TO:	DEVELOPMENT REVIEW BOARD **DATE:** November 7, 2002
FROM:	CURRENT PLANNING SERVICES
SUBJECT:	CASE 53-DR-2002
REQUEST:	Approve Exterior & landscaping modifications
PROJECT NAME:	Rush Bar/Lounge
LOCATION:	4426 N Saddlebag Tr

DEVELOPER/OWNER:	Recor Group, Inc.
ARCHITECT/DESIGNER:	Orange Creative
ENGINEER:	Peterson Associates, Inc.
APPLICANT/COORDINATOR:	Lucid Entertainment/Ryan Jocque 15490 Ventura Blvd Suite 235 Sherman Oak, CA 91403 310-213-4971

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: There have been no comments from the public at the time of drafting this report.

REQUEST: The request is for the approval of a new site/landscape plan and elevations for an exterior façade renovation on the existing office building located on Saddlebag Trail. The applicant plans on opening a bar/lounge in the building.

LOCATION & ZONING: The existing office building is located in Downtown, specifically at the northwest corner of Indian Plaza and Saddlebag Trail. The property is zoned Central Business District (C-2), Passenger Automobile Parking (P-2), and Parking District (P-3). All of the properties surrounding the site are existing with the same zoning.

DISCUSSION: The changes to the existing site plan include adding stairs and ADA ramp leading up to the front door, new raised planters along the east façade (front), wood benches and seating areas along the south façade (side), remove part of the covered parking structure in the back of the site, and adding a trash dumpster and enclosure. Vehicular access to the site comes from an alley along the western property line. Parking requirements are met with four on-site parking spaces, P-3 zoning district credits, on-street parking credits, and a remote parking agreement. The remote agreement is with the office building located at 7332-7402 Camelback Rd., which is within 600 ft. of the site.

The applicant proposes to renovate the front of the building by breaking up the wall plane and raising the middle section of the façade to 22 ft. and add 3 ft. to the side parapet walls which helps hide mechanical equipment. A new recessed front door and a metal canopy over the front entrance will also be added. The wall plane of the south elevation will be broken up with three vertical metal features, the addition of cantilevered seating benches, and the extension of the 8 ft. high screen wall along the

façade (attached to existing wall). All walls will be resurfaced with smooth stucco painted a light khaki accented with a dark khaki.

The proposed modifications to the site plan and elevations meet the Downtown Design Guidelines in some of the following ways:

- Divide the elevations into smaller parts (change in wall planes and heights)
- Shaded circulation space (covered entry)
- Building materials similar to those predominant use on street (stucco)
- Street furniture provided along the street (cantilevered benches)
- Warm earth tone colors (light & dark khaki)

The landscaping on site will remain the same, with the addition of some shrubs and horse reed.

RELATED CASES: 45-ZN-70

Bill Verschuren
Senior Project Coordination Planner
480-312-7734

ATTACHMENTS:

#1-Project Narrative
#2-Aerial
#3-Zoning Map
#4-Context Photos
#5-Site Plan
#6-East Elevation
#7-South Elevation
#8-West Elevation
#9-Perspective (Streetscape)
#10-Landscaping Plan
#11-Floor Plan
A-Stipulations
B-Ordinance Requirements

City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

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

Case # 220-PA2002 / 220 -PA- 2002

Project Name FUSH

Location 4426 N. SADDLEBAG TRAIL

Applicant RYAN JACQUE

SITE DETAILS

Proposed/Existing Zoning: C2/P2-P3

Use: BAR/LOUNGE

Parcel Size: 4,386 SF

☐ Gross Floor Area ☐ Total Units: 2,826.6 SF

☐ Floor Area Ratio ☐ Density:

Parking Required: 44

Parking Provided: 44

Of Buildings: 1

Height: 20'-0"

Setbacks: N- N/C S- N/C

E- N/C W- N/C

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

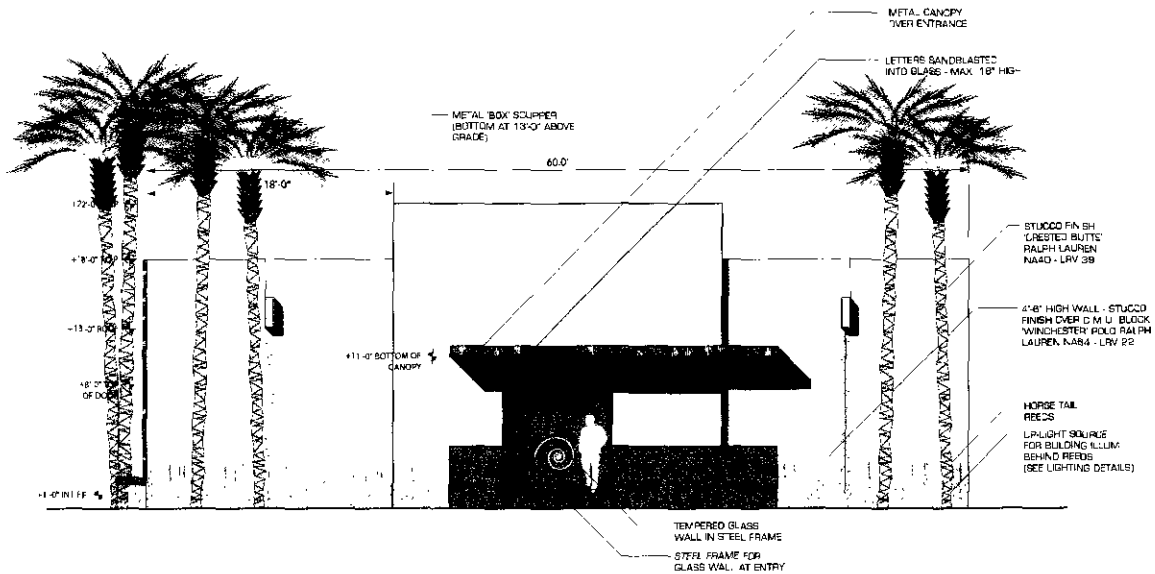
REMODEL OF AN EXISTING 2800 SF BUILDING (BUILDING ENVELOPE / SETBACKS TO REMAIN AS EXISTING.) PROPOSED USE IS BAR/LOUNGE (INCREASE HEIGHT FROM EXISTING STRUCTURE FROM +/- 14'-0" TO +/- 20'-0" (TO TOP OF PARAPET) TO APPROPRIATELY SCREEN ROOFTOP EQUIPMENT. EXTERIOR TO BE FINISHED IN 3-COAT STUCCO, PAINTED TO MATCH COLORS SUBMITTED FOR REVIEW. ALL GLASS IS NON-REFLECTIVE. FRAMES FOR GLASS TO BE FACTORY FINISHED ALUMINUM TO MATCH ~~EXISTING~~ PROPOSED COLOR SCHEME. EXTERIOR LANDSCAPE TO REMAIN, ENHANCED WITH MISCELLANEOUS SHRUBS & NEW HORSETAIL REEDS IN PLANTER ALONG BUILDING'S EAST SIDE. BUILDING ENTRY TO REMAIN IN APPROXIMATELY SAME LOCATION. PARKING ADJACENT TO BUILDING'S WEST SIDE TO REMAIN.

ATTACHMENT #1

53-DR-2002

(If an additional page(s) is necessary, please attach.)

ATTACHMENT #6



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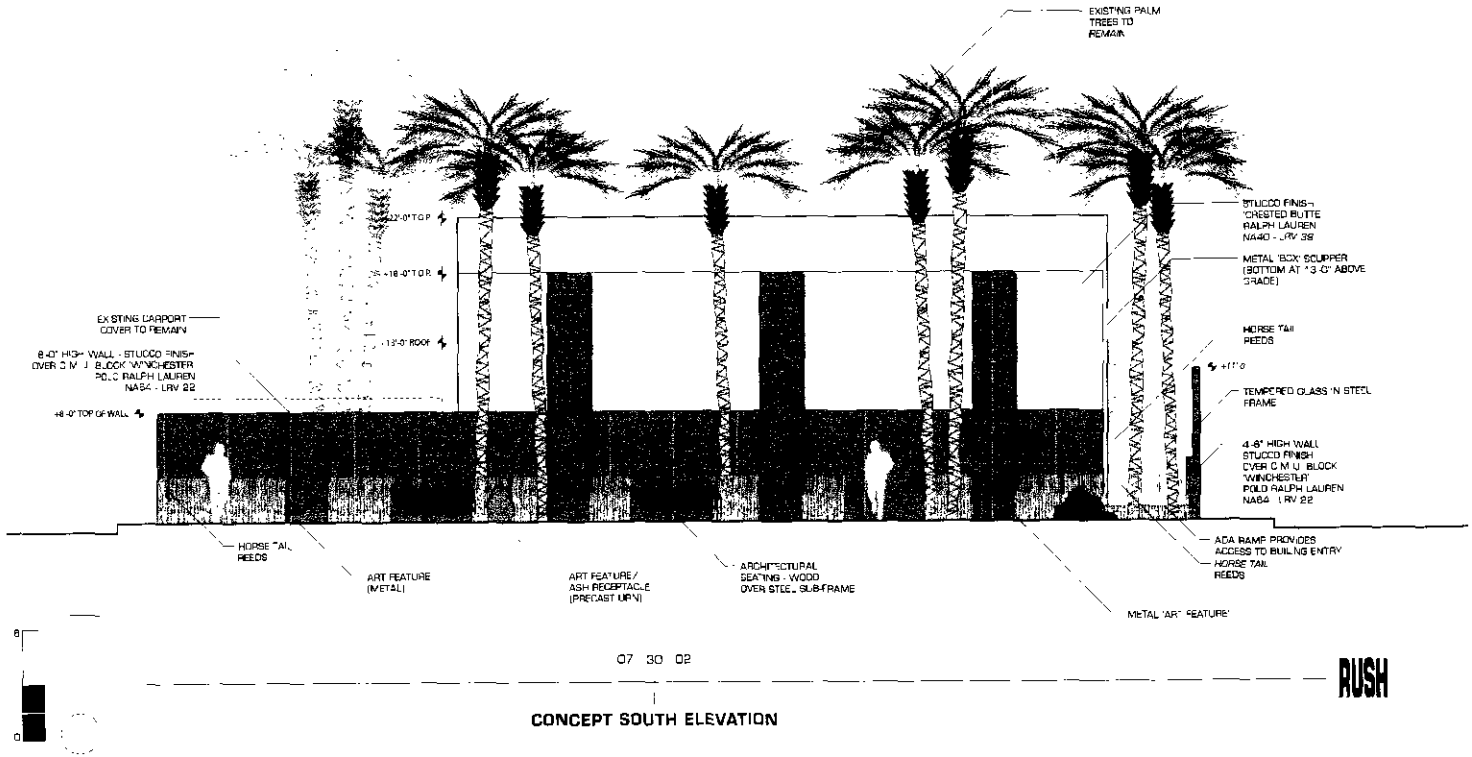
CONCEPT EAST ELEVATION

RUSH

	LUCID ENTERTAINMENT	'RUSH' SCOTTSDALE 4426 Saddlebag Trail September 16, 2002	EAST ELEVATION DRB CASE # 220-PA-2002 **RUSH SCOTTSDALE**

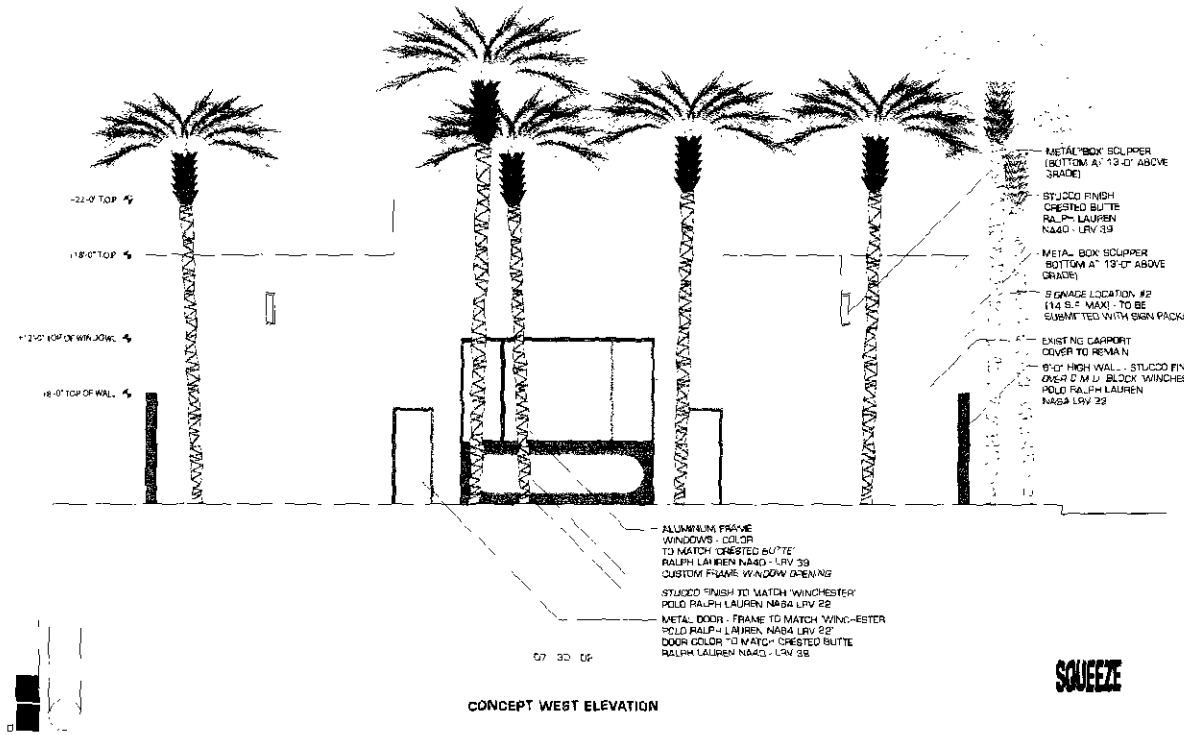
ATTACHMENT #7



CONCEPT SOUTH ELEVATION

	LUCID ENTERTAINMENT	'RUSH' SCOTTSDALE 4426 Saddlebag Trail September 16, 2002	SOUTH ELEVATION DRB CASE # 220-PA-2002 **RUSH SCOTTSDALE**

ATTACHMENT #8



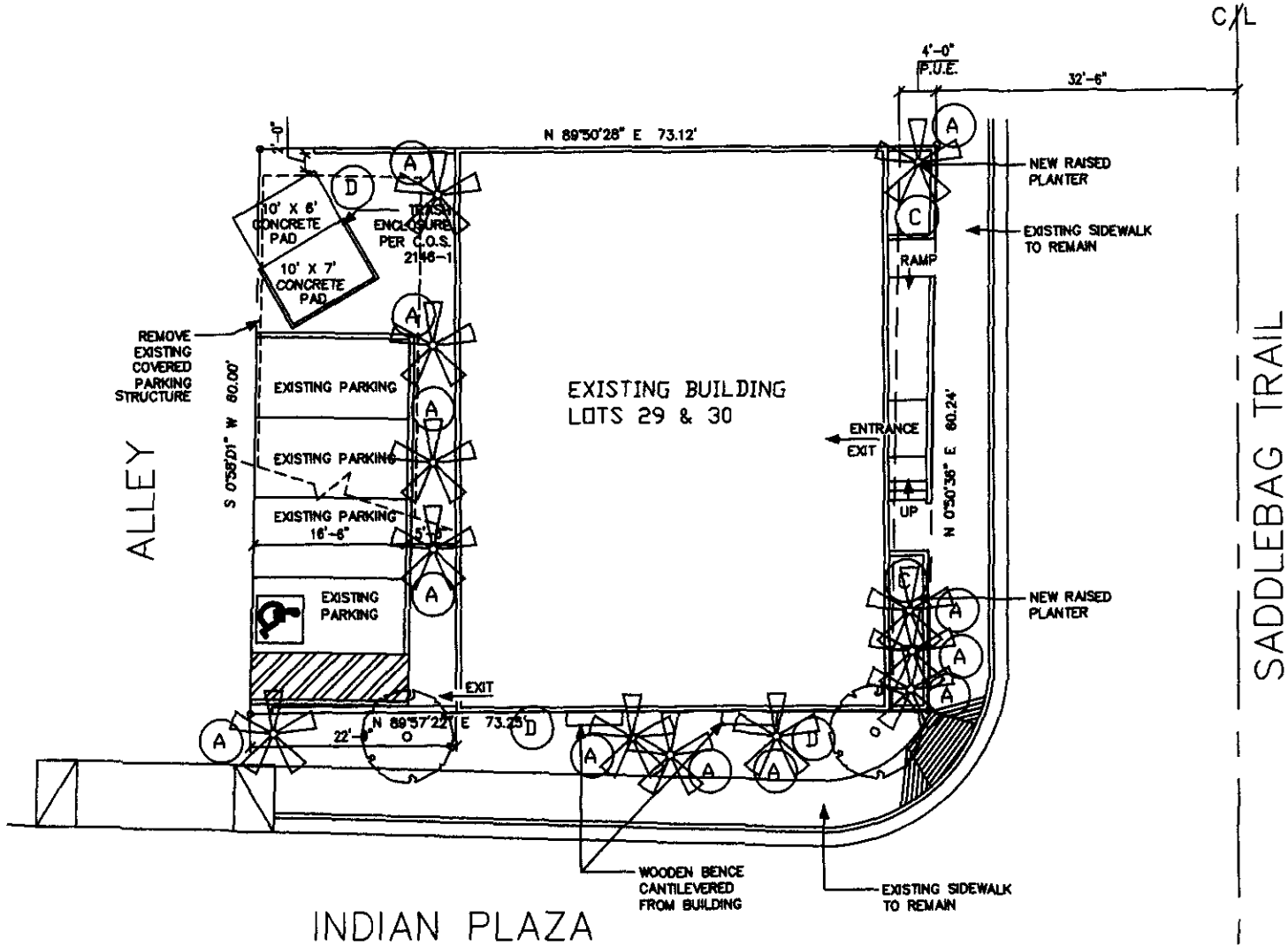
CONCEPT WEST ELEVATION

	LUCID ENTERTAINMENT	'RUSH' SCOTTSDALE 4426 Saddlebag Trail September 16, 2002	**WEST ELEVATION** DRB CASE # 220-PA-2002 **RUSH SCOTTSDALE**

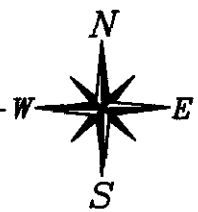
ATTACHMENT #9

PROPOSED NEW FRONT AND STREETSCAPE

ATTACHMENT #10



LANDSCAPE PLAN

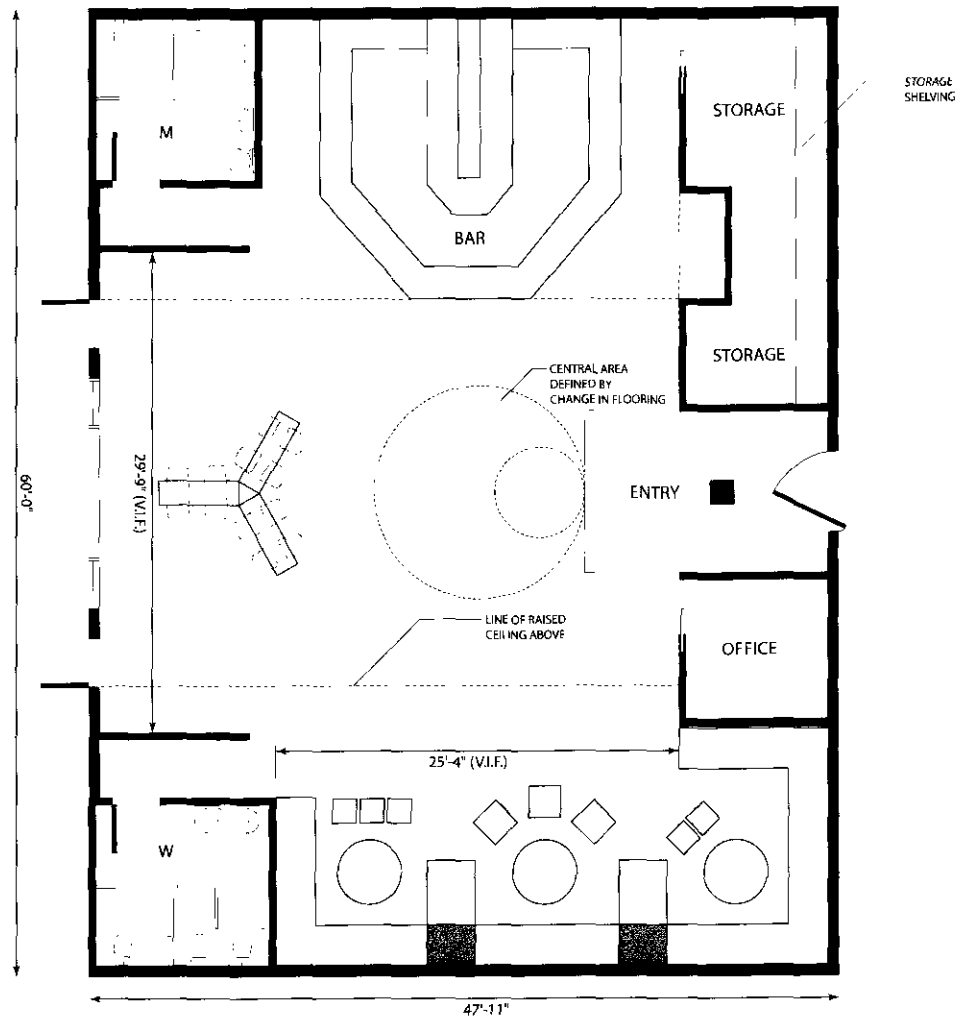


GRAPHIC SCALE

10 0 5 10

1 INCH = 10 FT

ATTACHMENT #11



4426 Saddlebag Trail
Scottsdale, Arizona

FLOOR PLAN
0 SCALE - AUGUST 2, 2002

	LUCID ENTERTAINMENT	*'RUSH' SCOTTSDALE* 4426 Saddlebag Trail September 16, 2002	**FLOOR PLAN** DRB CASE # 220-PA-2002 **RUSH SCOTTSDALE**

STIPULATIONS for 53-DR-2002

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. Wall enclosures for refuse bins shall be colored, and constructed of materials that are compatible with the building.

2. Flagpoles, if provided, shall be one piece conical tapered.

3. Service panel entrance shall be painted to match the building and/or screen from view.

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 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.

5. Carport shall be painted to match the building 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).

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.

ATTACHMENT A

APPROVED BY DRB 11/7/2002– BDF

3. *The lenses of all luminaries shall meet all IESNA requirements for full cutoff, shall be aimed downward and away from property line.*

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 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 shall match building texture and color, both sides.

2. No chain link fencing shall be allowed.

3. Dooley wall fencing shall not be allowed for the perimeter wall.

4. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Development Quality/Compliance for approval prior to any submittals of final plans.

LANDSCAPING:

1. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 12 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.

2. Provide low water consumptive plant materials.

3. Landscape design and materials shall be arid to lush desert materials.

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. No turf areas are to be provided.

8. Provide 8% slope away from walk or curb for 5' 0" along all streets.

9. 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.

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

STRIPING AND SIGNAGE PLAN:

1. 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:

THE DEVELOPER IS RESPONSIBLE FOR PLACEMENT OF ONE (1) REFUSE ENCLOSURE, FOR THE USE OF THIS BAR ONLY (NOT TO BE SHARED WITH ANY OTHER NEIGHBORING BUSINESSES). DUE TO SPACE LIMITATION WITHIN THE ADJACENT ALLEY, THE DEVELOPER SHALL BE ALLOWED TO POSITION THE REFUSE ENCLOSURE, PER AN EXHIBIT DATED 10-23-02, AS APPROVED BY THE CITY SANITATION DEPARTMENT DIRECTOR, MARK POWEL.

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. Restaurants and bars: One per restaurant (with grease containment area) and one per bar.

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.

FINAL DRAINAGE REPORT/DRAINAGE STATEMENT. With the final improvement plans submittal to the Project Quality/Compliance Division, the developer shall submit a drainage statement/ summary report and plan, subject to city staff approval. In addition, the developer shall:

a. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.

b. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.

c. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.

2. 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.

3. 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.

4. 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 and tracts.

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, channels, culverts, storm drain pipe, weirs, 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.

6. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.

1. RETAINING WALLS. The improvement plans shall clearly show all retaining wall details. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.

2. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' 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.

STORM WATER STORAGE REQUIREMENT.

WITH THE FINAL PLANS SUBMITTAL, THE DEVELOPER SHALL SUBMIT AN APPROVED REQUEST FOR WAIVER FORM TO THE PROJECT QUALITY/COMPLIANCE DIVISION. THE CITY'S DOWNTOWN STORMWATER STORAGE WAIVER POLICY APPLIES TO THIS CASE.

A. *REQUEST FOR WAIVER REVIEW FORMS, SHALL BE PERREQUIREMENTS AS OUTLINED IN THE CITY OF SCOTTSDALE 'S SECTION 2 OF THE DESIGN STANDARDS AND POLICIES MANUAL FOR WAIVER CRITERION.*

B. *REQUEST FOR WAIVER REVIEW FORMS SHALL INCLUDE A SUPPORTIVE ARGUMENT THAT DEMONSTRATES HISTORICAL FLOW THROUGH THE SITE WILL BE MAINTAINED, AND THAT STORM WATER RUNOFF EXITING THIS SITE HAS A SAFE PLACE TO FLOW.*

C. *IMPROVEMENT PLANS SHALL NOT BE SUBMITTED TO THE CITY FOR REVIEW UNTIL THE DEVELOPER HAS OBTAINED THE WAIVER APPROVAL.*

VERIFICATION OF COMPLIANCE

1. 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, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges 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. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:

   a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.

   b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.

3. 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.

4. 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.

EASEMENTS:

1. 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.

ATTACHMENT B
APPROVED BY DRB 11/7/2002– BDF

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.
2. HISTORICAL FLOW.
3. STORM WATER DISCHARGE.
4. STORM WATER RUNOFF.
5. BASIN LOCATION.
6. STREET CROSSINGS.
7. SECTION 404 PERMITS.
8. DEDICATIONS AND EASEMENTS.

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.

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.

APPROVED BY DRB 11/7/2002– BDF

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.

APPROVED BY DRB 11/7/2002-- BDF

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.

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FINAL PLANS ORDINANCE REQUIREMENTS

NOTE:

1. The property development standards of Central Business (C-2) District, specifically FAR and volume shall supercede the property development standards of the Parking (P-3) District, as interpreted by the Zoning Administrator.

SCREENING:

1. All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall, and shall match the building texture and color and finish subject to Plan Review and Permit Services staff approval.

2. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall which is a minimum of 1'-0" higher than the highest point of the tallest unit subject to Plan Review and Permit Services staff approval.

3. Parking lot to be screened from Indian Plaza by a 3 foot wall, and 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 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.

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OTHER:

1. Provide 4% of required parking as handicap parking spaces (1 minimum). A minimum of ONE (1) space is required to be van accessible per Article IX of the Zoning Ordinance.

2. 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.

3. Provide one bicycle parking space per each 10 required vehicle parking spaces (5 minimum) per Article IX of the Zoning Ordinance.

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Construction Document Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. **Incomplete submittals will not be accepted.**

Civil plans and building plans must be submitted at the same time in separate packages.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at http://www.ci.scottsdale.az.us/dspm - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Architectural Plan Submittal Requirements

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

BUILDING

The following items are the minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. Provide two (2) sets of the following – minimum 1/8" scale or larger so plans are legible when reduced. (sets must **include a complete set of civil plans and landscape plans- for reference only**):
   - a. Site Plan
   - b. Project Data
   - c. Elevations
   - d. Floor Plans
   - e. Foundation Plans
   - f. Building Sections
   - g. Wall Sections
   - h. Retaining Wall Details
   - i. Electrical Plans and Details
   - j. Structural Plans and Details
   - k. Mechanical Plans and Details
   - l. Schedules
   - m. Architectural Details
2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
3. One (1) copy of soils report to accompany building plans.

PLANNING

Provide one (1) complete set of building plans (1a through 1m), and the following items:

1.
   - a. Open Space Plan
   - b. Floor Plan Worksheet
   - c. Site Details
   - d. Parking Analysis
   - e. Photometric Plan
   - f. Exterior Lighting Cutsheets

2. Provide two (2) additional sheets of the following:
   - a. Site Plan
   - b. Building Elevation(s)
   - c.

- ☑ **Copy of "Parking Master Plan"**
- ☑ **Copy of signed Parking Lease Agreement, and Covenant Running With the Land**
- ☐ Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist
- ☐ Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
- ☐ "Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.

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FIRE

Provide one (1) complete set of building plans (1a through 1m), and one (1) grading and drainage plan- for reference only.

Provide three (3) sets of plans, calculations and cut sheets for all extinguishing and detection systems, which include the following, but are not limited to:

- ☐ Fire sprinkler (wet) system
- ☐ Foam system
- ☐ Inert gaseous system
- ☐ Kitchen hood extinguishing
- ☐ Fire alarm and detection
- ☐ Occupancy notification

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Civil Improvement Plan Submittal Requirements:

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"
Minimum Horizontal Scale: 1" = 20'
Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. Two Copies of Completed 404 Certification Form
2. Two Copies of the Notice of Intent (NOI)
3. Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)
4. 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."
5. Title Report and Letter of Update (not more than 60 days old)

5. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☑ Grading and Drainage Plan (Statement, Including water and sewer services)
- ☐ Water Plans
- ☐ Sewer Plans
- ☑ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)
- ☐ Final Plat (for reference only)
- ☑ ALTA Survey
- ☐ Map of Dedication

6. EASEMENTS/DEDICATIONS

- ☐ _____

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7. ENGINEER'S ESTIMATES (for payment in-lieu)

☐ Street improvements ☐ Signalization

8. REFERENCE DOCUMENTS

Drainage	☐ Master**	☐ Final
Water	☐ Master**	☐ Basis Of Design **
Sewer	☐ Master **	☐ Basis Of Design **
Circulation	☐ Master **	☐ Final
Signalization	☐ Master **	☐ Final

**Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

9. OTHER

- ☐ Geotechnical Report
- ☐ Structural Report
- ☑ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ _____
- ☐ _____
- ☐ _____

PLANNING

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☑ Landscape & irrigation plans
- ☐ Slope Analysis
- ☐ NAOS graphic & calculation worksheet
- ☐ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

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DATE: 10-07-02

53 DR 2002

LUCID SCOTTSDALE
4426 N. SADDLEBAG TR

SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

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

☒ 1. PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.

DEDICATE A MIN. 10'-00" 1/2 ALLEY.

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)

☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.

☐ 6. SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 7. SUBMIT PLANS FOR A CLASS A FIRE ALARM SYSTEM.

☒ 8. PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)

☐ 9. 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°. _____

☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WA DURING CONSTRUCTION.

☒ 13. NUMBER OF FIRE HYDRANTS REQUIRED, -ONE-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700' AT 1,500 GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____

☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS _____

☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMF PROVIDED WITH SUBMITTAL OF BUILDING PLAN

☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SI BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLER AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCA MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
- ☒ WALL MOUNTED - 15' CLEAR OF OPENIN

☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXI 3' INTO THE BUILDING WITH A MINIMUM OF CLEARANCE AROUND THE FIRE RISER. EXT ACCESS MAY BE REQUIRED.

53 DR 2002

DATE: 10-07-02

20. ☒ 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 RESTAURANT ORD. GR. I - 0.15/1500 KITCHEN

☐ 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.

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.