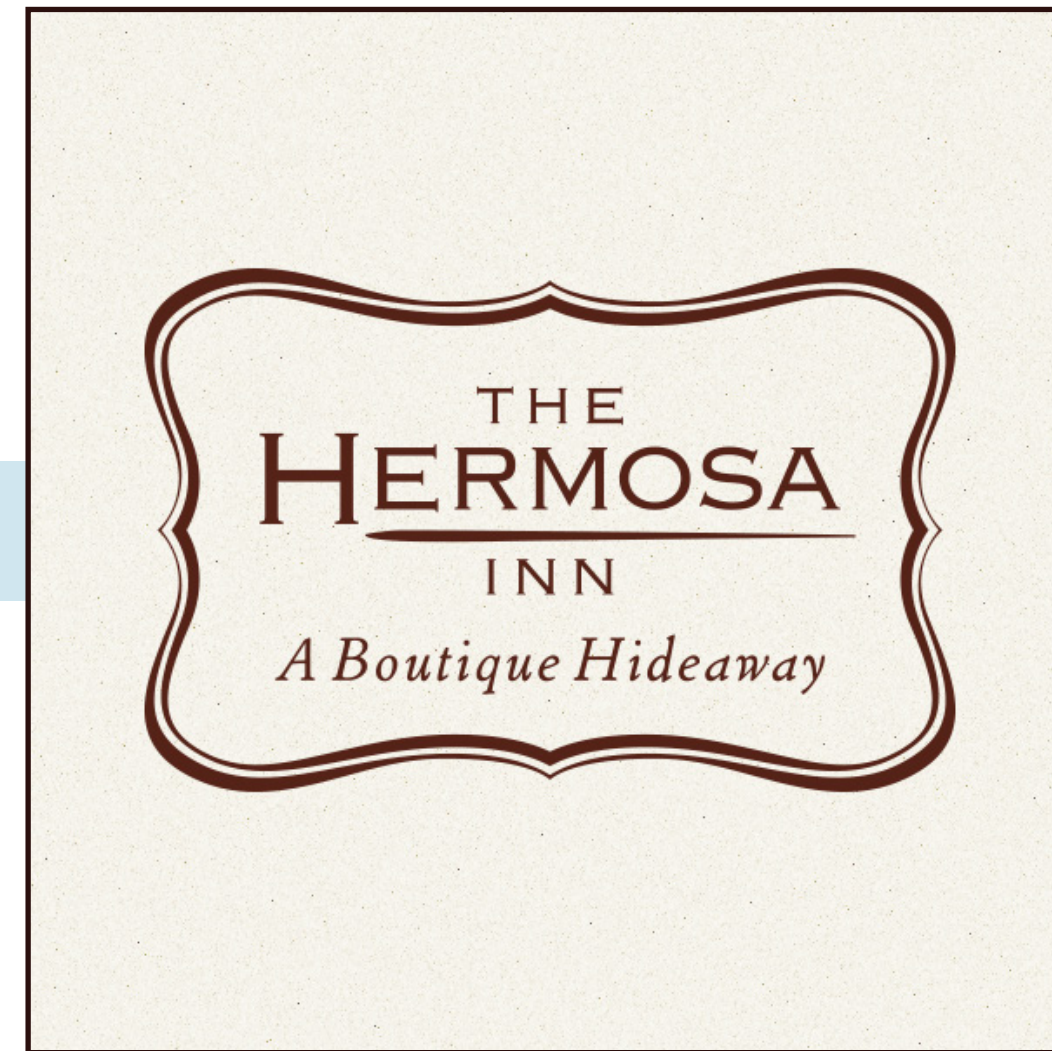




## Minor Amendment for Special Use Permit Paradise Valley, AZ

## **Hermosa Inn**

### **2018 Minor Amendment to Special Use Permit**

In April 2015 the Allred family purchased the Hermosa Inn. Since then, several previously-approved changes have been built, including a new lobby/administration building, a new arrival area, 10 new guest suites, changes to the bar, and various other enhancements. As these upgrades have been completed and as General Manager Steve Ast and the Allreds have grown more familiar with the resort's clientele and needs, it is now time to refine the site plan to prepare for the next stage of improvements.

This proposal does not add any floor area, does not add any conditioned space, and does not ask for any new resort units. What it does do is to relocate and modify some previously-approved uses to allow the resort to better serve its clientele. Two site plans have been included in the submittal: a digitized version showing the October 2016 approved plan and the 2018 proposed site plan. The official version of the October 2016 site plan was hand drawn; the digitized version was prepared to provide a reliable baseline from which to move forward.

Proposed changes include (1) the spa and fitness rooms are being moved to a location closer to the existing swimming pool, (2) proposed resort units in the southeast corner of the property are being relocated to the southwest corner, (3) restrooms are being relocated, (4) the space for outdoor exterior events is relocated from an existing approved location northwest of the swimming pool to the existing Garden, located south of main lobby, and (5) parking is being added on the north side of the property in the area of the old vegetable garden and in the southeast area of the property. The parking at the vegetable garden area is not really new. It was approved in 2007, but later deleted by a 2016 amendment to the SUP. We are asking that it be added back in, along with a noise barrier wall that was included in the 2007 approval. The new parking in the southeast corner of the property will be behind an existing wall and will match other existing parking along Palo Cristi to the north.

The existing Garden has been used from time to time for weddings and food and beverage events. A large canopied tree on the southeast corner of the existing Garden and an open area on the northwest corner have been the primary locations of these planned events. The existing Garden has also been enjoyed by guests for strolling around the pathways and relaxing under the trees—this will continue. The current proposal will maintain the current use of the existing Garden, but will update and enhance the landscaping to include fountains, gas fireplaces, table tops, and enhanced pathways surrounding a new lawn; none of these features will exceed 6' in height and lighting in the Garden will be consistent with the lighting plan. The relocation of the "exterior events" designation from the area northwest of the swimming pool (depicted as #12 on the October 2016 site plan) to the existing Garden will internalize outdoor events to an area surrounded by existing resort buildings; this move will benefit neighbors to the west by eliminating the outdoor activities close to their homes. As with other resort properties within the Town, we are requesting that the approved site plan show a proposed area within which tents may be located; this will expedite the process of erecting tents, when needed. The maximum size of the tents will be 40' x 40' and the maximum height will be 24'. Typically, two tents would be utilized at the same time; one would be 40' x 40' and the other would be 20' x 20'. A temporary tent may be erected for a maximum of

16 consecutive days per event, but may exceed 16 days if the resort owner applies for a special event permit. All events in tents will end by 10:00 p.m.

Just as relocating the "exterior events" designation from an area close to the west property line to the existing Garden will benefit neighbors to the west, building a single-story fitness and spa building west of the outdoor swimming pool will benefit these same neighbors by adding a buffer between those neighbors and the outdoor swimming pool.

In addition to the 2018 proposed site plan, an emergency access plan, a delivery/circulation plan, a site lighting zone plan, and a parking lot lighting plan are included in this proposal; these plans are essentially the same as the current approved plans, but have been updated to use the 2018 proposed site plan as the base. Elevations of the new buildings, a landscape plan, and a drainage plan are also part of this submittal. One other previously approved plan is still applicable: the Signage Plan (Page 7), which was a part of the September 2014 managerial amendment. The architecture and height of the new structures will match the old-Arizona character of the existing buildings. The current Special Use Permit (stipulation C.20 in Ordinance No. 595) limits the use of the pool, spa, and fitness area to resort guests and immediately adjacent neighbors. The Hermosa Inn would like to have these areas available to not more than 50 members who, along with guests of the resort and adjacent neighbors, would be able to use these facilities. The hours of use by members would be from 6:00 a.m. to 7:00 p.m. Amplified music that is incidental to the ceremony portion of a wedding or similar event may not exceed two hours and shall end not later than 9:00 p.m.; any amplified music shall comply with Town noise ordinances.

The Hermosa Inn is anxious to move forward with these enhancements. As noted at the beginning, no new conditioned space, no new floor area, and no new resort units are being requested. Section 1102.7.B of the Zoning Ordinance sets forth the criteria to qualify for a minor amendment. We believe that the current proposal meets these criteria because (1) it will not change or add any uses, (2) there is no increase in the previously-approved floor area, (3) there will be no material effect on neighboring properties—in fact it will internalize an outdoor activity area, which will benefit the neighbors, and (4) there will be no change to the architectural style.

### **2018 Drainage Narrative**

The Hermosa Inn was originally constructed as a single family residence and thru the years has been remodeled and expanded to its present configuration.

Since its inception and to the present time the drainage philosophy was to have all stormwater pass thru the site and no provision was ever made to detain or retain any of the stormwater which was generated by the resort with the exception of a small retention basin at the northwest corner of the site which was constructed in 2016 to accommodate some of the increased runoff generated by the construction of 8 new guest rooms, the elimination of the existing tennis courts and the addition of some additional paving.

Individual grading and drainage plans will be submitted on a site by site basis, if required, as individual portions of the site are developed.



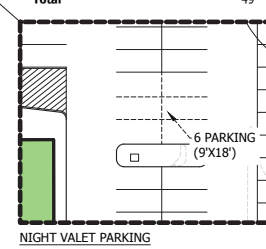


| AREA CALCULATIONS                                        |                  |  |
|----------------------------------------------------------|------------------|--|
| EXISTING CONDITIONED SF                                  | 42,991 SF        |  |
| FUTURE CONDITIONED SF                                    | 11,737 SF        |  |
| FUTURE CONDITIONED SF (NOT SHOWN)*                       | 962 SF           |  |
| <b>TOTAL CONDITIONED SF</b>                              | <b>55,690 SF</b> |  |
| EXISTING OVERHANG SF                                     | 9,894 SF         |  |
| FUTURE OVERHANG                                          | 3,253 SF         |  |
| FUTURE OVERHANG SF (NOT SHOWN)*                          | 201 SF           |  |
| <b>TOTAL OVERHANG</b>                                    | <b>13,348 SF</b> |  |
| * AREAS NOT SHOWN ARE RESERVED FOR FUTURE SUP AMENDMENT. |                  |  |

| PROJECT DATA                                                               |                    |                                          |
|----------------------------------------------------------------------------|--------------------|------------------------------------------|
|                                                                            | APPROVED           | PROPOSED                                 |
| <b>Site Area</b>                                                           |                    |                                          |
| 6.356 Acres Net                                                            | 277,022 SF         | 277,022 SF                               |
| <b>Square Footage</b>                                                      |                    |                                          |
| Proposed Coverage (Conditioned Space)                                      | 55,690 SF = 20.10% | 55,690 SF = 20.10%                       |
| Proposed Coverage (Porches, Loggia, Patios)                                | 13,348 SF = 4.82%  | 13,348 SF = 4.82%                        |
| Total Proposed Lot Coverage (Max. Lot Coverage per SUP Guidelines: 25.00%) | 69,038 SF = 24.92% | 69,038 SF = 24.92%                       |
| Total Proposed Parking Lot Area:                                           | 59,261 SF          | 67,778 SF                                |
| <b>Density</b>                                                             |                    |                                          |
| Proposed Guest Room Keys:                                                  | 49 Units           | 49 Units                                 |
| <b>Parking</b>                                                             |                    |                                          |
| Self Parking                                                               | 140 spaces         | 146 spaces                               |
| with Valet Parking                                                         | 156 spaces         | 181 daytime spaces<br>187 evening spaces |

| SUMMARY TABLE |                                                                                |           |
|---------------|--------------------------------------------------------------------------------|-----------|
| Building      | USE                                                                            | KEYS      |
| 1             | Guest Room                                                                     | 2         |
| 2             | Guest Room                                                                     | 2         |
| 3             | Guest Room                                                                     | 2         |
| 4             | Guest Room                                                                     | 2         |
| 5             | Guest Room                                                                     | 2         |
| 6             | Lobby and Administration                                                       | 6         |
| 7             | Guest Room                                                                     | 6         |
| 8             | Guest Room                                                                     | 3         |
| 9             | Guest Room                                                                     | 3         |
| 10            | Guest Room                                                                     | 3         |
| 11            | Guest Room                                                                     | 4         |
| 12            | Exterior Events                                                                | 3         |
| 13            | Guest Room                                                                     | 3         |
| 14            | Guest Room                                                                     | 3         |
| 15            | Guest Room                                                                     | 4         |
| 16            | Guest Room                                                                     | 2         |
| 17            | Guest Room                                                                     | 2         |
| 18            | Guest Room                                                                     | 2         |
| 19            | Fitness and Spa                                                                | 2         |
| 20            | Restroom Building and Storage                                                  | 2         |
| 21            | Trash                                                                          | 2         |
| 22            | Back of House                                                                  | 2         |
| 23            | New Back of House                                                              | 2         |
| 24            | Storage                                                                        | 2         |
| 25            | Meeting and Events                                                             | 2         |
| 26            | Exterior Patio                                                                 | 2         |
| 27            | Restaurant                                                                     | 2         |
| 28a           | Bar                                                                            | 2         |
| 28b           | Covered Porch                                                                  | 2         |
| 28c           | Banquet Room Expansion                                                         | 2         |
| 29            | Open Garden Patio                                                              | 2         |
| 30            | Valet Canopy                                                                   | 2         |
| 31            | Dining Loggia w/ Fireplace                                                     | 2         |
| 32            | Bar Loggia w/ Fireplace                                                        | 2         |
| 33            | Auto Court                                                                     | 2         |
| 34            | Existing Fireplace                                                             | 2         |
| 35            | Existing Fountain                                                              | 2         |
| 36            | Sliding Parking Lot Gate                                                       | 2         |
| 37            | Exterior Gas Fireplace                                                         | 2         |
| 38            | Exterior Cooking Fireplace                                                     | 2         |
| 39            | Masonry Wall at 6'-0"                                                          | 2         |
| 40            | Fountain                                                                       | 2         |
| 41            | Pool/Spa                                                                       | 2         |
| 42            | All Hotel Rooms & Dining Areas Shall have Fireplaces                           | 2         |
| 43            | Pathway Trellis                                                                | 2         |
| 44            | Restroom Building                                                              | 2         |
| 45            | Combination retaining wall and screen fence or solid wall for maintenance yard | 2         |
| 46            | Mechanical equipment and storage                                               | 2         |
| <b>Total</b>  |                                                                                | <b>49</b> |

|                                                                                     |                                                                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| LOT 1, VIEWLAND BOOK 106 OF MAPS, PAGE 45 BRICKER REVOCABLE TRUST DOC. 2010-0281788 | LOT 12, STANFORD HILLS UNIT ONE BOOK 63 OF MAPS, PAGE 22 5600 INVESTMENTS LLC DOC. 2012-1177833 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|



LIGHTING SHALL COMPLY WITH PREVIOUSLY APPROVED LIGHTING REQUIREMENTS



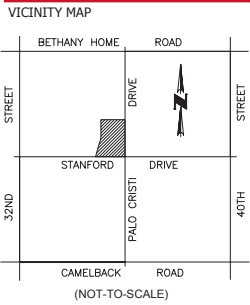
**OWNER / DEVELOPER**  
**ALLRED'S HERMOSA INN, LLC**  
5734 E RANCHO MANANA BLVD  
CAVE CREEK, AZ 85331

**LANDSCAPE ARCHITECT**  
**TIMOTHY STARKEY**  
4550 N 12TH STREET  
PHOENIX, AZ 85014  
PHONE: 602.264.6831  
EMAIL: TSTARKEY@CVLCL.COM

**PROJECT INFORMATION**  
**HERMOSA INN**  
5532 NORTH PALO CRISTI ROAD  
PARADISE VALLEY, AZ 85253

MINOR AMENDMENT TO SUP  
TOWN OF PARADISE VALLEY, AZ

CVL JOB 01.0263301

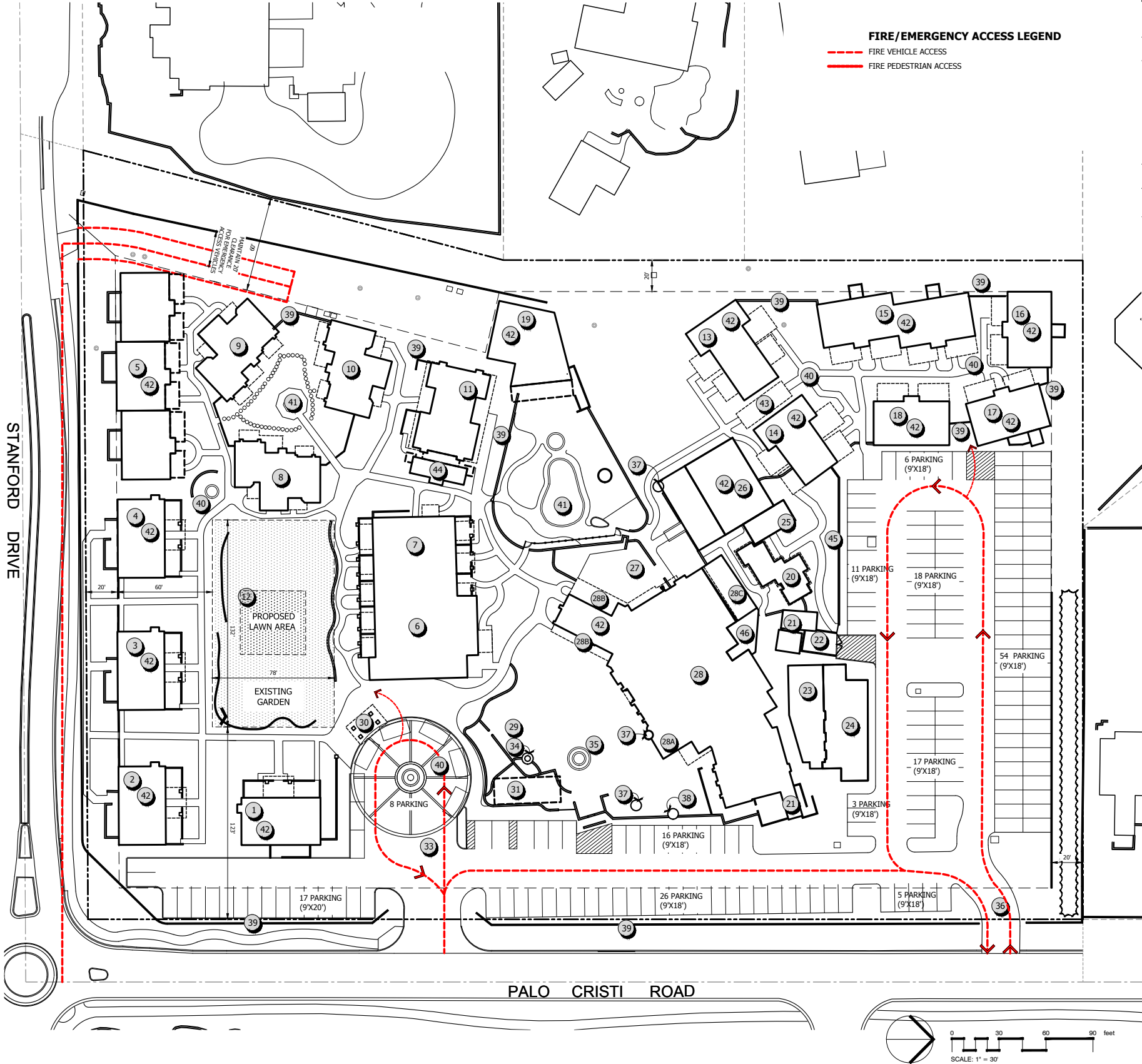


REVISION HISTORY

SEAL & ISSUE

DESIGN: TBS  
DRAWN: RG  
CHECK: TBS

**SITE AND USE PLAN**  
**2018**



| PROJECT DATA                                                               |                    | APPROVED                                 | PROPOSED   |
|----------------------------------------------------------------------------|--------------------|------------------------------------------|------------|
| Site Area                                                                  | 6.356 Acres Net    | 277,022 SF                               | 277,022 SF |
| Square Footage                                                             |                    |                                          |            |
| Proposed Coverage (Conditioned Space)                                      | 55,690 SF = 20.10% | 55,690 SF = 20.10%                       |            |
| Proposed Coverage (Porches, Loggia, Patios)                                | 13,348 SF = 4.82%  | 13,348 SF = 4.82%                        |            |
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| Total Proposed Parking Lot Area:                                           | 59,261 SF          | 67,778 SF                                |            |
| Density                                                                    |                    |                                          |            |
| Proposed Guest Room Keys:                                                  | 49 Units           | 49 Units                                 |            |
| Parking                                                                    |                    |                                          |            |
| Self Parking                                                               | 140 spaces         | 146 spaces                               |            |
| with Valet Parking                                                         | 156 spaces         | 181 daytime spaces<br>187 evening spaces |            |

SUMMARY TABLE

| Building | USE                                                                            | KEYS |
|----------|--------------------------------------------------------------------------------|------|
| 1        | Guest Room                                                                     | 2    |
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| 3        | Guest Room                                                                     | 2    |
| 4        | Guest Room                                                                     | 2    |
| 5        | Guest Room                                                                     | 6    |
| 6        | Lobby and Administration                                                       |      |
| 7        | Guest Room                                                                     | 6    |
| 8        | Guest Room                                                                     | 3    |
| 9        | Guest Room                                                                     | 3    |
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| 11       | Guest Room                                                                     | 4    |
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| 21       | Storage                                                                        |      |
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| 23       | Back of House                                                                  |      |
| 24       | New Back of House                                                              |      |
| 25       | Storage                                                                        |      |
| 26       | Meeting and Events                                                             |      |
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| 28       | Restaurant                                                                     |      |
| 28a      | Bar                                                                            |      |
| 28b      | Covered Porch                                                                  |      |
| 28c      | Banquet Room Expansion                                                         |      |
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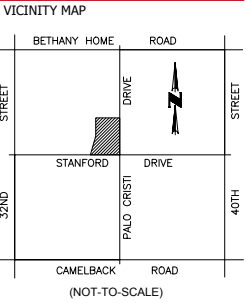
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LANDSCAPE ARCHITECT  
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MINOR AMENDMENT TO SUP  
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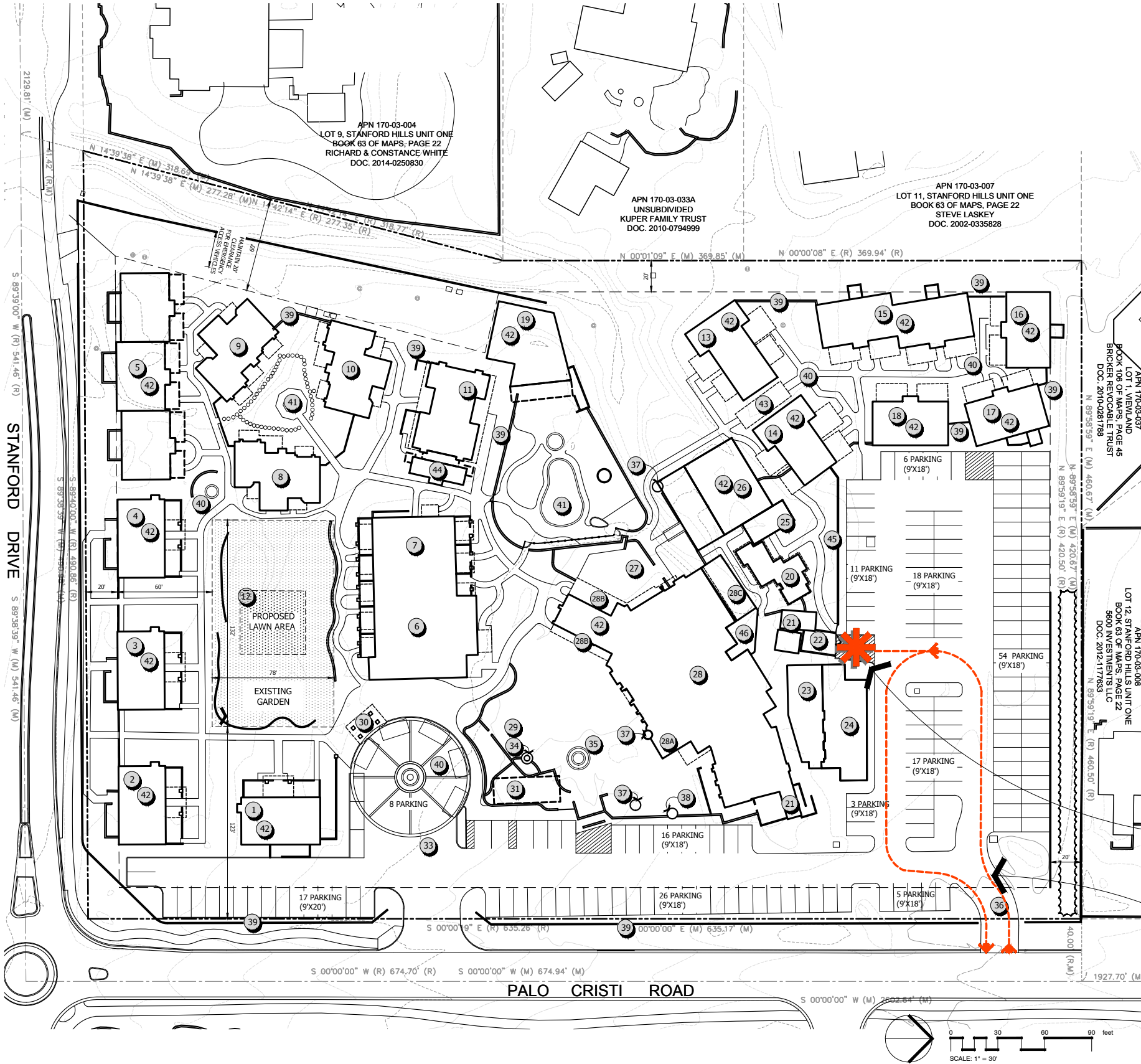


REVISION HISTORY

SEAL & ISSUE

DESIGN: TBS  
DRAWN: RG  
CHECK: TBS

FIRE/EMERGENCY ACCESS  
PLAN 2018



| PROJECT DATA                                                               |  | APPROVED           | PROPOSED                                 |
|----------------------------------------------------------------------------|--|--------------------|------------------------------------------|
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| 9             | Guest Room                                                                     | 3    |
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| 28            | Restaurant                                                                     |      |
| 28a           | Bar                                                                            |      |
| 28b           | Covered Porch                                                                  |      |
| 28c           | Banquet Room Expansion                                                         |      |
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| 33            | Auto Court                                                                     |      |
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| 36            | Sliding Parking Lot Gate                                                       |      |
| 37            | Exterior Gas Fireplace                                                         |      |
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| 41            | Pool/Spa                                                                       |      |
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| 43            | Pathway Trellis                                                                |      |
| 44            | Restroom Building                                                              |      |
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| 46            | Mechanical equipment and storage                                               |      |
| Total         |                                                                                | 49   |

DELIVERY POINT

DELIVERY/SERVICE CIRCULATION



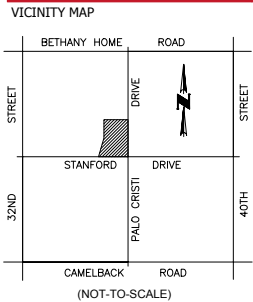
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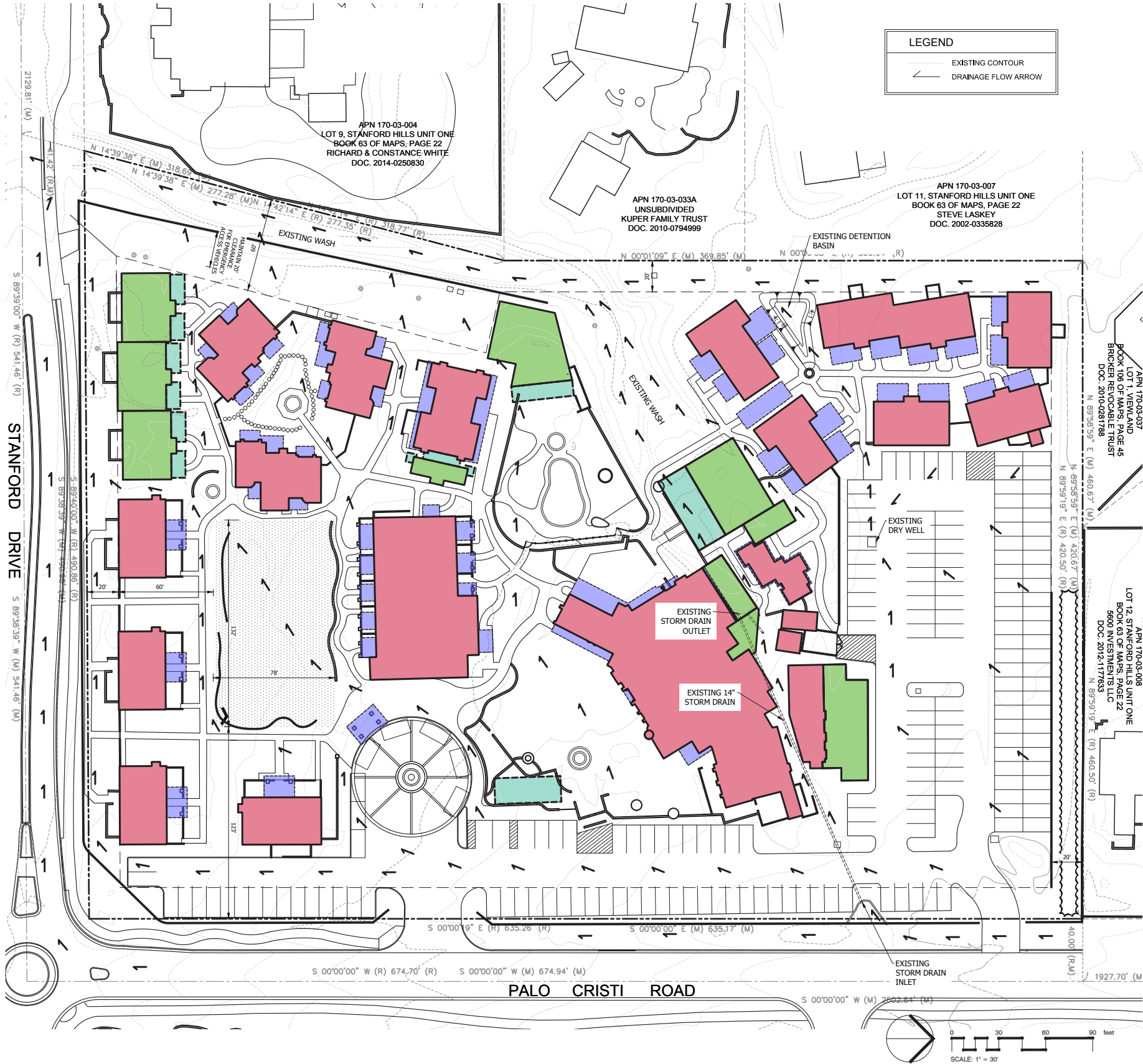


REVISION HISTORY

SEAL & ISSUE

DESIGN: TBS  
DRAWN: RG  
CHECK: TBS

DELIVERY/SERVICE CIRCULATION PLAN  
2018



**OWNER / DEVELOPER**

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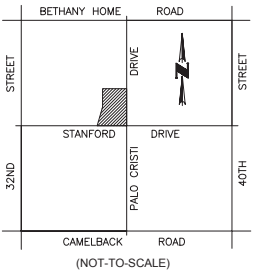
**PROJECT INFORMATION**

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MINOR AMENDMENT TO SUP  
TOWN OF PARADISE VALLEY, AZ

CVL JOB 01.0263301

**VICINITY MAP**



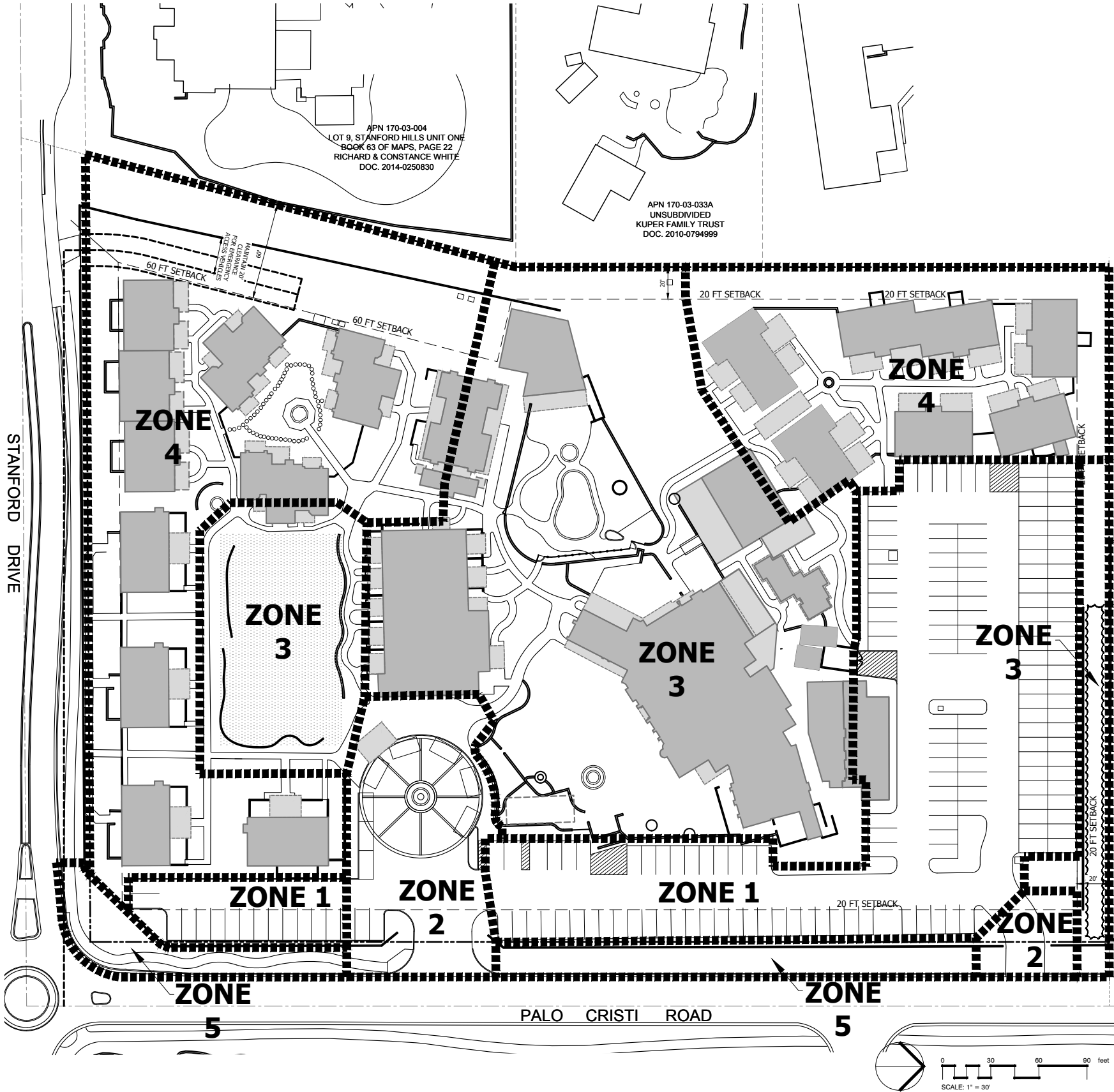
**REVISION HISTORY**

**SEAL & ISSUE**



DESIGN: FF  
DRAWN: RG  
CHECK: TBS

**CONCEPTUAL DRAINAGE  
PLAN 2018**



GARDEN LIGHTING EXAMPLE  
MAX HEIGHT: 16' POLE HEIGHT



**CVL CONSULTANTS**  
Civil Engineering  
Water Systems  
Wastewater Treatment  
Land Planning  
Energy  
Land Survey  
Landscape Architecture  
Construction Management

4550 N. 12th Street  
Phoenix, AZ, 85014  
phone 602.264.6831  
fax 602.264.0928  
web www.cvlci.com

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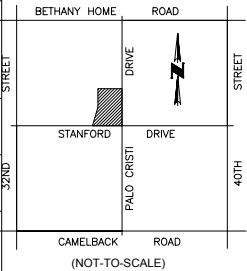
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TOWN OF PARADISE VALLEY, AZ

CVL JOB 01.0263301

VICINITY MAP



REVISION HISTORY

SEAL & ISSUE

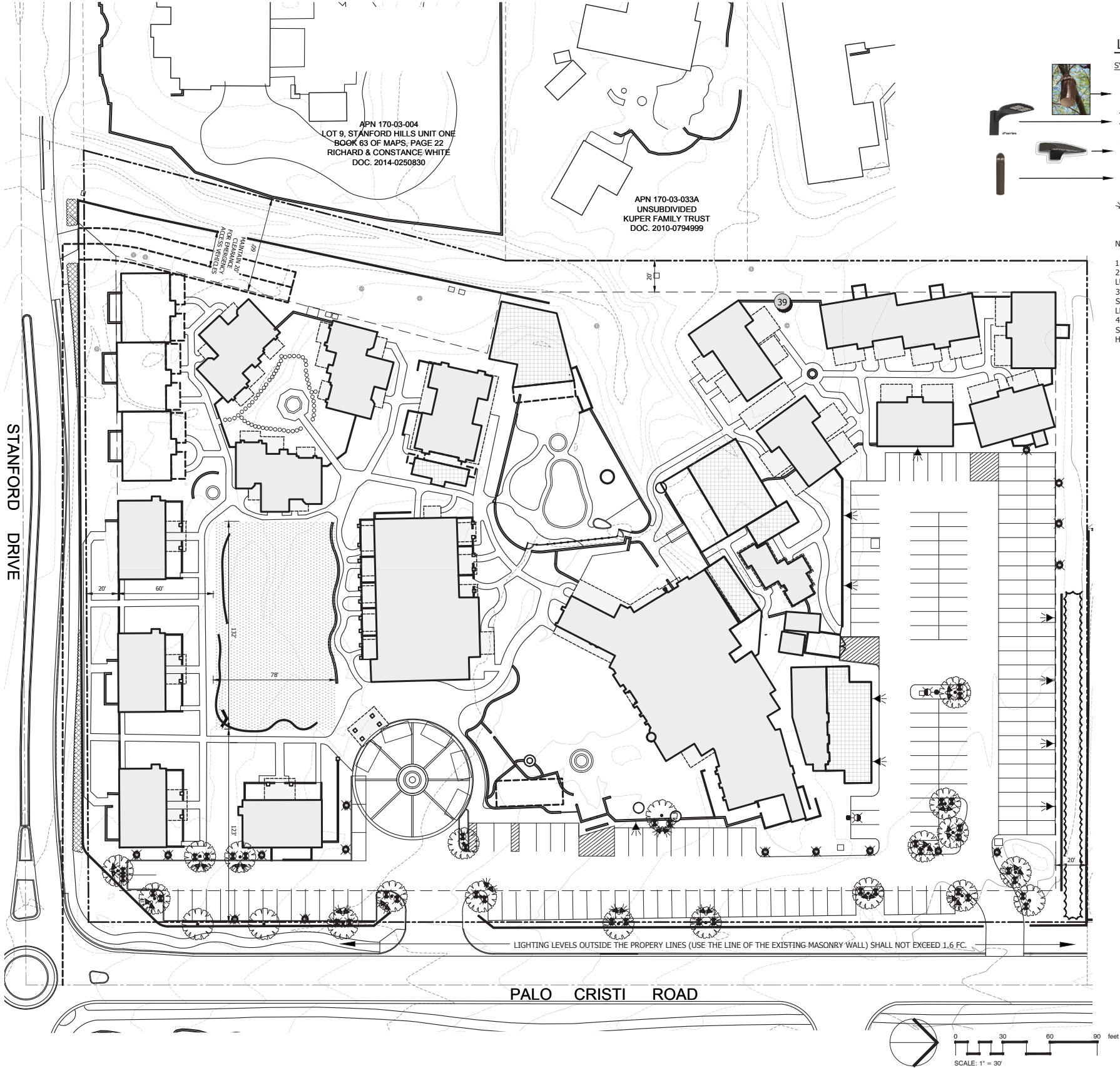


DESIGN: TBS  
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CHECK: TBS

SITE LIGHTING ZONE  
PLAN 2018

| Hermosa Inn Performance Standards & Zone Legend |                                                                                                       |         |                                                                     |                                                              |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------|--------------------------------------------------------------|
| CATEGORY                                        | DESCRIPTION                                                                                           | ZONE    | HERMOSA INN SUP PROPOSED AVERAGE ILLUMINANCE LEVEL (IN FOOTCANDLES) | IESNA RECOMMENDED MINIMUM ILLUMINANCE LEVEL (IN FOOTCANDLES) |
| Drive Entries, Intersections                    | Defined by arrival and high level of function                                                         | 2       | 2.0                                                                 | 1.5-5.0                                                      |
| Parking Lots                                    | For night time visibility, safety and security                                                        | 1       | 1.5                                                                 | 2.5-3.0                                                      |
| Pathways-minor                                  | For night time visibility, safety and security, and to get from point A to point B                    | 3-4     | 1.5                                                                 | 0.5-2.0                                                      |
| Service Areas                                   | For night time visibility, safety and security                                                        | 3       | 5.0                                                                 | 10.0                                                         |
| Pool Decks, Water Features                      | For safety and night time illumination for functions and highlighting dramatic architectural features | 3       | 3.0                                                                 | 10.0                                                         |
| Exterior Dining Areas                           | For night time visibility, safety and security for outdoor dining areas and bars                      | 3       | 5.0                                                                 | 5.0-10.0                                                     |
| Landscaped Areas                                | Dramatic illumination of landscape areas and elements                                                 | 3, 4, 5 | 1.5                                                                 | 0.5-20.0                                                     |
| Guestroom Entries                               | For night time visibility, safety and security and wayfinding                                         | 4       | 3.0                                                                 | 3.0                                                          |
| Guestroom Patios/ Balconies                     | For night time visibility, safety and security for private functions and private outdoor dining       | 4       | 3.0                                                                 | 5.0                                                          |
| Architectural Lighting                          | For illumination of architectural features, signage, wayfinding and visual interest                   | 3-4     | 3.0                                                                 | 3.0                                                          |
| Drop-off Areas                                  | For night time visibility, safety and security for drop-off and pick-up areas                         | 1,2,3   | 3.0                                                                 | 5.0                                                          |
| Valet Stand                                     | For night time visibility, safety and security for drop-off and pick-up areas                         | 2       | 8.0-10.0                                                            | N/A                                                          |

NOTES:  
1. THE LIGHTING ZONES INDICATED ARE GENERAL IN NATURE. THERE WILL BE A VARIANCE WITHIN A ZONE TO ALLOW FOR SPECIFIC USES.  
2. 16' POLES WITH STRING LIGHTS IN EXISTING GARDEN AREA WILL MEET FOOTCANDLE LIMITATIONS.



#### LIGHTING SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION      |
|--------|-------------------------------------|
|        | DOWN LIGHT                          |
|        | SHIELDED POLE MOUNTED FIXTURES      |
|        | SHIELDED WALL MOUNTED LIGHT FIXTURE |
|        | SHIELDED BOLLARD FIXTURE            |
|        | UPLIGHT                             |

#### NOTES:

1. MAXIMUM LUMENS PROJECTED ONTO ADJACENT PROPERTY SHALL BE 0.5.
2. ALL FIXTURES ADJACENT TO PROPERTY LINES SHALL BE SHIELDED TO LIMIT THE LUMENS AT THE PROPERTY LINE TO 1.6 OR LESS.
3. TREE MOUNTED FIXTURES AT THE EAST (PALO CRISTI) PROPERTY LINE ARE SHIELDED FROM THE ROAD IN PART BY THE 5' TO 6' HIGH MASONRY WALL FOR THE LENGTH OF THE PROPERTY.
4. PARKING LOT FIXTURES AT THE NORTH PROPERTY LINE ARE ADDITIONALLY SHIELDED FROM THE NEIGHBORS BY THE EXISTING AND EXPANDED OLEANDER HEDGE.



#### OWNER / DEVELOPER

**ALLRED'S HERMOSA INN, LLC**  
5734 E RANCHO MANANA BLVD  
CAVE CREEK, AZ 85331

#### LANDSCAPE ARCHITECT

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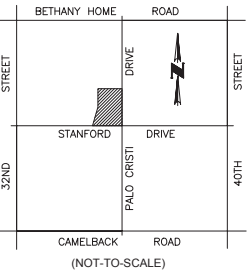
#### PROJECT INFORMATION

**HERMOSA INN**  
5532 NORTH PALO CRISTI ROAD  
PARADISE VALLEY, AZ 85253

MINOR AMENDMENT TO SUP  
TOWN OF PARADISE VALLEY, AZ

CVL JOB 01.0263301

#### VICINITY MAP



#### REVISION HISTORY

#### SEAL & ISSUE

DESIGN: TBS  
DRAWN: RG  
CHECK: TBS

PARKING LOT LIGHTING  
PLAN 2018

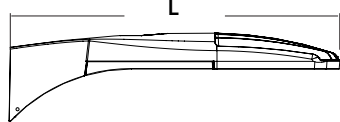
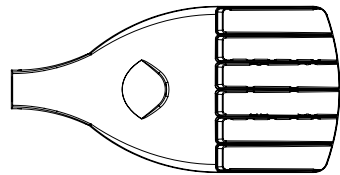


# D-Series Size 0 LED Area Luminaire



## Specifications

|               |                                               |
|---------------|-----------------------------------------------|
| EPA:          | 0.95 ft <sup>2</sup><br>(.09 m <sup>2</sup> ) |
| Length:       | 26"<br>(66.0 cm)                              |
| Width:        | 13"<br>(33.0 cm)                              |
| Height:       | 7"<br>(17.8 cm)                               |
| Weight (max): | 16 lbs<br>(7.25 kg)                           |



10' MAX. HEIGHT



# D-Series LED Bollard



d"series

## Specifications

|               |                       |
|---------------|-----------------------|
| Diameter:     | 8" Round<br>(20.3 cm) |
| Height:       | 42"<br>(106.7 cm)     |
| Weight (max): | 27 lbs<br>(12.25 kg)  |



42" MAX. HEIGHT



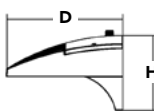
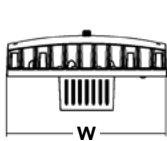
# D-Series Size 1 LED Wall Luminaire



d"series

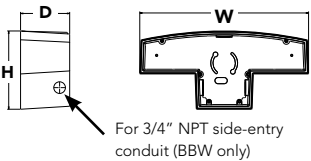
## Specifications Luminaire

|         |                      |         |                    |
|---------|----------------------|---------|--------------------|
| Width:  | 13-3/4"<br>(34.9 cm) | Weight: | 12 lbs<br>(5.4 kg) |
| Depth:  | 10"<br>(25.4 cm)     |         |                    |
| Height: | 6-3/8"<br>(16.2 cm)  |         |                    |



## Back Box (BBW, ELCW)

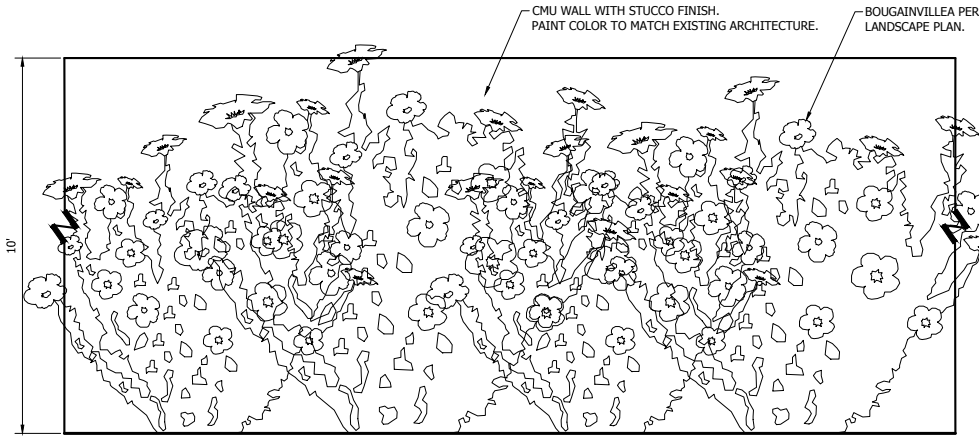
|         |                      |              |                    |
|---------|----------------------|--------------|--------------------|
| Width:  | 13-3/4"<br>(34.9 cm) | BBW Weight:  | 5 lbs<br>(2.3 kg)  |
| Depth:  | 4"<br>(10.2 cm)      | ELCW Weight: | 10 lbs<br>(4.5 kg) |
| Height: | 6-3/8"<br>(16.2 cm)  |              |                    |



8' MAX. HEIGHT

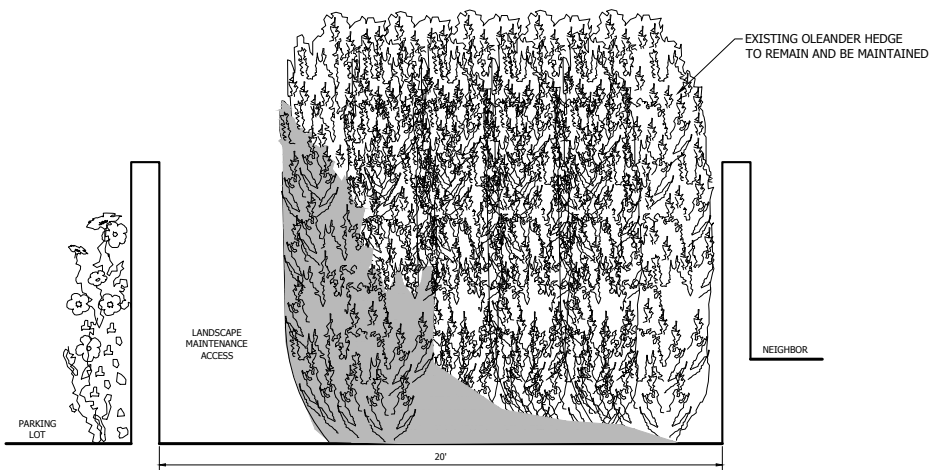


DOWNLIGHT EXAMPLE: RECESSED IN HOOD, MAX. 10' MOUNTING HEIGHT



1 ELEVATION: ACOUSTICAL WALL  
1/2" = 1'-0"

P-RE-HER-01



2 SECTION: ACOUSTICAL WALL  
3/8" = 1'-0"

P-RE-HER-02

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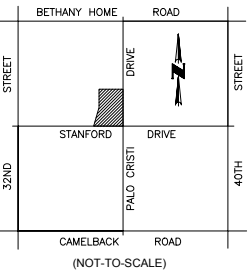
OWNER / DEVELOPER  
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VICINITY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: TBS  
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CHECK: TBS

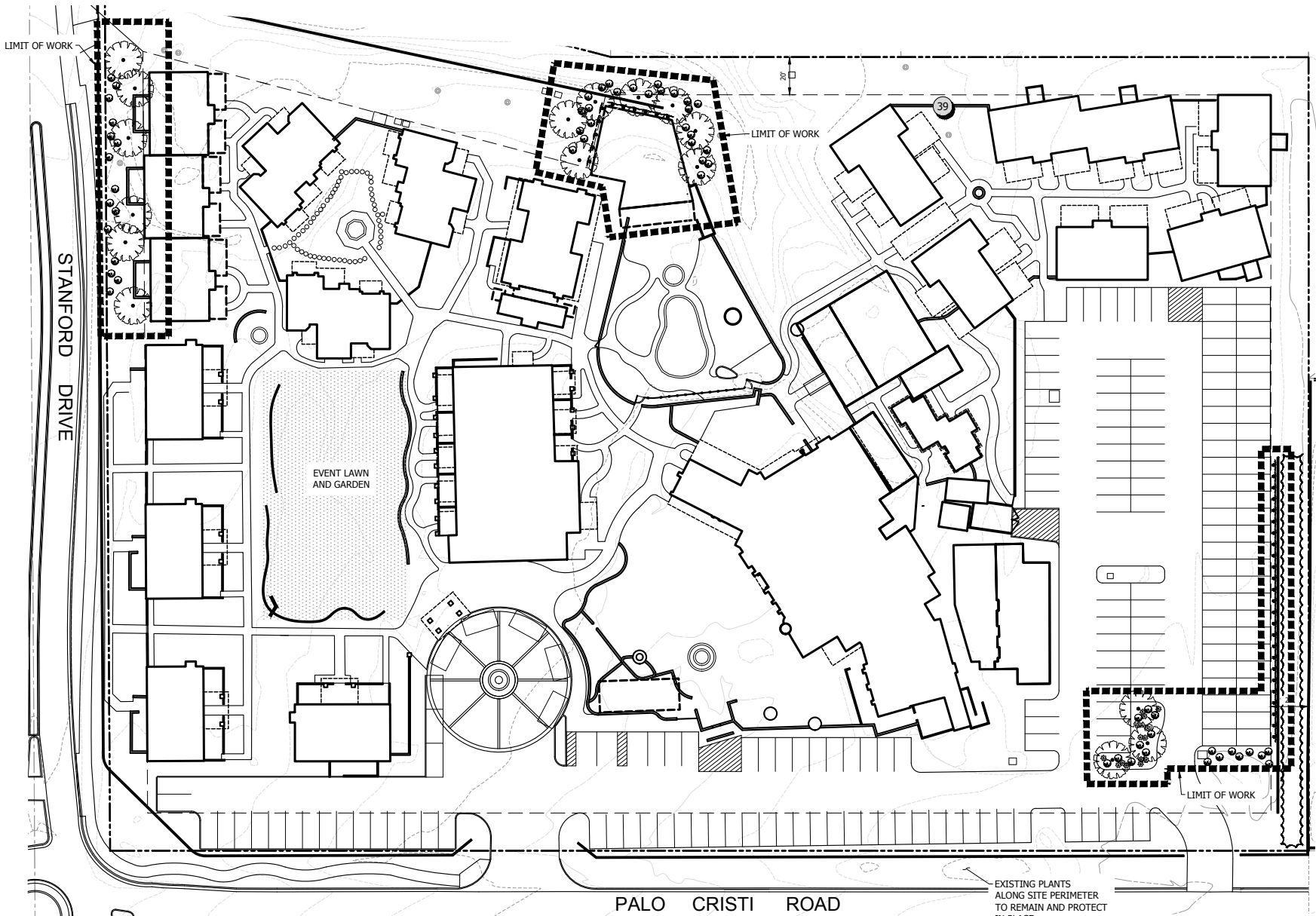
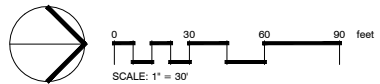
LANDSCAPE PLAN 2018

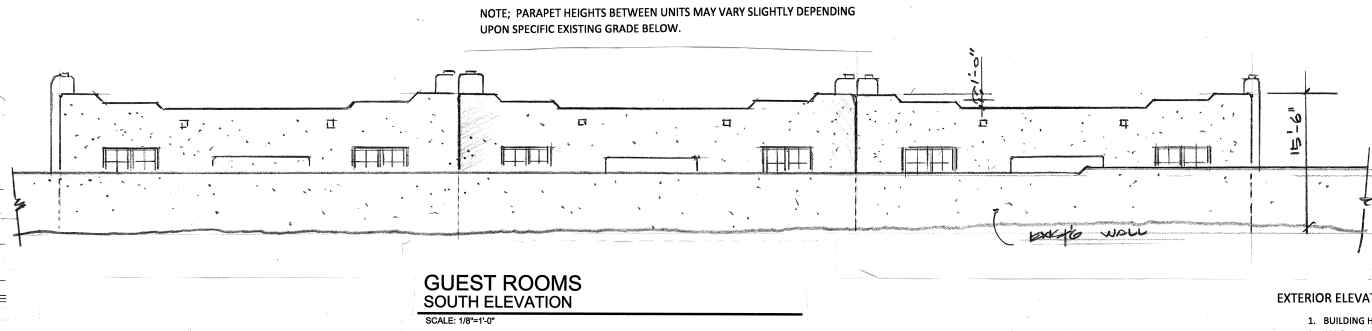
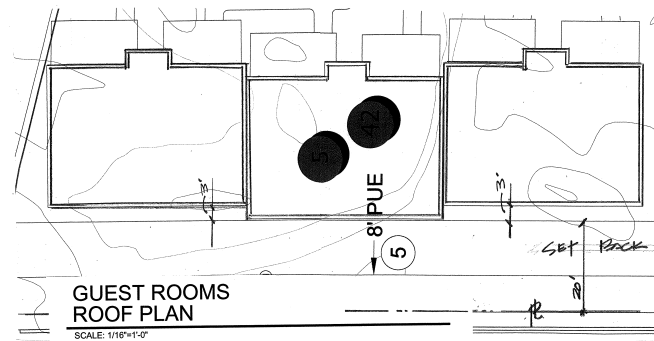
### CONCEPT PLANT SCHEDULE

|  |                                                                                                                                                                                                                                                                                                                                                                              |                                                                               |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|  | <b>SHADE TREE</b><br>CAESALPINIA CALACACO 'SMOOTHIE' TM /<br>CASCALOTE<br>CHILOPSIS LINEARIS 'BUBBA' /<br>BUBBA DESERT WILLOW<br>PARKINSONIA X 'DESERT MUSEUM' /<br>DESERT MUSEUM PALO VERDE<br>PROSOPIS GLANDULOSA 'MAVERICK' TM /<br>HONEY MESQUITE                                                                                                                        | 15 GAL                                                                        |
|  | <b>VINES</b><br>BOUGAINVILLEA X 'BARBARA KARST' /<br>BARBARA KARST BOUGAINVILLEA TRELLIS<br>MACPADIYENA UNGUIS-CATI /<br>YELLOW TRUMPET VINE                                                                                                                                                                                                                                 | 24"BOX<br>15 GAL<br>36"BOX                                                    |
|  | <b>SHRUBS</b><br>CAESALPINIA GILLIESII /<br>YELLOW BIRD OF PARADISE<br>CALLIANDRA X 'SIERRA STARR' TM<br>LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM /<br>BREWSTER COUNTY BAROMETERBUSH<br>RUELLIA PENNINSULARIS /<br>WILD PETUNIA<br>RUSSELLIA EQUESETIFORMIS /<br>FIRECRACKER PLANT<br>TECOMA STANS 'GOLD STAR' /<br>YELLOW BELLS<br>TECOMA STANS 'SUNRISE' /<br>YELLOW BELLS | 5 GAL<br>5 GAL<br>5 GAL<br>5 GAL<br>5 GAL<br>5 GAL<br>5 GAL<br>5 GAL<br>5 GAL |
|  | <b>GROUNDCOVER</b><br>ALOE BARBADENSIS /<br>BARBADOS ALOE<br>ALOE X 'BLUE ELF' / ALOE<br>LANTANA CAMARA 'DALLAS RED' /<br>DALLAS RED LANTANA<br>LANTANA X 'NEW GOLD' /<br>NEW GOLD LANTANA<br>RUELLIA BRITTONIANA 'COMPACT KATIE' /<br>DWARF MEXICAN PETUNIA                                                                                                                 | 1 GAL<br>1 GAL<br>1 GAL<br>1 GAL<br>1 GAL<br>1 GAL                            |

#### NOTE:

1. PRELIMINARY LANDSCAPE AREAS SHOWN ARE PROPOSED FOR NEW IMPROVEMENT AREAS ON SITE.
2. EXISTING LANDSCAPING (NOT SHOWN) SHALL REMAIN AND BE PROTECTED IN PLACE.





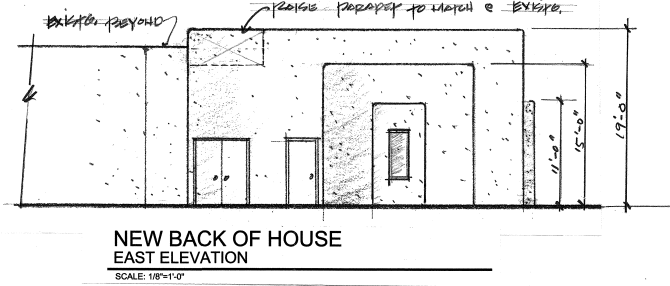
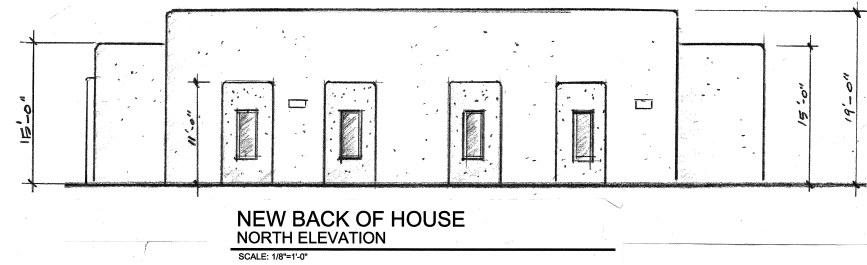
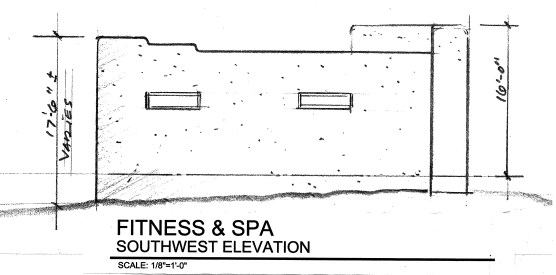
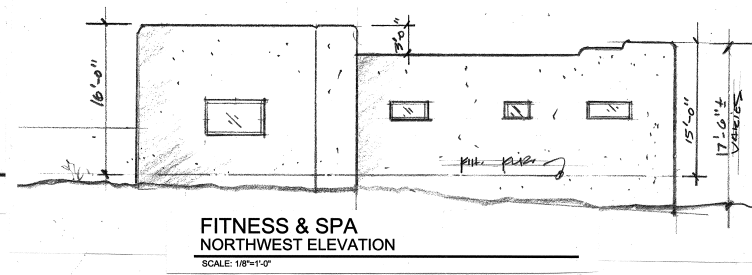
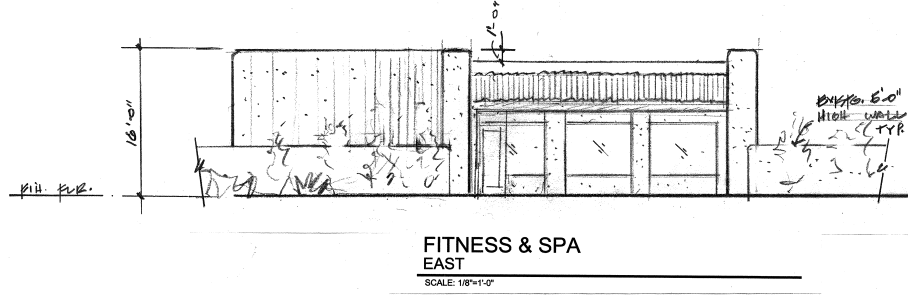
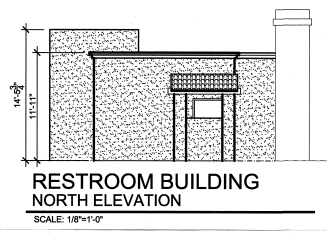
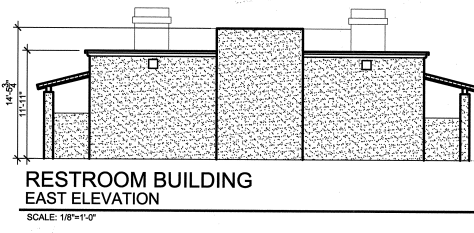
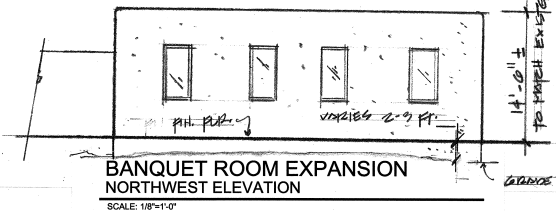
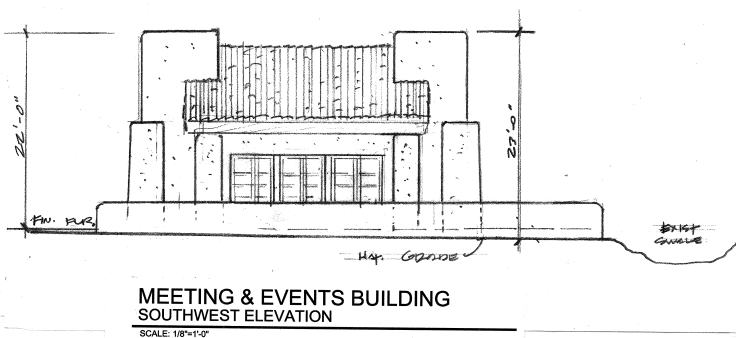
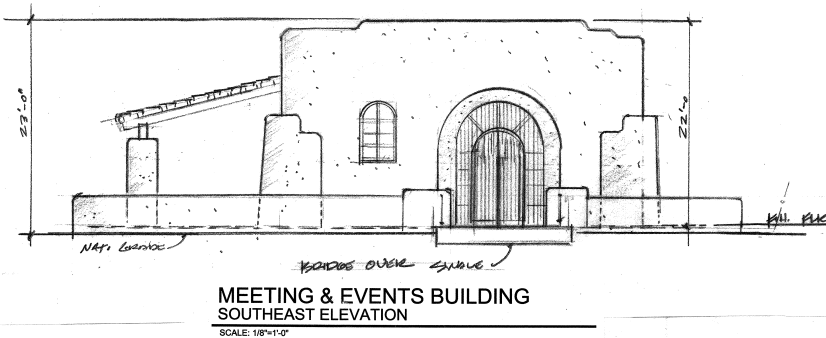
NOTE: PARAPET HEIGHTS BETWEEN UNITS MAY VARY SLIGHTLY DEPENDING UPON SPECIFIC EXISTING GRADE BELOW.

#### EXTERIOR ELEVATION NOTES

1. BUILDING HEIGHTS ARE MEASURED FROM EXISTING NATURAL GRADE.
2. ALL BUILDINGS SHALL MEET TOWN OF PARADISE VALLEY OPEN SPACE CRITERIA.
3. CHIMNEY HEIGHT SHALL NOT EXCEED 2 FEET ABOVE ADJACENT PARAPET OR ROOF.
4. ALL STRUCTURES SHALL BE STUCCO WALLS, FLAT ROOFS, AND SLOPING CLAY TILE ROOFS. COLOR AND TEXTURE SHALL MATCH EXISTING BUILDINGS.
5. ALL AIR CONDITIONING EQUIPMENT SHALL BE SCREENED FROM VIEW WITH A WALL TALLER THAN THE EQUIPMENT. THESE SCREEN WALLS SHALL BE COUNTED AS PART OF THE BUILDING HEIGHT CALCULATION.

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**HERMOSA INN**  
 5532 N PALO CRISTI RD, PARADISE VALLEY, AZ 85253



|                 |          |
|-----------------|----------|
| DATE:           | 06/07/18 |
| DRAWN:          | RB       |
| REVISIONS:      |          |
| MINOR AMENDMENT |          |
| SCALE: AS NOTED |          |
| <b>A-100</b>    |          |