

PV SCOTTSDALE HOTEL OWNER SPE LLC

6240 Waverly Avenue
La Jolla, California 92037

May 15, 2023

Mr. George Burton
Senior Planner
TOWN OF PARADISE VALLEY
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

Re: Andaz Scottsdale Resort & Bungalows – Proposed Villa Expansion Landscape and Hardscape Design and Materials

Dear George -

This letter is a follow up to the requests for additional information from the Paradise Valley Town Council from the May 11th work session relative to the proposed expansion of the Andaz Scottsdale Resort & Bungalows, particularly concerning the configuration of and materials to be used in the hardscape and landscape areas to the west of the Villa Units, and site walls, patios and patio the hot tubs and surrounding areas for all of the proposed Villa units.

In this light, using the below Box.com link, please find the following:

1. An updated illustrative landscape plan and related planting plans and plant legends reflecting revisions to the landscaped areas around the proposed Villa units. These plans reflect further definition of the landscape and hardscape areas around the Villa units, particularly with respect to the materials and sizes of the west facing patio areas for all of these units. We have further increased the amount of landscape area in the west yard areas of the west Villa units, most particularly around these patio areas, reducing their size to about 830 square feet and reconfiguring them to limit outdoor gatherings.
2. An site plan reflecting the updated configuration of all project walls, including an increase in the height of the west perimeter wall from 6 to 8 feet, an increase in the height of the west patio walls for the east Villa units from 36 to 42 inches to make them consistent with the balance of similar patio walls throughout the Resort and the location of all of the hot tub enclosure area walls, including their height (60 inches) and construction method and materials.
3. Updated civil plans including revised grading and drainage and water and sewer plans, together with a cross section of the area from Quail Run Road through the most northwest Villa unit, comparing the elevation of Quail Run Road to the anticipated finished floor level of what will likely be the Villa unit with the highest finish floor elevation. and showing the impact of an 8 foot tall perimeter wall along Quail Run Road on views from and into this unit and surrounding yard.

<https://chelseahospitalitypartners.box.com/s/3p6jgrqc26mvx01ifbs0pkmy3mcs5z9c>

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May 15, 2023

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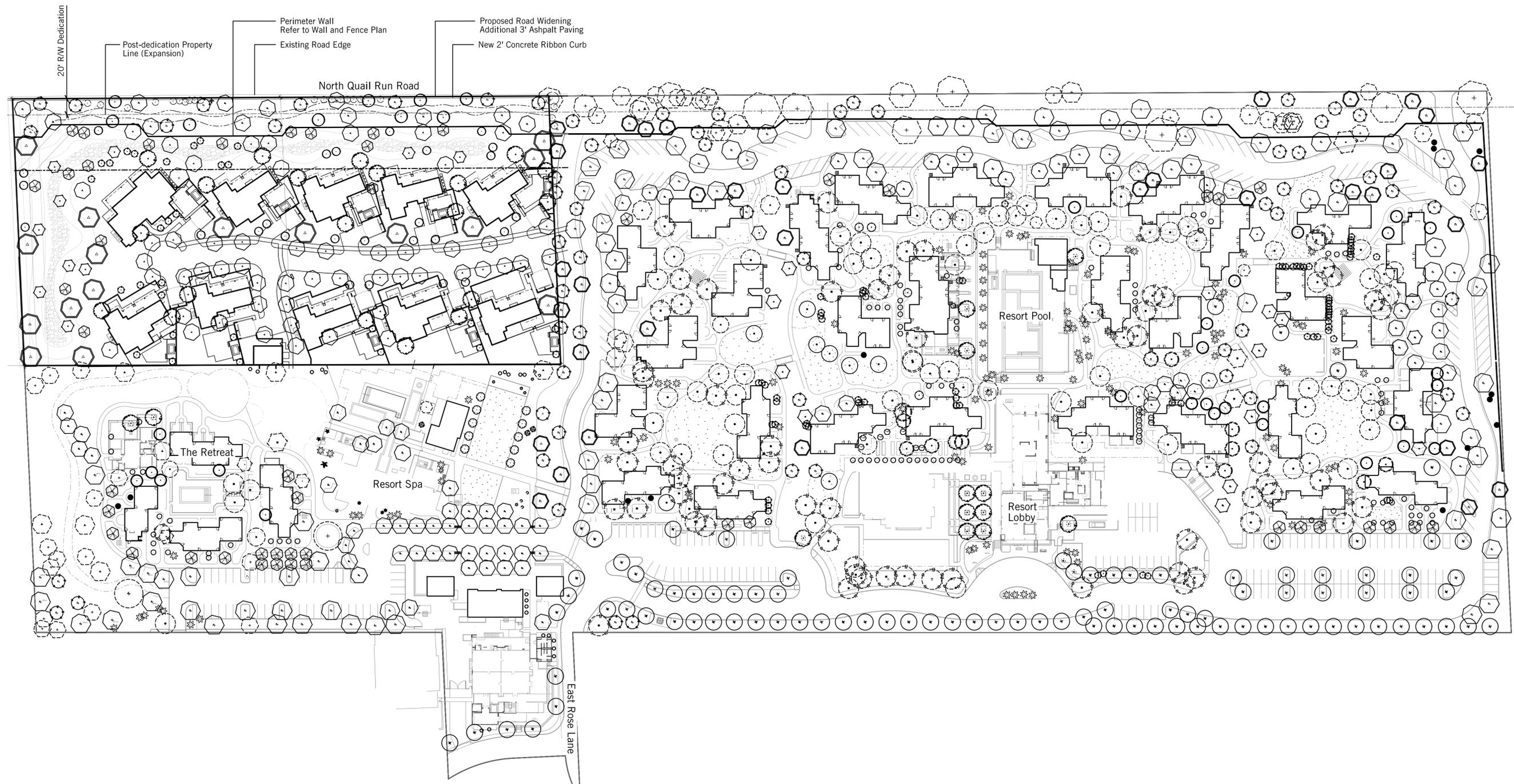
These documents also reflect the additional information requested in your markup of our plans from the last submittal and are directly responsive to the questions and requests for additional information from Council.

George, thank you for your assistance through this process. Please let me know as quickly as possible if you need anything more from us.

I look forward to hearing from you.

Sincerely,

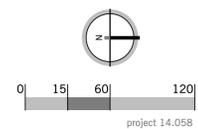
Gary Stougaard



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Overall Site Plan

15 May 2023



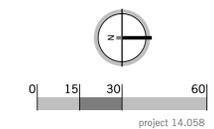
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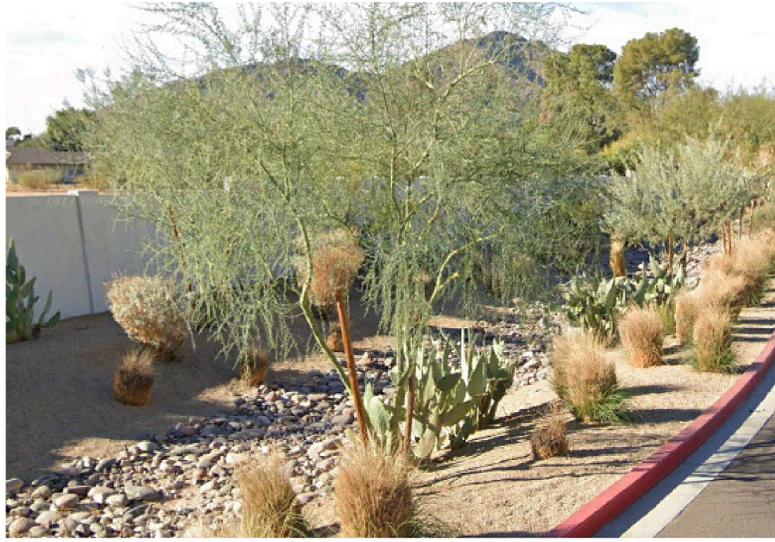
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Conceptual Site Plan

15 May 2023



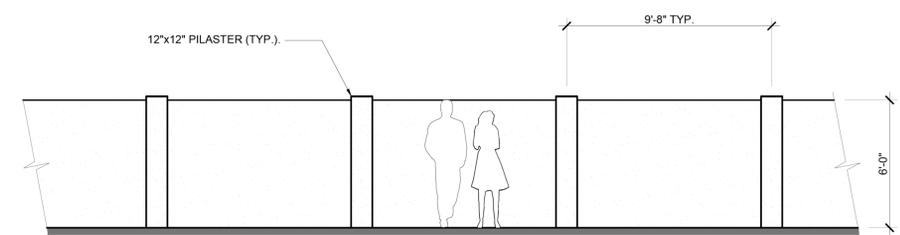
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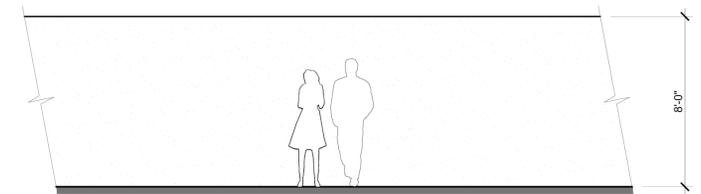
Site Wall and Fence Plan

not to scale

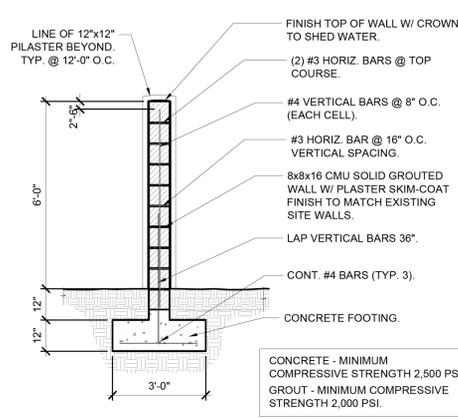


6 ft high plaster site wall

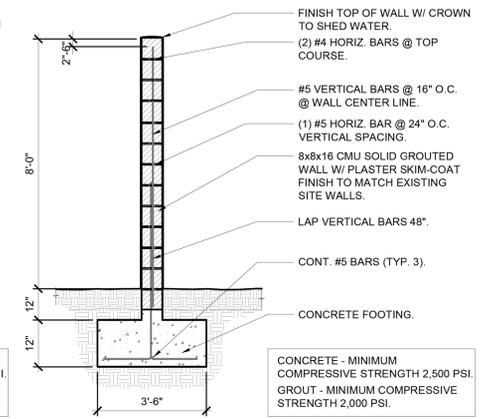
Exterior Elevations



8 ft high plaster site wall



6 ft high plaster wall



8 ft high plaster wall

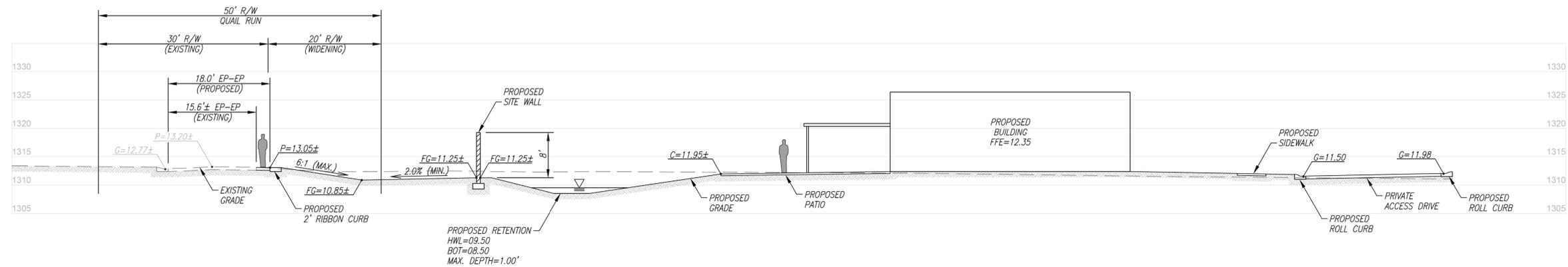
Site Wall Sections



SITE WALLS & FENCES



KEY MAP
NOT TO SCALE



SITE CROSS-SECTION AT NW BUILDING
SCALE: 1"=10'

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

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CONCEPTUAL SITE CROSS SECTION
ANDAZ QUAIL RUN PARCEL
A PORTION OF SOUTHEAST CORNER OF SECTION 1.0
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

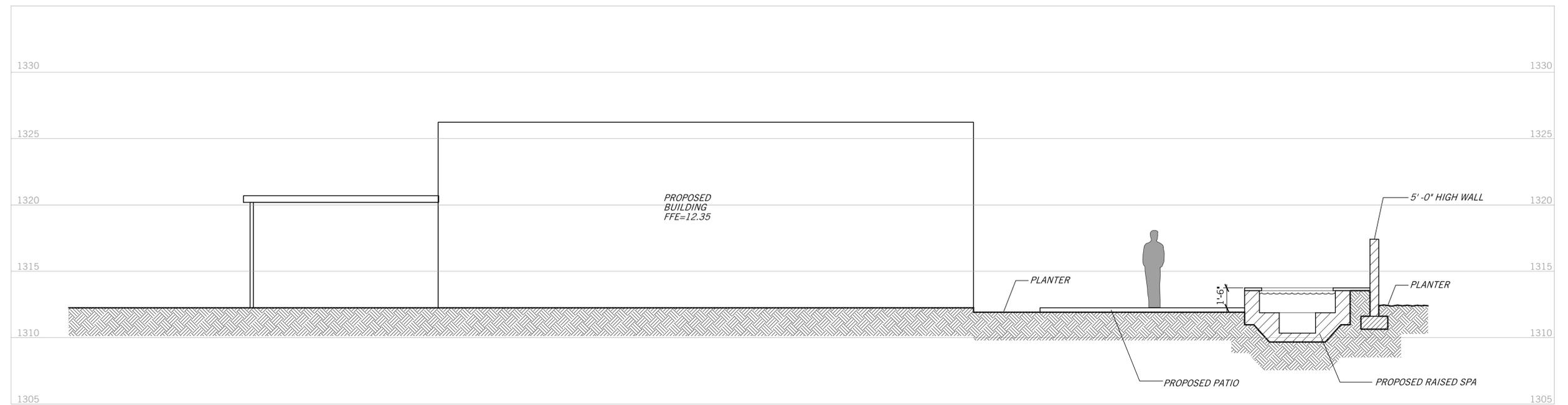
Date	05/15/23	Project Eng.	MSW
Project No.	22121	Project Mgr.	BRS

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KEY MAP
NOT TO SCALE



SITE CROSS-SECTION AT SPA AND TYPICAL YARD
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CONCEPTUAL SITE CROSS SECTION
ANDAZ QUAIL RUN PARCEL
A PORTION OF SOUTHEAST CORNER OF SECTION 10
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Date
05/15/23

Project Eng.
MSW

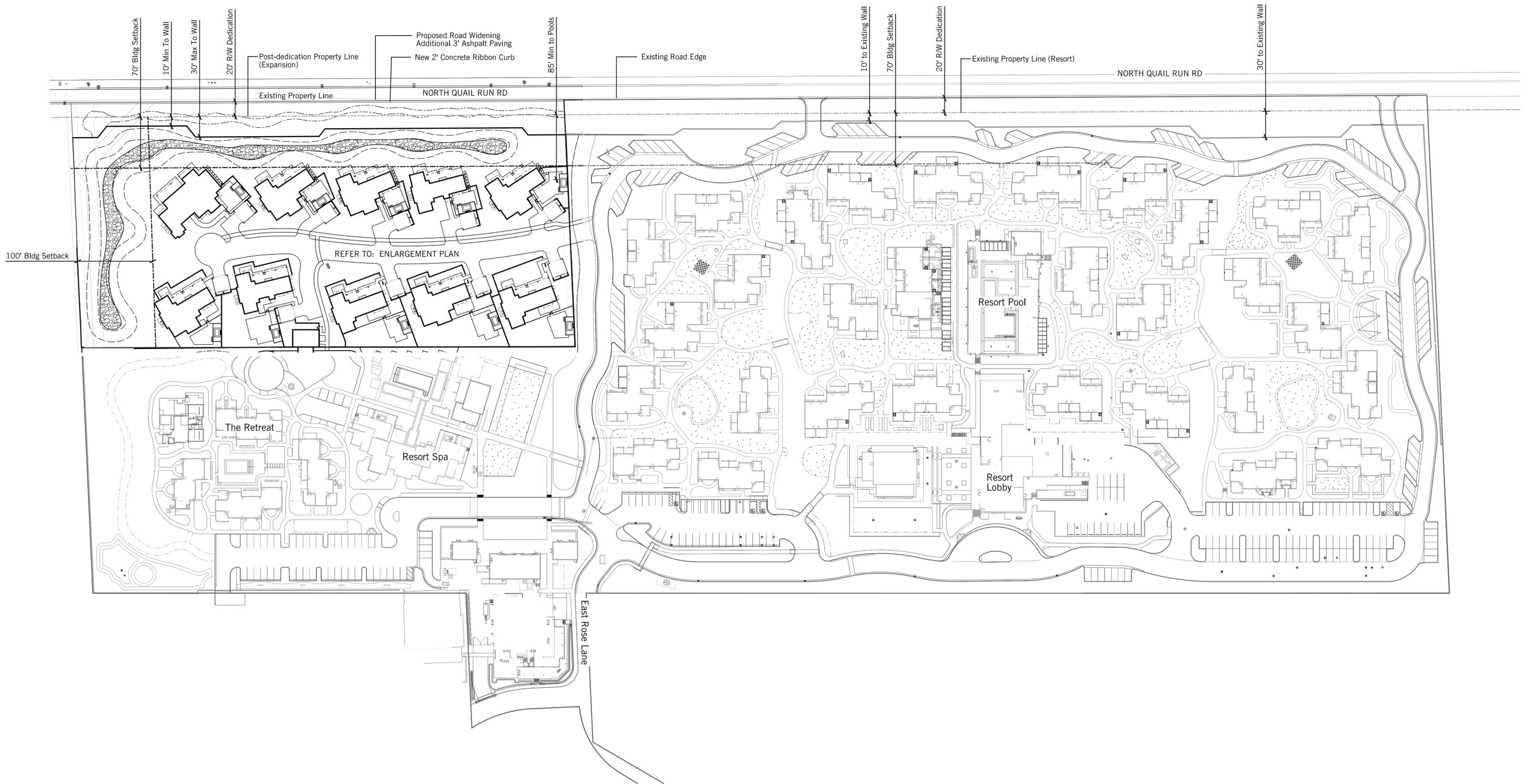
Project No.
22121

Project Mgr.
BRS

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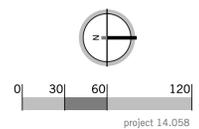


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Conceptual Landscape Plan

15 May 2023



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Plant Legend

Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Acacia smallii	Sweet Acacia	15 gal	3
	Chamaerops humilis	Mediterranean Fan Palm	Per plan (3-4 trunks)	24
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow	15 gal	12
	Lysiloma watsonii	Desert Fern	15 gal	6
	Olea europaea 'Swan Hill'	Swan Hill Olive	36" box	82
	Parkinsonia floridum ++	Blue Palo Verde	15 gal	16
	Parkinsonia x 'Desert Museum'	No Common Name	24" box	65
	Prosopis glandulosa	Honey Mesquite	24" box	3
	Sephora secundiflora	Texas Mountain Laurel	15 gal	23

Vines and Espaliers

Symbol	Botanical name	Common Name	Size	Qty.
	Bougainvillea species	No Common Name	5 gal - staked	111

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	4' o.c.	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	1 gal	x
	7' o.c.	Caesalpinia pulcherrima *	Red Bird of Paradise	1 gal	17
	5' o.c.	Cassia artemisiodes	Feathery Cassia	5 gal	14
	5' o.c.	Encelia farinosa	Brittlebush	1 gal	60
	36" o.c.	Ericameria laricifolia	Turpentine Bush	1 gal	13
	42" o.c.	Ficus microcarpa nitida	Indian Laurel Fig	15 gal	181
	36" o.c.	Justicia spicigera	Mexican Honeysuckle	1 gal	106
	8' o.c.	Larrea tridentata	Creosote Bush	1 gal	21
	5' o.c.	Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	1 gal	86
	36" o.c.	Myrtus communis	Myrtle	5 gal	243
		Muhlenbergia capillaris 'Regal Mist'	Pink Muhly	1 gal	227
		Muhlenbergia dubia	Pine Muhly	1 gal	363

Shrubs

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	5' o.c.	Nerium oleander	Oleander	5 gal	197
	36" o.c.	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 gal	84
	36" o.c.	Ruellia peninsularis	Desert Ruellia	1 gal	138
	36" o.c.	Salvia greggii	Autumn Sage	1 gal	46

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	36" o.c.	Agave 'Blue Flame' ++	Blue Flame Agave	5 gal	8
	36" o.c.	Agave 'Blue Glow' ++	Blue Glow Agave	5 gal	66
	48" o.c.	Agave desmettiana 'Variegata' ++	Variegated Smooth Agave	5 gal	20
	Per plan	Agave victoriae-reginae ++	Victoria Agave	1 gal	64
	5' o.c.	Agave vilmoriana ++	Octopus Agave	5 gal	39
	30" o.c.	Aloe striata ++	Coral Aloe	1 gal	22
	24" o.c.	Aloe vera ++	Medicinal Aloe	1 gal	185
		Carnegiea gigantea ++	Saguaro	per plan	6
	5' o.c.	Cereus peruvianus ++	Night Blooming Cereus	15 gal	24
	36" o.c.	Dasyliroon wheeleri ++	Desert Spoon	15 gal	68
	5' o.c.	Fouquieria splendens ++	Ocotillo	15 gal	25
	48" o.c.	Hesperaloe parviflora ++	Red Yucca	1 gal	36
	48" o.c.	Hesperaloe parviflora 'PERPA' Brakelights ++	Brakelights Yucca	1 gal	23
	36" o.c.	Lophocereus marginatus ++	Mexican Fencepost Cactus	15 gal	10
	Per plan	Opuntia spp.	Paddles to be Transplanted	1 gal	41
	18" o.c.	Opuntia ficus-indica ++	Prickly Pear	1 gal	101
	18" o.c.	Opuntia santa-rita	Purple Prickly Pear	5 gal	54
	36" o.c.	Pedilanthus macrocarpus	Slipper Plant	15 gal	10
	60" o.c.	Yucca gloriosa ++	Spanish Dagger	single trunk 3-5' min	10
	36" o.c.	Yucca rostrata ++	Beaked Yucca	20 gal	18

Groundcover

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	5' o.c.	Euphorbia rigida ++	Yellow Spurge	1 gal	27
	36" o.c.	Lantana x 'New Gold'	No Common Name	1 gal	23
	30" o.c.	Portulacaria afra ++	Elephant's Food	1 gal	207

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Plant Legend

Existing Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Larrea tridentata	Creosote bush	Protect in place	18
	Carnegia gigantea	Saguaro	Protect in place	1

Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Olneya tesota	Ironwood	24" box	10
	Parkinsonia floridum ++	Blue Palo Verde	24" box	12
	Chilopsis linearis	Desert Willow	5 gal	9

Shrubs, Perennials, and Annuals

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	42" o.c.	Baccharis sarothroides	Desert Broom	1 gal	26
	5' o.c.	Encelia farinosa	Brittlebush	1 gal	50
	36" o.c.	Ericameria laricifolia	Turpentine Bush 'Desert Mountain'	1 gal	34
	8' o.c.	Larrea tridentata	Creosote Bush	1 gal	43
	24" o.c.	Ambrosia salsola	Cheesebush	1 gal	55

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	18" o.c.	Opuntia basilaris ++	Beavertail Cactus	1 gal	61

Cobble

Symbol	Description
	6-8" To match on-site cobble

Notes

1. The contractor shall verify all plant material quantities prior to plant installation. Plant material quantities are listed for the convenience of the contractor. Actual number of plant symbols shall have priority over quantities designated.



CONCEPTUAL GRD/DRN PLAN
ANDAZ QUAIL RUN PARCEL
 A PORTION OF SOUTHEAST CORNER OF SECTION 10
 TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

Date: 05/15/23
 Project Eng: MSW

Project No.: 22121
 Project Mgr.: BRS



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DRAINAGE CALCULATIONS
 REQUIRED VOLUME:
 $V_r = C * (R/12) * A$
 $V_r = 0.80 * (2.19/12) * 218,475$
 $V_r = 31,897 \text{ CU.FT.}$
 PROVIDED VOLUME:
 RETENTION BASIN:
 $V_p = 36,671 \text{ CU.FT.}$
 $V_p = 36,671 \text{ CU.FT.} > V_r = 31,897 \text{ CU.FT.}$
 THEREFORE "OK"

BOT 18" SD=1302.08
 TOP 8" SEW=1297.12



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CONCEPTUAL UTILITY PLAN
ANDAZ QUAIL RUN PARCEL
 A PORTION OF SOUTHEAST CORNER OF SECTION 10
 TOWNSHIP 2 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

Date: 05/15/23
 Project Eng: MSW

Project No.: 22121
 Project Mgr.: BRS

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