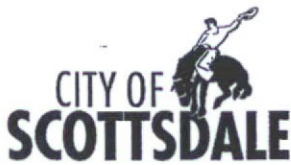


**Correspondence Between
Staff and Applicant
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 5/7/18
Contact Name: MICHELLE HAMMOND
Firm Name: BERRY RIDDEL
Address: _____
City, State, Zip: _____

RE: Application Accepted for Review.

993 - PA - 2016

Dear Mrs Hammond :

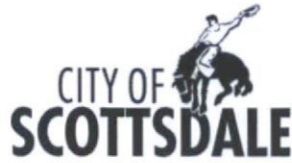
It has been determined that your Development Application for WINFIELD HOTEL has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: BRYAN CLUFF
Title: SR. PLANNER
Phone Number: (480) 312 - 2258
Email Address: bcluff @ScottsdaleAZ.gov

15-DR-2018
5/7/18



John Berry
Berry Riddell
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 15-DR-2018
Winfield Hotel & Residences

Dear Mr. Berry:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/7/18. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Fire:

1. Please revise the site plan to demonstrate Hydrant spacing, existing and proposed, in accordance with Fire Ord. 4283, 507.5.1.2.
2. Please revise the site plan to demonstrate FDC meets spacing requirements, in accordance with Fire Ord. 4283, 912.
3. Please revise the site plan to demonstrate the location of Fire Riser room, in accordance with the DS&PM 6-1.504(1)).

Water and Waste Water:

4. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they

may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

5. Please revise the hardscape and amenities (benches) within the sidewalk area along Scottsdale Road to be consistent with the Scottsdale Road Streetscape Design Guidelines.
6. Please increase the width of the sidewalk (2 feet additional) along Winfield Scott Plaza in the areas where vehicle parking stalls are adjacent to the curb, so that the required 8-foot-wide sidewalk is exclusive of any vehicle overhangs.
7. Please revise the site plan to show a Grease, Oil and Sand Interceptor in the compactor area, in accordance with the Design Standards & Policies Manual Section 7-1.411.
8. Please Note: Restaurants will require a grease containment area, in accordance with the Design Standards & Policies Manual Section 2-1.309.
9. The proposed site plan shows removal of the two existing refuse bins in the northwest corner of Lot 14, which appear to be serving multiple properties. Please provide information as to how these properties will be served for trash collection in accordance with the requirements of the Design Standards & Policies Manual.

Landscape Design:

10. Please revise the landscape design for the Scottsdale Road frontage so that the plant selections are consistent with the Scottsdale Road Streetscape Design Guidelines.

Building Elevation Design:

11. The east building elevation at the southeast corner of the building (levels 1-2) is proposed to be a blank wall with EIFS finish. Based on the submitted floor plans there is active space behind this wall (lobby area). Please revise this portion of the building elevation to provide more interest and activation of the street, in accordance with Section A2 of the Downtown Plan Urban Design & Architectural Design Guidelines.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

12. Please revise the site plan to show the Subterranean Garage easement area along Winfield Scott Plaza.
13. Please revise the site plan to show the Aerial easement over the alleyway.
14. Please revise the site plan to show the truck turning radii for ingress/egress for pick up and drop off of the refuse compactors, in accordance with the requirements of the Design Standards & Policies Manual.

Landscaping:

15. Please remove the curbed landscape areas on Winfield Scott at the refuse driveway.

Building Elevations:

16. The building elevations and material board identify a material 'C-1 Cast-in-place concrete', however this material does not appear to be identified anywhere on the building. Please revise the building elevations to clarify the location of this material, in accordance with the Plan & Report Requirements for Development Applications.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 24 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **15-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)

Site Plan:

_____ 6 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Elevations:

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Perspective(s):

Color _____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Streetscape Elevation(s):

Color _____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

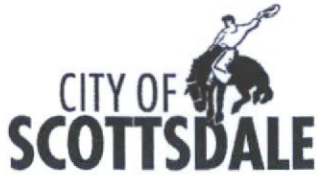
Landscape Plan:

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Technical Reports:

- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



Planning & Development Services

7447 East Indian School Road
Scottsdale, Arizona 85251

December 27, 2018

15-DR-2018

Jim Applegate

Biltform Architecture Group

11460 N Cave Creek Rd Ste 6

Phoenix, AZ 85020

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 15-DR-2018 Winfield Hotel & Residences

The Development Review Board approved the above referenced case on December 20, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Bryan Cluff, 480-312-2258.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Bryan Cluff
Senior Planner
bcluff@ScottsdaleAZ.gov

About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

Cluff, Bryan

From: Cluff, Bryan
Sent: Monday, August 27, 2018 5:31 PM
To: Michele Hammond (mh@berryriddell.com)
Cc: 'jim@biltform.com'
Subject: Winfield Hotel 2nd Review Status 15-DR-2018
Attachments: Design Items.pdf

Michele,

Thank you for the time this afternoon to discuss the review status of Winfield Hotel (15-DR-2018) with your team.

As a follow-up to the meeting, this email is intended to briefly recap what was discussed at the meeting and make sure we are all on the same page regarding what will be addressed in the 3rd submittal.

- The refuse design was discussed with regard to change in design from 1st submittal to 2nd submittal. Applicant to provide clarification on site plan and supplemental refuse plan for review by City of Scottsdale Engineering Department. Refuse plan to include provisions for providing refuse for other property owners along alleyway as needed.
- Outstanding comments on Water and Sewer BOD's were discussed. Applicant to provide revised Water & Sewer BOD's with 3rd submittal.
- Several design items were briefly reviewed and will be addressed with 3rd submittal. Design items printout from meeting is attached.

Please let me know if you have any questions.

Thank you,

Bryan D. Cluff, LEED AP
Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

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 twitter

1. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.
2. **On the site plan the building setbacks appear to be measured from the face of curb. Please clarify that the building setbacks are measured from the back of the planned curb. Refer to Winfield Hotel & Residences Development Plan - Development Standards Section B. Setbacks from public streets.**
3. 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.
4. **Please verify that the 10'-0" clear width sidewalk that is indicated on the Scottsdale road frontage of the site will not be reduced by any tree wells, trees, or other site features that will conflict with pedestrians. Please refer to the Scottsdale Sensitive Design Principles 5, 6, and 7, and the Scottsdale Road Streetscape Design Guidelines.**
5. **Please verify that the sight visibility triangle, that is indicated at the north end of the alley, is measured at the correct starting point given the on-street angled parking spaces that are adjacent to the alley. Please refer to DSPM Section 5-3.123.D.**
6. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
7. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
8. 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.
9. 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.
10. Provide section drawings of the proposed exterior shade devices. 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>.
11. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of

the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

12. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. 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 Design Standards & Policies Manual, Section 2-1.401.4. Steve V. 06/15/18
13. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan so that compliance with Zoning Ordinance Section 9.106.A is demonstrated.
14. **Please replace the proposed *Acacia anuera* Mulga Tree, that is an Australian native species, with a different small tree species that is a Sonoran Desert native species such as *Sophora secundiflora* Texas Mountain Laurel with its' lush evergreen foliage and fragrant purple flowers. Please refer to Sensitive Design Principle 11.**
15. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.305.

Tech:

16. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
17. Please revise the Color & Material Sample Board to add a building elevation and so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models.
18. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
19. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.
 - a. Provide a bar scale on the site plan.
 - b. Provide a vicinity map on the site plan.
 - c. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
 - d. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.

- e. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.
- f. Revise the site plan to indicate the dimensions of the parcel.
- g. Revise the site plan to indicate the dimension between each building/structure.
- h. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
- i. Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, stormwater management structures, and overhead utility lines and poles, etc.



RESPONSE TO CITY COMMENTS

Date: October 4, 2018

To: Bryan Cluff, Senior Planner
City of Scottsdale Planning and Development Services
7447 E. Indian School Road, Suite 125
Scottsdale, Arizona 85251

Re: Winfield Hotel
4221 North Scottsdale Road
15-DR-2018

The following is in response to 08/27/2018 Meeting:

- ✓ 1. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

Response: Refer to Landscape detail sheet PL1.2 & PL2.2.

- ✓ 2. On the site plan the building setbacks appear to be measured from the face of curb. Please clarify that the building setbacks are measured from the back of the planned curb. Refer to Winfield Hotel & Residences Development Plan - Development Standards Section B. Setbacks from public streets.

Response: Building setback dimension revised to back of curb as required.

- ? 3. 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.

Response: Additional bicycle parking spaces shown on the site plan. Site data includes required and provided bicycle parking requirements. Refer to Landscape sheet PL2.2 for details.

- ✓ 4. Please verify that the 10'-0" clear width sidewalk that is indicated on the Scottsdale road frontage of the site will not be reduced by any tree wells, trees, or other site features that will conflict with pedestrians. Please refer to the Scottsdale Sensitive Design Principles 5, 6, and 7, and the Scottsdale Road Streetscape Design Guidelines.

Response: Landscape and Architectural Site plan revised to reflect 10'-0" minimum sidewalk requirement.

- ? 5. Please verify that the sight visibility triangle that is indicated at the north end of the alley is measured at the correct starting point given the on-street angled parking spaces that are adjacent to the alley. Please refer to DSPM Section 5-3.123.D.

Response: Site Visibility Triangle revised.

- ? 6. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

Response: All roof top equipment will be concealed within the roof top mechanical well. Refer to building sections and detail sheets.

- ? 7. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Response: All roof drainage will be internal to the building and connected to the storm drain system, refer to the Roof Plan sheet A2.6.

- ? 8. 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.

Response: Refer to details on sheet A5.1

- ? 9. 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.

Response: Refer to details on sheet A5.1

- ? 10. Provide section drawings of the proposed exterior shade devices. 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: Refer to details on sheet A5.1

- ? 11. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

Response: Building mounted light fixture shown on the Building Elevations. All roof top equipment will be concealed within the roof top mechanical well. Refer to building sections and detail sheets. Mechanical Well / Parapet height will exceed height of all roof mounted equipment.

- 7
12. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. 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 Design Standards & Policies Manual, Section 2-1.401.4. Steve V. 06/15/18

Response: All roof drainage will be internal to the building and connected to the storm drain system. Refer to Roof Plan Sheet A2.6.

- 7
13. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan so that compliance with Zoning Ordinance Section 9.106.A is demonstrated.

Response: Additional dimension provided refer to sheet A2.1.

14. Please replace the proposed *Acacia anuera* Mulga Tree, that is an Australian native species, with a different small tree species that is a Sonoran Desert native species such as *Sophora secundiflora* Texas Mountain Laurel with its' lush evergreen foliage and fragrant purple flowers. Please refer to Sensitive Design Principle 11.

Response: Planting plan revised as requested, refer to sheet PL 1.2.

15. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.305.

Response: Lighting plans included with submittal, refer to 'E' sheets.

Tech:

16. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Response: Notes and Dimension have been scaled up as required.

17. Please revise the Color & Material Sample Board to add a building elevation and so that all material manufacturer names and material identification names and numbers will be keyed on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models.

Response: Color & Materials board and Building Elevations revised as requested.

18. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.

Response: Elevations revised as requested.

19. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.

a. Provide a bar scale on the site plan.

Response: Bar scale added to site plan.

b. Provide a vicinity map on the site plan.

Response: Vicinity map added to site plan.

c. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.

Response: Zoning districts added to adjacent parcels.

d. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103. Revise the site plan to indicate the building footprint and do not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read.

Response: Site plan and data revised as requested.

e. Revise the site plan to indicate the dimensions of the parcel.

Response: Parcel dimensions added to site plan.

f. Revise the site plan to indicate the dimension between each building/structure.

Response: Dimensions added to site plan.

g. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.

Response: Dimensions added to site plan.

h. Revise the site plan to indicate the location of street lights, traffic control devices, irrigation standpipes, storm water management structures, and overhead utility lines and poles, etc.

Response: Addition information provided as requested. Existing overhead utilities lines will be removed.

Thank You

Mark Wood
Biltform Architecture
Office: 602-285-9200
Direct: 602-403-1528

June 9, 2017

Michele Hammond
Berry Riddell
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

RE: Request to Purchase Air Rights and Subterranean Easement, 3-AB-2017, 7-ZN-2017, and 1-II-2017,
Winfield Hotel & Residences

Dear Dan:

Please see the applicant responses below to the 1st Review Letter dated June 6, 2017

NOTE: THE BELOW COMMENT RESPONSES ARE CIVIL EXCERPTS FROM THE ABOVE NOTED CITY LETTER

Fire:

1. High rise development is to be supplied by at least two water mains located in different streets (Section 403.3.2 of the IBC 2015). Please ensure that the water basis of design report to addresses this requirement.

Response: Isolation valve provided between two separate fire leads. Main line is fed by multiple systems.

2. With the Basis of Design Report for Water, please demonstrate that the existing and proposed hydrant spacing comply with Section 507.5.1.2 (SRC Fire Ordinance 4283).

Response: Fire hydrant exhibit is provided in report

ATTACHMENT C

Water and Wastewater Comments

Significant Policy Related Issues – Wastewater Basis of Design:

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

1. Please revise the Basis of Design report for Wastewater to address the following comments:
 - a. The d/D is limited to 0.65 for sewer pipes twelve (12) inches and less. Please make this modification throughout Wastewater Basis of Design report (Section 7-1.404 of the DSPM).

**15-DR-2018
5/7/18**

Revised but request 0.90 exception for simultaneous peak hour + pool backwash event.

- b. The proposed service line connection exceeds the allowable drop of a maximum of one (1) pipe diameter (Section 7-1.405 of the DSPM). Either incorporate a drop connection, or increase the service line slope, or deepen service line if possible.

Service line slope will be revised.

- c. Please revise Basis of Design report to include the hotel/resort flow rates of 380 gallons per day (gpd), per room (Section 7-1.403 of the DSPM). Special exceptions to the flow rates are not allowed.

Project is a high-rise condo/hotel, not a resort development.

Technical Corrections – Wastewater Basis of Design:

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling these cases for public hearing, they will likely future development applications and the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

2. Please revise the Basis of Design report for Wastewater to address the following comments:

- a. Sections 5.3 of the Basis of Design Report specific to East 3rd Avenue and East 4th Avenue wastewater slopes appear to be inaccurate. Please verify this information and update the Basis of Design Report. In addition, please refer to the comments with the Basis of Design Report pertaining this comment.

Slopes on existing pipes were checked via field survey.

- b. Please physically verify with a survey all onsite and offsite pipe inverts entering/leaving MHs and top of MH for system designated for modeling and update the Basis of Design Report and related document. City staff may verify offsite inverts independently; but, to ensure the accuracy of the report and design assumptions, the engineer should independently the inverts as part of their due-diligence.

Data is the result of field survey.

- c. Please revise Table 2 Basis of Design Report to include the source of this information is. This information needs to be confirmed with flow monitoring.

Flow monitoring has been performed and is comparable with the calculations. Source paragraph added.

- d. The demand indicated in Table 4 exceeds the flow capacity of the single sewer segment analyzed. Please revise the Basis of Design Report to incorporate modeling for all potentially impacted segments. In addition, existing flows need to be added to the developments projected flows.

This has been addressed.

- e. Please revise Section 6.1 of the Basis of Design Report to utilize the correct flow rates. The report indicates that the flow rate is 380 gpd per square foot, it should be 380gpd per room.

This project is a high-rise hotel/condo project and 140 gpd/unit is being used.

- f. Appendix I is not referenced within the Basis of Design Report. The purpose of highlight section in the report is not clear and may not applicable.

Content of Appendix has been revised. New Appendix 1 is referenced.

- g. Please revise the table of Appendix II to include titles. In addition, please Identify the manhole to manhole segments as the titles. Also, please provide calculation and modeling output information for each pipe segment identified in the potentially impacted area (onsite and offsite).

Appendix has been revised with new content.

- 3. Please revise the preliminary utility exhibit of the Basis of Design Reports to address the following comments:

- a. The utility map will need to be expanded to effectively show the required area to be modeled.

Exhibit 1.1 has been included to show offsite sewer system and monitored locations

- b. Verify and show all relevant buried infrastructure in revised plan (water, electric, etc.)

Utilities have been added.

- c. Provide a profile of the new and existing sewer lines and relevant utility crossings

Will be shown on the improvement plans

- d. MH-1 and Mh-3 and existing pipe inverts, state how these were determined, ultimately all elevations need to be physically verified with surveyor.

Inverts and pipe lengths are based on survey data

- e. Service line should enter manhole MH-1 at 45-degree horizontal angle.

Notes, will be revised with CD's with MEP coordination

- f. 3rd Avenue line: no distance & slope shown, add.

Done

- 4. Hydraulic modeling:

- a. Please see the map attached to the Basis of Design Report for the system that is to be modeled.

Will analyze all pipes to a point where the City's modeling picks up pipes.

- b. Please revise the Basis of Design Report to include the modeling results for each manhole to manhole pipe segment as designated on the map. In addition, please provide the slope, top of manhole, inverts, d/D, Q, velocity, etc.

Done

- c. Please revise the Basis of Design Report to include existing flows added to the projections once they have been verified. The intent of flow monitoring is to verify the flows from the various local collection systems that will be impacted, and to facilitate modeling for capacity verification and to determine if improvements are necessary. Please ensure the flow monitoring is coordinate accordingly.

Results of flow monitoring were taken into account in the analysis.

Significant Policy Related Issues – Water Basis of Design:

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

5. Please revise the Basis of Design report for Water to address the following comments:

- a. In accordance with Section 6-1.501 DSPM, high rises require 2,500 gallons per minute (gpm) for fire flow. The International Building Code defines a high-rise as 75 vertical feet from level accessible by a fire department vehicle. Please confirm flow with fire department and state this confirmation in the final submitted BOD. Note: for modeling purposes this flow will need to be divided and applied to the respective portions for external supply fire hydrants and internal building firefighting & suppression. Please utilize the worst case hydraulic conditions to be determined/modeled. Please revise Section 4.4 of the Basis of Design Report accordingly.

2500 gpm is anticipated in the report

- b. Section 5.1, Table 1 of the Basis of Design Report, the normal daily operating condition flow in gpm should be used in the 50 pounds per square inch (psi) at highest supplied finished floor modeling scenario (Section 6-1.406 of the DSPM). This flow shall be defined by the water demand table in International Plumbing Code 2015 (IPC), Appendix E. Only the restaurant gpm value was determined by Water Resources to be too low and adjusted up to 38 gpm for this modeling scenario (hotel and condo peak hour gpm values were acceptable). This modified the total gpm demands for peak hour, max day, and avg day to be used in various modeling scenarios to 321gpm, 183gpm, and 92gpm respectively. If the applicant determined and provided the exact type and number of water fixture units to be used in the development it would facilitate determination. Any applicable continuous or frequent non-domestic flows should be added to the IPC determined flow values also (HVAC, irrigation, pool, etc). Please revise the Basis of Design Report accordingly.

Noted in report.

- c. Section 5.3 of the Basis of Design Report, the max rated design pressure for the pipe system shall be 150psi, not 120psi (Section 6-1.406 of the DSPM). The City tries to not exceed 120psi in the system i.e. normal max operating pressure. For modeling pressure/capacity curve will be per the hydrant flow test.

Revised in text

- d. Section 5.3 of the Basis of Design Report, the 10 feet per 1000 feet is correct per DSPM; but, this is contradicted in section 6.1 with max 10 fps. Please review and revised according the statement in section 6.1. Currently, with the proposed 4-inch service line/meter/prv/bfp the 10ft/1,000 feet requirement is exceeded in the service line. Provide calculations proving that the peak flows do not cause excessive losses in the service line and required appurtenances (excessive is more than 10 psi). If there is more than 10psi, than the amount over the 50psi modeling requirement must be added to the 50psi requirement in the respective modeling scenario, otherwise the service line may need to be increased to 6inch. Note that meter size is independently determined, 4-inch currently shown.

Deleted dual reference

- e. Section 6.1 of the Basis of Design Report, all metered services are required to have a pressure regulating valve (set to significantly reduce potential for internal development damage due to variations in system pressures) (Section 6-1.407 of the DSPM). Please correct the statement that they may be required. The flow test also showed 106 psi static, there could very well be surges that exceed this at times.

Agreed. Each metered service will have a building regulating valve in addition to a backflow preventer.

Technical Corrections – Water Basis of Design:

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6. In Section 1.1 of the Basis of Design Report, please provide the height of highest finished floor to be served that is fully or partially dependent on City providing water pressure.
Done
7. ~~In Section 5.2 of the Basis of Design Report, please revise the input add demand nodes and node elevations to the list, and add the PRV to item 4. Please revise the Output item 4 units to be in feet.~~
8. ~~In Section 5.3 of the Basis of Design Report, please clarify the modeling scenarios with: 1) average day, 2) max day, 3) peak hour 4) normal daily operating conditions and 50psi at highest finished/supplied floor 5) fire flow with 30psi at all potential hydrant tees plus concurrent 15psi at highest finished/supplied floor.~~
9. ~~In Section 6.1 of the Basis of Design Report, please modify this section per the related fire flow comments and clarification comments on modeling scenarios above. The hydraulic analysis should include/extend to all relevant portions of the service area and assume feasible worst case scenarios.~~
Modeling is not proposed as domestic and fire service connects directly to the City's distribution system and is supported by fire hydrant flow testing.
10. Verify and show all relevant buried infrastructure on revised plan (water, electric, etc.) on the utility plan.
Electric and Gas added to the plan.
11. Please provide a profile of the new and existing sewer lines and relevant utility crossings on the utility plan.
Will be shown on the improvement plans