

PV SCOTTSDALE HOTEL OWNER SPE LLC

5721 Chelsea Avenue
La Jolla, California 92037

Via email: gburton@paradisevalleyaz.gov

August 15, 2022

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

RE: 6041 N. Quail Run Road APN 174-65-004C Proposed Andaz Resort Expansion

Dear Mr. Burton,

On behalf of PV Hotel Venture SPE LLC (the "Applicant"), enclosed please find information and associated documents relative to the proposed expansion of the Andaz Scottsdale Resort & Bungalows (the "Resort") onto a 5 acre parcel adjacent to the southwest corner of the Resort, which land is owned by and affiliate of the Applicant and upon which the Applicant proposes to develop additional residential villa style units which will be included in the Resorts guestroom inventory for rental to Resort guests.

The existing parcel is currently zoned R-43 with a Resort/Country Club General Plan use designation. The Applicant seeks a Special Use Permit to enable the development of additional Resort guestroom inventory.

Following are the key elements of our proposed addition to the Andaz Scottsdale Resort & Bungalows:

- The addition will include 10 residential villa style units which will expand the guestroom options available to Resort guests. Four of these will be 2 bedroom units of approximately 2,150 sq ft each, Five will be 3 bedroom units of approximately 2,600 sq ft each, together with One 4 bedroom unit of just over 4,000 sq ft in size. In addition, we are planning to add a new service / storage / restroom structure of approximately 1,200 square feet adjacent to an existing outdoor event area to provide restrooms, storage and support to service this event area – as well as to provide support service to the proposed new guestroom villas.
- Our plan to develop these luxury residential style units will address increasing demand for luxury residential accommodations in resort settings - both in the Paradise Valley / Scottsdale market and across the country from users that can easily afford but would prefer not to purchase second homes in resort markets due to the cost and time necessary to maintain

second homes on a full-time basis. These units will be included in our normal guest room inventory and will be marketed in a manner similar to our existing 2 bedroom suites. Because of the nature of these units, we believe that they will be attractive to a wide variety of prospective guests – whose length of stay is likely to vary depending on the nature of the guest, time of year and other factors.

- The inclusion of residential style units at Andaz will heighten the level of customers we are able to attract to the Resort. Experience shows us that heightened luxury reduces the number of occupants in guestrooms and results in increased usage of the restaurant/spa/wellness and other Resort amenities.
- Also, short term residential rentals are increasingly creating friction with homeowners in residential neighborhoods. Residential style accommodations at resorts provide higher levels of control and security.
- We have included a summary of similar residential style accommodations at other area resorts.
- The addition of these 10 proposed units will bring the Resort's total guestroom inventory to 195 guestrooms, suites and villas, a total which is less than the 201 units previously approved for the Resort by the Town of Paradise Valley in 2015.
- Each of the new guestroom villa units will include covered carports sized to accommodate 2 vehicles. We have no plans to enclose these carports at any time in the future. Together with covered outdoor patio spaces and the new event service building, the total combined covered areas of all of the new spaces will be 29,400 square feet – approximately 13.44% of the 219,027 sq ft size of the proposed expansion land parcel, bringing the total structure and shade coverage for the entire Resort to 167,899 sq ft – or 14.19% of the total combined Resort land parcels of 1,183,000 sq ft.
- Access to this parcel and the new guestroom units and facilities will be solely from Scottsdale Road through the existing Resort. No direct vehicular or pedestrian access is planned from Quail Run Road, except as may be required for Fire Department access or to comply with other Town of Paradise Valley requirements. In this light, we are not proposing to widen Quail Run Road. Similar to the existing Resort, we are proposing to dedicate the westernmost 25 feet of our property to the Town of Paradise Valley and will plant and maintain the landscape materials on this land.
- These new units will contain no provisions for the lock-off of any portion of any of the units to create additional guestroom keys.
- To provide security and privacy for these new units and mitigate sound and light impact upon surrounding properties, a new eight-foot masonry wall will be constructed on the south

property line of the parcel, similar to that which currently exists on the south property line of the adjacent Resort property to the east. On the west property line, an articulating six-foot tall masonry wall will be constructed along Quail Run Road to match that which currently exists at the western side of the existing Resort.

- The exterior design of these new residential guestroom units will be consistent with the architecture of the existing Resort. All of the new structures will be single story with maximum heights of 14 feet, with the bulk of each of the structures being 12 feet or less in height – with all height measurements taken from the lowest natural grade under each unit. Each new unit will be situated on parcels of approximately ½ acre configured to maximize view corridors and accommodate required rainwater retention areas.
- Air conditioning and other equipment will be located within screened areas adjacent to each unit to keep them from view and control sound to the greatest extent possible. These areas will not be covered and therefore have not been included in the lot coverage calculation.
- Each of these new structures have been placed consistent within setbacks on the west and south sides of the parcel consistent with those for the existing Resort. As a result, none of the new structures will be closer than 100 feet from the south property line or 40 feet from the west property line - after a 25-foot dedication of land on the west side of the property to facilitate the widening of Quail Run Road, should the Town of Paradise Valley approve such widening in the future.
- All site grading, drainage and utilities will be designed to fully integrate into the existing Resort plans and systems.
- Trash generated by these units will be picked up daily by Resort personnel as part of normal housekeeping services.
- The landscape and lighting and signage plans for the expansion area will continue the themes used throughout the existing Resort and will feature the strategic placement of trees and other landscape materials to screen areas and maintain view corridors. No palm trees will be included in landscape plan.
- In addition to this summary, please click on the link below to access the following project related information for the proposed project:

<https://chelseahospitalitypartners.box.com/s/fx3rmz0zjjwfo20z3era6kc58whbkf7k>

- A conceptual site plan including a preliminary landscape plan for the proposed addition, prepared by our Landscape Design Architect, Burton Landscape Architecture Studio.

- An overall site plan depicting how the proposed addition will integrate with the existing Resort, prepared by our Landscape Design Architect, Burton Landscape Architecture Studio.
- A wall and fence plan showing the height and configuration of the planned walls surrounding the proposed expansion parcel. Note that these will be concrete block walls similar to those which currently exist around the existing Resort.
- A plant palette sheet including a list of plant materials to be used throughout the proposed addition and the Quail Run dedication areas prepared by our Landscape Design Architect, Burton Landscape Architecture Studio. These materials and plan are consistent with that used throughout the existing Resort. A full landscape plan will be provided as part of the materials submitted for Planning Commission review.
- Proposed Villa Floor Plans and Elevations, prepared by our architects, Andrew Rodrigues and Howard Anderson Architecture:
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - 4 Bedroom Unit
- We have included a summary of similar residential style accommodations at other area resorts.
- Proposed Service Building Floor Plan and Elevations, prepared by our architects, Andrew Rodrigues and Howard Anderson Architecture.
- A preliminary site lighting plan for the proposed addition, including cut sheets for proposed lighting fixtures, prepared by our lighting consultant The Ruzika Company. Note that this plan and proposed fixtures are consistent with those used throughout the existing Resort. A final lighting plan will be provided as part of the materials submitted for Planning Commission review.
- A schematic Site Grading and Drainage Plan, and a Drainage Design memorandum prepared by our Civil Engineer, Hubbard Engineering which integrates with the existing Resort grading and drainage plans. A final site grading and drainage plan will be provided as part of the materials submitted for Planning Commission review.
- Schematic Water and Sewer Utility Plans and related design memorandums prepared by our Civil Engineer, Hubbard Engineering, including locations for connections to the existing Resort utilities. A final utility plan will be provided as part of the materials submitted for Planning Commission review.

Mr. George Burton

August 15, 2022

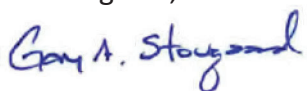
Page 5

- An Updated ALTA survey and Legal description of the expansion site, prepared by our Civil Engineer, Hubbard Engineering
- A worksheet summarizing additional and overall Resort structure and shade coverage of the proposed addition and of the overall Resort including the proposed addition reflecting that the combined footprint of the proposed structures and other covered areas will be less than 17%.
- A letter from our Acoustic consultant, MD Acoustics describing the anticipated mitigating impact the construction of the proposed additional structures will have on sound transmission from the existing adjacent Resort event area to neighboring properties on the south and west.
- A traffic impact letter prepared by our traffic consultant, EPS, updated in response to the review comments received from the third-party reviewer engaged by the Town - reflecting the nominal impact the proposed addition will have on trip counts.
- A summary of existing and proposed additional Resort parking.
- Copies of the applicable pages from the signage plan for the existing Resort which we plan for use in the expansion area.

We believe that this proposed addition to the Andaz Scottsdale Resort and Bungalows will enhance our Resort offering - and do so in a manner consistent with the use for this parcel contemplated by the General Land Use plan for the Town of Paradise Valley and with appropriate sensitivity to the neighbors around us.

We look forward to your thoughts and comments about our proposed plan – and to working with the Planning Department staff, the Planning Commission and Town Council to arrive at a plan that will work for everyone.

Best regards,



Gary A. Stougaard

Manager

PV Scottsdale Hotel Owner SPE, LLC

Andaz Scottsdale Resort & Bungalows
Proposed Villa Addition / Total Combined Resort
Structure and Other Covered Areas - Summary

Date Prepared: 8/15/2022

Unit Type	# Units	Sq Ft				
		Villa Unit Size		Allow for other Shade Coverage @ 33%		Total
		Per Unit	Total	Per Unit	Total	
Four Bedroom Villa	1	4,068	4,068	1,342	1,342	5,410
Three Bedroom Villa	5	2,465	12,325	813	4,067	16,392
Two Bedroom Villa	4	2,145	8,580	708	2,831	11,411
Totals - New Villas			24,973	2,864	8,241	33,214
Event / Villa Service Bldg	1	1,200	1,200	396	396	1,596
Totals			26,173	3,260	8,637	34,810

Total Land Area:			
Expansion Parcel Only:			
	Acres	Sq ft / Acre	Total Sq Ft
	5.0282	43,560	219,027
Combined Resort Total:			
	Villa Additon	Existing Resort	Total Combined
<i>Total Resort Land Sq Ft</i>	219,027	964,042	1,183,069

Combined Resort Shade Coverage Summary:			
Expansion Parcel:	Proposed Villa Expansion	Existing Resort per Previous Approvals	Total Including Expansion Area
Total Expansion Parcel Sq Ft - from above	219,027	See Attached	
Allowable Shade Coverage / Sq Ft	25.00%		
<i>Total Allowable Sq Ft Shade Coverage</i>	54,757	140,972	195,729
<i>% of Total</i>		14.62%	16.54%
Total Resort Post Expansion:	From Above	See Attached	
<i>Total Actual + Proposed Covered Area</i>	34,810	138,466	173,276
<i>% of Total sq ft</i>	15.89%	14.36%	14.65%
<i>% of Total Allowable Shade Coverage / Sq Ft</i>	63.57%	98.22%	88.53%

Andaz Scottsdale Resort & Bungalows

Development Square Footage Summary

September 7, 2015

Updated: 8/15/2022

September 7, 2015			Enclosed Structure				Shade	
Updated: 8/15/2022			Planned Sq Ft					
Size	Allowable Sq Ft per SUP	Per Unit		# Units	Total		Total	Planned sq ft (over)/under Allowable
		Building Footprint	Shade Areas		Building Footprint	Shade Areas		
Total Bungalow Sq Ft per SUP		114,972					99,994	14,978
Bungalows - By Building Type								
Bldg 3			2,455	7	17,185			
Bldg 6			2,782	5	13,910			
Bldg 7			2,730	7	19,110			
Bldg 8			3,009	6	18,054			
Bldg 9			3,009	6	18,054			
Bldg 10			2,460	3	7,380			
Presidential Suite F			1,742	1	1,742			
Presidential Suite G			1,932	1	1,932			
"Eyebrow" over entry doors			2,627	1	-	2,627		
New Spa Building		-					6,044	(6,044)
New Main Spa Bldg			5,297	1	5,297			
New Spa Bldg - Shade Areas			747	1	-	747		
Pool Bar / Equipment / Storage		-					2,756	(2,756)
Pool Building - existing	667		667	1	667			
Pool Bar - existing (shade)	598			598	1	-	598	
New Pool Bathrooms			263	1	263			
Pool Kitchen - addition			27	1	27			
Pool Equipment - addition			445	1	445			
Pool Bar Shade - addition			756	1	-	756		
Main Lobby Building - Per SUP		10,000		1			10,978	(978)
New Lobby / Restaurant:								
Lobby / Restaurant / Lounge / Other			9,980	1	9,980			
Basement @ 10%			9,980	1	998			
Patio Area Per SUP		4,000					3,019	981
Arrival Building Outdoor Covered Patio Area				3,019	1	-	3,019	
Pool Cabanas Per SUP		2,000					2,057	(57)
Main Pool			121	7	847			
Spa Pool Added 2019			121	3	363		-	
Guest Rooms			121	7	847			
New Meeting Rooms		-					5,062	(5,062)
Meeting Space #1 (incl BOH)			2,340	1	2,340			
Meeting Space # 2 & 3			800	2	1,600			
Shade for Meeting Rooms			1,122	1	-	1,122		
Auxiliary Buildings Per SUP		4,000					1,165	2,835
Housekeeping Structures			233	5	1,165			
Fitness Center		-					1,570	(1,570)
Fitness			1,275	1	1,275			
Fitness Shade			295	1	-	295		
Restrooms Per SUP		1,000					1,191	(191)
At Fitness / Lawn (from Fitness above)			580	1	580			
At Meeting Space Structure (from Tent below)			611	1	611			
Tent Per SUP		5,000					4,630	370
Convert to Meeting Space Structure								
Meeting Space			2,216	1	2,216			
Enclosed Prefunction Space			977	1	977			
Back of House Space			990	1	990			
Shade Structure attached			447	1	-	447		
Totals		140,972			128,855	9,611	138,466	2,506

Andaz Scottsdale Resort & Bungalows
Proposed Villa Expansion
Parking Summary

Prepared by: GAS
Date Prepared: 8/4/2022

Existing Resort:

Guestroom Keys
Parking Spaces - Per Actual Count

Proposed Villa Expansion:

Proposed Additional Guestroom Keys
Parking Requirement / Additional key 1.2 spaces

Post Expansion Totals:

Keys	Parking Spaces	
	Total	per Key
185	278	1.50
10	12	1.20
195	290	1.49

Andaz Scottsdale Resort & Bungalows

Paradise Valley / Scottsdale Area Resorts with Residential Style Inventory

Resort Property	# units	Unit Size sq ft	Number of Bedrooms	Baths	Kitchens	Private pool for each Unit?		Access
						Yes / No	Type	
Sanctuary	8	2,400-5,500	3-6	2-3	Yes	Yes	75% of Units have pools / hot tubs	Resort Adjacent
Four Seasons	6	1,000-3,000	2-3	2-3	No	Yes	Plunge Pools Only	Via Resort
Mountain Shadows	30	1,000-3,000	1-3	1-3	Yes	No	Resort Pool Access Only	Resort Adjacent
Ritz Carlton	81	1,739-3,000	1-3	1-3	Yes	No	Resort Pool Access Only	Via Resort
Fairmont Princess	119	700-850	Studios - 1 Bedroom	2	No	Yes	Separate Shared Pool for Villa Use	Via Resort
Boulders	60	1,400-3,800	1-3	1-3	Yes	Yes	Separate pools Included with large units only	Via Resort
Proposed Andaz Expansion	10	2,100 - 4,100	2-4	2.5 - 4.5	Yes	Yes	Convertible Hot Tub / Cold Plunge	Via Resort

RESORT EXPANSION

ANDAZ SCOTTSDALE RESORT & BUNGALOWS

6014 Quail Run Road, Paradise Valley, Arizona

PROJECT DATA

PROJECT NAME: Andaz Scottsdale Resort & Bungalows Expansion			
PROPERTY ADDRESS: 6014 Quail Run Road Paradise Valley, AZ 85253			
RESORT ADDRESS: 6114 N. Scottsdale Road Scottsdale, AZ 85253			
A.P.N.:	174-65-004C		
ZONE:	Existing R-43 to Proposed SUP-Resort		
SITE AREA:	5.03 Acre (219,027 SF)		
LOT COVERAGE:	EXISTING ANDAZ RESORT		
	Lot Size	Structure / Shade	Coverage
	984,042 SF	138,918 SF	14.51%
	PROPOSED VILLA EXPANSION		
	Lot Size	Structure / Shade	Coverage
	219,027 SF	329,103 SF	18.40%
UNIT CALCULATIONS:	VILLA TYPE	QUANTITY	AREA
	2-BEDROOM	4	2,145 SF
	3-BEDROOM	5	2,446 SF
	4-BEDROOM VILLA	1	4,068 SF
	SERVICE BUILDING	1	743 SF
PARKING:	EXISTING ANDAZ RESORT		
	Keys	Parking Spaces	Parking Spaces per Key
	185	278	1.50
	PROPOSED VILLA EXPANSION		
	Keys	Parking Spaces	Parking Spaces per Key
	10	12	1.20

PROJECT TEAM

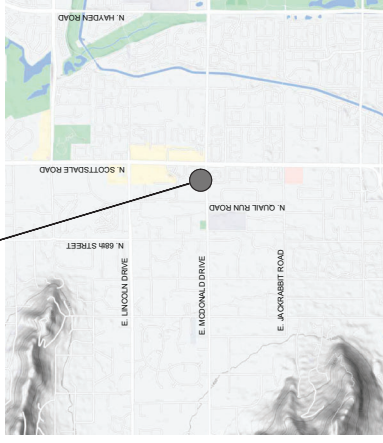
OWNER:	PV Scottsdale Hotel Owner SPE, LLC 5721 Chelsea Avenue La Jolla, CA 92037	Contact: Gary Shougaard gshougaard@cheesep.com 613.709.4461
LOCAL PROJECT MANAGEMENT:	Blackstone Rci Group	
DESIGN & ARCHITECTURE:	Al-Andrew Rodrigues	Contact: Travis Keelle 480.518.6877
	Howard Anderson ARCHITECTURE	Andrew Rodrigues mandrewood@gmail.com
	2194 Carmel Valley Road Del Mar, California 92014	Contact: Michael Kummer 619.507.4119
INTERIORS:	EDG Design	Contact: Jennifer Johnson 415.847.7086
	Hanger 7	
	7 Hamilton Landing Norwalk, CA 90640	
LANDSCAPE DESIGN:	Buron Landscape Studio	Contact: Josh Hanna 602.941.4204
	10000 Wilshire Blvd, Suite 100 Solana Beach, CA 92075	
CIVIL ENGINEER:	1302 N. Alma School Rd, Suite 120 Mesa, AZ 85201	Contact: Brent Sullivan 415.454.2277
TRAFFIC ENGINEER:	ERS 1130 N. Alma School Rd, Suite 120 Mesa, Arizona 85201	Contact: Eric Meszko 602.391.3034
CONSTRUCTION CONTRACTOR:	PW Residential 5725 N. Scottsdale Road, Suite C-120 Scottsdale, Arizona 85250	Contact: David Mueller 602.54800590

SHEET INDEX

TITLE SHEET
CONCEPTUAL SITE PLAN
OVERALL SITE PLAN
WALL & FENCE PLAN
LANDSCAPE PLANTING PALETTE
2-BEDROOM VILLA PLAN & ELEVATIONS
3-BEDROOM VILLA PLAN & ELEVATIONS
4-BEDROOM VILLA PLAN & ELEVATIONS
SERVICE BUILDING PLAN & ELEVATIONS
SITE LIGHTING PLAN & CALCULATIONS SHEET
LIGHTING FIXTURE CUTSHEETS
LIGHTING FIXTURE CUTSHEETS
CONCEPTUAL GRADING / DRAINAGE PLAN
CONCEPTUAL UTILITY PLAN
ALTA / ACSM LAND TITLE SURVEY

VINCINITY MAP

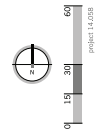
PROJECT LOCATION



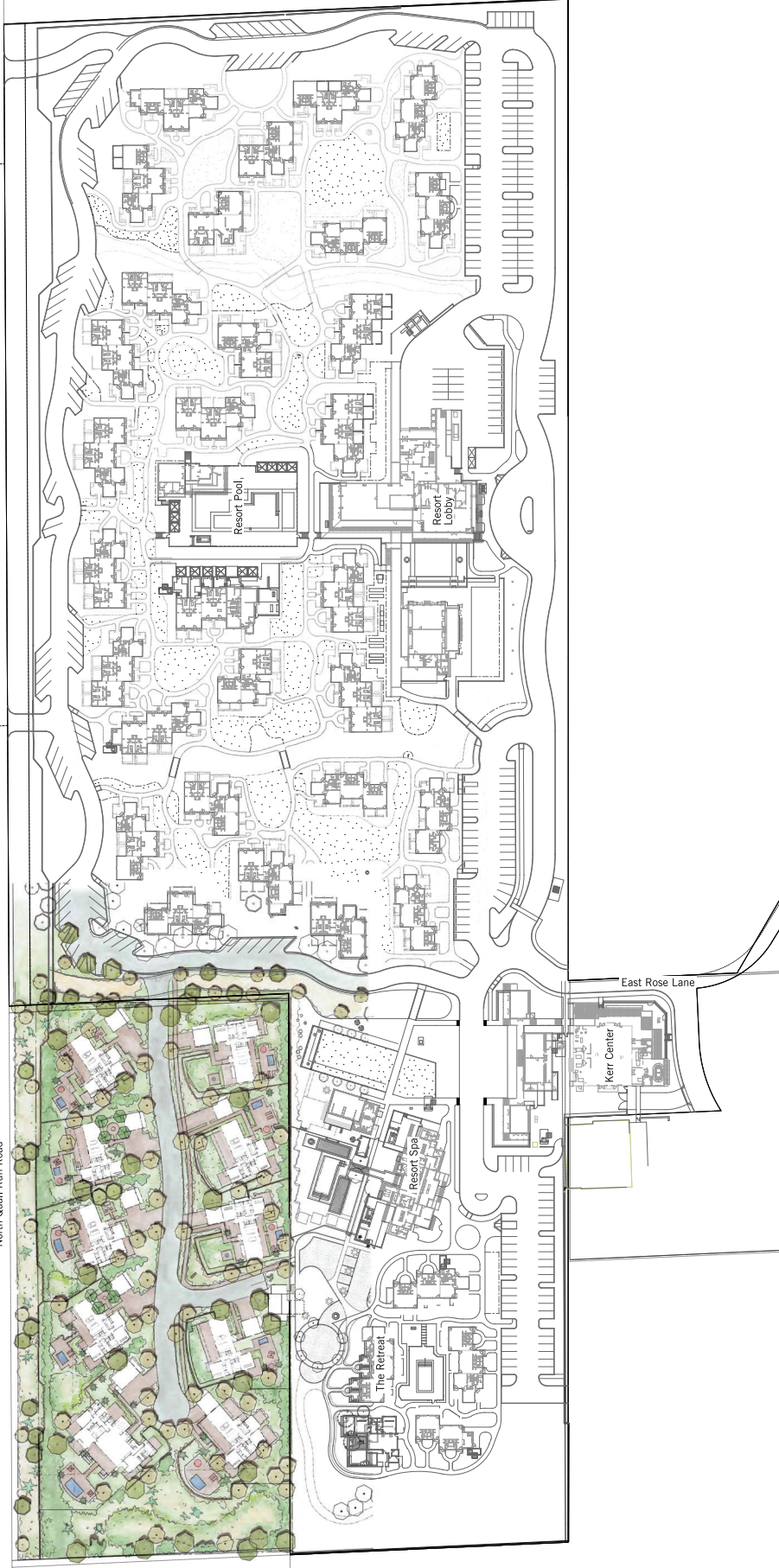


AndAZ | Resort Expansion **Conceptual Site Plan**

16 AUGUST 2022



North Quail Run Road



ANdAZ | Resort Expansion

Overall Site Plan

16 AUGUST 2022



0 15 30 60
feet
PROJECT 14-0208

burton
architects

Plant Palette - Andaz Resort

Trees

Botanical name	Common Name
Chilopsis linearis 'XZT Desert Amethyst'	Desert Willow
Citrus species 'Improved Meyer Lemon'	Improved Meyer Lemon
Lysiloma watsorii	Desert Fern
Olea europaea 'Svan Hill'	Olive
Olneya tesota	Desert Ironwood
Parkinsonia x 'Desert Museum'	No Common Name
Prosopis glandulosa	Honey Mesquite
Thurberia species	Thurberia

Vines and Espallers

Botanical name	Common Name
Bougainvillea species	No Common Name
Gelsemium sempervirens	Carolina Jessamine
Macleayana unguis-cati	Cat's Claw

Plant Palette - Quail Run Sonoran Desert Legend

(Plant Palette for Quail Run to match species from the original installation)

Trees

Botanical name	Common Name
Olneya tesota	Ironwood
Parkinsonia floridum ++	Blue Palo Verde
Prosopis glandulosa	Honey Mesquite

Notes:
Planting will be irrigated using high efficiency in-line drip where appropriate. Turf areas will use matched precipitation spray heads or rotors. The system will be centrally controlled with weather-based smart controllers with rain and flow sensing.

Cactus and Succulents

Botanical name	Common Name
Agave americana	Century Plant
Agave 'Blue Glow'	Blue Glow Agave
Agave desertiana 'Variegata'	Variegated Smooth Agave
Aloe vera	Medicinal Aloe
Carnegiea gigantea	Saguaro
Cereus species	No Common Name
Dasylistron wheeleri	Desert Spoon
Echinocactus grusonii	Golden Barrel Cactus
Euphorbia rigida	Yellow Spurge
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Opuntia ficus-indica	Prickly Pear
Opuntia santa-rita	Purple Prickly Pear
Pediobatus macrocarpus	Slipper Plant
Portulacaria afra	Elephant's Foot

Groundcover

Botanical name	Common Name
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Dalea greggii	Trailing Indigo Bush
Lantana camara 'Radiation'	Radiation Bush Lantana
Lantana montevidensis	Trailing Lantana
Lantana x 'New Gold'	New Gold Lantana
Sphagneticola trilobata	Creeping Daisy

Cactus and Succulents

Botanical name	Common Name
Hesperoyucca whipplei	Foothill Yucca
Opuntia ficus-indica	Prickly Pear

Additional Note:
See Conceptual Site Plan for Preliminary Landscape Layout

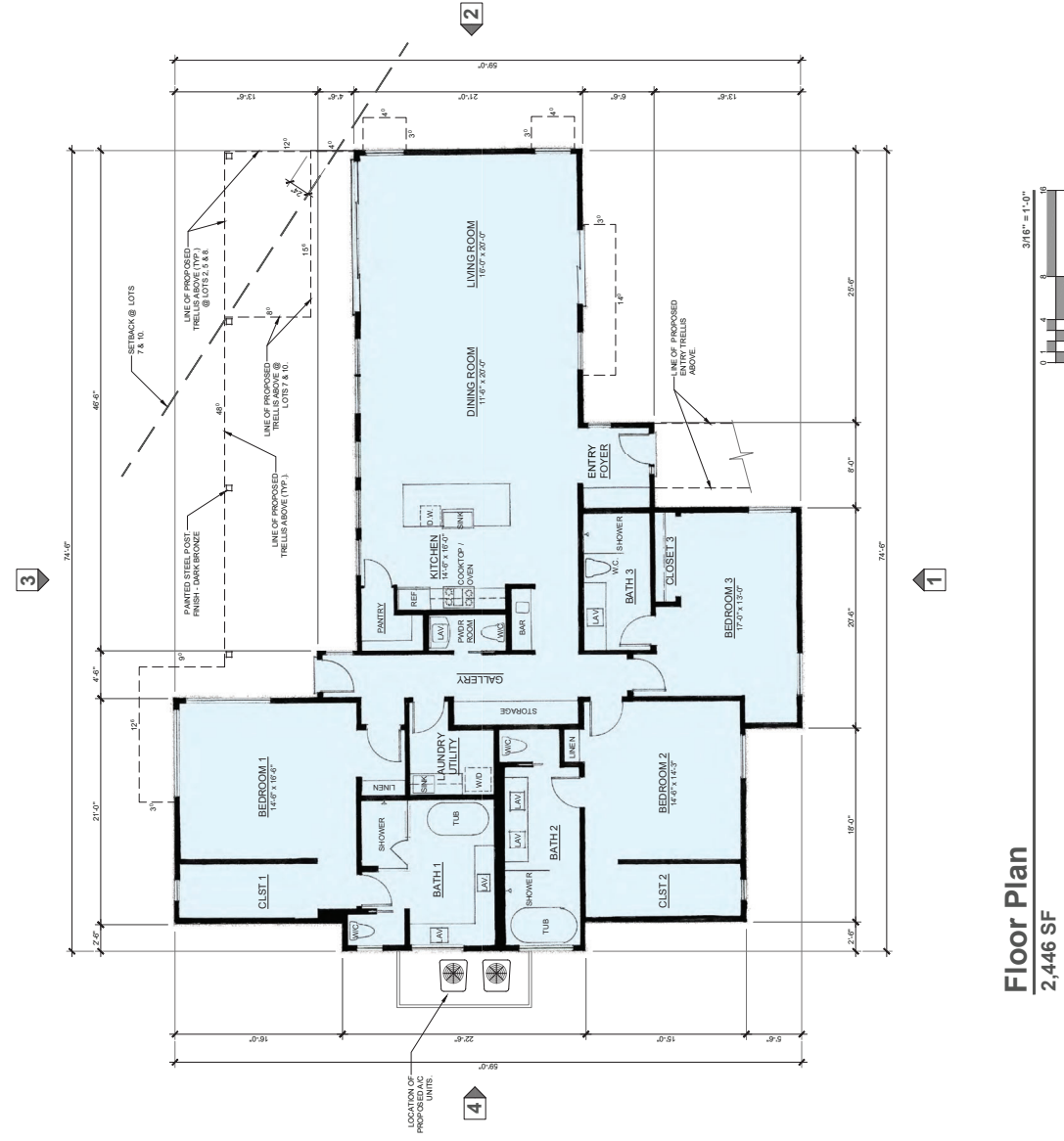
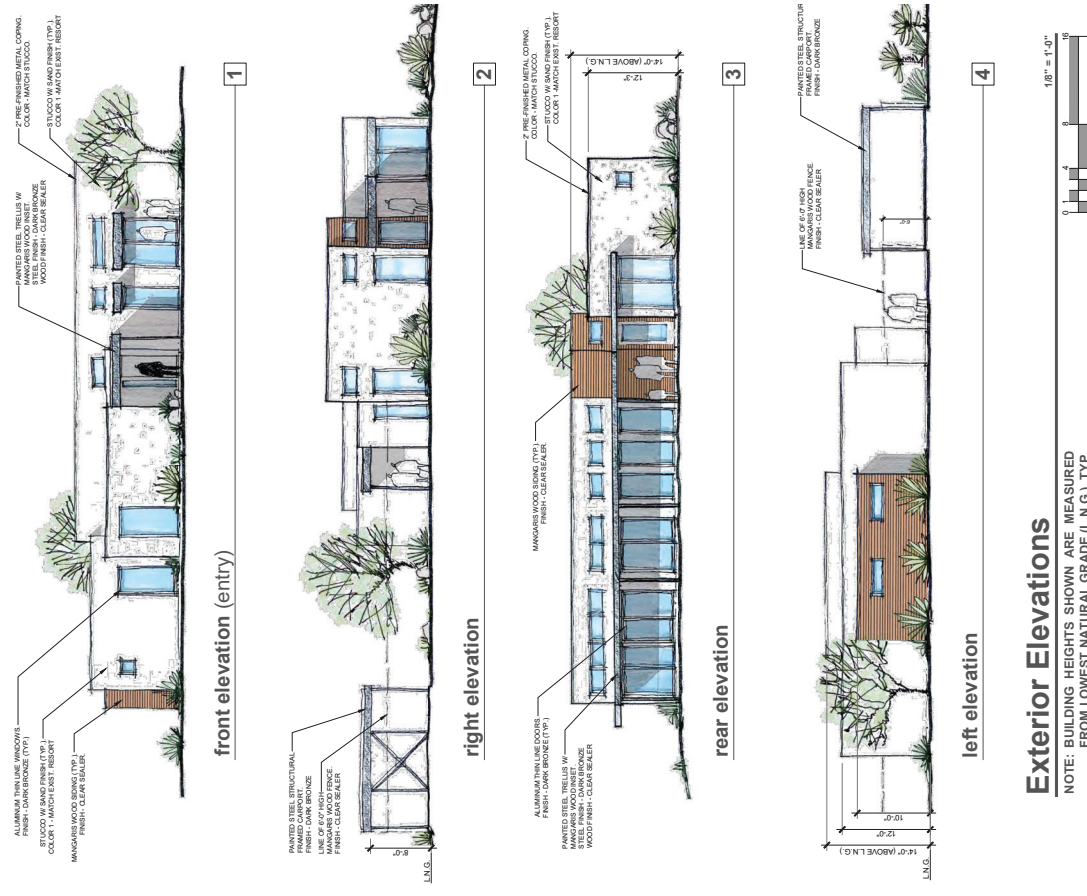
Shrubs

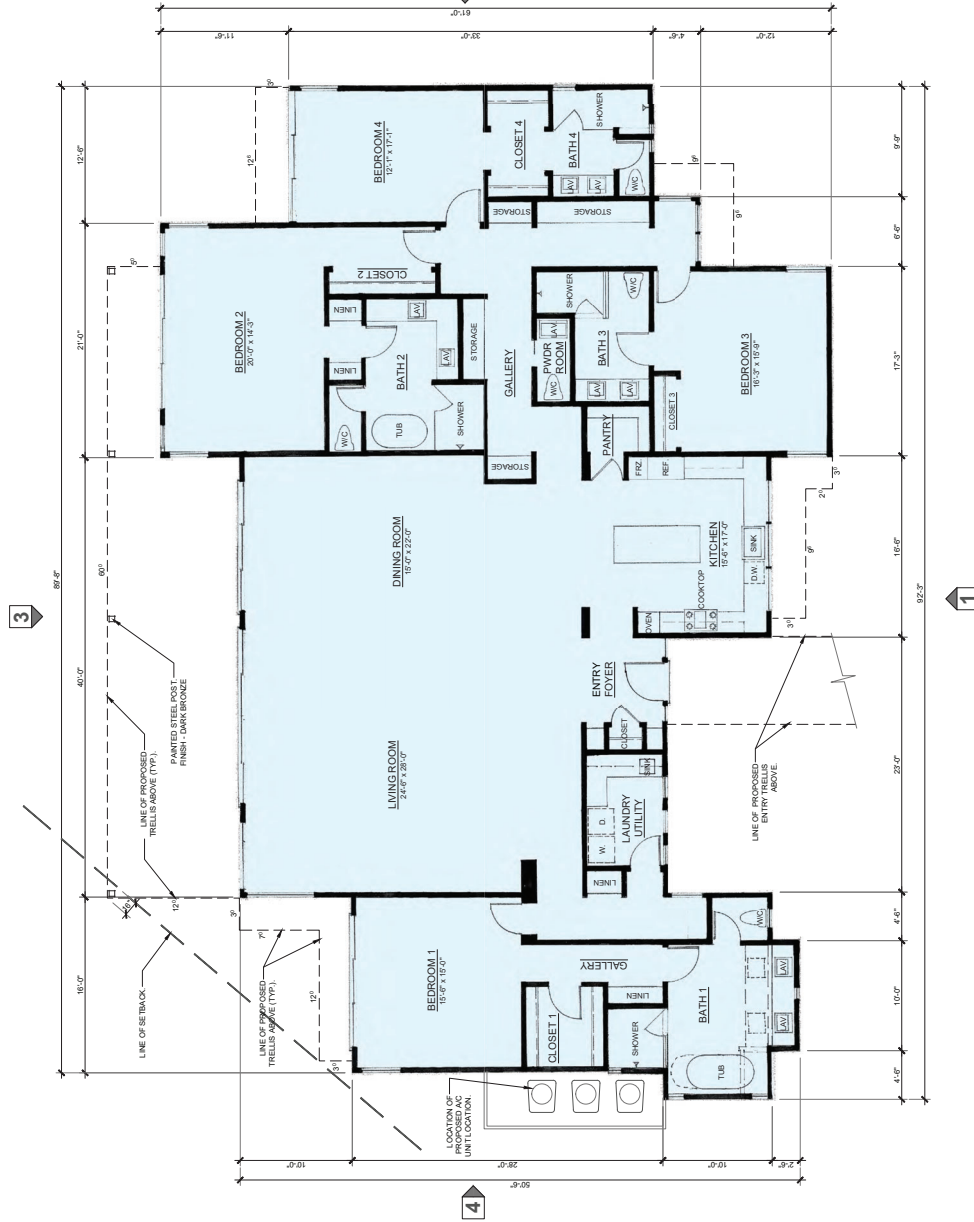
Botanical name	Common Name
Baccharis salicifolia (male)	Mulleat
Baileya multiradiata	Desert Marigold
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
Bougainvillea 'La Jolla'	La Jolla Bougainvillea
Ceanothus pulcherrima	Red Bird of Paradise
Carissa macrocarpa 'Green Carpet'	Natal Plum
Citrus 'Sour Orange'	Sour Orange
Dalea frutescens 'Sierra Negra'	Black Dalea
Dryasda acerosa	Shrubby Dogweed
Eriocaula farinosa	Brittlebush
Eremophila maculata 'Valentine'	Spotted Emu Bush
Ficus microcarpa nitida	Indian Laurel Fig
Justicia spicigera	Mexican Honeysuckle
Lantana x 'Dallas Red'	Dallas Red Lantana
Larrea tridentata	Cresote Bush
Leucophyllum frutescens 'Green Cloud'	Texas Ranger
Muhlenbergia capillaris 'Regal Wisp'	Pink Muhly
Myrtus communis	Myrtle
Nerium oleander	Oleander
Penstemon eatonii	Firecracker Penstemon
Penstemon parryi	Parry's Penstemon
Rosmarinus officinalis	Rosemary
Ruellia brittoniana 'Katie'	Dwarf Katie Ruellia
Salvia greggii	Autumn Sage
Senna artemisioides	Feathery Cassia
Tecoma capensis	Cape Honeysuckle
Tecoma x 'Crimson Flame'	Crimson Flame Esperanza
Tetranurba acutulis	Angelita Daisy
Thurberia nerifolia	Yellow Oleander

Shrubs

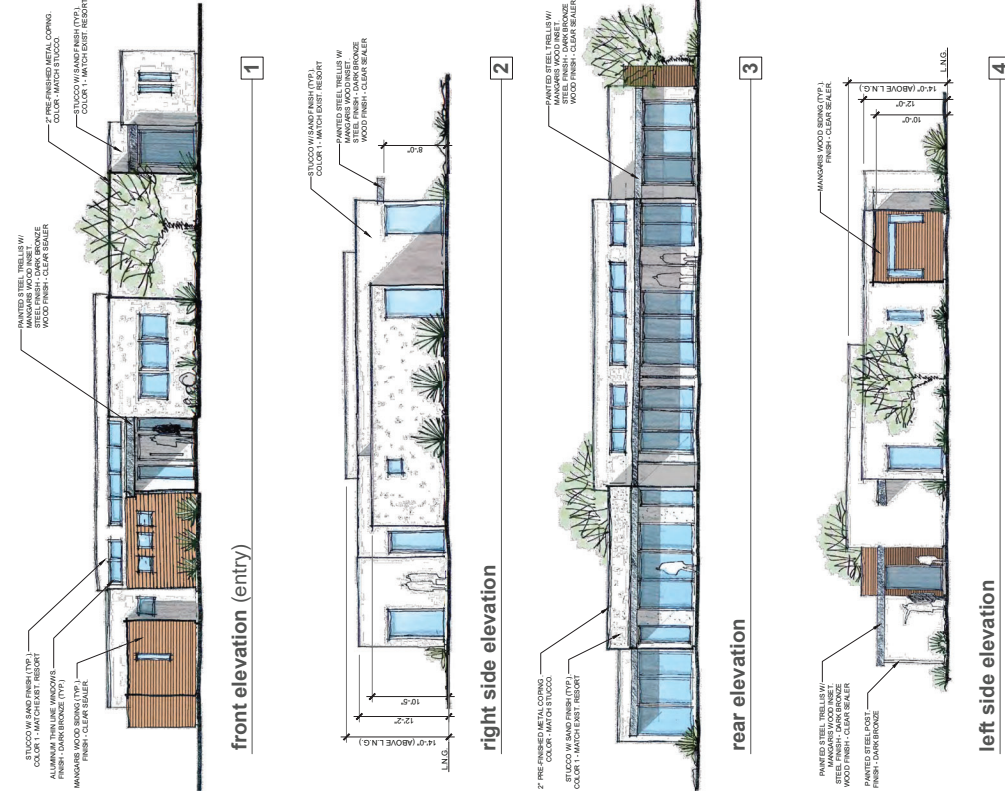
Botanical name	Common Name
Baileya multiradiata	Desert Marigold
Dryasda acerosa	Shrubby Dogweed
Eriocaula farinosa	Brittlebush
Eriocaula laticifolia	Turpentine Bush
Larrea tridentata	Cresote Bush
Tetranurba acutulis	Angelita Daisy







Floor Plan
4,068 SF

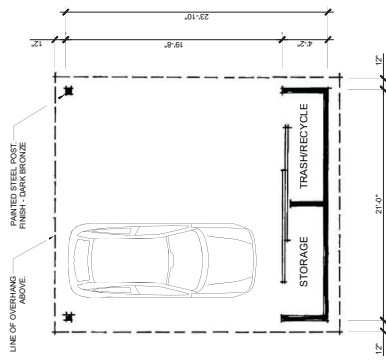


Exterior Elevations

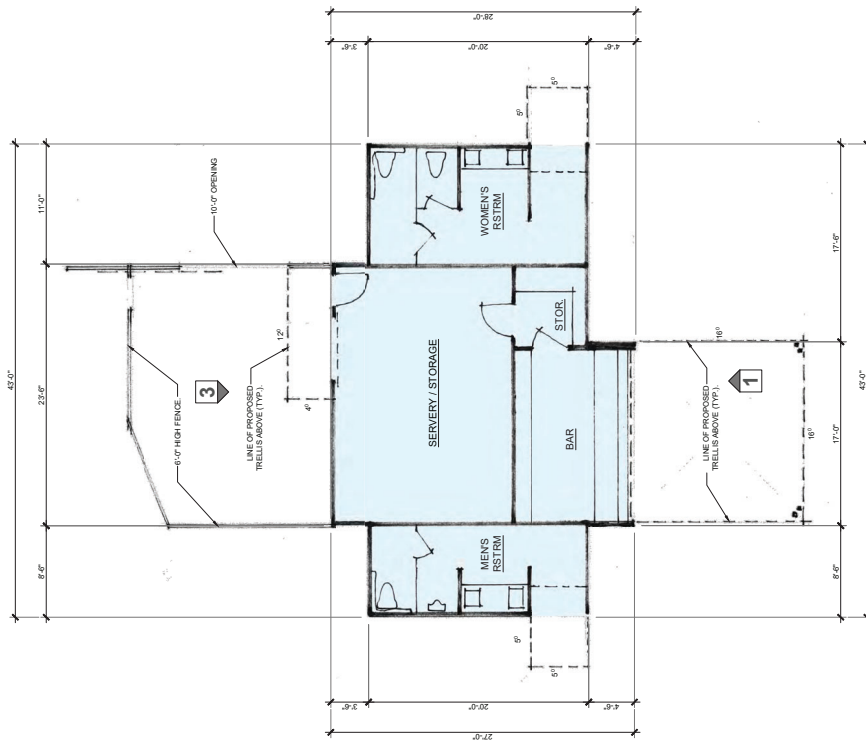
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.



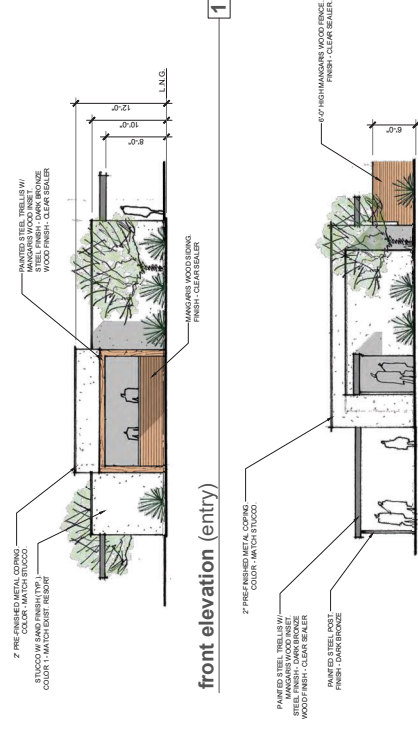
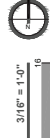
FOUR BEDROOM VILLA



Carport Plan (Typical)



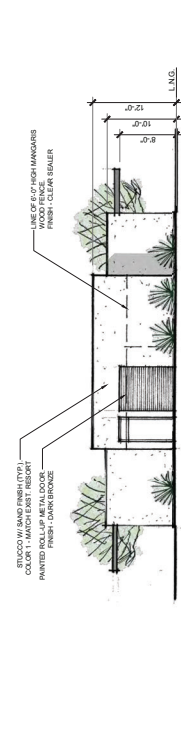
Floor Plan
743 SF



front elevation (entry)



right side elevation



rear elevation



left side elevation

Exterior Elevations

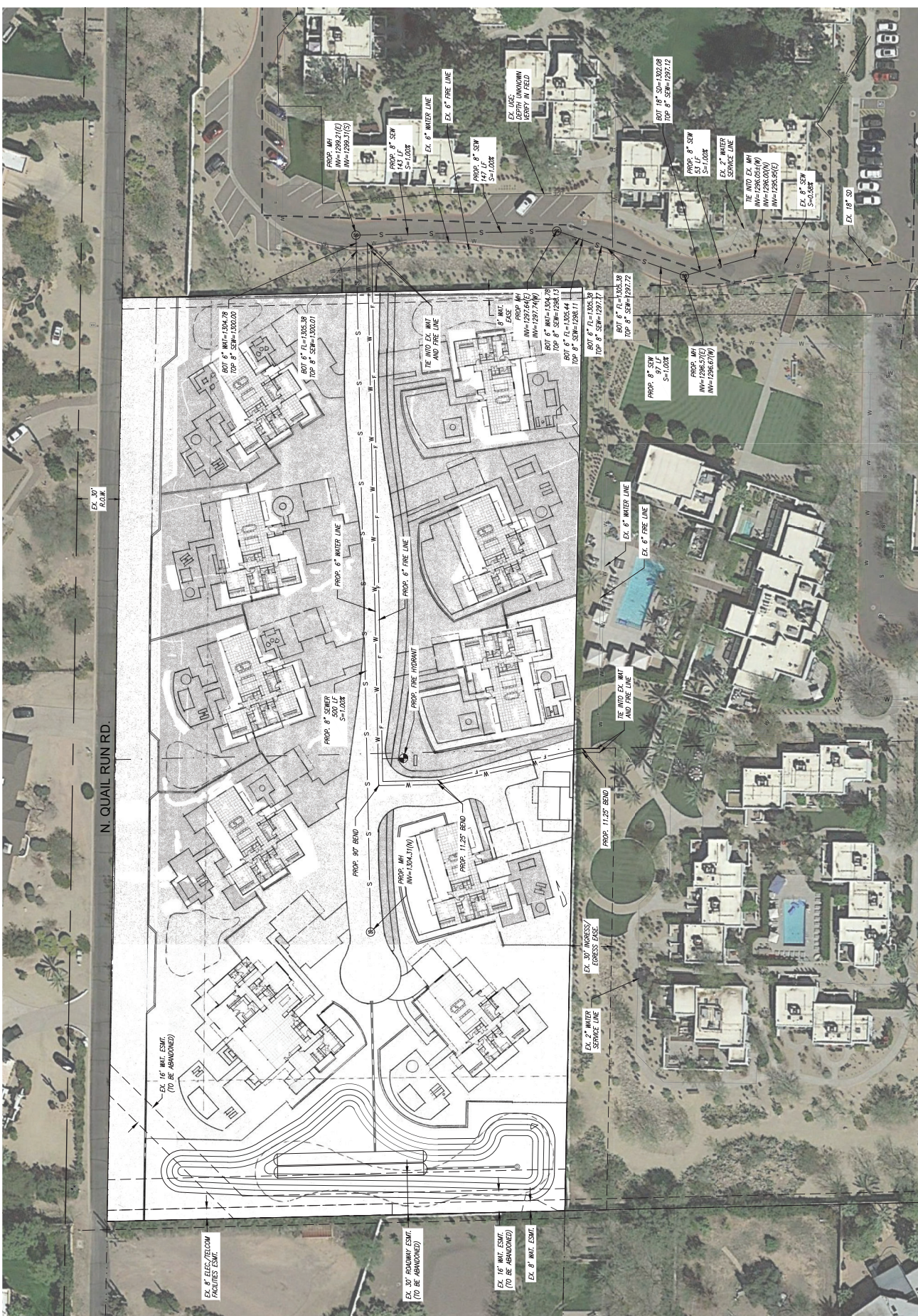
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.), TYP.



SERVICE BUILDING



RUKA LIGHTING DESIGN 15000 SHELTER DRIVE SUITE 100 DALLAS, TX 75244 (972) 252-2979 www.ruka.com	ANDAZ EXPANSION COUNTY REVIEW	FIXTURE DATE AA2 8/6/22
DESCRIPTION MANUFACTURER PRODUCT CODE LED DESIGN PRO ACCENT LED DESIGN PRO ACCENT CCT: 3000K ACCESSORIES: 10' BENT POWER POSE LUMINAIRE 150		
LOCATION KAYAK/CAFE	POWER 120V/50A	MIN. DIMMING N/A/50A
MOUNTING SALE	CONTROL 0/1-2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/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ANDAZ

SIGN PACKAGE
PREPARED BY:



1205 N. Keller Road
Abilene, Texas 79605
409.946.6985 / 409.946.5688 (f)
sign@airparksigns.com

ELECTRICAL ROOM
G114

TURQUOISE KITCHEN
F106C / F106A
QTY: 2
scale: 3" = 1'-0"

SHIPPING &
RECEIVING
A110
scale: 3" = 1'-0"

STUDIO UTILITY
B103

ENGINEERING SHOP
G001A

MECHANICAL
EQUIPMENT ROOM
F103

STUDIO KITCHEN
B106

AUDIO VISUAL
G114

MECHANICAL ROOM
QTY: 4
C100 / C105 / C110 / C112

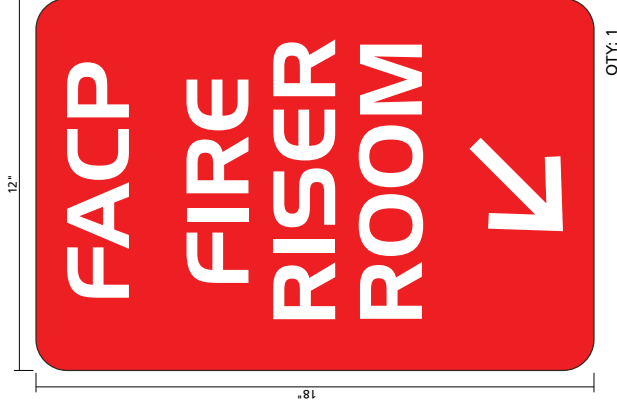
LOOM KITCHEN
C108

HOUSEKEEPING
QTY: 5

DRY STORAGE
F100

ANDAZ STAFF
G004B AT BASE OF STAIR

ICE/WATER
QTY: 5



CODE SIGNAGE
scale: 3" = 1'-0"



Grisham Wildlife, owner / designer
Grisham Wildlife
Tempe, AZ 85281
480.966.6565 / 480.966.5668 (t)
signs@airparksigns.com

Andaz
7150 East Rose Lane, Paradise Valley, Arizona

NOTES:
Revised 08/25/16 -clik

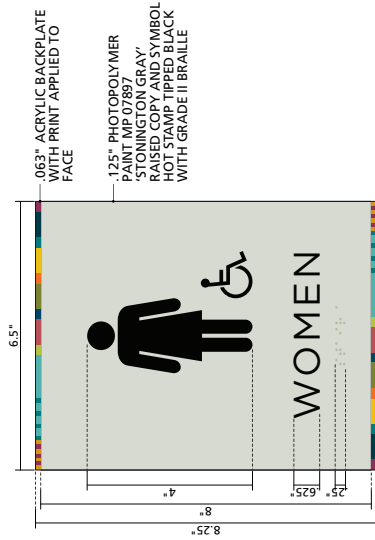
Approved By: _____ Date: _____

ab
gw

Andaz
Exterior Room ID 060116

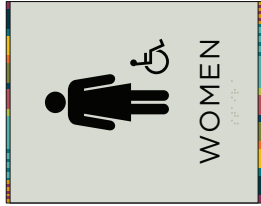
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PAGE

Grisham Wildlife, owner / designer
Grisham Wildlife
Tempe, AZ 85281
480.966.6565 / 480.966.5668 (t)
signs@airparksigns.com
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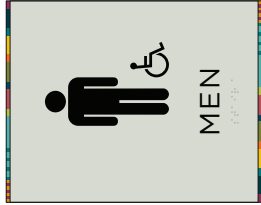


*JUST FOR REFERENCE

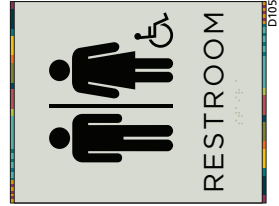
FOH RESTROOM ID
Scale: 4" = 1'-0"



D102

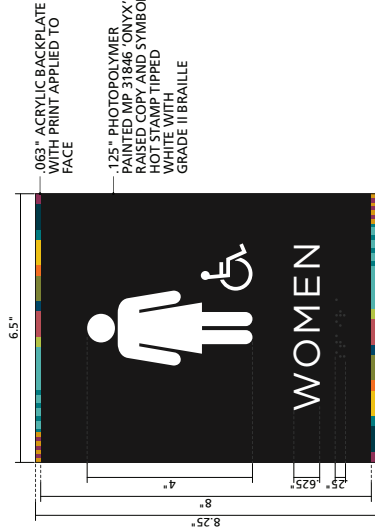


D103



D105

Scale: 3" = 1'-0"

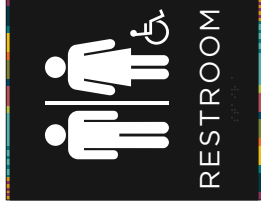


*JUST FOR REFERENCE

BOH RESTROOM / STAIR ID
Scale: 4" = 1'-0"



G048



G020 / G014 / A123 / A120
QTY: 4

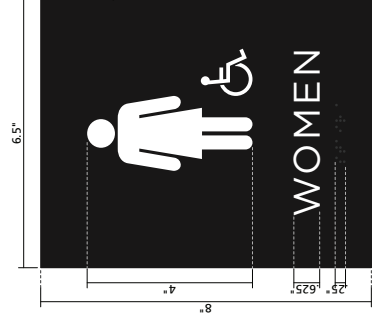


A006



A005

Scale: 3" = 1'-0"



*JUST FOR REFERENCE

EXTERIOR RESTROOM
Scale: 4" = 1'-0"



B105 / F102 / C103 / G109
QTY: 4



B102 / F101 / C102 / G110
QTY: 4

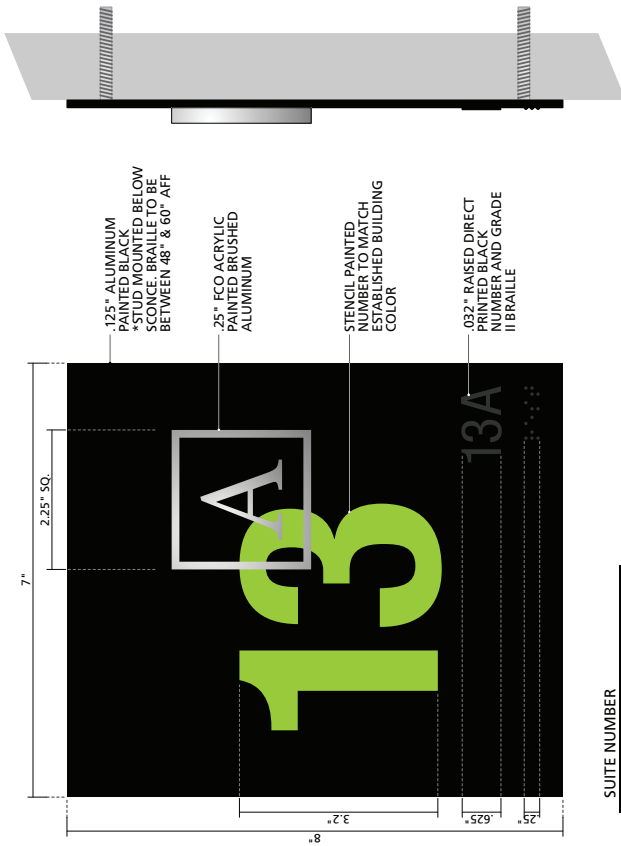


G111

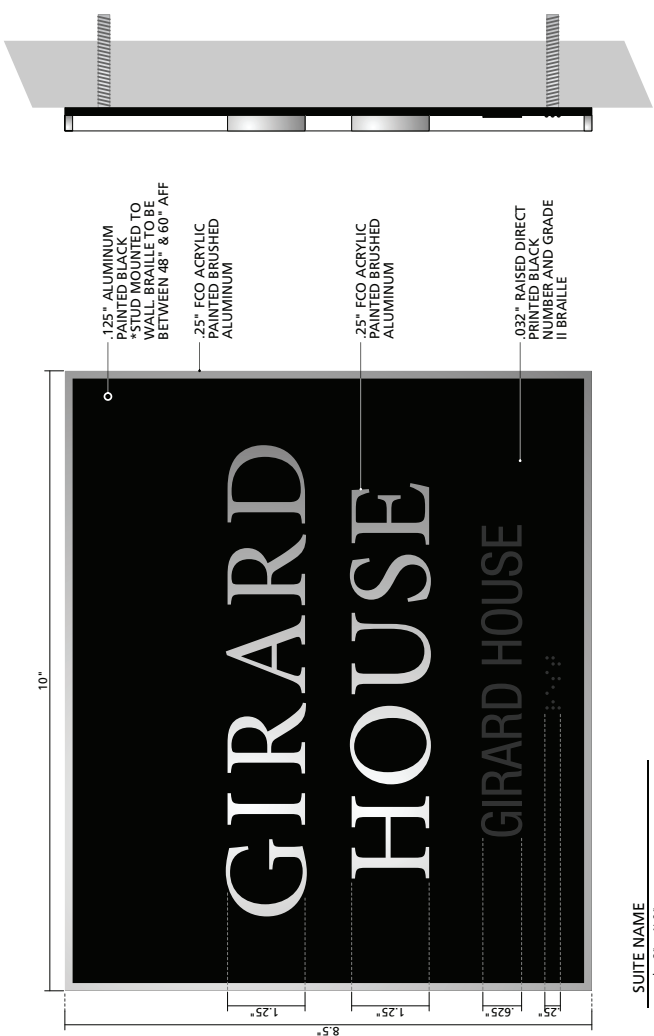
Scale: 3" = 1'-0"

	Graham Wilde, owner / designer Graham Wilde LLC Tempe, AZ 85281 480.966.6665 / 480.966.6668 (t) sign@airparksigns.com	Andaz 7150 East Rose Lane, Paradise Valley, Arizona	NOTES: Revised 08/25/16 -dkl Approved By: _____ Date: _____	ab gw	Andaz Restroom and Stair ID 052616	05-26-16
						1 / 1 PAGE

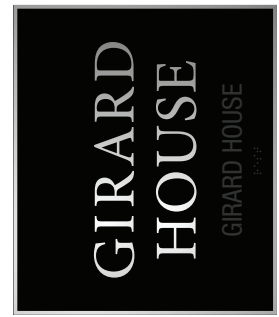
These drawings are intended for informational purposes only. They are not to be used for construction or fabrication without the express written approval of Airpark Signs and Graphics. All dimensions are in inches unless otherwise noted. This is an original unapproved drawing created by Airpark Signs and Graphics. It is submitted for your personal use in connection with a proposed project being planned for you by Airpark Signs and Graphics. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without expressed written approval of Airpark Signs and Graphics.



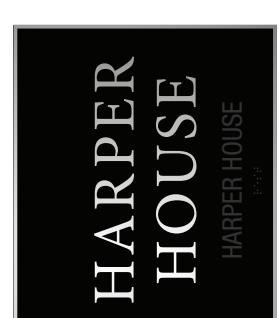
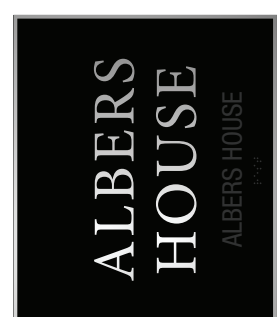
SUITE NUMBER
scale: 6" = 1'-0"

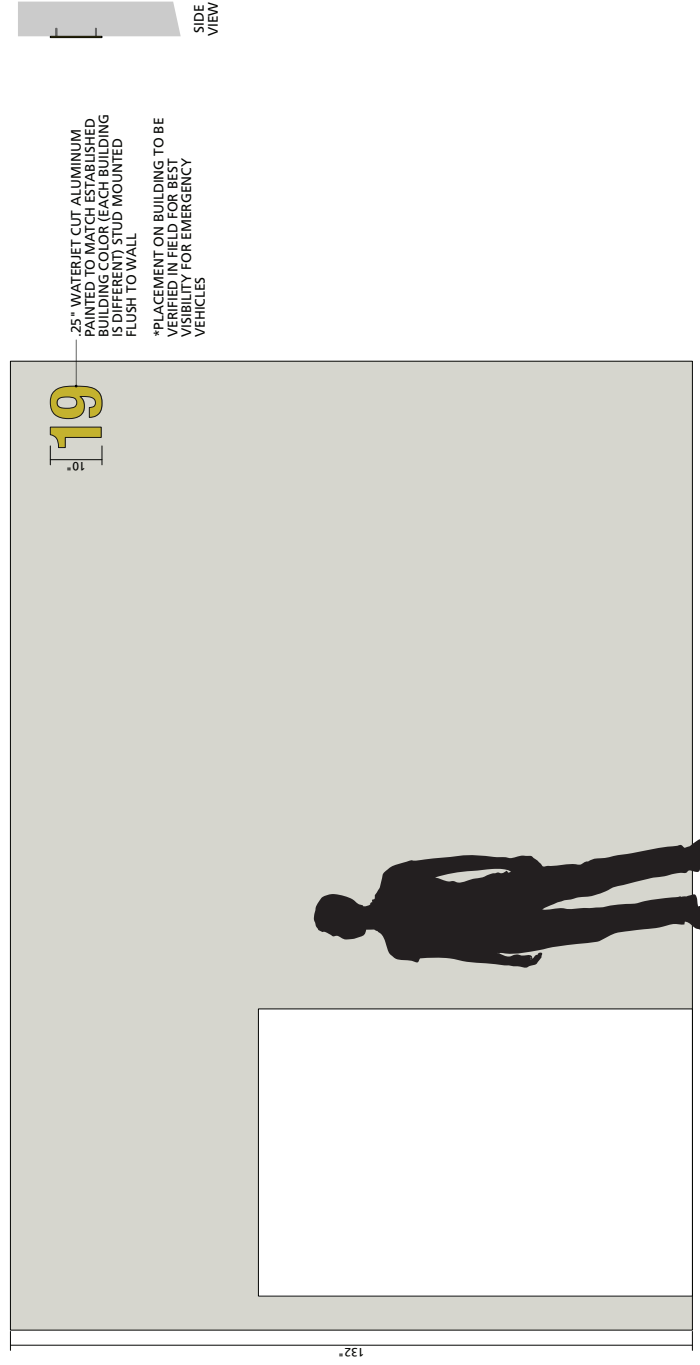


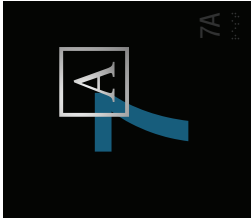
SUITE NAME
scale: 6" = 1'-0"



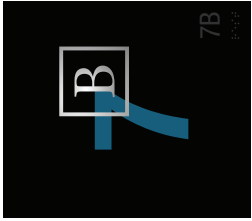
scale: 3" = 1'-0"



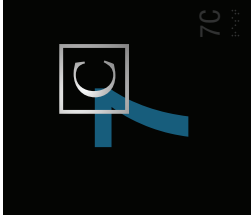




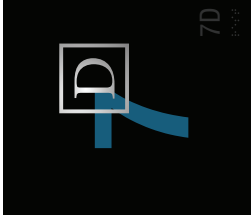
7A



7B



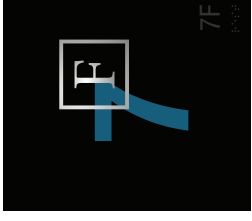
7C



7D



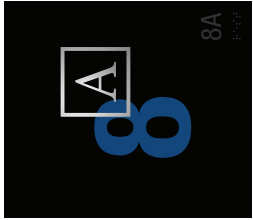
7E



7F

CASITA 7 | MP 00017 MONSERRAT BLUE
scale: 3" = 1'-0"

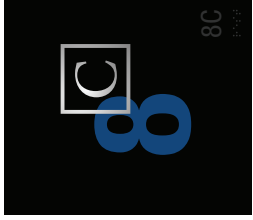
BLDG. # | MP 00017 MONSERRAT BLUE
scale: 2" = 1'-0"



8A



8B



8C



8D



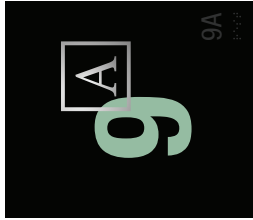
8E



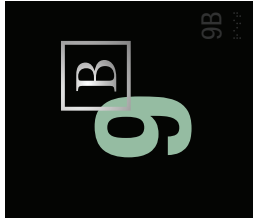
8F

CASITA 8 | MP 09460 BLUE COLLAR
scale: 3" = 1'-0"

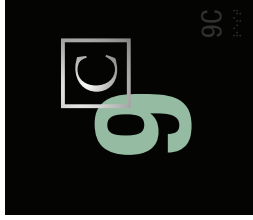
BLDG. # | MP 09460 BLUE COLLAR
scale: 2" = 1'-0"



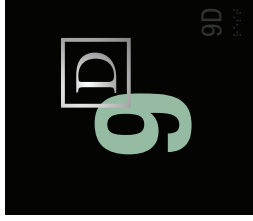
9A



9B



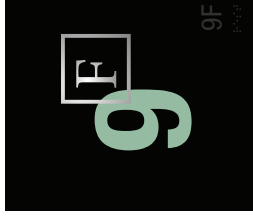
9C



9D



9E



9F

CASITA 9 | MP 13831 GREENFOAM
scale: 3" = 1'-0"

BUILDING # | MP 13831 GREENFOAM
scale: 2" = 1'-0"



Gretchen Wilde, owner / designer
Gretn Wilder LLC
Tempe, AZ 85281
480.666.6665 / 480.666.6668 (t)
sign@airparksigns.com

A N D A Z
7150 East Rose Lane, Paradise Valley, Arizona

NOTES:

Approved By: _____ Date: _____

ab
gw

Andaz

Suite Signage 050416

3 / 12

PAGE

06-06-16

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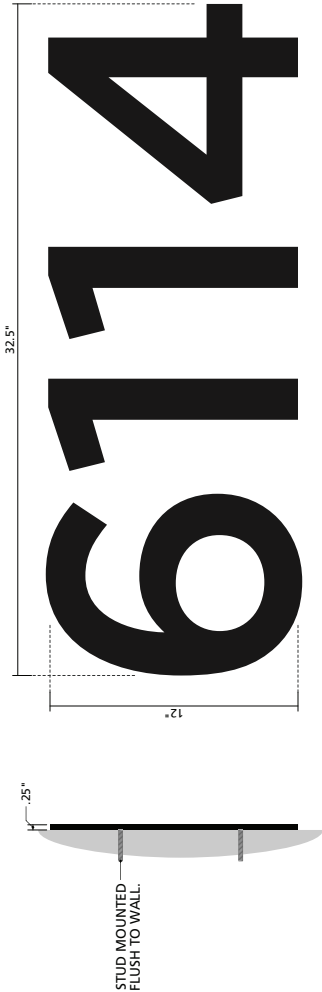
NUMBERS TO ALIGN
WITH BEAM

LOCATION ELEVATION



BUILDING MOUNTED ADDRESS NUMBERS



scale: 2" = 1'-0"



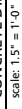
BUILDING MOUNTED ADDRESS NUMBERS

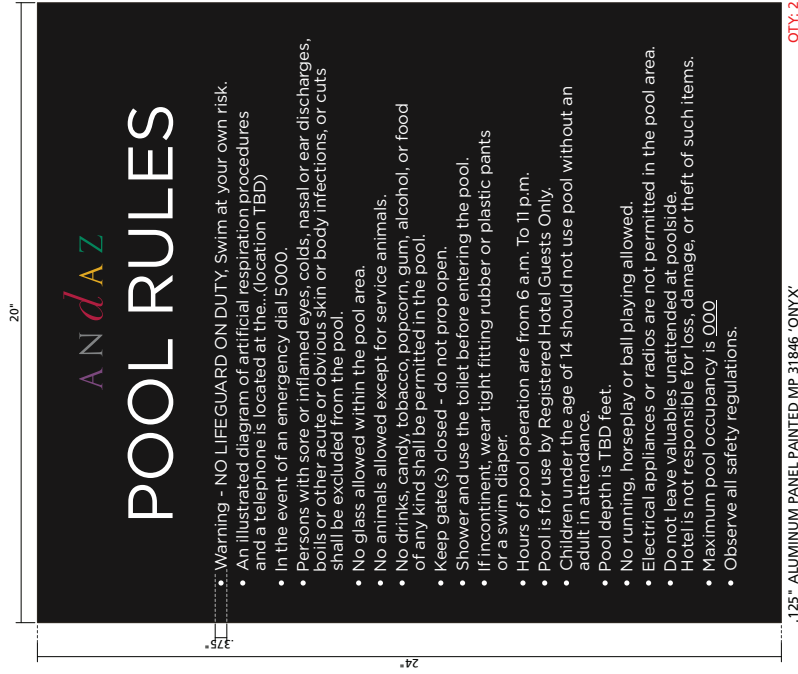
BUILDING MOUNTED ADDRESS NUMBERS

scale: 2" = 1'-0"

 Gretchen Wilde, owner / designer 1600 N. W. 10th St. Tempe, AZ 85281 480.966.6665 / 480.966.5668 (t) signs@airparksigns.com	 Scottsdale, Arizona	NOTES: Updated 01/07/16 ab, Revised 08/25/16 -clk, Updated paint color 09/01/16 ab	trc gw	Andaz Address Numbers 071416	09-01-16
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ANDAZ POOL RULES

POOL RULES

- **Warning - NO LIFEGUARD ON DUTY.** Swim at your own risk.
- An illustrated diagram of artificial respiration procedures and a telephone is located at the... (location TBD)
- In the event of an emergency dial 5000.
- Persons with sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections, or cuts shall be excluded from the pool.
- No glass allowed within the pool area.
- No animals allowed except for service animals.
- No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted in the pool.
- Keep gate(s) closed - do not prop open.
- Shower and use the toilet before entering the pool.
- If incontinent, wear tight fitting rubber or plastic pants or a swim diaper.
- Hours of pool operation are from 6 a.m. To 11 p.m.
- Pool is for use by Registered Hotel Guests only.
- Children under the age of 14 should not use pool without an adult in attendance.
- Pool depth is TBD feet.
- No running, horseplay or ball playing allowed.
- Electrical appliances or radios are not permitted in the pool area.
- Do not leave valuables unattended at poolside.
- Hotel is not responsible for loss, damage, or theft of such items.
- Maximum pool occupancy is 900
- Observe all safety regulations.

- An illustrated diagram of artificial respiration procedures and a telephone is located at the... (location TBD)

- In the event of an emergency dial 5000.

- Persons with sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections, or cuts shall be excluded from the pool

- No glass allowed within the pool area.

- No animals allowed except for service animals.

- No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted in the pool.

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- Maximum pool occupancy is 000
- Observe all safety regulations

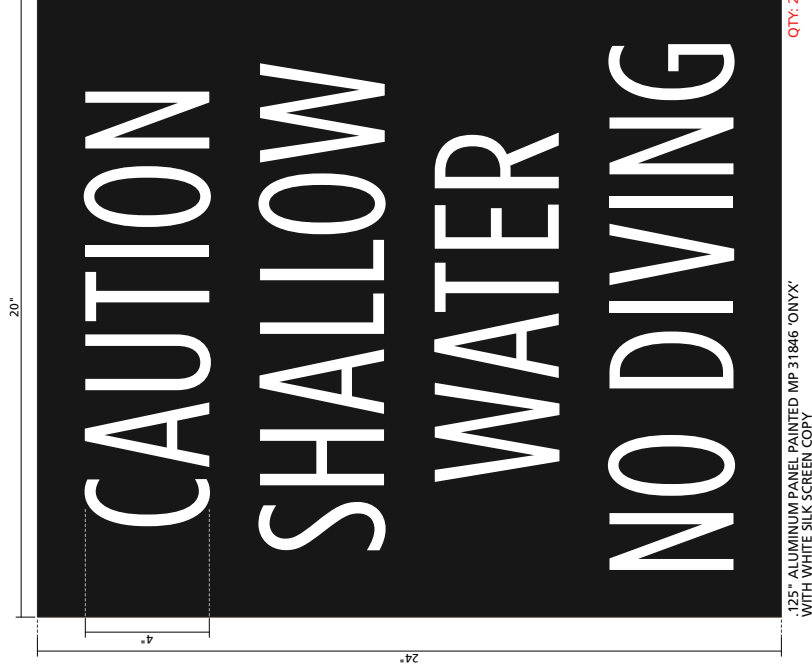
- Observe all safety regulations.

.125" ALUMINUM PANEL PAINTED MP 31846 'ONYX' WITH WHITE SILK SCREEN COPY AND PRINTED VINYL LOGO ON FACE

QTY: 2

POOL RULES


scale: 1" = 1'-0"




CAUTION
SHALLOW
WATER
NO DIVING

**.125" ALUMINUM PANEL PAINTED MP 31846 'ONYX'
WITH WHITE SILK SCREEN COPY**

QTY: 2


 <p>Gretchen Wildt, owner / designer 1203 N. Mill Road Tempe, AZ 85381 480.946.5565 / 480.946.5568 (f) gwr@airparkdesign.com</p>	<p>ANDAZ</p> <p>7150 East Rose Lane, Paradise Valley, Arizona</p>		NOTES:	ab gw	Andaz	06-01-16
	Approved By: _____ Date: _____		Pool Rules 060116			



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ET
3




**NO
SMOKING**



4.375" ET

SANDBLAST MASK
PAINT FILLED BLACK



—SANDBLAST MASK
PAINT FILLED BLACK

4 FT 6 IN



4 FT 3 IN



POOL DEPTH MARKERS
scale: 3" = 1'-0"

scale: 3" = 1'-0"



Gretchen Wilde, owner / designer
- 1205 N. Miller Road
Tempe, AZ 85281
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signs@airparksigns.com

NOTES:

ANDAZ
Scottsdale, Arizona

Approved By: _____ Date: _____

ab	gw
----	----

Andaz

Pool Depth Markers 120616

12-06-16


1/1

PAGE

[illegible]



REGULATORY FIRE SIGNS
Scale: 3" = 1'-0"

 <div>Gregory Wilde, owner / designer 1601 N. Williams Road Tempe, AZ 85281 480.966.6565 / 480.966.5668 (t) sign@airparksigns.com</div>	<div><i>A n d a z</i> Scottsdale, Arizona</div>	NOTES: <div>Approved By: _____ Date: _____</div>	ab gw	Andaz Regulatory Fire Signs 120316	12-30-16
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