

**Marked Agendas
Approved Minutes
Approved Reports**

**The April 18, 2019
Development Review Board
Meeting Agenda and Minutes
can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 18, 2019 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Hyatt Crossroads 49-DR-2018

Location: 18513 North Scottsdale Road

Request: Approval of the site plan, landscape plan, and building elevations for a new hotel with 232 guest rooms in a 9-story-tall building, with approximately 130,000 square feet of building area, and a 2-story-tall parking structure, all on a 2.44-acre site.

OWNER

North Scottsdale Hospitality, LLC
(208) 293-2301

ARCHITECT/DESIGNER

Allen & Philp

ENGINEER

Kimley Horn

APPLICANT CONTACT

Kenneth Allen/Matt Kosednar
Allen & Philp Architects
480-990-2800

BACKGROUND

Zoning

The site is zoned Planned Community District, Planned Regional Center, Planned Shared Development (P-C PRC PSD). The PRC district regulates all development on the site as the underlying zoning district. The development plan and amended PRC development standards for the project were approved by City Council on June 18, 2013 (19-ZN-2002#3).

Context

Located at the southeast corner of Scottsdale Road and Chauncey Lane, the proposed hotel will occupy approximately 2.4 acres of a 12-acre mixed-use development that currently consists of two commercial pad buildings (one single-story and one two-story) and an apartment complex (two buildings, 4 and 5 stories respectively). Once built, the hotel will complete the development. To the

south is a similar mixed-use development consisting of two- and three-story commercial pad buildings and a four-story apartment complex.

Adjacent Uses and Zoning

- North Multi-family Residential, zoned P-C PRC PSD
- South Mixed-Use, zoned P-C PRC PSD
- East Vacant, zoned P-C
- West City of Phoenix

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principle #9, which recommends textures and muted colors representative of the surrounding desert context, as well as shade structures, deep roof over hangs, and recessed windows
- “Architectural Details, Materials and Colors” section of the Commercial Design Guidelines (“four-sided architecture”)
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval of a nine-story-tall, limited service hotel (no restaurant) and a two-level parking garage. The site plan includes an amenity area with a pool that is located on the south side of the building. Refuse collection and service entrances are located on the north side of the building. Additionally, along the western edge of the site, an enhanced pedestrian pathway is proposed to connect guests to the main courtyard area and commercial uses northwest of the hotel.

Neighborhood Communication

Property owners within 750 feet of the site were notified by mail of the applicant’s request and the site is posted with the required signage. As of the date of this letter, staff has received no public comment.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Building Elevations

The proposed building design utilizes stucco, insulated glass and metal accents to create a contemporary appearance. Horizontal and vertical planer differentiation creates visual interest and depth on the north and south elevations; however, the east and west elevations of the building consist of largely blank walls that, apart from ribbed metal accents, lack visual interest. The “Architectural Details, Materials and Colors” section of the Commercial Design Guidelines emphasize the need for all sides of a building to “express consistent architectural detail and character”. The addition of windows or other architectural variations similar to those on the north and south elevations are recommended. Contrary to the City’s Sensitive Design Principle #9, the design utilizes pastel colors that are not representative of the surrounding southwest desert context. Additionally, windows on the elevations most exposed to sunlight are reliant on insulated glazing to prevent solar heat gain, rather than physical devices that provide shading and shadow.

The case stipulations (#2, #3, #4) include direction to the applicant to address these issues should DRB concur with staff assessment.

Site Plan

Ideally the hotel building would be located nearer to the northwest corner of the site, so the hotel engages the main courtyard area for the project at the drive aisle intersection. As a compromise, the applicant proposes to add a trellis shade element over the sidewalk that runs along the west edge of the site to provide an inviting pedestrian connection for guests who wish to visit the restaurants and shops in the pad buildings, and a small landscaped area at the northwest corner of the site that lends to the overall courtyard experience. The building is oriented on the site so that all rooms have a view, either of the city to the south or the McDowell Mountains to the north. The amenity area is located on the south side of the building and includes a pool and gathering space.

Landscaping

Most landscaping is planted along the perimeter of the site to enhance frontage open space. A variety of trees are proposed, including Mesquite, Ironwood and Desert Willow, and consistent with the Sensitive Design Principles, all shrubs and groundcover are low-water-use, drought-tolerant species.

Development Information

- | | |
|--|--|
| • Existing Use: | Vacant |
| • Proposed Use: | Travel Accommodations |
| • Parcel Size: | 3.18 gross acres (138,520 square feet)
2.44 net acres (106,286 square feet) |
| • Building / Commercial space: | 130,752 square feet |
| • Building Height Allowed: | 97 feet (inclusive of rooftop appurtenances; 19-ZN-2002#3) |
| • Building Height Proposed: | 93 feet 2 inches (inclusive of rooftop appurtenances) |
| • Parking Required: | 229 spaces |
| • Parking Provided: | 242 spaces |
| • Open Space Required: | 17,889 square feet (19-ZN-2002#5) |
| • Open Space Provided: | 20,217 square feet |
| • Number of Hotel/Resort Units Allowed: | 325 rooms (19-ZN-2002#5) |
| • Number of Hotel/Resort Units Proposed: | 229 rooms |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Hyatt Crossroads per the attached stipulations, finding that the provisions of the Sensitive Design Principles and the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

3-26-19
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

4/9/19
Date



Randy Grant, Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

4/18/19
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Combined Context Aerial and Site Plan
 - 4. Site Plan
 - 5. Site Details
 - 6. Open Space Plan
 - 7. Building Elevations (color)
 - 8. Building Elevations (black & white)
 - 9. Enlarged Garage Elevations (color)
 - 10. Garage Elevations (black & white)
 - 11. Perspective
 - 12. Streetscape Elevations
 - 13. Material and Color Boards
 - 14. Landscape Plan
 - 15. Lighting Site Plan
 - 16. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Hyatt Crossroads
Case Number: 49-DR-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Allen + Philp Partners, with a city staff date of 1/23/19.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Allen + Philp Partners, with a city staff date of 3/8 19.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Greey/Pickett, with a city staff date of 3/8/19.
 - d. The case drainage report provided by Kimley-Horn and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report provided by Kimley-Horn and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 19-ZN-2002#3 and 19-ZN-2002#5

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Prior to the final plans submittal, the applicant shall coordinate with Current Planning staff to revise the color palette for the hotel building, so that it utilizes colors that match the existing buildings at the Crossroads East development.*
3. *Prior to the final plans submittal, the applicant shall coordinate with Current Planning staff to integrate exterior shade devices at the windows.*
4. *Prior to the final plans submittal, the applicant shall coordinate with Current Planning staff to add visual interest, in the form of windows or other architectural variations, to the east and west elevations of the hotel building.*
5. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Detail 2147-1, 2 for double enclosures. *Four 4-cubic yard containers or two 8-cubic yard containers are required for the hotel portion of the site and an additional separate 4-cubic yard bin for the restaurant with grease containment area. If 8-cubic yard containers are utilized, they shall not be on casters.*

EXTRIOR LIGHTING:

DRB Stipulations

9. *Prior to final plans submittal, the applicant shall provide illustrations and information regarding proposed light fixture S9 so that Current Planning staff will be able to determine whether light fixture S9 will comply with lighting guidelines, standards and regulations.*
10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be directed downward and away from property lines, except for sign lighting.
11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 11. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 12. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET INFRASTRUCTURE:

Ordinance

- C. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

WATER AND WASTEWATER:

DRB Stipulations

- 13. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 14. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 15. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. Sight Distance easements at the driveway entrances, consistent with DSPM Sections 5.3 and Figures 5.3-25 and 5.3-26 for the area where the easements cross on to the property
 - b. Drainage easements over all retention/detention basins and underground stormwater storage areas



Hyatt Crossroads

49-DR-2018



Hyatt Crossroads

49-DR-2018

Project Narrative:

Hyatt Scottsdale, Scottsdale

The proposed project is a 229 room Hyatt House/Hyatt Place dual-brand hotel at the southeast corner of East Chauncey Lane and 73rd Place.

Ordinances, Master Plans, General Plan and Standards

This project completes the build-out of the Planned Regional Center ("PRC"), Crossroads Planned Community District ("PCD") on a 15 gross acre site. This proposed project is the development of the last 2.44 acre lot in the PRC site. The project has been designed to comply with City zoning ordinance development standards, the Design Standards and Policies Manual, the project site specific PRC zone development standards and previous amendments to the specific PRC development.

Architectural Character, Landscaping, and Site Design

The dual brand hotel by Hyatt consisting of Hyatt Place for short-term transient lodging, and Hyatt House for longer-term transient lodging, will support and enhance the relationships, uses, interactivity, and viability of the planned community district.

The mass of the hotel is positioned to be viewed above the lower frontage buildings with its primary elevation considered as the oblique view from Scottsdale Road. The building is thin but long, with its length running east-west.

The hotel, adjacent to five-story multi-family projects to the north and the south, accentuates its verticality with strongly delineated volumes. Horizontal projections and massing plane changes create shadow and depth in each of the elevations. The result is an elegantly tall and thin building that punctuates the lower surrounding apartment buildings. Openness from the building across the site extends visual connection to the surrounding sites and community, inviting circulation and interaction between neighboring properties.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians

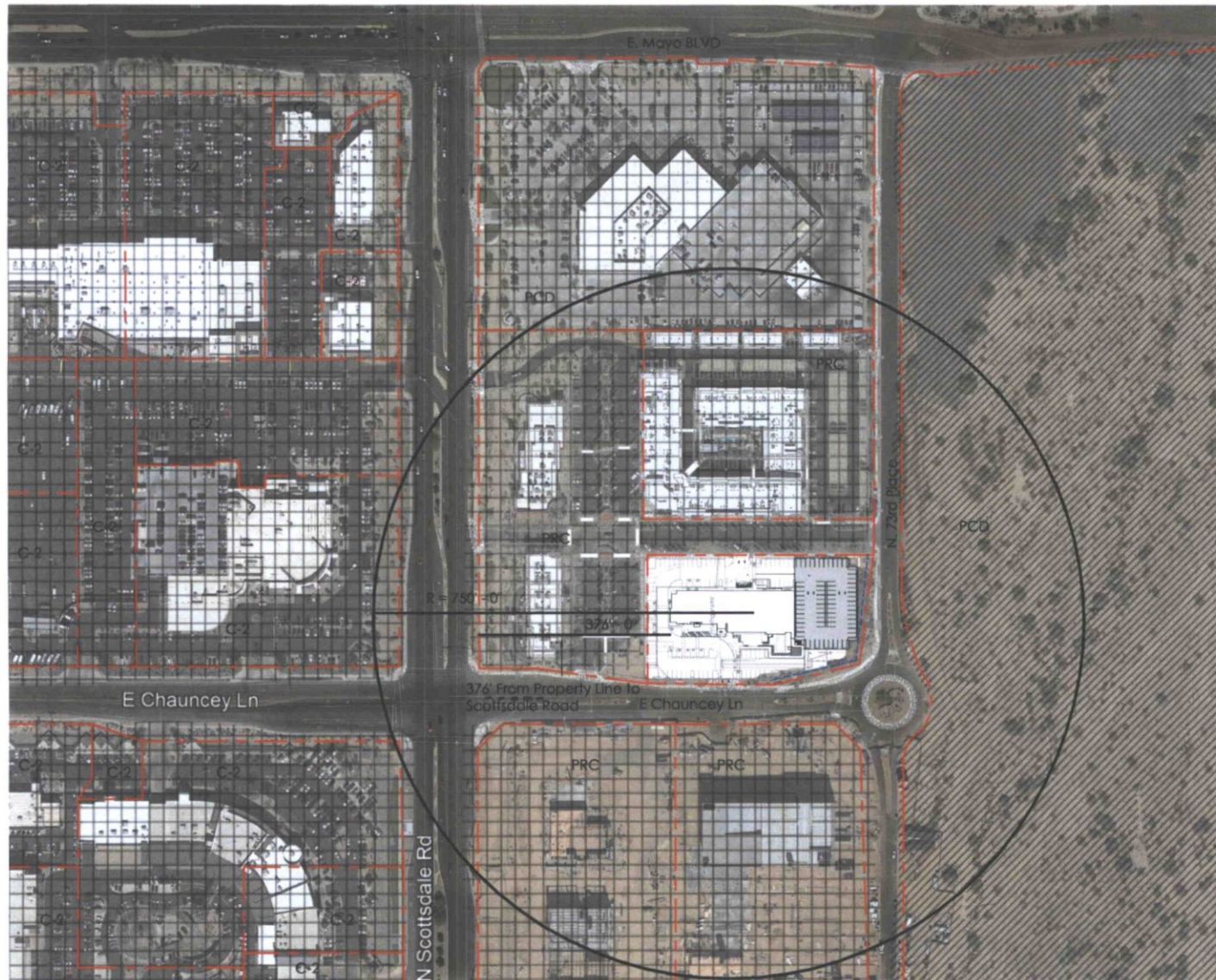
The primary entrance is located at the center of the building on the south side with direct access from East Chauncey Rd. The location of this entry is critical, not only for the internal workings of the hotel, but also for the entire development. This position funnels the majority of the arrival and departure traffic to East Chauncey Road where there is a traffic signal that can facilitate movement equally well from Scottsdale Road and the 101. It also keeps the majority of arrival/departure traffic out of the internal pedestrian-friendly development to the north and west of the site. The internal PRC site private streets to the north are narrow and have overflow parking flanking both sides and thus, would struggle to accept the 200 plus cars accessing the hotel site from the north.

The design of this south entrance also promotes a strong pedestrian connection to the existing sidewalk system around the site perimeter and into the PRC community. The addition of a ramada at the northwest corner of the site completes the internal PRC site courtyard, and acts as a node for connecting and directing pedestrian access to the hotel. A shade trellis over the walk along the west edge of the property leads pedestrians to and from the courtyard and the hotel entry. In this way, the layout provides for both easy car access to the property off of Chauncey, as well as seamless pedestrian access from the hotel to the surrounding properties of the overall development.

A secondary drive for ingress, egress and services access is provided off the internal street to the north, close to the opposite service/parking access for the multi-family development. A two-story parking deck on the east side of the parcel takes advantage of the fall in grade to provide the required parking. Because of the fall in grade from north to south, the garage is entered on the low side to the south or the high side to north and with only three feet of elevation increase above the existing internal street. The parking garage is located within the existing surface storm water retention area at the east end of the site. The displacement of the present required retention is to be provided for with underground storage tanks below the driveway south of the building and discharged by means of on-site drywells.


Mechanical and Utility Equipment

Most mechanical and utility equipment has been placed on the building roofs, the remainder on the ground plane and screened with site walls of materials and finishes matching and complimenting the building. Those few pieces of ground-mounted, screened equipment are kept to the rear of the building, so they don't conflict with street frontage openness, pedestrian and resident amenities and circulation, and maximize available landscape potential.



HYATT SCOTTSDALE


Zoning Legend

-  Developed Mixed Use
-  Undeveloped Mixed Use
-  Parcel Boundary
-  Easement Tracts

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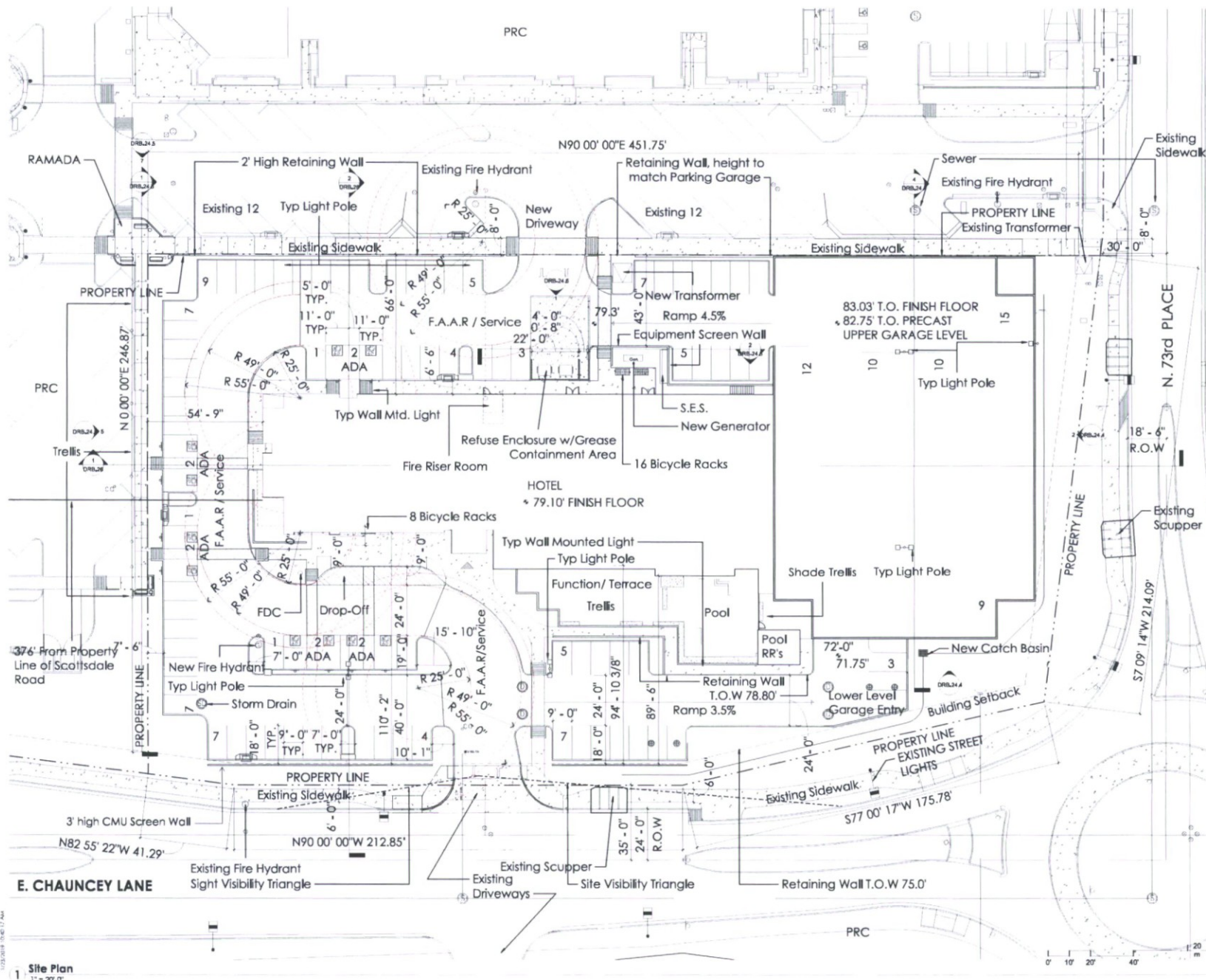
NOT FOR CONSTRUCTION

Context Aerial



Sheet Issue Date: 01/23/19
Project Number: AP1716
Checked By: MJK
Drawn By: AW

DRB-22
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Allen Phil Partners
architects interior designers



VICINITY MAP

HYATT SCOTTSDALE

NOTE: HOTEL EXCEEDS DISTANCE OF 194'-0" FROM SCOTTSDALE ROAD PROPERTY LINE

PROJECT LOCATION

18513 N SCOTTSDALE RD
SCOTTSDALE, AZ, 85255

PROJECT ZONING:

PRC

LOT AREA:

GROSS 3.18 ACRES NET 2.44 ACRES

GROSS FLOOR AREA:

130,752 SF 229 GUEST UNITS

PARKING:

REQUIRED: 229-SEE SHEET DRB-23.1 FOR CALCULATIONS.

PROVIDED: 232 STANDARD, 10 ACCESSIBLE 242 TOTAL

BICYCLE PARKING:

REQUIRED: 1 BIKE SPACE/10 RQD. VEHICLE SPACES
= 22.9 BIKE SPACES/229 RQD. VEHICLE SPACES
PROVIDED: 24 BIKE SPACES

LOT COVERAGE & OPEN SPACE

REQUIREMENTS:
SEE SHEET DRB-23.2 FOR ZONING AMENDMENT REQUIREMENTS.

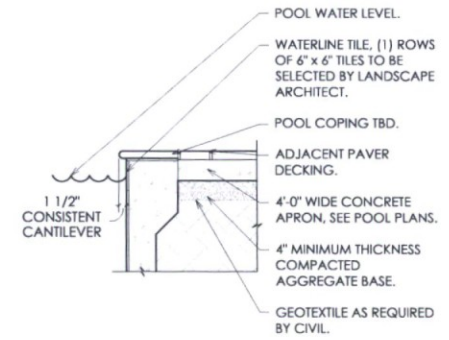
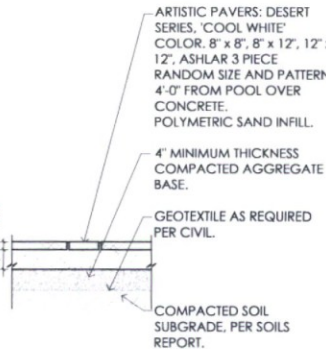
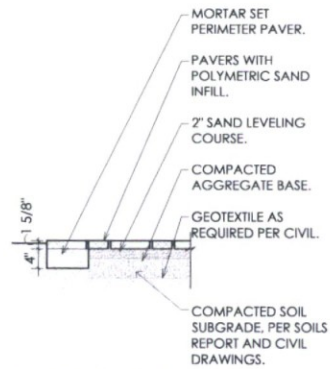
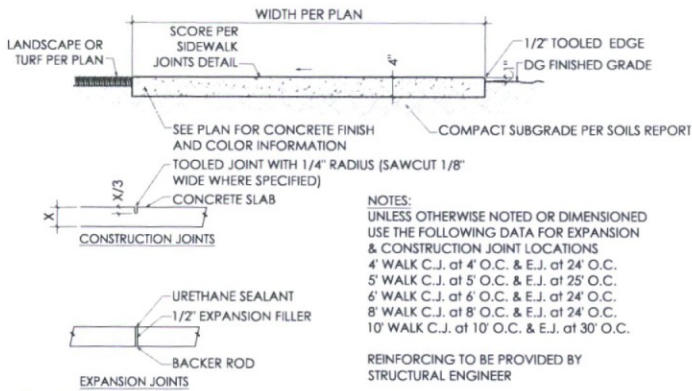
HEIGHT/NUMBER OF FLOORS:
HIGHEST OCCUPIED FINISH FLOOR TO STREET GRADE F.A.A.R.
(DRIVEWAY) IS 74'-9" MAX <75'-0". BUILDING IS NOT A HIGH RISE.

9 FLOORS TOTAL

NUM ISSUE TITLE DATE

NOT FOR CONSTRUCTION

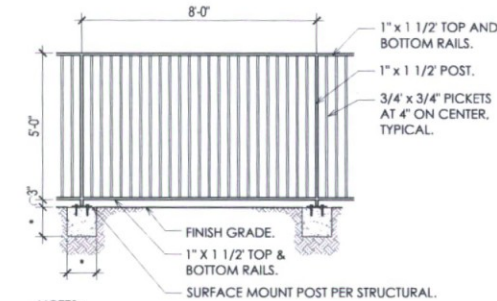
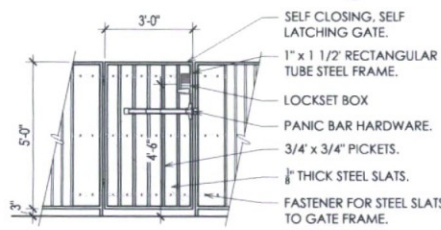
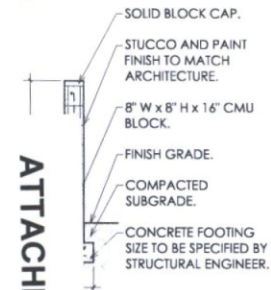




1.10 Concrete Sidewalk

1.11 Concrete Pavers

1.13 Pool Paver Coping

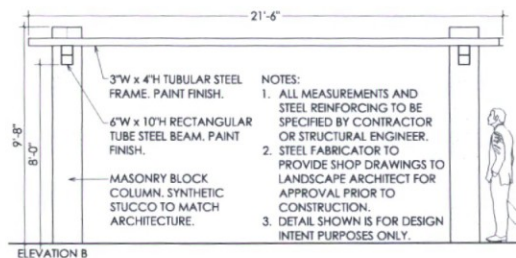
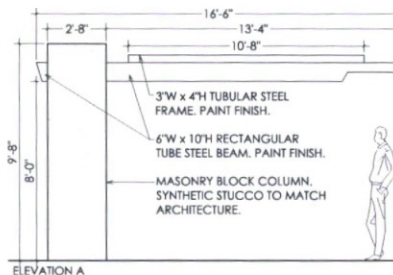
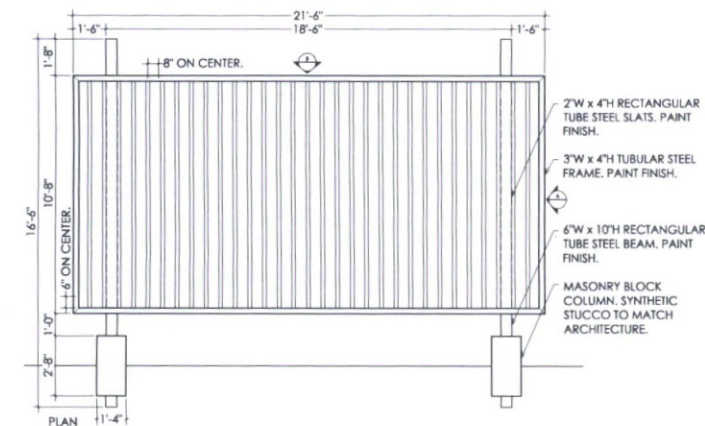


- NOTES:
1. GRIND SMOOTH ALL WELDS.
2. ALL METAL TO HAVE 2 COATS OF ELECTROSTATIC PRIMER AND 2 COATS OF COLOR PAINT.
3. ALL WROUGHT IRON TO BE FINISHED IN WEATHERED BROWN PAINT COLOR.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL METAL POST.
5. FINAL APPROVAL REQUIRED PRIOR TO CONSTRUCTION AND FABRICATION.
6. GATES HAVE LEVER TYPE HARDWARE AND IS LOCATED WITHIN 48" ABOVE FINISH FLOOR ON BOTH SIDES.
7. GATES TO SWING OUT FROM POOL AREA.
8. GATES TO MEET ALL POOL BARRIER REQUIREMENTS.
9. GATES TO BE SELF CLOSING AND SELF LATCHING
10. LATCHES TO BE OUT OF REACH OF CHILDREN
*ALL MEASUREMENTS AND STEEL REINFORCING TO BE SPECIFIED BY STRUCTURAL ENGINEER.

- NOTES:
1. GRIND SMOOTH ALL WELDS.
2. ALL METAL TO HAVE 2 COATS OF ELECTROSTATIC PRIMER AND 2 COATS OF COLOR PAINT.
3. ALL WROUGHT IRON TO BE FINISHED IN WEATHERED BROWN PAINT COLOR.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL METAL POST.
5. FINAL APPROVAL REQUIRED PRIOR TO CONSTRUCTION AND FABRICATION.
*ALL MEASUREMENTS AND STEEL REINFORCING TO BE SPECIFIED BY STRUCTURAL ENGINEER.

2.50 5'-0" High Pool Gate

2.51 5'-0" High Wrought Iron Pool Fence



3.11 Overhead Trellis Structure at Bar

- NOTES:
1. ALL MEASUREMENTS AND STEEL REINFORCING TO BE SPECIFIED BY CONTRACTOR OR STRUCTURAL ENGINEER.
2. STEEL FABRICATOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
3. DETAIL SHOWN IS FOR DESIGN INTENT PURPOSES ONLY.

3.11

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HYATT SCOTTSDALE

Scottsdale AZ 85255



DRB 24.1
of

49-DR-2018
01/23/2019

Exhibit D - Contract No. 2017-001-CO5

* "Minimum Obligation" refers to the minimum square footage of each type of open space that each parcel must maintain to provide compliance with the zoning Ordinance and the Development Agreement. The "Net Area Obligation" is the sum of the area required by the City of Louisville Living Infrastructure ("Code Required") and the area for landscape amenity that are "Net" to another parcel have the effect of increasing that parcel's Minimum Obligation, and areas that are "Received" have the effect of decreasing that parcel's Minimum Obligation.

Page 10 of 10

NUM	ISSUE TITLE	DATE
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NOT FOR CONSTRUCTION

Sheet Name: 01/23/19

Sheet Issue Date: 01/23/19
Project Number: AP1716
Checked By: MJR
Drawn By: AW

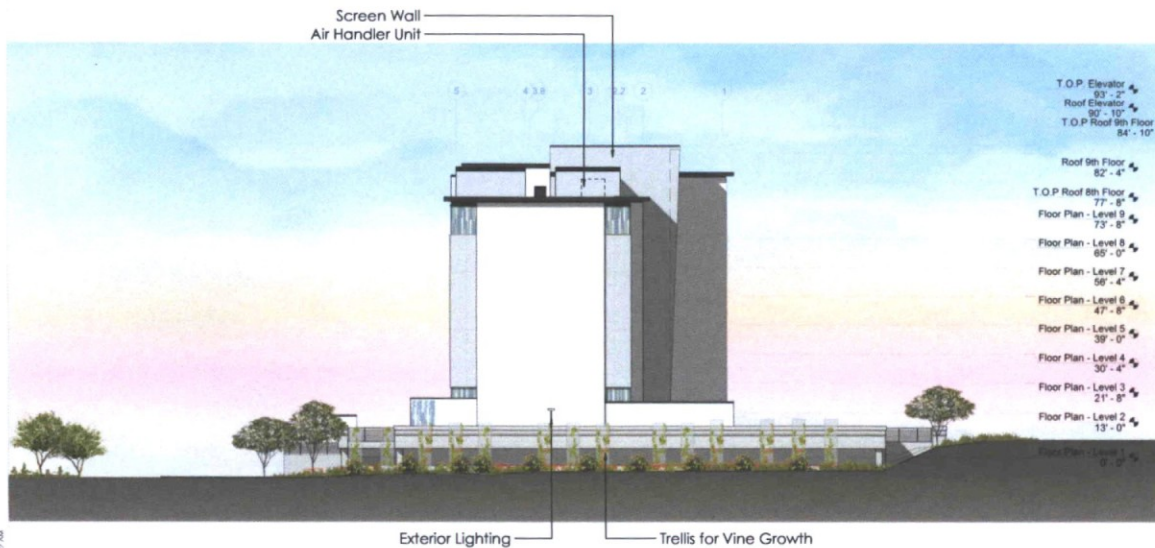


Dec 31, 2019

● 2018 年 12 月 1 日起，中国公民出境旅游将实行电子签证，可免贴签证。



1 DRB North Elevation Color
1/16" = 1'-0"



2 DRB East Elevation Color
1/16" = 1'-0"

Allen **Partners**
ARCHITECTS



HYATT SCOTTSDALE

NUM	ISSUE TITLE	DATE
NOT FOR CONSTRUCTION		

NOT FOR CONSTRUCTION

Elevation

Sheaf Name: Date 01/23/19
Project Number: AP1714
Checked By: MJE
Drawn By: AM

DRB-37.1A

Dec 31, 2019

0' 8' 16' 32' 64'



HYATT SCOTTSDALE

NUM	ISSUE TITLE	DATE
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NOT FOR CONSTRUCTION

Elevation

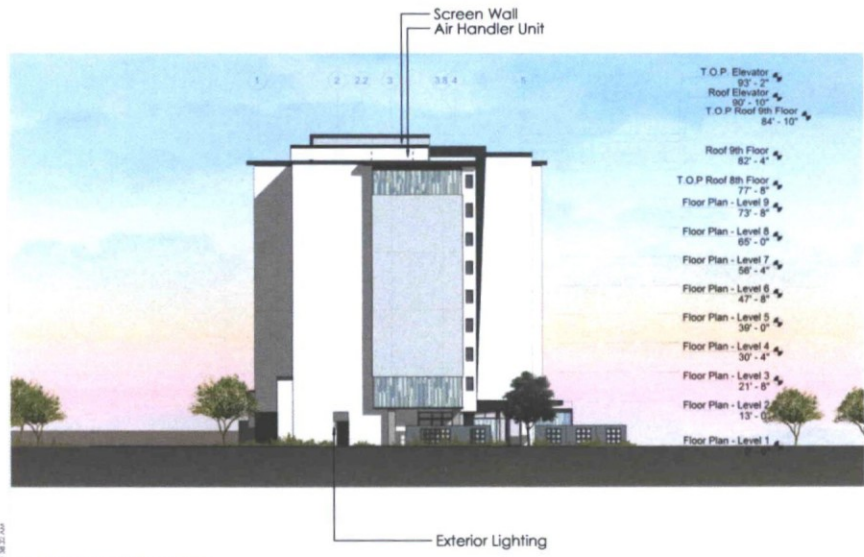
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DRB-37.2A

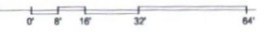
Dec 31, 2018



1 DRB South Elevation Color
1/16" = 1'-0"



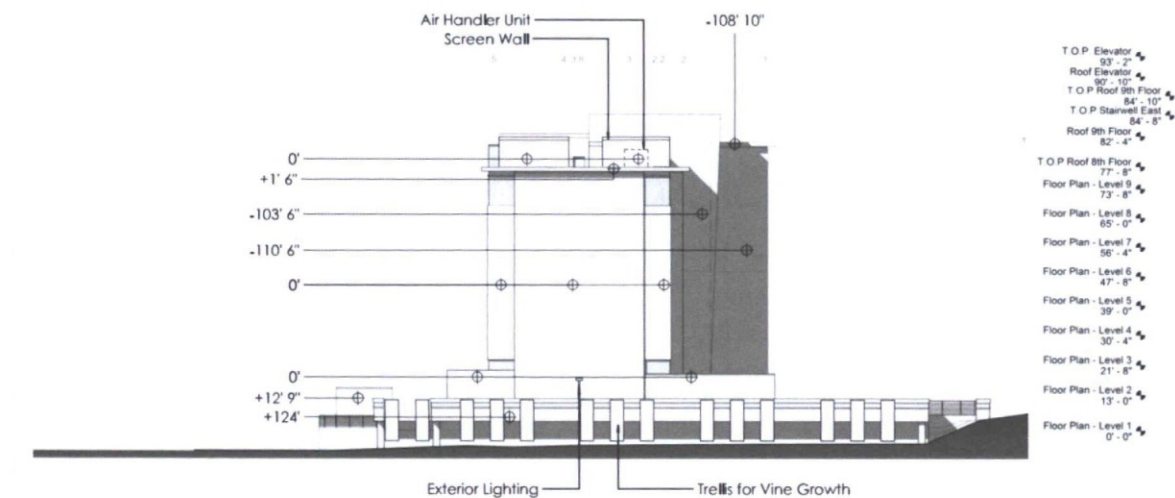
2 DRB West Elevation Color
1/16" = 1'-0"





Architectural drawing of the North Elevation of the building. The drawing shows a multi-story building with a central section and two side wings. The central section has a flat roof and is flanked by wings with pitched roofs. The drawing includes various elevation markers and labels. On the left side, labels include 'Screen Wall', 'Air Handler Unit', and 'Kitchen Related - HVAC Equipment'. On the right side, labels include 'Screen Wall', 'Air Handler Unit', and a list of elevations: 'T.O.P. Elevator 93'-2"', 'Roof Elevator 90'-10"', 'T.O.P. Roof 9th Floor 84'-10"', 'T.O.P. Stairwell East 84'-8"', 'Roof 9th Floor 82'-4"', 'T.O.P. Roof 8th Floor 77'-8"', 'Floor Plan - Level 9 73'-8"', 'Floor Plan - Level 8 65'-0"', 'Floor Plan - Level 7 58'-4"', 'Floor Plan - Level 6 47'-8"', 'Floor Plan - Level 5 39'-0"', 'Floor Plan - Level 4 30'-4"', 'Floor Plan - Level 3 21'-8"', 'Floor Plan - Level 2 13'-0"', and 'Floor Plan - Level 1 9'-0"'. The drawing also includes a scale bar at the bottom left indicating '1/16" = 1'-0"'. The drawing is titled 'DRS North Elevation' and '1/16" = 1'-0"'. The drawing is a technical architectural drawing showing the north elevation of a building. It includes various elevation markers and labels. The drawing is a technical architectural drawing showing the north elevation of a building. It includes various elevation markers and labels. The drawing is a technical architectural drawing showing the north elevation of a building. It includes various elevation markers and labels.

1 **DRB North Elevation**
1/16" = 1'-0"



2 DRB East Elevation
1/16" = 1'-0"

NUM	ISSUE TITLE	DATE
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NOT FOR CONSTRUCTION

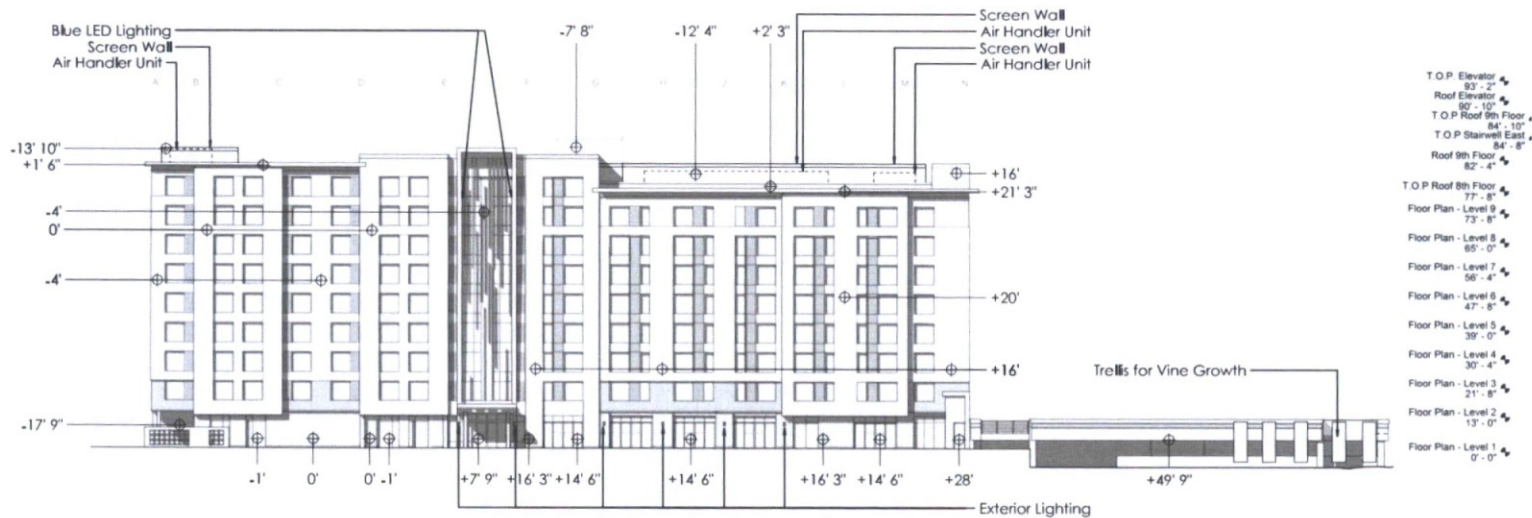
Elevations



Sheet Size Order	01/23/11
Project Number	AP171
Checked By	M.S.
Drawn By	A.S.

DRB-37.1

Doc. 31, 2019

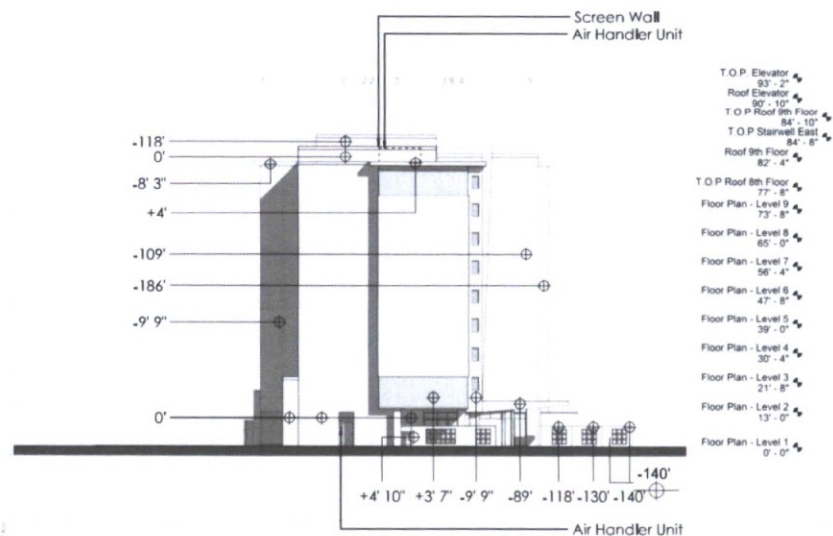


Allen **Partners**
architects interior designers



HYATT SCOTTDALE

T.O.P. Elevator 93' - 2"
Roof Elevator 90' - 10"
T.O.P. Roof 9th Floor 84' - 10"
T.O.P. Stairwell East 84' - 8"
Roof 9th Floor 82' - 4"
T.O.P. Roof 8th Floor 77' - 8"
Floor Plan - Level 9 73' - 8"
Floor Plan - Level 8 65' - 0"
Floor Plan - Level 7 56' - 4"
Floor Plan - Level 6 47' - 8"
Floor Plan - Level 5 39' - 0"
Floor Plan - Level 4 30' - 4"
Floor Plan - Level 3 21' - 8"
Floor Plan - Level 2 13' - 0"
Floor Plan - Level 1 0' - 0"



NUM ISSUE TITLE DATE

NOT FOR CONSTRUCTION

Elevation

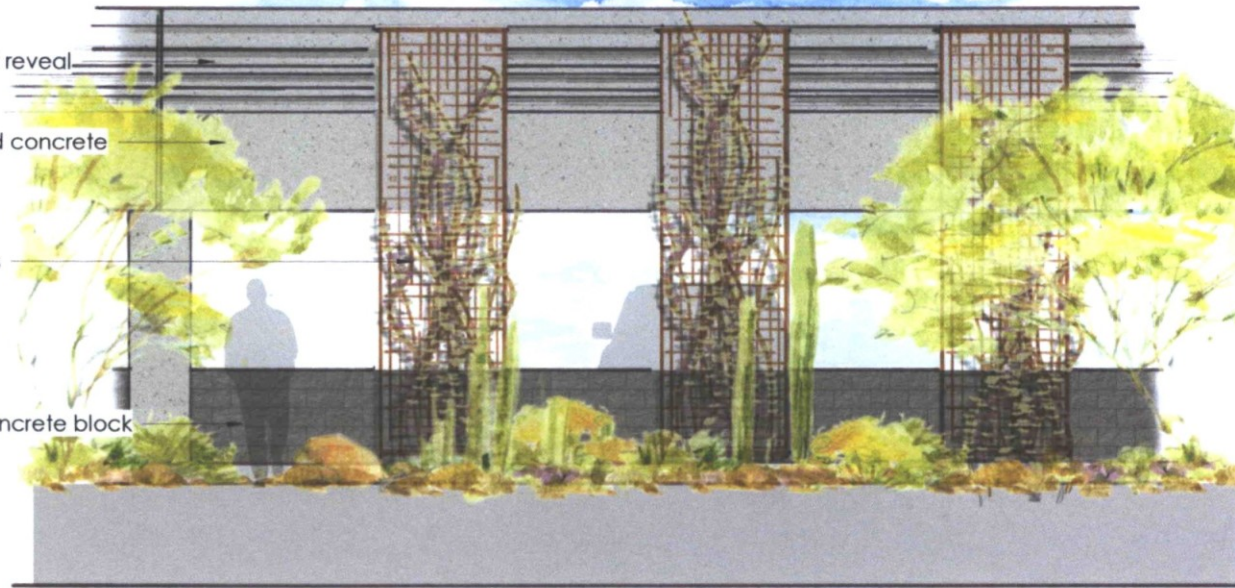
Sheet Name Title 01/23/19
Project Number AP1714
Checked By MJR
Drawn By AJR

DRB-37.2

Dec 31, 2019



1 Section at East Wall 1/4" Scale
SCALE: 1/4" = 1'-0"



2 Elevation at East Wall 1/4" Scale
SCALE: 1/4" = 1'-0"

East Wall - Garage

Exhibit

Allen + Philp Partners
architects · interiors

7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2000 | allenphilp.com

HYATT SCOTTSDALE

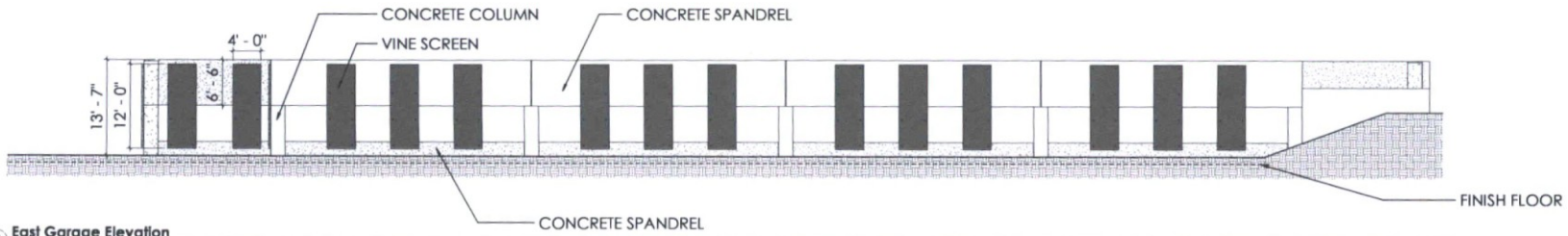
Date: 03/08/19

Drawn By: Author

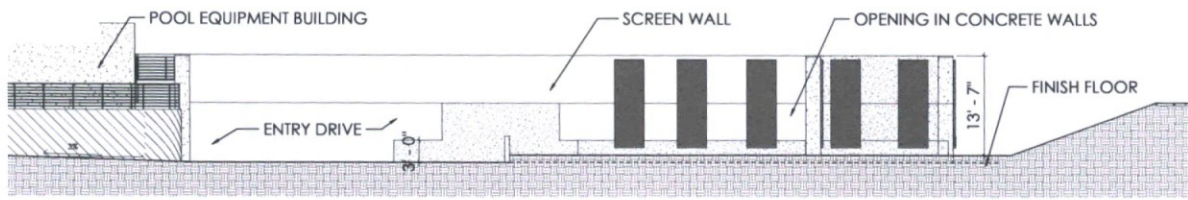
Project Number: AP1716

Reviewed By: Checker

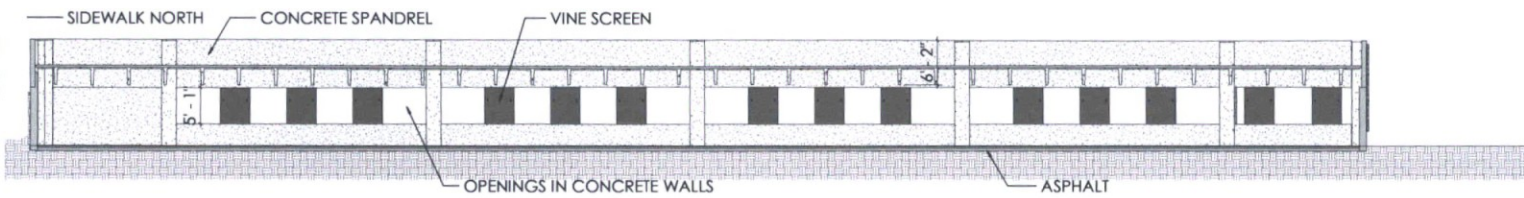
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PC



2 East Garage Elevation
1/8" = 1'-0"



3 South Garage Elevation
1/8" = 1'-0"



4 Garage Sections
1/8" = 1'-0"

Allen **DRB** Partners



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NUM	ISSUE TITLE	DATE
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NOT FOR CONSTRUCTION

Garage Elevations and Sections



Sheet Issue Date:	01/23/19
Project Number:	AP1716
Checked By:	Checker
Drawn By:	Author

DRB-24.4

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Allen **Philp** Partners
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 11/11/2019 10:00 AM



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NUM	ISSUE TITLE	DATE
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Perspective



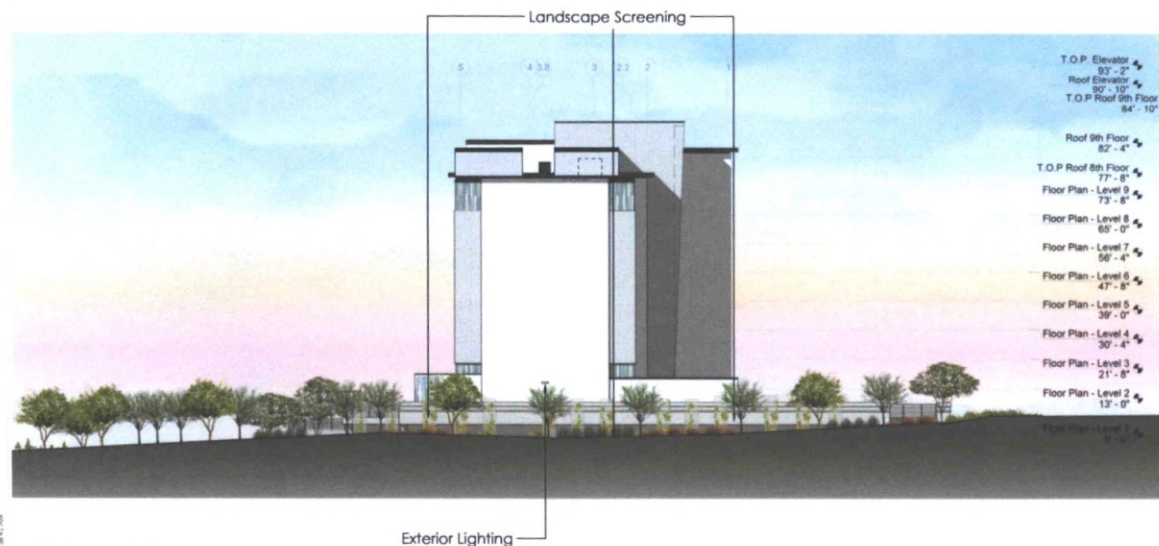
Sheet Issue Date: 01/23/19
 Project Number: AP1716
 Checked By: MJK
 Drawn By: AW

DRB-39

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1 North Elevation Streetscape
1/16" = 1'-0"



2 East Elevation Streetscape
1/16" = 1'-0"

Allen Partners
ARCHITECTS



HYATT SCOTTSDALE

NUM	ISSUE TITLE	DATE
NOT FOR CONSTRUCTION		
Streetscape Elevation		
DRB-40.1	Sheet Name Only	01/25/19
	Project Number	AP1716
	Checked By	MLR
	Drawn By	AKW
Dec 31, 2019		

NOT FOR CONSTRUCTION

Streetscape Elevation

DRB-40.1

Dec 31, 2019

0' 8' 16' 32' 64'



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- T.O.P. Elevator 92' - 2"
- Roof Elevator 90' - 10"
- T.O.P. Roof 9th Floor 84' - 10"
- T.O.P. Starwell East 84' - 8"
- Roof 9th Floor 82' - 4"
- T.O.P. Roof 8th Floor 77' - 8"
- Floor Plan - Level 9 73' - 8"
- Floor Plan - Level 8 65' - 0"
- Floor Plan - Level 7 56' - 4"
- Floor Plan - Level 6 47' - 8"
- Floor Plan - Level 5 39' - 0"
- Floor Plan - Level 4 30' - 4"
- Floor Plan - Level 3 21' - 8"
- Floor Plan - Level 1 12' - 0"

Exterior Lighting
Landscape Screening

NUM	ISSUE TITLE	DATE
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NOT FOR CONSTRUCTION

Streetscape Elevation



Sheet Name: Streetscape Elevation
Project Number: AP1714
Checked By: MJR
Drawn By: AM

DRB-40.2

Dec 31, 2019

South Elevation Streetscape
1/16" = 1'-0"

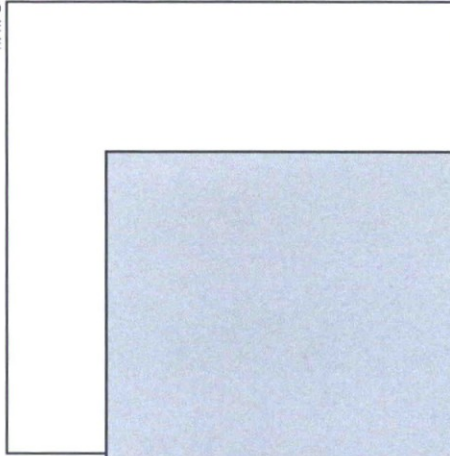




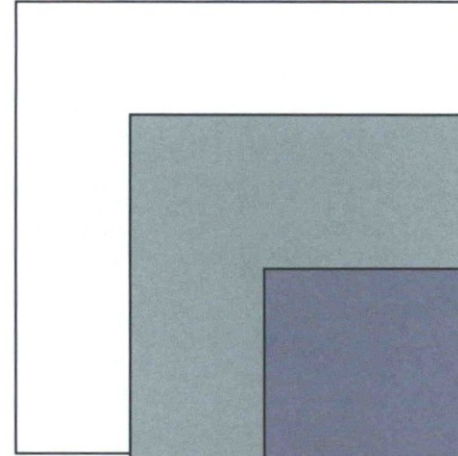
7. EFS/STUCCO
PPG1001-01 DELICATE
WHITE



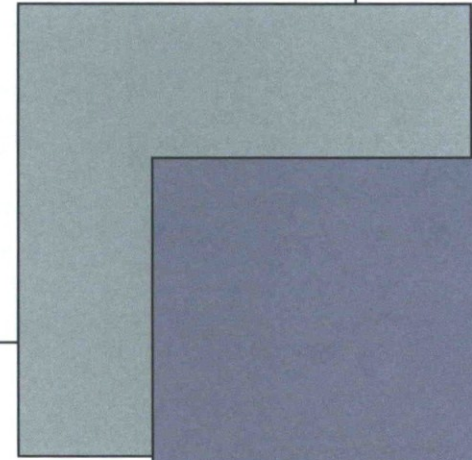
5. GRILLS
DE6342 BLUE STEEL



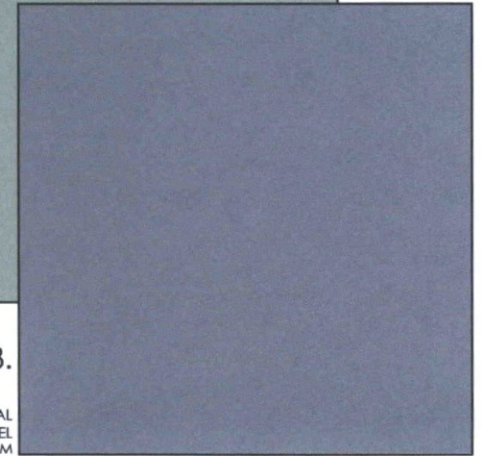
8. ACCENT EFS/STUCCO
SW6232 MISTY



3. CORRUGATED METAL PANEL
PPG 1001-01 DELICATE WHITE

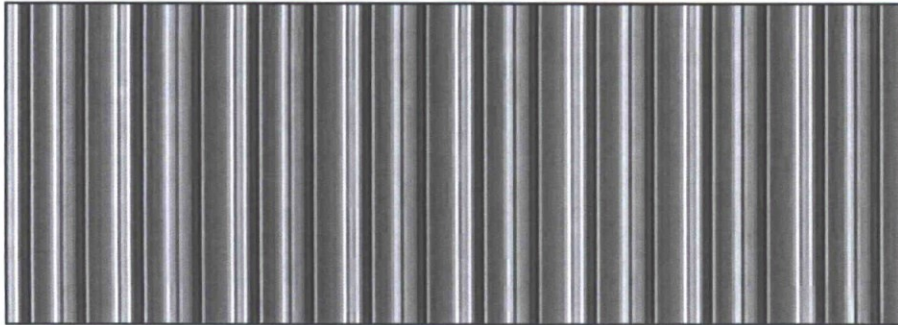


3. CORRUGATED METAL
PANEL
PPG1144-4 HOLLY GLEN

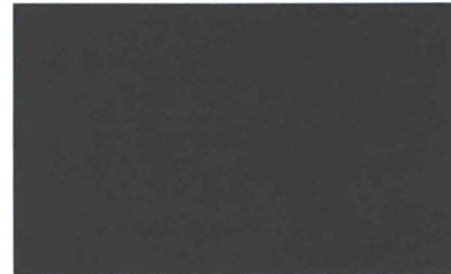


3. CORRUGATED METAL
PANEL
DE5822 SILVER STORM

2. SITE WALLS
DE6341 VULCAN



M-1 CORRUGATED ALUMINUM



6. METAL/FRAMES AND
JAMBS
DE6336 STARGAZING

Hyatt Scottsdale

Project Number: AP1716

Issue Date: 11/2/2018

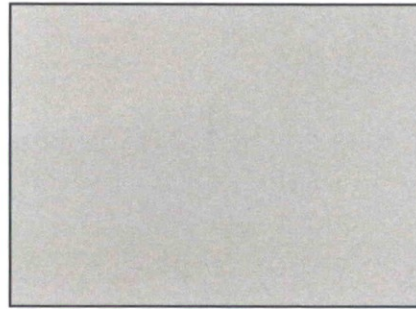
Allen + Kane Partners
ARCHITECTS INTERIORS

Four Seasons Drive | 4th Floor | Scottsdale, AZ 85261 | 480.200.2850 | allenkane.com

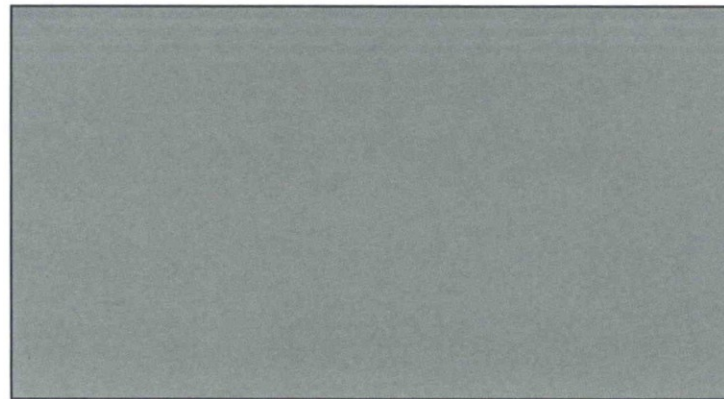
Exterior Building Color & Materials Sample Board



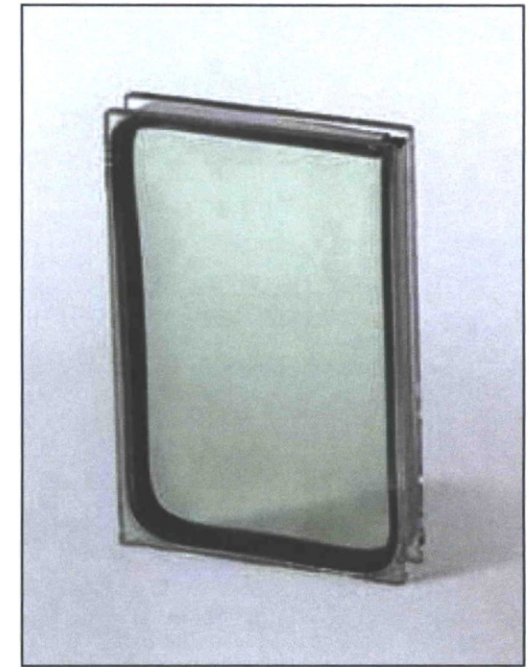
9. LEVELS 2-9
VITRO GLASS
SOLARBLUE-SOLARBAN 60 (3)



1. PARKING GARAGE
PPG 1006-3 EARLY EVENING



M-2 MULLIONS
ARCADIA METAL
UC51825 FASHION GRAY, 70% KYNAR



10. FIRST LEVEL GLASS
VITRO GLASS
SOLARBAN 70XL (2) SOLARGRAY



Exterior Building Color & Materials Sample Board




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Project Number: AP1716
Issue Date: 11/2/2018

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1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
8. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THE MATURE-SIZE CANOPY WILL BE AT LEAST FOUR FEET FROM ANY WALKWAYS OR PARKING AREA CURBING.

Sym.	Plant Name	Size	Qty	Caliper	Height
Trees					
	<i>Chamaecrops humilis</i> Mediterranean Fan Palm	24" box	2	MATCH MULTITRUNKED & HEIGHT	
	<i>Chilopsis linearis</i> Desert Willow	36" box	4	1.75-2.25	
	<i>Chitalpa tashkentensis</i> Chitalpa	36" box	2	2.0-2.50	
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	48" box	1	8.0-10.0	
	<i>Olneya tesota</i> Ironwood	48" box	2	7.0-9.0	
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	48" box	19	3.0-4.0	
	<i>Prosopis hybrid</i> 'Phoenix' Thomless Mesquite	36" box	12	1.75-2.5	

Sym.	Plant Name	Size	Qty
Vines			
	<i>Hardenbergia comptoniana</i> Libc Vine	15 gal	9
	<i>Macfadaya unguis-cati</i> Cat's Claw Vine	5 gal	15
	<i>Rosa banksiae</i> Lady Banks Rose	5 gal	2

Shrubs			
	<i>Dodonaea viscosa</i> Hop Bush	5 gal	40
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal	8
	<i>Leucophyllum hybrid</i> 'Rain Cloud' Rain Cloud Sage	5 gal	48
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal	66
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal	8
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruella	5 gal	36
	<i>Ruellia brittoniana</i> Ruella	5 gal	21 P
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal	5
	<i>Tecoma stans</i> Yellow Bell	5 gal	5
	<i>Tecomaria capensis</i> Cape Honeysuckle	5 gal	2
	<i>Yaguelinia californica</i> Arizona Rosewood	5 gal	23

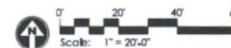
Groundcovers			
	<i>Agapanthus africanus</i> Lily of the Nile	1 gal	12
	<i>Fremophila glabra</i> Mingwee Gold	1 gal	27
	<i>Glandularia peruviana</i> Peruvain Verbena	1 gal	7
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal	29
	<i>Lantana camara</i> 'Radiation' Radiation Bush Lantana	1 gal	61
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal	63
	<i>Lantana montevidensis</i> 'White' White Lantana	1 gal	34
	<i>Lantana</i> 'Yellow Trailing' Yellow Trailing Lantana	1 gal	25
	<i>Santolina rosmarinifolia</i> Green Santolina	1 gal	3

Accents/Cacti				
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe	5 gal	9	
	<i>Chamaecyparis humilis</i> Med. Fan Palm	15 gal	4	
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal	45	
	<i>Hesperaloe parviflora</i> 'Perla' Brakelights Brakelights Red Yucca	5 gal	86	
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal	31	
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal	24	

Sym.	Description
------	-------------

1/2" SCREENED MADISON GOLD.
2" DEPTH MINIMUM.

OPEN SPACE OTHER THAN FRONTAGE OPEN SPACE: 14,258 SQ. FT.
FRONTAGE OPEN SPACE: 5,959 SQ. FT.
ON-SITE LANDSCAPE AREA: 16,552 S.F.
OFF-SITE LANDSCAPE AREA : 5,398 S.F.
PARKING LOT LANDSCAPING: 2,276 SQ. FT.
PRIVATE OPEN SPACE (HARDSCAPE/PATIO) : 3,550 SQ. FT.





HYATT SCOTTSDALE

ENERGY SYSTEMS DESIGN
7130 East Camelback Road
Suite 270
Scottsdale, AZ 85251
P: 480.461.4800
Project # 181090
Design Contact: DICK SANTISTEVAN

KEYED NOTES

- 1 PROVIDE HOUSE SIDE SHIELD.
- 2 LIGHT FIXTURE SPANS VERTICALLY FROM GROUND TO THE TOP OF THE TOWER.
- 3 LIGHT FIXTURE SPANS HORIZONTALLY ALONG TOP OF TOWER.
- 4 LIGHT FIXTURE MOUNTED ON FLAGPOLE.

SITE LIGHTING PLAN & GARAGE UPPER LEVEL
SCALE: 1" = 20'-0"

LIGHTING GARAGE LOWER LEVEL
SCALE: 1" = 20'-0"

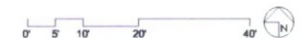
NUM	ISSUE TITLE	DATE

SITE LIGHTING PLAN

Sheet Issue Date: 10/03/18
Project Number: AP1716
Checked By: DS
Drawn By: CRG

DRB-46

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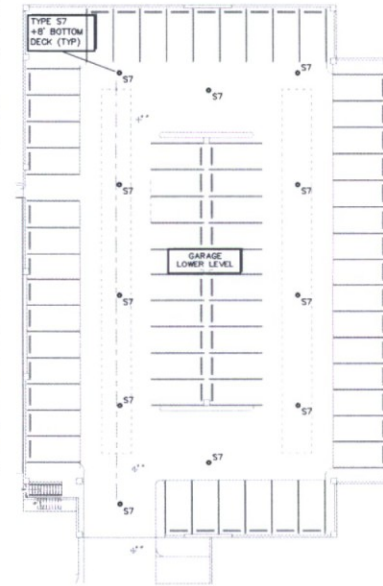
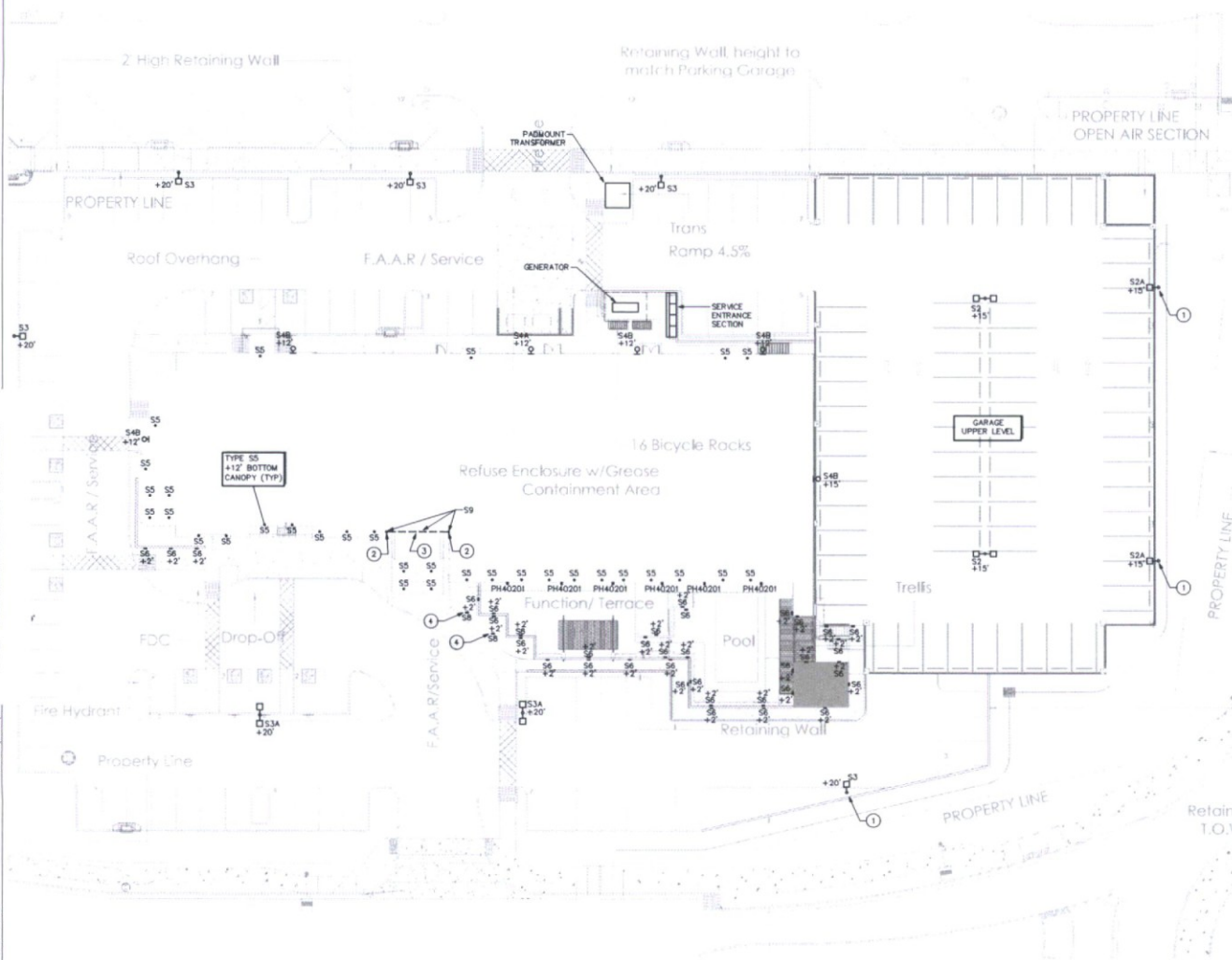


ATTACHMENT 15

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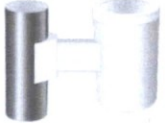


[illegible]



DATE: 01.18.2019	FILE: 103149
JOB NAME: LUMASCAPE	4031002

Weatherproof Flagpole 9" Indirect • LED
Up to 60,000 Hour Life • Wet Location
LM-80 Qualified • LM-79 Certified Photometry



Specifications

Delivered System Performance*

- Lumen Factor **MAINTENANCE**
 - 8000, 8000 lumens (8000)
 - 5000, 5000 lumens (5000)
 - 3000, 3000 lumens (3000)
 - 2000, 2000 lumens (2000)
 - 1000, 1000 lumens (1000)
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 - 250, 250 lumens (250)
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 - 0.0000000000000008673617379884035470559622067230234375, 0.0000000000000008673617379884035470559622067230234375 lumens (0.0000000000000008673617379884035470559622067230234375)
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 - 0.000000000000000108420217248550443381995275840379453125, 0.000000000000000108420217248550443381995275840379453125 lumens (0.000000000000000108420217248550443381995275840379453125)
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 - 0.0000000000000000271050543121376108454988196008486328125, 0.0000000000000000271050543121376108454988196008486328125 lumens (0.0000000000000000271050543121376108454988196008486328125)
 - 0.00000000000000001355252715606880542272494480042431640625, 0.00000000000000001355252715606880542272494480042431640625 lumens (0.00000000000000001355252715606880542272494480042431640625)
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 - 0.000000000000000000052939559203393764930644315626657485959375, 0.000000000000000000052939559203393764930644315626657485959375 lumens (0.000000000000000000052939559203393764930644315626657485959375)
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