



## PLANNING SERVICES

7447 E. Indian School Rd., Suite 105  
Scottsdale, AZ 85251

March 20, 2025

4-DR-2025

Mark Graminske

K. Hovnanian Homes

8800 E Raintree Dr Ste 300

Scottsdale, AZ 85260

### RE: DRB APPROVAL NOTIFICATION

**Case Reference No:** 4-DR-2025 Aria at Silverstone - Building Elevations

The Development Review Board approved the above referenced case on March 20, 2025. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Construction Document Submittal Requirements/Instructions

### \*\*\* PLEASE NOTE \*\*\*

- DRB - This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
- These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees" – This is provided as a brief overview of fee types. A plan review fee is paid when construction documents are submitted. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500 with any questions regarding fees.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project,** including, but not limited to, the owner, engineers, architect, and developer.

Regards,

Greg Bloemberg

Principal Planner

[gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

## About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Commercial, foundation, addition, tenant improvement/remodel</li> <li>Apartments/Condos</li> <li>Engineering site review</li> <li>Signs</li> <li>Plat fees</li> <li>Misc. Plan Review</li> <li>Lot Tie/Lot Split</li> <li>Pools &amp; Spas</li> <li>Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, standard plans</li> <li>Engineering site review</li> <li>Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, detached structure, standard plans</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins

**Stipulations for the  
Development Review Board Application:  
Aria at Silverstone - Building Elevations  
Case Number: 4-DR-2025**

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

**Stipulation 5 (in bold) added by the Development Review Board as part of the motion to approve.**

**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, texture, and building-mounted lighting shall be consistent with the building elevations and manufacturer's cut sheet submitted by K Hovanian Homes, with a city staff date of 2/6/2025

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and Preliminary Plat cases for the subject site were: 15-ZN-2005#4 and 2-PP-2024.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. 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.
3. 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.
4. Scheme 2210 shall be consistent with the updated materials and color board received by staff dated 2/26/2025.
5. **The stone veneer located at the end caps of the buildings shall be extended to a point where the elevations cantilever.**



## Construction Document Application Requirements

### **Aria at Silverstone – Buildings only (4-DR-2025)**

A copy of these Construction Document Application submittal requirements must accompany your first Construction Document Application submittals. Provide each item listed on the submittal checklists with your first construction document plan review application.

The Improvement Plan Application, Plat/Map of Dedication/Release Application, and Architectural Plan Application (if required) must be submitted at the same time, in separate packages as described below. The Native/Salvage Plant Plan Application, (This is also used for Downtown area properties) may be submitted prior to any other application. The Fire Department Deferred submittals may be submitted with the Architectural and Improvement Plan Application or after the plan approval or at a later date.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.** To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in Planning and Development Services. **Any modification to the Construction Document Application Requirements must be completed PRIOR to submittal of the first Construction Document Application plan review application.** The City of Scottsdale's Planning and Development Services staff reserves the right to refuse to modify these requirements.

- The following Construction Document Applications must be in separate packages by Section. See the individual sections herein for each of the application submittal content requirements:

- ☑ **Completed Permit Applications.** The permit applications are to be completed online at the following weblink:  
<https://eservices.scottsdaleaz.gov/bldgresources/Plans>
- ☑ **(Section 1)** Architectural Plan Application – Digital submittal through the Commercial or Multi-Family or Single-Family Project Type, as appropriate.
- ☑ **(Section 2)** Fire Department Requirements for Deferred Sprinkler, Extinguishing and/or Alarm Systems

**The cover sheet of the Civil plans, Landscape plans, Architectural plans, and Native Plant plans must each contain the following information:**

- 1) County Assessor parcel number(s) of parcels on which improvements are being proposed.
- 2) Full street address assigned by the City of Scottsdale Records Department.
- 3) The applicable Development Review Board case number (4-DR-2025), Zoning Case number (15-ZN-2005#4), or other associated case number in the right-hand margins. The pre-application number is not needed on the plans. All numbers must be in 1/4-inch letters. Leave additional space on your right-hand margin for the plan check number that will be assigned after Construction Document Application has been submitted.
- 4) Provide the name, address, phone number, and email address of the owner and the party preparing the plans (architect, engineer, landscape architect, salvage company, etc.).

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at:

<http://www.scottsdaleaz.gov/design/DSPM> and  
<https://www.scottsdaleaz.gov/planning-development/plan-review>



## Construction Document Application Requirements

### **Aria at Silverstone – Buildings only (4-DR-2025)**

or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board and all associated Stipulations.

## **SECTION 1.**

### **Architectural Constuction Document Application Requirements**



Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application as appropriate, with a copy of this list. All plans must be signed and sealed.

**Incomplete e-application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult <https://www.scottsdaleaz.gov/planning-development/plan-review> for minimal submittal and construction document preparation requirements.**

See the “Building Code Information” page for additional information and mandatory code requirements: <https://www.scottsdaleaz.gov/codes/building-code>

- ☒ Architectural Plan e-application shall include **one (1) DIGITAL PDF plan set**, 24”x36” plan sheets (no other plan size will be accepted).

In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Architectural Plan e-application.

Building, Planning, and Fire One (1) Digital File Set			Plans and Related Documents
Required	Provided	Submittal Item Digitally through the City’s website at the following link: <a href="https://eservices.scottsdaleaz.gov/bldgresources/plans">https://eservices.scottsdaleaz.gov/bldgresources/plans</a>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Plan Set (including the following):	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical Plans



## Construction Document Application Requirements

### **Aria at Silverstone – Buildings only (4-DR-2025)**

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Plans
	<input type="checkbox"/>	<input type="checkbox"/>	Open Space plan
	<input type="checkbox"/>	<input type="checkbox"/>	Photometric Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Lighting Manufacture Cut Sheets (on 24" x 36" paper minimum)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of structural, electrical, and water calculations (Either as a separate 8 ½" x 11" document or on the drawings)
	<input type="checkbox"/>	<input type="checkbox"/>	One (1) copy of soils report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the International Energy Compliance Code (IgCC) compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable)
	<input type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the International Energy Compliance Code (IgCC) Construction and Demolition Waste Management Plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the Construction Specifications - 8 ½" x 11" bound copies or on plan sheets
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Plat (for reference only)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Civil & Landscape Plans (for reference only)




## Construction Document Application Requirements

**Aria at Silverstone – Buildings only (4-DR-2025)**

### **SECTION 2.**

#### **Fire Department Requirements For Deferred Sprinkler, Extinguishing, and/or Alarm System Submittals**

 <b>FIRE ORDINANCE REQUIREMENTS</b>			
(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)			
<input checked="" type="checkbox"/>	1. Premises identification to be legible from street or drive.	<input checked="" type="checkbox"/>	8. Backflow prevention is required for all NFPA 13/13R systems.
<input checked="" type="checkbox"/>	2. Fire Lanes & Emergency Access shall be provided & marked in compliance with City Ordinance and International Fire Code requirements.	<input type="checkbox"/>	9. Provide a KNOX access system: <ul style="list-style-type: none"> <li><input type="checkbox"/> a. KNOX box</li> <li><input type="checkbox"/> b. Padlock</li> <li><input type="checkbox"/> c. Key switch and preemption device override for automatic gates</li> </ul>
<input type="checkbox"/>	3. Provide all weather access roads (minimum 16' (ft.) in width) to all buildings and hydrants from public way during construction.	<input checked="" type="checkbox"/>	10. Fire Department Connections shall be Installed in a location approved by Scottsdale Fire Code Official.
<input checked="" type="checkbox"/>	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.	<input type="checkbox"/>	12. Fire sprinkler system design criteria for unspecified shell buildings shall be .45 gpm over 3000 square feet.
<input checked="" type="checkbox"/>	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system.	<input checked="" type="checkbox"/>	11. Provide "Owner's Information Certificate" with fire sprinkler plan submittal.
<input type="checkbox"/>	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.	<input type="checkbox"/>	13. Fire sprinkler system design for warehouse/storage occupancies shall be based on the full height capacity of Building per Scottsdale Revised Code.
<input checked="" type="checkbox"/>	7. Fire lines, sprinklers and standpipe systems shall be flushed and pressure tested per NFPA Standards and Scottsdale Revised Codes.	<input type="checkbox"/>	14. Provide a combination lock box for building access keys and fobs for police and public safety personnel.



## Construction Document Application Requirements

### **Aria at Silverstone – Buildings only (4-DR-2025)**

**INSTRUCTIONS** – After Building and Civil plan approval, installing contractor(s) shall submit the following information:

Plans and Related Documents	Fire Review	
	Req.	If applicable
<b>Submittal Item:</b> NFPA compliant Sprinkler system	<input checked="" type="checkbox"/>	
NFPA compliant Fire Alarm system	<input type="checkbox"/>	<input type="checkbox"/>
UL 300 compliant commercial hood suppression system	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>“Required”</b> check boxes (completed by Fire Code Official) indicate whether or not a submittal item is required.</p> <p><b>“If Applicable”</b> check boxes (completed by Fire Code Official) indicate a submittal may be required, this will be stated on Building plan by “Architect of Record” and approved by the Fire Code Official on Building submittal.</p> <p>All deferred Fire submittals shall not be included in Building plan submittal(s)</p>		
One (1) copy of Plan Submittal	<input checked="" type="checkbox"/>	
One (1) copy of supporting calculations	<input checked="" type="checkbox"/>	
One (1) copy of Manufacture Data Sheets	<input checked="" type="checkbox"/>	



**NOTE:**

At a minimum, all submitted information shall be reviewed by the applicant’s NICET level III Certified Engineering Technician (CET) or a Professional Engineer, as required, prior to the submittal – refer to the more comprehensive base checklists on-line.

The plans must demonstrate compliance with the adopted Codes, Ordinances, Standards and Interpretations for each appropriate application.