

11/09/21

RKAA Architects, Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: **32-DR-2020**
Hawkins - CSOK
3712D (Key Code)

Please find below RKAA response **in red** to 1st DR review comments dated 01/14/2021 for the above referenced project:

Zoning:

1. Please Note: The development proposed with this application is dependent on a companion non- major general plan amendment and zoning application (5-GP-2020 & 8-ZN-2020). This Development Review Board application will not be scheduled for a hearing until the companion zoning cases are heard by and approved by the City Council.

Response: Approved by city council

2. In accordance with the Plan & Report Requirements for Development Applications, please provide updated plans as applicable, to be consistent with the latest plan documents associated with the related zoning application (8-ZN-2020).

Response: Acknowledged, please see all revised sheets

3. Please revise the building elevations to include the benchmark elevation upon which the building height shall be measured in accordance with Zoning Ordinance Section 3.100. The benchmark shall be established at an elevation 1' above the average top of curb elevation for the site. Please include calculations and elevation points for the average top of curb elevation.

Response: Please see updated elevations with added benchmark elevation in relation to finished floor elevation

4. Please revise the proposed site plan to conform with the stipulations associated with Case 8-ZN- 2020, including right-of-way dedications, sidewalk connection to Beryl, and cul-de-sac design and required improvements on Beryl.

Response: Site plan updated accordingly, see civil and architectural

5. 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.



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Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



Response: PAD A building will contain single slope drainage to the North, PAD B building will contain single slope drainage to the West and PAD C building will contain single slope drainage to the East. All drainage will be internal down spouts with primary/overflow daylighting with lambs tongue discharge.

6. Please revise the site plan to demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1).

Response: Comment previously addressed

7. Please revise the site plan to designate Fire Lanes for all Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3).

Response: Comment previously addressed

8. Please revise the site plan to demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2).

Response: Comment previously addressed

9. Please revise the site plan to demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912).

Response: Comment previously addressed

10. Please revise the site plan to demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5)).

Response: Comment previously addressed

11. Please revise the site plan to provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8)).

Response: Comment previously addressed

Drainage:

12. Please submit a revised Drainage Report with the rest of the resubmittal material identified in Attachment A. A copy of the redlined report is available for download via the digital case submittal portal with case number and key code.

- a. The report and plan do not address the city requirements for the proposed residential lots on the south end of the project. The report and plan will need to be updated to reflect these requirements on resubmittal

Response: Please refer to Civil resubmittal package and response letter

Water and Waste Water:

13. Please submit a revised Waste Water Design Report(s) with the rest of the resubmittal material identified in Attachment A. A copy of the redlined report is available for download via the digital case submittal portal with case number and key code.



a. Please provide clarification with regard to the planned subdivision of the commercial parcels, in the waste water design report. If subdivision is proposed, then the sewer needs to be public rather than private which necessitates an easement + infrastructure to public standards.

Response: Please refer to Civil resubmittal package and response letter

14. Please see the Water Design Report (accepted with comments) available for download via the digital case submittal portal with case number and key code.

Response: Please refer to Civil resubmittal package and response letter

Site Design:

15. Please revise the site plan to show site driveways to be in general conformance with CH-1 driveway standard. Main driveway is using a larger curb return radius to better alignment with the existing driveway on the east side. Please refer to the Design Standards & Policies Manual Sections 5-3.200 and 5-3.205.

Response: Comment previously addressed

16. In accordance with the Design Standards & Policies Manual Section 2-1.309 please provide additional information relative to the proposed shared refuse plan associated with the commercial parcel subdivision.

Response: Please refer to owner response and documentation

17. Please 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.

Response: Site plan revised to show utility locations

Building Elevation Design:

18. The proposed color and material palette present cool gray tones. Please revise the project plan to utilize warm, muted earth tones for paint treatments and associated materials. Please refer to the Scottsdale Sensitive Design Principles, City of Scottsdale Commercial Design Guidelines.

Response: Please refer to updated color selections which now displays a neutral and warmer color palette for all buildings. Building PAD A grey band has remained as originally designed. To aid in the approval color of the "Web Grey" we have provided a location of a newly developed site which contains a very similar color to our proposed Grey color; "Sweetwaters" at 14850 N. 87th Street, Scottsdale 85260

19. Please revise the project plans to create a continuous parapet around the perimeter of the PAD A building similar to that of the PAD B and PAD C buildings at the site. Please refer to the City of Scottsdale Commercial Design Guidelines.

Response: Please see revised elevations that now incorporate a continuous parapet wrap.



20. To assist in creating distinctive massing of different elements of each building, please revise the project plans to create additional articulation in the façade of all proposed buildings. Please refer to the City of Scottsdale Commercial Design Guidelines.

Response: Articulation limits have been properly noted on the revised elevations

21. To reduce the effect of “false façades” on the buildings, please revise the project plans to extend upper portions of parapet returns further back into the center of the building. Please refer to the City of Scottsdale Commercial Design Guidelines.

Response: As necessary, a number of parapets have been adjusted for parapets to return further back into the center of the building, thus eliminating “false facades”

22. Per City of Scottsdale Commercial Guidelines, transitions in building materials should be made at clear breaks in the façade, such as a change in the plane of the façade or at a building opening. Please revise the project plans to more-appropriately transition between building materials on the building facades.

Response: Transitions and articulation noted to show a more clear distinction at materials or depth

23. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.

Response: Recessed window section provided on revised elevations

24. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.

Response: Recessed door section provided on revised elevations

25. Please provide section drawings of any proposed exterior shade devices. Please 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>.

Response: Exterior awning increased on South portion of all building with a design that is 75% in density. Awning cannot exceed 5'-0" on South facing windows in depth due to driveway and parking constraints as it relates to vertical clearances for fire trucks and patron parking



26. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each building. 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.

Response: Site plan revised to show location of SES room that is incorporated within the building footprint design

27. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. The roof access ladder shall be screened from view in accordance with the Design Standards & Policies Manual Section 2-1.401.3.

Response: Site plan revised to note the proposed locations of roof ladder access which is located within the Fire Riser Room

Circulation:

28. Please revise the site plan to show dedication of cross access and emergency & service vehicle access easements across the drive aisles of the proposed parcels, in accordance with the Design Standards & Policies Manual Section 5-3.201.

Response: Site plan revised accordingly

Landscape:

29. Please provide a landscape plan with the next submittal that complies with the minimum plan review requirements, including quantities and plant sizes. There may be additional comments after the landscape plan is submitted and reviewed. (Zoning Ordinance, Sec. 1.303.)

Response: Please see attached Landscape plans

Building Elevation:

30. 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 and Zoning Ordinance, Sec. 1.305.A.

Response: Please see updated elevations for location of wall mounted lights

Other:

31. Please provide an update to the Citizen Involvement Report to include the additional required outreach associated with the Development Review Board application (37-DR-2020), in accordance with the Public Participation requirements for Development Applications.

Response: Owner to provide