

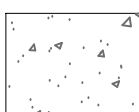
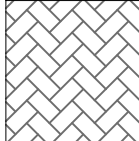
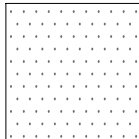
PROJECT DESCRIPTION

new ground up building for proposed business use with minor site modifications which include parking striping and landscaping at the frontage.

BUILDING DATA

first floor area: 5,126 gross s.f.
 second floor area: 4,295 gross s.f.
 total building area: 9,421 sq. ft.

GROUND COVER LEGEND

-  conc - new concrete
-  pavers - herringbone pattern
-  landscape - ref landscape plans

Show the water and sewer mains serving the site. Water meter will require a backflow preventor. Sewer service for commercial use must be 6-inch diameter. Show and callout on the site plan.

Refuse enclosure must be per the COS Standard Detail 2146-1 at a 30 degree to the drive aisle and angled for collection from the east. (for a truck driving east)

LEGAL DESCRIPTION

combination of (4) parcels noted below

SITE DATA

assessors parcel number 175-42-008 (2,400 s.f.)
 175-42-009 (2,400 s.f.)
 175-42-010 (2,400 s.f.)
 175-42-011 (2,400 s.f.)

zoning C-3/P-3 & P-2

gross site area 15,600 s.f.
 net site area 9,600 s.f.

lot coverage (bldg footprint / site area)
 6,051 s.f. / 9,600 s.f. = 63%

proposed bldg height +/- 34'-7"

ZONING DATA

zoning: p-2
 max height: 36 feet

zoning: p-3
 f.a.r. = 1.0
 volume restrictions have been eliminated

zoning: c-3
 max height: 36 feet

f.a.r. 1.0 calculations:
 9,600 site area = 9,600 s.f. allowed

open space calculations:
 0.10 x net lot area: 0.1 x 9,600 s.f. = 960 s.f.
 0.004 x lot area of bldg height over 12 feet:
 0.004 x 7,859 s.f. = 32 s.f.
 open space required: = 972 s.f.
 open space provided: = 1,394 s.f.
 (100% located on frontage)

PARKING REQUIREMENTS

city parking credit:
 6.49 spaces / lot = 6.49 x (4) lots = 26 spaces

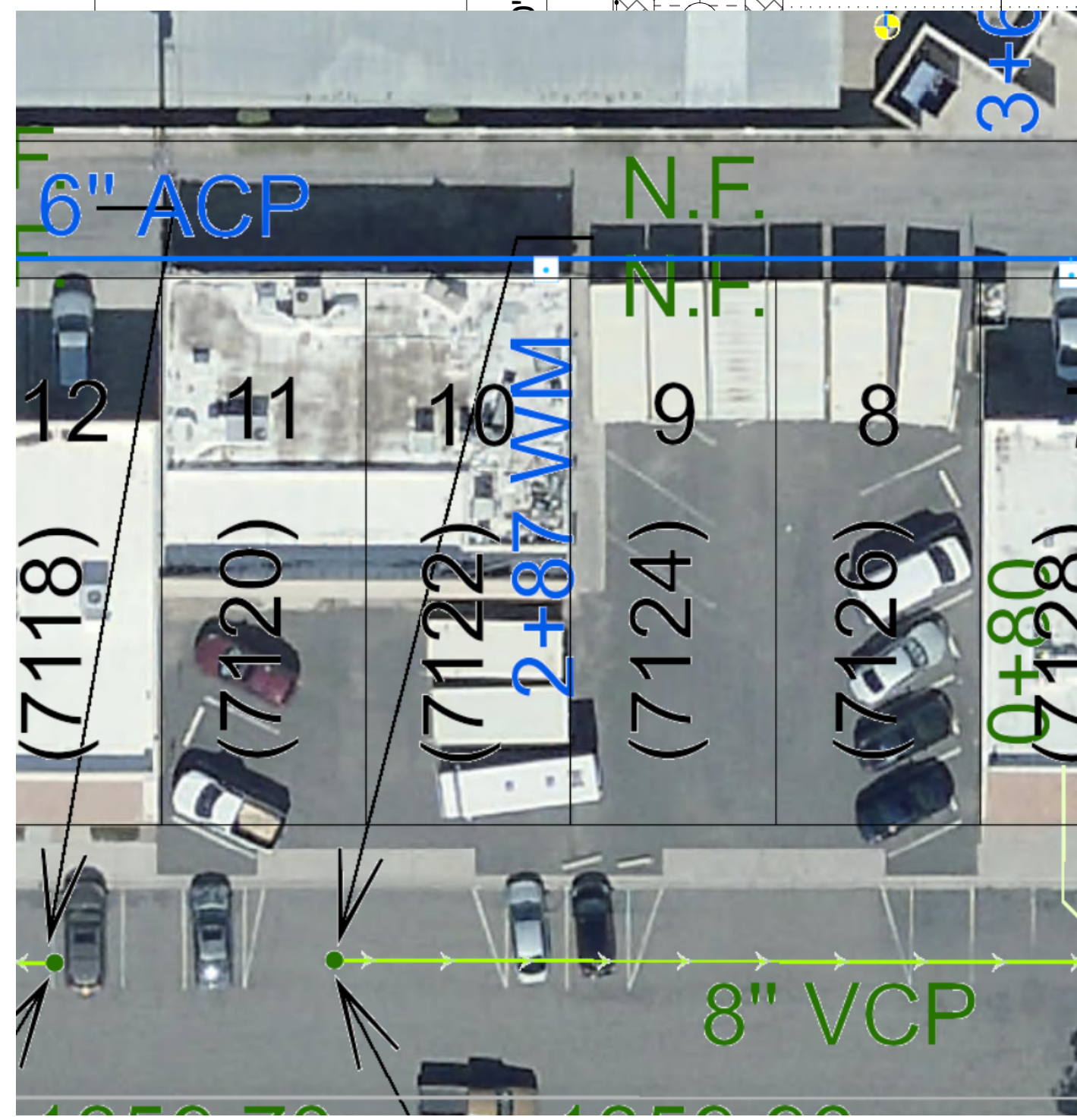
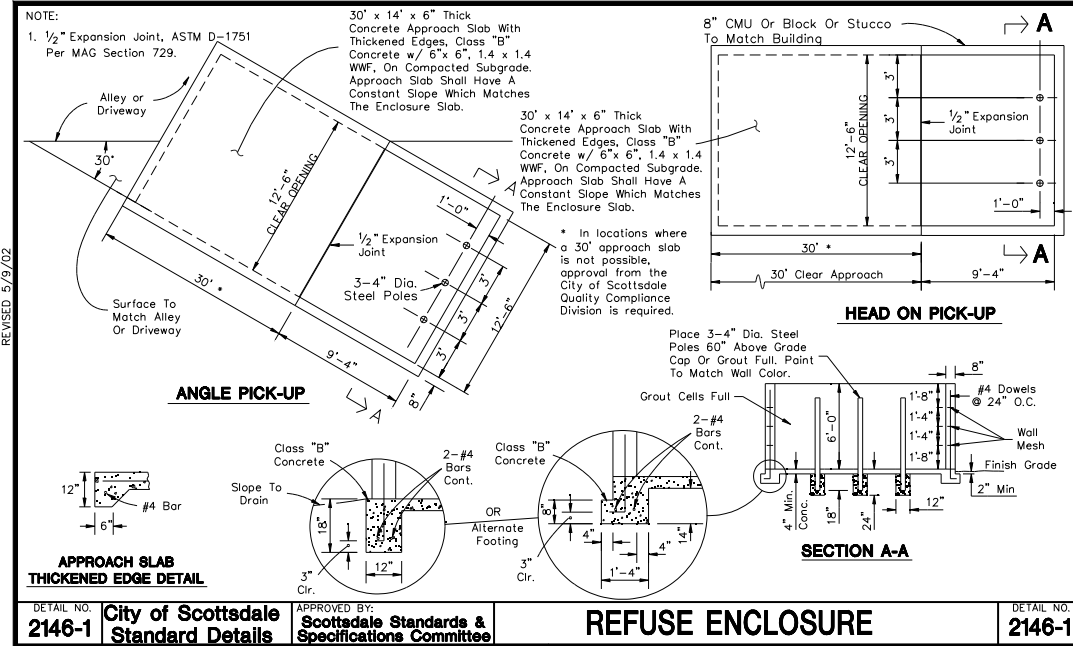
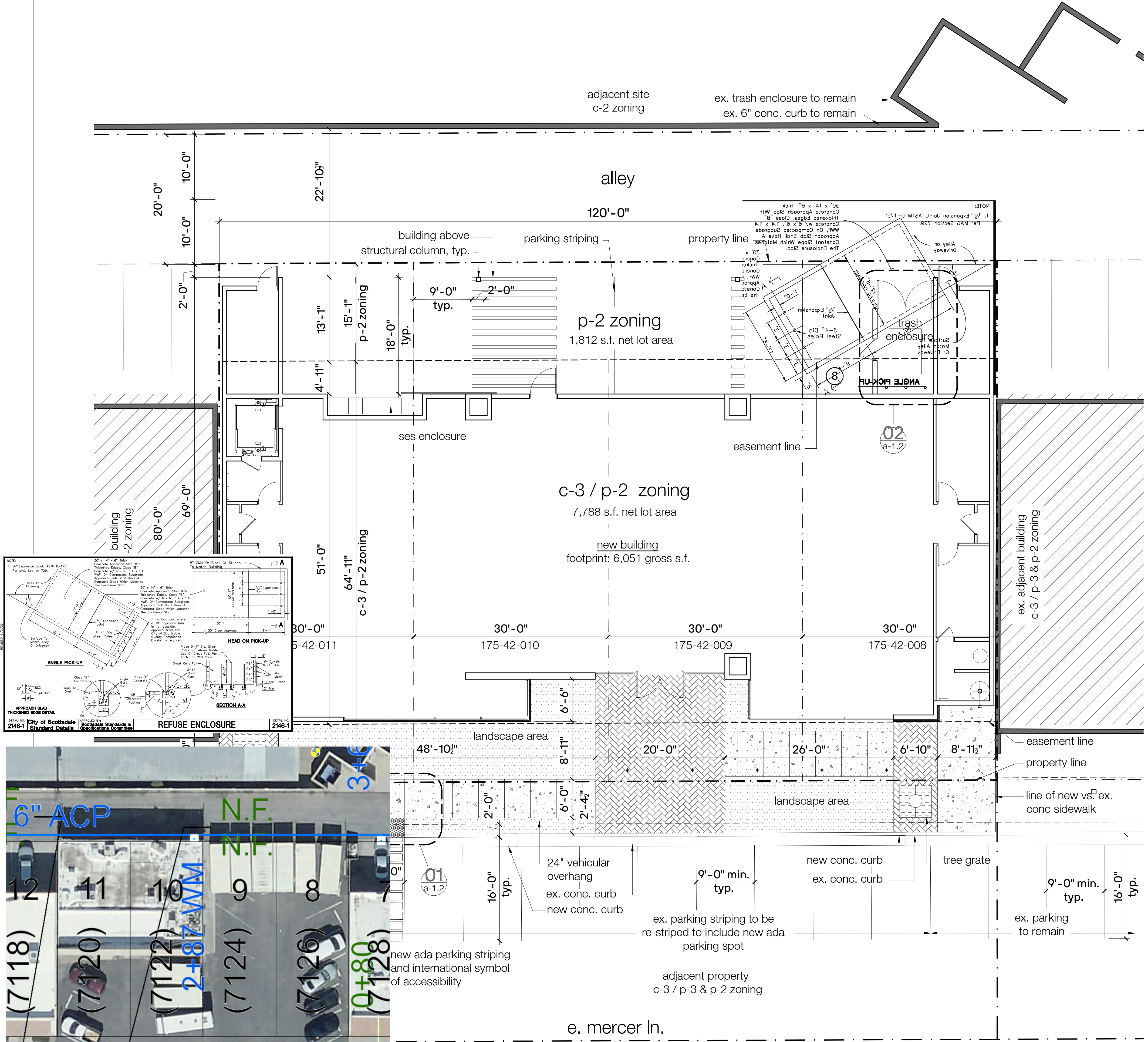
parking required:
 11,522 gross sq. ft. @ 1 / 300 s.f. = 39 spaces

additional parking provided:
 = 8 spaces

additional parking provided by remote parking:
 (7125 E. Mercer Ln.) = 5 spaces

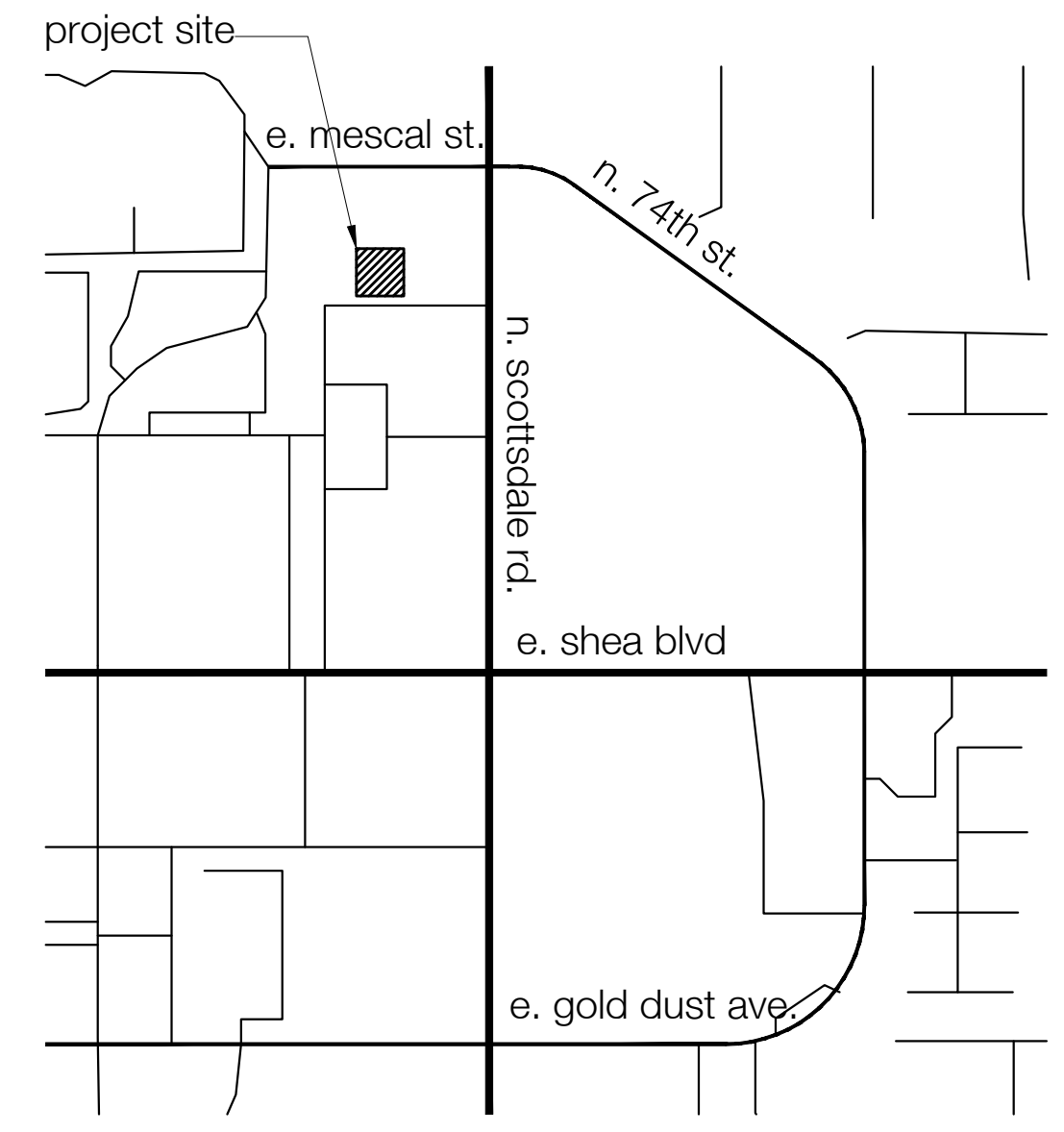
total spaces:
 = 39 spaces
 (includes 1 ada space)

no bicycle parking required for uses with less than 40 required vehicular parking spaces



01. SITE PLAN

1/8" = 1'-0"



VICINITY MAP

n.t.s.

1st DRB SUBMITTAL
 pre-app no.: 1006-PA-2018
 VALLEY LIGHT GALLERY
 7120 e. mercer lane
 scottsdale, arizona 85254
 date issued: august 21, 2019
 project # 18044

ALINE ARCHITECTURE CONCEPTS

SITE PLAN

a-1.1