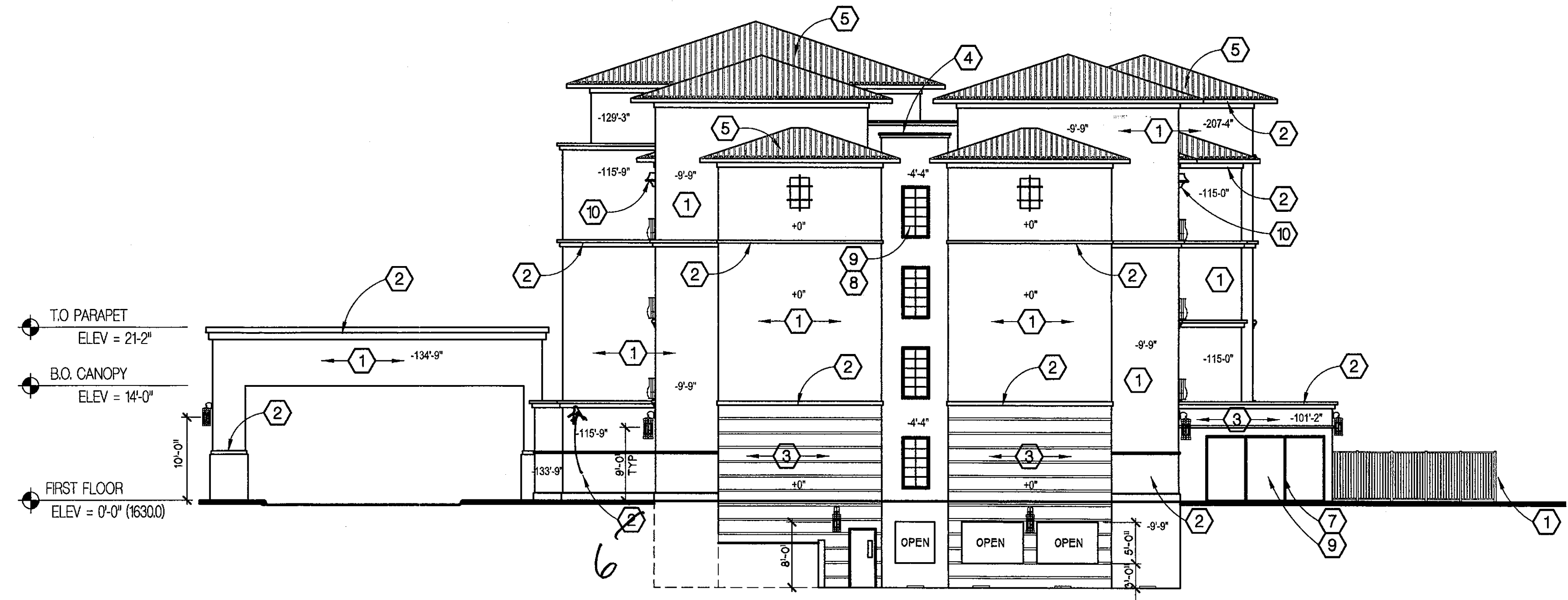
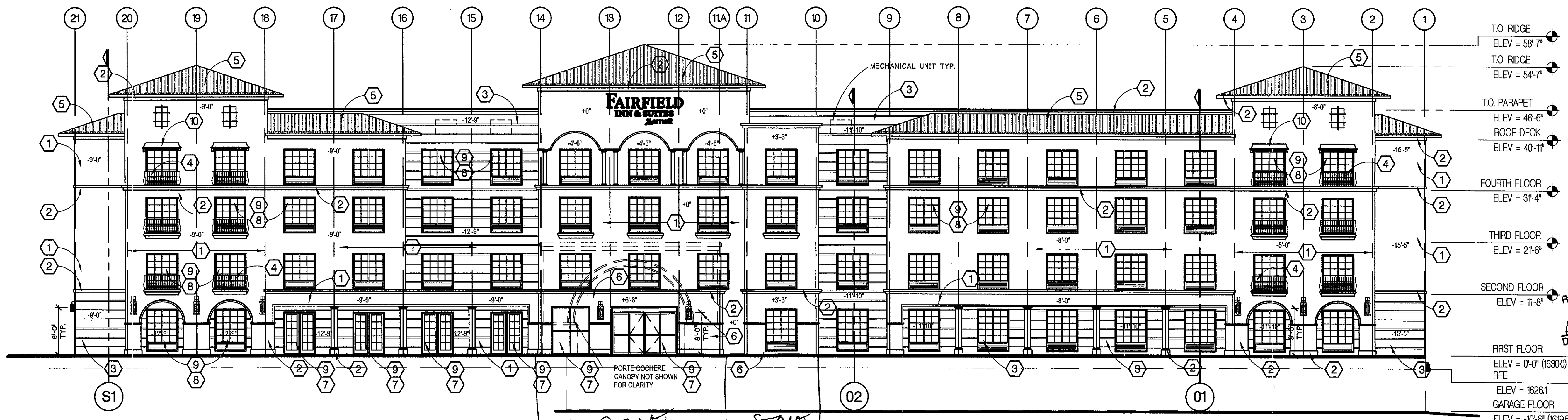


EXTERIOR FINISH SCHEDULE			
SYMB.	MATERIAL	COLOR	BASIS OF DESIGN
①	TEXTURED EIFS	DRYVIT 458 PARFAIT LRV 35	DRYVIT, OUTSULATION MD (DRAINABLE)
②	TEXTURED EIFS	DRYVIT 151 GULL GREY LRV 41	DRYVIT, OUTSULATION MD (DRAINABLE)
③	TEXTURED EIFS	SHERWIN WILLIAMS TO MATCH DC CROSSING BROWN	DRYVIT, OUTSULATION MD (DRAINABLE)
④	WROUGHT IRON WINDOW BASKET	DARK BRONZE	
⑤	S-TILE ROOFING	CAPISTRANO - HEIKLOOM EL MORADO BLEND SHC8709	EAGLE
⑥	MANUFACTURED STONE	CORONADO STONE	TO MATCH DC RANCH DESIGN GUIDELINES
⑦	ALUMINUM STOREFRONT FRAMING SYSTEM	DARK BRONZE	-
⑧	ALUMINUM WINDOW FRAMING SYSTEM	DARK BRONZE	-
⑨	LOW-E, TINTED, INSULATED GLASS	SOLARGRAY	OLDCASTLE
⑩	TEXTURED EIFS SHADE OVERHANG	DRYVIT 151 GULL GREY LRV 41	7'-4" WIDE X 14" HIGH X 18" DEEP



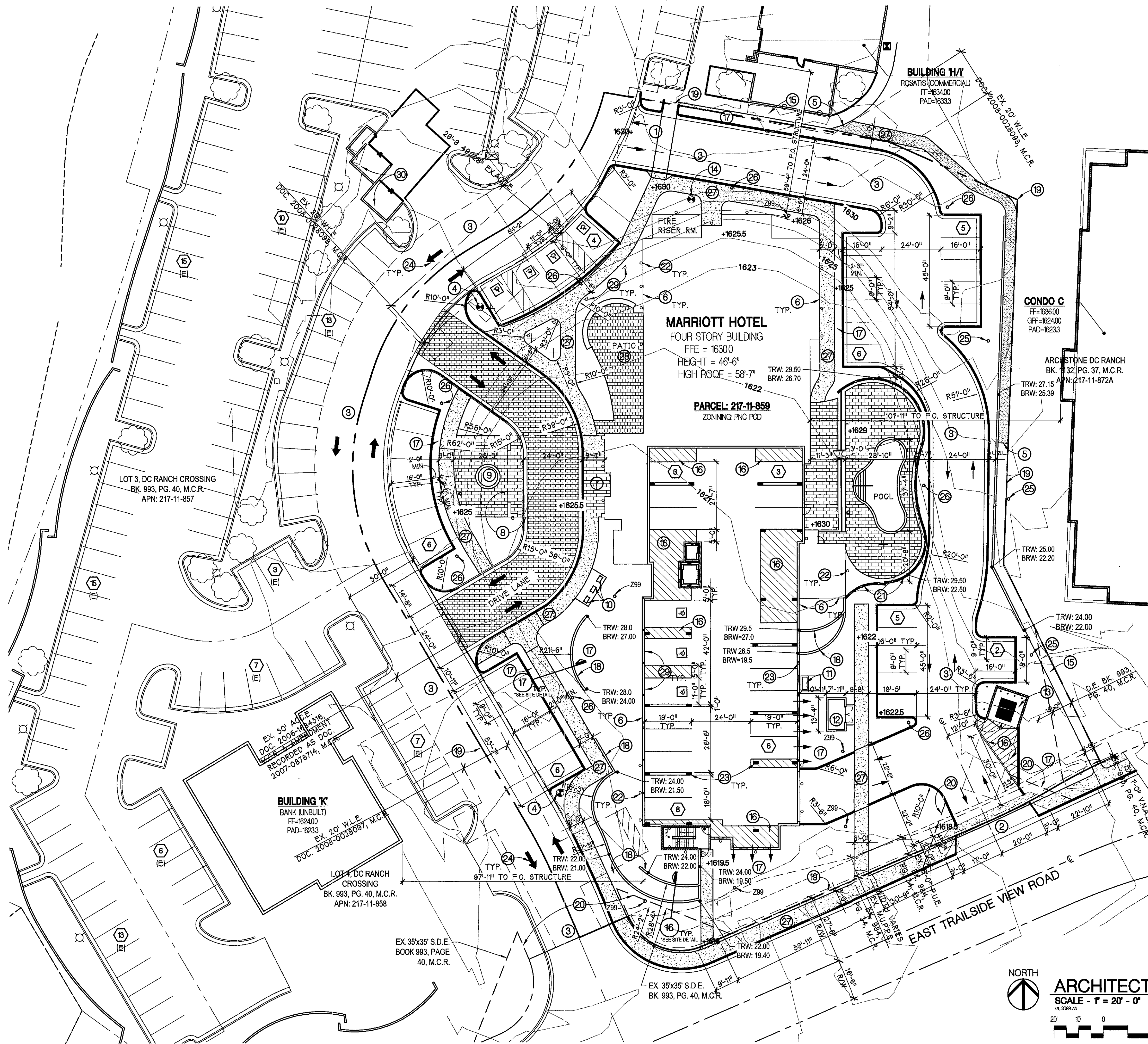
SOUTH ELEVATION
SCALE - 3/32" = 1'-0"
37_ELEVATIONS



WEST ELEVATION
SCALE - 3/32" = 1'-0"
37_ELEVATIONS

TOATAL WINDOW WEST FACING 69 UNITS
TOATAL WINDOW EAST RECESSED/SCREENED 27 UNITS = 39.7X

STIPULATION SET RETAIN FOR RECORDS
APPROVED
DATE 10/12/2018
INITIALS



KEY NOTES

- 1 EXISTING DRIVEWAY ENTRANCE
- 2 NEW DRIVEWAY ENTRANCE WITH CONCRETE APRON PER C.O.S. (DTL #2256)
- 3 FIRE LANE / EMERGENCY SERVICE VEHICLE ACCESS EASEMENT (ESVAE) - SEE CIVIL
- 4 PROPOSED FIRE HYDRANT, MAINTAIN 3'-0" MIN. CLEAR - SEE CIVIL.
- 5 CUT/JOIN AT EXISTING CONCRETE PEDESTRIAN PATH TO CONNECT TO NEW CONCRETE PATHS
- 6 BUILDING OUTLINE - SEE FLOOR PLANS
- 7 MAIN BUILDING ENTRY
- 8 LINE OF 'PORTE COCHERE' (DRIVE-THROUGH CANOPY) ABOVE WITH +14'-0" CLEARANCE
- 9 SCULPTURE ART
- 10 DOUBLE BICYCLE RACKS PER C.O.S. (DTL #2285)
- 11 FREESTANDING ELECTRICAL SERVICE (S.E.S.) W/ LANDSCAPE BUFFER - PAINTED TO MATCH ADJACENT BUILDING COLOR
- 12 POOL EQUIPMENT ENCLOSURE (NO ROOF) - SEE SITE DETAILS
- 13 TRASH COMPACTOR ENCLOSURE (NO ROOF) WITH CONCRETE APPROACH PAD PER C.O.S. (DTL #2146-1) - SEE SITE DETAILS
- 14 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) - SEE CIVIL
- 15 EXISTING CONCRETE WALKWAY
- 16 DRIVE LANE STRIPING (PAINT)
- 17 LANDSCAPING (SOFTSCAPE) AREA/BUFFER - SEE LANDSCAPE
- 18 DECORATIVE MASONRY BLOCK (8" CMU) RETAINING WALL - SEE TRW & BRW ELEV POINTS, SEE SITE DETAILS
- 19 PROPERTY LINE
- 20 VEHICULAR ENTRY VISIBILITY TRIANGLE
- 21 DECORATIVE MASONRY BLOCK (8" CMU) RETAINING WALL WITH WROUGHT IRON FENCE ENCLOSURE ON TOP
- 22 BUILDING MOUNTED LIGHT FIXTURE - SEE PHOTOMETRIC PLAN
- 23 STRUCTURAL COLUMNS
- 24 VEHICLE TRAFFIC DIRECTIONAL ARROWS (PAINT)
- 25 EXISTING SITE LIGHTING FIXTURE
- 26 NEW FULL-HEIGHT SITE LIGHTING FIXTURE - SEE PHOTOMETRIC PLAN
- 27 NEW CONCRETE SIDEWALK/WALKWAY
- 28 COURTYARD SPACE
- 29 HANDICAP PARKING SIGNAGE
- 30 EXISTING TRASH ENCLOSURE
- # NEW PARKING COUNT
- # EXISTING PARKING COUNT
- (E) 299 LIGHTED BOLLARD - SEE PHOTOMETRIC PLAN

SITE DATA

PROJECT ADDRESS: 18211 NORTH PIMA ROAD SCOTTSDALE, AZ 85251	PNC PCD DEVELOPMENT STANDARDS
ZONING: DEVELOPMENT: PNC PCD PARCEL: R-4R PCD	DEVELOPMENT AREA: REQUIRED: 7.5 ACRES PROVIDED: 16.09 ACRES
ZONING CASE HISTORY: -54-ZN-89#10 1-MP-2003 STIPULATIONS -54-ZN-89#6 -MEDCP Phg Unit 1 MASTERPLANS	LOT DIMENSIONS: REQUIRED: 300'W MIN. PROVIDED: 700'W MIN.
LAND USE: TRAVEL ACCOMMODATIONS (HOTEL)	HOSPITALITY GUEST ROOM DENSITY: REQUIRED: MIN. GSF LAND AREA / # GR > 4,100 PROVIDED: 1,200,078 / 126 GR = 9,524 SQ. FT.
MCR/LOT NUMBER: 993-40 LOT 5 PARCEL APN: 217-11-859 FEMA: AO	FLOOR AREA RATIO: ALLOWED: 0.8 (700,731 SF x 0.8 = 560,580 SF) PROVIDED: 159,535(E) SF + 725,157(N) SF TOTAL = 235,157 / 700,731 = 0.33
PARCEL AREA: GROSS SQ. FT. 1,675 AC NET SQ. FT. 56,792 NSF NET ACREAGE 1.304 AC	VOLUME: ALLOWED: 700,731 x 0.8 = 6,727,017 cu. ft. PROVIDED: 2,385,606(E) + 725,157(N) cu. ft. 2,385,606 + 725,157 = 3,114,763 cu. ft.

	REQUIRED/ALLOWED	PROVIDED
BUILDING HEIGHT: NOTE: HEIGHT MEASURED FROM REFERENCE POINT OF PRE-DISTURBED SITE TOPOGRAPHY (NATURAL GRADE)	58'-0" MAXIMUM	46'-6" T.O. BUILDING
BUILDING SPOT ELEVATIONS: EXISTING NATURAL GRADE LOWEST = 1617.0	75'-0" MAXIMUM (ORNAMENTAL)	58'-7" T.O. RIDGE (ORNAMENTAL)
BUILDING GROSS AREA: GARAGE: 9,843 GSF FIRST FLOOR: 16,174 GSF SECOND FLOOR: 16,535 GSF THIRD FLOOR: 16,535 GSF FOURTH FLOOR: 16,535 GSF TOTAL: 75,622 GFA	SETBACKS: NORTH MIN 15'-0" EAST MIN 15'-0" SOUTH MIN 15'-0" WEST MIN 15'-0"	15'-0" 15'-0" 15'-0" 15'-0"
OPEN SPACE: FRONTAGE OPEN SPACE: 177,335 SF MINIMUM OPEN SPACE: 354,699 SF MINIMUM PARKING LOT: 37,611 SF MINIMUM COURTYARD SPACE (1% OF NET LOT AREA) = 56,792 x 0.01 = 568 SF MINIMUM	303,866 SF PROVIDED 456,331 SF PROVIDED 41,336 SF PROVIDED	303,866 SF PROVIDED 456,331 SF PROVIDED 41,336 SF PROVIDED

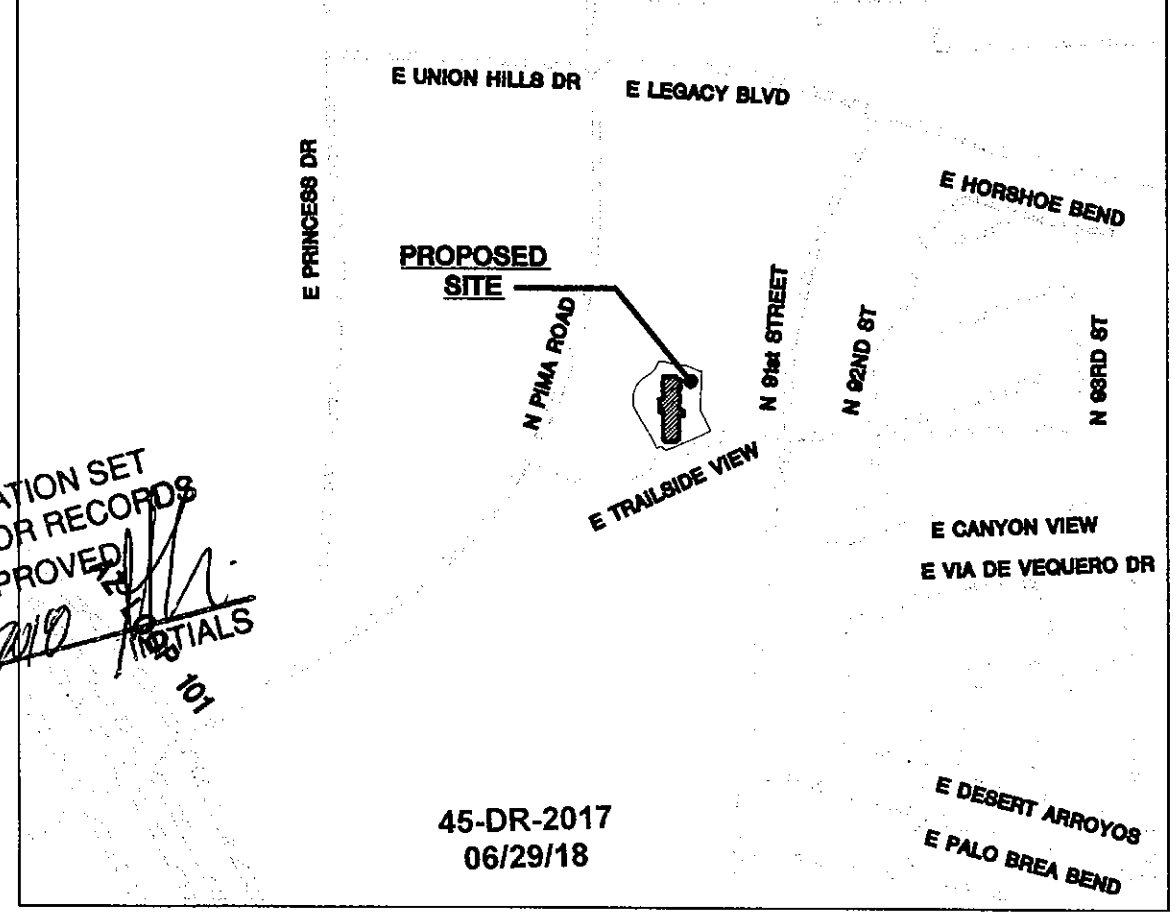
	REQUIRED	PROVIDED
NOTE: ALL UNCOVERED ACCESSIBLE PARKING SPACES CAN ACCOMMODATE A VAN PER ADA 4.8.3 ALL ACCESSIBLE PARKING SPACES ARE SIZED PER ADA ACCESSIBLE PARKING SIZE REQUIREMENTS OF SECTION 9.105 OF THE CITY OF SCOTTSDALE ZONING ORDINANCE.	SCOTTSDALE PARKING STANDARDS: TYPICAL PARKING STALL: 9'-0" W x 16'-0" w/ 2' OH 11'-0" W x 18'-0" w/ 2' OH w/ 5' ACCESS AISLE PARKING DRIVE AISLE: 24'-0" (2-WAY) DRIVE	9'-0" W x 16'-0" w/ 2' OH 11'-0" W x 18'-0" w/ 2' OH w/ 5' ACCESS AISLE 24'-0" (2-WAY) DRIVE
TOTAL PARKING COUNT: HOTEL (LODGING): 126 ROOMS @ 1 STALL PER ROOM HOTEL (CONFERENCE): 1000 SQ. FT. @ 1 STALL PER 50 SF	REQUIRED: 126 STALLS 20 STALLS 146 TOTAL	PROVIDED: 92 STALLS OFF-SITE 54 STALLS ON-SITE 146 TOTAL
ON-SITE PARKING COUNT: ADA REQUIRED PARKING: 54 STALLS ON-SITE x 0.10 = 5.4 = 6 ADA STALLS	REQUIRED: (54 ON-SITE) 6 ADA STALLS	PROVIDED: 20 of 54 COVERED (37%) 7 of 54 are ADA (13%) 3 of 7 ADA are COVERED
NOTE: PNC PCD DEVELOPMENT PARKING COUNTS TOTAL 507 STALLS. FOR FULL BREAKDOWN SEE "PARKING ANALYSIS: DC RANCH CROSSING - TRAILSIDE VIEW / PIMA ROAD" BY SOUTHWEST TRAFFIC ENGINEERING, LLC DATED 18 JUNE 2018.		

	REQUIRED	PROVIDED
BICYCLE PARKING: 54 ON-SITE VEHICLE STALLS x 0.10 = 5.4	REQUIRED: 6 BICYCLE PARKING	PROVIDED: 6 (3 DUAL RACKS)
NOTE: ON-SITE BICYCLE PARKING PROVIDED AT A RATE OF 10% OF THE REQUIRED ON-SITE PARKING SPACES PER SECTION 9.103.C OF THE CITY OF SCOTTSDALE ZONING ORDINANCE.		

PROJECT CONTACTS

ARCHITECT: HOBBS+BLACK ASSOCIATES, INC 4300 N. MILLER ROAD, SUITE 147 SCOTTSDALE, AZ 85251 CONTACT: THOMAS CHASTY 480-988-6844	DEVELOPER: KUSYCO DEVELOPMENT 7272 E. GAINNEY RANCH ROAD, UNIT 33 SCOTTSDALE, AZ 85268 CONTACT: SCOTT KUSY 602-339-6903
--	---

VICINITY MAP



STIPULATION SET
RETAIN FOR RECORDS
APPROVED: [Signature]
DATE: 10/5/11

ARCHITECTURAL SITE PLAN
SCALE - 1" = 20' - 0"
NORTH
0 20' 40' 60'

PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

filename: q:\2017\17507 - dc ranch\dwgs\drb\drbtblk.dwg date printed: 10/5/11 © 2017 Hobbs + Black Associates, Inc.







Fairfield
INN & SUITES
by Marriott



FAIRFIELD
INN & SUITES
Marriott

stone

stone







Fairfield
SUITES
by Hilton

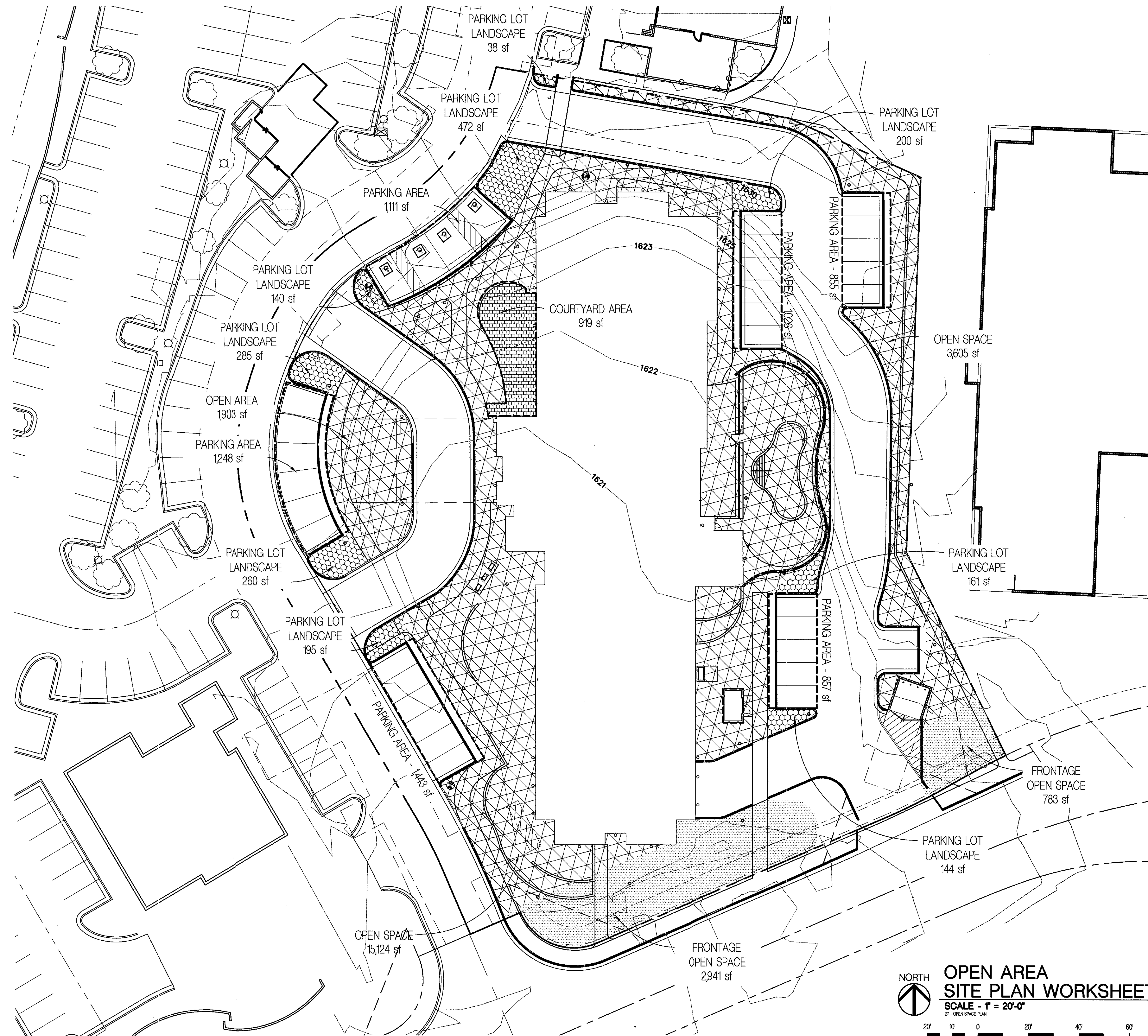


Fairfield
INN & SUITES
A Marriott



Fairfield
INN & SUITES
Marriott





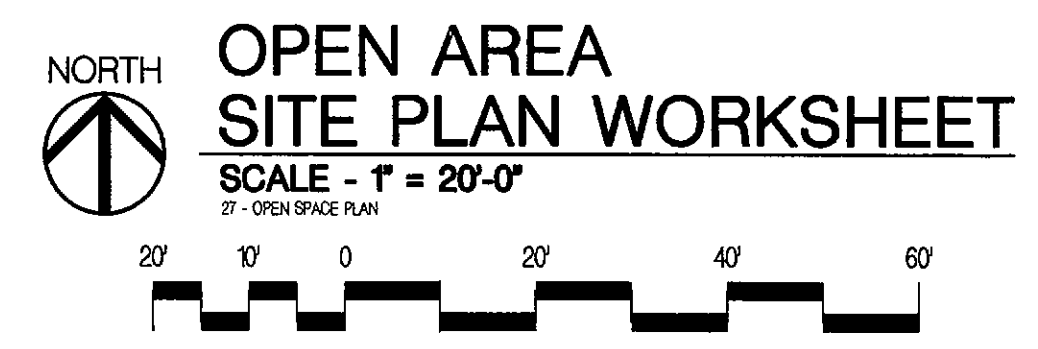
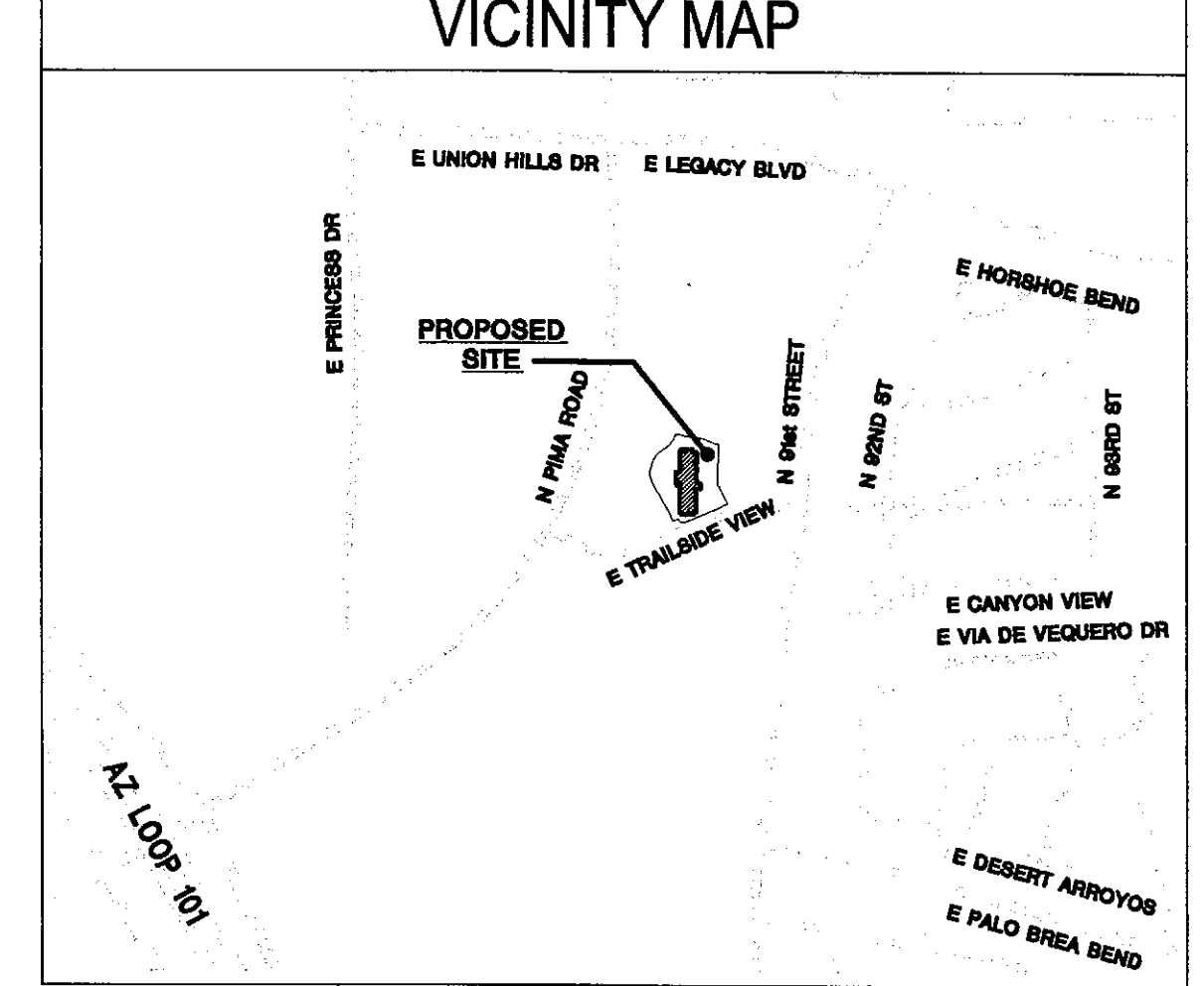
SITE DATA	
PROJECT ADDRESS:	18211 NORTH PIMA ROAD SCOTTSDALE, AZ 85251
SITE AREA:	16.09 ACRES (700,731 SF) - PNC DEVELOPMENT 1,675 ACRES (72,966 SF) - PCD PARCEL
ZONING:	PNC PCD - DEVELOPMENT R-4R PCD - PARCEL
PROPOSED USE:	TRAVEL ACCOMMODATIONS (HOTEL)
FIRST FLOOR GROSS AREA:	16,014 SF
SECOND FLOOR GROSS AREA:	18,381 SF
THIRD FLOOR GROSS AREA:	18,381 SF
FOURTH FLOOR GROSS AREA:	18,226 SF

OPEN SPACE STANDARDS	
FRONTAGE OPEN SPACE: REQUIRED: 177,335 SF PROVIDED: EXISTING = 300,141 SF PROPOSED = 3,725 SF 300,141 SF + 3,725 SF = 303,866 SF	COMPLIES
OPEN SPACE: REQUIRED: 354,699 SF PROVIDED: EXISTING = 435,669 SF PROPOSED = 20,632 SF 435,669 + 20,632 = 456,301 SF	COMPLIES
PARKING LOT LANDSCAPE: REQUIRED: 37,611 SF PROVIDED: EXISTING = 38,442 SF PROPOSED = 1,894 SF 38,442 + 1,894 = 40,336 SF	COMPLIES
COURTYARD SPACE: REQUIRED: 568 SF PROVIDED: 919 SF	COMPLIES

ZONING CASE HISTORY
- 54-ZN-89#10 1-MP-2003 STIPULATIONS - 54-ZN-89#6 - MEDCP Phg UNIT 1 MASTERPLANS

OPEN SPACE LEGEND
FRONTAGE OPEN SPACE
OPEN SPACE
COURTYARD OPEN SPACE
LANDSCAPING

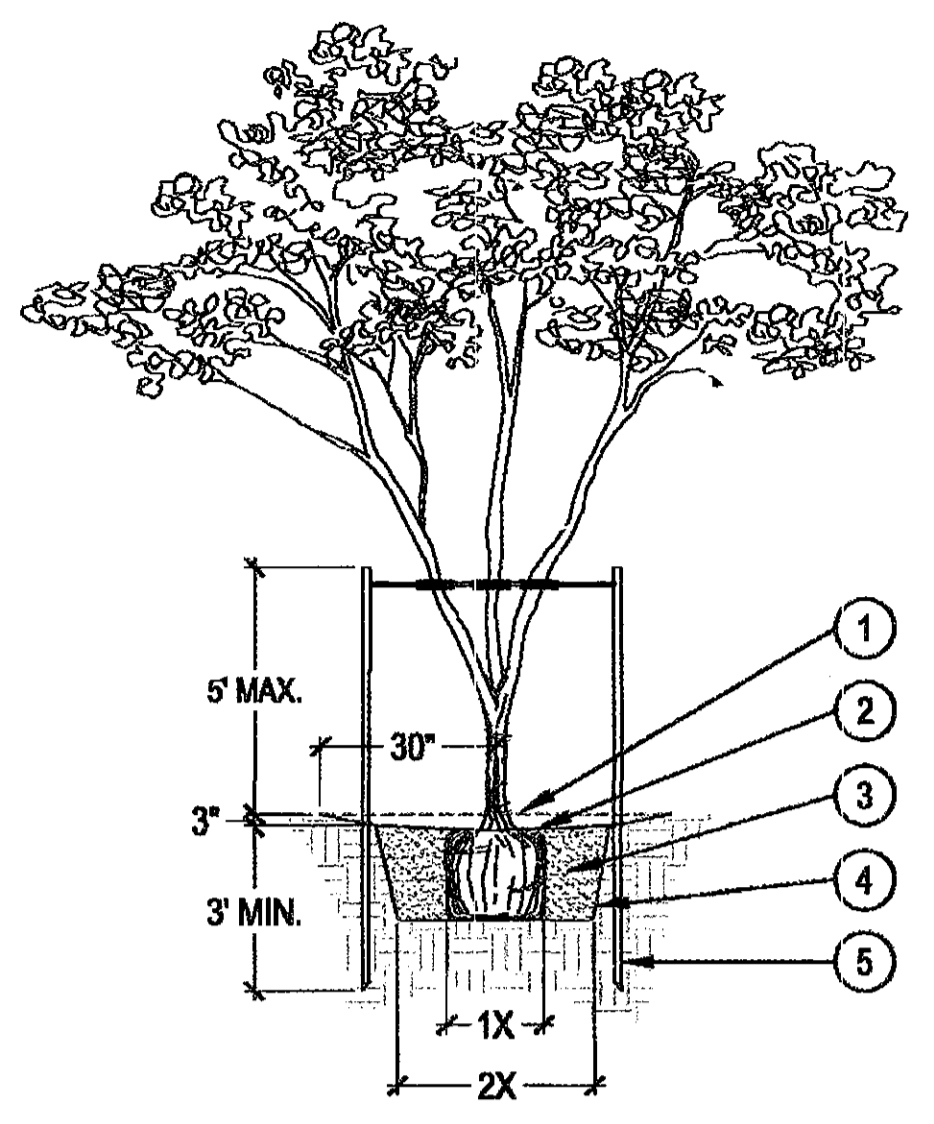
PROJECT CONTACTS	
ARCHITECT: HOBBS+BLACK ASSOCIATES, INC 4300 N. MILLER ROAD, SUITE 147 SCOTTSDALE, AZ 85251 CONTACT: THOMAS CHASTY 480-968-6944	DEVELOPER: KUSYCO DEVELOPMENT 7272 E. GAINES RANCH ROAD, UNIT 33 SCOTTSDALE, AZ 85258 CONTACT: SCOTT KUSY 602-339-6903



PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

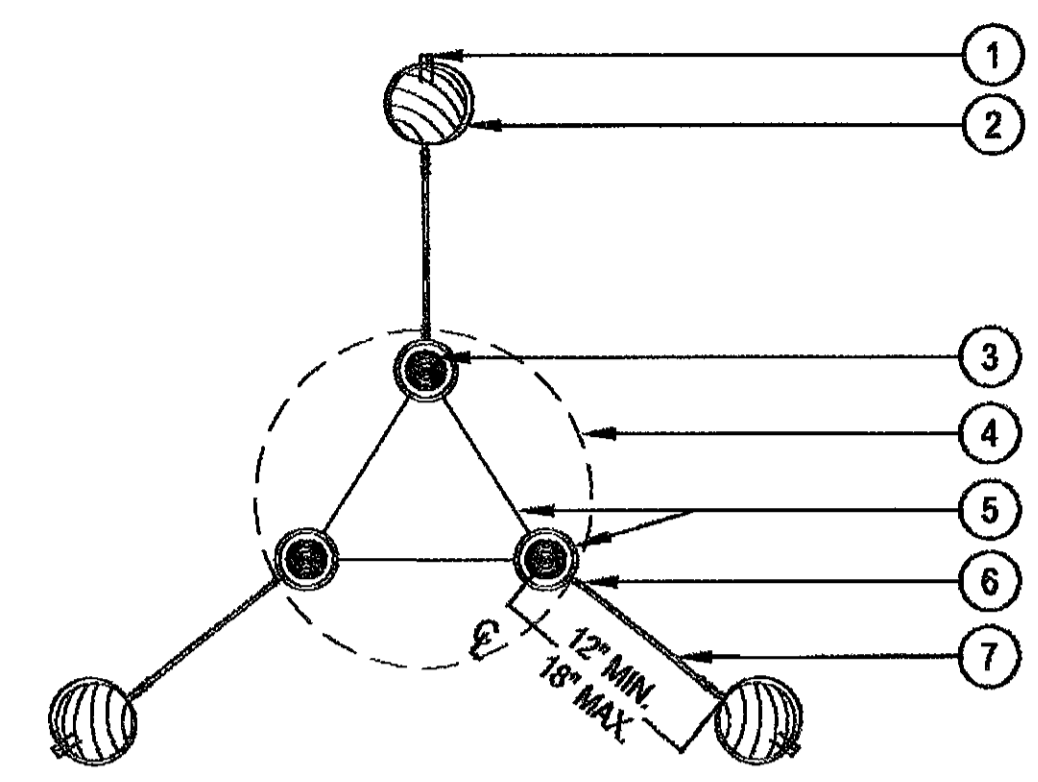
filename: q:\2017\17507 - dc ranch\dwgs\drbl\25_openspaceplan\25_openspaceplan.dwg date printed: 6/28/18 © 2017 Hobbs + Black Associates, Inc.

45-DR-2017
06/29/18



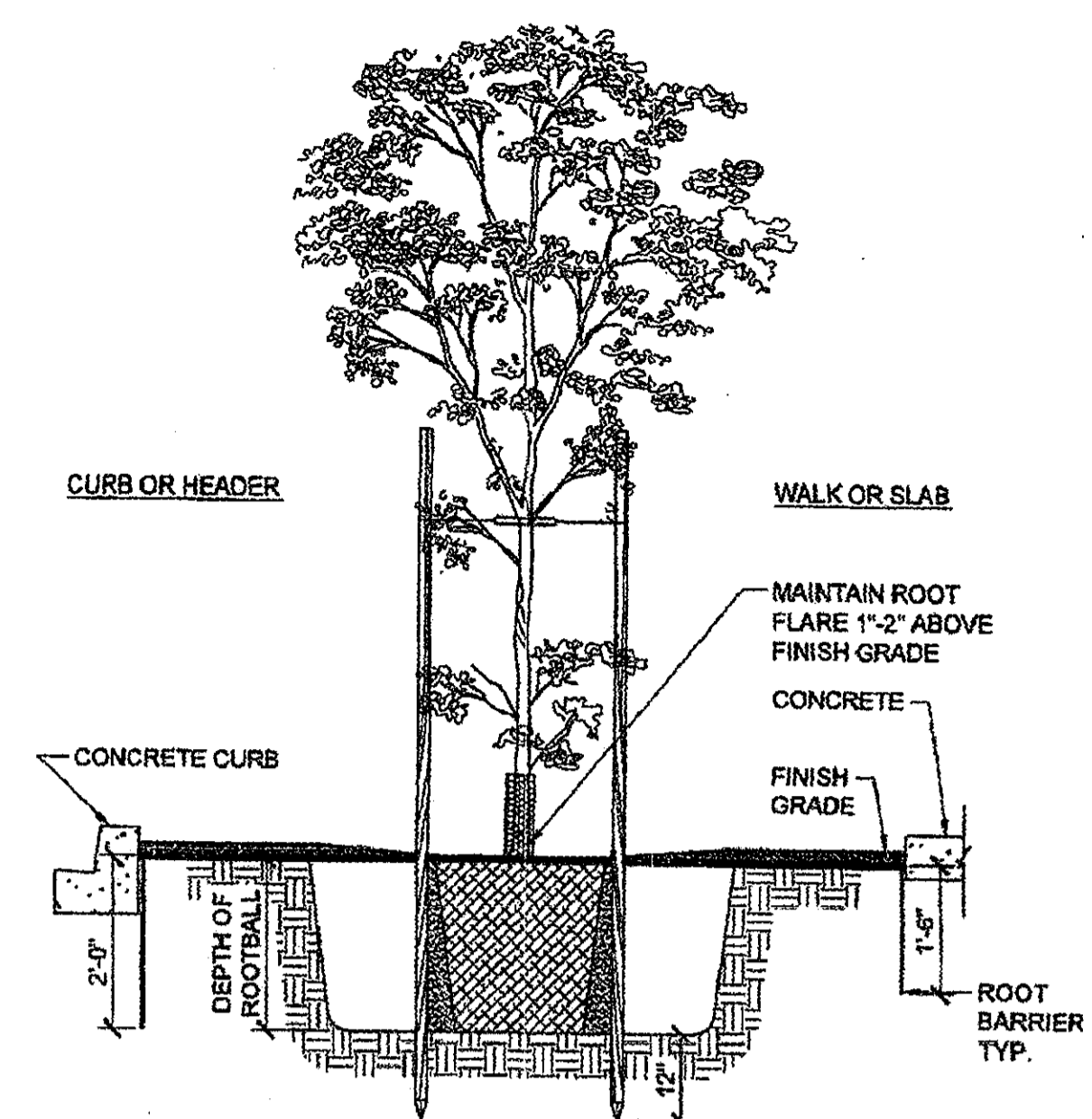
- 1 FINISHED GRADE
 - 2 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
 - 3 BACKFILL WITH NATIVE SOIL. WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
 - 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
 - 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.
- NOTE:**
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
 2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
 3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

1 MULTI-TRUNK TREE PLANTING
 SCALE: 3/16" = 1'-0"

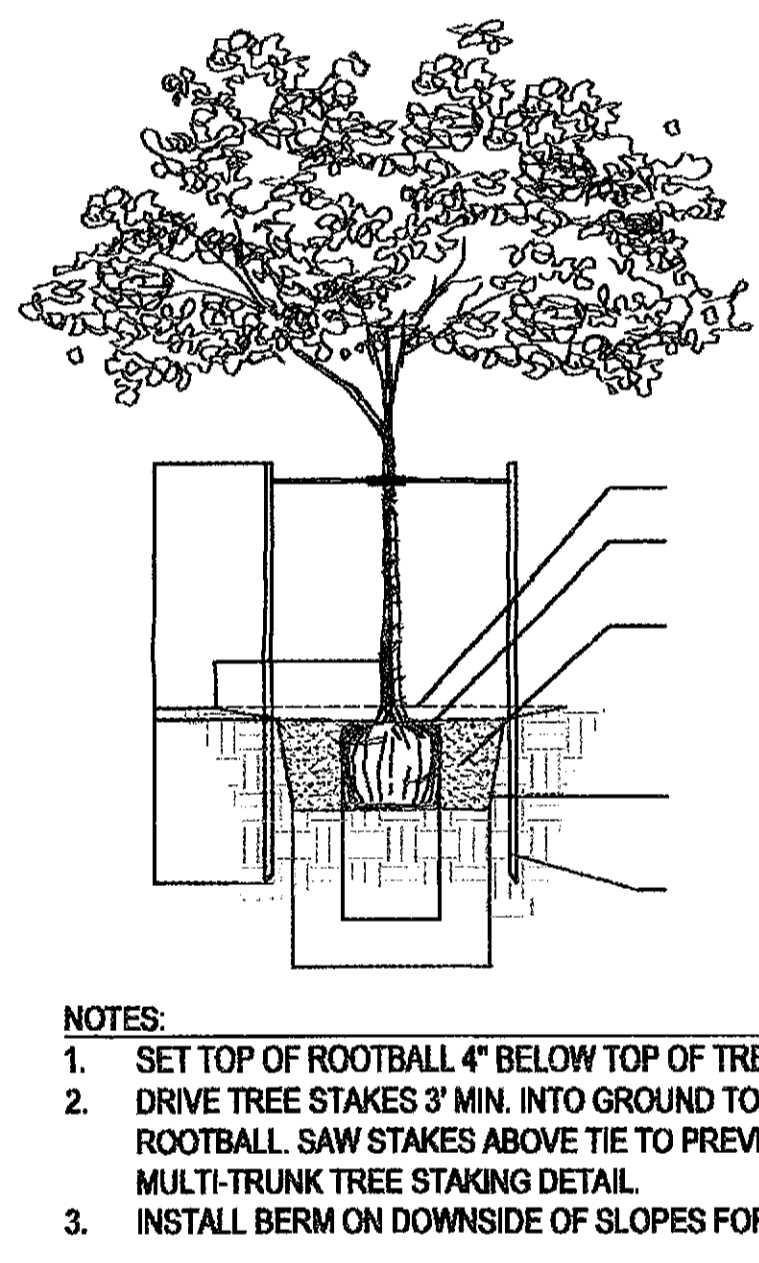
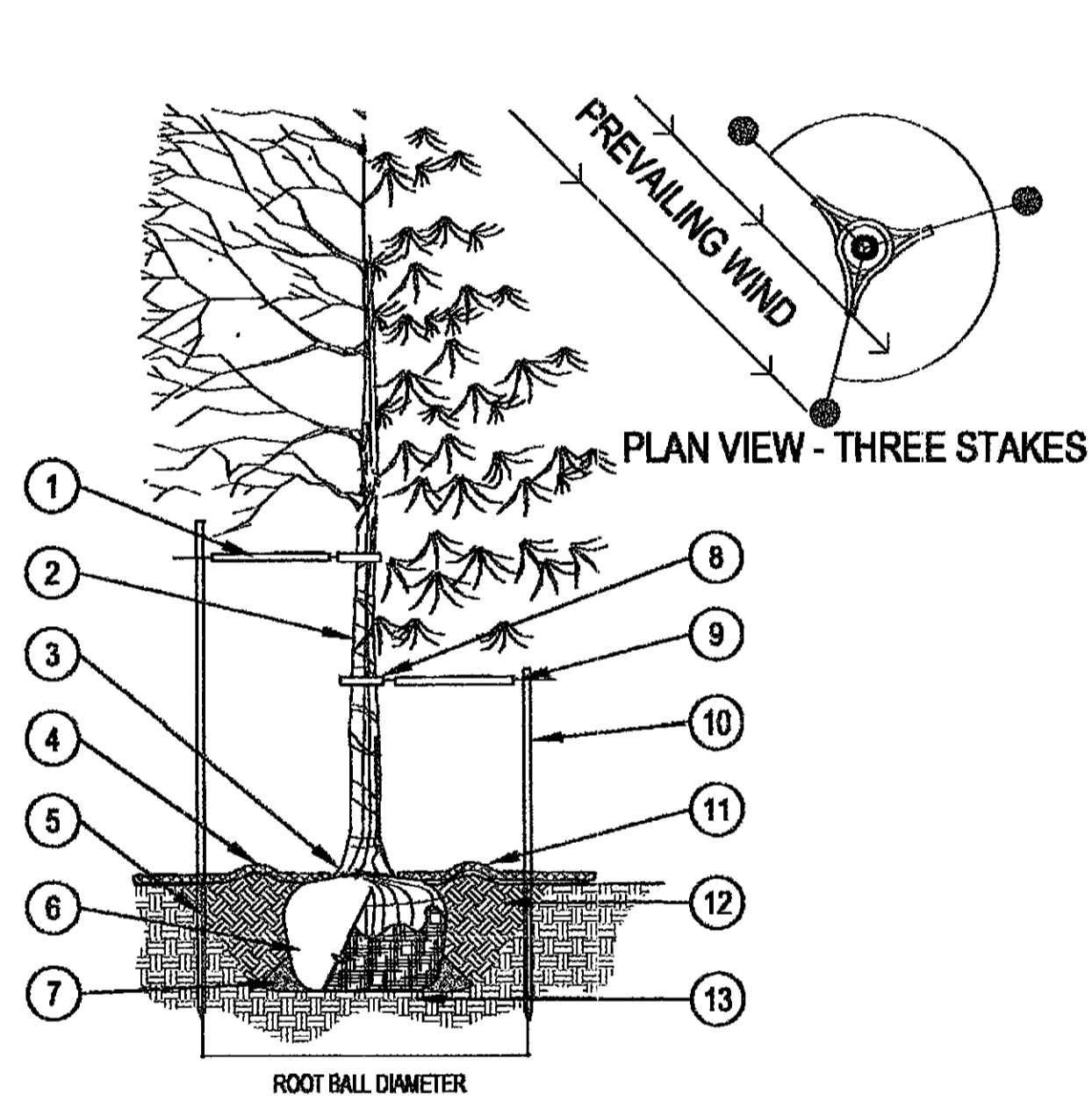


- 1 BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
- 2 PRESSURE TREATED 2" DIA. 8'-0" LODGEPOLE PINE
- 3 TREE STEM
- 4 ROOT BALL
- 5 TWO STRAND 12 GA. GALV. WIRE IN 3/4" DIA. VINYL TWO-PLY FABRIC-BEARING HOSE 6"-8" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY. DO NOT CONSTRICT TRUNK
- 6 TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
- 7 ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE

2 MULTI-TRUNK TREE STAKING
 SCALE: 1-1/2" = 1'-0"

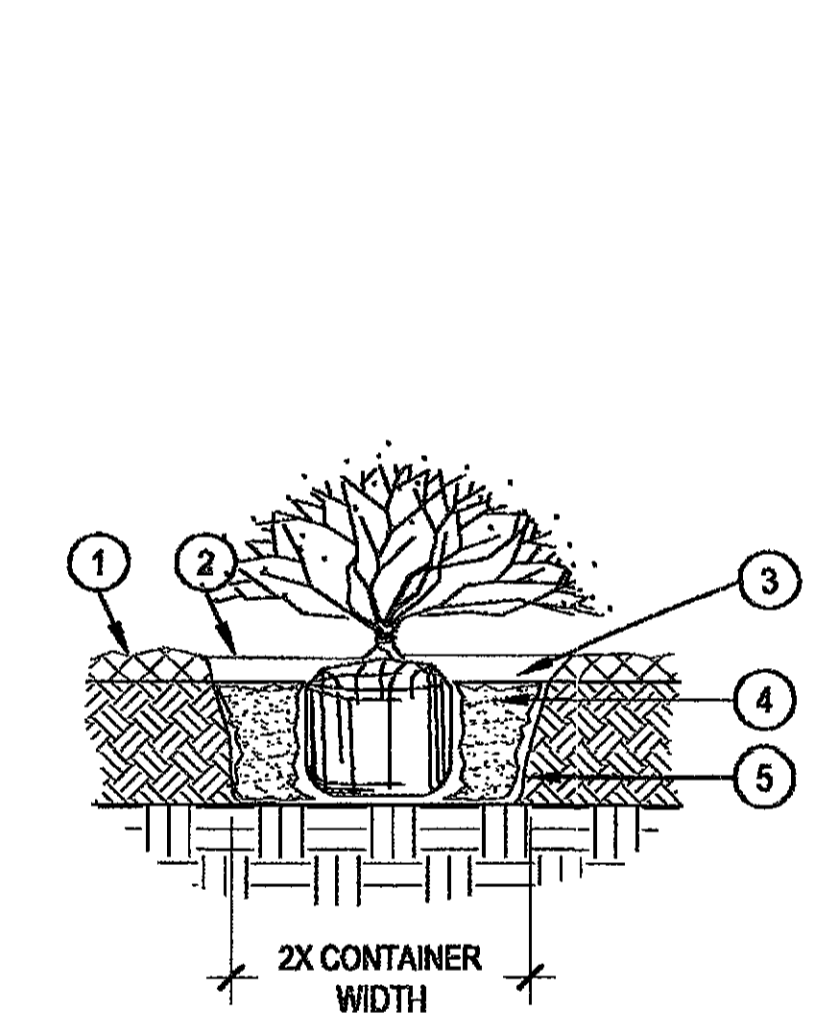


3 ROOT BARRIER
 CITY OF TEMPE / PUBLIC WORKS DEPARTMENT
 NOT TO SCALE



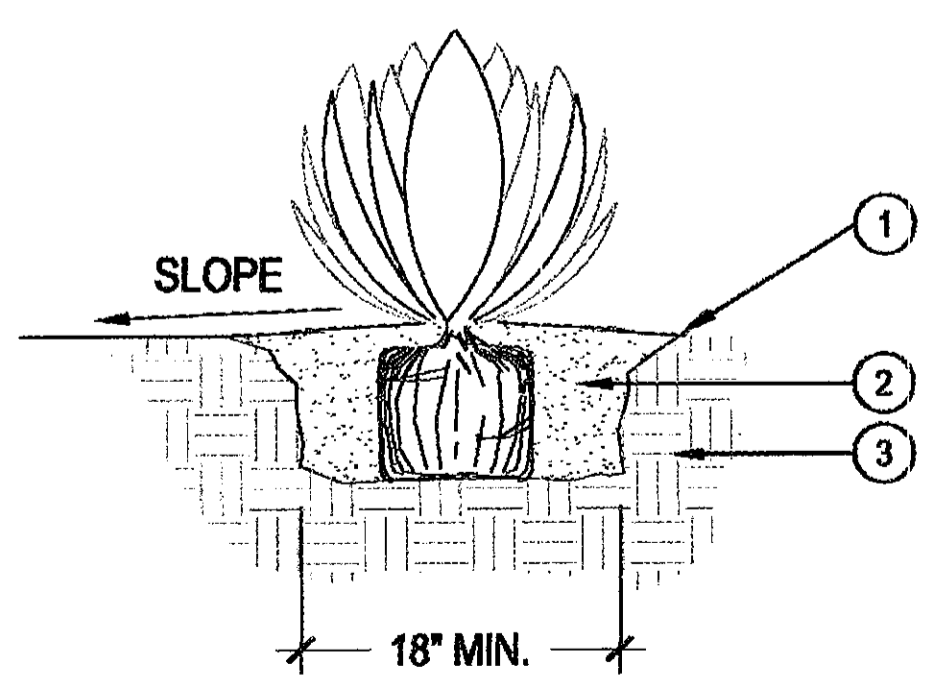
- 1 FINISHED GRADE
 - 2 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
 - 3 BACKFILL WITH NATIVE SOIL. WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
 - 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
 - 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.
- NOTES:**
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
 2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
 3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

4 SINGLE-TRUNK TREE PLANTING
 SCALE: 3/16" = 1'-0"



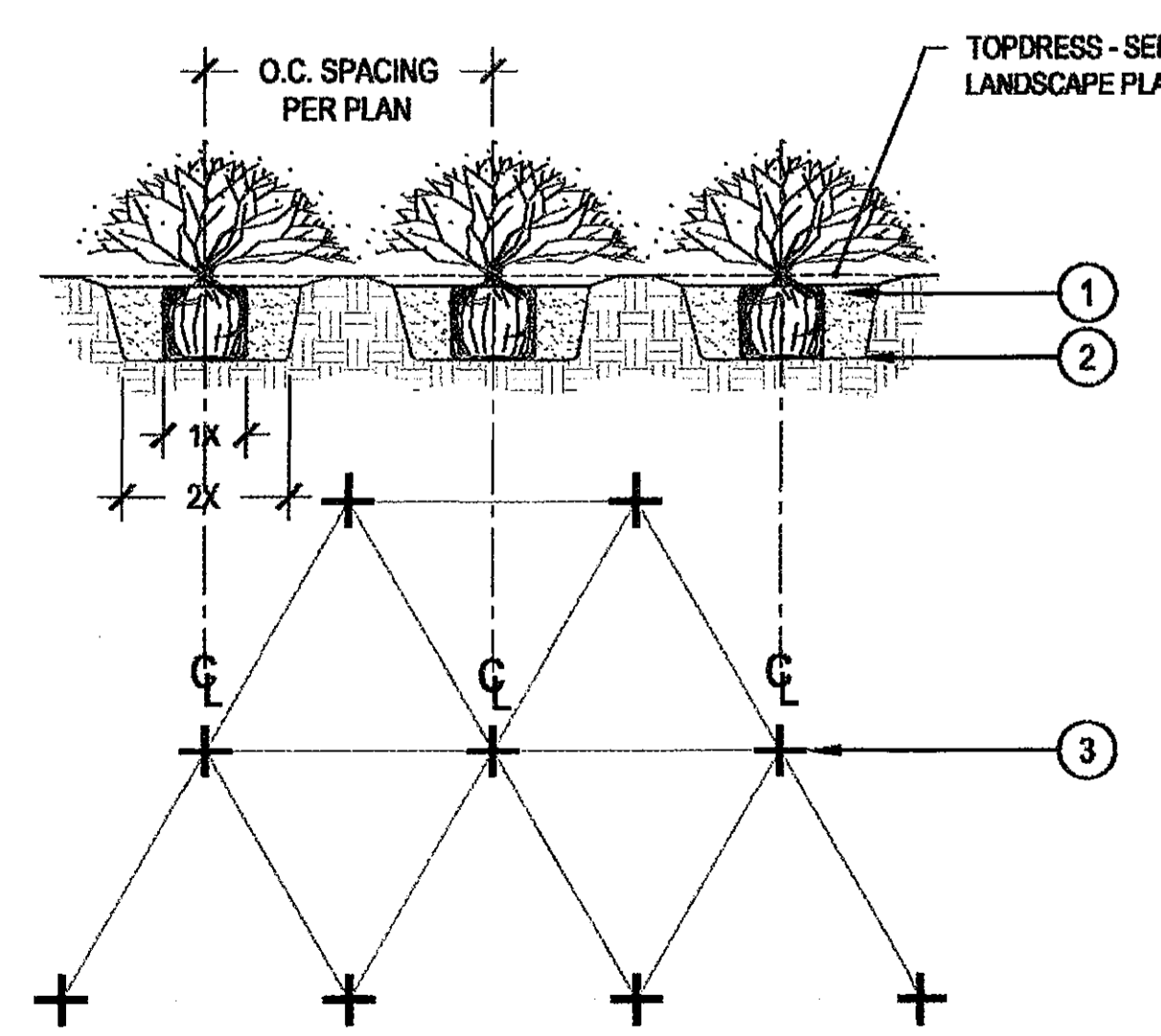
- 1 FINISH GRADE
 - 2 TOPDRESS
 - 3 3" DEEP WELL. BLEND TO FINISH GRADE
 - 4 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
 - 5 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER
 4. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING

5 SHRUB PLANTING
 SCALE: 1-1/2" = 1'-0"



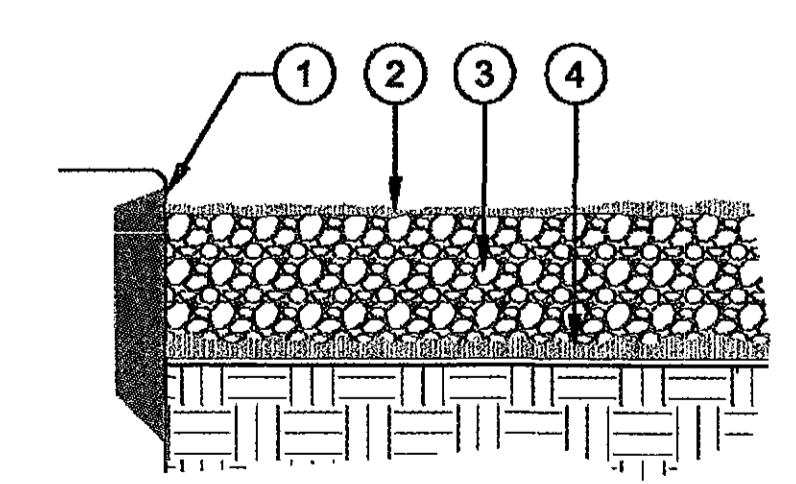
- 1 FINISH GRADE
 - 2 BACKFILL NATIVE SOIL, THOROUGHLY INCORPORATE 25LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
 - 3 UNDISTURBED SUBGRADE
- NOTES:**
1. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
 2. USE DRY SITE SOIL ONLY IN PIT - NO MULCH

6 ACCENT CACTI PLANTING
 SCALE: NTS



- 1 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
 - 2 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
 - 3 CENTER OF PLANT PLANT SPACING AS SPECIFIED ON DRAWINGS, SEE PLANT SCHEDULE.
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING

7 GROUNDCOVER PLANTING
 SCALE: 1-1/2" = 1'-0"



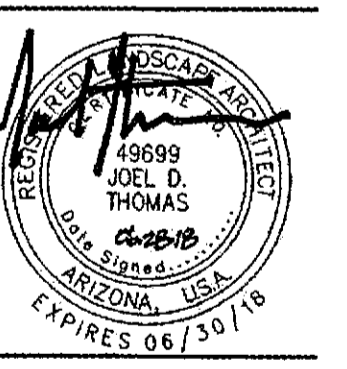
- 1 MIN. 1/2" REVEAL ON ALL PAVE SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
 - 2 FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
 - 3 DECOMPOSED GRANITE / DECORATIVE ROCK PER PLANTING LEGEND
 - 4 APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE
- NOTES:**
1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE

8 TOPDRESS
 SCALE: NTS

DC RANCH CROSSING
MARRIOTT FAIRFIELD INN & SUITES HOTEL
 18211 NORTH PIMA ROAD, SCOTTSDALE, ARIZONA

OWNER:

ARCHITECT:
HOBBS+BLACK ARCHITECTS
 4300 N. Miller Road, Ste. 147,
 Scottsdale, AZ 85251



DATE:
 06/28/2018

11/13/2017
 DC RANCH COVENANT COMMISSION
 PRELIMINARY DESIGN SUBMITTAL

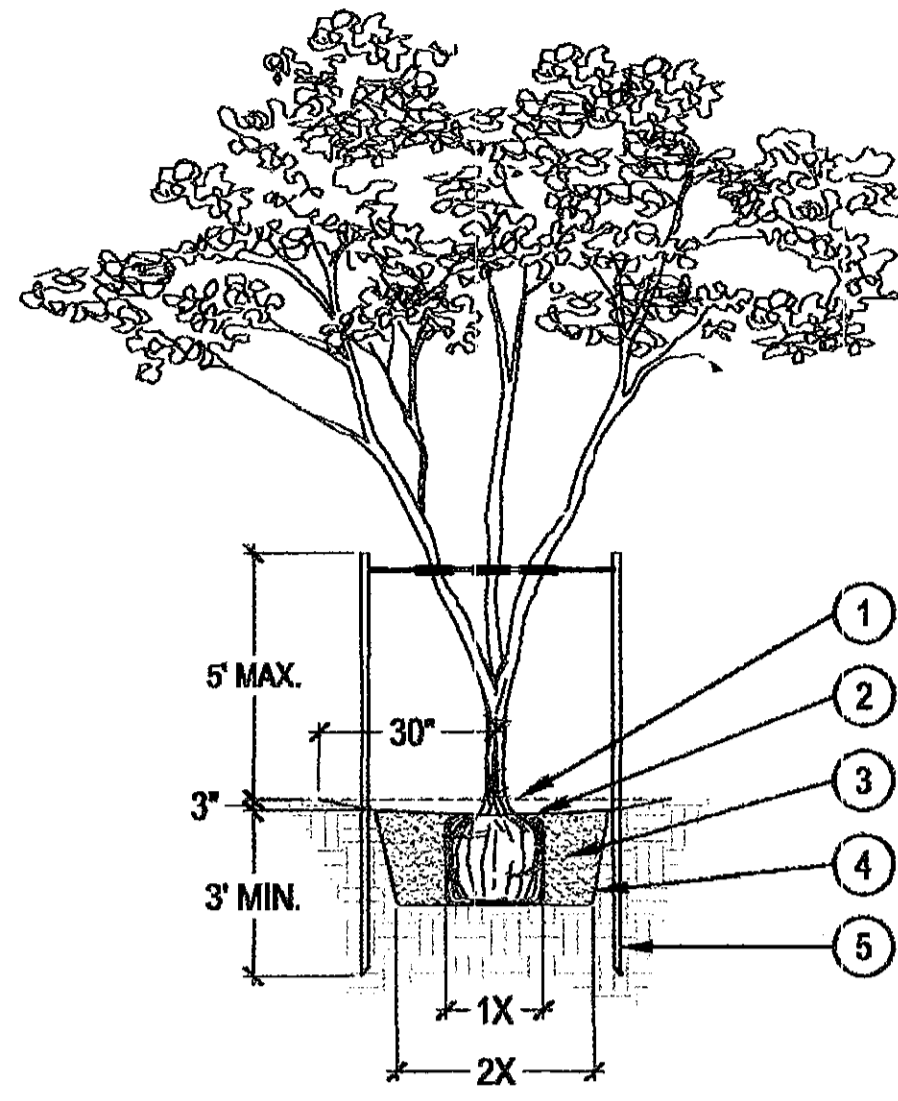
45-DR-2017
 06/29/18

SHEET TITLE:
 LANDSCAPE
 DETAILS

LA 401

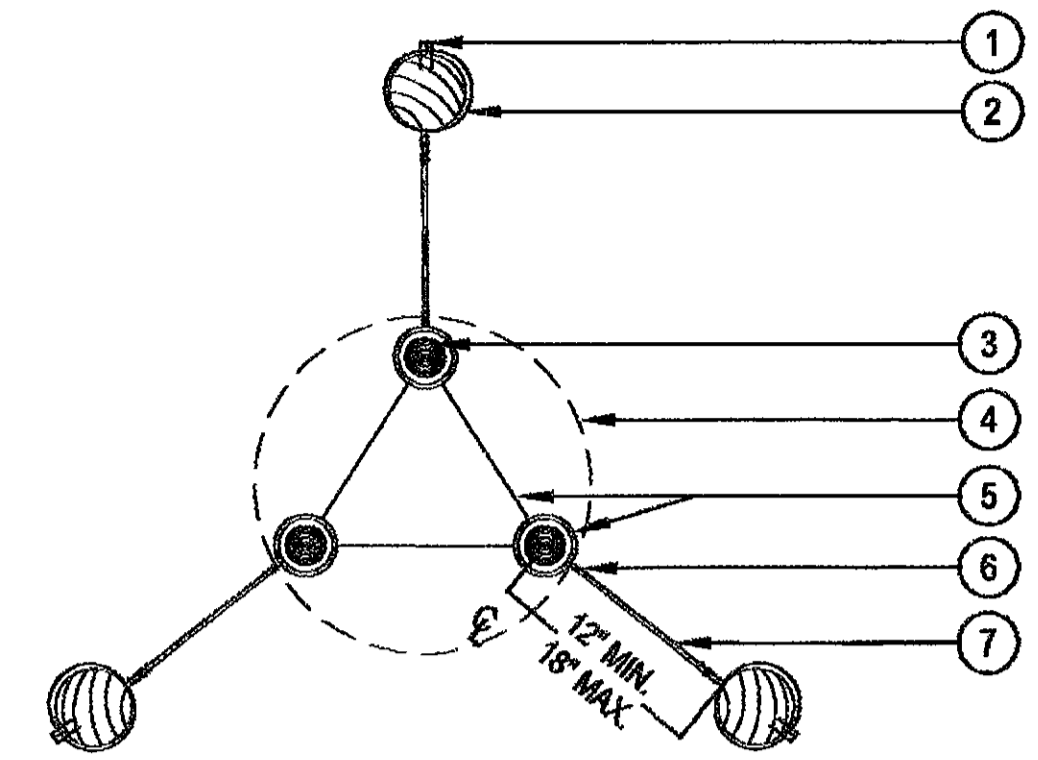
NOT FOR CONSTRUCTION

CHECKED BY:
 DRAWN BY:



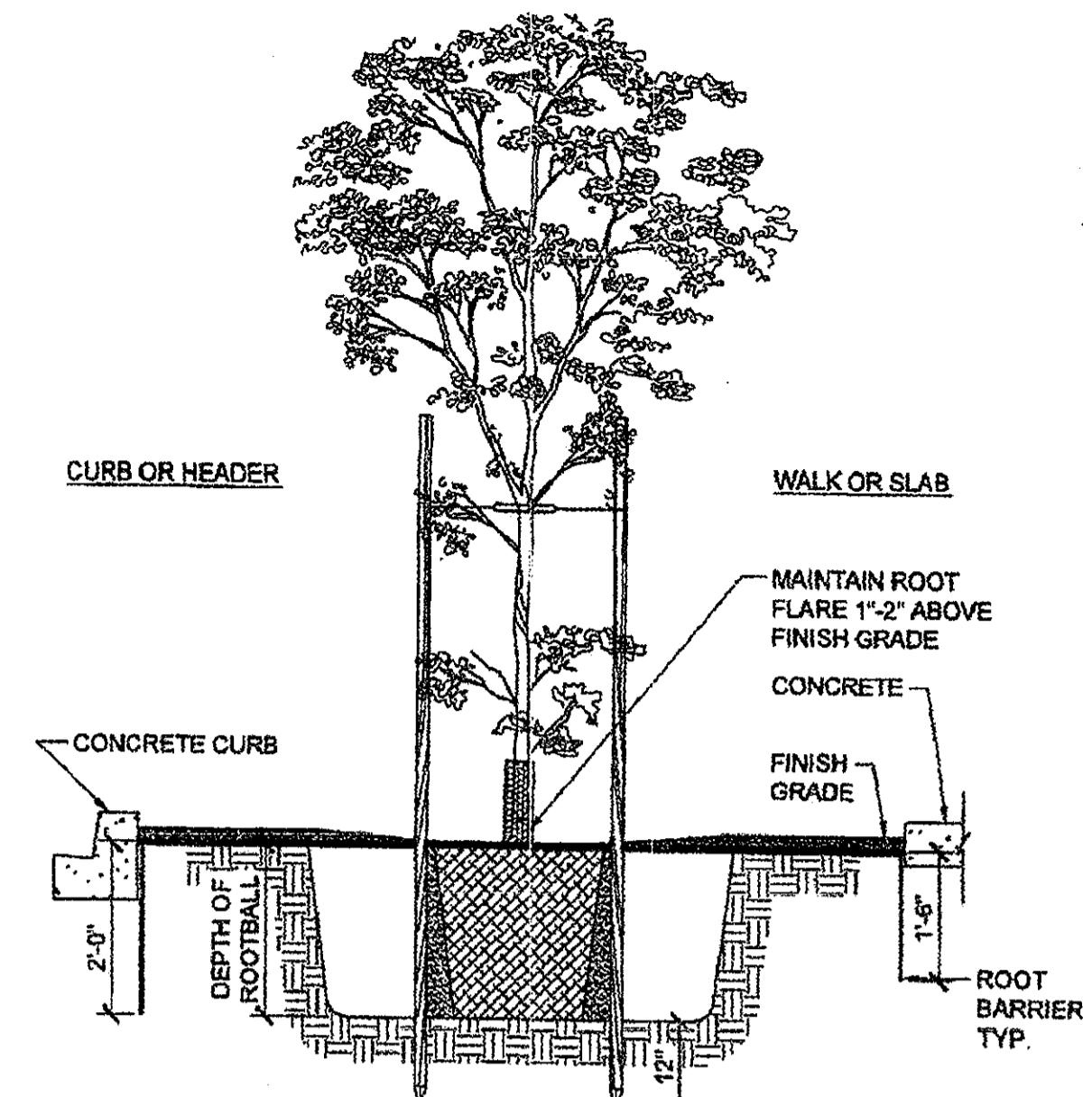
- 1 FINISHED GRADE
 - 2 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
 - 3 BACKFILL WITH NATIVE SOIL. WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
 - 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
 - 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.
- NOTE:**
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
 2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
 3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

1 MULTI-TRUNK TREE PLANTING
 SCALE: 3/16" = 1'-0"

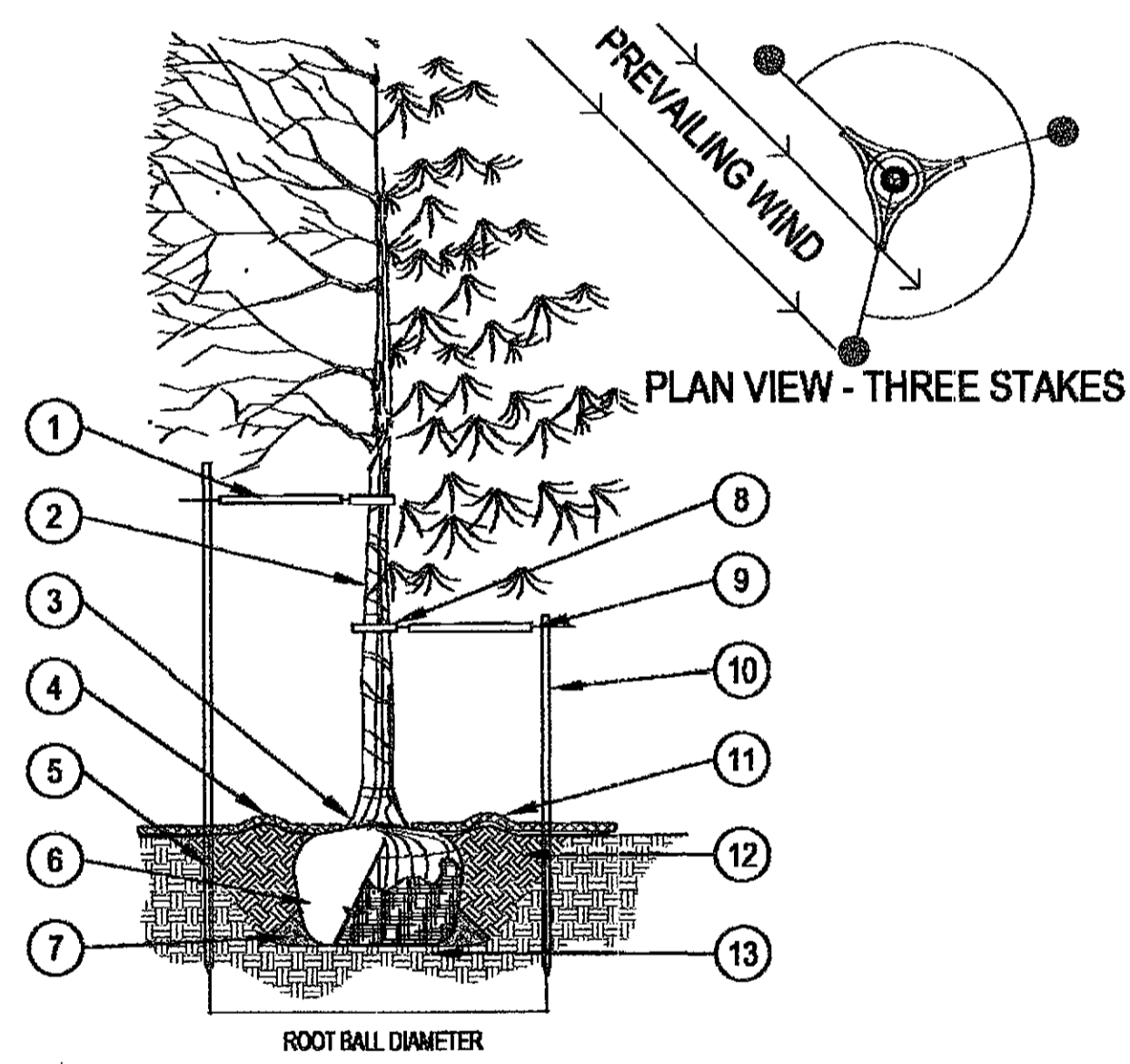


- 1 BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
- 2 PRESSURE TREATED 2" DIA. 8'-0" LODGEPOLE PINE
- 3 TREE STEM
- 4 ROOT BALL
- 5 TWO STRAND 12 GA. GALV. WIRE IN 3/4" DIA. VINYL TWO-PLY FABRIC-BEARING HOSE 6"-8" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY DO NOT CONSTRICT TRUNK
- 6 TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
- 7 ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE

2 MULTI-TRUNK TREE STAKING
 SCALE: 1-1/2" = 1'-0"

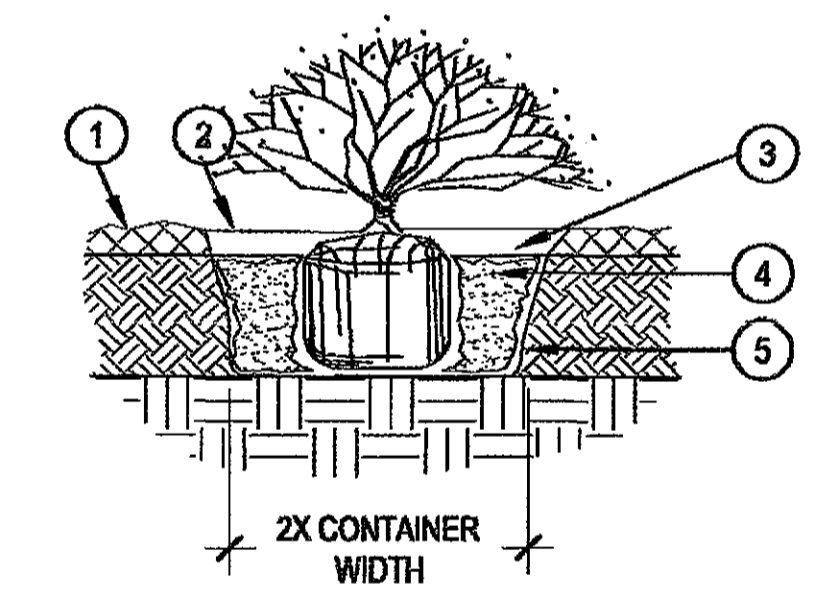


3 ROOT BARRIER
 CITY OF TEMPE / PUBLIC WORKS DEPARTMENT
 NOT TO SCALE



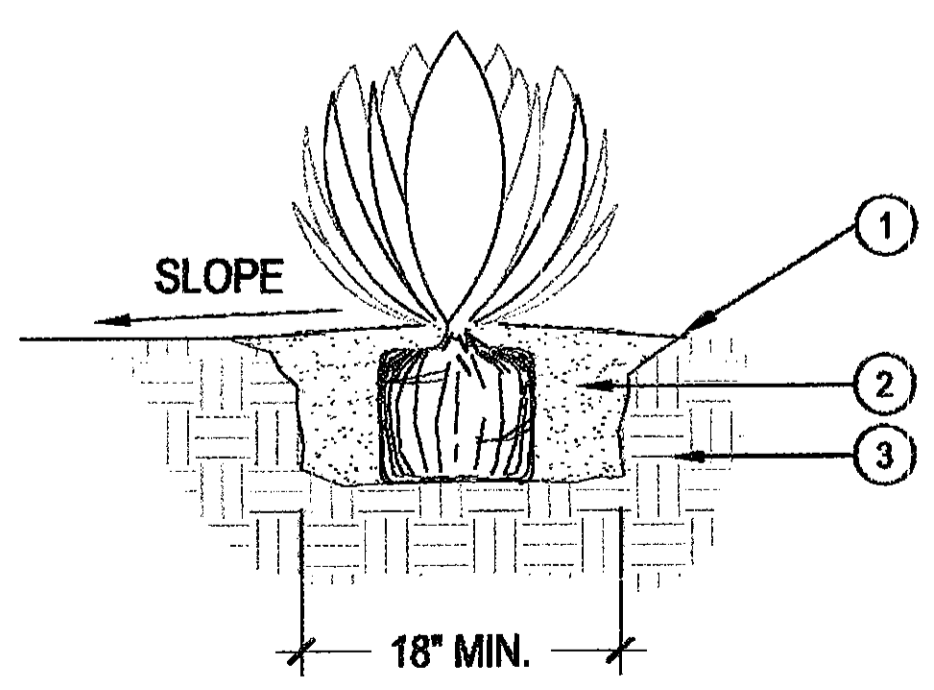
- 1 FINISHED GRADE
 - 2 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
 - 3 BACKFILL WITH NATIVE SOIL. WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
 - 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
 - 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.
- NOTES:**
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
 2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
 3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

4 SINGLE-TRUNK TREE PLANTING
 SCALE: 3/16" = 1'-0"



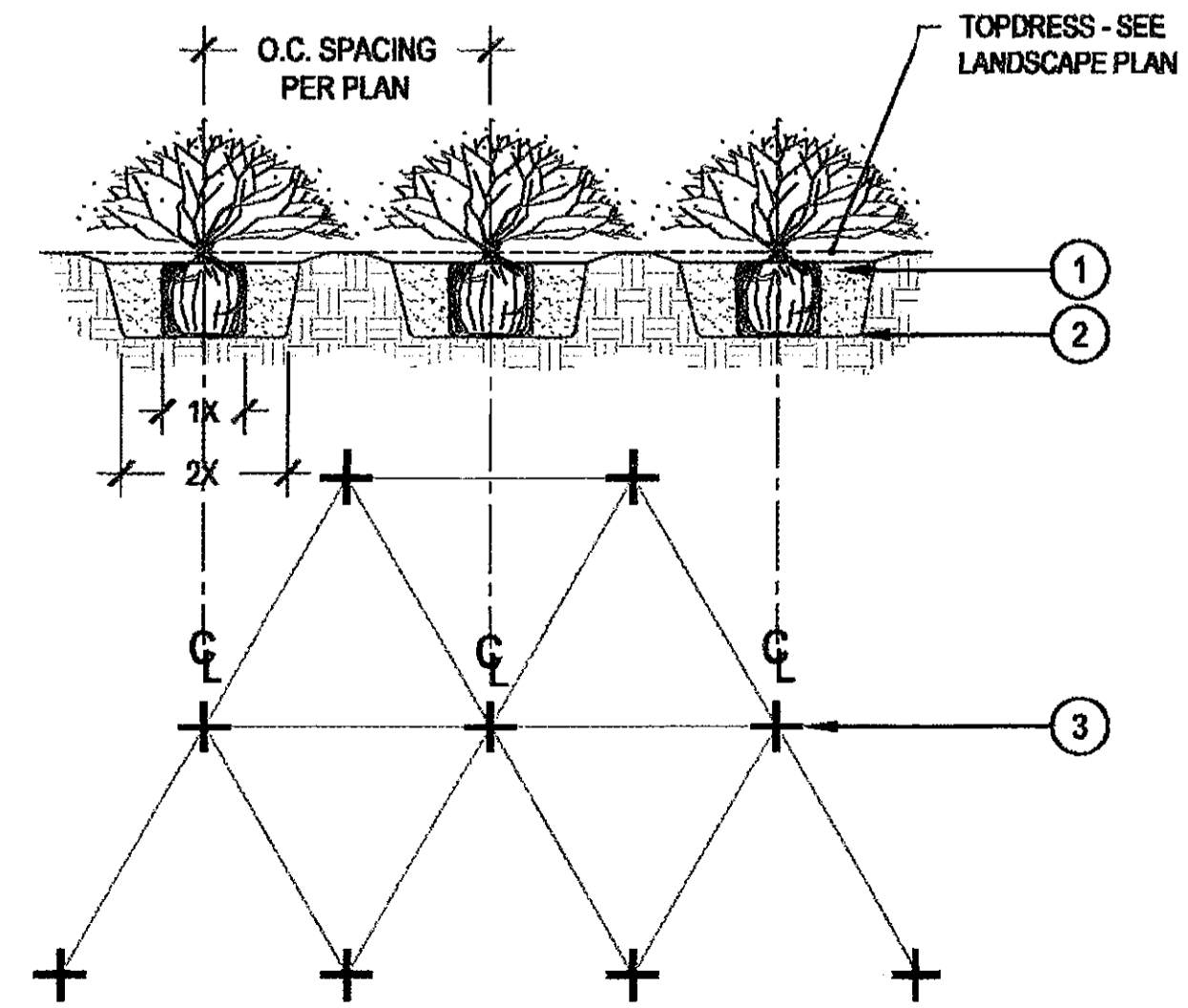
- 1 FINISH GRADE
 - 2 TOPDRESS
 - 3 3" DEEP WELL, BLEND TO FINISHED GRADE
 - 4 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
 - 5 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER
 4. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING

5 SHRUB PLANTING
 SCALE: 1-1/2" = 1'-0"



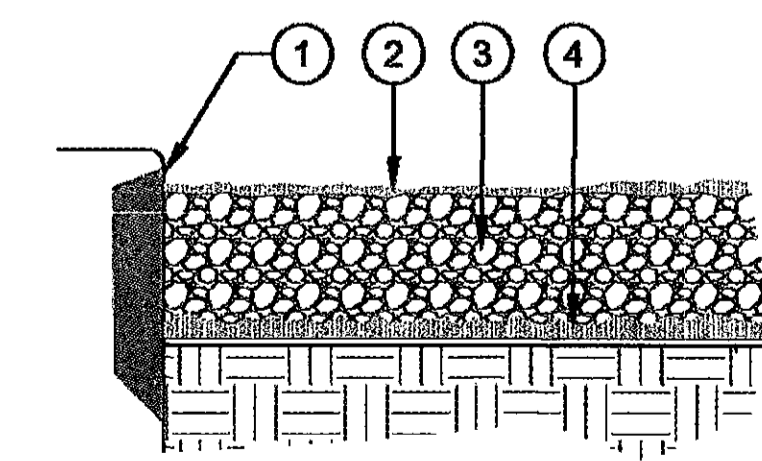
- 1 FINISH GRADE
 - 2 BACKFILL NATIVE SOIL, THOROUGHLY INCORPORATE 25LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
 - 3 UNDISTURBED SUBGRADE
- NOTES:**
1. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
 2. USE DRY SITE SOIL ONLY IN PIT -- NO MULCH

6 ACCENT CACTI PLANTING
 SCALE: NTS



- 1 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
 - 2 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
 - 3 CENTER OF PLANT PLANT SPACING AS SPECIFIED ON DRAWINGS, SEE PLANT SCHEDULE.
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING

7 GROUNDCOVER PLANTING
 SCALE: 1-1/2" = 1'-0"



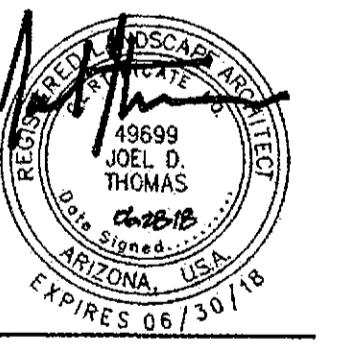
- 1 MIN. 1/2" REVEAL ON ALL PAVE SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
 - 2 FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
 - 3 DECOMPOSED GRANITE / DECORATIVE ROCK PER PLANTING LEGEND
 - 4 APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE
- NOTES:**
1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE

8 TOPDRESS
 SCALE: NTS

DC RANCH CROSSING
MARRIOTT FAIRFIELD INN & SUITES HOTEL
 18211 NORTH PINA ROAD, SCOTTSDALE, ARIZONA

OWNER:

ARCHITECT:
HOBBS+BLACK ARCHITECTS
 4300 N. Miller Road, Ste. 147,
 Scottsdale, AZ 85251



DATE:
 06/28/2018

11/13/2017
 DC RANCH COVENANT COMMISSION
 PRELIMINARY DESIGN SUBMITAL

45-DR-2017
 06/29/18

SHEET TITLE:
 LANDSCAPE
 DETAILS

LA 401

NOT FOR CONSTRUCTION

CHECKED BY:
 DRAWN BY:

CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF DECOMPOSED GRANITE (IF YOUR IN A ELSO AREA, DELETE THE "DECOMPOSED GRANITE" AND PUT "SALVAGED DESERT SURFACE SOIL") WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

CITY OF SCOTTSDALE LANDSCAPE NOTES

- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:
 - NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
 - ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - + THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE CITY REPRESENTATIVE IMMEDIATELY.
- IN THE EVENT THAT POTTED TREES NEED TO BE REMOVED IN ORDER TO PROVIDE ACCESS FOR UTILITY MAINTENANCE, REPLACEMENT OF SUCH TREES SHALL BE AT THE DEVELOPERS EXPENSE.
- LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE, PRIOR TO INSTALLATION.
- MAINTENANCE: ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE MAINTAINED TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING.
- ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUNDCOVER.
- THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION AND SPACING:
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFFSITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES, EXISTING PRESERVED VEGETATION, AND OTHER FIELD CONDITIONS. CONTACT THE PROJECT REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE PROJECT REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL WARRANT THE PLANT MATERIAL, IRRIGATION SYSTEM AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
- IN THE EVENT OF ANY DISPUTE BETWEEN THESE PLANS AND THE STANDARD SPECIFICATION, THE STANDARD SPECIFICATION SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- IT IS THE OWNERS RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA. (MUST PROVIDE A WINDOW OF VISIBILITY FROM 30" TO 72" ABOVE GRADE).
- FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
- REMOVE ALL EXISTING LANDSCAPE WITHIN THE LANDSCAPE LIMITS SHOWN ON LANDSCAPE PLAN, WITH THE EXCEPTION OF PLANTS IDENTIFIED AS PROTECT IN PLACE OR AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. COORDINATE A SITE VISIT PRIOR TO DEMOLITION.
- LANDSCAPE UPLIGHTS WILL BE LOCATED AT SPECIMEN TREES.
- LANDSCAPE ARCHITECT TO SELECT AND TAG TREES PRIOR TO INSTALLATION.

PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia aneura</i>	Mulga Tree	36" BOX 11H X 7W 2.5 CAL	8
	<i>Acacia willardiana</i>	Palo Blanco	36" BOX 11H X 7W 2.5 CAL	4
	<i>Olneya tesota</i>	Ironwood	48" BOX 10H X 9W 3.5 CAL	4
	<i>Parkinsonia floridum</i>	Blue Palo Verde	48" BOX 12H X 10W 3.75 CAL	5
	Salvaged Tree: See Salvage Table			
	Salvaged Saguaro: See Salvage Table			
SHRUB AND ACCENTS				
	<i>Muhlenbergia rigens</i>	Deer Grass	5 GAL	35
	<i>Dodonaea viscosa</i>	Hop Bush	15 GAL	49
	<i>Encelia farinosa</i>	Brittlebush	5 GAL	50
	<i>Justicia californica</i>	Chuparosa	5 GAL	17
	<i>Larrea tridentata</i>	Creosote	5 GAL	32
	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	15 GAL	16
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 GAL	29
	<i>Russelia equisetiformis</i>	Firecracker Bush	5 GAL	9
	<i>Simmondsia chinensis</i>	Jojoba	5 GAL	30
ACCENTS				
	<i>Agave victoriae-reginae</i>	Queen Victoria	5 GAL	17
	<i>Agave gemniflora</i>	Twin Flowered Agave	5 GAL	2
	<i>Agave parryi 'truncata'</i>	Artichoke Agave	5 GAL	17
	<i>Aloe barbadensis</i>	Aloe Vera	15 GAL	52
	<i>Carnegiea gigantea</i>	Saguaro	15' SPEAR	6
	<i>Dasylirion longissimum</i>	Mexican Grass Tree	5 GAL	62
	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	5 GAL	14
	<i>Fouquieria splendens</i>	Ocotillo	24" BOX	15
	<i>Lophocereus schottii v. monstrosus</i>	Totem Pole Cactus	15 GAL	9
GROUNDCOVERS/VINES				
	<i>Baileya multiradiata</i>	Desert Marigold	1 GAL	405
	<i>Glandularia gooddingii</i>	Goodding's Verbena	1 GAL	165
	<i>Lantana X 'New Gold'</i>	Yellow Lantana	1 GAL	43
	<i>Bougainvillea sp.</i>	La Jolla Bougainvillea	15 GAL	9
TOPDRESS				
	DECOMPOSED GRANITE TOPDRESS IN ALL PLANTING AREAS. 2" DEPTH MINIMUM. COLOR: TO MATCH EXISTING SIZE: TO MATCH EXISTING. SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE			

TREE AND CACTI SALVAGE LEGEND

TAG NO.	BOTANICAL NAME	COMMON NAME	CAL. (IN)
3	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"
4	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"
6	<i>Prosopis spp.</i>	MESQUITE	12"
7	<i>Prosopis spp.</i>	MESQUITE	6"
9	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	4"
10	<i>Prosopis spp.</i>	MESQUITE	7"
11	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	8"
12	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	7"
13	<i>Prosopis spp.</i>	MESQUITE	6"
14	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	6"
15	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	5"
16	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	5"
18	<i>Carnegiea gigantea</i>	SAGUARO	10"
20	<i>Parkinsonia micorophylla</i>	FOOTHILLS PALO VERDE	8"

INVENTORY COMPLETED BY NATIVE RESOURCES

NOTES:

- REQUIRED SIZE OF TREES = 50% OF TREES TO BE MATURE SIZE FOR BUILDINGS OVER ONE STORY. AS PER SECTION 10.501, B OF THE SCOTTSDALE AZ CODE OF ORDINANCE ARTICLE X.- LANDSCAPE REQUIREMENTS
- Agave desmetiana Smooth Edge Agave, Agave parryi 'Truncata' Mescal Agave, Carnegiea gigantea Saguaro, Echinocactus grusonii Golden Barrel Cactus, and Fouquieria splendens Ocotillo, WILL BE INSTALLED A DISTANCE OF AT LEAST FOUR FEET BETWEEN THE EDGE OF THE WALKWAY AND PEDESTRIAN AREAS TO THE EDGE OF MATURE PLANT, DUE TO THE THORNY SPINES ON THESE PLANTS. PER DSPM SEC. 2-1.1001.13

SITE SUMMARY DATA:

ON-SITE AREA = 16,634 SQUARE FEET TOTAL
RIGHT OF WAY AREA = 0 SQUARE FEET TOTAL
PARKING AREA = INCLUDED AS ON-SITE AREA

NOTE: NO PLANTS THAT REACH A MATURE HEIGHT OF GREATER THAN 18" SHALL BE LOCATED IN THE SIGHT VISIBILITY TRIANGLE.

CITY OF SCOTTSDALE LANDSCAPE PLAN APPROVAL

CASE #	APPROVED BY:	DATE:
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.		



NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DC RANCH CROSSING
MARRIOTT FAIRFIELD INN & SUITES HOTEL
18211 NORTH PIMA ROAD, SCOTTSDALE, ARIZONA

OWNER:

ARCHITECT:
HOBBS+BLACK ARCHITECTS
4300 N. Miller Road, Ste. 147,
Scottsdale, AZ 85251



DATE:
06/28/2018

NOT FOR CONSTRUCTION

45-DR-2017
06/29/18

SHEET TITLE:
LANDSCAPE SCHEDULES

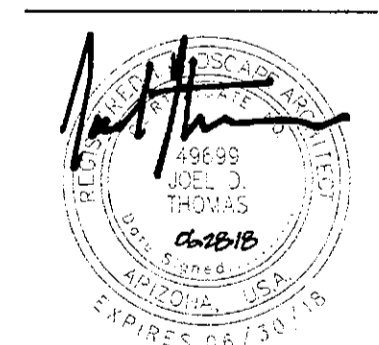
LA 300

CHECKED BY:
DRAWN BY:

DC RANCH CROSSING
MARRIOTT FAIRFIELD INN & SUITES HOTEL
 18211 NORTH PIMA ROAD, SCOTTSDALE, ARIZONA

OWNER:

ARCHITECT:
HOBS+BLACK ARCHITECTS
 4300 N. Miller Road, Ste. 147,
 Scottsdale, AZ 85251



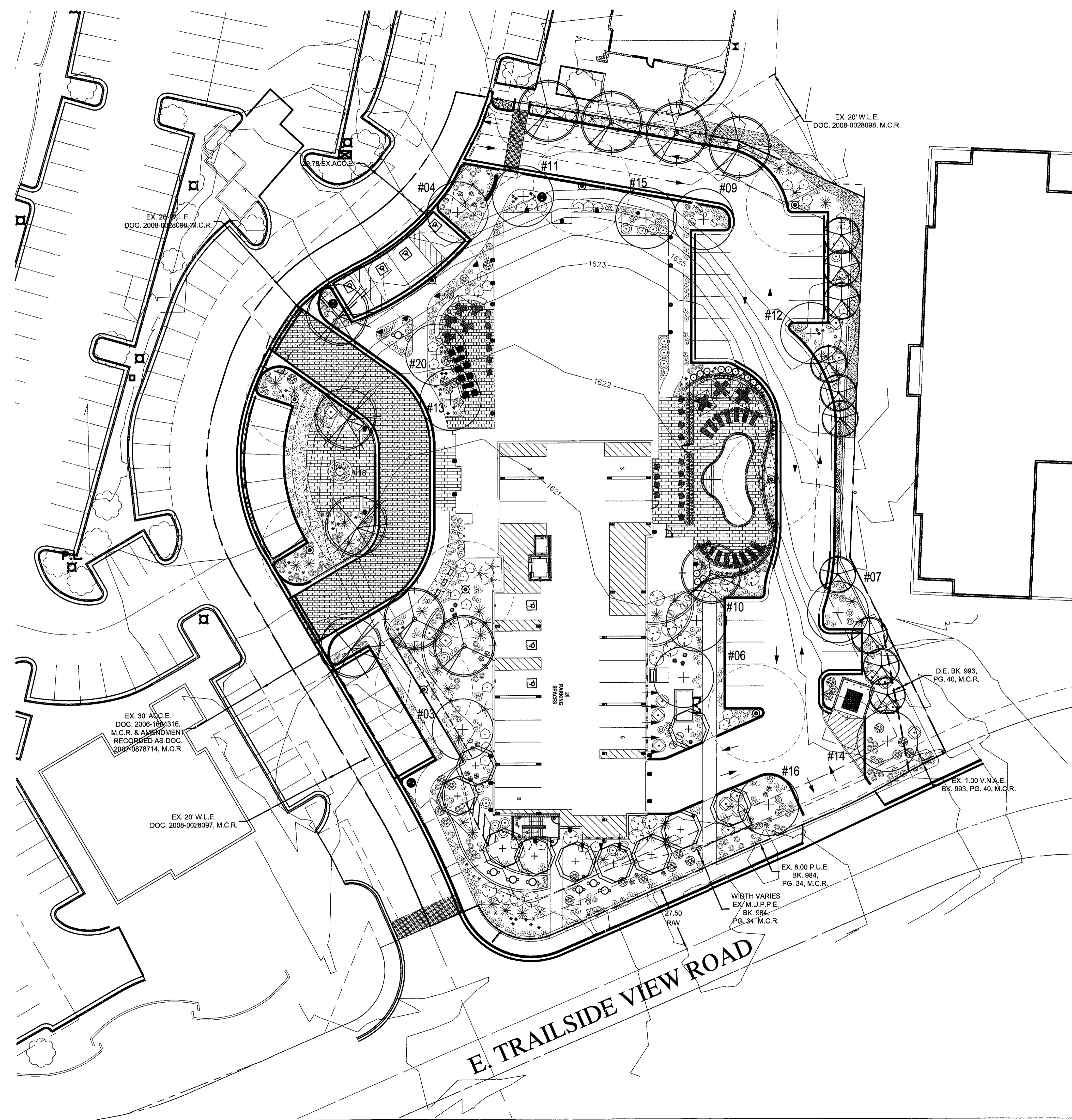
DATE:
 06/28/2018

NOT FOR CONSTRUCTION

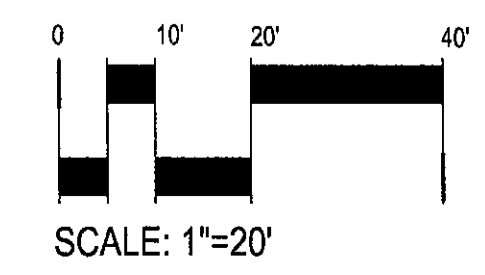
45-DR-2017
 06/29/18

SHEET TITLE:
 LANDSCAPE
 PLAN

LA 301



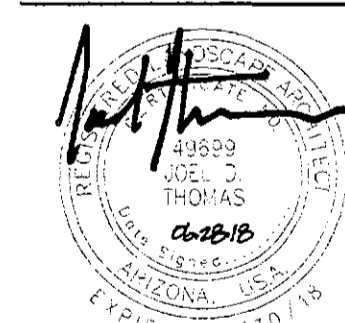
STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE INITIALS



CHECKED BY:
 DRAWN BY:

OWNER:

ARCHITECT:
HOBBBS+BLACK ARCHITECTS
 4300 N. Miller Road, Ste. 147,
 Scottsdale, AZ 85251



DATE:
 06/28/2018

NOT FOR CONSTRUCTION

45-DR-2017
 06/29/18

SHEET TITLE:
 HARDSCAPE
 PLAN

LA 101

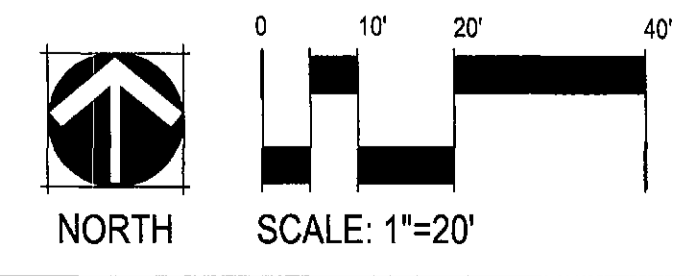
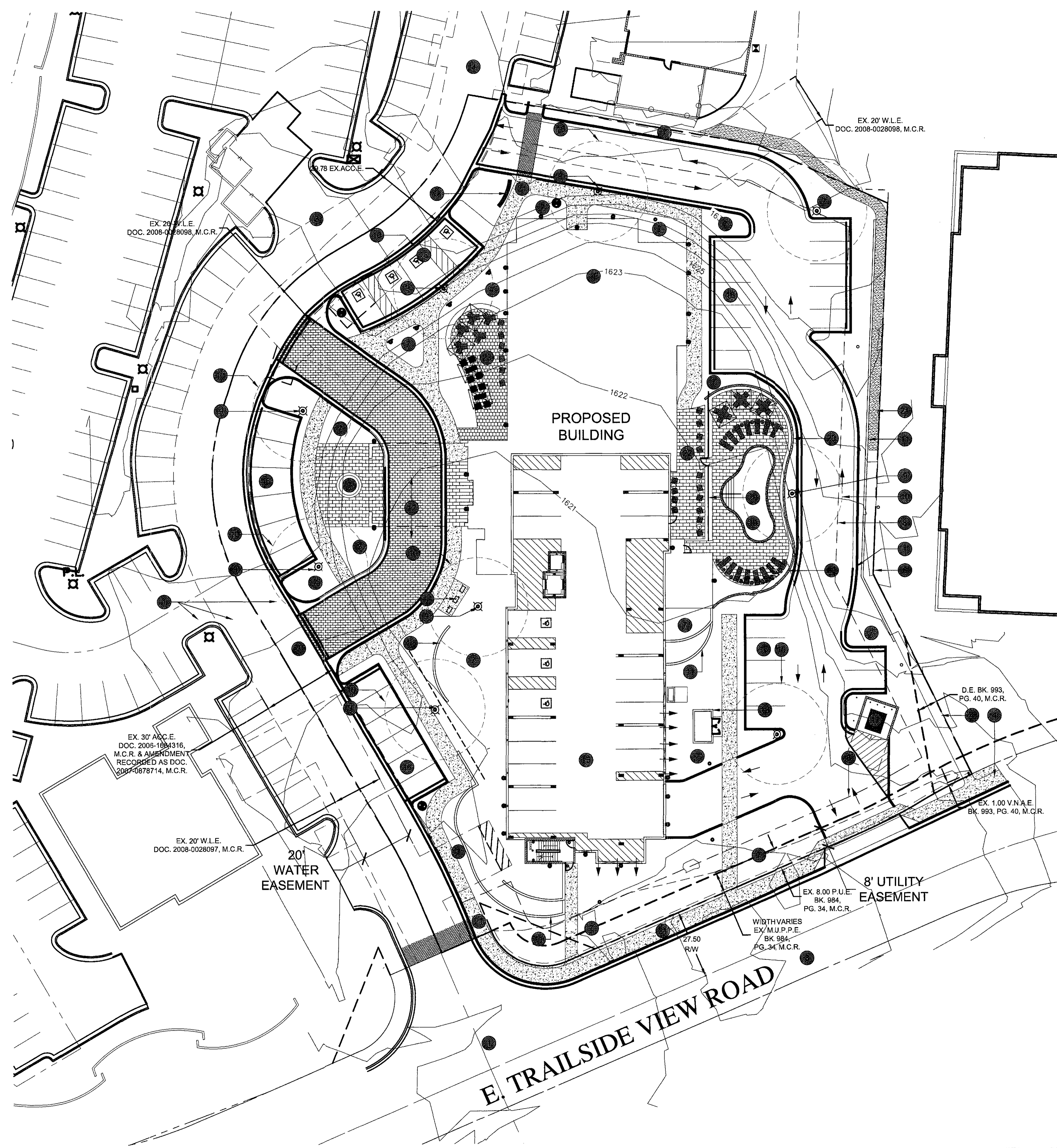
PAVING SCHEDULE

SYMBOL / PATTERN	PRODUCT
	INTEGRAL COLOR CONCRETE WITH 60% BLACK EXPOSED AGGREGATE. CONCRETE COLOR: SAHARA #242 SOLOMON COLORS AGGREGATE SIZE: 3/8"
	BRICK PAVING STYLE 1 STYLE: TUMBLED FLASHED. COLOR: PHOENIX #1, RAILROAD OR EQUAL. PATTERN: RUNNING BOND. MANUFACTURER: PHOENIX BRICK
	BRICK PAVING STYLE 2 STYLE: TUMBLED FLASHED. COLOR: PHOENIX #1, RAILROAD OR EQUAL. PATTERN: HERRINGBONE. MANUFACTURER: PHOENIX BRICK
	EXTENSION OF EXISTING CONCRETE WALK. MATERIAL, COLOR, SIZE, TO MATCH EXISTING. OWNER TO APPROVE MOCK UP PRIOR TO CONSTRUCTION

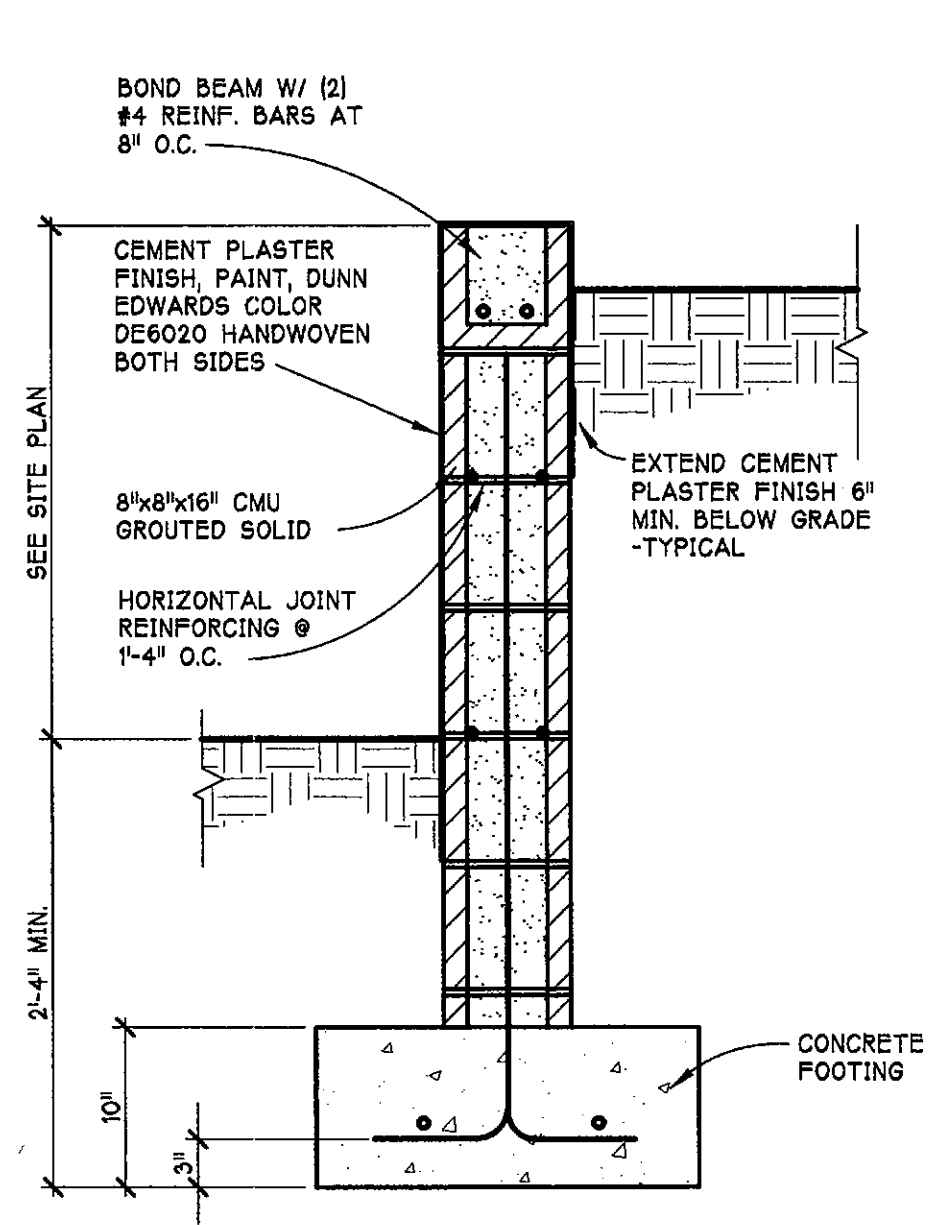
KEY NOTES

- ① EXISTING UTILITY - SEE CIVIL DRAWINGS
- ② PROPOSED UTILITY - SEE CIVIL DRAWINGS
- ③ EXISTING ROADWAY - SEE CIVIL DRAWINGS
- ④ EXISTING SIDEWALK - SEE CIVIL DRAWINGS
- ⑤ EXISTING CURB - SEE CIVIL DRAWINGS
- ⑥ EXISTING SITE WALL - SEE CIVIL DRAWINGS
- ⑦ PLANTING AREA
- ⑧ 15' SETBACK
- ⑨ PROPOSED STREET LIGHT POLE
- ⑩ REQUIRED 20' CLEARANCE FROM LIGHT POLE TO TRUNK OF TREE
- ⑪ NEW SITE WALL. SEE CIVIL FOR SPOT ELEVATIONS
- ⑫ PAVERS AT ENTRY DRIVE
- ⑬ POOL EQUIPMENT
- ⑭ BICYCLE RACK
- ⑮ PROPOSED BUILDING - SEE ARCHITECTURAL
- ⑯ PROPOSED PARKING
- ⑰ TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS
- ⑱ BENCH
- ⑲ POOL. TO MEET ALL MARICOPA COUNTY POOL CODE REQUIREMENTS
- ⑳ POOL FENCE. TO MEET ALL MARICOPA COUNTY POOL CODE REQUIREMENTS
- ㉑ NEW WALKWAY
- ㉒ OUTDOOR DINING PATIO
- ㉓ MEETING ROOM PATIO

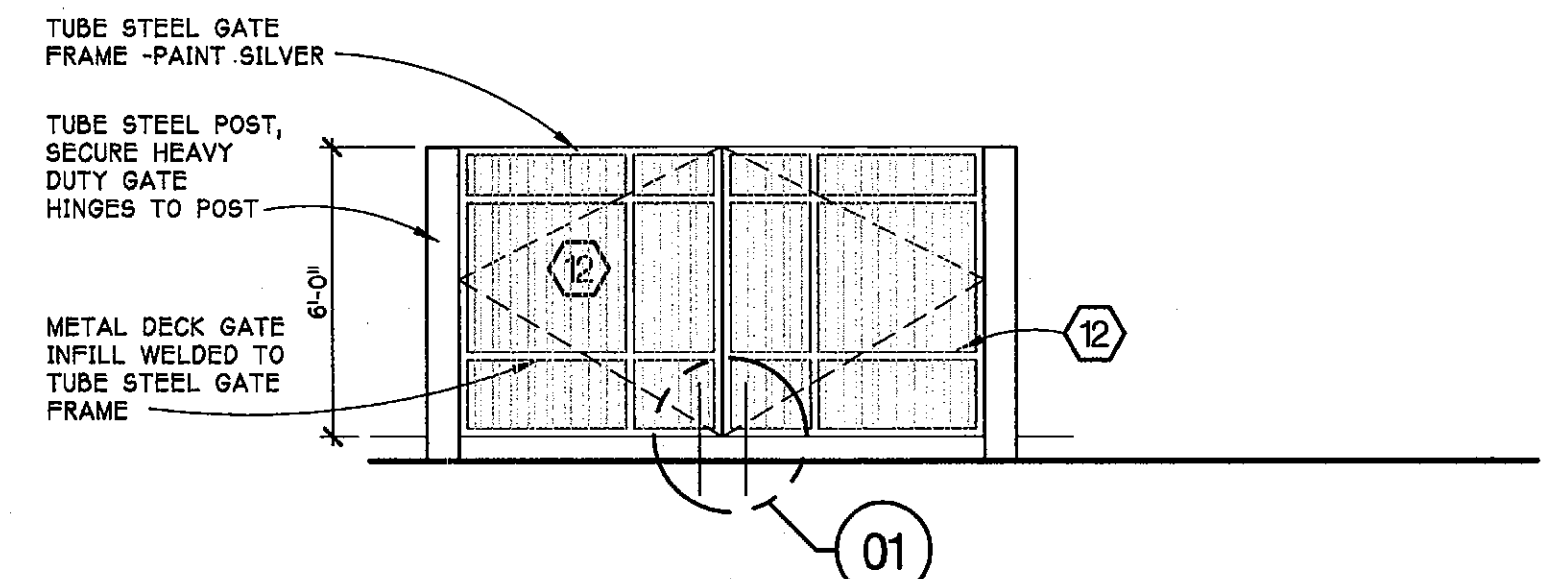
STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE: 06/28/2018
 INITIALS: [Signature]



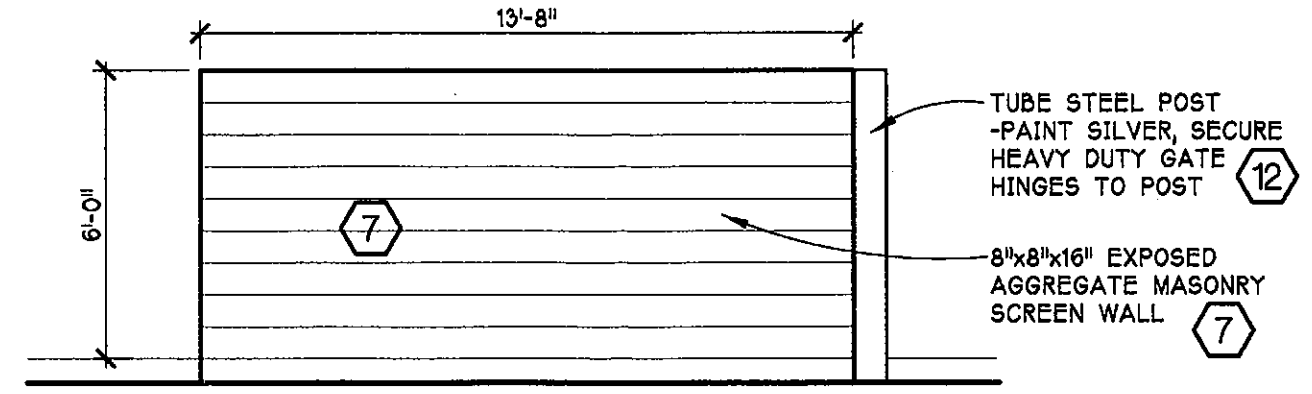
CHECKED BY:
DRAWN BY:



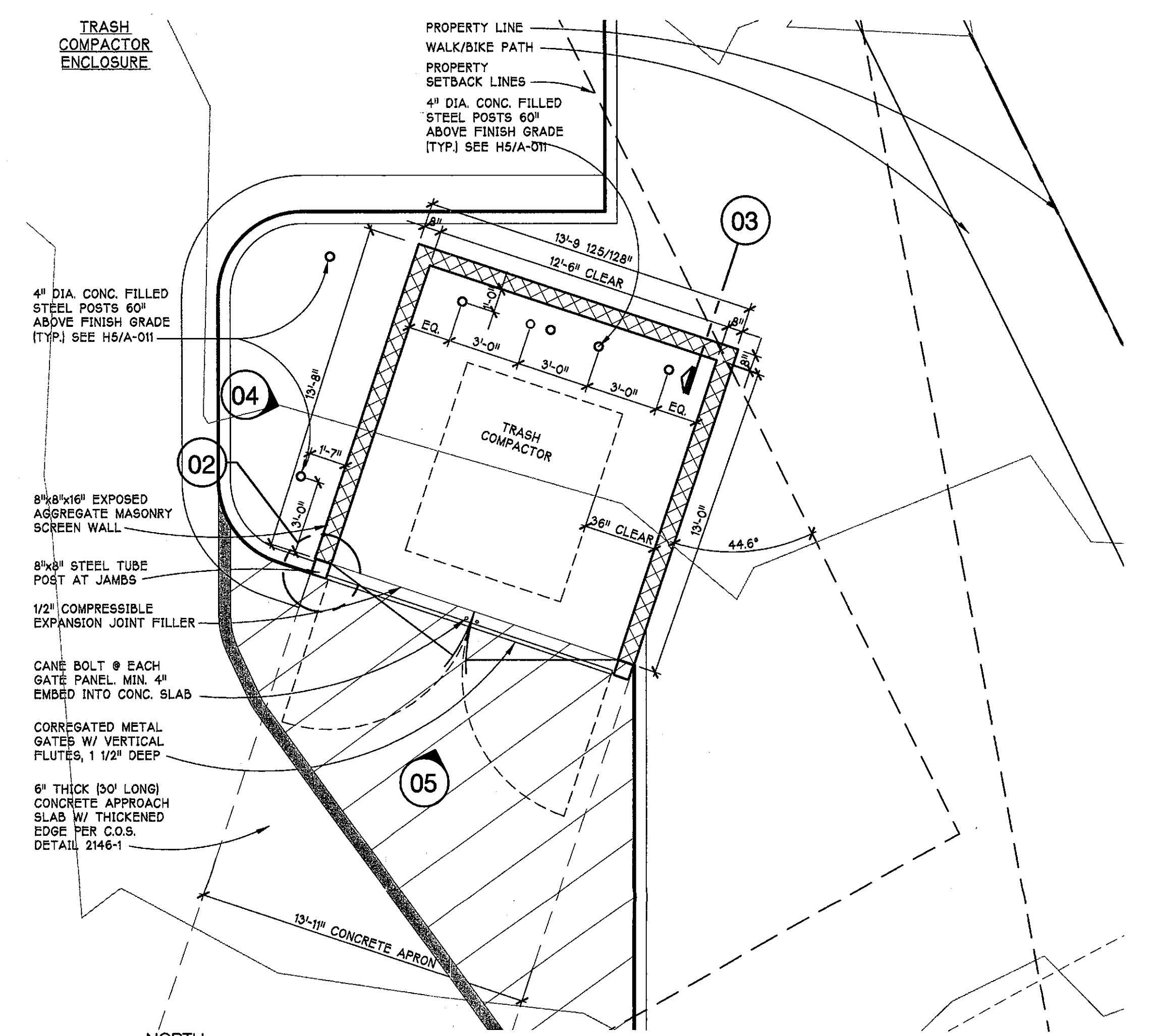
17 TYPICAL RETAINING WALL SECTION
SCALE - 1" = 1'-0"



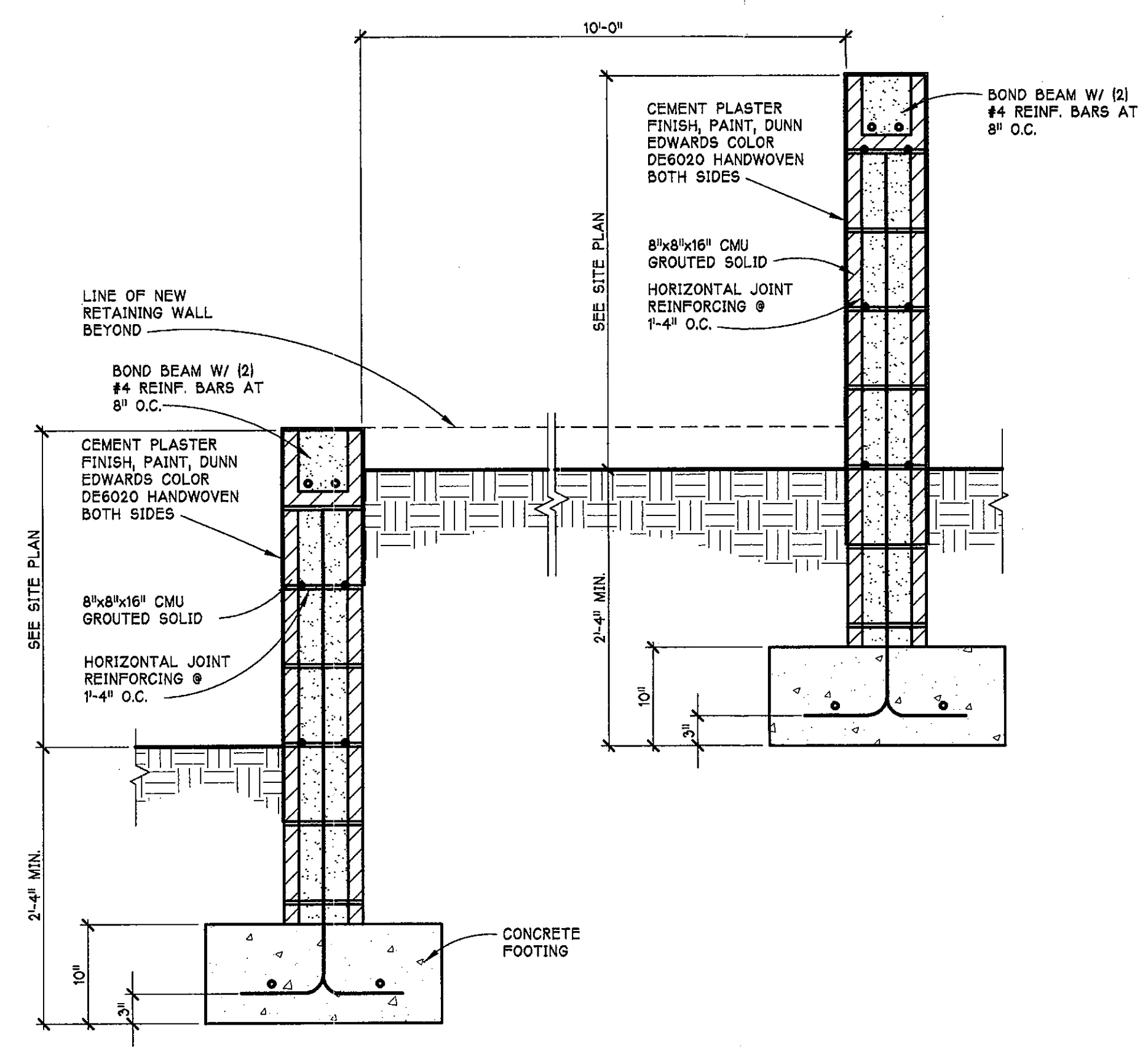
05 TRASH ENCLOSURE ELEVATION
SCALE - 1/4" = 1'-0"



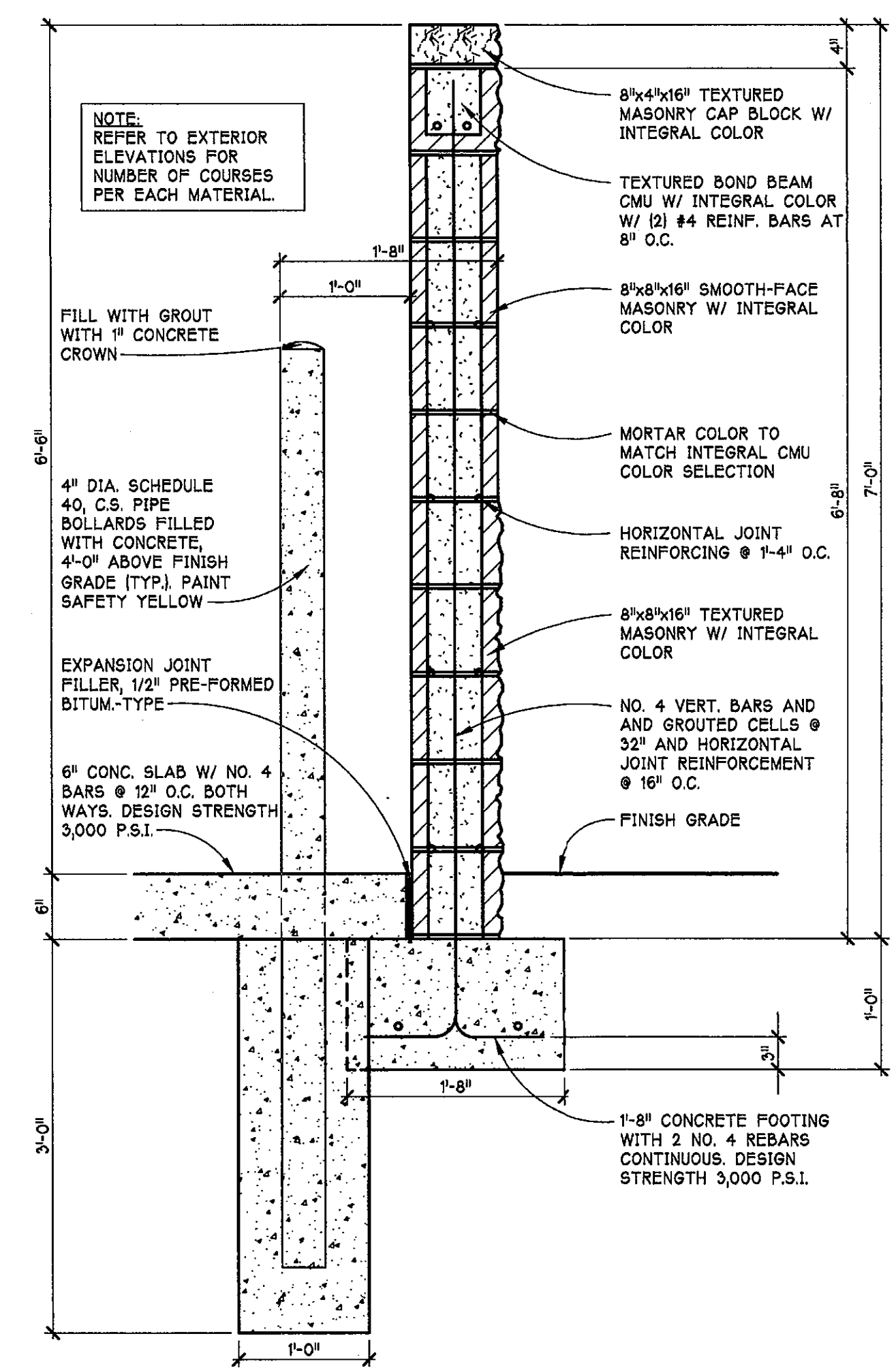
04 TRASH ENCLOSURE ELEVATION
SCALE - 1/4" = 1'-0"



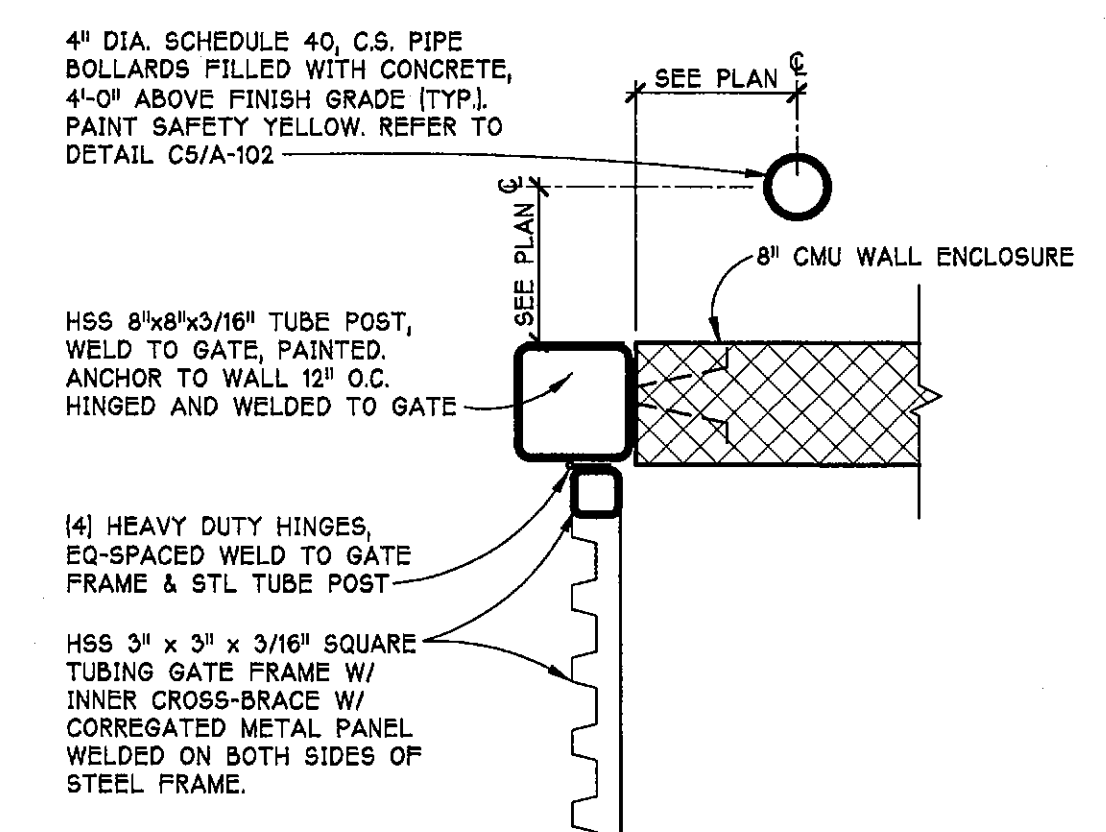
03 TRASH ENCLOSURE PLAN
SCALE - 1/4" = 1'-0"



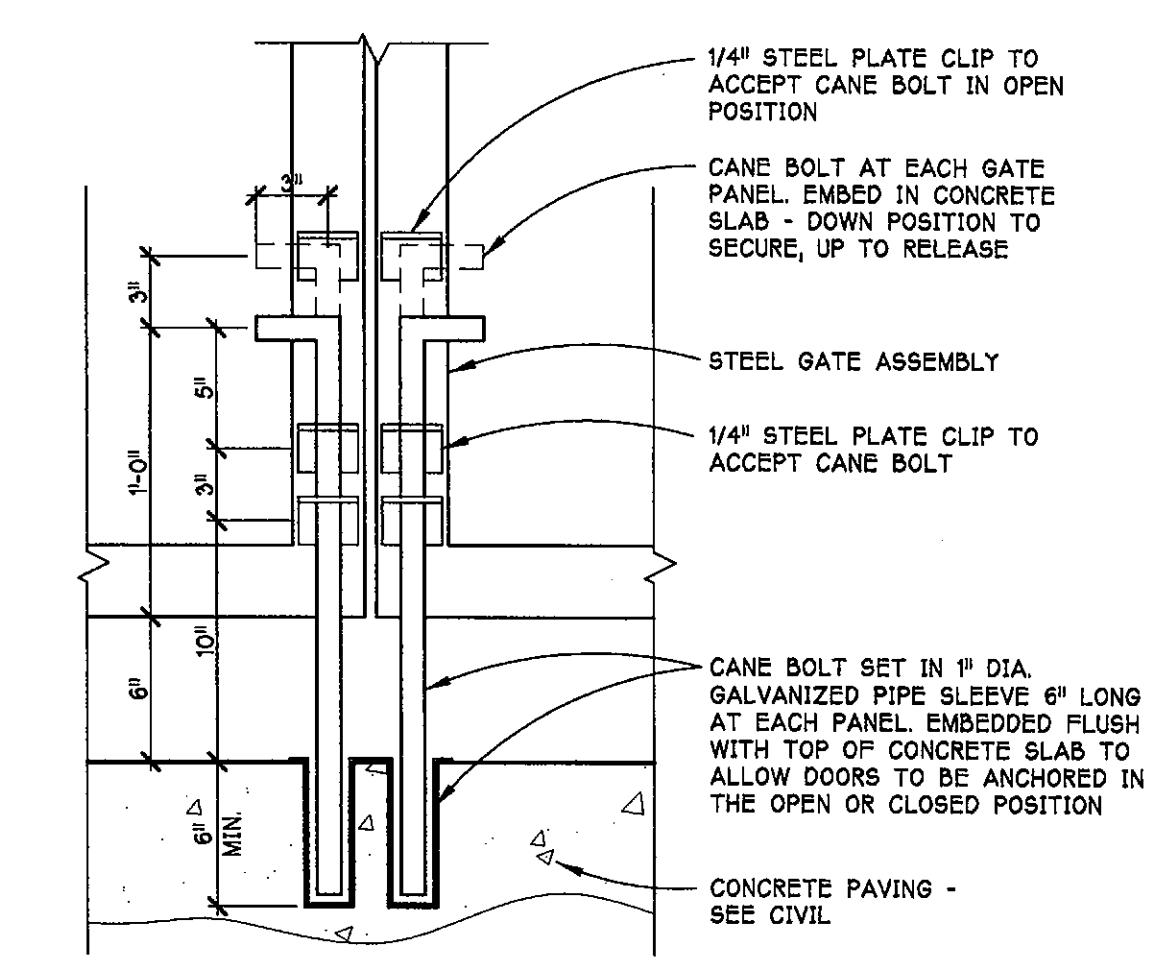
16 MULTI-TIERED RETAINING WALL SECTION
SCALE - 1" = 1'-0"



03 TRASH ENCLOSURE SCREEN WALL SECTION
SCALE - 1" = 1'-0"

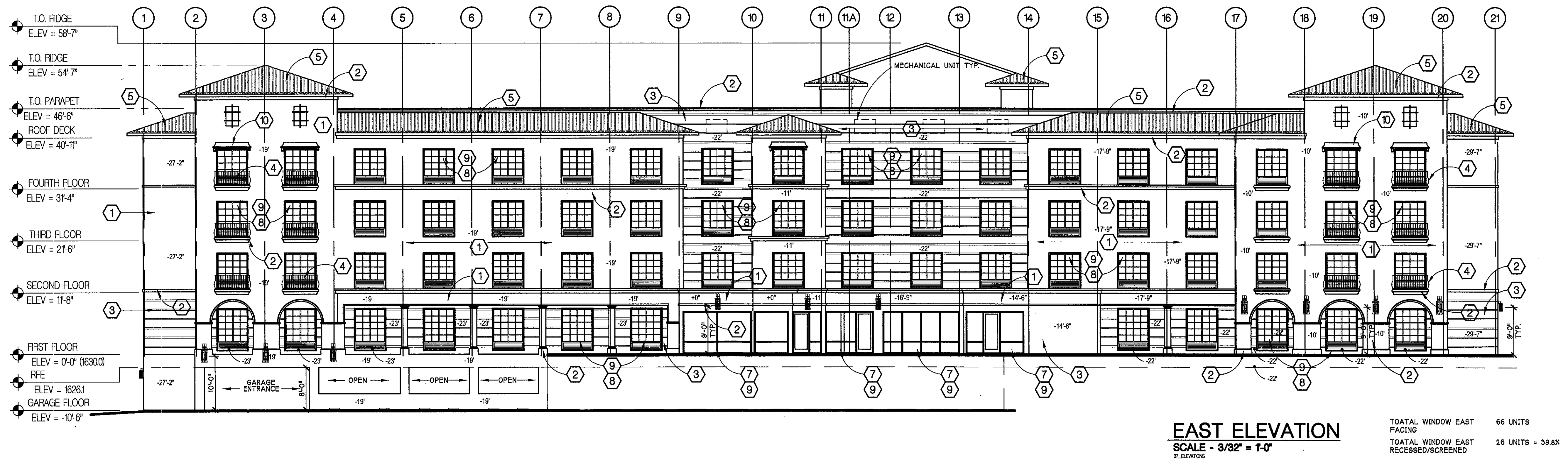
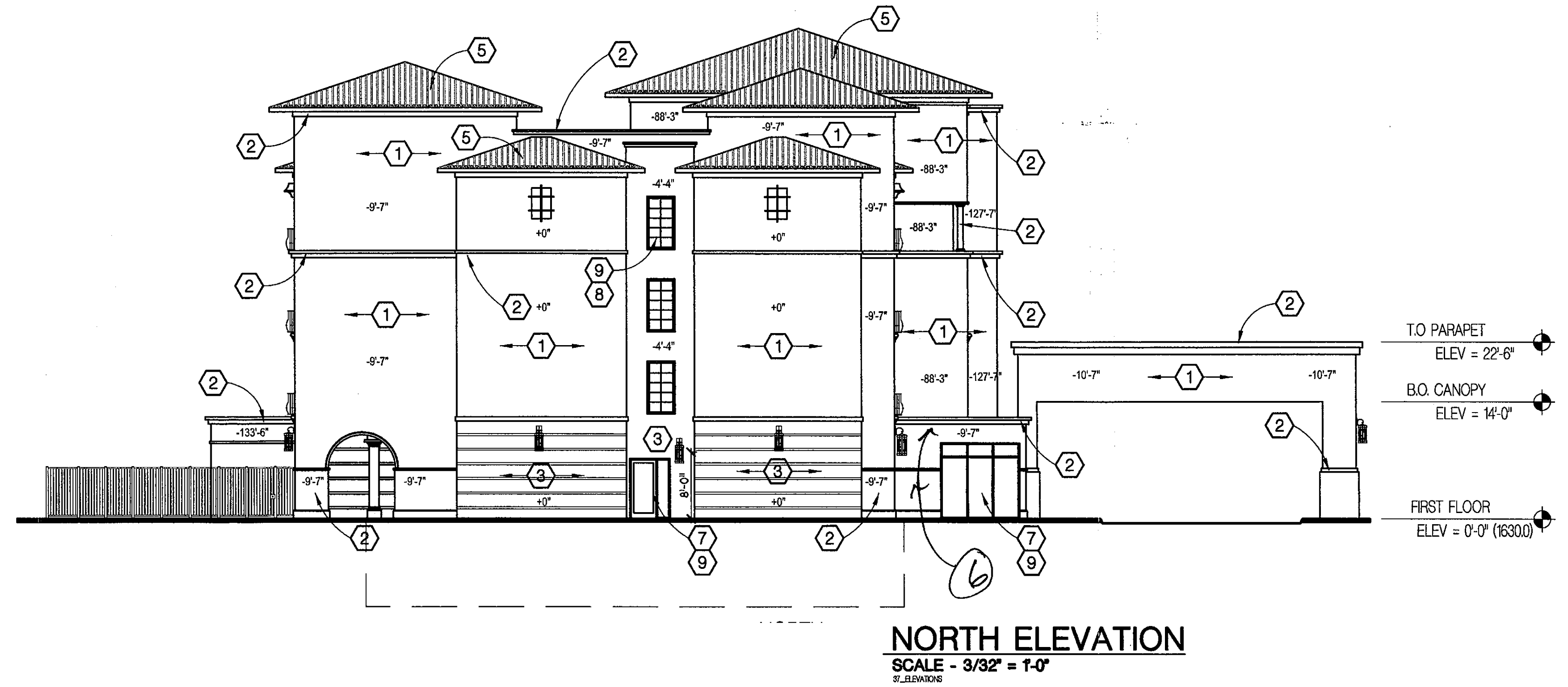


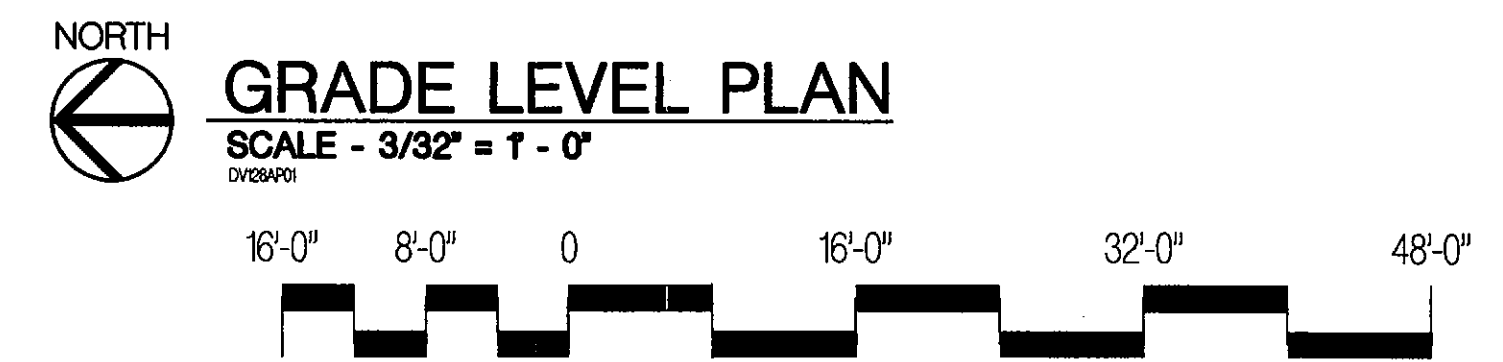
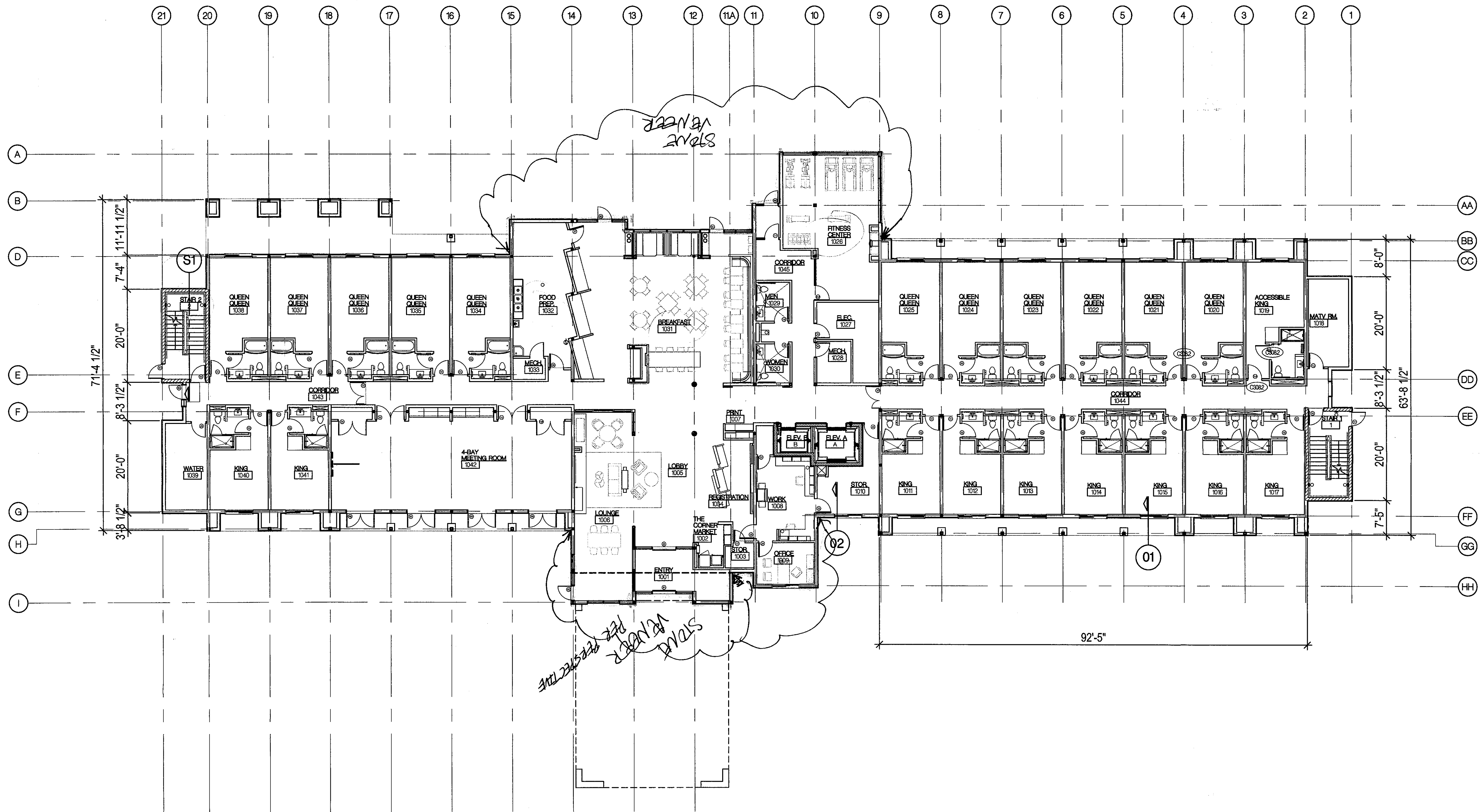
02 GATE JAMB @ MASONRY WALL
SCALE - 1" = 1'-0"



01 CANE BOLT DETAIL
SCALE - 1 1/2" = 1'-0"

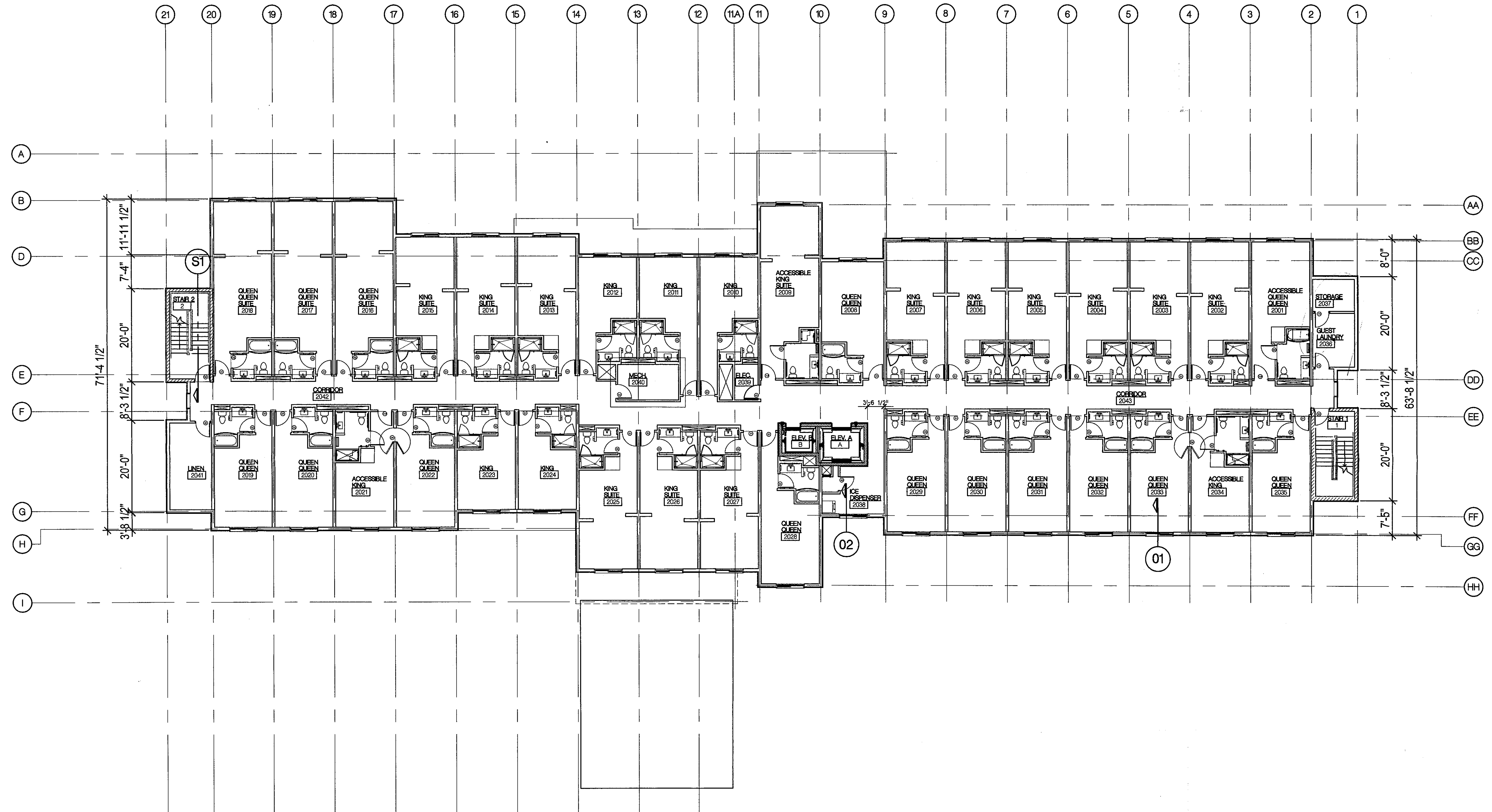
EXTERIOR FINISH SCHEDULE			
SYMB.	MATERIAL	COLOR	BASIS OF DESIGN
①	TEXTURED EIFS	DRYVIT 458 PARFAIT LRV 35	DRYVIT, OUTSULATION MD (DRAINABLE)
②	TEXTURED EIFS	DRYVIT 131 GULL GREY LRV 41	DRYVIT, OUTSULATION MD (DRAINABLE)
③	TEXTURED EIFS	SHERWIN WILLIAMS TO MATCH DC CROSSING BROWN	DRYVIT, OUTSULATION MD (DRAINABLE)
④	WROUGHT IRON WINDOW BASKET	DARK BRONZE	
⑤	S-TILE ROOFING	CAPISTRANO - HEIRLOOM EL MORADO BLEND SHC8709	EAGLE
⑥	MANUFACTURED STONE	CORONADO STONE	TO MATCH DC RANCH DESIGN GUIDELINES
⑦	ALUMINUM STOREFRONT FRAMING SYSTEM	DARK BRONZE	
⑧	ALUMINUM WINDOW FRAMING SYSTEM	DARK BRONZE	
⑨	LOW-E, TINTED, INSULATED GLASS	SOLARGRAY	OLDCASTLE
⑩	TEXTURED EIFS SHADE OVERHANG	DRYVIT 131 GULL GREY LRV 41	7'-4" WIDE X 14" HIGH X 18" DEEP



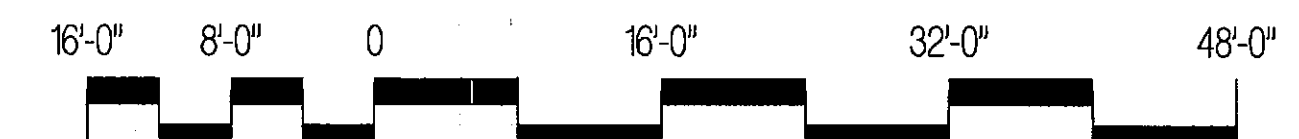


PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

filename: q:\2017\17507 - dc ranch\dwgs\drb\drbtblk.dwg date printed: 10/5/11 © 2017 Hobbs + Black Associates, Inc.



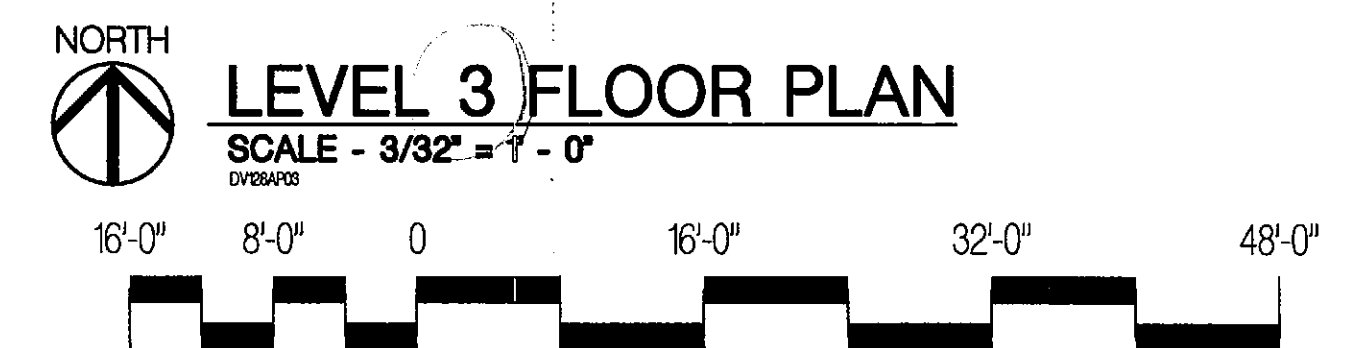
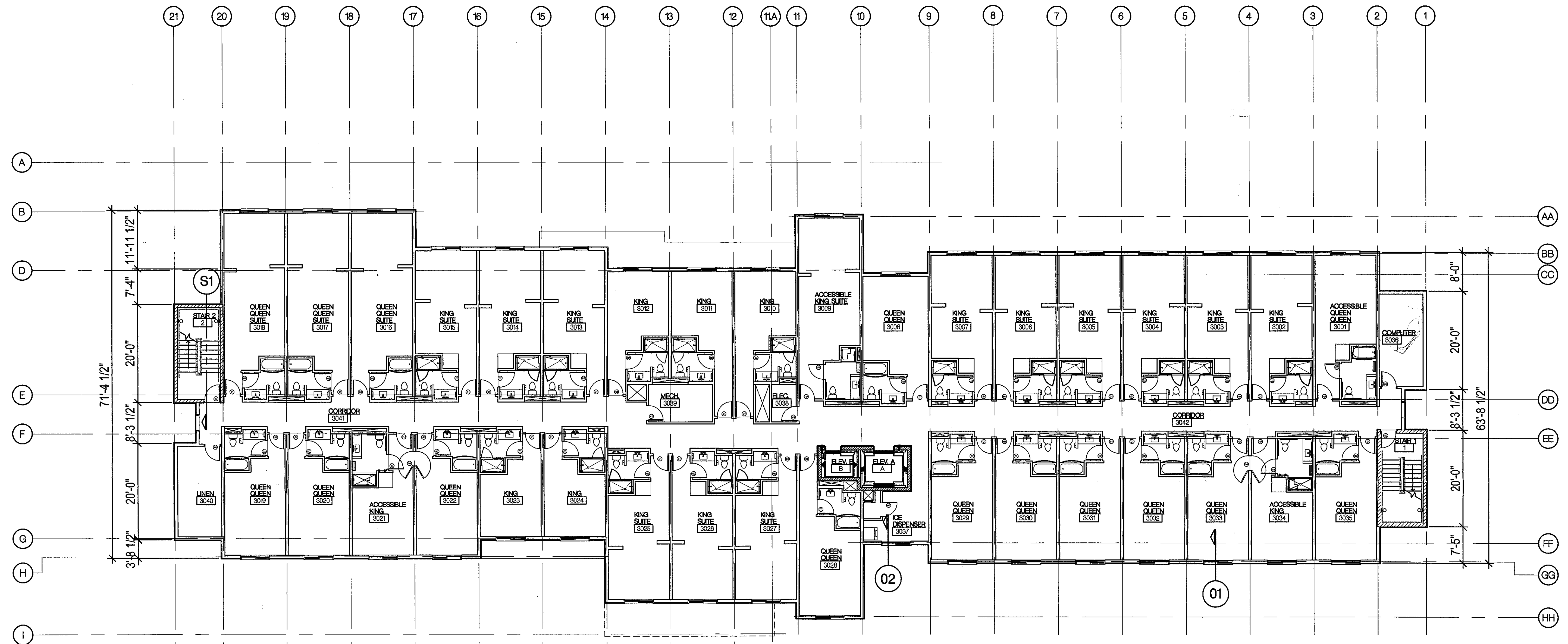
NORTH
LEVEL 2 FLOOR PLAN
SCALE - 3/32" = 1' - 0"



45-DR-2017
06/29/18

PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

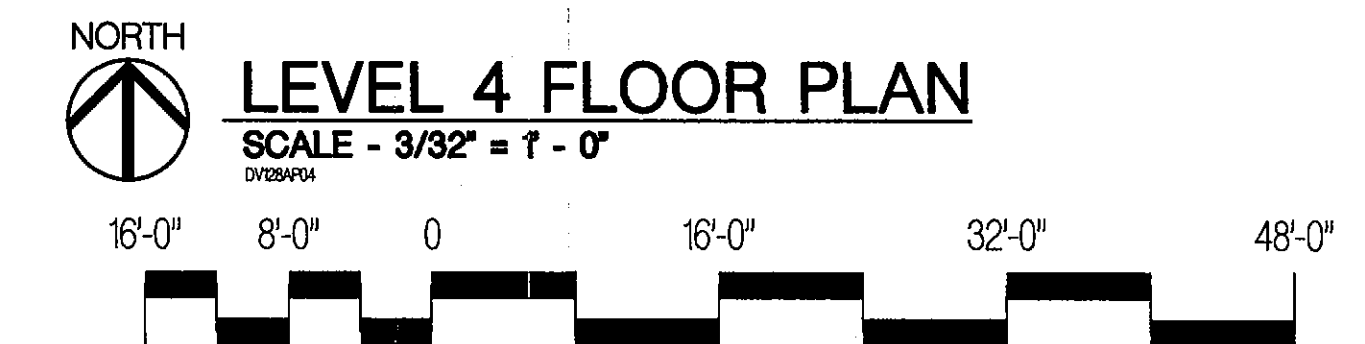
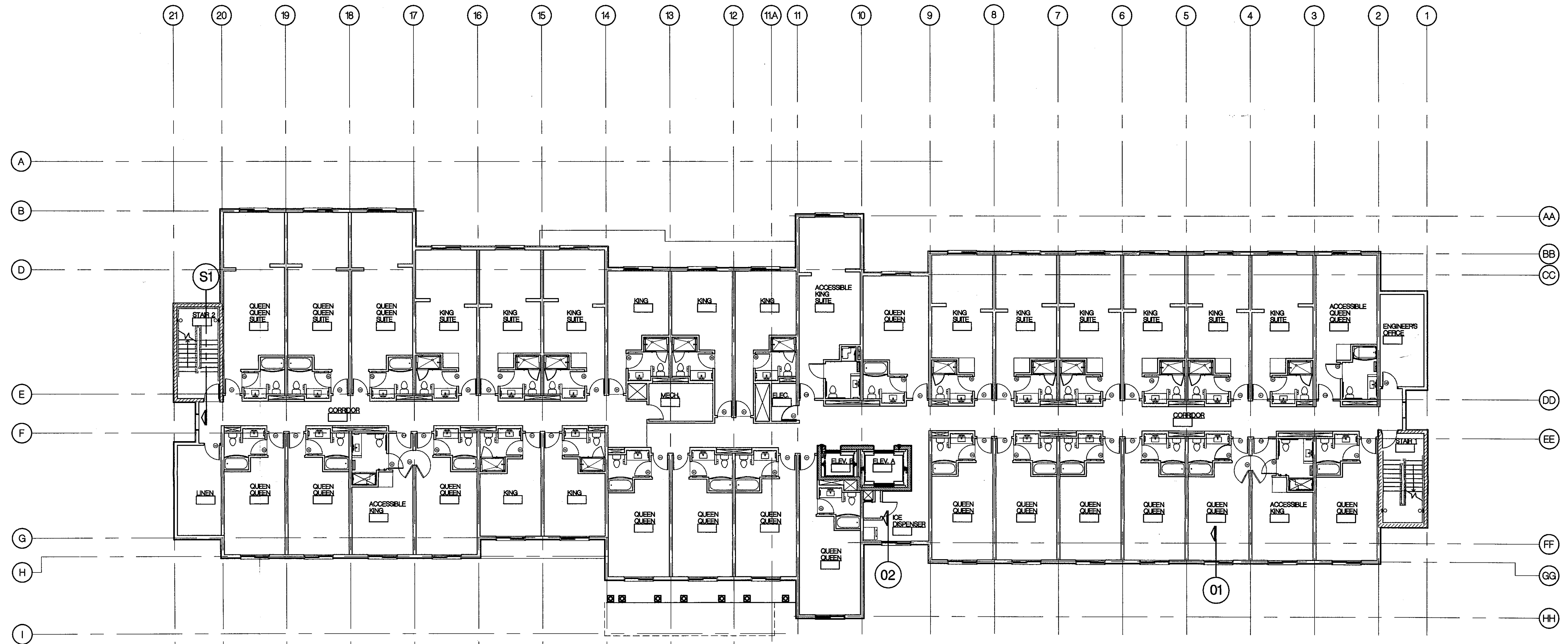
filename: q:\2017\17507 - dc ranch\dwgs\drb\drbtblk.dwg date printed: 10/5/11 © 2017 Hobbs + Black Associates, Inc.



45-DR-2017
06/29/18

PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

filename: q:\2017\17507 - dc ranch\dwgs\drb\drbtblk.dwg date printed: 10/5/11 © 2017 Hobbs + Black Associates, Inc.



PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

filename: q:\2017\17507 - dc ranch\dwgs\drb\drbtblk.dwg date printed: 10/5/11 © 2017 Hobbs + Black Associates, Inc.

45-DR-2017
06/29/18



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC ON SITE AT GRADE	+	1.5 fc	6.8 fc	0.0 fc	N/A	N/A
LIGHT SPILL AT PROPERTY LINE @ 5' AFG	X	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	Z38	25	TERON	CRNW L112.3.12CV 120-277 XX 30K	FULL CUT-OFF HALF CIRCLE WALL MOUNT AREA LIGHT	LED	1	1240	0.27	26
□	Z38E	0	TERON	CRNW L112.3.12CV 120-277 XX 30K EB	FULL CUT-OFF HALF CIRCLE WALL MOUNT AREA LIGHT	LED	1	1240	0.27	26
□	Z63A	5	LITHONIA	DSX0 LED P5 30K T3M MVOLT / SSS 12.5'	FULL CUT-OFF AREA LIGHT / 15' MOUNTING HEIGHT	LED	1	10532	0.91	89
□	Z63B	3	LITHONIA	DSX0 LED P5 30K T5M MVOLT / SSS 12.5'	FULL CUT-OFF AREA LIGHT / 15' MOUNTING HEIGHT	LED	1	11256	0.91	89
○	Z71	6	GOTHAM	EVO 30/15 6AR WD LD	3000K, 1500LM, CR190, 6IN CLEAR, WIDE DIST, MATTE DIFFUSE	LED	1	1060	0.91	18.5
○	Z99	8	EELP	BRL-Q D CL 15L QT XX	BOLLARD WITH CAST LOUVERS	LED	1	1254	0.81	16

PHOTOMETRIC PLAN
1/16"=1'-0"

ASEIENGINEERING 2410 W. ROYAL PALM RD. SUITE A, PHOENIX, AZ 85021
 THESE DRAWINGS AND ASSOCIATED DOCUMENTATION CONTAIN INFORMATION, DESIGNS, CONCEPTS, AND DATA THAT ARE THE SOLE PROPERTY OF ASE ENGINEERING, INC. THIS INFORMATION MAY NOT BE USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT THE EXPRESSED WRITTEN CONSENT AND PERMISSION OF THE ENGINEER AND ASE ENGINEERING, INC.
 DFT: BD
 DSN: DH
 CHK: WSA
 180930

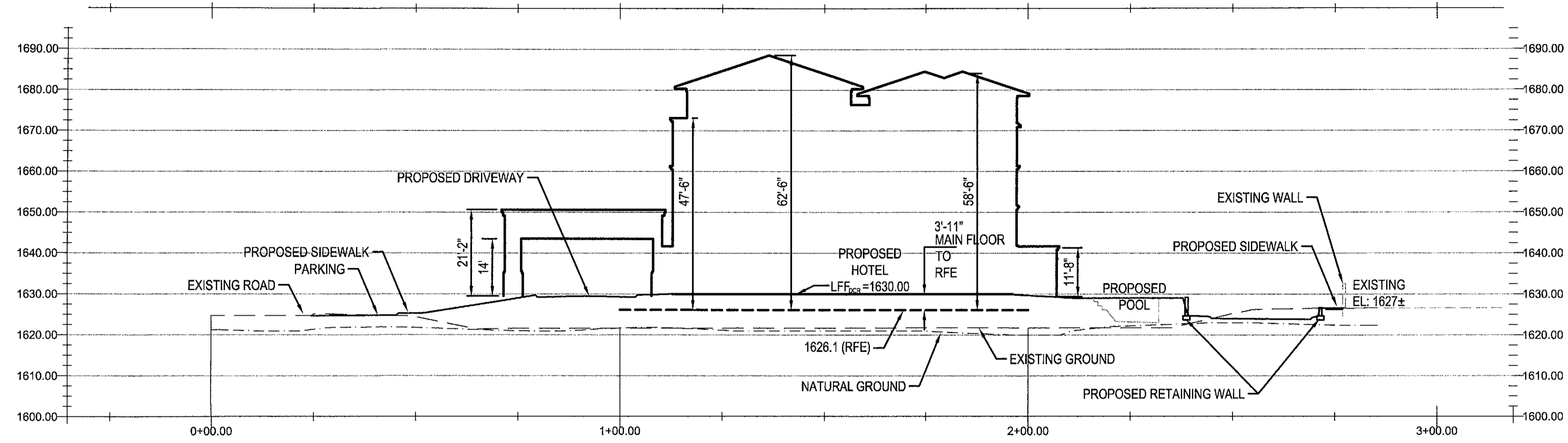
HOBBS + BLACK ARCHITECTS
 4300 N. Miller Rd. Suite 147
 Scottsdale, AZ 85251
 P: 480.968.6944
 www.hobbs-black.com



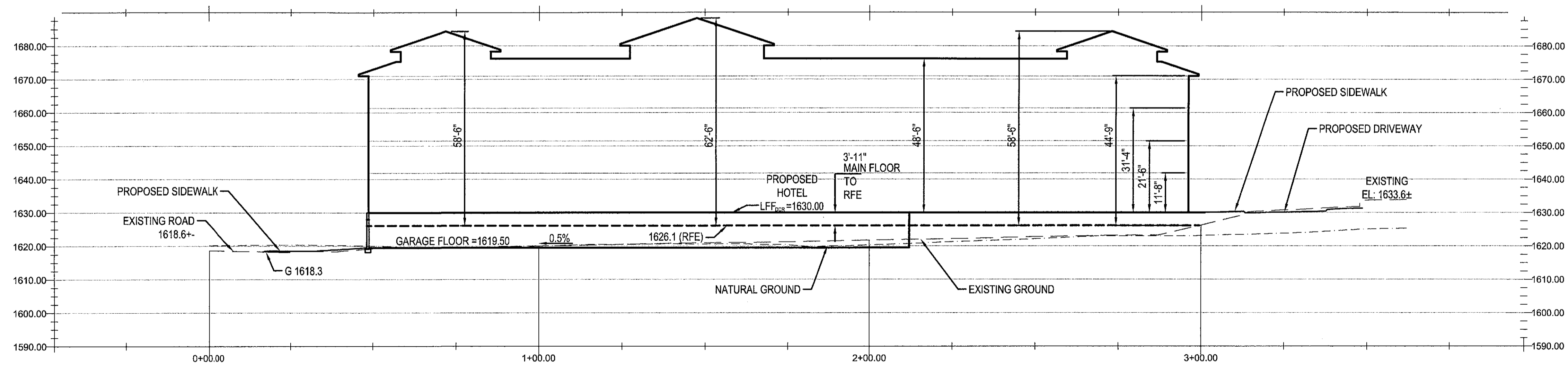
PROJECT
 CONSULTANT

PRELIMINARY
 NOT FOR
 PRICING
 CONSTRUCTION
 OR RECORDING

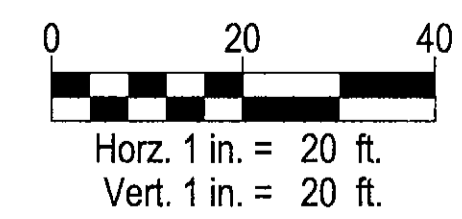
PHOTOMETRIC PLAN
 SHEET TITLE
 17-507
 PROJECT NUMBER
 45-DR-2017
 06/29/18
 E1.1
 SHEET NUMBER



SECTION A



SECTION B



WOOD/PATEL
 MISSION: CLIENT SERVICE™
 (602) 335-8500
 WWW.WOODPATEL.COM
 PHOENIX - MESA

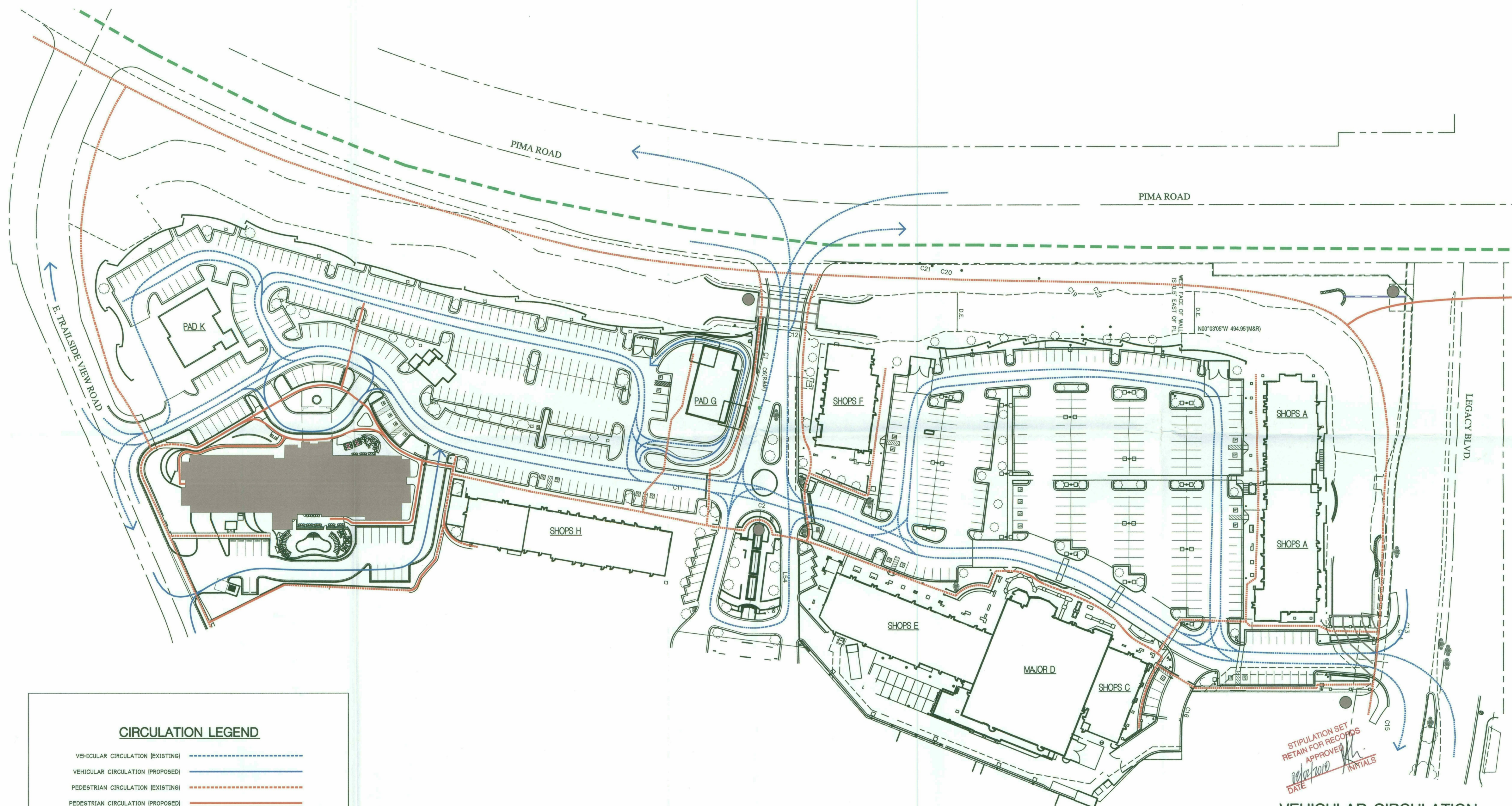


DC RANCH CROSSING
 MARRIOTT FAIRFIELD INN &
 SUITES HOTEL
 18211 N. PIMA ROAD, SCOTTSDALE, AZ
 GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

NOT
 FOR
 CONSTRUCTION

SCALE (HORIZONTAL) 1" = 20'
 SCALE (VERTICAL) N/A
 DATE 06-28-2018
 JOB NUMBER 154365
 SHEET 2 OF 2



CIRCULATION LEGEND

- VEHICULAR CIRCULATION (EXISTING) ---
- VEHICULAR CIRCULATION (PROPOSED) —
- PEDESTRIAN CIRCULATION (EXISTING) ---
- PEDESTRIAN CIRCULATION (PROPOSED) —
- PUBLIC BICYCLE PATH (EXISTING) ---

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 05/25/18 INITIALS

NORTH
VEHICULAR CIRCULATION,
BIKEWAYS & TRAILS PLAN
SCALE - 1" = 50'-0"
RELEASE

45-DR-2017
05/25/18

PROJ#: FFIS-USA-AZ-SCOTTSDALE-5405

filename: q:\2017\17507 - dc ranch\dwgs\drb\35_circulation plan\35_circulation plan.dwg date printed: 5/23/18 © 2017 Hobbs + Black Associates, Inc.



INVENTORY LEGEND

- ⊕ XX — EXISTING TREE - SALVAGEABLE TAG NO.
- ⊗ XX — EXISTING TREE - NON-SALVAGEABLE TAG NO.
- ⊙ XX — EXISTING CACTUS - SALVAGEABLE TAG NO.

LANDSCAPE INVENTORY

TAG NO.	BOTANICAL NAME	COMMON NAME	CAL. (IN)	INVEN. DESIG. *	DESIG.	COMMENTS
1	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	8"	NS	DESTROY	PROXIMITY TO FIRE HYDRANT
2	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	6"	NS	DESTROY	PROXIMITY TO FIRE HYDRANT / LEANING
3	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"	S	SALVAGE	
4	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"	S	SALVAGE	
5	<i>Prosopis spp.</i>	MESQUITE	5"	NS	DESTROY	LEANING / FORM
6	<i>Prosopis spp.</i>	MESQUITE	12"	S	SALVAGE	
7	<i>Prosopis spp.</i>	MESQUITE	6"	S	SALVAGE	
8	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	6"	NS	DESTROY	PROXIMITY TO THE STREET
9	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	4"	S	SALVAGE	
10	<i>Prosopis spp.</i>	MESQUITE	7"	S	SALVAGE	
11	<i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	8"	S	SALVAGE	
12	<i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	7"	S	SALVAGE	
13	<i>Prosopis spp.</i>	MESQUITE	6"	S	SALVAGE	
14	<i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	6"	S	SALVAGE	
15	<i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	5"	S	SALVAGE	
16	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	5"	S	SALVAGE	
17	<i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	8"	NS	DESTROY	PROXIMITY TO THE STREET
18	<i>Carnegiea gigantea</i>	SAGUARO	10"	S	SALVAGE	
19	<i>Parkinsonia floridum</i>	BLUE PALO VERDE	7"	NS	DESTROY	PROXIMITY TO THE STREET
20	<i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	8"	S	SALVAGE	

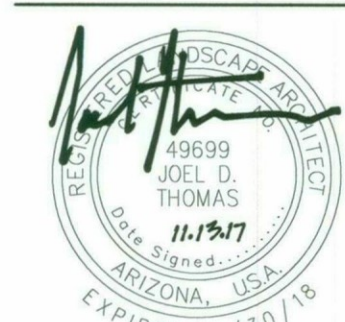
NS = NON-SALVAGEABLE
S = SALVAGEABLE

INVENTORY COMPLETED BY NATIVE RESOURCES

SALVAGED TREES TO BE USED WITHIN PROJECT LIMITS OF WORK. FINAL PLACEMENT STILL TO BE DETERMINED.

OWNER:

Native Resources
ARCHITECT:
HOBBS+BLACK ARCHITECTS
4300 N. Miller Road, Ste. 147,
Scottsdale, AZ 85251



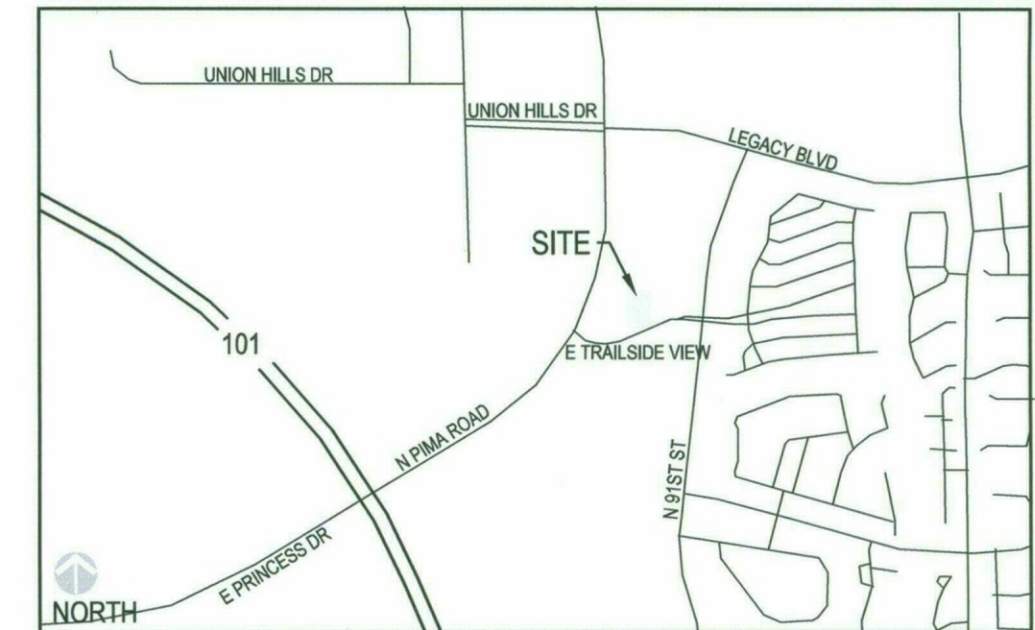
DATE:

11/13/2017
CITY OF SCOTTSDALE DRB
11/13/2017
DC RANCH COVENANT COMMISSION
PRELIMINARY DESIGN SUBMITTAL

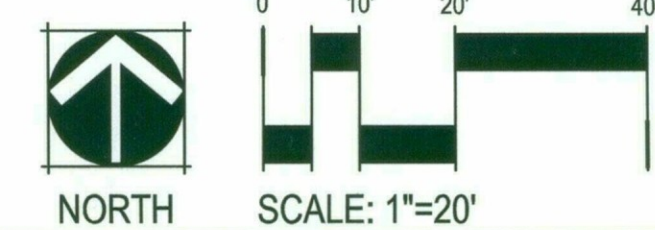
SHEET TITLE:
INVENTORY
PLAN

LI 101

VICINITY MAP NOT TO SCALE



45-DR-2017
06/29/18



NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY: