



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

Date  
February 22, 2018  
Revisions

Owner  
OPWEST PARTNERS  
3133 E. CAMELBACK RD. #220  
PHOENIX, AZ 85016  
602.672.9380  
ATTN: TYLER KENT

Architect  
NELSEN PARTNERS  
15210 N. SCOTTSDALE RD. #300  
SCOTTSDALE, AZ 85254  
480.949.6800  
ATTN: P. JAMY FAR

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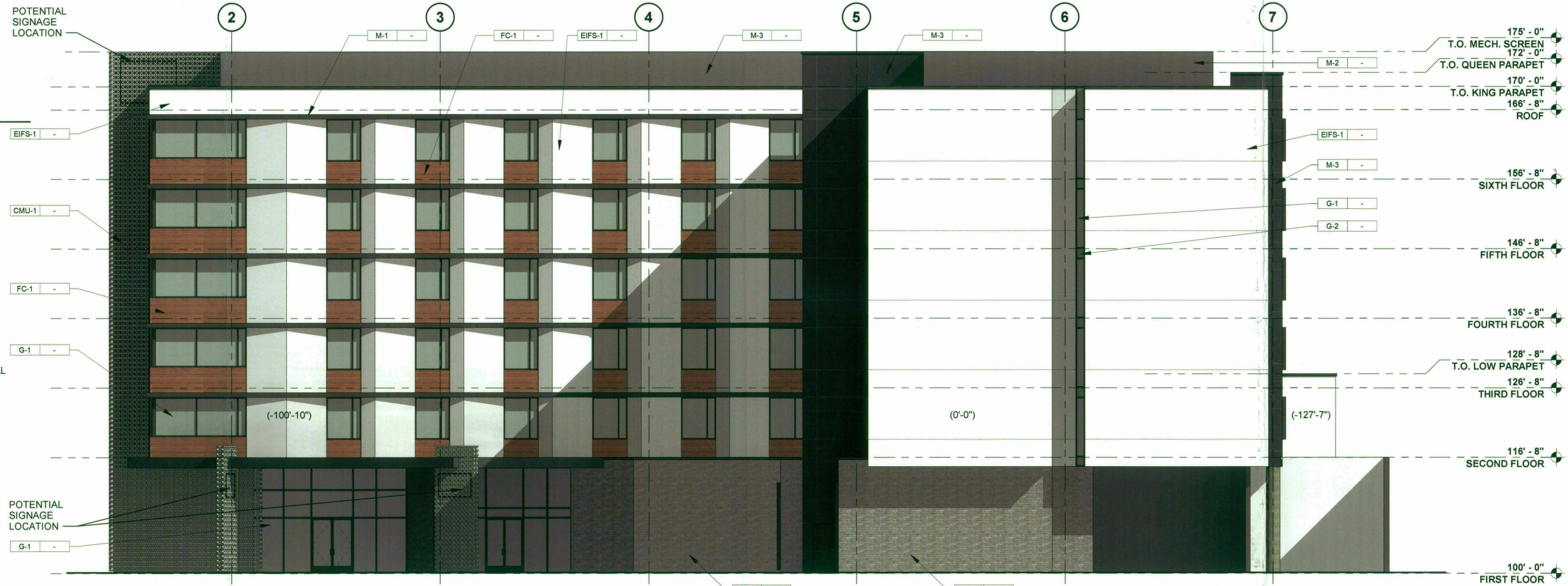
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Project No.  
318229

**A-107.2**  
BUILDING ELEVATIONS -  
CL

**MATERIALS LEGEND**

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



**01 BUILDING ELEVATION - SOUTH**

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

REF:



**02 BUILDING ELEVATION - WEST**

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

REF:

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 4.9.19 INITIALS

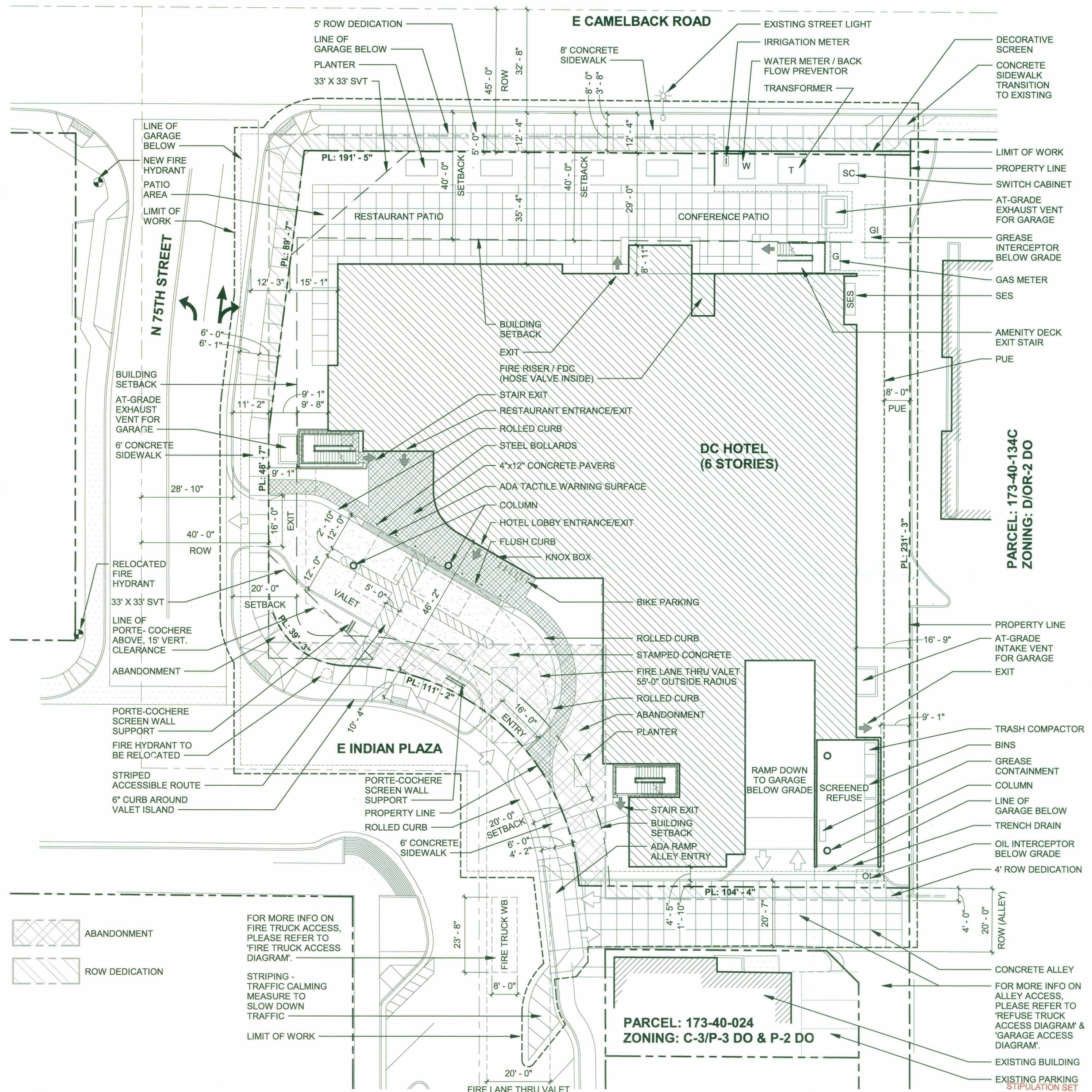
60-DR-2018  
02/25/2019



|                 |                                               |
|-----------------|-----------------------------------------------|
| Project Name:   | DC Hotel                                      |
| Parcel Address: | 7051 E Camelback Road<br>Scottsdale, AZ 85251 |
| Parcel Number:  | 173-40-124                                    |
| Pre-App Number: | 72-PA-2018                                    |
| DRB Number:     | 60-DR-2018                                    |
| Current Zoning: | D/DMU-2 PBD DO with Infill Incentive District |

|                      |                                                                                                                                                                                                                                                                                                                                                       |                    |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Gross Site Area:     | 62,537 gsf (+/-1.44 gross acres)                                                                                                                                                                                                                                                                                                                      |                    |
| Net Site Area:       | 40,574 nsf                                                                                                                                                                                                                                                                                                                                            |                    |
| Max Building Height: | 75 ft Required/Provided                                                                                                                                                                                                                                                                                                                               |                    |
| Building Area:       | Level B1                                                                                                                                                                                                                                                                                                                                              | 43,505 gsf         |
|                      | Level 1                                                                                                                                                                                                                                                                                                                                               | 19,874 gsf         |
|                      | Level 2                                                                                                                                                                                                                                                                                                                                               | 16,314 gsf         |
|                      | Level 3                                                                                                                                                                                                                                                                                                                                               | 15,245 gsf         |
|                      | Level 4                                                                                                                                                                                                                                                                                                                                               | 15,245 gsf         |
|                      | Level 5                                                                                                                                                                                                                                                                                                                                               | 15,245 gsf         |
|                      | Level 6                                                                                                                                                                                                                                                                                                                                               | 15,245 gsf         |
|                      | <u>Total Hotel GSF</u>                                                                                                                                                                                                                                                                                                                                | <u>97,168 gsf</u>  |
|                      | <u>Total GSF with Parking</u>                                                                                                                                                                                                                                                                                                                         | <u>140,673 gsf</u> |
| Total Hotel Rooms:   | 169 Guestrooms                                                                                                                                                                                                                                                                                                                                        |                    |
| Building Setback:    | Camelback Road Required/Provided - 40 ft<br>(Excluding 16' trellis encroachment above ground level)<br>75th Street Required/Provided - 20 ft<br>(Excluding 2' building encroachment above ground level)<br>Indian Plaza Required/Provided - 20 ft<br>Existing Alley Required/Provided - 0 ft<br>*Refer to Building Elevation Worksheets for Stepbacks |                    |
| Construction Type:   | Type III                                                                                                                                                                                                                                                                                                                                              |                    |
| Parking:             | Total Required - 136 Spaces (169 Guestrooms x 0.8)<br>(0.8 / Guestroom, per approved Master Parking Plan)<br>Total Provided - 138 Spaces<br>Provided Below Grade Garage - 107 Spaces<br>Provided Off-Site - 31 Spaces                                                                                                                                 |                    |
| Accessible Parking:  | Total Required - 5 (107 Vehicle Spaces x 0.04)<br>(Per Table 208.2 of 2010 ADA Standards)<br>Total Provided - 5<br>(4 + 1 Van Accessible)                                                                                                                                                                                                             |                    |
| Bike Parking:        | Total Required - 11 (107 Vehicle Spaces x 0.1)<br>(1/10 of Vehicle Spaces)<br>Total Provided - 12                                                                                                                                                                                                                                                     |                    |
| GFAR:                | Allowed - 1.71<br>Proposed - 1.55<br>(Total Hotel GSF - 97,168 gsf) / (Gross Site Area - 62,537 gsf)                                                                                                                                                                                                                                                  |                    |

Map showing the location of the Project Site in Scottsdale, Arizona. The site is located on the east side of Camelback Road, just north of Indian School Road. The map includes labels for Scottsdale Road, Camelback Road, Indian School Road, Miller Road, Drinkwater Boulevard, and a Canal. A north arrow indicates True North.





# MATERIALS LEGEND

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**01 BUILDING ELEVATION - NORTH**

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

REF:



**02 BUILDING ELEVATION - EAST**

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

REF:

**NELSEN  
PARTNERS**  
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.  
Austin | Scottsdale

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Suite #300  
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nelsonpartners.com



Expires 12-31-2021

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**A-106.2**  
BUILDING ELEVATIONS -  
CL

60-DR-188  
02/25/2019

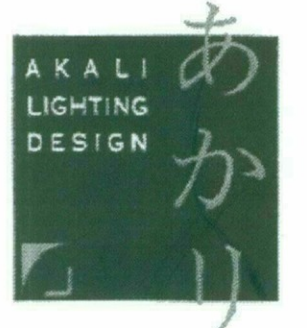






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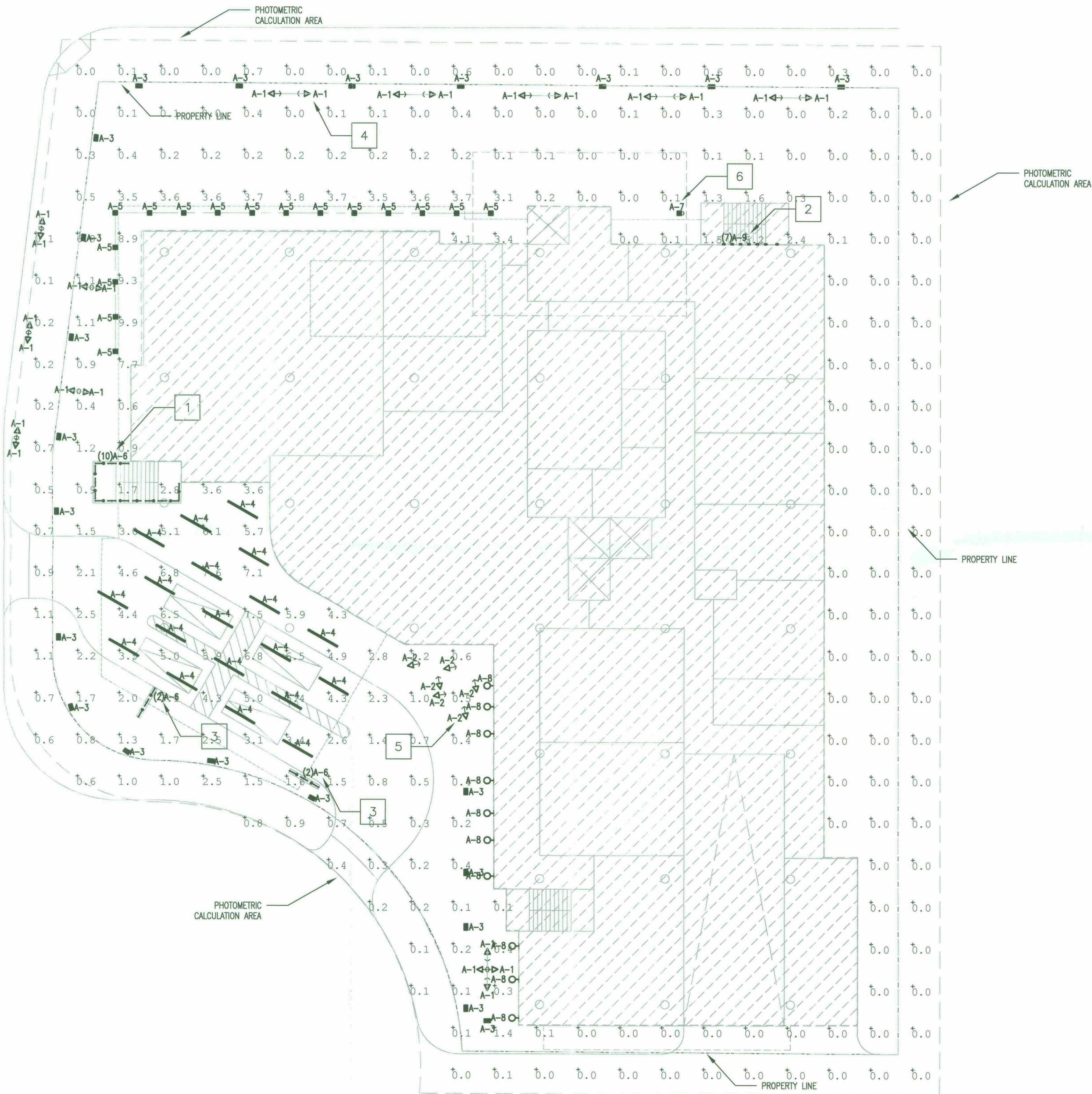
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LT-1P



### PHOTOMETRIC PLAN - SITE LEVEL

SCALE: 1" = 1/16"



### GENERAL NOTES:

- REFER LIGHTING SPECIFICATION SHEETS FOR LIGHTING SPECIFICATIONS AND LUMINAIRE SCHEDULE FOR FURTHER INFORMATION.
- LUMINAIRE LOCATIONS ON EXTERIOR WALLS ARE SHOWN IN ARCHITECTURAL ELEVATION PLANS.

### KEY NOTES:

- LUMINAIRE ARE LOCATED ON EACH FLOOR LEVEL (BETWEEN 1ST AND 7TH FLOOR). THEY BACK LIGHT STAIR SHAFT BLOCK WALL FROM INSIDE. TOTAL (70) A-6 ARE IN STAIR SHAFT.
- LUMINAIRE ARE RECESSED ON WALL TO ILLUMINATE STAIRS.
- LUMINAIRE ARE LOCATED ON GROUND LEVEL. THEY BACK LIGHT BLOCK COLUMN FROM INSIDE. TOTAL (2) A-6 ARE ON GROUND LEVEL.
- LUMINAIRE IS LOCATED UNDER TREE.
- LUMINAIRE IS UPLIGHT SAGUARO CACTUS.
- LUMINAIRE IS RECESSED UNDER 2ND FLOOR OVERHANG TO ILLUMINATE STAIRS.

### PHOTOMETRIC NOTES:

- THIS PROJECT IS LOCATED WITHIN THE CITY OF SCOTTSDALE E-4 URBAN/PEDESTRIAN ACTIVITY AREAS, AND IS DESIGNED TO MEET THE ILLUMINANCE RECOMMENDATIONS AND THE LIGHT TRESPASS LIMITATIONS.
- ILLUMINANCE RECOMMENDATIONS (RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE PER IESNA RP-20-98): 2.5 FOOT-CANDLE AVERAGE AND 10 FOOT-CANDLE MAXIMUM.
- LIGHT TRESPASS LIMITATIONS (RECOMMENDED MAINTAINED VERTICAL FOOTCANDLES ABOVE GRADE PER IESNA RP-33-99): 1.5 FOOT-CANDLE MAXIMUM AT 6 FEET ABOVE GRADE AT PROPERTY LINE.
- THE HORIZONTAL PHOTOMETRIC GRID POINTS, UTILIZING DISTINCTIVE GRID POINT SYMBOLS (EXAMPLE: +) THAT HAVE MAXIMUM SPACING OF TEN (10) FEET BETWEEN POINT ACROSS THE ENTIRE SITE, AND EXTEND TEN (10) FEET BEYOND THE PROPERTY LINE OR AREA OF SITE. LIGHT LOSS FACTORS ARE APPLIED.
- THE VERTICAL PHOTOMETRIC GRID POINTS ARE PREPARED ONLY ALONG THE PROPERTY LINE OR EDGE OF SITE WITH A MAXIMUM SPACING OF TEN (10) FEET BETWEEN EACH POINT. LIGHT LOSS FACTORS AREN'T APPLIED.
- THE STATISTICS TABLE INCLUDE INITIAL MAXIMUM, MINIMUM, AND AVERAGE ILLUMINANCE ON HORIZONTAL AND VERTICAL PHOTOMETRIC CALCULATIONS.

### PHOTOMETRIC LUMINAIRE SCHEDULE:

| QTY | SYMBOL | LABEL | ARRANGEMENT | TOTAL LUMENS | LLF | DESCRIPTION               | WATTS | LAMPS | CUT-OFF-CLASS     |
|-----|--------|-------|-------------|--------------|-----|---------------------------|-------|-------|-------------------|
| 24  | ◁→     | A-1   | SINGLE      | 600          | 0.9 | LANDSCAPE SPOTLIGHT       | 6     | 1     | NA:UPLIGHT TREE   |
| 6   | ◁→     | A-2   | SINGLE      | 600          | 0.9 | LANDSCAPE SPOTLIGHT       | 6     | 1     | NA:UPLIGHT CACTUS |
| 21  | ■      | A-3   | SINGLE      | 156          | 0.9 | BOLLARD                   | 4.2   | 1     | FULL CUTOFF       |
| 19  | —      | A-4   | SINGLE      | 1,680        | 0.9 | LINEAR RECESSED LUMINAIRE | 18    | 1     | FULL CUTOFF       |
| 16  | □      | A-5   | SINGLE      | 852          | 0.9 | DOWNLIGHT                 | 12    | 1     | FULL CUTOFF       |
| 70  | —→     | A-6   | SINGLE      | 3,692        | 0.9 | LINEAR GRAZER             | 48    | 1     | FULL CUTOFF       |
| 1   | ⊙      | A-7   | SINGLE      | 852          | 0.9 | ADJUSTABLE DOWNLIGHT      | 8     | 1     | FULL CUTOFF       |
| 10  | HO     | A-8   | SINGLE      | 173          | 0.9 | WALL SCONCE               | 6.5   | 1     | FULL CUTOFF       |
| 7   | ■      | A-9   | SINGLE      | 231          | 0.9 | STEPLIGHT                 | 4.1   | 1     | FULL CUTOFF       |

### PHOTOMETRIC STATISTIC SUMMARY NOTES:

| LABEL                                 | CALC TYPE   | UNIT | AVG  | MAX  | MIN | AVE/MIN | MAX/MIN |
|---------------------------------------|-------------|------|------|------|-----|---------|---------|
| CALCPTS-SITE (HORIZONTAL PLAIN AT 0') | ILLUMINANCE | FC   | 1.19 | 9.90 | 0   | NA      | NA      |
| CALCPTS-SITE (VERTICAL PLAIN AT 6')   | ILLUMINANCE | FC   | 0.12 | 1.3  | 0   | NA      | NA      |
|                                       |             |      |      |      |     |         |         |
|                                       |             |      |      |      |     |         |         |
|                                       |             |      |      |      |     |         |         |
|                                       |             |      |      |      |     |         |         |

STIPULATION SET  
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12/20/2018



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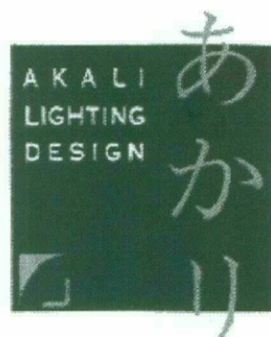


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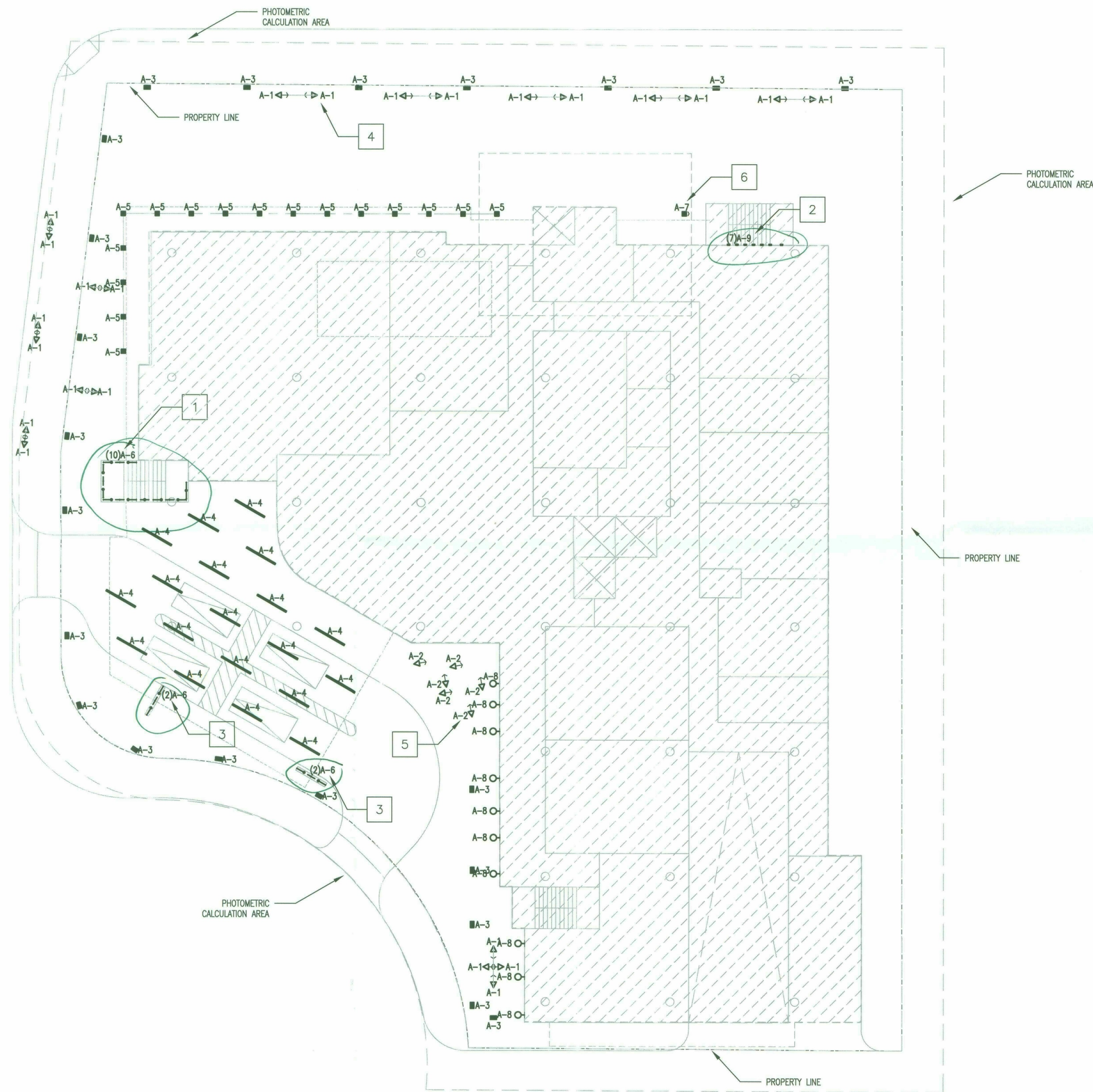
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LT-1



LIGHTING PLAN - SITE LEVEL

SCALE: 1' = 1/16"



GENERAL NOTES:

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2. LUMINAIRE LOCATIONS ON EXTERIOR WALLS ARE SHOWN IN ARCHITECTURAL ELEVATION PLANS.

KEY NOTES:

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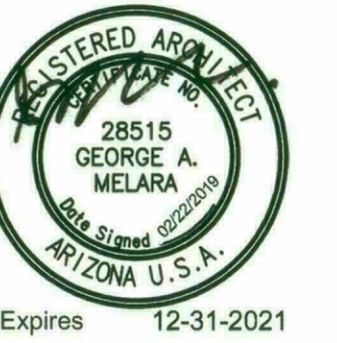






- 60-DR-2018  
02/25/2019





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**OPWEST PARTNERS**  
7501 EAST CAMELBACK ROAD  
SCOTTSDALE, ARIZONA 85251



**01** **STREETSCAPE ELEVATION - NORTH - SITE**  
SCALE: 1" = 20'-0" REF:



**02** **STREETSCAPE ELEVATION - NORTH - BUILDING**  
SCALE: 1/8" = 1'-0" REF:



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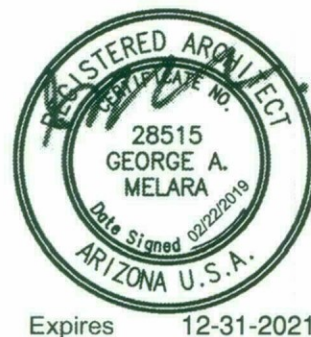
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**A-110**  
STREETSCAPE  
ELEVATION

60-DR-2018  
02/25/2019





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**OPWEST PARTNERS**  
7501 EAST CAMELBACK ROAD  
SCOTTSDALE, ARIZONA 85251

## STEPBACK ENCROACHMENTS

NORTH ELEVATION: 17 SF  
SOUTH ELEVATION: 17 SF  
WEST ELEVATION: 0 SF  
EAST ELEVATION: 0 SF

### STEPBACKS PER PBD DEVELOPMENT STANDARDS APPROVED WITH CASE 2-ZN-2018. SEE BLOW:

#### STEPBACKS

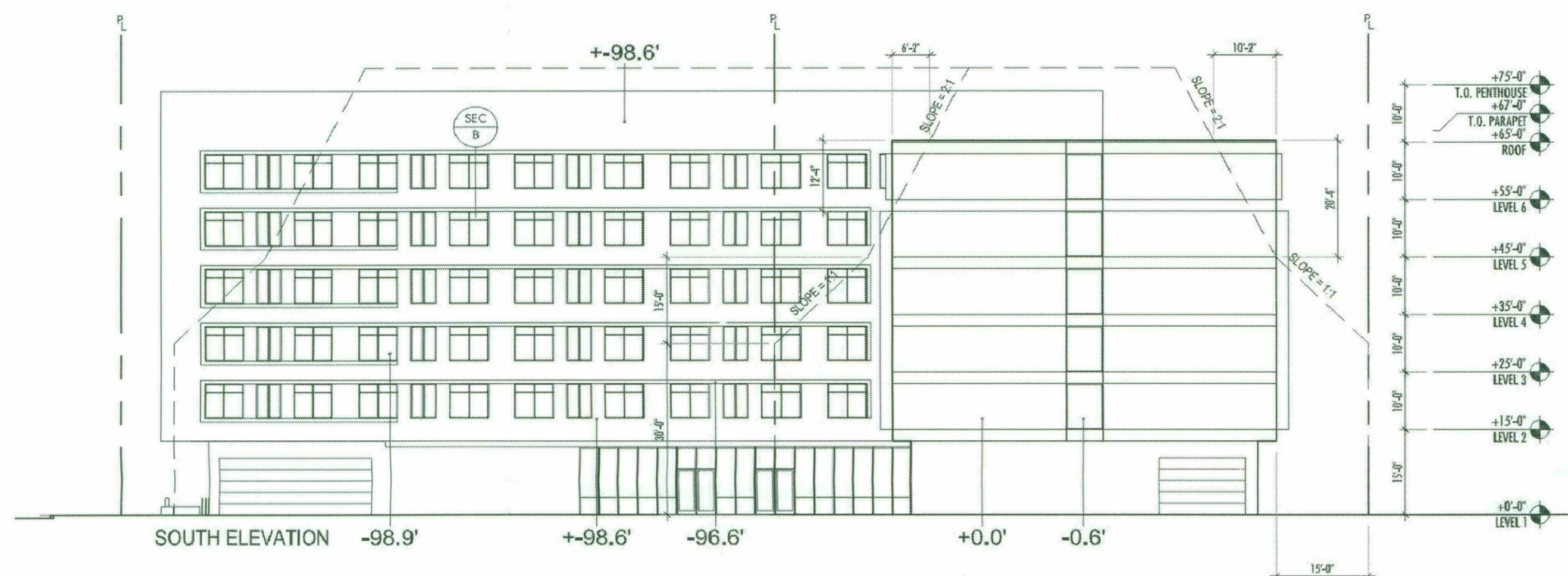
- PROPERTY IN THE DOWNTOWN MULTIPLE USE - TYPE 2 AREAS; THE STEPBAC PLANE SHALL INCLINE AT A RATIO OF 1:1, BEGINNING THIRTY (30) FEET ABOVE THE MINIMUM SETBACK FROM THE PUBLIC STREET TO FORTY-FIVE (45) FEET; AND BEGINNING AT FORTY-FIVE (45) FEET, INCLINE AT A RATIO OF 2:1.

#### EXCEPTIONS:

- NORTH EDGE/ CAMELBACK ROAD; THERE SHALL BE NO SETBACK PLANE REQUIRED FOR THE 6TH LEVEL OF HOTEL AND ROOFTOP APPURTENANCES.
  - SOUTH EDGE/ALLEY; THERE SHALL BE NO STEPBAC PLANE REQUIRED.
  - WEST EDGE/ 75<sup>th</sup> STREET AND INDIAN PLAZA; THERE SHALL BE NO SETBACK PLANE REQUIRED.
- IF THERE IS A CONFLICT AT THE INTERSECTION OF THE STEPBAC PLANES, THE LESS GRADUAL SLOPE CONTROLS.

\* PER ARTICLE V, SEC. 5.3006.1.4 OF THE CITY OF SCOTTSDALE'S BASIC ZONING ORDINANCE, STAIR CORES AND ELEVATOR OVERRUNS HAVE NOT BEEN CONSIDERED STEPBAC ENCROACHMENTS.

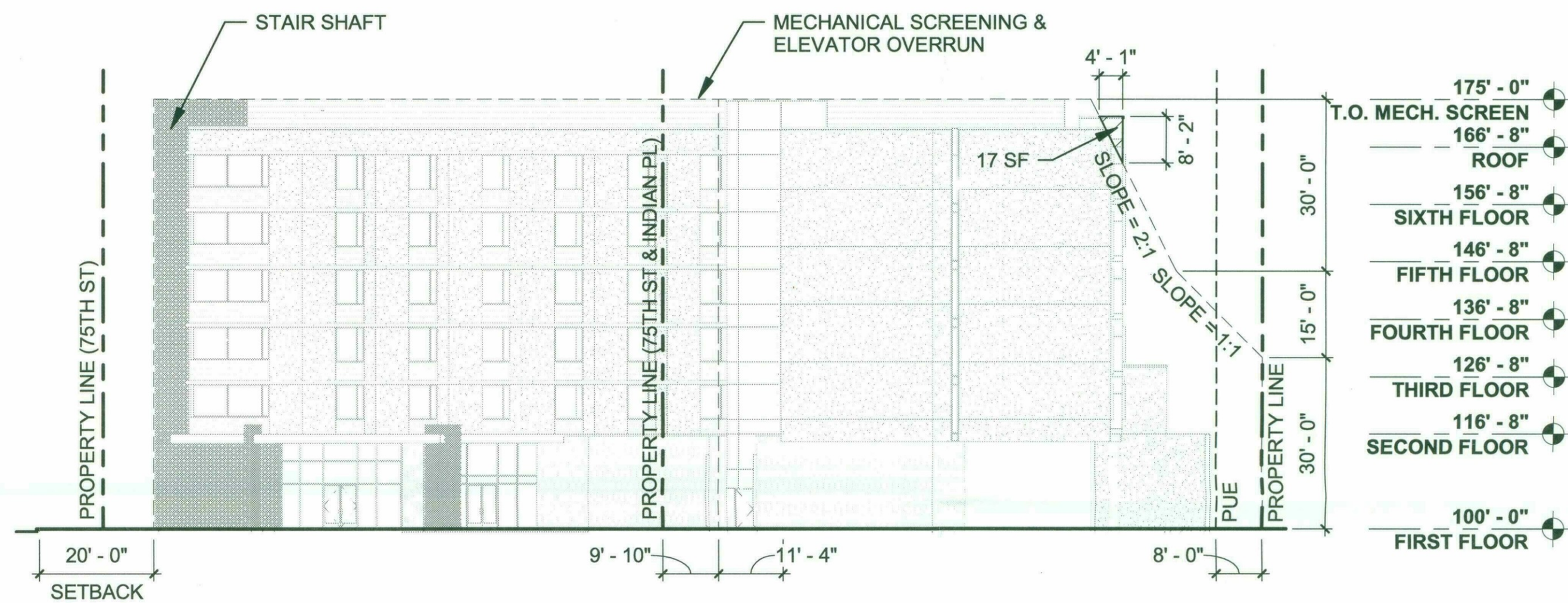
\*\* PLEASE NOTE THAT DRB ZONING ELEVATION WORKSHEETS DATED 3/8/18 DID NOT DIMENSION/SHOW THE FOLLOWING:  
- STAIR OVERRUNS  
- ADEQUATE MECHANICAL SCREEN  
- PARAPETS



### 03 SOUTH ELEVATION WORKSHEET - DRB ZONING 3/8/18

SCALE: 1" = 20'-0"

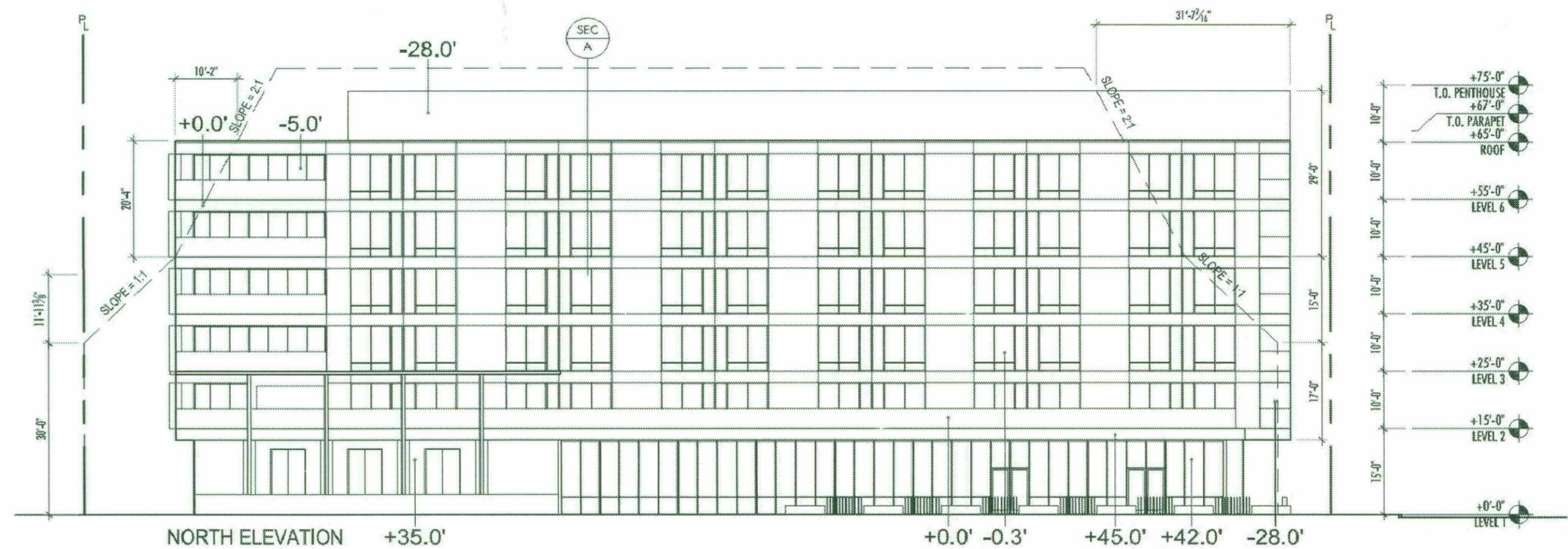
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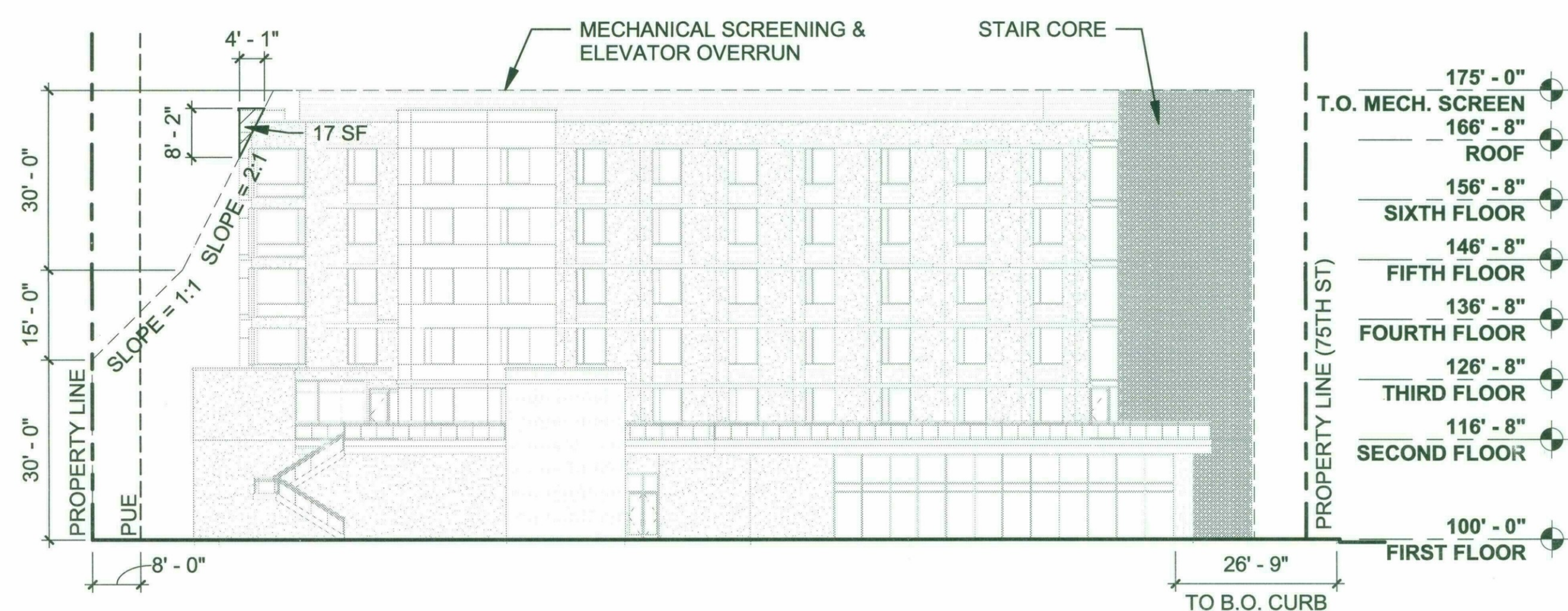
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### 04 NORTH ELEVATION WORKSHEET - DRB ZONING 3/8/18

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REF:



### 02 NORTH ELEVATION WORKSHEET

SCALE: 1" = 20'-0"

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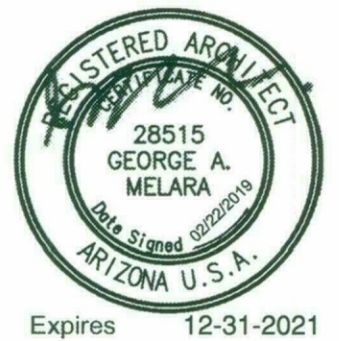
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**A-108.1**  
ELEVATION  
WORKSHEETS





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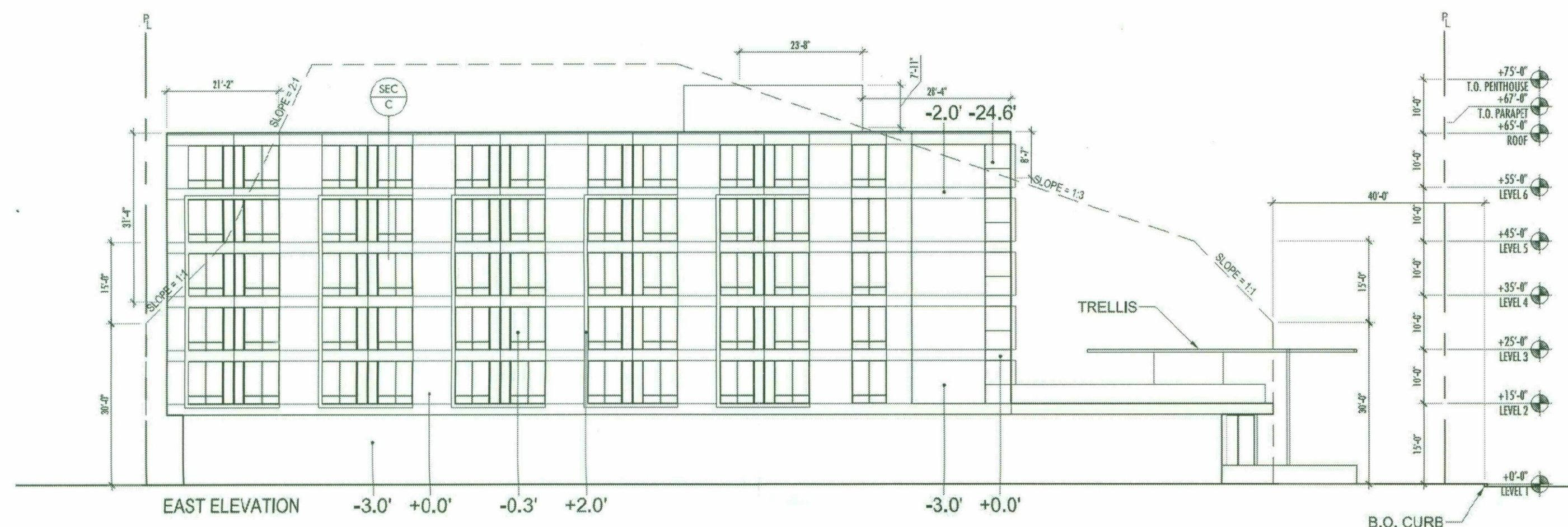
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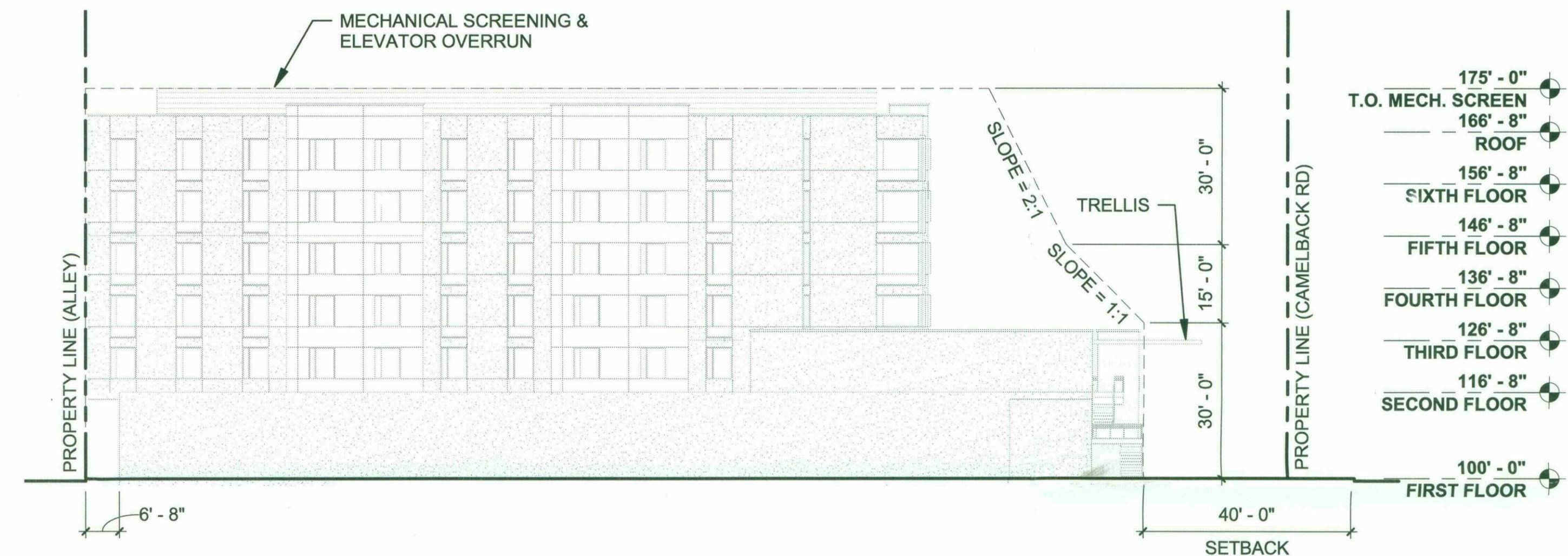
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- IF THERE IS A CONFLICT AT THE INTERSECTION OF THE STEPBACK PLANES, THE LESS GRADUAL SLOPE CONTROLS.

\* PER ARTICLE V, SEC. 5.3006.1.4 OF THE CITY OF SCOTTSDALE'S BASIC ZONING ORDINANCE, STAIR CORES AND ELEVATOR OVERRUNS HAVE NOT BEEN CONSIDERED STEPBACK ENCROACHMENTS.

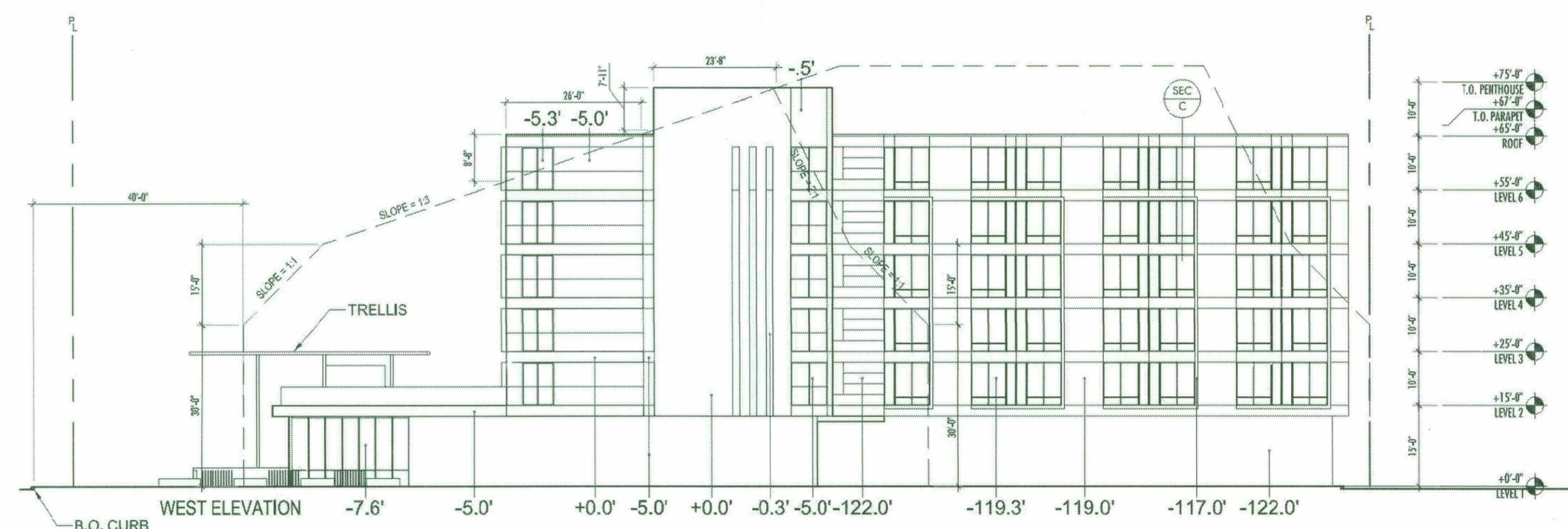
\*\* PLEASE NOTE THAT DRB ZONING ELEVATION WORKSHEETS DATED 3/8/18 DID NOT DIMENSION/SHOW THE FOLLOWING:  
- STAIR OVERRUNS  
- ADEQUATE MECHANICAL SCREEN  
- PARAPETS



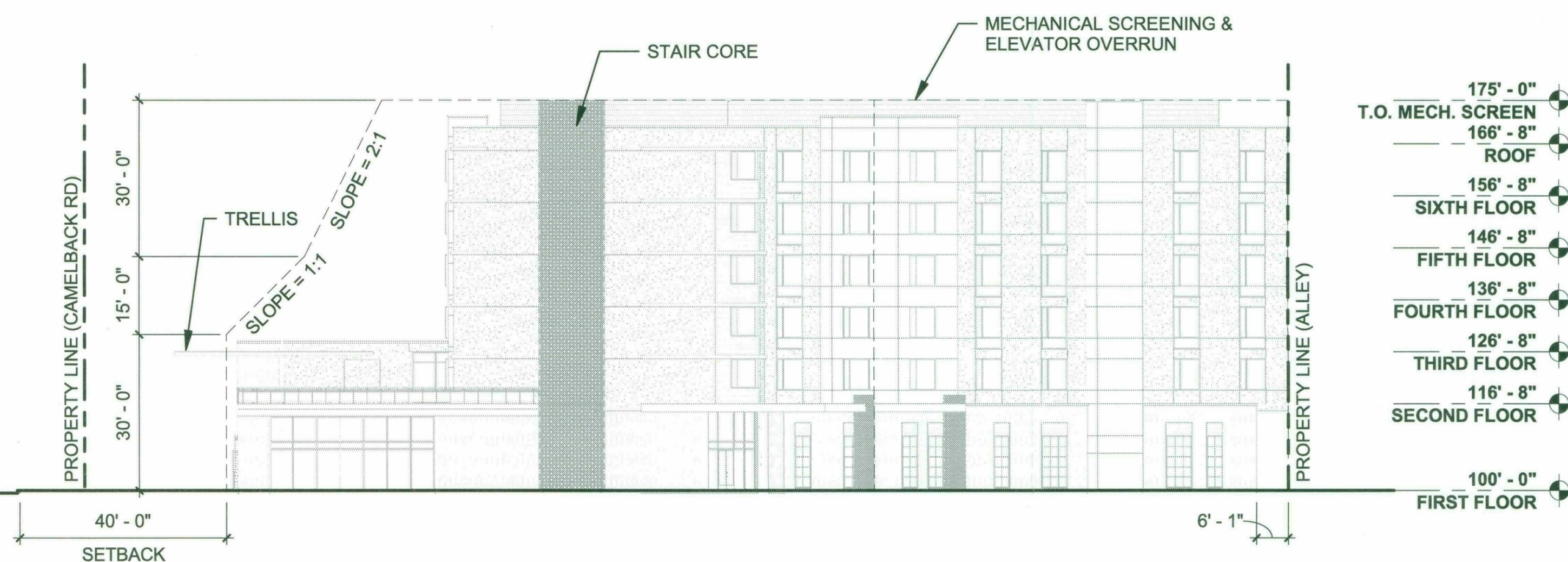
**03 EAST ELEVATION WORKSHEET - DRB ZONING 3/8/18**  
SCALE: 1" = 20'-0" REF:



**01 EAST ELEVATION WORKSHEET**  
SCALE: 1" = 20'-0" REF:



**04 WEST ELEVATION WORKSHEET - DRB ZONING 3/8/18**  
SCALE: 1" = 20'-0" REF:



**02 WEST ELEVATION WORKSHEET**  
SCALE: 1" = 20'-0" REF:

Date  
February 22, 2018  
Revisions

Owner  
OPWEST PARTNERS  
3133 E. CAMELBACK RD. #220  
PHOENIX, AZ 85016  
602.672.9380  
ATTN: TYLER KENT

Architect  
NELSEN PARTNERS  
15210 N. SCOTTSDALE RD. #300  
SCOTTSDALE, AZ 85254  
480.949.6800  
ATTN: P. JAMY FAR

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Project No.  
318229

**A-108.2**  
ELEVATION  
WORKSHEETS

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
4-4-19  
DATE INITIALS

60-DR-2018  
02/25/2019



# MATERIALS LEGEND

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



**01 BUILDING ELEVATION - SOUTH**

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

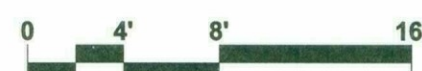
REF:



**02 BUILDING ELEVATION - WEST**

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

REF:



Expires 12-31-2021

## DC HOTEL OPWEST PARTNERS

7501 EAST CAMELBACK ROAD  
SCOTTSDALE, ARIZONA 85251

Date

February 22, 2018

Revisions

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
4.4.19  
DATE INITIALS

Owner

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318229

**A-107.1**  
BUILDING ELEVATIONS -  
BW

60-DR-2018  
02/25/2019



## MATERIALS LEGEND

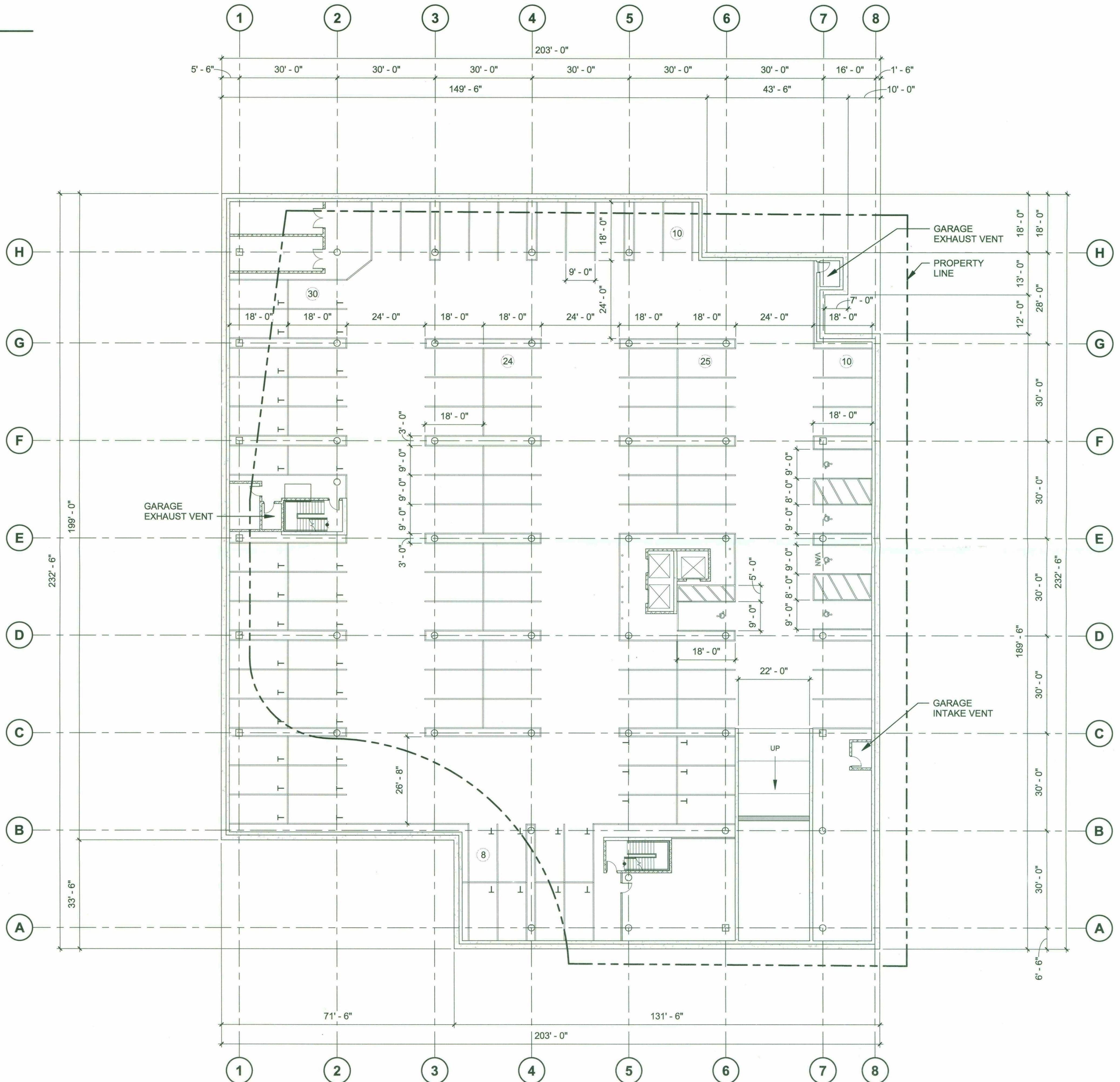
|        |                                            |
|--------|--------------------------------------------|
| BK-1   | WHITE BRICK                                |
| CMU-1  | DECORATIVE SCREEN BLOCK<br>WHITE OR GREY   |
| EIFS-1 | EIFS<br>SW 7006 'EXTRA WHITE'              |
| G-1    | CLEAR GLASS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





BELOW GRADE GARAGE PARKING

|                 |     |
|-----------------|-----|
| STANDARD SPACES | 58  |
| TANDEM SPACES   | 44  |
| ADA CAR SPACES  | 4   |
| ADA VAN SPACE   | 1   |
| TOTAL SPACES    | 107 |



01

B1 FLOOR PLAN / PARKING PLAN

SCALE: 1/16" = 1'-0"

REF:



Nelsen Partners, Inc.  
Austin | Scottsdale

15210 North Scottsdale Road  
Suite #300  
Scottsdale, Arizona 85254  
t 480.949.6800  
nelsonpartners.com



DC HOTEL  
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Date  
February 22, 2018  
Revisions

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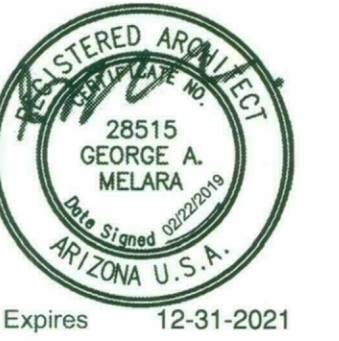
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Project No.  
318229

A-111  
B1 FLOOR PLAN /  
PARKING PLAN

60-DR-2018  
02/25/2019





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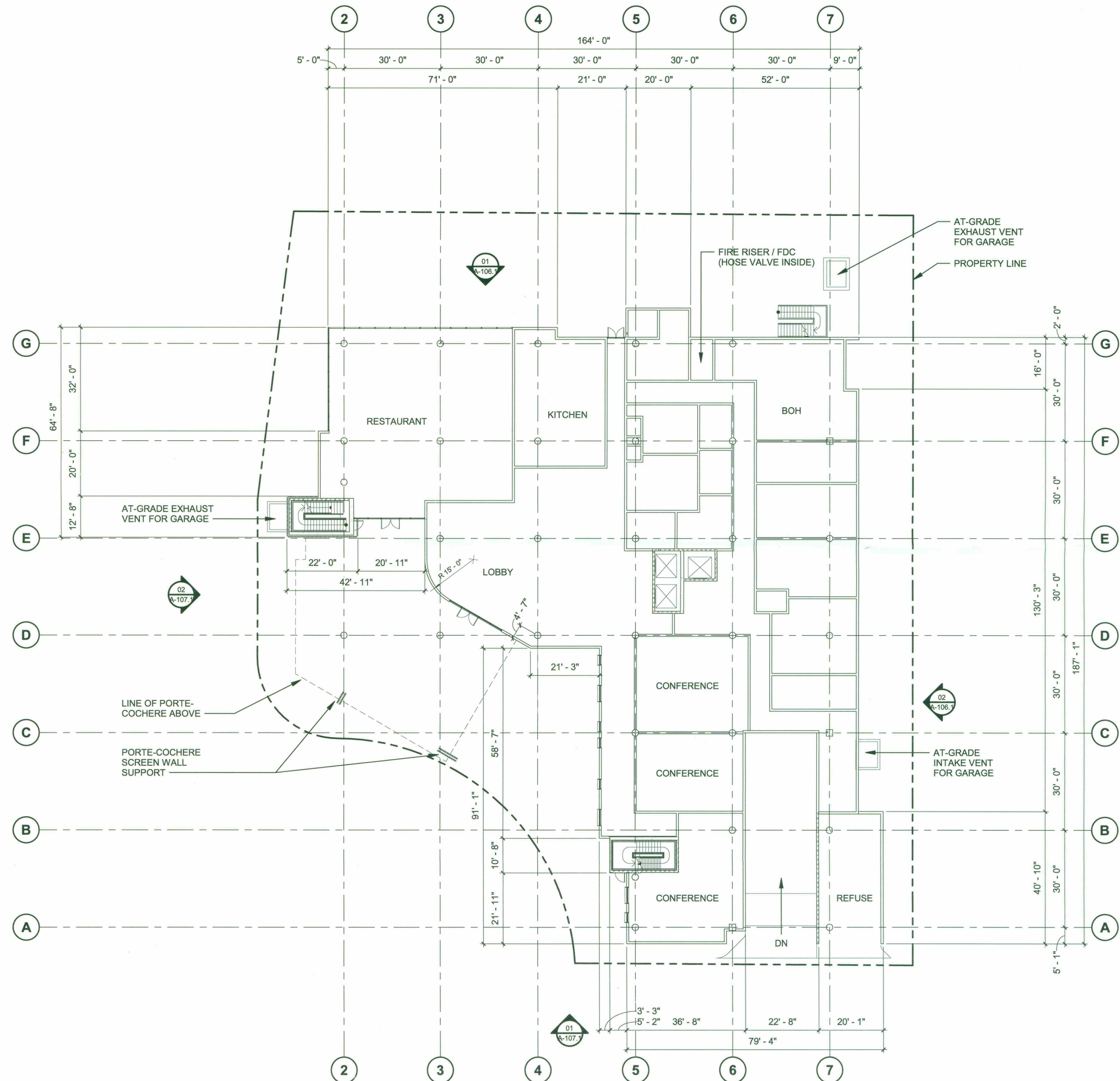
Architect  
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318229

**A-112**  
FIRST FLOOR PLAN



**01**

**FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"

REF:

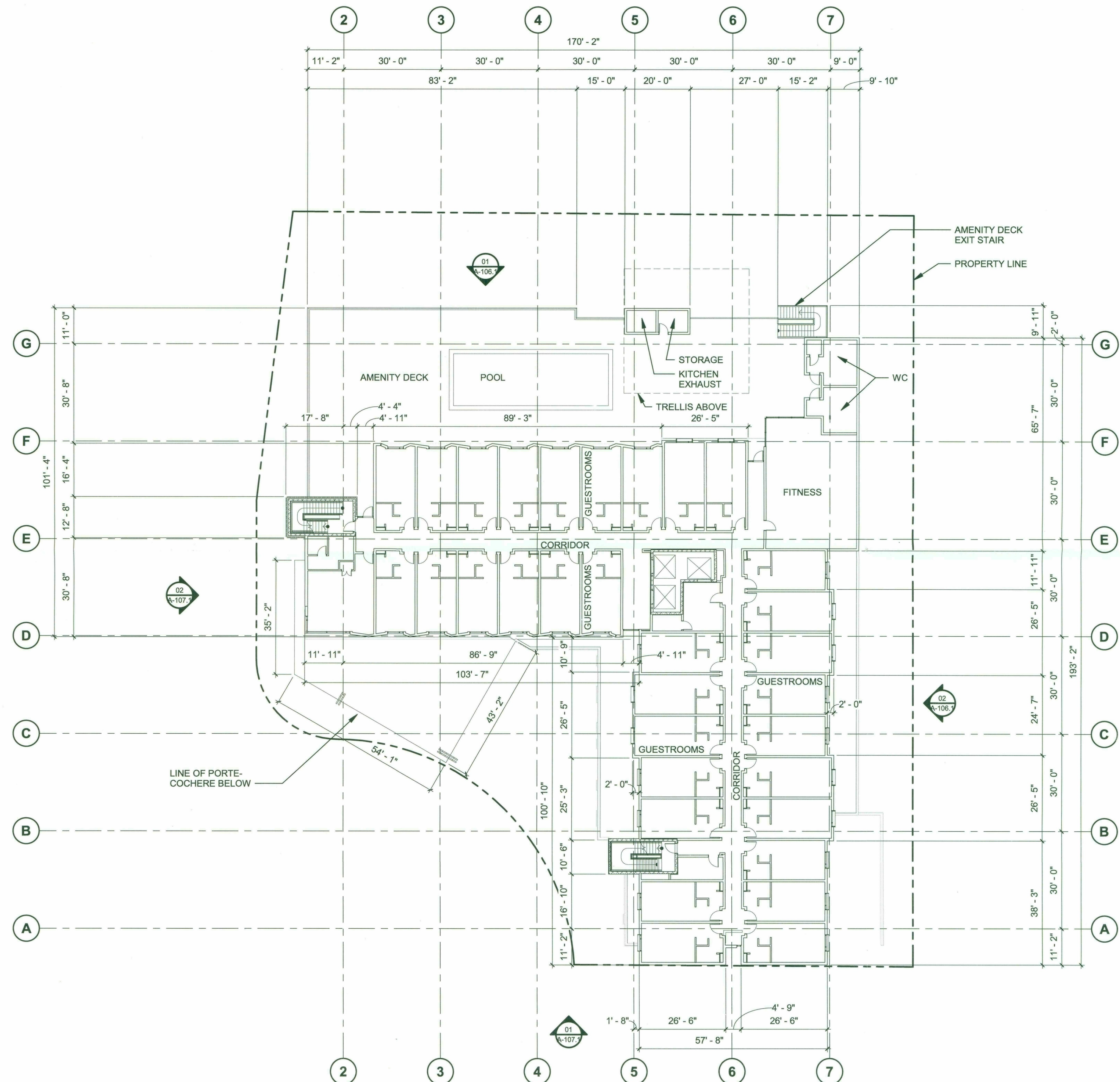


60-DR-2018  
02/25/2019



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

## SECOND FLOOR PLAN



(01

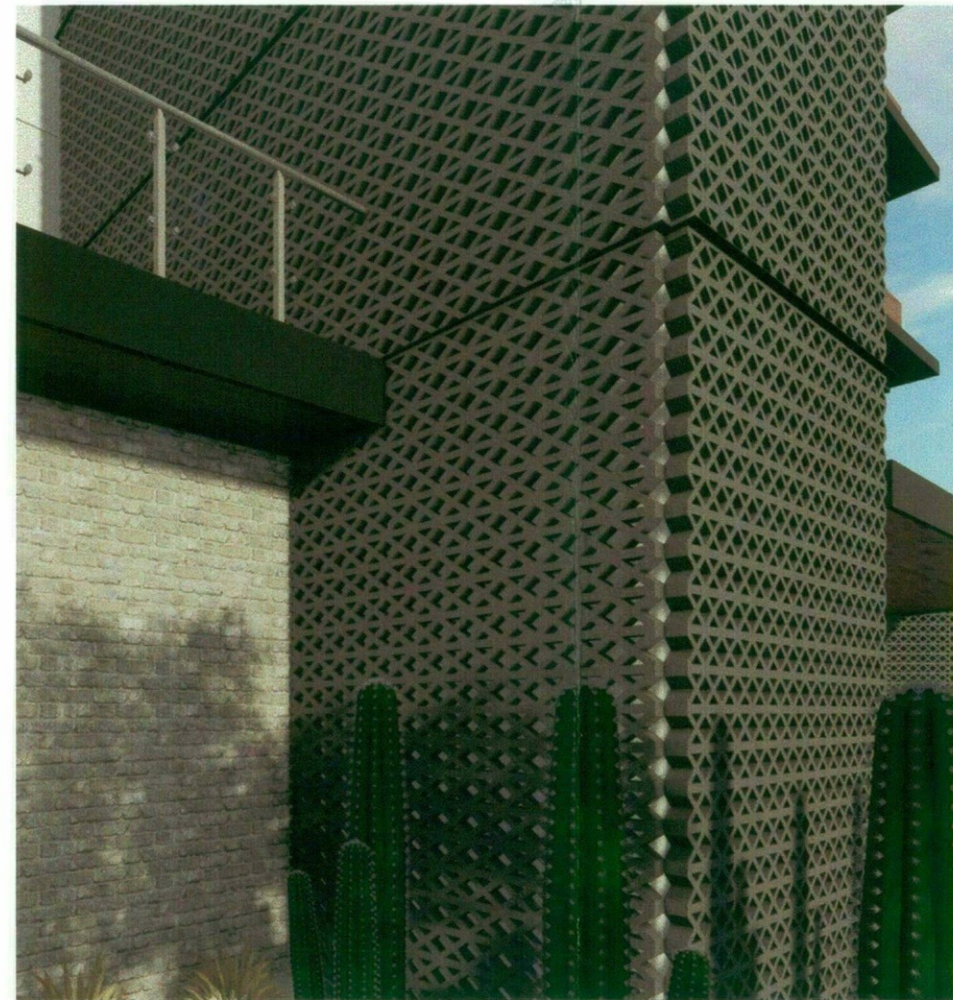
## SECOND FLOOR PLAN - NORTH

SCALE: 1/16" = 1'-0"

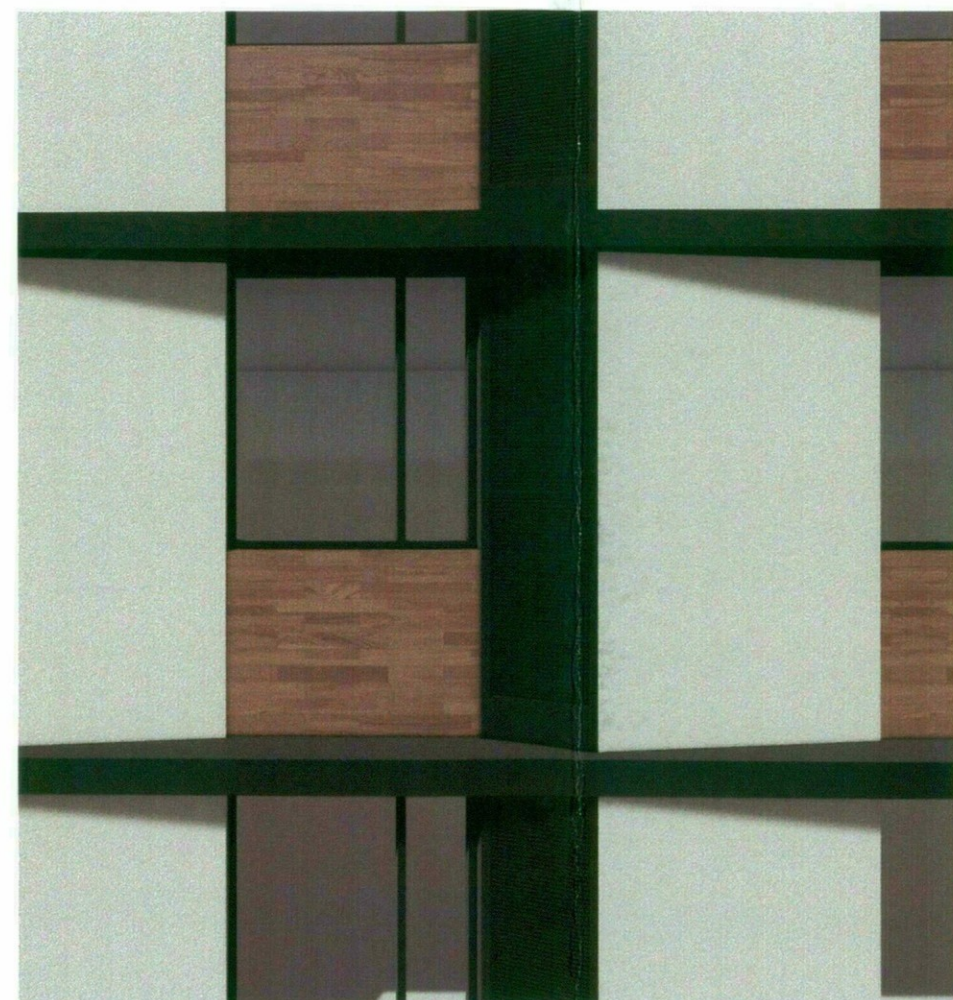
REF:







03 PERSPECTIVE - GREY BLOCK OPTION  
SCALE: 3" = 1'-0" REF:



04 PERSPECTIVE - MECH. LOUVER OPTION  
SCALE: 3" = 1'-0" REF:



01 PERSPECTIVE - NORTHWEST CORNER  
SCALE: NTS REF:



02 PERSPECTIVE - SOUTHWEST CORNER  
SCALE: NTS REF:







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**OPWEST PARTNERS**  
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SCOTTSDALE, ARIZONA 85251

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Revisions

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ATTN: TYLER KENT

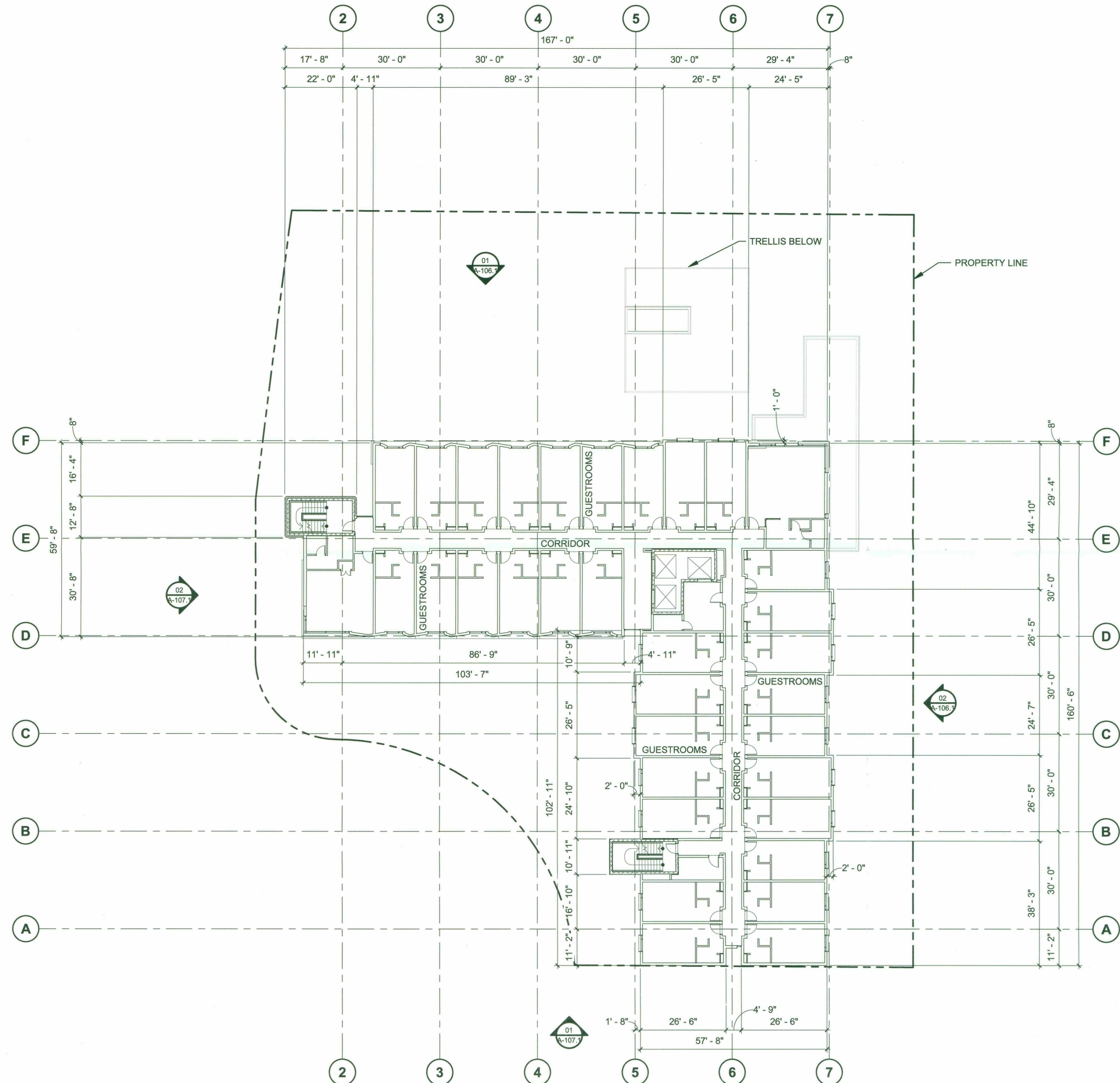
Architect  
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480.949.6800  
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Project No.  
318229

**A-114**  
THIRD THRU SIXTH  
FLOOR PLAN - TYPICAL



01

**THIRD THRU SIXTH FLOOR PLAN - TYPICAL**

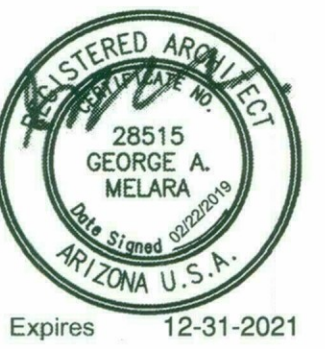
SCALE: 1/16" = 1'-0"

REF:



60-DR-2018  
02/25/2019





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

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ATTN: TYLER KENT

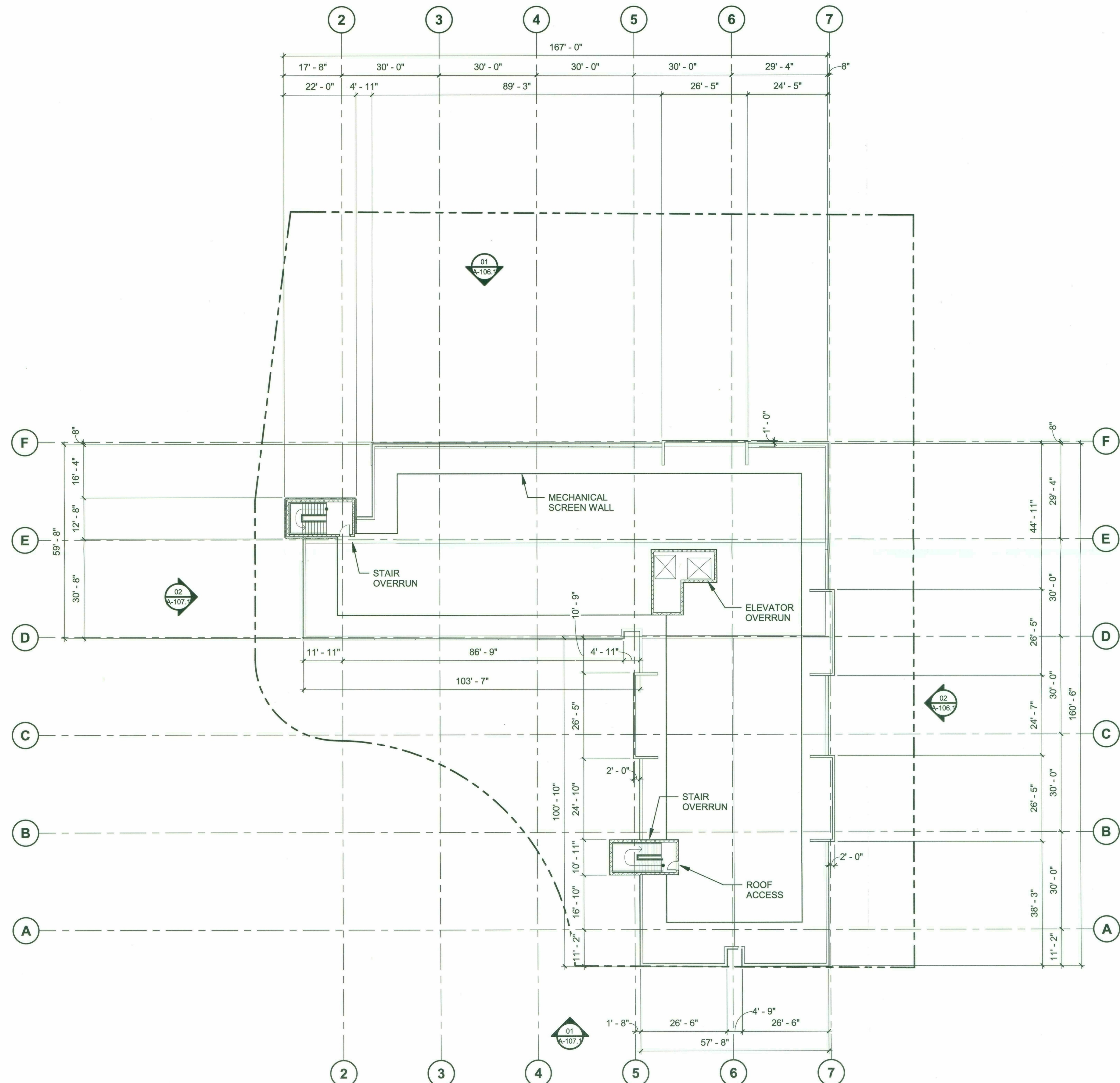
Architect  
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Project No.  
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**A-115**  
ROOF PLAN



**01**

**ROOF PLAN**

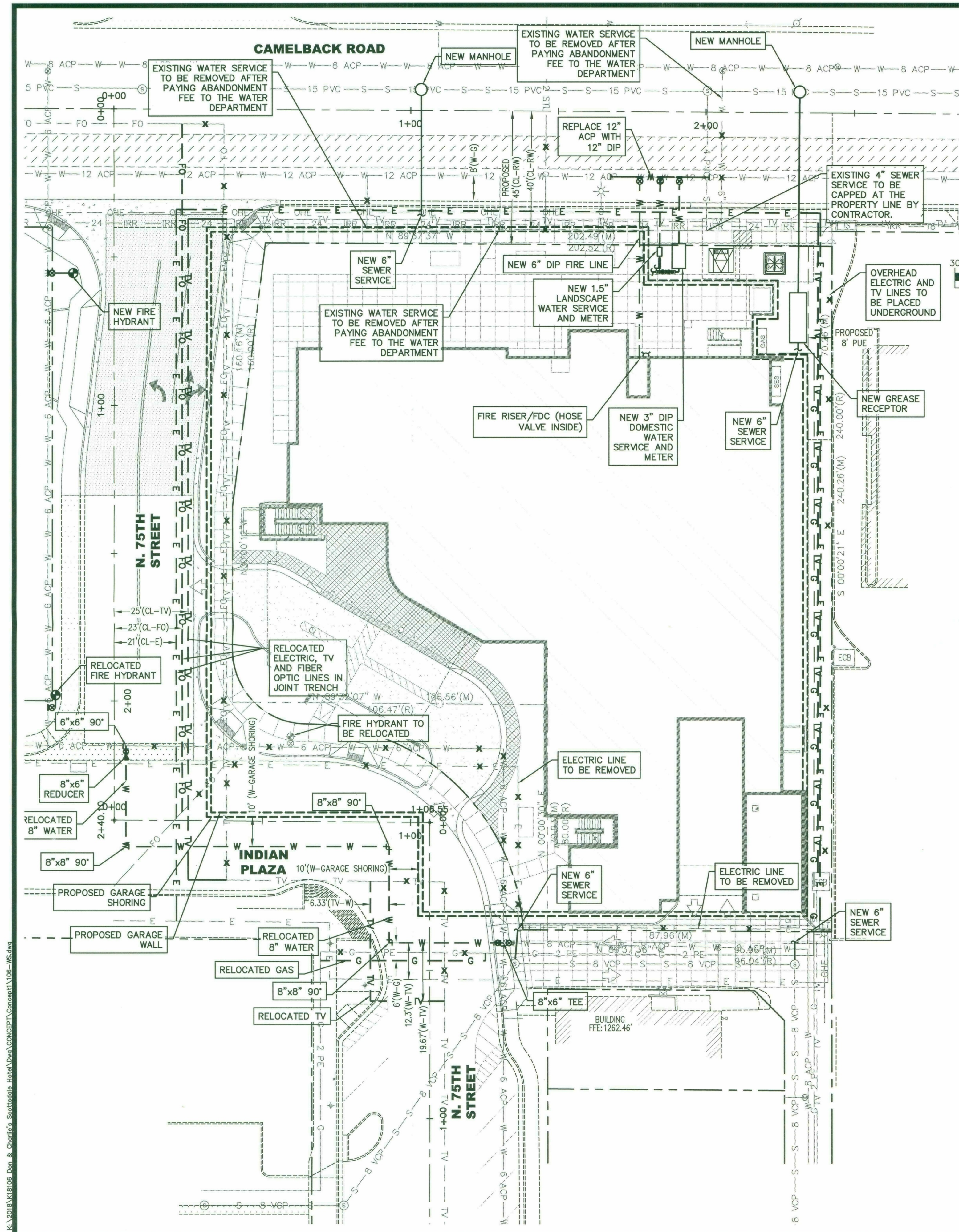
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REF:

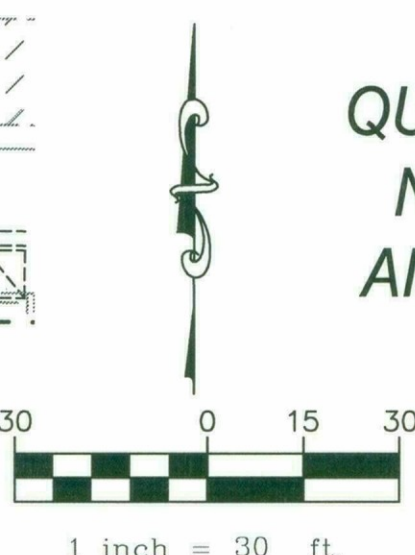


60-DR-2018  
02/25/2019



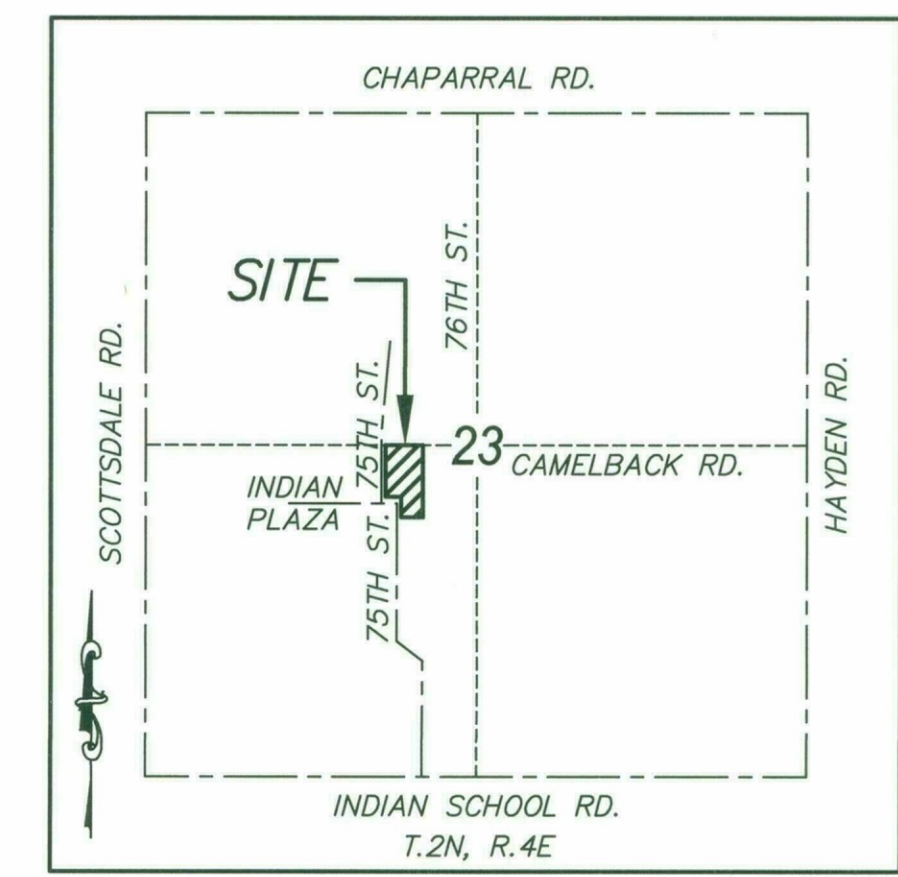


# **PRELIMINARY WATER AND SEWER PLAN** FOR **DON & CHARLIE'S HOTEL** A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



## **LEGEND**

| EXISTING | DESCRIPTION            | PROPOSED | TO BE REMOVED |
|----------|------------------------|----------|---------------|
| =====    | CURB AND GUTTER        | =====    |               |
| =====    | SIDEWALK               | =====    |               |
| =====    | SINGLE CURB            | =====    |               |
| =====    | DECORATIVE PAVERS      | =====    |               |
| =====    | CONCRETE PAVEMENT      | =====    |               |
| =====    | ADA WARNING STRIP      | =====    |               |
| W        | WATER FITTINGS         | W        | W             |
| S        | WATER METER            | S        | S             |
| SD       | WATER LINE             | SD       | SD            |
|          | FIRE HYDRANT           |          |               |
|          | SEWER LINE             |          |               |
|          | SEWER MANHOLE/CLEANOUT |          |               |
|          | STORM DRAIN            |          |               |
|          | CATCH BASIN            |          |               |
|          | FINISHED FLOOR         |          |               |
|          | GAS LINE/METER/VALVE   |          |               |
|          | ELECTRIC LINE/METER    |          |               |
|          | CABLE/JUNCTION BOX     |          |               |
|          | OVERHEAD ELECTRIC/POLE |          |               |
|          | BOUNDARY LINE          |          |               |
|          | CENTER LINE            |          |               |
|          | EASEMENT               |          |               |
|          | IRRIGATION             |          |               |
|          | FIBER OPTIC            |          |               |
|          | BOX CULVERT            |          |               |



**ENGINEER**  
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 7227 N. 16TH ST., STE 217  
 PHOENIX, AZ 85020  
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 CONTACT: LESLIE KLAND, PE

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 ARCHITECTS AND PLANNERS  
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 SCOTTSDALE, AZ 85254  
 PH: (480) 949-6800  
 CONTACT: JAMIE FAR

**OWNER**  
 OPWEST VENTURES LLC  
 3133 E CAMELBACK RD., STE 220  
 PHOENIX, AZ 85016  
 PH: (602) 672-9380  
 CONTACT: TYLER KENT

**BASIS OF BEARING**  
 THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF SOUTH 89 DEGREES 37 MINUTES 37 SECONDS EAST, AS SHOWN ON THE FINAL PLAT OF INDIAN PLAZA PROPERTIES, RECORDED IN BOOK 76, PAGE 20, MCR.

**BENCHMARK**  
 CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND CAMELBACK ROAD. ELEVATION=1277.619' (NAVD 88, CITY OF SCOTTSDALE DATUM)

**FLOOD ZONE**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1770L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED).

**LEGAL DESCRIPTION**  
 TRACT B, INDIAN PLAZA PROPERTIES, ACCORDING TO BOOK 76 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

## **DON & CHARLIE'S HOTEL** **PRELIMINARY WATER AND SEWER PLAN**

**KLAND CIVIL ENGINEERS**  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT SERVICES  
 LAND SURVEYING  
 7227 N. 16th St. Suite 217  
 Phoenix, Arizona 85020  
 PHONE: (480) 344-0480  
 www.klandeng.com

ENGINEER: L. KLAND  
 DESIGNER: C. HADERLY  
 CAD TECH: FITZGERALD



Project No.  
**K18106**

02-22-19

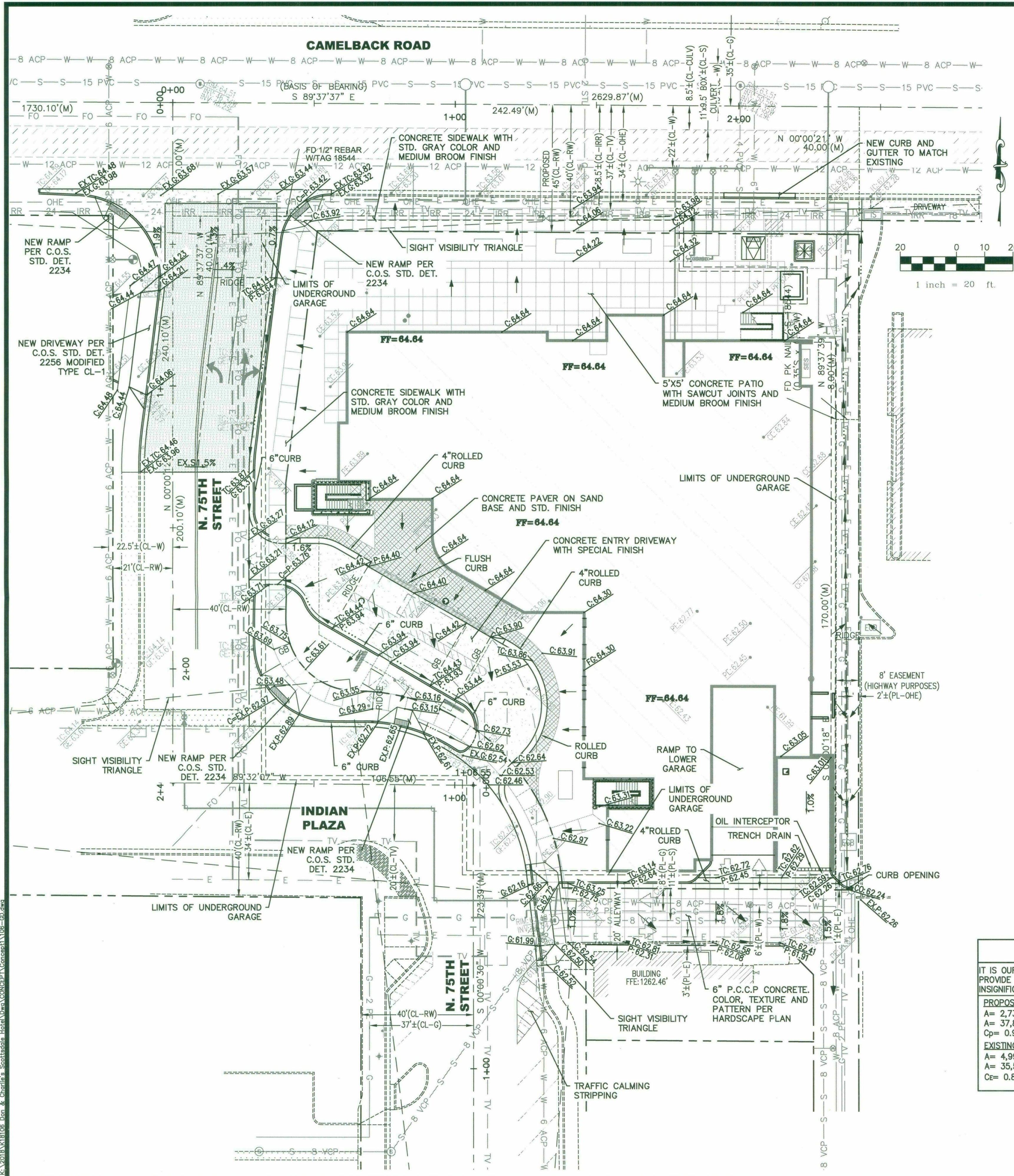
Sheet No.

**PWS1**

**OF 1**







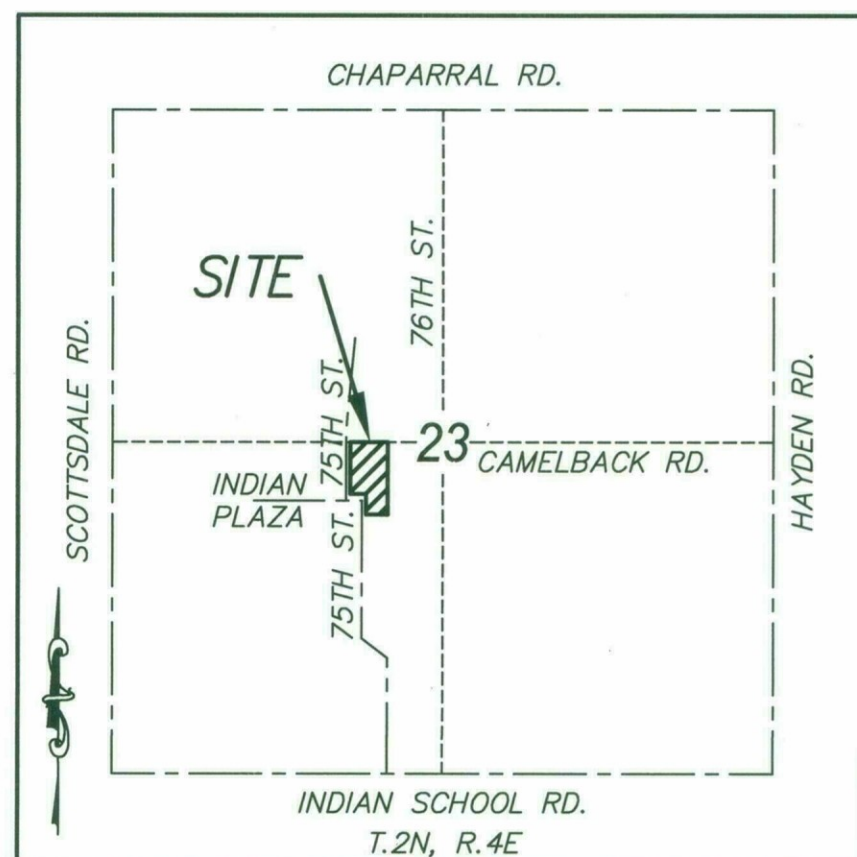
## PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

**DON & CHARLIE'S HOTEL**  
A PORTION OF THE SOUTHWEST  
QUARTER OF SECTION 23, TOWNSHIP 2  
NORTH, RANGE 4 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

### LEGEND

| EXISTING | DESCRIPTION              | PROPOSED                                  |
|----------|--------------------------|-------------------------------------------|
| =====    | CURB AND GUTTER          | =====                                     |
| =====    | SIDEWALK                 | =====                                     |
| =====    | SINGLE CURB              | =====                                     |
| =====    | DECORATIVE PAVERS        | =====                                     |
| =====    | CONCRETE PAVEMENT        | =====                                     |
| =====    | ADA WARNING STRIP        | =====                                     |
| =====    | TOP OF CURB AND GUTTER   | TC=64.04<br>G=64.06<br>C=63.88<br>P=64.36 |
| =====    | CONCRETE ELEVATION       | TC=62.58<br>INV=55.23                     |
| =====    | PAVEMENT ELEVATION       |                                           |
| =====    | RIM AND INVERT ELEVATION |                                           |
| =====    | WATER FITTINGS           | =====                                     |
| =====    | WATER METER              | =====                                     |
| =====    | WATER LINE               | =====                                     |
| =====    | FIRE HYDRANT             | =====                                     |
| =====    | SEWER LINE               | =====                                     |
| =====    | SEWER MANHOLE/CLEANOUT   | =====                                     |
| =====    | STORM DRAIN              | =====                                     |
| =====    | CATCH BASIN              | =====                                     |
| =====    | GRADE BREAK/RIDGE        | =====                                     |
| =====    | FLOWLINE                 | =====                                     |
| =====    | SLOPE                    | =====                                     |
| =====    | FINISHED FLOOR           | =====                                     |
| =====    | GAS LINE/METER/VALVE     | =====                                     |
| =====    | ELECTRIC LINE/METER      | =====                                     |
| =====    | CABLE/JUNCTION BOX       | =====                                     |
| =====    | OVERHEAD ELECTRIC/POLE   | =====                                     |
| =====    | BOUNDARY LINE            | =====                                     |
| =====    | CENTER LINE              | =====                                     |
| =====    | EASEMENT                 | =====                                     |
| =====    | IRRIGATION               | =====                                     |
| =====    | FIBER OPTIC              | =====                                     |
| =====    | BOX CULVERT              | =====                                     |



VICINITY MAP

N.T.S.

### ENGINEER

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PHOENIX, AZ 85020  
PH: (480) 344-0480  
CONTACT: LESLIE KLAND, PE

### ARCHITECT

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ARCHITECTS AND PLANNERS  
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SCOTTSDALE, AZ 85254  
PH: (480) 949-6800  
CONTACT: JAMIE FAR

### OWNER

OPWEST VENTURES LLC  
3133 E CAMELBACK RD., STE 220  
PHOENIX, AZ 85016  
PH: (602) 672-9380  
CONTACT: TYLER KENT

### BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF SOUTH 89 DEGREES 37 MINUTES 37 SECONDS EAST, AS SHOWN ON THE FINAL PLAT OF INDIAN PLAZA PROPERTIES, RECORDED IN BOOK 76, PAGE 20, MCR.

### BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND CAMELBACK ROAD. ELEVATION=1277.619' (NAVD 88, CITY OF SCOTTSDALE DATUM)

### FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1770L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED).

### LEGAL DESCRIPTION

TRACT B, INDIAN PLAZA PROPERTIES, ACCORDING TO BOOK 76 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

### RETENTION CALCULATIONS

IT IS OUR UNDERSTANDING THAT REDEVELOPMENT LESS THAN 1 ACRE IN SIZE ARE NOT REQUIRED TO PROVIDE RETENTION. FURTHERMORE THE BELOW 0.03 INCREASE IN THE RUNOFF COEFFICIENT IS INSIGNIFICANT.

PROPOSED WEIGHTED RUNOFF  
A= 2,737 (PERVIOUS) @ C of 0.45  
A= 37,836 (IMPERVIOUS) @ C of 0.95  
Cp= 0.916 (WEIGHTED)

PRE VS. POST WEIGHTED RUNOFF  
Cp-Ce = 0.028

EXISTING WEIGHTED RUNOFF  
A= 4,994 (PERVIOUS) @ C of 0.45  
A= 35,579 (IMPERVIOUS) @ C of 0.95  
Ce= 0.888 (WEIGHTED)

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |

## DON & CHARLIE'S HOTEL

### PRELIMINARY GRADING AND DRAINAGE PLAN



CIVIL ENGINEERING  
LAND DEVELOPMENT  
SERVICES  
LAND SURVEYING

7227 N. 16th St., Suite 217  
Phoenix, Arizona 85020  
PHONE: (480) 344-0480  
www.klandeng.com

ENGINEER: L. KLAND  
DESIGNER: C. HADERLY  
CAD TECH: FITZGERALD



Project No.  
**K18106**

02-22-19

Sheet No.

**PGD1**

OF 1





Nelsen Partners, Inc.  
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t 480.949.6800  
nelsonpartners.com



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

Date  
December 20, 2018  
Revisions

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Project No.  
318229

A-101  
CONTEXT AERIAL

60-DR-2018  
12/20/18



01

CONTEXT AERIAL

SCALE: 1" = 100'-0"

REF:

