

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 6, 2019 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Wilshire Place
11-DR-2017

Location: 7121 East Wilshire Drive

Request: Request approval of the site plan, landscape plan, and building elevations for a new residential development consisting of five townhouse dwelling units in two, 3-story buildings, comprising approximately 11,000 square feet of building area, all on a 0.36-acre site.

OWNER

Joseph Bua
480-205-1245

ARCHITECT/DESIGNER

E-Project, LLC

ENGINEER

Everest Consulting Services

APPLICANT CONTACT

Edmir Dzudza
E-Project, LLC
602-910-7728

BACKGROUND

Zoning

The site is zoned Medium Density Residential (R-3). The R-3 zoning district is intended to fulfill the need for medium density residential development.

Context

Located at the southeast corner of the intersection of East Wilshire Drive and North 71st Place, the surrounding developments are a mix of multi-family residential, single-family residential, cultural and commercial uses.

the context of the area as well as respond to the Scottsdale Sensitive Design Principles. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing the central amenity area and other open space areas adjacent to the buildings and street. Pedestrian shading has been provided with trees placed throughout the site. To respond to environmental considerations, the landscaping has been designed to provide shade over pedestrian walkways using large shade trees including Texas Honey Mesquite, Australian Bottle tree, Willow Acacia, and several species of drought-tolerant shrubs and groundcover.

Development Information

• Existing Use:	Vacant
• Proposed Use:	Multi-family residential
• Parcel Size:	0.43 gross acres / 0.36 net acres / 15,895 square feet
• Dwelling unit space (residential):	11,000 square feet
• Building Height Allowed:	30 feet, excluding rooftop appurtenances
• Building Height Proposed:	30 feet, including rooftop appurtenances
• Parking Required:	10 spaces
• Parking Provided:	12 spaces
• Open Space Required:	5,722 square feet / 0.13 acres
• Open Space Provided:	6,201 square feet / 0.14 acres
• Number of Dwelling Units Allowed:	5 units
• Number of Dwelling Units Proposed:	5 units
• Density Allowed:	12.9 dwelling units per gross acre
• Density Proposed:	11.5 dwelling units per gross acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Wilshire Place project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP

Principal Planner

480-312-7713

E-mail: bcarr@ScottsdaleAZ.gov

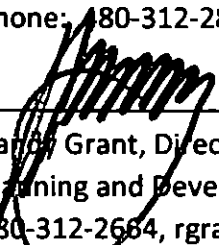
APPROVED BY


Brad Carr, Report Author

5.28.2019
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

5/29/19
Date


Randy Grant, Director
Planning and Development Services
480-312-2684, rgrant@scottsdaleaz.gov

5/29/19
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerials
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Site Details
 - 6. Building Elevations
 - 7. Perspective
 - 8. Landscape Plans

**Stipulations for the
Development Review Board Application:
Wilshire Place
Case Number: 11-DR-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), 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 E-Project, LLC with a city staff date of 12/27/2018.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by E-Project, LLC with a city staff date of 12/27/2018.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Killip Land Planning, LLC with a city staff date of 12/27/2018.
 - d. The case drainage report submitted by Everest Consulting Services, PC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Everest Consulting Services, PC and accepted in concept by the Water Resources Department.
 - f. The Request for Stormwater Storage Waiver submitted by Everest Consulting Services, PC with a city staff date of 2/26/2019.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was 8-ZN-1984.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be

measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All exterior shade devices shall be designed so that the shade material has a density of seventy-five (75) percent or greater. With the final plans submittal, the developer shall provide section drawings of exterior shade devices to demonstrate compliance with this requirement.
5. With the final plans submittal, the developer shall indicate the locations of all building mounted lighting fixtures on the building elevation drawings.
6. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. With the final plans submittal, the developer shall submit plans to demonstrate compliance with these requirements.

SITE DESIGN:

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Detail 2147-1 at the location as shown on the Grading & Drainage plan Sheet 3 of 5 dated 2/14/19.

EXTRIOR LIGHTING:

Ordinance

- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0X foot-candles. All exterior luminaires shall be included in this calculation.

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.
- 11. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- 12. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source.
- 13. Landscaping lighting shall only be utilized to accent plant material.
- 14. All landscape lighting directed upward, shall be aimed away from property line.

STREET DEDICATIONS:

Ordinance

- E. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. Zero to twenty-four (0 – 24) foot dedication as necessary, for a total 24-foot-wide Alley right-of-way width on the west side of the property.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. Alley adjacent to the west side of the property
 - i. Construct North/South Alley improvements (curb, gutter, pavement, etc.) in accordance with the Alley Designation as specified in the DSPM 5-3.800 F.
 - b. North 71st Place
 - i. Construct a 5-foot-wide sidewalk along North 71st place to connect to the existing sidewalk improvements in accordance with the Local Residential-Suburban Character as specified in the DSPM.

DRB Stipulations

- 15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- H. The proposed private six (6) inch sewer collection line will require a four (4) foot manhole connection to the existing six (6) inch sewer line in the alley as noted on the approved and annotated BOD exhibit -3 by Water Resources dated 4/30/19.

DRB Stipulations

16. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

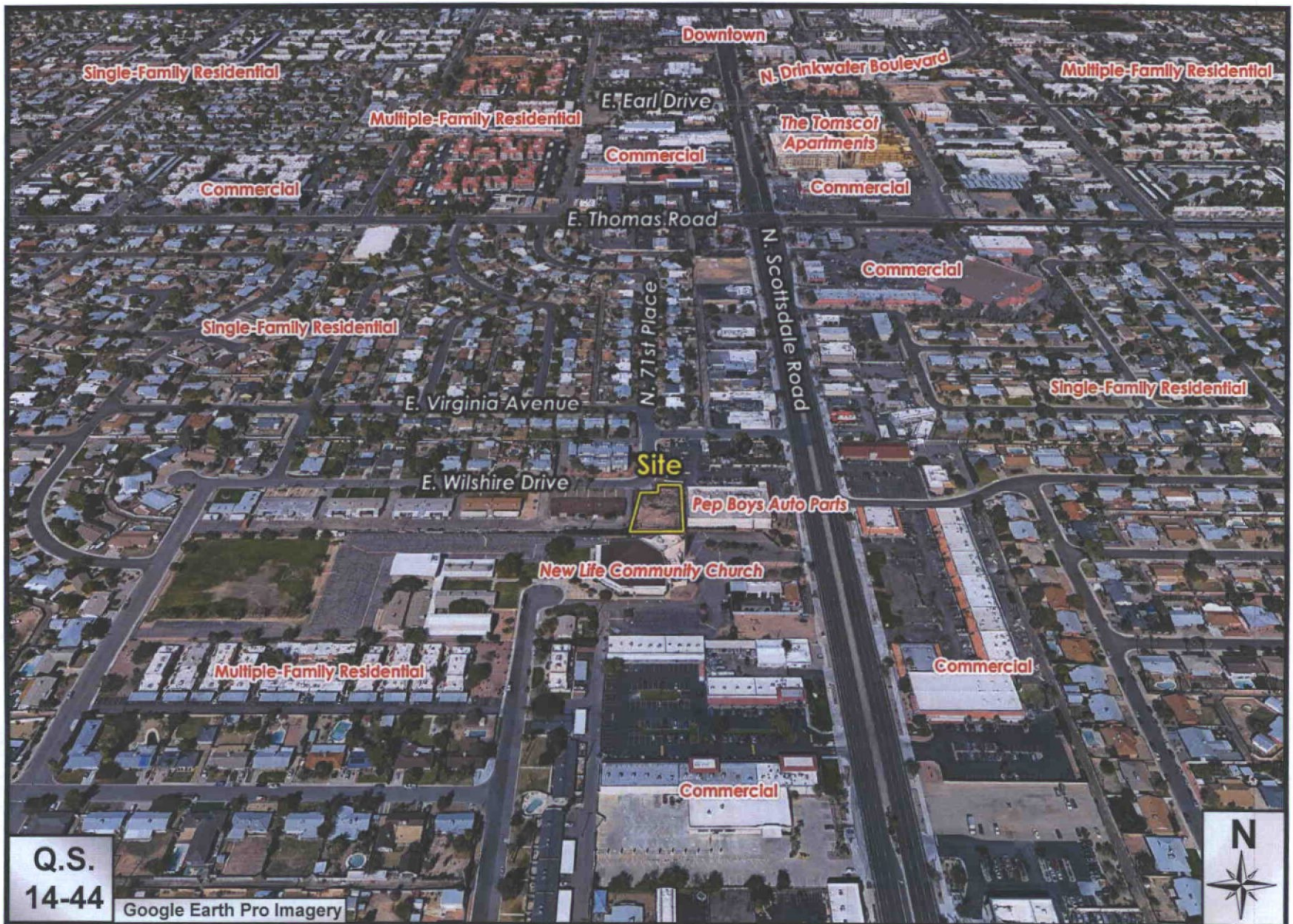
DRB Stipulations

17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

18. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A water and sewer facilities easement to contain the six new water meters as shown on the Utility Plan approved and annotated by Water Resources dated 4/30/2019 per DSPM.



Wilshire Place

11-DR-2017



Wilshire Place

11-DR-2017



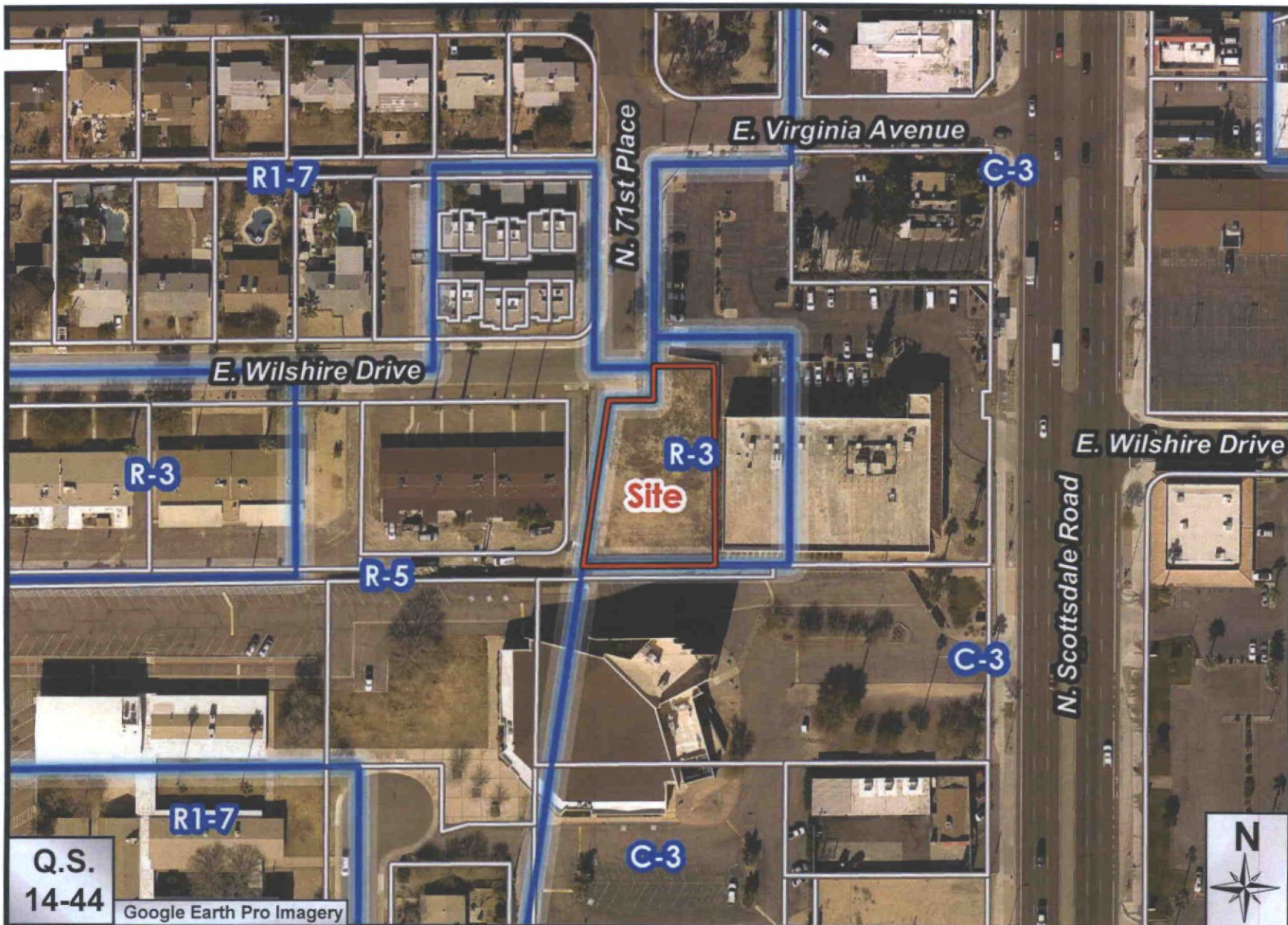
Wilshire Place

11-DR-2017



Wilshire Place

11-DR-2017



Wilshire Place

11-DR-2017

Project Narrative

Developer:
7121 E Wilshire LLC

Architect:
E-Project, LLC
Edmir Dzudza, AIA

Date: December 27, 2018

Development Review Narrative

The Developer "7121 E Wilshire LLC" brings principals with over 30 years of development experience with superb structures in Arizona and Illinois.

They are bringing an urban new development to Scottsdale as part of their philosophy of creating Urban Core development which incorporates the wonderful character and lifestyle of communities such as Scottsdale, Arizona.

Wilshire Place offers a desirable location close to Scottsdale Road and Thomas Road intersection. This small infill project is composed of 5 townhome units. 3 units located to the South have 3 levels with view deck and 2 units to the North have 2 levels with view deck. This creates a more cohesive development respecting the surrounding structures while creating and meeting the design goals, character, and criteria for development.

Context

The site has a one story outdated apartment complex to the West, church parking lot to the South, Pep Boys parking lot to the North and Pep Boys main building to the East. The project design brings forth Urban Contemporary Architecture with materials and forms adding context to this area.

In order to create a human scale and pedestrian orientated design there is a landscaped-lined 15 foot walkway along Wilshire curb. This walkway is adjacent to low-walled patios creating integration with pedestrians and unit owners. The community it is not gated. This further allows for a continuous urban connection between residents and pedestrians who are walking to all the retail, restaurants, and entertainment forums of the adjacent Old Town Scottsdale.

Design

It was critical to development team to create modern urban infill development with use of simple contemporary architectural form and high heat efficiency glass, plaster, muted colors, will bring conformance to the design, massing, scale. The use of these

materials and architectural detail bring context and relationships to the surrounding developments which utilize similar materials, yet create a new urban design without using excessive varieties of materials.

The overall massing with its recesses, setbacks, and smaller elements create an integrated structure while maintaining distinctions of individual residences. This also allows for reduction in apparent size.

- Each unit has balconies with a minimum of 60 square feet for the outdoor living enjoyed in this climate, also furthering pedestrian interplay.
- Vehicular traffic will be handled thru existing alley to the West
- Landscaping is consistent with the design principles and adjacent developments.
- Units have a two car garages accessible through a central private driveway at the alley, promoting safe ingress and egress
- Large common area will allow for community integration and gathering.
- All signage and lighting will be integrated into the overall architectural Design and Context.
- Trash will be located for alley pick-up and will be sheltered from the residential structures through a walled container.
- All mechanical equipment and utilities will be screened by parapets, or walls integrated into the overall design.
- Building height and setbacks fully conform with all Zoning Ordinances and Character and Design guidelines including the varied setback requirements. These setbacks and varied step-backs allow for a structure which does not have monotonous repetition.
- Landscape streetscape and integrated Desert landscaping add to the urban nature yet are sensitive to the Desert environment.

Development Review Board Criteria

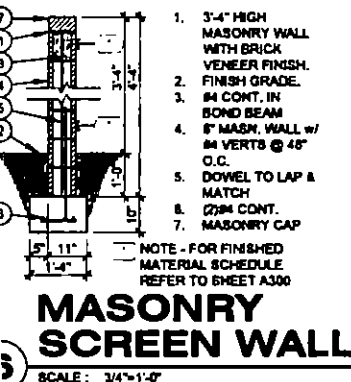
- The 5 unit attached development conforms with the General Land Plan use of mixed use neighborhoods. There is excellent access to multiple transportation forms, regular access, and daily access needs, while being a higher density development with human scale. Because of its walkability location it will promote patterns and standards consistent with the area's character.
- The architectural character, landscaping and site design will create an urban character with pedestrian link, yet maintaining the scale and context of the surrounding area.
- Contemporary architecture with refined materials, urban contemporary massing and historic references will create an integrated design avoiding any monotonous architectural or repetitive elements.
- Setbacks, very low-E windows, desert landscaping and refined materials create a project sensitive to our unique climate and environment conditions.

- Ingress, egress, walking and service alley have been enhanced to promote safety and convenience.
- All mechanical equipment, utilities are integrated into the design through integrated parapets or screening.

Conclusion

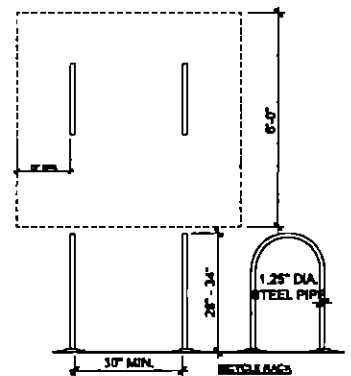
The proposal project meets the City of Scottsdale requirements as follows:

1. Creates a necessary residential setting
2. Development is conducive to nearby entertainment, employment, shopping, and healthcare
3. The design, site work, landscaping are cohesive and appropriate for the neighborhood, and meet all General Plan and Zoning District requirements.



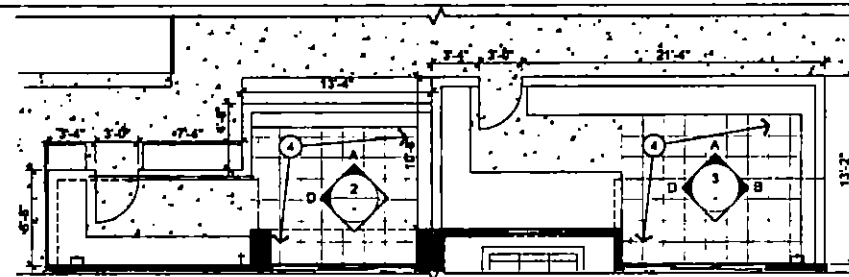
MASONRY SCREEN WALL

SCALE: 3/4"=1'-0"



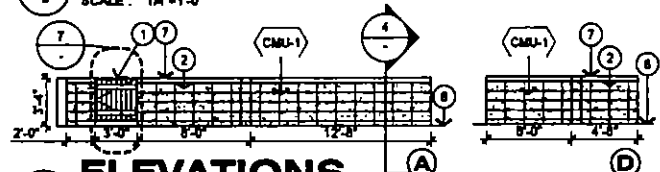
BICYCLE RACK

SCALE: 3/4"=1'-0"



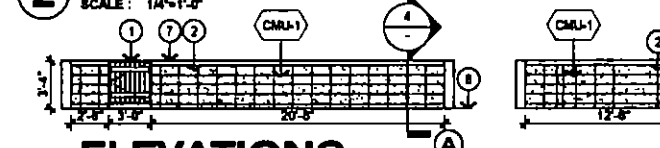
1 PATIO MASONRY WALL PLAN

SCALE: 1/4"=1'-0"



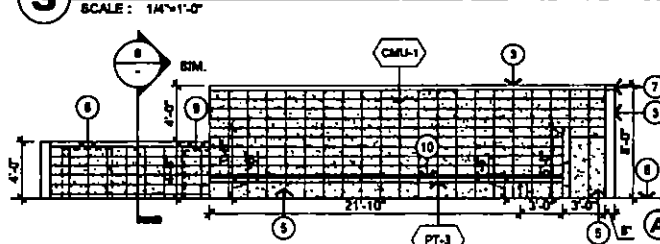
2 ELEVATIONS

SCALE: 1/4"=1'-0"



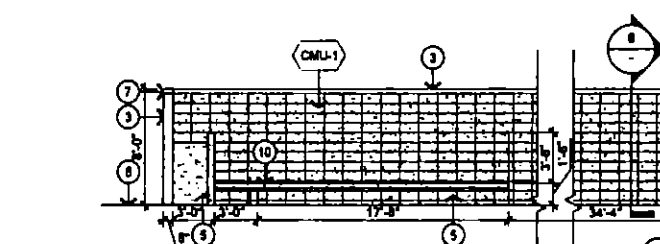
3 ELEVATIONS

SCALE: 1/4"=1'-0"



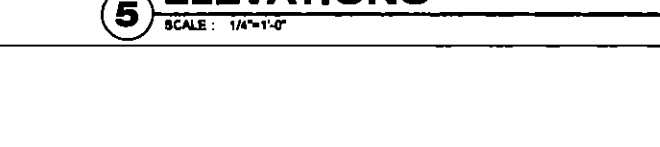
5 ELEVATIONS

SCALE: 1/4"=1'-0"



4 FOUNTAIN WALL PLAN

SCALE: 1/4"=1'-0"

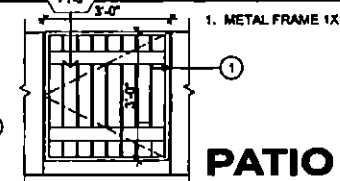


NOTES

- 36" WIDE, NON LOCKING EMERGENCY ESCAPE GATE.
- 3'-4" HIGH PATIO MASONRY WALL, FINISH TO MATCH SV-1
- 8'-0" HIGH SITE MASONRY WALL, FINISH TO MATCH SV-1
- 18"x18" PAVERS
- FOUNTAIN WALL, FINISH TO MATCH SV-1
- FINISH GRADE.
- 4" WALL CAP
- TRANSFORMER LOCATION BY UTILITY COMPANY
- FOUNTAIN EQUIPMENT
- BENCH SEAT

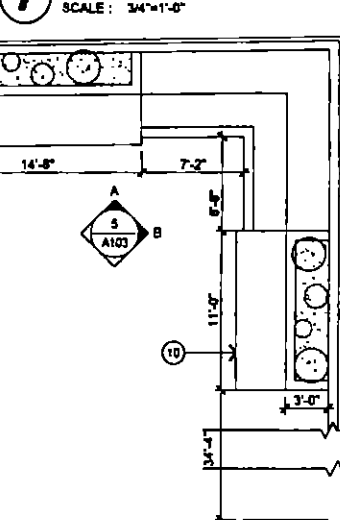
MATERIAL FINISH SCHEDULE

	MATERIAL	APPLICATION	FINISH
CMU-1	CONCRETE MASONRY BLOCK 8 X 8 X 16	SITE WALLS	PAINT PT-2
PT-2	PAINT	SITE WALLS	DUNN EDWARDS SOREL FELT DET824
PT-3	PAINT	SITE WALLS	DUNN EDWARDS DET834



PATIO ENTRY GATE

SCALE: 3/4"=1'-0"



11-DR-2017
12/27/2018

Rev.	Date	Description
01	05-07-2017	Issued for Review
02	05-08-2017	Rev. Complete
03	12-07-2018	2nd Release



Wilshire Place
P.E. 11318, State of California

Site Details

Site Details

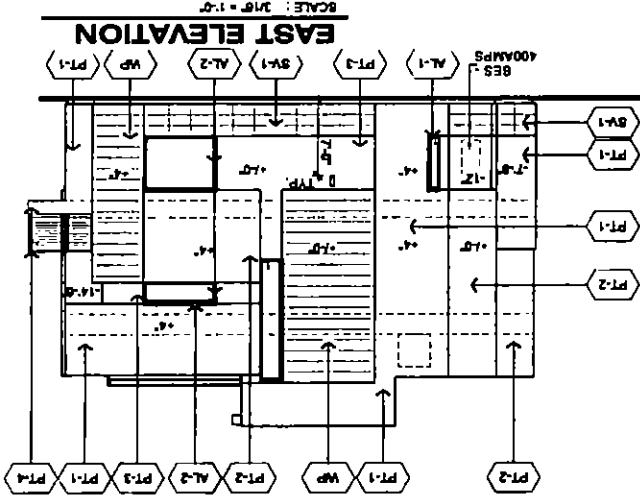
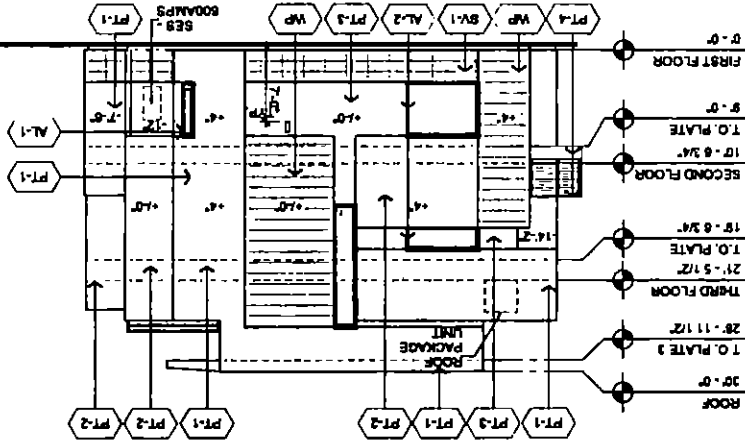
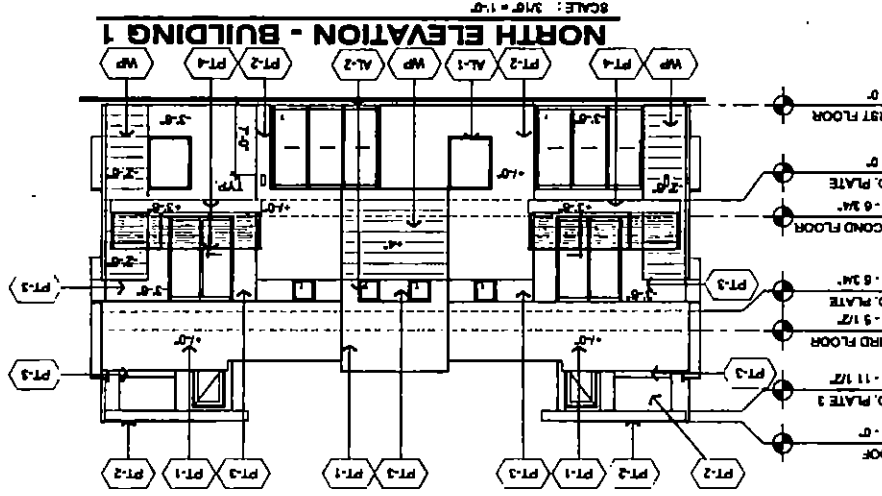
Drawn By: _____
Checked By: _____
Approved By: _____

Scale: _____

Project No: _____

Sheet No: A103

11-DR-2017
12/27/2018



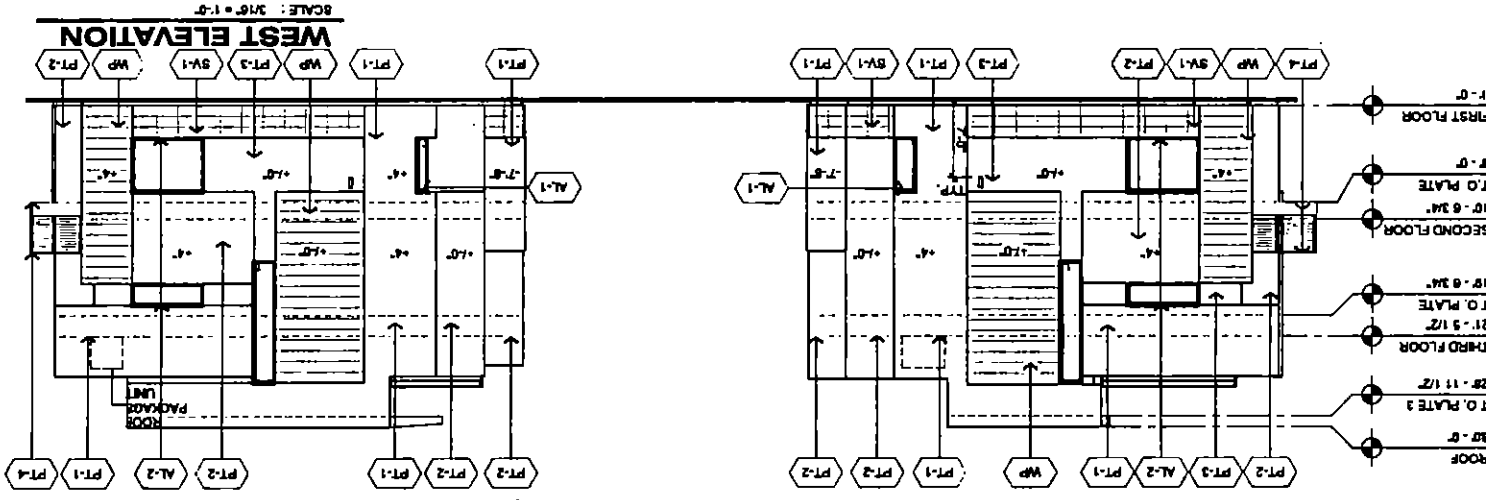
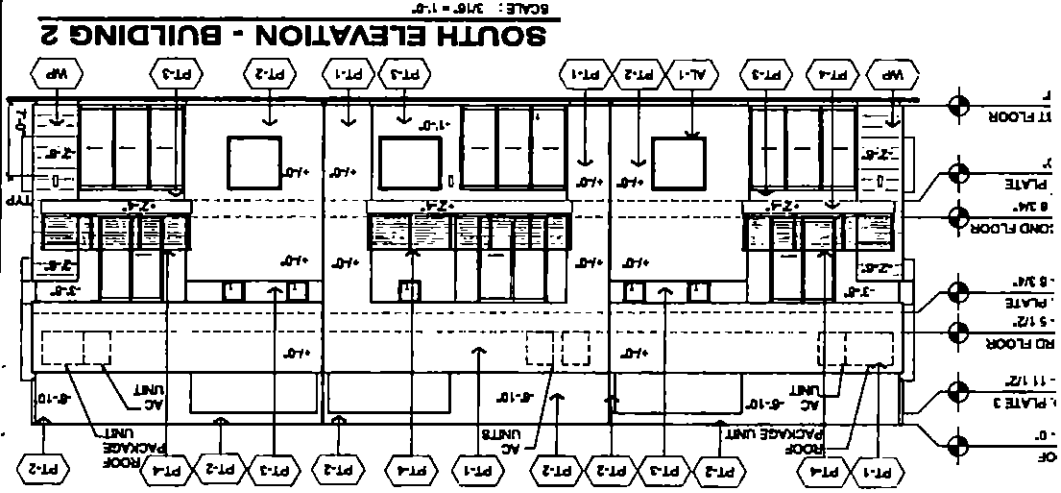
MATERIAL FINISH SCHEDULE			
MATERIAL	APPLICATION	NATURAL OR MANUFACTURED	PRODUCT NAME
STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WALL	EXTERIOR ACCENT WALLS	ALUMINUM	RED WOOD
STUCCO	BODY COLOR	DUNN EDWARDS	WISPRAL WHITE
STUCCO	ACCENT COLOR	DUNN EDWARDS	DET820
PAINT	ACCENT COLOR	DUNN EDWARDS	DET824
STUCCO	ACCENT COLOR	DUNN EDWARDS	DET824
PAINT	ACCENT COLOR	DUNN EDWARDS	DET824
METAL POWDER COATING	CANOPES, RAILING	EASTWOOD	DARK BRONZE
CLEAR ANODIZED ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	CLASS 1
DARK BRONZE ALUM.	WINDOWS, SLIDING DOOR FRAMES	EFCO CORP	DARK BRONZE, CLASS 1

Elevations

Wilshire Place
7701 E Wilshire Drive, Los Angeles, CA 90047



©proj



MATERIAL FINISH SCHEDULE			
MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
STONE	WALL BASE	NATURAL OR	BLACK SLATE
VENUE	EXTERIOR	MANUFACTURED	RED WOOD
WALL	ACCENT WALLS	JAYANG	
STUCCO	BODY COLOR	DUNN EDWARDS	WISFUL WHITE
PAINT	ACCENT COLOR	DUNN EDWARDS	DET824
STUCCO	ACCENT COLOR	DUNN EDWARDS	DET824
PAINT	ACCENT COLOR	DUNN EDWARDS	DET824
METAL	CANOPIES	EASTWOOD	DARK BRONZE
COATING	RAILING		
ANODIZED	DOOR FRAMES	EFCO CORP	CLASS 1
DARK BRONZE	DOOR FRAMES	EFCO CORP	CLASS 1

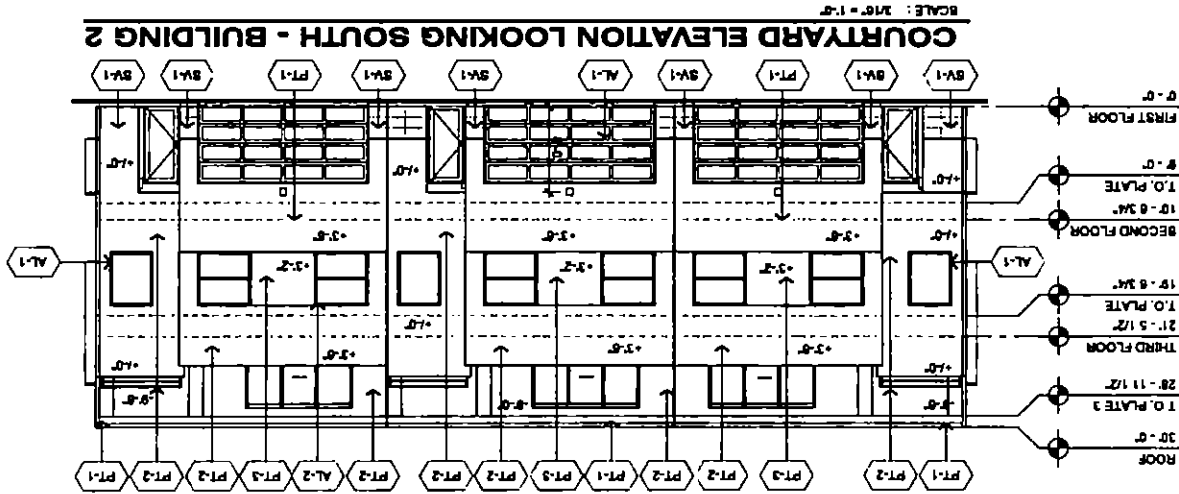
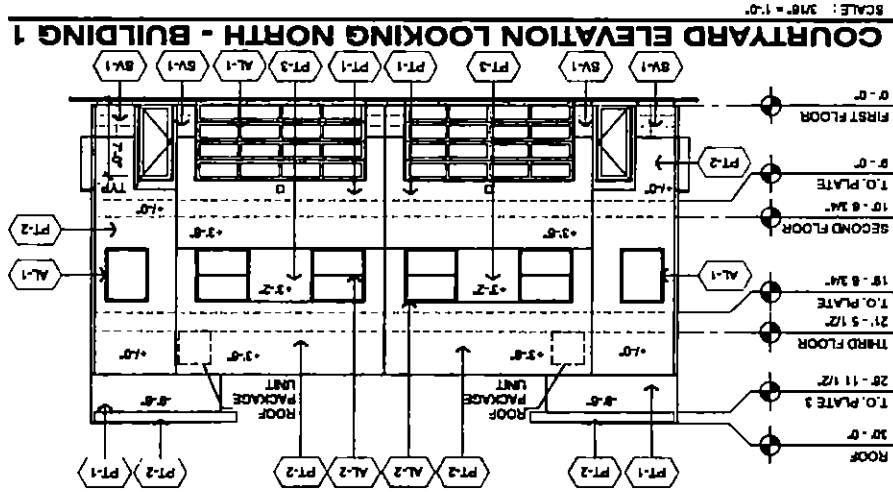
Elevations

Wilshire Place
1101 Wilshire Drive, Berkeley, CA 94706

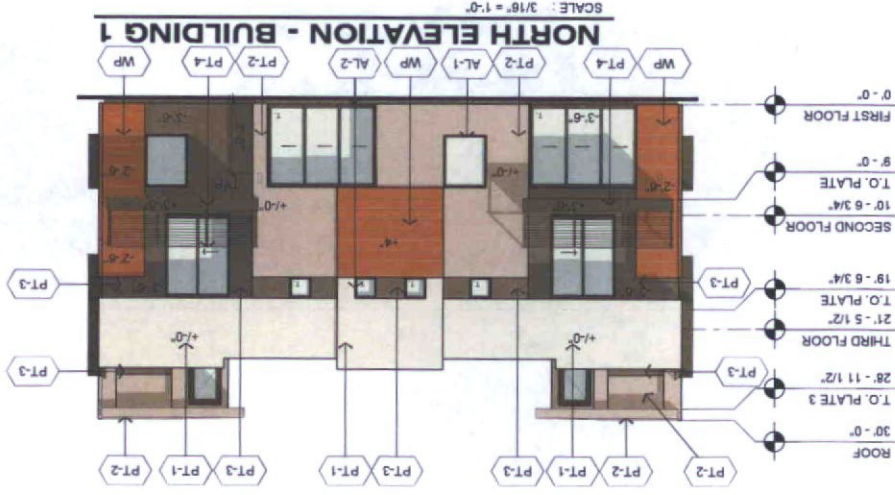


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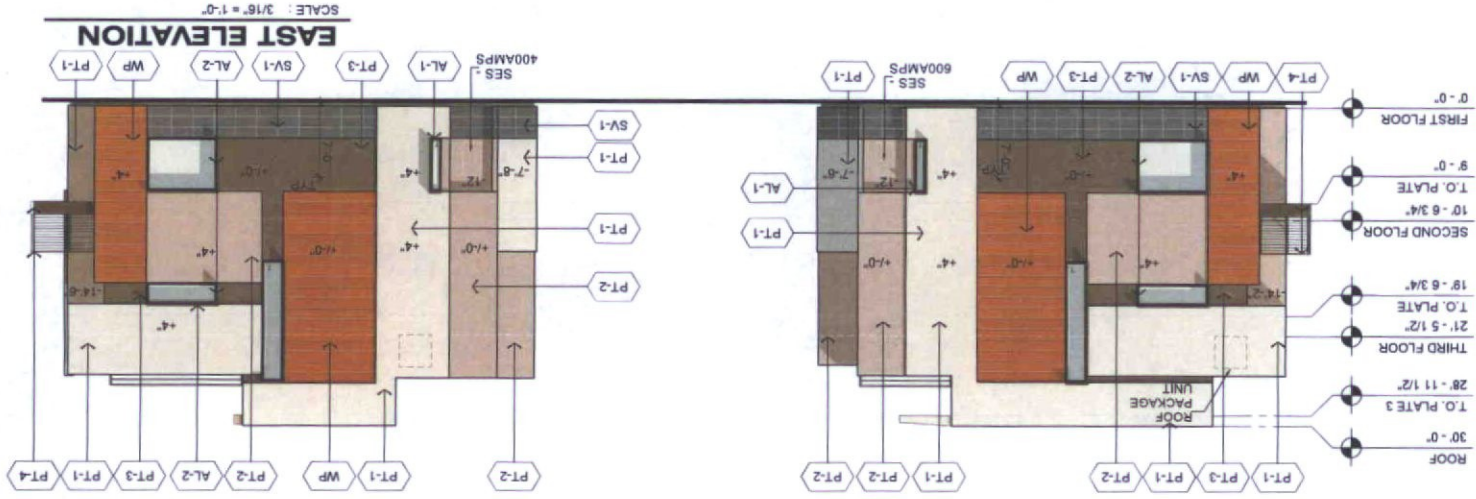
MATERIAL FINISH SCHEDULE			
	MATERIAL	APPLICATION	MANUFACTURER
SA-1	STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED
WP	WALL SIDING	EXTERIOR ACCENT WALLS	JUNIPERO
PT-1	STUCCO, PAINT	BODY COLOR	DUNN EDWARDS
PT-2	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS
PT-3	STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS
PT-4	METAL POWDER COATING	CANOPIES, RAILINGS	EASTWOOD
AL-1	CLEAR ANODIZED ALUM.	WINDOWS, SLIDING DOOR FRAMES	EF&O CORP
AL-2	DARK BRONZE ALUM.	WINDOWS, SLIDING DOOR FRAMES	EF&O CORP
			PRODUCT NAME
			BLACK SLATE
			RED WOOD
			MARSHAL WHITE DE680
			SOBEL FELT DET24
			DET34
			DARK BRONZE
			CLEAR ANODIZED CLASS 1
			DARK BRONZE, CLASS 1



NORTH ELEVATION - BUILDING 1



EAST ELEVATION

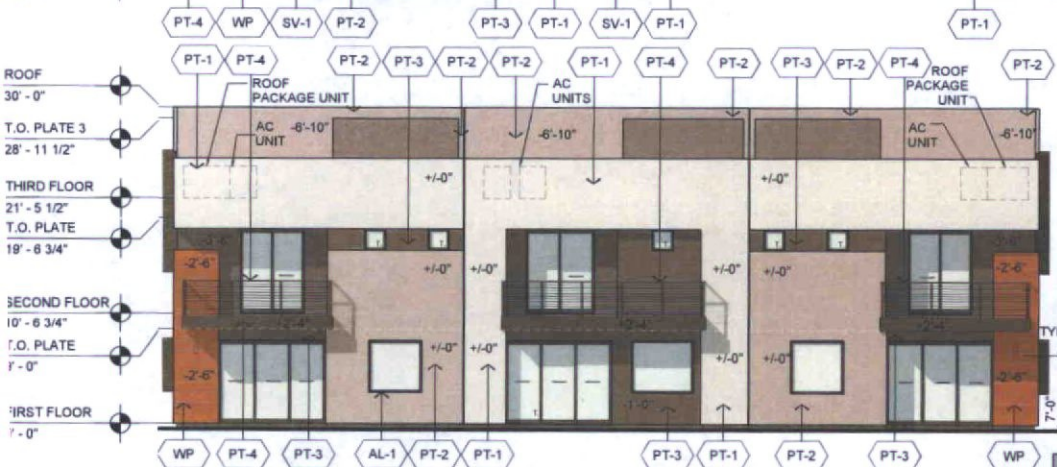
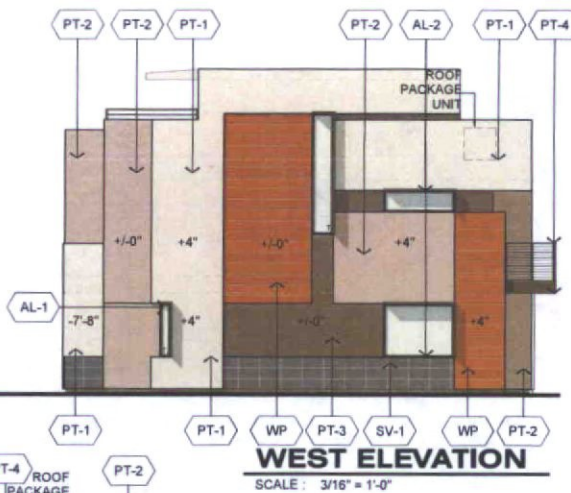
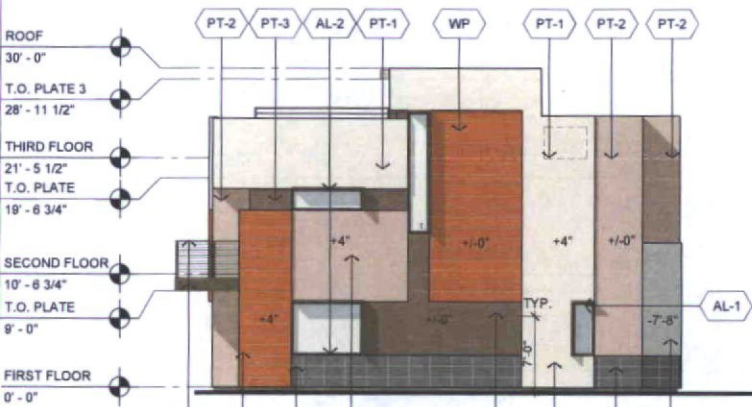


MATERIAL FINISH SCHEDULE				
		MATERIAL	APPLICATION	MANUFACTURER
SV-1		STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED
WP		WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG
PT-1		STUCCO, PAINT	BODY COLOR	DUNN EDWARDS
PT-2		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS
PT-3		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS
PT-4		METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD
				DARK BRONZE

Colored Elevations

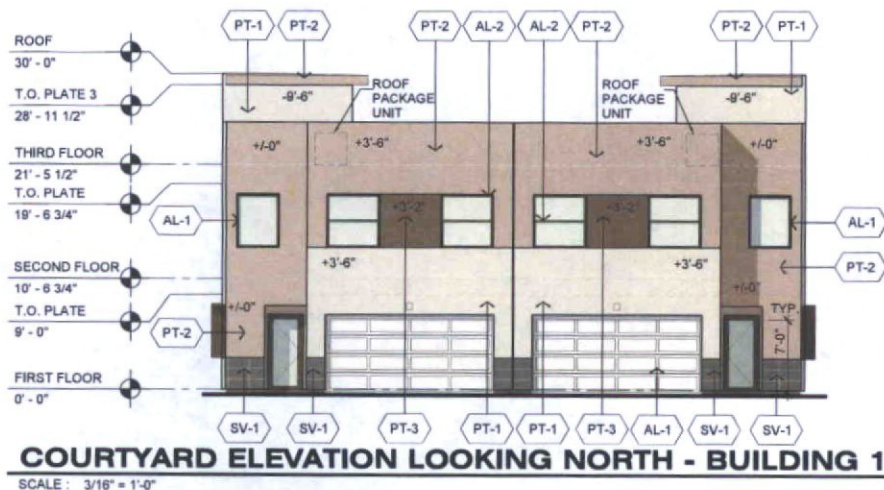
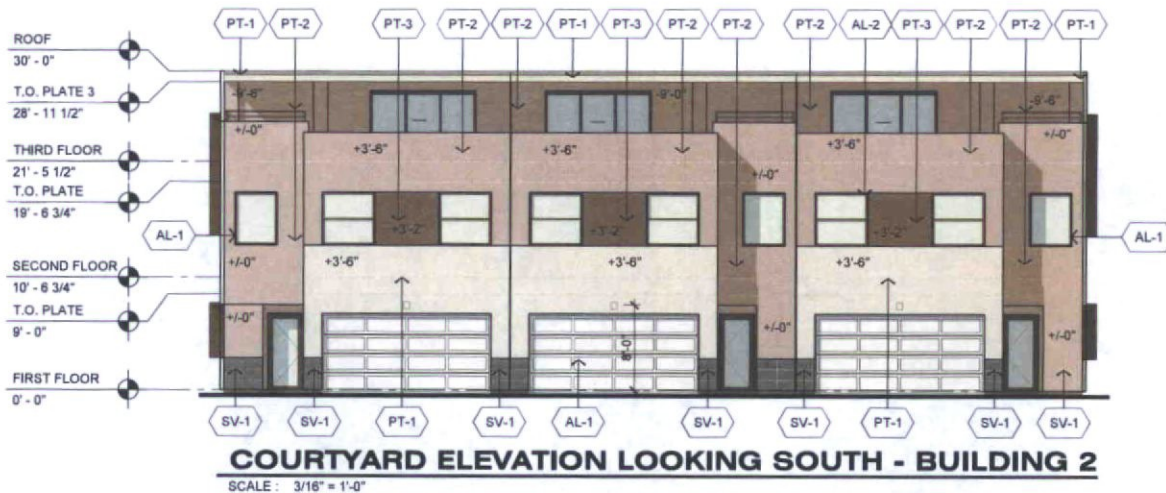
Wilshire Place
7121 E Wilshire Drive Scottsdale

A350



MATERIAL FINISH SCHEDULE

		MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1		STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP		WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1		STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
PT-3		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	DET634
PT-4		METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD	DARK BRONZE



MATERIAL FINISH SCHEDULE

		MATERIAL	APPLICATION	MANUFACTURER	PRODUCT NAME
SV-1		STONE VENEER	WALL BASE	NATURAL OR MANUFACTURED	BLACK SLATE
WP		WALL SIDING	EXTERIOR ACCENT WALLS	JUXIANG	RED WOOD
PT-1		STUCCO, PAINT	BODY COLOR	DUNN EDWARDS	WISHFUL WHITE DE6260
PT-2		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	SOREL FELT DET624
PT-3		STUCCO, PAINT	ACCENT COLOR	DUNN EDWARDS	DET634
PT-4		METAL POWDER COATING	CANOPIES, RAILING	EASTWOOD	DARK BRONZE

377 St. Lawrence Rd. St. John's, NL A1B 4X6
Tel: (709) 576-1111
Fax: (709) 576-1112
Email: info@e-proj.com

Rev.	Date	Revised By	Revised For
01	02-13-2017	Development	1796 Condo
02	03-09-2017	Documentation	1796 Condo
03	10-09-2019	Development	2nd Floor

EXPIRATION DATE: 09/30/2020
ISSUED AND SEALED ELECTRONICALLY 10-20-20

Project Name: 1796 Condo
Project No.: 1796
Project Location: 1796 Condo

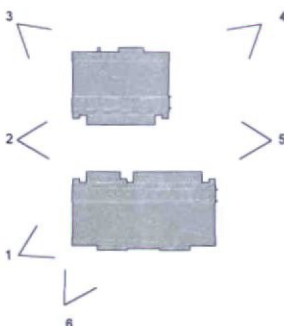
Drawn By: [Signature]
Checked By: [Signature]
Approved By: [Signature]

Scale: 3/16" = 1'-0"

A352

Wilshire Place
7121 E Wilshire Drive, Scottsdale, AZ 85261

Colored Elevations



Key Plan
SCALE: N.T.S.



Perspective View 4
SCALE: N.T.S.



Perspective View 1
SCALE: N.T.S.



Perspectivi View 5
SCALE: N.T.S.



Perspective View 2
SCALE: N.T.S.



Perspective View 6
SCALE: N.T.S.



Perspective View 3
SCALE: N.T.S.

417 N. Harrison St., P.O. Box 107474, Chicago, IL 60687-0474

Rev.	Date	Submittal
02-23-2017	Development	
03-09-2017	70% Construction	
12-05-2018	Development 2nd Submittal	

EXPIRATION DATE: 09/30/2020
SIGNED AND SEALED
ELECTRONICALLY 12/26/18

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wilshire place
7121 E Wilshire Drive Scottsdale

Perspective Views

Date: 12-26-18
Project No.:
Drawn By:
Checked By:
Approved By:

Scale: N.T.S.

A353

ATTACHMENT 7



317 W. Hudson St. #
 phone: 800-441-4141
 email: info@e-project.com

Rev.	Date	Submittal
03-23-2017	Development	
03-23-2017	70% Construction	
12-05-2018	Development 2nd Sub	

EXPIRATION DATE: 09/30/2020
 SIGNED AND SEALED
 ELECTRONICALLY 12-26-18

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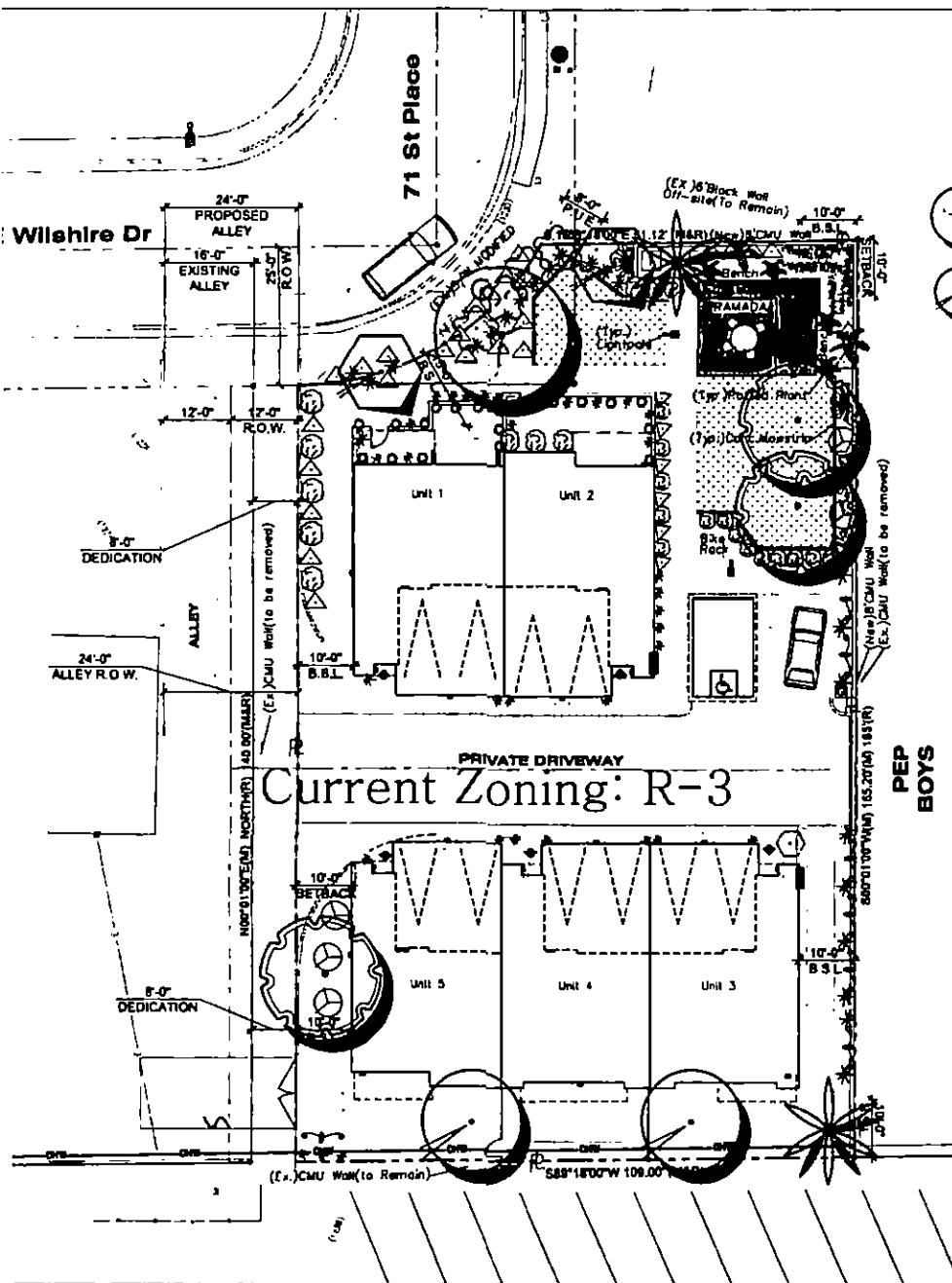
wilshire place
 7121 E Wilshire Drive Scottsdale

Rendering

Date: 12-26-18
 Project No.:
 Drawn By:
 Checked By:
 Approved By:
 Scale:

A360

11-DR-2017
 12/27/2018

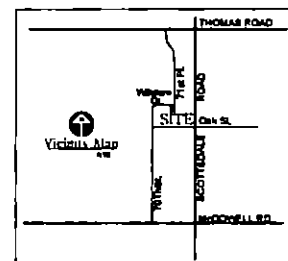


Plant Palette

Sym	Botanical/Common Name	Size	Remarks
Tree Size Requirements - 15 gallon minimum (50%), Mature (3" Caliper) (50%)			
	Cocos plumosa/ queen palm	20" B&B	
	Prosopis gland / thornless Tea, Honey Mesquite	3" Cal	Specimen (Deciduous)
	Quercus sp./ live oak	"	(Evergreen)
	Palatka chinensis/ chinese pistache	"	(Deciduous)
	Acacia salicina/ willow acacia	3" Cal	Vertical (Evergreen)
	Brachychiton populneum/ australian ballistree	3" Cal	Vertical (Evergreen)
	Acacia Wardiana/ pale blanco	15gal -	Patio Tree (Evergreen)
	Bauhinia lunarioides/ Anacacho Orchid		
	Thesvetia peruviana/ yellow oleander		
	Tecoma Orange Jubilee	5 gal.	Large flowering/screening
	Dodonaea viscosa/ hopseed bush		
	Caesalpinia gilliesii/ yellow bird of paradise	5 gal	med-large accent
	Phoenix roebelinii/ phx. pygmy palm	5 gal	small-med palm
	Cycas revoluta/ sago palm		
	Dasyliston longissimum/ mexican grass tree	5 gal.	med-large accent
	Bougainvillea Torch Glow bush boug		
	Hesperaloe sp		
	Savio Cleveland/ chaparral sage	5 gal.	med-large flowering shrub
	Eriophila/valentine bush		
	Calliandra eriophylla/ pink fairyduster		
	Hesperaloe parviflora/ pink yucca	5 gal.	medium accent shrub
	Muhlenbergia cap./ Deer Grass		
	Diets vegeta/ fortnight lily		
	Ruellia sp. / dwarf ruellia		small-med flowering shrub
	Rosemarinus aff. prostrata/ trailing rosemary		
	Chrysantha mexicana/ daisy		
	Lantana 'New Gold'/ yellow lantana	5 gal.	flowering groundcover
	Gaura lind. /whirling butterflies		
	Dalea greggii/ trailing dalea		
	Rosa banksia/ yellow Lady Bank's Rose		flowering cascading vine
	Hardenbergia complanata/ purple lilac vine		flowering twisting vine

Midran/ hybrid bermuda turf

d.g. (Decomposed Granite) Size: (1/2" Screened) Color: (Express Rose) or approved equal to 2" minimum depth. 0.6 to go under all trees/shrubs/groundcovers - U.N.O.
Supplier - Granite Express: (480) 354-6809



Conceptual
Landscape Plan

SCALE: 1" = 10'-0"



Preliminary: For Review Only

Conceptual Landscape Plan

Date	11-12-2017
Project No.	2017
Drawn By	ED
Checked By	ED
Approved By	ED
Sheet	L100

11-DR-2017
12/27/2018

**Stipulations for the
Development Review Board Application:
Wilshire Place
Case Number: 11-DR-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), 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 E-Project, LLC with a city staff date of 12/27/2018.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by E-Project, LLC with a city staff date of 12/27/2018.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Killip Land Planning, LLC with a city staff date of 12/27/2018.
 - d. The case drainage report submitted by Everest Consulting Services, PC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Everest Consulting Services, PC and accepted in concept by the Water Resources Department.
 - f. The Request for Stormwater Storage Waiver submitted by Everest Consulting Services, PC with a city staff date of 2/26/2019.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was 8-ZN-1984.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be

measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plans submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All exterior shade devices shall be designed so that the shade material has a density of seventy-five (75) percent or greater. With the final plans submittal, the developer shall provide section drawings of exterior shade devices to demonstrate compliance with this requirement.
5. With the final plans submittal, the developer shall indicate the locations of all building mounted lighting fixtures on the building elevation drawings.
6. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. With the final plans submittal, the developer shall submit plans to demonstrate compliance with these requirements.

SITE DESIGN:

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Detail 2147-1 at the location as shown on the Grading & Drainage plan Sheet 3 of 5 dated 2/14/19.

EXTRIOR LIGHTING:

Ordinance

- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0X foot-candles. All exterior luminaires shall be included in this calculation.

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.
- 11. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- 12. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source.
- 13. Landscaping lighting shall only be utilized to accent plant material.
- 14. All landscape lighting directed upward, shall be aimed away from property line.

STREET DEDICATIONS:

Ordinance

- E. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. Zero to twenty-four (0 – 24) foot dedication as necessary, for a total 24-foot-wide Alley right-of-way width on the west side of the property.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. Alley adjacent to the west side of the property
 - i. Construct North/South Alley improvements (curb, gutter, pavement, etc.) in accordance with the Alley Designation as specified in the DSPM 5-3.800 F.
 - b. North 71st Place
 - i. Construct a 5-foot-wide sidewalk along North 71st place to connect to the existing sidewalk improvements in accordance with the Local Residential-Suburban Character as specified in the DSPM.

DRB Stipulations

- 15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- H. The proposed private six (6) inch sewer collection line will require a four (4) foot manhole connection to the existing six (6) inch sewer line in the alley as noted on the approved and annotated BOD exhibit -3 by Water Resources dated 4/30/19.

DRB Stipulations

16. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

18. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A water and sewer facilities easement to contain the six new water meters as shown on the Utility Plan approved and annotated by Water Resources dated 4/30/2019 per DSPM.

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

The Improvement Plan Application, Plat/Map of Dedication/Release Application, and Architectural Plan Application (if required) must be submitted at the same time, in separate packages as described below. The Native/Salvage Plant Plan Application, (This is also used for Downtown area properties) may be submitted prior to any other application. The Fire Department Deferred submittals may be submitted with the Architectural and Improvement Plan Application or after the plan approval or at a later date.



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in Planning and Development Services. **Any modification to the Construction Document Application Requirements must be completed PRIOR to submittal of the first Construction Document Application plan review application.** The City of Scottsdale's Planning and Development Services staff reserves the right to refuse to modify these requirements.

- The following Construction Document Applications must be in separate packages by Section. See the individual sections herein for each of the application submittal content requirements:

- ☒ **Completed Permit Applications.** The permit applications are to be completed online at the following weblink:
<https://eservices.scottsdaleaz.gov/bldgresources/Plans>
- ☒ (Section 1) Improvement Plan Application – Digital submittal through the Improvement/Civil Plans Project Type
- ☒ (Section 2) Architectural Plan Application – Digital submittal through the Commercial or Multi-Family or Single-Family Project Type, as appropriate.
- ☒ (Section 3) Plat / Map of Dedication/Release Application – Digital submittal through the Plats/Dedications/Releases Project Type
- ☒ (Section 4) Fire Department Requirements for Deferred Sprinkler, Extinguishing and/or Alarm Systems
- ☒ (Section 5) Water & Wastewater Information
- ☒ (Section 6) Environmental Information

The cover sheet of the Civil plans, Landscape plans, Architectural plans, and Native Plant plans must each contain the following information:

- 1) County Assessor parcel number(s) of parcels on which improvements are being proposed.
- 2) Full street address assigned by the City of Scottsdale Records Department.
- 3) The applicable Development Review Board case number (##-DR-####), Zoning Case number (##-ZN-####), or other associated case number in the 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 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 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> and

<https://www.scottsdaleaz.gov/planning-development/plan-review>








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 and all associated Stipulations.

SECTION 1. Improvement Plan Document Application Requirements


















Items listed must be submitted online through the Improvement/Civil Plans Project Type e-application with a copy of this list. **Incomplete e-application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult the City of Scottsdale's Design Standards and Policies Manual (DSPM) for the minimal submittal and construction document preparation requirements.**

- ☒ Improvement/Civil Plan e- Application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted) with a minimum horizontal Scale: 1" = 20', a minimum vertical scale: 1" = 2'. In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Improvement Plan e-application.

Engineering, Stormwater, Fire, and Planning One (1) Digital File Set			Plans and Related Documents
Required		Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans
<input type="checkbox"/>		<input type="checkbox"/>	Improvement Plan Set file (including the following):
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading and Drainage Plans (including drainage structures, retaining walls, walls/ fences, etc.)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water & Sewer Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paving Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Striping & Signage Plans
	<input type="checkbox"/>	<input type="checkbox"/>	Street light plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape and Irrigation plans. (Please See Notes 1 and 2 below)
	<input type="checkbox"/>	<input type="checkbox"/>	NAOS Plan and calculation worksheet

Construction Document Application Requirements

Wilshire Place (11-DR-2017)

	<input type="checkbox"/>	<input type="checkbox"/>	Traffic Signal Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Slope Analysis Plan
<input type="checkbox"/>	<input type="checkbox"/>	Following engineering files, 1 pdf file each: (for reference) (See Note 3 Below)	
	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Master Water Report
	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Master Drainage Report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accepted Final Water Basis of Design Report
	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Master Sewer Report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accepted Final Sewer Basis of Design Report
	<input type="checkbox"/>	<input type="checkbox"/>	Master Circulation Report
	<input type="checkbox"/>	<input type="checkbox"/>	Final Circulation Report
	<input type="checkbox"/>	<input type="checkbox"/>	Master Signalization Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Final Signalization Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Final Signalization Plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALTA Survey Plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Plat or Map of Dedication/Release
	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Calculations for retaining walls, fence walls, fences
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineer's Estimate for the required improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Drainage Report and hydrology and hydraulic analysis files	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SWPPP booklet including erosion control plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed 404 Certification Form	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notice of Intent (NOI)	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	No-Conflict Forms (Originals must be signed by each utility prior to plan approval)
<input type="checkbox"/>	<input type="checkbox"/>	Commitment for Title Insurance (not more than 30 days old from the date of the first submittal)
<input type="checkbox"/>	<input type="checkbox"/>	Right of Way, PUE, Sight Visibility, Access, etc. legal description(s) and graphic exhibit (See Note 4 & 5 below)
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Easement legal description(s) and graphic exhibit for dedication(s) (See Note 4 & 5 below)
<input type="checkbox"/>	<input type="checkbox"/>	Aviation Easement legal description and graphic exhibit (See Note 4 & 5 below)
<input type="checkbox"/>	<input type="checkbox"/>	NAOS, Scenic Corridor, etc. easement(s) legal description and graphic exhibit (See Note 4 & 5 below)

NOTES:

1. Retaining walls, fence /walls, monuments, and entry gate features shall be included in the **Civil plan set for review and approval**. Walls and wall details may be shown on the Landscape plan set for color and material approval only.
2. Building structures such as Ramadas, Mailboxes and Water features/fountains shall be included in the **Architectural Plan set for review and approval**. Structures may be shown on the Landscape plan set for reference only.
3. Any outstanding reports shall be accepted by the City prior to the first submittal of Improvement Plans.
4. **Signed Easement Dedication forms** (signed by owners) and **Confirmation of Dedication forms** (signed by beneficiary(s)) will be requested only after the legal description and graphic exhibits are reviewed by City staff and accepted for processing.
5. When **multiple dedications** are occurring, a singular Plat or Map of Dedication shall be used in place of individual legal and graphic exhibits.

SECTION 2.







Architectural Constuction Document Application Requirements

Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application as appropriate, with a copy of this list. All plans must be signed and sealed.

Incomplete e-application will not be accepted. If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult <https://www.scottsdaleaz.gov/planning-development/plan-review> for minimal submittal and construction document preparation requirements.**









- ☒ Architectural Plan e-application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted).

In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Architectural Plan e-application.

Building, Planning, and Fire One (1) Digital File Set			Plans and Related Documents
Required	Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans	
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Plan Set (including the following):	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space plan

Construction Document Application Requirements

Wilshire Place (11-DR-2017)






	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photometric Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Lighting Manufacture Cut Sheets (on 24" x 36" paper minimum)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of structural, electrical, and water calculations (Either as a separate 8 ½" x 11" document or on the drawings)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of soils report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copies of the International Energy Compliance Code compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the Construction Specifications - 8 ½" x 11" bound copies or on plan sheets
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Plat/Condominium Plat/Map of Dedication (for reference only)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Civil & Landscape Plans (for reference only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of No Effect for archaeological resources signed by the City Archaeologist.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Approval for archaeological resources signed by the City Archaeologist.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NAOS Plan and calculations worksheet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Purchase Agreement for In-Lieu Parking Credits. (This must be the original form, signed by the applicant).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approval from the Airport Director or designee for aviation hazard(s).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Resource Department's approval of the water features/fountains.

SECTION 3.

Plat / Map of Dedication/Release Application Requirements


Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application, with a copy of this list. **Incomplete e-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 to consult the City of Scottsdale's Design Standards and Policies Manual (DS&PM) for the Plat preparation requirements.**

- ☒ Plat or Map of Dedication e-application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted). In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Improvement Plan e-application.

Engineering, Stormwater, Fire, Planning, Maps, Survey, and GIS One (1) Digital File Set			Plans and Related Documents
Required	Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans	
<input type="checkbox"/>	<input type="checkbox"/>	Plat/Map Set (including the following):	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat/Map
	<input type="checkbox"/>	<input type="checkbox"/>	Map of Release (for reference only)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALTA Survey (for reference only)
	<input type="checkbox"/>	<input type="checkbox"/>	NAOS graphic & calculation worksheet
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Covenants Conditions and Restrictions (CC&Rs)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commitment for Title Insurance (not more than 30 days old from the date of the 1st submittal)	
<input type="checkbox"/>	<input type="checkbox"/>	NAOS Plan and calculation worksheet.	

SECTION 4.

**Fire Department Requirements For Deferred Sprinkler, Extinguishing,
and/or Alarm System Submittals**

 FIRE ORDINANCE REQUIREMENTS	
(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)	
<input checked="" type="checkbox"/>	1. Premises identification to be legible from street or drive.
<input checked="" type="checkbox"/>	2. Fire Lanes & Emergency Access shall be provided & marked in compliance with City Ordinance and International Fire Code requirements.
<input checked="" type="checkbox"/>	3. Provide all weather access roads (minimum 16' (ft.) in width) to all buildings and hydrants from public way during construction.
<input checked="" type="checkbox"/>	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.
<input type="checkbox"/>	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system.
<input type="checkbox"/>	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.
<input checked="" type="checkbox"/>	7. Fire lines, sprinklers and standpipe systems shall be flushed and pressure tested per NFPA Standards and Scottsdale Revised Codes.
<input checked="" type="checkbox"/>	8. Backflow prevention is required for all NFPA 13/13R systems.
<input type="checkbox"/>	9. Provide a KNOX access system: <ul style="list-style-type: none"> <input type="checkbox"/> a. KNOX box <input type="checkbox"/> b. Padlock <input type="checkbox"/> c. Key switch and preemption device override for automatic gates
<input type="checkbox"/>	10. Fire Department Connections shall be installed in a location approved by Scottsdale Fire Code Official.
<input type="checkbox"/>	12. Fire sprinkler system design criteria for unspecified shell buildings shall be .45 gpm over 3000 square feet.
<input checked="" type="checkbox"/>	11. Provide "Owner's Information Certificate" with fire sprinkler plan submittal.
<input type="checkbox"/>	13. Fire sprinkler system design for warehouse/storage occupancies shall be based on the full height capacity of Building per Scottsdale Revised Code.
<input type="checkbox"/>	14.

INSTRUCTIONS – After Building and Civil plan approval, installing contractor(s) shall submit the following information:

Plans and Related Documents	Fire Review	
	Req.	If applicable
Submittal Item:		
NFPA compliant Sprinkler system	<input checked="" type="checkbox"/>	
NFPA compliant Fire Alarm system	<input type="checkbox"/>	<input type="checkbox"/>
UL 300 compliant commercial hood suppression system	<input type="checkbox"/>	<input type="checkbox"/>
<p>"Required" check boxes (completed by Fire Code Official) indicate whether or not a submittal item is required.</p> <p>"If Applicable" check boxes (completed by Fire Code Official) indicate a submittal may be required, this will be stated on Building plan by "Architect of Record" and approved by the Fire Code Official on Building submittal.</p> <p>All deferred Fire submittals shall not be included in Building plan submittal(s)</p>		
One (1) copy of Plan Submittal	<input checked="" type="checkbox"/>	
One (1) copy of supporting calculations	<input checked="" type="checkbox"/>	
One (1) copy of Manufacture Data Sheets	<input checked="" type="checkbox"/>	



NOTE:

At a minimum, all submitted information shall be reviewed by the applicant's NICET level III Certified Engineering Technician (CET) or a Professional Engineer, as required, prior to the submittal – refer to the more comprehensive base checklists on-line.

The plans must demonstrate compliance with the adopted Codes, Ordinances, Standards and Interpretations for each appropriate application.

SECTION 5.
Water & Wastewater Information

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, and 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 Permits to Work in the Right-of-Way by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct (ATC) Water and or Wastewater Systems has been submitted to the MCESD in the form of a document developed by the County with date stamp.
- Before commencing construction, the developer shall submit evidence that approval to construct has been issued by the MCESD.
- 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 and Approval of Construction (AOC) by the MCESD.

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.
- 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.

SECTION 6.

Environmental Information

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:

- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit for City review and approval as part of the improvement plan submittal;
- Submit a Notice of Intent (NOI) to ADEQ;
- Provide the NOI Certificate of Approval to the City before the final plan approval.
- 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.
- The approved SWPPP shall be kept onsite at all times during construction.