

DEVELOPMENT DATA

THE CORE CENTER

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| Site Area: | 6.60 acres net (288,302 sf) |
| Open Space Required: | 80,725 sf (28% of net site area due to FAR bonus) |
| Open Space Provided: | 83,190 sf (28.9%) |
| Parking Area: | 59,817 sf |
| Parking Landscape Required: | 8,973 sf (15%) |
| Parking Landscape Provided: | 11,555 sf (19.3%) |
| Parking Interior Land. Required: | 2,991 sf (33% of required) |
| Parking Interior Land. Provided: | 3,333 sf (37.2% of required) |

Building Areas:

| | | | |
|---|--------------|---------------------|-----------|
| A | 1st FLOOR | Retail / Restaurant | 17,643 sf |
| | Multi-level | Parking Garage | |
| | See sections | | |
| | TOTAL | | 17,643 sf |

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| B | 1st FLOOR | | 7,600 sf |
| | 2nd FLOOR | | 7,600 sf |
| | TOTAL | | 15,200 sf |

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| C | 1st FLOOR | Restaurant | 19,400 sf |
| | 2nd FLOOR | Office | 18,087 sf |
| | 3rd FLOOR | Office | 16,540 sf |
| TOTAL | | | 54,027 sf |

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| TOTAL PHASE I | | | 113,502 sf |
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| D | 1st FLOOR | Retail / Restaurant | 8,595 sf |
| | 2nd FLOOR | Office | 6,412 sf |
| | 3rd FLOOR | Office | 4,414 sf |
| TOTAL | | | 19,421 sf |

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| E | 1st FLOOR | Retail / Restaurant | 16,512 sf |
| | 2nd FLOOR | Office | 21,600 sf |
| | 3rd FLOOR | Office | 21,600 sf |
| TOTAL | | | 59,712 sf |

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| TOTAL PHASE II | | | 79,133 sf |
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| TOTAL PROJECT AREA | | | 192,635 sf |
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Parking Requirements:

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| PARKING REQUIRED: | |
| 192,635/300 | 642 spaces |
| PARKING PROVIDED: | |
| Parking Garage | 576 spaces |
| Grade Level Parking | 106 spaces |
| Underground Parking (Building E) | 64 spaces |
| TOTAL PARKING PROVIDED | 746 spaces |
| ADA parking required - 694 X 4% = | 28 spaces |
| ADA parking provided | 28 spaces |

THE CORE APARTMENTS

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|-----------------------------|---|
| Site Area: | 4.59 acres net/gross (200,000 sf) |
| Open Space Required: | 56,000 sf (28% of net site area due to FAR bonus) |
| Open Space Provided: | 81,244 sf (40.25%) |
| Parking Landscape Required: | All parking is located in parking structure |

PCP PROJECT TOTALS

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|----------------------------------|--|
| Site Area: | 11.21 acres net (488,302 sf) |
| Open Space Required: | 136,725 sf (28% of net site area due to FAR bonus) |
| Open Space Provided: | 164,434 sf (33.67%) |
| Parking Area: | 59,817 sf |
| Parking Landscape Required: | 8,973 sf (15%) |
| Parking Landscape Provided: | 11,555 sf (19.3%) |
| Parking Interior Land. Required: | 2,991 sf (33% of required) |
| Parking Interior Land. Provided: | 3,333 sf (37.2% of required) |

PLANNING NOTES

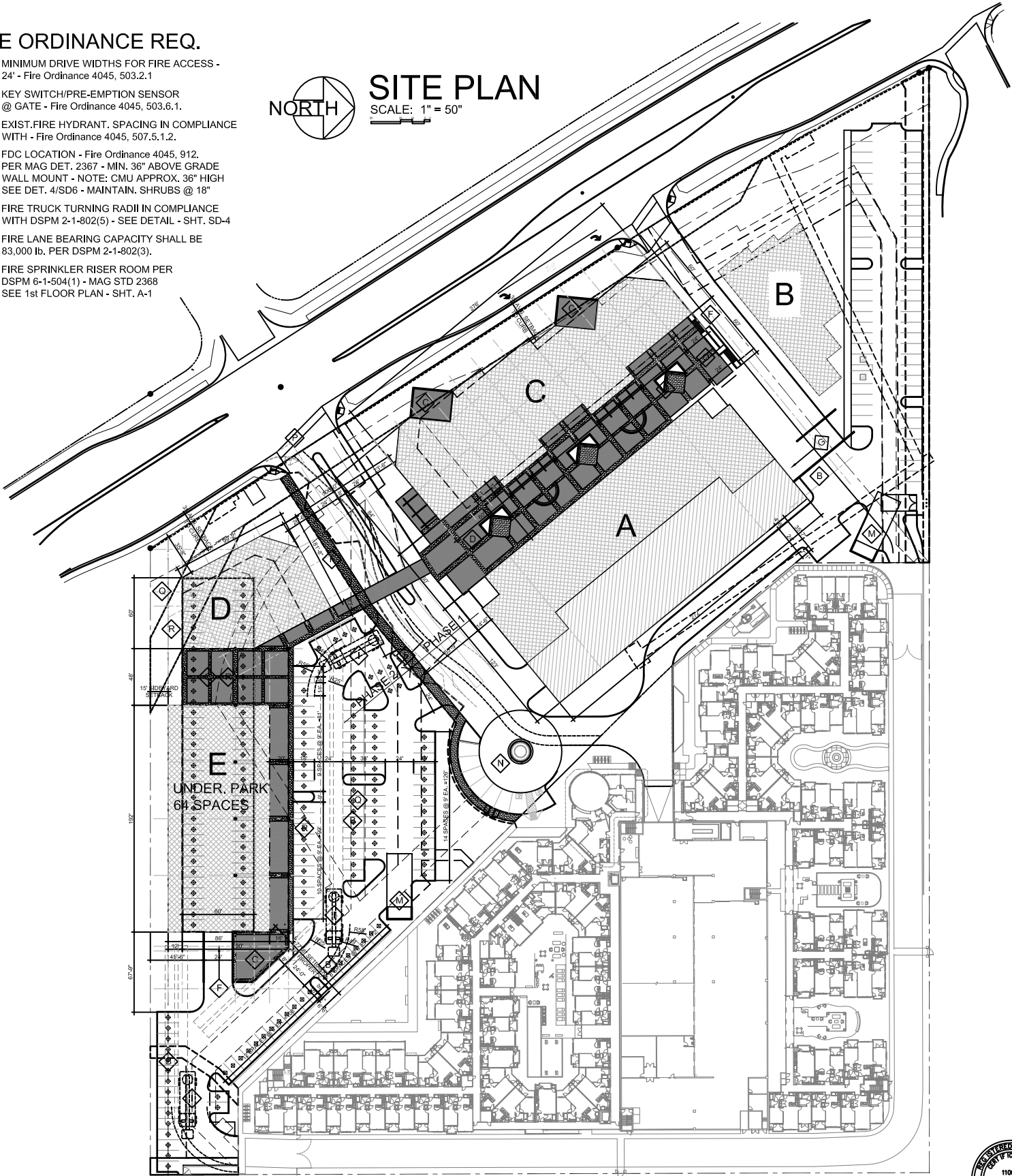
1. NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
2. REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
4. ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
5. ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
6. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
7. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
8. NO EXTERIOR LADDERS SHALL BE VISABLE.
9. FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
10. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
11. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
12. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
13. ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
14. NO CHAIN LINK FENCING SHALL BE ALLOWED.
15. NO TURF AREAS SHALL BE PROVIDED.

SITE PLAN KEY NOTES

- A ASPHALT CONC.PAVING PER
- B PARKING SPACE PER C.O.S.STANDARD 9' X 18' MIN. (9' X 16' W/ 24" O.H. PER COND.)
- C OUTDOOR PATIO AREA W/ DECORATIVE PAVING
- D MIXED-USE COURTYARD W/ DECORATIVE PAVERS & PLANTERS - SEE DETAILS
- E COLORED CONCRETE OR PAVERS SIDEWALK
- F RAMP TO UNDERGROUND PARKING 64 PARKING SPACES
- G RAMP TO LOWER LEVEL OF PARKING GARAGE
- I FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- J EXTRUDED CONC. CURB
- K C.I.P.CONCRETE CURB
- L BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- M REFUSE EXCLOSURE W/ GATES PER C.O.S. STD DET. 2146-2
- N EXIST. COLORED CONC. TRAFFIC CIRCLE
- O RAMP & STAIRS TO COURTYARD SEE CIVIL & DETAILS
- P EXIST. DECEL. LANE & APPROACH TO BE RECONSTRUCTED FOR ADD'L. LANES - SEE CIVIL & TRAFFIC STUDY
- Q EASEMENT - SEE ALTA & CIVIL
- R EXIST. EASEMENT TO BE RELOCATED - SEE ALTA & CIVIL

FIRE ORDINANCE REQ.

- 1 MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
- 2 KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3 EXIST.FIRE HYDRANT. SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2.
- 4 FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET, 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMU APPROX. 36" HIGH SEE DET. 4/SD6 - MAINTAIN. SHRUBS @ 18"
- 5 FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5) - SEE DETAIL - SHT. SD-4
- 6 FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7 FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-1



THE CORE CENTER for
CAPITAL COMMERCIAL PROPERTIES, LLC
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DATE 5.15.19
REVISED

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SD-1
SITE PLAN