

**Stipulations for the  
Development Review Board Application:  
FEV2 Office Remodel  
Case Number: 3-DR-2023**

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 Nelsen Partners, with a city staff date of 3/9/2023.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Partners, with a city staff date of 3/9/2023.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Hillman Workshop, with a city staff date of 3/9/2023.
  - d. Refuse for the project shall generally conform to the Refuse Plan prepared by Nelsen Partners with a city staff date of 3/9/2023.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Use Permit for the subject site was: 30-UP-1985.

**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 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 plan 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 plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

4. Any roll-up overhead doors shall orientate all accessory/mechanical components internal to the building.

**SITE DESIGN:**

**DRB Stipulations**

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. 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 Details, detail 2146-1 for single enclosures, and #2147-1, for double enclosures.

**LANDSCAPE DESIGN:**

**Ordinance**

- C. With final plans submittal, the owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.
- D. With final plans submittal, the property owner shall update the landscape plans to show that thorny trees, shrubs and cacti will be planted so their mature size/canopy will be at least 4 feet away from walkways or parking area curbing.

**DRB Stipulations**

**EXTRIOR LIGHTING:**

**Ordinance**

- E. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- G. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. 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.
- J. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property lines shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

7. 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
8. 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 8.0 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. All exterior lighting shall have a color temperature of 3,000 Kelvin or less
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR AND BICYCLE PARKING:**

**Ordinance**

- K. Required bicycle parking shall conform to Zoning Ordinance Section 9.103.

**AIRPORT:**

**DRB Stipulations**

9. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA *for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope*. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
10. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.