

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 3/23/17
Contact Name: Pinnacle Vista APTS, LLC
Firm name: Kelly Lannan
Address: 7520 E. August Dr.
City, State Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.

650 - PA- 2016

Dear Mr. Lannan:

It has been determined that your Development Application for Pinnacle Vista APTS, 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: Keith Niederer
Title: Sr. Planner
Phone number: 480-312-2953
Email address: KNiederer@scottsdaleAZ.gov



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____

Contact Name: _____

Firm name: _____

Address: _____

City, State Zip: _____

RE: Minimal Submittal Comments

_____ - PA- _____

Dear _____:

It has been determined that your Development Application for _____ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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 **Minimal Submittal 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 The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305.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).

Sincerely,

Name: _____

Title: _____

Phone number: _____

Email address: _____



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

March 20, 2018

14-DR-2017

Lance Baker

Synetic Design Incorporated

1111 W University Dr Ste 104

Tempe, AZ 85281

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 14-DR-2017 Pinnacle Vista Condominiums

The Development Review Board approved the above referenced case on March 15, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- 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, Keith Niederer, 480-312-2953.
- 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,

Keith Niederer

Senior Planner

kniederer@ScottsdaleAZ.gov

Niederer, Keith

From: Bartlett, John
Sent: Monday, August 29, 2016 7:07 AM
To: Niederer, Keith
Cc: Kercher, Phillip
Subject: Pinnacle Vista Apartments

Keith,

You can let the applicant know that we will not be requesting the additional 10 feet of right-of-way along Pinnacle Vista, so they can plan using the existing 30' half-street right-of-way. We also have concerns about the refuse container location and the requirement for a trash truck to back up in a residential area. Solid waste will likely have concerns with this as well.

John P. Bartlett, P.E., PTOE
Senior Traffic Engineer
City of Scottsdale
7447 E Indian School Road, Suite 205
Scottsdale, AZ 85251
480-312-7613



November 9, 2017,

Kelly Lannan
Pinnacle Vista Vx, LLC
7520 E Angus Dr
Scottsdale, AZ 85251

RE: 14-DR-2017
Pinnacle Vista Condominiums

Dear Mr. Lannan,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/10/2017. 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. Per Section 6.1004.A of the Zoning Ordinance, the maximum allowed building height shall not exceed 24 feet above natural grade. Submitted building elevations show the building height at 24 feet above finished floor. With the next submittal, provide a roof analysis plan overlaid on a natural topo plan that shows conformance. Call out sea level elevations and measure height from natural grade. In cases where drainage considerations (AO flood zone) supersede the Zoning Ordinance, the point of reference elevation for measuring building height is subject to the approval of the Floodplain Administrator. If 24 feet above natural grade cannot be met, please submit a letter from the Floodplain Administrator with the next submittal approving the point of reference in which to measure height, and show calculations.
2. With the next submittal, submit a revised Slope Analysis and submit an NAOS plan (different from Open Space Plan) with the correct NAOS calculations in conformance with Table 6.1060.A of the Zoning Ordinance. Current plan shows 0%-10% and 20% to 25% values. It should break down by 0%-2%, 2%-5%, 5%-10%, 10%-15%, 15%-25%, and over 25%.
3. With the next submittal, please submit a revised Architectural Site Plan, Open Space Plan and NAOS plan that shows the north property line in the correct location. There is 60 feet of right-

of-way on E. Pinnacle Vista. (30-foot north half and 30-foot south half). Open Space and Frontage Open Space provided within the right-of-way shall not count towards provided Open Space and Frontage Open Space. Please revise accordingly and adjust calculations/data block.

4. Per Section 7.200.B.2.c of the Zoning Ordinance, balconies can only project 2 feet into a required side yard. The drawings appear to have balconies projecting greater than 2 feet. Please adjust accordingly with the next submittal.
5. With the next submittal, clearly identify on a revised site plan and floor plan, the first floor private outdoor living space, and second floor outdoor living space, and provide the square footages. Call out the gross square footage of each unit on the floor plans. Please reference Section 5.704.2 of the Zoning Ordinance.
6. With the next submittal, please provide Foothills Overlay enclosure calculations in conformance with section 6.1004.B.3 of the Zoning Ordinance. The area enclosed should be noted graphically shown on a worksheet, and calculations should be provided on the worksheet and on the site plan data block.
7. With the next submittal, please submit a revised Open Space Plan that shows conformance with the parking lot landscaping requirements of Section 10.501.H.2 of the Zoning Ordinance. At least 15% of any parking lot area shall be landscaped. This is in addition to the open space requirement. If a parking lot contains more than 20 parking spaces, then one third of the required parking lot landscape area shall be in landscape islands distributed within the parking lot area, rather than on the perimeter of the parking lot. These landscape islands shall have a minimum width of 7 feet and a minimum area of 120 square feet.
8. Covered parking structures are considered an accessory structure and shall not be located any closer to front property line than the building. Also, there shall not be less than 10 feet between the carport and the main building. Reference Section 6.1004.C.5 and 5.704.E of the Zoning Ordinance. Please revise plans accordingly.
9. With the next submittal, submit a revised site plan providing a screen wall on two edges of the HVAC equipment pad so that the equipment will be screened from view of the adjacent patio. Refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105
10. With the next submittal, submit a revised site plan calling out wall heights. Walls within the front yard setback and frontage open space areas shall not exceed 3 feet in height. Please reference Section 5.704.F.1 and 6.1003.B.2 of the Zoning Ordinance.

Building Elevation Design:

11. With the next submittal, please revise the proposed colors Pewter Cast (SW7673) and Peppercorn (SW7674), to a new color that will blend in color, hue, and tone with surrounding natural desert setting. The new color shall not have an LRV greater than thirty-five (35) percent, and a value of 6 and a chroma of 6 as indicated in the Munsell Book of Color. Please reference Section 6.1070.G of the Zoning Ordinance.

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:

Building Elevation Design:

12. With the next submittal, please submit revised plans that clearly identify roof drainage. 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 direct water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4
13. With the next submittal, please provide section drawings of the proposed exterior shade devices, EL-05 and EL-11. 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%, 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:
<http://www.scottsdaleaz.gov/design/Shading>.
14. With the next submittal, please submit revised plans modifying the location of the electrical service entrance section or electrical meters and service panels for each dwelling unit so that the electrical meters and service panels will 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. Electrical meters and service panels that are incorporated into the building, with the face of the meters and panels 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.
15. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please revise accordingly. Refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Lighting Design:

16. With the next submittal, please submit revised lighting plans that darken the line weight for all information and illustrations that are located beyond the building footprint. It is difficult to read and understand these aspects of the lighting plan, photometric study, and light fixture cut-sheets. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
17. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. With the next submittal, submit revised lighting plans so that the notes are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
18. With the next submittal, please submit an exterior lighting site plan and exterior lighting cut-sheets on 24 x 36 inch plans.

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. With the next submittal, please submit a revised site plan that relocates the bicycle parking to comply with Section 9.106.C.2 of the Zoning Ordinance.
20. With the next submittal, please submit a revised site plan that provides dimensions from buildings to all property lines.
21. With the next submittal, please submit a revised site plan that identifies all roof overhangs.
22. With the next submittal, please identify the correct number of ADA stalls. Site plan data block shows 2 being provided, but site plan shows one. Please also show the ADA parking calculations.
23. DG path along Pinnacle Vista Drive should be separated from back of curb.

Landscaping:

24. With the next submittal, 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, in compliance with Zoning Ordinance Section 10.200.
25. With the next submittal, please revise the landscape plan to show the NAOS revegetation areas, and how they will be revegetated. Disturbed areas are required to be brought back to a natural state per Section 6.1060 of the Zoning Ordinance.

Fire:

26. With the next submittal, submit a revised site plan demonstrating FDC spacing requirements are being met in accordance with Fire Ordinance 4045, 912 & I's & A's 8.17.2.4.6.1.
27. With the next submittal, identify the type of sprinkler system being installed, 13, 13R or 13D

Other:

28. With the next submittal, please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities.
29. With the next submittal, please provide paint color drawdowns and revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan
30. With the next submittal, please provide a floor plan or roof plan for each building that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

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.

The Planning & Development Services Division has had this application in review for 49 Staff Review Days since the application was determined to be administratively complete.

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 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Niederer", written in a cursive style.

Keith Niederer
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 14-DR-2017

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.

☒ Context Aerial with the proposed Site Plan superimposed

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Site Plan:

<u>5</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ NAOS Plan:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Open Space Plan:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Elevations:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

☒ Perspective(s):

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Streetscape Elevation(s):

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Landscape Plan:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

☒ Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Photometric Analysis Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Topography with Site Plan Superimposed (Building Height Analysis)

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Slope Analysis (superimposed on a topography map, with NAOS calcs)

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"



Date: 2018-01-17

Scottsdale DR Number: 14-DR-2017

Project: Pinnacle Vista Apartments

SDI Project Number: 3790

Address:
6301 E Pinnacle Vista Drive
Scottsdale, Arizona

Design Review Sec Review Response Cover Letter

Zoning:

1. Overall building height has been lowered to not exceed 24'-0" in height measured from natural grade. Due to the existing site slope building number 2 has a lower finished floor than building 1. We have also included a site slope analysis as well as discussed with the flood plan administrator. We have also lowered the overall height of the buildings to 23'-0"
2. Slope Analysis and NAOS plan are revised
3. North property line has been adjusted to reflect correct. Stray dimension line was present on last submittal.
4. Balconies have been adjusted not to encroach more than 2 feet. Dimensions have also shown on site plan.
5. Outdoor living areas have been called out on both unit plans as well as site plan. Gross unit square footages are shown on unit floor plans.
6. Foothills Overlay calculations are shown on revised site plan.
7. Open space plan revised to reflect required calculations for landscape islands.
8. Dimensions and parking canopy structures adjusted and clarified to not be within 10 foot of building structure. Only portion of building closer than 10 foot is stair screen walls.
9. Screen walls shown on patios adjacent to HVAC units and noted.
10. Wall heights noted on site plan.

Fire:

11. FDC locations shown on site plan.
12. Sprinkler system type noted in project data.

Building Elevations:

13. Exterior colors have been adjusted as requested.
14. Roof drainage is completely internal. Roof drains and sumps have been shown on plans. Internal rain leaders have been called out on elevations.
15. Exterior shade elements details have been provided.
16. Electrical service entrance has been fully recessed into building façade. Please see floor plans and exterior elevations.
17. Building elevations annotations have been adjusted in size.

Site Design:

18. Bicycle parking location has been adjusted to meet 9.106.C.2



19. Site plan has been adjusted to call out building dimensions to property lines.
20. Site plan has been revised to call out roof overhangs
21. Correct number of ada stalls has been corrected on both site plan and project data.
22. DG path along Pinnacle has been adjusted.

Water and Waste Water:

See revised civil plans and reports

Landscape Design:

See revised Landscape plans



May 1, 2017

Kelly Lannan
Pinnacle Vista Vx, LLC
7520 E Angus Dr
Scottsdale, AZ 85251

RE: 14-DR-2017
Pinnacle Vista Apartments

Dear Mr. Lannan:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/23/2017. 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. Per Section 6.1004.A.1 of the Zoning Ordinance, no building shall exceed 24 feet in height measured from natural grade. Per Section 6.1070.B.1.a, height in the Environmentally Sensitive Lands (ESL) overlay is established by a plane measured vertically above the existing natural terrain elevation, prior to grading or disturbance. With the next submittal, please submit a roof height analysis plan to demonstrate compliance with this requirement. The roof height analysis plan shall include all natural topography at a maximum of 1-foot intervals and call out all roof parapets heights above sea level elevation and height above natural grade.
2. With the next submittal, please submit a revised site plan and landscape plans showing a minimum 35-foot-wide landscaped area along the Pinnacle Vista frontage, measured from property line. (Reference Section 10.402 of the Zoning Ordinance, and the Desert Scenic Setback requirements of the General Plan.)
3. With the next submittal, please submit a revised Site Plan, showing a required front yard building setback of 15 feet. (Reference Sec. 5.704.D.1 of the Zoning Ordinance). Comment number 3 requires a landscaped front yard of 35-feet.

4. With the next submittal, please submit revised elevations and color and materials board that clearly identify the proposed light reflective values (LRV's) of the paint colors and building materials proposed. In the ESL and FO zoning overlay districts, no colors shall be used which have an LRV greater than 35 percent, and a value of 6 as indicated in the Munsell Book of Color. (Reference Sections 6.1070.G.g & h of the Zoning Ordinance)
5. With the next submittal, please provide a worksheet and calculations demonstrating compliance with the 60 percent maximum area of lot to be enclosed by walls or buildings. (Reference Sec. 6.1004.B.3 of the Zoning Ordinance)
6. With the next submittal, please submit a revised site plan that revises the northwestern portion of the Site Plan adding screen walls along the north side to screen the refuse truck maneuvering and other parking stalls from view along the Pinnacle Vista Drive frontage. (Reference Sections 7.105.A.5 and 9.106.F.1 of the Zoning Ordinance)
7. Parking or staging areas shall be screened from the street and from neighboring properties by low undulating walls and/or berms. With the next submittal, please submit a revised site plan and landscape plan demonstrating conformance with this requirements. (Reference Sec. 6.1004.E.6 of the Zoning Ordinance)
8. The maximum allowable wall height is 6 feet, per Sec. 6.1004.B.1 of the Zoning Ordinance. Please demonstrate compliance with the resubmittal by submitting a revised site plan and wall details. Please also clarify if there will be fencing on top of the retaining wall and bridge area. Provide callouts for top of footer, top of wall and top of wrought iron callouts.
9. If a parking lot contains more than 20 parking spaces, then a minimum of one-third of the required parking lot landscaping shall be in landscape islands distributed within the parking lots area, rather than on the perimeter of the parking lot. (Reference Sec. 10.501.H.2.a of the Zoning Ordinance.)
10. With the next submittal, please submit a revised NAOS plan and calculations addressing the following issues (Reference Section 6.1060 of the Zoning Ordinance).
 - a. The minimum horizontal width of shall be 30 feet. (Reference Sec. 6.1060.F.1.b). Figure 6.1060.C. allows a minimum width of fifteen (15) feet per lot to total to thirty (30) feet between adjacent lots. If this development plans to utilize this provision, please identify NAOS dedication docket numbers on the adjacent properties.
 - b. NAOS shall not be located within the required front yard, where the required front yard depth is less than 40 feet. Revise the NAOS plan removing dedicated NAOS areas from the required 15-foot-wide front building setback. (Reference Sec. 6.1070.A.7 of the Zoning Ordinance)
 - c. The maximum NAOS revegetation is 30 percent of the required NAOS square footage. Please update calculations. (Reference Sec. 6.1060.D.2 of the Zoning Ordinance)
 - d. Revegetated NAOS counts at a 100 percent credit. Please update calculations.
 - e. Remove gross NAOS provided. On-lot NAOS is what is counted.
11. With the next submittal, please submit a revised site plan that contains a site plan data block that show all of the R-3 ESL and FO development standards, and shows all calculations. (Reference Secs. 5.700, 6.1010 and 1.303 of the Zoning Ordinance)

- a. Required Open Space with calculations, and list provided open space. (Reference Sec. 5.704.A of the Zoning Ordinance). There shall also be a corresponding Site Plan Open Space Worksheet submitted.
 - b. Required Natural Area Open Space (NAOS) with calculations, and list provided undisturbed and revegetated NAOS. (Reference Sec. 6.1060 of the Zoning Ordinance)
 - c. Building Height Allowed and Building Height Provided, and show how it's being measured. (Reference Section 6.1004 of the Zoning Ordinance)
 - d. Maximum Allowable Density with calculations, and list provided density both in dwelling units per acre and number of units (Reference Table 6.1081.A and Sec. 5.704.C of the Zoning Ordinance)
 - e. Required parking with calculations, and list provided parking (Reference Table 9.103.A of the Zoning Ordinance.)
 - f. Required ADA parking with calculations, and list provided ADA parking (Reference Sec. 9.105 of the Zoning Ordinance).
 - g. Required Private Outdoor Living Space with calculations, and list the provided amount for both first floor and second floor units. (Reference Section 5.704.A.2 of the Zoning Ordinance)
 - h. Required Parking Lot Landscaping with calculations, and list the provided amount of parking lot landscaping.
12. With the next submittal, please submit a revised Site Plan that indicates the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. (Reference Zoning Ordinance Sec. 7.105 and 7.200.B)
 13. With the next submittal, please submit a revised Site Plan which relocates the bicycle racks to be in conformance with Section 9.106.C.2 of the Zoning Ordinance.
 14. With the next submittal, please submit a revised Site Plan that dimensions each building/structure to the adjacent property line. (Reference Sec. 1.303 of the Zoning Ordinance)
 15. With the next submittal, please submit a revised Site Plan and Open Space Plans containing larger font sizes. The notes and dimensions on the submitted Site Plan and the Open Space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications and Section 1.303 of the Zoning Ordinance.
 16. With the next submittal, please submit a revised Site Plan that utilizes a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.

Fire:

17. With the next submittal, please submit a revised Site Plan that identifies and dimensions the required turn-around. (Reference Sec. 2.1-802(5) of the Design Standards and Polices Manual)

18. With the next submittal, please submit a revised Site Plan that shows the proposed fire lanes. (Reference Fire Ordinance 4045, 503.3)
19. With the next submittal, please submit a revised Site Plan that demonstrates conformance with the turning radii requirements (25-foot inner, 49-foot outside, 55-foot bucket swing). (Reference Sec. 2-1.805(5) of the Design Standards and Policies Manual)

Building Elevations:

20. With the next submittal, please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. (Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.)
21. With the next submittal, please provide information and details related to the roof drainage system. (Please refer to Zoning Ordinance Section 7.105.)

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:

22. Although the R-3 ESL FO zoning allows building up to 24 feet above natural grade, Section 5.704.B.2 of the Zoning Ordinance state that if the R-3 development abuts a single-family residential district, the building height may be limited to one story as determined by the Development Review Board. With the next submittal, please consider redesigning the project with one-story buildings, considering compatibility with the existing single-story single structures in the vicinity, and public input correspondence. (Reference Section 5.704.B.2 of the Zoning Ordinance and Sensitive Design Principal #1)
23. With the next submittal, please submit illustrations and details of the proposed 'Scour Wall' that is shown on the Site Plan and keynote SP-15. Please reference to the Plan & Report Requirements for Development Applications. (Reference Zoning Ordinance Section 1.303)
24. With the next submittal, please provide illustrations and details of the proposed 'Metal Fence' that is indicated by Site Plan Keynote SP-18. (Reference the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.)
25. Perimeter and site walls shall 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. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please revise plan accordingly. (Reference the Scottsdale Design Standards & Policies Manual Section 2-1.401.5)
26. With the next submittal, please submit a revised Site Plan that identifies the location of electrical equipment to serve the proposed development. Please contact Arizona Public Service (APS) to

coordinate the installation of electric lines Please refer to the APS document attached to this letter. You can contact APS Construction Energy Answers and contact Shane Bott, APS Customer Project Manager (602-493-4425). (Reference the City of Scottsdale Commercial Design Guidelines, Site Design Section)

27. All exterior mechanical, utility, and communications equipment shall be screened by a wall that matches the architectural characteristics, color, and finish of the building. Wall height for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. Please identify compliance with the next submittal. (Reference the Design Standards & Policies Manual, Section 2-1.401.1)
28. With the next submittal, please provide design details of the hardscape and pavement design, shade devices and materials, and pool amenities. (Reference the Scottsdale Commercial Design Guidelines, Site Design Section)
29. With the next submittal, please submit a revised NAOS exhibit, removing the dedicated NAOS from the area under the pedestrian bridge leading to the pool area. (Reference Sec. 3-1.App.3-1C.11 of the Design Standards and Policies Manual.

Water and Waste Water:

30. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
31. With the next submittal, please submit a revised Sewer Design Report that shows the sewer extension and services connections complying with Section 7-1.400 of the Design Standards and Policies Manual.
32. With the next submittal, please submit a revised Water Basis of Design Report that shows the water service and connection complying with Section 6-1.416 of the Design Standards and Policies Manual.
33. With the next submittal, please provide information on how will the pool be backwashed and filled. Pools cannot be plumbed to backwash into a wash channel or basin. Reference Sec. 37-77 of the Scottsdale Revised Code. The pool must be connected to and discharged into the sanitary sewer. Please revise the Water/Wastewater reports and Drainage Report to discuss this.

Landscape Design:

34. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please modify landscape and lighting plans accordingly. (Reference Scottsdale Sensitive Design Principle 13)
35. With the next submittal, please submit a revised Landscape Plan indicating the location of above ground utility equipment and vaults on the landscape plan. (Reference the Plan & Report Requirements for Development Applications and Design Standards & Policies Manual, Section 2-1.401.1)
36. With the next submittal, please submit a revised Landscape Plan clearly identify the bicycle parking area. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. (Reference Sec. 2-1.808 B of the Design Standards and Policies Manual)
37. With the next submittal, please submit a revised Landscape Plans to add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be

planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. (Reference Sec. 2-1.1001.13 of the Design Standards and Policies Manual).

Building Elevation Design:

38. With the next submittal, please revise the building elevations so that the proposed exterior stairs will be recessed into the body of the building instead of attached to the exterior of the building. (Reference Scottsdale Sensitive Design Principle 8.)
39. All exterior mechanical, utility, and communications equipment shall be screened by a wall that matches the architectural characteristics, color, and finish of the building. Wall height for ground-mounted units shall be a minimum of 1-foot taller than the tallest unit. (Reference the Design Standards & Policies Manual, Section 2-1.401.1)
40. With the next submittal, please submit revised building elevations adding number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. This will improve the readability of the building elevations. (Reference Zoning Ordinance Section 1.303)
41. With the next submittal, please submit revised plans identifying how the roof will drain. 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. (Reference Section 2-1.401.4 of the Design Standards & Policies Manual)
42. With the next submittal, please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, 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. (Reference the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response)
43. With the next submittal, please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. 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. (Reference the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.)
44. With the next submittal, please provide section drawings of the proposed exterior shade devices, EL-05 and EL-11. 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%, or greater, in order to maximize the effectiveness of the shade devices. (Reference the Scottsdale Sensitive Design Principle 9) Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
45. With the next submittal, please submit revised plans revising the location of the electrical service entrance section or electrical meters and service panels for each dwelling unit so that the electrical meters and service panels will 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. Electrical meters and service panels that are incorporated into the building, with the face of the meters and panels 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 reference the Scottsdale Design Standards and Policies Manual, Section 2-1.402)

46. With the next submittal, please provide paint color drawdowns, with LRV's labeled, and revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.

Circulation:

47. There will be a requirement to improve the south side of E. Pinnacle Vista Drive along the site frontage. These required improvements will include curb, gutter, and a min. 6-foot wide stabilized decomposed granite trail. The cross section shall conform to Figure 5.3-16 of the Design Standards and Policies Manual - the Local Collector, Rural/ESL Character street cross section. If the drainage considerations do not allow the installation of rolled curb, an in-lieu payment will be required for the curb, gutter. With the next submittal, please submit a revised Site Plan and Circulation Plan showing a minimum 6-foot-wide stabilized decomposed granite path to be built by the developer, and modify note SP-28 accordingly.
48. With the next submittal, please submit a revised Site Plan and Circulation plan, providing minimum 6-foot-wide concrete sidewalks throughout the development, with the exception of the stabilized decomposed granite path leading out to Pinnacle Vista Drive. There are portions of sidewalk less than 5 feet in width currently proposed. The sidewalks shall be integral colored San Diego Buff (Davis Color #5237 @ 2 lbs. per 94# sack of cement). (Reference Section 2-1.808 of the Design Standards and Policies Manual)
49. With the next submittal, please submit a revised Site Plan and Circulation Plan to show a minimum 6-foot-wide stabilized decomposed granite path connecting the concrete internal sidewalk north to Pinnacle Vista Drive. (Reference Sec. 2-1.808 of the Design Standards and Policies Manual and Scottsdale Sensitive Design Principal 6).
50. With the next submittal, please submit a revised site plan showing curb ramps at the driveway entrance. Curb ramps shall be placed wherever a pedestrian access route crosses a sidewalk/street transition; at intersections, medians and alleys; and where a public sidewalk ends and pedestrian travel continues on the roadway. (Reference Section 5-8.400 of the Design Standards and Policies Manual)
51. With the next submittal, please submit a revised site plan that redesigns the parking lot to provide a backup area for the end parking spaces on the dead-end parking aisle. (Reference Sec. 2.1-809; Fig. 2.1-4 of the Design Standards and 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:

52. With the next submittal, please submit a separate Slop Analysis exhibit and NAOS exhibit. Currently they are combined into one exhibit (dated 3/27/17), and it is difficult to read.
53. If covered parking is proposed, it should be included as part of the Development Review Board application, shown on the site plan, and elevations should be provided.
54. With the next submittal, please show all required safety railing on walls. A safety railing is required on or adjacent to vertical faces such as retaining walls, wing-walls and abutments, etc., and where the vertical fall is 2 feet or more. The safety railing needs to be constructed per City of Scottsdale standard detail 2508 and placed on top of the vertical face structure of the vertical drop. The wall and railing will also need to be approved by the Development Review Board, so a detail and elevation will need to be included with the next submittal (Reference Section 5-3.502.C of the Design Standards and Policies Manual).
55. Consideration should be given for recycling collection and if so, there will need to be a separate collection area besides the proposed refuse collection.
56. Two areas on the site plan (wash corridor and southwestern retention area) are labeled SP-28, when they should be labeled SP-24. Please modify Site Plan accordingly with the next submittal.
57. With the next submittal, please identify what will be the disposition of the existing dirt turnaround, existing propone tank, fence, septic infrastructure, and trash enclosure all located on the subject property, but seemingly used by the Ironwood Condominiums to the east.

Landscaping:

58. With the next submittal, 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, (Reference Zoning Ordinance Section 10.200.)
59. With the next submittal, please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. (Reference Sec. 7.600 of the Zoning Ordinance)
60. With the next submittal, please submit a revised Landscape Plan that illustrates the location of the proposed pedestrian pathway from East Pinnacle Vista Drive to the apartment buildings. Please refer to the Plan & Report Requirements for Development Applications. (Reference Zoning Ordinance Section 1.303)
61. With the next submittal 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. (Reference Zoning Ordinance Section 1.303)

Drainage:

62. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
63. With the next submittal, please submit a revised Drainage Report and Grading and Drainage plan with cross sections that identifies the erosion hazard setback line on both sides of the wash. (Reference Sec. 4-1.800 of the Design Standards and Policies Manual)

64. With the next submittal, please submit a revised Drainage Report that add a 30 percent factor of safety for the wash flowrate due to the potential for upstream split flows and adjust the water surface elevations accordingly. Please state the reasoning for using the design flowrate for this project, given that the upstream culvert has a design flowrate of 558 cubic feet per second. (Reference Sec. 4-1.800 of the Design Standards and Policies Manual)
65. With the next submittal, please submit a revised Drainage Report that adds a statement that the FLO-2DD flowrates are not for design, but for planning purposes only. (Reference Sec. 4-1.800 of the Design Standards and Policies Manual).
66. With the next submittal, please submit a revised Drainage Report and Site Plan clearly identifying if the pedestrian connection crossing the wash is at grade or elevated. Grades should be provided. (Reference Sec. 4-1.800 of the Design Standards and Policies Manual).
67. With the next submittal, please submit a revised drainage report and Grading and Drainage plan that clearly identify how the storm water basins will drain. (Reference Sec. 4-1.800 of the Design Standards and Policies Manual).
68. With the next submittal, please submit a revised Drainage Report and Grading and Drainage plan that clearly states that the pool cannot be plumbed to backwash into the wash channel or retention basin. It shall be plumbed to connect to the sanitary sewer. (Reference Sec. 4-1.800 of the Design Standards and Policies Manual).
69. With the next submittal, please submit a revised drainage report that identifies the case number 14-DR-2017 on the cover sheet.

Water and Wastewater:

70. With the next submittal, please submit a revised Sewer Design report showing details of the proposed sewer along E. Pinnacle Vista Drive, identify slopes, man holes, etc.
71. With the next submittal, please submit revised Water Basis of Design Report providing computations for water system demands. (Reference Sec. 6-1.205E of the Design Standards and Policies Manual)
72. With the next submittal, please submit a revised Sewer Design Report showing that all service line connections are installed perpendicular to the sewer. (Reference Sec. 7-1.409B of the Design Standards and Policies Manual)
73. There will be a requirement to perform a hydrant flow test. (Reference Sec. 6-1.404 of the Design Standards and Policies Manual)

Circulation:

74. With the next submittal, please identify the location of the existing speed table along E. Pinnacle Vista Drive on the site plan, how it relates to the proposed site driveway, and relocate the driveway if need be.

Fire:

75. With the next submittal, please submit a revised Site Plan that shows fire hydrant spacing, both existing and proposed. (Reference Fire Ordinance 4045, 507.5.1.2)
76. With the next submittal, please submit a revised site plan that shows the proposed FDC meet spacing requirements. (Reference Fire Ord. 4045, 912 and I's& A's 8.17.2.4.6.1)

77. With the next submittal, please identify which type of fire sprinkler system is proposed be installed, 13, 13R or 13D.

Lighting:

78. With the next submittal, please submit revised lighting cutsheets revising the notations on the cutsheets so that these will be keyed with the light fixture schedule. (Reference the Plan & Report Requirements for Development Applications. (Reference Zoning Ordinance Section 1.303)
79. With the next submittal, please coordinate the lighting plan with the landscape plan in order to avoid conflicts between light fixtures, and mature-size trees light pole/fixtures. (Reference Sec. 7.600 of the Zoning Ordinance)
80. To avoid conflicts between the light fixtures and the size of mature trees, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. (Reference Scottsdale Sensitive Design Principle 13)
81. With the next submittal, submit revised exterior lighting plans darkening the line weight for all information and illustrations that are located beyond the building footprint. It is difficult to read and understand these aspects of the lighting plan, photometric study, and light fixture cut-sheets. Please refer to the Plan & Report Requirements for Development Applications. (Reference Zoning Ordinance Section 1.303)
82. With the next submittal, please submit revised lighting plans and cutsheets with notes that they are 12-point (1/6 inch) font size. (Reference the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303)

Other:

83. With the next submittal, please provide a floor plan or roof plan for each building that indicates and illustrates the location of the roof access ladder. (Reference Scottsdale Design Standards & Policies Manual Section 2-1.401.3)

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.

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to be administratively complete.

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 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,



Keith Niederer
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **14-DR-2017**

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 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal
- ☒ 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 ½" x 11"

- ☒ Site Plan:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- ☒ NAOS Plan:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- ☒ Circulation Plan (calling out pavement type and widths):

1 24" x 36" 1 11" x 17" 1 8 ½" 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:

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"

☒ 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"

☒ Wall Details

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

☒ Site Cross Sections:

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



Construction Energy Answers



How to Obtain Electric Service for Your New Business

Our goal at APS is to make the installation of electric lines and equipment to serve your new business facility as easy as possible. In order to help us meet your needs, within your required time frame, we recommend you involve an APS representative as early in the design phase of your project as possible.

We hope you'll find the following information helpful, and we look forward to serving you.

Summary of Construction Process

You (or your developer) contact an APS representative and meet to review the scope of your project and any other pertinent requirements.

During the meeting, we'll discuss:

- A review of your building site plan
- Power requirements (voltage/electrical loads largest motors/plans for the future)
- Potential routes for overhead and underground power lines
- Proposed locations for APS ground mounted equipment and their associated working space requirements
- Location(s) of your service entrance equipment (To avoid excess service line charges, 277/480V service entrance sections (SES) need to be within 40' of the APS transformer and 120/208V SES need to be within 20' of the APS transformer.)
- Trench and conduit installation requirements, if any
- Temporary construction power requirements, if any
- Right-of-way, easement and permit requirements
- Specific field problems (access for heavy equipment)
- Time table for subsequent events
- Any applicable city, county, state and federal requirements
- APS and municipality inspections and clearances

Typical Sequence of Events You Can Expect in Getting Service to Your Facility

- APS prepares designs and cost estimates for installation of APS' facilities
- APS reviews project's costs to determine economic feasibility
- APS prepares necessary agreements and easements for APS facilities
- Agreements and/or easements are signed and any necessary payments are made
- APS schedules construction of electric facilities

- APS inspects customer-provided trench, conduit and related customer electrical equipment (A minimum of 24 hour's notice is needed prior to all APS inspections.)
- The trench must also be completely backfilled, compacted and pass APS final inspection prior to installation of APS facilities.
- All city, county and state final clearances must be received by APS at least one working day prior to meter installation.

Once the Process Begins, We Each Have Responsibilities

Design Stage

- You are expected to provide sufficient notice of intent to build. (Large projects and projects requiring three-phase power tend to require longer lead times.)
- You need to incorporate space requirements for APS' electrical padmount equipment into your project design plans.
- You are to provide preliminary scheduling information during the planning stage, i.e. trenching dates, in service dates.
- APS engineering design can begin when adequate drawings are provided by you (AutoCAD disk, if possible). The drawings you or your contractors supply need to include all of the following:
 1. Electrical load calculations
 2. An electrical plan showing the location of the SES for your facility
 3. Electrical service entrance section drawings with official street address on copies (must be sent to the APS Electrical Meter Shop prior to the beginning of construction) – If a meter room is proposed, a detailed dimensional drawing needs to be submitted and approved by APS prior to the start of your construction.
 4. Water, sewer, telephone, cable television and any other sub-grade obstruction
 5. Curb, gutter, drainage, grading and paving plans
 6. Landscaping (including retention basins) and sprinkler plans
 7. A copy of the deed for the property requiring electric service
 8. All control/survey drawings

Preconstruction Stage

- APS develops engineering design of APS electrical system up to your SES
- You obtain all necessary permits from the appropriate inspection authority
- APS prepares agreements and easements for you to sign (Depending on the scope of your project, you may need to pay refundable and/or non-refundable charges.)
- You sign the necessary agreements
- APS reviews service entrance section drawings for approval
- APS specifies the trench and equipment locations
- You provide property corners and grade stakes (Blue Tops) at all proposed equipment locations
- APS surveys and stakes the trench and equipment locations

installations per APS' design.

- You provide trench, conduit, three phase transformer pads and install any APS supplied materials
- APS provides single phase transformer pads, vaults, pullboxes, J-boxes and manholes, etc.
- An APS representative will inspect and approve the trench and conduit installation to ensure compliance with APS design requirements.
- You make any necessary corrections and an APS representative will perform a final inspection.
- Your APS representative will schedule crew(s) for facility construction to begin after trench and pad inspections are approved and the electric service entrance section (SES) is installed.

Meter Panel/SES Location/Specifications

The following is a brief summary of your meter panel requirements. Detailed information is available from your local APS representative.

- APS reserves the right to determine the preferred location of the SES at your facility.
- All installations of service entrance sections (SES) shall comply with the standards contained within the Electric Service Requirements Manual (E.S.R.M.) available on our Web site. Visit "Construction Corner" on aps.com.
- Generally, all self-contained (200A SES and below) installations require safety test blocks.
- A minimum of three feet working clearance must be allowed in front of the SES.
- Prior to the beginning of construction, all meter room installations must be approved by an APS representative.
- The SES shall be accessible at all times for construction and continued maintenance of the service line. This often requires the use of large construction vehicles.
- The meter shall be accessible for meter reading, resetting, testing and maintenance without requiring passage through restricted private areas, gates or fences.

How to Acquire a Billing Account and Meter Installation

1. Call the APS Business Line two weeks prior to your desired meter installation date to establish a billing account – 602-371-6767 in metro Phoenix and 800-253-9407 outside metro Phoenix.
2. Call your APS Customer Project Manager to schedule meter panel inspection. (Call at least 48 hours in advance.)
3. APS inspects meter panel to see if it meets APS specifications. If specifications are met, APS approves the panel.
4. You obtain city or county electrical clearance.
5. When city and/or county electrical clearance is received by APS, the installation of your meter will be scheduled.

APS is your partner during this process. Please feel free to contact your APS representative at any time. Call 602-371-6867 in metro Phoenix, 800-253-9407 outside metro Phoenix, or visit the "Construction Corner" on aps.com.

**Date:** 2017-10-10**Scottsdale DR Number:** 14-DR-2017**Project:** Pinnacle Vista Apartments**SDI Project Number:** 3790**Address:**
6301 E Pinnacle Vista Drive
Scottsdale, Arizona

Design Review First Review Response Cover Letter

Zoning:

1. Overall building height has been lowered to not exceed 24'-0" in height measured from natural grade. Due to the existing site slope building number 2 has a lower finished floor then building 1.
2. Site plan has been revised to include a 35 foot wide landscape "Desert Scenic Setback" along Pinnacle Vista Drive.
3. Site plan has been revised to provide 15 foot required front yard building setback.
4. Exterior elevation colors have been revised to not exceed an LRV value of 35 percent and a value of 6 in the Munsell Book of Color. Please see revised color board and exterior elevations.
5. Site plan and open space plan has been revised to include calculations to show no more than 60 percent of maximum area of lot enclosed by walls or buildings.
6. Site wall screen walls have been added frontage along Pinnacle Vista Drive to screen parking as well as trash refuse area.
7. Parking screen walls have been added to frontage of site to screen parking from neighboring properties.
8. Site detail sheet has been added along with notations on the site plan to demonstrate not site wall is to be over 6'-0" tall.
9. Parking lot landscaping has been added to the parking lot area and distributed within landscape islands.
10. New NAOS sheet has been added to document set that demonstrates requires amounts and calculations. Information has also been added to civil sheets.
11. Project data has been updated on the site plan to reflect request calculations.
12. All mechanical units are positioned behind the perimeter screen walls adjacent to the building. No ground mounted mechanical units are visible to the public.
13. Bicycle racks and locations have been revised to meet Section 9.106.C.2. See revised site plan for additional information.
14. Site plan has been revised to include additional dimensions and notations.
15. Site plan and open space plans have been revised to reflect larger font sizes requested.
16. Bicycle rack parking and detail have been revised to meet requirements of COS. Please see revised site plan and site details sheet for additional information.

Fire:

17. Turn around has been shown and identified on site plan.
18. Proposed fire lanes have been shown on revised site plan.
19. Turning radius have been shown on site plan.



Building Elevations:

- 20. All mechanical equipment is screened behind buildings and perimeter walls. No equipment will be visible to public. See revised site plan.
- 21. Roof drainage is completely internal provided by roof drains and internal rain leaders. See included roof plan.

Site Design:

- 22. Overall building height has been lowered to not exceed 24'-0" in height measured from natural grade. Due to the existing site slope building number 2 has a lower finished floor then building 1.
- 23. See site detail sheet for more information on walls.
- 24. Metal fencing has been removed from project. Only metal fencing is typical pool fencing around pool area. See site details sheet for more information.
- 25. See site detail sheet for site wall construction. All perimeter walls to be stuccoed to match building both sides.
- 26. See revised site plan for electrical equipment locations.
- 27. All mechanical units are positioned behind the perimeter screen walls adjacent to the building. No ground mounted mechanical units are visible to the public.
- 28. See revised architectural site plan, landscape plan, site details and renderings for hardscape features.
- 29. Site has been reworked and NAOS is moved from last submittal. See new NAOS plan and civil plans for new locations and calculations.

Water and Waste Water:

See revised civil plans and reports

Comments 30-33

Landscape Design:

See revised Landscape plans

Comments 34-37

Building Elevation Design.

- 38. All mechanical units are positioned behind the perimeter screen walls adjacent to the building. No ground mounted mechanical units are visible to the public.
- 39. See revised exterior elevations. Stairs have been enclosed in a decorative rock wall surround

Comments 40-45 See architectural detail sheet A7.2

- 46. See revised materials board with this submittal.

Circulation:

- 47. See revised site plan for added information and requirements.
- 48. See revised site plan for added information and requirements.
- 49. See revised site plan for added information and requirements.
- 50. See revised site plan for added information and requirements.
- 51. See revised site plan for added information and requirements.