



## Stewart + Reindersma Architecture, PLLC.

July 26, 2023

Re: Application Narrative  
Submittal: DRB Submittal

Applicant: SRA360 (Stewart + Reindersma Architecture)  
Owner: David Maltzman

Project Name: Mountain View Plaza Refresh  
Project APN: 175-58-004Q

This proposed refresh is to an existing commercial retail shopping center, Mountain View Plaza, located at the southeast corner of Mountain View Road and Hayden Road in Scottsdale.

The scope of the refresh is to the exterior of the existing retail buildings; Building A, B, C, D, & E, as shown in the attached Site Plan. The three (3) separate parcels to the front of the shopping center, are not a part of this exterior refresh project.

### **Exterior modifications include:**

- Removal of existing concrete columns, canopy structure, and tile roofs along the building exterior.
- Removal of existing parapet towers along the building exterior.
- Removal of existing, damaged, asphalt paving around the parking lot.
- Removal of existing landscape planters and sidewalk at the SEC, between buildings A & C, and in front of building B.
- Replacement of existing parking lot lighting w/ new LED type fixtures
- Replacing or enhancing existing landscape areas, including retention and landscape islands.
- New stucco building tower elements w/ custom stucco cornice profile.
- New metal canopy & awning systems
- New building-mounted light fixtures to compliment the new design
- New stucco finish & paint color around the entire building exterior
- New parapets around the entire building exterior
- Restriping of parking lot spaces, and accessible pavement markings

Note: No interior tenant work within scope of work.

Prior to this application for DRB review, our client (owner), has been notified by the McCormick Ranch Property Owners' Association, Inc. and is required to make alterations to the exterior of the retail center due to the outdated style and aged materials.

On April 5, 2023, at 1pm, an HOA meeting was held at the McCormick Ranch HOA office located at 9248 N. 94<sup>th</sup> Street in Scottsdale. During the meeting, applicants presented the proposed color elevations and site plan, and discussed the remodel project in detail w/ the governing board members. Following the presentation, the board members voted unanimously to approve the exterior remodel. The board members expressed great enthusiasm and stated they were excited to see the plaza after the remodel is completed. We have included the approval letter with this application. Final construction drawings will be required to be submitted to the board as well. HOA members also suggested to update the master sign program to match the new look as well.

### **Building Design Objectives:**

The new façade design provides a response to the varying conditions and constraints associated w/ individual sites and contextual settings. The design incorporates a modern touch, with a more inviting feel to the destination storefronts, enhancing the character of the plaza. The existing architecture w/ bulky tile roof canopies and columns had a negative visual impact, which effected tenant businesses throughout the plaza. This type of bulk and mass is inherent to large commercial buildings and centers, and was in need of change.

The scale of the new tower elements is comparable to the existing towers that will be demolished, in turn, respecting the scale as it relates to the existing adjacent residential neighborhoods.

The proposed design also provides the owner with the ability to adapt to multiple uses over extended building lifecycles, and provides a more aesthetically pleasing destination for customers. This promotes long-term tenant leasing, and reduces tenant turn-over.

The restaurant end cap existing on the west side of building 'A' will have a new tower element and shaded outdoor seating area for customers to enjoy the exterior. With the patio being on the west side of the building, there will be a covered structure over the patio area for shading. Railing will be constructed around the patio for pedestrian protection from the vehicular environment. The adjoining outdoor dining area will be well-lit with downlights incorporated into the ceiling, and provides a feature view. This end cap tenant space acts as a focal element to the plaza, and provides an inviting element to the public as they drive by.

### **Character, Context, & Climatic Response:**

The surrounding developments, shopping centers, business, and multifamily communities are following a more modern style of Architecture. This is being seen with new developments, as well as existing centers, like Mountain View Plaza. A few examples within the near vicinity include, but not limited to, Mercado at the intersection of Hayden Road and Royal Palm Road, Mountain View Community Center, Phoenix Seminary, and the Café and Bookstore at Scottsdale Bible Church. All are nearby developments that have underwent exterior façade changes, incorporating modern design, or are new developments w/ a modern style of Architecture. The proposed refresh at Mountain View Plaza is following the similar wave of modernization that people find appealing. The current existing style is discouraging, outdated, and does not match similar surrounding developments that have underwent similar façade changes.

Within the same plaza, but separate parcels, recent changes were made to two existing businesses, "The Madison" and "The Mick Brasserie". The façade changes resulted in a more modern style and enhanced the customer experience for these two businesses.

To reduce the apparent mass of the large plaza buildings, tower elements, metal canopies & awnings, and varying parapet heights were utilized in breaking the mass into logical pieces. The tower elements provide a pronounced projection from the main building façade. The metal awnings and canopies provide shade as well as an additional element to help break up the building's surface. Horizontal and vertical stucco reveals add character to the new exterior wall finish, without excessive use of decorative details applied to the surface of the building.

The primary finishes & materials being proposed are associated with region. Stucco is the main finish material, and is used throughout varying architectural designs in the valley. The neutral earth tone colors selected for this refresh project are complimentary to the surrounding developments and desert landscape.

The nature of this retail center, or plaza, is that it is a destination for customers, where customers travel to the plaza for the purpose of walking to a specific store, restaurant, business, etc. Congregating activities typically do not exist in these types of retail centers, and therefore, larger bulky arcades are not desirable or necessary. In the proposed design, metal awnings and canopies are located along all storefronts in the plaza. They provide ample shade for pedestrians entering their destinations, and for those within the tenant space. A shade study was performed to demonstrate the effectiveness of the proposed awnings/canopies. The awnings will be opaque, metal, and painted a single color that compliments the building design.

#### **Site Design:**

The existing plaza parking lot is to remain as shown. The existing asphalt pavement is damaged in many areas, and will be replaced w/ new paving throughout the plaza as indicated on the attached Site Plan. Parking spaces will be restriped, along with new accessible parking stall markings.

The existing parking lot light poles will remain at their current locations, and heights. The existing fixtures on light poles will be replaced with new LED type fixtures, with a style to compliment the buildings, and in compliance with City Codes & Ordinances.

Refuse areas will remain at the rear of the buildings, away from pedestrian activity, and will be painted to match the new main body color of the buildings.

The existing planters located between buildings 'A' and 'C' will be removed, new pavers and concrete sidewalks installed, and new concrete planter boxes incorporated into this area. The planter design will be complimentary to the building design and colors, and provide pedestrians with a pleasing element as they arrive to their destination.

Sincerely,



Preston Johnson  
Project Manager – SRA360

**SITE DATA:**

BUILDING ADDRESS:	SEC OF HAYDEN ROAD & MOUNTAIN VIEW ROAD, SCOTTSDALE, AZ 85258
PARCEL SIZE:	331,190 SQ. FT / 7.60 ACRES
ASSESSOR PARCEL NUMBER (APN):	175-58-004Q
ZONING: PCN	
PROJECT DESCRIPTION:	EXTERIOR IMPROVEMENT OF EXISTING SHOPPING CENTER
BUILDING AREA:	A = 22,085 S.F. B = 5,534 S.F. C = 4,002 S.F. D = 14,983 S.F. E = 9,695 S.F.
TOTAL:	56,299 S.F.
BUILDING HEIGHT	EXISTING = 20'-3" PROPOSED = 26'-0"
OPEN SPACE	EXISTING / UNCHANGED
PARKING REQUIREMENTS:	EXISTING TO REMAIN - UNCHANGED 282 SPACES INCLUDING 7 ACCESSIBLE SPACES

**PROJECT DESCRIPTION:**

EXTERIOR BUILDING REMODEL TO AN EXISTING SHOPPING CENTER LOCATED AT THE SEC OF MOUNTAIN VIEW ROAD AND HAYDEN ROAD IN SCOTTSDALE, ARIZONA. REMODEL LIMITED TO THE EXTERIOR OF THE MAIN MULTI-TENANT BUILDINGS, INCLUDING THE EXISTING ACADEMY LOCATED WITHIN THE CENTER OF THE MULTI-TENANT BUILDINGS. EXCLUDES THE STAND-ALONE PAD BUILDINGS, SEPARATE FROM THE MAIN MULTI-TENANT BUILDING. MODIFICATIONS INCLUDED NEW METAL CANOPY SYSTEMS, NEW STUCCO, PAINT, BRICK VENEER AND TOWER ELEMENTS, UPGRADING EXISTING LANDSCAPING, AND NEW EXTERIOR SITE AND BUILDING LIGHTING. DEMO INCLUDES... REMOVING EXISTING CLAY TILE ROOFS AND EXTERIOR DECORATIVE CONCRETE COLUMNS, AND EXISTING STUCCO. NO INTERIOR TENANT WORK WITHIN THIS SCOPE. HOA REVIEW AND APPROVAL REQUIRED.

**LEGAL DESCRIPTION:**

A parcel of land located in Section 25, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 25, from which the Southwest corner of said Section 25, bears South 00 degrees 11 minutes 02 seconds East;

THENCE South 89 degrees 42 minutes 49 seconds East, a distance of 96.29 feet to the beginning of a tangent curve, concave Northwesterly and having a radius of 1500.00 feet;

THENCE Northeasterly along the arc of said curve, through a central angle of 19 degrees 56 minutes 33 seconds, a distance of 522.09 feet to a point of tangency;

THENCE North 70 degrees 20 minutes 38 seconds East, a distance of 206.84 feet to the beginning of a tangent curve, concave Southerly and having a radius of 1500.00 feet;

THENCE Easterly along the arc of said curve, through a central angle of 36 degrees 45 minutes 21 seconds, a distance of 962.27 feet;

THENCE leaving said curve, South 17 degrees 05 minutes 59 seconds West, along a radial line, a distance of 55.00 feet to a point on the Southerly right-of-way line of Mountain View Road and the TRUE POINT OF BEGINNING;

THENCE South 10 degrees 07 minutes 53 seconds West, a distance of 505.73 feet;

THENCE North 88 degrees 53 minutes 34 seconds West, a distance of 636.47 feet to a point on the East right-of-way line of Hayden Road;

THENCE North 20 degrees 00 minutes 20 seconds West, a distance of 480.00 feet to the beginning of a tangent curve to the right, concave Southeasterly and having a radius of 20.00 feet;

THENCE Northeasterly along the arc of said curve, through a central angle of 91 degrees 46 minutes 22 seconds, a distance of 32.03 feet to the beginning of a tangent curve to the right, concave Southerly and having a radius of 1445.00 feet;

THENCE Easterly along the arc of said curve, through a central angle of 00 degrees 58 minutes 03 seconds, a distance of 24.40 feet to the Eastern line of a 45.00 foot wide, temporary drainage easement (Docket 12238, Page 1450, records of Maricopa County);

THENCE South 20 degrees 00 minutes 20 seconds East, along said easement, a distance of 298.44 feet;

THENCE South 88 degrees 53 minutes 34 seconds East, a distance of 180.09 feet; THENCE North 20 degrees 00 minutes 20 seconds West, a distance of 166.36 feet;

THENCE North 01 degrees 06 minutes 26 seconds East, a distance of 178.81 feet to a point on a non-tangent curve, concave Southerly, having a radius of 1445.00 feet and a radial point which bears South 07 degrees 57 minutes 44 seconds East;

THENCE Easterly along the arc of said curve and the Southerly right-of-way line of Mountain View Road, through a central angle of 07 degrees 42 minutes 46 seconds, a distance of 194.52 feet;

THENCE South 01 degrees 06 minutes 26 seconds West, leaving said right-of-way, a distance of 155.99 feet;

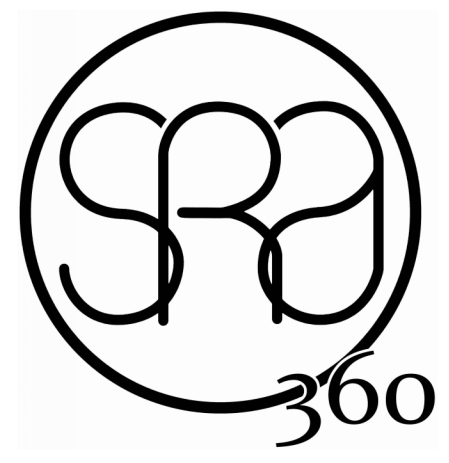
THENCE South 88 degrees 53 minutes 34 seconds East, a distance of 150.39 feet;

THENCE North 03 degrees 01 minutes 00 seconds West, a distance of 152.96 feet to a point on a non-tangent curve, concave Southerly, having a radius of 1445.00 feet and a radial point which bears South 05 degrees 16 minutes 52 seconds West;

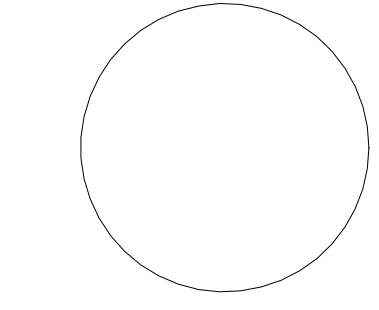
THENCE Easterly along the arc of said curve and the Southerly right-of-way line of Mountain View Road, through a central angle of 11 degrees 49 minutes 06 seconds, a distance of 298.06 feet to the TRUE POINT OF BEGINNING;

EXCEPT from that portion lying within the Northwest quarter of said Section 25, all gas, oil, metal and mineral rights, as reserved in the Patent from the State of Arizona, recorded in Docket 195, page 499; and

EXCEPT the rights to take, withdraw and use all groundwaters underlying said land, as reserved in Docket 13059, Page 587.

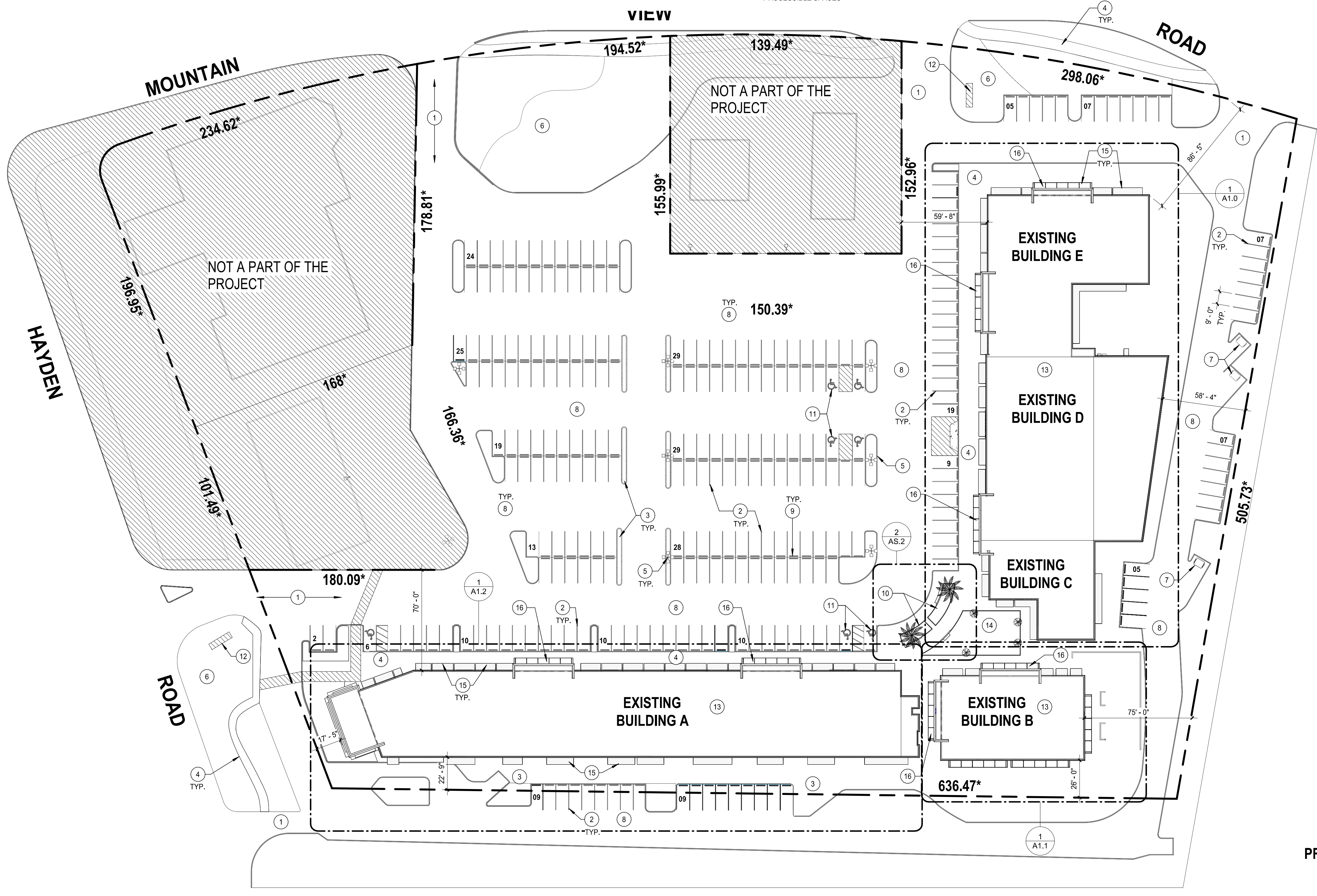


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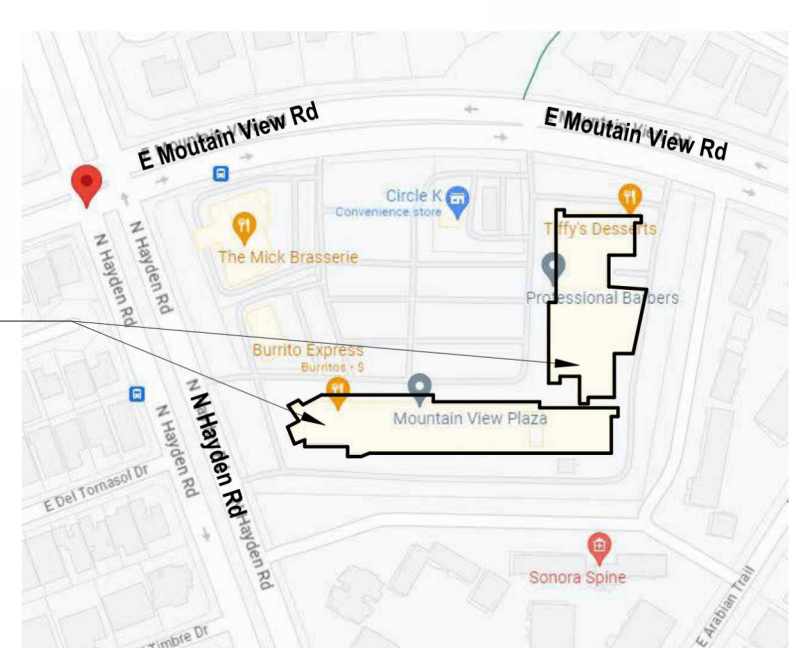
EXPIRES: 04/30/2024

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION



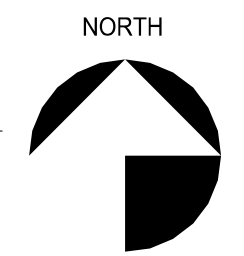
**KEYED NOTES**

- 1 EXISTING DRIVE TO REMAIN - TYP.
- 2 RESTRIPE EXISTING SPACES PER C.O.S. STANDARDS - TYP. ALL SPACES.
- 3 EXISTING LANDSCAPE ISLAND TO REMAIN - LANDSCAPE TO BE REPLACED AS NEEDED-SEE LANDSCAPE PLANS.
- 4 EXISTING SIDEWALK TO REMAIN - TYP. U.N.O.
- 5 EXISTING SITE LIGHT POLE TO REMAIN - EXIST, FIXTURE TO BE REPLACED W/ NEW - SEE SITE LIGHTING PHOTOMETRIC PLAN FOR MORE INFO.
- 6 EXISTING RETENTION AREA TO REMAIN - TYP. SEE LANDSCAPE PLANS.
- 7 EXISTING TRASH ENCLOSURE TO REMAIN.
- 8 EXISTING PARKING LOT PAVEMENT TO BE REPAIRED / REPLACED AS NEEDED. CONTRACTOR TO VERIFY CONDITION OF PAVEMENT PRIOR TO CONSTRUCTION.
- 9 EXISTING PARKING SPACE WHEEL STOP TO REMAIN - TYP.
- 10 EXISTING LANDSCAPE & SIDEWALK AREA TO BE REMOVED & REPLACED W/ NEW LANDSCAPE PLANTERS & SIDEWALK - SEE ENLARGED PLANS.
- 11 EXISTING ACCESSIBLE PARKING SPACES TO REMAIN - TYP.
- 12 EXISTING MONUMENT SIGN TO REMAIN - TYP.
- 13 CONTRACTOR TO VERIFY EXISTING ROOF SYSTEM - REPAIR / REPLACE AS NEEDED - TYP.
- 14 NEW CONCRETE PAVERS.
- 15 NEW EXTERIOR BUILDING CANOPY - TYP. - SEE ELEVATIONS.
- 16 NEW BUILDING TOWER ELEMENT AT EXISTING STOREFRONT - SEE ELEVATIONS.



VICINITY MAP

1 OVERALL SITE PLAN  
1" = 40'-0"



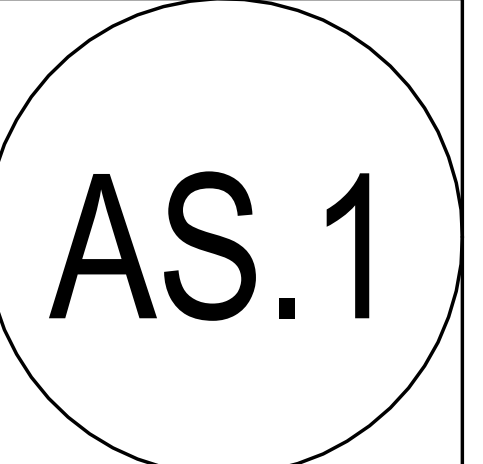
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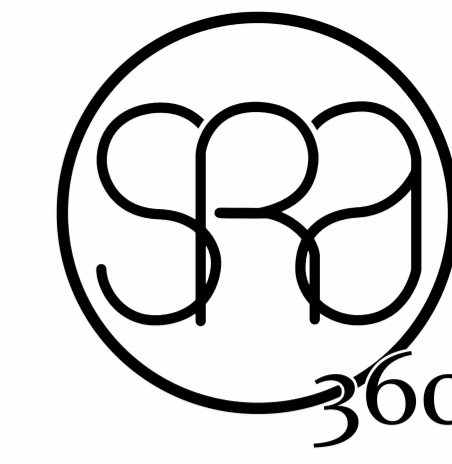
**MOUNTAIN VIEW PLAZA REFRESH**  
HAYDEN & MOUNTAIN VIEW PLAZA, SCOTTSDALE  
ARIZONA, 85258

PROJECT:

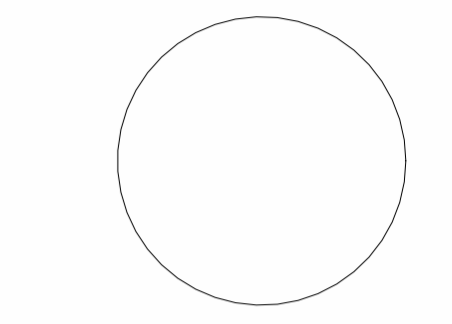
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date: 07-07-2023  
issued for: DESIGN REVIEW  
job no.: 22-097  
sheet title:  
Sheet No.: OVERALL SITE PLAN





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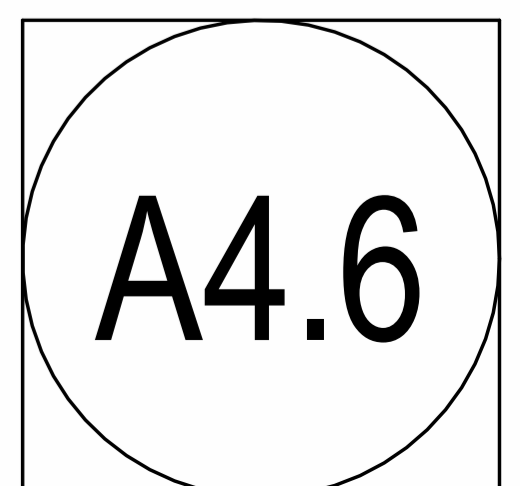
contact:

**MOUNTAIN VIEW PLAZA REFRESH**  
HAYDEN & MOUNTAIN VIEW PLAZA, SCOTTSDALE  
ARIZONA, 85258

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date: 07-07-2023  
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job no.: 22-097  
sheet title:  
Sheet No.: BUILDING C-D-E NEW ELEVATIONS

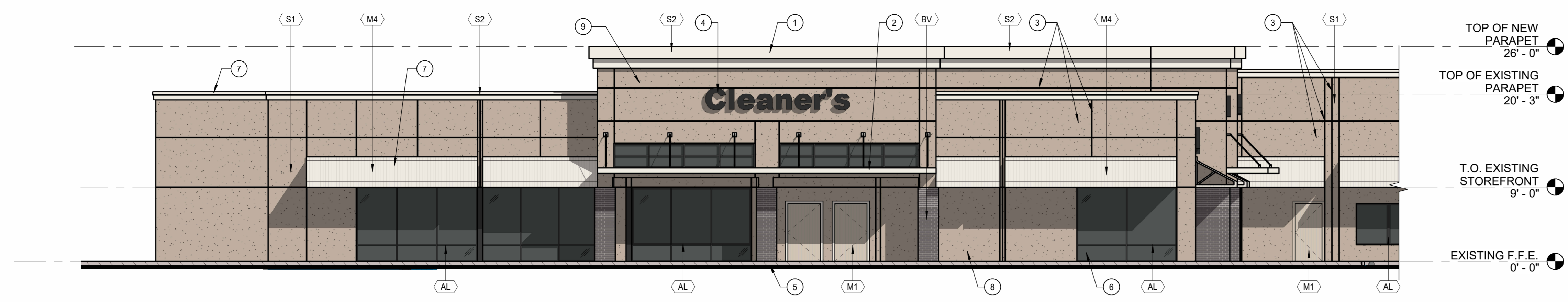


**KEYED NOTES**

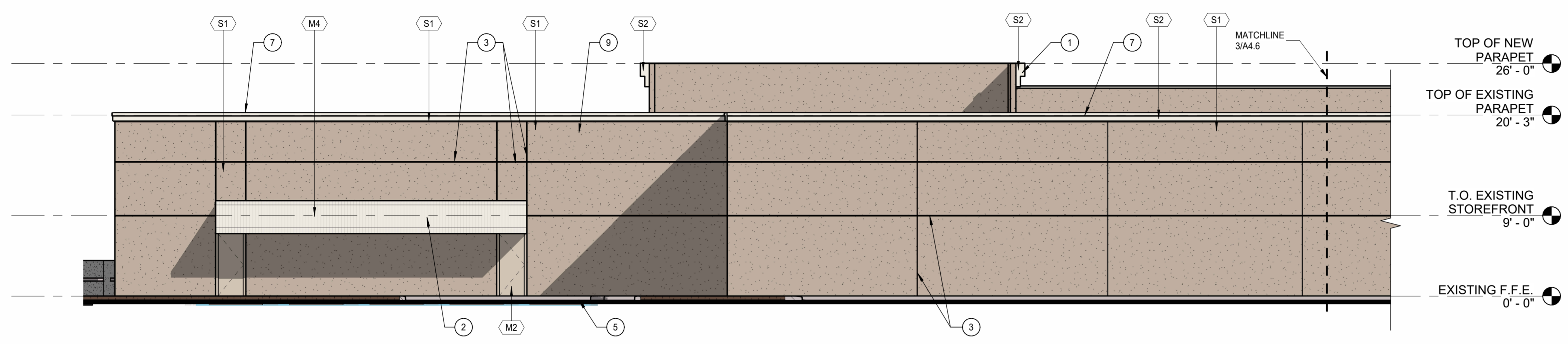
- 1 STUCCO PAINTED CORNICE PROFILE, TOP OF PARAPET.
- 2 CANOPY ABOVE.
- 3 1/2 INCH CONTINUOUS REVEAL JOINT.
- 4 METAL FINISH BUILDING SIGNAGE.
- 5 MODIFIED EXISTING SIDEWALK.
- 6 EXISTING EXTERIOR WINDOW SYSTEMS.
- 7 BOLD CORNICE PROFILE STUCCO FINISH.
- 8 HOSE BIBB LOCATION TO BE VERIFIED WITH PLUMBING.
- 9 EXTERIOR LIGHTS FIXTURE LOCATION, TO BE VERIFIED WITH ELECTRICAL.
- 10 EXISTING LANDSCAPE & SIDEWALK AREA TO BE REMOVED & REPLACED W/ NEW LANDSCAPE PLANTERS & SIDEWALK - SEE ENLARGED PLANS.
- 11 NEW ELECTRICAL BOX LOCATIONS.
- 12 NEW ROLL UP DOOR.
- 13 RESTRIPE EXISTING SPACES PER C.O.S. STANDARDS - TYP. ALL SPACES.
- 14 NEW CONCRETE PAVERS.

**MATERIALS LEGEND**

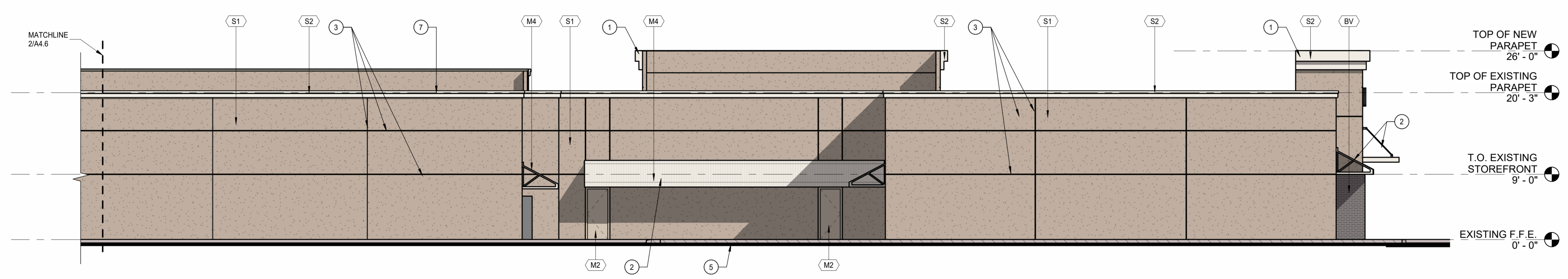
- MATERIAL / COLOR:**
- AL DARK BRONZE STAINLESS STEEL TO MATCH EXISTING
  - BG ANDIRON BRICK PARTIAL WALL PLANTER
  - BV ANDIRON "THIN BRICK VENEER FACE"
  - C1 PAINTED METAL ALUMINUM - PPG1021 "SYNCHRONICITY"
  - NU BRUSHED STAINLESS STEEL METAL
  - M1 PAINTED METAL DOOR - PPG1021 "SYNCHRONICITY"
  - M2 PAINTED METAL PPG1075-1 "LINEN RUFFLE"
  - M3 PAINTED RIBBED METAL PPG1075-1 "LINEN RUFFLE"
  - M4 PAINTED STUCCO - PPG 1021-3 "DISCOVER"
  - S1 PAINTED STUCCO - PPG 1021-3 "LINEN RUFFLE"
  - S2 GLASS, FROSTED
  - S3 METAL - PAINT FINISH - GREEN GLOSSY



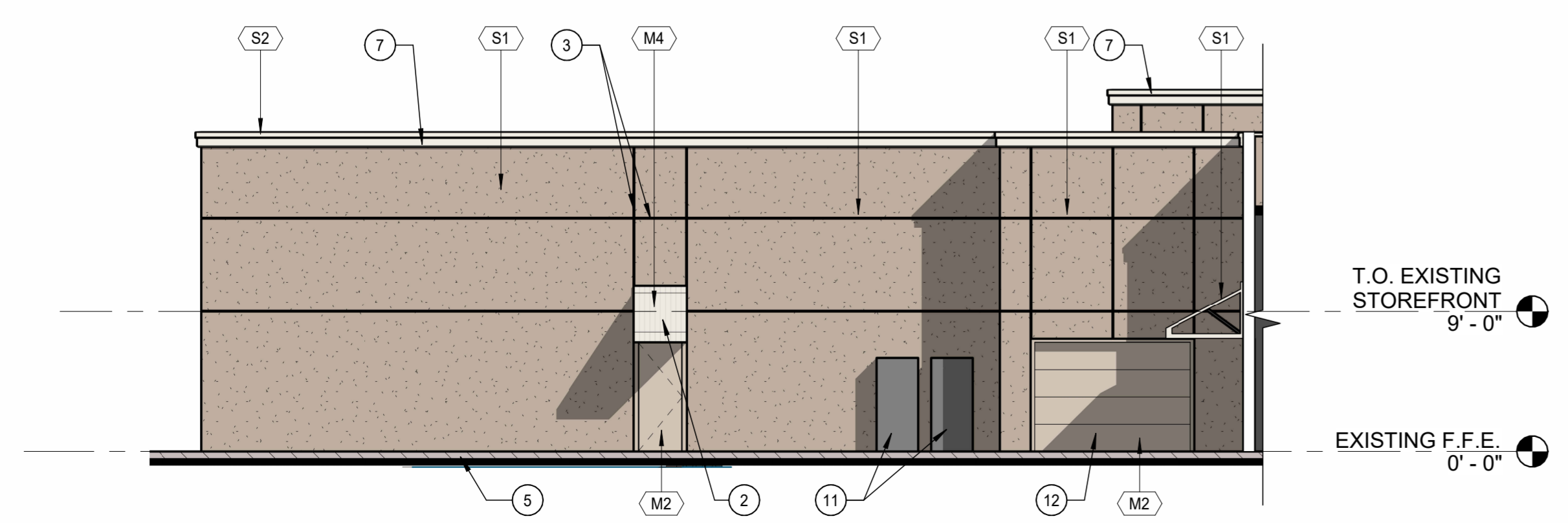
1 BLDG. E ELEVATION - NORTH SIDE (NEW)  
1/8" = 1'-0"



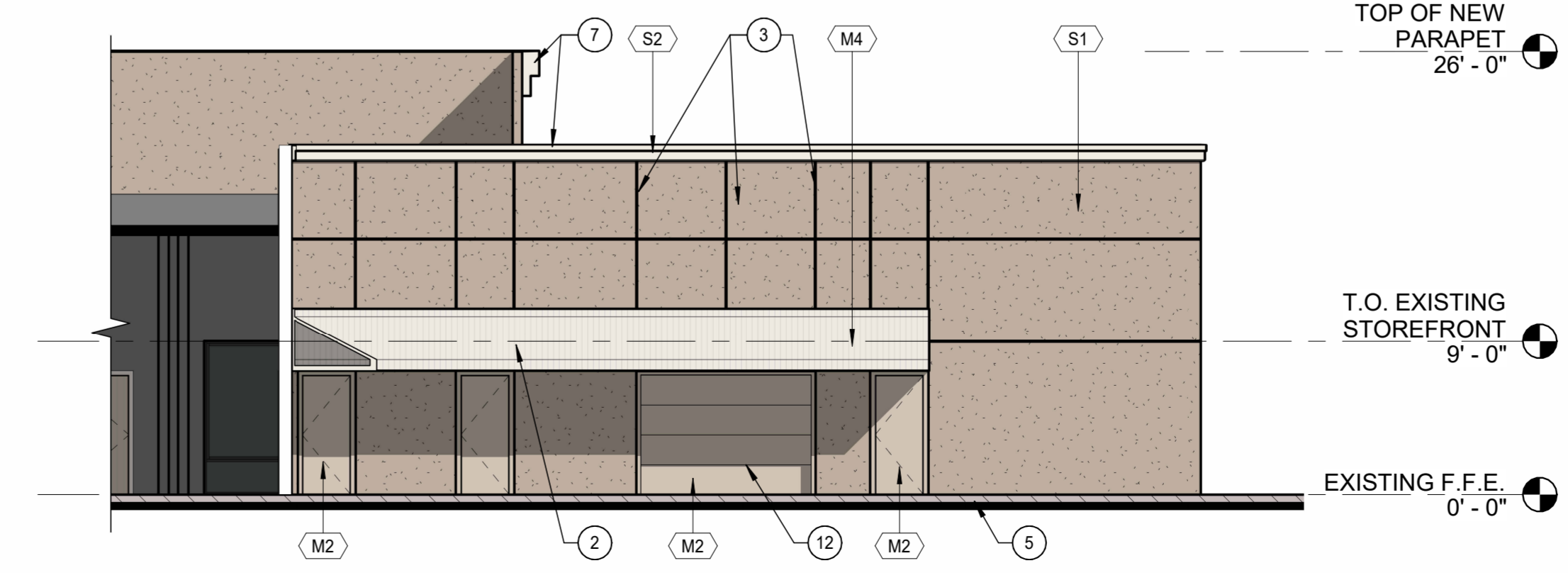
2 BLDG. C-D-E ELEVATION - EAST SIDE (NEW)  
1/8" = 1'-0"



3 BLDG. C-D-E ELEVATION - EAST SIDE CONT'D. (NEW)  
1/8" = 1'-0"



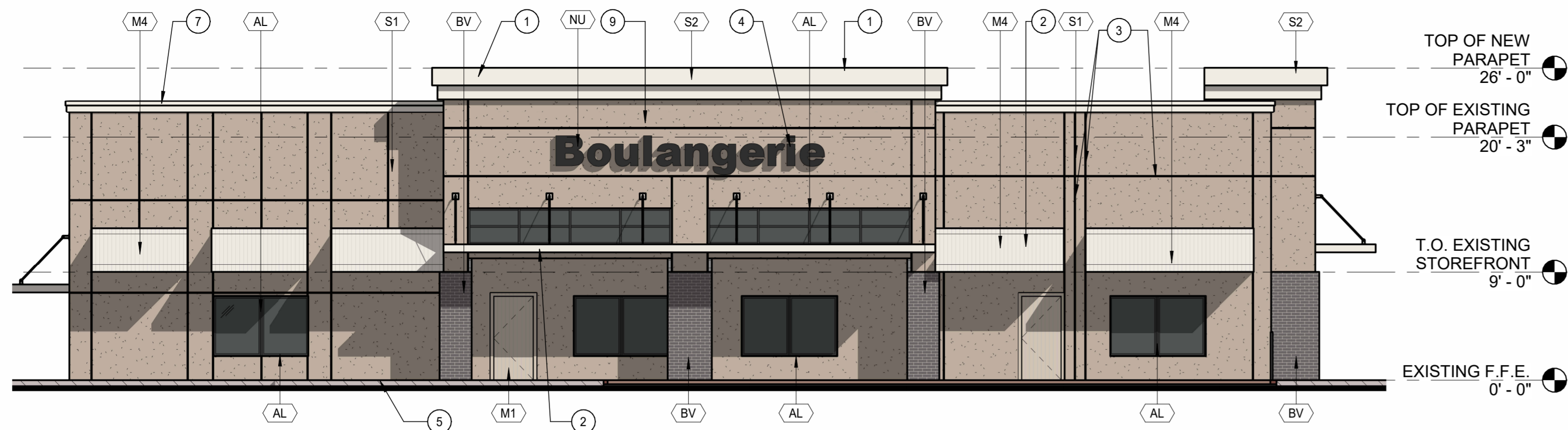
4 BLDG. D ELEVATION - NORTH SIDE  
1/8" = 1'-0"



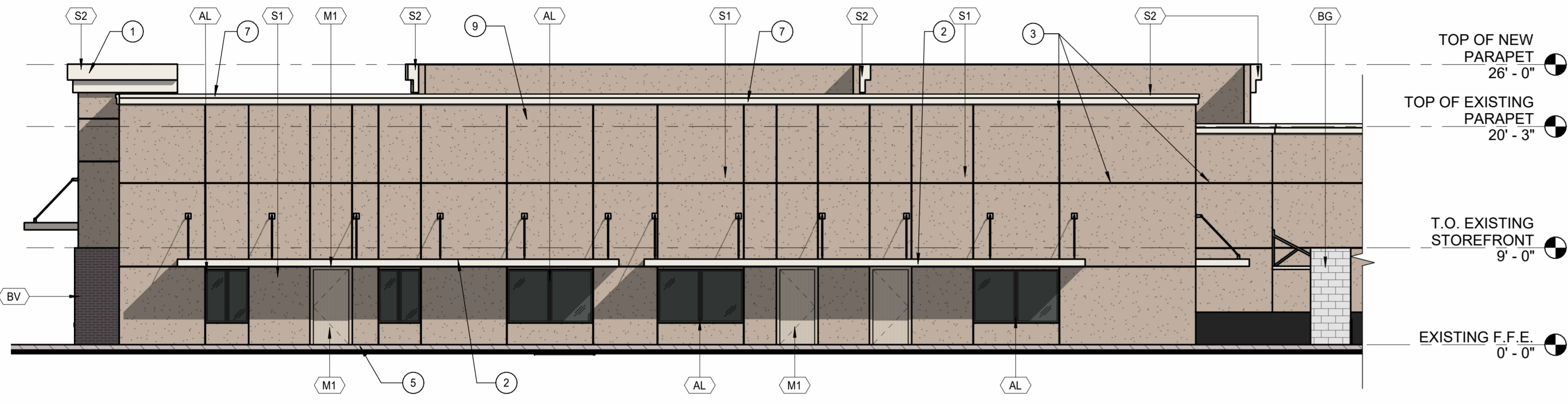
5 BLDG. D ELEVATION - SOUTH SIDE (NEW)  
1/8" = 1'-0"

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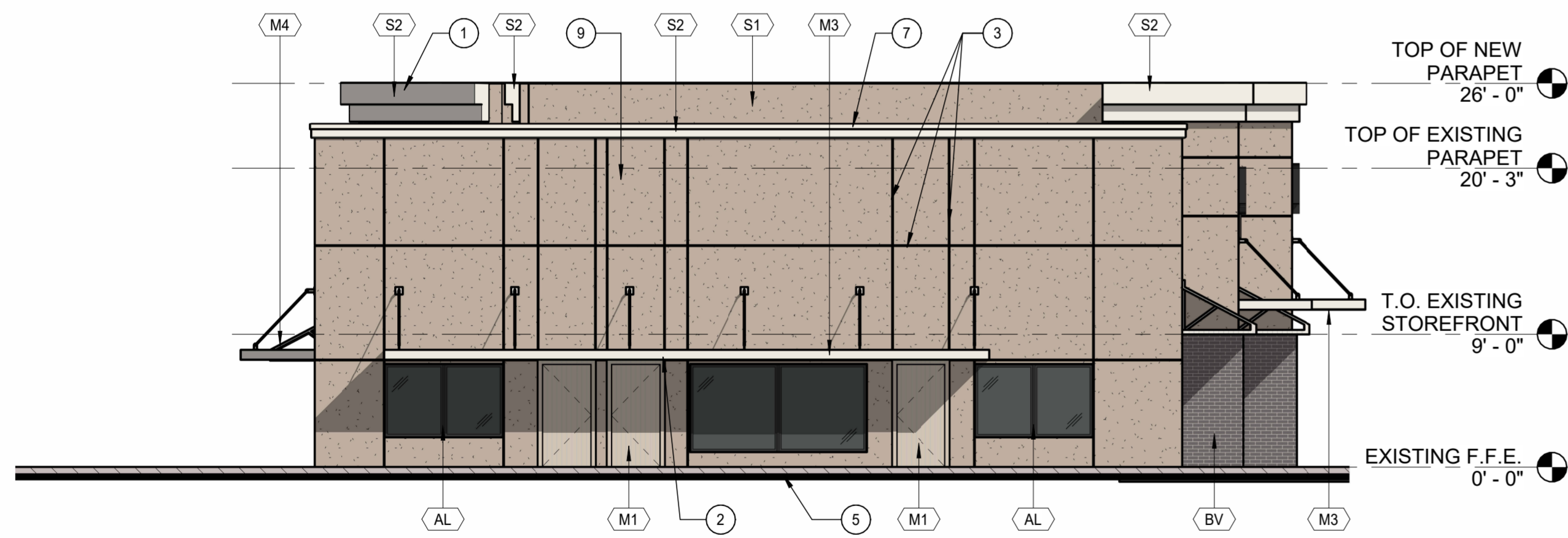




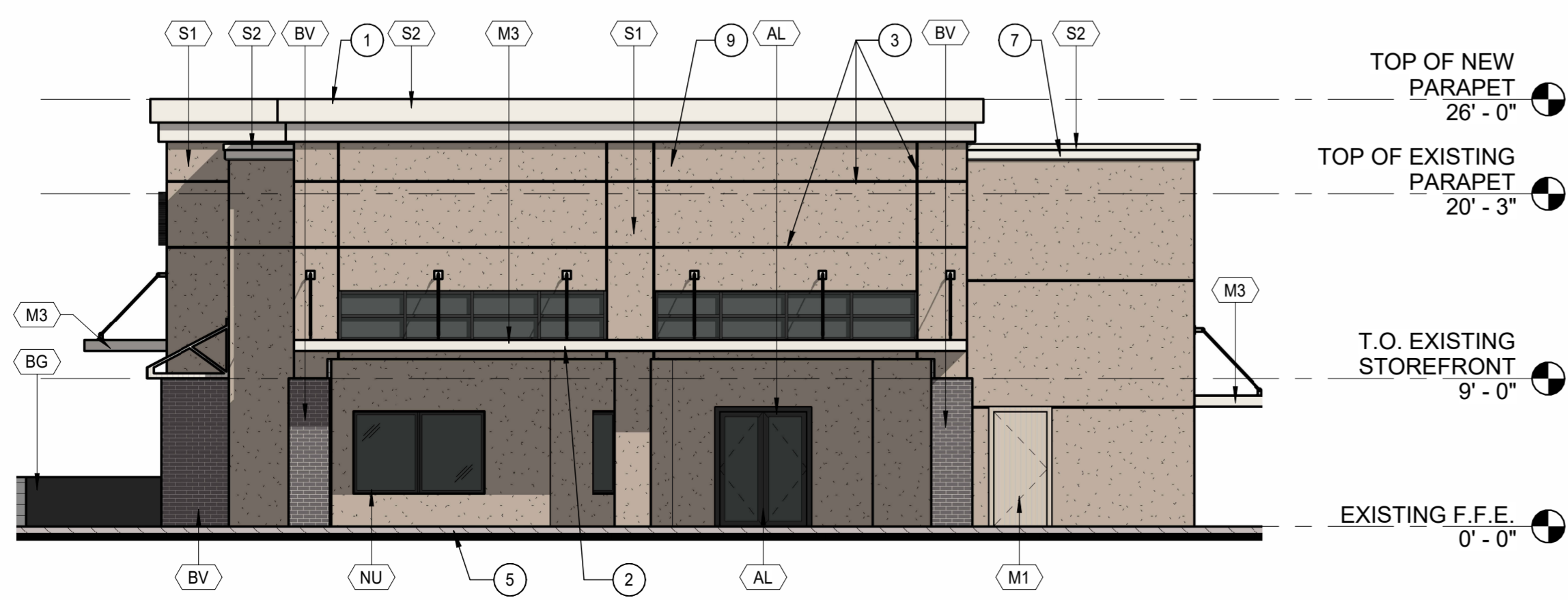
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1/8" = 1'-0"



2 BLDG. B ELEVATION - SOUTH SIDE (NEW)  
1/8" = 1'-0"



3 BLDG. B ELEVATION - EAST SIDE (NEW)  
1/8" = 1'-0"



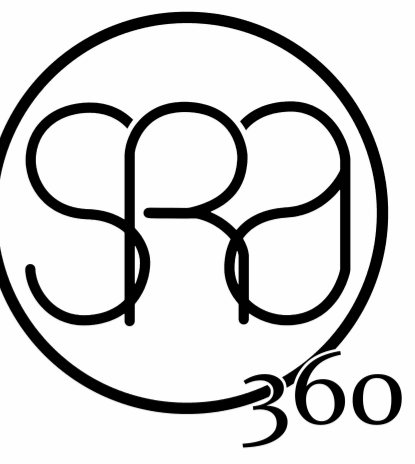
4 BLDG. B ELEVATION - WEST SIDE (NEW)  
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KEYED NOTES

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- 4 METAL FINISH BUILDING SIGNAGE.
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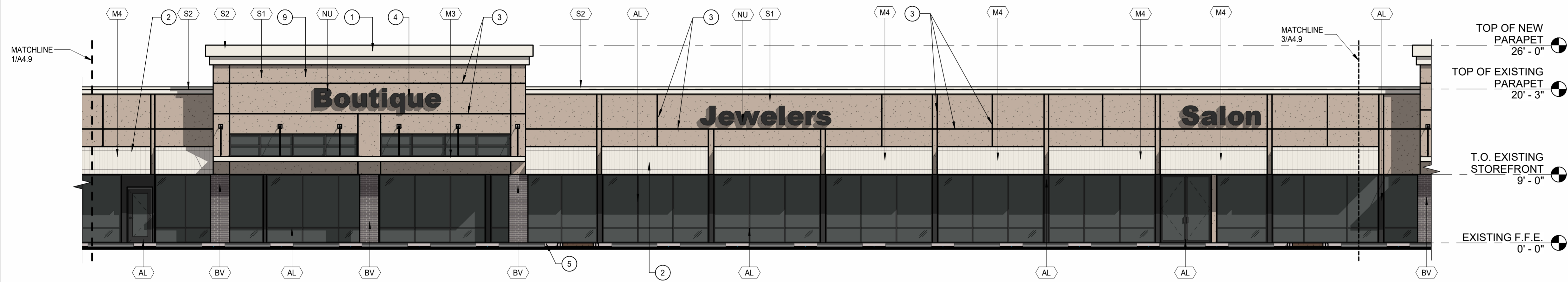
date: 07-07-2023  
issued for: DESIGN REVIEW  
job no.: 22-097  
sheet title:  
Sheet No.: BUILDING B NEW ELEVATIONS CONTINUOUS



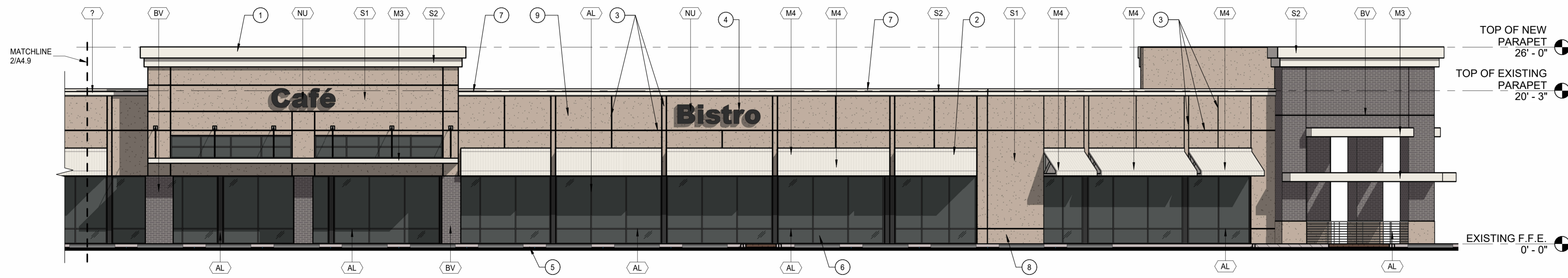
Z:\2022\2022\_05\18\_20M - C:\Users\stewart\Documents\22097 Mountain View Plaza - Hayden & Mountain View Plaza - Construction Documents - mdr\mdr\22097.dwg



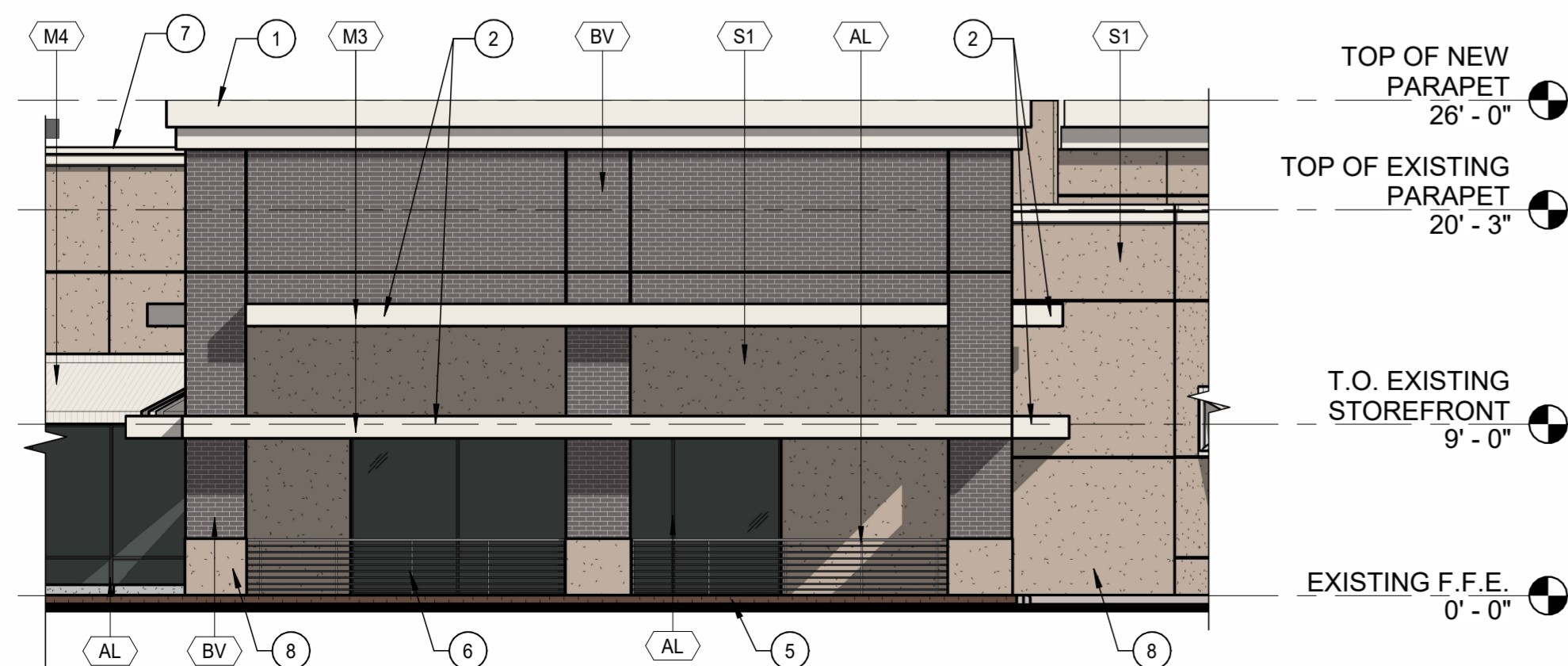
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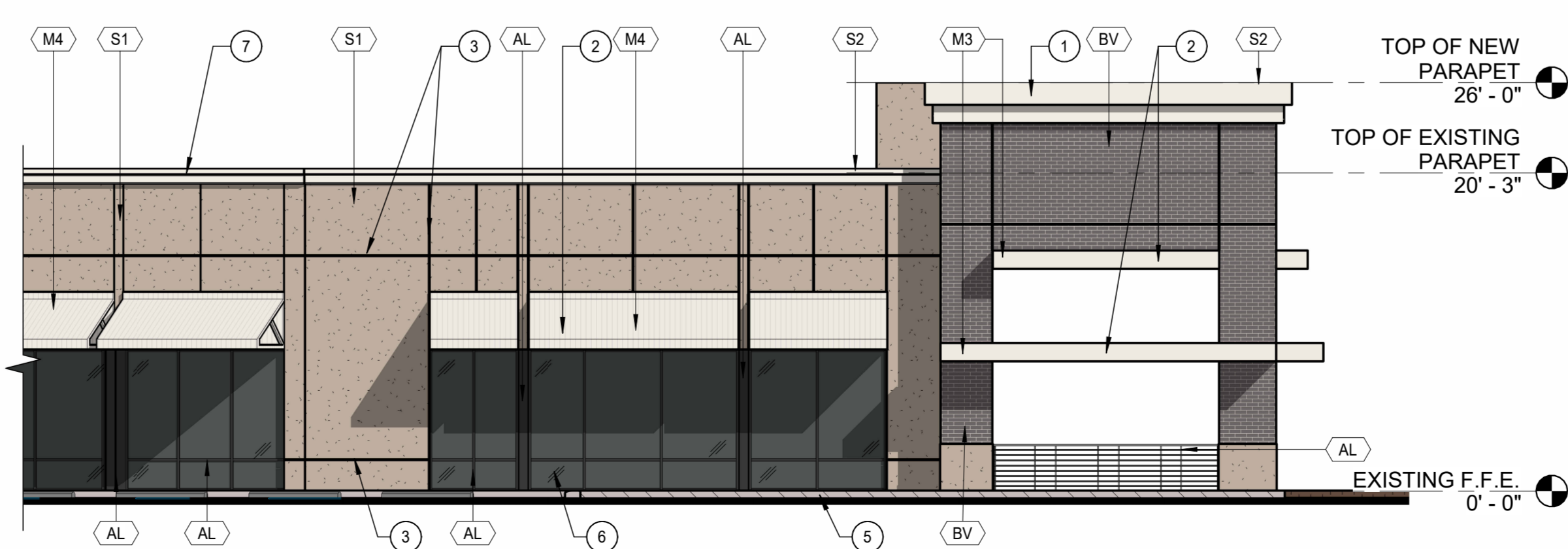
2 BLDG. A ELEVATION - NORTH SIDE CONT'D. (NEW)  
1/8" = 1'-0"



3 BLDG. A ELEVATION - NORTH SIDE CONT'D. 2 (NEW)  
1/8" = 1'-0"



4 BLDG. A NEW ELEVATION - EAST SIDE 4 (NEW)  
1/8" = 1'-0"



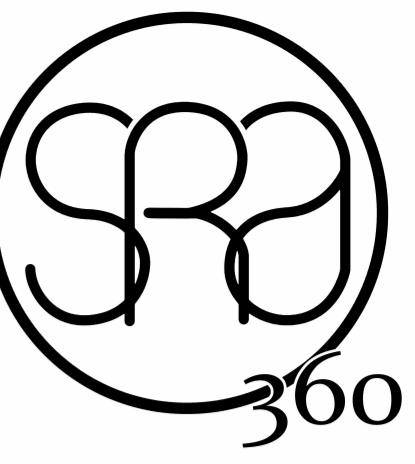
5 BLDG. A ELEVATION - NORTH-EAST (NEW)  
1/8" = 1'-0"

KEYED NOTES

- 1 STUCCO PAINTED CORNICE PROFILE. TOP OF PARAPET.
- 2 CANOPY ABOVE.
- 3 1/2 INCH CONTINUOUS REVEAL JOINT.
- 4 METAL FINISH BUILDING SIGNAGE.
- 5 MODIFIED EXISTING SIDEWALK.
- 6 EXISTING EXTERIOR WINDOW SYSTEMS.
- 7 BOLD CORNICE PROFILE STUCCO FINISH.
- 8 HOSE BIBB LOCATION TO BE VERIFIED WITH PLUMBING.
- 9 EXTERIOR LIGHTS FIXTURE LOCATION, TO BE VERIFIED WITH ELECTRICAL.
- 10 EXISTING LANDSCAPE & SIDEWALK AREA TO BE REMOVED & REPLACED W/ NEW LANDSCAPE PLANTERS & SIDEWALK - SEE ENLARGED PLANS.
- 11 NEW ELECTRICAL BOX LOCATIONS.
- 12 NEW ROLL UP DOOR.
- 13 RESTRIPE EXISTING SPACES PER C.O.S. STANDARDS - TYP. ALL SPACES.
- 14 NEW CONCRETE PAVERS.

MATERIALS LEGEND

- MATERIAL / COLOR:**
- AL DARK BRONZE STAINLESS STEEL TO MATCH EXISTING
  - BG ANDIRON BRICK PARTIAL WALL PLANTER
  - BV ANDIRON "THIN BRICK VENEER FACE"
  - C1 PAINTED METAL ALUMINUM - PPG1021 "SYNCHRONICITY"
  - NU BRUSHED STAINLESS STEEL METAL
  - M1 PAINTED METAL DOOR - PPG1021 "SYNCHRONICITY"
  - M2 PAINTED METAL PPG1075-1 "LINEN RUFFLE"
  - M3 PAINTED RIBBED METAL PPG1075-1 "LINEN RUFFLE"
  - M4 PAINTED STUCCO - PPG 1021-3 "DISCOVER"
  - S1 PAINTED STUCCO - PPG 1021-3 "LINEN RUFFLE"
  - S2 GLASS, FROSTED
  - S3 METAL - PAINT FINISH - GREEN GLOSSY



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EXPIRES: 04/30/2024

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

contact:

**MOUNTAIN VIEW PLAZA REFRESH**  
HAYDEN & MOUNTAIN VIEW PLAZA, SCOTTSDALE  
ARIZONA, 85258

PROJECT:

This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 07-07-2023

issued for: DESIGN REVIEW

job no.: 22-097

sheet title:

Sheet No.: BUILDING A NEW ELEVATIONS



2/2/2023 8:56:23 AM C:\Users\stewart\Documents\22097 Mountain View Shopping Center Plaza Construction Documents.mxd\A4.9.rvt

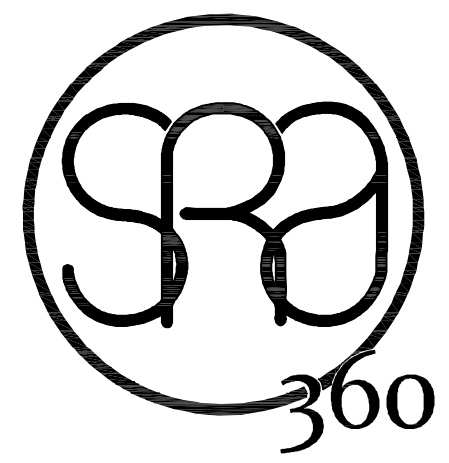
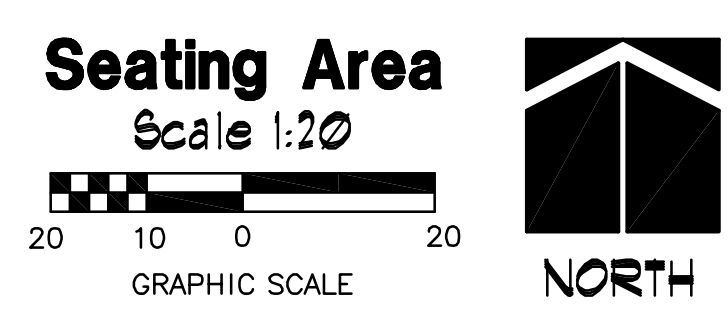
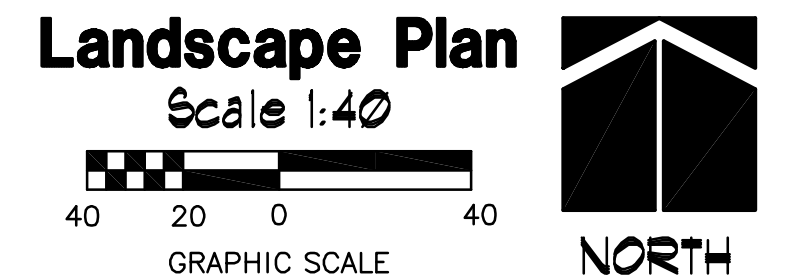
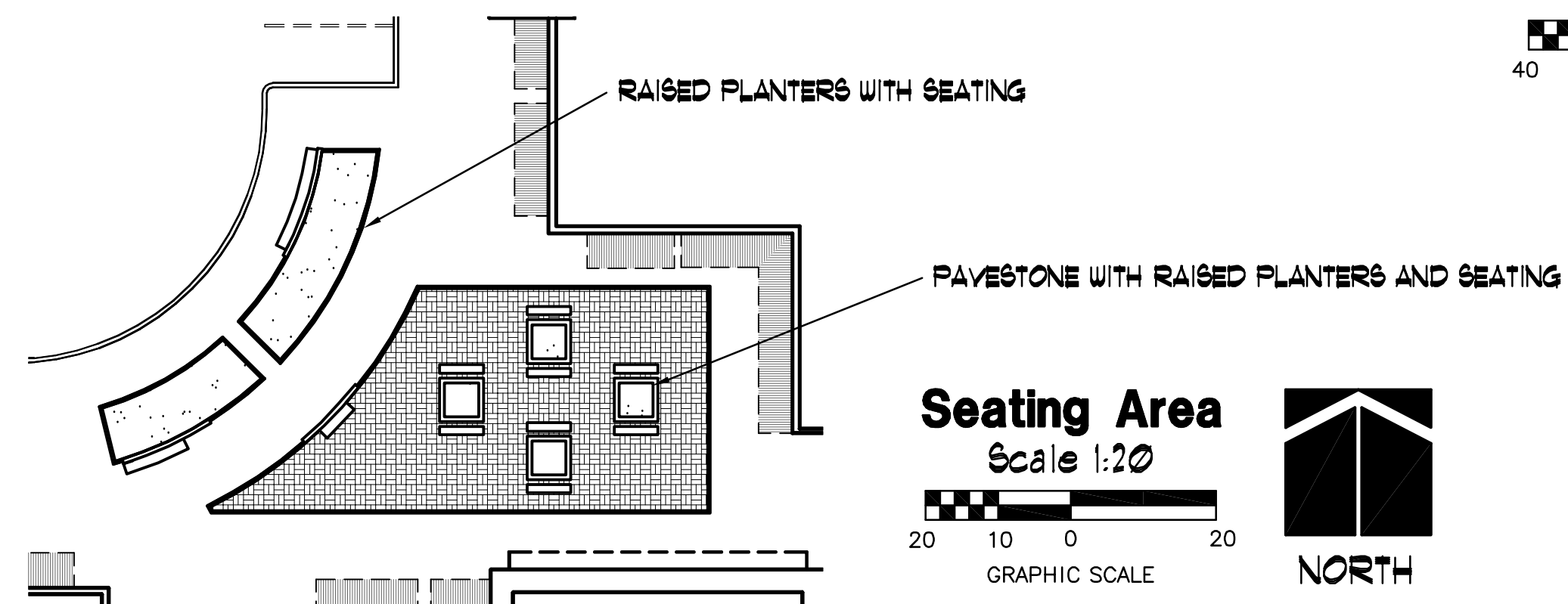
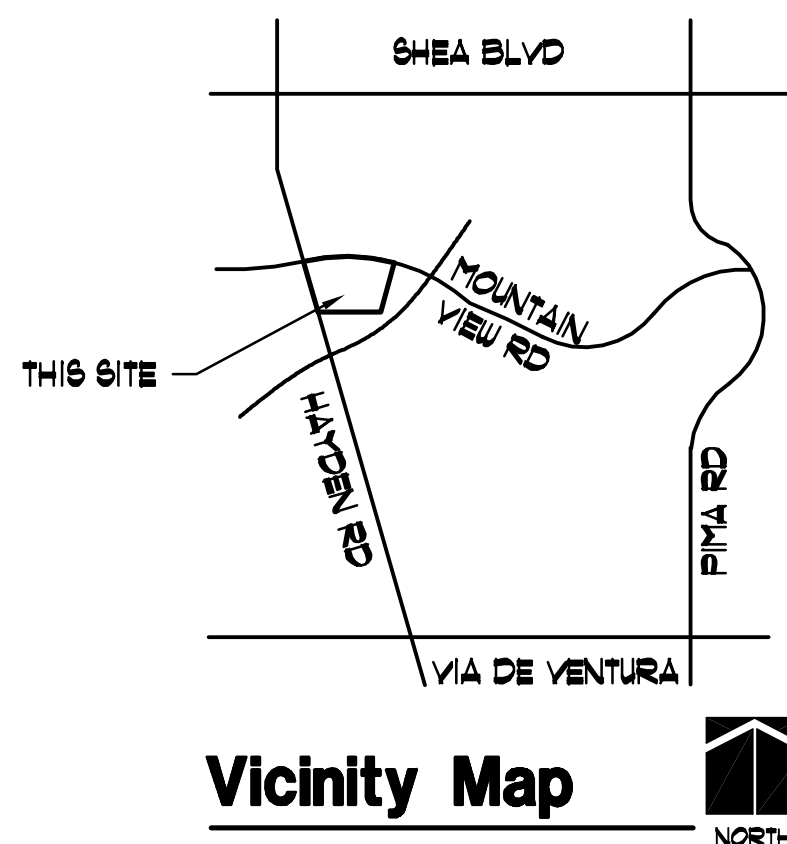
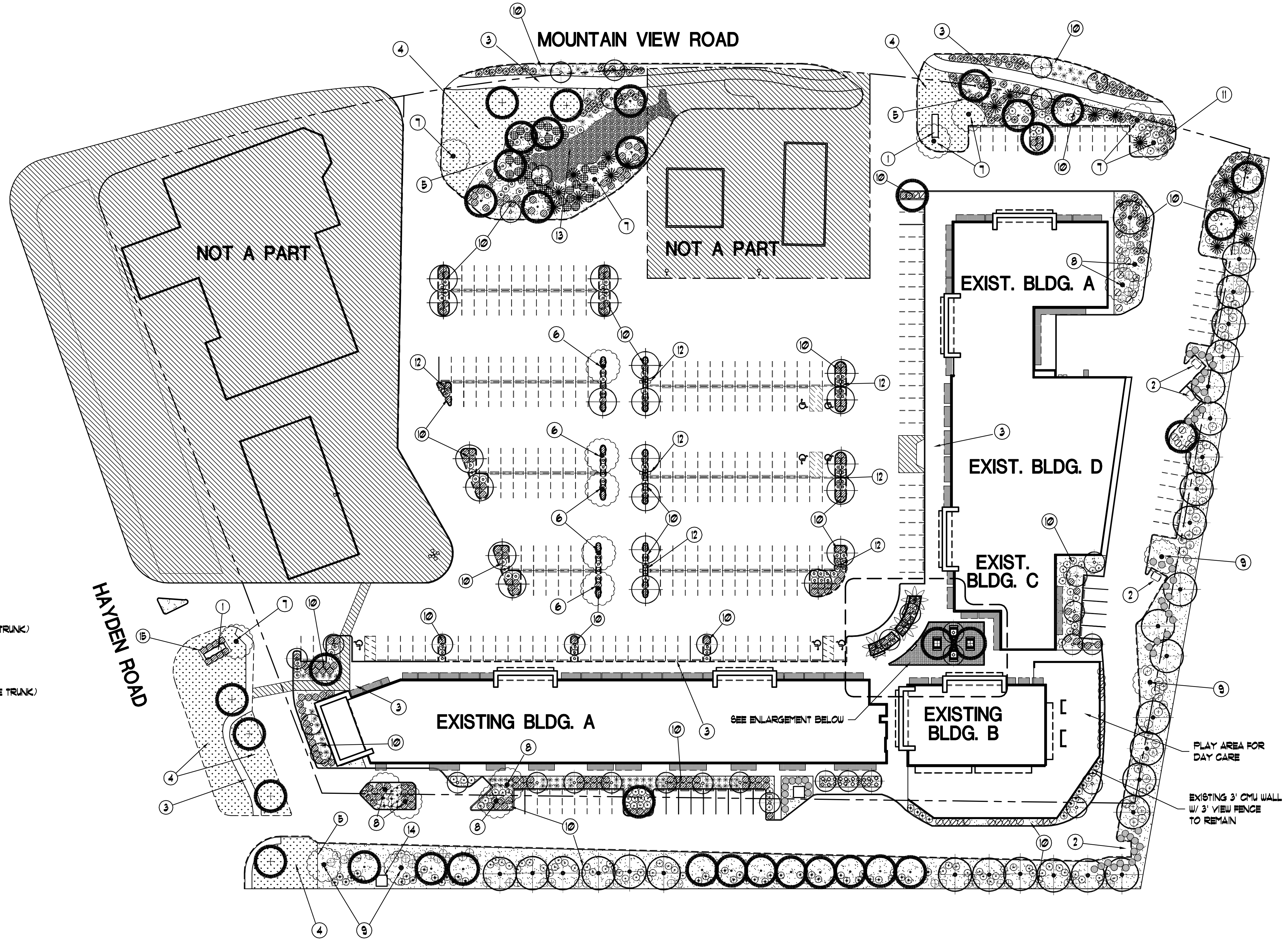


**PLAN KEY NOTES:**

- ① EXISTING SIGN MONUMENT
- ② EXISTING TRASH ENCLOSURE
- ③ EXISTING SIDEWALK
- ④ EXISTING LAWN TO REMAIN
- ⑤ EXISTING BRICK HEADER TO REMAIN
- ⑥ EXISTING ACACIA MULGA TREE TO REMAIN
- ⑦ EXISTING OLIVE TREE TO REMAIN
- ⑧ EXISTING EUCALYPTUS TREE TO REMAIN
- ⑨ EXISTING MESQUITE TREE TO REMAIN
- ⑩ REMOVE EXISTING DECOMPOSED GRANITE AND INSTALL NEW 2" DEEP GRANITE PER SCHEDULE, THIS SHEET
- ⑪ REMOVE EXISTING TURF AND INSTALL PLANTS AND DECOMPOSED GRANITE
- ⑫ EXISTING LIGHT POLE
- ⑬ EXISTING RIVER RUN STONE TO REMAIN
- ⑭ ELECTRIC CABINET
- ⑮ NEW CONCRETE HEADER AND PLANTINGS

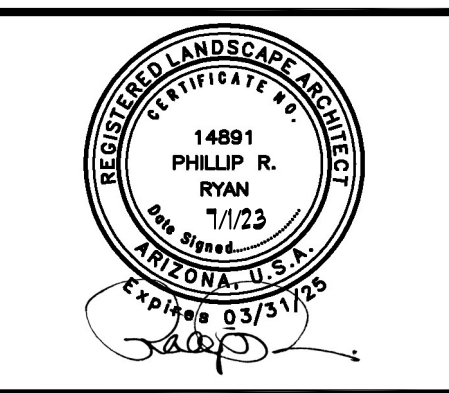
**PLANT SCHEDULE: (FOR THIS SHEET ONLY)**

EXISTING TREE TO REMAIN		
PHOENIX DACTYLIFERA DATE PALM	20' TRUNK DIAMOND CUT TRUNK	3 TOTAL
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36' BOX MIN. 1' HT., 6' SP., MULTI-TRUNK	11 TOTAL
EUCALYPTUS MICROTHECA COOLIBAH TREE	24' BOX MIN. 8' HT., 4.5' SP., 1 1/4" CAL. (SINGLE TRUNK)	29 TOTAL
PROSOPIS CHILENSIS 'PHOENIX' HYBRID MESQUITE	24' BOX MIN, MULTI-TRUNK 9' HT., 4.5' SP.	25 TOTAL
ACACIA ANEURA MULGA ACACIA	24' BOX MIN. 1' HT., 3.5' SP., 1 1/4" TRUNK (SINGLE TRUNK)	21 TOTAL
CAESALPINIA MEXICANA EVERGREEN YELLOW BIRD OF PARADISE	24' BOX MIN. TREE FORM (SINGLE TRUNK)	38 TOTAL
CAESALPINIA FULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	18 TOTAL
GALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN	39 TOTAL
RUPELLIA BRITTONIANA RUPELLIA	5 GALLON FULL, PAST CAN	61 TOTAL
LEUCOPHYLLUM LANGMANIAE 'R.B.' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	113 TOTAL
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	65 TOTAL
EREMOPHILA GLABRA 'MINGENEU GOLD' OUTBACK SUNRISE EMU	5 GALLON FULL, PAST CAN	43 TOTAL
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON FULL, PAST CAN	94 TOTAL
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GALLON FULL, PAST CAN	64 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	20 TOTAL
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER SAGE	5 GALLON FULL, PAST CAN	102 TOTAL
DODONEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	1 GALLON FULL, PAST CAN	55 TOTAL
EUPHORBIA TIRUCALLI FIRESTICK PLANT	5 GALLON FULL, PAST CAN	34 TOTAL
LANTANA MONTEVIDENSIS 'N.G.' NEW GOLD LANTANA	5 GALLON FULL, PAST CAN	132 TOTAL
LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN	249 TOTAL
DECOMPOSED GRANITE SANTA FE BEIGE	1/2" SIZE 1-1/2" DEPTH MIN.	56,505 SF.
TURF	EXISTING	13,635 SF.
RIVER RUN STONE	EXISTING	2,170 SF.



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PROJECT:  
**MOUNTAIN VIEW PLAZA REFRESH**  
 HAYDEN & MOUNTAIN VIEW, SCOTTSDALE ARIZONA, 85258

date: 06-20-2023  
 issued for: DESIGN REVIEW

rev #	Description:	Date:
1		

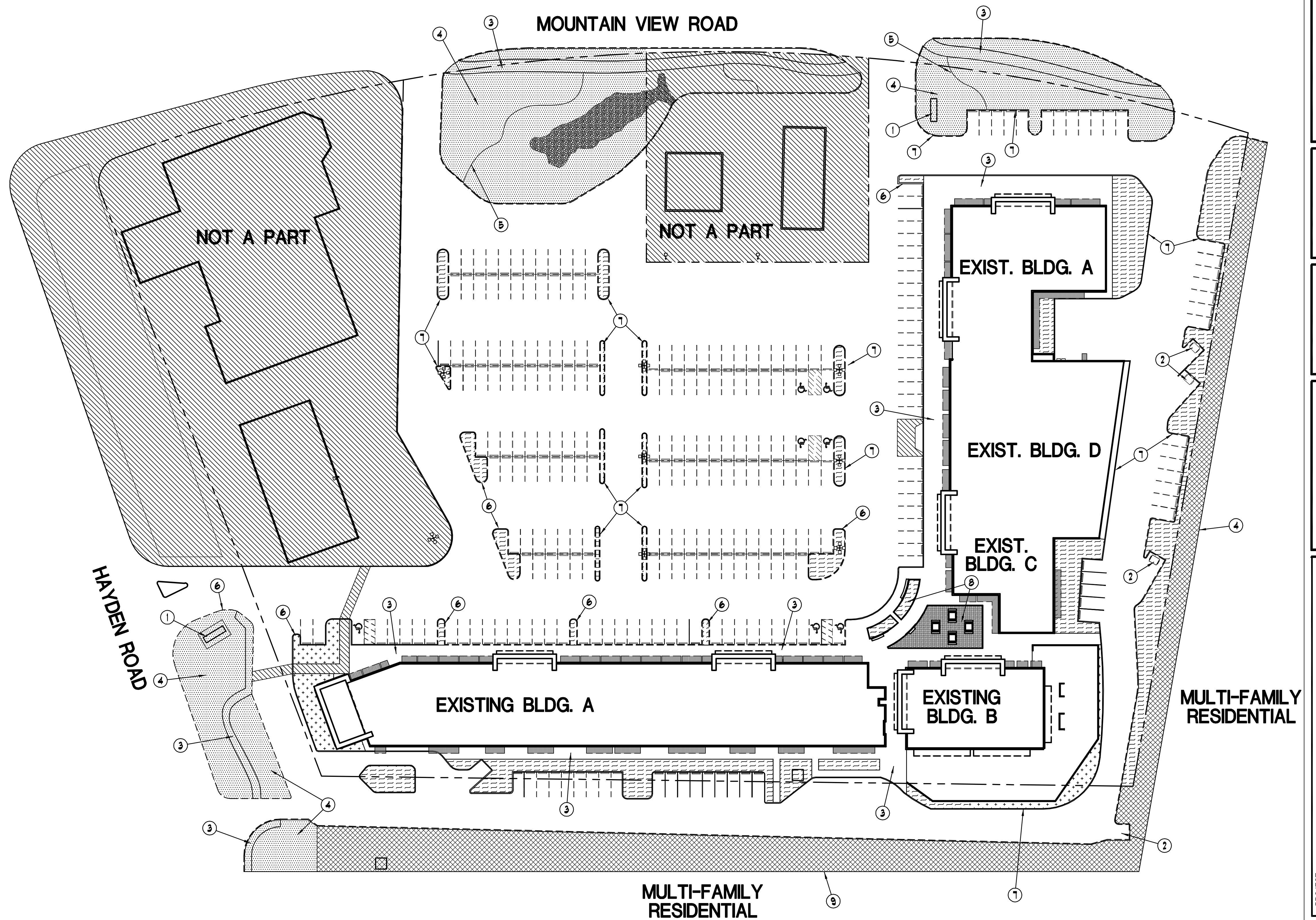
Job No.: 22-097

Sheet Title:  
**LANDSCAPE PLAN**

Sheet No.:  
**L-1**

**PLAN KEY NOTES:**

- ① EXISTING SIGN MONUMENT
- ② EXISTING TRASH ENCLOSURE
- ③ EXISTING SIDEWALK
- ④ EXISTING LAWN TO REMAIN
- ⑤ EXISTING BRICK HEADER TO REMAIN
- ⑥ NEW 6" VERTICAL CURB
- ⑦ EXISTING 6" VERTICAL CURB TO REMAIN
- ⑧ NEW SEATING PLAZA
- ⑨ PROPERTY LINE W/ CMU WALL



**PROJECT DATA:**

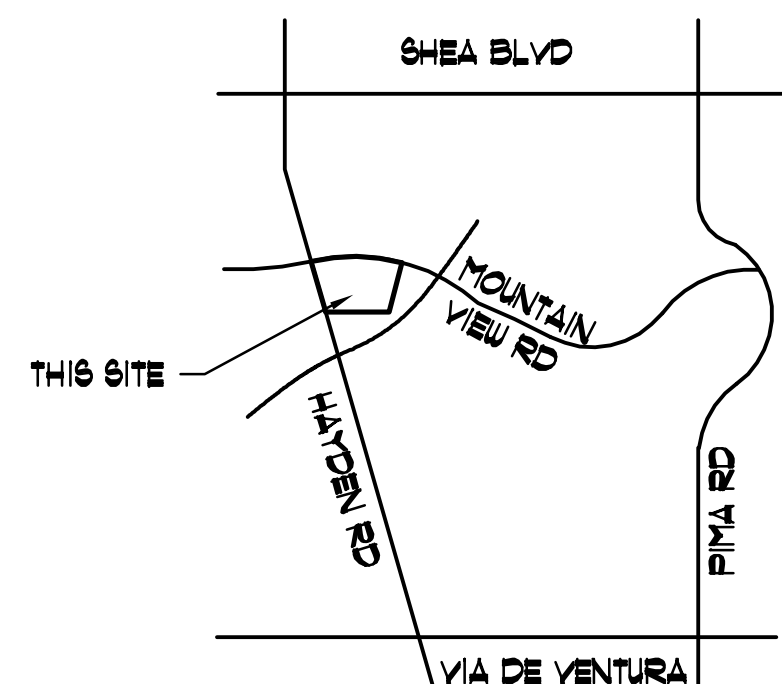
APN: 175-58-004G  
 ZONING: PCN  
 NET LOT AREA: 33,190 SF.

**OPEN SPACE:**

TOTAL NET LOT AREA: 33,190 SF.  
 FRONT OPEN SPACE: 32,655 SF.  
 RESIDENTIAL BUFFER OPEN SPACE: 23,425 SF.  
 PARKING LOT OPEN SPACE: 11,800 SF.  
 COMMON OPEN SPACE: 2,680 SF.  
 TOTAL OPEN SPACE: 76,560 SF. (23.1%)

**LEGEND:**

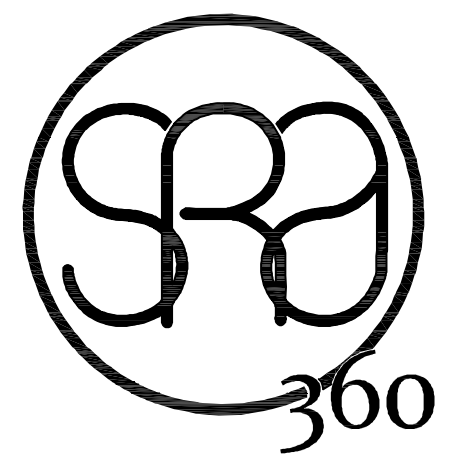
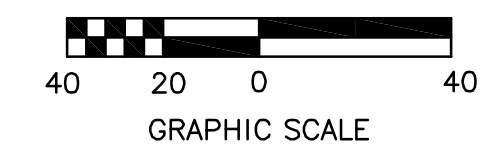
- FRONT OPEN SPACE  
32,655 SF.
- OPEN SPACE BUFFER ADJACENT TO MULTI-FAMILY RESIDENTIAL  
23,425 SF.
- PARKING LOT LANDSCAPING OPEN SPACE  
11,800 SF.
- COMMON OPEN SPACE  
2,680 SF.



Vicinity Map

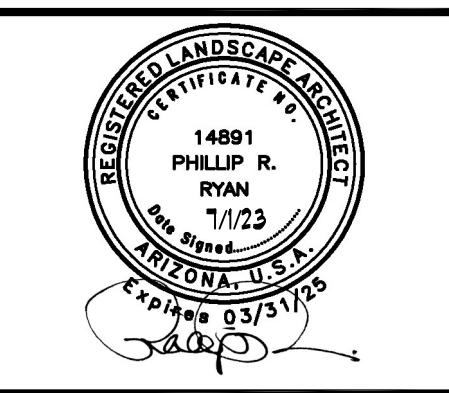
**Open Space Plan**

Scale 1:40



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PROJECT:  
**MOUNTAIN VIEW PLAZA  
 REFRESH**  
 HAYDEN & MOUNTAIN VIEW, SCOTTSDALE  
 ARIZONA, 85258

date: 06-20-2023  
 Issued for: DESIGN REVIEW

rev #	Description:	Date:
1		

Job No.: 22-097

Sheet Title:  
**OPEN SPACE PLAN**

Sheet No.:  
**L-2**

# EXISTING PLANT INVENTORY

PLANT NO.	PLANT NAME	SIZE	PLANT CONDITION	INTENDED DESIGNATION
01	OLEA EUROPAEA (COMMON OLIVE)	36" CAL. X 25' HT. X 20' SP.	FAIR	TO REMAIN
02	OLEA EUROPAEA (COMMON OLIVE)	48" CAL. X 30' HT. X 20' SP.	FAIR	TO REMAIN
03	OLEA EUROPAEA (COMMON OLIVE)	36" CAL. X 25' HT. X 20' SP.	FAIR	TO REMAIN
04	RHUS LANCEA (AFRICAN SUMAC)	12" CAL. X 25' HT. X 20' SP.	FAIR	REMOVE
05	ACACIA ANEURA (MULGA TREE)	6" CAL. X 15' HT. X 10' SP.	HEALTHY	TO REMAIN
06	ACACIA ANEURA (MULGA TREE)	6" CAL. X 15' HT. X 10' SP.	HEALTHY	TO REMAIN
07	ACACIA ANEURA (MULGA TREE)	6" CAL. X 15' HT. X 10' SP.	HEALTHY	TO REMAIN
08	ACACIA ANEURA (MULGA TREE)	6" CAL. X 15' HT. X 10' SP.	HEALTHY	TO REMAIN
09	ACACIA ANEURA (MULGA TREE)	6" CAL. X 15' HT. X 10' SP.	HEALTHY	TO REMAIN
10	RHUS LANCEA (AFRICAN SUMAC)	14" CAL. X 20' HT. X 20' SP.	FAIR-CONFINED	REMOVE
11	DAHLBERGIA SIBBOO (SIBBOO TREE)	16" CAL. X 30' HT. X 20' SP.	FAIR-CONFINED	REMOVE
12	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	14" CAL. X 30' HT. X 20' SP.	FAIR	TO REMAIN
13	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	14" CAL. X 30' HT. X 20' SP.	FAIR	TO REMAIN
14	CHILOPSIS LINEARIS (DESERT WILLOW)	3" CAL. X 7' HT. X 6' SP.	FAIR-CONFINED	REMOVE
15	CHILOPSIS LINEARIS (DESERT WILLOW)	3" CAL. X 7' HT. X 6' SP.	FAIR-CONFINED	REMOVE
16	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	8" CAL. X 10' HT. X 16' SP.	FAIR-CONFINED	REMOVE
17	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	16" CAL. X 30' HT. X 30' SP.	POOR	REMOVE
18	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	36" CAL. X 40' HT. X 25' SP.	POOR	REMOVE
19	OLEA EUROPAEA (COMMON OLIVE)	48" CAL. X 25' HT. X 25' SP.	FAIR-CONFINED	TO REMAIN
20	OLEA EUROPAEA (COMMON OLIVE)	9" CAL. X 25' HT. X 15' SP.	FAIR-CONFINED	TO REMAIN
21	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	36" CAL. X 25' HT. X 25' SP.	FAIR-CONFINED	REMOVE
22	ACACIA SMALLII (SWEET ACACIA)	14" CAL. X 20' HT. X 20' SP.	FAIR-CONFINED	REMOVE
23	OLEA EUROPAEA (COMMON OLIVE)	36" CAL. X 20' HT. X 20' SP.	FAIR-CONFINED	TO REMAIN
24	OLEA EUROPAEA (COMMON OLIVE)	18" CAL. X 20' HT. X 15' SP.	FAIR-CONFINED	TO REMAIN
25	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	14" CAL. X 20' HT. X 20' SP.	FAIR	TO REMAIN
26	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	6" CAL. X 15' HT. X 15' SP.	FAIR	TO REMAIN
27	CERCIDIUM PRAECOX (PALO BREA)	10" CAL. X 20' HT. X 20' SP.	FAIR-CONFINED	REMOVE
28	CERCIDIUM PRAECOX (PALO BREA)	10" CAL. X 20' HT. X 20' SP.	FAIR-CONFINED	REMOVE
29	CERCIDIUM PRAECOX (PALO BREA)	10" CAL. X 20' HT. X 20' SP.	FAIR-CONFINED	REMOVE
30	BRACHICHTON POPULNEUS (BOTTLE TREE)	12" CAL. X 20' HT. X 15' SP.	POOR-CONFINED	REMOVE
31	BRACHICHTON POPULNEUS (BOTTLE TREE)	12" CAL. X 25' HT. X 15' SP.	POOR-CONFINED	REMOVE
32	BRACHICHTON POPULNEUS (BOTTLE TREE)	6" CAL. X 18' HT. X 12' SP.	POOR-CONFINED	REMOVE
33	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	18" CAL. X 35' HT. X 30' SP.	FAIR-CONFINED	TO REMAIN
34	BRACHICHTON POPULNEUS (BOTTLE TREE)	6" CAL. X 18' HT. X 12' SP.	POOR	REMOVE
35	BRACHICHTON POPULNEUS (BOTTLE TREE)	6" CAL. X 18' HT. X 12' SP.	POOR	REMOVE
36	BRACHICHTON POPULNEUS (BOTTLE TREE)	12" CAL. X 18' HT. X 12' SP.	POOR	REMOVE
37	BRACHICHTON POPULNEUS (BOTTLE TREE)	10" CAL. X 16' HT. X 10' SP.	POOR	REMOVE
38	BRACHICHTON POPULNEUS (BOTTLE TREE)	6" CAL. X 18' HT. X 12' SP.	POOR	REMOVE
39	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	18" CAL. X 35' HT. X 30' SP.	FAIR-CONFINED	TO REMAIN
40	BRACHICHTON POPULNEUS (BOTTLE TREE)	6" CAL. X 18' HT. X 12' SP.	POOR	REMOVE
41	BRACHICHTON POPULNEUS (BOTTLE TREE)	8" CAL. X 24' HT. X 15' SP.	POOR	REMOVE
42	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	18" CAL. X 35' HT. X 30' SP.	FAIR-CONFINED	TO REMAIN
43	BRACHICHTON POPULNEUS (BOTTLE TREE)	8" CAL. X 24' HT. X 15' SP.	POOR	REMOVE
44	BRACHICHTON POPULNEUS (BOTTLE TREE)	10" CAL. X 20' HT. X 12' SP.	POOR	REMOVE
45	BRACHICHTON POPULNEUS (BOTTLE TREE)	8" CAL. X 18' HT. X 11' SP.	POOR	REMOVE
46	BRACHICHTON POPULNEUS (BOTTLE TREE)	12" CAL. X 24' HT. X 15' SP.	POOR	REMOVE
47	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	18" CAL. X 35' HT. X 30' SP.	FAIR	TO REMAIN
48	PROSOPIS CHILENSIS (CHILEAN MESQUITE)	18" CAL. X 35' HT. X 30' SP.	FAIR	TO REMAIN
49	OLEA EUROPAEA (COMMON OLIVE)	18" CAL. X 16' HT. X 16' SP.	POOR	REMOVE
50	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	10" CAL. X 40' HT. X 20' SP.	FAIR	TO REMAIN
51	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	10" CAL. X 30' HT. X 20' SP.	FAIR	TO REMAIN

## GENERAL INVENTORY/SALVAGE NOTES:

THE GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIAL MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLAN. A FIELD REVIEW WILL NOT OCCUR UNTIL CLEARLY MARKED TAGS ARE IN PLACE ON EACH PLANT TO BE INCLUDED IN THE INVENTORY.

TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD. PLANT MATERIALS WITHOUT NUMBERED TAGS IN THE NURSERY WILL NOT BE COUNTED TOWARD THE TOTAL REQUIREMENT FOR THE PROJECT.

ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND. COLOR CODE AS FOLLOWS:  
 RED - SALVAGE AND RELOCATE  
 WHITE - PRESERVE AND PROTECT IN PLACE  
 BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE

CONTACT THE PARKS & RECREATION DEPARTMENT TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC ROW. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS, OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. ROW THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

A SALVAGE PERMIT SHALL BE OBTAINED AND COMPLETED PRIOR TO THE GRADING AND DRAINAGE PERMIT BEING ISSUED. NO CLEARING OR GRUBBING MAY OCCUR PRIOR TO THE PURCHASE OF THE SALVAGE PERMIT, FIELD APPROVAL OF THE CONSTRUCTION FENCE, AND ALL SALVAGED PLANTS PLACED IN THE NURSERY AND FIELD INSPECTED.

ALL PROTECTIVE FENCING SHALL BE IN PLACE BEFORE ANY EARTH MOVING EQUIPMENT IS MOVED ONTO THE SITE AND BEFORE ANY SALVAGE, CLEARING OR GRUBBING TAKES PLACE. SCHEDULE AN INSPECTION OF CONSTRUCTION FENCE.

ALL MATERIAL TO BE SALVAGED SHALL BE REMOVED AND PLACED IN THE DESIGNATED NURSERY AREA BEFORE ANY CLEARING OR GRADING TAKES PLACE. SCHEDULE AN INSPECTION AFTER SALVAGE IS COMPLETED.

ALL TAGGED MATERIALS MUST REMAIN IN NURSERY OR ON-SITE UNTIL NURSERY CHECK IS APPROVED.

NO NAILS, WIRES OR OTHER OBJECTS THAT DAMAGE THE CAMBIAL OR CAUSE INJURY TO THE TREE MAY BE USED DURING THE SALVAGE PROCESS. ALL EFFORTS SHALL BE TAKEN BY USING PADDING OR OTHER METHODS TO PRESERVE THE INTEGRITY OF THE BARK.

TREES AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE THAT ARE DESTROYED OR DIE DURING THE SALVAGE, RELOCATION OR MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF EQUAL OR GREATER SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED BEFORE ALL REQUIRED MATERIAL HAS BEEN REPLACED. ALL REPLACEMENT MATERIAL SHALL BE APPROVED BY THE PLANNING & DEVELOPMENT LANDSCAPE ARCHITECT. A MAXIMUM OF 10% OF THE SALVAGEABLE PLANT MATERIAL WILL NOT BE REQUIRED TO BE REPLACED IF LOST.

ALL REQUIREMENTS OF THE STATE OF ARIZONA, INCLUDING THE NOTICE OF INTENT TO CLEAR LAND, SHALL BE MET NOTWITHSTANDING ANY APPROVALS BY THE CITY OF SCOTTSDALE.

FILE NOTICE OF INTENT (NOI) TO CLEAR LAND WITH THE STATE OF ARIZONA, 602-542-6428. PROVIDE A COPY OF THE NOI PERMIT TO THE INSPECTOR. HTTP://WWW.AZDAGOVESD/CLEARLAND.PDF

PROVIDE A COPY OF THE COUNTY DUST CONTROL PERMIT TO THE INSPECTOR.

NO SALVAGE MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT PLANNING & DEVELOPMENT LANDSCAPE ARCHITECT APPROVAL.

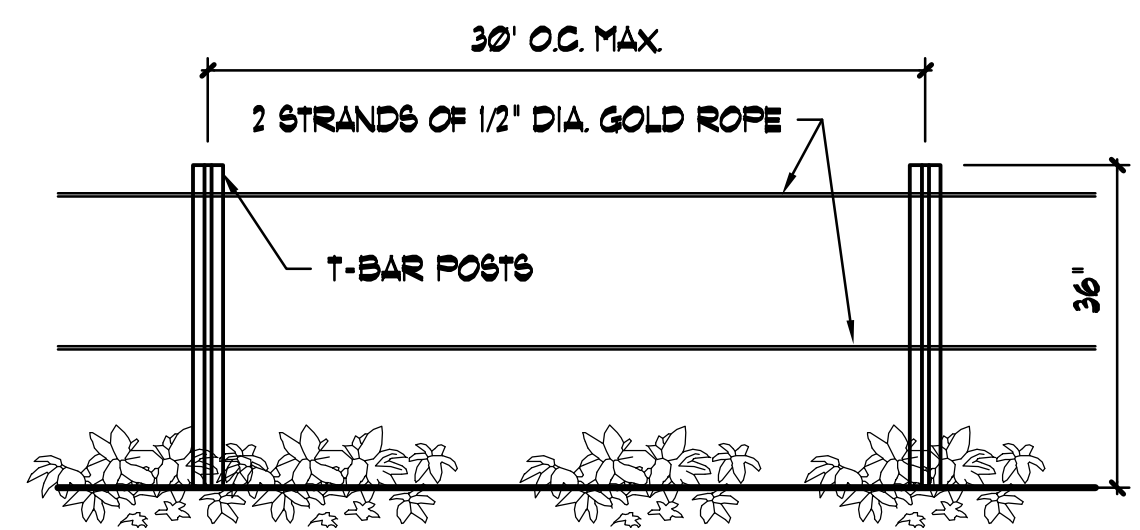
KNOWINGLY OR NEGLIGENTLY PROVIDING FALSE OR MISLEADING INFORMATION TO THE CITY OF SCOTTSDALE REGARDING SALVAGEABLE MATERIALS MAY RESULT IN DELAYS AND/OR SUSPENSION OF PERMITS AND INSPECTIONS.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION AND REINSTATEMENT OF INVENTORY/SALVAGE COMBINATION PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE SCOTTSDALE BUILDING CONSTRUCTION CODE FOR BUILDING PERMITS.

NOTE: ALL EXISTING SHRUBS TO BE REMOVED

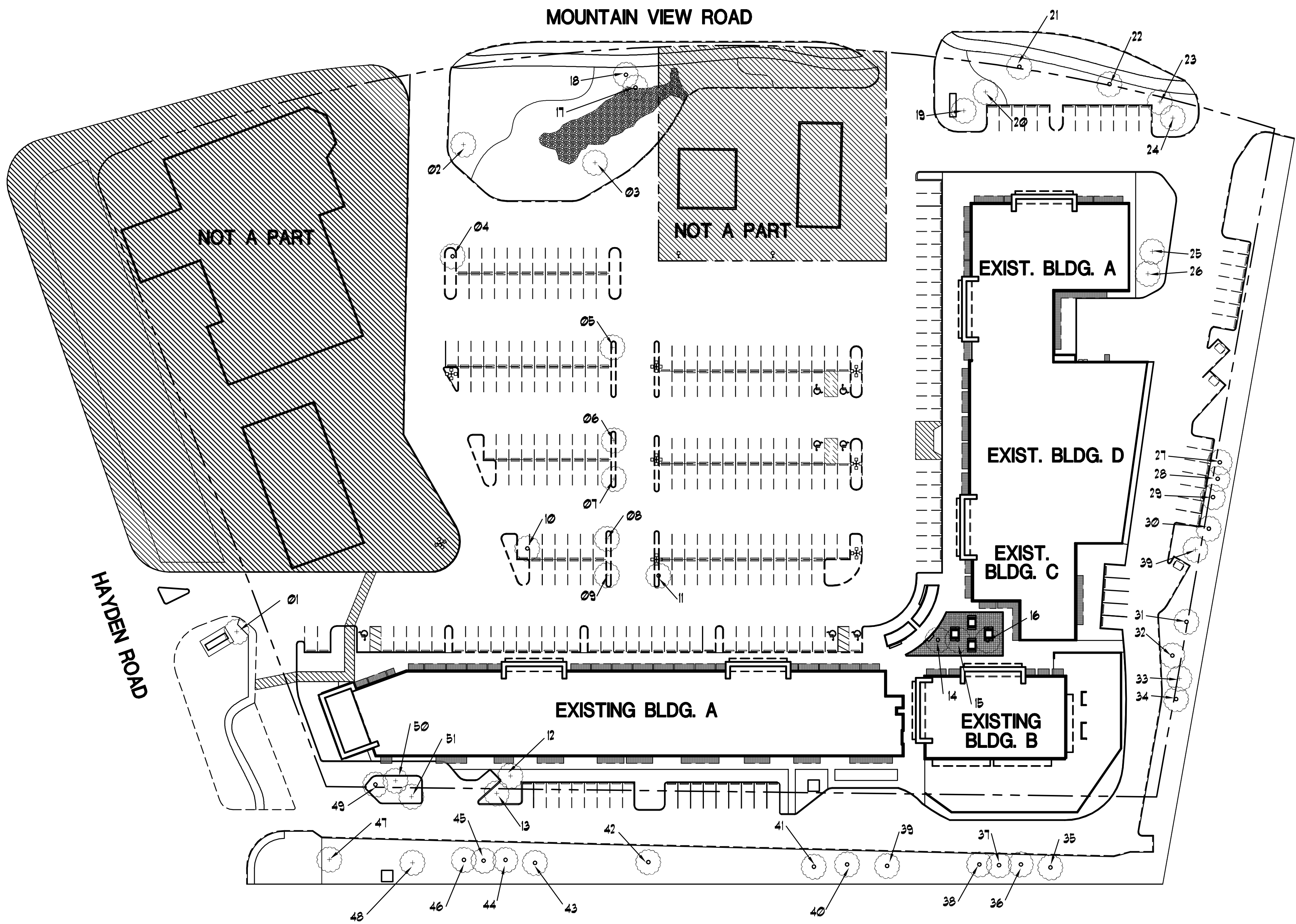
## PLANT SCHEDULE:

⊕	EXISTING TREE	TO REMAIN	22 TOTAL
⊙	EXISTING TREE	TO BE REMOVED	30 TOTAL

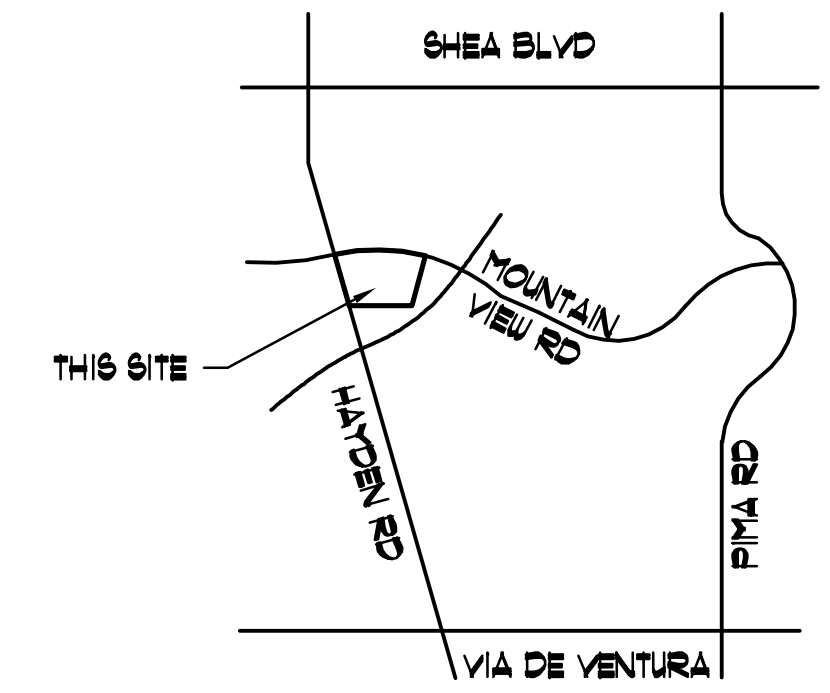


NOTE: SEE LOCATION ON PLAN FOR CONSTRUCTION FENCING

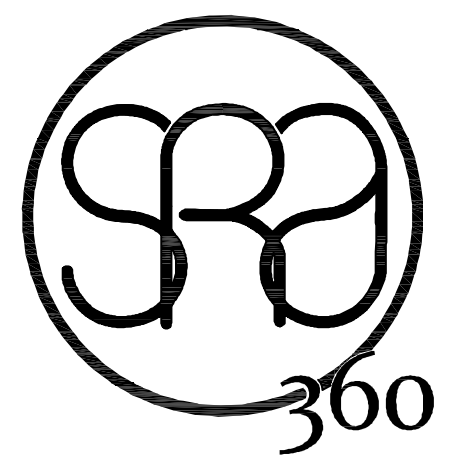
## 1 CONSTRUCTION FENCE DETAIL (FOR PROTECTING EXISTING TREES TO REMAIN) NOT TO SCALE



**Landscape Inventory Plan**  
 Scale 1:40  
 GRAPHIC SCALE  
 NORTH

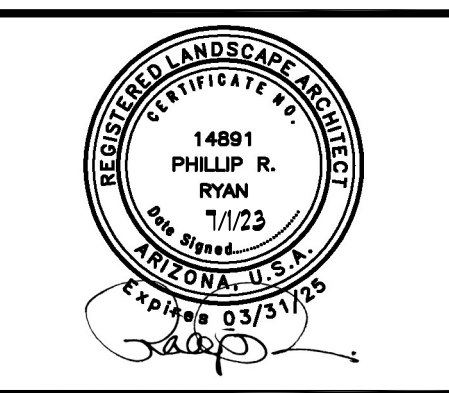


## Vicinity Map



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PROJECT:  
**MOUNTAIN VIEW PLAZA REFRESH**  
 HAYDEN & MOUNTAIN VIEW, SCOTTSDALE ARIZONA, 85258

date: 06-20-2023  
 Issued for: DESIGN REVIEW  
 rev # 1  
 Rev Description: Date:  
 Job No.: 22-097

Sheet Title:  
**LANDSCAPE INVENTORY & SALVAGE PLAN**

Sheet No.:  
**LSI-1**

**PLAN KEY NOTES:**

- ① EXISTING SIGN MONUMENT
- ② EXISTING TRASH ENCLOSURE
- ③ EXISTING SIDEWALK
- ④ EXISTING LAWN TO REMAIN
- ⑤ EXISTING BRICK HEADER TO REMAIN
- ⑥ EXISTING ACACIA MULGA TREE TO REMAIN
- ⑦ EXISTING OLIVE TREE TO REMAIN
- ⑧ EXISTING EUCALYPTUS TREE TO REMAIN
- ⑨ EXISTING MESQUITE TREE TO REMAIN
- ⑩ REMOVE EXISTING DECOMPOSED GRANITE AND INSTALL NEW 2' DEEP GRANITE PER SCHEDULE, THIS SHEET
- ⑪ REMOVE EXISTING TURF AND INSTALL PLANTS AND DECOMPOSED GRANITE
- ⑫ EXISTING LIGHT POLE
- ⑬ EXISTING RIVER RUN STONE TO REMAIN
- ⑭ ELECTRIC CABINET
- ⑮ NEW CONCRETE HEADER AND PLANTINGS

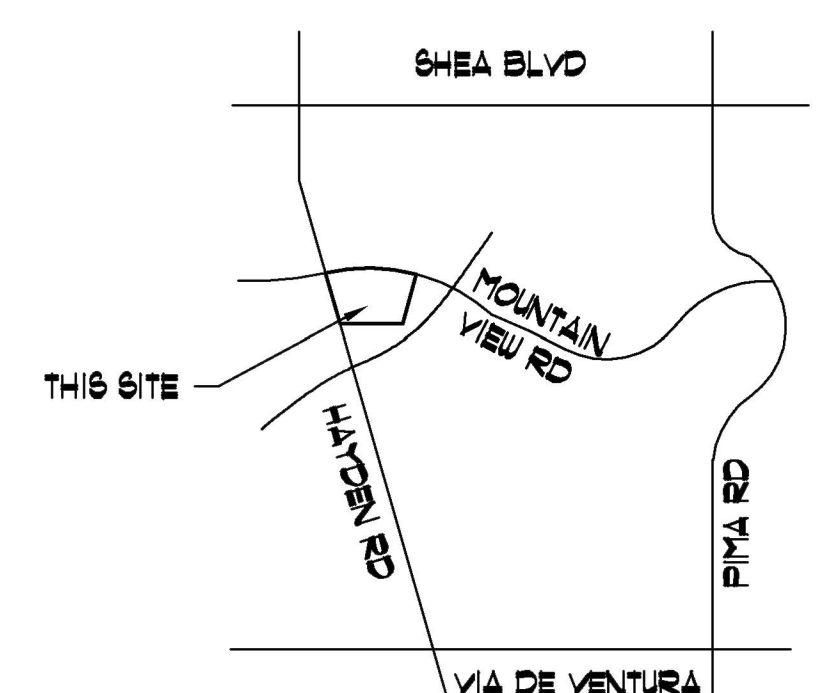
**PLANT SCHEDULE: (FOR THIS SHEET ONLY)**

EXISTING TREE	TO REMAIN	
PHOENIX DACTYLIFERA DATE PALM	20' TRUNK DIAMOND CUT TRUNK	3 TOTAL
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36' BOX MIN. 1' HT., 6' SP., MULTI-TRUNK	11 TOTAL
EUCALYPTUS MICROTHECA COOLIBAH TREE	24' BOX MIN. 8' HT., 4.5' SP., 1 1/4' CAL. (SINGLE TRUNK)	29 TOTAL
PROSOPIS CHILENSIS 'PHOENIX' HYBRID MESQUITE	24' BOX MIN, MULTI-TRUNK 8' HT., 4.5' SP.	25 TOTAL
ACACIA ANEURA MULGA ACACIA	24' BOX MIN. 1' HT., 3.5' SP., 1 1/4' TRUNK (SINGLE TRUNK)	21 TOTAL
CAESALPINIA MEXICANA EVERGREEN YELLOW BIRD OF PARADISE	24' BOX MIN. TREE FORM (SINGLE TRUNK)	38 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	18 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN	39 TOTAL
RUELLIA BRITTONIANA RUELLIA	5 GALLON FULL, PAST CAN	61 TOTAL
LEUCOPHYLLUM LANGMANIAE 'R.B.' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	113 TOTAL
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	65 TOTAL
EREMOPHILA GLABRA 'MINGENIEU GOLD' OUTBACK SUNRISE EMU	5 GALLON FULL, PAST CAN	43 TOTAL
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON FULL, PAST CAN	94 TOTAL
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GALLON FULL, PAST CAN	64 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	20 TOTAL
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER SAGE	5 GALLON FULL, PAST CAN	102 TOTAL
DODONEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	1 GALLON FULL, PAST CAN	55 TOTAL
EUPHORBIA TIRUCALLI FIRESTICK PLANT	5 GALLON FULL, PAST CAN	34 TOTAL
LANTANA MONTEVIDENSIS 'N.G.' NEW GOLD LANTANA	5 GALLON FULL, PAST CAN	132 TOTAL
LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN	249 TOTAL
DECOMPOSED GRANITE SANTA FE BEIGE	1/2" SIZE 1-1/2" DEPTH MIN.	56,505 SF.
TURF	EXISTING	13,635 SF.
RIVER RUN STONE	EXISTING	2,170 SF.

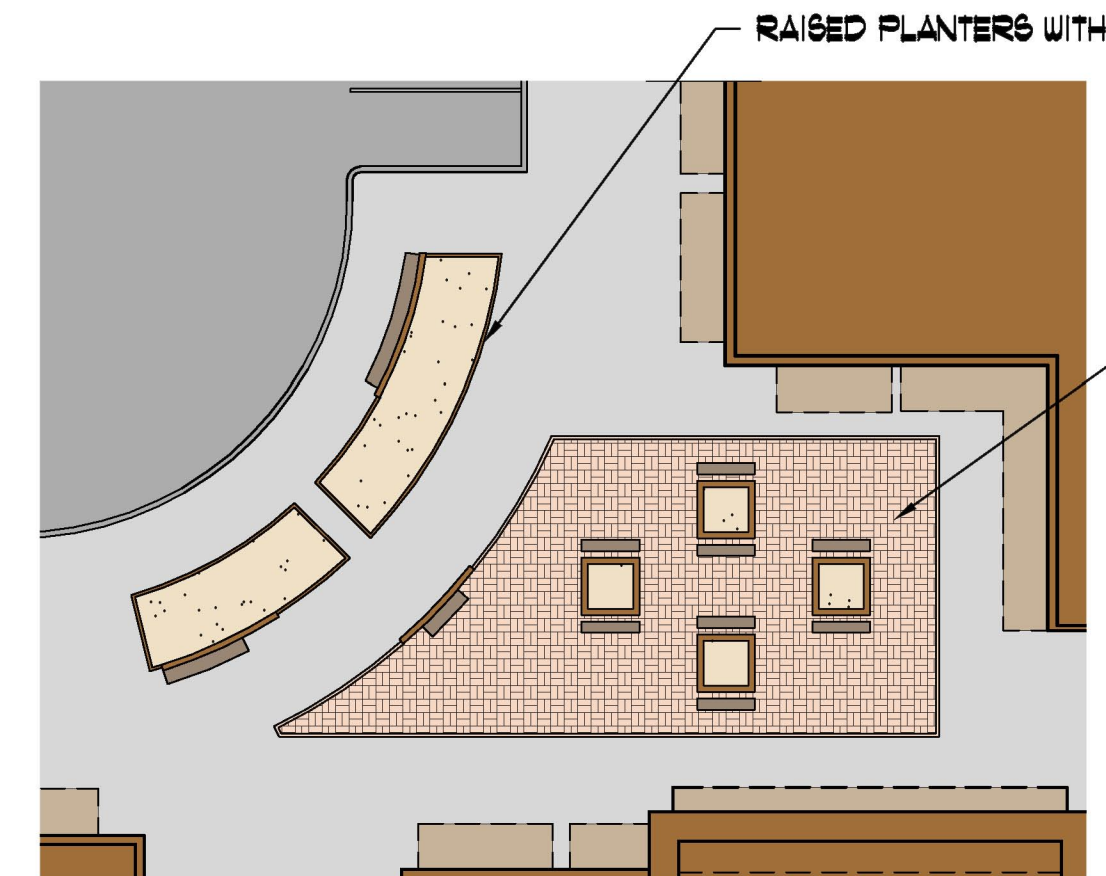


HAYDEN ROAD

MOUNTAIN VIEW ROAD

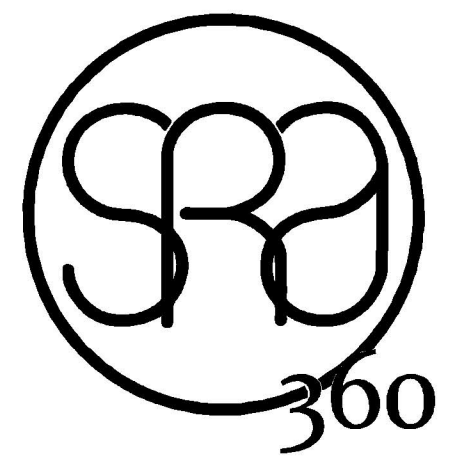


**Vicinity Map**



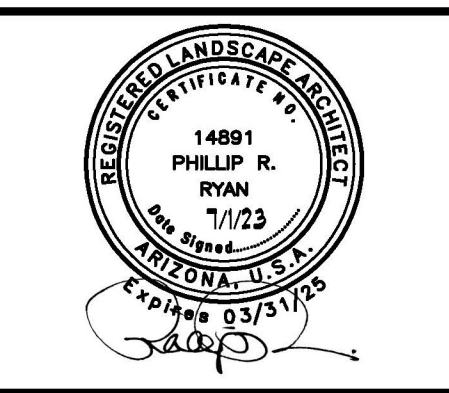
**Seating Area**  
Scale 1:20  
GRAPHIC SCALE

**Landscape Plan**  
Scale 1:40  
GRAPHIC SCALE



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Sheet Title:  
**LANDSCAPE PLAN**

Sheet No.:  
**L-1**



