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Scottsdale, Arizona 85255
tel 480-563-3284 fax 480-502-0233

June 8, 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, Preliminary Submission

Dear Craig:

Thank you for your recent submission to the Ranch Offices. We are happy to inform you that the Commission has voted to conditionally approve your design. The Commission was extremely appreciative of the attention to detail in your design.

The attached Design Review worksheet contains the specific technical and design issues that the Covenant Commission would like to see addressed by the next submittal.

We look forward to seeing the evolution and progression of this commercial design and eagerly await the addition of your project into our community. Please feel free to call me at 480-563-3284 with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads 'Janice W. Baratta'. The signature is fluid and cursive, with the first letter 'J' being particularly large and stylized.

Janice W. Baratta
Design Review Manager
For the Covenant Commission

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

Preliminary Design Submission

Asante of Scottsdale – Corporate Center at DC Ranch

Submission Date: 4/22/10

Submission Status:

Preliminary Architecture	Conditionally Approved as submitted. Please prepare a final Architecture Submission and respond to the comments in writing.
Preliminary Landscape	Conditionally Approved as submitted. Please resubmit preliminary landscape plans with revisions as directed in the Landscape Comments.

You must respond to all comments in writing before proceeding to the Final Submission. The Final submission shall be in accordance with the Design and Construction Manual (September 15, 1997), including all applicable forms.

Site Comments:

#	Date		Action
S1	04/22/10	Grading and Drainage Plan/Civil: a) 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. b) The Drainage Note on Sheet C1 with references to 7 th Street, 8 th Way and Concrete channel along the south property boundary do not refer to this project. Please correct for this project. c) 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. d) 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 e) Please provide a context map showing other development plans on adjacent and nearby lots within Parcel 1.07. f) Please show all elements such as transformers, utility enclosures, utility locations and extensions to the structure.	Please Respond
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	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.	Please Respond

		<p>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.</p> <p>d) Please show all HVAC equipment locations.</p>	
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Architecture Comments:

#	Date		Action
A1	04/22/10	<p>Massing/Roof:</p> <p>a) Thank you for well conceived design for the structure.</p> <p>b) Thank you for the updated drawings showing window shade detail</p>	No Response Required

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	<p>Paint Color:</p> <p>Color 1 (Primary) Frazee Paint # 8195D – Eddystone FRV 29</p> <p>Color 2 (Accent) Frazee Paint # CI2906N Frog's Breath LRV 19</p>	Conditionally Approved
M2	04/22/10	<p>Secondary Wall Material:</p> <p>Rusted Steel Panels: Cor Ten Steel Panel w/Clear coat Finish</p> <p>Splitface CMU: Cocoa Brown by Superlite Block</p>	Conditionally Approved
M3	04/22/10	<p>Roof and Window overhangs:</p> <p>Standing Seam Metal Panel Roof System:</p> <p>Color 3 (Metal/Steel) Cool Zinc Gray by AEP Span for metal roof</p> <p>Flat Roof:</p> <p>Please identify material and color for flat roof areas.</p>	Please Respond
M4	04/22/10	<p>Paving:</p> <p>Please identify material and submit samples for sidewalks, patios, etc.</p>	Please Respond
M5	04/22/10	Driveway/Parking Lot – Asphalt with concrete paver accent. Please provide samples for concrete pavers	Please Respond
M6	04/22/10	<p>Windows:</p> <p>Aluminum store front window system – Bronze Anodized</p> <p>Glass Solarbronze Reflectivity 6% by PPG</p>	Conditionally Approved

Landscape Comments:

#	Date		Action
L1	04/22/10	<p>Native Plant Salvage Inventory</p> <p>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</p>	Please Respond

		landscape plan for reconciliation of the salvaged materials.	
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.	Please Respond
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, 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. 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. c) Use of Brittle Bush, though found on the "Approved Plant List" is highly discourage 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. 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. e) Please ensure the proposed turf area, real or artificial, within the Therapy Garden, is contained with the use of a header.	Please Respond
L4	04/22/10	Irrigation Plan 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. 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	Please Respond

		construction process".	
L5	04/22/10	Lighting Plan a) Please provide cut-sheets for intended light fixtures. b) Please make sure that all above-ground mounted equipment is located behind walls, or within a utility closet. 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.	Please Respond
L6	04/22/10	Details Thank you for providing elevations for the site walls, and fountain. Please note that parking screen walls, such as the walls proposed along 93 rd Street are restricted to a maximum height of 40". As proposed walls are 4' and 4'4" respectively. Please adjust parking screen wall height.	Please Respond

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.

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