

## 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. One tent could have a maximum size of 40' x 40' and a maximum height of 24'. A second tent could be a maximum of 20' x 20' with a 16' height limit. Not more than two tents could be erected at the same time. 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 also available to not more than 20 members who reside within 1,500' of the Hermosa Inn. 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**

No additional stormwater runoff will be generated as a result of the site improvements as shown on this plan. Stormwater retention as required by the proposed site improvements and additions will be as per the Town of Paradise Valley's regulations in effect as of the 7th day of May 2018 which require the detention/retention of the difference between pre and post development conditions. 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 (SHOWN)	10,079 SF
FUTURE CONDITIONED SF (NOT SHOWN)*	2,620 SF
<b>TOTAL CONDITIONED SF</b>	<b>55,690 SF</b>
EXISTING OVERHANG SF	9,894 SF
FUTURE OVERHANG (SHOWN)	1,171 SF
FUTURE OVERHANG (NOT SHOWN)*	2,263 SF
<b>TOTAL OVERHANG</b>	<b>13,348 SF</b>

\* RESERVED SQUARE FOOTAGE TO BE SHOWN GRAPHICALLY IN A FUTURE SUP AMENDMENT. VARIANCE IN SQUARE FOOTAGE IDENTIFIED ONCE PREVIOUS SUP PLANS WERE DIGITIZED FOR ACCURATE AREA CALCULATIONS.

#### PROJECT DATA

\* Based on the Approved OCT 2016 Site Plan, Edited to Reflect Current Build Conditions

Site Area	6.356 Acres Net	277,022 SF
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#### Square Footage

Proposed Coverage (Conditioned Space)	55,690 SF =	20.10%
Proposed Coverage (Porches, Loggia, Patios)	13,348 SF =	4.82%
Total Proposed Lot Coverage (Max. Lot Coverage per SUP Guidelines: 25.00%)	69,038 SF =	24.92%
Total Proposed Parking Lot Area:	53,425 SF	

#### Density

Existing Room Keys:	* 43 Units
Proposed Guest Room Keys:	49 Units
Max Density per SUP Guidelines:	
1 Unit per 4,000	
SF Land Area (277,022/4000=69.25)	69 Units

#### Parking

See Traffic Impact Study by Task Engineering For Details.

Existing Total Parking	* 156 spaces
Required Off Season	107 spaces
Required Peak Season	127 spaces
Proposed Self Parking	140 spaces
Proposed with Valet Parking	156 spaces

#### Building Area Summary (Conditioned SF)

Based on the Approved October 2016 Site Plan

Proposed Use	Amended	Amended Sq. Ft.
Guest Rooms	49	34,480
Kitchen/Dining/Bar		14,728
Admin/Sales		1,740
Storage		522
Reception		1,250
Spa		1,050
Meeting		1,920
<b>Totals</b>		<b>55,690</b>

#### Summary Table

Based on the Approved October 2016 Amendment

Building #	Existing Use	Proposed Use	Proposed Guest Keys
1	Guest Room	Guest Room	5
2	Guest Room	Guest Room	2
3	Guest Room	Guest Room	2
4	Guest Room	Guest Room	2
5	-	Guest Room	1
6	Lobby and Administration	Lobby and Administration	
7	Guest Room	Guest Room	6
8	Guest Room	Guest Room	3
9	Guest Room	Guest Room	3
10	Guest Room	Guest Room	3
11	Guest Room	Guest Room	4
12	Pool and Exterior Events	Pool and Exterior Events	
13	Guest Room	Guest Room	*3
14	Guest Room	Guest Room	*3
15	Guest Room	Guest Room	4
16	Guest Room	Guest Room	2
17	Guest Room	Guest Room	2
18	Guest Room	Guest Room	2
19	-	Fitness	
20	Spa	Spa	
21	Storage	Storage	
22	Trash	Trash	
23	Back of House	Back of House	
24	-	New Back of House	
25	-	Public Restrooms	
26	-	Meeting and Events	
27	Exterior Patio	Exterior Patio	
28	Restaurant	Restaurant	
28a	Bar	Bar	
28b	Covered Porch	Covered Porch	
28c	-	Banquet Room Expansion	
29	Open Garden	Open Garden	
30	Valet Canopy	Valet Canopy	
31	-	Dining Loggia w/ Fireplace	
32	-	Bar Loggia w/ Fireplace	
33	Auto Court	Auto Court	
34	Existing Fireplace	Existing Fireplace	
35	Existing Fountain	Existing Fountain	
36	-	Sliding Parking Lot Gate	
37	Exterior Gas Fireplace	Exterior Gas Fireplace	
38	Exterior Cooking Fireplace	Exterior Cooking Fireplace	
39	-	Masonry Wall at 6'-0"	
40	Fountain	Fountain	
41	Pool/Spa	Pool/Spa	
42	-	All Hotel Rooms & Dining Areas Shall have Fireplaces	
43	Pathway Trellis	Pathway Trellis	
<b>Total</b>	<b>Guest Rooms</b>		<b>*49</b>

\* Per October 2016 Approved Amendment, Buildings 13 and 14 were reduced from 4 (approved in prior amendment) to 3. These units were noted as follows:  
"2 units shall be recovered in a future SUP amendment."  
This compiled and updated SUP document still holds these two units in reserve for a future SUP amendment.



#### OWNER / DEVELOPER

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

#### LANDSCAPE ARCHITECT

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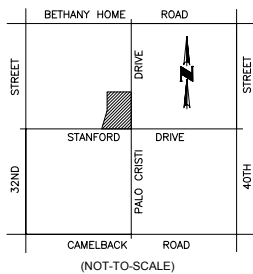
#### PROJECT INFORMATION

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

#### SITE AND USE PLAN OCT 2016 AMENDMENT (DIGITIZED VERSION)

11 September 2018

N:\01\0263301\PDFs\Hermosa 2018-09-10 SUP to PV 2nd Sbmt\11x17 EXHIBITS.indd







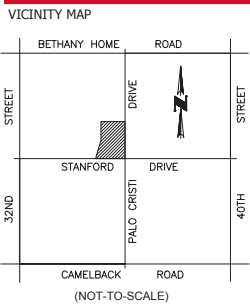
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**REVISION HISTORY**

REVISION	DESCRIPTION
1	DRAINAGE PIPE INSTALLED IN THIS AREA TO SUPPORT PROPOSED FUNCTIONS. SHALL BE SIZED TO ACCOMMODATE LOCAL DRAINAGE CONDITIONS.

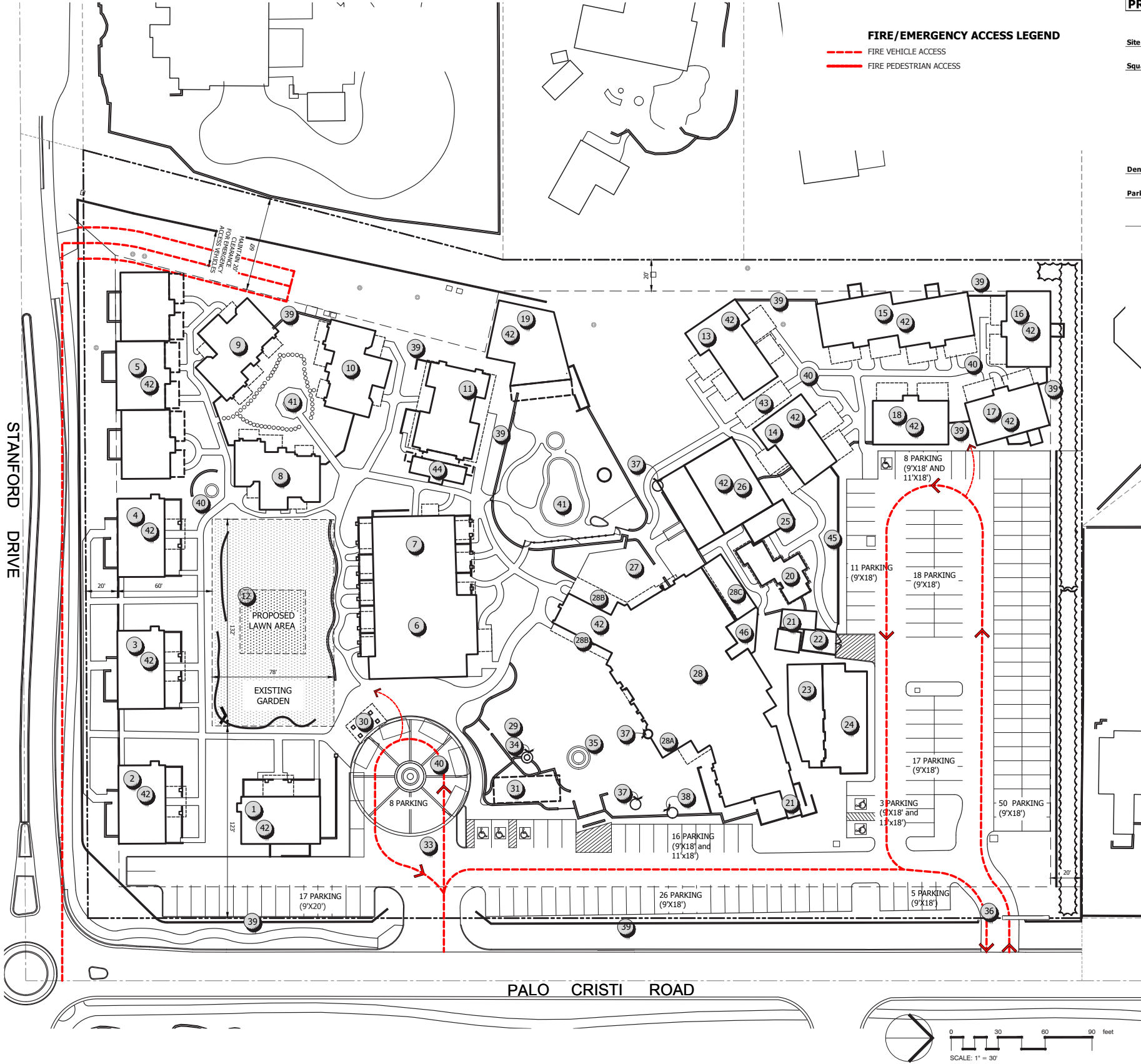
**SEAL & ISSUE**

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%
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
Density		
Proposed Guest Room Keys:	49 Units	49 Units
Parking		
Self Parking	140 spaces	146 spaces
with Valet Parking	156 spaces	179 daytime spaces 185 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	6
6	Lobby and Administration	3
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	
21	Storage	
22	Trash	
23	Back of House	
24	New Back of House	
25	Storage	
26	Meeting and Events	
27	Exterior Patio	
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42	All Hotel Rooms & Dining Areas Shall have Fireplaces	
43	Pathway Trellis	
44	Restroom Building	
45	Combination retaining wall and screen fence or solid wall for maintenance yard	
46	Mechanical equipment and storage	
Total		49

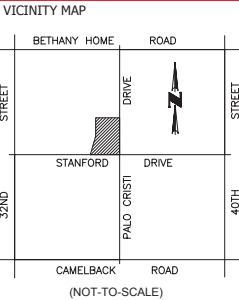


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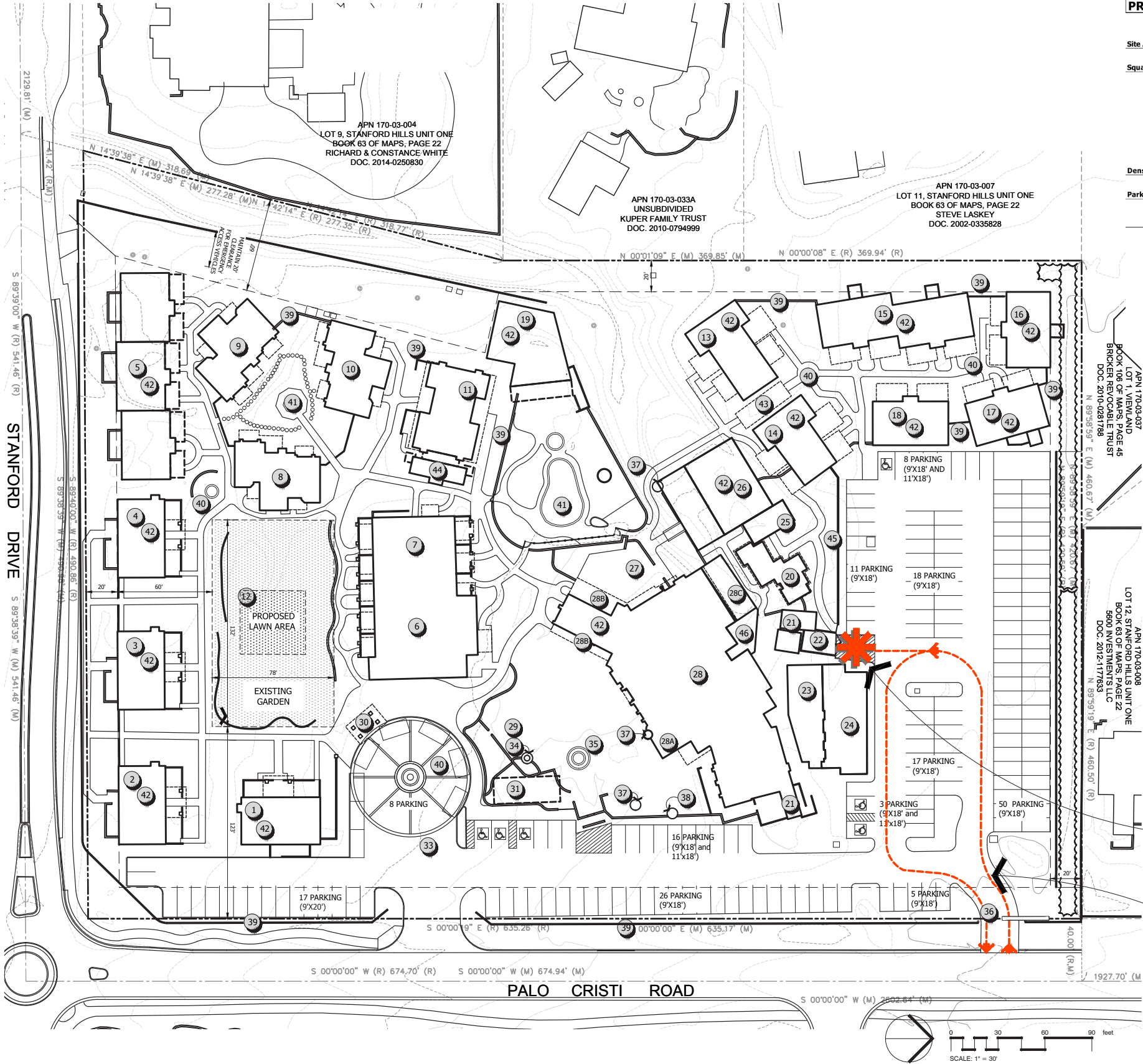
SEAL & ISSUE



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CHECK: TBS

FIRE/EMERGENCY ACCESS  
PLAN 2018





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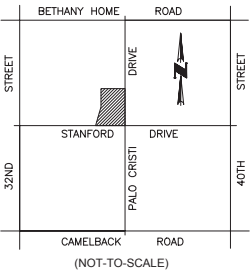
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MINOR AMENDMENT TO SUP  
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CVL JOB 01.0263301

VICINITY MAP



REVISION HISTORY

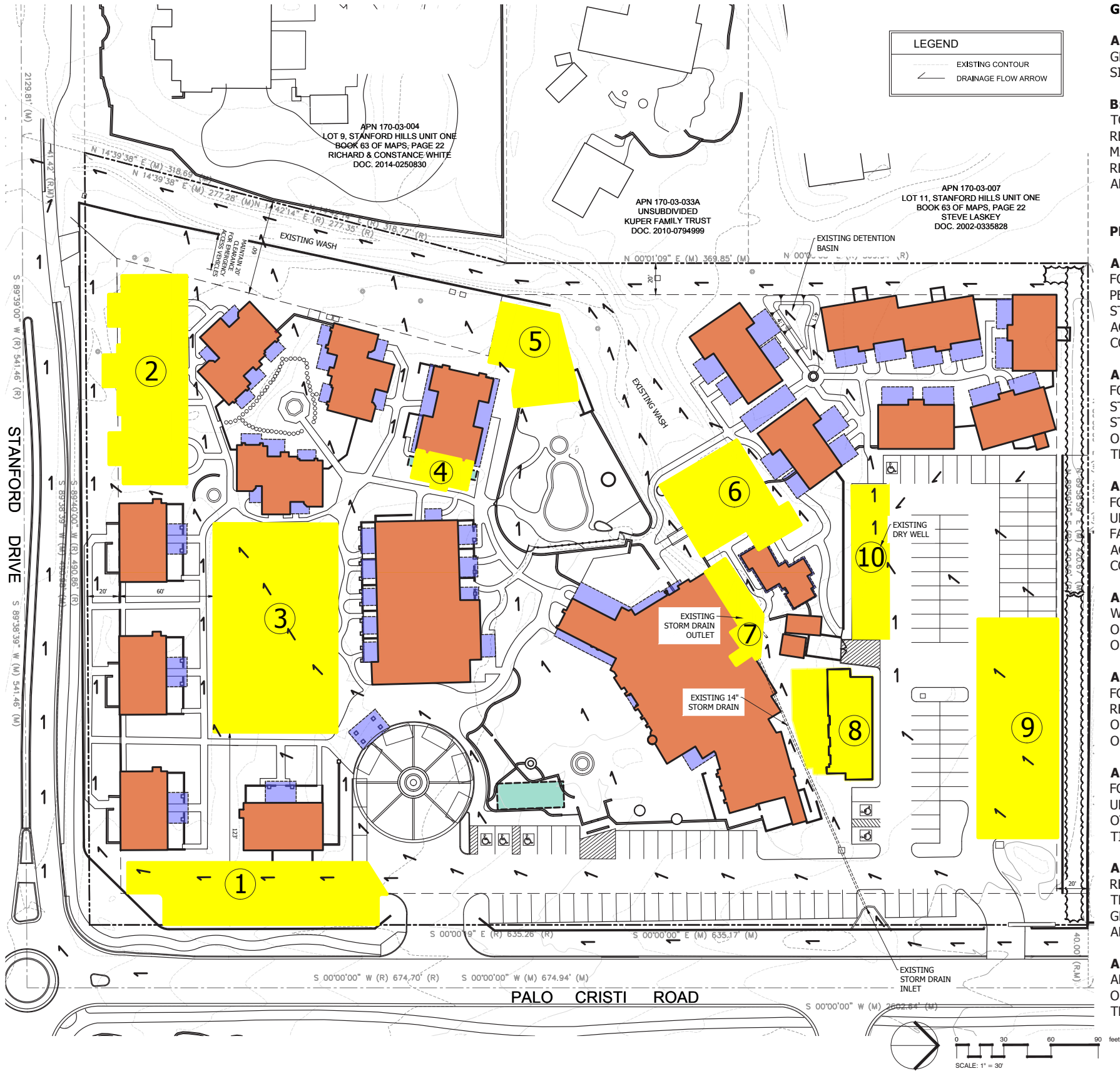
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CHECK: TBS

DELIVERY/SERVICE  
CIRCULATION PLAN  
2018





#### GENERAL NOTES:

**A:** NO ADDITIONAL STORMWATER RUNOFF WILL BE GENERATED AS A RESULT OF THE ADDITIONS AND SITE IMPROVEMENTS AS SHOWN ON THIS PLAN.

**B:** STORMWATER RETENTION REQUIREMENTS ARE TO BE AS PER THE TOWN OF PARADISE VALLEY'S REGULATIONS IN EFFECT AS OF THE 7TH DAY OF MAY 2018 WHICH REQUIRE THE DETENTION/RETENTION OF THE DIFFERENCE BETWEEN THE PRE AND POST DEVELOPMENT CONDITIONS.

#### PROPOSED DEVELOPMENT AREAS:

**AREA 1:** STORMWATER RETENTION/DETENTION FOR THIS AREA WILL BE PROVIDED WITH PERMEABLE PAVERS, UNDERGROUND STORMWATER STORAGE FACILITIES, OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.

**AREA 2:** STORMWATER RETENTION/DETENTION FOR THIS AREA WILL BE PROVIDED WITH STORMWATER DETENTION BASINS, UNDERGROUND STORMWATER RETENTION FACILITIES, DRY WELLS, OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.

**AREA 3:** STORMWATER RETENTION/DETENTION FOR THIS AREA WILL BE PROVIDED WITH UNDERGROUND STORMWATER RETENTION FACILITIES, DRYWELLS, OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.

**AREA 4:** STORMWATER RETENTION FOR THIS AREA WILL BE PROVIDED WITH A DRYWELL OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.

**AREA 5:** STORMWATER RETENTION/DETENTION FOR THIS AREA WILL BE PROVIDED WITH A RETENTION BASIN AND DRY WELLS, OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.

**AREA 6:** STORMWATER RETENTION/DETENTION FOR THIS AREA WILL BE PROVIDED WITH UNDERGROUND RETENTION AND DRYWELLS, OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.

**AREA 7 & 8:** NO STORMWATER RETENTION/DETENTION WILL BE REQUIRED FOR THESE AREAS AS NO ADDITIONAL RUNOFF WILL BE GENERATED AS A RESULT OF THE PROPOSED ADDITION.

**AREA 9 & 10:** STORMWATER RETENTION FOR THE AREA WILL BE PROVIDED WITH PERMEABLE PAVERS OR OTHER OPTION ACCEPTABLE TO THE TOWN AT THE TIME OF CONSTRUCTION.



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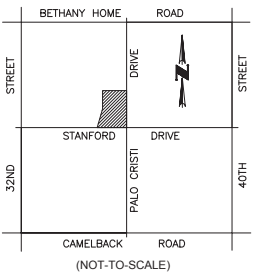
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MINOR AMENDMENT TO SUP  
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CVL JOB 01.0263301

#### VICINITY MAP



#### REVISION HISTORY

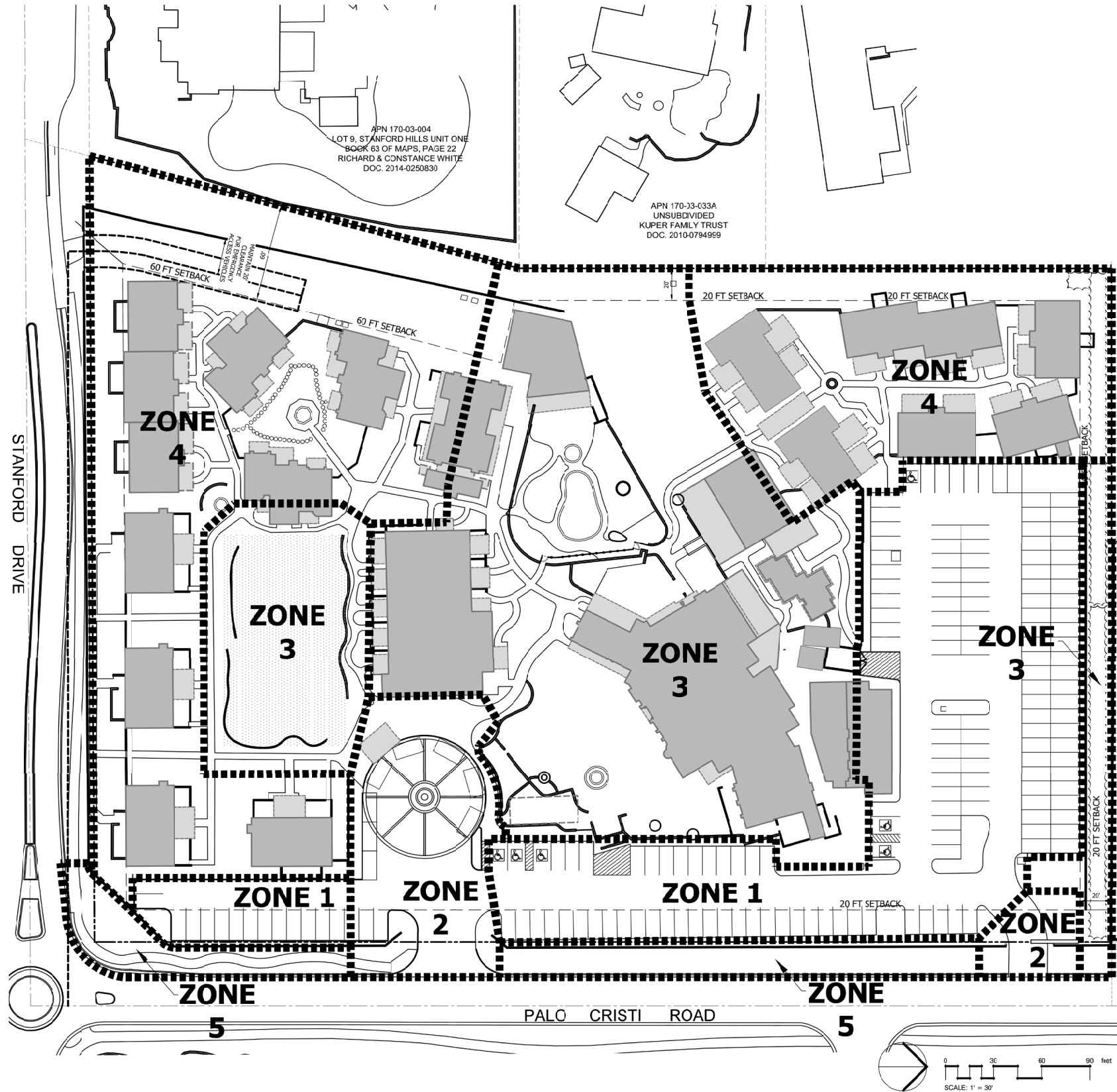
#### SEAL & ISSUE



CONCEPTUAL DRAINAGE  
PLAN 2018



DOCUMENT INFORMATION: Document Creation Date: August 24, 2018 Document Last Saved By: RachelG Document Last Saved On: September 4, 2018 Filename: N:\01\0263301\Cadd\LSUP\FUTURE LIGHTING ZONES.dwg Plot Size: 11.00 inches  
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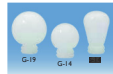
## GARDEN LIGHTING EXAMPLE MAX HEIGHT: 16' POLE HEIGHT



1.8 watts / 24 VAC  
Virtual Incandescent LEDs do a remarkable job of emulating traditional incandescent lamps.



1.8 watts / 24 VAC  
These LEDs have the same apparent brightness as 75 watt incandescent lamps, with over 4 times the life rating.



Three Exhibitor Globe Shapes  
All styles are available in clear and frosted.  
The G-19 is also available in transparent Green, Amber, Blue, Red and Violet.



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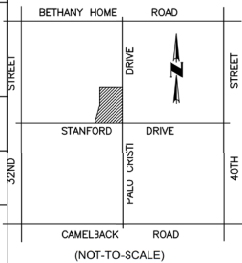
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Hermosa Inn Performance Standards & Zone Legend				
CATEGORY	DESCRIPTION	ZONE	HERMOSA INN SUP PROPOSED AVERAGE ILLUMINANCE LEVEL (IN FOOTCANDLES)	IESNA RECOMMENDED MINIMUM ILLUMINANCE LEVEL (IN FOOTCANDLES)
Drive Entries, Intersections	Defined by arrival 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
Landscape 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

### VICINITY MAP



### REVISION HISTORY

### SEAL & ISSUE



DESIGN: TBS  
DRAWING: RG  
CHECK: TBS  
**SITE LIGHTING ZONE  
PLAN 2018**





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.



STANFORD DRIVE



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DOWN LIGHT	20
	SHIELDED WALL MOUNTED LIGHT FIXTURE	12
	SHIELDED BOLLARD FIXTURE	15
	UPLIGHT	32

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.
5. ONLY EXISTING AND PROPOSED TREES WITH LIGHTING ARE SHOWN ON THIS PLAN. OTHER TREES ON PROPERTY NOT SHOWN.



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  
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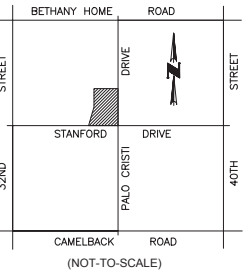
PROJECT INFORMATION

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 LED Bollard



d-series

## Specifications


**Diameter:** 8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)





**Weight (max):** 27 lbs  
(12.25 kg)



42" MAX. HEIGHT



# D-Series Size 1 LED Wall Luminaire



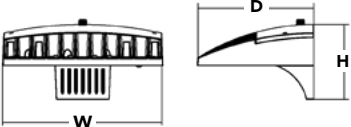
d-series

## Specifications Luminaire

**Width:** 13-3/4"  
(34.9 cm)

**Depth:** 10"  
(25.4 cm)

**Height:** 6-3/8"  
(16.2 cm)

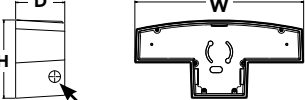


## Back Box (BBW, ELCW)

**Width:** 13-3/4"  
(34.9 cm)

**Depth:** 4"  
(10.2 cm)

**Height:** 6-3/8"  
(16.2 cm)




For 3/4" NPT side-entry conduit (BBW only)

6' MAX. HEIGHT



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



PROFESSIONAL  
OUTDOOR LIGHTING

Type: \_\_\_\_\_  
Model: \_\_\_\_\_  
Project: \_\_\_\_\_

### ECIFICATION SHEET

**ODEL 5006 Landscape Series • Up & Accent Lights**

**TURE SPECIFICATIONS:**

**FINISH:**  
anodized, copper-free aluminum.

**HOUSING:**  
anodized, copper-free aluminum fitted to housing with a silicone O-ring seal - providing a superior weather-tight seal.

**FINISH:**  
powder-coat finish available in Black, Verde, Architectural Brick, Textural Bronze, Light Bronze, Dark Bronze, Special Bronze, Granite, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Flamed Iron, and White.

**GLASS:**  
tempered, shock and heat-resistant, soda lime glass lens.

**P TYPE:**  
6 LED Lamp Only - 36° Flood, 4.5W is standard.

**BEAM:**  
able in 15° Narrow Spot, 25° Spot, 36° Flood, or 60° Wide Flood beams.

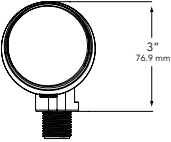
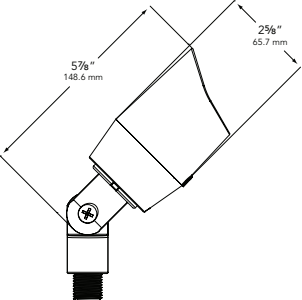
**INSTALLATION:**  
tion-molded composite adjustable knuckle with 1/2" NPT stem, re may be mounted into threaded hubs in junction boxes, ground is (GFI), tree mount boxes (TB), or mounting campuses (WB).

**FASTENERS:**  
All fasteners are stainless steel.

**WIRING:**  
Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are **MADE IN U.S.A.**

**ENSIONS:**



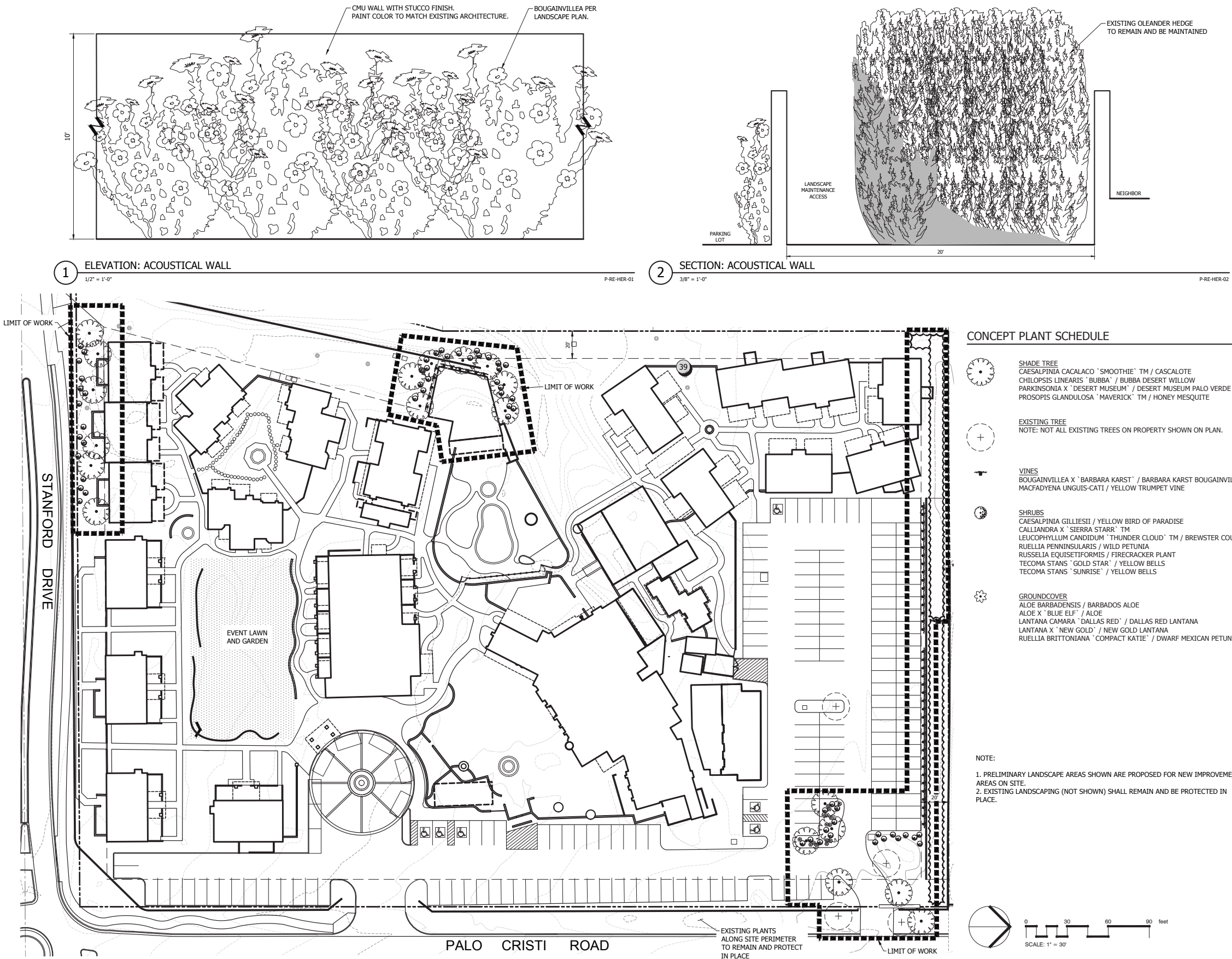
Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the luminaire without further notification.

1025 Surfer Avenue • San Mateo, CA 94403 • (855) 527-0912 • (855) 766-1074 (9478)  
FAX: (855) 670-1074 (9478) • email@vistolighting.com • www.vistolighting.com

12" MAX HEIGHT



DOCUMENT INFORMATION: Document Author: June 14, 2018 Document Creation Date: June 14, 2018 Document Last Saved By: Rachel G Document Last Saved On: September 10, 2018 Filename: N:\01\0263301\Cadd\LS\SUP\FUTURE.PLANT.dwg Filesize: 2.52 MB  
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SHEET SET INFORMATION: Sheet Set Name: Sheet Set Sheet Set Description: ---



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

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

**CVL CONSULTANTS**  
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Water Systems  
Wastewater Treatment  
Land Planning  
Energy  
Land Survey  
Landscape Architecture  
Construction Management  
4550 N. 12th Street  
Phoenix, AZ, 85014  
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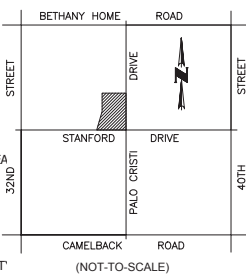
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CVL JOB 01.0263301

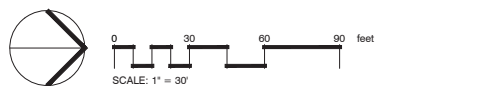
VICINITY MAP



CONCEPT PLANT SCHEDULE

- SHADE TREE**  
CAESALPINIA CALACACO "SMOOTHIE" TM / CASCALOTE  
CHLOPSIS LINEARIS "BUBBA" / BUBBA DESERT WILLOW  
PARKINSONIA X "DESERT MUSEUM" / DESERT MUSEUM PALO VERDE  
PROSOPIS GLANDULOSA "MAVERICK" TM / HONEY MESQUITE
- EXISTING TREE**  
NOTE: NOT ALL EXISTING TREES ON PROPERTY SHOWN ON PLAN.
- VINES**  
BOUGAINVILLEA X "BARBARA KARST" / BARBARA KARST BOUGAINVILLEA  
MACFADYENA UNGUIS-CATI / YELLOW TRUMPET VINE
- SHRUBS**  
CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE  
CALLIANDRA X "SIERRA STARR" TM  
LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD" TM / BREWSTER COUNT  
RUELLIA PENNINSULARIS / WILD PETUNIA  
RUSSELLIA EQUESETIFORMIS / FIRECRACKER PLANT  
TECOMA STANS "GOLD STAR" / YELLOW BELLS  
TECOMA STANS "SUNRISE" / YELLOW BELLS
- GROUND COVER**  
ALOE BARBADENSIS / BARBADOS ALOE  
ALOE X "BLUE ELF" / ALOE  
LANTANA CAMARA "DALLAS RED" / DALLAS RED LANTANA  
LANTANA X "NEW GOLD" / NEW GOLD LANTANA  
RUELLIA BRITTONIANA "COMPACT KATIE" / DWARF MEXICAN PETUNIA

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.



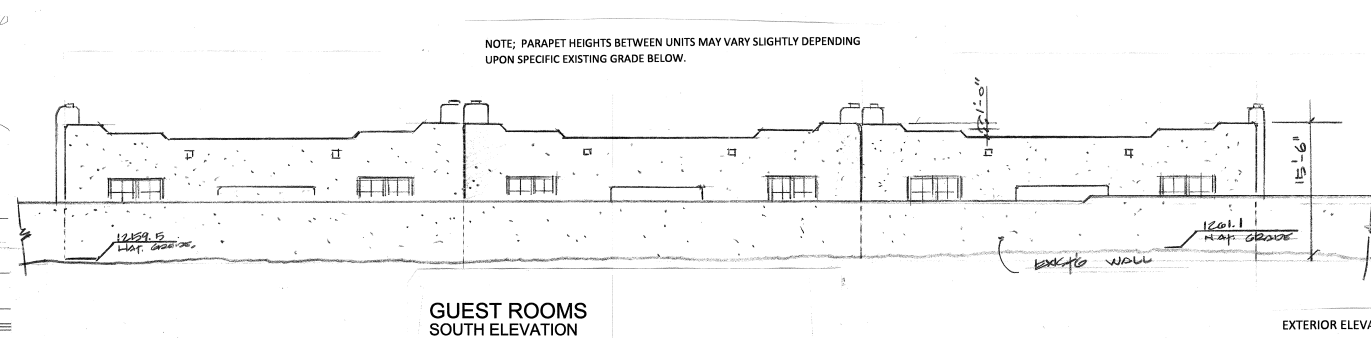
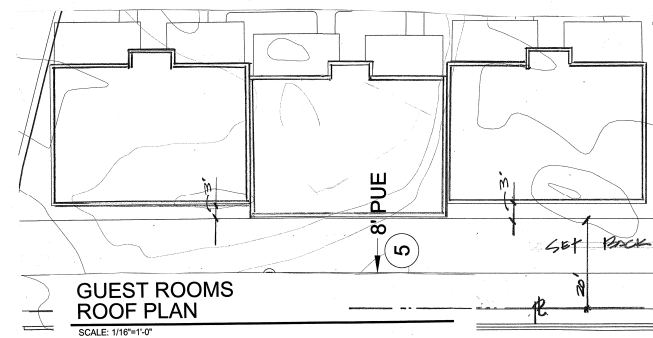
REVISION HISTORY

SEAL & ISSUE

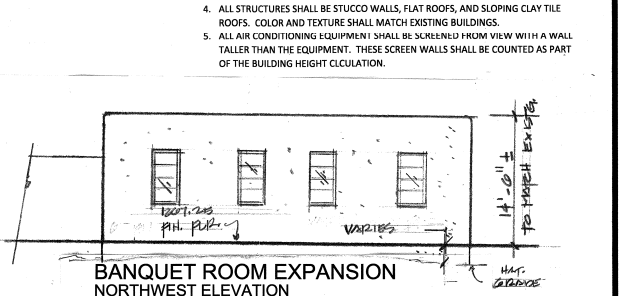
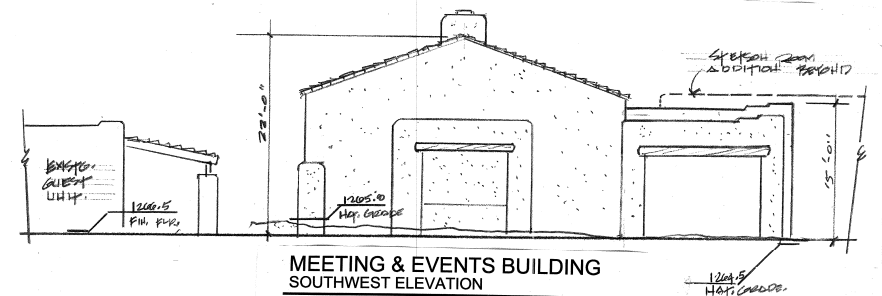
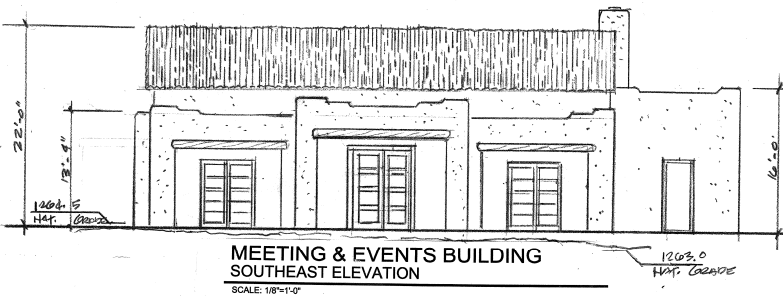


LANDSCAPE PLAN 2018

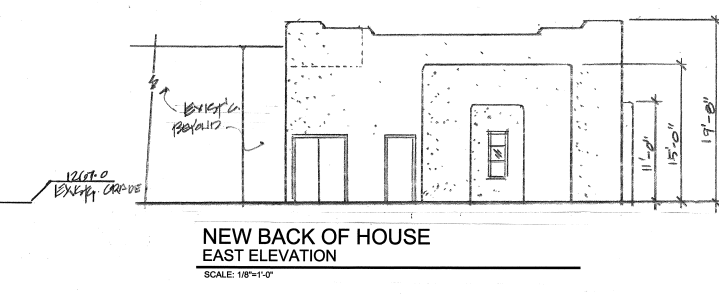
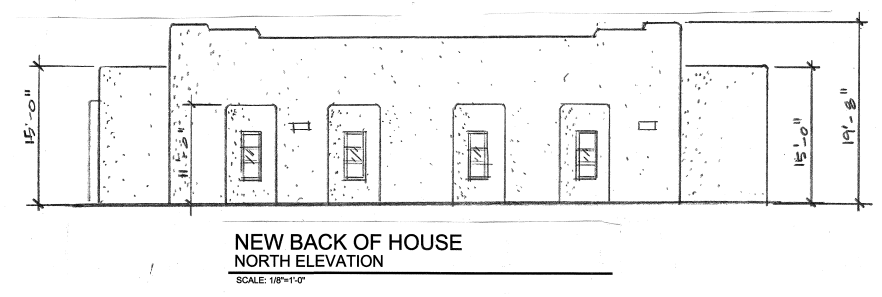
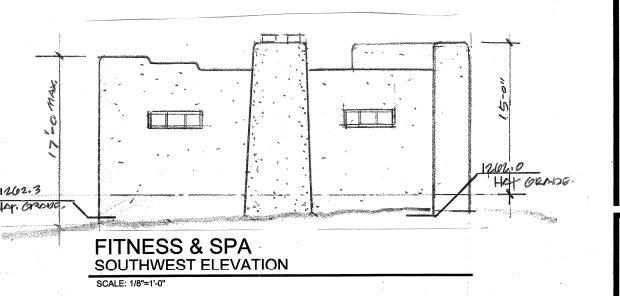
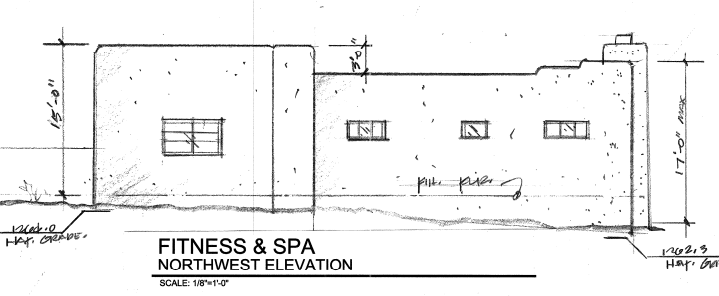
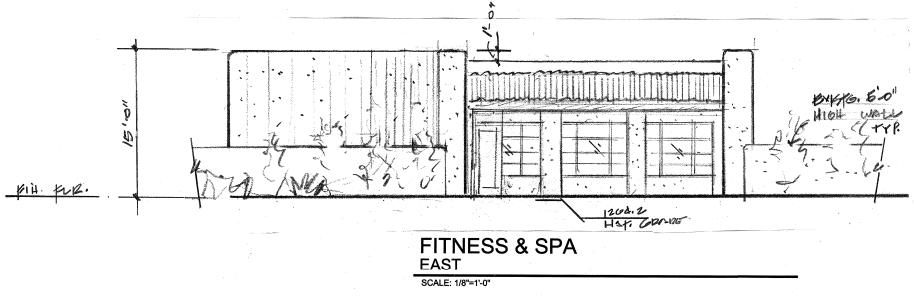
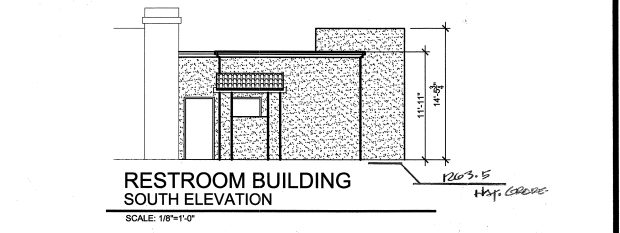
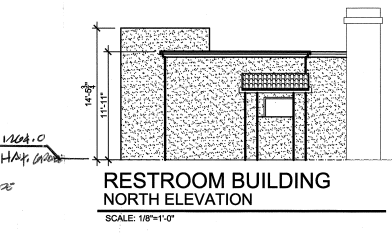
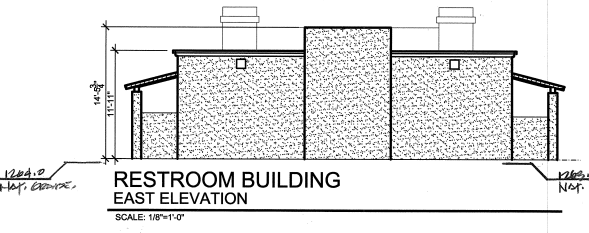


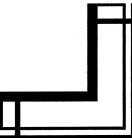


NOTE: PARAPET HEIGHTS BETWEEN UNITS MAY VARY SLIGHTLY DEPENDING UPON SPECIFIC EXISTING GRADE BELOW.



- 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: 09/09/18  
DRAWN: RB

REVISIONS

MINOR AMENDMENT  
SCALE: AS NOTED  
**A-100**