

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 20, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Scottsdale & Mountain View 16-DR-2021	Request for approval of modifications to an existing 3-story building and associated site improvements for a conversion from hotel to multi-family residential, on a +/- 4.5- acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Minimal building and site modifications are needed for this proposal
- The existing R-5 zoning allows for both the current and proposed land use
- Partial approval at 11/18/21 DRB meeting, with direction provided to modify Scottsdale Road building frontage.

BACKGROUND

Location: 9880 N. Scottsdale Road

Zoning: Multiple-family Residential (R-5)

Adjacent Uses

North: Verona Condominiums, zoned Multiple-family Residential (R-5)

East: Camden Montierra (Mountain View Apartments), zoned Multiple-family Residential (R-5)

South: Paradise Valley jurisdiction, single-family residential homes.

West: Mosaic Apartments (Acacia Creek Apartments), zoned Multiple-family Residential (R-5)



Property Owner

Woodbridge Hospitality LLC

Applicant

Sterling Real Estate Partners
David Zeff
(602) 396-5135

Architect/Designer

Vertical Design Studios

Engineer

SEG

DEVELOPMENT PROPOSAL

The applicant is proposing to take the existing 3-story travel accommodation (hotel) building and make interior and exterior modifications to convert it to multi-family residential dwellings (apartments). The exterior modifications include the addition of private balconies to the individual dwelling units and the removal of the porte-cochere hotel entrance component at the east side of the development. The existing on-site amenity areas will be reconfigured, and the existing site driveways and parking configuration remain relatively unaffected by this scope of this proposal.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Previous Development Review Board Action

This case was heard by the DRB at the 11/18/2021 meeting and granted a partial approval. Part of that action/discussion involved direction to the applicant team to enhance the portion of the building most visible from Scottsdale Road, including the expanded use of the Nichiaha Vintagewood “Bark” material proposed at the main entry portion of the building. The Board also directed the inclusion of an additional parking lot landscape island in the row of parking spaces along the Mountain View Road frontage.

The applicant has provided updates to the Site Plan, Landscape Plan, Elevations, and Renderings to convey the modifications directed by the Board. The staff recommended Stipulations have been updated to reflect adherence to those updated documents.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Scottsdale & Mountain View development proposal per the attached stipulations, finding that the Development Review Board Criteria have been met.


RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Jeff Barnes Senior Planner 480-312-2376 jbarnes@ScottsdaleAZ.gov

APPROVED BY


Jeff Barnes, Report Author


1/4/2022

Date


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

1/7/2022

Date

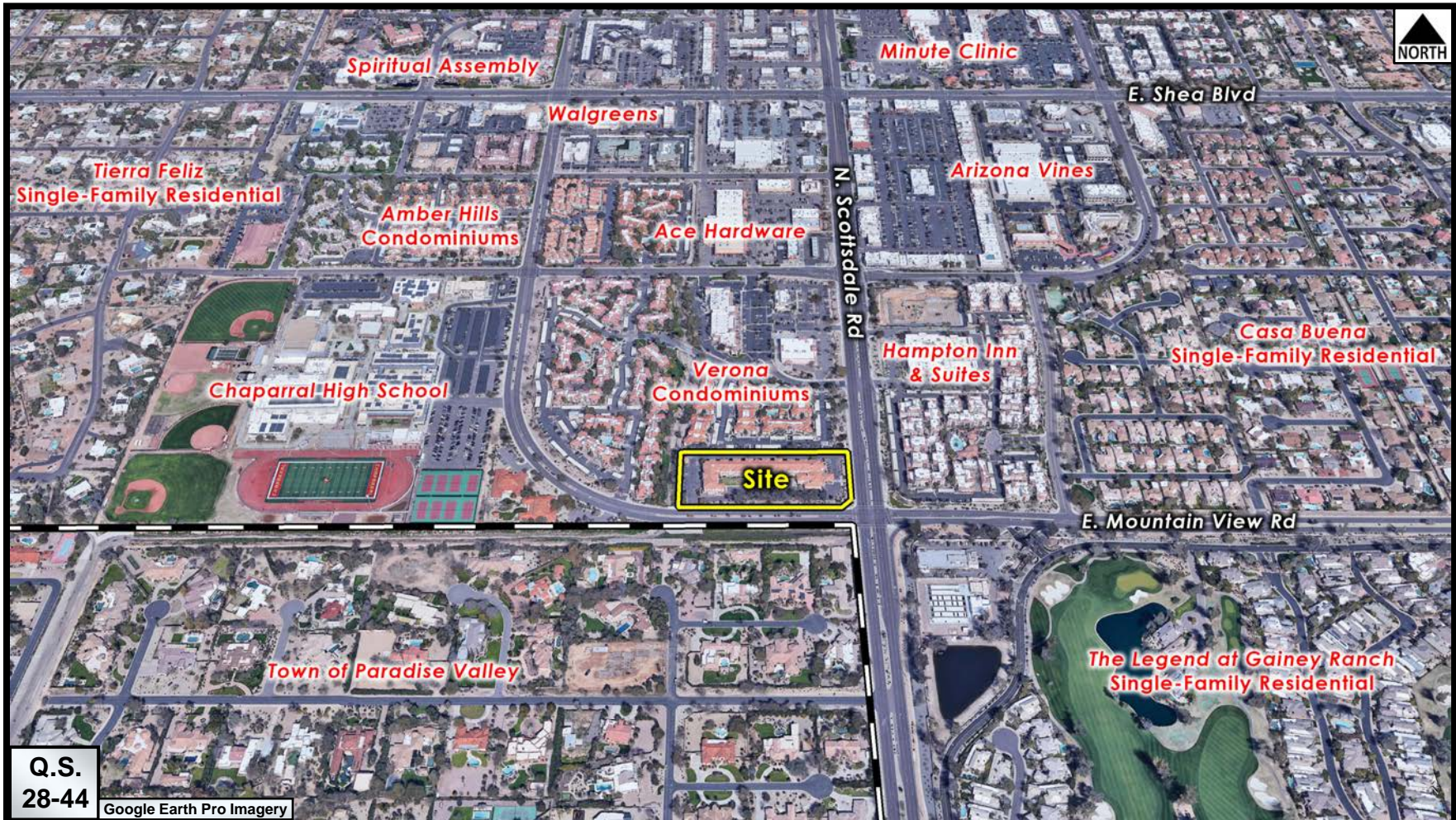

Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

1/10/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Landscape Plan (previous)
11. Building Elevations (black & white)
12. Building Elevations (previous) (black & white)
13. Building Elevations (color)
14. Building Elevations (previous)(color)
15. Perspectives
16. Materials and Colors Board
17. Electrical Site Plan
18. Exterior Photometrics Plan
19. Exterior Lighting Cutsheets
20. Zoning Map
21. City Notification Map
22. Community Involvement



Context Aerial

16-DR-2021



Close-up Aerial

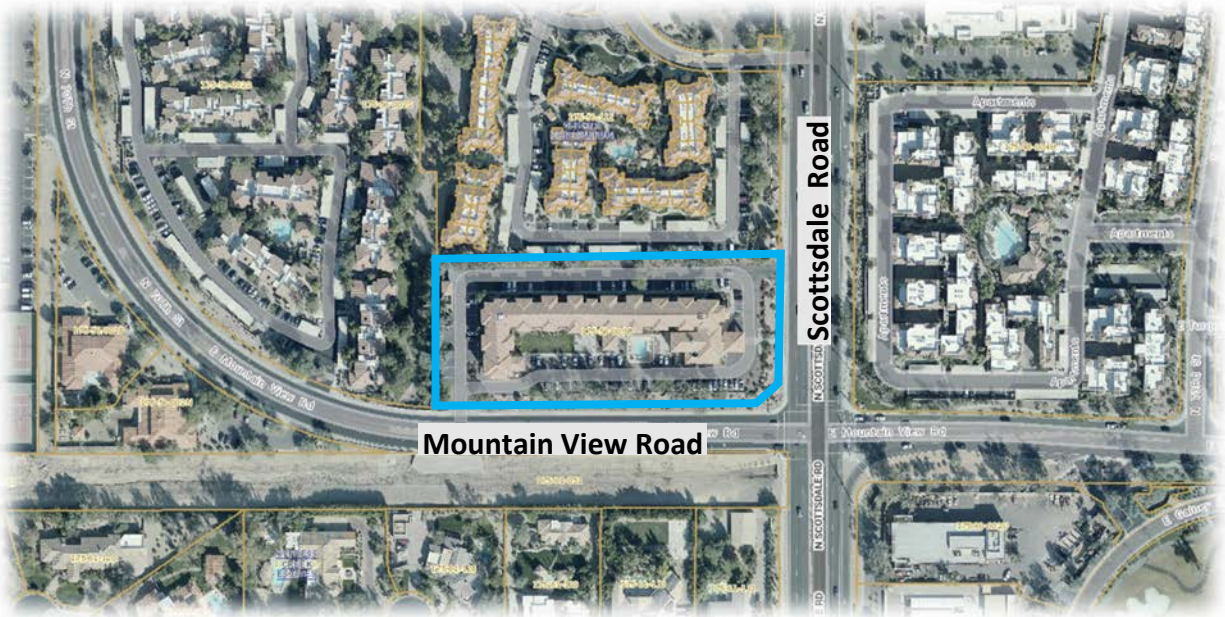
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Development Review Board

Project Narrative

Scottsdale & Mountain View

233-PA-2021



Date: April 30, 2021

I. Project Request

The request seeks Development Review Board approval for conversion of an existing 3-story building and associated site and building upgrades from hotel to multifamily for a 4.526-gross acre property located at 9880 N. Scottsdale Road (the “Property”), which is situated at the northwest corner of Scottsdale Road and Mountain View Road. The current R-5 zoning permits the proposed multifamily use by right. The current hotel room count is approximately 114 guest rooms, and the proposed conversion will result in approximately 85 residential dwelling units (ranging from 440 s.f. to 1,340 s.f.) with a density of 19 du/ac (consisting of one, two and three-bedroom units). Parking requirements are exceeded with an allocation of 15 guest parking stalls resulting in a total of 140 parking spaces on site. Open space exceeds the 28% requirement based on the proposed density of 19 du/ac as reflected with the open space exhibit included with this submittal. A new trash compactor is proposed at the northwest corner of the site to serve the residents consistent with city code requirements. Exterior building modifications to the 3-story structure will include private outdoor living spaces for each unit as required the Zoning Ordinance and an exterior refresh including new paint. Common open space and resident amenities (including a pool) are maintained at the center of the site. The 85 units breakdown as follows:

Current Site Photo



II. Development Review Board Criteria

Sec. 1.904: 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 proposal is supportive of the desired values defined in the General Plan, which include goals for a community that “creates, revitalizes, and preserves neighborhoods that have

long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life.” The proposed building renovation provides additional housing options for the community, respects the character of the neighborhood, and represents a context appropriate, attractive development. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan as the proposed development promotes revitalization of older properties and housing sustainability for the community.

The proposed residential community meets the demand for a broader range of housing types in this area. Residents will benefit from the wide range of surrounding amenities and Shea Boulevard corridor, which is approximately 0.5 miles to the north.

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;*

Response: The proposed building conversion is compatible with the existing commercial and residential context. The building architecture will be preserved with the transformation from hotel to residential with minor site enhancements which include:

- On the eastern elevation, remove the porte-cochere roof framing and eastern-most columns; reuse western-most columns for revised entry element
- Introduce fiber cement siding with wood-style planks installed horizontally at new entry feature
- Add patios at ground level with 3’-8” screen walls
- Add steel and wood-framed decks at the second and third levels with railing; 6’-0” privacy screens where patios/decks adjoin; outdoor space for each unit is greater than 5% of the unit size consistent with R-5 requirements
- Façade updates: refresh exterior paint scheme with desert-neutral colors of light to medium beige/tan; new paint scheme compliments existing concrete roof tiles to remain
- Window replaced with sliding patio doors which include white frame to match existing windows

Site design changes include:

- Sidewalk modification at renovated front entry, but accessible connection to sidewalk along Scottsdale Road to be maintained
- Reconfiguration of parking islands and curbs to accommodate 13 additional parking spaces on site

- Replace existing non-conforming trash enclosure with trash compactor and conforming enclosure
- Integrate approximately 15 guest parking spaces available on site (one of those being accessible)
- Landscaping upgrades including new trees, shrubs, and groundcover

Notably, the current design evokes a residential scale and appearance with one, two and three-story massing elements, which creates a welcoming environment for residents and supports consistency in established neighborhood character. The building footprint is setback along both Scottsdale Road and Mountain View Road allowing for a substantial landscape buffer along both street frontages.

b. Avoid excessive variety and monotonous repetition;

Response: The existing building variation in massing, proportion, and architectural detailing establishes a natural hierarchy. Given the established multifamily and commercial land uses along Scottsdale Road the proposed development provides appropriate land use transition while respecting the established context and ensuring a quality lifestyle for the residents of Scottsdale.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Ingress/egress will be maintained in the existing locations along Scottsdale and Mountain View. The Property benefits from a range of multimodal transportation options including pedestrian, vehicular, and public transit, with its adjacency to the Scottsdale Road. Bus stops are located at the northeast corner (northbound) and southwest corner (southbound) of Scottsdale and Mountain View, which are serviced by Valley Metro Route 72. The variety of land uses surrounding the Property provides a synergistic land use pattern that also ensures fewer automobile trips.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

5. *Within the Downtown Area, building and site design shall...*

Response: Not applicable

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria...*

Response: Not applicable.

B. *The property owner shall address all applicable criteria in this section.*

Proposed Elevation



III. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The Property is surrounded by multifamily residential, single family residential and commercial retail uses to the north. Renovating and revitalizing the Property with a new multifamily residential community will be in harmony with the surrounding uses, enhancing the established neighborhood. The architectural integrity will be maintained, and minor exterior upgrades will be provided as identified with the submittal package.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: No significant site changes are occurring with this proposal. The existing Property is a developed site and does not include natural features such as washes and natural area open space.

3. *Development should be sensitive to existing topography and landscaping.*

Response: No topographic changes are occurring with this proposal. Landscaping consists of low-water use desert appropriate materials in conformance with the City's guidelines.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: Mature landscaping exists along the perimeter of the Property to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The landscape palette functions well given the Sonoran Desert climate respecting the City's low-water use requirements for existing and new vegetation.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation within the community and connectivity along Scottsdale Road and Mountain View Road will be maintained as previously developed with the hotel. A large resident open space amenity is provided in the center of the development offering residents outdoor relaxation and enjoyment. Resident amenities on site will include a gym/fitness room, business center, media room, mail room, resident lounge, resident storage, basketball court, pool, and dog park.

An aerial photograph of a large, rectangular residential building with a red-tiled roof. The building is surrounded by parking lots, trees, and a swimming pool. Green arrows are overlaid on the image, pointing in various directions to indicate spatial relationships or movement. The arrows are labeled with text: 'Apartment' at the top, 'Apartment' at the bottom, and 'Apartment' on the right side.

- Response:** The Property benefits from established multimodal transportation and circulation options including pedestrian, vehicular, and public transit, with its adjacency to the Scottsdale Road. Bus stops are located nearby at the intersection of Scottsdale and Mountain View. As noted above, the existing sidewalk network provides strong connectivity and promotes walkability given the surrounding context. Bicycle parking facilities on site will be maintained (east side of the building) along with new bicycle parking facilities at the northwest corner of the building for resident use. Providing alternative transportation methods creates the opportunity for social contact and interaction within the community.

- Response:** The proposed redevelopment incorporates design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

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Response: Variation in massing, proportion, material contrast and architectural detailing exists with the current building design.

9. *The design of the built environment should respond to the desert environment.*

Response: The existing building character evokes a Southwestern design-style responding to the desert climate through color, finishes, recessed windows, and overhangs that aesthetically blends well with the established architectural context in the area.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and techniques that minimize environmental impact and reduce energy consumption will be emphasized. The development will incorporate the following strategies and sustainable products/systems:

- a) Energy efficient HVAC systems
- b) Low-E glazing
- c) Controllability of systems and thermal comfort features
- d) Low VOC paints, carpet, and flooring
- e) High efficiency LED lighting
- f) Water conservation via the use of low-flow lavatory faucets, shower heads, and toilets
- g) Bike parking provided throughout the development to encourage the use of alternative modes of transportation

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature, and arid-region plant materials will be maintained with the enhancement of the Property. New plant materials will also comply including, but not limited to, Chilean Mesquite, Palo Brea, Jojoba, and Desert Spoon to name a few.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed redevelopment will maintain the existing low-water use plant palette.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be maintained on site in accordance with city code maintaining safety for residents and visitors.

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.
 - *Staff finds that the minor exterior design changes proposed are done in alignment with the existing building design and conscious of the City's Design Guidelines and Design Standards.*
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;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that this proposal reuses much of the existing developed building, landscaping, and site improvements. Minor enhancements are provided to the building exterior to make the functional transition between the similar uses. Additional landscaping is provided to supplement the existing vegetation throughout the site. Most of the site improvements, including common space, parking, and access are able to carry over in the transition of land use.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that the existing site driveways and pedestrian access points remain as they currently function. The proposal includes an upgrade to the width and configuration of the pedestrian access from Mountain View Road into the site.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Staff finds the existing building and site configuration account for mechanical screening and those elements will continue to be utilized by the current proposal.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

- e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- *This criterion is not applicable.*

The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- f. Accessibility to the public;
- g. Location near pedestrian circulation routes consistent with existing or future development or natural features;
- h. Location near the primary pedestrian or vehicular entrance of a development;
- i. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- j. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

In 1995 the site was rezoned from Commercial Office (C-O) to the current Multiple-family Residential (R-5) and granted a Conditional Use Permit for the existing hotel on the site.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Staff received several inquiries for information and clarity on the scope of the current request, but minimal written comment has been received with no concerns expressed over this specific scope of this application.

Context

This site is located on the northwest corner of N. Scottsdale Road and E. Mountain View Road, with access to both streets via exiting driveway locations.

Project Data

- Existing Use: Travel Accommodation (Hotel)
- Proposed Use: Multi-family Residential (Apartments)
- Parcel Size: 197,156.78 square feet / 4.5 acres (gross)
150,394 square feet / 3.4 acres (net)
- Total Building Area: 76,044 square feet
- Building Height Allowed/Existing: 36 feet (exclusive of rooftop appurtenances)
- Parking Required:
 - [1 bedroom] 52 x 1.3 = 67.6
 - [2 bedroom] 30 x 1.7 = 51
 - [3 bedroom] 3 x 1.9 = 5.7
 - [guest parking] 85 / 8 = 10.625
 - Total = 134.925 (135) spaces
- Parking Provided: 140 spaces
- Open Space Required: 42,110.32 square feet / 0.97 acre
- Open Space Provided: 51,034.13 square feet / 1.17 acres
- Frontage Open Space Required: 21,055.16 square feet / 0.48 acre
- Frontage Open Space Provided: 21,085.16 square feet / 0.48 acre
- Number of Dwelling Units Allowed: 85 units
- Number of Dwelling Units Proposed: 85 units
- Density Allowed: 19 dwelling units per acre
- Density Proposed: 18.78 dwelling units per acre

**Stipulations for the
Development Review Board Application:
Scottsdale & Mountain View
Case Number: 16-DR-2021**

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 Vertical Design Studios, with a city staff date of 1/4/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Vertical Design Studios, with a city staff date of 1/4/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Design Ethic, with a city staff date of 1/4/2022.
 - d. The water and sewer basis of design report submitted by SEG and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 21-ZN-1995.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All new 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.
3. All new exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, 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 door types.

SITE DESIGN:

DRB Stipulations

4. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct the following:
 - a. Refuse enclosure in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2147-1, for compactor concierge refuse service and per refuse plan by Vertical Design Studios dated 06/24/2021.
 - b. An on-site six (6) foot wide minimum sidewalk connection to E Mountain View Road as depicted the site plan by Vertical Design Studios, with dated 1/4/2022.

EXTRIOR LIGHTING:

DRB Stipulations

5. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All new exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All new exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All new exterior luminaires shall be included in this calculation.
 - d. All new exterior lighting shall have a color temperature of 3,000 Kelvin or less.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

6. With the Construction Document (Improvement Plan) submittal, the owner shall dedicate a Drainage and Flood Control (DFC) easement along the east side of the existing retention basin which is currently missing a recorded dedication.
7. With the Construction Document (Improvement Plan) submittal, the applicant's engineer shall calculate the area of disturbance and evaluate the first flush volume and SWPPP requirement should the area of disturbance be greater than 1.0 acre.

KEY NOTES - SITE PLAN

- EXIST. STREET LIGHT
- EXIST. TRAFFIC SIGNAL
- EXIST. POLE LIGHT
- EXIST. ENTRY DRIVE
- EXIST. 6'-0" H SCREEN WALL (ON ADJACENT PROPERTY)
- EXIST. 3'-4" H SCREEN WALL AT MECHANICAL YARD
- EXIST. SIDEWALK
- EXIST. 6" CONCRETE CURB PAINTED W/ RED FIRE LANE MARKINGS
- EXIST. FIRE HYDRANT
- EXIST. WATER METER / WATER VALVE
- EXIST. STORM WATER PIPING UNDER DRIVE/SIDEWALK WITH SAFETY RAILING
- EXIST. SES (INSIDE BLDG.)
- EXIST. REMOTE FDC TO BE RELOCATED
- EXIST. TRANSFORMER / ELEC. CABINET
- EXIST. MONUMENT SIGN
- EXIST. LANDSCAPING
- EXIST. BASKETBALL HALF-COURT W/ 8'-0" H VISIBILITY FENCE
- EXIST. POOL DECK AND SWIMMING POOL W/ 4'-0" H VISIBILITY FENCE
- EXIST. RESTROOMS AT POOL AREA
- EXIST. ACCESSIBLE PARKING SPACE W/ SIGNAGE, ACCESS AISLE AND CURB RAMP
- EXIST. ACCESSIBLE PATH OF TRAVEL
- EXIST. (5) BIKE RACK
- EXIST. FLAG POLE
- EXIST. ADDRESS NUMBERS ON BLDG.
- EXIST. PROPERTY BOUNDARY
- EXIST. PARKING STRIPING
- RELOCATED POLE LIGHT
- RELOCATED REMOTE FDC
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK CURB RAMP - SEE DETAIL 13 / A-003
- PROPOSED 6" CONCRETE CURB PAINTED W/ RED FIRE LANE MARKINGS - SEE DETAIL 15 / A-003
- PROPOSED PARKING STRIPING
- PROPOSED LANDSCAPING
- PROPOSED 3'-8" H PATIO SCREEN WALL - SEE DETAIL 16 / A-003
- PROPOSED (4) BIKE RACK
- PROPOSED TRASH COMPACTORS AND 7'-0" H ENCLOSURE - SEE DETAIL 10 / A-003
- PROPOSED 8'-0" H VISIBILITY FENCE AT DOG PARK
- PROPOSED 6" CONCRETE CURB
- SITE VISIBILITY TRIANGLE - 25'x25'x25'
- SITE VISIBILITY TRIANGLE - 430' ON MOUNTAIN VIEW / 530' ON SCOTTSDALE
- PROPOSED 20'-0" W NON-MOTORIZED PUBLIC ACCESS EASEMENT
- 5'-0" W PAINTED PAVEMENT MARKINGS AT ACCESSIBLE PATH
- TRUCK TURN RADIUS - 45'-0" INSIDE, 60'-0" OUTSIDE

PROJECT TEAM

ARCHITECT

VERTICAL DESIGN STUDIOS, LLC.
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E-MAIL: jgregonis@verticaldesignstudios.com
CONTACT: Justin Gregonis

LANDSCAPE ARCHITECT

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E-MAIL: bpaul@designethic.net
CONTACT: Brandon T. Paul RLA

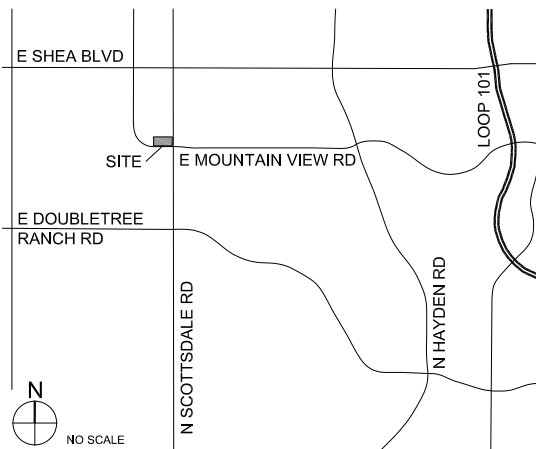
OWNER / DEVELOPER

STERLING REAL ESTATE PARTNERS
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FAX:
E-MAIL: david@sterling-partners.com
CONTACT: David Zeff

ELECTRICAL ENGINEER

EDC ELECTRICAL CONSULTING, LLC
20958 W. LOST CREEK DR. E.
BUCKEYE, ARIZONA 85396
PHONE: 623.236.3264
FAX:
E-MAIL: ed@edconsult.com
CONTACT: Edward J. Camacho

VICINITY MAP



PROJECT DESCRIPTION

THIS SUBMITTAL INCLUDES RENOVATION OF AN EXISTING 3-STORY, 114 SUITE, 76,044 SF HOTEL INTO A 3-STORY, 85 MULTIFAMILY DWELLING UNIT, 76,044 SF RESIDENTIAL PROPERTY WITH ASSOCIATED SITE UPGRADES, INCLUDING ADDITION OF OUTDOOR PATIOS/DECKS FOR EACH UNIT, TRASH COMPACTOR AND RENOVATED MAIN BUILDING ENTRY AREA.

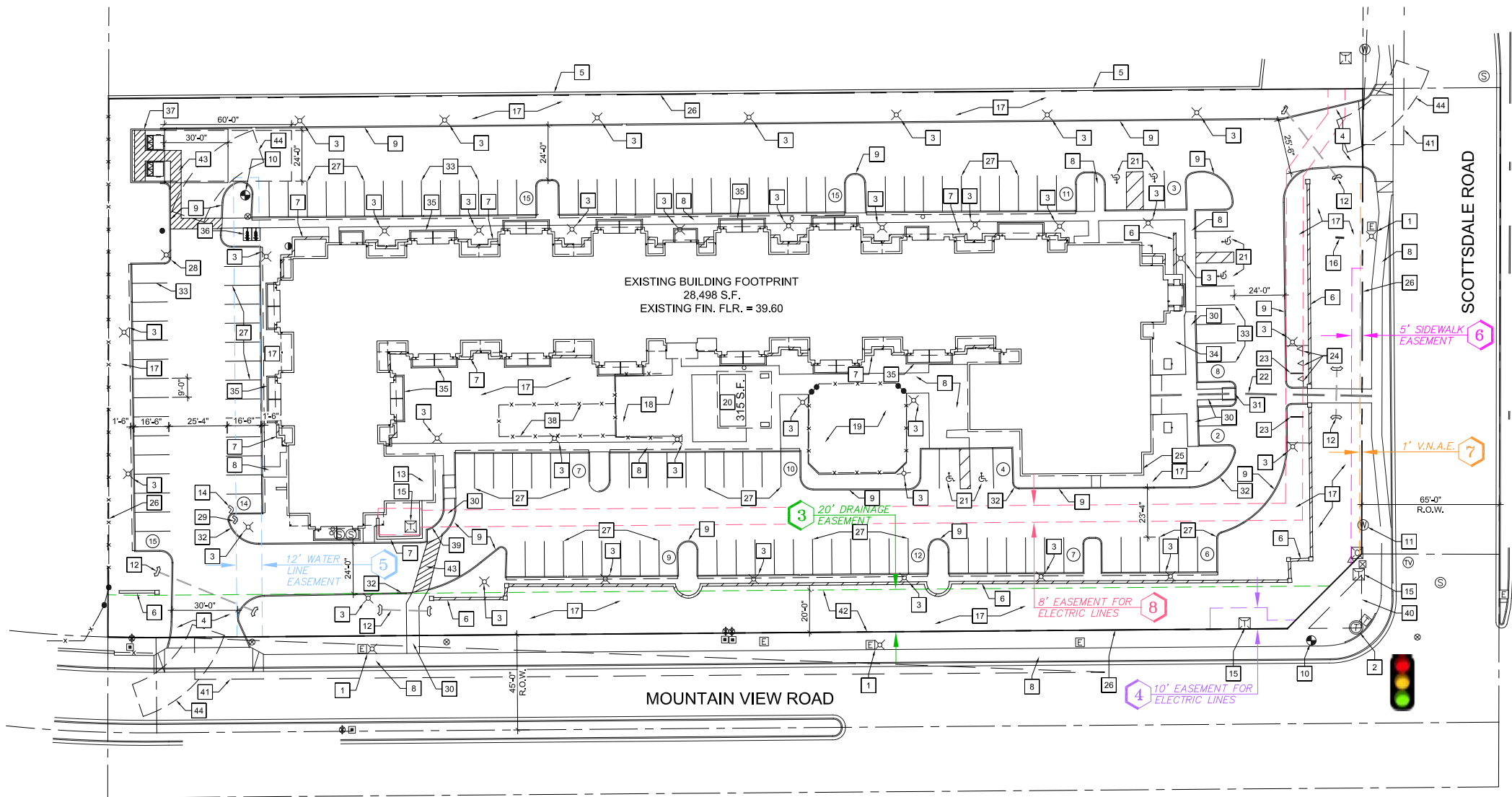
LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA

PARCEL NUMBER	: 175-56-0038
SITE AREA (EXISTING)	: 150,394.00 SF (3.453 AC) NET
PROPOSED USE	: 197,156.78 SF (4,526 AC) GROSS
ZONING (EXISTING)	: R-5 MULTIPLE-FAMILY RESIDENTIAL
PROPOSED USE	: DWELLING, MULTI-FAMILY
BUILDING SQUARE FOOTAGE (FOOTPRINT)	: 28,498 + 315 + 1898 PATIOS = 30,711 GSF
GROSS FLOOR AREA (PER ORD, SEC. 3.1)	: 76,044 GSF
BUILDING LOT COVERAGE (ACTUAL)	: 20.42%

BUILDING HEIGHT (FIN. FLR. TO TOP OF RIDGE)	: 36'-0" (36'-0" ALLOWABLE)
FRONT YARD BLDG SETBACK (REQUIRED)	: 10'-0"
FRONT YARD BLDG SETBACK (ACTUAL)	: EAST 86'-0" +/- SOUTH 50'-3" +/-
SIDE YARD BLDG SETBACK (REQUIRED)	: 10'-0"
SIDE YARD BLDG SETBACK (ACTUAL)	: 78'-9" +/-
REAR YARD BLDG SETBACK (REQUIRED)	: 15'-0"
REAR YARD BLDG SETBACK (ACTUAL)	: 63'-11" +/-
DWELLING UNITS PER ACRE (ALLOWED)	: 19.00 (85,994 DU ALLOWED)
DWELLING UNITS PER ACRE (ACTUAL)	: 18.78 (85,000 DU PROVIDED)
PARKING REQUIRED	1 BED = 1.3 PER UNIT X 52 UNITS = 67.6 2 BED = 1.7 PER UNIT X 30 UNITS = 51.0 3 BED = 1.9 PER UNIT X 3 UNITS = 5.7 TOTAL REQUIRED = 124.3 = 125 SPACES
PARKING PROVIDED	RESIDENT STANDARD (9' X 16'-6" W/ 1'-6" OVERHANG) = 118 SPACES RESIDENT ACCESSIBLE (11' X 18') (4% OF 125 = 5.00) = 5 SPACES GUEST STANDARD (9' X 16'-6" W/ 1'-6" OVERHANG) = 14 SPACES GUEST ACCESSIBLE (11' X 18') = 1 SPACES TOTAL PROVIDED = 138 SPACES
BICYCLE PARKING REQUIRED	125 REQ. SPACES @ 1/10 = 12.5
TOTAL REQUIRED	= 13 SPACES
BICYCLE PARKING PROVIDED	TOTAL PROVIDED = 14 SPACES



SITE PLAN - PROPOSED

SCALE: 1" = 30'-0"

0' 30' 60' 90'
SCALE: 1" = 30'-0"

ATTACHMENT #7

APPROVAL STAMPS

APN: 175-56-0038

16-DR-2021
1/4/2022

ARCHITECT

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

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW

9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253

DATE:

REVISIONS

NO.	DATE	ISSUE
1	08/24/21	DRB 2nd Submittal

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SHEET TITLE

SITE PLAN

- PROPOSED

PROJECT NUMBER

21003

A-001

21003 - SCOTTSDALE & MOUNTAIN VIEW - DRB 2nd SUBMITTAL - 08/24/21

9880 N. SCOTTSDALE ROAD - HOTEL CONVERSION

project consultants

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

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

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

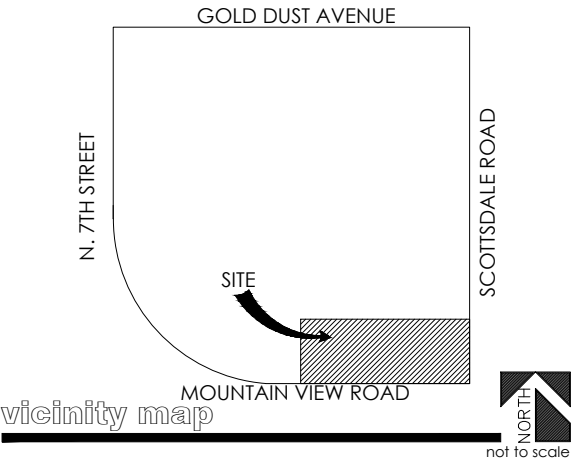
sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02	OVERALL PLAN
L.03 - L.04	PLANTING PLAN

site data

APN: 175-56-003B
ZONING DISTRICT: R-5

SITE AREA: 150,394 S.F. (3.453 AC) NET
SITE AREA: 197,156.78 S.F. (4.526 AC) GROSS



city of scottsdale notes:

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

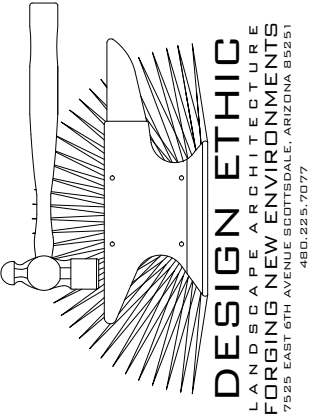
CASE NUMBER	APPROVED BY	DATE
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CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C O F O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

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

open space calculations

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



VERTICAL
DESIGN STUDIOS

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

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

SHEET TITLE: COVER SHEET & NOTES

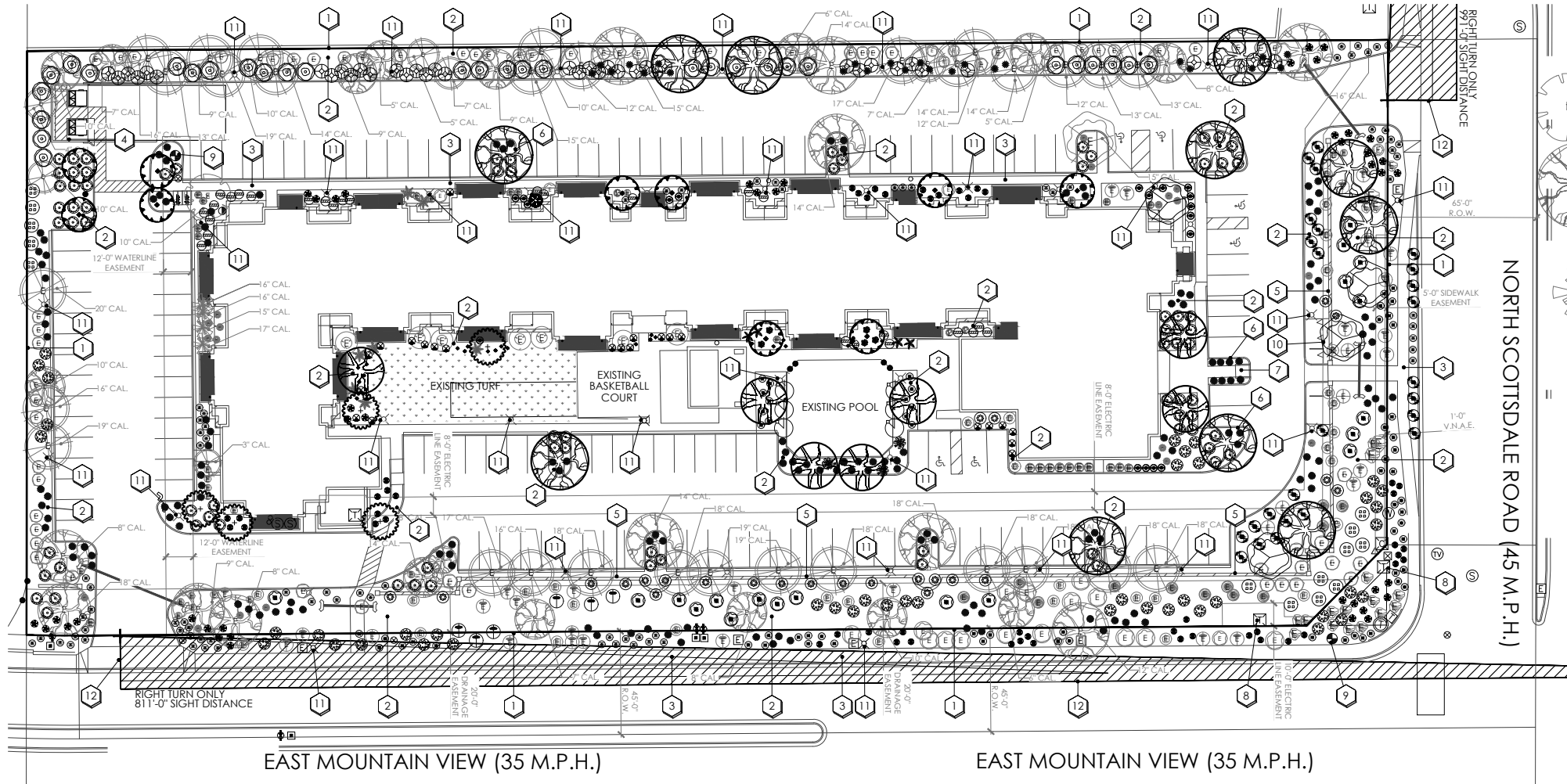
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DATE: 01.03.2022
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SUBMITTED: -
SET:

16-DR-2021
1/4/2022

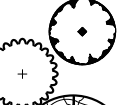


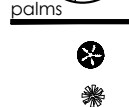



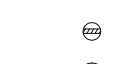
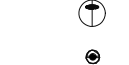




SHEET















L.01 of L.04























plant legend

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

plant legend

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

existing plant legend

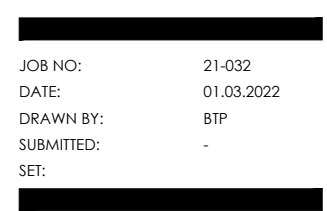
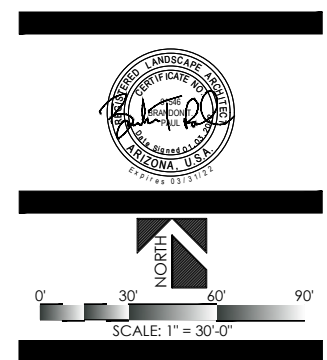
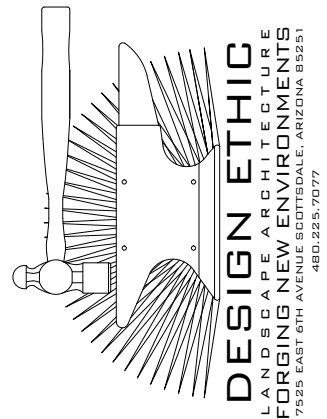
	botanical name common name	qty	comments
existing trees			
	ACACIA FARNESIANA SWEET ACACIA	1	REMAIN IN PLACE
	EUCALYPTUS ROBUSTA SWAMP MAHOGANY	36	REMAIN IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	26	REMAIN IN PLACE
	PARKINSONIA PRAECOX PALO BREA	1	REMAIN IN PLACE
existing palms			
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4	REMAIN IN PLACE
existing shrubs			
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	15	REMAIN IN PLACE
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	4	REMAIN IN PLACE
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	71	REMAIN IN PLACE
	ENCELIA FARINOSA BRITTLEBUSH	12	REMAIN IN PLACE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	22	REMAIN IN PLACE
	NERIUM OLEANDER PETITE PINK OLEANDER	7	REMAIN IN PLACE
	SIMMONDSIA CHINENSIS JOJOBA	29	REMAIN IN PLACE
	RUELLIA BRITTONIANA MEXICAN PETUNIA	23	REMAIN IN PLACE
	RHUS LANCEA AFRICAN SUMAC	18	REMAIN IN PLACE
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	3	REMAIN IN PLACE
existing accents			
	HESPERALOE PARVIFLORA RED YUCCA	19	REMAIN IN PLACE
	MUHLBERGIA RIGENS DEER GRASS	1	REMAIN IN PLACE
existing groundcover			
	LANTANA MONTEVIDENSIS PURPLE LANTANA		REMAIN IN PLACE
	EXISTING TURF	2,822 SF	
existing inerts			
	SELECT GRANITE BOULDERS PIT RUN ROCK	20	REMAIN IN PLACE

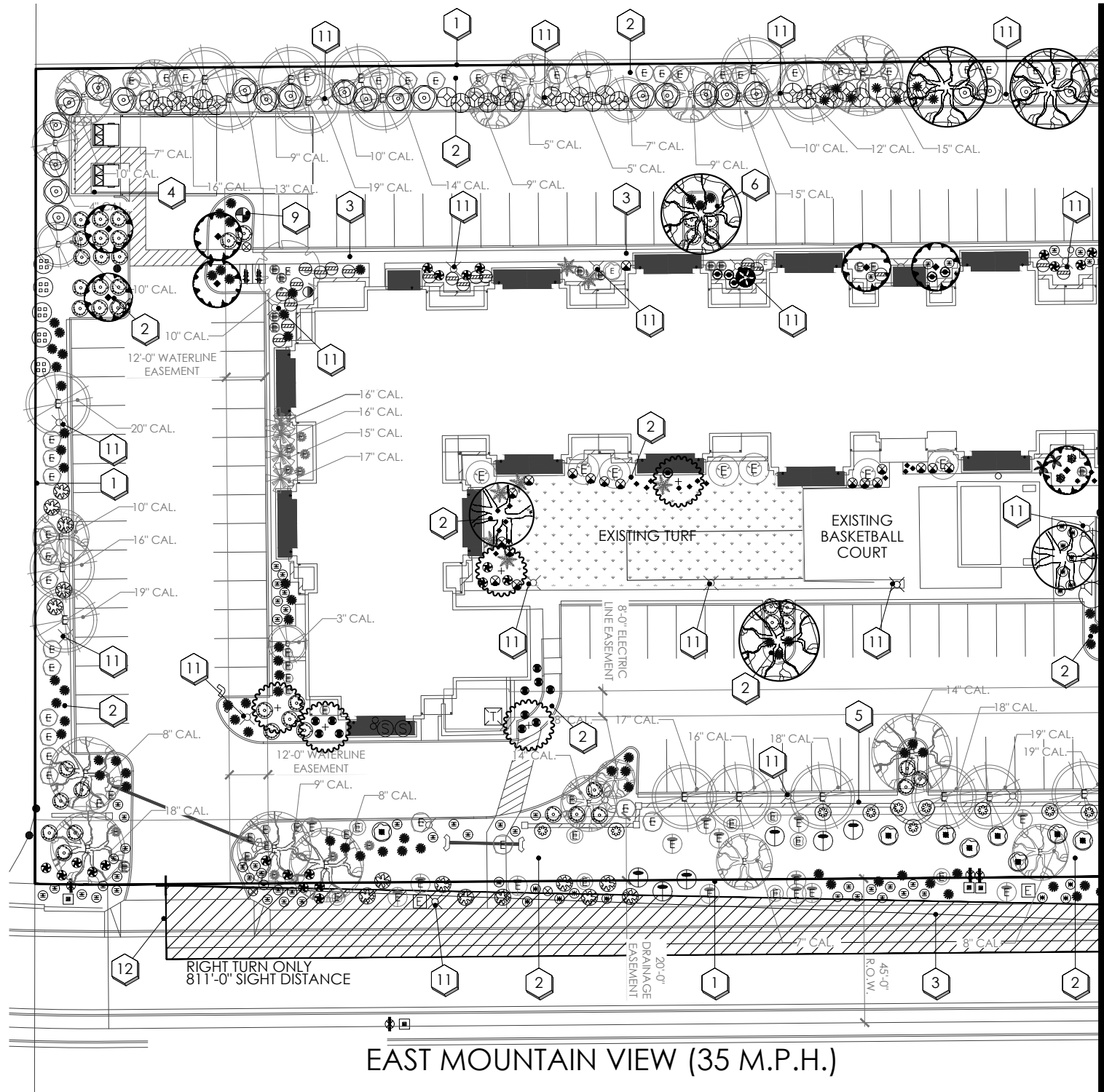
thorny planting note:

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

native tree notes:

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





existing plant legend

botanical name	common name
----------------	-------------

existing trees	
	ACACIA FARNESIANA SWEET ACACIA
	EUCALYPTUS ROBUSTA SWAMP MAHOGANY
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX PALO BREA

existing palms	
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM
existing shrubs	

	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	CORDIA PARVIFOLIA LITTLELEAF CORDIA
	ENCELIA FARINOSA BRITTELBUSH
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	NERIUM OLEANDER PETITE PINK OLEANDER
	SIMMONDSIA CHINENSIS JOJOBA
	RUELLIA BRITTONIANA MEXICAN PETUNIA
	RHUS LANCEA AFRICAN SUMAC
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE

existing accents	
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA RIGENS DEER GRASS
existing groundcover	

	LANTANA MONTEVIDENSIS PURPLE LANTANA
	EXISTING TURF
existing inerts	

	SELECT GRANITE BOULDERS PIT RUN ROCK
--	---

plant legend

botanical name	common name
----------------	-------------

trees	
	ACACIA ANEURA MULGA
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX PALO BREA
	PISTACIA X. RED PUSH RED PUSH PISTACHE

palms	
	BRAHEA ARMATA MEXICAN BLUE PALM
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	CYCAS REVOLUTA SAGO PALM
	PHOENIX ROEBELINII PIGMY DATE PALM
shrubs	

	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA
	CORDIA PARVIFOLIA LITTLELEAF CORDIA
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE
	SIMMONDSIA CHINENSIS JOJOBA
	RUELLIA BRITTONIANA MEXICAN PETUNIA
	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN
	TECOMA STANS YELLOW BELLS

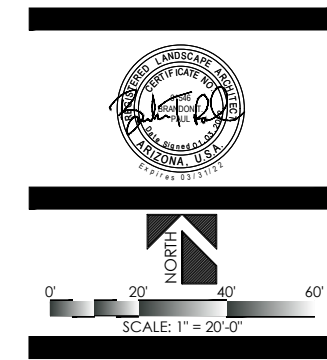
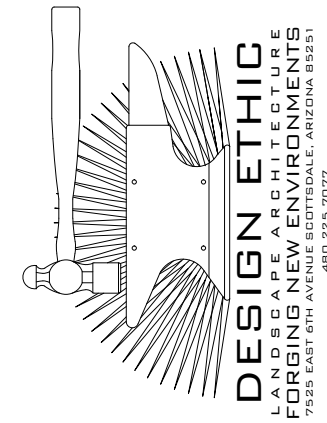
accents	
	AGAVE DESMETTIANA VARIEGATA VARIEGATED AGAVE DESMETTIANA
	ALOE X. BLUE ELF BLUE ELF ALOE
	ALOE BARBADENSIS ALOE VERA
	DASYLIRION WHEELERI DESERT SPOON
	HESPERALOE PARVIFLORA RED YUCCA
	MUHLENBERGIA RIGENS DEER GRASS
	PEDILANTHUS MACROCARPUS SLIPPER PLANT
groundcover	

	LANTANA MONTEVIDENSIS PURPLE LANTANA
	LANTANA 'NEW GOLD' NEW GOLD LANTANA
	LANTANA 'ALBA' WHITE LANTANA
	EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU
	SPHAGNETICOLA TRILOBATA YELLOW DOT
	MYOPORUM PARVIFOLIUM MYOPORUM

inerts	
	DECOMPOSED GRANITE MATCH EXISTING COLOR & SIZE

planting key notes

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

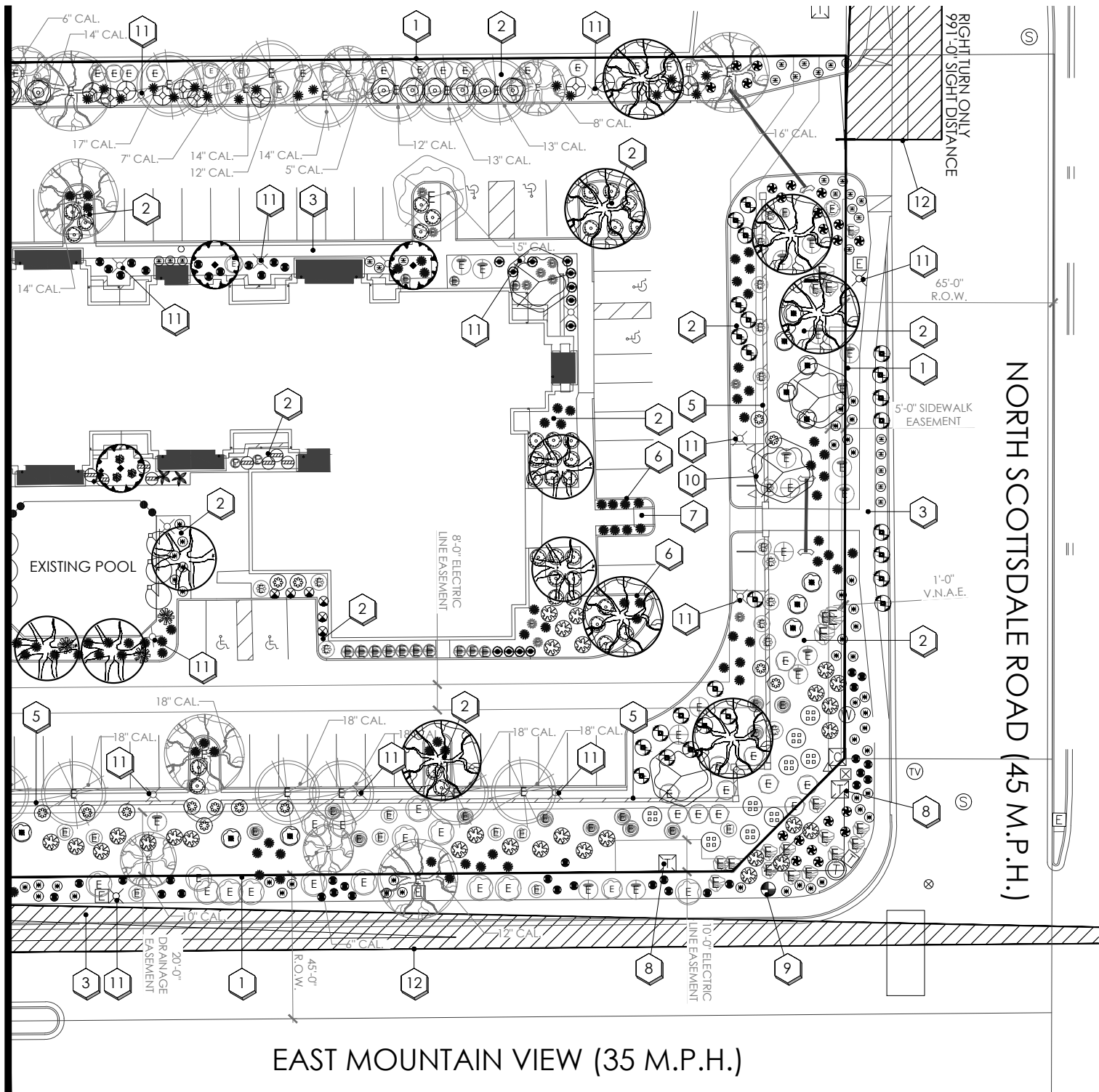


PROJECT: SCOTTSDALE & MOUNTAINVIEW 9880 N SCOTTSDALE ROAD SCOTTSDALE, ARIZONA

SHEET TITLE: PLANTING PLAN

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





existing plant legend

botanical name
common name

existing trees

- ACACIA FARNESIANA
SWEET ACACIA
- EUCALYPTUS ROBUSTA
SWAMP MAHOGANY
- PROSOPIS CHILENSIS 'THORNLESS'
THORNLESS CHILEAN MESQUITE
- PARKINSONIA PRAECOX
PALO BREA

existing palms

- WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

existing shrubs

- BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA
- CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
- CORDIA PARVIFOLIA
LITTLELEAF CORDIA
- ENCELIA FARINOSA
BRITTLEBUSH
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE
- NERIUM OLEANDER
PETITE PINK OLEANDER
- SIMMONDSIA CHINENSIS
JOJOBA
- RUELLIA BRITTONIANA
MEXICAN PETUNIA
- RHUS LANCEA
AFRICAN SUMAC
- JUSTICIA SPICIGERA
MEXICAN HONEYSUCKLE

existing accents

- HESPERALOE PARVIFLORA
RED YUCCA
- MUHLENBERGIA RIGENS
DEER GRASS

existing groundcover

- LANTANA MONTEVIDENSIS
PURPLE LANTANA
- EXISTING TURF

existing inerts

- SELECT GRANITE BOULDERS
PIT RUN ROCK

plant legend

botanical name
common name

trees

- ACACIA ANEURA
MULGA
- CAESALPINIA CACALACO
'SMOOTHIE'
THORNLESS CASCALOTE
- PROSOPIS CHILENSIS 'THORNLESS'
THORNLESS CHILEAN MESQUITE

palms

- PARKINSONIA PRAECOX
PALO BREA
- PISTACIA X. RED PUSH
RED PUSH PISTACHE

shrubs

- BRAHEA ARMATA
MEXICAN BLUE PALM
- CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM
- CYCAS REVOLUTA
SAGO PALM
- PHOENIX ROEBELINII
PIGMY DATE PALM

accents

- BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA
- CORDIA PARVIFOLIA
LITTLELEAF CORDIA
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE
- JUSTICIA SPICIGERA
MEXICAN HONEYSUCKLE
- SIMMONDSIA CHINENSIS
JOJOBA
- RUELLIA BRITTONIANA
MEXICAN PETUNIA
- RUSSELLIA EQUISETIFORMIS
CORAL FOUNTAIN
- TECOMA STANS
YELLOW BELLS

groundcover

- AGAVE DESMETTIANA VARIEGATA
VARIEGATED AGAVE DESMETTIANA
- ALOE X. BLUE ELF
BLUE ELF ALOE
- ALOE BARBADENSIS
ALOE VERA
- DASYLIRION WHEELERI
DESERT SPOON
- HESPERALOE PARVIFLORA
RED YUCCA
- MUHLENBERGIA RIGENS
DEER GRASS
- PEDILANTHUS MACROCARPUS
SLIPPER PLANT

inerts

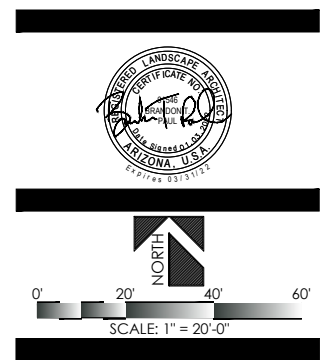
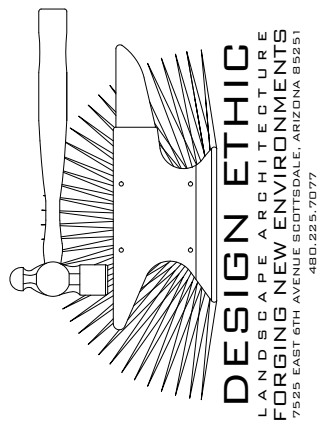
- LANTANA MONTEVIDENSIS
PURPLE LANTANA
- LANTANA 'NEW GOLD'
NEW GOLD LANTANA
- LANTANA 'ALBA'
WHITE LANTANA
- EREMOPHILA GLABRA
'MIGNEW GOLD'
OUTBACK SUNRISE EMU
- SPHAGNETICOLA TRILOBATA
YELLOW DOT
- MYOPORUM PARVIFOLIUM
MYOPORUM

decomposed granite

- DECOMPOSED GRANITE
MATCH EXISTING
COLOR & SIZE

planting key notes

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



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

SHEET TITLE: PLANTING PLAN

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

SHEET

L.04 of L.04



9880 N. SCOTTSDALE ROAD - HOTEL CONVERSION

project consultants

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

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

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

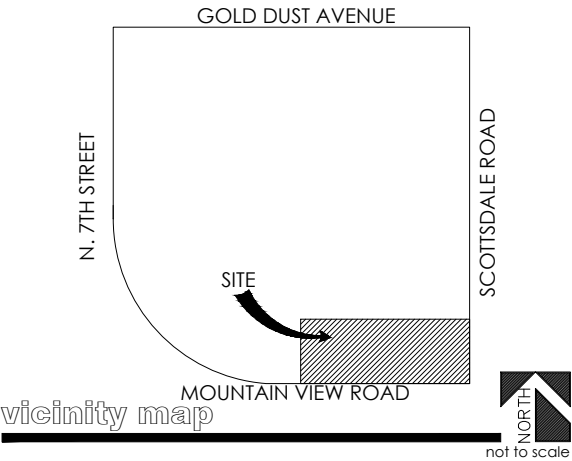
sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02	OVERALL PLAN
L.03 - L.04	PLANTING PLAN

site data

APN: 175-56-003B
ZONING DISTRICT: R-5

SITE AREA: 150,394 S.F. (3.453 AC) NET
SITE AREA: 197,156.78 S.F. (4.526 AC) GROSS



city of scottsdale notes:

1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE
-------------	-------------	------

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

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

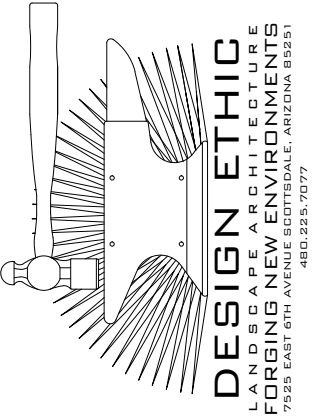
open space calculations

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 36'-0"

OPEN SPACE REQUIRED = 42,110.32 S.F.
OPEN SPACE PROVIDED = 51,034.13 S.F.

PARKING LOT LANDSCAPE REQUIREMENTS:
REQUIRED = PARKING AREA X 15%
= 60,516.65 SF(0.15) = 9,077.50 S.F.

PARKING LOT LANDSCAPING PROVIDED = 10,030.22 S.F.



VERTICAL
DESIGN STUDIOS

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

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

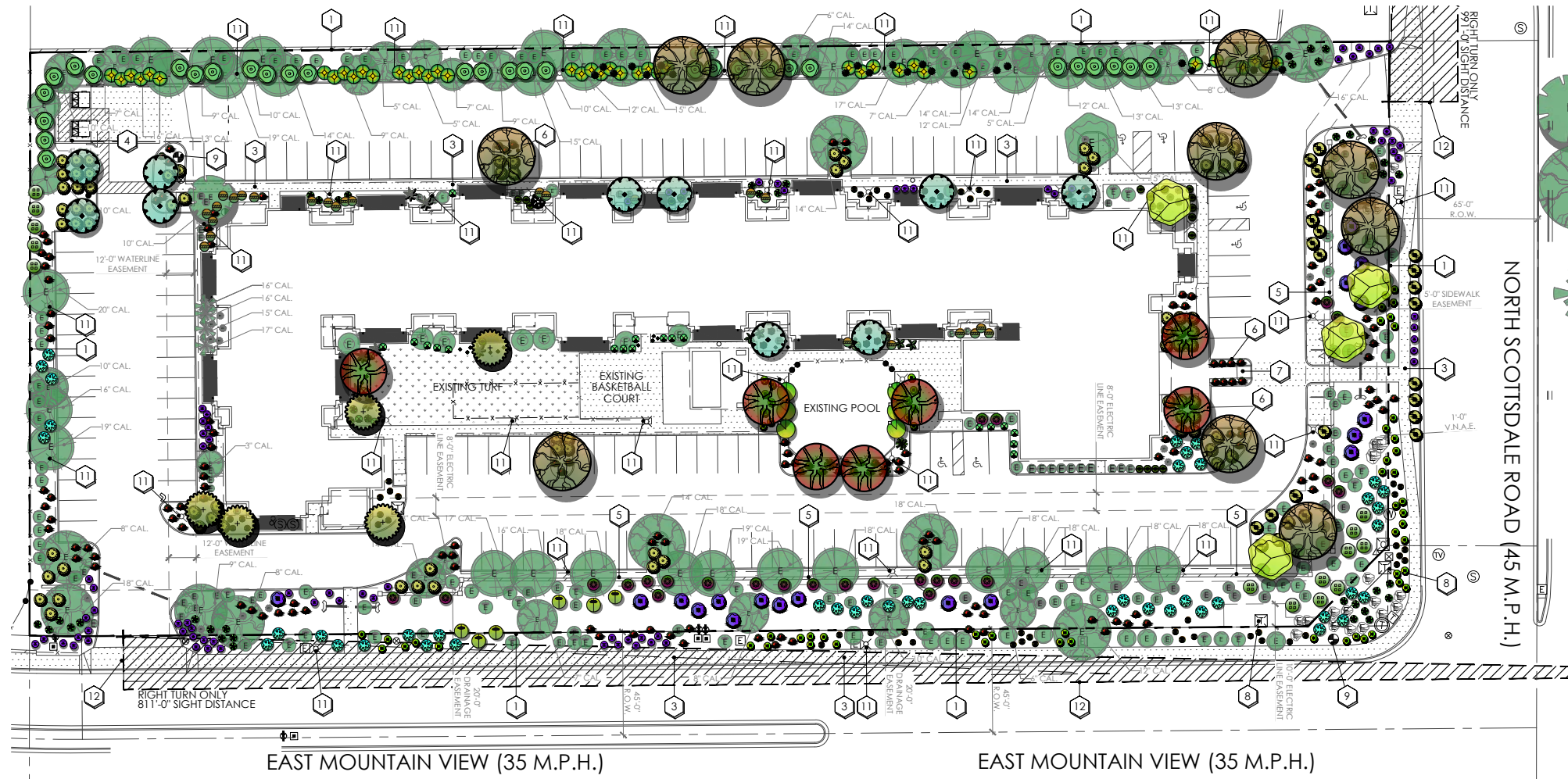
SHEET TITLE: COVER SHEET & NOTES

JOB NO: 21-032
DATE: 06.24.2021
DRAWN BY: BTP
SUBMITTED: -
SET:

SHEET

L.01 of L.04





plant legend

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

plant legend

	botanical name	common name	emitters	size	qty	comments
accents						
	AGAVE DESMETTIANA	VARIEGATED AGAVE DESMETTIANA	(1 @ 1.0 GPH)	5 GAL.	24	
	ALOE X. BLUE ELF	BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	22	
	ALOE BARBADENSIS	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	43	
	DASYLIRION WHEELERI	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	43	
	HESPERALOE PARVIFLORA	RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	149	
	MUHLBERGIA RIGENS	DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	79	
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	5	
groundcover						
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	(1 @ 1.0 GPH)	5 GAL.	76	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	(1 @ 1.0 GPH)	5 GAL.	62	
	LANTANA 'ALBA'	WHITE LANTANA	(1 @ 1.0 GPH)	5 GAL.	24	
	EREMOPHILA GLABRA	'MIGNON GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	23	
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	(1 @ 1.0 GPH)	5 GAL.	41	
	MYOPORUM PARVIFOLIUM	MYOPORUM	(1 @ 1.0 GPH)	5 GAL.	31	
inerts						
	DECOMPOSED GRANITE	MATCH EXISTING COLOR & SIZE	-	1"-MINUS QTY	2" MINIMUM IN ALL PLANTERS	

existing plant legend

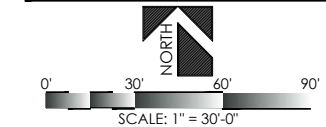
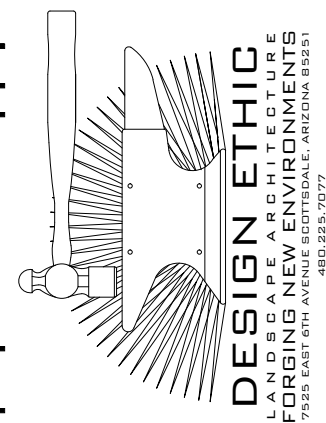
	botanical name	common name	qty	comments
existing trees				
	ACACIA FARNESIANA	SWEET ACACIA	1	REMAIN IN PLACE
	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY	36	REMAIN IN PLACE
	PROSOPIS CHILENSIS	'THORNLESS' THORNLESS CHILEAN MESQUITE	26	REMAIN IN PLACE
	PARKINSONIA PRAECOX	PALO BREA	1	REMAIN IN PLACE
existing palms				
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4	REMAIN IN PLACE
existing shrubs				
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	15	REMAIN IN PLACE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	4	REMAIN IN PLACE
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA	71	REMAIN IN PLACE
	ENCELIA FARINOSA	BRITTLEBUSH	12	REMAIN IN PLACE
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE	22	REMAIN IN PLACE
	NERIUM OLEANDER	PETITE PINK OLEANDER	7	REMAIN IN PLACE
	SIMMONDSIA CHINENSIS	JOJOBA	29	REMAIN IN PLACE
	RUELLIA BRITTONIANA	MEXICAN PETUNIA	23	REMAIN IN PLACE
	RHUS LANCEA	AFRICAN SUMAC	18	REMAIN IN PLACE
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	3	REMAIN IN PLACE
existing accents				
	HESPERALOE PARVIFLORA	RED YUCCA	19	REMAIN IN PLACE
	MUHLBERGIA RIGENS	DEER GRASS	1	REMAIN IN PLACE
existing groundcover				
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	17	REMAIN IN PLACE
existing inerts				
	SELECT GRANITE BOULDERS	PIT RUN ROCK	20	REMAIN IN PLACE

thorny planting note:

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

native tree notes:

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



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

SHEET TITLE: PLANTING PLAN

JOB NO: 21-032
DATE: 06.24.2021
DRAWN BY: BTP
SUBMITTED: -
SET: -

SHEET

L.02 of L.04





EAST MOUNTAIN VIEW (35 M.P.H.)

existing plant legend

	botanical name	common name
existing trees	ACACIA FARNESIANA	SWEET ACACIA
	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX	PALO BREA
existing palms	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
existing shrubs	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
	ENCELIA FARINOSA	BRITTLBUSH
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE
	NERIUM OLEANDER	PETITE PINK OLEANDER
	SIMMONDSIA CHINENSIS	JOJOBA
	RUELLIA BRITTONIANA	MEXICAN PETUNIA
	RHUS LANCEA	AFRICAN LUMAC
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
existing accents	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA RIGENS	DEER GRASS
existing groundcover	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	EXISTING TURF	
existing inerts	SELECT GRANITE BOULDERS	PIT RUN ROCK

plant legend

	botanical name	common name
trees	ACACIA ANEURA	MULGA
	CAESALPINIA CACALACO	'SMOOTHIE' THORNLESS CASCALOTE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX	PALO BREA
	PISTACIA X. RED PUSH	RED PUSH PISTACHE
palms	BRASIA ARMATA	MEXICAN BLUE PALM
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	CYCAS REVOLUTA	SAGO PALM
	PHOENIX ROEBELINII	PIGMY DATE PALM
shrubs	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	SIMMONDSIA CHINENSIS	JOJOBA
	RUELLIA BRITTONIANA	MEXICAN PETUNIA
	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
	TECOMA STANS	YELLOW BELLS
accents	AGAVE DESMETTIANA VARIEGATA	VARIEGATED AGAVE DESMETTIANA
	ALOE X. BLUE ELF	BLUE ELF ALOE
	ALOE BARBADENSIS	ALOE VERA
	DASYLIIRION WHEELERI	DESERT SPOON
	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA RIGENS	DEER GRASS
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT
groundcover	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA 'ALBA'	WHITE LANTANA
	EREMOPHILA GLABRA	'MIGNEW GOLD' OUTBACK SUNRISE EMU
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	MYOPORUM PARVIFOLIUM	MYOPORUM
inerts	DECOMPOSED GRANITE	MATCH EXISTING COLOR & SIZE

planting key notes

- 1

PROPERTY LINE / RIGHT OF WAY LINE
- 2

DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3

EXISTING SIDEWALK.
- 4

TRASH COMPACTOR
- 5

EXISTING SCREEN WALL. SEE ARCH. PLANS.
- 6

CURB. SEE CIVIL ENG. PLANS.
- 7

ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8

EXISTING TRANSFORMER.

9

FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL

10

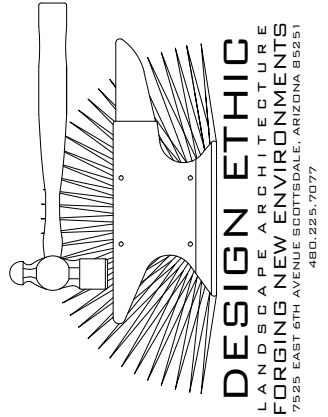
EXISTING FLAG POLE

11

EXISTING SITE LIGHTING.

12

SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES



NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

VERTICAL

DESIGN STUDIOS

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

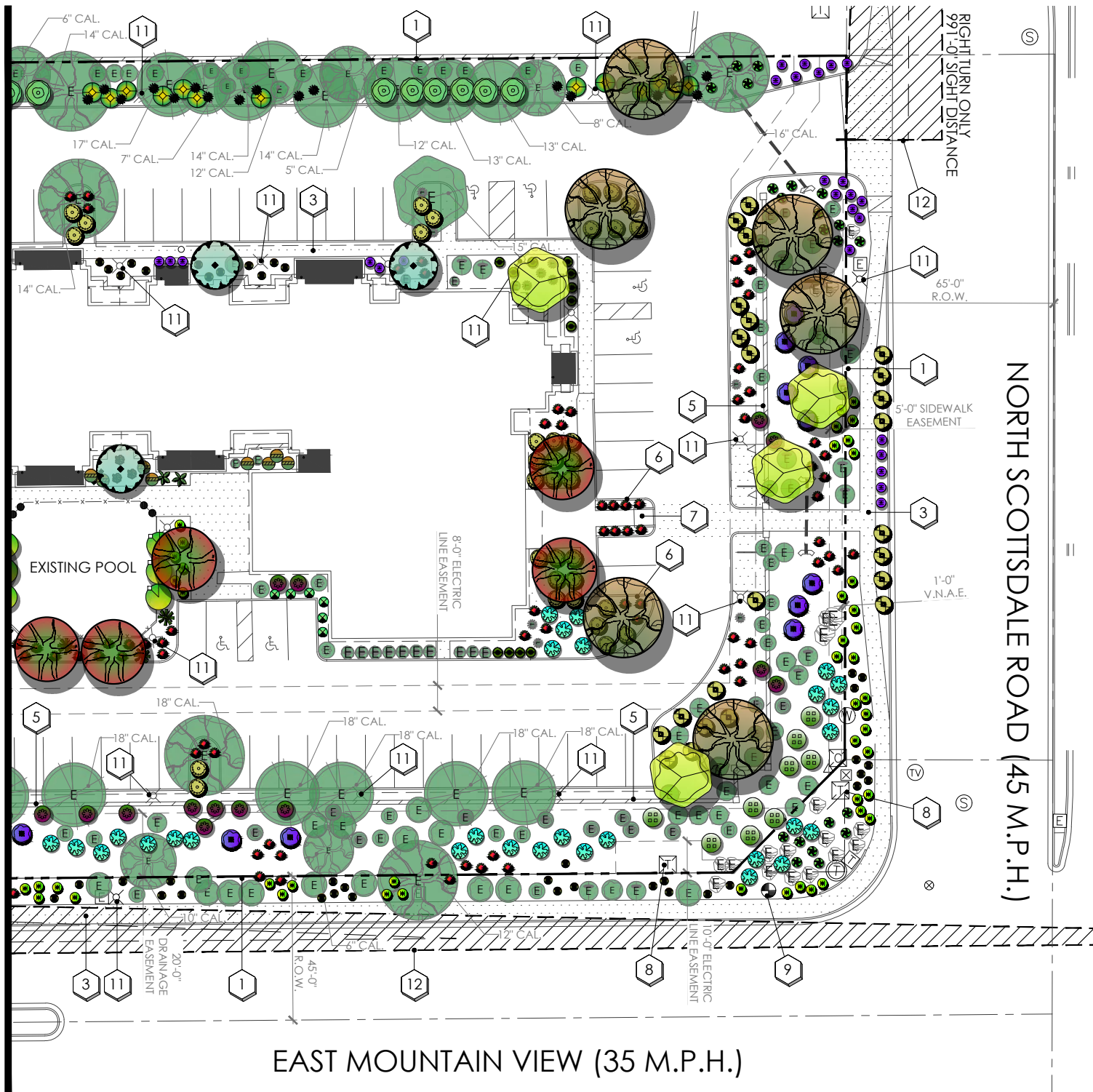
PROJECT:

SCOTTSDALE & MOUNTAINVIEW
9880 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

SHEET TITLE:

PLANTING PLAN





existing plant legend

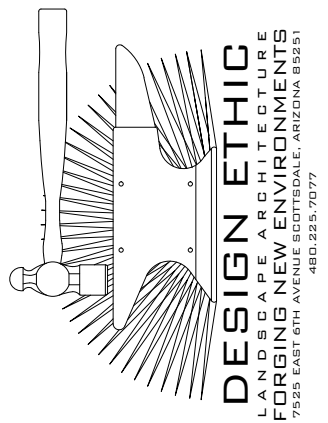
	botanical name	common name
existing trees	ACACIA FARNESIANA	SWEET ACACIA
	EUCALYPTUS ROBUSTA	SWAMP MAHOGANY
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX	PALO BREA
existing palms	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
existing shrubs	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
	ENCELIA FARINOSA	BRITTLEBUSH
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE
	NERIUM OLEANDER	PETITE PINK OLEANDER
	SIMMONDSIA CHINENSIS	JOJOBA
	RUELLIA BRITTONIANA	MEXICAN PETUNIA
	RHUS LANCEA	AFRICAN SUMAC
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
existing accents	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA RIGENS	DEER GRASS
existing groundcover	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	EXISTING TURF	
existing inerts	SELECT GRANITE BOULDERS	PIT RUN ROCK

plant legend

	botanical name	common name
trees	ACACIA ANEURA	MULGA
	CAESALPINIA CACALACO	'SMOOTHIE' THORNLESS CASCALOTE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	PARKINSONIA PRAECOX	PALO BREA
	PISTACIA X. RED PUSH	RED PUSH PISTACHE
palms	BRAHEA ARMATA	MEXICAN BLUE PALM
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	PHOENIX ROEBELINII	PIGMY DATE PALM
shrubs	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' GREEN CLOUD SAGE
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	SIMMONDSIA CHINENSIS	JOJOBA
	RUELLIA BRITTONIANA	MEXICAN PETUNIA
	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
	TECOMA STANS	YELLOW BELLS
accents	AGAVE DESMETTIANA VARIEGATA	VARIEGATED AGAVE DESMETTIANA
	ALOE X. BLUE ELF	BLUE ELF ALOE
	ALOE BARBADENSIS	ALOE VERA
	DASYLIRION WHEELERI	DESERT SPOON
	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA RIGENS	DEER GRASS
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT
groundcover	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA 'ALBA'	WHITE LANTANA
	EREMOPHILA GLABRA	'MIGNEW GOLD' OUTBACK SUNRISE EMU
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	MYOPORUM PARVIFOLIUM	MYOPORUM
inerts	DECOMPOSED GRANITE	MATCH EXISTING COLOR & SIZE

planting key notes

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

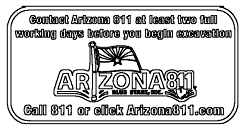


VERTICAL DESIGN STUDIOS

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

SCOTTSDALE & MOUNTAINVIEW
9880 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

PLANTING PLAN

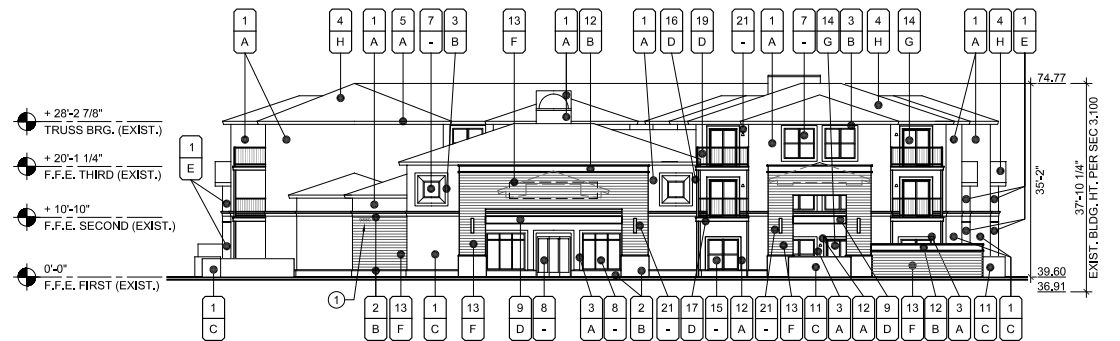




17 WEST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



18 SOUTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



19 EAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



20 NORTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



KEY NOTES - EXTERIOR ELEVS

1. EXISTING BUILDING ADDRESS SIGNAGE

BUILDING HEIGHT CALCULATIONS

AVG. TOP OF CURB AT MOUNTAIN VIEW RD.
 $37.81+37.66+37.24+36.50+36.66+36.41+36.16+36.10+36.12+36.19+36.32+36.28$
 $= 439.45 / 12 = 36.62 + 1.00 = 37.62$

AVG. TOP OF CURB AT N. SCOTTSDALE RD.
 $36.36+35.94+35.41+35.81+36.03 = 179.55 / 5 = 35.91 + 1.00 = 36.91$

BUILDING HEIGHT AT WEST AND SOUTH ELEVATIONS MEASURED FROM MOUNTAIN VIEW RD.
AVG. TOP OF CURB HEIGHT 37.62

BUILDING HEIGHT AT EAST AND NORTH ELEVATIONS MEASURED FROM N. SCOTTSDALE RD.
AVG. TOP OF CURB HEIGHT 36.91

EXISTING FINISHED FLOOR 39.60

*NOTE: AVG. TOP OF CURB CALCULATED USING EXISTING CIVIL GRADING & DRAINAGE PLAN PROVIDED FOR REFERENCE WITHIN THIS SUBMITTAL.

GENERAL NOTES - EXTERIOR ELEVS

- A. NOT USED

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd., Ste. 100
Phoenix, Arizona, 85046
Ph 602.395.1000 • Fax 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW
9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253

DATE:

REVISIONS

NO.	DATE	ISSUE
1	08/24/21	DRB 2nd Submittal

SHEET TITLE

OVERALL
EXTERIOR
ELEVATIONS

PROJECT NUMBER
21003

A-200

ATTACHMENT #11

16-DR-2021
1/4/2022

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1. EXISTING BUILDING ADDRESS SIGNAGE

AVG. TOP OF CURB AT MOUNTAIN VIEW RD.
 $37.41+37.66+37.24+36.50+36.66+36.16+36.16+36.12+36.19+36.32+36.28$
 $= 439.45 / 12 = 36.62 + 1.00 = 37.62$

AVG. TOP OF CURB AT N. SCOTTSDALE RD.
 $36.36+35.94+35.41+35.81+36.03 = 179.55 / 5 = 35.91 + 1.00 = 36.91$

BUILDING HEIGHT AT WEST AND SOUTH ELEVATIONS MEASURED FROM MOUNTAIN VIEW RD.
 AVG. TOP OF CURB HEIGHT 37.62

BUILDING HEIGHT AT EAST AND NORTH ELEVATIONS MEASURED FROM N. SCOTTSDALE RD.
 AVG. TOP OF CURB HEIGHT 36.91

EXISTING FINISHED FLOOR 39.60

*NOTE: AVG. TOP OF CURB CALCULATED USING EXISTING CIVIL GRADING & DRAINAGE PLAN
 PROVIDED FOR REFERENCE WITHIN THIS SUBMITTAL.

A.	NOT USED
----	----------

1



CONSULTANT

OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW
9880 N. SCOTTSDALE RD.

9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85255

MATERIAL	
1.	EXISTING STUCCO SYSTEM - PAINTED
2.	EXISTING STUCCO SYSTEM ACCENT BAND - PAINTED
3.	EXISTING STUCCO SYSTEM TRIM - PAINTED
4.	EXISTING CONCRETE ROOF TILE
5.	EXISTING FASCIA / EAVE - PAINTED
6.	EXISTING HM DOOR AND FRAME - PAINTED
7.	EXISTING WINDOW
8.	EXISTING STOREFRONT / STOREFRONT DOOR / SIDELITE
9.	NOT USED
10.	EXISTING GROUND-MOUNTED MECHANICAL UNIT (BEHIND SCREEN WALL)
11.	STUCCO SYSTEM - PAINTED
12.	STUCCO SYSTEM TRIM - PAINTED
13.	FIBER CEMENT CLADDING SYSTEM
14.	SLIDING PATIO DOOR - PREFINISHED FRAME
15.	WINDOW - PREFINISHED FRAME
16.	TUBE STEEL COLUMN - PAINTED
17.	WOOD BEAM - PAINTED
18.	COMPOSITE DECKING
19.	PREFABRICATED RAILING AND CORNER POSTS - PAINTED
20.	PRIVACY SCREEN, 6'-0" HIGH
21.	LIGHT FIXTURE
22.	PROPOSED BUILDING SIGNAGE (UNDER SEPARATE REVIEW AND PERMIT)

	FINISH / COLOR
--	----------------

by Sherwin Williams (or Equal):

- A. SW 7036 'ACCESSIBLE BEIGE'
- B. SW 7039 'VIRTUAL TAUPE'
- C. SW 7053 'ADAPTIVE SHADE'
- D. SW 7069 'IRON ORE'
- E. SW 7508 'SYCAMORE TAN'

by Marvin (or Equal):

G. PREFINISHED FRAME 'STONE WHITE'
WITH CLEAR LOW-E GLAZING

by Eagle Roofing Products (Existing):

H. CAPISTRANO 3419 'MARANA'

by Nichiha (or Equal):

F. VINTAGEWOOD 'BARK'



MATERIAL	FINISH
----------	--------

DATE:

REVISIONS

[illegible]

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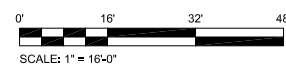
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EFT TITLE

OVERALL
EXTERIOR
ELEVATIONS

PROJECT NUMBER
21003

-200



1. EXISTING BUILDING ADDRESS SIGNAGE

AVG. TOP OF CURB AT MOUNTAIN VIEW RD.
 $37.81+37.66+37.24+36.50+36.66+36.41+36.16+36.10+36.12+36.19+36.32+36.28$
 $= 439.45 / 12 = 36.62 + 1.00 = 37.62$

AVG. TOP OF CURB AT N. SCOTTSDALE RD.
 $36.36 + 35.94 + 35.41 + 35.81 + 36.03 = 179.55 / 5 = 35.91 + 1.00 = 36.91$

BUILDING HEIGHT AT WEST AND SOUTH ELEVATIONS MEASURED FROM MOUNTAIN VIEW RD.
AVG. TOP OF CURB HEIGHT 37.62

BUILDING HEIGHT AT EAST AND NORTH ELEVATIONS MEASURED FROM N. SCOTTSDALE RD.
AVG. TOP OF CURB HEIGHT 36.91

EXISTING FINISHED FLOOR 39.60

*NOTE: AVG. TOP OF CURB CALCULATED USING EXISTING CIVIL GRADING & DRAINAGE PLAN PROVIDED FOR REFERENCE WITHIN THIS SUBMITTAL.

	A. NOT USED
--	-------------



OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW
9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253

[illegible]

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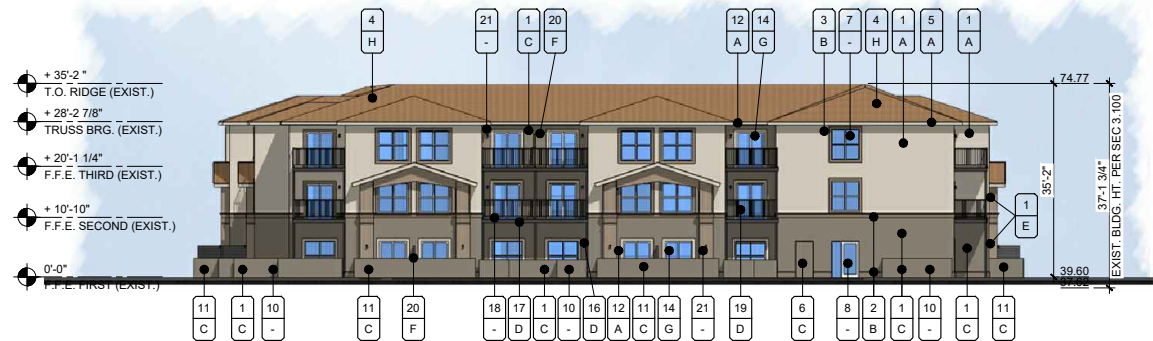
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SHEET TITLE		NEW - DRB 2nd SUBMITTAL
OVERALL EXTERIOR ELEVATIONS		

PROJECT NUMBER	MOUNTAIN
21003	

A-200

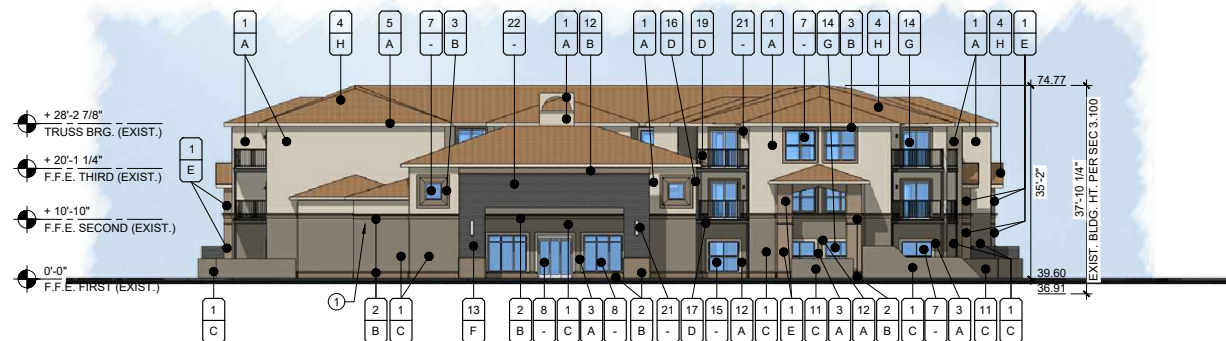
16-DR-2021
1/4/2022



17 WEST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



18 SOUTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



19 EAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



20 NORTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



KEY NOTES - EXTERIOR ELEVATIONS

- EXISTING BUILDING ADDRESS SIGNAGE

BUILDING HEIGHT CALCULATIONS

AVG. TOP OF CURB AT MOUNTAIN VIEW RD.
 $37.81+37.66+37.24+36.50+36.66+36.41+36.16+36.10+36.12+36.19+36.32+36.28$
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BUILDING HEIGHT AT EAST AND NORTH ELEVATIONS MEASURED FROM N. SCOTTSDALE RD.
AVG. TOP OF CURB HEIGHT 36.91

EXISTING FINISHED FLOOR 39.60

*NOTE: AVG. TOP OF CURB CALCULATED USING EXISTING CIVIL GRADING & DRAINAGE PLAN PROVIDED FOR REFERENCE WITHIN THIS SUBMITTAL.

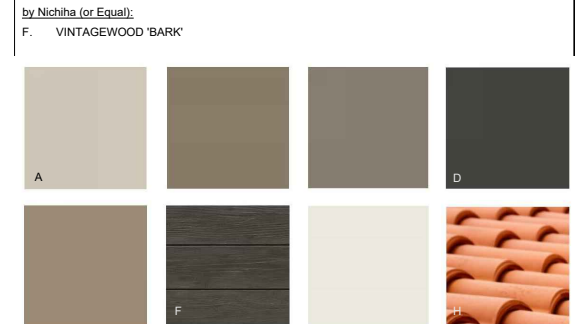
GENERAL NOTES - EXTERIOR ELEVATIONS

- NOT USED

MATERIAL / COLOR SCHEDULE

- MATERIAL**
- EXISTING STUCCO SYSTEM - PAINTED
 - EXISTING STUCCO SYSTEM ACCENT BAND - PAINTED
 - EXISTING STUCCO SYSTEM TRIM - PAINTED
 - EXISTING CONCRETE ROOF TILE
 - EXISTING FASCIA / EAVE - PAINTED
 - EXISTING HM DOOR AND FRAME - PAINTED
 - EXISTING WINDOW
 - EXISTING STOREFRONT / STOREFRONT DOOR / SIDELITE
 - NOT USED
 - EXISTING GROUND-MOUNTED MECHANICAL UNIT (BEHIND SCREEN WALL)
 - STUCCO SYSTEM - PAINTED
 - STUCCO SYSTEM TRIM - PAINTED
 - FIBER CEMENT CLADDING SYSTEM
 - SLIDING PATIO DOOR - PREFINISHED FRAME
 - WINDOW - PREFINISHED FRAME
 - TUBE STEEL COLUMN - PAINTED
 - WOOD BEAM - PAINTED
 - COMPOSITE DECKING
 - PREFABRICATED RAILING AND CORNER POSTS - PAINTED
 - PRIVACY SCREEN, 6'-0" HIGH
 - LIGHT FIXTURE
 - PROPOSED BUILDING SIGNAGE (UNDER SEPARATE REVIEW AND PERMIT)

- FINISH / COLOR**
- by Sherwin Williams (or Equal):
- SW 7036 'ACCESSIBLE BEIGE'
 - SW 7039 'VIRTUAL TAUPE'
 - SW 7053 'ADAPTIVE SHADE'
 - SW 7069 'IRON ORE'
 - SW 7508 'SYCAMORE TAN'
- by Marvin (or Equal):
- PREFINISHED FRAME 'STONE WHITE' WITH CLEAR LOW-E GLAZING
- by Eagle Roofing Products (Existing):
- CAPISTRANO 3419 'MARANA'



ARCHITECT

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

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW
9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253

DATE:

REVISIONS

NO. DATE ISSUE

1 06/24/21 DRB 2nd Submittal

SHEET TITLE

**OVERALL
EXTERIOR
ELEVATIONS**

PROJECT NUMBER

21003

A-200



ATTACHMENT #15

***Trees removed for
visual purposes**







***Trees removed for
visual purposes**



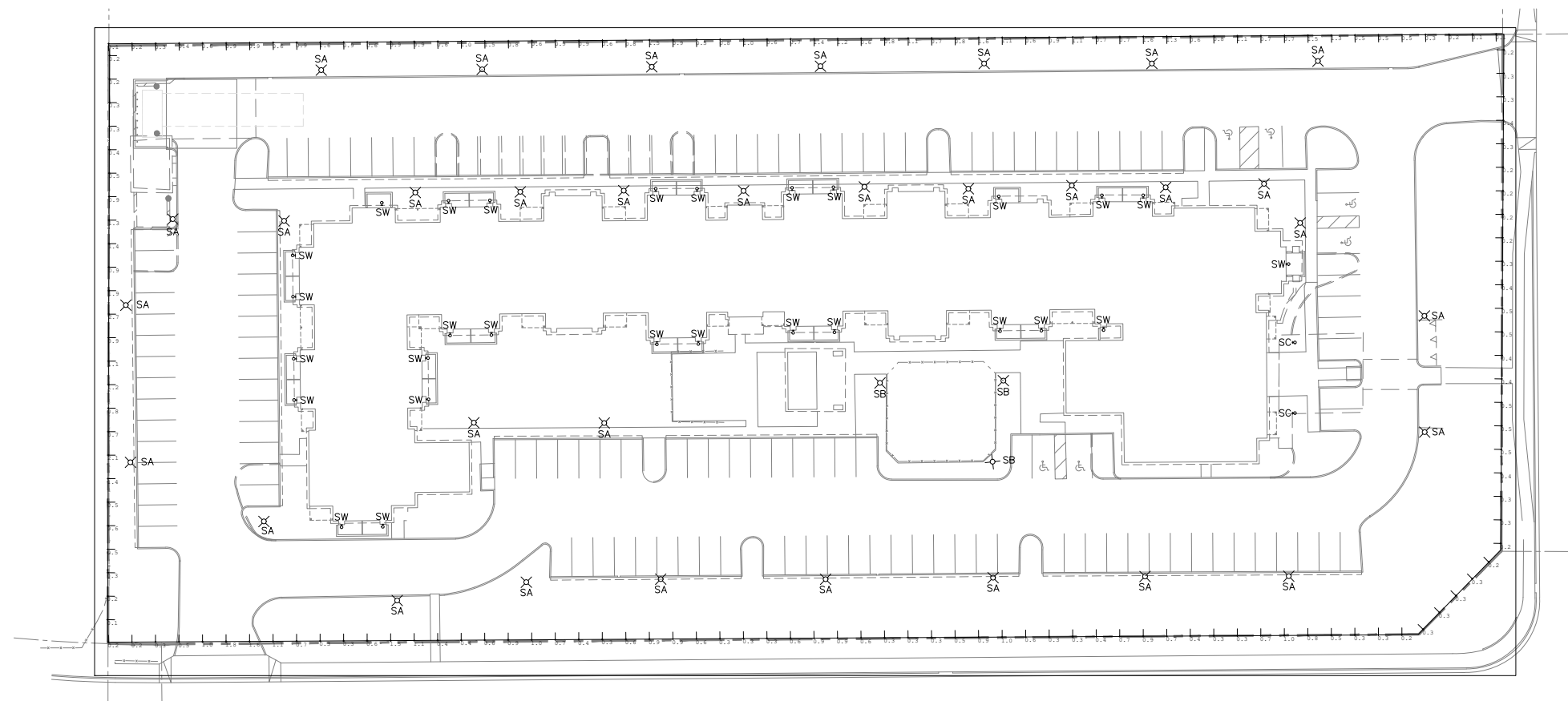




ATTACHMENT #17

Luminaires Schedule									
Qty	Label	Symbol	Manufacturer	Description	Mtg Height	LLF	Lumens	Watts	Total Watts
33	SA		Future Energy Solutions	FL-2151-100-LED-4-B2	18.66"	1.000	13001	100	3300
1	SB		Future Energy Solutions	FL-2151-100-LED-4-B2	14.33"	1.000	10001	100	300
2	SC		Scott Lamp Co Inc	S9405	7"	1.000	668	12.202	24,404

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.68	2.7	0.1	6.80	27.00



VERTICAL PHOTOMETRIC SITE PLAN CALCULATION AT PROPERTY LINE

$$1'' = 30' - 0''$$


PLAN NOTE:

PLAN REVIEWER THIS PHOTOMETRIC CALCULATION INCLUDES THE EXISTING SITE LIGHTING POLES AND THE (2) NEW WALL SCONCE FIXTURES AT THE FRONT ENTRY TYPE 'SC' IT DOES NOT INCLUDE THE PATIO WALL SCONCE LIGHT FIXTURES 'SW'.

ARCHITECT



VERTICAL
DESIGN STUDIOS

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

SEAL



CONSULTANT

EDC ELECTRICAL
CONSULTING, LLC

20958 West Lost Creek Drive
Buckeye, Arizona 85396
623.236.3264 ph
602.565.7726 cell
edcelectricalconsulting@cox.net

Designer: Edward Camacho
Job #: 21052

OWNER

PROJECT DESCRIPTION

SCOTTSDALE & MOUNTAIN VIEW
9880 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253

DATE:
REVISIONS

[illegible]

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VERTICAL
PHOTOMETRIC
SITE PLAN
PROJECT NUMBER
21003

E-003

16-DR-2021

5/4/2021



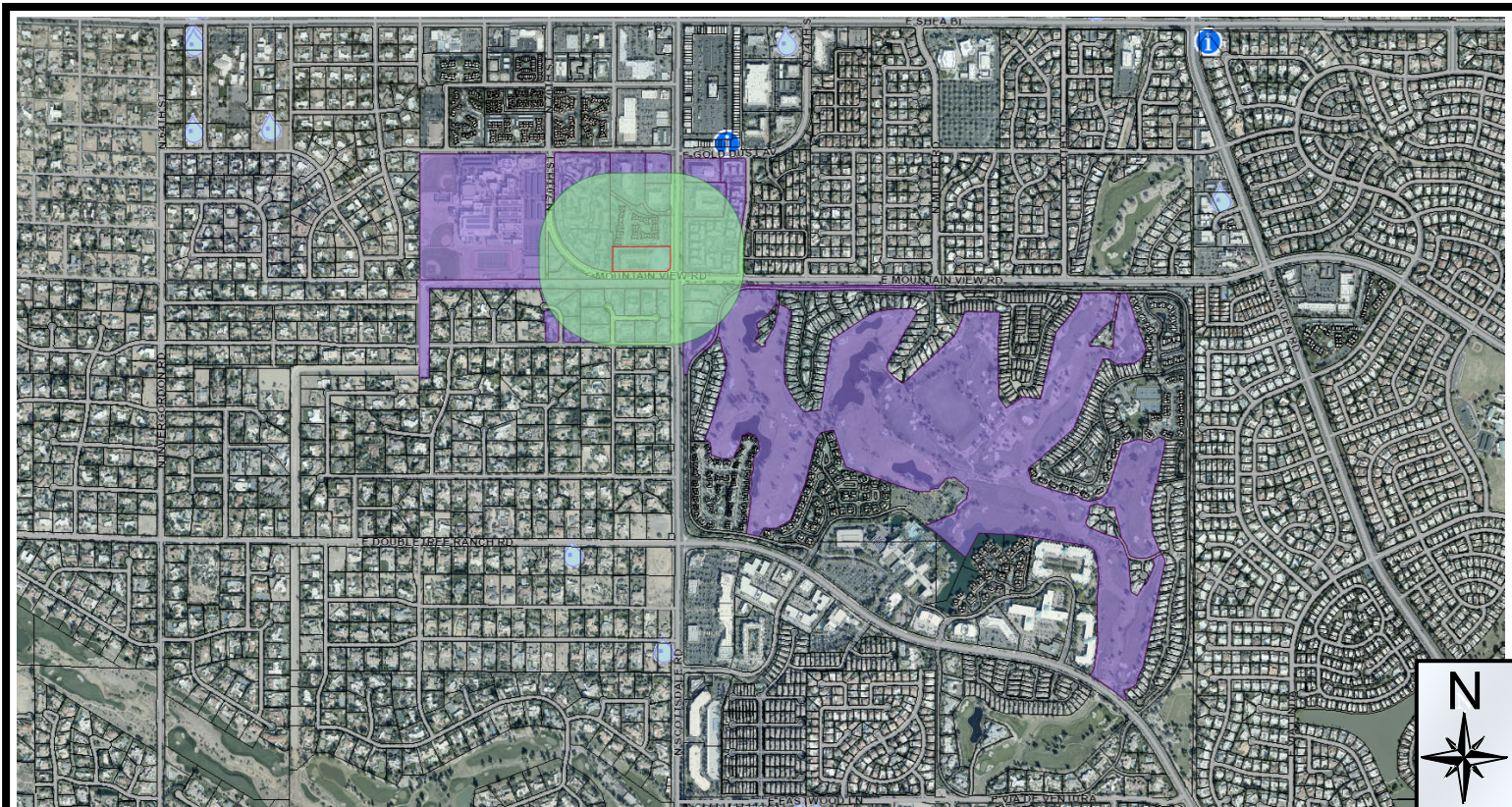
Q.S.
28-44

Aerial

Zoning Aerial

16-DR-2021

City Notifications – Mailing List Selection Map Scottsdale & Mountain View



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
May 6, 2021

Map Legend:

— Site Boundary

● Properties within 750-feet

Postcards: 119

16-DR-2021

April 30, 2021

Re: Scottsdale Road & Mountain View

Dear Neighbor/Property Owner:

We are sending this letter to notify you of a Development Review Board request for the renovation and conversion of the existing hotel located at the northwest corner of Scottsdale Road and Mountain View Road in Scottsdale (9881 N. Scottsdale Road) as depicted below. The applicant seeks approval of minor exterior improvements to allow for the conversion from hotel to residential on the subject 4.526-acre site. The residential use is allowed under the current R-5 zoning and there is no zoning request with this application. The request is for exterior building upgrades and site enhancements only. The current hotel room count is approximately 114 guest rooms, and the proposed conversion will result in approximately 85 residential dwelling units. Graphics enclosed for reference.



Please feel free to contact me with any questions regarding this request at mh@berryriddell.com or 480-385-2753. Alternatively, you can contact our City Planner Jeff Barnes at jbarnes@scottsdaleaz.gov or 480-312-2376. The project reference number is 233-PA-2021.

Sincerely,

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

Michele Hammond
Applicant Representative

ATTACHMENT #22

16-DR-2021
5/4/2021

Barnes, Jeff

From: Barnes, Jeff
Sent: Thursday, June 3, 2021 12:04 PM
To: Victor Silver
Subject: RE: Redevelopment of hotel

Victor,

The proposed design changes are currently in review with our staff under case 16-DR-2021. There is not scheduled date yet, but the process would ultimately lead to a hearing and approval decision by our Development Review Board. Once that hearing date is determined, information will be updated online, on the case information page for this project:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/52189>

Because we are somewhat at the beginning steps of that process, it is difficult to anticipate a timeline for when work might actually commence if approved.

Jeff Barnes
Senior Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2376

Our City Offices are open to public access, but in the interest of limiting potential spread/exposure of COVID-19 for the safety of everyone in our community, we recommend the use of our Online resources where possible:

<https://www.scottsdaleaz.gov/planning-development>

<https://eservices.scottsdaleaz.gov/bldgresources>

From: Victor Silver <victor@arizonarental.net>
Sent: Thursday, June 3, 2021 11:25 AM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Subject: Redevelopment of hotel

 **External Email: Please use caution if opening links or attachments!**

Dear Jeff –

I recently received a letter from Michelle Hammond re the conversion of a hotel along Mountain View Road and Scottsdale Road (9881 N Scottsdale Road) plans/ rezoning.

I am currently an owner of the property next door 9990 N Scottsdale Road Unit 1049. They also sent me renderings which I think look quite nice. I was hoping that you might be able to confirm if and when this might take place. I am a big fan of the proposal before your office. If you could shed any light on this request it would be much appreciated.

Yours sincerely,

Victor Silver
Silver Property Group
[www. ArizonaRental.net](http://www.ArizonaRental.net)

(949) 606-4570

License No; 02124024

