

**Correspondence Between
Staff and Applicant
Approval Letter**



5/1/2019

Edmir Dzudza
E-Project, LLC
917 W Kathleen Rd
Phoenix, AZ 85023

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Dzudza:

Your case 11-DR-2017, Wilshire Place, is scheduled for the 6/6/2019 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 5/24/2019 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
-

- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 1/2"x11" paper, not stapled, of the following:

- ☒ Combined context aerial and Site Plan (color)
 - ☒ Site Plan (black and white)
 - ☒ Elevations (color)
 - ☒ Elevations (black and white)
 - ☒ Perspective (color)
 - ☒ Material and Color Board (color)
 - ☒ Landscape Plans (black and white)
-

- 11 sets of the color context photos and the associated context photo key plan.

Please drop off Development Review Board Packet with the Receptionists and/or Planning Support staff. (Option A)

or

Please contact me at 480-312-7713 or bcarr@ScottsdaleAZ.gov to make a submittal meeting. (Option B)

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, 6/3/2019. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Brad Carr, AICP
Principal Planner

E Project, LLC

Architecture - Planning

DATE: DECEMBER 27, 2018

917 W. Kathleen Rd, Phoenix, AZ 85023
Phone 602.481.9282 Fax 480.359.4407
E-mail: edmir@e-projectinternational.com

RE: 11-DR-2017
Wilshire Place

Zoning:		
	City Comment	Response
1.	Please submit an abandonment application for the alley located along the western side of the site and the curved portion of Wilshire Drive. Please note that the abandonment of both roadways must be completed prior to approval of the Development Review Board application. (Zoning Ordinance, Sec. 1.204. & Sec. 1.303.)	Abandonment is already approved under the case 8-AB-2017
2.	Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning . Ordinance Section 9.103.	Parking calculations are updated , refer to sheet A101, Parking Calculations chart.
3.	Please relocate any and all electrical transformers, pool equipment, and HVAC equipment so that they will not be located within the required building setback at the street frontages on Wilshire Drive and North 71st Place. Please refer to the Zoning Ordinance 7.200(8).	Refer to keynotes 43 and 49 on sheet A101
4.	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.	Refer to detail 4 on sheet A103
5.	Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.	Refer to keynote 1 sheet A210

6.	Please revise sheet A110 open space plan that indicates graphically the different site areas that are identified in the open space calculation table. Please refer to Zoning Ordinance Section . 5.704, and the Plan & Report Requirements for Development Applications.	Sheet A110 is revised
7.	Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report . Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.	Sheet L100 is provided now
	Drainage	
8.	<p>Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:</p> <p>a. The cover page of the preliminary drainage report must be sealed and signed by a registered Civil Engineer (PE). (DSPM, Sec. 4-1.800 & Sec. 4-1A)</p> <p>b. In general, Development Review (DR) applications should include a preliminary drainage report and preliminary grading and drainage plan developed to a 90% level of design to allow a comprehensive evaluation of the viability of the proposed project and an in-depth analysis of the function and design of the stormwater management system by City staff. (DSPM, Sec. 4-1.800 & Sec. 4-1A) .</p> <p>c. It appears that the development site has been previously developed with a Single Family Residence (SFR) which was demolished around 2013. Please see City of Scottsdale aerials for reference. As can be seen on the aerial photo from 2012, more than half (1/2) of the parcel was covered with natural vegetation. Either the Engineer must create an U"X17" color exhibit in the preliminary drainage report for the pre-development condition on which the vegetated areas and the paved areas must be quantified (in sq.ft.) by drawing polygons around them and create a similar U"XI]" black & white exhibit from the Preliminary Drainage Plan and quantify</p>	Refer to Civil plans and reports

the landscape areas and the paved areas in similar fashion to justify the pre- vs. post- weighted average Runoff Coefficient value ('C') for calculating the stormwater storage requirement OR the Engineer may choose to use a prevs. post- weighted average 'C' of 0.4~0.5, which is typical for a site like this. However, the Engineer must state in the drainage report that the pre- vs. post- weighted verage 'C' of 0.4~0.5 is what he/she is proposing based on his/her engineering judgement. (DSPM, Sec. 4-1.402 & Sec. 4-1.800)

d. As can be seen on a city contour map, the 1238' contour line goes through the southeast corner of the parcel while the 1237' contour line goes through the middle of the parcel suggesting that onsite stormwater runoff on this parcel may have historically traveled from southeast to northwest to go onto E. Wilshire Drive. The two (2) contour lines of 1216' and 1215' shown on the Preliminary Drainage Plan are not only inconsistent with the NAVD 88 vertical datum, but also fail to demonstrate the onsite runoff pattern under the existing condition. The Engineer must provide a full size (24"X36") Pre-development Drainage Map in the drainage report which not only should show the correct 1.0 ft. existing contours for the entire site as well as along E. Wilshire Drive, but also should show surveyed spot elevations in the XXXX.XX' format including the Top of Curb (TC) and Bottom of Curb (BC) of E. Wilshire Drive onto which the site appears to drain out. The Engineer must show small drainage arrows on this map to demonstrate runoff pattern. (DSPM, Sec. 4-1.800 & Sec. 4- 1.900)

e. The development site is less than 0.5 acre in size, which qualifies for a Stormwater Storage Waiver as long as the property owner intends to pursue that route. In order to get the Stormwater Storage Waiver, the Engineer must fill out the Stormwater Storage Waiver form and calculate the appropriate in-lieu fee amount (\$1.87 for each cu.ft. of the runoff volume being waived) and include a completed Storm water Storage Waiver form in the preliminary drainage report. A copy of the Stormwater Storage Waiver form is available on the City's government website. (DSPM, Sec. 4-1.402, Sec. 4-1.600 & Sec. 4-1.800) .

f. In the event the property owner still intends to provide onsite stormwater storage basins, then Drainage Easements (DE) around the basins must be provided with the Improvement Plan submittal. Also, an Access Easement (AE) must be provided through the site from E. Wilshire Drive to connect the Drainage Easements which surround the proposed retention/detention basins.

	Also, a geotechnical report prepared by a registered Geotechnical Engineer must be submitted with the Improvement Plan submittal, which must contain percolation test using dual-ring infiltrometer for the subsurface soil located under the proposed retention/detention basins to demonstrate that all retention basins will drain out naturally within 36 hours. (DSPM, Sec. 4-1.402, Sec. 4-1.700 & Sec. 4-1.800).	
	Water and Waste Water:	
	<p>9. Please submit three (3) copies of the revised Water and Waste Water Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Water and Waste Water Design Reports shall follow the Basis of Design report requirements found in DSPM, Sec. 6-1.2045 and Sec. 7-1.204.</p> <p>Significant Policy Related Issues:</p> <p>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:</p>	Refer to attached Civil reports
	Site Design:	
10.	Please contact Salt River Project (SRP) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please contact Mr. Bob Trzepakowski, SRP Construction Relations Management, Strategic Business Development, (602)236-8173.	Preliminary Plans are submitted to SRP
11.	Please revise the project plans to provide a minimum of 5 foot wide sidewalk connection from the southern three units to Wilshire Street. DSPM 2-1.808.	Refer to keynote 20 on sheet A101
12.	Please revise the project plans to ensure the proposed refuse enclosure meets city requirements of DSPM, Sec. 2-1.804 and COS Standard Detail 2146-1.	Refer to keynote 56 on sheet A101. This design has been already approved by sanitation department.

13.	Please revise the project plans to note that alley paving will conform to DSPM, Sec. 5-10 standards.	Refer to keynote 25 on sheet A101
	Landscape Design:	
14.	Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.	Refer to Landscape Plan
15.	Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. 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. Please refer to DSPM Sec. 2-1.808 B.	Refer to Landscape Plan
16.	Please identify the registered landscape architect that will be preparing the plans for this project. Please refer to Arizona Administrative Code, Title 4, Chapter 30.	Refer to Landscape Plan
17.	Notes on the landscape plan 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 refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.	Refer to Landscape Plan
18.	Please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.	Refer to Landscape Plan
	Building Elevation Design:	
19.	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. Please refer to the Scottsdale Sensitive Design Principle 9.	Refer to sheet A400

20.	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. Please refer to the Scottsdale Sensitive Design Principle 9.	Refer to sheet A400
21.	Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, 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 .	Refer to sheet A400
22.	Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs; canopies, and other exterior design elements provide shade for these windows. 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 .	Refer to sheet A400
23.	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. Please refer to Zoning Ordinance Section 1.303.	Refer to Sheets A300 thru A302
24.	Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels 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	SES units are recessed in the buildings now. Refer to enlarged plans A200 and A202 at units #2 and #3.

	Standards and Policies Manual, Section 2-1.402.	
25.	All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.	All equipment is roof mounted and It is screened with parapet walls
26.	Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.	Refer to sheet A210
27.	Please provide building elevations for Building 1 and Building 2 that comply with the Plan & Report Requirements for Development Applications. There may be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.	Revised Building elevations are provided now.
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 or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.	Elevations are denoted now as requested.
29.	Please revise sheet A301 so that the building height indicators are not shown at two different ont sizes. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.	A3001 is updated now
	Lighting Design:	
30.	There are inconsistencies between the lighting plan and the photometric plan that have been submitted. Please review this information and revise accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.	Plans are coordinated now
31.	Please provide a lighting plan and photometric plan that indicates the building footprint and does not indicate the	Plans are coordinated now

	interior spaces within each building, because this results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.	
32.	Notes on the lighting plan and cut sheets 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 refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.	Plans are updated now
	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:	
33.	Please revise the project plans to provide more detail for the driveway proposed at the alley entrance on E. Wilshire Drive.	Plans are revised now
34.	Please provide site plan that is a black line drawing, without any gray tones, angled lines, colors, or landscape symbols so that all copies of the site plan will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.	Plans are revised now
35.	Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to Zoning ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.	Plans are revised now

36.	Please revise the site plan so that the existing concrete driveway and apron will be eliminated and not shown on the plan. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.	Plans are revised now
37.	Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.	Plans are revised now
38.	Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.	Plans are revised now
39.	Please note that the development will be required to construct curb, gutter and sidewalk along the site's frontage with E. Wilshire Drive and N. 71st Place to match existing improvements. This will include removing the existing driveway on the site frontage. The new sidewalk shall connect to the existing sidewalk on N. 71st Place.	Plans are revised now
	Other:	
40.	Please provide a separate right-of-way exhibit that clearly shows the proposed alley right-of-way dedication areas and those areas that will be requested for abandonment.	Abandonment is already approved under the case 8-AB-2017



April 7, 2017

Edmir Dzudza
E-Project, LLC
917 W Kathleen Rd
Phoenix, AZ 85023

RE: 11-DR-2017
Wilshire Place

Dear Mr. Dzudza:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/1/2017. 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. Please submit an abandonment application for the alley located along the western side of the site and the curved portion of Wilshire Drive. Please note that the abandonment of both roadways must be completed prior to approval of the Development Review Board application. (Zoning Ordinance, Sec. 1.204. & Sec. 1.303.)
2. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
3. Please relocate any and all electrical transformers, pool equipment, and HVAC equipment so that they will not be located within the required building setback at the street frontages on Wilshire Drive and North 71st Place. Please refer to the Zoning Ordinance 7.200(B).
4. 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.
5. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

6. Please revise sheet A110 open space plan that indicates graphically the different site areas that are identified in the open space calculation table. Please refer to Zoning Ordinance Section 5.704, and the Plan & Report Requirements for Development Applications.
7. Please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Drainage:

8. Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following comments:
 - a. The cover page of the preliminary drainage report must be sealed and signed by a registered Civil Engineer (PE). (DSPM, Sec. 4-1.800 & Sec. 4-1A)
 - b. In general, Development Review (DR) applications should include a preliminary drainage report and preliminary grading and drainage plan developed to a 90% level of design to allow a comprehensive evaluation of the viability of the proposed project and an in-depth analysis of the function and design of the stormwater management system by City staff. (DSPM, Sec. 4-1.800 & Sec. 4-1A)
 - c. It appears that the development site has been previously developed with a Single Family Residence (SFR) which was demolished around 2013. Please see City of Scottsdale aerials for reference. As can be seen on the aerial photo from 2012, more than half (1/2) of the parcel was covered with natural vegetation. Either the Engineer must create an 11"X17" color exhibit in the preliminary drainage report for the pre-development condition on which the vegetated areas and the paved areas must be quantified (in sq.ft.) by drawing polygons around them and create a similar 11"X17" black & white exhibit from the Preliminary Drainage Plan and quantify the landscape areas and the paved areas in similar fashion to justify the pre- vs. post- weighted average Runoff Coefficient value ('C') for calculating the stormwater storage requirement OR the Engineer may choose to use a pre- vs. post- weighted average 'C' of 0.4~0.5, which is typical for a site like this. However, the Engineer must state in the drainage report that the pre- vs. post- weighted average 'C' of 0.4~0.5 is what he/she is proposing based on his/her engineering judgement. (DSPM, Sec. 4-1.402 & Sec. 4-1.800)
 - d. As can be seen on a city contour map, the 1238' contour line goes through the southeast corner of the parcel while the 1237' contour line goes through the middle of the parcel suggesting that onsite stormwater runoff on this parcel may have historically traveled from southeast to northwest to go onto E. Wilshire Drive. The two (2) contour lines of 1216' and 1215' shown on the Preliminary Drainage Plan are not only inconsistent with the NAVD 88 vertical datum, but also fail to demonstrate the onsite runoff pattern under the existing condition. The Engineer must provide a full size (24"X36") Pre-development Drainage Map in the drainage report which not only should show the correct 1.0 ft. existing contours for the entire site as well as along E. Wilshire Drive, but also should show surveyed spot elevations in the XXXX.XX' format including the Top of Curb (TC) and Bottom of Curb (BC) of E. Wilshire Drive onto which the site appears to drain out. The Engineer must show small drainage arrows on this map to demonstrate runoff pattern. (DSPM, Sec. 4-1.800 & Sec. 4-1.900)

- e. The development site is less than 0.5 acre in size, which qualifies for a Stormwater Storage Waiver as long as the property owner intends to pursue that route. In order to get the Stormwater Storage Waiver, the Engineer must fill out the Stormwater Storage Waiver form and calculate the appropriate in-lieu fee amount (\$1.87 for each cu.ft. of the runoff volume being waived) and include a completed Stormwater Storage Waiver form in the preliminary drainage report. A copy of the Stormwater Storage Waiver form is available on the City's government website. (DSPM, Sec. 4-1.402, Sec. 4-1.600 & Sec. 4-1.800)
- f. In the event the property owner still intends to provide onsite stormwater storage basins, then Drainage Easements (DE) around the basins must be provided with the Improvement Plan submittal. Also, an Access Easement (AE) must be provided through the site from E. Wilshire Drive to connect the Drainage Easements which surround the proposed retention/detention basins. Also, a geotechnical report prepared by a registered Geotechnical Engineer must be submitted with the Improvement Plan submittal, which must contain percolation test using dual-ring infiltrometer for the subsurface soil located under the proposed retention/ detention basins to demonstrate that all retention basins will drain out naturally within 36 hours. (DSPM, Sec. 4-1.402, Sec. 4-1.700 & Sec. 4-1.800)

Water and Waste Water:

9. Please submit three (3) copies of the revised Water and Waste Water Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Water and Waste Water Design Reports shall follow the Basis of Design report requirements found in DSPM, Sec. 6-1.2045 and Sec. 7-1.204.

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:

10. Please contact Salt River Project (SRP) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please contact Mr. Bob Trzepkowski, SRP Construction Relations Management, Strategic Business Development, (602)236-8173.
11. Please revise the project plans to provide a minimum of 5 foot wide sidewalk connection from the southern three units to Wilshire Street. DSPM 2-1.808.
12. Please revise the project plans to ensure the proposed refuse enclosure meets city requirements of DSPM, Sec. 2-1.804 and COS Standard Detail 2146-1.
13. Please revise the project plans to note that alley paving will conform to DSPM, Sec. 5-10 standards.

Landscape Design:

14. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.
15. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the

display parking spaces and there is a certain amount of development on the site, parking spaces. Please refer to DSPM Sec. 2-1.808 B.

16. Please identify the registered landscape architect that will be preparing the plans for this project. Please refer to Arizona Administrative Code, Title 4, Chapter 30.
17. Notes on the landscape plan 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 refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
18. Please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Building Elevation Design:

19. 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. Please refer to the Scottsdale Sensitive Design Principle 9.
20. 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. Please refer to the Scottsdale Sensitive Design Principle 9.
21. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, 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>.
22. Several windows on the East, South, and West sides of the buildings appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. 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>.
23. 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. Please refer to Zoning Ordinance Section 1.303.
24. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels 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.

25. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
26. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
27. Please provide building elevations for Building 1 and Building 2 that comply with the Plan & Report Requirements for Development Applications. There may be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
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 or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.
29. Please revise sheet A301 so that the building height indicators are not shown at two different font sizes. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Lighting Design:

30. There are inconsistencies between the lighting plan and the photometric plan that have been submitted. Please review this information and revise accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
31. Please provide a lighting plan and photometric plan that indicates the building footprint and does not indicate the interior spaces within each building, because this results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
32. Notes on the lighting plan and cut sheets 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 refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

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:

33. Please revise the project plans to provide more detail for the driveway proposed at the alley entrance on E. Wilshire Drive.
34. Please provide site plan that is a black line drawing, without any gray tones, angled lines, colors, or landscape symbols so that all copies of the site plan will be readable. Please refer to

Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.

35. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.
36. Please revise the site plan so that the existing concrete driveway and apron will be eliminated and not shown on the plan. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.
37. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.
38. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions. Please refer to Zoning Ordinance Section 1.303 and the Plan & Report Requirements for Development Applications.
39. Please note that the development will be required to construct curb, gutter and sidewalk along the site's frontage with E. Wilshire Drive and N. 71st Place to match existing improvements. This will include removing the existing driveway on the site frontage. The new sidewalk shall connect to the existing sidewalk on N. 71st Place.

Other:

40. Please provide a separate right-of-way exhibit that clearly shows the proposed alley right-of-way dedication areas and those areas that will be requested for abandonment.

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 28 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is fluid and cursive, with the first name "Brad" and last name "Carr" clearly distinguishable.

Brad Carr, AICP, LEED-AP
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **11-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 (PDF format)

☒ **Site Plan:**

9	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ **Open Space Plan:**

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ **Elevations:**

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

☒ **Perspectives:**

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ **Landscape Plan:**

B/W	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ **Lighting Site Plan:**

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ **Photometric Analysis Plan:**

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

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Floor Plans:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports:

- ☒ 2 copies of Revised Drainage Report
- ☒ 3 copies of Revised Water Design Report
- ☒ 3 copies of Revised Waste Water Design Report

Resubmit the revised Drainage Reports, and Water and Waste Water Reports to your Project Coordinator with any prior City mark-up documents.



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 3.1.2017
~~2.28.2017~~
Contact Name: LEO SALVAD
Firm name: F-PROJECT
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

391 - PA- 2015

Dear MR. SALVAD:

It has been determined that your Development Application for DEVELOPMENT PERMITS 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: BRAD CARR
Title: PRINCIPAL PLANNER
Phone number: 480.312.7713
Email address: bcarr@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: