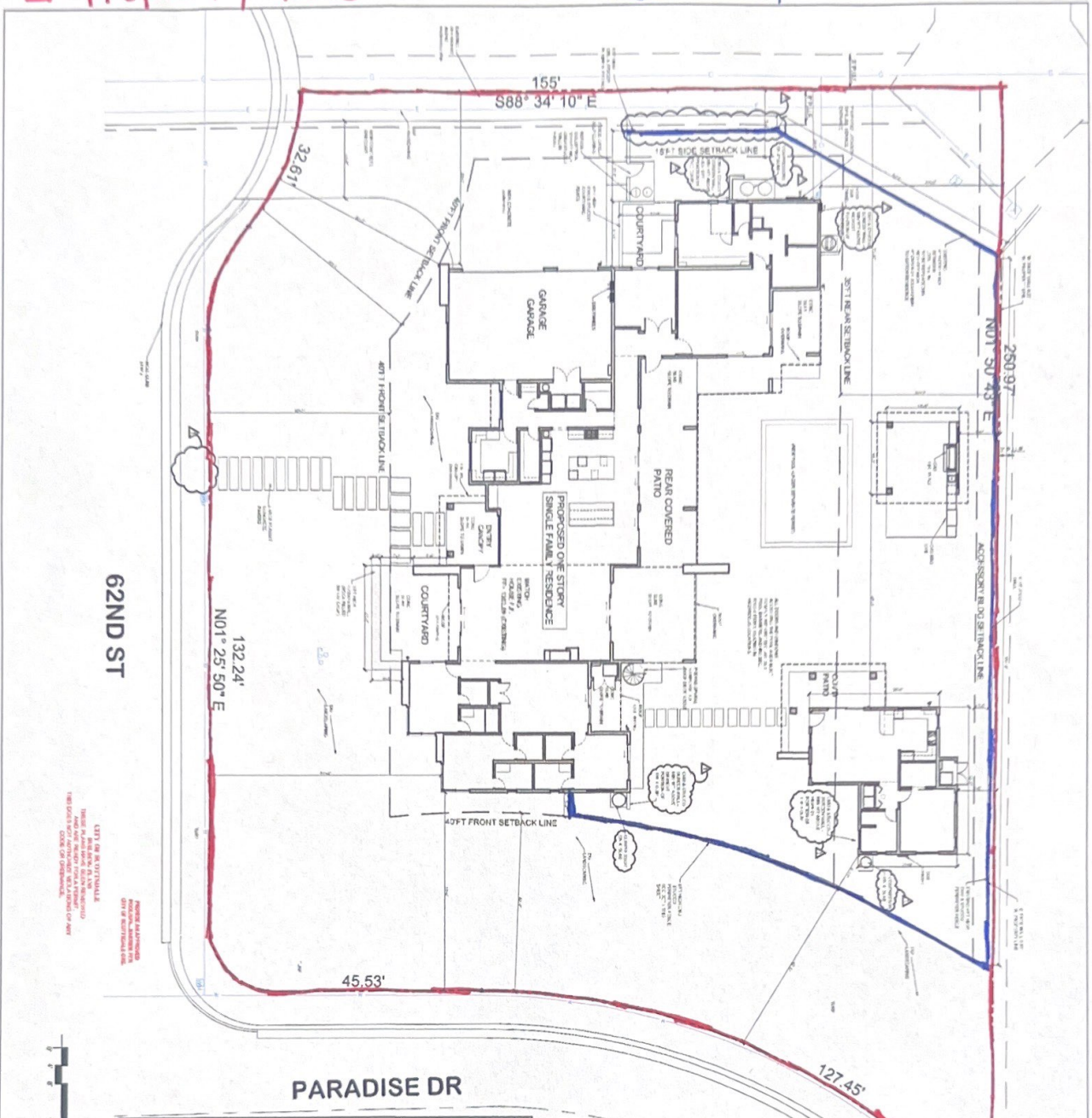


■: Property line

■: Block wall



62ND ST

PARADISE DR

CITY OF SCOTTSDALE
 THIS IS A PRELIMINARY PLAN
 AND DOES NOT REPRESENT A FINAL
 CODE OR ORDINANCE.



NEW SITE PLAN



PROJECT DATA	
ADDRESS: 12023 N 62ND ST, SCOTTSDALE, AZ 85244	
APPLICANT: HENZ-PHILIPS	
STORIES: 1	R-3.5
ZONING: R-3.5	
CONSTRUCTION TYPE: V.A. MERTENSON MASONRY UNIT - 10779	
LOT AREA: 38,003 S.F.	
EXISTING/NEW/IMMEDIATE (TO BE DEMOLISHED) SQUARE FEET:	
SETBACKS:	
FRONT: 40'	
REAR: 20'	
SIDE: 10'	
MAX HEIGHT: 12'	
SHADOWS: 1'	
NEW BUILDING AREAS	
LIVABLE: 4,680 S.F.	
GARAGE: 503 S.F.	
COURTYARD: 143 S.F.	
BIEN: 191 S.F.	
CANOPY: 191 S.F.	
TOTAL LIVING HOUSE UNDER ROOF: 7,117 S.F.	
GARDEN: 256 S.F.	
QUEST HOUSE: 834 S.F. LAMBLE	
283 S.F. COVERED AND	
1,739 S.F. TOTAL UNDER ROOF	
TOTAL UNDER ROOF SITE: 8,912 S.F.	
LOT COVERAGE: 8,912 S.F. / 38,002 S.F. = 23.45 %	

CITY OF SCOTTSDALE ZONING ORDINANCE SECTION 12.04.010
 ACCESSORY BUILDINGS MAY BE CONSTRUCTED IN A RESIDENTIAL ZONING DISTRICT PROVIDED THAT THE TOTAL OCCUPANCY LOAD DOES NOT EXCEED 10% OF THE ZONING PERCENT OF A RESIDENTIAL REAR YARD AREA + 1500 S.F.
 62ND ST - 10524 S.F.
 ACCESSORY BUILDING AREAS WITHIN EXISTING YARD: 4,680 S.F. + 256 S.F. GARAGE + 143 S.F. COURTYARD + 191 S.F. BIEN + 191 S.F. CANOPY = 5,561 S.F.
 TOTAL = 8,912 S.F.
 TOTAL UNDER ROOF: 7,117 S.F. + 1,739 S.F. QUEST HOUSE = 8,856 S.F.
 MAX. ALLOWED: 8,856 S.F.

APPROVED
 SITE PLAN

A NEW BLUE SKY RESIDENCE AT
 12023 N 62ND ST
 SCOTTSDALE, ARIZONA

DESIGN LINK
 ARCHITECTURE AND PLANNING
 14415 N 73RD, SUITE 109 (P) 480-987-0298
 SCOTTSDALE, AZ 85250 (F) 480-987-3636
 WWW.DESIGNLINKAZ.COM



Sheet A1