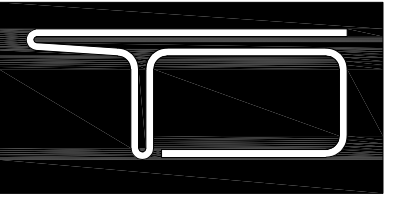


PRE-APPLICATION SITE PLAN FOR "MARSHALL LIVING" PROJECT



TOMECAK DESIGN
 4368 NORTH CIVIC CENTER PLAZA SUITE 201
 SCOTTSDALE, ARIZONA 85251
 T 602.619.7751
 F 480.718.8387
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PROJECT NARRATIVE

THE PROPOSED PROJECT IS A MIXED USED DEVELOPMENT THAT WILL OCCUPY THE AREA WHERE AN EXISTING SURFACE PARKING LOT EXISTS. THE PARKING WILL BE RECONFIGURED AND MAINTAINED ON THE GROUND LEVEL. A NEW BUSINESS SPACE WILL BE ADDED ALONG THE CRAFTSMAN COURT FRONTAGE AND 3 STORIES OF RESIDENTIAL DEVELOPMENT WILL BE ADDED ABOVE. THE EXISTING DRIVE ENTRY OFF OF CRAFTSMAN COURT WILL BE ELIMINATED AND CONVERTED TO PARKING.

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 (12) DWELLING UNITS ABOVE.

LEGAL DESCRIPTION

LOTS 3 & 4, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

CODE REVIEW

AUTHORITY: CITY OF SCOTTSDALE, ARIZONA
 CODE: 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 2021 INTERNATIONAL EXISTING BUILDING CODE
 2021 INTERNATIONAL GREEN CONSTRUCTION CODE
 2020 NATIONAL ELECTRIC CODE

OCCUPANCY: B/R-2/U
 OCCUPANCY USE: SEPARATED
 CONSTRUCTION TYPE: V-B

SITE PLAN NOTES:

- EXISTING PUBLIC STREET PARKING TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ALLEY DRIVE TO REMAIN.
- ADA ACCESSIBLE PATH.
- PROPERTY LINE.
- LOCATION OF F.D.C.
- TRASH ENCLOSURE WITH CONCRETE PAD.
- BICYCLE PARKING PER CITY OF SCOTTSDALE STANDARD DETAIL.
- EXISTING STREET LIGHT TO REMAIN.
- EXISTING POWER POLE.
- EXISTING POWER POLE TO BE RELOCATED.
- S.E.S. LOCATION.
- EXISTING ASPHALT PAVING.
- ADA PARKING AND ACCESSIBLE AISLE.
- CONCRETE PAVED PARKING LOT.
- PARKING STOP, TYPICAL.
- EXISTING FIRE HYDRANT TO REMAIN.
- FIRE RISER WITH BACKFLOW PREVENTER PER MAG STANDARD DETAIL 2369.
- MAIL BOXES.
- CENTERLINE OF STREET.
- 'S'XIS' SAFETY TRIANGLE.
- CENTERLINE OF ALLEY.
- SHADE CANOPY TO COVER SIDEWALK PER C.O.S. DESIGN GUIDELINES.
- OFF-STREET LOADING & UNLOADING ZONE.

PROJECT TEAM

OWNER: NIM 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 INFORMATION

PROJECT NAME: MARSHALL LIVING
ADDRESS: 4251 & 4247 N MARSHALL WY
 SCOTTSDALE, ARIZONA 85251
LOT #: 3 & 4
APN: 173-50-035 & 173-50-036
ZONING: D/R5-1, DO
PROPOSED USE: MULTI-FAMILY PROJECT
NUMBER OF UNITS: TWELVE 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: 9,004.93 SF (21 ACRES)
 GROSS ACRES: 13,457.7 SF (3089 ACRES)
BUILDING FOOTPRINT:
 TOTAL BUILDING FOOTPRINT: 7,312 SF TOTAL

LIVABLE AREAS
 LEVEL 01 RETAIL: 1,564 SF
 LEVEL 02: 5,338 SF
 LEVEL 03: 5,338 SF
 LEVEL 04: 5,244 SF
 TOTAL SF: 17,484 SF

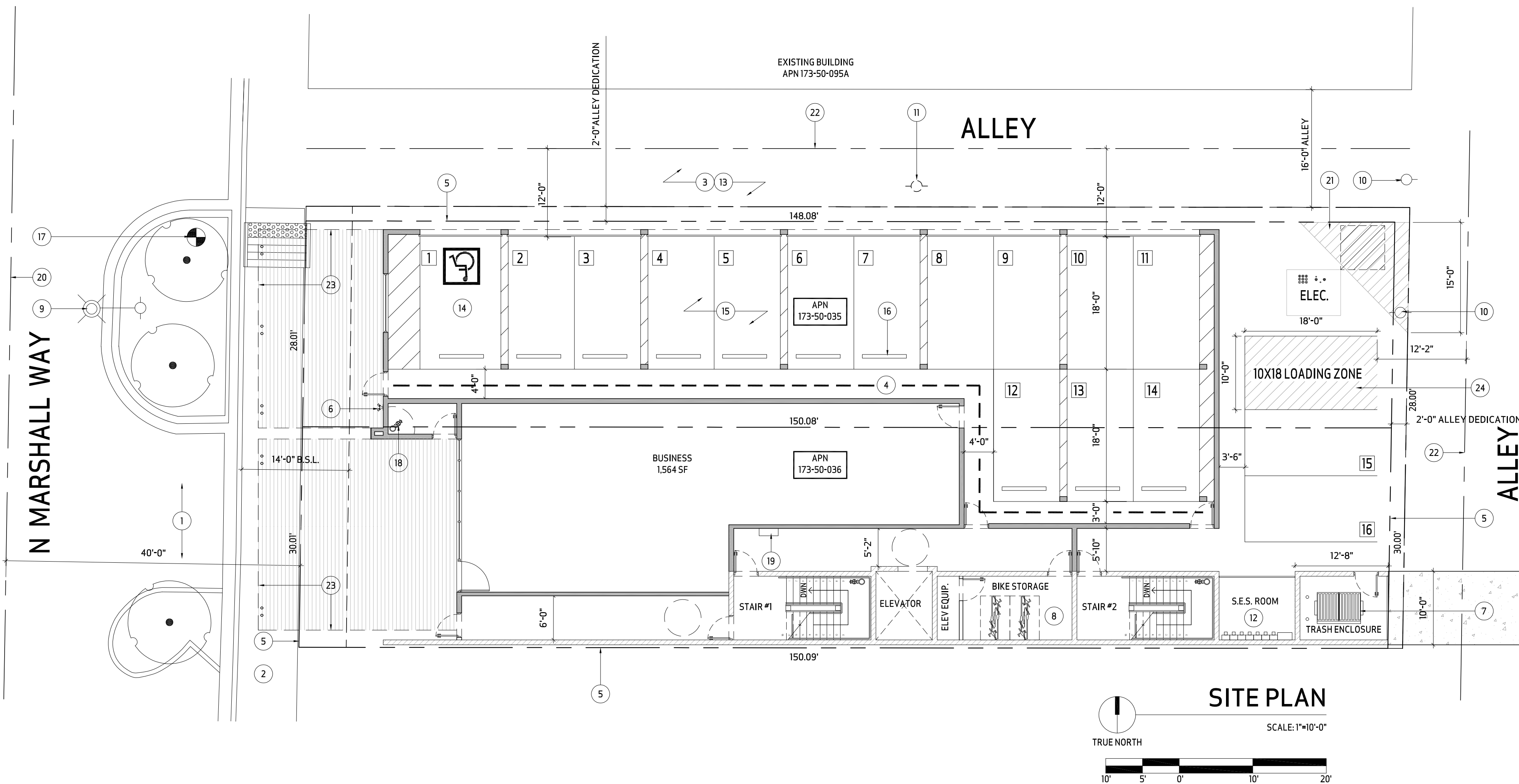
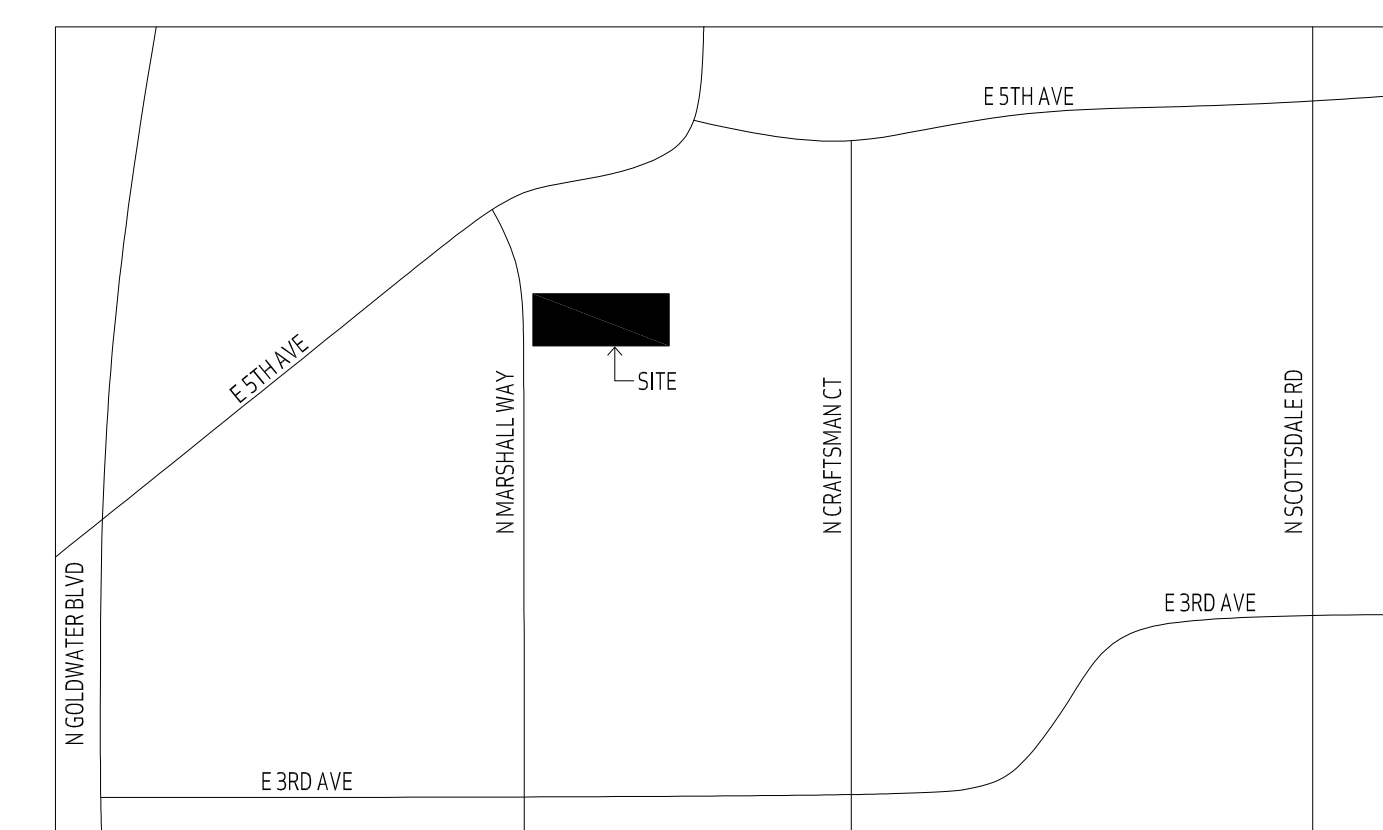
SPRINKLERS: YES (NFPA 13)
FIRE ALARM: NO
DENSITY: (50.00 UNITS/ACRE)
 ALLOWED: 15 UNITS
 PROPOSED: 12 UNITS
REFUSE: COMMUNITY PICK-UP

PARKING SUMMARY

PARKING REQUIRED: RESIDENCE PARKING (3) X 2 BED UNITS = 6.0 STALLS
 (9) X 1 BED UNITS = 9.0 STALLS
RETAIL PARKING: (1,564 SF - 1,000 SF) = 564 SF OF RETAIL = 2.0 STALLS
TOTAL REQUIRED: 17.0 STALLS

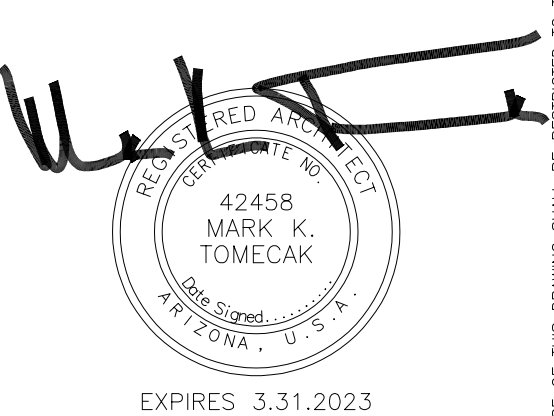
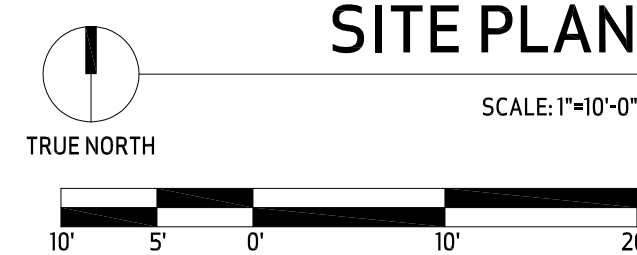
PARKING PROVIDED:
 STANDARD STALLS: 15.0 STALLS
 ADA STALLS: 1.0 STALL
 4 SECURED BICYCLE STALLS: 1.0 STALL
TOTAL PROVIDED: 17.0 STALLS

VICINITY MAP



SITE PLAN

SCALE: 1"=10'-0"



EXPIRES 3.31.2023

DRB CASE NUMBER --

PROJECT: MARSHALL LIVING
 4251 & 4247 N MARSHALL WY
 SCOTTSDALE, ARIZONA 85251

REVISED:
JOB #: 24-13
DATE: 07.22.2024
CONTENTS: COVER SHEET
SHEET NO: CS.01

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