



Correspondence Between Staff and Applicant

Approval Letter



Planning, Neighborhood, & Transportation

One Civic Center
7447 E Indian School Road
Scottsdale, AZ 85251

Date: March 1, 2019

Address Verification

Parcel Number: 212-02-968

Quarter Section: 43-45

Subdivision & Lot:

MCR #: 814-24

This is to advise you of the correct address & suite numbers for this parcel

22001 N Scottsdale Road

If you need further assistance, please feel free to contact me at (480) 312-5218.

Sincerely,

Diane Holwegner
Development Services Rep I
City of Scottsdale
480-312-5218
dholwegner@scottsdaleaz.gov

October 8, 2019

Michelle Bach
 EAPC Architects Engineers
 901 E Madison St.
 Phoenix, AZ 85034

Subj: N. Scottsdale Storage

Re: DRB review comments
 28-DR-2019

DRB Application Requirements:

- Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Noted, the font has been adjusted on the plans.

- Please provide paint color cards or 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.

Paint color cards have been supplied along with an updated electronic material board and a physical material board.

Roof Plan Over Topo:

- Please provide three curb check elevations (northwest corner, middle of site, and southwest corner) along N. Scottsdale Road curb to establish the base height.

Additional curb elevations along N. Scottsdale Road have been added to the plan.

Site Plan:

- Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation.

Utility equipment on the site plan has been added from the civil plan.

- 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. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A.

Note has been added to the site plan to match the new parking screen wall in 8" wide concrete block to match the material of the adjacent property.

6. The refuse location was modified; with the final plans submittal the refuse elements shall be updated to provide a direction which is 30 degrees from the centerline of the drive aisle.
The refuse has been adjusted to a 30 degree angle from the centerline of the drive aisle.
7. Per the refuse plan (refuse provided on the case site plan), only 2 refuse containers will be required for the 26,716 square feet of office and staff area. Update the site plan to provide a note stating that the gates on the enclosures will be locked from public use (see following DSPM requirement).

Non-Residential Development	1 enclosure for each 20,000 square feet of building space or portion thereof per COS Standard Details #2146-1 or 2147-1
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The refuse note has been added to the site notes on the site plan, the square footage has been adjusted to reflect the most recent building square footage.

Building Elevations:

8. Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Please refer to Zoning Ordinance Section 7.105.C.
Roof drains will be concealed within the structure, roof drain locations are shown on the roof plan provided along the north parapet wall.
9. In order to improve readability of the building elevations, 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 1.305.
Number notations were added to the building elevations for readability of the planer surfaces.
10. 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 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.

Detail sheet has been provided showing the window sections for the exterior window glazing recessed by 50 percent.

11. 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 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.

Detail sheet has been provided showing the door sections recessed into the wall thickness by 30 percent.

12. 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.

Mechanical equipment will be screened by the building parapet that is incorporated into the building design. The units will be fully screened per the tallest unit.

13. 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 Design Standards & Policies Manual, Section 2-1.401.4.

See roof plan, the roof drainage system is incorporated into the building structure. Roof drain locations are shown on the roof plan along the north parapet wall. Rooftop drainage will be designed and constructed to minimize erosion and staining, water will be directed away from the building foundation.

Floor Plan:

14. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Roof plan has been provided showing the location of the roof access ladder and hatch.