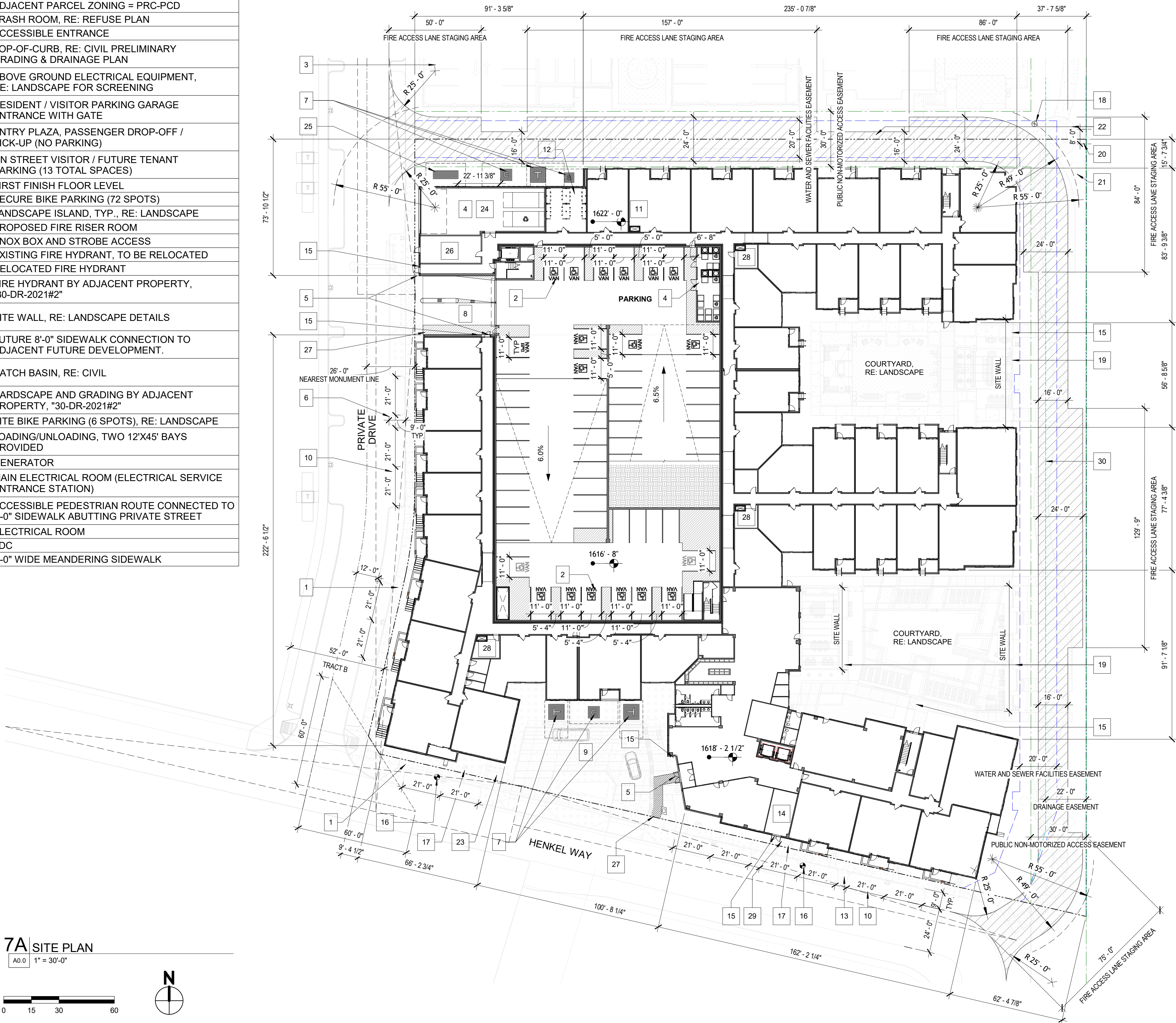
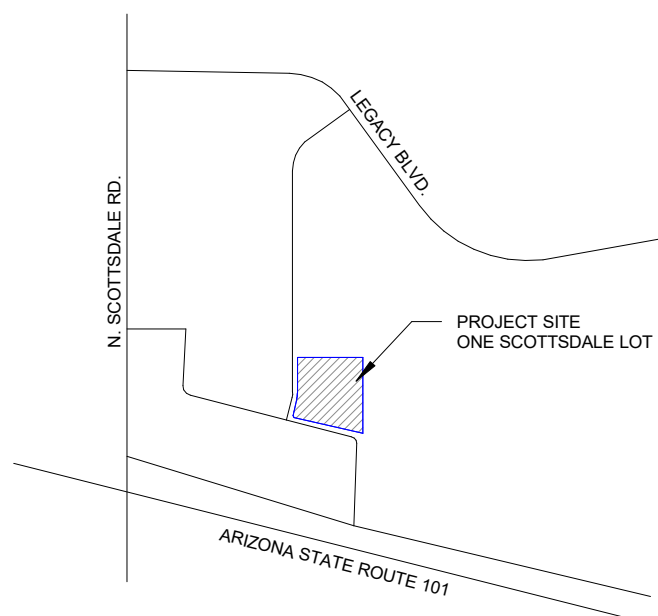
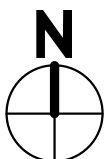


LEGEND / KEYNOTES	
---	PROPERTY LINE
---	20'-0" WATER AND SEWER FACILITIES EASEMENT
---	30'-0" PUBLIC NON-MOTORIZED ACCESS EASEMENT (OPEN SPACE EASEMENT) NOTE: NORTH ACCESS SHARED WITH ADJACENT PROPERTY
---	22'-0" DRAINAGE EASEMENT
---	SIGHT VISIBILITY TRIANGLE
---	60' x 60' TRAFFIC SAFETY TRIANGLE
---	STREET CENTERLINE
---	16'-0" AND 24'-0" WIDE FIRE LANE
1	5'-0" WIDE SIDEWALK, RE: LANDSCAPE FOR LOCATIONS AND PAVEMENT TYPES
2	11'-0" X 18'-0" ACCESSIBLE STALL, TYP.
3	ADJACENT PARCEL ZONING = PRC-PCD
4	TRASH ROOM, RE: REFUSE PLAN
5	ACCESSIBLE ENTRANCE
6	TOP-OF-CURB, RE: CIVIL PRELIMINARY GRADING & DRAINAGE PLAN
7	ABOVE GROUND ELECTRICAL EQUIPMENT, RE: LANDSCAPE FOR SCREENING
8	RESIDENT / VISITOR PARKING GARAGE ENTRANCE WITH GATE
9	ENTRY PLAZA, PASSENGER DROP-OFF / PICK-UP (NO PARKING)
10	ON STREET VISITOR / FUTURE TENANT PARKING (13 TOTAL SPACES)
11	FIRST FINISH FLOOR LEVEL
12	SECURE BIKE PARKING (72 SPOTS)
13	LANDSCAPE ISLAND, TYP., RE: LANDSCAPE
14	PROPOSED FIRE RISER ROOM
15	KNOX BOX AND STROBE ACCESS
16	EXISTING FIRE HYDRANT, TO BE RELOCATED
17	RELOCATED FIRE HYDRANT
18	FIRE HYDRANT BY ADJACENT PROPERTY, "30-DR-2021#2"
19	SITE WALL, RE: LANDSCAPE DETAILS
20	FUTURE 8'-0" SIDEWALK CONNECTION TO ADJACENT FUTURE DEVELOPMENT.
21	CATCH BASIN, RE: CIVIL
22	HARDSCAPE AND GRADING BY ADJACENT PROPERTY, "30-DR-2021#2"
23	SITE BIKE PARKING (6 SPOTS), RE: LANDSCAPE
24	LOADING/UNLOADING, TWO 12'X45' BAYS PROVIDED
25	GENERATOR
26	MAIN ELECTRICAL ROOM (ELECTRICAL SERVICE ENTRANCE STATION)
27	ACCESSIBLE PEDESTRIAN ROUTE CONNECTED TO 5'-0" SIDEWALK ABUTTING PRIVATE STREET
28	ELECTRICAL ROOM
29	FDC
30	8'-0" WIDE MEANDERING SIDEWALK

One Scottsdale Land Use Budget Tracker									
rev. 21-Jul-22									
		RESIDENTIAL (DU)			COMMERCIAL/RETAIL OFFICE (SF)			HOTEL (Rooms)	
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II
		NA	2,000		NA	2,866,145		NA	400
TOTAL ALLOWED <i>(per Schedule C - Land Use Budget)</i>									
ASSIGNED PARCEL DESCRIPTION		RESIDENTIAL (DU)			COMMERCIAL/RETAIL OFFICE (SF)			HOTEL (Rooms)	
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II
Henkel Corporation	215-05-005					475,000			
One North Scottsdale	215-05-008			750					
Avion on Legacy	215-05-009								
Hillcrest	215-05-010								130
Shops B	215-05-010						10,700		
Streethights	215-05-310		314						
Belgravia	215-05-311		112						
Grand Peaks Properties	215-05-312		280						
TOTAL ASSIGNED BY PU			696	750		475,000	10,700	0	130
TOTAL ASSIGNED BY USE			1,356			485,700		130	
REMAINING TO ASSIGN			644			2,380,445		270	



7A SITE PLAN
A0.0 1" = 30'-0"



7H VICINITY MAP
A0.0 NTS

ONE SCOTTSDALE LOT 3, PROJECT DATA

PARCEL ADDRESS:
A PORTION OF PARCELS 2 AND 4, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR, LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT AREAS (GROSS AND NET):
139,707 SF (3.21 AC)

PARCEL ZONING:
PRC-PCD

GROSS FLOOR AREA:
325,688 SF (5-STORY RESIDENTIAL BUILDING)
159,466 SF (6.5-STORY PARKING STRUCTURE)

OPEN SPACE CALCULATIONS:
REFER TO OPEN SPACE PLAN, RE: LANDSCAPE

SITE PLAN FINISH/MATERIALS:
REFER TO LANDSCAPE DETAILS.

PARKING:

BIKE PARKING REQUIRED:

	RATIO	SPACES	COUNT
PARKING SPACES	0.10	459.56	45.96

OUTDOOR PROVIDED: 6

INDOOR PROVIDED: 72

PARKING REQUIRED:

	RATIO	UNITS	COUNT
0 BEDS	1.25	20	25.00
1 BEDS	1.3	143	185.90
2 BEDS	1.7	102	173.40
3 BEDS	1.9	15	28.50
VISITOR PARKING	0.167	280	46.76
TOTAL REQUIRED			459.56

STREET PARKING PROVIDED: 13

GARAGE PARKING PROVIDED: 459

	RATIO	SPACES	COUNT
ACCESSIBLE REQUIRED	0.04	472.00	18.88

ACCESSIBLE PARKING PROVIDED: 19

	RATIO	SPACES	COUNT
EV REQUIRED	0.04	472.00	18.88
EV CAPABLE REQUIRED	0.2	472.00	94.40

EV PARKING PROVIDED: 19

ARCHITECT

Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

LANDSCAPE ARCHITECT

Norris Design
901 East Madison Street
Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER

WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
p. 602.335.8500
f. 602.335.8580

DEVELOPER / OWNER

Grand Peaks Properties, Inc.
4582 S. Ulster Street, Suite 1200
Denver, CO 80237
p. 720.889.9200
f. 303.221.0067

MASTER DEVELOPER

One Scottsdale Investors LLC
6263 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85250
Attn: Michael Burke
p. 480.367.7000
f. 000.000.0000

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no. date revision

Project Number

362-PA-2022

Project

ONE SCOTTSDALE
LOT 3

7370 Henkel Way
Scottsdale, AZ

Phase

DRB APPLICATION

Date

03/24/2023

Scale

As indicated

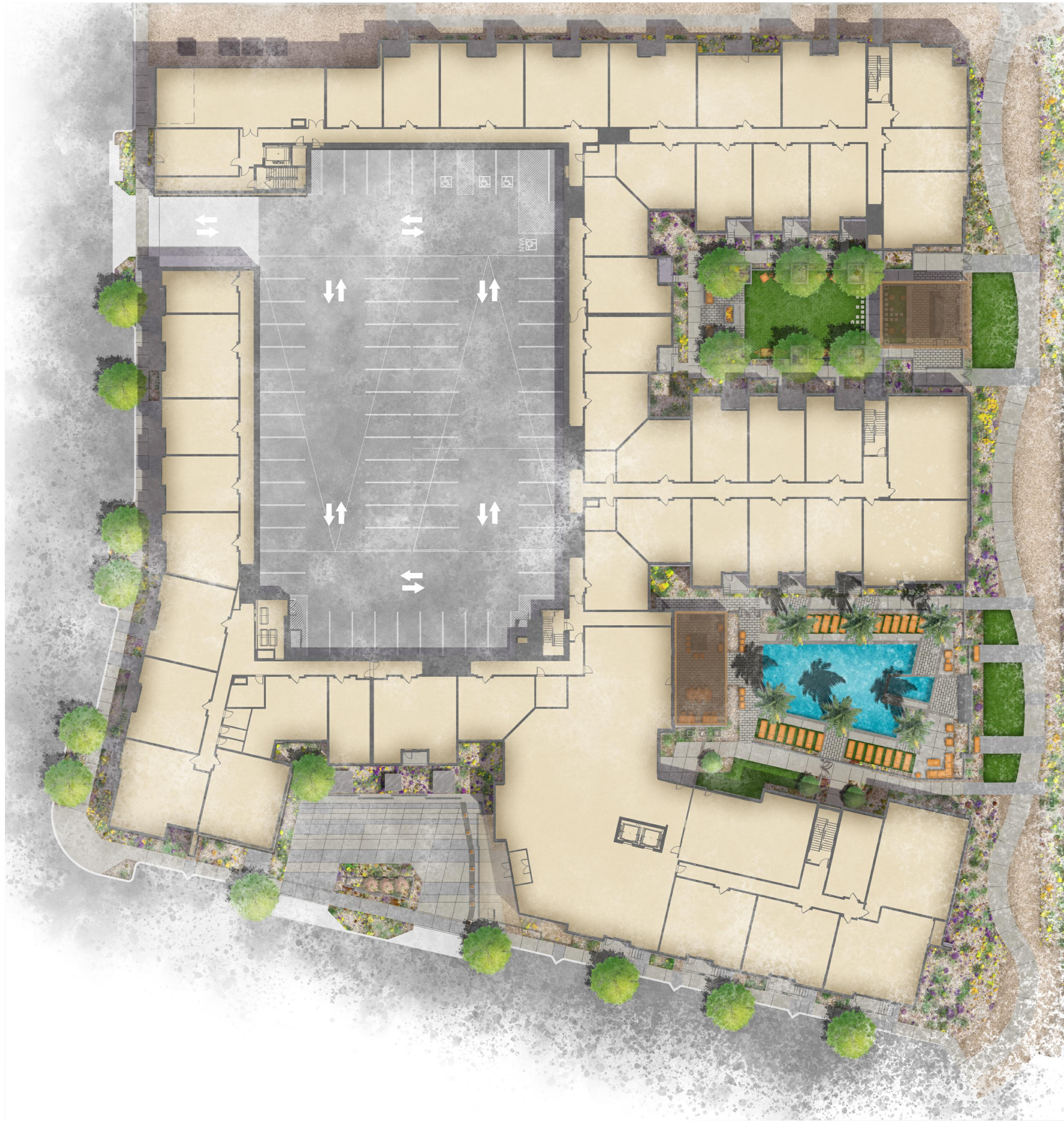
Drawing

SITE PLAN

No

A0.0

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Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

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Norris Design
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Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER

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2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
p. 602.335.8500
f. 602.335.8580

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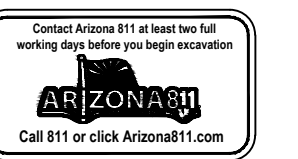
Grand Peaks Properties, Inc.
4582 S. Ulster Street, Suite 1200
Denver, CO 80237
p. 720.889.9200
f. 303.221.0067

MASTER DEVELOPER

One Scottsdale Investors LLC
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Scottsdale, AZ 85250
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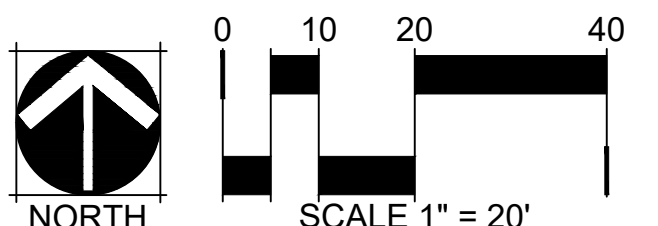
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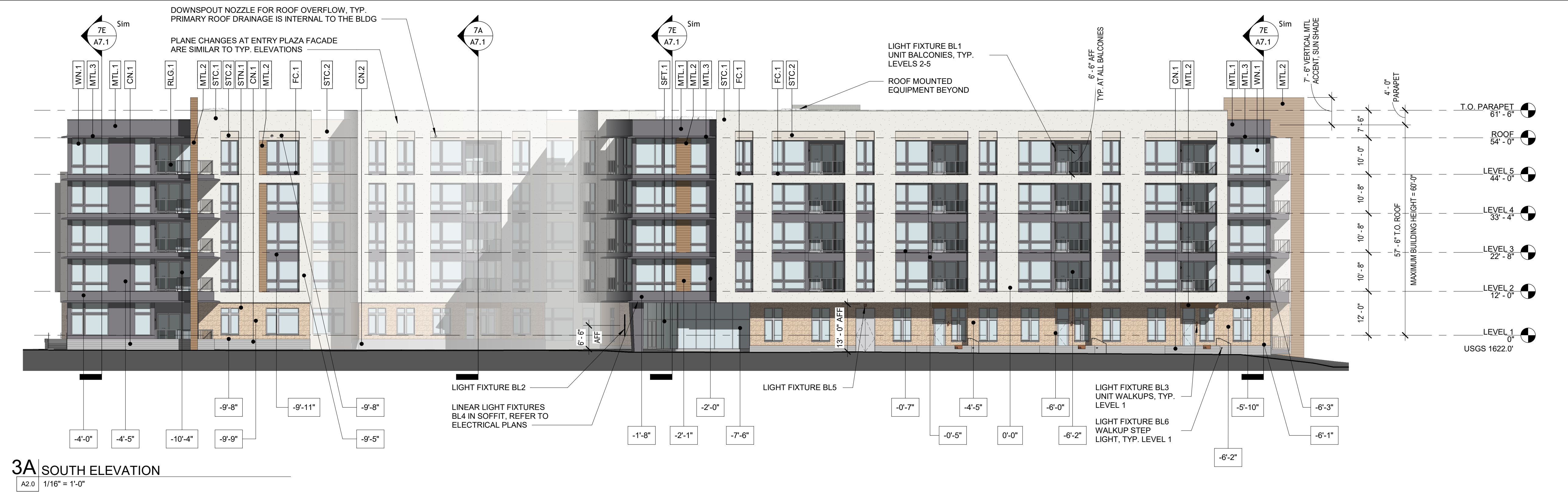
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**ILLUSTRATIVE
LANDSCAPE PLAN**

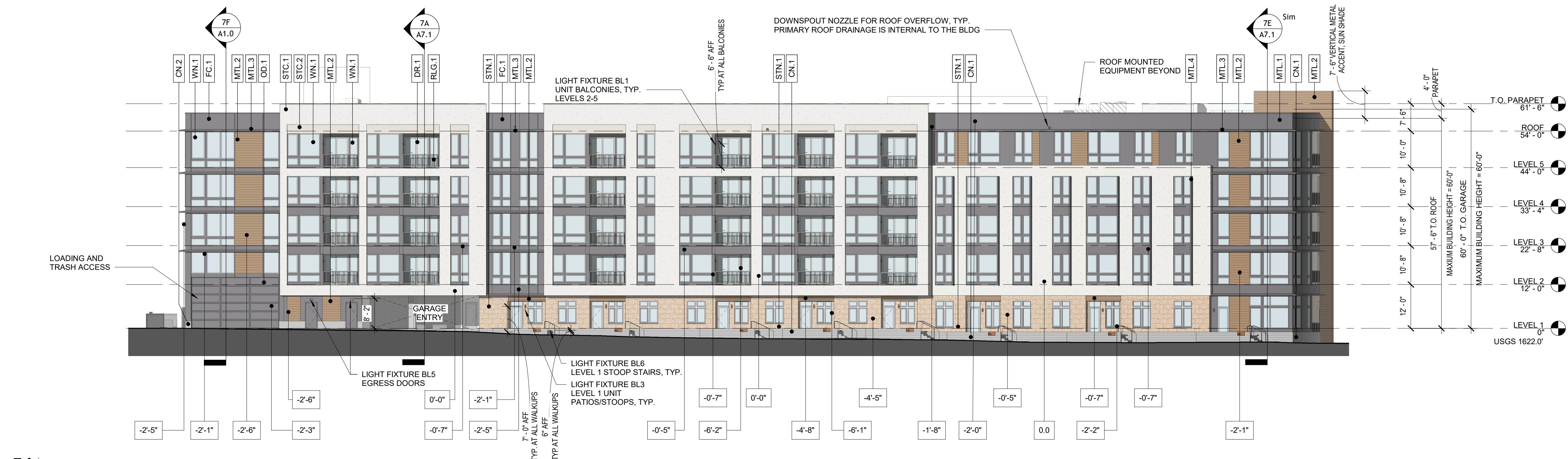
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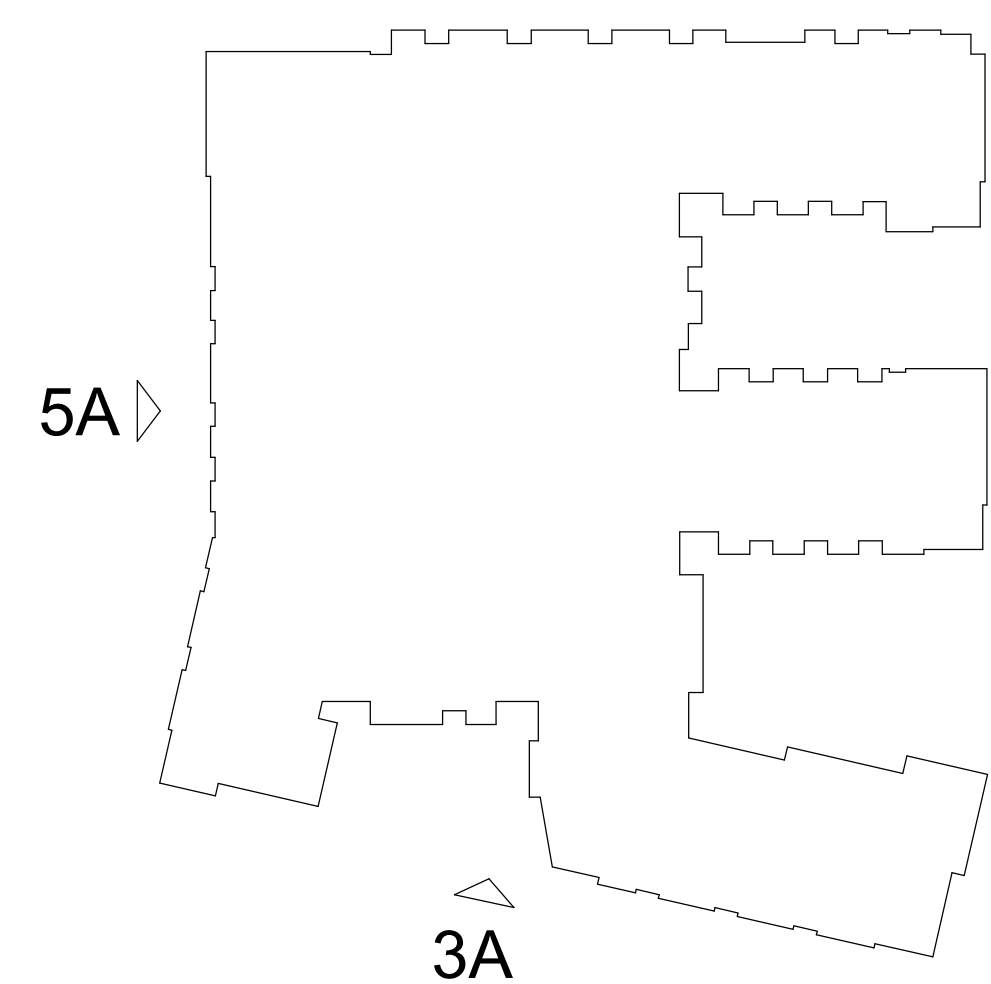


3A SOUTH ELEVATION
A2.0 1/16" = 1'-0"



5A WEST ELEVATION
A2.0 1/16" = 1'-0"
0 8 16 32

EXTERIOR MATERIAL SCHEDULE											
KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION
CN.1		CONCRETE, BOARD FORM LIGHT GRAY	STC.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL, PERFORATED PANEL DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY
CN.2		CONCRETE, SACK FINISH LIGHT GRAY	MTL.1		METAL COMPOSITE MATERIAL DARK GRAY	FC.1		FIBER CEMENT PANEL DARK GRAY	WN.1		VINYL WINDOW SILVER
STN.1		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	FC.2		FIBER CEMENT PANEL, TONGUE AND GROOVE, DARK GRAY	RLG.1		METAL RAILING, PAINTED GRAY
STC.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	DR.1		FIBERGLASS DOOR, PAINTED GRAY			



ARCHITECT
Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

LANDSCAPE ARCHITECT
Norris Design
901 East Madison Street
Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER
WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
p. 602.335.8500
f. 602.335.8580

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Denver, CO 80237
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Scottsdale, AZ 85250
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p. 480.367.7000
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LOT 3**
7370 Henkel Way
Scottsdale, AZ

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**BUILDING
ELEVATIONS**

No
A2.0

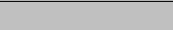
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5C NORTH ELEVATION
A2.1 1/16" = 1'-0"



8B EAST ELEVATION
A2.1 1/16" = 1'-0"



EXTERIOR MATERIAL SCHEDULE											
KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION
CN.1		CONCRETE, BOARD FORM LIGHT GRAY	STC.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL, PERFORATED PANEL DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY
CN.2		CONCRETE, SACK FINISH LIGHT GRAY	MTL.1		METAL COMPOSITE MATERIAL DARK GRAY	FC.1		FIBER CEMENT PANEL DARK GRAY	WN.1		VINYL WINDOW SILVER
STN.1		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	FC.2		FIBER CEMENT PANEL, TONGUE AND GROOVE, DARK GRAY	RLG.1		METAL RAILING, PAINTED GRAY
STC.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	DR.1		FIBERGLASS DOOR, PAINTED GRAY			

ARCHITECT
Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

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Norris Design
901 East Madison Street
Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER
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Phoenix, AZ 85021
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f. 000.000.0000

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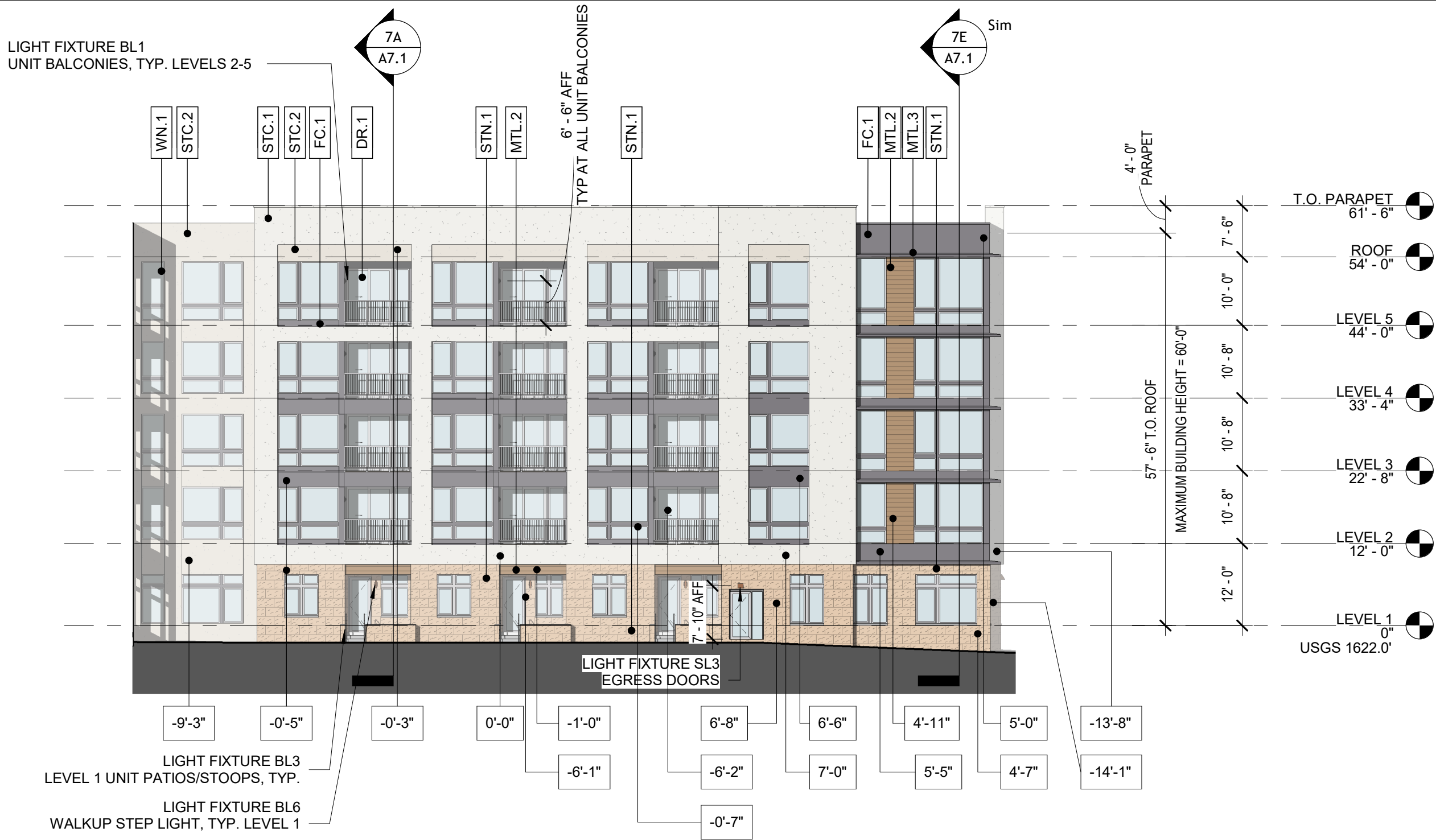
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LOT 3**
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**BUILDING
ELEVATIONS**

No

A2.1

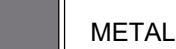
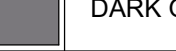
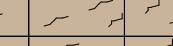
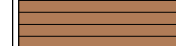
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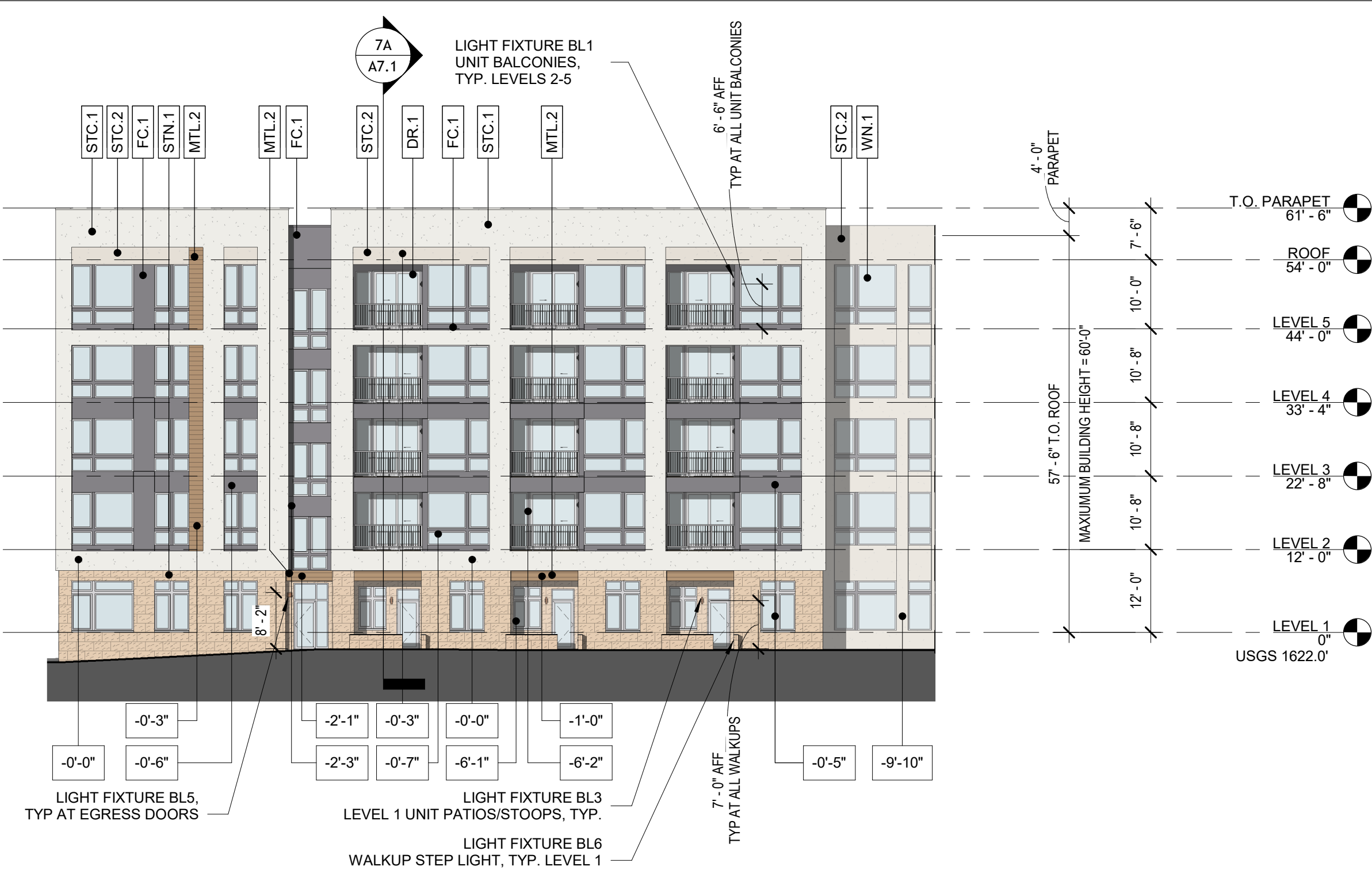


3A NORTH COURTYARD - NORTH ELEVATION
A2.2 1/16" = 1'-0"



5A SOUTH COURTYARD - NORTH ELEVATION
A2.2 1/16" = 1'-0"

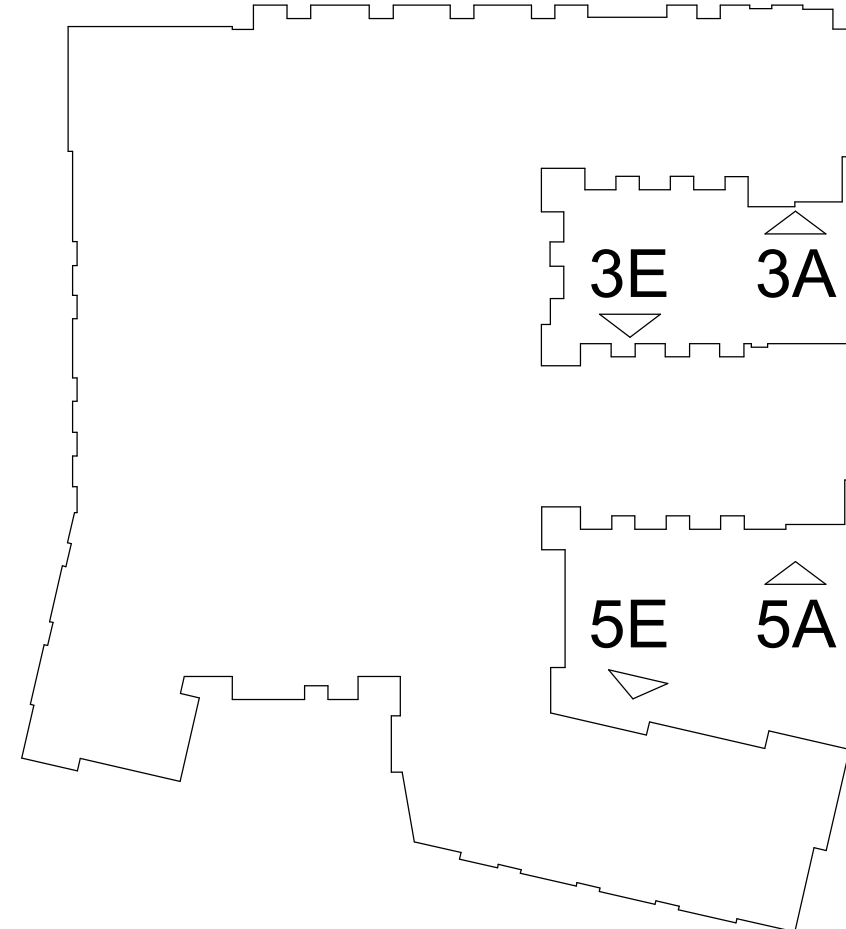
EXTERIOR MATERIAL SCHEDULE											
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CN.1		CONCRETE, BOARD FORM LIGHT GRAY	STC.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL, PERFORATED PANEL DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY
CN.2		CONCRETE, SACK FINISH LIGHT GRAY	MTL.1		METAL COMPOSITE MATERIAL DARK GRAY	FC.1		FIBER CEMENT PANEL DARK GRAY	WN.1		VINYL WINDOW SILVER
STN.1		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	FC.2		FIBER CEMENT PANEL, TONGUE AND GROOVE, DARK GRAY	RLG.1		METAL RAILING, PAINTED GRAY
STC.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	DR.1		FIBERGLASS DOOR, PAINTED GRAY			



3E NORTH COURTYARD - SOUTH ELEVATION
A2.2 1/16" = 1'-0"



5E SOUTH COURTYARD - SOUTH ELEVATION
A2.2 1/16" = 1'-0"



ARCHITECT
Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

LANDSCAPE ARCHITECT
Norris Design
901 East Madison Street
Phoenix, AZ 85034
p. 602.254.9600
f. 000.000.0000

CIVIL ENGINEER
WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
p. 602.335.8500
f. 602.335.8580

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Denver, CO 80237
p. 720.889.9200
f. 303.221.0067

MASTER DEVELOPER
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6263 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85250
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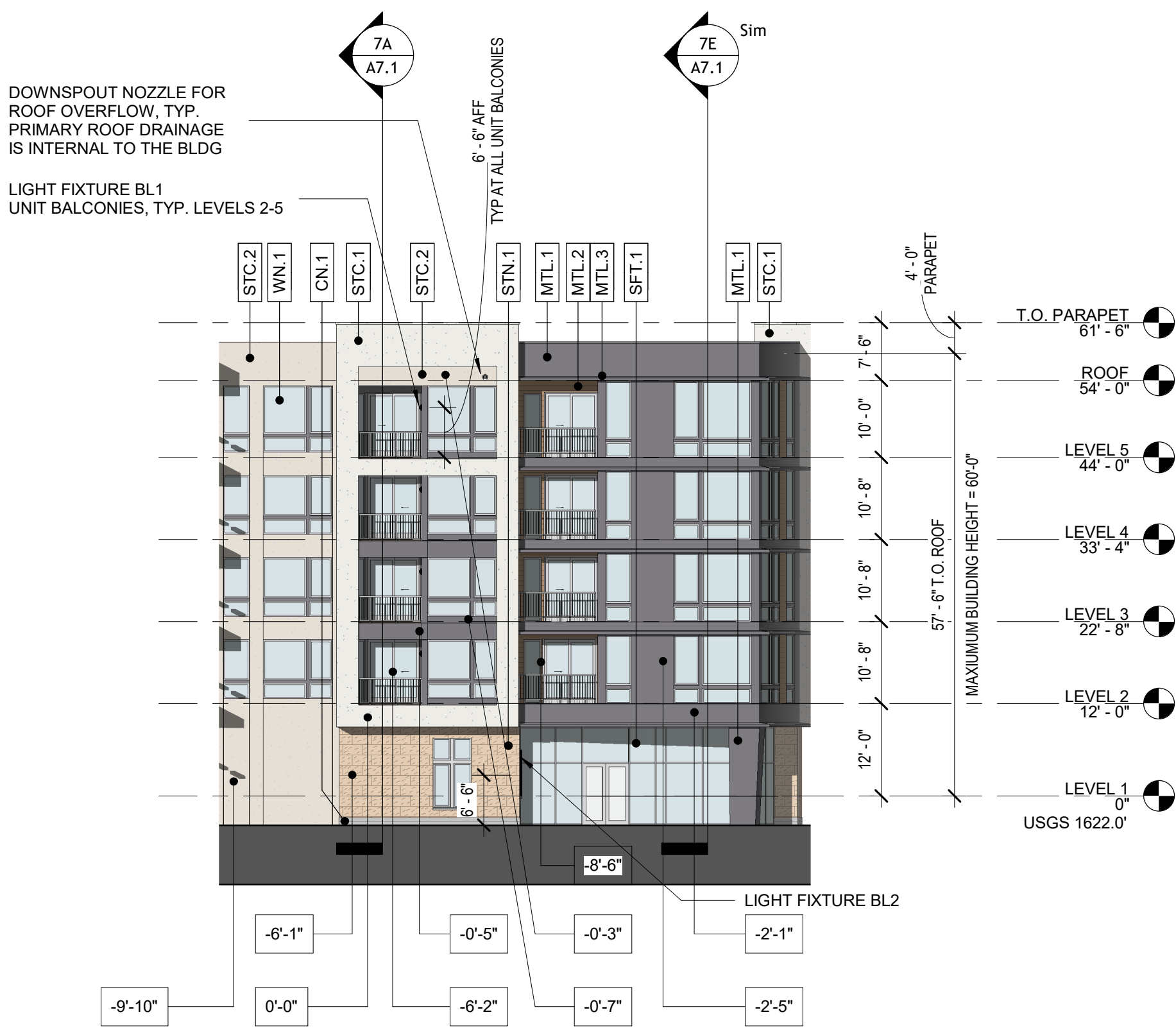
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ELEVATIONS

No

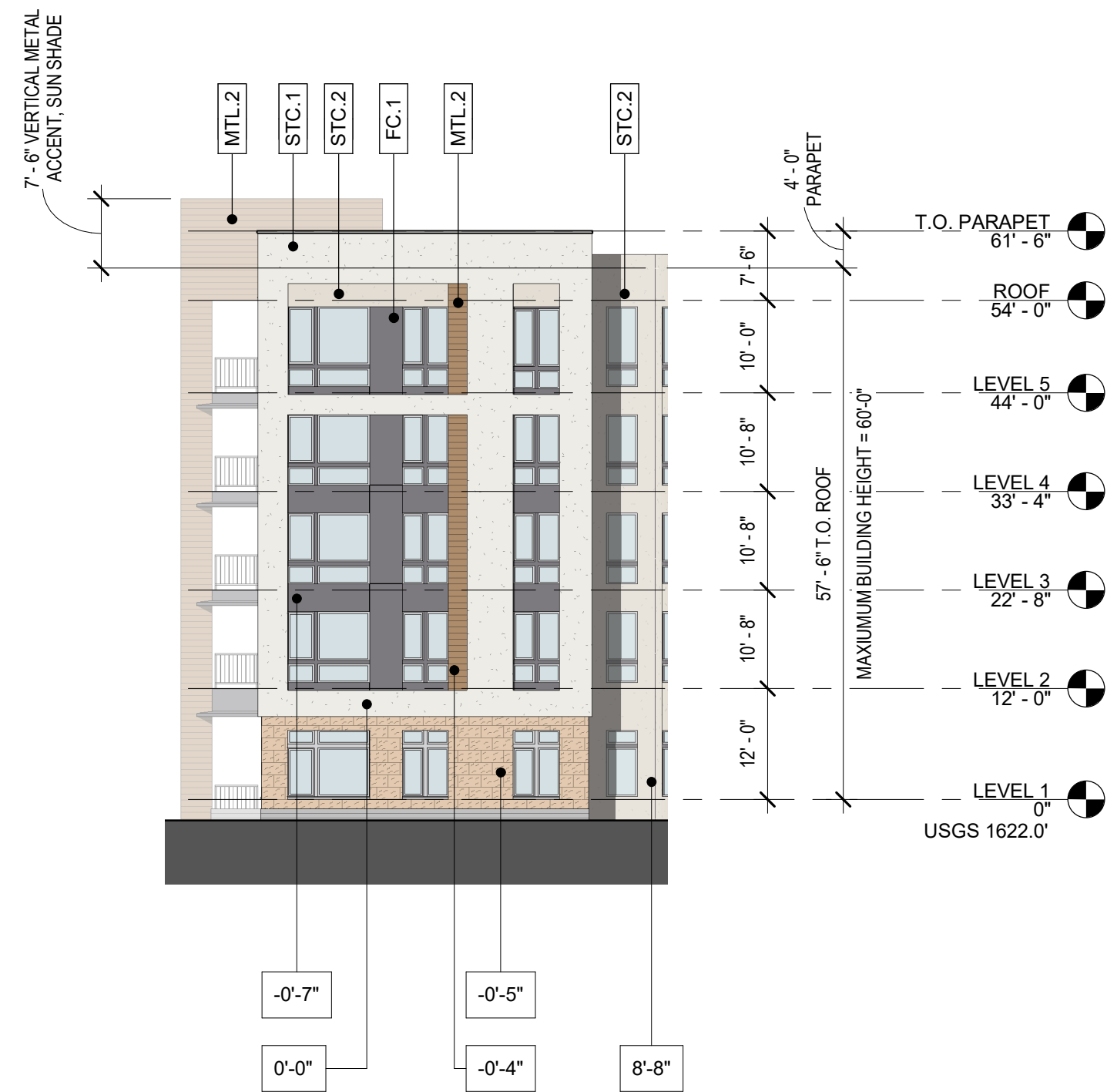
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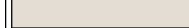
5A ENTRY PLAZA - EAST ELEVATION

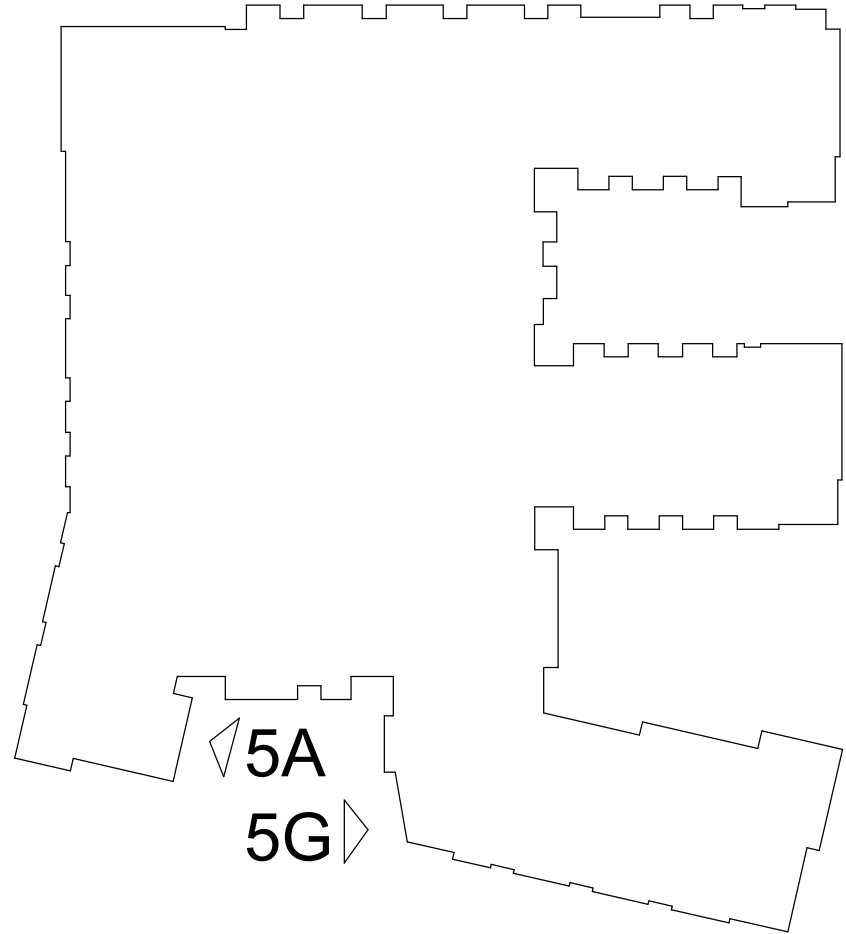
A2.3 1/16" = 1'-0"



5G ENTRY PLAZA - WEST ELEVATION

A2.3 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE											
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ARCHITECT
Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
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A2.3

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