

BIKE RANCH CYCLING RESORT **SITE PLANNING** 1

ENTRY DRIVE

The main entry and entry drive will be accessed from Old Spanish Trail and will provide a direct access to the reception, drop-off and guest parking. The approach will facilitate a direct view of the Bike Barn and Kickstand.

BIKE BARN

The BIKE BARN will be the major visual focal point of the facility viewed from Old Spanish Trail and will be easily accessible for guests and public.

AUTOMOBILE CIRCULATION

All automobile circulation and parking will be minimized and will be screened as much as possible with native vegetation. Parking will be provided in smaller lots in lieu of a large continuous area.

BIKE PATHS AND HIKING TRAILS

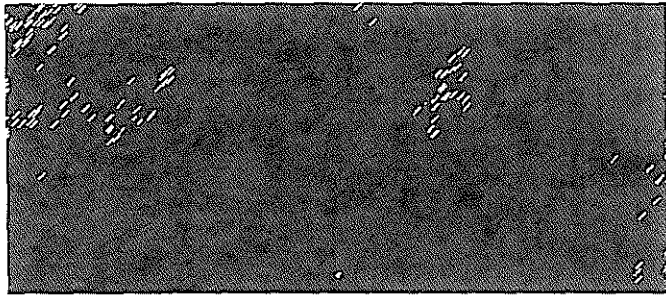
On-site bike paths and separate hiking trails will be strategically located across the entire property and linking to Saguaro National Park to the east of Old Spanish Trail. These paths and trails will connect all of the resort's facilities including the Casitas and Bunkhouse.

SERVICE AND MAINTENANCE CIRCULATION

Service and maintenance vehicles will be small and paths for these vehicles will be as inconspicuous as possible and/or incorporated with other paths.

CASITAS

Existing residences will be demolished and replaced in the same or nearby alternative locations.



BIKE RANCH CYCLING RESORT SITE PLANNING 2

SITING

Three core objectives inform the siting of buildings of the Bike Ranch:

Preservation of the Landscape

Much of the Bike Ranch's new construction will be located on or adjacent to existing building pads to minimize grading and preserve native vegetation. The placement of new buildings within the existing developed core, along with the planting of added vegetation, will promote a "nestling" of the facility and a feeling that it "belongs" on the site.

Preservation of Wildlife Corridors

Undisturbed wash areas and the open campus of the Bike Ranch will allow for a largely uninhibited flow of wildlife. Walls will be sited close to structures, as in the case of patios, courtyards, or the pool, and will not be used for extensive perimeter demarcation.

Privacy

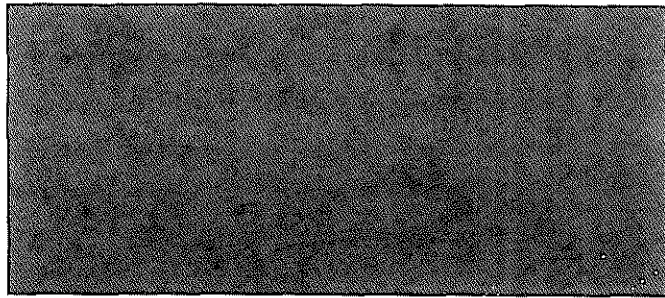
The approach to the Bike Ranch will be down a long driveway, entering from Old Spanish Trail, passing adjacent to the Ranch House and terminating in a parking area screened from Old Spanish Trail and the buildings of the Bike Ranch. Buildings will be located with an extensive buffer to neighbors on the west and south sides, and a large setback from Old Spanish Trail and Saguaro Park to the east. Setback, buildings and vegetation will screen neighbors to the north.

EXPOSURE

The western exposure in all buildings will be limited, will have no or very small openings, and be shaded with larger native vegetation. The eastern and northern exposures will be more open to take advantage of views towards the Rincon and Catalina Mountains.

LANDSCAPING

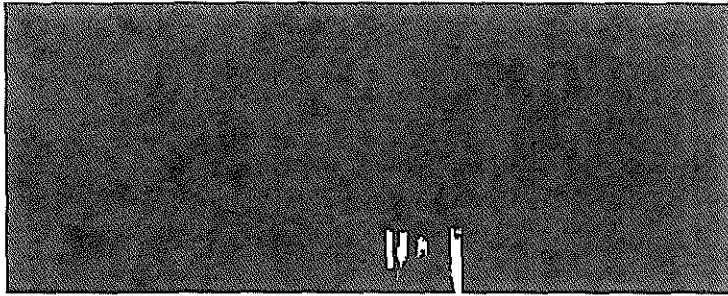
Indigenous landscaping and natural topography will be preserved, with an emphasis on permaculture, water harvesting and water recycling. The Bike Ranch will consider its desert landscaping as a continuation of the unique natural environment of Saguaro National Park, East.



BIKE RANCH CYCLING RESORT SPACES / SQUARE FOOTAGE

INTERIOR SPACES:	NET:	GROSS:
ranch house:		
dining	2,950	3,550
kitchen	1,550	1,850
living	1,100	1,350
lounge	1,000	1,200
ranch house offices	1,000	1,200
reception	450	550
restrooms	250	300
storage	1,000	1,200
total ranch house	9,300	11,200
1 luxury casita	2,000	2,200
11 casitas with 3 suites	36,300	39,600
total casitas	38,300	41,800
15 bunkhouses	9,750	11,700
manager's residence	1,150	1,250
residence A through H (to be demolished)	5,271	6,143

bike barn:	NET:	GROSS:
bike shop	2,600	2,850
bike storage	n/a	n/a
Kickstand	900	1,000
conference rooms	600	650
fitting	300	350
locker rooms / showers	500	600
maintenance	300	350
bike barn offices	350	400
performance lab	300	350
restrooms	200	250
spinning	600	650
training	500	600
weight room	600	650
yoga / pilates	650	750
total bike barn	8,400	9,450
swimming pool cabana	400	450
maintenance / laundry	2,400	2,750
TOTAL INTERIOR	69,700	78,600
EXTERIOR SPACES		
bike ranch entry	5,000	5,000
bunkhouse courtyard	8,250	8,250
outdoor dining	2,400	2,400
swimming pool	14,500	14,500
TOTAL EXTERIOR	30,150	30,150



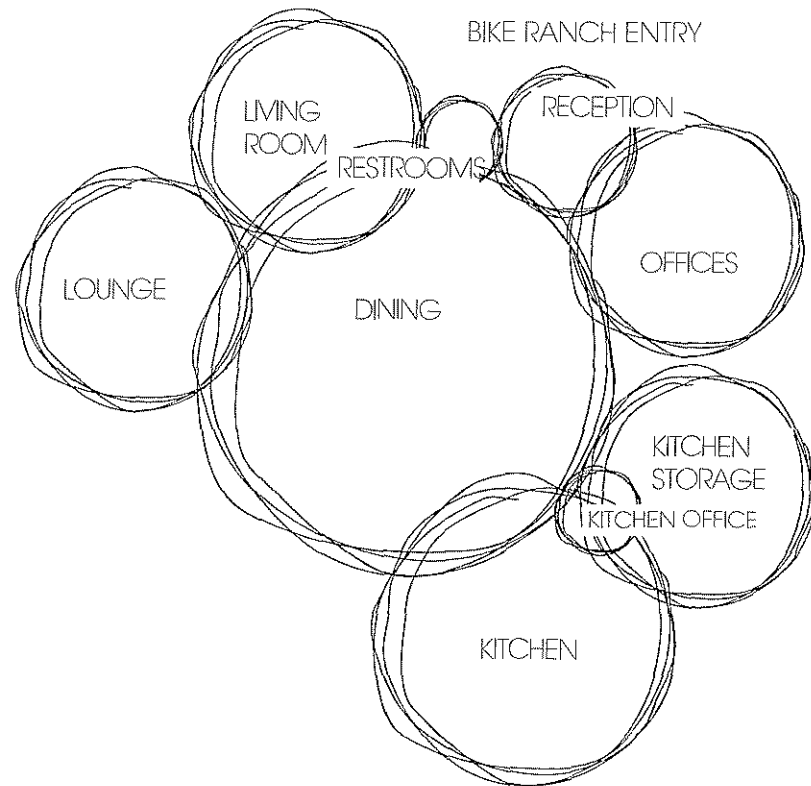
BIKE RANCH CYCLING RESORT RANCH HOUSE

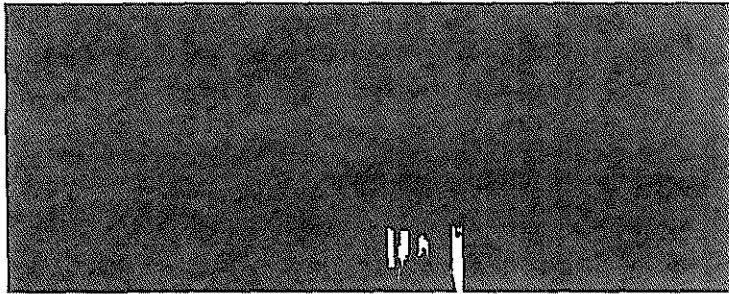
The **RANCH HOUSE** will be a central gathering place for guests of the Bike Ranch and is not open to the public. The **RANCH HOUSE** will be centrally located on the Bike Ranch campus with easy access from all other buildings and the Pool Area.

The **RANCH HOUSE** will house the Reception, Offices, Living Room, Lounge, Dining Room, Kitchen, Kitchen Storage and Bathrooms.

The **RANCH HOUSE** will be warm, inviting, visually appealing and will provide a sense of spaciousness and comfort reminiscent of a large historic ranch house.

Views from the **RANCH HOUSE** to the Entry Courtyard wash and distant Catalina and Rincon mountains are required.



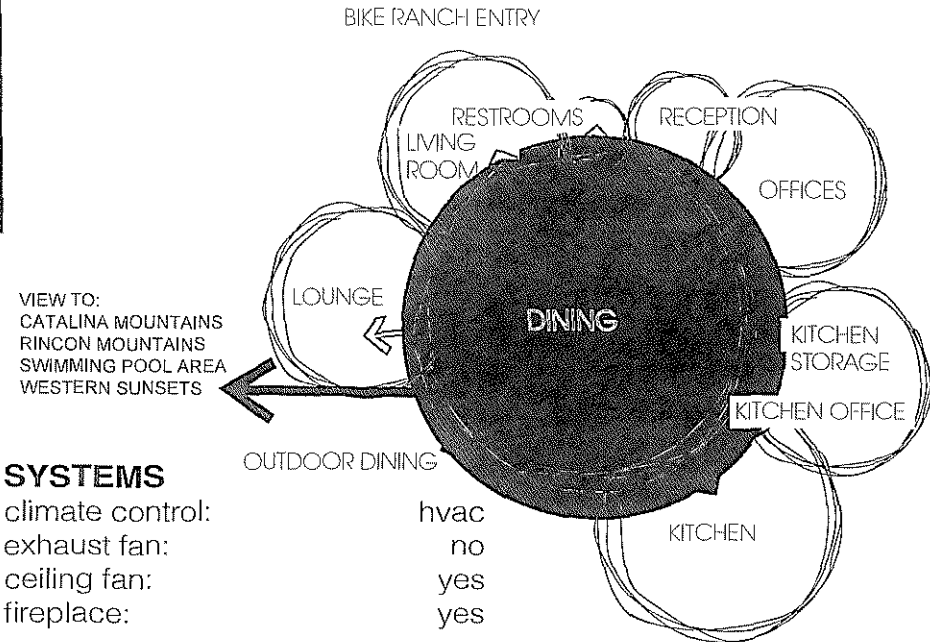


BIKE RANCH CYCLING RESORT DINING (SPOKEHOUSE)

DINING will be used by guests and trainers of the Bike Ranch for breakfast, lunch and dinner, as well as parties. It will have direct access to the Kitchen and Outdoor Dining and will have easy access to the Lounge, Living Room, and Bathrooms. Seating will be mostly at communal farm tables and will accommodate up to seventy-six guests at one time with buffet style service. Fresh produce will be displayed between the Kitchen and **DINING**. Seating and will also be available at a Chef's counter along the Kitchen.

DINING will be warm, inviting, dramatic, visually appealing, contemporary and will provide a sense of "conviviality."

Views from the **DINING** to the Swimming Pool, western sunsets and distant mountains are required.



SYSTEMS

climate control:	hvac
exhaust fan:	no
ceiling fan:	yes
fireplace:	yes

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	yes
irrigation water:	yes

domestic waste:	yes
graywater waste:	no

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	38' to 42'
length:	72' to 76'
height:	10' to 12'

SQUARE FOOTAGE

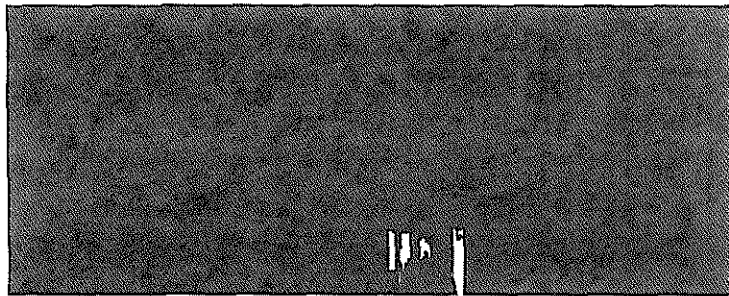
net:	2,950
gross:	3,550

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	exposed wood beams
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents

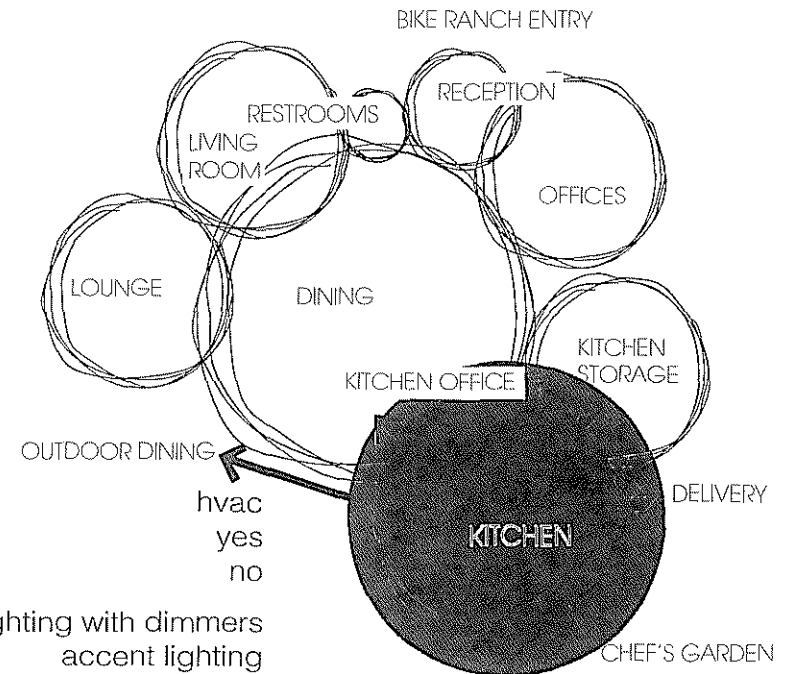


BIKE RANCH CYCLING RESORT KITCHEN

The **KITCHEN** will be visually open to the Dining Room. Menus will emphasize organic, fresh produce which will be displayed near the point of preparation. It will have direct access to the Dining, Outdoor Dining, Kitchen Storage, to an exterior service/delivery entrance, and an outdoor Chef's Garden. The **KITCHEN** will provide space for 10 employees and will include a Pantry/Prep area, a Cooking area, a Baking area, and a closed Dishwasher room (also accessible to the Dining Room), and a Walk-In Refrigerator and Freezer.

The **KITCHEN** will be bright, clean, contemporary, visually appealing and will Provide a sense of "professionalism and creativity."

No specific view from the **KITCHEN** is required; however, natural light is necessary.



SYSTEMS

climate control:	hvac
exhaust fan:	yes
ceiling fan:	no

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power / kitchen appliances

domestic water:	yes
irrigation water:	no

domestic waste:	yes
graywater waste:	yes

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	no
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	38' to 40'
length:	38' to 40'
height:	10' to 12'

SQUARE FOOTAGE

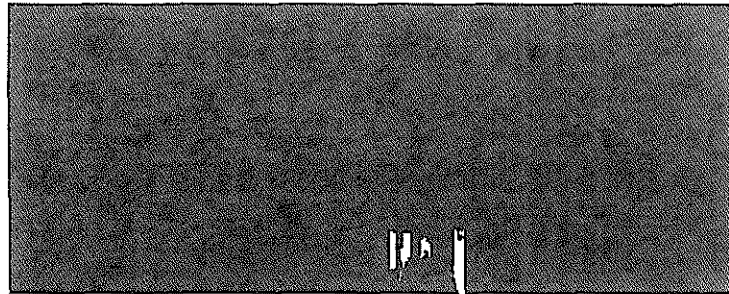
net:	1,550
gross:	1,850

MATERIALS

floor:	washable rubber tile
walls:	washable tile
ceiling:	drywall
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents

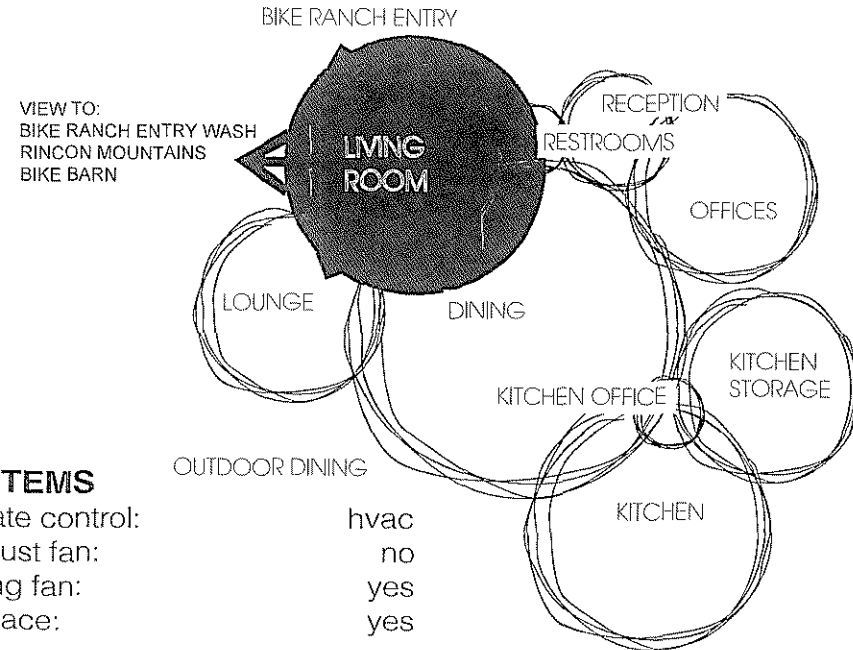


BIKE RANCH CYCLING RESORT LIVING ROOM (ARIZONA ROOM)

The **LIVING ROOM** will be used to by guests of the Bike Ranch for relaxing, reading, socializing, and parties. It will have direct access to the Bike Ranch Entry and Lounge, and it will have easy access to the Dining Room and Lounge. The **LIVING ROOM** will provide space for up to fifty guests, including seating for up to twenty-five guests. The focus of the Living will be a large fireplace surrounded by various seating areas.

The **LIVING ROOM** will be warm, spacious, with both traditional and contemporary elements, visually appealing and will provide a sense of "comfortable graciousness."

The **LIVING ROOM** will have views to the Bike Ranch Entry wash and Bike Barn; a long view to the Rincon Mountains is desirable.



SYSTEMS

climate control:	hvac
exhaust fan:	no
ceiling fan:	yes
fireplace:	yes

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	no
irrigation water:	yes

domestic waste:	no
graywater waste:	no

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	22' to 24'
length:	44' to 46'
height:	10' to 12'

SQUARE FOOTAGE

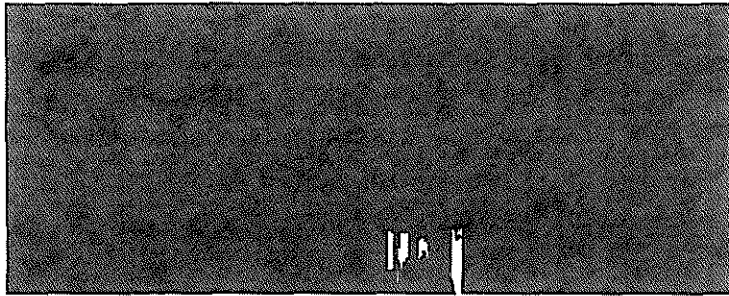
net:	1,100
gross:	1,350

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	exposed wood beams
glazing:	insulated
doors:	secure and solid

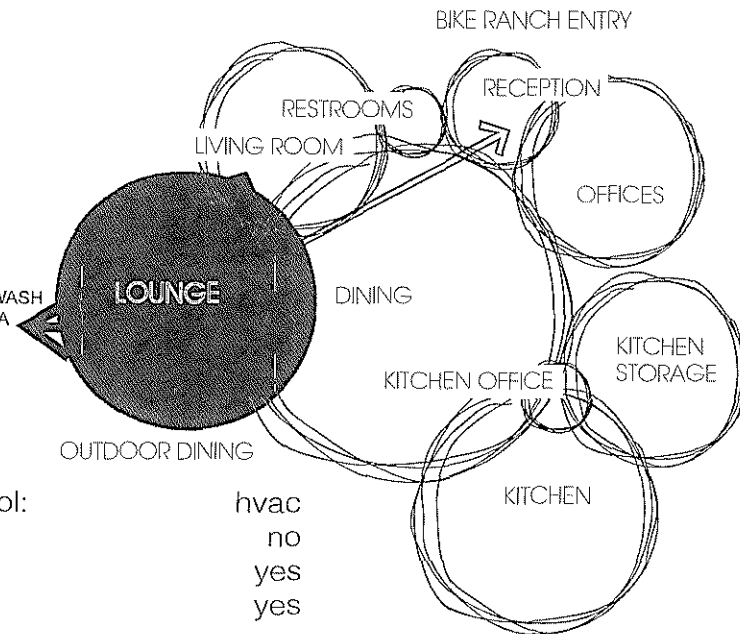
COLORS

warm with bright desert color accents



BIKE RANCH CYCLING RESORT LOUNGE

VIEW TO:
ENTRY COURTYARD WASH
SWIMMING POOL AREA
BIKE BARN
OUTDOOR DINING



SYSTEMS

climate control:	hvac
exhaust fan:	no
ceiling fan:	yes
fireplace:	yes

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	no
irrigation water:	yes

domestic waste:	no
graywater waste:	no

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

The **LOUNGE** will be used by guests of the Bike Ranch for relaxing, watching television, drinking and socializing. It will have direct access to Dining and the Living Room with easy access to the Reception and Outdoor Dining. The **LOUNGE** will accommodate approximately 20 persons at one time. It will include a bar with barstools, game tables with chairs, and comfortable conversation areas.

The **LOUNGE** will be warm, contemporary, inviting, visually appealing and will provide a sense of "coziness."

Views from the **LOUNGE** to the Bike Barn, Swimming Pool area, Outdoor Dining and Bike Ranch Entry wash are required.

DIMENSIONS

width:	24' to 26'
length:	38' to 40'
height:	10' to 12'

SQUARE FOOTAGE

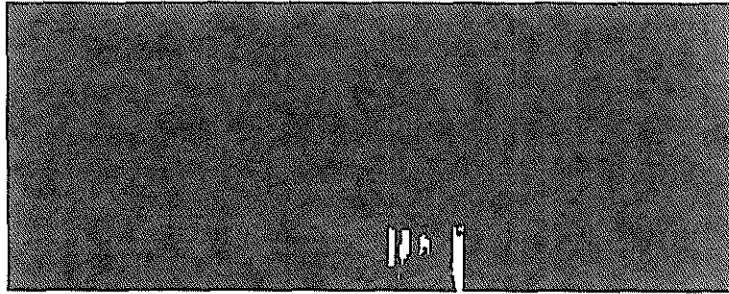
net:	1,000
gross:	1,200

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	exposed wood beams
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents

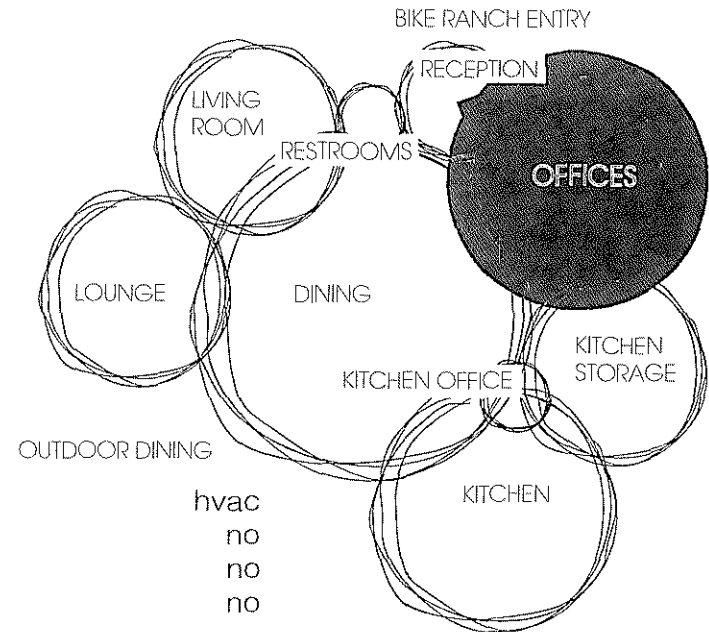


BIKE RANCH CYCLING RESORT RANCH HOUSE OFFICES

The **RANCH HOUSE OFFICES** will be used for the administration of the Bike Ranch. They will have direct access to Reception, and easy access to the rest of the Ranch House. There will be five **RANCH HOUSE OFFICES**, each accommodating up to three persons.

The **RANCH HOUSE OFFICES** will be warm, contemporary, inviting, visually appealing and will provide a sense of "efficiency."

No specific views from the **RANCH HOUSE OFFICES** will be required. Exterior windows are required.



SYSTEMS

climate control:	hvac
exhaust fan:	no
ceiling fan:	no
fireplace:	no

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	no
irrigation water:	no

domestic waste:	no
graywater waste:	no

natural gas:	no
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	18' to 20'
length:	48' to 50'
height:	9' to 10'

SQUARE FOOTAGE

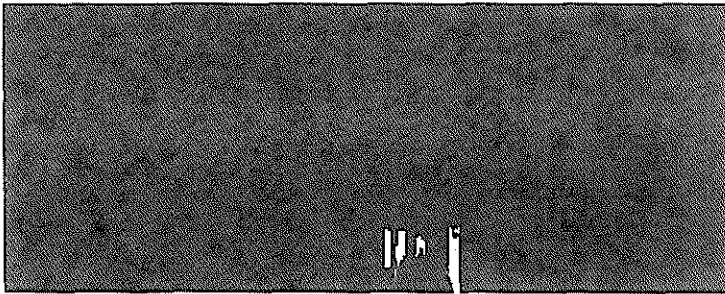
net:	1,000
gross:	1,200

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	natural material
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents

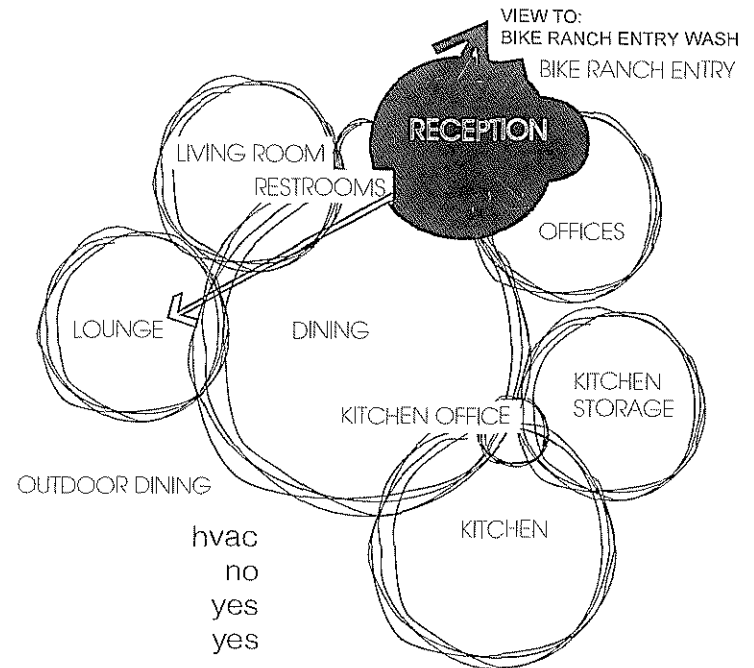


BIKE RANCH CYCLING RESORT RECEPTION

The **RECEPTION** will be used to register or check out guests of the Bike Ranch. It will have direct access to the Offices and Entry Courtyard, and will have easy access to the Lounge, Casitas and Bunkhouse. The **RECEPTION** will provide space for two employees behind the reception desk and will accommodate up to six seated guests.

The **RECEPTION** will be warm, traditional, inviting, visually appealing and will provide a sense of "old ranch."

A view from the **RECEPTION** into the Bike Ranch Entry is required.



SYSTEMS

climate control:	hvac
exhaust fan:	no
ceiling fan:	yes
fireplace:	yes

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	no
irrigation water:	yes

domestic waste:	no
graywater waste:	no

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	16' to 18'
length:	18' to 20'
height:	10' to 12'

SQUARE FOOTAGE

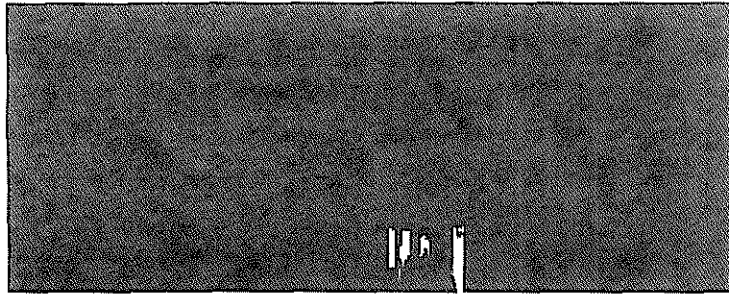
net:	450
gross:	550

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	exposed wood beams
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents	
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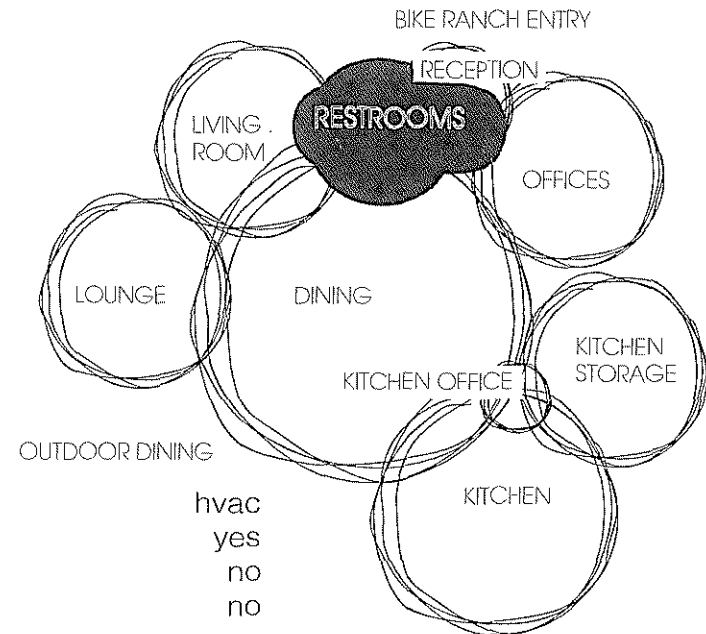


BIKE RANCH CYCLING RESORT RANCH HOUSE RESTROOMS

The **RESTROOMS** will be used by guests and office employees of the Bike Ranch. They will not require direct access to any specific space but will have easy access to all areas of the Ranch House. The Women's **RESTROOM** will have privacy stalls, lavatories, and a separate makeup and sitting area. The Men's **RESTROOM** will have urinals, privacy stalls, and lavatories.

The **RESTROOMS** will be warm, contemporary, inviting, visually appealing and will provide a sense of "refreshment."

Natural light is necessary, but no specific view from the **RESTROOMS** is required.



SYSTEMS

climate control:	hvac
exhaust fan:	yes
ceiling fan:	no
fireplace:	no

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	yes
irrigation water:	no

domestic waste:	yes
graywater waste:	yes

natural gas:	no
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data transmission:	no
home automation:	full
telephone:	no
television:	no
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	10' to 12'
length:	20' to 22'
height:	9' to 10'

SQUARE FOOTAGE

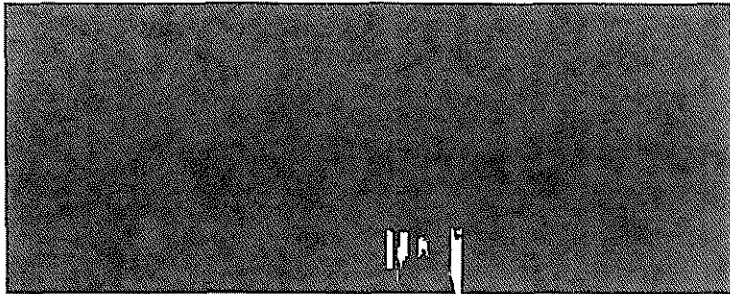
net:	250
gross:	300

MATERIALS

floor:	concrete or tile
walls:	tile
ceiling:	drywall
glazing:	insulated
doors:	secure and solid

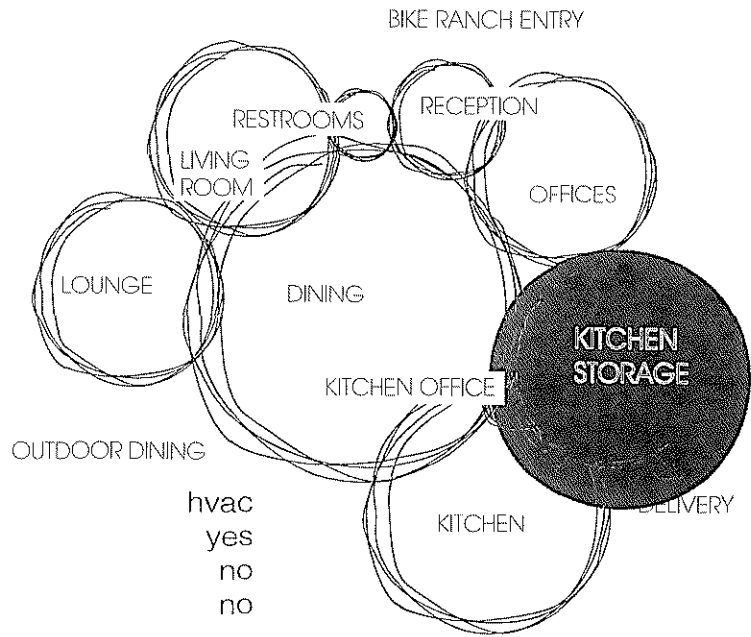
COLORS

warm with bright desert color accents



BIKE RANCH CYCLING RESORT

KITCHEN STORAGE



SYSTEMS

climate control: hvac
exhaust fan: yes
ceiling fan: no
fireplace: no

electrical: lighting with dimmers
 accent lighting
 low voltage lighting
 power

domestic water: no
irrigation water: no

domestic waste: no
graywater waste: no

natural gas: no

data transmission: yes
home automation: full
telephone: yes
television: no
sound: yes

security: full
fire protection: full

DIMENSIONS

width: 16' to 18'
length: 18' to 20'
height: 10' to 12'

SQUARE FOOTAGE

net: 1,000
gross: 1,200

MATERIALS

floor: concrete or tile
walls: natural material
ceiling: drywall
glazing: insulated
doors: secure and solid

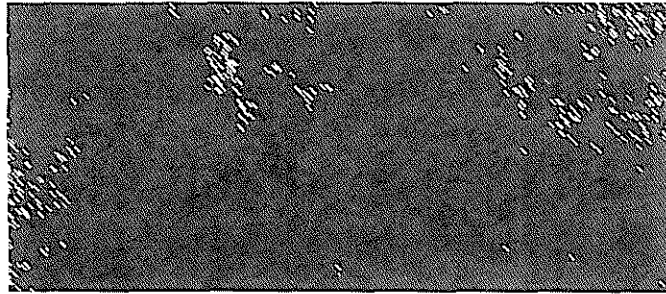
COLORS

warm with bright desert color accents

The **KITCHEN STORAGE** will be used for the storage of food and cooking items. It will have direct access to the Kitchen, Kitchen Office and delivery service. It will be divided into separate rooms for Pantry, Liquor/Wine (both climate controlled), Paper Goods and Supplies, Service ware and Equipment. Each storage room will be able to be locked separately.

The **KITCHEN STORAGE** will be bright, easily cleaned, easily organized and will provide a sense of "clean organization."

No specific view from the **KITCHEN STORAGE** is required; however, natural light is necessary.

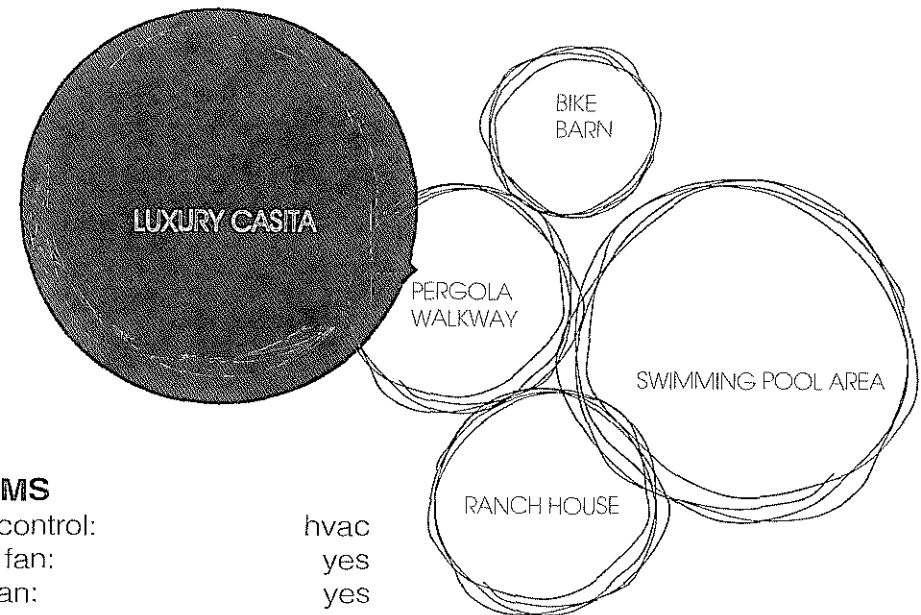


BIKE RANCH CYCLING RESORT LUXURY CASITA

The **LUXURY CASITA** will be used by guests for short term or long term stays. It will have direct access to walkways leading to the Ranch House, Bike Barn and Swimming Pool and will be located to provide secluded privacy from the other casitas and resort facilities. The **LUXURY CASITA** will consist of a large bedroom, a large bathroom with Jacuzzi tub and multi-spray shower, a yoga/exercise room, a living room with full entertainment center, a powder room, a kitchen, and a private outdoor patio.

The **LUXURY CASITA** will be warm, contemporary, inviting, visually appealing and will provide a sense of "comfortable luxury and privacy."

Views from the **LUXURY CASITA** to the surrounding desert landscape, the sunrise and sunset views, and the mountains are required.



SYSTEMS

climate control:	hvac
exhaust fan:	yes
ceiling fan:	yes
fireplace:	yes

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	yes
irrigation water:	yes

domestic waste:	yes
graywater waste:	yes

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	36' to 38'
length:	48' to 54'
height:	10' to 12'

SQUARE FOOTAGE

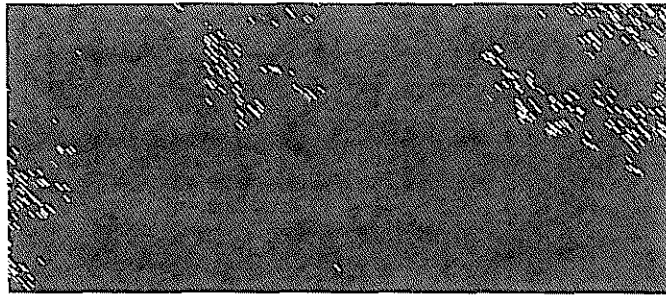
net:	2,000
gross:	2,200

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	exposed wood beams
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents



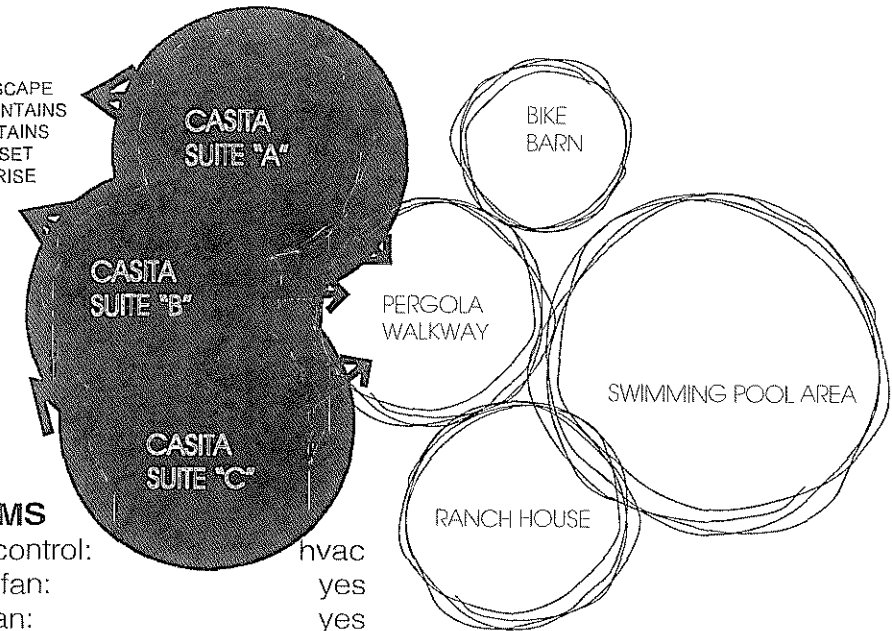
BIKE RANCH CYCLING RESORT CASITAS

CASITAS with a total of 33 suites will be used by guests of the Bike Ranch for sleeping, relaxing, grooming, and bike storage. Each **CASITA** will have direct access to Pergola Walkways leading to the Ranch House, Bike Barn and Swimming Pool. Each Casita will consist of three separate suites, with either a king-sized or two queen-sized beds, a tub/-shower combination or a large shower, a sitting area, a powder room, a laundry/utility area with washer/dryer, sink, bar, microwave and espresso machine.

The **CASITAS** will be warm, contemporary, inviting, visually appealing and will provide a sense of "comfort, peacefulness and privacy."

Views from the **CASITAS** to the surrounding desert landscape, the mountains and the sunrise or sunset are required.

VIEW TO:
DESERT LANDSCAPE
CATALINA MOUNTAINS
RINCON MOUNTAINS
WESTERN SUNSET
EASTERN SUNRISE



SYSTEMS

climate control:	hvac
exhaust fan:	yes
ceiling fan:	yes
fireplace:	yes

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	yes
irrigation water:	yes

domestic waste:	yes
graywater waste:	yes

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	28' to 30'
length:	36' to 38'
height:	10' to 12'

SQUARE FOOTAGE

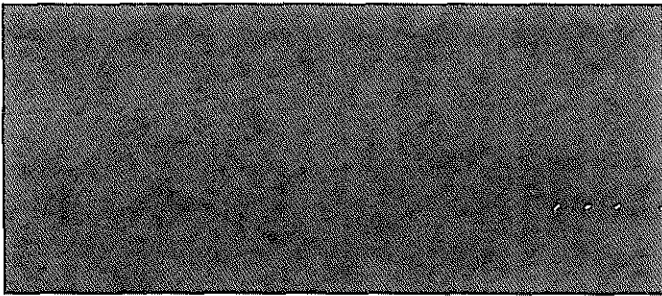
net per suite:	1,100
gross per suite:	1,200

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	exposed wood beams
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents

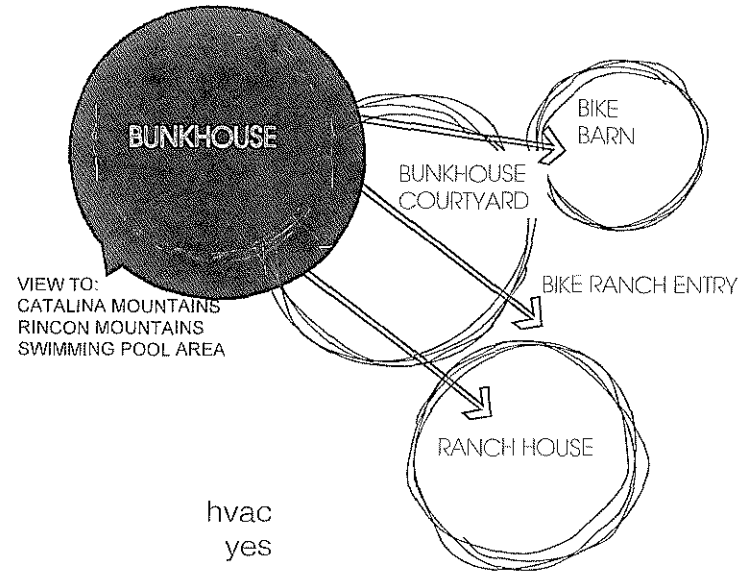


BIKE RANCH CYCLING RESORT BUNKHOUSE

The **BUNKHOUSE** will be used as sleeping quarters for bicycle team members training at the Bike Ranch. It will have easy access to the Bike Barn, Ranch House and Bike Ranch Entry and will be located to block the view of the Cell Tower to the north from the Bike Ranch. All **BUNKHOUSE** rooms will open onto the **BUNKHOUSE** courtyard. The **BUNKHOUSE** will consist of 15 rooms with four twin beds each. A cycling team consists of twenty members and the **BUNKHOUSE** will accommodate three teams at any one time.

The **BUNKHOUSE** be simple and utilitarian, but inviting, contemporary, and visually appealing, and will provide a sense of "quality pensione."

BUNKHOUSE rooms will have views of the Swimming Pool Area, and the mountains wherever possible.



SYSTEMS

climate control:	hvac
exhaust fan:	yes
ceiling fan:	yes
fireplace:	no

electrical:	lighting with dimmers
	accent lighting
	low voltage lighting
	power

domestic water:	yes
irrigation water:	yes

domestic waste:	yes
graywater waste:	yes

natural gas:	yes
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data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes

security:	full
fire protection:	full

DIMENSIONS

width:	16' to 18'
length:	38' to 40'
height:	10' to 12'

SQUARE FOOTAGE

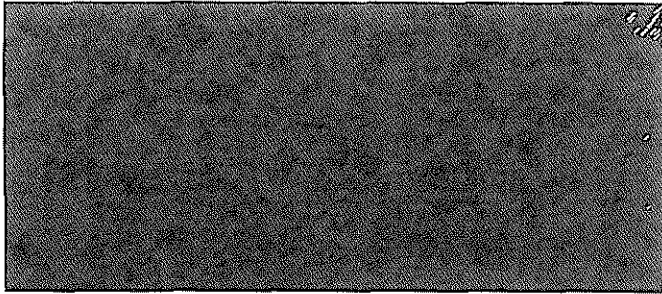
net:	650
gross:	780

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	natural material
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents



BIKE RANCH CYCLING RESORT
MANAGER'S RESIDENCE

The **MANAGER'S RESIDENCE** will be used as housing for the manager of the Bike Ranch Resort. It will require no direct access to the resort facilities, however it will require easy access to all of the resort facilities. The **MANAGER'S RESIDENCE** will be a complete two bedroom, two bathroom home with an enclosed garage and private yard. It will be located to provide visual privacy from the resort facilities.

The **MANAGER'S RESIDENCE** will be warm, traditional, inviting, visually appealing and will provide a sense of "Old Ranch."

No specific views from the **MANAGER'S RESIDENCE** will be required. Views to the surrounding desert vegetation and the Catalina and/or Rincon mountains are desirable.



SYSTEMS

climate control:	hvac
exhaust fan:	yes
ceiling fan:	yes
fireplace:	yes
electrical:	lighting with dimmers accent lighting low voltage lighting power
domestic water:	yes
irrigation water:	yes
domestic waste:	yes
graywater waste:	yes
natural gas:	yes
data transmission:	yes
home automation:	full
telephone:	yes
television:	yes
sound:	yes
security:	full
fire protection:	full

DIMENSIONS

width:	20' to 24'
length:	48' to 50'
height:	10' to 12'

SQUARE FOOTAGE

net:	1,150
gross:	1,250

MATERIALS

floor:	concrete or tile
walls:	natural material
ceiling:	natural material
glazing:	insulated
doors:	secure and solid

COLORS

warm with bright desert color accents



The **BIKE BARN** will house the training facility, bicycles for rent bicycles and bicycle accessory sales, bicycle mechanics and repair, performance lab, fitting, weight room, spinning, yoga/pilates, offices, conference room/s, bicycle storage, locker rooms, showers and bathrooms, and the Kickstand, a small juice / coffee bar / cafe.

The **BIKE BARN** will be dynamic, contemporary, inviting, visually appealing and will provide a sense of spaciousness, theatre and high energy against the backdrop of “Old Ranch Barn”.

The **BIKE BARN** will have few exterior windows. Western views from the Bike Barn are desirable, natural light from skylights (or windows) is required.

