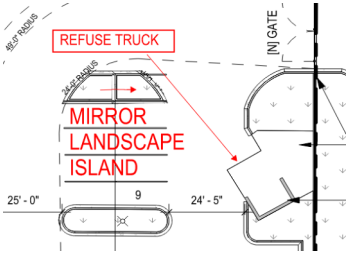


Western Technologies Addition			
City of Scottsdale DRB rev1 comment 04.04.2022			
3-DR-2022			
Item	Subject	Comment	Action / Response
<b>Zoning Ordinances and Scottsdale Revise Code Significant Issues</b>			
001	Circulation	Please revise site plan to dimension all drive aisles, adjacent streets/future street right-of-way, and pedestrian walkways in the next submittal	Site plan updated to include dimensions
002	Circulation	Please revise the site plan to indicate the type of pavement shown on the north side of the new building, as shown in a pattern on the site	Noted on new sheet AS-001 Pavement hatch is shown in legend of G&D Preliminary Improvement Plan. Pavement type called out per keynote and detail.
003	Fire	Demonstrate the location of the Fire Department Connection Fire Ord. 4283, 912	Fire Sprinkler System reviewed by Fire Protection Engineer, JOHN MOTTA. Existing fire riser at existing building has capacity to provide necessary load for fire sprinkler system to new 6,000SF Addition. No problems are seen by extending fire sprinkler system to new 6,000SF Addition.
004	Site Design	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.-BCarr 3/30/2022	Bike rack added to site plan and Note added to required parking notes on AS-000.
005	Site Design	Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of those equipment on the site	Completed. This has been done at a preliminary level and shall be further detailed in construction documents.
001	Elevations	Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3	Louver screen has been added to screen mechanical rooftop equipments
002	Elevations	Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Zoning Ordinance Section 7.105.C	add Section showing internal roof drain on sheet A2-100
<b>Significant Policy Related Issues</b>			
006	Site Design	DSPM 2-1.309: Mirror northern landscape island to facilitate a 40' long refuse truck at 45' turning radius into refuse enclosure as follows: 	Completed. Island updated.
007	Water BOD	DSPM 6-1.202 + 7-1.201: Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Update BODs accordingly	Completed.
008	Water BOD	Refer to Civil G&D and drainage report redlines for drainage review comments	Completed.
Redline	Drainage Report	Drainage Report pg1: Refer to the redline civil G&D plan and revise the drainage report as applicable.	Completed.

Redline	Drainage Report	Drainage Report pg21: For all existing and proposed volume calculations for surface retention basins, please show elevation-area-volume-cumulative volume relations in tables.	Completed. See updated Basin Volume spreadsheet in Retention Appendix.
Redline	Drainage Report	Drainage Report pg21: The pre-calculations should be supported by areas identified on an aerial photo exhibit to be provided in the drainage report.	Completed. Aerial photo not included, but an existing conditions hydrology map from the survey has been shown with its own drainage area and calculations shown to support the pre-condition C-value/area.
Redline	Drainage Report	Drainage Report pg21: Show the underground retention volume calculations in detail.	Completed. See updated Basin Volume spreadsheet in Retention Appendix.
Redline	G&D Plan	Sheet 1: Based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS), the site is subject to some offsite flows from the north which drain out directly into the existing retention basin. The offsite flow may overwhelm the proposed retention basins and may inundate the site. This issue needs to be evaluated in the drainage report along with supportive exhibits.	Acknowledged. The outfall for the basin is the ultimate outfall for the site labeled at the southwest of the basin at an elevation of 1218.58. When the basin and underground retention are full from the onsite runoff, any offsite flow to the basin will spill out to the street at the southwest (as it does in the existing condition) and will not enter the rest of the site. The finished floor elevation for the new building is set more than 15" above the outfall. Discussion added to drainage report.
Redline	G&D Plan	Sheet 2: Call out the invert elevations for all existing and proposed catch basins that are related to the current project. - Typical	Completed.
Redline	G&D Plan	Sheet 2: Provide clean-out(s) at the bend(s) and call out the rim and invert elevation(s). - Typical	Completed. Drain basins provided at all bends. Rims and inverts shall be provided in construction documents.
Redline	G&D Plan	Sheet 2: Show and label the limits of Drainage and Flood Control (DFC) easement dedications around the proposed surface and underground retention basins along with a minimum of 12.0' wide vehicular access to the basins from the nearest right-of-way (R.O.W.) in the form of DFC easements too. - Typical	Acknowledged. These shall be added with the full construction document design, as the locations are not locked in at this time.
Redline	G&D Plan	Sheet 2: Call out the inverted elevations for all existing and proposed storm drain bends that are related to the current project. - Typical	Completed.
Redline	G&D Plan	Sheet 2: Please label each 1.0-foot survey contour on the G&D Plan. - Typical	Completed. Additional contour labels added for clarity.
Redline	G&D Plan	The parking area enclosed by the 1219 existing contour will not be able to drain out anywhere. Evaporation is the only way for this area to become dry over time. A catch basin maybe proposed here to connect it to the proposed catch basin to the north to eliminate the water ponding. - Typical	Completed. This contour was in error. The surface created from updated survey shows the contour extends around the existing drainage basin to the north. Contours have been updated with more accurate data throughout.
009	Fire	Demonstrate the location of the Fire Riser room DS&PM 6-1.504	Fire Sprinkler System reviewed by Fire Protection Engineer, JOHN MOTTA. Existing fire riser at existing building has capacity to provide necessary load for fire sprinkler system to new 6,000SF Addition. No problems are seen by extending fire sprinkler system to new 6,000SF Addition.
010	Planning	Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance. Because this is going to public hearing, each DRB criteria must be addressed as laid out in the ordinance.	Project Narrative has been updated and will be included in resubmittal
011	Elevations/Design	The City's Sensitive Design Principles and Commercial Design Guidelines promote the use of muted earth tones in applied materials and paint colors. The proposed SW6252 'Ice Cube' color does not meet this guideline. Generally neutral colors should have a warm tone with a Light Reflective Value (LRV) of 70 or less. Please revise the project plans and material board to incorporate building colors that meet these design guidelines	New color selection "SW9019 Natural Linen LRV 66"
012	Elevations/Design	Please revise the building elevations to clearly label the locations of all building materials and colors that will be utilized. (Zoning Ordinance, Sec. 1.305.A)	Building Elevation has been updated to clearly label material and colors
013	Elevations/Design	Portions of the building's east and south elevations appear to have limited shading of exterior glazing. The City's Commercial Design Guidelines and Sensitive Design Principles promote the use of context-appropriate architectural solutions to address solar exposure of exterior glazing. Please revise the project plans to incorporate additional shading features at these building facades	window shading has been added over south and east windows

014	Elevations/ Design	Please provide window sections that indicate that all <b>exterior window glazing</b> will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines	Detail added to A2-100 Bldg Elev sheet
015	Elevations/ Design	Please provide door sections that indicate that all <b>exterior doors</b> will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines	Detail added to A2-100 Bldg Elev sheet
016	Elevations/ Design	Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.)	building mounted light fixtures are shown on building elevations
017	Elevations/ Design	Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.	The Electrical Service Entrance Section (SES) is located on northwest of New Addition. SES is incorporated into building with face of SES flush to be flush with building.
018	Landscape	Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A. This should include existing landscape areas along E. Commerce Court that currently do not meet requirement	Landscape plan has been revised so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants shall not exceed seven (7) feet in any direction, including existing landscape areas along E. Commerce Court.
019	Lighting	No fixture shall be mounted higher than twenty (20) feet. (City of Scottsdale Exterior Lighting Policy and DSPM)	Complied. See lighting photometrics.
020	Lighting	All exterior lighting shall have a Kelvin temperature of 3000 or less. Please revise the exterior lighting plans to indicate the specifications for each fixture, including color temperature and fixture finish, on each manufacturer cutsheet. (City of Scottsdale Exterior Lighting Policy)	Complied. See cut sheets and luminaire schedule.
021	Lighting	All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)	Complied. See cut sheets and luminaire schedule.
022	Lighting	The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot- candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)	Complied. See photometrics.
023	Lighting	The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot- candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)	New lighting in our scope has been shown to comply. Existing site lighting previously permitted was not included in photometrics.
024	Lighting	The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)	New lighting in our scope has been shown to comply. Existing site lighting previously permitted was not included in photometrics.
<b>Technical Corrections</b>			
003	Fire	NFPA 13 complaint fire sprinkler system shall be required	Fire Sprinkler System reviewed by Fire Protection Engineer, JOHN MOTTA. Existing fire riser at existing building has capacity to provide necessary load for fire sprinkler system to new 6,000SF Addition. No problems are seen by extending fire sprinkler system to new 6,000SF Addition.
<b>END</b>			