

**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 11<sup>th</sup> 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>

Mr. George Burton

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Page 2

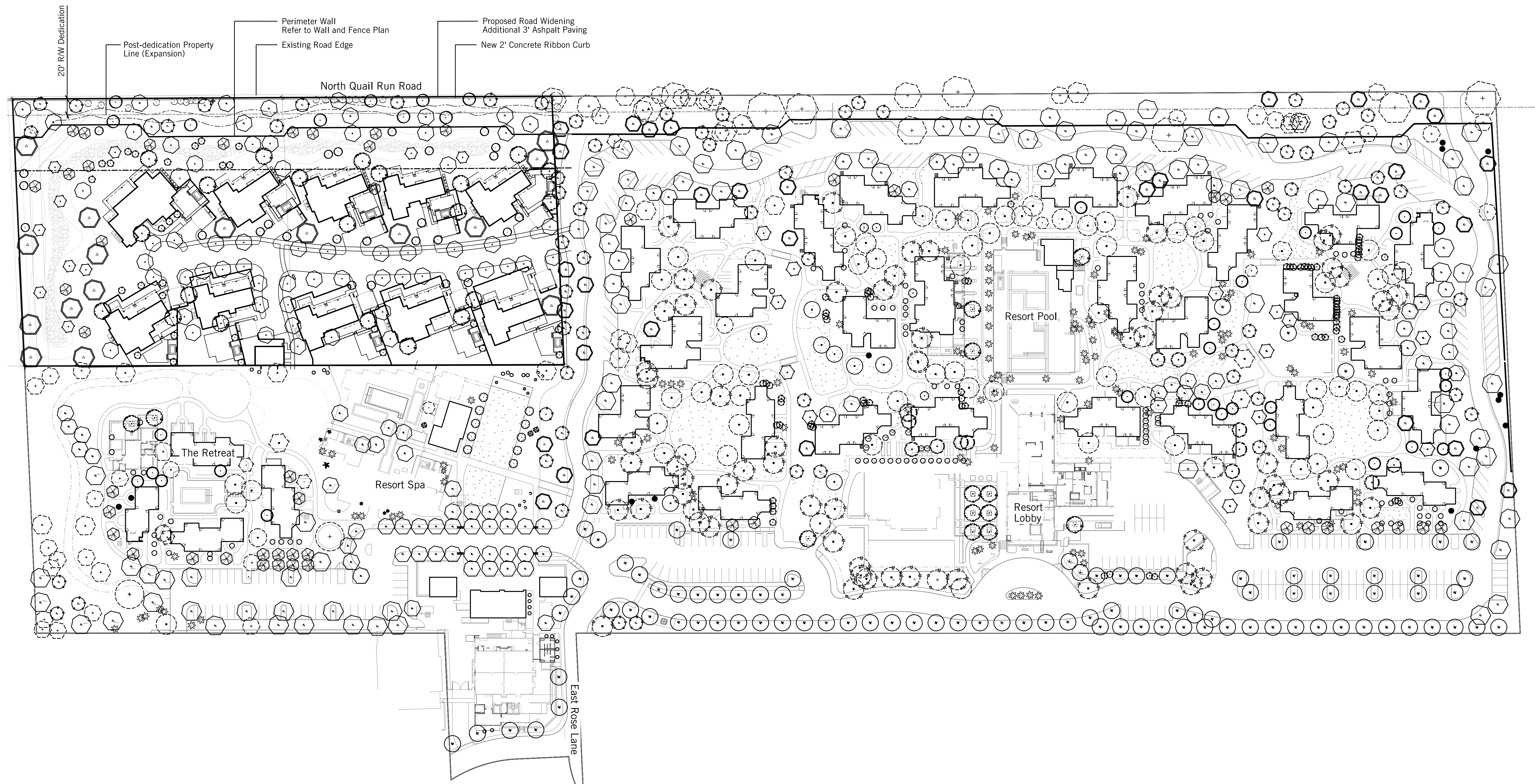
These documents also reflect the additional information requested in your markup of our plans from the last submittal and are directly responsive to the questions and requests for additional information from Council.

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,

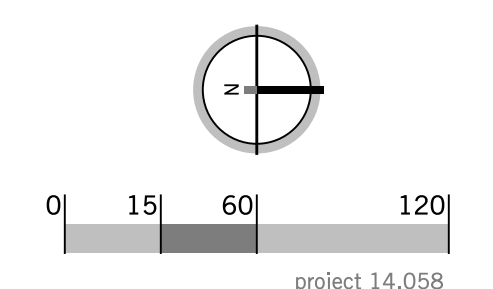
Gary Stougaard



# ANdAZ | Resort Expansion

## Overall Site Plan

15 May 2023



**burton**  
Landscape Architecture Studio







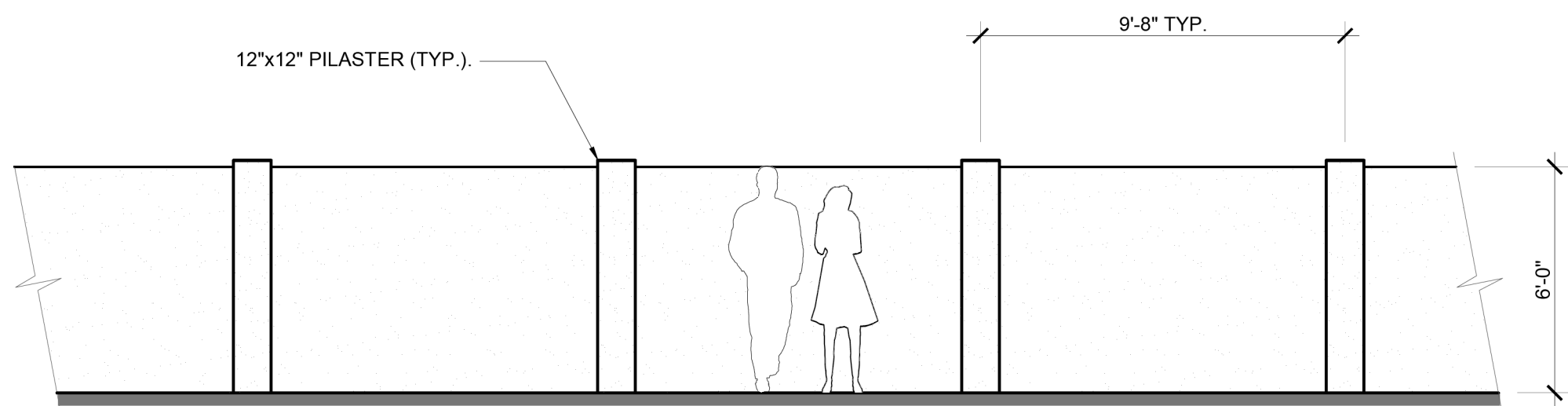
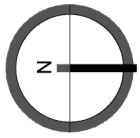




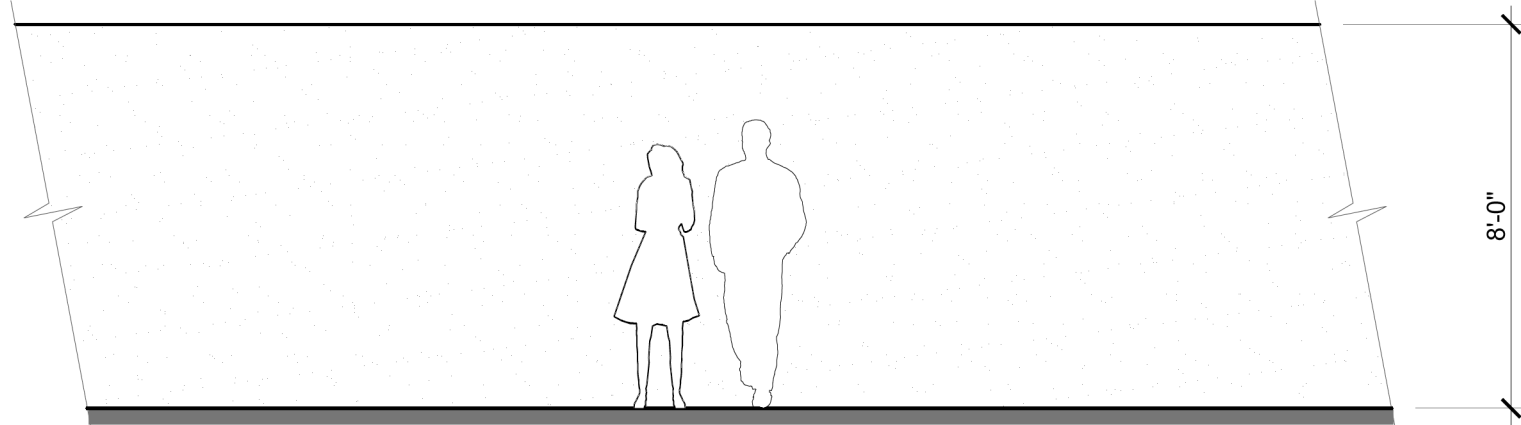


# Site Wall and Fence Plan

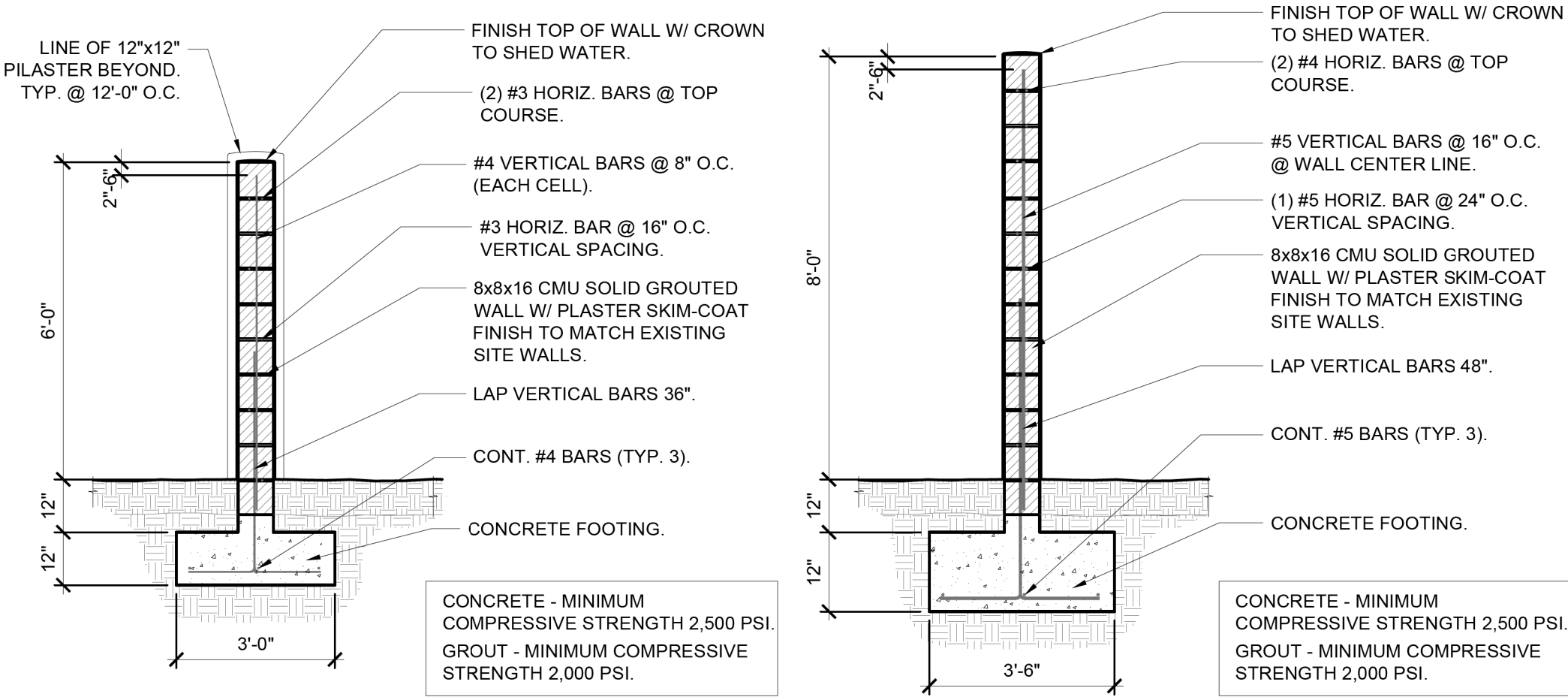
not to scale



6 ft high plaster site wall



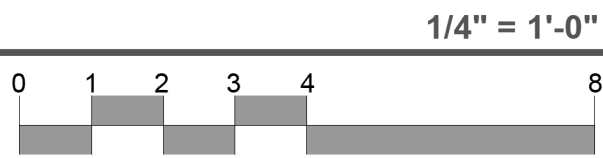
8 ft high plaster site wall



6 ft high plaster wall

8 ft high plaster wall

## Exterior Elevations

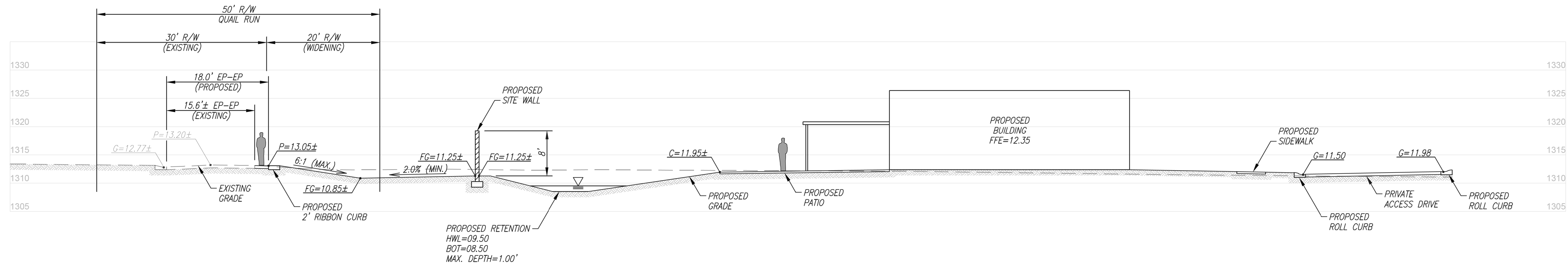


# SITE WALLS & FENCES

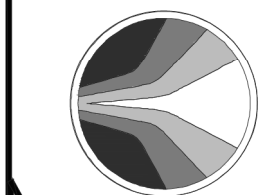




KEY MAP  
NOT TO SCALE



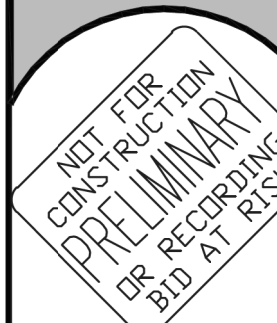
SITE CROSS-SECTION AT NW BUILDING  
SCALE: 1"=10'



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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

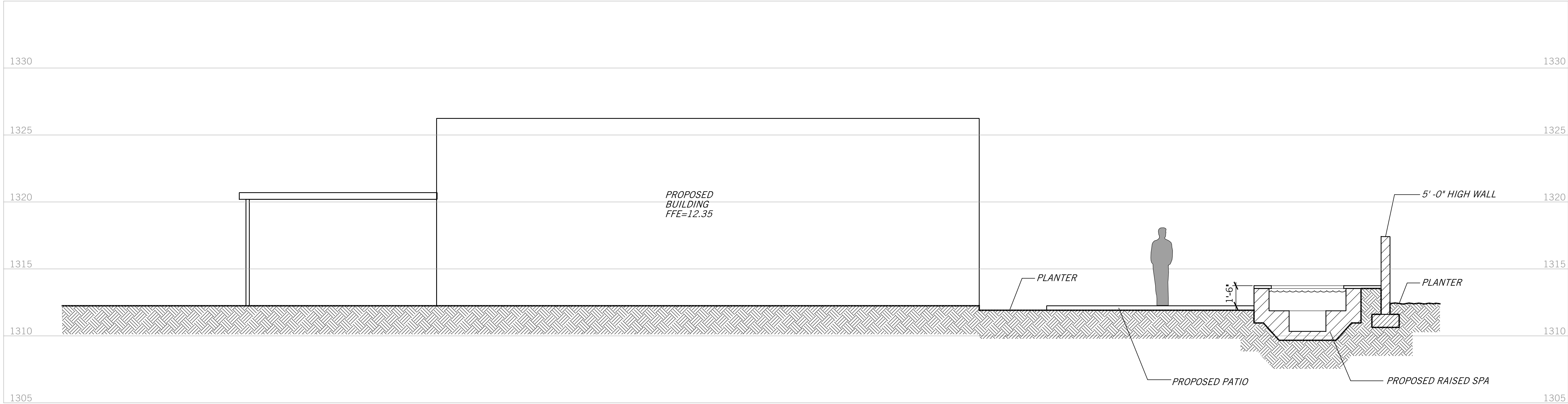
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| Project No. | 22121    | Project Mgr. | BPS |



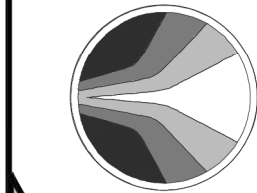




KEY MAP  
NOT TO SCALE



SITE CROSS-SECTION AT SPA AND TYPICAL YARD  
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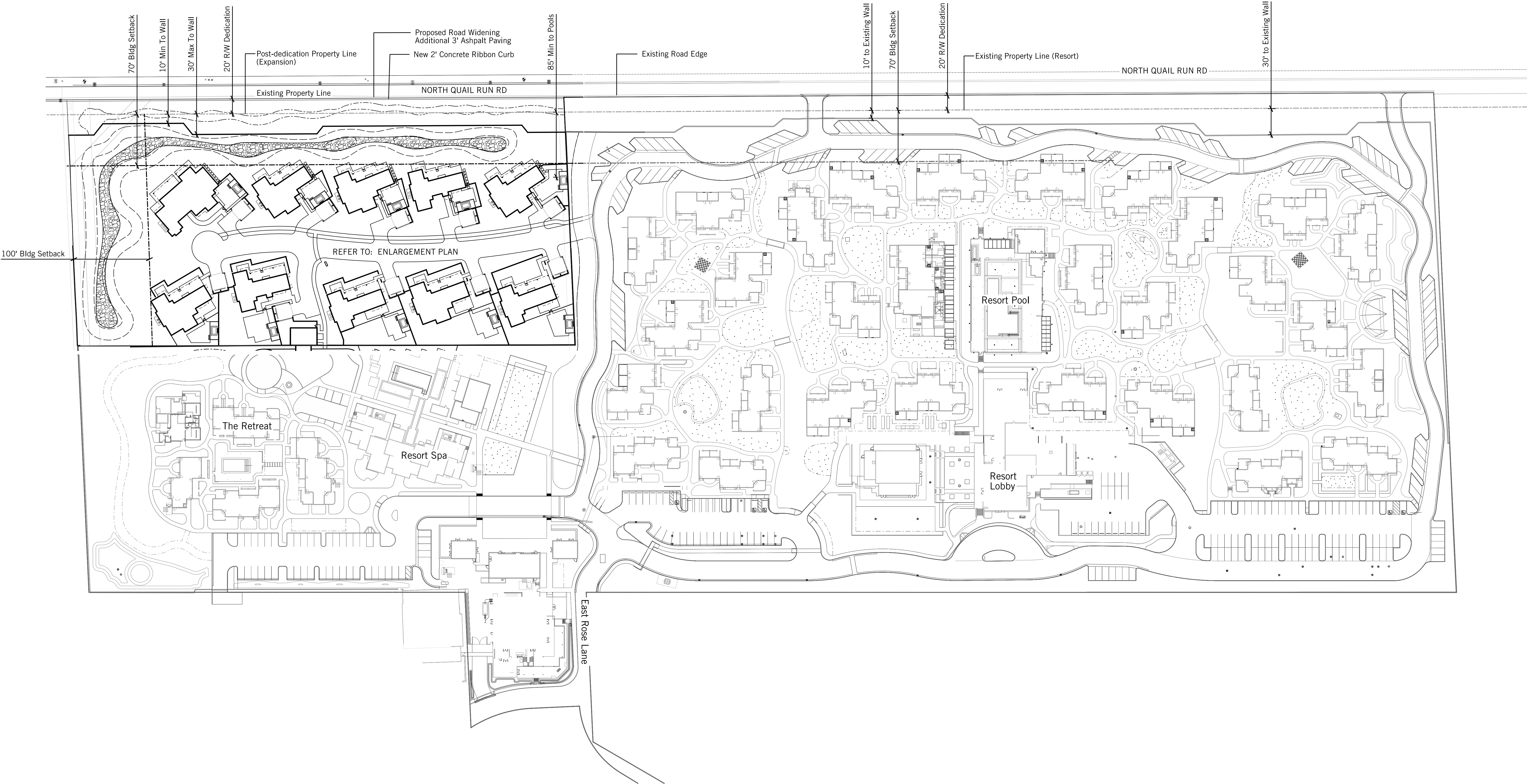
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|--------------|-------|--------------|-----|
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| Project Mgr. | BPS   |              |     |

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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<br>(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. | Dasylirion 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  |
|        |          |                      |                 |       | 31   |





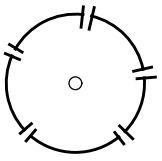
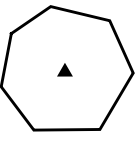
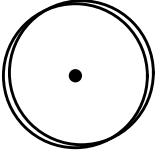


Plant Legend

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    |

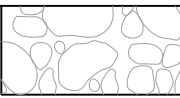
Shrubs, Perennials, and Annuals

| 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.









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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

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