

1

TO: DEVELOPMENT REVIEW BOARD **DATE:** FEBRUARY 21, 2002
FROM: COMMUNITY DEVELOPMENT
SUBJECT: CASE 82-DR-1998#2A

REQUEST: Approve site plan & elevations for Phase 2 of the Promenade
PROJECT NAME: The Promenade - Phase 2
LOCATION: Southeast corner Scottsdale Rd. & Frank Lloyd Wright Blvd.

DEVELOPER/OWNER: Pederson/BVT Promenade Associates
ARCHITECT/DESIGNER: Ellermann & Schick
ENGINEER: CMX Group Inc
APPLICANT/COORDINATOR: Gary Pederson
2800 N Central Ave Ste 1500
Phoenix, AZ 85004
602 265-2888

STAFF RECOMMENDATION: CONTINUANCE to work on key issues.

CONCURRENCE: The applicant has received approval from the Scottsdale Airport that the proposed 125' high spire will not negatively affect airplane or helicopter traffic.

PUBLIC COMMENTS: There have been no comments from the public regarding the Development Review Board application.

REQUEST: The request is to approve the final phase (Phase II) of the Promenade commercial center.

LOCATION & ZONING: The site is zoned PRC (Planned Regional Center) and is located at the southeast corner of Frank Lloyd Wright Boulevard and Scottsdale Road.

CHARACTERISTICS: The remaining undeveloped portion of the commercial center is relatively flat and cleared of vegetation. The landscape buffer along both roads is in place with immediate corner landscape treatment included as part of this application.

HISTORY: Phase II was originally approved with an open-aired primarily commercial/retail design. The design allowed for primarily first floor retail with some second story shops and office space with parking on the exterior (See Attachment #8).

DISCUSSION: The revised site plan creates a mixed-use commercial center directly at the corner of this site. As the Scottsdale Road and Frank Lloyd Wright Boulevard intersection is a gateway from Phoenix into Scottsdale, the applicant is proposing a 125' spire designed by the late architect, Frank Lloyd Wright. The spire is positioned just off the main intersection axis fronting onto the street named after the famed architect. Another Frank Lloyd Wright building is proposed immediately next to the spire to serve a visitors center

APPROVED
2/21/02
DATE INITIALS

for many non-profit organizations. This building and the spire utilize the same EIFS (tan) color at the base with the painted copper finish frame holding blue translucent panels for the spire and white panels for the visitors center. The area planned for the immediate corner includes a center identification wall surrounded by large specimen desert trees, continuation of the wide landscape buffers along both roadways and a small interpretive path.

The paver system, water feature, and pedestrian amenities in and around the spire are better described in the Master Design Concept Plan (MDCP). The landscape themes, pedestrian amenities, and treatment of the details depicted in this MDCP in and around this phase of the project are integral to Staff's approval of the site plan. This MDCP provides many amenities that are not depicted on the base landscape plan. Staff has stipulated that any changes to the pedestrian amenities included within this MDCP would either a Staff approval or further review by the DRB to ensure consistency and quality with the approved plan.

As the site transitions from the Frank Lloyd Wright design themes, there will be two vacant building pads that will also incorporate architectural designs from Taliesin. These pads are stipulated to incorporate this design theme to provide a strong Frank Lloyd Wright architectural presence at this important corner. The site then opens to a large courtyard (promenade) between two 60' high office buildings. The exterior of the office buildings provide for shops that face the parking lots. The office buildings provide for primarily glazing at the main level with accent piers that utilize a design using two different EIFS colors. The building is stepped inward on the exterior with a more flat building facing the internal courtyard. Large roof overhangs protrude from the tiered portion of the office building with a small painted copper finish frame accent on each overhang.

A pedestrian separation is provided between the two office buildings and proposed parking structure and outer ring of commercial shops. The parking garage is accented with similar architectural elements of the shops, which uses intermittent tower elements and primarily stucco designs with the faux copper finish accent. The garage also incorporates a precise concrete accent to break up the upper parapet of the structure. Staff feels the tower elements need to be larger on the south face of the shops that face the main pedestrian spine to the southeast and the north face of the garage as a terminus point to the promenade.

The remainder of the site work involves surrounding parking and several pedestrian connections to the pads and larger stores south and southeast of the site. The entrances to the garage are on the south side between the shops with the opening along the north side used primarily for pedestrians and emergency access.

KEY ISSUES:

Site Plan & Pedestrian Issues:

- *Indirect pedestrian flow from "outer ring" to main plaza requires strong visual cues*

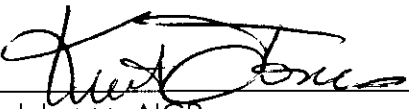
Retail Shops and Parking Structure Key Issues:

- *"Outer ring" continuous glazed storefront lacks balance of intermittent mass*
- *Open northwest face of parking structure does not define edge of plaza well.*
- *Lack of a rich and varied material pallet*

Twin Mid-Rise Office/Retail Structures Key Issues:

- *Ineffective solar orientation and glazing solar protection*
- *Long expanses of relatively flush continuous glazing*
- *Lack of floor to floor hierarchy--relatively unbroken equal horizontal emphasis*
- *Lack of substantial mass at 1st floor to ground structure and provide building base*
- *Entries lack pedestrian scale and virtual extensions of interior to exterior space*
- *Lack of transition at edges of structures to pedestrian open space.*
- *Buildings lack rich and varied material pallet*

RELATED CASES: 82-DR-98, 82-DR-98 #2, 51-ZN-97 #4


Kurt Jones, AICP
Project Coordination Manager
480-312-2524

ATTACHMENTS:

- #1-Project Narrative
- #2-Aerial
- #3-Zoning Map
- #4-Context Photos
- #5-Site Plan
- #6-Landscaping Plan
- #7-Elevations
- #8-Previously Approved Site Plan
- A-Stipulations
- B-Ordinance Requirements

PROJECT NARRATIVE

The Promenade - Phase II

Case No. 406-PA-01

On November 26, 2001, the Scottsdale City Council is scheduled to review a Proposed Text Amendment to the Scottsdale Zoning Ordinance which would allow the City Council to approve a free standing ornamental monument at a height greater than that normally allowed within a PRC Zoning District, provided that certain criteria are met. The Scottsdale City Council is scheduled to simultaneously review an amended site plan for Phase II of The Promenade (SEC of Scottsdale Road and Frank Lloyd Wright Boulevard), which proposes to convert Phase II from the previously-approved retail project, to a mixed use retail/office project. The proposed new site plan for Phase II includes a proposal to construct two works originally designed by Frank Lloyd Wright.

The Development Review Board previously reviewed the conceptual plans for the proposed Frank Lloyd Wright-Designed Spire, in conjunction with passing a recommendation on to the City Council with respect to the Proposed Text Amendment, and the Development Review Board unanimously recommended that the Text Amendment be adopted. The present Application now requests formal DRB approval for the development of the Spire, as well as the remaining components for Phase II of The Promenade.

While Scottsdale is proud of the fact that Frank Lloyd Wright lived a significant portion of his life at Taliesin West, it is noteworthy that there are no Frank Lloyd Wright designed buildings or structures located in the City of Scottsdale, other than Taliesin West. Many of the neighboring communities in the Valley have such buildings and structures designed by Frank Lloyd Wright, which have become treasured parts of their respective communities. The proposed project will create a unique Frank Lloyd Wright identity for Scottsdale unlike any architectural element in the entire Valley.

The location chosen for the Spire is uniquely appropriate. The intersection of Scottsdale Road and Frank Lloyd Wright Boulevard stands as a gateway where the more urbanized portion of Scottsdale transitions into the high Sonoran desert areas north of the CAP canal. This intersection also serves as the border between Phoenix and Scottsdale, and a key entry into North Scottsdale. As one travels east on Bell Road within the City of Phoenix, the name of the road changes to Frank Lloyd Wright Boulevard at its intersection with Scottsdale Road. Most tourists, and many Scottsdale residents as well, are not aware of the reason for this name change. The City leaders chose to honor one of its favorite sons by placing Frank Lloyd Wright's name on the road which passes Taliesin West. The name change from Bell Road to Frank Lloyd Wright Boulevard has significance, and the proposed monument will serve to punctuate the point where visitors traveling east leave Phoenix and enter Scottsdale, the home of Frank Lloyd Wright.

The Spire itself was designed by Frank Lloyd Wright as part of a new Arizona State Capital Complex which he envisioned. Instead of expanding the complex in its current location, Mr. Wright proposed in 1957 that a new complex be nestled in the Papago Buttes area, and he

presented a bold design for this proposed new complex to our legislators. Unfortunately, the proposal was not adopted by our legislators, and the only product we have of this grand vision is a model of the proposed State Capital Complex which was exhibited for some time in the lobby outside of the City of Scottsdale One-Stop Shop.

The current Application proposes to take the Spire which was the significant architectural element of Mr. Wright's proposed Arizona State Capital Complex, and place it at the intersection of Scottsdale Road and Frank Lloyd Wright Boulevard. The Spire will be positioned on the Frank Lloyd Wright Boulevard side of the intersection, as it was Mr. Wright's architectural style not to place such focal points directly on the axis of a project. Adjacent to the Spire will be a building which was originally designed by Frank Lloyd Wright as a bank, but was never built. This was another bold design of Mr. Wright's which will be developed by the applicant, to be occupied by several non-profit organizations which truly represent what makes Scottsdale unique, such as the Frank Lloyd Wright Foundation, the McDowell Sonora Land Trust, the Scottsdale Historical Society, the Scottsdale Convention and Visitor's Bureau and the Scottsdale Cultural Council, among other entities.

Applicant has proposed text amendments to the Scottsdale Zoning Ordinance so that the Spire can be constructed in the true context in which it was envisioned by Mr. Wright. The architects who worked with Mr. Wright at Taliesin West tell stories of how Mr. Wright loved the beauty of our desert and how the height and geometrics of the proposed monument were inspired by desert elements. Mr. Wright would take desert walks with his students near Taliesin West and point out how the verticality of the tallest saguaros added dramatic context to the desert scene. Mr. Wright would also point out how geometrics played a large part in the life of a desert plant. For example, he would take a dried Cholla or Desert Staghorn branch and show how the geometric patterns of the plant allowed it to swell as it took in water during the rainy season, and allowed it to shrink as it utilized the water, thereby showing how the geometric design of the plant added to its viability in adapting to the desert climate. The geometric design of the proposed Spire, which will have a steel frame with multi-faceted plexiglas faces, was in fact inspired by the geometric design of such desert plants. Mr. Wright was also inspired by the natural desert colors, and by the manner in which such colors changed at different times of the day. The proposed Spire will have natural desert colors, and it will have soft internal illumination within the base of the Spire, which illumination will be projected vertically from within the Spire, so that the hue of the illumination will change as it fades toward the tip of the monument.

The proposed height of the Spire has already been submitted to both the Federal Aviation Administration and to the Scottsdale Airport Advisory Commission, and the proposed height has been formally approved by both agencies.

The current Approved Site Plan for Phase II of The Promenade contains approximately 230,000 square feet of retail space. The proposed Amended Site Plan for Phase II significantly reduces the amount of retail space, and adds an office component, thereby creating a true mixed-use project. Taliesin Architects are the architects of record for the Spire and the Visitor's Center, and they also serve as the consulting architect for the balance of Phase II to oversee the theme for this portion of the project: "A Celebration of Frank Lloyd Wright in the Desert."

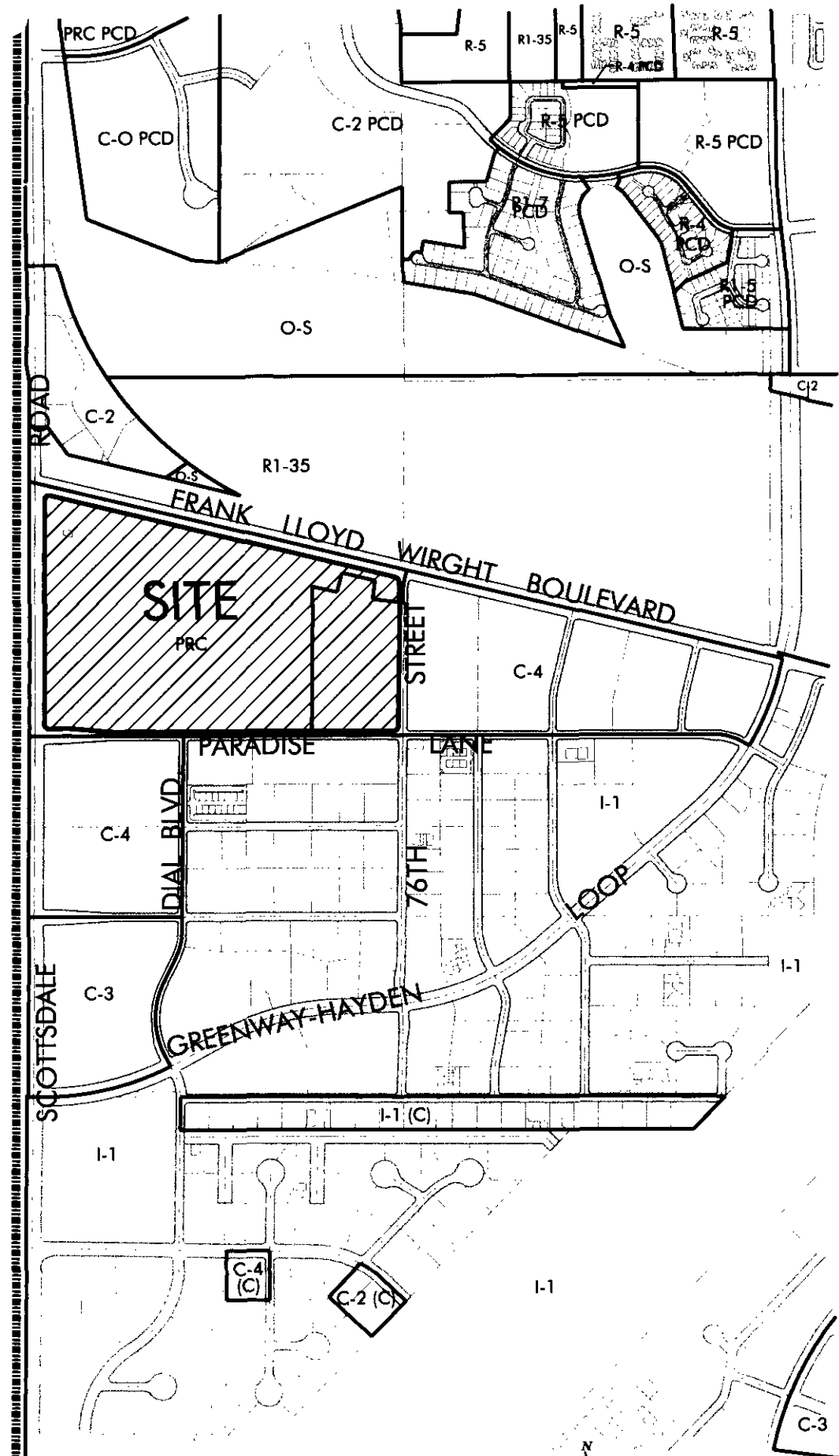
The Proposed Amended Site Plan creates plazas at the immediate corner containing a total of approximately 3 acres. These courtyards will create a pedestrian urban form of "piazza".

Pedestrians will be able to enjoy retail facilities and clusters of dining establishments with open air patios. The tree-shaded sidewalks that connect various portions of Phase I of The Promenade have been well-received by the citizens of the City of Scottsdale, and the shaded pathways will continue their connections to multiple points within Phase II of The Promenade.

The freestanding pad buildings identified on the site plan identified as Buildings 4, 6, 13 and 14 are not part of this Application. Separate DRB Applications will be submitted when users are identified for these buildings.

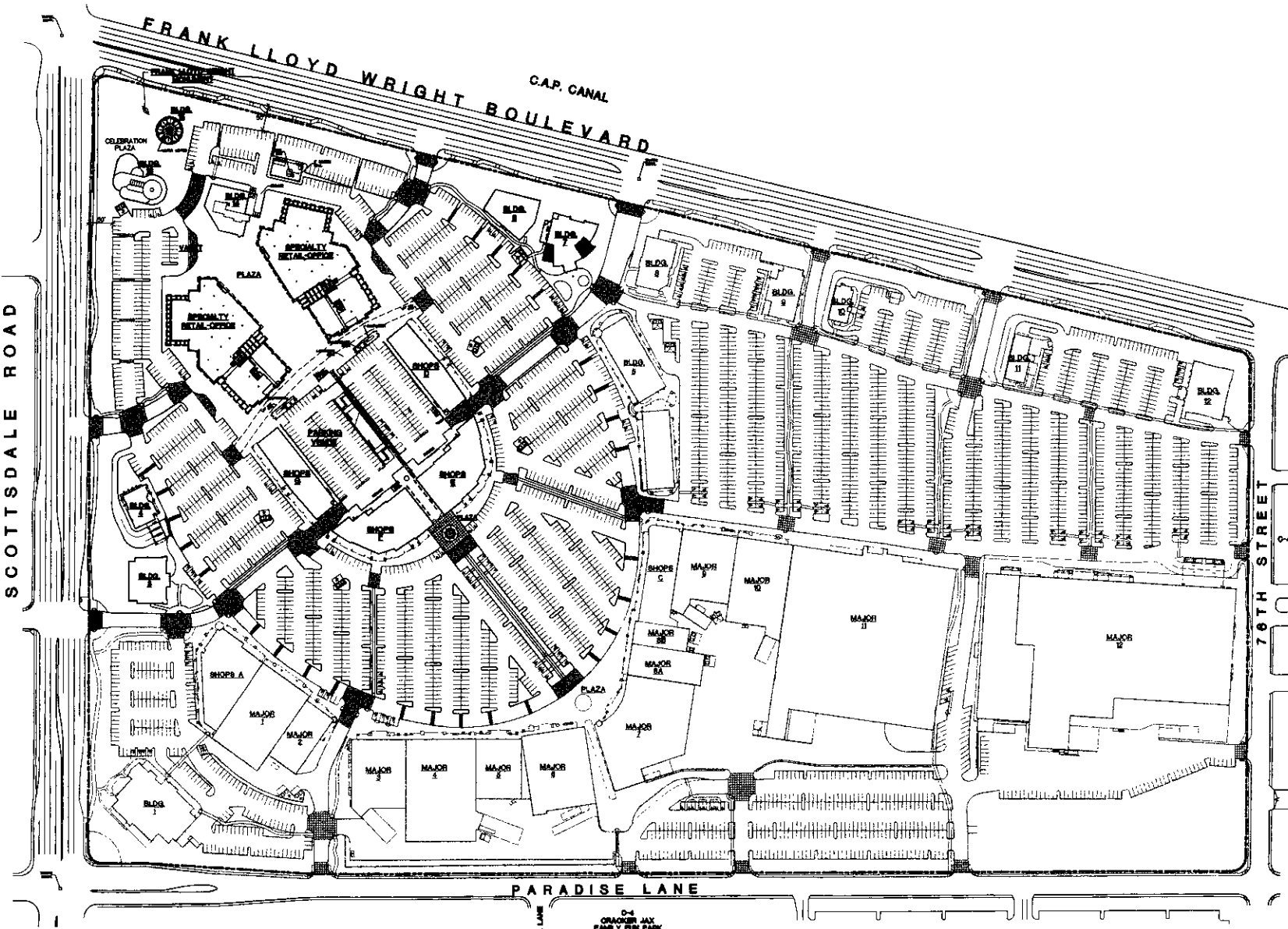
SP2062.DOC

CITY
OF
SCOTTSDALE



82-DR-1998#2A

ATTACHMENT #3



PROJECT DATA

BUILDING AREA	
MAJOR 1	OLD NAVY 25,084 S.F.
MAJOR 2	ZANT BRUARY 10,609 S.F.
MAJOR 3	COST PLUS WORLD MARKET 18,390 S.F.
MAJOR 4	LINEAS & THINGS 54,926 S.F.
MAJOR 5	ULTA 13,000 S.F.
MAJOR 6	MICHAELS 23,753 S.F.
MAJOR 7	NORDSTROM RACK 34,513 S.F.
MAJOR 8A	EAU DESIGNER SHOES 11,068 S.F.
MAJOR 8B	NIKASA 5,972 S.F.
MAJOR 9	PETSMART 19,444 S.F.
MAJOR 10	OFFICEMAX 23,785 S.F.
MAJOR 11	THE GREAT INDOORS 145,798 S.F.
MAJOR 12	LOWES 158,343 S.F.
SHOPS A	SHOPS 18,184 S.F.
SHOPS C	SHOPS 13,438 S.F.
BLDG. 1	WOMODS 18,328 S.F.
BLDG. 2	RESTAURANT 8,500 S.F.
BLDG. 4	BANK 5,000 S.F.
BLDG. 5	SHOPS 22,423 S.F.
BLDG. 6	RETAIL 8,000 S.F.
BLDG. 7	CABO SEAFOOD de MEXICO 8,575 S.F.
BLDG. 8	REDUPH 7,285 S.F.
BLDG. 9	123 TEBBAYS 7,148 S.F.
BLDG. 10	IN-N-OUT BURGER 3,160 S.F.
BLDG. 11	KRISPY KREME DOUGHNUTS 4,071 S.F.
BLDG. 12	TRADER JOES 10,171 S.F.
PHASE 2	- SPECIALTY RETAIL (INCLUDES ALL FIRST FLOOR OF PHASE 2 PLUS BLDGS. 13, 14 & 15) 158,028 S.F.
PHASE 2	- OFFICE 189,740 S.F.
TOTAL	1,003,782 S.F.

PARKING	
PARKING REQUIRED:	
PHASE 1 + PHASE 2 = (2,950 + 1,699)	4,649 SPACES
LESS SIX FOR TRANSIT NODE	
4,649 SPACES X 95% =	4,417 SPACES
PARKING PROVIDED:	
SURFACE	3,643 SPACES
PARKING VENUE	788 SPACES
TOTAL	4,431 SPACES
ACCESSIBLE PARKING:	
REQUIRED: (4,431 SPACES X 4%) =	178 SPACES
PROVIDED: (INCLUDES PARKING VENUE)	90 SPACES
VAN ACCESSIBLE REQUIRED: (180 SPACES / 8) =	1 SPACES
VAN ACCESSIBLE PROVIDED:	.3 SPACES
Bike PARKING	100 SPACES

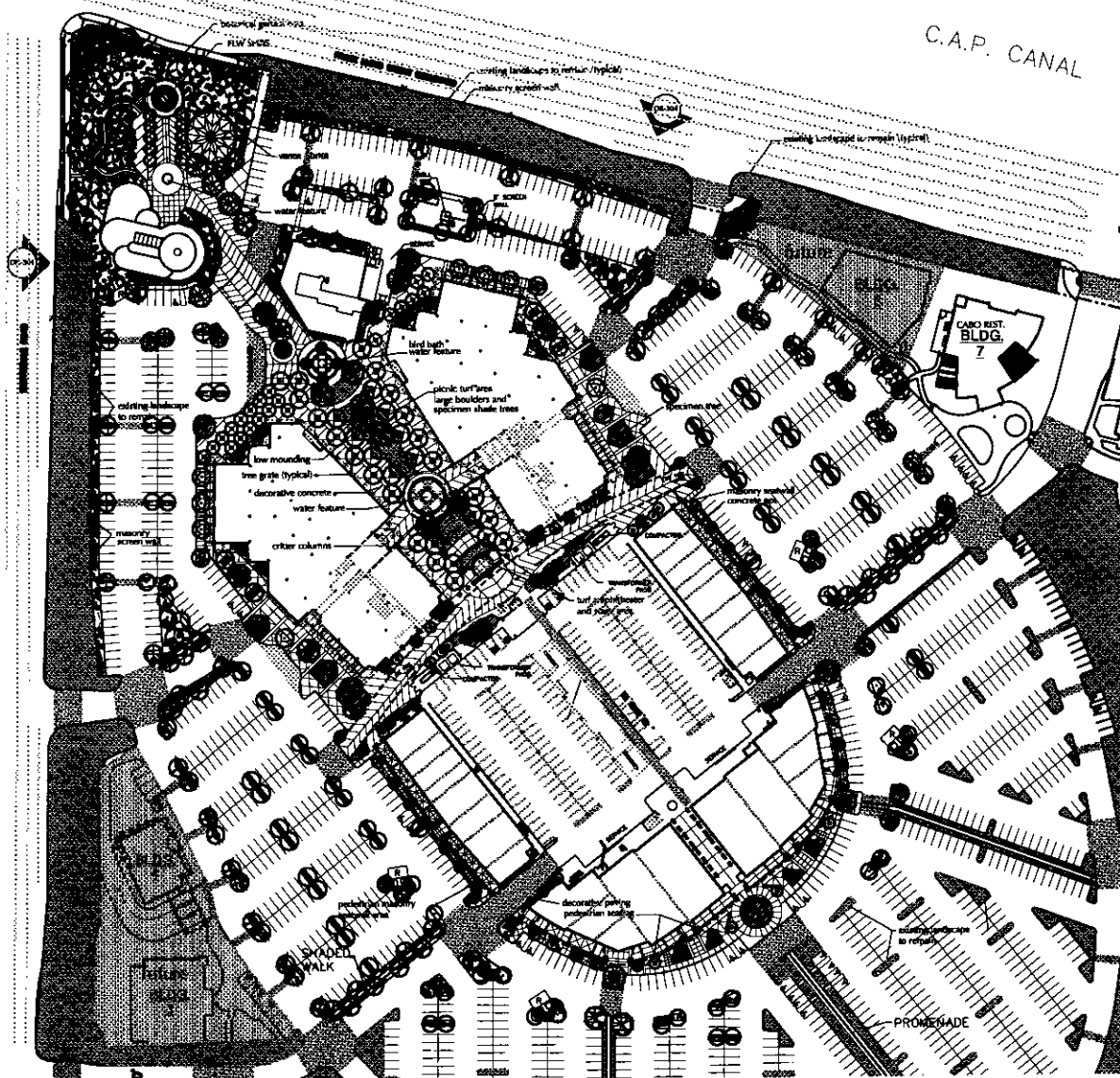
COVERAGE	
NET SITE AREA	3,639,003 S.F.
COVERAGE (821,878 S.F. / 3,639,003 S.F.)	82.54 ACRES ±22.6%

82-DR-1998#2A

MASTER SITE PLAN
406-PA-2001
1-14-2002
NORTH

ATTACHMENT #5

THE PROMENADE
A DEVELOPMENT BY THE PROMENADE GROUP
A SUBDIVISION OF THE PROMENADE GROUP














CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE LEGEND

All cited material is used or quoted in U.S. Government's documents.

TREES

FILED 24 DEC 1968

	Specimen Desert Tree to be determined by availability	80' BOX
	Cercidium floridum Blue Palo Verde	36' BOX
	Acacia salicina Willow acacia	24' BOX
	Cercidium hybrid "Desert Museum" Desert Museum Hybrid Palo Verde	42' BOX
	Sophora secundiflora Mesquite Bean	24' BOX
	Carnegiea gigantea Saguaro	8' Spacer
	Fouquieria splendens Occotillo	10' tall /
	Acacia smalli Sweet Acacia	24' BOX
	Caesalpinia mexicana Evergreen Bird Of Paradise	24' BOX
	Cercidium praecox Palo Verde	36' BOX
	Acacia stipularis Shrub Acacia	24' BOX

SHRUBS

ion

Larrea tridentata	Ceanothus texanensis
Crotonoideae	Mexican Bird of Paradise Bush
Berchemioidae chinensis	Ceanothus pulcherrimus
Jacobs	Race Bird of Paradise Bush
Callitriche erthylophylla	Cassia phyllodendron
Pink Fairy Duster	Silverleaf Cassia
Quercus fuscescens	Cassia microphylla
Bottlebrush	Desert Cassia
Lycocryptophyllum laevigatum	Ruellia peruviana
Chihuahuan Sage	Desert Ruellia
Jacobs California	Lycocryptophyllum fulvescens/Green Cloud
Chuparosa	Green Cloud Sage
Lycocryptophyllum scoparium	Lycocryptophyllum candidum/Silver Cloud
Jacobs scoparium	Silver Cloud Sage

Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing" to remain must be protected during all phases of construction. Any tree that dies due to lack of water, water, lack of maintenance or any type, neglect or vandalism shall be replaced by a like type, type, size, and age. At no additional cost to the owner. Plants that die shall be replaced with like type, height and size. All shrubs and ornamentals shall be replaced with like type and plants.
3. Landscape areas disturbed by new construction shall be repaired with soil in turf areas and new decomposed granite paving matching existing. Areas of disturbed areas with undisturbed soil there is a transition between all areas. Replace all disturbed, broken or damaged hedges with matching type.
4. All existing plant material and adjacent plant material shall have underground watering during all phases of construction. This shall include but not be limited to: hand watering, temporary above ground irrigation, soiling protection.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is held in its present position. All equipment such as mainline, valves, lateral heads and so on, shall be repaired and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See schedule for details.)
7. Existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.
7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction
8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30'.
9. All trees shall be killed to clear height of 7'.

ACCENTS

ACCENTS		1, 5 & 15 gallon
Agave vivipari	Agave pernyi	
Century Plant	Pony's Agave	
Ferocactus acanthodes	Alca vera	
Compass Barrel	Medinal Albe	
Dasylirion wheeleri	Echinocactus grusoni	
Desert Broom	Golden Barrel Cactus	
Ocotea engelmannii	Mammillaria sp.	
Native Prickly Pear	Fishhook Cactus	
Noche in	Sphaerocactus ambigua	
Sagebrush	Desert Globemaster	
Hesperaloe parviflora	Bougainvillee	
Red Yucca	Bougainvillee sp.	

GROUNDCOVERS

OVERS

GROUNDCOVERS	1 gallon
Baleys multiflora	
Desert Marigold	
Cupressus lewisii	Acacia nebulosa
Belt Faced Cupress	Desert Carpet Acacia
Ambrosia deltoidea	Rouelle sp. "Little Kaele"
Burr Sage	Dwarf Rusilla
Lantana sp. "New Gold"	Verbena sp.
New Gold Lantana	Verbena
Penstemon exaltatus	
Pinocedrus Parlatiana	
Lantana montevidensis	
Trailing Purple and Yellow Lantana	
Turf	

Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all traps will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness
(submit sample to Landscape Architect for approval)
Place in all non-river rock and non-lawn landscape
areas. (color to match existing)

All earthwork will be done so that all water drains away from sidewalks, structures and will not interfere with natural drainage easements.

Structures and landscaping within a triangle, back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

— 250 —

1000

1000

2000

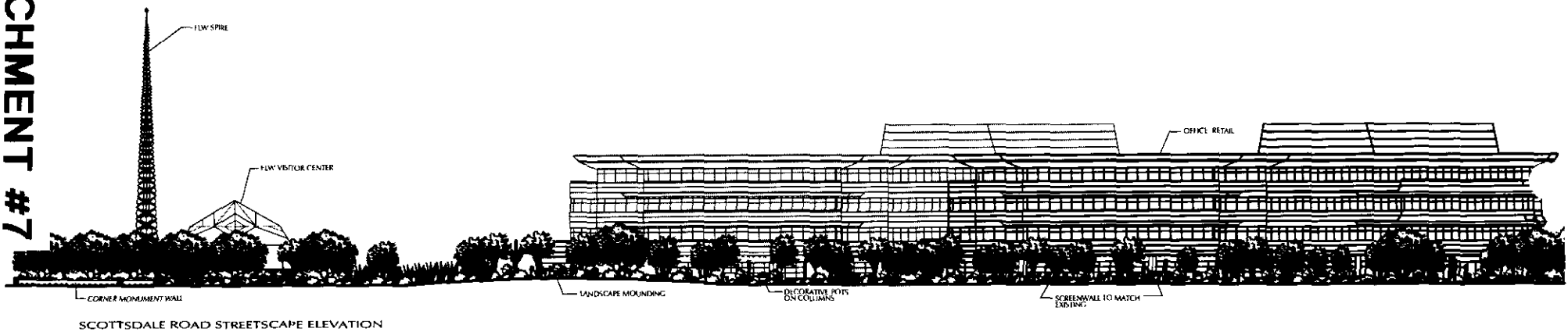
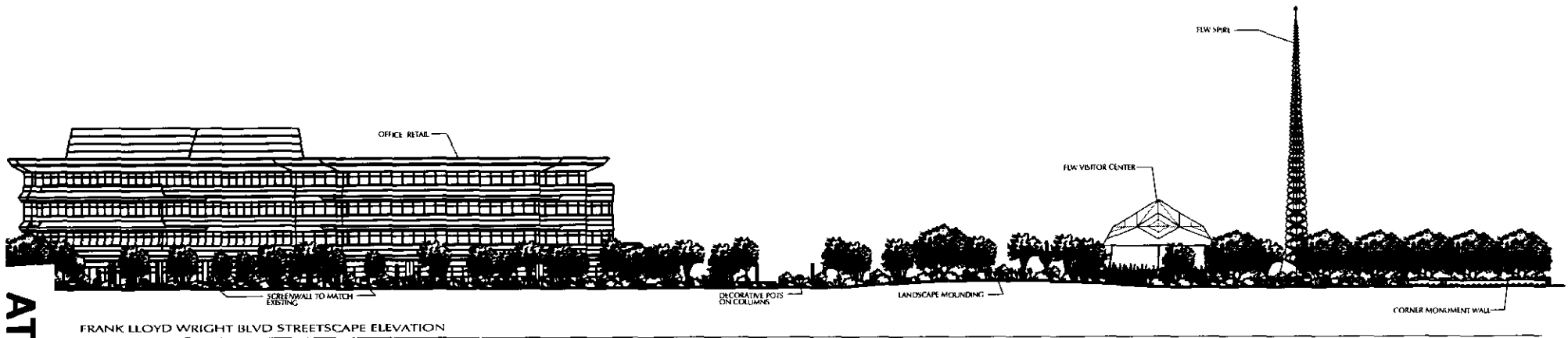
COMENADE ■

OMENADE

AKS ■ (1) SHAWNEE & RONCE ■ 200 ■ LAMAR ASSOCIATES

00 BB 1000101

82-DR-1998#2A



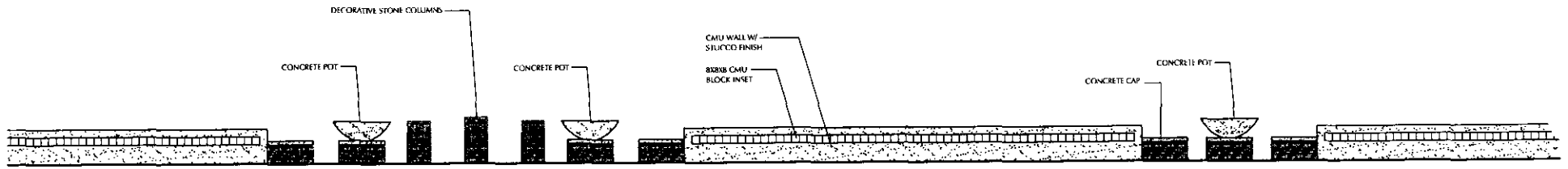
ELEVATIONS
STREETSCAPE

0 20 40 60'

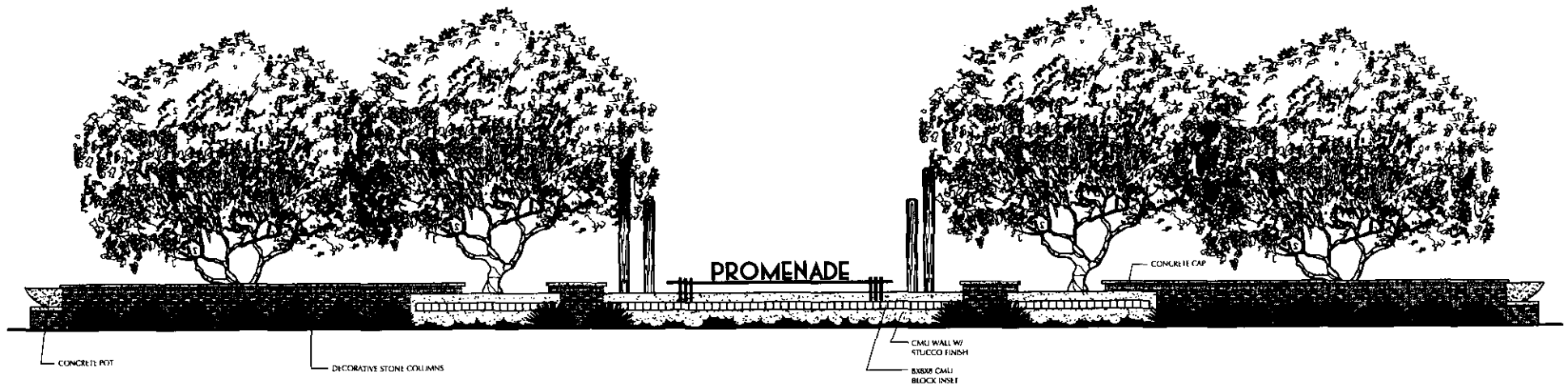
406-PA-2001
1-14-2002

THE PROMENADE
A CELEBRATION OF FRANK LLOYD WRIGHT IN THE DESERT

82-DR-1998#2A



TYPICAL SCREENWALL ELEVATION



MONUMENT WALL ELEVATION

ELEVATIONS
SCREENWALLS

406-PA-2001

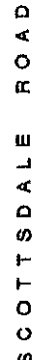
1-14-2002

THE PROMENADE
A CELEBRATION OF FRANK LLOYD WRIGHT IN THE DESERT
*ARCHITECTURE • PLANS & SPECIFICATIONS • ILLUSTRATIONS • SITE • LANDSCAPE ARCHITECTURE

82-DR-1998#2A

DR-401

ATTACHMENT #8



BUILDING AREA		
4001 EIGHTH	577,000 SF	RENTED
SOUTHEAST CENTER	133,000 SF	
2ND FLOOR	30,000 SF	
NEWLY RENOVATED	30,000 SF	
PAGE - WESTMINSTER	54,000 SF	
PAGE - PUEBLO	23,000 SF	
TOTAL	817,000 SF	RENTED

BEADHEAD			
REFIN (470,710 SF. @ 1/2000)		2,395 CAPSLES	
WELDEDHEAD (600,000 SF. @ .55 @ 1/1001)		810 CAPSLES	
WALSH II			REMOVED
SALES (400,710 SF. @ 1/2000)		494 CAPSLES	
WELDED, STAINLESS (400,000 SF. @ 1/2000)		20 CAPSLES	
WALSH II			REMOVED
SALES (119,860 SF. @ 1/2000)		603 CAPSLES	
WELDED, STAINLESS (23,210 SF. @ 1/1001)		29 CAPSLES	
WELDED, 11,730 SF. @ 1/22			
WELDED II (11,730 SF. @ 1/2000)		102 CAPSLES	
TOTAL		4,334 CAPSLES	

10141	3072 SPACES
BELOW GRADE	3072 SPACES
TOTAL	4014 SPACES
ACCESSIBLE PARKING	
REQUIRED 4% = 4.336 =	174 SPACES REQUIRED
PROVIDED	184 SPACES
YTD ACCESSIBLE PROVIDED (174 + 10) =	27 SPACES
YTD ACCESSIBLE REQUIRED	22 SPACES
EXE PARKING	102 SPACES

(01/14/2011) 10:23:06:3 SF + 5:03:24:03 SF } 22:06:30:36 SF
 (01/14/2011) 10:23:06:3 SF + 5:03:24:03 SF } 22:06:30:36 SF



THE PEDERSON GROUP

ELLERMANN & SCHICK, ARCHITECT
NOVEMBER 5, 1955
REVISED AUGUST 10, 1956
NOVEMBER 2, 1958 (EDGGS 11)

SITE PLAN

51-ZN-97#3

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1) Prior to submitting final plans, the applicant shall return to staff for review and receive approval by the Staff for all site plans, landscape plans, and related detail plans showing substantial conformance with and that include the design concepts, spatial qualities, landscape, hardscape, site/architectural details, and public/private art ("Crittter Columns") described in the following sections and pages of The Promenade Master Design Concept Plan (MDCP) dated December 2001:

- Master Design Concept Plan
- I. The Promenade Design Concept
- II. Design Theme: A Celebration of Frank Lloyd Wright in the Desert
- III. The Promenade in Context
- V. Site Plan
- VI. Circulation and Access
- VII. Open Space Design
- VIII. Conclusion
- All Pages 1-57 except omitting 29-33 (Section IV. Architectural Concepts)

Conflicts between the submitted drawings and the MDCP:

In any instance that staff determines the submitted development plans are in conflict with the design principles, spatial qualities, landscape, hardscape, site/architectural details and public private art, The Promenade Master Design Concept Plan shall govern and supersede any conflicting submitted development plan.

2) At the corner of Scottsdale Road and Frank Lloyd Wright Boulevard, the applicant shall integrate into the site wall & planter details the City of Scottsdale's Entry Monument. The Monument component shall meet the intent of the City of Scottsdale design standards for entry monuments and be oriented so that it is viewed by east bound (FLW Blvd.) traffic crossing the Scottsdale Road intersection. Components of the surrounding design features shall also integrate into vertical surfaces, adjacent to the entry monument, repetitive Frank Lloyd Wright Boulevard Streetscape Design Guideline symbols in a manner that respects the design guidelines. The applicant shall submit plans for Staff approval.

3) **Bus Shelters:** The applicant shall design the bus shelter and all related components on Frank Lloyd Wright Boulevard in front of the spire. The design of the bus shelter (and components) shall include elements inspired by the work of Frank Lloyd Wright and that are determined compatible with Taliesin Architects' design concepts. The design shall be reviewed and approved by Staff prior to submittal of final plans. **THE REMAINDER OF THE BUS SHELTERS SHALL BE DESIGNED AS APPROVED UNDER THE ORIGINAL APPLICATION.**

1. *The two proposed restaurant pad buildings located in the Northwest portion of the site shall require separate Development Review Board approval through the public hearing process. The design, architecture and color of these buildings shall incorporate the Frank Lloyd Wright or Taliesin style.*
2. *The right of way sidewalk paving, the paving of driveway crosswalks adjacent to Frank Lloyd Wright Blvd. , and the right of way sidewalk paving detail at the corner of Scottsdale Road and Frank Lloyd Wright Blvd. , shall be in conformance with the paving requirements of the Frank Lloyd Wright Blvd. Design Guidelines.*
3. *The developer shall provide specialty paving for all interior and perimeter crosswalks, as indicated on the submitted plans, to the satisfaction of Final Plans staff.*
4. *The developer shall incorporate berming within all landscape areas adjacent to Scottsdale Road, and the Frank Lloyd Wright Boulevard, to the satisfaction of Final Plans staff.*
5. *Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.*
6. *Modify refuse enclosures as required by the Sanitation Division.*
7. *Provide minimum six (6) foot high wall to screen the overhead doors at the loading area.*
8. *The sides of the ramps to the lower levels of the parking garage shall be finished either with painted concrete, integral colored concrete and/or textured concrete; all options shall match the building.*
9. *Flagpoles, if provided, shall be one piece conical tapered.*
10. *Paint service entrance section to match the building.*
11. *Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos in locations visible from public streets, as determined by and to the satisfaction of City staff.*
12. *Prior to final plans submittal, the developer shall submit documentation approved by the Airport Director or designee demonstrating compliance with the airport zoning height requirements relative to potential obstructions.*

BUILDING ELEVATIONS:

1. *All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.*

2. All ground mounted mechanical equipment, **NOT WITHIN THE GARAGE**, shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Development Quality/Compliance approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Development Quality/Compliance approval.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted), **EXCEPT FOR EXTERNAL DRAINAGE SYSTEMS BEHIND THE SHOPS THAT ARE SCREENED BY THE PARKING STRUCTURE.**
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

- 1 **ALL LIGHTING ON SITE SHALL CONFORM TO THE LIGHTING SITE PLAN/ PHOTOMETRIC PLAN SUBMITTED BY BALTES/ VALENTINO ASSOCIATES, LIMITED, SEALED AND DATED BY ROBERT T. BALTES ON 11/12/01, TO THE SATISFACTION OF CITY STAFF.**
- 2 The developer shall provide plans to the satisfaction of City staff indicating the location of all exterior on-site lighting and lighting fixtures at the time of final plans submittal.
- 3 Exterior lighting fixtures shall be subject to staff approval. With the final plans submittal, the developer shall provide an additional sheet(s) showing cut sheets indicating wattage, method of shielding and fixture design, to the satisfaction of City staff.
- 4 *With the final plan submittal the developer shall provide photometric details of the site that shows that the average foot-candles for the site does not exceed ~~2.23~~, **2.9** and the maximum foot-candles does not exceed 11.1, to the satisfaction of City Staff.*
- 5 **All pole-mounted lighting shall be a maximum of 25 feet in height, EXCEPT ON TOP OF GARAGE WHICH SHALL BE A MAXIMUM OF 16 FEET.** All pole mounted lighting within 220 feet of the Scottsdale Road, and the Frank Lloyd Wright Boulevard property lines, shall have a

maximum height of twenty (20) feet. All light fixture heights shall be measured from the top of the fixture to the finished grade at the base of the light pole.

6. Parking lot and loading area light fixtures shall be full cut-off (flat lens), with no part of the lens below the opaque sides of the fixture. Additionally, all **NEW** pole mounted lighting fixtures over the height of twenty (20) feet, the lens shall be recessed a minimum of a two (2) inch recess into the light fixture, to the satisfaction of project coordination staff. Prior to final plans, the applicant shall submit a cut sheet of the pole mounted light fixture to project coordination staff and subject to project coordination staff approval.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.
2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.

BICYCLE/EQUESTRIAN:

1. The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Development Quality/Compliance staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.

WALL DESIGN:

1. All screen and perimeter walls shall be 6 or 8-inch masonry block and/ or stone veneer and shall match building texture and color, both sides.
2. No chain link fencing shall be allowed.

LANDSCAPING:

1. The landscape plan for the frontages adjacent to Frank Lloyd Wright Blvd. shall be in conformance with the Frank Lloyd Wright Blvd. Design Guidelines planting and plant palette requirements including quantities and placement of saguaros, to the satisfaction of Final Plans staff.
2. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 421 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
3. With the final plans submittal, detailed landscape worksheet showing compliance with the Arizona Department of Water Resources (ADWR) requirements, to the satisfaction of City

Staff. Also, all water features need to have Water Resources Dept. approval prior to final plans submittal.

4. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
5. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
6. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
7. Provide 8% slope away from walk or curb for 5' 0" along all streets.
8. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray or provide design alternatives to achieve similar results to be approved by Development Quality/Compliance staff.
9. All roadway medians required of this project shall be shown on the final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by the Transportation Maintenance Division.
10. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. The northern site driveway on Scottsdale Road shall be located a minimum distance of 330 feet from the southern site driveway and Frank Lloyd Wright Boulevard. This driveway shall be restricted to right-in, right-out access only. The site driveway shall be designed in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257.

2. The western site driveway on Frank Lloyd Wright Boulevard shall be located a minimum distance of 330 feet from Scottsdale Road and the adjacent driveway. The access at this location shall be restricted to right-in, right-out only. The site driveway shall be designed in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257.
3. Before any certificate of occupancy is issued for the site, the developer, at its expense, shall construct a right-turn deceleration lane at the approved site entrances on Scottsdale Road and Frank Lloyd Wright Boulevard.
4. At the major site entrance on Frank Lloyd Wright Boulevard, located approximately one-quarter mile east of Scottsdale Road, the developer, at its expense, shall construct a dual westbound left-turn lane. This construction shall be completed before any certificate of occupancy is issued for the site. The developer shall dedicate the necessary right-of-way, as determined by city staff, to accommodate this dual westbound left-turn lane.

INTERNAL CIRCULATION:

1. The developer shall provide a minimum internal aisle width of 24 feet. The developer shall provide a minimum width of 30 feet for major access aisles that align with site driveways.
2. The developer shall provide internal circulation that accommodates emergency and service vehicles with a minimum outside turning radius of 45 feet and inside turning radius of 25 feet.
3. Before any final plan approval, the developer shall dedicate a minimum 20-foot wide emergency and service vehicle access easement between the southeast sides of the specialty retail-office areas and the northwest side of the parking venue. The easement shall connect the parking lot located southwest of Building 6 to the parking lot located northeast of Building 4.

OTHER:

1. The developer shall provide a sidewalk along at least one side of all site driveways, connecting the buildings to the adjacent street sidewalk.

STRIPING AND SIGNAGE PLAN:

1. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
2. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE COLLECTION:

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Refuse enclosures are required as follows:
 - Commercial Building Space: One for 0 to 20,000 s.f.
 Two for 20,001 to 40,000 s.f.
 Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 s.f., as shown above.

- Restaurants: One per restaurant

4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
6. Underground vault-type containers are not allowed.

REFUSE ENCLOSURE EASEMENT(S)

1. Prior to final plans approval, the developer shall provide refuse enclosure easements for all enclosures and related approach areas required for this project based on the following table:

a. Single Enclosure	Enclosure Area + (30' x 14') approach area
b. Single Enclosure (with grease containment)	Enclosure Area + (30' x 18') approach area
c. Double Enclosure	Enclosure Area + (30' x 23') approach area
d. Double Enclosure (with grease containment)	Enclosure Area + (30' x 28') approach area

DRAINAGE AND FLOOD CONTROL

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan, subject to city staff approval. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report (*Master Drainage Report – The Promenade*, prepared by CMX Group, dated December 1, 1998). Any design that modifies the approved master drainage plan or report requires from the developer a site-specific addendum to the master drainage plan or report, subject to review and approval by city staff.
 - b. Include final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - c. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - d. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
3. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan.

4. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is provided for the full 100-year, 2-hour storm event per the approved master drainage report and plan.
5. STORM WATER ON PAVED SURFACES. The depth of storm water storage on paved surfaces shall generally be a maximum of six inches. Remote areas of parking lots may store a maximum depth of eight inches of storm water. The depth of storm water storage on paved surfaces shall be clearly shown on the grading and drainage plans, and shall be consistent with the approved master drainage report and plan.
6. DRYWELLS. Drywells are not permitted.
7. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city-owned utilities) from every affected utility company.
8. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Show all easements.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show all drainage facilities including, but not limited to, point(s) of roof out-fall, culverts, storm drain pipe, curb openings, weep holes, valley gutters, and rip rap.
 - e. Show top of curb elevations at grade breaks and at intersection corners.
 - f. Show all walls, such as perimeter, screening and retaining walls.
 - g. Clearly show the limits of proposed construction.
 - h. Show the depth of storm water storage on paved surfaces.
9. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.
10. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

DRAINAGE EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all FEMA regulatory floodways to the extent of the 100 year base flood elevation and for all storm water storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

GRADING & DRAINAGE REQUIREMENTS:

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.] The developer shall:
 - a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) and a copy of the NOI with the improvement plan submittal to the Project Quality/Compliance Division.
2. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
3. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602- 507-6727) for fees and application information.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

- a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
- a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, culverts, inlet and outlet structures, berms, and storm water storage basins as determined by city staff.

WATER AND WASTEWATER STIPULATIONS

WATER and WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. CONSISTENCY WITH MASTER WATER/WASTEWATER REPORT. The improvement plans shall be consistent with the approved master water and wastewater plans and reports.
 - (a) Any design that modifies the approved master reports requires from the developer a site-specific addendum to the master reports and plans, subject to review and approval by city staff.

- (b) Addenda generated by the final analysis and design for this site shall be added to the appendix of the final water and or wastewater reports.
3. BASIS OF DESIGN REPORT (WATER & WASTEWATER). The water & wastewater study addendum reports were approved by the Water Resources Department on December 5th & 6th, 2001. The water report was accepted with comments that need to be addressed in the final design.
 4. FIRE HYDRANT FLOW TEST. Add the following note to the water plans: Prior to acceptance of the system, a fire hydrant flow test shall be performed to verify the minimum system pressure of 30 psi is being met.
 5. PRIVATE SEWER SYSTEM. On-site sanitary sewer shall be privately owned and maintained.
 6. SERVICE CONNECTIONS TO THE MAIN. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
 7. WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Project Quality/Compliance Division approves the Water and Sewer Needs Report.
 8. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality and Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.

e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:

- (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
- (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
- (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
- (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

EASEMENTS:

1. DEDICATIONS. All water line easements shall be dedicated to the City prior to the issuance of permits.
2. LOCATION & CLEARANCE. Privately owned sanitary sewer shall not run parallel within waterline easements.
3. WELL SITE DEDICATION. The existing well site is to be abandoned and relocated as required by the Water Resources Department. The stipulations for case number 82-DR-1998#2, under the heading "Well Site Relocation," continue to apply. Before any building permit for the site is issued, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, a well site. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be:
(1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
4. NEW WELL SITE. The new well plumbing shall be placed in a 20-foot wide easement and, within this same easement, the developer shall provide a 12-inch diameter stub off the internal loop and extend this stub to the property line, per the comments made by the Water Resources Department in the Water Study Addendum Report accepted on December 6, 2001.
5. INDEMNITY AGREEMENTS. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- * Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- * Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- * There maybe some Ordinance requirements, which apply to your project that are not included here.
- * City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- * Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
4. DEDICATIONS AND EASEMENTS. All drainage easements and easements for storm water storage shall be dedicated to the city as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Easement dedications: Before any final plan approval, the developer shall dedicate a minimum 20-foot wide emergency and service vehicle access easement between the southeast sides of the specialty retail-office areas and the northwest side of the parking

venue. The easement shall connect the parking lot located southwest of Building 6 to the parking lot located northeast of Building 4.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
3. OIL AND GREASE INTERCEPTORS. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
4. GREASE INTERCEPTORS. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum
 - b) Landscaping/Irrigation Plans: 24" x 36"
 - c) Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide a schedule indicating the timing on installation of all improvements required by planning.
5. Provide a contour map of the existing topography.
6. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures - front, side, rear.
 - e) Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
7. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).
8. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.

9. Provide adjacent curb elevations on Scottsdale Road and Frank Lloyd Wright Boulevard.
10. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: ⚡
 - a) Completed Native Plant Narrative & Application form
 - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
 - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
 - d) Location of plant nursery
 - e) Copy of vicinity map indicating the location of the project
 - f) Copy of Natural Area Open Space exhibit if applicable for the site
 - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
 - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
 - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Program Coordinator at 480-312-7080 for inspection and permit approval.

⚡ **The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval**

FINAL PLANS ORDINANCE REQUIREMENTSSCREENING:

1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
3. Parking lot to be screened from Scottsdale Road and Frank Lloyd Wright Blvd. by a 3 foot wall, berming, and landscaping.

BUILDING SETBACK/ LANDSCAPE BUFFERS:

1. *The developer shall provide a landscape buffer along Scottsdale Road and Frank Lloyd Wright Blvd. with a minimum width of 50 feet, subject to the requirements of case 51-ZN-97. The 50' required along Frank Lloyd Wright Blvd. may include the right of way landscaping. The buffer requirements shall apply to all buildings, parking areas, walls, and covered patios/covered dining areas.*

LANDSCAPING:

1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
2. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. (See attached specific submittal requirements). Contact the City's Native Plant Program Coordinator at 480-312-7080 to initiate the process. (For additional information visit the Native Plant website at www.ci.scottsdale.az.us/nativeplant).
4. Turf shall be limited to the maximum area specified in Sections 49-77 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
5. Proposed fountain\water features shall comply with the requirements of Sec. 49-80 of the City Code.
6. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.

7. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. Comply with conditions of case No.: 51-ZN-97
2. Provide 4% of required parking as handicap parking spaces (178 minimum). A minimum of 23 spaces are required to be van accessible per Section 9.105 of the Zoning Ordinance.
3. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation. If covered parking is provided for multi-family residences, accessible covered parking (in conformance with ADA requirements) shall also be provided in the same proportion. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.
4. Provide one bicycle parking space per each 10 required vehicle parking spaces (100 minimum) per Section 9.103 of the Zoning Ordinance.

FINAL PLANS REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL.

PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- * BUILDING PLANS: 11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM
- * LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- * CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- * BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- * SITE ADDRESS.
- * PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- * NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

FINAL PLAN SUBMITTAL REQUIREMENTS
THIS FORM MUST ACCOMPANY ALL FINAL PLAN SUBMITTALS

The following items are the **BASIC MINIMUM** requirements **NECESSARY** to submit final plans for review.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

- ☒ One Copy of Site Plan to be submitted separately at the One-Stop-Shop counter for Distribution to Records for addressing.
- ☐ Building plans may be reviewed at the One-Stop Shop counter
- ☒ Building plans shall be submitted to Development Quality/Compliance for final plans review
- ☒ Four sets which shall include each of the following:
 - * Site Plan
 - * Project Data
 - * Elevations
 - * Floor Plans
 - * Foundation Plans
 - * Building Sections
 - * Wall Sections
 - * Architectural Details
 - * Schedules
 - * Mechanical Plans and Details
 - * Structural Plans and Details
 - * Electrical Plans and Details

In addition provide two additional copies of site plan and two additional copies of elevations plan(s) with the submittal.

- ☐ One copy of structural, electrical, and water calculations (may be on drawings)
- ☐ One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:**CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.****IMPROVEMENT PLANS:**

- ☒ Grading and Drainage Plan
- ☒ Water Plans ☒ Sewer Plans
- ☒ Paving Plans
- ☐ Traffic Signal Plans
- ☒ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)

SURVEYS: ☐ ALTA Survey ☐ Results of Survey ☐ Boundary Survey**PLATS:** ☐ Preliminary Plat ☐ Final Plat

REPORTS: (* Requires Proof of Approval Before Submittal of Improvement Plans for Final Review.
 Developer shall, as a minimum, provide a copy of the cover sheet with city staff
 signatures of acceptance.)

- DRAINAGE:** ☐ *Master ☐ Conceptual ☒ Final
- WATER:** ☐ *Master ☐ *Basis of Design
- SEWER:** ☐ *Master ☐ *Basis of Design
- CIRCULATION:** ☐ *Master ☐ Final
- SIGNALIZATION:** ☐ *Master ☐ Final
- EASEMENTS:** ☒ Trash enclosure easement
- OTHER:** ☐ Geotechnical ☐ Structural

- ☒ The completed 404 Certification Form
- ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)
- ☐ The completed Waiver Request Form (must be signed by city staff)
- ☒ A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."

ENGINEER'S COST ESTIMATES: for payment in-lieu of: ☐ Street improvements ☐ Signalization

- ☒ Title Report (not more than 60 days old)
- ☒ Cut sheets and specifications for outdoor lighting fixtures mounted on 24" X 36" sheets
- ☒ Two (2) additional architectural site plans
- ☒ Letter of approval for fountains and water features from the Water Conservation Office, copy of approved site plan, and copy of approved landscape plan.
- ☒ Wall elevations
- ☒ Landscape & irrigation plans
- ☐ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance

- [] "Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.
- [] Copy of Certificate of No Effect for Archaeological Resources signed by City Archaeologist
- [] Copy of Certificate of Approval for Archaeological Resources signed by City Archaeologist

FEE SCHEDULE**PLAN REVIEW:****BUILDING:**

Livable	\$.27 Sq. Ft.
Covered	\$.14 Sq. Ft.
Fences	\$.09 Lin. Ft.

ENGINEERING:

Lower Desert (ESLO)	\$554.00 per sheet
Upper Desert (ESLO)	\$590.00 per sheet
Hillside (ESLO)	\$611.00 per sheet

AT THE TIME OF FINAL PLAN SUBMITTAL, THE FOLLOWING FEES MUST BE PAID:**[] ENCROACHMENT PERMIT FEES:**

Encroachment permit fees are based on construction quantities. Fee rates are available from the One Stop Shop

[] FINAL PLAT FEES:

Base plan review	\$3,846.00
PLUS: \$121.00 per lot	_____

[X] MONTHLY FIRE HYDRANT MAINTENANCE FEE:

\$4.00 per fire hydrant -(4)	<u>\$16.00</u>
------------------------------	----------------

[] PAYMENT FOR IMPROVEMENTS IN LIEU OF CONSTRUCTION:

Amount shall be based on sealed engineer's construction cost estimate approved by final plans and paid prior to building permit issuance for the following improvements:

LOCATION	IMPROVEMENTS REQUIRED

Traffic signal in-lieu fees may be based on \$80,000 for 100 percent of design and construction costs.

[] IN LIEU PARKING (For Downtown)

\$9,494.11 per space, or \$632.94 initial deposit and \$89.88 per month per space for a term of 15 years there after (number of spaces to be determined at final plans). **{Note: fees are effective January, 2001 and are adjusted annually.}**

PROMENADE PHASE # 2
 SEC. SCOTTSDALE RD. &
 FRANK LLOYD WRIGHT BLVD.
 SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1 PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2 FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS:
 <u>COVERED FIRE LANES SHALL BE A MINIMUM 13'-6" VERTICAL CLR.</u></p> <p><input checked="" type="checkbox"/> 3 IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S 91-3)</p> <p><input checked="" type="checkbox"/> 4 SUBMIT PLANS & SPEC FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5 PROVIDE KNOX BOX ACCESS:
 <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6 SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 7 SUBMIT PLANS FOR CLASS FIRE ALARM SYSTEM PER SCOTTSDALE CODES. SEE SHEET</p> <p><input checked="" type="checkbox"/> 8 ADD 2 1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ FT PER FLOOR LEVEL AND/OR IF FIRE DEPT ACCESS IS LIMITED TO LESS THAN 360°.</p> <p><input checked="" type="checkbox"/> 9 BUILDING(S) MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 10 BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS I AND II FIRE SPKL. SYS. PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 11 PROVIDE ALL WEATHER ACCESS ROAD (MIN 20') TO ALL BLDGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 12 NUMBER OF REQUIRED FIRE HYDRANTS <u>-04-</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. DEVELOPER TO PROVIDE WAIVER OF FIRE DEPT. RESPONSIBILITY OR COPY OF CURRENT CITY APPROVED CIVIL WATER PLANS TO FIRE SPRINKLER CONTRACTOR FOR LOCATING NEW AND/OR EXISTING HYDRANT WATER MAIN SUPPLY DATA. SPACED MAX O/C 700' AT 1,500 GPM.</p> <p><input checked="" type="checkbox"/> 13 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET</p> <p><input checked="" type="checkbox"/> 14 EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE CITY ORDINANCE & UFC. SEE SHEET</p> <p><input type="checkbox"/> 15 SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MAT'L INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC., NFPA 704 EMER PLACARDING & STORAGE SEPARATION COMPLETED APPLICATION FOR HAZARDOUS MATERIALS PERMIT SHALL BE PROVIDED WITH BLDG PLANS. (HMIS, HMMP)</p> <p><input checked="" type="checkbox"/> 16 FIRELINE, SPRINKLER & STANDPIPE SYSTEM TO BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 17 FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE OR AT AN APPROVED LOCATION. MIN. SIZE 2 1/2 X 2 1/2 X 4" (NHST)
 <input checked="" type="checkbox"/> 4 TO 8' BCK OF CURB INDEPENDENT WET LINE
 <input type="checkbox"/> WALL MOUNTED -15' CLEAR OF OPENINGS</p> <p><input checked="" type="checkbox"/> 18 THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3 FT. INTO THE BUILDING WITH A MINIMUM OF 3 FT. CLEARANCE (ON CENTER) AROUND THE FIRE RISER.</p> |
|--|--|

19. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE . SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)
- ☐ B. MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
- ☐ C. MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ D. NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
LT.HAZ. 0.10/1500 -OFFICE – ORD. GR. I- 0.15/1500 -PARKING GARAGE – ORD. GR. II -
0.20/1500 MERCANTILE
- ☐ E. FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.
- ☐ F. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- ☐ G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ H. PROVIDE A UNDERGROUND LOOPED WATER MAIN SYSTEM.–

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.