



20555 North Pima Road, Suite 140
Scottsdale, Arizona 85255
tel 480-563-3284 fax 480-502-0233

June 30, 2010

Mr. Craig Goldstone
Todd & Associates, Inc.
4019 N. 44th Street
Phoenix, AZ 85018

Re: DC Ranch Design Review for Parcel 1.07 Lot 16 – Asante of Scottsdale
Corporate Center at DC Ranch Building, Final Submission

Dear Craig:

Thank you for your final submission to the DC Ranch Governance Office. We are happy to inform you that the Covenant Commission voted to conditionally approve your submission.

Prior to the start of construction please supply the Ranch Offices with the following

- a) Written response to outstanding comments on Design Review worksheet.
- b) Site plan on disk in AutoCAD format

The Contractor will need to schedule a Pre-construction conference and provide the following:

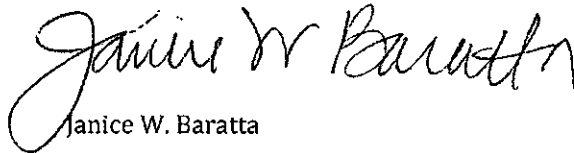
- c) Signed copy of the Builders Agreement
- d) \$10,000 Construction Deposit check payable to DC Ranch LLC (refer to builder agreement)
- e) Proof of Builder's Insurance showing DC Ranch LLC as certificate holder and additional insured and 30-day cancellation period (refer to builder agreement)
- f) List of all authorized subcontractors and employees (*Form VA-1 and full contact information for each subcontractor, including company/individual name, contact name, full address, and phone number. Please indicate which subcontractors will need electronic gate passes.*)
- g) Compliance with Fencing requirements

Please schedule an appointment to bring in your response to any outstanding items on your final review that need to be addressed. You need to prepare the written response and the corresponding drawings which are impacted by any changes for civil, architecture and landscape designs. The submission of these response items shall follow the format of all the formal submittals and include one full-size drawing, two 11"x17" copies, and the written response identifying what changes have been made and where we can find those changes on the plans.

Also, please have the contractor schedule a pre-construction conference prior to starting work on the site.

Thank you for working with us and helping to ensure that your project meets and exceeds the expectations of DC Ranch. The Commission feels that this design will be a great addition to DC Ranch.

Sincerely,

A handwritten signature in black ink, appearing to read "Janice W. Baratta". The signature is fluid and cursive, with the first name "Janice" being more prominent.

Janice W. Baratta
Design Review Manager
For the Covenant Commission

cc: Mr. Richard Lund
Biltmore Holdings
2555 E. Camelback Road
Phoenix, AZ 85015

Final Design Submission

Asante of Scottsdale – Corporate Center at DC Ranch

Submission Date: 6/24/10

Submission Status:

Final Architecture	Conditionally Approved as submitted. Please respond to the comments in writing.
Final Landscape	Final Review Comments for the landscape portion of the submission will be provided under separate cover. Please respond to the comments in writing when received. .

The construction shall be in accordance with the Design and Construction Manual including all applicable forms. Comments from your preliminary design review dated 4/22/10 are shown below in *italics*.

Site Comments:

#	Date		Action
S1	04/22/10	Grading and Drainage Plan/Civil: a) <i>Thank you for showing existing contours, however no proposed contours are shown. You need to clearly indicate how the site grading is proposed. For example, the southwest side of the lot has a spot elevation of 95.25 where the existing contour is less than 89. This are How is 6.25 feet of fill being handled? Section 4 on Sheet C1 shows the intent for this area, but please provide proposed contours on the site plan. You have shown spot grades in all the parking areas which are clear. We need all other areas defined by contours, tying into the existing sidewalk and proposed pavement grades.</i> b) <i>The Drainage Note on Sheet C1 with references to 7th Street, 8th Way and Concrete channel along the south property boundary do not refer to this project. Please correct for this project.</i> c) <i>The Design Guidelines for Parcel 1.7/1.8 state that storm water should be retained on the project site. Please indicate how storm water is being handled. There is a storm drain pipe shown on the east side of the project. Please indicate where this pipe goes, size, inverts, etc.</i> d) <i>Thank you for showing easements and setbacks on the Architectural site plan. Please also show and label all easements and building setbacks on the Grading and Drainage Plan</i> e) <i>Please provide a context map showing other development plans on adjacent and nearby lots within Parcel 1.07.</i> f) <i>Please show all elements such as transformers, utility enclosures, utility locations and extensions to the structure.</i>	
	06/24/10	a) Thank you for the proposed contours. b) Thank you for the correction to the Drainage note. c) The response says that the City of Scottsdale approved Drainage Report for this parcel 1.7 does not require any on-site storm water retention. It is the Owner's and the Architect's responsibility to assure that the City of Scottsdale approves the drainage design for this lot. d) Thank you. e) Thank you for providing a context map which shows the existing structure on Lot 5. f) Thank you.	No Response Required

S2	04/22/10	Site Walls: a) Thank you for screening parking areas with wall. Please show all walls heights. Nothing is identified on either site plans. All walls should terminate with thickened ends	
	06/24/10	Thank you for providing top of wall elevations. We do not see any indication on the plan view of thickened ends for walls. There is no detail for walls and they are not shown on the elevation views. Please provide.	Please Respond
S3	04/22/10	Utilities: a) Please identify and detail trash facilities. Show wall designs, heights. b) Please indicate an accessible yet discrete location for your electrical meter closet. c) Please indicate all utility locations and their access to point of connection with structures and screening for above grade meters, valves, etc. Please indicate that all above grade items will be painted to match the surface they are against. d) Please show all HVAC equipment locations.	
	06/24/10	a) Thank you for the detail on Sheet A1 b) The SES is in the service yard by the trash enclosure. c) Thank you d) Thank you.	Please Respond

Architecture Comments:

#	Date		Action
A1	04/22/10	Massing/Roof: a) Thank you for well conceived design for the structure. b) Thank you for the updated drawings showing window shade detail. Note that window shading devices will be on upper and lower windows on north and south sides of the building.	No Response Required
	06/24/10	Please provide details for all exterior items. Include items such as: site wall details, column, lighting fixtures, parapet details, roof details, window insets, etc.	Please Respond

Materials/Colors:

#	Date		Action
		All materials and colors are subject to final field review of on-site samples of adequate size. Please notify the governance office in advance when all samples are ready for site approval.	
M1	04/22/10	Paint Color: Color 1 (Primary) Frazee Paint # 8195D – Eddystone FRV 29 Color 2 (Accent) Frazee Paint # CI2906N Frog's Breath LRV 19	Conditionally Approved
M2	04/22/10	Secondary Wall Material: Rusted Steel Panels: Cor Ten Steel Panel w/Clear coat Finish Splitface CMU: Cocoa Brown by Superlite Block	Conditionally Approved
M3	04/22/10	Roof and Window overhangs: Standing Seam Metal Panel Roof System: Color 3 (Metal/Steel) Cool Zinc Gray by AEP Span for metal roof	

		Flat Roof: Please identify material and color for flat roof areas.	
	06/24/10		
M4	04/22/10	Paving: Please identify material and submit samples for sidewalks, patios, etc.	
	06/24/10	These items are included in the Landscape plans. See landscape comments.	No Response Required
M5	04/22/10	Driveway/Parking Lot - Asphalt with concrete paver accent. Please provide samples for concrete pavers	
	06/24/10	Pavers are replaced with scored integral color concrete.	No Response Required
M6	04/22/10	Windows: Aluminum store front window system - Bronze Anodized Glass Solarbronze Reflectivity 6% by PPG	Conditionally Approved

Landscape Comments:

#	Date		Action
L1	04/22/10	Native Plant Salvage Inventory Thank you for providing a "Native Plant Salvage Inventory" for identifying the fate of native species existing on the site. On the final submittal please include the individual ID#s of the species intended for salvage on the landscape plan for reconciliation of the salvaged materials.	
	06/24/10	Final Landscape Review will be provided under separate cover.	Please Respond When received
L2	04/22/10	Hardscape Plan a) Thank you for providing elevations of the intended design elements. b) Please provide a hardscape plan consistent with the Engineer's grading and drainage plan identifying spot elevations throughout for grading, paving, and top of walls. Additionally, please provide any contouring of the site and show drainage routes. c) Proposed paving materials are unclear as identified. Please provide samples or colored photos of proposed materials, colored concrete paving, headers, pavers, and likeness. Stained concrete is highly discouraged due to the probability of chipping or scarring thus exposing the natural color beneath the stain. Color integrated concrete is preferred.	
	06/24/10	Final Landscape Review will be provided under separate cover.	Please Respond When received
L3	04/22/10	Landscape Plan a) Due to the parcel developer's change in the parkway topdressing, it will be necessary to modify the proposed "peripheral areas" topdressing throughout to reflect consistency of materials with that of the existing, DC Ranch Desert Pavement. Internal areas, Parking medians, Therapy Garden, Healing Garden and likeness may retain the 3/8" screened 'Apache Brown' granite, where there is an architectural edge (walk,	

		<p>drive, header or likeness) to maintain separation of the varied materials. (See attachment for clarification). Additionally, existing topdressing in the parkway is "over done" and should be thinned of any excessive native cobble and completed to a look consistent with that of the new landscape.</p> <p>b) Use of granite boulders in the lower desert landforms west of the Reata Wash at DC Ranch is prohibited as an aesthetic or decorative design element and must be removed.</p> <p>c) Use of Brittle Bush, though found on the "Approved Plant List" is highly discouraged where used in mass due to its aggressive growth characteristics and ability to dominate the landscape where introduced. The recommendation of the Covenant Commission would be to substitute with Goldeneye. Plant palette is otherwise well done. Thank you.</p> <p>d) Plant densities are required and specified in the landscape notes to be utilized at a rate of (1) plant per every 20 square feet, but the plan reflects most all areas of the landscape to be grossly under-planted. The Covenant Commission will permit the reduction of the density to the DC Ranch norm of (1) plant per every 25 square feet in lieu of the greater amount, but would still remain well below that of the required density. Please evaluate the plant densities throughout and increase as needed.</p> <p>e) Please ensure the proposed turf area, real or artificial, within the Therapy Garden, is contained with the use of a header.</p>	
	06/24/10	Final Landscape Review will be provided under separate cover.	Please Respond When received
L4	04/22/10	<p>Irrigation Plan</p> <p>a) Please show the proposed location of all above-ground mounted equipment. Make sure all above-ground mounted equipment is located behind walls or, utility closet.</p> <p>b) For the next submission, please indicate two (2) - 4" sleeves beneath the driveway crossings at the street intersection. Label these two sleeves as "dedicated for the Developer's common area irrigation system - two (2) 4" sleeves at a 12" depth". Please also add to the note that "the Developer's common area irrigation system is to be reconnected and remain fully operational during the entire construction process".</p>	
	06/24/10		Please Respond
L5	04/22/10	<p>Lighting Plan</p> <p>a) Please provide cut-sheets for intended light fixtures.</p> <p>b) Please make sure that all above-ground mounted equipment is located behind walls, or within a utility closet.</p> <p>c) In observance of the "Dark Skies Philosophy" applied at DC Ranch to minimize environmental impact through reduced light levels, it is required that up-lighting on trees and fountain are restricted to 50 watts maximum per fixture, and any path lighting restricted to 25 watts maximum.</p>	
	06/24/10	Final Landscape Review will be provided under separate cover.	Please Respond When received
L6	04/22/10	<p>Details</p> <p>Thank you for providing elevations for the site walls, and fountain. Please note that parking screen walls, such as the walls proposed along 93rd Street are restricted to a maximum height of 40". As proposed walls are 4' and 4'4"</p>	

		<i>respectively. Please adjust parking screen wall height.</i>	
	06/24/10	Final Landscape Review will be provided under separate cover.	Please Respond When received

The standards and procedures established by the DC Ranch Covenant are intended as a mechanism for maintaining and enhancing the overall aesthetic and unique character of the DC Ranch community. The Covenant does not create any duty, direct or indirect, to any person. Review and approval of any application pursuant to this Covenant is made on the basis of such consideration only and the Covenant Commission does not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value or size or similar design.

Neither the Declarant nor any member of the Covenant Commission shall be held liable for soil conditions, drainage or other general site work, nor for any defects in plans revised or approved here under, nor for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any property in DC Ranch.

Please refer to the DC Ranch Community Documents.