



Correspondence Between Staff and Applicant

Approval Letter

## Gue, David

---

**From:** Kercher, Phillip  
**Sent:** Wednesday, April 15, 2020 2:41 PM  
**To:** Murillo, Jesus; Gue, David  
**Cc:** Smith, David R  
**Subject:** 50-DR-2018

My intention was to have them add pavement for a westbound left-turn lane at their entrance and an eastbound right-turn lane at Pima, not at their entrance. Phil

From the Tracking Sheet comments:

In lieu of minor collector half street improvements on Stagecoach Pass, construct a westbound left-turn lane at the site entrance and an eastbound **right-turn lane at Pima Road**. Scottsdale Revised Code Sec. 47-21 and 47-22 **Not shown PK 5/24/19**

From the First Review Comment Letter:

The owner will likely be required to provide construct a westbound left-turn lane at the site entrance and an eastbound **right-turn lane at Pima Road** in-lieu of minor collector half-street improvements on E. Stagecoach Pass Road (Scottsdale Revised Code Section 47-21 and 47-22)

Stips:

14. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements: (all improvements per Section 47-10 (a) and 47-21 (a) and (b)
  - a. E. Stagecoach Pass Road. In lieu of minor collector half street improvements, Scottsdale Revised Code Sec. 47-21 and 47-22, the owner shall:
    - i. Construct west bound left-turn lane at the site entrance as specified in the DSPM.
    - ii. Construct east bound right-turn lane at the site entrance as specified in the DSPM.





# TSG FOUNDATION

# Center for Spiritual Development

## PIMA RD & STAGECOACH DR, SCOTTSDALE, AZ 85331

### CONSULTANT INFO

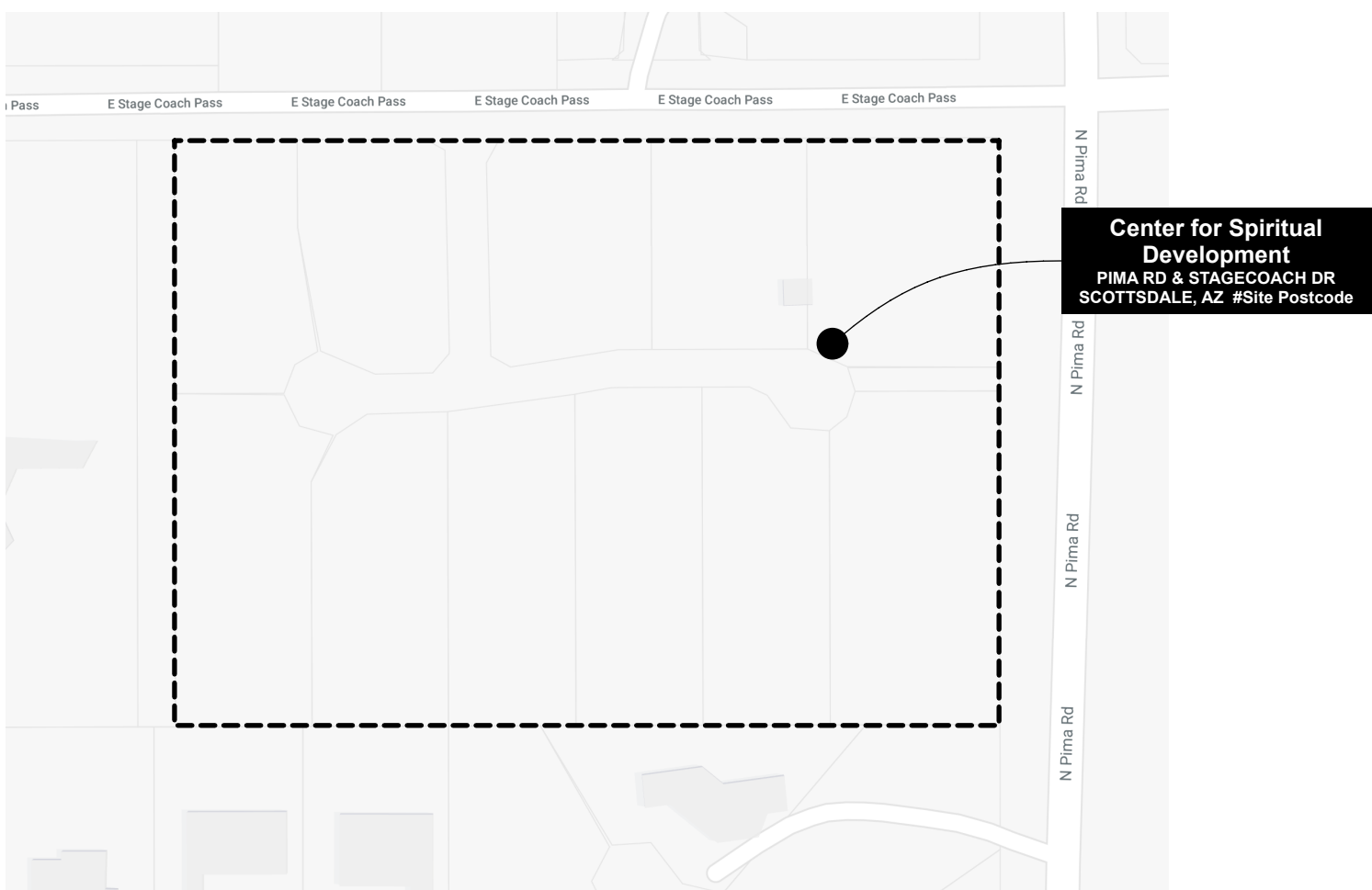
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Phoenix, Arizona 85013  
t 602-888-0336

### VICINITY MAP



### VICINITY MAP

NOT TO SCALE



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- E-401 electrical one-line diagram

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TSG FOUNDATION  
**Center for Spiritual Development**  
PIMA RD & STAGECOACH DR, SCOTTSDALE, AZ #Site Postcode

### CLIENT CONTACT

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gita@tsgfoundation.org

### PROJECT NO.

**18\_077-01**

### REVISION NO.

### DATE OF ISSUE

**04.08.2019**

### DATE

### PROJECT TEAM

**healthcare**

### DRAWN BY

**JC, AM, BD, EA**

### PROJECT PHASE

**DRB resubmittal**

### SHEET CONTENTS

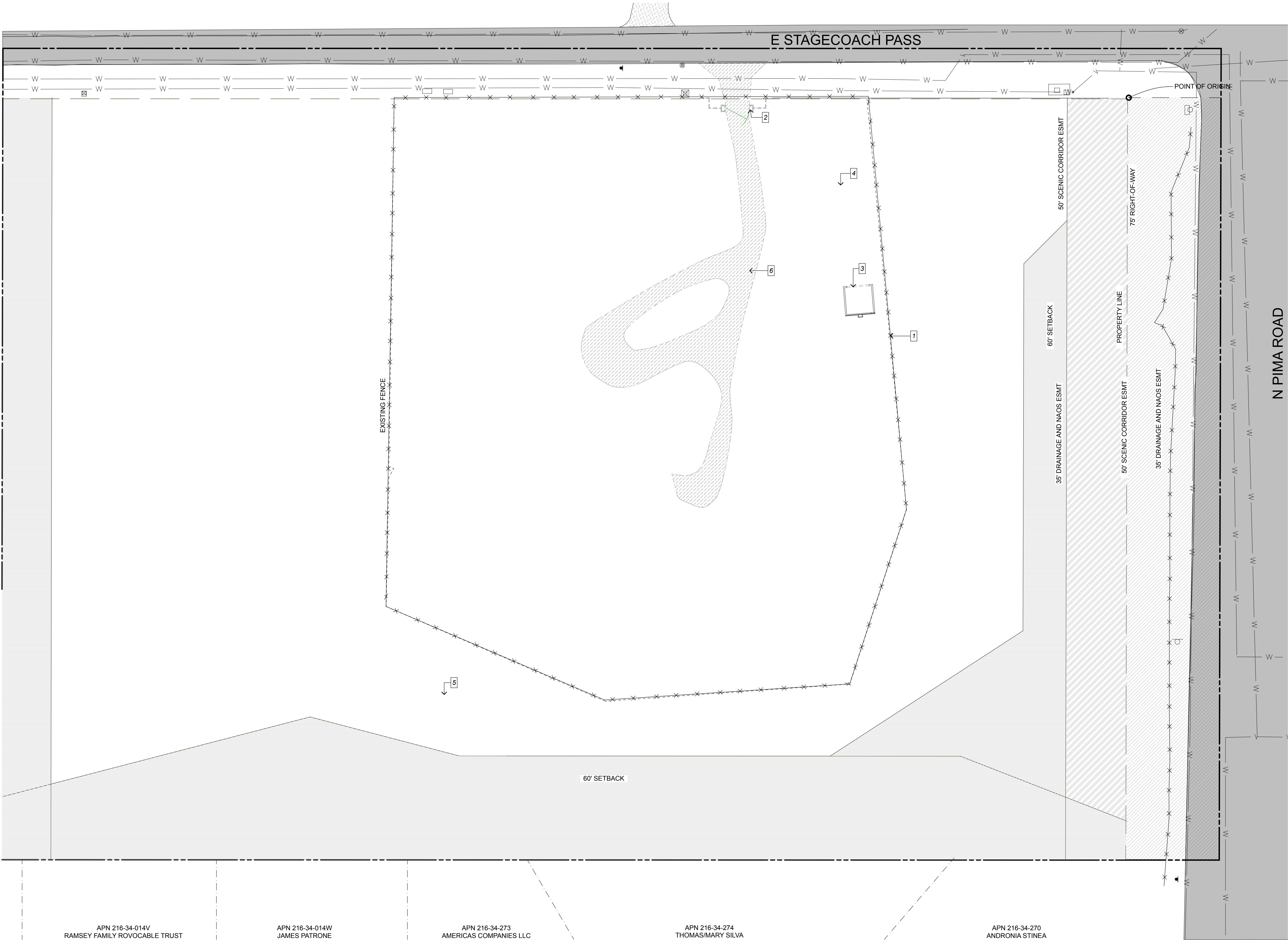
**title sheet**

### SHEET NO.

**G-001**



Orcutt|Winslow Project 18\_077-01 Center for Spiritual Development, 100 Site Plans Sheet AS101 demolition site plan was plotted by Bhoomi Desai on Friday, April 5, 2019 at 12:08 PM. file found at BIMcloud - HCBimcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/18\_077 TSG FOUNDATION



DEMOLITION SITE PLAN

0 20' 40' 80'



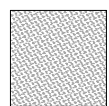
DEMOLITION SITE PLAN GEN. NOTES:

- A. Perform all site preparation work, remove all materials, clear and grub site in accordance with the requirements of the Geotechnical Engineering Report.
- B. The Contractor is responsible for protecting all existing improvements to remain, and shall repair or replace them in kind to the satisfaction of the Owner and Architect if damaged, at no additional cost to the Owner.
- C. Contractor shall remove all existing vegetation, site improvements, etc. whether or not specifically indicated on the drawings to facilitate the completion of all required work. Contractor shall visit the site and verify all quantities and items required to be removed prior to bidding.
- D. Underground utilities may exist in locations other than those shown. Contractor shall take care to locate and protect underground utilities that are to remain in service.

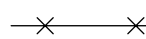
DEMOLITION SITE PLAN KEYNOTES:

1. Remove existing metal fence.
2. Remove existing gate.
3. Existing building to remain.
4. Existing pump house to remain.
5. Remove debris from existing retention basin.
6. Remove existing asphalt.

DEMOLITION SITE PLAN LEGEND



PERMEABLE PAVEMENT



EXISTING FENCE, TO BE REMOVED.

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JC, AM, BD, EA

PROJECT PHASE

DRB resubmittal

SHEET CONTENTS

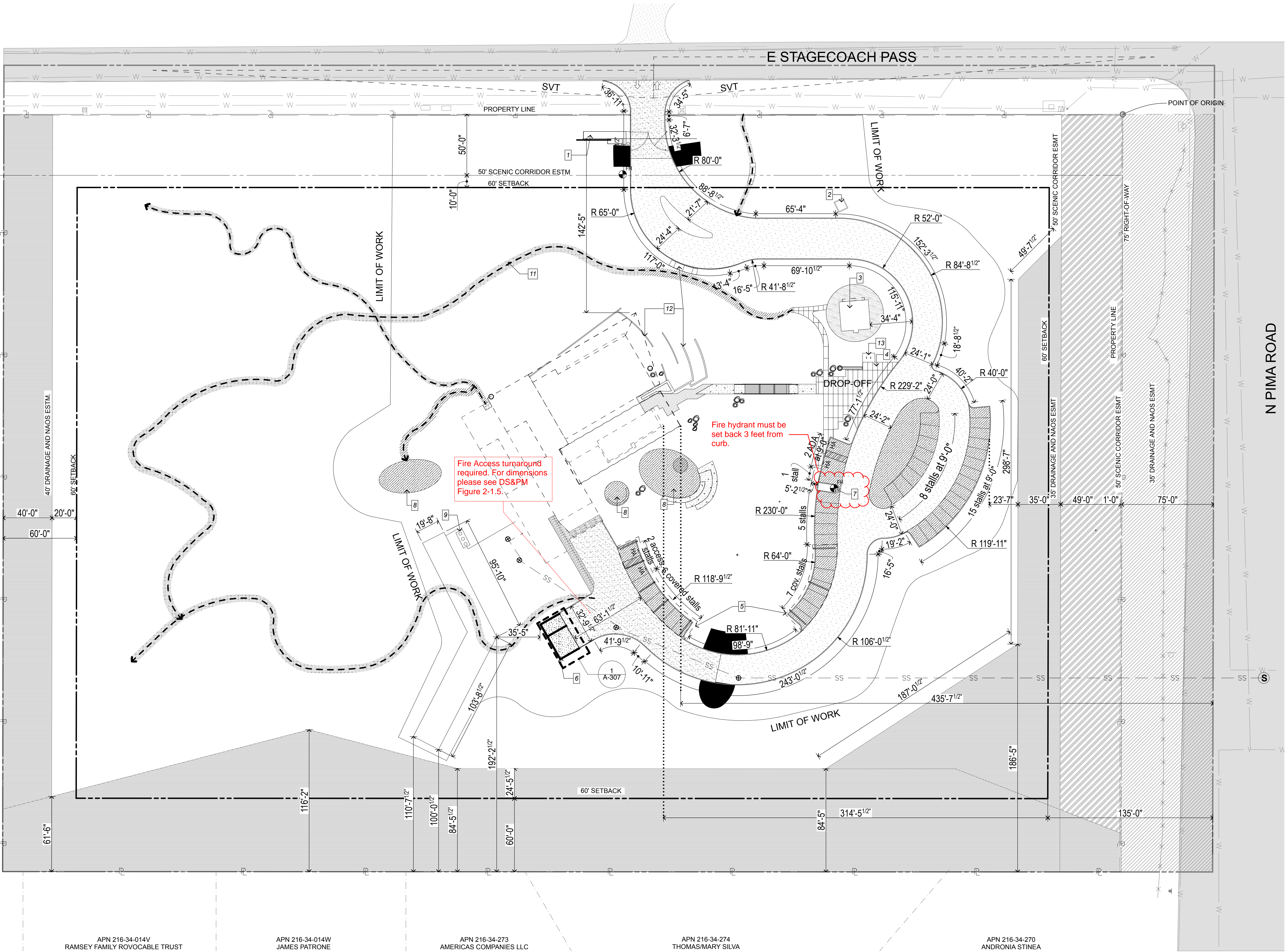
demolition site plan

SHEET NO.

AS101



Orcutt|Winslow Project 18\_077-01 Center for Spiritual Development, 100 Site Plans Sheet A S102 architectural site plan was plotted by Bhoomi Desai on Friday, April 5, 2019 at 12:08 PM. file found at BIMcloud - HCBimcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/18\_077 TSG FOUNDATION



## ARCHITECTURAL SITE PLAN

0 20' 40' 80'



### SITE PLAN GENERAL NOTES:

- Contractor shall remove all existing vegetation, site improvements, etc. whether or not specifically indicated on the drawings to facilitate the completion of all required new work. Contractor shall visit the site and verify all quantities and items that are required to be removed prior to submittal of his proposal.
- Slope all grades and pavement away from building(s) to provide positive drainage, unless noted otherwise.
- Finish grade at sidewalks, buildings, etc., as required to provide smooth transition to grade.
- Angles indicated are 45 degrees unless noted otherwise.
- Construction debris shall be removed from the site on a continuing basis for the duration of construction.
- Concrete walks shall have expansion joints at a maximum spacing of 20 feet OC and control joints at 5 feet OC, unless otherwise noted.
- Perform all clearing, grubbing and earthwork in accordance with the Geotechnical report, unless more restrictive requirements exist.
- Should slopes of greater than 1:20 (5%) occur at pavement locations, notify architect immediately.
- All proposed imported fill material shall be tested by a qualified testing agency to verify that it meets all specification requirements, prior to placing on site.
- Dimensions are to outside face of stem walls/foundations unless noted otherwise.
- All areas disturbed by construction, staging, etc. shall be restored to their original condition by the General Contractor. General Contractor is responsible for documenting original condition.
- All sidewalks at building entryways shall be "keyed" into building slab to prevent differential movement.

### SITE PLAN KEYNOTES:

- Entry signage; refer to Landscape plans.
- Existing pump house.
- Existing casita building/repurposed as Owner's stay.
- Drop-off curb
- Covered staff parking w/roof mounted solar panels.
- Trash enclosure, refer to Landscape drawings.
- Fire hydrant, refer to Drainage plans.
- Outdoor gathering space with seating; refer to landscape plan for details.
- Proposed location of septic tank, refer to Drainage plan sheet C4.00.
- Concrete slabs to the Existing building, see landscape plan
- Trails
- Refer to Landscape Plans for wall heights and details
- Bicycle rack. Refer Landscape drawings for details.

### SITE PLAN LEGEND

|  |  |
|--|--|
|  | ASPHALT  |
|  | STABILIZED DECOMPOSED GRANITE                                |
|  | FIRE HYDRANT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. |
|  | PAINTED DIRECTIONAL ARROW ON PAVING.                         |
|  | ACCESSIBLE H.C. PARKING SIGN.                                |
|  | TRAILS   |
|  | EXISTING FENCE, TO BE REMOVED.                               |
|  | UNIMPROVED TRAILS  |
|  | ENTRY PAVEMENT, SEE LANDSCAPE PLAN                           |
|  | RIP-RAP  |
|  | CONCRETE   |

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JC, AM, BD, EA

### PROJECT PHASE

DRB resubmittal

### SHEET CONTENTS

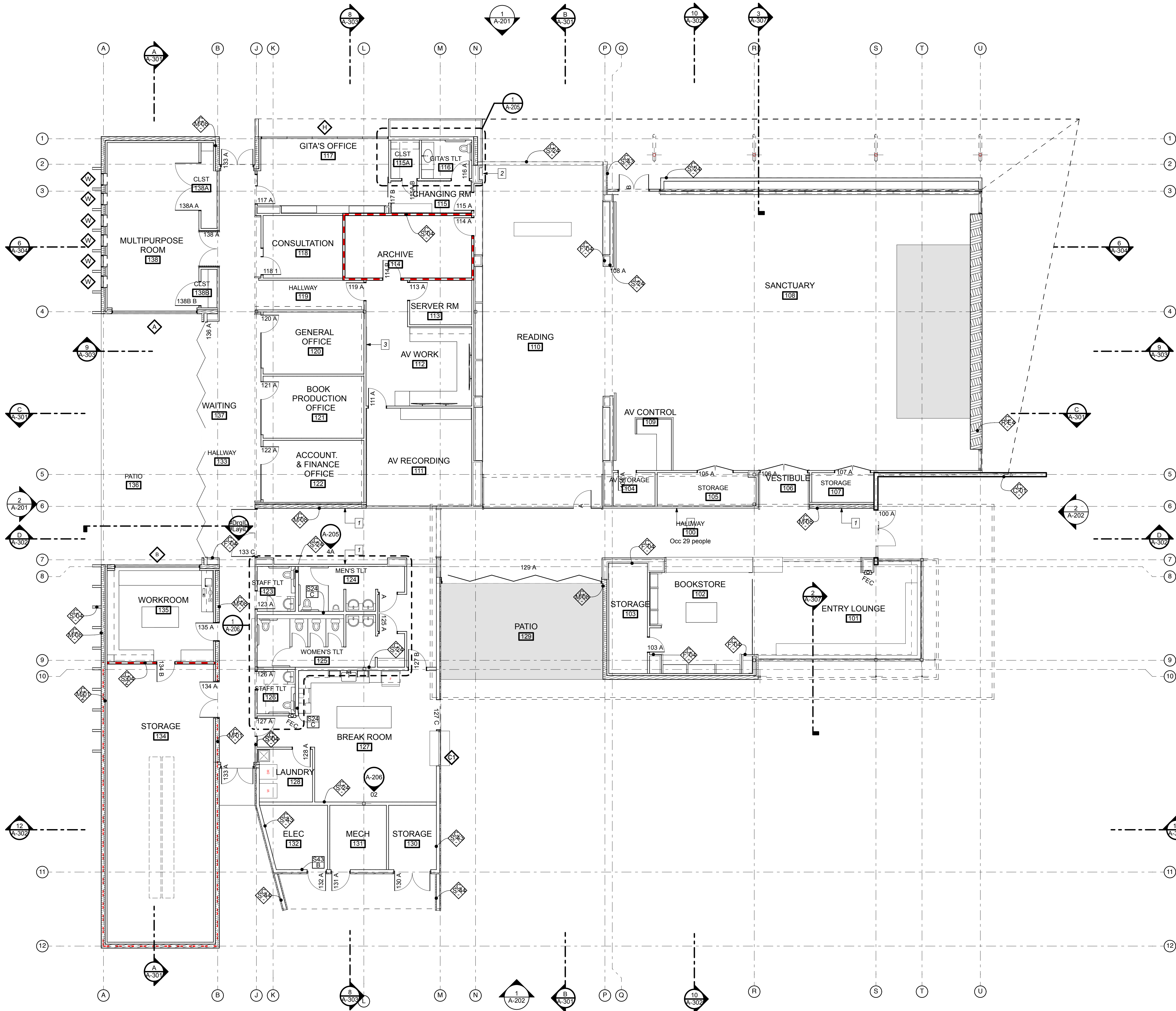
architectural site plan

### SHEET NO.

AS102



Orcutt|Winslow Project 18\_077-01 Center for Spiritual Development, 100 Architectural Plans Sheet A-101 first floor plan was plotted by Bhoomi Desai on Friday, April 6, 2018 at 12:08 PM. file found at BIMcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/18\_077 TSG FOUNDATION



FLOOR PLAN GENERAL NOTES:

- A. Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.
- B. Dimensions are to face of masonry, concrete and [studs OR gypsum board] and centerline of columns, unless noted otherwise.
- C. See enlarged floor plans and details for specific locations of plumbing fixtures.
- D. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items, etc.
- E. Provide painted access panels in walls and ceilings at concealed items, such as valves, shock absorbers, controls, switches, etc., and any other items that may require access. It is the Contractor's responsibility to determine access panel locations.
- F. All guardrails and handrails shall be fabricated and installed in accordance with all applicable codes, regulations, and AHJ.
- G. Seal all penetrations in fire rated assemblies as required by all applicable codes. Permanently label all penetrations and assemblies.
- H. Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.
- I. All angles are increments of 45 degrees unless noted otherwise.
- J. Extend wall envelope insulation from floor line to meet roof insulation.
- K. Provide "Fry" reveal FDM 625-75 or equal at all gypsum board to masonry or concrete transitions.
- L. All frame walls to be Type [S01C OR CHOOSE TYPE] and all furring walls to be [F01E OR CHOOSE TYPE], unless noted otherwise.

FLOOR PLAN KEYNOTES:

1. Gallery wall w/recessed picture rail running full extent of wall @ 9'-0" AFF. Reference interior details.
2. Better Building Hardware - Hook Library Ladder (SL.6001.AK)
3. 3Form 3"x6" Markerboard Glass 1/8" with floating frame. Provide blocking.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.

FLOOR PLAN LEGEND

|       |   |
|-------|---|
| FEC   | FIRE EXTINGUISHER IN CABINET.                                   |
| FE    | FIRE EXTINGUISHER ON WALL BRACK CENTER @ 48" AFF                |
| PS    | PROJECTION SCREEN   |
| TB    | 4'-0" X 4'-0" TACKBOARD . MOUNT AT : A.F.F.                     |
|       | [51"] FLAT-PANEL TELEVISION, WALL-MOUNTED WITH POWER & AV CONNE |
| MB    | 4'-0" X 8'-0" MARKERBOARD . MOUNT 3'-2" A.F.F.                  |
| 1-1-1 | 1 HOUR RATED WALL ASSEMBLY                                      |
| 2-2-2 | 2 HOUR RATED WALL ASSEMBLY                                      |

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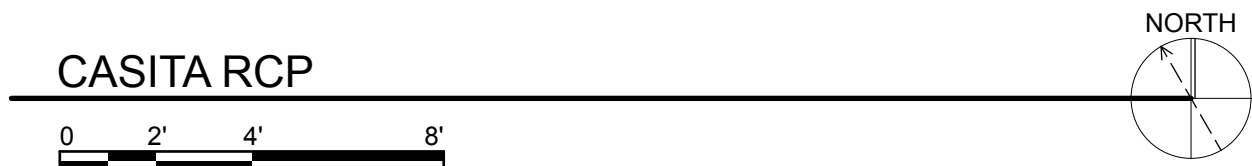
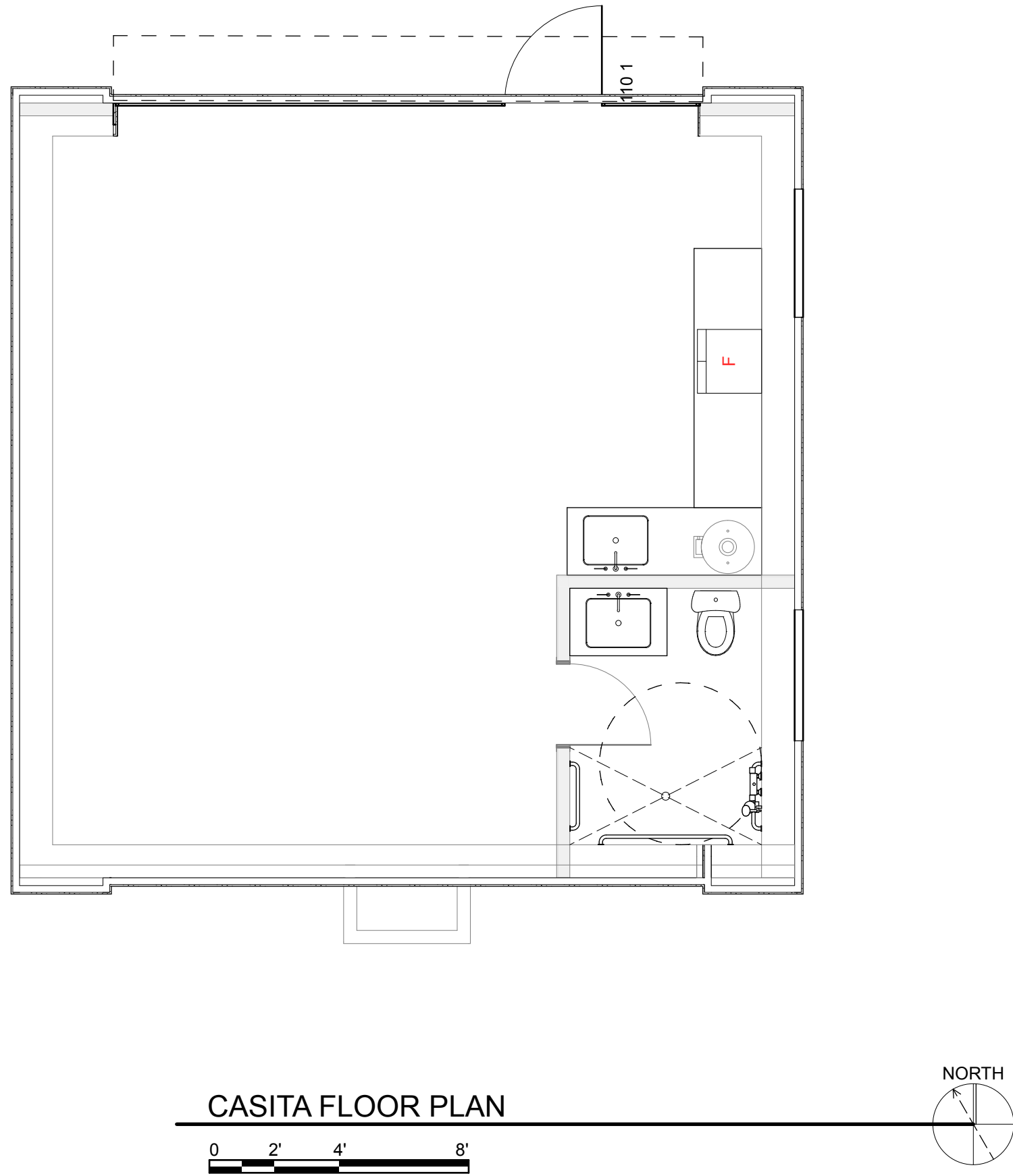
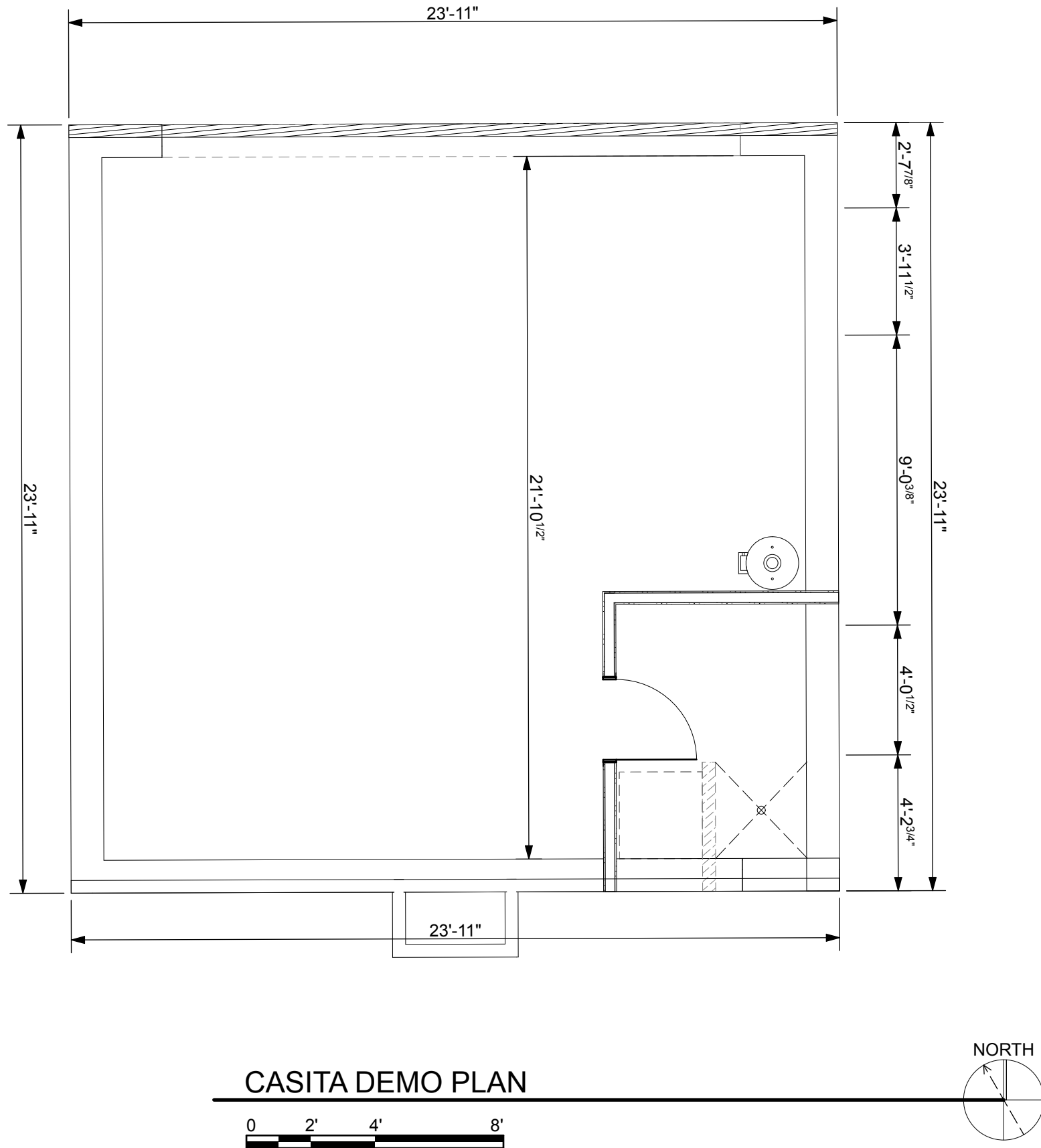
PROJECT TEAM healthcare  
DRAWN BY JC, AM, BD, EA

PROJECT PHASE  
DRB resubmittal

SHEET CONTENTS  
first floor plan

SHEET NO.

A-101



FLOOR PLAN GENERAL NOTES:

- A. Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.
- B. Dimensions are to face of masonry, concrete and [studs OR gypsum board] and centerline of columns, unless noted otherwise.
- C. See enlarged floor plans and details for specific locations of plumbing fixtures.
- D. Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items, etc.
- E. Provide painted access panels in walls and ceilings at concealed items, such as valves, shock absorbers, controls, switches, etc., and any other items that may require access. It is the Contractor's responsibility to determine access panel locations.
- F. All guardrails and handrails shall be fabricated and installed in accordance with all applicable codes, regulations, and AHJ.
- G. Seal all penetrations in fire rated assemblies as required by all applicable codes. Permanently label all penetrations and assemblies.
- H. Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.
- I. All angles are increments of 45 degrees unless noted otherwise.
- J. Extend wall envelope insulation from floor line to meet roof insulation.
- K. Provide "Fry" reveal FDM 625-75 or equal at all gypsum board to masonry or concrete transitions.
- L. All frame walls to be Type [S01C OR CHOOSE TYPE] and all furring walls to be [F01E OR CHOOSE TYPE], unless noted otherwise.

FLOOR PLAN KEYNOTES:

- 1. Gallery wall w/recessed picture rail running full extent of wall @ 9'-0" AFF. Reference interior details.
- 2. Better Building Hardware - Hook Library Ladder (SL.6001.AK)
- 3. 3Form 3'x6' Markerboard Glass 1/8" with floating frame. Provide blocking.
- 4.

FLOOR PLAN LEGEND

|     |   |
|-----|---|
| FEC | FIRE EXTINGUISHER IN CABINET.   |
| FE  | FIRE EXTINGUISHER ON WALL BRACKET @ 48" AFF                           |
| PS  | PROJECTION SCREEN   |
| TB  | 4'-0" X 4'-0" TACKBOARD . MOUNT AT A.F.F.                             |
|     | [51"] FLAT-PANEL TELEVISION, WALL MOUNTED WITH POWER & AV CONNECTIONS |
| MB  | 4'-0" X 8'-0" MARKERBOARD . MOUNT AT 3'-2" A.F.F.                     |
| 1   | 1 HOUR RATED WALL ASSEMBLY  |
| 2   | 2 HOUR RATED WALL ASSEMBLY  |

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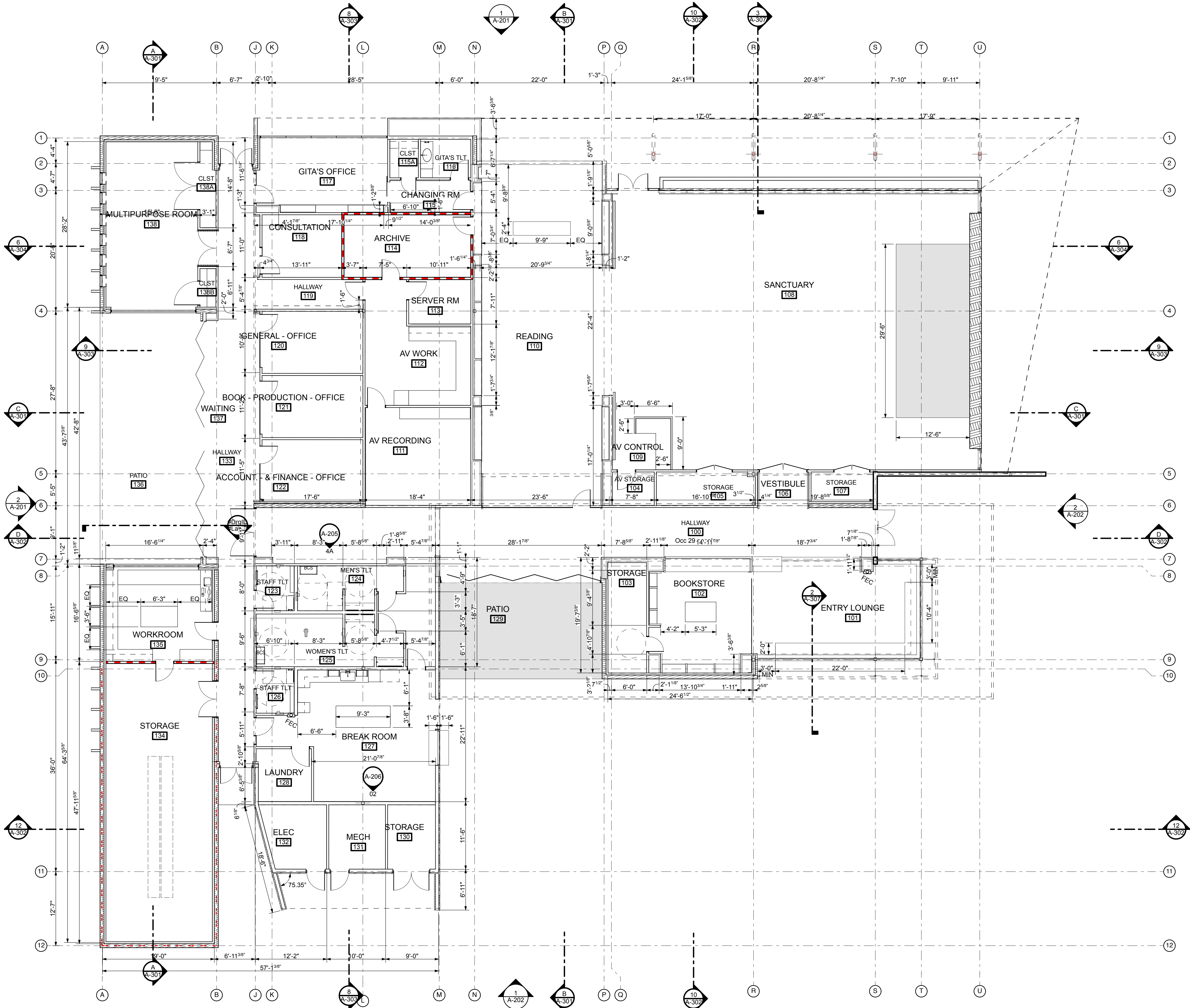
first floor plan casita

SHEET NO.

A-101 a



OrcuttWinslow Project 18\_077-01 Center for Spiritual Development, 100 Architectural Plans Sheet A-103 first floor dimension plan was plotted by Bhoomi Desai on Friday, April 5, 2019 at 12:08 PM. file found at BIMcloud: HCBimcloud - BIMcloud Basic for ARCHICAD 22Health Care Studio/r18\_077 TSG FOUNDATION



FIRST FLOOR DIMENSION PLAN

FLOOR PLAN GENERAL NOTES:

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- Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items, etc.
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- Seal all penetrations in fire rated assemblies as required by all applicable codes. Permanently label all penetrations and assemblies.
- Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.
- All angles are increments of 45 degrees unless noted otherwise.
- Extend wall envelope insulation from floor line to meet roof insulation.
- Provide "Fry" reveal FDM 625-75 or equal at all gypsum board to masonry or concrete transitions.
- All frame walls to be Type [S01C OR CHOOSE TYPE] and all furring walls to be [F01E OR CHOOSE TYPE], unless noted otherwise.

FLOOR PLAN KEYNOTES:

- Gallery wall w/recessed picture rail running full extent of wall @ 9'-0" AFF. Reference interior details.
- Better Building Hardware - Hook Library Ladder (SL 6001 AK)
- 3Form 3'x6' Markerboard Glass 1/8" with floating frame. Provide blocking.

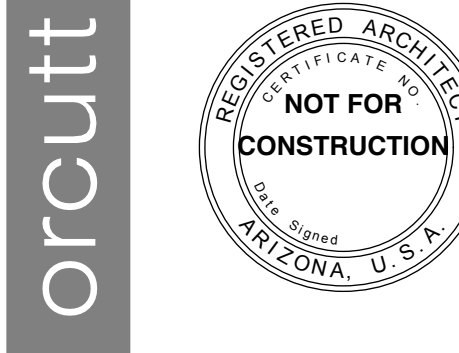
FLOOR PLAN LEGEND

|           |   |
|-----------|---|
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| — 2 — 2 — | 2 HOUR RATED WALL ASSEMBLY                                      |
|           |   |
|           |   |

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TSG FOUNDATION  
Center for Spiritual  
Development  
PIMA RD & STAGECOACH DR, SCOTTSDALE, AZ #Site Postcode

CLIENT CONTACT

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Cave Creek, AZ  
85327

PROJECT NO. DATE OF ISSUE  
**18\_077-01** **04.08.2019**

REVISION NO. DATE

PROJECT TEAM DRAWN BY  
**healthcare** **JC, AM, BD, EA**

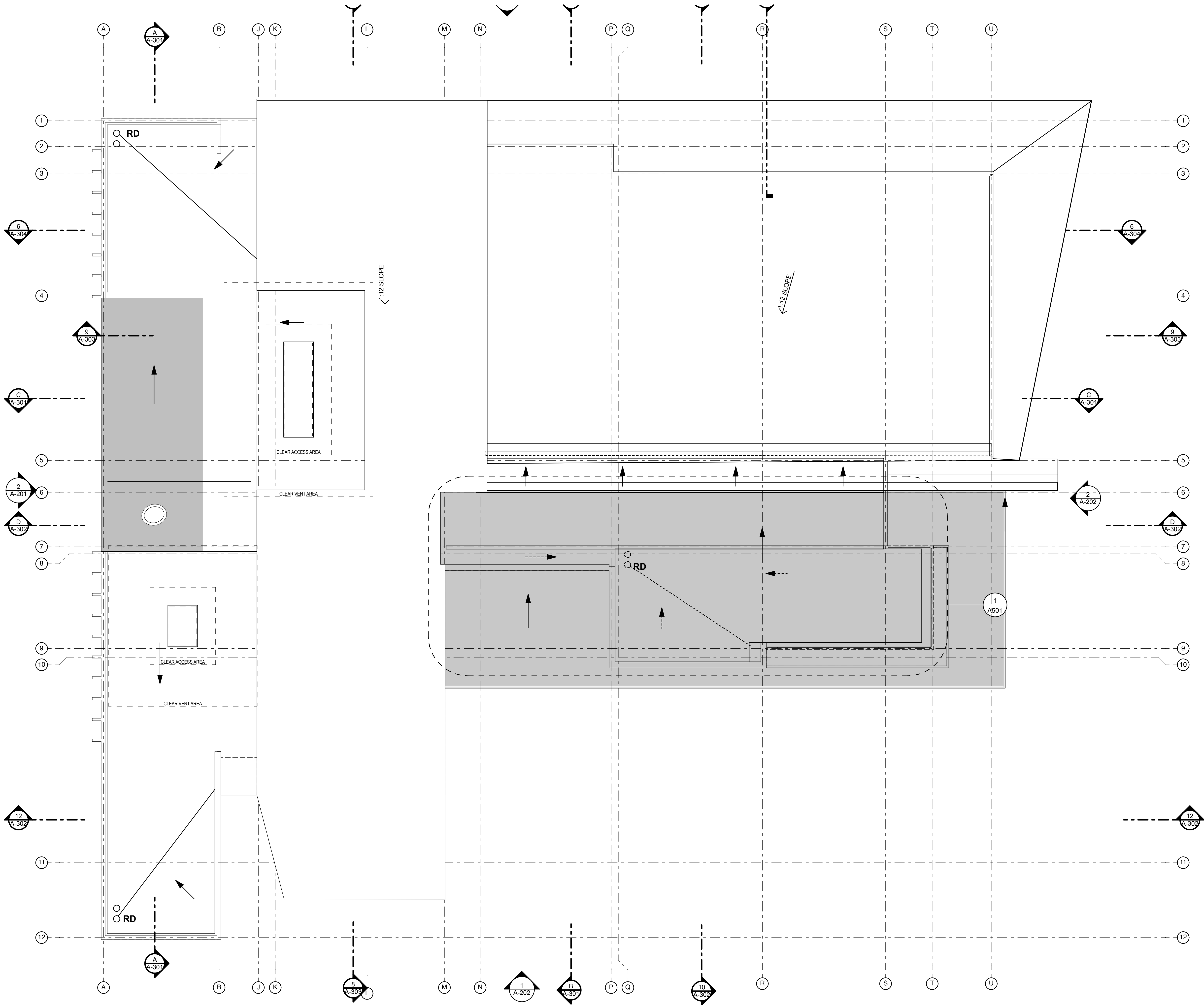
PROJECT PHASE  
**DRB resubmittal**

SHEET CONTENTS  
**first floor dimension plan**

SHEET NO.

**A-103**

Orcutt|Winslow Project 18\_077-01 Center for Spiritual Development, 100 Architectural Plans Sheet A-105 roof plan was plotted by Bhoomi Desai on Friday, April 5, 2019 at 12:08 PM; file found at BIMcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/18\_077 TSG FOUNDATION



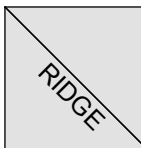
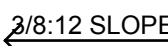
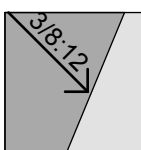

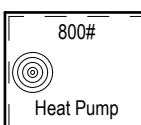

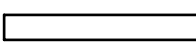
ROOF PLAN GENERAL NOTES:

- A. Do not begin work without holding a pre-roofing conference. Notify Architect, Roofing Supplier, Manufacturer, Installer, Sheet Metal Subcontractor and other related subcontractors a minimum of 7 days before commencing roofing work.
- B. Roofing Supplier, Manufacturer and Installer shall review all roofing details and advise Architect on any recommended changes. Unless notified otherwise, details will be assumed to have been reviewed and approved by all parties.
- C. Provide crickets behind all mechanical equip. curbs, roof hatch curbs, etc.
- D. Minimum slope at all cricket valleys shall be 1/4" per foot. Do not scale plan for cricket dimensions.
- E. All cricket slopes shall be achieved in a manner acceptable to Architect and in accordance with roofing manufacturer's requirements.
- F. Provide curbs and flashing at any equipment not provided with pre-manufactured curbs.
- G. Separate all dissimilar metals with bituminous coatings or other methods acceptable to the Architect.
- H. Flashing details shall be in strict compliance with approved Roofing Manufacturer's standards for application, and shall be fabricated in accordance with the latest edition of "Sheet Metal and Air Conditioning Contractor's National Association" (SMACNA) technical manual.
- I. All sheet metal scuppers, sleeves, etc., penetrating roofing or parapets to which roofing must attach shall be a minimum of 20 gauge, all soldered construction, with minimum 3" wide flanges.
- J. All scuppers shall be constructed with four full sides, with flanges through the thickness of the wall, forming a complete "sleeve" through the wall.
- K. Provide flashing per Roofing Manufacturer's standard details at all electrical conduit, HVAC lines, plumbing vents, etc.
- L. Flashing shall be factory finished where indicated. Galvanized unfinished flashing exposed to view shall be washed, primed, and finished with paint per the Specifications.
- M. Provide concrete splash blocks below all scuppers and at all drain leaders that daylight above grade or onto other roof surfaces.
- N. Contractor and all sub-trades shall exercise the necessary care to limit traffic and prevent damage to the roof membrane.
- O. Where existing roofing is modified, engage qualified installers of the roofing systems to maintain roof warranties. It is the Contractor's responsibility to verify types and manufacturers of existing roofing systems.

ROOF PLAN KEYNOTES:

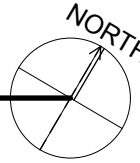
1. Keynotes will automatically wrap to the next line and tab accordingly.
2. There is no need to return at the end of a line and manually tab text to align.
3. Provide a blank line in between each note paragraph
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

ROOF PLAN LEGEND

-  LOW-SLOPE ROOF SURFACE: [BUILT-UP APP PVC EPDM SPRAY POLYURETHANE FOAM (SPF)] ON [1/4" GYPSUM SUBSTRATE ON] [THICKNESS] RIGID INSULATION
-  ROOF SLOPE AND DIRECTION INDICATOR
-  CRICKETS FORMED BY [BUILT-UP RIGID INSULATION - WOOD FRAMING - BUILT-UP FOAM]
-  ROOF DRAIN (RD) AND/OR OVERFLOW DRAIN (OD) IN SUMP PAN - SEE PLUMBING DRAWINGS FOR LEADER
-  ROOFTOP HVAC UNIT (RTU) WITH WEIGHT AND TYPE AS NOTED - SEE MECHANICAL DRAWINGS
-  SCUTTLE/ROOF HATCH WITH LADDER EXTENSION
-  GUTTER

ROOF PLAN

0 4' 8' 16'



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85327

PROJECT NO.

18\_077-01

DATE OF ISSUE

04.08.2019

REVISION NO.

DATE

PROJECT TEAM

healthcare

DRAWN BY

JC, AM, BD, EA

PROJECT PHASE

DRB resubmittal

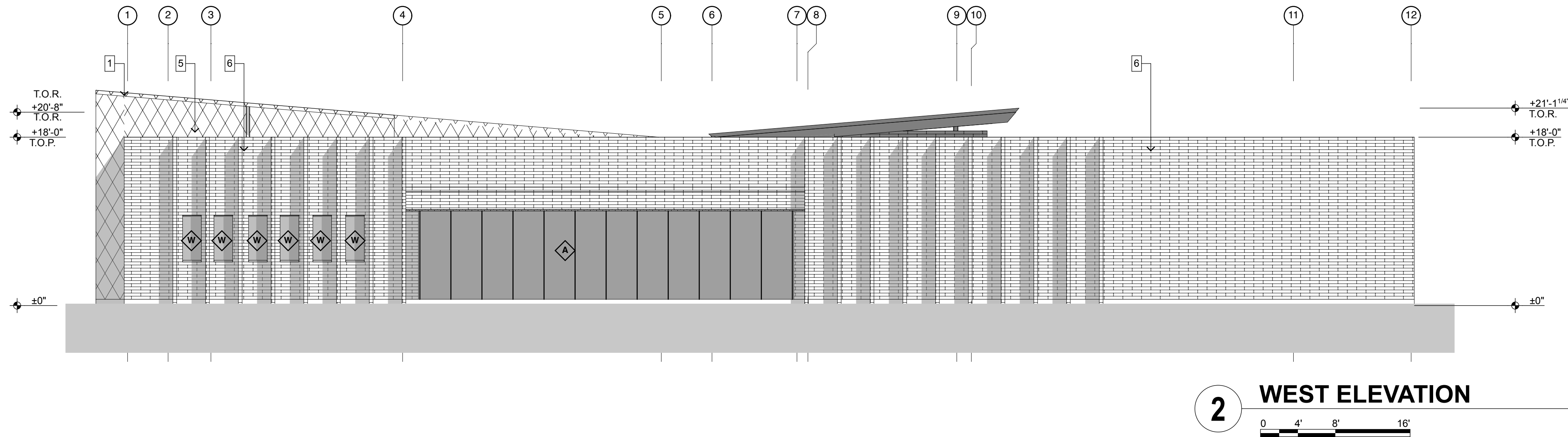
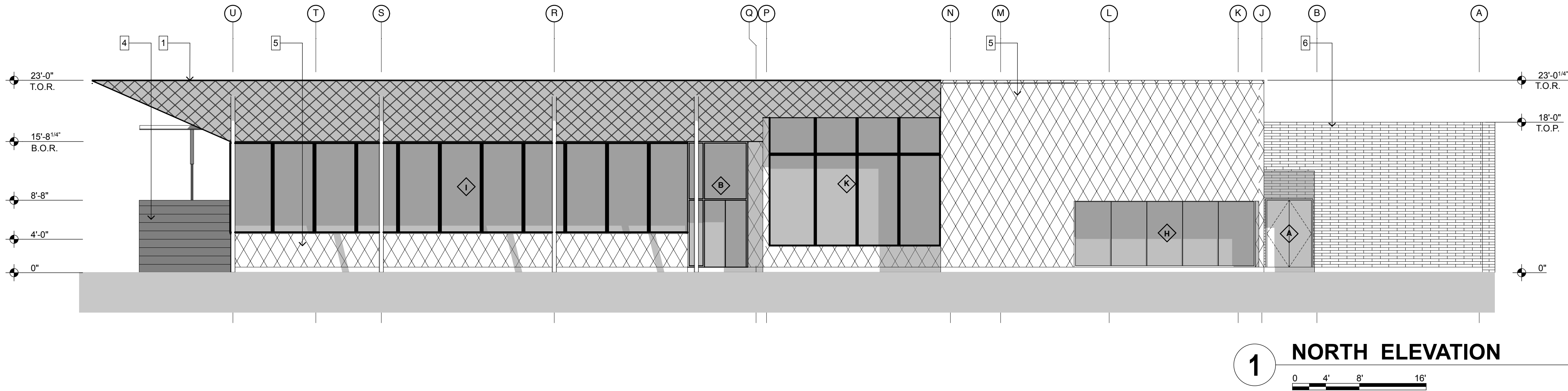
SHEET CONTENTS

roof plan

SHEET NO.

A-105





ELEVATION GENERAL NOTES:

- A. All exposed stem walls shall be of masonry type indicated for walls above floor line.
- B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from building.
- C. Paint all exposed metal that is not specified to receive factory finish.
- D. All exposed flashing shall be factory finished.
- E. See Plans and Schedule for door and window types and sizes.
- F. Contractor to recess floor slab at accessible showers in compliance w/ ICC/ANSI A117.1 for the disabled where indicated on architectural plans.
- G. Provide in-wall blocking behind shower seats, grab bars, etc. per manufacturer's recommendations.
- H. Refer to Accessible Details for plumbing fixtures and accessories installation.

ELEVATION KEYNOTES:

1. Roof with Rheinzink pre-PATINA, graphite-grey cladding.
2. Alter made of Rammed Earth Wall System.
3. Water feature
4. Board formed concrete
5. Dry wall cladded with Rheinzink pre-PATINA, graphite-grey.
6. Mesastone texture masonry unit (Malibu Sand) and Trendstone ground face masonry unit (pearl color); see material board.
7. Paperstone Sand color panels.

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REGISTERED ARCHITECT  
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CONSTRUCTION  
ORCUTT | WINSLOW  
ARIZONA, U.S.A.

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PROJECT NO.  
**18\_077-01**

DATE OF ISSUE  
**04.08.2019**

REVISION NO.

DATE

PROJECT TEAM  
**healthcare**

DRAWN BY  
**JC, AM, BD, EA**

PROJECT PHASE  
**DRB resubmittal**

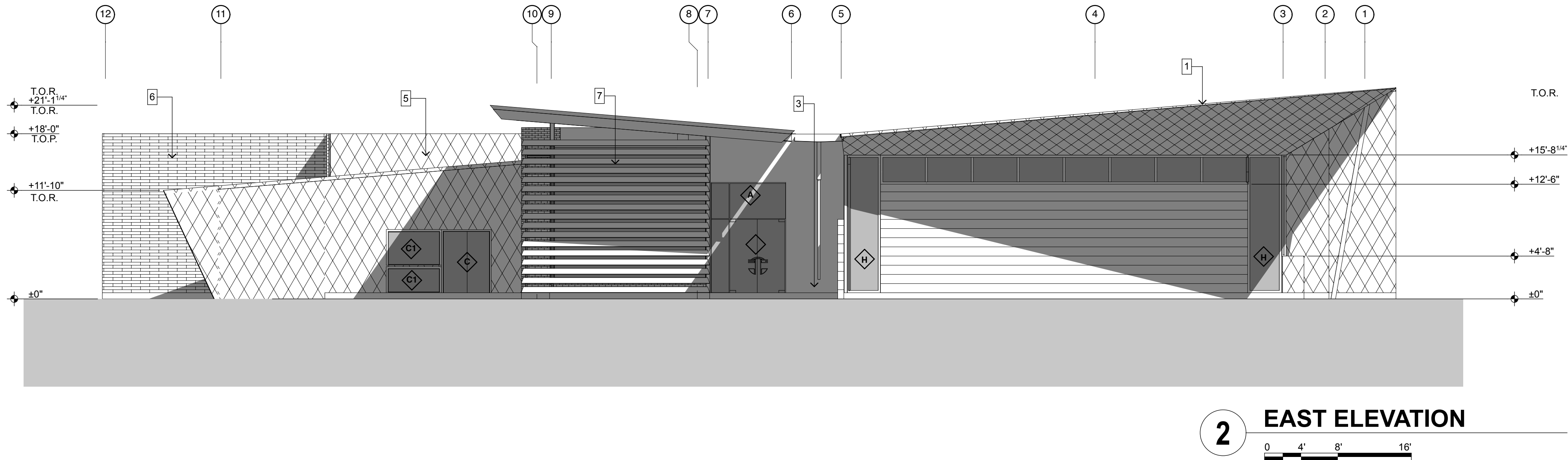
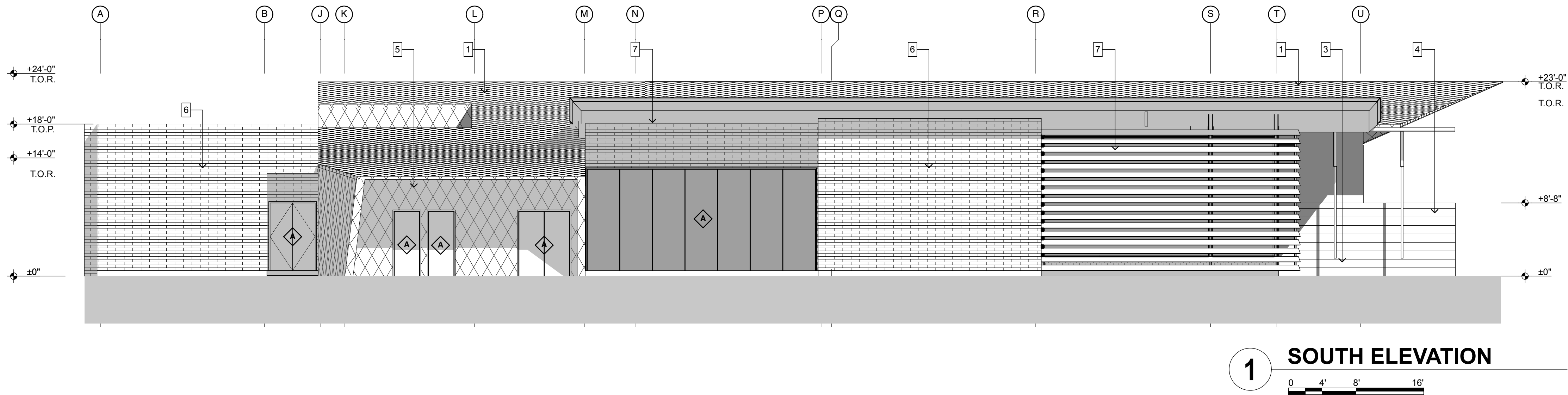
SHEET CONTENTS  
**building elevations**

SHEET NO.

**A-201**



OrcuttWinslow Project 18\_077-01 Center for Spiritual Development, 200 Elevations Sheet A-202 building elevations was plitted by Bhoomi Desai on Friday, April 5, 2019 at 12:08 PM; file found at BIMcloud: HCBimcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/18\_077 TSG FOUNDATION



ELEVATION GENERAL NOTES:

- A. All exposed stem walls shall be of masonry type indicated for walls above floor line.
- B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from building.
- C. Paint all exposed metal that is not specified to receive factory finish.
- D. All exposed flashing shall be factory finished.
- E. See Plans and Schedule for door and window types and sizes.
- F. Contractor to recess floor slab at accessible showers in compliance w/ ICC/ANSI A117.1 for the disabled where indicated on architectural plans.
- G. Provide in-wall blocking behind shower seats, grab bars, etc. per manufacturer's recommendations.
- H. Refer to Accessible Details for plumbing fixtures and accessories installation.

ELEVATION KEYNOTES:

1. Roof with Rheinzink pre-PATINA, graphite-grey cladding.
2. Altar made of Rammed Earth Wall System.
3. Water feature
4. Board formed concrete
5. Dry wall cladded with Rheinzink pre-PATINA, graphite-grey.
6. Mesastone texture masonry unit (Malibu Sand) and Trendstone ground face masonry unit (pearl color); see material board.

SECTION / ELEVATION LEGEND

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PROJECT NO. 18\_077-01  
DATE OF ISSUE 04.08.2019

REVISION NO. DATE

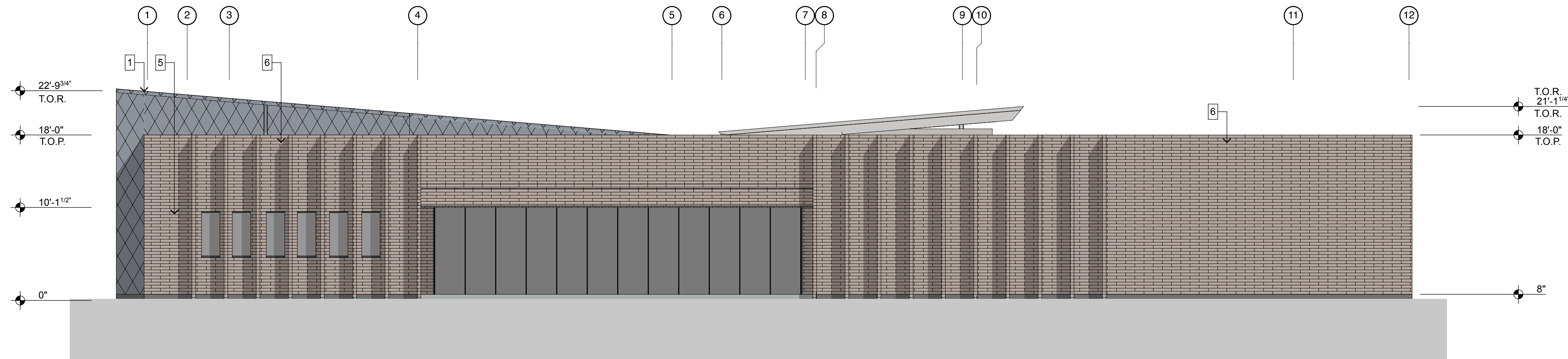
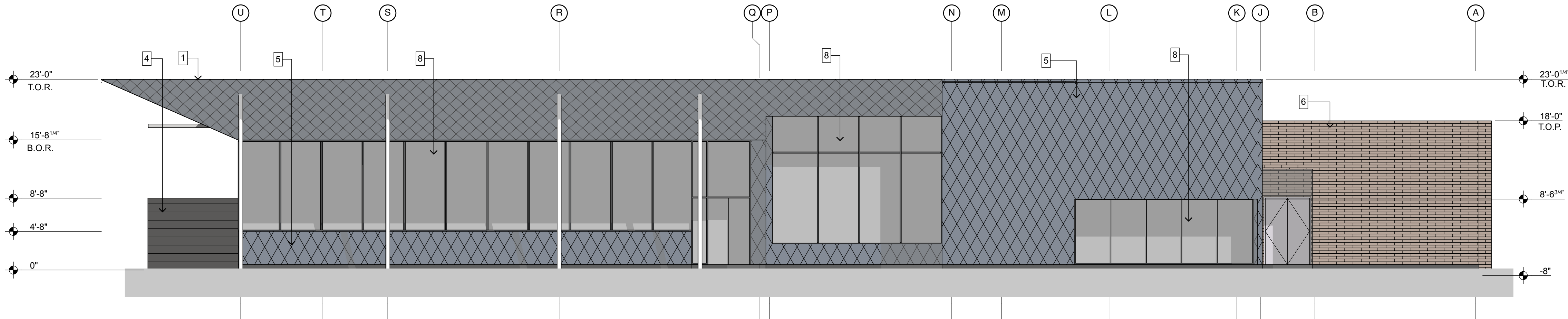
PROJECT TEAM healthcare  
DRAWN BY JC, AM, BD, EA

PROJECT PHASE  
DRB resubmittal

SHEET CONTENTS  
building elevations

SHEET NO.

A-202



ELEVATION GENERAL NOTES:

- A. All exposed stem walls shall be of masonry type indicated for walls above floor line.
- B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from building.
- C. Paint all exposed metal that is not specified to receive factory finish.
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- 6. Mesastone texture masonry unit (Malibu Sand) and Trendstone ground face masonry unit (pearl color); see material board.

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DATE OF ISSUE

04.08.2019

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PROJECT TEAM

healthcare

DRAWN BY

JC, AM, BD, EA

PROJECT PHASE

DRB resubmittal

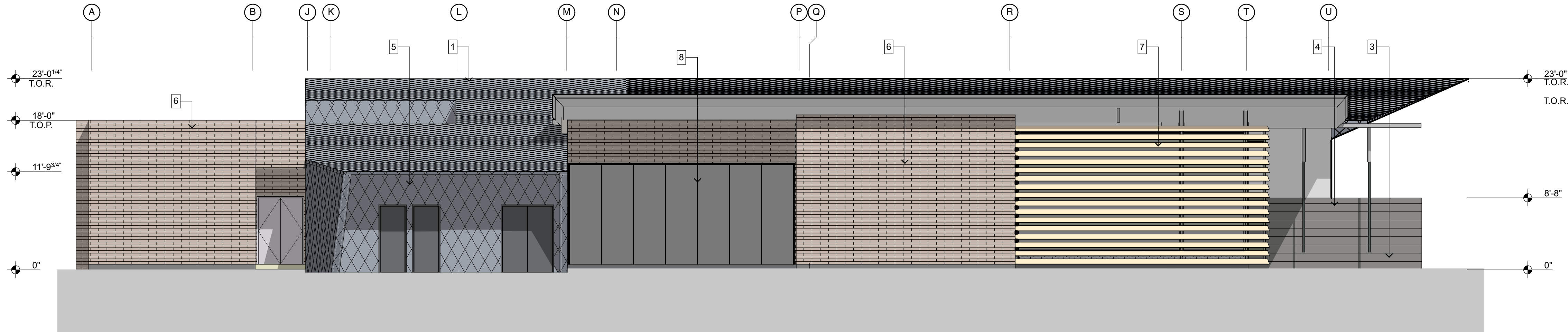
SHEET CONTENTS

building elevations

SHEET NO.

A-203





1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

ELEVATION GENERAL NOTES:

- A. All exposed stem walls shall be of masonry type indicated for walls above floor line.
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PROJECT NO. DATE OF ISSUE  
18\_077-01 04.08.2019

REVISION NO. DATE

PROJECT TEAM DRAWN BY  
healthcare JC, AM, BD, EA

PROJECT PHASE  
DRB resubmittal

SHEET CONTENTS  
building elevations

SHEET NO.

A-204



December 14, 2018

Ali Fakh  
Seg  
8280 E Gelding Dr Ste 101  
Scottsdale, AZ 85260

RE: 50-DR-2018  
Bellezza da Stallone  
4P351 (Key Code)

Dear Mr. Gulino:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11-2-2018. The following **1<sup>st</sup> 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:

**Application:**

1. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G.
2. Please provide roof plan over topo, with all roof ridges, parapets and roof edges dimensioned at 88 Datum. Please provide natural grade contours at 1-foot intervals.
3. Owner shall be required to release and rededicate Natural Area Open Space to be consistent with the proposed site plan prior to permit issuance.

**Zoning:**

4. Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 5.102.14.a through j. Please, specifically meet with the Transportation Department and confirm the classification of N. Pima Road as a Major Arterial, so parking may exist in between the building and the front yard setback.
5. Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 9.103.3 Table 9.103.A. "churches and places of worship."
6. Please update the project architectural site plan, hardscape plan, and associated case materials, to provide the required setbacks for the proposed site (R1-35). No walls, fences, or hedges over three

(3 ft) feet shall be located within the front yard setback (Zoning Ordinance Section 5.402.G). Please update these case materials to be in conformance with this ordinance standard.

7. Please update the NAOS plan to provide NAOS data table, to include: Required, Provided, Undisturbed NAOS (sq.ft. and percentage), Disturbed NAOS (sq.ft. and percentage) (Zoning Ordinance Section 6.1060). Please also identify the NAOS from the provided open space.
8. \*Identify the location of all screen walls on the site plan (Zoning Ordinance Sections 5.204, 7.105, 9.106.F, and 10.501.H).
9. \*Relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.

Circulation:

10. The owner will likely be required to provide construct a westbound left-turn lane at the site entrance and an eastbound right-turn lane at Pima Road in-lieu of minor collector half-street improvements on E. Stagecoach Pass Road (Scottsdale Revised Code Section 47-21 and 47-22)

Fire:

11. Please update the project site plan, and associated case materials, to provide and identify fire lane surfaces supporting 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM Section 2-1.303(3)).
12. Please update the project site plan, and associated case materials, to demonstrate “commercial” turning radii (25’ inner/49’ Outside /55’ Bucket Swing), due to the proposed use of the property (DSPM Section 2-1.303(5)).
13. Please update the project site plan, and associated case materials, to provide turn-around for emergency vehicles at end of dead-end over 300’ (DS&PM 2-1.303(8)).

Drainage:

14. 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. Please reference Attachment “B,” redlined case drainage report, for drainage comments.

Water and Waste Water:

15. 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 either as a hard copy or on a CD/DVD. Please address the following:
  - a. Both SRC Section 49-224 and Design Standards and Policies Manual (DSPM) Section 7-1.400 require sewer improvements to be extended along all project street frontages. However, sewer line construction along E. Stagecoach Pass Road may be waived, as the existing topo does not allow gravity flow to N. Pima Road sewer.
  - b. Owner will likely be required to extend sewer, if within 660-feet of an active sewer system. Based on the proposed building location, it appears as though a gravity sewer may be constructed and discharged to the N. Pima Road sewer, through the location of the existing dedicated sewer easement (DSPM Section 7-1.400).
  - c. A fire hydrant flow test shall be required. Please provide and identify the preliminary hydraulic analysis based on the fire hydrant flow test (DSPM Section 6-1.201).

- d. Please update the report to state that pipe, installed into ACP or PVC pipe within 6-feet of another fitting or joint, will require that section of pipe to be removed and replaced with DIP (DSPM Section 6-1.408).
- e. Please coordinate with fire department on required fire line size and location (DSPM Section 6-1.201).

**Development Review Board Application:**

- 16. \*Please submit a revised Project Narrative that addresses the criteria set forth in Section 1.904 of the Zoning Ordinance.
- 17. \*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 (Zoning Ordinance Section 1.305).
- 18. \*Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.
- 19. \*Please revise the Color & Material Sample Board to include the Chroma, Value, and Light \*Reflectance Value for all materials and colors proposed for this development (Zoning Ordinance Section 6.1070.G).
- 20. \*Notes and dimensions on the Color & Material Sample Board 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 (Zoning Ordinance Section 1.305).

**Elevations:**

- 21. \*Provide information and details related to screening devices that will be utilized to screen any mechanical equipment (Zoning Ordinance Section 1.904.A.4 and Section 7.105).
- 22. \*Provide information and details related to the roof drainage system (Zoning Ordinance Section 7.105).

**Archaeology:**

- 23. \*The cultural resources survey, with a staff date of 11/02/2018, has been sent to an on-call archaeological consultant, Archaeological Consulting Services, for peer review.

**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:

**Application/Legal:**

- 24. Approval of the proposed Development Review case will be contingent on the approval of abandonment case number 10-AB-2018.
- 25. Approval of the proposed Development Review case will be contingent on the approval of Map of Release, plan check number 5694-18.
- 26. Approval of the proposed Development Review case will be contingent on the approval of Minor Subdivision case number 11-MD-2018.

**Site Design:**

- 27. The owner will likely be required to dedicate a 50-foot Scenic Corridor Easement along the E. Stagecoach Pass Road frontage. No walls shall be located within the Scenic Corridor Easement area.

28. \*Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
29. \*Please provide site plan that is a black line drawing, without any gray tones, colors, or topographic lines so that all copies of the site plan will be readable (Zoning Ordinance Section 1.305, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications).
30. \*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 (DSPM Section 2-1.205.A).
31. \*Revise the site plan so that it illustrates the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802.
32. \*Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305. Steve V. 12/12/18
  - a. Provide a written or bar scale on the site plan.
  - b. Provide a vicinity map on the site plan.
  - c. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
  - d. Revise the project data to indicate the gross and net lot area in square feet.
  - e. 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.
  - f. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
  - g. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
  - h. Revise the site plan to indicate the dimensions of the parcel.
  - i. Revise the site plan to indicate the dimension between each building/structure.
  - j. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
  - k. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
  - l. Revise the site plan to indicate the dimensions of the parking spaces, drive aisles, and landscape islands.

**Building Elevation Design:**

33. Please update the project narrative and materials board to clearly show compliance with the Environmentally Sensitive Lands Ordinance Light Reflective Values and surface reflection value (Zoning Ordinance Section 6.1070.G.1. a through L).
34. \*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 (Zoning Ordinance Section 1.305).

35. \*Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. (Scottsdale Sensitive Design Principle 9).
36. \*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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines).
37. \*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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines).
38. \*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> .
39. \*Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.305).
40. \*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 (DSPM Section 2-1.402).
41. \*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 (DSPM Section 2-1.401.1).
42. \*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 (DSPM Section 2-1.401.4).

#### Floor Plans:

43. \*Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. (DSPM Section 2-1.401.3).
44. \*Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. 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 (DSPM Section 2-1.402).

Lighting Design:

45. Please update the project photometrics to provide a Light Loss Factor of 1.0.

Circulation:

46. Please update the project site plan, and associated case materials, to align the site driveway with one of the existing driveways located to the north side of E. Stagecoach Pass Road – one driveway is located within 640 feet of the proposed driveway, and one is located within 450 feet (DSPM Section 5.3-201).
47. Owner will likely be required to dedicate a minimum twenty-five-foot (25-ft) radius right-of-way at the intersection of N. Pima Road and E. Stagecoach Pass Road (DSPM Section 5-3.123).
48. Please update the project narrative, and associated case materials, to state that the site driveway and parking spaces shall be paved with asphalt, unless an alternative pavement material is requested and approved by the Development Review Board (DSPM Section 2-1.305).
49. Please update the project narrative, and associated case materials, to identify the dedication of safety triangle easements at the site driveway (DSPM Section 5-3.123; Figure 5-3.27).
50. Please update the project site plan, and associated case materials, to identify the existing driveways on the north side of E. Stagecoach Pass Road, and the relationship of the proposed site driveway location.

Engineering:

51. Please update project narrative, and associated case materials, to acknowledge that water mains located outside of dedicated rights-of-way will be required to be located within a dedicated easement (DSPM Section 6-1.4190. Valves shall be added in accordance with DSPM Section 6-1.409 (at the intersection of distribution mains, the required number of valves will be one less than the number of radiating mains.) Water meter shall be located with dedicated rights-of-way or a dedicated Water and Sewer Facilities easement.
52. Please update project narrative, and associated case materials, to acknowledge that all refuse enclosures shall be designed in accordance with DSPM Section 2-1.309. Please provide and identify on the project site plan the location and truck turning radii for the refuse truck for collection.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Building Elevation Design:

53. Please consider using more earth-tone colors for the main “sanctuary” facility.

### **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:

#### **Water and Wastewater:**

54. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. The provided Utility plan refers to both COS Standard Details 2345-1 and 2345-2 for a 1" meter connection. COS Standard Details 2345-1 & 2345-2 refers to a 3" to 6"-meter connection. Standard Detail 2330 refers up to 2" water meter connection. Please update plan with accurate meter size and COS Standard Details.

55. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. Update utility plan for a 1" BFP. COS Standard Detail 2351 refers to a 3" to 10" BFPs.

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 480-312-7767 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 35 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> 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 480-312-7849 or at [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov).

Sincerely,

Jesus Murillo  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **50-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:  
                  12      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ NAOS / Open Space Plan:  
                  2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Elevations:  
                  Color                                    2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"  
                  B/W                                      2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Elevation Worksheet(s):  
                  2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Photometric Analysis Plan(s):  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

☒ Floor Plan worksheet(s):  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

☒ Scenic or Vista Corridor Plan  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ 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, Water and Waste Water Report and application to your Project Coordinator with any prior City mark-up documents.



December 14, 2018

Ali Fakh  
Seg  
8280 E Gelding Dr Ste 101  
Scottsdale, AZ 85260

RE: 50-DR-2018  
Bellezza da Stallone  
4P351 (Key Code)

Dear Mr. Gulino:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11-2-2018. The following **1<sup>st</sup> 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:

**Application:**

1. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G. **OW**
2. Please provide roof plan over topo, with all roof ridges, parapets and roof edges dimensioned at 88 Datum. Please provide natural grade contours at 1-foot intervals. **OW**
3. Owner shall be required to release and rededicate Natural Area Open Space to be consistent with the proposed site plan prior to permit issuance. **CLARIFY WITH CITY – a general comment, NAOS should match any changed NAOS after abandonment. TF- NAOS calculated for proposed site plan**

**Zoning:**

4. Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 5.102.14.a through j. Please, specifically meet with the Transportation Department and confirm the classification of N. Pima Road as a Major Arterial, so parking may exist in between the building and the front yard setback. **OW – NARRATIVE, SITE PLAN, ARCHITECTURAL. TRUEFORM – HARDSCAPE PLAN**
5. Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance

Section 9.103.3 Table 9.103.A. “churches and places of worship.” OW – NARRATIVE, SITE PLAN, ARCHITECTURAL. TRUEFORM – HARDSCAPE PLAN

6. Please update the project architectural site plan, hardscape plan, and associated case materials, to provide the required setbacks for the proposed site (R1-35). No walls, fences, or hedges over three (3 ft) feet shall be located within the front yard setback (Zoning Ordinance Section 5.402.G). Please update these case materials to be in conformance with this ordinance standard. OW – NARRATIVE, SITE PLAN, ARCHITECTURAL. TRUEFORM – HARDSCAPE PLAN – Jesus to send info on signage heights, etc, anything outside of setback OK over 3’
7. Please update the NAOS plan to provide NAOS data table, to include: Required, Provided, Undisturbed NAOS (sq.ft. and percentage), Disturbed NAOS (sq.ft. and percentage) (Zoning Ordinance Section 6.1060). Please also identify the NAOS from the provided open space. TRUEFORM & SEG TO UPDATE TF- calculations, table provided
8. \*Identify the location of all screen walls on the site plan (Zoning Ordinance Sections 5.204, 7.105, 9.106.F, and 10.501.H). OW – parking must be screened but does not have to be a wall, can be landscaping TF- there are no parking screen walls on plan. Parking is screened by ~165’ landscape area
9. \*Relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2. OW, TRUEFORM – City can be flexible with type of racks and location, just need to propose changes, they have seen some alternative racks not function well TF- There are 4 required bike parking spaces (2 double loaded racks). Racks meet COS requirements and standard detail 2285. While distance is farther from building than code requirements, the location is logical and in a flat area near the drop off and parking.

Circulation:

10. The owner will likely be required to provide construct a westbound left-turn lane at the site entrance and an eastbound right-turn lane at Pima Road in-lieu of minor collector half-street improvements on E. Stagecoach Pass Road (Scottsdale Revised Code Section 47-21 and 47-22) SEG – Jesus to follow up with Phil about this comment and report back

Fire:

11. Please update the project site plan, and associated case materials, to provide and identify fire lane surfaces supporting 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM Section 2-1.303(3)). SEG TO PROVIDE INFO
12. Please update the project site plan, and associated case materials, to demonstrate “commercial” turning radii (25’ inner/49’ Outside /55’ Bucket Swing), due to the proposed use of the property (DSPM Section 2-1.303(5)). OW - Jesus to follow up with Phil about this comment and report back
13. Please update the project site plan, and associated case materials, to provide turn-around for emergency vehicles at end of dead-end over 300’ (DS&PM 2-1.303(8)). OW

Drainage:

14. 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. Please reference Attachment “B,” redlined case drainage report, for drainage comments. SEG

Water and Waste Water:

15. 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 either as a hard copy or on a CD/DVD. Please address the following:
- a. Both SRC Section 49-224 and Design Standards and Policies Manual (DSPM) Section 7-1.400 require sewer improvements to be extended along all project street frontages. However, sewer line construction along E. Stagecoach Pass Road may be waived, as the existing topo does not allow gravity flow to N. Pima Road sewer. **SEG**
  - b. Owner will likely be required to extend sewer, if within 660-feet of an active sewer system. Based on the proposed building location, it appears as though a gravity sewer may be constructed and discharged to the N. Pima Road sewer, through the location of the existing dedicated sewer easement (DSPM Section 7-1.400). **SEG**
  - c. A fire hydrant flow test shall be required. Please provide and identify the preliminary hydraulic analysis based on the fire hydrant flow test (DSPM Section 6-1.201). **SEG**
  - d. Please update the report to state that pipe, installed into ACP or PVC pipe within 6-feet of another fitting or joint, will require that section of pipe to be removed and replaced with DIP (DSPM Section 6-1.408). **SEG**
  - e. Please coordinate with fire department on required fire line size and location (DSPM Section 6-1.201). **SEG**

Development Review Board Application:

16. \*Please submit a revised Project Narrative that addresses the criteria set forth in Section 1.904 of the Zoning Ordinance. **OW**
17. \*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 (Zoning Ordinance Section 1.305). **OW**
18. \*Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal. **TRUEFORM AND OW TF- details provided except for solar shade device (OW to Provide)**
19. \*Please revise the Color & Material Sample Board to include the Chroma, Value, and Light \*Reflectance Value for all materials and colors proposed for this development (Zoning Ordinance Section 6.1070.G). **OW**
20. \*Notes and dimensions on the Color & Material Sample Board 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 (Zoning Ordinance Section 1.305). **OW**

Elevations:

21. \*Provide information and details related to screening devices that will be utilized to screen any mechanical equipment (Zoning Ordinance Section 1.904.A.4 and Section 7.105). **OW**
22. \*Provide information and details related to the roof drainage system (Zoning Ordinance Section 7.105). **OW**

Archaeology:

23. \*The cultural resources survey, with a staff date of 11/02/2018, has been sent to an on-call archaeological consultant, Archaeological Consulting Services, for peer review.

### **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:

#### **Application/Legal:**

24. Approval of the proposed Development Review case will be contingent on the approval of abandonment case number 10-AB-2018. **SEG**
25. Approval of the proposed Development Review case will be contingent on the approval of Map of Release, plan check number 5694-18. **SEG**
26. Approval of the proposed Development Review case will be contingent on the approval of Minor Subdivision case number 11-MD-2018. **SEG**

#### **Site Design:**

27. The owner will likely be required to dedicate a 50-foot Scenic Corridor Easement along the E. Stagecoach Pass Road frontage. No walls shall be located within the Scenic Corridor Easement area. **TRUEFORM – fence may be able to stay around perimeter, Jesus will verify, may also require a site visit.**
28. \*Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance. **OW & TRUEFORM TF- There are 4 required bike parking spaces (2 double loaded racks). Racks meet COS requirements and standard detail 2285. While distance is farther from building than code requirements, the location is logical and in a flat area near the drop off and parking.**
29. \*Please provide site plan that is a black line drawing, without any gray tones, colors, or topographic lines so that all copies of the site plan will be readable (Zoning Ordinance Section 1.305, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications). **OW**
30. \*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 (DSPM Section 2-1.205.A). **TRUEFORM - TF- Only site walls are at gate entry onto Stage Coach. CMU noted to match Architecture: Mesastone Textured block and Trendstone ground face masonry.**
31. \*Revise the site plan so that it illustrates the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802. **OW**
32. \*Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305. Steve V. 12/12/18 **OW**
  - a. Provide a written or bar scale on the site plan.

- b. Provide a vicinity map on the site plan.
- c. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
- d. Revise the project data to indicate the gross and net lot area in square feet.
- e. 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.
- f. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
- g. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
- h. Revise the site plan to indicate the dimensions of the parcel.
- i. Revise the site plan to indicate the dimension between each building/structure.
- j. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
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#### Building Elevation Design:

- 33. Please update the project narrative and materials board to clearly show compliance with the Environmentally Sensitive Lands Ordinance Light Reflective Values and surface reflection value (Zoning Ordinance Section 6.1070.G.1. a through L). **OW**
- 34. \*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 (Zoning Ordinance Section 1.305). **OW**
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- 36. \*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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines). **OW**
- 37. \*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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines). **OW**
- 38. \*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> . **OW & TRUEFORM**



39. \*Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.305). **OW&DHE**
40. \*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 (DSPM Section 2-1.402). **DHE**
41. \*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 (DSPM Section 2-1.401.1). **OW**
42. \*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 (DSPM Section 2-1.401.4). **OW & DHE**

#### Floor Plans:

43. \*Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. (DSPM Section 2-1.401.3). **OW**
44. \*Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. 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 (DSPM Section 2-1.402). **DHE**

#### Lighting Design:

45. Please update the project photometrics to provide a Light Loss Factor of 1.0. **DHE**

#### Circulation:

46. Please update the project site plan, and associated case materials, to align the site driveway with one of the existing driveways located to the north side of E. Stagecoach Pass Road – one driveway is located within 640 feet of the proposed driveway, and one is located within 450 feet (DSPM Section 5.3-201). **SEG & OW – need to follow up on whether existing driveway or proposed street takes precedence, etc.**
47. Owner will likely be required to dedicate a minimum twenty-five-foot (25-ft) radius right-of-way at the intersection of N. Pima Road and E. Stagecoach Pass Road (DSPM Section 5-3.123). **OW – this will be dependent on final plat**
48. Please update the project narrative, and associated case materials, to state that the site driveway and parking spaces shall be paved with asphalt, unless an alternative pavement material is requested and approved by the Development Review Board (DSPM Section 2-1.305). **OW**
49. Please update the project narrative, and associated case materials, to identify the dedication of safety triangle easements at the site driveway (DSPM Section 5-3.123; Figure 5-3.27). **OW**

50. Please update the project site plan, and associated case materials, to identify the existing driveways on the north side of E. Stagecoach Pass Road, and the relationship of the proposed site driveway location. **OW**

**Engineering:**

51. Please update project narrative, and associated case materials, to acknowledge that water mains located outside of dedicated rights-of-way will be required to be located within a dedicated easement (DSPM Section 6-1.4190. Valves shall be added in accordance with DSPM Section 6-1.409 (at the intersection of distribution mains, the required number of valves will be one less than the number of radiating mains.) Water meter shall be located with dedicated rights-of-way or a dedicated Water and Sewer Facilities easement. **SEG – engineering may not have heard from water about well use and septic**
52. Please update project narrative, and associated case materials, to acknowledge that all refuse enclosures shall be designed in accordance with DSPM Section 2-1.309. Please provide and identify on the project site plan the location and truck turning radii for the refuse truck for collection. **OW**

**Considerations**

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

**Building Elevation Design:**

53. Please consider using more earth-tone colors for the main “sanctuary” facility. **OW**

**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:

**Water and Wastewater:**

54. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. The provided Utility plan refers to both COS Standard Details 2345-1 and 2345-2 for a 1” meter connection. COS Standard Details 2345-1 & 2345-2 refers to a 3" to 6"-meter connection. Standard Detail 2330 refers up to 2" water meter connection. Please update plan with accurate meter size and COS Standard Details. **SEG**
55. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. Update utility plan for a 1” BFP. COS Standard Detail 2351 refers to a 3" to 10" BFPs. **SEG**

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 480-312-7767 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 35 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> 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 480-312-7849 or at [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov).

Sincerely,

Jesus Murillo  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **50-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:  
                  12      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ NAOS / Open Space Plan:  
                  2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Elevations:  
                  Color                                    2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"  
                  B/W                                      2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Elevation Worksheet(s):  
                  2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Photometric Analysis Plan(s):  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

☒ Floor Plan worksheet(s):  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

☒ Scenic or Vista Corridor Plan  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ 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, Water and Waste Water Report and application to your Project Coordinator with any prior City mark-up documents.



Orcutt|Winslow Project 18\_077-01 Center for Spiritual Development, 100 Site Plans Sheet AS105 site overlay was plotted by Bhoomi Desai on Thursday, November 1, 2018 at 4:12 PM. file found at BIM Server: HC Bimservers - BIM Server 21/Health Care Studio/18\_077\_TSG FOUNDATION



1 SITE OVERLAY  
SCALE: 1" = 40'



orcutt | winslow

2929 n central ave  
eleventh floor  
phoenix arizona 85012

602.257.1764 t  
602.257.9029 f

www.owp.com

REGISTERED ARCHITECT  
NOT FOR  
CONSTRUCTION  
ARIZONA, U.S.A.

© 2018 this (hard copy or electronic) drawing is an instrument of service and the property of the Orcutt|Winslow Partnership and shall remain their property. The design professional shall not be responsible for any alterations, modifications or additions made to this drawing by any party other than the design professional. Use of this drawing shall be limited to the original site for which it was prepared and publication thereof is expressly limited to such use in use or reproduction. Unless otherwise agreed in writing, design professional reserves all copyright or other proprietary interest in this drawing, and it may not be re-used for any other purpose without the design professional's written consent. Publication by any method in whole or part is prohibited without the written permission of the design professional. Any information obtained or conclusions derived from this drawing shall be at the user's sole risk.

TSG FOUNDATION  
Center for Spiritual  
Development

PIMA RD & STAGECOACH DR, SCOTTSDALE, AZ #Site Postcode

|  |  |
|--|--|
| CLIENT CONTACT   |  |
| Gita Saraydarian<br>PO Box 7068<br>Cave Creek, AZ<br>85327 | 480.502.1909 t<br>gita@tsgfoundation.org |
| PROJECT NO.<br>18_077-01                                   | DATE OF ISSUE<br>11.02.2018              |
| REVISION NO.   | DATE                                     |

|                                     |                            |
|-------------------------------------|----------------------------|
| PROJECT TEAM<br>mulhall             | DRAWN BY<br>JC, AM, BD, EA |
| PROJECT PHASE<br>design development |                            |
| SHEET CONTENTS<br>site overlay      |                            |
| SHEET NO.<br>AS105                  |                            |





December 14, 2018

Ali Fakh  
Seg  
8280 E Gelding Dr Ste 101  
Scottsdale, AZ 85260

RE: 50-DR-2018  
Bellezza da Stallone  
4P351 (Key Code)

Dear Mr. Gulino:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11-2-2018. The following **1<sup>st</sup> 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:

**Application:**

1. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G.

[Orcutt Winslow has included these values on the Color and Material Sample Board.](#)

2. Please provide roof plan over topo, with all roof ridges, parapets and roof edges dimensioned at 88 Datum. Please provide natural grade contours at 1-foot intervals.

[The roof plan has been provided over the topo lines on the Civil Grading and Drainage plan.](#)

3. Owner shall be required to release and rededicate Natural Area Open Space to be consistent with the proposed site plan prior to permit issuance.

[NAOS will be released and rededicated as part of the replat process happening concurrently with this DRB review.](#)

**Zoning:**

4. Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 5.102.14.a through j. Please, specifically meet with the Transportation Department and confirm the classification of N. Pima Road as a Major Arterial, so parking may exist in between the building and the front yard setback.

[Our team has updated associated materials to comply with Ordinance Section 5.102.14 a through j.](#)

Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 9.103.3 Table 9.103.A. "churches and places of worship."

[Our team has updated associated materials to comply with Ordinance Section 9.103.3 Table 9.103.A.](#)

Please update the project architectural site plan, hardscape plan, and associated case materials, to provide the required setbacks for the proposed site (R1-35). No walls, fences, or hedges over three (3 ft) feet shall be located within the front yard setback (Zoning Ordinance Section 5.402.G). Please update these case materials to be in conformance with this ordinance standard.

[Our team has updated associated materials to comply with Ordinance Section 5.402.G](#)

5. Please update the NAOS plan to provide NAOS data table, to include: **Required**, Provided, Undisturbed NAOS (sq.ft. and percentage), Disturbed NAOS (sq.ft. and percentage) (Zoning Ordinance Section 6.1060). Please also identify the NAOS from the provided open space.

[NAOS information has been updated with the requested information.](#)

6. \*Identify the location of all screen walls on the site plan (Zoning Ordinance Sections 5.204, 7.105, 9.106.F, and 10.501.H).

[All screen walls have been identified and are in compliance.](#)

7. \*Relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.

[Due to the entry sequence and location of the wash/bridge, our team is proposing the location remain as indicated on the drawings to avoid congestion of bicycles at the main entry.](#)

#### Circulation:

8. The owner will likely be required to provide construct a westbound left-turn lane at the site entrance and an eastbound right-turn lane at Pima Road in-lieu of minor collector half-street improvements on E. Stagecoach Pass Road (Scottsdale Revised Code Section 47-21 and 47-22)

[Please see comment response in SEG letter.](#)

#### Fire:

9. Please update the project site plan, and associated case materials, to provide and identify fire lane surfaces supporting 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM Section 2-1.303(3)).

[Please see comment response in SEG letter.](#)

10. Please update the project site plan, and associated case materials, to demonstrate "commercial" turning radii (25' inner/49' Outside /55' Bucket Swing), due to the proposed use of the property (DSPM Section 2-1.303(5)).

[Turning radii have been updated and dimensioned accordingly.](#)

11. Please update the project site plan, and associated case materials, to provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8)).

[Site plan indicates hammer head configuration at end of drive for emergency vehicle turn-around.](#)

#### Drainage:

12. 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. Please reference Attachment "B," redlined case drainage report, for drainage comments.

[Please see revised Drainage Report as requested.](#)

Water and Waste Water:

13. 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 either as a hard copy or on a CD/DVD. Please address the following:
- a. Both SRC Section 49-224 and Design Standards and Policies Manual (DSPM) Section 7-1.400 require sewer improvements to be extended along all project street frontages. However, sewer line construction along E. Stagecoach Pass Road may be waived, as the existing topo does not allow gravity flow to N. Pima Road sewer.
  - b. Owner will likely be required to extend sewer, if within 660-feet of an active sewer system. Based on the proposed building location, it appears as though a gravity sewer may be constructed and discharged to the N. Pima Road sewer, through the location of the existing dedicated sewer easement (DSPM Section 7-1.400).
  - c. A fire hydrant flow test shall be required. Please provide and identify the preliminary hydraulic analysis based on the fire hydrant flow test (DSPM Section 6-1.201).
  - d. Please update the report to state that pipe, installed into ACP or PVC pipe within 6-feet of another fitting or joint, will require that section of pipe to be removed and replaced with DIP (DSPM Section 6-1.408).
  - e. Please coordinate with fire department on required fire line size and location (DSPM Section 6-1.201).

[Plans are being resubmitted with Water and Sewer connections shown, however, our team is still pursuing a variance to this requirement based on the requirements of the Living Building Challenge to remain disconnected from water and sewer with the exception of a water connection for fire suppression. See SEG responses to all associated comments.](#)

Development Review Board Application:

14. \*Please submit a revised Project Narrative that addresses the criteria set forth in Section 1.904 of the Zoning Ordinance.

[Project Narrative has been updated.](#)

15. \*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 (Zoning Ordinance Section 1.305).

[Fonts have been enlarged as requested.](#)

16. \*Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

[Details have been provided as part of resubmittal.](#)

17. \*Please revise the Color & Material Sample Board to include the Chroma, Value, and Light \*Reflectance Value for all materials and colors proposed for this development (Zoning Ordinance Section 6.1070.G).



Values have been provided on revised board.

18. \*Notes and dimensions on the Color & Material Sample Board 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 (Zoning Ordinance Section 1.305).

Font sizes have been enlarged.

Elevations:

19. \*Provide information and details related to screening devices that will be utilized to screen any mechanical equipment (Zoning Ordinance Section 1.904.A.4 and Section 7.105).

Equipment is being screened on roof by parapets.

20. \*Provide information and details related to the roof drainage system (Zoning Ordinance Section 7.105).

Details have been provided as requested.

Archaeology:

21. \*The cultural resources survey, with a staff date of 11/02/2018, has been sent to an on-call archaeological consultant, Archaeological Consulting Services, for peer review.

Noted.

**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:

Application/Legal:

22. Approval of the proposed Development Review case will be contingent on the approval of abandonment case number 10-AB-2018. Noted.
23. Approval of the proposed Development Review case will be contingent on the approval of Map of Release, plan check number 5694-18. Noted.
24. Approval of the proposed Development Review case will be contingent on the approval of Minor Subdivision case number 11-MD-2018. Noted.

Site Design:

25. The owner will likely be required to dedicate a 50-foot Scenic Corridor Easement along the E. Stagecoach Pass Road frontage. No walls shall be located within the Scenic Corridor Easement area.

Walls have been adjusted to meet this easement requirement.

26. \*Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.

Bicycle information has been updated. Due to the entry sequence and location of the wash/bridge, our team is proposing the location remain as indicated on the drawings to avoid congestion of bicycles at the main entry.

27. \*Please provide site plan that is a black line drawing, without any gray tones, colors, or topographic lines so that all copies of the site plan will be readable (Zoning Ordinance Section 1.305, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications).

Site plan has been updated per request.

28. \*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 (DSPM Section 2-1.205.A).

Noted.

29. \*Revise the site plan so that it illustrates the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802.

Site plan has been revised accordingly.

30. \*Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305. Steve V. 12/12/18
- Provide a written or bar scale on the site plan.
  - Provide a vicinity map on the site plan.
  - Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
  - Revise the project data to indicate the gross and net lot area in square feet.
  - 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.
  - Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
  - Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
  - Revise the site plan to indicate the dimensions of the parcel.
  - Revise the site plan to indicate the dimension between each building/structure.
  - Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
  - Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
  - Revise the site plan to indicate the dimensions of the parking spaces, drive aisles, and landscape islands.

Site plan revisions have been made accordingly.

#### Building Elevation Design:

31. Please update the project narrative and materials board to clearly show compliance with the Environmentally Sensitive Lands Ordinance Light Reflective Values and surface reflection value (Zoning Ordinance Section 6.1070.G.1. a through L).

This information has been provided.

32. \*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 (Zoning Ordinance Section 1.305).

Elevations have been updated.

33. \*Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. (Scottsdale Sensitive Design Principle 9).

Elevations have been adjusted to better serve the context.

34. \*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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines).

Sections have been provided.

35. \*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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines).

All doors meet this requirement.

36. \*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> .

Shade has been adjusted accordingly.

37. \*Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.305).

Light fixtures identified.

38. \*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 (DSPM Section 2-1.402).

SES will be in electrical room.

39. \*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 (DSPM Section 2-1.401.1).

Parapet heights exceed height of mechanical rooftop units.

40. \*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 (DSPM Section 2-1.401.4).

[Roof drains are interior with the exception of architectural feature scuppers.](#)

#### Floor Plans:

41. \*Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. (DSPM Section 2-1.401.3).

[Location of roof access ladder identified.](#)

42. \*Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. 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 (DSPM Section 2-1.402).

[Location is in electrical room.](#)

#### Lighting Design:

43. Please update the project photometrics to provide a Light Loss Factor of 1.0.[Updated.](#)

#### Circulation:

44. Please update the project site plan, and associated case materials, to align the site driveway with one of the existing driveways located to the north side of E. Stagecoach Pass Road – one driveway is located within 640 feet of the proposed driveway, and one is located within 450 feet (DSPM Section 5.3-201). [Driveway relocated.](#)
45. Owner will likely be required to dedicate a minimum twenty-five-foot (25-ft) radius right-of-way at the intersection of N. Pima Road and E. Stagecoach Pass Road (DSPM Section 5-3.123). [Identified on site plan.](#)
46. Please update the project narrative, and associated case materials, to state that the site driveway and parking spaces shall be paved with asphalt, unless an alternative pavement material is requested and approved by the Development Review Board (DSPM Section 2-1.305). [Narrative has been updated to reflect current design.](#)
47. Please update the project narrative, and associated case materials, to identify the dedication of safety triangle easements at the site driveway (DSPM Section 5-3.123; Figure 5-3.27). [Easements indicated on site plan.](#)
48. Please update the project site plan, and associated case materials, to identify the existing driveways on the north side of E. Stagecoach Pass Road, and the relationship of the proposed site driveway location. [Site plan has been updated.](#)

#### Engineering:

49. Please update project narrative, and associated case materials, to acknowledge that water mains located outside of dedicated rights-of-way will be required to be located within a dedicated easement (DSPM Section 6-1.4190. Valves shall be added in accordance with DSPM Section 6-1.409 (at the intersection of distribution mains, the required number of valves will be one less than the number of radiating mains.) Water meter shall be located with dedicated rights-of-way or a dedicated Water and Sewer Facilities easement. [See SEG response.](#)

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### **Considerations**

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

#### **Building Elevation Design:**

51. Please consider using more earth-tone colors for the main "sanctuary" facility. [Noted.](#)

### **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:

#### **Water and Wastewater:**

52. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. The provided Utility plan refers to both COS Standard Details 2345-1 and 2345-2 for a 1" meter connection. COS Standard Details 2345-1 & 2345-2 refers to a 3" to 6"-meter connection. Standard Detail 2330 refers up to 2" water meter connection. Please update plan with accurate meter size and COS Standard Details. [See SEG Response.](#)
53. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. Update utility plan for a 1" BFP. COS Standard Detail 2351 refers to a 3" to 10" BFPs. [See SEG Response.](#)

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.

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The Planning & Development Services Division has had this application in review for 35 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> 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 480-312-7849 or at [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov).

Sincerely,

Jesus Murillo  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **50-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:  
                  12      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ NAOS / Open Space Plan:  
                  2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Elevations:  
                  Color                                    2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"  
                  B/W                                      2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Elevation Worksheet(s):  
                  2      24" x 36"                    2      11" x 17"                    2      8 ½" x 11"

☒ Photometric Analysis Plan(s):  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

☒ Floor Plan worksheet(s):  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

☒ Scenic or Vista Corridor Plan  
                  1      24" x 36"                    1      11" x 17"                    1      8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ 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, Water and Waste Water Report and application to your Project Coordinator with any prior City mark-up documents.

|          |                |            |                    |
|----------|----------------|------------|--------------------|
| CLIENT:  | Orcutt Winslow | DATE:      | 12/17/2018         |
| PROJECT: | TSG            | REFERENCE: | Review City Letter |

| No.   | Sheet No. | Reviewer | COMMENT  | Responsible Party                                      | RESPONSE |
|---|-----------|----------|--|--|----------|
| The following comments are from: City of Phoenix (Letter) |           |          |  | Jesus Murillo, JMurillo@ScottsdaleAz.Gov, 480.312.7849 |          |
| 1   | Pg. 1     | JM       | <b>Application:</b> 1.<br>Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development. Please refer to Zoning Ordinance Section 6.1070.G. |  |          |
| 2   | Pg. 1     | JM       | 2. Please provide roof plan over topo, with all roof ridges, parapets and roof edges dimensioned at 88 Datum. Please provide natural grade contours at 1-foot intervals.   |  |          |
| 3   | Pg. 1     | JM       | 3. Owner shall be required to release and rededicate Natural Area Open Space to be consistent with the proposed site plan prior to permit issuance.  |  |          |



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| 4 | Pg. 1        | JM | <p><b>Zoning:</b> 4.</p> <p>Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 5.102.14.a through j. Please, specifically meet with the Transportation Department and confirm the classification of N. Pima Road as a Major Arterial, so parking may exist in between the building and the front yard setback.</p> |  |  |
| 5 | Pg.1         | JM | <p>5. Please update the project narrative, site plan, hardscape plan, architectural plan, and associated case materials, to provide and identify how the proposal meets the requirements in Ordinance Section 9.103.3 Table 9.103.A. "churches and places of worship."</p>  |  |  |
| 6 | Pg. 1- Pg. 2 | JM | <p>6. Please update the project architectural site plan, hardscape plan, and associated case materials, to provide the required setbacks for the proposed site (R1-35). No walls, fences, or hedges over three (3 ft) feet shall be located within the front yard setback (Zoning Ordinance Section 5.402.G). Please update these case materials to be in conformance with this ordinance standard.</p>   |  |  |

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| 7  | Pg. 2 | JM | 7. Please update the NAOS plan to provide NAOS data table, to include: Required, Provided, Undisturbed NAOS (sq. Ft. and percentage), Disturbed NAOS (sq. Ft. and percentage) (Zoning Ordinance Section 6.1060). Please also identify the NAOS from the provided open space.                                      |     |  |
| 8  | Pg. 2 | JM | 8. Identify the location of all screen walls on the site plan (Zoning Ordinance Sections 5.204, 7.105, 9.106.F, and 10.501.H).  |     |  |
| 9  |       |    | 9. Relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.  |     |  |
| 10 | Pg. 2 | JM | <b>Circulations:</b> 10.<br>The owner will likely be required to provide construct a westbound left-turn lane at the site entrance and an eastbound right-turn lane at Pima Road in-lieu of minor collector half-street improvements on E. Stagecoach Pass Road (Scottsdale Revised Code Section 47-21 and 47-22) |     |  |
| 11 | Pg. 2 | JM | <b>Fire:</b> 11.<br>Please update the project site plan, and associated case materials, to provide and identify fire lane surfaces supporting 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM Section 2-1.303(3)).   | SEG | Added Heavy-Duty Asphalt and a note stating fire surfaces to support 83,000 lb. GVW. |

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| 12 | Pg. 2 | JM | 12. Please update the project site plan, and associated case materials, to demonstrate "commercial" turning radii (25' inner/49' Outside /55' Bucket Swing), due to the proposed use of the property (DSPM Section 2-1.303(5)).   | SEG | Refer to Vehicle Tracking Exhibit   |
| 13 | Pg. 2 | JM | 13. Please update the project site plan, and associated case materials, to provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8)).  | SEG | Hammerhead provides sufficient turn-around for emergency vehicles. Refer to Vehicle Tracking Exhibit. |
| 14 | Pg. 2 | JM | <b>Drainage:</b><br>14. 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. Please reference Attachment "B," redlined case drainage report, for drainage comments.                   | SEG | Submittal contains original redline copy of the drainage report and two copies of the updated report. |
| 15 | Pg. 2 | JM | <b>Water and Waste Water:</b><br>15. 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 either as a hard copy or on a CD/DVD. Please address the following: | SEG | Submitting 3 copies with original redline copy  |

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| 16 | Pg. 2 | JM | 15. a. Both SRC Section 49-224 and Design Standards and Policies Manual (DSPM) Section 7-1.400 require sewer improvements to be extended along all project street frontages. However, sewer line construction along E. Stagecoach Pass Road may be waived, as the existing topo does not allow gravity flow to N. Pima Road sewer.   |  | Showing connection to sewer main along Pima Road. |
| 17 | Pg. 2 | JM | 15. b. Owner will likely be required to extend sewer, if within 660-feet of an active sewer system. Based on the proposed building location, it appears as though a gravity sewer may be constructed and discharged to the N. Pima Road sewer, through the location of the existing dedicated sewer easement (DSPM Section 7-1.400). |  | See comment 16                                    |
| 18 | Pg. 2 | JM | 15. c. A fire hydrant flow test shall be required. Please provide and identify the preliminary hydraulic analysis based on the fire hydrant flow test (DSPM Section 6-1.201).  |  | Provided  |
| 19 | Pg. 3 | JM | 15. d. Please update the report to state that pipe, installed into ACP or PVC pipe within 6-feet of another fitting or joint, will require that section of pipe to be removed and replaced with DIP (DSPM Section 6-1.408).  |  | Updated   |
| 20 | Pg. 3 | JM | 15. e. Please coordinate with fire department on required fire line size and location (DSPM Section 6-1.201).  |  | Updated   |

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| 21 | Pg. 3 | JM | <b>Development Review Board Application:</b><br>16. Please submit a revised Project Narrative that addresses the criteria set forth in Section 1.904 of the Zoning Ordinance.  |  |  |
| 22 | Pg. 3 | JM | 17. 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 (Zoning Ordinance Section 1.305). |  |  |
| 23 | Pg. 3 | JM | 18. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.   |  |  |
| 24 | Pg. 3 | JM | 19. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light *Reflectance Value for all materials and colors proposed for this development (Zoning Ordinance Section 6.1070.G).   |  |  |
| 25 | Pg. 3 | JM | 20. Notes and dimensions on the Color & Material Sample Board 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 (Zoning Ordinance Section 1.305).                 |  |  |

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| 26 | Pg. 3 | JM | <b>Elevations:</b><br>21. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment (Zoning Ordinance Section 1.904.A.4 and Section 7.105).  |  |  |
| 27 | Pg. 3 | JM | 22. Provide information and details related to the roof drainage system (Zoning Ordinance Section 7.105).  |  |  |
| 28 | Pg. 3 | JM | <b>Archaeology:</b><br>23. The cultural resources survey, with a staff date of 11/02/2018, has been sent to an on-call archaeological consultant, Archaeological Consulting Services, for peer review.   |  |  |
| 29 | Pg. 3 | JM | <b>Significant Policy Related Issues</b><br>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: |  |  |
| 30 | Pg. 3 | JM | <b>Application/Legal:</b><br>24. Approval of the proposed Development Review case will be contingent on the approval of abandonment case number 10-AB-2018.  |  |  |

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| 31 | Pg. 3 | JM | 25. Approval of the proposed Development Review case will be contingent on the approval of Map of Release, plan check number 5694-18.   |  |   |
| 32 | Pg. 3 | JM | 26. Approval of the proposed Development Review case will be contingent on the approval of Minor Subdivision case number 11-MD-2018.  |  |   |
| 33 | Pg. 3 | JM | <b>Site Design:</b><br>27. The owner will likely be required to dedicate a 50-foot Scenic Corridor Easement along the E. Stagecoach Pass Road frontage. No walls shall be located within the Scenic Corridor Easement area.   |  | Dedicated 50' scenic corridor along Stagecoach Pass |
| 34 | Pg. 4 |    | 28. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance. |  | Included bicycle rack per C.O.S Std. Dtl. 2285      |

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| 35 | Pg. 4 |  | 29. Please provide site plan that is a black line drawing, without any gray tones, colors, or topographic lines so that all copies of the site plan will be readable (Zoning Ordinance Section 1.305, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications).  |  |                                   |
| 36 | Pg. 4 |  | 30. 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 (DSPM Section 2-1.205.A). |  |                                   |
| 37 | Pg. 4 |  | 31. Revise the site plan so that it illustrates the necessary emergency access and fire lanes in compliance with the Scottsdale Design Standards & Policies Manual Section 2-1.802.  |  | Refer to Vehicle Tracking Exhibit |



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| 38 | Pg. 4 |  | 32. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305. Steve V. 12/12/18 |  |                                      |
| 39 | Pg. 4 |  | 32. a. Provide a written or bar scale on the site plan.  |  |                                      |
| 40 | Pg. 4 |  | 32. b. Provide a vicinity map on the site plan.  |  |                                      |
| 41 | Pg. 4 |  | 32. c. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.  |  |                                      |
| 42 | Pg. 4 |  | 32. d. Revise the project data to indicate the gross and net lot area in square feet.  |  |                                      |
| 43 | Pg. 4 |  | 32. e. 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.   |  | Added parking to grading cover sheet |
| 44 | Pg. 4 |  | 32. f. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.  |  |                                      |
| 45 | Pg. 4 |  | 32. g. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.   |  |                                      |
| 46 | Pg. 4 |  | 32. h. Revise the site plan to indicate the dimensions of the parcel.  |  |                                      |

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| 47 | Pg. 4 |    | 32. i. <del>R</del> Revise the site plan to indicate the dimension between each building/structure.  |  |  |
| 48 | Pg. 4 |    | 32. j. <del>R</del> Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.  |  |  |
| 49 | Pg. 4 |    | 32. k. <del>R</del> Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.   |  |  |
| 50 | Pg. 4 |    | 32. l. <del>R</del> Revise the site plan to indicate the dimensions of the parking spaces, drive aisles, and landscape islands.  |  |  |
| 51 | Pg. 4 | JM | <b>Building Elevation Design:</b><br>33. Please update the project narrative and materials board to clearly show compliance with the Environmentally Sensitive Lands Ordinance Light Reflective Values and surface reflection value (Zoning Ordinance Section 6.1070.G.1. a through L).  |  |  |
| 52 | Pg. 4 |    | 34. <del>I</del> 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 (Zoning Ordinance Section 1.305). |  |  |
| 53 | Pg. 5 |    | 35. <del>P</del> Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found  |  |  |

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| 54 | Pg. 5 |  | 36. 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  |  |  |
| 55 | Pg. 5 |  | 37. 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 (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines). |  |  |

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| 56 | Pg. 5 |  | <p>38. 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:<br/> <a href="http://www.scottsdaleaz.gov/design/Shading">http://www.scottsdaleaz.gov/design/Shading</a> .</p> |  |  |
| 57 | Pg. 5 |  | <p>39. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan &amp; Report Requirements for Development Applications (Zoning Ordinance Section 1.305).</p>   |  |  |

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| 58 | Pg. 5 |  | 40. 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 (DSPM Section 2-1.402). |  |  |
| 59 | Pg. 5 |  | 41. 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 (DSPM Section 2-1.401.1).   |  |  |

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| 60 | Pg. 5 |  | 42. 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 (DSPM Section 2-1.401.4).   |  |  |
| 61 | Pg. 5 |  | <b>Floor Plans:</b><br>43. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. (DSPM Section 2-1.401.3).  |  |  |
| 62 | Pg. 5 |  | 44. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels. 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 (DSPM Section 2-1.402). |  |  |

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| 63 | Pg. 6 | JM | <b>Lighting Design:</b><br>45. Please update the project photometrics to provide a Light Loss Factor of 1.0.   |  |  |
| 64 | Pg. 6 | JM | <b>Circulation:</b><br>46. Please update the project site plan, and associated case materials, to align the site driveway with one of the existing driveways located to the north side of E. Stagecoach Pass Road – one driveway is located within 640 feet of the proposed driveway, and one is located within 450 feet (DSPM Section 5.3-201). |  |  |
| 65 | Pg. 6 | JM | 47. Owner will likely be required to dedicate a minimum twenty-five-foot (25-ft) radius right-of-way at the intersection of N. Pima Road and E. Stagecoach Pass Road (DSPM Section 5-3.123).   |  |  |
| 66 | Pg. 6 | JM | 48. Please update the project narrative, and associated case materials, to state that the site driveway and parking spaces shall be paved with asphalt, unless an alternative pavement material is requested and approved by the Development Review Board (DSPM Section 2-1.305).  |  |  |

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| 67 | Pg. 6 | JM | 49. Please update the project narrative, and associated case materials, to identify the dedication of safety triangle easements at the site driveway (DSPM Section 5-3.123; Figure 5-3.27).  |  |   |
| 68 | Pg. 6 | JM | 50. Please update the project site plan, and associated case materials, to identify the existing driveways on the north side of E. Stagecoach Pass Road, and the relationship of the proposed site driveway location.  |  |   |
| 69 | Pg. 6 | JM | <b>Engineering:</b><br>51. Please update project narrative, and associated case materials, to acknowledge that water mains located outside of dedicated rights-of-way will be required to be located within a dedicated easement (DSPM Section 6-1.4190. Valves shall be added in accordance with DSPM Section 6-1.409 (at the intersection of distribution mains, the required number of valves will be one less than the number of radiating mains.) Water meter shall be located with dedicated rights-of-way or a dedicated Water and Sewer Facilities easement. |  | Showing easements for all public waterlines onsite. |



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| 70 | Pg. 6 | JM | 52. Please update project narrative, and associated case materials, to acknowledge that all refuse enclosures shall be designed in accordance with DSPM Section 2-1.309. Please provide and identify on the project site plan the location and truck turning radii for the refuse truck for collection.  |  | Showing C.O.S Refuse enclosure |
| 71 | Pg. 6 | JM | <b>Considerations</b><br>The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following: |  |                                |
| 72 | Pg. 6 | JM | <b>Building Elevation Design:</b><br>53. Please consider using more earth-tone colors for the main "sanctuary" facility.   |  |                                |

|    |       |    |  |  |   |
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| 73 | Pg. 7 | JM | <b>Technical Corrections</b><br>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: |  |   |
| 74 | Pg. 7 | JM | <b>Water and Wastewater:</b><br>54. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. The provided Utility plan refers to both COS Standard Details 2345-1 and 2345-2 for a 1" meter connection. COS Standard Details 2345-1 & 2345-2 refers to a 3" to 6"-meter connection. Standard Detail 2330 refers up to 2" water meter connection. Please update plan with accurate meter size and COS Standard Details.  |  | All utilities pdated according to C.O.S standards |
| 75 | Pg. 7 | JM | 55. Please update the water and wastewater utility plan to be consistent with City of Scottsdale (COS) standards. Update utility plan for a 1" BFP. COS Standard Detail 2351 refers to a 3" to 10" BFPs.   |  | See comment 74                                    |
| 76 | Pg. 8 | JM | Case Number: 50-DR-2018  |  | Added case number to drainage report              |

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| 77   | Pg. 8 | JM | One Copy: Cover Letter<br>One Copy: Revised CD of submittal (CD/DVD, format)<br>One Copy: Revised Narrative for Project                                |  |  |
| 78   | Pg. 8 | JM | Site Plan:<br>12 24x36, 2 11x17, 2 8 1/2x11  |  |  |
| 79   | Pg. 8 | JM | NAOS:<br>2 24x36, 2 11x17, 2 8 1/2x11  |  |  |
| 60   | Pg. 8 | JM | Elevations: (Color)<br>2 24x36, 2 11x17, 2 8 1/2x11  |  |  |
| 61   | Pg. 8 | JM | Elevations: (Black&White)<br>2 24x36, 2 11x17, 2 8 1/2x11  |  |  |
| 62   | Pg. 8 | JM | Elevations Worksheet:<br>2 24x36, 2 11x17, 2 8 1/2x11  |  |  |
| 63   | Pg. 8 | JM | Photometric Analysis Plan:<br>1 24x36, 1 11x17, 1 8 1/2x11   |  |  |
| 64   | Pg. 8 | JM | Floor Plan Worksheet:<br>1 24x36, 1 11x17, 1 8 1/2x11  |  |  |
| 65   | Pg. 8 | JM | Scenic or Vista Corridor Plan:<br>1 24x36, 1 11x17, 1 8 1/2x11   |  |  |
| 66   | Pg. 8 | JM | Revised Drainage Report:<br>2 copies   |  |  |
| 67   | Pg. 8 | JM | Revised Water Design Report:<br>3 copies   |  |  |
| 68   | Pg. 8 | JM | Revised Wastewater Design Report:<br>3 copies  |  |  |
| 69   | Pg. 8 | JM | Resubmit the revised Drainage Reports, Water and Waste Water Report and application to your Project Coordinator with any prior City mark-up documents. |  |  |
| The following comments are from: Drainage Report |       |    |  |  |  |
|  |       |    |  | Dan Bloemburg, JMurillo@ScottsdaleAz.Gov, 480.312.7849 |  |

|    |   |    |   |  |  |
|----|---|----|---|--|--|
| 1  | 1 | DG | Add case no 50-DR-2018  |  |  |
| 2  | 2 | DG | Add section for Stormwater Pollution Prevention Plan.   |  |  |
| 3  | 5 | DG | Please create 24"x36" exhibits showing the grids, flow arrows and flowrates and the cross section you used to determine the flowrate. Then provide another exhibit showing how you determined the flowrate at a cross section. Use a table to present your results. The exhibit in this report does not provide this information. |  |  |
| 4  | 5 | DG | Describe method used to calculate flowrates.  |  |  |
| 5  | 5 | DG | Spelling  |  |  |
| 6  | 6 | DG | Change Title to "Existing Condition: 100 yr. flowrates at historical outlet locations.  |  |  |
| 7  | 6 | DG | Change to: Drainage Area Sub Basin  |  |  |
| 8  | 6 | DG | Remove the total row, it's meaningless  |  |  |
| 9  | 6 | DG | Incorrect use of C. Use 0.95 for buildings and pavement parking areas.  |  |  |
| 10 | 7 | DG | Delete all references to First Flush in the document, It doesn't apply here and it's confuses everything.   |  |  |
| 11 | 7 | DG | Show the detailed calculation here.   |  |  |
| 12 | 7 | DG | Method used in Appendix IV is incorrect. Use the Volume Required VR equations from the DSPM 2018 Ch 4. Show all the calculations here.  |  |  |
| 13 | 8 | DG | Revise this table, it's full of errors.   |  |  |



|    |    |    |   |  |  |
|----|----|----|---|--|--|
| 14 | 8  | DG | Show and summarize the finished flow calcs for this site. Don't just provide a general statement. The report will not be approved with out this statement.  |  |  |
| 15 | 10 | DG | Rotate exhibit 90 degrees so North is up.   |  |  |
| 16 | 12 | DG | Please create 24"x36" exhibits showing the grids, flow arrows and flowrates and the cross section you used to determine the flowrate. Then provide another exhibit showing how you determined the flowrate at a cross section. Use a table to present your results. The exhibit is this report does not provide this information. Please revise this exhibit. |  |  |
| 17 | 12 | DG | Provide a title that states this is a FLO-2D exhibit from a specific ADMS study.  |  |  |
| 18 | 23 | DG | Revise this table it's full of errors. The report will not be approved without corrections. Show the Q10 values too or use a separate table.  |  |  |
| 19 | 24 | DG | Show the Q100 and Q10 for each historical outlet per drainage sub basin.  |  |  |
| 20 | 24 | DG | State the source for the flowrates.   |  |  |
| 21 | 24 | DG | You need to provide stormwater storage in any drainage sub area where development occurs. In this case, it appears development occurs in both DA2 and DA1.  |  |  |

|    |    |    |   |  |  |
|----|----|----|---|--|--|
| 22 | 24 | DG | Show the site plan foot print on this plan. Shade it back so the DA boundaries and contours are still visible.  |  |  |
| 23 | 24 | DG | Define what this value represents. Show the calcs for this in the report. Use a table to show results of calculations and provide a summary.  |  |  |
| 24 | 24 | DG | Show and label the AE floodplain. Show the Q100 and Water Surface Elevation (WSEL) at 3 cross sections on Stage Coach Pass Wash. Show the wash name. Show the FLO-2D flowrate for Stage Coach Pass Wash. Show and label the drainage easements. State the source of the flowrate for the wash. Show this information on all the exhibits. |  |  |
| 25 | 24 | DG | Move notes to match the contours  |  |  |
| 26 | 24 | DG | Add: On Site  |  |  |
| 27 | 25 | DG | Find a better naming system for the basins. Names for drainage sub areas must be the same for pre and post conditions. What you show here doesn't work and needs to be revised.   |  |  |
| 28 | 25 | DG | Call this DA-2 not OS-2, and the drainage boundaries for pre and post cannot change. Make all the revisions. This case drainage report will not be approved without these revisions.  |  |  |
| 29 | 25 | DG | This area drains to DA2   |  |  |

|    |    |    |  |  |  |
|----|----|----|--|--|--|
| 30 | 25 | DG | Drainage boundary lines cannot change between pre and post. Revise this.   |  |  |
| 31 | 25 | DG | Provide a retention basin in DA-2 for that portion of the driveway and building area that drain to DA2   |  |  |
| 32 | 25 | DG | Define what this value represents. Show the calcs for this in the report. Use a table to show results of calculations and provide a summary.                         |  |  |
| 33 | 25 | DG | Why is this here?  |  |  |
| 34 | 25 | DG | Increase the runoff coefficient for pavement to 0.95   |  |  |
| 35 | 25 | DG | You're showing multiple DA, when there's only one DA. You're confusing the weighted runoff coeff (Cw) calculations with DA delineation.                              |  |  |
| 36 | 25 | DG | Define what this value represents. Show the calcs for this in the report. Use a table to show results of calculations and provide a summary.                         |  |  |
| 37 | 25 | DG | The runoff for this post DA sub basin must be less than the pre DA sub basin runoff rate. Show this, provide detailed calcs in a table. Make notations on this plan. |  |  |
| 38 | 25 | DG | There is only one drainage area for this one basin because the runoff coeff is the same. Delete the multiple DA sub basins.  |  |  |

|    |    |    |   |  |  |
|----|----|----|---|--|--|
| 39 | 25 | DG | Show and label the AE floodplain. Show the Q100 and Water Surface Elevation (WSEL) at 3 cross sections on Stage Coach Pass Wash. Show the wash name. Show the FLO-2D flowrate for Stage Coach Pass Wash. Show and label the drainage easements. State the source of the flowrate for the wash. Show this information on all the exhibits. |  |  |
| 40 | 27 | DG | Show the Pre Dev drainage boundaries lines on this map.   |  |  |
| 41 | 27 | DG | Define LP   |  |  |
| 42 | 27 | DG | Call out all the LF88   |  |  |
| 43 | 27 | DG | Why are you using permeable pavement and a detention basin. You're increasing your construction cost by 10 times. Especially since you have plenty of room for basins. Delete permeable pavement, it's not needed.  |  |  |
| 44 | 27 | DG | Define this area and add it to the legend.  |  |  |
| 45 | 27 | DG | Show drainage easement over the basin.  |  |  |
| 46 | 27 | DG | Build a v-notch or similar shape weir here out of concrete.   |  |  |

|    |    |    |   |  |  |
|----|----|----|---|--|--|
| 47 | 27 | DG | Show and label the AE floodplain. Show the Q100 and Water Surface Elevation (WSEL) at 3 cross sections on Stage Coach Pass Wash. Show the wash name. Show the FLO-2D flowrate for Stage Coach Pass Wash. Show and label the drainage easements. State the source of the flowrate for the wash. Show this information on all the exhibits. |  |  |
| 48 | 29 | DG | You don't need to do the complex modeling for this site, besides it's full of errors. Delete all this analysis.   |  |  |
|    |    |    |   |  |  |



City of Scottsdale  
Jesus Murillo, Senior Planner  
3939 N. Drinkwater Blvd  
Scottsdale, AZ, 85251

April 8, 2019

Dear Jesus,

Thank you for your response to our submittal for the Design Review Board for the TSG Foundation for Spiritual Development, formally called Bellezza da Stallone 50-DR-2018. Attached you will find our formal response to your 1<sup>st</sup> Review Comments from Orcutt Winslow and our consultants, SEG Civil Engineering, TrueForm Landscape Architecture and DHE Engineering. We truly appreciate your feedback and look forward to a successful design review for a project that will bring beauty and sustainability to the City of Scottsdale.

If you have any questions on our responses or resubmittal package, please do not hesitate to reach out to me at [mulhall.a@owp.com](mailto:mulhall.a@owp.com) or 602-257-1742.

Sincerely,



Ashley Mulhall, AIA, LEED AP BD+C, WELL AP

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