

**Correspondence Between  
Staff and Applicant**



**Planning & Development Division  
Current Planning Department**

7447 East Indian School Road Suite 105  
Scottsdale, Arizona 85251

January 8, 2016

35-DR-2015

Nicholas Mancusi

Design Moves People

6125 E Indian School Rd Ste 252

Scottsdale, AZ 85251

**RE: DEVELOPMENT REVIEW BOARD APPROVAL NOTIFICATION**

**Case Reference No: 35-DR-2015, The Holiday**

The Development Review Board approved the above referenced case on December 17, 2015. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements.
  - Fire Ordinance Requirements.
  - Construction Document Submittal Requirements/Instructions.
  - 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: Andrew Chi, 480-312-7828.
  - Table: "About Fees"
    - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>
- 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.

**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.**

Sincerely,

Andrew Chi  
Planner  
achi@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. For assistance with fees, please contact the One Stop Shop at 480-312-2500.

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



August 28, 2015

Nicholas Mancusi  
Design Moves People  
6125 E Indian School Rd Ste 252  
Scottsdale, AZ 85251

RE: 35-DR-2015  
The Holiday

Dear Mr. Mancusi,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on July 27, 2015. The following 1<sup>st</sup> Review Comments represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

#### **ZONING ORDINANCE AND SCOTTSDALE REVISE CODE SIGNIFICANT ISSUES**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

##### **Zoning:**

1. Please revise the site plan to remove the proposed steel trellis outside of the R-5 district required 10 feet front yard setback, per Zoning Ordinance Section 5.1004.E.2.
2. Please revise the site plan so that the design of all parking spaces will be in compliance with Zoning Ordinance Section 9.106.A.
3. Please modify the location of the pre-cast concrete curbs that define the length of the parking spaces so that the parking spaces will be 16 feet long, with a two-foot vehicle over hang, per Zoning Ordinance Section 9.106.A.1.b.
4. Please revise the Site Plan and the Site Data calculation to correctly reflect the required accessible parking. In accordance with Zoning Ordinance Section 9.105, a minimum of 4 percent of the total provided parking shall be accessible, not 4 percent of the provided guest parking.
5. Please revise the open space plan so that it will indicate the calculations for the frontage open space and private outdoor living space, per Zoning Ordinance Section 5.1004.B.
6. Please provide information and illustration regarding the proposed water feature. Please refer to Scottsdale Revised Code, Chapter 49 Article VII.
7. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for

Development Applications (Zoning Ordinance Section 1.204). There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff.

8. Indicate the gallon size for all proposed trees on the Landscape Plan. All trees shall have a 15-gallon minimum container size per Zoning Ordinance Section 10.501.B.
9. Please note that all species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List for the Phoenix Active Management Area Plant List, per Scottsdale Revised Code, Chapter 46, Article VII, Sec. 49-246.
10. Please revise the landscape legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend and plants that are identified as "species" are specifically identified, so that staff is able to understand the landscape design concepts. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications.
11. All luminaries shall be recessed or shielded so the light source is not directly visible from property line, per Zoning Ordinance Section 7.602.A.

**Circulation:**

12. Per Transportation Department review, the proposed DG parking surface would have to be stabilized or sealed with an approved material, or they need to use 3 inches of crushed rock in a permanent border. City preference would be to use asphalt or concrete to minimize the spillage of material onto the alley, per Zoning Ordinance Section 9.106.C.

**Fire:**

13. Fire Department review: Demonstrate Hydrant spacing, existing and proposed per Fire Ordinance Section 4045, 507.5.1.2.

**SIGNIFICANT POLICY RELATED ISSUES**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**Drainage:**

14. Per Stormwater Department review, please provide stormwater retention plan or waiver form per the Design Standards & Policies Manual, Section 4-1.402.
15. Per Stormwater Department review, the proposed building finished floor elevation is lower than adjacent finished grade break, please review and revise per the Design Standards & Policies Manual, Section 4-1.804.
16. Per Stormwater Department review, please show the refuse enclosure drain; connect subject drain to sanitary sewer line per the Design Standards & Policies Manual, Section 4-1.902.

**Site Design:**

17. Please increase the width of the pedestrian walkway from the public sidewalk that is on East Monterey Way to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and the Design Standards & Policies Manual, Section 2-1.808.

18. Please revise the Refuse Enclosure Plan, Detail 4/002, so that the proposed roof is eliminated above the enclosure. Please refer to the Design Standards & Policies Manual, Section 2-1.804.

**Landscape Design:**

19. Please provide information and illustration regarding the proposed water feature. Please refer to Scottsdale Sensitive Design Principle 12.
20. If *Fouquieria splendens* Ocotillo, *Opuntia ficus indica* 'Thornless' Prickly Pear, or *Yucca baccata* Banana Yucca, are planted adjacent to any walkways or other pedestrian areas, then due to the thorny spines on these plants, please revise the landscape plan so that there will be a distance of at least 4 feet between the edge of the walkway and pedestrian areas to the edge of the mature plant. Please refer to the Design Standards & Policies Manual, Section 2-1.1001.13.
21. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that this plant will be at least 5 feet on-center from the edge of any parking spaces, pedestrian pathways or areas. Refer to the Design Standards & Policies Manual, Section 2-1.1001.
22. Due to the mature size and broad round form of *Larrea tridentata* Creosote Bush, which is indicated adjacent to sidewalks, please provide a plant that has a smaller mature size so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D.

**Elevation Design:**

23. The Site Wall Elevations, Detail 2/002, appear to illustrate concrete masonry units that are laid on the side to expose the open cell within the unit. Please revise the detail for the perimeter and site walls so that they will be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Please refer to the Design Standards & Policies Manual, Section 2-1.401.5.
24. The roof forms of the buildings that are in the surrounding context have a low-slope gable roof form with deep overhangs. Please revise the roof form for the proposed development so that it will be a low-slope gable roof or a low-slope shed roof form with deep overhangs. Please refer to Scottsdale Sensitive Design Principle 1 and 9.
25. Please provide notation regarding the color names that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications.
26. Please revise the proposed color scheme so that it includes muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
27. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of 50 percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.
28. Please provide door sections that indicate that all exterior doors will be recessed a minimum of 30 percent of the wall depth. Please demonstrate the amount of recess by providing dimensions

from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.

29. Several windows on the east and west sides of the buildings appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, and other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75 percent or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please also refer to the following internet link: [www.scottsdaleaz.gov/design/Shading](http://www.scottsdaleaz.gov/design/Shading)
30. Please provide section drawings of the proposed shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75 percent or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: [www.scottsdaleaz.gov/design/Shading](http://www.scottsdaleaz.gov/design/Shading)
31. On the building elevations, please indicate and illustrate the location of the electrical service entrance section. Service Entrance Sections (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
32. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual, Section 2-1.401.4.
33. Please provide additional information and illustration regarding the proposed steel trellis (which is also partially within the 10 foot required front yard setback) that will be in the courtyard area of this development. Please refer to the Plan & Report Requirements for Development Applications.
34. Please revise the proposed wide flange column for the trellis and provide a tube steel column that has a surface texture and finish that is more refined and better related to the other metals that are utilized at the pedestrian level of the project. Please refer to Scottsdale Sensitive Design Principle 1.

**Lighting Design:**

35. Please provide a detail that will illustrate the proposed installation of light fixture 'SA'. Please refer to the Plan & Report Requirements for Development Applications.
36. All fixtures and associated hardware, including poles, shall be flat black or dark bronze, per the Design Standards & Policies Manual, Section 2-1.1202.
37. All luminaires shall be recessed or shielded so the light source is not directly visible from property line, per Zoning Ordinance Section 7.602.A.
38. Demonstrate all landscape lighting shall be aimed away from property line, per the Design Standards & Policies Manual, Section 2-1.1202.

#### **Circulation:**

39. Per Transportation Department review, the 16-foot wide alley does not provide enough width for vehicles to back out of 90 degree parking spaces. The Transportation Department typically requires a minimum 12-foot clearance between the alley centerline and the back of the parking spaces. The parking spaces (minimum 9 feet x 18 feet) would either need to move 4 feet north to provide the clearance, or provide 18 feet total length, but include the wheel stop curb with a 2-foot overhang, thus moving the parking 2 feet north instead of 4 feet north, per Zoning Ordinance Section 9.106.C. Another consideration is to move the entire building north 2 feet (thereby slightly reducing the area of the frontage open space along East Monterey Way), creating enough space along the alley frontage for vehicles to properly back out of the 90 degree parking spaces.
40. Per Transportation Department review, bike racks should conform to City of Scottsdale (COS) Bike Rack Standard Detail #2285, per the Design Standards & Policies Manual, Section 2.1-808.

#### **Water & Waste Water:**

41. Per Water Resources Department review, no water/sewer report requirements for the Development Review Board hearing. However, submit an abbreviated Water and Sewer Design Report to the One Stop Shop and obtain City acceptance prior to the submittal of improvement plans. Design report to indicate water and sewer service layout, including meters and any necessary backflow preventers. No demand or hydraulic calculations are necessary, per the Design Standards & Policies Manual, Section 6-1.200 and 7-1.200. (Doug Mann, Water Resources Engineer [dmann@scottsdaleaz.gov](mailto:dmann@scottsdaleaz.gov)).

#### **Other:**

42. Please identify the registered architect that will be preparing the plans for this project. Please refer to Arizona Revised Statutes R4-30-304: Use of Seals.

### **CONSIDERATIONS**

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

#### **Site Design:**

43. Consider moving the bicycle parking to an area that has more natural surveillance and lighting. Consider placing bicycle parking within the courtyard area between the buildings, approximately 30 feet south from the East Monterey Way property line, situated off the east or west sides of the proposed pedestrian sidewalk between Unit 1 and Unit 2 (Crime Prevention through Environmental Design Review).
44. Consider activating the west common area (within the frontage open space along East Monterey Way) with pedestrian and resident amenities, such as a BBQ grill, an enclosed dog run, or additional seating/gathering area (Crime Prevention through Environmental Design Review).

#### **Circulation:**

45. Consider securing the property by adding a fence, wall, or gate to the east and west sides of the building to close-off the parcel from potential cut-through pedestrian traffic between the alley and East Monterey Way (Crime Prevention through Environmental Design Review).



### **Elevation Design:**

46. Please provide additional information and illustration regarding the proposed steel trellis (which is also partially within the 10 foot required front yard setback) that will be in the courtyard area of this development. Please refer to the Plan & Report Requirements for Development Applications.
47. Consider adding a window to the north side of Unit 2 (similar to the Arcadia Picture Window proposed for Unit 1) for additional natural surveillance of the common area along the north side of the development (Crime Prevention through Environmental Design Review).

### **Lighting:**

48. Consider providing more natural surveillance around the proposed bicycle parking area in the proposed Community Court by introducing additional low-scale lighting to the bicycle parking area. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review).
49. Consider incorporating lighting within the trash enclosure to illuminate dark areas and possible ambush points. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review).
50. Consider incorporating additional low-scale lighting around the perimeter of the building to illuminate dark areas (refer to Sheet E02). Consider utilizing down lighting (Fixture 'SC' on Sheet E02 for example) mounted underneath any proposed any roof overhangs or shade devices; or ground-mounted light fixtures (i.e. full cut-off ground-mounted bollard fixtures), along the east and west sides of the building. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review).
51. Consider incorporating additional low-scale lighting within the Community Court and common areas within the frontage open space, on both sides of the proposed courtyard walkway. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review).

### **TECHNICAL CORRECTIONS**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### **Site:**

52. Revise the Grading & Drainage Site Plan (Sheet C-2) to drop the height of the proposed front yard CMU walls from 6 feet to match the proposed wall height on the Architectural Site Plan (Sheet 001), which is labeled 2'-8".
53. Revise the Architectural Site Plan (Sheet 001) and all subsequent plans to correct the 'Number of Bedrooms' calculations under 'Project Information.' It should state '6 Bedrooms: 2 @ 2 Bedrooms, and 2 @ 1 Bedrooms.'
54. Revise site plan to dimension all pedestrian walkways in the next submittal.
55. Revise the site plan to demonstrate compliance with the building setbacks in the next submittal. Label the setbacks on the site plan.

56. Please outline the proposed location of the roll-out dumpster within the trash enclosure on the site plan in the next submittal.
57. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building (but still include the interior courtyard as part of the site plan). Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Preferably, a separate Floor Plan Sheet should be introduced as part of the plan set to show the interior spaces within each building. Please refer to the Plan & Report Requirements for Development Applications.
58. Notes on the Site Plan Sheets 001 and 003 appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.
59. Please utilize a dashed or dotted line to indicate the site area that will be allocated as bicycle parking spaces. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications.
60. Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces, in accordance with the requirements per Zoning Ordinance Section 9.106.
61. Please provide calculations on how the allowable private outdoor living space was achieved. Revise the open space plan to include all open space calculations to demonstrate compliance with Zoning Ordinance Section 5.1004.B.

**Landscaping:**

62. Please provide design details of the proposed water feature with the next submittal.

**Elevation:**

63. Please indicate the Light Reflective Value (LRV) for each of the proposed paint colors with the next submittal.
64. Notes on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.
65. The locations of the materials and colors utilized shall be clearly labeled on the building elevations.
66. Please provide additional information and illustration regarding the proposed steel trellis (which is also partially within the 10 foot required front yard setback) that will be in the courtyard area of this development. Please refer to the Plan & Report Requirements for Development Applications.

**Lighting:**

67. Please show the locations of building mounted and freestanding exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications.

**Fire:**

68. Fire Department review: Identify type of fire sprinkler system (13, 13R, 13D) to be installed in each unit.

**RESUBMITTAL**

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 27 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7828 or at [achi@ScottsdaleAZ.gov](mailto:achi@ScottsdaleAZ.gov).

Sincerely,



Andrew Chi  
Associate Planner

cc: Nicholas Mancusi  
Design Moves People  
6125 E Indian School Rd Ste 252  
Scottsdale, AZ 85251

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **35-DR-2015**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded). Refer to the Plan Report Requirements for Development Applications for a detailed checklist of the requirements outlined below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD or Thumb Drive of submittal (DWG or DWF format only) **PDF**
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the Proposed Site Plan Superimposed

Color            1            24" x 36"            1            11" x 17"            1            8 1/2" x 11"

☒ Grading & Drainage Site Plan:

                 6            24" x 36"            1            11" x 17"            1            8 1/2" x 11"

☒ Architectural Site Plan:

                 6            24" x 36"            1            11" x 17"            1            8 1/2" x 11"

☒ Open Space Plan:

                 1            24" x 36"            1            11" x 17"            1            8 1/2" x 11"

☒ Elevations:

Color	1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
B&W	1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"

☒ Perspective(s):

Color            1            24" x 36"            1            11" x 17"            1            8 1/2" x 11"

☒ Streetscape Elevation(s):

Color            1            24" x 36"            1            11" x 17"            1            8 1/2" x 11"

☒ Landscape Plan:

B&W            1            24" x 36"            1            11" x 17"            1            8 1/2" x 11"



☒ Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"



☒ Photometric Analysis Plan(s):

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"



☒ Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"



☒ Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Technical Report(s):



1 Copy of the Stormwater Waiver Form or a Stormwater Prevention Plan

Resubmit the Storm Water Waiver Form or the Stormwater Prevention Plan to your Project Coordinator with any prior City mark-up documents.

## Cover Letter Response to Staff Review Comments

In reviewing the comments; “red lines”; their referenced requirements via Zoning Ordinance, Design Standards and Policies Manual, Scottsdale Commercial Design Guidelines, Scottsdale Sensitive Design Principles, and the Plan and Report Requirements for Development Applications; we have prepared the following responses, drawing changes, omissions, and rebuttals to the comments provided on August 28, 2015. The original comments are below in grayscale italics with our comments in a black, bold font. Some items have been discussed with staff members of various departments—the individuals and the date of those conversations are called out in particular comments. We have also provided context images to help further support our responses and provide greater clarity and context to our carefully considered design.

Overall, we would like to emphasize how our design complements and adds to the diverse make-up of the neighborhood with a sensitive evolved design pallet that holds true with advances in modernist design and materials in referencing Principle 1. We’ve amplified those points with minor additions to our narrative, as well as further emphasized the unique small scale of our project and our steadfast principle that aligns with principle 11 of lush landscape extending and blurring the lines of interior and exterior space while using vegetation for multiple sustainable purposes (principle 8), like shading, privacy, and visual enhancement—as encouraged by the majority of Scottsdale’s supporting documents.

Lastly, additional comments by consultants have been attached following this document.

Below are our responses:

## Zoning Related Issues of Concern Addressed:

### Zoning:

1. *Please revise the site plan to remove the proposed steel trellis outside of the R-5 district required 10 feet front yard setback, per Zoning Ordinance Section 5.1004.E.2. The steel trellis element has been reduced from 12’ to 8’ in it’s extension from the building. This structure, which acts as an ornamental feature, drawing one into the courtyard, extends past the required 10’ yard setback by only 1’-9” meeting Zoning Code 7.200.B Subsection A. Sills, belt courses, cornices, eaves, and ornamental features may project two (2) feet into the required yard.*
2. *Please revise the site plan so that the design of all parking spaces will be in compliance with Zoning Ordinance Section 9.106.A. All parking spaces conform to the Zoning Ordinance Section 9.106.A with dimensions of 9’ wide, 16’ deep with a 2’ curb overhang. ADA parking also conforms to these dimensions with a side aisle the exceeds the minimum standards at 5’-6” wide by 13’-4” in length clear. Also, general access has a clear width 3’-4” from alley to courtyard entry.*
3. *Please modify the location of the pre-cast concrete curbs that define the length of the parking spaces so that the parking spaces will be 16 feet long, with a two-foot vehicle over hang, per Zoning Ordinance Section 9.106.A.1.b. This has been modified to meet this request – see sheet 001.*
4. *Please revise the Site Plan and the Site Data calculation to correctly reflect the required accessible parking. In accordance with Zoning Ordinance Section 9.105, a minimum of 4 percent of the total provided parking shall be accessible, not 4 percent of the provided guest parking. This correction has been made to meet this request – see sheet 001.*
5. *Please revise the open space plan so that it will indicate the calculations for the frontage open space and private outdoor living space, per Zoning Ordinance Section 5.1004.B. This correction has been made to meet this request – see sheet 003.*
6. *Please provide information and illustration regarding the proposed water feature. Please refer to Scottsdale Revised Code, Chapter 49 Article VII. The water feature has been removed from the drawings – no water feature is planned.*
7. *Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.204). There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff. A preliminary landscape plan was submitted as part of*

**35-DR-2015**  
**9/29/15**



the original package and comments were received in regards to this plan. Modifications have been made that address these landscape issues.

8. *Indicate the gallon size for all proposed trees on the Landscape Plan. All trees shall have a 15-gallon minimum container size per Zoning Ordinance Section 10.501.B. **This correction has been made to meet this request – see Landscape Plan.***
9. *Please note that all species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List for the Phoenix Active Management Area Plant List, per Scottsdale Revised Code, Chapter 46, Article VII, Sec. 49-246. **This correction has been made to meet this request – see Landscape Plan.***
10. *Please revise the landscape legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend and plants that are identified as "species" are specifically identified, so that staff is able to understand the landscape design concepts. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications. **This was previously completed by the landscape architect where species and common names were provided in the legend and correlated to the landscape plan. Modifications to this legend have been made to meet landscape requests – see Landscape Plan.***
11. *All luminaries shall be recessed or shielded so the light source is not directly visible from property line, per Zoning Ordinance Section 7.602.A. **See Electrical Engineers Comment 9 that follows.***

**Circulation:**

12. *Per Transportation Department review, the proposed DG parking surface would have to be stabilized or sealed with an approved material, or they need to use 3 inches of crushed rock in a permanent border. City preference would be to use asphalt or concrete to minimize the spillage of material onto the alley, per Zoning Ordinance Section 9.106.C. **The word "stabilized" has been added to the note on the site plan referring to the DG parking surface. It has always been our intention to utilize Stabilized DG.***

**Fire:**

13. *Fire Department review: Demonstrate Hydrant spacing, existing and proposed per Fire Ordinance Section 4045, 507.5.1.2. **In conversation with Scott Stanek via phone on September 24th, the shown hydrant on our Site Plan as part of our original submittal was simply overlooked. Notes have been added to the Site Plan (Sheet 001) to call more attention to the hydrant and its distance from the building.***

## Policy Related Issues of Concern Addressed:

### Drainage:

14. Per Stormwater Department review, please provide stormwater retention plan or waiver form per the Design Standards & Policies Manual, Section 4-1.402. A Stormwater Waiver is being submitted with this revision package.
15. Per Stormwater Department review, the proposed building finished floor elevation is lower than adjacent finished grade break, please review and revise per the Design Standards & Policies Manual, Section 4-1.804. This correction has been made to meet this request – see sheet Grading Plan.
16. Per Stormwater Department review, please show the refuse enclosure drain; connect subject drain to sanitary sewer line per the Design Standards & Policies Manual, Section 4-1.902. This correction has been made to meet this request – see sheet Grading Plan.

### Site Design:

17. Please increase the width of the pedestrian walkway from the public sidewalk that is on East Montorey Way to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and the Design Standards & Policies Manual, Section 2-1.808. This correction has been made to meet this request – see sheet 001. A 5' wide path that weaves through the courtyard has been implemented following Section 2-1.808.A.1. Because the limited courtyard space, minimum private patio requirements, and vegetation needs to provide shade and privacy in the courtyard, a 5' width was selected. Any wider would limit privacy, shading, or encroach on required private patio requirements. Given the scale and nature of this small project – a 5' width is most sensitive and appropriate.
18. Please revise the Refuse Enclosure Plan, Detail 4/002, so that the proposed roof is eliminated above the enclosure. Please refer to the Design Standards & Policies Manual, Section 2-1.804. No correction has been made. In conversation with Joe Morris via phone on September 24th, a roof over the proposed roll-out refuse enclosure is completely acceptable.

### Landscape Design:

19. Please provide information and illustration regarding the proposed water feature. Please refer to Scottsdale Sensitive Design Principle 12. The water feature has been removed from the drawings – no water feature is planned.
20. If *Fouquieria splendens* Ocotillo, *Opuntia ficus indica* 'Thornless' Prickly Pear, or *Yucca baccata* Banana Yucca, are planted adjacent to any walkways or other pedestrian areas, then due to the thorny spines on these plants, please revise the landscape plan so that there will be a distance of at least 4 feet between the edge of the walkway and pedestrian areas to the edge of the mature plant. Please refer to the Design Standards & Policies Manual, Section 2-1.1001.13. This correction has been made to meet this request – see Landscape Plan.
21. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that this plant will be at least 5 feet on-center from the edge of any parking spaces, pedestrian pathways or areas. Refer to the Design Standards & Policies Manual, Section 2-1.1001. This correction has been made to meet this request – see Landscape Plan.
22. Due to the mature size and broad round form of *Larrea tridentata* Creosote Bush, which is indicated adjacent to sidewalks, please provide a plant that has a smaller mature size so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, and other paved surfaces. Please refer to Zoning Ordinance Section 10.700.D. This correction has been made to meet this request – see Landscape Plan.

### Elevation Design:

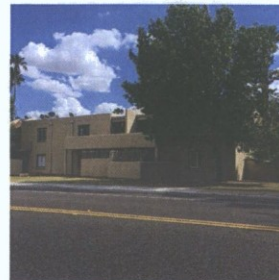
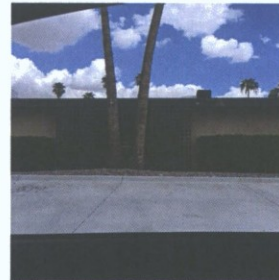
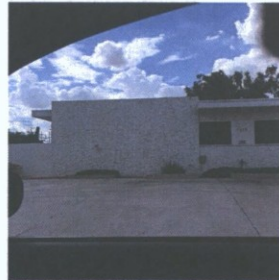
23. The Site Wall Elevations, Detail 2/002, appear to illustrate concrete masonry units that are laid on the side to expose the open cell within the unit. Please revise the detail for the perimeter and site walls so that they will be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, **grid** or similar decorative types of block. Please refer to the Design Standards & Policies Manual, Section 2-1.401.5. No change has been made. The boundary wall



as originally designed meets 2-1.401.5 as our 8x8x16 block wall utilizes blocks turned on their side between structural piers creating a **grid pattern**. This grid pattern is also used as a threshold between the parking and central courtyard. Furthermore – as demonstrated by supporting photographs from the vicinity and Holiday Park sub-divisions, this particular use of cmu is widely utilized and part of the vernacular of the neighborhood relating to Principle 1.

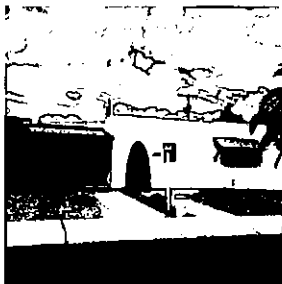


24. The roof forms of the buildings that are in the surrounding context have a low-slope gable roof form with deep overhangs. Please revise the roof form for the proposed development so that it will be a low-slope gable roof or a low-slope shed roof form with deep overhangs. Please refer to Scottsdale Sensitive Design Principle 1 and 9. There are a wide variety of roof types within the holiday park sub-divisions, including shed, gabled, hipped, flat, parapet, and a combination of many. As demonstrated by supporting photographs from the vicinity, flat-parapet roofs are widely used. Our proposed building design considers the distinctive qualities and character of the surrounding context and, as appropriate, incorporates these qualities into the design. Our proposed design does not conflict nor detract from the diverse collection of mid-century architecture within the neighborhood, but further complements and adds to the diverse make-up of the neighborhood with a sensitive evolved design pallet that holds true with advances in modernist design and materials in referencing Principle 1. Our use of a steel trellis as the prominent shade element, in conjunction with a lush, diverse, desert-sensitive landscape more than adequately provides shading, depth, and creates an effect of interior exterior spaces extending into one another further enhancing the neighborhood, our site, and our home referencing Principles 9 and 11.



# Mancusi Design LLC

25. Please provide notation regarding the color names that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. Our original color, and black and white elevations as part of our original submittal clearly noted the manufacturer and color in accordance with each material note. Please see sheet 005 and 006. We have added their arbitrary names as noted on the material board color swatches to these notes.
26. Please revise the proposed color scheme so that it includes muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9. With the property being located in an urban context, surrounded by palms, deciduous trees, and a variety of unique mid-century building types painted in a variety of colors, we want to stay true in keeping in context with our surroundings, while trying to bring a more appropriate desert posture to the neighborhood. The colors we have selected provide for a backdrop to the lush desert plantings that will envelop the site and building as demonstrated in rendering and our landscape plan. Our color scheme is one that is found throughout the valley, especially in south Scottsdale, minimal and heat resistant. One only needs to look at the Saguaro hotel, AZ88, the Mission, Hula's Modern Tiki, The Scottsdale Civic Buildings, or in a more closer vicinity to our site and within our neighborhood, (as demonstrated by supporting photographs), this similar color scheme. Our lush desert landscape, concrete block walls, steel, and subtle buildings create a diverse modern vernacular consistent with the surrounding context as appropriate with Principle 1 as well a sustainable environmentally responsible colors that reduce the heats impact consistent with Principle 8.



27. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of 50 percent of the wall depth, including glass curtain walls/windows within any tower/crestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response. In review of the Scottsdale Sensitive Design Principles and Scottsdale Commercial Design Guidelines, there are no minimum or maximum window detailing depths stipulated in any of these documents. These documents express that elements like deep recessed windows are "encouraged" however not required. Furthermore, all windows are located on the sides of the building where concrete property line walls are located. In addition, these windows are either shaded by these walls or dense desert vegetation in concert with principle 11. The front window on the owner's unit utilizes a steel box frame that protrudes outwards to create depth for this particular window (the only one seen from the pedestrian experience). This frame has been part of the design as noted on the elevation since our original submittal.
28. Please provide door sections that indicate that all exterior doors will be recessed a minimum of 30 percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response. In review of Scottsdale Sensitive Design Principles and Scottsdale Commercial Design Guidelines, there are no minimum or maximum door detailing depths stipulated in any of these documents. These documents express that elements like deep recessed entries are "encouraged" however are not required. Given the construction type with 5-1/2" wood stud walls, it would be impossible to place a 5-1/2" door back even to 30% of the thickness of the wall. Furthermore, all doorways are within the central courtyard shaded by either the carport roof, trellis, and dense desert vegetation in

concert with principles 9 and 11. The elements we have selected to shade these doors will be more than ample to provide shade and rich shadow texture.

29. *Several windows on the east and west sides of the buildings appear to be unprotected from solar exposure. Please provide shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, and other design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75 percent or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please also refer to the following internet link: [www.scottsdaleaz.gov/design/Shading](http://www.scottsdaleaz.gov/design/Shading). All windows are located on the sides of the building where concrete property line walls are located. Furthermore all of these windows are either shaded by these walls or dense desert vegetation that is designed to shade these windows from the harsh western sun in accordance with Principle 11. The landscape compliments the building while it also relates to other uses as shading these windows, and extending the the feel of exterior space into the interior relating to principle 9.*
30. *Please provide section drawings of the proposed shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75 percent or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: [www.scottsdaleaz.gov/design/Shading](http://www.scottsdaleaz.gov/design/Shading). All windows are located on the sides of the building where concrete property line walls are located. Furthermore all of these windows are either shaded by these walls or dense desert vegetation that is designed to shade these windows from the harsh western sun in accordance with Principle 11. The landscape compliments the building while it also relates to other uses as shading these windows, and extending the the feel of exterior space into the interior relating to principle 9.*
31. *On the building elevations, please indicate and illustrate the location of the electrical service entrance section. Service Entrance Sections (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402. . This correction has been made to meet this request – see Elevations on sheets 005 and 006. We have also located wall mounted condensers and water meters as concealed by vegetation.*
32. *Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual, Section 2-1.401.4. . No change has been made as this was originally noted on our roof plan as part of our original submittal – See Sheet 007. Typically all roof drains are internal and run down through building envelope. The note has been modified to explain this drawing more clearly.*
33. *Please provide additional information and illustration regarding the proposed steel trellis (which is also partially within the 10 foot required front yard setback) that will be in the courtyard area of this development. Please refer to the Plan & Report Requirements for Development Applications. . The steel trellis has been modified (see response to comment 1). Steel drawings have been modified to explain trellis differently. Structural notes will be provided by structural engineer at time of submittal for permitting.*
34. *Please revise the proposed wide flange column for the trellis and provide a tube steel column that has a surface texture and finish that is more refined and better related to the other metals that are utilized at the pedestrian level of the project. Please refer to Scottsdale Sensitive Design Principle 1. No change has been made to this as Design Principle 1 does not clarify the type of steel, the structural design, nor the material essence of any ornamental or functional quality. Furthermore, this comment is subjective as we believe, as many of our colleagues, critics, suppliers, consultants, educators, and scholars, believe that no one type of steel section is more refined than another. We honestly believe that a W-flange looks better and creates a richer texture of shade and shadow which is in accordance with Principle 9. Furthermore, this change would force an increase in cost, as the Tube Section is likely to be more per pound than the W-Flange—a rational and economical reason for choosing this section.*

## Lighting Design:

35. Please provide a detail that will illustrate the proposed installation of light fixture 'SA'. Please refer to the Plan & Report Requirements for Development Applications. **See Electrical Engineers Comments that follow.**
36. All fixtures and associated hardware, including poles, shall be flat black or dark bronze, per the Design Standards & Policies Manual, Section 2-1.1202. **See Electrical Engineers Comments that follow.**
37. All luminaires shall be recessed or shielded so the light source is not directly visible from property line, per Zoning Ordinance Section 7.602.A. **See Electrical Engineers Comments that follow.**
38. Demonstrate all landscape lighting shall be aimed away from property line, per the Design Standards & Policies Manual, Section 2-1.1202. **See Electrical Engineers Comments that follow.**

## Circulation:

39. Per Transportation Department review, the 16-foot wide alley does not provide enough width for vehicles to back out of 90 degree parking spaces. The Transportation Department typically requires a minimum 12-foot clearance between the alley centerline and the back of the parking spaces. The parking spaces (minimum 9 foot x 18 foot) would either need to move 4 foot north to provide the clearance, or provide 18 feet total length, but include the wheel stop curb with a 2-foot overhang, thus moving the parking 2 feet north instead of 4 feet north, per Zoning Ordinance Section 9.106.C. Another consideration is to move the entire building north 2 feet (thereby slightly reducing the area of the frontage open space along East Monterey Way), creating enough space along the alley frontage for vehicles to properly back out of the 90 degree parking spaces. **After adjusting parking in response to comment #2, the spaces are now 16 feet deep with a minimum of a 2 foot curb stop overhang. The rear of all the parking spaces is now 10'-3" from the centerline of the alley, meeting the distance required under Zoning Ordinance 9.106.C that requires a 10' minimum from the alley. While we would like to increase that distance, however, a strong desire to maximize open space on our compact site coupled with our already small building prevents us in doing so. See Site Plan (Sheet 001).**
40. Per Transportation Department review, bike racks should conform to City of Scottsdale (COS) Bike Rack Standard Detail #2285, per the Design Standards & Policies Manual, Section 2.1-808. **The proposed design in this resubmitted package has been approved by the Scottsdale Transportation Department via email from Greg Davies on September 28, 2015.**

## Water & Waste Water:

41. Per Water Resources Department review, no water/sewer report requirements for the Development Review Board hearing. However, submit an abbreviated Water and Sewer Design Report to the One Stop Shop and obtain City acceptance prior to the submittal of improvement plans. Design report to indicate water and sewer service layout, including meters and any necessary backflow preventers. No demand or hydraulic calculations are necessary, per the Design Standards & Policies Manual, Section 6-1.200 and 7-1.200. (Doug Mann, Water Resources Engineer [dmann@scottsdaleaz.gov](mailto:dmann@scottsdaleaz.gov)). **This will be addressed prior to submitting improvement plans.**

## Other:

42. Please identify the registered architect that will be preparing the plans for this project. Please refer to Arizona Revised Statutes R4-30-304: Use of Seals. **Mancusi Design, LLC is working in association with Victor Sidy, Inc. in preparing construction documents. Victor Sidy, AIA will be the architect of record.**



## Considerations Addressed:

### Site Design:

43. Consider moving the bicycle parking to an area that has more natural surveillance and lighting. Consider placing bicycle parking within the courtyard area between the buildings, approximately 30 feet south from the East Monterey Way property line, situated off the east or west sides of the proposed pedestrian sidewalk between Unit 1 and Unit 2 (Crime Prevention through Environmental Design Review). **This consideration has not been included. Given the small compact nature of the site, adequate bicycle parking area, and this locations very visible location – we feel the location we have selected more than adequately meets the safety concerns of bicycle parking.**
44. Consider activating the west common area (within the frontage open space along East Monterey Way) with pedestrian and resident amenities, such as a BBQ grill, an enclosed dog run, or additional seating/gathering area (Crime Prevention through Environmental Design Review). **This consideration has not been included as we want to provide the maximum area possible for desert vegetation – invigorating the neighbor hood and providing sun shading opportunities with the vegetation to reduce solar gain. Furthermore, while this area is not specifically called out as a dog walk – we know that is where our dog “Duke” will be rushing to use the nearest tree base.**

### Circulation:

45. Consider securing the property by adding a fence, wall, or gate to the east and west sides of the building to close-off the parcel from potential cut-through pedestrian traffic between the alley and East Monterey Way (Crime Prevention through Environmental Design Review). **This consideration has been implemented into the design – see Site Plan 001.**

### Elevation Design:

46. Please provide additional information and illustration regarding the proposed steel trellis (which is also partially within the 10 foot required front yard setback) that will be in the courtyard area of this development. Please refer to the Plan & Report Requirements for Development Applications. **The steel trellis has been modified (see response to comment 1). Steel drawings have been modified to explain trellis differently. Structural notes will be provided by structural engineer at time of submittal for permitting.**
47. Consider adding a window to the north side of Unit 2 (similar to the Arcadia Picture Window proposed for Unit 1) for additional natural surveillance of the common area along the north side of the development (Crime Prevention through Environmental Design Review). **This consideration has not been included given our professional design opinion of the floor plan layout of Unit 2. The referenced designed window in Unit 1 is positioned high, to look out at the sky for natural lighting, not the street and if a similar window was added to Unit 2, it would not provide any further security. The large sliding glass doors in Unit 1 provide natural surveillance into the common area.**

### Lighting:

48. Consider providing more natural surveillance around the proposed bicycle parking area in the proposed Community Court by introducing additional low-scale lighting to the bicycle parking area. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review). **This consideration has been part of the design since our original submittal. Under bench lighting, and landscape lighting will provide desert sky sensitive light to the bicycle parking area.**
49. Consider incorporating lighting within the trash enclosure to illuminate dark areas and possible ambush points. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review). **This consideration has been implemented into the design – see Lighting Plan. We have added a can light in the approved refuse enclosure roof overhang.**
50. Consider incorporating additional low-scale lighting around the perimeter of the building to illuminate dark areas (refer to Sheet E02). Consider utilizing down lighting (Fixture “SC” on Sheet E02 for example) mounted underneath any proposed any roof overhangs or shade devices; or ground-mounted light fixtures (i.e. full cut-off ground-mounted bollard fixtures), along the east and west sides of the building. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review). **This consideration has not been included given that windows on the side yard are for bedrooms. To**

reduce interior night time light pollution, we have opted to not include lights on the sides of the building.

51. *Consider incorporating additional low-scale lighting within the Community Court and common areas within the frontage open space, on both sides of the proposed courtyard walkway. Please update Sheet E02 – Site Photometric Plan to reflect this consideration (Crime Prevention through Environmental Design Review). This consideration has been part of the design since our original submittal. Under bench lighting, and landscape lighting, and overhead LED light baffles will provide desert sky sensitive light and adequate accessibility to the courtyard and community court area.*

## Technical Corrections Addressed:

### Site:

52. *Revise the Grading & Drainage Site Plan (Sheet C-2) to drop the height of the proposed front yard CMU walls from 6 feet to match the proposed wall height on the Architectural Site Plan (Sheet 001), which is labeled 2'-8". This correction has been made to meet this request – see sheet Grading Plan.*
53. *Revise the Architectural Site Plan (Sheet 001) and all subsequent plans to correct the 'Number of Bedrooms' calculations under 'Project Information.' It should state '6 Bedrooms: 2 @ 2 Bedrooms, and 2 @ 1 Bedrooms'. This correction has been made to meet this request on all applicable drawings.*
54. *Revise site plan to dimension all pedestrian walkways in the next submittal. The revised pathway has been dimensioned – See Site Plan (Sheet 001).*
55. *Revise the site plan to demonstrate compliance with the building setbacks in the next submittal. Label the setbacks on the site plan. This correction has been made to meet this request including the 10' Front Yard Setback. – see Site Plan (Sheet 001).*
56. *Please outline the proposed location of the roll-out dumpster within the trash enclosure on the site plan in the next submittal. This correction has been made to meet this request – See Site Plan (Sheet 001).*
57. *Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building (but still include the interior courtyard as part of the site plan). Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Preferably, a separate Floor Plan Sheet should be introduced as part of the plan set to show the interior spaces within each building. Please refer to the Plan & Report Requirements for Development Applications. This correction has been made to meet this request – See Site Plan (Sheet 001).*
58. *Notes on the Site Plan Sheets 001 and 003 appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. This correction has been made to meet this request on all applicable drawings.*
59. *Please utilize a dashed or dotted line to indicate the site area that will be allocated as bicycle parking spaces. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications. This correction has been made to meet this request – See Site Plan (Sheet 001).*
60. *Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces, in accordance with the requirements per Zoning Ordinance Section 9.106. This correction has been made to meet this request – See Site Plan (Sheet 001).*
61. *Please provide calculations on how the allowable private outdoor living space was achieved. Revise the open space plan to include all open space calculations to demonstrate compliance with Zoning Ordinance Section 5.1004.B. This correction has been made to meet this request – See Open Space Plan (Sheet 003).*

### Landscaping:

62. *Please provide design details of the proposed water feature with the next submittal. The water feature has been removed from the drawings – no water feature is planned.*

### Elevation:

63. *Please indicate the Light Reflective Value (LRV) for each of the proposed paint colors with the next submittal. This information cannot be provided as the manufacturer (Valspar) and various suppliers do not carry this data for this product.*
64. *Notes on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. This correction has been made to meet this request on all applicable drawings.*
65. *The locations of the materials and colors utilized shall be clearly labeled on the building elevations. The original elevation drawings submitted carried standard elevation notes identifying materials, products, colors, and manufacturers. Obvious additions have been made in reference to other comments*

relating to elevations that have modified these. Please reference Sheets 006 and 006 to read notes on building elevations.

66. *Please provide additional information and illustration regarding the proposed steel trellis (which is also partially within the 10 foot required front yard setback) that will be in the courtyard area of this development. Please refer to the Plan & Report Requirements for Development Applications. The steel trellis has been modified (see response to comment 1). Steel drawings have been modified to explain trellis differently. Structural notes will be provided by structural engineer at time of submittal for permitting.*

**Lighting:**

67. *Please show the locations of building mounted and freestanding exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. According to the "Plan and Report Requirements for Development Applications" there is no requirement for lighting to be located on the site plan, but rather to be located on a lighting Plan – See Electrical Plans. See Electrical Engineers Comments that follow.*

**Fire:**

68. *Fire Department review: Identify type of fire sprinkler system (13, 13R, 13D) to be installed in each unit. This correction has been made to meet this request – See Site Plan (Sheet 001). We've added extra notes for Fire Protection and have identified a 13D Sprinkler System.*





**Mancusi Design**  
6125 E Indian School Road #252  
Scottsdale, AZ 85251  
Attn: Nick Mancusi

September 24, 2015

Re: **The Holiday Apartments**  
Scottsdale, AZ

Nick:

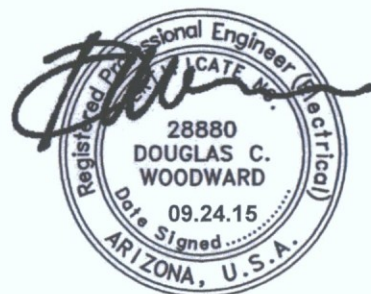
The following are responses to the city DRB review comments for the above referenced project. Please feel free to distribute this letter as needed. My responses are in *italics* following the paraphrased city comment.

**ELECTRICAL DRB REVIEW:**

8. Provide a light fixture at the trash enclosure. *Recessed can light 'SC' added.*
9. All luminaires shall be recessed or shielded. *Mounting detail demonstrating shielding for fixture 'SA' added to sheet E01. Fixture 'SB' has a recessed lens protected by a cap. Additionally, several 'SB' fixtures have been relocated to point away from the street. Fixture 'SC' is recessed.*
35. Provide detail for installation of fixture 'SA'. *Mounting detail demonstrating shielding for fixture 'SA' added to sheet E01.*
36. All fixtures, etc shall be flat black or dark bronze. *Fixture 'SB' is already specified to be black. Note added to sheet E02 to emphasize black or dark bronze.*
37. All luminaires shall be recessed or shielded. *Mounting detail demonstrating shielding for fixture 'SA' added to sheet E01. Fixture 'SB' has a recessed lens protected by a cap. Additionally, several 'SB' fixtures have been relocated to point away from the street. Fixture 'SC' is recessed.*
38. Demonstrate all landscape lighting shall be aimed away from the property line. *Several 'SB' fixtures have been relocated to point away from the street.*
67. Show locations of exterior light fixtures on the site plan. *See site plan sheet E01.*

End of review comments.

Sincerely,



Doug Woodward, P.E.

**35-DR-2015**  
**9/29/15**

**WOODWARD ENGINEERING**

**Expires 03.31.2016**

**Chi, Andrew**

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**From:** Chi, Andrew  
**Sent:** Thursday, May 28, 2015 9:42 AM  
**To:** 'mancusin@gmail.com'  
**Subject:** 467-PA-2015 Trash Enclosure

Good Morning Nick,

I received additional correspondence from Transportation and Engineering regarding the trash requirements and ADA parking.

Your development will be required to utilize a trash enclosure (Phil Kercher was the Transportation Department staff that sat to my left across from you at the pre-app meeting yesterday). If you have questions on refuse enclosures, go ahead and contact Phil Kercher or Joe Morris: [pkcher@scottsdaleaz.gov](mailto:pkcher@scottsdaleaz.gov), [jmorris@scottsdaleaz.gov](mailto:jmorris@scottsdaleaz.gov).

Here's additional information on our design standards for refuse enclosures:

Chapter 2-1.804 of the Design Standards & Policies Manual:

<http://www.scottsdaleaz.gov/Assets/Public+Website/design/dspm/2009/CH-02RECORD.pdf>

<http://www.scottsdaleaz.gov/design/dspm>

Standard Detail Drawings:

<http://www.scottsdaleaz.gov/design/detaildrawings/sd2100series>

Parking Ordinance:

<https://www.municode.com/library/az/scottsdale/codes/code of ordinances?nodeId=VOLII APXBBAZOOZ ARTIXPALORE>

Thanks Nick and let me know if you have any additional questions.

Regards,

**Andrew Chi, Associate Planner**

City of Scottsdale | Planning & Development Department

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

[achi@scottsdaleaz.gov](mailto:achi@scottsdaleaz.gov) | 480.312.7828 | [www.scottsdaleaz.gov/codes](http://www.scottsdaleaz.gov/codes)

---

**From:** Chafin, Kim

**Sent:** Wednesday, May 27, 2015 1:44 PM

**To:** Kercher, Phillip

**Cc:** Chi, Andrew

**Subject:** RE: 467-PA-2015 Trash Enclosure

Thanks, Phil!

**Kim Chafin, AICP, LEED-AP**

**Senior Planner**

**480-312-7734**

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**From:** Kercher, Phillip

**Sent:** Wednesday, May 27, 2015 1:32 PM

**To:** Chafin, Kim

**Subject:** FW: 467-PA-2015

FYI – The owner's parking will be impacted due to the trash enclosure and ADA parking requirements.

Phil

---

**From:** Morris, Joe

**Sent:** Wednesday, May 27, 2015 11:36 AM

**To:** Kercher, Phillip

**Subject:** 467-PA-2015

Phil,

Jim says the 4 apartments will need an enclosure. He guesses that the properties in the area use 300 gallon cans, but this practice must yield to the new standards as properties redevelop.

Joe

**Chafin, Kim**

---

**From:** Chafin, Kim  
**Sent:** Wednesday, May 27, 2015 1:45 PM  
**To:** Kercher, Phillip  
**Cc:** Chi, Andrew  
**Subject:** RE: 467-PA-2015

Thanks, Phil!

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***480-312-7734***

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**From:** Kercher, Phillip  
**Sent:** Wednesday, May 27, 2015 1:32 PM  
**To:** Chafin, Kim  
**Subject:** FW: 467-PA-2015

FYI – He is going to take a hit on parking between the enclosure and ADA parking. Phil

---

**From:** Morris, Joe  
**Sent:** Wednesday, May 27, 2015 11:36 AM  
**To:** Kercher, Phillip  
**Subject:** 467-PA-2015

Phil,

Jim says the 4 apartments will need an enclosure. He guesses that the properties in the area use 300 gallon cans, but this practice must yield to the new standards as properties redevelop.

**Chi, Andrew**

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**From:** Kercher, Phillip  
**Sent:** Monday, September 28, 2015 2:55 PM  
**To:** 'Nick Mancusi'  
**Cc:** Chi, Andrew  
**Subject:** 35-DR-2015 The Holiday Parking

Nick:

Thanks for pointing that out. It does say 10 foot *minimum*, not 10 feet. The figure shows that the aisle width adjacent to 90 degree parking is 24 feet, so as a practice we have been requiring parking to be 12 feet from the centerline of an alley to provide adequate back up space. We can't always get the offset due to building walls, etc., but in new development we have been requiring this. I don't recall exactly what the impacts are to your project, but you can ask the Development Review Board for relief if you have good reasons for not providing the 12 foot distance.

Phil

---

**From:** Nick Mancusi [mailto:mancusin@gmail.com]  
**Sent:** Friday, September 25, 2015 11:54 AM  
**To:** Kercher, Phillip  
**Cc:** Chi, Andrew  
**Subject:** Parking 35-DR-2015

Hi Phil,

I'm trying to clarify a particular comment received in regards to circulation for the alley parking:

*#391. Per Transportation Department review, the 16-foot wide alley does not provide enough width for vehicles to back out of 90 degree parking spaces. The Transportation Department typically requires a minimum 12-foot clearance between the alley centerline and the back of the parking spaces. The parking spaces (minimum 9 feet x 18 feet) would either need to move 4 feet north to provide the clearance, or provide 18 feet total length, but include the wheel stop curb with a 2-foot overhang, thus moving the parking 2 feet north instead of 4 feet north, per Zoning Ordinance Section 9.106.C. Another consideration is to move the entire building north 2 feet (thereby slightly reducing the area of the frontage open space along East Monterey Way), creating enough space along the alley frontage for vehicles to properly back out of the 90 degree parking spaces.*

However, per carefully reading the reference Zoning Ordinance Section I find this:

Reference Section 9.106.B of the Zoning Ordinance:

[https://www.municode.com/library/az/scottsdale/codes/code\\_of\\_ordinances?nodeId=VOLII\\_APXBBAZOOR\\_ARTIXPALORE\\_S9.106DESTPUPRTEINEGMAPAAR](https://www.municode.com/library/az/scottsdale/codes/code_of_ordinances?nodeId=VOLII_APXBBAZOOR_ARTIXPALORE_S9.106DESTPUPRTEINEGMAPAAR)

*B. Parking layout. Minimum layout dimensions are established in Table 9.106.A. and Figure 9.106.D. which shall apply to all off-street parking areas with the exception that parking spaces accessed by an alley shall require a minimum of ten (10) feet from the back of the space to the alley centerline.*

In addressing other comments (modifying parking to a 16' space with a 2' curb stop overhang) we currently have a 10'-3" distance from the rear of the parking space to the centerline of the alley. (see attached site plan) I'd like to chat with you on this sometime today to resolve this discrepancy. We've been working from the code since the review and have had civil, landscape, and electrical consultants working from this modified plan. I'll follow up with a phone call following this email.

**35-DR-2015**  
**9/29/15**

Cheers,  
NM

**Nick Mancusi**, Assoc. AIA  
Partner

**Mancusi Design**, LLC

[nick@mancusidesign.com](mailto:nick@mancusidesign.com)

[www.mancusidesign.com](http://www.mancusidesign.com)

603.401.1548

**Chi, Andrew**

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**From:** Davies, Gregory  
**Sent:** Monday, September 28, 2015 4:35 PM  
**To:** 'Nick Mancusi'  
**Cc:** Conklu, Susan; Chi, Andrew  
**Subject:** 35-DR-2015 The Holiday Bicycle Parking  
**Attachments:** DMP\_03201\_THEHOLIDAY\_DR-150923-002.pdf

Nick,  
The Scottsdale Transportation Department approves the bicycle rack detail as shown on the attached plans.

Thanks,

Gregory P. Davies, AICP | **Senior Transportation Planner**  
**City of Scottsdale** | 7447 E. Indian School Rd., Ste. 205 | Scottsdale, Arizona 85251  
Main line: (480) 312-7829 | E-mail: gdavies@scottsdaleaz.gov



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**From:** Nick Mancusi [<mailto:nick@mancusidesign.com>]  
**Sent:** Thursday, September 24, 2015 9:51 AM  
**To:** Conklu, Susan  
**Cc:** Davies, Gregory  
**Subject:** 35-DR-2015 The Holiday Bicycle Parking

Hi Susan,

I chatted yesterday with Greg on bicycle parking for little fourplex in Holiday Park. As my wife and I intend to owner-occupy the site, and being an avid cyclist myself, we want to have an elegant yet appropriately sized bicycle parking solution. Being that our project is a bit unique, we were hoping to develop an alternative means of bicycle parking for pedaling guests. Because our project is small, we wanted to do something more compact, yet meets the needs of securing a bicycle.

I've attached a Site Plan and Details (See detail 7 and 8) on what we are hoping to do in means of sufficing bicycle parking. Please feel free to call me sometime today at 603.401.1548 to discuss this proposed design.

I look forward to finding a beautiful solution and talking with you today.

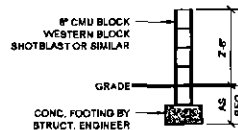
Cheers,  
NM

**Nick Mancusi**, Assoc. AIA  
Partner

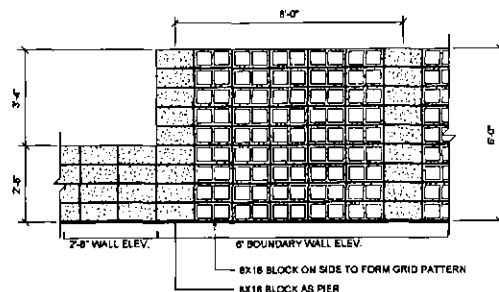
**Mancusi Design**, LLC  
[nick@mancusidesign.com](mailto:nick@mancusidesign.com)  
[www.mancusidesign.com](http://www.mancusidesign.com)  
603.401.1548

**35-DR-2015**  
**9/29/15**

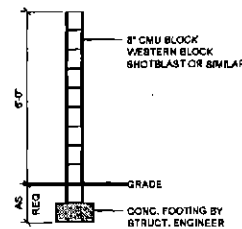




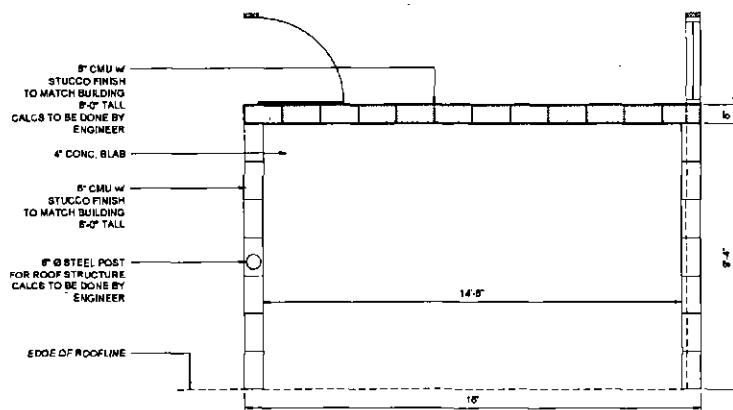
1  
002 3' Site Wall Section  
Scale: 1/2" = 1'-0"



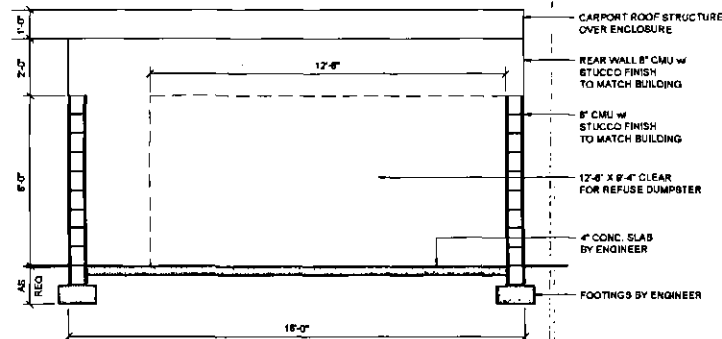
2  
002 Site Wall Elevations  
Scale: 1/2" = 1'-0"



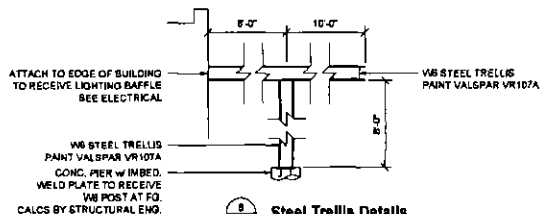
3  
002 6' Boundary Wall Section  
Scale: 1/8" = 1'-0"



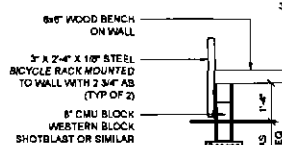
4  
002 Refuse Enclosure Plan  
Scale: 1/2" = 1'-0"



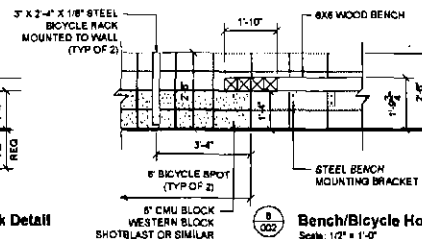
5  
002 Refuse Enclosure Section  
Scale: 1/2" = 1'-0"



6  
002 Steel Trellis Details  
Scale: 1/2" = 1'-0"



7  
002 Bench/Bicycle Rack Detail  
Scale: 1/2" = 1'-0"



8  
002 Bench/Bicycle Hook Elevation  
Scale: 1/2" = 1'-0"

## Site Details



Date  
09.26.2015

DR Development  
Review Drawings

## The Holiday Apartments

8837 East Monterey Way, Scottsdale, Arizona 85261  
Proposed Single Level Owner-Occupied Guestplex  
PB 83301

Nicholas and Ade Rose Mancusi  
8125 E Indian School Road, 6252, Scottsdale, Arizona 85251  
PB 83301

Mancusi  
Design LLC

PO Box 305  
Scottsdale, Arizona 85252-0305  
mancusideesign.com

002

## Chafin, Kim

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**From:** Chafin, Kim  
**Sent:** Monday, May 18, 2015 8:37 AM  
**To:** Fitzpatrick, Karen  
**Subject:** Accepted: 467-PA-2015 - The Holiday - Nicholas Mancusi

Vander, Mann, Gerlain, Kercher, Chiu, Chafin-  
Dev Rev Mtg Notes 5-19-15 2P

- wants 1 P mt in R-5; apartments
- drainage + open space were issues previously
- we want phy 1 come off alley + 1 front yd
- rd drainage rgt Gerlain: dirt <sup>usually</sup> also underground storage in rz areas
- Applicant has no HOA but has CC&Rs + r-1 enforced;  
wants 1 P apts 1 condos
- Mann: no rpts needed
- Kercher: one w / phy spaces w/ 1 & ADA

**Chi, Andrew**

**Subject:** 467-PA-2015 - The Holiday - Nicholas Mancusi  
**Location:** Plan Review 2; Plan Review 3

**Start:** Wed 5/27/2015 10:00 AM  
**End:** Wed 5/27/2015 11:00 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Fitzpatrick, Karen

**Required Attendees:** Chafin, Kim; Chi, Andrew; Kercher, Phillip; Gerkin, Don; Mann, Doug; Venker, Steve

**Optional Attendees:** Anderson, Richard

$$\begin{array}{r} \text{Zoning} \\ 17 \times 2562 = 13554 \\ \hline 9982 \\ \hline = 4.36 \text{ du/ac} \\ \text{or } \textcircled{4} \end{array}$$

467-PA-2015 - The Holiday -  
Nicholas Mancusi - 603-401-1548  
[mancusin@gmail.com](mailto:mancusin@gmail.com)

Confirmed with applicant

Drainage (Don) DSHM  
\* Not virgin desert  
\* on-site storage \* Drainage Report

Water (Doug)  
\* Metered service  
\* Fire line  
\* Sewer in alley  
\* No design reports per D. Mann  
\* Service Connection

DRB  
\* Lighting - up-front  
\* Open House 750'

ALTA:

\* Net + Gross  
Lot Area



December 10, 2015

Nicholas Mancusi  
Design Moves People  
6125 E Indian School Rd Ste 252  
Scottsdale, AZ 85251

RE: Development Review Board Packet Requirements for the Development Review Board Hearing.

Dear Mr. Mancusi:

Your case 35-DR-2015, The Holiday, is scheduled for the December 17, 2015 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on Monday, December 14, 2015, in order to keep this hearing date:

- [1 copy] – This letter (without this letter, your packets will not be accepted),
- [11 copies] – 11"x17" collated and stapled copies into packets, and
- [1 copy] – 8½"x11" of the following, not stapled:

- ☒ Site Plan (black and white)
- ☒ Elevations (color)
- ☒ Perspective (color)
- ☒ Streetscape Elevations (color)
- ☒ Material and Color Board (color)
- ☒ Landscape Plan (black and white)
- ☒ Electrical Site Plan (black and white)
- ☒ Exterior Lighting Cutsheets (black and white)
- ☒ Context photos and the associated context photo key plan (color)

Please contact me at 480-312-7828 or at [achi@ScottsdaleAZ.gov](mailto:achi@ScottsdaleAZ.gov) to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file shall to your project coordinator by 1:00 p.m. on Monday, December 14, 2015. Please limit your presentation to a maximum of 10 minutes.

Thank you,

A handwritten signature in black ink that reads "Andrew Chi". The signature is fluid and cursive, with the first name "Andrew" and last name "Chi" clearly distinguishable.

Andrew Chi  
Planner



**Community & Economic Development Division  
Planning, Neighborhood & Transportation**

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 7/27/15  
Contact Name: NICK MANCUSI  
Firm name: \_\_\_\_\_  
Address: 6125 E. INDIAN SCHOOL  
City, State Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.

467 - PA- 2015

Dear MR. MANCUSI:

It has been determined that your Development Application for The Holiday  
has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Frances Cookson  
Title: Planning Specialist  
Phone number: 480 312 2542  
Email address: fcCookson@scottsdaleAZ.gov

35-DR-2015  
7/27/2015