

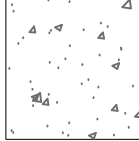
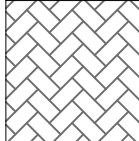
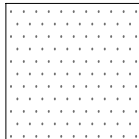
PROJECT DESCRIPTION

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

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

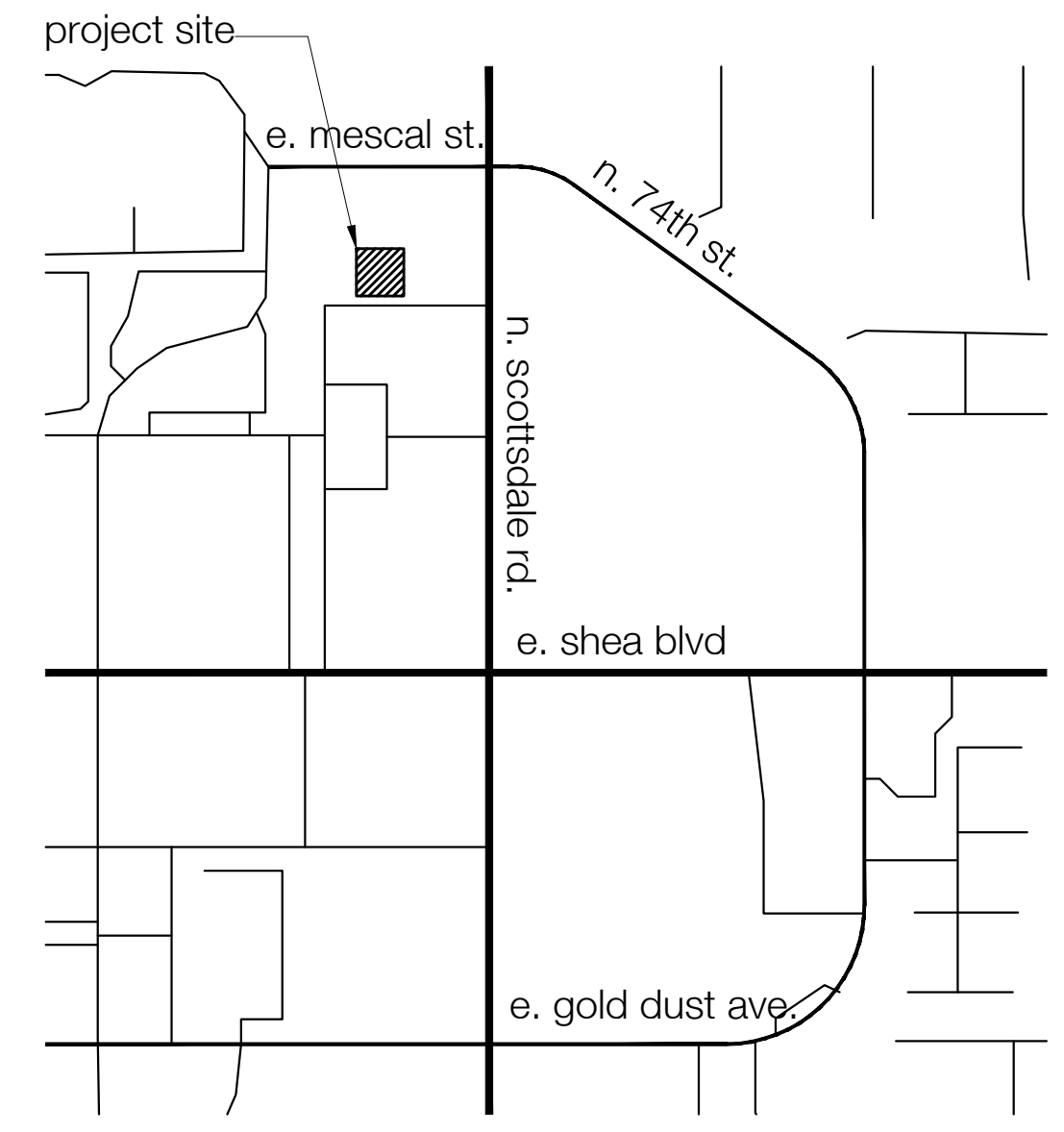
parking required:
11,522 gross sq. ft. @ 1 / 300 s.f. = 39 spaces

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

ALINE
ARCHITECTURE CONCEPTS