

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 4, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Mountain View
Shopping Center -
Exterior Remodel
22-DR-2023**

Request for approval of exterior building modifications to an existing shopping center, including the removal of the existing arcade and changes to roofing material and paint for a +/- 7.6-acre site.

SUMMARY

Staff Recommendation

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

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms the application generally conforms
- Integration of Sensitive Design Principles – staff confirms that the application generally conforms
- Staff received one public comment in opposition of the proposed improvements
- Development Agreement 1999-039-COS requests the DRB pay particular attention to any exterior modification

BACKGROUND

Location: 9659 N. Hayden Road

Zoning: C-2 PCD & PNC PCD

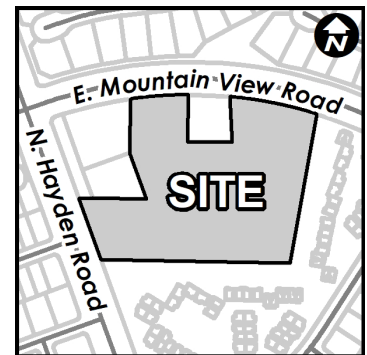
Adjacent Uses

North: Paradise Park Trails R1-10 PCD single-family development

East: Existing R-5 PCD Multi-family development

South: Existing R-5 PCD Multi-family development

West: Existing R-4 PCD detached single-family development



Property Owner

Globe Mountainview, LLC

Applicant

Preston Johnson
(480) 515-5123

Architect/Designer

Stewart + Reindersma Architecture, PLLC

Landscape Architect

Phillip R. Ryan

DEVELOPMENT PROPOSAL

The applicant’s proposal is to remodel the existing commercial retail shopping center. The remodel will consist of modifications to the exterior of the in-line tenant buildings, including removal of the existing arcade, replacement of the existing clay tile roofs with metal roofing, and modification to the exterior decorative concrete columns and existing stucco. Additional improvements include a new metal shade canopy system, new stucco, paint, brick veneer, tower elements, upgrades to existing landscaping, and new exterior site and building lighting. The remodel is limited to the exterior of the main multi-tenant buildings and excludes the stand-alone pad buildings on the site.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- New decorative concrete wainscot around the building exterior
- New sidewalk landscaping along building storefronts
- Adjustments to spacing of new canopies
- Stucco color change to Aesthetic White
- New building light fixtures around the rear of the buildings

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.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows, use of low water use plant species, incorporation of LID practices, and the use of low energy consumption LED lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Mountain View Shopping Center – Exterior Remodel development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

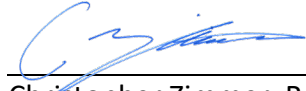
RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Chris Zimmer
Planner
480-312-2347 czimmer@ScottsdaleAZ.gov

WRITTEN AND REVIEWED BY



Christopher Zimmer, Report Author

12/21/2023

Date



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

12/27/2023

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. Summary of Changes
8. Combined Context Aerial and Site Plan
9. Site Plan
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (color)
13. Perspectives
14. Materials and Colors Board
15. Electrical Site Plan
16. Photometric Plan
17. Exterior Lighting Cutsheets
18. Zoning Map
19. Correspondence



Context Aerial

22-DR-2023

ATTACHMENT 1



Close-up Aerial

22-DR-2023

ATTACHMENT 2



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

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.
 - *The applicant states the new building façade provides a response to the varying conditions and constraints associated with 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.*
 - *Staff finds the building and design may set a precedent in the neighborhood as it would be the first development in the area to bring modern and contemporary architecture to an area that has been predominantly Southwestern Architectural styles including: Spanish Mission, Hacienda, Pueblo, and Adobe.*
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.
 - *The applicant states the surrounding developments, shopping center, businesses, and multi-family communities are following a more modern style of architecture.*
 - *Staff disagrees with the applicant's assertion that the surrounding developments, shopping center, businesses, and multi-family communities are of southwestern architecture. Staff finds that generally the building and design context of the surrounding neighborhood is predominantly Southwestern Architectural styles including: Spanish Mission, Hacienda, Pueblo, and Adobe.*
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.
 - *The applicant states the proposal includes improvements to the existing parking hardscape and restriping the parking plaza.*
 - *Staff finds that the applicants proposal is consistent with the existing site improvements and has stipulated that any improvements to the following be in conformance with DS&PM guidelines and Zoning Ordinance requirements.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that refuse areas will remain in the rear of the buildings, away from pedestrian activity, and will be painted to match the new main body color of the buildings.*
 - *Staff confirms that the existing refuse collection areas are in general conformance to DSPM.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1967 (Ord. #333) and zoned to a Planned Neighborhood Community Planned Community District (PNC PCD) zoning designation. There were two subsequent rezoning cases 3-ZN-1999 and 3-ZN-1999#2. Both rezoning cases added Central Business Planned Community District to the existing zoning on site. The 3-ZN-1999#2 rezoning case was requested by the owner to amend development agreement 1999-039-COS to have consistent uses with the zoning district.

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. As of the publishing of this report, staff has received one public comment in opposition to the proposed improvements. Staff received a phone call from a neighbor to the south curious about a tenant and not the proposed improvements.

Context

Located at the southeast corner of north Hayden Road and east Mountain View Road, the site is surrounded by multiple uses including single-family residential to the east and north, multi-family residential to the south, other commercial users within the same development, and a place of worship building located kiddy-corner to this site. The site was constructed and has been occupied by a multi-tenant commercial users and is bounded on two sides by parcels with high-density residential zoning. To the south and east is the Belcara townhome project consisting of two-story homes that were constructed in the late 1970s early 1980s. The parcel kiddy corner to this site is occupied by a church, also constructed in the 1980s. To the north is Paradise Park Trails subdivision consisting of single-family residences.

Project Data

- Existing Use: Commercial Retail
- Proposed Use: Commercial Retail
- Parcel Size: 331,056 square feet / 7.6 acre (net)
- Commercial Building Area: 56,299 square feet (existing)
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Provided: 0.16
- Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 26 feet 0 inches (inclusive of rooftop appurtenances)
- Parking Required: 282 spaces
- Parking Provided: 282 spaces (minimum)
- Open Space Required: 51,665 square feet / 1.19 acre
- Open Space Provided: 98,980 square feet / 2.27 acre
- Frontage Open Space Required: 25,832 square feet / .59 acre
- Frontage Open Space Provided: 53,600 square feet / 1.23 acre

**Stipulations for the
Development Review Board Application:
Mountain View Shopping Center - Exterior Remodel
Case Number: 22-DR-2023**

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 Stewart + Reindersma Architecture, PLLC, with a city staff date of 12/21/2023.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Stewart + Reindersma Architecture, PLLC, with a city staff date of 12/21/2023.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Stewart + Reindersma Architecture, PLLC, with a city staff date of 12/21/2023.

RELEVANT CASES:

Ordinance

- A. At the time of final plans, the applicable Zoning case(s) for the subject site were: 3-ZN-1999 & 3-ZN-1999#2. (Reference all case numbers that govern the site at the time of review and afterwards. Previous DRB cases are not included here unless there are stipulations referenced herein or there is a master DRB case applicable to the site.)

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. With the final plans submittal, the property owner shall have the architectural plans updated to dimension the depth of new canopies located along each storefront. Each canopy shall have a minimum depth of six (6) feet.
3. All new exterior window glazing that is not a part of the existing storefront system 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.

4. All new exterior doors that are not a part of the existing storefront system 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.
5. The concrete wainscot shall be extended to completely wrap all columns.
6. At time of final plans, the applicant shall submit updated elevations of all building facades to updated call out C2 as it does not exist. It should be C1.

SITE DESIGN:

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct any new refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details.
9. At time of final plans, the applicant shall provide stamped concrete or pavers where pedestrian circulation crosses vehicular traffic, except within water and sewer facility easements.
10. With final plans submittal, show Electric Vehicle (EV) charging capable infrastructure provided for 10% of total required parking spaces and EV charging installed for 4% of total required parking spaces per 2021 IgCC, if determined to be applicable by the City's Green Building coordinator.
11. With final plans submittal, show buildings complying with mandatory and prescriptive envelope requirements of the 2021 IgCC, if determined to be applicable by the City's Green Building coordinator.
12. With final plans submittal, show the design for on-site renewable energy system (PV) that provides not less than 2 watts per sq. ft. of roof area per 2021 IgCC, if determined to be applicable by the City's Green Building coordinator.

OPEN SPACE:

Ordinance

- C. At the time of final plans, the applicant shall submit an Open Space Site Plan that demonstrates conformance with Zoning Ordinance Section 5.1404.C.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any native tree.
- E. At the time of final plans, the applicant shall submit an updated landscape plan that includes details of the typical parking stall and dimensions to display there will be no conflict with the new proposed landscaping on page L-2 submitted by Stewart + Reindersma Architecture, PLLC, with a city staff date of 12/21/2023.

DRB Stipulations

13. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
14. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way.
15. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.
16. At time of final plans, the applicant shall revise the landscape plan to incorporate additional landscaping in accordance with Zoning Ordinance Article X. Final landscape design shall conform to the Design Standards and Policy Manual Section 2-1.403 and subject to the satisfaction of final plan review staff.

EXTERIOR LIGHTING:

Ordinance

- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- I. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

17. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
18. 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 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- J. At time of final plans, the applicant shall provide the necessary details that shows compliance with Zoning Ordinance Article IX and is subject to the satisfaction of final plan review staff.

STREET INFRASTRUCTURE:

Ordinance

- K. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 19. All public sidewalks shall be integral colored concrete to match existing color on site.
- 20. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- L. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 21. With the civil construction document submittal, the applicant shall submit a final drainage report/statement in a form deemed satisfactory to the Stormwater Manager that demonstrates consistency with the DSPM and the case drainage report, if stormwater improvements are requested at final plans.

ADDITIONAL ITEMS:

DRB Stipulations

- 22. All signs require separate review and approval.



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:

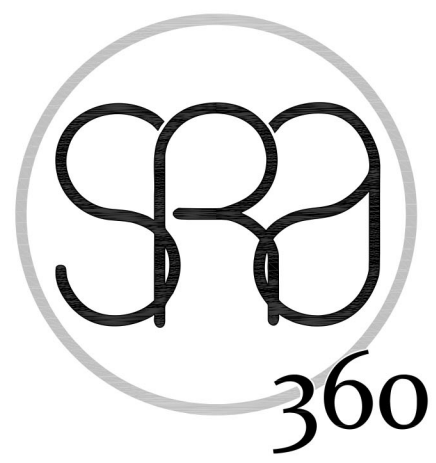
- New decorative concrete wainscot around the building exterior.
- New sidewalk landscaping along Storefronts.
- Adjustments to spacing of new canopies.
- Stucco color change to "Almond Milk" with LRV below max. allowed by City of Scottsdale.
- New building light fixtures around the rear of the buildings.

Sincerely,

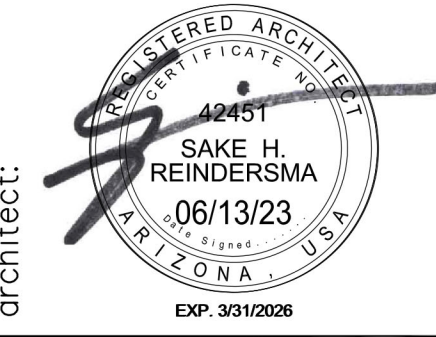
Preston Johnson
Project Manager – SRA360



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



STEWART + REINDERSMA
ARCHITECTURE, PLLC
8145 E. Indian Bend Rd.
Scottsdale, Arizona 85250
480.515.5123
www.sra360.com



architect:

contact: David Maltzman
Globe Mountainview, LLC
9320 Wilshire Blvd., Suite 208
Beverly Hills, CA 90212

contact:

project: **MOUNTAIN VIEW PLAZA**

EXTERIOR REMODEL
9619 N. Hayden Road
Scottsdale, Arizona 85258

project:

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

date: 06/13/2023
issued for: DRB SUBMITTAL
job no.: 22-097
sheet title:

sheet no.:



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 07 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;

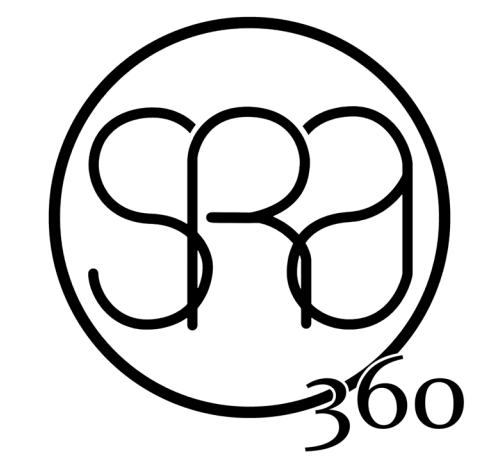
THENCE South 88 degrees 53 minutes 34 seconds East, a distance of 150.39 feet;

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;

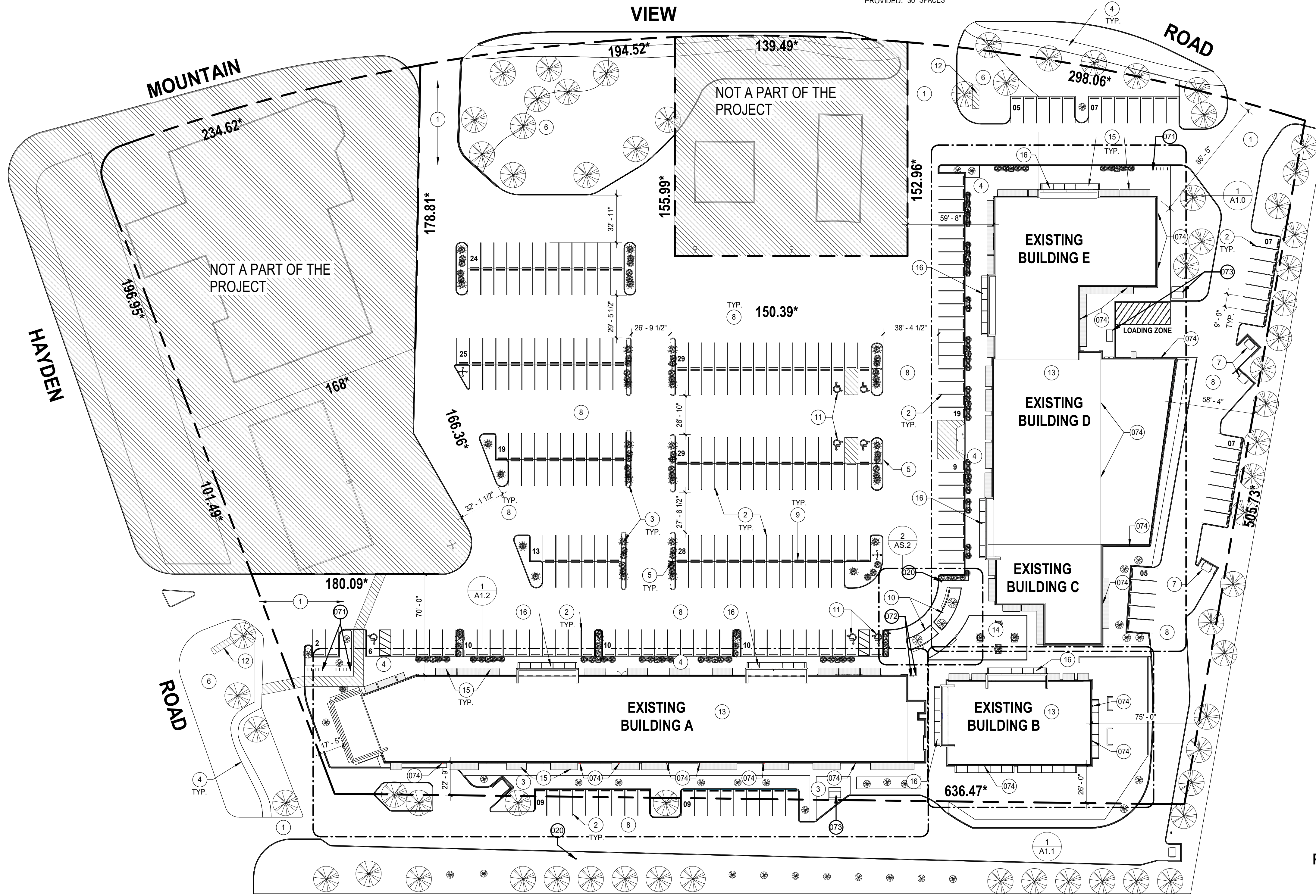
EXCEPT from that portion lying within the Northwest quarter of said Section 25, all gas, oil, metal and mineral rights, as reserved in the Patent from the State of Arizona, recorded in Docket 195, page 499, and

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



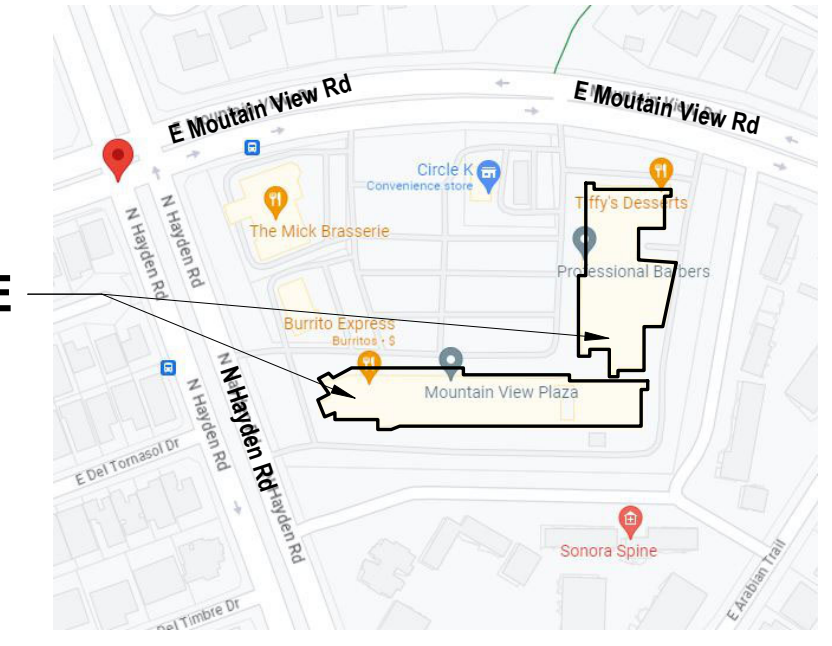
STEWART + REINDERSMA
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EXPIRES: 04/30/2024
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

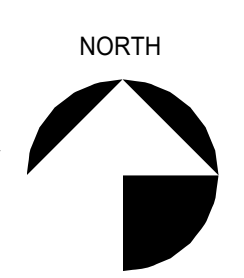


KEYED NOTES

- 1 EXISTING DRIVE TO REMAIN - TYP.
- 2 RESTRIPE EXISTING SPACES PER C.O.S. STANDARDS - TYP. ALL SPACES.
- 3 EXISTING LANDSCAPE ISLAND TO REMAIN - LANDSCAPE TO BE REPLACED AS NEEDED-SEE LANDSCAPE PLANS.
- 4 EXISTING SIDEWALK TO REMAIN - TYP. U.N.O.
- 5 EXISTING SITE LIGHT POLE TO REMAIN - EXIST. FIXTURE TO BE REPLACED W/ NEW - SEE SITE LIGHTING PHOTOMETRIC PLAN FOR MORE INFO.
- 6 EXISTING RETENTION AREA TO REMAIN - TYP. SEE LANDSCAPE PLANS.
- 7 EXISTING TRASH ENCLOSURE TO 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



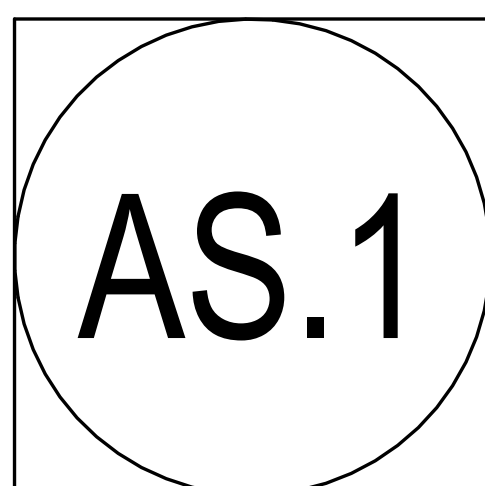
1 OVERALL SITE PLAN
1" = 40'-0"



ATTACHMENT 9

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

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



C:\Users\jdoon\Documents\22097 Mountain View Plaza Refresh - Construction Documents - 024 - 070723REV.DWG

PLAN KEY NOTES:

- ① EXISTING SIGN MONUMENT
- ② EXISTING TRASH ENCLOSURE
- ③ EXISTING SIDEWALK
- ④ EXISTING LAWN TO REMAIN
- ⑤ EXISTING BRICK HEADER TO REMAIN
- ⑥ NEW 6' VERTICAL CURB
- ⑦ EXISTING 6' VERTICAL CURB TO REMAIN
- ⑧ NEW SEATING PLAZA
- ⑨ PROPERTY LINE W/ CMU WALL
- ⑩ CAST-IRON TREE GRATE
- ⑪ NEW RAISED PLANTER W/ SEATING




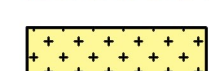
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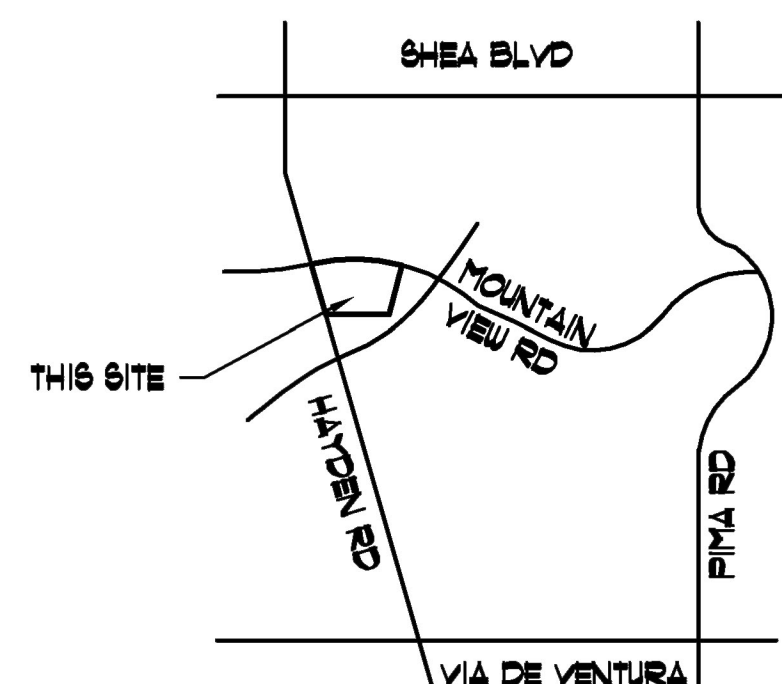
APN: 175-58-004G
 ZONING: FCN
 NET LOT AREA: 33,190 SF.

OPEN SPACE:

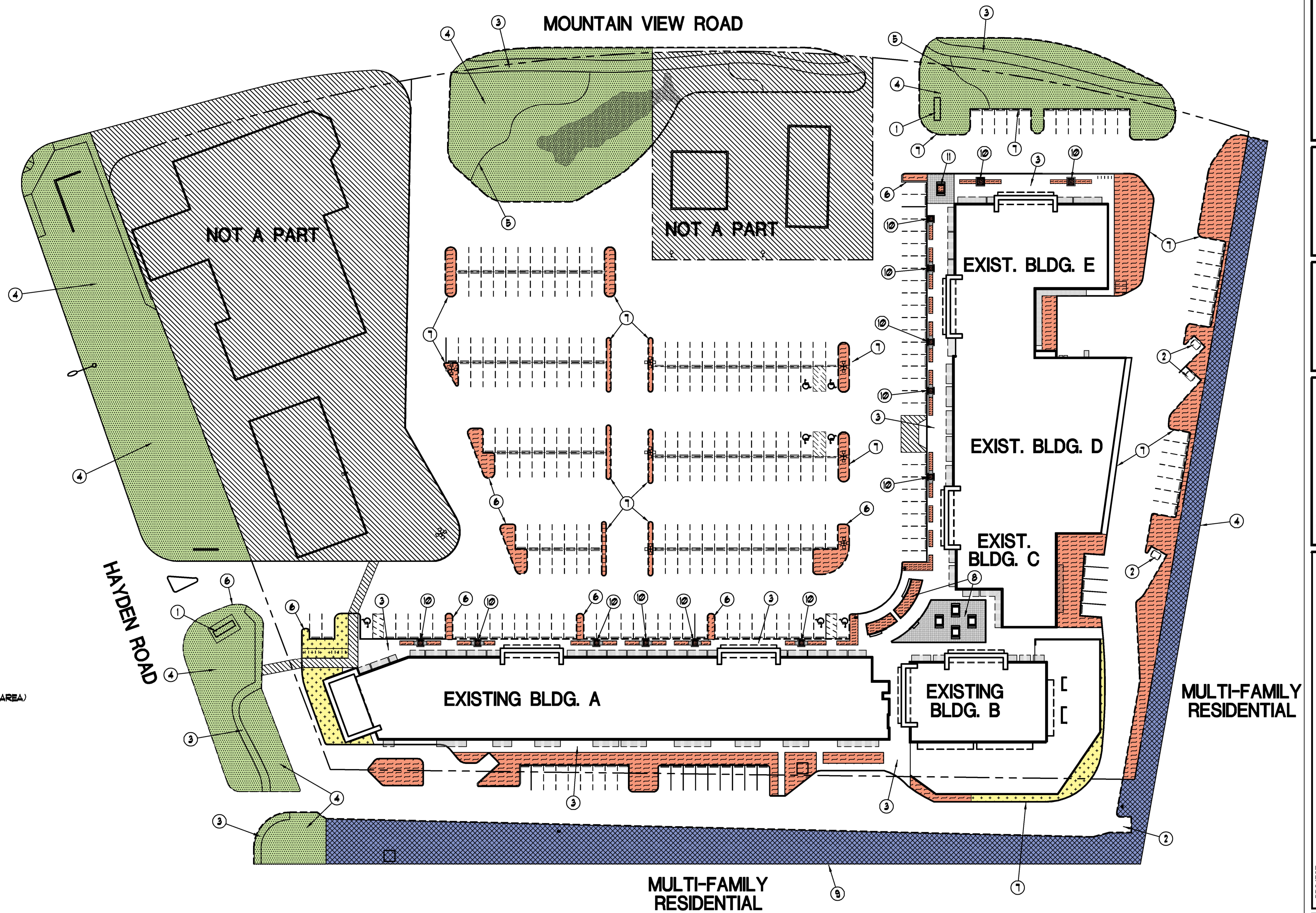
TOTAL NET LOT AREA: 33,190 SF.
 FRONT OPEN SPACE: 53,600 SF.
 RESIDENTIAL BUFFER OPEN SPACE: 23,425 SF.
 PARKING LOT OPEN SPACE: 19,275 SF. (41% OF PARKING LOT AREA)
 COMMON OPEN SPACE: 2,680 SF.
 TOTAL OPEN SPACE: 98,980 SF. (29.8%)

LEGEND:

-  FRONT OPEN SPACE
53,600 SF.
-  OPEN SPACE BUFFER ADJACENT TO MULTI-FAMILY RESIDENTIAL
23,425 SF.
-  PARKING LOT LANDSCAPING OPEN SPACE
19,275 SF. (41% OF PARKING LOT AREA)
-  COMMON OPEN SPACE
2,680 SF.

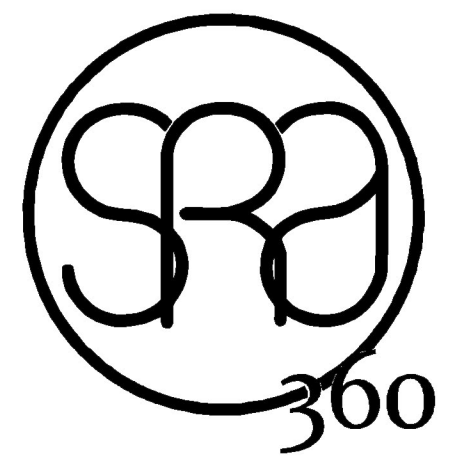
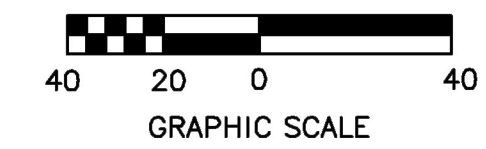


Vicinity Map



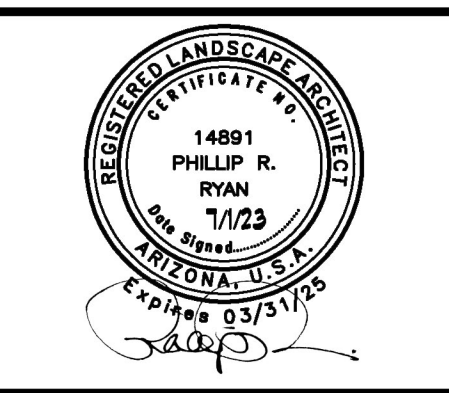
Open Space Plan

Scale 1:40



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contact:
 CSC
 2880 E. 14TH N.
 AMMON, ID 83401
 CONTACT: ERIC WALL
 PH: 208.371.4525
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PROJECT:
**MOUNTAIN VIEW PLAZA
 REFRESH**
 HAYDEN & MOUNTAIN VIEW, SCOTTSDALE
 ARIZONA, 85258

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

Sheet Title:
OPEN SPACE PLAN

Sheet No.:
L-2

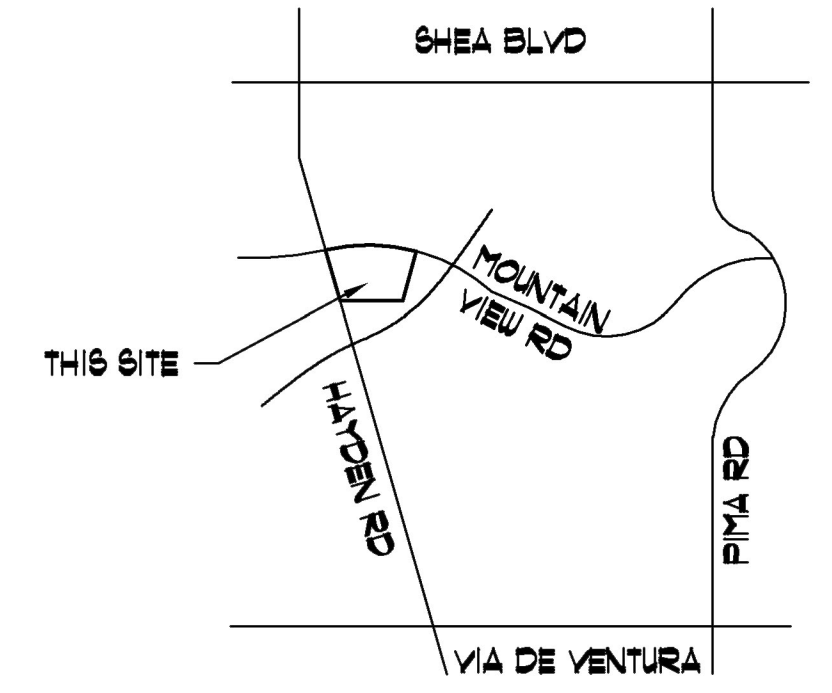
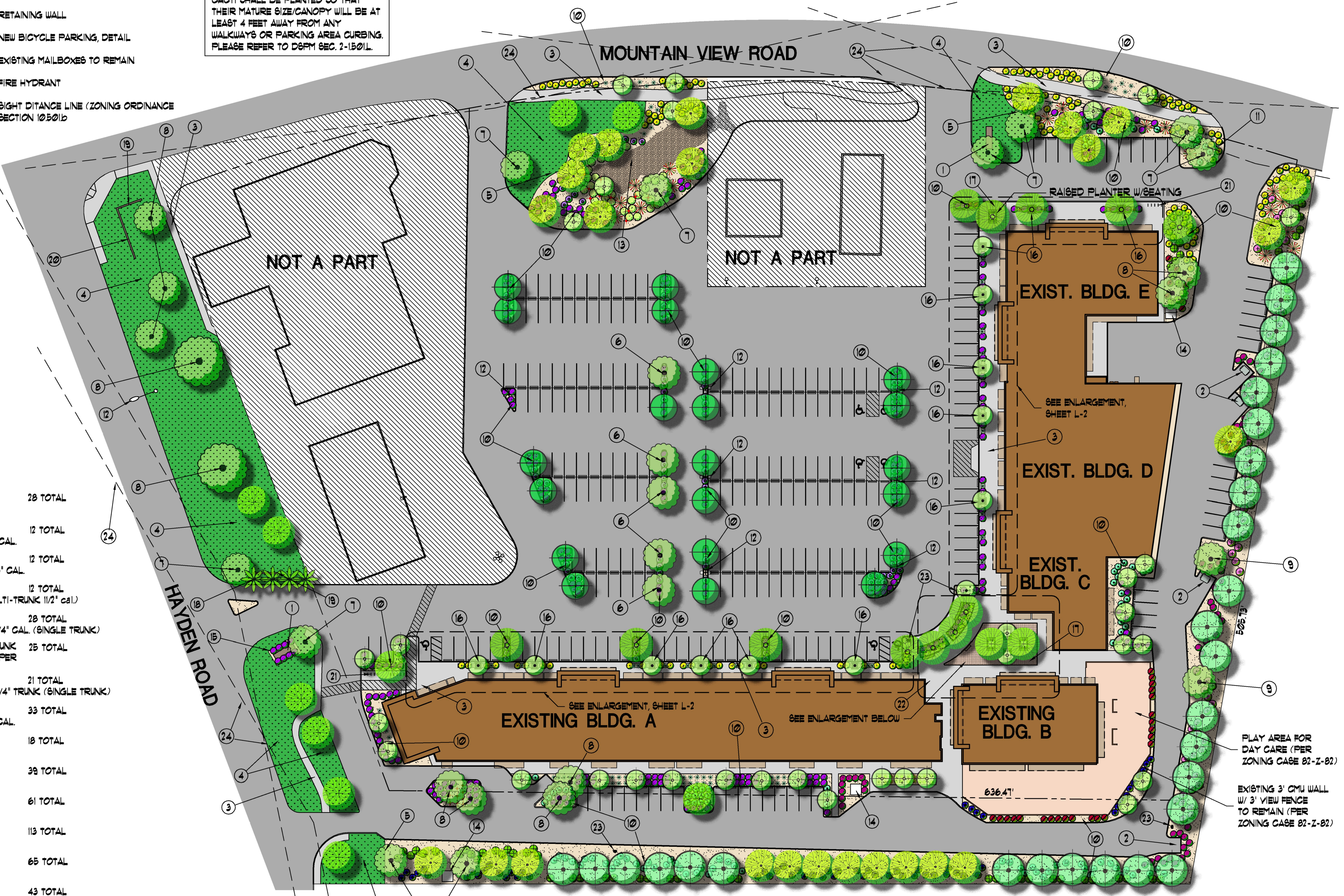
PLAN KEY NOTES:

- ① EXISTING SIGN MONUMENT
- ② EXISTING TRASH ENCLOSURE
- ③ EXISTING SIDEWALK
- ④ EXISTING LAWN TO REMAIN
- ⑤ EXISTING BRICK HEADER TO REMAIN
- ⑥ EXISTING ACACIA MULGA TREE TO REMAIN
- ⑦ EXISTING OLIVE TREE TO REMAIN
- ⑧ EXISTING EUCALYPTUS TREE TO REMAIN
- ⑨ EXISTING MESQUITE TREE TO REMAIN
- ⑩ REMOVE EXISTING DECOMPOSED GRANITE AND INSTALL NEW 2" DEEP GRANITE PER SCHEDULE, THIS SHEET
- ⑪ REMOVE EXISTING TURF AND INSTALL PLANTS AND DECOMPOSED GRANITE
- ⑫ EXISTING LIGHT POLE
- ⑬ EXISTING RIVER RUN STONE TO REMAIN
- ⑭ ELECTRIC CABINET
- ⑮ NEW CONCRETE HEADER AND PLANTINGS
- ⑯ CAST IRON TREE GRATE
- ⑰ PAVERS OR DECORATIVE CONCRETE
- ⑱ EXISTING FAN PALMS TO REMAIN
- ⑲ CONCRETE HEADWALL
- ⑳ RETAINING WALL
- ㉑ NEW BICYCLE PARKING, DETAIL
- ㉒ EXISTING MAILBOXES TO REMAIN
- ㉓ FIRE HYDRANT
- ㉔ SIGHT DISTANCE LINE (ZONING ORDINANCE SECTION 10.5.01D)

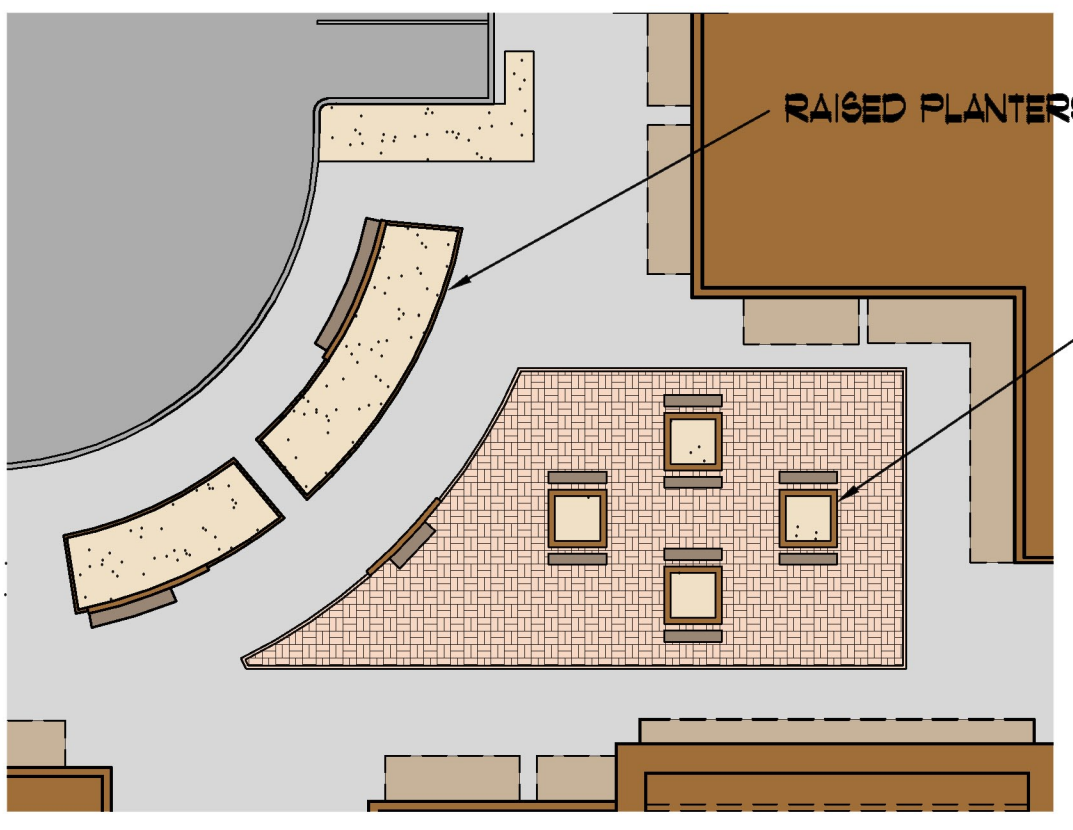
NOTE: THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO D&M SEC. 2-15.01L.

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

EXISTING TREE	TO REMAIN	28 TOTAL
CALSALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	36" BOX STD. 9' HT., 6' SP., 2" CAL.	12 TOTAL
PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHIA	48" BOX MIN. 12' HT., 6.5' SP., 3" CAL.	12 TOTAL
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX MIN. 7' HT., 6' SP., MULTI-TRUNK (1/2" cal.)	12 TOTAL
EUCALYPTUS MICROTHECA COOLIBAH TREE	15 GALLON MIN. 6' HT., 2.5' SP., 3/4" CAL. (SINGLE TRUNK)	28 TOTAL
PROSOPIA CHILENSIS 'PHOENIX' HYBRID MESQUITE	36" BOX MIN, MULTI-TRUNK 10' HT., 6' SP., 1 1/2" CALIFER	25 TOTAL
ACACIA ANEURA ACACIA	24" BOX MIN. 7' HT., 3.5' SP., 1 1/4" TRUNK (SINGLE TRUNK)	21 TOTAL
CALSALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	24" BOX STD. 9' HT., 6' SP., 2" CAL.	33 TOTAL
CALSALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	18 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN	39 TOTAL
RUELLIA BRITTONIANA RUELLIA	5 GALLON FULL, PAST CAN	61 TOTAL
LEUCOPHYLLUM LANGMANIAE 'R.B.' RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	113 TOTAL
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN	65 TOTAL
EREMOPHILA GLABRA 'MINGENIEU GOLD' OUTBACK SUNRISE EMU	5 GALLON FULL, PAST CAN	43 TOTAL
AGAVE PARRYI PARRY'S AGAVE	5 GALLON FULL, PAST CAN	110 TOTAL
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GALLON FULL, PAST CAN	64 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	24 TOTAL
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER SAGE	5 GALLON FULL, PAST CAN	101 TOTAL
DODONEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	1 GALLON FULL, PAST CAN	54 TOTAL
EUPHORBIA TIRUCALLI FIRESTICK PLANT	5 GALLON FULL, PAST CAN	34 TOTAL
LANTANA MONTEVIDENSIS 'N.G.' NEW GOLD LANTANA	5 GALLON FULL, PAST CAN	161 TOTAL
LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN	281 TOTAL
DECOMPOSED GRANITE SANTA FE BEIGE	1/2" SIZE 1-1/2" DEPTH MIN.	57,530 SF.
TURF	EXISTING	
RIVER RUN STONE	EXISTING	



Vicinity Map

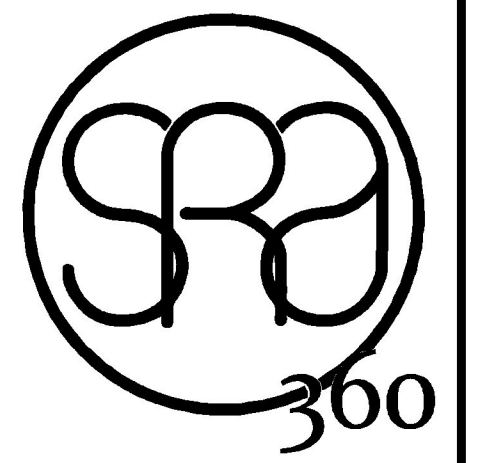


Seating Area Scale 1:20

Preliminary Landscape Plan Scale 1:40

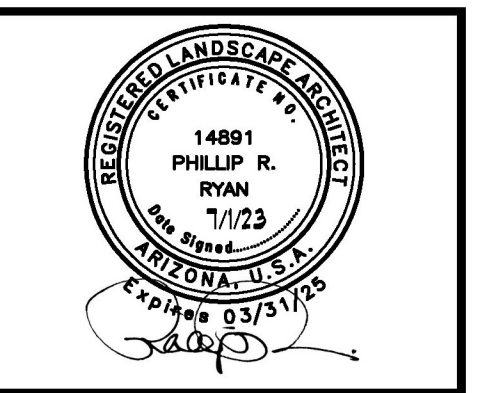
(PRELIMINARY- NOT FOR CONSTRUCTION)

ATTACHMENT 11



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phillip r. ryan landscape architect p.c. landscape architecture & planning 4916 s. quiet way gilbert, arizona 85298 (480) 246-9681 mail@ryanassociatesonline.net



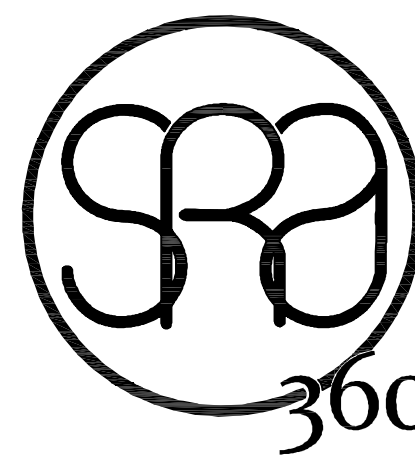
contact: CSC 2880 E. 14TH N. AMMON, ID 83401 CONTACT: ERIC WALL PH: 208.371.4525 EMAIL: ERIC@CSCID.COM

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

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

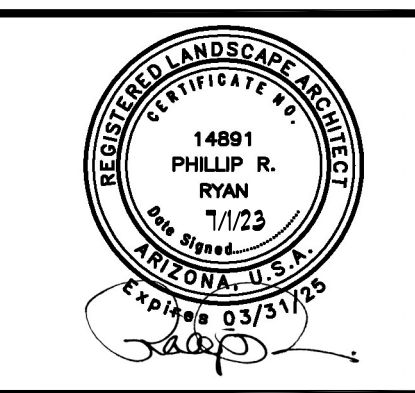
Sheet Title: LANDSCAPE PLAN

Sheet No.: L-1



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

date: 06-20-2023

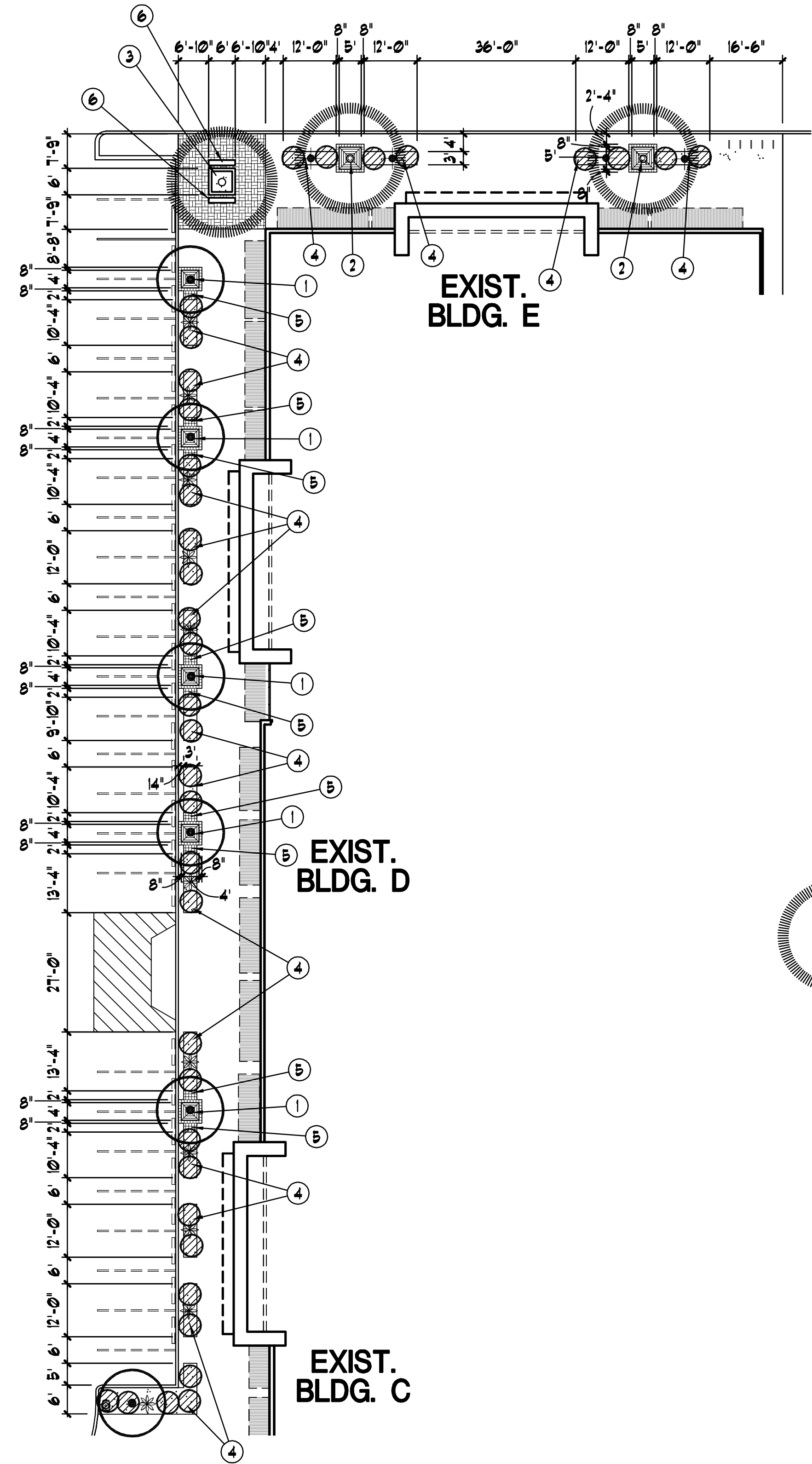
Issued for: DESIGN REVIEW

rev #	Description	Date
1		

Job No.: 22-097

Sheet Title:
HARDSCAPE PLAN

Sheet No.:
L-2



PLAN KEY NOTES:

- ① NEW 4' SQ. TREE GRATE W/ 8' SQ. PAVER BAND OR DECORATIVE CONCRETE SURROUND
- ② NEW 5' SQ. TREE GRATE W/ 8' SQ. PAVER BAND OR DECORATIVE CONCRETE SURROUND
- ③ NEW 6' SQ. RAISED PLANTER
- ④ NEW 3' WIDE AT-GRADE PLANTER
- ⑤ NEW 8' SQ. PAVERS OR DECORATIVE CONCRETE
- ⑥ 6' BENCH W/ BACK

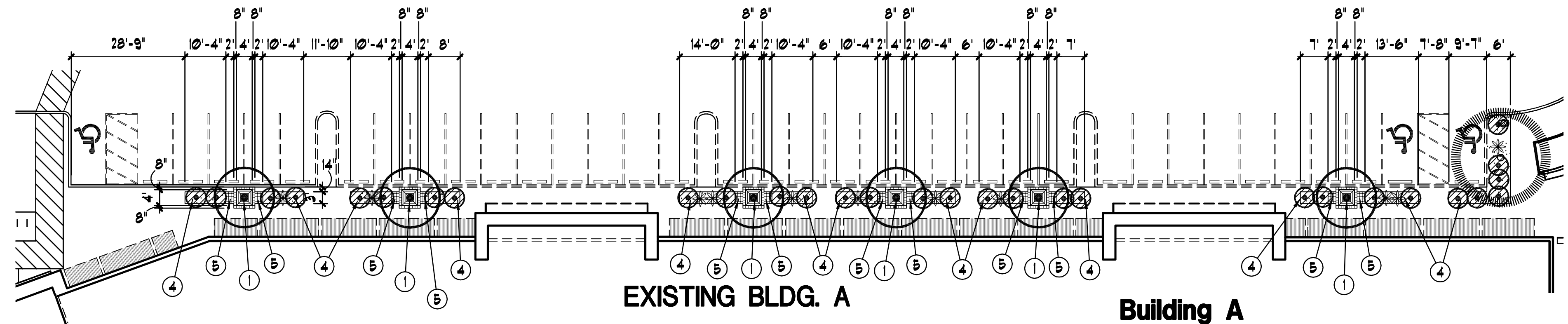
PLANT SCHEDULE: (FOR THIS SHEET ONLY)

	CALSALPINIA CAGALACO 'SMOOTHIE' THORNLESS CASCALOTE	36" BOX STD. 9' HT., 6' SP., 2" CAL.	12 TOTAL
	PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHIA	36" BOX MIN. 12' HT., 5.5' SP., 2" CAL.	4 TOTAL
	EREMOPHILA GLABRA 'MINGENEU GOLD' OUTBACK SUNRISE EMU	5 GALLON FULL, PAST CAN	0 TOTAL
	AGAVE PARRYI PARRY'S AGAVE	5 GALLON FULL, PAST CAN	22 TOTAL
	HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	4 TOTAL
	LANTANA MONTEVIDENSIS 'NG.' NEW GOLD LANTANA	5 GALLON FULL, PAST CAN	30 TOTAL
	LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	5 GALLON FULL, PAST CAN	37 TOTAL
	DECOMPOSED GRANITE SANTA FE BEIGE	1/2" SIZE 1-1/2" DEPTH MIN.	1250 SF.

**Buildings C-E
Frontage Plan**
Scale 1:20

20 10 0 20
GRAPHIC SCALE

NORTH



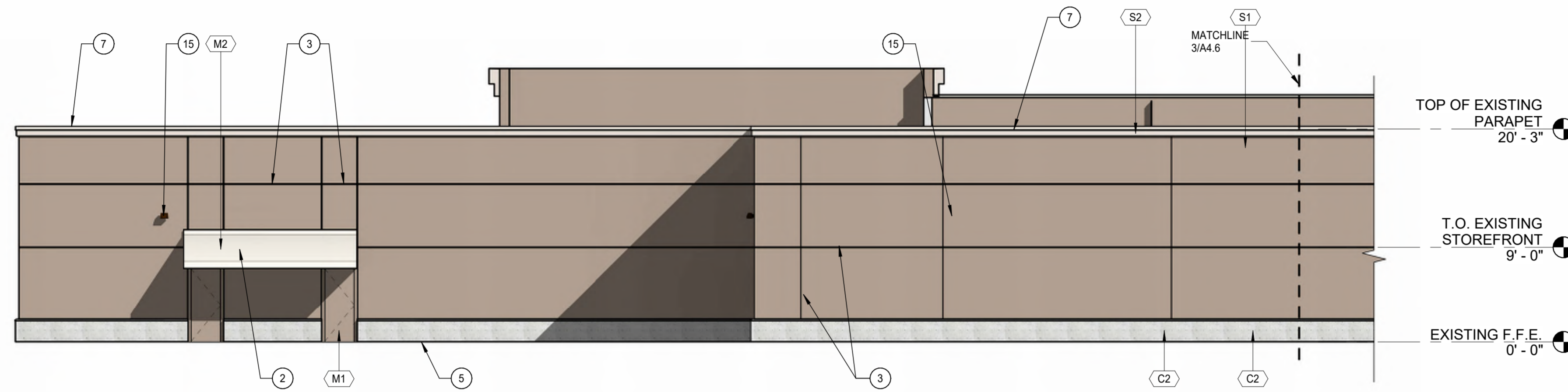
**Building A
Frontage Plan**
Scale 1:20

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GRAPHIC SCALE

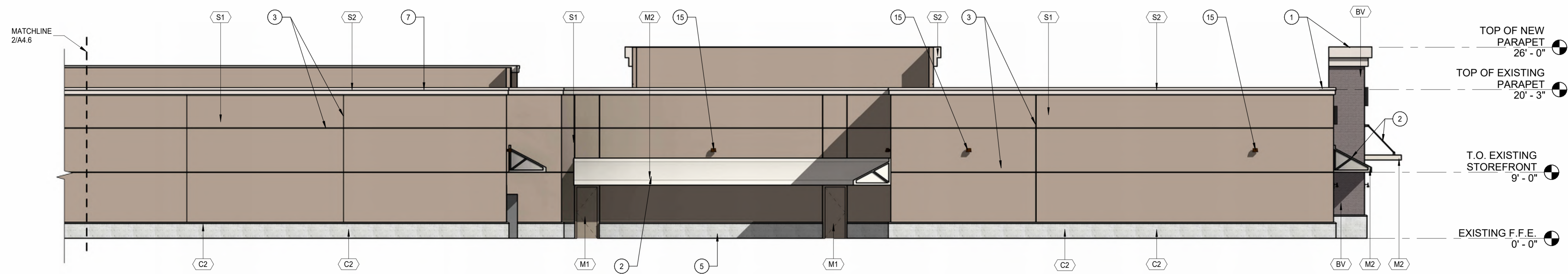
NORTH



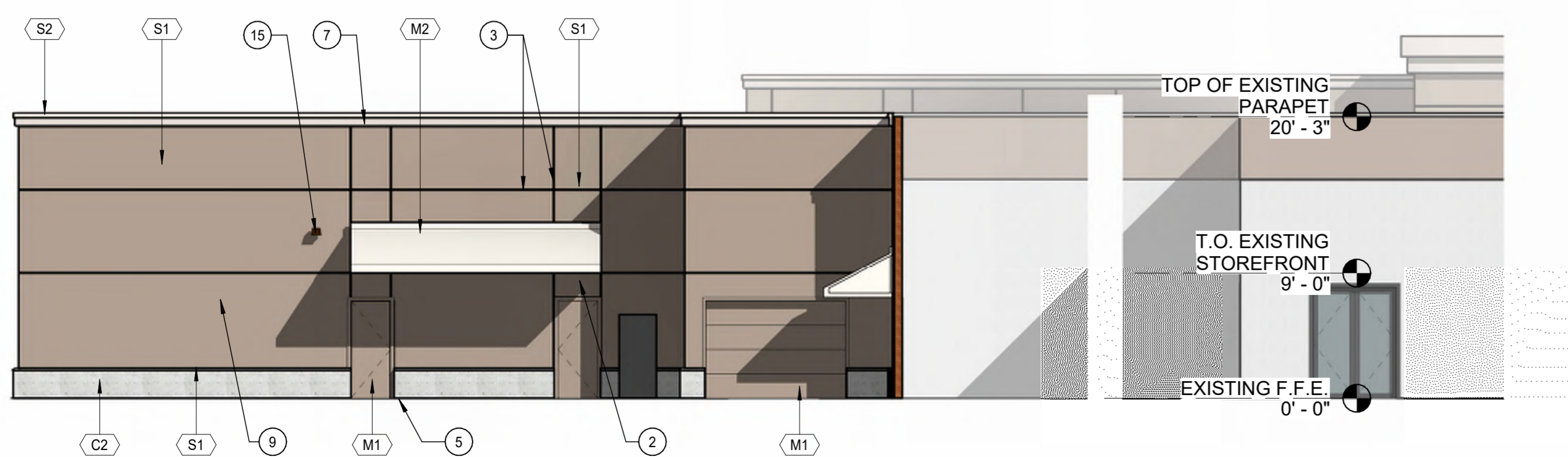
1 BLDG. E ELEVATION - NORTH SIDE (NEW)
1/8" = 1'-0"



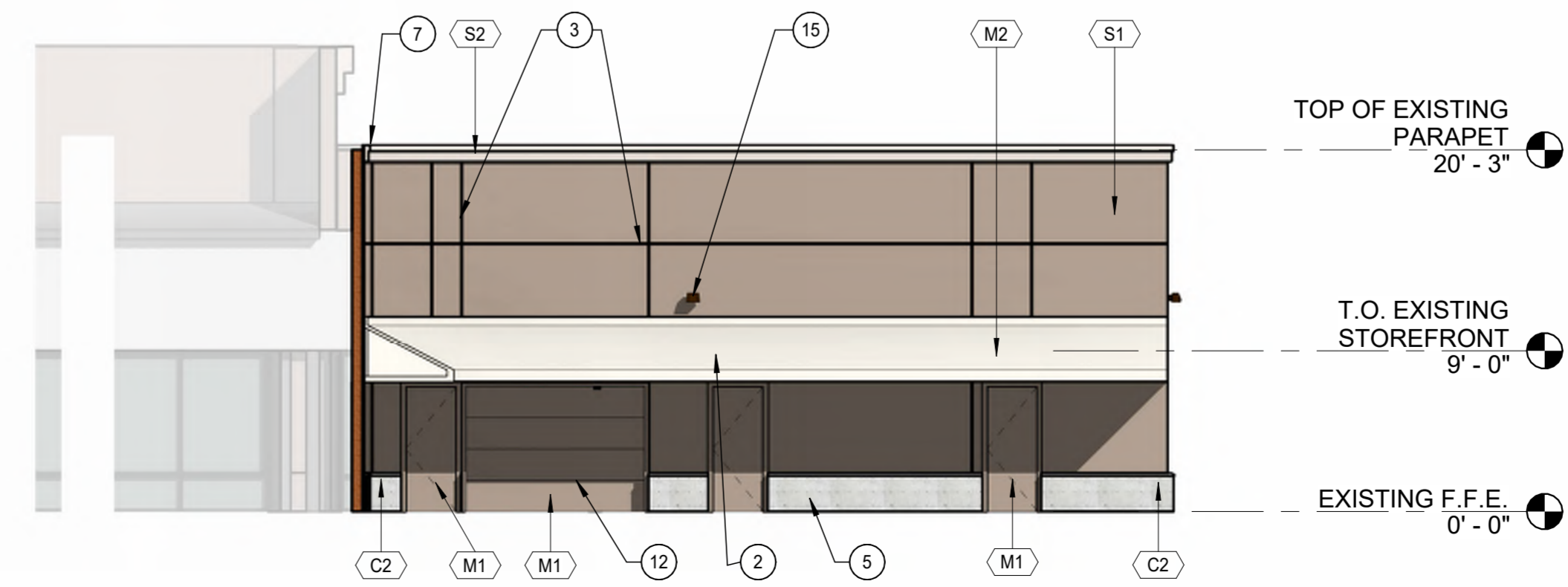
2 BLDG. C-D-E ELEVATION - EAST SIDE (NEW)
1/8" = 1'-0"



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"



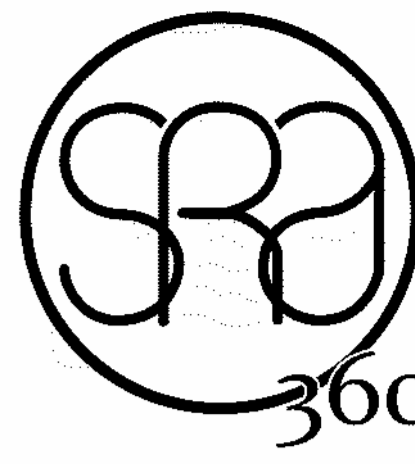
5 BLDG. D ELEVATION - SOUTH SIDE (NEW)
1/8" = 1'-0"

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 FIXTURES TO REMAIN, EXACT LOCATION TO BE VERIFIED.

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 PRECAST CONCRETE WAINSCOTING COLOR - "FROST"
 - NU BRUSHED STAINLESS STEEL METAL
 - M1 PAINTED METAL DOOR - SW 7038 "TONY TAUPE"
 - M2 PAINTED METAL - SW 7035 "AESTHETIC WHITE"
 - M3 PAINTED CANOPY METAL - SW 7035 "AESTHETIC WHITE"
 - S1 PAINTED STUCCO - SW 7038 "TONY TAUPE"
 - S2 PAINTED STUCCO - SW 7035 "AESTHETIC WHITE"



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EXPIRES: 04/30/2024

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

contact:

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

PROJECT:

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date: 07-07-2023

issued for: DESIGN REVIEW

job no.: 22-097

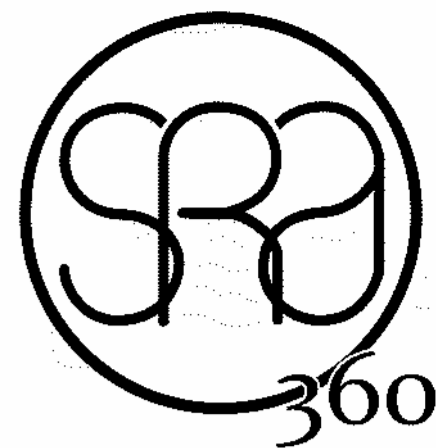
sheet title:

Sheet No.: BUILDING C-D-E NEW ELEVATIONS

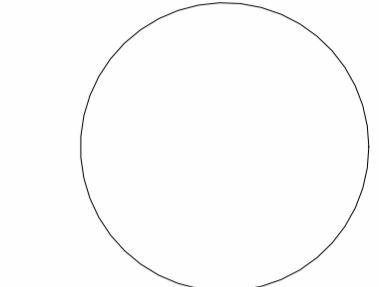


KEYED NOTES

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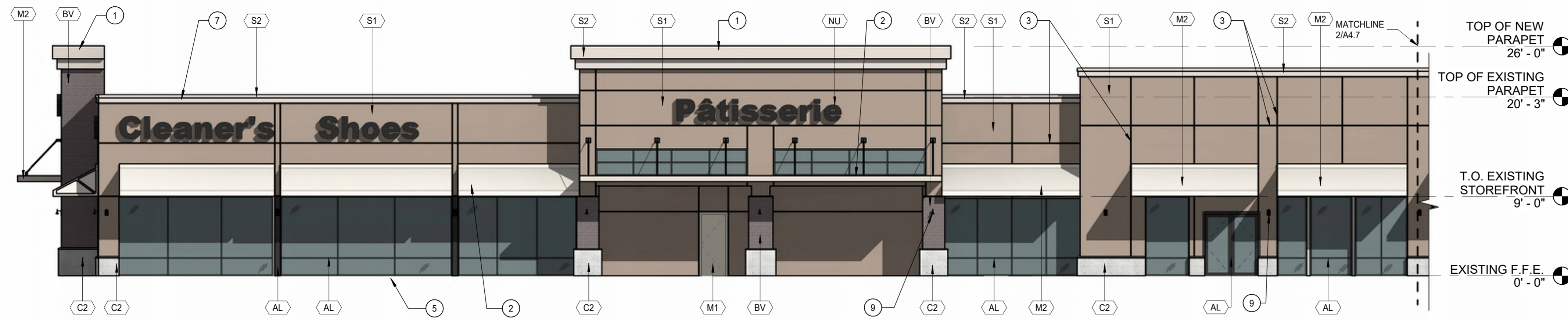
EXPIRES: 04/30/2024

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MATERIALS LEGEND

MATERIAL / COLOR:

- AL DARK BRONZE STAINLESS STEEL TO MATCH EXISTING
- BG ANDIRON BRICK PARTIAL WALL PLANTER
- BV ANDIRON "THIN BRICK VENEER FACE"
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1 BLDG. C-D-E ELEVATION - WEST SIDE (NEW)

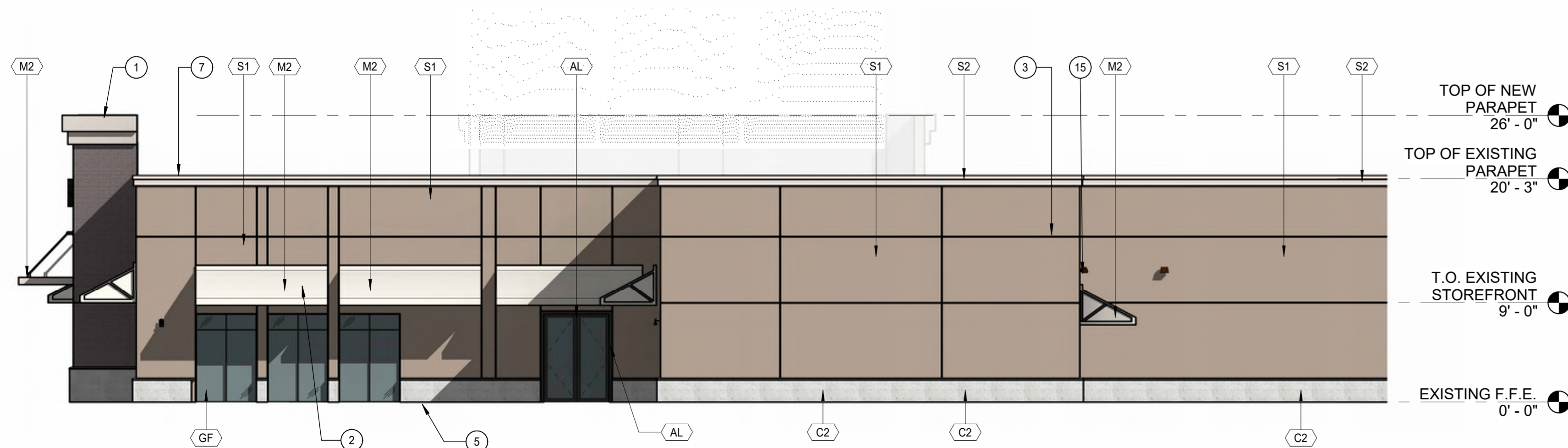
1/8" = 1'-0"



BLDG. C-D-E ELEVATION - WEST SIDE CONT'D.

2 (NEW)

1/8" = 1'-0"



3 BLDG. C ELEVATION - SOUTH SIDE 2 (NEW)

1/8" = 1'-0"

contact:

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

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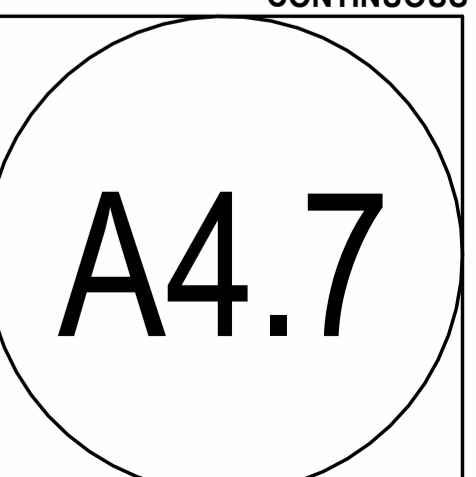
date: 07-07-2023

issued for: DESIGN REVIEW

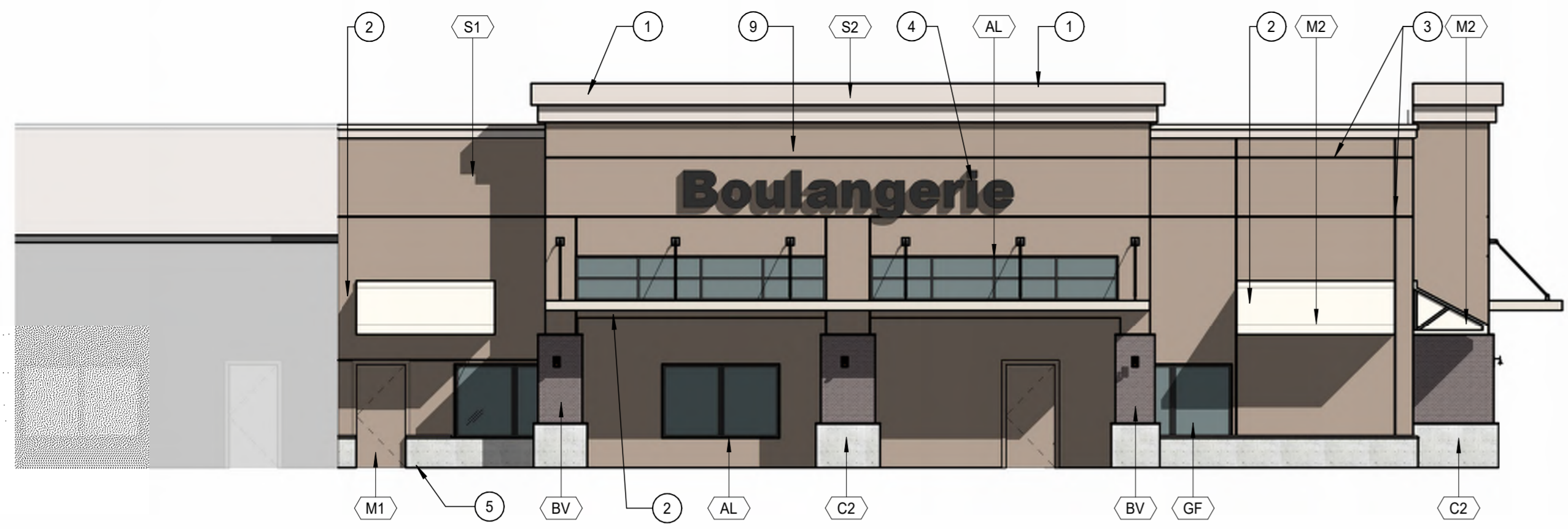
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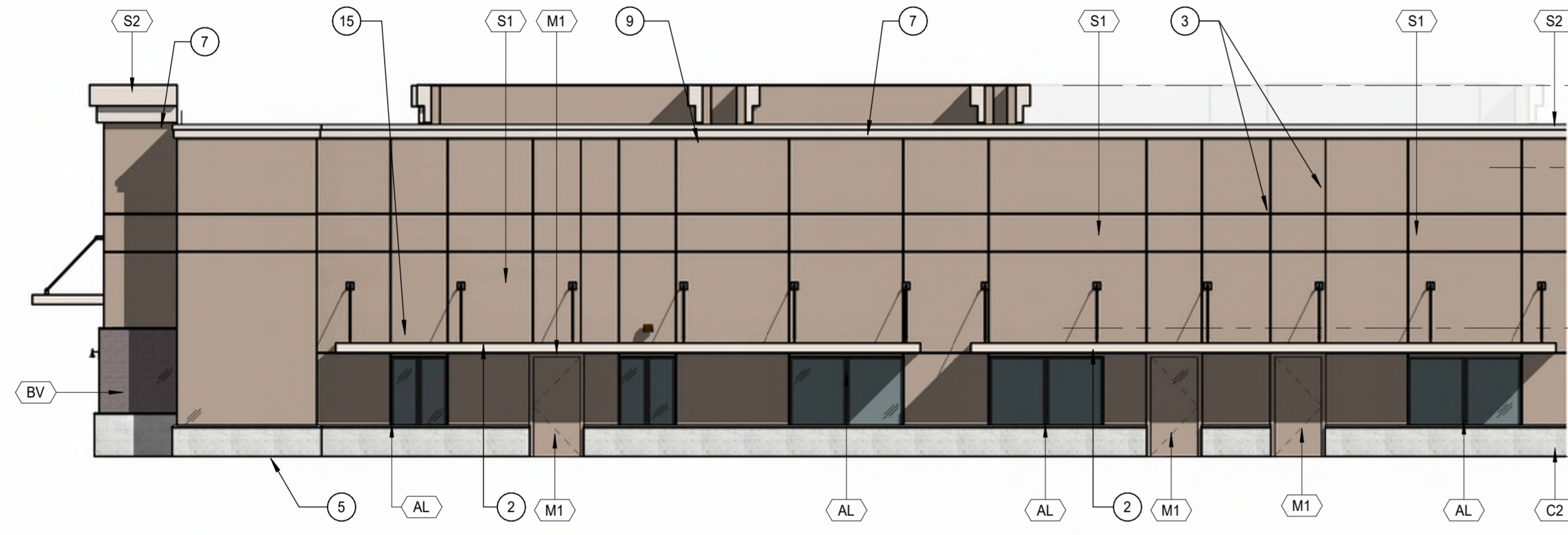
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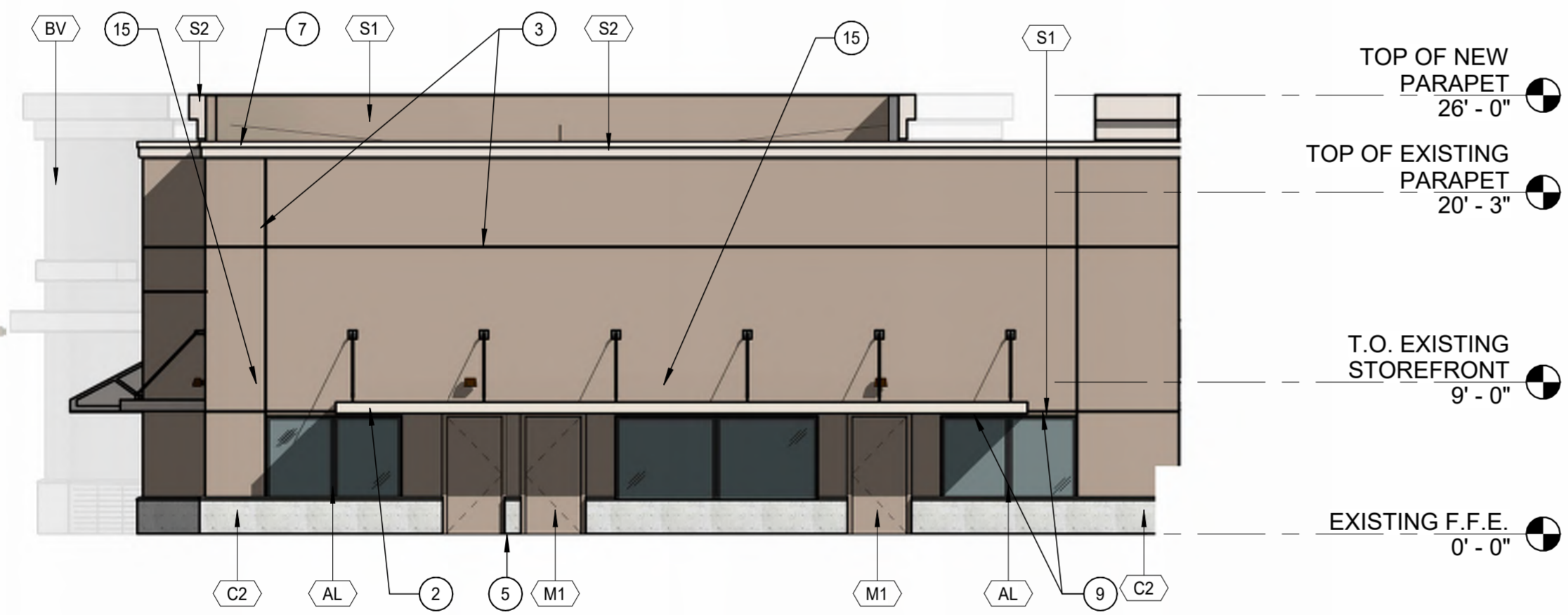
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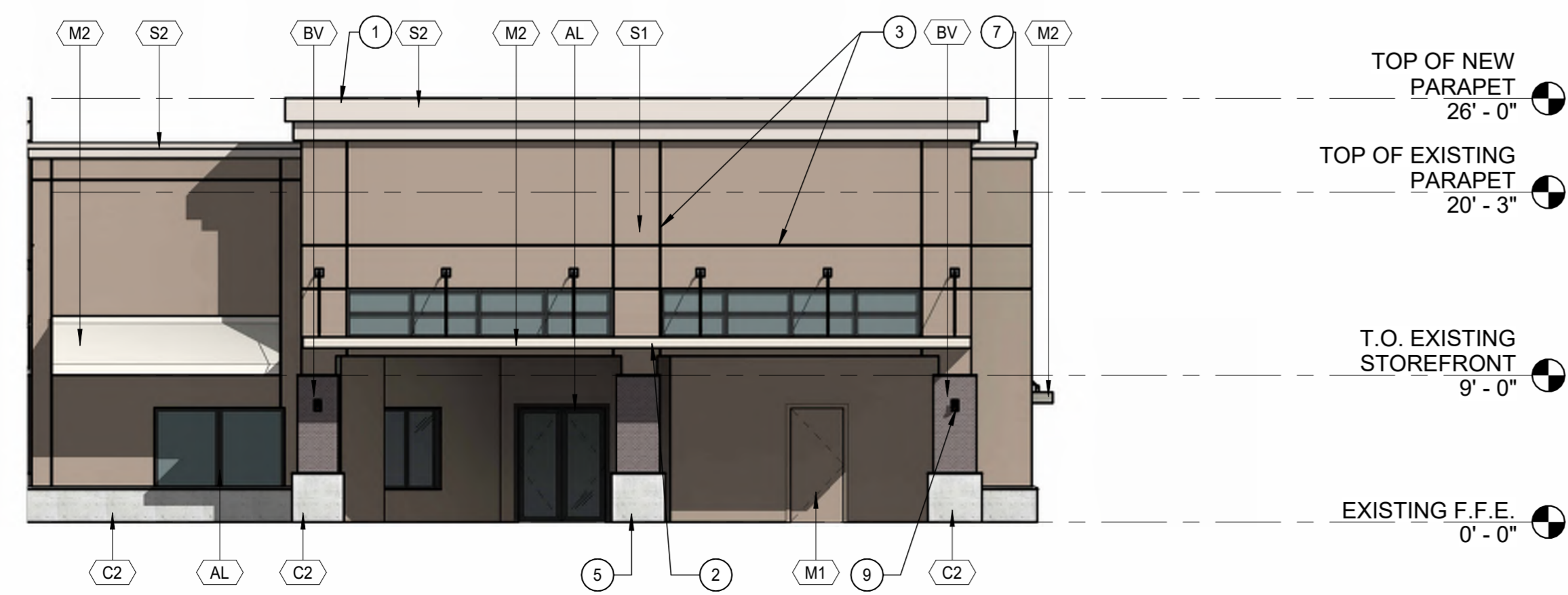
1 BLDG. B ELEVATION - NORTH SIDE (NEW)
1/8" = 1'-0"



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



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



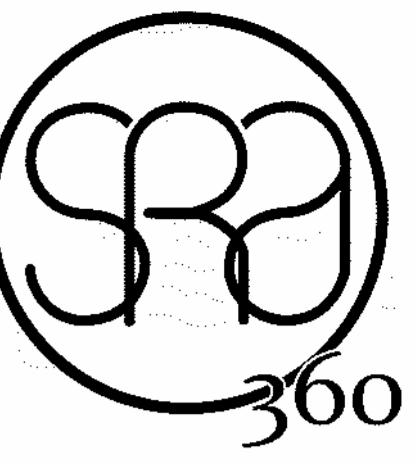
4 BLDG. B ELEVATION - WEST SIDE (NEW)
1/8" = 1'-0"

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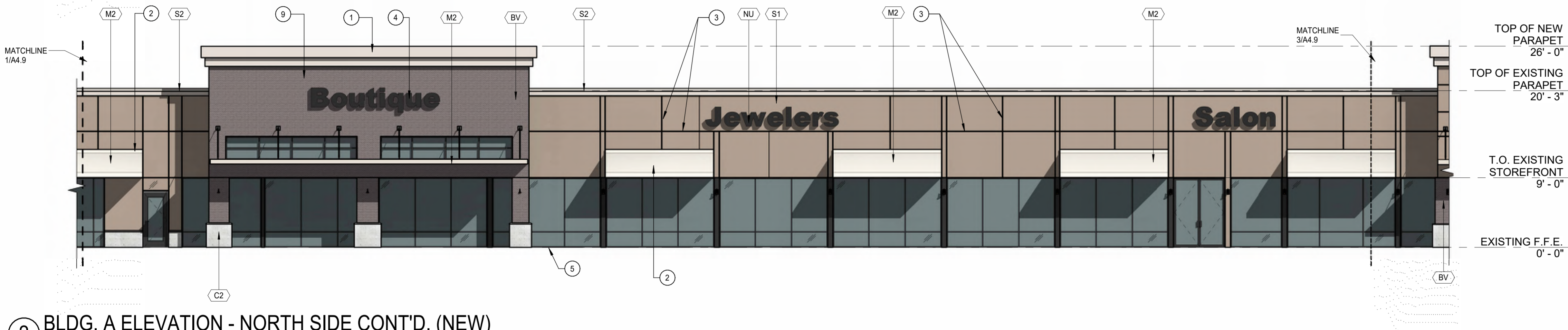
date: 07-07-2023
issued for: DESIGN REVIEW
job no.: 22-097
sheet title:
Sheet No.: BUILDING B NEW ELEVATIONS CONTINUOUS



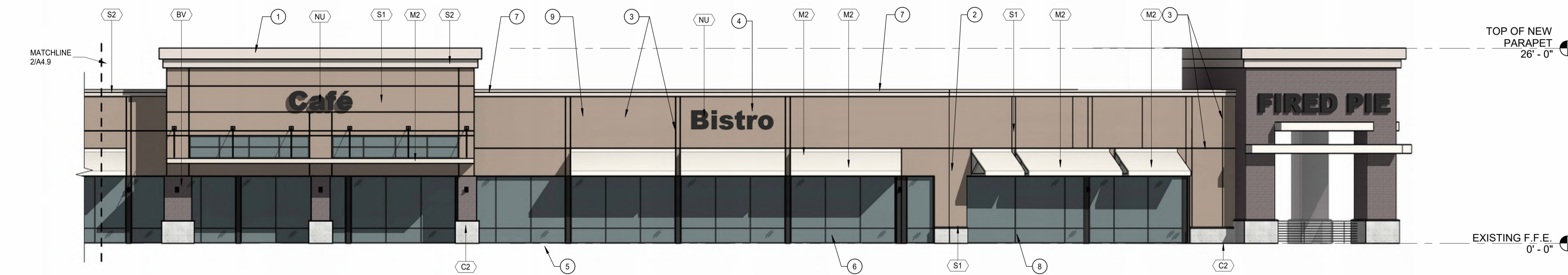
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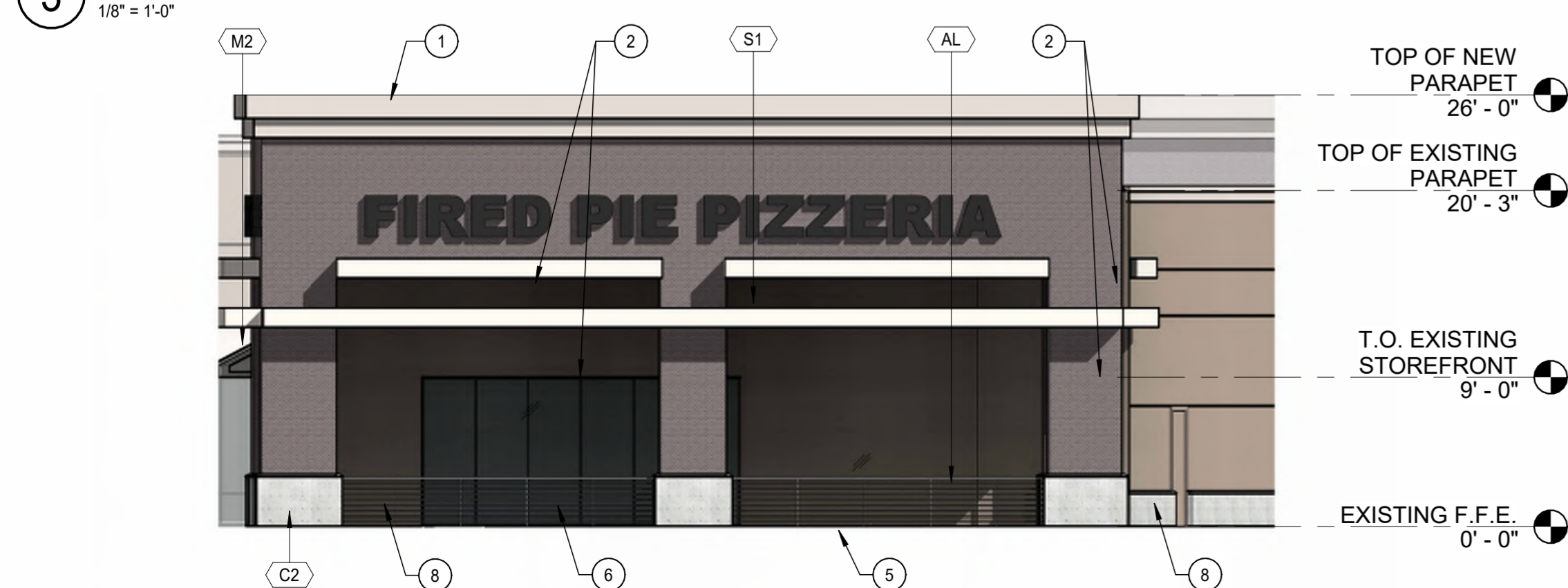
1 BLDG. A ELEVATION - NORTH SIDE (NEW)
1/8" = 1'-0"



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"



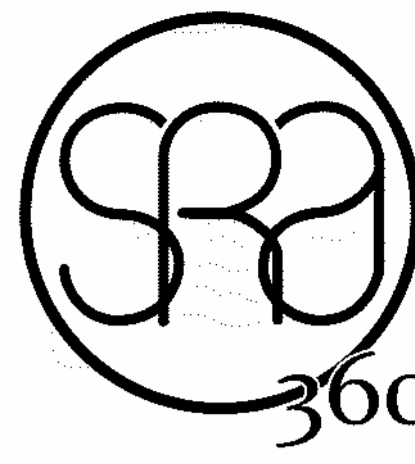
5 BLDG. A ELEVATION - NORTH-EAST (NEW)
1/8" = 1'-0"

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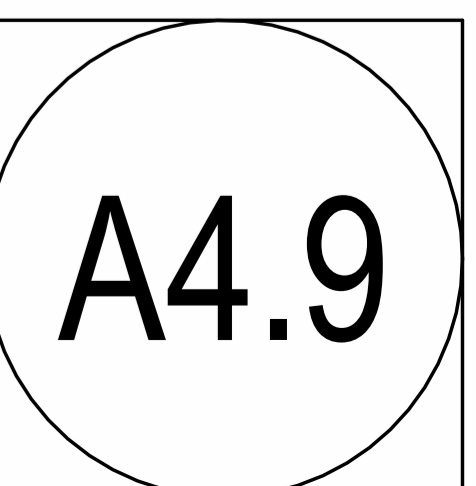
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issued for: DESIGN REVIEW

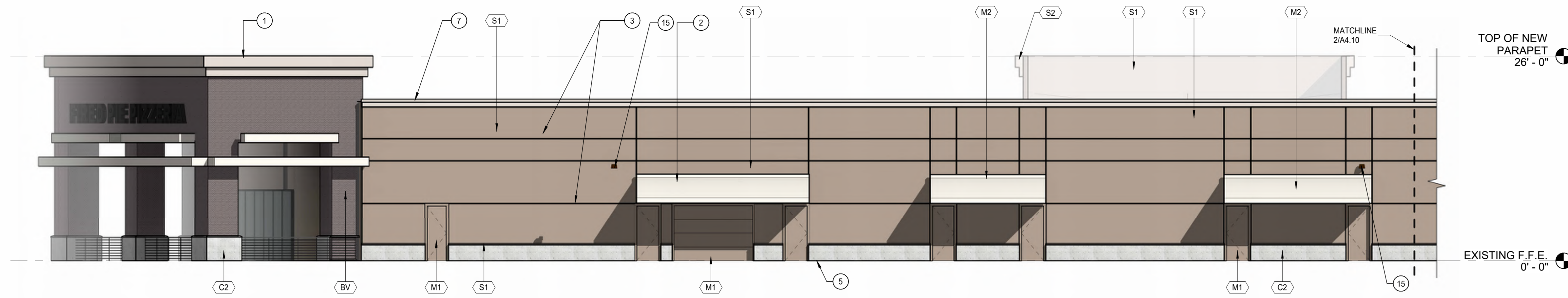
job no.: 22-097

sheet title:

Sheet No.: BUILDING A NEW ELEVATIONS



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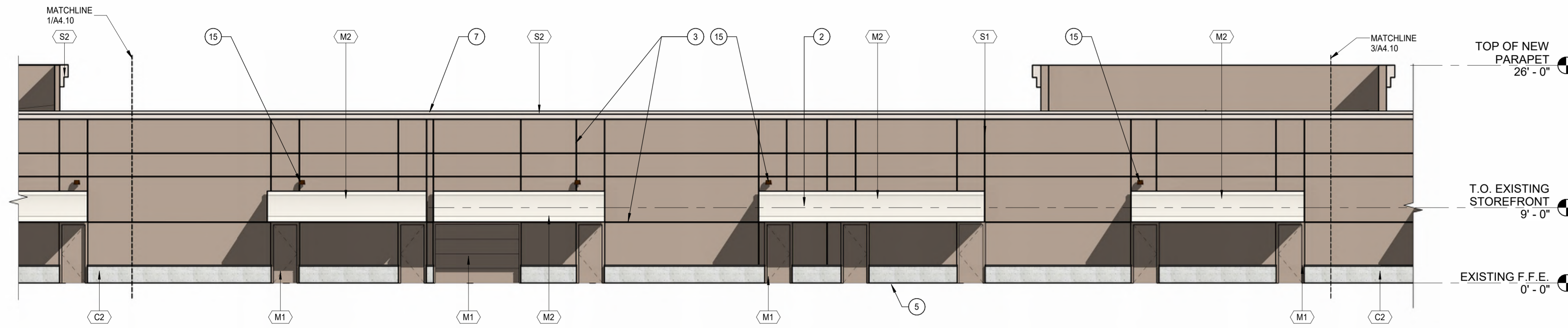


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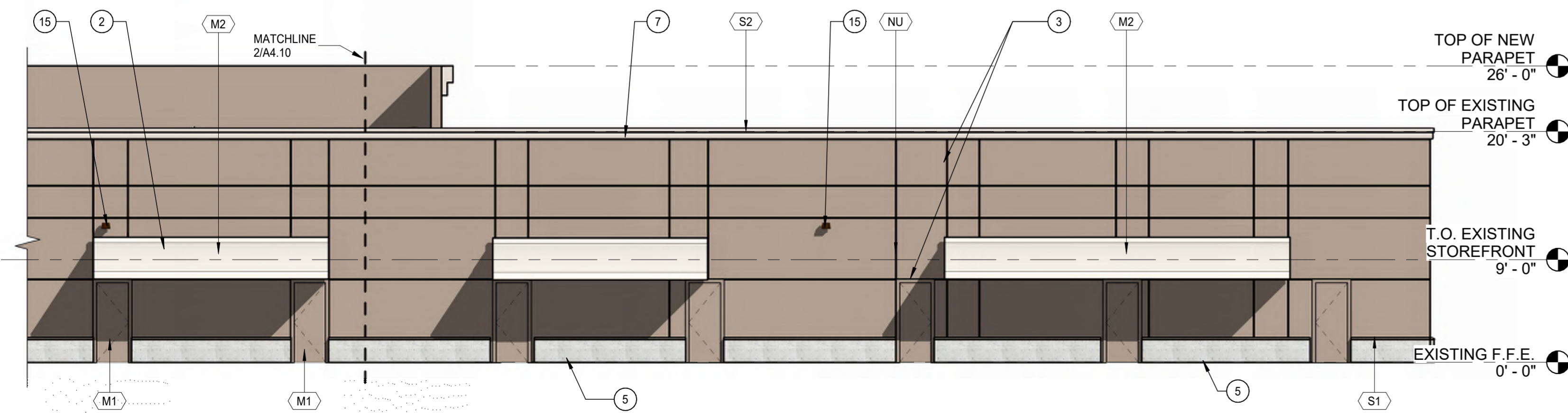
1 BLDG. A ELEVATION - SOUTH SIDE (NEW)

1/8" = 1'-0"



2 BLDG. A ELEVATION - SOUTH SIDE CONT 2 (NEW)

1/8" = 1'-0"



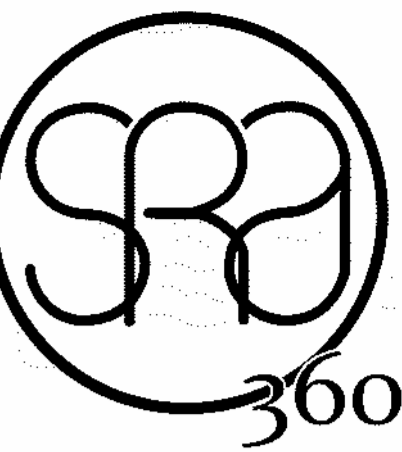
3 BLDG. A ELEVATION - SOUTH SIDE CONT 3 (NEW)

1/8" = 1'-0"

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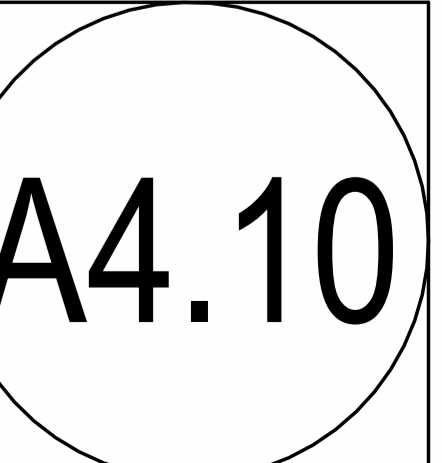
date: 07-07-2023

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job no.: 22-097

sheet title:

Sheet No.: BUILDING A NEW
ELEVATIONS
CONTINUOUS



C:\Users\stewart\Documents\22097 Mountain View Shopping Center Plaza Construction Documents - 22_A4.10\A4.10.dwg 2/2/2023 1:43:30 PM

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



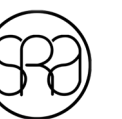


VIEW 8 BUILDING B





VIEW 9 BUILDING B





VIEW 10 BUILDING C





VIEW 11 BUILDING C





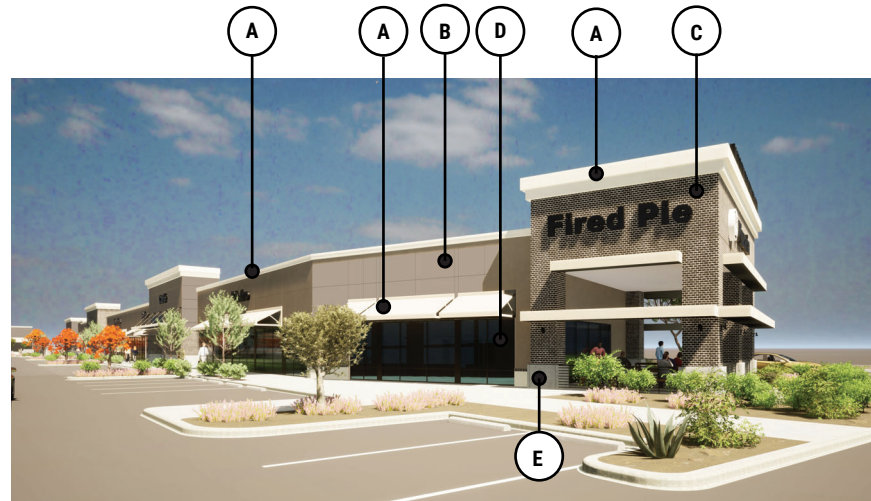
VIEW 12 BUILDING C





VIEW 13 BUILDING C

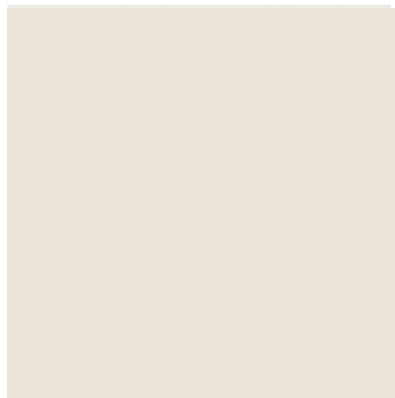
MOUNTAIN VIEW PLAZA - SCOTTSDALE, AZ - COLOR MATERIAL BOARD



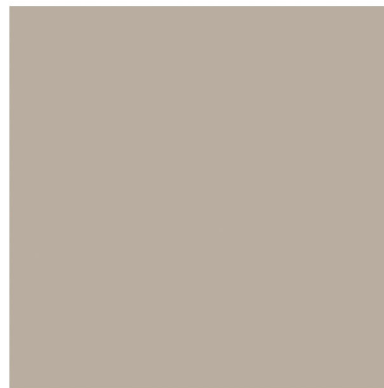
BUILDING A - NORTH ELEVATION



BUILDING A - WEST ELEVATION



A



B

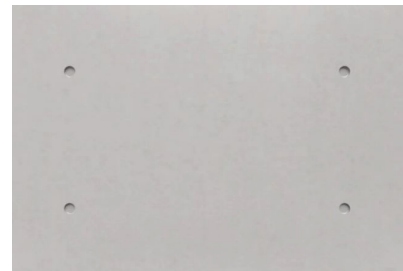


C



Dark Bronze

D



E

COLOR / MATERIAL PALETTE :

- A** METAL CANOPY-AWNING / PARAPET CORNICE CAP (PAINTED) - SW 7035 "AESTHETIC WHITE" - LRV: 73
BY : SHERWIN WILLIAMS PAINTS
- B** "WESTERN 1-KOTE STUCCO SYSTEM" - (TO BE PAINTED)
SW 7038 "TONY TAUPE" - LRV: 37
BY : SHERWIN WILLIAMS PAINTS
- C** WALL THIN BRICK "853 (ANDIRON)"
BY : SUMMIT BRICK COMPANY
- D** EXISTING DARK BRONZE ALUMINUM FRAME TO REMAIN
- E** PRECAST CONCRETE WAINSCOTING
CONCRETE COLOR - "FROST", FINISH - "CLASSIC"
BY : TRUEFORM CONCRETE



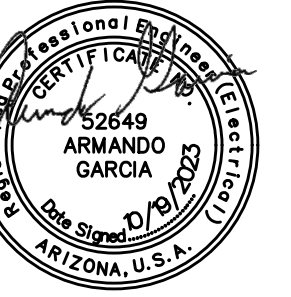
LUMINAIRE SCHEDULE

1. PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
2. MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
3. BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD OF PROJECT, ALTERNATES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN OWNER APPROVAL & AN ITEMIZED DEDUCT TO BASE BID.
4. ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.
5. PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN HID AREA LIGHTING IS USED.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS GR/CCT INPUT WATTS	REMARKS/MOUNTING
SA	U.S. ARCH LIGHTING LUM-PLD-VSQ-W-40LED-525MA-30K	MVOLT	LED 3000K 64.7 WATTS	DOUBLE HEAD POLE LIGHT FIXTURE WITH 0-10V DIMMING
SB	U.S. ARCH LIGHTING LUM-PLD-VSQ-W-80LED-525MA-30K	MVOLT	LED 3000K 129.4 WATTS	DOUBLE HEAD POLE LIGHT FIXTURE WITH 0-10V DIMMING
SC	AFX GUSW1010LAJENBK	120	LED 3000K 12.0 WATTS	DECORATIVE LANTERN WALL SCONCE WITH 0-10V DIMMING
SD	EXO RVL2-160L-80-3K7-4-U	120	LED 3000K 80.0 WATTS	WALL MOUNTED LIGHT FIXTURE WITH 0-10V DIMMING

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architect:

contract:

**MOUNTAIN VIEW PLAZA
REFRESH**

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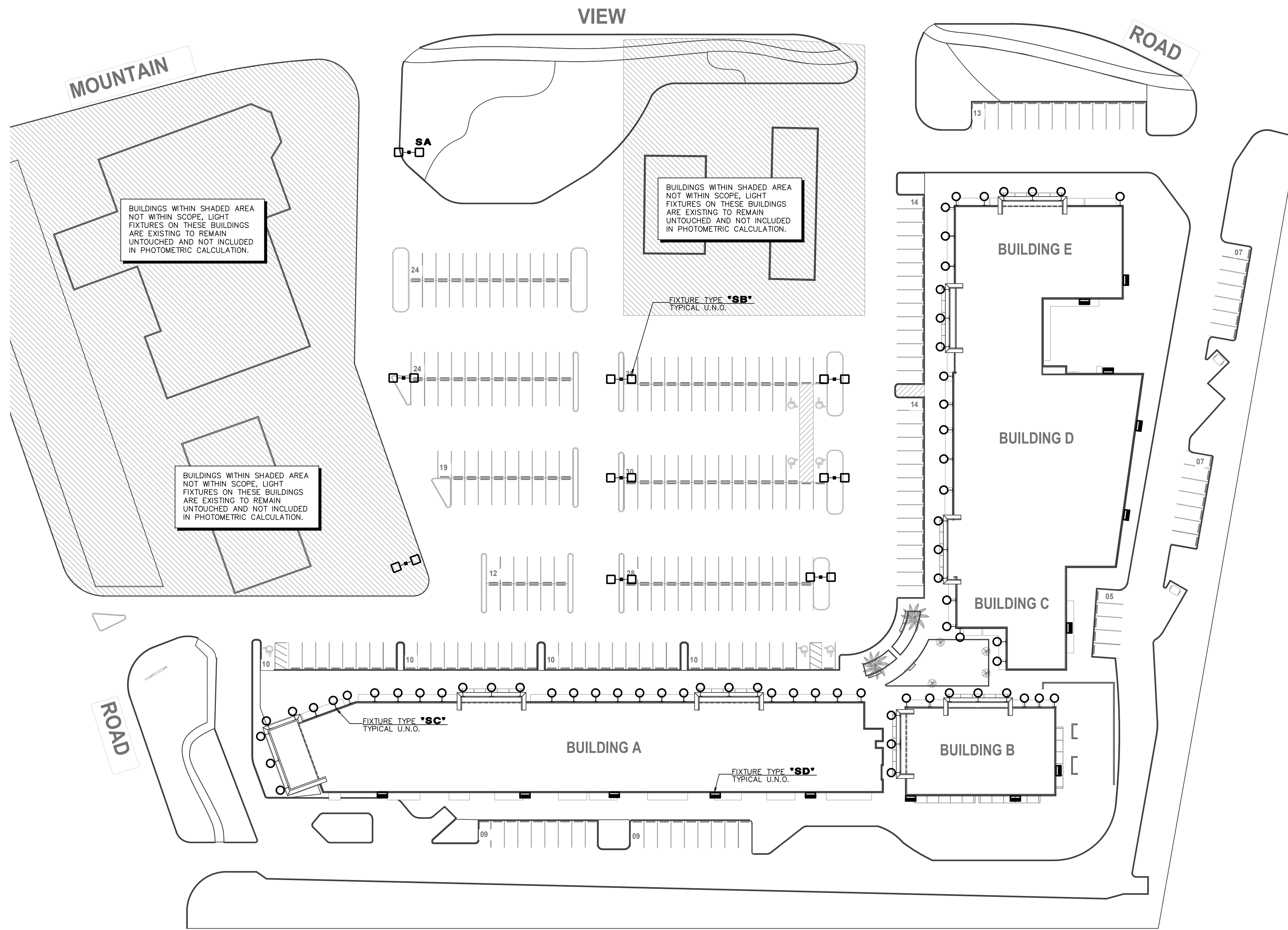
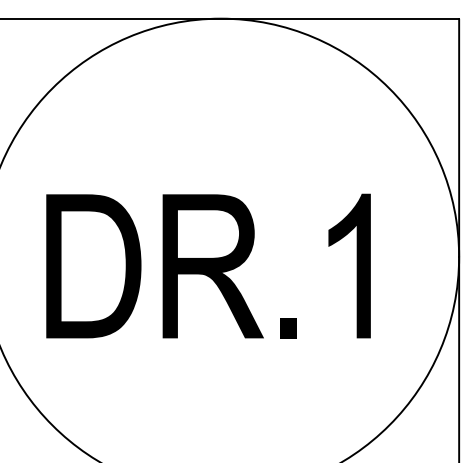
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issued for: DESIGN REVIEW

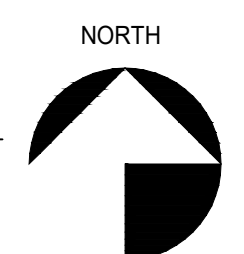
job no.: 22-097

sheet title: SITE ELECTRICAL LIGHTING PLAN

sheet No.:



1 SITE ELECTRICAL LIGHTING PLAN
SCALE: 1" = 40'-0"



ATTACHMENT 15

DESIGN CODES
IECC, 2018 NEC, 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

**PRELIMINARY
NOT FOR CONSTRUCTION**

Project Contact/Designer: **TANNER WOODWARD**
Project # 23228

HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
1740 WEST HARVELL ROAD
GILBERT, ARIZONA 85233
PH: 480.813.9000 FAX: 480.813.9001
EMAIL: email@hawkinsdg.com

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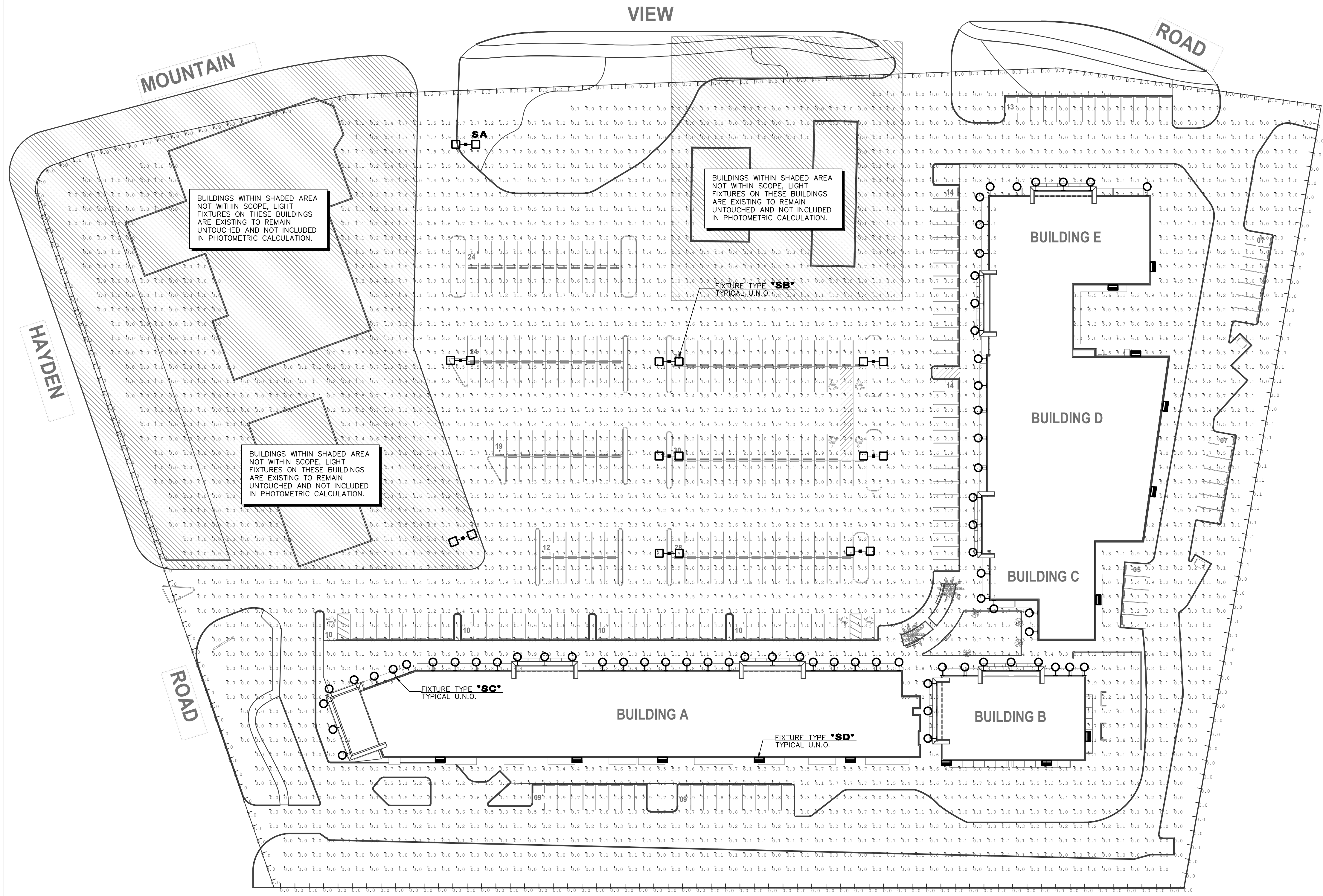
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14	SD	□	EXO	RWL2-160L-80-3K7-4-U	15'	10708	1.000	80.8	1131.2	B2-U0-G2
1	SA	□	U.S. ARCHITECTURAL LIGHTING	LUM-PLD-VSQ-W-40LED-525MA-30K	15'	8608	1.000	64.7	129.4	B4-U0-G2
8	SB	□	U.S. ARCHITECTURAL LIGHTING	LUM-PLD-VSQ-W-80LED-525MA-30K	20'	16648	1.000	129.4	2070.4	B4-U0-G3
66	SC	○	AFX	GUSW1010LAJENBK 3000K	9'	751	1.000	11.6327	767.758	B1-U1-G0

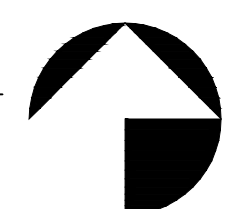
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
6' Vertical Property Line	Illuminance	Fc	0.07	2.7	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.38	8.0	0.0	N.A.	N.A.

NOTE:
 PER 2021 IECC C405.2.7.3, EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT TOTAL WATTAGE IS AUTOMATICALLY REDUCED BY NOT LESS THAN 50% BY SELECTIVELY SWITCHING OF OR DIMMING LUMINAIRES AT ONE OF THE FOLLOWING TIMES:
 1. FROM NO LATER THAN MIDNIGHT TO NOT EARLIER THAN 6a.m.
 2. FROM NO LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING.
 3. DURING ANYTIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES.

LUMINAIRES SERVING OUTDOOR PARKING AREAS AND HAVING A RATED INPUT WATTAGE OF GREATER THAN 78 WATTS AND MOUNTING HEIGHT OF 24' OR LESS ABOVE GROUND SHALL BE CONTROLLED SO THAT TOTAL WATTAGE OF SUCH LIGHTING IS AUTOMATICALLY REDUCED BY NOT LESS THAN 50% DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE, NOT MORE THAN 1,500 WATTS TO BE CONTROLLED TOGETHER PER IECC 2021 C405.7.3(2).



1 SITE PRE-CURFEW PHOTOMETRIC PLAN
 SCALE: 1" = 40'-0"



ATTACHMENT 16

DESIGN CODES
 IECC, 2018 NEC, 2017

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IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

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architect:

contact:

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

PROJECT:

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

date: 06-20-2023

issued for: DESIGN REVIEW

job no.: 22-097

sheet title: SITE PRE-CURFEW PHOTOMETRIC PLAN

sheet No.:

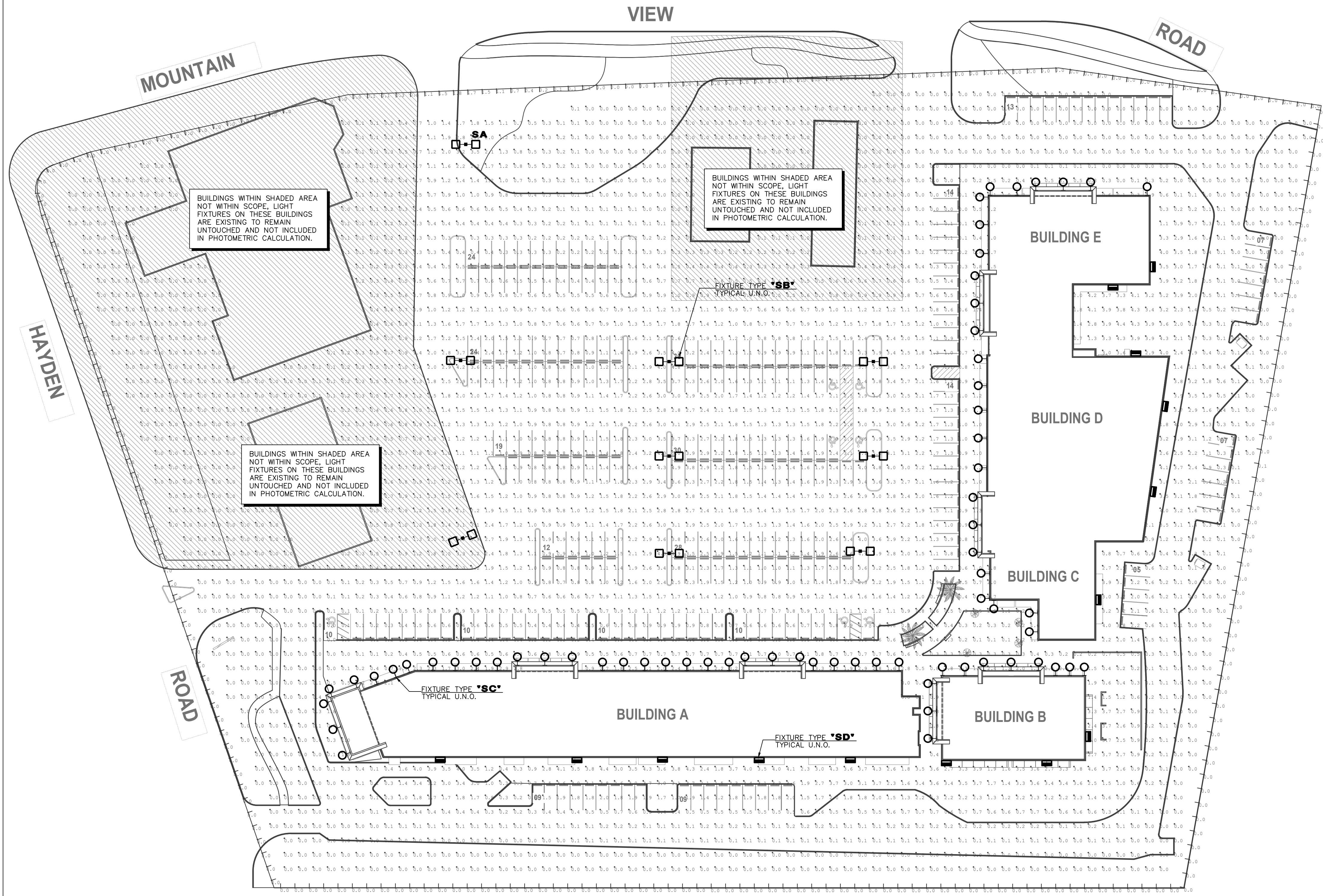


Qty	Label	Symbol	[MANUFAC]	Description	MH	Lumens	LLF	Watts	Total Watts	BUG Rating
14	SD	□	EXO	RWL2-160L-80-3K7-4-U	15'	10708	1.000	80.8	1131.2	B2-U0-G2
1	SA	□	U.S. ARCHITECTURAL LIGHTING	LUM-PLD-VSQ-W-40LED-525MA-30K	15'	8608	1.000	64.7	129.4	B4-U0-G2
8	SB	□	U.S. ARCHITECTURAL LIGHTING	LUM-PLD-VSQ-W-80LED-525MA-30K	20'	16648	1.000	129.4	2070.4	B4-U0-G3
66	SC	○	AFX	GUSW1010LAJENBK 3000K	9'	751	1.000	11.6327	767.758	B1-U1-G0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
6" Vertical Property Line	Illuminance	Fc	0.04	1.8	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.89	5.2	0.0	N.A.	N.A.

NOTE:
 PER 2021 IECC C405.2.7.3, EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT TOTAL WATTAGE IS AUTOMATICALLY REDUCED BY NOT LESS THAN 50% BY SELECTIVELY SWITCHING OF OR DIMMING LUMINAIRES AT ONE OF THE FOLLOWING TIMES:
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1 SITE POST-CURFEW PHOTOMETRICS PLAN
 SCALE: 1" = 40'-0"

DESIGN CODES
 IECC, 2018 NEC, 2017

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architect:

contact:

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

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

job no.: 22-097
 sheet title: SITE POST-CURFEW PHOTOMETRICS PLAN

sheet No.: DR.3

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HUBBELL Outdoor Lighting

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG # _____

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mounting.
- Featuring Micro Shine Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues.
- Visual comfort standard.
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-pin with recessed controls.
- Battery Backup options available for emergency code compliance.
- Quick-mount adapter allows easy installation/maintenance.
- 347V and 480V versions for industrial applications and Canada.
- Stock versions available in 3500lm and 5500lm configurations at 4000K.

RELATED PRODUCTS

- Ratio Family
- Ratio Area
- Ratio Flood

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE

wISCAPE

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface.
- Corrosion resistant, die-cast aluminum housing with powder coat finish.
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Wide optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance.
- 48 or 160 mid-power LEDs.
- 3000K, 4000K or 5000K (D0, D0-20, C9) CCT.
- Zero spillage distributions.
- LED optics provide ES type I, II and IV distributions. Type I only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box).
- Designed for direct to back mount.
- Integral back box contains 1/2" conduit tube.
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only).

ELECTRICAL

- 120V/277V universal voltage SQRCHN 0-10V dimming drivers.
- 347V and 480V dimmable driver option for all wattages above 30W.

KEY DATA

Lumen Range	1300-18,800
Message Range	10-55
Efficacy Range (LPW)	105-148
Fixture Protected Life (Hours)	170K-60K
Weights lbs. (kg)	6.5/6.5 (2.9/2.9)

ORDERING GUIDE

Example: RWL1-48L-1D-3K7-2-UNV-BLS-E

Series	# LEDs	Wattage	CCT/CRI	Distribution	Voltage	Color
RWL1 Ratio Wall 1	48L-10	1000 Lumens*	3000K/70 CRI	2 ES TYPE I	120/277V	BLS Black Matte Textured
	48L-15	2000 Lumens*	4000K/70 CRI	3 ES TYPE II	120/277V	BLS Black Glass Smooth
	48L-20	2500 Lumens*	5000K/70 CRI	4 ES TYPE IV	120/277V	DES Dark Bronze Matte Textured
	48L-25	3500 Lumens			240/240V	DES Dark Bronze Glass Smooth
	48L-35	4500 Lumens			347/347V	OTT Optic Matte Textured
RWL2 Ratio Wall 2	48L-45	5500 Lumens*			347/347V	LES Light Gray Glass Smooth
	48L-45	6500 Lumens			480/480V	LES Light Gray Matte Textured
	160L-50	7500 Lumens				WHT White Matte Textured
	160L-65	9500 Lumens				WHT White Glass Smooth
	160L-80	13000 Lumens				WHT White Glass Smooth

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	D0-277V	Type II	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	D0-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	D0-277V	Type II	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	D0-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Standard Options

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Order at least one per project location to program and control.

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
WP-88-XXX	Accessory for conduit entry

Page 27 Rev. 09/2022

HUBBELL Outdoor Lighting

AFX

LOCATION: _____ DATE: _____
 PREPARED BY: _____ QUANTITY: _____
 COMMENTS: _____ FIXTURE TYPE: _____
 CATALOG NUMBER: _____

Gus LED Outdoor Sconce

GUSW Series

Features

- This outdoor LED light is ideal for security and general lighting.
- For outdoor or indoor residential, commercial, and hospitality applications.
- Fixture mounts to a standard junction box (not included).

Construction

- Metal construction. Standard mounting holes and hardware are included.
- Power supply connections must be made inside a junction box (not included).

Finish

- Two-tone metal finish. Black exterior and Copper interior.

Electrical

- Input: 120 VAC / 60 Hz.
- Minimum starting temp -4° F / -20°C.

LED

- Integrated LED modules capable of producing: 12W = 630 delivered lumens
- 20W = 950 delivered lumens
- Adjustable CCT - 3000K/4000K/5000K
- Rated for 50,000 Hrs., 90 CRI.

Certification

- All fixtures are cETLus listed for wet locations.
- The GUSW is compliant (outdoor only).

Warranty

- Limited warranty. This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions

- subject to change without notice.

Ordering Information:

Black	Deliveries	Adjustable CCT	H	W	D
20W	LED	3000K/4000K/5000K	18.24"	14.12"	8.34"
12W	LED	3000K/4000K/5000K	12"	14"	14.12"

2345 N. Erie Kueger Circle • Waukegan, IL 60097 • P: 847.249.5970 • F: 847.249.2818 • AFXinc.com

R123

AREA & ROADWAY LIGHTING

LUMENATOR

CAST SHOEBOX

PROJECT NAME: _____
 PROJECT TYPE: _____

Luminaire

- Heavy cast low copper aluminum assembly (A356 alloy, 40.2% copper). Housing affixes to pole via a one-piece extruded aluminum arm with centering guides for internal draw bolts.
- Housing/pole junction is gasketed. All exposed hardware is stainless steel. Internal protected hardware is electrocoat-painted.

LED Optics

- Emitters (LED's) are arrayed on a metal core PCB panel with each emitter footed on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a mirror-reflector inside the refractor redirects the house side emitter output towards the street side and functions as a house side shading element. Refractors are injection molded optical acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one panel, or group of panels in a luminaire, have the same optical pattern. LED refractors produce standard and specialized street, site, and area distributions. All distributions are Zero Uplight (ZU). Full-Cutoff dark sky friendly. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

- High Power White LED's are driven between 350mA and 1050mA for a maximum output of 3 Watts nominal each. LED's are available in standard Neutral White (4000K), Cool White (5000K), or Warm White (2700K & 3000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of 194 at 60,000 hours (TM-21 calculated at 6x test time).

True Amber LED's

- IRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver

- Constant current electronic with a power factor of >0.90, THD less than 10%, and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. Drivers accept an input of 120-277V, 60/50Hz or 347V-480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field installation.

Finish

- Polyester powder coat incorporates four step iron phosphate process to protect metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

Specifications

POLE DRILLING TEMPLATE

EPA & WEIGHT

LED MODULES

ORDERING INFORMATION

Luminaire	Optics	# of LEDs	Driver Current	Color Temp. / CCT	Voltage	Mounting	Finish	Options
LUM	Type II Type III Type IV Type V	160LED	1050mA	27K (2700K)	120	1	Black RAL-7005*	Internal House Side Shield (overview 48/48)
		160LED	875mA	20K (2000K)	208	1	White RAL-9003*	Internal House Side Shield (overview 48/48)
		160LED	1000mA	30K (3000K)	240	1	Green RAL-6002*	Internal House Side Shield (overview 48/48)
		160LED	800mA	30K (3000K)	277	1	Grey RAL-7004*	Internal House Side Shield (overview 48/48)

U.S. Pole Company Inc.

STEWART + REINDERSMA
 ARCHITECTURE, PLLC

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Architect:

Contract:

MOUNTAIN VIEW PLAZA
 REFRESH

HAYDEN & MOUNTAIN VIEW, SCOTTSDALE
 ARIZONA, 85258

PROJECT:

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date: 06-20-2023

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job no.: 22-097

sheet title: ELECTRICAL CUT SHEETS

sheet No.:

PRELIMINARY
 NOT FOR CONSTRUCTION

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DESIGN CODES
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Zoning Aerial

22-DR-2023

From: [NoReply](#)
To: [Zimmer, Christopher](#)
Subject: CASE 22-DR-2023 - MOUNTAIN VIEW SHOPPING CENTER - EXTERIOR REMODEL
Date: Tuesday, November 7, 2023 4:27:04 AM



I do not like this change because it looks like the developer will be making the building look more generic and boring plus seems to be removing significant shade cover for pedestrians. Also, since the project does not include the unattached buildings, there will be a clash between the stand alone building's styles and the main strip mall. This looks like change for changes sake and not for improving the utility and attractiveness of the building. -- sent by Cathy Davis (case# 22-DR-2023)

[City of Scottsdale](#)



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