

Case Research



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>WORLD MARK BY WYNDHAM</u>	
Property's Address: <u>8235 EAST INDIAN BEND ROAD</u> <u>SCOTTSDALE, AZ 85250</u>	APN: <u>174-11-235</u>
Property's Zoning District Designation: <u>R-S</u>	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>WYNDHAM RESORT DEVELOPMENT CORP.</u> <u>(REPRESENTATIVE: EMERSON PROSSER)</u> Applicant: <u>ROLLA ELTALMAS</u>	
Company: <u>WYNDHAM VACATION OWNERSHIP</u>	Company: <u>TODD & ASSOCIATES INC.</u>
Address: <u>6277 SEA HARBOR DRIVE</u> <u>ORLANDO FL 32821</u>	Address: <u>4019 NORTH 44TH STREET</u> <u>PHOENIX, AZ 85018</u>
Phone: <u>407-626-3663</u> Fax: <u>N/A</u>	Phone: <u>602-952-8280</u> Fax: <u>602-952-8995</u>
E-mail: <u>EMERSON.PROSSER@WYN.com</u>	E-mail: <u>reltalmas@toddassoc.com</u>
Owner Signature: <u>[Signature]</u>	Applicant Signature: <u>[Signature]</u>
Official Use Only	Submittal Date: <u>8/3/17</u> Application No.: <u>552 -PA- 2017</u>
Project Coordinator: _____	

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ 87.00

(No fees are charged for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ 21.00

Processed by staff. The applicant need not visit the Records desk to obtain the packet.

(Only required when requested by Staff)

☒ Application Narrative:

The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter

(Required for the SA and MS Pre-Applications)

☒ Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 ½ x 11 paper, max. two per page.



☐ Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- ☒ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



CONTEXT PLAN

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

WORLD MARK BY WYNDHAM • Scottsdale
Project Number: 16-3002-00 • Date: 08-
Phase • Pre-Application Sub



TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

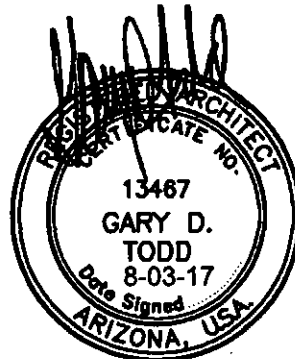
WORLDMARK by Wyndham

**City of Scottsdale
Pre-Application**

Site Context Photos

August 3, 2017

TAI Project No. 16-3002-00



Expires 09/30/2019

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE

4019 N. 44th Street • Phoenix, AZ 85018 • (602) 952-8280 p • (602) 952-8995 f • www.toddassoc.com w

J:\Prj\16\16-3002-00\3-Schematic Design\07-18-17 SD Pre- Application Submittal\Photo Cover.docx



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20



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Development Review Board (DRB)

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I - GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$_____ (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – 1 copy, <u>folded</u> (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements (form provided)
		<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> 13. Design Guidelines <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design </div> <div style="width: 35%;"> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </div> </div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Public Participation Process Requirements (see page 13)
		15. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy of the set of prints <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) <ul style="list-style-type: none"> The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.
PART II – REQUIRED PLANS & RELATED DATA		
Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Application Narrative <i>DB</i> <ul style="list-style-type: none"> 8 ½" x 11" – 1 <u>3</u> copies The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" – <u>2 color copies, folded</u> 11" x 17" – <u>1 color copy, folded</u> 8 ½" x 11" – <u>1 color copy</u> (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p><input checked="" type="checkbox"/> 750 foot radius from site</p> <p><input type="checkbox"/> 1/4 mile radius from site</p> <p><input type="checkbox"/> Other: _____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Site Plan <i>g DB</i> <ul style="list-style-type: none"> 24" x 36" – 1 <u>3</u> copies, folded 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Open Space Plan (Site Plan Worksheet) (Example Provided) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	29. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Landscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Hardscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	32. Transitions Plan <ul style="list-style-type: none"> 24" x 36" – <u>2 copies, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	33. Parking Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Parking Master Plan <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - <u>2 copies</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	35. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction) Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36. Bikeways & Trails Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Elevations <ul style="list-style-type: none"> 24" x 36" – <u>2 copies, folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – <u>2 color copies, folded</u> 11" x 17" – <u>1 color copy, folded</u> (quality suitable for reproduction) 11" x 17" – <u>1 copy, folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – <u>1 color copy</u>, (quality suitable for reproduction) 8 ½" x 11" – <u>1 copy</u> black and white line drawing copy (quality suitable for reproduction) Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	38. Elevations Worksheet(s) <p>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</p> <ul style="list-style-type: none"> 24" x 36" – <u>2 copies, folded</u> Digital – <u>1 copy</u> (Text and drawing shall be black and white, and in the DWF format)

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Perspectives <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	40. Streetscape Elevation(s) <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	41. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, <u>folded</u> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	42. Floor Plans <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	44. Roof Plan Worksheet(s) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	45. Sign Details <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – 1 copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy black and white line drawing (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	46. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, <u>folded</u> • 11" x 17" – 1 copy, <u>folded</u> (quality suitable for reproduction)

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	47. Exterior Lighting Photometric Analysis (policy provided) <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	48. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> • 24" x 36" – <u>1 copy, folded</u> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	49. Cultural Improvement Program Plan <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 color copies</u> (quality suitable for reproduction) • <u>1 copy</u> of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	51. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> • 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction) • 8 ½" x 11" – <u>1 copy</u> (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	52. Drainage Report (information provided) See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	53. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - <u>2 copies</u> of the Drainage Report including full size plans/maps in pockets

DRB Development Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	54. Preliminary Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	55. Preliminary Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	56. Water Sampling Station <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office Please contact office at 480-312-5685 <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	58. Native Plant Submittal: <ul style="list-style-type: none"> • 24" x 36" - 1 copy, <u>folded</u>. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	59. Transportation Impact & Mitigation Analysis (TIMA) (information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets

DRB Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61. Cuts and Fills Site Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	62. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	63. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	64. Geotechnical Report 8-1/2" x 11" - <u>1 copy</u> of the Geotechnical Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	65. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	66. Bedrock & Soils Map <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	67. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> 24" x 36" – <u>1 copy, folded</u> 11" x 17" – <u>1 copy, folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	68. Other: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <div style="margin-left: 40px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – <u>1 copy</u> (See Digital Submittal Plan Requirements) </div>

DRB Development Application Checklist

PART III - SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. Paint Color Drawdowns <ul style="list-style-type: none"> 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) <ul style="list-style-type: none"> The material sample board shall include the following: <ul style="list-style-type: none"> A color elevation of one side of the building 3" x 3" Glass samples mounted on the board with reflectivity identify 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) 2" x 2" of proposed paint colors All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. 11" x 17" - 1 copy, <u>folded</u> of a printed digital photo of the material board 8 1/2" x 11" - 1 copy of a printed digital photo of the material board
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	71. Electronic Massing Model: <ul style="list-style-type: none"> 11" x 17" - 1 color copy, <u>folded</u> 8 1/2" x 11" - 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	72. Electronic Detail Model: <ul style="list-style-type: none"> 11" x 17" - 1 color copy, <u>folded</u> 8 1/2" x 11" - 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

DRB Development Application Checklist

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

[illegible]

DRB Development Application Checklist



78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print):

Greg Bloembergen

Phone Number: 480-312-

4306

Coordinator email:

gbloembergen

@scottsdaleaz.gov

Date:

8-17-17

Coordinator Signature:



If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: ☐ New Project Number, or

☐ A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/building-resources/forms>

Planning and Development Services Division

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

Public Participation - DR, PP



Public participation ensures early notification and involvement prior to the filing of a formal application, which is an integral component of Scottsdale's public hearing process.

☒ Step 1: Complete Neighborhood Notification

- Mail Neighborhood Notification 1st Class Letter to property owners & HOAs within 750', the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to formal application submittal (include the following information):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Conceptual site plan/elevations
 - Applicant and City contact names and phone numbers

☒ Step 2: Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties
- Provide a map showing where notified neighbors are located
- Provide the dates contacted, and the number of times contacted
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery
- Provide copies of letters or other means used to contact parties
- Provide originals of all comments, letters, and correspondence received

☐ Step 3: Hold a minimum of 1 Open House Meeting (at least 2 weeks prior to formal application submittal)

- Send invite via 1st Class Letter to property owners & HOAs within 750' to the City's standard interested parties list, and to the City project coordinator at least 10 calendar days prior to open house meeting (include the following information):
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Location
 - Size (e.g. Number of Acres of project, Square Footage of Lot)
 - Zoning
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location

* Applicants are advised to send a second mailing following the open house and subsequent open houses
- Provide open house date, time, and location to City Project Coordinator at least 10 calendar days prior to open house. E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov

Public Participation - DR, PP



- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holidays, weekends, and working hours
- Maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to ensure public participation

☒ **Step 4: City will post public hearing sign notices and provide other public notification**

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

Development Applications Process

Enhanced Application Review

Development Review (DR and PP)

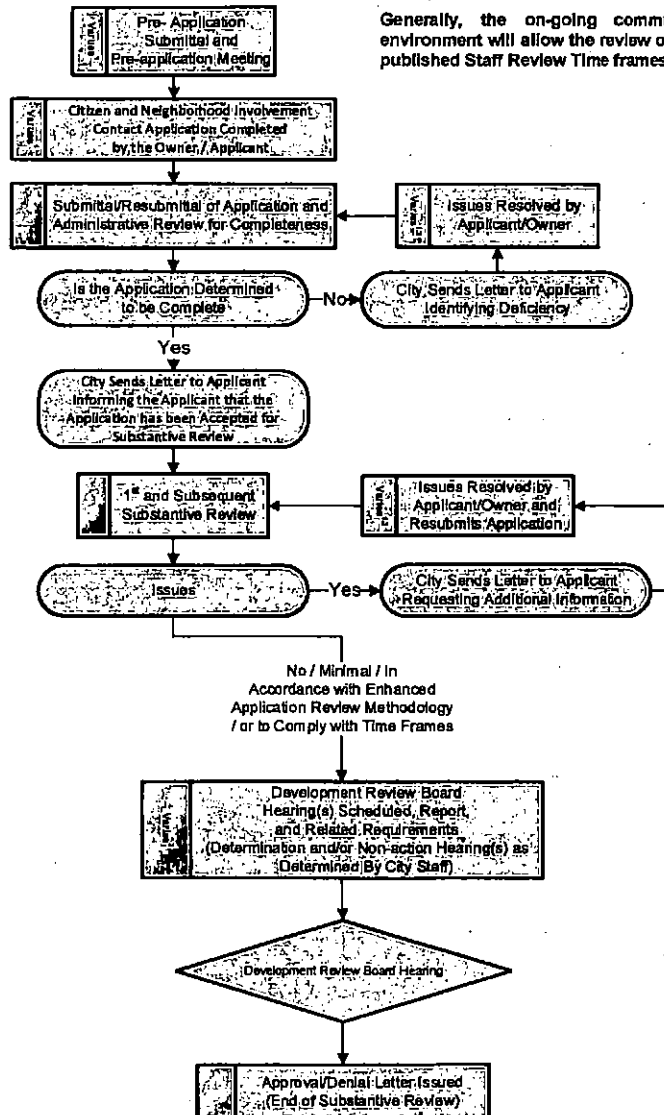


Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 60 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	65 Total Staff Working Days, Multiple Reviews in This Time Frame	Time Frames Vary	Letter Issued 7

Development Applications Process

Standard Application Review

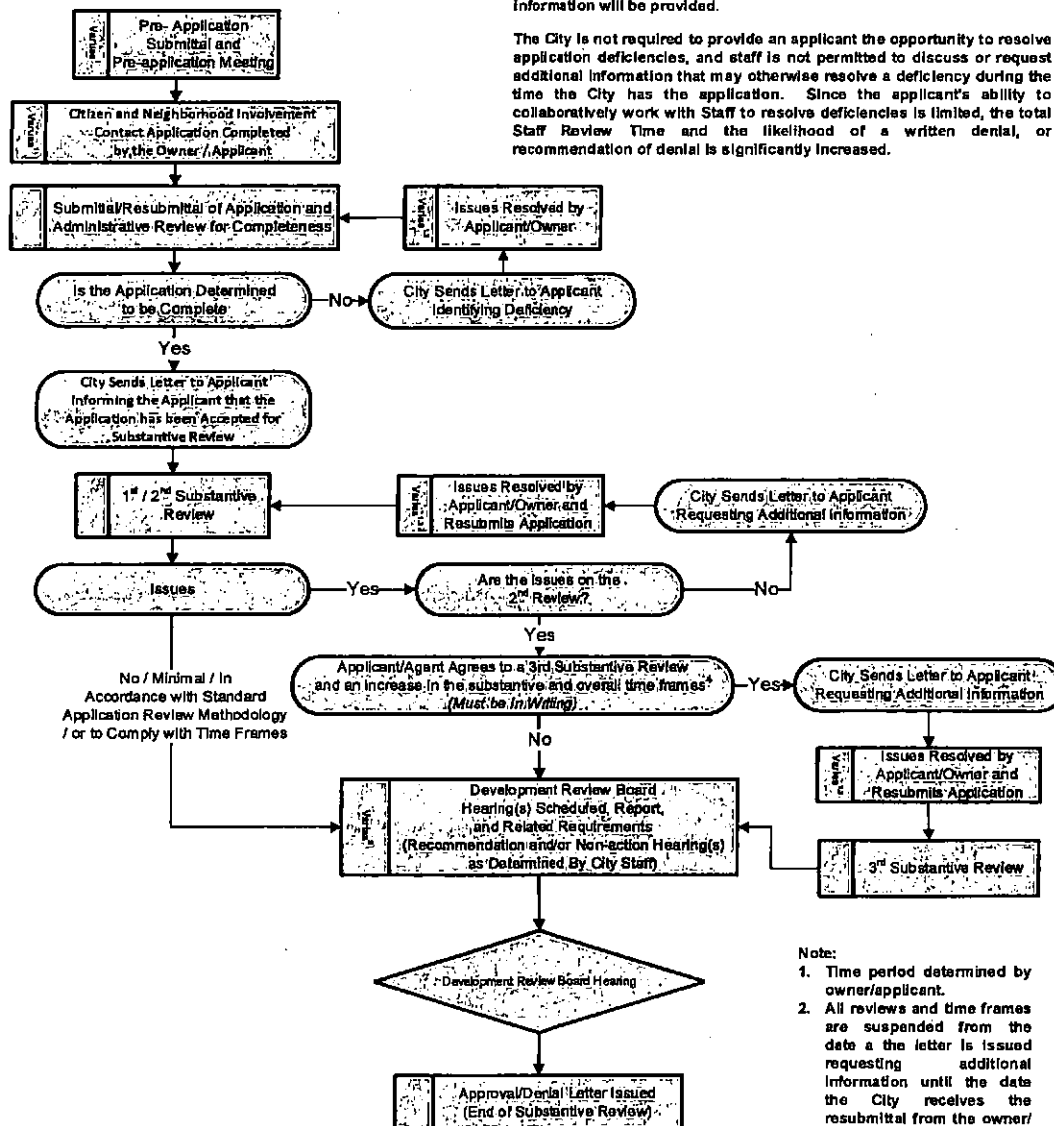
Development Review (DR and PP)



Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame	Time Frames Vary	Letter Issued



TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

October 23, 2017

SCOTTSDALE CITY OF
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

RE: Worldmark Scottsdale
DRB Submittal
Case No. 552-PA-2017

Dear Property Owner:

In July of 2016 Wyndham Vacation Ownership purchased the Scottsdale Resort Club, located at the southeast corner of Hayden Road and Indian Bend Road in Scottsdale, Arizona. The existing resort was closed for a complete renovation and reopened as WorldMark Scottsdale in March of 2017.

Representing Wyndham, Todd & Associates is working with the City of Scottsdale on a Development Review Board ("DRB") application for the addition of 2 buildings within the current development. The proposed buildings consist of a 3 story with 21 units and a 2 story with 19 units. With the construction of a total of 40 new units and related site improvements, this proposal is consistent with the development plan previously approved by the City in 2000, which has since expired. The existing zoning is R-5 (High density Residential) zoning. Existing zoning will not be changed. The current site consists of approximately 5.40 gross acres.

We are writing this letter to inform you of our DRB application for architecture, site design and landscaping for the new units. Please see enclosed aerial, site plan and elevations. If you have any questions regarding the application please do not hesitate to contact the City Planner, Greg Bloemberg at gbloemberg@scottsdaleaz.gov or 480-312-4306. You can also contact me directly at reltalmas@toddassoc.com or 602-985-8280. For reference our case number is 552-PA-2017.

Sincerely,

Rolla Eltalmas

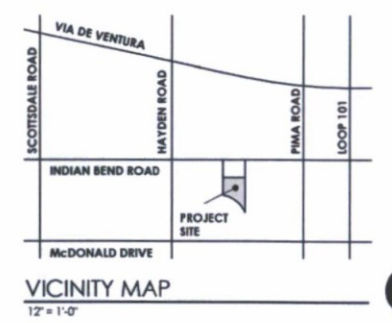
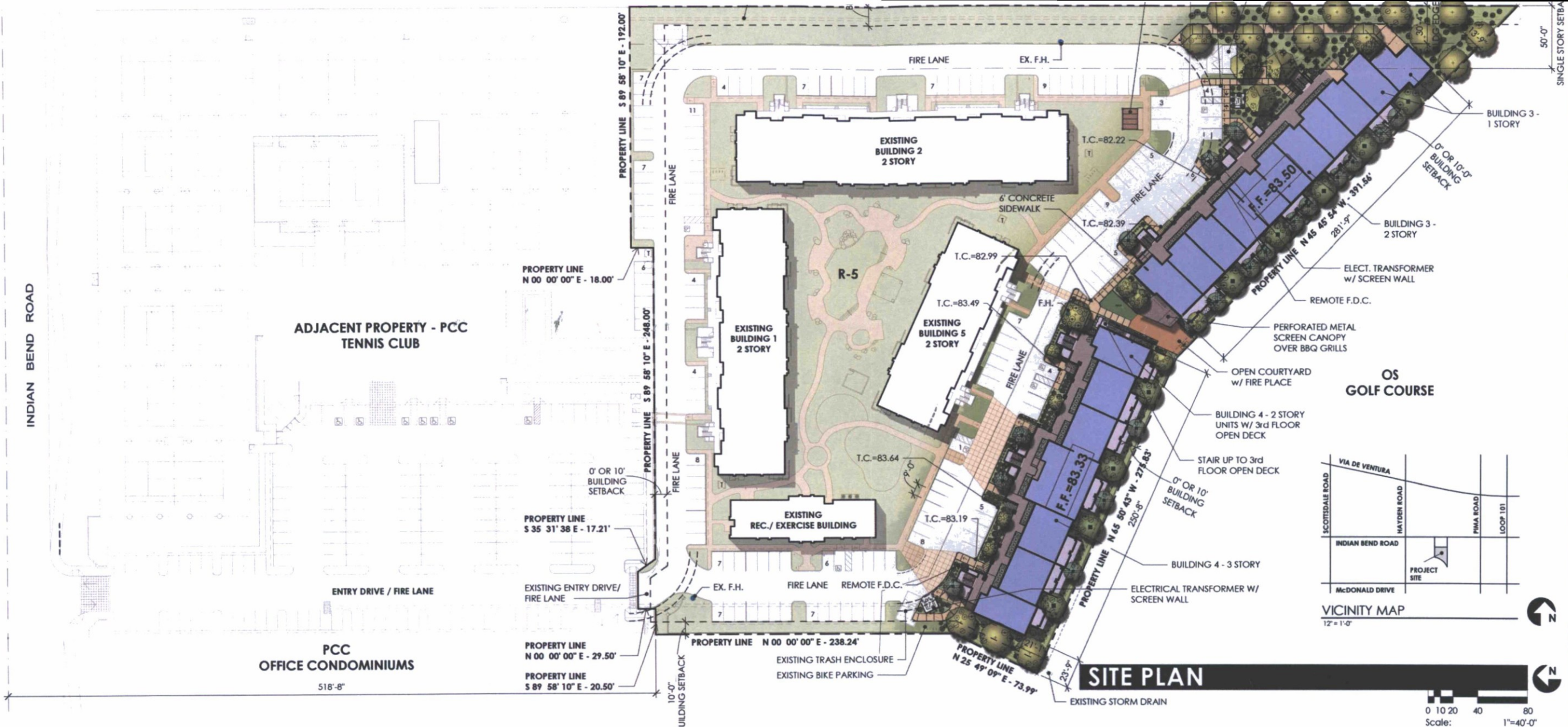
Rolla Eltalmas

Enclosures:
Aerial, Site Plan, Elevations

A R C H I T E C T U R E P L A N N I N G L A N D S C A P E A R C H I T E C T U R E

4019 N. 44th Street • Phoenix, AZ 85018 • (602) 952-8280 p • (602) 952-8995 f • www.toddassoc.com w

J:\Prj16\16-3002-00\11-Corr\Management\DRB Neighborhood Ltr.docx



SITE PLAN

PROJECT NAME & ADDRESS:
WORLDMARK BY WYNDHAM
8235 EAST INDIAN BEND ROAD
SCOTTSDALE, ARIZONA 85250

PROJECT DESCRIPTION:
PROPOSED BUILDING ADDITIONS TO EXISTING TIMESHARE DEVELOPMENT LOCATED ON INDIAN BEND ROAD, EAST OF HAYDEN ROAD ON APPROXIMATELY 5.40 GROSS ACRES. ORIGINAL DEVELOPMENT WAS APPROVED FOR 94 UNITS, OF WHICH ONLY 48 WERE BUILT. EXISTING PROJECT CONSISTS OF 3 BUILDINGS (1, 2 AND 5) TOTALING 48 D.U. WITH A COMMUNITY CENTER BUILDING. TWO NEW BUILDINGS (3 AND 4) WILL INCLUDE 40 TOTAL D.U. WITH A 3RD FLOOR OPEN DECK (BUILDING 4) AND A MAINTENANCE FACILITY (BUILDING 3).

ZONING:
EXISTING.....R-5
PROVIDED.....R-5

SITE AREA:
NET ACRES.....+/- 5.40 ACRES (235,224 S.F.)
GROSS ACRES.....+/- 5.40 ACRES (235,224 S.F.)

DENSITY:
PROVIDED (OVERALL).....16.29 D.U./ACRE (48+40 D.U./5.40 ACRE)

BUILDING HEIGHT:
ALLOWABLE.....36'-0"
PROVIDED.....36'-0" AFF
NOTE: BUILDING HEIGHT IS DETERMINED AT 1'-0" ABOVE HIGHEST ADJACENT TOP OF CURB ELEVATION PER ORDINANCE

PARKING STANDARDS:
EXISTING PARKING STALL 9'-0" x 16'-0" WITH 2'-0" OVERHANG 24'-0"
PARKING AISLE (FIRELANE)

PARKING REQUIRED:	
EXISTING BUILDING 1	20 P.S.
EXISTING BUILDING 2	25 P.S.
EXISTING BUILDING 5	15 P.S.
PROPOSED BUILDING 3	3 P.S.
• 2 THREE-BEDROOM UNITS (X 1.25 PER UNIT)	22 P.S.
• 17 TWO-BEDROOM UNITS (X 1.25 PER UNIT)	
PROPOSED BUILDING 4	9 P.S.
• 7 ONE-BEDROOM UNITS (X 1.25 PER UNIT)	15 P.S.
• 12 TWO-BEDROOM UNITS (X 1.25 PER UNIT)	3 P.S.
• 2 FOUR-BEDROOM UNITS (X 1.25 PER UNIT)	112 P.S.
TOTAL REQUIRED	

ACCESSIBLE PARKING:
REQUIRED 5 P.S.
(4% OF THE REQUIRED PARKING SPACES)
(112 PARKING SPACES X .04 (4%)=4.48)

PROVIDED:
STANDARD PARKING SPACES (UNCOVERED) 158 P.S.
TOTAL PROVIDED 158 P.S.

ACCESSIBLE PARKING
ACCESSIBLE PARKING SPACES(UNCOVERED) 5 P.S.
[ONE ACCESSIBLE PARKING SPACES WILL BE DESIGNATED VAN ACCESSIBLE.]

BICYCLE PARKING:	
REQUIRED	
(1 BICYCLE PARKING SPACE PER 10 VEHICLE PARKING SPACES)	16 B.S.
PROVIDED	
BUILDING 2 - NORTH	8 B.S.
BUILDING 2 - SOUTH	8 B.S.
BUILDING 4 - NORTH	8 B.S.
BUILDING 3 - NORTH	10 B.S.

UNIT MIX:			
UNIT TYPE	GROSS	# OF	% OF PROPOSED
UNIT P1 (1 BED)	+/-1057 S.F.	7	18%
UNIT P2 (2 BED)	+/-1218 S.F.	12	30%
UNIT P4 (4 BED)	+/-2215 S.F.	2	5%
UNIT S2 (2 BED)	+/-1074 S.F.	17	42%
UNIT S3 (3 BED)	+/-1231 S.F.	2	5%
PROPOSED SUB-TOTAL:		40 D.U.	
EXISTING (2 BED)		48 D.U.	
TOTAL:		88 D.U.	

ACCESSIBLE UNITS:
OCCUPANCY REQUIRED PROVIDED

WORLDMARK
by WYNDHAM
Worldmark
BY WYNDHAM
8235 EAST INDIAN BEND RD
SCOTTSDALE, AZ 85250

WYNDHAM VACATION OWNERSHIP
6277 SEA HARBOR DR.
ORLANDO, FL 32821
407-626-3663 P 1

SCHEMATIC NOT
FOR CONSTRUCTION
OR RECORDING

TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddassoc.com
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10-23-17
DEVELOPMENT REVIEW
PACKAGE

Proj Mgr.
Dwn By: Author
Rev. Date: Description:
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△
△
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DEVELOPMENT REVIEW
SUBMITTAL PHASE

OVERALL SITE
PLAN



WORLDMARK
by **WYNDHAM**
WorldMark
by WYNDHAM
8235 EAST INDIAN BEND RD
SCOTTSDALE, AZ 85250

CLIENT
WYNDHAM VACATION OWNERSHIP
6277 SEA HARBOR DR.
ORLANDO, FL 32821
407-626-3663 P
f

SEAL
SCHEMATIC NOT
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OR RECORDING

CONTACT
TODD
TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
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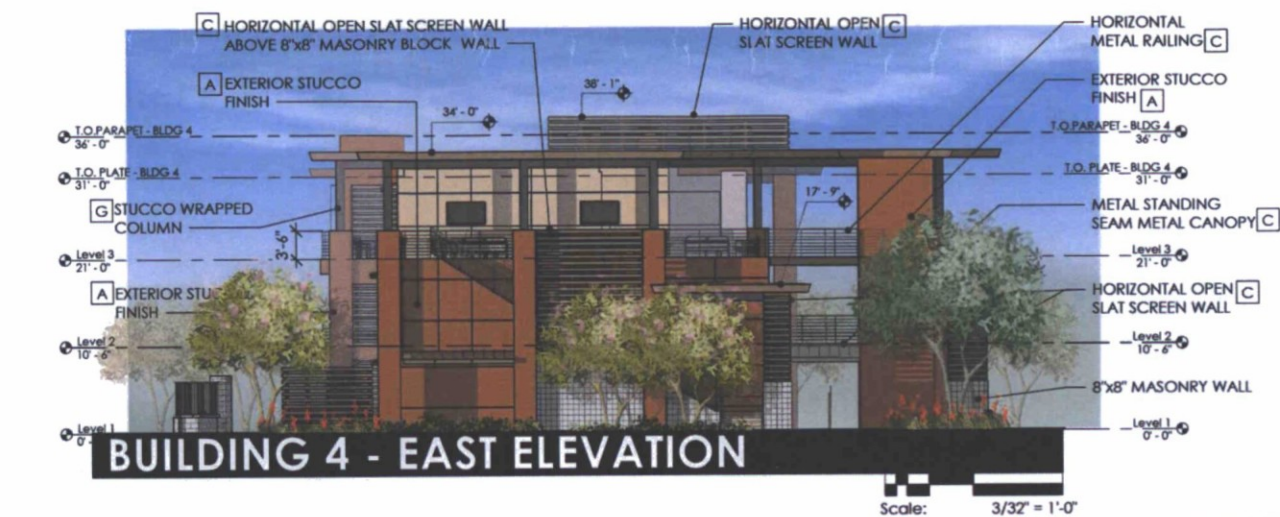
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10-23-17
DEVELOPMENT REVIEW
PACKAGE
Proj Mgr.
Dwn By: Author
Rev. Date: Description:
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CONTEXT AERIAL



BUILDING 4 - NORTH ELEVATION

Scale: 3/32" = 1'-0"



BUILDING 4 - EAST ELEVATION

Scale: 3/32" = 1'-0"



BUILDING 4 - WEST ELEVATION

Scale: 3/32" = 1'-0"



BUILDING 4 - SOUTH ELEVATION

Scale: 3/32" = 1'-0"

KEYNOTES

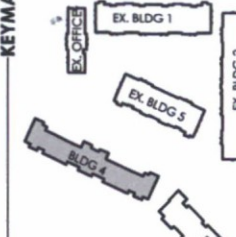
GENERAL NOTES

- PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
- VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
- VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
- ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
- ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURER'S SPECIFICATIONS.
- PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
- ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
- COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
- EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.

MATERIAL FINISH

EXTERIOR COLOR SCHEDULE			
CODE	LOCATION	MANUFACTURER	COLOR
A	WALLS/PARAPETS	SHERWIN-WILLIAMS	COPPER MOUNTAIN SW6356
B	WALLS/PARAPETS	SHERWIN-WILLIAMS	SANDS OF TIME SW6101
C	METAL SEAM ROOF/FASCIA & METAL RAILINGS/BREAK METAL	SHERWIN-WILLIAMS	PORTABELLO SW6102
D	EXTERIOR DOOR FRAME & PANEL	SHERWIN-WILLIAMS	PEPPERCORN SW7674
F	VINYL FRAMED WINDOWS	MATCH EXISTING	MFG. WHITE
G	EXPOSED COLUMNS, BEAMS & MASONRY BLOCK WALL	SHERWIN-WILLIAMS	PEPPERCORN SW7674

KEYMAP



WORLD MARK
by **WYNDHAM**
WorldMark
BY WYNDHAM
8235 EAST INDIAN BEND RD
SCOTTSDALE, AZ 85250

WYNDHAM VACATION OWNERSHIP
6277 SEA HARBOR DR.
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BUILDING 4
EXTERIOR
ELEVATIONS