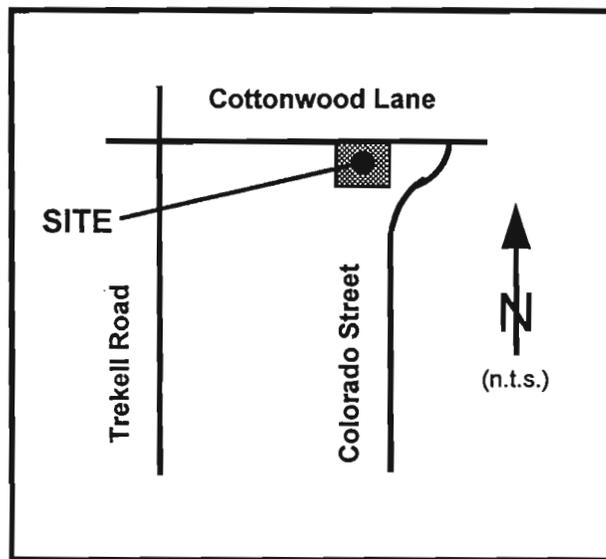


# Desert Oasis

An Office / Residential Planned Area Development

Located West of the Southwest corner of  
Cottonwood Lane and Colorado Street



Preliminary Development Plan

— and

Development Guide

**Zoning Application #:**

**CGPZ-47-01**

**Date submitted / revised:**

September 4, 2001 / September 26, 2001

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## **PURPOSE OF REQUEST:**

The purpose of this application is to request a zone change from R-1 (Single-family Residential) to PAD (Planned Area Development) on approximately 9 acres located west of the southwest corner of Cottonwood Lane and Colorado Street. The PAD zoning is requested to allow for the "Desert Oasis" office and residential development.

A companion request for a General Plan Amendment, to change the land use designation of the subject site from High-density Residential (HDR/12 - 18 d.u./acre) to Community Business (CB) and Very Low-density Residential (VLDR/0 - 1.4 d.u./acre), is being processed concurrently with this PAD rezoning request, as is a request for Major Site Plan Review for the office development.

## **DESCRIPTION OF PROPOSAL:**

### **Project Description:**

As stated above, this application requests a zone change from R-1 (Single-family Residential) to PAD (Planned Area Development) for the purposes of developing an office and residential development to be tentatively known as "Desert Oasis" on approximately 9 acres located west of the southwest corner of Cottonwood Lane and Colorado Street.

The office portion of this development is proposed for approximately 2 acres located within the northeastern portion of the subject site. Within the office portion of the development, a one-story, 11,834 square foot medical office complex is proposed. Additional details regarding the office portion of this development are indicated within the "Office Development" section of this Development Guide.

The remainder of the 9-acre subject site (approximately 7 acres) is proposed to be developed as a 5-lot custom home subdivision, with lot sizes in excess of one-acre in size. Homes within this development will be site-built custom homes with a minimum size of 4,000 square feet. This subdivision is to be served by a private interior street with gated access to Cottonwood Lane.

The uses to be allowed within the office and residential portions of this development are as noted within the 'Use Regulations' section of this Development Guide.

Principal access to the subject site is from Cottonwood Lane, with the office development and the residential subdivision each utilizing separate, single driveway onto Cottonwood. The site plan indicates the general location of these driveways, which will be located as required by the City of Casa Grande.

The residential portion of the development proposes to develop a single interior street for access onto Cottonwood Lane (to be known as "Casa Bella Court"). This street is to be privately-maintained and constructed to City of Casa Grande standards. This street will also be gated, with emergency access controls provided as required by the City of Casa Grande.

Within the office portion of the development, all interior circulation, parking and loading areas will be paved, with curbing provided to protect landscaping and building areas.

Landscaping within this development (both the office and residential portions) is characterized by a substantial landscape buffer along Cottonwood Lane, which will maintain a minimum width of 25' for the residential portion and 45' for the office, plus any unused right-of-way along Cottonwood Lane. Additional landscaping within the office portion of this development is concentrated along the east, south and west boundaries of the office development, as well as within parking area planter islands and adjacent to the building. Within the residential portion of this development, landscaping is concentrated along Cottonwood Lane as noted above and within a 0.61-acre common area located adjacent to the north-south common boundary with the office development. Where necessary and permissible, landscaping areas will also be utilized for retention.

Plant materials (type, size and quantities) will exceed City of Casa Grande requirements. All retention areas will be landscaped, and all landscaping and landscaped areas will be privately maintained. A registered Landscape Architect will prepare the landscape plan for the office site and frontage of the residential subdivision.

Walls are proposed along the perimeter of the subject site (the Cottonwood Lane frontage will have a wall adjacent to the single-family residential subdivision only), and along the common boundaries between the office and residential portions of this PAD. Perimeter walls, where provided, are proposed to be a maximum of 6' in height, and will be constructed of either a split-face or scored block which will be designed and constructed of materials to match the office building. Perimeter screening walls within both the office and residential development will utilize the same wall design. Individual lot walls will be allowed within the single-family residential portion of this development.

Street-lights will be provided along Cottonwood Lane and within the residential subdivision as deemed necessary by the City of Casa Grande. Within the office development, interior parking lot and security lighting will be designed to reflect downward and will comply with the City of Casa Grande Light Control Ordinance.

Fire protection (including hydrants, emergency access and building sprinkling, where required) will also be provided in accordance with the requirements of the City of Casa Grande Fire and Building Departments.

Signs are proposed within both the office and residential portions of this development, and consist of detached monument-style signs, subdivision identification/entry signs, attached signs, and directional and addressing signage. The office development will utilize a single, detached monument-style sign with a maximum height of 8', a maximum width of 10', and will be illuminated (internal or downcast). Attached office signage will meet the requirements of the CO (Commercial Office) Zoning District, and will be limited to the north elevation of the building only. If desired by the developer of the residential subdivision, the residential development will utilize a single, detached monument-style sign with a maximum height of 6', a maximum width of 8', and will not be illuminated. Other residential signage (such as addressing and identification) will meet the requirements of the UR Zoning District. All signage will be designed to be compatible with the buildings within the development, and will meet with City of Casa Grande requirements.

Retention and drainage will meet applicable City of Casa Grande requirements. Principal retention areas within the office portion of the development are concentrated along the perimeter of the site. Retention areas for the residential portion of the development will occur adjacent to Cottonwood Lane, within a common area located adjacent to the interior private street, and within each lot ("on lot retention"). All retention areas will be landscaped and will be privately maintained.

Additional details regarding the office and residential portions of this development are noted within the respective sections below:

### **Office Development:**

Within the 9-acre subject site, approximately 2 acres are proposed to be developed as an office, specifically as a medical office complex.

The medical office complex is proposed as a one-story, 11,834 square foot building, with a maximum parapet height of 28'-8". The building is of a contemporary southwest design, with a stucco exterior, and is characterized by a combination hip and shed metal roof and arched elements, supported by split-face block columns. A feature of this building is the entry, which is a metal, multiple arch open-air cover, resting on split-face block columns. The office medical building will utilize muted desert colors, including coral for the exterior and dark green for the roof, along with accent colors. Building elevations are included with this submittal.

The proposed use for the office development is a medical office complex. Specifics regarding the uses to be allowed within the office portion of this development are as noted within the 'Use Regulations' section of this Development Guide.

Principal access to the office development is via a single driveway onto Cottonwood Lane, the general location of which is indicated on the site plan. Actual driveway

location and configuration will be as required by the City of Casa Grande. All interior circulation, parking and loading areas will be paved, with curbing provided to protect landscaping and building areas.

Parking areas are concentrated on the north, west and south portions of the site. 75 parking spaces are proposed for this development (of which 6 spaces are proposed as handicapped-accessible). This amount of parking slightly exceeds City of Casa Grande requirements of 47 spaces (based on one space 200 square feet of building area). Parking areas adjacent to Cottonwood Lane will be screened via a 3' high wall (constructed and treated to complement perimeter screening walls), berming and/or landscaping, in accordance with City of Casa Grande requirements.

A diverse mixture of plant types are proposed throughout the office development, and such plants will exceed City of Casa Grande requirements in terms of type, size and quantities. Landscaping within this development (both the office and residential portions) is characterized by a substantial landscape buffer along Cottonwood Lane, which will maintain a minimum width of 45', plus any unused right-of-way along Cottonwood Lane. Another significant landscape buffer is proposed along the eastern portion of the site, between the medical office complex building and the eastern property line. Additional landscaping within the office portion of this development is concentrated along the east, south and west boundaries of the office development, as well as within parking area planter islands and adjacent to the building. A registered Landscape Architect will prepare the landscape plan for both the office site and frontage of the residential subdivision.

Walls are proposed along the east property line and along the western and southern common boundaries between the office and residential portions of this PAD. No walls are proposed along the Cottonwood Lane frontage of the office development, except as required for parking lot screening. Walls are proposed to be a maximum height of 6', and will be constructed of either split-face or scored block which will be designed, constructed and treated to complement the office building within the development (the perimeter walls within both the office and residential developments will be of the same design).

Signs within the office development consist of monument-style detached signs, attached signs, and directional and addressing signage, and will be designed to be compatible with the office building. A single, detached monument-style sign will be utilized within the office development, and is proposed with a maximum height of 8' (from adjacent grade), a maximum width of 10', and will be illuminated (internal or downcast). Attached office signage will meet the requirements of the CO (Commercial Office) Zoning District, and will be limited to the north elevation of the building only. All signage will be designed to be compatible with the buildings within the development, and will meet with City of Casa Grande requirements.

## **Residential Development:**

As noted above, approximately 7 acres of the 9-acre subject site is to be developed as a gated, 5-lot subdivision, consisting of site-built custom homes. The gross density is 0.71 dwelling units per acre. This subdivision is tentatively known as "Casa Bella Estates".

Each lot within the subdivision will be in excess of one-acre in size. Homes within each lot will be in excess of 4,000 square feet in size, and will be one to two stories in height. All homes are to be custom-built, with a common design theme to be utilized for all homes, as determined by the residential developer (subject to staff review and approval at the time of application for a Building Permit for each respective home). Tile roofs will be required of all homes, and no roof-mounted equipment will be allowed. Conditions, Covenants and Restrictions (CC&R's) will be prepared to ensure that the design elements of this development are maintained.

This area will be subdivided in accordance with City of Casa Grande requirements.

This subdivision is to be served by a private interior street with gated access to Cottonwood Lane ("Casa Bella Court"). This street is to be privately-maintained and constructed to City of Casa Grande standards. This street will also be gated, with emergency access controls provided as required by the City of Casa Grande.

Also within the residential development a 0.61-acre common area is to be provided between the proposed private interior street and the office development. This common area will have a tennis and a basketball court for use by the residents within the development, and will be landscaped. This common area will be privately owned and maintained by the master developer of the residential development (a Homeowners' Association may ultimately own and provide for maintenance).

The uses to be allowed within the residential portion of this development are as noted within the 'Use Regulations' section of this Development Guide.

Landscaping within the residential portion of this development is characterized by a substantial landscape buffer along Cottonwood Lane, which will maintain a minimum width of 25', plus any unused right-of-way along Cottonwood Lane. Additional landscaping is concentrated along Cottonwood Lane as noted above and within a 0.61-acre common area located adjacent to the north-south common boundary with the office development. Each lot will also be landscaped as required by the master developer of the residential subdivision. Retention areas for the residential portion of the development will occur adjacent to Cottonwood Lane, within a common area located adjacent to the interior private street, and within each lot ("on lot retention"). All retention areas will be landscaped, and all landscaping and landscaped areas will be privately maintained, except for landscaping within the unused right-of-way along Cottonwood Lane that is adjacent to the residential development. A registered

Landscape Architect will prepare the landscape plan for both the frontage of the residential subdivision and the office site.

Walls are proposed along the north (adjacent to Cottonwood Lane), west and south boundaries of the site, and along the common boundaries between the office and residential portions of this PAD. Perimeter walls are proposed to be a maximum of 6' in height, and will be constructed of either split-face or scored block which will be treated to complement the proposed adjacent office building (the perimeter walls within both the office and residential developments will be of the same design). Individual lot walls will be allowed within the single-family residential portion of this development with a maximum height of 6'.

If desired by the developer of the residential subdivision, the residential development will utilize a single, detached monument-style sign with a maximum height of 6', a maximum width of 8', and will not be illuminated. Other residential signage (such as addressing and identification) will meet the requirements of the UR Zoning District. All signage will be designed to be compatible with the buildings within the development, and will meet with City of Casa Grande requirements.

#### **Use Regulations:**

The uses to be allowed within the office portion of the development are limited to the principally permitted and accessory uses as noted within the C-O (Commercial Office) zoning district as defined within the Casa Grande Zoning Ordinance, except that no business, technical or vocational schools shall occur within the office portion of this development. No accessory buildings/structures, including portable offices and storage containers, are allowed within the office development.

The principally permitted use to be allowed within the residential portion of the development is limited to site-built single-family residential homes (except for common areas, etc. as described within this Development Guide), and the accessory uses as noted within the UR (Urban Ranch) zoning district as defined within the Casa Grande Zoning Ordinance. Additionally, 'Granny Flats' (accessory dwelling units) are allowed to occur within any lot within the residential subdivision (only one per lot), provided that a home exists or is under construction on the lot, that the accessory dwelling unit be designed of similar architecture and constructed of similar materials as the principal structure, that the accessory dwelling unit can be attached or detached to the principal structure, that the maximum size of the accessory dwelling unit will be 900 square feet and be limited to one-bedroom, and that an additional on-lot parking space be provided. Any accessory dwelling units will meet all Building and Fire codes. Accessory structures can also be used as a garage or workshop, and shall meet the accessory building requirements of the UR Zoning District, except as modified by this PAD. No accessory structure within the residential portion of this development shall be used to conduct a home business or occupation.

### Development Standards:

The proposed minimum development standards for the office and residential portions of the Desert Oasis development are as follows:

Minimum Development Standards	Office Development	Residential Development
Lot Size	75,000 sq. ft.	One-acre (43,560 sq. ft.)
Lot Width	250'	100'
Lot Depth	300'	150'
Perimeter setback (PAD boundary)	20'	20'
Front Yard setback	35'	30'
Rear Yard setback	15'	20'
Interior Side Yard setback	15'	10'
Corner Yard setback	20'	10'
Residential zone boundary setback	20'	N/A
Distance from Office parking areas to Residential lot line	5'	N/A
Maximum height (above grade)	30' / 1 story	28' / 2 stories

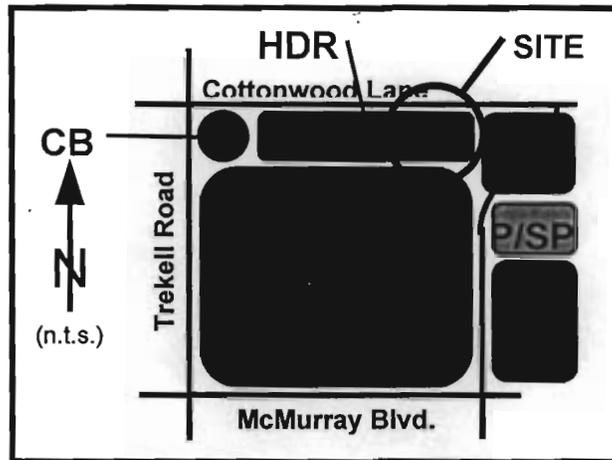
These development standards also apply to any accessory structures in the residential portion of this development. No accessory buildings/structures, including portable offices and storage containers, are allowed within the office development.

### CONFORMANCE TO ADOPTED LAND USE PLANS:

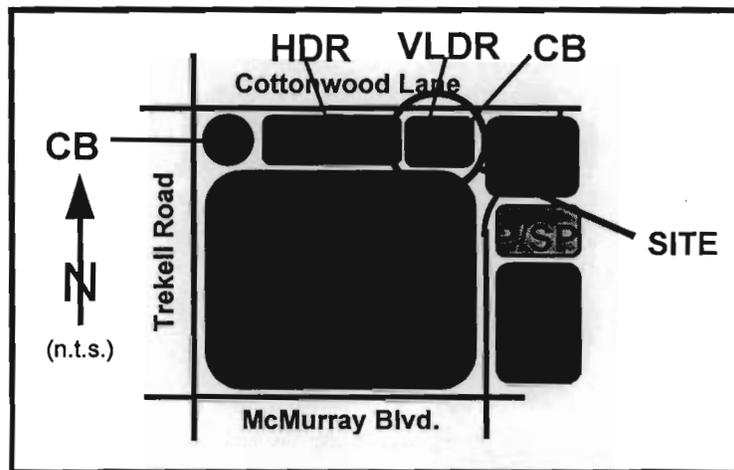
#### City of Casa Grande General Plan:

As a companion request to this PAD application, a General Plan Amendment is being requested (under application CGPZ-46-01) to change the land use designation from High-density Residential (HDR/12 - 18 d.u./acre) to Community Business (CB), for the office portion of this development, and Very Low-density Residential (VLDR/0 - 1.4 d.u./acre), for the residential portion of this development. The proposed land use designations requested by the General Plan Amendment reflect the proposed uses within Desert Oasis.

The existing land use designations of the subject site are as follows:



The proposed land use designations for the subject site are as follows:



#### **SITE CHARACTERISTICS:**

The subject site is relatively flat, with little vegetation and no on-site improvements. No significant topographic or drainage features exist.

Overhead electrical/utility lines (belonging to the Arizona Public Service) exist along the Cottonwood Lane frontage of the site, and adjacent to the eastern property boundary within a 45' wide drainage easement owned and maintained by the City of Casa Grande.

## **RELATIONSHIP TO SURROUNDING PROPERTIES:**

The primary character of the area is existing commercial uses to the west and south, vacant land to the east and developing single-family residential uses to the north.

The land uses and zoning of the surrounding properties are as follows:

North: Property directly to the north is used for agricultural purposes, and is zoned Urban Ranch (UR).

East: The area immediately to the east is a 45' wide drainage easement owned and maintained by the City of Casa Grande. Further to the east is undeveloped/vacant desert, proposed to be used as a church. All areas to the east are zoned UR.

South: To the south is the "Sunset Estates" subdivision, a single-family residential development consisting of 11,000+ square foot size lots with site-built homes. This subdivision is zoned R-1 (Single-family Residential).

West: The area to the west is presently undeveloped/vacant desert. A 16-lot single-family residential development is proposed for this area (known as "Cottonwood Village"). This area is zoned R-1.

## **CIRCULATION SYSTEM:**

Principal access to the subject site is from Cottonwood Lane, which is an east-west section line roadway. Cottonwood Lane is classified as an arterial, with a required half-street dedication of 55'. Presently, Cottonwood Lane has 50' of right-of-way adjacent to the subject site, and an additional 5' of right-of-way will be dedicated to bring the half-width dedication into conformance with City of Casa Grande standards.

Cottonwood Lane is presently improved as a two-lane (one in each direction) paved roadway, with the south half-street improvements completed adjacent to the subject site (except for sidewalk). Additional improvements (such as 6' wide meandering/detached sidewalks, streetlights, deceleration lane into the office development, etc.) will be provided as required by City of Casa Grande codes.

The office development and the residential subdivision each propose to utilize separate, single driveways onto Cottonwood. The site plan indicates the general location of these driveways, which will be located as required by the City of Casa Grande.

The residential portion of the development proposes to develop a single interior street for access onto Cottonwood Lane ("Casa Bella Court"). This street is to be privately-

maintained and constructed to City of Casa Grande standards. This street will also be gated, with emergency access provided as required by the City of Casa Grande.

Within the office portion of the development, all interior circulation, parking and loading areas will be paved, with curbing provided to protect landscaping and building areas. Parking areas are concentrated on the north, west and south portions of the site. 75 parking spaces are proposed for this development (of which 6 spaces are proposed as handicapped-accessible. This amount of parking slightly exceeds City of Casa Grande requirements of 47 spaces (based on 4 spaces per doctor and one space per employee). Parking areas adjacent to Cottonwood Lane will be screened via a 3' high wall (constructed and treated to complement perimeter screening walls), berming and/or landscaping, in accordance with City of Casa Grande requirements. Handicapped-accessible parking spaces will be provided in accordance with the requirements of the City of Casa Grande and the Americans with Disabilities Act.

### **PHASING:**

The project is expected to be completed as several phases. The initial phase is most likely to be the office development indicated at the northeast portion of the site.

### **PUBLIC UTILITIES AND SERVICES:**

#### **Utilities:**

Phone will be provided by U.S. West. Natural gas will be supplied by Southwest Gas. Cable television service will be provided by Cox Cable. Water will be provided by the Arizona Water Company. Sewer will be provided by the City of Casa Grande. Electricity for the site will be provided by Arizona Public Service. Overhead electrical lines, belonging to Arizona Public Service, exist along the Cottonwood Lane frontage and within a City-owned and maintained drainage channel that runs along the eastern boundary of the subject site. These lines will remain. All utilities running through the site will be placed underground.

#### **Services:**

Police and fire protection will be provided by the City of Casa Grande. Fire hydrants and other fire-protection measures will be as required by the City of Casa Grande Fire Department. Refuse collection will be provided by either the City of Casa Grande or a private company such as Waste Management or United Waste Systems.

The Casa Grande Elementary School and Casa Grande Union High School District have been contacted regarding this proposal.

**DEVELOPMENT TEAM:**

**Office Developer:**

Ole Solberg, P.E.  
508 East Barrus Place  
Casa Grande, AZ 85222

Phone: 520.836.0270  
Fax: 520.836.0355

**Residential Developer:**

Terry Tate  
Tee Pee Contracting  
P.O. Box 11168  
Casa Grande, AZ 85230-1168

Phone: 520.836.8513  
Fax: 520.836.6306

**Applicant / Zoning Consultant:**

Greg Loper, AICP  
306 W. Monte Cristo Avenue  
Phoenix, AZ 85023

Phone: 602.550.7004

**Architect:**

Chuck Wright  
Pinal Designs  
P.O. Box 2281  
13640 S. Sunland Gin Road, Suite 100  
Arizona City, AZ 85223

Phone: 520.466.5091  
Fax: 520.466.6220

**Property Owner:**

Jack Frost, et al  
P.O. Box 30700  
Flagstaff, AZ 86003

DESIGN CITY 22, 2003  
 DATE: 08/20/03  
 DRAWN BY: [Signature]



THE DESERT OASIS OFFICE AND RESIDENTIAL DEVELOPMENT  
 1100 N. GARDEN BLVD. SUITE 100  
 PHOENIX, AZ 85010  
 (602) 955-7004

PLANNED AREA DEVELOPMENT FOR  
 THE DESERT OASIS OFFICE AND RESIDENTIAL DEVELOPMENT  
 E. COTTONWOOD DRIVE  
 CANYON BLVD., AZ 85023  
 108-000-7004

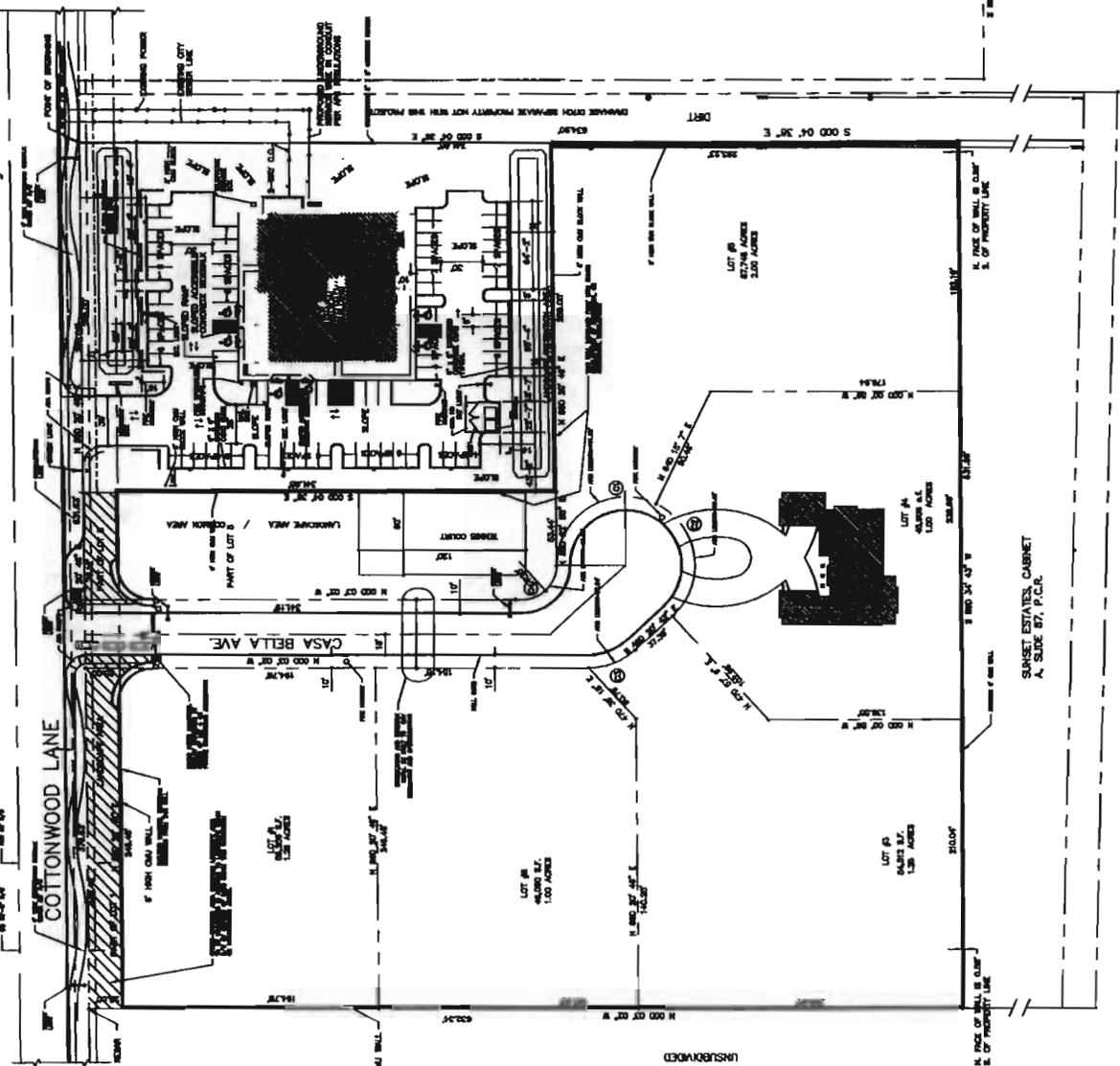
DATE	10-2-03	
BY	[Signature]	
REVISIONS		
NO.	DATE	DESCRIPTION
1	10-2-03	ISSUED FOR PERMIT
2	10-2-03	ISSUED FOR PERMIT
3	10-2-03	ISSUED FOR PERMIT
4	10-2-03	ISSUED FOR PERMIT
5	10-2-03	ISSUED FOR PERMIT

**SITE DATA INFORMATION - OFFICE**

NAME OF PROJECT: [Project Name]  
 ADDRESS: [Address]  
 OWNER: [Owner Name]  
 ARCHITECT: [Architect Name]  
 ENGINEER: [Engineer Name]  
 CONTRACTOR: [Contractor Name]  
 PERMITTED BY: [Permitting Authority]  
 CONCRETE RETAINING WALL: [Details]  
 PAVING AND OPEN SPACE: [Details]  
 UTILITIES: [Details]  
 NOTES: [Additional site information]

**SITE DATA INFORMATION - RESIDENTIAL**

NAME OF PROJECT: [Project Name]  
 ADDRESS: [Address]  
 OWNER: [Owner Name]  
 ARCHITECT: [Architect Name]  
 ENGINEER: [Engineer Name]  
 CONTRACTOR: [Contractor Name]  
 PERMITTED BY: [Permitting Authority]  
 CONCRETE RETAINING WALL: [Details]  
 PAVING AND OPEN SPACE: [Details]  
 UTILITIES: [Details]  
 NOTES: [Additional site information]



ACRES AND COUNTY

LOT #1	1.00	COCHISE
LOT #2	1.00	COCHISE
LOT #3	1.00	COCHISE
LOT #4	1.00	COCHISE

**PRELIMINARY DEVELOPMENT PLAN**

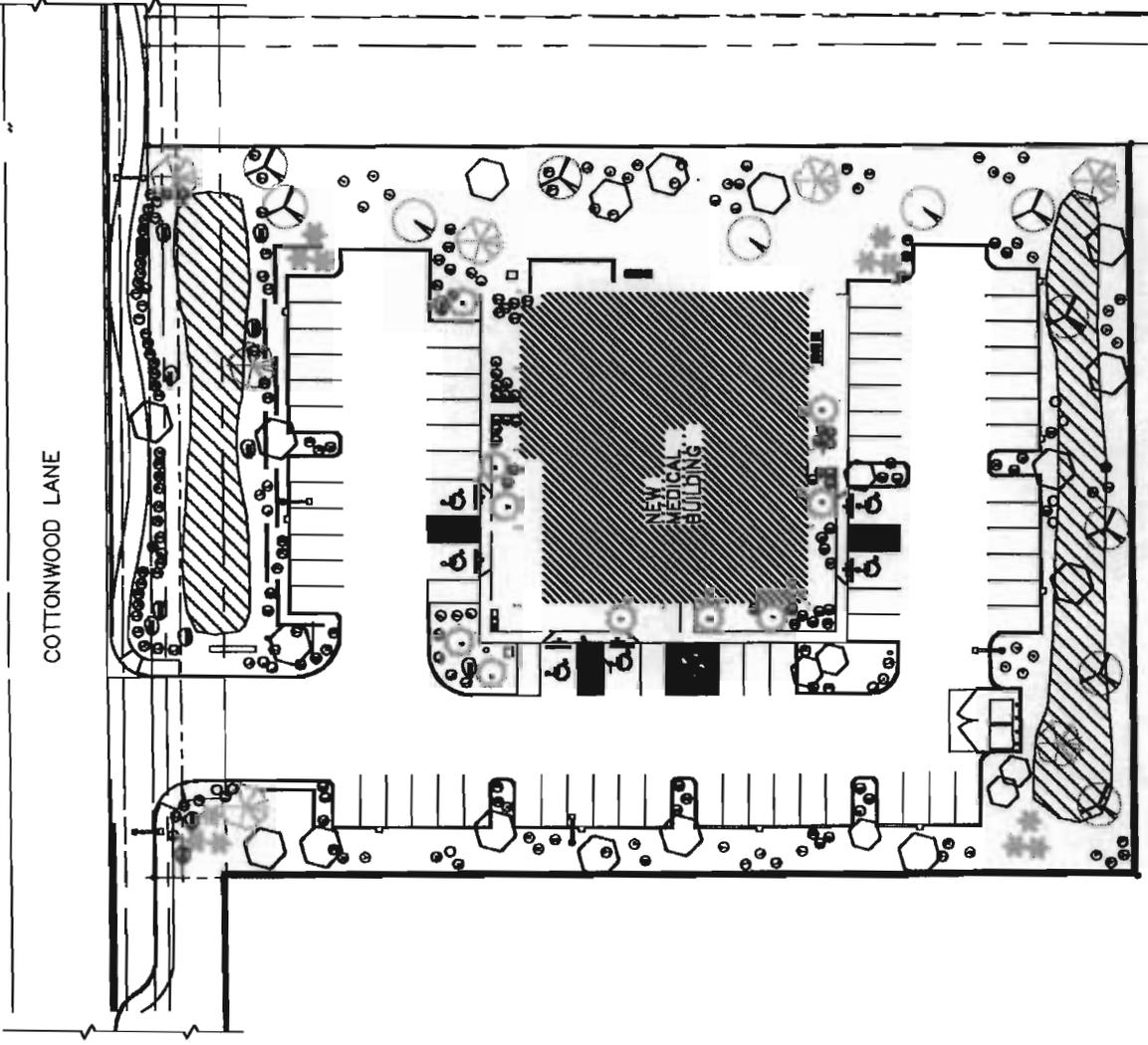
1" = 40'

PUEBLO ESTATES, UNIT #1  
 S. SIDE 281, P.C.R.

SUNSET ESTATES, CABINET  
 A. SIDE 57, P.C.R.



DATE	DESCRIPTION
10-15-11	PRELIMINARY
10-15-11	REVISED



LANDSCAPE LEGEND

SYMBOL	NAME	SIZE
	ORANGE DATE	18 GAL
	MEXICAN FAN PALM	3 FEET
	HYBRID MESQUITE	54" DIA
	PALO VERDE	54" DIA
	ACACIA RESINIFERA	54" DIA
	YUCCA	18 GAL
	SMALL LEAF ICE PLANT	1 GAL
	SERRANO	18 GAL
	YUCCA COMPRESSA	8 GAL
	BOUGAINVILLEA VINOSA	8 GAL
	CACTUS	1 GAL
	RED BIRD OF PARADISE	8 GAL
	CALLIANDRA, EDGEWOOD	18 GAL
	CALLIANDRA, LITTLE JOHN	8 GAL
	TEXAS EBONY	18 GAL
	TODDALIA ERYTHRAEA	8 GAL
	GREEN GLEDITSIA TRIACANTHOS	8 GAL
	REDLAND'S ORANGE-LEMON	1 GAL
	YUCCA	18 GAL
	CHIOSOPHYA DALRYMPLEANA	1 & 2 GAL
	LANTANA AND SALVIA	1 GAL
	GAZANIA	1 GAL
	QUERCUS MILLERI	1 GAL
	CRANE HYDRANGEA-LAMBERTII AND CARYA	18 GAL
	CARYA	1 GAL
	ROSEMARY	1 & 2 GAL
	COTONEASTER CANADENSIS	8 GAL
	ARGEMONE MEXICANA & SALVIA	18 GAL
	HEMIPHRAGMA	8 GAL
	ELEPHANT FOOT (UNDER SHADE TREES)	8 GAL

LANDSCAPE LEGEND  
 1. LANDSCAPE PLANTS TO BE COVERED WITH ENCLOSED SHADERS TO A DEPTH OF 2 FEET.  
 2. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 3. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 4. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 5. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 6. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 7. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 8. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 9. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.  
 10. LANDSCAPE PLANTS SHALL BE ON AUTOMATIC DWP IRRIGATION SYSTEM.



1540 S. GARDEN BLVD. SUITE 100  
 PHOENIX, AZ 85022  
 PHONE: 948-2222  
 FAX: 948-2222

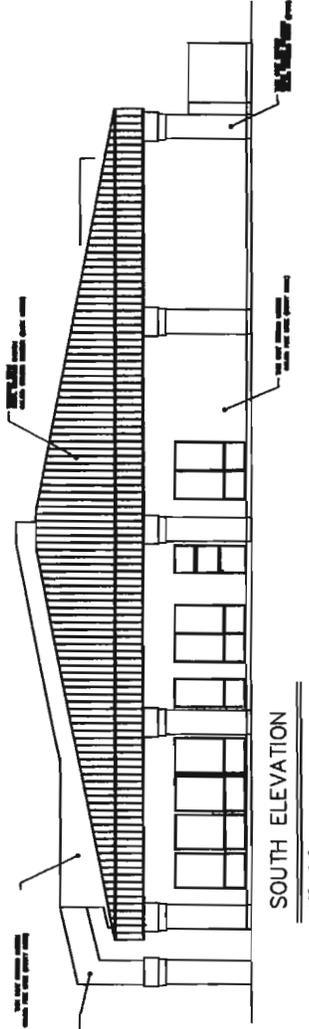
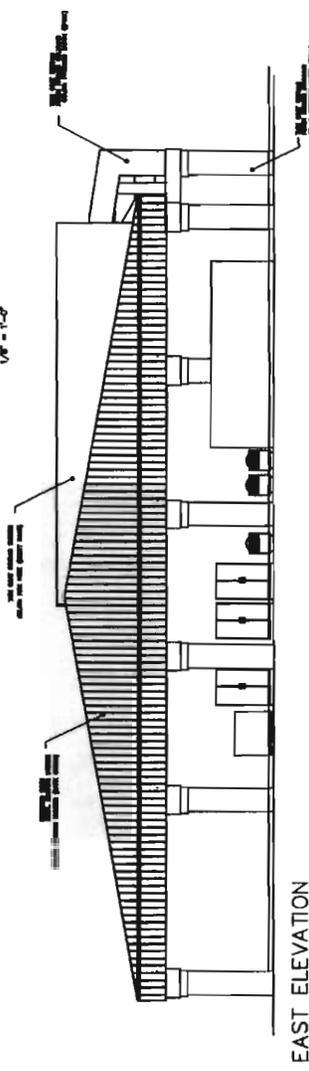
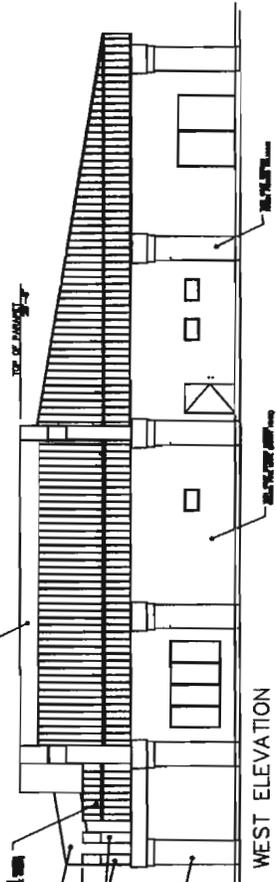
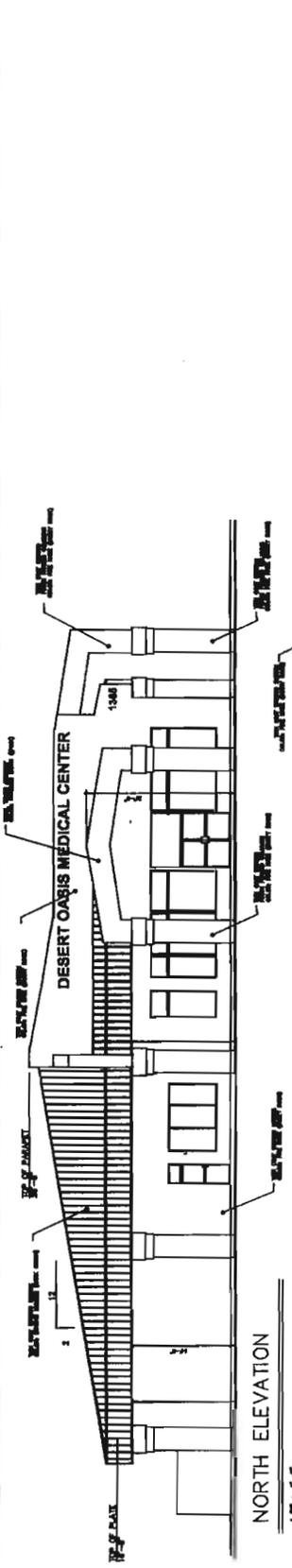


A NEW MEDICAL OFFICE COMPLEX FOR  
 DESERT OASIS MEDICAL CENTER  
 6000 E. OGDENWOOD BLVD.  
 GAINESVILLE, AZ 85222  
 948-000-0000

NO.	DATE	DRAWN	CHECK	SCALE	REVISIONS
1	10-1-01				

REVISIONS

A-2.1



1240 S. BROAD ST. SUITE 100  
 PHOENIX, AZ 85023  
 (602) 254-1234



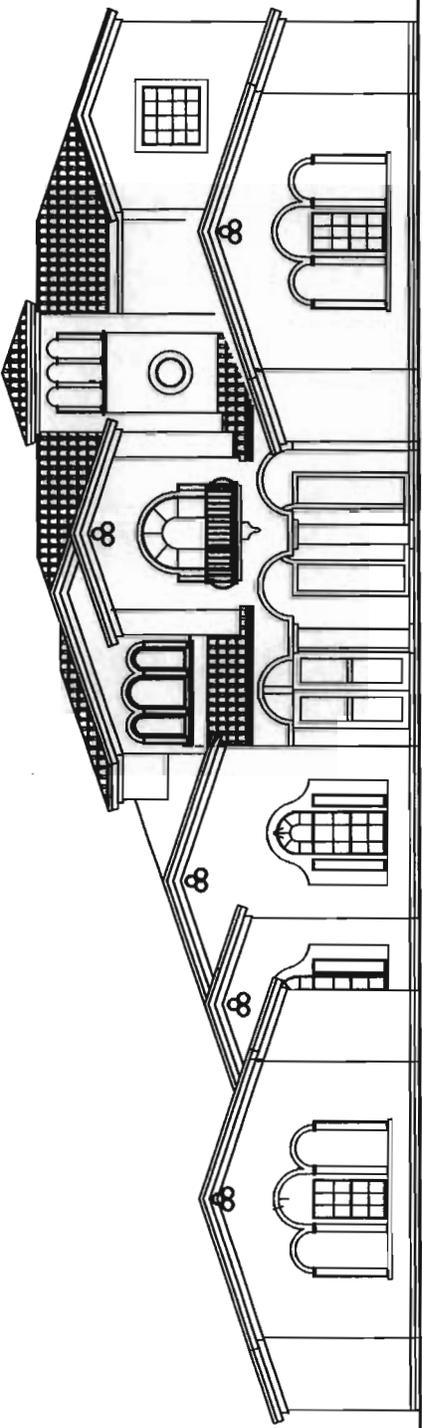
DESERT CARES MEDICAL CENTER  
 6000 E. COTTRELL DRIVE  
 CHANDLER, AZ 85226  
 480-990-0000

REVISIONS

NO.	DATE	BY	REVISIONS

PROJECT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_

A-20



TYPICAL ELEVATION STYLE IN RESIDENTIAL DEVELOPMENT  
 1/8" = 1'-0"