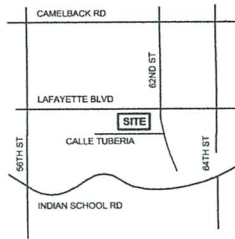


Vicinity Map



Project Data

ADDRESS: 6140 E. CALLE TUBERIA
SCOTTSDALE, ARIZONA 85251

LEGAL: L44 58, JOKAKE VILLA UNIT THREE,
ACCORDING TO BOOK 91 OF MAPS PAGE 26
RECORDS OF MARICOPA COUNTY, ARIZONA

ZONING: R1-14

PARCEL #: 128-57-064

LOT AREA: 14,545 SQ. FT.

LOT COVERAGE: ALLOWED = 4,364 SQ. FT. 30%
PROVIDED = 4,311 SQ. FT. 29.6%

HEIGHT: ALLOWED = 20'
PROVIDED = 18'-4" (MEAN HEIGHT @ GABLE)

SETBACKS: FRONT - 30' (PREVAILING NEIGHBOR)
SIDE - 15' STREET, 10' INTERIOR
REAR - 30' (FROM ALLEY CL.)

OWNER: SAMANTHA AND CARL WOSZCZYNSKI
6140 E. CALLE TUBERIA
SCOTTSDALE, ARIZONA 85251

ARCHITECT: STUDIO PELA LLC
309 E. KIM DRIVE
PHOENIX, ARIZONA 85012
602-759-4789 / 602-459-0428
Studio@studiopela.com

Square Footage

EXISTING LIVABLE - GROUND FLOOR (REMODEL)	2835 SF
EXISTING LIVABLE - HABITABLE ATTIC (REMODEL)	375 SF
ADDITIONAL LIVABLE	808 SF
EXISTING GARAGE (REMODEL)	536 SF
ADDITIONAL GARAGE	154 SF
TOTAL LIVABLE	4016 SF
TOTAL GARAGE	690 SF
TOTAL UNDER ROOF	4706 SF
LOT COVERAGE	4311 SF

Site Keynotes

- 1 Landscaped/Glass Area
- 2 (N) Hardscaped Area, Cobblestone Pavers on Concrete Slab, slope 1/4" per foot
- 3 (E) Site Wall, Cap Top w/ Rowlock Brick Masonry to Match New Site Wall, See Details This Set
- 4 (N) Site Wall or Fence, see Str. Dwg.
- 5 (N) Metal Gate
- 6 (N) Exterior Fireplace
- 7 (N) Concrete Exposed Aggregate Driveway
- 8 (E) Pool
- 9 (E) Water Meter
- 10 (E) BBD Counter, REMOVE
- 11 (N) Electrical SEE 200GAMP
- 12 (E) Edge of Asphalt
- 13 (E) Pool Concrete Slab, Prepare for Pavers (future phase per owner)
- 14 (E) Sewer Cleanout
- 15 (E) Pool Equipment, RELOCATE (future phase per owner)
- 16 (E) Gas Meter
- 17 (E) Comm. Junction Box
- 18 (N) Pool Terrace Hardscaped, per owner (future phase per owner)
- 19 (E) Water Valve
- 20 (E) Power Pole
- 21 (E) Overhead Electrical Line
- 22 (E) Tree to Remain
- 23 (N) Tree per Landscape/Owner
- 24 (N) Exterior Concrete Slab, match existing adjacent slab indicated by hatch
- 25 (E) Underground Utility, Verify Location
- 26 (N) Hardscaped Area, Cobblestone Pavers on Setting Bed, slope 1/4" per foot
- 27 (N) Exterior Counter / Casework
- 28 (N) Brick Planter
- 29 (N) Garden Shed (future phase per owner)
- 30 (N) Concrete Control Joint, see typical Structural Detail
- 31 (E) Irrigation Valve
- 32 (N) Hardscape Pathway

Legend

PROPOSED HOUSE /
GARAGE AREA

EXISTING HOUSE AREA

PRELIMINARY
DESIGN
-FOR REVIEW ONLY-

Tuberia House

6140 E. Calle Tuberia
Scottsdale, AZ 85251



309 East Kelm Drive
Phoenix, Arizona 85012
studio@studiopela.com
602-759-4789 / 602-459-0428
www.studiopela.com

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ISSUE: Zoning Adjustment
DATE: December 13 2021
SCALE: 1"=10'

Site Plan

A1.01

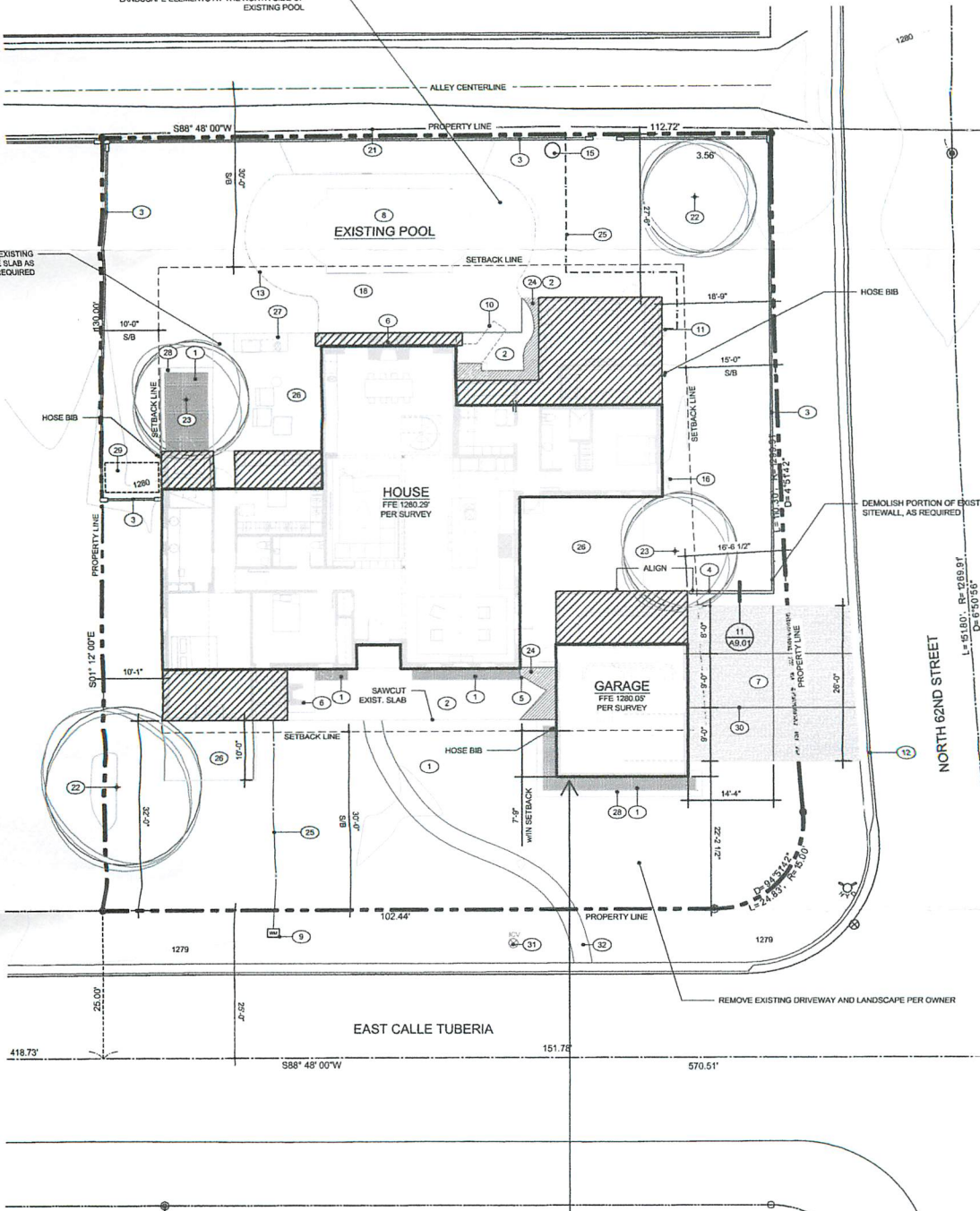
HABITABLE ATTIC NOTE:
ATTIC SPACE SHALL BE FINISHED AS A "HABITABLE" SPACE PER IRC CHAPTER 2. A HABITABLE ATTIC SHALL NOT BE CONSIDERED A STORY PER 2018 IRC R325.5.6 IN COMPLIANCE WITH THE FOLLOWING PROVISIONS:
HABITABLE ATTIC SPACE IS ENCLOSED BY ROOF ASSEMBLY, KNEE WALLS, FLOOR AND CEILING ASSEMBLY BELOW; NOT LESS THAN 7/8" CEILING SHALL COMPLY WITH R325.6; AND ATTIC WALLS SHALL NOT EXTEND BEYOND EXTERIOR WALLS BELOW.

SURVEYED DATA NOTE:
SURVEYED DATA DEPICTED WITHIN THE SITE PLAN AND OTHER DRAWINGS WITHIN THIS SET WAS PROVIDED BY THE OWNER AND PRODUCED BY TERRAMARK LAND SURVEYING, DATED MARCH 15, 2021. THE ARCHITECT IN NO WAY MAKES CLAIMS TO THE ACCURACY OF THE SURVEYOR'S DATA AND SHALL NOT BE HELD RESPONSIBLE FOR INACCURACIES IN REFERENCE TO THE LAND SURVEY.

NOTE FOR CITY STAFF:
FOR THE PROTECTION OF THE FIELD CREW POSTING TO THIS SITE, PRIOR TO ZONING ADJUSTMENT HEARING, BE ADVISED THAT NO DOGS ARE PRESENTLY KEPT ON-SITE.

REMOVE EXISTING HARDSCAPING AND
LANDSCAPE ELEMENTS AT THE NORTH SIDE OF
EXISTING POOL

REMOVE EXISTING
CONCRETE SLAB AS
REQUIRED



ZONING ADJUSTMENT REQUESTED:

EXISTING GARAGE ENROACHES AN ADDITIONAL 2'-9" ON FRONT YARD SETBACK, WHERE 5'-0" IS ALLOWABLE PER 2018 I.A.C. (210). ADJUSTMENT REQUEST TO ALLOW GARAGE RENOVATION TO RETAIN THIS WALL IN ITS PRESENT LOCATION.

SEE INCLUDED WRITTEN NARRATIVE.

Site Plan

0' 10' 20'
2.5' 5' 10'

