSDALE®
ONE SCOTTSDALE- Scottsdale, Arizona



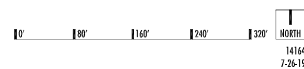
Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Illustrative Master Plan



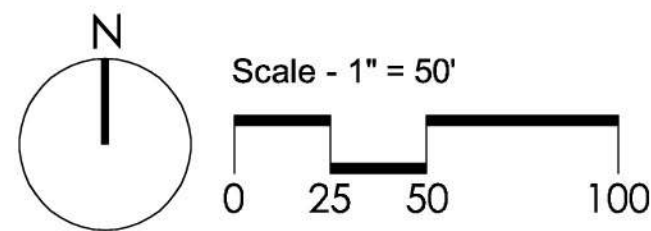
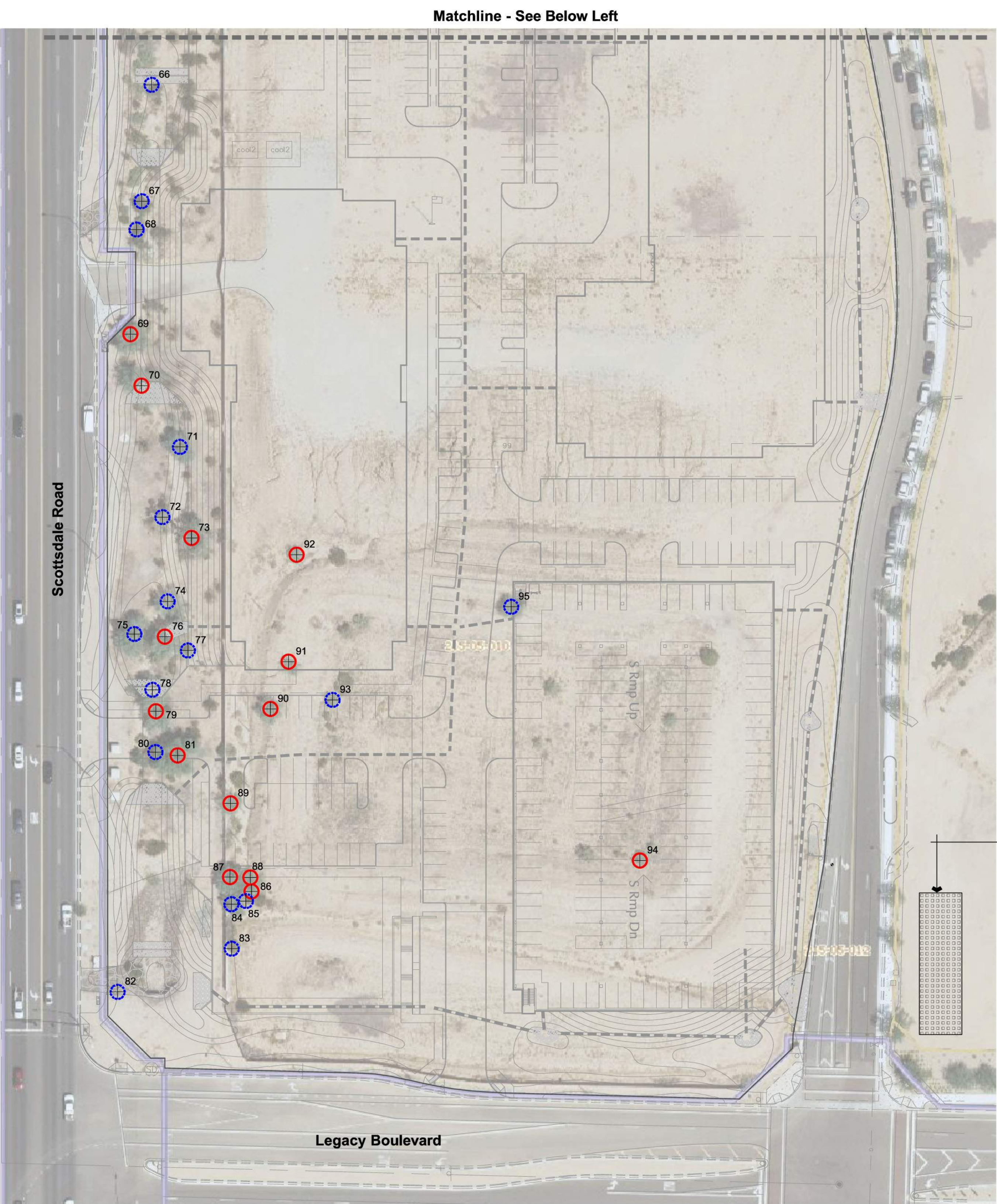
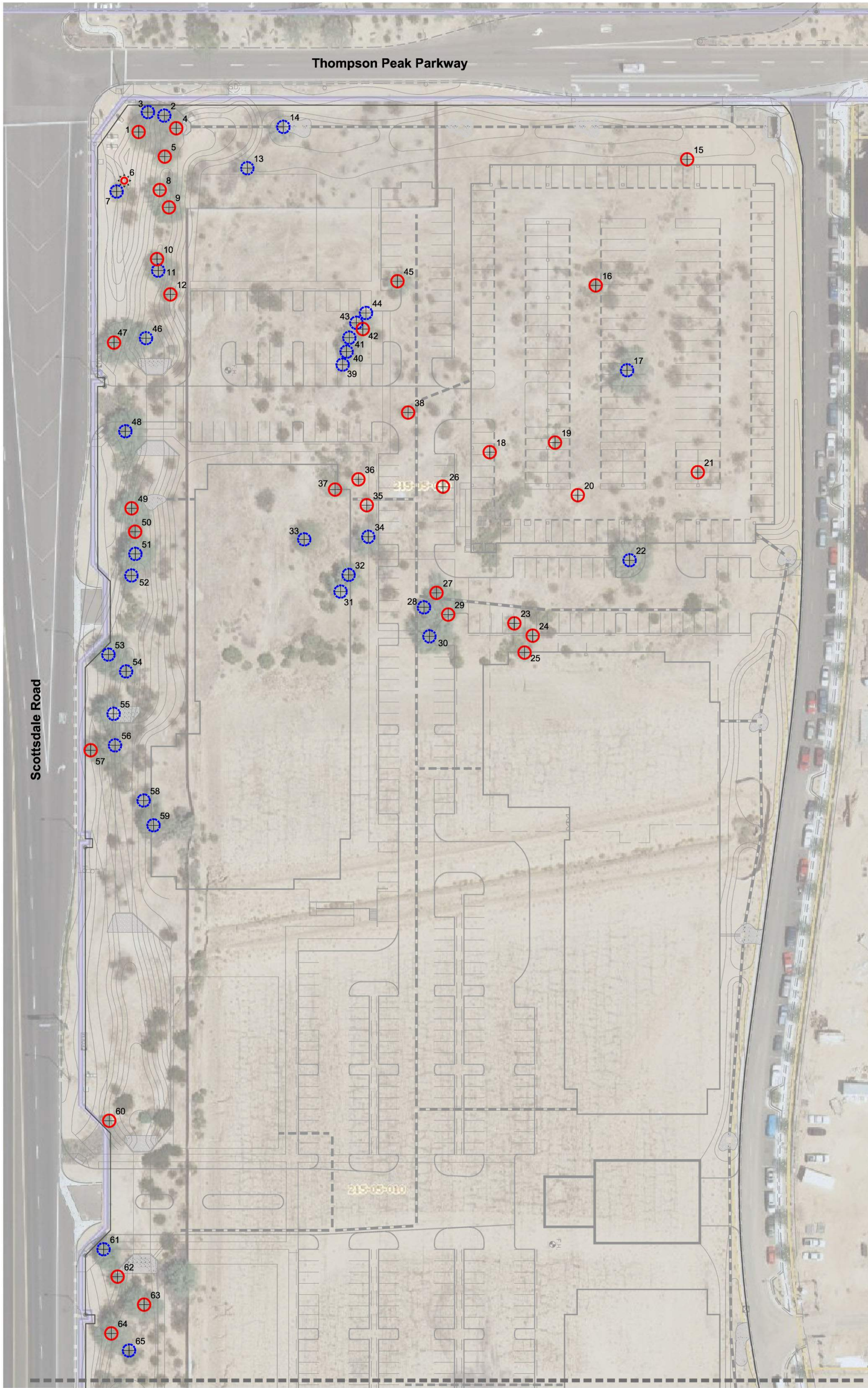
ONE SCOTTSDALE- Scottsdale, Arizona



Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

61-DR-2015#2

08/01/19



Plant Legend

- | | | | |
|--|------------------------|--|-------------------------|
| | Tree - Salvageable | | Cacti - Salvageable |
| | Tree - Non-Salvageable | | Cacti - Non-Salvageable |
| | Tree - Remain In Place | | Cacti - Remain In Place |

Project Consultants

- | | |
|---------------------|--|
| Salvage Contractor | Native Resources International
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda - kevin@nativeresources.com |
| Landscape Architect | Laskin & Associates
67 East Weldon Avenue
Suite 230
Phoenix, Arizona 85012
602-840-7771 (p) • 602-840-8021 (f)
Contact: Hardy Laskin - hardy@laskindesign.com |



Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85085
Phone (623) 869-6757
Fax (623) 869-6769

Scottsdale & Thompson Peak

20001 N. Scottsdale Road
Scottsdale, Arizona

Native Plant Inventory

DATE:	11/18/2015
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	1 OF 1



Native Plant Inventory

Scottsdale & Thompson Peak

20001 N. Scottsdale Road

Scottsdale, AZ

11/18/2015

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Foothills Palo Verde	15	S	
2	Foothills Palo Verde	7	NS	Trunk Form / Leaning
3	Foothills Palo Verde	7	NS	Trunk Form / Leaning
4	Mesquite	14	S	
5	Blue Palo Verde	7	S	
6	Barrel	3	S	
7	Foothills Palo Verde	7	NS	Trunk Form / Leaning
8	Blue Palo Verde	17	S	
9	Blue Palo Verde	8	S	
10	Mesquite	12	S	
11	Mesquite	7	NS	Trunk Form / Leaning
12	Mesquite	6	S	
13	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage
14	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage
15	Blue Palo Verde	4	S	
16	Blue Palo Verde	4	S	
17	Blue Palo Verde	17	NS	Branch Dieback / Broken Branches
18	Blue Palo Verde	4	S	
19	Blue Palo Verde	4	S	
20	Blue Palo Verde	4	S	
21	Blue Palo Verde	4	S	
22	Blue Palo Verde	16	NS	Trunk Form / Poor Structure
23	Blue Palo Verde	6	S	
24	Blue Palo Verde	8	S	
25	Blue Palo Verde	8	S	
26	Mesquite	4	S	
27	Blue Palo Verde	7	S	
28	Blue Palo Verde	10	NS	Trunk Form / Leaning
29	Blue Palo Verde	14	S	
30	Blue Palo Verde	14	NS	Trunk Form / Leaning
31	Blue Palo Verde	14	NS	Witches Broom
32	Blue Palo Verde	5	NS	Witches Broom
33	Blue Palo Verde	5	NS	Trunk Form / Leaning
34	Blue Palo Verde	15	NS	Branch Dieback / Cambium Damage
35	Blue Palo Verde	5	S	
36	Blue Palo Verde	8	S	
37	Blue Palo Verde	4	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
38	Blue Palo Verde	6	S	
39	Blue Palo Verde	5	NS	Trunk Form / Leaning
40	Blue Palo Verde	12	NS	Branch Dieback / Cambium Damage
41	Blue Palo Verde	12	NS	Branch Dieback / Cambium Damage
42	Blue Palo Verde	7	S	
43	Blue Palo Verde	5	NS	Branch Dieback / Cambium Damage
44	Blue Palo Verde	10	NS	Branch Dieback / Cambium Damage
45	Blue Palo Verde	8	S	
46	Blue Palo Verde	9	NS	Trunk Form / Leaning
47	Blue Palo Verde	26	S	
48	Blue Palo Verde	26	NS	Branch Dieback / Cambium Damage
49	Blue Palo Verde	16	S	
50	Hackberry	10	S	
51	Blue Palo Verde	22	NS	Branch Dieback / Cambium Damage
52	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage
53	Blue Palo Verde	20	NS	Trunk Form / Cambium Damage
54	Blue Palo Verde	16	NS	Branch Dieback / Leaning
55	Blue Palo Verde	16	NS	Branch Dieback / Leaning
56	Foothills Palo Verde	7	NS	Trunk Form / Leaning
57	Foothills Palo Verde	18	S	
58	Blue Palo Verde	15	NS	Branch Dieback / Cambium Damage
59	Foothills Palo Verde	14	NS	Branch Dieback / Cambium Damage
60	Blue Palo Verde	4	S	
61	Blue Palo Verde	15	NS	Witches Broom
62	Foothills Palo Verde	9	S	
63	Blue Palo Verde	18	S	
64	Blue Palo Verde	19	S	
65	Hackberry	14	NS	Cluster
66	Hackberry	12	NS	Cluster
67	Hackberry	24	NS	Cluster
68	Hackberry	12	NS	Cluster
69	Ironwood	20	S	
70	Blue Palo Verde	15	S	
71	Blue Palo Verde	18	NS	Trunk Form / Damage
72	Ironwood	18	NS	Trunk Form / Damage
73	Ironwood	22	S	
74	Blue Palo Verde	14	NS	Trunk Form / Leaning
75	Blue Palo Verde	16	NS	Branch Dieback / Cambium Damage
76	Blue Palo Verde	16	S	
77	Blue Palo Verde	8	NS	Trunk Form / Leaning
78	Blue Palo Verde	10	NS	Trunk Form / Leaning
79	Blue Palo Verde	10	S	
80	Blue Palo Verde	16	NS	Trunk Form / Leaning
81	Blue Palo Verde	15	S	
82	Blue Palo Verde	5	NS	Proximity to UG Utilities
83	Blue Palo Verde	8	NS	In Wash / In Rocks
84	Blue Palo Verde	7	NS	Trunk Form / Leaning
85	Blue Palo Verde	12	NS	Trunk Form / Leaning
86	Hackberry	6	S	

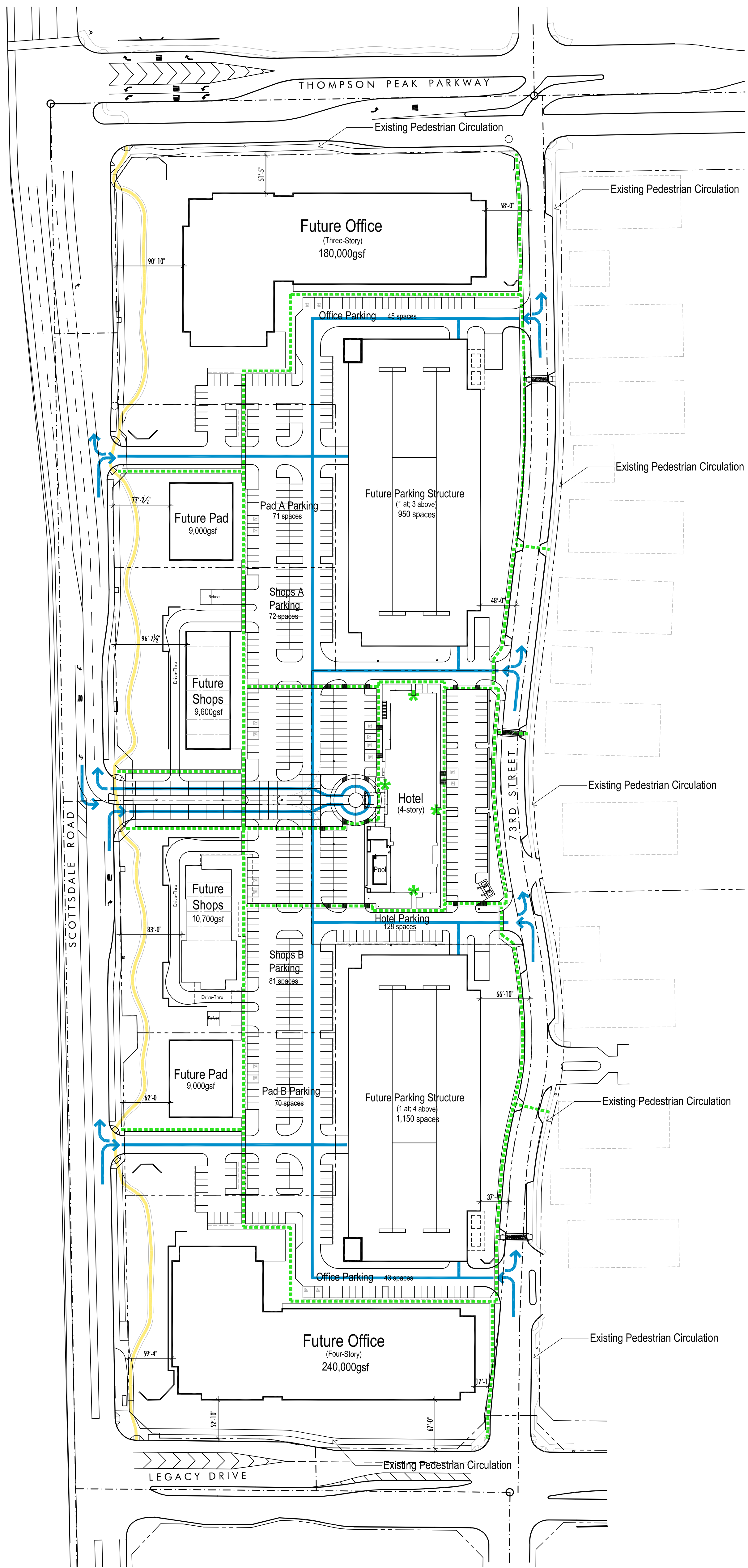
Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
87	Blue Palo Verde	18	S	
88	Blue Palo Verde	9	S	
89	Blue Palo Verde	12	S	
90	Blue Palo Verde	8	S	
91	Blue Palo Verde	8	S	
92	Blue Palo Verde	8	S	
93	Blue Palo Verde	5	NS	Trunk Form / Poor Structure
94	Foothills Palo Verde	5	S	
95	Foothills Palo Verde	12	NS	Trunk Form / Leaning

Summary

	Trees	Cacti
Salvageable	47	1
Non-Salvageable	47	0
Remain-In-Place	0	0
Total	94	1

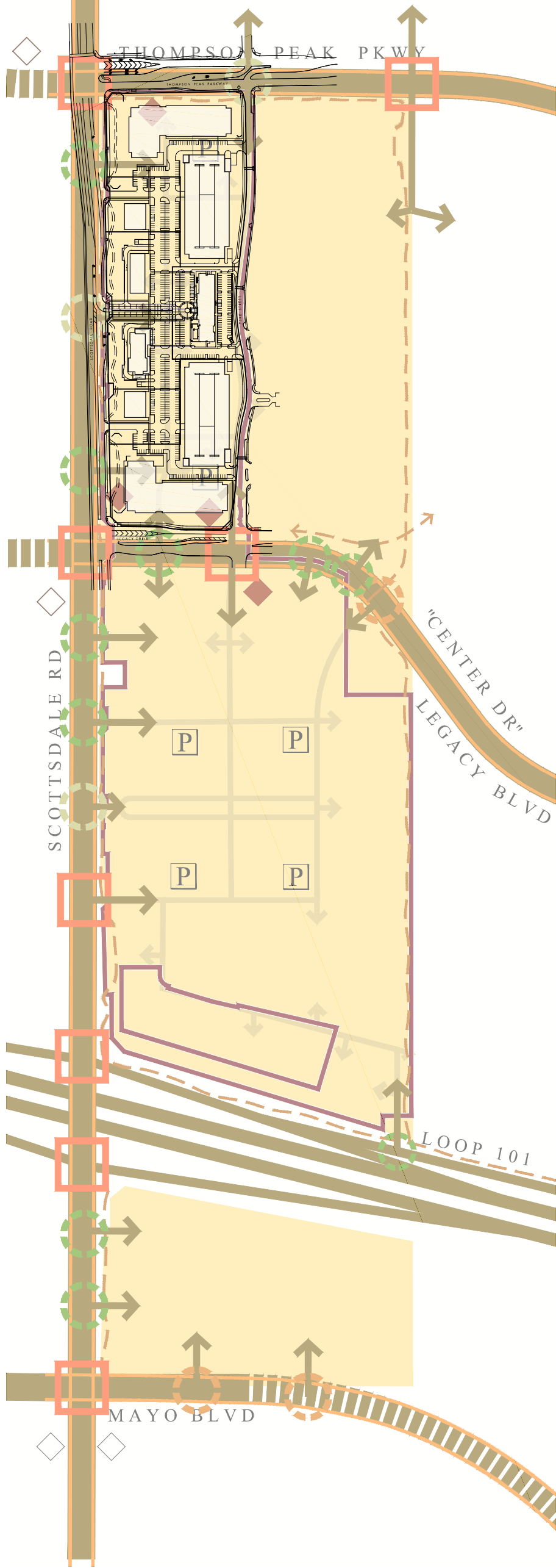
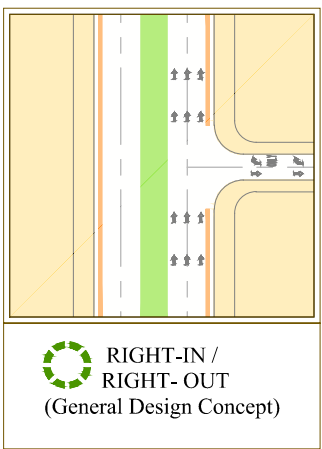
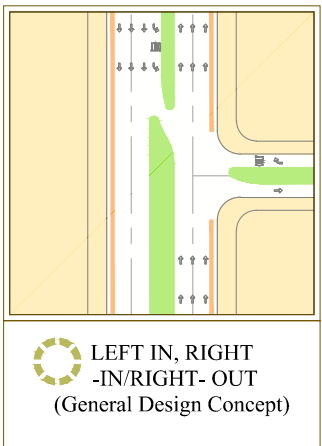
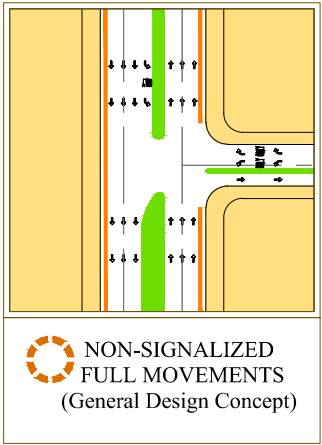
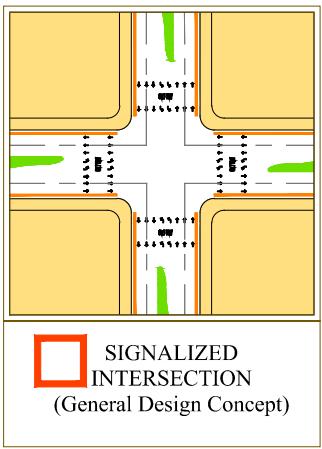
Legend

S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place



- Vehicular Circulation
- - - Pedestrian Circulation
- Bicycle Circulation
- ★ Pedestrian Building Entry

Circulation Master Plan



Areas outside the Amendment Boundary have been updated to reflect existing approved and built conditions

- MAJOR STREET
- FUTURE STREET
- CONCEPTUAL INTERNAL CIRCULATION (location to be determined)

- BICYCLE LANE (PROPOSED)
- PEDESTRIAN TRAIL

- CONCEPTUAL PARKING LOCATION
- POTENTIAL BUS / TRANSIT STOP
- SIGNALIZED INTERSECTION

- NON-SIGNALIZED, FULL MOVEMENTS
- LEFT IN,RIGHT -IN/RIGHT-OUT
- RIGHT-IN / RIGHT-OUT

- DISTRICT BOUNDARY
- AMENDMENT BOUNDARY



DEVELOPMENT PLAN OVERLAY

STACKED 40s

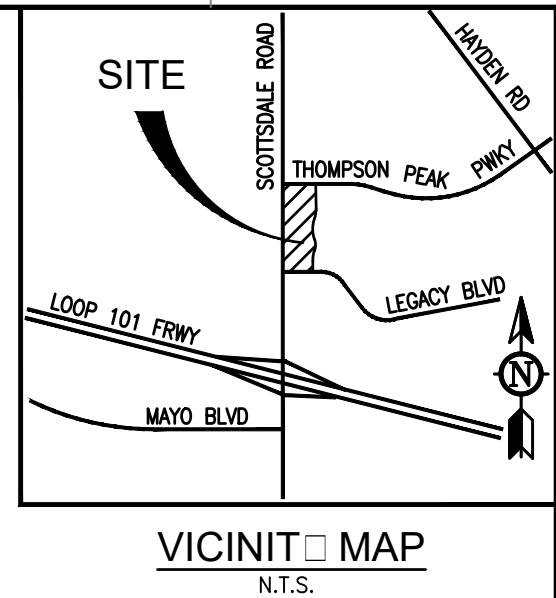
CIRCULATION

SCHEDULE F

The drawings and information depicted hereon are conceptual only and are not intended to represent final architecture, planning, or design concepts. We do not represent, warrant, or guarantee that such information is true or that it accurately reflects existing or future development. Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for any purpose without the written permission of Espirito Loci Incorporated.



61-DR-2015#2
11/25/2019



REVISION RECORD

NO. DATE DESCRIPTION

Civil & Environmental Consultants, Inc.
11811 N. Tatum Blvd., Suite 3057 - Phoenix, AZ 85028
Ph: 602.760.2324 - 877.231.2324 - Fax: 602.760.2330
www.cecinc.com

**ONE SCOTTSDALE
CIVIL IMPROVEMENT PLANS
SCOTTSDALE, AZ**

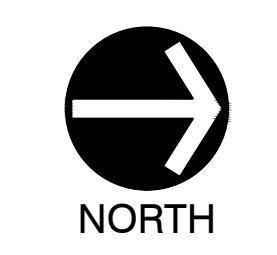
**OVERALL
CONCEPT GRADING & DRAINAGE**

DRAWING NO. **CG01**
SHEET 1 OF 1

DATE: NOVEMBER 2015
DRAWN BY: BB
CHECKED BY: KE
PROJECT NO: 180-168
APPROVED BY: JSE

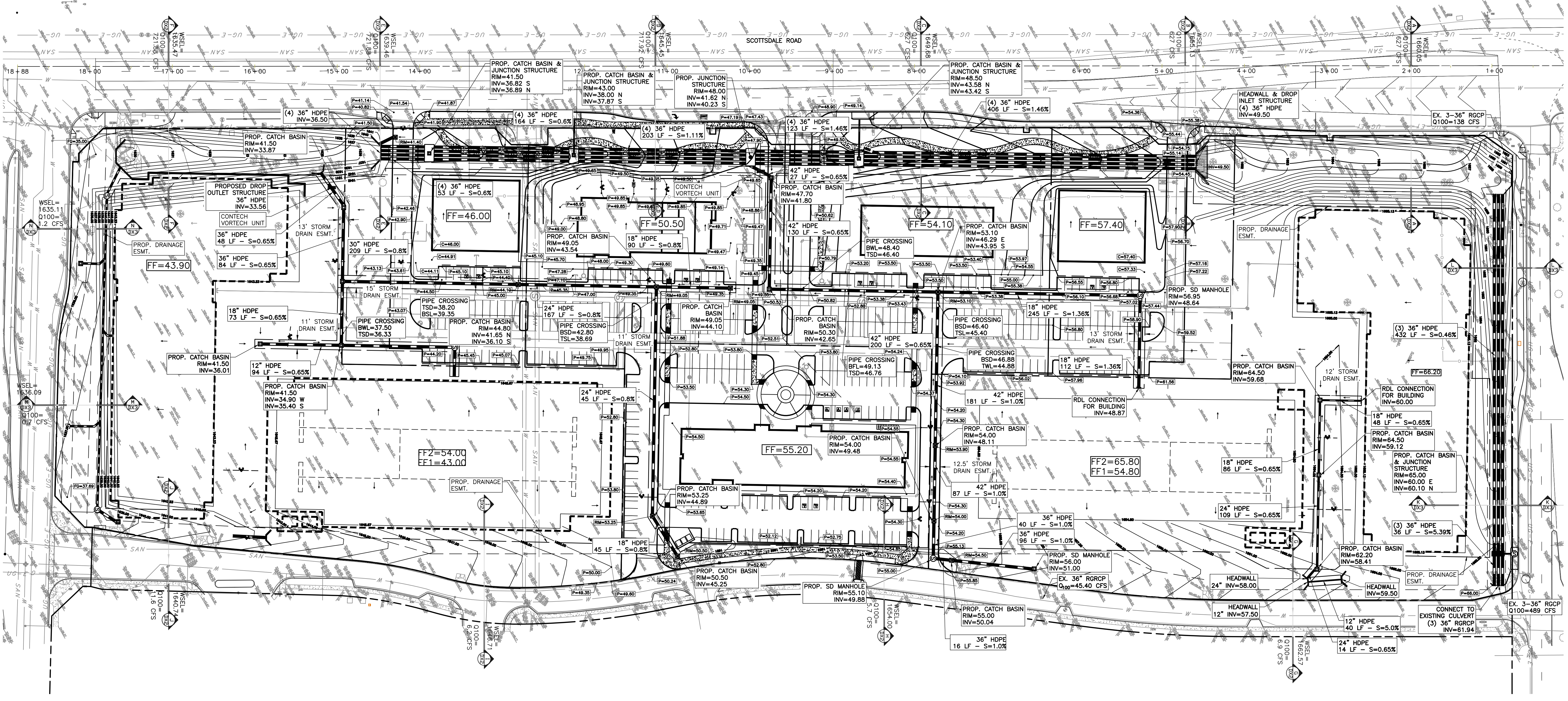
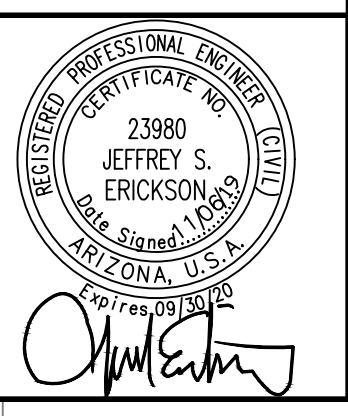
PROPOSED LEGEND

- PAVEMENT ELEVATION $P=58.00$
- ONSITE DRAINAGE ARROW
- CURB OPENING
- GRADE BREAK

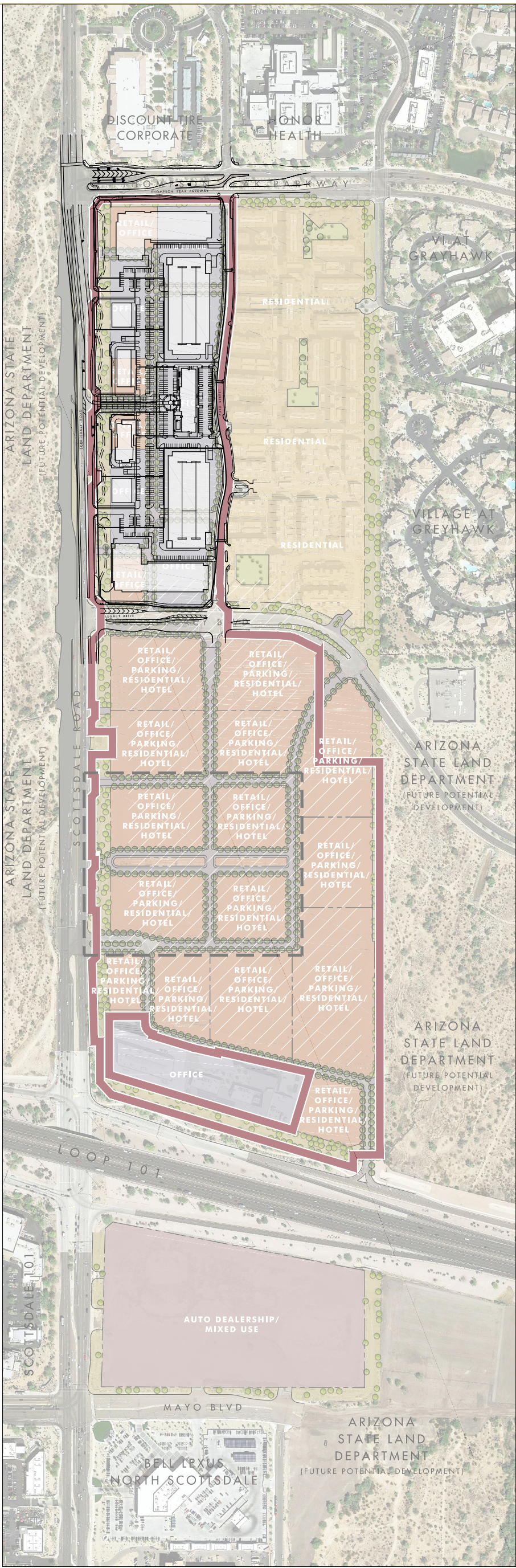


SCALE IN FEET
0 60 120

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**



A:\2015\180-168\180-168-001\Concept Grading & Drainage\180-168-001-Concept-GD.dwg (AutoCAD) - 11/16/2015 4:24 PM



USES AS SHOWN
(" / " EQUALS "AND, OR")

OFFICE

RESIDENTIAL

AUTO DEALERSHIP / MIXED USE

OUTDOOR ACTIVITY AREA

MIXED USE PEDESTRIAN
CORE DISTRICT

AMENDMENT BOUNDARY

NOTE:
Block dimensions, roadway,
alley and pedestrian
alignments and locations are
conceptual in nature. Final
site plan subject to approval
by Development Review
Board.



DEVELOPMENT PLAN OVERLAY

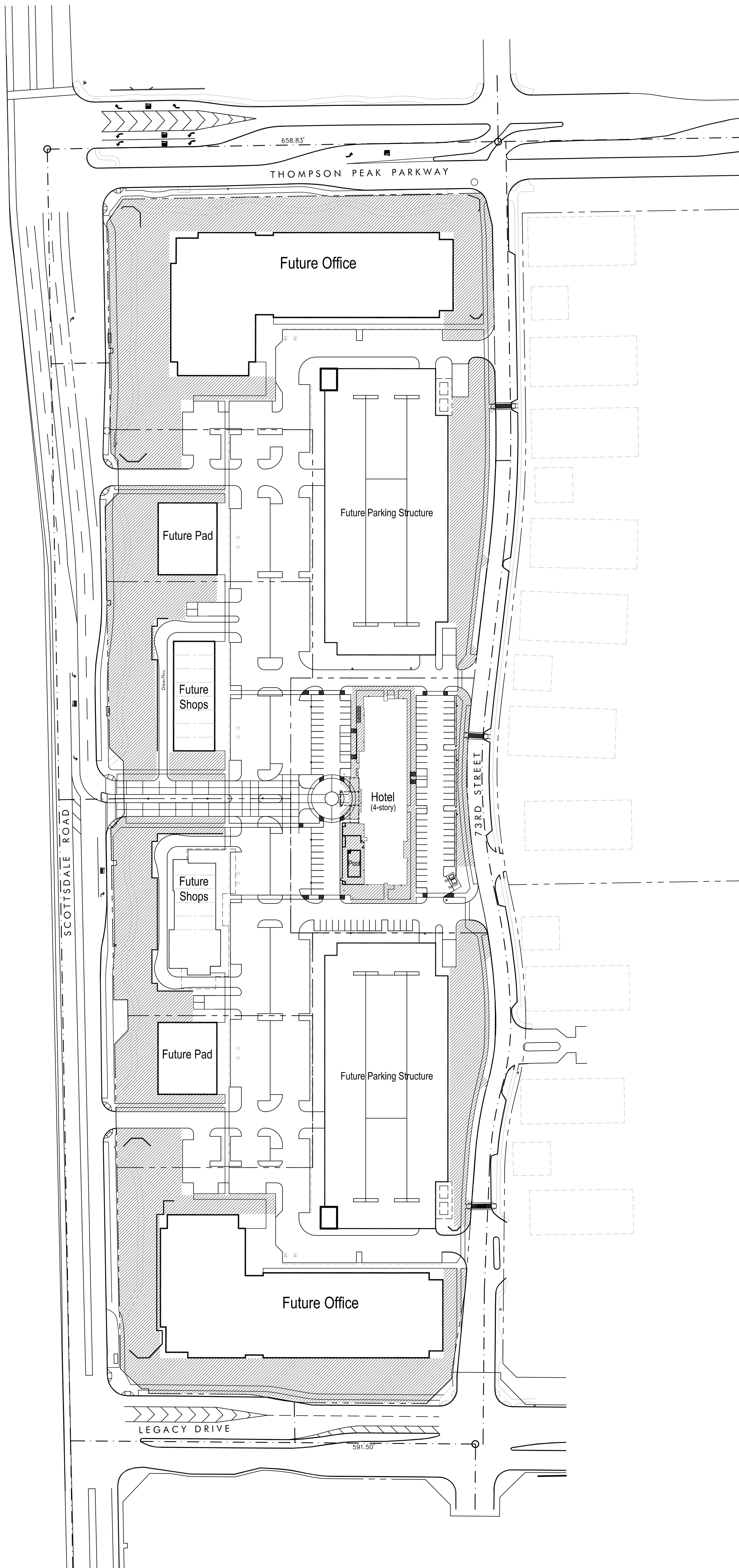
STACKED 40s

LAND USE AND CIRCULATION

SCHEDULE A1



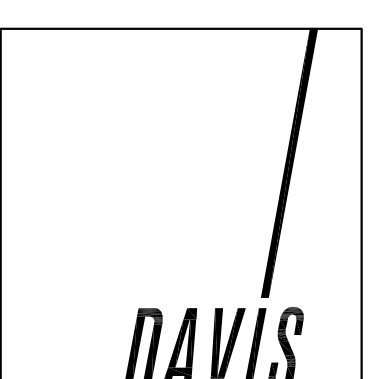
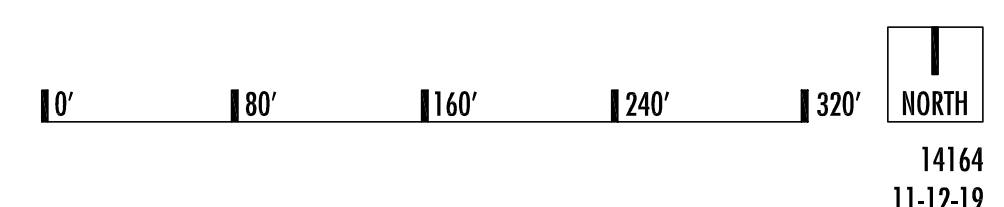
61-DR-2015#2
11/25/2019



Master Development Worksheet

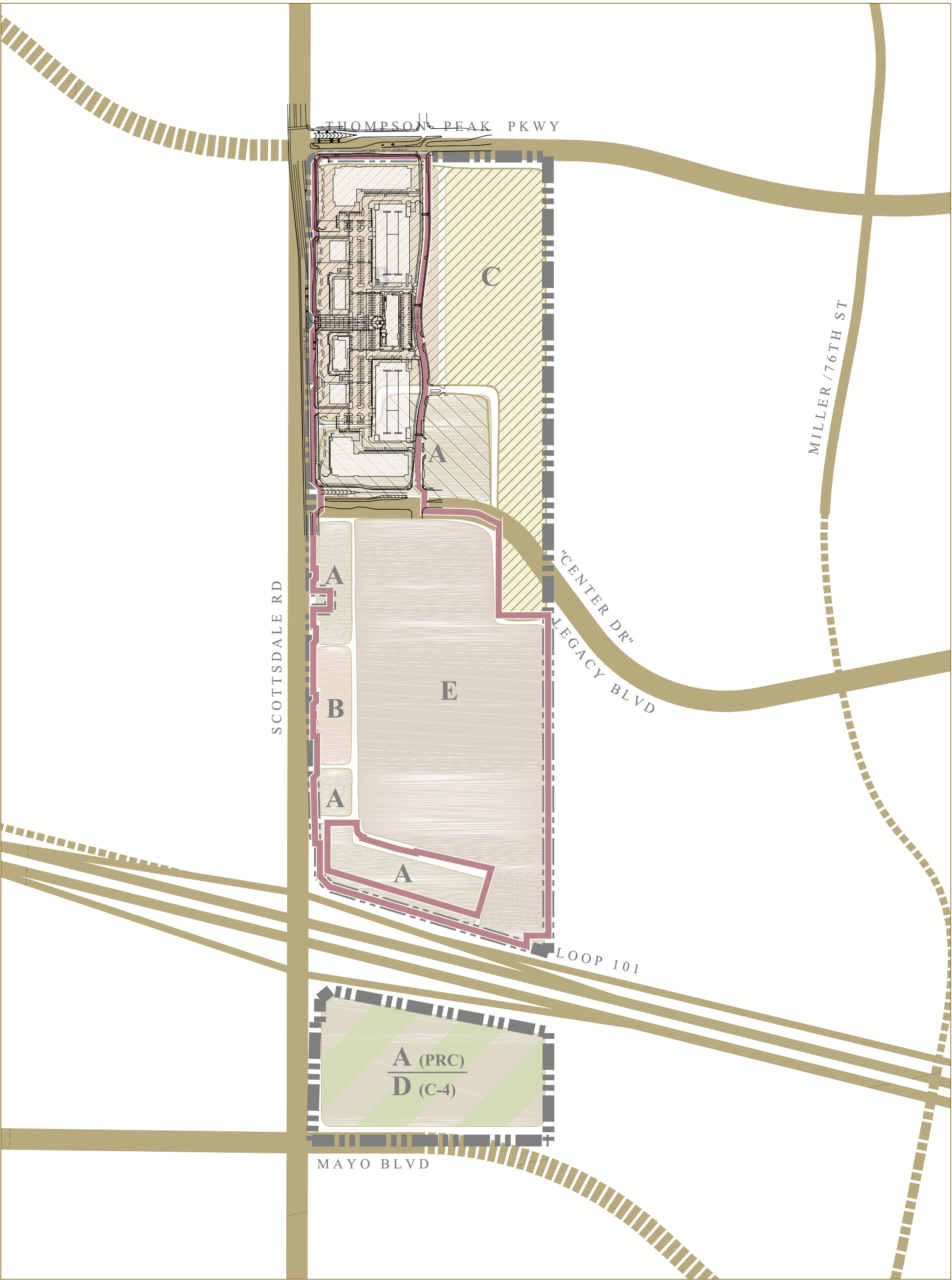
Total Site Area 21.61 acres net
27.87 acres gross

Open Space Required: 141,200sf (15% net site)
Open Space Provided: 267,160sf



ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



- A 60' MAXIMUM HEIGHT
- B 45' MAXIMUM HEIGHT
- C 36' MAXIMUM HEIGHT

- D 45' MAXIMUM HEIGHT
- E 90' MAXIMUM HEIGHT

- MAX. HEIGHT NOT TO EXCEED 1710' ELEVATION
- MAX. HEIGHT NOT TO EXCEED 1715' ELEVATION

- MAJOR STREET
- FUTURE STREET

- DISTRICT BOUNDARY
- AMENDMENT BOUNDARY

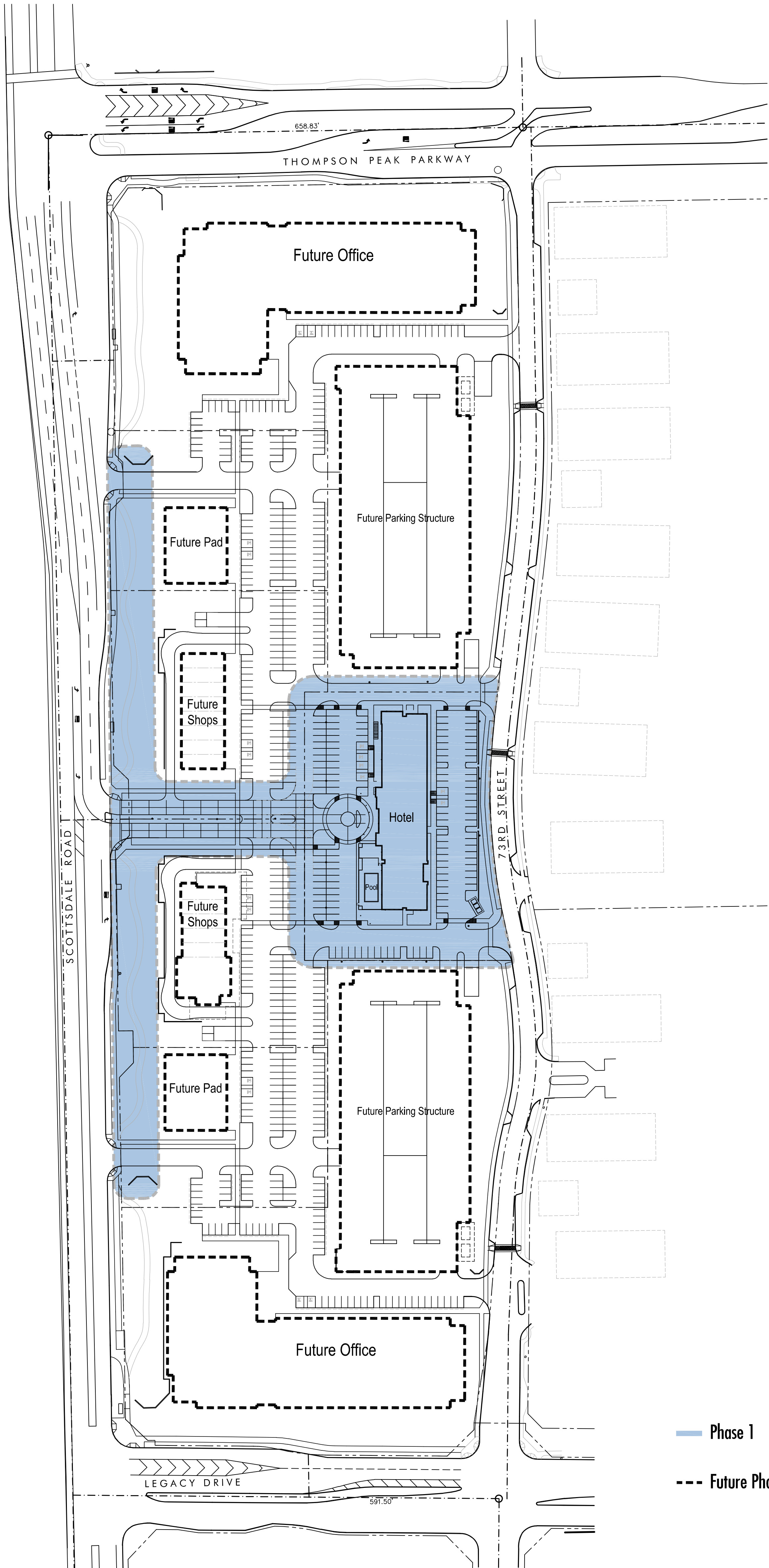


DEVELOPMENT PLAN OVERLAY
STACKED 40s
ALLOWABLE BUILDING HEIGHTS
SCHEDULE E

The drawings and information depicted hereon are conceptual only and are not intended to represent final architecture, planning, or design concepts. We do not represent, warrant, or guarantee that such information is true or that it accurately reflects existing or future development. Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for any purpose without the written permission of Espirita Loci Incorporated.



61-DR-2015#2
11/25/2019

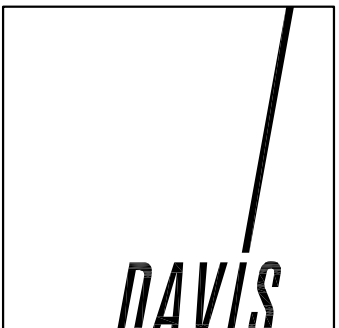
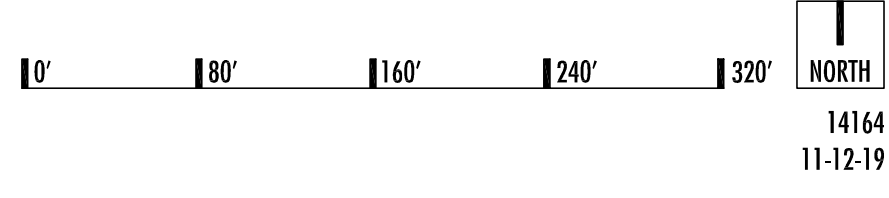


— Phase 1
--- Future Phase

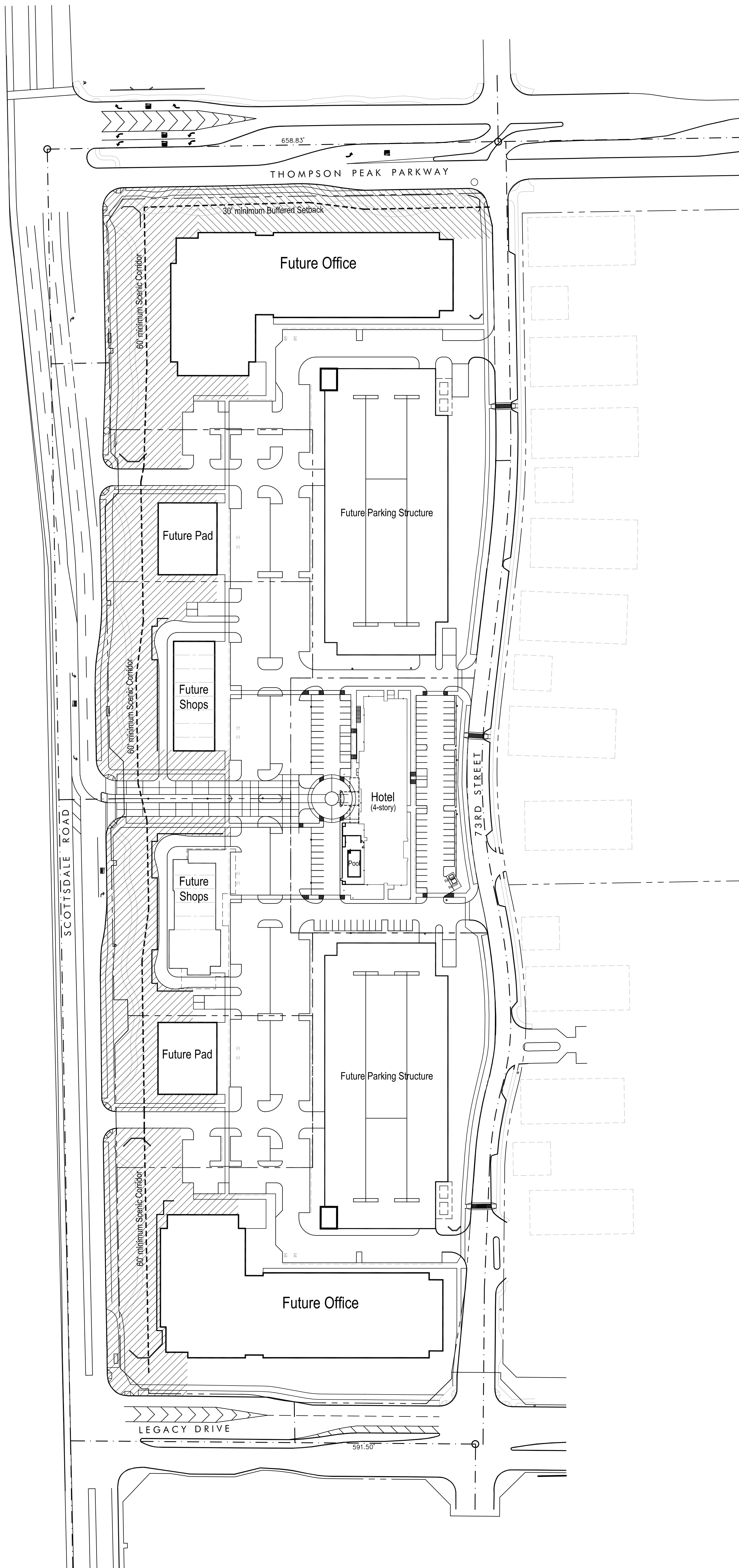


ONE SCOTTSDALE- Scottsdale, Arizona

Phasing Plan



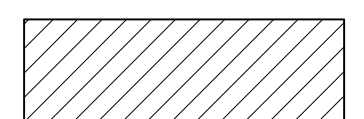
Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Scenic Corridor / Buffered Setback Worksheet

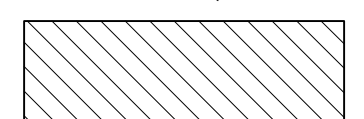
Scottsdale Road Scenic Corridor Required: 176,600sf (1,766' x 100')

Scottsdale Road Scenic Corridor Provided: 179,000sf

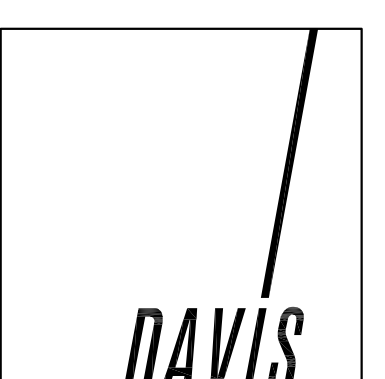
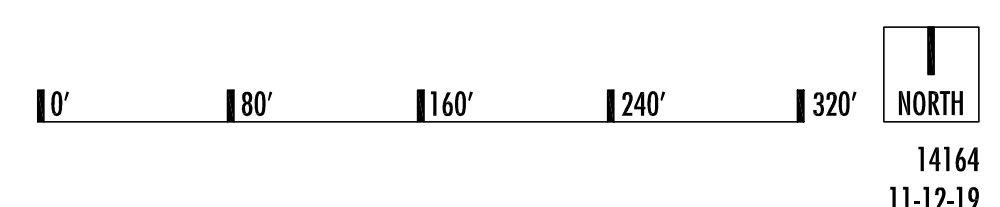


Thompson Peak Buffered Setback Required: 18,400sf (460' x 40')

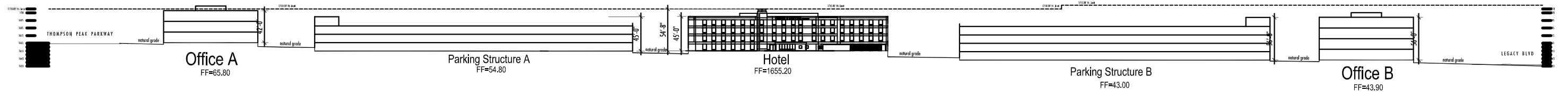
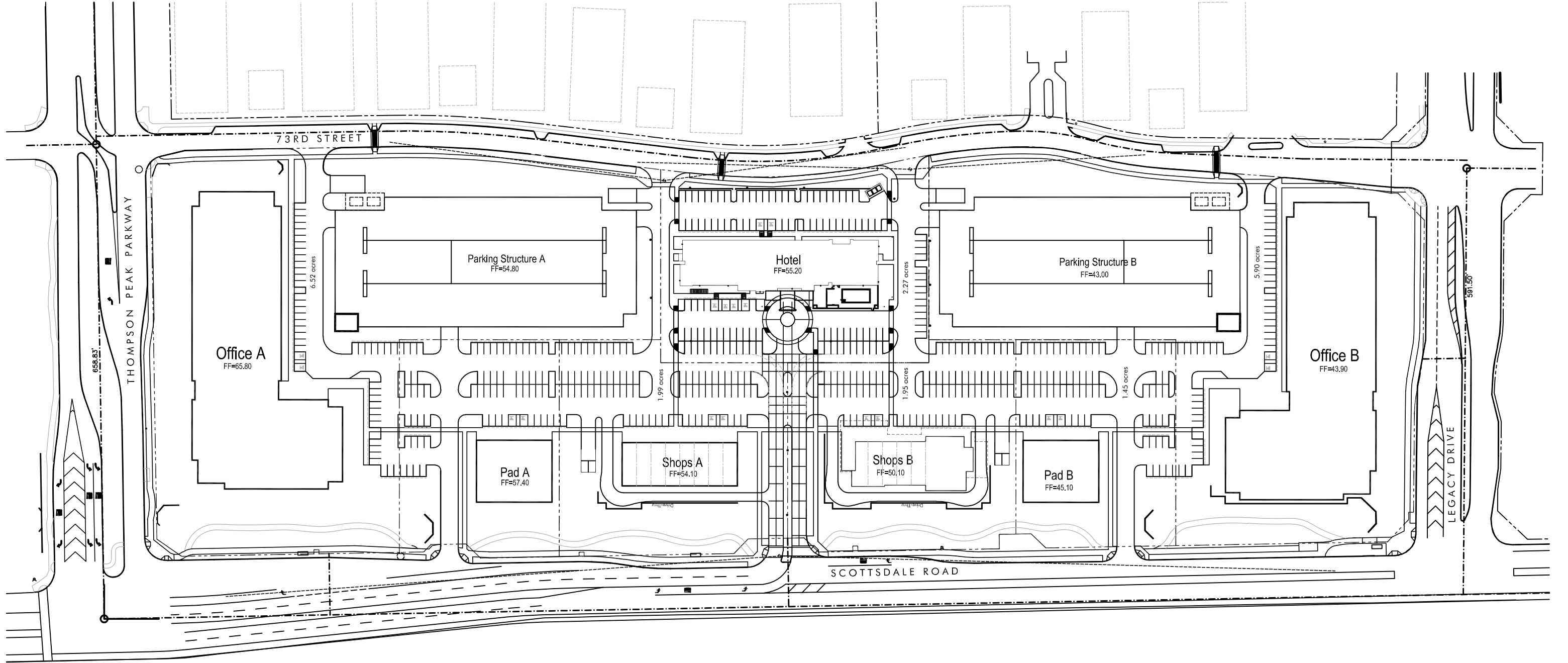
Thompson Peak Buffered Setback Provided: 28,600sf



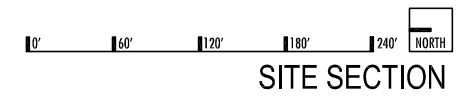
ONE SCOTTSDALE- Scottsdale, Arizona



Notice of IP Rights: 2019 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

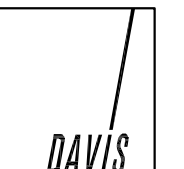


ONE SCOTTSDALE- Scottsdale, Arizona



SITE SECTION

14164- 11-14-19



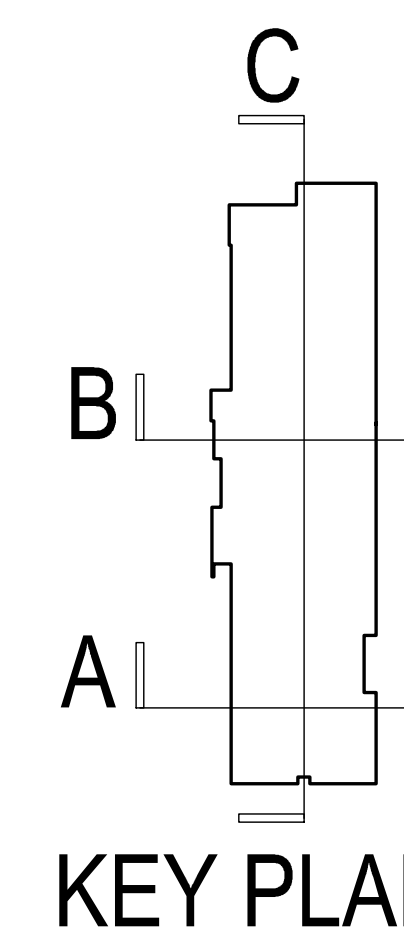
Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

61-DR-2015#2

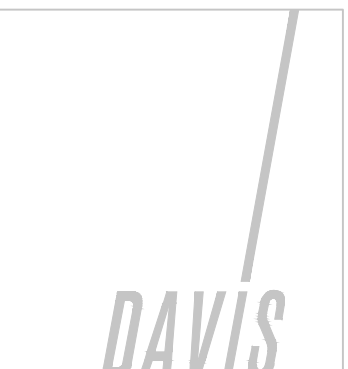
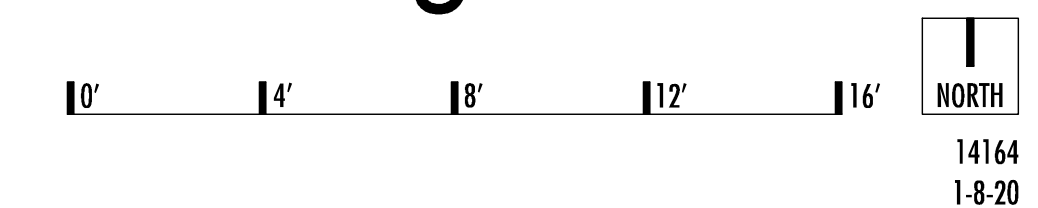
11/25/2019



HOTEL SECTION - A

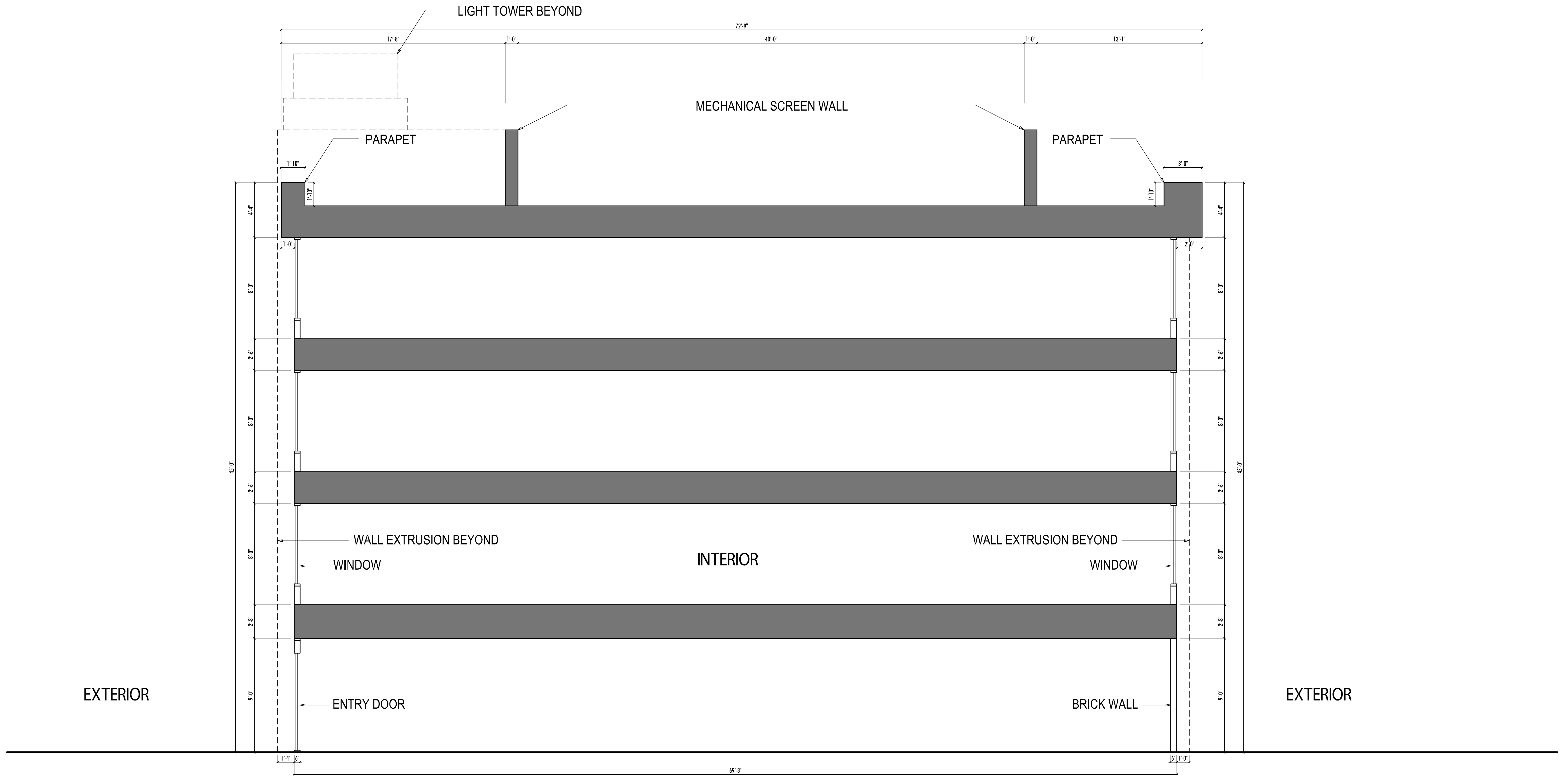


Building Section A

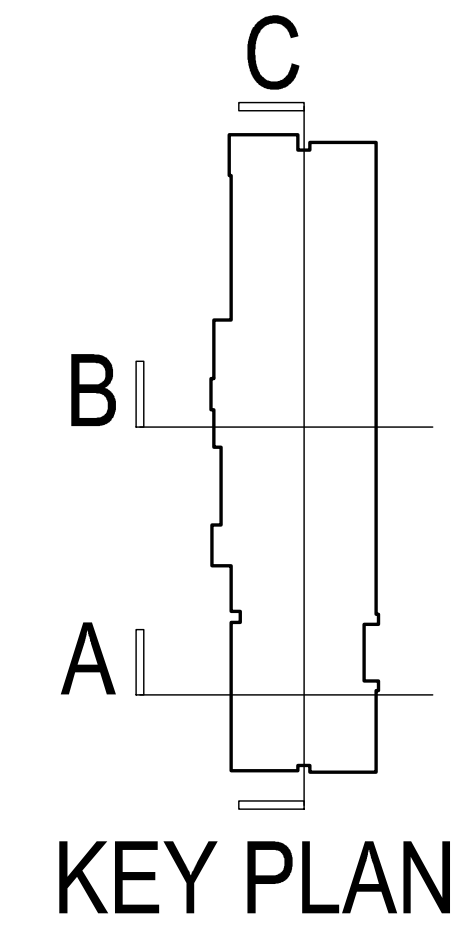


ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



HOTEL SECTION - B



Building Section B

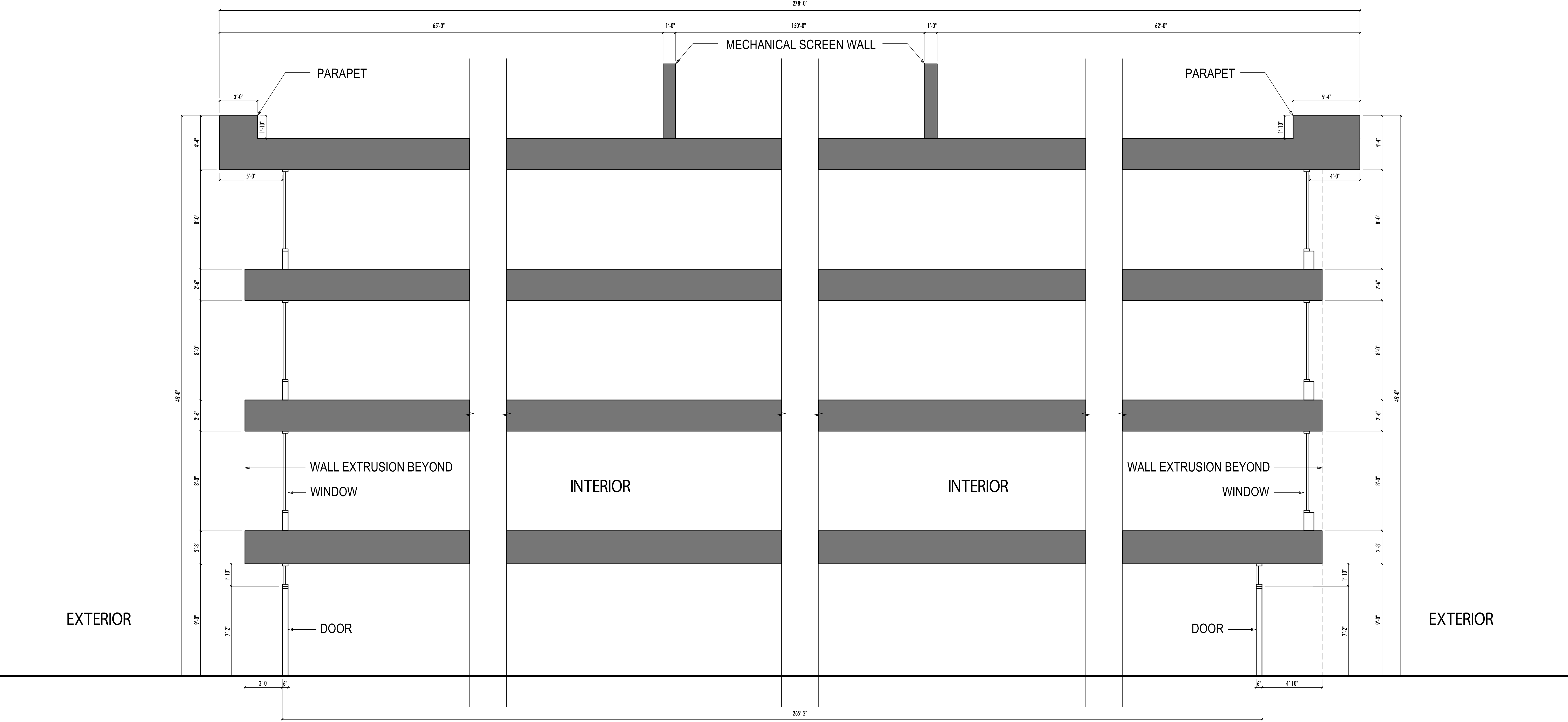
0' 4' 8' 12' 16' NORTH

14164
1-8-20

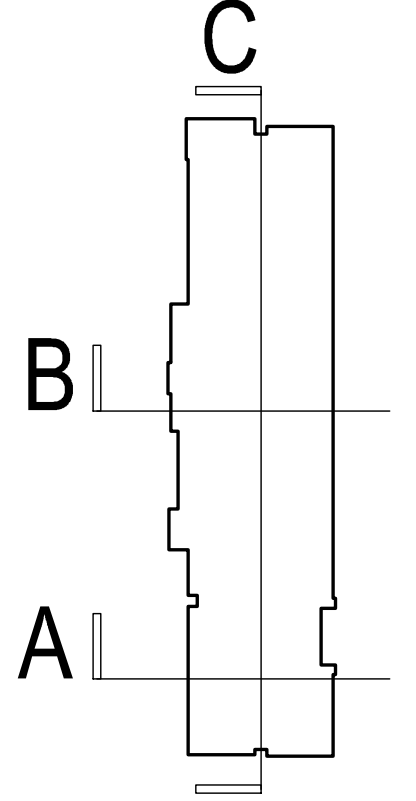


ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

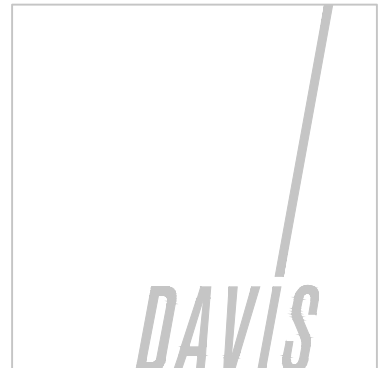


HOTEL SECTION - C



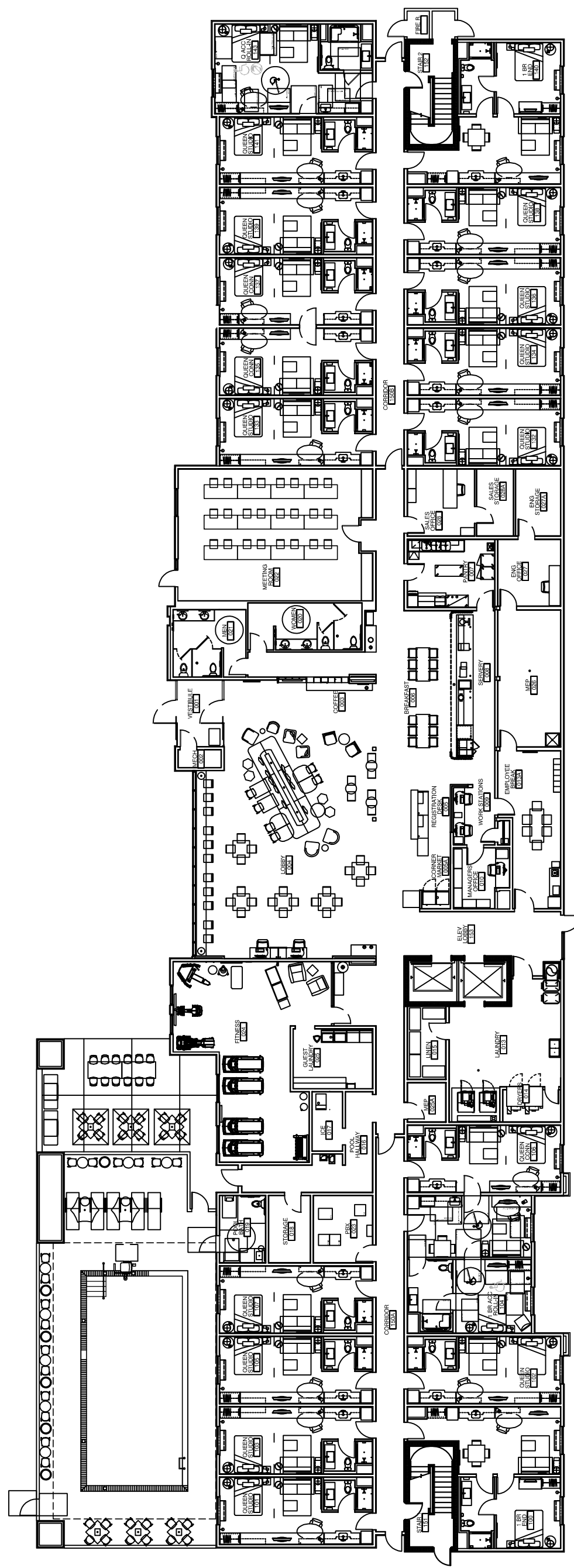
KEY PLAN

Building Section C

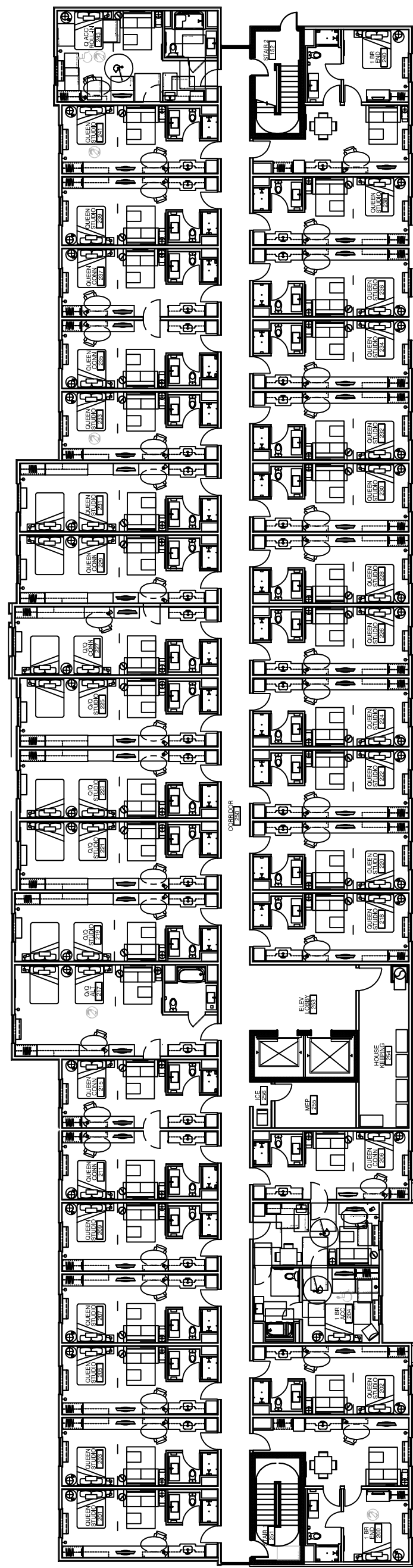


ONE SCOTTSDALE- Scottsdale, Arizona

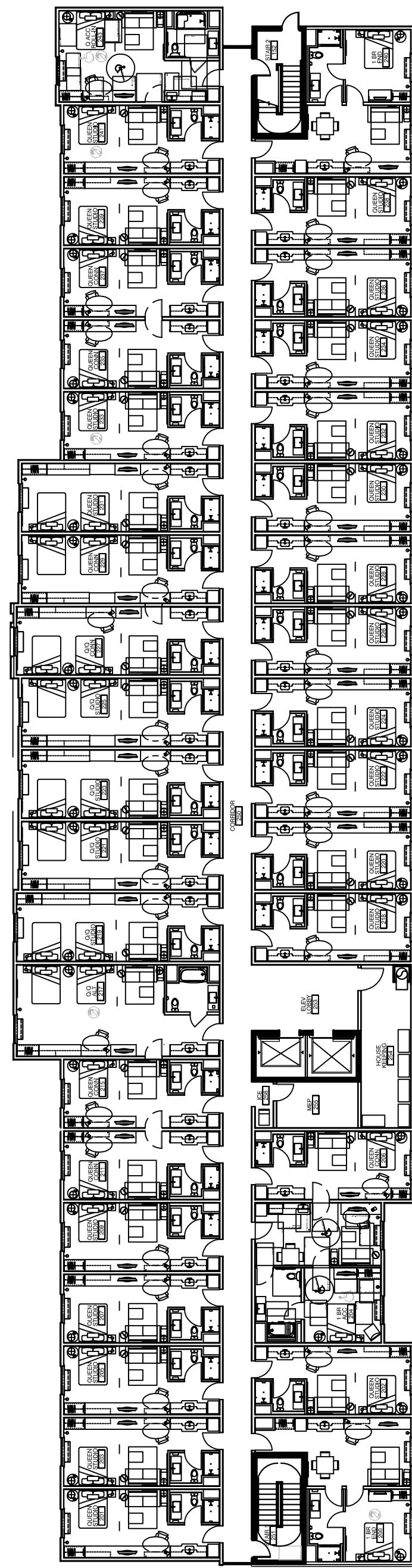
Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



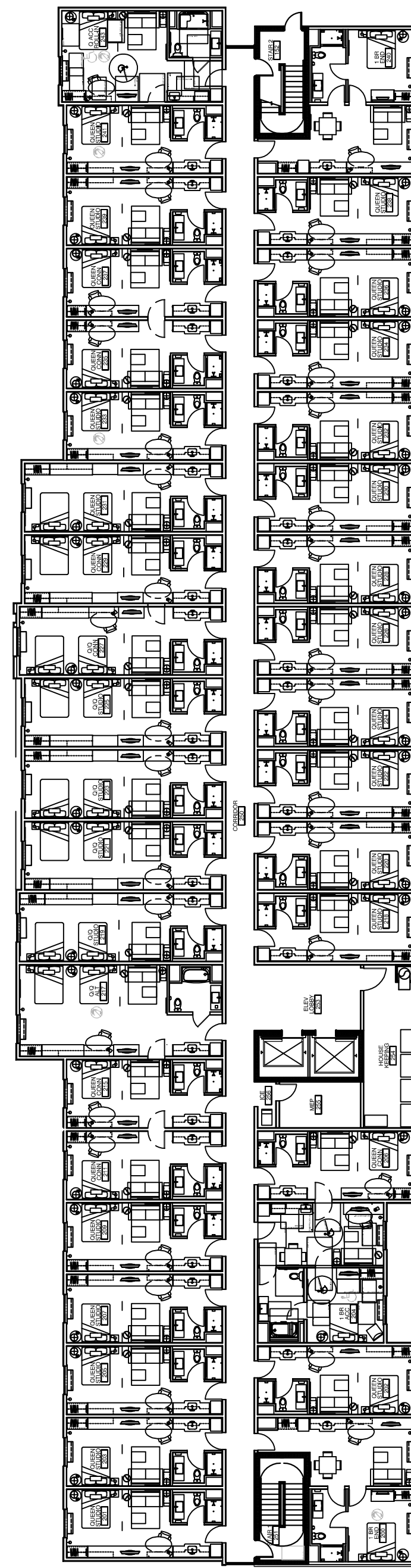
First Floor



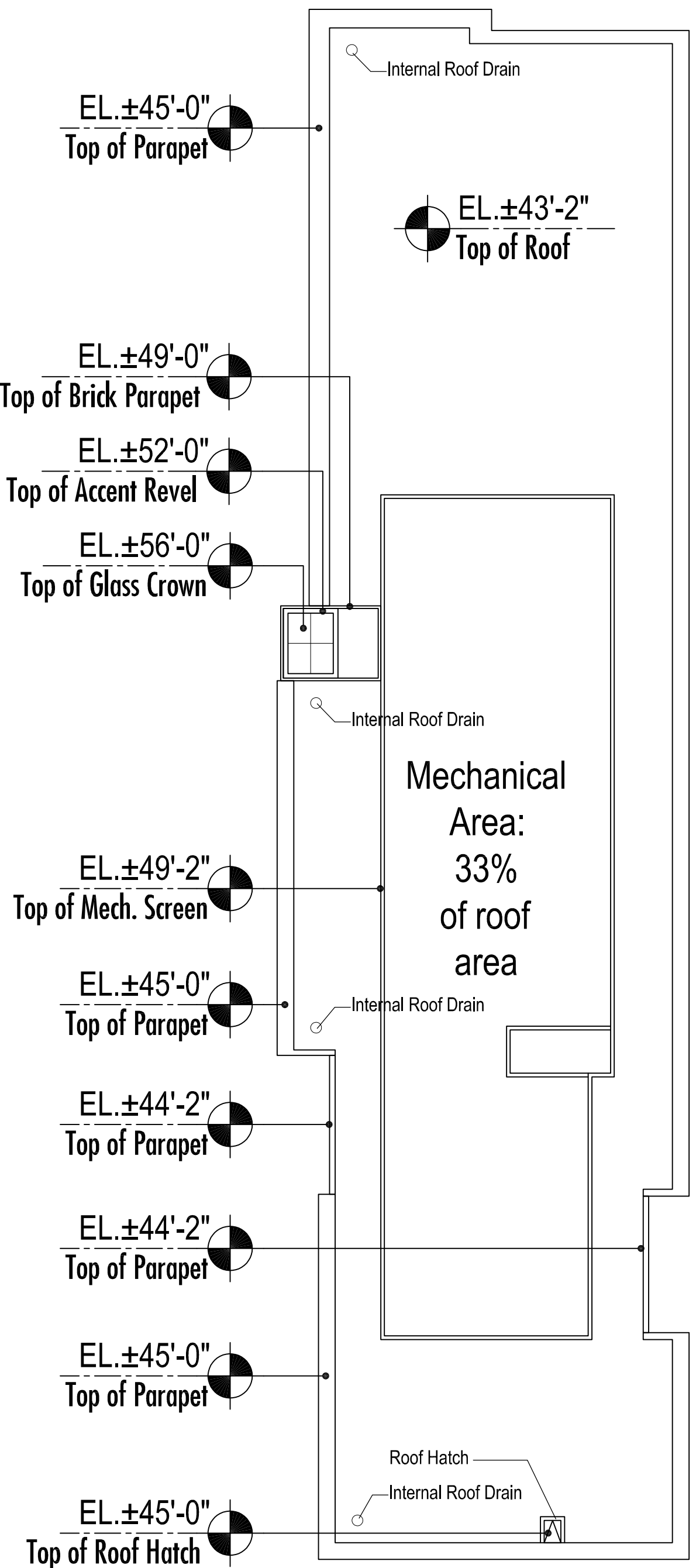
Second Floor



Third Floor



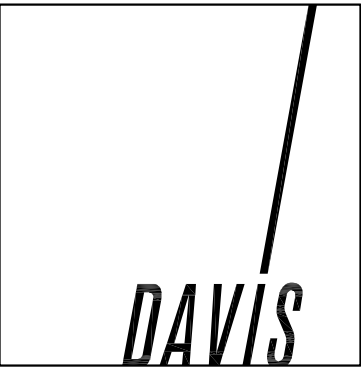
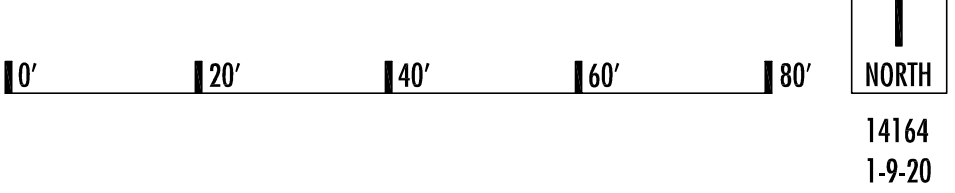
Fourth Floor



Roof Plan

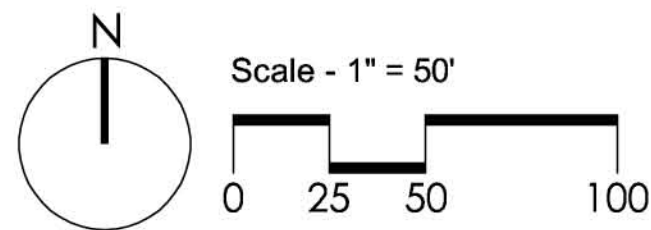
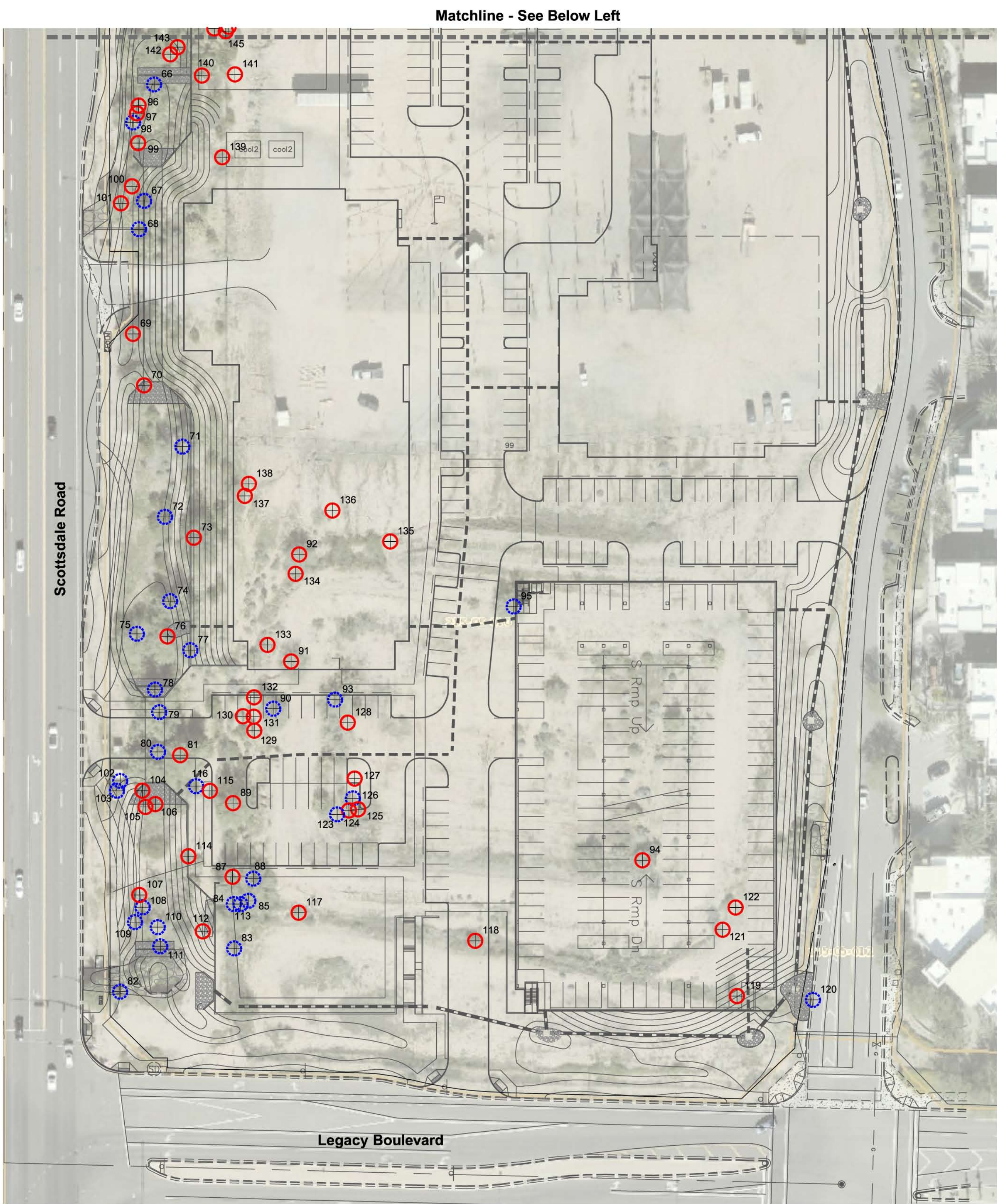
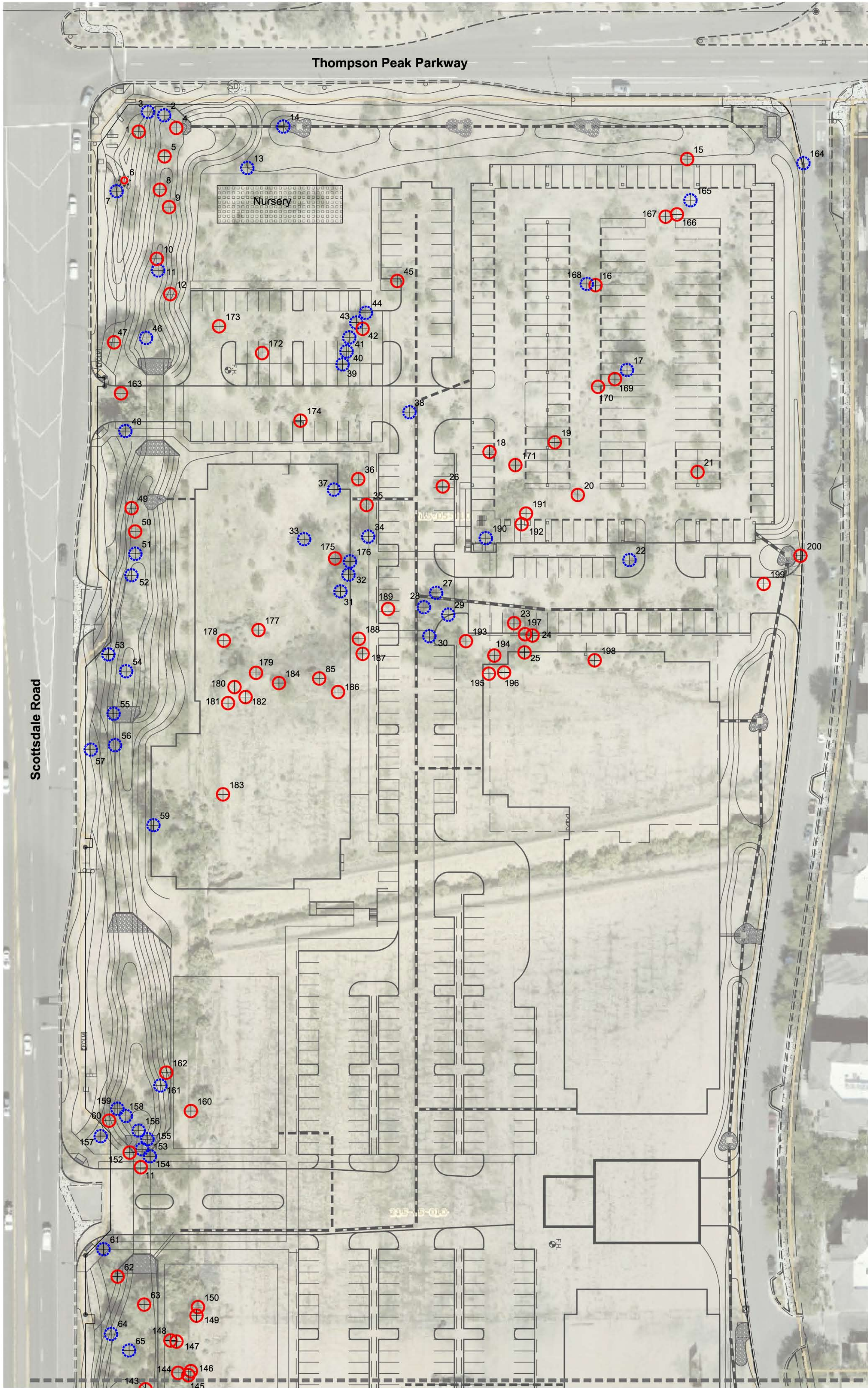
(All roof drains will be within an internal drainage system)

Floor and Roof Plans Worksheet



ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Plant Legend

- | | |
|--------------------------|---------------------------|
| ⊕ Tree - Salvageable | ⊕ Cacti - Salvageable |
| ⊕ Tree - Non-Salvageable | ⊕ Cacti - Non-Salvageable |
| ○ Tree - Remain In Place | ○ Cacti - Remain In Place |

Project Consultants

Salvage Contractor	Native Resources International 1540 West Happy Valley Road Phoenix, Arizona 85085 623-869-6757 (p) • 623-869-6769 (f) Contact: Kevin Brenda - kevin@nativeresources.com
Landscape Architect	Laskin & Associates 67 East Weldon Avenue Suite 230 Phoenix, Arizona 85012 602-840-7771 (p) • 602-840-8021 (f) Contact: Hardy Laskin - hardy@laskindesign.com

One Scottsdale
20001 N. Scottsdale Road
Scottsdale, Arizona
Native Plant Inventory

Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85085
Phone (623) 869-6757
Fax (623) 869-6769



DATE:	7/29/2019
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	1 OF 1



Native Plant Inventory

One Scottsdale
20001 N. Scottsdale Road
Scottsdale, AZ

7/29/2019

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
1	Foothills Palo Verde	15	S		66
2	Foothills Palo Verde	7	NS	Trunk Form / Leaning	
3	Foothills Palo Verde	7	NS	Trunk Form / Leaning	
4	Mesquite	14	S		72
5	Blue Palo Verde	7	S		60
6	Barrel	3	S		
7	Foothills Palo Verde	7	NS	Trunk Form / Leaning	
8	Blue Palo Verde	17	S		72
9	Blue Palo Verde	8	S		48
10	Mesquite	12	S		54
11	Mesquite	7	NS	Trunk Form / Leaning	
11	Blue Palo Verde	5	S		42
12	Mesquite	6	S		48
13	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage	
14	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage	
15	Blue Palo Verde	7	S		42
16	Blue Palo Verde	7	S		42
17	Blue Palo Verde	17	NS	Branch Dieback / Broken Branches	
18	Blue Palo Verde	4	S		30
19	Blue Palo Verde	7	S		42
20	Blue Palo Verde	6	S		42
21	Blue Palo Verde	6	S		36
22	Blue Palo Verde	16	NS	Trunk Form / Poor Structure	
23	Blue Palo Verde	6	S		48
24	Blue Palo Verde	8	S		48
25	Blue Palo Verde	8	S		54
26	Mesquite	6	S		42
27	Blue Palo Verde	7	NS	Form / Leaning	
28	Blue Palo Verde	10	NS	Trunk Form / Leaning	
29	Blue Palo Verde	14	NS	Form / Poor Structure	
30	Blue Palo Verde	14	NS	Trunk Form / Leaning	
31	Blue Palo Verde	14	NS	Witches Broom	
32	Blue Palo Verde	5	NS	Witches Broom	
33	Blue Palo Verde	5	NS	Trunk Form / Leaning	
34	Blue Palo Verde	15	NS	Branch Dieback / Cambium Damage	
35	Blue Palo Verde	7	S		42
36	Blue Palo Verde	8	S		48

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
37	Blue Palo Verde	6	NS	Form / Leaning	
38	Blue Palo Verde	6	NS	Declining	
39	Blue Palo Verde	5	NS	Trunk Form / Leaning	
40	Blue Palo Verde	12	NS	Branch Dieback / Cambium Damage	
41	Blue Palo Verde	12	NS	Branch Dieback / Cambium Damage	
42	Blue Palo Verde	7	S		42
43	Blue Palo Verde	5	NS	Branch Dieback / Cambium Damage	
44	Blue Palo Verde	10	NS	Branch Dieback / Cambium Damage	
45	Blue Palo Verde	9	S		54
46	Blue Palo Verde	9	NS	Trunk Form / Leaning	
47	Blue Palo Verde	26	S		96
48	Blue Palo Verde	26	NS	Branch Dieback / Cambium Damage	
49	Blue Palo Verde	16	S		72
50	Hackberry	10	S		54
51	Blue Palo Verde	22	NS	Branch Dieback / Cambium Damage	
52	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage	
53	Blue Palo Verde	20	NS	Trunk Form / Cambium Damage	
54	Blue Palo Verde	16	NS	Branch Dieback / Leaning	
55	Blue Palo Verde	16	NS	Branch Dieback / Leaning	
56	Foothills Palo Verde	7	NS	Trunk Form / Leaning	
57	Foothills Palo Verde	18	NS	Cambium Damage	
59	Foothills Palo Verde	14	NS	Branch Dieback / Cambium Damage	
60	Blue Palo Verde	12	S		54
61	Blue Palo Verde	15	NS	Witches Broom	
62	Foothills Palo Verde	9	S		54
63	Blue Palo Verde	18	S		72
64	Blue Palo Verde	19	NS	Cambium Damage	84
65	Hackberry	14	NS	Cluster	
66	Hackberry	12	NS	Cluster	
67	Hackberry	24	NS	Cluster	
68	Hackberry	12	NS	Cluster	
69	Ironwood	20	S		72
70	Blue Palo Verde	15	S		72
71	Blue Palo Verde	18	NS	Trunk Form / Damage	
72	Ironwood	18	NS	Trunk Form / Damage	
73	Ironwood	22	S		84
74	Blue Palo Verde	14	NS	Trunk Form / Leaning	
75	Blue Palo Verde	16	NS	Branch Dieback / Cambium Damage	
76	Blue Palo Verde	16	S		72
77	Blue Palo Verde	8	NS	Trunk Form / Leaning	
78	Blue Palo Verde	10	NS	Trunk Form / Leaning	
79	Blue Palo Verde	10	NS	Trunk Form / Leaning	
80	Blue Palo Verde	16	NS	Trunk Form / Leaning	
81	Blue Palo Verde	18	S		72
82	Blue Palo Verde	5	NS	Proximity to UG Utilities	
83	Blue Palo Verde	8	NS	In Wash / In Rocks	
84	Blue Palo Verde	7	NS	Trunk Form / Leaning	
85	Blue Palo Verde	12	NS	Trunk Form / Leaning	
85	Blue Palo Verde	7	S		42

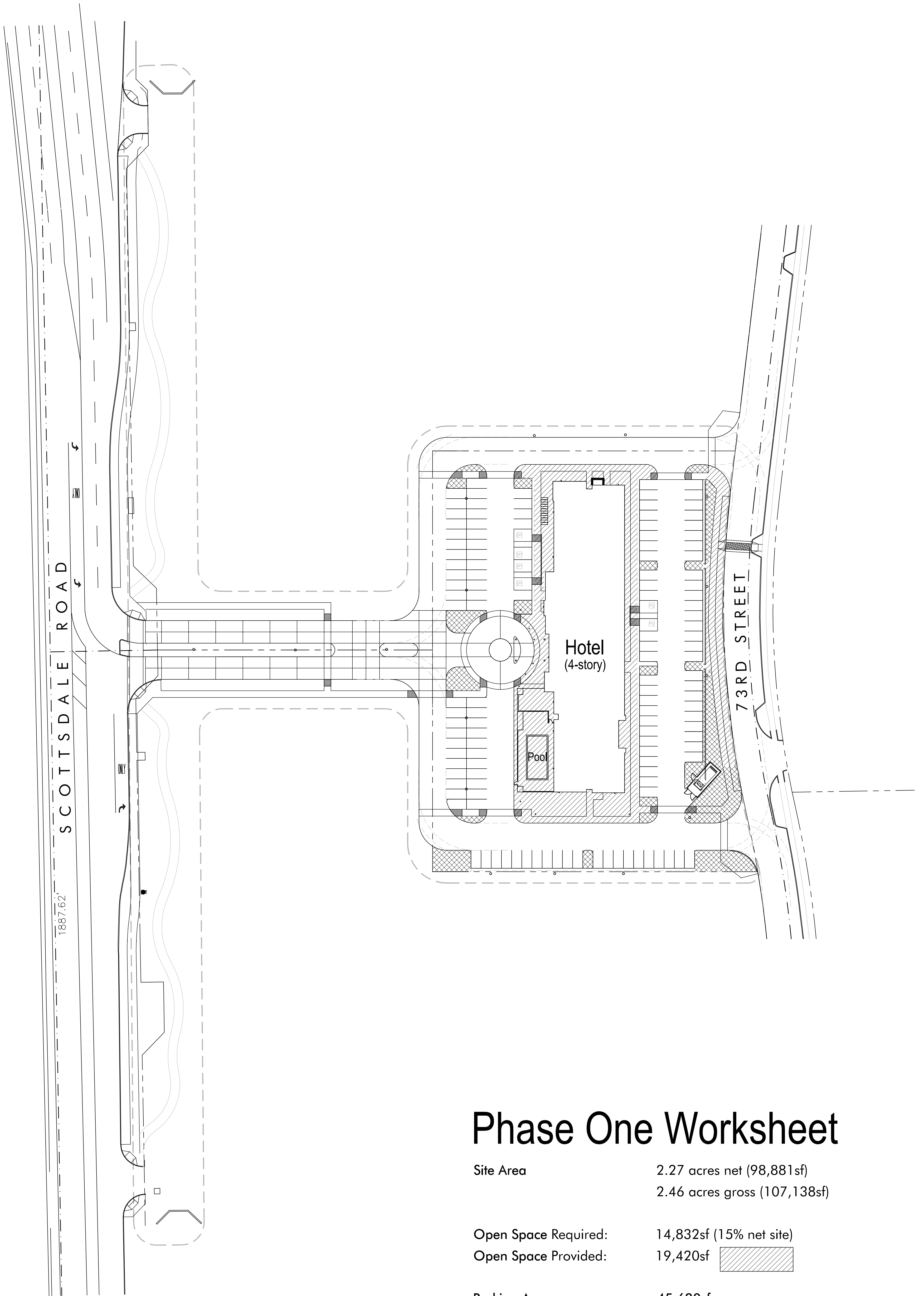
Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
87	Blue Palo Verde	18	S		72
88	Blue Palo Verde	14	NS	Form / Leaning	
89	Blue Palo Verde	12	S		72
90	Blue Palo Verde	12	NS	Witches Broom	
91	Blue Palo Verde	12	S		54
92	Blue Palo Verde	8	S		48
93	Blue Palo Verde	8	NS	Trunk Form / Poor Structure	
94	Foothills Palo Verde	5	S		36
95	Foothills Palo Verde	12	NS	Trunk Form / Leaning	
96	Blue Palo Verde	8	S		48
97	Blue Palo Verde	8	S		48
98	Blue Palo Verde	7	NS	Form / Leaning	
99	Blue Palo Verde	6	S		42
100	Blue Palo Verde	6	S		42
101	Blue Palo Verde	9	S		54
102	Blue Palo Verde	4	NS	Proximity to Power Box	
103	Blue Palo Verde	4	NS	Proximity to Power Box	
104	Blue Palo Verde	4	S		36
105	Blue Palo Verde	5	S		36
106	Blue Palo Verde	7	S		42
107	Blue Palo Verde	4	S		36
108	Blue Palo Verde	4	NS	Rocks	
109	Blue Palo Verde	6	NS	Rocks	
110	Blue Palo Verde	7	NS	Rocks	
111	Blue Palo Verde	4	NS	Rocks	
112	Blue Palo Verde	6	S		42
113	Blue Palo Verde	12	NS	Form / Leaning	
114	Mesquite	7	S		42
115	Blue Palo Verde	4	S		36
116	Blue Palo Verde	6	NS	Form / Leaning	
117	Blue Palo Verde	4	S		36
118	Mesquite	7	S		42
119	Blue Palo Verde	6	S		42
120	Blue Palo Verde	6	NS	Proximity to Street	
121	Blue Palo Verde	4	S		36
122	Blue Palo Verde	4	S		30
123	Blue Palo Verde	7	NS	Form / Leaning	
124	Blue Palo Verde	4	S		36
125	Blue Palo Verde	5	S		36
126	Blue Palo Verde	5	NS	Form / Leaning	
127	Blue Palo Verde	4	S		30
128	Blue Palo Verde	4	S		30
129	Blue Palo Verde	5	S		36
130	Blue Palo Verde	4	S		30
131	Blue Palo Verde	4	S		30
132	Blue Palo Verde	4	S		30
133	Mesquite	5	S		36
134	Blue Palo Verde	4	S		30
135	Mesquite	6	S		42

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
136	Blue Palo Verde	5	S		36
137	Blue Palo Verde	5	S		36
138	Blue Palo Verde	5	S		36
139	Blue Palo Verde	5	S		36
140	Blue Palo Verde	6	S		42
141	Blue Palo Verde	7	S		42
142	Blue Palo Verde	5	S		36
143	Blue Palo Verde	6	S		42
144	Blue Palo Verde	4	S		30
145	Blue Palo Verde	4	S		36
146	Blue Palo Verde	5	S		36
147	Mesquite	5	S		42
148	Blue Palo Verde	4	S		30
149	Blue Palo Verde	6	S		42
150	Blue Palo Verde	6	S		42
152	Blue Palo Verde	6	S		42
153	Blue Palo Verde	6	NS	Witches Broom	
154	Blue Palo Verde	4	NS	Form / Leaning	
155	Blue Palo Verde	5	NS	Witches Broom	
156	Blue Palo Verde	7	NS	Witches Broom	
157	Blue Palo Verde	4	NS	Witches Broom	
158	Blue Palo Verde	4	NS	Witches Broom	
159	Blue Palo Verde	6	NS	Witches Broom	
160	Blue Palo Verde	5	S		36
161	Blue Palo Verde	5	NS	Form / Leaning	
162	Blue Palo Verde	8	S		48
163	Blue Palo Verde	5	S		42
164	Mesquite	5	NS	Proximity to Street	
165	Blue Palo Verde	4	NS	Cambium Damage	
166	Blue Palo Verde	4	S		30
167	Blue Palo Verde	5	S		36
168	Blue Palo Verde	6	NS	Proximity to #16	
169	Blue Palo Verde	4	S		36
170	Blue Palo Verde	4	S		30
171	Blue Palo Verde	5	S		36
172	Blue Palo Verde	4	S		30
173	Blue Palo Verde	4	S		36
174	Blue Palo Verde	4	S		36
175	Blue Palo Verde	4	S		30
176	Blue Palo Verde	7	NS	Form / Leaning	
177	Blue Palo Verde	5	S		36
178	Blue Palo Verde	4	S		30
179	Blue Palo Verde	7	S		48
180	Blue Palo Verde	6	S		42
181	Blue Palo Verde	4	S		30
182	Blue Palo Verde	4	S		30
183	Blue Palo Verde	4	S		30
184	Blue Palo Verde	5	S		36
186	Blue Palo Verde	6	S		36

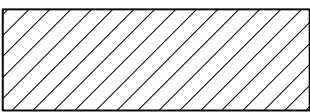
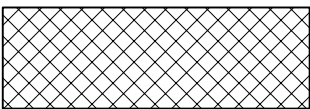
Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments	Box Size
187	Blue Palo Verde	4	S		36
188	Blue Palo Verde	6	S		36
189	Blue Palo Verde	4	S		30
190	Blue Palo Verde	6	NS	Form / Poor Structure	
191	Blue Palo Verde	4	S		36
192	Blue Palo Verde	4	S		36
193	Blue Palo Verde	6	S		42
194	Blue Palo Verde	4	S		36
195	Blue Palo Verde	4	S		30
196	Blue Palo Verde	4	S		36
197	Blue Palo Verde	7	S		42
198	Blue Palo Verde	4	S		30
199	Blue Palo Verde	6	S		36
200	Mesquite	6	S		42

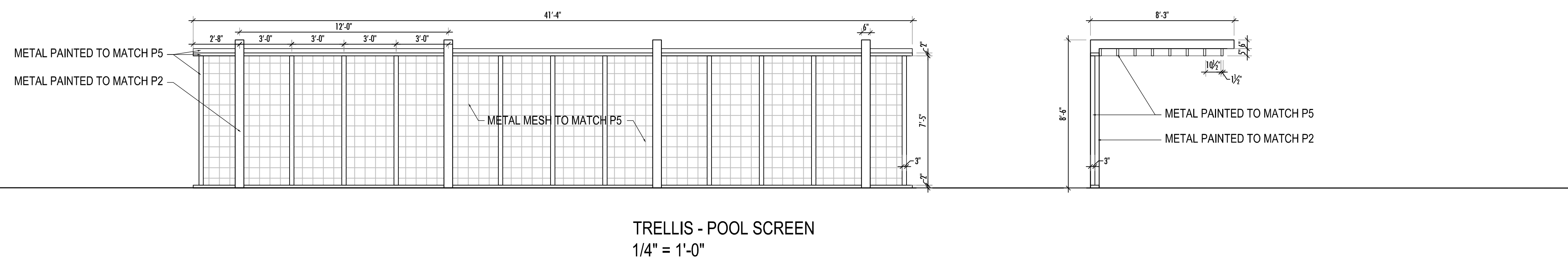
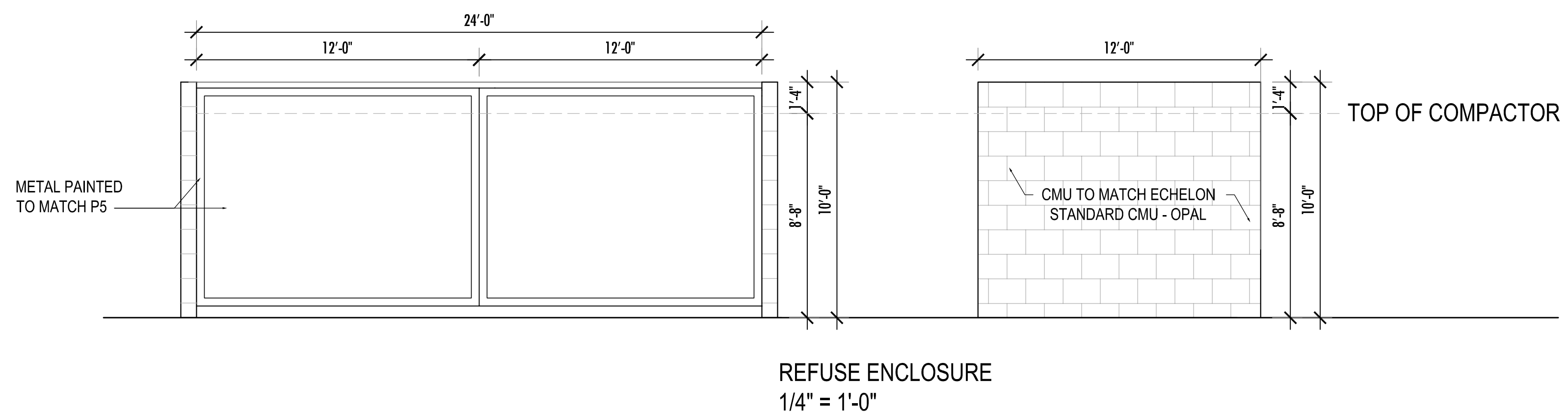
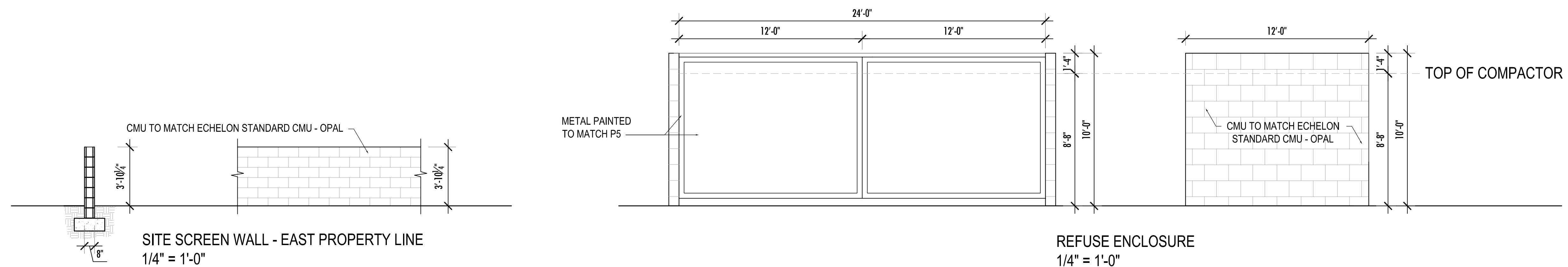
Summary		
	Trees	Cacti
Salvageable	117	1
Non-Salvageable	80	0
Remain-In-Place	0	0
Total	197	1

Legend
S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place



Phase One Worksheet

Site Area	2.27 acres net (98,881sf)
	2.46 acres gross (107,138sf)
Open Space Required:	14,832sf (15% net site)
Open Space Provided:	19,420sf 
Parking Area:	45,630sf
Parking Landscape Required:	6,845sf (15% parking area)
Parking Landscape Provided:	7,610sf 
Parking Landscape Islands Required:	2,259sf (1/3 parking landscape)
Parking Landscape Islands Provided:	2,590sf

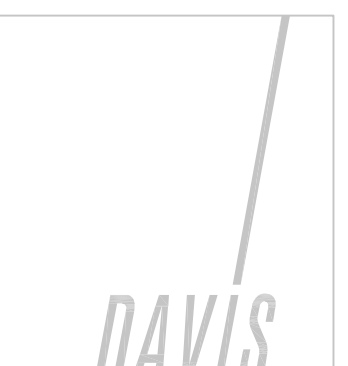




View from Southwest

ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.





View from Southwest

ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.





View from Northeast

ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.





View from South

ONE SCOTTSDALE- Scottsdale, Arizona

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.