# PRE-APPLICATION SITE PLAN FOR "MARSHALL FOUR" PROJECT

#### 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.

### PROJECT DIRECTORY

OWNER NINI INVESTMENTS LLC

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CIVIL ENGINEER JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD

CONTACT: CHUCK JACOBS PHONE: 602.757.5964

PHOENIX, ARIZONA 85015

## **CODE REVIEW**

CODE

OCCUPANCY:

OCCUPANCY USE:

CONSTRUCTION TYPE:

AUTHORITY CITY OF SCOTTSDALE, ARIZONA

2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS

2015 INTERNATIONAL BUILDING CODE W/ AMENDMENT: 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

B/R-2/U SEPARATED

V-B

#### PROJECT INFORMATION

PROJECT NAME: MARSHALL FOUR

ADDRESS: 4251 N MARSHALL WY

SCOTTSDALE, ARIZONA 85251

LOT#: 3

: 173-50-035 IING: D/RS-1

PROPOSED USE: MULTI-FAMILY PROJECT
NUMBER OF UNITS: FOUR UNITS

STORIES: FOUR STORIES

BUILDING HEIGHT:

ALLOWED: 48'-0" HIGH

PROPOSED: 48"-0" HIGH

LOT SIZE:

NET ACRES:

4,500 SF (.11 ACRES)

GROSS ACRES:

5,844 SF (.134 ACRES)

BUILDING FOOTPRINT

TOTAL BUILDING FOOTPRINT 4,185 SF TOTAL

SPRINKLERS: YES

FIRE ALARM: NO

DENSITY: (50.00 UNITS/ ACRE)

ALLOWED: 6 UNITS

PROPOSED: 4 UNITS

REFUSE: COMMUNITY PICK-UP

PARKING SUMMARY

PARKING REQUIRED: X

RESIDENCE PARKING (2) X 2 UNITS 4.0 STALLS
(2) X 1 UNITS 2.0 STALLS
RETAIL PARKING 1 PER 350 SF
(1,616 SF - 1,000 SF) = 616 SF OF RETAIL 2.0 STALLS

TOTAL REQUIRED: 8.0 STALLS

PARKING PROVIDED:

STANDARD STALLS
ADA STALLS
4 SECURED BICYCLE STALLS
1.0 STALL
1.0 STALL

TOTAL PROVIDED: 8.0 STALLS

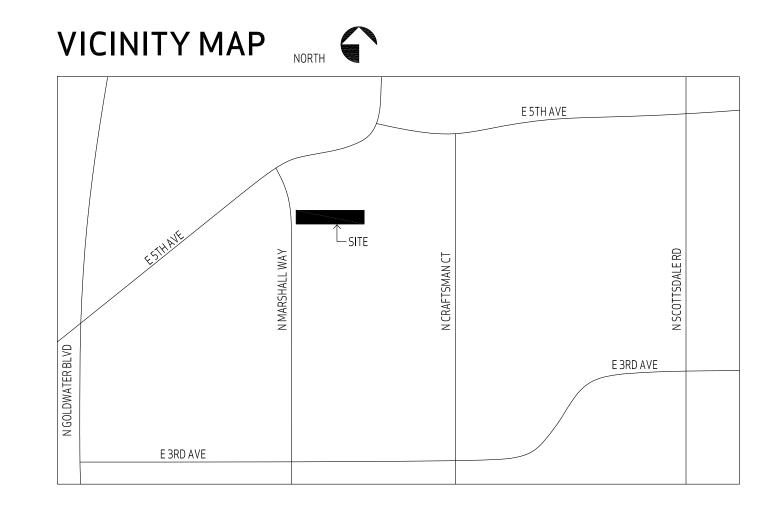
TOMECAK
DESIGN

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25'-0" 25'-0" 25'-0" 25'-0" 25'-0" 25'-0" 143'-0" 56'-8" 7'-8" 5'-4" 65'-4" 2'-8" 7'-0" 150.24' WAY 5'-0" 9'-0" 9'-0" 2'-0" RESIDENCE ENTRY N MARSF 





PROJECT:
MARSHALL FOUR

4251 N MARSHALL WY SCOTTSDALE, ARIZONA 85251

REVISED:

DATE:

JOB#.: ----

06.16.2022

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CS0.01