

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 24, 2005

ITEM NO. 2

**CASE NUMBER/
PROJECT NAME**

63-DR-2000#2
Liberty Property Trust - Scottsdale Campus Expansion

LOCATION

8501 E Raintree Drive

REQUEST

Request approval for site plan, landscape plans and elevations for three office buildings and two parking structures.

OWNER

Liberty Property LP
215-568-4100

ENGINEER

DEI Civil Engineering
602-954-0038

**ARCHITECT/
DESIGNER**

RSP Architects
480-889-2000

**APPLICANT/
COORDINATOR**

Mike Leary
Mike Leary
480-991-1111

BACKGROUND

Zoning.

The property is zoned Industrial Park District, Planned Community Development (I-1, PCD). Business and professional offices are permitted in this district.

Context.

The property is located within the Northsight mixed-use project along the Loop 101. Specifically, the property is located between Northsight Boulevard and 87th Street south of Raintree Drive and has an address of 8501 E. Raintree Drive. There are a variety of zoning districts that bound the property including office, industrial, and commercial. The site, currently undeveloped, is relatively flat and contains natural vegetation.

History.

On August 24, 2000, the Development Review Board approved a case (63-DR-2000) on this property substantively matches what is being proposed today. The approval of the previous case expired prior to any building permits being pulled. With the new proposed case, the applicant has refined both the site plan and the architecture of the buildings including a redesign of the parking structures to better compliment the proposed buildings.

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The applicant requests approval of site plan, landscape plan, and elevations for three, three-story office buildings and two parking structures to be developed in three phases. The project, at build out, will consist of 360,000 sq. ft. of office space.

Scottsdale Development Review Board Report

Case No. 63-DR-2000#2

Development Information:

• Existing Use:	Vacant Land
• Parcel Size:	13.8 acres
• Total Square Footage:	360,000 sq. ft.
• Number of Buildings:	3 buildings
• Height Allowed/Provided:	36 ft.
• Parking Required:	1,254 spaces
• Parking Provided:	1,842 spaces

DISCUSSION

The project is a proposed expansion to the existing Vanguard campus located south of the site. The site plan and landscape plan will be built in phases. Access to the site comes from three secured driveways, one along Raintree Dr., Northsight Blvd., and 87th Street. The Transportation Department has reviewed and approved the loading driveway proposed along Raintree Drive. The buildings have been placed along the street with limited surface parking placed behind them. The applicant proposes decorative pavement at the driveway entrances, front entrance pedestrian courtyard areas, and in the visitor parking areas. Open space and parking meet the Zoning Ordinance requirements.

The body of the three office buildings consists of a medium sandblast finished pre-cast concrete (natural finish) with a Sandstone (buckskin) base. Gray metallic aluminum metal panels and fascia will accent the office buildings. The two parking structures have been designed with the same architectural features and materials of the office buildings. The windows, especially on the west, south and east, will be deeply recessed. To help mitigate the west sun exposure, the applicant will incorporate vertical metal fins as part of the window mullions to shade the solar shades windows of the top two levels. Windows and doors will consist of green tinted insulated glazing with anodized aluminum frames.

The landscaping will include a variety of desert plant materials including Blue Palo Verde, Palo Brea, Native Mesquite, Ironwood, and a variety of shrub and groundcover. The front entrance pedestrian courtyard areas will utilize limited turf and fountains. Furthermore, the applicant will participate in the LEED (green building) program offered by the City of Scottsdale.

PUBLIC INPUT

The applicant sent out letters to all property owners within 300 ft. of the site. The applicant, nor the city, has received any phone calls or letters from the public.

STAFF RECOMMENDATION


Staff recommends approval, subject to the attached stipulations.

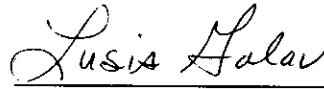
Scottsdale Development Review Board Report
Case No. 63-DR-2000#2

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY


Bill Verschuren
Report Author


Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: Lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations (Building #1)
7. Color Elevations (Building #2)
8. Color Elevations (Building #3)
9. Color Elevations (Phase 1 and 2 Parking Structure)
10. Color Elevations (Phase 3 Parking Structure)
11. Color Elevations (Security Stations)
12. Color Perspective
13. Site Phasing Plan
14. Landscape Phasing Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12/13/04

Project No.: 648 - PA - 2004

Coordinator: Bill Verschuren

Case No.: 63 - 02 - 200002

Project Name: Liberty Property Trust

Project Location: 8501 E. Paintree Drive

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 PCD

Proposed Zoning: I-1 PCD

Number of Buildings: 5

Parcel Size: 13.8 acres

Gross Floor Area/Total Units: 360,000 SF

Floor Area Ratio/Density: .598

Parking Required: 1254

Parking Provided: 1842

Setbacks: N - 50' S - 47' E - 50' W - 50'

Description of Request:

see attached.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



13 December 2004

Bill Verschuren
City of Scottsdale Development Services
7447 E. Indian School Road
Scottsdale, AZ 85251

RE: Project Narrative for Liberty Property Trust
RSP Comm. No. 6364.022.01

Dear Mr. Verschuren:

The expansion of the Vanguard campus was previously approved by the Development Review Board in 2000 (reference Case 63DR-2000). This submittal is substantially similar to the 2000 submittal with the exception of additional refinements to the site plan and building elevations.

This project will consist of three 120,000 square feet Class A, LEED certified office buildings sited on 13.8 acres bounded by Northsight Blvd., Raintree Drive and 87th Street. In addition, there will be two four-level parking structures. Each structure will have two levels below grade and two above grade. In addition, the perimeter of the top level of each garage will have a shade structure which will provide covered parking and increase the architectural character of the garages.

The placement of all five buildings (planned in three phases) provides a variety of massing along Raintree Drive and will not appear as a linear, unarticulated mass.

~~_____~~ The three office buildings will have sandstone as a base material and a medium sandblast finished pre-cast concrete as the predominant secondary material. Green tinted glazing with anodized aluminum window frames and metallic aluminum metal panels and fascia will balance out the palette. The glazing will be located based on the orientation of the façade. West, south and east elevations will have deep set windows. The north windows will have a shallower recess. To help mitigate the harsh west sun exposure, the west elevation of the Phase 1 office building will have metal vertical solar shades along the windows at the top two levels. Trees along the lower windows will reduce the west sun exposure in lieu of vertical shading.

In addition, the roof overhangs on the west, south and east will be 10 feet. On the north side the roof overhangs will be 2 feet. The landscape approach will

Stephen J. Fautsch, AIA
Jim Fitzhugh, AIA
Mic Johnson, AIA
Robert M. Lucius, AIA
Michael R. Lyner, AIA
Jeremy P. Mayberg, AIA
David C. Norback, AIA
Patricia Parrish
Michael J. Plautz, AIA
Joe Tyndall, AIA
Terry Wobken, AIA

Mr. Verschuren
13 December 2004
Page 2



accentuate pedestrian connections, and with the combination of depressed detention areas, berms and xeriscape will enhance the foreground to all sides of the buildings. Xeriscape will occur everywhere with the exception of the pedestrian courtyard area which will have turf and fountains. Decorative pavement will be used at all driveway entrances, pedestrian plazas and visitor parking areas near the building entrances.

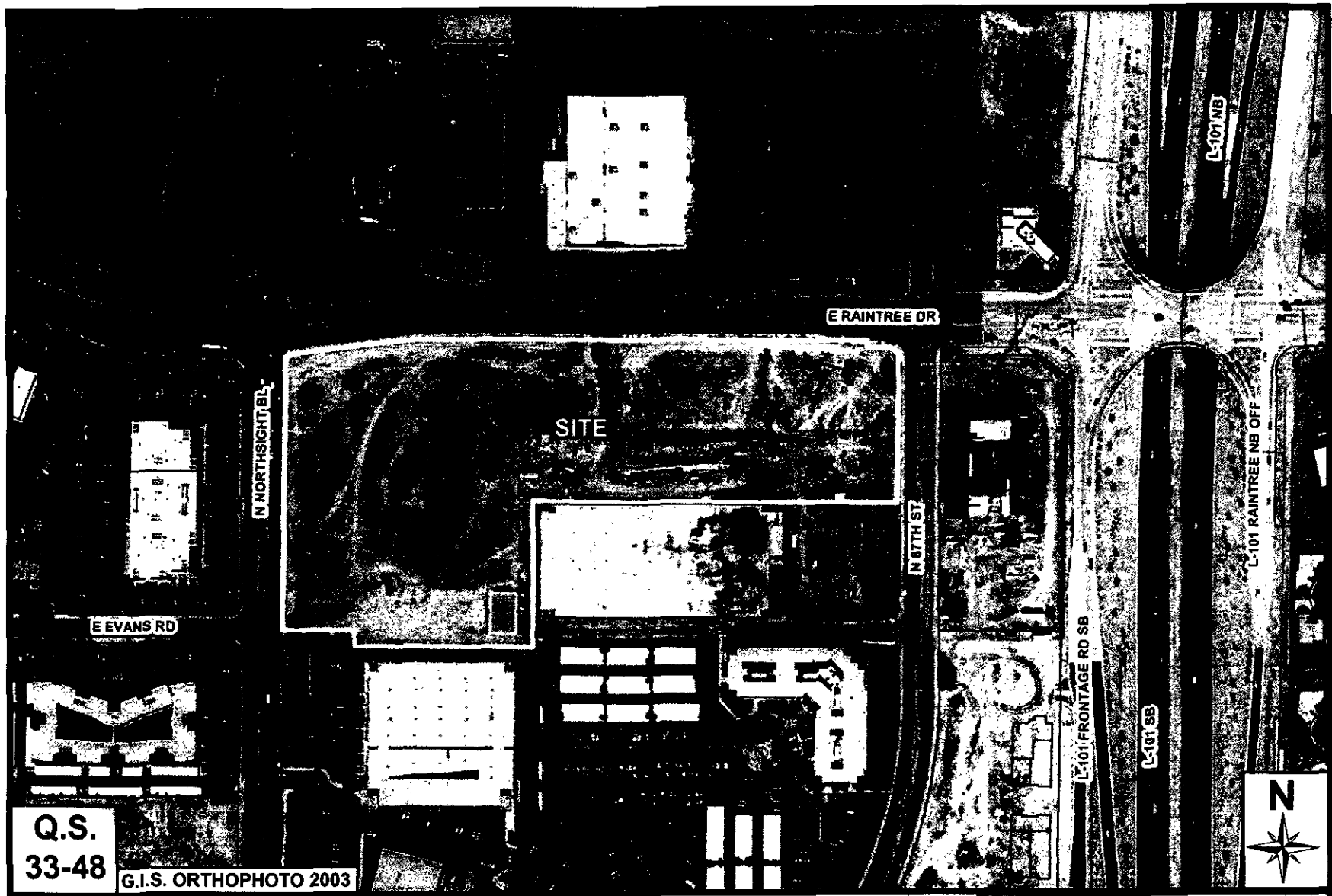
Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke that ends in a vertical drop.

Beau Dromiack
Associate

Copy: File

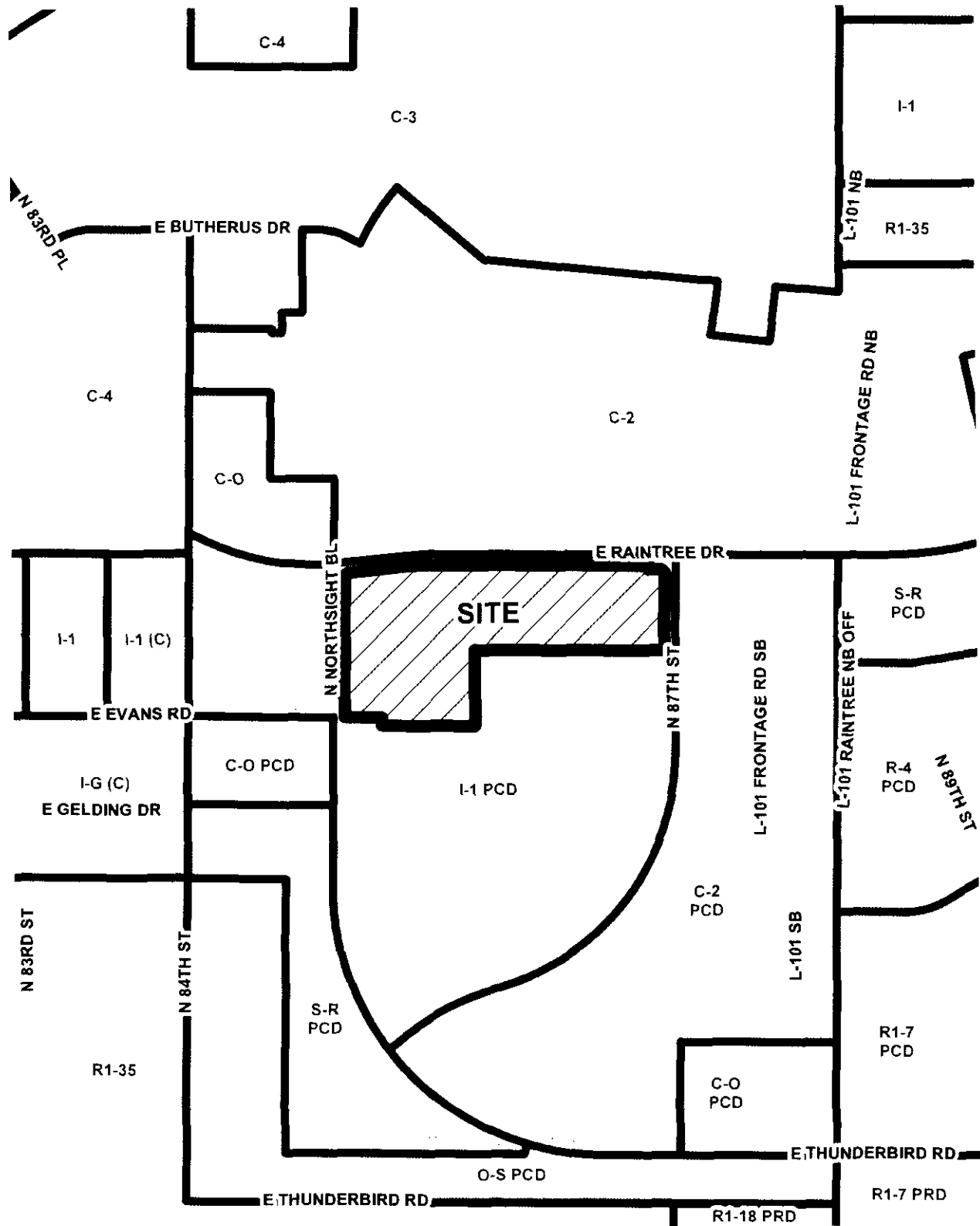
ATTACHMENT #2



Liberty Property Trust

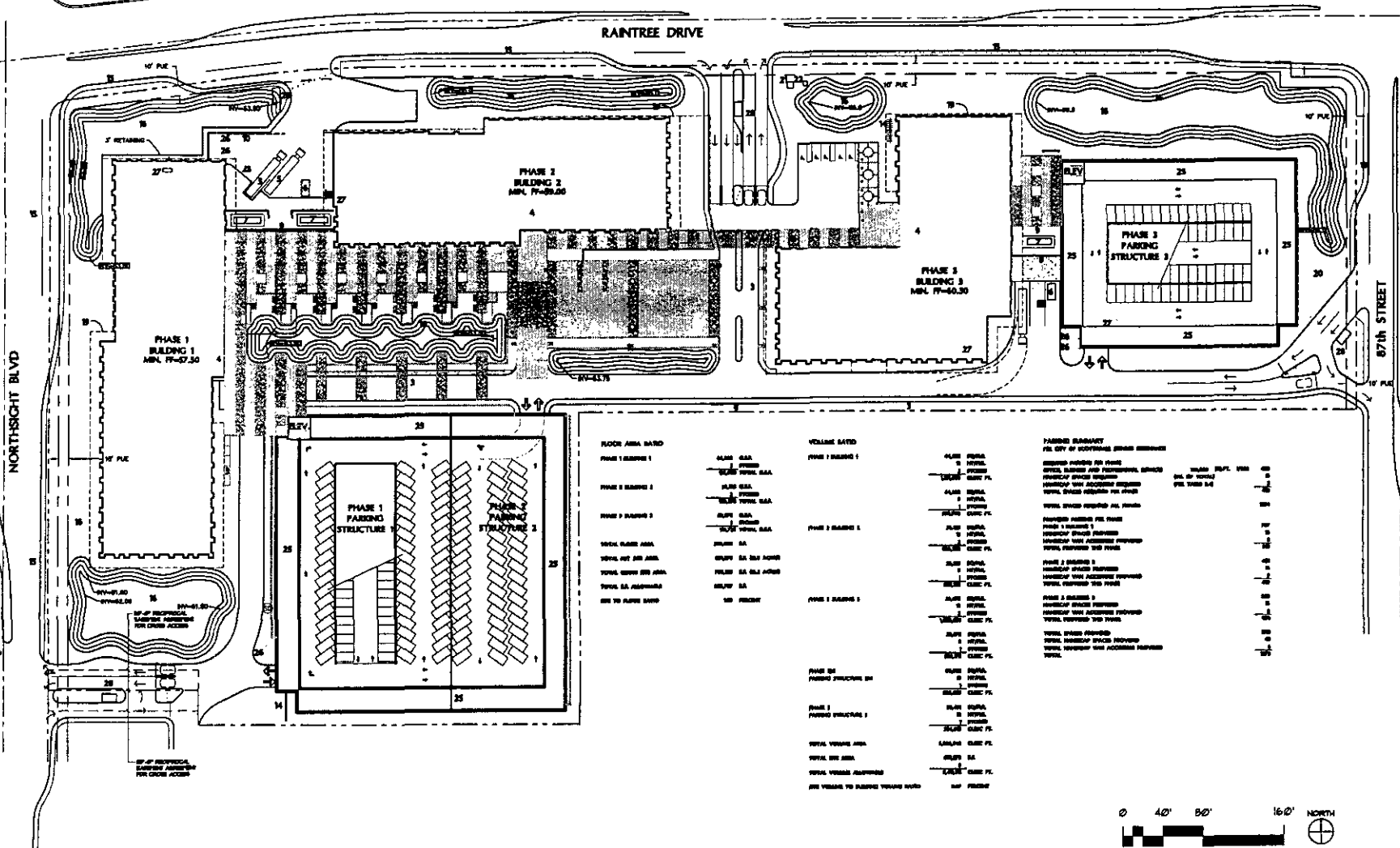
63-DR-2000#2

ATTACHMENT #2A



63-DR-2000#2

ATTACHMENT #3



KEYNOTES:

1. SITE ENTRY
2. SECONDARY SITE ENTRY
3. CONCRETE WALK
4. BUILDING ENTRY
5. LOADING DOOR
(10% @ 8' BAY)
6. COMPACTOR
7. CONCRETE PAVING
8. SITE SECURITY GATE
9. SCREEN WALL
10. GATE TO SCREEN SCREEN
11. SMOKING PATIO
12. SHADDED ARCADE
13. HOT LUB
14. BICYCLE PARKING
15. EXISTING CONCRETE WALK
16. LANDSCAPE/
RESTRICTION AREA
17. DECORATIVE PLAZA
PARKING
18. SURFACE PARKING
19. ROOF OUTLINE
20. LANDSCAPE AREA
21. 6"X6" TRANSFORMER
22. 6"X6" ELECTRICAL CABINET
23. REFUSE AREA (24' X 34')
24. MECHANICAL SCREEN
25. CANYON
26. APS TRANSFORMER - TO
BE FULLY SCREENED
27. SERVICE ENTRANCE
SECTION LOCATED INSIDE
BUILDING
28. SECURITY STATION

LEGEND:

- BRASS CAP
 - CHOBLED "O" IN
 - CONC. POUND
 - "X" REBAR W/CAP
 - "X" REBAR W/CAP
 - SANITARY SEWER
 - MANHOLE
 - SEWER LINE CLEAN OUT
 - FIRE HYDR.
 - WATER
 - WATER
 - WATER L. N OFF
 - IRRIGATION
 - CONTROL VALVE
 - U.S. WEST MANHOLE
 - REBAR MANHOLE
 - IRRIGATION
 - CONTROL RISER
 - TRAFFIC LIGHT POLE
 - STREET LIGHT
 - TRAFFIC LIGHT
 - CONTROL BOX
 - ELECTRICAL BOX
 - CATCH BASIN
 - CONDUIT STUD
 - CABLE TV BOX
 - WTE LIGHT
-
- PROPERTY LINE

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MAR 03 2005

FY:

Site Plan - Architectural

Scottsdale Campus Expansion **Project Address : S.W.C. of 87th Street & Raintree Drive**


$$I_{\text{max}} = 40^\circ$$

Project No. 8384.022.01

14 February 2005

Preliminary Design

NOTE: The sample sizes and dependent means weighting all included funding programs, the number of states, the percentage of states that report a significant opportunity expansion, is shown in its full, column across column parentheses for each outcome. Data are available for United States and territories by state, territories, metropolitan, non-metropolitan regions. www.dhs.gov


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Change Note

AS101

LIBERTY
HAPPY BIRTHDAY

for

 Vanguard[illegible]

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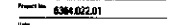
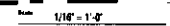
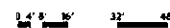
Preliminary Design

LIBERTY
PROPERTY TRUST

Liberty 2000-01, Trust
425 N. Main Street, Portland, ME
Contact: Liberty Corporate Center
Maine: Portland 04106

408.648.1100
616.644.0123/11

BY:



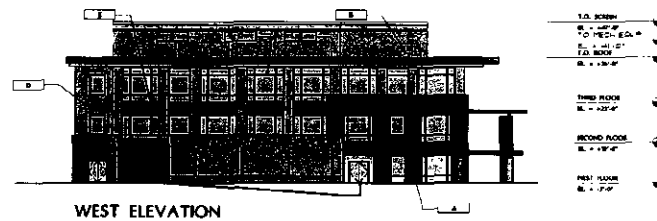
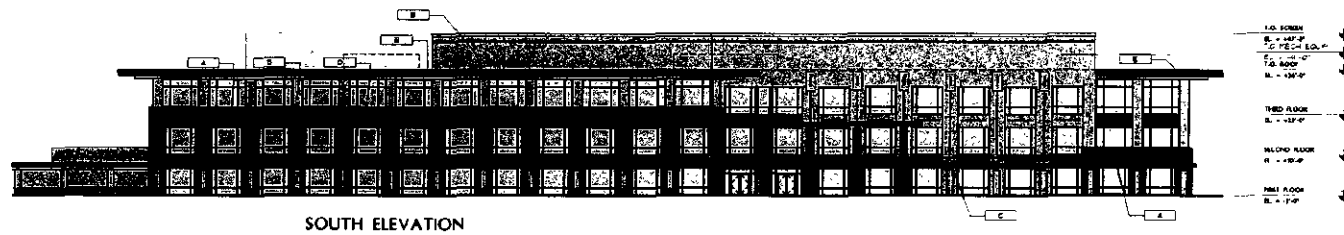
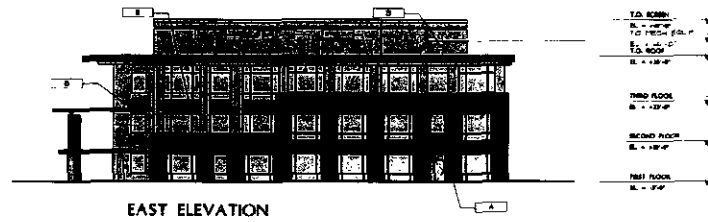
Preliminary Design

FIGURE 1. The example shows two linear functions f consisting of n subfunctions f_1, \dots, f_n and g consisting of m subfunctions g_1, \dots, g_m . The functions f and g are represented by the vectors f and g in the space \mathbb{R}^n and \mathbb{R}^m respectively. The functions f and g are represented by the vectors f and g in the space \mathbb{R}^n and \mathbb{R}^m respectively. The functions f and g are represented by the vectors f and g in the space \mathbb{R}^n and \mathbb{R}^m respectively.






METAL PANEL OR FASCIA
WITH GRAY KYNAR FINISH

LIBERTY
PROPERTY TRUST
for
 Vanguard

Liberty Property Trust
45 Valley Stream Parkway
Great Valley Corporate Center
Babylon, Pennsylvania 18706
610.646.1750
610.646.0125 fax



LEGEND:

-  SANDSTONE - "BUCKSKIN"
-  PRECAST CONCRETE, NATURAL FINISH
-  PRECAST CONCRETE, INTEGRALLY COLORED (REDDISH-GRAY)
-  GREEN TINTED INSULATED GLAZING WITH BRONZE ANODIZED FRAMES
-  METAL PANEL OR FASCIA WITH GRAY KYNAR FINISH

Phase 2 - Building 2

Scottsdale Campus Expansion Project Address: S.W.C. of 87th Street & Raintree Drive

0' 4' 8' 16' 32' 48'

Scale: 1/16" = 1'-0"
Project No: 6384 022 01
Date: 27 January 2005

Preliminary Design

NOTES: The design shown on this drawing is preliminary and is subject to change without notice. The design shown on this drawing is preliminary and is subject to change without notice. The design shown on this drawing is preliminary and is subject to change without notice. The design shown on this drawing is preliminary and is subject to change without notice.

LIBERTY

ARCHITECTS

for Vanguard

Liberty Projects Team
87 Liberty Street, Portland, ME 04101
617-640-7141
liberty@libertyarchitects.com

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FEB 02 2005

BY:

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Portland, ME 04101
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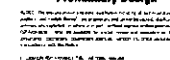
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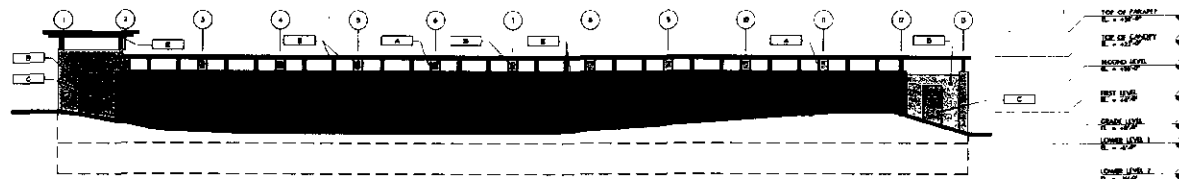
Scottsdale Campus Expansion Project Address: S.W.C. of 87th Street & Raintree Drive



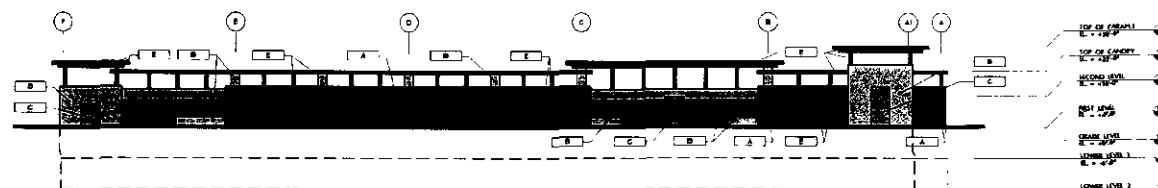
METAL PANEL OR FASCIA
WITH GRAY KYNAR FINISH

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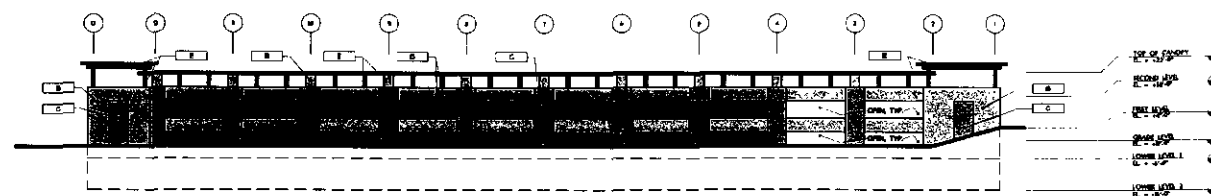
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618,644 0.129721



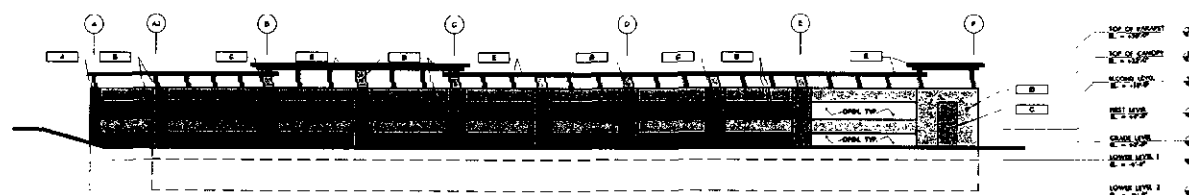
WEST ELEVATION



NORTH ELEVATION







EAST ELEVATION



SOUTH ELEVATION

LEGEND:

-  SANDSTONE - "BUCKSKIN"
-  PRECAST CONCRETE, NATURAL FINISH
-  PRECAST CONCRETE, INTEGRALLY COLORED (REDISH-GRAY)
-  METAL PANEL OR FASCIA WITH GRAY KYNAR FINISH

Phase 1 and 2 - Parking Structures

Scottsdale Campus Expansion

Project Address: S.W.C. of 87th Street & Raintree Drive

Scale: 1/16" = 1'-0"

Project No. 6364.022.01

Date: 27 January 2005

Preliminary Design

Notes: The design shown on these drawings is preliminary and is subject to change without notice. The design is not to be used for construction purposes without the approval of the design professional. The design is not to be used for construction purposes without the approval of the design professional. The design is not to be used for construction purposes without the approval of the design professional.

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PROPERTY TRUST

Liberty Property Trust
100 N. 1st Street, Suite 100
Scottsdale, Arizona 85261
(602) 944-1700
liberty@libertytrust.com

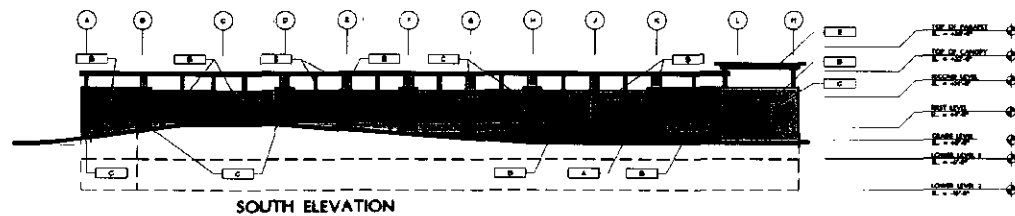
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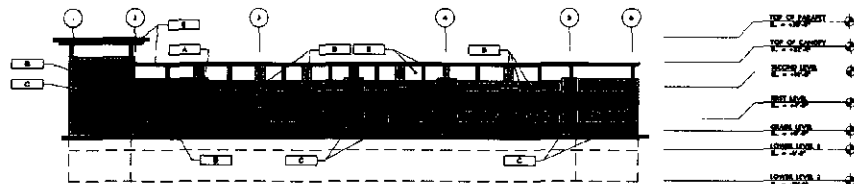
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5000 E. Colfax Avenue
Suite 100
Denver, CO 80202
303.733.1000
www.colfax.com

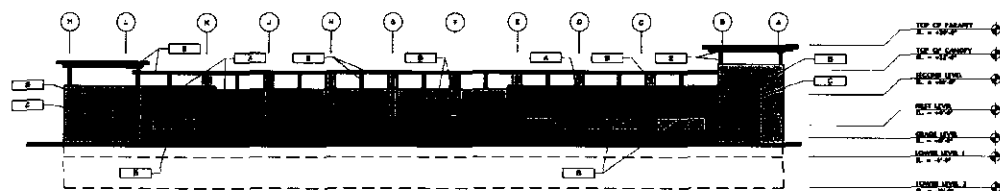
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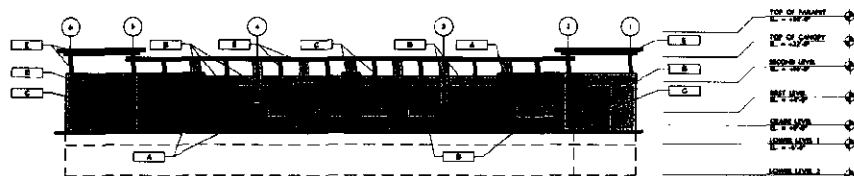
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

LEGEND:



SANDSTONE - "BUCKSKIN"



PRECAST CONCRETE,
NATURAL FINISH



PRECAST CONCRETE,
INTEGRALLY COLORED
(REDDISH-GRAY)

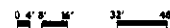


METAL PANEL OR FASCIA
WITH GRAY KYNAR FINISH

Phase 3 - Parking Structure 3

Scottsdale Campus Expansion

Project Address : S.W.C. of 87th Street & Raintree Drive



Scale 1/16" = 1'-0"

Project No. 6384.072.01

Date 27 January 2005

Preliminary Design

***NOTE:** The survey results are representative only of the respondents, and not necessarily of the population. The survey was conducted by telephone, and the results may be affected by the sampling method. The survey was conducted by telephone, and the results may be affected by the sampling method.

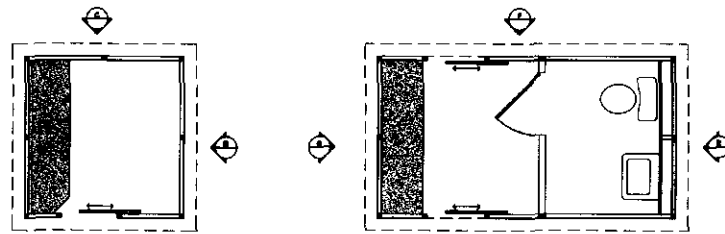
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✓ Vanguard

Liberty Property Trust
45 Valley Stream Parkway
Great Valley Corporate Center
Bedford Hills, Pennsylvania 19005

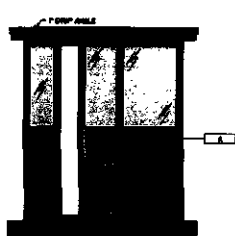
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800-800-0000



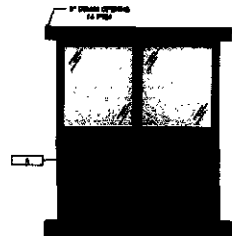
1 SECURITY STATION 1 FLOOR PLAN
12' x 14'

2 SECURITY STATION 2 FLOOR PLAN
12' x 14'

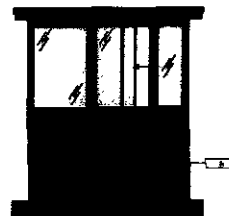
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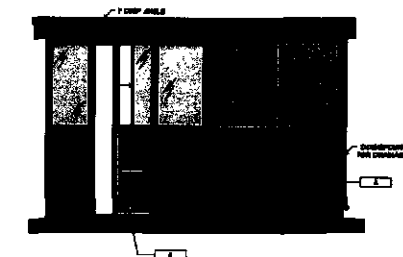
A LEFT ELEVATION
12' x 14'



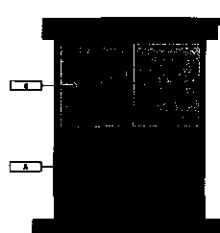
B REAR ELEVATION
12' x 14'



C RIGHT ELEVATION
12' x 14'



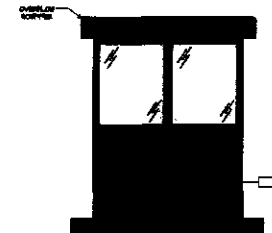
D LEFT ELEVATION
12' x 14'



E REAR ELEVATION
12' x 14'



F RIGHT ELEVATION
12' x 14'



G FRONT ELEVATION
12' x 14'

ATTACHMENT #11

Phase 1 - Security Stations

Scottsdale Campus Expansion

Project Address : S.W.C. at 9th Street & Rainier Drive

Scale: 1/2" = 1'-0"

Project No: 0004.0022.01

Date: 18 February 2005

Preliminary Design

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Sheet No:

A205

Project No:

LIBERTY

PROPERTY CONSULTANTS

for

Vanguard

Liberty Property Consultants
200 Valley View Parkway
Suite 1000, Scottsdale, Arizona 85259
Tel: 480.440.1000 Fax: 480.440.1001

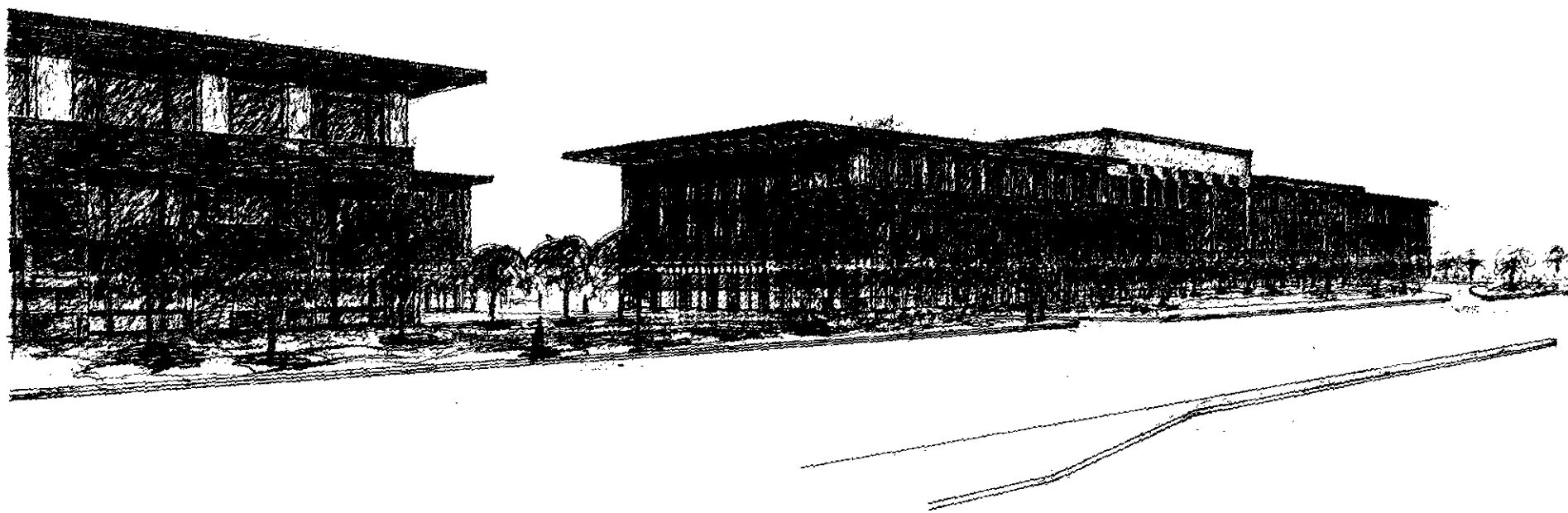


RSP Architects, LLC
200 Valley View Parkway
Suite 1000, Scottsdale, Arizona 85259
Tel: 480.440.1000 Fax: 480.440.1001

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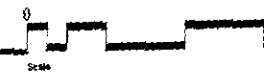
BY:



Perspective Along Raintree Drive

Scottsdale Campus Expansion

Project Address : S.W.C. of 87th Street & Raintree Drive



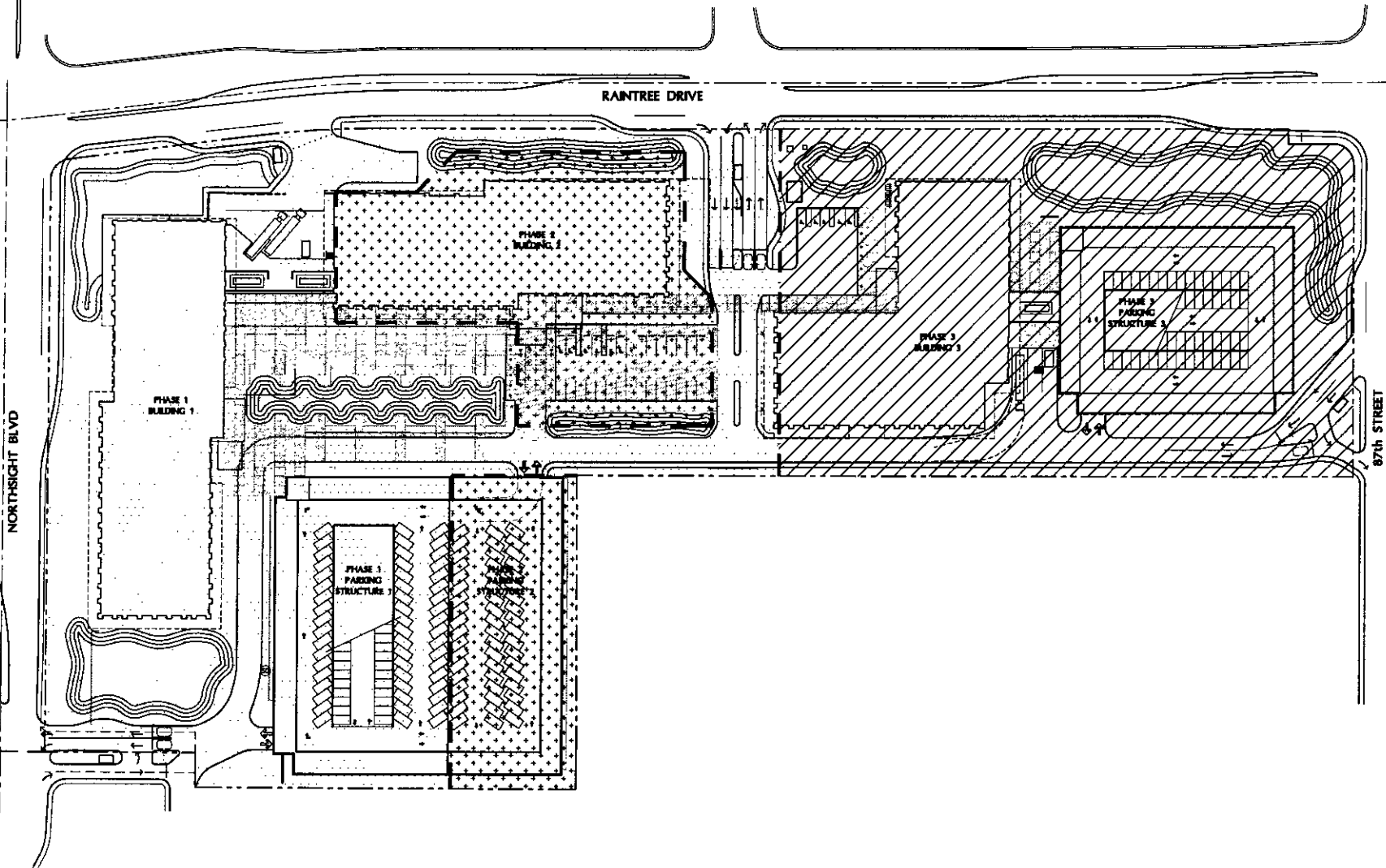
Project No. 6364.022.01

Date 10 December 2004

Preliminary Design

Notes: This drawing is a preliminary design. It is not intended for construction. It is subject to change without notice.

Sheet No.



LEGEND:



PHASE 1 LIMITS
APPROX. PHASE SCHEDULE
JANUARY 2005 - MAY 2006



PHASE 2 LIMITS
APPROX. PHASE SCHEDULE
NOVEMBER 2006 - MARCH 2008



PHASE 3 LIMITS
APPROX. PHASE SCHEDULE
SEPTEMBER 2008 - JANUARY 2010

(Future Phase Pads
are covered with a
layer of decomposed
granite)

— PROPERTY LINE

— PHASE LINE

Scottsdale Campus Phasing Plan

Scottsdale Campus Expansion

Project Address : S.W.C. of 87th Street & Raintree Drive



0 20' 40' 60' 120'

Scale: 1" = 40'-0"

Project No. 6384.022.01

Date: 18 February 2005

Preliminary Design

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ASP-3

LIBERTY

PROPERTY TRUST

for Vanguard

Liberty Property Trust
10 Valley Green Parkway
Scottsdale, Arizona 85258
Phone: 480.444.1100
Fax: 480.444.1101

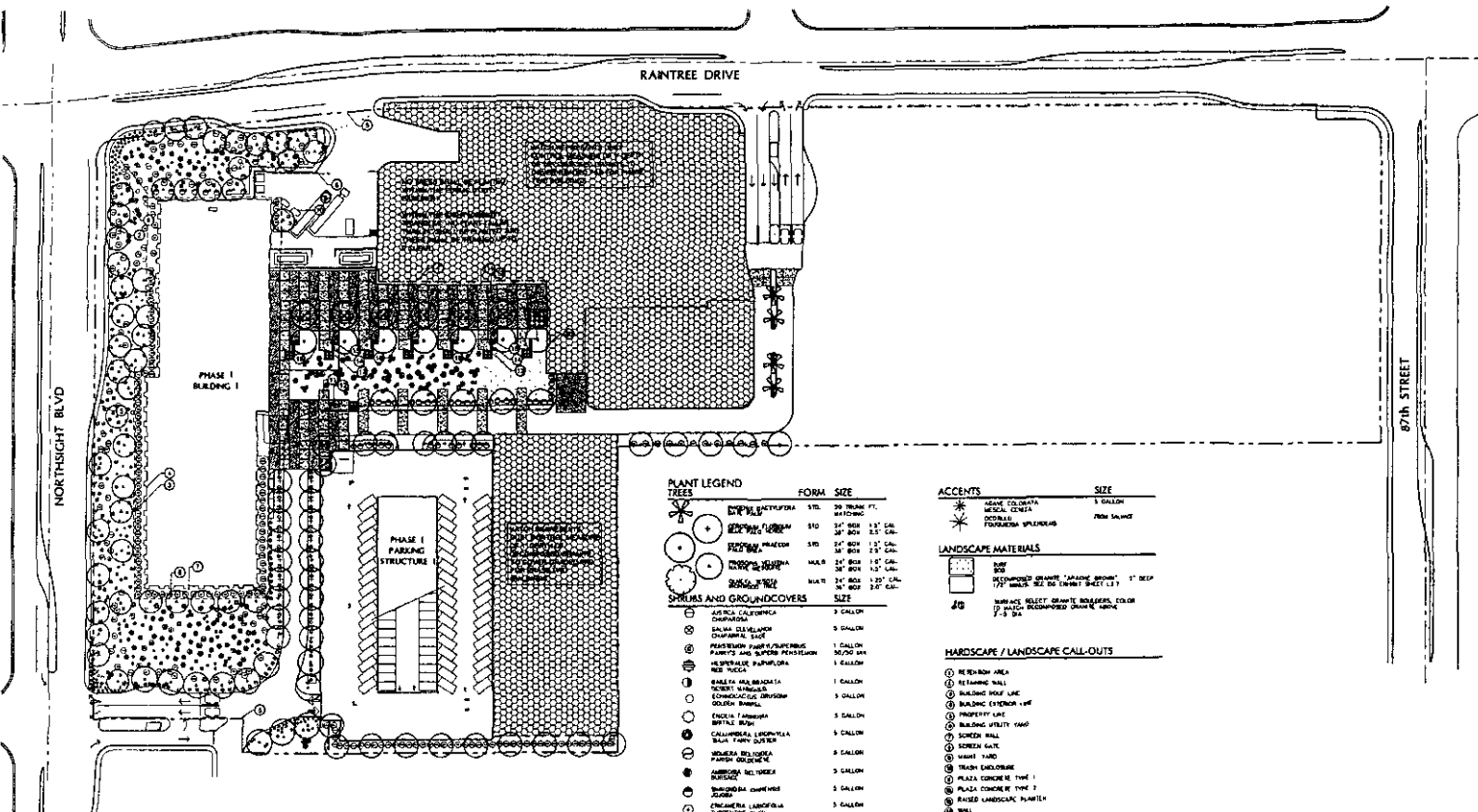












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ACCENTS	SIZE
	8 GALLON
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MESCAL CEMISA	
	FROM SALVAGE
DOUBLES	
FOURTEEN SPLENDID	

LANDSCAPE MATERIALS	
	RUFF BOX
	DECOMPOSED GRANITE "APACHE BROWN" 1" DE
	1/2" MINUS. SEE END ENHMT SHEET L.17
	TERFACE SELECT GRANITE BOULDERS, COLOR
	1/2" MATCH DECOMPOSED GRANITE ABOVE
	2-3" DIA.

HARDSCAPE / LANDSCAPE CALL-OUTS

1. RETENTION AREA
2. RETAINING WALL
3. BUILDING FOOT LINE
4. BUILDING EXTERIOR LINE
5. PROPERTY LINE
6. BUILDING UTILITY CARGO
7. SCREENED WALL
8. SCREENED GATE
9. VISUAL YARD
10. TRASH ENCLOSURE
11. PLAZA CONCOURSE TYPE 1
12. PLAZA CONCOURSE TYPE 2
13. PLAZA LANDSCAPE PLANTING
14. WALL
15. STAIRS
16. BENCHES
17. BENCHALS (TYPICAL)
18. P.A.
19. ADA COMPLIANT RAMPING
20. LIGHT BOLLARD (TYPICAL)



Date: 1-6-07
 Project No.: 6364-022.01
 Date: 2 February 2009
 Preliminary Design



Phase One
Preliminary Landscape Plan Exhibit

LIBERTY
PROPERTY TRUST

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25 YEARS: Beyond Borders
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**SCOTTSDALE CAMPUS
EXPANSION
8501 E. RAIN TREE
SCOTTSDALE, AZ.**

FIRE ORDINANCE REQUIREMENTS

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

- ☒ 1. PREMISES IDENTIFICATION 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 & IFC AT THE FOLLOWING LOCATIONS.

As shown
83,000 GVW OVER
PARKING GARAGE
- ☒ 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.
- ☐ 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 & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(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 FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. 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 IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. 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 OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3'-0" CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. 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 (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 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.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT to Gp II SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE AN 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.

Construction Document Submittal Requirements: Liberty Property Trust 63-DR-2000#2

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.

- The Civil Improvement Plan submittal and the Architectural Plan submittal 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.scottsdaleaz.gov/design/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.

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.

BUILDING

- ☒ Provide **TWO (2)** sets of the following – minimum 1/8" scale or larger so plans are legible when reduced. **A copy of the complete civil and landscape plans shall be included in each set.**
 - a. Site Plan
 - b. Retaining Wall Details
 - c. Project Data
 - d. Electrical Plans and Details
 - e. Elevations
 - f. Structural Plans and Details
 - g. Floor Plans
 - h. Mechanical Plans and Details
 - i. Foundation Plans
 - j. Schedules
 - k. Building Sections
 - l. Architectural Details
 - m. Wall Sections
- ☒ One (1) copy of structural, electrical, and water calculations (may be on drawings)
- ☒ One (1) set of Water & Sewer Development Fee Documents for each **NON-RESIDENTIAL** Building Permit:
 - Non-Residential Development Fee Agreement (City Format), signed by the Owner and notarized,
 - Exhibit "A" - 8 ½" x 11" Written Legal Property Description (Developer Format),
 - Exhibit "B" - 8 ½" x 11" Site Map (Developer Format), and
 - Exhibit "C" - Non-Residential Water & Sewer Need Report (City Format).

Documents must be completed in compliance with Maricopa County record formatting requirements:

- Pages must be 8 ½" x 11" originals (no facsimiles),
 - Margins must be at least ½" (top, bottom, and side), and
 - Print size must be at least 10-point, with no condensed text.
- ☒ One (1) copy of soils report to accompany building plans.

PLANNING

- ☒ Provide **ONE (1)** complete set of building plans (Building a through m). A copy of the complete civil and landscape plans shall be included in the set, and the following items:
 - a. Open Space Plan
 - b. Parking Analysis
 - c. Floor Plan Worksheet
 - d. Photometric Plan
 - e. Site Details
 - f. Exterior Lighting Cutsheets (On 24" x 36" Sheet)
- ☒ Provide two (2) additional sheets of the following:
 - a. Site Plan
 - b. Building Elevation(s)
- ☐ 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.
- ☐ Documentation of approval from the Airport Director or designee for aviation hazard easements, noise disclosure statements, soundproofing requirements, and building height [edit to include only applicable requirements based on noise contour].
- ☐ Documentation of water resource department approval of water features/fountains.

FIRE

- ☒ Provide **ONE (1)** complete set of building plans (Building a through m). A copy of the complete civil and landscape plans shall be included in the set.

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. Provide the following documentation:

- ☒ **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."**
- ☒ **Title Report and Letter of Update (not more than 60 days old)**
- ☒ **Two Copies of Completed 404 Certification Form**
- ☒ **Two Copies of the Notice of Intent (NOI)**
- ☒ **Copy of the No-Conflict Form (Originals must be signed by each utility prior to plan approval)**
- ☒ **ALTA Survey**

IMPROVEMENT PLANS

2. Provide one (1) set that includes the following:

- ☒ **Grading and Drainage Plan (Including water and sewer services)**
 - Benchmark datum shall be based on North American Datum of 1988.
 - Show all easements and tracts.
 - 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.
 - 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, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - Show $Q_{(100,6)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - Show the limits of inundation for allow washes having a flow rate of 25 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - Show top of curb elevations at grade breaks and at intersection corners.
 - Show all walls, such as perimeter, screening and retaining walls. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.
 - Clearly show the limits of proposed construction
- ☒ **Water Plans**
- ☒ **Sewer Plans**
- ☒ **Paving Plans (including striping & signage)**

- All on-site parking lot striping shall be shown with the paving plans.

☐ **Traffic Signal Plans**

- Plan set shall include general notes, signal plan and wiring diagram sheets.

☒ **Striping & Signage Plans**

- All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

☐ **Structural Plans (including details & calculations)**

☐ **Final Plat (for reference only)**

☐ **Map of Dedication**

ENGINEERING REPORTS

☒ **Final Drainage Report.**

- Include final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
- Include calculations and details that demonstrate how the stormwater storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and high water surface elevations for all stormwater storage basins.
- Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
- Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site.
- Include a discussion of how the lowest floor elevations are established.
- Discuss how stormwater storage basins will be drained (by gravity out-fall, pump, etc.). Include bleed-off calculations that demonstrate the discharge rate and time to drain.
- Demonstrate that historical flow through the site has been maintained and that stormwater runoff exiting this site has a safe place to flow.
- Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.

☒ **Water Basis of Design Report (BOD)**

- Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
- Evaluate the project's water demands and their impact on the existing water system.
- Determine the need for any additional water lines and water related facilities to support the proposed development.
- Conform to the City's Integrated Water Master Plan.
- Identify the timing of and parties responsible for construction of all water facilities.

☒ **Sewer Basis of Design Report (BOD)**

- Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
- Evaluate the project's wastewater demands and their impact on the existing wastewater system.
- Determine the need for any additional wastewater lines and related facilities to support the proposed development.
- Conform to the City's Wastewater System Master Plan.
- Identify the timing of and parties responsible for construction of all wastewater facilities.

ENGINEER'S ESTIMATES (FOR PAYMENT IN-LIEU)

- ☐ Street improvements
- ☐ Signalization

REFERENCE DOCUMENTS

- ☒ Master Drainage Report **
- ☒ Master Water Report**
- ☒ Basis Of Design Report – Water**
- ☒ Basis Of Design Report – Sewer**
- ☐ Master Circulation Report**
- ☐ Final Circulation Report**
- ☐ Master Signalization Plan**
- ☐ Final Signalization Plan**
- ☒ Geotechnical Report

**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.

OTHER

- ☐ Structural Report
- ☐ The approved Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☒ Revised Northsight Master Circulation Plan
- ☒ Written approval from Mark Powell, City of Scottsdale Solid Waste Management for the use and accessibility of the trash compactors.
- ☐ _____

PLANNING

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

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

ADDITIONAL REQUIREMENTS

Arizona Department of Environmental Quality (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 applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:

Maricopa County Environmental Services Department (MCESD):

- Before approval of final improvement plans by the Plan Review and Permit Services 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).
- 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.
- 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.
- Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

Water and Wastewater Requirements:

- 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.
- Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
- 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.
- 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.

Arizona Department of Environmental Quality (ADEQ) Requirements:

- All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
- Submit a Notice of Intent (NOI) to ADEQ;
- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
- Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.