

TO: DEVELOPMENT REVIEW BOARD **DATE:** 4/20/00
FROM: PROJECT COORDINATION
SUBJECT: CASE 39-DR-00

REQUEST: Approve 43,000 SF office buildings with site improvements
PROJECT NAME: Mountain View Office Condo
LOCATION: SEC 91st Street & Mountain View

DEVELOPER/OWNER: Jim Riggs, Shea Realty
ARCHITECT/DESIGNER: Mike Edwards, DFD Architecture
ENGINEER: Shakir Gushgari, SKG Enterprises
APPLICANT/COORDINATOR: Mike Edwards, DFD Architecture.

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: There have been no comments from the public regarding the DRB application for this case.

DISCUSSION: The applicant is requesting approval of the site plan and elevations for a new office building complex located at 9787 N. 91st Street (SEC 91st Street and Mountain View Road). Three single story office buildings are proposed, with Building A (north side) containing 21,000 square feet, and Buildings B and C (south side) each containing 11,000 square feet. Two access driveways from 91st Street are proposed, however it has been stipulated that the southern driveway be deleted because it does not meet separation requirements from the existing driveway to the south that serves the residential property. An emergency-only access may be provided along 91st Street, however a secondary access is encouraged with the commercial property to the east. A 25-foot wide landscaped buffer is proposed along the south property line adjacent to a residential district.

All three buildings share the same architectural style, materials, colors, and finishes. The 19 foot tall buildings have earth tone stucco colors (Festoon and Mesquite Canyon) on the primary walls, a sandstone veneer on the feature walls, aluminum window frames and doors, and tinted windows with a reflective surface. The building also has deeply recessed windows and varying parapet heights. An aluminum shade trellis feature is located above the window line and over the small courtyard areas. Covered parking is proposed along the east and south sides of the property.

The buildings surround internal pedestrian walkways and small courtyard areas. The sidewalk along Mountain View Road is stipulated to be replaced with a new 8-foot wide sidewalk, and be separated from the curb with landscaping (to match the adjacent development to the east). There are no building entrances or access proposed from the north side of Building A to Mountain View Road, or access to the east. The sidewalk along 91st Street is also stipulated to be replaced with a new 8-foot wide sidewalk. It has been stipulated that an additional pedestrian walkway be provided from 91st Street to the south side of Buildings B and C.

The landscaping proposes 18 foot tall Date Palms along Mountain View Road (to match the adjacent development to the east) and at the internal pedestrian walkways and small courtyard areas. Palo Brea trees are proposed along 91st Street, and additional Palo Brea trees have been stipulated along Mountain View Road (to provide a mid-story tree in addition to the proposed Date Palms). Mesquite trees are proposed within the 25 foot landscape buffer along the south property line, which add a buffer to the existing thick oleander hedge located to the south on the residential property side. Purple Leaf Plum trees are also proposed, as well as other desert theme plant materials.

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Site lighting is limited to the parking lot areas. The applicant proposes 14 foot tall light poles in the parking lot, lighting bollards between Buildings B and C, and under canopy lights for the covered parking areas at the south and east sides of the site. Overall parking lot lighting has an average of 1.5 footcandles and a maximum of 6.4 footcandles, with near 0 footcandle at the southern property line.

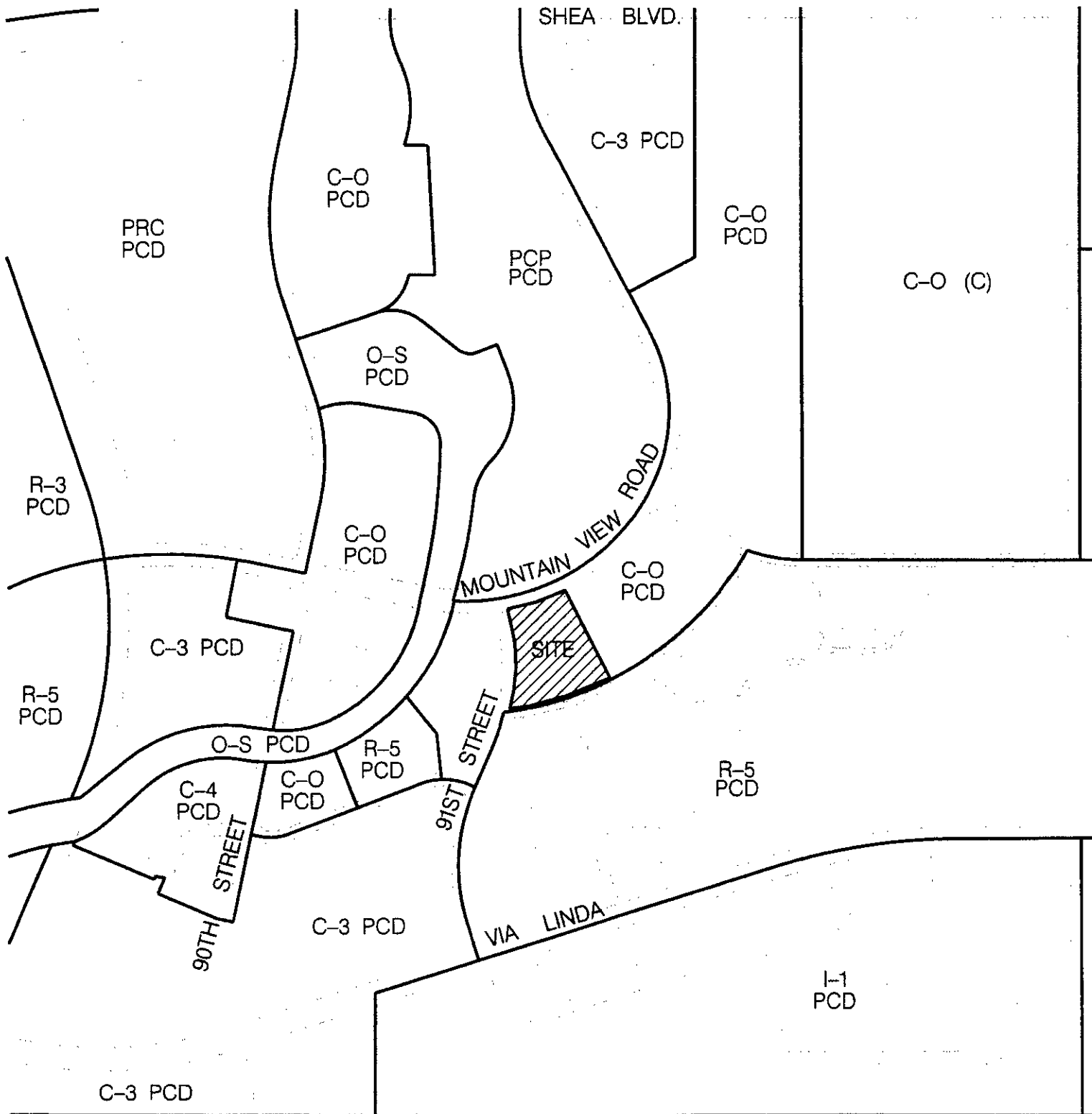
KEY ISSUES: Use of reflective glass
Lack of pedestrian access to north and east



Tim Curtis
Senior Project Coordination Planner
480-312-4210

ATTACHMENTS:

- #1-Aerial
- #2-Zoning Map
- #3-Site/Landscaping Plan
- #4-4A Elevations
- #5-Floor Plan
- #6-Native Plant Inventory
- #7-8 Carport Details
- #9-Project Narrative
- #10-Context Photos
- A-Stipulations
- B-Ordinance Requirements



39-DR-00
ATTACHMENT #3





East Elevation



West Elevation



North Elevation

Tinted Glazing
Sandstone Feature Wall
Aluminum Shade Trellis
E.I.F.S. Building Body



South Elevation

E.I.F.S. Building Body
Sandstone Feature Wall
Tinted Glazing
Aluminum Shade Trellis

Buildings B and C Elevations

0' 10' 20' 30' 40'

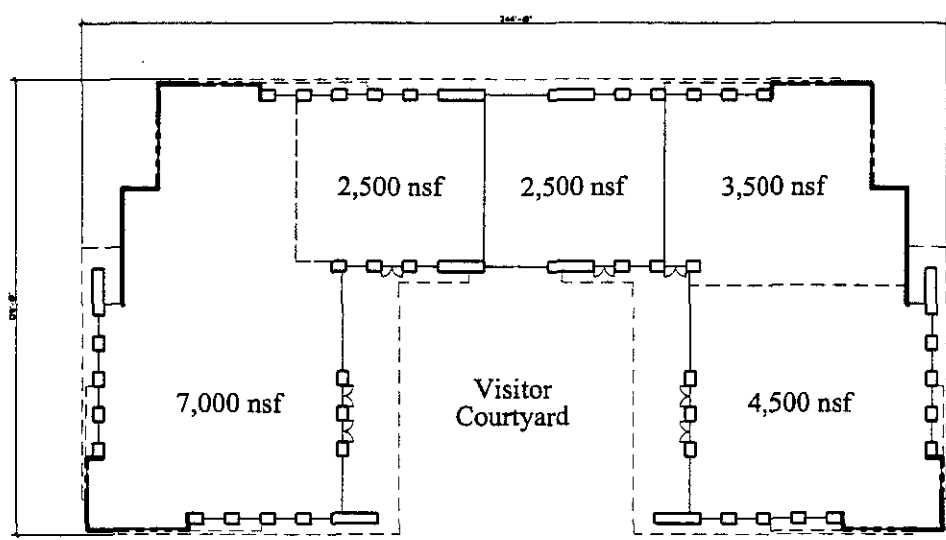
All calculations are approximate based on schematic design

Mountain View Office Condo

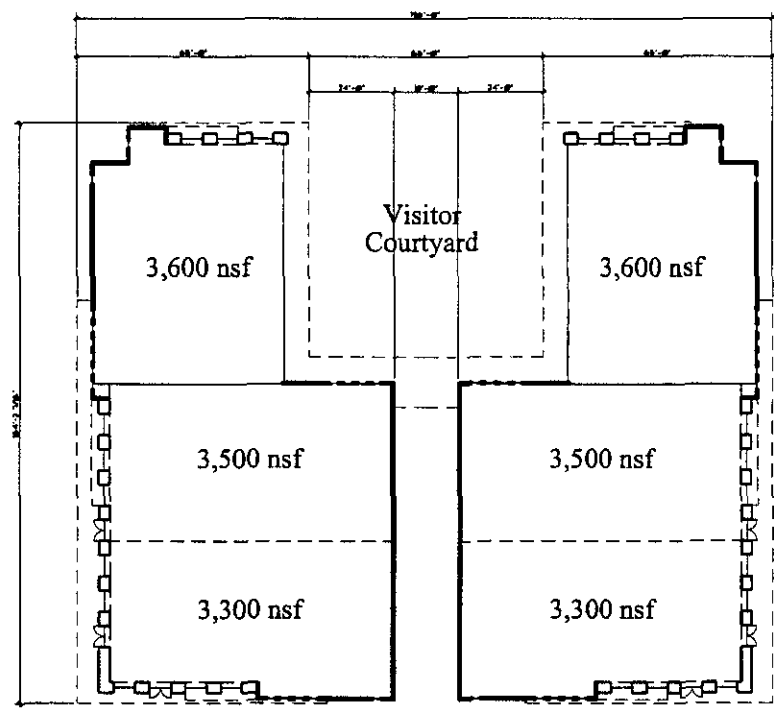
Scottsdale, Arizona



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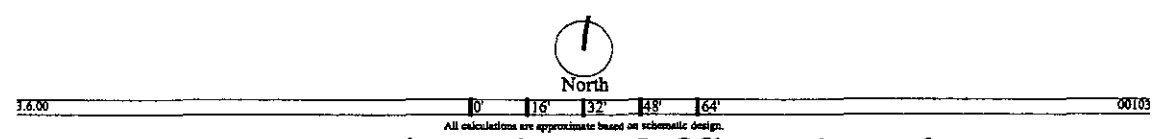
Building A
21,000 gsf



Building B
11,000 gsf

Building C
11,000 gsf

Building Floor Plans
Floor Plan Worksheet



Mountain View Office Condo
Scottsdale, Arizona

39-DR-00

ATTACHMENT #5



East Elevation



West Elevation



South Elevation

Tinted Glazing
Sandstone Feature Wall
Aluminum Screen Panels
ETC. Building Etc.



North Elevation

Tinted Glazing
Sandstone Feature Wall
Aluminum Screen Panels
ETC. Building Etc.

Building A Elevations

0' 10' 20' 30' 40'

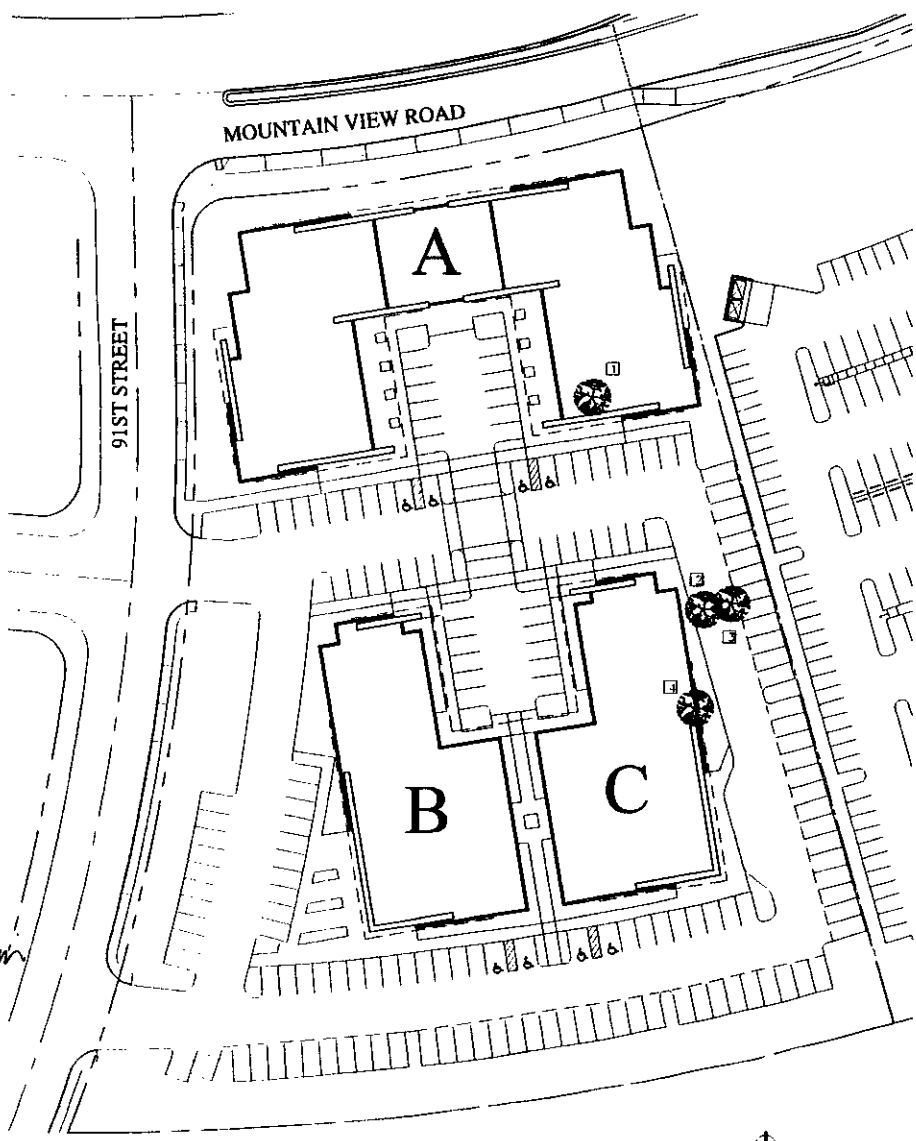
All calculations are approximate based on schematic design.

Mountain View Office Condo

Scottsdale, Arizona



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NATIVE PLANT INVENTORY LEGEND

TAG #	TAG COLOR	PLANT TYPE	CALIPER/HEIGHT	STATUS	REMARKS
1	BLUE	NATIVE MESQUITE	12" CAL., 14' HT.	DESTROY	POOR GROWTH HABIT
2	BLUE	NATIVE MESQUITE	10" CAL., 12' HT.	DESTROY	POOR GROWTH HABIT
3	BLUE	NATIVE MESQUITE	10" CAL., 14' HT.	DESTROY	POOR GROWTH HABIT
4	BLUE	NATIVE MESQUITE	12" CAL., 12' HT.	DESTROY	POOR GROWTH HABIT

NOTE: ALL PLANT MATERIAL WHICH IS TO BE SALVAGED SHALL BE TAGGED, BOXED, AND RELOCATED TO AN ONSITE NURSERY. PLANTS SHALL BE TAGGED IN THE FIELD WITH THE FOLLOWING NUMBERED TAGS:

- WHITE PLASTIC TAPE - REMAIN IN PLACE
- BLUE PLASTIC TAPE - DESTROY
- RED PLASTIC TAPE - RELOCATE

NOTE: THE SALVAGE CONTRACTOR SHALL BE DESERTO VERDE. SALVAGE CONTRACTOR TO VERIFY CONDITION OF TREES.


**PINNACLE
DESIGN, INC**
4343 P. Camelback Rd.
Suite 100 Phoenix, AZ 85018
480-990-0800 FAX 480-990-0801
P.O. Box 10015

3.6.00

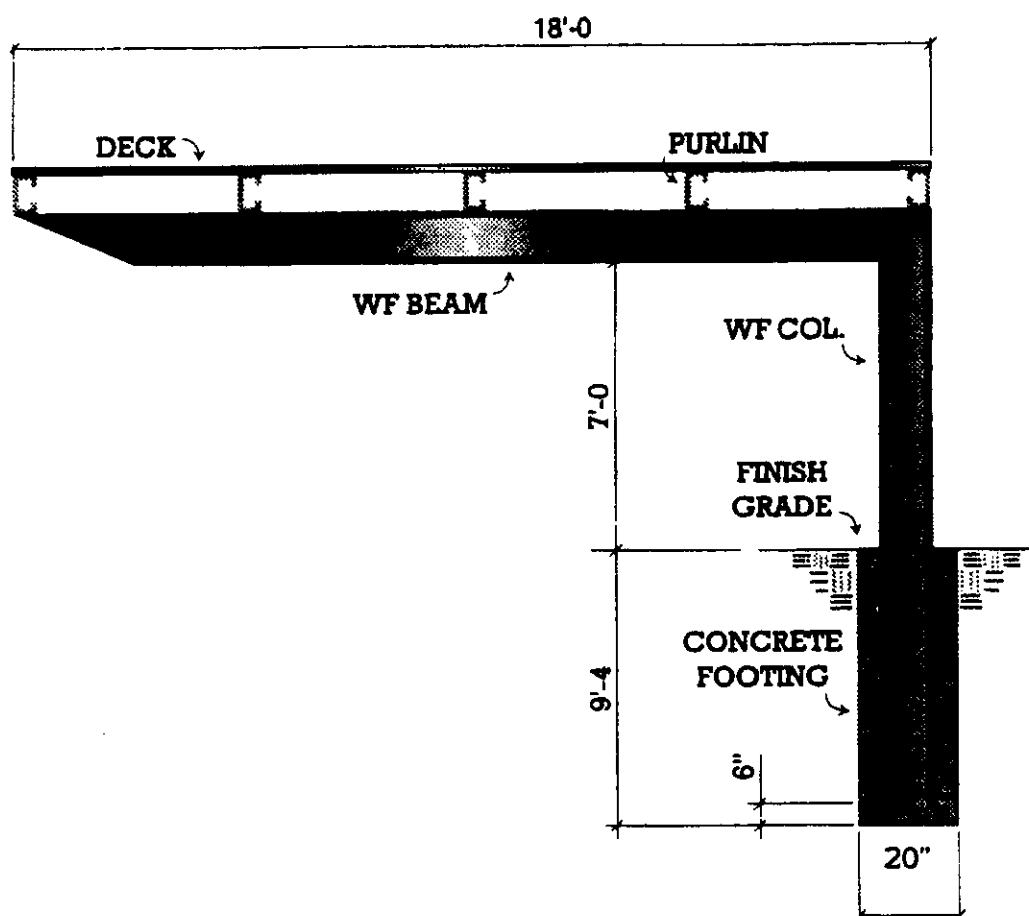
10' 30' 60' 90' 120'
All calculations are approximate based on schematic design.
Mountain View Office Condo
Scottsdale, Arizona



39-DR-00

FULL CANTILVEVER CARPORT

FC100



	9'-0"	18'-0"	SPAN
DECK		PURLIN	
BEAM		do	
do			
do			

18'-0"

END FASCIA

GEORGES STEEL, INC.

1741 WEST LINCON ST. PHOENIX, AZ 85007

(602) 252-1976
(602) 278-3501

1-800-233-4965
FAX (602) 252-4802



City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

Case # 39-DR-00/ 575 -PA- 99
Project Name Mountain View Office Condominiums
Location SEC 91st St./Mountain View Dr.
Applicant Rick Froeb
DFD Architecture

SITE DETAILS

Proposed/Existing Zoning: C-0 PCD
Use: Office
Parcel Size: 3.5 acres
☒ Gross Floor Area ☐ Total Units: 43,000 sf
☒ Floor Area Ratio ☐ Density: 0.28

Parking Required: 144 spaces
Parking Provided: 172 spaces
Of Buildings: 3
Height: 19'-0"
Setbacks: N- S-
E- W-

In the following space, please describe the project or the request

Project consists of three single-story office buildings, two of which contain 11,000 GSF each and the third has 21,000 GSF. They surround a connecting pedestrian walkway/ landscaped courtyard. The buildings are also interrelated by the same colors and finishes of the exterior materials: earth tones on EIFS/stucco primary walls, sandstone veneer on feature walls and clear anodized aluminum window frames/doors with tinted, insulated glazing.

The architectural character is contemporary with low profile, thick walls accentuated with deeply recessed windows and varying parapet heights. The appearance of additional depth is created by the use of aluminum shade trellises above the window line.

The parking ratio exceeds the minimum required for the basic occupancy classification by 20%. Covered parking will account for 35% of the quantity provided.

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ATTACHMENT #9

STIPULATIONS

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. *With the final plan submittal, the developer shall revise the site plan to the satisfaction of Final plans staff indicating that the covered parking along the eastern side of the property has a minimum three foot (3') setback from the eastern property boundary. The parking canopies shall not cover the landscaped island located along the eastern row of parking.*
2. *With the final plan submittal, the developer shall revise the site plan to indicate a three-foot (3') high parking lot screen wall along 91st Street, to the satisfaction of Final plans staff.*
3. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
4. Modify refuse enclosures as required by the Sanitation Division.
5. Flagpoles, if provided, shall be one piece conical tapered.
6. Paint service entrance, *if provided*, section to match the building and/or screen from view.
7. No exterior public address or speaker system shall be allowed.

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 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 Project Review approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Project Review approval.

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5. Carport design to be compatible with the building in use of colors, texture and detailing.
6. Carport roofing to be of a prefinished non-reflective material. No exposed galvanized metal allowed. Provide a minimum 4-inch fascia to cover edge of roof decking.
7. Show location and elevation of carports including fascias on all elevations and type of lighting.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. 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.
2. 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.
3. All pole-mounted lighting shall be a maximum of 14 feet in height, measured from grade.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

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 Final Plans 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 shall match building texture and color, both sides.
2. No chain link fencing shall be allowed.
3. Submit elevations and details of all walls for staff/Development Review Board review and approval.

LANDSCAPING:

1. *With the final plan submittal, the developer shall revise the landscape plan to the satisfaction of Final Plans staff to indicate the addition of four (4) Palo Brea trees along the north side of the property between the sidewalk and Building A. The four (4) additional Palo Brea trees shall be mature as defined in Article III of the Zoning Ordinance or larger.*
2. *With the final plan submittal, the developer shall revise the landscape plan and plant palette to provide plant material in the retention basins that can withstand periodic inundation of water, to the satisfaction of City staff.*
3. *With the final plan submittal, a tree shall be provided in the landscaped island located along the easternmost row of parking.*
4. Major tree theme shall incorporate the existing theme of the neighboring properties.
5. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 81 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
6. Provide low water consumptive plant materials.
7. Incorporate existing vegetation into the landscape design.
8. Landscape design and materials shall be arid to lush desert materials.
9. 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.
10. 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.

11. 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.
12. No turf areas are to be provided.
13. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet water depth allowed. Greater depths shall require Project Review staff approval.
14. Maximum 10:1 width to depth ratio with a 4:1 maximum slope for retention/detention basins. Depth ratios and slopes greater than this shall require Project Review staff approval prior to final plan approval.
15. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
16. Only 50% of front open space can be used for retention/detention basin.
17. Provide 8% slope away from walk or curb for 5' 0" along all streets.
18. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.
19. 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 site driveway shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.*

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2. *The minimum spacing of driveways (existing and proposed) along 91st Street shall be 165 feet. The proposed southern site driveway shall be deleted.*
3. *The site driveway shall be aligned with the existing driveway across 91st Street or be offset by a minimum distance of 125 feet.*
4. *A secondary emergency only access shall be provided from 91st Street or to the adjacent parcel to the east. The design and location of the emergency access shall be subject to Rural Metro approval.*

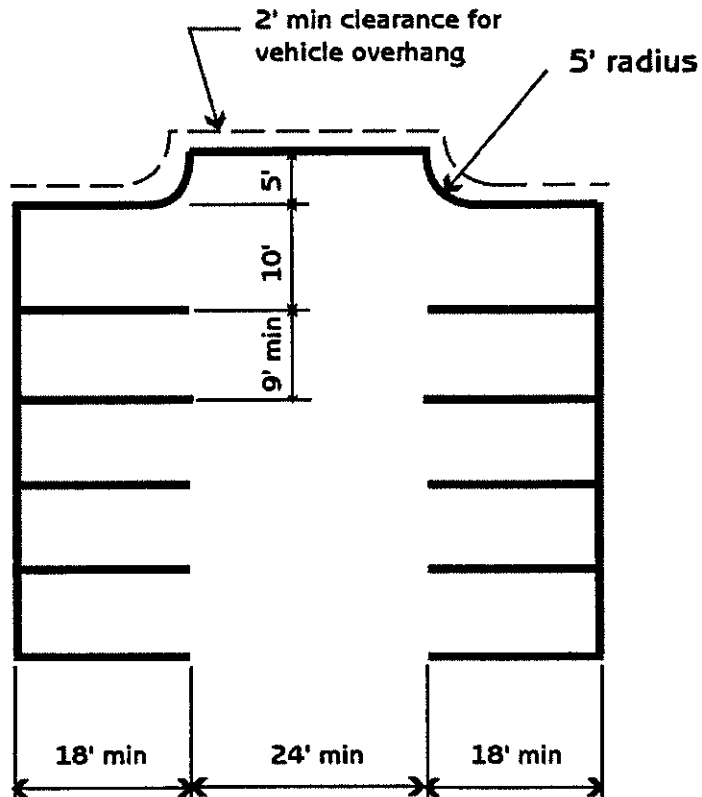
INTERNAL CIRCULATION:

1. *The minimum internal parking aisle width shall be 24 feet.*
2. *The internal circulation shall be designed to accommodate emergency and service vehicles with a minimum outside radius of 45 feet and inside radius of 25 feet.*
3. *The dead-end parking aisles shall be designed in conformance with the attached detail.*

OTHER:

1. *An eight-foot wide sidewalk shall be constructed on Mountain View Road along the site frontage. The design shall be consistent with the existing sidewalk to the east (separated from curb).*
2. *An eight-foot wide sidewalk shall be constructed on 91st Street along the site frontage*

DEAD-END PARKING AISLE DETAIL



NOTES:

1. Maximum dead-end parking aisle length is 150 feet.
2. If the length exceeds 150 feet, a turn-around shall be provided for emergency vehicles.
3. No refuse enclosures are permitted on a dead-end aisle.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
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 oversight 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 Procedures, published January 1994.

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.

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.

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. Include final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report accepted by the Community Development Division.
 - b. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - c. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Include bleed-off calculations that demonstrate the discharge rate and time to drain.
 - d. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - e. Demonstrate that storm water runoff exiting this site has a safe place to flow.
 - f. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
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 required for the full 100-year, 2-hour storm event.
 - a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
5. BASIN CONFIGURATION. Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
6. STORM WATER STORAGE ON PAVED SURFACES. Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
7. BASIN OUT-FALL AND DRAIN TIME. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.

8. **BASIN CERTIFICATION.** Before the City will issue Letters of Acceptance for maintenance of any public utilities, storm water storage basins constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
 - a. As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - b. In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
9. **UTILITY CONFLICT COORDINATION.** Final improvement plans shall contain a completed No Conflict Title Block on the cover sheet and be accompanied by a completed and signed No Conflict form from every affected utility company (Not required for City owned utilities). Final improvement plans will not be approved by the city without this documentation.
10. **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, washes, culverts, weirs, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - e. Show $Q_{(100)}$ at culvert inlets and at storm water entrance/exit point of the parcel boundaries.
 - f. Show extents of areas inundated due to a 100-year storm event.
 - g. Show top of curb elevations at grade breaks and at intersection corners.
11. **UNDERGROUND STORM WATER STORAGE.** Underground storm water storage is not permitted.

OFF-SITE RUNOFF:

1. **CONVEYANCE OF PEAK DISCHARGE.** All developments shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

FLOODPLAIN:

1. **FLOOD INSURANCE RATE MAP.** The final drainage report shall include an exhibit that indicates where the site lies within the FEMA designated areas and shall define all pertinent FEMA designations.

DRAINAGE EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all washes having a discharge rate of 25cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation. All drainage and flood control easements, including easements for storm water storage, shall be dedicated with maintenance responsibility specified to be that of the property owner.

GRADING & DRAINAGE REQUIREMENTS:

1. EPA. Before the approval of final plans by the Project Quality/Compliance Division, a copy of the NOI must accompany final plan submittal. The EPA requires that all construction activities that disturb one or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. Contact Region 9 of the U.S. Environmental Protection Agency at (415) 744-1500, Arizona Department of Environmental Quality at (602) 207-4574, or web site <http://www.epa.gov/region9>. NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100.
2. SECTION 404 PERMITS. Before the City issues development permits for a project, the developer 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.

WATER AND WASTEWATER STIPULATIONSWATER 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. PRIVATE SEWER SYSTEM. On-site sanitary sewer shall be privately owned and maintained.
4. HORIZONTAL CLEARANCE. Minimum distance from outside of waterline pipe to outside of sanitary sewer pipe is six (6') feet.

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 may be 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. **STORM WATER DISCHARGE.** Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. **STORM WATER RUNOFF.** Storage basins must drain completely within 36-hours.
5. **BASIN LOCATION.** Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. **SECTION 404 PERMITS.** Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT may be required where proposed construction is adjacent to or within washes.
7. **DEDICATIONS AND EASEMENTS.** All vista corridor easements, 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 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.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTSWATER DEVELOPMENT ORDINANCE

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.

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.

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 Mountain View Rd. & 91st St..
 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 Officer at 994-7080 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) 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 Mountain View & 91st St. (by a 3-foot wall, berming, and/or landscaping).

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 in right-of-way 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 and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 7 of this section for specific submittal requirements). Contact the City's Native Plant Officer at 994-7080 to initiate the process.
4. 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.
5. 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.: 56-ZN-94#2
2. Provide 4% of required parking as handicap parking spaces (6 minimum). One space is required to be van accessible per Section 9.105 of the Zoning Ordinance.
3. Provide one bicycle parking space per each 10 required vehicle parking spaces (15 minimum) per Section 9.103 of the Zoning Ordinance. *With the Final plan submittal, the developer shall revise the site plan to the satisfaction of Final plans staff indicating the location and number of bicycle parking spaces. The bicycle parking shall be in conformance with Section 9.106 of the Scottsdale Zoning Ordinance.*

MOUNTAIN VIEW
OFFICE CONDO
SEC. MT. VIEW RD. & 91ST. STREET
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 type="checkbox"/> 2 FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS:</p> <p>_____</p> <p>_____</p> <p>_____</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 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. ELECTRONIC</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 ½" 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 type="checkbox"/> 9 ALL BLDGS 4 OR MORE STORIES IN HEIGHT, SHALL HAVE A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM</p> | <p><input checked="" type="checkbox"/> 9 BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER ON CLASS I AND II FIRE SPRK SYS. PER SCOTTSDALE REVISED CODE</p> <p><input checked="" type="checkbox"/> 10 PROVIDE ALL WEATHER ACCESS ROAD (MIN 20') TO ALL BLDGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION</p> <p><input checked="" type="checkbox"/> 11 NUMBER OF REQUIRED FIRE HYDRANTS <u>TWO</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 <u>700'</u> AT 1,500 GPM</p> <p><input checked="" type="checkbox"/> 12 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET</p> <p><input checked="" type="checkbox"/> 13 EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE CITY ORDINANCE & UFC. SEE SHEET</p> <p><input type="checkbox"/> 14 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"/> 15 FIRELINE, SPRINKLER & STANDPIPE SYSTEM TO BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES</p> <p><input checked="" type="checkbox"/> 16 FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE OR AT AN APPROVED LOCATION MIN. SIZE 2 ½ X 2 ½ X <u>4"</u> (NHST)
 <input type="checkbox"/> 4 TO 8' BCK OF CURB INDEPENDENT WET LINE
 <input checked="" type="checkbox"/> WALL MOUNTED –15' CLEAR OF OPENINGS</p> |
|---|---|

17. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA & 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 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 WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS PLUS ATTIC AREAS (CALCULATE UP TO FOUR REMOTE HEADS & 500 SQ FT MIN. IN ATTIC) FED FROM SEPARATE FIRELINE PER COS ORDINANCE & FIRE DEPT WRITTEN STANDARDS (1996 EDITION)
 - ☐ D. MODIFIED LIGHT HAZARD COMMERCIAL SYSTEM WITH QUICK RESPONSE SPRINKLER HEADS.
 - ☒ E. NFPA COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ. 0.10/1500 W/ QUICK RESPONSE HEADS, OFFICE (1996 EDITION)
 - ☐ F. STORAGE 12' 0" & HIGHER REQUIRE DESIGN PER NFPA 231 OR 231C & ARTICLE 81 OF THE 1997 U.F.C. (1995 EDITIONS)
 - ☐ G. SPEC WAREHOUSE/OFFICE BUILDING SPRINKLER DESIGN CRITERIA:
 .45 OVER 3000 SQ FT
 - ☒ H. PROVIDE A LOOPED UNDERGROUND 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

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.

- ☐ Building plans may be reviewed at the One-Stop Shop counter
- ☒ Building plans shall be submitted to Project Review 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 (including striping & signage)
☐ Traffic Signal Plans
☐ Striping & Signage Plans
☐ Structural Plans (including details & calculations)

SURVEYS: ☒ 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 ☐ *Basis of Design ☐ Conceptual ☒ Final
WATER: ☐ *Master ☐ *Basis of Design ☐ Conceptual ☐ Final
SEWER: ☐ *Master ☐ *Basis of Design ☐ Conceptual ☐ Final
CIRCULATION: ☐ *Master ☐ Conceptual ☐ Final
SIGNALIZATION: ☐ *Master ☐ Conceptual ☐ Final
OTHER: ☐ Geotechnical ☐ Structural

- ☒ The completed 404 Certification Form (must be signed by a registered professional engineer)
- ☒ The completed No-Conflict Form (must be signed by associated utility)
- ☐ The completed Waiver Request Form (must be signed by city staff)

Engineer's cost estimates for payment in-lieu of:

- ☐ Street improvements
- ☐ Signalization
- ☐ Storm water storage

- [X] Title Report (not more than 60 days old)**
- [X] Cut sheets and specifications for outdoor lighting fixtures**
- [X] Two (2) additional architectural site plans**
- [X] Wall elevations**
- [X] Landscape & irrigation plans**
- [] NAOS graphic & calculation worksheet**
- [X] Native plant program, or confirmation of compliance**

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

Livable	\$.19 Sq. Ft.
Covered	\$.09 Sq. Ft.
Fences	\$.06 Lin. Ft.

ENGINEERING:

Lower Desert (ESLO)	\$208.00 per sheet
Upper Desert (ESLO)	\$234.00 per sheet
Hillside (ESLO)	\$250.00 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	\$599.00
PLUS: \$94.00 per lot	_____

[x] MONTHLY FIRE HYDRANT MAINTENANCE FEE:

\$4.00 per fire hydrant - 2	<u>\$8.00</u>
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[] 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)

\$7500 per space, or \$500 initial deposit and \$71 per month per space for a term of 15 years there after (number of spaces to be determined at final plans)