

DEVELOPMENT APPLICATION FOR "MARSHALL FOUR" PROJECT

PROJECT TEAM

OWNER:	NINI INVESTMENTS LLC 7321 E SHERMAN LN SCOTTSDALE, ARIZONA 85251 CONTACT: GLEN RADAJ PHONE: 480.748.0002
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 DESCRIPTION

THE MARSHALL FOUR PROJECT CONSISTS OF A SINGLE FOUR-STORY BUILDING LOCATED ON NORTH MARSHALL WAY.

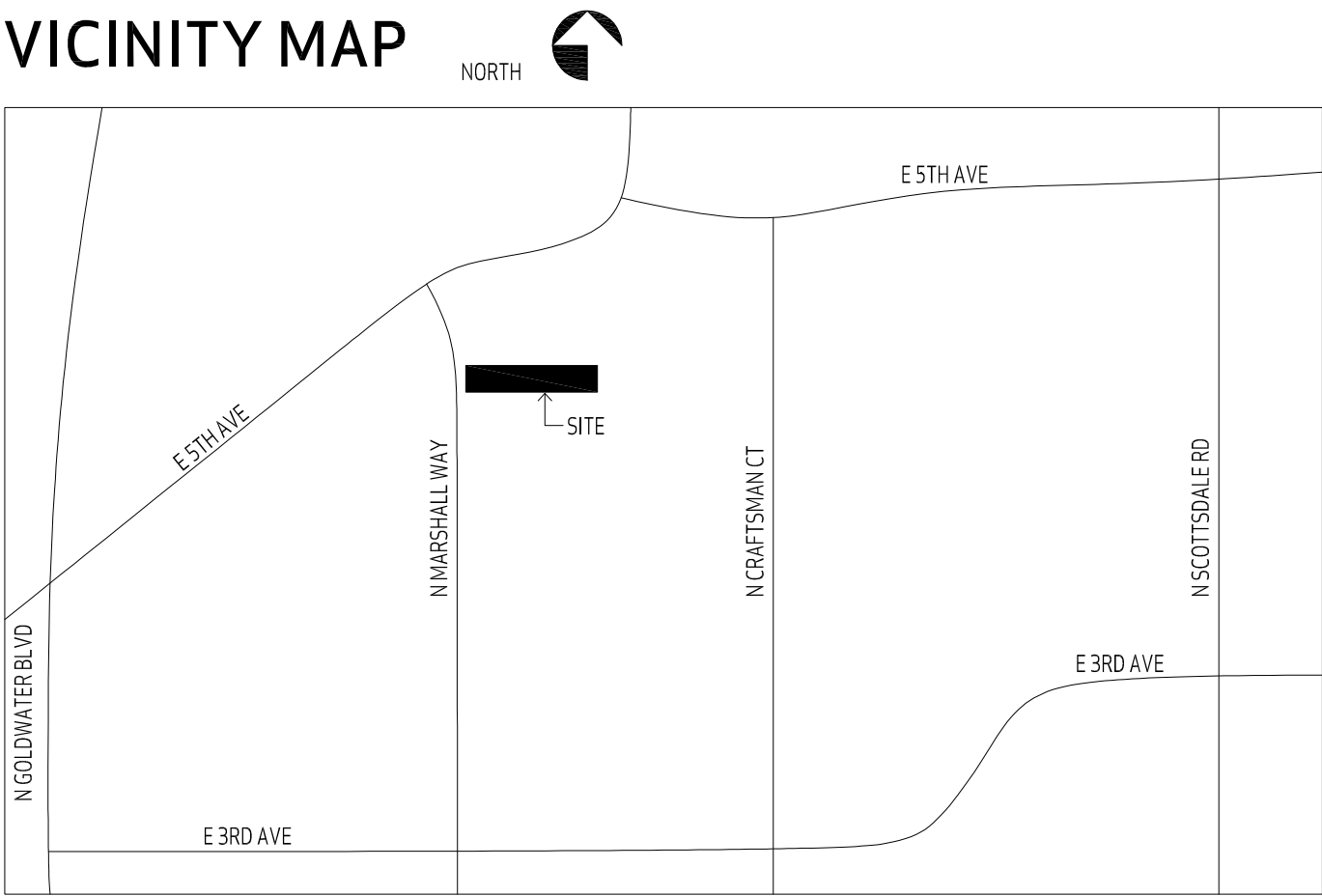
ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING DEDICATED ALLEY LOCATED ON THE NORTH SIDE OF THE PROPERTY AND PARKING SHALL BE AT GRADE.

THE BUILDING WILL CONSIST OF A GROUND FLOOR RETAIL AREA AND PARKING WITH THREE LEVELS OF (4) DWELLING UNITS ABOVE.

CODE REVIEW

AUTHORITY:	CITY OF SCOTTSDALE, ARIZONA
CODE:	2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL EXISTING BUILDING CODE 2015 INTERNATIONAL GREEN CONSTRUCTION CODE 2014 NATIONAL ELECTRIC CODE
OCCUPANCY:	B / R-2 / U
OCCUPANCY USE:	SEPARATED
CONSTRUCTION TYPE:	V-B

VICINITY MAP

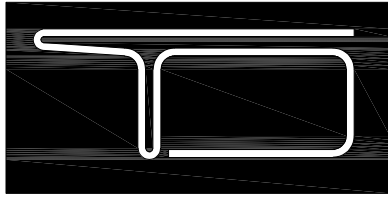


PROJECT INFORMATION

PROJECT NAME:	MARSHALL FOUR
ADDRESS:	4251 N MARSHALL WY SCOTTSDALE, ARIZONA 85251
LOT #:	3
APN:	173-50-035
ZONING:	D/RS-1, DO
PROPOSED USE:	MULTI-FAMILY PROJECT
NUMBER OF UNITS:	FOUR UNITS
STORIES:	FOUR STORIES
BUILDING HEIGHT:	
ALLOWED:	48'-0" HIGH
PROPOSED:	48'-0" HIGH
BUILDING SET BACKS:	
FRONT:	14'-0" FROM BACK OF CURB
REAR:	0'-0"
SIDES:	0'-0"
LOT SIZE:	
NET ACRES:	4.502 SF (10 ACRES)
GROSS ACRES:	5.844 SF (134 ACRES)
BUILDING FOOTPRINT	
TOTAL BUILDING FOOTPRINT	3,694 SF TOTAL
BUILDING AREAS	
LEVEL 01 RETAIL	1,329 SF
LEVEL 02	2,786 SF
LEVEL 03	2,607 SF
LEVEL 04	2,091 SF
TOTAL SF	8,813 SF
SPRINKLERS:	YES
FIRE ALARM:	NO
DENSITY: (50.00 UNITS/ ACRE)	
ALLOWED:	6 UNITS
PROPOSED:	4 UNITS
REFUSE:	COMMUNITY PICK-UP

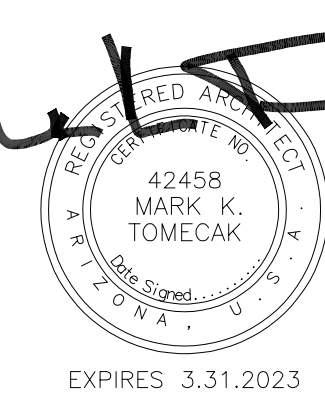
PARKING SUMMARY

PARKING REQUIRED:	<input checked="" type="checkbox"/> X
RESIDENCE PARKING	(2) X 2 UNITS (2) X 1 UNITS 1 PER 350 SF (1,329 SF - 1,000 SF) = 329 SF OF RETAIL
RETAIL PARKING	4.0 STALLS 2.0 STALLS 1.0 STALLS
TOTAL REQUIRED:	7.0 STALLS
PARKING PROVIDED:	
STANDARD STALLS	5.0 STALLS
ADA STALLS	1.0 STALL
4 SECURED BICYCLE STALLS	1.0 STALL
TOTAL PROVIDED:	7.0 STALLS



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

DRB CASE NUMBER 49-DR-2021

PROJECT:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:
2 PRELIMINARY REVIEW

JOB #.: 22-17

DATE: 04.25.2023

CONTENTS: SITE PLAN

SHEET No: **CS01**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMECAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.