

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The October 19, 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 19, 2017 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

---

## **ACTION**

**Hyatt Place  
23-DR-2017**

**Location:** 7330 North Pima Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new, three-story-tall hotel, with 100 guest rooms in approximately 60,500 square feet of building area, all on a 4.74-acre site.

---

## **OWNER**

ZAC NC Asset Investors, LLC  
925-933-4000

---

## **ARCHITECT/DESIGNER**

Truman Howell Architects  
206 Chelsea Road  
Monticello, MN

---

## **ENGINEER**

Kimley Horn  
7740 N. 16<sup>th</sup> Street  
Phoenix, AZ 85258

---

## **APPLICANT CONTACT**

John Berry  
Berry Riddell  
(602) 385-2727

---

## **BACKGROUND**

### **Zoning**

This property is zoned Multi-family Residential, Planned Community (R-5 P-C), which is intended to allow development of multiple-family residential at a higher density, with a proportional increase in amenities as the density increases. The applicant received approval for a Conditional Use permit in July 2008 (16-UP-2007) to allow the redevelopment of the hotel.

## **Context**

The existing hotel establishment utilizes approximately five acres of the 8.87 acres within the Inner Circle Subdivision. The hotel site is located one-half-mile north of the northwest corner of North Pima Road and East Indian Bend Road. Access to the hotel establishment is provided by North Pima Road which will connect to the existing Inner Circle Drive, also serving sixteen individual private lots within the subdivision.

## **Adjacent Uses and Zoning**

- North Existing attached single-family residences within the La Mariposa Villas III Subdivision, zoned Townhouse Residential, Planned Community District (R-4 P-C).
- South Existing attached single-family residences within the Inner Circle Subdivision, zoned Multiple-family Residential, Planned Community District (R-5 P-C).
- East Existing North Pima Road, vacant land within Salt River Pima-Maricopa Indian Reservation farther east.
- West Existing attached single-family residences within the Inner Circle Subdivision, zoned Multiple-family Residential, Planned Community District (R-5 P-C).

---

## **DEVELOPMENT PROPOSAL**

### **Goal/Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new 100 room hotel on the property. The existing hotel as well as the existing condominium building adjacent to the northwest corner of the hotel will be demolished in their entirety. The existing attached single-family residential and the existing two-story condominium building north of the hotel will remain.

### **Neighborhood Communication**

Surrounding property owners within 750 feet have been notified and the site has been posted. City staff has received a number of general inquires, and one email in opposition to the proposal. Correspondence received is included within Attachment #12.

---

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

This proposal is consistent with the requirements of the Zoning Ordinance as well as the Character and Design element of the General Plan. The owner has demonstrated compliance with the stipulations that were included as part of the Conditional Use Permit approval (16-UP-2007). As this is a redevelopment of an existing facility, the core vehicular circulation into and around the site will remain unchanged, although the parking area around the hotel will be reconfigured due to the southern orientation of the new hotel building. Pedestrian circulation is provided throughout the property, including a new connection to the existing 8-foot-wide sidewalk on N. Pima Road, and preservation of the existing connection from N. Pima Road to the residential properties within the subdivision.

The proposed building has a contemporary design style, with a parapet and an angled architectural roof projection featured on the south elevation. The proposed materials include stucco and stone veneer accented with fiber-cement siding. A porte-cochere is provided over the entrance on the south side of the building, and windows are accented with aluminum louver shades which will



provide protection from solar exposure and also fulfill a use permit stipulation related to view restrictions toward the adjacent residential properties.

The existing 30-foot-wide landscape setback along N. Pima Road will be maintained and replenished with a variety of plantings from a desert palette. All new landscaping will be provided throughout the hotel property and parking areas. The interior courtyard area will be enhanced with new amenities including a pool, wood timber shade elements over an outdoor dining patio, raised planters, outdoor fireplace and living area, and various landscape and hardscape accents throughout the courtyard.

**Development Information**

- Existing Use: Hotel
- Proposed Use: Hotel
- Parcel Size: 4.74 gross acres  
3.95 net acres  
171,950 square feet
- Total Building Area: 60,502 square feet
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 34 feet excluding rooftop appurtenances/architecture features
- Parking Required: 195 spaces
- Parking Provided: 244 spaces
- Open Space Required: 53,305 square feet / 1.22 acres
- Open Space Provided: 74,389 square feet / 1.71 acres

**STAFF RECOMMENDATION**

---

**Recommended Approach:**

Staff recommends that the Development Review Board approve Hyatt Place per the attached stipulations, finding that the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

---

**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

---

Bryan Cluff

Senior Planner

480-312-2258

E-mail: [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

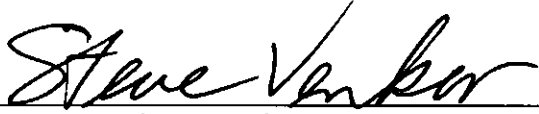
**APPROVED BY**

---



Bryan Cluff, Report Author

10/5/17  
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: [svenker@scottsdaleaz.gov](mailto:svenker@scottsdaleaz.gov)

10/9/17  
Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

10/10/17  
Date

**ATTACHMENTS**

---

- A. Stipulations
  - 1. Context Aerial
    - 1A. Close-Up Aerial
    - 2. Zoning Map
    - 3. Applicant's Narrative
    - 4. Combined Context Aerial and Site Plan
    - 5. Site Plan
    - 6. Building Elevations
    - 7. Perspective
    - 8. Material and Color Board
    - 9. Landscape Plans
    - 10. Electrical Site Plan
    - 11. Exterior Lighting Cutsheets
    - 12. Citizen Involvement

**Stipulations for the  
Development Review Board Application:  
Hyatt Place  
Case Number: 23-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Truman Howell Architects, with a city staff date of 7/21/17.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Truman Howell Architects, with a city staff date of 9/7/17.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Campbell Collaborative and Camp & Camp Associates, with a city staff date of 7/21/17.
  - d. The case drainage report submitted by Kimley-Horn and Associates and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer Basis of Design reports submitted by Kimley-Horn and Associates and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

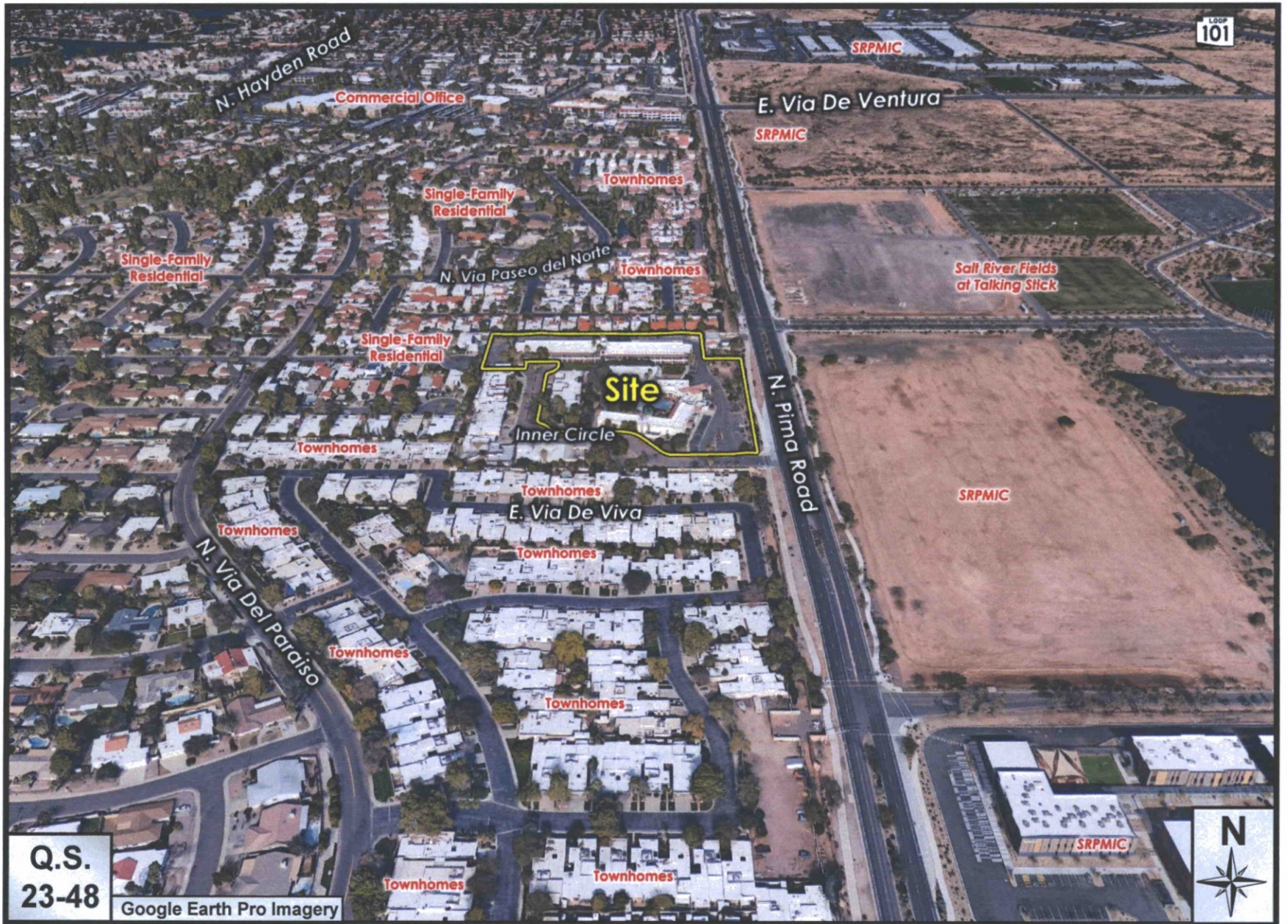
- A. At the time of review, the applicable Use Permit case for the site was: 16-UP-2017. The stipulations from this case are applicable to this proposal.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.





Q.S.  
23-48

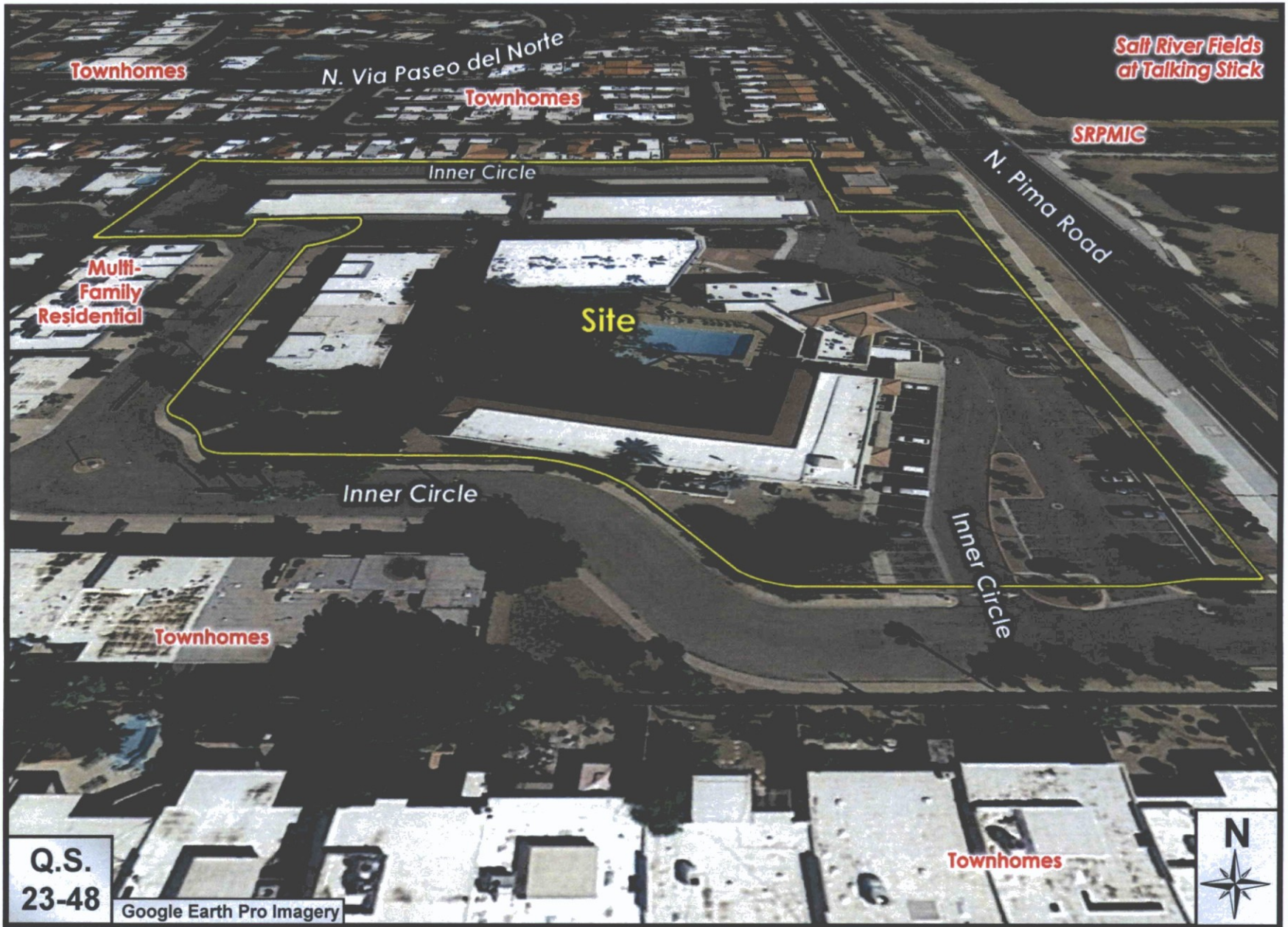
Google Earth Pro Imagery

Hyatt Place

23-DR-2017

ATTACHMENT 1





Q.S.  
23-48

Google Earth Pro Imagery

Hyatt Place

Townhomes

23-DR-2017

ATTACHMENT 1A





Hyatt Place

23-DR-2017

ATTACHMENT 2



# *Hyatt Place*

## *Development Review Board*

### *Project Narrative*

**Location:**

**7330 N. Pima Road**



**Prepared for:**

City of Scottsdale

**Prepared by:**

John Berry, Esq.  
Michele Hammond, Principal Planner  
Berry Riddell LLC  
6750 E. Camelback, Suite 100  
Scottsdale, AZ 85251  
480-385-2727

## **I. Summary of Request**

The request is for Development Review Board approval of a new hotel located at 7330 N. Pima Road. The proposal includes demolition of the 15-suite timeshare building and demolition of the existing two-story 34-room Day's Inn to be replaced with a new three story 100 room Hyatt Place Hotel. A Use Permit was approved by City Council in 2008 (Case 16-UP-2007 Cambria Suites) for the hotel remodel which was never completed. The new "L" shaped hotel layout complies with the approved site plan. The proposal includes 100 new guest rooms and on-site amenities.

Understanding the changes in travel accommodation trends and the desires of hotel guests, it's important for hotel owners to remain relevant and responsive to their guests' needs ensuring higher occupancy and strengthening their economic stability over the long term.

### **Context Aerial**



## **II. Zoning Context**

The subject property is zoned Multi-Family Residential, Planned Community District (R-5 PCD). A hotel use is a permitted use in an R-5 District subject to a Conditional Use Permit which was amended July 8, 2008.



## Surrounding Zoning



### III. Development Review Board Criteria

#### *Sec. 1.904. - Criteria.*

*A. In considering any application for development, the Development Review Board shall be guided by the following criteria:*

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

**Response:** The proposed new hotel is consistent with the DS&PM and General Plan goals and policies as established in this DRB application and in zoning case 16-UP-2007.

- 2. The architectural character, landscaping and site design of the proposed development shall:*
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*
  - and-*
  - b. Avoid excessive variety and monotonous repetition;*

***Response:***

- ***Architecture***

The new building design is clean and modern and incorporates natural stone with earth tone colors and textures to tastefully blend in with the local landscape. The exterior facade is articulated to provide visual relief with light and dark sections and horizontal shading over most window openings.

We have positioned the building mass as far away from the residential neighborhood as possible. The multi-story portion is sited along the busy street and will serve as a sound barrier. The open space in between is larger, completely new and enhanced with a variety of terrain and plant material.

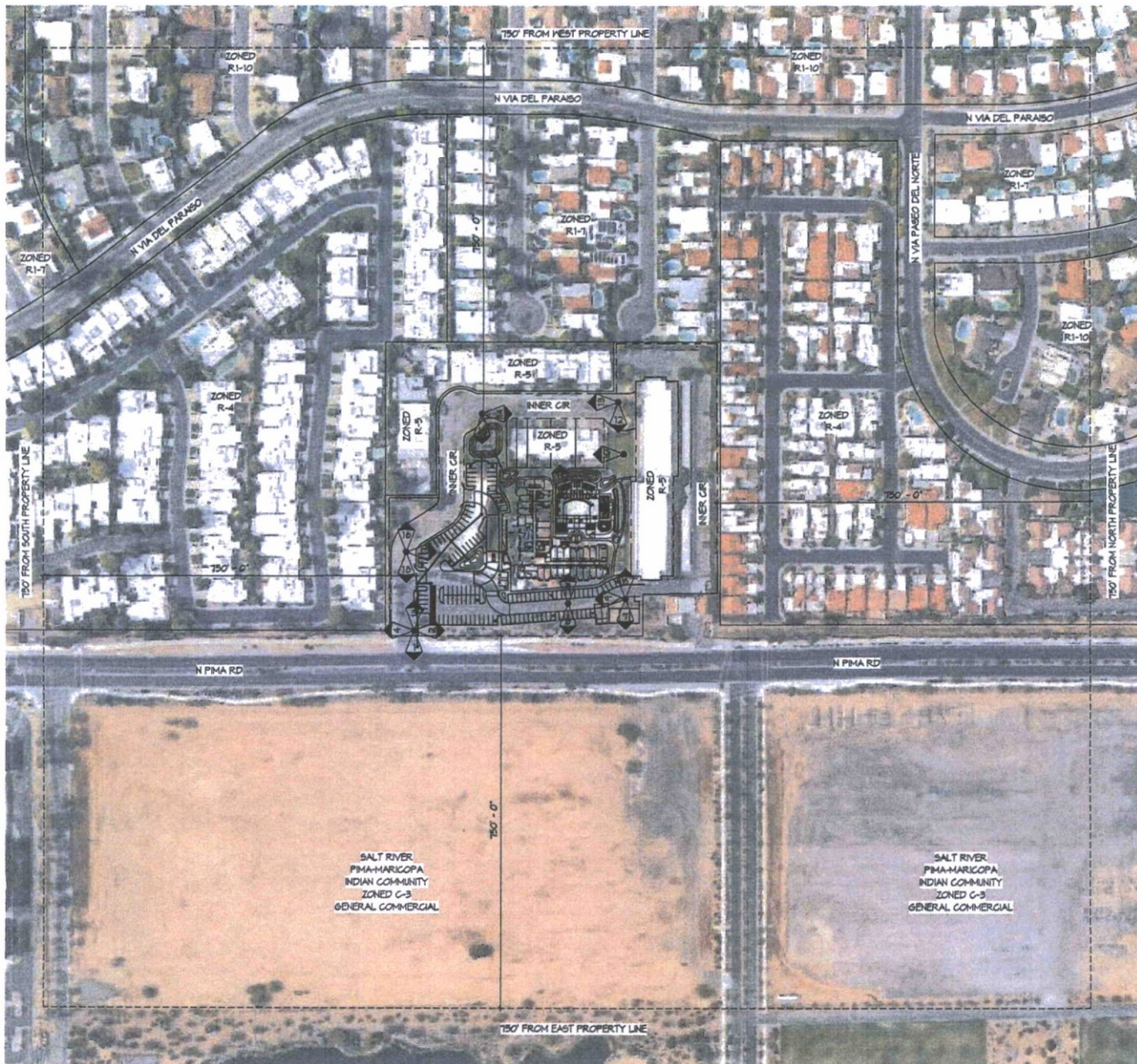
- ***Landscape***

The Site Plan worksheet demonstrates an excess of overall open space, providing approximately 45%. The landscape palette consists of low water use trees and shrubs along the street frontage and outward facing buffer areas. The new domestic garden theme includes a variety of desert landscape mixed with some more lush species as accents. Landscape and Open Spaces are provided throughout the property. The landscape setback along Pima Rd, varies from 30-40 feet wide along length of the Eastern property line. The existing mature landscaped area between the back of the sidewalk and the parking lot will be maintained and supplemented with additional Date and Fan Palms, Yuccas, cactus and substantial understory plantings. The gem of the hotel's outdoor living is the pool and terrace area. This complex is equipped with a 23' x 55' large swimming pool, generous sun deck, shade pavilions, covered lounge, outdoor kitchen, fireside gathering, a dramatic fire & water fountain feature, poolside bathrooms with outdoor showers. The pool complex is buffered on the west side by a large 5' tall undulating berm with drifts and clusters of evergreen shrubbery and mid-scale plantings. The Northern pool boundary is enclosed with a 6' screen/wall running parallel to the existing large stand of nine existing trees. Additional foundation and screen planting is proposed between the new pedestrian walkway and the building to the north. The balance of the site landscaping creates an interesting garden experience along the property's path system while providing an attractive base and screening along the east and south elevations of the new hotel. Desert willows and ironwoods provide larger canopies for the parking areas. The retention basins have been planted with a wide variety of shrubs and agaves and transition plants so as to present a seamless domestic landscape theme.

- ***Connectivity***

Primary access to the site will be provided by the existing driveway at N. Pima Road, which connects to the internal driveway of Inner Circle Drive serving the individual lots within the subdivision. The existing hotel development generates daily maximum trips of approximately 1,046. The proposed redevelopment is estimated to generate a maximum of 1,471 daily trips. However, despite the increase in daily trips, the proposed hotel project is not anticipated to generate significant impact on traffic or surrounding roadways. N. Pima Road is an arterial roadway designed to handle the anticipated traffic





1  
EP-0  
CONTEXT SITE PLAN P&ID  
SCALE: 1" = 100'-0"



HYA  
PLA  
7330 N  
SCOTT

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Arizona.

Signature: \_\_\_\_\_  
Print Name: Thomas J. \_\_\_\_\_  
Date: 05/05/17

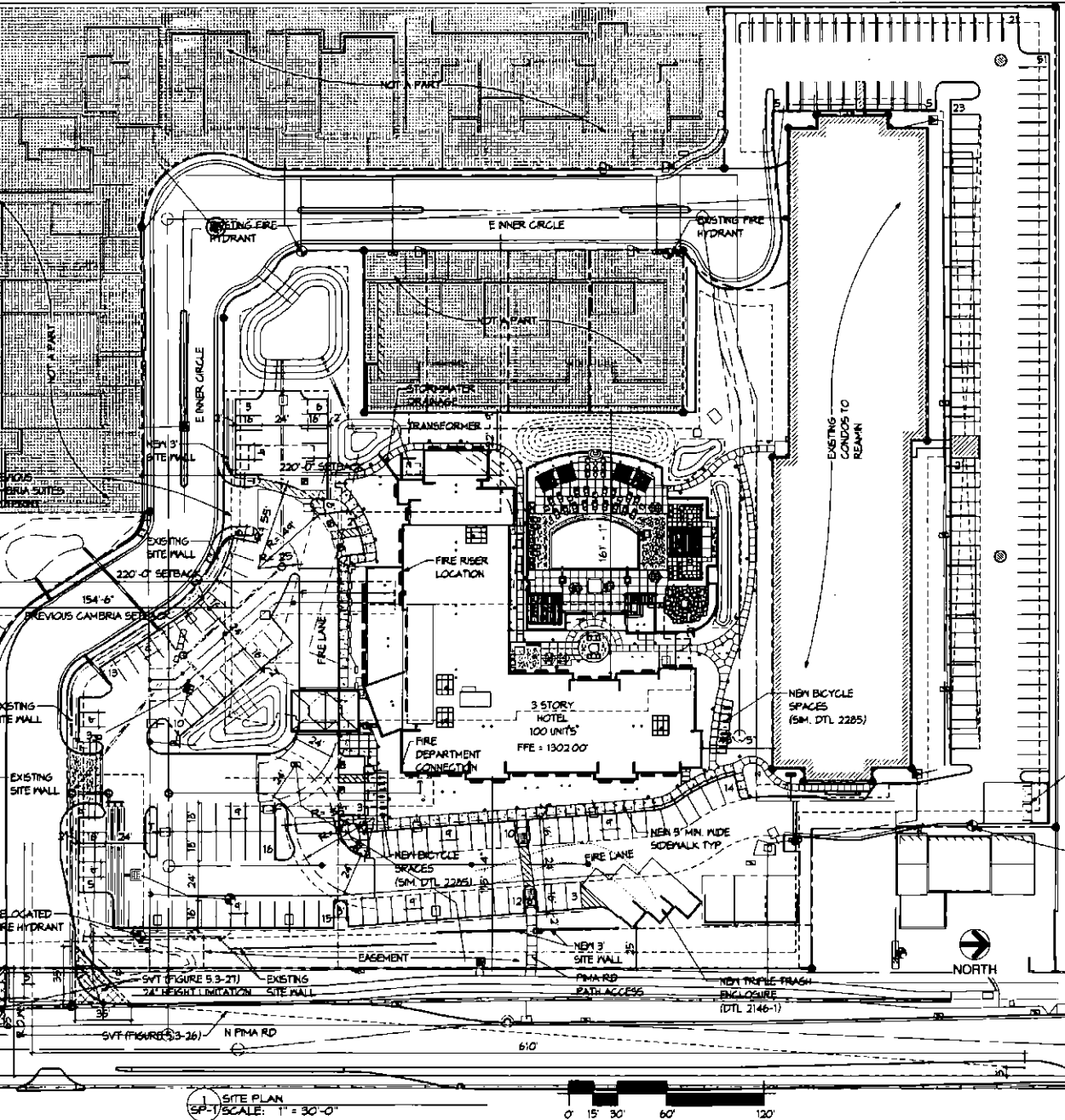
Revision  
No. Date

CONTEXT

Date

SP

ATTACHMENT 4



### DEVELOPMENT PROGRAM

**GENERAL INFORMATION**  
 DEVELOPER: HALL EQUITIES GROUP  
 CONTACT: DEB KARBO  
 TELEPHONE: 925-439-4000  
 EMAIL: DEBK@HALL-EQUITIESGROUP.COM  
 ARCHITECT: TRUMAN HOWELL ARCHITECTS  
 CONTACT: MARK MAYVILLE  
 ADDRESS: 206 CHELSEA RD., MONTICELLO, MN 55362  
 TELEPHONE: 763-314-0222  
 EMAIL: MARK@TH-ARCH.COM

BUILDING CODE: 2015 I.B.C. ELECTRICAL CODE: 2015 N.E.C.  
 MECHANICAL CODE: 2015 I.M.C. FIRE CODE: 2016 N.F.P.A.  
 PLUMBING CODE: 2015 I.P.C. ENERGY CODE: 2015 I.E.C.G.

**SITE INFORMATION**  
 PROJECT ADDRESS: HYATT PLACE  
 7330 N. PIMA RD  
 SCOTTSDALE, AZ 85258

PARCEL NUMBER: 174-09-184 ZONING: R-5  
 SITE USE: TRAVEL ACCOMMODATIONS  
 SITE AREA:  
 PARCEL(NET): 111,450 S.F. = 3.45 ACRES  
 PARCEL(GROSS): 206,342 S.F. = 4.74 ACRES

**BUILDING AREA:**  
 FIRST FLOOR AREA: 21,971 S.F.  
 SECOND FLOOR AREA: 19,150 S.F.  
 THIRD FLOOR AREA: 17,170 S.F.  
 CANOPY AREA: 1,602 S.F.  
 TOTAL AREA: 60,502 S.F.

**PARKING ANALYSIS:**  
**REQUIRED**  
 EXISTING CONDOS 40x125-50  
 GUESTROOMS 100x125-125 (101-150 SPACES + 5 H.C.)  
 MEETING ROOM 1000 S.F. / 150 S.F. = 20  
 REQ. PARKING = 195

**PROVIDED**  
 NEW HOTEL 113 x 5 H.C. = 118  
 EXISTING CONDOS 126  
 TOTAL PARKING 244

**BICYCLE REQUIREMENTS:**  
 BICYCLE SPACES REQUIRED: 1:10 PARKING SPACES = 24  
 BICYCLE SPACES PROVIDED: 26 SPACES

**BUILDING HEIGHT CALCULATIONS:**  
 POINT OF REFERENCE ELEVATION = 1301.00' + 1' = 1302.00'  
 TALLEST BLDG. ELEMENT PROPOSED @ 1346.00'  
 (P.F.F.E. = 1302.00' + 44' = 1346.00')

**OPEN SPACE CALCULATIONS:**  
 NET LOT AREA 111,450 S.F. = 3.45 ACRES  
 BUILDING HEIGHT: 44'  
 UNITS PER ACRE: 26.5 x 3.45 ACRES = 113 UNITS

**REQUIRED OPEN SPACE:**  
 (NET LOT AREA) 111,450 S.F. x .31(31%)  
 TOTAL OPEN SPACE REQ'D = 53,305 S.F. (31%)

**FRONTAGE OPEN SPACE REQ'D:**  
 OPEN SPACE x 50%  
 59,305 S.F. x .5 = 26,653 S.F.

**PARKING LOT LANDSCAPING REQUIRED:**  
 PARKING LOT AREA x 15%  
 66,371 S.F. x .15 = 9,951 S.F.

TOTAL OTHER THAN FRONT OPEN SPACE PROVIDED: 44,532 S.F.  
 TOTAL FRONTAGE OPEN SPACE PROVIDED: 29,551 S.F.  
 TOTAL OPEN SPACE PROVIDED: 74,083 S.F.

TOTAL PARKING LOT LANDSCAPING PROVIDED: 16,171 S.F.

**VICINITY MAP**  
  
 NORTH



**HYATT PLACE**  
 7330 N. PIMA RD  
 SCOTTSDALE, AZ

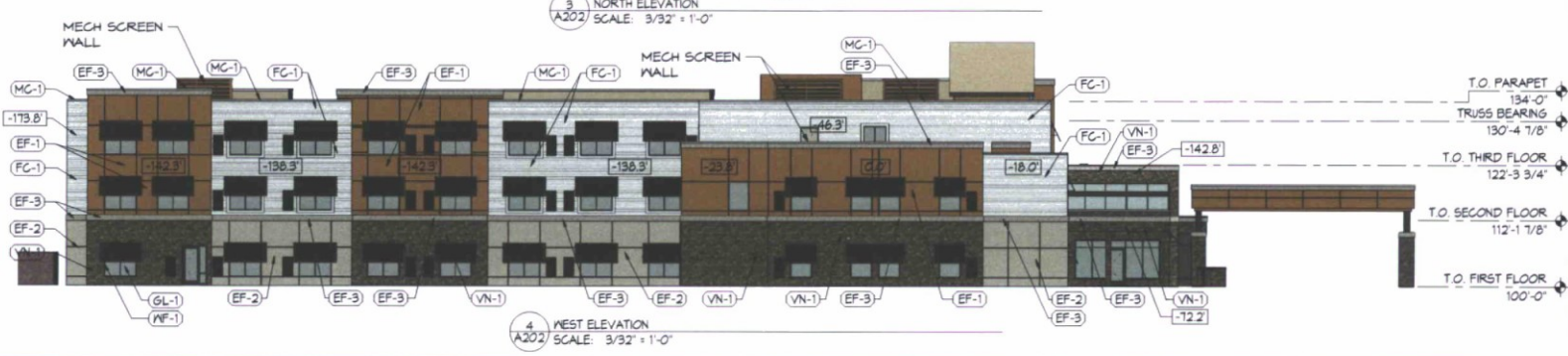
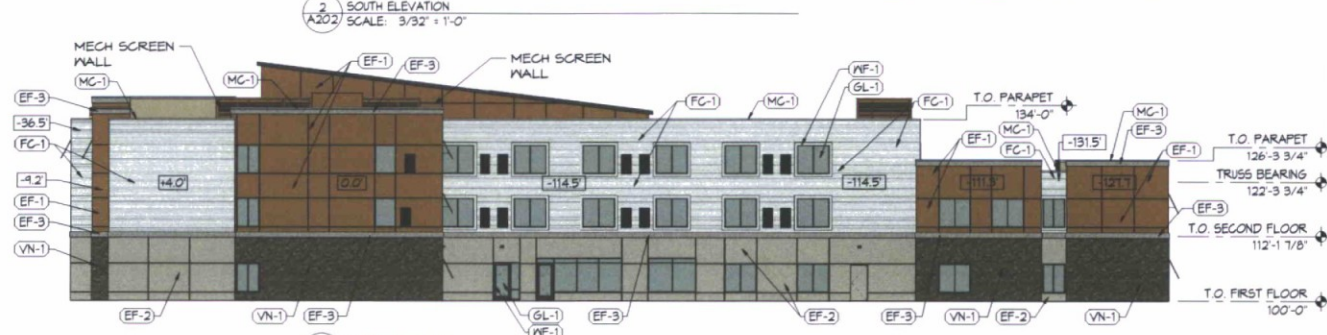
Revision Schedule  
 No. DATE DESCRIPTION

SITE PLAN  
 SP-





COLOR SCHEDULE			
NO.	MANUFACTURER	PATTERN	COLOR
1	F.S.	DRYVIT	SAND PEBBLE
2	F.S.	DRYVIT	SAND PEBBLE
3	F.S.	DRYVIT	TERRAZZO
4	ONE VENEER	ELDORADO STONE	CLIFFSTONE
5	PORTLAND CEMENT	JAMES HARDIE	-
6	WOOD FRAMES	TBD	-
7	LEAD GLASS	TBD	-
8	GLAZED GLASS	TBD	-
9	METAL COPING	UNA-CLAD	-
10	DRYVIT COLORS TO MATCH BENJAMIN MOORE COLORS SPECIFIED.		



I hereby certify that this plan or report was prepared by me or an independent architect and that I am a duly Licensed under the laws of the State of Arizona.

Signature: \_\_\_\_\_  
 Print Name: Truman Howe  
 Date: 07/18/17

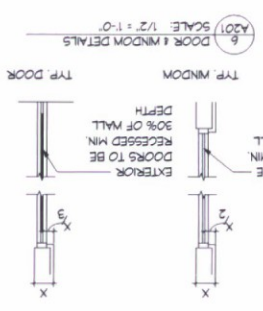
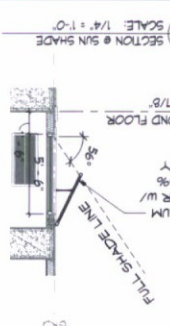
Revision Schedule  
 No. Date Description

EXTERIOR ELEVATIONS

Date: \_\_\_\_\_

A202





COLOR SCHEDULE

COLOR	MANUFACTURER	PATTERN
F5	DRYVIT	SAND PEBBLE
F5	DRYVIT	HAZY SMOKE OC-48
F5	DRYVIT	MONTECITO
F5	DRYVIT	TERANEO
F5	DRYVIT	EVEREST #204
ONE VENER	ELDORADO STONE	CLIFSTONE
BER-CENT	JAMES HARDE	ICE MIST 2129-10
NDG		
NDOM FRAMES		BRONZE
LEAR GLASS		TBD
TINTED GLASS		TINTED
ETAL COPING	UNA-GLAD	STONE WHITE
EVIT COLORS TO MATCH BENJAMIN MOORE COLORS SPECIFIED		





  
**THA**  
 TRUMA  
 HOWEL  
 ARCHITECTS  
 200 CHELSEA  
 MONTICELLO, MO  
 (783) 414-0222 FAX (783)

  
**HYA**  
**PLA**  
 7330 N PIM  
 SCOTTSDALE

I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Arizona.

Signature \_\_\_\_\_  
 Print Name: Truma Howel  
 Date: 05/05/17 License No. \_\_\_\_\_

Revision Schedule  
 No. Date Description

PERSPECTIVE  
 STREETSCAPE  
 ELEVATION

Date \_\_\_\_\_  
**A20**



I hereby certify that this plan or report was prepared by me or an employee and that I am a duly Licensed under the laws of the State of Arizona.

Signature: \_\_\_\_\_  
 Print Name: Truman Howe  
 Date: 05/05/17 License: \_\_\_\_\_

Revision Schedule		
No.	Date	Description

PERSPECTIVE  
 STREETSCAPE  
 ELEVATION

Date: \_\_\_\_\_

A20





I hereby certify that this plan or specification was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Florida.

Signature  
 Print Name: Truman Howe  
 Date: 05/05/17 License No. 12000

Revision Schedule  
 No. Date Description

PERSPECTIVE  
 STREETSCAPE  
 ELEVATION

Date

A20



# HYATT PLACE SCOTTSDALE, AZ



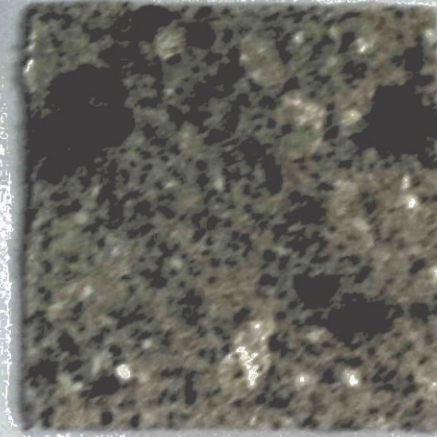
MATERIAL COLOR SCHEDULE				
MATERIAL	MANUFACTURER	PATTERN	COLOR	
EF-1	E.F.S.	DRYVIT	SAND PEBBLE	ETRUSCAN AT 295
EF-2	E.F.S.	DRYVIT	SAND PEBBLE	H&M SKES 02-40
EF-3	E.F.S.	DRYVIT	TERRAZZO	EVEREST 120P
VN-1	STONE VENEER	ELDORADO STONE	CLIFFSTONE	MONTELUO
FC-1	FIBER-CEMENT SONG	JAMES HARDIE	-	CE-WEF 2125/10
NF-1	NICKEL FRAMES	TSD	-	BRONZE
GL-1	CLEAR GLASS	TSD	-	CLEAR
GL-2	TINTED GLASS	TSD	TINTED	BRONZE
MG-1	METAL COPING	PARALAD	-	STONE WHITE



EF-1



EF-2

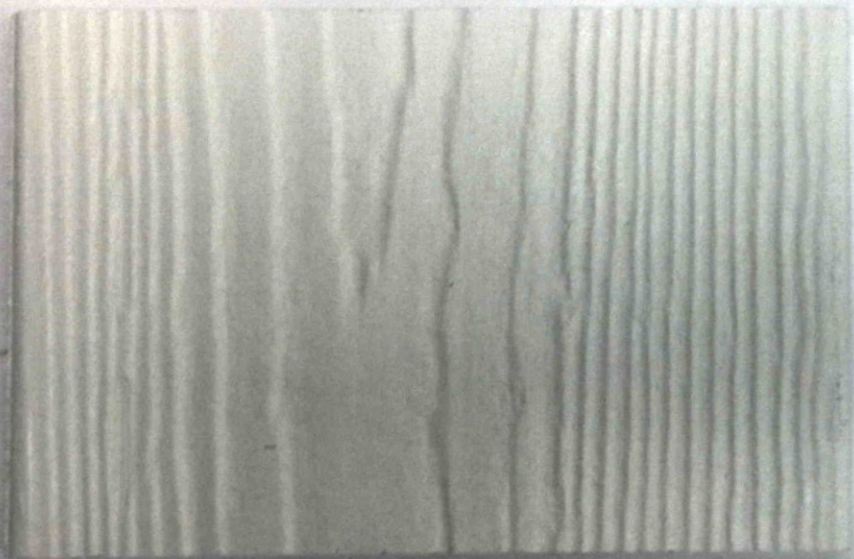


EF-3

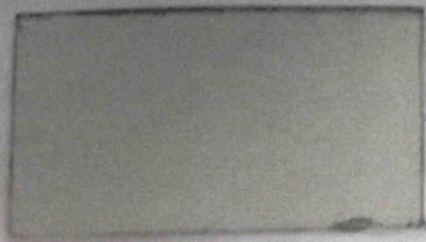




HYATT PLACE SCOTTSDALE, AZ



PC-1



MC-1



WF-1



GL-1



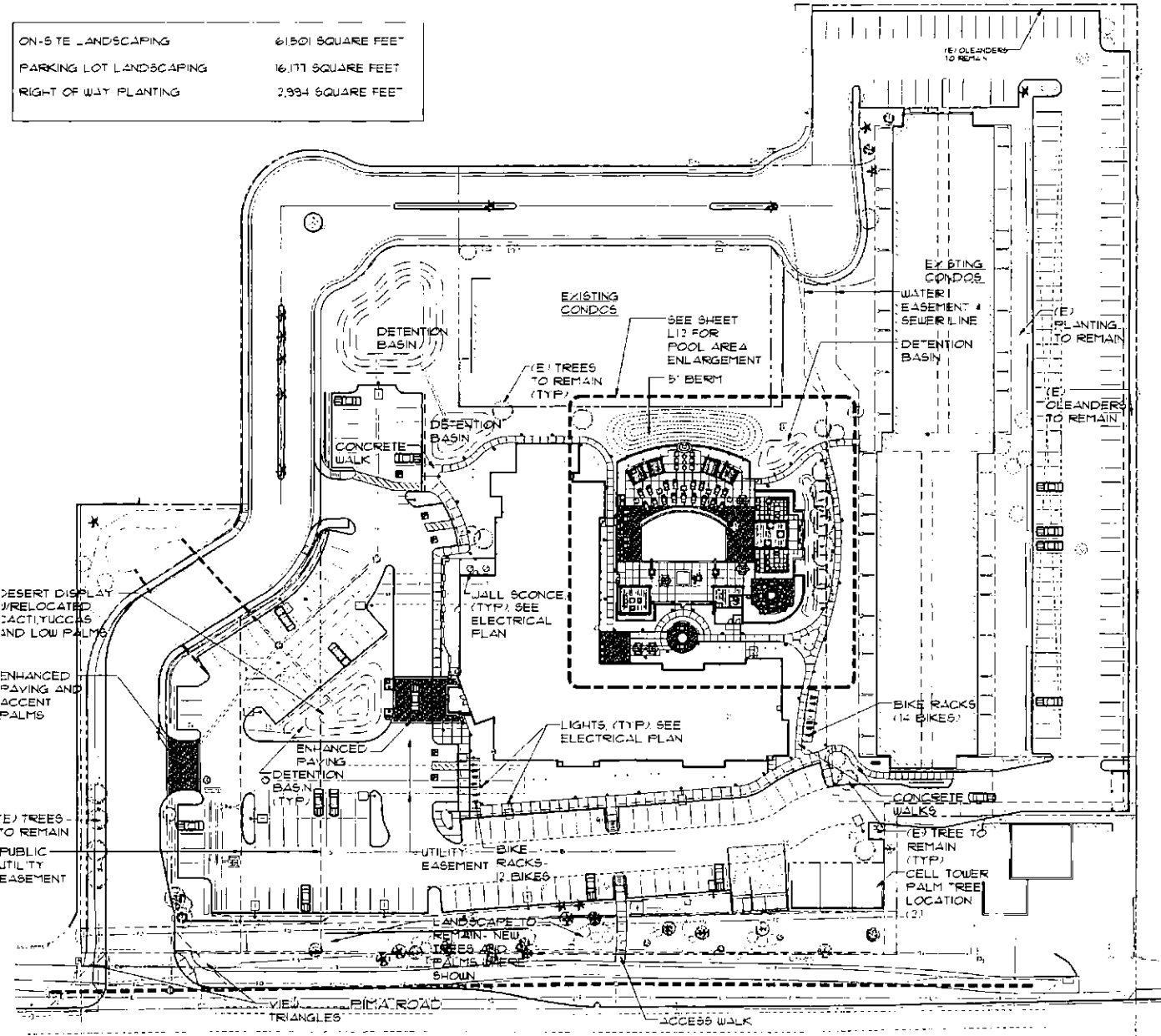
VN-1



THA  
TRUMAN  
HOWELL  
ARCHITECTS

208 CHELSEA RD  
MONTICELLO, MI 49851  
734-314-0222

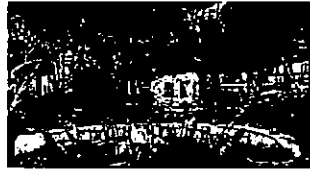
ON-SITE LANDSCAPING	61,501 SQUARE FEET
PARKING LOT LANDSCAPING	16,171 SQUARE FEET
RIGHT OF WAY PLANTING	2,934 SQUARE FEET



FIRE PLACE



RUSTIC CABANA W/ DAY BED



BOULDER FIRE PIT



STONE COLUMNS WITH SPITTERS AND FIRE BOWLS



**Camp & Camp Associates**  
 2000 CAMPBELL ROAD  
 SUITE 101  
 SCOTTSDALE, AZ 85258  
 (480) 948-1111  
 FAX: (480) 948-1112  
 EMAIL: CC@CAMPANDCAMP.COM

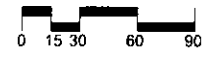
**HYATT PLACE - PIMA**  
 7330 N. PIMA ROAD  
 SCOTTSDALE, AZ 85258

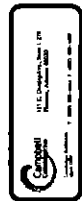
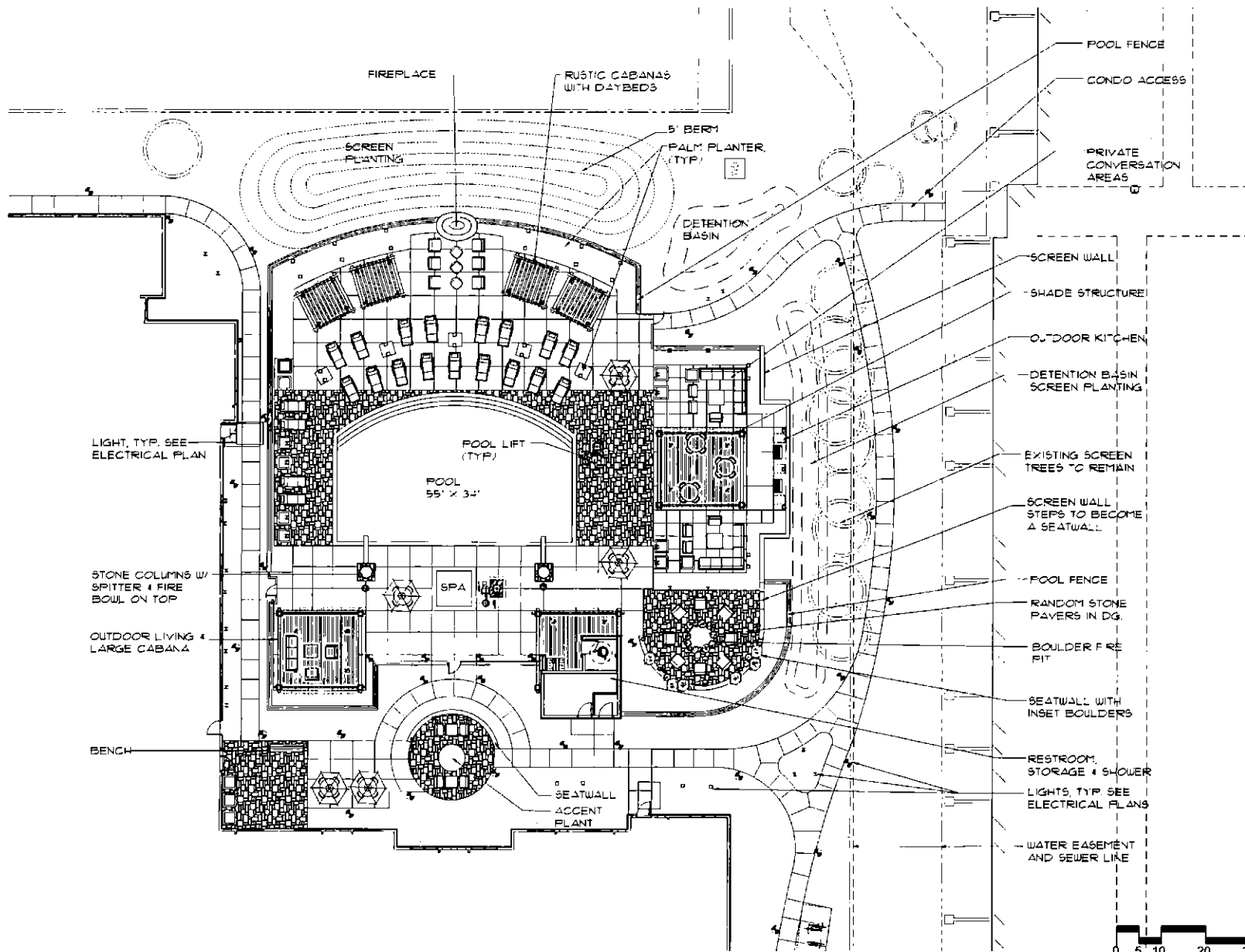
**LANDSCAPE HARDSCAPE PLAN**



REVISED:  
 08/31/2016  
 10/12/2016  
 11/03/2016  
 04/26/2017  
 05/30/2017  
 02/17/2017

DWG: 0011/2016  
 SCALE: 1" = 30'-0"  
 JOB: 16-009  
 SHEET





**Camp 2, Camp Associates**  
 7400 CAMP 2 ROAD  
 SUITE 200  
 SCOTTSDALE, AZ 85258  
 TEL: 480.948.8888  
 FAX: 480.948.8889

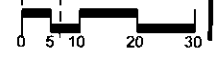
**HYATT PLACE - PIMA**  
 7330 N. PIMA ROAD  
 SCOTTSDALE, AZ 85258

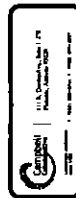
**POOL AREA  
 LANDSCAPE  
 HARDSCAPE  
 PLAN**



REVISONS  
 - 08/31/2016  
 + 10/12/2016  
 + 11/02/2016  
 + 04/20/2017  
 + 08/01/2017  
 + 07/12/2017  
 DATE: 08/11/2016  
 SCALE: 1" = 10'-0"  
 JOB: 16-009  
 SHEET

L-1





**Camp & Camp Associates**  
 2500 Camelback Road  
 Suite 201  
 Phoenix, Arizona 85016  
 Tel: 602.247.1111  
 Fax: 602.247.1112

**HYATT PLACE - PIMA**  
 7330 N. PIMA ROAD  
 SCOTTSDALE, AZ 85258

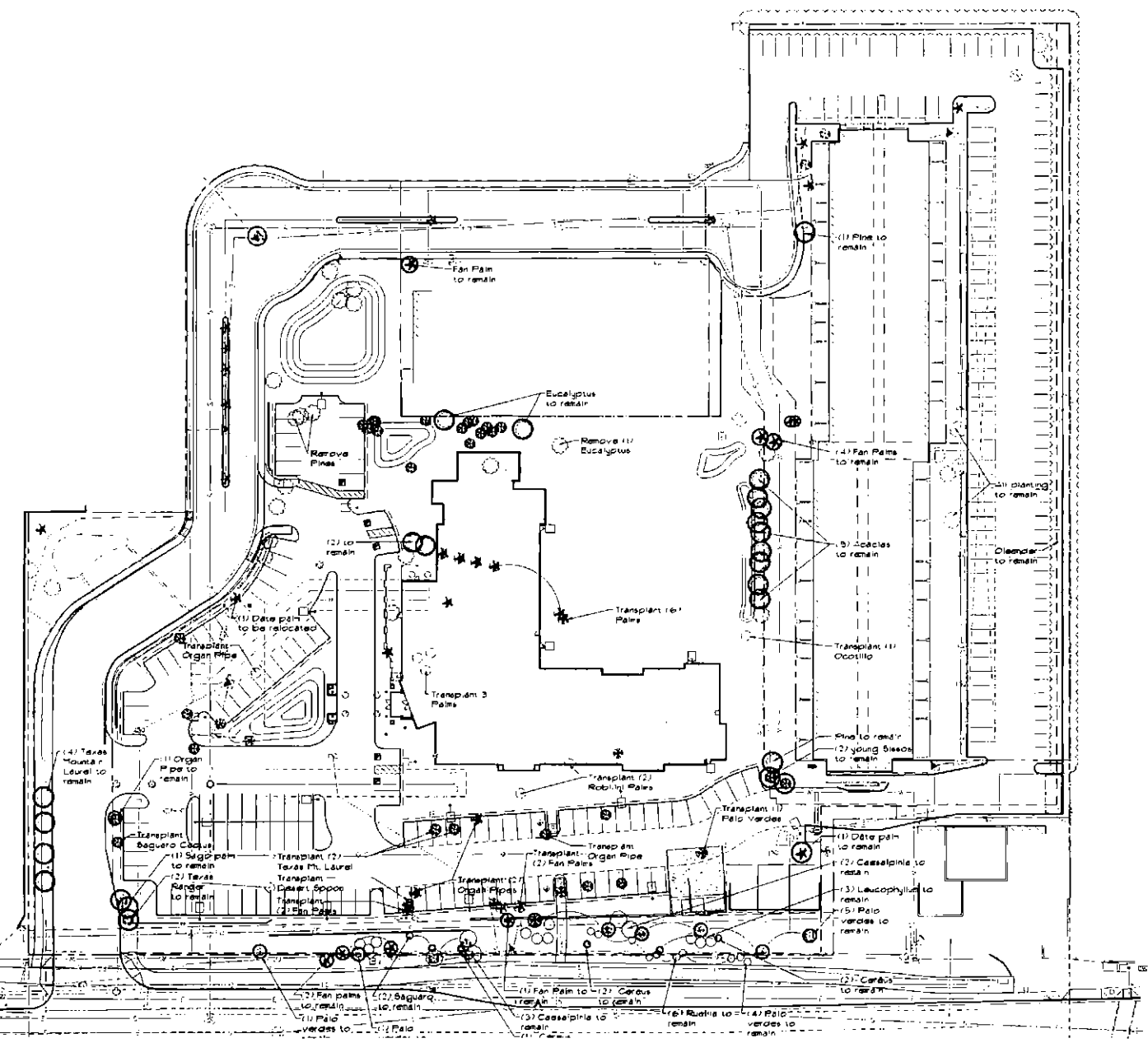
**TREE PRESERVATION AND REMOVAL EXHIBIT**



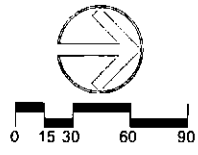
REVISIONS  
 06/11/2014  
 10/13/2014  
 11/03/2014  
 04/29/2015  
 05/01/2017  
 07/17/2017

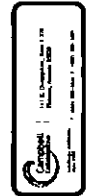
DATE: 06/11/2014  
 SCALE: 1" = 30'-0"  
 JOB: 14-009  
 SHEET

L-2.



**Transplant Quantities**  
 Saguaro cactus - 5  
 Organ Pipe - 5  
 Fan Palm - 13  
 Texas Mt. Laurel - 2  
 Robellini Pines - 2  
 Desert Spoon - 1  
 Ocotillo - 1  
 Palo Verde - 1  
 Date Palm - 1





Camp 5 Camp Associates  
 1500 N. PIMA ROAD  
 SUITE 200  
 SCOTTSDALE, AZ 85258  
 (602) 498-8888

**HYATT PLACE - PIMA**  
 7330 N. PIMA ROAD  
 SCOTTSDALE, AZ 85258

**LANDSCAPE PLAN**

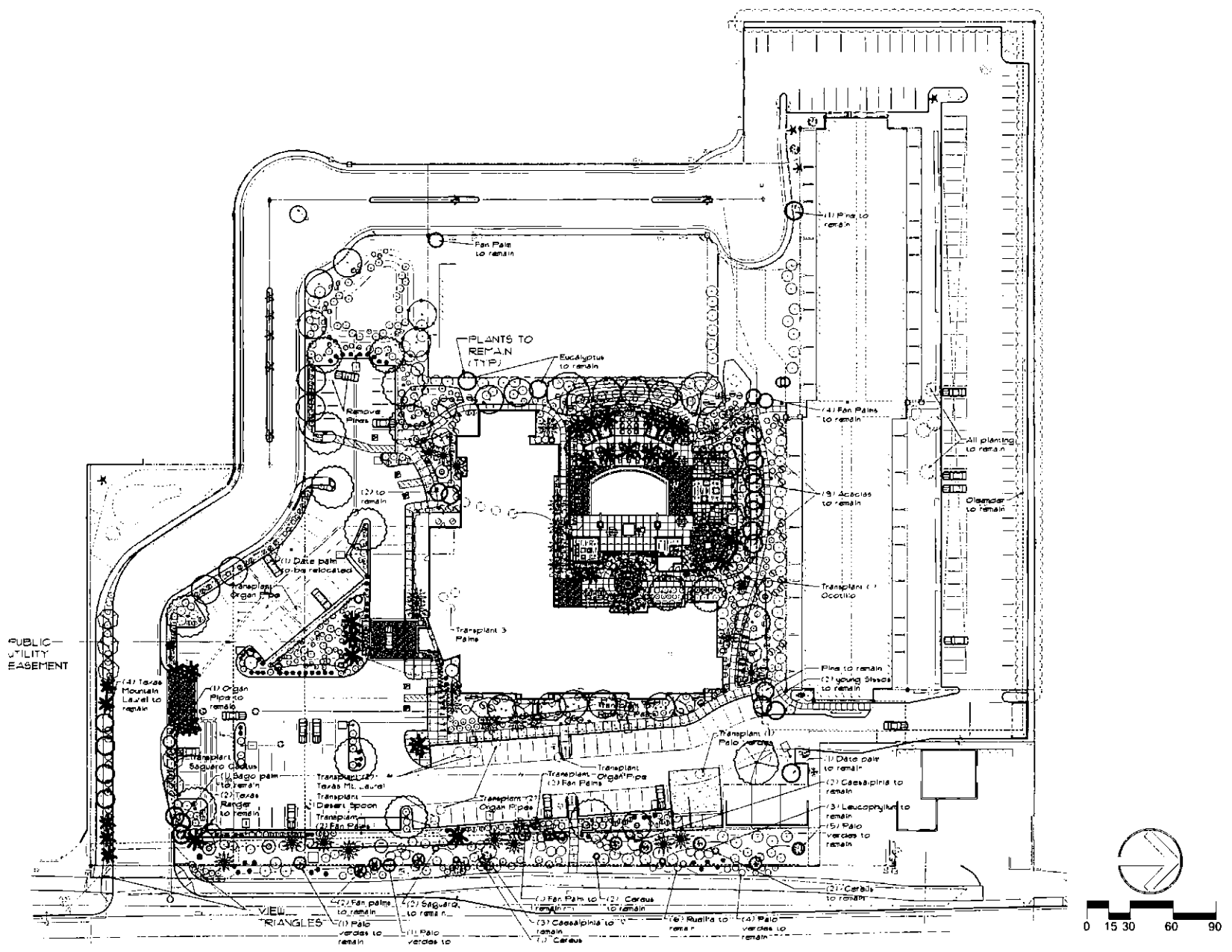


REVISIONS  
 + 08/31/2014  
 + 10/12/2014  
 + 11/09/2014  
 + 04/08/2015  
 + 05/01/2017  
 + 07/17/2017

DATE 04/11/2014  
 SCALE 1" = 30'-0"  
 JOB 14-059

SHEET

**L-3.**



decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.

at least 50 percent (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 III, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 10.301.

tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for 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 to be measured at 6" above the location that the trunk splits/originates, or 6" above finished grade if all trunks originate from the soil.

in 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 least 10 feet above the ground upon installation. All heights are measured from nearest street line elevation.

retention basins shall be constructed solely from the approved civil plans. Any alteration of the design (additional fill, boulders, etc.) shall require additional final plans staff review and approval. Any work adjacent to this property shall be landscaped and maintained by the property owner.

is approved with the submittal of these plans recognize the construction of a low voltage system and does not authorize any alteration of the current City of Scottsdale adopted electrical code.

specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's Approval.

require separate permits and approvals.

scaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

## Plant Palette

Symbol	Botanical Name	Common Name	Mature Size	Size	Qty.	Mature
	<b>BAU BLA</b> <i>Bauhinia blakeana</i>	HONG KONG ORCHID TREE	12-20' x 15-20'w	36" Box 3" min. cal.	5	M
	<b>BUT CAF</b> <i>Busia capitata</i> s/ 'Romantoffiana'	MULE PALM	30' x 12'w	12 BTF	7	
	<b>CER DES</b> <i>Cercidium Desert Museum'</i>	DESERT MUSEUM PALO VERDE	20' x 30'w	36" Box 2.25" min. cal.	13 x 1 TRANS.	
	<b>CHI LIN</b> <i>Chilopsis linearis</i>	DESERT WILLOW	30' x 35'w	36" Box 2.25" min. cal.	7	M
	<b>FRA VEL</b> <i>Fraxinus velutina</i> 'Fan Tex'	FAN-TEX ASH	35-40' x 30'w	42" Box 3" min. cal.	10	M
	<b>GEI PAR</b> <i>Geijera parviflora</i>	AUSTRALIAN WILLOW	20-30' x 15-20'w	42" Box 3" min. cal.	6	M
	<b>OLN TES</b> <i>Oliveya tesota</i>	DESERT IRONWOOD	15-30' x 15-30'w	42" Box 3" min. cal.	3	M
	<b>PHO DAC</b> <i>Phoenix dactylifera</i>	DATE PALM	80' x 20-40'w	8 BTF	21 x 2 TRANS.	M
	<b>PHO ROB</b> <i>Phoenix roebelinii</i>	PYGMY DATE PALM	6-10' x 6-8'w	5'-6" BTF	0 x 2 TRANS.	
	<b>SOP SEC</b> <i>Sophora secundiflora</i>	TEXAS MOUNTAIN LAUREL	15-25' x 10-15'w	36" Box 2" min. cal.	2 x 2 TRANS.	M
	<b>WAS FIL</b> <i>Washingtonia filifera</i>	CALIFORNIA FAN PALM	60' x 15'w	8" BTF	15 x 13 TRANS.	M

M = MATURE TREE AS DICTATED BY CITY OF SCOTTSDALE  
 Previous total trees: 130  
 Current total trees: 123  
 STANDARD MIN. TREE SIZE REQUIREMENTS: 9% reduction  
 Mature: 100  
 Other: 23  
 TOTAL: 123  
 80% MATURE

## SHRUBS / CACTUS

	<b>AGA GEM</b> <i>Agave geminiflora</i>	TWIN-FLOWERED AGAVE	2-3' x 2-4'w	5 gallon	4
	<b>AGA MUR</b> <i>Agave murpheyi</i>	MURPHY AGAVE	5' x 3'w	5 gallon	63
	<b>AGA ROD</b> <i>Agave murpheyi</i> 'Rodney'	VARIEGATED MURPHY AGAVE	3' x 3'w	5 gallon	36
	<b>AGA WEB</b> <i>Agave weberi</i> 'Reiner's Selection'	REINER'S AGAVE	4-5' x 6-8'w	5 gallon	11
	<b>CAE MEX</b> <i>Caesalpinia mexicana</i>	MEXICAN BIRD OF PARADISE	6' x 12'w	5 gallon	
	<b>CAR GRA</b> <i>Carissa grandiflora</i> 'Tuttle'	NATAL PLUM	2-3' x 3-5'w	5 gallon	38
	<b>CAR MAC</b> <i>Carissa macrophylla</i> 'Tomlinson'	THORNLESS NATAL PLUM	2.5' x 3'w	5 gallon	18
	<b>CON ONE</b> <i>Convolvulus anserum</i> 'Snow Angel'	BUSH MORNING GLORY	2' x 2'w	1 gallon	34
	<b>CYC REV</b> <i>Cycas revoluta</i>	SAGO PALM	8' x 6'w	3" BTF	3
	<b>DAS WHE</b> <i>Dasyliirion wheeleri</i>	DESERT SPOON	4-6' x 3-4'w	5 gallon	6 x 1 TRANS.
	<b>ECH GRU</b> <i>Echinocactus grusonii</i>	GOLD BARREL CACTUS	4' x 18'w	5 gallon	9
	<b>ECH PAC</b> <i>Echinopsis pachanoi</i>	SAN PEDRO CACTUS	15' x 8'w	4'-5'	3
	<b>FOU SPL</b> <i>Fouquieria splendens</i>	OCOTILLO		Transplanted	1 TRANS.
	<b>HES PAR</b> <i>Hesperaloe parviflora</i>	RED YUCCA	3-4' x 3-4'w	5 gallon	63
	<b>HES BRA</b> <i>Hesperaloe parviflora</i> 'Brakelights'	MOUNTAIN STATE RED YUCCA	2-4' x 2'w	5 gallon	37
	<b>LAN MON</b> <i>Lantana montevidensis</i> 'Gold Mound'	GOLD MOUND LANTANA	2' x 3-4'w	5 gallon	161
	<b>JUS CAL</b> <i>Justica californica</i>	CHUPAROSA	3-5' x 3'-5'w	5 gallon	48
	<b>LEU LON</b> <i>Leucophyllum longimaniae</i>	RIO BRAVO TEXAS SAGE	6-8' x 6-8'w	5 gallon	16
	<b>MIR MUL</b> <i>Mirabilis multiflora</i>	DESERT FOUR O'CLOCK	1-2' x 3-5'w	5 gallon	47
	<b>MUH EME</b> <i>Muhlenbergia emersleyi</i>	BULL GRASS	2-3' x 2-3'w		
	<b>OLE EUR</b> <i>Olea europaea</i> 'Montra'	MONTRA OLIVE	6-8' x 4-5'w	5 gallon	29
	<b>PAC SCH</b> <i>Fächerocereus schottii</i> f. 'monstruosus'	TOTEM POLE CACTUS	10' x 10'w	4'-5'	1
	<b>PER ATR</b> <i>Percywisia stipulicifolia</i>	RUSSIAN SAGE	3-4' x 4'w	5 gallon	51
	<b>PHO TEN</b> <i>Phormium tenax</i> 'Rubrum'	NEW ZEALAND FLAX	3'-4' x 3'w	5 gallon	71
	<b>OPU BAS</b> <i>Opuntia basilaris</i>	BEAVER TAIL CACTUS	1' x 4'w	5 gallon	-
	<b>RHU OVA</b> <i>Rhus ovata</i>	SUGAR SUMAC	4-10' x 4-10'w	5 gallon	77
	<b>RUE SIM</b> <i>Ruellia simplex</i> 'Purple Showers'	MEXICAN PETUNIA	3-4' x 2-3'w	5 gallon	70
	<b>SAL CLE</b> <i>Salvia clevelandii</i>	CLEVELAND SAGE	4-5' x 4-5'w	5 gallon	41
	<b>STA COC</b> <i>Stachys coccinea</i>	SCARLET HEDGE NETTLE	2' x 2'w	5 gallon	98
	<b>STE THU</b> <i>Stenocereus thurberi</i>	ORGANPIPE CACTUS	15-20' x 12'w	4'-5'	3 x 4 TRANS.
	<b>TEC ALA</b> <i>Tecoma alata</i> 'Orange Bells'	ORANGE BELLS	8' x 4-5'w	5 gallon	47
	<b>VER HYB</b> <i>Verbena x hybrida</i>	GARDEN VERBENA	6-10' x 18'-3'w	1 gallon	

## VINES

	<b>BOU BAR</b> <i>Bougainvillea</i> 'Barbara Karst'	BOUGAINVILLEA		5 gallon	5
--	---	---------------	--	----------	---

Previous total shrubs: 1249  
 Current total shrubs: 1106  
 12% reduction

## (E) PLANTS TO BE TRANSPLANTED AND RELOCATED:

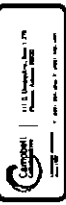
	Quantity
<b>CAR REL</b> <i>Carnegiea gigantea</i>	SUGAR CACTUS 1
<b>CER REL</b> <i>Cercidium Desert Museum'</i>	DESERT MUSEUM PALO VERDE 1
<b>DAS REL</b> <i>Dasyliirion wheeleri</i>	DESERT SPOON 1
<b>FOU REL</b> <i>Fouquieria splendens</i>	OCOTILLO 1
<b>PHO DAC</b> <i>Phoenix dactylifera</i>	DATE PALM 2
<b>PHO REL</b> <i>Phoenix roebelinii</i>	PYGMY DATE PALM 2
<b>SOP REL</b> <i>Sophora secundiflora</i>	TEXAS MOUNTAIN LAUREL 2
<b>STE REL</b> <i>Stenocereus thurberi</i>	ORGANPIPE CACTUS 5
<b>WAS REL</b> <i>Washingtonia filifera</i>	CALIFORNIA FAN PALM 13

## (E) SHRUBS TO BE REMAIN:

	Quantity
<b>CAE PUL</b> <i>Caesalpinia pulcherrima</i>	RED BIRD OF PARADISE 2
<b>HES PAR</b> <i>Hesperaloe parviflora</i>	RED YUCCA 9
<b>LEU LAN</b> <i>Leucophyllum 'Rio Bravo'</i>	MEXICAN PETUNIA 10
<b>RUE SIM</b> <i>Ruellia s. 'Purple Showers'</i>	RIO BRAVO TEXAS RANGER 4

## (E) TREES OR CACTUS TO REMAIN:

	Quantity
<b>ACACIA SP.</b>	ACACIA 9
<b>CARNEGIEA GIGANTEA</b>	SAGUARO CACTUS 2
<b>CERCIDIUM FLORIDUM</b>	PALO VERDE 9
<b>CEREUS SP.</b>	CEREUS 5
<b>CYCAS REVOLUTA</b>	SAGO PALM 1
<b>EUCALYPTUS SP.</b>	EUCALYPTUS 2
<b>LEUCOPHYLLUM FRUSTESCENS</b>	TEXAS RANGER 9
<b>PINUS SP.</b>	PINE 1
<b>SISSOS SP?</b>	SISSOS? 2
<b>WASHINGTON FIL FERA</b>	CALIFORNIA FAN PALM 8



HYATT PLACE - PIMA  
 7330 N. PIMA ROAD  
 SCOTTSDALE, AZ 85258

## LANDSCAPE PLAN



REVISIONS:  
 • 08/11/2014  
 • 10/12/2014  
 • 11/20/2014  
 • 04/09/2015  
 • 05/21/2015  
 • 07/11/2015

DATE: 08/11/2014  
 SCALE: 1" = 10'-0"  
 JOB: 16-009

Sheet

L-3.





*Alseodaphne*  
Orchid Tree



*Cercidium* 'Desert Museum'  
Desert Museum Palo Verde



*Chilopsis linearis*  
Desert Willow



*Fraxinus v.* 'Fan Tex'  
Fan Tex Ash



*Geijera parviflora*  
Australian Willow



*Olneya tesota*  
Desert Ironwood



*Prosopis velutina*  
Velvet Mesquite



*Sophora secundiflora*  
Texas Mountain Laurel

## TREES



*Phoenix* x *syagrus*  
'Yana'



*Phoenix dactylifera*  
Date Palm



*Robellini Palm*  
*Phoenix robellinii*



*Washington filifera*  
California Fan Palm

## S & CACTI



*Agave striatifolia* 'Marginata'  
Agave



*Agave geminiflora*  
Twin-flowered Agave



*Agave murpheyi*  
Murphy Agave



*Agave murpheyi* 'Rodney'  
Variegated Murphy Agave



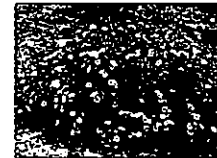
*Agave weberi* 'Reiner's Selection'  
Reiner's Agave



*Carissa grandiflora* 'Tuttle'  
Natal Plum



*Carissa microphylla* 'Tomlinson'  
Thornless Natal Plum



*Convolvulus cneorum* 'Snow Angel'  
Bush Morning Glory



*Agave*  
luta



*Dasylirion wheeleri*  
Desert Spoon



*Echinopsis pachanoi*  
San Pedro Cactus



*Hesperaloe parviflora*  
Red Yucca



*Hesperaloe parviflora* 'Brakeights'  
Mountain State Red Yucca



*Hibiscus hybrid* 'Tradewind's Red'  
Tradewind's Red Hibiscus



*Justicia californica*  
Chuperosa



*Leucophyllum*  
montevideensis



*Leucophyllum frutescens*  
Barometer Bush



*Mirabilis multiflora*  
Desert Four O'clock



*Olea europaea* 'Montra'  
Montra Olive



*Opuntia basilaris*  
Beavertail cactus



*Pachycereus schottii* f. *monstrosus*  
Totem Pole Cactus



*Phormium*  
stripticifolia



*Phormium tenax* 'Rubrum'  
New Zealand Flax



*Rhus ovata*  
Sugar Sumac



*Ruellia simplex* 'Purple Showers'  
Mexican Petunia



*Stachys coccinea*  
Scarlet Hedge Nettle



*Stenocereus thurberi*  
Organpipe Cactus



*Tecoma alata* 'Orange Bells'  
Orange Bells

## VINE



*Bougainvillea* 'Barbara Karst'  
Barbara Karst Bougainvillea



**Camp & Camp  
Associates**  
2700 Campbell Blvd., Suite 100  
Scottsdale, AZ 85258  
PH: 480.344.4444  
FAX: 480.344.4444

**HYATT PLACE - PIMA**  
7330 N. PIMA ROAD  
SCOTTSDALE, AZ 85258

**PLANT  
IMAGES**



REVISED

• 08/17/2016  
• 10/12/2016  
• 11/24/2016  
• 04/05/2017  
• 05/01/2017  
• 07/17/2017

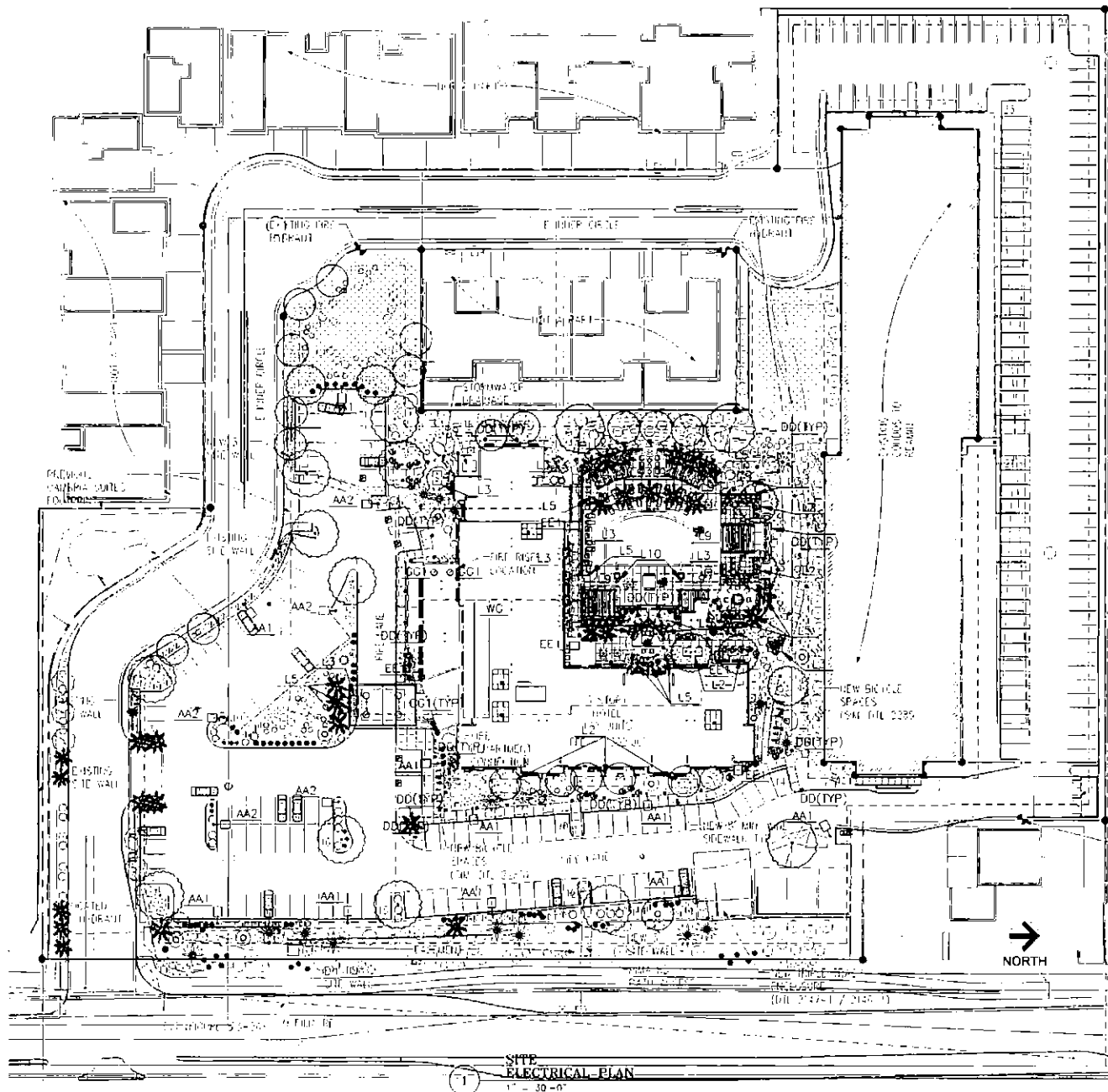
DATE: 06/11/2016

SCALE:

JOB: 16-009


SHEET:

**L-3.3**



# TYPE AA1, AA2

# TYPE DD

CIMARRON LED CL1S	Cat #		 Approvals
	Job	Type	

### SPECIFICATIONS

- Construction:**
- Finish vertically finished die cast solid top housing for maximum heat dissipation. Stops collection of unwanted debris.
  - Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance.
  - One piece die-cast silicone gasket with mechanically compressed stainless steel barrel ensures weather proof seal around each individual LED for IP65 rating.
  - Backlight Control (BLC) option available for 85% spill light reduction, doesn't change fixture appearance or LPA, recommended for Type II and Type IV distributions.
  - Weight - 19 pounds, (LA - 45 lb)

- Optics:**
- Choice of 126 high brightness LED configurations with individual acrylic lenses specially designed for I-S, Type II, III, IV and V distributions.

- 3000K, 4000K, 5000K, 7000K, 17 CR, Turb. Infrared Amber

- Electrical:**
- Universal input voltage 120-277 VAC, 50/60 Hz

- Ambient operating temperature: 40° C to 40° C

- Drivers have greater than 90% power factor and less than 16% THD

- 700mA drive current standard, 350mA and 525mA outputs available with 32L and 48L LED models

- LED drivers have inherent over-voltage, over-current protection and short circuit protection with auto recovery

- Surge protector - 20KA. Trips fixture off at end of life. Indicates LED for end of life indication (see surge suppressor page 3)

- Optional 0-10VDC continuous dimming to 10%

- Automatic thermal self-protection

- LED electrical assembly, including PR, detests, consumes no power in the "off" state

- Concrete:**
- Drivers are 0-10V dimming standard. Prolonged and necessary stresses available for complete on/off arc dimming control

- Installation:**
- Jack mount plate included for easy installation
  - The decorative integral arm houses two stage hinge mechanism
  - Safety latch holds luminaire door to prevent "free swing"
  - Jack connect wiring for simplified, hassle-free installation
  - Suitable for applications requiring 3G testing prescribed by ANSI A136-31

- Finish:**
- IGC thermoseal polyester powder paint finish applied at nominal 2.5 mil thickness

- Warranty:**
- Five year limited warranty, for more information visit: <http://www.hubbello.com/resources/warranty>

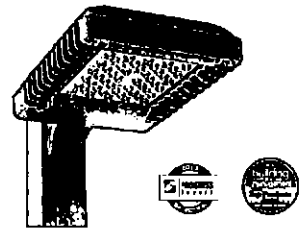
- Listings:**
- Listed to UL 1598 and CSA C22.2#250.0-24 for wet locations

- 700mA models meet Disruptive Lights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.dlc.com/dlc2012/>

- DA approved

- P66

### PRODUCT IMAGES



48 LED 3/4 MHW



32 LED

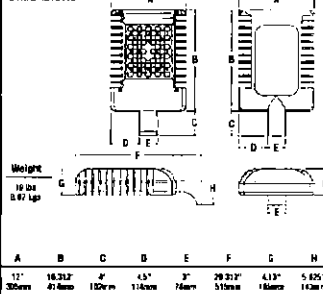


16 LED



48 LED

### DIMENSIONS



Weight  
19 lbs  
8.67 lbs

### CERTIFICATIONS/LISTINGS



SPRULDING LIGHTING • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000  
 Use to our continued efforts to improve our products, product specifications are subject to change without notice.  
 © 2015 SPRULDING LIGHTING • All Rights Reserved • For more information visit our website: [www.spruldighting.com](http://www.spruldighting.com) • Printed in USA 12.15-0001-0111



### SPECIFICATION SHEET

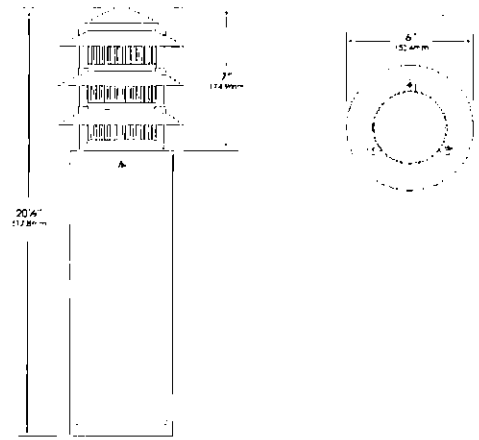
## MODEL 8230-LED Landscape Series • Bollards & Beacons

### FIXTURE SPECIFICATIONS:

- HOUSING:**  
Die-cast, copper free aluminum with a silicone gasket to provide a superior weather tight seal.
- POST:**  
Heavy-gauge extruded aluminum (1/2" wall thickness)
- FINISH:**  
Powder powder coat finish available in: Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White
- LENS:**  
Hinged, high-impact polycarbonate lens, silicone sealed to the housing.
- LAMP TYPE:**  
LED - Group C, Emitter Qty = 3, Temperature - Warm (W), Neutral (N), Cool (C), Operating voltage range - 6 to 15V
- MOUNTING:**  
1/2" NPT with a non-corroding ABS ground stake included.

- FASTENERS:**  
All fasteners are stainless steel
- WIRING:**  
Provided with a three-foot pigtail of 18-2 directional cable & underground connector for a secure connection to the supply cable
- All Vista luminaires are MADE IN THE U.S.A.**

### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 S. Sawyer Avenue • Simi Valley, CA 92683 • (805) 527-0887 • (805) 766-9134 (8478)  
 FAX: (805) 670-VISTA (4478) • [www.vistapro.com](http://www.vistapro.com)



STE...  
 781-583-4743  
 781-583-4757 fax  
 34 80 Douglas Drive  
 Crystal, MD 21029

HYA...  
 PLAC...  
 7330 N. PIMA  
 SCOTTSDALE

SCHEMA...  
 DESIG...  
 NOT FC...  
 CONSTRUK

SITE...  
 PHOTOME...  
 PLAN

E0-





# TYPE L3



PROFESSIONAL  
OUTDOOR LIGHTING

## SPECIFICATION SHEET

Type: \_\_\_\_\_  
Model: \_\_\_\_\_  
Project: \_\_\_\_\_

### MODEL 2203 Landscape Series • Up & Accent Lights

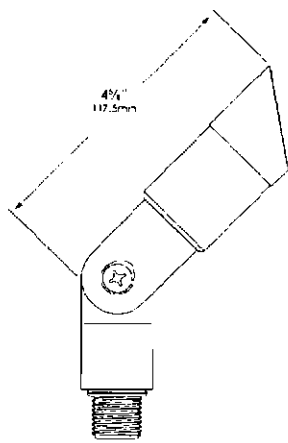
#### FIXTURE SPECIFICATIONS:

**HOUSING:**  
Die-cast, copper-free aluminum  
**SHROUD:**  
Die-cast, copper-free aluminum fitted to housing with a silicone O-ring gaskets – providing a superior weather-tight seal.  
**FINISH:**  
Polyester powder-coat finish available in Black, Architectural Bronze, Light Bronze, Verde, Pewter, Architectural Brick, Granite, Terracotta Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.  
**SOCKET/LAMP HOLDER:**  
E17 grade ceramic socket with nickel contacts, stainless steel springs, and Teflon-jacketed wire leads.  
**LENS:**  
Clear, tempered shock and heat-resistant, soda-lime glass lens.  
**LAMP TYPE:**  
MR-11 Halogen – 20W maximum. LN-20 CMP (10W) Standard.  
**MOUNTING:**  
Injection-molded, glass-reinforced Ryten® F-4 composite adjustable

knuckle with 1/2" NPT. Fixture may be mounted into threaded hubs in junction boxes, ground stakes, tree-mount boxes, or mounting canopies. Please see fixture ordering information for mounting selection.  
**FASTENERS:**  
All fasteners are stainless steel.  
**WIRING:**  
Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.  
**CERTIFICATION:**  
UL Listed to U.S. and Canadian safety standards for low voltage landscape luminaires (UL 1838). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about maximum wattages allowed by UL Canadian standards.

All Vista luminaires are MADE IN U.S.A.

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 S. Vineyard Avenue • San Ysidro, CA 92081 • (602) 577-0917 • (602) 766-VISTA (8478)  
FAX: (602) 678-VISTA (8478) • email@vistapro.com • www.vistapro.com

# TYPE L4



PROFESSIONAL  
OUTDOOR LIGHTING

## SPECIFICATION SHEET

Type: \_\_\_\_\_  
Model: \_\_\_\_\_  
Project: \_\_\_\_\_

### MODEL 5004 Landscape Series • Up & Accent Lights

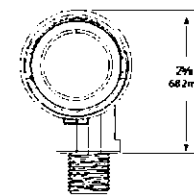
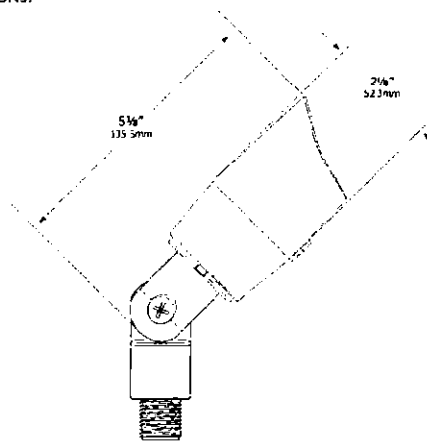
#### FIXTURE SPECIFICATIONS:

**HOUSING:**  
Die-cast, copper-free aluminum.  
**SHROUD:**  
Die-cast, copper-free aluminum fitted to housing with a silicone O-ring gaskets – providing a superior weather-tight seal.  
**FINISH:**  
Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.  
**LENS:**  
Clear, tempered shock and heat-resistant, soda-lime glass lens.  
**LAMP TYPE:**  
MR-11 LED Lamp Only – 36" Flood, 2.5W is standard.  
**Optics:**  
Available in 15° Narrow Spot, 25° Spot, 36° Flood, and 60° Wide Flood distributions.  
**MOUNTING:**  
Injection-molded composite adjustable knuckle with 1/2" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

**FASTENERS:**  
All fasteners are stainless steel.  
**WIRING:**  
Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 S. Vineyard Avenue • San Ysidro, CA 92081 • (602) 577-0917 • (602) 766-VISTA (8478)  
FAX: (602) 678-VISTA (8478) • email@vistapro.com • www.vistapro.com



# TYPE L5 & L8



## SPECIFICATION SHEET

Type: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Project: \_\_\_\_\_

### MODEL 5006 Landscape Series • Up & Accent Lights

#### FIXTURE SPECIFICATIONS:

**HOUSING:**  
Die cast, copper-free aluminum.

**ROOF:**  
Die cast, copper-free aluminum fitted to housing with a silicone O-ring gaskets - providing a superior weather-tight seal.

**FINISH:**  
 polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Special Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

**LENS:**  
Frosted, tempered, shock and heat resistant, soda-lime glass lens.

**LAMP TYPE:**  
4-16 LED Lamp Only - 36° Flood, 4.5W is standard.

**ADJUSTMENT:**  
Available in 15° Narrow Spot, 25° Spot, 36° Flood, or 60° Wide Flood distributions.

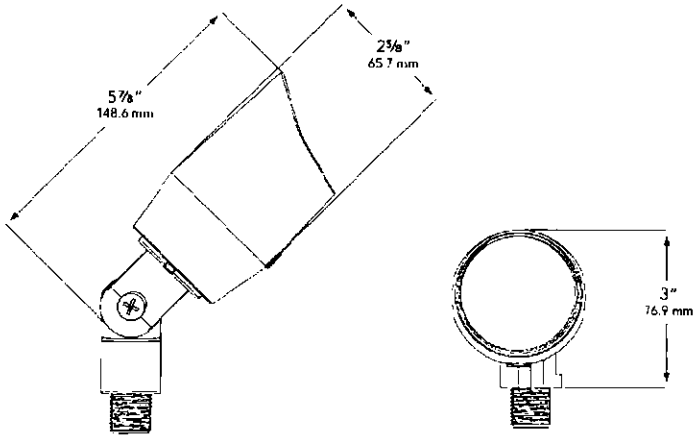
**MOUNTING:**  
Injection-molded composite adjustable knuckle with 1/2" NPS stem. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (MCR).

**FASTENERS:**  
All fasteners are stainless steel.

**WIRING:**  
Fired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1675 Surveyor Avenue • Sim Valley, CA 93003 • (805) 527-0987 • (805) 766-VISTA (4715)  
 FAX: (805) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

# TYPE L6



## SPECIFICATION SHEET

Type: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Project: \_\_\_\_\_

### MODEL 5105 Landscape Series • Up & Accent Lights

#### FIXTURE SPECIFICATIONS:

**HOUSING:**  
Die cast, copper-free aluminum.

**FINISH:**  
Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Special Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

**LENS:**  
Frosted, tempered, shock and heat resistant, soda-lime glass lens.

**LAMP TYPE:**  
LED Lamp Only - 2W, 3W & 4W (3W is standard). Color temperature available in W-Warm (3000K), N-Neutral (5000K), C-Cool (5000K).

**ELECTRICAL:**  
Input voltage range 9 - 15V AC regulated to achieve uniform illumination throughout the cable run at fixtures. Integral surge & reverse polarity protection.

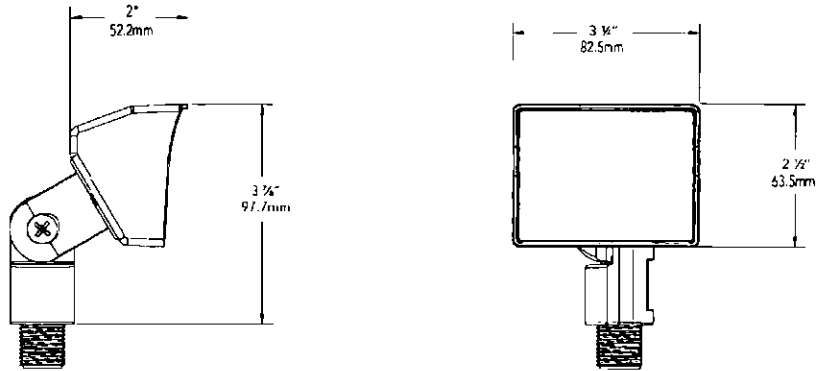
**MOUNTING:**  
Injection-molded composite adjustable knuckle with 1/2" NPS stem. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR) or mounting canopies (MCR).

**FASTENERS:**  
All fasteners are stainless steel.

**WIRING:**  
Fired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1675 Surveyor Avenue • Sim Valley, CA 93003 • (805) 527-0987 • (805) 766-VISTA (4715)  
 FAX: (805) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com



I hereby certify that this plan, or report was prepared by me or a professional engineer under my direct supervision and that I am a duly Licensed Professional Engineer under the State of Arizona.

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License: \_\_\_\_\_

SCHEMA DESIGN NOT FOR CONSTRUCTION

Revision: Both

Rev. Date Des.

SITE PHOTOMOUNT PLAN

Date

E0-

# TYPE L7



## SPECIFICATION SHEET

Type: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Project: \_\_\_\_\_

### MODEL 4242 Landscape Series • Step & Brick Lights

#### FIXTURE SPECIFICATIONS:

**HOUSING:**  
 Die-cast, stamped & formed aluminum recessed box with 1/2" knockouts on the back & side.

**COVER PLATE:**  
 Die-cast, copper-free, aluminum fitted to the recessed box with UV-resistant weather stripping—providing a superior weather-tight seal.

**FINISH:**  
 Polyester powder-coated finish available in Black, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Terracotta, Rust, Hunter Green, Weathered Bronze, Weathered Iron, White, Verde, Pewter, and White.

**SOCKET/LAMP HOLDER:**  
 Top grade ceramic socket with nickel contacts, stainless steel springs, & nylon jacketed wire leads.

**LENS:**  
 Clear, high impact, polycarbonate lens.

**LAMP TYPE:**  
 MR-16 Halogen – 20W maximum, LN-10 T3 – halogen (10W) Standard.

**MOUNTING:**  
 Recessed mounting box included.

**FASTENERS:**  
 All fasteners are stainless steel.

**WIRING:**  
 Provided with a three-foot digital of 18-2 SP11 UV resistant cable & underground connectors for a secure connection to the supply cable.

**CERTIFICATION:**  
 UL Listed to U.S. & Canada safety standards for low voltage landscape luminaires (UL 1838). The maximum wattages allowed by Underwriters Laboratories (UL) for the U.S. & Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about the maximum wattages allowed by UL Canadian standards.

All Vista luminaires are MADE IN THE U.S.A.

This fixture is also available as a LED luminaire. Please refer to LED Specification Sheet - 4242-LED.

# TYPE L9



## SPECIFICATION SHEET

Type: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Project: \_\_\_\_\_

### MODEL DL-2236 Landscape Series • Specialty Lights

#### FIXTURE SPECIFICATIONS:

**HOUSING:**  
 Die-cast, copper-free aluminum

**SHROUD:**  
 Die-cast, copper-free aluminum fitted to the housing with a silicone grommet gasket—providing a superior weather-tight seal.

**FINISH:**  
 Polyester powder coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Macho, Weathered Bronze, Weathered Iron, and White.

**SOCKET/LAMP HOLDER:**  
 Top grade ceramic socket with nickel contacts, stainless steel springs, and nylon jacketed wire leads.

**LENS:**  
 Clear, tempered, shock and heat-resistant, soda lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

**LAMP TYPE:**  
 MR-16 Halogen – 35W maximum, LN-20 PAR (20W) Standard.

**MOUNTING:**  
 Adjustable bracket included.

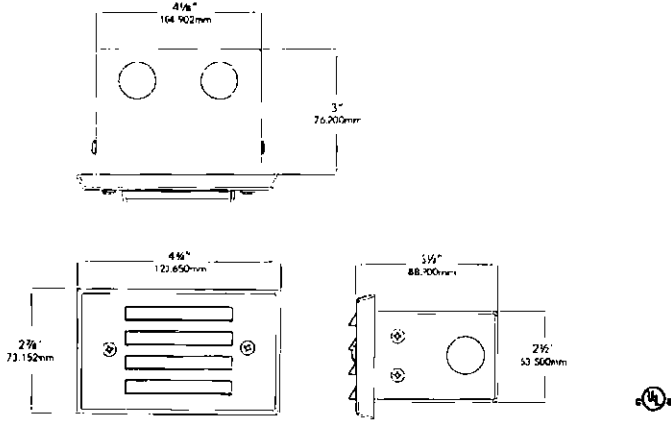
**FASTENERS:**  
 All fasteners are stainless steel.

**WIRING:**  
 Provided with a three-foot digital of 18-2 direct burial cable & underground connectors for a secure connection to the supply cable.

**CERTIFICATION:**  
 UL Listed to U.S. & Canadian safety standards for low voltage landscape luminaires (UL 1838). The maximum wattages allowed by Underwriters Laboratories (UL) for the U.S. & Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about the maximum wattages allowed by UL Canadian standards.

All Vista luminaires are MADE IN THE U.S.A.

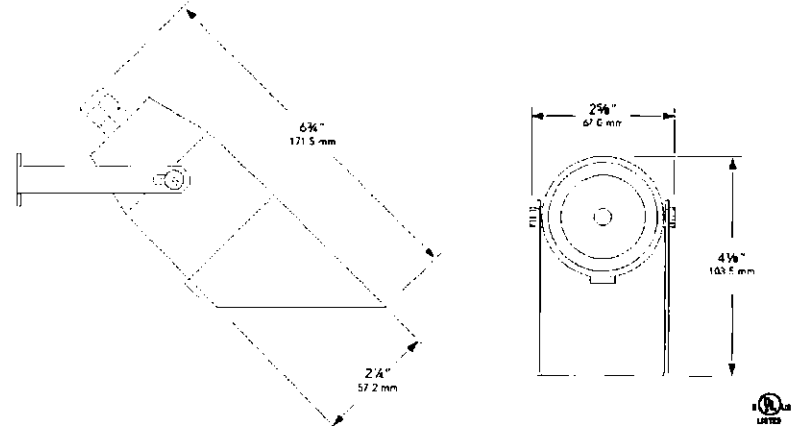
#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 92683 • (805) 527-0967 • (805) 766-1111 (8478)  
 FAX: (805) 675-VISTA (8478) • email: info@vstapro.com • www.vstapro.com

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 92683 • (805) 527-0967 • (805) 766-VISTA (8478)  
 FAX: (805) 675-VISTA (8478) • email: info@vstapro.com • www.vstapro.com



**STEP**  
 DESIGNER  
 714-983-8742  
 714-983-8757 fax  
 Email: info@step.com

Set 30 Douglas Drive  
 Crystal, MD 21042

**HYA**  
**PLAC**  
 7330 N. PIMA  
 SCOTTSDALE

Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_

**SCHEMA**  
**DESIGN**  
**NOT FOR**  
**CONSTRUCTION**

Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_

**SITE**  
**PHOTOMETRIC**  
**PLAN**

Rev: \_\_\_\_\_  
**E0-**



# TYPE L10



**PROFESSIONAL  
OUTDOOR LIGHTING**

## SPECIFICATION SHEET

Type: \_\_\_\_\_

Model: \_\_\_\_\_

Project: \_\_\_\_\_

### MODEL 5262-LED Landscape Series • In-Ground & Well Lights

#### FIXTURE SPECIFICATIONS:

##### HOUSING

Die-cast, copper-free aluminum with a silicone O-ring gasket - providing a superior weather-tight seal.

##### FINISH:

Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

##### LENS:

Clear, convex, tempered, shock & heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

##### EMITTER TYPE:

High Output LED with Vista exclusive smart driver, powered to operate for 50,000 hours.

##### OPTICS:

Integral high-efficiency optics available in spot through flood beam spreads.

##### ELECTRICAL:

Input voltage range 10.5-15V AC, regulated to achieve uniform illumination throughout the cable run of fixture. Integral surge & reverse polarity protection.

##### MOUNTING:

In-grade. Mounting accessories not required.

##### FASTENERS:

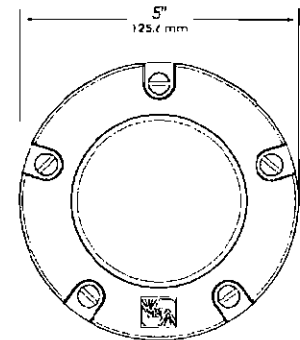
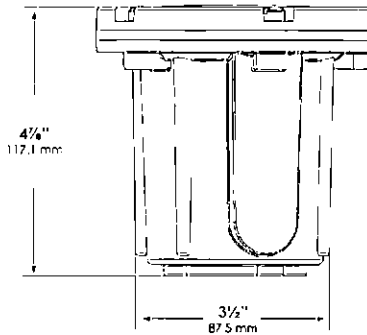
All fasteners are stainless steel.

##### WIRING:

Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Sunnyslope Avenue • San Valley, CA 93066 • (805) 527-0917 • (805) 766-VISTA (8478)  
FAX: (805) 670-VISTA (8478) • email: info@vistapro.com • www.vistapro.com



7330 N. PIMA  
SCOTTSDALE

SCHEMATIC  
DESIGN  
NOT FOR  
CONSTRUCTION

Revision Schedule

No. Date Description

SITE  
PHOTOMETRIC  
PLAN

Date

E0-

**NEIGHBORHOOD NOTIFICATION REPORT  
DEVELOPMENT REVIEW BOARD**

**Hyatt Place  
7330 N. Pima Road  
175-PA-2017  
May 2017**

**Overview**

This Neighborhood Notification Report has been prepared in association with a Development Review Board (“DRB”) application for the property located at 7330 N. Pima Road for a new Hyatt Place (demo of existing Days Inn and reconstruction of new Hyatt Place). As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the DRB process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

**Community Involvement/Response**

Surrounding property owners within 750’ were notified via first class mail regarding the project on **May 4<sup>th</sup>** in advance of the DRB application submittal. This notification contained information about the DRB request, contact information to receive additional information and the opportunity to give feedback.

At the time of drafting this report, no feedback has been received.

**Attachments**

Notification Letter  
750’ Mailing List

May 4, 2017

**Re: Hyatt Place / 7330 N. Pima Road**

Dear Property Owner:

We represent the owner, ZMC Hotels, of the property located at 7330 N. Pima Road (currently Days Inn), which is north of Indian Bend Road on the west side of Pima Road. We are working with the City of Scottsdale on a Development Review Board ("DRB") application for a hotel remodel. ZMC is excited to bring forward a brand-new Hyatt Place hotel in this location. The proposal includes demolition of the existing hotel facility and construction of 100 new guest rooms and on-site amenities. This proposal is consistent with the hotel use permit approved by the City in 2008.

Understanding the changes in travel accommodation trends and the desires of hotel guests, it's important for hotel owners to remain relevant and responsive to their guests' needs ensuring higher occupancy and strengthening their economic stability over the long term.

We are writing this letter to you to make you aware of our DRB application for architecture, site design and landscaping for the new hotel. Please see enclosed site plan. If you have any questions regarding the application please do not hesitate to contact our City Planner, Bryan Cluff at [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov) or 480-312-2258. You can also contact me directly at [mh@berryriddell.com](mailto:mh@berryriddell.com) or 480-385-2753. For reference our case number is 175-PA-2017.



Sincerely,

A handwritten signature in blue ink that reads "Michele Hammond". The signature is written in a cursive, flowing style.

Michele Hammond  
Owner Representative

# DEVELOPMENT PROGRAM

## GENERAL INFORMATION

DEVELOPER: HALL EQUITIES GROUP  
 CONTACT: DEB KARBO  
 TELEPHONE: 652-433-4000  
 EMAIL: DEBK@HALLEQUITIESGROUP.COM

ARCHITECT: TRUMAN HOWELL ARCHITECTS  
 CONTACT: MARK MAYVILLE  
 ADDRESS: 309 GABELLA RD., MONTICELLO, MN 55362  
 TELEPHONE: 763-514-2222  
 EMAIL: MARRON@TH-ARCH.COM

BUILDING CODE	2012 I.B.C.	ELECTRICAL CODE	2012 N.E.C.
MECHANICAL CODE	2012 I.B.C.	FIRE CODE	2012 I.F.C.
PLUMBING CODE	2012 I.P.C.	ENERGY CODE	2012 I.E.C.C.

## SITE INFORMATION

PROJECT ADDRESS: HYATT PLACE  
 7330 N. PIMA RD.  
 SCOTTSDALE, AZ 85250

PARCEL NUMBER: 174-00-004

ZONING: R-5

SITE USE: TRAVEL ACCOMMODATIONS

SITE AREA  
 PARCEL NET: 171,450 S.F. = 3.95 ACRES  
 PARCEL GROSS: 200,342 S.F. = 4.54 ACRES

BUILDING AREA  
 FIRST FLOOR AREA: 21,471 S.F.  
 SECOND FLOOR AREA: 19,750 S.F.  
 THIRD FLOOR AREA: 17,710 S.F.  
 CANOPY AREA: 1,828 S.F.  
 TOTAL AREA: 60,302 S.F.

## PARKING ANALYSIS

REQUIRED	40X1.25=50
EXISTING CONDOS	100X1.25=125 (101-150 SPACES + 5 H.C.)
EXISTING RESTROOMS	
MEETING ROOM	100S.S.F. / 150 S.F. = 20
REQ. PARKING	= 175

PROVIDED  
 NEA HOTEL: 171 + 5 H.C. = 122  
 EXISTING CONDOS: 126  
 TOTAL PARKING: 248

BICYCLE REQUIREMENTS  
 BICYCLE SPACES REQUIRED: 1:10 PARKING SPACES = 12  
 BICYCLE SPACES PROVIDED: 12 SPACES

BUILDING HEIGHT CALCULATIONS  
 POINT OF REFERENCE ELEVATION = 1301.00' + 7 = 1302.00'  
 TALLEST BLDG. ELEMENT PROPOSED = 1346.00'  
 (P.F.E. = 1302.00' + 44' = 1346.00')

## OPEN SPACE CALCULATIONS

NET LOT AREA: 171,450 S.F. = 3.95 ACRES  
 BUILDING HEIGHT: 44'

## REQUIRED OPEN SPACE

FIRST 12' OF HEIGHT = 10% X NET LOT AREA  
 = 10 X 171,450 = 1,714,500 S.F.  
 NEXT 32' OF HEIGHT = 3% X 100' X 171,450 = 5,143,500 S.F.  
 TOTAL OPEN SPACE REQ'D = 6,858,000 S.F. (39%)

## FRONTAGE OPEN SPACE REQ'D

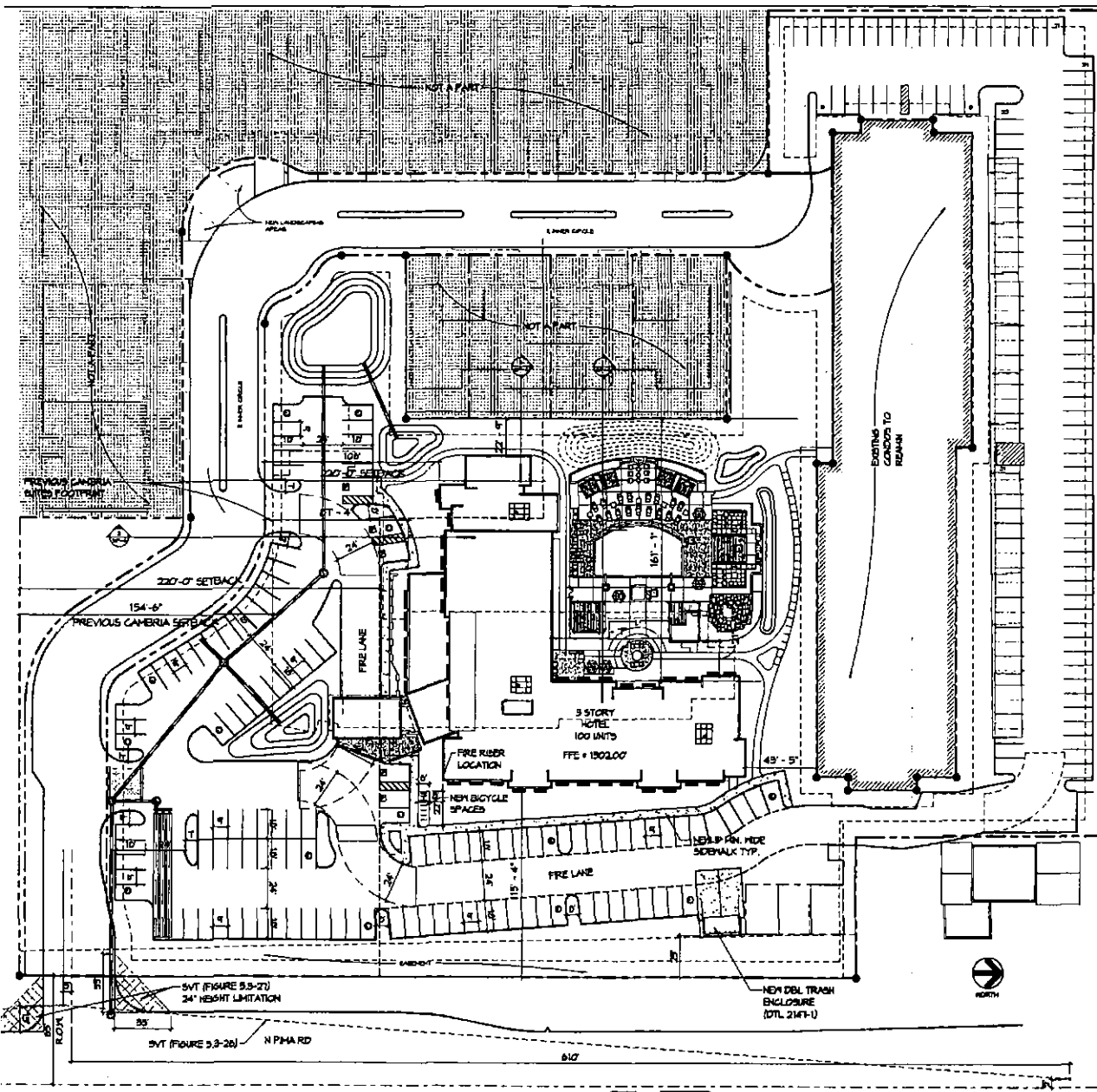
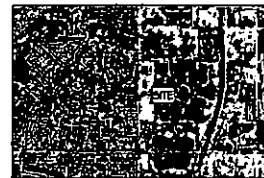
OPEN SPACE = 50%  
 34,209 S.F. X .5 = 17,104.5 S.F.

## PARKING LOT LANDSCAPING REQUIRED

PARKING LOT AREA X 15%  
 69,002 S.F. X .15 = 10,350.3 S.F.

TOTAL OPEN SPACE PROVIDED: 44,602 S.F.  
 TOTAL FRONTAGE OPEN SPACE PROVIDED: 20,267 S.F.  
 TOTAL PARKING LOT LANDSCAPING PROVIDED: 16,443 S.F.

## VICINITY MAP



SITE PLAN  
 SCALE: 1" = 30'

HYATT PLACE  
 7330 N. PIMA RD.  
 SCOTTSDALE, AZ 85250

REVISION  
 01/15/17

SITE

SP

## Cluff, Bryan

---

**From:** Risa Jacobson <risamike@cox.net>  
**Sent:** Tuesday, May 16, 2017 2:06 PM  
**To:** Cluff, Bryan  
**Subject:** RE: Hyatt Place 23-DR-2017

Thanks!

---

**From:** Cluff, Bryan [<mailto:BCluff@Scottsdaleaz.gov>]  
**Sent:** Tuesday, May 16, 2017 10:04 AM  
**To:** 'risamike@cox.net' <[risamike@cox.net](mailto:risamike@cox.net)>  
**Subject:** RE: Hyatt Place 23-DR-2017

Risa,

Thank you for your comments. The zoning is R-5, which is a multiple-family residential zoning district. The R-5 district does allow hotels, with a conditional use permit. This site has already received a conditional use permit for a hotel use (in 2008 – 16-UP-2008). The proposed development is actually a redevelopment of the Days Inn located at 7330 N. Pima. There is no change in use of the site, they will be tearing down the existing building and constructing a new one. The application does not include a zoning change, but is a design review application for the architecture and site plan for the new building.


Hope this helps. Please let me know if you have any other questions.

Thank you,

**Bryan D. Cluff, LEED AP**  
Senior Planner  
City of Scottsdale  
Planning & Development  
Phone: 480-312-2258  
Fax: 480-312-7088  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

Get informed!

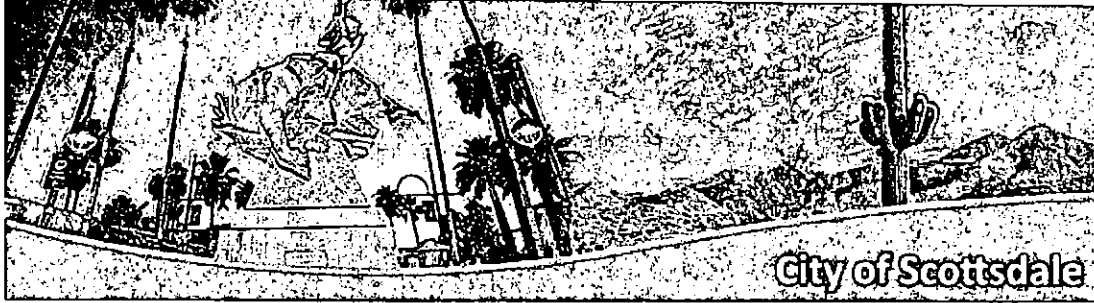
Subscribe to [Scottsdale P & Z Link](#) newsletter

 follow us on Facebook

 [twitter](#)

---

**From:** [risamike@cox.net](mailto:risamike@cox.net) [<mailto:risamike@cox.net>]  
**Sent:** Saturday, May 13, 2017 1:59 PM  
**To:** Cluff, Bryan  
**Subject:** Hyatt Place 23-DR-2017



I received a postcard saying that Hyatt Place has applied to build a hotel near my townhome. I object to this. Isn't the zoning residential? That should not be changed to allow a hotel in a residential neighborhood. Who can I contact about this? Thanks, Risa -- sent by Risa Jacobson (case# 23-DR-2017)



© 2017 City of Scottsdale. All Rights Reserved.

## Cluff, Bryan

---

**From:** Ruenger, Jeffrey  
**Sent:** Tuesday, May 23, 2017 9:15 AM  
**To:** 'Jacque Melchi'  
**Cc:** Cluff, Bryan  
**Subject:** RE: Hyatt Place

Good morning Jacque,

Here is a link to the case info sheet. If you click on the Applicant's submittal in the request section you will be able to see what is proposed. I am also copying Bryan who is processing the application for the city.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47410>

Best Regards  
Jeff

-----Original Message-----

**From:** Jacque Melchi [<mailto:melchijl61@hotmail.com>]  
**Sent:** Tuesday, May 23, 2017 6:52 AM  
**To:** Projectinput  
**Subject:**

Site location, 7330 N Pima Rd, Case Name Hyatt Place, Case number 23-DR-2017. Can you give me any information concerning this, received a postcard concerning this issue. Nobody at Days Inn seems to know anything and we are condo owners.

Jacque Melchi

Sent from my iPad