

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 16, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Caesars Republic
Scottsdale
30-DR-2019#2** | Request for approval of revisions to the previously approved building elevations, removing the extended slab edges on all floors of the building, for a new 11-story hotel on an approximately 1.6-acre pad site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #4)

Key Issues

- The effect of the proposed change on the shading, depth, and character of the building façade

Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles

BACKGROUND

Location: 4700 North Scottsdale Road

Zoning: Downtown/Downtown Regional Use - Type 2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO)

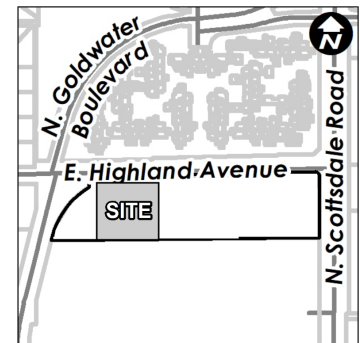
Adjacent Uses

North Multiple-family residential (condos), zoned Downtown/Regional commercial Office Type-2 Planned Block Development Downtown Overlay (D/RCO-2 PBD DO).

South Retail (SFS), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

East Retail and vacant land (SFS), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

West Retail/restaurant (SFS), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).



Property Owner

Scottsdale Fashion Square Adjacent, LLC

Applicant

David Hess, HCW, LLC
417-332-3412

Architect/Designer

HCW, LLC
153 South Payne Stewart Drive
Branson, MO 65616

Engineer

N/A

DEVELOPMENT PROPOSAL

The Caesar’s Republic is an 11-story-tall boutique hotel with approximately 245,175 square feet of building area including 233 guest rooms, restaurant, bar, event, and conference space, on a 1.6-acre pad site, adjacent to East Highland Avenue along the northern edge of Scottsdale Fashion Square. The new building was originally approved by the Development Review Board on November 7, 2019. Construction of the hotel was started in early 2022 and is now mostly complete, with interior buildout underway.

The building elevations that were approved by the Development Review Board specified an extended slab edge with a 20-inch overhang that provided shading, depth, and character to the building façade. The extended slabs were also included in the approved construction documents when the building permit was issued. During construction the developer eliminated this detail from the scope, leaving a 3-inch slab termination in-lieu of the approved 20-inch overhang. The revision was never approved by the city, however, construction continued without the slab extensions included.

The applicant is requesting approval of revisions to the building elevations that would remove the extended slabs from the building, reducing the overhang from 20-inches to 3-inches. The applicant’s request is consistent with the as-built condition of the building.

Development Review Board Criteria

Specific to the requested revision, the most applicable Development Review Board criteria is “Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;” The City’s Sensitive Design Principles encourage features such as shade structures, deep roof overhangs and recessed windows to provide solar shading in response to the intense climate as well as providing character and depth to the building facades.

The extended slab overhangs as originally approved cannot be added back on to the building since the slab extensions were integral to the structural slabs. Although this original design cannot be accommodated, there may be options to retrofit a steel shade element attached to the ends or edges of the existing slabs which would provide a similar character, depth, and shading as the extended slabs that were part of the DRB approved building elevations. The applicant and staff have discussed possible solutions; however, the applicant team has expressed concerns regarding the challenges of these options, which may not be feasible due to structural limitations.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Caesar’s Hotel Revisions development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Old Town Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services
Current Planning Services

Bryan Cluff
Planning & Development Area Manager
480-312-2258 bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

11/7/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

11/8/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Stipulations
5. Site Plan (for reference)
6. Building Elevations (Approved)
7. Building Elevations (Proposed)
8. Perspectives (Approved)
9. Photos of Existing Conditions
10. Wall Sections (Approved)
11. Wall Sections (Proposed)



Context Aerial

30-DR-2019#2

Attachment 1



Q.S.
18-44

Google Earth Pro Imagery

Close-up Aerial

30-DR-2019#2

Attachment 2

Development Review Board Project Narrative

Request:

The request is to seek Development Review Board (“DRB”) approval to reduce the slab extension design approved with case 30-DR-2019 for the Caesars Republic Hotel (“Hotel”) from 20 inches to 3 inches. The Hotel is under construction and near completion with the 3-inch slab design.

Modification to the slab overhang was in no way an attempt to circumvent the DRB process or deceive the City. Amended plans with the proposed modified slab dimension were submitted to the City in good faith prior to the construction of any part of the hotel with slab overhangs. Miscommunication between parties resulted in the sequence of events that has necessitated this application. With a savings of only \$158,000 of the overall approximately \$111,000,000 project cost, this was not a value-engineering effort.

Issues associated with the original 20-inch slab design resulting in the change to a 3-inch slab design include, but are not limited to:

- The failure of extended slabs similar to these at the applicant’s Branson, MO hotel location
- Water damming and leakage concerns raised by experts
- Contractor unwilling to guarantee installation due to water seepage and mold concerns
- Creation of a ledge for bird aggregation and the accumulation of bird excrement, along with wind carried and falling debris
- A visual nuisance for room guests viewing bird excrement and debris
- Cracks and deterioration
- Difficulty in performing ongoing maintenance

Chronology:

- March 14, 2022: Initial building permit for the Hotel was issued by the City (#280066) and construction commenced.
- The existing concrete slabs were inspected by a third party and submitted to the City during construction.
- Prior to May 27, 2022, HCW Hotels (out-of-state owner) (“HCW”), the contractor, architect (out-of-state), and structural engineer raised liability, design, and maintenance issues with the 20-inch slab overhang. To address these new issues, an alternative slab

design was drafted by the architect to reduce the amount of slab overhang to the Building Code required 3-inch.

- May 27, 2022: amended building plans were submitted to the City by the architect reflecting the reduced slab overhang dimension from 20 inches to 3 inches. Hotel construction was still below grade.
- June 2, 2022: Hotel design team received acknowledgement from the City that submitted plans were being processed.
- July 15, 2022: plan review fee requested by the City (\$157 fee)
 - Construction continued onsite under the assumption plans were being, or had been, reviewed/approved by the City.
- August 2, 2022: 3rd floor slab first concrete pour (3rd floor is the first level at which slab extensions occur)
- August 8, 2022: 3rd floor slab second concrete pour
- August 8, 2022: 2.5 months after the May 27th submittal by the architect, the architect was notified by the City that the revised plans were rejected.
 - City inspectors never raised any issue regarding the slab overhang dimension at any point during construction.
 - HCW, the contractor, and the architect assumed the City's Departments had discussed with each other the slab overhang redesign because ongoing construction activity was not halted, nor any issue raised by the City.
 - HCW and their out-of-state architect have both worked in other communities across the country with similar circumstances (plans being reviewed while construction continues) and assumed seamless coordination between the City's Planning and Inspections departments.
 - No other architectural changes had been submitted prior (or subsequent) to the May 27th plan submittal. This was the only proposed exterior design change submitted to the City on a complex multistory approximately \$111,000,000 hotel construction project.
- August 9, 2022 to Current: Follow-up with City Staff

- Alternative overhang options were discussed in place of the 20-inch concrete slab overhang.
- Two alternatives were extensively analyzed by the consultant team (architect, structural engineer, and contractor) and HCW. Each of the alternatives suffer from the shortcomings of the original 20-inch concrete slab:
 - Water damming and leakage concerns raised by experts
 - Contractor unwilling to guarantee installation due to water seepage and mold concerns
 - Creation of a ledge for bird aggregation and the accumulation of bird excrement, along with wind carried and falling debris
 - A visual nuisance for room guests viewing bird excrement and debris
 - Difficulty in performing ongoing maintenance
- 1. The first option evaluated by the team was to add a metal framed, perforated metal overhang which often attach to the existing window systems. However, given the window system was not designed for this, the intent was to attach the metal overhang to the post tension slab edge. After detailed review by the team, it was determined that this alternative could compromise the structural integrity due to the potential for inadvertently drilling during installation into the post tension cables that support the slab.
- 2. The second option evaluated by the team was to extend a metal overhang by drilling anchors into the existing slabs. As with the first option, it was determined that this alternative could compromise structural integrity due to the potential for inadvertent drilling during installation into the post tension cables that support the slab. These cables are randomly placed to support the concrete slab, which makes it very difficult to place the metal extension posts in a consistent manner at a fixed dimension.
- We respectfully request your consideration and approval of the 3-inch slab design as constructed in conformance with the building code.

**Stipulations for the
Development Review Board Application:
Caesars Republic Scottsdale
Case Number: 30-DR-2019#2**

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

APPLICABLE DOCUMENTS AND PLANS:

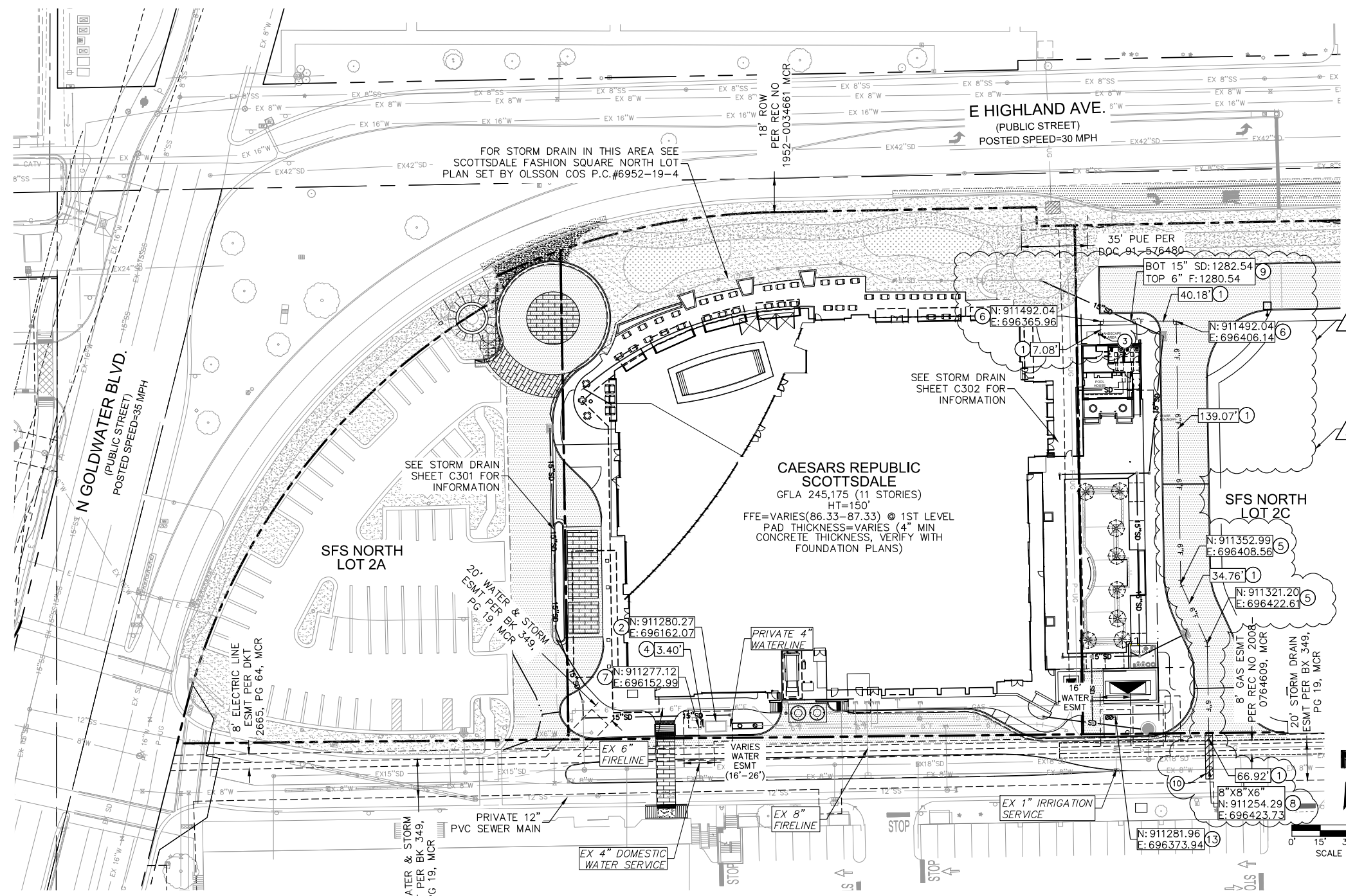
1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations by Butler, Rosenbury & Partners, Inc., with a city staff date of 11/6/2023.

RELEVANT CASES:

Ordinance

- A. This approval is applicable only to the requested revisions to the slab extensions. All other components of the project shall continue to comply with the approvals of case 30-DR-2019.
- B. At the time of review, the applicable Zoning and DRB cases for the subject site were: 25-ZN-2015 & 30-DR-2019.

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 DATE: Jul 21, 2023 12:29pm



UTILITY PLAN KEYNOTES

- 1 INSTALL 6" DIP FIRE LINE
- 2 4" COMPOUND WATER METER PER COS STD DETAIL 2345, PROVIDE 11.5' L X 6' W STANDARD WATER METER VAULT PER MAG STD DETAIL 321.
- 3 TERMINATE AND CAP 6" DIP FDC LINE. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING
- 4 4" DOMESTIC WATER SERVICE SEE MECHANICAL PLANS FOR CONTINUATION
- 5 6"-22.5' BEND PER MAG STD DTL 302
- 6 6"-90° BEND PER MAG STD DTL 302
- 7 4" X 90° BEND PER MAG STD DTL 302
- 8 CONTRACTOR TO INSTALL TAPPING SLEEVE AND VALVE BOX PER MAG STD DTL 340 AND 391-1 TYPE C. SIZE PER PLAN
- 9 UTILITY CROSSING, MAINTAIN MINIMUM SEPERATION
- 10 SAWCUT REMOVE AND REPLACE EXISTING ASPHALT IN KIND PER C.O.S STANDARDS
- 11 NOT USED
- 12 NOT USED
- 13 1" IRRIGATION SERVICE LINE AND 1" WATER METER PER COS STD DETAIL 2330

PUBLIC FIRE LINE QUANTITIES		
ITEM	QUANTITY	UNIT
6" DIP FIRE LINE	288	LF
8"x8"x6" TAPPING SLEEVE AND VALVE BOX	1	EA
SAWCUT REMOVE AND REPLACE EXISTING ASPHALT	98	SF

- 1 REVISION 1 INCLUDES AN ADDITIONAL 6 INCH FIRE LINE CONNECTION TO THE NORTH SIDE OF POOL HOUSE.
- 2 REVISION 2 INCLUDES MOVING 6 INCH FIRE LINE WHICH WAS DUE TO MOVING POOL, POOL HOUSE AND ROADWAY.

NOTES FOR IMPROVEMENT PLANS WHERE THERE IS EXISTING ACP OR PVC PIPE:

ANY WATER LINE PROJECT THAT INVOLVES CONNECTING TO AN EXISTING ACP OR PVC PIPE, REQUIRES SPECIAL ATTENTION. PER DSPM SECTION 6-1.408:

FITTINGS INSTALLED INTO ASBESTOS CEMENT PIPE (ACP) OR PVC PIPE WITHIN 8- FEET OF ANOTHER FITTING OR JOINT WILL REQUIRE THAT SECTION OF PIPE TO BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE (DIP). EXISTING TEES, TAPPING SLEEVES AND RELATED APPURTENANCES THAT ARE NOT UTILIZED BY THE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR. A MINIMUM 3-FOOT SECTION OF PIPE SHALL BE REMOVED, WITH NO LESS THAN 8- FEET REMAINING TO THE NEAREST JOINT. THE REMOVED PIPE SHALL BE REPLACED WITH DIP.

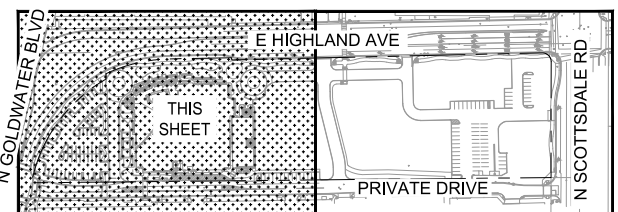
WHEN MORE THAN 3- FEET OF EXISTING ACP OR PVC WATER LINES ARE EXPOSED DURING CONSTRUCTION AND THE BEDDING IS DISTURBED, THE WATER LINE MUST BE REPLACED WITH DIP (MINIMUM CLASS 350) WITH MECHANICAL JOINTS OR FLANGED JOINTS TO 3- FEET PAST THE SIDES OF THE EXPOSED CROSSING TRENCH. REFER TO MAG STANDARD DETAIL NO. 403-3.

NO TAPPING SLEEVE AND VALVE SHALL BE USED ON ACP PIPE. VALVES WILL NEED TO BE CUT INTO ACP PIPE.

DISPOSAL OF MATERIALS CONTAINING ASBESTOS AND/OR LEAD SHALL BE IN CONFORMANCE WITH ALL REGULATIONS, LAWS AND ORDINANCES.

UTILITY NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES 72 HOURS PRIOR TO THE CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES FROM PLANS.
2. PIPE BEDDING FOR ALL UTILITY LINES TO BE PER CITY OF SCOTTSDALE SPECIFICATIONS, AND CITY OF SCOTTSDALE STANDARD DETAIL 2201.



7878 North 16th Street, Suite 105
 Phoenix, AZ 85020-2282
 TEL 602.748.1000
 FAX 602.748.1001
 www.olsson.com

31317
KENNETH M. TARR
 ARIZONA U.S.A.
 Kenneth M. Tarr
 Call at least two full working days before you begin excavation.

 ARIZONA 811
 Arizona Blue State, Inc.
 800 8-1-1 or 1-800-4TAKEDIT (746-5349)
 In Maricopa County: (602) 254-1100

REV.	DATE	REVISION DESCRIPTION

IMPROVEMENT PLANS
 PUBLIC WATER PLAN

CAESARS REPUBLIC SCOTTSDALE
 SE CORNER OF GOLDWATER BLVD AND HIGHLAND AVE
 SCOTTSDALE, AZ 85251

2022
 #6952-19-1 CASE #30-DR-2019, 962-PA-2018 25-ZN-2015 #6952-19-18

drawn by: MD/KIT
 designed by: MD/KIT
 checked by: K/T
 project no.: 018-3159
 date: 11/02/2022

C501 REV1
 12-R1 of 25

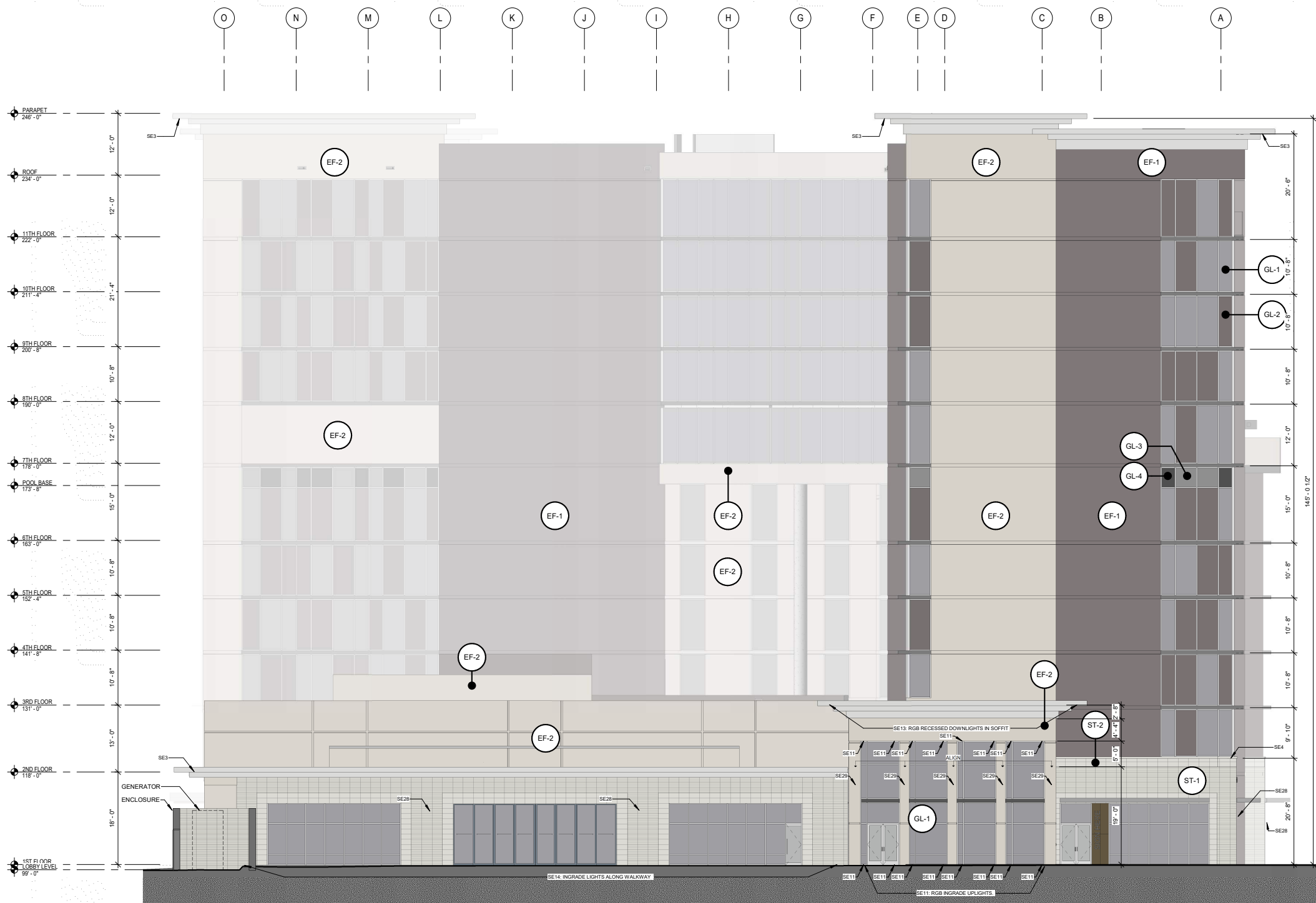


August 14, 2019
March 31, 2022

PROJECT:

CAESARS REPUBLIC
SCOTTSDALE
CAESARS REPUBLIC
SCOTTSDALE
FASHION SQUARE - SCOTTSDALE,
ARIZONA

DEVELOPER:



EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 617ST WINTERS EVE	
EF-2	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 104ST DOVER SKY	
EF-3	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 472ST CAPTAIN	
SP-1	ACCENT PANEL	MANUFACTURER: TRESPA METEON FINISH COLOR: LM0561 ROMAN BRONZE	
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CARRARA MARBLE	
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	
ST-2	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: GLACIER HONED	
WD-1	WOOD PLANK	MANUFACTURER: TBD FINISH COLOR: TBD	
MTL-1	ALUMINUM WRAP	MANUFACTURER: TBD FINISH COLOR: TBD	

GLAZING FINISH MATERIAL LEGEND

GL-1	GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-2	GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	
GL-3	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-4	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	

GLAZING TYPE DETAILS

TYPE	COLOR	VLT	EXT. REFLECT	INT. REFLECT	U-VALUE	IMPERIAL (WINTERS)	SHGC	LSG
GL-1	MANUFACTURER: VITRO PPG SOLARBAN 60 (2) SOLARGRAY + CLEAR	35%	6%	10%	0.29	0.24	0.25	1.40
GL-2	MANUFACTURER: VITRO PPG GRAYLITE II + SOLARBAN 60 (3)	7%	4%	8%	0.29	0.24	0.13	0.54

EAST ELEVATION

SHEET NO.

A.14

1 EAST ELEVATION
3/32" = 1'-0"

Attachment 6
(DRB Approved Elevations)

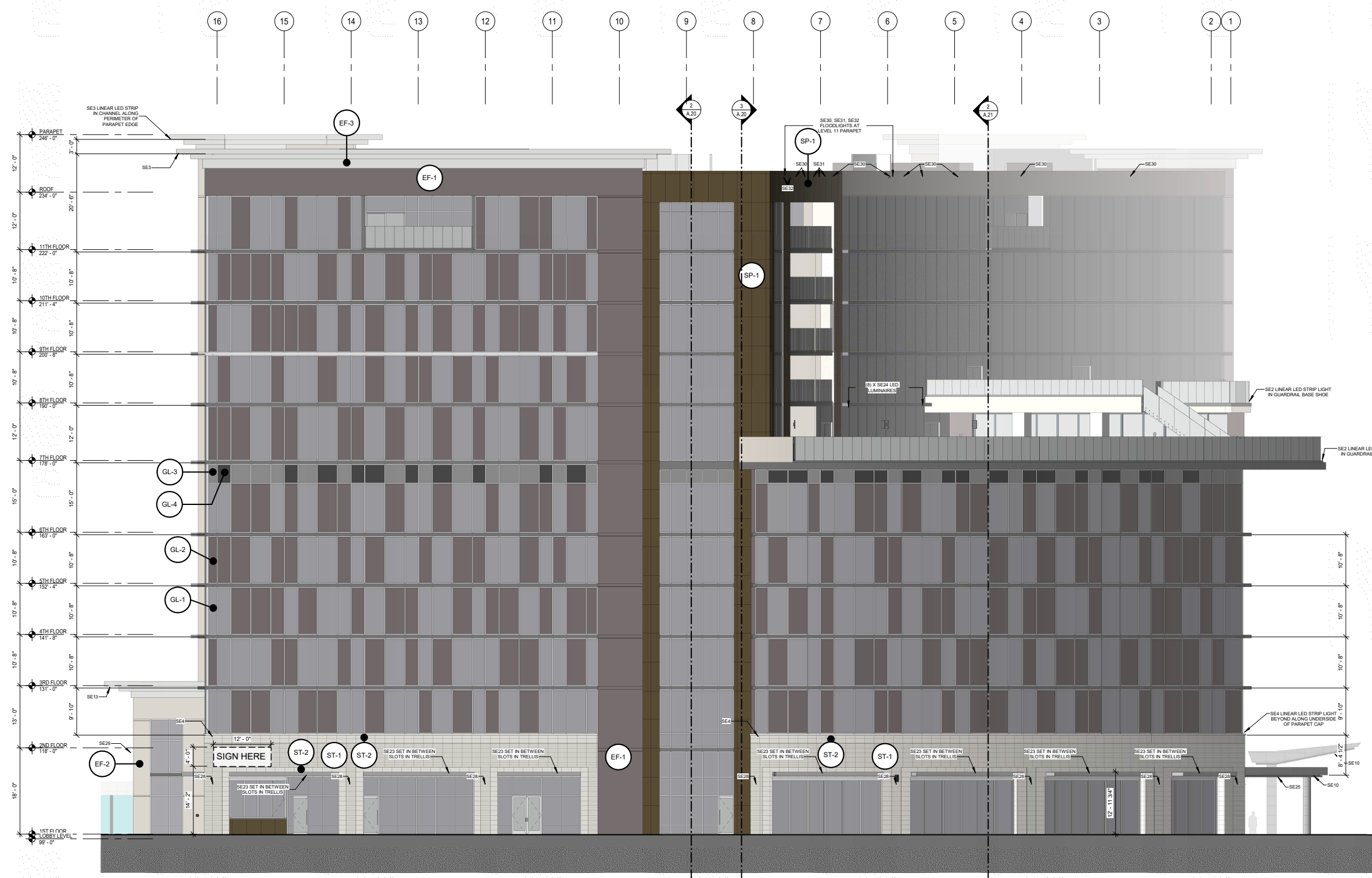


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ARIZONA

DEVELOPER:



EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 617ST WINTER'S EYE	[Graphic]
EF-2	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 104ST DOVER SKY	[Graphic]
EF-3	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 472ST CAPTAIN	[Graphic]
SP-1	ACCENT PANEL	MANUFACTURER: TRESPA METEON FINISH COLOR: LM361 ROMAN BRONZE	[Graphic]
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CARRARA MARBLE	[Graphic]
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	[Graphic]
ST-2	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: GLACIER HONED	[Graphic]
WD-1	WOOD PLANK	MANUFACTURER: TBD FINISH COLOR: TBD	[Graphic]
MTL-1	ALUMINUM WRAP	MANUFACTURER: TBD FINISH COLOR: TBD	[Graphic]

GLAZING FINISH MATERIAL LEGEND

GL-1	GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	[Graphic]
GL-2	GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	[Graphic]
GL-3	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	[Graphic]
GL-4	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	[Graphic]

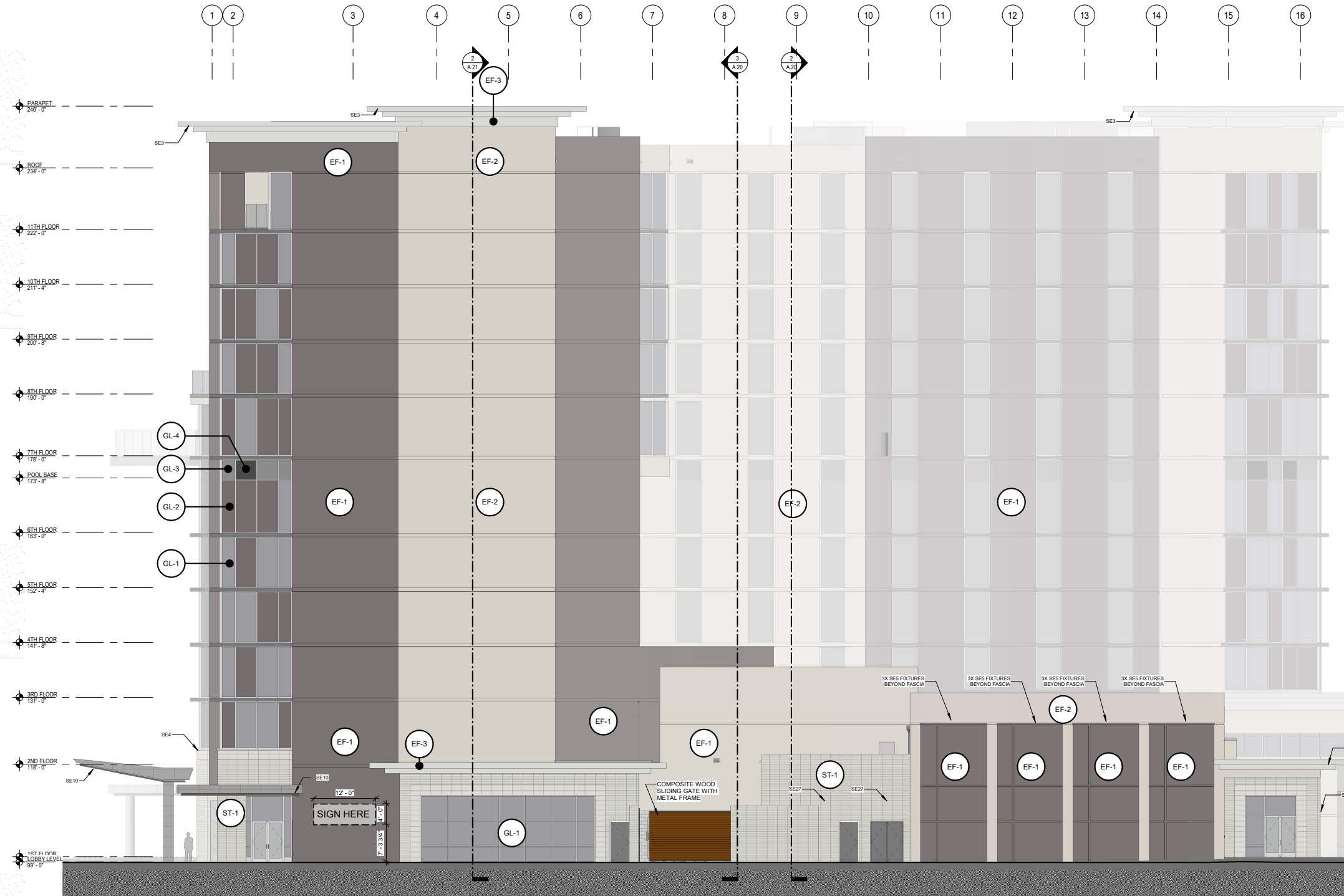
GLAZING TYPE DETAILS

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					AIR	ARGON		
GL-1	MANUFACTURER: VITRO PPG SOLARBAN 60 (2) SOLARGRAY + CLEAR	35%	6%	10%	0.29	0.24	0.25	1.40
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1 NORTH ELEVATION
3/32" = 1'-0"

NORTH ELEVATION

SHEET NO.
A.15



EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 617ST WINTER'S EVE	[Graphic]
EF-2	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 104ST DOVER SKY	[Graphic]
EF-3	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 472ST CAPTAIN	[Graphic]
SP-1	ACCENT PANEL	MANUFACTURER: TRESPA METEON FINISH COLOR: LM551 ROMAN BRONZE	[Graphic]
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CARRARA MARBLE	[Graphic]
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	[Graphic]
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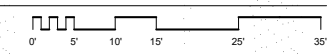
GLAZING FINISH MATERIAL LEGEND

GL-1	GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	[Graphic]
GL-2	GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	[Graphic]
GL-3	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	[Graphic]
GL-4	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	[Graphic]

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1 SOUTH ELEVATION
3/32" = 1'-0"



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DEVELOPER:

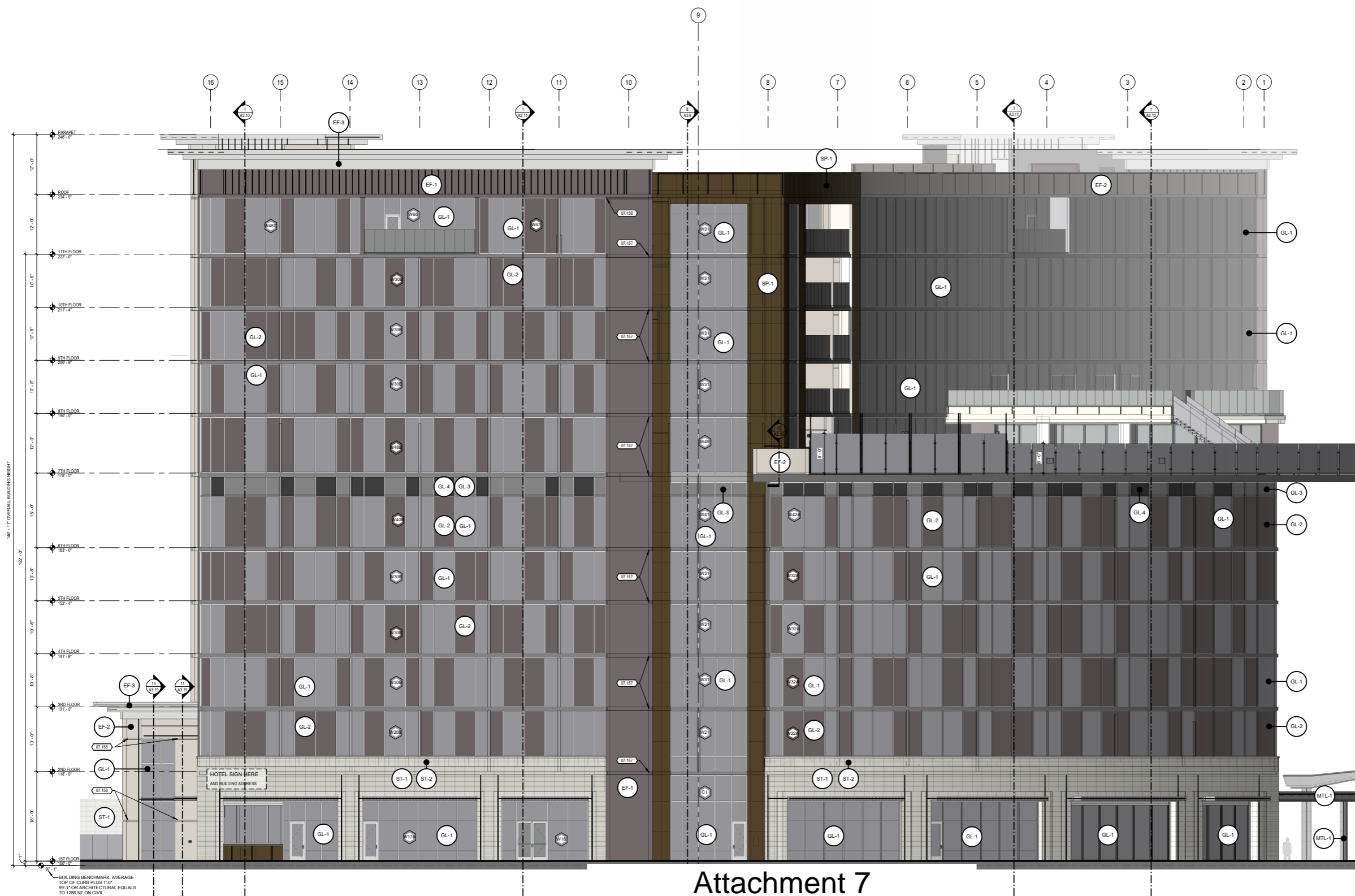


KEYNOTE LEGEND

07.157 8" HORIZONTAL EFS REVEAL
07.158 4" HORIZONTAL EFS REVEAL

EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 617ST WINTERS EYE	
EF-2	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 472ST CAPTAIN	
EF-3	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 194ST DOVER SKY	
SP-1	ACCENT PANEL	MANUFACTURER: ALUCOBOND PLUS FINISH COLOR: BRONZE - NATURAL COLLECTION	
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CHARMA MARBLE	
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	
ST-2	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: GLACIER HONED	
WD-1	WOOD PLANK	MANUFACTURER: 1X WOOD PLANKS FINISH COLOR: DARK BROWN STAIN	
MTL-1	ALUMINUM WRAP	MANUFACTURER: REYNOLBOND FINISH COLOR: MCA PLATINUM	



GLAZING FINISH MATERIAL LEGEND

GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	GRAPHIC
GL-1	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-2	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	
GL-3	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-4	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD				
2	ADDENDUM 02	8/23/2019	11	CITY RESPONSE	12/18/2019	21	S.J. (REVISED)	09/13/2022
8	ADDENDUM 08	10/10/2019	13	ADDENDUM 13	5/29/2020	16	DRB REV 2	11/07/2023
9	ADDENDUM 09	11/15/2019	14	ADDENDUM 14	04/27/2022	20	S.J.	09/15/2022

NORTH ELEVATION

CAESARS REPUBLIC SCOTTSDALE

FASHION SQUARE - SCOTTSDALE, ARIZONA

BUTLER, ROSENBERY & PARTNERS, INC.

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100

STATE OF ARIZONA SUPERIOR COURT OF APPELLATE JUDICIAL BRANCH NO. 1

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DRAWN BY SA, ME, JSN, GM, ISSUE DATE 09/13/22
CHECKED BY BJV, GM, PROJECT 18041.CVS4.S

NOVEMBER 7, 2023
EXP. 03.31.2025

NOVEMBER 7, 2023
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Attachment 7
(Proposed Elevations)
Page 1 of 4



A2.1

07.157	8" HORIZONTAL EPS REVEAL
07.158	4" HORIZONTAL EPS REVEAL
07.163	4" VERTICAL EPS REVEAL
07.961	EXTERIOR WALL TO WALL EXPANSION JOINT ASSEMBLY

EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 8757 WINTER'S EYE	
EF-2	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 472ST CAPTAIN	
EF-3	EIFS	MANUFACTURER: DRYVIT FINISH COLOR: 1045T DOVER SKY	
SP-1	ACCENT PANEL	MANUFACTURER: ALUCOBOND PLUS FINISH COLOR: BRONZE - NATURAL COLLECTION	
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CARRARA MARBLE	
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLISTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	
ST-2	MASONRY STONE VENEER	MANUFACTURER: SOLISTICE STONE FINISH COLOR: GLASER HONEY	
WD-1	WOOD PLANK	MANUFACTURER: 1X WOOD PLANKS FINISH COLOR: DARK BROWN STAIN	
MTL-1	ALUMINUM WRAP	MANUFACTURER: REYNOLBOND FINISH COLOR: MCA PLATINUM	

GLAZING FINISH MATERIAL LEGEND

GL-1	GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-2	GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	
GL-3	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-4	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	

REVISIONS

1	ADDENDUM 01	8/16/2019	11	CITY RESPONSE	12/18/2019
2	ADDENDUM 02	8/23/2019	13	ADDENDUM 13	5/29/2020
9	ADDENDUM 09	11/15/2019	14	ADDENDUM 14	04/27/2022
			15	ADDENDUM 15	09/15/2022

EAST ELEVATION

CAESARS REPUBLIC SCOTTSDALE
FASHION SQUARE - SCOTTSDALE, ARIZONA

BUTLER, ROSENBERG & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100

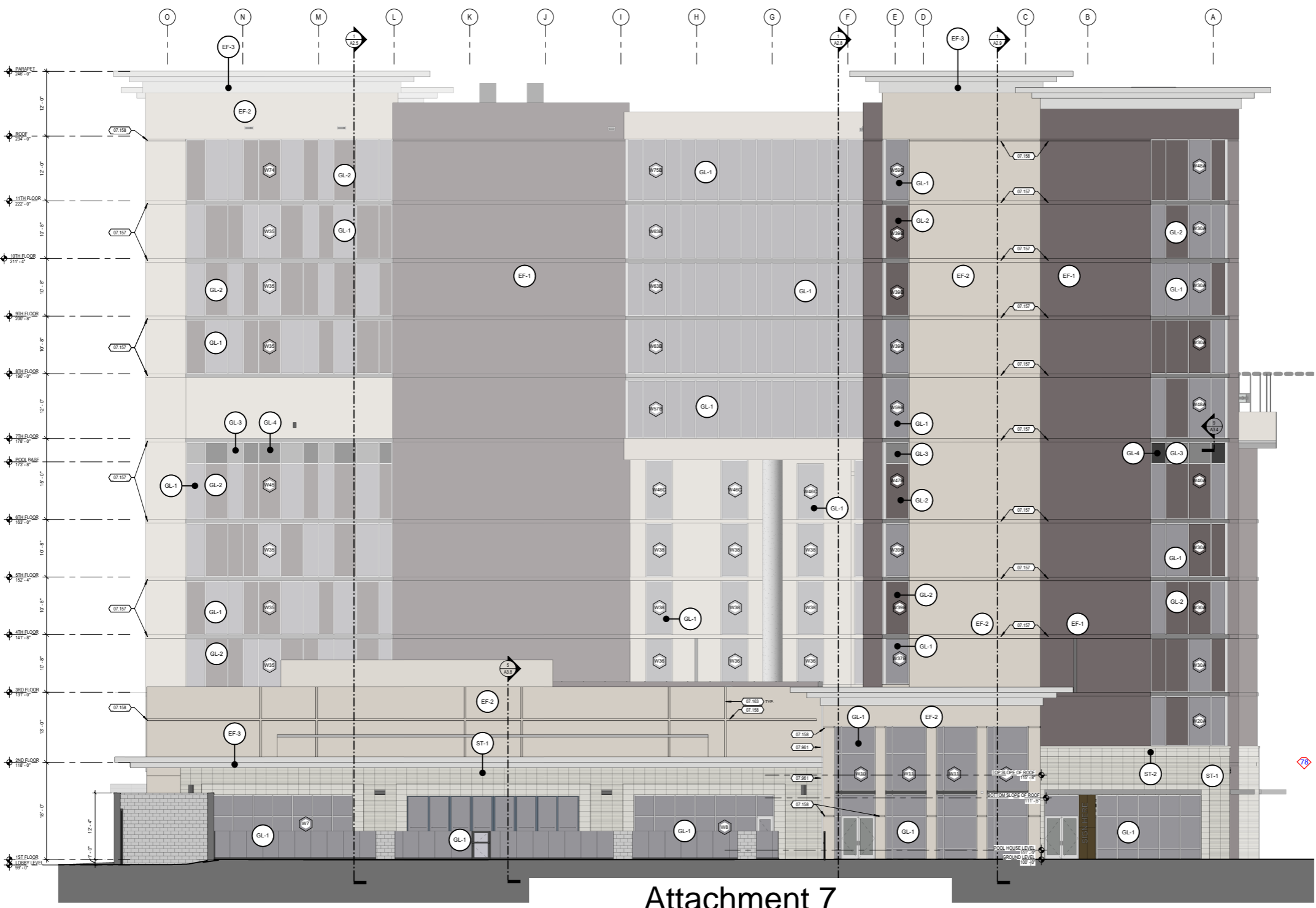
20746
GEOFFREY HARDIN BUTLER
Architect
ARIZONA U.S.

September 15, 2025
Exp. 03.31.2025

ISSUE DATE: 09/13/22
PROJECT: 18041.CVS4.5

ARIZONA ARCHITECTURAL LICENSE NUMBER: 28748

BM 360.118041 - CVS4 CAESARS REPUBLIC ARCH. DWSA, 2019.rvt 9/15/2022 6:04:48 PM



1 EAST ELEVATION
3/8" = 1'-0"

KEYNOTE LEGEND

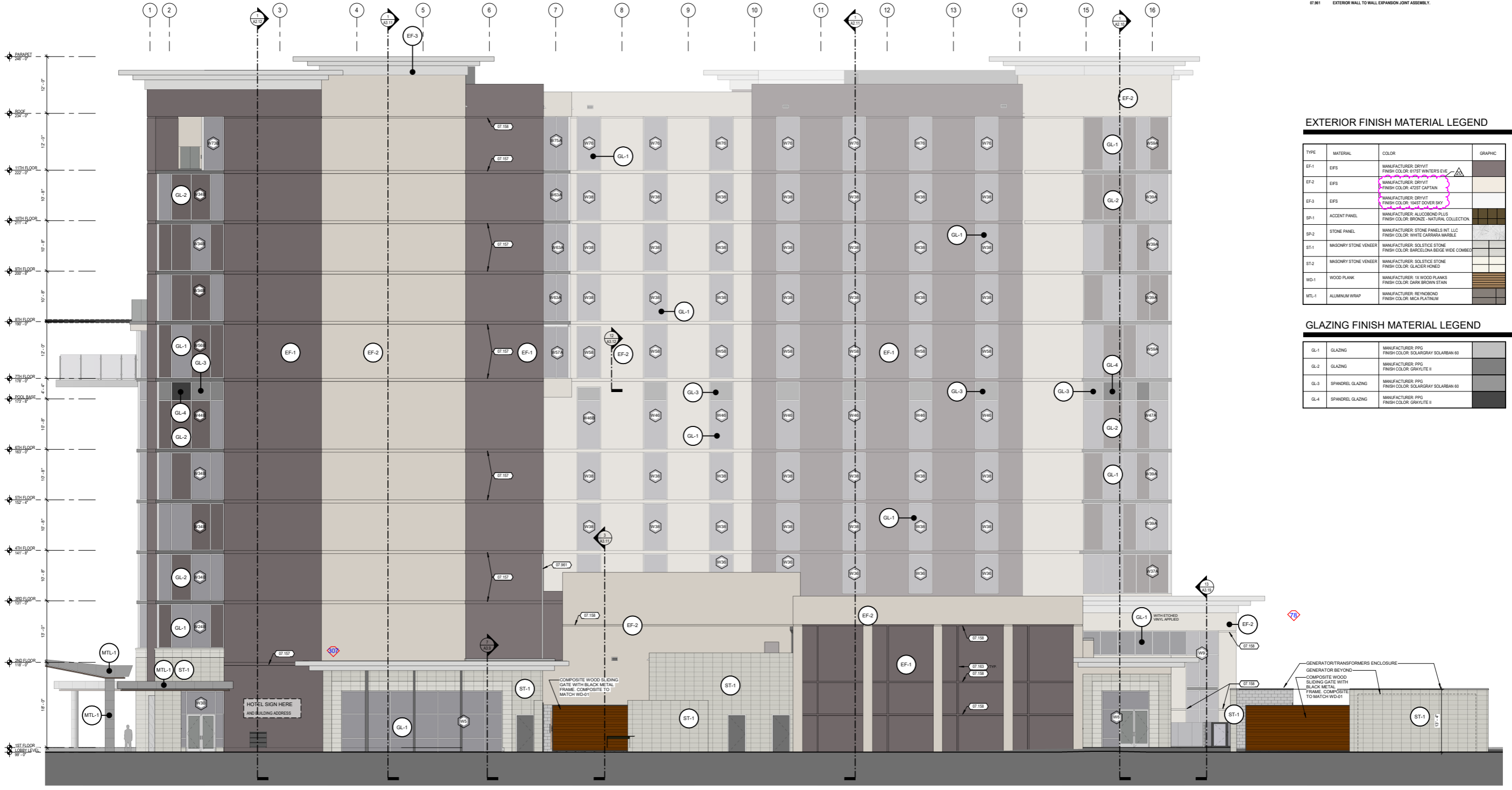
07.157	8" HORIZONTAL EPS REVEAL
07.158	4" HORIZONTAL EPS REVEAL
07.163	4" VERTICAL EPS REVEAL
07.961	EXTERIOR WALL TO WALL EXPANSION JOINT ASSEMBLY

EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EPS	MANUFACTURER: DRYVIT FINISH COLOR: 61751 WINTER'S EVE	
EF-2	EPS	MANUFACTURER: DRYVIT FINISH COLOR: 4725T CAPTAIN	
EF-3	EPS	MANUFACTURER: DRYVIT FINISH COLOR: 1945T COVER SKY	
SP-1	ACCENT PANEL	MANUFACTURER: ALUCOBOND PLUS FINISH COLOR: BRONZE - NATURAL COLLECTION	
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CARRARA MARBLE	
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLISTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	
ST-2	MASONRY STONE VENEER	MANUFACTURER: SOLISTICE STONE FINISH COLOR: GLACIER HONED	
WD-1	WOOD PLANK	MANUFACTURER: 1X WOOD PLANKS FINISH COLOR: DARK BROWN STAIN	
MTL-1	ALUMINUM WRAP	MANUFACTURER: REYNOLDBOND FINISH COLOR: MGA PLATINUM	

GLAZING FINISH MATERIAL LEGEND

GL-1	GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-2	GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	
GL-3	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: SOLARGRAY SOLARBAN 60	
GL-4	SPANDREL GLAZING	MANUFACTURER: PPG FINISH COLOR: GRAYLITE II	



1 SOUTH ELEVATION
1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	ADDENDUM 01 8/16/2019	CITY RESPONSE 12/18/2019
2	ADDENDUM 02 8/23/2019	ADDENDUM 13 5/29/2020
3	ADDENDUM 03 8/30/2019	ADDENDUM 14 04/27/2022
9	ADDENDUM 09 11/10/2019	S.1.07 09/16/2022

SOUTH ELEVATION
CAESARS REPUBLIC SCOTTSDALE
FASHION SQUARE - SCOTTSDALE, ARIZONA
BUTLER, ROSENBERY & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T. 417-865-6100
STATE OF MISSOURI REGISTERED ARCHITECTS

REGISTERED ARCHITECT
20748
GEOFFREY H. BUTLER
BUTLER, ROSENBERY & PARTNERS, INC.
ARIZONA ARCHITECTURAL LICENSE NUMBER: 28748
September 15, 2022
Exp. 03.31.2025

DRAWN BY SA, ME, JSN, GM 09/13/22
CHECKED BY BJV, GM PROJECT 18541.CWS4.5
ISSUE DATE

A2.3

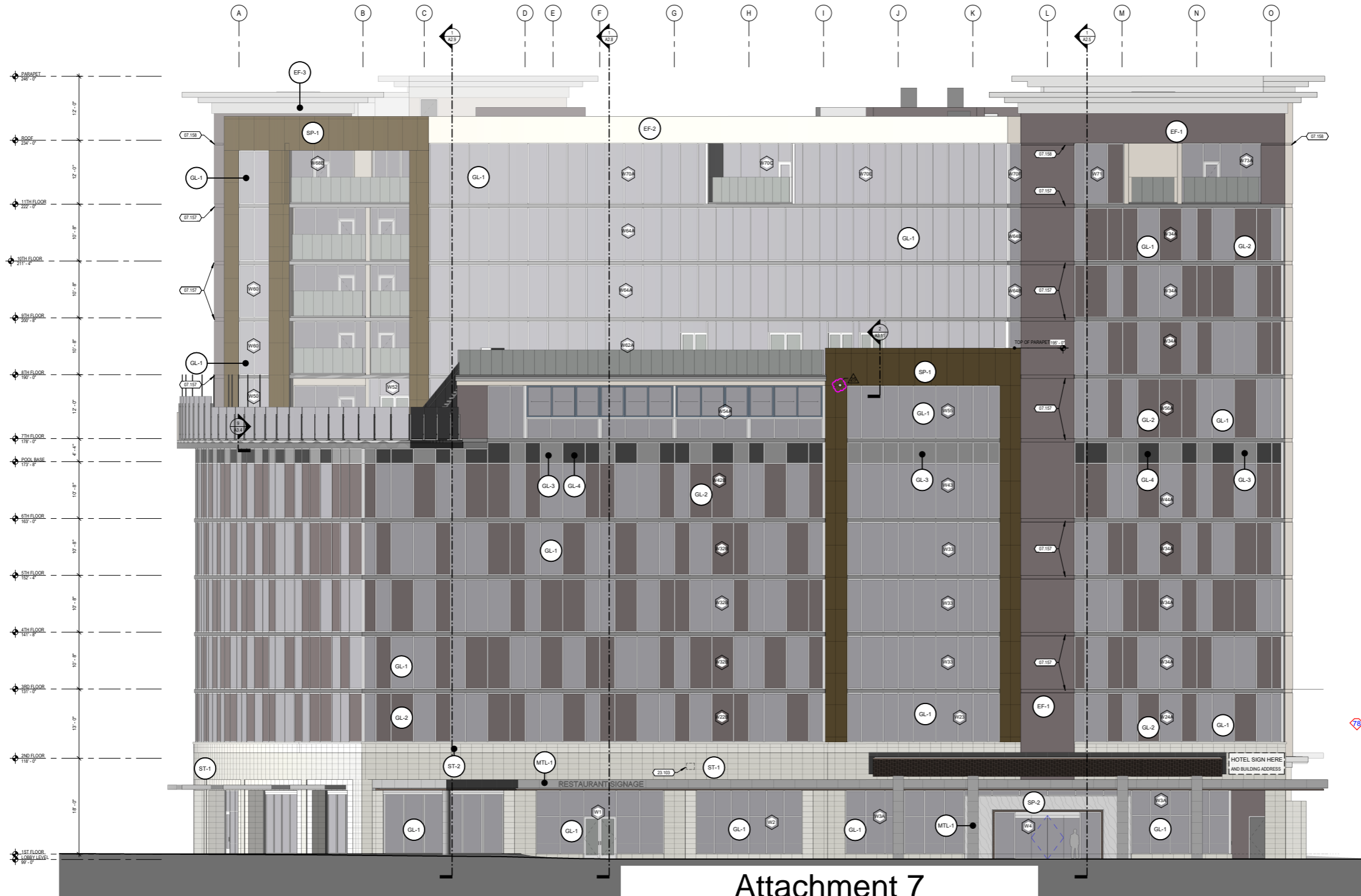
BM 360.11841 - CWS4 CAESARS REPUBLICA_ARCH_CWS4_2019.rvt 9/15/2022 6:10:45 PM

KEYNOTE LEGEND

07.157	8" HORIZONTAL EFS REVEAL
07.158	4" HORIZONTAL EFS REVEAL
23.103	PREFINISHED FLUSH MOUNT POWER VENT BY FIREPLACE MANUFACTURER. COORDINATE REQUIRED MOUNTING HEIGHT WITH FIREPLACE INSTALLER/PROVIDER.

EXTERIOR FINISH MATERIAL LEGEND

TYPE	MATERIAL	COLOR	GRAPHIC
EF-1	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 617ST WINTER'S EVE	[Graphic]
EF-2	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 472ST CAPTAIN	[Graphic]
EF-3	EFS	MANUFACTURER: DRYVIT FINISH COLOR: 74ST DOVER SKY	[Graphic]
SP-1	ACCENT PANEL	MANUFACTURER: ALLOCORND PLUS FINISH COLOR: BRONZE NATURAL COLLECTION	[Graphic]
SP-2	STONE PANEL	MANUFACTURER: STONE PANELS INT. LLC FINISH COLOR: WHITE CARRARA MARBLE	[Graphic]
ST-1	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: BARCELONA BEIGE WIDE COMBED	[Graphic]
ST-2	MASONRY STONE VENEER	MANUFACTURER: SOLSTICE STONE FINISH COLOR: GLACIER HONED	[Graphic]
WD-1	WOOD PLANK	MANUFACTURER: 1X WOOD PLANKS FINISH COLOR: DARK BROWN STAIN	[Graphic]
MTL-1	ALUMINUM WRAP	MANUFACTURER: REYNOLDBOND FINISH COLOR: MCA PLATINUM	[Graphic]



GLAZING FINISH MATERIAL LEGEND

GLAZING	MANUFACTURER	FINISH COLOR	GRAPHIC
GL-1	PPG	SOLARGRAY SOLARBAN 60	[Graphic]
GL-2	PPG	GRAYLITE II	[Graphic]
GL-3	PPG	SOLARGRAY SOLARBAN 60	[Graphic]
GL-4	PPG	GRAYLITE II	[Graphic]

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.			
1	ADDENDUM 01	8/16/2019	11	CITY RESPONSE	12/18/2019	21	S.I. 08	09/13/2022
2	ADDENDUM 02	8/23/2019	13	ADDENDUM 13	5/29/2020	25	S.I. 12	11/09/2022
			14	ADDENDUM 14	04/27/2022			
			20	S.I. 07	09/16/2022			

WEST ELEVATION

CAESARS REPUBLIC SCOTTSDALE

FASHION SQUARE - SCOTTSDALE, ARIZONA

BUTLER, ROSENBERY & PARTNERS, INC.

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T. 417-865-6100

STATE OF ARIZONA DEPARTMENT OF REVENUE - REGISTERED ARCHITECTS

28748	GEOFFREY H. BUTLER	ISSUE DATE	09/13/22
		CHECKED BY	PROJECT
		BJV, GM	18241.CWS4.5



November 30, 2022
EXP. 03.31.2025

ARIZONA ARCHITECTURAL LICENSE NUMBER: 28748

A2.4

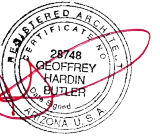
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Attachment 8
(DRB Approved Perspectives)
Page 1 of 3



Attachment 8
 (DRB Approved Perspectives)
 Page 2 of 3





Attachment 8
(DRB Approved Perspectives)
Page 3 of 3

Caesars Republic Scottsdale
Building Photos

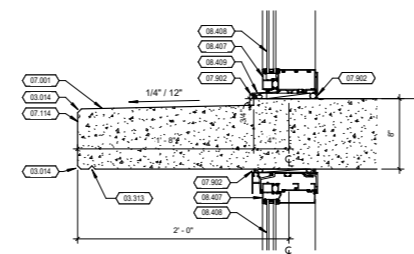




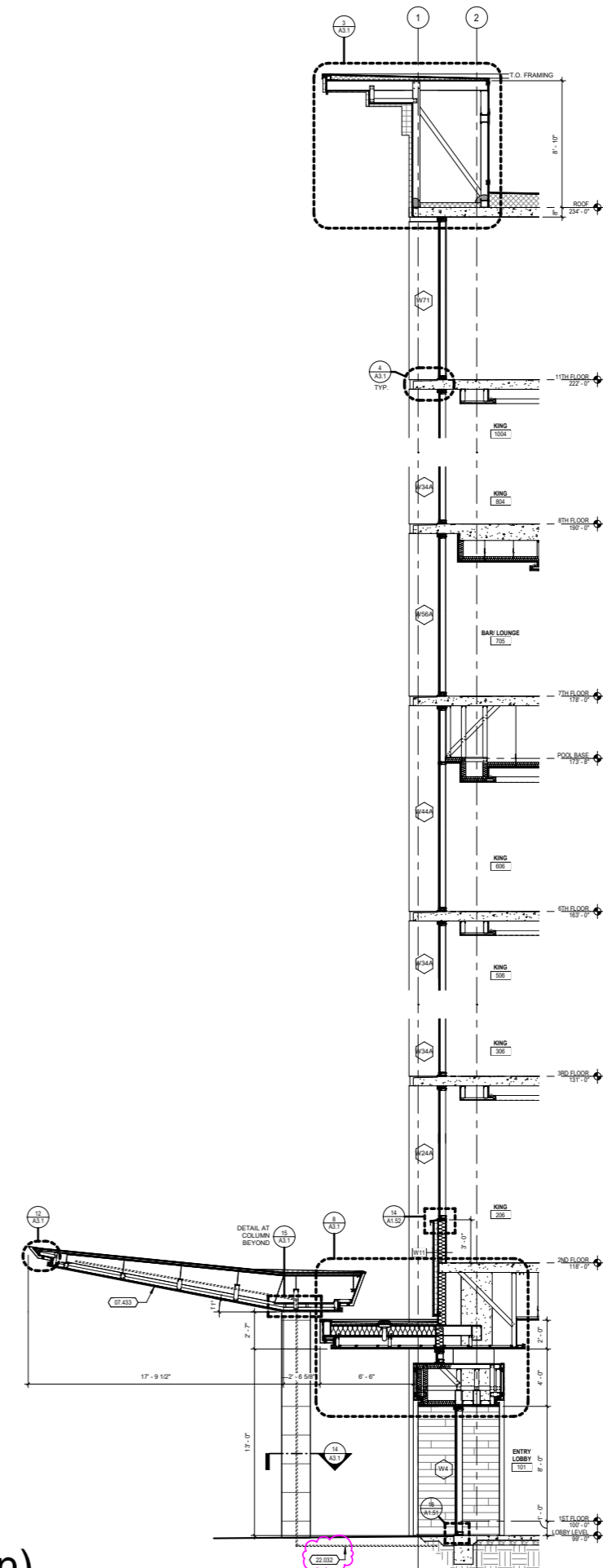
Attachment 9
(Existing Conditions)
Page 2 of 2

KEYNOTE LEGEND

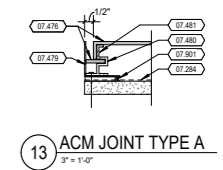
- 03.014 1/2" CHAMFER.
- 03.101 POST-TENSION CONCRETE SLAB. SEE STRUCTURAL.
- 03.313 PROVIDE DRP EDGE.
- 03.602 CONCRETE COLUMN PER STRUCTURAL DRAWINGS.
- 04.202 WEEP VENTS SPACED AT 48" O.C. MAXIMUM, FILLED WITH NON-FLAMMABLE STUFFING
- 04.205 1/2" CEMENT BOARD, MECHANICALLY ATTACHED THRU 3/4" WOOD BLOCKING TO 1/4" GAUGE ANGLE ATTACHED TO WALL UNDER / BEHIND PREFINISHED FLASHING SO AS TO MEET NFPA 285.
- 04.215 ADHERED STONE VENEER ON MORTAR BED.
- 04.501 NATURAL STONE BONDED TO LIGHTWEIGHT ALUMINUM HONEYCOMB
- 04.502 FACTORY ATTACHED AND BONDED CORNER
- 04.503 INTERLOCKING CHANNEL ATTACHMENT SYSTEM
- 05.013 STRUCTURAL STEEL MEMBER PER STRUCTURAL DRAWINGS.
- 05.110 GALVANIZED STEEL COLUMN PER STRUCTURAL.
- 05.201 CONTINUOUS 1/2" WIDE HGA GALVANIZED METAL PLATE.
- 05.408 LIGHT GAUGE BOX BEAM.
- 06.423 (2) 1" GALVANIZED METAL STUDS.
- 06.602 WOOD BLOCKING AS REQUIRED.
- 06.101 2X WOOD BLOCKING AS REQUIRED.
- 06.102 SHM AS REQUIRED.
- 06.107 3/4" PRESSURE TREATED PLYWOOD.
- 06.108 PRESSURE TREATED WOOD BLOCKING
- 06.109 2X PRESSURE TREATED WOOD BLOCKING
- 06.110 2X EXTERIOR FIRE RETARDANT TREATED WOOD BLOCKING.
- 06.426 1X WOOD PLANK WITH EXTERIOR RATED UV RESISTANT FINISH (WOOD SPECIES AND FINISH COLOR TO MATCH INTERIOR CEILING FINISH) OVER AIR/MOISTURE BARRIER OVER 5/8" EXTERIOR GLASS-MAT GYPSUM BOARD.
- 07.001 PROVIDE POSITIVE DRAINAGE
- 07.004 INSULATED CONCRETE BOARD PANEL WITH SINGLE DRAINAGE PLANE.
- 07.114 PROVIDE TRAFFIC COATING TO ALL EXPOSED EXTERIOR FACES OF CONCRETE. COLOR TO BE SELECTED BY ARCHITECT. SEE SPECIFICATIONS.
- 07.151 EXTERIOR INSULATION FINISH SYSTEM (EIFS) OVER AIR/MOISTURE BARRIER OVER EXTERIOR GLASS-MAT SHEATHING OVER FRAMING PER STRUCTURAL.
- 07.154 NOMINAL 1/4" DRAINAGE GAP PER MANUFACTURER'S STANDARD DETAILS
- 07.202 BATT INSULATION
- 07.204 CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION.
- 07.210 DIRECT FINISH SYSTEM OVER AIR/MOISTURE BARRIER OVER CONCRETE.
- 07.217 DIRECT FINISH SYSTEM OVER AIR/MOISTURE BARRIER OVER 5/8" GLASS-MAT GYPSUM BOARD.
- 07.218 RIGID XPS INSULATION.
- 07.263 COUNTER FLASHING TAPE TO SEAL PRE-FINISHED FLASHING TO AIR / MOISTURE BARRIER
- 07.264 AIR / MOISTURE BARRIER (SHOWN DASHED)
- 07.265 AIR / MOISTURE BARRIER (SHOWN DASHED) OVER 5/8" GLASS-MAT GYPSUM SHEATHING OVER METAL FRAMING PER STRUCTURAL.
- 07.433 PROVIDE LINEAR SOFFIT VENTS RUNNING EAST-WEST. REFERENCE REFLECTED CEILING PLANS.
- 07.476 4MM ALUMINUM COMPOSITE PANEL.
- 07.477 1/2" REVEAL JOINT WITH ALUMINUM EXTRUSION JOINT SYSTEM (BANKSCREEN) PROVIDE MATCHING ALUMINUM COMPOSITE PANEL AT ALL EXPOSED EDGES OF REVEAL.
- 07.478 PRE-FINISHED METAL J-TRIM BY ACM PANEL SUPPLIER. FINISH TO MATCH ACM PANELS.
- 07.479 1/16" PREFINISHED ALUMINUM FLASHING. FINISH TO MATCH ACM PANELS.
- 07.480 ALUMINUM EXTRUSION JOINT SYSTEM.
- 07.481 PROVIDE WEEPS AS REQUIRED.
- 07.482 ACM JOINT TYPE A.
- 07.483 PREFINISHED 22GA METAL FLASHING WITH HEMMED DRP EDGE. FINISH TO MATCH ACM PANELS.
- 07.484 EXTERIOR ALUMINUM COMPOSITE COLUMN COVER WITH VERTICAL BUTT JOINTS AND HORIZONTAL 1/2" REVEAL JOINTS AT 24" O.C.
- 07.485 ALUMINUM J-TRIM. FINISH TO MATCH ACM PANELS.
- 07.500 TPO ROOFING MEMBRANE OVER 5/8" GLASS-MAT GYPSUM COVER BOARD OVER TAPERED POLYSTY INSULATION OVER METAL DECK PER STRUCTURAL DRAWINGS.
- 07.509 LAP ROOF FLASHING MEMBRANE OVER TOP OF VENT FRAME
- 07.510 TPO ROOF MEMBRANE. EXTEND MEMBRANE UP WALL. AT WALL/ROOF TRANSITION LAP TOP MEMBRANE OVER MEMBRANE EXTENDING UP WALL AND HEAT WELD.
- 07.511 LAP TOP TPO MEMBRANE OVER MEMBRANE EXTENDING UP WALL AND HEAT WELD.
- 07.512 TPO MEMBRANE OVER 5/8" EXTERIOR GLASS-MAT SHEATHING OVER FRAMING PER STRUCTURAL. EXTEND ROOF FLASHING MEMBRANE OVER METAL FLASHING.
- 07.514 TPO ROOFING MEMBRANE OVER TAPERED POLYSTY INSULATION OVER 5/8" GLASS-MAT GYPSUM SUBSTRATE OVER METAL DECK PER STRUCTURAL DRAWINGS.
- 07.515 CONTINUE TPO MEMBRANE VERTICALLY DOWN THE WALL A MINIMUM OF 5'
- 07.516 TPO ROOFING MEMBRANE OVER 5/8" GLASS-MAT GYPSUM SUBSTRATE OVER METAL DECK PER STRUCTURAL DRAWINGS.
- 07.518 CONTINUE TPO ROOFING MEMBRANE UP WALL ASSEMBLY.
- 07.602 PREFINISHED METAL CORNER CAP OVER TPO ROOF MEMBRANE OVER SELF-ADHERING MEMBRANE FLASHING. LAP FACE OF COPING OVER WALL FINISH AND ATTACH TO CONTINUOUS CLEAT ALONG BOTH FACES. ANCHOR CLEAT TO PRESSURE TREATED WOOD BLOCKING OR TOP TRACK. SLOPE PARAPET TO MAINTAIN 1/2" PER FOOT SLOPE MINIMUM.
- 07.626 22GA PRE-FINISHED METAL ROOF EDGE WITH CONTINUOUS 22GA CLEAT OVER LAPPED TPO DOWN 1" MIN OVER ERS.
- 07.627 PREFINISHED BRAKE METAL. FINISH TO MATCH ALUMINUM COMPOSITE PANELS.
- 07.628 PREFINISHED BRAKE METAL. FINISH TO MATCH STONE PANELS.
- 07.629 PREFINISHED SHEET METAL FLASHING.
- 07.901 JOINT SEALANT.
- 07.902 BACKER ROD AND SEALANT EACH SIDE.
- 08.407 ALUMINUM WINDOW WALL FRAMING.
- 08.408 GLAZING PER ELEVATIONS AND SPECIFICATIONS
- 08.409 PREFINISHED ALUMINUM SUBSL FLASHING TURNED UP AT CURTAIN WALL WINDOW WALL FRAME. FINISH OF FLASHING TO MATCH ALUMINUM WINDOW WALL FINISH.
- 22.029 ROOF DRAIN PIPE PER MEP DRAWINGS
- 22.032 FIRE SUPPRESSION SYSTEM ROUTING. RUN LINE BELOW GRADE AND UP COLUMN ENCLOSURE. COORDINATE ROUTING WITH STRUCTURAL.
- 23.101 WEATHERPROOF PARAPET VENT AT 22" O.C. MAX. INSTALL PER STANDARD SMACNA DETAILS.
- 26.911 CONTINUOUS LIGHT FIXTURE PER ELECTRICAL DRAWINGS.



4 TYPICAL SLAB EDGE DETAIL AT WINDOW WALL
1/4" = 1'-0"



1 WEST HOTEL WALL - AT WEST TOWER
1/4" = 1'-0"





13 ACM JOINT TYPE A
2" = 1'-0"

REVISIONS

1	ADDENDUM 01	8/16/2019	8	ADDENDUM 08	10/10/2019
2	ADDENDUM 02	8/23/2019	9	ADDENDUM 09	11/15/2019
3	ADDENDUM 03	8/30/2019	12	CITY RESPONSE 2	1/29/2020

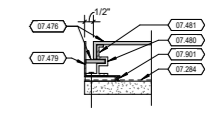
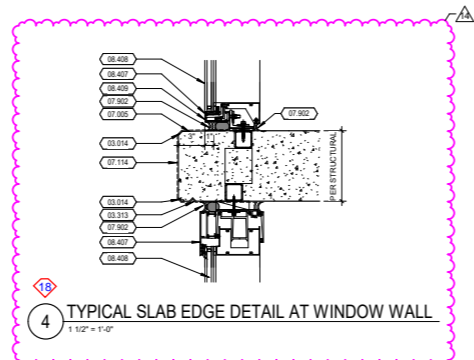
WALL SECTIONS AND DETAILS
CAESARS REPUBLIC SCOTTSDALE
 FASHION SQUARE - SCOTTSDALE, ARIZONA

BUTLER, ROSENBERG & PARTNERS, INC.
 319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T. 417-865-6100
STATE OF MISSOURI APPROVED BY ARCHITECT REGISTERED PROFESSIONAL ARCHITECT


 DRAWN BY SA, ME, JSN, GM
 CHECKED BY BJV, GM
 ISSUE DATE JULY 25, 2019
 PROJECT 18541.CVS45
 JANUARY 28, 2020
 Exp. 03.31.2022
 GEOFFREY H. BUTLER
 ARIZONA ARCHITECTURAL LICENSE NUMBER: 28748


KEYNOTE LEGEND

- 03.014 1/2" CHAMFER.
- 03.101 POST-TENSION CONCRETE SLAB. SEE STRUCTURAL.
- 03.313 PROVIDE DRIP EDGE.
- 03.602 CONCRETE COLUMN PER STRUCTURAL DRAWINGS.
- 04.202 WEEP VENTS SPACED AT 48" O.C. MAXIMUM, FILLED WITH NON-FLAMMABLE STUFFING
- 04.205 1/2" CEMENT BOARD, MECHANICALLY ATTACHED THRU 3/4" WOOD BLOCKING TO 1/4" GAUGE ANGLE ATTACHED TO WALL UNDER / BEHIND PREFINISHED FLASHING SO AS TO MEET NFPA 285.
- 04.215 ADHERED STONE VENEER ON MORTAR BED.
- 04.501 NATURAL STONE BONDED TO LIGHTWEIGHT ALUMINUM HONEYCOMB
- 04.502 FACTORY ATTACHED AND BONDED CORNER
- 04.503 INTERLOCKING CHANNEL ATTACHMENT SYSTEM
- 05.013 STRUCTURAL STEEL MEMBER PER STRUCTURAL DRAWINGS.
- 05.110 GALVANIZED STEEL COLUMN PER STRUCTURAL.
- 05.201 CONTINUOUS 1/2" WIDE HGA GALVANIZED METAL PLATE.
- 05.408 LIGHT GAUGE BOX BEAM.
- 05.423 (2) 1" GALVANIZED METAL STUDS.
- 05.425 7/8" HAT CHANNELS RUN PERPENDICULAR TO ALUMIBOARD. SPACING AS REQUIRED BY MANUFACTURER.
- 06.002 WOOD BLOCKING AS REQUIRED.
- 06.101 2X WOOD BLOCKING AS REQUIRED.
- 06.102 SHM AS REQUIRED.
- 06.107 3/4" PRESSURE TREATED PLYWOOD.
- 06.108 PRESSURE TREATED WOOD BLOCKING
- 06.109 2X PRESSURE TREATED WOOD BLOCKING
- 06.110 2X EXTERIOR FIRE RETARDANT TREATED WOOD BLOCKING.
- 07.004 INSULATED CONCRETE BOARD PANEL WITH SINGLE DRAINAGE PLANE.
- 07.005 PROVIDE POSITIVE DRAINAGE AT A SLOPE OF 1/4" PER FOOT MINIMUM. START SLOPE 4" FROM FACE OF SLAB EDGE OR 1" FROM FACE OF GLAZING TOWARDS THE INTERIOR.
- 07.114 PROVIDE TRAFFIC COATING TO ALL EXPOSED EXTERIOR FACES OF CONCRETE. COLOR TO BE SELECTED BY ARCHITECT. SEE SPECIFICATIONS.
- 07.151 EXTERIOR INSULATION FINISH SYSTEM (EIFS) OVER AIR MOISTURE BARRIER OVER EXTERIOR GLASS-MAT SHEATHING OVER FRAMING PER STRUCTURAL.
- 07.154 NOMINAL 1/2" DRAINAGE GAP PER MANUFACTURER'S STANDARD DETAILS
- 07.202 BATT INSULATION
- 07.204 CLOSED CELL POLYURETHANE FOAM INSULATION.
- 07.210 DIRECT FINISH SYSTEM OVER AIRMOISTURE BARRIER OVER CONCRETE.
- 07.217 DIRECT FINISH SYSTEM OVER AIRMOISTURE BARRIER OVER 5/8" GLASS-MAT GYPSUM BOARD. RIGID XPS INSULATION.
- 07.218 COUNTERTOP FLASHING TAPE TO SEAL PRE-FINISHED FLASHING TO AIR / MOISTURE BARRIER
- 07.244 AIR / MOISTURE BARRIER (SHOWN DASHED) OVER 5/8" GLASS-MAT GYPSUM SHEATHING OVER METAL FRAMING PER STRUCTURAL.
- 07.255 AIR / MOISTURE BARRIER (SHOWN DASHED) OVER 5/8" GLASS-MAT GYPSUM SHEATHING OVER METAL FRAMING PER STRUCTURAL.
- 07.433 PROVIDE LINEAR SOFFIT VENTS RUNNING EAST-WEST. REFERENCE REFLECTED CEILING PLANS.
- 07.435 1" ALUMIBOARD (WOOD SPECIES AND FINISH COLOR TO MATCH INTERIOR CEILING FINISH) PROVIDE ATTACHMENT FRAMING PERPENDICULAR TO ALUMIBOARD PER MANUFACTURERS RECOMMENDATION.
- 07.476 4MM ALUMINUM COMPOSITE PANEL.
- 07.477 1/2" REVEAL JOINT WITH ALUMINUM EXTRUSION JOINT SYSTEM (RANSSCREEN). PROVIDE MATCHING ALUMINUM COMPOSITE PANEL AT ALL EXPOSED EDGES OF REVEAL.
- 07.478 PREFINISHED METAL 1/8" BY ACM PANEL SUPPLIER. FINISH TO MATCH ACM PANELS.
- 07.479 1/8" PREFINISHED ALUMINUM FLASHING. FINISH TO MATCH ACM PANELS.
- 07.480 ALUMINUM EXTRUSION JOINT SYSTEM.
- 07.481 PROVIDE WEIPS AS REQUIRED.
- 07.482 ACM JOINT TYPE A.
- 07.483 PREFINISHED ZIGZAG METAL FLASHING WITH HEMMED DRIP EDGE. FINISH TO MATCH ACM PANELS.
- 07.484 EXTERIOR ALUMINUM COMPOSITE COLUMN COVER WITH VERTICAL BUTT JOINTS AND HORIZONTAL 1/2" REVEAL JOINTS AT 24" O.C.
- 07.485 ALUMINUM 2" FROM FINISH TO MATCH ACM PANELS.
- 07.508 TPO ROOFING MEMBRANE OVER 5/8" GLASS-MAT GYPSUM COVER BOARD OVER TAPERED POLYSTYRO INSULATION OVER METAL DECK PER STRUCTURAL DRAWINGS.
- 07.509 LAP ROOF FLASHING MEMBRANE OVER TOP OF VENT FRAME
- 07.510 TPO ROOF MEMBRANE. EXTEND MEMBRANE UP WALL AT WALL/ROOF TRANSITION LAP TOP MEMBRANE OVER MEMBRANE EXTENDING UP WALL AND HEAT WELD.
- 07.511 LAP TOP TPO MEMBRANE OVER MEMBRANE EXTENDING UP WALL AND HEAT WELD.
- 07.512 TPO MEMBRANE OVER 5/8" EXTERIOR GLASS-MAT SHEATHING OVER FRAMING PER STRUCTURAL. EXTEND ROOF FLASHING MEMBRANE OVER METAL FLASHING.
- 07.513 TPO ROOFING MEMBRANE OVER TAPERED POLYSTYRO INSULATION OVER 5/8" GLASS-MAT GYPSUM SUBSTRATE OVER METAL DECK PER STRUCTURAL DRAWINGS.
- 07.514 CONTINUE TPO MEMBRANE VERTICALLY DOWN THE WALL A MINIMUM OF 1' STRUCTURAL DRAWINGS.
- 07.516 CONTINUE TPO ROOFING MEMBRANE UP WALL ASSEMBLY.
- 07.518 PREFINISHED METAL COPING CAP OVER TPO ROOF MEMBRANE OVER SELF-ADHERING MEMBRANE FLASHING. LAP FACE OF COPING OVER WALL FINISH AND ATTACH TO CONTINUOUS CLEAT ALONG BOTH FACES. ANCHOR CLEAT TO PRESSURE TREATED WOOD BLOCKING OR TOP TRACK. SLOPE PARAPET TO MAINTAIN 1/2" PER FOOT SLOPE MINIMUM.
- 07.626 ZIGZAG PREFINISHED METAL ROOF EDGE WITH CONTINUOUS ZIGZAG CLEAT OVER LAPPED TPO DOWN 1" MIN OVER EPS.
- 07.627 PREFINISHED BRAKE METAL FINISH TO MATCH ALUMINUM COMPOSITE PANELS.
- 07.628 PREFINISHED BRAKE METAL FINISH TO MATCH STONE PANELS.
- 07.630 PREFINISHED SHEET METAL FLASHING.
- 07.901 JOINT SEALANT.
- 07.902 BACKER ROD AND SEALANT EACH SIDE.
- 08.407 ALUMINUM WINDOW WALL FRAMING.
- 08.408 GLAZING PER ELEVATIONS AND SPECIFICATIONS
- 08.409 PREFINISHED ALUMINUM SUBSL. ASSEMBLY PER AIP STANDARD DETAILS.
- 22.029 ROOF DRAIN PIPE PER MEP DRAWINGS
- 22.032 FIRE SUPPRESSION SYSTEM ROUTING. RUN LINE BELOW GRADE AND UP COLUMN ENCLOSURE. COORDINATE ROUTING WITH STRUCTURAL.
- 23.101 WEATHERPROOF PARAPET VENT AT 20" O.C. MAX. INSTALL PER STANDARD SMACNA DETAILS.
- 28.011 CONTINUOUS LIGHT FIXTURE PER ELECTRICAL DRAWINGS.



257 RFI 0257
18 RFI 0018

REVISIONS

1	ADDENDUM 01	8/16/2019	8	ADDENDUM 08	10/10/2019
2	ADDENDUM 02	8/23/2019	9	ADDENDUM 09	11/15/2019
3	ADDENDUM 03	9/30/2019	12	CITY RESPONSE 2	1/28/2020
			13	ADDENDUM 13	5/29/2020
			14	ADDENDUM 14	04/27/2022

WALL SECTIONS AND DETAILS
CAESARS REPUBLIC SCOTTSDALE
 FASHION SQUARE - SCOTTSDALE, ARIZONA
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 GEOFFREY H. BUTLER
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