# Project Narrative

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

Date: _____ Project No.: _____ - PA - _____

Coordinator: BILL VERSCHUREN Case No.: 261 - PA - 2005

Project Name: MICKEY'S HANGOVER

Project Location: 4310 N BROWN AVE

Property Details:

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

Current Zoning: C2 · DO Proposed Zoning: NO CHANGE

Number of Buildings: 1 Parcel Size: 56984 S.F

Gross Floor Area/Total Units: 4124 BLDG / 3284 PATIO Floor Area Ratio/Density: .72

Parking Required: 3284 - 1359 = 1925/330 = 6 Parking Provided: 6 IN LIEU

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

Description of Request:

EXPANSION & REVITALIZATION OF EXISTING PATIO ONTO R.O.W. AREA LEASED FROM CITY. THE PLAN CALLS FOR NEW SCREEN WALLS/SHRUBS ALONG CIVIC CENTER AND BROWN. ALSO PROPOSED IS A MAIN ENTRY ARBOR OFF OF THE CORNER OF CIVIC CENTER & 5th AVE, WITH A SECONDARY ENTRANCE/EGRESS TO BROWN. ~~SOME~~ PLANTERS ARE TO BE PLACED @ THE BASE OF THE EXISTING BUILDING TO PROVIDE FOR VINES TO CLIMB UP THE EXISTING SLUMP BLOCK STRUCTURE. WE SEE THIS PROJECT AS BECOMING A "LIVING" PATIO & BUILDING.

85-DR-2001#2
5/26/2005

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

## Site Plan

1/16" = 1'-0"

## Keynotes

1. PROPOSED 22' DRIVEWAY WITH ASPHALT PAVING AND CURBCUT.
2. RELOCATED EXISTING STREET LIGHT.
3. EXISTING RIGHT OF WAY LANDSCAPE.
4. EXISTING SCREEN WALL.
5. EXISTING PARKING STALLS.
6. EXISTING POWER POLE.
7. EXISTING UTILITY BOX.
8. NEW 6" CURB.
9. EXISTING TRANSFORMER.
10. EXISTING BOUGAINVILLA TO REMAIN.
11. EXISTING GROUND COVER, CUT BACK TO ALLOW FOR NEW CONSTRUCTION.
12. EXISTING PALMS TO REMAIN.
13. SIDEWALK TO MATCH EXISTING.
14. REMOVE EXISTING DRIVE, SLOPE TO MAINTAIN EXISTING DRAINAGE.
15. FREESTANDING PLANTER AT BUILDING.
16. EXISTING ON-SITE SEWER LINE.
17. EXISTING FIRE HYDRANT.
18. BRICK PAVING, PATCH AND REPAIR. PROVIDE NEW WHERE DISTURBED BY CONSTRUCTION.
19. NEW LANDSCAPE IN RIGHT OF WAY. 6" CONCRETE CURB AT BASE.
20. REUSE EXISTING TREES RELOCATED FROM NEW CONSTRUCTION.
21. ARBOR COLUMNS AND BUGAINVILLA HEDGES. SEE DETAIL A ON SHEET A-5.
22. NEW SITE PATIO WALL. SEE DETAIL D ON SHEET A-5.
23. 'A' INDICATES WALL MOUNTED LIGHTS AT ENTRANCES.
24. 'B' INDICATES CABLE MOUNTED LIGHTS ABOVE ARBOR.
25. 'C' INDICATES CABLE MOUNTED LIGHTS ABOVE PATIO AREAS.
26. TREX WOOD DECKING MATERIAL FOR PATIO.
27. SIGN WALL. SEE DETAIL F ON SHEET A-6.
28. REAR GATE. SEE DETAIL G ON SHEET A-6.
29. SITE WALL. SEE DETAIL E ON SHEET A-6.
30. NO CHANGE THIS PROJECT.

## Project Information

| | |
|---|---|
| CR CASE #: | 261-PA-2005 |
| PARCEL: | 173-51-060 |
| EXISTING ZONING: | C-2 / CO |
| PROPOSED ZONING: | NO CHANGE |
| SITE AREA NET: | 5,688.4 SF |
| OPEN SPACE REQUIRED: | N/A |
| OPEN SPACE PROVIDED: | N/A |
| OCCUPANCY TYPE: | A-2 |
| CONSTRUCTION TYPE: | V-B |
| TOTAL AREAS: | 4,124 SF OF BUILDING<br>3,284 SF OF PATIO |

PARKING REQUIRED: 3,284 SF (NEW PATIO) + 1368 (EXISTING PATIO) = 1,835 / 300 = 6 SPACES

PARKING PROVIDED: 8 (7 LRU)

## Vicinity Map

## Landscape Legend

### Trees

| SYMBOL | BOTANICAL NAME | SIZE | QUAN |
|---|---|---|---|
| | EXISTING PALMS | EXISTING | EXISTING |

### Shrubs

| SYMBOL | BOTANICAL NAME | SIZE | QUAN |
|---|---|---|---|
| | MACFADYENA UNGUIS-CATI | 5 GAL | - |
| | NERIUM OLEANDER | 5 GAL | - |

### Ground Cover

| SYMBOL | BOTANICAL NAME | SIZE | SPACING |
|---|---|---|---|
| | EXISTING GROUND COVER | EXISTING | |

## General Notes

1. ALL LANDSCAPE MATERIAL SHALL BE IRRIGATED USING AN AUTOMATIC DRIP IRRIGATION SYSTEM. LATERAL AND MAIN LINES SHALL BE OF PVC AND INDIVIDUAL WATER DRIPS SHALL BE EXTENDED WITH BLACK POLY PIPE.
2. ALL TREES AND PLANTS ARE SHOWN AT MATURITY ON THE LANDSCAPE PLAN. PLANTING SIZE IS AS INDICATED BY THE LANDSCAPE LEGEND AND SHALL BE IN COMPLIANCE WITH THE ARIZONA NURSERY ASSOCIATION (ANA).
3. A FOUR FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. PLANTS SHALL BE INSTALLED A MINIMUM OF FOUR FEET AWAY FROM ALL FIRE SUPPRESSION EQUIPMENT TO AVOID ENCROACHMENT WHEN PLANT MATERIAL MATURES.
4. ALL AREAS OF LANDSCAPE SHALL RECEIVE 2" THICK GRANITE MULCH OF MINE 8 GRANITE, DEEP SPRAYED WITH A PRE-EMERGENT. DECOMPOSED GRANITE COLOR TO MATCH ADJACENT DEVELOPMENTS.
5. ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED TO PROVIDE A CLEAR AREA BETWEEN 2' TO 7' IN HEIGHT.
6. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNER.
7. NO OVERHEAD POWER LINES EXIST ON SITE.
8. BACKFLOW PREVENTOR DEVICES/SECURITY CAGES AND UTILITY BOXES TO BE PAINTED TO MATCH BUILDING COLOR.

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Revisions
1 -
2 -
3 -
4 -
5 -
6 -

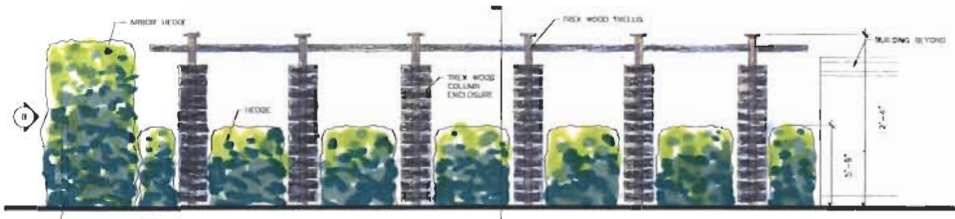
Mickey's Hangover

S 20.05

AZ-787

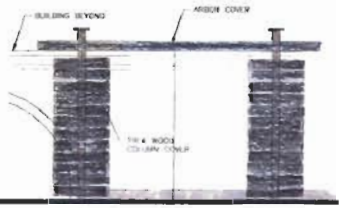
A1.1

Site Plan

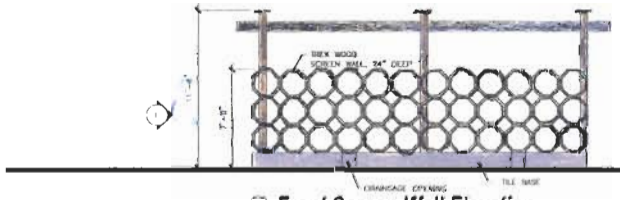



A Side Elevation - Arbor
1/4" = 1'-0"

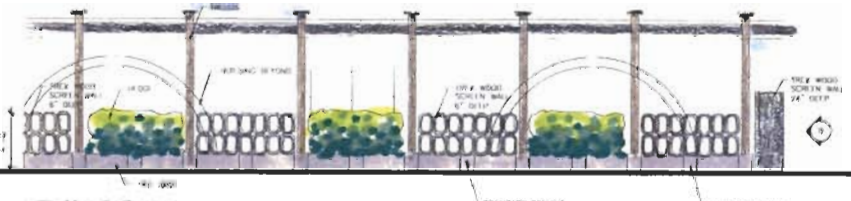
B Front Gate Elevation
1/4" = 1'-0"



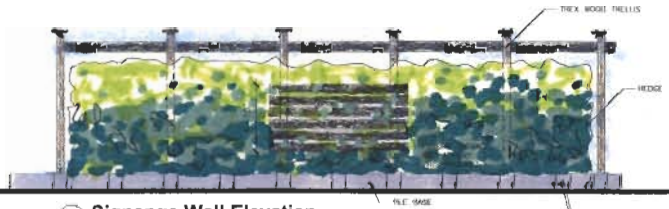

C Front Arbor Section
1/4" = 1'-0"



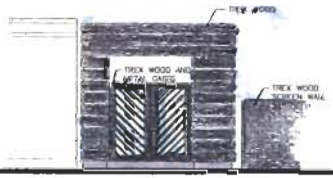

D Front Screen Wall Elevation
1/4" = 1'-0"




E North Screen Wall Elevation
1/4" = 1'-0"




F Signange Wall Elevation
1/4" = 1'-0"




G Rear Gate Elevation
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1 -
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3 -
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Mickey's Hangover
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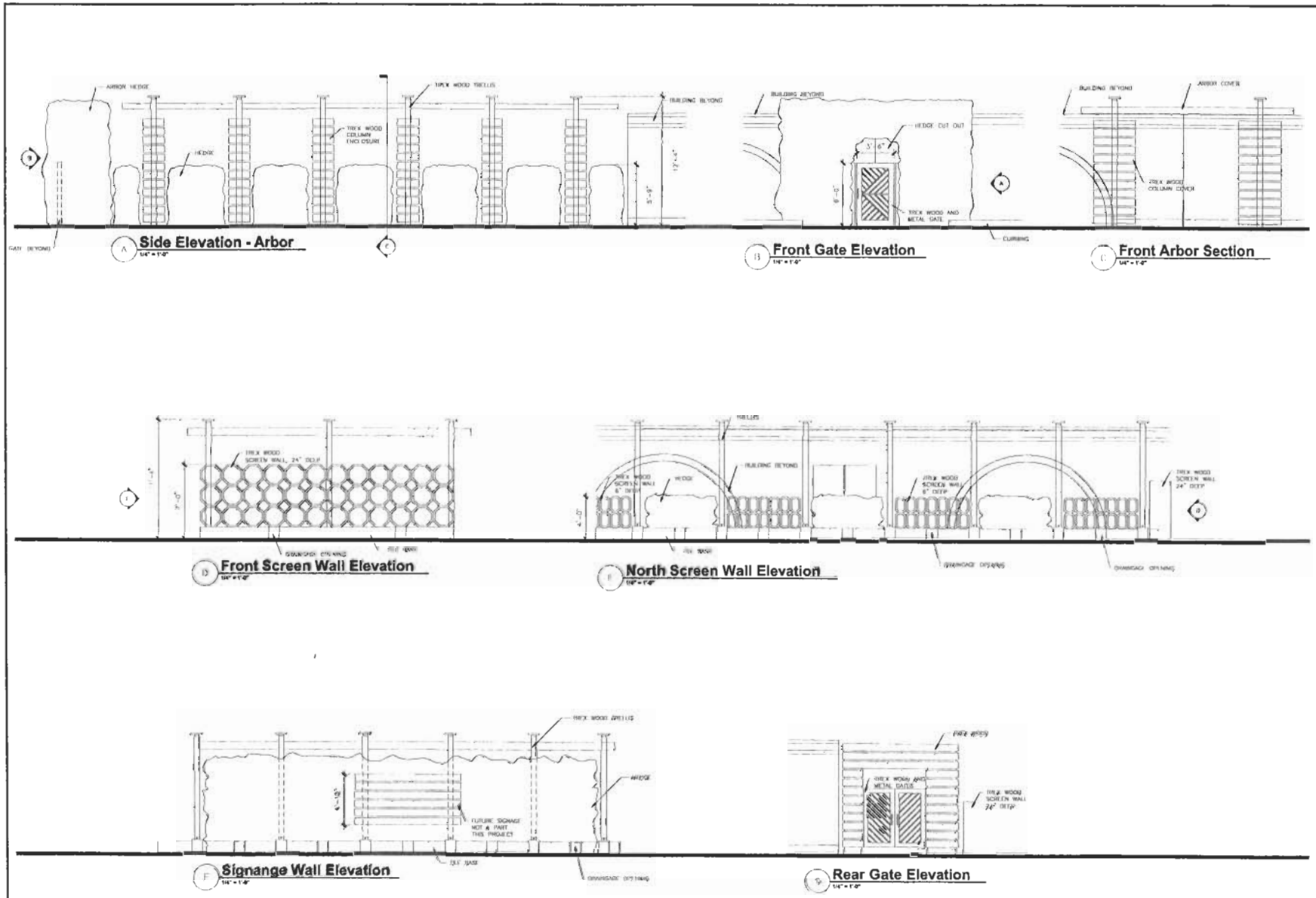
AZ-767

A-5
Elevations

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