

September 8, 2022

City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road, Suite #105  
Scottsdale, AZ 85215

### Project Narrative

**Re: Minnezona Condominiums  
7314 E. Minnezona Ave.  
Scottsdale, AZ 85215**

The Minnezona Condominiums project will consist of three (3) buildings with the two buildings facing Minnezona Ave. connected by an architectural feature to emphasize articulation that demonstrates the minimum 25% façade setback, with a total footprint of 7,034 square feet. The new buildings will be placed on two lots (to be replatted) on the north side of Minnezona Avenue in Scottsdale, Arizona. All parking and circulation will be on site. Refuse, landscape, utilities/lighting, and rainwater retention will be in accordance with the City of Scottsdale codes and ordinances. The building will house nine (9) residential live/work units with work area and private bathrooms/kitchens on the lower level, and a full two (2) bedroom living unit split between the upper two levels. A roof deck will also be provided in accordance with the City of Scottsdale ZO section 5.3006 for each tenant.

Note that we would like to reduce the setbacks by 10% along Minnezona Avenue to give as much outdoor living space to the tenants as possible (both at the courtyard and at the roof).

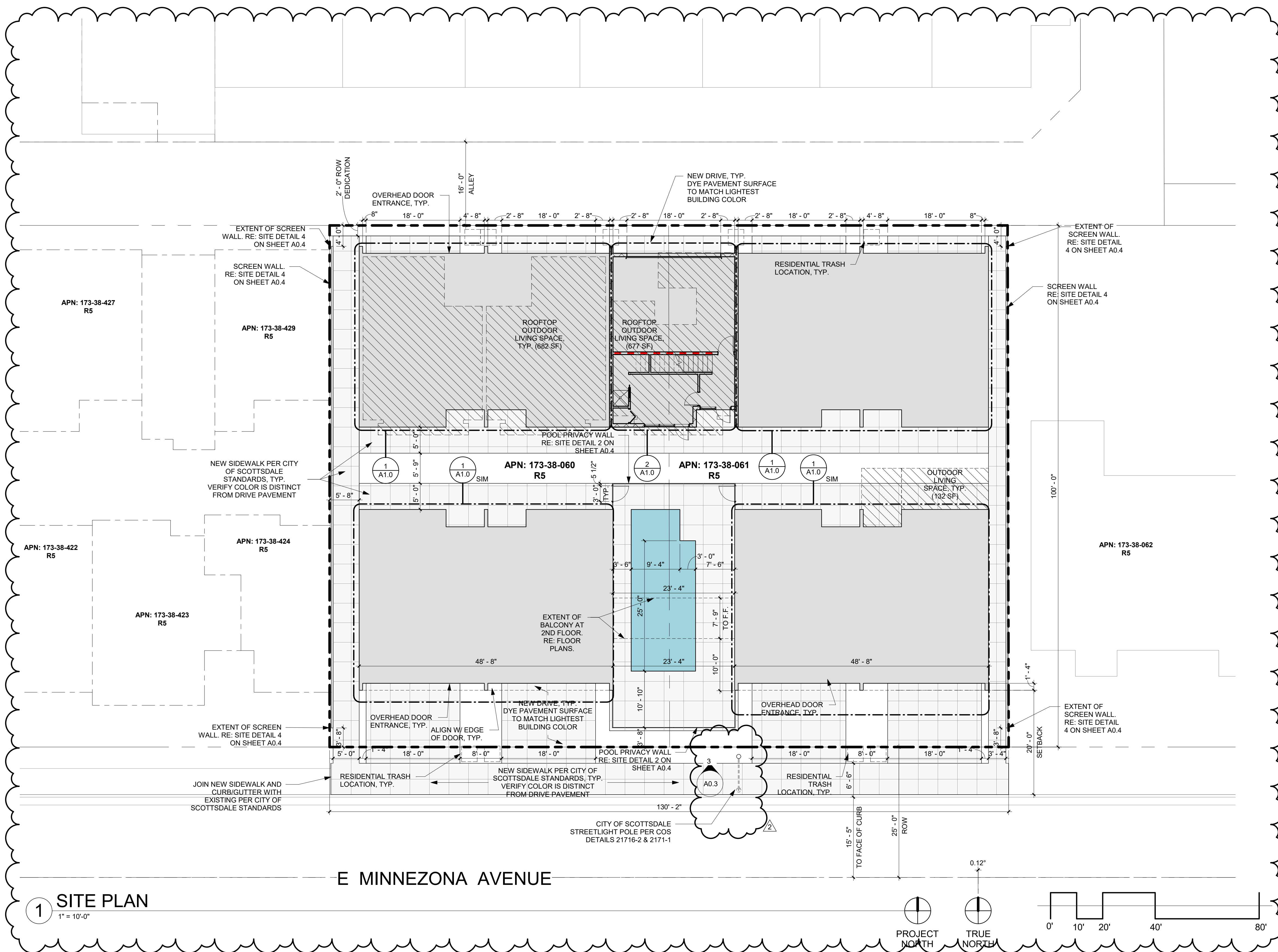
This project uses simple, clean architectural features, reminiscent of native desert architecture, and provides each tenant with both living and workspaces for a modern lifestyle—fit for those who prefer to balance both in one place. Each unit provides the opportunity for business ventures, in which the tenant can provide business needs in a separate space while not going far from home. The units are designed in two layouts, which work as a modular design that is utilized throughout the two structures. As seen in the building elevations, this module keeps the overall design unique and engaging for tenants and visitors alike.

The open spaces are designed to minimize water use, maximize water retention, and provide room for shared amenities. Tenants will have the opportunity to use a pool in hot weather, share time with friends on the roof deck, or just relax in the landscaped courtyard. The residents will also have pedestrian access to the street. Along Minnezona Avenue a row trees have been added at the southern property line to enhance shading at the sidewalk. An enclosed parking garage would be made available per tenant to limit sun exposure for vehicles during the summer months. These parking garage spaces are accessible through drives at the street elevation and alley elevation. A portion of the alley will be dedicated to the alley right-of-way per the City of Scottsdale requirements.

Mechanical equipment is housed on the roof of the structures, while undercover down-lighting is primarily integrated into the building design to reduce light pollution. All utilities and landscape lighting will conform to the City of Scottsdale codes and ordinances as required. These will be shown on the final plans, which will be completed as part of the full construction documents.

If any further information regarding the design of the architecture, site, or utilities is preferred at this stage, please let us know.

If you have any questions or comments regarding this project, please contact:  
Jorge Toscano, AIA Associate, Principal, at (602)875-6221 or [jorge.toscano@kontexture.com](mailto:jorge.toscano@kontexture.com)

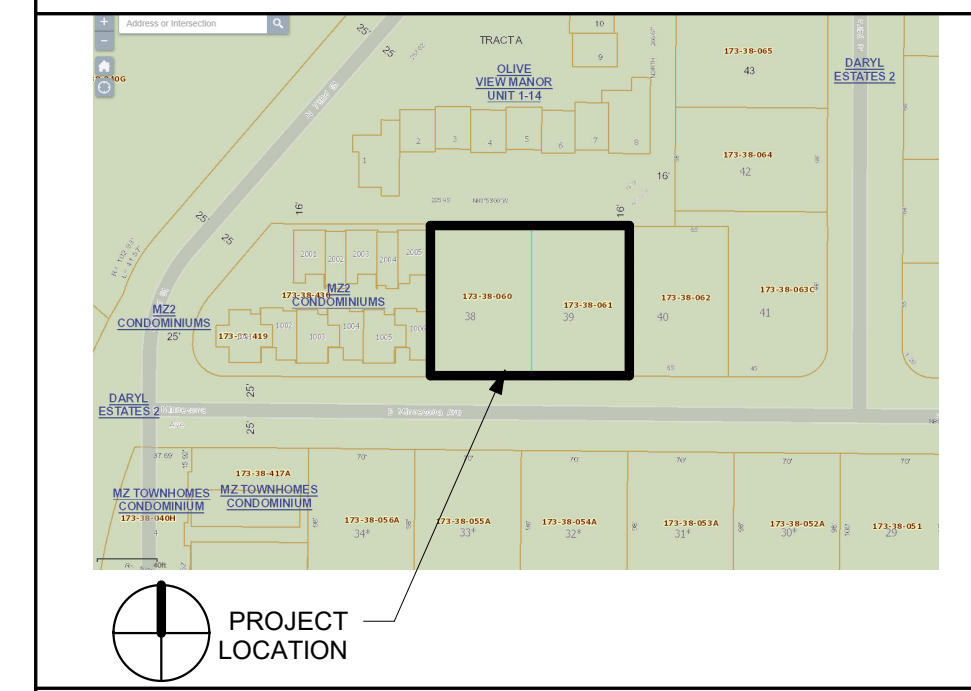


**1 SITE PLAN**  
1" = 10'-0"

**GENERAL NOTES**

- A. ALL FINISHES/FIXTURES/APPLIANCES TO BE SELECTED BY OWNER.
- B. PROVIDE A SOLID, SELF-CLOSING, SELF-LATCHING DOOR BETWEEN RESIDENCE AND GARAGE.
- C. PROVIDE LANDING ON OUTSIDE OF EXTERIOR DOORS.
- D. ALL GAS FIREPLACES TO INCLUDE A PERMANENTLY INSTALLED APPROVED GAS LOG SET.
- E. SHOWER DOORS SHALL HAVE SAFTEYGLAZING AND SWING OUTWARD (R308.4)
- F. PROVIDE MECHANICAL EXHAUST VENTILATION FOR BATHROOMS, WATER CLOSETS, LAUNDRY ROOM, AND KITCHEN DUCT DIRECTLY TO OUTSIDE. (R303.2 AMENDED, M1506, TABLE 1506.3).
- H. PROVIDE STAIRWAY ILLUMINATION PER (R303.8)
- I. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS... PER R703.8
- J. ALL INTERIOR WALLS, CLGS AND SOFFITS TO HAVE SQUARE CORNER BEAD.
- K. ALL DRYWALL TO BE FINISHED LEVEL TO MATCH EXISTING.
- L. ALL HEIGHTS SHOWN ARE BASED FROM A REFERENCE POINT 0'-0" F.F.
- M. PROVIDE STUCCO CONTROL JOINTS PER MANUFACTURER'S RECOMANDATIONS. VERIFY LOCATIONS WITH OWNER.
- N. ALL OUTSIDE STUCCO CORNERS TO MATCH EXISTING WITH REINFORCEMENTS.
- O. COLORS, STAINS, STC. TO BE SECTED BY OWNER.
- P. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, AND VENTS... PER R703.8.
- Q. FOR DOOR SCHEDULE SEE SHEET A7.0
- R. FOR SMOKE DETECTORS SEE RCP SHEETS. EACH WATER CLOSET SHOULD HAVE A MIN. OF 15" FROM CENTERLINE TO EACH SIDE TO FINISH SURFACE.
- T. SITE LIGHTING TO MEET CITY OF SCOTTSDALE ZONING ORDINANCE SECTION 7.6 REQUIREMENTS.

**VICINITY MAP**



**PROJECT INFO**

**BUILDING INFORMATION:**  
 PROPOSED OCCUPANCY: R-2 OCCUPANCY  
 EXISTING ZONING: R-5 (R-2 ALLOWED ON SITE)  
 CONSTRUCTION TYPE: V-B (SPRINKLERED)  
 BUILDING HEIGHT: THREE STORY

**PROJECT DESCRIPTION:**  
 TWO (2) THREE LEVEL MULTI-FAMILY BUILDINGS  
 TWO (2) BEDROOM, ONE OFFICE, ONE GARAGE UNITS: **9 UNITS TOTAL**

**BUILDING AREA:**  
 1<sup>ST</sup> FLOOR GFA: 7034 S.F.  
 2<sup>ND</sup> FLOOR GFA: 7884 S.F.  
 3<sup>RD</sup> FLOOR GFA: 7428 S.F.

**CORNER UNIT AREA (TO CENTERLINE OF SHARED WALL):**  
 1<sup>ST</sup> FLOOR GFA: 788 S.F.  
 2<sup>ND</sup> FLOOR GFA: 889 S.F.  
 3<sup>RD</sup> FLOOR GFA: 803 S.F.

**INTERIOR UNIT AREA (TO CENTERLINE OF SHARED WALL):**  
 1<sup>ST</sup> FLOOR GFA: 788 S.F.  
 2<sup>ND</sup> FLOOR GFA: 866 S.F.  
 3<sup>RD</sup> FLOOR GFA: 770 S.F.

**REQUIRED OPEN SPACE:**  
 FRONTAGE OPEN SPACE: 2600 S.F. (20 S.F. PER LINEAR FOOT OF FRONTAGE)  
 REMAINDER: 260 S.F. (22% TOTAL OPEN SPACE MINUS FRONTAGE OPEN SPACE)  
 TOTAL: 2860 S.F. MINIMUM

**REQUIRED PRIVATE OUTDOOR LIVING SPACE:**  
 1<sup>ST</sup> FLOOR UNITS: 704 S.F. (1 X S.F. OF GFA)  
 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR UNITS: 766 S.F. (.05 X S.F. OF GFA)  
 TOTAL: 1470 S.F. MINIMUM

**LOT AREA:**  
 NET PROPERTY AREA: 12,789 S.F. = 0.29 AC. (COMBINED LOTS)  
 STREET ROW AREA: 3,250 S.F. = 0.07 AC. (25' X 130')  
 ALLEY ROW AREA: 2,080 S.F. = 0.05 AC. (16' X 130')  
 GROSS PROPERTY AREA: 18,119 S.F. = 0.42 AC. (LOTS + ROW)  
 POOL AREA: 365 S.F.  
 TRASH ENCLOSURE: 160 S.F.  
 PAVING/HARDSCAPE AREA: 4112 S.F. (NOT INCLUDING BUILDING FOOTPRINT OR POOL AREA)  
 PVIOUS/SOFTSCAPE AREA: 2085 S.F. (GROUND LEVEL ONLY)

**MINNEZONA CONDOMINIUMS**  
 7314 E. MINNEZONA AVE  
 SCOTTSDALE ARIZONA 85251

**KONTEXTURE**  
 architecture | interiors | urban planning

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 ARCHITECT  
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ISSUED FOR	REV	DATE
DEVELOPMENT REVIEW BOARD	1	10/20/21
DRB COMMENTS	1	05/03/22
DRB COMMENTS	2	07/20/22

SEALS AND SIGNATURES

KEYPLAN

**PARKING CALCULATIONS**

1.7 SPACES PER UNIT (2 BEDROOMS): 9 UNITS X 1.7 = 16 SPACES REQUIRED  
 18 SPACES PROVIDED

**BUILDING CODES**

- International Building Code with Amendments 2015 IBC
  - International Mechanical Code with Amendments 2015 IMC
  - National Electrical Code/NFPA-70 with Amendments 2014 NEC
  - National Plumbing Code with Amendments 2015 IPC
  - International Energy Code with Amendments 2015 IECC
  - International Existing Building Code with Amendments 2015 IEBC
  - International Residential Code 2015 IRC
  - International Fire Code with Amendments 2015 IFC
  - Americans w/ Disability Act Standards for Accessible Design 2010 ADASD
  - International Fuel Gas Code 2015 IFGC
- Including all 2015 Engineering standards and City of Scottsdale Amendments

**PROJECT NARRATIVE**

THE MINNEZONA CONDOMINIUMS PROJECT WILL CONSIST OF TWO (2) NEW BUILDINGS PLACED ON OF THE PROPERTY AT 7314 AND 7318 EAST MINNEZONA AVENUE IN SCOTTSDALE ARIZONA 85251. THE NEW BUILDINGS WILL BE THREE (3) LEVEL MULTI UNIT BUILDINGS. THERE WILL BE ONE 5-PLEX BUILDING AND ONE 4-PLEX BUILDING. THE NEW STRUCTURES WILL CONTAIN NINE (9) TWO (2) BEDROOM UNITS. EACH UNIT WILL ALSO HAVE AN ENCLOSED TWO (2) CAR GARAGE AND WORK-SPACE ON THE GROUND FLOOR.

**LEGAL DESCRIPTION**

SEE CIVIL SHEET C1 OF 2 FOR LEGAL DESCRIPTION

**DEFERRED SUBMITTALS**

- FIRE SPRINKLERS
- ACCESS CONTROL
- SITE LIGHTING / UTILITY PLAN
- SITE PHOTOMETRIC PLAN

DRAWING TITLE  
**SITE PLAN**

1" = 10'-0"

SCALE

PROJECT NUMBER  
 20-074

DRAWING NUMBER  
**A0.2**



