

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

January 23, 2017

30-DR-2016
Ed Bull
Burch and Cracchiolo
702 E Osborn Rd Ste 200
Phoenix, AZ 85014

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 30-DR-2016 IPA Senior Living Facility

The Development Review Board approved the above referenced case on January 19, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Case Drainage Report (Approved/Not Included)
- 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, Keith Niederer, 480-312-2953.
- 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 years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

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,

Keith Niederer
Senior Planner
kniederer@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



TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

November 16, 2016

Mr. Keith Niederer
Senior Planner
Planning and Development Services
CITY OF SCOTTSDALE
7447 E. Indian School Rd. Suite 125
Scottsdale, AZ 85251

RE: Review Comments
IPA Senior Living Facility
30-DR-2016
Project No. 14-7016-01

Dear Mr. Niederer:

Below, please find our responses to your comments dated August 2, 2016.

Zoning

1. The site is zoned C-2 ESL. Per the Zoning Administrator, the site is not required to dedicate Natural Area Open Space (NAOS) easements, as it was developed in the late 1980s prior to the ESL Ordinance. However, other provisions of the ESL Ordinance shall be adhered to, such as building color requirements and landscape palette.
 - ***In a coordination meeting with City of Scottsdale on August 22nd, Staff agreed that the proposed building colors and landscape palette are acceptable as submitted.***
 - ***The building colors and materials are sensitive to the neighboring buildings. The project matches the lightest color on the adjacent Safeway building in the Pinnacle of Scottsdale shopping center.***
 - ***The landscape palette is sensitive to ESL design goals and proposes low water use plants.***
2. The majority of the provided parking for this development is located on the parcel to the west, which is under a different ownership than the subject property. Prior to final plan submittal, the owner shall submit an originally signed Agreement to Secure and Maintain Remote Parking. This document will need to be signed by the city and both property owners, then recorded by the City. This agreement will be prepared by the City and provided to the applicant to execute. The applicant shall provide the legal descriptions and exhibits required for this agreement.

Zoning

- **All parking spaces required for the senior living facility are in the adjacent existing parking garage.**
 - **Use of the adjacent existing parking structure will be pursuant to a recorded Declaration that assures a perpetual real property interest in that parking structure.**
 - **Furthermore, in accordance with the 10/5/16 "parking" meeting among Staff, City Attorney and IPA representatives, IPA (Bob Diamond) and Assistant City Attorney Joe Padilla will be working on a modified draft of a Remote Parking Agreement among the City, IPA and Whitestone.**
3. Per Section 9.103 of the Zoning Ordinance, specialized residential health care facilities require 0.7 parking spaces for EACH BED. Minimal residential health care facilities require 1.25 parking spaces for each dwelling unit. With the next submittal, please submit a revised site plan, containing revised parking calculations, that reflects these required parking ratios instead of parking per the number of rooms.
- **The parking calculations (required and provided) on the site plan have been updated based on specialized health care facilities (0.7 per bed) and minimal health care facilities (1.25 per dwelling unit). Refer to sheet A-1 (Exhibit 2 of the revised DRB Project Narrative).**
4. Improvements are being shown on the adjacent parcel to the west, such as relocating a refuse enclosure, modifying a parking lot, adding a trash compactor, and modifying open space areas. The adjacent property owner, Whitestone REIT, is not part of this application and has not issued any letter of authorization for these changes. These off-site modifications shall come in under a separate pre-application and application. An open space analysis will be required to be submitted for the Whitestone REIT property to demonstrate compliance with the C-2 development standards in Section 5.1404 of the Zoning Ordinance.
- **A Letter of Authorization from Whitestone REIT has been included authorizing the changes being made to their site (modifying a parking lot, adding a trash compactor and modifying open space areas).**
 - **IPA has been in discussions with Whitestone regarding preparing a separate Pre-Application Submittal followed by a Site Plan Amendment Submittal. City of Scottsdale Staff has mentioned in several coordination meetings (August 17th and August 22nd) that the site plan amendment could be accomplished by an administrative review and over the counter approval. It is our understanding from Staff that this separate administrative**

Zoning

amendment approval is not required for our proposed DRB approval, however will be required prior to the issuance of any demolition or construction permits for this project.

5. With the next submittal, please submit a revised site plan containing a data block, which clearly indicates how many rooms / beds are considered a minimal residential health care facility, and how many rooms / beds are considered specialized residential health care facilities, per the definitions in Section 3.100 of the Zoning Ordinance.
 - **The project data on the site plan has been reorganized to illustrate the number of rooms/beds considered as specialized health care facilities and the number of rooms/beds considered as minimal health care facilities. Refer to sheet A-1 (Exhibit 2).**
6. With the next submittal, please submit a revised DRB Project Narrative that addresses the criteria set forth in Section 1.904 of the Zoning Ordinance, which was amended in December 2012.
 - **The DRB Project Narrative has been revised to address the criteria set forth in Section 1.904 of the Zoning Ordinance.**
7. Per Section 6.1070.G.g and h, no paint colors shall be used that have a light reflective value (LRV) of greater than 35 percent, and a value and chroma of 6. With the next submittal, please submit revised building elevations and material boards utilizing darker building colors.
 - **As is addressed in response to above #1, in a coordination meeting with City of Scottsdale on August 22nd, Staff agreed that the proposed building colors are acceptable. The building colors and materials are sensitive to the neighboring buildings. The project matches the lightest color on the adjacent Safeway building in the Pinnacle of Scottsdale shopping center.**
8. In order to confirm compliance with Article IX of the zoning ordinance, with the next submittal, please submit dimensioned floor plans to show each level of the parking garage. The plans shall show dimensioned parking stalls for both regular spaces, and ADA spaces. It shall also clearly identify which spaces are for the assisted living facility, and which spaces are for the retail development. Please note that per Section 9.106 of the Zoning Ordinance, the entire required width and length of a parking stall shall not be obstructed by a column, or obstruction that is greater than 6 inches in height.
 - **In a coordination meeting with City of Scottsdale on August 22nd Staff agreed that because the parking structure is existing, dimensioned floor plans of each level and dimensioned parking**

Zoning

- stalls within the existing parking structure are not required.**
- **Project Data has been revised to illustrate the number of parking spaces dedicated to IPA on each level of the existing parking garage. Refer to sheet A-1 (Exhibit 2).**
 - **The accessible parking along the east edge of the existing parking garage has been re-striped to meet city requirements. Refer to detail 4 on sheet A-37 (Exhibit 16).**
9. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and / or landscape area. Please refer to Zoning Ordinance Section 9.106(A)(1)(b) and Section 10.501(F)(c).
- **The accessible parking along the east edge of the existing parking garage has been re-striped to meet city requirements. Dimensions have been added that illustrate 16'-0" deep parking spaces with 2'-0" vehicle overhang. Refer to detail 4 on sheet A-37 (Exhibit 16).**
 - **Dimensions have been added to the parking spaces in the parking lot west of Memory Care portion of the building that illustrates 16'-0" deep parking space with 2'-0" vehicle overhang. Refer to detail 1 on sheet A-36 (Exhibit 16). This final document will be submitted in conjunction with the separate amendment submittal.**
 - **All these parking spaces conform to Section 9.106(A)(1)(b) and Section 10.501 (F)(c) (Exhibit 16 of the revised DRB Project Narrative).**
10. With the next submittal, please revise the Site Plan worksheet / Open Space plan to show frontage open space, as required by the C-2 development standards.
- **In a coordination meeting on August 17th, the City of Scottsdale Staff agreed that the property does not have frontage and no frontage calculations are required.**

Building Elevations

11. With the next submittal, please 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.
- **There are no separate screens designed to screen the mechanical units. All units have been placed in a "mechanical well" created between the mansard roof elements and parapet walls. The building elevations show the mechanical units dashed in. As agreed upon in a coordination meeting with Staff on August 17th, no additional**

Building Elevations

details related with the screening devices are required. Refer to sheets A17 (Exhibit 9) and A-19 through A-24 (Exhibit 5).

12. With the next submittal, please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
- **A Roof Plan has been provided that illustrates the location of the roof and overflow drains along with a note that all roof drains are connected to an underground storm water system and the overflow drains will daylight at locations shown on the exterior building elevations. However, all overflow drain nozzles are not visible in the elevations since they daylight on the side of the wall perpendicular to the ones seen in the elevations. Refer to sheet A-17 (Exhibit 9).**
 - **Refer to sheets A19 through A-24 (Exhibit 5) for location of the overflow nozzle where visible.**

Circulation

13. With the next submittal, please submit a revised site plan showing the required and provided bicycle parking spaces, show calculations and show bicycle parking locations, per Section 9.103C and 9.106.C.2 of the Zoning Ordinance. The applicant shall contact Transportation Department to ensure functionality of racks and dimension of placement prior to installation. Use City of Scottsdale Standard Detail #2285 for bicycle rack.
- **13 Bike spaces are required. (1 bike space per 10 parking spaces; $127/10 = 13$ bike spaces). A total of 14 bike spaces have been provided.**
 - **In a coordination meeting on August 17th with the City of Scottsdale Staff, it was agreed that the bike spaces could be distributed in three locations;**
 - **2 bike spaces at the main entrance**
 - **6 bike spaces at the IL/AL employee entrance**
 - **6 bike spaces at the Memory Care employee entrance**
 - **Refer to sheets A-1 and A-2 (Exhibit 2) for locations and calculations.**

Fire

14. With the next submittal, please submit a revised site plan that demonstrates a minimum drive width of 24-feet, per Ordinance 4045, 503.2.1.
- **Dimensions have been added along the drive that demonstrates a minimum drive width of 24'-0". Refer to sheet A-2 (Exhibit 2).**
 - **Where stabilized decomposed granite material is used for the drive, a ribbon curb is designed per City of Scottsdale's detail 2220 Type**

Fire

'B', which is included in the width of the drive. At all other locations, a typical 6" curb is designed and the dimensions demonstrated are 24'-0" clear drive width from face of curb.

15. A "Key switch / pre-emption sensor" is required for commercial / Multi-family / Gated communities. Please reference Fire Ord. 4045 & 503.6.1.
 - **A note has been added to the plans verifying that each of the two traffic-deterrent gates will have the Key switch and pre-emption sensor. Refer to sheet A-2 (Exhibit 2).**
16. With the next submittal, please demonstrate the FDC meets spacing requirements in accordance with Fire Ordinance 4045, 912 and I's & A's, 8.17.2.4.6.1.
 - **The Fire Riser Room has been relocated adjacent to the Memory Care Building main entry. The FDC will be located outside the Fire Riser Room. Refer to sheet A-2 (Exhibit 2).**

Landscaping

17. Per Section 6:1070.G.1.i of the Zoning Ordinance, plant materials that are not indigenous to ESL areas shall be limited to enclosed yard areas with non-indigenous plants that have the potential of exceeding 20 feet in height being prohibited. With the next submittal, please submit a revised landscape plan plant palette choosing landscape species from the City's Indigenous Plant List and the Desert Appropriate Plant List, with the exception of the interior courtyards.
 - **As is addressed in response to above # 1, in a coordination meeting with City of Scottsdale on August 22nd, Staff agreed that the property is generally similar to the surrounding development with respect to ESL and therefore the proposed landscape palette was acceptable as submitted.**
 - **The landscape palette is sensitive to ESL design goals and proposes low water use plants. Refer to sheets L1 through L-5 (Exhibits 3 & 12).**
18. With the next submittal, please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
 - **In a coordination meeting with City of Scottsdale on August 17th, Staff agreed that we do not have any parking on our site and thus are not required to show parking lot landscape calculation. We only need to show a Landscape Area calculation on our plans which will**

Landscaping

match the Open Space calculation provided on Sheet A-1 (Exhibit 2). These areas have been provided on the Landscape Plan. Refer to sheet L-1 (Exhibit 3).

19. With the next submittal, please revise the plant palette so that plant symbols shown on the landscape plan are accurately represented on the plant palette and plants that are identified as 'spp.' are specifically identified, so that the Development Review Board and COS staff are able to understand the landscape design concepts. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications.
 - ***In a coordination meeting with City of Scottsdale on September 8th, because the time of year for planting/installation is undetermined, Staff are amenable to leaving some species of plants open ended on the plan. Landscape plans will identify all the plants possible at the time of design review. Refer to sheets L-1 through L-5 (Exhibits 3 & 12).***
20. Please revise Planting Note 1 as follows on sheet L1: 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, per Zoning Ordinance Section 10.501.A.
 - ***The Note has been revised on sheet L-1 (Exhibit 3).***

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

21. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There may be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
 - a. Revise the project data to indicate bicycle parking - required, provided, show calculations.
 - ***As described in response to item 13 above, the bicycle parking has been quantified and included on the architectural site plans. Refer to sheets A-1 and A-2 (Exhibit 2) for calculations and locations.***

Site Design

- b. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
 - **The parking data has been revised to accurately reflect standard parking, standard covered parking, accessible parking, and covered accessible parking spaces. Refer to sheet A-1 (Exhibit 2).**
 - c. Revise the site plan to indicate the dimension between each building / structure.
 - **In a coordination meeting with the city on August 17th, it has been clarified that there is only one building footprint. The plans refer to Specialized Health Care (Memory Care) portion as Building 1 and Minimal Health Care (Independent Living/Assisted Living) portion as Building 2 due to different occupancies/uses and construction types. Based on this clarification, Staff agreed that this was one building and no dimensions between each building/structure are required.**
 - d. Revise the site plan to indicate the location of above ground utility equipment.
 - **All above ground utilities (SES, Transformers, Fire Hydrants, Water Meters, Backflow Preventer, Gas Meter) have now been located and noted on the architectural and landscape drawings. Refer to sheets A-1, A-2 and L-1 (Exhibits 2 & 3).**
 - e. On the Project Data list, building areas are noted as 'Building 1, Building 2A, Building 2B, Building 2C, however the building notations on the site plan are Memory Care Building, and IL/AL Building. Please clarify the inconsistency between the site plan notations and the project data notations.
 - **The project data and notations on the site plans have been revised to concur with each other. The project data and site plans refer to the Specialized Health Care (Memory Care) portion as Building 1 and the Minimal Health Care (Independent Living/Assisted Living) portion as Building 2 due to different occupancies/uses and construction types. All references to Buildings 2A, 2B, and 2C have been removed from the project data. Refer to sheets A-1 and A-2 (Exhibit 2).**
22. Please provide a site plan that indicates the building footprint and does 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. Please refer to the Plan & Report Requirements for Development

Site Design

Applications. Please refer to Zoning Ordinance Section 1.303.

- **All the site plans (architectural, electrical, and landscape) have been modified to eliminate the interior rooms and spaces. The plans now reference only the outline/footprint of the building.**
23. With the next submittal, 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, resident amenities, landscape features, and/or on-site circulation.
- **All above ground utilities (SES, Transformers, Fire Hydrants, Water Meters, Backflow Preventer, Gas Meter) have now been located and noted on the architectural and landscape drawings. Refer to sheets A-1, A-2 and L-1 (Exhibits 2 & 3).**
24. Please revise the site plan to indicate the locations of free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
- **Free standing exterior light fixtures are shown on the site plans. Refer to sheets A-1, A-2 and L-1 (Exhibits 2 & 3).**
25. Notes on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan 8: Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
- **In a coordination meeting with City of Scottsdale on September 8th Staff agreed that 1/8" font size with all text in upper case would be acceptable. Font sizes on all plans have been revised to 1/8" size with text in upper case.**
26. Site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and / or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
- **All retaining walls are constructed with concrete masonry blocks or cast-in-place concrete and finished with stucco system. Refer to sheets A-36 through A-38 (Exhibit 16) for plans, elevations and sections on all the on-site retaining walls.**

Landscape Design

27. Notes on the landscape plan appear to be 6-point font size, or less. with the next submittal, please revise the landscape plan notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 - ***In a coordination meeting with City of Scottsdale on September 8th Staff agreed that 1/8" font size with all text in upper case would be acceptable. Font sizes on all plans have been revised to 1/8" size with text in upper case.***

28. With the next submittal, please submit a revised landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 - ***All the site plans (architectural, electrical, and landscape) have been modified to eliminate the interior rooms and spaces. The plans now reference only the outline/footprint of the building.***

29. With the next submittal, please submit a revised landscape plan that utilizes a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2- 1.808.B.
 - ***Bicycle spaces have been allocated and notes added to locate all required bicycle parking spaces. Refer to sheets L-1 through L-5 (Exhibits 3 & 12).***

30. With the next submittal, please submit a revised landscape plan showing the locations of building mounted and free standing exterior light fixtures. Please refer to the Plan & Report Requirements for Development Applications and refer to Zoning Ordinance Section 1.303.
 - ***Building mounted and free standing exterior light fixtures are shown on the architectural and landscape site plans. The landscape planting has been revised accordingly to comply with Section 1.303. Refer to sheets A-1, A-2 and L-1 (Exhibits 2 & 3).***

31. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please submit a

Landscape Design

revised landscape plan with the next submittal addressing this comment. Refer to Scottsdale Sensitive Design Principle 13.

- **All light pole heights have been reduced to 8'-0" above finished grade. Thus the 20'-0" clearance from planting is no longer applicable. A general note regarding pole height has been added to plans. Refer to sheet L-1 (Exhibit 3).**

32. With the next submittal, please submit a revised landscape plan indicating the location of above ground utility equipment and vaulted utility equipment. Please refer to the Plan & Report Requirements for Development Applications, Design Standards & Policies Manual, Section 2-1.401.1, and Zoning Ordinance Section 1.303.

- **All above ground utilities (SES, Transformers, Fire Hydrants, Water Meters, Backflow Preventer, Gas Meter) have been located and noted on the architectural and landscape drawings. Refer to sheets A-1, A-2 and L-1 through L-5 (Exhibits 2, 3 & 12).**

33. With the next submittal, please modify the landscape plans by adding a note to the Planting Notes that are listed on Sheet L1, as follows: Thorny shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.1001.13.

- **The requested note has been added to the City of Scottsdale General Landscape Notes on the Landscape plans. Refer to sheet L-1 (Exhibit 3).**

34. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to DSPM Sec. 2-1.1001.13.

- **The planting plan has been adjusted to reflect this request. Refer sheets L-1 through L-5 (Exhibits 3 & 12).**

35. With the next submittal, please submit a revised landscape plan shifting the proposed location for the *Agave spp.* Agave, *Carnegiea gigantea* Saguaro, *Echinocactus grusonii* Barrel Cactus, *Ferocactus wislizenii* Fish Hook Barrel Cactus, *Opuntia Santa Rita* 'Tubac', *Yucca elata* Soap tree Yucca, so that they will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants. Please refer to DSPM Section 2-1.1001.13.

- **The planting plan has been adjusted to reflect this request. Refer sheets L-1 through L-5 (Exhibits 3 & 12).**

Building Elevation Design

36. With the next submittal, please submit revised building elevations that label the locations of the materials and colors utilized.
- **All building materials and colors have been noted on the exterior building elevations. Refer to sheets A-21 through A-24 (Exhibits 5).**
 - **Sheets A-19 and A-20 (Exhibit 5) are for reference only to show the overall building elevations.**
37. Notes on the building elevations appear to be 6-point font size, or less. With the next submittal, please revise the building elevations notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
- **In a coordination meeting with City of Scottsdale on September 8th Staff agreed that 1/8" font size with all text in upper case would be acceptable. Font sizes on all building elevations have been revised to 1/8" size with text in upper case.**
38. In order to improve readability of the building elevations, please 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 on revised building elevations. Please refer to Zoning Ordinance Section 1.303.
- **In a coordination meeting with City of Scottsdale on August 17th, it was agreed upon that Staff will accept an exhibit that shows an exterior wall plan adjacent to its corresponding building elevation. This will allow a direct comparison between the elevation and the plan for a better understanding of the building's massing and depth across the elevation. Refer to sheets A-19 and A-20 (Exhibit 5).**
39. With the next submittal, please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, 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, Architecture Section.
- **Window details (head, jamb and sill) have been provided that illustrate all windows to be recessed a minimum of 50% of the adjacent wall thickness. Refer to sheets A-40 and A-41 (Exhibit 15).**

Building Elevation Design

40. With the next submittal, please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. 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, Architecture Section.
- ***Door details (head and jamb) have been provided that illustrate all doors to be recessed a minimum of 30% of the adjacent wall thickness. Refer to sheets A-40 and A-41 (Exhibit 15).***
41. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. With the next submittal, please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. 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 and the Scottsdale Commercial Design Guidelines, Architecture Section. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
- ***In a coordination meeting on August 17th with the City of Scottsdale, a set of building elevations indicating the protected versus unprotected windows were discussed. Upon reviewing the window details on September 8th, which exceeded the required minimum 50% recess depth, Staff agreed with the detailing and were generally comfortable and satisfied that the windows in the surrounds and masonry were recessed with sufficient depth and could consider these as "protected." This approach would help increase the percentage of protected windows on the exterior building elevations. Staff agreed that these elevation treatments and details would provide shade for the windows. Refer to sheets A-40 and A-41 (Exhibit 15) for window details.***
42. With the next submittal, please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. 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.

Building Elevation Design

- **The SES locations have been noted on the site plans. Refer to sheets A-1 and A-2 (Exhibit 2).**
 - **The SES have been incorporated into the design of the building as follows;**
 - **The SES outside the Kitchen in Building 2 (IL/AL portion of the building) will be recessed under the balcony off the training room**
 - **The SES outside the Kitchen in Building 1 (memory Care portion of the building) will be covered under the shade trellis**
 - **The SES outside the stair tower (North) will be recessed under a one story element**
 - **Refer to Sheets A-19 through A-24 (Exhibit 5) for SES locations on exterior building elevations.**
43. 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 Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
- **A note has been added to the building elevations that all roof drains are connected to underground storm water system and all overflow drains will daylight at locations shown on the exterior building elevations. However, all overflow drain nozzles are not visible in the elevations since they daylight on the side of the wall perpendicular to the ones seen in the elevations. Refer to sheets A-18 (Exhibit 14) and A-19 through A-24 (Exhibit 5).**
44. Please revise the proposed materials and color scheme so that it includes textures and colors that are found in the Pinnacle of Scottsdale shopping center context. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section.
- **In a coordination meeting with City of Scottsdale on August 22nd, TAI explained that the project matches the lightest color on the adjacent Safeway building in the Pinnacle of Scottsdale shopping center. Staff agreed that the proposed building colors and materials are acceptable.**
45. Please provide details and information related to the wood trellis, precast column, decorative quatrefoil, metal railing, decorative grill, decorative corbel, stucco surround, decorative sill, design elements and features that are

Building Elevation Design

proposed for this development. Please refer to Zoning Ordinance Section 1.303.

- ***Details and information for the wood trellis, precast column, decorative quatrefoil, metal railing, decorative grill, decorative corbel, stucco surround and decorative sill have been provided. Refer to sheets A-39 through A-42 (Exhibit 15).***

46. With the next submittal, please submit a revised floor plan(s) or a roof plan that indicates and illustrates the locations of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.4013.

- ***All roof access hatches and roof access ladder are shown on the roof plan. Refer to sheet A-17 (Exhibit 9).***
- ***All but one of the roof masses are reached by its own roof hatch. The only roof ladder will connect the upper and lower portions of Building 2 (where the finished floor drops 4'-0"). This single ladder has been tucked behind the adjacent stair tower and to the inside of the building and will connect only the lower mechanical well to the upper. Because the parapet will have an opening at the ladder and is guardrail height, the ladder handrails will not extend above the parapet. Refer to detail 4 on sheet A-42 (Exhibit 15).***

Lighting Design

47. With the next submittal, please revise the exterior lighting plans removing the A-3 lighting fixtures along the north property line, or replacing them with a cut-off fixture that doesn't exceed the existing wall height.

- ***The A-3 light fixtures have been replaced by a low bollard along the entire length of the north property line (fixture H2). Refer to revised lighting plan on sheet E-1 (Exhibit 13).***

48. With the next submittal, please submit a revised photometric analysis that shows all horizontal foot candle readings to not exceed 8.0 foot candles. The current plan shows a maximum 20.3 foot candles.

- ***The photometric plan has been revised to eliminate any hot spots that exceed 8.0 foot candles. Refer to sheet E-2 (Exhibit 13).***

49. With the next submittal, please submit a revised photometric analysis that shows vertical foot candle readings not to exceed 0.3 foot candles measured at 6 feet above grade along the north and east property lines.

- ***The lighting plan and photometric plan have been revised so as not to exceed 0.3 foot candles measured at 6 feet above grade along the north and east property lines. Refer to sheets E-1 and E-2 (Exhibit 13).***

Lighting Design

50. It is not clear if light fixtures D and E are full cut-off. With the next submittal, please provide documentation proving that the fixture is full cut-off.
- ***Please see the new fixtures for D and E. Each is a full cut-off fixture. Refer to sheets E-3 and E-4 (Exhibit 13).***
51. Fixtures I and J do not appear to be full cut-off. With the next submittal, please revise the lighting cut sheets to address this comment.
- ***Please see the new light fixture selections and related cut sheets that now show I and J as full cut-off fixtures. Refer to sheets E-3 and E-4 (Exhibit 13).***
52. Fixtures shall not exceed 3,000 degrees kelvin with the next submittal, please revise the photometric analysis and lighting cut sheets accordingly.
- ***The photometric plan and lighting cut sheets have been revised with fixtures that do not exceed 3,000 degrees kelvin. Refer to sheets E-2 through E-4 (Exhibit 13).***
53. With the next submittal, please provide a revised lighting site plan and photometric analysis that indicates the building footprint and does not indicate the interior spaces within each building, because this results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications and refer to Zoning Ordinance Section 1.303.
- ***All the site plans (architectural, electrical, and landscape) have been modified to eliminate the interior rooms and spaces. The plans now reference only the outline/footprint of the building.***
54. Please revise the notes so that they are 12-point (1/6 inch) font size. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
- ***In a coordination meeting with City of Scottsdale on September 8th Staff agreed that 1/8" font size with all text in upper case would be acceptable. Font sizes on all plans have been revised to 1/8" size with text in upper case.***
55. To avoid conflicts between the light fixtures and the size of mature trees, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.
- ***All light pole heights have been reduced to 8'-0" above finished grade. Thus the 20'-0" clearance from planting is no longer***

Lighting Design

applicable. A general note is added to the landscape plan regarding pole height. Refer to sheet L-1 (Exhibit 3).

- **Mounting heights are identified on the lighting schedule. Refer to sheet E-3 (Exhibit 13).**
56. Proposed light fixtures I and J are unacceptable due to the position of the glass lens on the face of the fixture, which will result in excessive glare. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.
- **Please see the new light fixture selections and related cut sheets that now show I and J as full cut-off fixtures. Refer to sheet E-4 (Exhibit 13).**
57. Please coordinate the lighting plan with the landscape plan in order to avoid conflicts between light fixtures, and mature-size trees and shrubs, specifically the A1, A2, A3, 8, D, and E light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.
- **Free standing exterior light fixtures are shown on the landscape plans. Refer to sheet L-1 (Exhibit 3).**
 - **All light pole heights have been reduced to 8'-0" above finished grade to avoid conflicts with mature-size trees and shrubs. A general note is added to plans regarding pole height. Refer to sheet L-1 (Exhibit 3).**
 - **Mounting heights are identified on the lighting schedule. Refer to sheet E-3 (Exhibit 13).**

Fire

58. With the next submittal, please submit a revised site plan that demonstrates the commercial turning radii of (25' Inner / 49' Outside / 55' Bucket Swing). Please reference Section 2-1.802(5) of the Design Standards & Policies Manual.
- **All corners within the site now demonstrate the commercial turning radii per Section 2-1.802(5) of the Design Standards & Policies Manual. Refer to sheets A-1 and A-2 (Exhibit 2).**
59. With the next submittal, please demonstrate that the fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing. Please reference Section 2-1.802(3) of the Design Standards and Policies Manual.
- **A note has been added to confirm the stabilized decomposed granite will be compacted to support 83,000 lb GVW. Refer to sheet A-2 (Exhibit 2).**
 - **Fire lane section shown on civil sheet C-24 will support 83,000 lbs GVW. A letter from a geotechnical engineer confirming compliance**

Fire

with the requirement for the fire lane section has been added to the submittal package.

60. With the next submittal, please submit a revised site plan that clearly demonstrates the location of the Fire Riser room, per Section 6-1.504(1) of the Design Standards and Policies Manual.
- **The Fire Riser Room has been defined and located on the site plans. Refer to sheet A-2 (Exhibit 2).**

Drainage

61. With the next submittal, please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
- **Comply.**
62. Storm water storage for this development proposal shall take into consideration volume of existing retention facilities. With the next submittal of the drainage report, please quantify existing retention volume and provide storage for Vex + V of delta "C" or V of 100 yr 2-hr, whichever is lesser governs, and provide retention volume drain time analysis. Please reference Section 4-1.402 of the Design Standards and Policies Manual.
- **Comply.**
63. With the next submittal, please submit a revised drainage report that adds discussion about site outfall and call out pre and post development discharges for 100 year storm event. Please provide analysis to support existing condition outflow discharges. Please reference Section 4- 1.804 of the Design Standards and Policies Manual.
- **Comply.**
64. With the next submittal, please submit a revised drainage report which identifies the clogging factor used to analyze MAG 535 Type 'F' Grate inlets in Inlet Capacity for Surface Runoff table located within attachment 11. Note the required clogging factor is 50% for grate inlets. Add column with surface overflow elevations at grade breaks for subject table. Also, depict flow direction arrows and concentration points on Drainage Area map. Please reference Appendix 4-1B of the Design Standards and Policies Manual.
- **Comply.**
65. With the next submittal, please submit a revised drainage report which depicts and calls out highest adjacent grade (HAG) locations and elevations on pre-disturbance topography map located within attachment 13 and on appropriate

Drainage

improvement plan sheets. Improvement plans shall also contain note requesting for all electromechanical equipment servicing subject structure(s) to be elevated to or above RFE. Prior to second submittal, please schedule a meeting with Keith Niederer and Nerijus Baronas to review how building height will be measured for this development.

- ***Comply. Please see attached email along with attachments from Nerijus Baronas, with Flood Control department, approving the finish floor elevations. Building Heights have been measured from the approved finish floor elevations.***

66. Storm water runoff cannot be conveyed under residential structures, per Section 4-1.405 of the Design Standards and Policies Manual.

- ***Per discussions with Nerijus Baronas, it was agreed that this comment is not applicable to this project, as the enclosed courtyards must be allowed to transfer their storm water run-off to the underground retention.***
- ***Nerijus Baronas with Flood Control department has approved the courtyard storm water runoff being conveyed underneath the building.***

Circulation

67. Proposed refuse enclosure locations are not aligned for acceptable pickup routing. The Solid Waste trucks require one-way circulation through the site. Utilizing the DG fire lane for access is not acceptable. Please submit a revised site plan showing new refuse enclosure locations. Please reference Section 2-1.804 of the Design Standards and Policies Manual.

- ***The refuse enclosure for Whitestone REIT proposed closer to the north property line in our original submittal has been relocated in close proximity to its original approved location. In a coordination meeting with the City of Scottsdale on September 8th this new location was discussed and Staff agreed that the revised location was acceptable. Refer to sheets A-1 and A-2 (Exhibit 2).***
- ***Modifications to this refuse enclosure has been authorized by Whitestone REIT in its Letter of Authorization.***

68. All on-site sidewalks shall have a minimum width of 6-feet, with the exception of the areas around the building entrances and circular drop-off where the sidewalks shall have a minimum width of 8-feet. Please revise plans accordingly with the next submittal. Reference Sections 2- 1.808 of the Design Standards and Policies Manual, and Scottsdale Sensitive Design Principal 6.

- ***The sidewalks have been revised to be a minimum of 8-feet wide at building entrances (and drop-off) and 6-feet wide at all other***

Circulation

locations. Refer to dimensions and general note on sheet L-1 (Exhibit 3) and details on sheets A-36 through A-38 (Exhibit 16).

69. With the next submittal, please reference any and all cross access easement docket number on the site plan. This should include over the driveway connections to the parcel to the south, and over the driveway connection on the parcel to the west.
- **The cross-access easement docket numbers have been added to the site plan. Refer to sheet A-2 (Exhibit 2).**

Water and Waste Water

70. Address red-lined comments in the water and waste water design reports. Please submit three (3) copies of the revised Water and Waste Water Design Reports) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
- **Comply.**

Other

71. With the next submittal, please submit details for the new trash compactor to verify the site requirements are adequate for the proposed type of compactor.
- **The minimum requirements specified for the selected compactor have been provided. Refer to sheets A-1, A-2 and A-38 (Exhibits 2 & 16).**
 - **Please see the attached letter from Speed-Tech Equipment that identifies the compactor model number and illustrates the capacity and operational requirements of the selected trash compactor.**
 - **Please see the attached letter from Republic Services, Inc, confirming that the site design is acceptable for trash collection.**
72. Please remove floor plans from site plan, open space plan, landscape plan, and lighting plans. Only show building footprints.
- **All the site plans (architectural, electrical, and landscape) have been modified to eliminate the interior rooms and spaces. The plans now reference only the outline/footprint of the building.**

Mr. Keith Niederer (14-7016-01)
November 16, 2016
Page 21

If you have any questions on the above, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Brusnahan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dan Brusnahan
TODD & ASSOCIATES, INC.

DPB/sd

Attachments:

- Fire Lane Addendum (Letter from a Geotechnical Engineer)
- A copy of an email from Nerijus Baronas approving the USGS Surface Exhibit
- USGS Surface Exhibit
- Letter from Speed-Tech Equipment
- Letter from Republic Services



December 19, 2016,

Ed Bull
Burch and Cracchiolo
702 E Osborn Rd Ste 200
Phoenix, AZ 85014

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Bull,

Your case 30-DR-2016, IPA Senior Living Facility, is scheduled for the Thursday January 19, 2017 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on January 11, 2017 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
-
- 11 sets of 11"x17" stapled plans/exhibits that are attached to your Project Narrative.

Please contact me at 480-312-2953 or at kniederer@ScottsdaleAZ.gov to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to me by 1:00 p.m. on Monday January 17. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Keith Niederer
Senior Planner



Speed-Tech Equipment

Sales and Service

A Division of Speed Wrench, Inc.
3364 Quincy, Hudsonville, MI 49426
Phone: (616) 669-2142 Fax: (616) 896-1756
www.speedtechequipment.com

IPA Management
Attn: Don Hoekstra
Grand Haven, MI

9-13-16

Hi Don:

In regards to a Compactor for your proposed Property @ Generations Pinnacle Peak
23733 N. Sottsdale Rd. , Scottsdale, AZ 85254

I spoke with the manufacturer and he said this compactor Model CP711-FL8 will give
you a compaction ratio of 4:1. So if you have Quantity 6 Containers- 6 yards each getting
dumped every week- that is 36 Yards of trash.

With this compactor quoted with 8 yard container and reduction ratio of 4X , that equals
32 yards. So you would only dump 8 yard Compacted container 1X per week or about
every 5 days.

This is considered a " Commercial" compactor. Designed for Mixed Trash, paper,
cardboard.

Sincerely:

Speedtech Equipment
3364 Quincy Street
Hudsonville, MI 49426

John VanDyke III
616-299-3366



September 8, 2016

Don Hoekstra

IP Partners

Pinnacle Peak

Senior Living

Don,

After review of the site plans for Pinnacle Peak Senior Living and analysis of the size of the compactor space and route for servicing we are able to service the compactor as designed. Please inform us of any changes.

Thank you,

Amy Ashley

Amy Ashley

Account Manager

602-400-8571 Cell

aashley@republicservices.com

30-DR-2016
11/16/16

Sakina Dahodwala

From: Waldy Coronado <Waldy.Coronado@westwoodps.com>
Sent: Thursday, September 08, 2016 11:04 AM
To: Baronas, Nerijus
Subject: RE: Senior Living at Pinnacle Peak Road - USGS Surface exhibit

Thank you, have a great day.

Waldy Coronado
PROJECT COORDINATOR
waldy.coronado@westwoodps.com

Direct (480) 840-7726
Main (480) 747-6558

Site Consultants, Inc.
a division of **Westwood**

6909 East Greenway Parkway, Suite 250 | Scottsdale, AZ 85254

westwoodps.com
(888) 937-5150

From: Baronas, Nerijus [<mailto:NBaronas@Scottsdaleaz.gov>]
Sent: Thursday, September 08, 2016 11:01 AM
To: Waldy Coronado
Cc: Michael Caylor
Subject: RE: Senior Living at Pinnacle Peak Road - USGS Surface exhibit

Hi Waldy,
Exhibit is acceptable.

Thanks,
Nerijus

From: Waldy Coronado [<mailto:Waldy.Coronado@westwoodps.com>]
Sent: Thursday, September 08, 2016 10:41 AM
To: Baronas, Nerijus
Cc: Michael Caylor
Subject: Senior Living at Pinnacle Peak Road - USGS Surface exhibit

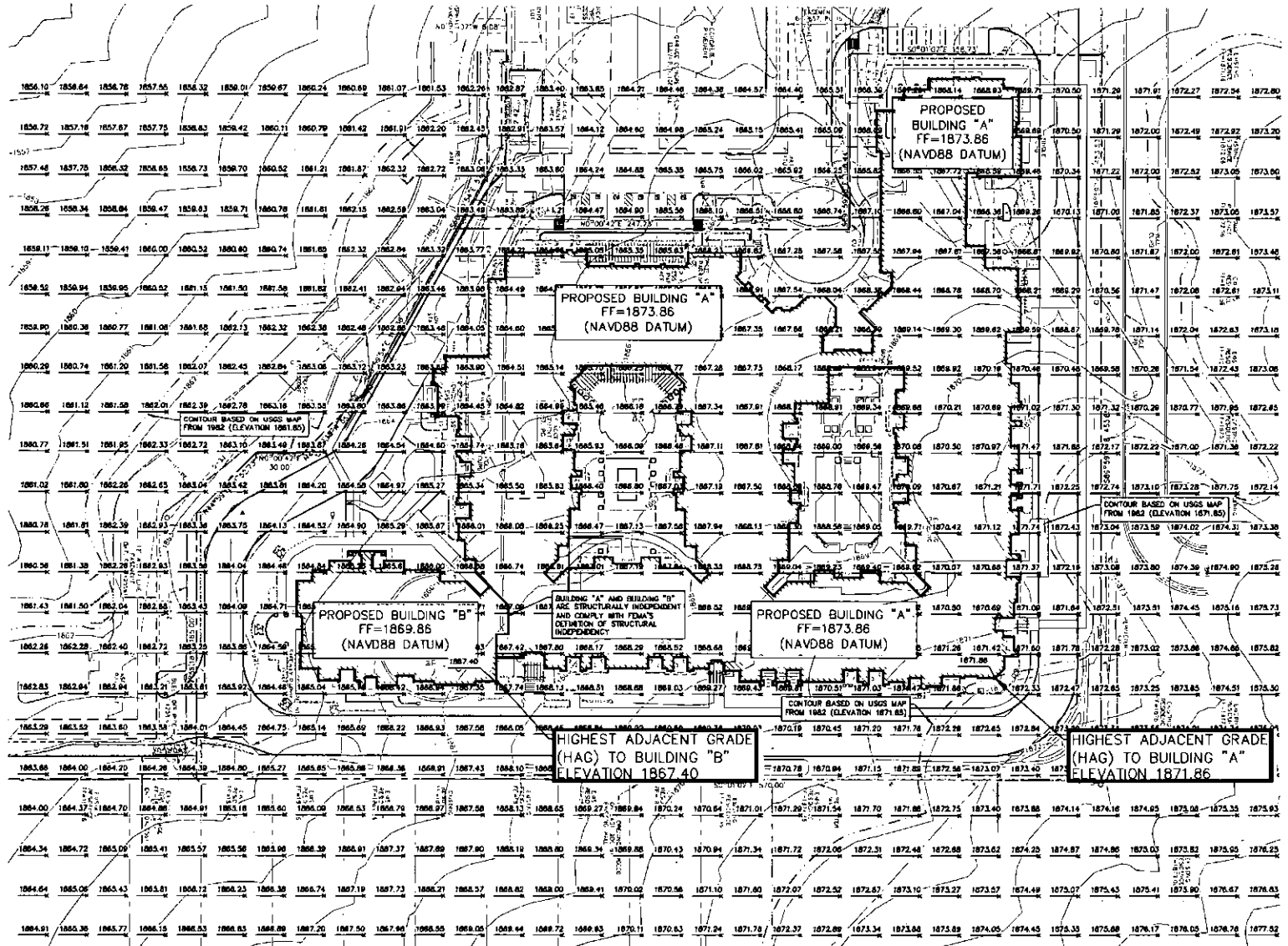
Hi Nerijus,

Here is the updated USGS surface exhibit addressing your comments and showing the revised FF elevation.

Thank you,

Waldy Coronado
PROJECT COORDINATOR
waldy.coronado@westwoodps.com

Direct (480) 840-7726
Main (480) 747-6558



REGULATORY FLOOD ELEVATION (RFE)
 RFE BUILDING A = HAG + 2'1" = 1873.86
 RFE BUILDING B = HAG + 2'1" = 1869.40

NQTE
 TOPOGRAPHY PRESENTED IN THIS EXHIBIT IS BASED ON USGS
 MAPPING DATED 1982 AND CONVERTED TO NAVD83 WITH
 CONVERSION FACTOR OF 1.85 FT.

LEGEND

- PROPERTY LINE
- INTERPOLATED SPOT ELEVATION
- TOPOGRAPHIC CONTOURS
- BUILDING PERIMETER



REV.	
REV.	
REV.	
REV.	
REV.	

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 westwoodps.com (888) 937-5150

PRE-DISTURBANCE TOPOGRAPHY MAP
 USGS SURVEY ELEVATIONS
 SENIOR LIVING
 SCOTTSDALE, ARIZONA

PROJECT NO.	2068
SCALE	1" = 30'
DRAWN BY	H.G.
CHECKED BY	J.M.C.
DATE	9-08-2016
DWG. NO.	2068-C-01-025-01



**Western
Technologies Inc.**
The Quality People
Since 1955

3737 East Broadway Road
Phoenix, Arizona 85040-2921
(602) 437-3737 • wt-us.com

September 21, 2016

Investment Property Associates, LLC
1600 South Beacon Boulevard, Suite 260
Grand Haven, Michigan 94917

Attn: Jean L. Constantine

Re: Fire Lane Assessment
Assisted Living Facility
23733 North Scottsdale Road
Scottsdale, Arizona

WT Job No. 2125JY060

The purpose of this Addendum letter is to provide pavement recommendations for a fire lane in accordance with City of Scottsdale requirements that will service the proposed assisted living facility. Western Technologies Inc. (WT) completed the geotechnical evaluation report for the project dated May 4, 2015.

Based on information provided by Michael Caylor with Site Consultants, Inc., the structural option to consider for the fire lane consists of using crushed decomposed granite underlain by cemented base course material in order to replace the City of Scottsdale requirement of aggregate base course. The City of Scottsdale has indicated that it will consider using crushed decomposed granite and cemented treated base course in place of aggregate base course material if any engineering design can handle the gross vehicle weight of a fully loaded 83,000 pounds truck under saturated subgrade conditions along with vehicle and light truck traffic.

In order to assess the pavement, WT performed analysis to determine the pavement thickness of the fire lane based on the prescribed loading conditions for the fully loaded fire trucks. Our analysis is based on *U.S. Department of Transportation Federal Highway Administration, Gravel Roads Maintenance and Design Manual, November 2000*. Based on our analysis, we recommend that a minimum of 2 inches of crushed decomposed granite over 8 inches of cemented treated base course material be used in the fire lane to service the proposed assisted living facility. Alternatively, 2 inches of crushed decomposed granite over 12 inches of non-treated aggregate base course material may also be used in the fire lane. The crushed decomposed granite should comply with Select Material Type B or base coarse material requirements in Table 702-1 and cemented treated ABC should comply with Section 705 of MAG.

Material and compaction requirements should conform to the recommendations presented herein. Strip and remove any existing vegetation, demolition debris, and any other deleterious materials from the pavement areas. All exposed surfaces should be free of mounds and depressions that could prevent uniform compaction.

30-DR-2016
11/16/16

Investment Property Associates, LLC
WT Job No. 2125JY060

The subgrade should be scarified, moistened as required, and recompactd for a minimum depth of 10 inches prior to placement of fill and/or pavement materials. Materials should be compacted to the following:

**Minimum Percent
Material Compaction (ASTM D698)**

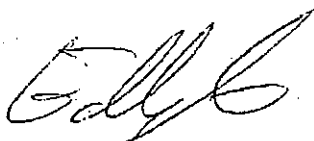
- On-site and imported soil, reworked and fill:
Below pavement..... 95
- Crushed decomposed granite below pavement..... 100

On-site and imported granular soils with low expansion potential should be compacted within a water content range of two percent below to three percent above optimum.

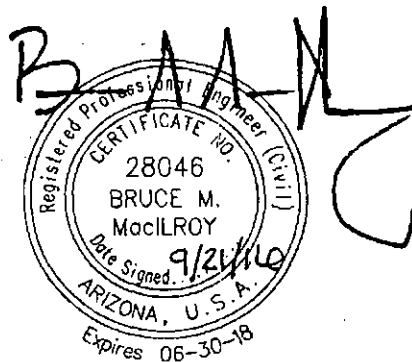
The gradient of paved surfaces should ensure positive drainage. Water should not pond in areas directly adjoining paved section.

Additional information developed in the future may cause WT to modify our recommendations. The comments, statements, and interpretations set forth in this report reflect the opinions of the authors based upon conditions at the locations of specific observations. Work on this project was performed in accordance with generally accepted industry standards and practices by professionals providing similar services in this locality. No other warranty, express or implied, is made.

Respectfully submitted,
WESTERN TECHNOLOGIES INC.



Eddy F. Ramirez, E.I.T.
Geotechnical Engineer



Bruce M. MacIlroy, P.E.
Senior Geotechnical Engineer

Copies to: Addressee (1)

Perone, Steve

From: Vanessa Nunez <VNunez@azdot.gov>
Sent: Tuesday, August 02, 2016 10:42 AM
To: Projectinput
Cc: Bob Patoni
Subject: 30-DR-2016

RE: 30-DR-2016
Senior Living
NEC Scottsdale Rd & Pinnacle Peak Rd
Site Plan – New Residential Healthcare Facility

Thank you for the notice of request for approval of site plan and other for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



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Perone, Steve

From: Ruenger, Jeffrey
Sent: Monday, July 11, 2016 3:52 PM
To: Niederer, Keith; Perone, Steve
Subject: FW: 30-DR-2016

From: Bob Patoni [<mailto:BPatoni@azdot.gov>]
Sent: Monday, July 11, 2016 9:37 AM
To: Projectinput
Cc: Vanessa Nunez
Subject: 30-DR-2016

RE: 30-DR-2016
Senior Living healthcare facility
NEC Scottsdale Rd. and Pinnacle Peak Rd.

Attn: Keith Niederer

Thank you for the notice of site plan for the above-referenced development
After review, we have determined that the referenced development will have no impact upon existing highway facilities.
We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA
Right of Way Project Coordinator
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-6126

WWW.AZDOT.GOV



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Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 6-30-2016
Contact Name: ED BULL
Firm name: BURCH + CRACCHIOLLO, P.A.
Address: 702 E. OSBORNE RD. #20
City, State Zip: PHOENIX, AZ 85014

RE: Application Accepted for Review.
157 - PA- 2016

Dear ED BULL:

It has been determined that your Development Application for SEMPER LIVING AT NEC 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: ALEX ACEVEDO FOR KEITH NIEDERER
Title: PLANNING SPECIALIST
Phone number: 480-312-2542
Email address: aaacevedo@scottsdaleaz.gov

30-DR-2016
6/30/2016