Project Narrative

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

Date: _____ Project No.: _____ - PA - _____

Coordinator: Mac Cummins Case No.: _____ - ___ - _____

Project Name: Scottsdale Plaza

Project Location: 2901 N. 67th Place and 6750 E Thomas Road

Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☑ Commercial ☐ Industrial

Current Zoning: C2 Proposed Zoning: C2

Number of Buildings: 1 Parcel Size: 35,877 sf (0.83 ac)

Gross Floor Area/Total Units: 9,600 sf Floor Area Ratio/Density: 0.27

Parking Required: 41 Parking Provided: 41

Setbacks: N - N/A S - N/A E - N/A W - N/A

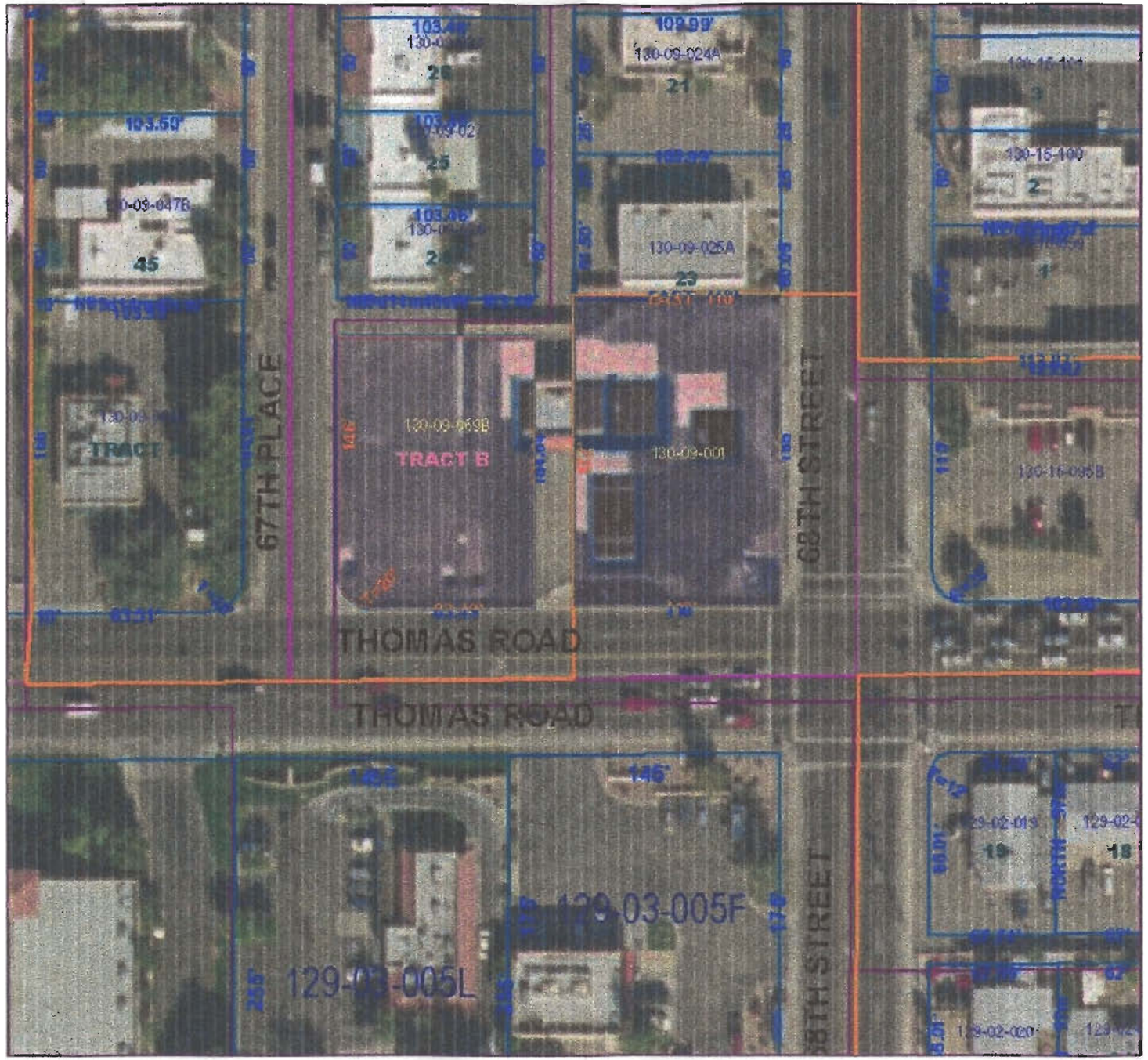
Description of Request:

Site plan approval for a new masonry building for retail use.

4-ZN-2005
3-25-05

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

NOTE: DO NOT SCALE DRAWING. FOLLOW DIMENSIONS. THIS DRAWING AND THE DESIGN CONCEPTS SHOWN THEREON ARE THE SOLE PROPERTY OF STEVEN G. HELFFRICH ARCHITECT INC REPRODUCTION, COPY, OR USE OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED AND ANY AGREEMENT WILL BE SUBJECT TO LEGAL ACTION.



Combined Context Aerial and Context Site Plan

NTS

NORTH

Scottsdale Plaza

2901 north 67th Place
and
6756 East Thomas Road
Scottsdale, Arizona 85251

studio architecture

studio architecture:

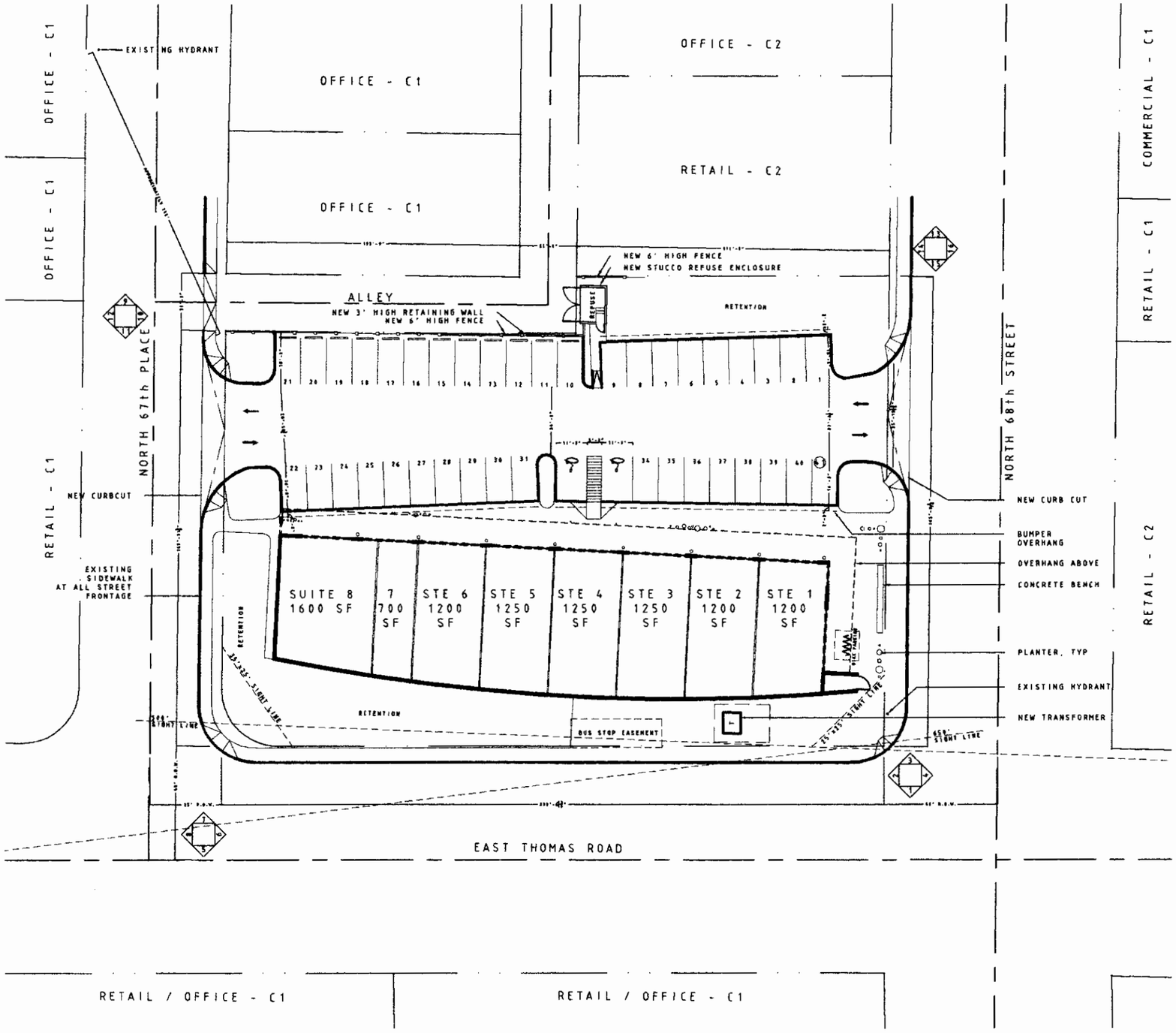
steven g helffrich

1021 north central avenue
phoenix, arizona 85004

(t) 602 257 0922
(f) 602 257 1033

11 March 2005

4-ZN-2005
3-25-05



Site Plan

0 20' 40'
1" = 40'-0"
NORTH

Project Data

ZONING C-2

NET SITE AREA 0.82[illegible] 87[illegible]sf
GROSS SITE AREA 0.93[illegible]99.[illegible]sf

FLOOR AREA RATIO 0.27 PROPOSED
0.80 ALLOWED

BUILDING HEIGHT 22'-0" PROPOSED
35'-0" ALLOWED

OPEN SPACE CALCULATION
[illegible] 10% OF NET LOT AREA
[illegible]

NET TOTAL
[illegible]
TOTAL [illegible]
FIRST OPEN SPACE [illegible]

GROSS BUILDING AREA: 9,[illegible]sf

ALLOWABLE AREA CALCULATION (IBC, Section 506)

TABULAR BUILDING AREA 9,[illegible]
FRONTAGE ADJUSTMENT 6,750sf
AUTOMATIC SPRINKLERS 27,[illegible]
TOTAL ALLOWABLE 43,[illegible]

CONSTRUCTION [illegible] (IBC TABLE 601)
V-B, FULLY SPRINKLED

OCCUPANCY
[illegible]

EXITING CALCULATIONS
(IBC TABLES 1004.1.2)

SUITE 1 (M) [illegible] PROVIDED
SUITE 2 (M) [illegible] REQUIRED
[illegible] PROVIDED
SUITE 3 (M) [illegible] REQUIRED
[illegible] PROVIDED
SUITE 4 (M) [illegible] REQUIRED
[illegible] PROVIDED
SUITE 5 (M) [illegible] REQUIRED
[illegible] PROVIDED
SUITE 6 (M) [illegible] REQUIRED
[illegible] PROVIDED
SUITE 7 (M) [illegible] REQUIRED
[illegible] PROVIDED
SUITE 8 (M) [illegible] REQUIRED
[illegible] PROVIDED

PLUMBING FIXTURE CALCULATIONS
NO PLUMBING FIXTURES
UNDER THIS PERMIT

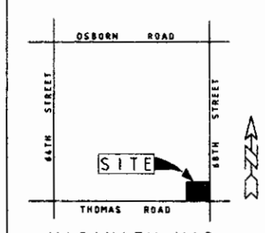
PARKING CALCULATIONS

8,[illegible]sf GROSS BUILDING AREA (RETAIL)
250 PARKING RATIO (RETAIL)
34 PARKING STALLS REQUIRED
7,[illegible] GROSS BUILDING AREA (RESTAURANT)
[illegible] PARKING RATIO (RESTAURANT)
37 PARKING STALLS REQUIRED
47 PARKING STALLS REQUIRED TOTAL
41 PARKING STALLS PROVIDED

4 BICYCLE STALLS REQUIRED
8 BICYCLE STALLS PROVIDED

Codes

2003 International Building Code
2003 International Mechanical Code
2003 International Fire Code
2003 International Energy Code
NFPA National Electric Code
NFPA National Plumbing Code
City of Scottsdale Zoning Ordinance



VICINITY MAP
N.T.S.

Project Directory:

Owner/Developer
Marino Investments
3636 Birch Street, Suite 200
Newport Beach, California 92660
t 949 975 0242
f 949 975 0243
e vjmarino@earthlink.net
Contact: James Marino

Architect
studioARCHITECTURE
1021 N Central Avenue
Phoenix, Arizona 85003
t 602 257 0922
f 602 257 1033
e studioarch@qwest.net
Contact: Steven Helffrich

Landscape Architect
Urban Earth Design
4837 East Indian School Road
Phoenix, Arizona 85018
t 602 285 0214
f 602 285 9855
Contact: Michael Dolin

Civil Engineer
J.H. Griffin Engineering, Inc.
745 E Maryland, Suite 200
Phoenix, Arizona 85014
t 602 212 1279
f 602 212 1553
e jshinsky@jhgriffinengr.com
Contact: James Griffin

Soils Engineer
PSI Engineering
2720 S Hardy Drive
Tempe, Arizona 85282
t 480 929 0202
f 480 929 0351
e suneel.garg@psiusa.com
Contact: Suneel Garg

Structural Engineer
Paul-Koehler
7434 E. McDonald Drive
Scottsdale, AZ 85250-4018
t 480 922 0854
f 480 922 3739
Contact: Steven Seferovic

Mech/Elec/Plumbing Engineer
AKRIBIS Engineering
1850 N Central Ave #550
Phoenix, Arizona 85004
t 602 393 0241
f 602 393 0202
e arcinelly@rhcs.com
Contact: Sheldon McInelly

Legal Description:

parcel # 130-09-069B + 130-09-065

Parcel No. 1:

The East 150 feet of the South 205 feet of the Southwest quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the East 40 feet; and

Except the South 40 feet thereof.

Parcel No. 2:

Tract "B", Oasis Plaza, according to Book 98 of Maps, Page 39, records of Maricopa County, Arizona.

Except the North 20 feet.

Parcel No. 3:

Commencing at the Southeast quarter corner of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence North 00 degrees 45 minutes 20 seconds East, a distance of 40 feet;

Thence West a distance of 150 feet to the Point of Beginning;

Thence from Point of Beginning North 00 degrees 45 minutes 20 seconds East, a distance of 145.00 feet;

Thence Westerly 20.00 feet;

Thence South 00 degrees 45 minutes 20 seconds West, a distance of 144.44 feet to the Northerly property line of Thomas Road;

Thence East along Northerly property line of Thomas Road, a distance of 20.00 feet to the Point of Beginning.

Scottsdale Plaza

2901 North 67th Place
and
6750 East Thomas Road
Scottsdale, Arizona 85251

studio ARCHITECTURE

studio architecture:

steven g helffrich

1021 north central avenue
phoenix, arizona 85004

[t] 602 257 0922
[f] 602 257 1033

11 March 2005

4-ZN-2005
3-25-05