

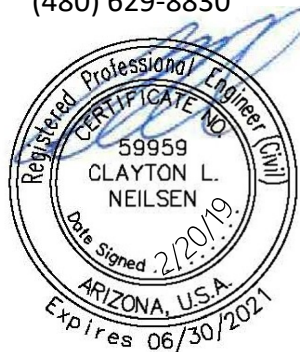
WATER BASIS OF DESIGN REPORT
FOR
WINERY RESIDENCES OF SCOTTSDALE
SWC GOLDWATER BOULEVARD & 1ST STREET
SCOTTSDALE, ARIZONA

Prepared for:
Horizon Pediatric Therapy, Inc.
551 S. Higley Road
Mesa, AZ 85206

Prepared by:

Bowman
CONSULTING

1295 W Washing Street, Suite 108
Tempe, Arizona 85281
(480) 629-8830



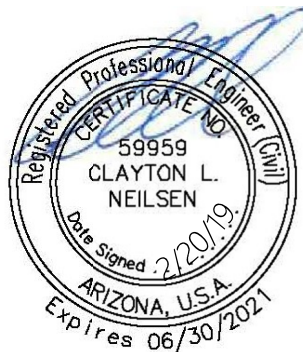
February 20, 2019
Bowman Project No. 050609

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- B. Site Plan, Floor Plans, and Building Elevations (Profiles)
- C. Water Quarter Section Map
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1.0 Introduction

Winery Residences of Scottsdale is a proposed development located at the southwest corner of Goldwater Boulevard and 1st Street. The development is located within a portion of the northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site will consist of 0.39 acres. The site is bounded by 1st Street to the North, Goldwater Boulevard to the East, an alley to the South, and existing properties to the West. A vicinity map is provided in **Appendix A, Figure 1**.

The existing site consists of the LDV Wine Gallery and Tasting Room and Studio B Interior Design; however, these tenants have since moved to new locations, leaving the current parcels occupied by three dwelling units with flexible lease terms. When redeveloped, the site will consist of approximately 1,500 square-feet of ground-floor retail space and 31 dwelling units with flexible leasing terms in a mid-rise building. The Site Plan, Floor Plans, and Elevations (profile) have been provided and can be found in **Appendix B**.

The Winery Residences of Scottsdale is within the jurisdiction of the City of Scottsdale and is designed to comply with the City of Scottsdale policies as outlined in Chapter 6 of the *City of Scottsdale Design Standards & Policies Manual, 2018* (Reference 1).

The purpose of this report is the following:

- Determine the development's potable water demands and fire flow requirements.
- Show compliance with the City of Scottsdale water design standards (Reference 1).

2.0 Projected Water Demands

2.1 Demand Criteria

In accordance with Figure 6-1.2 of the *Design Standards & Policies Manual* (Reference 1), the average day demand (ADD) for Resort Hotel use is 446.3 gallons per day per dwelling unit.

To determine the maximum day demand (MDD), a peaking factor of 2.0 is multiplied by the ADD.

To determine the peak hour demand (PHD), a peaking factor of 3.5 is multiplied by the ADD.

2.2 Demand Calculations

Average Day Demand

Total ADD = 446.3 gpd/du x 31 du = **13,835 gpd**

Maximum Day Demand

Total MDD = 13,835 gpd x 2.0 = **27,670 gpd**

Peak Hour Demand

Total PHD = 13,835 gpd x 3.5 = **48,423 gpd**

2.3 Fire Flow Requirements

It is anticipated that the building will be Type IIA or IIIA construction and will be approximately 54,000 square feet. According to Table B105.1 (2) of the 2015 International Fire Code (Reference 2), the minimum required fire flow for this building is 3,500 gallons per minute (gpm). When used with fire sprinklers, this amount will be reduced by 75% with a minimum fire flow of 1,500 gpm. The fire flow for this project is 1,500 gpm.

This fire flow was confirmed with Doug Wilson, P.E. from the Fire Department.

3.0 Fire Hydrant Test

To illustrate the water system and the closest fire hydrant to the site the Quarter Section Map has been included in **Appendix C**. Based upon this information a fire hydrant test was conducted by EJ Flow Tests, LLC on Friday February 15, 2019. The results from that hydrant test is provided in **Appendix D**.

4.0 Distribution System

The site will connect to the existing water main in the alley to the south of the property with a 2-inch service (residential) line, meter, and backflow preventer for the individual units. For the commercial portion of the development a 2-inch service (commercial) line, meter, and backflow preventer will be provided. Additionally, there will also be a 1-inch irrigation meter and back flow preventer connection made to the same water line. To further illustrate this the Preliminary Utility Plan can be found in **Appendix E**.

5.0 Conclusion

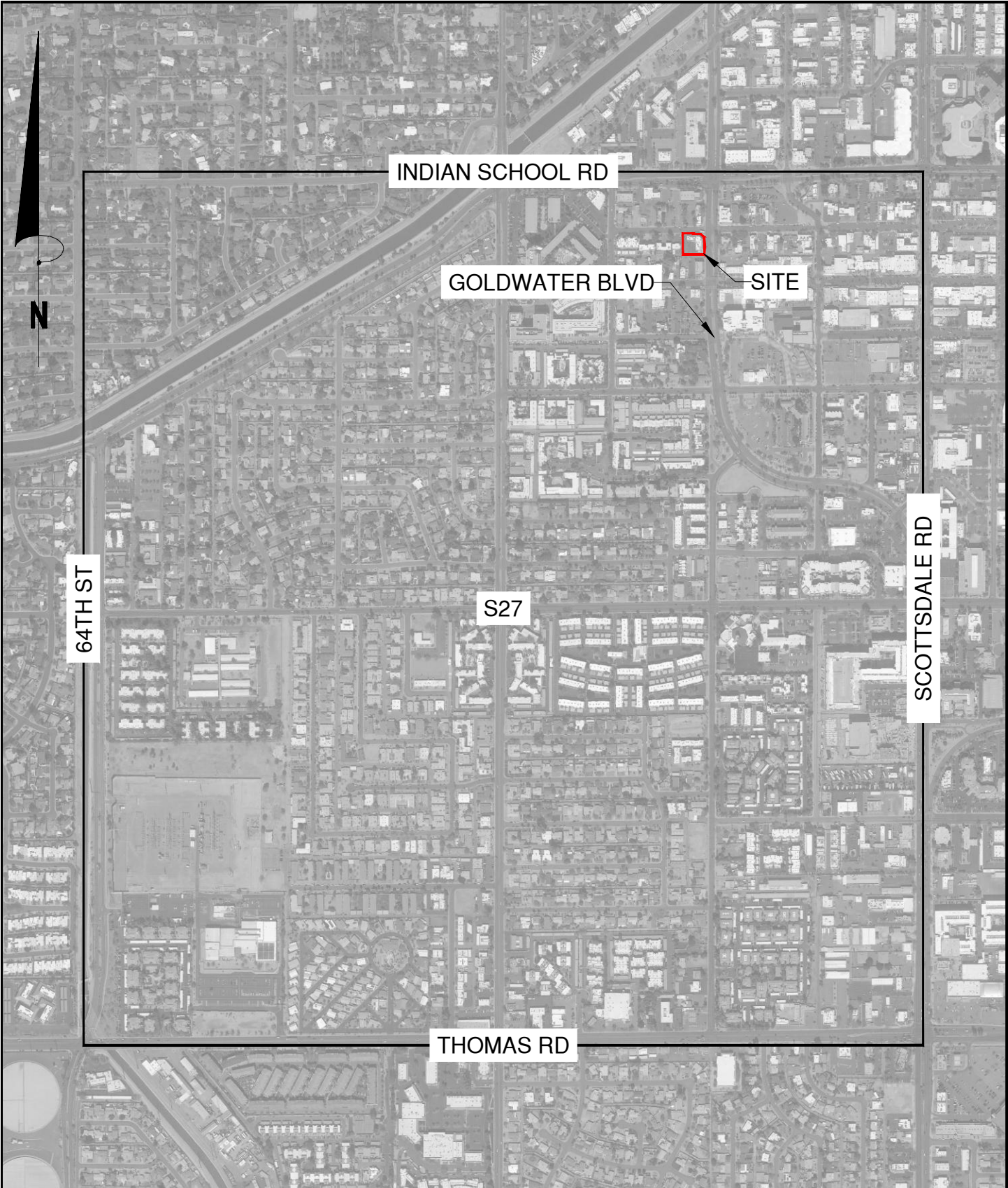
This project will utilize a 2-inch water service to connect to the existing water main in the alley to the south of the property. It is anticipated that the added water demand from the site will adversely affect the surrounding water infrastructure.

6.0 References

1. City of Scottsdale, Design Standards & Policies Manual. 2018.
2. International Code Council. *2015 International Fire Code*. 2016

Appendix A
Exhibits





Bowman
CONSULTING

1295 West Washington Ste 108 Phone: (480) 629-8830
Tempe, Arizona 85281 www.bowmanconsulting.com

WINERY SUITES OF SCOTTSDALE
SCOTTSDALE, AZ
VICINITY MAP

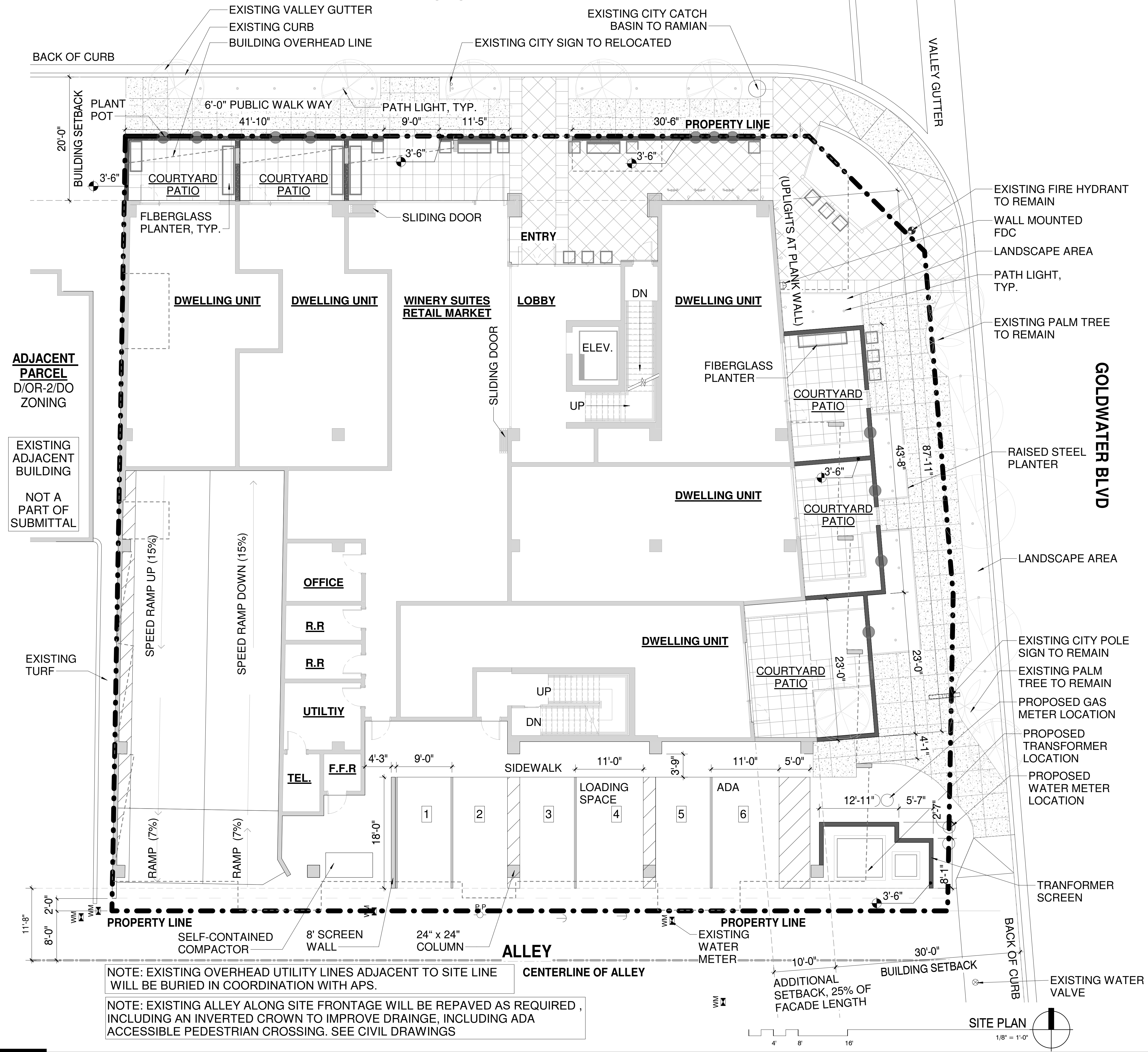
JOB #	050609
DATE	11/08/2018
SCALE	N.T.S.
DRAWN	PS
SHT 1 OF 1	

Appendix B

Site Plan, Floor Plans, and Building Elevations (Profiles)



1ST STREET



NOTE: EXISTING OVERHEAD UTILITY LINES ADJACENT TO SITE LINE WILL BE BURIED IN COORDINATION WITH APS.

NOTE: EXISTING ALLEY ALONG SITE FRONTAGE WILL BE REPAVED AS REQUIRED, INCLUDING AN INVERTED CROWN TO IMPROVE DRAINAGE, INCLUDING ADA ACCESSIBLE PEDESTRIAN CROSSING. SEE CIVIL DRAWINGS

PROJECT DATA

CURRENT ZONING:
 PARCEL 1: 6961 D/OR-2/DO DOWNTOWN OVERLAY
 PARCEL 2: 6951 C-2/DO CENTRAL BUSINESS DOWNTOWN OVERLAY
 BUILDING HEIGHT LIMITATION: 36'-0"

REZONING CLASSIFICATION:
 DMU-2: DOWNTOWN MULTIPLE USE TYPE 2 AREA, SINGLE PARCEL

GROSS LOT AREA (TO HALF STREET & ALLEY): 27,034 SF
NET SITE AREA: 16,862 SF

ALLOWED DENSITY (WITH TYPE-2 DMU REZONING): 50 DU / ACRE
 GROSS LOT AREA: 27,034 (0.62 ACRE)
 50 DU / ACRE X 0.62 ACRE = 31.03 DU
= 31 DWELLING UNITS

PROPOSED GFAR (AS DEFINED BY COS ZONING ORDINANCE 3.100):
 NONRESIDENTIAL FLOOR AREA(1,645)
 GROSS LOT AREA (17,034) = 0.096

BUILDING FLOOR AREA (AS DEFINED BY COS ZONING ORDINANCE 3.100):
 STREET LEVEL: 8,045 SF
 LEVEL 2: 11,837 SF
 LEVEL 3: 11,712 SF
 ROOF LEVEL: 4,011 SF
SUBTOTAL: 35,605 SF

UNDERGROUND GARAGE: 16,288 SF
TOTAL: 51,884 SF

AREA OF USE BREAKDOWN:
 WINERY SUITES RETAIL MARKET: 1,645 SF (INCLUDES RESTROOMS)
 STREET LEVEL DWELLING UNITS: 4,347 SF
 2ND LEVEL DWELLING UNITS: 8,826 SF
 3RD LEVEL DWELLING UNITS: 9,015 SF
 ROOF LEVEL DWELLING UNITS: 3,086 SF

COMMON AREA USE BREAKDOWN:
 PARKING GARAGE: 15,658 SF
 STREET LEVEL (LOBBY, STAIRS, ELEVATOR, UTILITY ROOMS): 1,050 SF
 2ND LEVEL (STAIRS, ELEVATOR, IDF CLOSET, SHAFT): 1,455 SF
 3RD LEVEL (STAIRS, ELEVATOR, IDF CLOSET, SHAFT): 1,455 SF
 ROOF LEVEL (POOL DECK, STAIRS, HVAC AREA): 6,520 SF

BUILDING HEIGHT ALLOWED (DMU-2 REZONING): 66'-0"

SETBACKS:
 NORTH GOLDWATER BLVD (FROM CURB): 30'-0"
 1ST STREET (FROM CURB): 20'-0"
 ALLEY (FROM CENTERLINE): 10'-0"

STEPBACKS:
 30'-0" TO 45'-0" HEIGHT: 1:1 INCLINE STEPBACK
 45'-0" AND ABOVE: 2:1 INCLINE STEP BACK

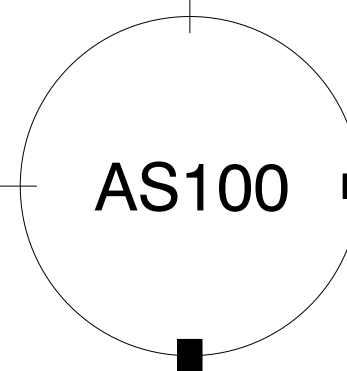
WINERY RESIDENCES OF SCOTTSDALE
 6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



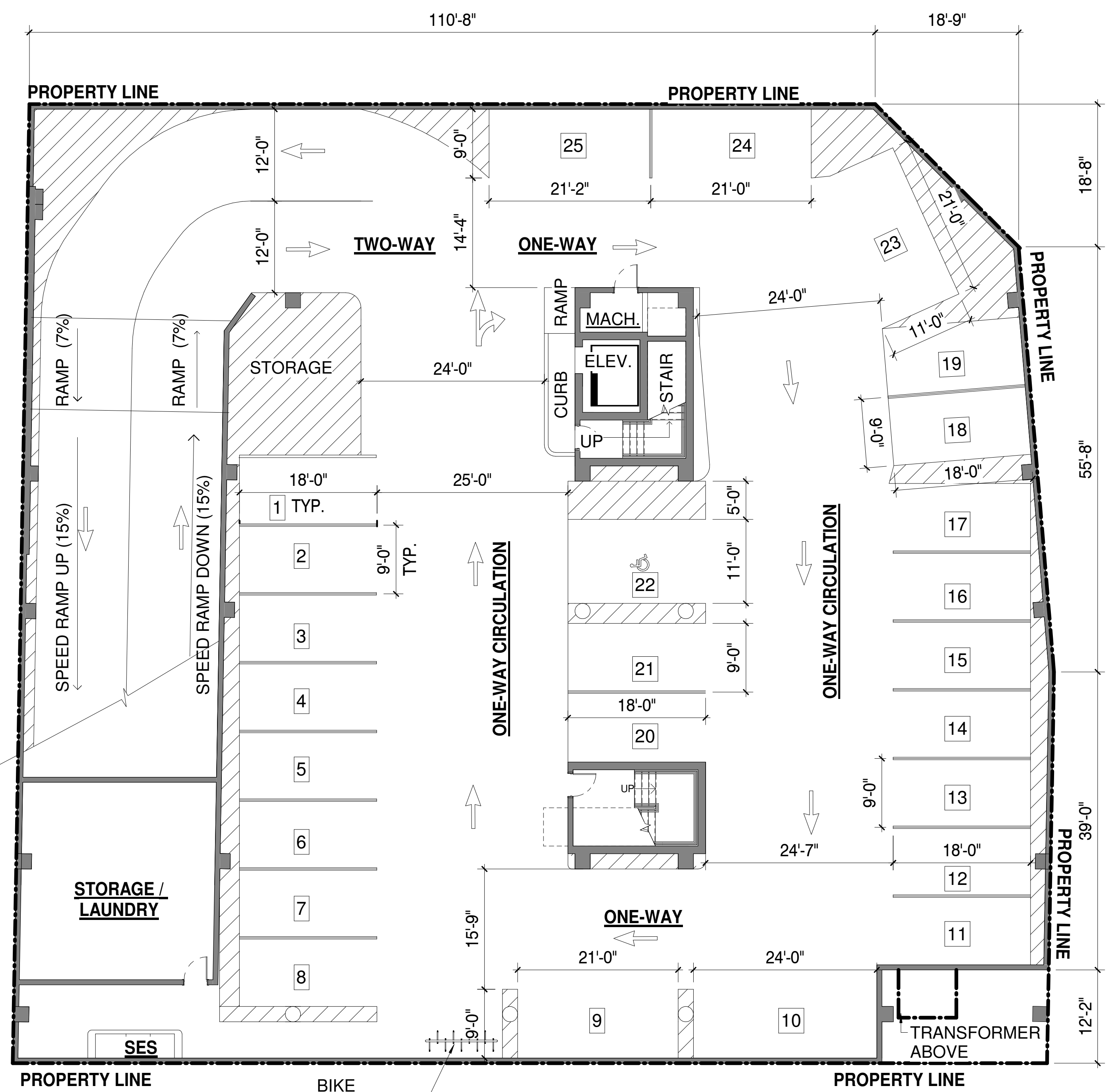
DESIGNERS OF PROGRESSIVE ARCHITECTURE
 7272 e indian school rd ste 214
 scottsdale, arizona 85251
 telephone 480 941 4222
 www.dpaarchitects.com

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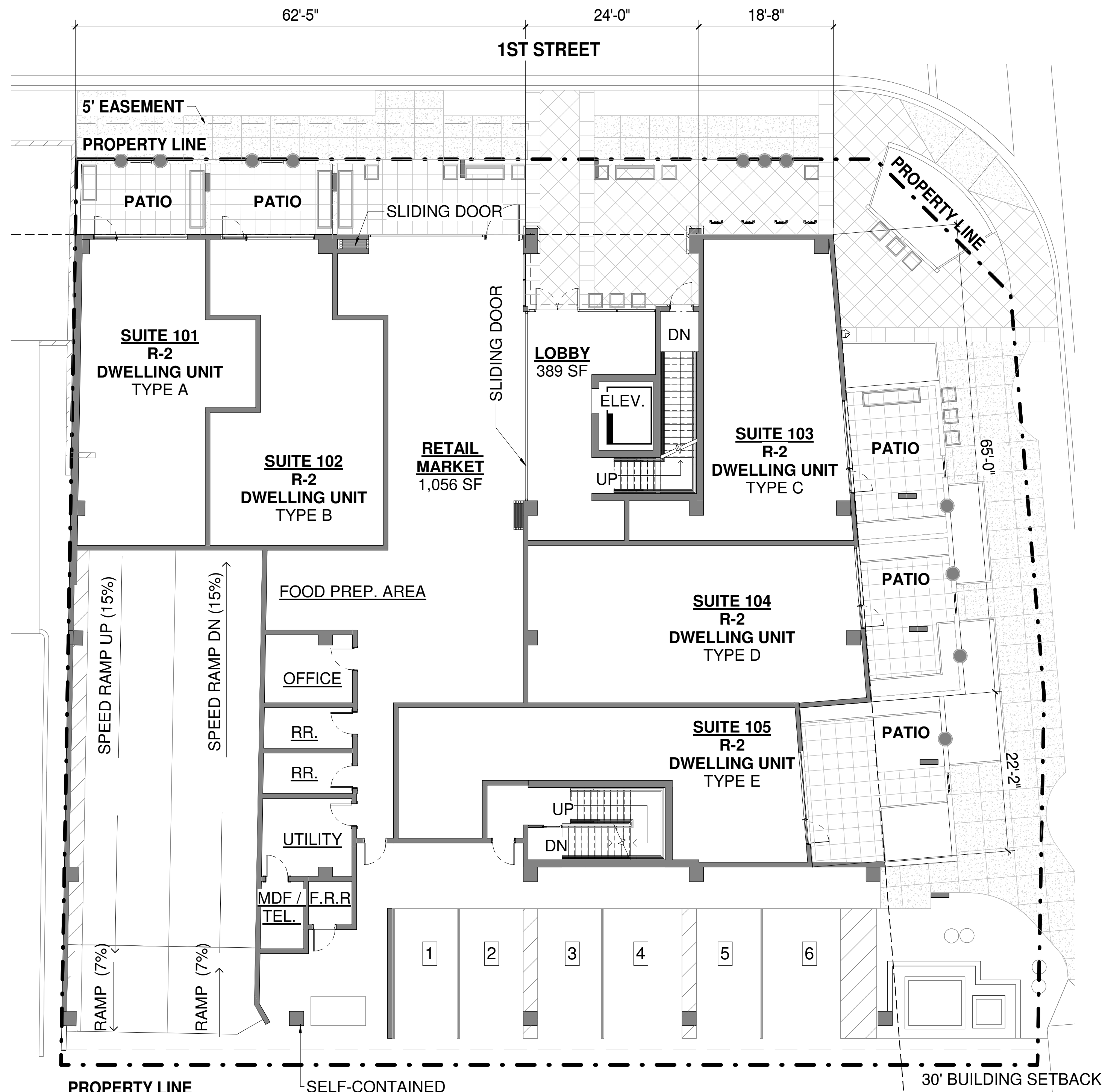
drawn by: YT
 project no.: 18024
 date: 02/18/19



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GARAGE LEVEL FLOOR PLAN
1" = 10'-0"



STREET LEVEL FLOOR PLAN
1" = 10'-0"

FLOOR PLANS - GARAGE LEVEL / STREET LEVEL

CITY OF SCOTTSDALE
 REZONING/DR DEVELOPMENT SUBMITTAL
 24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
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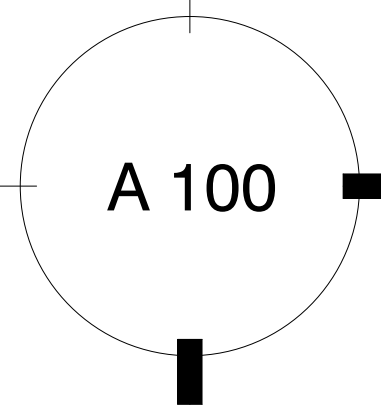
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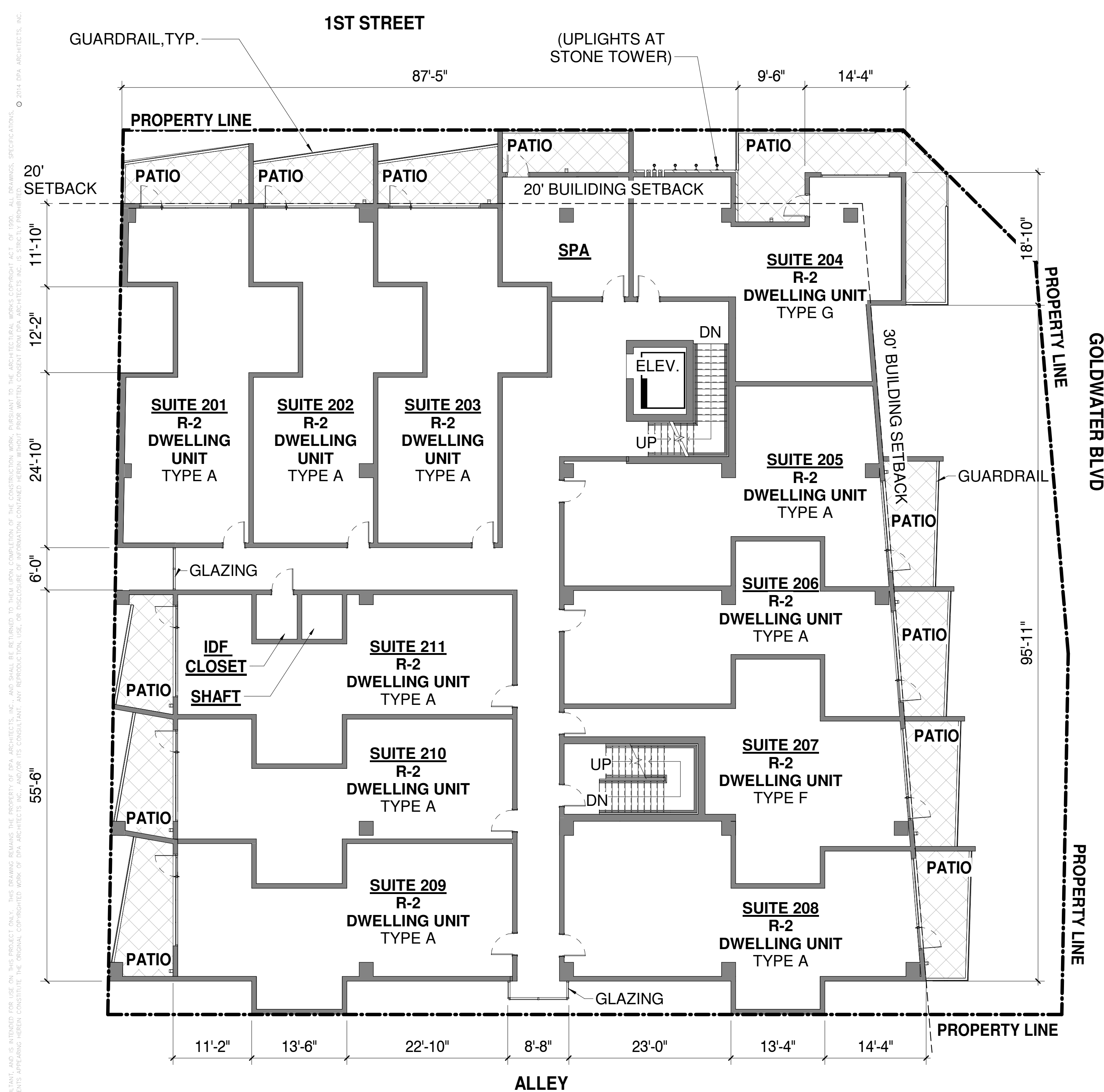
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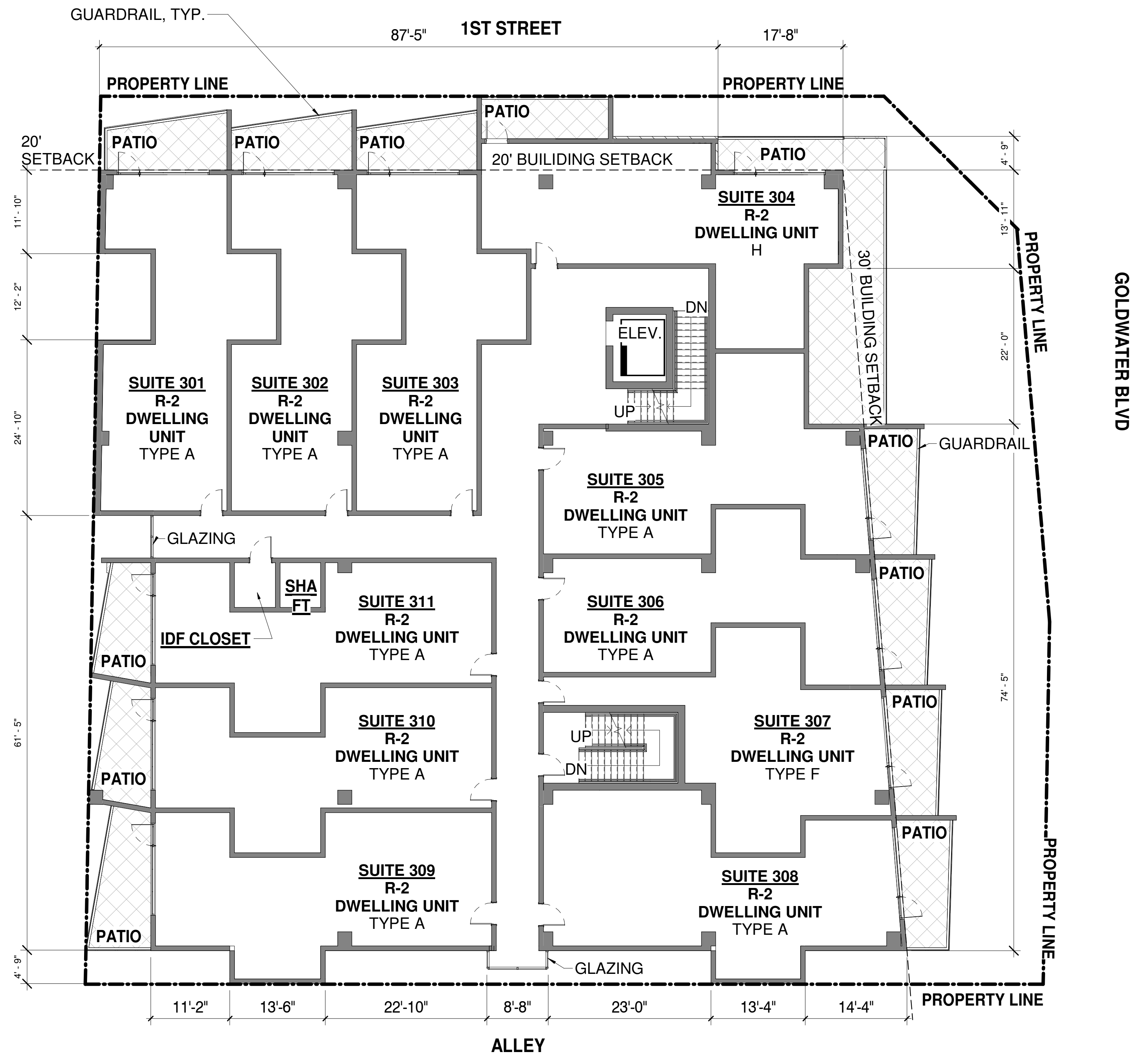
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drawn by: YT
 project no.: 18024
 date: 02/18/19





NOTE:
 ROOF DRAINAGE SYSTEM SHALL BE CONCEALED
 WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



NOTE:
 ROOF DRAINAGE SYSTEM SHALL BE CONCEALED
 WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



FLOOR PLANS - 2ND LEVEL / 3RD LEVEL

CITY OF SCOTTSDALE
 REZONING/DR DEVELOPMENT SUBMITTAL
 24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
 6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251

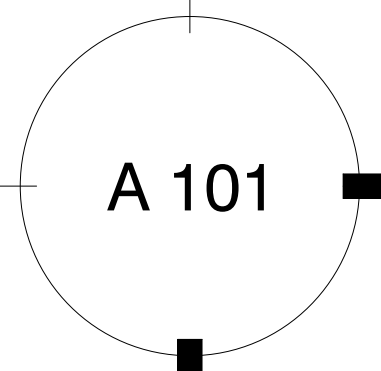


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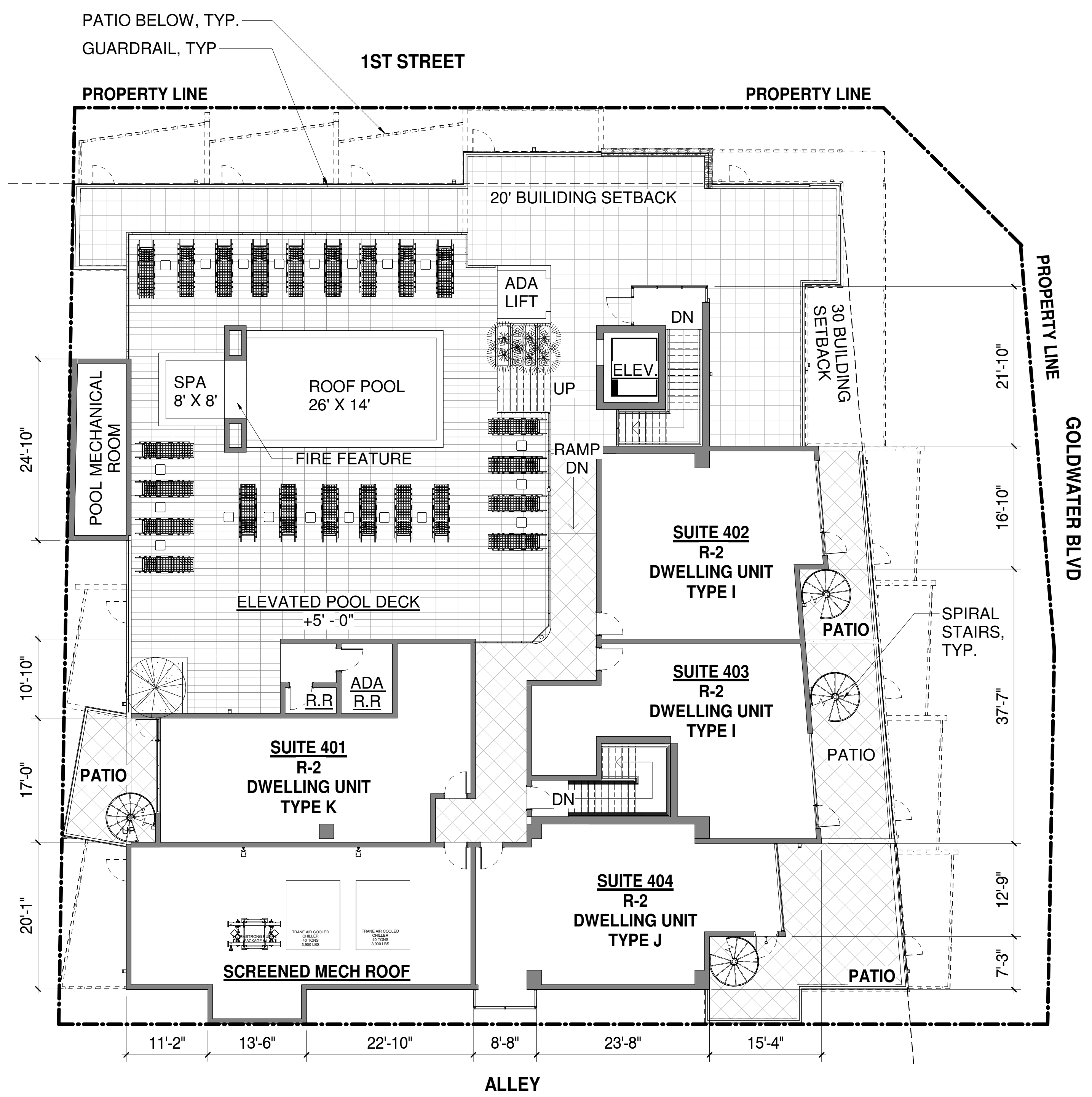
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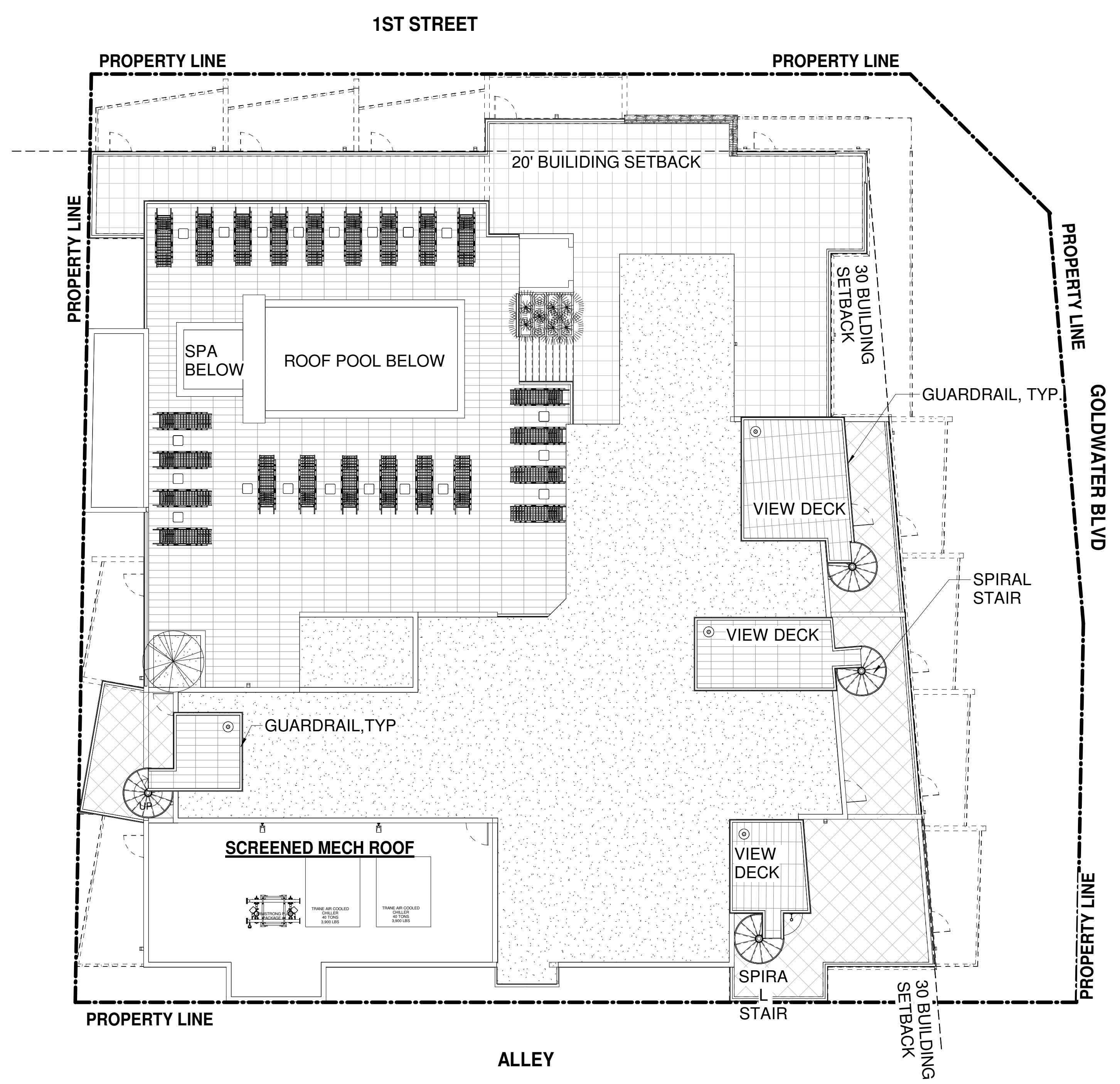
drawn by: YT
 project no.: 18024
 date: 02/18/19



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 ROOF DRAINAGE SYSTEM SHALL BE CONCEALED WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



NOTE:
 ROOF DRAINAGE SYSTEM SHALL BE CONCEALED WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



FLOOR PLANS - ROOF LEVEL / PARAPET LEVEL

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 24-ZN-2018 AND 52-DR-2018



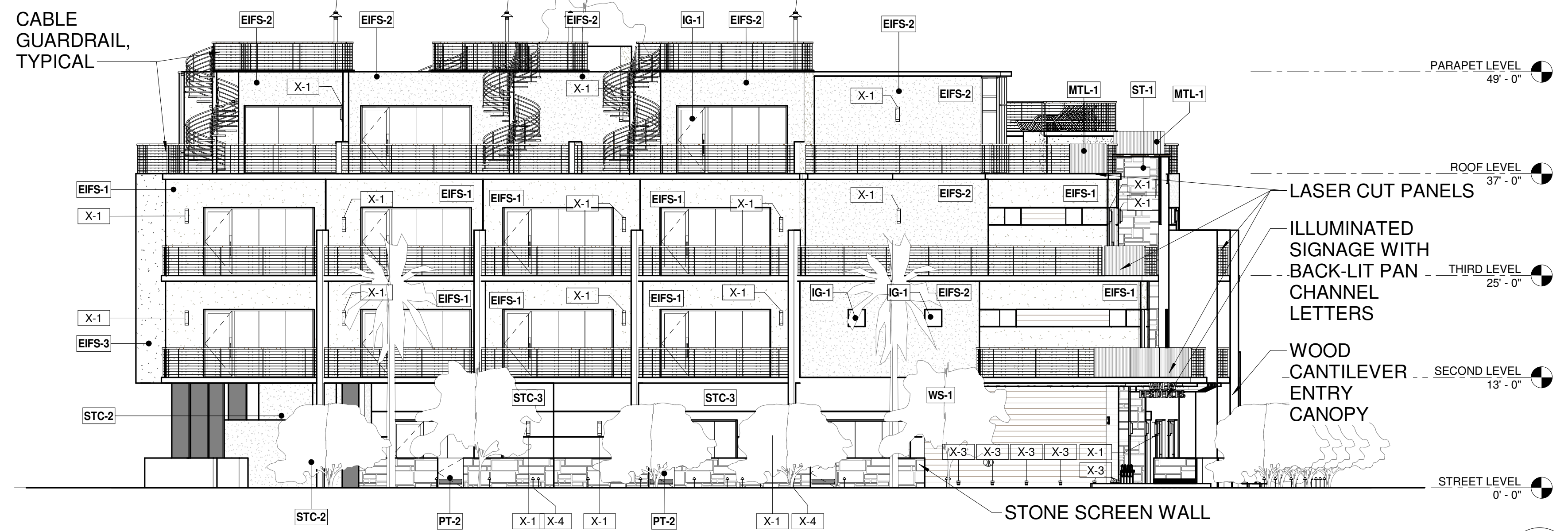
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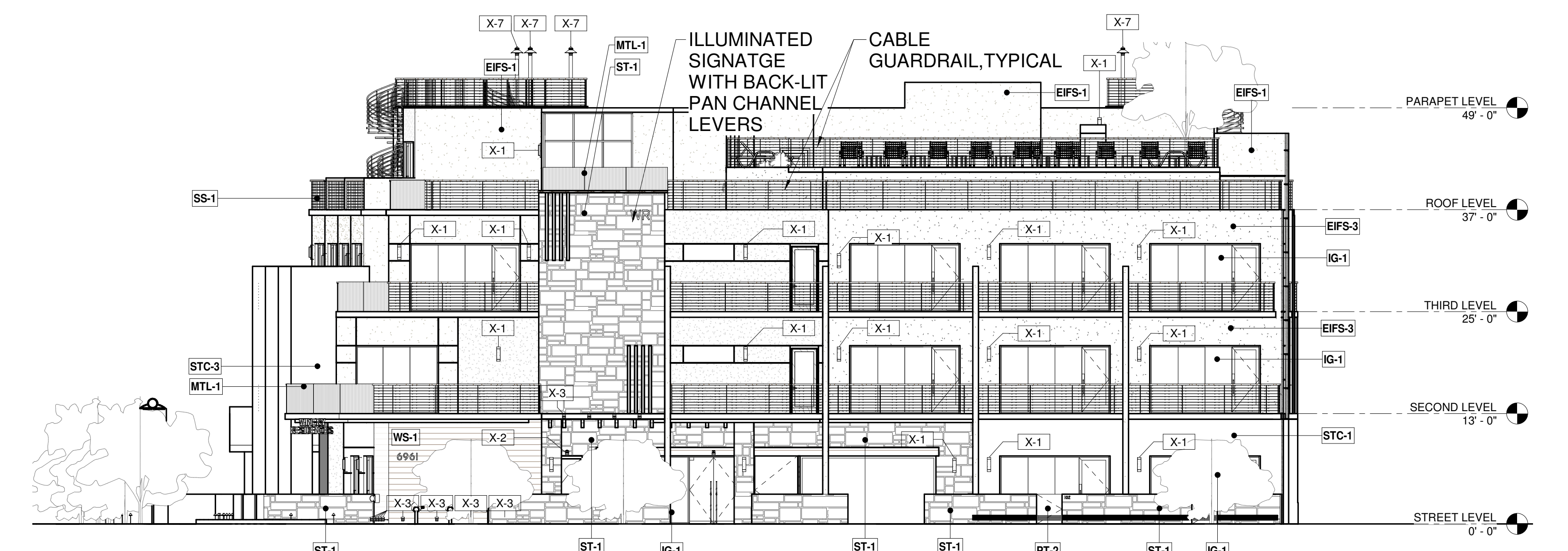
drawn by: YT
 project no.: 18024
 date: 02/18/19

EXTERIOR MATERIOR AND FINISH SCHEDULE

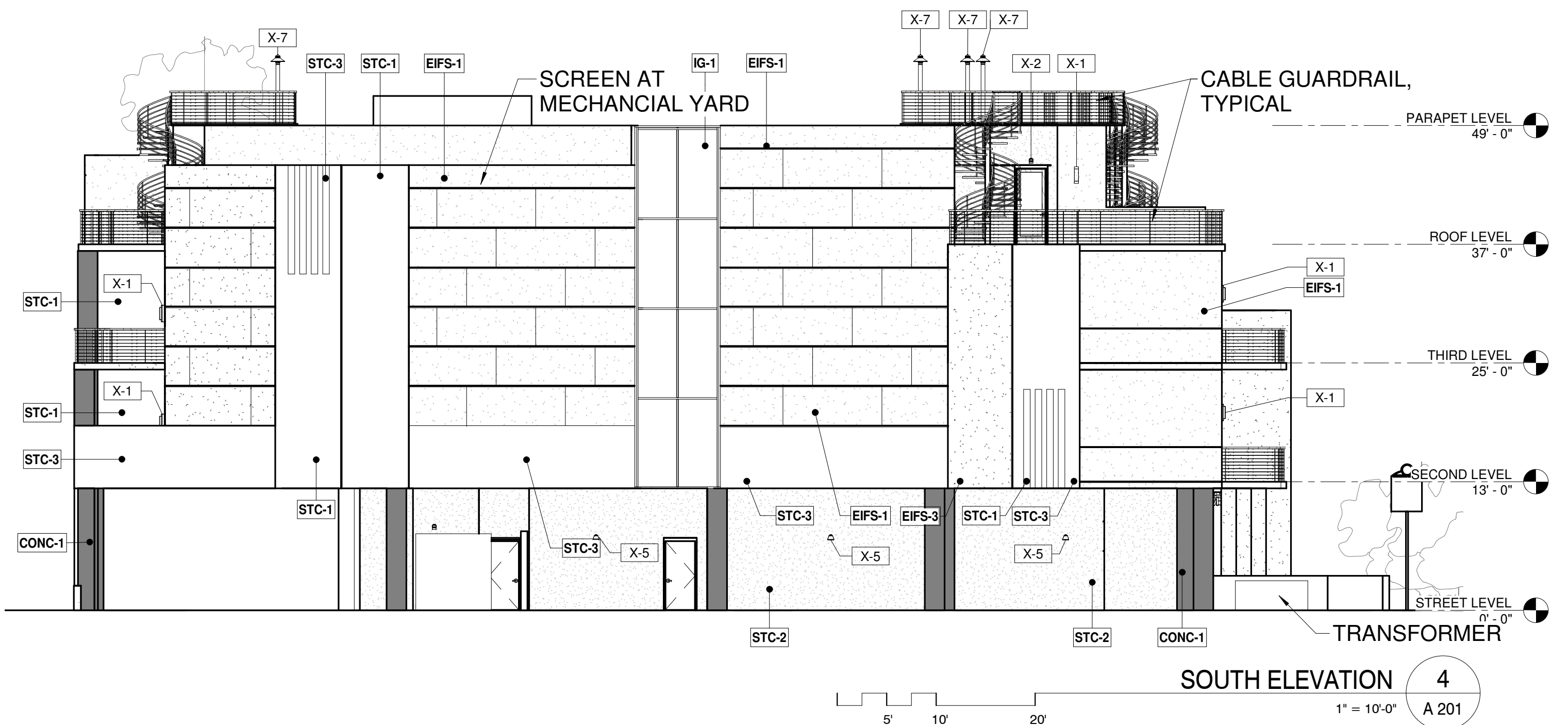
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EIFS-2	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'BISON BEIGE' DEC 750 FINISH: SAND FINISH	ST-1	DESCRIPTION: SIMULATED WOOD STONE VENEER LOCATION: AT ENTRY TOWER ELEMENT MANUFACTURER: CORONADO STONE COLOR: MIX OF THE FOLLING STONE VENEERS: 60% 'ITALIAN VILLA' PROVO 40% 'ITALIAN VILLA' TIMBERLAKE/GREY STONE
EIFS-3	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'CRAFT PAPER' SW6125 FINISH: SAND FINISH	PT-1	DESCRIPTION: ACCENT PAINT COLOR LOCATION: WINDOW BOX FRAMES, METAL DOORS AND TRIM MANUFACTURER: SHERWIN WILLIAMS COLOR: 'POINTED ROCK' DE6363
STC-1	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'ASH GRAY' DEC 751 FINISH: SAND FINISH	PT-2	DESCRIPTION: ACCENT PAINT COLOR LOCATION: ENTRY METAL GATE MANUFACTURER: SHERWIN WILLIAMS COLOR: 'POINTED ROCK' DE6363
STC-2	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'BISON BEIGE' DEC 750 FINISH: SAND FINISH	CONC-1	DESCRIPTION: NATURAL FINISH LOCATION: CONCRETE COLUMN MANUFACTURER: N/A COLOR: STANDARD CONCRETE
STC-3	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'CRAFT PAPER' SW6125 FINISH: SAND FINISH	SS-1	DESCRIPTION: STAINLESS STEEL CABLE RAILINGS LOCATION: CUSTOM PER LAYOUT MANUFACTURER: STAINLESS
MTL-1	DESCRIPTION: LASER CUT METAL PANELS LOCATION: EXTERIOR WALL, RAILING ELEMENT MANUFACTURER: CUSTOM PER LAYOUT COLOR: BRONZE ANODIZED	IG-1	DESCRIPTION: LOW - E INSULATED GLAZING UNITS/FRAMES LOCATION: DWELLINGS UNITS & WINERY MARKET WINDOW OPENINGS MANUFACTURER: VITRO/PPG TYPE: SOLARGREY, SOLARBAN 70XL 7% REFLECTIVITY MEDIUM BRONZE ANODIZED
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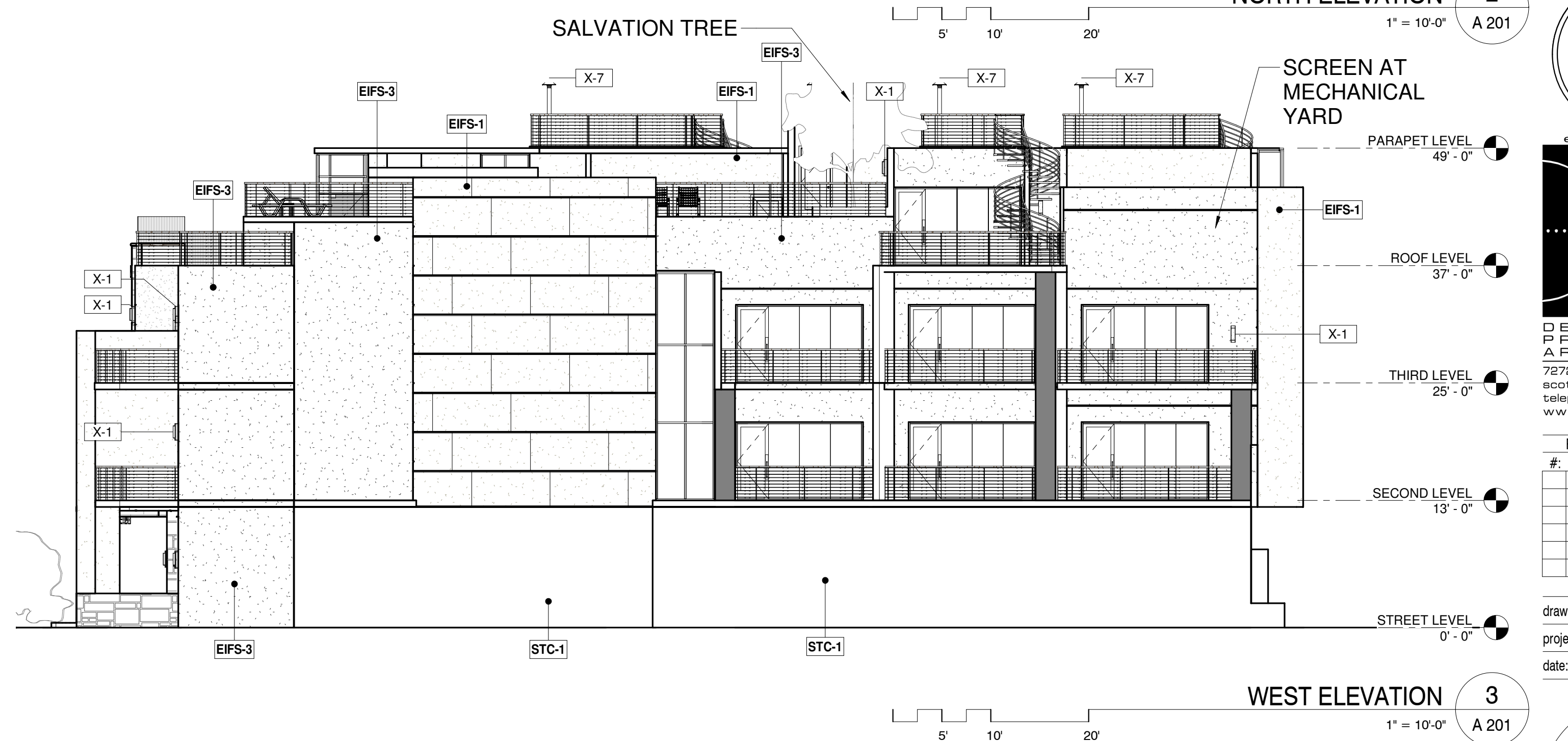
EAST ELEVATION 1
1" = 10'-0" A 201



NORTH ELEVATION 2
1" = 10'-0" A 201



SOUTH ELEVATION 4
1" = 10'-0" A 201



WEST ELEVATION 3
1" = 10'-0" A 201

BUILDING ELEVATIONS-BW

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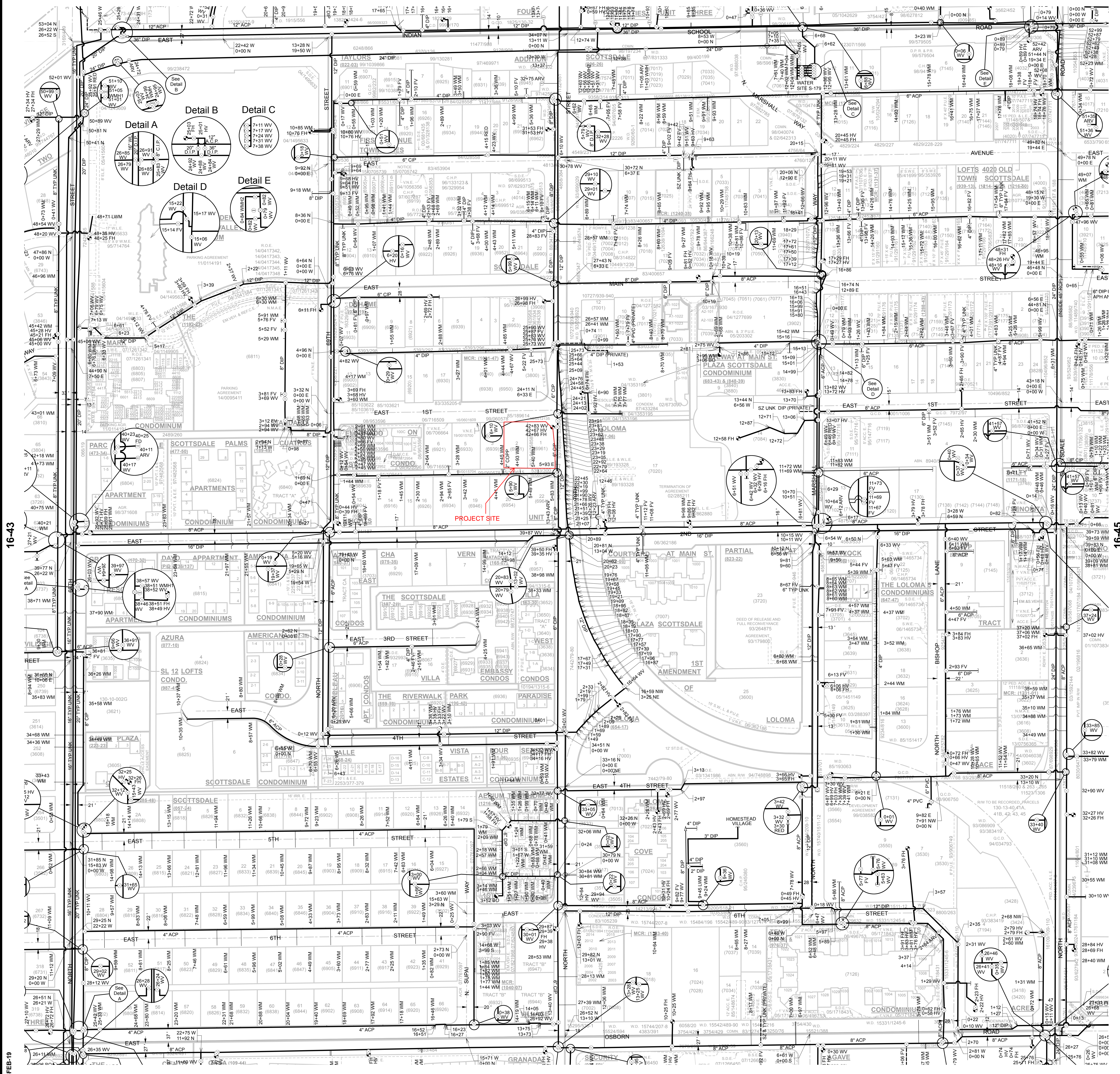
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drawn by: YT
project no.: 18024
date: 02/18/19

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Appendix C
Water Quarter Section Map

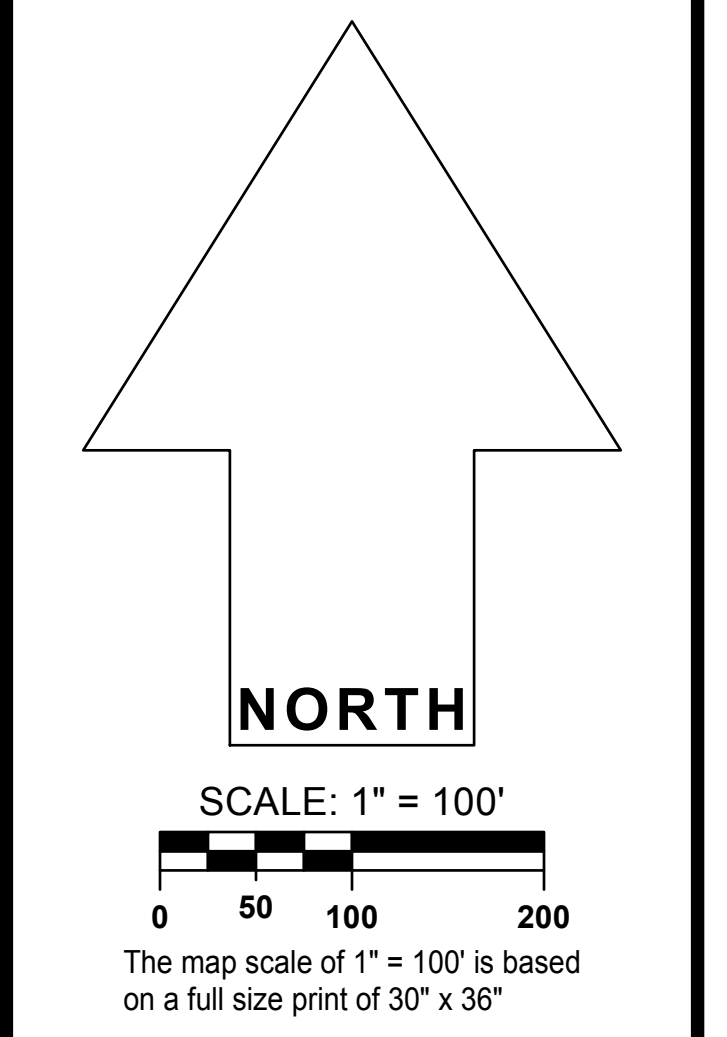
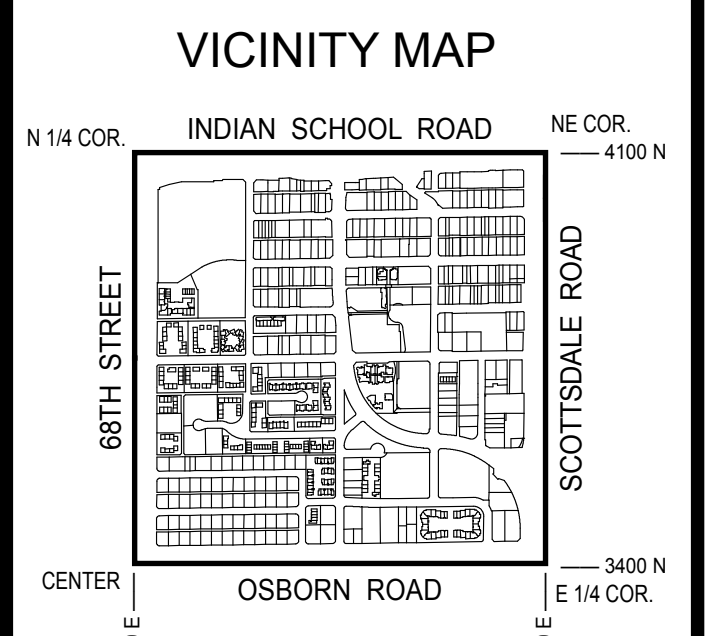




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 • THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER, 1991. BEARINGS ARE NAD 83 GRID AND DISTANCES ARE FLATTENED TO GROUND. WHERE NO CORNER WAS FOUND THE DIMENSIONS ARE GIVEN TO CALCULATED SECTION CORNERS AND ARE NOTED AS 'CALCULATED' ON THE MAP.

LEGEND:

Air Release Valve	(Symbol)
Non-potable Air Release Valve	(Symbol)
Blowoff	(Symbol)
Cap	(Symbol)
Cathodic Protection	(Symbol)
Fill Drain	(Symbol)
Fire Hydrant	(Symbol)
Non-GPS Point	(Symbol)
Pressure Reducing Valve	(Symbol)
Pump	(Symbol)
Reducer	(Symbol)
Sample Station	(Symbol)
Water Manhole	(Symbol)
Non-Potable Manhole	(Symbol)
Well	(Symbol)
Valve	(Symbol)
Non-potable Valve	(Symbol)
Vault	(Symbol)
Water Main	(Symbol)
Non-Potable Main	(Symbol)
Fire / Private Main	(Symbol)
Non-Scottsdale Main	(Symbol)



WATER
 QUARTER SECTION MAP
16-44
 NE 1/4 SEC. 27 T2N R4E

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 THE CITY OF SCOTTSDALE
 17-FEB-19

Appendix D
Flow Test Results





Flow Test Summary

Project Name: EJFT 19040
Project Address: 6951 E 1st St, Scottsdale, AZ 85251
Date of Flow Test: 2019-02-15
Time of Flow Test: 8:30 AM
Data Reliable Until: 2019-08-15
Conducted By: Eder Cueva & Tayler Lynch (EJ Flow Tests) 602.999.7637
Witnessed By: Ray Padilla (City of Scottsdale) 602.541.0586
City Forces Contacted: City of Scottsdale (602.541.0586)
Permit Number: C57402

Raw Flow Test Data

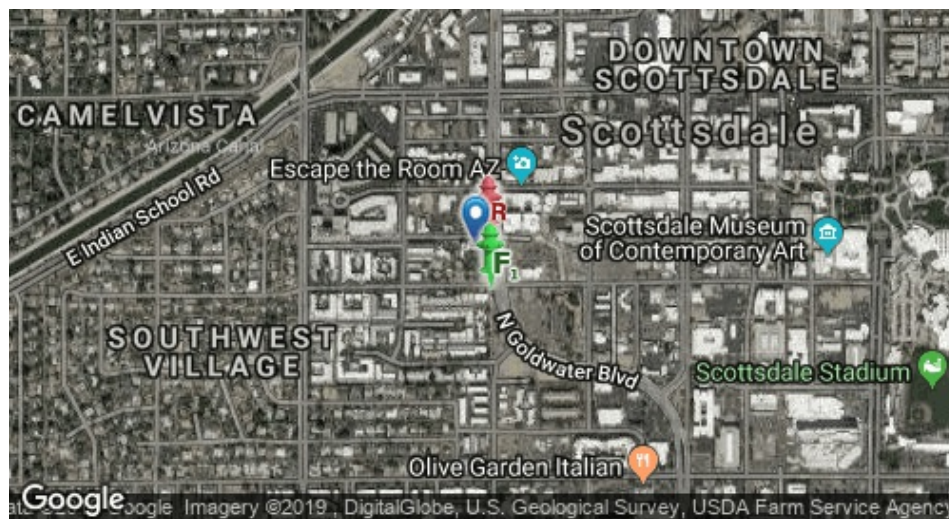
Static Pressure: 80.0 PSI
Residual Pressure: 64.0 PSI
Flowing GPM: 1,986
GPM @ 20 PSI: 4,054




Data with a 10 % Safety Factor

Static Pressure: 72.0 PSI
Residual Pressure: 56.0 PSI
Flowing GPM: 1,986
GPM @ 20 PSI: 3,753

Hydrant F₁

Pitot Pressure (1): 31 PSI
Coefficient of Discharge (1): 0.9
Hydrant Orifice Diameter (1): 4 inches
Additional Coefficient 0.83 on orifice #1



-  Project Site
-  Static-Residual Hydrant
-  Flow Hydrant
- Distance Between F₁ and R
326 ft (measured linearly)
- Static-Residual Elevation
1260 ft (above sea level)
- Flow Hydrant (F₁) Elevation
1258 ft (above sea level)
- Elevation & distance values are approximate

EJ Flow Tests, LLC

21505 North 78th Ave. | Suite 130 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com
John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915

www.flowtestsummary.com

Static-Residual Hydrant



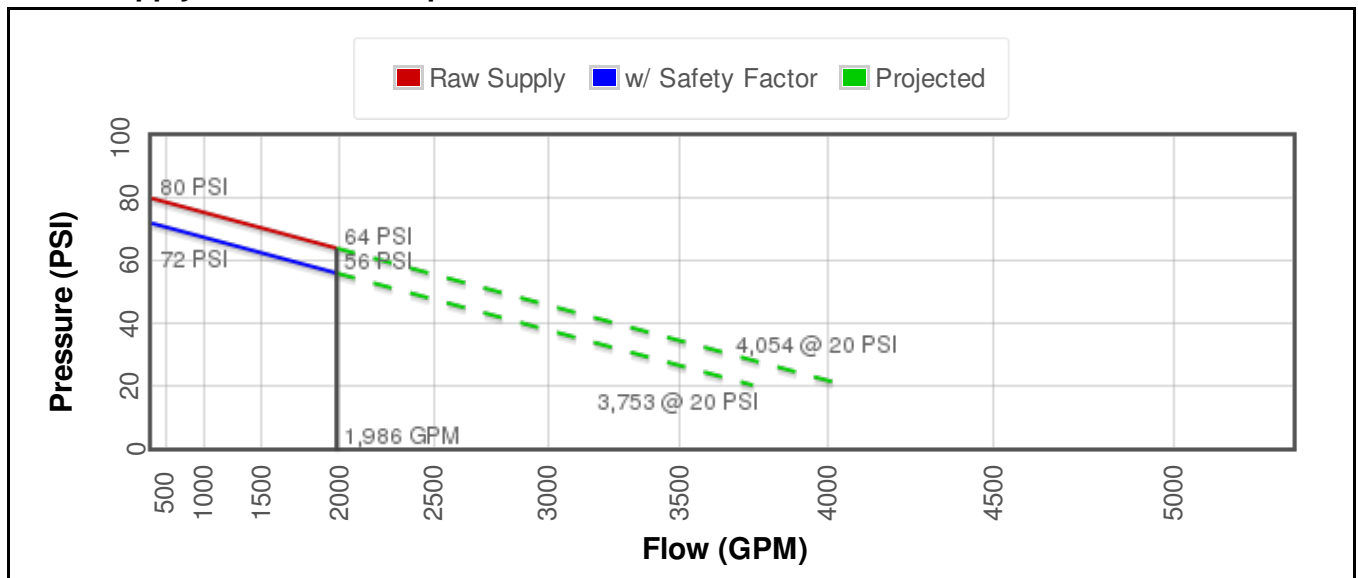
Flow Hydrant (only hydrant F1 shown for clarity)



Approximate Project Site



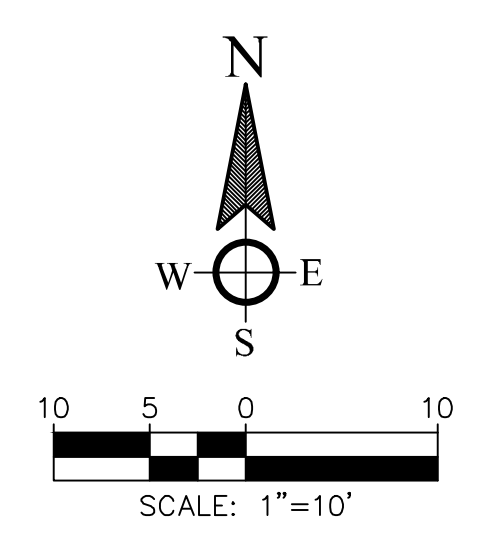
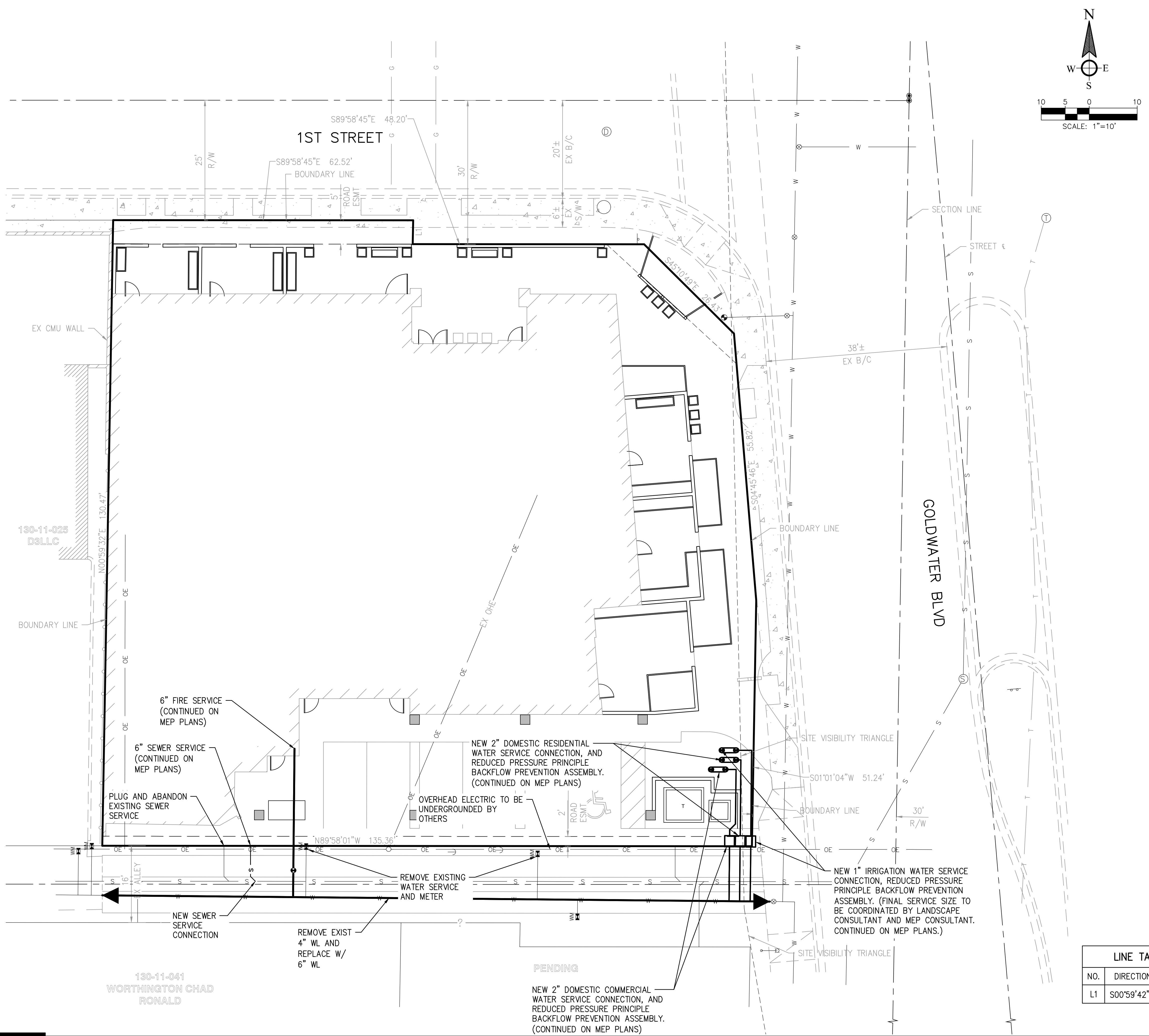
Water Supply Curve N^{1.85} Graph



Appendix E
Preliminary Utility Plan



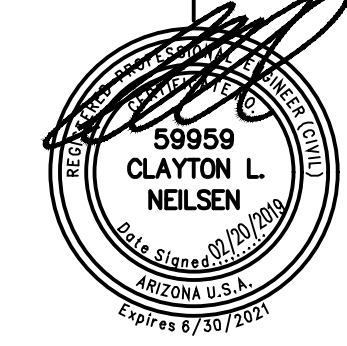
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- LEGEND**
- TRANS TRANSFORMER
 - CMU CONCRETE MASONRY UNIT
 - R/W RIGHT-OF-WAY
 - OHE/OE OVERHEAD ELECTRIC
 - CL CENTERLINE
 - EX EXISTING
 - ESMT EASEMENT
 - S SEWER
 - W WATER

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°59'42"W	5.00'

WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ. 85251



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PRELIMINARY UTILITY PLAN
Bowman CONSULTING

