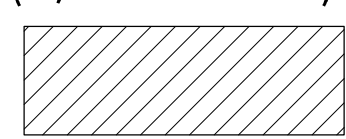


Scenic Corridor / Buffered Setback Worksheet

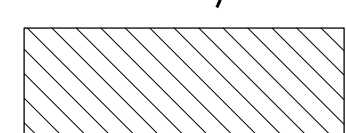
Scottsdale Road Scenic Corridor Required: 176,600sf (1,766' x 100')

Scottsdale Road Scenic Corridor Provided: 177,040sf

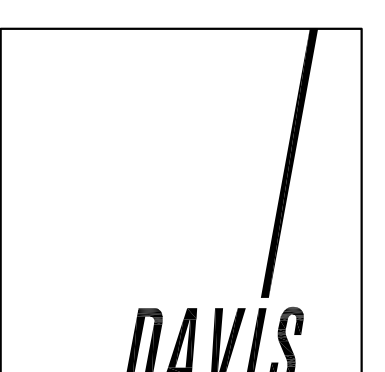
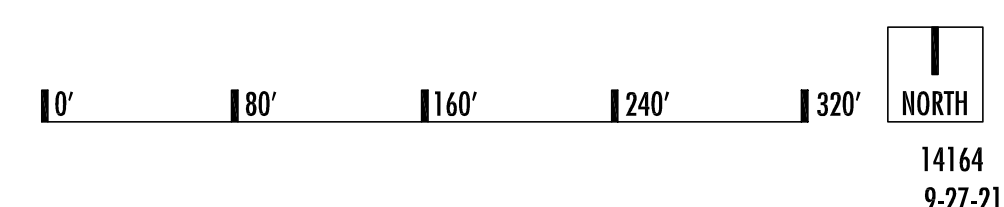


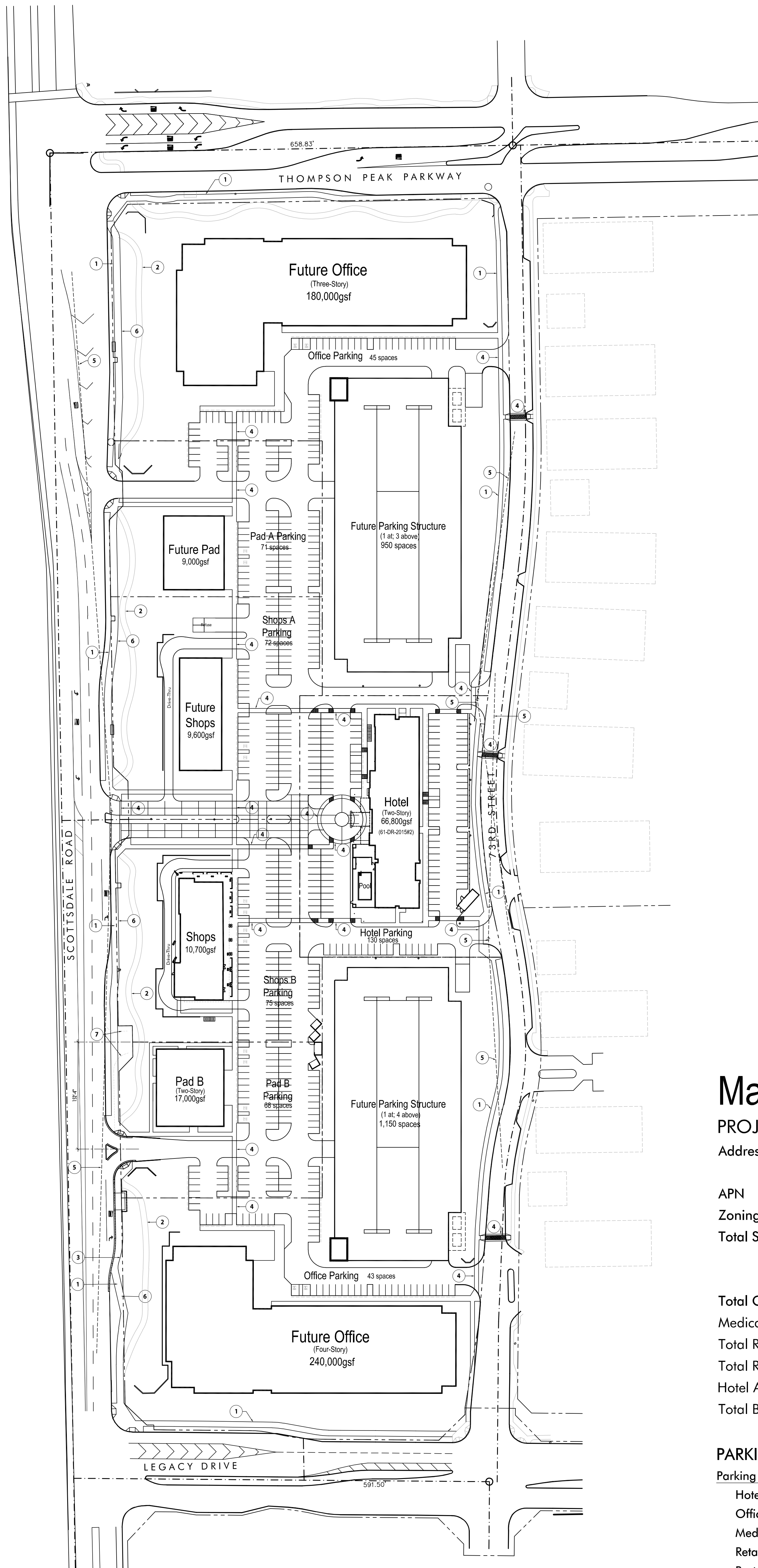
Thompson Peak Buffered Setback Required: 18,400sf (460' x 40')

Thompson Peak Buffered Setback Provided: 28,600sf



ONE SCOTTSDALE- Scottsdale, Arizona





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
Medical Office Area:	17,000sf
Total Retail Area:	25,800sf
Total Restaurant:	3,500sf
Hotel Area:	66,800sf (130 rooms)
Total Building Area:	533,100sf

PARKING DATA:

Parking Required:

Hotel:	163 spaces (1.25/room)
Office:	1,400 spaces (1/300sf)
Medical Office:	68 spaces (1/250sf)
Retail:	104 spaces (1/250sf)
Restaurant:	30 spaces (1/120sf)
Patio:	5 spaces (1/350sf)
Total:	1,770 spaces

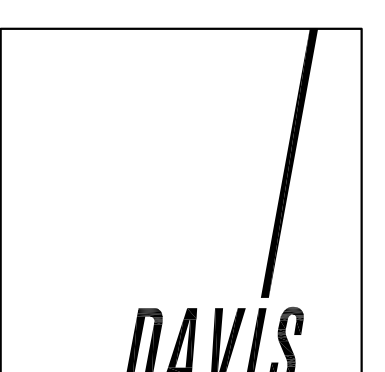
Accessible Parking Required:	105 spaces (4% of provided parking)
Accessible Parking Provided:	105 Spaces
Bicycle Parking Required:	175 spaces (1 / 10 auto spaces)
Bicycle Parking Provided:	175 spaces

Parking Provided:

Hotel:	130 spaces (thru parking reduction)
Office:	2,188 spaces
Retail:	286 spaces
Total:	2,604 spaces

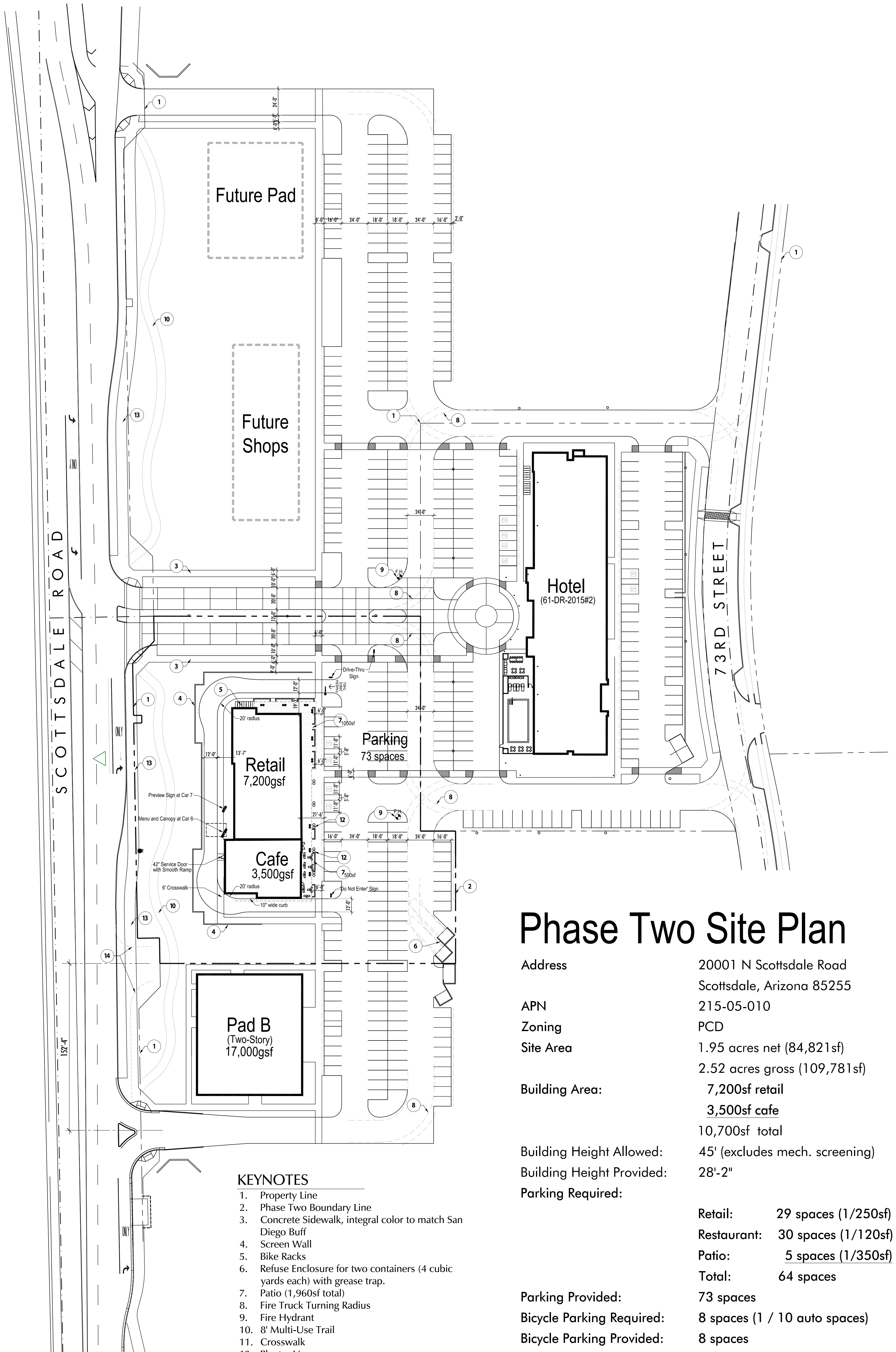
KEYNOTES

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' Concrete Sidewalk detached 8' from back of curb
7. Existing curb cut and decel lane to be removed and replaced with new curb and gutter.



ONE SCOTTSDALE- Scottsdale, Arizona

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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 and decel lane to be removed and replaced with new curb and gutter.

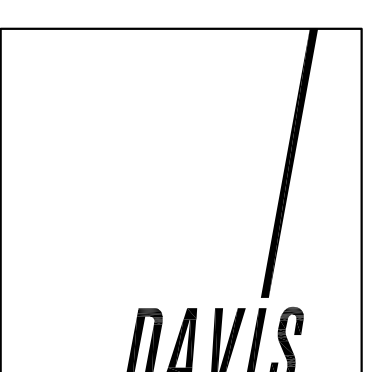
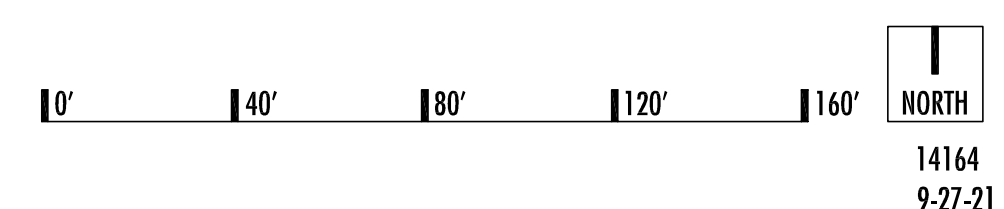
Phase Two Site Plan

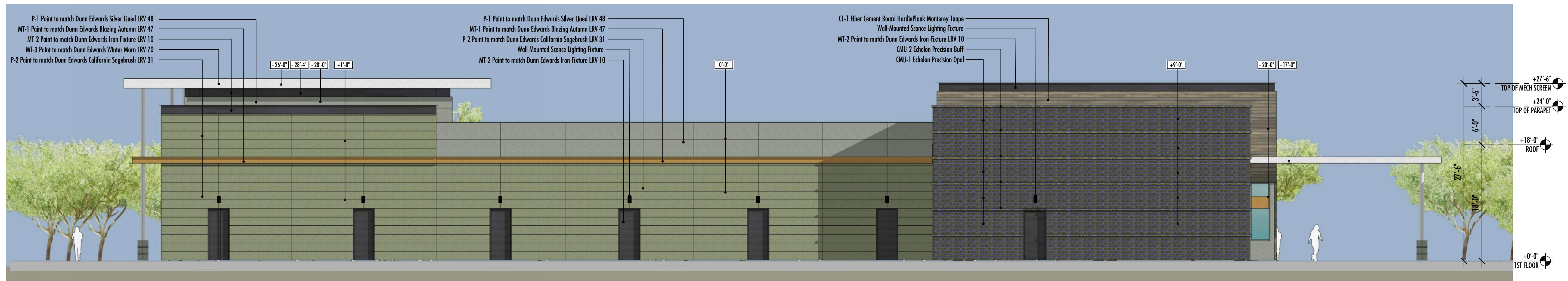
Address	2001 N Scottsdale Road Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Site Area	1.95 acres net (84,821sf) 2.52 acres gross (109,781sf)
Building Area:	7,200sf retail 3,500sf cafe 10,700sf total
Building Height Allowed:	45' (excludes mech. screening)
Building Height Provided:	28'-2"
Parking Required:	Retail: 29 spaces (1/250sf) Restaurant: 30 spaces (1/120sf) Patio: 5 spaces (1/350sf) Total: 64 spaces
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.)

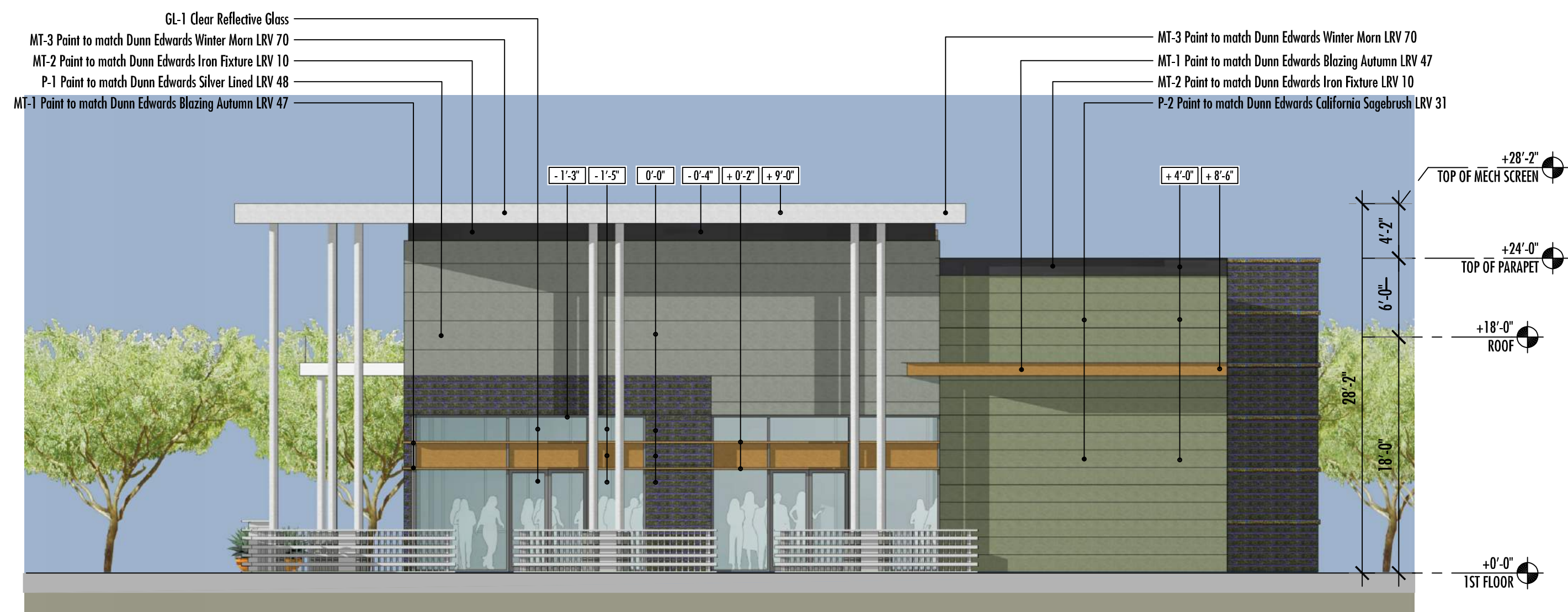


ONE SCOTTSDALE- Scottsdale, Arizona





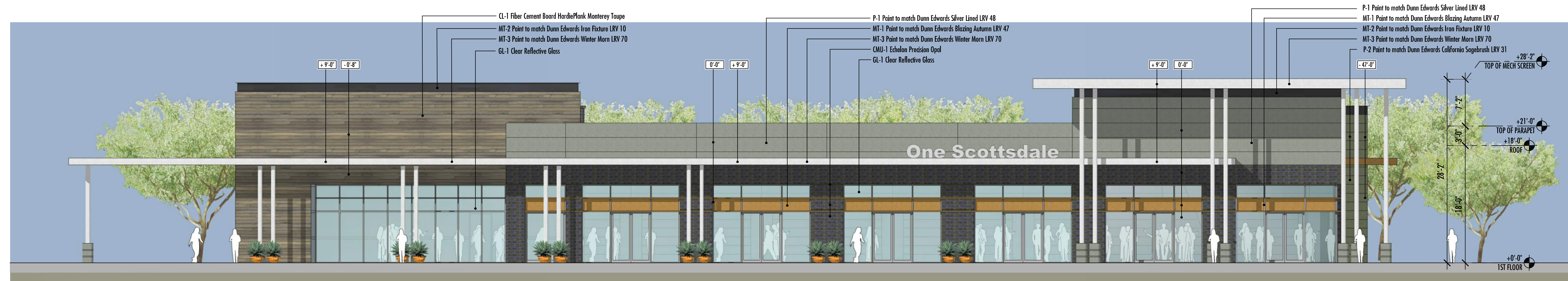
West Elevation



North Elevation



South Elevation



East Elevation

- 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 DE1617 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

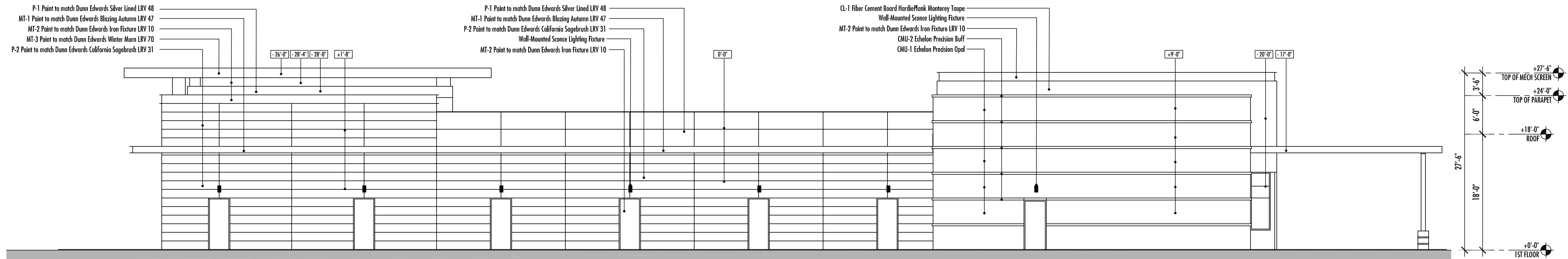
Phase II Elevations

0' 18' 16' 24' 32' 14164 10-11-21

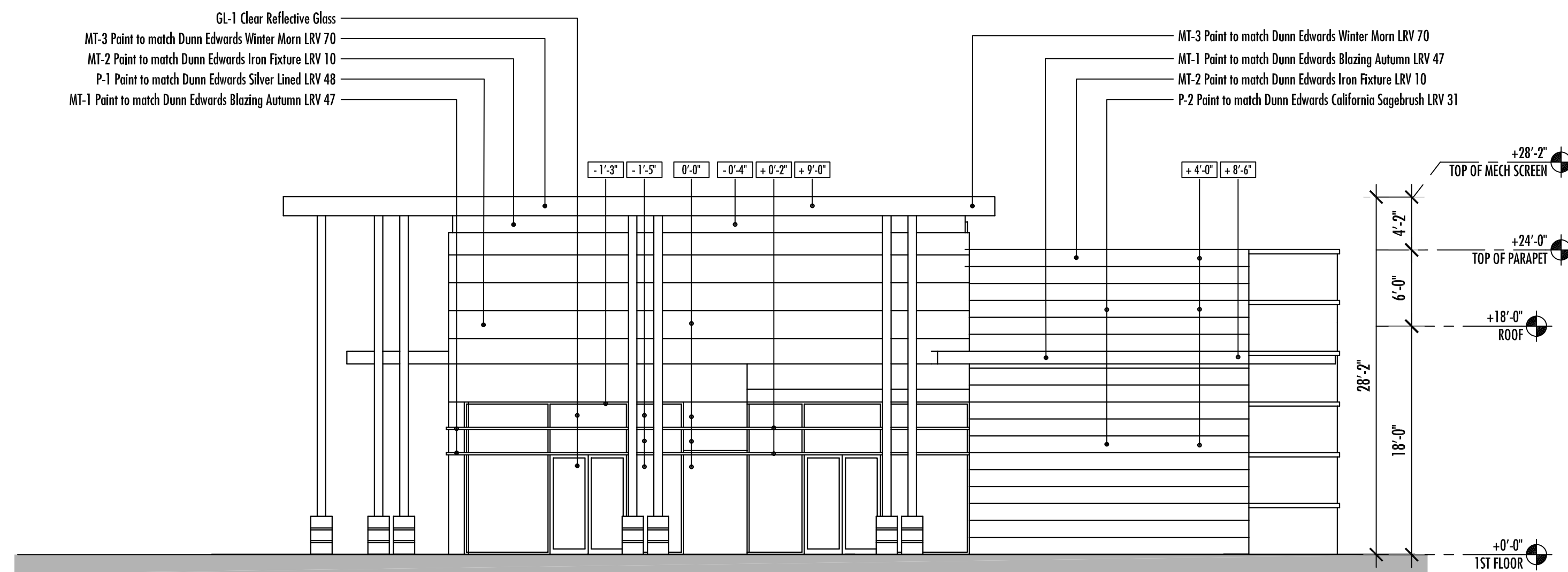


ONE SCOTTSDALE- Scottsdale, Arizona

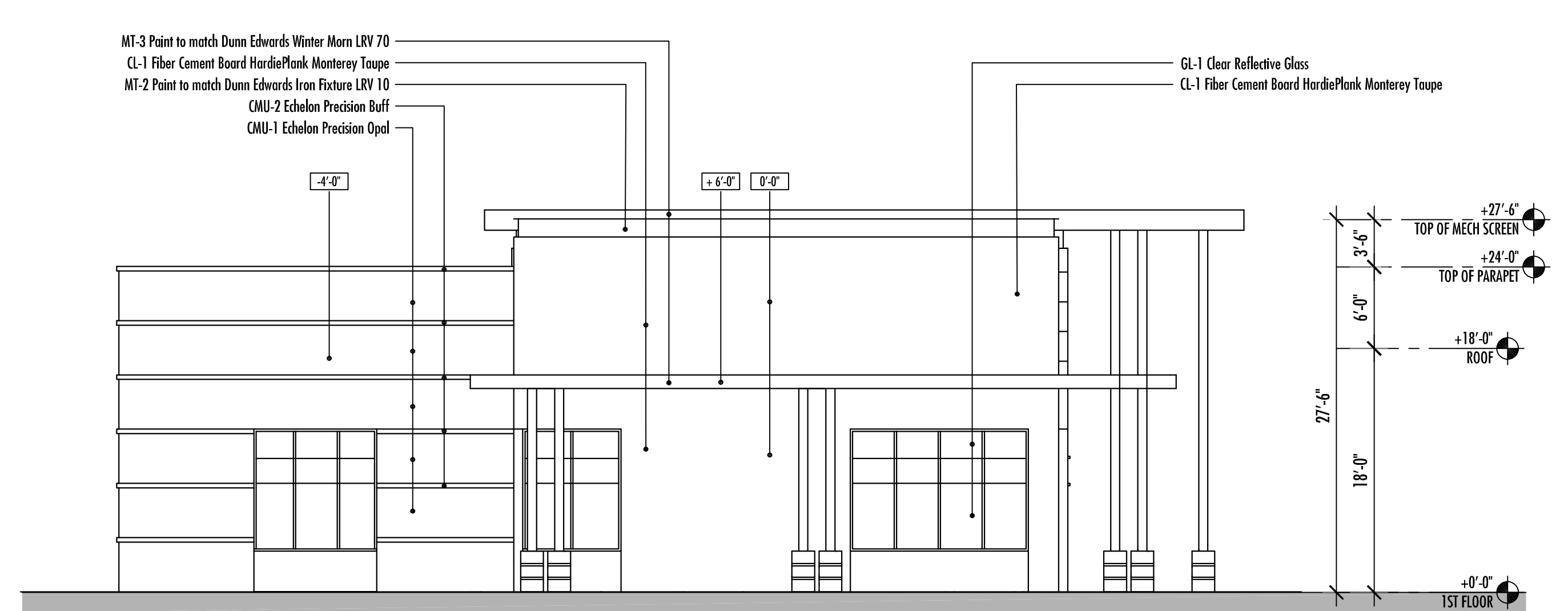
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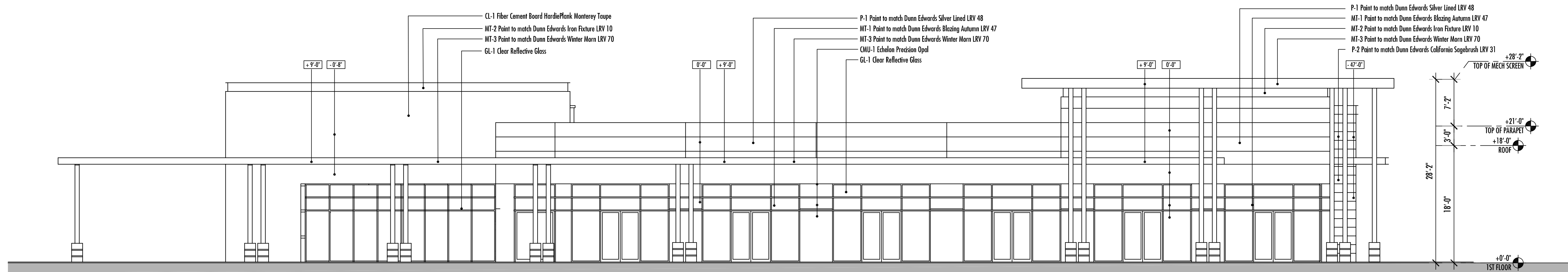
West Elevation



North Elevation



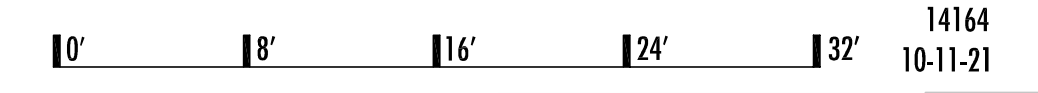
South Elevation



East Elevation

- 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

Phase II Elevations



ONE SCOTTSDALE- Scottsdale, Arizona

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