

Phase Two Site Plan

Address 20001 N Scottsdale Road
 Scottsdale, Arizona 85255

APN 215-05-010

Zoning PCD

Site Area 1.95 acres net (84,821sf)
 2.52 acres gross (109,781sf)

Building Area: 7,200sf retail
 3,500sf cafe
 10,700sf total

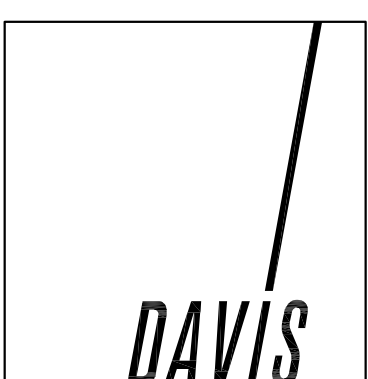
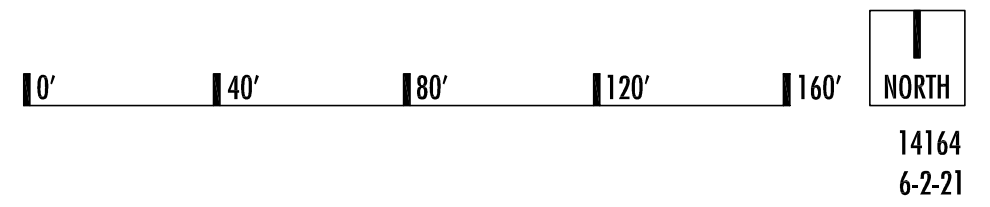
Building Height Allowed: 45' (excludes mech. screening)
 Building Height Provided: 28'-2"

Parking Required: 58 spaces (1/250sf retail; 1/120sf restaurant)
 Parking Provided: 73 spaces

Bicycle Parking Required: 8 spaces (1 / 10 auto spaces)
 Bicycle Parking Provided: 8 spaces

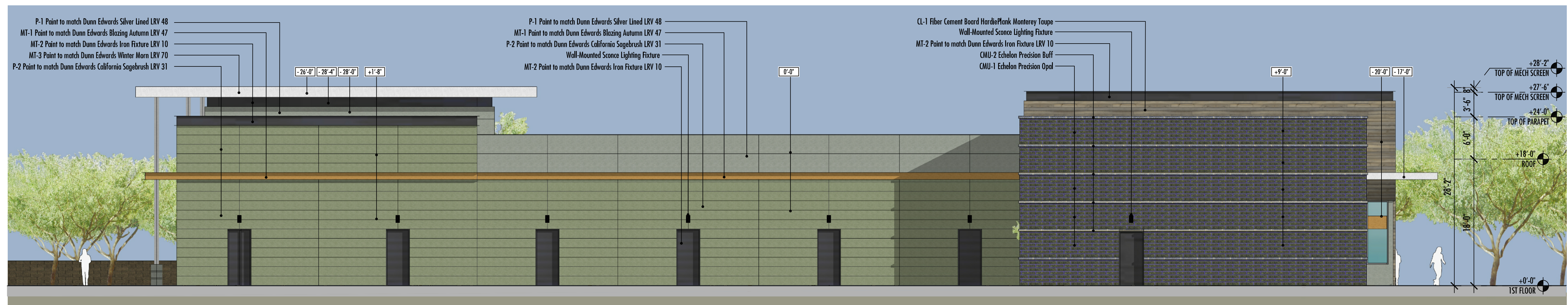
(Note: All utility cabinets, valves, backflow preventors, etc will be painted 'Western Reserve' paint color.)

- KEYNOTES**
1. Property Line
 2. Phase Two Boundary Line
 3. Concrete Sidewalk, integral color to match San Diego Buff
 4. Screen Wall
 5. Bike Racks
 6. Refuse Enclosure for two containers (4 cubic yards each) with grease trap.
 7. Patio (1,960sf total)
 8. Fire Truck Turning Radius
 9. Fire Hydrant
 10. 8' Multi-Use Trail
 11. Crosswalk
 12. Planter Urn
 13. 10' Concrete Sidewalk detached 8' from back of curb
 14. Existing Curb Cut Location



ONE SCOTTSDALE- Scottsdale, Arizona

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West Elevation



North Elevation



South Elevation



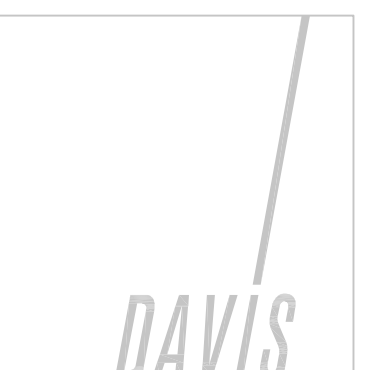
East Elevation

Phase II Elevations

- MATERIAL LEGEND**
- CMU-1 CMU - Echelon Precision - Opal
 - CMU-2 CMU - Echelon Precision - Buff
 - GL-1 Clear Reflective glass - 1"
 - Viracon VUE1-40
 - MT-1 Metal Panel - Painted to match P-3 Dunn Edwards DE5235 Blazing Autumn
 - MT-2 Metal Panel - Painted to match P-4 Dunn Edwards DE6384 Iron Fixture
 - MT-3 Metal - Painted to match P-5 Dunn Edwards DET617 Winter Morn
 - P-1 EIFS - Painted to match Dunn Edwards DE6353 Silver Lined
 - P-2 EIFS - Painted to match Dunn Edwards DET513 California Sagebrush
 - CL-1 Fiber Cement Board - HardiePlank - Monterey Taupe

0' 18' 16' 24' 32'

14164
6-2-21



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