

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Development Application



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 checked="" 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"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Project Name: DC HOTEL

Property's Address: 7501 EAST CAMELBACK ROAD, SCOTTSDALE, AZ 85251

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

| | |
|---|---|
| Owner: <u>Don Carson</u> | Agent/Applicant: P. Jamy Far |
| Company: DVDE Partners, LLC | Company: Nelsen Partners |
| Address: 8618 East San Daniel Drive, Scottsdale, AZ 85258 | Address: 15210 North Scottsdale Road #300, Scottsdale, AZ 85254 |
| Phone: 480.363.0243 Fax: | Phone: 480.949.6800 Fax: |
| E-mail: efar2322@yahoo.com | E-mail: JFar@NelsenPartners.com |
| Designer: George Melara | Engineer: Leslie Kland |
| Company: Nelsen Partners | Company: Kland Civil Engineers |
| Address: 15210 North Scottsdale Road #300, Scottsdale, AZ 85254 | Address: 7227 North 16th Street #217, Phoenix, AZ 85020 |
| Phone: 480.949.6800 Fax: | Phone: 480.344.0480 Fax: |
| E-mail: GMelara@NelsenPartners.com | E-mail: LKland@KlandEng.com |

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

| | |
|--|---|
| <input checked="" type="checkbox"/> Enhanced Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology. |
| <input type="checkbox"/> Standard Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology. |

Don Carson
Owner Signature

[Signature]
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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

City of Scottsdale's Website: www.scottsdaleaz.gov

60-DR-2018

12/20/18

Revision Date: 03/10/2018

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 checked="" type="checkbox"/> | 2. Application Fee \$ <u>1600.00</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | 4. Request to Submit Concurrent Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |

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DRB Development Application Checklist

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| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | 7 Appeals of Required Dedications or Exactions (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | 10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) Digital – ① copy (CD/DVD, PDF Format) |
| <input 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 checked="" 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 checked="" type="checkbox"/> Lighting Design Guidelines <input checked="" type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </div> </div> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 14 Public Participation Process Requirements (see Attachment A) |
| | | 15. Request for Neighborhood Group Contact information (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" 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 |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Cultural Resources Survey & Report - (3) copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - (3) copies <input type="checkbox"/> Copies of Previous Archaeological Research - (1) copy |
| <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 checked="" type="checkbox"/> | 21. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" – (4) copies 1 The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria (Form provided) 2 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 checked="" type="checkbox"/> | 22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – (4) (1) color copies, <u>folded</u> • 11" x 17" – (1) color copy, <u>folded</u> • 8 1/2" x 11" – (1) color copy (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>✓ <u>750-foot radius from site</u></p> <p><u>1/4-mile radius from site</u></p> <p><u>Other: _____</u></p> |

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|--|--|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Site Plan 7 DB <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 (CD/DVD, PDF format) |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" 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 (CD/DVD, PDF format) <div style="position: absolute; left: -50px; top: 50px; font-size: 24px; font-weight: bold;">DB N/A</div> |
| <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 (CD/DVD, PDF 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" - ④ 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</u> of <u>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) |

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| | | <ul style="list-style-type: none"> Digital - ① copy (CD/DVD, PDF format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Hardscape Plan <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> of black and white line drawings (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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Transitions Plan <ul style="list-style-type: none"> 24" x 36" - 2 ① 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 (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Parking Plan <i>Garage/site plan</i> <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) 8 ½" x 11" - ① copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 34. Parking Master Plan 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 <ul style="list-style-type: none"> 8-1/2" x 11" - ② copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 35 Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" - 2 ① 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 (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 36. Bikeways & Trails 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) |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 37 Building Elevations <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted) 24" x 36" – ② color copies, <u>folded</u> 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 copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 38. Building Elevations Worksheet(s) <i>showing Stepbacks</i> Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> Digital – ① copy (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" 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 (CD/DVD, PDF Format) |

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| <input checked="" type="checkbox"/> | <input checked="" 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 (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 44. Roof Plan Worksheet(s) <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • Digital – ① copy (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" 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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 47. Exterior Lighting Photometric Analysis (policy provided) <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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 48. Manufacturer Cut Sheets of All Proposed Lighting <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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 49. Cultural Improvement Program Plan <ul style="list-style-type: none"> _____ Conceptual design of location <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) _____ Narrative explanation of the methodology to comply with the requirement/contribution |
| <input checked="" type="checkbox"/> | <input checked="" 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" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 51. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> • 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 checked="" type="checkbox"/> | 52. Drainage Report See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. 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, and topography maps. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets • Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input checked="" 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" - ① copy of the Drainage Report including full size plans/maps in pockets • Digital - ① copy (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 54. Final Basis of Design Report for Water 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 must include all required exhibits and plans. <u>Submit by one of the options below.</u> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 55. Final 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. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> • Email (see handout submittal instructions) • CD/DVD • 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets |

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| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <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"/> | <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 <i>if applicable</i> <ul style="list-style-type: none"> ① copy of the approval from the Water Conservation Office |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <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"/> | <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 • Email (see handout instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <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" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | 61. Cuts and Fills Site Plan <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) |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | 62. Cuts and Fills 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> (quality suitable for reproduction) |

Planning and Development Services

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DRB Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 63. Environmental Features Map <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) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 64. Geotechnical Report <ul style="list-style-type: none"> Email (see handout instructions) 8-1/2" x 11" - ① copy 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" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>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" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>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" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 68 Other: <ul style="list-style-type: none"> <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 – ① copy (see handout instructions) |

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 checked="" type="checkbox"/> | 69. Color Cards or 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 |

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DRB Development Application Checklist

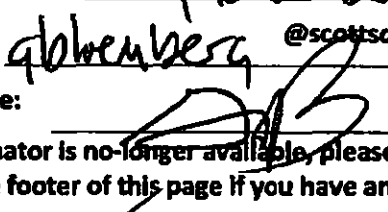
| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>70. Exterior Building Color & Material Sample Board(s) 8-1/2" x 14" material sample board(s)</p> <ul style="list-style-type: none"> • 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"/> | <p>71. Electronic Massing Model:</p> <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) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750-foot radius from site</p> <p>_____ Other _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>72. Electronic Detail Model:</p> <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) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750-foot radius from site</p> <p>_____ Other _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department)</p> |

Planning and Development Services

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DRB Development Application Checklist

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

| 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"/> | 73 An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number, <u>72-PA-18</u> . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 74 Submit all items indicated on this checklist pursuant to the submittal requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 75 Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 76 Delayed Submittal Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s) Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request |
| <input type="checkbox"/> | <input type="checkbox"/> | 77. Other. _____ _____ _____ |
| <input checked="" type="checkbox"/> | | <p>78. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print). <u>Greg Bloembergen</u> Phone Number: <u>480-312-4306</u></p> <p>Coordinator email: <u>gbloembergen</u> @scottsdaleaz.gov Date: _____</p> <p>Coordinator Signature: </p> <p>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.</p> <p>This application need a <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number _____</p> |

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DRB Development Application Checklist

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

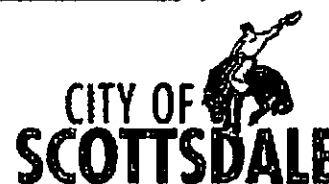
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Development Applications Process

Enhanced Application Review

Development Review (DR and PP)

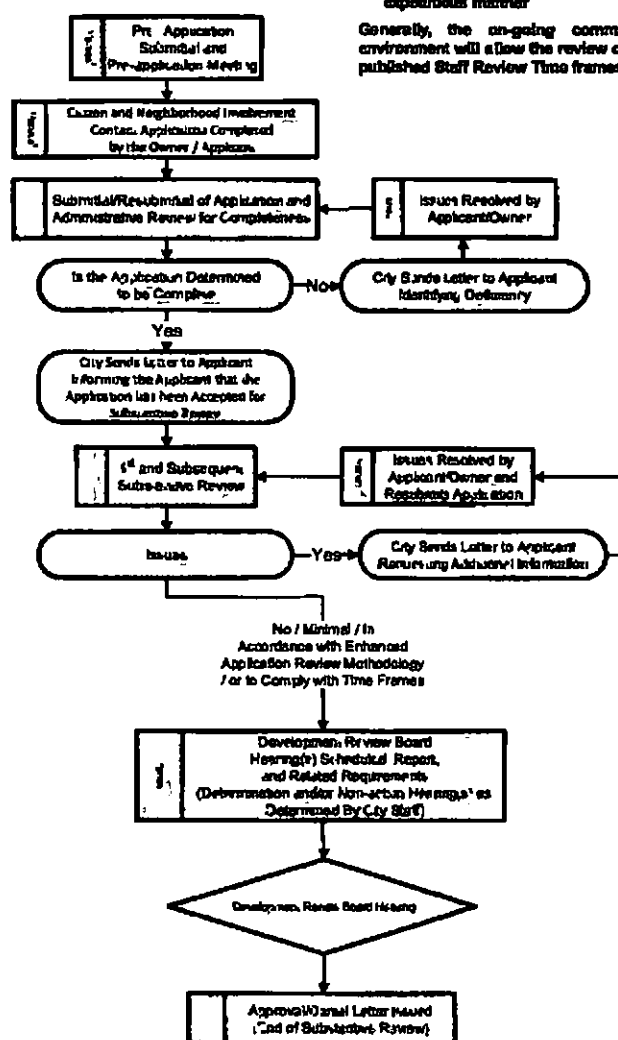


Enhanced Application Review Methodology

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.



Notes:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a 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 |
|------------------------------------|--|------------------------|-----------------|
| 15-20 Staff Working Days Per DR/PP | 65 Total Staff Working Days, Multiple Reviews in This Time Frame | Time Frames Vary | Letter Issued |

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Development Applications Process

Standard Application Review

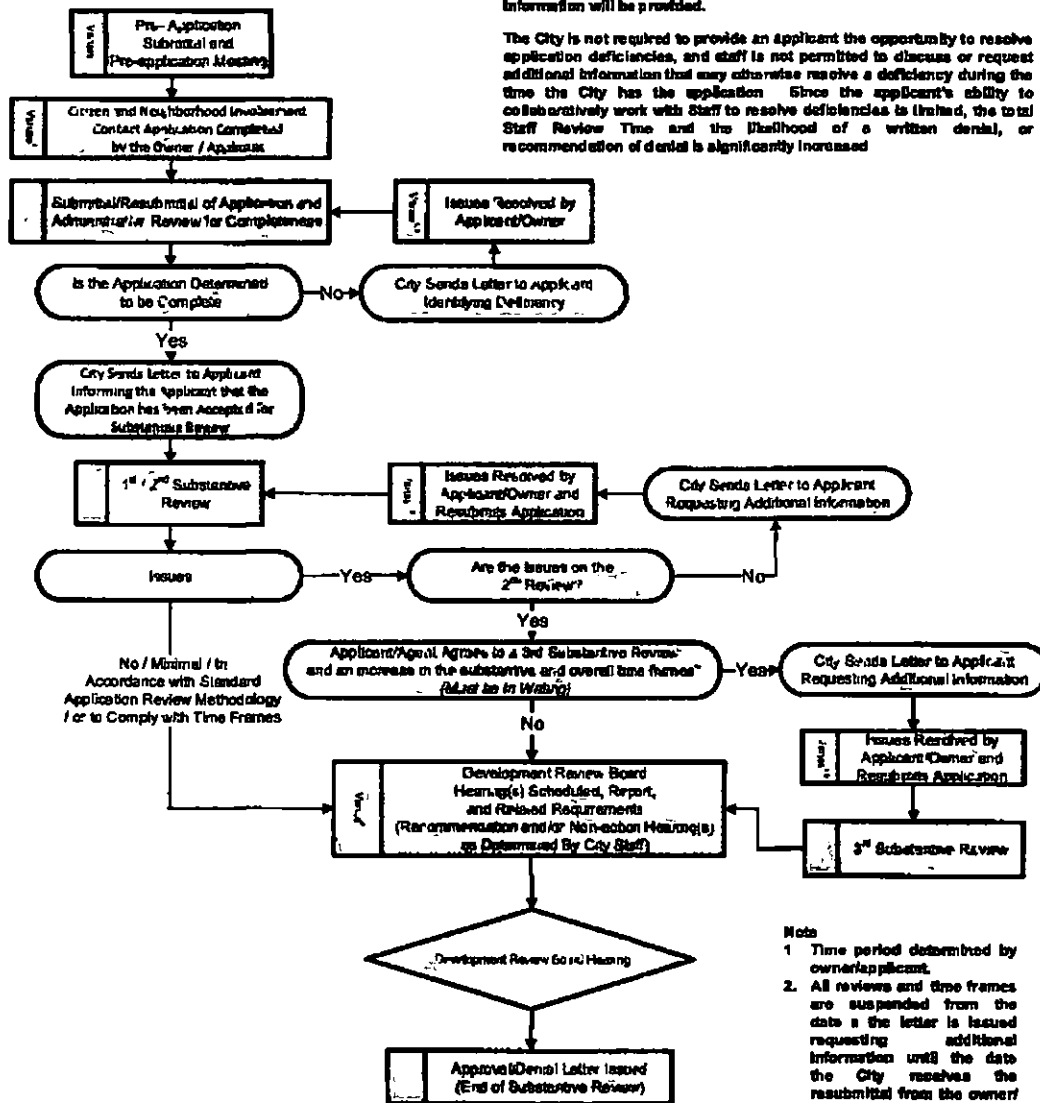
Development Review (DR and PP)



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 of 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.



Time Line

| Administrative Review | Substantive Review | Public Hearing Process | Approval/Denial Letter Issued |
|-----------------------------------|---|------------------------|-------------------------------|
| 10 Staff Hr. at 3 Days Per Review | 65 Total Staff Working Days, Two Reviews at This Time Frame | Time Frame as Varies | |

Planning and Development Services

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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 Involvement Outreach**

☐ **Hold a minimum of 1 Open House Meeting prior to formal application submittal**

- Send open house invite via 1st Class Letter to property owners & HOAs within 750', to the City's interested parties list, and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and 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
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinator and to planninginfo@scottsdaleaz.gov
- 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

- OR -

☐ **Complete Neighborhood Notification Outreach**

- 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

Public Participation - DR, PP



- Provide originals of all comments, letters, and correspondence received

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



City of Scottsdale Cash Transmittal

117889

117889
01178362
12/20/2018 PLN-1STOP
RMALDONADOHP600G2020
12/20/2018 9:45 AM
\$1,600.00

Received From :

NELSEN PARTNERS
15210 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254
480-949-6800

Bill To :

Reference # 72-pa-2018
Address 7501 E CAMELBACK RD
Subdivision INDIAN PLAZA PROPERTIES
Marketing Name
MCR 076-20
APN 173-40-124
Owner Information

Lot Number
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Issued Date 12/20/2018
Paid Date 12/20/2018
Payment Type CHECK
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 17-45

| Code | Description | Additional | Qty | Amount | Account Number |
|------|----------------------------|------------|-----|------------|-----------------|
| 3165 | DEVELOP REVIEW APPLICATION | | 1 | \$1,600.00 | 100-21300-44221 |

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 12/20/2018
Office: PLN-1STOP
Tran #: 1

Cashier: RMALDONADO
Mach ID: HP600G20200
Batch #: 69639

Receipt: 01178362 Date: 12/20/2018 9:45 AM
117889
3165 DEVELOP REVIEW APP \$1,600.00

TENDERED AMOUNTS:

Check Tendered: \$1,600.00
Chk #: 1026 opwest development

Transaction Total: \$1,600.00

Thank you for your payment.
Have a nice day!

60-DR-2018
12/20/18

Applicant Signature

Total Amount

\$1,600.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 117889

NELSEN PARTNERS, INC.
Austin | Scottsdale

15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
480.949.6800

Principals

Brad J. Nelsen, AIA, RAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Directors

Helen Bowling, AIA
Jeff Brand, AIA
J. Scott Chasteen
Scott DeMont, AIA
Michael Martin, AIA
Stephen L. Oliva, AIA

Associates

Tony Marco, AIA
Randy McManus
Bob Newell, AIA

DC Hotel

Application Narrative

December 20, 2018

The following request is for DRB approval of the DC Hotel located at the northeast corner of Camelback Road and N 75th Street. Please refer to Pre-App number 72-PA-2018. The structure will consist of 61,000 gsf of guestrooms (169 keys), approximately 25,000 gsf of public hotel amenities, including a 3,300 gsf restaurant at ground level that will attract locals and offer a great culinary experience for guests. The second level will feature a 5,500 gsf amenity deck with a terrace bar, and a lush pool with cabanas offering spectacular Camelback Mountain views. A wellness/fitness area with outdoor workout areas will also be located on the second level. It will be a 5-story building on top of a podium and below grade garage, with a height of 71'-0" from finished grade (75'-0" to top of elevator overrun).

Scottsdale is rooted in Native American, Spanish, and Early American settlement history. Scottsdale's Sensitive Design Principles guide the overall design intent of DC Hotel; the five C's of Arizona – Cattle, Copper, Citrus, Cotton, & Climate – define and provide inspiration for this contemporary urban oasis. A Mid-Century aesthetic will set the foundation for the design, thus tying into the historic resort tradition in the Valley of the Sun.

Careful consideration has been given to Scottsdale's Design Standards & Policies Manual, the Downtown Urban Design & Architectural Guidelines, and Scottsdale's Lighting Design Guidelines. The building design is unmistakably contemporary with an eye for clean lines, honest materials and a playful integration of historical influences. These factors will not only make the DC hotel a positive addition to Old Town Scottsdale; it will also be a premium lifestyle destination for the business traveler, and for the sophisticated traveler that wants an elegant and contextual experience that is unique and value sensitive.

The landmark moment of the DC Hotel is its decorative screen block tower that stands proud at the corner of Camelback Road and 75th Street. This tower runs from grade to the full height of the building; an eye-catching tribute to the Mid-Century influences of the valley. The material palette of decorative screen block, integral color EIFS, aluminum composite metal panels, and brick create a crisp, light, contemporary façade full of texture and interest at the pedestrian scale. The building's massing will be broken up by changes in plane, elevation and finishes. Utilities and the refuse area will be screened from public view.

Enhanced hardscape and a landscape palette with sculptural succulents will bring pops of color and cast contrasting shadows against the neutral backdrop of the building. The proposed restaurant and hotel are consistent with the architectural character of the surrounding context and will further enhance Downtown Scottsdale's urban experience.

The material palette proposed is complimentary to the context which will include:

- Architectural, high efficiency glass
- Overhangs with a wood soffit with dark metal fascia
- Integral color EIFS
- Metal panels that extend to the parapet to hide mechanical units
- Wood siding in warm colors
- Brick
- Aluminum composite metal panels
- Decorative screen block

City of Scottsdale Planning and Development:

Greg Bloemberg, Senior Planner
7447 E. Indian School Rd.
Scottsdale, AZ 85251
480.312.4306

Nelsen Partners:

P. Jamy Far
15210 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
480.949.6800



DC HOTEL
OPWEST PARTNERS
7501 EAST CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85251

Date
December 20, 2018
Revisions

Owner
OPWEST PARTNERS
3133 E. CAMELBACK RD. #220
PHOENIX, AZ 85016
802.672.5380
ATTN: TYLER KENT

Architect
NELSEN PARTNERS
13210 N. SCOTTSDALE RD. #300
SCOTTSDALE, AZ 85254
480.949.6800
ATTN: P. JAMIE FAR

Overlays and within matter of appearing
herein constitute original and unpublished
work of the architect and may not be
reproduced, used, or disclosed without
written consent of the architect.

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Project No.
318229

A-101
CONTEXT AERIAL



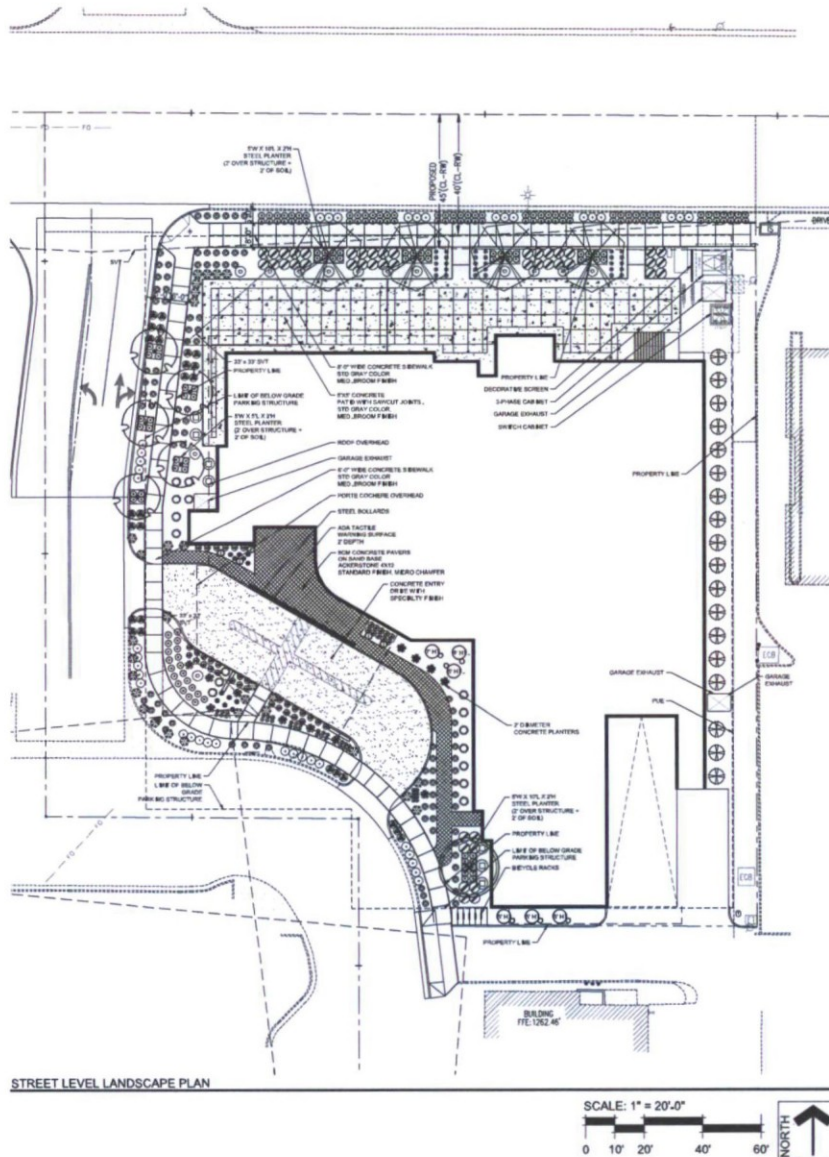
01 **CONTEXT AERIAL**

SCALE: 1" = 100'-0"

REF.



60-DR-2018
12/20/18



CITY OF SCOTTSDALE LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.

A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE FINISHED GRADE. ALL TRUNK SPLITS ORIGINATE FROM THE SOL.

AREA WITHIN THE SIGHT TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-Feet OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49.245 THROUGH 49.248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49.245 THROUGH 49.248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

VICINITY MAP



LANDSCAPE LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|-------------------------------|-------------------------|--|----------|
| TREES | | | |
| CARNEGIEA GIGANTEA | SAGUARO SPEAR | SEE PLANS FOR HEIGHT | 7 |
| CAESALPINIA GACALADO "SMOOTH" | CASCALOTE "SERRA SUN" | 24" BOX (1.0' TO 1.5" CAL.) | 11 |
| OLNEYA TESOTA | RONWOOD TREE | 48" BOX MULTITRUNK SPECIMEN / SALVAGED | 1 |
| ULMUS PARVIFLORA | CHINESE ELM v. "BOSQUE" | 24" BOX (1.0' TO 1.5" CAL.) | 4 |
| ACCENTS | | | |
| AGAVE DESMETTIANA | SMOOTH AGAVE | 5 GAL | 11 |
| ALOE BLUE GLOW | BLUE GLOW ALOE | 5 GAL | 10 |
| ALOE VERA | YELLOW MEDICINE ALOE | 5 GAL | 70 |
| ECHINOCACTUS GRUSONI | GOLDEN BARNEL CACTUS | 5 GAL | 12 |
| ELIPHOBBIA ANTSIPHICA | CANDILLA | 5 GAL | 80 |
| ELIPHOBBIA TRICALLI | STIKES ON FIRE | 5 GAL | 15 |
| HEPERALOE PARVIFLORA | YELLOW YUCCA | 5 GAL | 35 |
| PELIDANTHUS MACROCARPUS | SLEEPER PLANT | 5 GAL | 33 |
| STENOCHERUS MARGINATUS | MEXICAN FENCE POST | 5 GAL | 16 |
| YUCCA RUPICOLA | TWISTED LEAF YUCCA | 5 GAL | 23 |

SHRUBS, GRASSES AND GROUNDCOVERS

| | | | |
|----------------------------|----------------------|-------|-----|
| DODONAEA VISCOZA | HOPSEED BUSH | 5 GAL | 22 |
| LANTANA HYBRID | NEW GOLD LANTANA | 5 GAL | 26 |
| ALUELEBERGIA CAPILLARIS | REGAL MET | 5 GAL | 48 |
| MYRTUS COMMUNIS "COMPACTA" | DWARF MYRTLE | 5 GAL | 107 |
| SETCREASEA PALLIDA | PURPLE HEART | 5 GAL | 5 |
| SHAMONDISA CHINESE | JOJOBA | 5 GAL | 8 |
| STIPA TENASSIMA | MEXICAN THREAD GRASS | 5 GAL | 145 |

MATERIALS

| | | |
|--------------------|-------------------------|---|
| DECOMPOSED GRANITE | 4" SCREENED DESERT GOLD | 2" MINIMUM THICKNESS IN ALL LANDSCAPE AREAS |
|--------------------|-------------------------|---|

SITE / LANDSCAPE DATA

| | |
|------------------------|--|
| GROSS SITE AREA: | 61,784 SF (1.42 AC) |
| NET SITE AREA: | 40,125 SF (.92 AC) |
| ON-SITE LANDSCAPE: | 9,589 SF |
| PARKING: (UNDERGROUND) | 111 STANDARD 5 ACCESSIBLE SPACES 12 BICYCLE SPACES |
| TURF AREA: | 0 SF |

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DC HOTEL
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SCOTTSDALE, ARIZONA 85251



Date
December 20, 2018
Revisions

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ATTN: TYLER KENT

Architect
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Drawings and written descriptions/requirements constitute the complete contract for the project. All work shall be in accordance with the drawings, specifications, and/or referenced material, unless otherwise noted. No work shall be done without the written consent of the architect.
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Project No.
318229

L-102
LANDSCAPE PLAN

60-DR-2018
12/20/18

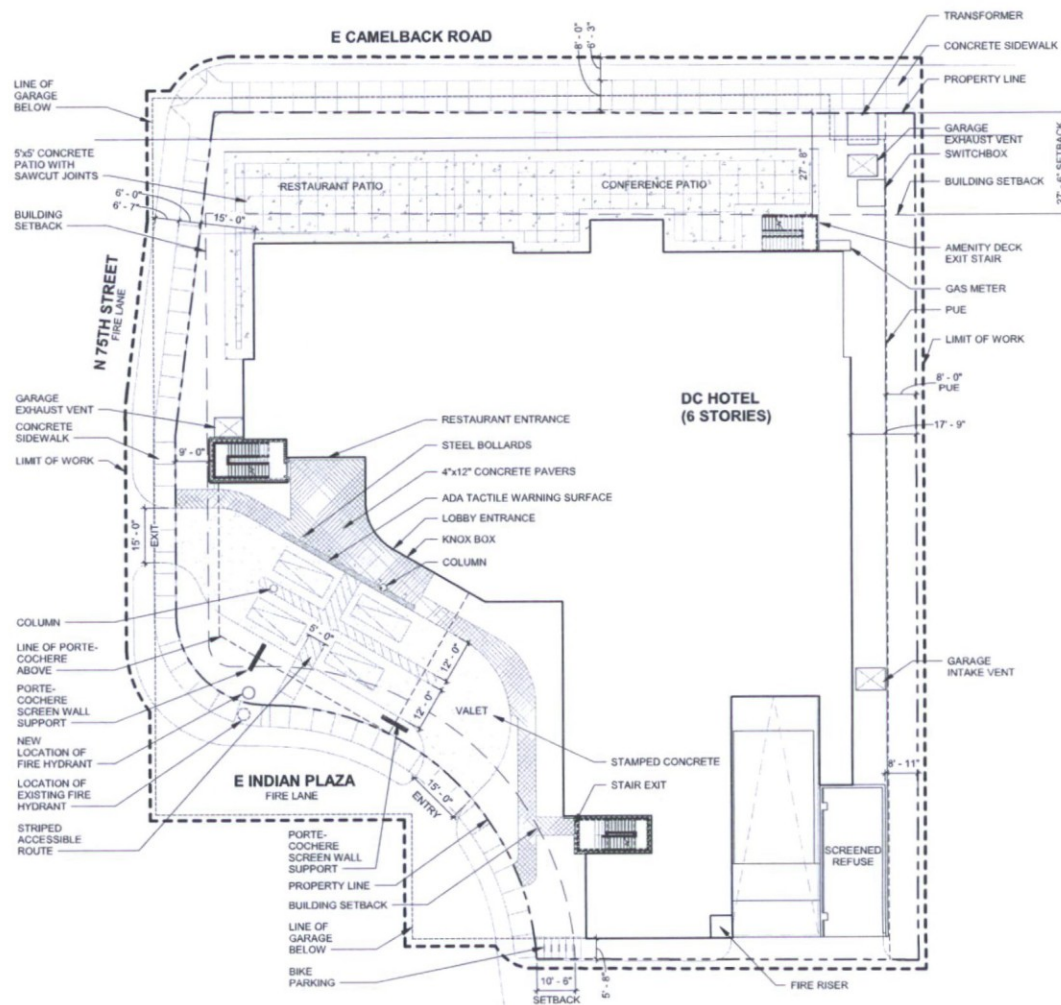
PROJECT INFORMATION

Project Name: DC Hotel
Parcel Address: 7051 E Camelback Road
Scottsdale, AZ 85251
Parcel Number: 173-40-124
Pre-App Number: 72-PA-2018
Current Zoning: DDMU-2 PRD DO with Infill
Incentive District

PROJECT DATA

| | |
|--------------------------|--|
| Gross Site Area: | 61,785 gsf |
| Net Site Area: | 40,125 nsf |
| Max Building Height: | 75 ft |
| Building Setback: | Camelback Road - 40 ft All Other Streets - 20 ft |
| Construction Type: | Type III |
| Parking: | Required: 136 spaces (0.8 / guestroom, per approved Master Parking Plan) Provided in Below Grade Garage: 111 spaces Provided Off-Site: 31 spaces Total Parking Provided: 142 spaces |
| Accessible Parking: | Required: 5 (Per Table 208.2 of 2010 ADA Standards) Provided: 5 (including 1 van space) |
| Bike Parking: | Required: 12 (1 / 10 vehicle spaces) Provided: 12 |
| Building Square Footage: | Level B1: 43,602 gsf Level 1: 19,849 gsf Level 2: 15,993 gsf Level 3: 15,183 gsf Level 4: 15,183 gsf Level 5: 15,183 gsf Level 6: 15,183 gsf Total Hotel GSF: 96,574 gsf Total GSF with Parking: 140,176 gsf |

VICINITY MAP



01 SITE PLAN

SCALE: 1/8" = 1'-0"

REF



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Expires: 12-21-2018

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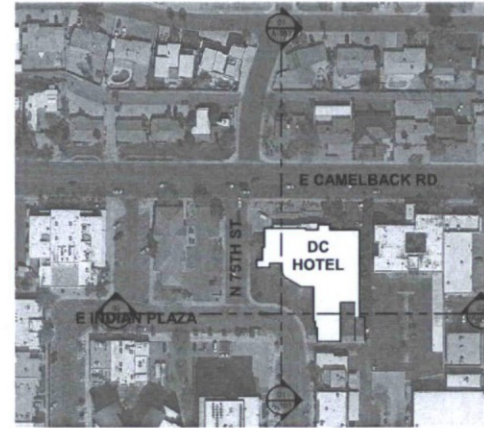
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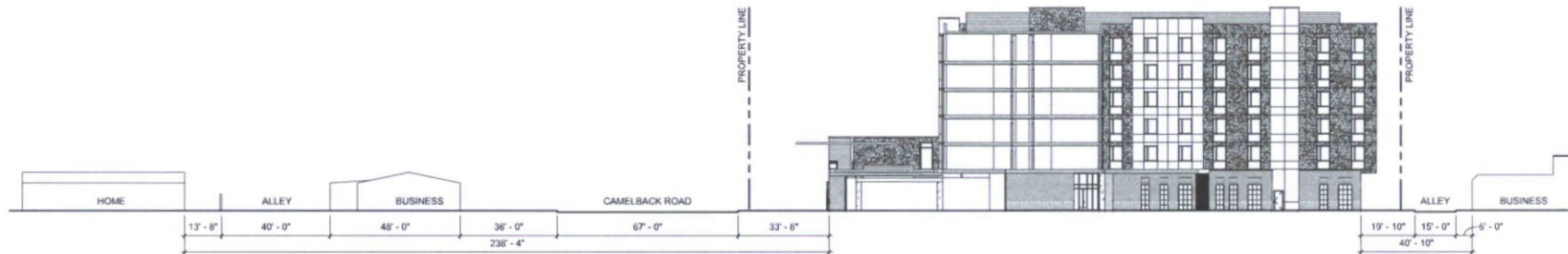
A-102
SITE PLAN

60-DR-2018
12/20/18



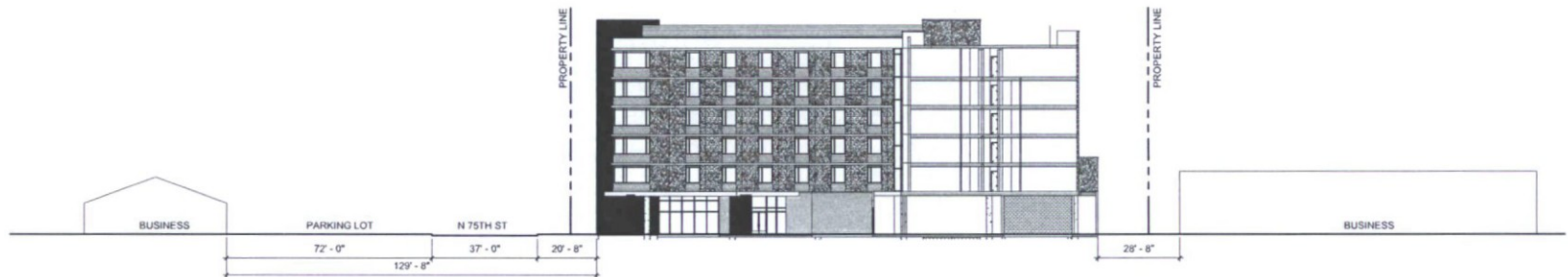
00 **LEGEND**
SCALE: 1" = 100'-0"

REF



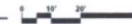
01 **SITE SECTION N-S**
SCALE: 1" = 20'-0"

REF



02 **SITE SECTION E-W**
SCALE: 1" = 20'-0"

REF



60-DR-2018
12/20/18

MATERIALS LEGEND

| | |
|-------|--|
| BK-1 | WHITE BRICK |
| CMU-1 | DECORATIVE SCREEN BLOCK WHITE OR GREY |
| EFS-1 | EFS SW 7006 'EXTRA WHITE' |
| G-1 | CLEAR GLASS 13% REFLECTIVITY |
| G-2 | SPANDREL GLASS 13% REFLECTIVITY |
| FC-1 | FACADE CLADDING WOOD FINISH |
| M-1 | MATTE BLACK METAL |
| M-2 | METAL SCREEN MATTE GREY |
| M-3 | ALUMINUM COMPOSITE MATERIAL MATTE BLACK |
| M-4 | METAL TRELLIS MATTE WHITE |



01 BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

REF.



02 BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"

REF.

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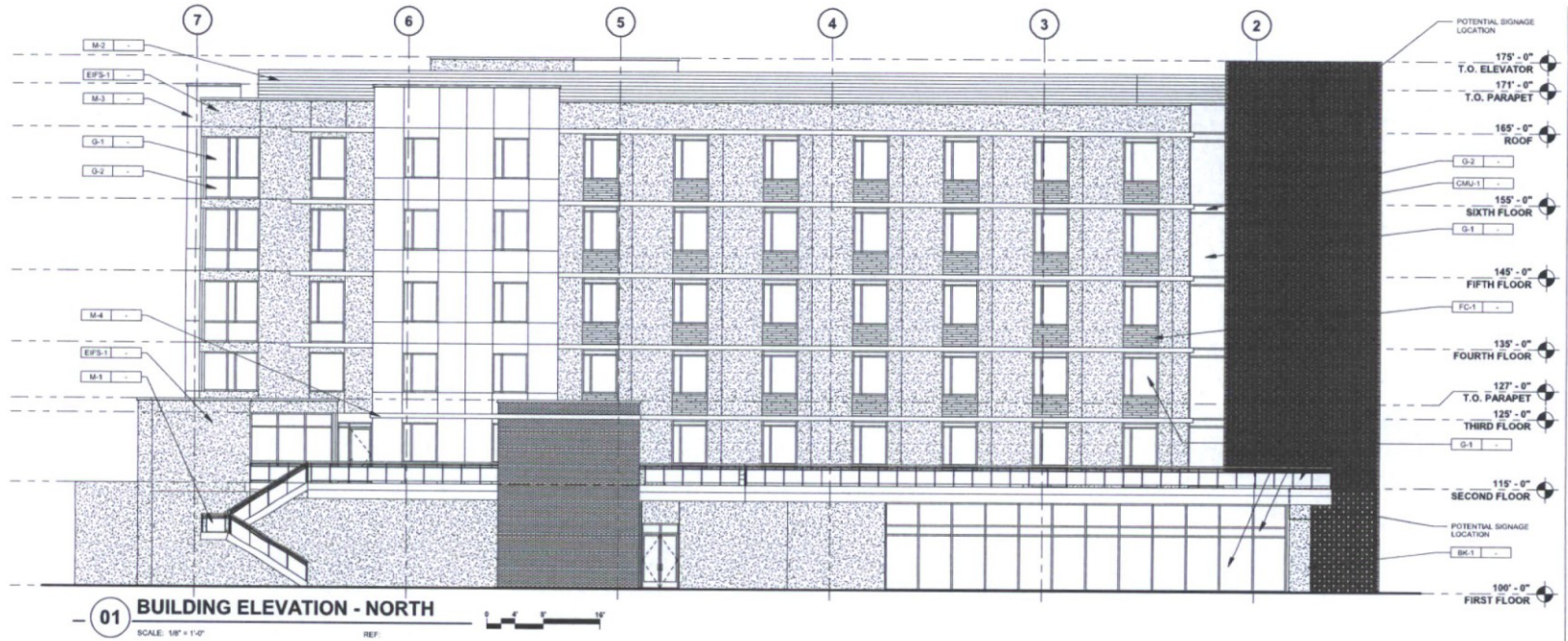
Project No.
318229

A-106.2
BUILDING ELEVATIONS -
GL

60-DR-2018
12/20/18

MATERIALS LEGEND

| | |
|--------|--|
| BK-1 | WHITE BRICK |
| CMU-1 | DECORATIVE SCREEN BLOCK WHITE OR GREY |
| EIFS-1 | EIFS SW 7006 'EXTRA WHITE' |
| G-1 | CLEAR GLASS 13% REFLECTIVITY |
| G-2 | SPANDREL GLASS 13% REFLECTIVITY |
| FC-1 | FACADE CLADDING WOOD FINISH |
| M-1 | MATTE BLACK METAL |
| M-2 | METAL SCREEN MATTE GREY |
| M-3 | ALUMINUM COMPOSITE MATERIAL MATTE BLACK |
| M-4 | METAL TRELLIS MATTE WHITE |



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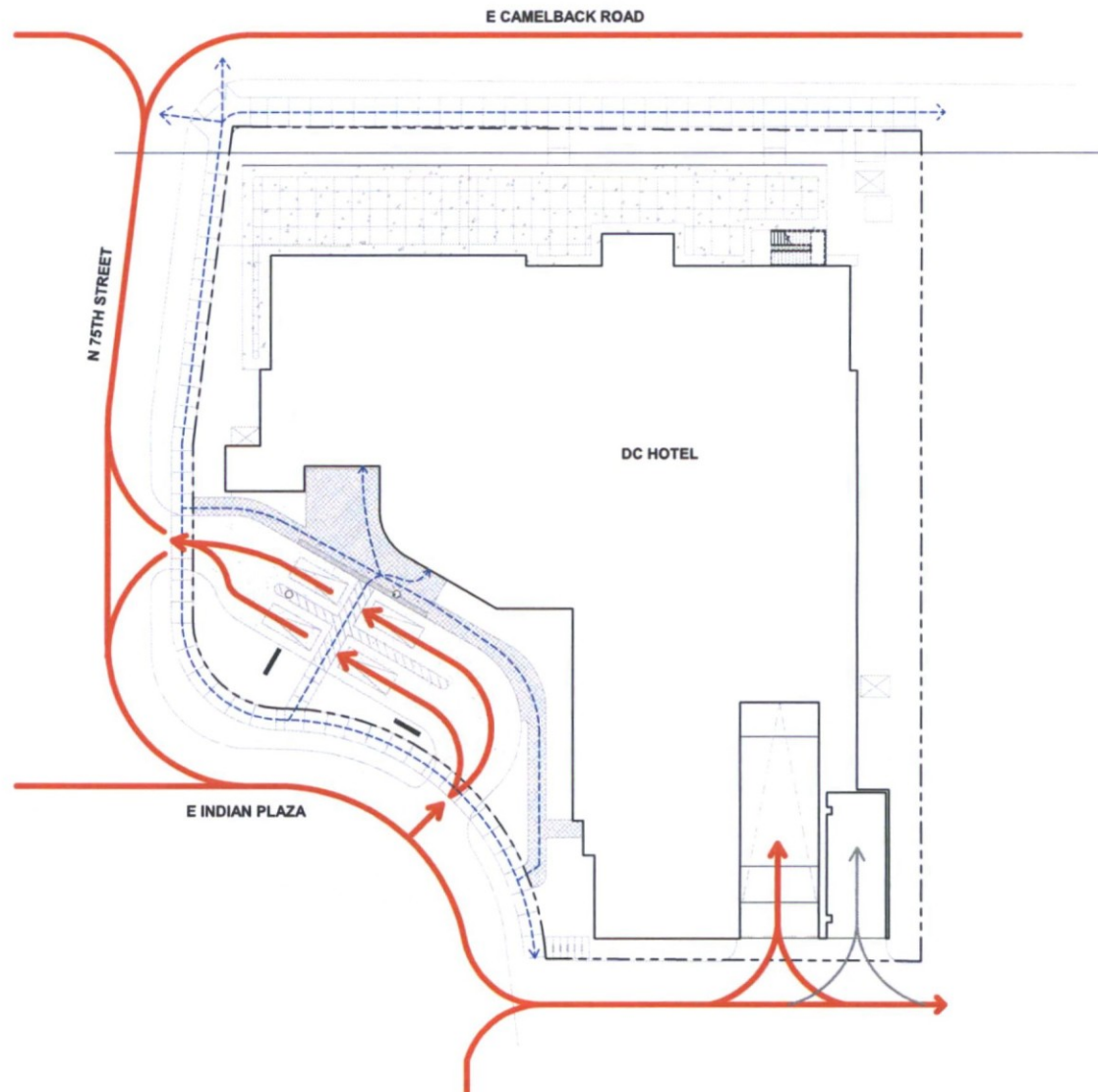
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A-106.1
BUILDING ELEVATIONS -
BW

60-DR-2018
12/20/18

CIRCULATION LEGEND

- VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- SERVICE TRAFFIC



01 CIRCULATION PLAN

SCALE: 1/8" = 1'-0"

REF.



60-DR-2018
12/20/18

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A-105
CIRCULATION PLAN