City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

- [ ] Rezoning
- [ ] Use Permit
- [x] Development Review
- [ ] Master Sign Programs
- [ ] Variance
- [ ] Other

Case # 37-DR-2004/1682-PA-2003

Project Name THE PORTICO / LOFTED BROWNSTONES

Location 6934 E. 5TH AVE.

Applicant HAVEN DESIGN L.L.C.

SITE DETAILS

Proposed/Existing Zoning: C-2

Use: MIXED OFFICE/RES.

Parcel Size: 4705 S.F

- [ ] Gross Floor Area [x] Total Units: 3 UNITS
- [ ] Floor Area Ratio [ ] Density:

Parking Required: 2 PER UNIT

Parking Provided: 6 COVERED

Of Buildings: 1 BLDG.

Height: 36

Setbacks: N- 0 S- 16' BACK OF CURB

E- 0 W- 0

In the following space, please describe the project or the request

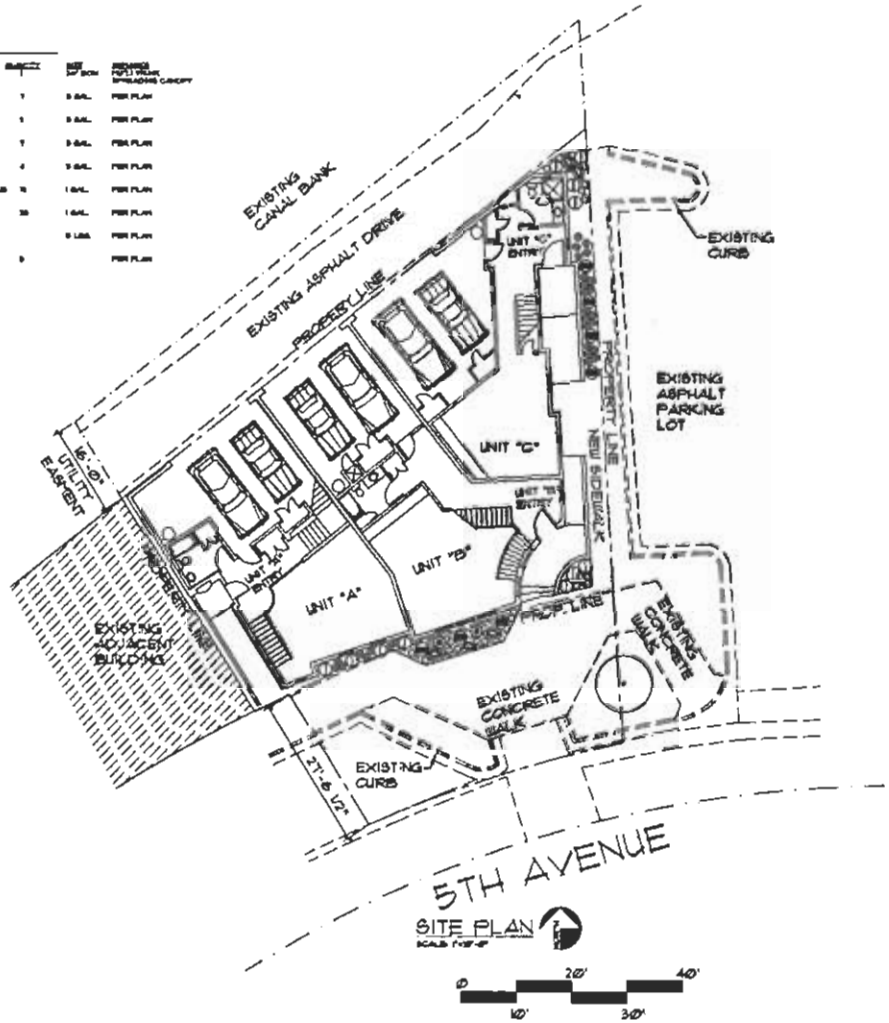
THE PORTICO, LOFTED BROWNSTONES ARE 3 UNITS IN ONE BUILDING ON A C-2 ZONED PARCEL IN DOWNTOWN SCOTTSDALE. THE PROJECT WILL OFFER EACH OWNER A MIXED USE, OFFICE AND RESIDENTIAL COMPONENTS. THE FIRST FLOOR OF EACH UNIT WILL OFFER OFFICE SPACE WITH DIRECT ACCESS TO THE STREET (5TH AVE). ON THE FIRST LEVEL EACH UNIT WILL HAVE 2 CAR PARKING SPACES IN THE REAR IN THE FORM OF A GARAGE. ON THE SECOND AND THIRD LEVELS WILL BE RESIDENTIAL SPACES WITH COVERED AND UNCOVERED PATIO SPACES. THE BUILDING OVERALL HEIGHT IS WITHIN THE 36' LIMIT. THE BUILDING STEPS BACK PER THE DOWNTOWN GUIDELINES. THE STRUCTURE WILL BE BRICK WITH METAL SIDED ACCENTS AND A METAL ROOF TOP WITH EXPOSED WOOD TAILS. WE ARE SEEKING AN APPROVAL FROM THE DESIGN REVIEW BOARD TO BUILD THIS MIXED-USE MASONRY BUILDING WITH OFFICE AND RESIDENTIAL COMPONENTS IN DOWNTOWN SCOTTSDALE.

(If an additional page(s) is necessary, please attach.)

SITE PLAN
FOR THE PORTICO

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	[illegible]	[illegible]		[illegible]	[illegible]
	[illegible]	[illegible]	7	5 GAL.	PER PLAN
	[illegible]	[illegible]	5	5 GAL.	PER PLAN
	[illegible]	[illegible]	7	5 GAL.	PER PLAN
	[illegible]	[illegible]	4	5 GAL.	PER PLAN
	[illegible]	[illegible]	[illegible]	1 GAL.	PER PLAN
	[illegible]	[illegible]	[illegible]	1 GAL.	PER PLAN
	[illegible]			5 LBS.	PER PLAN
	[illegible]		5		PER PLAN



SITE PLAN

PROJECT DATA

ADDRESS:	[illegible]
PARCEL NUMBER:	[illegible]
CURRENT ZONING:	C-2
PROPOSED ZONING:	C-2 [illegible]
PROPOSED OCCUPANCY:	[illegible]
SITE AREA:	[illegible]
PARKING REQUIRED:	[illegible]
PARKING PROVIDED:	[illegible]
LEGAL DESCRIPTION:	[illegible]

VICINITY MAP

PERLIMINARY - NOT FOR CONSTRUCTION

HAVEN DESIGN

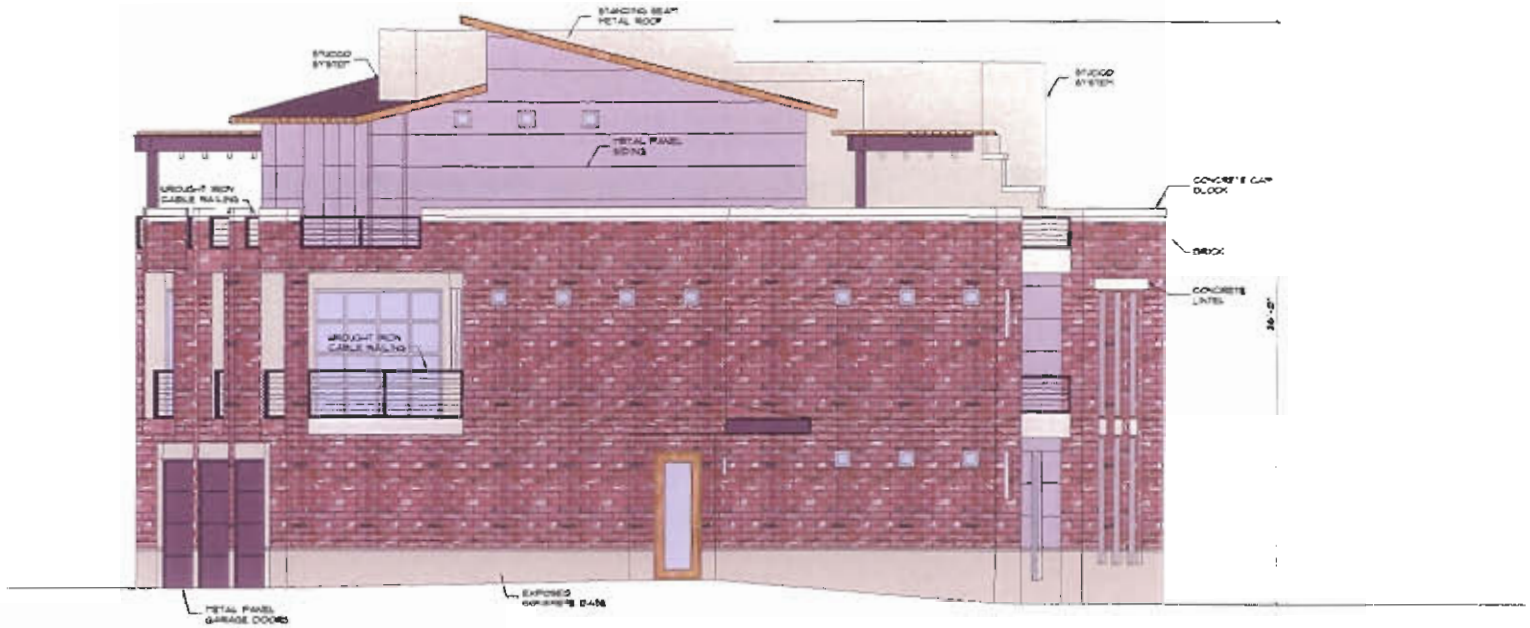
Cover Sheet/Site Plan

Urban Rise Development

The Portico
[illegible] 5th Avenue
Scottsdale, AZ 85251

CS

37-DR-2004
REV: 7/26/04



West Elevation

East Elevation

37-DR-2004
REV: 7/26/04

South Elevation

North Elevation

37-DR-2004

REV: 7/26/04

JUL 2

37-DR-2004
REV: 7/26/04

JUL 2

37-DR-2004
REV: 7/26/04