

01 . site plan  
3/32" = 1'-0"

**project description**

new ground up building for proposed business use with minor site modifications which include parking striping and landscaping at the frontage. The building will be one story along e. mercer lane and slope up towards the north to a second story volume

**site data**

accessors 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
total site area:	9,600 s.f.
lot coverage:	6,000 / site area = 62.5%
proposed building height:	+/- 25'-4" (two stories @ north prop. line)

**zoning data**

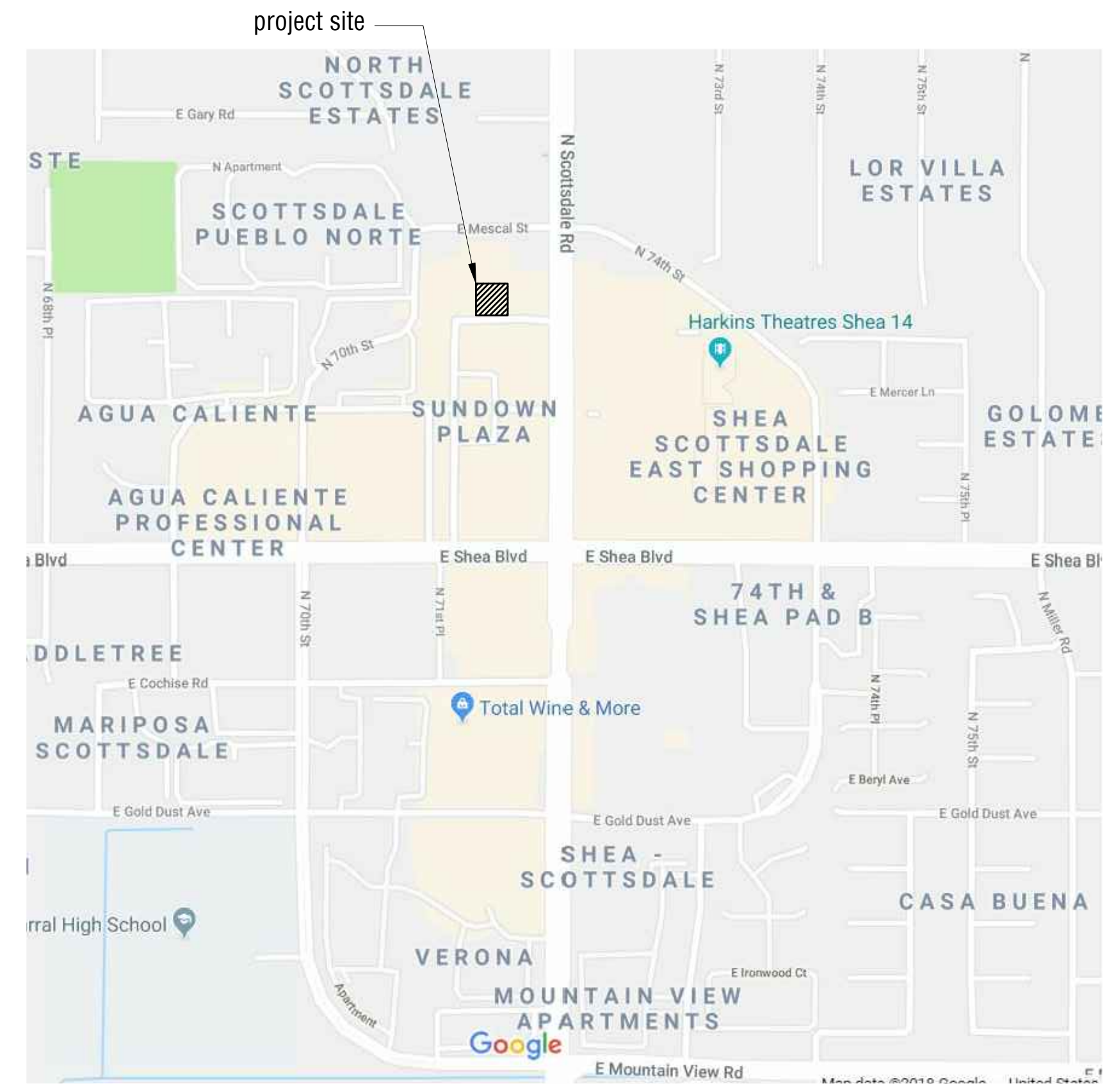
zoning: P-2	max height: 36 feet
zoning: P-3	volume per lot required: 7,788 site area x 12' = 93,459 c.f. allowed volume provided: 93,000 c.f.
zoning: C-3	f.a.r. = 0.8 (most restrictive) 9,600 site area x 0.8 = 7,680 s.f. allowed open space required: (0.1 x net lot area) + (0.004 x net lot area for every foot over 12') (0.1 x 9,600) + (.004 x 8,280) = 994 s.f. open space provided: 1,080 s.f. (100% located on frontage)

**building data**

first floor area:	6,000 sq. ft.
second floor area:	1,800 sq. ft.
<b>total building area:</b>	<b>7,800 sq. ft.</b>
2nd floor patio area:	1,900 sq. ft.

**parking requirements**

city parking credit:	6.49 spaces / lot = 6.49 x (4) lots = <b>26 spaces</b>
parking required:	7,800 sq. ft. @ 1/300 s.f. = <b>26 spaces</b>
additional parking provided:	<b>= 10 spaces</b>



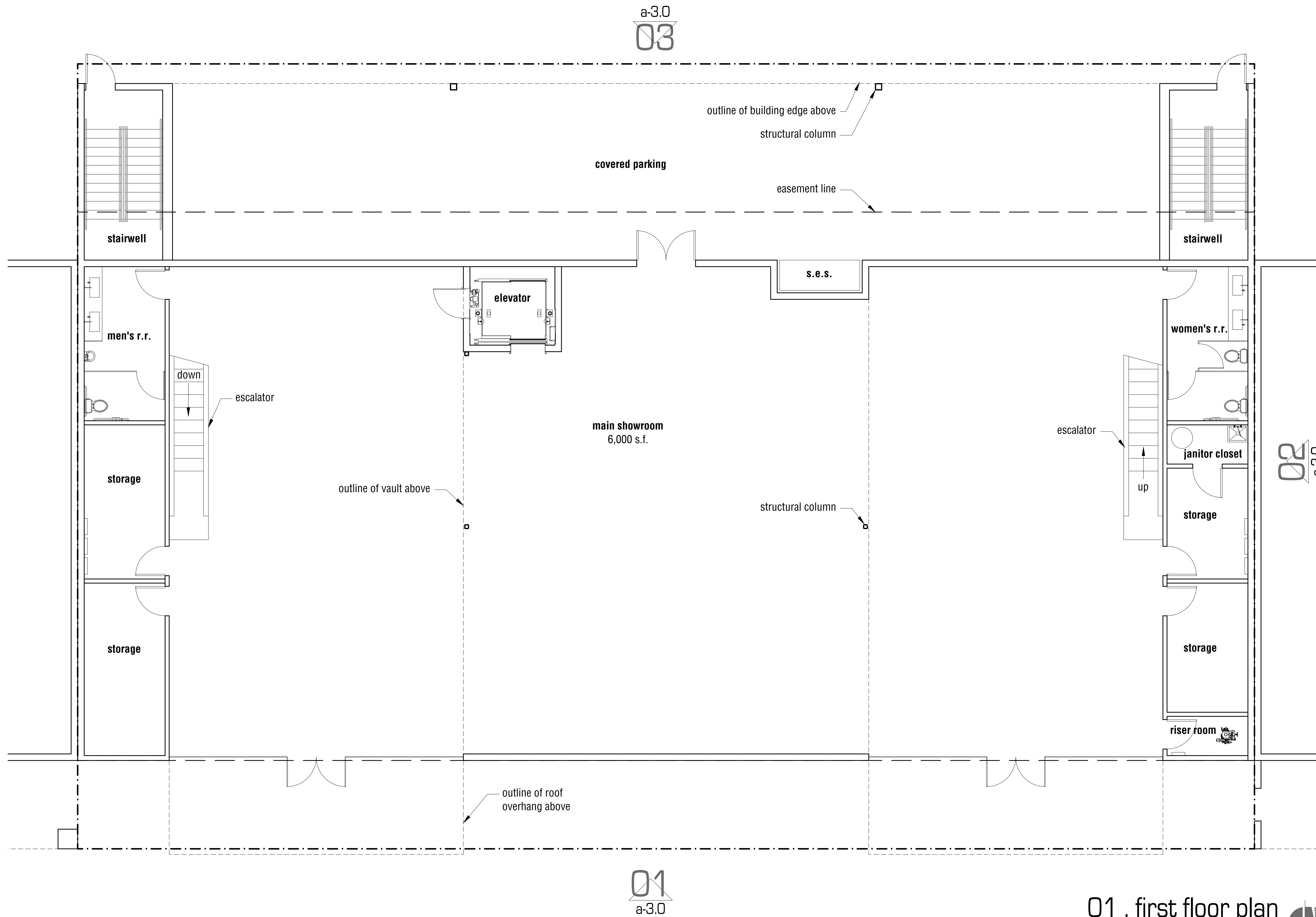
area plan  
not to scale

Pre-app Review  
 planning no:  
 revisions  
 preliminary not for construction  
 Valley Light Gallery  
 7120 E. Mercer Ln.  
 Scottsdale, Arizona 85250  
 date issued: december 18, 2018  
 project # 18044

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site plan

a-1.0



01 . first floor plan

3/16" = 1'-0"

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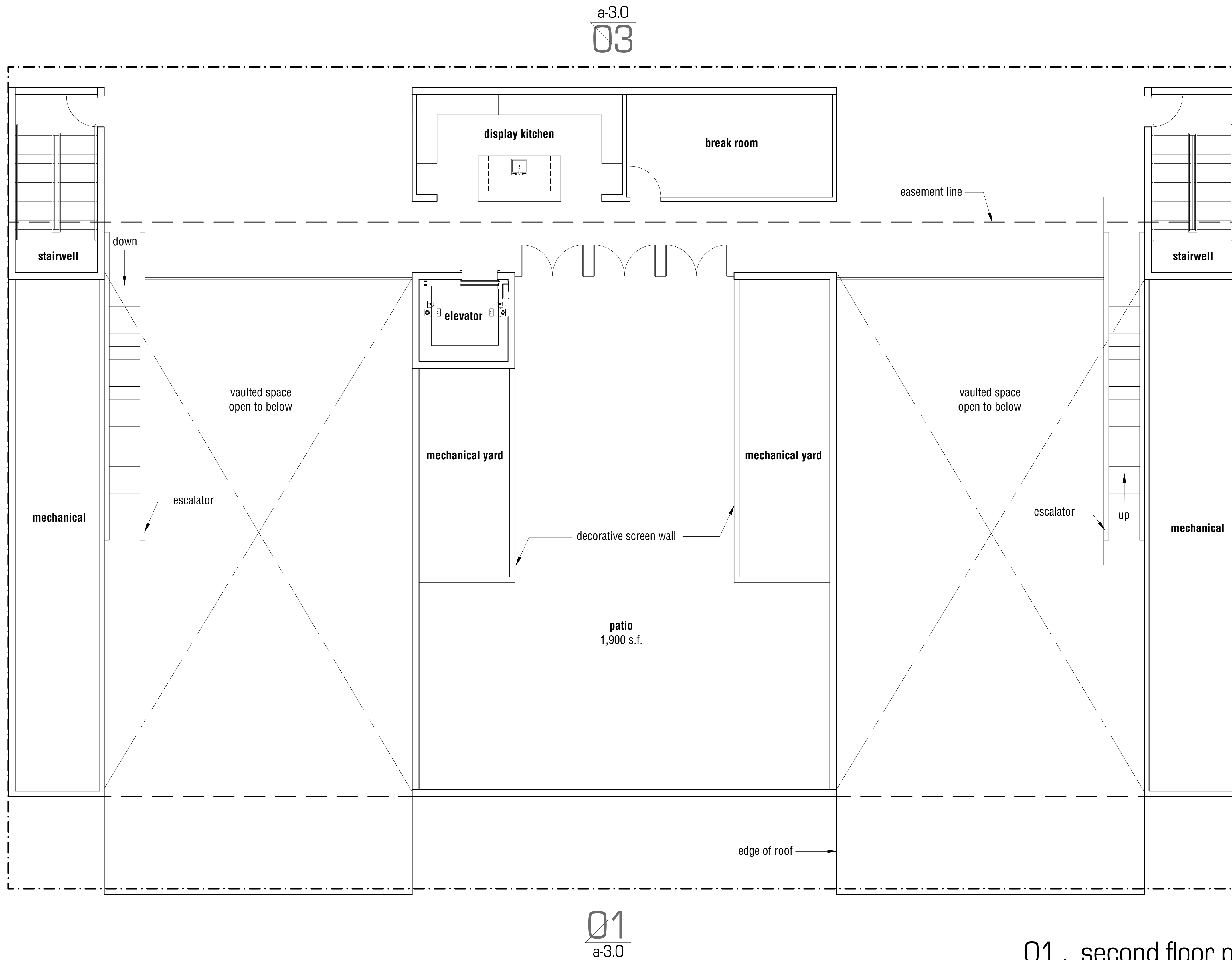
first floor plan

**a-2.0**

**Pre-app Review**  
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01 . second floor plan

3/16" = 1'-0"

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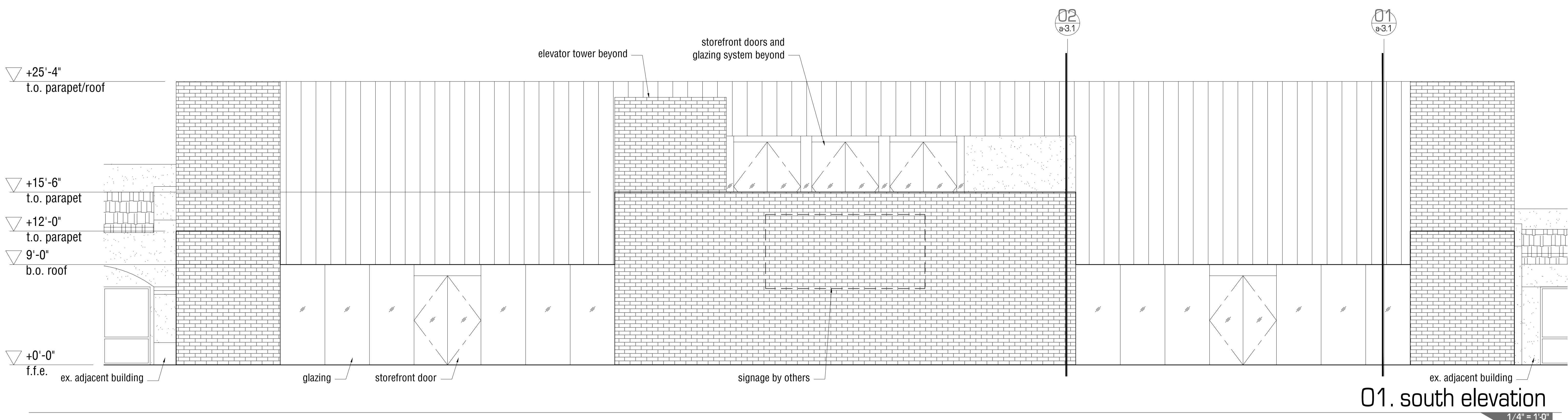
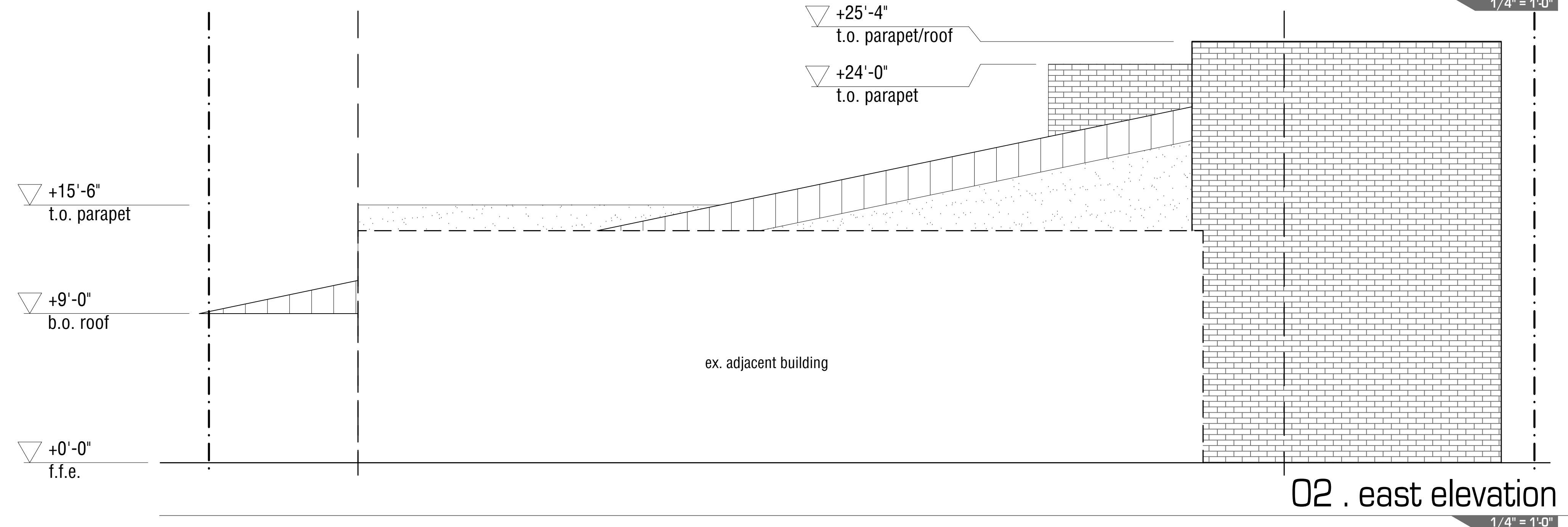
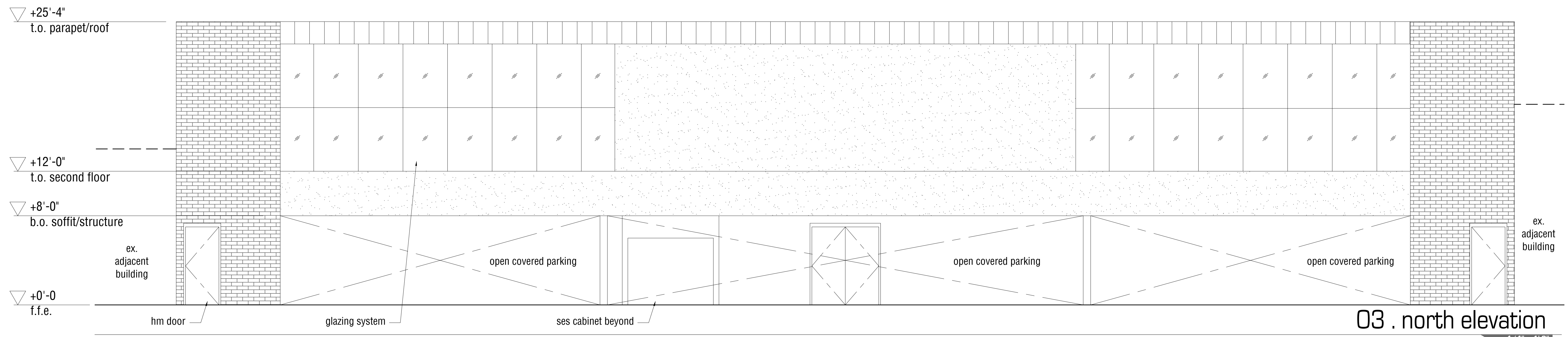
second floor plan

**a-2.1**

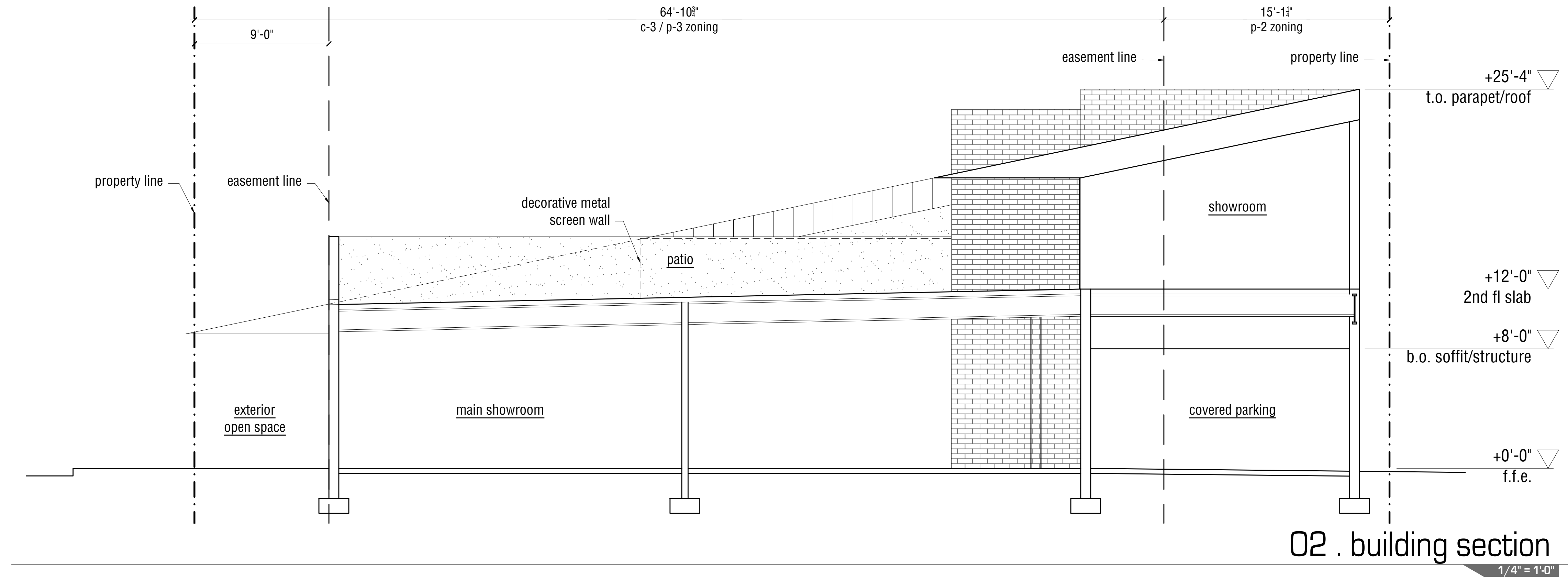
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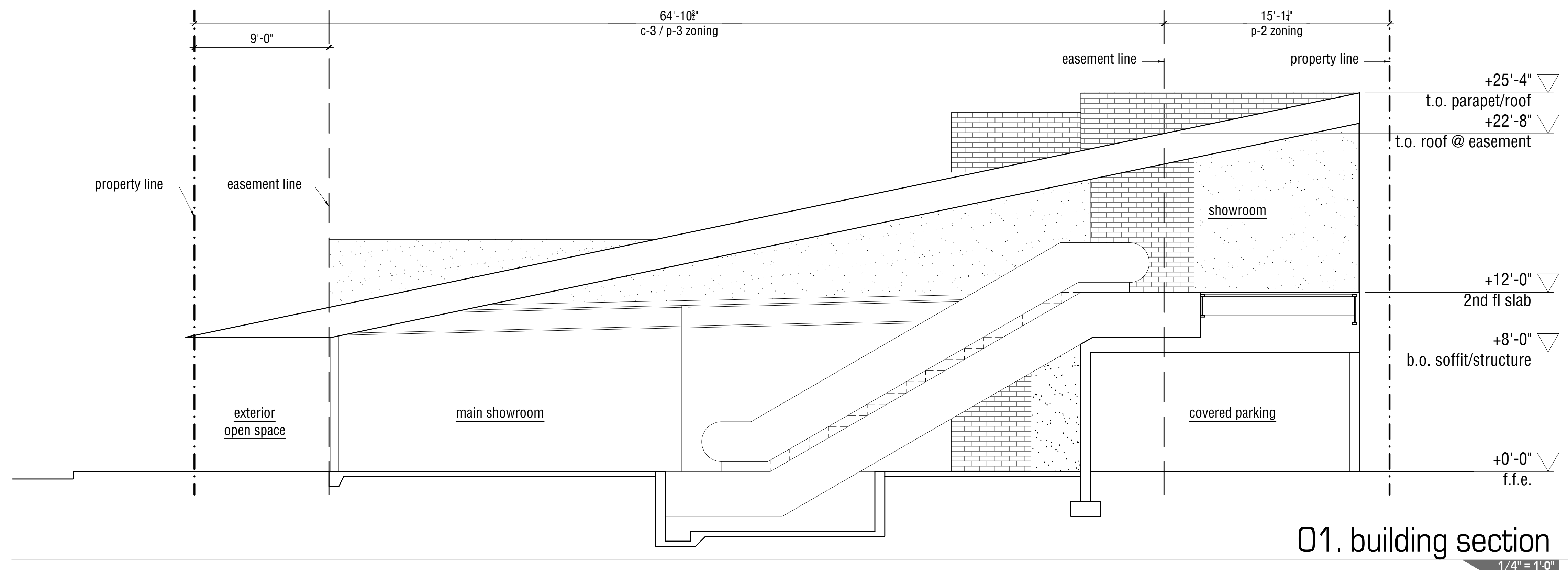
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 revisions  
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 exterior elevation  
**a-3.0**  
 44-DR-2019  
 8/26/2019  
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O2 . building section  
1/4" = 1'-0"



O1. building section  
1/4" = 1'-0"

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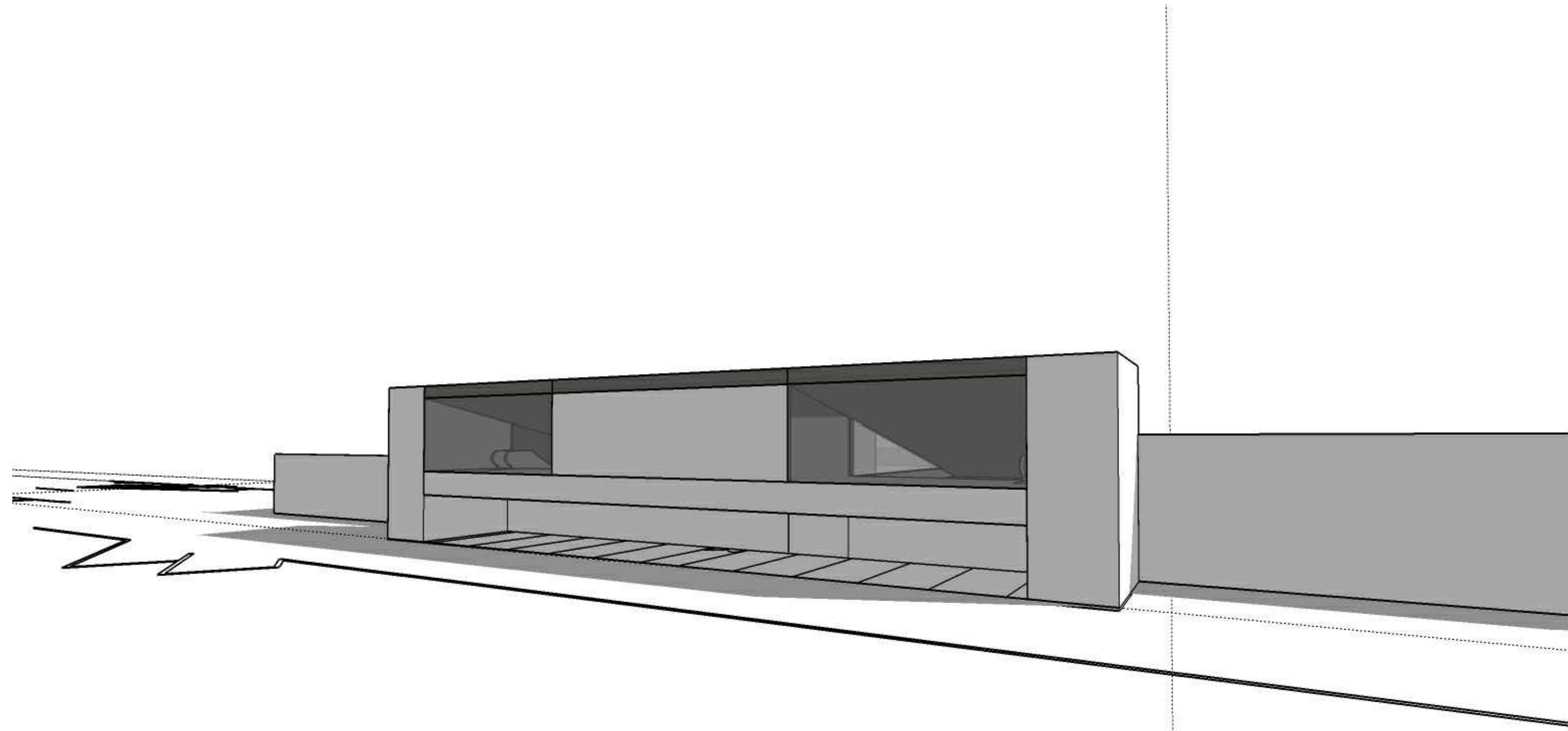
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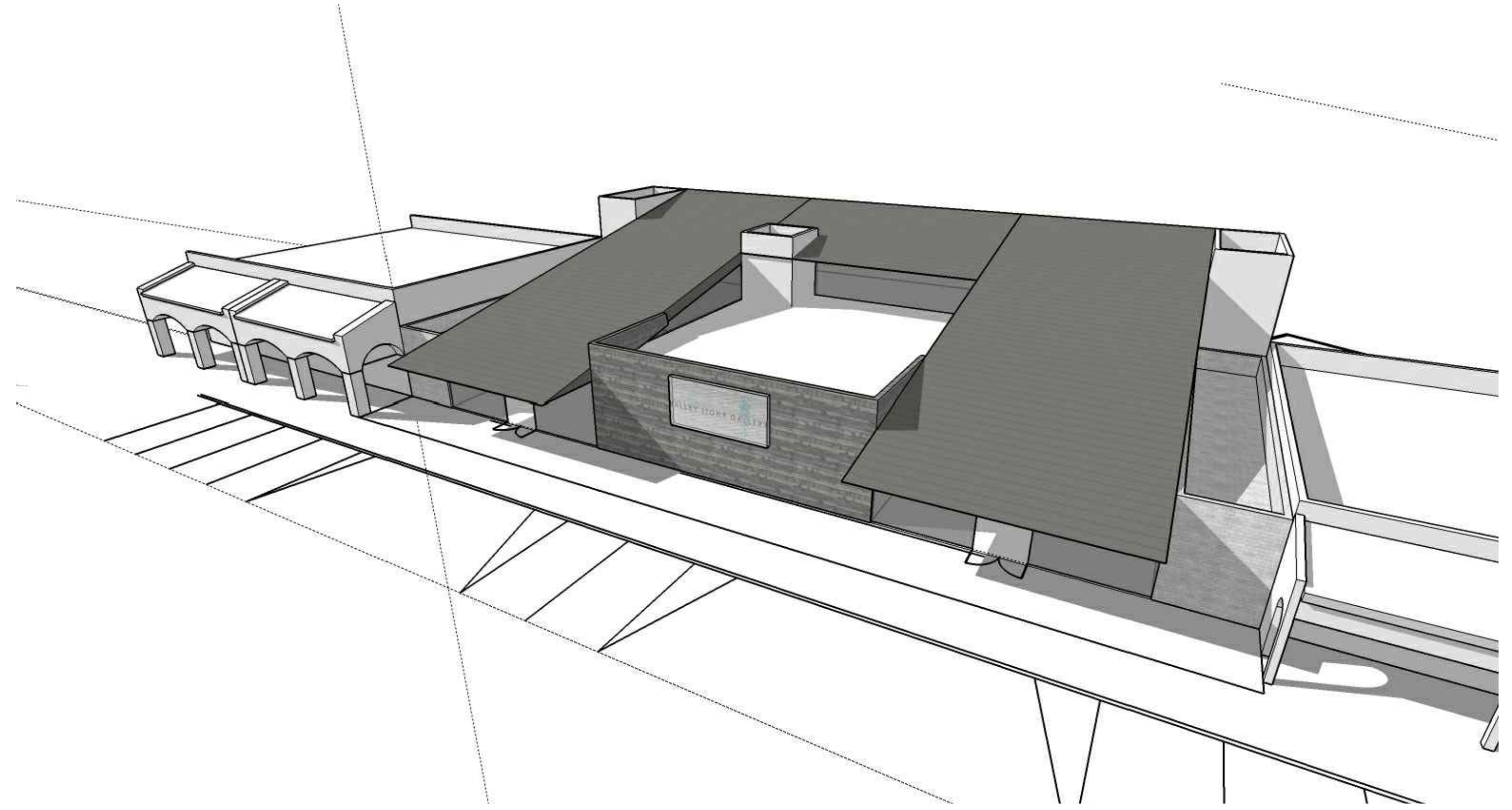
building sections  
**a-3.1**

44-DR-2019  
 8/26/2019



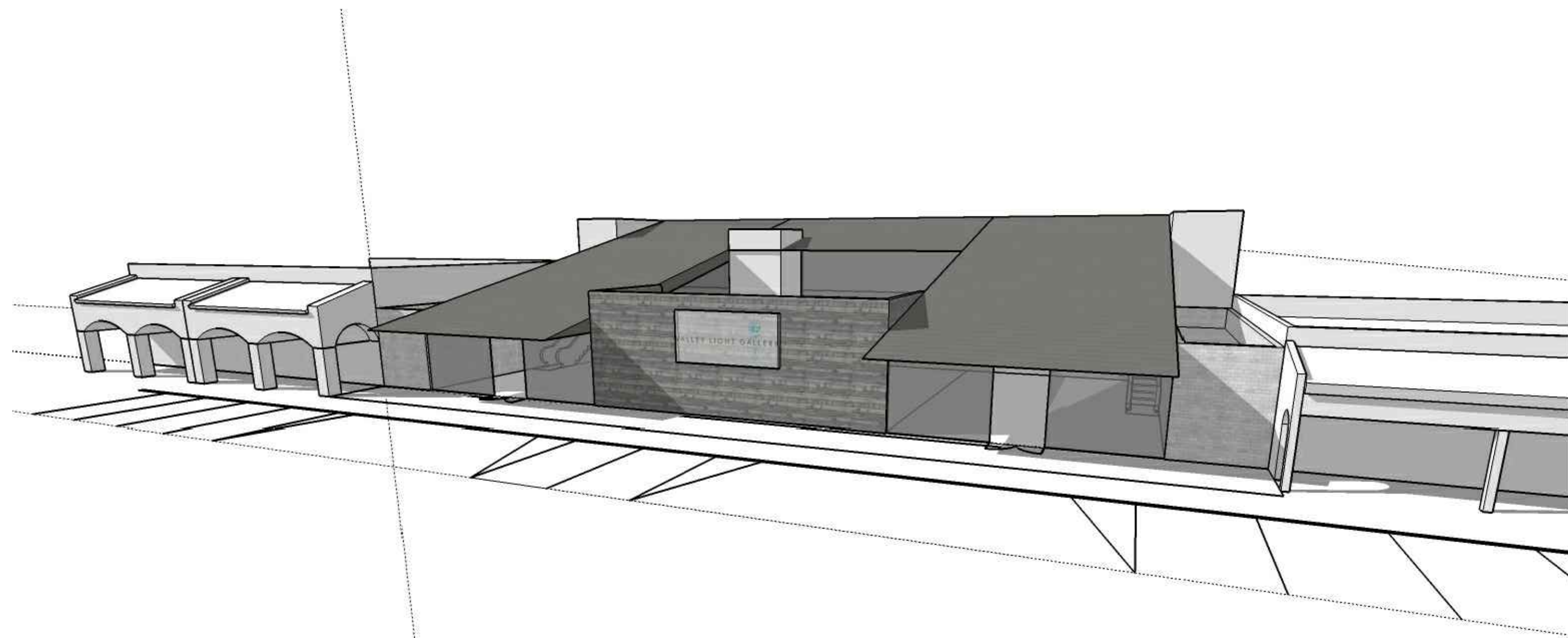
04 . rear/north perspective

n.t.s.



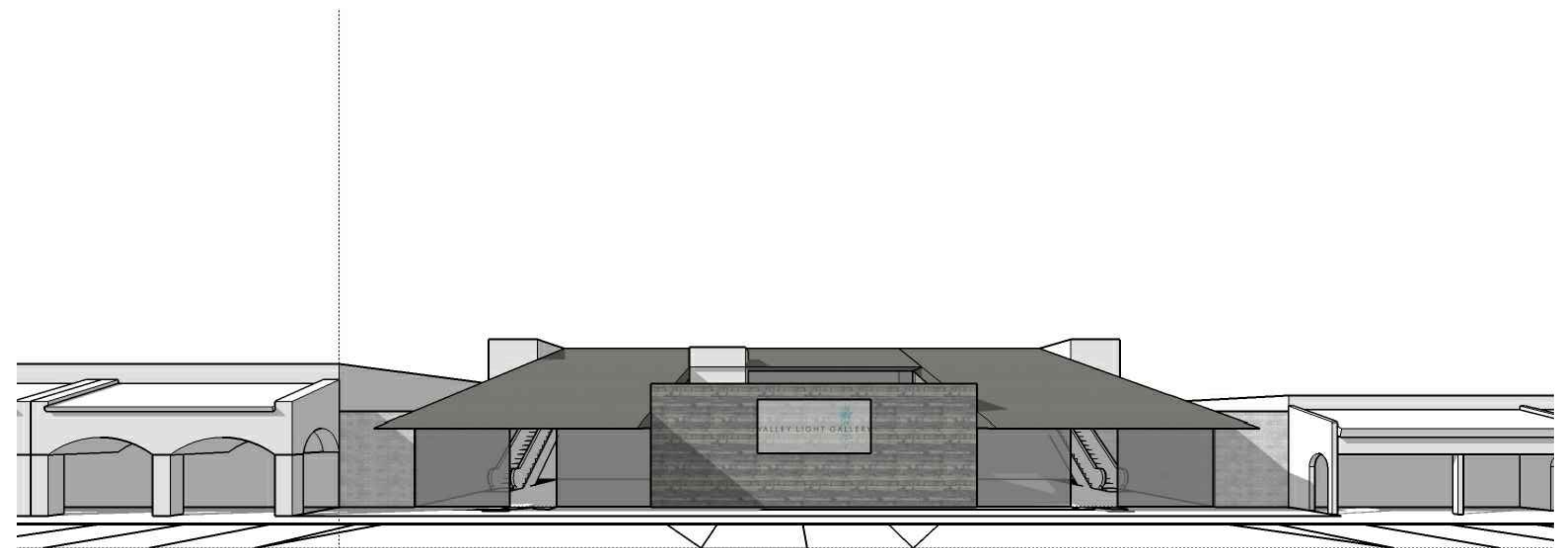
03 . front/south perspective

n.t.s.



02 . front/south perspective

n.t.s.



01 . front perspective

n.t.s.

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**Pre-app Review**  
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revisions

perspectives

**a-3.2**

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