

9880 N. SCOTTSDALE ROAD - HOTEL CONVERSION

project consultants

developer:

STERLING REAL ESTATE PARTNERS
7114 EAST STETSON DRIVE, SUITE 360
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: CHRIS BADE
EMAIL:chris@sterling-partners.com

architecture:

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BLVD. #140
PHOENIX, ARIZONA 85040
PROJECT CONTACT: JUSTIN GREGONIS
PHONE: 602.395.1000
EMAIL:jgregonis@verticaldesignstudios.com

landscape architecture:

DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL:bpaul@designethic.net

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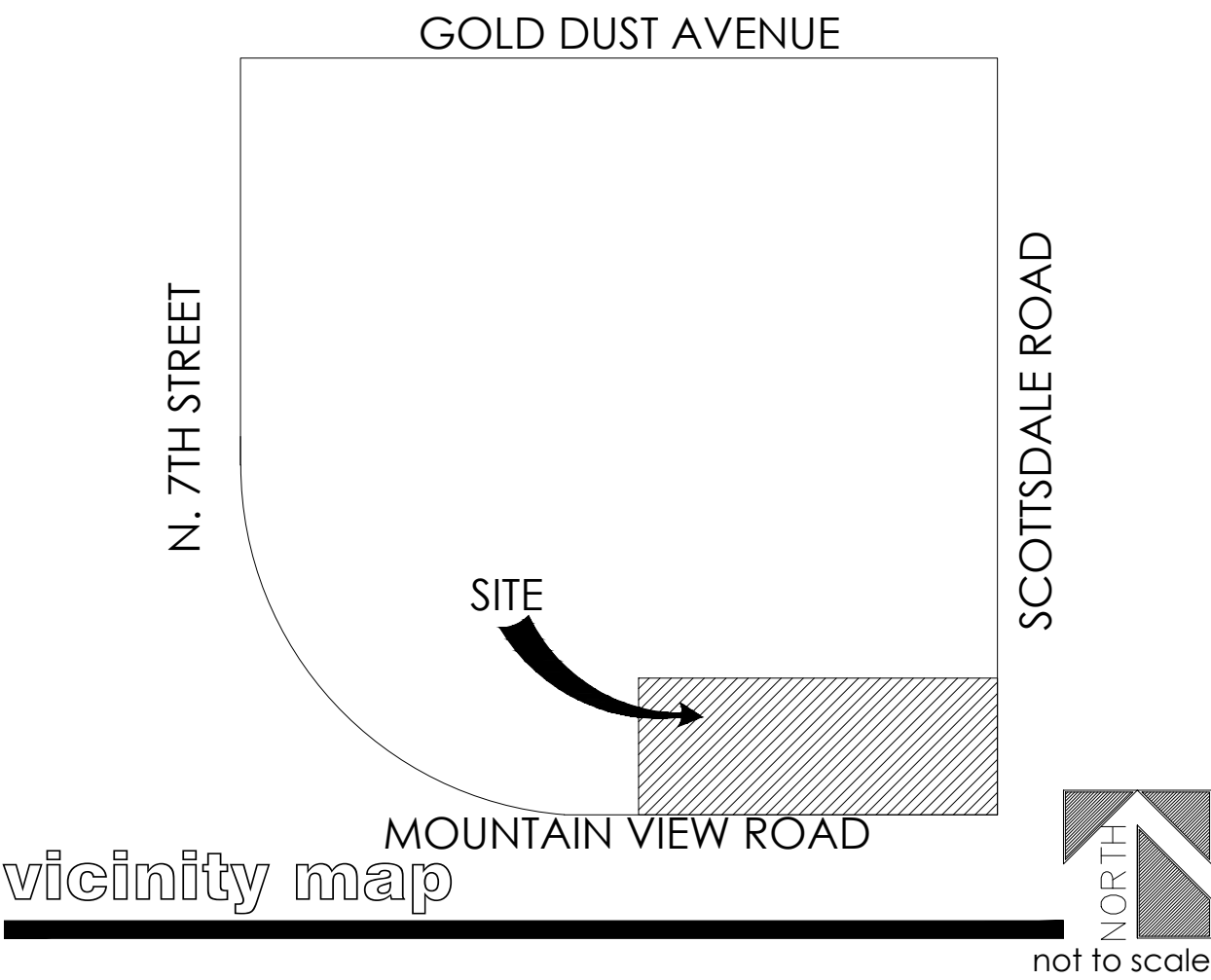
site data

APN:175-56-003B

ZONING DISTRICT:R-5

SITE AREA:150,394 S.F. (3.453 AC) NET

SITE AREA:197,156.78 S.F. (4.526 AC) GROSS



vicinity map

city of scottsdale notes:

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% 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 OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. 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 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 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 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 OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- 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.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

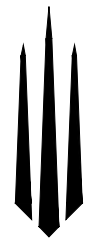
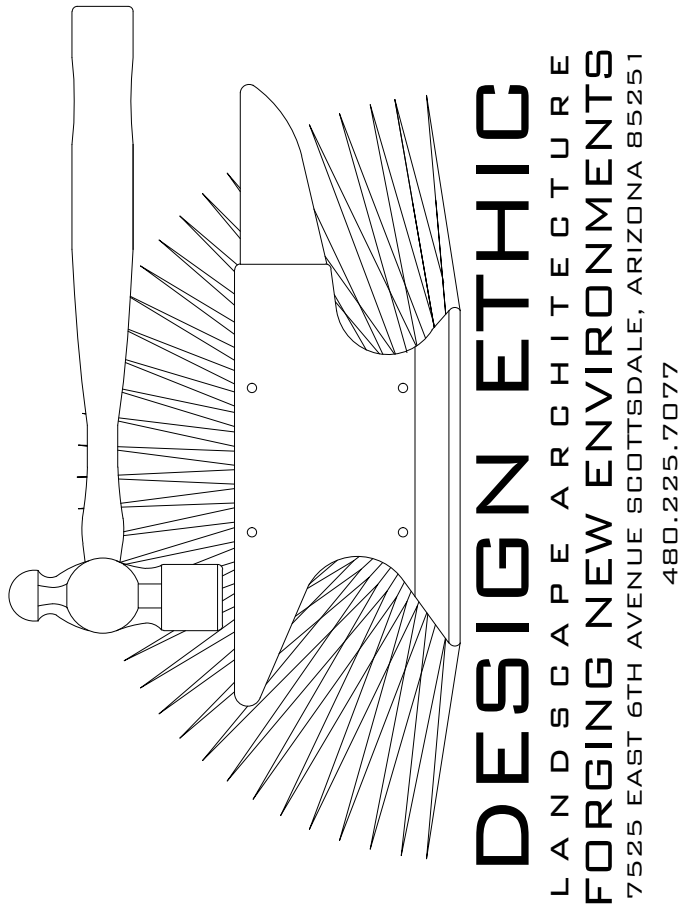
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CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C O O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

open space calculations

ON SITE IMPROVED LANDSCAPE AREA	9,686 S.F.
RIGHT OF WAY LANDSCAPE AREA	6,885 S.F.
REQUIRED OPEN SPACE: MAXIMUM BUILDING HEIGHT = 36'-0"	
OPEN SPACE REQUIRED	= 42,110.32 S.F.
OPEN SPACE PROVIDED	= 51,034.13 S.F.
PARKING LOT LANDSCAPE REQUIREMENTS: REQUIRED = PARKING AREA X 15% = 60,516.65 SF(0.15)	= 9,077.50 S.F.
PARKING LOT LANDSCAPING PROVIDED	= 10,030.22 S.F.
PARKING ISLAND LANDSCAPING PROVIDED	= 2,112 S.F.



VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 100
Phoenix, Arizona 85040
Ph 602.395.1000 : Fax 602.395.1005

PROJECT:
SCOTTSDALE &
MOUNTAINVIEW
9880 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

SHEET TITLE:
COVER SHEET & NOTES

16-DR-2021
STIPULATION SET
RETAIN FOR RECORDS
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1/20/2022
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JOB NO:21-032

DATE:01.03.2022

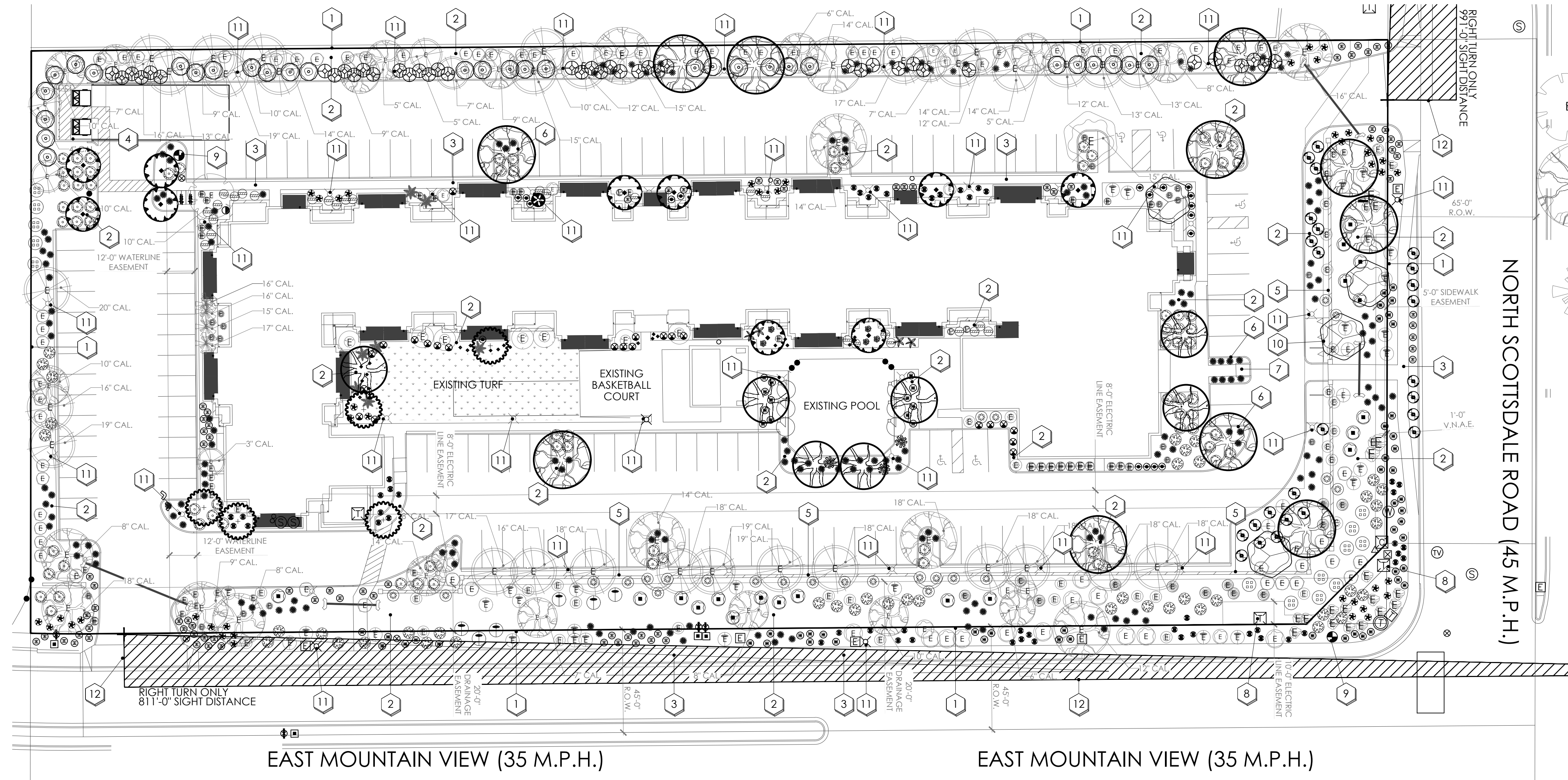
DRAWN BY:BTP

SUBMITTED:-

SET:

SHEET

L.01 of L.04



plant legend

	botanical name	common name	emitters	size	qty	comments
trees						
	ACACIA ANEURA	MULGA	(5 @ 1.0 GPH)	24" BOX	10	6.0H., 2.0W., .75CAL. STAKE IN PLACE
	CAESALPINIA CACALACO	'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	24" BOX	11	5.0H., 6.0W., 1.25CAL. STAKE IN PLACE
	PARKINSONIA PRAECOX	PALO BREA	(5 @ 1.0 GPH)	24" BOX	4	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH	RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX	7	7.0H., 2.5W., 1.0CAL. STAKE IN PLACE
palms						
	BRAHEA ARMATA	MEXICAN BLUE PALM	(2 @ 1.0 GPH)	5 GAL.	1	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	(2 @ 1.0 GPH)	5 GAL.	3	
	CYCAS REVOLUTA	SAGO PALM	(2 @ 1.0 GPH)	5 GAL.	7	
	PHOENIX ROEBELINII	PIGMY DATE PALM	(2 @ 1.0 GPH)	5 GAL.	4	
shrubs						
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	24	
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	14	
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	19	
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	(1 @ 1.0 GPH)	5 GAL.	27	
	SIMMONDSIA CHINENSIS	JOJOBA	(1 @ 1.0 GPH)	5 GAL.	6	
	RUELLIA BRITTONIANA	MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	18	
	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	51	
	TECOMA STANS	YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	6	

plant legend

	botanical name	common name	emitters	size	qty	comments
accents						
	AGAVE DESMETTIANA	VARIEGATED AGAVE DESMETTIANA	(1 @ 1.0 GPH)	5 GAL.	24	
	ALOE X. BLUE ELF	BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	22	
	ALOE BARBADENSIS	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	43	
	DASYLIRION WHEELERI	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	43	
	HESPERALOE PARVIFLORA	RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	153	
	MUHLENBERGIA RIGENS	DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	79	
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	5	
groundcover						
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	(1 @ 1.0 GPH)	5 GAL.	76	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	(1 @ 1.0 GPH)	5 GAL.	62	
	LANTANA 'ALBA'	WHITE LANTANA	(1 @ 1.0 GPH)	5 GAL.	24	
	EREMOPHILA GLABRA	'MIGNEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	25	
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	(1 @ 1.0 GPH)	5 GAL.	41	
	MYOPORUM PARVIFOLIUM	MYOPORUM	(1 @ 1.0 GPH)	5 GAL.	31	
inerts						
	DECOMPOSED GRANITE	MATCH EXISTING COLOR & SIZE	1"-MINUS	49,937 SF		2" MINIMUM IN ALL PLANTERS

existing plant legend

	botanical name	common name	qty	comments
existing trees				
	ACACIA FARNESIANA	SWEET ACACIA	1	REMAIN IN PLACE
	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY	36	REMAIN IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	26	REMAIN IN PLACE
	PARKINSONIA PRAECOX	PALO BREA	1	REMAIN IN PLACE
existing palms				
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4	REMAIN IN PLACE
existing shrubs				
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	15	REMAIN IN PLACE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	4	REMAIN IN PLACE
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA	71	REMAIN IN PLACE
	ENCELIA FARINOSA	BRITTLBUSH	12	REMAIN IN PLACE
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE	22	REMAIN IN PLACE
	NERIUM OLEANDER	PETITE PINK OLEANDER	7	REMAIN IN PLACE
	SIMMONDSIA CHINENSIS	JOJOBA	29	REMAIN IN PLACE
	RUELLIA BRITTONIANA	MEXICAN PETUNIA	23	REMAIN IN PLACE
	RHUS LANCEA	AFRICAN SUMAC	18	REMAIN IN PLACE
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	3	REMAIN IN PLACE

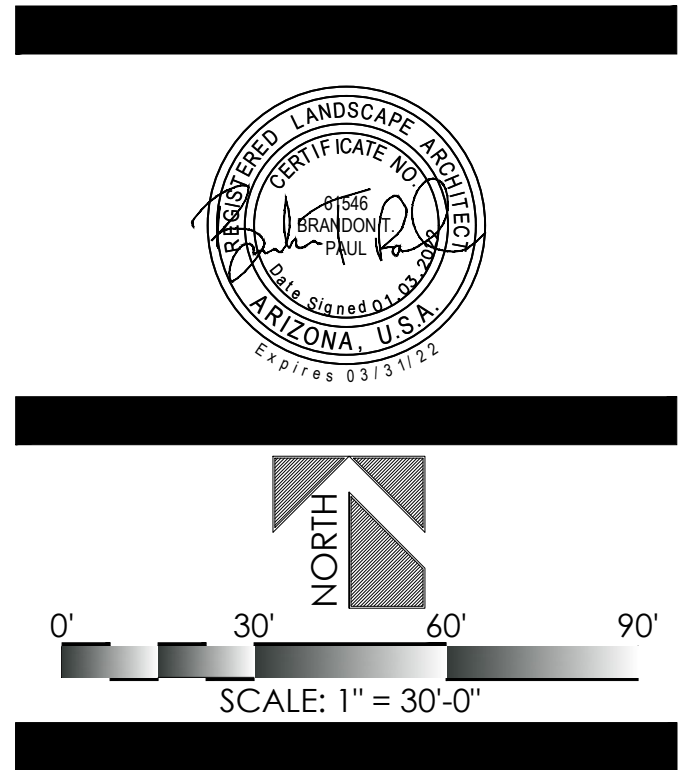
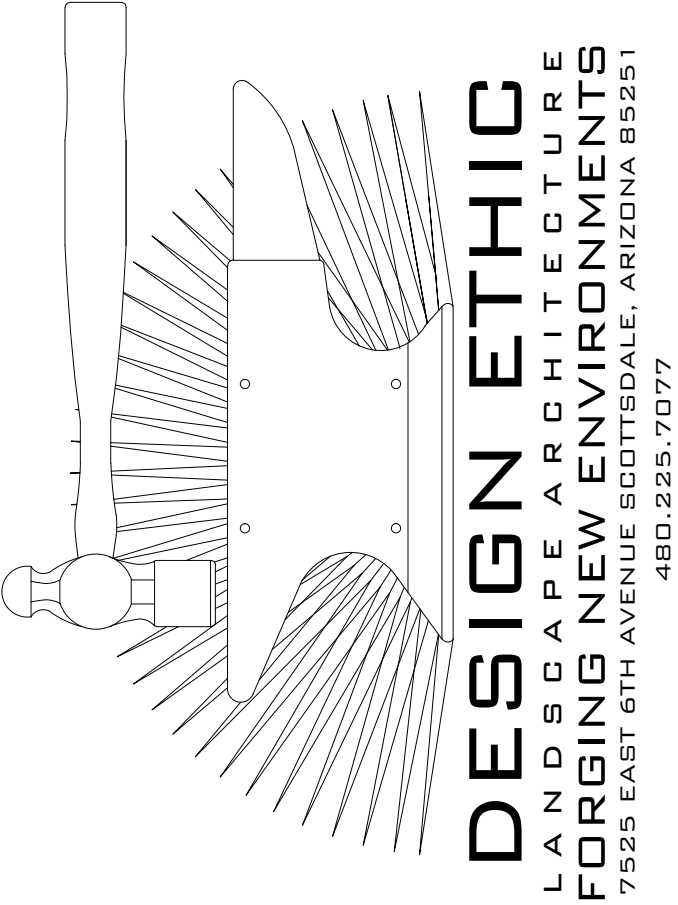
existing accents				
	HESPERALOE PARVIFLORA	RED YUCCA	19	REMAIN IN PLACE
	MUHLENBERGIA RIGENS	DEER GRASS	1	REMAIN IN PLACE
existing groundcover				
	LANTANA MONTEVIDENSIS	PURPLE LANTANA		REMAIN IN PLACE
	EXISTING TURF		2,822 SF	
existing inerts				
	SELECT GRANITE BOULDERS	PIT RUN ROCK	20	REMAIN IN PLACE

thorny planting note:

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.L.

native tree notes:

NO EXISTING TREES FOUND ON CITY OF SCOTTSDALE'S NATIVE TREE LIST ARE BEING DISTURBED WITHIN THE SCOPE OF THIS PROJECT.



SCOTTSDALE & MOUNTAINVIEW
9880 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
PLANTING PLAN
PROJECT:
SHEET TITLE:

JOB NO: 21-032
DATE: 01.03.2022
DRAWN BY: BTP
SUBMITTED: -
SET:

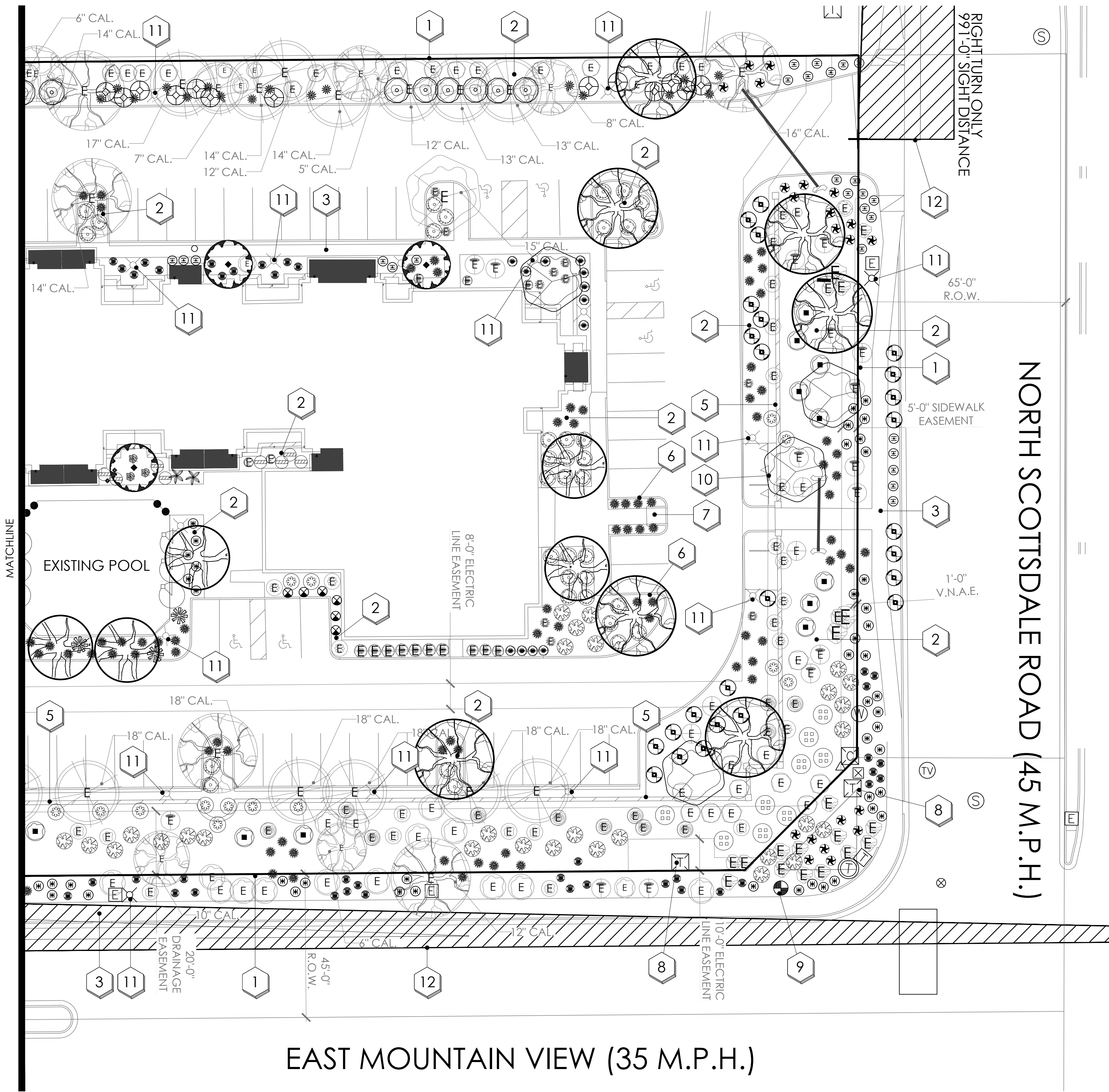
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L.02 of L.04

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planting key notes

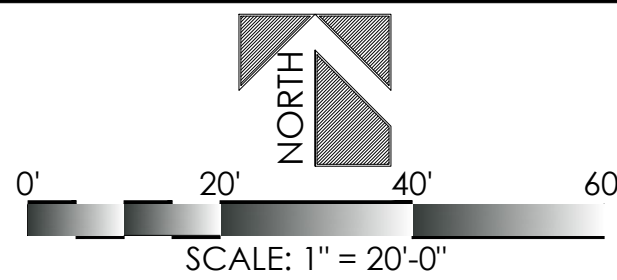
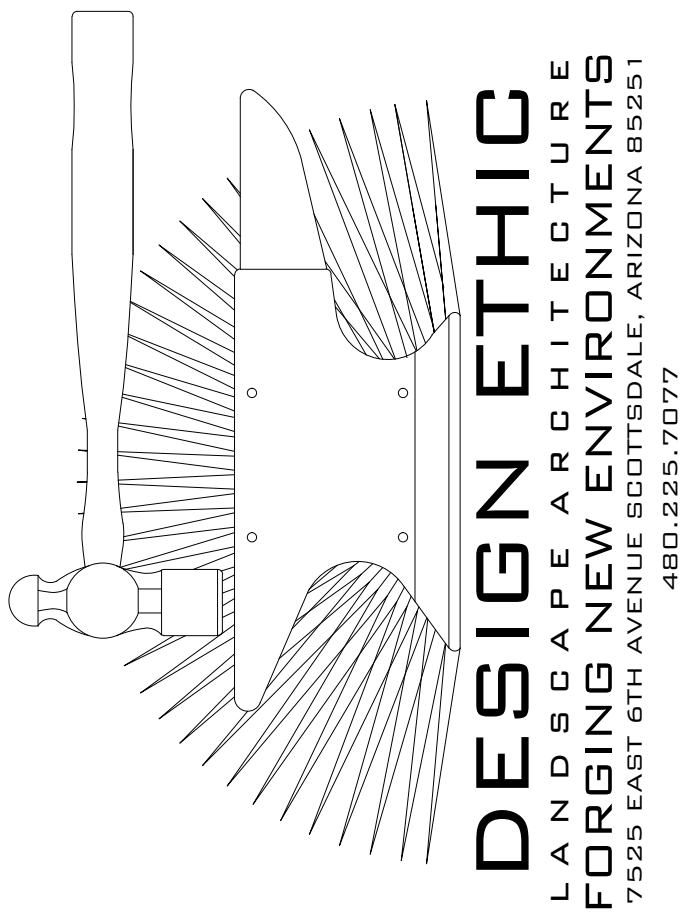
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|---|--|----|--|
| 1 | PROPERTY LINE / RIGHT OF WAY LINE | 9 | FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL |
| 2 | DECOMPOSED GRANITE IN ALL PLANTING AREAS | 10 | EXISTING FLAG POLE |
| 3 | EXISTING SIDEWALK. | 11 | EXISTING SITE LIGHTING. |
| 4 | TRASH COMPACTOR | 12 | SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES |
| 5 | EXISTING SCREEN WALL. SEE ARCH. PLANS. | | |
| 6 | CURB. SEE CIVIL ENG. PLANS. | | |
| 7 | ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS. | | |
| 8 | EXISTING TRANSFORMER. | | |

existing plant legend

	botanical name	common name
existing trees		
	ACACIA FARNESIANA	SWEET ACACIA
	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
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existing palms		
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
existing shrubs		
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	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
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	RHUS LANCEA	AFRICAN SUMAC
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
existing accents		
	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA RIGENS	DEER GRASS
existing groundcover		
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	EXISTING TURF	
existing inerts		
	SELECT GRANITE BOULDERS	PIT RUN ROCK

plant legend

	botanical name	common name
trees		
	ACACIA ANEURA	MULGA
	CAESALPINIA CACALACO	'SMOOTHIE' THORNLESS CASCALOTE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX	PALO BREA
	PISTACIA X. RED PUSH	RED PUSH PISTACHE
palms		
	BRAHEA ARMATA	MEXICAN BLUE PALM
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	CYCAS REVOLUTA	SAGO PALM
	PHOENIX ROEBELINII	PIGMY DATE PALM
shrubs		
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	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	SIMMONDSIA CHINENSIS	JOJOBA
	RUELLIA BRITTONIANA	MEXICAN PETUNIA
	RUSSELLIA EUISETIFORMIS	CORAL FOUNTAIN
	TECOMA STANS	YELLOW BELLS
accents		
	AGAVE DESMETTIANA VARIEGATA	VARIEGATED AGAVE DESMETTIANA
	ALOE X. BLUE ELF	BLUE ELF ALOE
	ALOE BARBADENSIS	ALOE VERA
	DASYLIRION WHEELERI	DESERT SPOON
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	MYOPORUM PARVIFOLIUM	MYOPORUM
inerts		
	DECOMPOSED GRANITE	MATCH EXISTING COLOR & SIZE



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L.04 of L.04

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