

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 18, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Fairmont Scottsdale Princess Conference Center Expansion 38-DR-2022#3

Request for approval of a site plan, building elevations, and landscape plan for a new 35,000 square foot conference center expansion on a +/- 43-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report
- New resort units within the Fairmont Princess Resort Development Plan from case 5-ZN-2015#2
- Princess Homeowners Association Approval

BACKGROUND

Location: Southeast corner of E. Princess Boulevard and E. Princess Drive

Zoning: Central Business, Planned Community District (C-2 PCD)

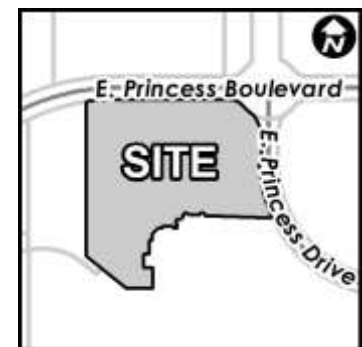
Adjacent Uses

North: Arizona State Land, Fairmont Princess Resort temporary parking lot

East: Fairmont Princess Resort parking garage

South: Fairmont Princess Resort

West: Existing office building and the Maravilla retirement community



Property Owner

FMT Scottsdale Owner LLC Strategic Hotels & Resort

Applicant

Jordan Rose, Rose Law Group
480-505-3939

Architect/Designer

Kollin Altomare Architects

Engineer

Darin Moore, Wood Patel and Associates, Inc
602-336-7934

DEVELOPMENT PROPOSAL

The applicant is requesting approval of the site plan, building elevations, and landscape plan for a new 35,000 square foot conference center expansion. Additional site improvements include the construction of 222 parking stalls within the Palomino parking lot.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Exposed roof ladder removed and replaced with a hatch
- Shade trees added to the west and south sides of the event lawn

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including, Photovoltaic infrastructure, recessed windows, deep roof overhangs, and use of low water use plant species.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Fairmont Princess Conference Center Expansion development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Greater Airpark Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services
Current Planning Services

Meredith Tessier
Senior Planner
480-312-4211

mtessier@ScottsdaleAZ.gov

Public Works
Traffic Engineering

Sam Taylor
Principal Traffic Engineer
480-312-7010

staylor@scottsdaleaz.gov

Community and Economic Development
Stormwater Management

Jennifer Lynch
Senior Stormwater Engineer
480-312-7903

jlynch@scottsdaleaz.gov

Engineering Services
Water Resources

Urma Grossthal
Senior Civil Engineer
480-312-7043

ugrossthal@scottsdaleaz.gov

Community & Economic Development
Plan Review

Eliana Hayes
Development Engineering Manager
480-312-2757

ehayes@scottsdaleaz.gov

Public Safety-Fire
Fire & Life Safety Services

Doug Wilson
Senior Plans Examiner
480-312-2507

dowilson@scottsdaleaz.gov

Aviation

Kelli Kuester
Aviation Plan and Outreach Coordinator
480-312-8482

kkuester@scottsdaleaz.gov

APPROVED BY



Meredith Tessier, Senior Planner

09/09/2025

Date



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

9/10/2025

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Master Site Plan
8. Fairmont Princess Master Site Plan
9. Conference Center Site Plan
10. Master Parking and Phasing Plan
11. Master Open Space Plan
12. Landscape Plan
13. Building Elevations (color)
14. Perspectives
15. Materials and Colors Board
16. Zoning Map
17. City Notification Map



Context Aerial

38-DR-2022#3

ATTACHMENT 1



Q.S.
37-45

Google Earth Pro Imagery

Close-up Aerial

ATTACHMENT 2

38-DR-2022#3



FAIRMONT SCOTTSDALE PRINCESS - CONFERENCE CENTER EXPANSION 44-PA-2022 DRB SUBMISSION NARRATIVE

April 8, 2024

The Princess Resort is both a world-renowned vacation destination for families wishing to enjoy our great city as well as a highly desired business convention destination. With increased demand from business guests, this expansion will create an additional 10,000 square feet of meeting rooms and a new 25,000 square foot ballroom. The structure will also wrap a new 40,000 square foot synthetic turf Event Lawn replacing the natural grass Event Lawn currently located between the Sunset Pool and E Hacienda Way. The existing Event Lawn is removed to allow for the development of the Sunset Villas and Bungalows project.

Primary vehicular access to the site will be via the existing entrance off Princess Drive across from the new parking structure under construction and pedestrian access will be maintained and extended. Because most convention users are also guest of the resort, arrival will be through the pedestrian pathways and the landscape design includes carefully considered improvement employing responsible plant species and a limited water feature at the arrival plaza off Hacienda Way and the one adjacent to the Event Lawn,

Parking adjacent to the expansion matches that indicated in the rezoning submission as a component of the district parking throughout the resort and includes the required 12 new bike spaces at the southwest corner of the expansion adjacent to the Western Town and new Guest Wing. The site design incorporates areas for ride share and charter bus services along the north façade.

The building design is an extension of the architectural style of the Palomino conference center in both detail and material consisting of stucco and glass finishes with a mixture of mission tile and flat roofs. The north façade provides a number of articulated elements to add visual interest along with shaded and covered waiting areas adjacent to the rideshare and bus waiting areas. There are also two main articulation elements: one establishing the main axial entrance from the north parking lot and one holding the Northeast corner of the building near the roundabout. The building structure is a combination of load bearing concrete masonry and steel and is a fully sprinklered building.

The project will provide one new loading dock berth, one 30-yard compactor, and one cardboard bailer. The back of house is also connected to the Palomino Loading dock by way of a continuous indoor back of house corridor. An additional 100-gallon grease container will be added at the Princess main dock area to account for the expansion. While the resort does not account for recycling in the calculation of refuse requirements, the property does employ numerous strategies for recycling and composting of waste products.

Mechanical and Electrical support equipment are located on the roof or within interior closets of the building. Roof mounted equipment, including PV infrastructure required by IGCC will be located and screened as required by either the building's parapet or other approved screening device equal to the equipment's maximum height.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the project is designed within the design guidelines for the Sensitive Design Program, The Design Standards and Policies Manual, the Office Design Guidelines, and the general character of the surrounding Scottsdale Airpark and Sonoran Desert. The project utilizes muted earth tone colors to blend in with the surrounding airport properties.*
 - *Staff finds that the subject property is located within the Greater Airpark Character Area Plan's Regional Tourism Future Land Use area. The Regional Tourism area encourages the enhancement of major event facilities in the Greater Airpark, such as WestWorld, in addition to the provision of tourist attractions, cultural amenities, recreational opportunities, offices, tourist accommodations, and tourism serving residential. This proposal is consistent with the Character and Design element of the General Plan, and the GACAP.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the building design is an extension of the architectural style of the Palomino conference center in both detail and material consisting of stucco and glass finishes with a mixture of mission tile and flat roofs. The north façade provides articulated elements to add visual interest along with shaded and covered waiting areas adjacent to the rideshare and bus waiting areas.*
 - *Staff finds that the proposed material, color and finishes are consistent with the Scottsdale Sensitive Design Principles. Architectural details respond to the context of the adjacent land uses including similar materials and colors.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that primary vehicular access to the site will be via the existing entrance off Princess Drive across from the new parking structure. The convention user*

are also guests of the resort therefore arrival will also be through the pedestrian pathways.

- *Staff finds that vehicular access is provided with a new driveway along E. Princess Boulevard. Additional access is provided with the existing driveway along E. Princess Drive.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that mechanical and electrical support equipment are located on the roof or within interior closets of the building. Roof mounted equipment, including PV infrastructure will be located and screened by either the building's parapet or other approved screening device.*
 - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened with metal panels.*
 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. The Mixed-Use Neighborhoods land use designation denotes areas with higher density housing combined with complementary office or retail uses or mixed-use structures. The immediate surrounding area is also designated as Mixed-Use Neighborhoods.

Character Area Plan

The subject property is located within the Greater Airpark Character Area Plan's Regional Tourism Future Land Use area. The Regional Tourism area encourages the enhancement of major event facilities in the Greater Airpark, such as WestWorld, in addition to the provision of tourist attractions, cultural amenities, recreational opportunities, offices, tourist accommodations, and tourism serving residential.

Zoning History

The site is zoned Planned Community District (P-C) with Central Business District (C-2) as the comparable district. The PC district provides for a mix of uses integrated within a master planned development to achieve land development patterns that will maintain and enhance the physical, social and economic values of an area. This subject property is within the Princess Planned Community District which includes the resort, the residential uses east of the resort, as well as the office building to the west of the subject site. The resort portion of the Princess Planned Community District was originally established in 1985 by case 135-Z-85, and amended by cases 57-Z-86, 63-Z-87, 1-ZN-2003, 5-ZN-2015 and most recently 5-ZN-2015#2 which amended the Princess Development Plan to allow a total of 949 rooms. The C-2 district allows business and professional services, retail sales, services, and hotels with their ancillary uses.

Zoning History

The site is zoned Planned Community District (P-C) with Central Business District (C-2) as the comparable district. The PC district provides for a mix of uses integrated within a master planned development to achieve land development patterns that will maintain and enhance the physical, social and economic values of an area. This subject property is within the Princess Planned Community District which includes the resort, the residential uses east of the resort, as well as the office building to the west of the subject site. The resort portion of the Princess Planned Community District was originally established in 1985 by case 135-Z-85, and amended by cases 57-Z-86, 63-Z-87, 1-ZN-2003, 5-ZN-2015 and most recently 5-ZN-2015#2 which amended the Princess Development Plan to allow a total of 949 rooms. The C-2 district allows business and professional services, retail sales, services, and hotels with their ancillary uses.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the

Context

The subject property is located at the southwest corner of E. Princess Boulevard and E. Princess Drive within the overall Fairmont Princess Scottsdale Resort. This development is a phase within the overall phasing plan for the resort property and subsequent phases will occur under future separate applications.

Project Data

- Existing Use: Resort with ancillary uses and associated parking
- Proposed Use: Conference Center Expansion
- Parcel Size: 2,881,607 square feet/67.5 Gross Acres
2,881,249 square feet/66.1 Net Acres
- Conference Center Building Area: 35,000 square feet expansion
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Provided: 0.18
- Building Height Allowed: 48 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 31 feet 7 inches (exclusive of rooftop appurtenances)
- Parking Required: 70 spaces
- Parking Provided: 1,855 spaces (per parking master plan)
- Open Space Required: 703, 025 square feet / 16.1 acres (entire site)
- Open Space Provided: 1,583,198 square feet /36.3 acres (entire site)

**Stipulations for the
Development Review Board Application:
Fairmont Scottsdale Princess Conference Center Expansion
Case Number: 38-DR-2022#3**

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 prepared by Kollin Altomare Architects with a plant date of 10/31/2024.
 - b. The location and configuration of all site improvements shall be consistent with the Site Plan prepared by Kollin Altomare Architects, with a city staff date of 10/31/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Werk Urban Design, with a city plant date of 02/10/2025.
 - d. The case drainage report submitted by Wood, Patel and Associates, Inc and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Wood, Patel and Associates, Inc and approved by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases were: 1-ZN-2003, 5-ZN-2015 and 5-ZN-2015#2.

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. 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. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

Ordinance

- C. Development shall conform with the Development Plan, entitled "Fairmont Scottsdale Princess," per zoning case 5-ZN-2015#2.
- D. Development shall conform with the amended development standards that are included as part of the Fairmont Scottsdale Princess Development Plan per zoning case 5-ZN-2015#2.

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse infrastructure in conformance with Floor Plan – Area A, sheet number DR-A11 by Kollin Altomare Architects with a date of 10/31/2024.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- F. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- G. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.

10. 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 2.5 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 10.0 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 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. 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.
13. With the construction document submittal, the property owner shall submit plans, and any other pertinent documentation, demonstrating that the development has been designed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent noise attenuation measures at the time of the construction document submittal, and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.

STREET INFRASTRUCTURE:

Ordinance

- H. 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.

DRB Stipulations

14. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).
16. The existing four (4) streetlight poles and luminaries along the E. Princess Boulevard frontage shall be replaced with new streetlight poles per City of Scottsdale Standard Detail 2173, and new LED luminaires from City approved manufacturers.

WATER AND WASTEWATER:

Ordinance

- I. All water and wastewater 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.
- J. WASTEWATER IMPROVEMENTS REPAYMENT. The property owner shall enter into a Wastewater Improvement Repayment Agreement with the city prior to any project permit issuance, defining the property owner's financial responsibility for their benefited portion of sewer improvements, design and construction, completed by others and as follows:
 - a. From the N Scottsdale Rd diversion at E Mayo Blvd to the intersection of E Mayo Blvd and N Miller Rd
 - b. From the intersection of the E Mayo Blvd and N Miller Rd, south along N Miller Rd, across Princess Blvd to Princess Dr,
 - c. South/southeast along Princess Dr to City owned property west of and parallel to Hayden Rd
 - d. South to the TPC golf courses
 - e. East through the TPC golf courses (parallel to the existing sewer) to Pima Rd alignment.

A portion of the overall allocatable project costs of these improvements will be reduced by the city's allocated funding for two 2021 Wastewater Infrastructure Improvement Plan projects known as WW IIP-004 and WW IIP-005.

DRB Stipulations

17. 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

18. 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.
19. As part of the final plans, if over an acre of land will be disturbed as a result of this project, submit a SWPPP and NOI from ADEQ.

EASEMENTS DEDICATIONS:

DRB Stipulations

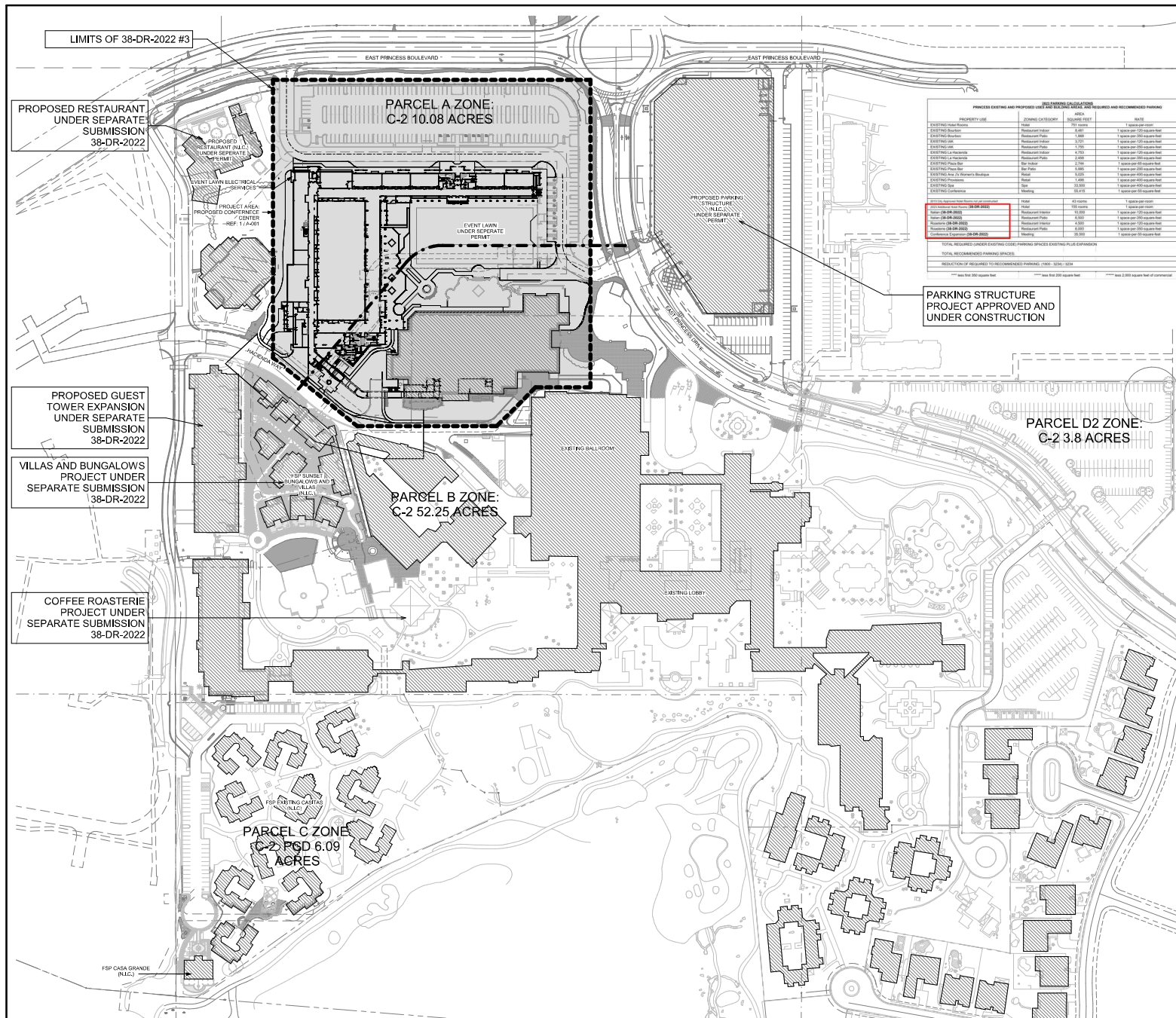
20. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property

- b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
- c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

- 21. All signs require separate review and approval.

[illegible]

RECEIVED FROM TOL TO BE OFFSET	ACCURABLE	
5-10 CREDIT PARKING	1	
11-15 CREDIT PARKING	4	
16-20 CREDIT PARKING	7	
PARKING AID DURING 30-ON OFFSET	ACCURABLE	
PAID OFF CONFERENCE PARKING	53	
RECOVERED CONFERENCE PARKING	53	
TOTAL PARKING PROVIDED IN 24% OFFSET		
OFFSET PARKING PROVIDED IN 24% OFFSET		
PARKING PROVIDED		1889 STALLS
ACCURABLE AS REQUIRED (SEE 100.3)		1889 STALLS
ACCURABLE CREDITED PARKING SHALL BE THE SAME PERCENTAGE AS NO		
OFFSET PARKING PROVIDED		1263 STALLS
TOTAL UNCOVERED PARKING		1263 STALLS
TOTAL COVERED ACCURABLE PARKING		1889 STALLS
TOTAL COVERED AND ACCURABLE PARKING		1889 STALLS
% COVERED		66%

ONE BICYCLE PARKING SPACE REQUIRED FOR EACH 100 VEHICLE PARKING SPACES

REQUIRE BICYCLE PARKING

BICYCLE PARKING REQUIRED 1263 STALLS (66% BICYCLE)

BICYCLE PARKING PROVIDED 1263 STALLS CONFERENCE EXPANSION

BICYCLE PARKING PROVIDED

GENERAL NOTES:

A. MINIMUM VERTICAL CLEARANCE AT ALL PARKING TO BE 8'-0"

B. STANDARD PARKING STALLS TO BE 9'-0" x 18'-0". 2' OF OVERHANG ALLOWED AS PER CURRENT CODE.

C. STANDARD ACCESSIBLE STALLS TO BE 11'-0" x 18'-0" WITH A 5'-0" WIDE ACCESS AISLE. AISLE CAN BE SHARED.

PARKING STRUCTURE
PROJECT APPROVED AND
UNDER CONSTRUCTION

FAR INFORMATION

AS APPROVED IN 5-ZN-2015#2

PROJECT ZONING:	C-2(PCD)
LOT AREA:	2,641,607 gsf 2,881,248 net
ALLOWED FAR (0.8)	2,881,248 x 0.8 = 2,305,199 sf
EXISTING FLOOR AREA	438,600
PROPOSED FLOOR AREA(S)*	2015 rezoning Welcome Center 2,100 Sunset Villas and Bungalows 50,280 Parking Structure 115,000 Conference Expansion 100,000 Rooms Expansion 124,000 Italian Restaurant 10,000 4,520 Roasters

351,400 sf
*FLOOR AREAS HAVE BEEN ROUNDED TO THE NEAREST 100 SF TO ACCOUNT FOR SOME VARIATION IN FINAL CONSTRUCTION

BUILDING HEIGHT:	48'
MEAN CURB HEIGHT:	1558.02' (PRINCESS BLVD)
HEIGHT ALLOWED:	36' (1594.02') from 2015 Zoning Approval
HEIGHT ALLOWED:	36' *12" + MEAN CURB (1595.02') per Scottsdale Revised Code
HEIGHT REQUESTED:	47' *12" + MEAN CURB (1606.02')

FAR INFORMATION

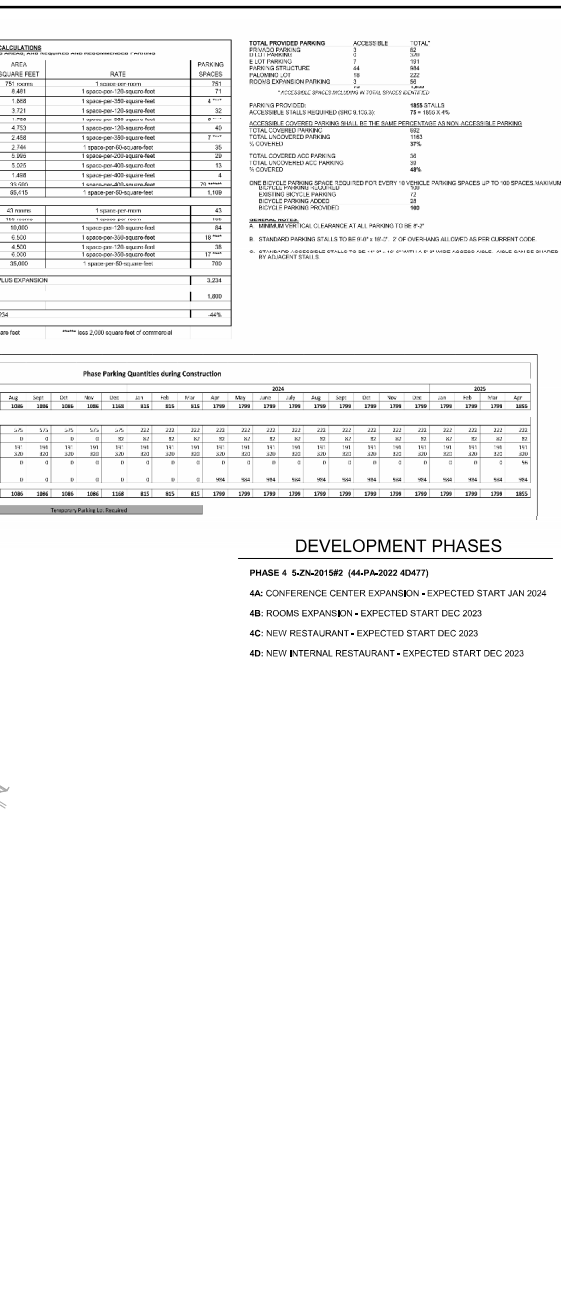
38-DR-2022

AS INCLUDED ABOVE, 5-ZN-201542 ALLOWED FOR 100,000 SF OF NEW FLOOR AREA FOR THE CONFERENCE EXPANSION. FOR A TOTAL FAR WELL BELOW THE ALLOWABLE 2,305,195 SF.

THE PLANS, AS NOTED ON SHEET DR-A10 AND DR-A15, REPRESENT 86,868 SF AND 6,075 SF RESPECTIVELY. THE TOTAL AREA IS 92,943 SF

MASTER SITE PLAN	1" = 80'-0"	1
------------------	-------------	---

[illegible]



2021 PROVIDED PARKING	ACCESSIBLE	TOTAL*
STANDARD PARKING	7	7
1011 PARKING	1	1
1012 PARKING	1	1
1013 PARKING	1	1
1014 PARKING	1	1
1015 PARKING	1	1
1016 PARKING	1	1
1017 PARKING	1	1
1018 PARKING	1	1
1019 PARKING	1	1
1020 PARKING	1	1
1021 PARKING	1	1
1022 PARKING	1	1
1023 PARKING	1	1
1024 PARKING	1	1
1025 PARKING	1	1
1026 PARKING	1	1
1027 PARKING	1	1
1028 PARKING	1	1
1029 PARKING	1	1
1030 PARKING	1	1
1031 PARKING	1	1
1032 PARKING	1	1
1033 PARKING	1	1
1034 PARKING	1	1
1035 PARKING	1	1
1036 PARKING	1	1
1037 PARKING	1	1
1038 PARKING	1	1
1039 PARKING	1	1
1040 PARKING	1	1
1041 PARKING	1	1
1042 PARKING	1	1
1043 PARKING	1	1
1044 PARKING	1	1
1045 PARKING	1	1
1046 PARKING	1	1
1047 PARKING	1	1
1048 PARKING	1	1
1049 PARKING	1	1
1050 PARKING	1	1
1051 PARKING	1	1
1052 PARKING	1	1
1053 PARKING	1	1
1054 PARKING	1	1
1055 PARKING	1	1
1056 PARKING	1	1
1057 PARKING	1	1
1058 PARKING	1	1
1059 PARKING	1	1
1060 PARKING	1	1
1061 PARKING	1	1
1062 PARKING	1	1
1063 PARKING	1	1
1064 PARKING	1	1
1065 PARKING	1	1
1066 PARKING	1	1
1067 PARKING	1	1
1068 PARKING	1	1
1069 PARKING	1	1
1070 PARKING	1	1
1071 PARKING	1	1
1072 PARKING	1	1
1073 PARKING	1	1
1074 PARKING	1	1
1075 PARKING	1	1
1076 PARKING	1	1
1077 PARKING	1	1
1078 PARKING	1	1
1079 PARKING	1	1
1080 PARKING	1	1
1081 PARKING	1	1
1082 PARKING	1	1
1083 PARKING	1	1
1084 PARKING	1	1
1085 PARKING	1	1
1086 PARKING	1	1
1087 PARKING	1	1
1088 PARKING	1	1
1089 PARKING	1	1
1090 PARKING	1	1
1091 PARKING	1	1
1092 PARKING	1	1
1093 PARKING	1	1
1094 PARKING	1	1
1095 PARKING	1	1
1096 PARKING	1	1
1097 PARKING	1	1
1098 PARKING	1	1
1099 PARKING	1	1
1100 PARKING	1	1
1101 PARKING	1	1
1102 PARKING	1	1
1103 PARKING	1	1
1104 PARKING	1	1
1105 PARKING	1	1
1106 PARKING	1	1
1107 PARKING	1	1
1108 PARKING	1	1
1109 PARKING	1	1
1110 PARKING	1	1
1111 PARKING	1	1
1112 PARKING	1	1
1113 PARKING	1	1
1114 PARKING	1	1
1115 PARKING	1	1
1116 PARKING	1	1
1117 PARKING	1	1
1118 PARKING	1	1
1119 PARKING	1	1
1120 PARKING	1	1
1121 PARKING	1	1
1122 PARKING	1	1
1123 PARKING	1	1
1124 PARKING	1	1
1125 PARKING	1	1
1126 PARKING	1	1
1127 PARKING	1	1
1128 PARKING	1	1
1129 PARKING	1	1
1130 PARKING	1	1
1131 PARKING	1	1
1132 PARKING	1	1
1133 PARKING	1	1
1134 PARKING	1	1
1135 PARKING	1	1
1136 PARKING	1	1
1137 PARKING	1	1
1138 PARKING	1	1
1139 PARKING	1	1
1140 PARKING	1	1
1141 PARKING	1	1
1142 PARKING	1	1
1143 PARKING	1	1
1144 PARKING	1	1
1145 PARKING	1	1
1146 PARKING	1	1
1147 PARKING	1	1
1148 PARKING	1	1
1149 PARKING	1	1
1150 PARKING	1	1

* ACCESSIBLE SPACES INCLUDE TOTAL SPACES KICKED OUT

PARKING PROVIDED: 685 SPACES
 ACCESSIBLE SPACES PROVIDED: 623 SPACES
 71% ACCESSIBLE

ACCESSIBLE COUNTING SPACES SHALL BE THE SAME PERCENTAGE AS NON-ACCESSIBLE PARKING

TOTAL NON-ACCESSIBLE PARKING	TOTAL ACCESSIBLE PARKING
975	623
37%	21%
TOTAL COVERED ACCESS PARKING	7185
TOTAL UNCOVERED ACCESS PARKING	1085
TOTAL COVERED ACCESS PARKING	7185
TOTAL UNCOVERED ACCESS PARKING	1085
TOTAL COVERED	7185
TOTAL UNCOVERED	1085

ONE BICYCLE PARKING SPACE IS REQUIRED FOR EVERY 10 VEHICLE PARKING SPACES UP TO 100 SPACES MAXIMUM

STANDARD BICYCLE PARKING SHALL BE 10' X 6' WITH 10' CLEARANCE

BICYCLE PARKING ACCESS: 20

BICYCLE PARKING UNACCESS: 100

BICYCLE PARKING TOTAL: 120

STANDARD BICYCLE CLEARANCE AT ALL PARKING TURNS: 10'

STANDARD PARKING SPACE IS 10' X 6' OR 10' X 7'. OF COURTESIES ARE ALLOWED AS PER CURRENT CODE

6. DOWNGRADE / ACCESSIBLE SPACES FOR 10' X 10' OR 10' X 12' SPACES SHALL BE 10' X 6' OR 10' X 7' SPACES DIVIDED BY ACCIDENT TURNS

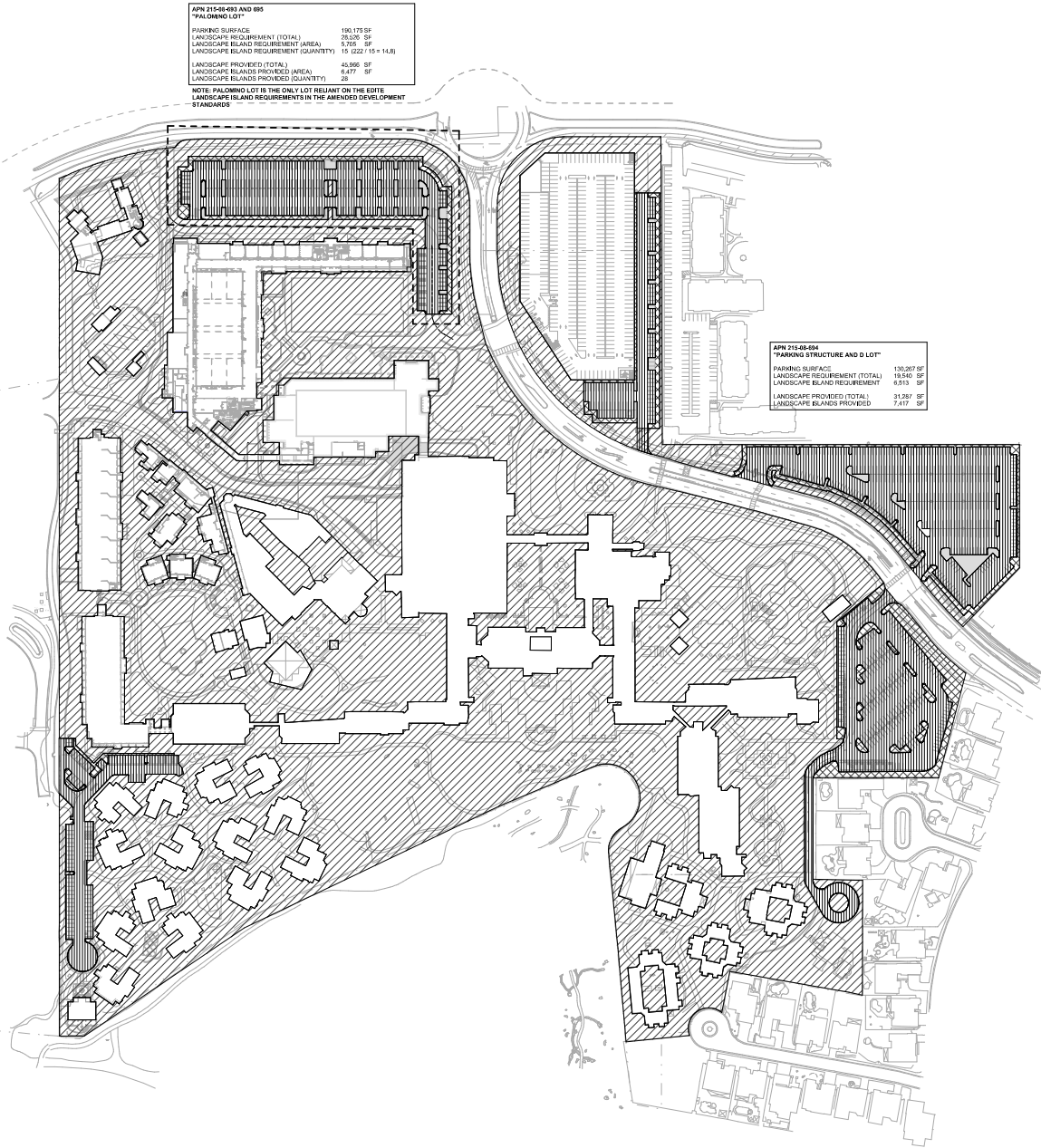
PHASE 4 5-ZN-2015#2 (44-PA-2022 4D477)

4A: CONFERENCE CENTER EXPANSION - EXPECTED START JAN 2024

4B: ROOMS EXPANSION - EXPECTED START DEC 2023

4C: NEW RESTAURANT - EXPECTED START DEC 2023

4D: NEW INTERNAL RESTAURANT - EXPECTED START DEC 2023



APN 215-08-093 AND 095
PALMVIEW LOT

PARKING SURFACE	190,173 SF
LANDSCAPE REQUIREMENT (TOTAL)	28,526 SF
LANDSCAPE ISLAND REQUIREMENT (AREA)	5,705 SF
LANDSCAPE ISLAND REQUIREMENT (QUANTITY)	15 (22' / 15' = 14.6)
LANDSCAPE PROVIDED (TOTAL)	45,995 SF
LANDSCAPE ISLANDS PROVIDED (AREA)	6,477 SF
LANDSCAPE ISLANDS PROVIDED (QUANTITY)	26

NOTE: PALMVIEW LOT IS THE ONLY LOT RELIANT ON THE EXISTING LANDSCAPE ISLAND REQUIREMENTS IN THE AMENDED DEVELOPMENT STANDARDS

APN 215-08-094
PARKING STRUCTURE AND D LOT

PARKING SURFACE	190,267 SF
LANDSCAPE REQUIREMENT (TOTAL)	18,949 SF
LANDSCAPE ISLAND REQUIREMENT	6,513 SF
LANDSCAPE PROVIDED (TOTAL)	31,287 SF
LANDSCAPE ISLANDS PROVIDED	7,417 SF

FAR INFORMATION

PROJECT ZONING:	C-2(PCD)
LOT AREA:	2,941,007 gsf 2,881,249 sqf
ALLOWED FAR (0.8)	2,881,249 x 0.8 = 2,305,199 sqf
EXISTING FLOOR AREA	436,000
PROPOSED FLOOR AREA(S)	2,100 58,200 116,300 100,000 124,000 10,000 5,000
	2075 morning Wellcome Center Sunset Village and Bungalows Parking Structure Conference Expansion Ramen Expansion Italian Restaurant Ramen
BUILDING HEIGHT:	4P
MEAN CURVE HEIGHT:	158.02' (PRINCESS BLVD)
HEIGHT ALLOWED:	3P 158.02' from 2013 Zoning Approval
HEIGHT ALLOWED:	3P 412' + MEAN CURVE (158.02') per Scottsdale Revised Code
HEIGHT REQUESTED:	4P 412' + MEAN CURVE (158.02')

OPEN SPACE INFORMATION

REQUIRED OPEN SPACE:

NEXT 12' OF HEIGHT = 2,881,249 X .15 = 432,187 sqf

NEXT 36' OF HEIGHT = 2,881,249 X (.15 X .004) = 414,000 sqf

OPEN SPACE REQUIRED (EXCLUDES PARKING LANDSCAPE)

288,125 sqf + 414,000 sqf = 702,125 sqf

OPEN SPACE PROVIDED = 1,063,199 sqf

OPEN SPACE

PARKING AREA

PARKING LANDSCAPE

DEVELOPMENT DATA:

PARCEL ADDRESS:
1915 E PRINCESS BLVD
SCOTTSDALE, ARIZONA 85255

PREVIOUS ZONING CASES:
15-274, 15-274-088, 15-274-089, 14-274-1088, 00-274-1022, 1-274-2003, AND 5-274-2015

LEGAL DESCRIPTIONS:
SEE TITLE REPORT

QUARTER SECTION:
215-08-093, 215-08-094, 215-08-095, 215-08-096

SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
NEEDHAM, MARICOPA COUNTY, AZ

ZONING: C-2(PCD)

TOTAL SITE AREA: 2,941,007 gsf / 2,881,249 sqf

UNIT COUNTS, RANGEL 8 ONLY

GOLF VILLAS	119 UNITS
GOLFAP	89 UNITS
VILLAS AND BUNGALOWS	43 UNITS
HOTEL ROOMS - EXISTING	563 UNITS
HOTEL ROOMS - NEW	155 UNITS
MAX UNITS:	960 UNITS

EXISTING HOTEL PROVIDES REQUESTED 10 UNITS AT 1,000 SF OR MORE.

ATTACHMENT 11

ARCHITECT OF RECORD

Kollin Altomare Architects

Chicago
800 N. Franklin Street, Suite 405-4
Chicago, IL 60610
312.427.1700
kollin@kollin.com

PROJECT

JOB NUMBER:
2022-06

DATE:
10/31/2024

SHEET NAME:
OPEN SPACE AND SITE
DATA SITE PLAN

SHEET NUMBER:
DR-A04

SCOTTSDALE PRINCESS
CONFERENCE CENTER
EXPANSION

7701 E. Princess Dr., Scottsdale, AZ 85255

REVIEWED FOR:

REVISION	DATE
1	10/31/2024

NOTED FOR:

INITIAL PC SET

FAIRMONT SCOTTSDALE PRINCESS CONFERENCE CENTER

7575 E. PRINCESS DRIVE
SCOTTSDALE, AZ 85251

PROJECT TEAM

OWNER / DEVELOPER
STRATEGIC HOTELS & RESORTS INC.
150 N. RIVERSIDE PLAZA
CHICAGO, ILLINOIS 60606
PHONE: 312.658.5000

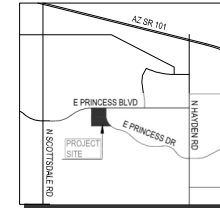
ARCHITECT
KOLLIN ALTOMARE ARCHITECTS
4265 E. CONANT STREET, SUITE 101
LONG BEACH, CA 90808
CONTACT: STEVEN HARRELL
PHONE: (562) 597-8760
EMAIL: SHARRELL@KO-AL.COM

LANDSCAPE ARCHITECT
WERK URBAN DESIGN
7520 E. 2ND STREET, SUITE 1004
SCOTTSDALE, AZ 85251
CONTACT: BRIAN SAGER
PHONE: (602) 429-9922
EMAIL: BRIAN@WERKURBANDESIGN.COM

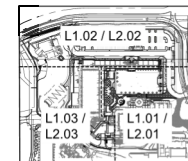
CIVIL ENGINEER
WOOD PATEL & ASSOCIATES
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, AZ 85021
CONTACT: ROBERT SAUNDERS
PHONE: (602) 335-8566
EMAIL: RSAUNDERS@WOODPATEL.COM

PROJECT INFORMATION

ADDRESS: 7575 E. PRINCESS DRIVE
SCOTTSDALE, ARIZONA 85251
A.P.N.: 215-08-494
SLOPE ANALYSIS: THERE ARE NO SLOPES
GREATER THAN 10%



VICINITY MAP
CITY OF SCOTTSDALE
N.T.S.



KEY MAP

SHEET INDEX

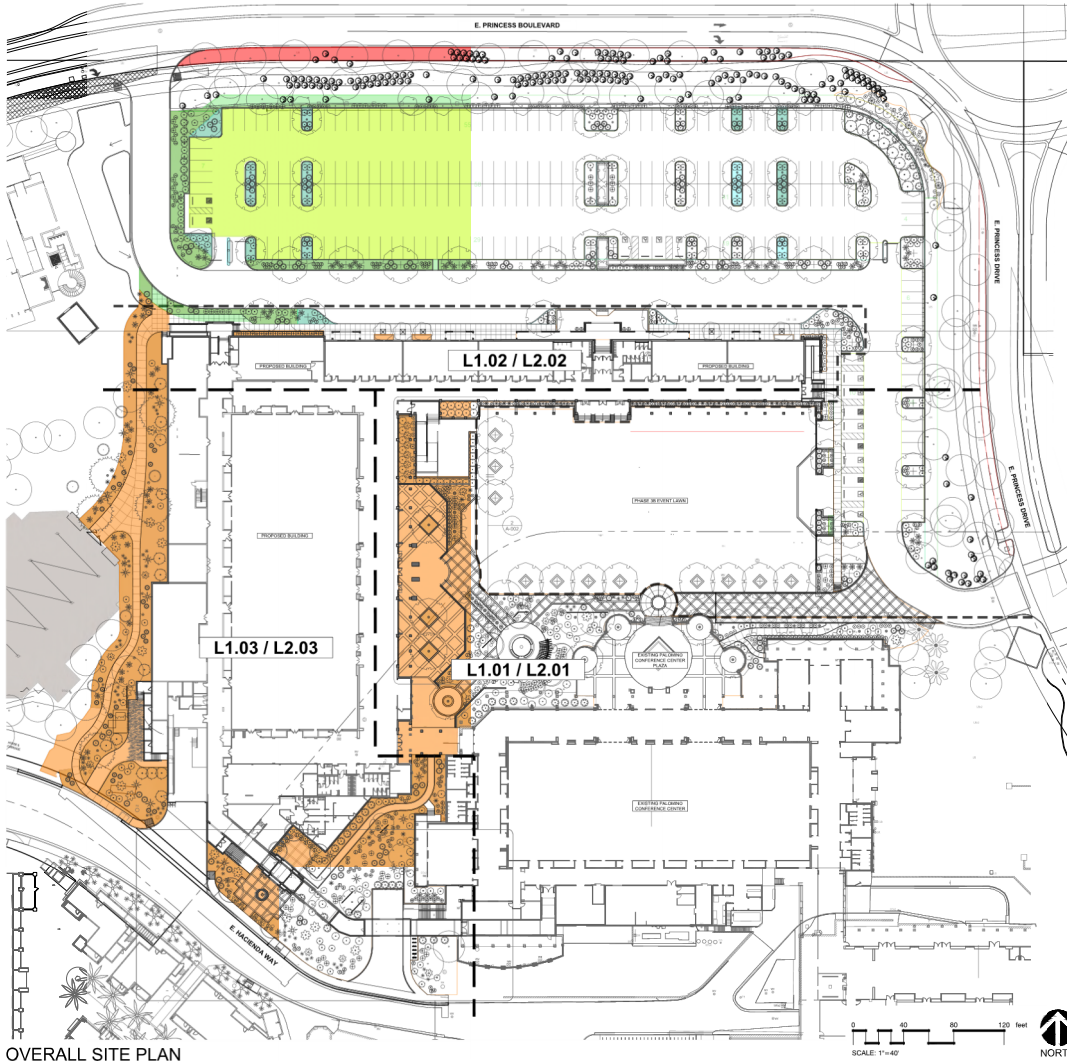
L0.00 COVER SHEET
L1.01 LANDSCAPE PLAN
L1.02 LANDSCAPE PLAN
L1.03 LANDSCAPE PLAN
L2.01 LANDSCAPE PLAN (B+W)
L2.02 LANDSCAPE PLAN (B+W)
L2.03 LANDSCAPE PLAN (B+W)
L2.51 HARDSCAPE DETAILS
L2.52 HARDSCAPE DETAILS
L2.53 HARDSCAPE DETAILS
L3.00 MATERIALS BOARD

PROJECT NARRATIVE

THE FAIRMONT SCOTTSDALE PRINCESS CONFERENCE CENTER IMPROVEMENTS INCLUDE ENHANCED LANDSCAPE DESIGN AND FLEXIBLE OUTDOOR SOCIAL SPACES CATERING TO EVENT PLANNING. THESE IMPROVEMENTS FEATURE NEWLY DESIGNED PATIOS, SHADED PEDESTRIAN WALKWAYS, AND ADDITIONAL CONNECTIVITY FOR IMPROVED WAYFINDING. THE HARDSCAPE AND PLANTING DESIGN COMPLEMENT THE EXISTING AESTHETIC OF THE FAIRMONT SCOTTSDALE PRINCESS WHILE INCORPORATING NATIVE AND ADAPTIVE PLANT SELECTION. LIGHTING DESIGN HAS BEEN INCORPORATED TO PROVIDE A SAFE AND INVITING EXPERIENCE FOR EVENING USE AND YEAR-ROUND EVENTS. SMALL FOUNTAINS ARE USED TO HIGHLIGHT AND ACTIVATE PEDESTRIAN NODES.

CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES

1. AREAS OF DECOMPOSED GRADE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
 2. A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
 3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 4 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
 4. AREA WITHIN THE SIGHT DISTANCE TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
 5. NO TURF AREAS ARE TO BE PROVIDED.
 6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
 7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
 8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
 9. TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SUBMITTED ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
 10. NO LIGHTING IS APPROVED WITH THE SUBMITTAL. THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
 12. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
 13. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
 14. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
 15. ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
 16. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
 17. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.
- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:**
1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRoACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
 2. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - a. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - b. + THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - c. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - d. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING CONTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 3. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.



OVERALL SITE PLAN

LANDSCAPE CALCULATIONS

PLANT SIZE REQUIREMENTS	REQUIRED	PRO
MINIMUM SIZE	15 gal	Conf
MINIMUM SHRUB SIZE	5 gal	Conf
MINIMUM GROUND COVER SIZE	1 gal	Conf
MATURE TREES		
2" cal. tree, 12" ht. palm, 1.5" average cal. medium tree	50% of total trees (24 of 47 total)	30%

WATER INTENSIVE PLANT MATERIAL














TEN PERCENT OF THE FIRST 9,000 S.F. AND EIGHT AND ONE-HALF OF THE REMAINDER OF THE TOTAL LOT. AT LEAST NINETY-FIVE PERCENT OF THE REMAINING AREA SHALL CONSIST OF PLANTS LISTED ON THE ADWR LOW-WATER USE PLANT LIST.
TOTAL ALLOWABLE: 17,965 S.F.
TOTAL SHOWN: 2758.4 S.F. (CONSISTING ENTIRELY OF PRE-EXISTING TURF GRASS TO REMAIN)
ALL PROPOSED PLANT MATERIAL CONSISTS OF PLANTS LISTED ON THE ADWR PLANT LIST.

LANDSCAPE AREAS

ON-SITE - 45,961sf
PARKING LOT - 65,330sf
PARKING LOT LANDSCAPING - 7,847sf
INTERIOR PARKING LOT LANDSCAPING - 7,251sf
STREET RIGHT OF WAY - 7,104 sf



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
TREES							
	11	Acacia amara Mulga	24" Box	0.75"-1.25"	5.0'-7.0'	2.0'-3.0'	20' x 15'
	27	Pistacia x 'Red Push' Red Push Pistachio	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'
	23	Pistacia x 'Red Push' Red Push Pistachio	48" Box	3.0"-4.0"	12.0'-14.0'	6.0'-8.0'	30' x 25'
EXISTING							
	36	Existing Tree Preserve In Place	Preserve In Place	varies	varies	varies	varies
ACCENTS & GRASSES							
	2	Dasylium wheeleri Desert Spoon	5 gal				
	7	Echinocactus grusonii Golden Barrel Cactus	5 gal				
	104	Hesperaloe parviflora Red Hesperaloe	5 gal				
	2	Lophocereus schottii fo. monstrosus Tolam Pole Cactus	5 gal				
	107	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Misty	5 gal				
	1	Opuntia basilaris Indian Fig Prickly Pear	5 gal				
	38	Yucca baccata Banana Yucca	5 gal				
GROUNDCOVER & SHRUBS							
	6	Acacia dealbens Bank Catclaw	5 gal				
	8	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal				
	48	Calliandra eriophylla Fairy Duster	5 gal				
	96	Eremophila hydrophana 'Blue Bells' Blue Bells Emu Bush	5 gal				
	135	Existing Shrub Protect In Place	Existing				
	11	Lantana x 'New Gold' New Gold Lantana	5 gal				
	21	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Texas Ranger	5 gal				
	17	Tecoma stans 'Gold Star' Yellow Bells	5 gal				
	11	Verbena rigida Sandpaper Verbena	5 gal				

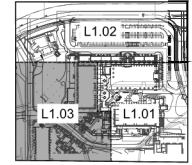
MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY
Paving					
	CONCRETE (INTERNAL SIDEWALKS) Finish: Exposed Aggregate Color: Natural Grey	3,602 sf		PLANTER POT Korngrey Design, LLC MEXBOLD-30 30" H x 40" DIA, top, 18" DIA. base	11
	CONCRETE (SIDEWALKS) Finish: Match Existing Integral Color to match Davis "San Diego Buff" All joints to be hand tooled.	24,924 sf		BIKE RACK Anova Circle Stainless Steel Model: CIRCLEBRS2IG 32in. H x 5in. W x 36in. L. "Or Approved Equal"	10
	FIELD PAVES 1 Ackerstone Holland I Paver Pattern: Herringbone Color: Terra Cotta Brown Blend Size: 4"x8", 6cm Thickness	11,932 sf		BENCH Anova Exposition 6ft. Model: LEXF6 "Or Approved Equal"	16
	FIELD PAVES 2 Ackerstone 6x12 Concrete Paver Pattern: Running Bond Color: Santa Barbara Sandstone Blend Size: 6"x12", 6cm Thickness	10,088 sf		PLANTER - TALL Product: QCP-QR-AR4244P Size: 42" W x 44" H Color: Sage Green Texture: Acid Etch	6
	ACCENT BAND PAVES: Size: 6"x18", Saffor Course Color: Beige	1,363 sf		PLANTER - SHORT Product: QCP-QR-SO3618P Size: 36" W x 18" H Color: Goldenrod Yellow Texture: Acid Etch	4
	PAVERS - EXISTING Existing Patio	10,038 sf		WASTE RECEPTACLE Product: Anova LEX33 Color: Sandstone Texture Coated 33 gal receptacle, side door	6
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	708 sf		Root barrier UB 24-2, install per detail on sheet L1.51 Available through DeepRoot (415) 781-9700	145 lf
	FIRE LANE PAVES Ackerstone Holland I Paver Pattern: Herringbone Color: Terra Cotta Brown Blend Size: 4"x8", 10cm Thickness	3,544 sf	NOTE: THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED TO THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ALL WALKWAYS AND PARKING CURBING. REFER TO SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL, SEC. 2-1.501.L.		
Inert Materials					
	ARTIFICIAL TURF Product: SYNESCUE 60 By: SYNlawn "Or Approved Equal"	38,525 sf			
	EXISTING TURF	10,580 sf			
	ROCK MULCH Size: 2"-5" Rip Rap Color: Apache Brown By: Pioneer Landscaping Materials	4,956 sf			
	DECOMPOSED GRANITE Size: 1" Screened Color: Santa Fe Gold By: Pioneer Landscaping Materials	94,656 sf			
	DECOMPOSED GRANITE - STABILIZED 1/4" Mixus Stabilized, 3" Depth Color: Desert Tan	1,257 sf			
	WALLS Finish: Smooth Stucco Color: Coordinate w/ Architecture	1,224 sf			
	WATER FEATURE	319 sf			

MATCHLINE: SEE SHEET L-1.02



KEY MAP



ISSUED FOR:
DRG 30-02-2023
RD SET

ISSUANCE DATE

WEEK

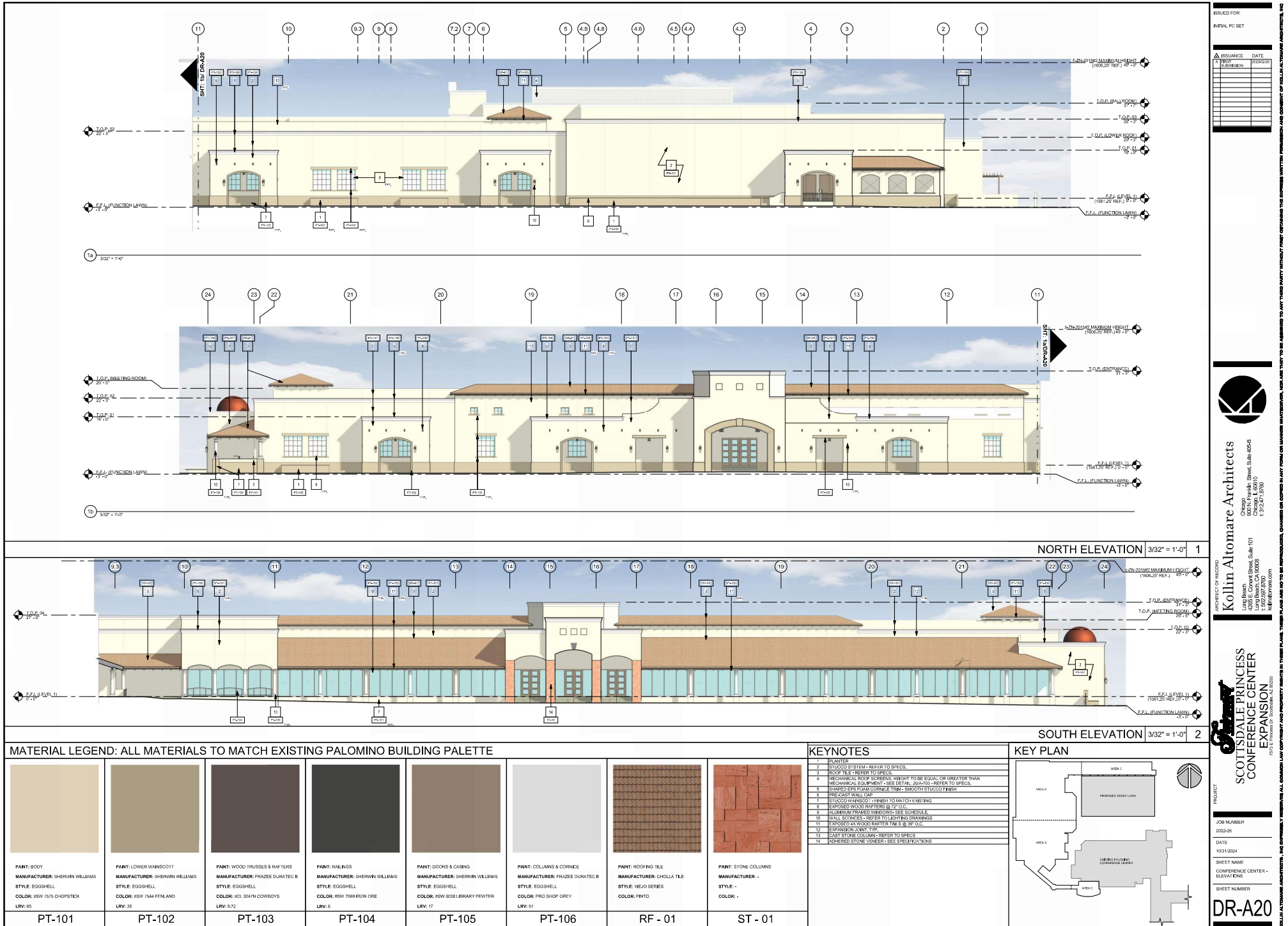
PROJECT OF RECORD
FAIRMONT SCOTTSDALE PRINCESS CONVENTION CENTER
175 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85261
PREPARED FOR: STRATEGIC HOTELS & RESORTS

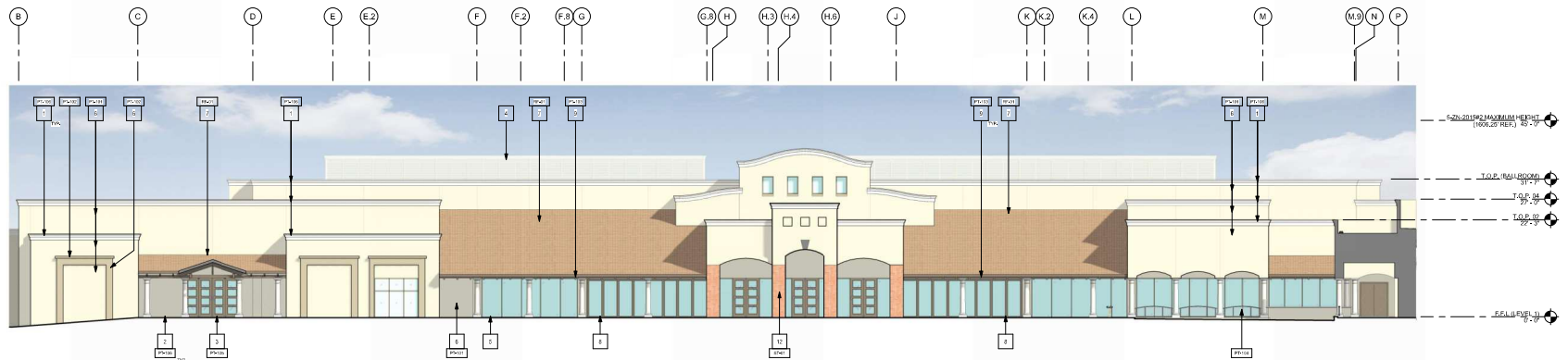
JOB NUMBER
2309

DATE
02-10-2023

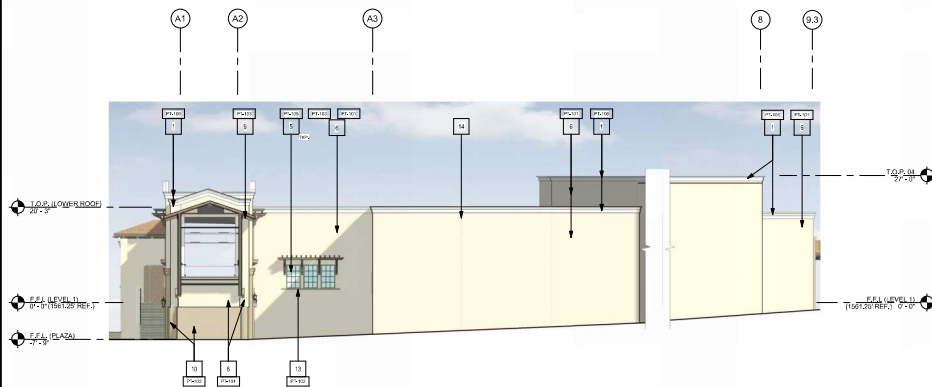
SHEET NAME
Landscape Plan
- Copper Canyon

SHEET NUMBER
L1.03

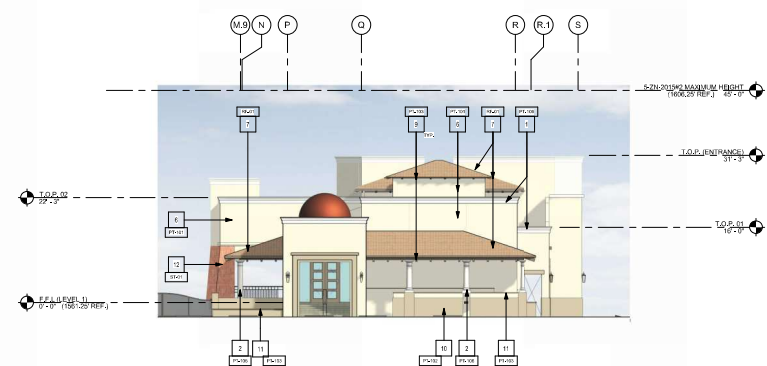




EAST ELEVATION - BALLROOM ENTRANCE 3/32" = 1'-0" 1



INTERIOR COURT ELEVATION 3/32" = 1'-0" 3

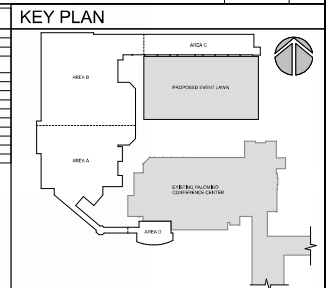


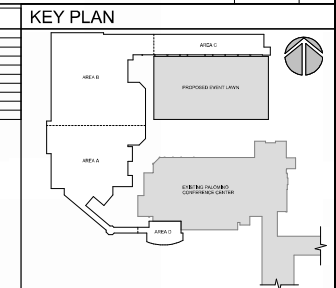
EAST ELEVATION - MEETING ROOM ENTRANCE 3/32" = 1'-0" 2

MATERIAL LEGEND: ALL MATERIALS TO MATCH EXISTING PALOMINO BUILDING PALETTE

<p>PT-101</p> <p>PAINT: BODY MANUFACTURER: SHERWIN WILLIAMS STYLE: EGGSHELL COLOR: #SW 7075 CHOPSTICK LRV: 85</p>	<p>PT-102</p> <p>PAINT: LOWER WANSICOT MANUFACTURER: SHERWIN WILLIAMS STYLE: EGGSHELL COLOR: #SW 7544 FENLAND LRV: 35</p>	<p>PT-103</p> <p>PAINT: WOOD TRUSSES & RAFTERS MANUFACTURER: FRAZEE DURATEC II STYLE: EGGSHELL COLOR: #CL 3247N COWBOYS LRV: 672</p>	<p>PT-104</p> <p>PAINT: RAILINGS MANUFACTURER: SHERWIN WILLIAMS STYLE: EGGSHELL COLOR: #SW 7069IRON ORE LRV: 6</p>	<p>PT-105</p> <p>PAINT: DOORS & CASING MANUFACTURER: SHERWIN WILLIAMS STYLE: EGGSHELL COLOR: #SW 9038 LIBRARY POWDER LRV: 17</p>	<p>PT-106</p> <p>PAINT: COLUMNS & CORNICE MANUFACTURER: FRAZEE DURATEC II STYLE: EGGSHELL COLOR: #PD SHOP GREY LRV: 61</p>	<p>RF - 01</p> <p>PAINT: ROOFING TILE MANUFACTURER: CHOLLA TILE STYLE: VELD SERIES COLOR: PINTO</p>	<p>ST - 01</p> <p>PAINT: STONE COLUMNS MANUFACTURER: - STYLE: - COLOR: -</p>
--	--	---	---	---	---	--	---

KEYNOTES
1. SHAPED EPS CORNICE FINISH - SMOOTH STUCCO FINISH
2. CAST STONE COLUMN - REFER TO SPECS
3. EXTERIOR DOOR - REFER TO SCHEDULE
4. MECHANICAL ROOF SYSTEMS - REFER TO BE EQUAL OR GREATER THAN MECHANICAL EQUIPMENT - SEE DETAIL 200-70 - REFER TO SPECS.
5. ALUMINUM FRAME WINDOWS - SEE SCHEDULE
6. STUCCO SYSTEM - REFER TO SPECS
7. ROOF FILL - REFER TO SPECS
8. OPERABLE ALUMINUM DOOR - SEE SCHEDULE
9. EXPOSED WOOD RAFTERS TYPICAL 8" X 8" SIPS
10. STUCCO WANSICOT - FINISH TO MATCH EXISTING
11. PRE-CAST WAIT GAP
12. ADHERED STONE VENEER - SEE SPECIFICATIONS
13. PRE-CAST SURROUND
14. EXPANSION JOINT - TYP.







E PRINCESS DRIVE VIEW	N.T.S.	1
-----------------------	--------	---



HACIENDA WAY VIEW	N.T.S.	2
-------------------	--------	---

[illegible]

Kollin Altomare Architects

Chicago
900 N. Franklin Street, Suite 405-B
Chicago, IL 60610
t: 312.471.8760
kollinaltomare.com

Long Beach
4265 E. Concord Street, Suite 101
Long Beach, CA 90808
t: 562.597.8760
kollinaltomare.com

**SCOTTSDALE PRINCESS
CONFERENCE CENTER
EXPANSION**
7975 E. THUNDERBOLT DR. SCOTTSDALE, AZ 85260

JOB NUMBER
 Q2-26
 DATE
 03/1/2024
 SHEET NAME
 CONFERENCE CENTER -
 RESPECTIVE VIEWS
 SHEET NUMBER

DR-A31



EVENT LAWN VIEW | N.T.S. | 1



EVENT LAWN VIEW | N.T.S. | 2

REVISIONS

NO.	DATE	DESCRIPTION
1	10/31/2024	ISSUED FOR PERMIT



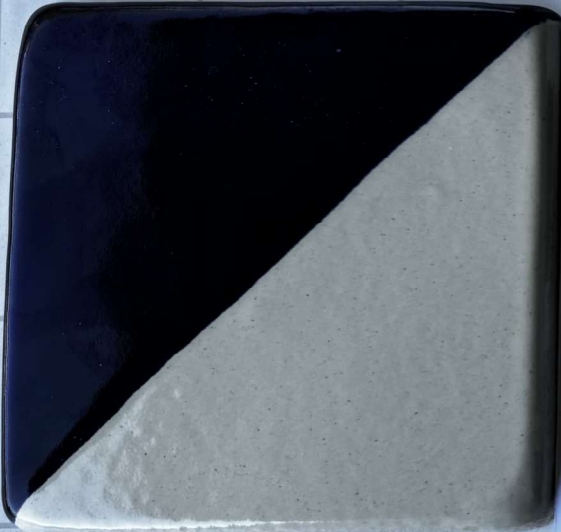
Kollin Altomare Architects
 Chicago
 800 N. Franklin Street, Suite 101
 Chicago, IL 60610
 Tel: 312.471.8700
 k@kollin.com


**SCOTTSDALE PRINCESS
 CONFERENCE CENTER
 EXPANSION**
 PROJECT ARCHITECTS

PROJECT
 JOB NUMBER: 2024-06
 DATE: 10/31/2024
 SHEET NAME: CONFERENCE CENTER - PERSPECTIVE VIEWS
 SHEET NUMBER

DR-A32

KOLLIN ALTOMARE ARCHITECTS, INC. AND SUPPLEMENTAL PROVIDING ALL CONSTRUCTION LAW COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF KOLLIN ALTOMARE ARCHITECTS, INC.



		
STUCCO COLOR 1 SW 7575 CHOPSTICKS	STUCCO COLOR 2 SW 7544 FENLAND	MEDIUM BRONZE ANODIZED ALUMINUM FRAME DOORS AND WINDOWS
		
WOOD BEAMS FRAZEE CL 3247N COWBOY	PRECAST CONCRETE FRAZEE PRO SHOP GREY	ROD IRON RAILING SYSTEM SW 7069 IRON ORE



Fairmont
SCOTTSDALE PRINCESS

FAIRMONT SCOTTSDALE HOTEL
MATERIALS BOARD
03.29.2023



SOLARBAN® 60 (2) Clear + Clear Glass Insulating Glass Unit S-1 09/19

VLT	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Winter)		SHGC	LSG
			Air	Argon		
70%	11%	12%	0.29	0.24	0.38	1.79

Visit VitroGlazings.com for performance data with a range of tinted and reflective glasses by Vitro.

Solarban® 60 glass (2") can be used in a 1" (24.7mm) insulating glass unit with Atlantica®, Azura®, Solarblue®, Solargray®, Solarbronze®, Solux®, Starphire®, Graytite® II, Optigray® and Pacific® glasses, as well as Vitacore® and Solarcore® reflective glasses.

Exterior: Sample Glass is Annealed

SOLARBAN 60 DOUBLE E GLASS (CLEAR + CLEAR)

Allen | Philip Partners
ARCHITECTS + INTERIORS
7154 East Stetson Drive
Scottsdale Arizona 85281
480.990.2800
www.allenphilip.com
SCHEMATIC DRAWINGS: DO NOT USE FOR CONSTRUCTION. © 2019 allenphilip

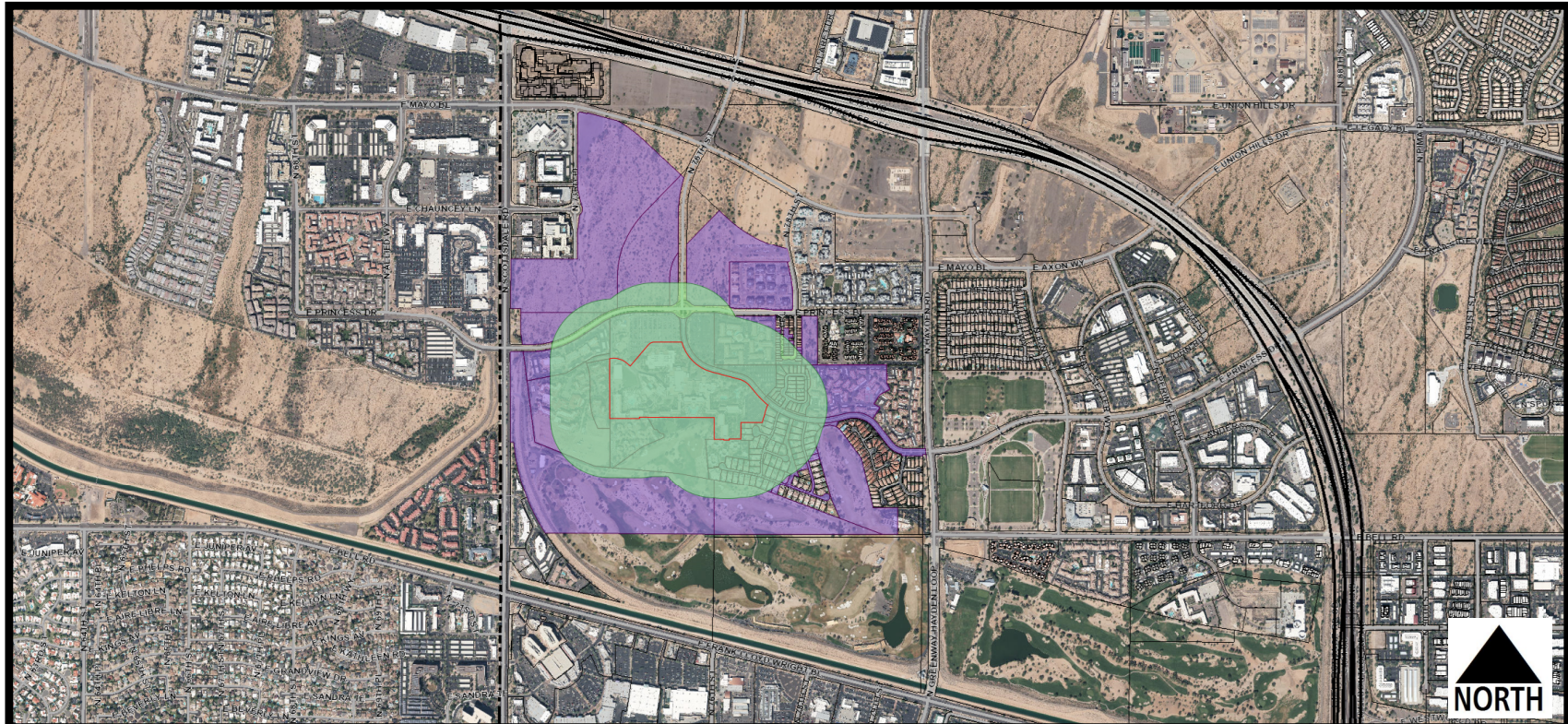


Zoning Aerial

38-DR-2022#3

City Notifications – Mailing List Selection Map

Fairmont Scottsdale Princess Hotel Guest Tower



Labels Pulled
April 18, 2024

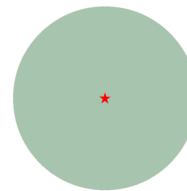
Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 156

38-DR-2022#2