

March 29, 2023

Project: Avalon Mammoth (Bank)

43-DR-2022

Response to 1st DRB review comments

Below is a list of the comments received from the 1st DRB submittal and our responses. Please contact us with any questions.

REVIEW COMMENTS

Reference#	Comment	Response to Comment
ZONING ORDINANCE AND SCOTTSDALE REVISE CODE SIGNIFICANT ISSUES		
1	Revise FAR calcs to denote a FAR max of 0.8 for C-2 zoning. Update calcs accordingly	Complete – the calculations have been revised.
2	Please add details sheet identifying height and materials of proposed screen wall.	Complete – the details have been added to the plan.
3	Revise open space plan to reclassify the OS adjacent to the southern lot line as common OS. Frontage OS is meant to abut public ROW (though for the western side it appears to act as public ROW so that is acceptable).	Complete – the plan has been revised.
4	Please provide the building height calculations based on the provisions within Sec. 3.100 of the Zoning Ordinance.	Complete – the building height calculations have been added to the site plan
5	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.	Complete - Roof parapets are proposed to screen roof-mounted mechanical equipment. The height of this enclosure if 7'-0" above the roof. The anticipated mechanical equipment is 5'-5" tall including the curb.
6	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.	Complete - All roof drains and overflow drains are proposed to lead directly to the storm sewer system except two overflow scuppers proposed at the entry canopy & the drive through canopy.
7	Revise the landscape plan so that the landscape	Complete – added to plan

	legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.	
8	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, including landscape areas fronting to N. Pima Road frontage road. (Zoning Ordinance Section 10.501.A.)	Complete – Plan has been revised
9	Please provide exterior lighting plans for the site including all pole-mounted, building mounted, and landscape exterior lighting fixtures. Exterior lighting plans must also include photometric plans and lighting manufacturer cutsheets for all proposed exterior lighting fixtures. There may be additional comments regarding the exterior lighting plans after those plans have been received and reviewed.	Complete – Exterior lighting plans are included with this submittal

SIGNIFICANT POLICY RELATED ISSUES		
10	DSPM 5-8.205: All non-ADA compliant pedestrian ramps abutting project are to be reconstructed by project. Update site plan by calling out both ramps along 87th Street (1 at north driveway and 1 at south driveway) to be reconstructed by this project.	Complete – note added to the site plan
11	DSPM 6-1.419: Vegetation within the public utility easement shall consist of low growing shrubs. Update case plans accordingly.	Complete – plan has been revised
12	The Color & Material Sample Board does not provide a specific color for the proposed EIFS material. Please revise the Color & Material Sample Board to include the specific color that will be used for each material proposed for this development.	Complete - Proposed EIFS color is to provide or match Dryvit #103ST NATURAL WHITE, SANDPEBBLE FINE Texture. Accompanying this resubmittal are revised building elevations & perspective views representing the colors of the proposed exterior materials.
13	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	Complete – added to site plan

	Ordinance.	
14	The City's Sensitive Design Principles and Commercial Design Guidelines promote the use of muted earth tones in applied materials and paint colors. Please revise the project plans and material board to incorporate an alternative color for the proposed white color on the building that meet these design guidelines.	Complete - The Aluminum Composite Metal cladding is proposed as Reynobond 'Frisco White' which is a few shades from that manufacturer's 'white'. Accompanying this resubmittal are revised building elevations & perspective views representing the colors of the proposed exterior materials.
15	Please revise the project plans to increase the depth and length of the shade canopy located over the drive-thru area.	Complete - The accompanying drawings represent a canopy reaching further to better offer shade to the vehicles. The windows on the north elevation are office windows. There is not a Teller Window. The client prefers to not extend the canopy such that it would interfere with typical exterior signage. The drawings may better express this intent.
16	Portions of the building's east and west elevations appear to have limited shading of exterior glazing. The City's Sensitive Design Principles and Commercial Design Guidelines promote the use of context-appropriate architectural solutions to address solar exposure of exterior glazing and patio areas. Please revise the project plans to incorporate additional shading features at these building facades.	Complete - The accompanying drawings indicate added shading elements as Metal Sun Shade Shrouds. These provide additional shade from the sun incorporating both horizontal & vertical elements.
17	Please revise the west-facing building façade to utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich the character, visual interest, shadow, contrast and color of the façade.	Complete - Accompanying please find drawings extending brick cladding proposed in lieu of EIFS on the south façade and partially extending the brick cladding around to the west façade in lieu of an entire façade clad with EIFS.
18	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.	Complete - Accompanying please find drawing A601 with developing details of the windows & doors with required recesses.
19	Please provide door sections that indicate that all exterior doors will be recessed a minimum of	Complete - Accompanying please find drawing A601 with developing details 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.	the windows & doors with required recesses.
20	In addition to the provided perspectives, please provide 2D building elevations for all four sides of the building.	Complete - Accompanying please find drawings including two dimensional 'Elevations' with color if helpful.
TECHNICAL CORRECTIONS		
1	<p>A preliminary drainage report is required, which should address, among other typical requirements, offsite watershed flows, Stormwater storage requirements, First flush applicability and mitigation if required, SWPPP applicability, per ADEQ requirements, and mitigation if required.</p> <p>The grading and drainage plans need to be based on and show survey data per the requirements below:</p> <p>Topographic surveys shall be based on a survey prepared and certified by an Arizona professional civil engineer or registered land surveyor based on an actual field survey performed within a year of the submittal and with a level of accuracy of 3 inches and verifiable to within 3 inches of existing conditions</p> <p>Topographic surveys shall be based on MCDOT benchmarks; COS benchmarks are no longer maintained</p> <p>Surveyed Elevations shall be based on North America Vertical Datum 1988 (NAVD 1988) and meet the Federal Emergency Management Agency (FEMA) Bench Mark Maintenance (BMM) Criteria</p> <p>Requirements for Survey Data Shown on Plans:</p> <p>All Civil plans must contain description of the utilized survey Benchmark on the cover sheet (or other applicable sheets)</p>	<p>Complete – The preliminary drainage report is included with this submittal.</p> <p>Noted – The required topographic survey items and survey data will be shown on the grading and drainage plans.</p>

	<p>The following statement shall be provided on the civil plans cover sheet (or other applicable sheets):</p> <p>"I hereby certify that all elevations presented on this plan are based on NAVD-1988 and meet the FEMA Benchmark Maintenance (BMM) criteria"]</p>	
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FIRE DEPT REVIEW		
1	Demonstrate commercial turning radii (25' inner / 49' outside) per DS&PM.	Complete – This comment has been discussed with Doug Wilson. It was determined that fire vehicle access thru the site does not need to be provided since all portions of the building are accessible within 300 feet from the perimeter access roads. See attached e mail response.

Jeffrey Rybarczyk

From: Wilson, Doug <DoWilson@Scottsdaleaz.gov>
Sent: Wednesday, February 22, 2023 1:01 PM
To: Jeffrey Rybarczyk
Cc: Stanek, Scott; Wilson, Linda
Subject: [EXTERNAL] RE: Case 43-DR-2022

Yes if all portions are within 300 feet along a walkable path the access is acceptable.

Doug Wilson, P.E.

Sr. Fire Plans Examiner
Scottsdale Fire Department
480-312-2507 / dowilson@scottsdaleaz.gov



From: Jeffrey Rybarczyk <jrybarczyk@bowman.com>
Sent: Wednesday, February 22, 2023 11:40 AM
To: Wilson, Doug <DoWilson@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>
Cc: Stanek, Scott <SStanek@scottsdaleaz.gov>
Subject: RE: Case 43-DR-2022

⚠ External Email: Please use caution if opening links or attachments!

Hi Doug:

Thanks for your reply. Please see attached --- the dimensions of the property are roughly 190 feet by 273 feet (on the long side). I've added distances from the street curb to the building face and to the mid back of building. No distance is more than 142 feet. I believe we meet the within 300 feet requirement. Would this be acceptable? Thanks

JEFFREY RYBARCZYK P. E.

Project Manager , Eng | **BOWMAN**

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From: Wilson, Doug <DoWilson@Scottsdaleaz.gov>

Sent: Wednesday, February 22, 2023 11:01 AM

To: Wilson, Linda <LWilson@Scottsdaleaz.gov>; Jeffrey Rybarczyk <jrybarczyk@bowman.com>

Cc: Stanek, Scott <SStanek@scottsdaleaz.gov>

Subject: [EXTERNAL] RE: Case 43-DR-2022

Hello Jeff,

If measured from the public way (streets), are all portions of the exterior ground floor of the new structure accessible within 300 feet, as measured along a usable path for fire fighters?

Thanks,

Doug Wilson, P.E.

Sr. Fire Plans Examiner

Scottsdale Fire Department

480-312-2507 / dowilson@scottsdaleaz.gov



From: Wilson, Linda <LWilson@Scottsdaleaz.gov>

Sent: Wednesday, February 22, 2023 9:35 AM

To: Jeffrey Rybarczyk <jrybarczyk@bowman.com>; Wilson, Doug <DoWilson@Scottsdaleaz.gov>

Cc: Stanek, Scott <SStanek@scottsdaleaz.gov>

Subject: RE: Case 43-DR-2022

Replying to include Doug Wilson under the correct email.

Linda Wilson

Sr. Fire Plans Examiner
Scottsdale Fire Department
480-312-2372 / lwilson@scottsdaleaz.gov



From: Jeffrey Rybarczyk <jrybarczyk@bowman.com>
Sent: Wednesday, February 22, 2023 9:20 AM
To: Wilson, Daren - 1216 <DWilson@Scottsdaleaz.gov>; Wilson, Linda <LWilson@Scottsdaleaz.gov>
Cc: Stanek, Scott <SStanek@scottsdaleaz.gov>
Subject: FW: Case 43-DR-2022

⚠ External Email: Please use caution if opening links or attachments!

Doug / Linda:

Good morning---- I sent the message below to Scott Stanek regarding a DR fire review comment. I received a message that he is out of office and please reach out to you for any questions. Would you please review the message and provide a reply ? Thank you very much for your assistance.

JEFFREY RYBARCZYK P. E.

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From: Jeffrey Rybarczyk
Sent: Thursday, February 16, 2023 10:20 AM
To: sstanek@scottsdaleaz.gov
Subject: Case 43-DR-2022

Hi Scott:

Good morning ---- thank you for your review comments regarding case 43-DR-2022 (comments attached). I do have questions regarding the comment to provide the turning radii thru the parking lot. The following are also attached:

- 1) Site Plan – The scope of this project is to demolish an existing building and provide a new, smaller building with some minor adjustments to the parking lot. I've highlighted the existing building and parking. Please note that the existing parking lot does not provide for the 25' / 49' radius of travel thru the parking lot.
- 2) Aerial: I have marked the existing building on this exhibit. In the event of a fire, a truck can park at any of the red lines I have noted.

My question – Wouldn't these 3 noted truck areas provide adequate access and meet distance requirements so that the truck would not be required to provide the turning movement thru the parking lot? I am assuming that is how the existing building received previous approval.

Thank you for reviewing this question and I look forward to your response. Please contact me if you have any questions or need any additional information.

JEFFREY RYBARCZYK P. E.

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