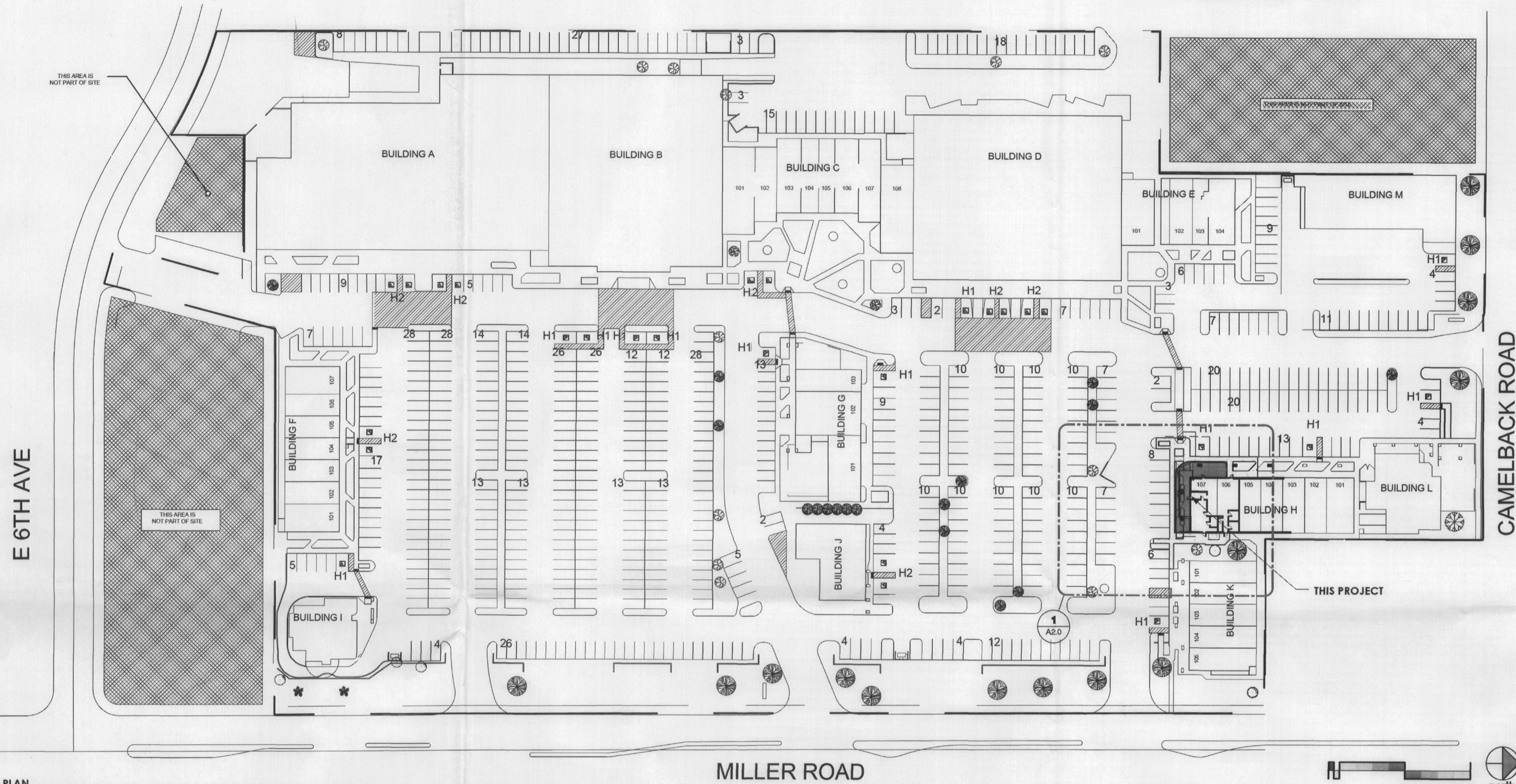


Clancy's

4432 N. Miller Rd. #107
Scottsdale Arizona 85251

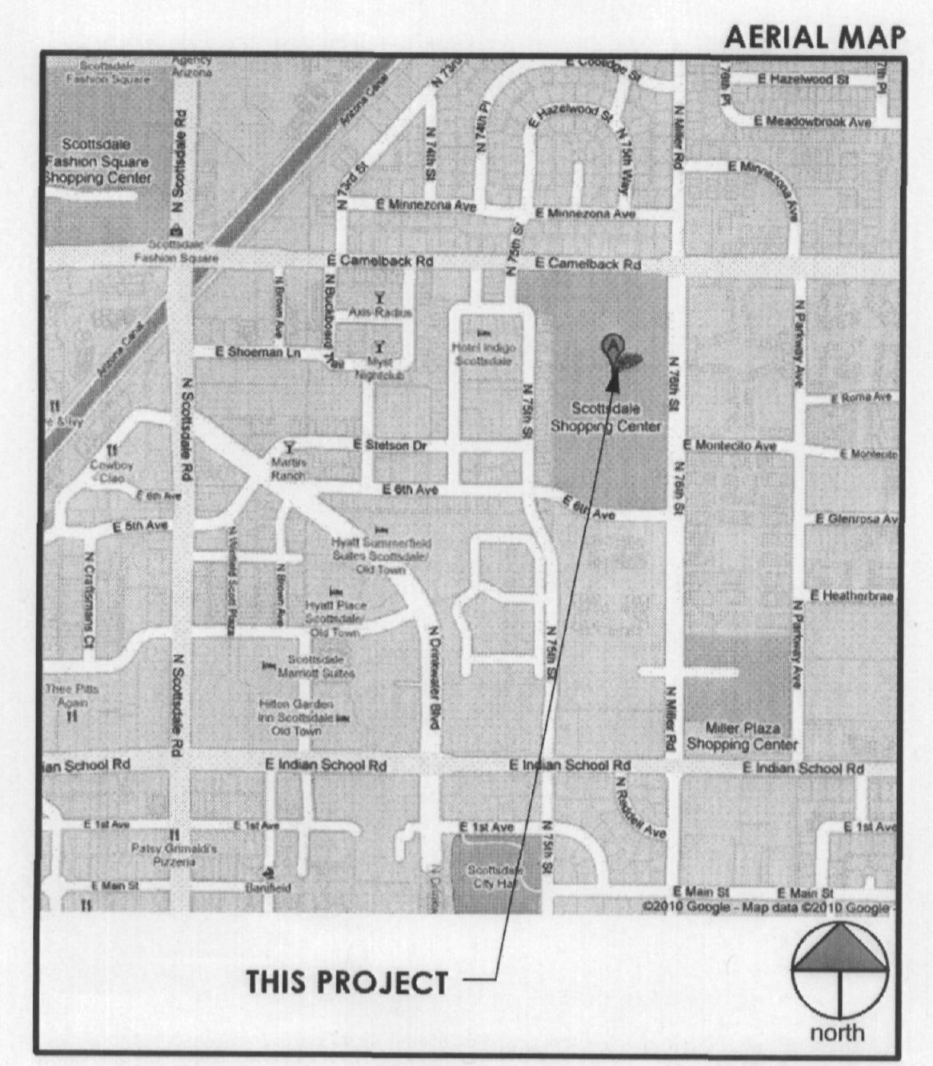


CODE REFERENCES

- 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.



SHEET INDEX

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

PROJECT DATA

project team
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ARCHITECT OF RECORD: Doug Hanson
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1 SITE PLAN
1" = 60'-0"

PARKING REQUIREMENTS FOR THIS CENTER

Suite	Tenant	Actual Tenant Use	Zoning Designation	Gross Area SQFT	Public Area SQFT	Rest. Bar SQFT	Parking Ratio	Parking Requirement
A	TJ Maxx	clothing store	retail	34,226	34,226	0	0.003	112.94
A	None	storage	storage	2,696	0	0	0.003	8.08
B	Petsmart	pet supplies	retail	28,335	28,335	0	0.003	85.01
C 101	Vacant		retail	3,775	3,775	0	0.003	11.33
C 102	Michelle's Salon	beauty salon & supply store	professional service/retail	1,683	1,683	0	0.003	5.55
C 104	Vacant	personal services	retail	1,050	1,050	0	0.003	3.47
C 105	Vacant		retail	1,050	1,050	0	0.004	4.20
C 106	Brian Dolberg, D.D.S.	dentist office	medical	1,400	1,400	0	0.004	5.60
C 107	Basic Training	personal trainer	health studio	1,560	1,560	0	0.007	10.92
C 108	Basic Training	personal trainer	health studio	2,400	2,400	0	0.007	15.84
D	Sunflower Market	grocery store	grocery	28,500	28,500	0	0.003	84.00
E 101	Team Yoga	fitness studio	fitness studio	1,800	1,800	0	0.004	7.20
E 102	Water Mart	water store	retail	1,140	1,140	0	0.004	4.56
E 103	I need an Angel	home care	professional service	1,140	1,140	0	0.003	3.78
E 104	Curves for Women	fitness studio	health studio	1,140	1,140	0	0.007	7.52
F 107	Brighton Jewellers	jewelry store	retail	1,225	1,225	0	0.004	4.90
F 108	Book Exchange	used book store	retail	1,000	1,000	0	0.004	4.00
F 104	Travel Destinations	travel agent office	professional service	2,000	2,000	0	0.003	6.00
A 105	Scottsdale Tailoring	tailor shop	professional service	1,000	1,000	0	0.003	3.00
F 102	Edible Arrangements	camera store, film developing & photo studio	professional service/retail	1,250	1,250	0	0.004	5.00
G	Wilson Camera	camera store, film developing & photo studio	professional service/retail	1,250	1,250	0	0.013	49.00
G	Pasta Bros	delicatessen, restaurant & bar w/ patio	rest. indoor	5,800	3,820	980	0.020	0.62
H 106	Clancy's Pub	restaurant	rest. outdoor	2,750	2,500	2500	0.004	10.00
H 106	Clancy's Pub	restaurant	restaurant & bar	1,688	1,575	1,688	0.008	14.01
H 106	Clancy's Pub	restaurant	bar	563	563	563	0.013	7.32
H 106	Clancy's Pub	restaurant	bar patio	76	76	76	0.005	0.38
H 104	Pony Express Cleaners	dry cleaners and laundry	professional service	2,000	2,000	0	0.004	8.00
H 105	For Nails Only	nail salon	professional service	882	882	0	0.004	3.53
H 102	Camelback Chiropractic	chiropractor's office	medical	2,368	2,368	0	0.004	9.47
I	Dozo	fast food restaurant	rest. indoor	2,800	1,950	1,950	0.013	24.53
J	Arby's	fast food restaurant	rest. indoor	3,588	2,510	2,510	0.013	31.38
K 104	Secrets & Whisk	clothing store	retail	560	310	310	0.004	1.24
K 102	Bread Basket	bakery	retail	2,650	2,650	0	0.004	10.60
L	Zipps	restaurant & bar w/ patio	rest. indoor	1,500	1,500	0	0.004	6.00
L	Zipps	restaurant & bar w/ patio	bar	3,864	2,705	877	0.020	0.62
M	Firestone	automotive service & tire store	retail	1,400	1,150	0	0.004	4.60
M	Firestone	automotive service & tire store	# automotive service bays	7,148	1,800	8	3.000	24.00
TOTALS				160,924	146,311	16,580		660.44

661 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: 563sf/ 80 = 8 spaces
76sf/ 200 = 1 space

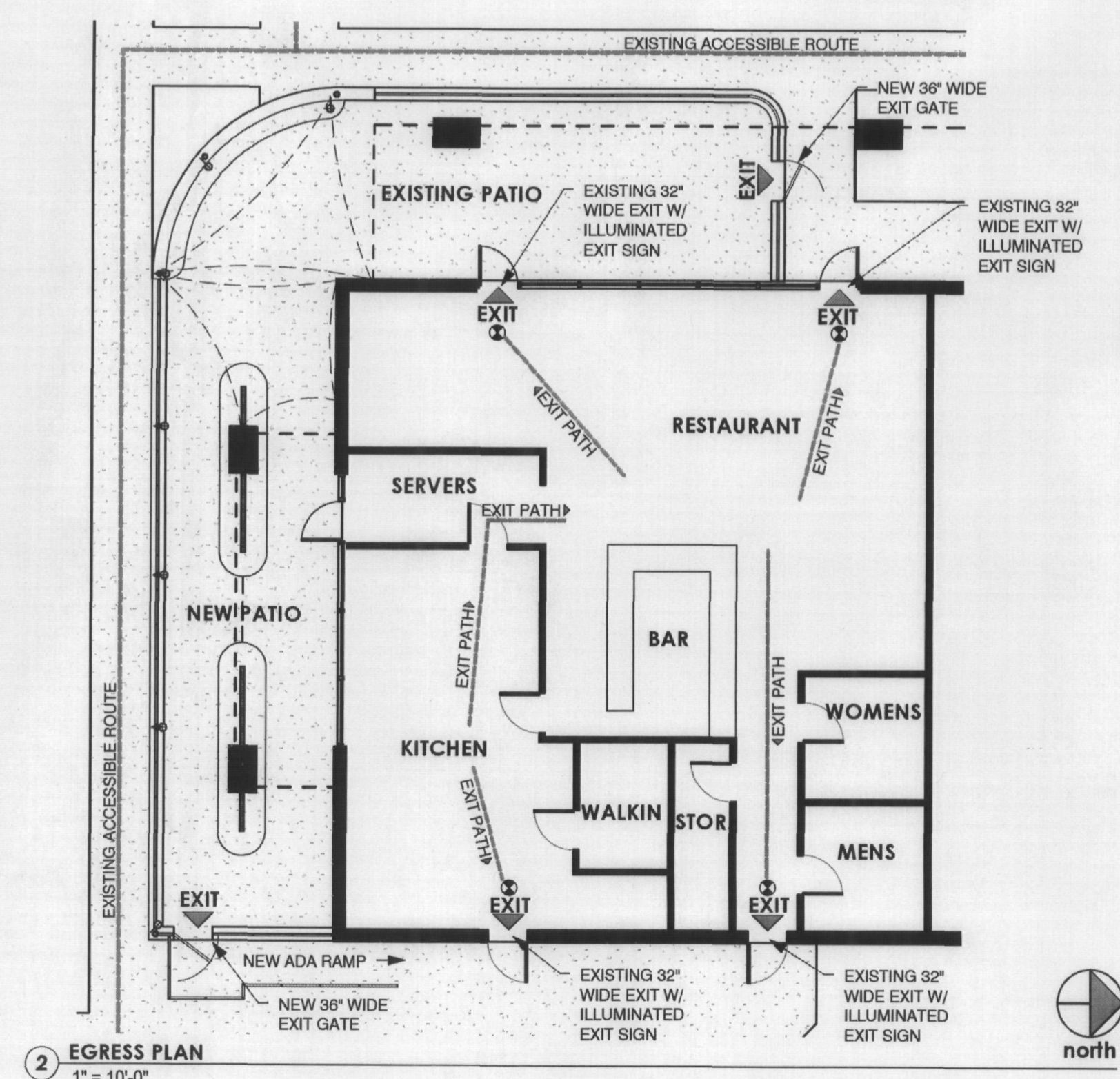
PARKING REQUIRED FOR RESTAURANT: 1,688sf/ 120 = 15 spaces
328sf/ 350 = 1 space

TOTAL PARKING REQUIREMENT FOR CLANCY'S: 25 spaces

TOTAL PARKING REQUIREMENT FOR THIS CENTER (INCLUDING CLANCY'S): 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
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Clancy's
4432 N. Miller Rd. #107
Scottsdale Arizona 85251

revisions:

#	date	description

phase: construction documents
project no.: 10010
date: 09AUG2010
sheet: A0.0
COVER SHEET

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