Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____ Project No.: 128 PA-2005

Coordinator: _____ Case No.: ____-___-_____

Project Name: DESERT MT INSURANCE/ABRAHAMSEN RESIDENCE

Project Location: 2918 N 67TH PLACE

Property Details:

☒ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-1 Proposed Zoning: C-1 COMM/RESIDENTIAL

Number of Buildings: ONE Parcel Size: 11350 ☐

Gross Floor Area/Total Units: 2673 COMMER 2673 RESID. Floor Area Ratio/Density: 0.237 COMMER.

Parking Required: 11 CARS Parking Provided: 14 CARS

Setbacks: N - 44'-0" S - -0- E - 20'-0" W - 25'-6"

Description of Request:

PROJECT CONSISTS OF A NEW (2673☐) RESIDENCE TO BE BUILT ABOVE AN EXISTING 2673☐ OFFICE BUILDING. NEW STAIRS WITH MASONRY FACADE AT EAST INTEGRATES 1ST & SECOND FLOORS AND HELPS TO SECURE EXISTING COVERED BREEZEWAY.

EXTERIOR FINISHES: EXISTING MASONRY WALLS (LACE) TO BE RESTUCCOED SMOOTH TO MATCH NEW RESIDENCE. MID TONE PAINT @ STUCCO AND DARKER ROOF FACIA AND NEW PITCHED ROOF PROVIDE A CONSERVATIVE IMPRESSION.

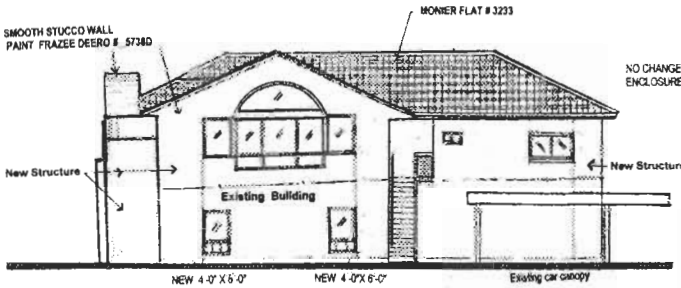
EXISTING LANDSCAPING CONSISTS OF 2 MATURE 18'-20' OLIVE TREES WHICH SHADE NEW FACADE. ONE NEW 24" BOX OLIVE TREE, NORTH OF DRIVE, AND LANTANA

EXISTING PARKING: 14 ON SITE PARKING SPACES ARE GATED FOR SECURITY. 11 SPACES REQUIRED ∴ 3 SURPLUS

Planning and Development Services Department

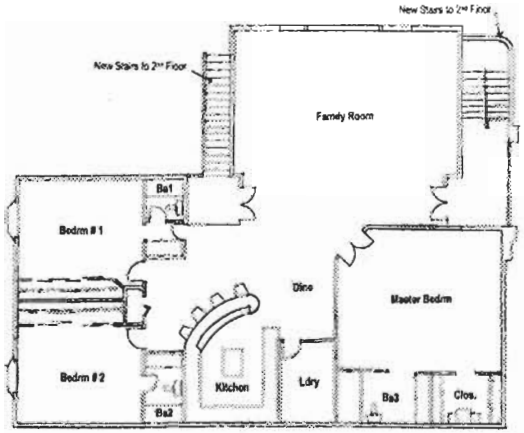
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Desert Mountain Insurance Services, Inc.



North Elevation

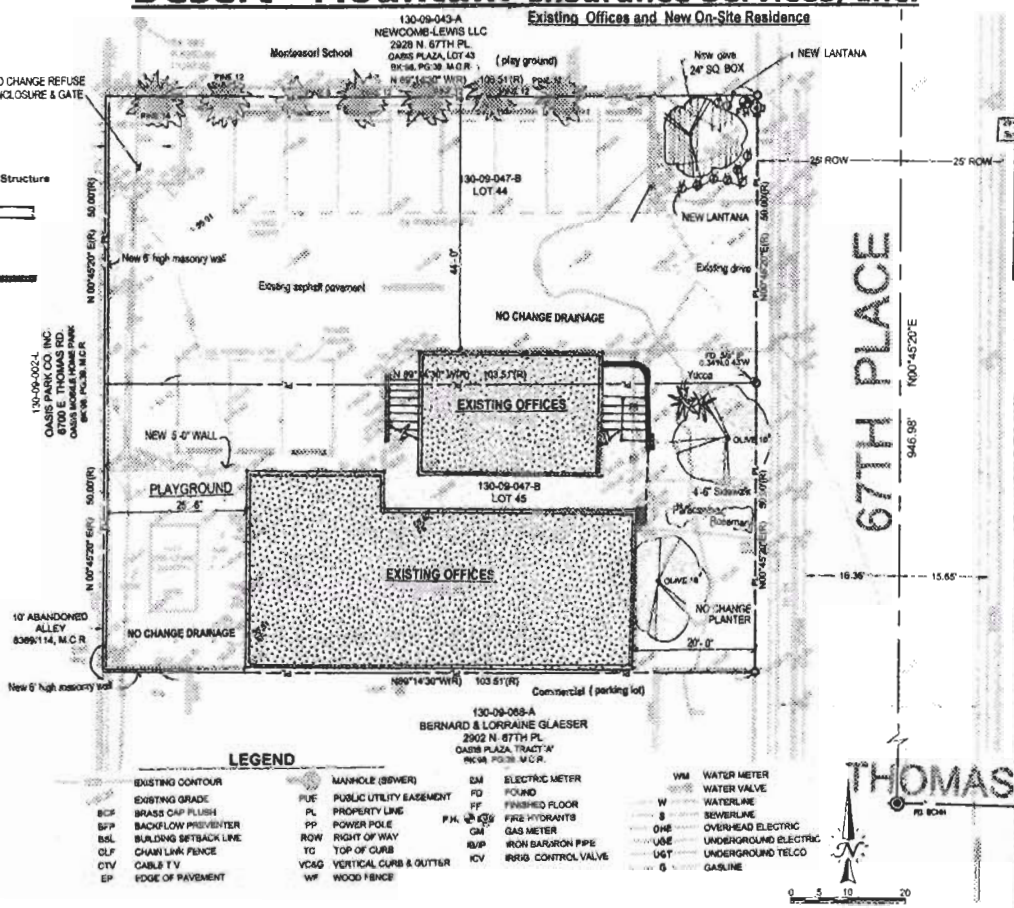
1/ 8" = 1' -0"



Abrahamsen Residence

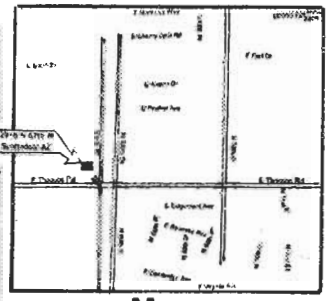
2ND FLOOR RESIDENCE

1/ 8" = 1' -0" Residential



LEGEND

	EXISTING CONTOUR		MANHOLE (SEWER)	EM	ELECTRIC METER		WM	WATER METER
	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT	FD	FOUND			WATER VALVE
BCF	BRASS CAP FLUSH	PL	PROPERTY LINE	FF	FINISHED FLOOR		W	WATERLINE
BFP	BACKFLOW PREVENTER	PP	POWER POLE	FH	FIRE HYDRANTS		S	SEWERLINE
BSL	BUILDING SETBACK LINE	ROW	RIGHT OF WAY	GM	GAS METER		OHE	OVERHEAD ELECTRIC
CLF	CHAIN LINK FENCE	TC	TOP OF CURB	IB/P	IRON BAR/IRON PIPE		UGE	UNDERGROUND ELECTRIC
CTV	CABLE T V	VC&G	VERTICAL CURB & GUTTER	ICV	IRRIG. CONTROL VALVE		UGT	UNDERGROUND TELCO
EP	EDGE OF PAVEMENT	WF	WOOD FENCE				G	GASLINE



Map

Project Data

Address:	2918 N. 67th Place
Owner:	Jason & Michelle Abrahamson
	2918 N. 67th Place
	Scottsdale, Az 85251
Zoning:	C-1 Neighborhood Commercial
Assessor No:	130-09-047B
MCR 093-39	Lot 44 & Lot 45 QS 15-43 Monterey Arcadia
Legal:	Oasis Plaza Lots 44 and Abandoned Alley
Gross Lot Area:	11,350 0.26 acres
Net Lot Area:	11,350 0.26 acres
FAR Permitted:	0.80 FAR= 9,080 S.F.
Existing FAR:	0. 237 FAR Commercial
With Residence:	0.475 FAR
Building Ht. Allowed:	36 FT.
Building Ht Proposed:	26 ft.
Bldg Volume Allowed:	107,625 C.F.
Existing Bldg Volume:	29,780 C.F
B.V With Residence:	60,000 (40,300 includes roof)

Landscaping & Setbacks

Landscaping Existing:	2,735 S.F.
Front Yd. Landscaping:	1,360 S.F.
Open Space Req:	Hr @ 288 16 x .004= 0.1640
16.4% O.S. x 11,350:	1,855 S.F. Required
O.S. Provided:	2,735 S.F. Provided >> OK
Front Open Space Req:	929 S.F. 1360 S.F. Provided.
Front Yd Existing:	20'-0" East (27'-6" Back of curb)
Back Yd Existing:	25'-6" West (No Change)
Side Yd Existing:	44'- 6"North (No Change)
	-0- South (No Change)

Existing Parking (On Site):

Existing Offices:	2673 S.F.
New Residence:	2673 S.F.
Existing Parking	14 Cars On Site
Parking Required:	< 9 Cars>
New Residence:	< 2 Cars>
Surplus:	3 Cars On Site Surplus.

Scope of Work

Project consists of two existing masonry single-story office buildings with an open breezeway. A new 2nd Floor Residence (2673 S.F.) is proposed to be built above existing offices.

New Residence:

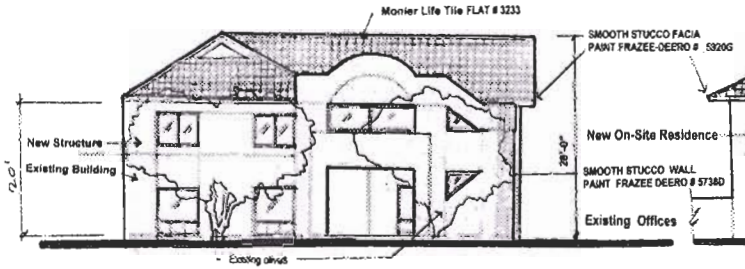
Residence is aligned with the existing office walls for structural integrity New stairs with a masonry facade are placed at the existing 6'-6"off- set (east) for sidewalk access. Second set of stairs is at the (west) service side.

Exterior Finishes

The existing stucco ("heavy lace") exterior walls are to be stuccoed smooth to match the new 2nd Floor Residence. New residence windows are to match existing dark bronze frames and glass. Roof to be Monier blended earth tone

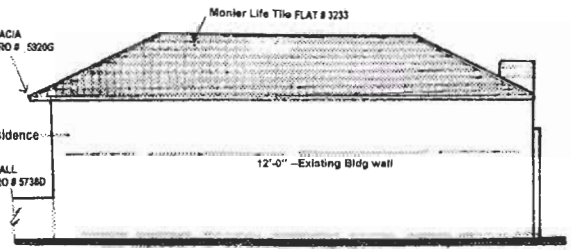
Landscaping:

Existing landscaping at front yard consists of two mature 16- 20 ft. tall olive Trees, assorted desert tolerant plants and granite ground cover New landscaping to include one new Olive (36 " box size) is provided north of drive. Existing chain link fence at the south to be removed and replaced with masonry Stucco wall painted to match the building.



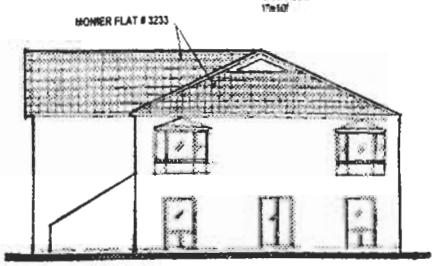
East Elevation

1/ 8" = 1' -0"



South Elevation

1/ 8 " = 1' -0" (Blank wall at existing Streets of NY Restaurant)



West Elevation

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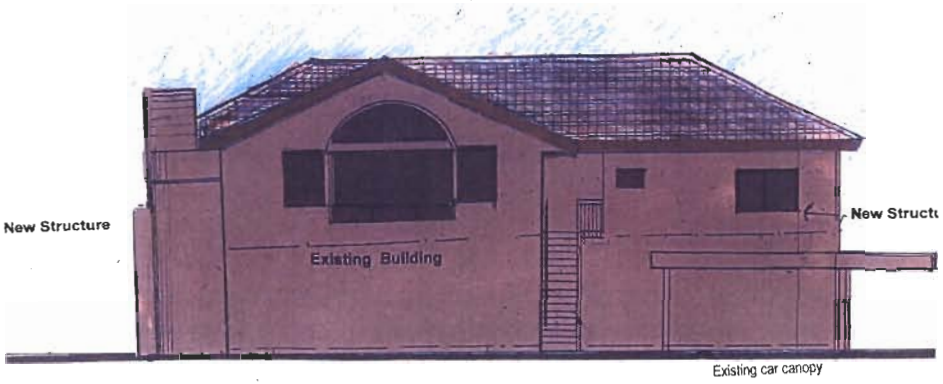
{DRB SUBMITTAL}

DAVID ORTEGA ARCHITECT INC.
7631 FIFTH AVENUE
SCOTTSDALE, AZ 85251
(480) 991-4224
ORTEGARCH@COX.NET

DRAWING NO.

PROJECT NO.
6/29/2005 202605

37-DR-2005
5/6/2005



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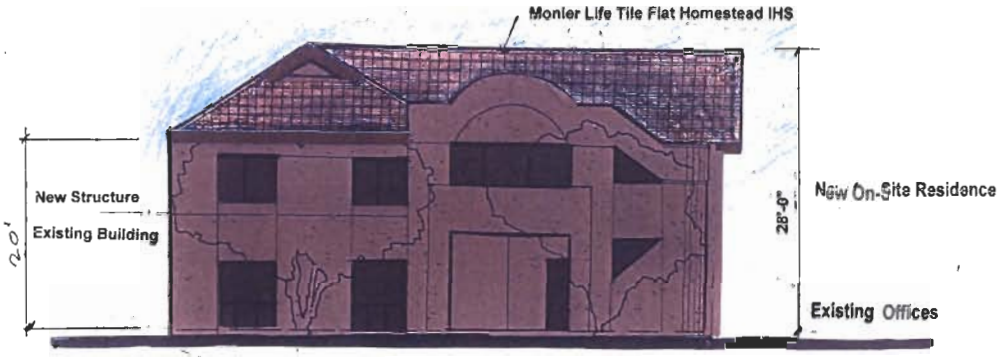

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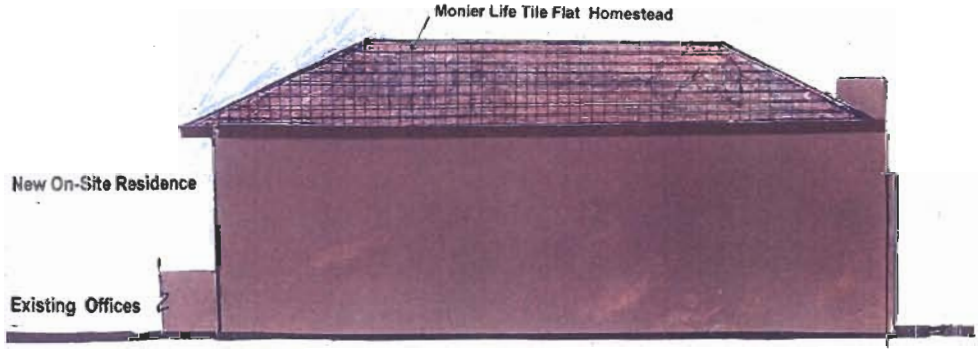

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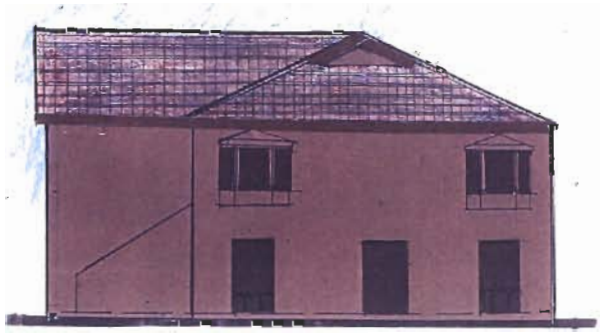

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37-DR-2005
5/6/2005