

**Stipulations for Case:
Retail Remodel at Main Street and Goldwater
Case 130-DR-2006**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Unless otherwise stated, the Applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans Staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Tebo, LLC Architecture with a date provided on the plans by City Staff of 04/26/07.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Tebo, LLC Architecture with a date provided on the plans by City Staff of 04/11/07.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Tebo, LLC Architecture with a date provided on the plans by City Staff of 12/01/06.
 - d. Lighting elements, including location and fixture type shall be constructed to be consistent with the lighting plan submitted by Tebo, LLC Architecture with a date provided on the plans by City Staff of 04/26/07.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Any new roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.

ATTACHMENT A

9. All walls shall match the architectural color, materials and finish of the building(s).
10. *Both sides of the walkway between the two existing buildings that leads to the rear parking shall have permanent placement tile mosaic, or other similar art piece, in the location of the previously filled window openings. The art pieces shall be illuminated at night with direct, downward directed lighting that meets all of the lighting requirements listed below.*
11. *The end of the proposed metal shade canopies furthest away from the building shall not be higher than eight (8) feet above the finished grade directly below the canopy.*

SITE DESIGN:**Ordinance**

- A. *The Owner shall submit an application for assemblage of the existing three lots of the site to be followed by the submittal of a final land assemblage map to be recorded. Approval of the land assemblage and recordation must occur prior to permit issuance.*

LANDSCAPE DESIGN:**DRB Stipulations**

12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- B. *All new plant material must be from the approved Arizona Department of Water Resources (ADWR) plant list of drought tolerant plants.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
16. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
17. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
22. *All signage requires separate submittal and approval.*

RELEVANT CASES:

Ordinance

- C. At the time of review, the applicable DRB case for the subject site is: 136-DR-1973.



Construction Document Application Requirements

Retail Remodel at Main Street and Goldwater (130-DR-2006)



A copy of these construction document submittal requirements must accompany your first Construction Document Application submittal. Provide each item listed on the submittal checklists at your first final plan review application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in the Planning and Development Services Department. **The applicant must have Construction Document Application Requirements document revised prior coming into the City of Scottsdale to submitting the first Construction Document Application review.** The City of Scottsdale's Planning and Development Services Staff reserves the right to refuse to modify these requirements.

All Zoning Ordinance and Development Review Board stipulations and requirements *may not be listed below*. It is the applicants responsibility to demonstrate compliance with all Zoning Ordinance requirements, associated Building and Fire Codes, Design Standards and Policies Manual requirements, Civil Plan requirements, City Code requirement, and Development Review Board stipulations prior to the issuance of any building and / or civil encroachment permit. The city of Scottsdale reserves the right to request additional information in order to verify Zoning Ordinance, Building and Fire Codes, and City Code requirements, Development Review Board requirements, Civil Requirements, and associate information for documentation and records purposes.

- **The following plans must be submitted with the first final plan review application in separate packages** - see the sections below for each of the application submittal content requirements:

- ☒ Items To Be Completed Prior To First Construction Document Application Submittal (Section 1)
- ☒ Architectural Plan Application (Section 2)

The COVER SHEET for Civil, Landscape, Architectural, and Native Plant PLANS must contain:

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. The complete Development Review Board case number (130-DR-2006) in right hand margins. The pre-application number is not needed on the plans. All numbers must be in 1/4-inch letters. Leave additional space on your right hand margin for the plan check number that will be assigned after Construction Document Application has been submitted.
4. Provide space for the City of Scottsdale Plan check number, and Native Plant Case number in the right hand margin. The numbers will be provided with all applicable case numbers must be in 1/4-inch letters.
5. On the appropriate plan, provide the name, address, phone number, and email address of the owner, and the party preparing the plans (architect, engineer, landscape architect, salvage company, etc.).

****Detailed instructions for construction plan preparation can be found in the city of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL, available at www.scottsdaleaz.gov/design/DSPM, or at the Records counter (call 480-312-2356).**



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

SECTION I.

Items To Be Completed Prior to First Construction Document Application Submittal



PROVIDE DOCUMENTATION OF COMPLETION OF THE FOLLOWING REQUIREMENTS AT THE TIME OF CONSTRUCTION DOCUMENT SUBMITTAL:

- ☒ The applicant must receive a staff approval for a Land Assemblage Prior to submitting the Construction Document Application(s) for first review.
- ☒ Prior to or concurrent with the first Construction Document Application(s) submittal, the applicant must submit the final plans application for review of the Land Assemblage.

The following items are the minimum requirements necessary to submit construction documents for review.

SECTION II.

Architectural Plan Application Requirements



Items listed must be submitted at first submittal of construction document application, with a copy of this list. All plans must be signed and sealed. **Incomplete application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal of the applicant. **The applicant is strongly encouraged consult www.scottsdaleaz.gov/bldgresources/planreview for minimal submittal and construction document preparation requirements.**

ARCHITECTURAL PLAN APPLICATION

- ☒ **FOUR (4) complete sets** (Building, Planning, and Fire Reviews), each on **24 x 36 paper, and at 1/8" scale or larger** so plans are legible when reduced. **Incomplete submittals will not be accepted.**

Architectural Construction Document Plans shall include:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Architectural Plans | <input checked="" type="checkbox"/> Architectural Site Plan | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Floor Plan Worksheet | <input checked="" type="checkbox"/> Project Data | <input checked="" type="checkbox"/> Schedules |
| <input checked="" type="checkbox"/> Elevations | <input checked="" type="checkbox"/> Details | <input checked="" type="checkbox"/> Sections |
| <input checked="" type="checkbox"/> Exiting Plan | <input checked="" type="checkbox"/> Structural Plans | <input checked="" type="checkbox"/> Foundation Plans |
| <input checked="" type="checkbox"/> Retaining Walls | <input checked="" type="checkbox"/> Mechanical Plans | <input checked="" type="checkbox"/> Electrical Plans |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Plumbing Plans | <input checked="" type="checkbox"/> Landscape Plans |
- ☒ Exterior Lighting Manufacture Cut Sheets (on 24 x 36 paper minimum)
- ☒ International Environmental Energy Code Calculations (Com-Check is acceptable).

Architectural Construction Document Calculations for Building Code Review:

- ☒ One (1) copy of structural, electrical, and water calculations (may be on drawings)
- ☒ One (1) copy of soils report to accompany for building plan review.
- ☒ One (1) set of Water & Sewer Development Fee Documents for each **NON-RESIDENTIAL** Building Permit Application. Documents shall include:
- Non-Residential Development Fee Agreement (City Format), signed by the Owner and notarized,
 - Exhibit "A" - 8 1/2" x 11" Written Legal Property Description (Developer Format),
 - Exhibit "B" - 8 1/2" x 11" Site Map (Developer Format), and
 - Exhibit "C" - Non-Residential Water & Sewer Need Report (City Format).

Documents must comply with Maricopa County record formatting requirements:

- Pages must be 8 1/2" x 11" originals (no facsimiles),
 - Margins must be at least 1/2" (top, bottom, and side), and
 - Print size must be at least 10-point, with no condensed text.
- ☒ Construction Specifications - 8 1/2" x 11" bound copies or on plan sheets