

BCA

Bollinger + Cardenas Architects, Inc.

Architecture
Planning
Interiors
Project Management

May 23, 2003

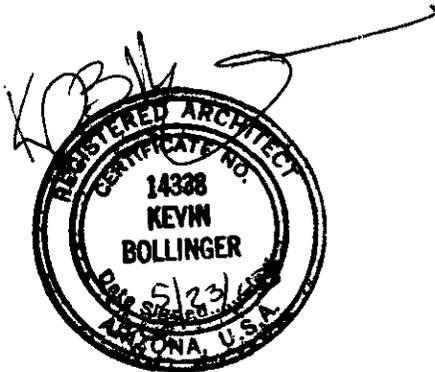
City of Scottsdale
Development Services
7447 E. Indian School Road
Scottsdale, Arizona 85251

Re: Scottsdale Board of Realtors Building,
located at 4221 N. Scottsdale Road.

DRAINAGE STATEMENT

The additional area that will be used as new lobby space for this project at the courtyard appears to be insignificant as to the added impervious surface area that affects the drainage.

The new finish floor will be at the same elevation as the existing building.



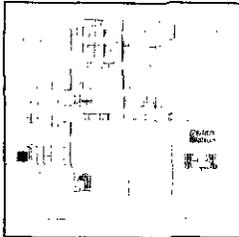
3428 E. Indian School Road
Phoenix, Arizona 85018

42-DR-2003

5/28/2003

VICINITY MAP

CAMELBACK ROAD



INDIAN SCHOOL ROAD

SCOTTSDALE ROAD

MILLER ROAD

Dear Property Owner:

This is to inform you of a request for approval of site plans and elevations for an office building remodel.



This case will be scheduled for a Public Hearing in the near future. Please call the staff or applicant contact as soon as possible if you would like to learn more or provide input about this request.

Staff contact: Kira Wauwie AICP, 480-312-7061

Applicant contact: Kevin Bollinger, 480-315-5426

Site Location:
4221 N Scottsdale Rd

For information on the status of this case, or to view application materials, call **480-312-7000** or click on the link to 'Projects in the Public Hearing Process' at:

www.ScottsdaleAZ.gov/Projects/

Case Name:
Scottsdale Association
of Realtors

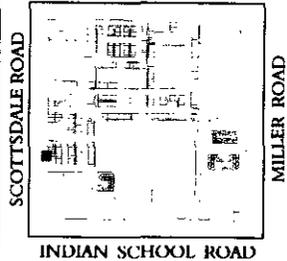
For public participation opportunities, please call **480-312-2743** or visit us online at:

www.ScottsdaleAZ.gov/BldgResources/Awareness/

Case Number:
42-DR-2003

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

VICINITY MAP
CAMELBACK ROAD



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Bollinger + Cardenas Architects, Inc.
 Architecture Planning Interiors Project Management
 7350 East Evans Road, Suite C101
 Scottsdale, AZ 85260
 Fax No. (480) 951-7121

Response Letter

Date:	5/01/03
Project No:	85102
Project:	Scottsdale Association of Realtors
Subject:	Volume Ratio

Pre-application comment. Building in conformity with section 5.1404.

As required Scottsdale Ordinance section 5.1404.
 Building is in a C-2 district.

Net Site Area : 26,240 s.f.

New Building Volume Ratio: =135,723 ft3

Existing Volume Ratio as follow:

Less than maximum permitted per Section 5.1404 b). lot net area x 9.6. feet.

Site Volume Ratio: 251,904 ft3
 (26,240x9.6 = 251,904 ft3)

Building Area:

Basement : 2,561 s.f.
 1st Floor : 5,873 s.f.
 2nd Floor : 2,561 s.f.

Building Volume Ratio:

Basement: 2,561 s.f. * 10' = 25,610 ft3
 1st Floor: 5,873 s.f. x 12' = 70,476 ft3
 2nd Floor: 2,561 s.f. x 12.9' = 33,037 ft3

25'

Existing Building Volume Ratio:= 129,123 ft3

With new proposed addition:

Lobby Area: 550 s.f. x 12'= =6,600 ft3

Wauwie, Kira

From: Chase, Jon
Sent: Thursday, May 22, 2003 5:15 PM
To: 'Kevin.Bollinger@micorp.com'
Cc: 'rwp@sarweb.com'; Wauwie, Kira
Subject: RE: Scottsdale association of realtors

Kevin, The staff have reviewed the 1st floor remodel project for the Scottsdale Realtors Association.

We believe that the requirements of the final plans regarding the minor engineering issues could be staisified under your seal as an architect. We have taken this approach on other minor Downtown Project (as this one) where:

- 1) There is no new public right of way construction
- 2) No new or upgraddad water/sewer service to the site.

We believe that given the new lowest floor (atrium extension) is above the base flood elevation (surrounding the site) you (as an Az Registered Arichitect) may complete the following (due to its incidental nature as an engineering consideration.

1) Architectural Site Plan to Include:

- a) FEMA Block and FEMA Certification (Scotts. Design Stds Manual on Web/Gen.

Considerations.

- b) Benchmark/Benchmark Certification (Scottsdale DSPM)
- c) Engineering Approval Block (Scottsdale DSPM)
- d) Lowest Floor (LF 88 = XXXX.XX listed on the new atrium floor).
- e) Spot Elevations in are area of the Atrium extension.

2) Complete the Storm Drainage Waiver Application and the Owner may sign to include a Drainage Statement (sealed by the Architect)that confirms (in your project narrative):

- a) Storm water enters/exits the site as the historical pattern (post new atrium exten.)
- b) No increase in run off from the parcel as a result of the atium roof extension.

3) The \$619 Strom Water Waiver Application "Fee" will be addressed before you make this applcation as there may be a need to decrease the amount of the fee. We are currently studying this issue as it pertains to the Downtown.

4) No ALTA Survey required. Just a boundry survey to support the required Lot Tie Application for the lots under the building.

Kevin: From your 5/20 memo to me my response:

1. NO, Just the boundry surveye NALTA for 3 parcels at building site
2. YES, Lot tie submittal for the 3 lots at building site
- 3.Site drainage as follows UNDER YOU ARCHITECTS SEAL: (for 3 lot building parcel only)
 - a. YES, Identify FEMA Flood zone Designations
 - b. NO, Just spot elevations identify existing site drainage pattern
 - c. NO, dont analyze Pre versus post storm water runoff
 - d. NO, don't Complete G and D Plan
 - e. NO, dont prepare a drainage memo just place your statement in the project narrative.
 - f. NO, dont complete Fema form letter, just include the FEMA Block as per #1 above
 - g. Submittal to Scottsdale for approvals

We have given this to the client with a buget and I believe this seemed to them to be the problem of why so much engineering if all we are doing is a face lift

and a small entry lobby.Let me know if you can reduce this.

Thyra was also mentioning work on the adjacent parking lot parcel. We can resolve this after the DR submittal on Friday.

Kevin Bollinger

Kevin Bollinger
BCA, Inc / M and I Corp.
480-315-5426 phone
480-951-7121 fax
602-510-2299 cell

"Chase, Jon"
<Jchase@scottsdal
<Kevin.Bollinger@MICORP.Com>
eaz.gov>
05/19/2003 11:47
AM
To: "'Kevin.Bollinger@MICORP.Com'"
cc:
Subject: FW: Marshall's Stips

Kevin, Please review the engineering stips for G/D and let me know what
you
think Jon

-----Original Message-----

From: Chase, Jon
Sent: Monday, May 19, 2003 11:44 AM
To: Chase, Jon
Subject: FW: Marshall's Stips

-----Original Message-----

From: Chase, Jon
Sent: Thursday, May 08, 2003 4:54 PM
To: Ryden-Diaz, Thyra
Cc: Wauwie, Kira; Finke, Brad; Shewak, Jayna; Morris, Joe
Subject: Marshall's Stips

<<STIPS_24761.doc>>
(See attached file: STIPS_24761.doc)

Erickson, Bill



To: Wauwie, Kira; Jones, Kurt A.
Subject: Drainage Review 42-DR-2003

The subject site lies within the downtown area where several projects and improvement districts have bettered the stormwater facilities with the property owners financing the works. Because of the above and the fact that the increase in runoff due to new construction is not measurable, no storage or fees will be required.

May 29, 2003

To Whom It May Concern—

Enclosed, please find a copy of the site plan, narrative and other pertinent materials (as determined by the coordinator) for case number **42-DR-2003** for your departmental review and comments.

The Coordinator assigned to this is **Kira Wauwie AICP**.

Per my letter to you dated May 2, 2003, regarding this interdepartmental/communication improvement process, these are the materials for your staff to review and return comments to the assigned coordinator **within 14 working days**.

The following methods may be used for getting your comments back to the Project Coordinator— 1) you may mark up the hard copies and return to the assigned coordinator, 2) e-mail your comments directly to the assigned coordinator, or 3) if you have access to CDS, note your comments under the “tracking sheets” tab.

This inter-departmental process improvement is being implemented to alleviate any communication surprises relative to development, which have been a challenge in the past.

Thank You,

Kurt Jones
Interim Director, Current Planning Department

May 29, 2003

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Thank You,

Kurt Jones
Interim Director, Current Planning Department

A handwritten signature in black ink that reads "MARK RUFFENWIRTH". The signature is written in a cursive, slightly slanted style.

Wauwie, Kira

To: KEVIN.BOLLINGER@MICORP.COM
Subject: 42-DR-2003; Scottsdale Association Of Realtors

Kevin,
Here is some information from CPTED review.

These comments are not requirements but they are suggestions as to how this development could be made safe.

- Install a convex lense for lighting on the interior landing of the stairwell to enhance lighting.
- The parking lot will be updated and as such consider lighting with a minimum of 2 foot candles throughout.
- Suggest landscape design to allow for "natural surveillance" of the property.
- Consider panic buttons and/or alarms for the building.

We have a brand new review process for our cases and some of our comments are in different review time frames, that is the reason that these comments didn't get in with the previous set.

Please call if you have any concerns.

Thank you,
Kira

BCA

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May 23, 2003

City of Scottsdale
Development Services
7447 E. Indian School Road
Scottsdale, Arizona 85251

Re: Scottsdale Board of Realtors Building,
located at 4221 N. Scottsdale Road.

LEGAL DESCRIPTION

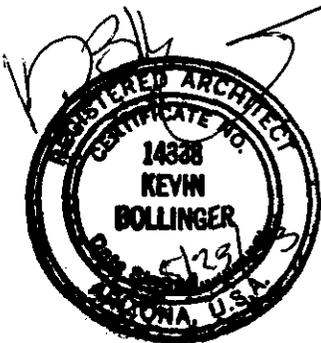
LOTS 5,6 AND 14 TWNS/BLOCKS RANGE/ TRACT
WINFIELD SCOOT PLAZA.

PARCEL NUMBERS:

173-51-005

173-51-116

173-51-014



3428 E. Indian School Road
Phoenix, Arizona 85018

Tel: (602) 957-9205

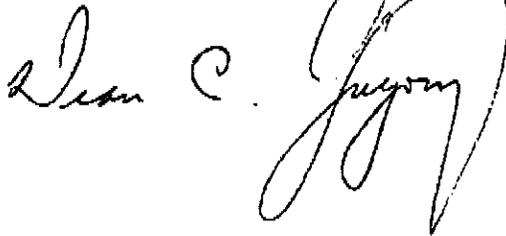
42-DR-2003

5/28/2003

6/13/2003

As the owner of record of parcel 173 51 008 3, I give my permission for the new facade at the scottsdale association of realtors to include my building.

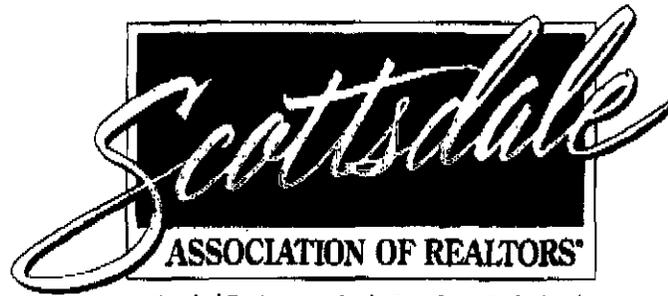
Dean c. Gregory

A handwritten signature in cursive script that reads "Dean C. Gregory". The signature is written in black ink and is positioned to the right of the printed name.

42
43-DK-03



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6-13-03

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To: JON CHACE
From: BOB PEIRCE
RE: CASE # 164-PA-03

Hi, Jon...
HERE IS THE LETTER REQUESTED
FROM THE PROPERTY OWNER (DEAN GREGORY)
NEXT TO OUR BUILDING.

THANK YOU FOR YOUR HELP WITH OUR
PROJECT -

PAGE 1 of 2

Wauwie, Kira

From: Wauwie, Kira
Sent: Wednesday, April 16, 2003 6:36 PM
To: 'KEVIN.BOLLINGER@MICORP.COM'
Subject: 164-PA-2003 pre meeting comments

Kevin,
I have been assigned your Project Coordinator for the case referenced below. The following comments are provided prior to the preapplication meeting to help improve our development process. Please provide the information as noted for the Preapplication meeting. The other comments are preliminary but deserve attention in the future.
-Kira

COMMENTS PROVIDED PRIOR TO PREAPPLICATION MEETING

PROJECT NAME: SCOTTSDALE ASSOCIATION OF REALTORS
LOCATION: 4221 N. SCOTTSDALE ROAD
PRE-APP NO: 164-PA-2003
COORDINATOR: Kira Wauwie
DATE: April 16, 2003

BRING THE FOLLOWING TO THE PREAPPLICATION MEETING:

- Volume calculations.
- A section drawing showing the proposed addition with dimensions to confirm volume calculations.

OTHER INFORMATION:

DRAINAGE, WATER & SEWER COMMENTS:

- May need engineering site plan to show positive drainage and match existing finished floor.

PLANNING REVIEW COMMENTS:

- Will require lot tie.
- Applicant must confirm whether the addition will result in sprinkle system.
- Parking calculations will need to reflect use of large meeting room (not a class room or service center) at northeast corner of building.
- ADA requires updating striping for accessible parking. The existing HC is not covered and must be covered also provide one additional covered HC space. If all parking is only for employees then there is no need to cover the existing covered HC space and all spaces must be marked "employee parking only for XX business" and provide 2 HC spaces.

Kira Wauwie
Project Coordination Manager
Planning & Development Services
Current Planning
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
PHONE: 480-312-7061
FAX: 480-312-7088
EMAIL: kwauwie@ScottsdaleAZ.Gov
WEB: <http://www.ScottsdaleAZ.Gov>

Meeting Summary

Planning & Development Services

Date: 4.16.03 Time: _____ Called By: Team
 Project: _____ City: _____ Project #: 164-EP-2003
 Subject: TEAM MEETING
 Summary Recorded By: KW

Attendees: _____

Discussion:

*if you
 elev.
 then don't
 bother*

~~Thoroughly check 21 history, see Brian/Keith & refer to
 Historic zoning maps 44-BA-80 required P-2
 on lots 14-20~~

Bob/Tim Review.

? No proposed site plan?

Lot tie needed

Fire/bldg code review? Do they need sprinkles? yes if >20%
 increase in floor/value ABC

HDA requires updating striping for Accessible parking
 Existing HC ^{not covered & must be covered} ~~cover~~
 Provide one add'l covered } if all pkg only for
 employees then
 don't need to cover
 & must mark all
 pkg "Employee only"
 & provide 2 accessible

Conclusions: _____

Provide Column Cales.
Provide Section showing view of addition

Action Required:

Parking calcs if classroom or mtg room or service center
 will increase pkg need.

May need Eng site plan to show positive drainage
 & watch entry pt.