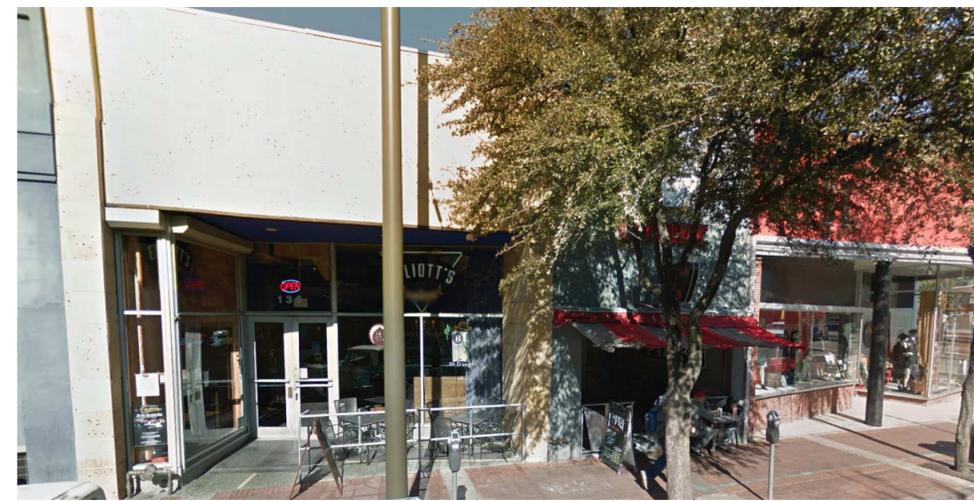


THIS PROJECT

SCOTT AVENUE

CONGRESS STREET

A Aerial
NTS



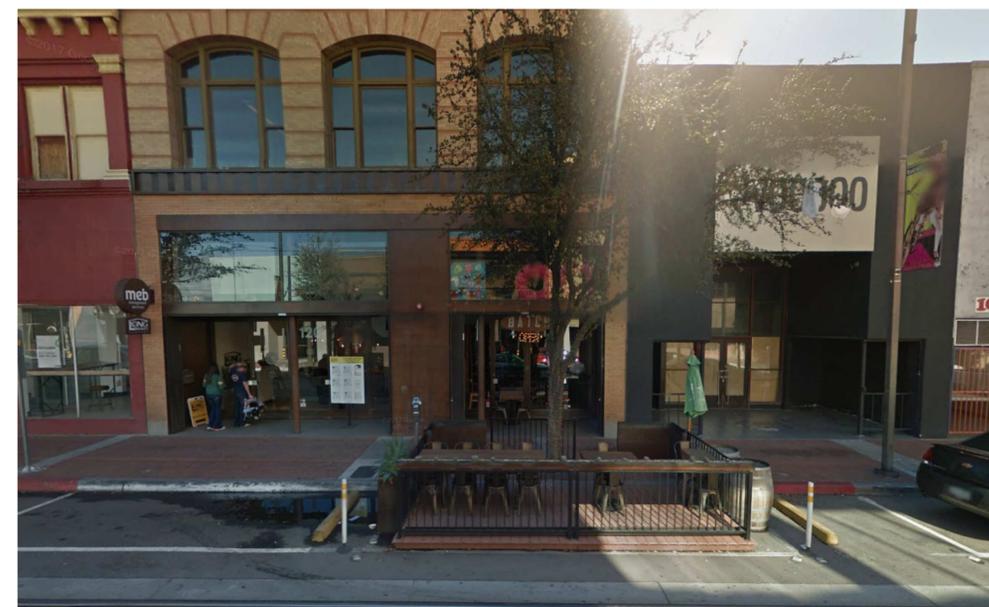
ELLIOTT'S - 135 E. CONGRESS ST. / EMPIRE PIZZA - 137 E. CONGRESS ST.



ZEN ROCK - 121 E. CONGRESS ST.



H2O - 61 E. CONGRESS ST.



MEB MANAGEMENT SERVICE - 120 E. CONGRESS ST.



CMA Architect, LLC

11598 W Rock Village Street
Marana, Arizona 85658
chuck@cmarchitect-llc.com
520.869.4245

Cobra Arcade Bar

Tenant Improvement

63 E Congress St,
Suite 109
Tucson, AZ 85701

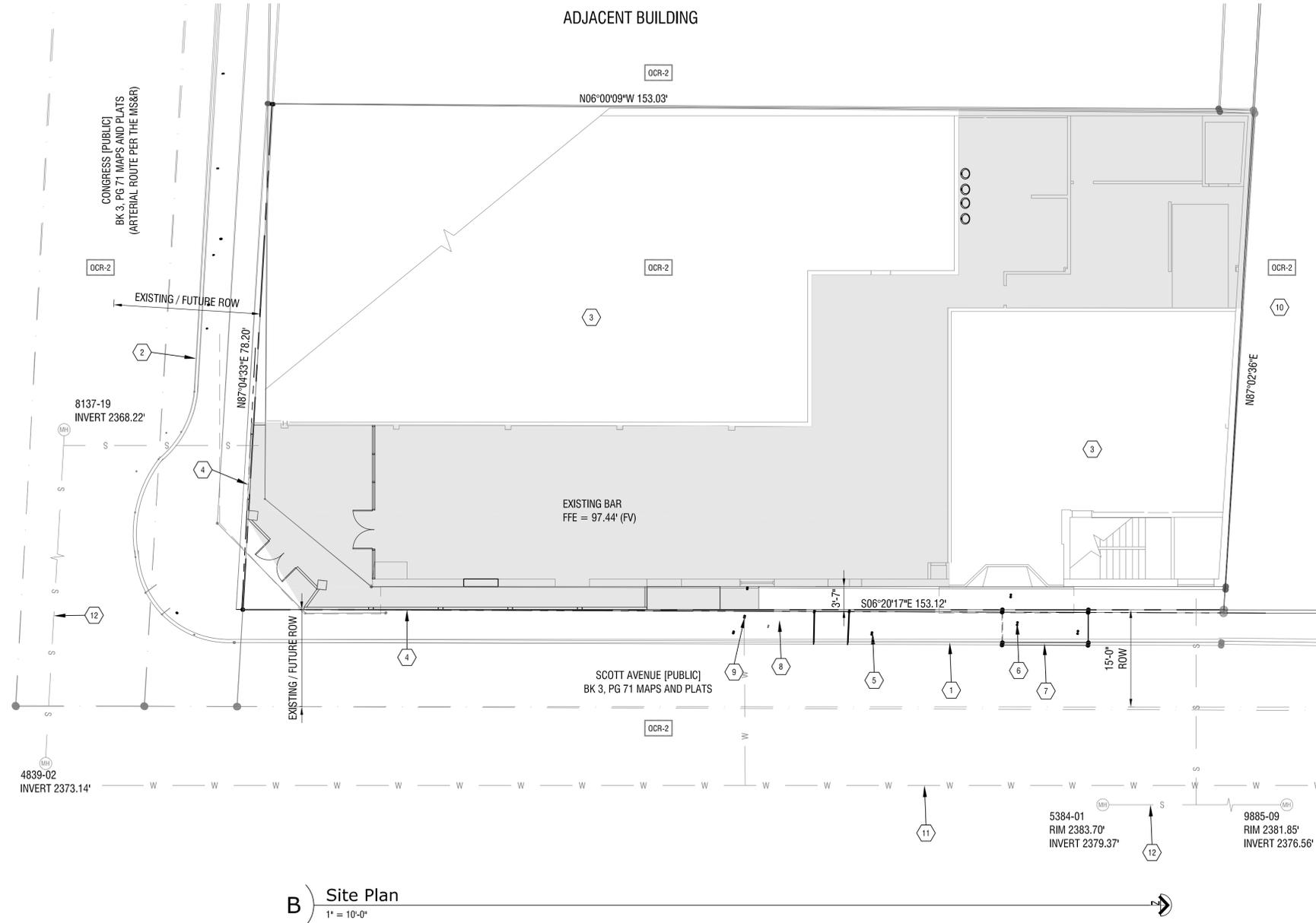
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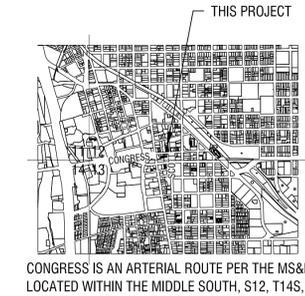
1 of 7

AERIAL with PRECEDENT EXAMPLES

DEVELOPMENT PACKAGE FOR COBRA ARCADE BAR



B Site Plan
1" = 10'-0"



A Location Map
3" = 1 MILE

Legend

- EXISTING BFP TO BE RELOCATED
- EXISTING EASEMENT
- EXISTING SEWER LINE
- EXISTING WATER LINE

Site Plan Keynotes

1. NEW SIDEWALK PER CITY OF TUCSON SCOTT AVE. CAPITAL IMPROVEMENT - UNDER SEPARATE PERMIT
2. EXISTING SIDEWALK - NO WORK
3. ADJACENT SPACE - NO WORK
4. PROPOSED RAILING - TOP OF RAILING AT +44"
5. EXISTING STREET LIGHT
6. EXISTING METER COVER
7. EXISTING UG. VAULT EASEMENT - DKT 11382 PG 137
8. EXISTING BASEMENT WALL DKT 11382 PG 137
9. EXISTING WATER METER
10. EXISTING DUMPSTER ENCLOSURE AREA
11. EXISTING 6" WATER LINE
12. EXISTING 8" SEWER LINE

Index of Drawings

1 OF 1 DP1 DEVELOPMENT PLAN

Project Team

OWNER
EQ SCOTT & CONGRESS LLC
PO BOX 1810
SCOTTSDALE AZ 85252-1810
480.390.0863

ARCHITECT
WILLIAM C MEYER JR
11598 W ROCK VILLAGE ST
MARANA, ARIZONA 85658
520.869.4245
CHUCK@CMARCHITECT-LLC.COM
REGISTRATION: 48026



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chuck@cmarchitect-llc.com
520.869.4245

COBRA ARCADE BAR

Development Package

63 E CONGRESS ST.
SUITE 109
TUCSON, ARIZONA
85701

General Notes:

1. EXISTING ZONING IS OCR-2
 2. GROSS SITE AREA IS 12,072 SF / .28 ACRES
 3. EXISTING USE TO REMAIN - ALCOHOLIC BEVERAGE SERVICES SUBJECT TO 4.9.4.C.3
- AREAS:**
- | | | |
|----------------------------------|---|----------|
| THIS PROJECT BUILDING FLOOR AREA | = | 4,228 SF |
| THIS PROJECT PATIO FLOOR AREA | = | 609 SF |
| TOTAL FLOOR AREA | = | 4,837 SF |
4. THERE IS NO FLOOR AREA EXPANSION WITH THIS PROJECT
 5. THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA
 6. APPLICABLE OVERLAY ZONE - MAJOR STREETS AND ROUTES (MS&R), RIO NUEVO DOWNTOWN AND ZONING HISTORY.
 7. ALL SIGNS REQUIRE SEPARATE PERMIT
 8. NO FREE STANDING MONUMENT SIGNS OR PARKING AREA LIGHTING ARE PROPOSED WITHIN THIS DEVELOPMENT
 9. EXISTING BUILDING SPRINKLER SYSTEM THROUGHOUT

Drainage Notes:

1. THE DEVELOPER, AN SUCCESSORS AND ASSIGNS, WILL HOLD CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HERON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL
2. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED

Streets and Roads Notes:

1. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SITE VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.

Utilities Note:

1. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC

Wastewater Management Notes:

1. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140 OR AS AMENDED
2. PROVIDE A BACKWATER VALVE.

Trails Notes:

1. THE EASTERN PIMA COUNTY TRIALS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON OR ADJACENT TO THE DEVELOPMENT SITE.

Parking:

VEHICLE AND BICYCLE PARKING

PER 7.4.5.B.2.A THIS PROJECT IS EXEMPT FROM MOTOR VEHICLE AND BICYCLE PARKING

ADDITIONALLY, THIS PROJECT EXPANSION IS LESS THEN 1,000 SF AND LESS THEN 25% OF EXISTING GROSS AREA

THIS INFORMATION IS DEEMED RELIABLE BASED ON A2 LAND SURVEYS SEALED DOCUMENT ON 10.16.05

Environmental Services:

ENVIRONMENTAL SERVICES IS EXISTING

COBRA ARCADE BAR
63 EAST CONGRESS STREET
TUCSON, ARIZONA 85701

LEGAL DESCRIPTION:
TUCSON LOT 14 BLK 195

PARCEL:
117-12-0210

CITY OF TUCSON	DEVELOPMENT PACKAGE PDS APPROVAL
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
Fire _____	Date _____
Landscap _____	Date _____
PL/ME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE

REF: DP12-0116, RND 12-10, MDR 12-03

DP17-0233

REVISIONS

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DATE: 09.21.17

DP1



A) Looking West down Congress



B) Looking North Towards Building



C) Existing Condition Looking North West



D) Existing Condition Looking North Down Scott



E) Existing Condition Looking South Down Scott



F) Example of New Paint Color



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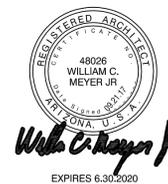
Cobra Arcade Bar

Tenant Improvement

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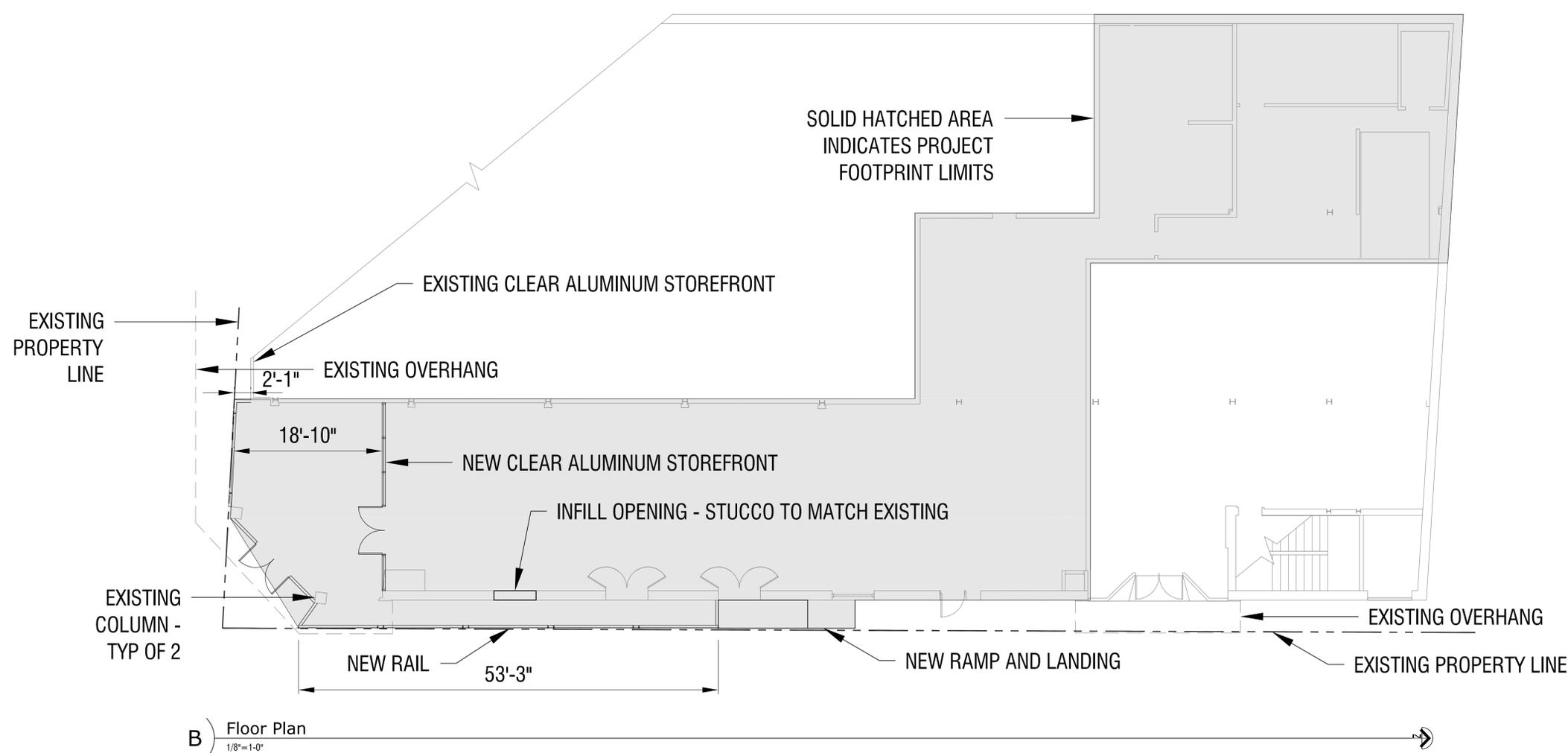
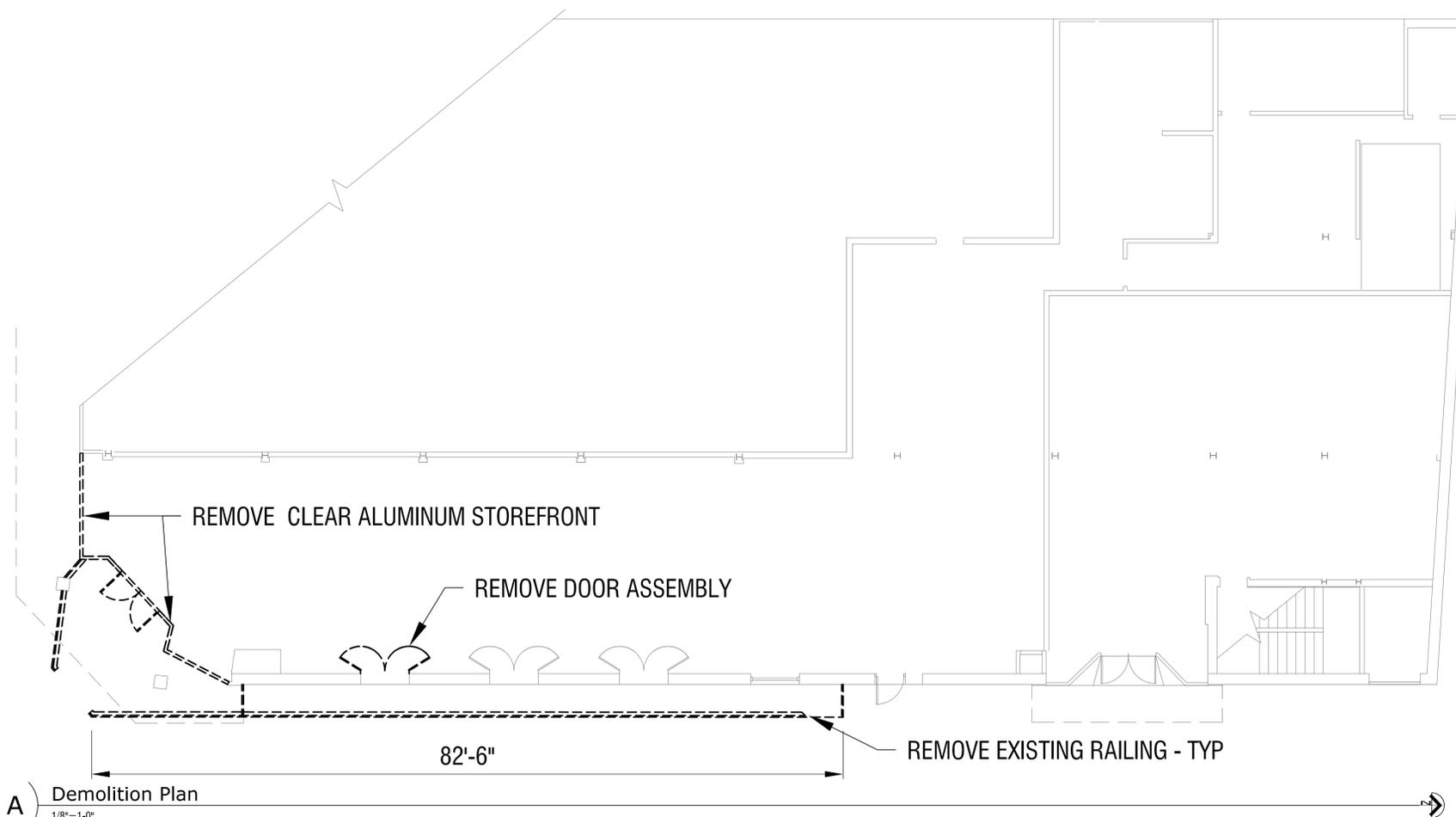


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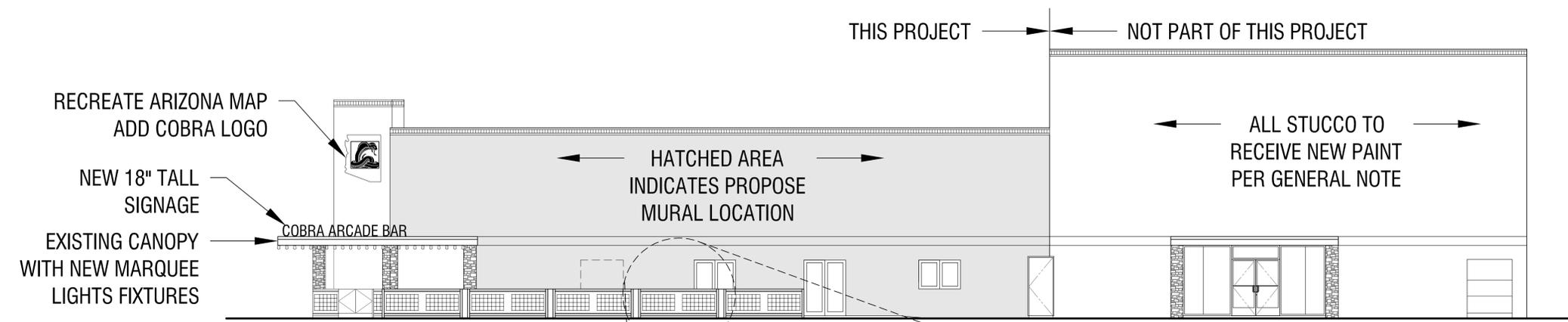
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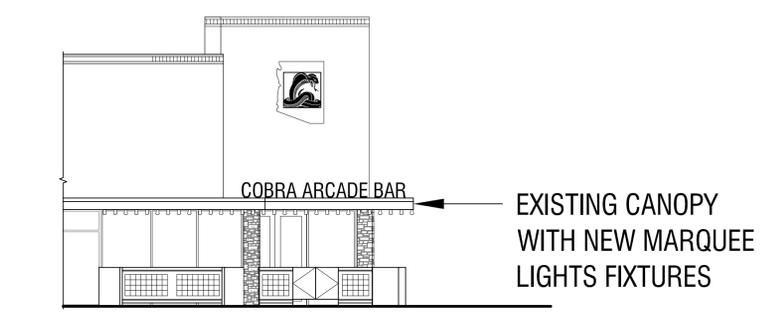
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4 of 7

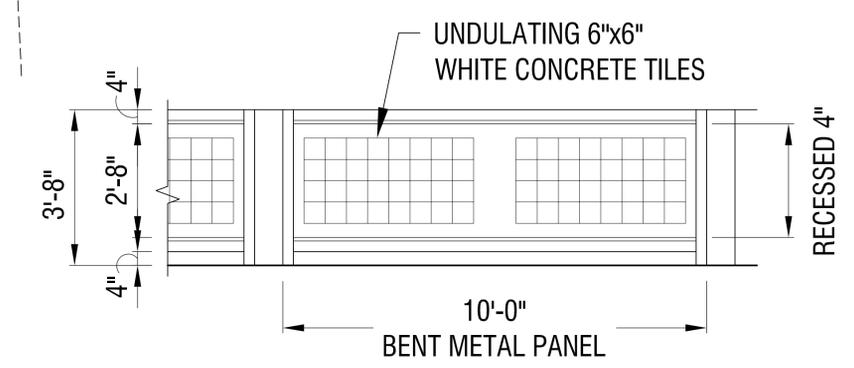
DEMOLITION and FLOOR PLANS



A) East Elevation
1/8" = 1'-0"



B) Partial South Elevation
1/8" = 1'-0"



C) Enlarged Partial Railing
1/2" = 1'-0"

General Notes

1. ALL STUCCO ON ENTIRE BUILDING TO BE REPAIRED AS REQUIRED
2. ALL EXTERIOR STUCCO SURFACES - OTHER THEN EXISTING MURAL AND PROPOSED MURAL LOCATION TO RECEIVE PAINT TO MATCH WEST MOST BUILDING COLOR - REFER TO SHEET A3 FOR MORE INFORMATION
3. BRICK COPING TO BE INSPECTED AND REPAIRED AS REQUIRED



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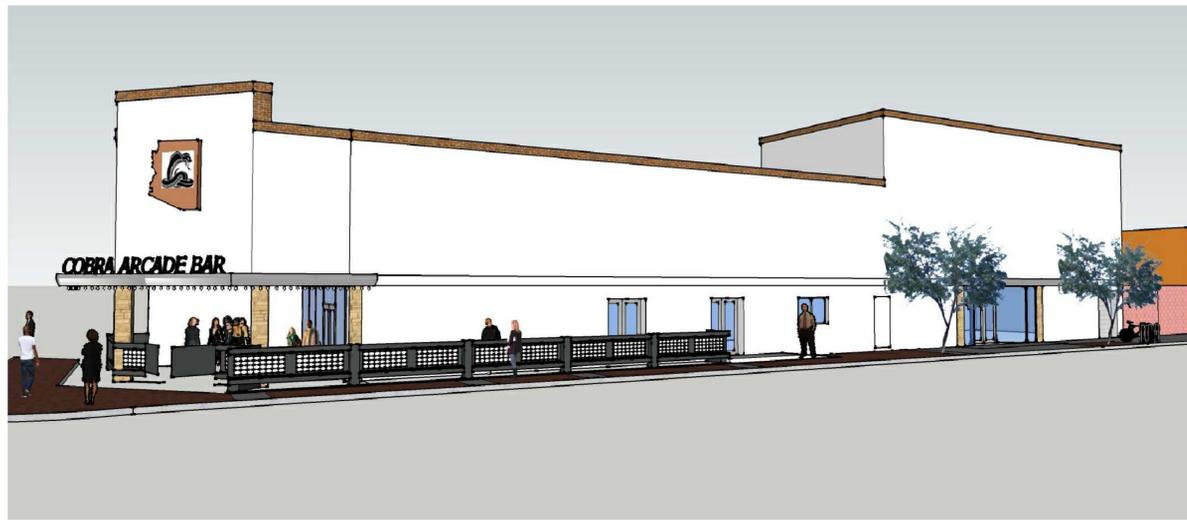
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A) Looking West - Scott Avenue



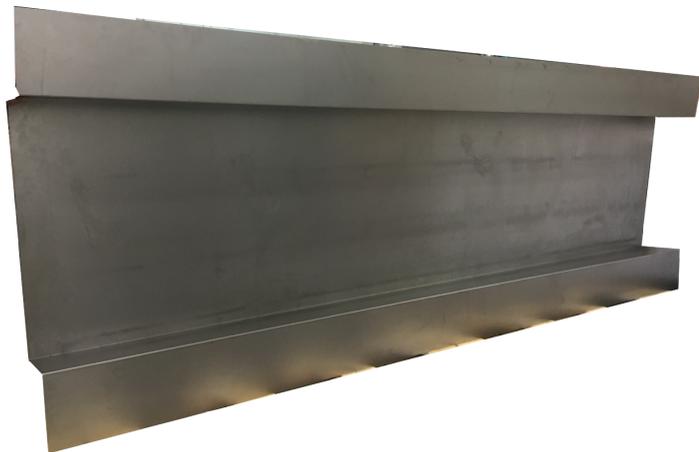
B) Entry



C) Looking Southwest - Corner of Congress St. and Scott Ave.



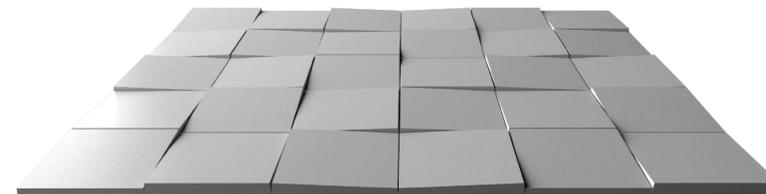
D) Entry



E) Bent Metal Rail



F) White Concrete Tile



G) White Concrete Tile



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Project Goals

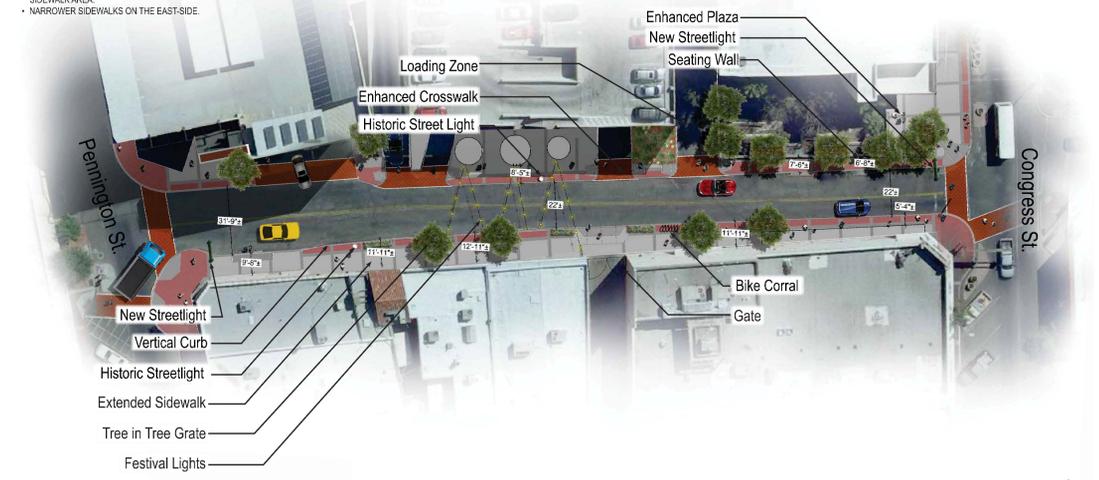
1. Improve the safety and security of Scott Avenue for pedestrians, bikes, and vehicles.
2. Extend the Scott Avenue streetscape standard.
3. Improve connectivity to Pennington Street.
4. Create a streetscape that supports and encourages public and private development and an economically vibrant Downtown.
5. Increase Pennington Garage revenues.



CITY OF TUCSON
 SCOTT AVENUE
 April 6, 2016
 NORRIS DESIGN
 418 North Toole Avenue
 Tucson, AZ 85701
 P: 520.622.2665
 F: 520.622.8116
 www.norris-design.com

TWO-WAY CONCEPT:

- ADVANTAGES**
- PRESERVES THE CURRENT TWO WAY TRAFFIC PATTERN.
- DISADVANTAGES**
- NARROWER SIDEWALK ON THE WEST-SIDE SOUTH OF THE ALLEY. THE SIDEWALK IS 3'-4" NARROWER THAN IN THE ONE-WAY OPTION.
 - 22' ROAD WIDTH RESULTS IN TAPERING SIDEWALK WIDTHS ON THE WEST-SIDE SOUTH OF THE ALLEY. THERE IS LIMITED SPACE FOR TREES IN THE SIDEWALK AREA.
 - NARROWER SIDEWALKS ON THE EAST-SIDE.



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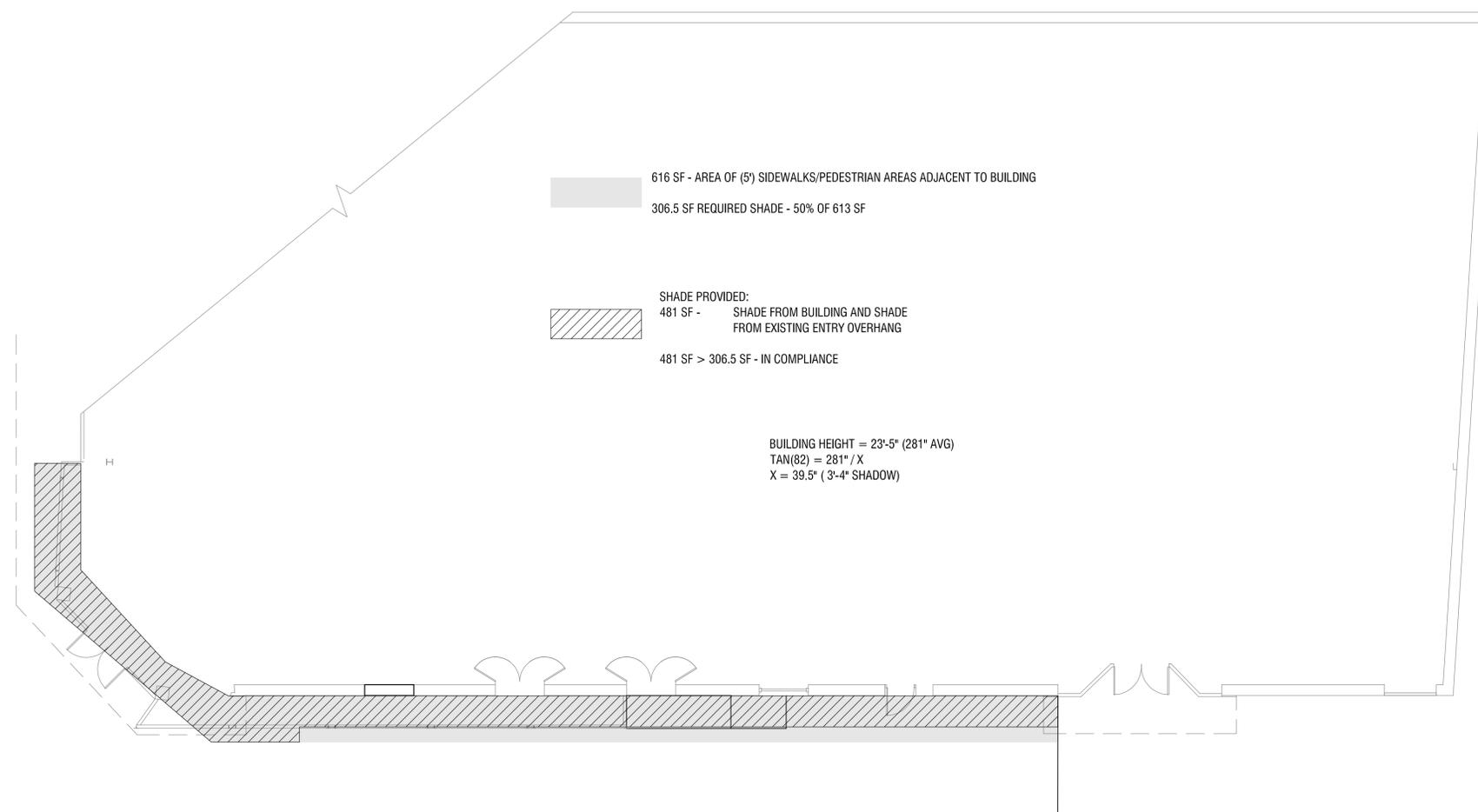


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NOTE: THESE SCOTT AVENUE CAPITAL IMPROVEMENT PLANS ARE SHOWN FOR REFERENCE ONLY - THEY ARE UNDER SEPARATE PERMIT



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A) Shade Study
1/8"=1'-0"

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A1