



Stewart + Reindersma Architecture, PLLC.

October 19, 2023

Re: Summary of Changes from 1st DRB Review (22-DR-2023)
Submittal: DRB Submittal #2

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

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

Below is a summary of changes made to the Plans and Documents based on 1st DRB review comments. For other items addressed, please refer to attached response letter.

Plans revisions:

- New decorative concrete wainscot around the building exterior.
- New sidewalk landscaping along Storefronts.
- Adjustments to spacing of new canopies.
- Stucco color change to "Almond Milk" with LRV below max. allowed by City of Scottsdale.
- New building light fixtures around the rear of the buildings.

Sincerely,

Preston Johnson
Project Manager – SRA360



Stewart + Reindersma Architecture, PLLC.

October 19, 2023

Re: Application Narrative_2nd submittal (22-DR-2023)
Submittal: DRB Submittal #2

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
- New decorative concrete wainscot around the building exterior
- New sidewalk landscaping along Storefronts

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. 94th 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 once DRB approval is received. 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 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 the 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 are complimentary to the surrounding developments and desert landscape.

The plaza serves as 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, and new sidewalk landscaping are located along all storefronts in the plaza. This will provide ample shade for pedestrians entering their destinations, and for the tenants. 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 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 replaced with new, and new concrete planter boxes will be 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. (1.29 ACRES)
BUILDING HEIGHT:	EXISTING = 20'-3" PROPOSED = 26'-0"
OPEN SPACE:	EXISTING / UNCHANGED
PARKING REQUIREMENTS:	EXISTING TO REMAIN - UNCHANGED 282 SPACES INCLUDING 7 ACCESSIBLE SPACES BICYCLE PARKING SPACES REQUIRED: 30 SPACES PROVIDED: 30 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 GLAY 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 Northeastly 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 35.00 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 Southeastly and having a radius of 20.00 feet;

THENCE Northeastly 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

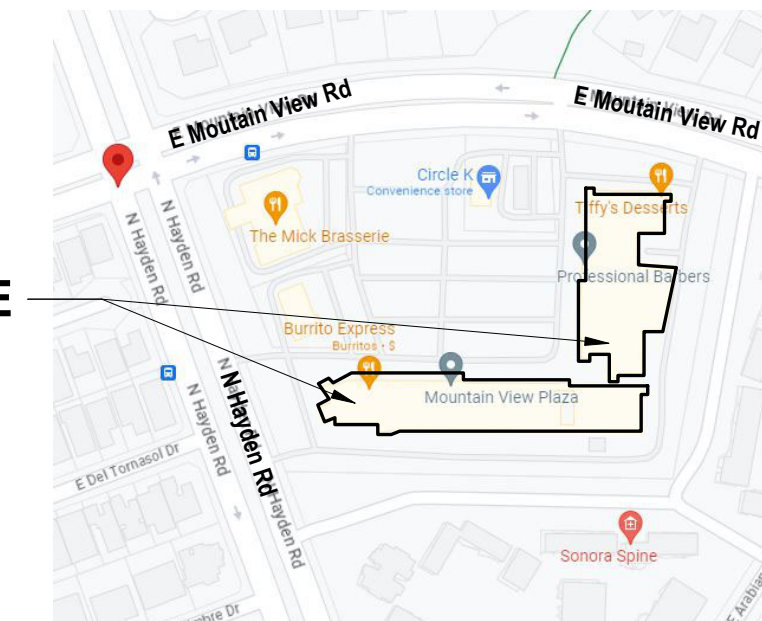
UNOFFICIAL DOCUMENT

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

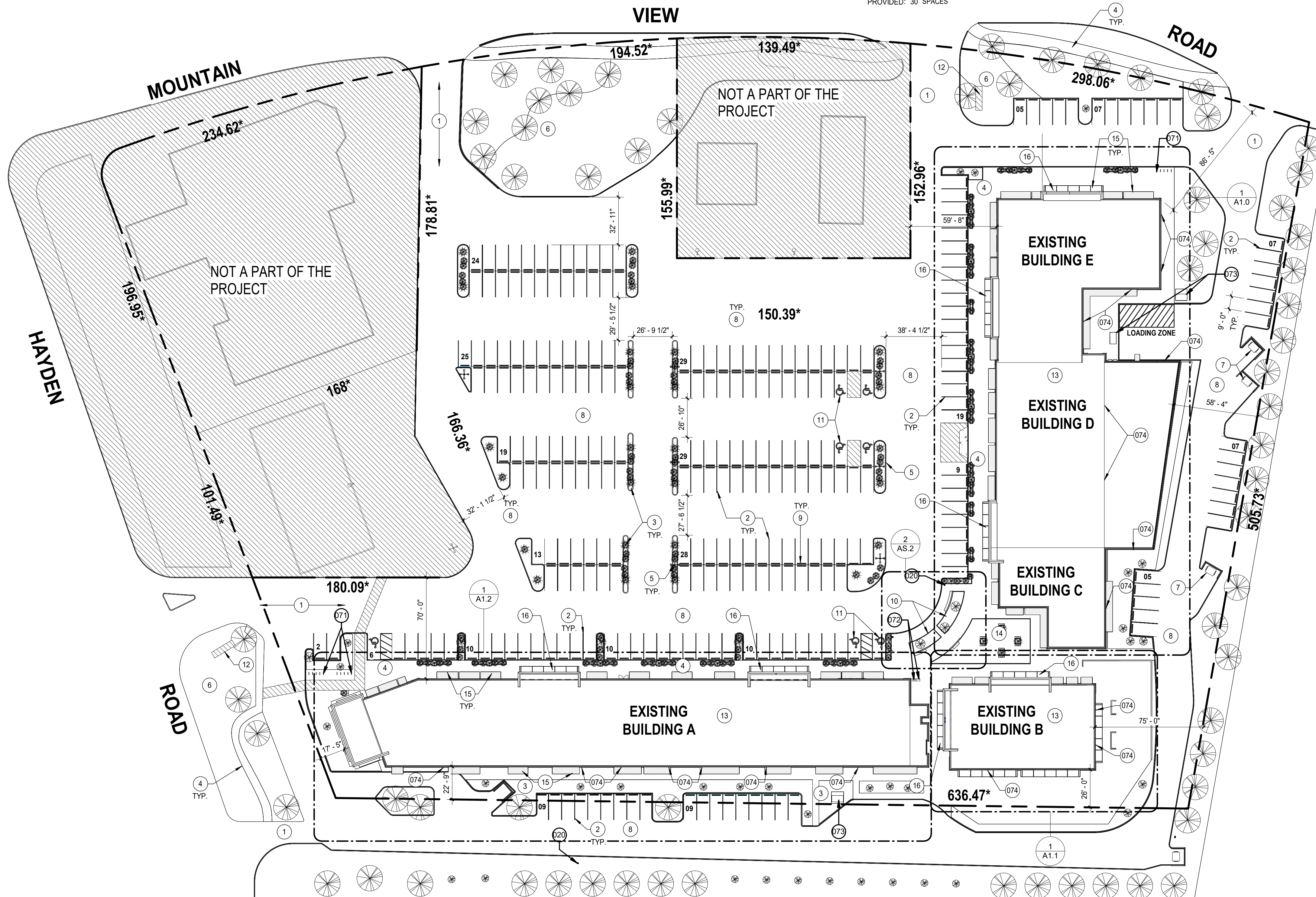
KEYED NOTES

- 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 BE RE-STUCCO'D AND PAINTED TO MATCH NEW
- 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.
- 20 FIRE HYDRANT
- 071 NEW BICYCLE PARKING
- 072 EXISTING MAILBOXES TO REMAIN
- 073 EXISTING TRANSFORMER TO REMAIN
- 074 EXISTING LIGHT FIXTURES AT REAR OF BUILDING TO BE REPLACED W/ NEW - SEE SITE LIGHTING PLAN & PHOTOMETRICS

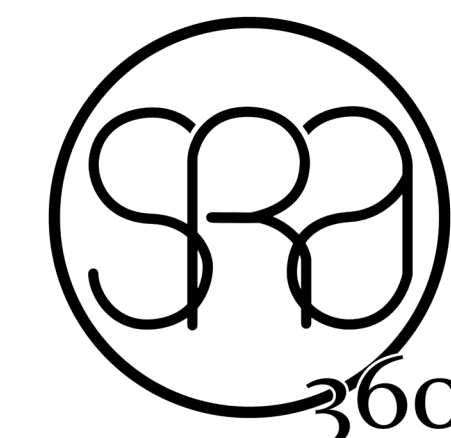
PROJECT SITE



VICINITY MAP



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



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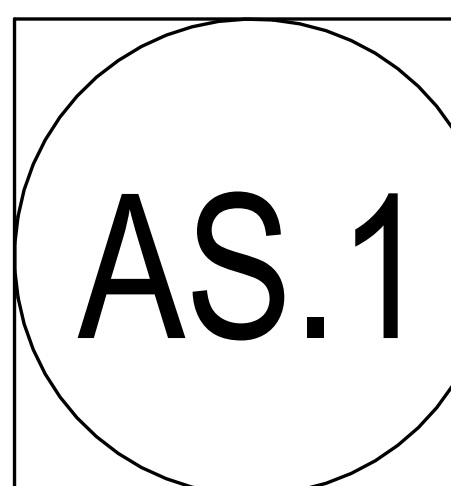
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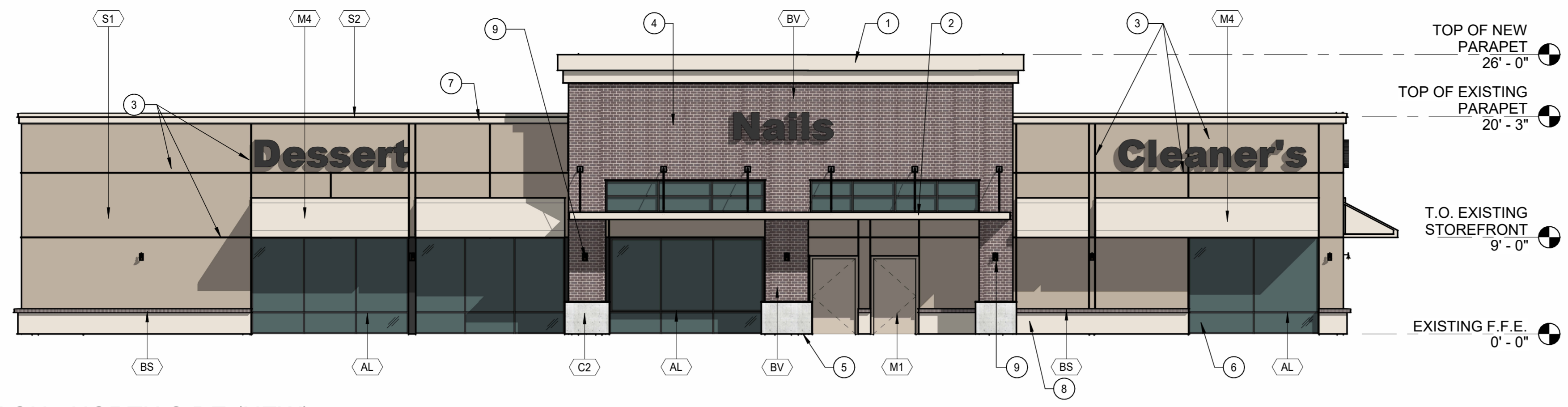
MOUNTAIN VIEW PLAZA REFRESH
HAYDEN & MOUNTAIN VIEW PLAZA, SCOTTSDALE ARIZONA, 85258

PROJECT:

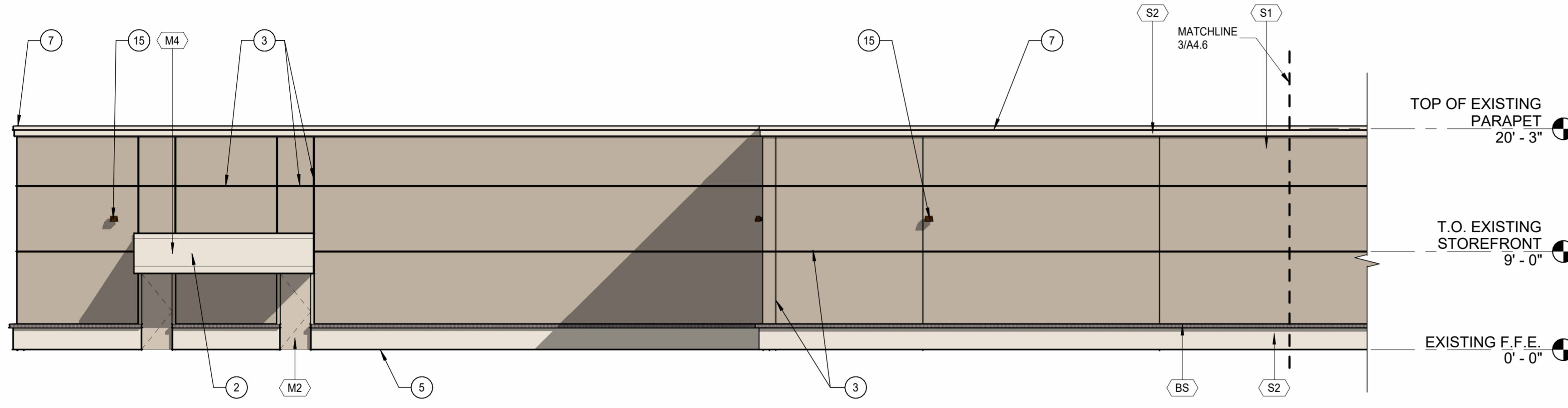
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date: 07-07-2023
issued for: DESIGN REVIEW
job no.: 22-097
sheet title: OVERALL SITE PLAN
Sheet No.:

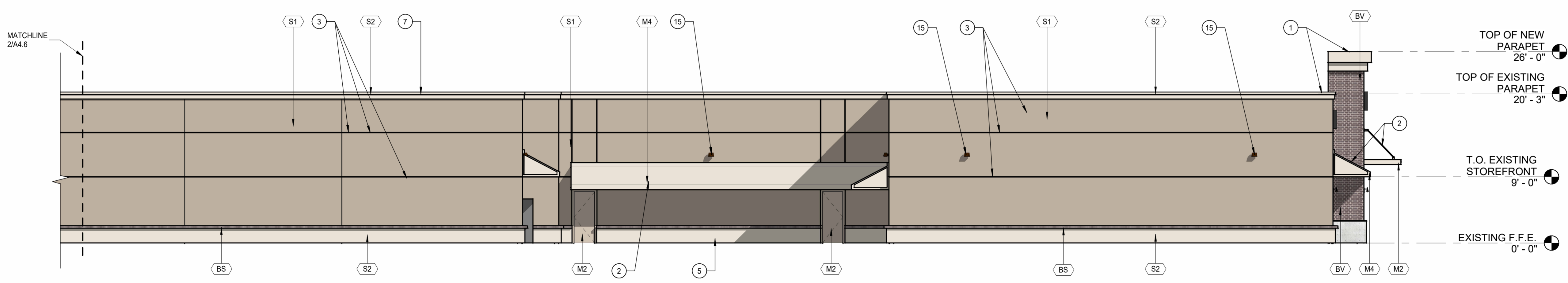




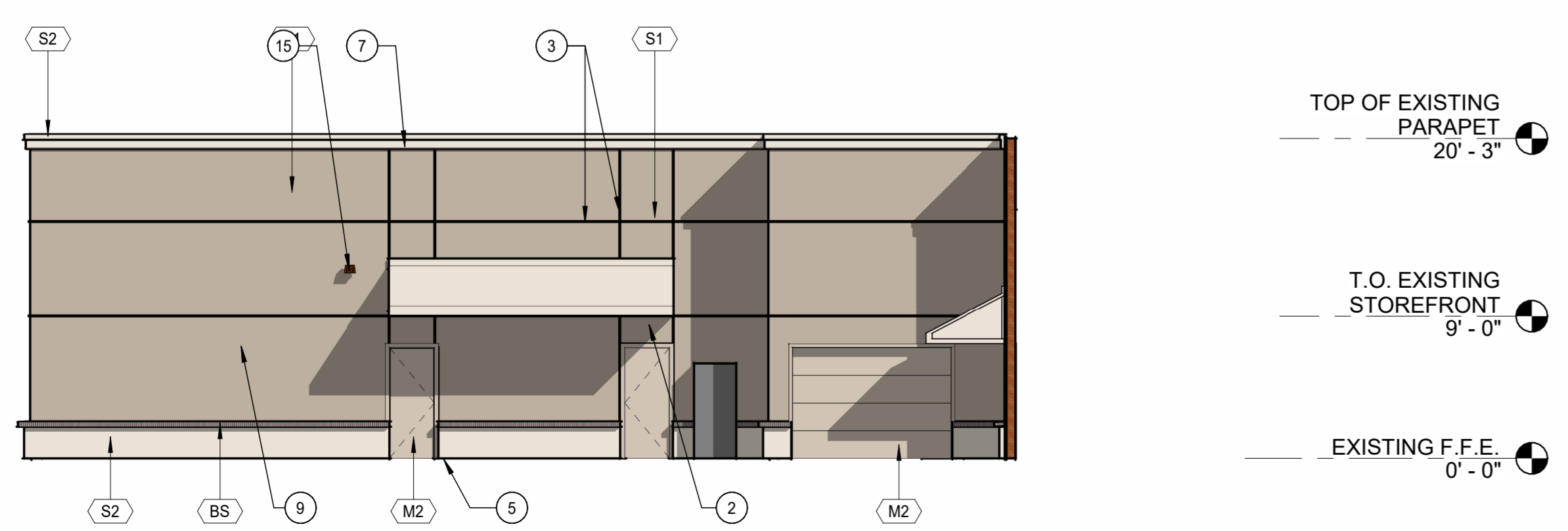
1 BLDG. E ELEVATION - NORTH SIDE (NEW)
1/8" = 1'-0"



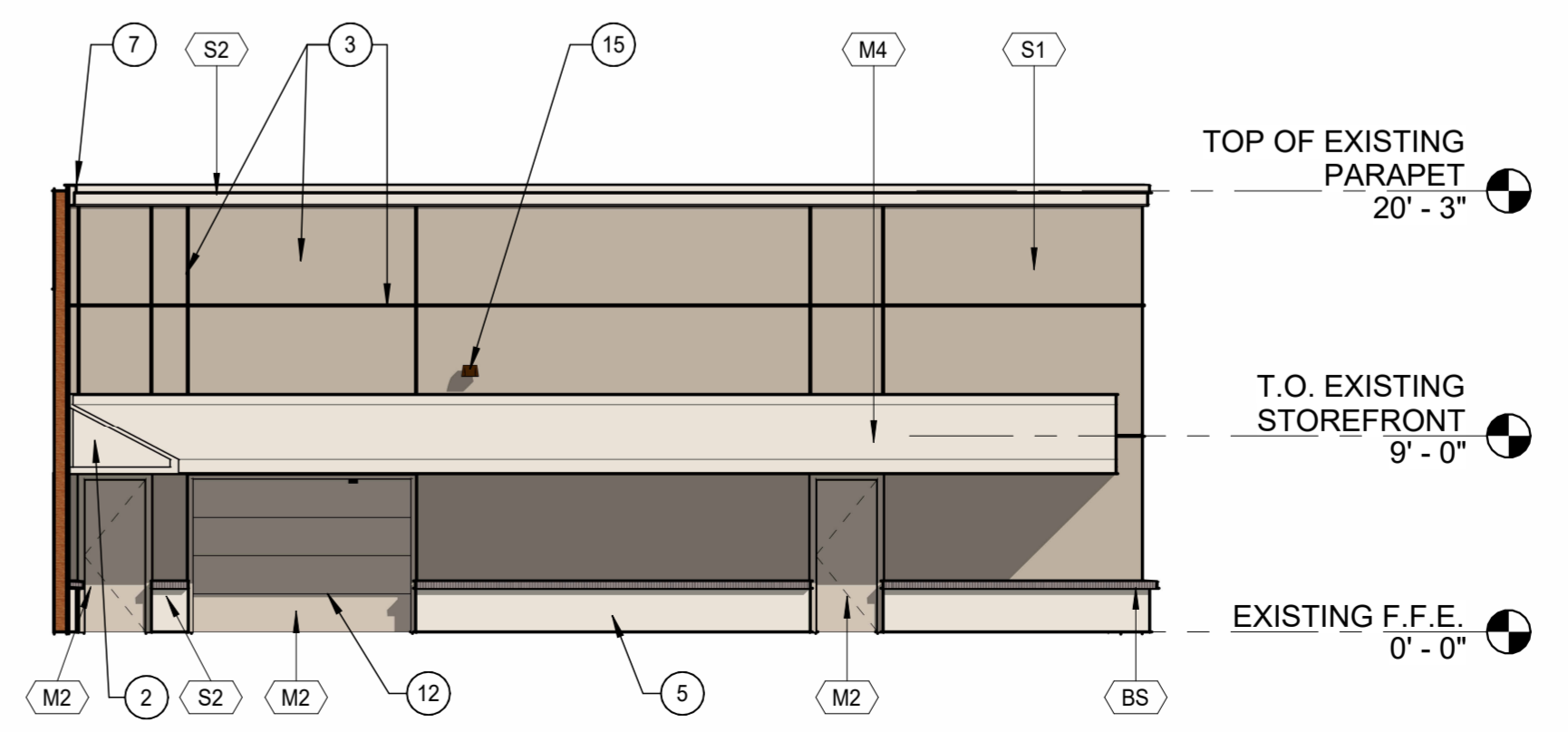
2 BLDG. C-D-E ELEVATION - EAST SIDE (NEW)
1/8" = 1'-0"



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"



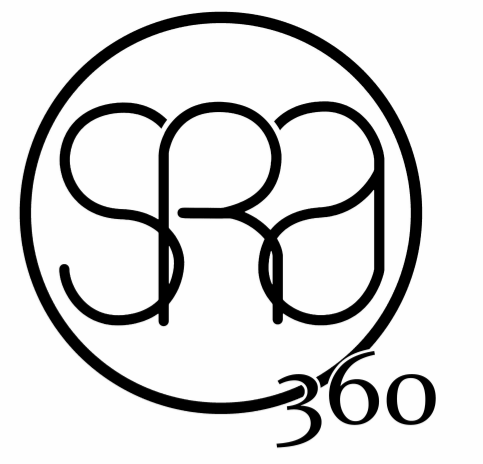
5 BLDG. D ELEVATION - SOUTH SIDE (NEW)
1/8" = 1'-0"

KEYED NOTES

- 1 STUCCO PAINTED CORNICE PROFILE, TOP OF PARAPET.
- 2 CANOPY ABOVE.
- 3 1/2 INCH CONTINUOUS REVEAL JOINT.
- 4 THIN BRICK VENEER - (MFR.) - (COLOR)
- 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.
- 15 EXISTING EXTERIOR LIGHT FIXTURE TO BE REPLACED W/ NEW - TYP. - SEE LIGHTING PHOTOMETRIC PLAN

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"
 - C2 TRUEFORM FOUNDATION CONCRETE PANEL 36" "FROST" FINISH
 - M1 PAINTED METAL DOOR - PPG1021 "SYNCHRONICITY"
 - M2 PAINTED METAL PPG1075-1 "ALMOND MILK"
 - M3 PAINTED RIBBED METAL PPG1075-1 "ALMOND MILK"
 - M4 PAINTED RIBBED METAL PPG1075-2
 - S1 PAINTED STUCCO - PPG 1021-3 "DISCOVER"
 - S2 PAINTED STUCCO - PPG 1021-3 "ALMOND MILK"
 - GF GLASS, FROSTED
 - S3 METAL - PAINT FINISH - GREEN GLOSSY
 - NU BRUSHED STAINLESS STEEL METAL
 - BS ANDIRON "STRETCHER COURSING"



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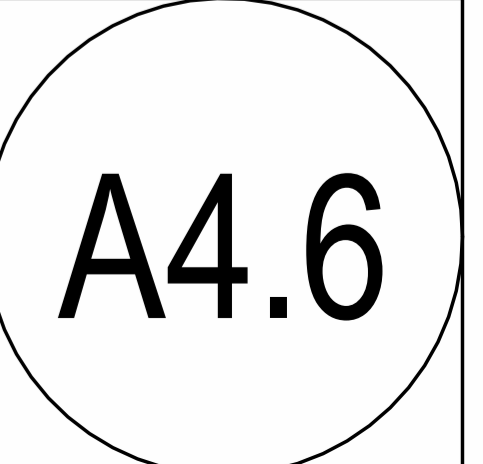
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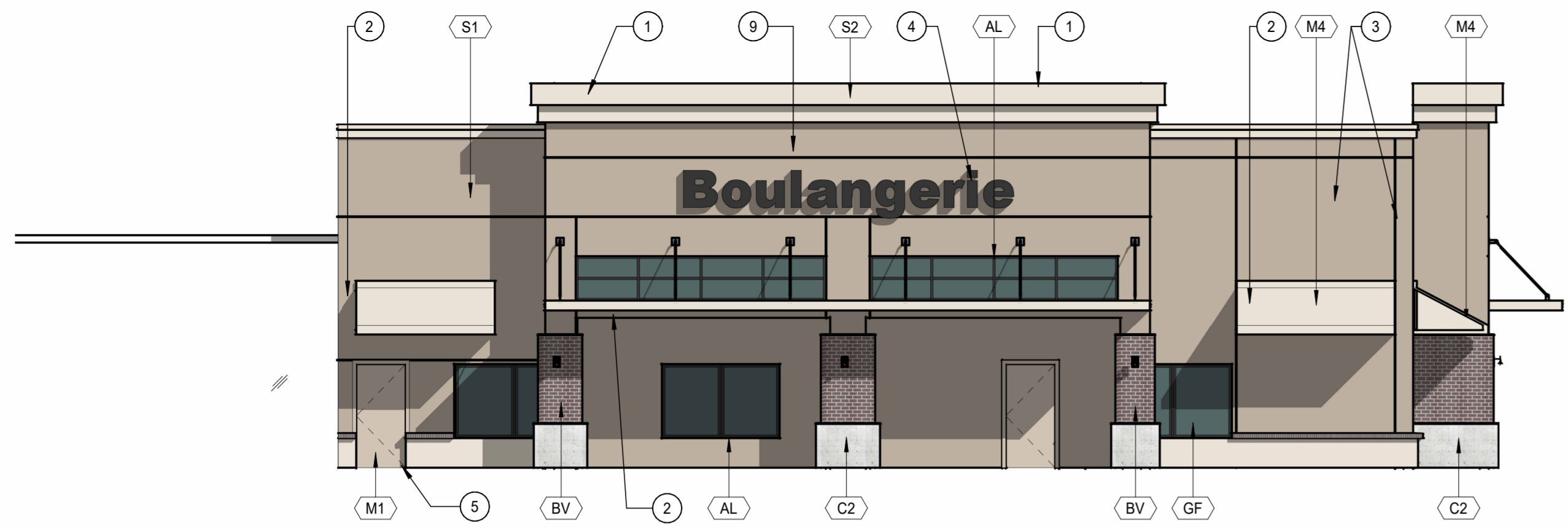
PROJECT:

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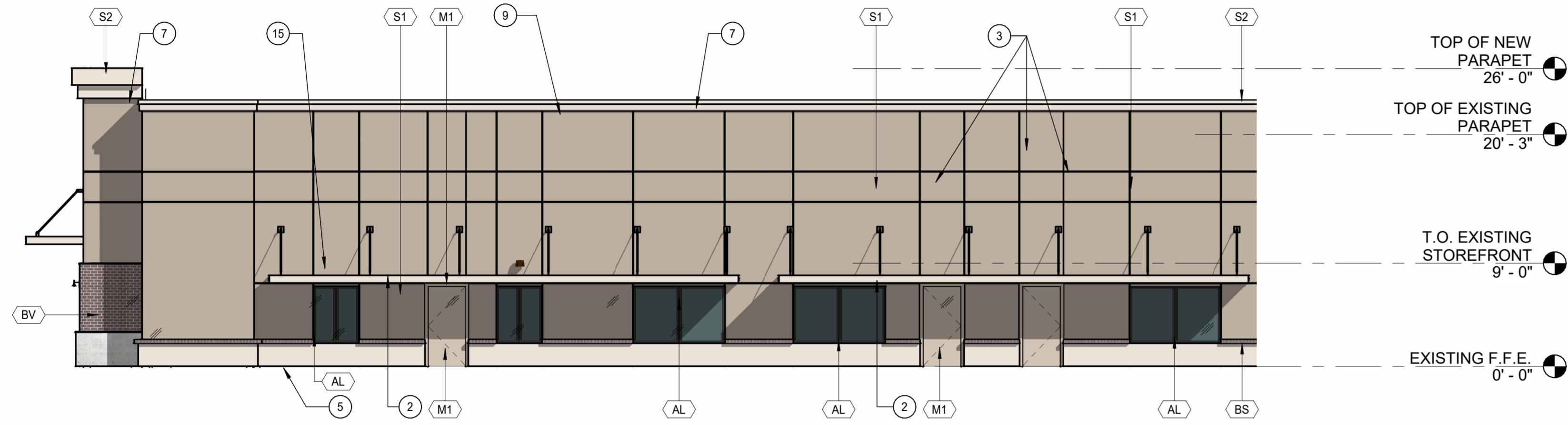
date: 07-07-2023
issued for: DESIGN REVIEW
job no.: 22-097
sheet title: BUILDING C-D-E NEW ELEVATIONS
Sheet No.:



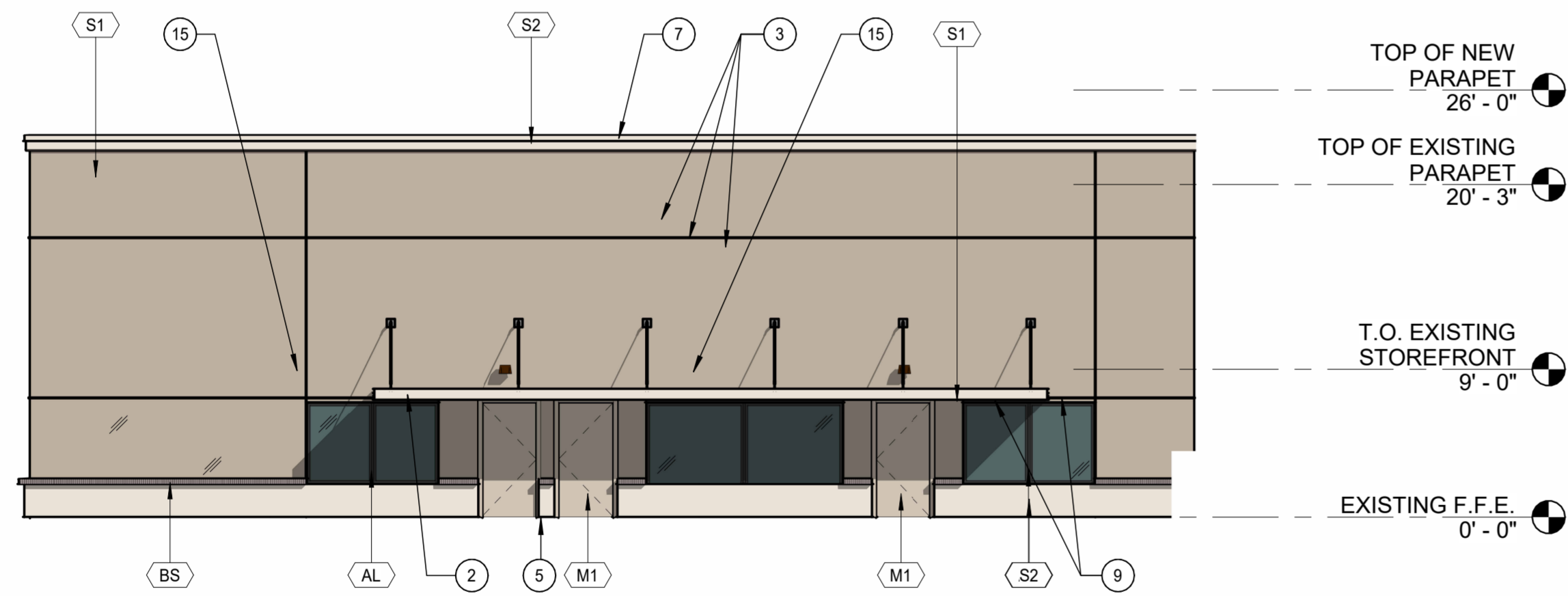
C:\Users\stewart\OneDrive\Documents\22097 Mountain View Plaza Refresh & Mountain View Shopping Center Base Construction Documents - E24 - exterior ELEV.dwg



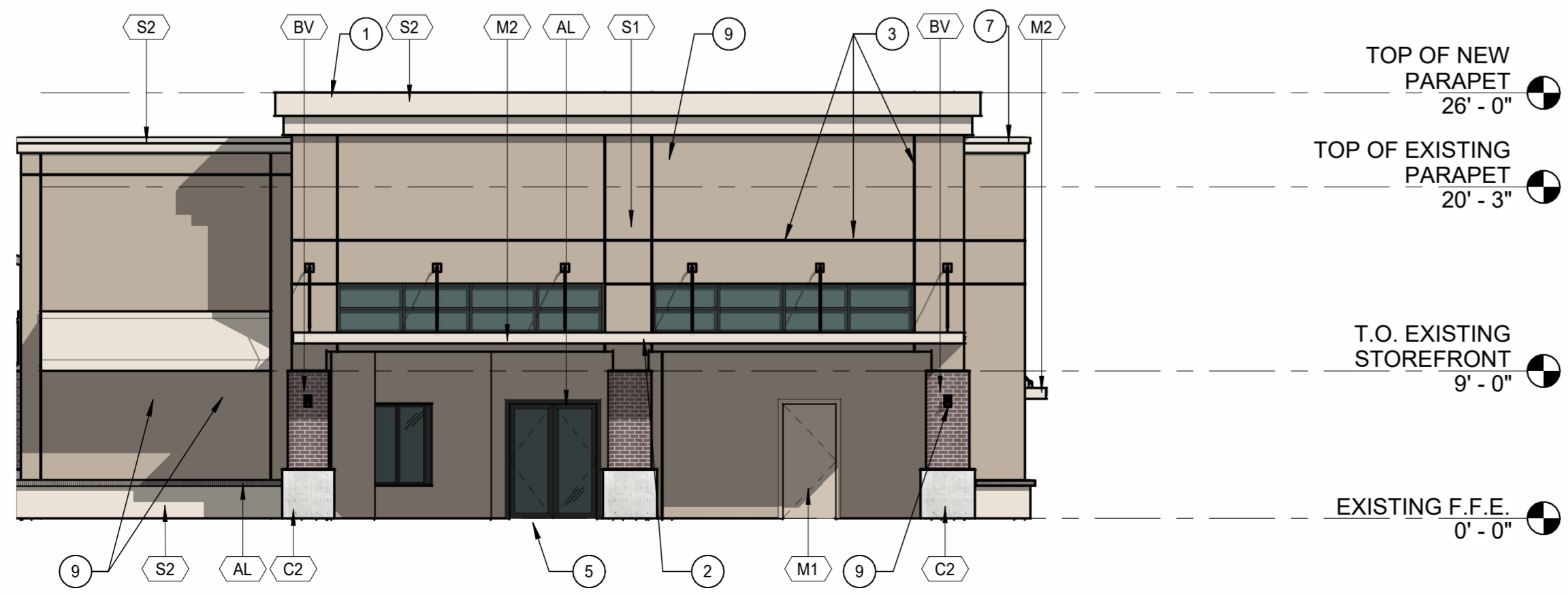
1 BLDG. B ELEVATION - NORTH SIDE (NEW)
1/8" = 1'-0"



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1/8" = 1'-0"



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



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

TOP OF NEW PARAPET 26'-0"
TOP OF EXISTING PARAPET 20'-3"
T.O. EXISTING STOREFRONT 9'-0"
EXISTING F.F.E. 0'-0"

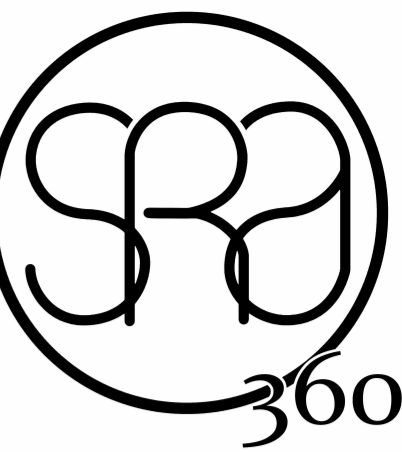
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MATERIALS LEGEND

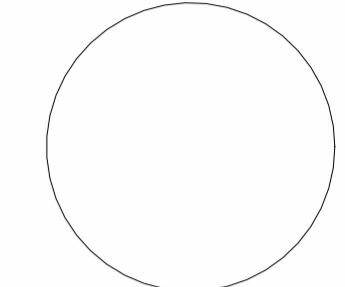
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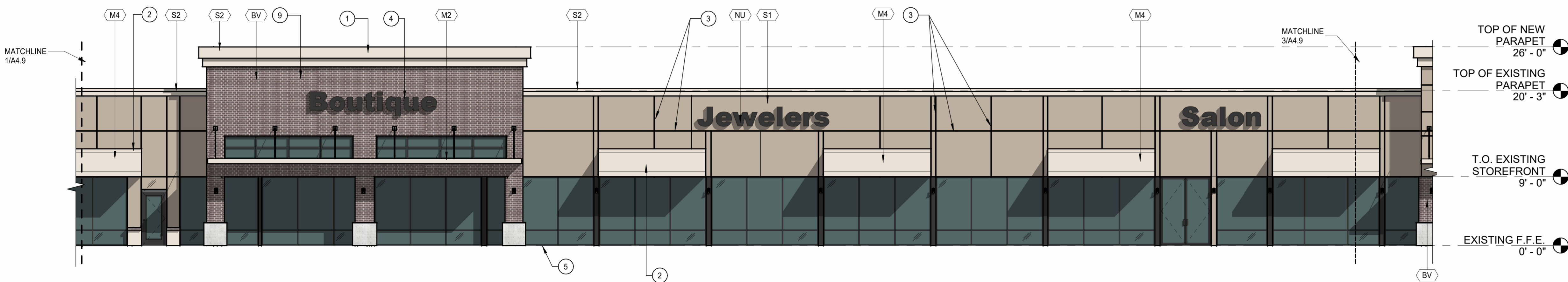
Sheet No.: BUILDING B NEW ELEVATIONS CONTINUOUS



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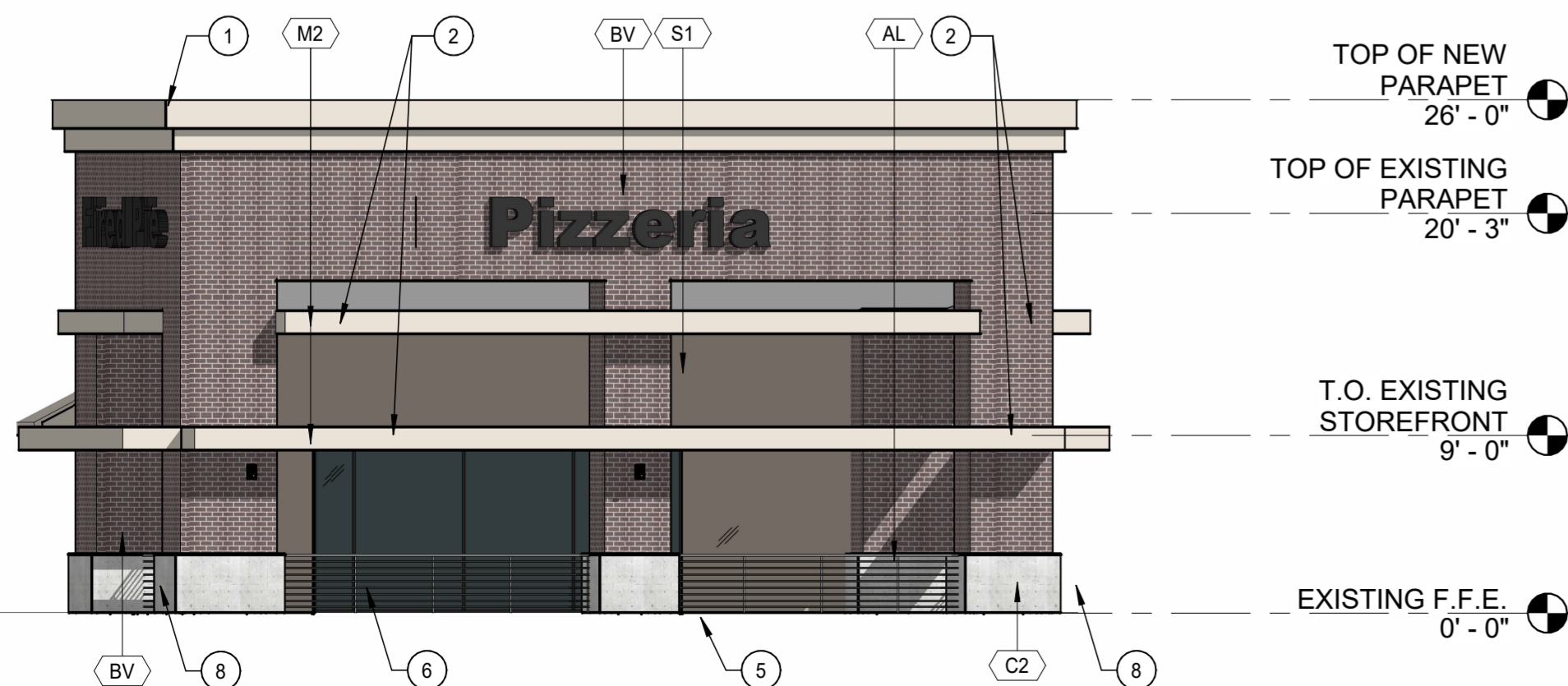
1 BLDG. A ELEVATION - NORTH SIDE (NEW)
1/8" = 1'-0"



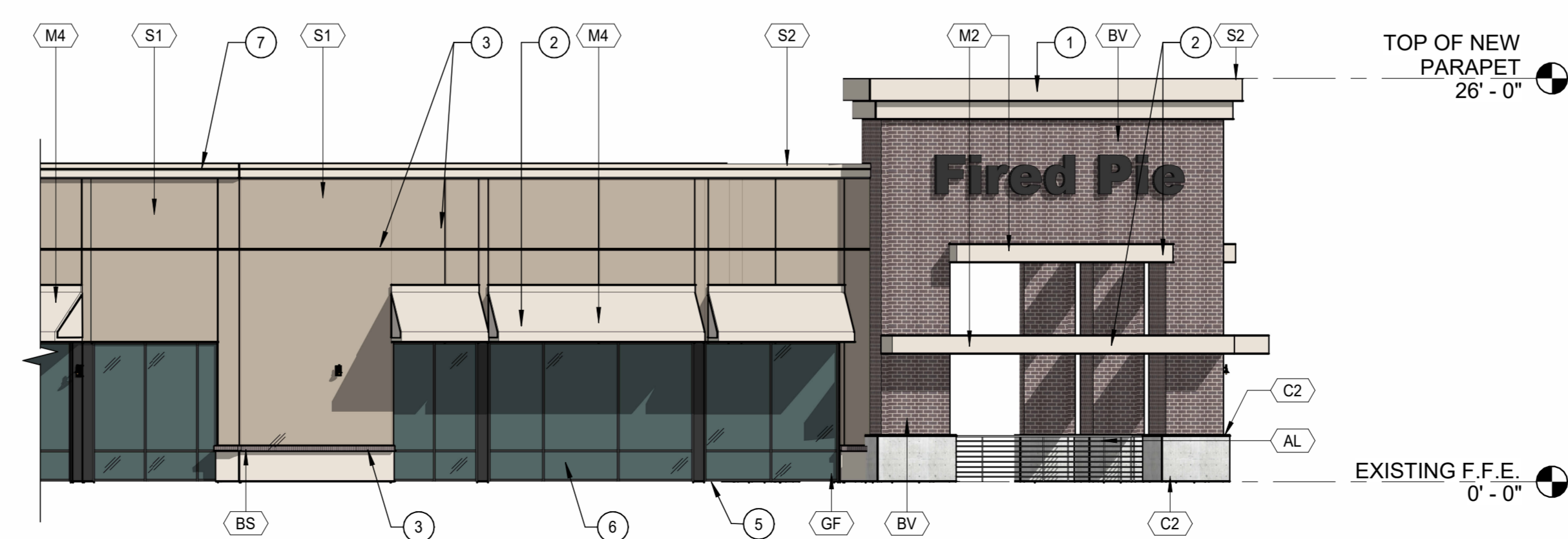
2 BLDG. A ELEVATION - NORTH SIDE CONT'D. (NEW)
1/8" = 1'-0"



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"



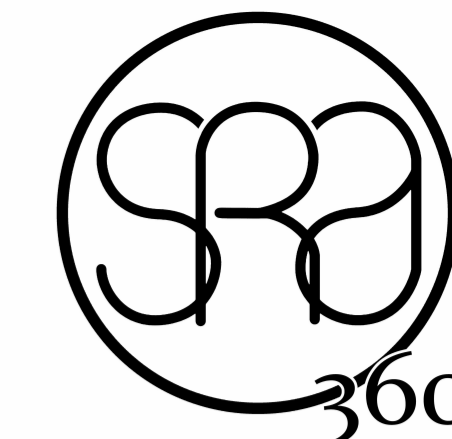
5 BLDG. A ELEVATION - NORTH-EAST (NEW)
1/8" = 1'-0"

KEYED NOTES

- 1 STUCCO PAINTED CORNICE PROFILE, TOP OF PARAPET.
- 2 CANOPY ABOVE.
- 3 1/2 INCH CONTINUOUS REVEAL JOINT.
- 4 THIN BRICK VENEER - (MFR.) - (COLOR)
- 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.
- 15 EXISTING EXTERIOR LIGHT FIXTURE TO BE REPLACED W/ NEW - TYP. - SEE LIGHTING PHOTOMETRIC PLAN

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"
 - C2 TRUEFORM FOUNDATION CONCRETE PANEL 36" "FROST" FINISH
 - M1 PAINTED METAL DOOR - PPG1021 "SYNCHRONICITY"
 - M2 PAINTED METAL PPG1075-1 "ALMOND MILK"
 - M3 PAINTED RIBBED METAL PPG1075-1 "ALMOND MILK"
 - M4 PAINTED RIBBED METAL PPG1075-2
 - S1 PAINTED STUCCO - PPG 1021-3 "DISCOVER"
 - S2 PAINTED STUCCO - PPG 1021-3 "ALMOND MILK"
 - GF GLASS, FROSTED
 - S3 METAL - PAINT FINISH - GREEN GLOSSY
 - NU BRUSHED STAINLESS STEEL METAL
 - BS ANDIRON "STRETCHER COURSING"



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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

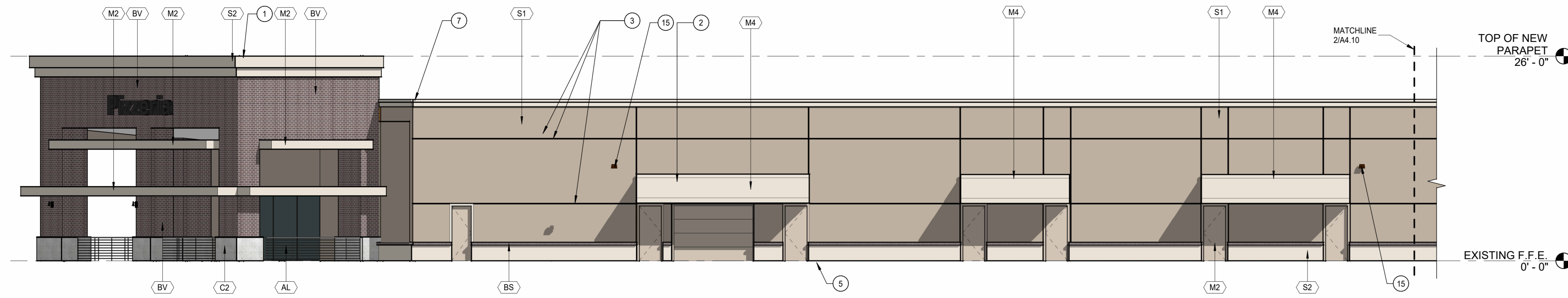
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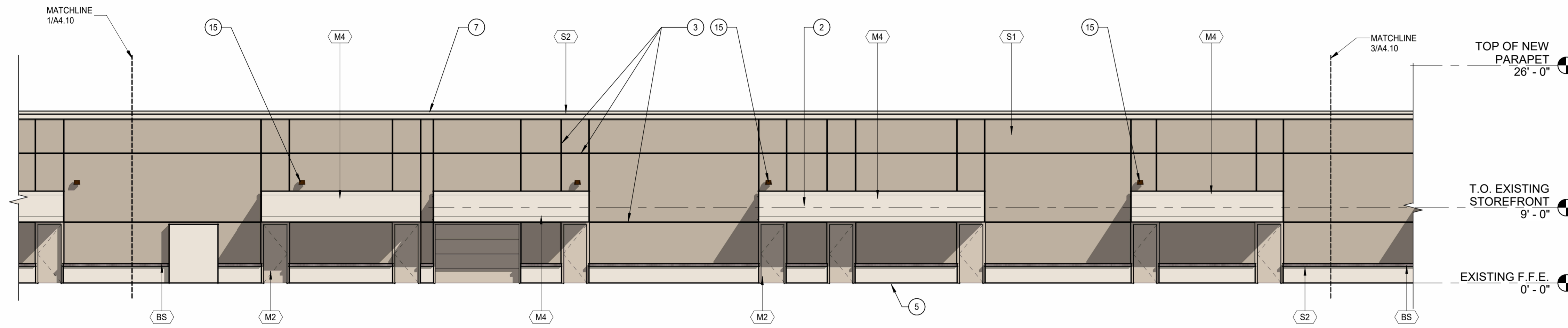
date: 07-07-2023
issued for: DESIGN REVIEW
job no.: 22-097
sheet title:
Sheet No.: BUILDING A NEW ELEVATIONS



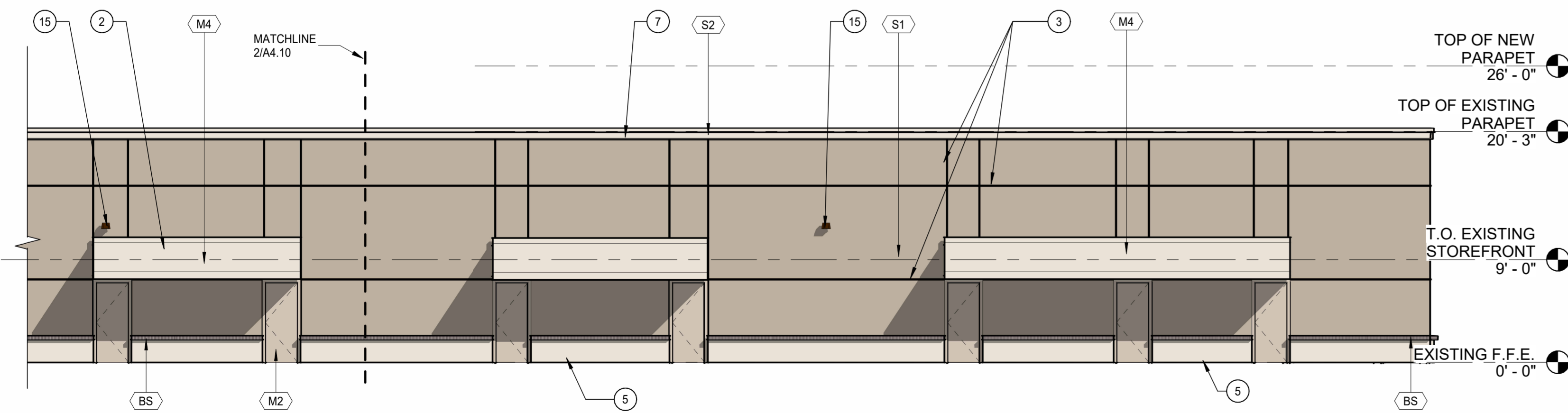
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1 BLDG. A ELEVATION - SOUTH SIDE (NEW)
1/8" = 1'-0"



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



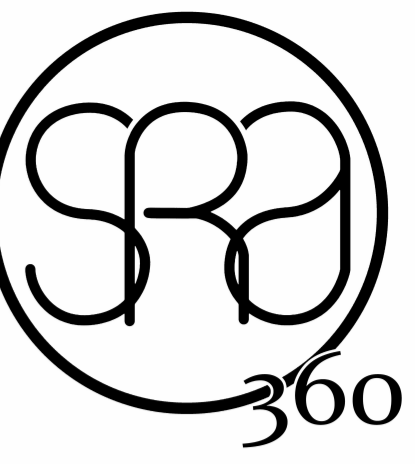
3 BLDG. A ELEVATION - SOUTH SIDE CONT 3 (NEW)
1/8" = 1'-0"

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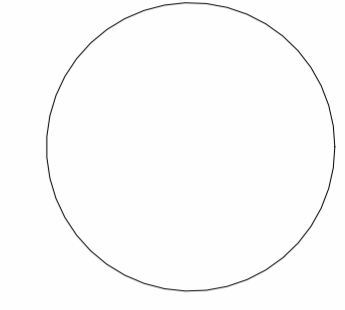
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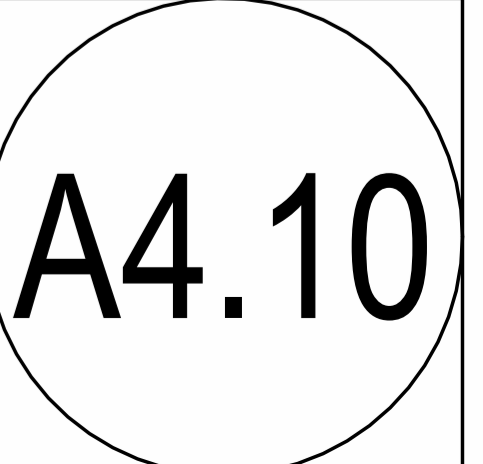
date: 07-07-2023

issued for: DESIGN REVIEW

job no.: 22-097

sheet title:

Sheet No.: BUILDING A NEW ELEVATIONS CONTINUOUS



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HAYDEN & MOUNTAIN VIEW SHOPPING CENTER



PLANNING PRESENTATION VERSION TWO





VIEW 1 BUILDING A





VIEW 2 BUILDING A





VIEW 3 BUILDING A





VIEW 4 BUILDING A





VIEW 5 BUILDING A





VIEW 6 BUILDING B





VIEW 7 BUILDING B





VIEW 8 BUILDING B





VIEW 9 BUILDING B





VIEW 10 BUILDING C





VIEW 11 BUILDING C





VIEW 12 BUILDING C

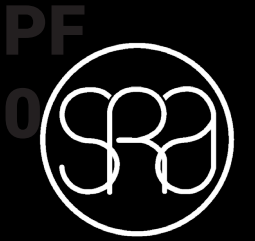




VIEW 13 BUILDING C

HAYDEN & MOUNTAIN VIEW

SCHEMATIC PRESENTATION



**Thank
You**