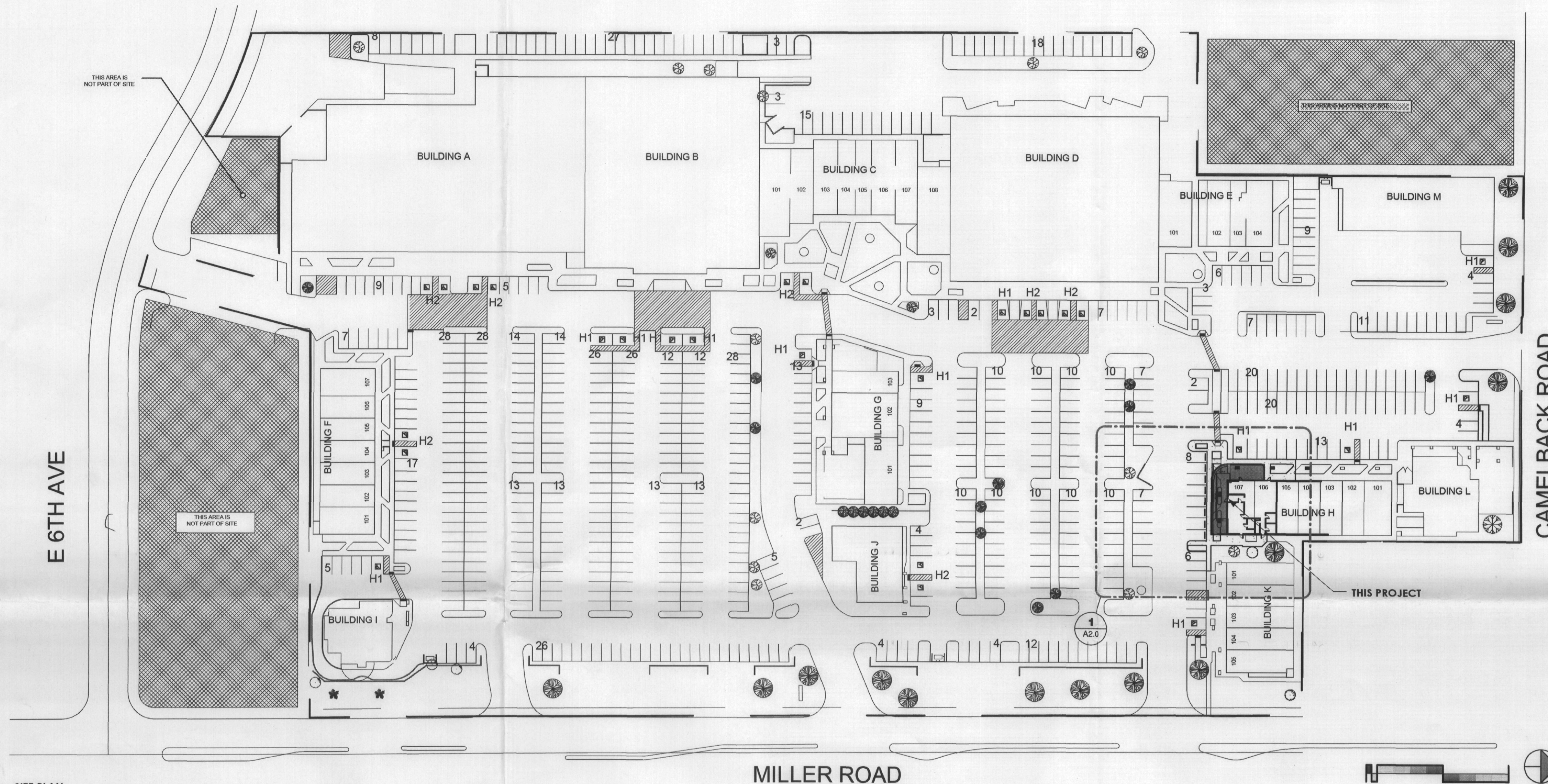


Clancy's

4432 N. Miller Rd. #107
Scottsdale Arizona 85251

15-UP-2010
6/17/2010



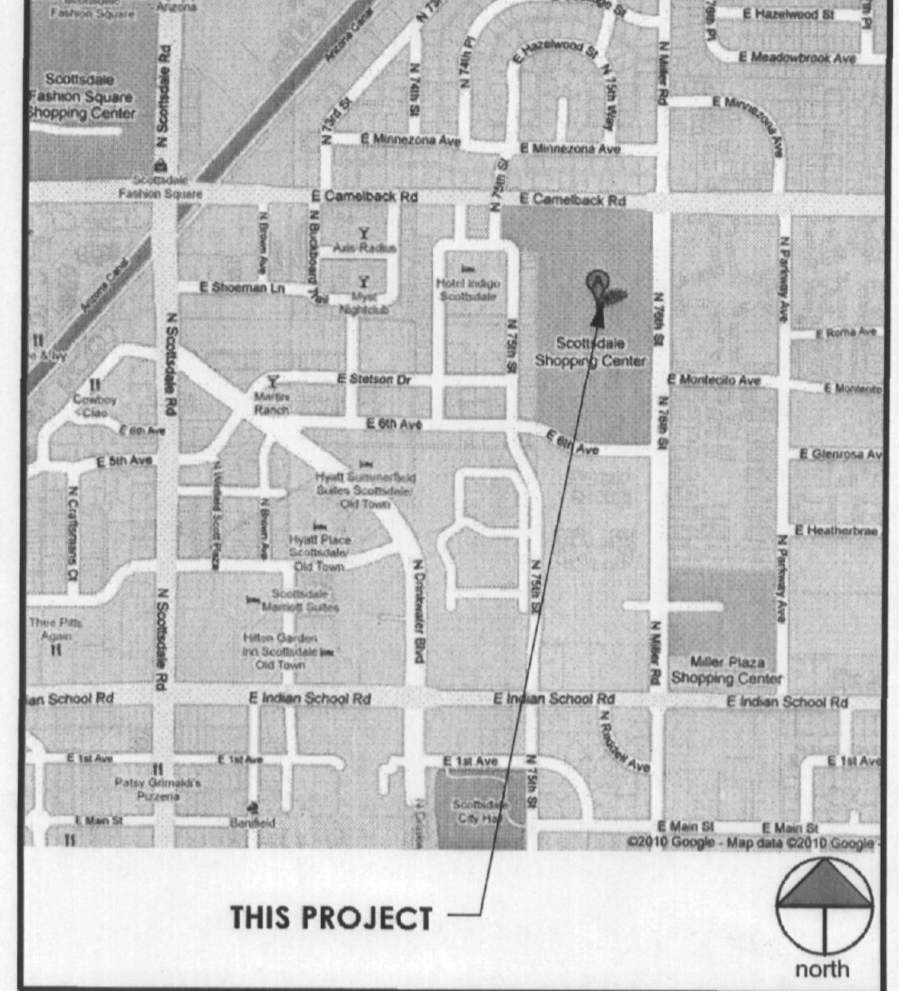
CODE REFERENCES

- 2006 INTERNATIONAL BUILDING CODE AMENDMENTS (IBC)
- 2006 INTERNATIONAL MECHANICAL CODE AMENDMENTS (IMC)
- 2006 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2006 INTERNATIONAL ELECTRIC CODE (IEC)
- 2006 INTERNATIONAL FIRE CODE (IFC)
- 2006 INTERNATIONAL PLUMBING CODE

PROJECT NARRATIVE

This project represents a small patio addition to be added on to Clancy's existing restaurant/ bar patio.

AERIAL MAP



SHEET INDEX

- A0.0 COVER SHEET
- A2.0 FLOOR PLAN, ELEVATION, DETAILS

PROJECT DATA

project team
OWNER: Camel Investments, LLC
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DESIGNER: Scott Osteen
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602.377.2973

ARCHITECT OF RECORD: Doug Hanson
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1 SITE PLAN

1" = 60'-0"

Suite	Tenant	Actual Tenant Use	Zoning Use Designation	Gross Area SQFT	Public Area SQFT	Rest. Bar SQFT	Parking Ratio	Parking Requirement
A	TJ Maxx	clothing store	retail	34,225	34,225	0.003		112.94
A	None	storage	storage	2,686	0	0.003		8.06
B	Patemart	pet supplies	retail	28,335	28,335	0.003		85.01
C 101	Vacant		retail	3,778	3,778	0.003		11.33
C 102	Vacant		retail	1,050	1,050	0.004		4.28
C 103	Michelle's Salon	beauty salon & supply store	professional service/retail	1,683	1,683	0.003		5.55
C 104	Vacant	personal services	retail	1,050	1,050	0.003		3.47
C 105	Vacant		retail	1,050	1,050	0.004		4.28
C 106	Brian Dolberg, D.D.S.	dentist office	medical	1,400	1,400	0.004		5.60
C 107	Basic Training	personal trainer	health studio	1,560	1,560	0.007		10.30
C 108	Basic Training	personal trainer	health studio	2,400	2,400	0.007		15.84
D	Sunflower Market	grocery store	grocery	28,500	28,500	0.003		94.05
E 101	Team Yoga	fitness studio	fitness studio	1,800	1,800	0.004		7.20
E 102	Water Mart	water store	retail	1,140	1,140	0.004		4.56
E 103	I need an Angel	home care	professional service	1,140	1,140	0.003		3.78
E 104	Curves for Women	fitness studio	health studio	1,140	1,140	0.007		7.52
F 107	Blighton Jewelers	jewelry store	retail	1,225	1,225	0.004		4.90
F 108	Book Exchange	used book store	retail	1,000	1,000	0.004		4.00
F 104	Travel Destinations	travel agent office	professional service	2,000	2,000	0.003		6.60
& 105								
F 103	Scottsdale Tailoring	tailor shop	professional service	1,000	1,000	0.003		3.30
F 102	Edible Arrangements	retail	retail	1,000	1,000	0.004		4.00
F 101	Wilson Camera	camera store, film developing & photo studio	professional service/retail	1,250	1,250	0.004		5.00
G	Pasta Brioni & Brioni To Go	delicatessen, restaurant & bar w/ patio	rest. indoor	2,940	2,940	0.013		49.00
H 106	Clancy's Pub	restaurant	rest. indoor	5,600	3,920	960	0.020	6.02
		restaurant patio	rest. outdoor	2,750	2,950	250	0.004	10.00
		bar	bar	328	328	0.003		0.98
		bar patio	bar	563	563	0.013		7.32
H 104	Pony Express Cleaners	dry cleaners and laundry	professional service	76	76	0.005		0.38
& 105				2,000	2,000	0.004		8.00
H 103	For Nails Only	nail salon	professional service	882	882	0.004		3.53
H 102	Camelback Chiropractic	chiropractor's office	medical	2,368	2,368	0.004		9.47
& 101								0.00
I	Dojo	fast food restaurant	rest. indoor	2,800	1,960	1,960	0.013	24.50
J	Arby's	fast food restaurant	rest. indoor	3,598	2,510	2,510	0.013	31.38
		rest. outdoor	rest. outdoor	560	310	310	0.004	1.24
K 104	Secrets & What The Butler Saw	clothing store	retail	2,650	2,650	0.004		10.60
K 103	Bread Basket	bakery	retail	1,800	1,800	0.004		7.20
K 101	Vacant		professional service	1,600	1,600	0.004		6.00
L	Zips	restaurant & bar w/ patio	rest. indoor	3,864	2,705	677	0.020	33.81
		bar	bar	1,400	1,150	0.004		4.60
		rest. outdoor	rest. outdoor	8	8	3.000		24.00
M	Firestone	automotive service & tire store	automotive service bays	7,148	1,800	0.004		7.20
TOTALS				160,924	146,311	16,560		660.44

694 ~~667~~ SPACES REQUIRED
707 SPACES PROVIDED

PARKING REQUIREMENTS FOR THIS PROJECT

SQUARE FOOTAGE:
GROSS FLOOR AREA: 2,250sf
PATIO: 1,104sf
TOTAL: 3,354sf

PERCENTAGE OF FLOOR AREA DEVOTED TO KITCHEN: 675sf or 30%
PERCENTAGE OF FLOOR AREA CALCULATED AS BAR: 25%
PERCENTAGE OF FLOOR AREA CALCULATED AS RESTAURANT: 75%

PARKING REQUIRED FOR BAR: 1.80 = 568sf/ 80 = 8 spaces
PARKING REQUIRED FOR RESTAURANT PATIO: 1.200 - 200 = 76sf/ 200 = 1 space

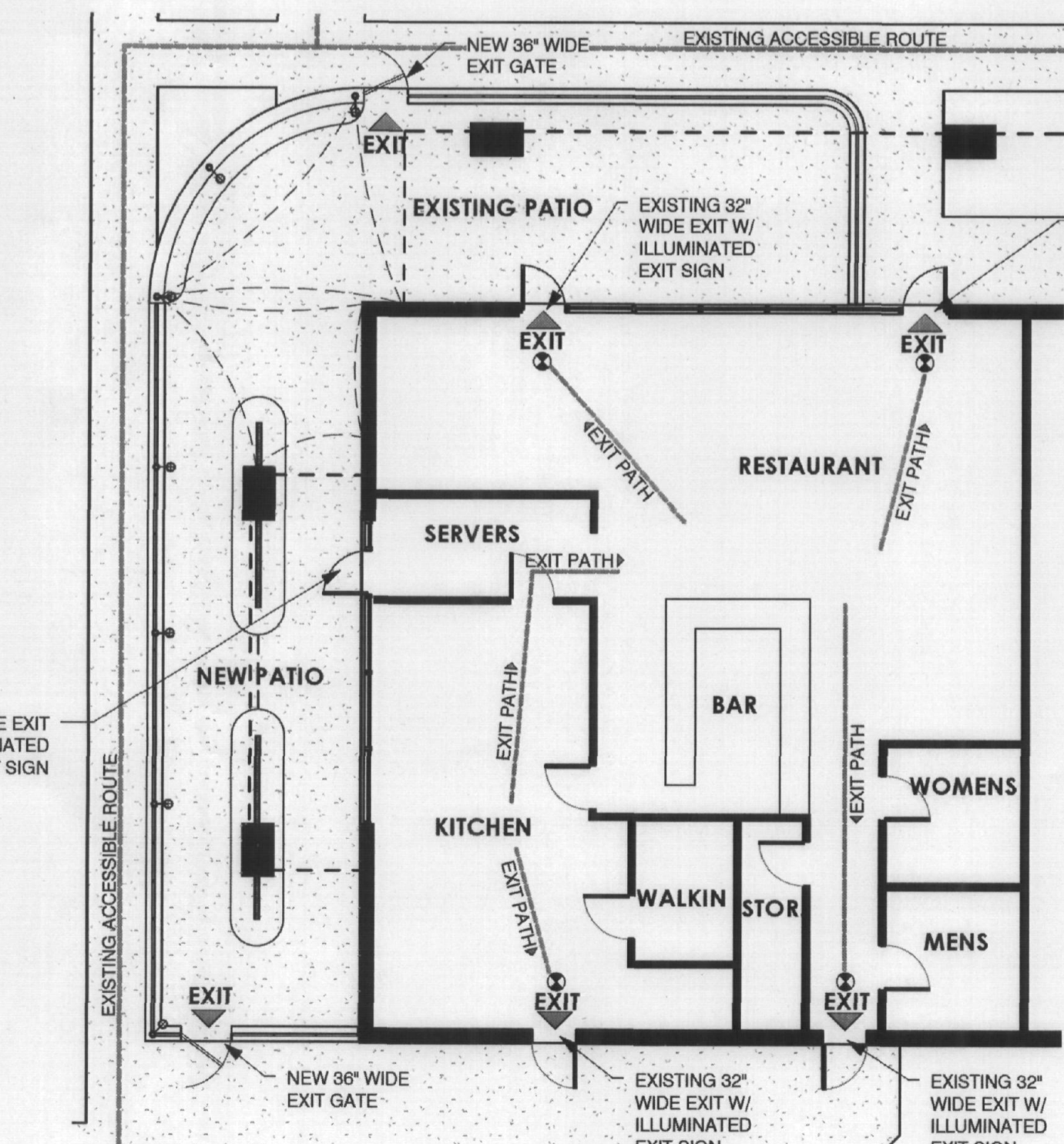
PARKING REQUIRED FOR RESTAURANT: 1.120 = 1,888sf/ 120 = 15 spaces
PARKING REQUIRED FOR RESTAURANT PATIO: 1.350 - 500 = 328sf/ 350 = 1 space

TOTAL PARKING REQUIREMENT FOR CLANCY'S: 25 spaces

TOTAL PARKING REQUIREMENT FOR THIS CENTER: 661 spaces

TOTAL PARKING PROVIDED FOR THIS CENTER: 707 spaces

PARKING OK



2 EGRESS PLAN

1" = 10'-0"

SCOTT OSTEEN PROJECTS, LLC
ARCHITECTURAL AND DESIGN INNOVATIONS
4144 EAST CORONADO ROAD, PHOENIX, ARIZONA 85008
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Clancy's
4432 N. Miller Rd. #107
Scottsdale Arizona 85251

revisions:

#	date	description

phase:
construction documents
project no.: 10010
date: 07JUN2010
sheet:

A0.0
COVER SHEET

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