

## DALE GARDON DESIGN

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May 8th, 2023

To:

Jeff Barnes-Senior Planner  
City of Scottsdale  
7447 E. Indian School Road  
Scottsdale, AZ 85252

From:

Robert Garand-Senior Project Manager  
Dale Gardon Design  
20555 North Pima Road, Suite 100  
Scottsdale, AZ 85255

Re: 34-DR-2022 Design Review Board Comment Letter dated 5/2/2023

Responses to the Design Review Board Comment Letter are below.

Significant Zoning Ordinance or Scottsdale Revise Code Issues:

1. Please revise the submitted Grading and Drainage Plan to address the comments provided on the marked-up document. *All G&D plans have been updated as requested by the reviewer. See the [24 GRADING AND DRAINAGE AND PROFILES pdf](#)*

Significant Policy Issues – Current Planning:

2. The bicycle parking location provided appears to conflict with the adjacent walkway width when bicycles are parked in the racks, cutting off access to the Fire Riser and SES rooms, and other areas of the building. Standard Detail 2285 calls for a minimum 6-feet of clear area in front of the rack/loop for the bicycle to sit. The proposed plan configuration appears to only provide 4-feet which does not meet the minimum clear space and would cut off all pedestrian circulation around that corner of the building. Please revise the plans and the proposed bicycle parking location accordingly. *All plans showing the proposed bicycle parking location have been updated. For more detailed information on the update to the bicycle parking see the [Architectural Site Plan \(24.2\)](#) and the [Hardscape Plan \(33\)](#)*
3. Please provide a shade canopy element over the uncovered doors and glass storefront area on the “parking lot elevation”, in a manner consistent with the one provided over the northmost door on that same elevation. *A shade canopy element over the uncovered doors and glass storefront area on the “parking lot elevation” has been added. All elevations and plans showing the new shade canopy element have been updated. For more detailed information on the update to the added shade canopy element see [Building Elevations SE Street & SW Rear \(39.2 and 39.4 for Color\)](#) and [Perspectives \(41.1\)](#) specifically 3D View 3-Utility pole not shown for clarity in the lower left-hand corner of the drawing.*



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### Technical Issues:

4. Please ensure the backflow preventer is located immediately adjacent to the water meter, per DSPM 6-1.417 and COS Std Det 2352. *The backflow preventer has been moved adjacent to the water meter. See the updated [Utility Plan - Utility Site Plan pdf](#)*
5. Per SRC 49-62(a), if any plumbing or fixtures are greater than 34-feet in height from service connection, install a reduced pressure principle backflow preventer. *All plumbing and fixtures are less than 34-feet in height from the service connection.*

Best Regards,



Robert J. Garand  
Senior Project Manager

