



Development Review (Minor) Staff Approval

228-SA-2019

Keycode: 89U02

**Notre Dame Preparatory
High School Modular
Buildings**

APPLICATION INFORMATION			
LOCATION:	9701 E Bell Rd	APPLICANT:	David Marr
PARCEL:	217-14-989	COMPANY:	Hda Architects
Q.S.:	36-51	ADDRESS:	459 N Gilbert Rd C200 Gilbert, Az
ZONING:	R1-35 PCD ES	PHONE:	480-798-9460
Request: Relocate 2 existing modular classrooms and install 2 new modular classrooms			

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by HDA Architects, LLC, with a city staff date of 08/27/2019.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by HDA Architects, LLC, with a city staff date of 08/27/2019
3. At time of final plans, the applicant shall submit a grading and drainage plan that identifies the finished floor, adjacent washes and the lateral erosion setback.
4. Modular buildings shall be painted to match the existing private school campus building colors, materials, and finish. Architectural Elevations submitted with Final Plans shall indicate color specifications and shall match the existing private school campus building colors, materials, and finish as specified.
5. The undercarriage of the proposed temporary modular buildings shall be skirted, and the skirting shall match the existing private school campus building colors, materials, and finish.
6. Access to the temporary modular buildings shall meet all State and Federal Americans with Disabilities Act (ADA) requirements for handicap accessibility and fire department requirements. Final Plans shall include an entrance ramp between the temporary modular buildings that complies with all State and Federal Americans with Disabilities Act (ADA) requirements for handicap accessibility and fire department requirements.
7. Any mechanical equipment, either ground mounted or attached to the trailer, shall be screened by a wall or another screening method subject to the satisfaction of City staff.
8. Exterior Lighting has not been reviewed or approved as part of this staff approval. Exterior Lighting requires separate review and approval.
9. The approval of the proposed temporary modular buildings shall be valid for period of three (3) calendar years from the date of permit issuance. An extension of this time duration will require subsequent approvals.

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: ☒ Completed Permit Application

The permit application may be obtained or filled-out online at the following weblink:
[http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP Permits Commercial.pdf](http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permits/Commercial.pdf)
(Please complete the permit application online prior to arriving at the City to submit your construction documents)

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation

OTHER:

☒ Native Plant Permit Application and associated material or add note on coversheet of civil plans-"No Protected Plants/Native Plants will be destroyed or damaged during entire duration of construction".

Expiration of Development Review (Minor) Approval

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.

Staff Signature: _____



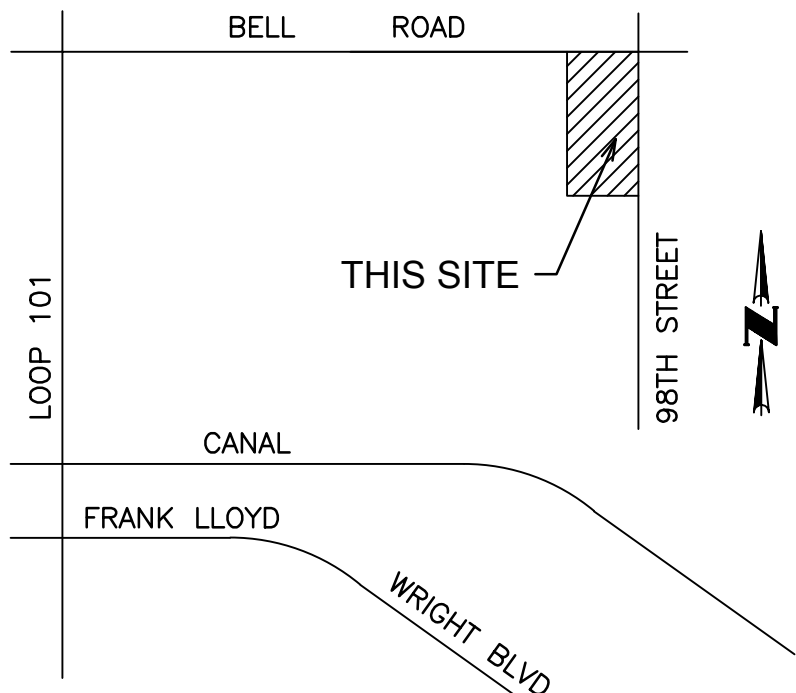
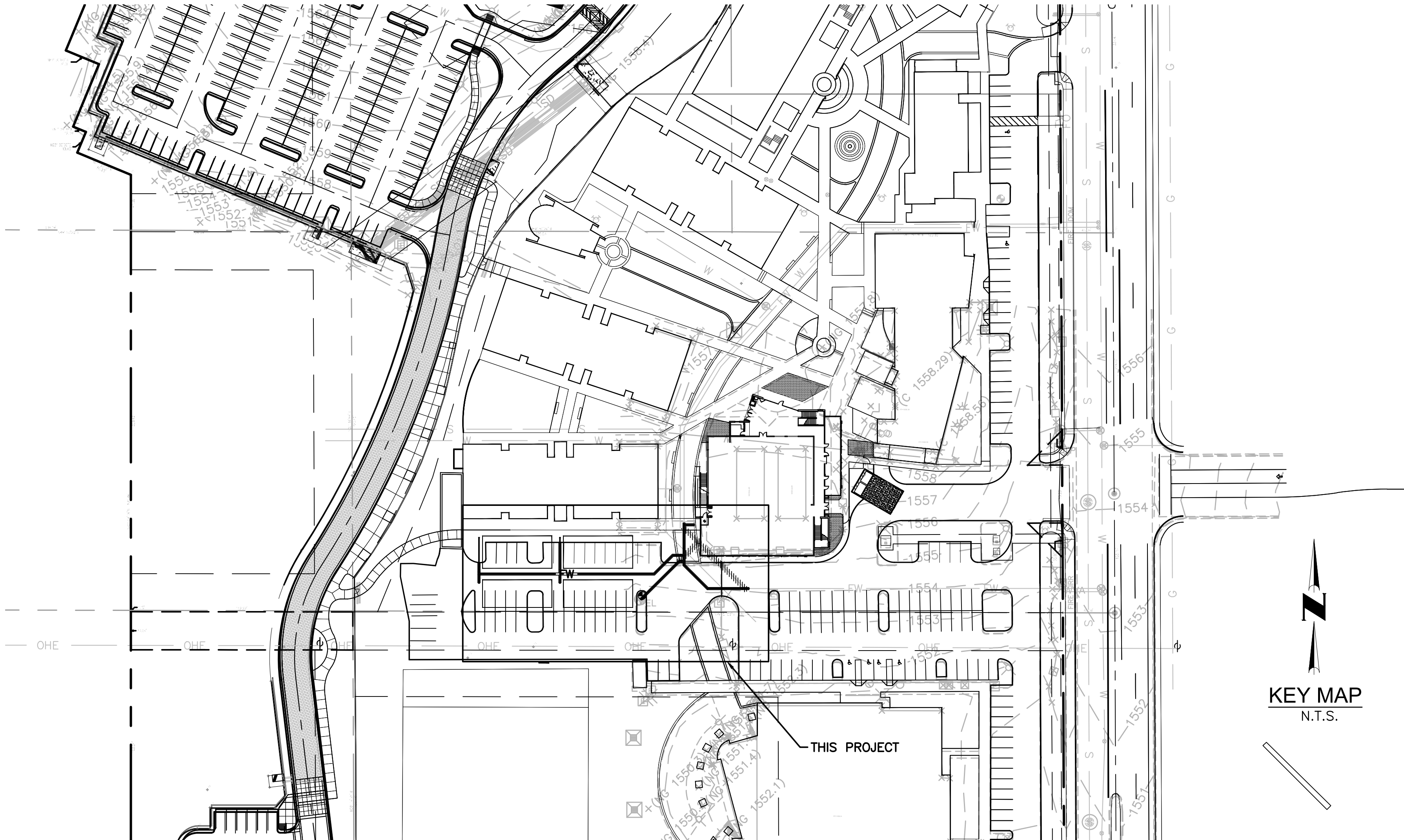
Date: 08/27/2019

Meredith Tessier, 480-312-4211

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

PRELIMINARY UTILITY PLAN FOR
NORTE DAME PREPARTORY
BLACK BOX THEATER & SAINTS' HALL
SCOTTSDALE, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 285-4718
FAX: (602) 264-0928
CONTACT: TED LUTHER
EMAIL: TLUTHER@CVLCI.COM

OWNER

NOTRE DAME PREPARATORY
CATHOLIC HIGH SCHOOL
9701 EAST BELL ROAD
SCOTTSDALE, AZ 85260
PHONE:
CONTACT:
EMAIL:

ARCHITECT

HDA ARCHITECTS, LLC
459 N. GILBERT ROAD, SUITE C-200
GILBERT, ARIZONA 85234
PHONE: 480-539-8800
CONTACT: DAMIAN McGREW
EMAIL: DAMIANM@HD-ARCHITECTS.COM

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE NORTH QUARTER CORNER
OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST.

ELEVATION 1601.874 (NAVD88 DATUM PER BOOK 700 OF MAPS, PAGE 12)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°59'21" EAST ALONG
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING
TO BOOK 1155 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS.

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES
- 3 FIRE LINE PLAN

ADDRESS

NOTRE DAME PREPARATORY HIGH SCHOOL
9701 EAST BELL ROAD
SCOTTSDALE, AZ 85260

NOTE

THE CURRENT PROJECT INCLUDES SINGLE STORY UNITS
LESS THAN 2,000 S.F.
FDC'S ARE NOT REQUIRED PER NFPA 2018 SEC. 8.17.2.2.

THE QUANTITIES SHOWN ARE AN ESTIMATE ONLY. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING.

ESTIMATED ON-SITE QUANTITIES		
DESCRIPTION	UNITS	QUANTITY
2 1/2" DIP PIPE	LF	78
4" DIP PIPE	LF	182
6" DIP PIPE	LF	150
45° 6" BEND	EA	3
45° 4" BEND	EA	2
6"x4" TEE	EA	2
6"x6" TEE	EA	1
4"x2 1/2" CROSS	EA	1
4"x4" TEE	EA	1
4"x2 1/2" REDUCER	EA	1
2 1/2" VALVE BOX AND COVER	EA	4
4" VALVE BOX AND COVER	EA	1

FLOOD ZONE

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
045012	1340L	10-16-13	X	N/A

UTILITY CONFLICT TABLE

Utility Company	Email/Web Site	Contact	Phone	Date Submitted	Date Received
APS West	mapprint@apsc.com			07/29/19	
Central AZ Water Conservation District	sgolding@cap-az.com https://eservices.scottsdaleaz.gov/digitalprintroom (ROW Maps)			07/29/19	
City of Scottsdale (water, sewer, fiber, storm drains, traffic signals)	https://eservices.scottsdaleaz.gov/prr/planning (Reference Number 19-007430)			07/29/19	
City of Scottsdale Facilities - Comms, Electric, fiber optics, water, sewer	https://eservices.scottsdaleaz.gov/digitalprintroom Phx.engineeringmappingrequests@cox.com			07/29/19	
Cox	"maps@centurylink.com"			07/29/19	
Centurylink	ideboard@terratechllc.net"			07/29/19	
SWG-NE	czeastcopyrm@swgas.com			07/29/19	
SWG-High Pressure	zach.stevenson@swgas.com			07/29/19	
Zayo Group	PhoenixMaint@zayo.com			07/29/19	
MCI-Verizon	Not on list but Zayo says Verizon has conduit onsite. (investigations@verizon.com)			07/29/19	

ENGINEER'S CERTIFICATION

I, _____, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY
COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL
CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN
OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNED _____

DATE _____

CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:

FIRE

ENGINEERING COORDINATION MGR. _____

DATE _____

DATE

REVISION

NO.

COVER SHEET

NOTRE DAME HIGH SCHOOL
SCOTTSDALE, ARIZONA

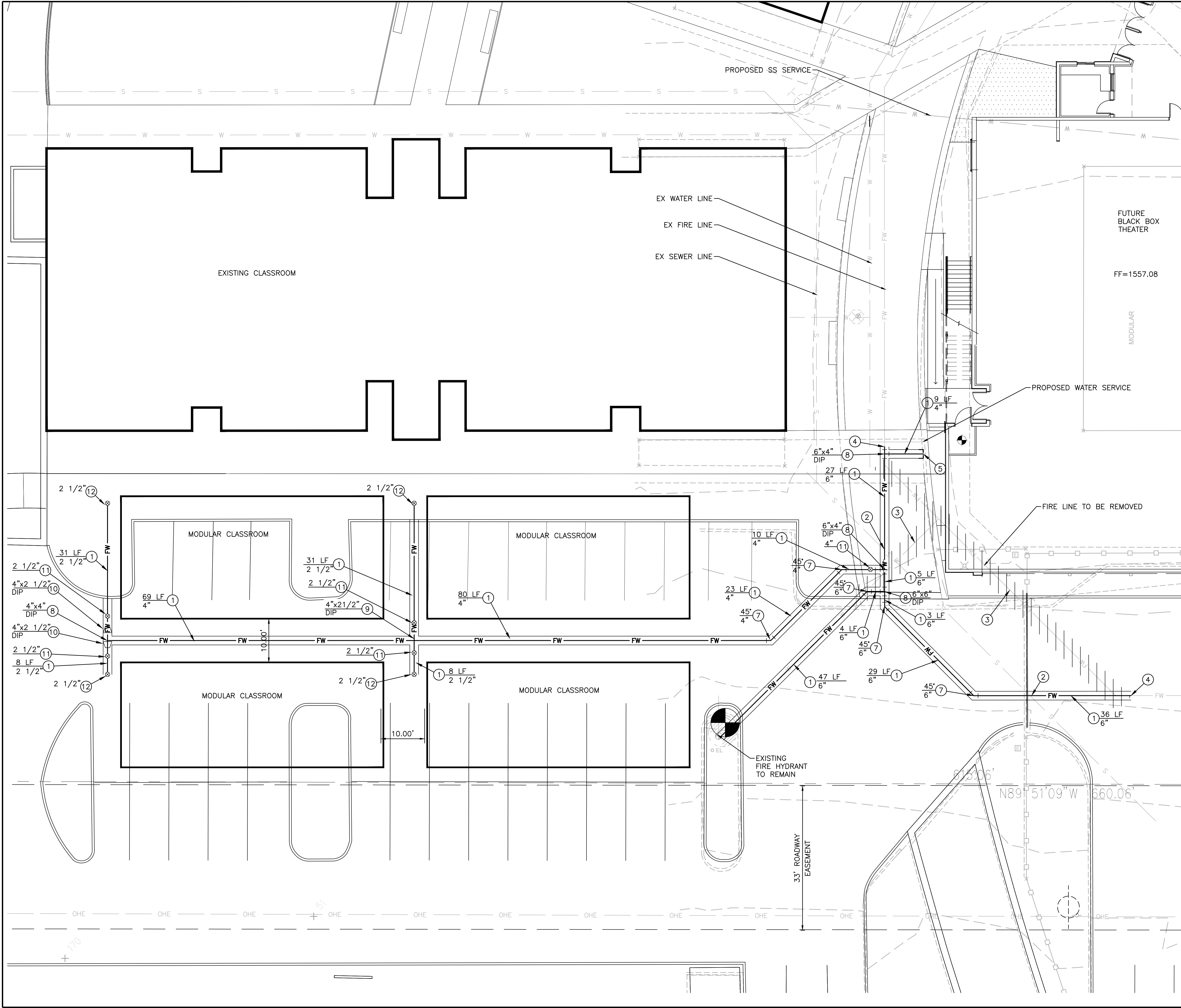
Coe & Van Loo Consultants, Inc.




1 SHEET
OF 3

CVL Contact: TED LUTHER
CVL Project #: 1-01-01457-02
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- FIRELINE CONSTRUCTION NOTES**
- 1 SAWCUT PAVEMENT/EXISTING CURBS WITH A NEAT LINE 1" IN EACH DIRECTION. INSTALL DIP FIRE LINE, CL 350 POLYWRAPPED (AS NOTED ON PLAN) — M.A.G. SPEC. 610.1, BEDDING AND BACKFILL — M.A.G. SEC. 601. REPLACE EXISTING PAVEMENT/CURBS IN KIND.
 - 2 CONTRACTOR SHALL FIELD VERIFY VERTICAL ALIGNMENT OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF NEW WATER SERVICES AND PROVIDE A MINIMUM 2' SEPARATION BETWEEN WATER SERVICE AND EXISTING UTILITIES.
 - 3 REMOVE EXISTING FIRELINE.
 - 4 CONNECT NEW 6" DIP FIRE LINE TO EXISTING LINE.
 - 5 COORDINATE LOCATION OF FIRE SERVICE WITH FIRE SPRINKLING PLANS.
 - 6 CONTRACTOR SHALL FIELD VERIFY VERTICAL ALIGNMENT OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF NEW WATER SERVICES AND PROVIDE A MINIMUM 2' SEPARATION BETWEEN WATER SERVICE AND EXISTING UTILITIES.
 - 7 INSTALL (ANGLE AND SIZE NOTED ON PLANS) BEND WITH MEG-A-LUG OR APPROVED EQUAL.
 - 8 INSTALL TEE WITH MECHANICAL RESTRAINT JOINTS PER MEG-A-LUG OR APPROVED EQUAL RESTRAINT LENGTHS PER M.A.G. STD. DTLs. 303-1 & 303-2. SIZE PER PLAN.
 - 9 INSTALL CROSS WITH MECHANICAL RESTRAINT JOINTS PER MEG-A-LUG OR APPROVED EQUAL RESTRAINT LENGTHS PER M.A.G. STD. DTLs. 303-1 & 303-2. SIZE PER PLAN.
 - 10 INSTALL REDUCER, SIZE PER PLAN.
 - 11 INSTALL VALVE BOX AND COVER PER M.A.G. STD. DTL. 391-2 WITH BLOCKING PER M.A.G. DTL. 301. SIZE PER PLAN.
 - 12 INSTALL 2 1/2" ELBOW UP TO 2 1/2" FIRE RISER WITH 2" BUTTERFLY VALVE WITH TAMPER SWITCH.




CELEBRATING 60 YEARS
4550 North 19th Street
Phoenix, Arizona 85014
Phone: 602-984-8931
www.cvl.com

NO.	REVISION	DATE

FIRE LINE PLANS

NOTRE DAME HIGH SCHOOL
SCOTTSDALE, ARIZONA



3 SHEET OF 3

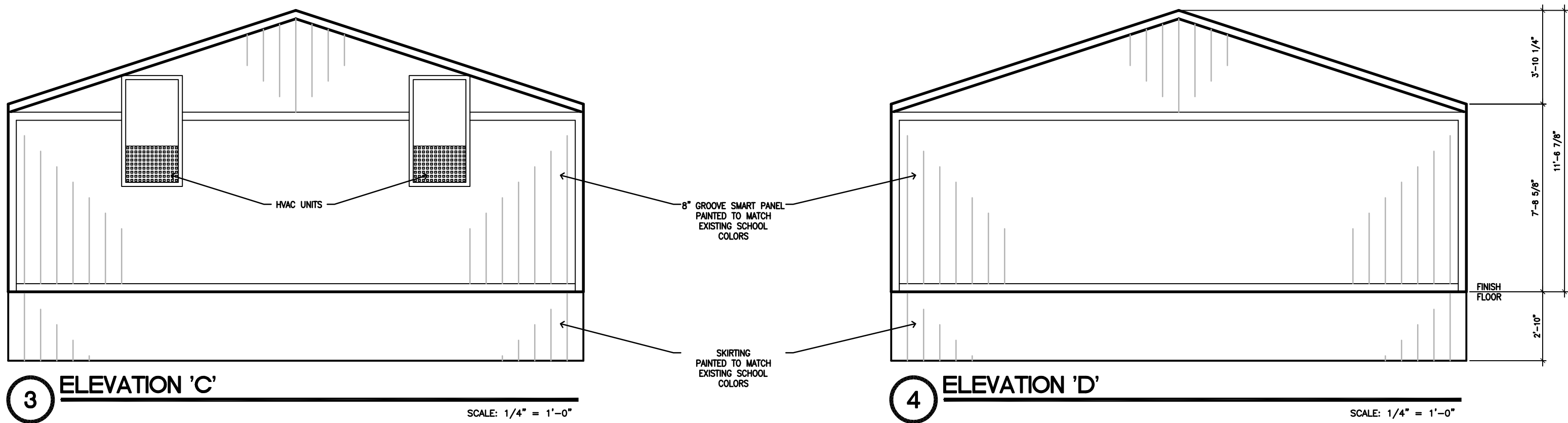
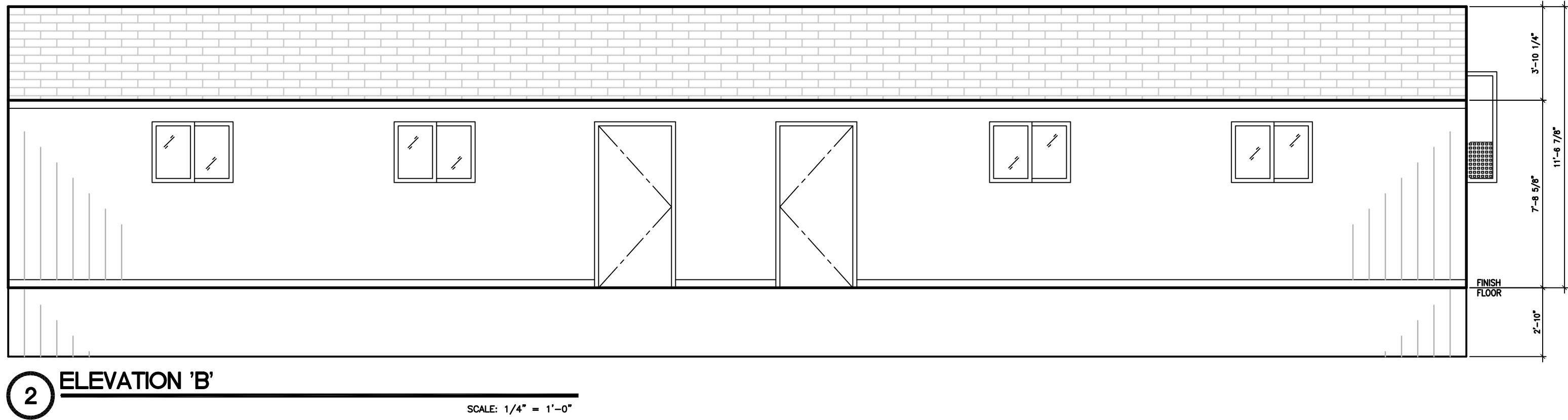
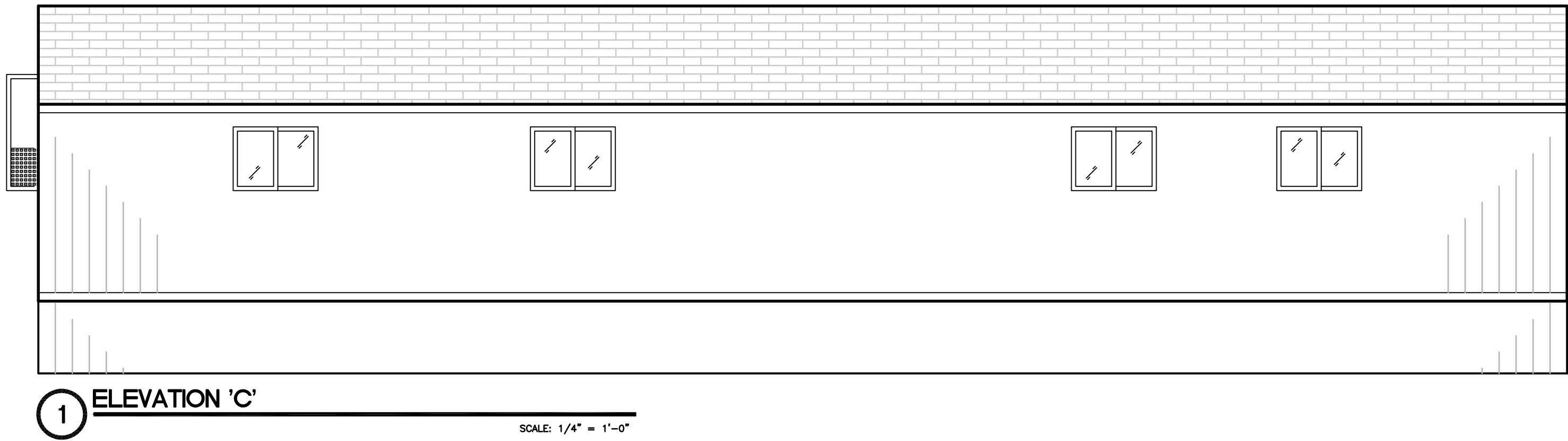
CVL Contact: **TED LUTHER**
CVL Project #: **1-01-01457-02**

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PROJECT NO. XXXXXXX

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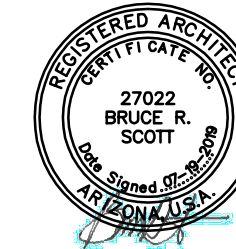
APPROVED
STIPULATION SET
RETAIN FOR RECORDS
08/27/2019
DATE
APPROVED BY



NOTES



MASTER PLAN FOR
NOTRE DAME PREPARATORY H.S.
BLACK BOX THEATER
9701 BELL RD
SCOTTSDALE, AZ 85260



Job No. 1904
Drawn
Checked
Date 06/07/19
Revised

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608



Sheet No.
A310

MODULAR
BUILDING ELEVATIONS

Notre Dame Preparatory High School

Pre-Application Narrative

The request is for DRB approval of two new buildings on the Notre Dame Preparatory High School campus, which is located at 9701 E. Bell Road. The proposal includes a new Saints Hall (45' in height) just south of the football stadium and a new Black Box theatre (36' in height) centrally located on the site. The proposed buildings are in conformance with the approved site plan, case 12-ZN-2009 and 30-UP-2009. Current zoning of the property is R1-35 PCD ESL and R1-5 PCD ESL.

Context Aerial



Context Aerial



Site Photos



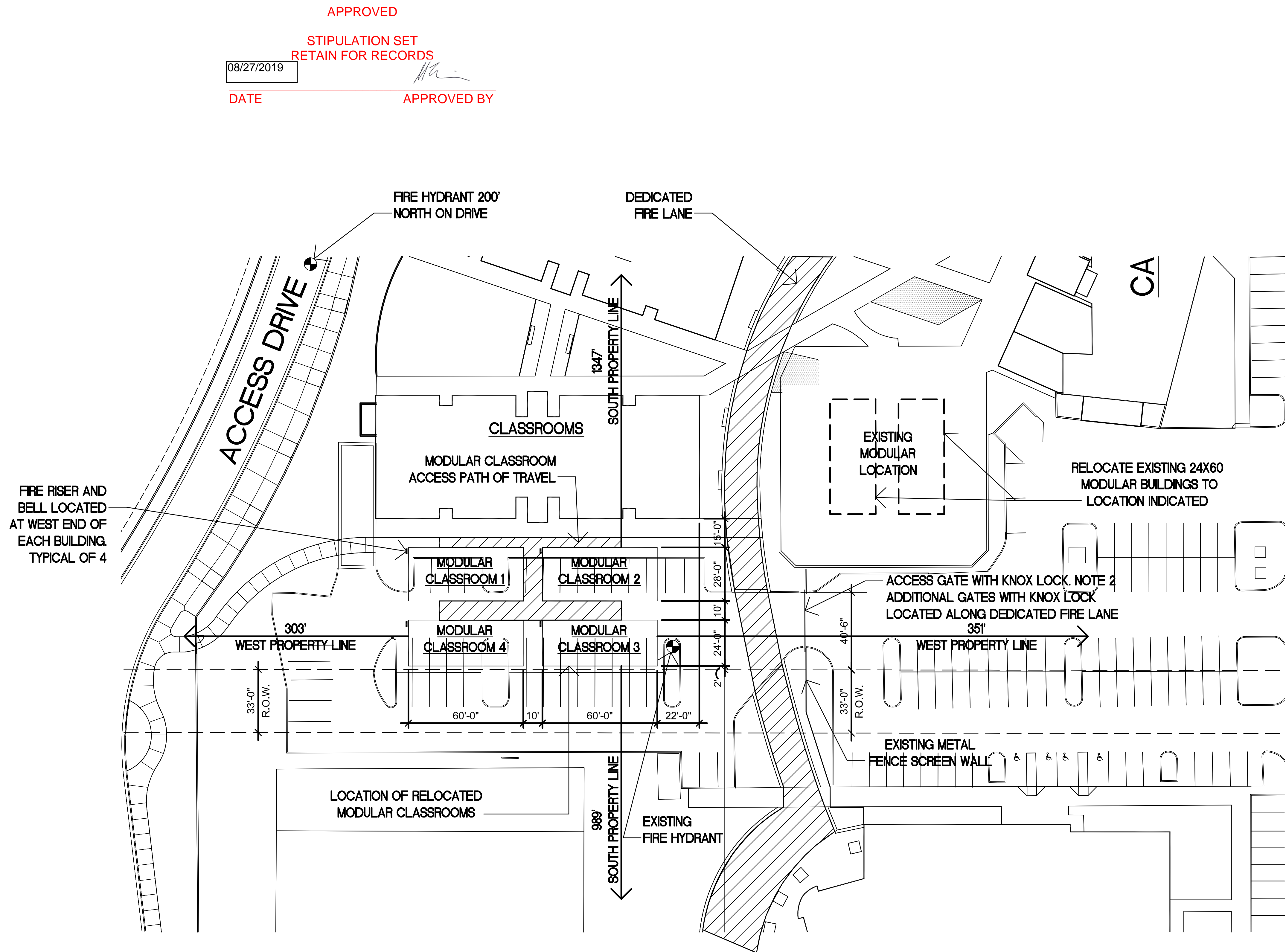
Site Photos



Site Photos

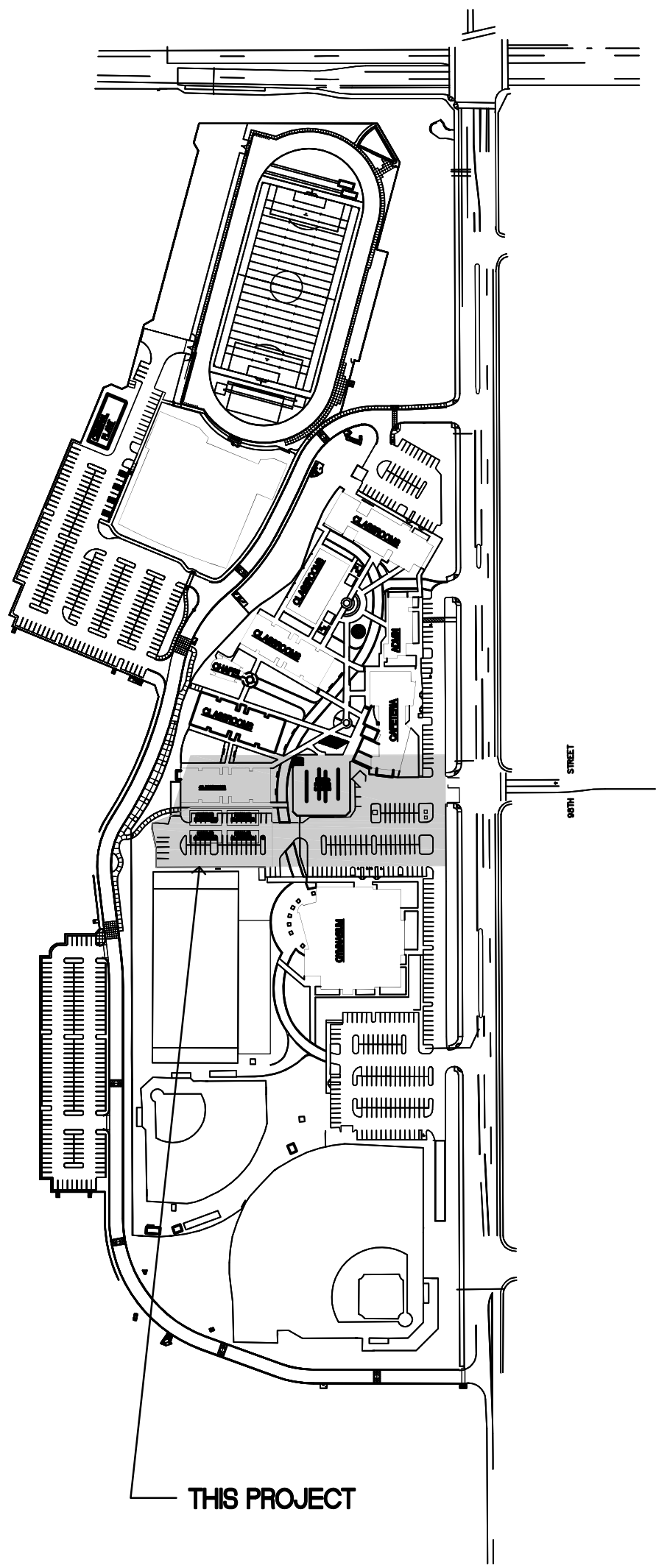


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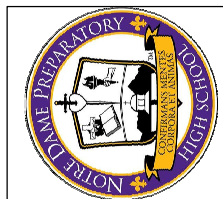
SITE PLAN NOTES

1. NO NATIVE PLANTS WILL BE DISTURBED DURING CONSTRUCTION AND PLACEMENT OF MODULAR BUILDINGS.
2. OPEN SPACE WORKSHEET TO BE COMPLETED WITH BLACK BOX DRB SUBMITTAL.



KEY PLAN

N.T.S.



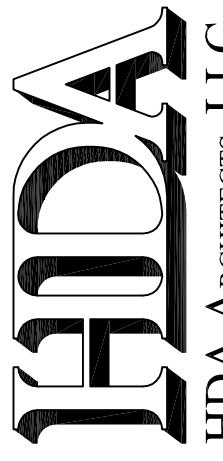
MASTER PLAN FOR
NOTRE DAME PREPARATORY H.S.
BLACK BOX THEATER
9701 BELL RD
SCOTTSDALE, AZ 85260



Job No. 1904
Drawn
Checked
Date 08/02/19
Revised

DESIGN REVIEW

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608
MODULAR CLASSROOMS
ENLARGED SITE PLAN



Sheet No.

A102