
**Correspondence Between
Staff and Applicant**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

February 3, 2017

54-DR-2015

Edgar Felix
Rkaa Architects Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 54-DR-2015 Sonora Village Pad D

The Development Review Board approved the above referenced case on February 2, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/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, Bryan Cluff, 480-312-2258.
- 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,

Bryan Cluff
Senior Planner
bcluff@ScottsdaleAZ.gov

About Fees -

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

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins



11/12/15

Edgar Felix
Rkaa Architects Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: 54-DR-2015
SWC Pima Road and Frank Lloyd Wright

Dear Mr. Felix:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/7/15. The following **1st 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 Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. Please revise the site plan to include the parking calculations and locations for required bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. 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.
3. Per previous land division case approval (13-LD-2007), the Studio Movie Grill is on a standalone parcel. Please add a site data table to sheet SP-2 that tabulates all required development standards for this parcel alone, including parking, bicycle parking, Floor Area Ratio, and building height.
4. Please revise the site plan, or provide additional information to demonstrate that parking lot landscape islands will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in compliance with Scottsdale Zoning Ordinance Section 10.501.H.2.a.

Fire:

5. Please revise the site plan to include the following information in compliance with Fire Ord. 4045, 503.2.1, 503.3, and the Design Standards & Policies Manual Section 2-1.802. Also see the attached redlined fire site plan for reference.
 - a. Minimum driveway width of 24'.
 - b. Existing fire hydrants.
 - c. Designated fire lanes.
 - d. Commercial turning radii (25', 49' & 55').
 - e. Location of fire riser room.

Drainage:

6. Please see the attached redlines on the Preliminary Grading and Drainage Plan and address the comments with the resubmittal, in conformance with Section 37-43(b) of the City of Scottsdale Stormwater Ordinance.

Water and Waste Water:

7. Please provide documentation from the property owner and/or Property Owner's Association, an assurance to connect to the existing private sewer located within the private drive south of the subject site, per Scottsdale Revised Code Section 49-118. Otherwise, the subject site will need to connect to existing public sewer in Northsight Boulevard.
8. Please provide documentation that the existing private sewer within the private drive to the south of the subject site is within an easement sufficient to provide service to the Sonora Village Investors, LLC parcels, per Scottsdale Revised Code Section 49-118.

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:

Site Design:

9. Please provide a refuse enclosure within close proximity to the proposed building in conformance with Section 2-1.804 of the Design Standards & Policies Manual.
10. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang, in conformance with Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c. Convert the remaining site area into sidewalk width and/or landscape area.

Landscape Design:

11. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Elevation Design:

12. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (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.
13. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (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.

Lighting Design:

14. Please update the detail for the pole mounted light fixture on sheet SP 3.0, so that the height from grade to the bottom of the fixture does not exceed twenty (20) feet, in conformance with Section 2-1.1202 of the Design Standards & Policies Manual.
15. Please update the lighting design so that the maintained average illuminance of the site does not exceed 2.5 footcandles and the maintained maximum illuminance on the site does not exceed 10.0 footcandles, in conformance with the City of Scottsdale Lighting Design Guidelines.

Circulation:

16. Please modify the existing pedestrian ramp located at the southeast corner of the proposed building pad to tie in to the proposed sidewalk that runs along the east side of the new building, in conformance with Section 2-1.808 of the Design Standards & Policies Manual.
17. Please revise the site plan to include a minimum six (6) feet wide pedestrian sidewalk connection from the front of the proposed building to the existing sidewalk on Northside Boulevard, in conformance with Section 2-1.808 of the Design Standards & Policies Manual.
18. Please increase the width of the proposed sidewalk along the east side of the new building pad to have a minimum width of six (6) feet, in conformance with Section 2-1.808 of the Design Standards & Policies Manual.

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:

19. The project narrative describes a future restaurant patio area; however there does not appear to be any patio areas identified on the site plan. Please update the site plan and/or provide additional information as to where the patio areas may be located.
20. Please add the following additional technical information to the site plan in conformance with the Plan & Report Requirements for Development Applications:

- a. Vicinity map
 - b. Gross and net lot area
 - c. Dimensions of right-of-way, centerline to back of curb
 - d. Locations of above ground utility equipment
 - e. Building mounted and freestanding light fixtures
21. On the floor plan, 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.
 22. On the floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Landscaping:

23. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, per the provisions of Zoning Ordinance Section 10.200.
24. Please coordinate the landscape plan with the site plan regarding the sidewalk segment and abutting landscape areas which are on the east side of the site. For this portion of the proposal, the landscape plan indicates the installation of plants while the site plan indicates the installation of sidewalk. Please refer to the Plan & Report Requirements for Development Applications.
25. Please coordinate the landscape plan with the floor plan regarding the door locations and abutting landscape areas which are on the east side of the site. For this portion of the proposal, the landscape plan indicates the installation of plants while the floor plan indicates the installation of doors. Please refer to the Plan & Report Requirements for Development Applications.
26. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications.
27. Please revise the landscape plan so that the *Caesalpinia mexicana* Mexican Bird of Paradise is not installed in the narrow landscape areas that are along the south side of the building and the sidewalk, in conformance with the Design Standards & Policies Manual Section 2-1.1001.14.

Elevation:

28. Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105. 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, in conformance with the Design Standards & Policies Manual Section 2-1.401.4.
29. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces.

30. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.
31. Please update the building elevations to callout the material of the proposed roof tile, and add material sample to the material sample board. Please refer to the Plan & Report Requirements for Development Applications.

Lighting:

32. Notes on the lighting plan 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.
33. Please update the site lighting cut sheets to label the fixtures with the corresponding light fixture schedule label. Please refer to the Plan & Report Requirements for Development Applications.

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 RETURNED TO THE APPLICANT.

These **1st 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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

Bryan Cluff
Senior Planner



cc: Sonora Village Investors, LLC
Ryan Denk
(via email)

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 54-DR-2015

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project

Site Plan:

6	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Landscape Plan:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Lighting Site Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Photometric Analysis Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

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

Preliminary G&D Plan:

3 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"

Other Supplemental Materials:

Fire redlines, Stormwater redlines



6/16/16

Edgar Felix
Rkaa Architects Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: 54-DR-2015
SWC Pima Road and Frank Lloyd Wright

Dear Mr. Felix:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/17/16. The following **2nd 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 Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. Please revise the site plan to include the parking calculations and locations for required bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. 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.
3. Per previous land division case approval (13-LD-2007), the Studio Movie Grill is on a standalone parcel. Please add a site data table to sheet SP-2 that tabulates all required development standards for this parcel alone, including parking, bicycle parking, Floor Area Ratio, and building height.

4. The submitted open space worksheet identifies certain areas of existing drive aisles as open space, beyond those areas identified in the previously approved open space plan (13-LD-2007). Please revise the plan so that these areas are not counted towards the required open space. In addition, per Zoning Ordinance Section 10.501.H.2.b., only landscape areas that are within 10 feet of the parking area may be counted as parking lot landscaping. Please revise the open space plan and calculations accordingly.
5. Please revise the site plan, or provide additional information to demonstrate that parking lot landscape islands will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in compliance with Scottsdale Zoning Ordinance Section 10.501.H.2.a.
6. Please revise the building elevations and/or provide additional details which clearly demonstrate how all mechanical equipment (roof mounted or ground mounted) will be screened in conformance Zoning Ordinance Section 7.105.

Fire:

7. Please revise the site plan to include the following information in compliance with Fire Ord. 4045, 503.2.1, 503.3, and the Design Standards & Policies Manual Section 2-1.802. Also see the attached redlined fire site plan for reference.
 - a. Minimum driveway width of 24'.
 - b. Existing fire hydrants.
 - c. Designated fire lanes.
 - d. Commercial turning radii (25', 49' & 55').
 - e. Location of fire riser room.
 - f. Indicate all drive aisles will be able to support a gross vehicle weight of 83,000 lbs.

Drainage:

8. Please see the attached redlines on the Preliminary Grading and Drainage Plan and address the comments with the resubmittal, in conformance with Section 37-43(b) of the City of Scottsdale Stormwater Ordinance.

Water and Waste Water:

9. Please provide documentation from the property owner and/or Property Owner's Association, an assurance to connect to the existing private sewer located within the private drive south of the subject site, per Scottsdale Revised Code Section 49-118. Otherwise, the subject site will need to connect to existing public sewer in Northsight Boulevard.
10. Please provide documentation that the existing private sewer within the private drive to the south of the subject site is within an easement sufficient to provide service to the Sonora Village Investors, LLC parcels, per Scottsdale Revised Code Section 49-118.

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:

Site Design:

11. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang, in conformance with Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c. Convert the remaining site area into sidewalk width and/or landscape area.

Landscape Design:

12. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Elevation Design:

13. The City of Scottsdale Architectural Design Guidelines encourage building frontages and sides of buildings which are oriented towards the street or other public areas to incorporate features to activate the frontage. The proposed south building elevation will be visible from Northsight Boulevard, and is located extremely close to a major entrance driveway to the shopping center with a major pedestrian spine directly adjacent to the building. Please revise this building elevation to incorporate design features which address the impacts to the pedestrian resulting from this inactive frontage. Remedies may include special enhancements to the pedestrian area, building windows, additional building entrance, additional landscaping, site walls and/or raised planters, variation in planes, materials, and colors along the frontage, and/or shade elements.
14. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (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.
15. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (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.

Lighting Design:

16. Please update the detail for the pole mounted light fixture on sheet SP 3.0, so that the height from grade to the bottom of the fixture does not exceed twenty (20) feet, in conformance with Section 2-1.1202 of the Design Standards & Policies Manual.
17. Sheet SP 3.0 provides details for pole mounted light fixtures on the site; however, there are not any pole mounted light fixtures identified on the lighting plans. If there are pole mounted fixtures proposed, please identify these on the lighting plans. If there are not any pole mounted fixtures proposed, please remove this detail from sheet SP 3.0.

18. Please update the lighting design so that the maintained average illuminance of the site does not exceed 2.5 footcandles and the maintained maximum illuminance on the site does not exceed 10.0 footcandles, in conformance with the City of Scottsdale Lighting Design Guidelines.

Circulation:

19. Please revise the site plan to include a minimum six (6) feet wide pedestrian sidewalk connection from the front of the proposed building to the existing sidewalk on Northsight Boulevard, in conformance with Section 2-1.808 of the Design Standards & Policies Manual. The existing sidewalk on the east side of the building may be utilized to make this connection; however, the existing sidewalk shall be widened to a minimum width of 6 feet (not including the curb).

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:

20. Please add the following additional technical information to the site plan in conformance with the Plan & Report Requirements for Development Applications:
 - a. Vicinity map
 - b. Gross and net lot area
 - c. Dimensions of right-of-way, centerline to back of curb
 - d. Locations of above ground utility equipment
 - e. Building mounted and freestanding light fixtures
21. On the floor plan, 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.
22. On the floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Landscaping:

23. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, per the provisions of Zoning Ordinance Section 10.200.
24. Please coordinate the landscape plan with the site plan regarding the sidewalk segment and abutting landscape areas which are on the east side of the site. For this portion of the proposal, the landscape plan indicates the installation of plants while the site plan indicates the

installation of sidewalk. Please refer to the Plan & Report Requirements for Development Applications.

25. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications.
26. Please revise the landscape plan so that the *Caesalpinia mexicana* Mexican Bird of Paradise is not installed in the narrow landscape areas that are along the south side of the building and the sidewalk, in conformance with the Design Standards & Policies Manual Section 2-1.1001.14.

Elevation:

27. Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105. 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, in conformance with the Design Standards & Policies Manual Section 2-1.401.4.
28. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces.
29. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.
30. Please update the building elevations to callout the material of the proposed roof tile, and add material sample to the material sample board. Please refer to the Plan & Report Requirements for Development Applications.

Lighting:

31. Notes on the lighting plan 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.
32. Please update the site lighting cut sheets to label the fixtures with the corresponding light fixture schedule label. Please refer to the Plan & Report Requirements for Development Applications.

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 a decision regarding the application may be made, 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.

These 2nd **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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in green ink, appearing to read 'Bryan Cluff', with a long horizontal flourish extending to the right.

Bryan Cluff
Senior Planner

cc: Sonora Village Investors, LLC
Ryan Denk
(via email)

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 54-DR-2015

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One original: Letter of Authorization-actual owner of record
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Site Plan:

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Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Landscape Plan:

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B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Lighting Site Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Photometric Analysis Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

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Preliminary G&D Plan:

3 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Fire redlines, Stormwater redlines



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 10/7/15
Contact Name: EDGAR FELIX
Firm name: RKAA ARCHITECTS, INC.
Address: 2233 E. THOMAS RD.
City, State Zip: PHOENIX AZ 85016

RE: Application Accepted for Review.

356 - PA - 2015

Dear MR. FELIX:

It has been determined that your Development Application for SONORA VILLAGE PAD D. 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: BRYAN CLUFF
Title: SENIOR PLANNER
Phone number: 480-312-2258
Email address: bcluff@scottsdaleAZ.GOV



6/16/16

Edgar Felix
Rkaa Architects Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: 54-DR-2015
SWC Pima Road and Frank Lloyd Wright

Dear Mr. Felix:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/17/16. The following **2nd 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 Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. Please revise the site plan to include the parking calculations and locations for required bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. 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.
3. Per previous land division case approval (13-LD-2007), the Studio Movie Grill is on a standalone parcel. Please add a site data table to sheet SP-2 that tabulates all required development standards for this parcel alone, including parking, bicycle parking, Floor Area Ratio, and building height.

54-DR-2016
9/16/2016

4. The submitted open space worksheet identifies certain areas of existing drive aisles as open space, beyond those areas identified in the previously approved open space plan (13-LD-2007). Please revise the plan so that these areas are not counted towards the required open space. In addition, per Zoning Ordinance Section 10.501.H.2.b., only landscape areas that are within 10 feet of the parking area may be counted as parking lot landscaping. Please revise the open space plan and calculations accordingly.
5. Please revise the site plan, or provide additional information to demonstrate that parking lot landscape islands will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in compliance with Scottsdale Zoning Ordinance Section 10.501.H.2.a.
6. Please revise the building elevations and/or provide additional details which clearly demonstrate how all mechanical equipment (roof mounted or ground mounted) will be screened in conformance Zoning Ordinance Section 7.105.

Fire:

7. Please revise the site plan to include the following information in compliance with Fire Ord. 4045, 503.2.1, 503.3, and the Design Standards & Policies Manual Section 2-1.802. Also see the attached redlined fire site plan for reference.
 - a. Minimum driveway width of 24'.
 - b. Existing fire hydrants.
 - c. Designated fire lanes.
 - d. Commercial turning radii (25', 49' & 55').
 - e. Location of fire riser room.
 - f. Indicate all drive aisles will be able to support a gross vehicle weight of 83,000 lbs.

Drainage:

8. Please see the attached redlines on the Preliminary Grading and Drainage Plan and address the comments with the resubmittal, in conformance with Section 37-43(b) of the City of Scottsdale Stormwater Ordinance.

Water and Waste Water:

9. Please provide documentation from the property owner and/or Property Owner's Association, an assurance to connect to the existing private sewer located within the private drive south of the subject site, per Scottsdale Revised Code Section 49-118. Otherwise, the subject site will need to connect to existing public sewer in Northsight Boulevard.
10. Please provide documentation that the existing private sewer within the private drive to the south of the subject site is within an easement sufficient to provide service to the Sonora Village Investors, LLC parcels, per Scottsdale Revised Code Section 49-118.

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:

Site Design:

11. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang, in conformance with Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c. Convert the remaining site area into sidewalk width and/or landscape area.

Landscape Design:

12. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Elevation Design:

13. The City of Scottsdale Architectural Design Guidelines encourage building frontages and sides of buildings which are oriented towards the street or other public areas to incorporate features to activate the frontage. The proposed south building elevation will be visible from Northsight Boulevard, and is located extremely close to a major entrance driveway to the shopping center with a major pedestrian spine directly adjacent to the building. Please revise this building elevation to incorporate design features which address the impacts to the pedestrian resulting from this inactive frontage. Remedies may include special enhancements to the pedestrian area, building windows, additional building entrance, additional landscaping, site walls and/or raised planters, variation in planes, materials, and colors along the frontage, and/or shade elements.
14. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (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.
15. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (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.

Lighting Design:

16. Please update the detail for the pole mounted light fixture on sheet SP 3.0, so that the height from grade to the bottom of the fixture does not exceed twenty (20) feet, in conformance with Section 2-1.1202 of the Design Standards & Policies Manual.
17. Sheet SP 3.0 provides details for pole mounted light fixtures on the site; however, there are not any pole mounted light fixtures identified on the lighting plans. If there are pole mounted fixtures proposed, please identify these on the lighting plans. If there are not any pole mounted fixtures proposed, please remove this detail from sheet SP 3.0.

18. Please update the lighting design so that the maintained average illuminance of the site does not exceed 2.5 footcandles and the maintained maximum illuminance on the site does not exceed 10.0 footcandles, in conformance with the City of Scottsdale Lighting Design Guidelines.

Circulation:

19. Please revise the site plan to include a minimum six (6) feet wide pedestrian sidewalk connection from the front of the proposed building to the existing sidewalk on Northsight Boulevard, in conformance with Section 2-1.808 of the Design Standards & Policies Manual. The existing sidewalk on the east side of the building may be utilized to make this connection; however, the existing sidewalk shall be widened to a minimum width of 6 feet (not including the curb).

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:

20. Please add the following additional technical information to the site plan in conformance with the Plan & Report Requirements for Development Applications:
 - a. Vicinity map
 - b. Gross and net lot area
 - c. Dimensions of right-of-way, centerline to back of curb
 - d. Locations of above ground utility equipment
 - e. Building mounted and freestanding light fixtures
21. On the floor plan, 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.
22. On the floor plan, please indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Landscaping:

23. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, per the provisions of Zoning Ordinance Section 10.200.
24. Please coordinate the landscape plan with the site plan regarding the sidewalk segment and abutting landscape areas which are on the east side of the site. For this portion of the proposal, the landscape plan indicates the installation of plants while the site plan indicates the

installation of sidewalk. Please refer to the Plan & Report Requirements for Development Applications.

25. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications.
26. Please revise the landscape plan so that the *Caesalpinia mexicana* Mexican Bird of Paradise is not installed in the narrow landscape areas that are along the south side of the building and the sidewalk, in conformance with the Design Standards & Policies Manual Section 2-1.1001.14.

Elevation:

27. Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105. 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, in conformance with the Design Standards & Policies Manual Section 2-1.401.4.
28. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces.
29. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications.
30. Please update the building elevations to callout the material of the proposed roof tile, and add material sample to the material sample board. Please refer to the Plan & Report Requirements for Development Applications.

Lighting:

31. Notes on the lighting plan 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.
32. Please update the site lighting cut sheets to label the fixtures with the corresponding light fixture schedule label. Please refer to the Plan & Report Requirements for Development Applications.

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 a decision regarding the application may be made, 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.

These 2nd **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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in green ink, appearing to be 'Bryan Cluff', written over a horizontal line.

Bryan Cluff
Senior Planner

cc: Sonora Village Investors, LLC
Ryan Denk
(via email)

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 54-DR-2015

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project

Site Plan:

6	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Landscape Plan:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

Lighting Site Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Photometric Analysis Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Preliminary G&D Plan:

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Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Fire redlines, Stormwater redlines

September 6, 2016

Project: Sonora Village - Pad D
SWC Pima Road and Frank Lloyd Wright Boulevard
Scottsdale, Arizona
RCAA Project No.: 14214.50

Plan Check No: 54-DR-2015, dated 6/16/2016



Architectural Responses

comment: Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance
response: We have revised the Narrative to cover the required criteria set forth in Section 1.904

Sheet SP2

comment: Please revise the site plan to include parking calculations and locations for required bicycle parking in conformance with Section 9.103.C of the Zoning Ordinance. Please utilize a dashed or dotted line to indicate the site area that will be allocated as bicycle parking spaces.
response: The site plan has been revised to include parking calculations and the location of the bicycle racks. A dashed line has been included to show the location of the bike racks.

comment: Please add site data that tabulates all required development standards for this parcel alone.
response: All development information has been added to SP2 which includes parking information, bicycle parking and max building height

comment: Please revise the site plan to demonstrate that the parking lot landscape islands will have a minimum width of seven feet and a minimum area of one hundred and twenty square feet, in compliance with Scottsdale Zoning Ordinance Section 10.501.H.2.a
response: Dimensions have been added to the site plan to demonstrate compliance

comment: Please revise the site plan to include information in compliance with Fire Ordinance 4045, 503.2.1, 503.3 and the Design Standards & Policies Manual Section 2-1.802
response: All requested items have been added to SP2

comment: At locations where parking spaces are perpendicular to a sidewalk or landscape, please modify the length of the parking spaces so that they are sixteen feet long with a two-foot vehicle overhang, in conformance with Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c
response: All parking has been revised to sixteen feet with a two-foot overhang

comment: Please revise the site plan to include a minimum six feet wide pedestrian sidewalk connection from the front of the proposed building

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rcaa.com

California Office
150 Paularino Avenue
Suite D-170
Costa Mesa, CA 92626
Office: (949) 954-8785

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Nebraska
Nevada
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North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:
Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, VP

54-DR-2016
9/16/2016



to the existing sidewalk on Northsight Boulevard, in conformance with Section 2-1.808 of the Design Standards & Policies Manual

response: All requested items have been added to SP2

comment: Please add additional technical information to the site plan in conformance with the Plan & Report Requirements for Development Applications

response: The additional technical information has been added to the plan

Sheet SP3

comment: Please update the detail for the pole mounted light fixture on sheet SP3, so that the height from grade to bottom of fixture does not exceed twenty feet, in conformance with Section 2-1.1202 of the Design Standards & Policy Manual

response: The detail has been removed, there are no new light poles being installed. The existing poles are being relocated

comment: Sheet SP3 provides details for pole mounted light fixtures on the site; however, there are not any pole mounted light fixtures on the lighting plans. If there are pole mounted fixtures proposed, please identify these on the lighting plans. If there are not any pole mounted fixtures proposed, please remove this detail from sheet SP3.

response: The detail has been removed, there are no new light poles being installed. The existing poles are being relocated

Sheet SP4

comment: Please revise the open space plan and calculations accordingly

response: The open space plan has been revised as requested

Sheet FP1

comment: Please indicate and illustrate the location of the electrical service entrance section

response: The electrical service entrance section has been shown and noted on sheet FP1

comment: Please indicate and illustrate the location of the roof access ladder

response: The roof access ladder has been shown and noted on sheet FP1

Sheet EL1

comment: Please revise the building elevations and/or provide additional details which clearly demonstrate how all mechanical equipment will be screened in conformance with Zoning Ordinance Section 7.105

response: The elevations have been revised to show a dashed line demonstrating that the mechanical equipment is screened by the parapet

comment: Please revise this building elevation to incorporate design features which address the impacts to the pedestrian resulting from this inactive frontage.

response: The elevations have been revised to include design features to the pedestrian area

comment: Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty percent of the wall depth



response: A detail has been added to sheet FP1

comment: Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty percent of the wall depth

response: A detail has been added to sheet FP1

comment: Please provide information and details related to the roof drainage system to demonstrate compliance with Zoning Ordinance Section 7.105

response: A detail has been added to sheet FP1 showing that the drainage system is internal and connected to storm drain system

comment: Please add number notations that indicate the differences between planer surfaces

response: Number notations have be added to the elevations

comment: Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings

response: The light fixtures have been added with dimension of height to the elevation sheet

comment: Please update the building elevations to callout the material of the proposed roof tile

response: The roof tile is to match the tile already placed in the existing plaza in color, material and design. Notation to this fact has been added to sheet EL1

Please do not hesitate to call or email if you have any questions.

Regards,

Edgar Felix
Project Manager