Project Narrative

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

Project No.: _____ - PA - _____

Date: _____

Case No.: _____ - ___ - _____

Coordinator: _____

Project Name: _____

Project Location: SECOND ST & WELLS FARGO NW CORNER

Property Details:

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

Current Zoning: C-3

Proposed Zoning: C-3

Number of Buildings: 1

Parcel Size: 11,303 S.F.

Gross Floor Area/~~Total Units~~: 9453

Floor Area Ratio/Density: _____

Parking Required: _____

Parking Provided: _____

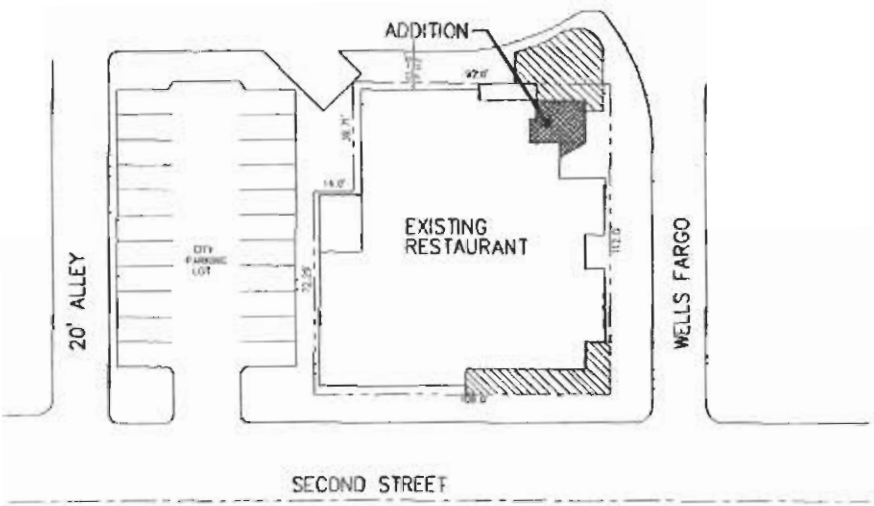
Setbacks: N - 0 S - 0 E - 0 W - 0

LOS OLIVOS MEXICAN PATIO HAS BEEN A LANDMARK RESTAURANT FOR OVER 60 YEARS. THE OWNERS ARE DESIROUS OF DEVELOPING EXTERIOR PATIOS TO STAY ABREAST OF THE COMPETITION. THE SOUTH PATIO WILL BE CONTAINED ON PROPERTY AND WILL BE FOR OUTSIDE DINING AND IS DIRECTLY ACCESSIBLE TO THE KITCHEN. THE NORTH PATIO IS PROVIDED MAINLY FOR THE PATRONS WAITING FOR A TABLE AND WILL BE ON BOTH PRIVATE AND CITY PROPERTIES. THE EXISTING OFFICE WILL BE TRANSFORMED INTO A SERVICE BAR TO SERVICE THIS AREA. THE OFFICE WILL THEN BE MOVED TO A NEW 2ND FLOOR LOCATION. THIS LOCATION WILL BE APPROXIMATELY THE SAME SIZE AS BEFORE BUT WILL PROVIDE FOR MUCH NEEDED PRIVACY. THESE ADDITIONS WILL NOT AFFECT THE CIRCULATION, DRAINAGE OR LAND USE AND IS COMPATIBLE WITH THE CURRENT ARCHITECTURE.

71-DR-2006
7/21/2006

LOS OLIVOS MEXICAN PATIO

7328 E. SECOND STREET SCOTTSDALE, ARIZONA



SITE PLAN

SCALE 1" = 20'

PROJECT INFORMATION:

PROJECT

LOS OLIVOS MEXICAN PATIO
7328 EAST SECOND STREET
SCOTTSDALE, ARIZONA

ZONING C3

CONSTRUCTION TYPE V-B

SETBACKS 20/80

LEGAL

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 660 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 57 SECONDS EAST, A DISTANCE OF 27.79 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT IS ON BEING THE SOUTHEAST CORNER OF LOT 16 BLOCK 11 OF SCOTTSDALE (EAST) SUBDIVISION, ACCORDING TO BOOK 6 OF MAPS, PAGE 27 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 00 MINUTES 57 SECONDS EAST, A DISTANCE OF 112 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 60 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 30.71 FEET;

THENCE NORTH 60 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 14 FEET;

THENCE SOUTH 0 DEGREES 31 MINUTES 57 SECONDS WEST, A DISTANCE OF 72.29 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 106 FEET TO THE TRUE POINT OF BEGINNING.

AREA ALSO KNOWN AS LOTS 17 & 18 OF BLOCK 11, OF SCOTTSDALE (EAST) SUBDIVISION, ACCORDING TO BOOK 6, OF MAPS, PAGE 27 RECORDS OF MARICOPA COUNTY, ARIZONA AND THE EAST 14 FEET OF THE NORTH 72.29 FEET OF LOT "A" OF SCOTTSDALE MALL SUBDIVISION, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT FOR THE NORTH 11 FEET OF LOTS 17 & 18, BLOCK 11 OF SCOTTSDALE (EAST) SUBDIVISION

LOT AREA 71,305 SQ. FT.

EXISTING BUILDING 9753 SQ. FT.

LOT COVERAGE 83%

NORTH PATIO 470 sq. ft.
CITY PROPERTY 987 sq. ft.

SOUTH PATIO 500 sq. ft.

GENERAL NOTES:

- ESTABLISH AND VERIFY ALL OPENINGS AND RIGHTS FOR ARCHITECTURAL, MECHANICAL, AND ELECTRICAL WITH THE APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS. IN THE EVENT OF A DISCREPANCY, THE ARCHITECT SHALL BE NOTIFIED.
- ANY ENGINEERING DESIGN PROVIDED BY OWNERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN ARIZONA.
- ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND SHALL COMPLY TO ALL CODES, ORDINANCES, AND REGULATIONS.
- ALL MATERIALS, SYSTEMS, COMPONENTS, ETC. SHALL BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.
- BEFORE BEGINNING WORK INSPECT AND VERIFY THE LOCATION AND CONDITION OF EXISTING VIEW AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.
- PROVIDE LINTELS OVER EVERY OPENING.
- "WONDER BOARD" BACKING TO BE USED IN ALL PLUMBING WET AREAS.
- ALL SMOKE DETECTORS TO BE INTERCONNECTED WITH BATTERY BACKUP.

OCCUPANCY GROUPS

ASSEMBLY/DINING A-2
KITCHEN B

VICINITY MAP

NTS

STEVE W. FREEMAN

TITLE SHEET - SITE PLAN

LOS OLIVOS MEX. PATIO

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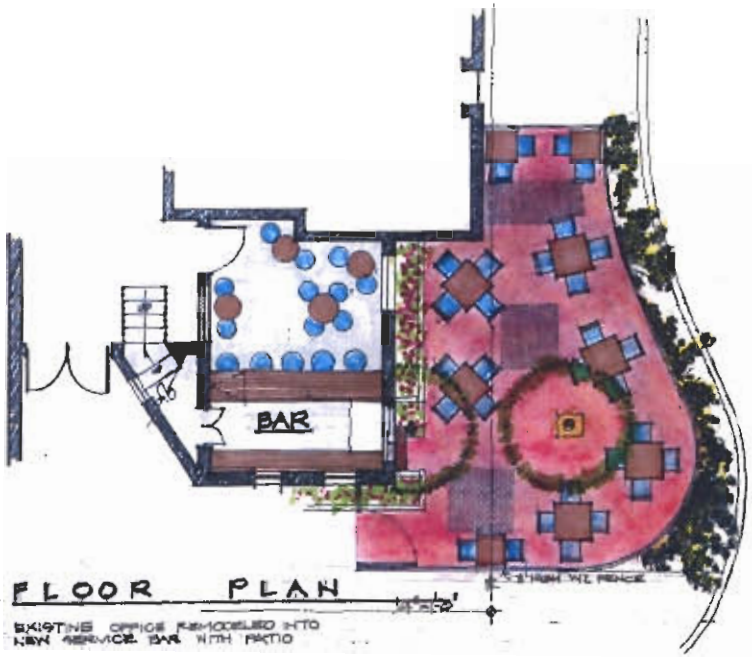

FLOOR PLAN

EXISTING OFFICE REMODELED INTO NEW SERVICE BAR WITH PATIO

FLOOR PLAN

SOUTH ELEVATION

FLOOR PLAN

NEW SECOND FLOOR 200 ft

NORTH ELEV.

EAST ELEV.

STEVE W. FREEMAN

PLANS & ELEVATION

LOS OLIVOS MEX. PATIO

2

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