

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 1, 2010

ITEM NO. 3

CASE NUMBER/ 48-DR-2010
PROJECT NAME Asante of Scottsdale
LOCATION 17490 N. 93rd Street

REQUEST Request approval of the site plan, landscape plan, and building elevations for a new 52,600 sq. ft. transitional rehabilitation building.

OWNER	HRCF Biltmore Pima, LLC 602-324-5340	ENGINEER	Hunter Engineering 480-991-3985
ARCHITECT/ DESIGNER	Todd & Associates, Inc. 602-952-8280	APPLICANT/ CONTACT	Scott Mickleit Sante Partners, LLC 503-766-3161 x111

BACKGROUND

Zoning.

DC Ranch is a master planned community. This site is zoned Industrial Park District/Planned Community District (I-1 PCD), which allows industrial, office, manufacturing, warehousing, and aeronautical uses. In July 2006, the City Council approved an amended development agreement that revised the development standards for the I-1 PCD District to reduce setbacks, Floor Area Ratio (F.A.R.), and building height (54-ZN-1989#9). The final plat for the subdivision (4-PP-2006) was approved by City Council on November 6, 2007.

Context.

Located within the DC Ranch Corporate Center, a partially developed industrial subdivision located north of Bell Road and west of 94th Street. The sites are adjacent to N. 91st Street and vacant industrial land to the south.

Adjacent Uses and Zoning:

- North: Existing office/industrial within the DC Ranch Corporate Center, zoned I-1 PCD.
- South: Vacant, undeveloped parcel within the DC Ranch Corporate Center, zoned I-1 PCD.
- East: Vacant, undeveloped parcel within the DC Ranch Corporate Center, zoned I-1 PCD.
- West: Vacant, undeveloped parcel within the DC Ranch Corporate Center, zoned I-1 PCD.

**APPLICANT'S
PROPOSAL****Applicant's Request.**

This is a request to obtain approval for the site plan, building elevations and landscape plan for a 52,616 sq. ft. transitional rehabilitation center. The center will serve as a short term facility to patients that need rehabilitation services following a hospital discharge.

Development Information:

- Existing Use: Vacant, undeveloped parcel
- Proposed Use: Transitional rehabilitation center
- Parcel Size: 153,341 square feet
- Building Size: 52, 616 square feet.
- Building Height Allowed: 36'-0"
- Building Height Proposed: 32'-0"
- Parking Required: 51 spaces
- Parking Provided: 79 spaces
- Open Space Required: 30, 056 sq. ft.
- Open Space Provided: 35, 850 sq. ft.
- FAR: 34%

DISCUSSION

Access to the new industrial subdivision is E. Palo Brea Bend and N. 91st Street. This parcel will be accessed by way of N. 91st Street, to Verde Grove View, an internal private drive within the DC Ranch Corporate Center subdivision. The main entry and porte cochere angles to the northeast toward the primary site access drive, E. Verde Grove View, with secondary access located southwest of the site, along E. Hidden Spur Trail.

The site promotes pedestrian connection by providing links to the existing 40-foot wide Multi-Use Trail and Drainage easement which meanders along the entire length of the northwestern property line. Within this parcel, open space is provided along the perimeter to create a 25-foot wide natural buffer. Desert landscaping is located within the open space buffer and internal to the site for pedestrian and vehicular shade.

The proposed architecture, building design, and orientation of the building are consistent to the existing DC Ranch character. This is achieved with similar massing, color, materials, and use of sloped roof forms. In addition, the building is oriented towards the existing multi-use trail to encourage pedestrian activity throughout the subdivision.

Materials for the building are a combination of bronze aluminum, rusted steel panels and columns, wood panels, and sand finished stucco. Weathered steel carports are located directly across from the main entrance.

STAFF

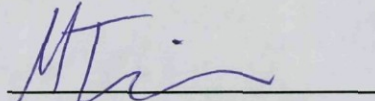
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

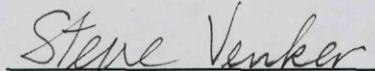
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APPROVED BY



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Report Author



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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Building Elevations
- 7. Perspective

**Stipulations for the
Development Review Board Application:
Asante of Scottsdale
Case Number: 48-DR-2010**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DS&PM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Todd and Associates, with a city staff date of May 21, 2010.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Todd and Associates, with a city staff date of May 21, 2010.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the conceptual landscape plan submitted by Todd and Associates, with a city staff date of May 21, 2010.
 - d. Construction plans, the final plat (plan check # 3978-06-1) and the master drainage report (plan check# 3978-06-2) for the Corporate Center at DC Ranch by Hunter Engineering.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the subject site were: 54-ZN-1989#9 and 4-PP-2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.*
3. *All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.*
4. *All exterior conduit and raceways shall be painted to match the building.*

5. *No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.*
6. *Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.*
7. *Wall enclosures for refuse bins or trash compactors shall be constructed of materials, with colors and textures, which are compatible with the building on the site.*
8. *All walls shall match the architectural color, materials and finish of the building(s).*

SITE DESIGN:

9. *All signage shall require separate review and permitting.*

LANDSCAPE DESIGN:

DRB stipulations

10. *At time of final plans, all proposed plant species shall be selected solely from the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plan List for the Phoenix Active Management Area.*
11. *At time of final plans, the applicant shall submit a Native Plant application to the One-Stop-Shop.*

EXTERIOR LIGHTING:

DRB Stipulations

12. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting and landscape lighting.*
13. *The individual luminaire lamp shall not exceed 250 watts.*
14. *All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.*
15. *All bollards shall utilize coated/diffuse lamps.*
16. *Incorporate the following parking lot and site lighting into the project's design:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.*
- b. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this.*
- c. *The initial vertical illuminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.*

Building Mounted Lighting:

- a. *Wall mounted luminaires shall contain house-side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.*

Carport Lighting:

- a. *The carport lighting shall be recessed within the canopy and shall not project below the fascia, so the light source is not directly visible from the property line.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

17. *At time of final plans, the owner shall submit site plans to show sight distance triangles at all driveways.*
18. *At time of final plans, the owner shall consider widening and relocating the service driveway to the northeast to improve sight visibility, or to the satisfaction of Transportation Staff.*

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- B. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DS&PM.

WATER AND WASTEWATER STIPULATIONS

Ordinance

- C. All development within Industrial Park (I-1) and General Commercial (C-4) zoned districts, and all development where there are chemicals used that require pretreatment shall provide a monitoring manhole.

DRB Stipulations

19. *Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Basis of Design Reports from the Water Resources Department. The improvement plans shall be consistent with the accepted water and wastewater reports for DC Ranch Corporate Center. Any design that modifies the accepted report requires from the owner a site-specific addendum to the accepted, subject to review and approval by City staff.*
20. *Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.*
21. *Fire Department connection shall be remotely located.*

DRAINAGE AND FLOOD CONTROL:

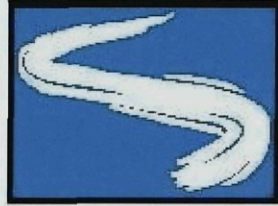
Ordinance

- D. With the final improvement plans submittal to the Planning and Development Services Department, the owner shall submit a final drainage report and plan, subject to City staff approval.

DRB Stipulations

22. *At time of final plans, the owner shall submit a final drainage report that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.*
 - a. *Before the approval of improvement plans by city staff, the owner shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.*
23. *At time of final plans, the owner shall demonstrate consistency with the approved master drainage report for the DC Ranch Corporate Center by Hunter Engineering.*
 - a. *Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.*
 - b. *Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.*
24. *The proposed building shall meet City of Scottsdale requirements for lowest finish floor elevations within an AO flood zone.*

May 21, 2010



SANTÉ
PARTNERS, LLC

ASANTE OF SCOTTSDALE
A TRANSITIONAL
REHABILITATION CENTER

APN – 217-55-719
17490 North 93rd Street
Scottsdale, AZ

NARRATIVE
DEVELOPMENT REVIEW BOARD

DEVELOPER:

SANTÉ PARTNERS, LLC

11811 North Tatum Blvd. Suite 3031
Phoenix, AZ 85028
P: 480-626-2272
F: 480-383-6777

Introduction:

Santé Partners, LLC is requesting approval of its proposed Transitional Rehabilitation Center (TRC) from the City of Scottsdale Development Review Board (DRB). Asante of Scottsdale will provide an additional option for medical services in the Scottsdale community and is specifically designed to cater to Scottsdale's 65-plus population that are Medicare and managed care patients needing intensive physical, occupational and speech rehabilitation and skilled nursing services following a hospital discharge. Other patient populations needing these services will also be accommodated. Patient stays will average 20-25 days depending on their physical, occupational and rehabilitation needs. Incidental to this principal use, the TRC also provides, as an accessory use, the same rehabilitation and related medical services to both medically complex patients and restorative-custodial care patients, both of whom may require more extensive care and longer rehabilitation stays than the center's primary patients. The center's patients no longer require the full range of medical services provided by a hospital, but do need a facility that provides a transitional stay and the rehabilitation care they need on an interim basis before they can return home.

Location:

Santé has chosen this site as the most suitable to serve the Scottsdale market due to its proximity to Highway 101 with convenient access to, the Mayo Clinic Hospital, Scottsdale Healthcare Shea Hospital and Scottsdale Healthcare Thompson Peak Hospital. The site, which is located within the Corporate Center at DC Ranch (Lot 16), consists of 3.52 acres and is zoned I-1 for which its use has already been approved by the City of Scottsdale. (See Attached Letter).

Project Description:

Asante of Scottsdale will consist of an approximate 52,616 square foot, two-story, Type I-2 occupancy building, which will accommodate 72 private patient rooms with a potential to accommodate an additional 10 beds/patients with no impact to the building envelope should the market dictate in the future. This TRC is a state-of-the-art rehabilitation facility serving Medicare and managed care patients and others needing intensive rehabilitation services following a hospital discharge, primarily for orthopedic surgeries. The project has a high quality, non-institutional design consistent with the Corporate Center at DC Ranch and provides its services within an extended stay hospitality service model. The center's amenities include a large full-service physical, occupational and speech therapy rehabilitation gym and screened outdoor therapy area, private therapy/massage/acupuncture/treatment rooms, restaurant-style dining/bistro, living room/library/activity room, beauty salon/barber shop, and screened courtyards with healing gardens and outdoor therapy areas. These amenities will be offered solely and exclusively for the use of facility patients and their visitors. The interior design and ambiance will incorporate a very strong component of health and wellness in every aspect, including the use of healing colors throughout the facility. All this is supported by multiple nurses' stations, nurse call system, visiting doctors' office, commercial kitchen, housekeeping/maintenance rooms and commercial laundry room.

The Asante of Scottsdale TRC will offer fully ADA accessible private suites in which each patient room will be provided private accommodations. Each patient room will feature an oversized 42" electric bed, large armoire for clothes and personal items with locking drawer or safe, a sleeper couch or chair family members, phone, individual thermostated fan coil HVAC system flat screen television, cable, and high-speed wireless internet access. Each patient suite will also feature a kitchenette and private, three-fixture bathroom. The kitchenettes will serve a multifunctional purpose. First and foremost, they will function as a nourishment station and as an ancillary rehabilitation component, they are part of the functional program to assist patients make the transition back home.

Patients of the TRC will not have cars on site and will typically be dropped off by medical transport or facility van and picked up by friends or family. Only staff, vendors and visitors will utilize on-site parking. Additionally, on site bicycle racks will be provided for those staff members that choose alternative modes of transportation. The TRC's staff is projected at 55 employees at peak operation hours.

Employment:

It is estimated that the facility will employ 75-80 full-time and part-time employees. The primary work shift will be weekdays from 8:00 a.m. to 5:00 p.m. and will include approximately 55 staff members; it will consist of rehabilitation therapists, nursing staff, housekeeping, food service, custodial/maintenance and administrative staff. There will be an evening shift of approximately 14 and a night shift of approximately 7, both of which consist primarily of nursing and custodial staff. Physical, occupational and speech therapy is provided seven days a week, but weekends will have a much lower staffing ratio than weekdays due to fewer therapists and administrative staff.

Site/Building Design:

The design intent for Asante of Scottsdale is to create a unique experience for patients / guests by providing a setting that is sensitive to its specific context within the Corporate Center at DC Ranch and to the Desert Region relative to building mass and form, materials, texture, and colors.

This relationship begins with the placement of the building on the site. The site is bounded by 93rd Street on the east, Hidden Spur Trail on the south and west, and a natural drainage channel to the north which includes a DG path. The building is oriented longitudinally on site to best respond to the natural terrain, as well as providing pristine patient views of the mountains to the north and east. This orientation also lends itself to minimize west exposure with predominately north and south facing building exposure for optimum solar orientation. The main entry and porte cochere drop off angles to the northeast toward the primary site access drive from Verde Grove View with the secondary site access southwest along Hidden Spur. A service entrance has been discretely located along 93rd. All service areas have been properly screened and enclosed using a combination of split face CMU and architecturally rusted steel gating. Additional sound

proofing will be engineered in these enclosure walls to ensure a maximum decibel level of 75dB. The plan accommodates 90 parking spaces, 12 of which are covered for physician/visitor convenience and surpasses the 51 spaces required of our parking ratio of .70:1 bed as agreed upon by city staff and applicant in a design meeting on March 11, 2010.

The proposed project architecture compliments the existing and proposed developments in the Corporate Center at DC Ranch with similar use of massing, color, materials, and use of sloped roof forms. Materials include a sand finished Stucco, integrally color split face CMU with horizontal raked joints, standing seam metal roof, rusted Cor-Ten Steel panels, rusted and painted steel columns, and pre-finished metal panels.

The patient wings extend to the east and west and are anchored by the integral colored split face masonry stair towers at the ends. The two patient wings are connected by the dynamic roof forms of the common areas. These spaces reach out and open up with shed roof forms from the buildings central core, which are finished in a corrugated metal colored to match the architectural finish of the sloped roofing metal. The 25% required sloped roof area is exceeded predominately by accentuating the three main common spaces: 1) the entry lobby and bistro, 2) the therapy gym, 3) and the main dining room. In addition, these three spaces provide extended overhangs for shading and outdoor recreation as well as integrating adjacent outdoor environments with views while extending the interior spaces to the outdoors. The three primary common spaces are connected to outdoor garden / patio spaces via covered canopies to provide not only shaded outdoor activity space, but also additional shading for the building glazing and transition space to the exterior garden / patio areas. The rusted metal and integrally colored concrete block at the front entry continues this textured expression on the interior of the entry lobby. All patient wing windows are recessed with an extruded aluminum sun shade on the second floor. Additional trees along the south elevation are proposed to shade the first floor windows while adding to the overall Sonoran Desert pallet. The building will have sloping "flat roof" areas with roof mounted package heat pumps (for the common areas) and split system (for the patient units) screened by the parapet/mechanical screen wall. The highest building form is the parapet at the middle of the building at 32'-0" from the ground level finish floor of the building.

Outdoor therapy and healing garden spaces are key components to the facility; with shaded physical therapy areas, cooling misters, and bench seating to make them functional and inviting, serving as an integral function in patient rehab and healing. The projects desert landscape design in the healing garden serves to enhance and complement the project theme. Plant material to be utilized reinforces the contemporary architecture by creating an inviting desert garden-style landscape with a sense of serenity. Overall, the site design and architecture of the project is very compatible with the surrounding development while serving the proposed project use.

Landscape Design:

The landscape design proposed has a strong character with the surrounding Sonoran Desert supplemented with arid region plantings commonly seen and used in the immediate vicinity on other commercial projects and in the streetscape.

The undisturbed site is sparsely vegetated with Blue Palo Verde, Saguaro, Prickly Pear, Brittle Bush, Barrel Cactii, Triangle Leaf Bursage and Creosote. The trees and cacti that are healthy will be salvaged and relocated into the new landscape at prominent visible locations. The Prickly Pear, Brittle Bush, Triangle Leaf Bursage, and Creosote are plants that will be introduced back into the landscape as seen in the Plant Schedule. In addition, six mature 48" box Ironwood trees will be placed in key locations throughout the design. The landscape proposed is selected to compliment the natural Sonoran Desert with materials indigenous to the arid region and that are consistent throughout adjacent developed sites and streetscapes. Overall, the landscape design proposes both Sonoran Desert and xeriscape plants (including native salvaged plants) that are efficient and low water users.

This site is adjacent to a natural wash with a meandering decomposed granite trail that will ultimately provide a pedestrian connection that continues through this commercial parcel. The landscaping between the wash and the north side of the asphalt parking lot is enhanced with Brittle Bush, Creosote, Blue Palo Verde, and Prickly Pear in quantities that are consistent with the surrounding desert. The ground surface in this natural area will receive an application of a 1 ½" minus "Apache Brown" decomposed granite and raked into the top 1" of topsoil to provide a natural desert appearance. Similarly, the landscape around the building and in the parking lot that is visible to the public will be restored using both a native plant and arid region plant palette. This area shall receive a (2) two inch depth of 1" minus "Apache Brown" decomposed granite and enhanced with surface (unscarred) boulders that are common to the area. The boulders will be recessed into the soil and placed in clusters to further provide a natural appearance

The water feature proposed for this site is integrated into both sides of a decorative privacy wall near the entry of the building. It is integral to the architecture and scale of the building, as well as promotes healing to the patient and guest population that utilizes the interior healing garden... It is sited to be viewed from both the healing garden courtyard and from the main entry to the building to take advantage of high pedestrian traffic areas while not visible from the street. The design of the water feature allows water to "ripple" over an exposed black rock surface that is recessed within the courtyard wall. Overspray from wind and the amount of water loss from evaporation will be negligible and will confirm with the city's water conservation policies and criteria. This water feature will be designed in compliance with the City of Scottsdale's water feature design criteria and permitting process.

Description of how the proposed Development is consistent with Scottsdale 14 Sensitive Design Principles:

1. *The design character of any area should be enhanced and strengthened by new development.*

The design intent of Asante of Scottsdale is to create a unique experience for the patients/guests by providing a setting that is sensitive to its specific context within the Corporate Center at DC Ranch and to the Desert Region relative to building mass/form, materials, texture and color.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

The building is oriented parallel to the topographic contours to best respond to the natural terrain in minimizing the amount of grading; and disturbance to indigenous plantings. Building orientation provides pristine views of the mountains to the north and east.

3. *Development should be sensitive to existing topography and landscaping.*

As mentioned above the building is oriented parallel to the contours of the site to minimize the amount of required grading. The existing trees and cactus that are healthy will be salvaged and relocated into the new landscape at prominent visible locations.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

In addition to the replanting of salvaged trees and cactus, six mature 48" Ironwood trees will be placed in key locations throughout the landscape. The landscape proposed is selected to complement the natural Sonoran Desert with material indigenous to the arid region and that are consistent throughout adjacent developed sites and streetscapes.

5. *The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

The landscape design proposed has a strong character with the surrounding

Sonoran Desert supplemented with arid region plantings commonly seen and used in the immediate vicinity on other commercial projects and in the streetscape; with the intent of conveying a sense of community identity and positive image.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourages social contact and interaction within the community.*

The site is adjacent to a natural wash with a meandering decomposed granite trail serving pedestrians and bicycles; that will ultimately provide a route continuing through this commercial parcel as a link to community connectivity. The landscape along the wash is enhanced with Brittle Bush, Creosote, Blue Palo Verde and cactus in quantities consistent with the surrounding desert.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Outdoor therapy and healing garden spaces are key components to the facility; with shaded physical therapy areas, cooling misters, and bench seating to make them functional and inviting. As described above, access through the site is provided along the wash, linking the site to a trail network serving the community.

8. *Buildings should be designed with a logical hierarchy of masses.*

The patient wings extend to the east and west and are anchored by the integral colored split face masonry stair towers at the ends. These two patient wings are connected by the dynamic roof forms from the three main central common spaces: 1) the entry lobby and bistro, 2) the therapy gym and, 3) the main dining room. These three spaces reach out and open up with shed roof forms from the building core.

9. *The design of the built environment should respond to the desert environment.*

The design intent for Asante of Scottsdale is to create a unique experience for patients/guests by providing a setting that is sensitive to its specific context within the Corporate Center at DC Ranch and the Corporate Center at DC Ranch and to the desert region relative to building orientation, shaping, mass and form, materials, texture and colors.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

In addition to providing strong massing, proper orientation and building siting, the use of materials such as CMU, steel structure, standing seam metal roof, and steel panels assist in reducing energy costs and will endure over time.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

The landscape throughout the site will be restored using both a native plant and arid region plant palette; including six mature 48" box Ironwood trees. Boulders will be recessed into the soil and placed in clusters to further provide a natural appearance.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

The landscape design utilizes both Sonoran Desert and xeriscape plants, including native plants salvaged on site, that are efficient and low water users.

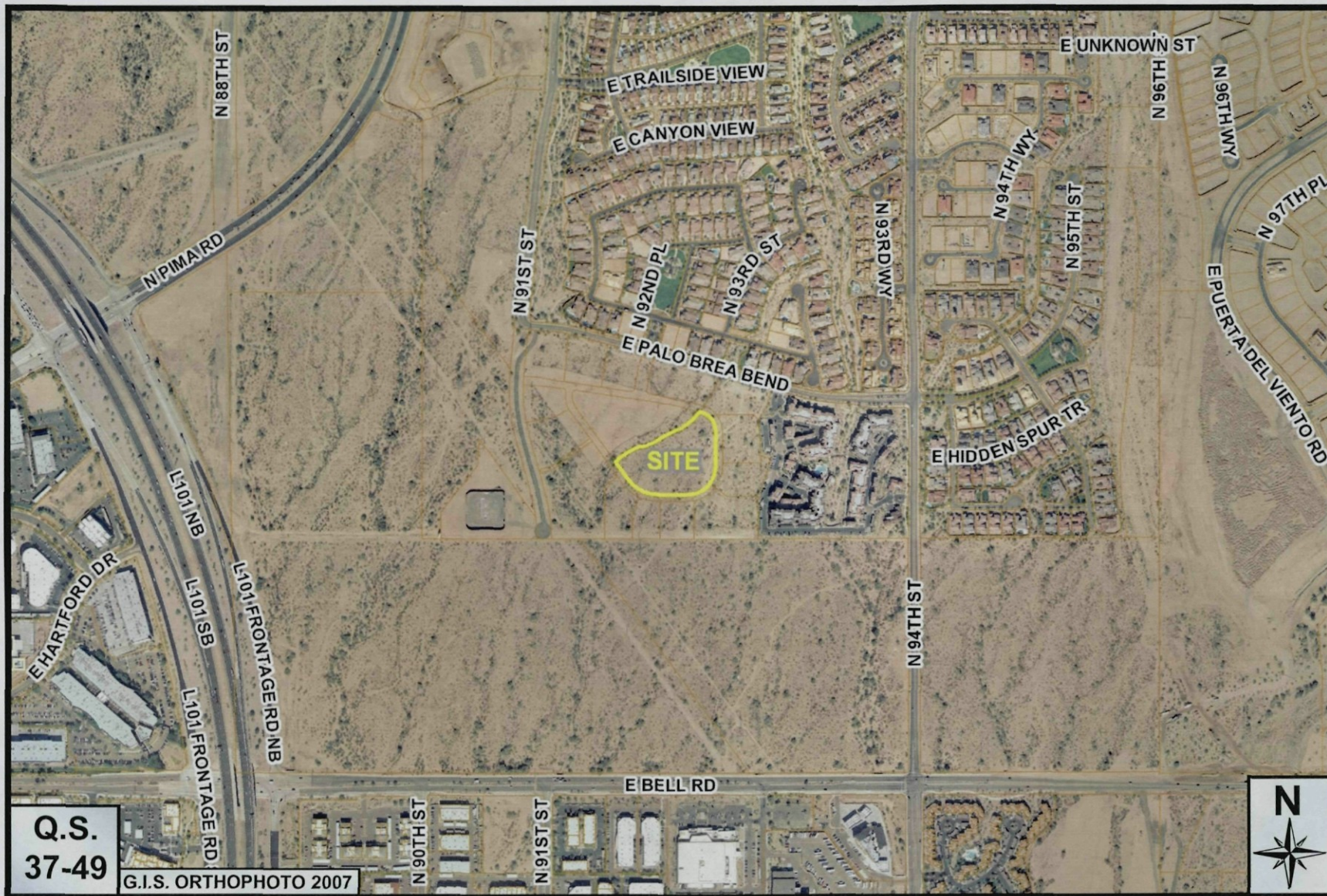
13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

The lighting for Asante of Scottsdale will be integrally designed as a part of the building and outdoor pedestrian spaces; with the intent to provide adequate safety with soft lighting; avoiding glare, hot spots and with compliance to the dark sky ordinance. In addition, reduction of west exposure and extended overhangs for primary common spaces create shading for natural light fenestrations into interior spaces.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

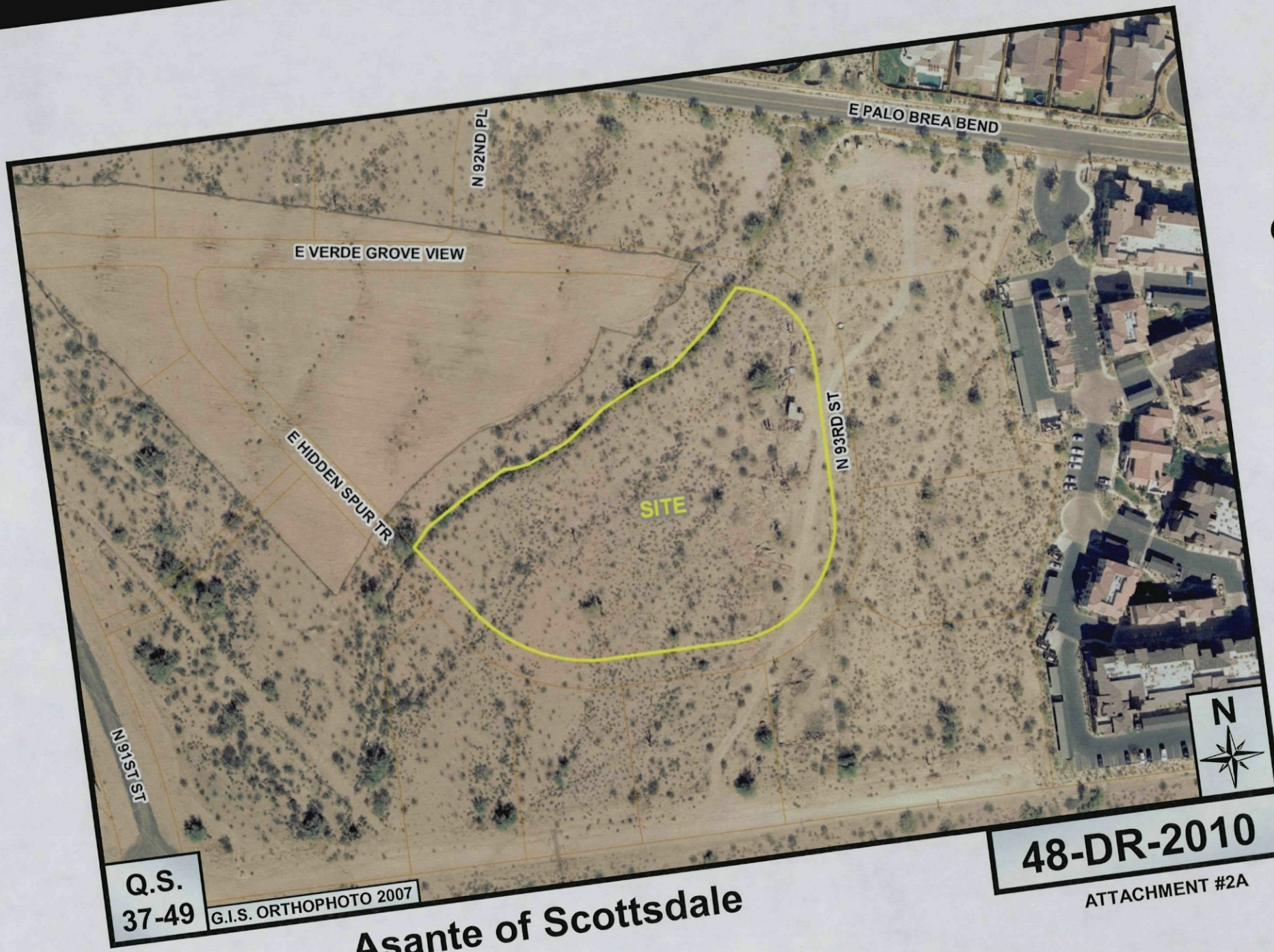
End of Narrative



Asante of Scottsdale

48-DR-2010

ATTACHMENT #2



Q.S.
37-49

G.I.S. ORTHOPHOTO 2007

Asante of Scottsdale

48-DR-2010
ATTACHMENT #2A



48-DR-2010
ATTACHMENT #3

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

EXISTING TREE	TO BE REMOVED (SEE PLAN KEY NOTES BELOW)	3 TOTAL
EXISTING TREE	TO REMAIN (SEE PLAN KEY NOTES BELOW)	24 TOTAL
EXISTING TREE	SALVAGED FROM ON-SITE (SEE SHEET L-1A - SALVAGE PLAN)	3 TOTAL
EXISTING BARRIER	SALVAGED FROM ON-SITE (SEE SHEET L-1A - SALVAGE PLAN)	29 TOTAL
CARNESIA GIGANTEA BAGUARD	SALVAGED FROM ON-SITE (SEE SHEET L-1A - SALVAGE PLAN)	2 TOTAL
PROSPER JULIFLORA TRESCUTE	24" BOX MULTI-TRUNK OR 36" BOX MULTI-TRUNK	13 TOTAL (24") 4 TOTAL (36")
OLIVE TREOTA IRONWOOD	48" BOX MULTI-TRUNK	2 TOTAL
CECIDIUM FLORIDUM BLUE PALO VERDE	24" BOX MULTI-TRUNK OR 36" BOX MULTI-TRUNK	34 TOTAL (24") 14 TOTAL (36")
SHRUBS		
RUSSIA PARINOSA BRITTLE BUSH	9 GALLON FULL PAST CAN	134 TOTAL
BYRONODIA CHINENSIS YUCCA	9 GALLON FULL PAST CAN	28 TOTAL
NOTE: TREES WITH THE SIGHT VISIBILITY LINE SHALL HAVE A CLEAR DISTANCE FROM FINISH GRADE TO BOTTOM OF FOLIAGE OF 7 FT. SHRUBS IN THIS SAME AREA WILL BE MAINTAINED AT A MAXIMUM HT. OF 10' FROM FINISH GRADE.		
LARREA TRIDENTATA ORCOTIDE	9 GALLON FULL PAST CAN	24 TOTAL
BRACHYMERIA LARICIFOLIA TURPENTINE BUSH	9 GALLON FULL PAST CAN	53 TOTAL
CALLANDORA BRICOPHYLLA FAIRY CUSTERT	9 GALLON FULL PAST CAN	8 TOTAL
JUSTICIA CALIFORNICA CHAMPACOSA	9 GALLON FULL PAST CAN	136 TOTAL
RUSSIA PINNELLARIS DESERT RUSSIA	9 GALLON FULL PAST CAN	187 TOTAL
AGORITE		
CARNESIA GIGANTEA BAGUARD	8' SPREAD HIGH PAST PLAN	7 TOTAL
ORPITA PHAEOCANTHA PROCKLEY PEAR	3-4 PADS	22 TOTAL
HESPERALOE HUMIFERA GIANT HESPERALOE	9 GALLON FULL PAST CAN	19 TOTAL
PERISTEMON PARRYI PARRY'S PERISTEMON	1 GALLON FULL PAST CAN	61 TOTAL
AMERODIA DELTOIDEA TRIANGLE LEAF BURSAGE	9 GALLON FULL PAST CAN	136 TOTAL
DYSCODIA PENTACHARTA DYSCODIA	1 GALLON FULL PAST CAN	299 TOTAL
VERBENA GOODENOUGH NATIVE VERBENA	1 GALLON * 24" O.G. AS REQUIRED FULL PAST CAN	

PLAN KEY NOTES:

- SELECT GRADE GRANITE SURFACE BOLLERS (MIN. SIZE 3'X3'X2" DEEP)
- EXISTING LANDSCAPE TO REMAIN BETWEEN SIDEWALK & CURB
- SIGN MONUMENT (SEE SHEET L-4)
- DESERT NATURAL WASH TO REMAIN (PROTECT DURING CONSTRUCTION)
- 3'-6" DIA. GRANITE COBBLE DRY WASH
- BLUE PALO VERDE TO BE REMOVED
- BLUE PALO VERDE TREE TO REMAIN
- PROSPER TREE TO REMAIN
- PALO VERDE TREE TO REMAIN
- PALO VERDE TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- EXISTING WOOD RAIL TO REMAIN
- EXISTING STONE HEAD WALL TO REMAIN
- EXISTING DECOMPOSED GRANITE PATH TO REMAIN
- TRANSPLANTED (SALVAGED) BLUE PALO VERDE FROM ON-SITE (SEE NP-1)
- TRANSPLANTED (SALVAGED) BLUE PALO VERDE FROM ON-SITE (SEE NP-1)
- TRANSPLANTED (SALVAGED) BLUE PALO VERDE FROM ON-SITE (SEE NP-1)
- STAINED SCORDED CONCRETE
- CONCRETE PAVERS
- BIKE PARKING (SEE DETAIL AT RIGHT)
- 10' V. UPLIGHT ON TREES (INCANDESCENT, 50' W. MAX)
- EXISTING NATURAL AREA (NATURAL DESERT PAVEMENT IN ACCORDANCE W/ PAR. 3. THIS SHEET)

DO RANCH
STANDARD LANDSCAPE NOTES
REVISED JULY 2008

- ALL DISTURBED NATURAL AREAS WILL BE RE-VEGETATED AT A DENSITY OF 1 PLANT PER EVERY 25 SQUARE FEET. THE PLANTS USED FOR RE-VEGETATION SHOULD MATCH THE SPECIES OF THOSE FOUND EXISTING NATURALLY WITHIN THE CLOSEST ADJACENT UNDISTURBED AREA AND SHOULD REFLECT THE USE OF SPECIES OF VARYING SIZES AND CONTAINERS FOR VISUAL DIVERSITY OF THE REVEGETATED AREA(S). ADDITIONALLY, ALL CONSTRUCTION ACCESS MUST BE MADE UPON THE HOMEOWNER'S PROPERTY WITHIN THE ESTABLISHED BUILDING ENVELOPE, NOT THROUGH COMMUNITY COMMON AREAS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE COVARIANT COMMISSION.
- ALL DISTURBED NATURAL AREAS WILL BE TOP-DRESSED UTILIZING THE DO RANCH DESERT PAVEMENT STANDARD.
- INSTALLATION OF DESERT PAVEMENT SHALL OCCUR AS THE FINAL STEP IN THE LANDSCAPE PROCESS AND SHALL BE IMPLEMENTED IN SUCH A WAY AS TO BLIND WITH THE UNDISTURBED NATURAL AREAS. THE METHOD AND SEQUENCE PROPOSED IN THIS SPECIFICATION MAY REQUIRE ADJUSTMENT TO MATCH EXISTING CONDITIONS IN EACH SPECIFIC AREA. PERFORM ALL WORK WITH HAND TOOLS RATHER THAN POWERED EQUIPMENT.

A) UPON COMPLETION OF LANDSCAPING, ENSURE THAT FINAL GRADE HAS BEEN ESTABLISHED, INCLUDING REMOVAL OF IRRIGATION WELLS, BLINDING AND ROUNDING OF SLOPES.

B) CREATE TROUGHS OF VARYING SHAPES NO LESS THAN 2' X 6' AND APPROXIMATELY 2" DEEP AND RAKE IN ANY COBBLE-SIZED ROCK THAT HAS EXPOSED DURING THE LANDSCAPE PROCESS. COVER THE TROUGH WITH SOIL TO EXPOSE ONLY THE TOP HALF OF THE COBBLES. THE COBBLES SHOULD APPEAR AS AN OUTCROPPING AND SHOULD BE PLACED IN LOCATIONS AND AT A FREQUENCY THAT MATCHES THE EXISTING NATURAL AREAS. THE QUANTITY OF SOIL VARY DEPENDING ON THE QUANTITY OF COBBLES EXPOSED DURING THE LANDSCAPE OPERATION.

C) OVER OR SCATTER THE SOIL/AGGREGATE MIXTURE OVER THE DISTURBED AREAS IN VARYING DEPTHS HAN 1/2". COVER APPROXIMATELY 80% OF THE DISTURBED AREAS WITH THE LANDSCAPE AGGREGATE.

D) GREATER THAT WERE COLLECTED WITH THE SOIL/AGGREGATE MIXTURE SHOULD BE HALF BURIED. THAN 4" CAN BE LEFT ON THE SURFACE. NO SPECIAL PLACEMENT OF THESE COBBLES IS INTENDED.

REAR 6' BACK OF CURB, REQUIRE SHRUBS AND GROUNDCOVERS PLANTED AT A DENSITY OF 1 PLANT PER EVERY 25 SQUARE FEET. 50% OF PLANTING IN THIS AREA MUST BE THE REQUIRED BARGE BRUSH TURPENTINE BUSH. STREET TREES IN THIS AREA SHALL BE 36" BOX MINIMUM SPECIES CONSISTENT WITH THOSE FOUND ON THE BSP FOR THE PARKING. OR AS DETERMINED BY THE COVARIANT COMMISSION IF ONE IS NOT THIR ZONES SHALL BE PLANTED AT 1 PLANT PER EVERY 25 SQUARE FEET. ALL PLANTS MUST BE FOUND ON THE 'APPROVED PLANT LIST' 3.5 THRU 3.8 OF THE DESERT PARKS VILLAGE COMMUNITY DESIGN BOOK. NO OTHER PLANTS ARE PERMITTED WITHOUT THE EXPRESSED OF THE COVARIANT COMMISSION.

IRISAS, OTHER THAN THOSE DEFINED AS NOS, SHALL BE TOP-DRESSED WITH 3/8" SCREENED 'APACHE BROWN' GRANITE AT A 2" DEPTH.

PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM THAT MEETS ALL REQUIREMENTS AS OUTLINED ON PAGE 18. SATION. IN THE 'DO RANCH DESIGN AND CONSTRUCTION MANUAL'. ADDITIONALLY, ALL GROUND INSTALLED EQUIPMENT MUST BE BURIED AND UPLIGHT PAINTED TO MATCH THE BODY COLOR OF THE WALL UPON WHICH THEY ARE MOUNTED.

'BOUNDERS MUST PROVIDE AT LEAST TWO 4" BOX. 48 SLUBS UNDER THE DRIVEWAY, OR ANY OTHER PAVED PENETRATION TO THE STREET, OF COMMERCIAL OR RESIDENTIAL, LOCATED WITHIN THE REAR 6' BACK OF CURB AND EXTENDED A MINIMUM OF 2' PAST THE DRIVEWAY BOUND. AS BE SUBSIDY SHALL BE DEDICATED TO THE RANCH ASSOCIATION FOR USE AND CONNECTIVITY OF THE COMMUNITY'S COMMON AREA WATERING Y BE IMPACTED DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING WATER LINE MUST BE REPORTED IMMEDIATELY FOR AMENDMENT THE OWNER'S EXPENSE.

AS WILL BE TRIMMED TO 7' ABOVE FINISH GRADE.

-PROVIDED STREET TREES MUST BE MAINTAINED AT THEIR EXISTING LOCATION WITH IMPROVEMENTS NO THEIR PLACEMENT. AT NO TIME SHALL THESE TREES BE REMOVED OR RELOCATED WITHOUT THE WRITTEN CONSENT OF THE COVARIANT COMMISSION.

IRING SUPPORT SHALL BE PROPERLY STAKED UTILIZING DOUBLE STAKE (2 1/2" DIA. X 16' LODGE POLE) GUY ASSEMBLIES WITH A MINIMUM OF 3 WIRDS OF PLUMBER 2NO-COATED IRON OR 1/2" GAUGE PIR TREE, P-PLY, REINFORCED, 8" MINIMUM RUBBER GARDEN HOSE NO METAL STAKES ARE PERMITTED.

TED EQUIPMENT SHALL BE PAINTED TO MATCH THE BODY COLOR OF THE WALL UPON WHICH THE EQUIPMENT IS

1 LIGHTING FIXTURES SHALL BE SET SO THE SOURCE OF LIGHT CAN NOT BE SEEN FROM ANY NEIGHBORING ANCHOR OF THESE LIGHTS, UP OR DOWN, MAY BE UTILIZED ON TREES 36" BOX OR LARGER. SPOTLIGHTS, P SED ONLY TO ILLUMINATE PLANT SPECIES 24" BOX OR LARGER NO 'WASHING' OF WALLS WITH LIGHT IS LIGHTING IS PERMITTED WITHIN THE FIRST 6' BACK OF CURB ON ANY PROPERTY. PATHLIGHTS, IF USED ALONG IS SEPARATED A MINIMUM OF 10' AND STAGGERED FROM ONE SIDE TO THE OTHER.

3. ALL DRAINAGE PATTERNS ESTABLISHED BY THE CIVIL ENGINEER WILL BE MAINTAINED THROUGHOUT THE LANDSCAPING PROCESS.

14. ALL FINISHED GRASSES WILL BE ADJUSTED TO ONE (1) INCH BELOW THE TOP OF SIDEWALKS AND DRIVEWAYS.

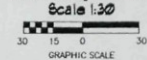
5. ALL SALVAGED TREES THAT DO NOT SURVIVE THE CONSTRUCTION PERIOD MUST BE REPLACED WITH LIKE TYPE AND SIZE.

16. NO TRELLIS/PERGOLLAS ARE PERMITTED ON VIEW FENCE.

17. UPRIGHT HOLDS, WHEN USED TO DRAIN THROUGH A WALL, MUST BE PLACED NO HIGHER THAN 6' ABOVE FINISH GRADE AT THE BASE OF THE WALL.

SIGNS REQUIRE A SEPARATE REVIEW AND A SEPARATE PERMIT.

Preliminary
Landscape Plan
Scale 1:30



GENERAL CONTRACTOR SHALL COMPLY WITH CITY OF SCOTTSDALE REVEGETATION CODE SECTION 48-242. LIMITATION ON WATER FEATURES FOR COMMERCIAL USERS, NEW INDUSTRIAL USERS AND COMMON AREAS OF RESIDENTIAL DEVELOPMENTS.



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Project No. 08-7017-00
Date: 05-21-10
DISE SUBMITTAL

LANDSCAPE PLAN
L-1

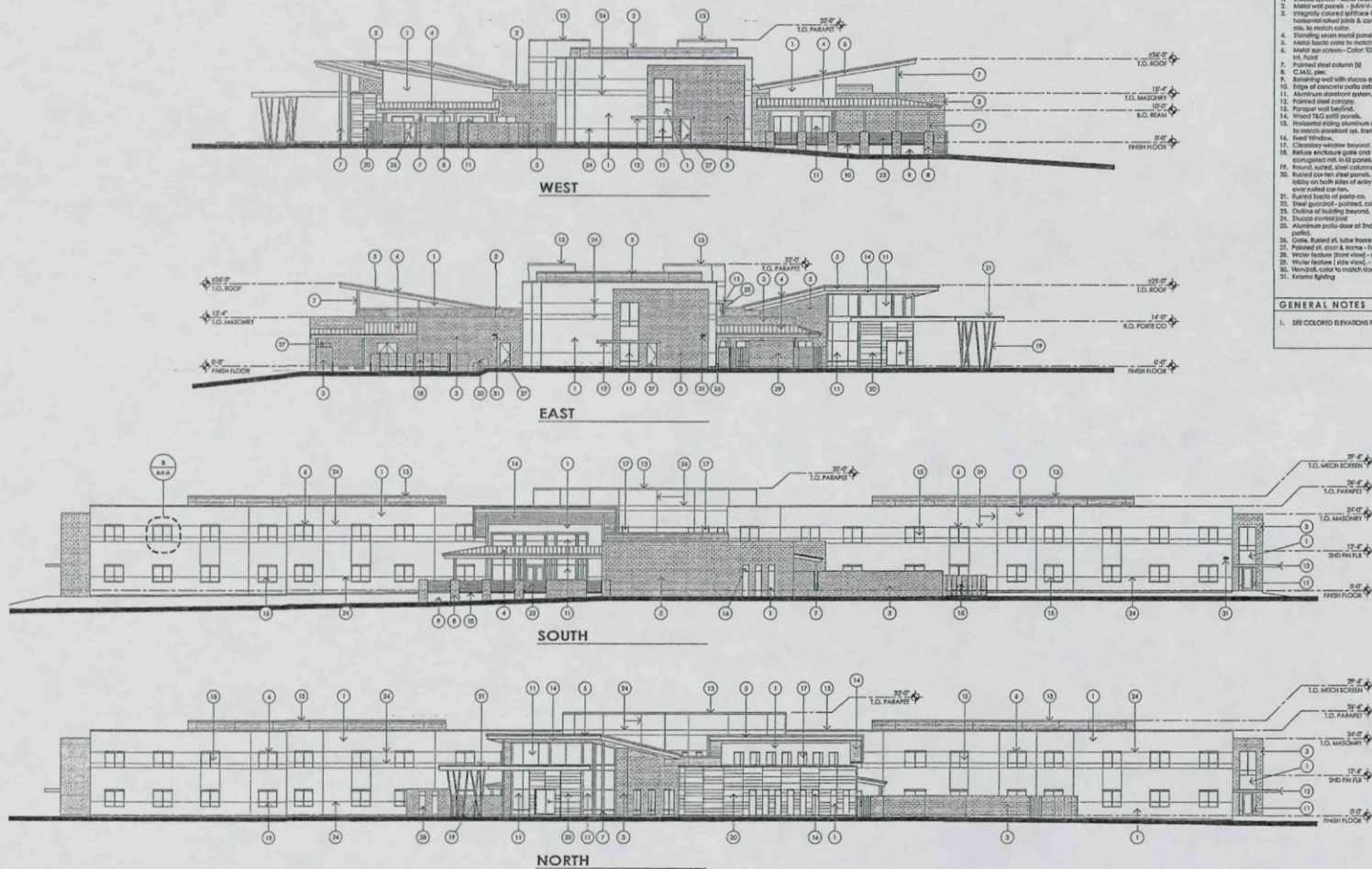
Asante of Scottsdale
Scottsdale, Arizona
Sante Partners



ATTACHMENT #5

48-DR-2010
2nd: 5/21/10

EXTERIOR ELEVATIONS



KEYNOTES	
1.	Stucco system - sand finish or equivalent
2.	Motor wall panels - (pilot in down by AEP open or close)
3.	Irregularly colored stucco - C.A.M. Refill, using two or three horizontal raised joints & concave vertical joint, colored motor walls to match color
4.	Standing seam metal panel roof system
5.	Motor finish color to match standing seam roof
6.	Motor wall screen - Color 1071-8847 (flat texture) by Cardinal Int. Paint
7.	Painted steel columns
8.	C.M.U. wall
9.	Exterior wall with stucco system - sand finish
10.	Edge of concrete walkway
11.	Aluminum storefront system
12.	Painted steel canopy
13.	Parapet wall beyond
14.	Wood T&G wall panels
15.	Horizontal sliding aluminum commercial windows. Frame color to match standing seam. Windows to be deep mounted.
16.	Reed Windows
17.	Chamber window beyond
18.	Recess enclosure gate and frame. Ruled at 1/4" tube frame w/ composite wall, 1/4" poles.
19.	Round, curved, steel columns
20.	Ruled corner steel panels. Panels to extend to interior of lobby on both sides of entry vestibule. Provide clear coat finish over ruled panels.
21.	Ruled facade of porte-co
22.	Steel grout - painted, color Coal Steel Grey
23.	Outline of building beyond
24.	Stucco finished gable
25.	Aluminum profile door or 2nd floor guest lounge (see notes)
26.	Gate. Ruled at 1/4" tube frame w/ 1/4" ruled steel panel.
27.	Painted steel door & frame - House paint #333A - Steel Pulver.
28.	Water feature (front view) - see landscaping plans
29.	Water feature (side view) - see landscaping plans
30.	Handrail, color to match standing seam roof.
31.	Exterior lighting

GENERAL NOTES	
1.	SEE COLOR BOARD FOR COLOR SELECTION

Scale: 1" = 16'-0"

Asante of Scottsdale
Scottsdale, Arizona
Sante Partners, LLC



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Project No. 09-0017-05
Date: 05-31-10
DES SUBMITTA: EXTERIOR ELEVATIONS
A4

48-DR-2010
2nd: 5/21/10



ATTACHMENT #7



PERSPECTIVE DRAWING

Asante of Scottsdale
Scottsdale, Arizona
Sante Partners

48-DR-2010
1st: 4/08/10



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Project No. 09-7017-00
Date: 04-08-10
DIB SUBMITTAL
PERSPECTIVE DRAWING
A6