



Table C

CONSERVATION AREA

Planning Unit	CA Required per Development Agreement	CA Provided per DC Ranch Plan	Difference
1	0		-
2	0		-
3	0		-
4	20	26	+ 6
5	118	99	- 19
6	130	143	+ 13
TOTAL	268	268	-

APPROVED
Project Coordination Mgr
Date 8-24-01



Table B

CONSERVATION OPEN SPACE

Planning Unit	COS Required per Development Agreement	COS Provided per DC Ranch Plan	Difference
1	0		-
2	0		-
3	0		-
4	34	34	-
5	141	141	+ 0
6	228	228	+ 0
TOTAL	403	404	+ 1

APPROVED
Project Coordination Mgr
Date 8-24-01

15-PP-2006
9-14-06



Table D

OTHER OPEN SPACE

Planning Unit	Other OS required per Development Agreement	Other OS provided per DC Ranch Plan							Difference
		Parks	Golf	404 Corridors *	404 Mitigation ***	Reata Wash	Scenic R.O.W. and misc. open space ****	Total	
1	17	17			4	21		42	+ 25
2	15	47				50		97	+ 82
3	42	15			1	51		67	+ 25
4	217	5	224			35		264	+ 47
5	125	127 **	99		1			227	+ 102
6	163	38 **	103		16			158	- 6
Total	579	249	426	0	22	157		854	+ 275

- * Does not include additional open space available - some 404 corridors counted as part of other Open Space Uses
- ** 21 acres of the Desert Park Counted in PU 6
- *** Does not include all additional open space - some 404 Mitigation counted as part of other Open Space Uses
- **** Does not include all additinoal open space - some Scenic R. O. W. and misc. open space counted as part of other Open Space Uses

APPROVED
Project Coordination Mgr
Date 8-24-19



Table E

OTHER OPEN SPACE COUNTED TOWARDS NAOS

Other Open Space counted towards NAOS requirments is calculated per the DC Ranch Modified Zoning Amendment Standards, as set forth in Section 4.03 of the Development Agreement

Planning Unit	Other OS provided per DC Ranch Plan						Total
	Parks (1 acre for every 2 total acreage)	Golf (1 acre for every 2 total acreage)	404 Corridors ***	404 Mitigation ****	Reata Wash	Scenic R.O.W. and misc. open space *****	
1	9			4	21		33
2	24				50		74
3	8			1	51		59
4	3	112 *			35		150
5	93 **	49 *****		1			144
6	30 **	52 *****		14			96
Total	165	213		19	157		554

- * Assumes 224-acre golf course.
- ** Desert Park: PU 5 - 59 acres @100% + 60 acres @50% PU 6 - 21 acres @100%
- *** Does not include additional open space available - some 404 corridors conunted as part of other Open Space Uses
- **** Does not include all additional open space - some 404 Mitigation counted as part of other Open Space Uses
- ***** Does not include all additional open space - some Scenic R. O. W. and misc. open space counted as part of other Open Space Uses
- ***** Second golf course: PU 5 - 94 acres @50% PU 6 - 111 acres @50%

APPROVED
Project Coordination Mgr
Date 8-24-01

15-PP-2006
9-14-06



Table F

TOTAL OPEN SPACE PROVIDED

Planning Unit	Total OS required per Development Agreement	Total OS provided per DC Ranch Plan				Difference
		COS per DC Ranch Plan	CA per DC Ranch Plan	Other OS	Total	
1	17	0	0	42	42	+ 25
2	15	0	0	97	97	+ 82
3	42	0	0	67	67	+ 25
4	271	34	26	264	324	+ 53
5	384	141	99	227	468	+ 84
6	521	228	143	158	529	+ 8
TOTAL	1250	404	268	854	1525	+ 275



Table G

TOTAL NAOS PROVIDED

DC Ranch is not Regulated by ESL. The open space requirements for the project (listed below) are determined by the Development Agreement, Land Use Budget, Schedule D

Other Open Space counted towards NAOS requirments is calculated per the DC Ranch Modified Zoning Amendment Standards, as set forth in Section 4.03 of the Development Agreement

These Calcuations do not include any additional Open Space areas within private lots.

Planning Unit	Total NAOS per Development Agreement*	Total NAOS provided per DC Ranch Plan				Difference
		COS per DC Ranch Plan	CA per DC Ranch Plan	Other OS (as NAOS)	Total	
1	25	0	0	33	33	+ 8
2	47	0	0	74	74	+ 27
3	48	0	0	59	59	+ 11
4	168	34	26	150	209	+ 41
5	359	141	99	144	384	+ 25
6	412	228	143	96	467	+ 55
TOTAL	1059	404	268	554	1226	+ 167

"The reduction for improvements shall not exceed 50% of the original NAOS requirements..." Development Agreement: Schedule G, Section 4.03.A.3.b.

(Total NAOS per DA) x 50% = (Maximung Other Open Space counted twards NAOS)
1059 acres @ 50% = 530 acres.

530	1201	+ 142
-----	------	-------

* (Minimum Required + Supplemental)

15-PP-2006
9-14-06





Table H

MINIMUM NAOS REQUIREMENTS MEET

DC Ranch is not Regulated by ESL. The open space requirements for the project (listed below) are determined by the Development Agreement, Land Use Budget, Schedule D

Ranch Modified Zoning Amendment Standards, as set forth in Section 4.03 of the Development Agreement.

These Calculations do not include any additional Open Space areas within private lots.

Planning Unit	Minimum NAOS Required	Total NAOS provided per DC Ranch Plan					Difference
		COS per DC Ranch Plan	CA per DC Ranch Plan	Reata Wash	Golf (at 50%)	Total	
1	10	0	0	21	0	21	+ 11
2	15	0	0	50	0	50	+ 35
3	15	0	0	51	0	51	+ 36
4	75	34	26	35	112	207	+ 132
5	275	141	99	0	49	290	+ 15
6	300	228	143	0	52	423	+ 123
TOTAL	690	404	268	157	213	1042	+ 352

APPROVED
Krist Jones
Project Coordination Mgr
8-24-06
Date

4.02 Natural Area Open Space.

A. The NAOS requirement may be satisfied by two types of open space: undeveloped natural areas and revegetated areas. These types of open space may be applied to the NAOS requirement as follows:

1. Undeveloped natural areas shall constitute a minimum of 70% of the required NAOS. Undeveloped natural area acreage shall count at a rate of 100% toward the requirement.
 - a. When native plants in a designated undeveloped natural area are significantly less dense than under natural conditions because of man-made or natural disturbance to the land, the developer may increase the density and number of species of native plants to approximate the natural condition of the vegetation community.
 - b. All infill techniques shall be approved by the Project Coordination Manager. The decision of the Project Coordination Manager may be appealed to the Development Review Board.
2. Revegetated areas shall count toward NAOS at the following rates, but in no case shall more than 30% of the NAOS for the entire Property be revegetated area:
 - a. In required non-regional stormwater facilities: 100%.
 - b. On land stripped of natural vegetation or topography prior to January 1, 1990: 200%
 - c. Major utility corridors, as approved by Project Coordination Manager: 100%
 - d. All other areas: 100%
3. To qualify as NAOS, revegetated areas shall meet the following requirements:
 - a. Planting programs for revegetated areas may include transplanted and seeded methods of application and shall match the species and be consistent with the slope aspect and density of the surrounding natural vegetation as closely as possible.
 - b. All materials, design and construction techniques for revegetation shall be approved by the Project Coordination Manager. The decision of the Project Coordination Manager may be appealed to the Development Review Board.

B. The location of NAOS on a site plan or preliminary plat shall be based upon the following guidelines where reasonably feasible.

15-PP-2006

9-14-06

1. Provide continuity of open space.
2. Preserve the most significant features and vegetation, including rock outcroppings, natural watercourses and significant stands of native vegetation.
3. Visibility from streets or common areas.

APPROVED
Krist Jones
Project Coordination Mgr
8-21-06
Date

4. Location in areas where a buffer is desirable along the Property boundary or where it is contiguous with NAOS on adjacent property.
5. Areas of known or discovered and significant archaeological sites should remain NAOS.

4.03 Reduction of NAOS

- A. The NAOS requirement may be reduced under the following conditions provided that a minimum of 25% of the original NAOS requirement for the Property must be undeveloped natural area.

1. An Owner is entitled to reduce the required NAOS, by calculating the percentage of the total property that is designated Conservation Area (CA) or zoned Conservation Open Space (COS), and reducing the NAOS requirement for the Property by this same percentage. The Owner may request to establish a portion of the Property as a CA. The CA must be legally secured as permanent natural open space through conservation easements or dedication, and shall be contained entirely within common tracts maintained through common maintenance or in areas not contained within common tracts (which may include portions of subdivided residential lots) for which permanent maintenance has been provided by easement or other legally enforceable means. A designated CA may also be rezoned to the COS district.
2. Where historical or archeological sites located within a development site are permanently protected, the NAOS requirements for the development site shall be reduced by two (2) acres for each one (1) acre of permanently protected historical or archeological site.

In order to qualify for the NAOS reduction a permanently protected historical or archaeological site shall meet the following conditions:

- A. Unless otherwise defined by City Council, the site and areas proposed for credit reduction must meet the qualification standards established within either the Environmentally Sensitive Lands Ordinance or the General Plan Environmental Design Element.
- B. Prior to or concurrent with the final plat approval for any development site with proposed preserve sites, the owner shall secure City Council approval of the following for the historical or archaeological preserve sites identified within or adjacent to the development site boundaries.
 - I. Final disposition of the sites which insure that they shall be maintained in perpetuity in either a natural undisturbed state or developed as an archaeological preserve per Development Review Board approval.
 - II. Preservation plan which identifies methods of protecting the site prior to and after excavation work.
 - III. Management of site operations and activities such as hours of work, number of people on site, on site structures, parking improvements and other similar site development issues.
 - IV. The archaeological preserve parcels shall provide a minimum 50 foot setback between on-site improvements or study areas (ruins, excavation sites, activity areas) and any adjacent residential improvement setback lines subject to Development Review Board approval. Commercial



operation or commercial tours of the sites shall require use permit approval.

3. Where a development site contains areas dedicated for regional stormwater management pursuant to City Master Plans and with wash flows in excess of 2,000 cfs, the NAOS requirement shall be reduced as follows:

- a. The NAOS requirement shall be reduced one (1) acre for each one (1) acre revegetated as provided in paragraph 4.02(A)(3) of this Schedule.
- b. The NAOS requirement shall be reduced one (1) acre for each two (2) acres turfed (or similarly improved) for public or semi-public recreational areas. The reduction for improvements shall not exceed 50% of the original NAOS requirements for the Property.
- c. Areas not disturbed by development or use of the regional stormwater management system qualify as undeveloped NAOS and may not be counted for purposes of a reduction.

- 4.04 Improved Open Spaces. When the open space requirement of the existing zoning exceeds the NAOS requirements imposed by this Schedule, the balance of the required open space may be improved open space.

- 4.05 NAOS Transfers. Where the Master Owner elects to provide NAOS in excess of the minimum NAOS requirement for a specific Planning Unit as set forth in the Land Use Budget (Schedule D), such excess NAOS may be credited against NAOS requirements elsewhere on the Property, subject to the following:

- A. The NAOS credits are documented by a Natural Area Open Space Map and corresponding Charts which identify excess NAOS by Planning Unit and allocate, with the Master Owner's written authorization, such excess to specific Planning Units elsewhere on the Property as the need arises at the time of planning for that unit.
- B. NAOS provided within each Planning Unit shall not be less than the minimum NAOS requirement for such Planning Unit as reflected in the Land Use Budget; provided, however, that a request by the Master Developer for reallocation of the NAOS requirement for the Property between the respective Planning Units may be reviewed and approved by the Project Coordination Manager. The decisions of the Project Coordination Manager respecting said reallocation of NAOS requirement between Planning Units may be appealed by the Master Developer or Master Owner to the City Council.

- 4.06 Maintenance of Natural Areas. All areas within a development site(s) identified on a site plan or subdivision plat as areas not to be improved, excluding areas of future phases of development within the development site(s), whether or not such areas are required NAOS, shall be maintained as natural areas, and such maintenance shall be ensured by creation of easements in favor of a governance entity, which may include one or more Community Associations, or by dedication. The legal mechanism for creation of maintenance obligations by easement shall be as approved by the Project Coordination Manager on advice of the City attorney. With respect to any development site(s) where areas identified on a site plan or subdivision plat are not to be improved until a later phase of development, such areas shall be maintained by the owner as natural area until commencement of development of such later phase. This provision shall be applicable to those undeveloped areas achieved through the use of the attached or Hillside Cluster amended development standards.



Land Use Budget Summary														
Planning Unit	Total Acres	NAOS(9)		Open Space			Residential Uses (du)			Resorts	Commercial Uses * (000 sf)(8)			
		Minimum NAOS Required	Supplemental NAOS Allocation	COS	CA (6)	Other (2,4)	1990 Plan Allocation (1)	1995 Plan Max. Density Cap (7)	Preliminary Density Allocation * (7)	Rooms * Note (3)	PNC	C-O	PCC (5)	I-1
1	328.25	10	15			17	1,510	N/A	1,200		147	133		
2	368.33	15	32			15	2,159	N/A	1,200					
3	375.38	15	33			42	2,507	N/A	1,350		150	105		
4	868.78	75	93	34	20	217	2,123	N/A	1,200	400		929	1,169	
5	699.70	275	84	141	118	125	1,084	N/A	968	(200 opt.)				
6	1,037.92	300	112	228	130	163	794	N/A	800	200				
Total Acres	3,678.00	690	369	403	268	579								
Total Units							6,718	6,718	6,718					
Total Rooms										800				
Total S.F.											297	1,167	1,169	1,053

N.B.: All Areas Are Approximate

*Revisions may be approved by project Coordination Manager subject to maximums per stipulations.

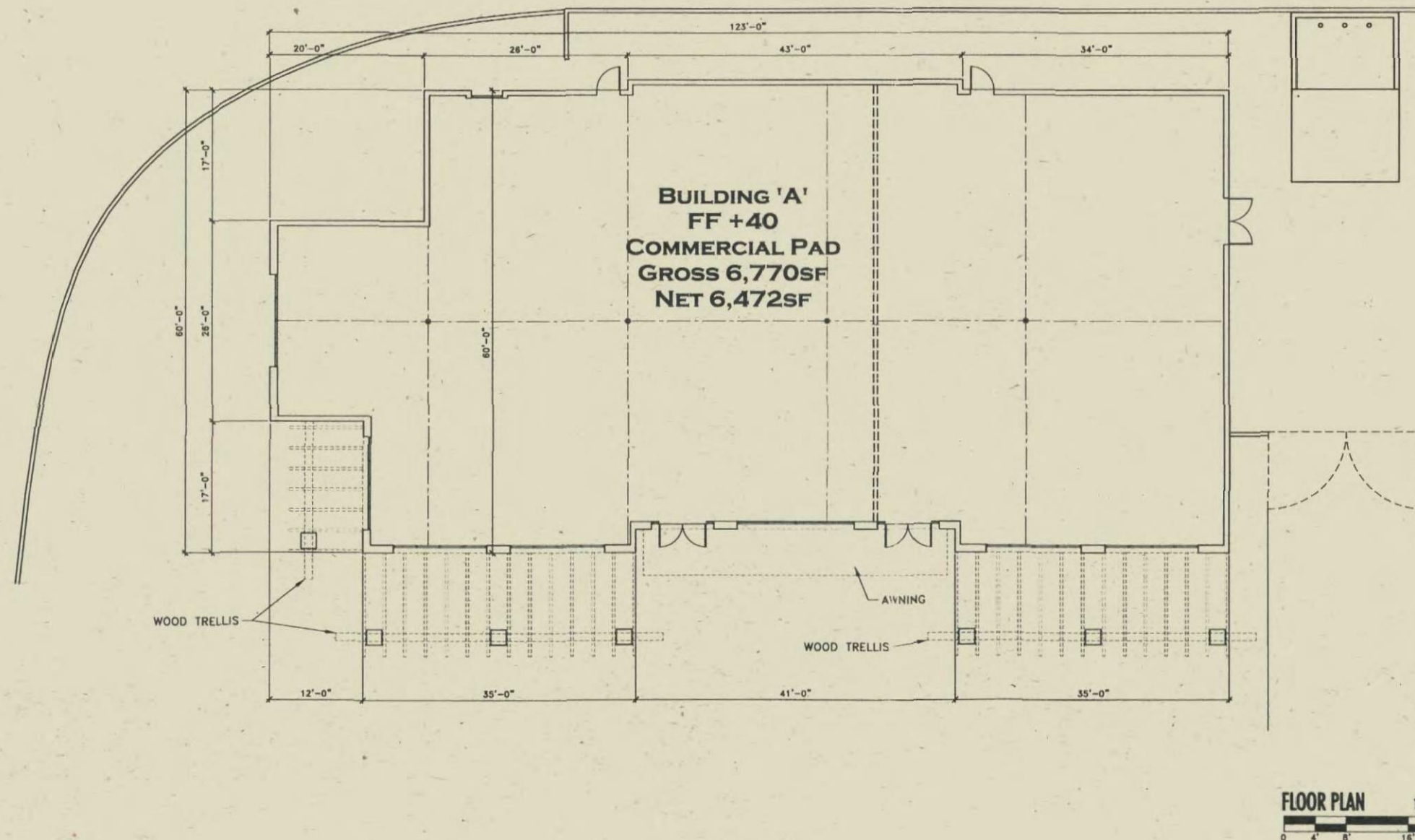
- (1) Numbers are approx. due to planning unit boundary shifts.
(2) Excludes natural areas in SFR lots outside of bldg envelopes.
(3) The total number of resort rooms exceeding 600 up to a maximum total of 1000 rooms, will reduce the residential yield of 6718 by a ratio of 7 residential units for every 10 rooms.
(4) Area of Future Golf Course (162.83 ac) in P/U 6 is listed as open space but zoned R1-10.
(5) 300 du for the Town Center Mixed Use Area are shown in Residential Uses.
(6) CA is included within adjacent zoning district but itemized here for reference only.
(7) The total number of Residential Units (not including resort rooms) shall not exceed 6,718.
(8) Retail uses in the PNC and PCC districts will not exceed 900,000 square feet.
(9) Reallocation of minimum NAOS Requirement and Supplemental NAOS Allocation is subject to Schedule G procedures.

A FULL SIZE COPY OF THIS MAP IS AVAILABLE IN THE
RECORDS OF THE CITY OF SCOTTSDALE RECORDS
DEPARTMENT FOR ZONING CASE 54-ZN-89#5





BUILDING "A" FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17700 N. PACSETT WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85258-5431
480-355-6099
480-355-2798 FAX

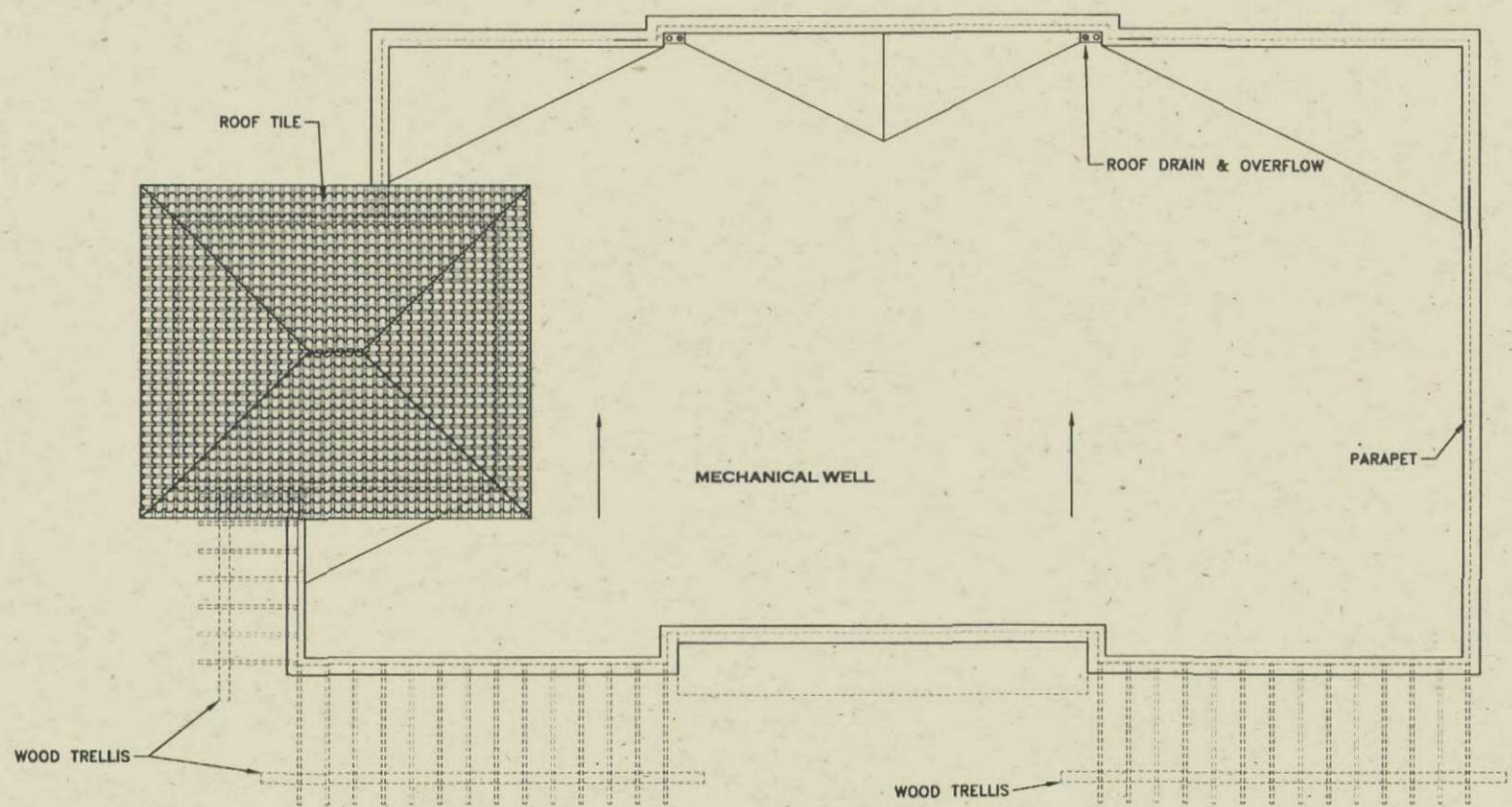
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



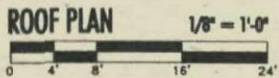


BUILDING "A" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17700 N. PACSETTER WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-363-6898
480-363-2239 FAX

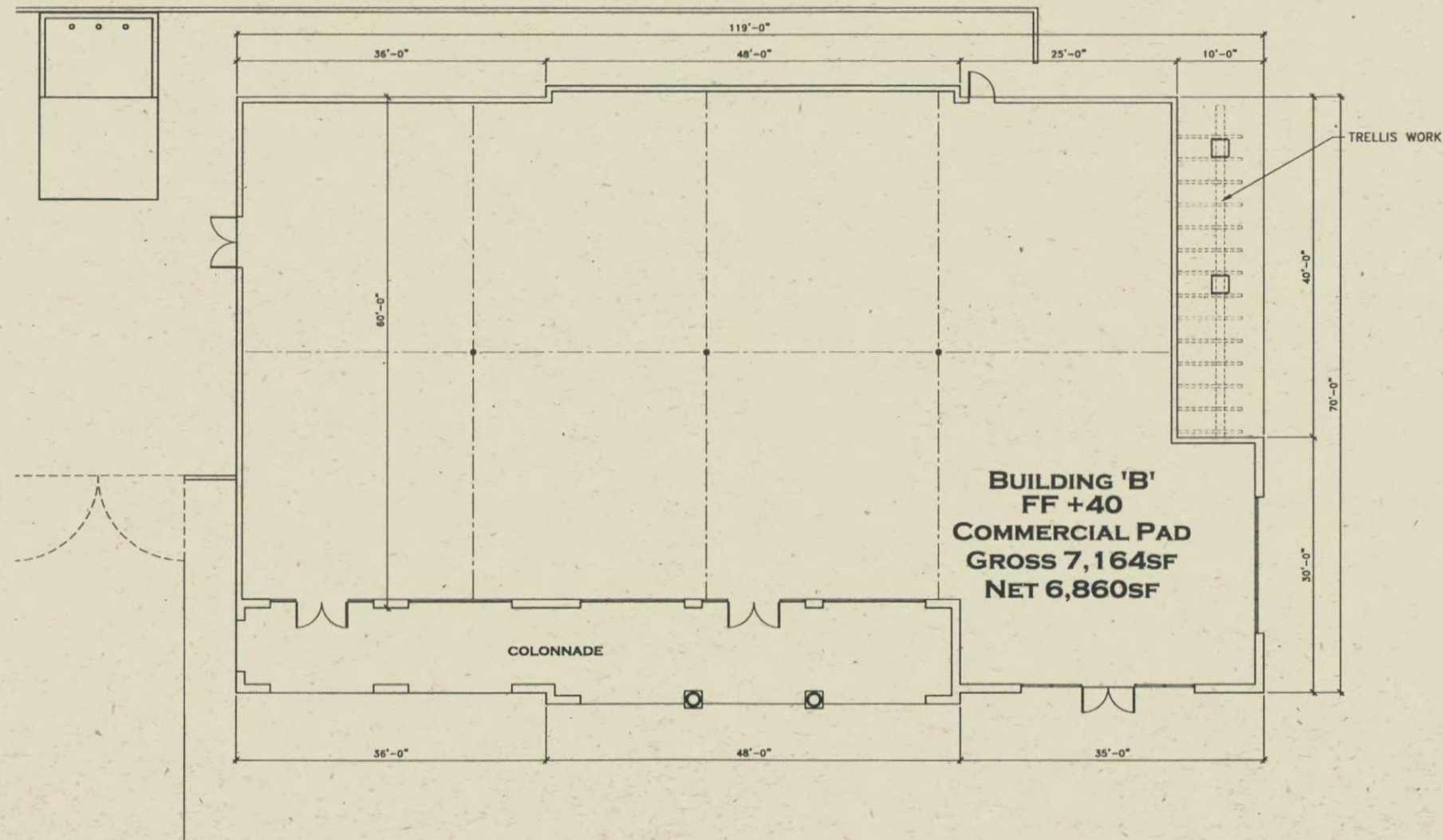
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



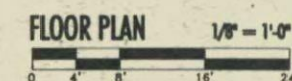


BUILDING "B" FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

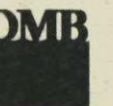
DATE 5 DECEMBER 2006



H&S International LLC
17706 N. PACESSETT WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-545-0999
480-595-2790 (FAX)

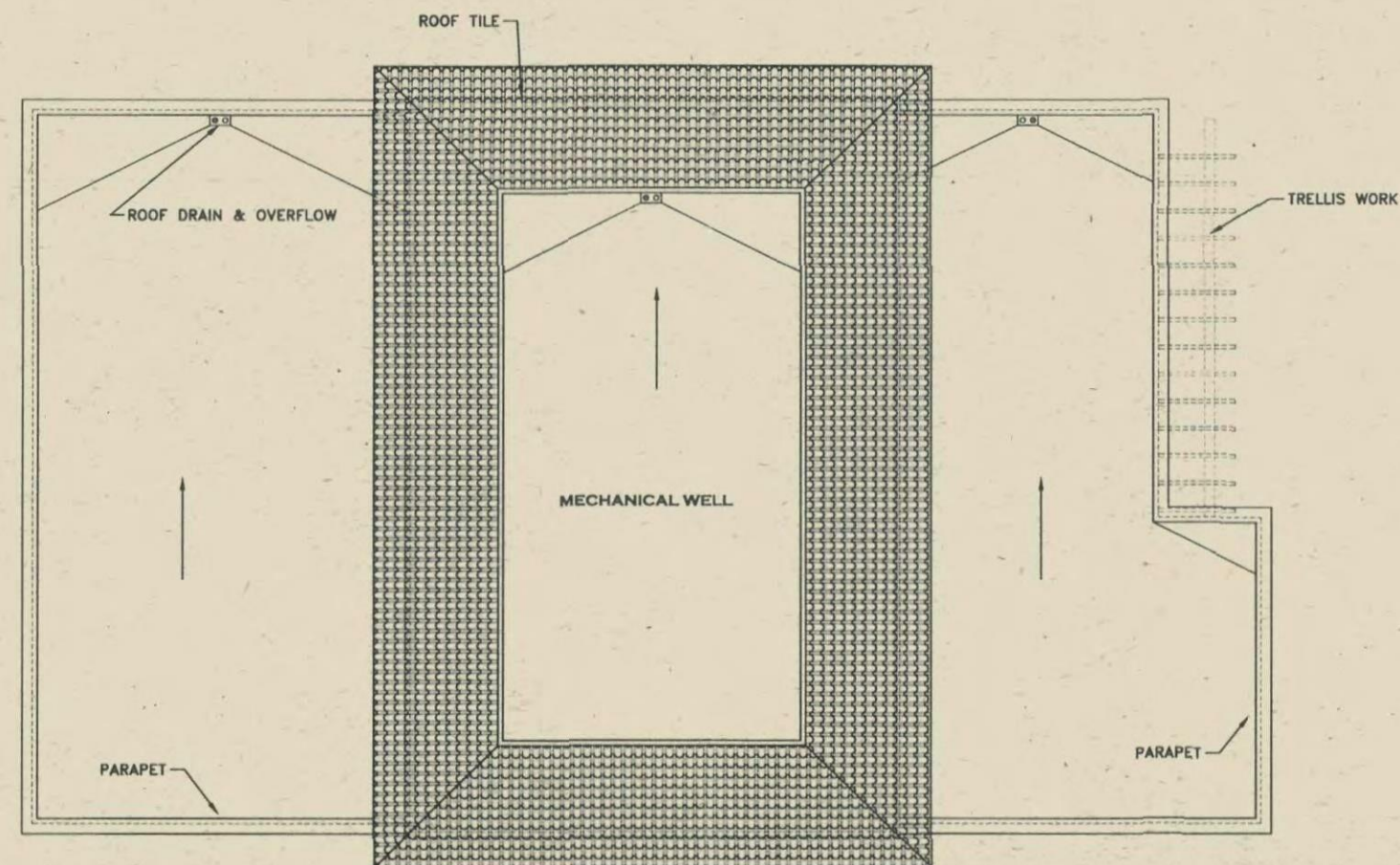
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "B" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
1/8" = 1'-0"
0 4' 8' 16' 24'



H&S International LLC
17765 N. PACIFIC WAY
OCEANOGRAPHY HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-582-8899
480-582-2298 FAX

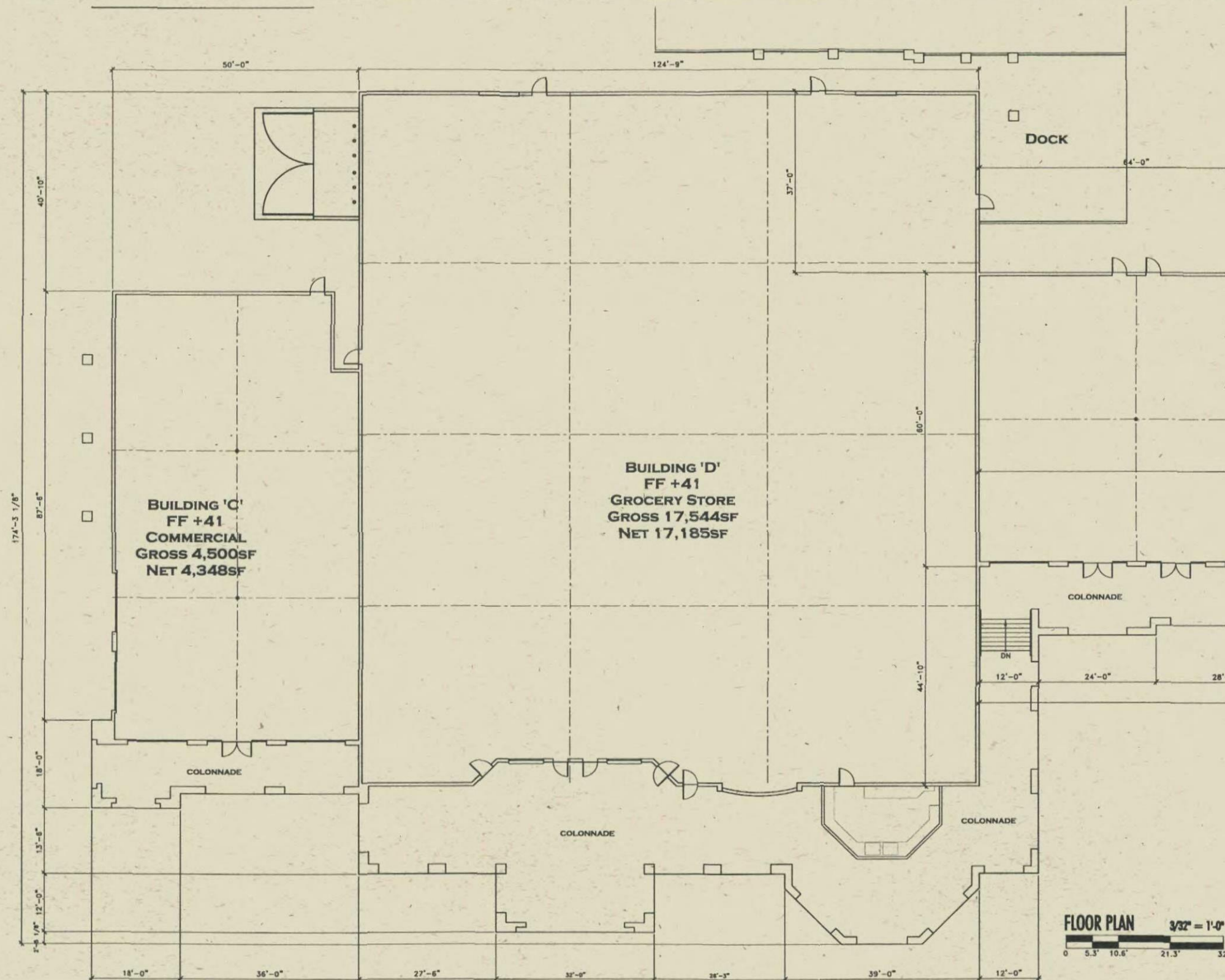
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "C & D" FLOOR PLANS



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



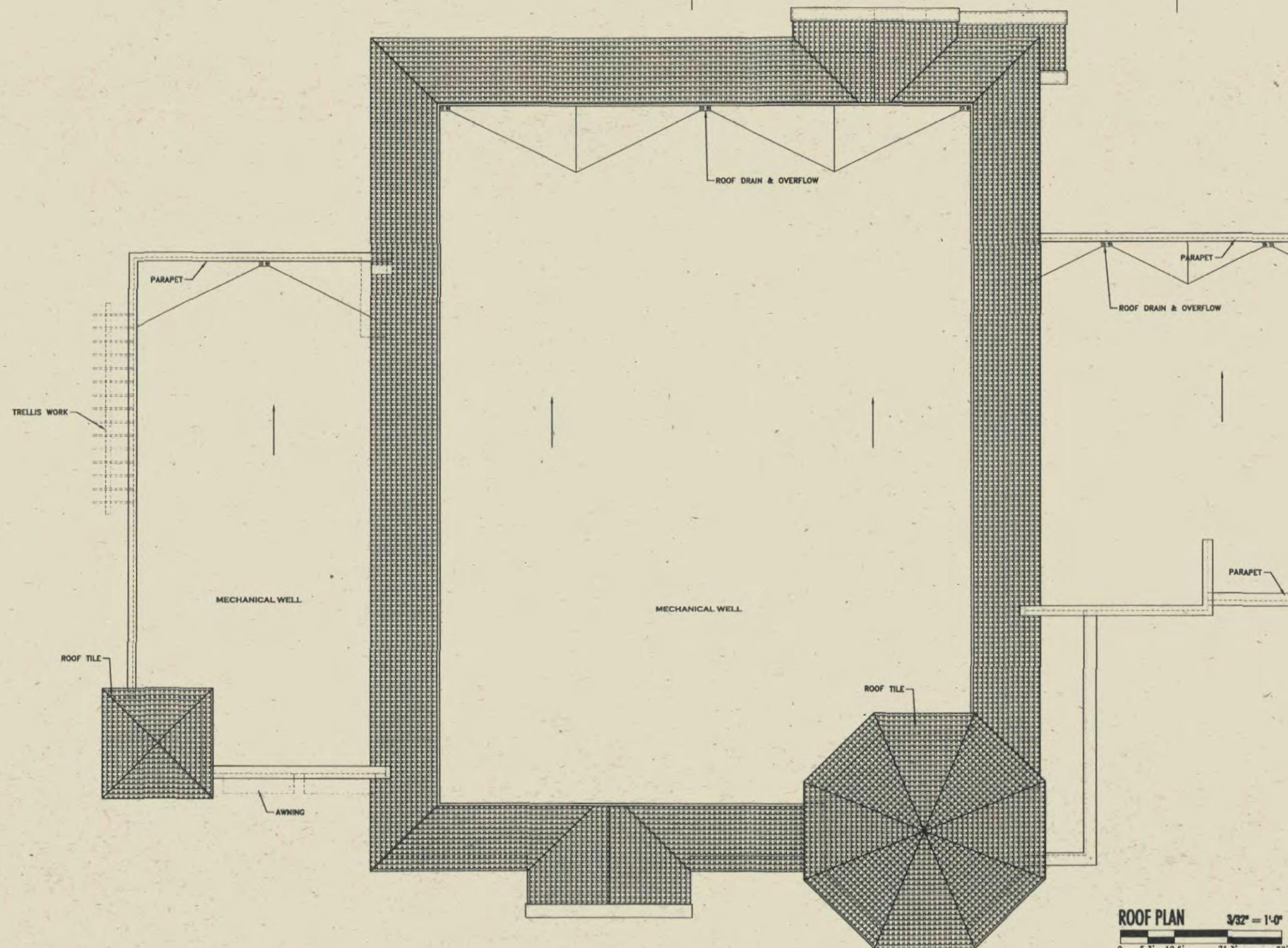
H&S International LLC
17700 N. PACESSETT WAY
DISCOVER IMAGE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-585-6090
480-585-5298 FAX

PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



BUILDING "C & D" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE: 5 DECEMBER 2006



ROOF PLAN 3/32" = 1'-0"
0 5.3' 10.6' 21.3' 32'



H&S International LLC
17700 N. PACIFIC WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5471
480-365-4970
480-365-3290 (FAX)

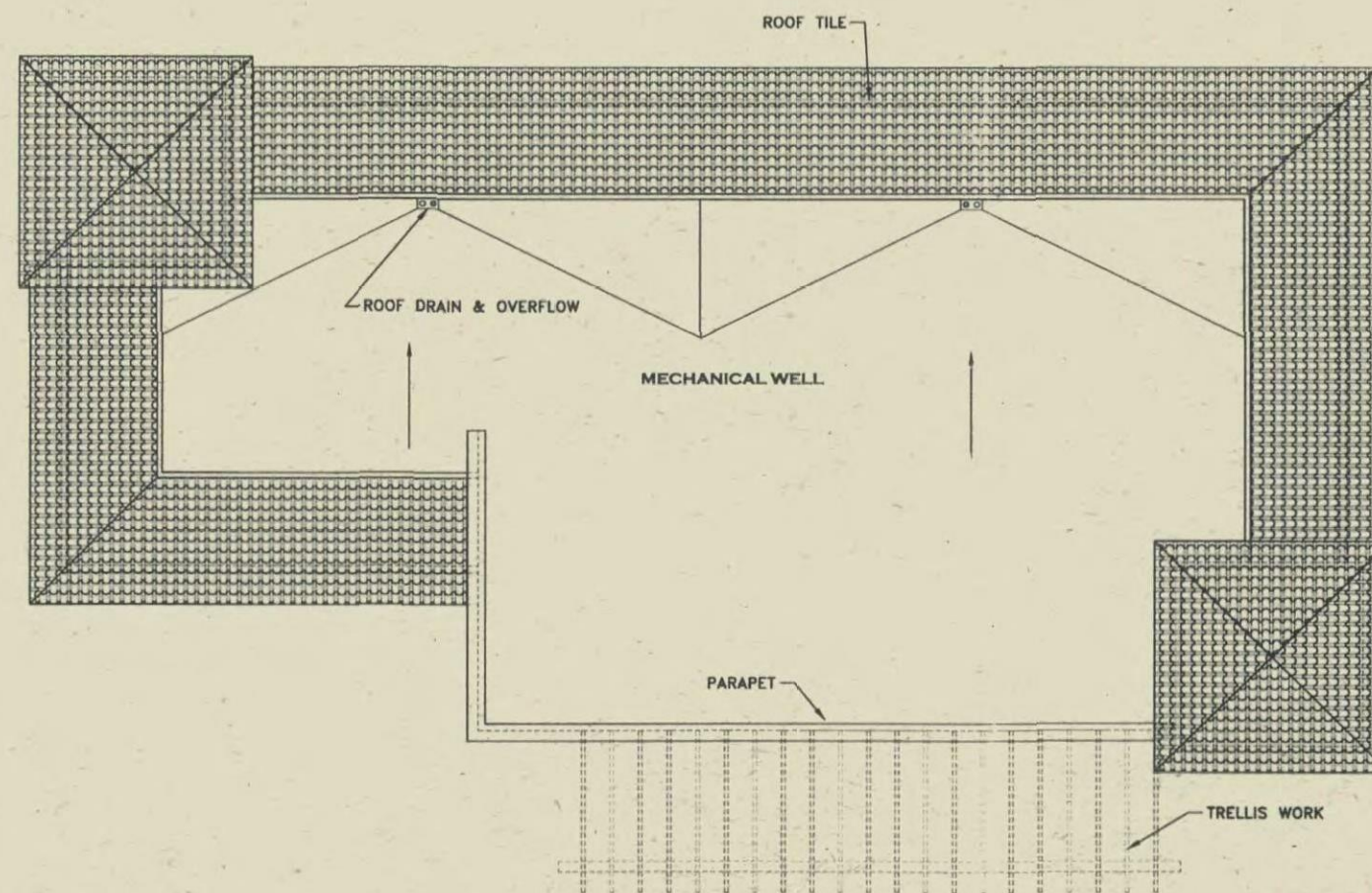
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "G" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
1/8" = 1'-0"
0 4' 8' 16' 24'



H&S International LLC
17785 N. PACESSETT WAY
DUBLIN, CA 94568
SCOTTSDALE, ARIZONA 85255-5431
480-585-4996
480-585-2296 (FAX)

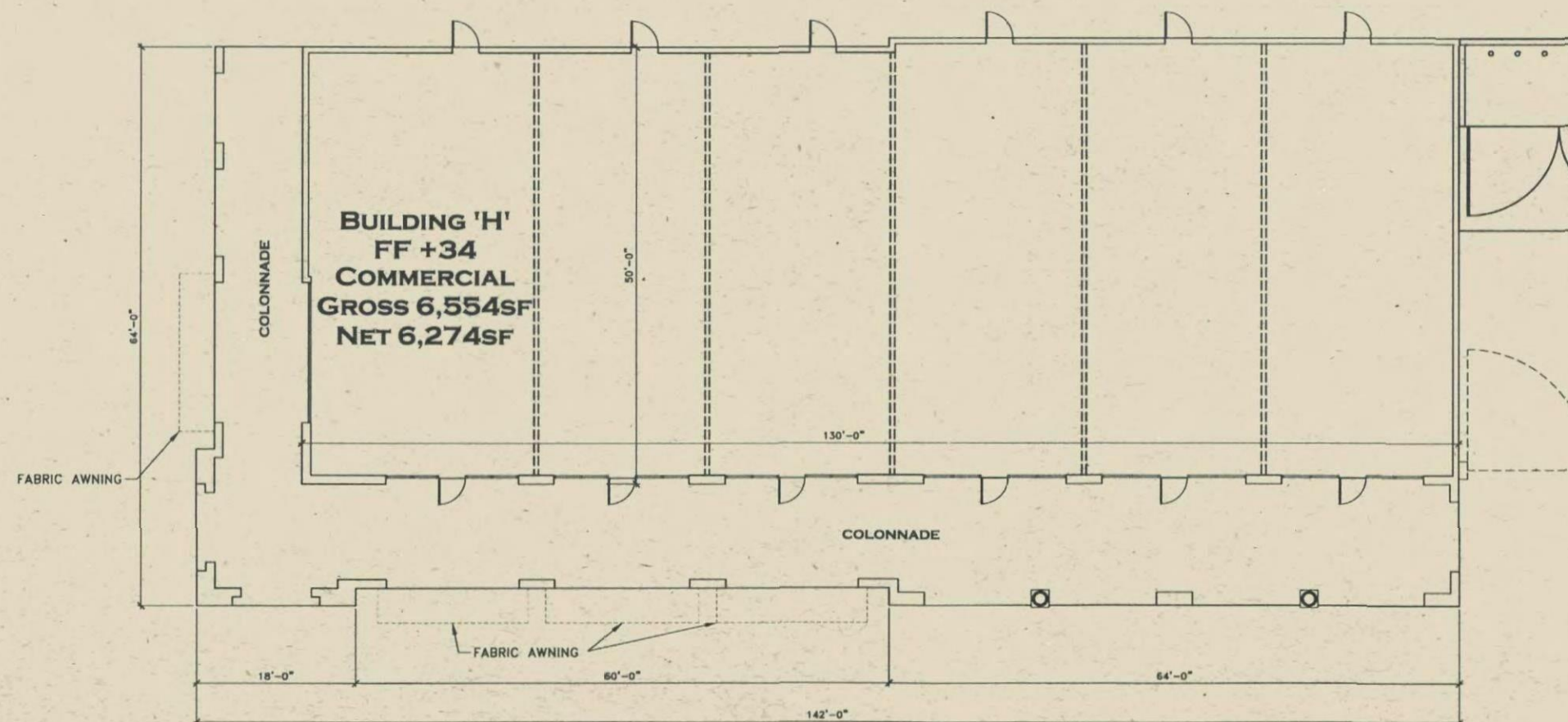
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "H" FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



FLOOR PLAN 1/8" = 1'-0"
0 4' 8' 16' 24'



H&S International LLC
57795 N. PACESSETT WAY
DISCOVER HOUSE
SUITE 200
SCOTTSDALE, ARIZONA 85255-5431
480-585-8898
480-585-2298 FAX

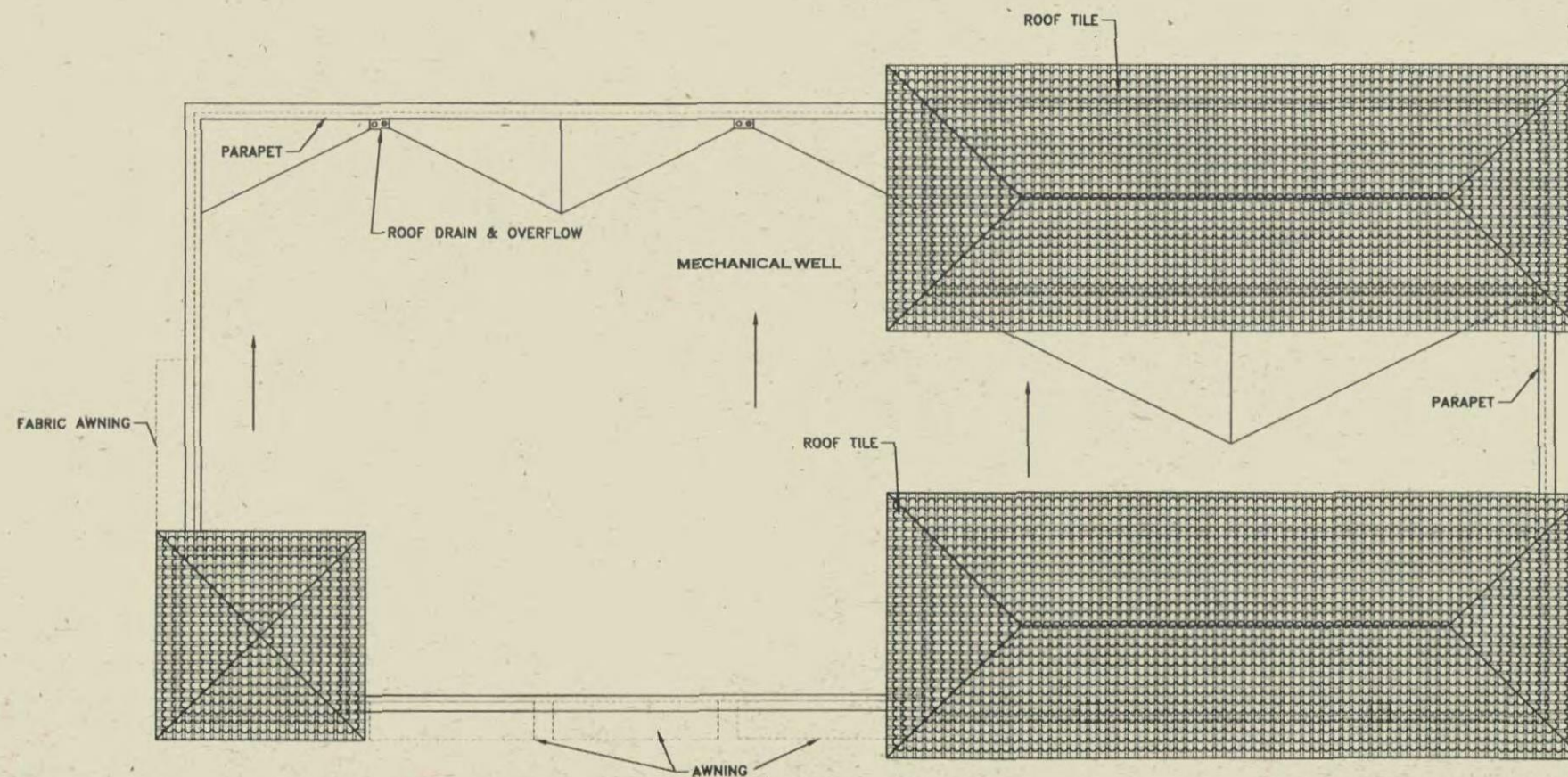
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "H" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
1/8" = 1'-0"
0 4' 8' 16' 24'



H&S International LLC
17705 N. PACESSETT WAY
DISCOVER IMAGE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-362-4000
480-362-2299 (FAX)

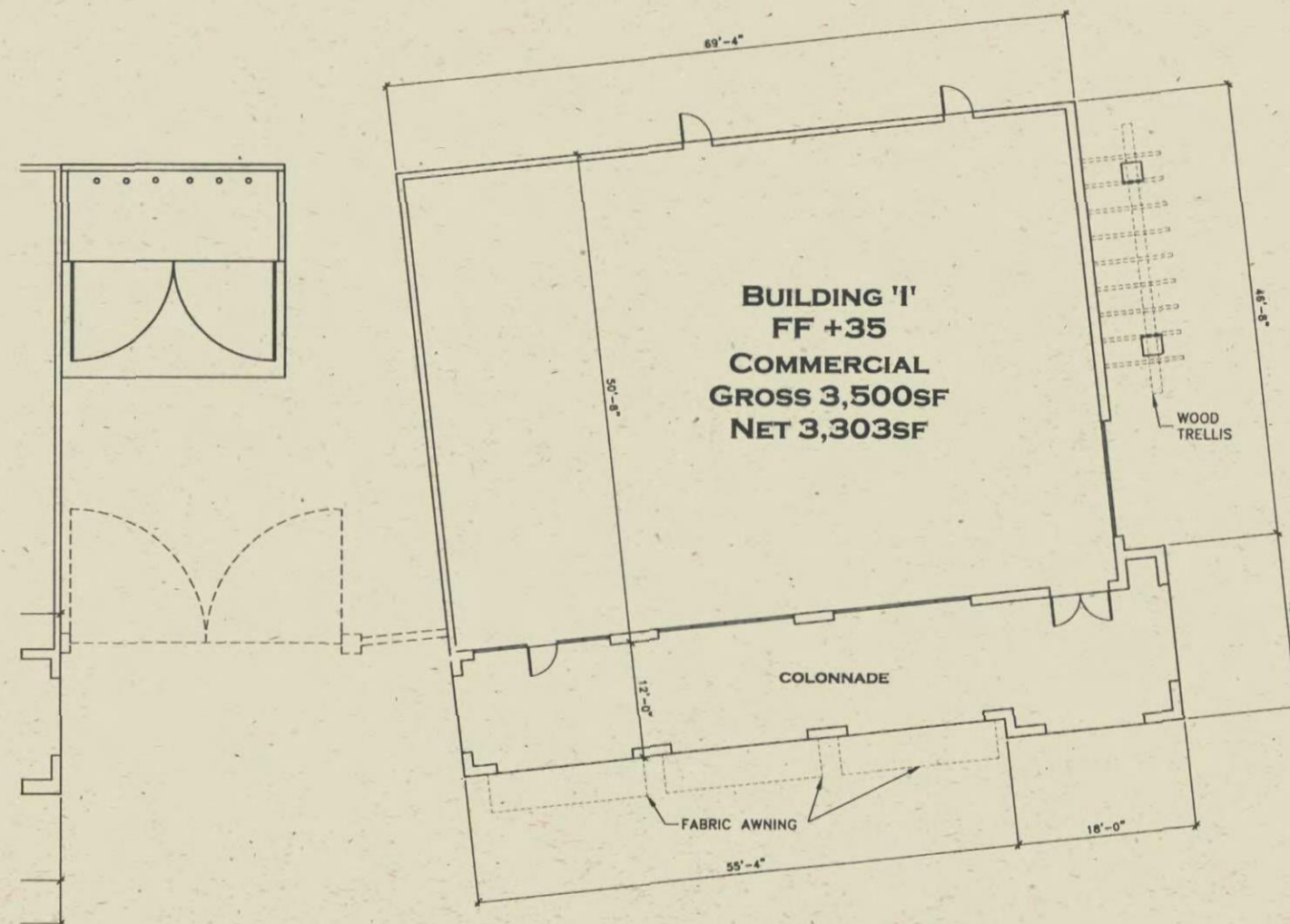
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING 'I' FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



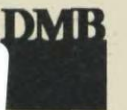
FLOOR PLAN 1/8" = 1'-0"



H&S International LLC
17705 N. PACESSETTER WAY
DISCOVER IMAGE
SUITE 800
SCOTTSDALE, ARIZONA 85255-5431
480-585-0950
480-585-2790 FAX

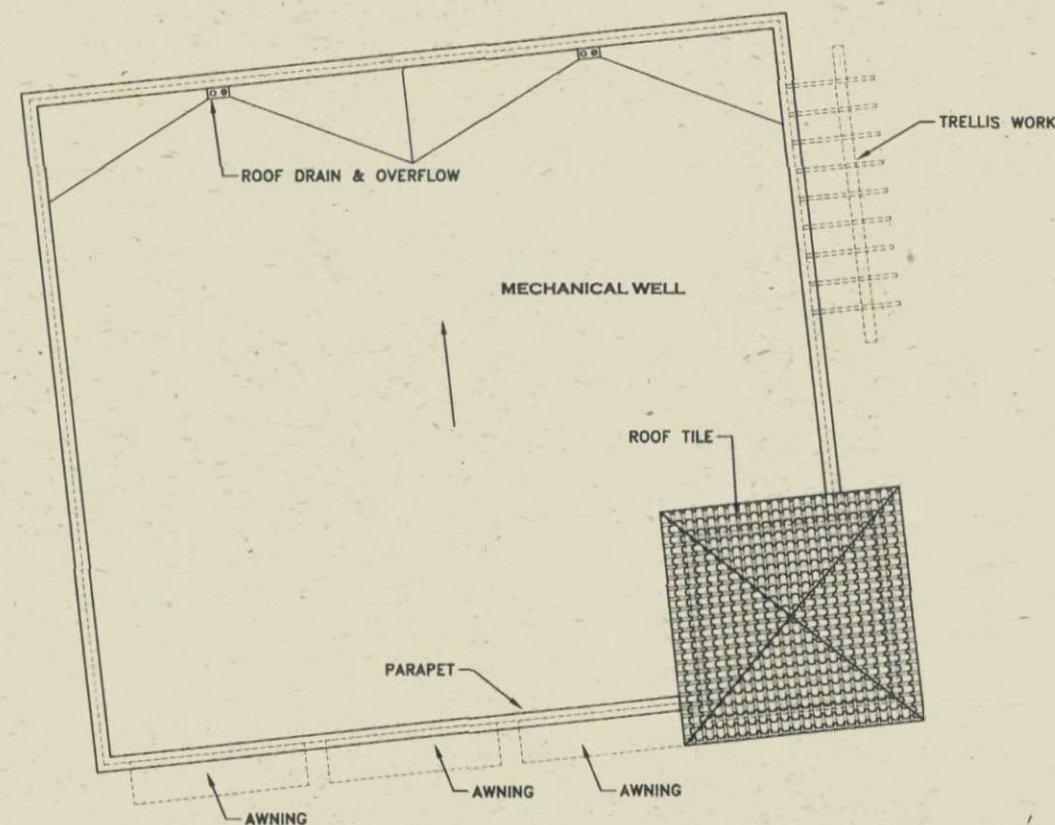
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "I" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC, AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
1/8" = 1'-0"
0 4' 8' 16' 24'



H&S International LLC
17705 N. PACSETTER WAY
SCOTTSDALE, ARIZONA 85255-5431
480-595-8899
480-595-2290 (FAX)

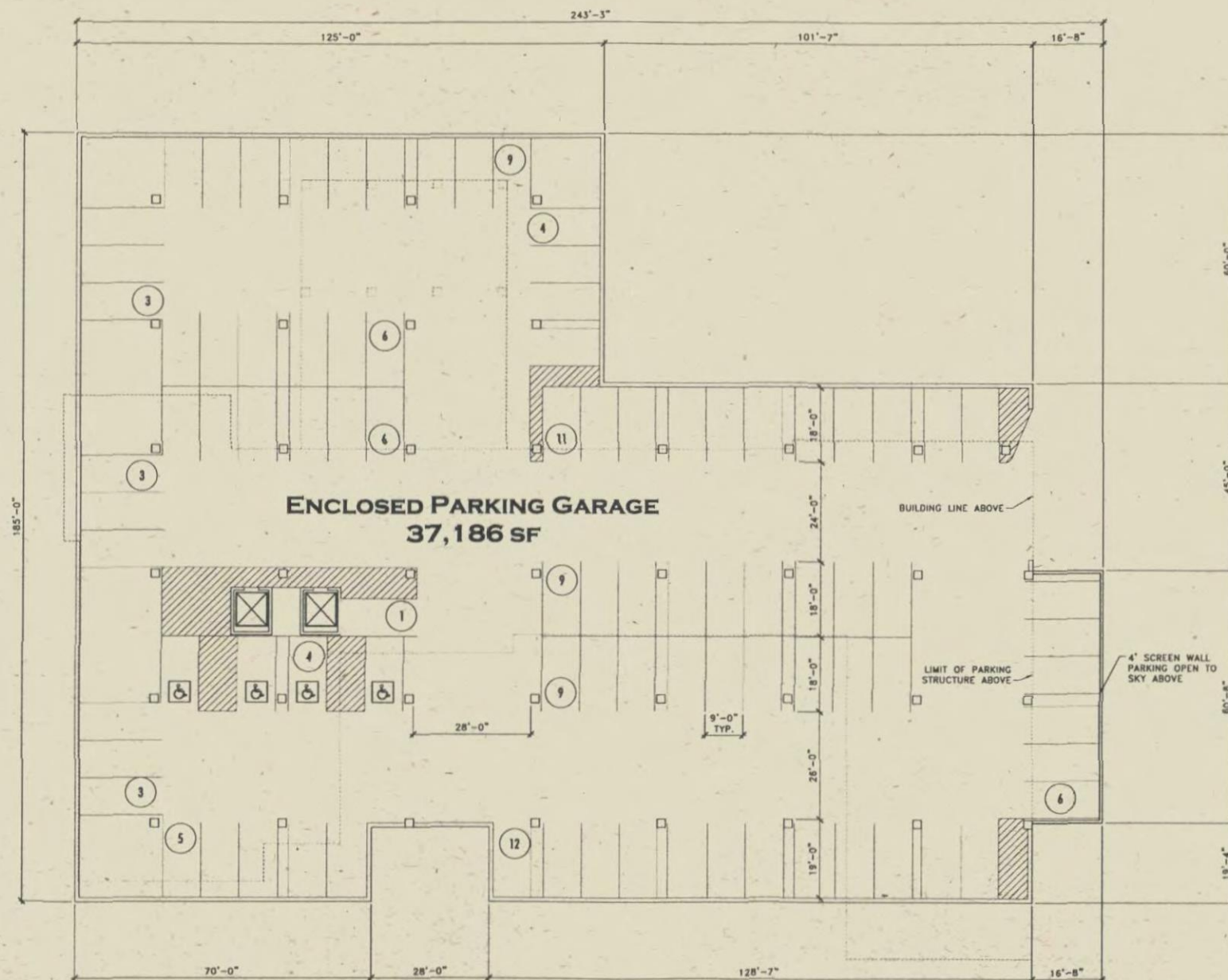
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "J" GARAGE FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



GARAGE FLOOR PLAN 1/16" = 1'-0"
0 8' 16' 32' 48'



H&S International LLC
17785 N. PACESSETTER WAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85253-5431
480-585-6519
480-585-2219 (FAX)

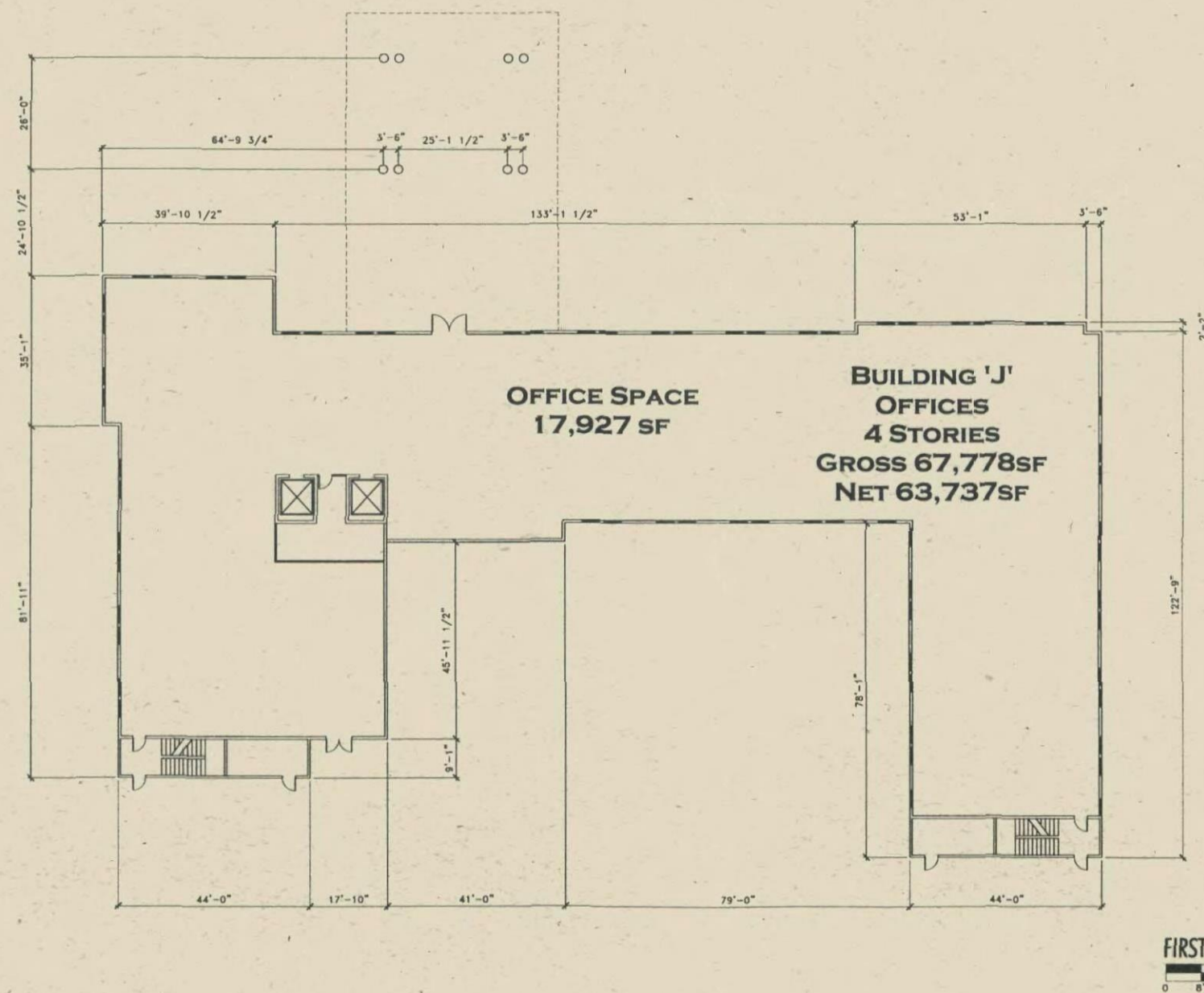
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "J" FIRST FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



FIRST FLOOR PLAN 1/16" = 1'-0"



H&S International LLC
17785 N. FACESETTER WAY
DOWNEY, CALIF. 90241
SUITE 800
SCOTTSDALE, ARIZONA 85255-5431
480-585-8859
480-585-2218 (JAX)

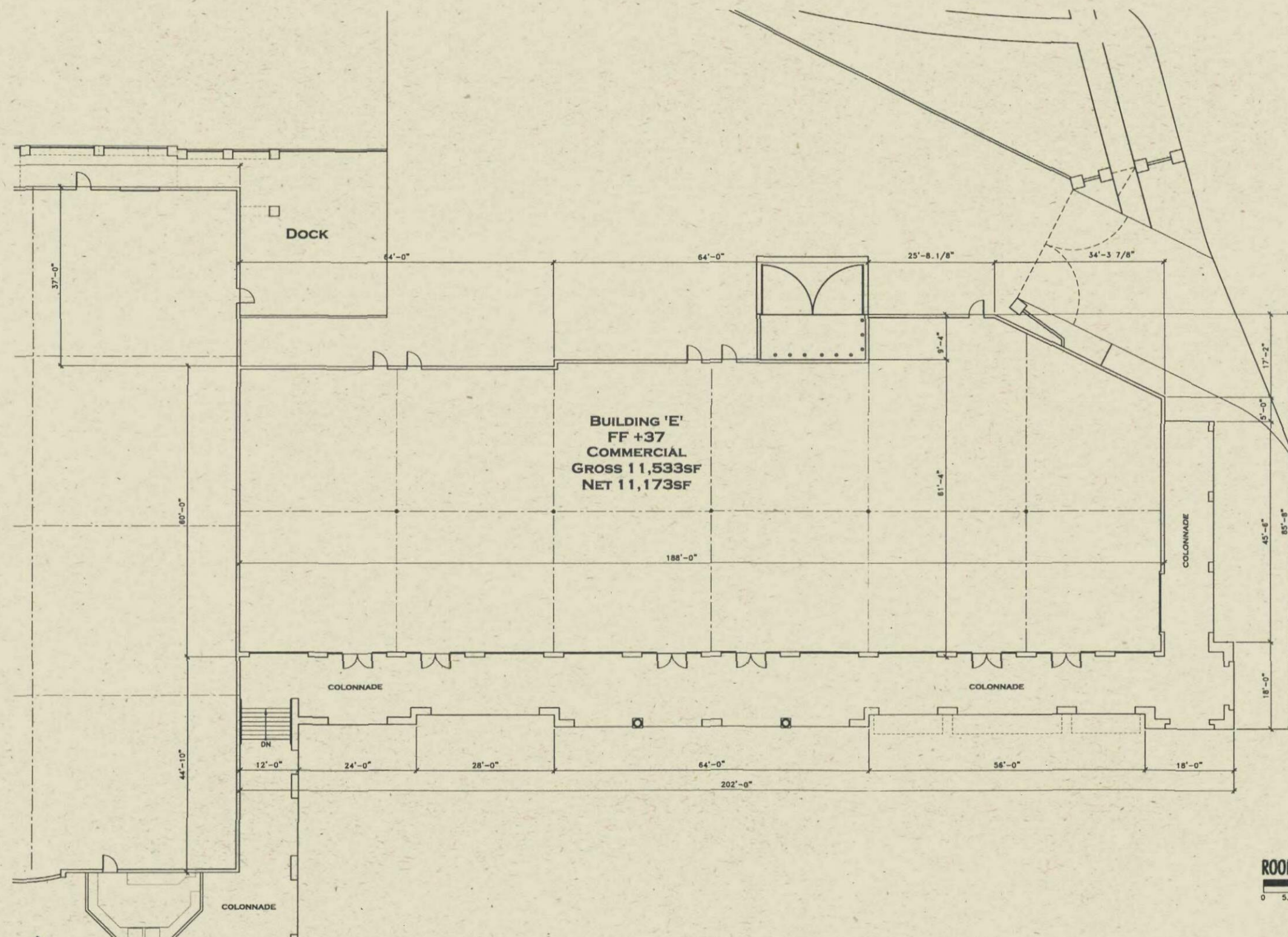
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "E" FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
3/32" = 1'-0"
0 5.3' 10.6' 21.3' 32'



H&S International LLC
17705 N. PACIFIC WAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85258-5431
480-955-6896
480-955-2298 FAX

PLANNING UNIT 1.1

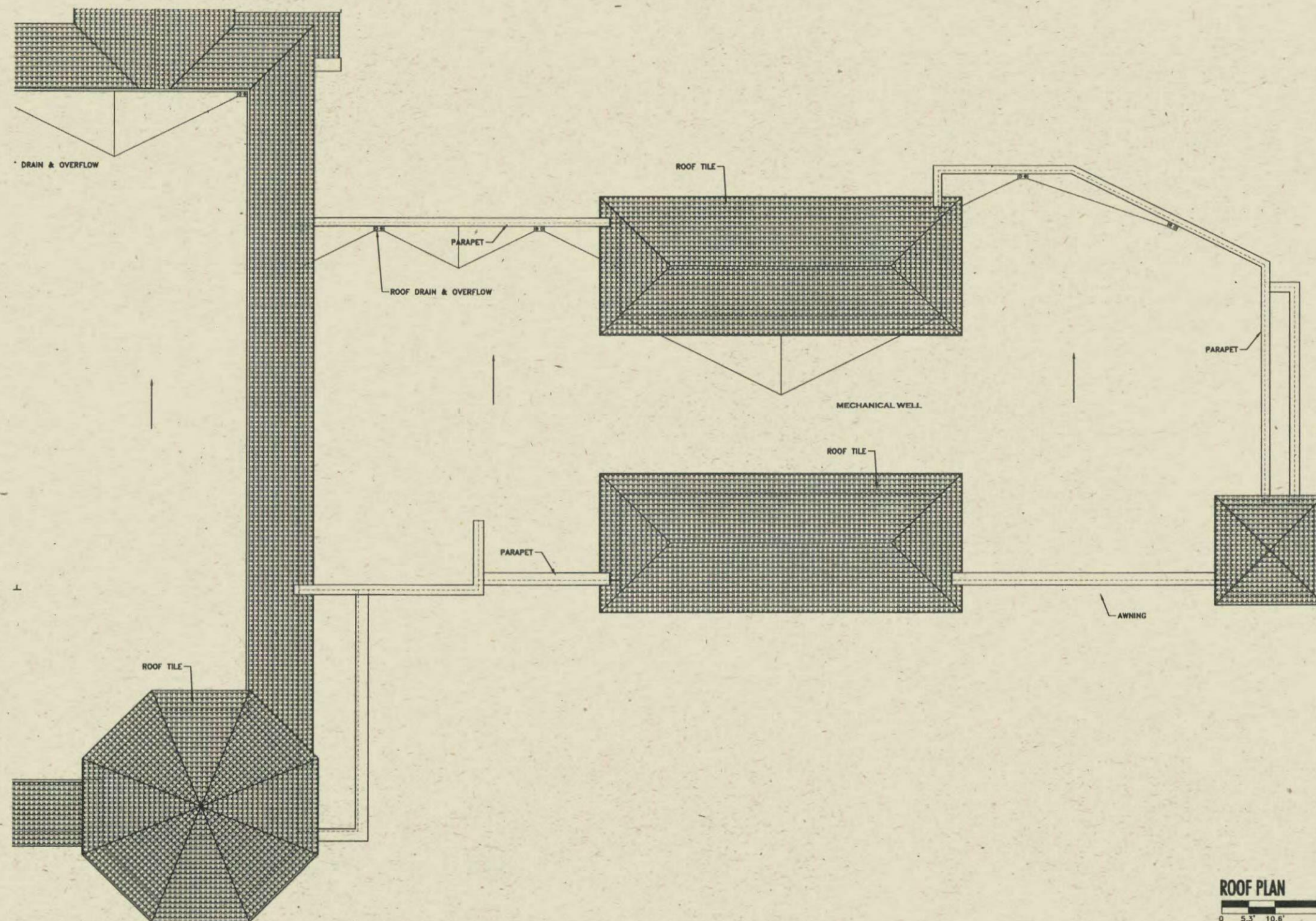
15-PP-2006 & 91-DR-
2006

1-18-2007 DRB Meeting





BUILDING "E" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
3/32" = 1'-0"
0 5.3' 10.6' 21.3' 32'



H&S International LLC
17705 N. PACESSETT WAY
DIXONVILLE, VIRGINIA 22025
SCOTTSDALE, ARIZONA 85256-5431
480-585-6000
480-585-1200 FAX

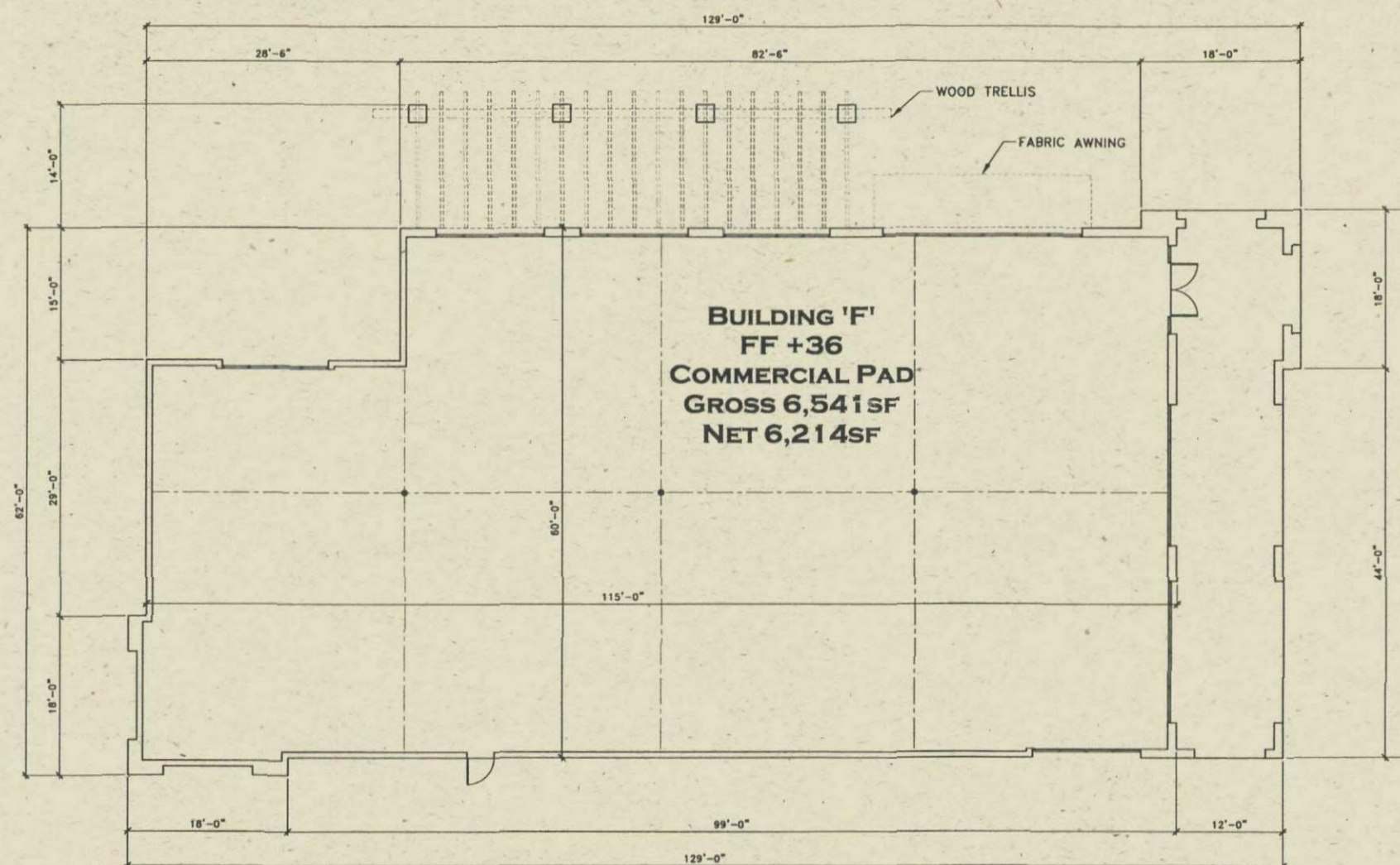
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



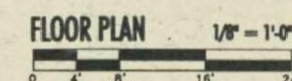


BUILDING 'F' FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



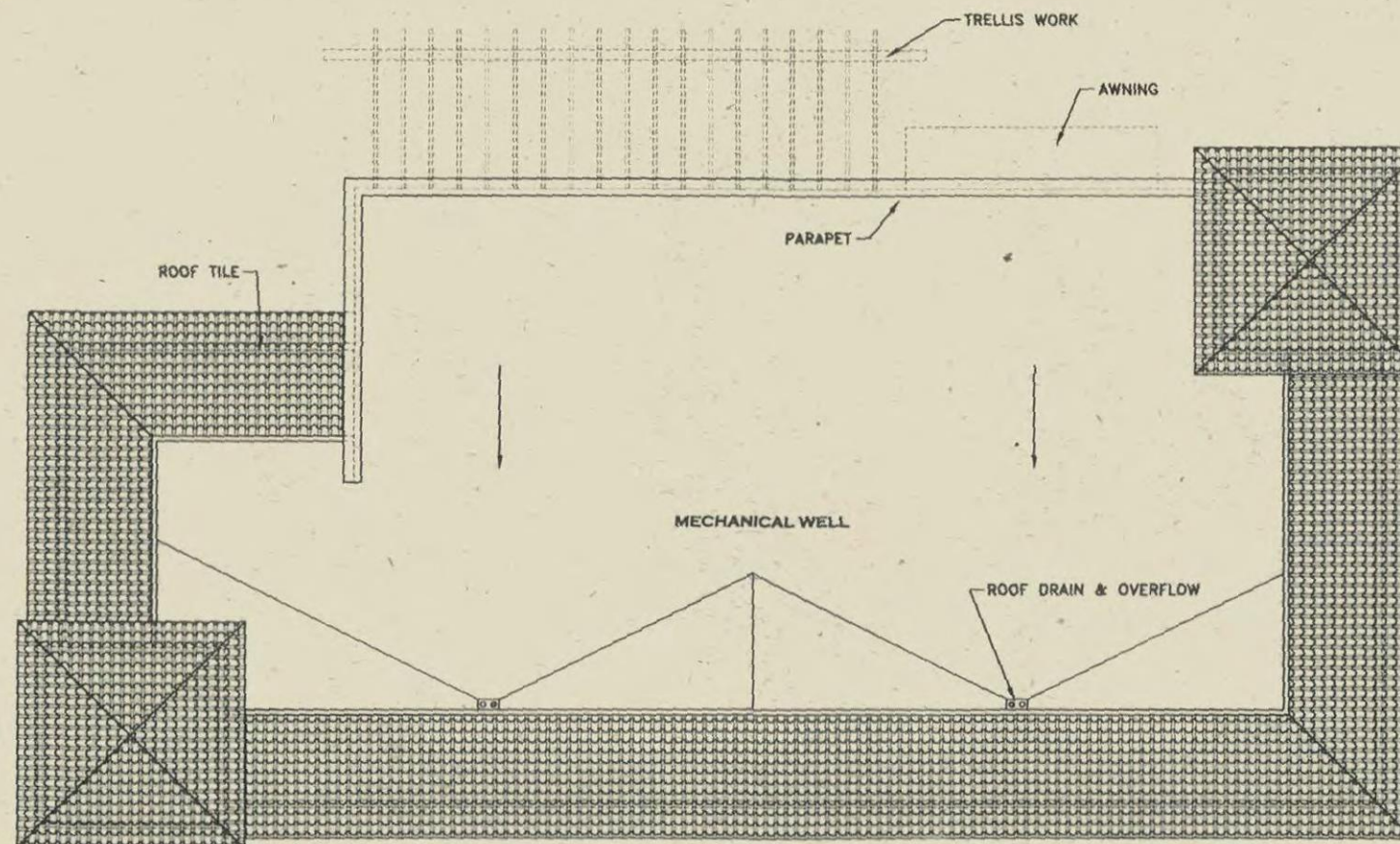
H&S International LLC
17760 N. PACIFIC STREET WAY
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-582-8896
480-582-2290 FAX

PLANNING UNIT 1.1





BUILDING "F" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC, AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE: 1 DECEMBER 2006



ROOF PLAN
1/8" = 1'-0"
0 4 8 16 24

H&S International LLC
1070 N. HAZENBETTER WAY
DANVER, MA 01923

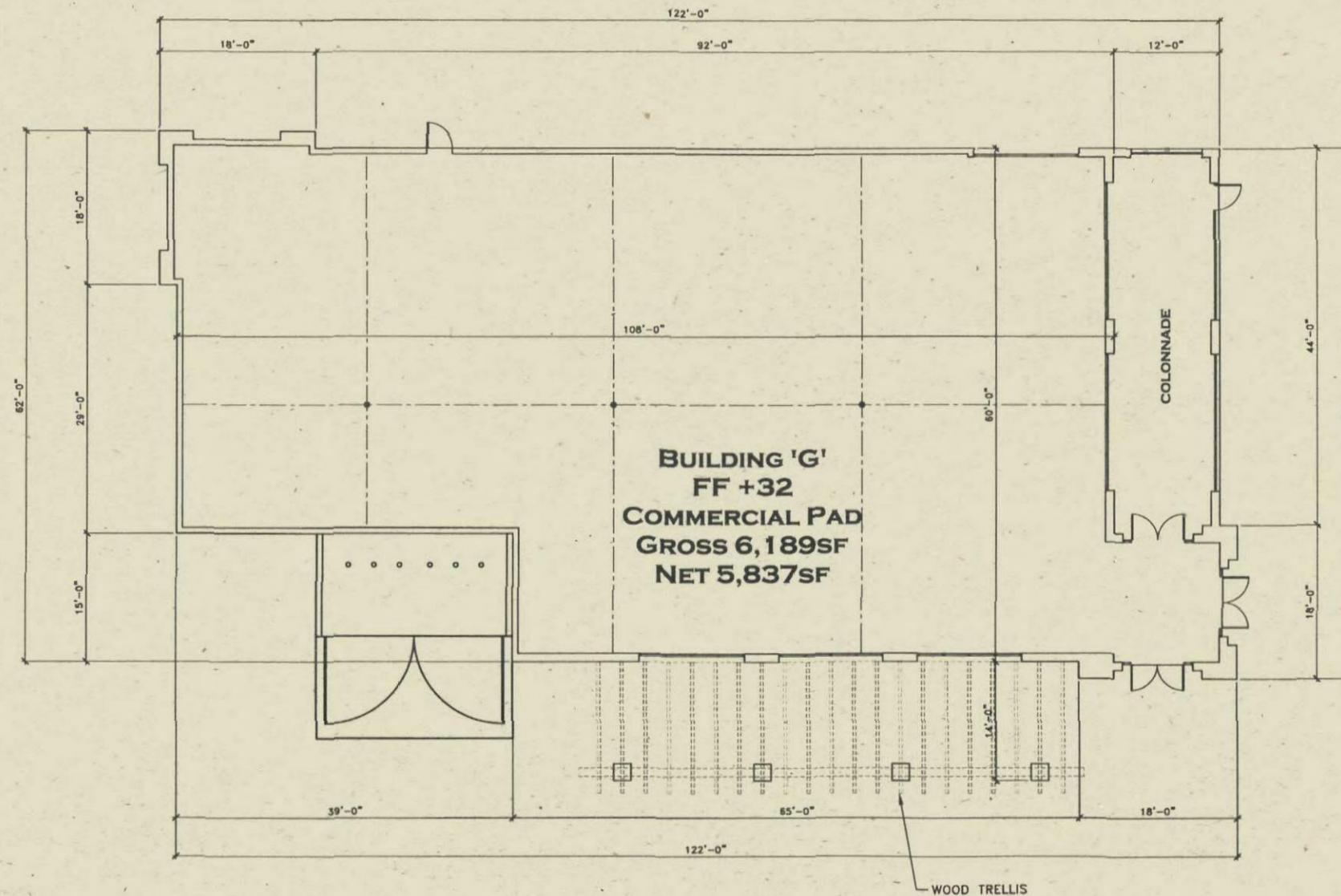
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "G" FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17705 N. PACEMETER WAY
DISCOVER HOUSE
SUITE 600
SCOTTSDALE, ARIZONA 85255-5431
480-585-0888
480-585-2288 FAX

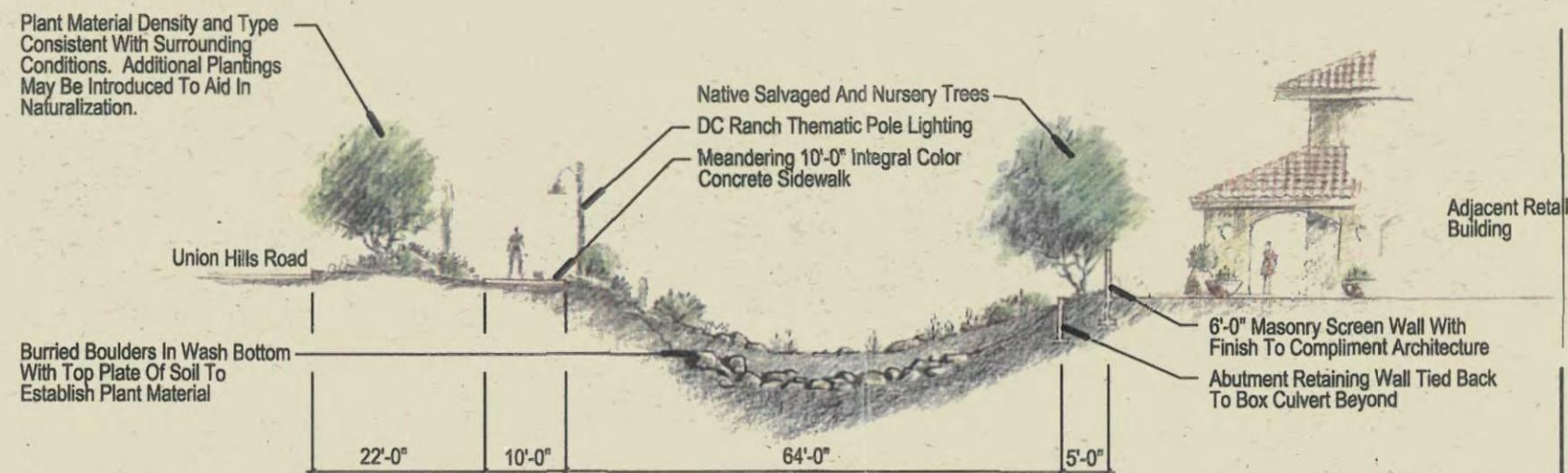
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

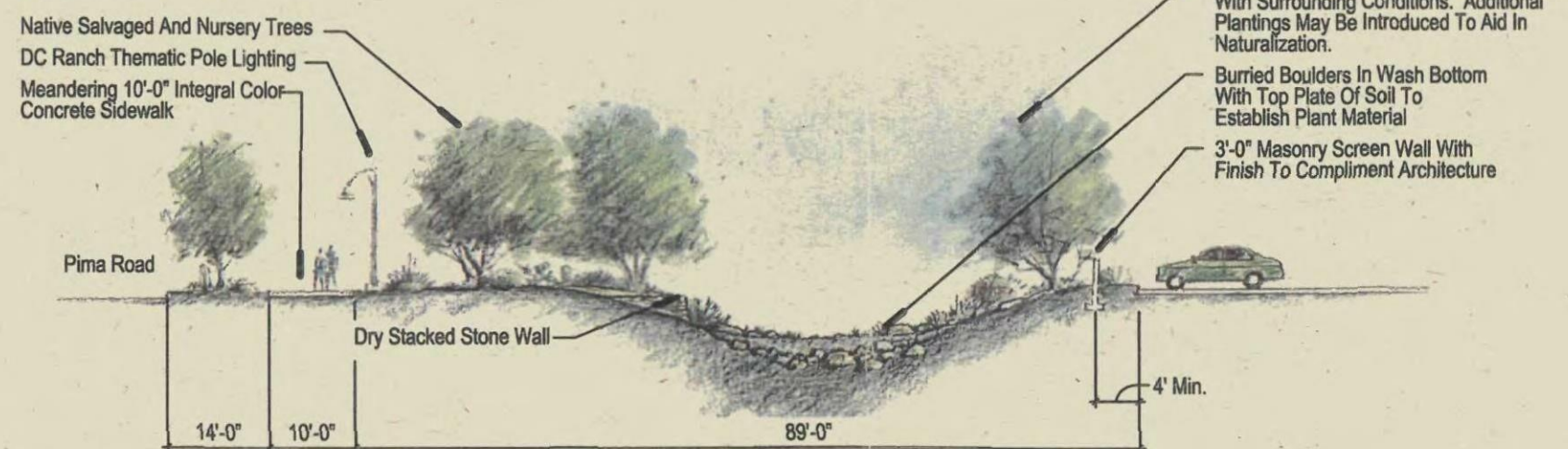




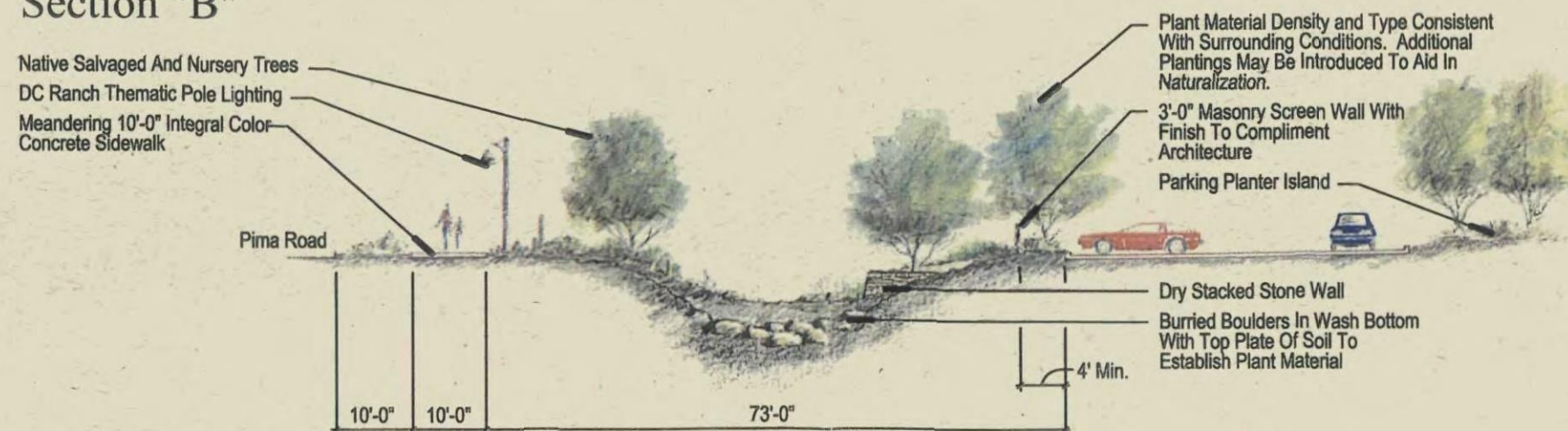
SECTIONS: SCENIC CORRIDOR LANDSCAPE



Section "A"



Section "B"



Section "C"

APPROVED

3-26-07

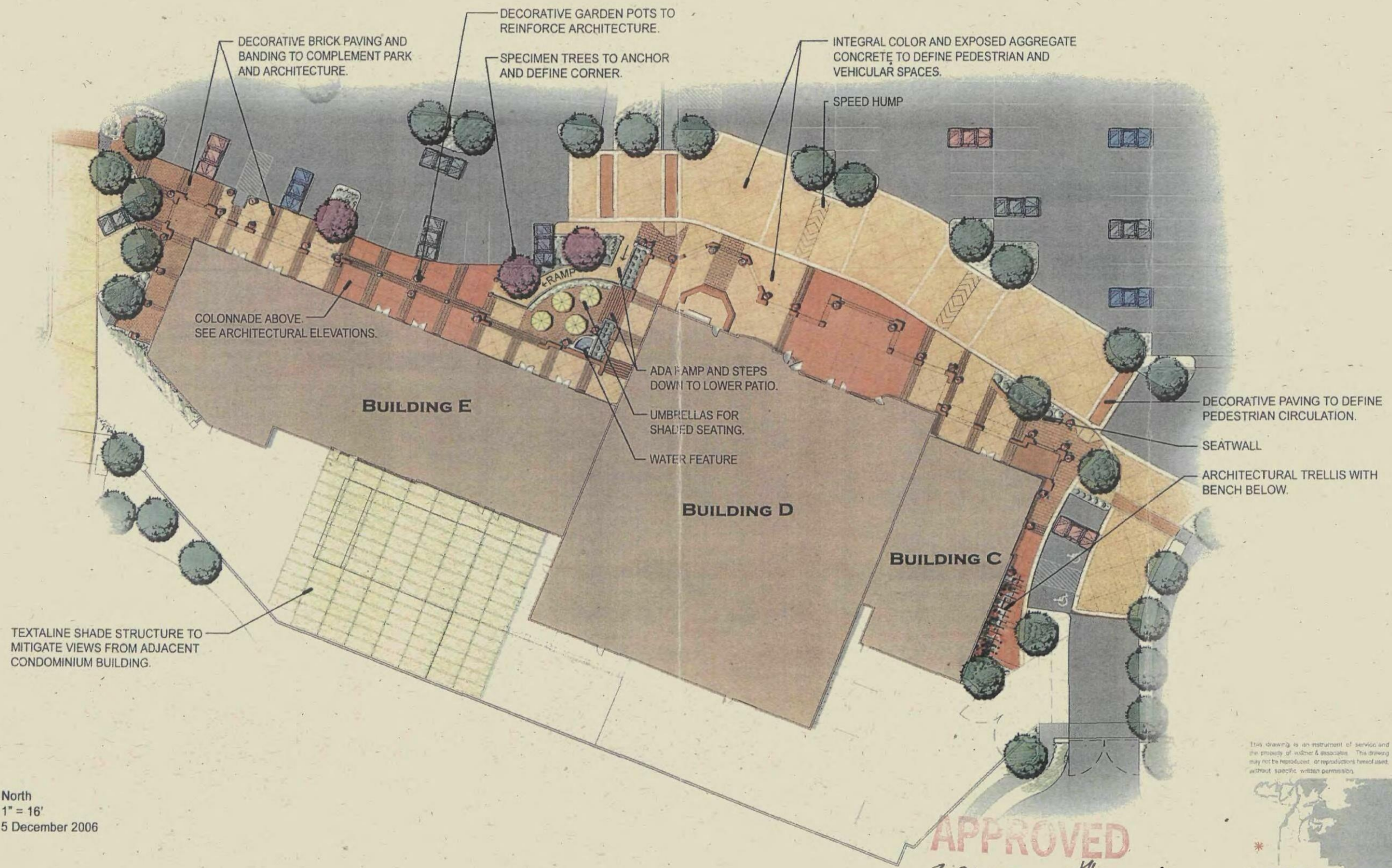
DATE INITIALS

This drawing is an instrument of service and the property of Vollmer & Associates. This drawing may not be reproduced, or reproductions thereof used, without specific written permission.





ENTRY ENLARGEMENT OF BUILDING C, D, & E



North
1" = 16'
5 December 2006

vollmer
& ASSOCIATES

D.C. RANCH PARCEL 1.1

APPROVED
3-26-07
DATE INITIALS

This drawing is an instrument of service and the property of Vollmer & Associates. This drawing may not be reproduced, or reproductions thereof used, without specific written permission.



CONTEXT MAP

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





SITE PLAN WORKSHEET



FRONT OPEN SPACE PROVIDED*
300,141 SF

OTHER OPEN SPACE PROVIDED*
135,528 SF

TOTAL OPEN SPACE PROVIDED*
435,669 SF

PARKING LOT AREA
250,739 SF

PARKING LOT LANDSCAPE PROVIDED*
38,422 SF

PROJECT DATA

Zoning: PNC, CO, I-1
Net Lot Area: 1,207,508 sf

Proposed Max. Building Height: 56' A.N.G. and Ornamental Towers up to 75' A.N.G.

Maximum Allowed Building Height: 56' A.N.G., 75' A.N.G. for ornamental towers (per DC Ranch General Development Agreement or Amendment - 5th G)

OPEN SPACE CALCULATIONS

Required Open Space**: 8.14ac

Total Open Space Provided*: 10 acres

Front Open Space Required*: 4.1 acres

Front Open Space Provided*: 6.8 acres

Parking Lot Landscaping Required:
(250,739 sf parking lot area) x 15% = 37,611 sf

Parking Lot Landscaping Provided* = 38,422 sf

* subject to change based on final plans
** based on maximum building height allowed

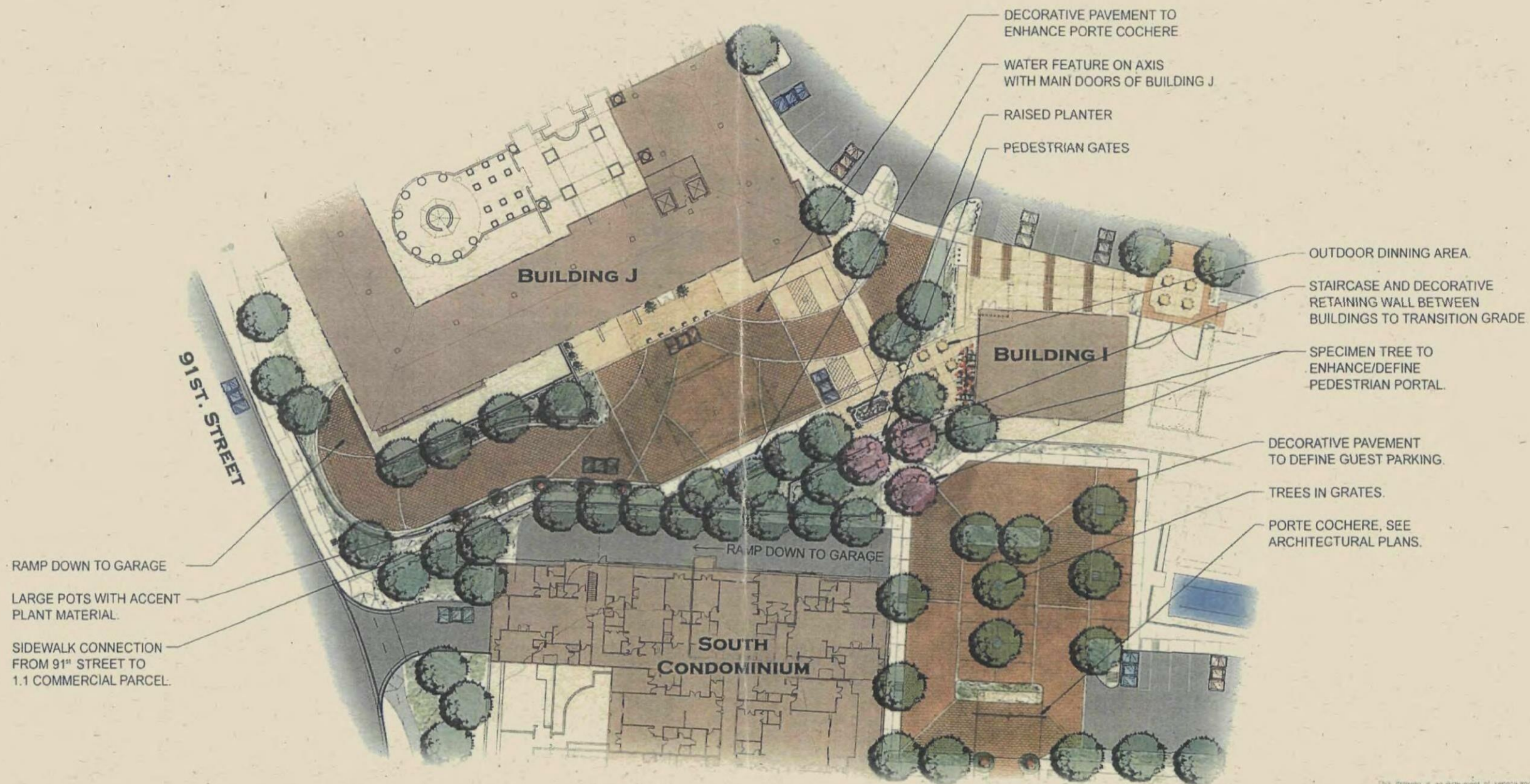
Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Loci Incorporated.

APPROVED DATE 08 DECEMBER 2006
376-07
DATE
INITIALS





PLAZA/PORTE COCHERE ENLARGEMENT BETWEEN BUILDING J, I, & SOUTH CONDOMINIUM



North
1" = 16'
6 December 2006

vollmer
& ASSOCIATES

D.C. RANCH PARCEL 1.1

APPROVED

3-26-07 *HL*
DATE INITIALS

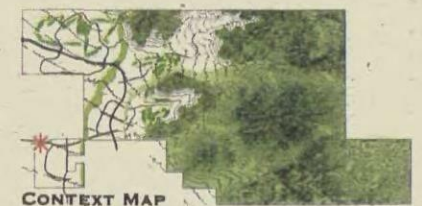
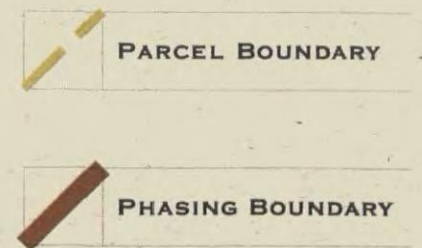
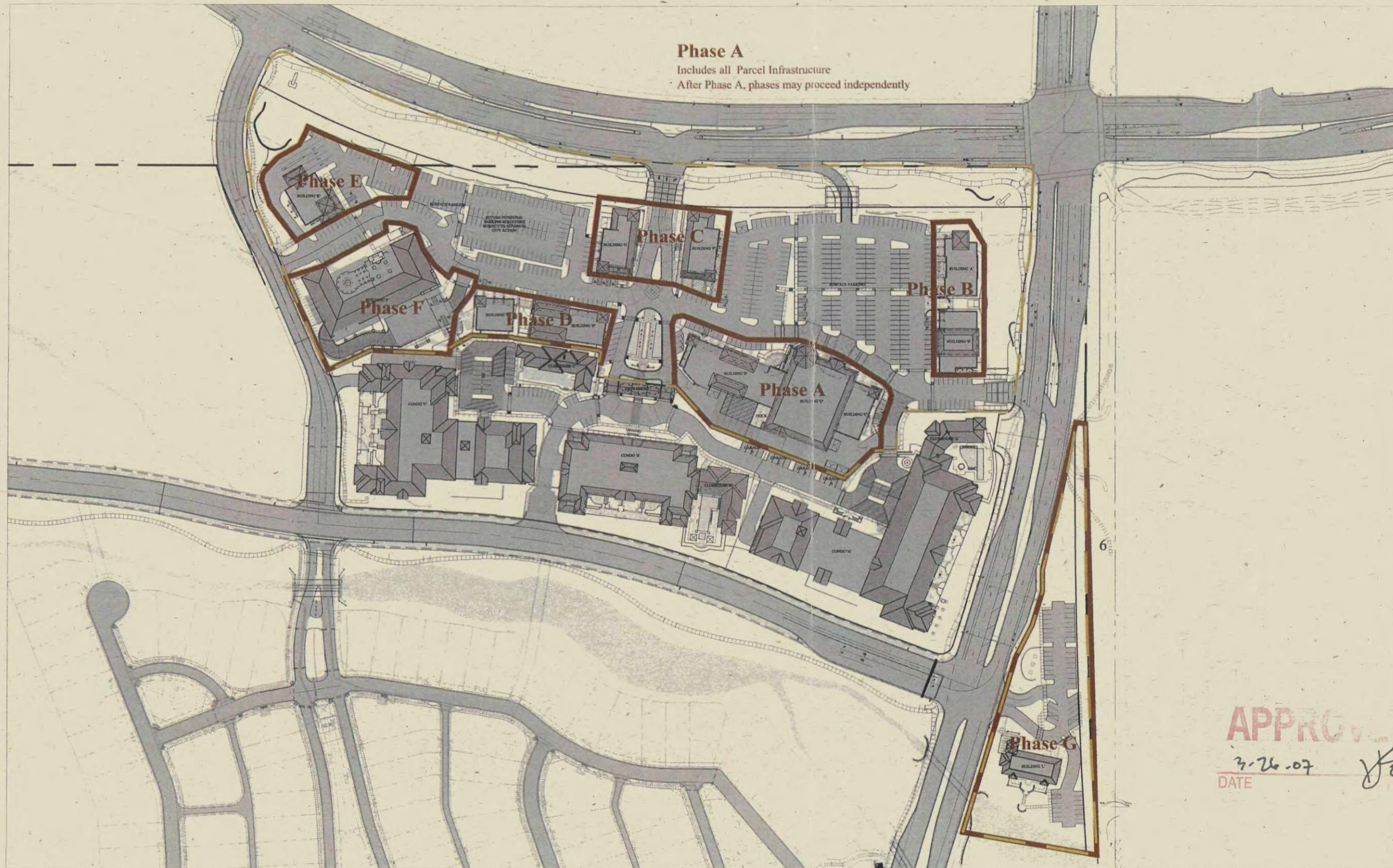
This drawing is an instrument of service and the property of the client. It is not to be reproduced or used in any way without the written permission of the architect.



CONTEXT MAP

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

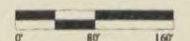
DMB



Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Loci Incorporated.

APPROVED
3-26-07
DATE

DATE 10 DECEMBER 2006

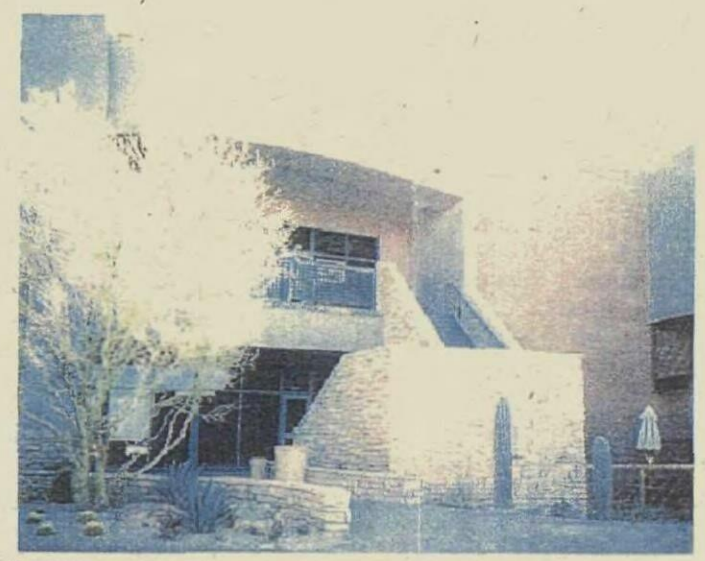




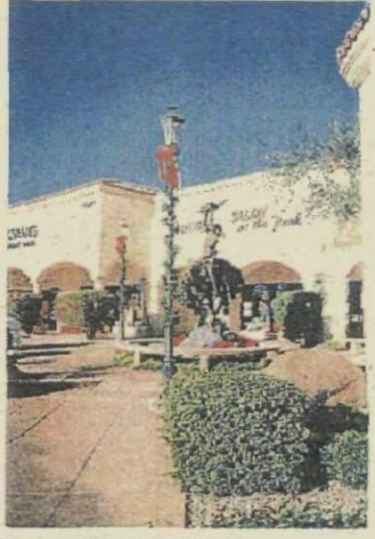
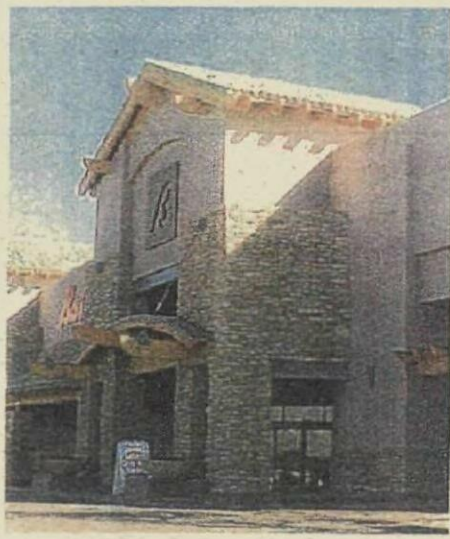
APPROVED COMMERCIAL CHARACTER IMAGES FROM P.U.1 E.D.M.P.



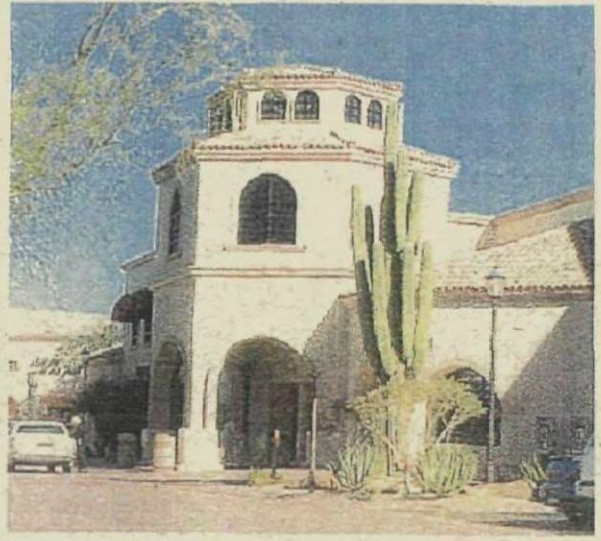
VIEW FROM PARKING



ARCHITECTURE



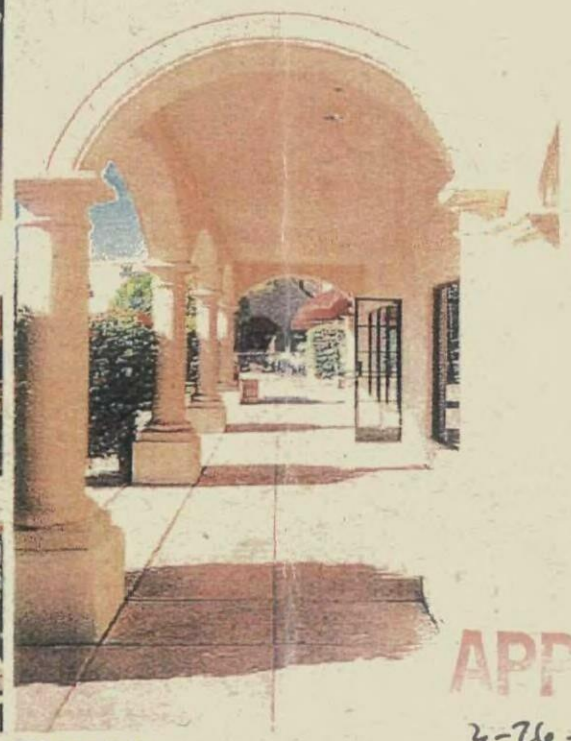
ARCHITECTURE



ARCHITECTURE



WALKWAY



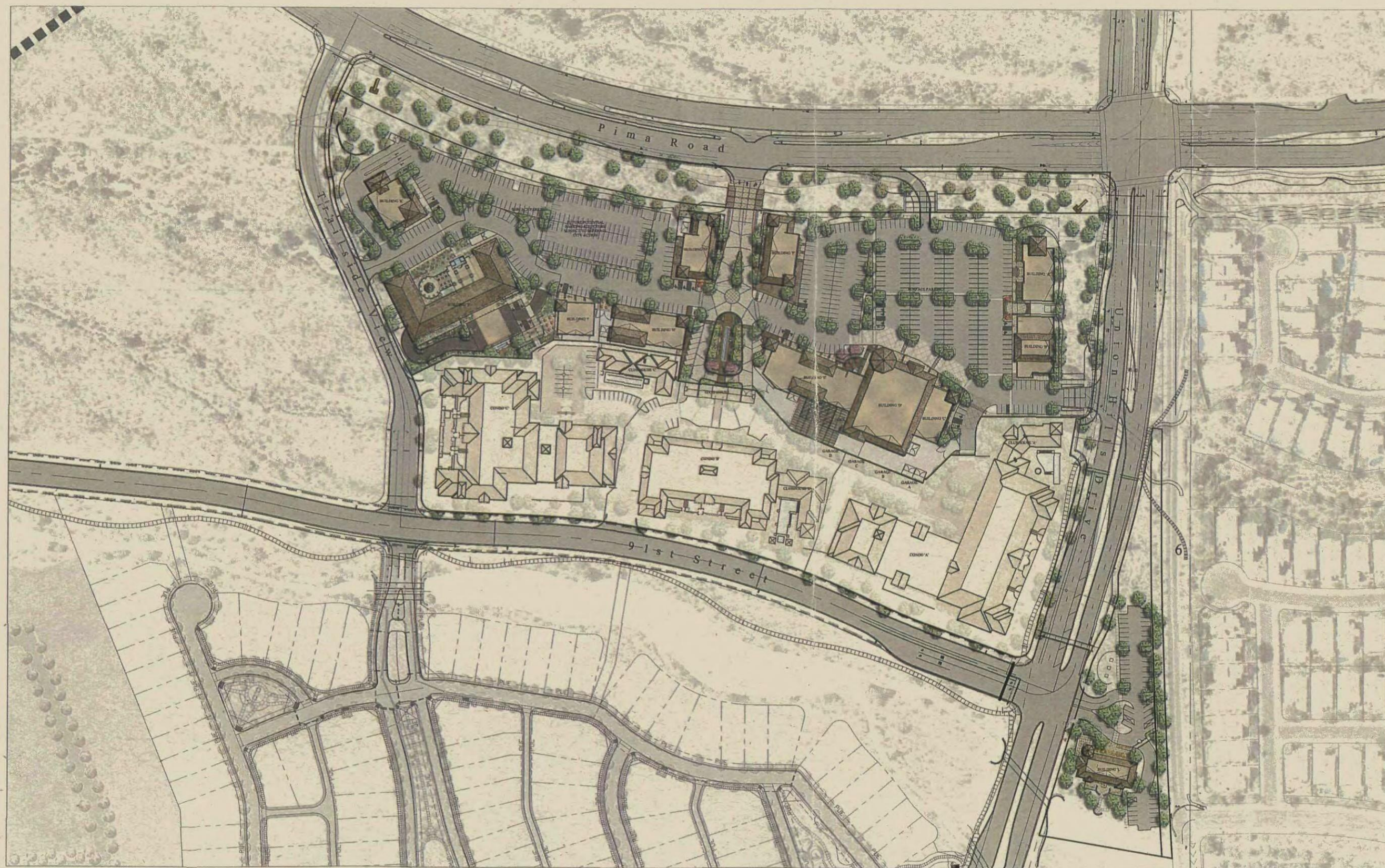
WALKWAY

APPROVED

4-26-07

INITIALS
DMB

ILLUSTRATED SITE PLAN



APPROVED

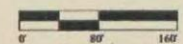
3-26-07
DATE

[Signature]



Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Locí Incorporated.

DATE 08 DECEMBER 2006





CHARACTER IMAGES - DISTINCT LANDSCAPE STYLE



PONDS WITH
AQUATIC LIFE



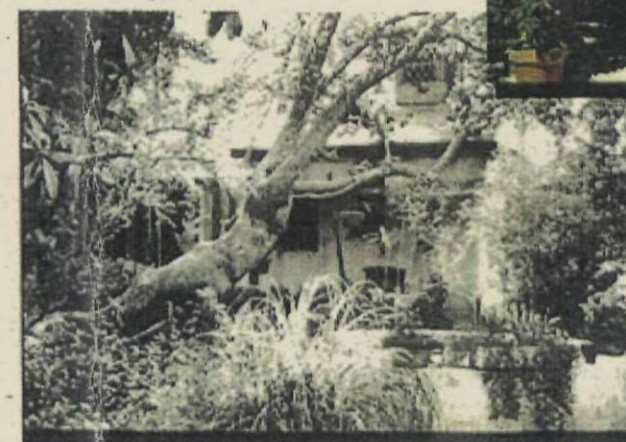
ACCENT POTS & HANGING PLANTS



SOUND OF WATER



LARGE SPECIMEN TREES
& VINE COVERED WALLS



BOLD
PLANT MASSINGS



vollmer
& ASSOCIATES

D.C. RANCH PARCEL 1.1

APPROVED

3-26-07

DATE

INITIALS

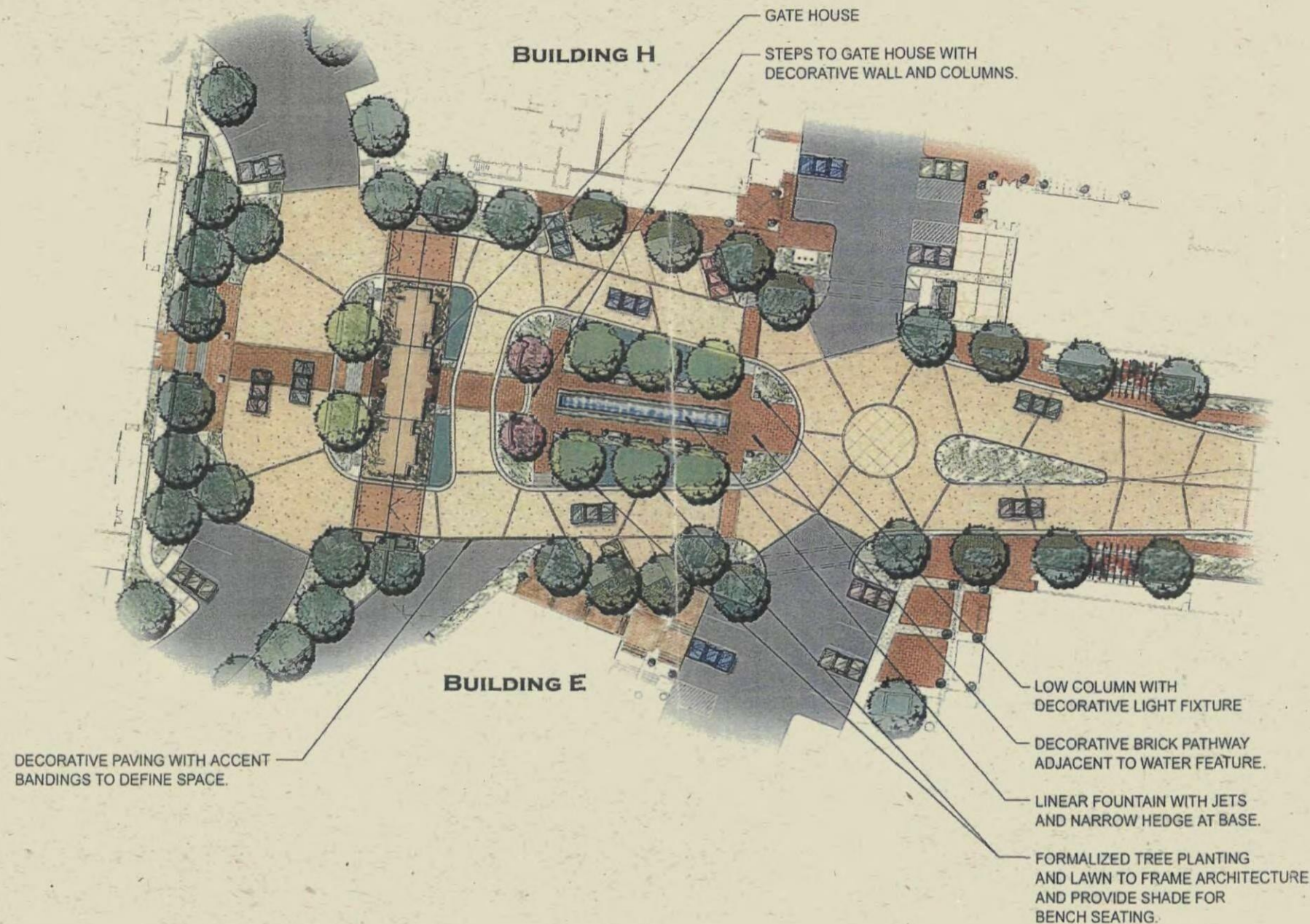
15-PP-2006 & 91-DR-
2006

1-18-2007 DRB Meeting

DMB



ICON PARK ENLARGEMENT



North
1" = 16'
6 December 2006

vollmer
& ASSOCIATES

D.C. RANCH PARCEL 1.1

APPROVED

3-26-07
DATE INITIALS

This drawing is an instrument of service and the property of vollmer & associates. This drawing may not be reproduced, or reproductions thereof used, without specific written permission.



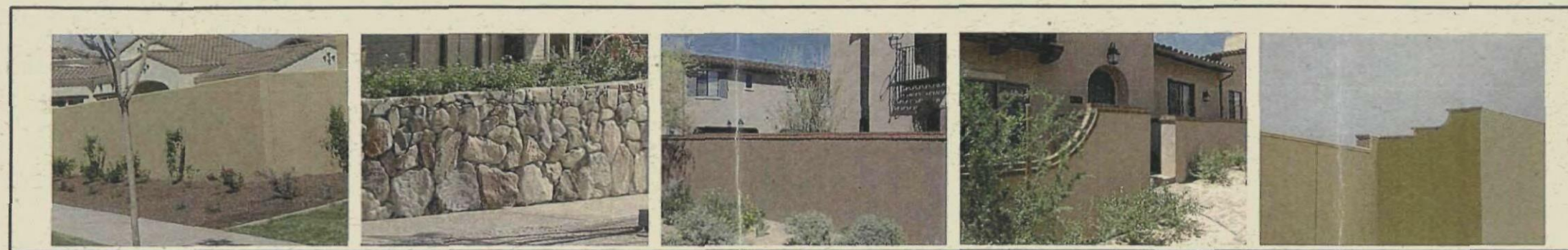
CONTEXT MAP

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

DMB



WALL AND FENCE CHARACTER



Potential Perimeter Wall Treatments



View Fence Thematics



Partial View Fence Thematics

vollmer
& ASSOCIATES

D.C. RANCH PARCEL 1.1

APPROVED
3-26-07
DATE INITIALS

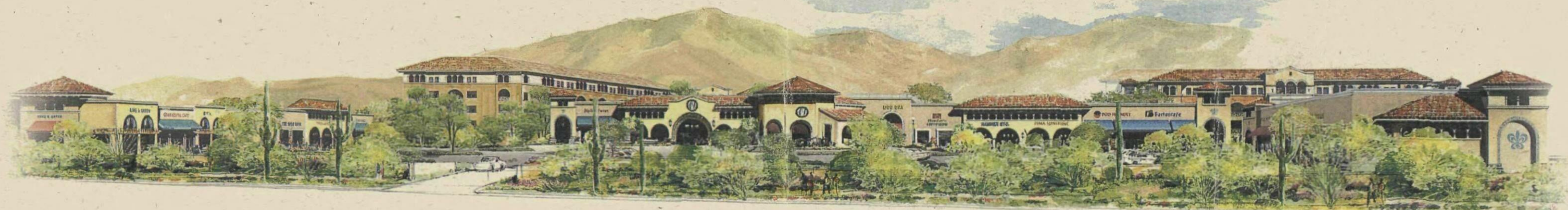
This drawing is an instrument of service and the property of vollmer & associates. This drawing may not be reproduced, or reproductions thereof used, without specific written permission.



CONTEXT MAP

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





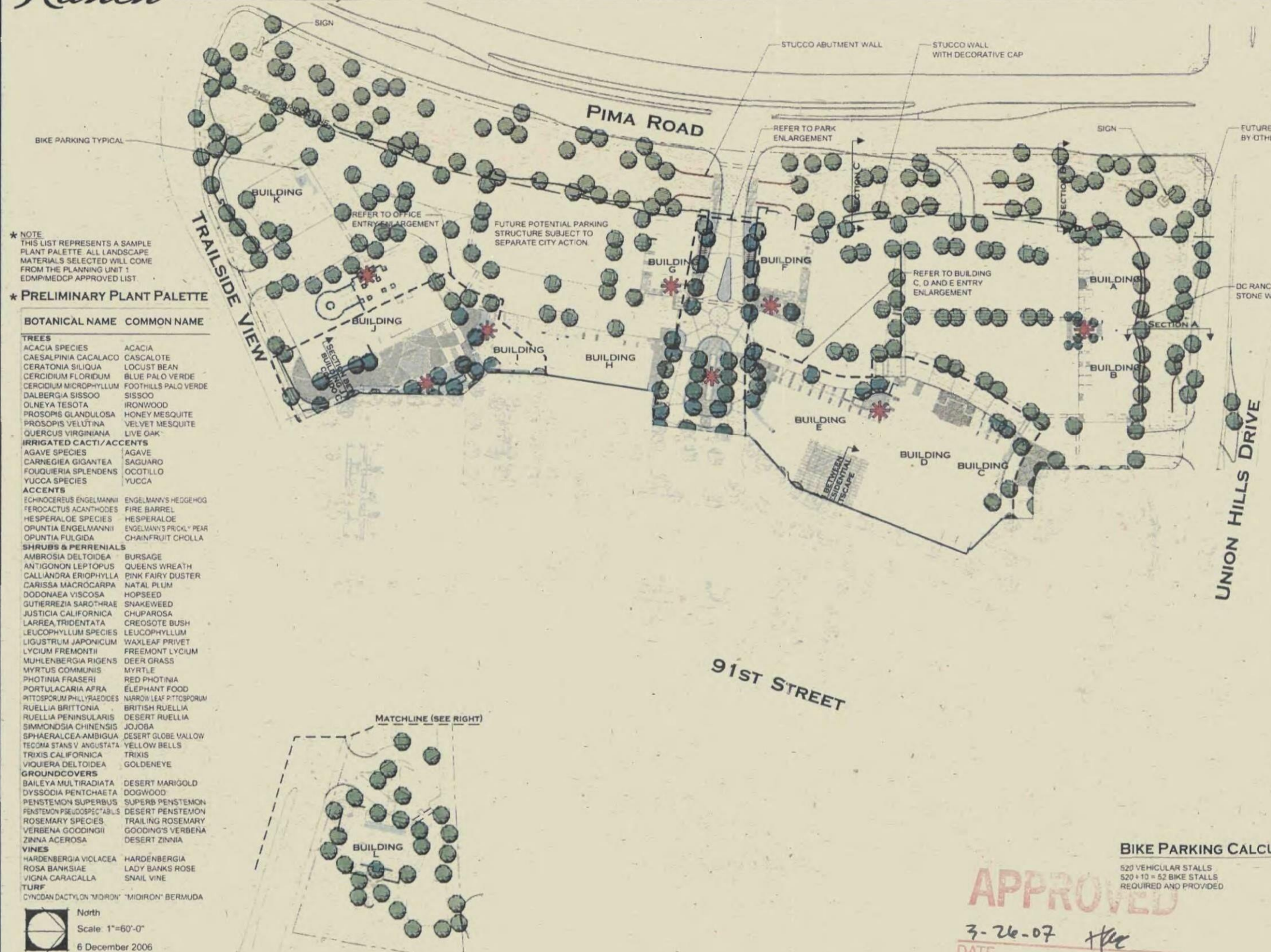
Blue Sky Art
BAS International, LLC

DC RANCH PLANNING UNIT ONE • PIMA ROAD VIEW

APPROVED
DATE 3-26-07 INITIALS Hve



CONCEPTUAL LANDSCAPE & WALL PLAN



* NOTE
THIS LIST REPRESENTS A SAMPLE
PLANT PALETTE. ALL LANDSCAPE
MATERIALS SELECTED WILL COME
FROM THE PLANNING UNIT 1
EDMP/MDCP APPROVED LIST.

* PRELIMINARY PLANT PALETTE

BOTANICAL NAME COMMON NAME

TREES	
ACACIA SPECIES	ACACIA
CAESALPINIA CACALACO	CASCALOTE
CERATONIA SILIQUA	LOCUST BEAN
CERCIDIUM FLORIDUM	BLUE PALO VERDE
CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE
DALBERGIA SISSOO	SISSOO
OLNEYA TESOTA	IRONWOOD
PROSOPIS GLANDULOSA	HONEY MESQUITE
PROSOPIS VELUTINA	VELVET MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
IRRIGATED CACTI/ACCENTS	
AGAVE SPECIES	AGAVE
CARNEGIEA GIGANTEA	SAGUARO
FOUQUIERIA SPLENDENS	OCOTILLO
YUCCA SPECIES	YUCCA
ACCENTS	
ECHINOCEBUS ENGELMANNII	ENGELMANN'S HEDGEHOG
FEROCACTUS ACANTHODES	FIRE BARREL
HEPERALOE SPECIES	HEPERALOE
OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR
OPUNTIA FULGIDA	CHAINFRUIT CHOLLA
SHRUBS & PERENNIALS	
AMBROSIA DELTOIDEA	BURSAGE
ANTIGONON LEPTOPUS	QUEENS WREATH
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER
CARISSA MACROCARPA	NATAL PLUM
DODONAEA VISCOSA	HOPSEED
GUTIERREZIA SAROTHRAE	SNAKEWEED
JUSTICIA CALIFORNICA	CHUPAROSA
LARREA TRIDENTATA	CREOSOTE BUSH
LEUCOPHYLLUM SPECIES	LEUCOPHYLLUM
LIGUSTRUM JAPONICUM	WAXLEAF PRIVET
LYCIUM FREMONTII	FREMONT LYCIUM
MUHLENBERGIA RIGENS	DEER GRASS
MYRTUS COMMUNIS	MYRTLE
PHOTINIA FRASERI	RED PHOTINIA
PORTULACARIA AFRA	ELEPHANT FOOD
PITTOSPORIUM PHILLYRAEODES	NARROW LEAF PITTOSPORIUM
RUPELLIA BRITTONIA	BRITISH RUPELLIA
RUPELLIA PENINSULARIS	DESERT RUPELLIA
SIMMONDSIA CHINENSIS	JOJOBA
SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW
TECOMA STANS V. ANGUSTATA	YELLOW BELLS
TRIXIS CALIFORNICA	TRIXIS
VIQUERIA DELTOIDEA	GOLDENEYE
GROUNDCOVERS	
BAILEYA MULTIRADIATA	DESERT MARIGOLD
DYSSODIA PENTACHAETA	DOGWOOD
PENSTEMON SUPERBUS	SUPERB PENSTEMON
PENSTEMON PSEUDOSPECTABILIS	DESERT PENSTEMON
ROSEMARY SPECIES	TRAILING ROSEMARY
VERBENA GOODINGII	GOODING'S VERBENA
ZINNA ACEROSA	DESERT ZINNA
VINES	
HARDENBERGIA VIOLACEA	HARDENBERGIA
ROSA BANKSIAE	LADY BANKS ROSE
VIGNA CARACALLA	SNAIL VINE
TURF	
CYNODAN DACTYLOX. "MIDRON"	"MIDRON" BERMUDA

North
Scale: 1"=60'-0"
6 December 2006

vollmer
& ASSOCIATES

LANDSCAPE NARRATIVE:

THE PROPOSED LANDSCAPE FOR PARCEL 1.1
CONSISTENT WITH THE PLANNING UNIT 1
ENVIRONMENTAL DESIGN MASTER PLAN (EDMP/MDCP).
THE LANDSCAPE CHARACTER WILL INCLUDE
NATURAL AND MODIFIED NATURAL, NATIVE
SONORAN, SOUTHWEST, AND ARID LANDSCAPES.
SUPPLEMENTAL LANDSCAPE IS INTENDED TO
REINFORCE THE DESERT THEME. PLANT PALETTE
DENSITIES AND ARRANGEMENTS WILL COMPLEMENT
SURROUNDING USES AND INTERNAL CIRCULATION
LAYOUT. THE COMMERCIAL CENTER WILL PROVIDE PASSIVE
OUTDOOR SEATING IN MANY LOCATIONS THROUGHOUT
THE SITE TO COMPLEMENT TENANT USE.

LANDSCAPE CALCULATIONS:

TOTAL TREES PROVIDED = 298
50% OF ALL TREES WILL BE MATURE
AS DEFINED IN THE C.O.S. CITY CODE
SHRUBS SHALL BE PLANTED AT 7'-0" O.C. MINUS
AREA OF TREE CANOPY
298 TREES (= 25' DIAMETER) = 123.25 OF AREA PER TREE
298 x 123.25 = 36,727 OF TREE CANOPY
AREA OF UNPLANTABLE DRAINAGE CHANNEL 59,000
283,938 - 36,727 - 59,000 = 188,211 + 49 (BASED ON 7' O.C. SPACING)
= 3,841 SHRUBS PROVIDED

WATER INTENSIVE LANDSCAPE CALC.

218,436 SQ. FT. OF AREA
218,436-900 SQ. FT. OF TURF
217,536 X .05 = 10,876 OF WATER INTENSIVE LANDSCAPE
900+10,876=11,776 SQ. FT. OF ALLOWABLE WATER INTENSIVE LANDSCAPE

SHAPING AND FINEGRADING:

ALL AREAS DISTURBED BY CONSTRUCTION ALONG UNION HILLS
AND 91ST STREET WILL BE FINEGRADED AND SHAPED FOR A
NATURAL UNULATING CHARACTER AND BLEND WITH ADJACENT
LANDFORMS AND PROPOSED SITE IMPROVEMENTS. ENGINEERED
PLANS SHALL INCORPORATE OVERALL PROPOSED SHAPING
TO MANIPULATE PRIOR TO BEGINNING LANDSCAPE INSTALLATION
CONSIDERATIONS. LANDSCAPE ARCHITECT TO WALK THE SITE
WITH CONTRACTOR AND VERIFY SHAPING CONSIDERATIONS
NATIVE DESERT PAVEMENT SHALL BE UTILIZED TO TOPRESS
ALL REVEGETATION AREAS. ALL LANDSCAPE AREAS INTERNAL TO
THE PROJECT TO BE TOPRESSED AND DECOMPOSED GRANITE.

IRRIGATION MASTERPLAN:

ALL PERIMETER, PARK AND INTERNAL LANDSCAPE
IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED
UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY
SEPARATE ASSOCIATION UNLESS NOTED OTHERWISE

LEGEND

- CMU WALL WITH FINISH TO COMPLEMENT
ARCHITECTURE AND DECORATIVE CAP
- BOX CULVERT ABUTMENT WALL
WITH STUCCO FINISH
- DC RANCH STONE RETAINING WALL
- VIEW FENCE
- * POTENTIAL WATER FEATURE
- EXISTING IMPROVEMENTS TO REMAIN
- LAWN AREA
- LANDSCAPE TO BE CONSISTENT WITH THE VILLAGE
CHARACTER THEME AS LISTED IN THE MOST CURRENT
VERSION OF THE PLANNING UNIT 1 EDMP
- SCENIC CORRIDOR LANDSCAPE TO BE CONSISTENT
WITH EXISTING PLANT DENSITIES. SCENIC CORRIDOR
TO BE 80' MIN. 100' AVERAGE WIDTH (REFER TO SCENIC
CORRIDOR GRAPHIC FOR EXISTING PLANT DENSITY.)
- LANDSCAPE TO BE CONSISTENT WITH THE UPPER
DESERT THEME AND ENHANCED NATIVE SONORAN
CHARACTER LISTED IN THE MOST CURRENT VERSION
OF THE MDCCP

This drawing is an instrument of service and
the property of the client. It is to be used only for the
project and site specified herein and no other project or site
without specific written permission.



CONTEXT MAP

BIKE PARKING CALCULATION:

520 VEHICULAR STALLS
520 + 10 = 532 BIKE STALLS
REQUIRED AND PROVIDED

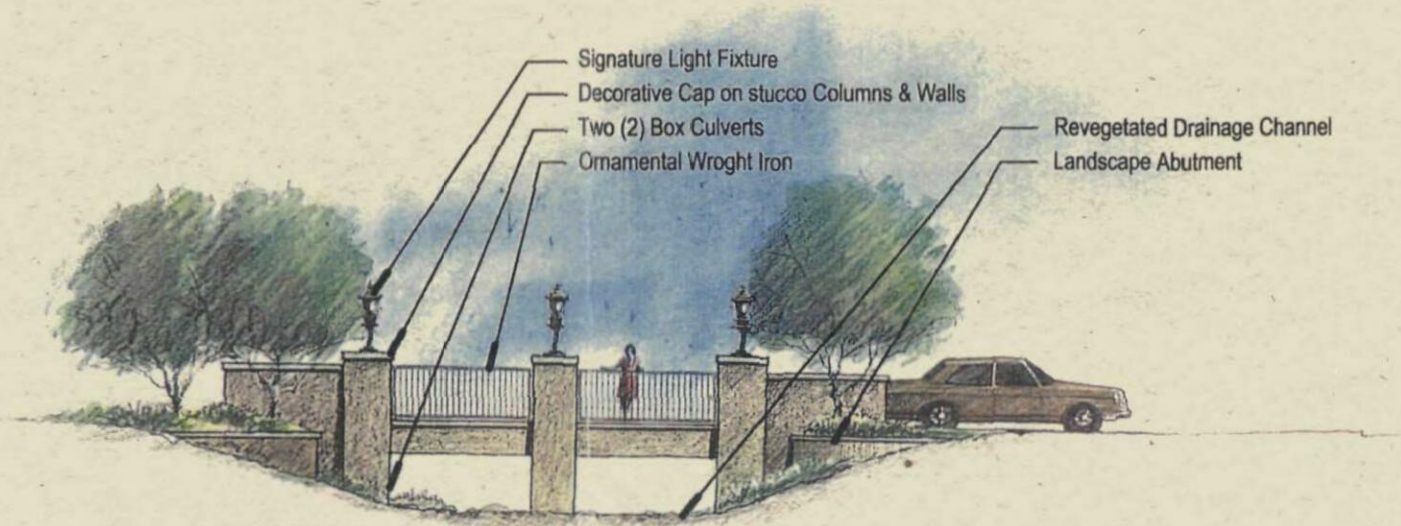
APPROVED
3-26-07
DATE INITIALS

D.C. RANCH PARCEL 1.1

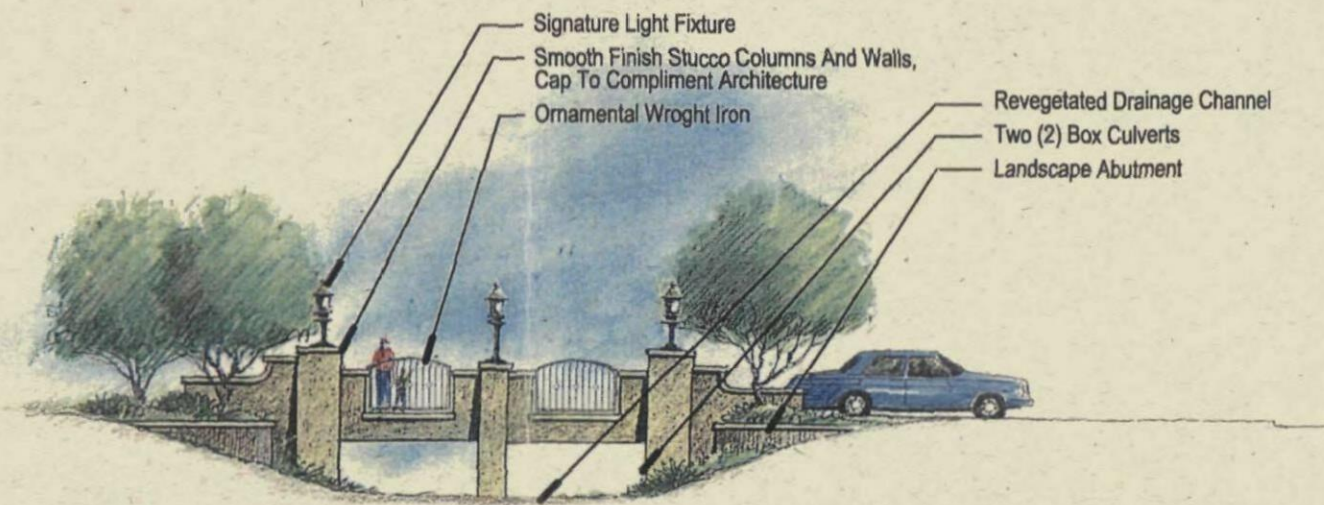
15-PP-2006 & 91-DR-
2006

1-18-2007 DRB Meeting

DMB



Bridge Option "A"



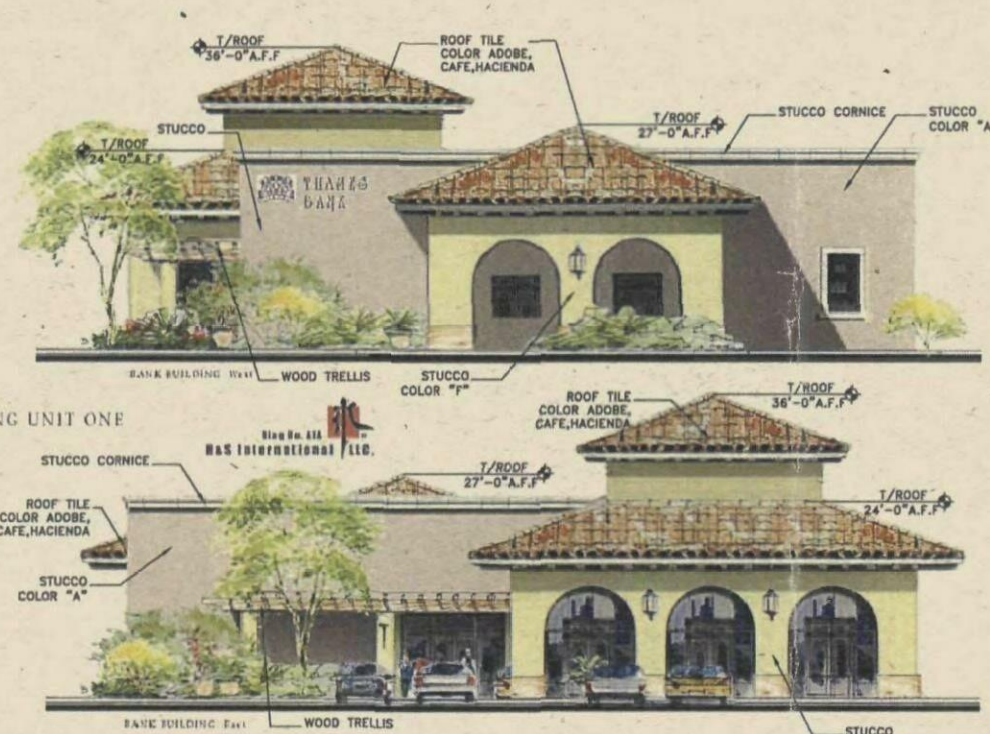
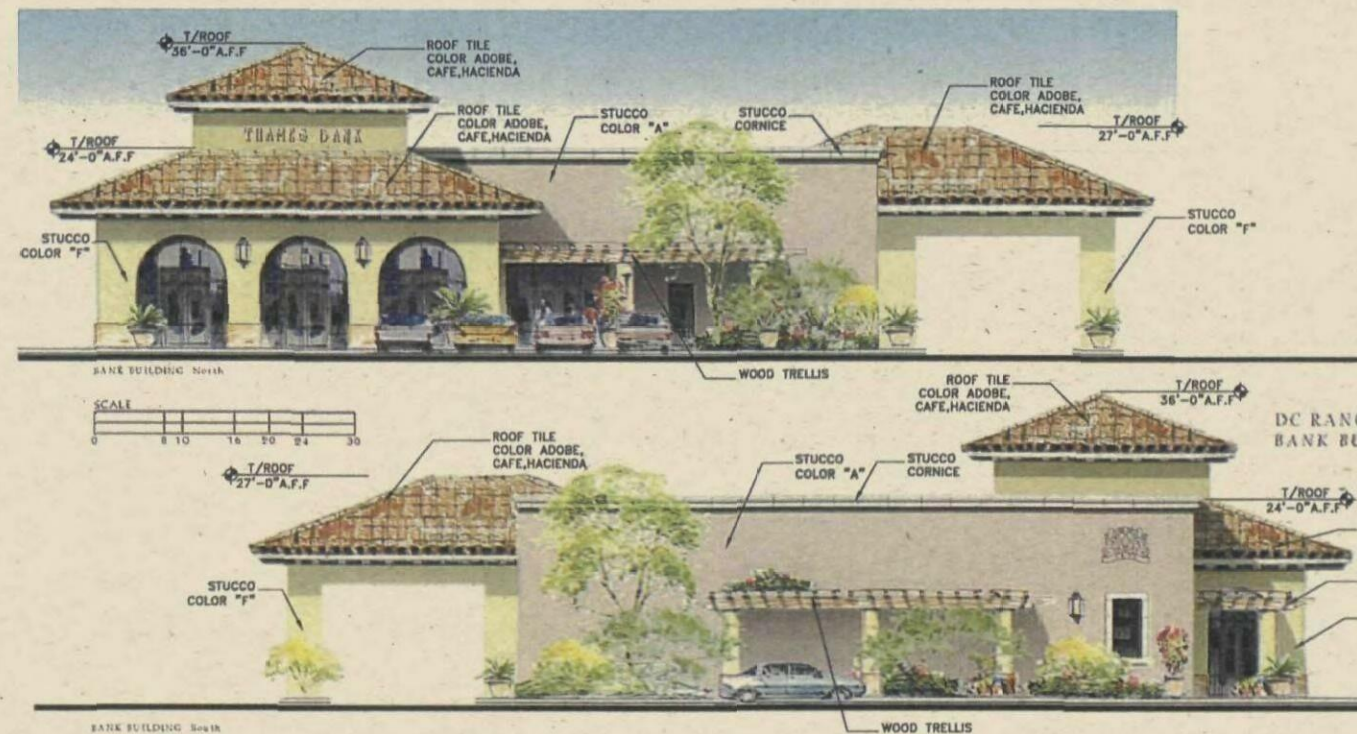
Bridge Option "B"

APPROVED
 3-26-07 *Heg*
 DATE INITIAL





BUILDING "K" EXTERIOR ELEVATIONS



DC RANCH PLANNING UNIT ONE
BANK BUILDING

Bliss No. 414
H&S International LLC

© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC, AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006

APPROVED

3-26-07
DATE INITIALS

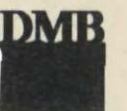
ELEVATIONS
1" = 10'
0 5' 10' 20' 30'



H&S International LLC
17700 N. PACESSETTER WAY
BUCKEY HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85255-5431
480-345-6800
480-345-2299 FAX

PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





DATE 5 DECEMBER 2006

APPROVED

3-26-07

DATE INITIALS

JAE



H&S International LLC
7795 N. PACESETTER WAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85255-5431
480-585-6896
480-585-2298 (FAX)

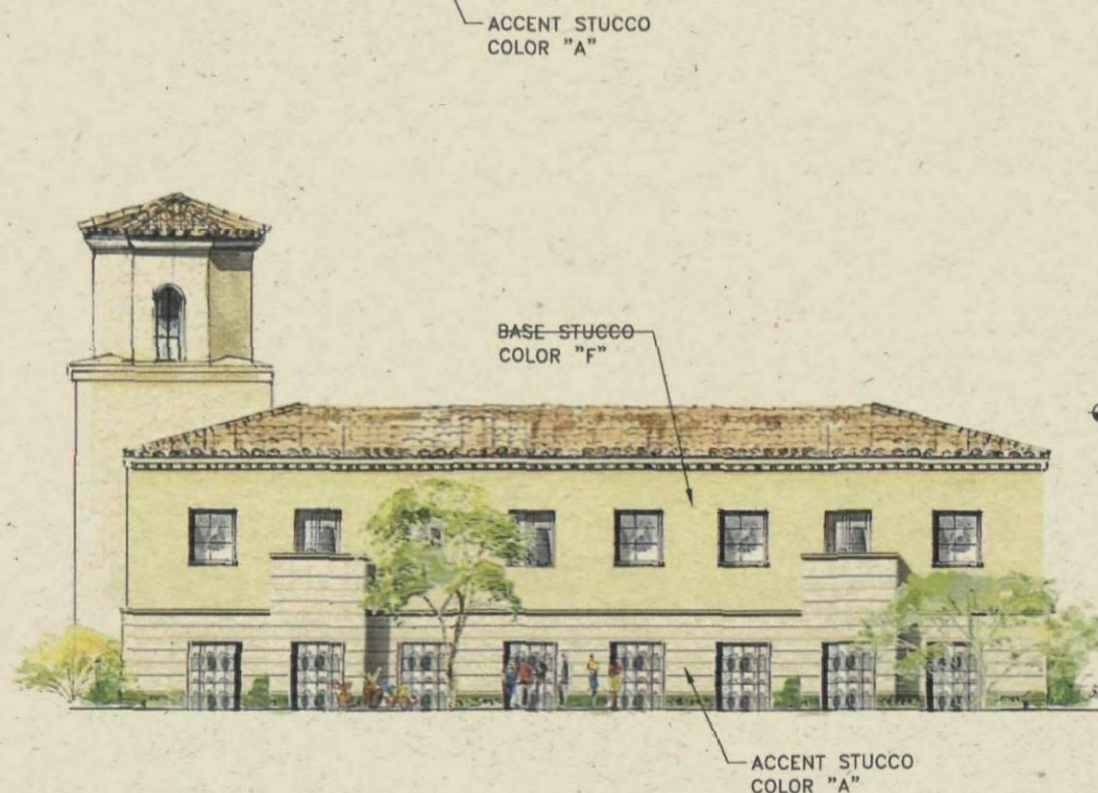
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "L" EXTERIOR ELEVATIONS



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006

APPROVED

3-26-07
DATE

INITIALS

ELEVATIONS
1" = 10'
0 5 10 20 30

PLANNING UNIT 1.1



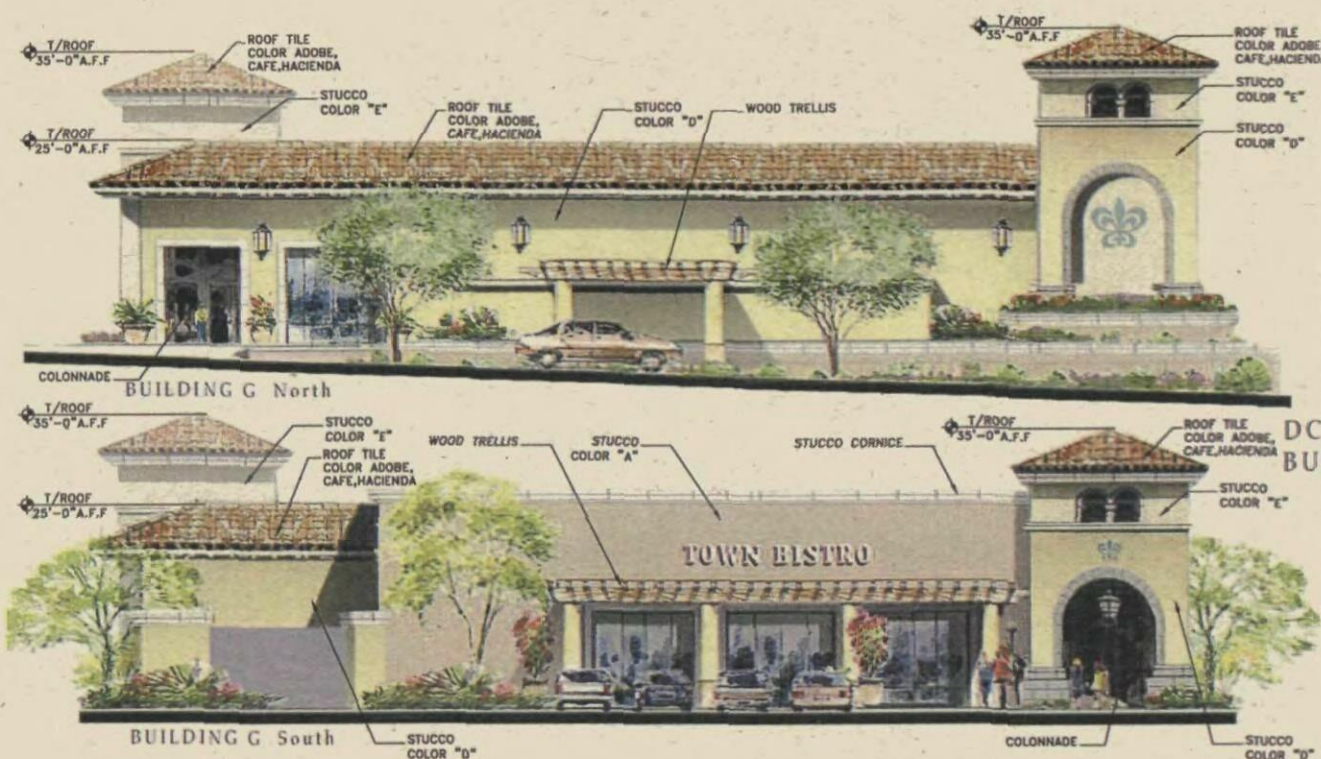
H&S International LLC
17795 N. PACSETT WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-585-4070
480-585-2270 (FAX)

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "G" EXTERIOR ELEVATIONS



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006

APPROVED

4-26-07
DATE INITIALS

ELEVATIONS 1" = 10'
0 5' 10' 20' 30'



H&S International LLC
17700 N. PACIFICWAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85255-5431
480-585-6870
480-585-2298 FAX

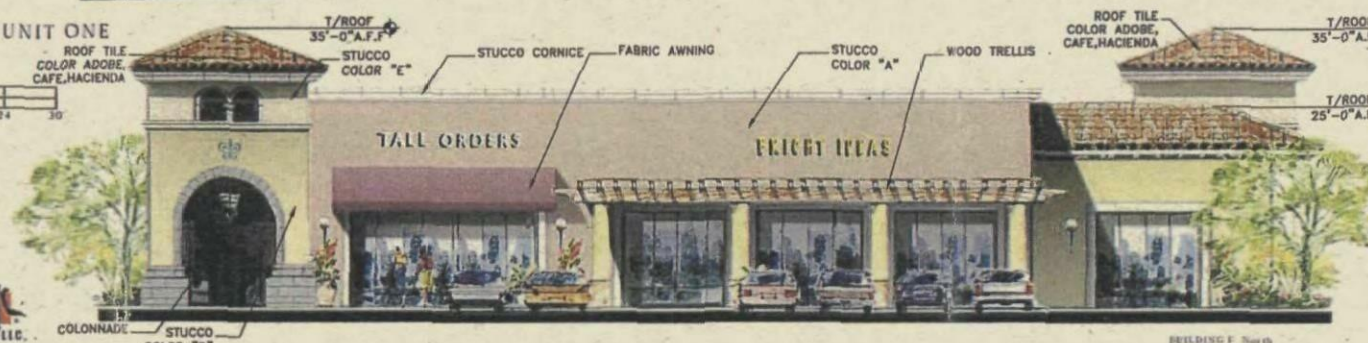
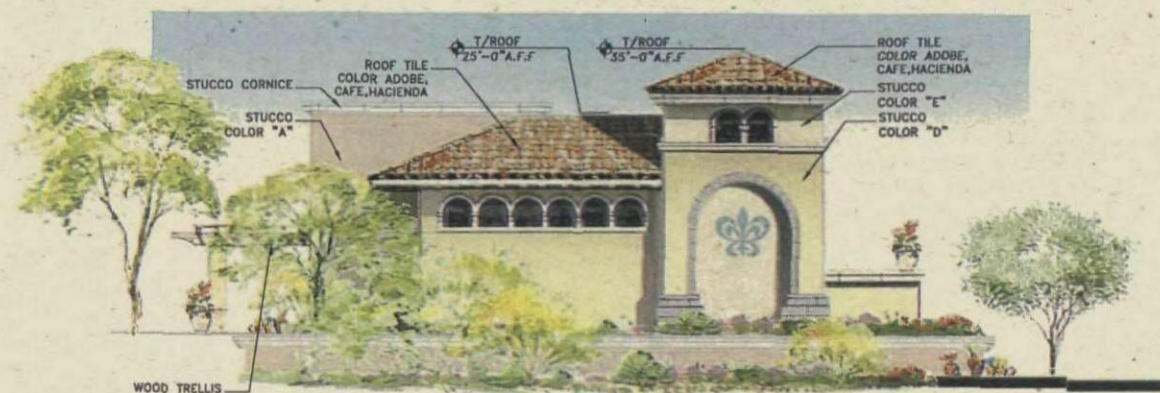
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "F" EXTERIOR ELEVATIONS



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

APPROVED

3-26-07
DATE

Initials

DATE 5 DECEMBER 2006

ELEVATIONS
1" = 10'
0 5' 10' 20' 30'



H&S International LLC
17795 N. PACESSETT WAY
SCOTTSDALE, ARIZONA 85255-5411
480-345-4976
480-345-3298 FAX

PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "J" EXTERIOR ELEVATIONS

DC RANCH PLNNG UNIT ONE



BUILDING North



BUILDING South

© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H & S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H & S INTERNATIONAL.

ELEVATIONS 1" = 10'
0 5 10 20 30
DATE 5 DECEMBER 2006



H&S International LLC
17700 N. PACIFIC WAY
SCOTTSDALE, ARIZONA 85255-5431
480-585-6899
480-585-2298 (FAX)

PLANNING UNIT 1.1

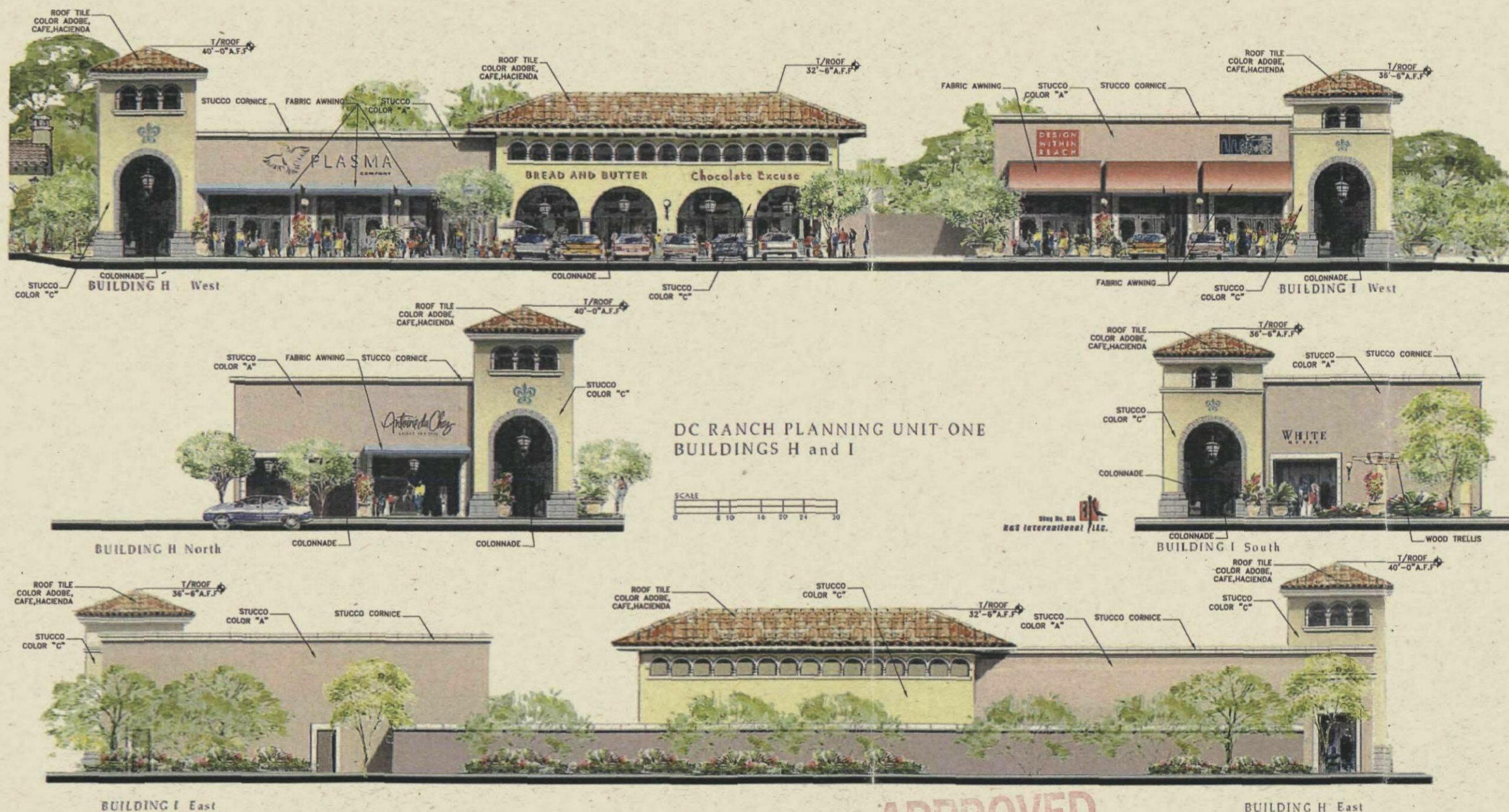
APPROVED
3-26-07
DATE
INITIALS

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "H & I" EXTERIOR ELEVATIONS



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006

APPROVED

3-26-07

DATE

INITIALS

ELEVATIONS 1" = 10'

0 5 10 20 30



H&S International LLC
17700 N. PACIFICWAY
SCOTTSDALE, ARIZONA 85255-5431
480-352-1000
480-352-2290 FAX

PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



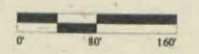


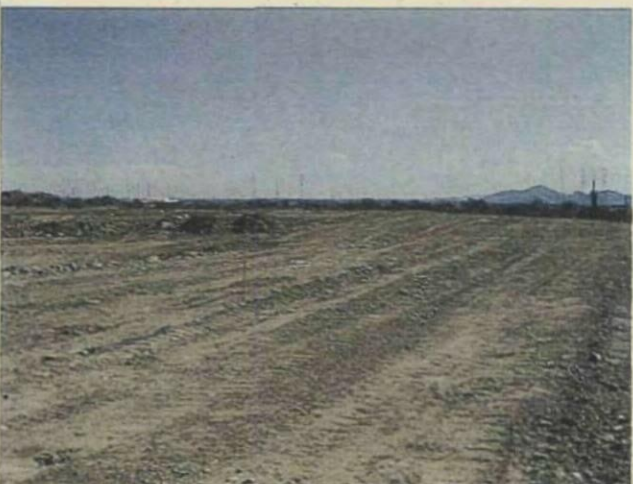
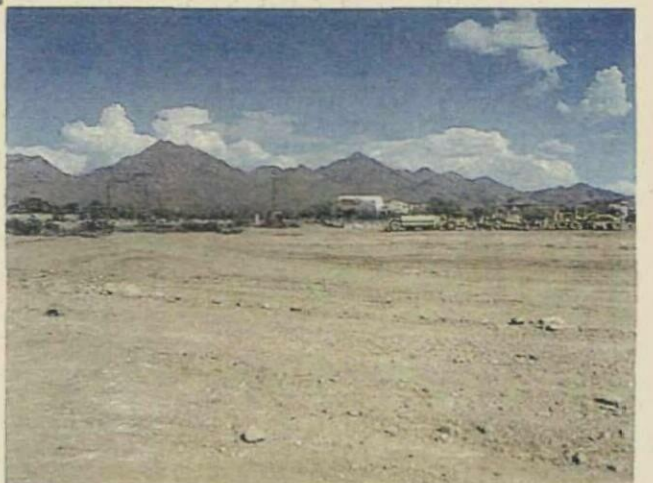
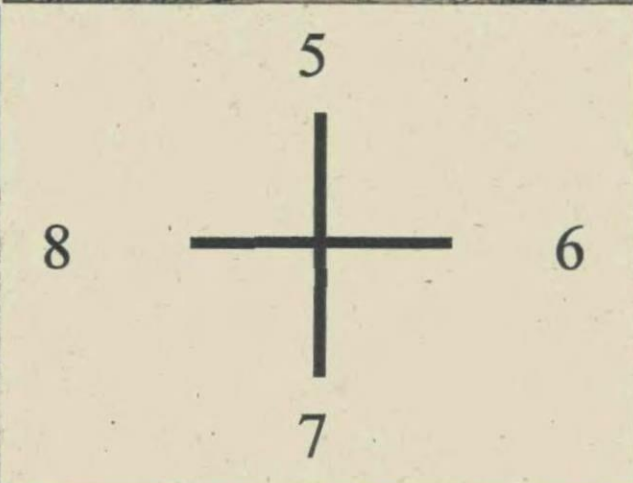
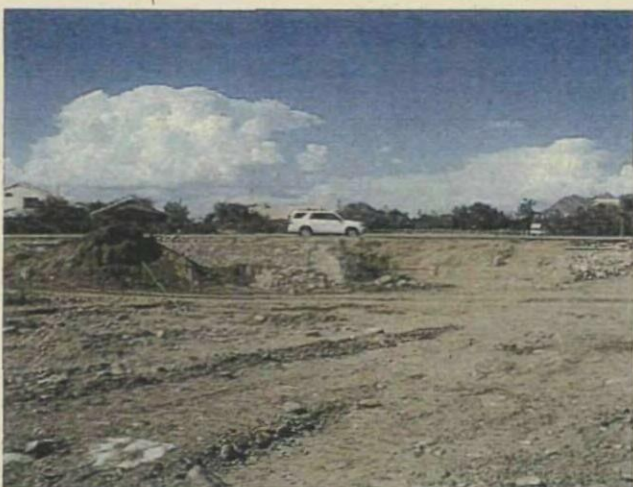
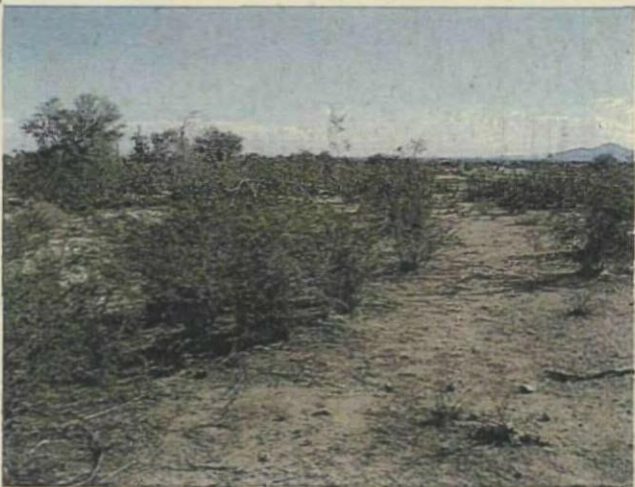
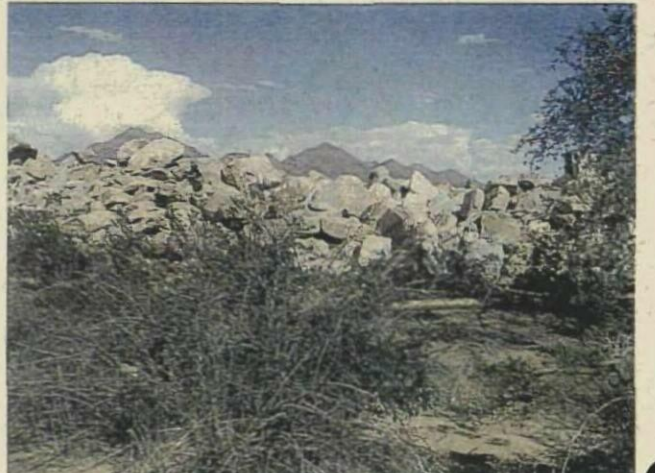
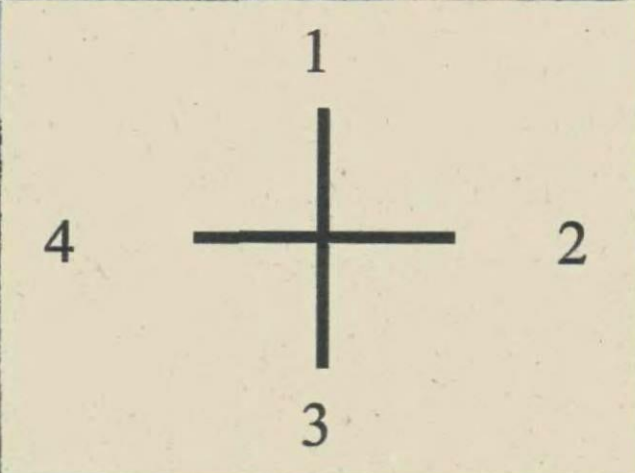
SCENIC CORRIDOR

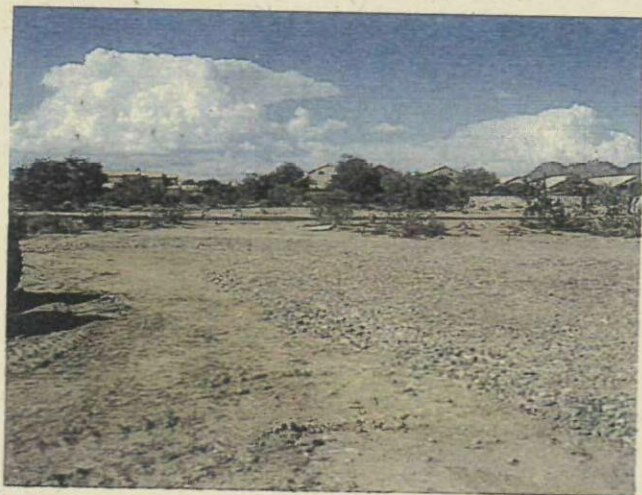


Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Locí Incorporated.

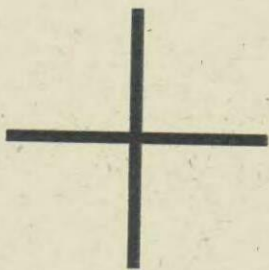
DATE 10 DECEMBER 2006







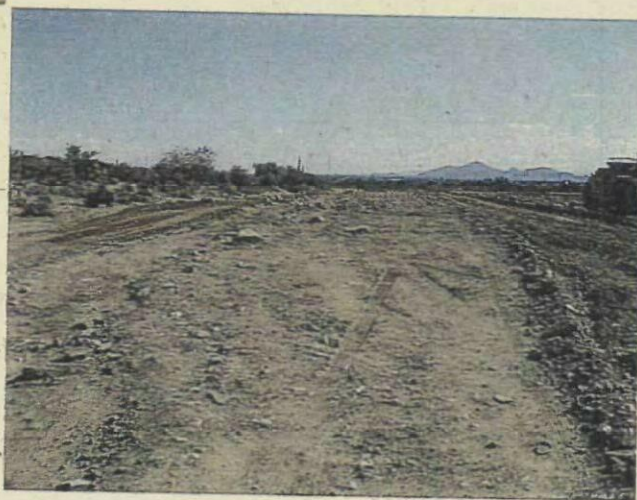
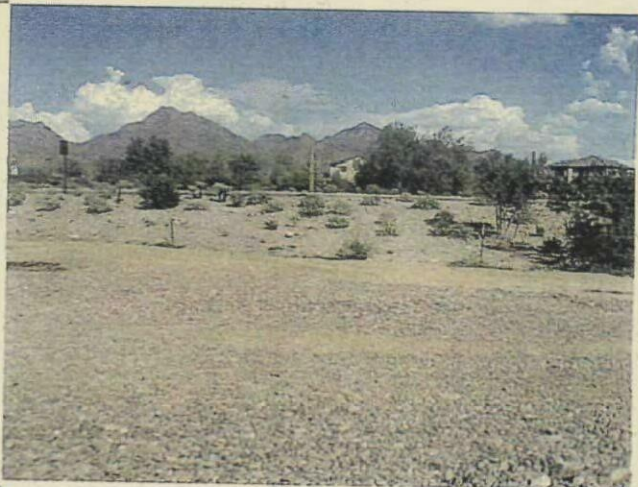
9



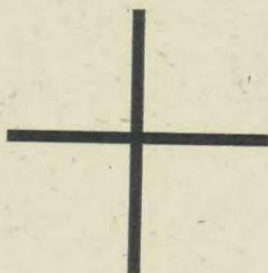
12

10

11



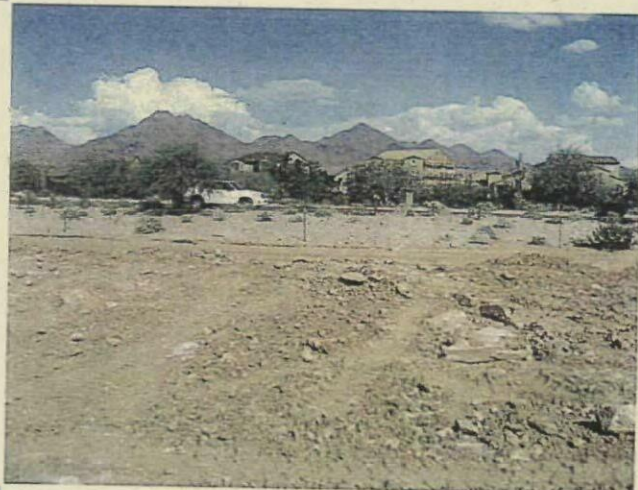
13



16

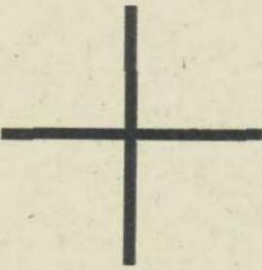
14

15





17



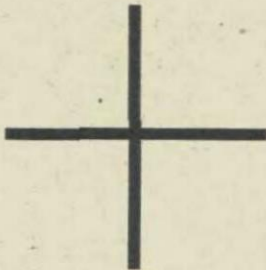
20

18

19



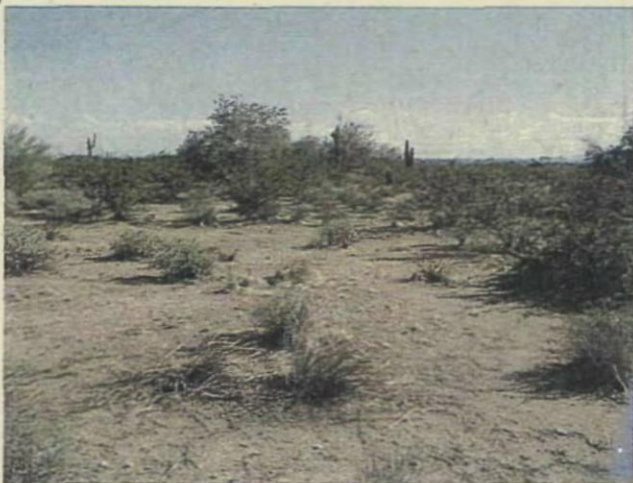
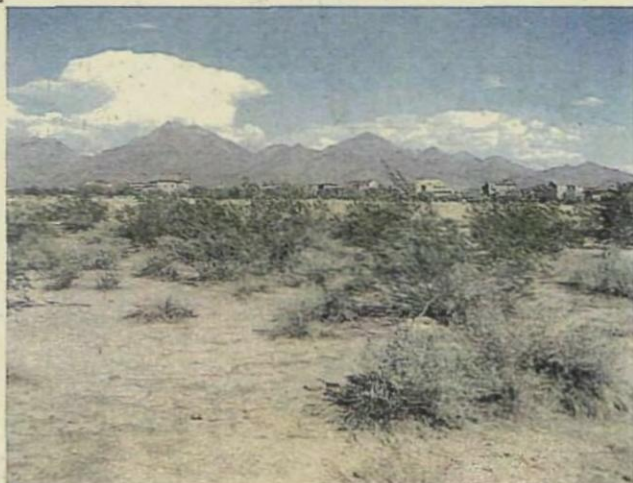
21

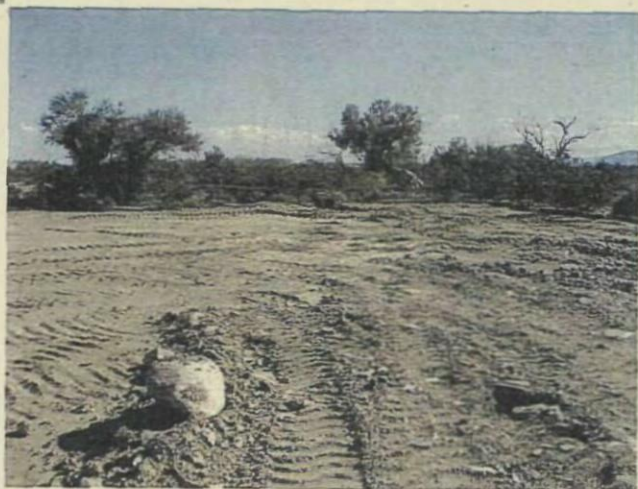
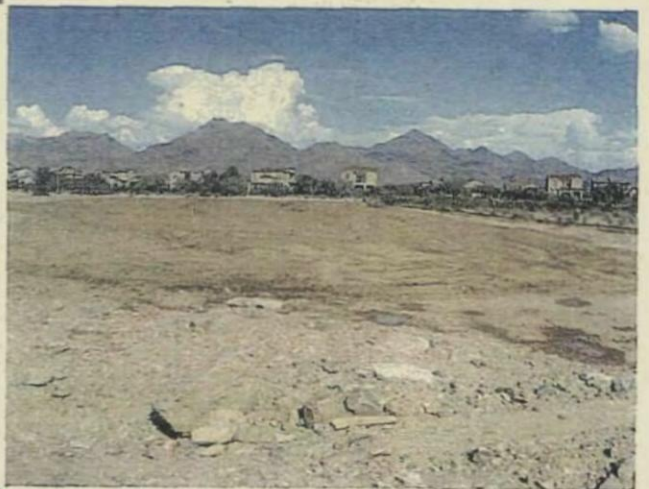
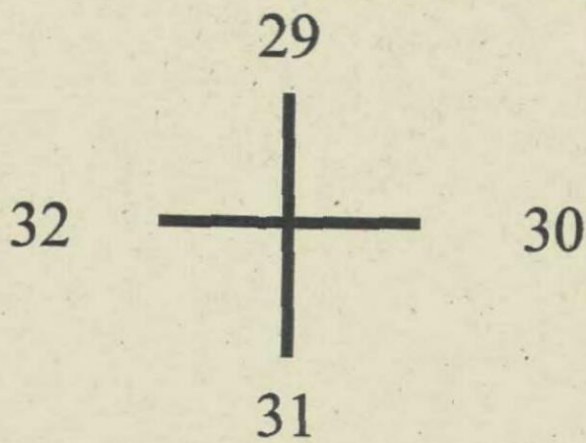
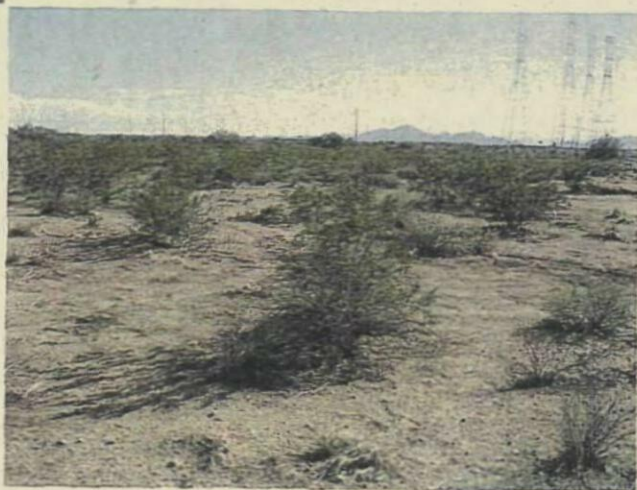
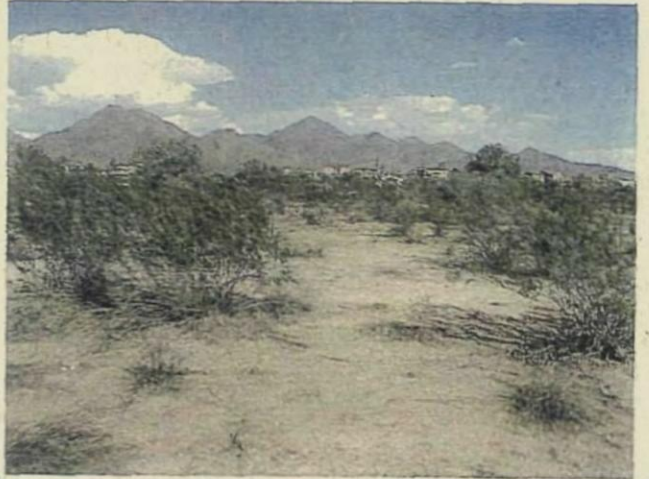
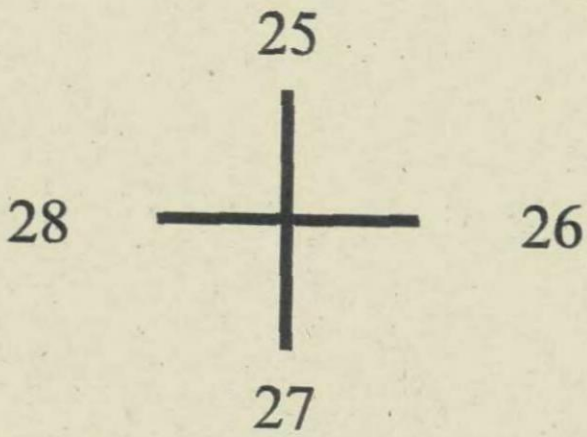


24

22

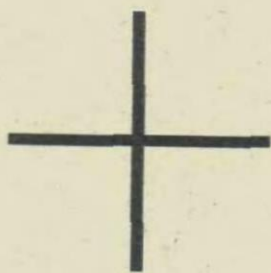
23







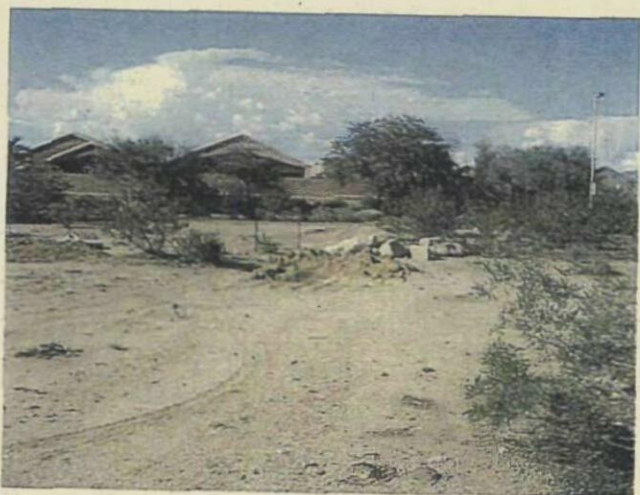
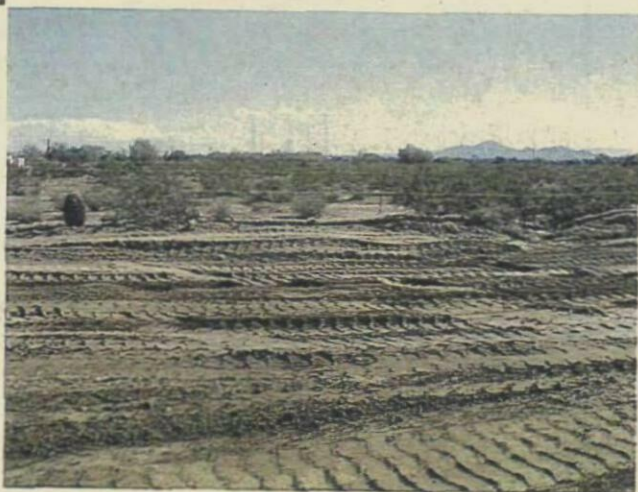
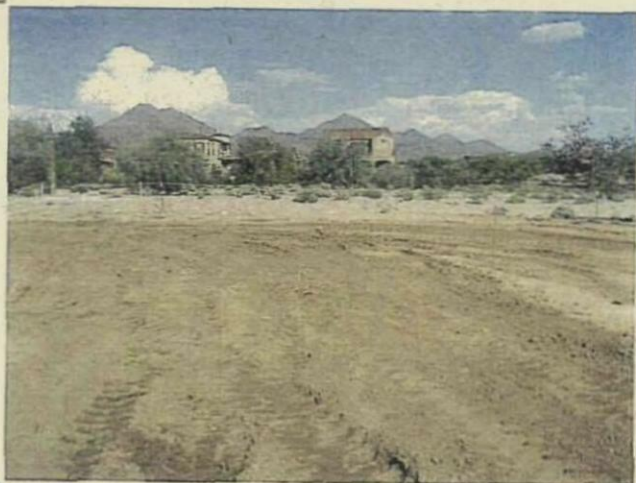
33



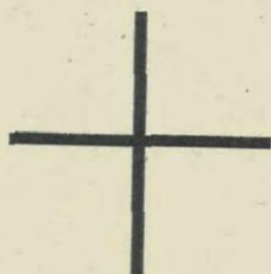
36

34

35



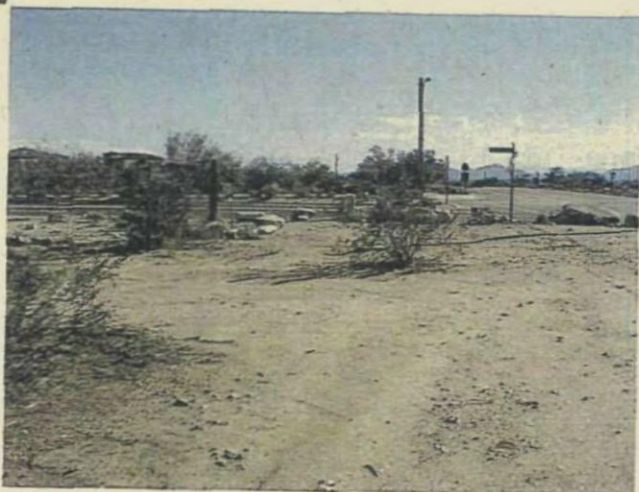
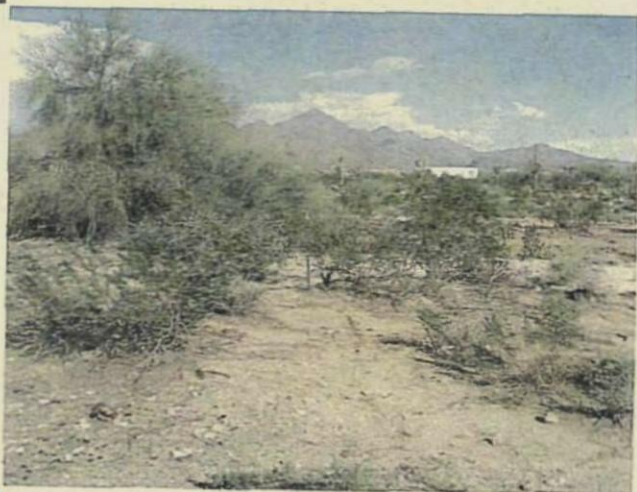
37

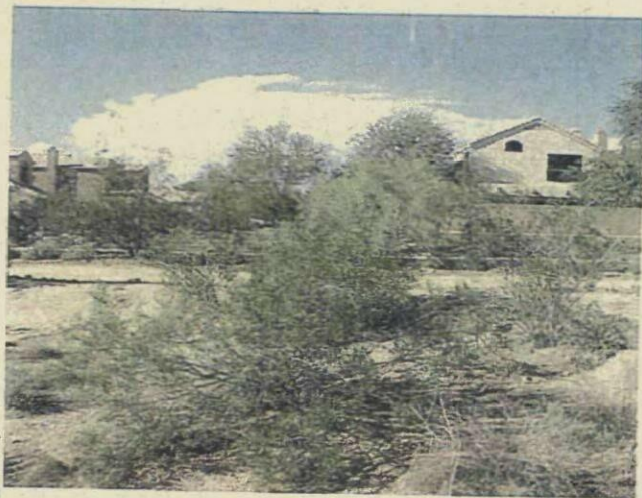


40

38

39

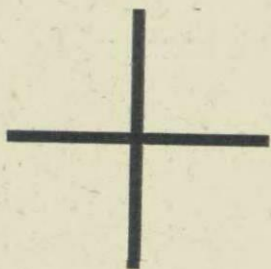




41



44



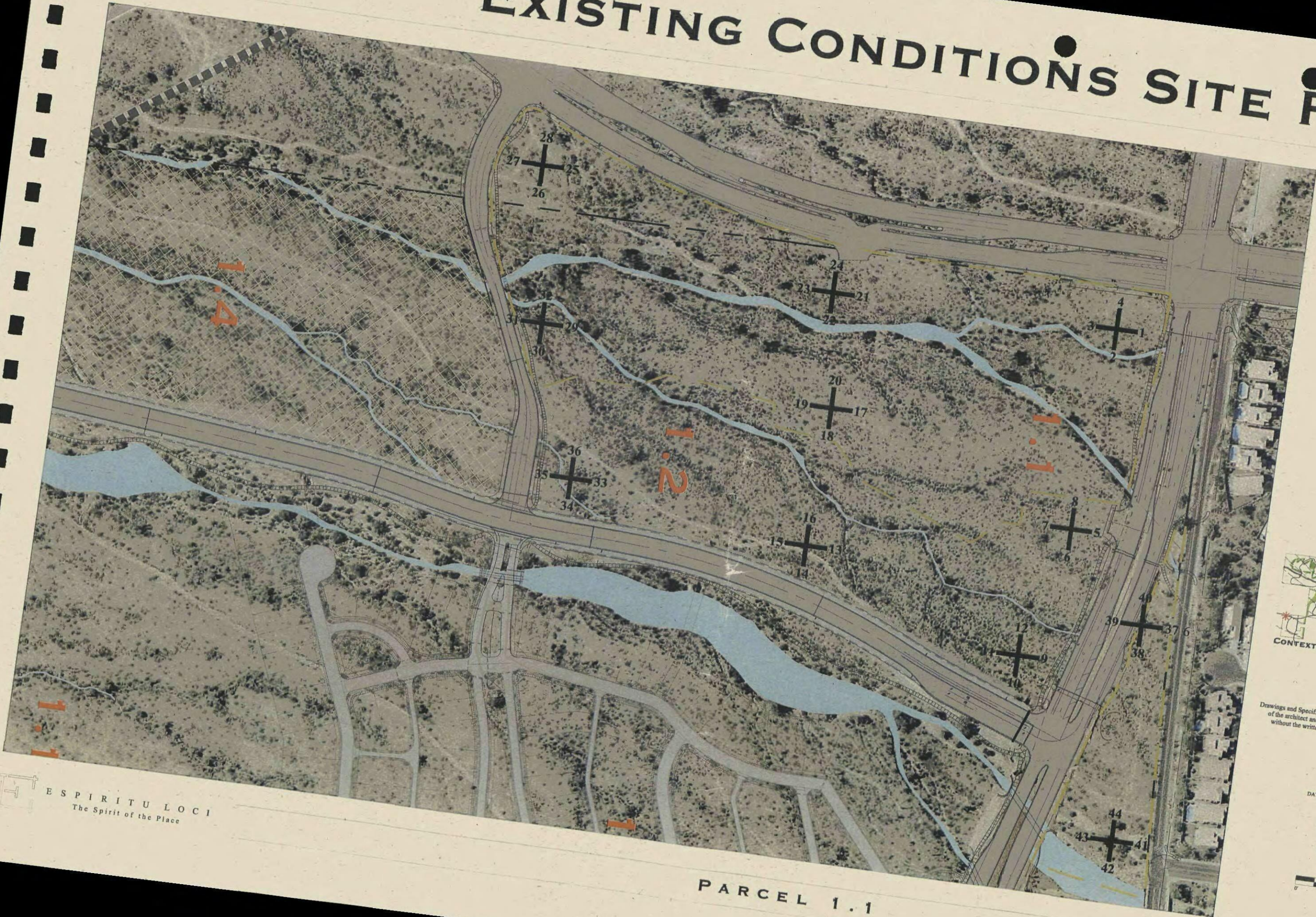
42



43



EXISTING CONDITIONS SITE PHOTOS



PARCEL BOUNDARY

SITE PHOTO LOCATIONS



CONTEXT MAP

Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Loci Incorporated.

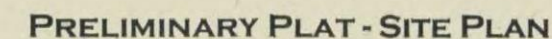
DATE 12 SEPTEMBER 2006



ESPIRITU LOCI
The Spirit of the Place

PARCEL 1.1

15-PP-2006 & 91-DR-



CURVE		CURVE				TANGENT		CHORD
CURVE	DELTA	RADIUS	ARC	TANGENT	TANGENT	CHORD	CHORD	
C1	07°11'49"	180.00	22.61	11.32	32.72	32.68		
C2	20°44'17"	90.00	32.58	16.47	22.46	22.46		
C6	27°41'44"	75.50	36.50	18.61	36.50	36.50		
C7	05°03'48"	262.50	23.20	11.61	23.19	23.19		
C8	08°31'35"	1945.00	968.98	494.44	958.64	958.64		
C9	03°17'25"	11425.00	656.99	328.14	656.99	656.99		
C10	02°52'54"	125.00	61.72	30.86	61.72	61.72		
C11	21°39'59"	108.00	40.84	20.67	40.84	40.84		
C12	20°48'58"	30.00	10.90	5.51	10.90	10.90		
C13	11°56'58"	90.00	18.77	9.42	18.74	18.74		
C14	22°22'51"	130.76	51.06	25.87	50.75	50.75		
C15	15°57'42"	42.78	115.95	195.35	83.50	83.50		
C16	03°17'25"	11405.00	615.99	327.56	615.99	615.99		
C17	06°27'20"	1855.00	273.76	137.15	273.76	273.76		
C18	02°39'08"	25.00	8.33	4.17	8.33	8.33		
C21	92°02'10"	25.00	11.66	25.90	35.93	35.93		
C22	38°43'10"	266.58	180.15	93.67	176.91	176.91		
C23	27°51'01"	1865.00	906.54	462.41	897.67	897.67		
C24	09°47'03"	157.42	26.88	13.47	26.88	26.88		
C25	20°06'16"	142.58	50.03	25.27	49.77	49.77		
C26	07°31'31"	242.00	50.49	15.27	50.48	50.48		
C27	11°28'42"	289.00	37.90	29.05	37.88	37.88		
C28	08°48'42"	289.00	37.90	29.05	37.88	37.88		
C29	05°26'44"	1733.00	164.71	82.42	164.68	164.68		
C30	22°58'40"	90.00	36.79	18.29	35.95	35.95		

A. TABLE			B. TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 23°16'59"E	50.14	192	S 50°03'03"E	84
2	S 30°28'48"E	115.07	193	S 82°51'57"E	2.1
3	N 80°05'29"E	33.00	194	N 89°39'15"E	2.7
4	N 49°34'25"E	30.86	195	S 58°37'42"E	26
5	S 69°31'24"E	17.88	196	S 26°54'39"E	20
7	S 76°08'56"E	21.57	197	N 88°56'19"E	31.0
9	S 69°26'25"E	18.00	198	N 63°05'21"E	34
11	S 69°26'35"E	27.00	199	S 54°38'26"E	41
12	S 69°26'35"E	200.00	200	S 69°26'35"E	102
14	N 62°20'30"E	5.07	201	S 00°02'14"E	32
15	S 69°58'46"E	35.69	202	N 89°57'46"E	18
15.1	N 00°06'53"E	44.68	203	S 00°02'14"E	50
15.5	S 45°02'14"E	66.48	204	S 20°06'44"E	64
15.6	N 21°37'45"E	3.31	205	S 71°01'07"E	46
15.7	N 68°22'15"E	9.33	206	N 89°57'46"E	16
15.8	N 21°37'45"E	274.88	207	N 00°05'31"E	40
15.9	N 48°23'59"E	82.76	208	N 76°55'43"E	28
16	N 00°06'53"E	12.57	209	N 89°57'46"E	29
16.1	N 00°06'53"E	135.00	210	S 00°04'36"E	90
16.2	N 08°18'31"E	15.73	211	N 89°56'31"E	128
16.3	S 81°18'22"E	49.61	212	S 89°57'46"E	111
16.4	N 08°18'31"E	172.94	213	N 89°57'46"E	127
16.5	N 02°28'09"E	75.86	214	N 00°02'14"E	80
16.6	N 26°10'58"E	89.08	215	N 00°02'14"E	90
16.7	S 02°16'09"E	153.15	216	N 00°02'14"E	90
16.8	S 87°31'29"E	12.63	217	N 86°39'31"E	27
16.9	S 02°16'09"E	12.57	218	N 86°39'31"E	138
17	S 26°10'58"E	10.20	219	N 08°28'31"E	18
17.1	S 29°27'03"E	24.66	220	N 73°12'57"E	19
17.2	S 00°02'14"E	550.85	221	S 89°58'46"E	41
17.3	N 86°39'31"E	11.76	222	N 73°25'17"E	67
17.4	N 89°56'55"E	129.18	223	N 62°34'31"E	74
17.5	N 86°39'31"E	27.98	224	N 73°12'57"E	315
17.6	S 18°38'41"E	72.60	225	S 09°52'12"E	259
17.7	S 73°18'94"E	2.97	226	N 86°39'31"E	16
17.8	S 02°28'09"E	11.58	228	S 66°44'36"E	46
17.9	S 02°28'09"E	11.58	229	S 66°44'36"E	298
18	N 81°18'22"E	79.91	230	S 00°02'14"E	553
18.1	N 07°45'53"E	81.94	231	S 88°03'00"E	148
18.2	N 08°43'49"E	9.08	232	S 88°03'00"E	29
18.3	N 09°24'24"E	63.78	233	N 71°23'09"E	90
18.4	S 75°21'05"E	130.43	234	S 17°46'32"E	59
18.5	N 82°51'57"E	135.21	235	N 11°48'01"E	62
18.6	S 07°51'58"E	79.70	236	N 88°56'19"E	90
18.7	N 07°01'20"E	79.70	241	S 15°31'51"E	16
18.8	N 07°01'54"E	135.21	242	N 07°01'54"E	17
18.9	N 82°51'57"E	135.21	243	N 07°01'54"E	17
19	S 21°37'45"E	87.48	244	N 85°31'40"E	95
19.1	S 82°51'57"E	173.11	245	S 52°43'42"E	90

Ironwood Village
Existing Subdivision

20' PARKING
SETBACK
AND OPEN
SPACE

CONTEXT MA

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

DME

PIMA ROAD
(EXISTING ROADWAY)
S-2104
M.C.R. BOOK 324 PG. 50

Future City Park
03-1115148,MCR
2003-123-COS

91st St.
(EXISTING ROADWAY)
3844-02-1
M.C.R. BOOK 657 PG. 14

DC RANCH PARCEL 1.17
EXISTING SUBDIVISION
M.C.R. BOOK 657, PG. 15

DC RANCH PARCEL 1.1

LOT 1.11

20' PARKING
SETBACK
AND OPEN
SPACE

CONTEXT MA

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

DME

PIMA ROAD
(EXISTING ROADWAY)
S-2104
M.C.R. BOOK 324 PG. 50

Future City Park
03-1115148,MCR
2003-123-COS

91st St.
(EXISTING ROADWAY)
3844-02-1
M.C.R. BOOK 657 PG. 14

DC RANCH PARCEL 1.17
EXISTING SUBDIVISION
M.C.R. BOOK 657, PG. 15

DC RANCH PARCEL 1.1

LOT 1.11

20' PARKING
SETBACK
AND OPEN
SPACE

CONTEXT MA

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

DME

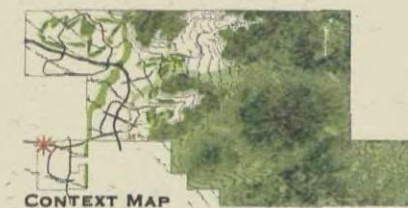


PEDESTRIAN CONNECTIVITY PLAN



-  Regional Pedestrian Connection
-  Internal Pedestrian Connection
-  Covered Pedestrian Route (colonnade, awning, arbor)

All pedestrian routes and connections shown are conceptual. Location, size and quantity of connections and routes may vary.



Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Loci Incorporated.

DATE 03 OCTOBER 2006

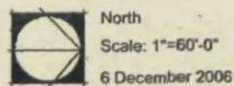
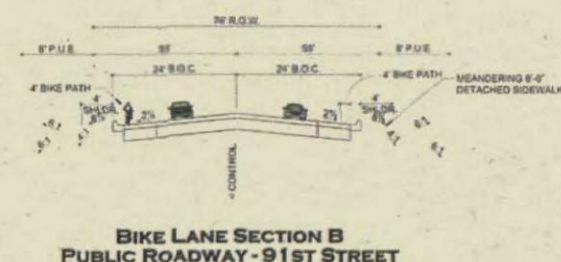
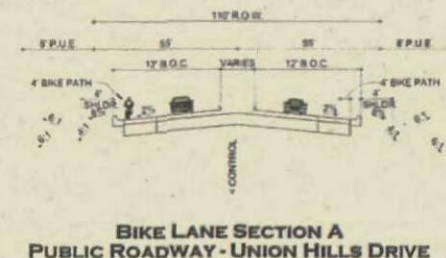
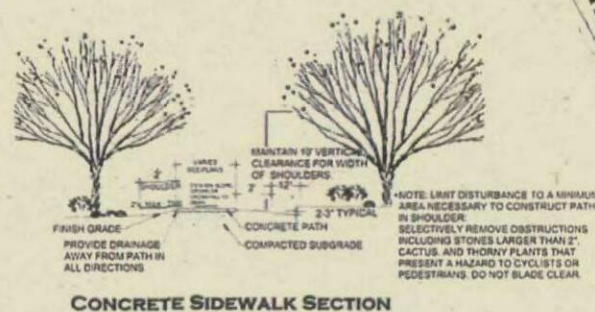




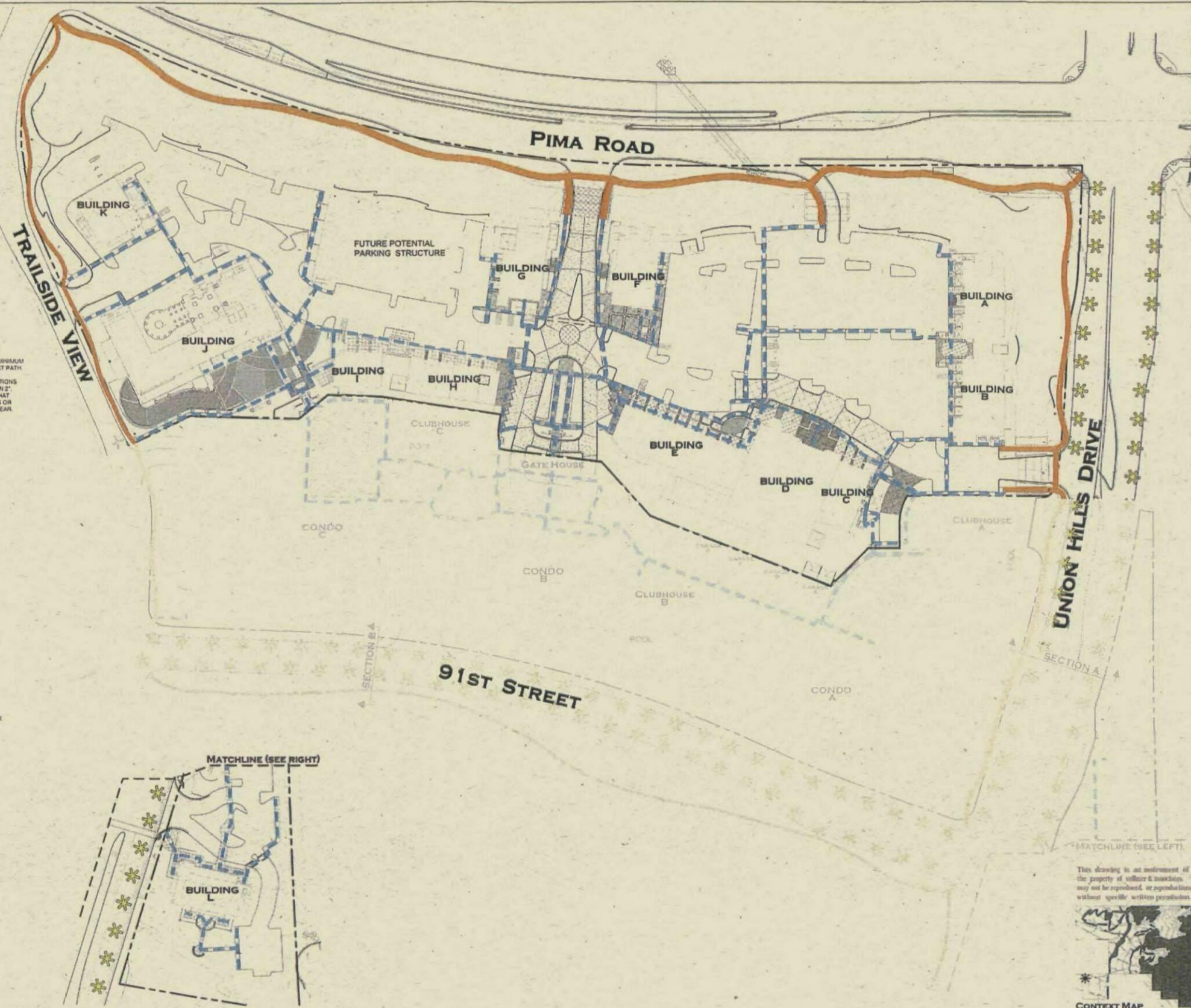
BIKEWAYS AND TRAILS PLAN

LEGEND

- 6" MINIMUM CONCRETE SIDEWALK (PUBLIC)
- 5" MINIMUM CONCRETE SIDEWALK
- EXISTING 8" CONCRETE SIDEWALK
- BIKE LANE - SEE SECTIONS BELOW



vollmer
& ASSOCIATES



This drawing is an instrument of service and the property of the client. This drawing may not be reproduced, or any portion thereof, without specific written permission.



15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



D.C. RANCH PARCEL 1.1



BUILDING "J" EXTERIOR ELEVATIONS



BUILDING West



BUILDING East

© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

ELEVATIONS 1" = 10'
0 5' 10' 20' 30'
DATE 5 DECEMBER 2006



H&S International LLC
17795 N. PACESSETT WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-585-6496
480-585-1238 (FAX)

PLANNING UNIT 1.1

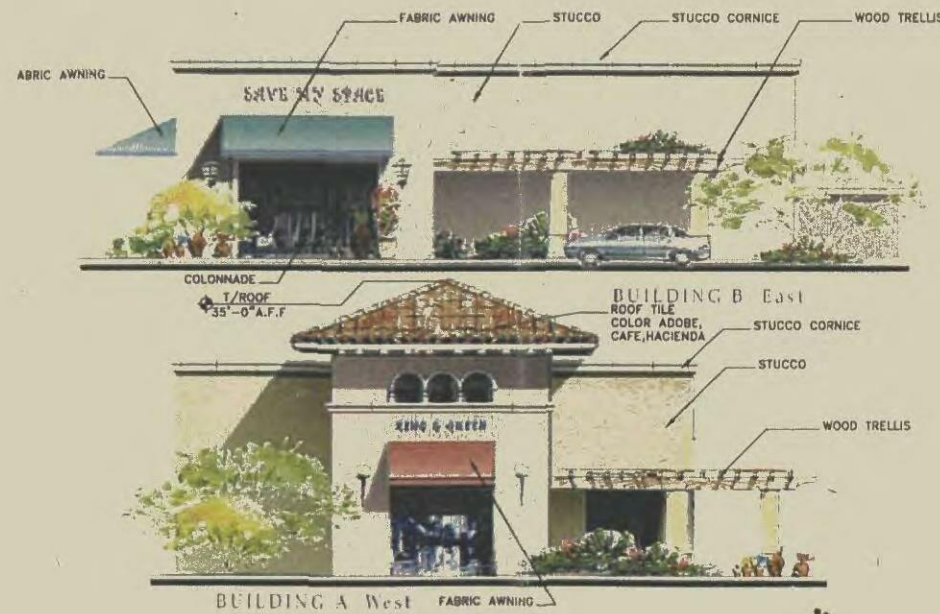
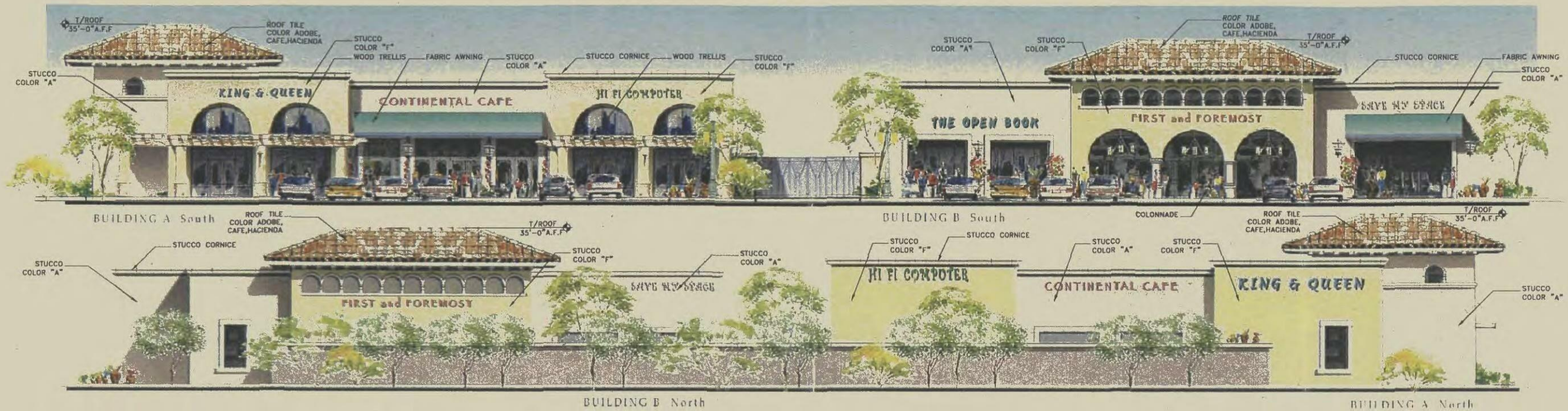
APPROVED
3-26-07
DATE
H&S

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "A & B" EXTERIOR ELEVATIONS



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H & S INTERNATIONAL LLC, AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H & S INTERNATIONAL.

DATE 3 DECEMBER 2006

ELEVATIONS
1" = 10'
0 5' 10' 20' 30'

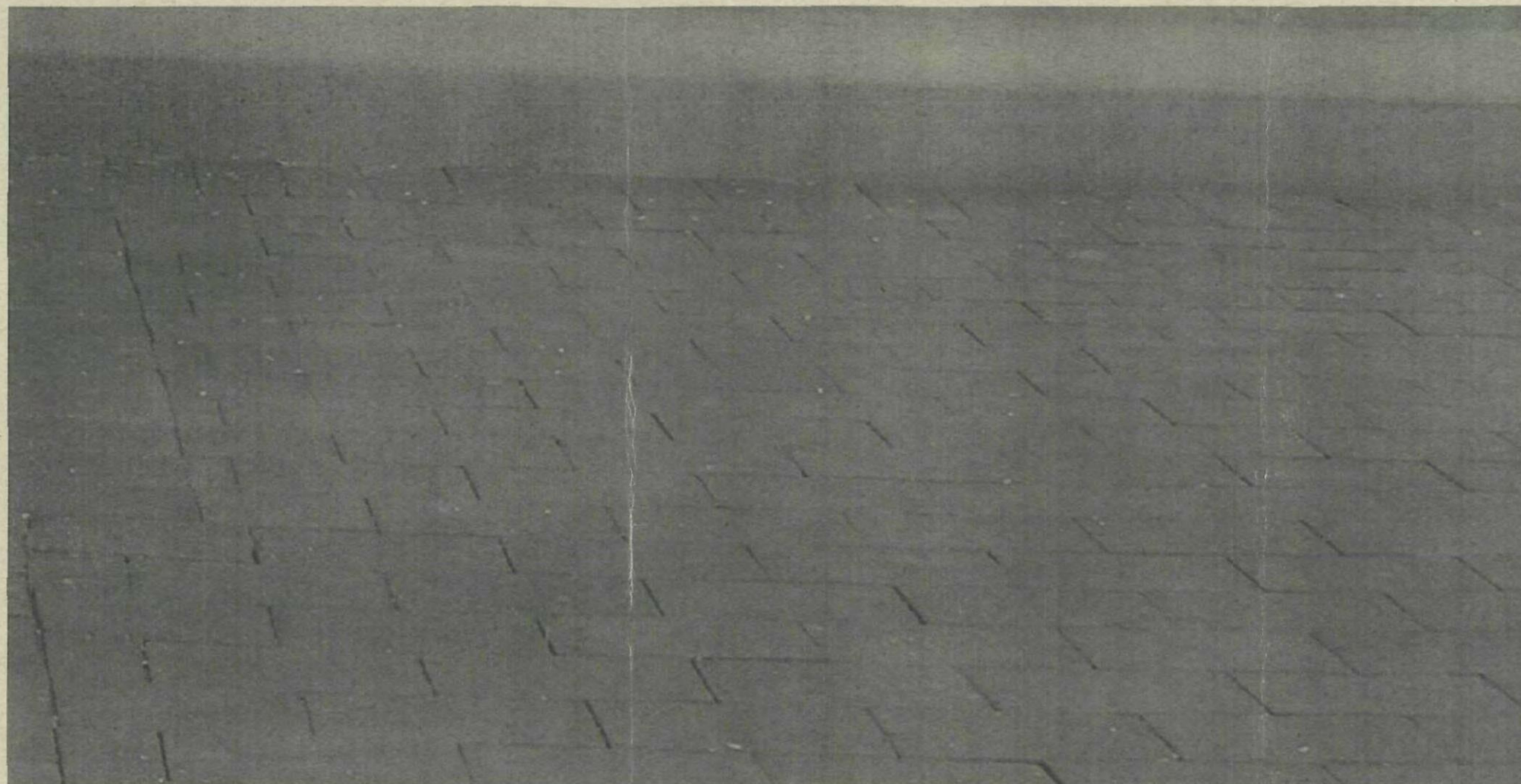
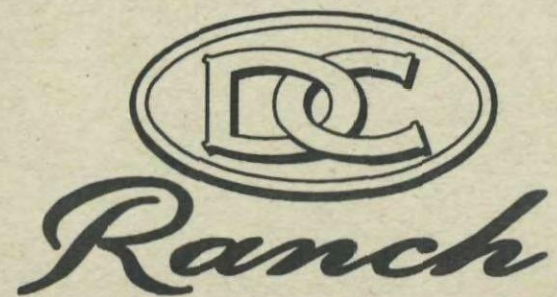
3-26-07 *[Signature]*



H&S International LLC
17705 N. PACEMETER WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-580-6898
480-580-7298 (FAX)

PLANNING UNIT 1.1





MATERIAL SAMPLE

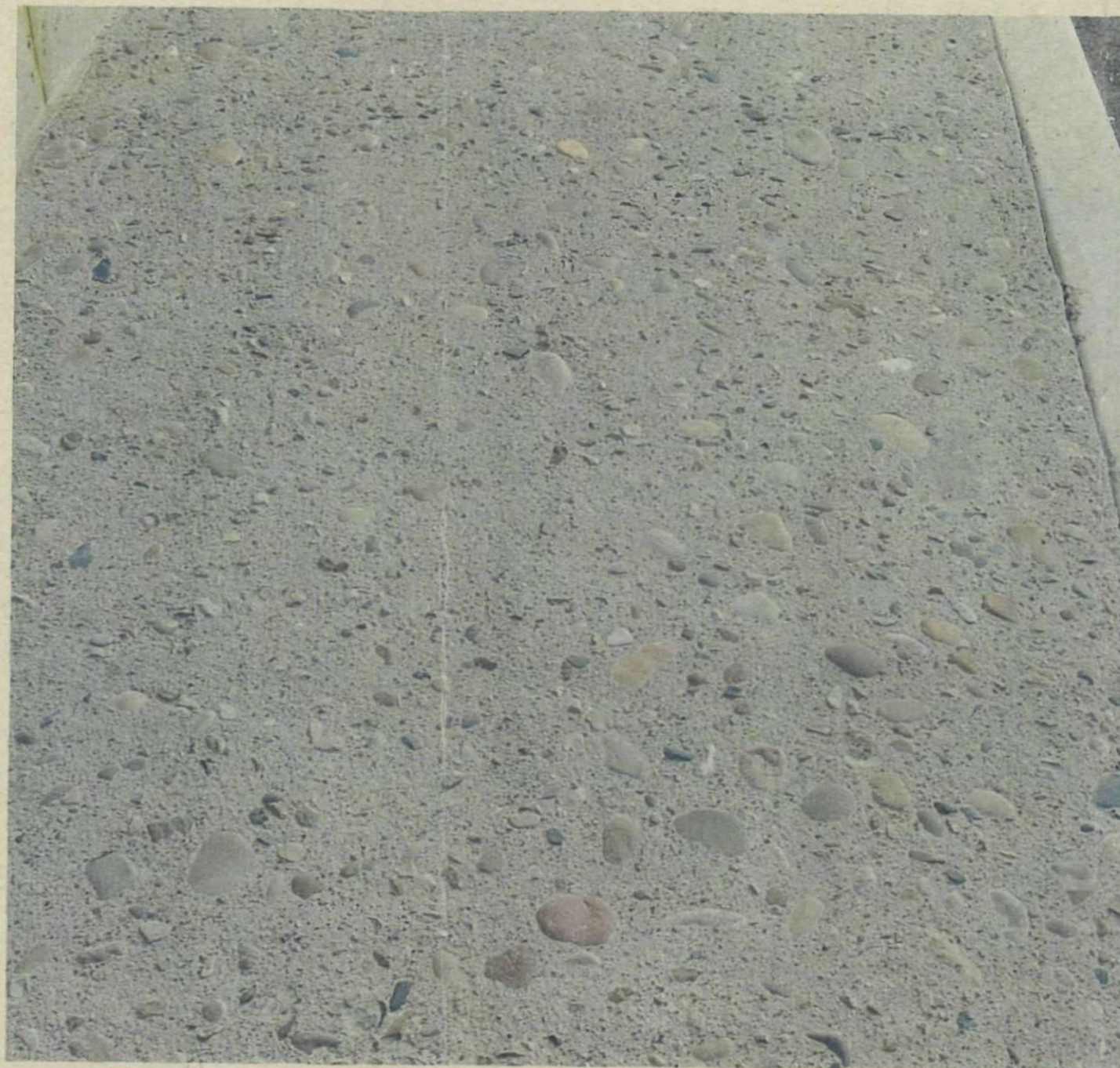
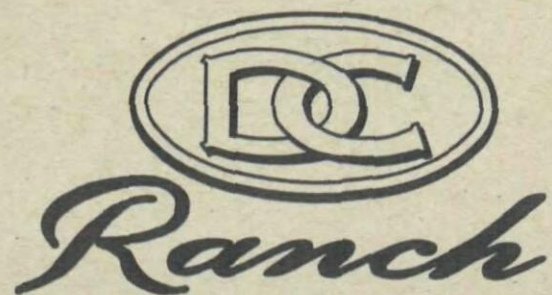
BRICK PAVING
STYLE: TUMBLED FLASHED
COLOR: PHOENIX #1, RAILROAD OR EQUAL
PATTEN: VARIES
MANUFACTURE: PHOENIX BRICK

vollmer
& ASSOCIATES

D. C. RANCH COMMERCIAL PARCEL 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

DMB



MATERIAL SAMPLE

EXPOSED AGGREGATE CONCRETE

COLOR: GRAY

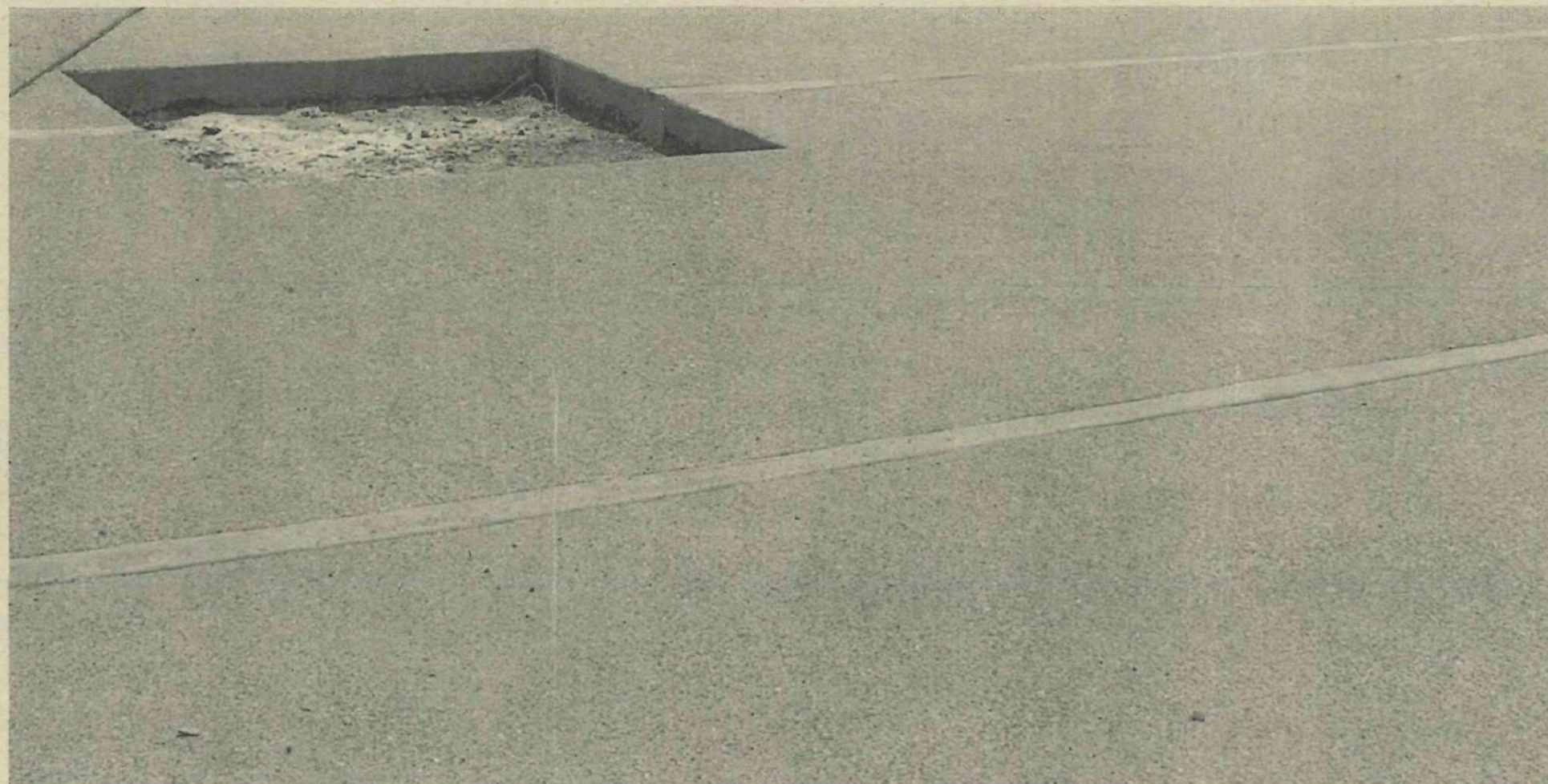
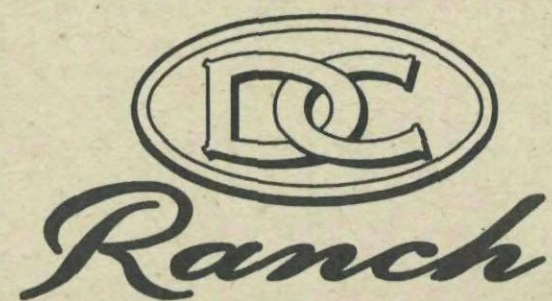
AGGREGATE SIZE: 3/4" - 1"

vollmer
& ASSOCIATES

D. C. RANCH COMMERCIAL PARCEL 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





MATERIAL SAMPLE

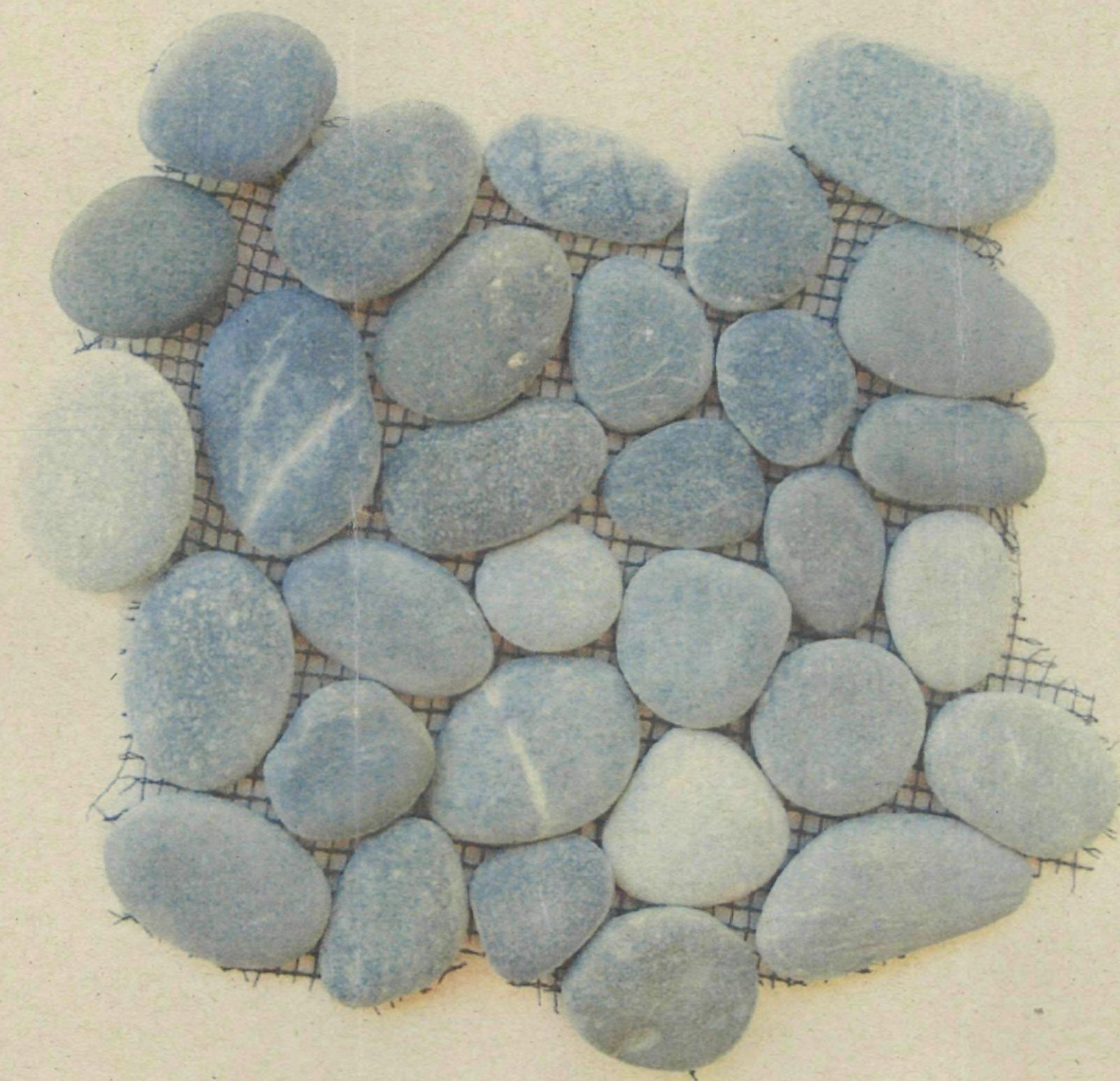
INTEGRAL COLOR EXPOSED AGGREGATE CONCRETE
COLOR: SAHARA #242
MANUFACTURER: SOLOMON COLORS
AGGREGATE SIZE: 3/8"

vollmer
& ASSOCIATES

D. C. RANCH COMMERCIAL PARCEL 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

DMB



MATERIAL SAMPLE

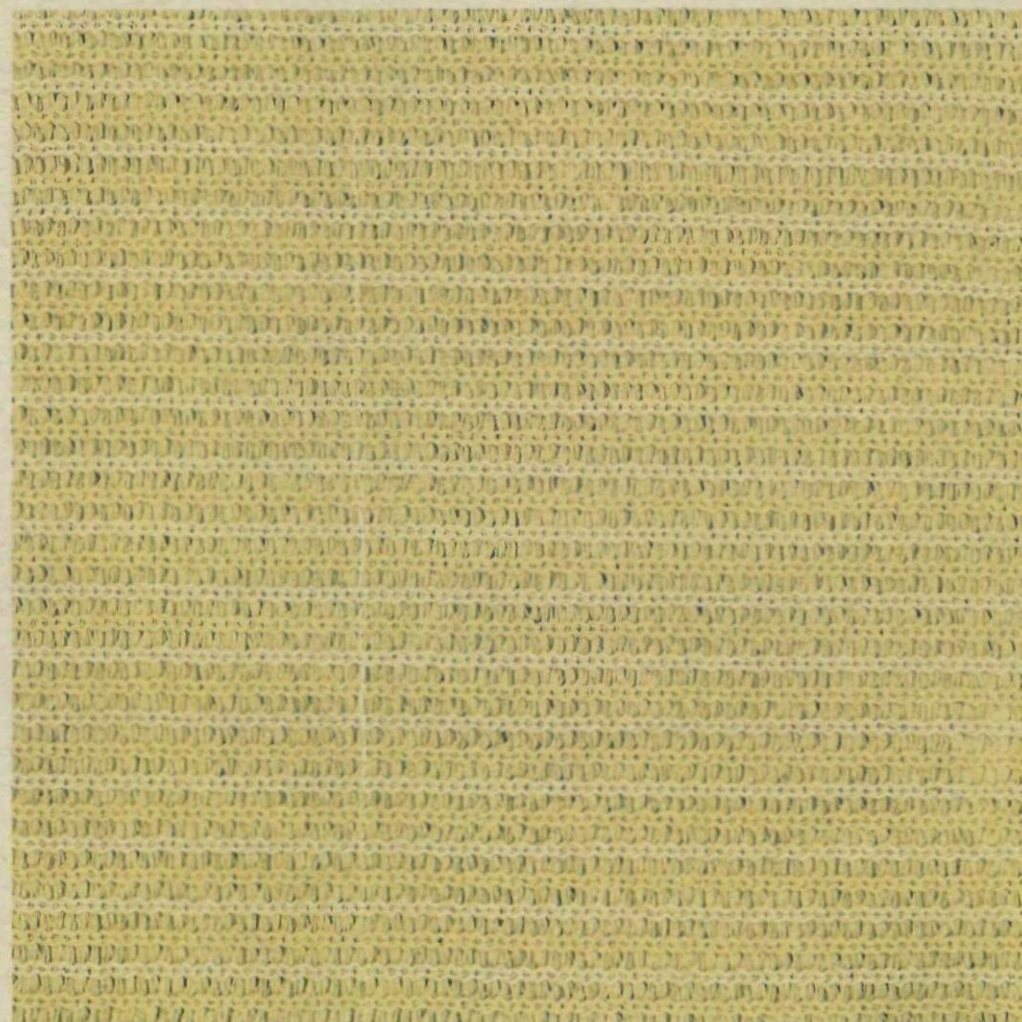
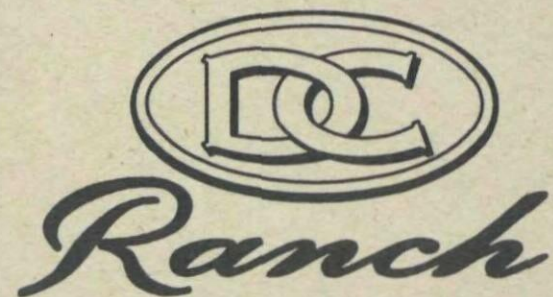
MEXICAN BEACH PEBBLES
COLOR: BLACK
MANUFACTURER: SOLISTONE OR EQUAL

vollmer
& ASSOCIATES

D. C. RANCH COMMERCIAL PARCEL 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





MATERIAL SAMPLE

SHADE SAILS

COLOR: SANDSTONE

MANUFACTURER: COMTEX 320, SOLARFAB

vollmer
& ASSOCIATES

D. C. RANCH COMMERCIAL PARCEL 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





MATERIAL SAMPLE

INTEGRAL COLOR CONCRETE WITH
60% BLACK EXPOSED AGGREGATE
CONCRETE COLOR: SAHARA #242
SOLOMON COLORS
AGGREGATE SIZE: 3/8"

vollmer
& ASSOCIATES

D. C. RANCH COMMERCIAL PARCEL 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



DC Ranch Planning Unit 1.1/ 1.2

Bino Rd. Attn
H&S International LLC.

(A) ROSEDOWN

ICI 229 LRV42

(B) ENGLISH COTTAGE
ICI 469 ICI LRV 41

(C) GOLDEN WHEAT
ICI 476 LRV 53

(D) SPA BLUE
ICI 1400 LRV 40

(E) SHADOWBOX
ICI 480 LRV 56

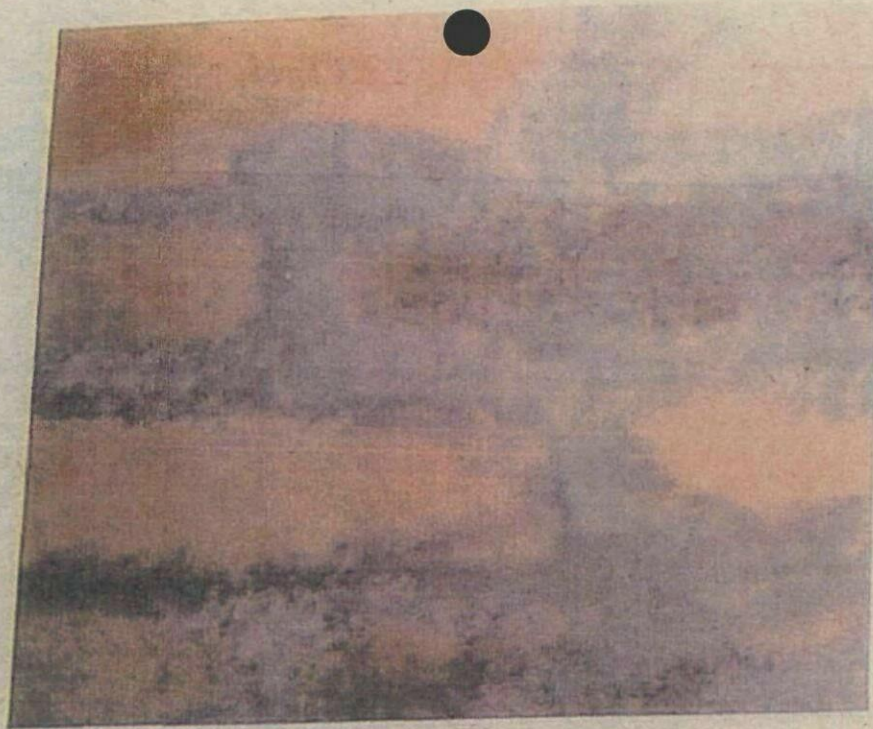
(F) KENYA COREL
ICI 382 LRV 53

STUCCO COLORS

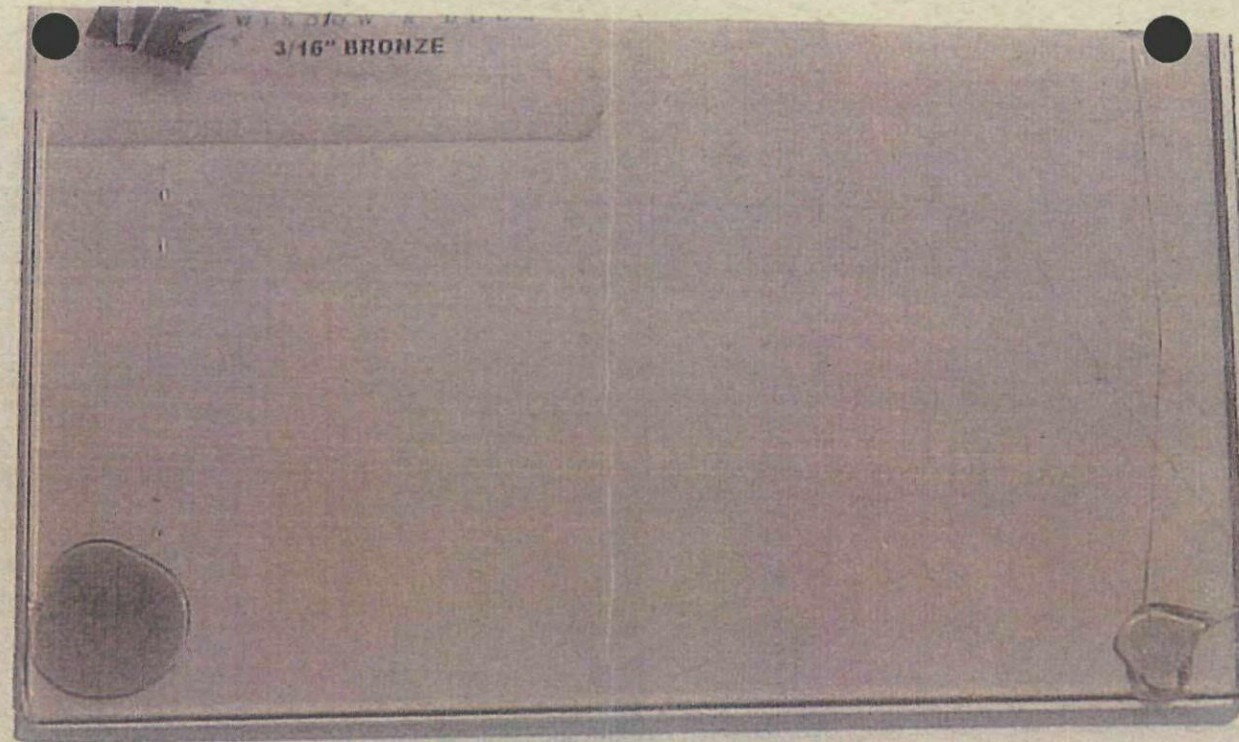
ROOFTILE COLORS: ADOBE, CAFE, HACIENDA

LIMESTONE COLOR

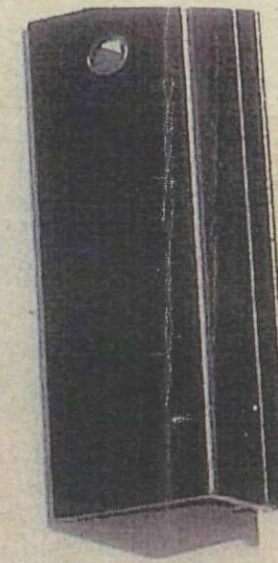
15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



MORTAR WASH BRICK

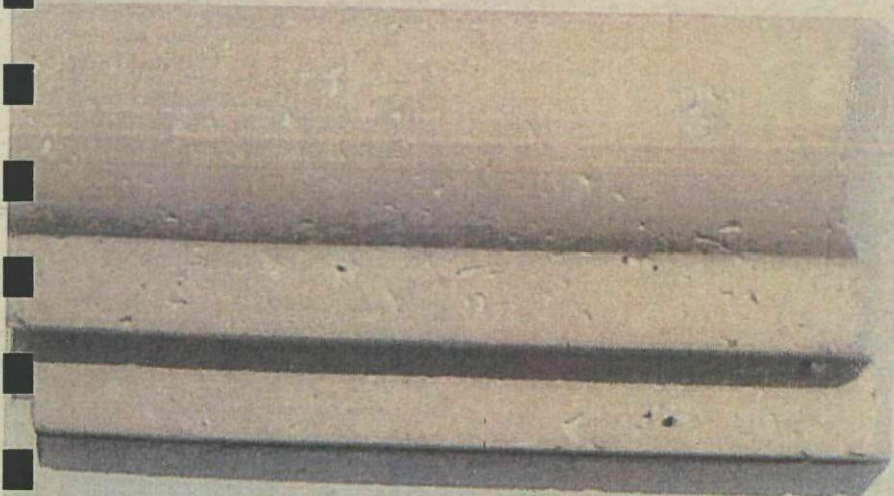


DARK BRONZE GLASS (NON REFLECTIVE)



DARK BRONZE FRAME

OPTIONAL FRAME COLORS



STONE MOLDING



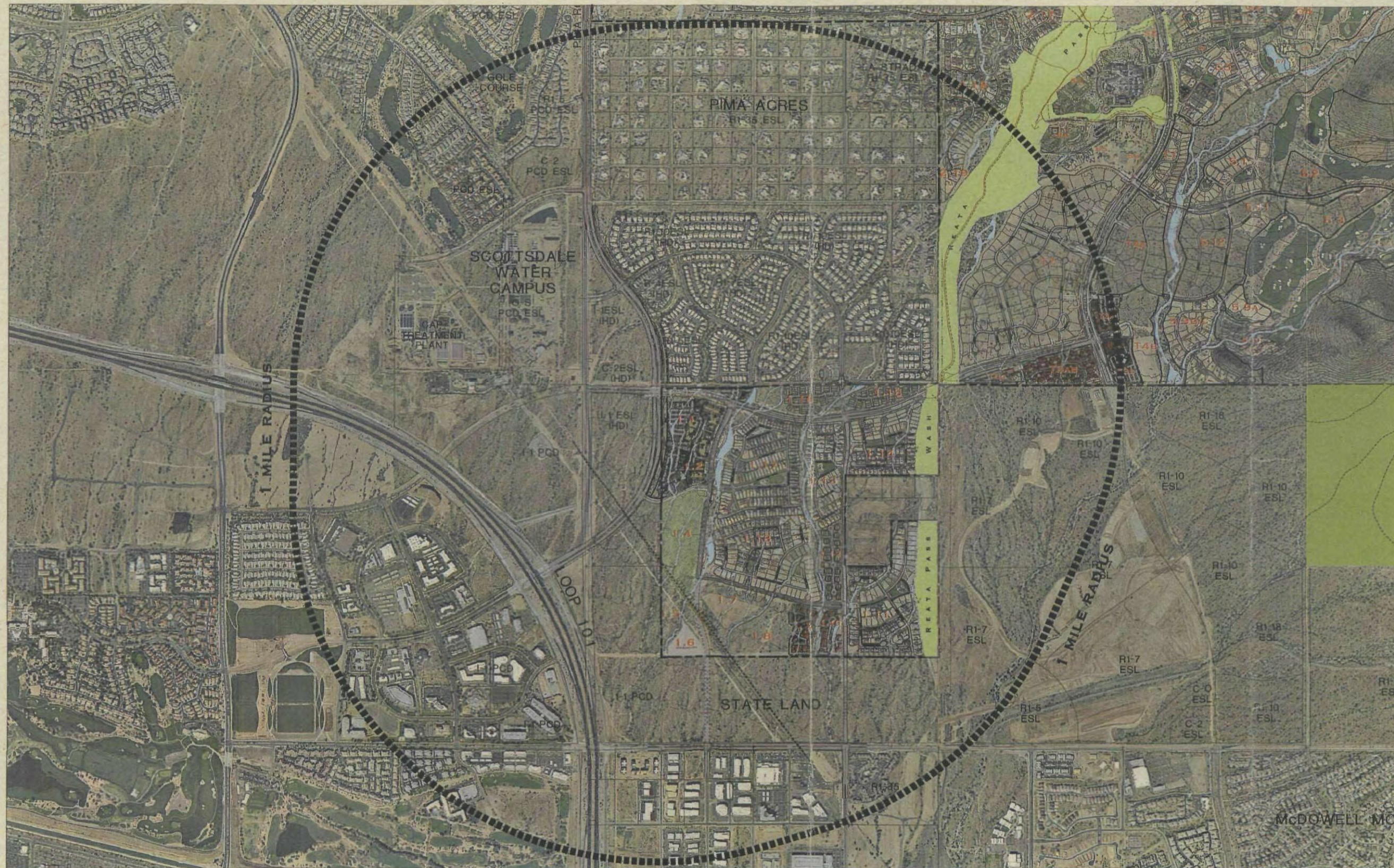
WOOD TRELLIS



SHUTTER TRIM COLORS



COMBINED CONTEXT AERIAL AND SITE PLAN



1 MILE RADIUS

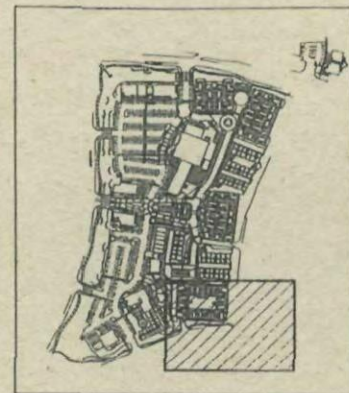
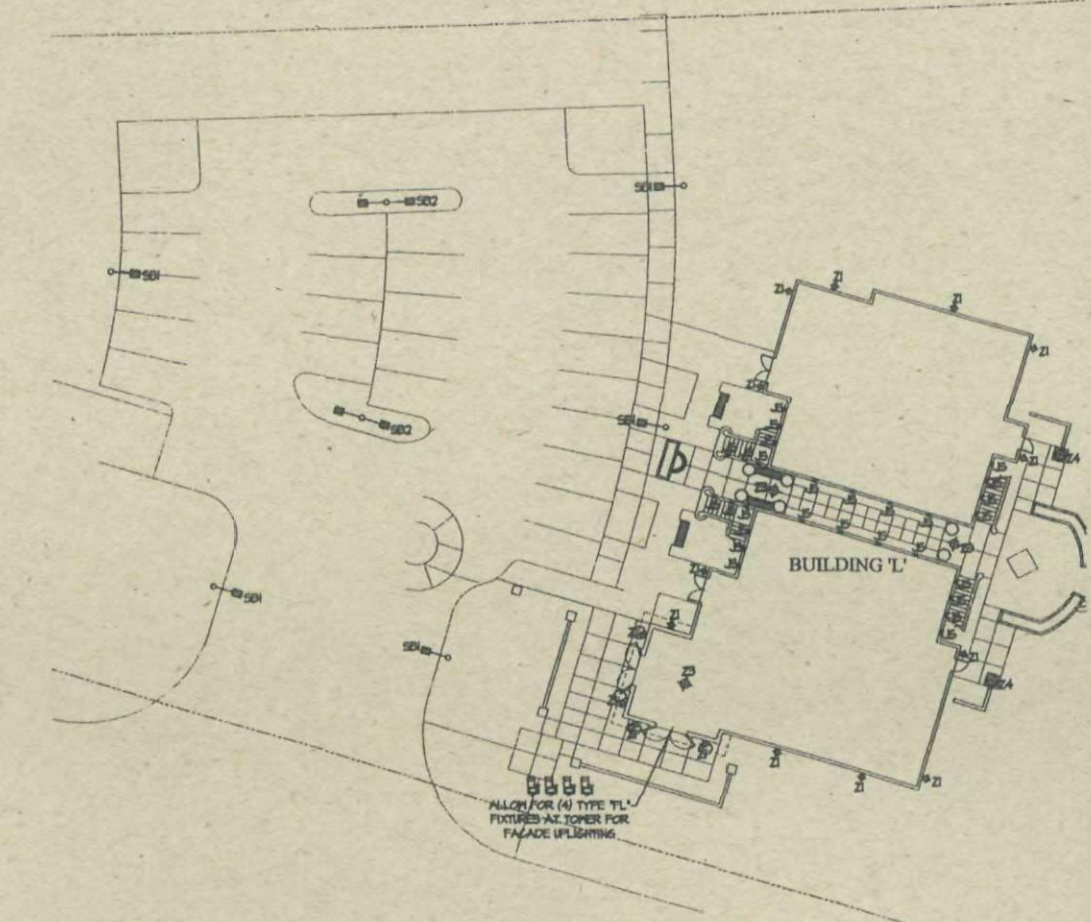
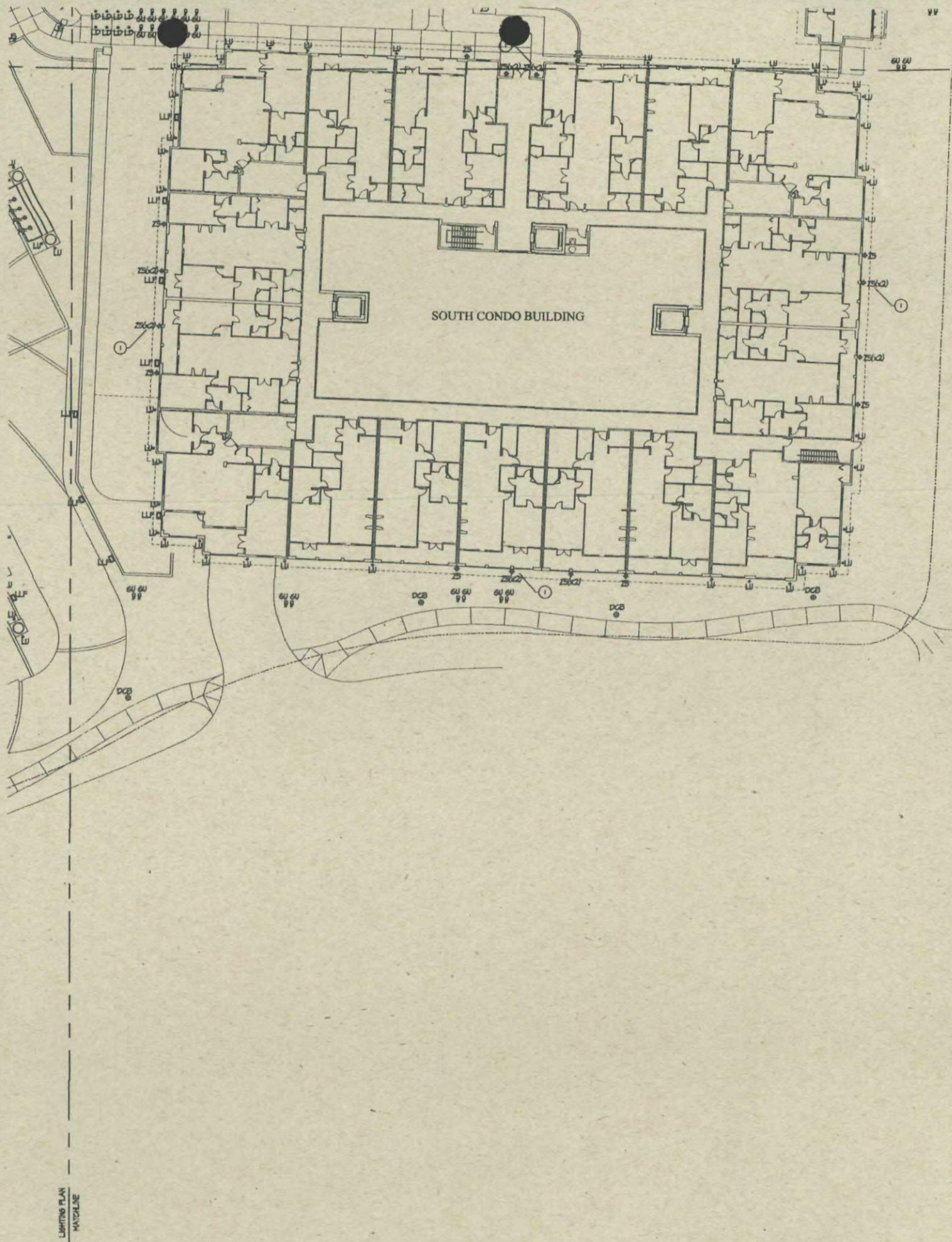


Drawings and Specifications as instruments of service are the property of the architect and may not be reproduced or used for anything without the written permission of Espiritu Locí Incorporated.

DATE 06 DECEMBER 2006



0 600 1,200



REVISIONS
△
△
△
△
△

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan



CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdi.com

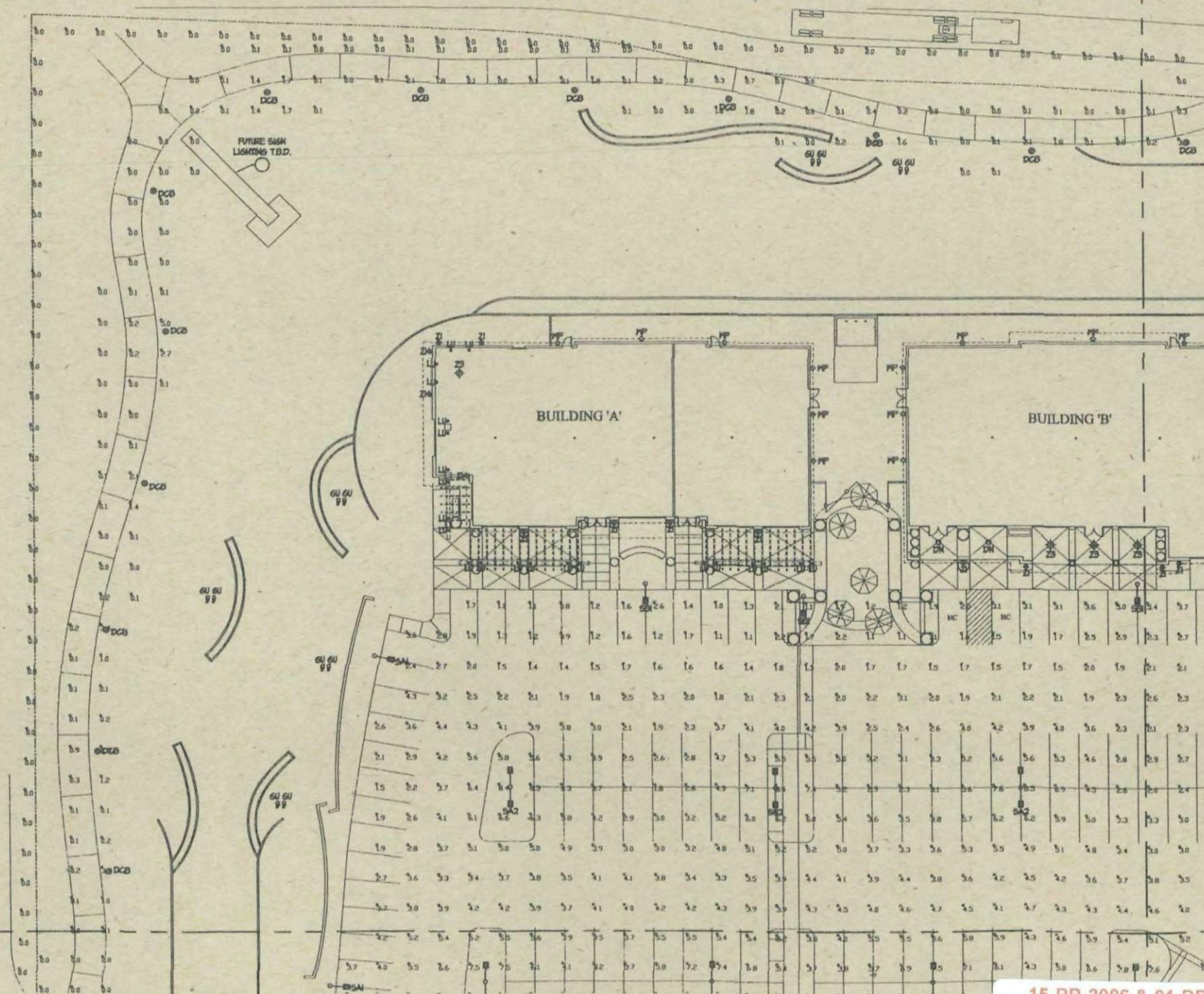
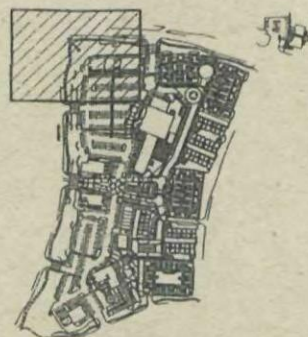
1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 11, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL11

DRB SUBMITTAL

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



REVISIONS	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 **Site Lighting Plan** **PHOTOMETRICS**

CREATIVE DESIGNS LIGHTING



1900 E Indian School Rd.
 Phoenix, Arizona 85016
602.248.7822
 602.248.8306 fax
 design@cdltg.com

1978 28 2006
 YEARS OF EXCELLENCE

DRAWN BY
 John A.
 CHECKED
 Mark G.
 DATE
 September 13, 2006
 SCALE
 1"=20'
 JOB NUMBER
 104532-06
 SHEET NO.

SL12

DRB SUBMITTAL

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

LIGHTING PLAN
MATCHLINE

Union Hills Drive

NORTH CONDO BUILDING

ICON CONDO BUILDING

DRB SUBMITTAL

LIGHTING PLAN
MATCHLINE



REVISIONS	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan PHOTOMETRICS

CREATIVE DESIGNS LIGHTING



1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlhtg.com

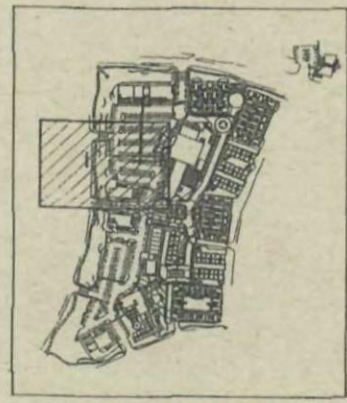
1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

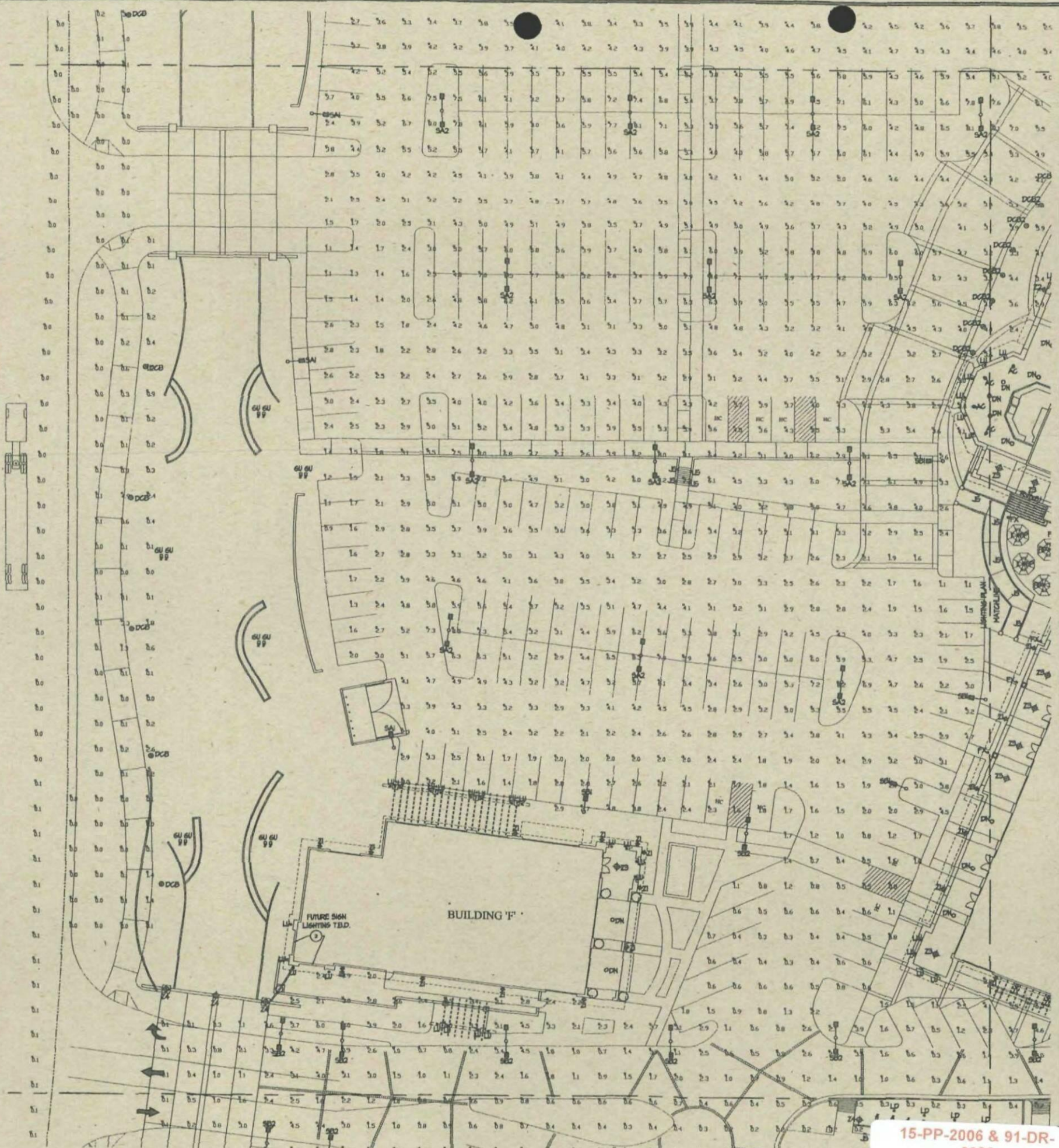
15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

SL13

LIGHTING PLAN
MATCHLINE



LIGHTING PLAN
MATCHLINE



DRB SUBMITTAL

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

REVISIONS

△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan

CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlitg.com

1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL14

REVISIONS
△
△
△
△
△

DC RANCH PARCEL UNIT 1.1 **Site Lighting Plan** **BLUOMETRICS**

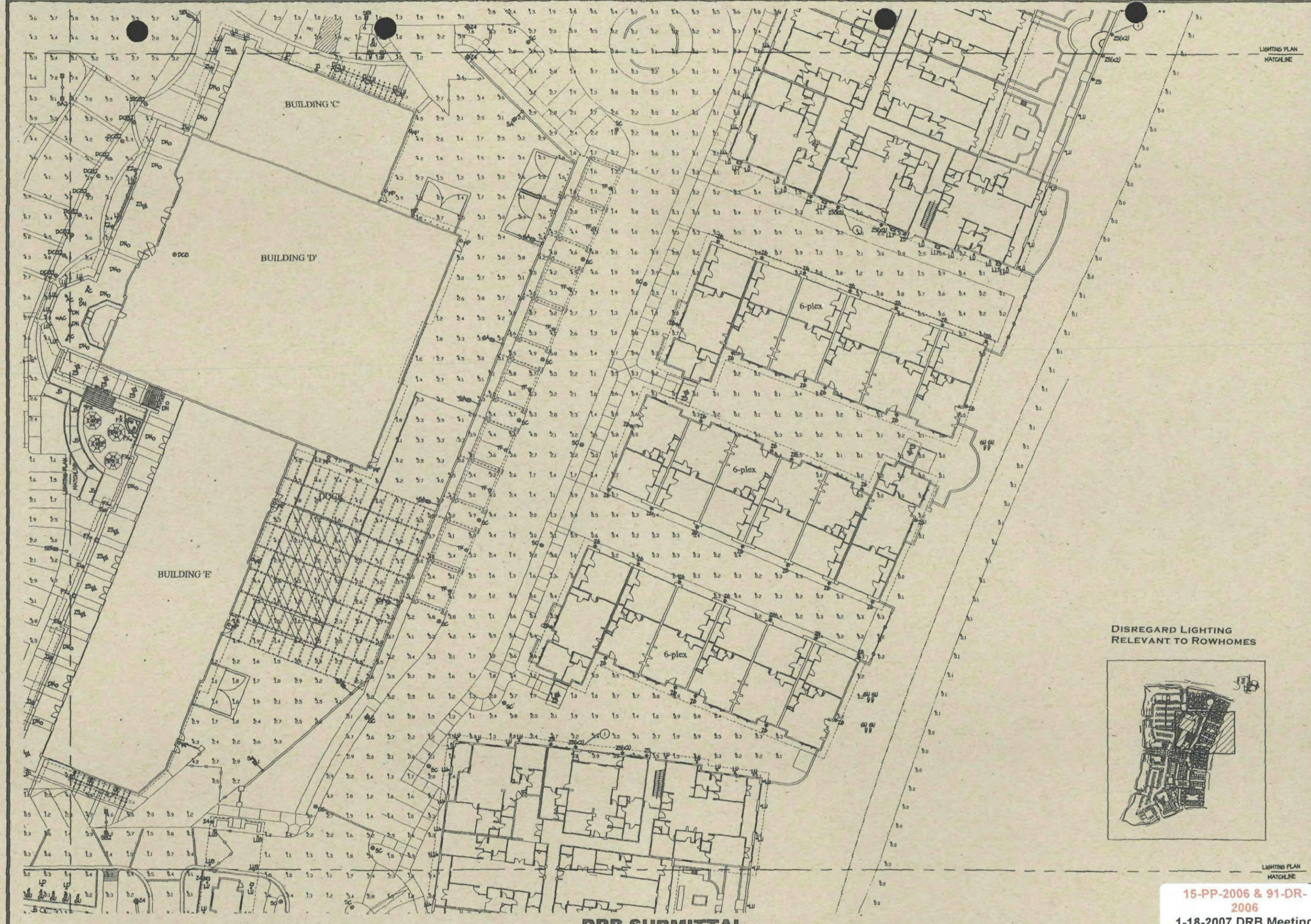
CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd.
 Phoenix, Arizona 85016
602.248.7822
 602.248.8306 fax
 design@cdlitg.com

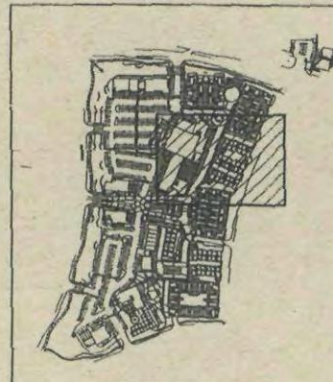
1978 28 YEARS OF EXCELLENCE

DRAWN BY
 John A.
 CHECKED
 Mark G.
 DATE
 September 13, 2006
 SCALE
 1"=20'
 JOB NUMBER
 104532-06
 SHEET NO.

SL15



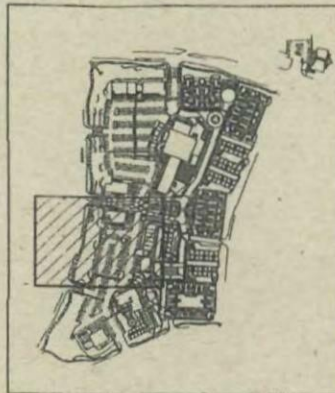
DISREGARD LIGHTING
 RELEVANT TO ROWHOMES



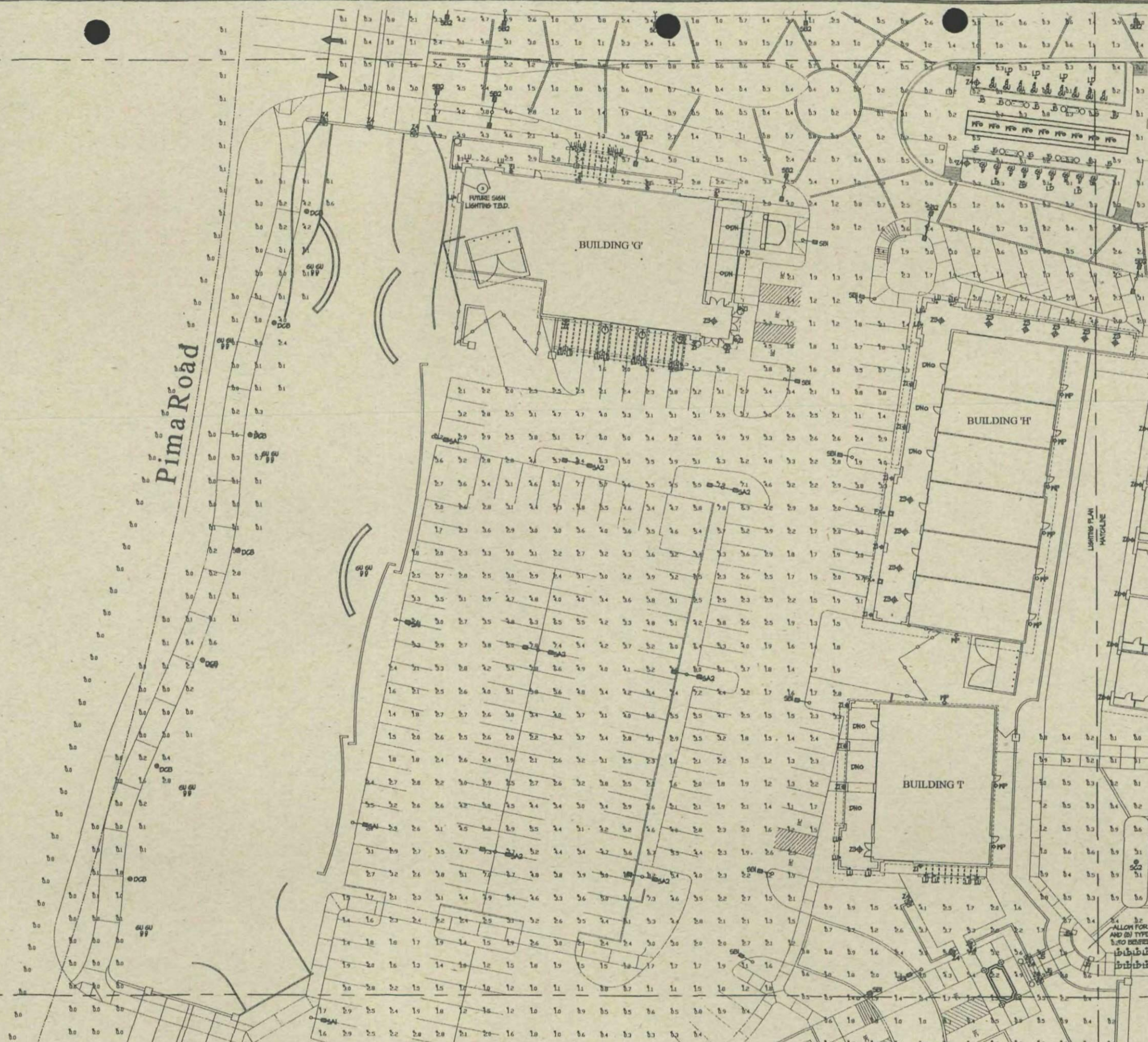
DRB SUBMITTAL

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

LIGHTING PLAN
MATCHLINE



LIGHTING PLAN
MATCHLINE



DRB SUBMITTAL

REVISIONS	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan BLUOMETRICS

CREATIVE DESIGNS LIGHTING

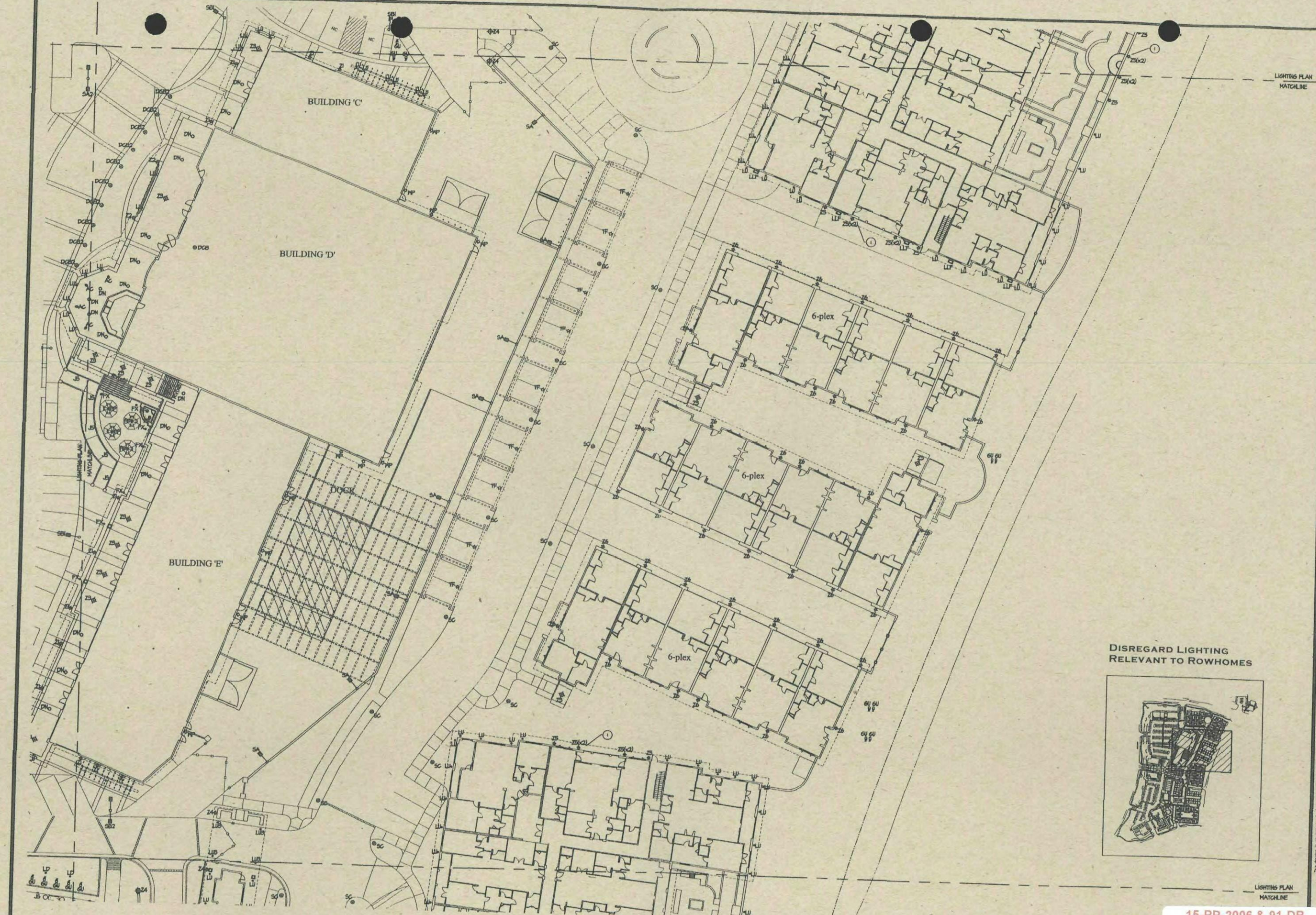


1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8396 fax
design@cdltg.com

1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 20
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL16



REVISIONS	
1	
2	
3	
4	
5	

DC RANCH PARCEL UNIT 1.1 **Site Lighting Plan**

CREATIVE DESIGNS LIGHTING

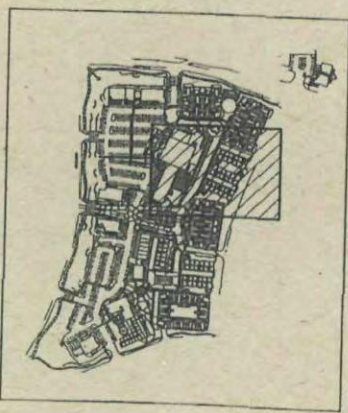


1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdltg.com

1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

DISREGARD LIGHTING
RELEVANT TO ROWHOMES



15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

SL7

REVISIONS	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 **Site Lighting Plan**



CREATIVE DESIGNS LIGHTING
1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdltx.com

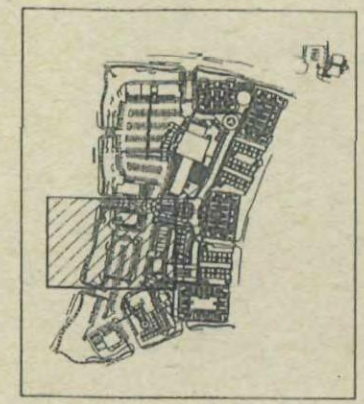
1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL8

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

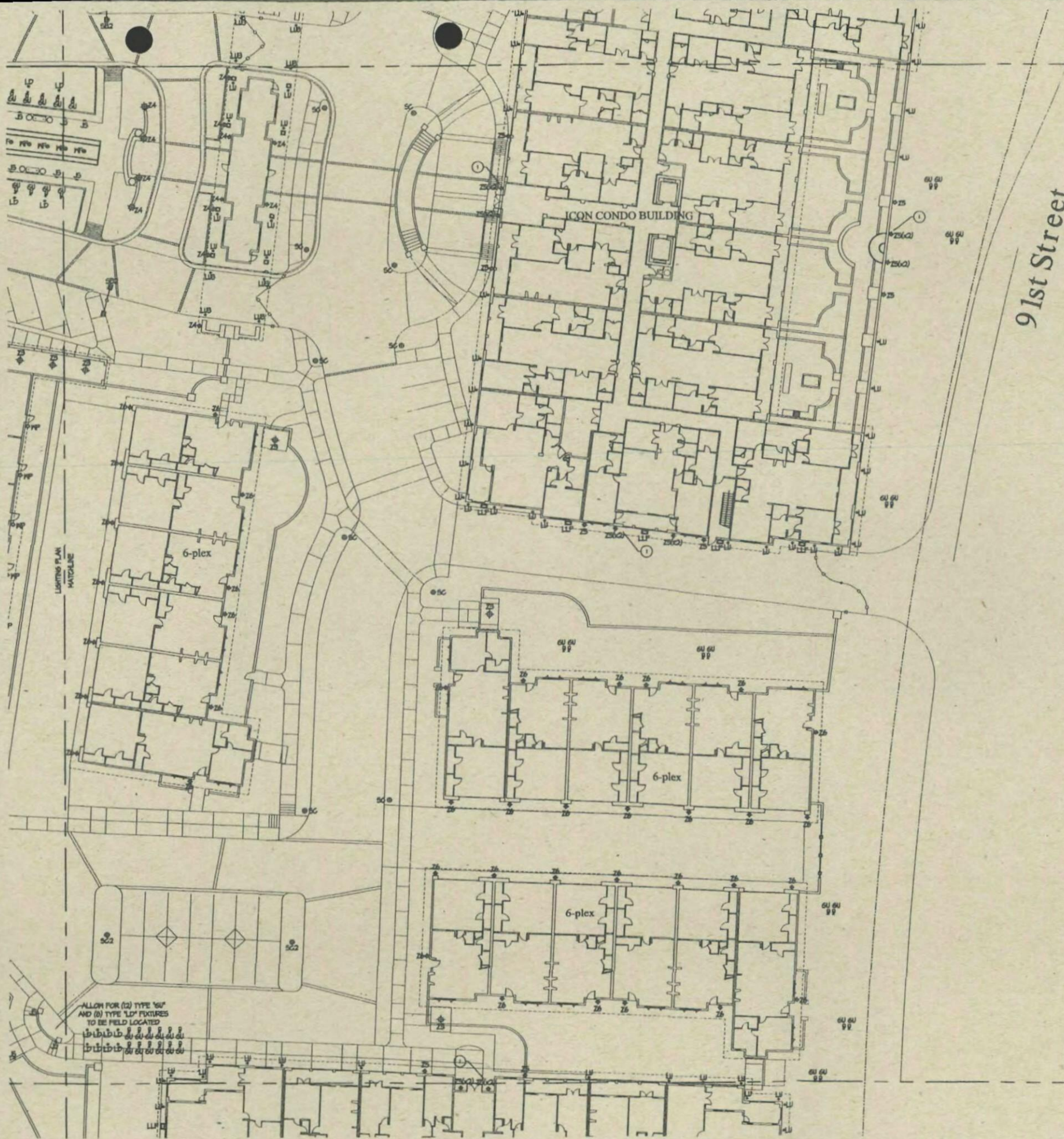
LIGHTING PLAN
MATCHLINE



LIGHTING PLAN
MATCHLINE



DRB SUBMITTAL



91st Street



DISREGARD LIGHTING
RELEVANT TO ROWHOMES

LIGHTING PLAN
MATCHLINE

LIGHTING PLAN
MATCHLINE

DRB SUBMITTAL

REVISIONS	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan

CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdltd.com

1978 28 200
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

SL9

REVISIONS	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan

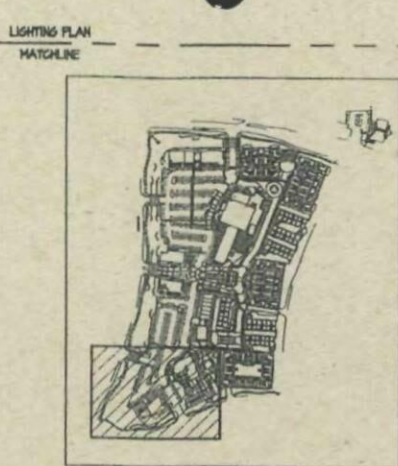
CREATIVE DESIGNS LIGHTING
COL

1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlitg.com

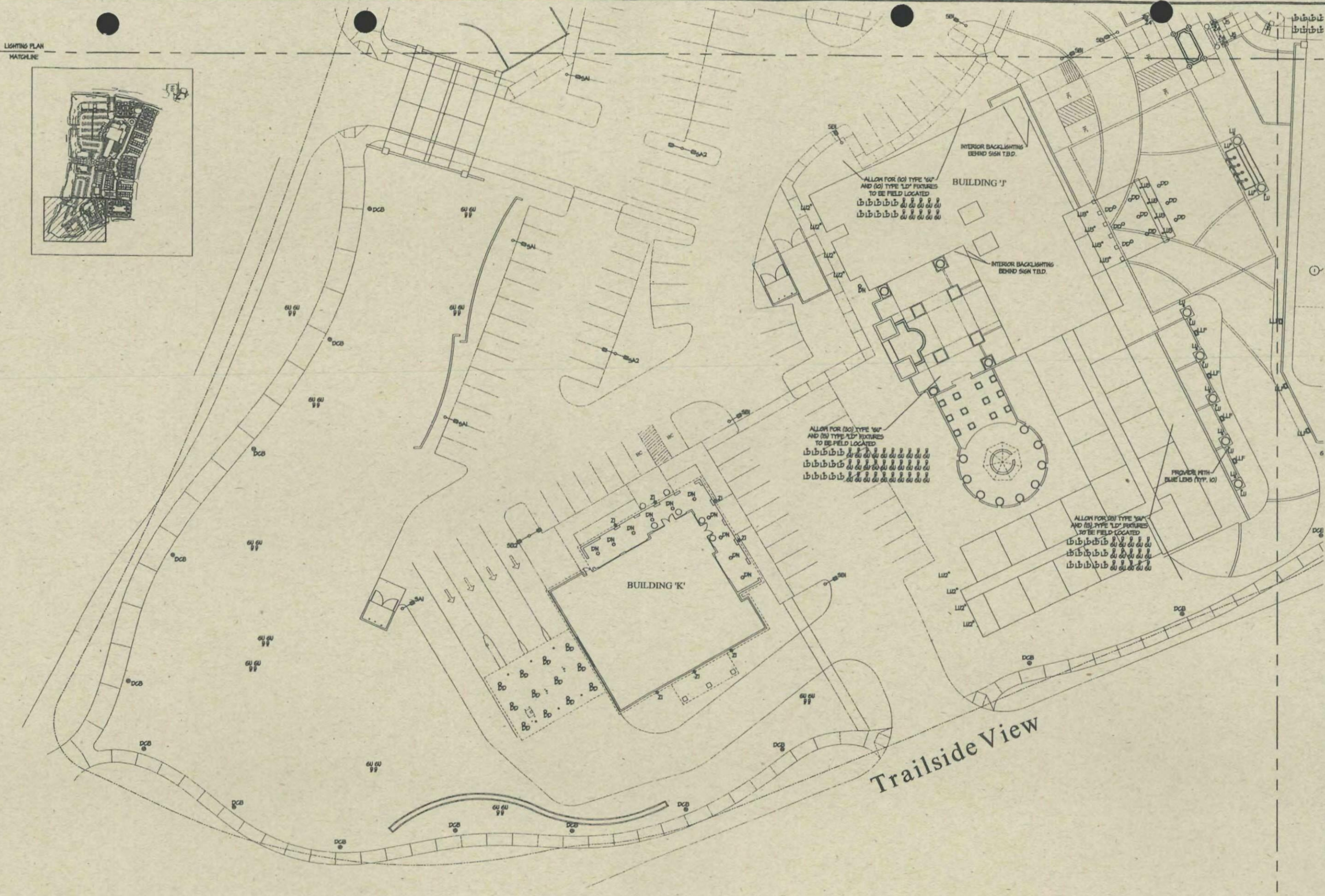
1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL10



LIGHTING PLAN
MATCHLINE

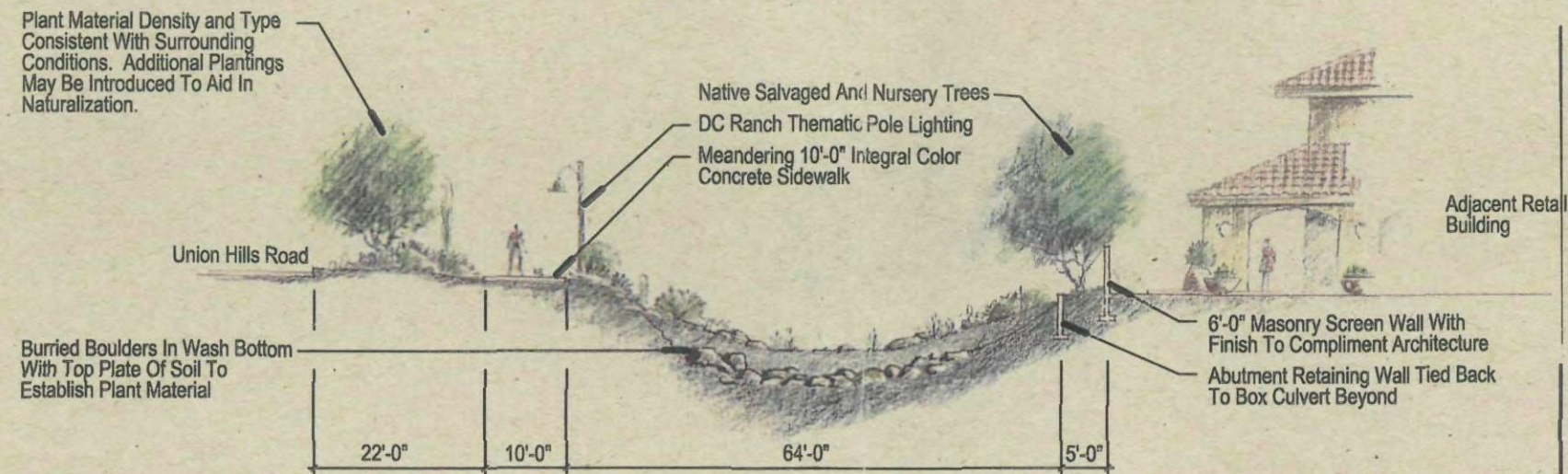


DRB SUBMITTAL

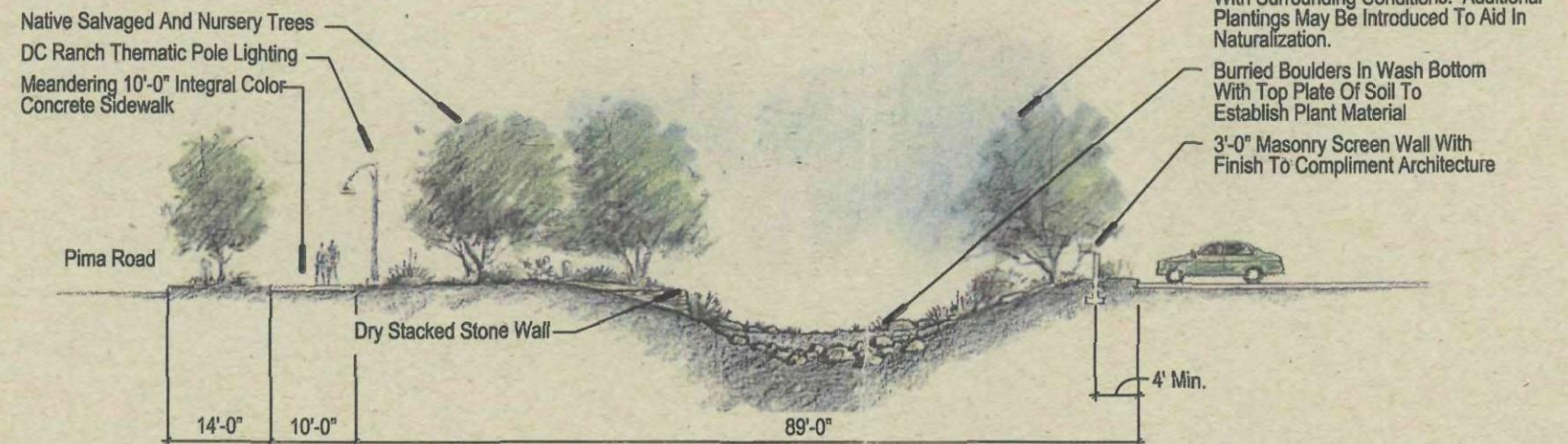
15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



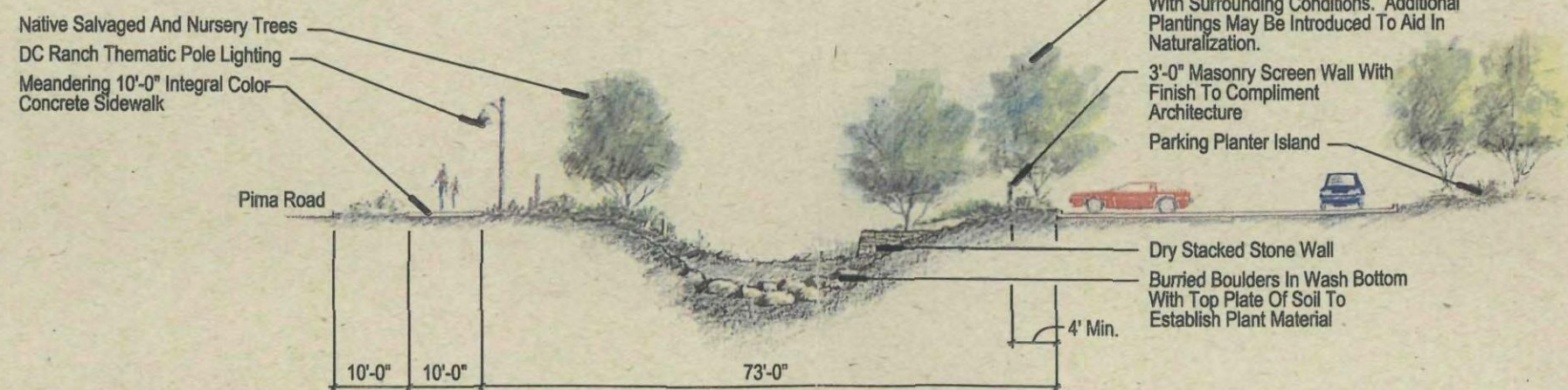
SECTIONS: SCENIC CORRIDOR LANDSCAPE



Section "A"

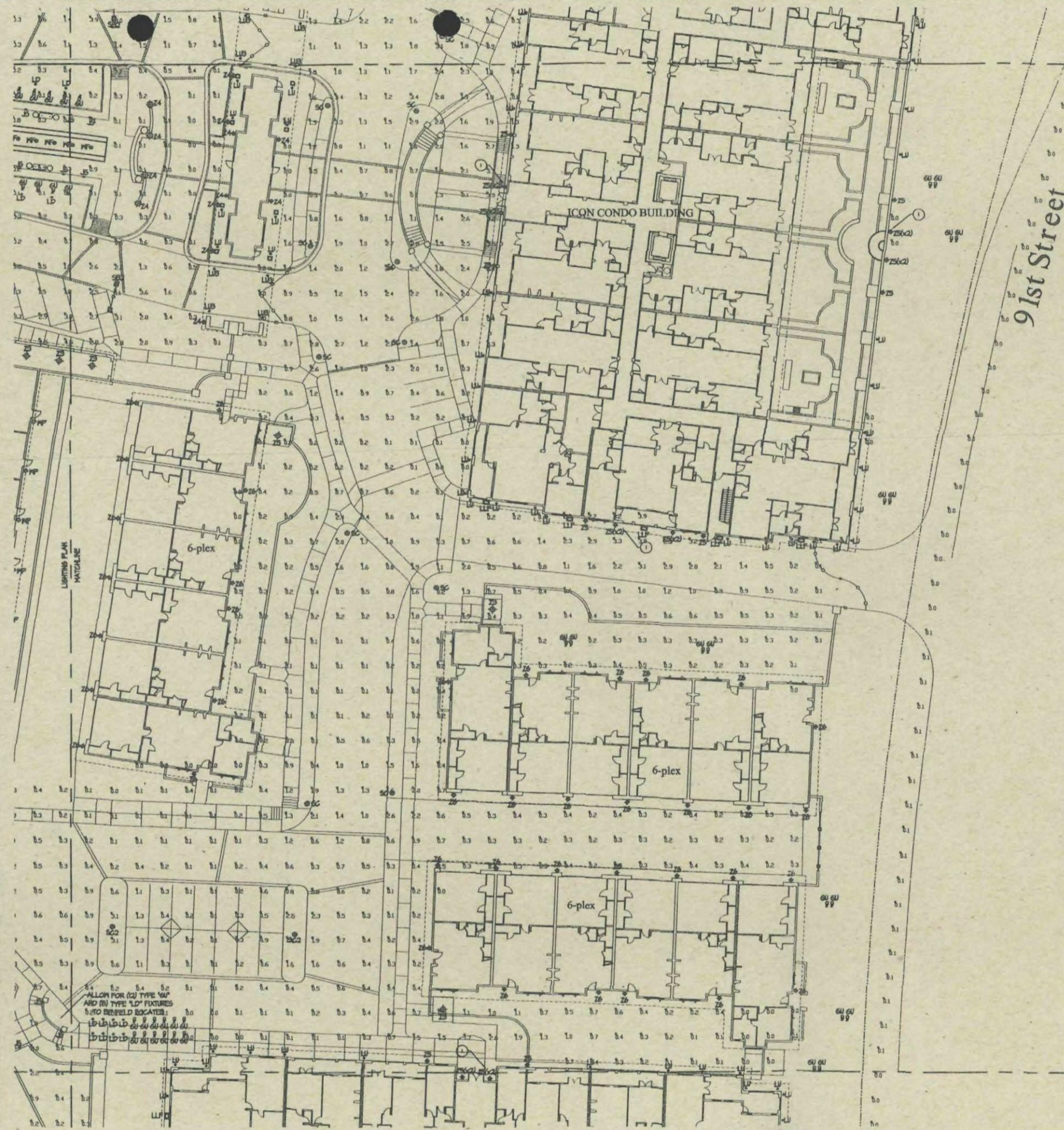


Section "B"



Section "C"





DISREGARD LIGHTING
RELEVANT TO ROWHOMES

REVISIONS

DC RANCH PARCEL UNIT 1.1 **Site Lighting Plan** **PHOTOMETRICS**

CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd.
 Phoenix, Arizona 85016
602.248.7822
 602.248.8306 fax
 design@cdlitg.com

1978 28 2006
 YEARS OF EXCELLENCE

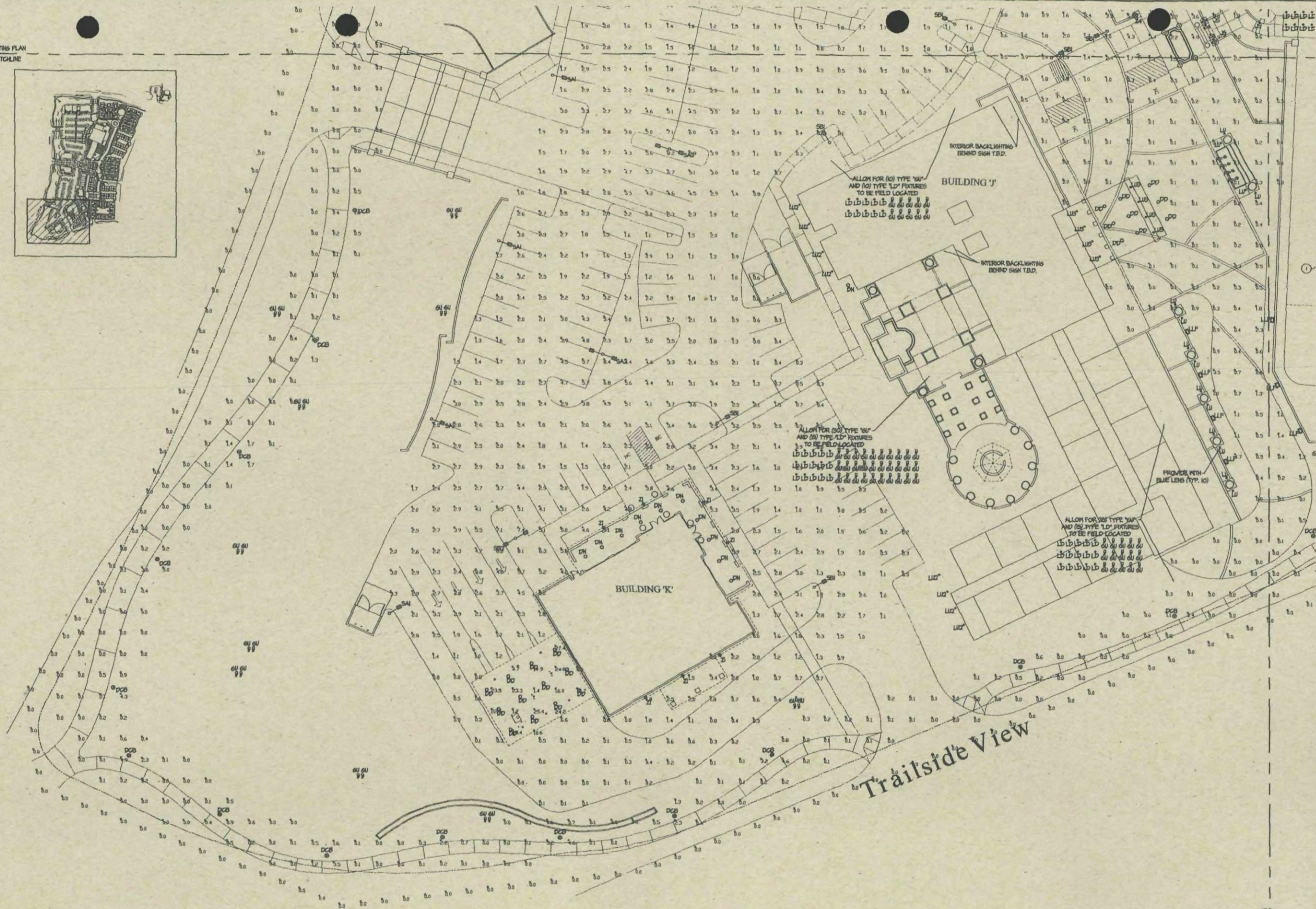
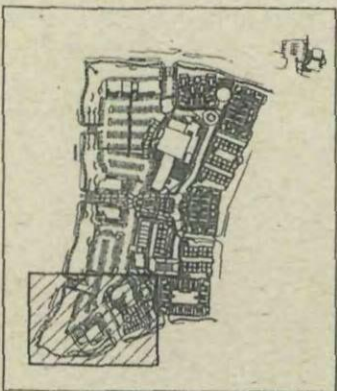
DRAWN BY
 John A.
 CHECKED
 Mark G.
 DATE
 September 13, 2006
 SCALE
 1"=20'
 JOB NUMBER
 104532-06
 SHEET NO.

SL17

DRB SUBMITTAL

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

LIGHTING PLAN
MATCHLINE



REVISIONS

△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1
Site Lighting Plan
PHOTOMETRICS

CREATIVE DESIGNS LIGHTING
CDL

1900 E Indian School Rd
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlfg.com

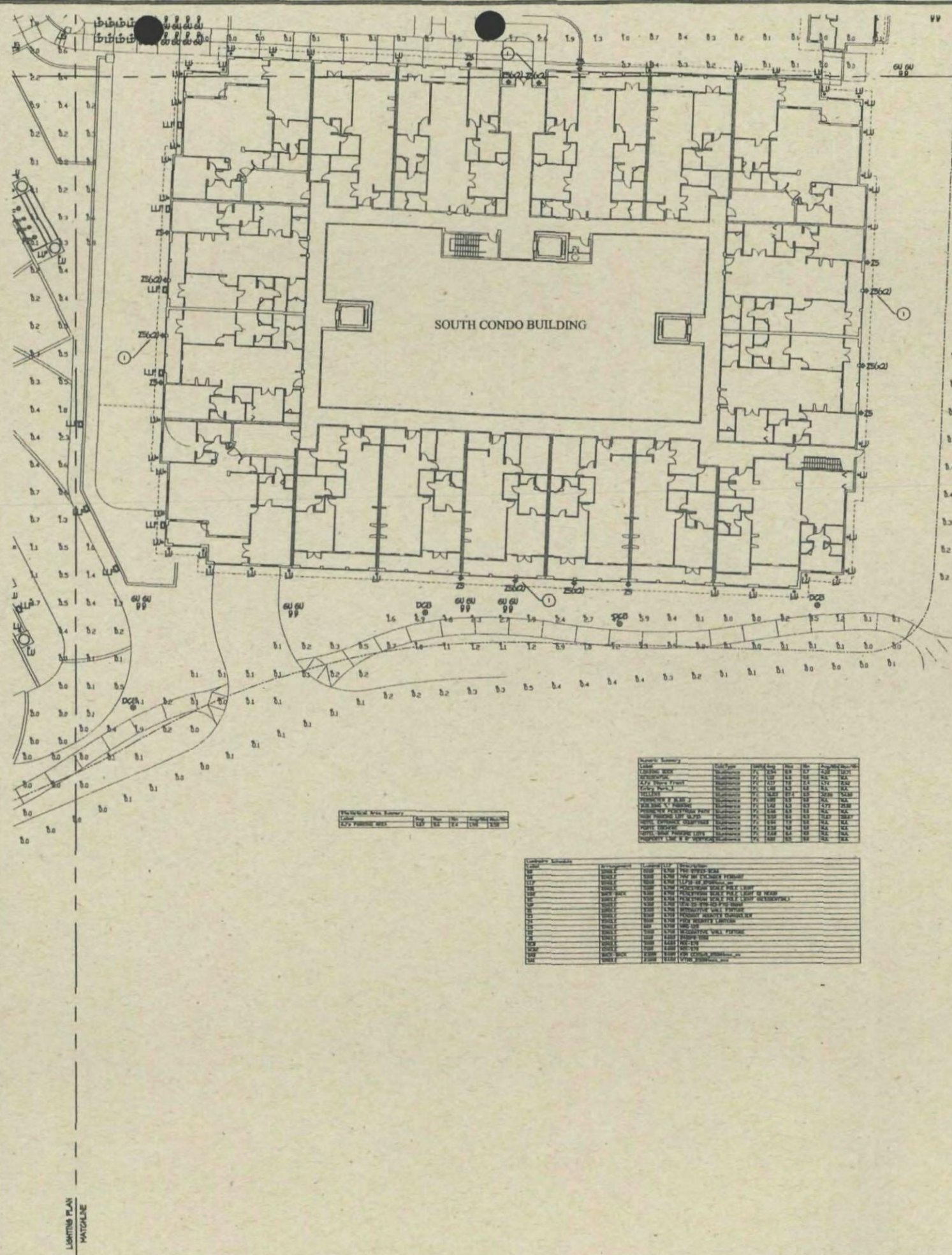
1978 28 000
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL18

DRB SUBMITTAL

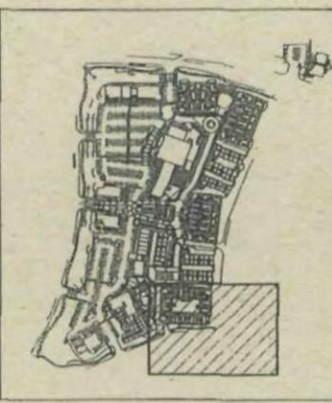
15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



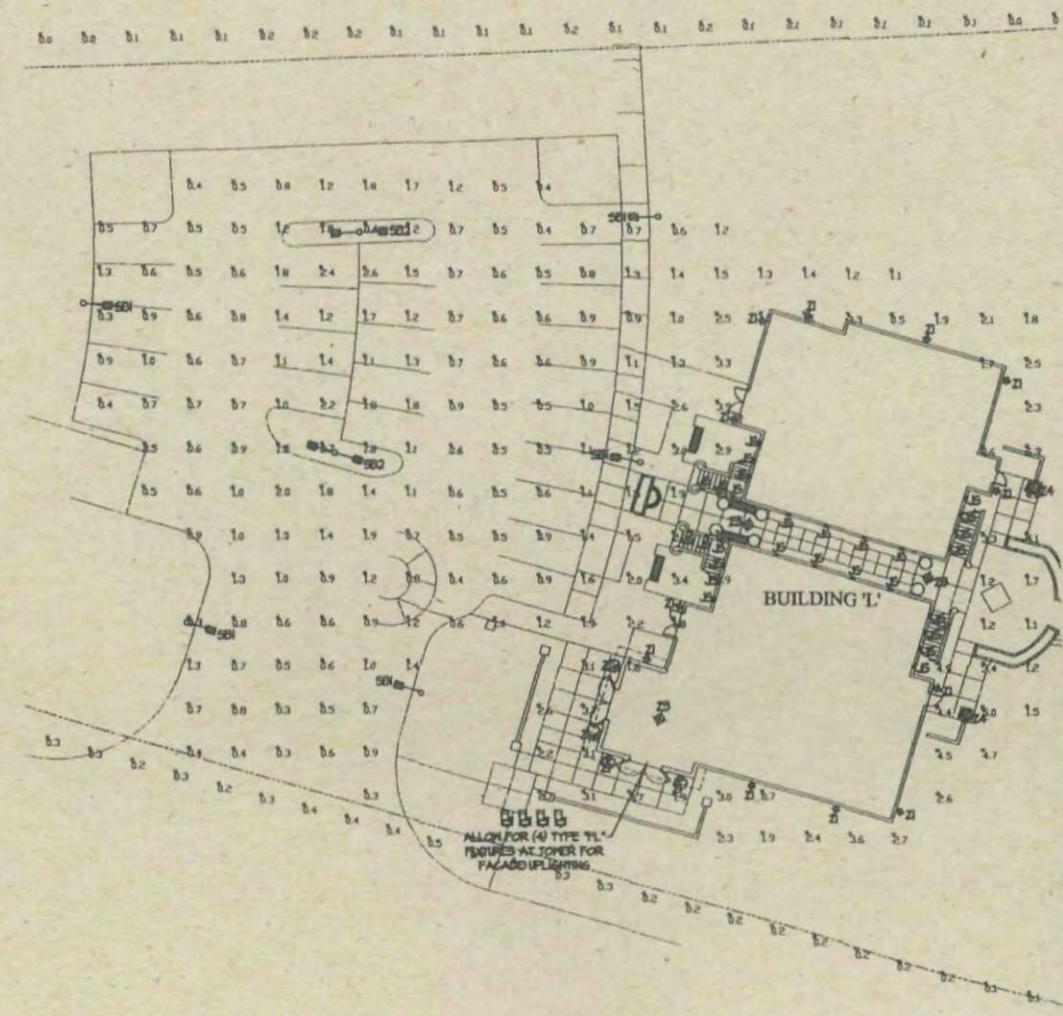
SOUTH CONDO BUILDING

Item	Description	Quantity	Unit	Notes
1	CONCRETE	100	SF	FOR WALKWAYS
2	ASPHALT	500	SF	FOR PARKING
3	PAVING	100	SF	FOR DRIVEWAYS
4	GRASS	200	SF	FOR LANDSCAPING
5	LANDSCAPING	100	SF	FOR PLANTINGS
6	PAVING	100	SF	FOR DRIVEWAYS
7	ASPHALT	500	SF	FOR PARKING
8	CONCRETE	100	SF	FOR WALKWAYS
9	LANDSCAPING	100	SF	FOR PLANTINGS
10	PAVING	100	SF	FOR DRIVEWAYS

Item	Description	Quantity	Unit	Notes
1	CONCRETE	100	SF	FOR WALKWAYS
2	ASPHALT	500	SF	FOR PARKING
3	PAVING	100	SF	FOR DRIVEWAYS
4	GRASS	200	SF	FOR LANDSCAPING
5	LANDSCAPING	100	SF	FOR PLANTINGS
6	PAVING	100	SF	FOR DRIVEWAYS
7	ASPHALT	500	SF	FOR PARKING
8	CONCRETE	100	SF	FOR WALKWAYS
9	LANDSCAPING	100	SF	FOR PLANTINGS
10	PAVING	100	SF	FOR DRIVEWAYS



LIGHTING PLAN
MATCHLINE



BUILDING 'L'

ALLOW FOR 40 TYPE 'L' FIXTURES ALONG FOR FACADE LIGHTING

REVISIONS
1
2
3
4
5

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan

CREATIVE DESIGNS LIGHTING
CDL

1900 E Indian School Rd
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdltx.com

1978 28 200
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 11, 2007
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL19

DRB SUBMITTAL

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



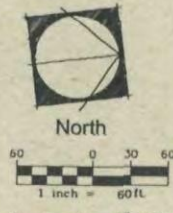
CUT FILL PLAN

LEGEND

- AMOUNT OF REQUIRED FILL TO FINISH GRADE ABOVE NATURAL GROUND
- AMOUNT OF REQUIRED CUT TO FINISH GRADE BELOW NATURAL GROUND



PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



December 6th, 2006
WPA# 062762
WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
(602) 335-8500
PHOENIX • MESA • TUCSON

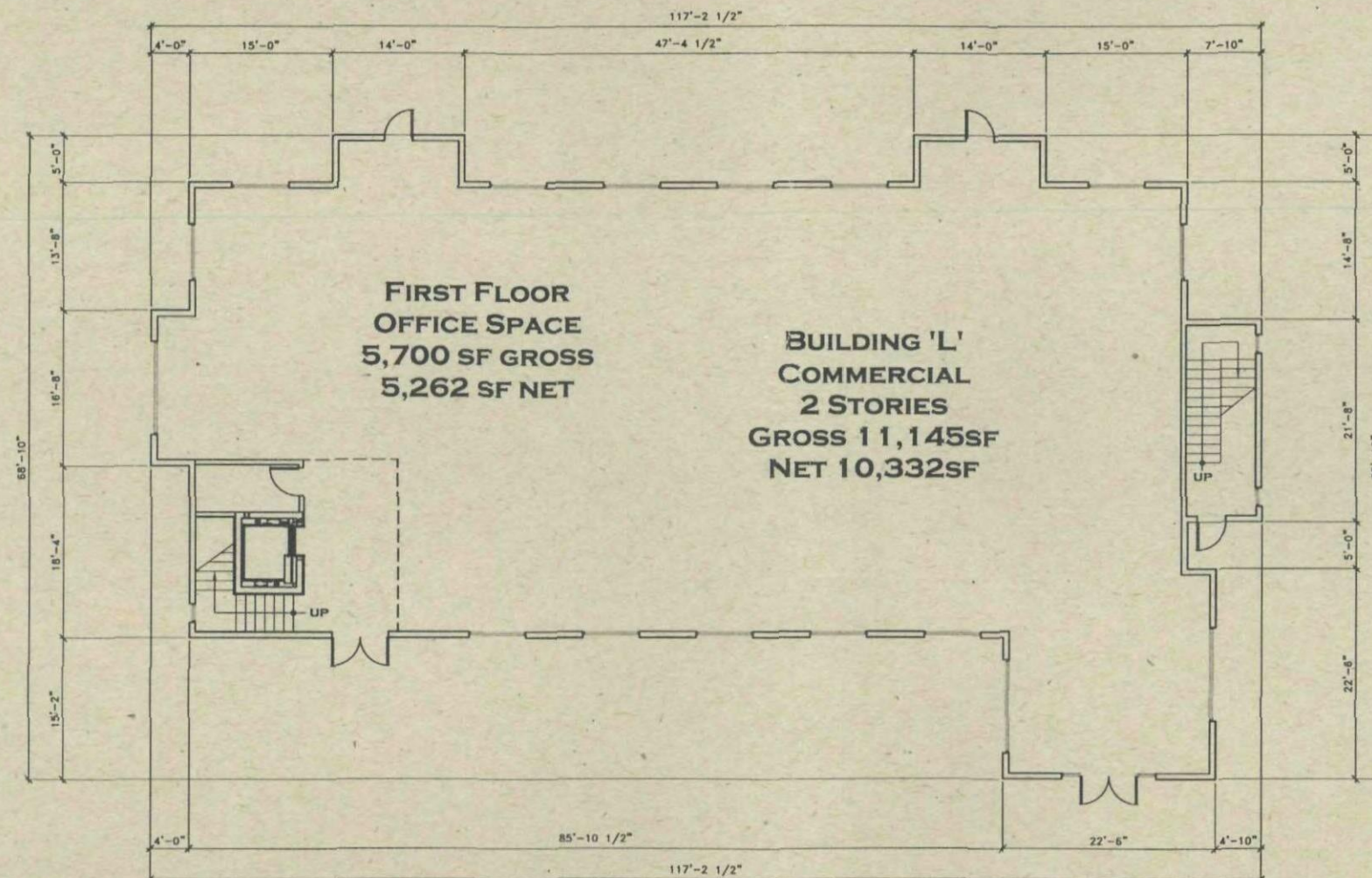
DC RANCH PARCEL 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "L" 1ST FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17700 N. PACEMETER WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5471
480-585-6000
480-585-2270 FAX

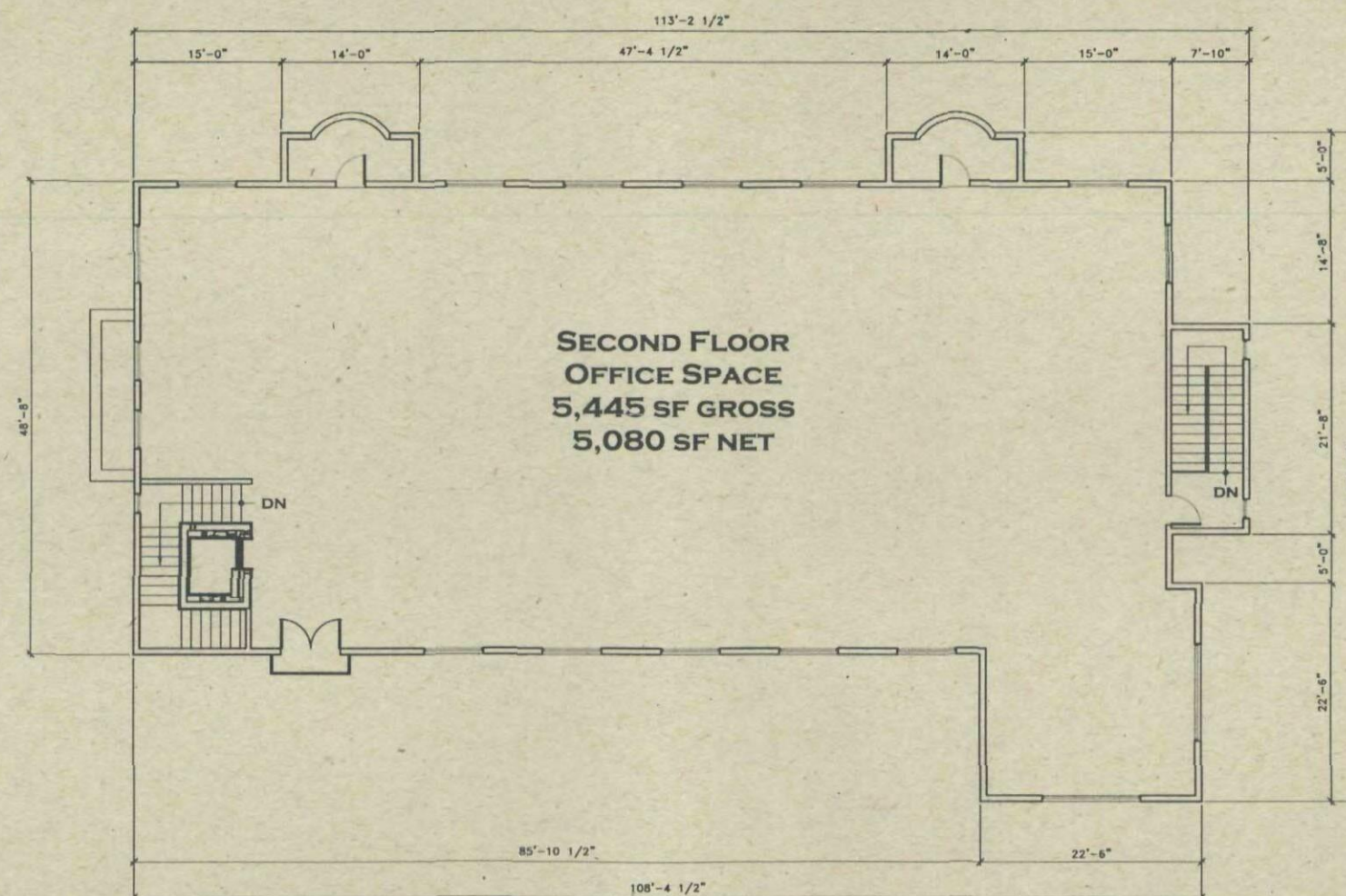
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



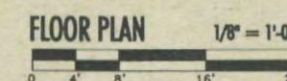


BUILDING "L" 2ND FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17795 N. PACESETTER WAY
DOWNEY HILLS
SUITE 100
SCOTTSDALE, ARIZONA 85255-5411
480-365-6998
480-365-2298 (FAX)

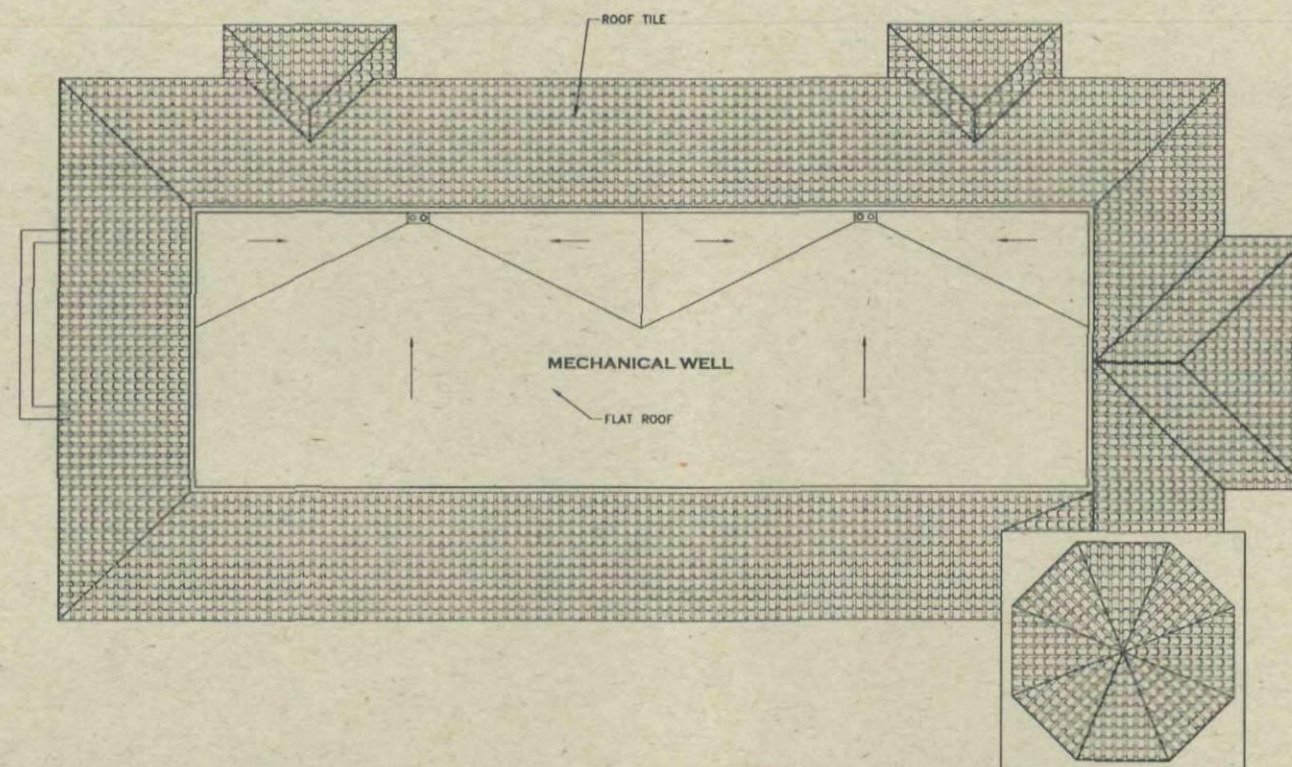
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "L" ROOF FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



FLOOR PLAN
1/8" = 1'-0"
0 4' 8' 16' 24'

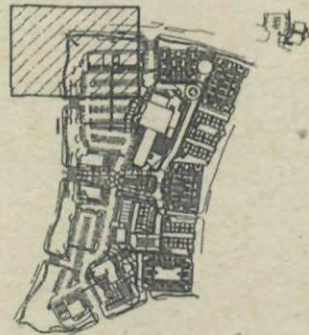


H&S International LLC
17785 N. PACESETTER WAY
DISCOVER HOUSE
SUITE 100
SCOTTSDALE, ARIZONA 85255-5431
480-542-4070
480-542-2288 (FAX)

PLANNING UNIT 1.1

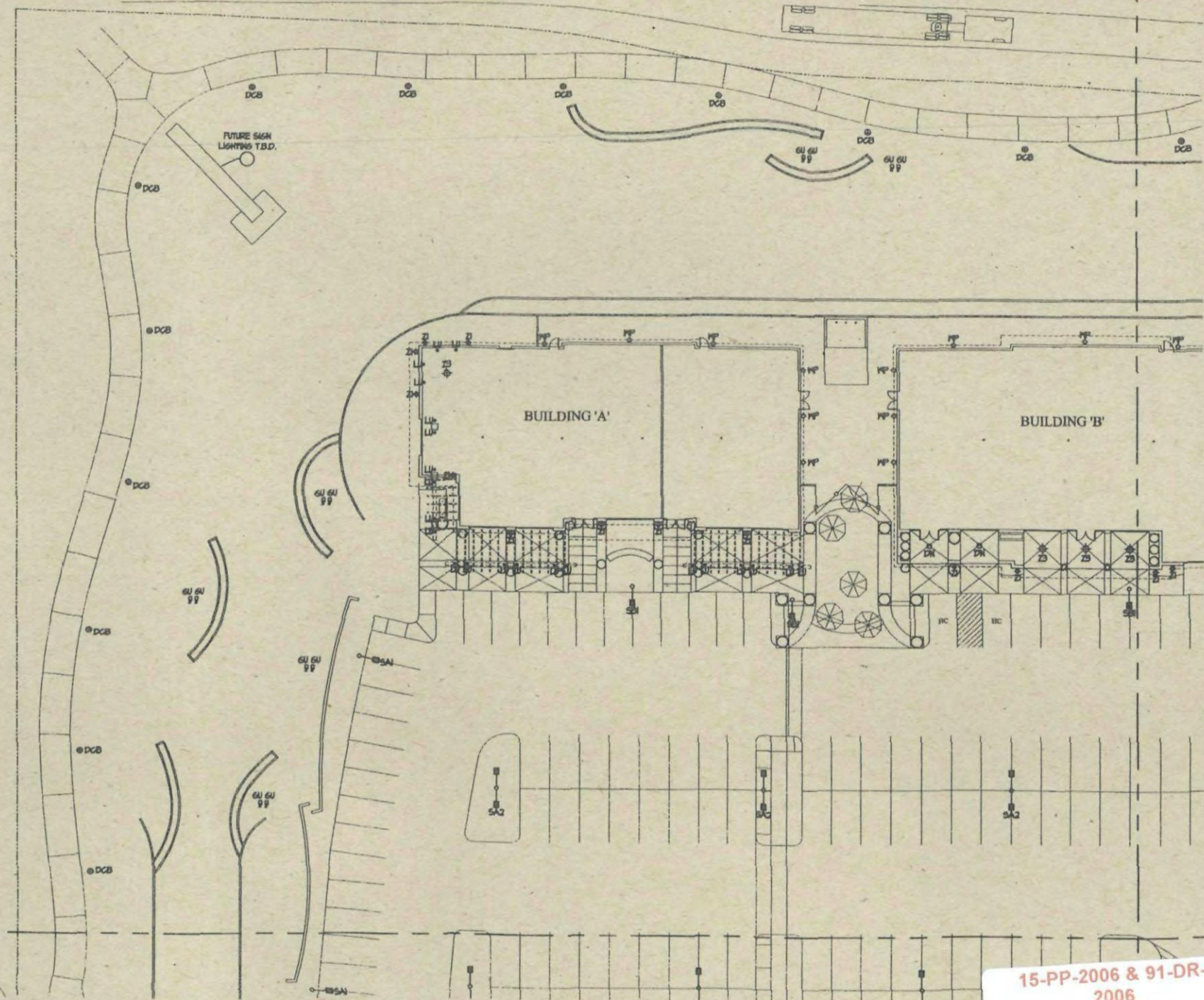
15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





LIGHTING FIXTURE SCHEDULE
(NOTE: electrical to determine fixture having rating - IC or non-IC unless otherwise noted)

Type	Qty	Manufacturer	Description	Volts	Lamp
AC	1	PRESCOLITE	4 INCH SLOTTED ADJUSTABLE LOW VOLTAGE FIXTURE WITH CHAMPAGNE GOLD REFLECTOR	12V	50W MR 16
DCP	1	AAL	DC RANCH STANDARD FIXTURE WITH CONCRETE WOODGRAIN POLE	277V	100W MH
DCB	1	AMERON	SQUARE CONCRETE BOLLARD WITH WOOD FINISH (MATCH DC RANCH STANDARD)	277V	100W MH
DCB2	1	AMERON	SQUARE CONCRETE BOLLARD WITH WOOD FINISH (MATCH DC RANCH STANDARD)	277V	50W MH
DO	1	PRESCOLITE	6 INCH PAR REDUCED DOWNLIGHT WITH GOLD REFLECTOR AND SLOTTED CEILING ADAPTER	120V	50W PAR 30
DN	1	DEVIRE	METAL HALIDE PENDANT MOUNTED CYLINDER	277V	100W MH
FL	1	KIM	IPS FLOODLIGHT FOR FAZADE UPLIGHTING, SURFACE MOUNTED, WITH STRAIN LENS	277V	100W MH
FX	1	FX	PATHWAY LIGHTING FIXTURE	12V	10W XENON
GU	1	SK	GROUND MOUNTED UPLIGHTS	12V	50W MR 16
JS	1	REBELLE	RECTANGULAR STEP LIGHT WITH BLACK COVER	277V	100W DTY QUAD
LD	1	SK	RMS MOUNTED LOW VOLTAGE DOWNLIGHT	12V	50W MR 16
LLP	1	KIM	LOW LEVEL FLOODLIGHT WITH SYMMETRIC DOWNWARD GLASS LENS	277V	100W MH
LI	1	KIM	FLUSH TO GRADE ADJUSTABLE UPLIGHT WITH BRASS TRIM AND AMBER LENS	120V	75W PAR 30
LI2	1	KIM	GROUND MOUNTED FAZADE UPLIGHTING FIXTURE WITH ADJUSTABLE ARM AND COLORED LENS (DEEP STRAIN)	277V	100W MH
SAI	1	KIM	POLE MOUNTED AREA LIGHT, CYLINDER, POLE MOUNTED AT 20'-0" BLACK FINISH	277V	250W FALSE START MH
SA2	1	KIM	SAM AS SAI WITH TWO HEADS PER POLE	277V	250W FALSE START MH
SA	1	KIM	SAME AS SAI WITH VARIABLE POLE HEIGHTS TO ACHIEVE 14'-0" MOUNTING HEIGHT ABOVE GRADE. POLES TO BE MOUNTED ON SCREENING WALL. PROVIDE WITH NOISE SHIELD.	277V	250W FALSE START MH
SD1	1	AAL	PEDESTRIAN SCALE POLE LIGHT WITH DECORATIVE ARM AND POLE BLACK FINISH AND TYPE II DISTRIBUTION. 14'-0" MOUNTING HEIGHT.	277V	100W MH
SD2	1	AAL	SAME AS SD1 WITH TWO HEADS PER POLE.	277V	100W MH
SC	1	AAL	SAME AS SD1 WITH 12'-0" MOUNTING HEIGHT. ARM TO BE TRUST WITH SCB BASE.	277V	100W MH
TF	1	SCULPTE	FULL CUT-OFF WALL PACK FIXTURE WITH REMOTE EMERGENCY BALLAST	277V	CU 200W THT
WF	1	WATER	WATER FEATURE SUBMERSIBLE UPLIGHT WITH 50' CORD	120V	LOWE/SPL
WF	1	AAL	METAL HALIDE WALL MOUNTED FIXTURE WITH EMERGENCY QUARTZ LAMP OPTION. ARM TO BE 1/4" IN.	277V/120V	50W MH AND 50W T-4 100W-CAND HALOGEN
21	1	TO BE SELECTED BY ARCHITECT	MEDIUM SCALE WALL SCORCE PROV-HS-100MH-ELK-TRUST-DCB		
22	1	TO BE SELECTED BY ARCHITECT	LARGE SCALE WALL SCORCE PROV-HS-100MH-ELK-TRUST-DCB		
23	1	TO BE SELECTED BY ARCHITECT	PENDANT MOUNTED DECORATIVE FIXTURE PROV-HS-100MH-ELK-TRUST-DCB		
24	1	TO BE SELECTED BY ARCHITECT	DECORATIVE LANTERN TO BE PER MOUNTED. PHOTOGRAPHICALLY MODELED AS AN ELECTRIC FIXTURE. MAY BE SELECTED AS A GAS LANTERN FIXTURE.		
25	1	TO BE SELECTED BY ARCHITECT	6-FLUX WALL SCORCES		



REVISIONS

1	
2	
3	
4	
5	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan

CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlight.com

1978 28 2006
YEARS OF EXCELLENCE

DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL4

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting

DRB SUBMITTAL

LIGHTING PLAN
MATCHLINE

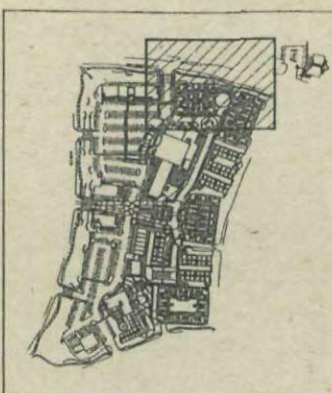
Union Hills Drive

NORTH CONDO BUILDING

ICON CONDO BUILDING

DRB SUBMITTAL

LIGHTING PLAN
MATCHLINE



REVISIONS	
△	
△	
△	
△	
△	
△	

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan



CREATIVE DESIGNS LIGHTING

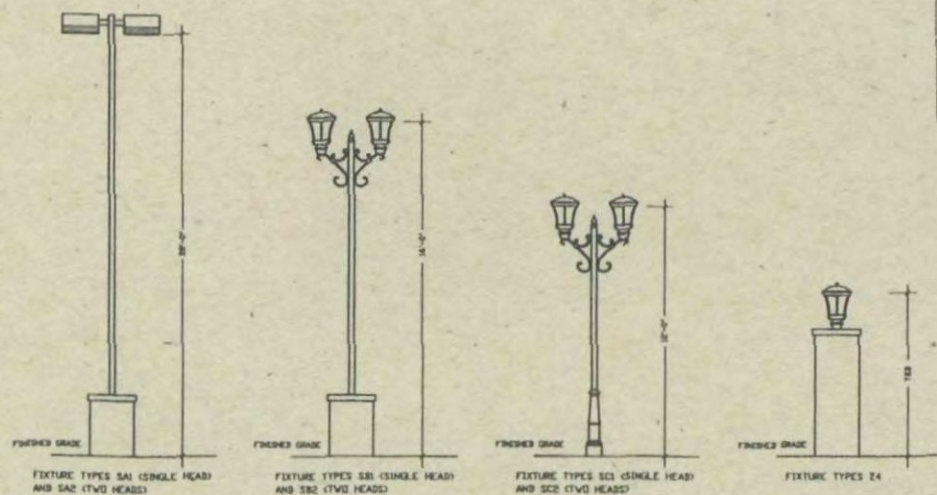
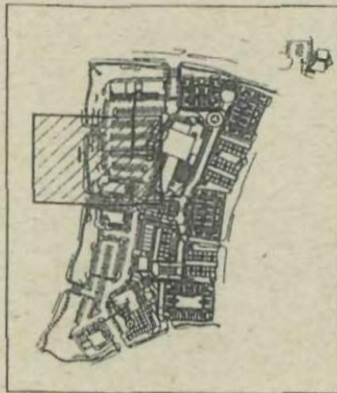
1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlig.com

1978 28 2006
YEARS OF EXCELLENCE

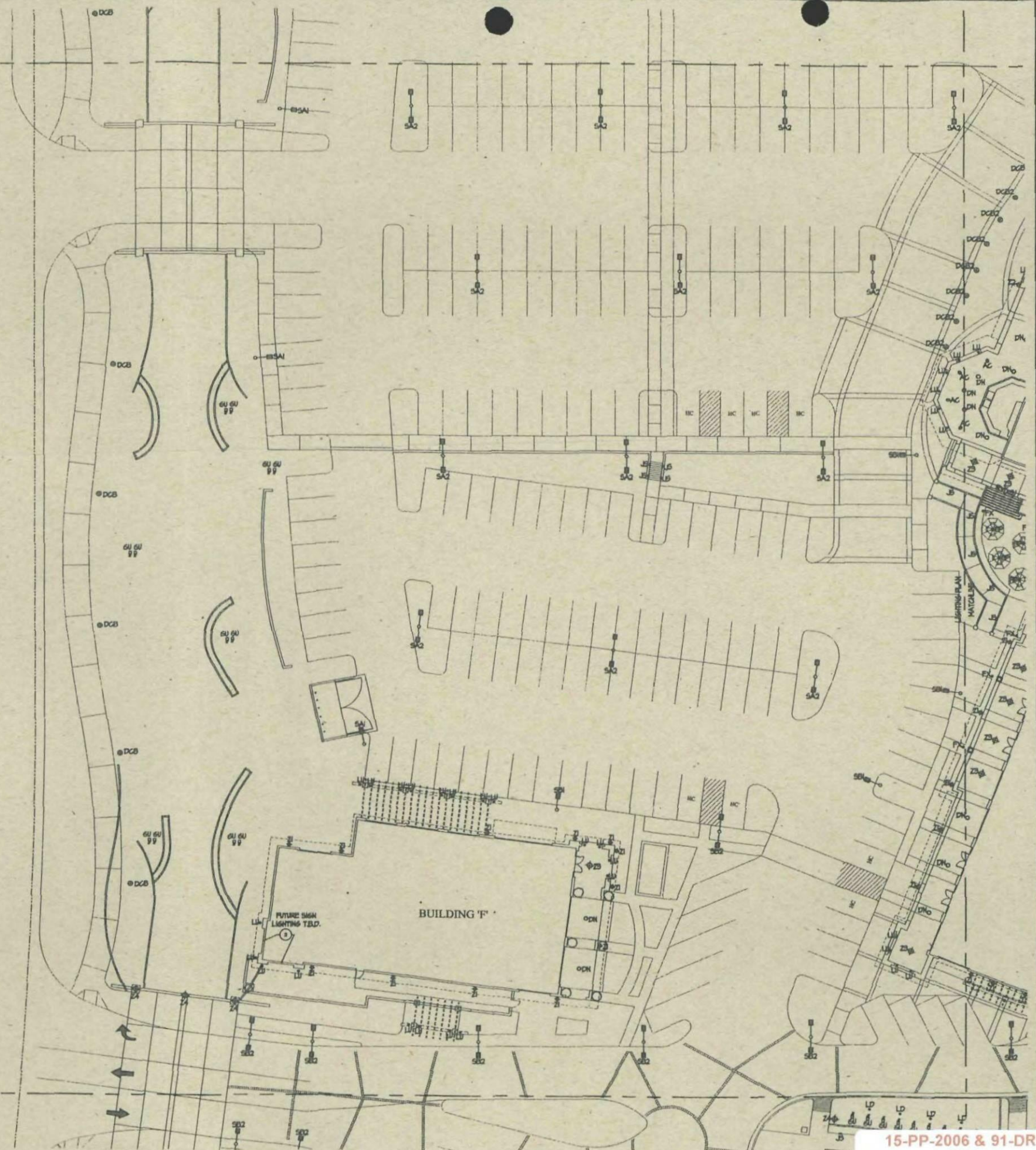
DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL5

LIGHTING PLAN
MATCHLINE



LIGHTING PLAN
MATCHLINE



DRB SUBMITTAL

REVISIONS
△
△
△
△
△
△

DC RANCH PARCEL UNIT 1.1 Site Lighting Plan

CREATIVE DESIGNS LIGHTING

1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
602.248.8306 fax
design@cdlitg.com

1978 28 2006
YEARS OF EXCELLENCE

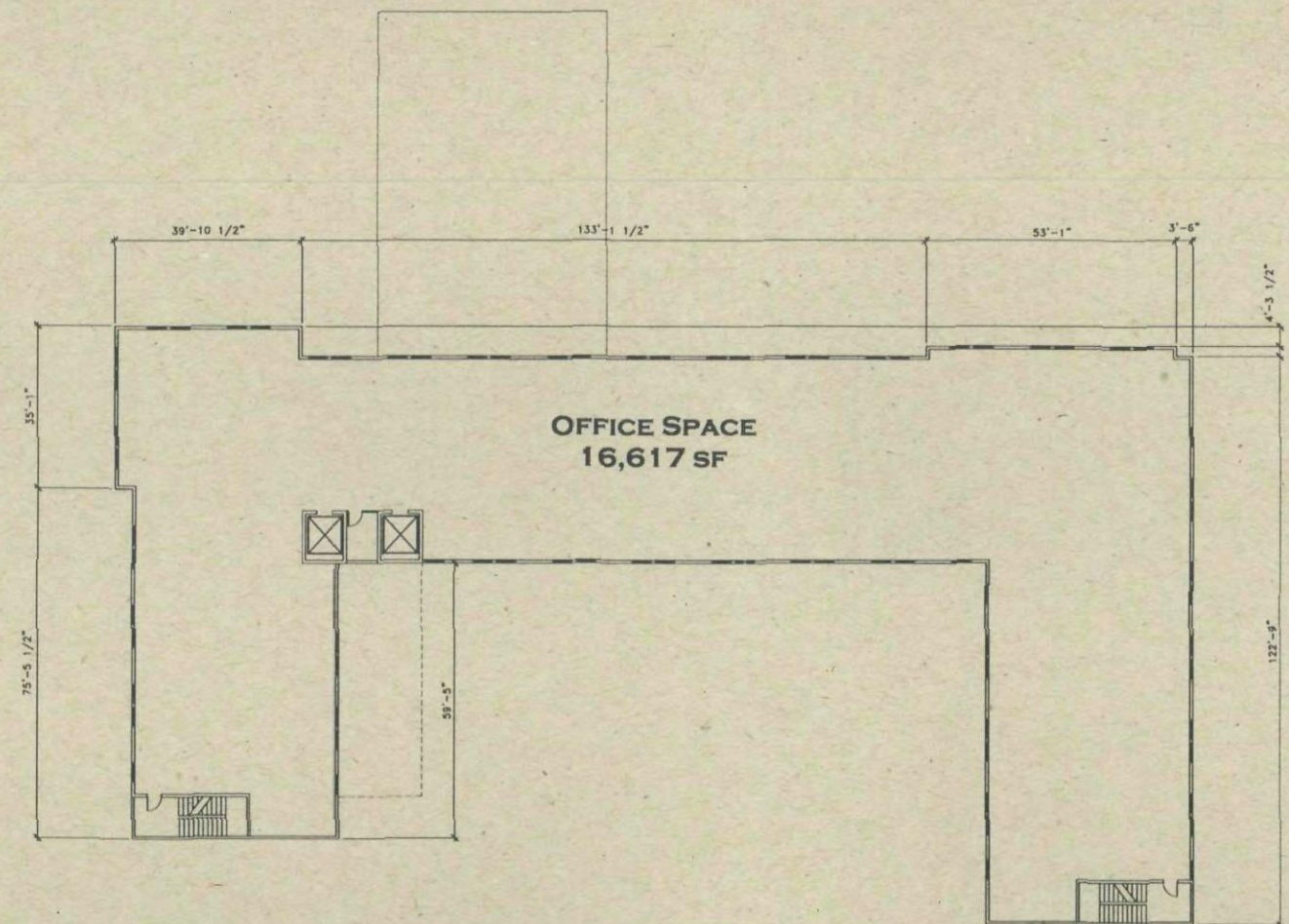
DRAWN BY
John A.
CHECKED
Mark G.
DATE
September 13, 2006
SCALE
1"=20'
JOB NUMBER
104532-06
SHEET NO.

SL6

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting



BUILDING "J" SECOND FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE: 5 DECEMBER 2006



SECOND FLOOR PLAN 1/16" = 1'-0"



H&S International LLC
17785 N. PACESSETT WAY
DOWNEY, CA 90241
DATE: 8/06
SCOTTSDALE, ARIZONA 85255-3431
480-585-8710
480-585-2210 (FAX)

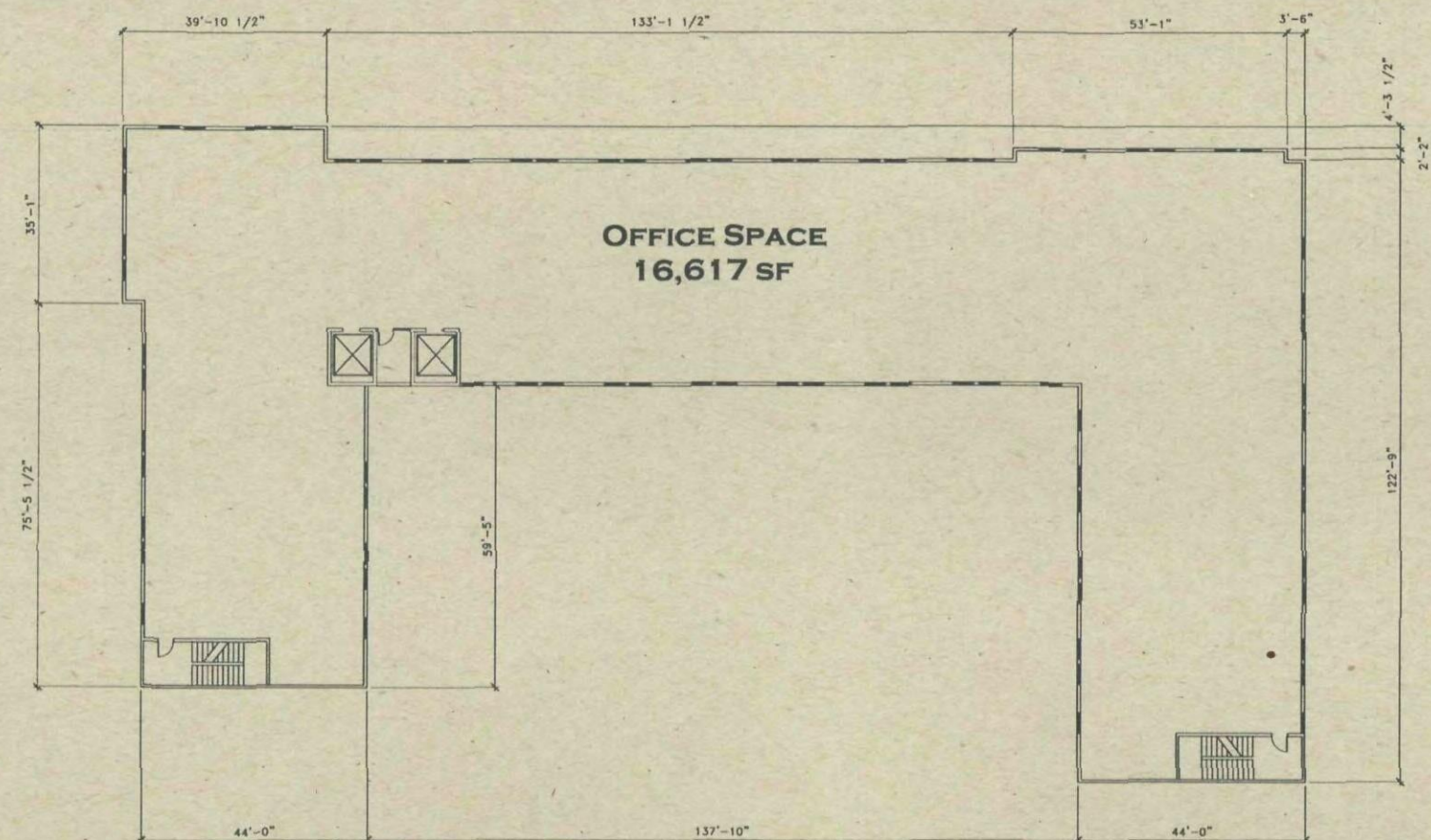
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "J" THIRD FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



THIRD FLOOR PLAN 1/16" = 1'-0"

0 8' 16' 32' 48'



H&S International LLC
17785 N. PACESETTER WAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85253-5431
480-585-8898
480-585-2298 (FAX)

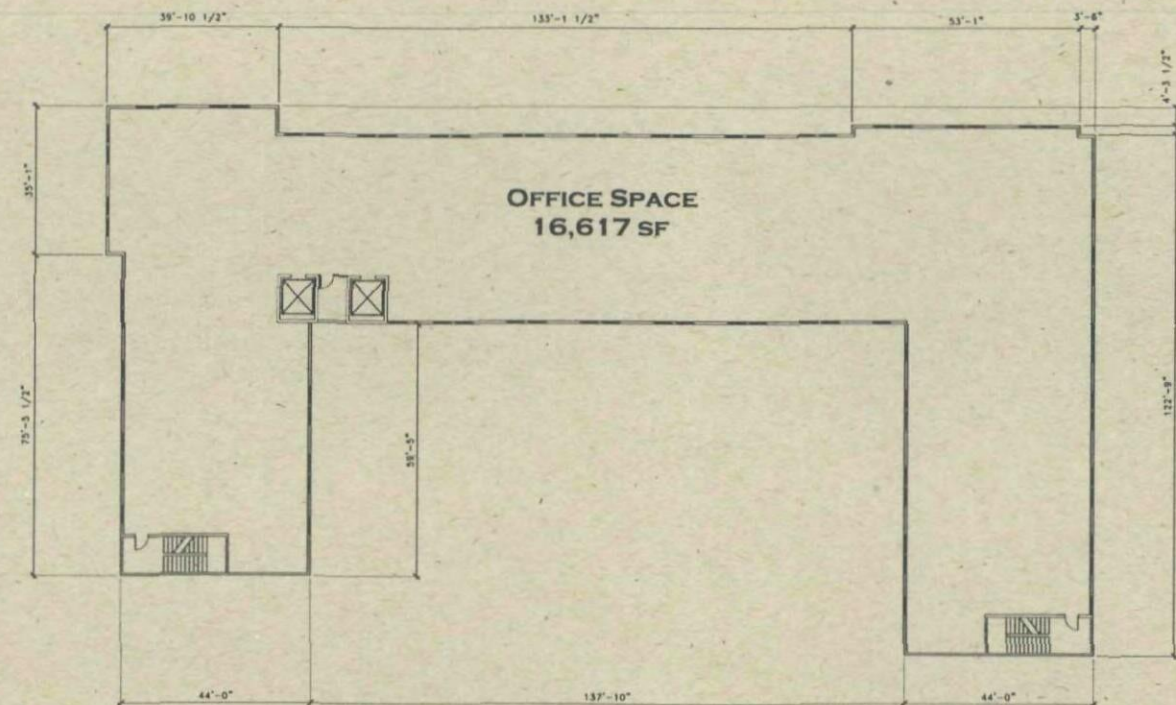
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "J" FOURTH FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE: 5 DECEMBER 2006



FOURTH FLOOR PLAN 1/16" = 1'-0"

0 8' 16' 32' 48'



H&S International LLC
17180 N PACESSETT WAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85251-5471
480-585-6100
480-585-2228 (FAX)

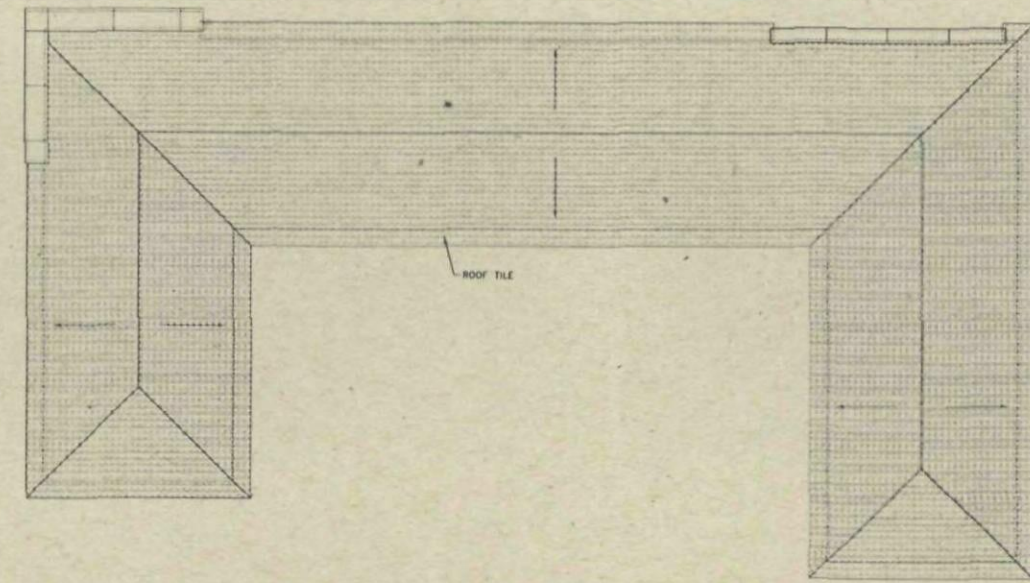
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting



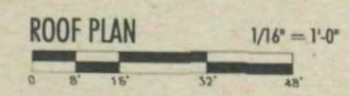


BUILDING "J" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17705 N. PACIFIC STREET WAY
DISCOVER HOUSE
SUITE 200
SCOTTSDALE, ARIZONA 85255-5431
480.545.4575
480.545.3278 (FAX)

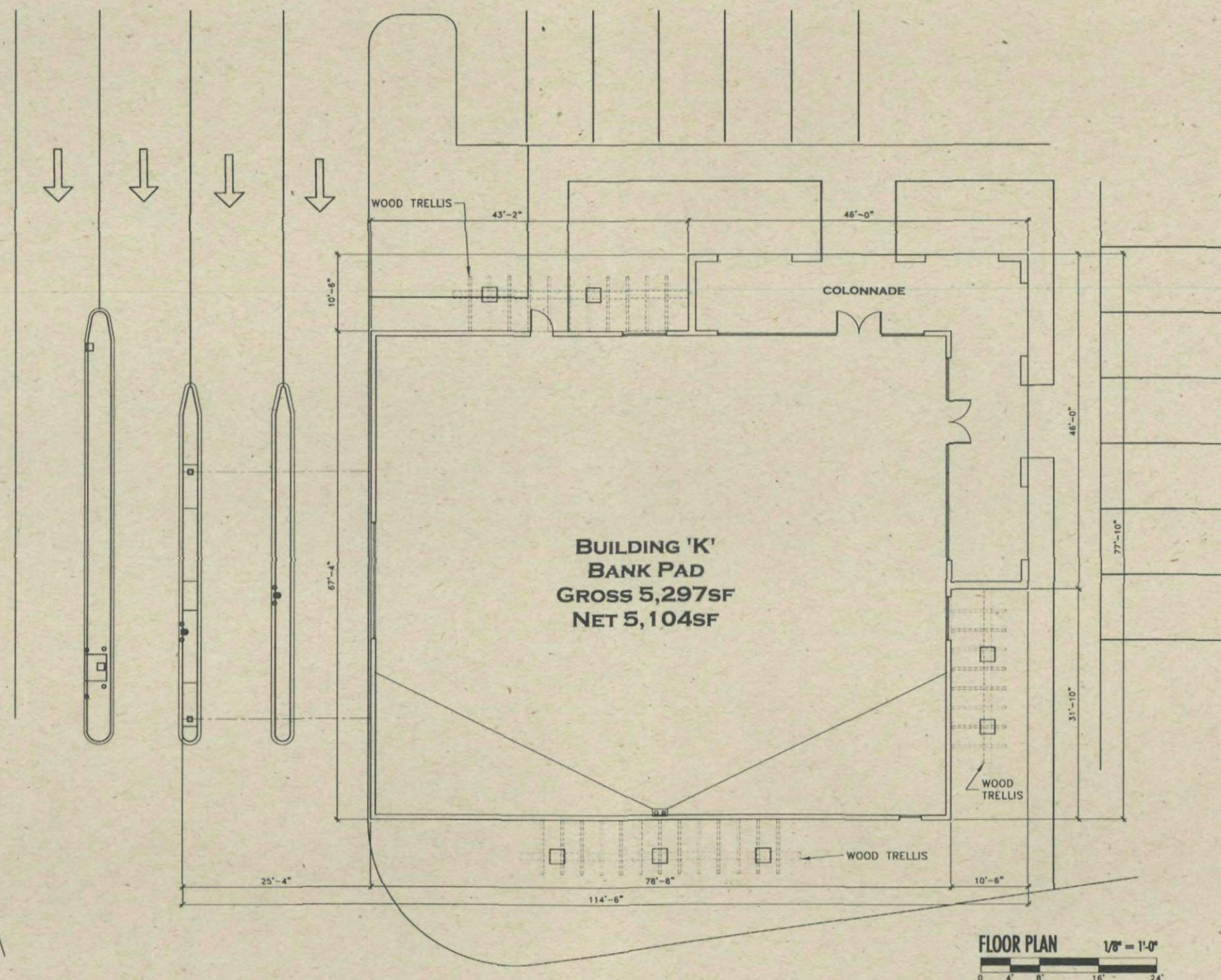
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-2006
1-18-2007 DRB Meeting





BUILDING "K" FLOOR PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



H&S International LLC
17795 N. PACSETTER WAY
DISCOVER HEIGHTS
SUITE 200
SCOTTSDALE, ARIZONA 85255-5431
480-585-6898
480-585-2298 FAX

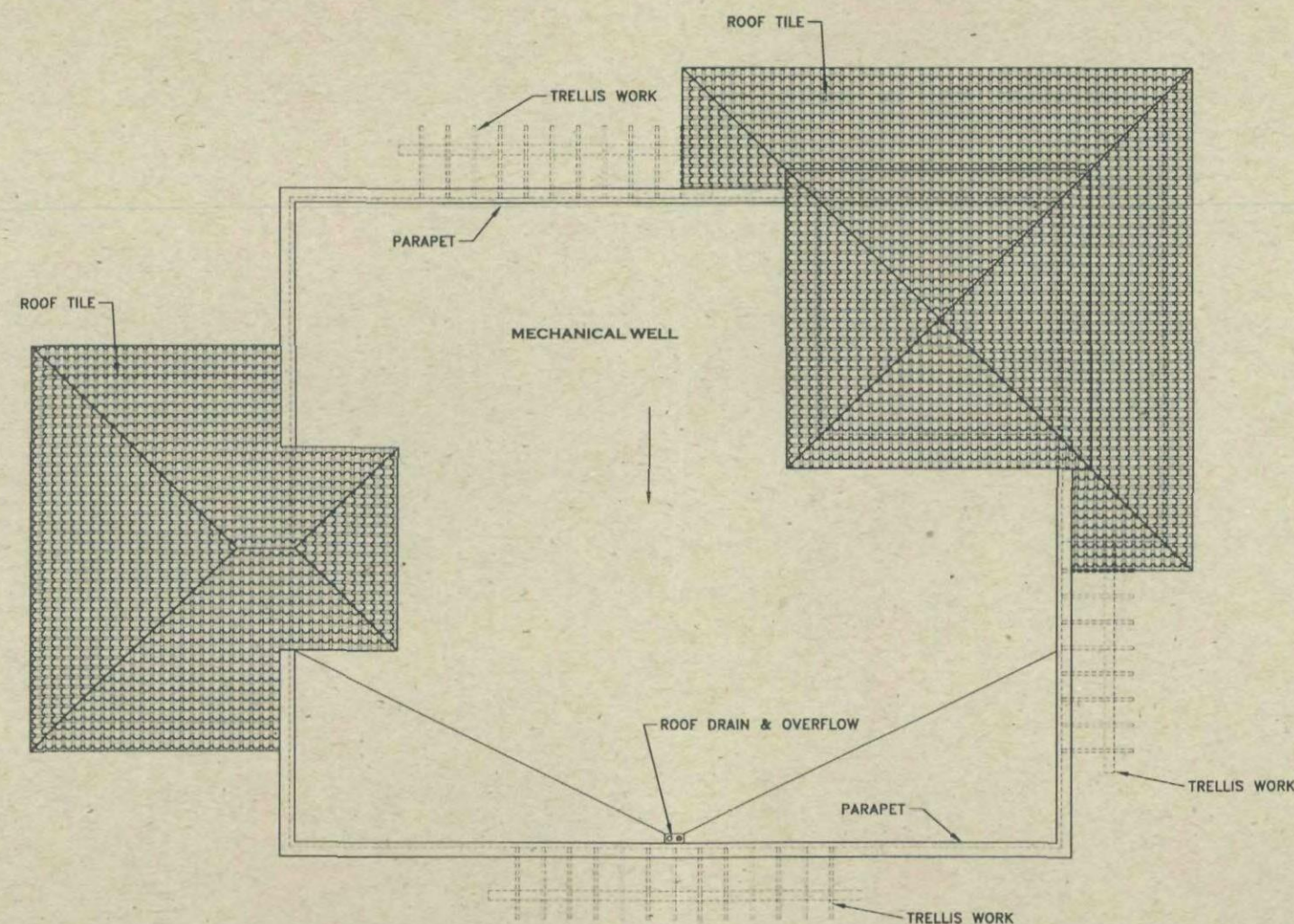
PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting





BUILDING "K" ROOF PLAN



© 2006 H & S International LLC. THIS DOCUMENT IS THE PROPERTY OF H&S INTERNATIONAL LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF H&S INTERNATIONAL.

DATE 5 DECEMBER 2006



ROOF PLAN
1/8" = 1'-0"
0 4' 8' 16' 24'



H&S International LLC
17795 N PACESSETT WAY
DISCOVER HOUSE
SUITE 800
SCOTTSDALE, ARIZONA 85255-5471
480-545-4070
480-545-7290 (FAX)

PLANNING UNIT 1.1

15-PP-2006 & 91-DR-
2006
1-18-2007 DRB Meeting

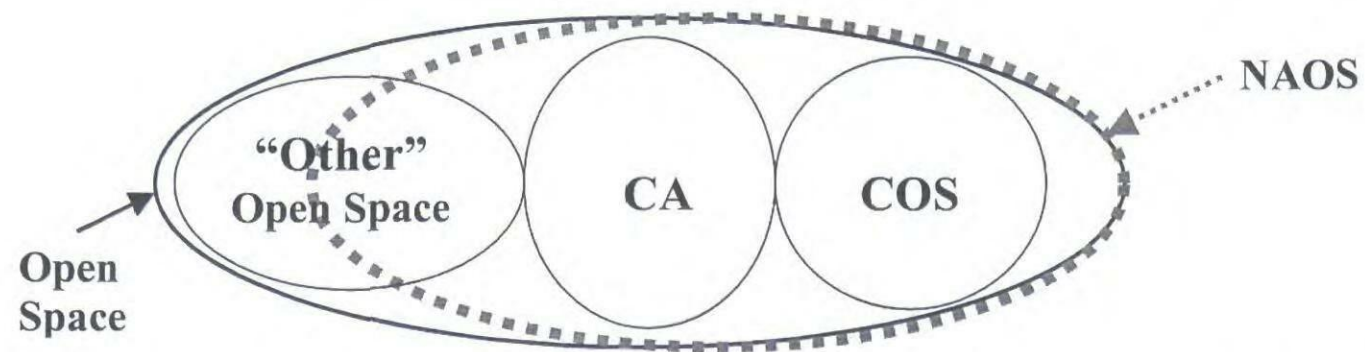




NATURAL AREA OPEN SPACE CALCULATIONS

The plans for DC Ranch exceed all NAOS requirements. DC Ranch will be providing approximately 1200 acres of NAOS. This exceeds both the minimum required and supplemental NAOS acreage for the project as outlined in the Land Use Budget. With adjacent plats DC Ranch will commit 671 acres of Conservation Area (CA) and Conservation Open Space (COS). This acreage along with the NAOS provided in the two golf courses at DC Ranch (214 acres) and the Reata Wash Corridor (157 acres) dramatically exceeds the Minimum Required NAOS for DC Ranch (690 acres). These excesses end the need to account for NAOS on an on-going basis.

The Land Use Budget outlines five categories of NAOS and Open Space: Minimum NAOS Required, Supplemental NAOS, COS, CA, and "Other" Open Space. These Categories are not exclusive of one other. For example the COS acreage requirement must be met but is also counted as NAOS. This is true of the CA, and some of the "Other" Open Space as well.



The following tables show exactly how DC Ranch accounts for each of the Open Space categories outlined in the Land Use Budget. Table A lists and totals NAOS and Open Space as outlined in the Land Use Budget set forth in the Second Amendment to the Development Agreement dated October 19, 1998 (the "Development Agreement"). Tables B and C outline how we have accounted for the COS and CA requirements. Table D outlines how we have accounted for the "Other" Open Space required, and Table E calculates "Other" Open Space as it is applied toward NAOS. Table F compares the Total OS required by the Development Agreement with that being provided. Table G compares the Total NAOS per the Development Agreement with that being provided.

REQUIREMENTS

Natural Area Open Space (NAOS) was aggregated over the total 8,300 acre DC Ranch property rather than by calculating a minimum NAOS requirement for each respective development site. Two types of open space may satisfy the NAOS requirement: undeveloped natural areas and revegetated areas. Open space is also required in land contained within the following categories:

- Conservation Open Space (COS), a City of Scottsdale Zoning District;
- Conservation Area (CA), open space that is legally secured as permanent natural open space through conservation easements or dedication;
- Other open space categories such as parks, golf courses and school playfields.

Requirements and formulas for calculating NAOS and Open Space at DC Ranch are contained in Schedule G, Section 4.0 of the Development Agreement.

APPROVED
Project Coordination Mgr
Date 8-24-01



Table A

OPEN SPACE - DEVELOPMENT AGREEMENT LAND USE BUDGET SCHEDULE D

DC Ranch is not Regulated by ESL. The open space requirements for the project (listed below) are determined by the Development Agreement, Land Use Budget, Schedule D

Planning Unit	NAOS Requirements (1)		NAOS Total	Open Space Requirements			Open Space Total
	Minimum NAOS Required	Supplemental NAOS Allocation		COS	CA (2)	Other (3,4)	
1	10	15	25			17	17
2	15	32	47			15	15
3	15	33	48			42	42
4	75	93	168	34	20	217	271
5	275	84	359	141	118	125	384
6	300	112	412	228	130	163	521
Total Acres	690	369	1059	403	268	579	1250

(1) Reallocation of minimum NAOS Requirement and Supplemental NAOS Allocation is subject to Schedule G procedures.

(2) CA is included within adjacent zoning district but itemized here for reference only.

(3) Excludes natural areas in SFR lots outside of building envelopes.

(4) Area of future golf course in (162.83 ac) in Planning Unit 6 is listed as open space but zoned R1-10.

15-PP-2006
9-14-06

APPROVED
Project Coordination Mgr
Date 8-24-01