

PROJECT DATA:

PROJECT ADDRESS: 7140 EAST 1ST AVE, SCOTTSDALE, AZ 85251
 OWNER: VIVA ANANDA LLC, 7140 EAST 1ST AVE, SCOTTSDALE, AZ 85251, LUNA VIVA ANANDA
 ARCHITECT: CARLOS ELIAS, LGE DESIGN GROUP, 1200 N 52ND ST, PHOENIX, AZ 85008, PHONE: 480-966-4001, E-MAIL: CARLOSE@LGEDESIGNGROUP.COM

PROJECT SCOPE: NEW 3 STORY MIXED USE BUILDING
 1ST FLOOR: RETAIL & CAFE
 2ND FLOOR: SPA
 3RD FLOOR: RESIDENTIAL

ASSESSOR PARCEL NO.: 130-12-021
 CURRENT ZONING: C-2 DO TYPE 2
 SITE AREA: 6,401 S.F. (0.14 ACRES)
 BUILDING AREA (GROSS): 13,165 S.F. TOTAL
 1ST FLOOR: 4,794 S.F.
 2ND FLOOR: 4,504 S.F.
 3RD FLOOR: 3,867 S.F.

GFAR ALLOWED: 1.3 MAX
 *NONRESIDENTIAL FLOOR AREA TO GROSS LOT AREA: 9,298 S.F.
 *GROSS LOT AREA INCLUDING 1/2 OF STREETS AND ALLEYS ABUTTING THE PROPERTY: 8,285 S.F.

GFAR PROVIDED: 1.12

OCCUPANCY: M, B, R

CONSTRUCTION TYPE: V-B

STORIES: THREE STORY

SPRINKLERS: YES/FULLY SPRINKLED

BUILDING HEIGHT: 36'-0" T.O. PARAPET

FLOOR ASSEMBLIES: 1-HR FIRE RATED

VEHICULAR PARKING CALCS:

PARKING REQUIRED:

(1ST LEVEL & SECOND LEVEL)		
CAFE	(1/400)	638 SF = 1.5 SPACES
MEDICAL/DIAGNOSTIC	(1/300)	576 SF = 1.92 SPACES
OFFICE	(1/300)	580 SF = 1.93 SPACES
RETAIL	(1/250)	202 SF = 0.80 SPACES
HEALTH STUDIO	(1/250)	1,069 SF = 4.27 SPACES
STORAGE	(1/800)	519 SF = 0.64 SPACES
SUB-TOTAL REQUIRED = 12 SPACES		

3RD LEVEL (DWELLING UNITS)

DWELLING - 1 BEDROOM		1 SPACES
DWELLING - 3 BEDROOMS		2 SPACES
SUB-TOTAL REQUIRED =		3 SPACES
TOTAL REQUIRED =		15 SPACES

PARKING REDUCTIONS:

SECTION 9.104.C.2.b SECURE BICYCLE FACILITIES (4) SECURE BICYCLE SPACES		1 SPACE CREDIT
SECTION 9.104.H.3.c.ii (1,000 SF EXPANSION CREDIT) 1,000 SF /300		3.33 SPACES CREDIT
ON SCREET PARKING CREDIT		10.80 SPACES CREDIT
SUB-TOTAL CREDIT REDUCTION:		15.13 SPACES
TOTAL CREDIT REDUCTION:		15 SPACES

TOTAL INITIAL REQUIRED	15 SPACES
TOTAL REDUCTION	15 SPACES
TOTAL SPACES REQUIRED	0 SPACES
PARKING PROVIDED (ADDITIONAL):	2 SPACES

PROJECT DESCRIPTION:

NEW 3 -STORY MIXED USE BUILDING WITH APPROX. 17,000 S.F.
 1ST FLOOR: RETAIL
 2ND FLOOR: SPA
 3RD FLOOR: RESIDENTIAL

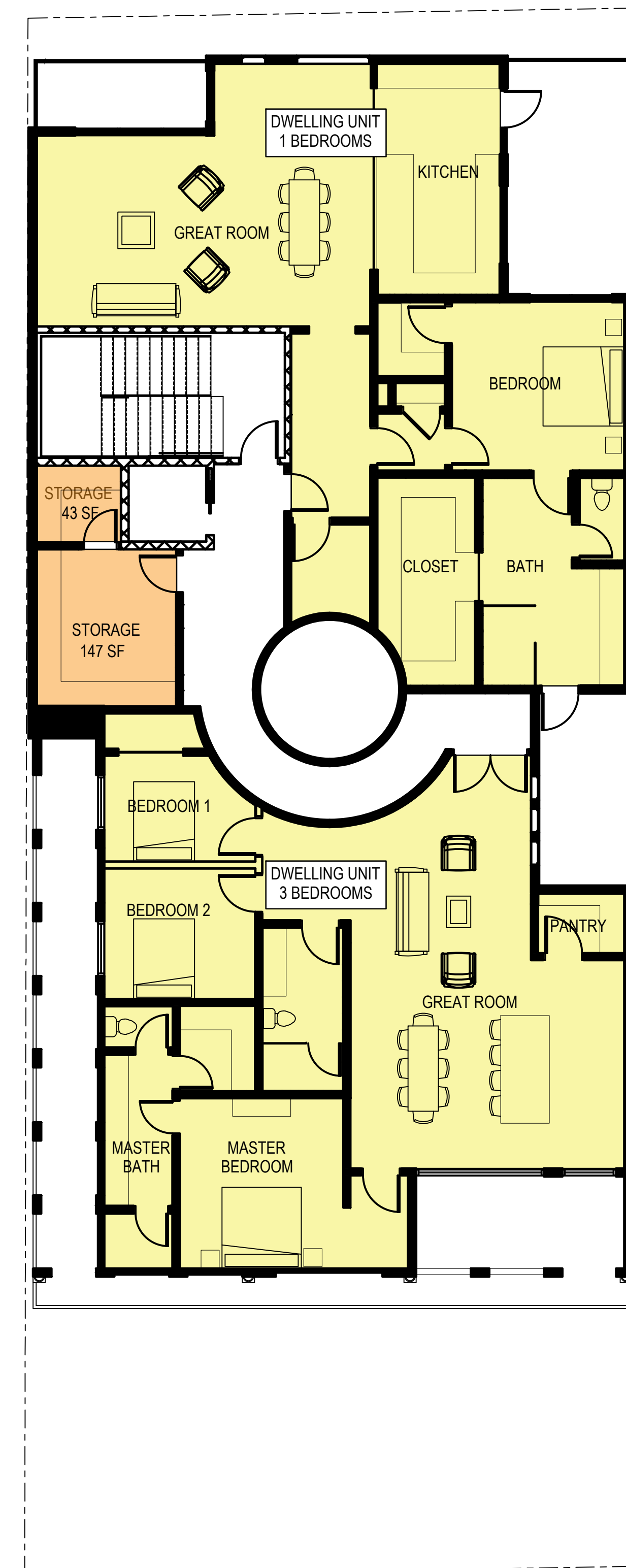
CAFE	(1/400)	638 SF = 1.5 SPACES
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RETAIL	(1/250)	202 SF = 0.80 SPACES
HEALTH STUDIO	(1/250)	1,069 SF = 4.27 SPACES
STORAGE	(1/800)	519 SF = 0.64 SPACES
DWELLINGS	1 BEDROOM	1 SPACE
	3 BEDROOMS	2 SPACES
TOTAL REQUIRED =		14.06 SPACES
TOTAL REQUIRED =		15 SPACES

NUMBER	REVISION	DATE

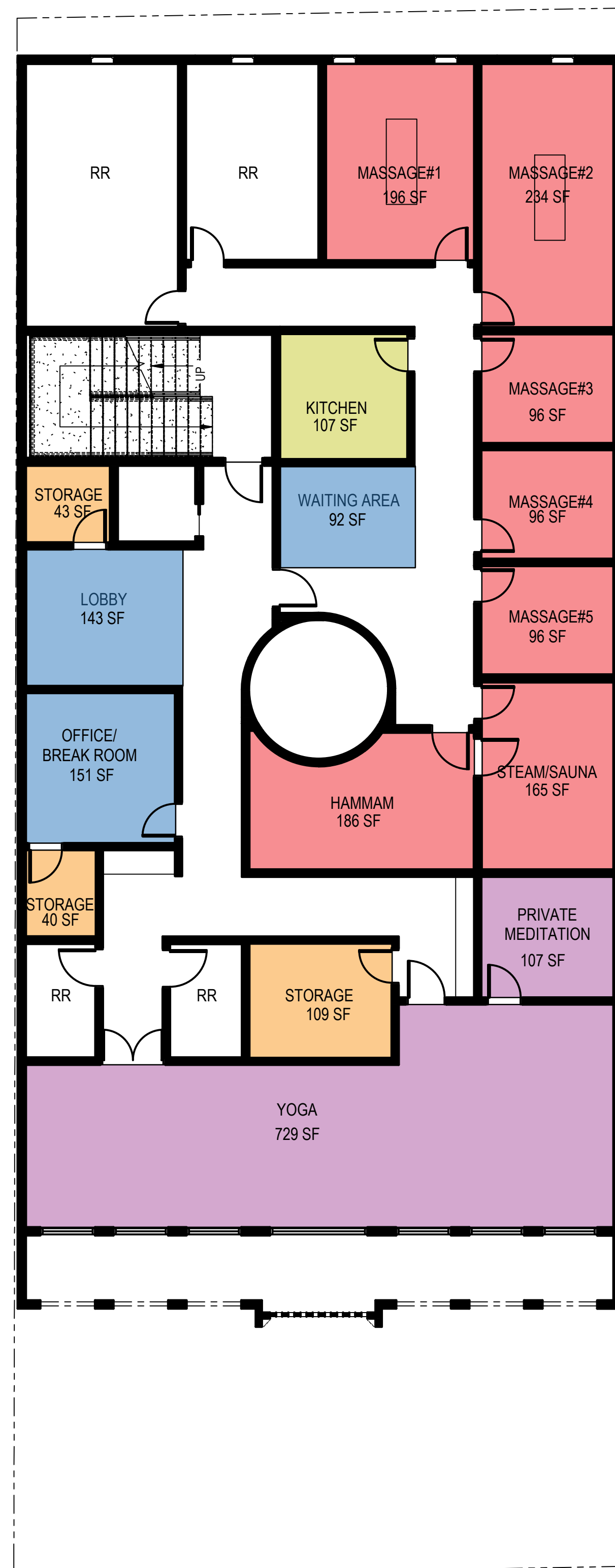
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE:	
SITE PLAN	
ISSUE DATE:	07/14/22
DRAWN BY:	SV
CHECKED BY:	
PROJECT No.:	
SHEET:	

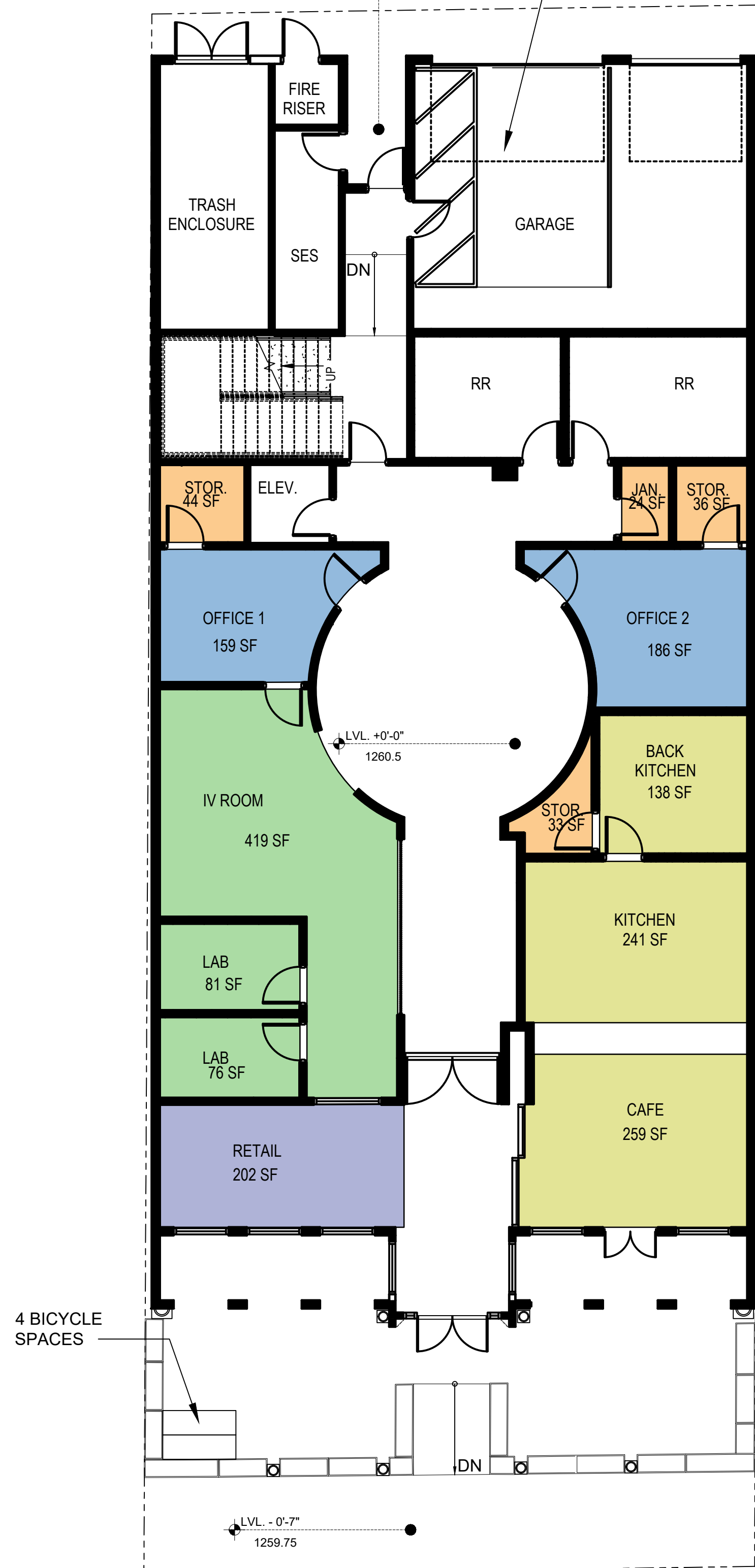
A1.2.1



3 SCHEMATIC FLOOR PLAN - LEVEL 3
 1/8" = 1'-0"

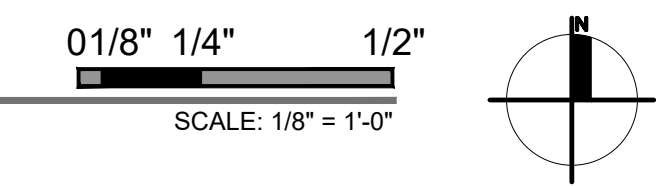


2 SCHEMATIC FLOOR PLAN - LEVEL 2
 1/8" = 1'-0"



1 SCHEMATIC FLOOR PLAN - MAIN LEVEL
 1/8" = 1'-0"

PARKING PLAN



VIVA ANANDA

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