



July 24, 2024

Christopher Zimmer, Planner (480) 312.2347 ([czimmer@scottsdaleaz.gov](mailto:czimmer@scottsdaleaz.gov))

RE: Project Narrative

Saint Mark Coptic Church

Located in the City of Scottsdale on 525 N 74<sup>th</sup> St, Saint Mark Coptic Church, is a 55,278 SF lot with a proposed new development project that will directly serve its neighborhoods and adjacent communities.

The intent is to develop an 11,530 SF building, keeping the eastern half of the existing church, comprised of a 5,760 SF multipurpose hall, 8,640 SF two-story office and services area, and a 1,464 SF amenities area. The multipurpose hall will serve as an extension to the existing church as well as a basketball court.

The proposed building is intended to comply with the City of Scottsdale's Zoning Ordinance, Building Safety Code, Zoning stipulations, and City Engineering Design Guidelines and standards. There will be one garbage collecting area on site located on the east side of the existing church portion to remain.

Utilizing the existing curb cut for the main circulation, the design will accommodate both public access and fire/utility services. The existing south curb cut will serve as the service entrance. No changes will be made to the sidewalk or street access. The site plan has been adjusted to provide sufficient parking at the back, including covered parking, close ADA-compliant spaces, and EV parking.

Fire truck circulation is designed to ensure easy access around the building. All new mechanical equipment will be roof-mounted direct cooling units, fully screened by the parapet design to remain hidden from the road.

Design considerations such as energy-efficient design will be used to decrease the heat-island effect by reflecting heat during the day instead of absorbing, storing and releasing it at night. Also, introducing green landscape material around the perimeter in lieu of heat absorbing rock or other non-reflective material will help cool the micro-climate around the building as well as have a positive contribution to reducing heat-island effects.

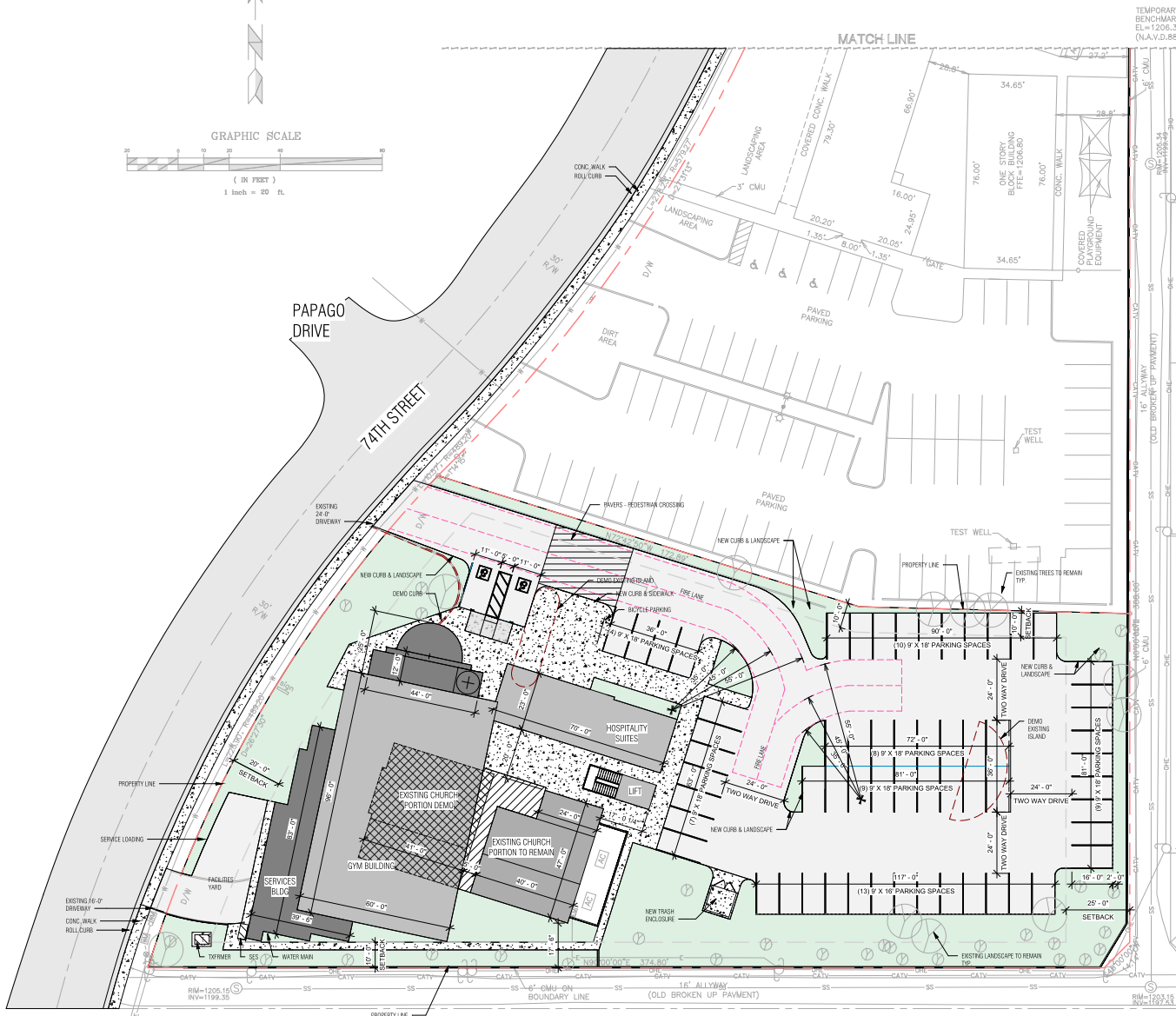
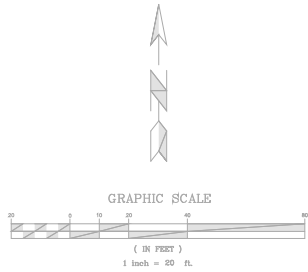
The architecture of the project is designed to be in harmony with its surrounding physical and natural built environments and the character desired for the city and the surrounding development. This includes but is not limited to geometry and forms, building materials, and color and pattern templates.

Please let us know if you have any questions.

Respectfully,



Akram Rosheidat, Architect



**CODE SUMMARY**

PROPERTY OWNER: SAINT MARK COPTIC ORTHODOX CHURCH  
 ADDRESS: 525 N 74TH ST. SCOTTSDALE AZ 85257  
 CONTACT: MARCUS MANSOUR  
 EMAIL: FMARCUS@GMAIL.COM  
 PHONE: (480) 467-9624

PROJECT DESCRIPTION: DESIGN, RENOVATE AND BUILD A GYM BUILDING WITH AMENITIES UTILIZING A PORTION OF AN EXISTING CHURCH.

LEGAL DESCRIPTION:  
 THIS IS A COMMERCIAL PARCEL LOCATED AT 525 N 74TH ST SCOTTSDALE 85257. THE CURRENT OWNER IS SAINT MARK COPTIC ORTHODOX CHURCH. IT IS LOCATED IN THE NEW PAPAGO PARKWAY 11 LOTS 480-587, 608-613 SUBDIVISION, AND MCR 90-14.  
 NEW PAPAGO PARKWAY UNIT 11 MCR 90-14 PT TR C BEG SW COR SD TR C SD PT BEING BEG OF CUR CONC SELV C ENTER BEARS S 72° 38' 14" 480-587 TH NEVY ALD APC D 1' CUR 225.97' TH S 72° 40' E 172.66' TH S 38° 33' E 106' TH S 128.82' TH S 45° 02' W 14.15' TO PT ON S LN OF TR C TH W 374.62' TO POB

JURISDICTION: CITY OF SCOTTSDALE

APPLICABLE CODES:

- 2021 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL FIRE CODE (IFC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) (PDF)
- 2021 INTERNATIONAL PLUMBING CODE (IPC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC) AMENDMENTS (PDF)
- 2020 NATIONAL ELECTRICAL CODE (NEC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPPSC) AMENDMENTS (PDF)

GENERAL ACCESSIBILITY: ADA ACCESSIBILITY GUIDELINES AS ADOPTED BY THE STATE OF ARIZONA (CCANSI A117.1 (2018) AS ADOPTED BY IBC SECTION 1101.2

SPRINKLERS: Y - REQUIRED PER 2021 SCC AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13D.

ZONING: R1-7

PARCEL NUMBER: 131-44-036B  
 SITE/R: 2 IN 4E  
 PLUS 9270  
 MCR: 90-14  
 SUBDIVISION: NEW PAPAGO PARKWAY 11 LOTS 480-587, 608-613  
 LOT # NA

LOT SIZE: GROSS: 55,278 SF (1.26 ACRES) NET: 54,886 SF

BUILDING AREAS:  
 EXISTING CHURCH: 1,740  
 VERTICAL CIRCULATION: 270  
 GYM: 5,760  
 AMENITIES: 2,160  
 HOSPITALITY: 1,600  
 TOTAL: 11,330 SF

LOT COVERAGE: 11,530 SF / 55,278 SF = 20.8%

OCCUPANCY TYPE: MIXED OCCUPANCY (A3 + B + R1 + S1)  
 CONSTRUCTION TYPE: TYPE V-B  
 BUILDING AREA: 8,860 SF TOTAL (1ST FLR: 5,020 SF + 2ND FLR 3,860 SF)

BUILDING HEIGHT: 30' - 0" PROPOSED (30' - 0" MAX)  
 BELL TOWER: 45' - 0"

LANDSCAPED AREA: 14,026 SF - 25.3%

**OPEN SPACE CALCULATION:**

FIRST 12' OF HEIGHT = 10% OF NET LOT AREA  
 = 10 x 54,886 = 5,488.6 SF

NEXT 10' OF HEIGHT = 10' x .004 x 5,488 = 219.52 SF

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)  
 = 5,488.6 + 219.52 = 5,668.12 SF (10%)  
 OPEN SPACE PROVIDED = 5,885 SF

PARKING LOT LANDSCAPE: PER SEC 10.501 H.2 - 15% OF PARKING AREA IS LANDSCAPED - NO PARKING SPACES AT 15 SPACES

PARKING AREA x 15%  
 23,366.59 x 15 = 3,504.9 SF  
 PARKING LOT LANDSCAPE PROVIDED = 8,140 SF

BICYCLE PARKING CALCULATION: PER SEC 9.103 (1) SPACE EVERY (10) PARKING SPACES  
 62 SPACES = 7 BICYCLE PARKING PROVIDED

SPACE	OCCUPANCY	AREA	OCC.	LOAD	PARKING REQ.	PER TABLE 9.103A
HOSPITALITY L1	R1	661.50	3.31	1/200		
HOSPITALITY L2	R1	410	2.05	1/200		
SERVICES	B	238	1.19	1/200	6.25	1.25/DWELLING
CONF. 2ND FLR	A3	640	42.67	1/15	12.8	1 SPACE/50 SF
PLAZA 1ST FLR	A3	734	49.93	1/15		
GYM	A3	5,760	384	1/15	28	1 SPACE/200 SF
BLEACHERS	A3	900	53.33	1/18'		
BREAK RM	B	332	1.66			
STORAGE	S1	168	0.34	1/500		
OFFICES + IT	B	111	0.56	1/200		
LOBBY	A3	500	33.33	1/15		
EXISTING CHURCH	A3	1,742	55.0	1/18'	13.75	1 SPACE/4 SEATS
			<b>626.37</b>		<b>61.60</b>	

**PLUMBING FIXTURES**

OCCUPANTS	TOILETS (1-125)	URINALS	LABORATORIES 1-200
MALE REQ.	3	2	2
MALE PROV.	4	2/3	4
FEMALE REQ.	313.8	6	2
FEMALE PROV.	6	6	4



340 E PALM LANE  
 SUITE 304  
 PHOENIX, AZ 85004  
 P 602.967.9098  
 WWW.MRTDESIGNLLC.COM

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PROJECT NUMBER

24001

PROJECT NAME  
 ST. MARK COPTIC CHURCH  
 621 N 74TH ST  
 SCOTTSDALE, AZ 85257

PROJECT NAME

DATE

REVISIONS

NO.

DESCRIPTION

DATE ISSUED

SHEET NAME

PRELIM N.F.C.

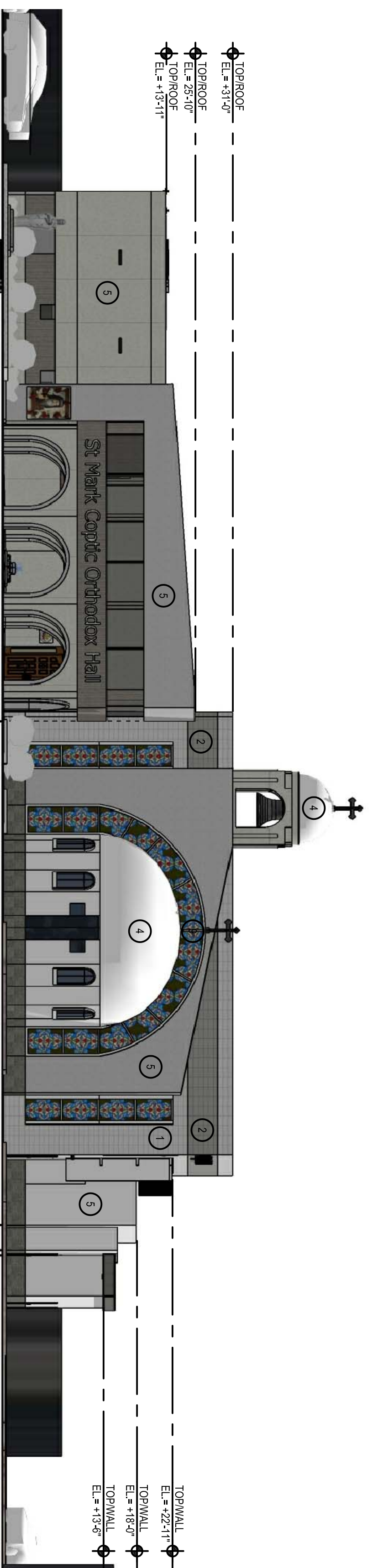
SHEET

ARCHITECTURE SITE PLAN

AS1

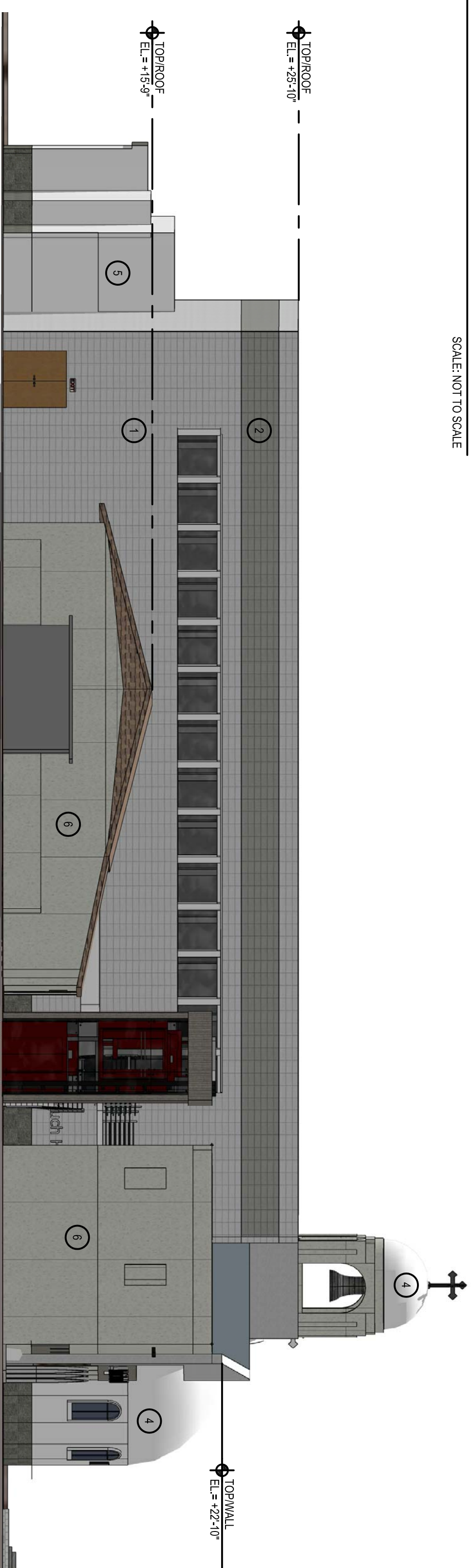
**material colors and selections : ①**

1. MASONRY BLOCK (WALLS)  
COLOR: ASPEN
2. SPLIT FACE MASONRY BLOCK (ACCENT)  
COLOR: ALUTIMN
3. STONE VENEER (BASE)  
COLOR:
4. STUCCO (TOWERS AND DOME)  
COLOR: WHITE
5. STUCCO (WALLS)  
COLOR: LIGHT GRAY
6. ALUMINUM FRAME WINDOWS  
COLOR: WHITE
7. GLASS WINDOWS
8. DECORATIVE STAIN GLASS



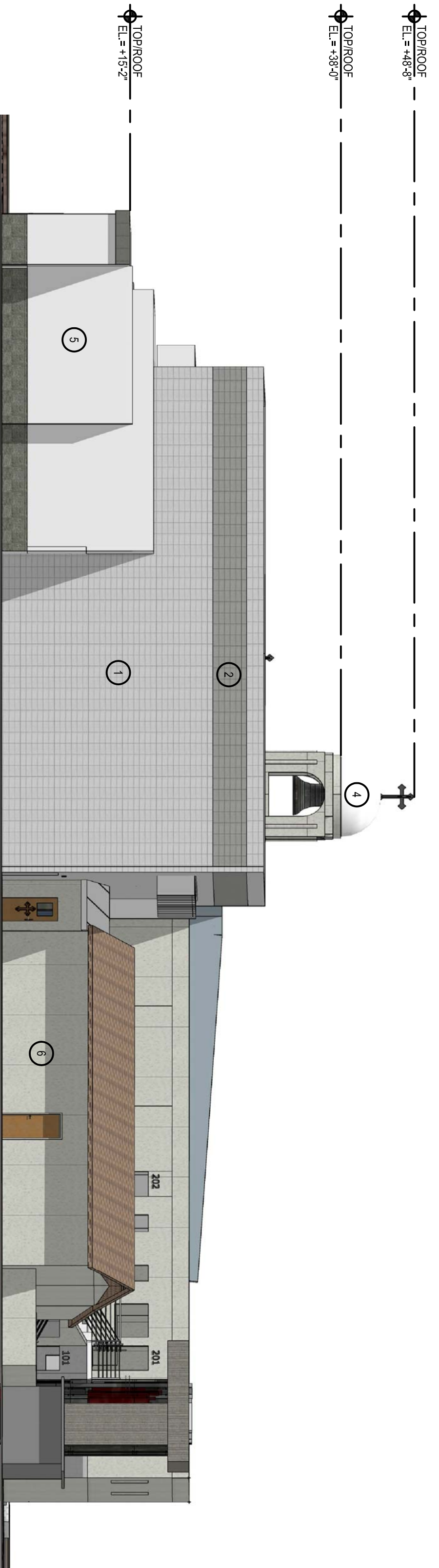
**④ north elevation**

SCALE: NOT TO SCALE



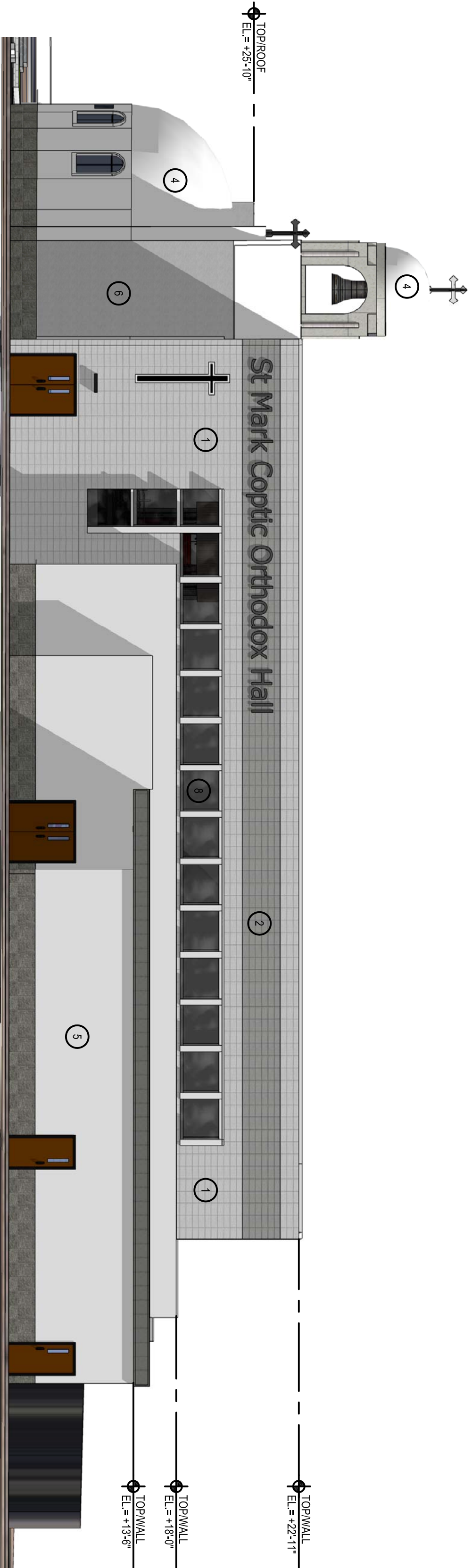
**③ east elevation**

SCALE: NOT TO SCALE



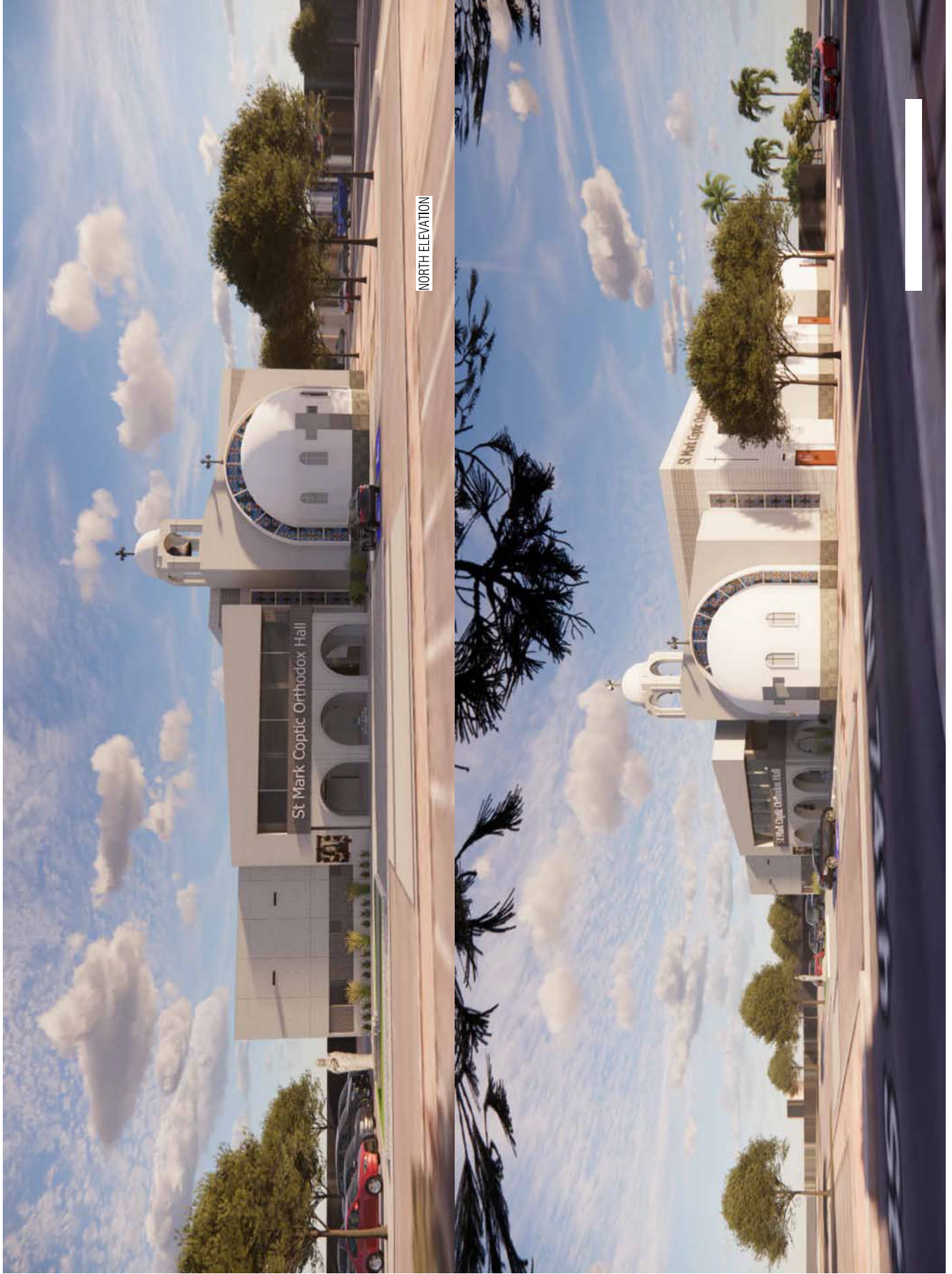
**② south elevation**

SCALE: NOT TO SCALE



**① west elevation**

SCALE: NOT TO SCALE



NORTH ELEVATION

NO.	DESCRIPTION	DATE
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REVISIONS

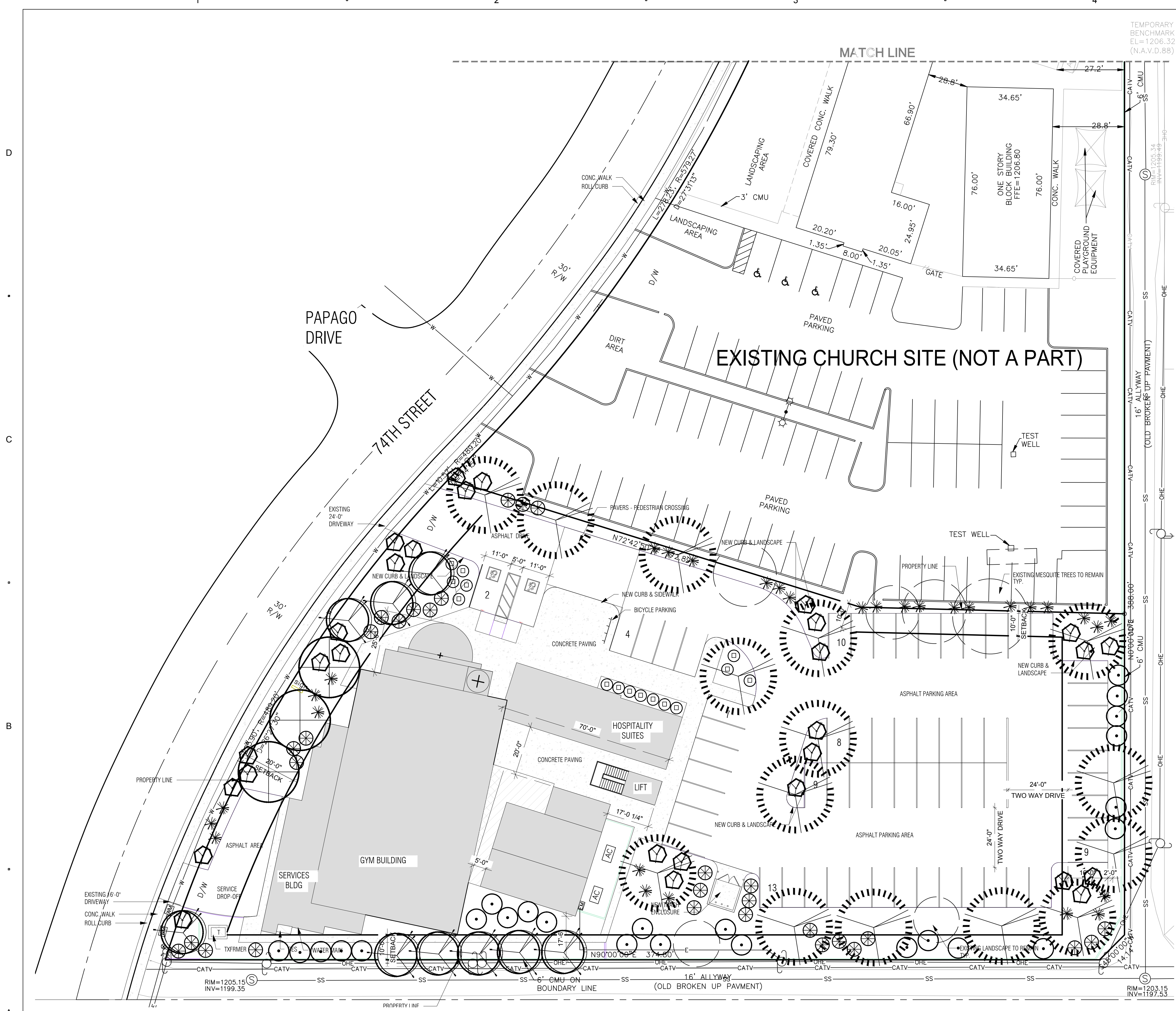
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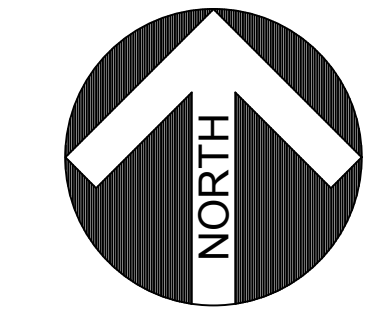
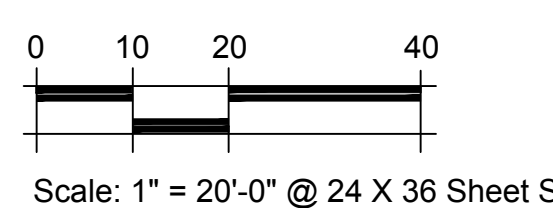
PROJECT NUMBER  
24001

THE CLIENT HAS REVIEWED AND APPROVED THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT. THE CLIENT HAS AUTHORIZED THE ARCHITECT TO PROCEED WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

mrt design llc  
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PHOENIX, AZ 85004  
WWW.MRTDESIGNLLC.COM



PRELIMINARY LANDSCAPE PLAN



**SITE DATA:**  
 SITE ADDRESS: 525 N. 74TH STREET  
 SCOTTSDALE, AZ 85257

LOT SIZE: GROSS: 55,278 S.F. (1.26 ACRES) NET: 54, 886 S.F.  
 LANDSCAPE AREA = 14,026 S.F. - 25.3%

**OPEN SPACE CALCULATIONS**  
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 .10 x 54,866 = 5,486.6 S.F.  
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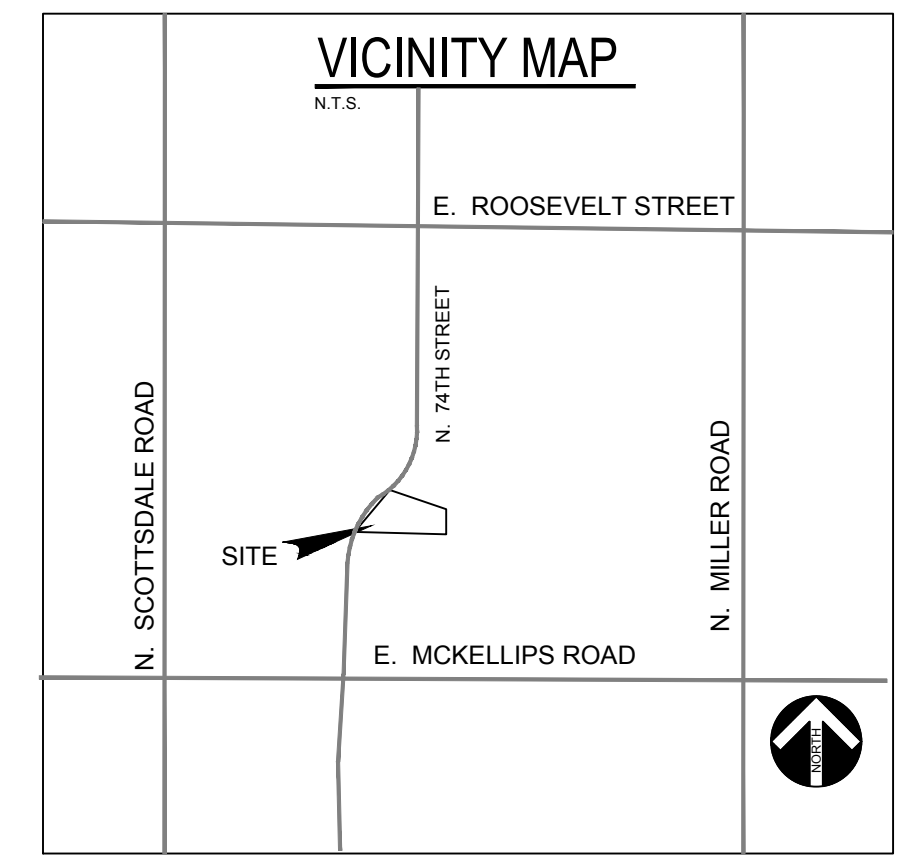
**BICYCLE PARKING CALCULATION:** PER SEC. 9.103 (1) SPACE FOR EVERY (10) PARKING SPACES, 62 SPACES / 10 = 6.2 OR 7 BICYCLE PARKING PROVIDED

**LANDSCAPE ARCHITECT:**  
 WG DEVELOPMENT CONSULTING, L.L.C.  
 907 ENCANTO DRIVE SW  
 PHOENIX, ARIZONA 85007  
 PHONE: (602) 291-2288  
 ATTN: WADE GENDREAU, RLA

**PLANT SCHEDULE**

Symbol(s)	Botanical/Common Name	Size(s)	Quantity
<b>TREES</b>			
	Prosopis X Phoenix w Maverick Mesquite (thornless) 30x30, 1.5" CAL.	24" Box	15
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde 25x25, 3" CAL.	24" Box	3
	Chilopsis linearis 'Lucretia Hamilton' Desert Willow 18H X 18W, 1.5" CAL.	24" Box	9
<b>SHRUBS, GROUND COVERS, ACCENTS</b>			
	Eremophila maculata 'Valentine' Valentine Bush 4'x4'	5 Gal.	15
	Hesperaloe parviflora Red Yucca 3'x5'	5 Gal.	30
	Lantana 'New Gold' Gold Lantana 3'x6'	1 Gal.	30
	Leucophyllum laevigatum Chihuahuan Sage 4'x5'	5 Gal.	30
	Tecoma Hybrid 'Crimson Flare' Crimson Flare Esperanza 8'x8'	5 Gal.	24

- NOTES:**
- ALL LANDSCAPE AREAS (EXCEPT TURF) SHALL BE COVERED WITH A 2-INCH DEPTH OF ROCK MULCH (ROSE COLOR) TO MATCH EXISTING CHURCH SITE TO THE NORTH. AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER PLACEMENT OF ROCK MULCH.
  - ALL LANDSCAPE WILL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WITH A BACKFLOW PREVENTION DEVICE AS APPROVED BY THE CITY OF SCOTTSDALE.
  - PLANT QUANTITIES ARE SHOWN FOR REFERENCE. ANY DISCREPANCIES BETWEEN THE NUMBERS SHOWN ON THE SCHEDULE AND THE PLANS, THE PLANS SHALL TAKE PRECEDENCE.



landscape architecture - planning - project management

907 Encanto Drive SW  
 Phoenix, Arizona 85007  
 p. 602-291-2288



OWNER CLIENT

**MRT design**  
 340 E. Palm Lane, Suite a304  
 Phoenix, Arizona 85004

PROJECT	TITLE
ST MARK'S COPTIC ORTHODOX CHURCH MULTI-PURPOSE BUILDING 525 N. 74TH STREET SCOTTSDALE, ARIZONA 85257	PRELIMINARY LANDSCAPE PLAN

SEAL

EXPIRES DECEMBER 31, 2026

SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION
1	7/15/2024	DRB 1ST SUBMITTAL

DRAWN BY: WG  
 DESIGNED BY: WG  
 APPROVED BY: WG  
 SCALE: AS NOTED  
 DATE: JULY 2024

371-PA-2024

DRAWING NUMBER: PL-1 SHEET NUMBER: 1 OF 1