

Exterior Building Color & Material Samples

Color Drawdowns

Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan

COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

The following comments are from:				Mohammad Rahman - Storm Water Reviewer dated : 12/13/17	
1	1	M.R.	Please submit a CD with the back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report. (Reference: COS DS&PM: Section 4-1.800 & Section 4-1A)	SEG	CD is now provided in the back pocket of the report.
2	1	M.R.	As can be seen in the below snapshot which is from the City's LIS (Land Information System), a number of rooms of the East Building is located in the FEMA unnumbered 'A' Flood Zone. The FEMA requirements for this site were discussed with Ashley Couch, PE, the City's Floodplain Administrator and the FEMA related review comments are based on his recommendations. A BFE (Base Flood Elevation) must be established for each building. (Reference: COS Stormwater Ordinance: Chapter 37)	SEG	A base flood elevation of 1280.83 was establish during the design and construction of Scottsdale club Villas, Phase 2. Please see as-build Plans in appendix II-Sheet C-3

COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

3	2	M.R.	In order to establish the BFE (Regulatory Flood Elevation, which is BFE+1.0 foot) for each building, the Engineer must run a HEC_RAS model based on actual survey topography of the entire wash beyond the floodplain limit and over a channel reach which extends to the west of the West Building and to the east of the East Building. Additionally, one HEC_RAS cross-section must touch/go through the southwest corner of each of the West Building and the East Building. (Reference: COS DS&PM: Section4-1.800; COS Stormwater Ordinance: Section 37-22)	SEG	HECRAS model will be part of the LOMR. Please see response to comment 4 below.
---	---	------	--	-----	--

COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

4	2	M.R.	<p>It is in the best interest of the client to apply for a CLOMR (Conditional Letter of Map Revision) since a structure in the FEMA unnumbered 'A' flood zone typically sees the highest flood insurance premium. However, as long as there is no adverse impact to the FEMA floodplain (post-condition rise in the 100-year WSE is not > 0.1 feet), the City cannot mandate a CLOMR requirement. (Reference COS Stormwater Ordinance: Chapter 37)</p>	SEG	<p>Please see as-build Plans in appendix II- Sheet C-3 of the Scottsdale Club Villas, Phase 2. The base flood elevation is 1280.83', the bottom of the existing wall (section B-B on sheet C-3 of Scottsdale club Villas, Phase 2 – Appendix II) is 1283'. The Water surface elevation is contained on the south side of the existing Wall therefore there is no effect on the floodplain. In addition based on the Hydrologic Study for Scottsdale Lakes Golf Club Inlet & interceptor Channels Indian bend wash, the site is located around cross sections 37+80, and the HEC-2 model show 100-year water surface elevation of 1278.50'. Scottsdale club Villas, Phase 2 is on NAVD 88 datum, while the Hydrologic Study for Scottsdale Lakes Golf Club Inlet & interceptor Channels Indian bend wash were prepared in 1986 (NGVD 1929). The water surface elevation is 1280.06' (NAVD), which is lower than the bottom of the existing wall (1283'). Please see attached excerpts of the Hydrologic Study for Scottsdale Lakes Golf Club Inlet & interceptor Channels Indian bend wash and Datum Conversion.</p> <p>SEG will discuss with the owner the benefit of submitting a LOMR for the site based on the existing conditions.</p>
---	---	------	---	-----	--

COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

5	2	M.R.	<p>The Case Drainage Report refers to an agreement dated June 20, 1994 (Agreement #940051) which claims that no retention is provided for this site pursuant to a joint development agreement between the City and Hing Properties, Inc. This 'Reference' was discussed with Ashley Couch, PE, the City's Floodplain Administrator and with Rich Anderson, PE, the City's Stormwater Plan Review Manager. They concluded that the Engineer of Record on this project must provide a copy of the executed document (agreement #940051) in the current Case Drainage Report along with proof that the proposed site was part of the original agreement since the site has always been dirt. If the Engineer cannot prove that the proposed site was a part of the original agreement where the requirement of the stormwater storage basins was waived in the</p>	SEG	<p>Case 86-DR-88 #4, Approved as amended by DRB 7/20/2000; Requesting to approve Scottsdale Club Villas site plan and Elevations. States project is part of Master Plan approved under case 95-Z-87 consisting of a retail center (Gateview Park Shops), tennis/health club, office buildings, and resort condominiums (the subject project). See page 1 of 36 of document ~ "Drainage and Flood Control" section, Item 4 (page 20 of 36 of document); states "Storm Water Storage Requirement. On-site storm water storage is not required". ~ Executed Agreement No. 940051 is provided. See "Drainage Agreements and Plans" confirming retention is not required, page 13 of 19 of documents. Refer to Appendix IV for documents</p>
---	---	------	---	-----	---

COMMENT TRACKING LOG

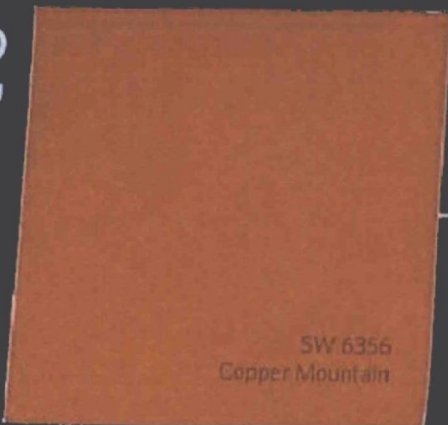
“LEED®ing and Developing Smart Projects”

			<p>form of an 'in-lieu' fee and/or as an 'in-kind' contribution, then the Engineer must fill out a Stormwater Storage Waiver form for this project site and calculate the 'in-lieu' fee for the 100-year 2-hour full storage since the site has always been dirt. The City will allow the Engineer to drain out all onsite runoff to the existing channel to the south which is tributary to the Lower Indian Bend Wash and which has plenty of capacity. (Reference: COS DS&PM: Section 4-1.402; COS Stormwater Ordinance: Chapter 37)</p>		
--	--	--	---	--	--

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.957.8380 www.toddassociates.com

COLOR & MATERIAL SAMPLE BOARD (1)
 552-PA-2017

STUCCO:
 SAND FINISH
 COLOR: #SW 6356-
 COPPER MOUNTAIN (LRV 17)
 BY: SHERMIN WILLIAMS



STUCCO:
 SAND FINISH
 COLOR: #SW 7674-
 PEPPERCORN (LRV 10)
 BY: SHERMIN WILLIAMS

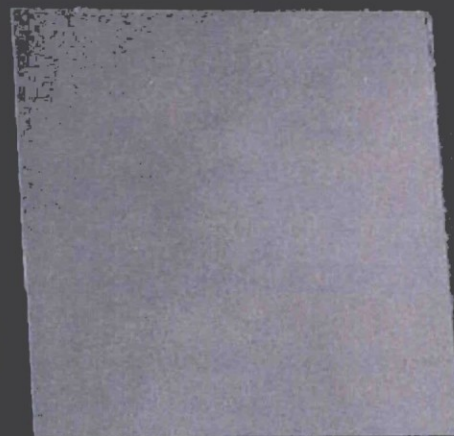
**STANDING SEAM METAL AWNINGS,
 FASCIA & METAL RAILINGS**
 COLOR: #SW 6102- PORTABELLO (LRV 21)
 BY: SHERMIN WILLIAMS



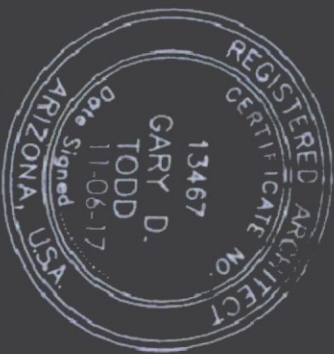
MASONRY BLOCK WALL:
 SPLIT FACE CMU
 COLOR: HUNTINGTON GREY



EXTERIOR DOOR FRAME & PANEL
 COLOR: #SW 7674-
 PEPPERCORN (LRV 10)
 BY: SHERMIN WILLIAMS



BUILDING 4 - PARTIAL NORTH ELEVATION SHOWN



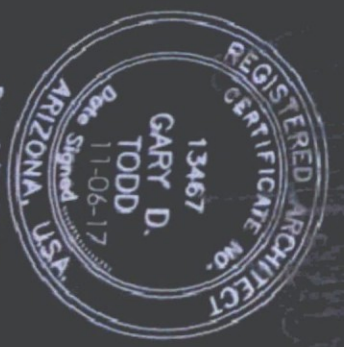
Exp. 9/30/2019

Worldmark by Wyndham • Scottsdale, AZ
 Project Number: 16-3002-00 • Date: 11-06-17
 Phase • Design Review Board Submittal

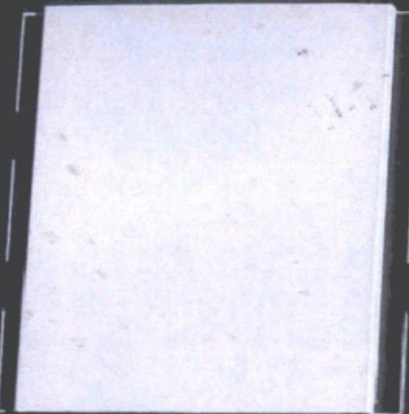
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280p www.toddassoc.com

COLOR & MATERIAL SAMPLE BOARD (2)
 552-PA-2017

Worldmark by Wyndham • Scottsdale, AZ
 Project Number: 16-3002-00 • Date: 11-06-17
 Phase • Design Review Board Submittal



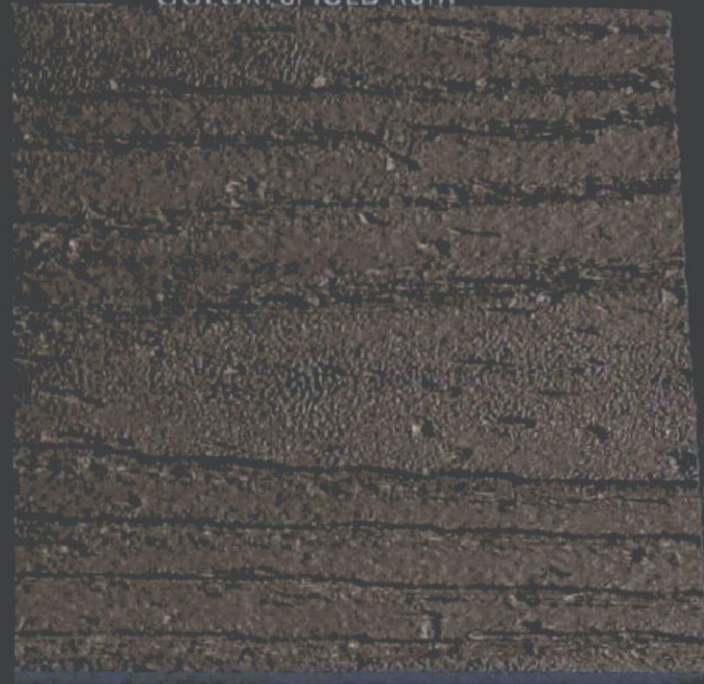
WINDOW FRAMES:
 ALUMINUM
 COLOR: WHITE
 BY: MILGARD



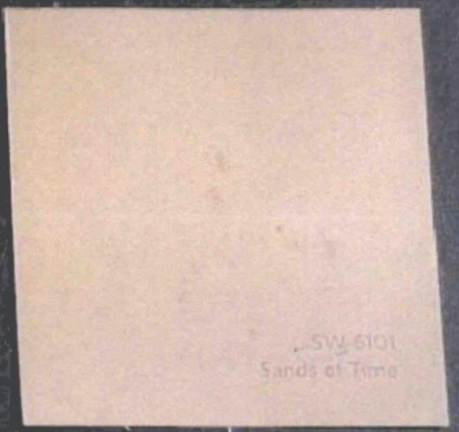
GLASS:
 COLOR: ULTRA CLEAR GLASS
 (REFLECTIVITY = 8%)
 BY: PPG



SLATTED WALL:
 COLOR: SPICED RUM



STUCCO:
 SAND FINISH
 COLOR: #SW 6101-
 SANDS OF TIME (LRV 39)
 BY: SHERMIN WILLIAMS



BUILDING 4 - PARTIAL NORTH ELEVATION SHOWN

Customer: TODD & ASSOCIATES

Store: 8122 SCOTTSDALE, AZ

Date Prepared: 11/03/2017 Control Number: 0252037-001

Job: TODD & ASSOCIATES

Project Info: SIDING

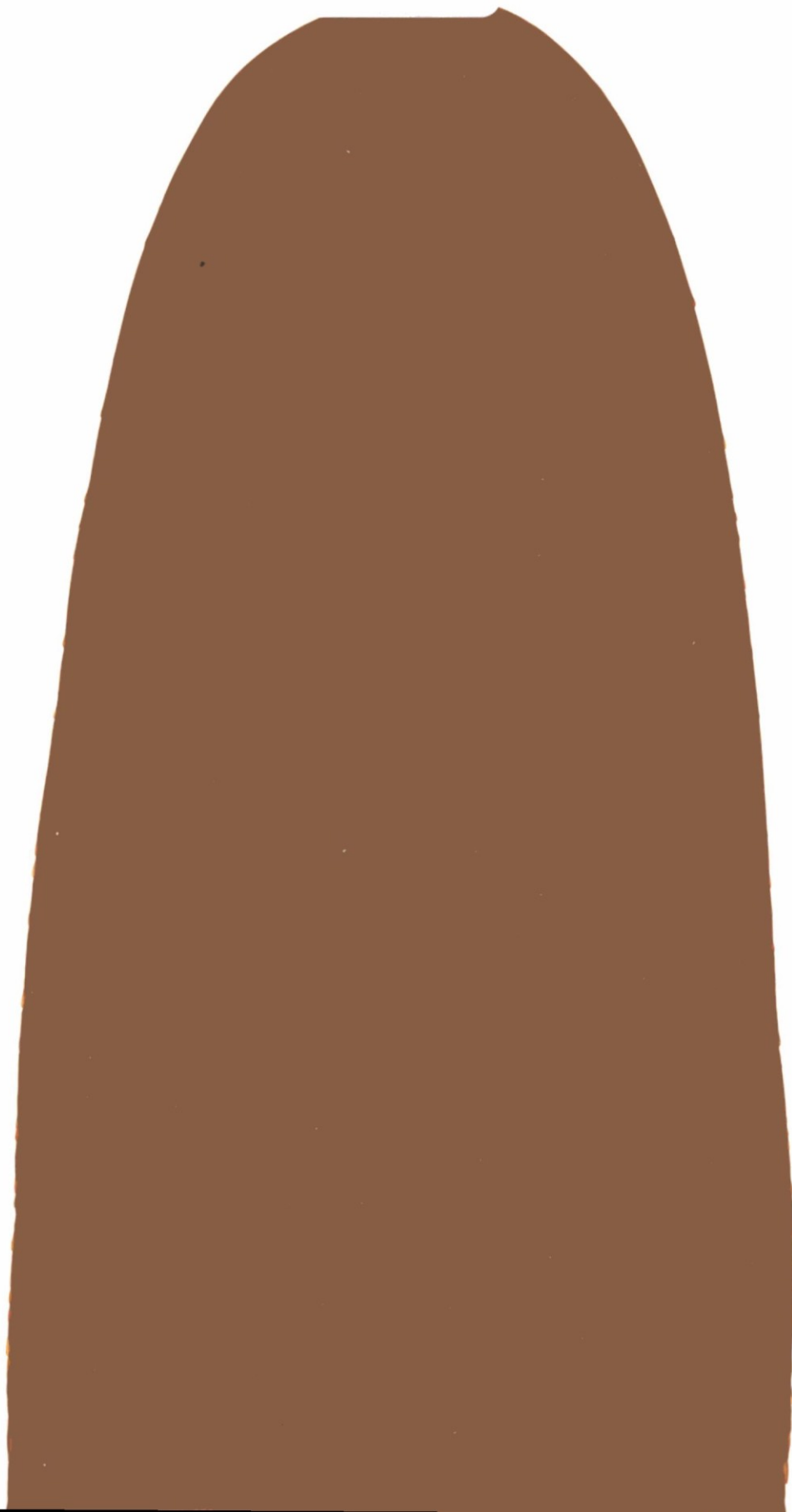
Schedule:

Color: SW 6356 COPPER MOUNTAIN

Product: A-100 E FLAT A06T00254



SHERWIN-WILLIAMS



44-DR-2017
11/09/2017

Customer: TODD & ASSOCIATES
Store: 8122 SCOTTSDALE, AZ
Date Prepared: 11/03/2017 Control Number: 0252037-005

Job: TODD & ASSOCIATES
Project Info: SIDING
Schedule:



SHERWIN-WILLIAMS®

Color: SL 7674 PEPPERCORN
Product: A-100 E FLAT A06T00254

44-DR-2017
11/09/2017

Customer: TODD & ASSOCIATES
Store: 8122 SCOTTSDALE, AZ
Date Prepared: 11/03/2017 Control Number: 0252037-003

Job: TODD & ASSOCIATES
Project Info: SIDING
Schedule:



SHERWIN-WILLIAMS®

Color: SW 6102 PORTABELLO
Product: A-100 E FLAT A06W00153

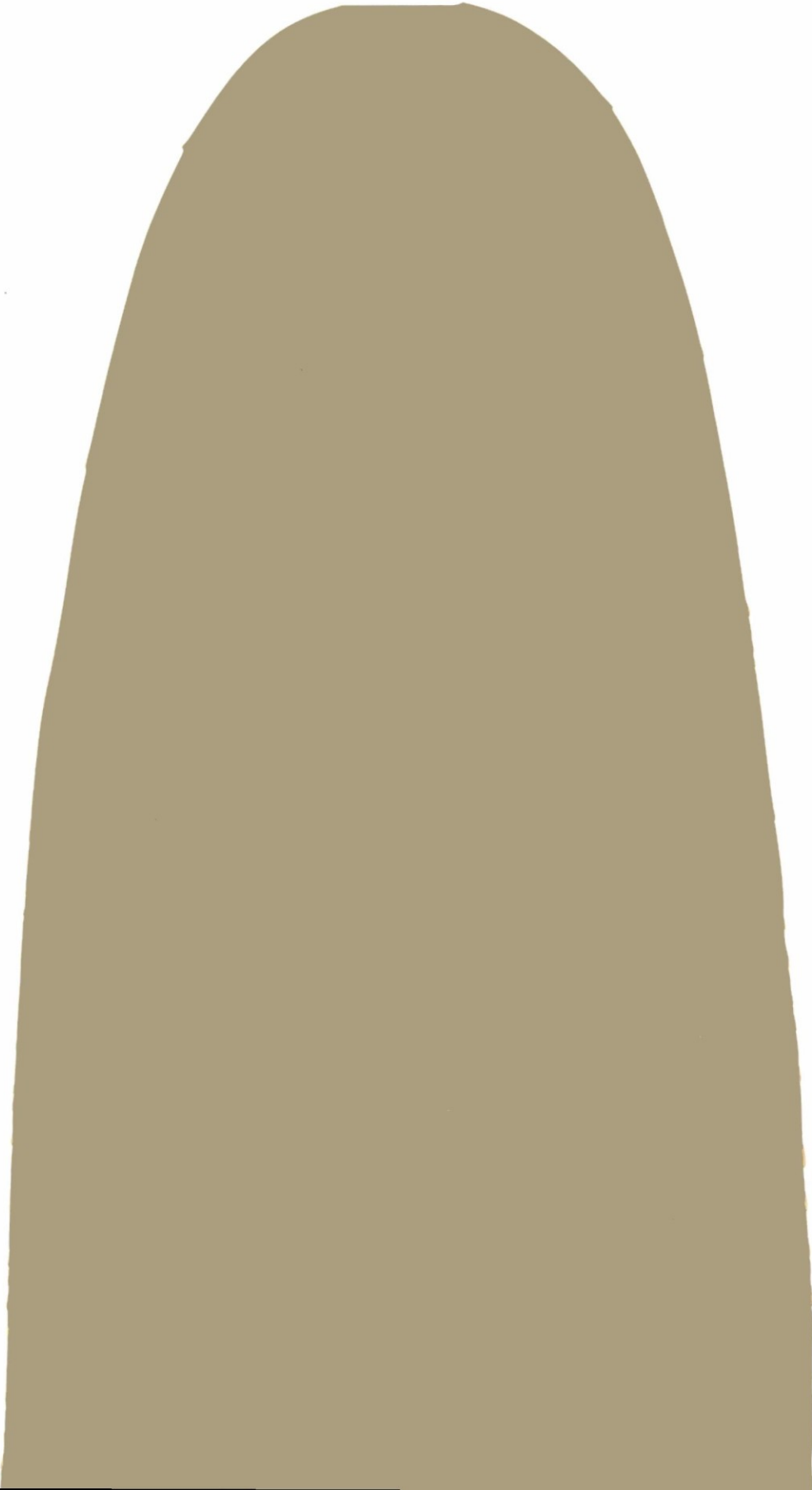


Customer: TODD & ASSOCIATES
Store: 8122 SCOTTSDALE, AZ
Date Prepared: 11/03/2017 Control Number: 0252037-004

Job: TODD & ASSOCIATES
Project Info: SIDING
Schedule:



Color: SW 6101 SANDS OF TIME
Product: SUPER PAINT E FLAT A80W01151



44-DR-2017
11/09/2017