

TOMECAK  
DESIGN

4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251

T 602.619.7751  
F 480.718.8387  
E INFO@TOMECAKDESIGN.COM

CODE REVIEW

AUTHORITY	CITY OF SCOTTSDALE, ARIZONA
CODE	2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS 2012 INTERNATIONAL FIRE CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2006 INTERNATIONAL CONSERVATION CODE
OCCUPANCY	R-2
CONSTRUCTION TYPE	V-B

PROJECT TEAM

OWNER:	DE MIRANDA LUX, LLC 3961 N. 75TH STREET SCOTTSDALE AZ, 85251 CONTACT: ROBERT MIRANDA PHONE: 602.326.4351
ARCHITECT:	TOMECAK DESIGN 4368 NORTH CIVIC CENTER PLAZA SUITE 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602.619.7751
CIVIL ENGINEER:	JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602.757.5964
LANDSCAPE ARCHITECT:	T.J. MCQUEEN 8433 EAST CHOLLA STREET SCOTTSDALE, ARIZONA 85260 CONTACT: TIM MCQUEEN PHONE: 602.266.6619
ELECTRICAL ENGINEER:	RLM DESIGN, LLC 820 SOUTH BRIDGER DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY MARIN PHONE: 602.741.1047

PROJECT INFORMATION

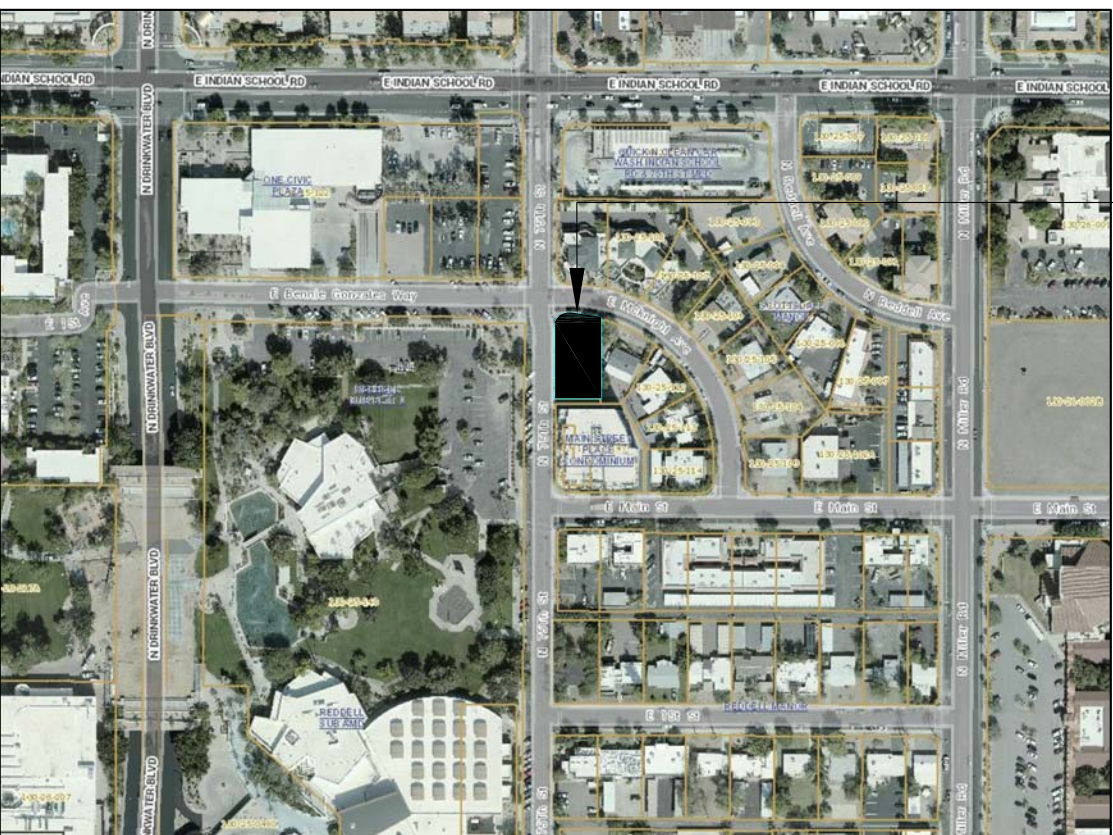
PROJECT NAME:	PALO ON 75TH	BUILDING SETBACKS:	FRONT SETBACK: 16'-0" (FROM MCKNIGHT AVE. BACK OF CURB) FRONT SETBACK: 16'-0" (FROM 75TH ST. BACK OF CURB) SIDE SETBACK: 0'-0" REAR SETBACK: 10'-0" (FROM CENTERLINE OF ALLEY)
ADDRESS:	3961 N. 75TH STREET SCOTTSDALE AZ, 85251	PROPERTY DENSITY ALLOWABLE PROPOSED:	50 DWELLING UNITS PER ACRE 16.67 DWELLING UNITS PER ACRE
APN	130-25-110A	GFAR:	ALLOWABLE 1.3 (2.0 WITH BONUS) 1.3 * 13,118 = 17,053.4 SF PROPOSED 10,455 SF / 13,118 SF = 0.80
ZONING	DOWNTOWN MIXED-USE	BUILDING HEIGHT:	ALLOWED: 66'-0" HIGH PROPOSED: 39'-0" HIGH
GROSS SITE AREA	13,117.69 SF (0.30 ACRES)	ALLOWABLE AREA	9,500 SF PER FLOOR 300% INCREASE FOR SPRINKLERS (PER STORY)
NET SITE AREA	9,622.82 SF (0.22 ACRES)	TOTAL AREA ALLOWED	28,500 SF
STORIES	(3) THREE STORIES	PARKING:	- (4) 2-BEDROOM UNITS @ 2 SPACES/UNIT = 8 SPACES - (1) 2-BEDROOM WORK/LIVE UNITS, RESIDENTIAL PARKING @ 2 SPACES/UNIT = 2 * - 285 S.F. OFFICE @ 1 SPACE/300 S.F. = 0.95
BUILDING AREA	1ST FLOOR 1,533 SF 2ND FLOOR 5,455 SF 3RD FLOOR 2,882 SF TOTAL AREA: 9,870 SF	* PER TABLE 9.103.B - 1 UNIT EXEMPTION FOR WORK/LIVE RESIDENTIAL COMPONENT IF COMMERCIAL PARKING PROVIDED.	
NUMBER OF UNITS:	5 DWELLING UNITS	TOTAL PARKING REQUIRED	9 SPACES (8.95 SPACES)
USE:	RESIDENTIAL	TOTAL PARKING PROVIDED	9 SPACES
OCCUPANCY USE:	SEPARATED	ADA PARKING REQUIRED (4%)	1 SPACE
FIRE SPRINKLERS	YES	ADA PARKING PROVIDED	1 SPACE
FIRE ALARM	YES	BICYCLE PARKING PROVIDED	8 STALLS TOTAL

LEGAL DESCRIPTION

LOT 25, OF SCOTTSDALE MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 46 OF MAPS, PAGE 24.

EXCEPT A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN AN ALLEY AND ANY PUBLIC UTILITY LINES, PIPES OR POLES OVER THE SOUTH 10 FEET OF LOT 25, OF SCOTTSDALE MANOR, RECORDED IN BOOK 46 OF MAPS, PAGE 24.

VICINITY MAP



PROJECT:  
PALO ON 75TH  
3961 N. 75TH STREET  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 2105

DATE: 11.16.2021

CONTENTS: SITE PLAN

SHEET No: CS0.1

GENERAL NOTES:

- KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.
- LANDSCAPE LIGHTING NOT SHOWN ON ELECTRICAL SITE LIGHTING PLAN. LANDSCAPE LIGHTING AND CONTROLS WILL BE INCORPORATED INTO THE DESIGN USED AS ACCENT LIGHTING.

KEY NOTES:

- NEW 36" HIGH PORCH WALL.
- EXISTING SIDEWALK TO CONNECT TO NEW SIDEWALK.
- EXISTING SIDEWALK TO BE REMOVED.
- NEW CONCRETE SIDEWALK.
- NEW DRIVEWAY. SEE CIVIL FOR MORE INFORMATION.
- GATE / DOOR.
- F.D.C.
- TRASH / RECYCLING ENCLOSURE WITH CONCRETE PAD.
- PROPERTY LINE.
- NEW ELECTRICAL TRANSFORMER LOCATION.
- EXISTING STREET LIGHT TO REMAIN. PAINT SHERWIN WILLIAMS "ENDURING BRONZE" - SW 7055.
- 25' x 25' SITE VISIBILITY TRIANGLE.
- UNIT ENTRY DOOR.
- AUTOMATIC GARAGE DOOR. DOOR TO BE ON AUTO OPEN ACCESS CONTROL DURING ALL HOURS.
- ROLL UP GATE TO SCREEN TRASH.
- S.E.S. LOCATION.
- PARKING STALLS.
- UNIT PORCH / ENTRY.
- ADA PARKING AND ACCESSIBLE AISLE.
- CONCRETE DRIVE AISLE.
- PARKING STOP, RAISED CURB.
- EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED.
- NEW GRADE PLANTER. SEE LANDSCAPE PLAN.
- EXISTING FIRE HYDRANT.
- STEEL MESH SCREEN.
- FIRE RISER.
- EXISTING ENTRY DRIVEWAY TO REMAIN.
- BICYCLE RACK PER CITY OF SCOTTSDALE STANDARD DETAIL.
- EXISTING BLDG. - APN 130-25-147
- KNOX BOX.
- NEW DEDICATED R.O.W.
- FOR THE PUBLIC SIDEWALK THAT EXTENDS ONTO THE PROPERTY - PROVIDE A NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER ANY PORTION OF STREET SIDEWALK THAT EXTENDS ONTO THE PROJECT SITE.

- \* PEDESTRIAN WAY: PROVIDED PER CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL 5-8.200.

LEGEND:

- NEW DEDICATED R.O.W.
- NON-MOTORIZED PUBLIC ACCESS EASEMENT
- NEW CONCRETE SIDEWALK

SITE PLAN

SCALE: 1"=10'-0"

