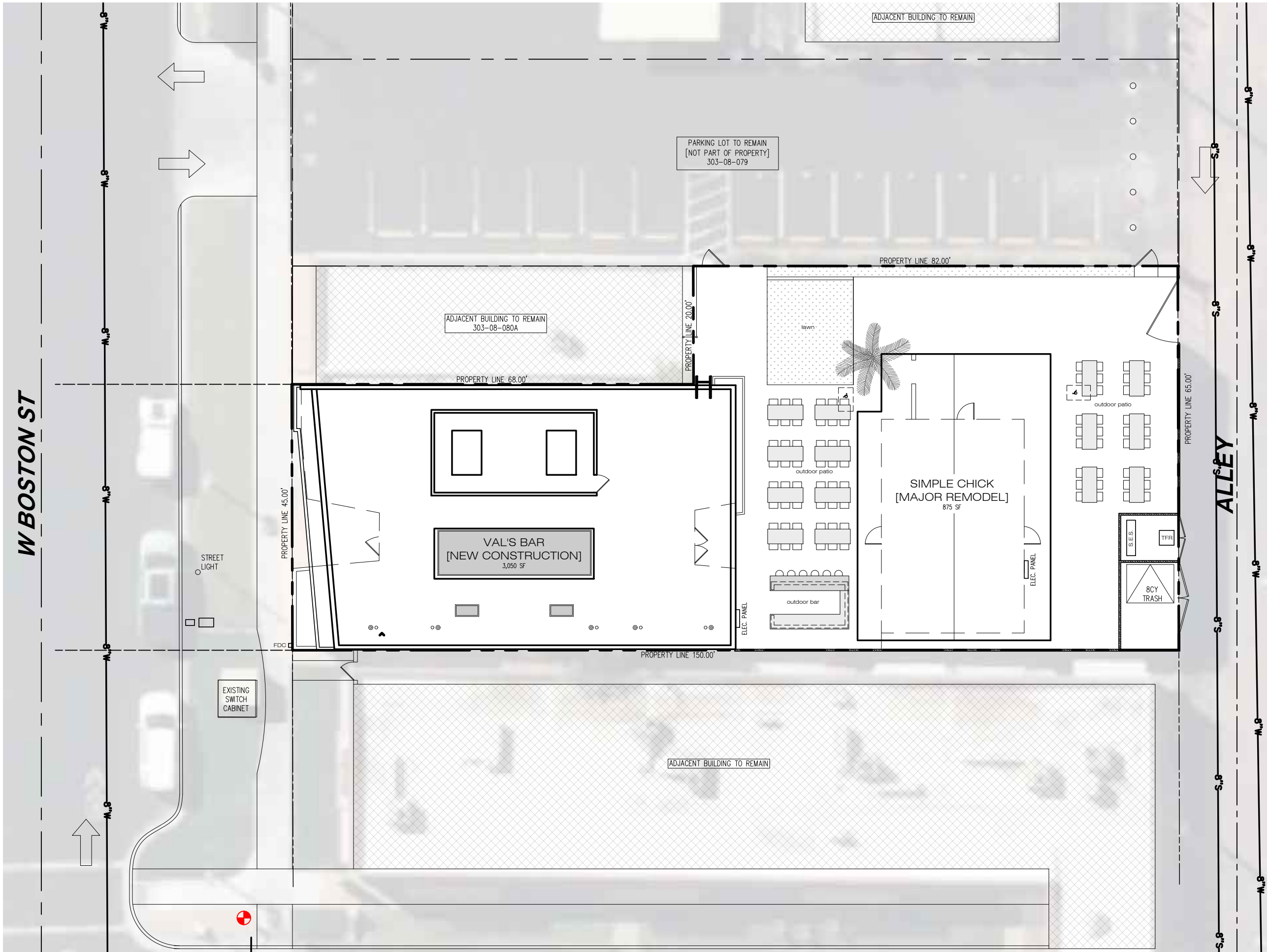


W BOSTON ST



PROPERTY ADDRESS/APN

108 W BOSTON ST. CHANDLER, AZ 85225
APN: 303-08-079A

LOT SIZE SQFT

7,160 SF
0.16 ACRES

BUILDING SQFT

NEW BAR BLDG. [AKA VAL'S BAR]	3,050 SF
KITCHEN BLDG. [AKA SIMPLE CHICK]	875 SF
TOTAL CONDITIONED	3,925 SF

LOT COVERAGE

4,600 SF COVERED / 8,390 SF LOT
55% COVERED - 100% ALLOWED

BUILDING HEIGHT

ALLOWED : 30', 45' MAX. PER CCD ZONING
ACTUAL : 1 STORY / 18'

SETBACKS

ACCORDING TO ARTICLE XXXII. -
CITY CENTER DISTRICT (CCD)
SECTION 35-3204.A - BUILDING SETBACKS

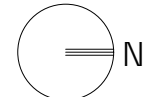
FRONT	0'
SIDE	0'
REAR	0'

VAL'S BAR

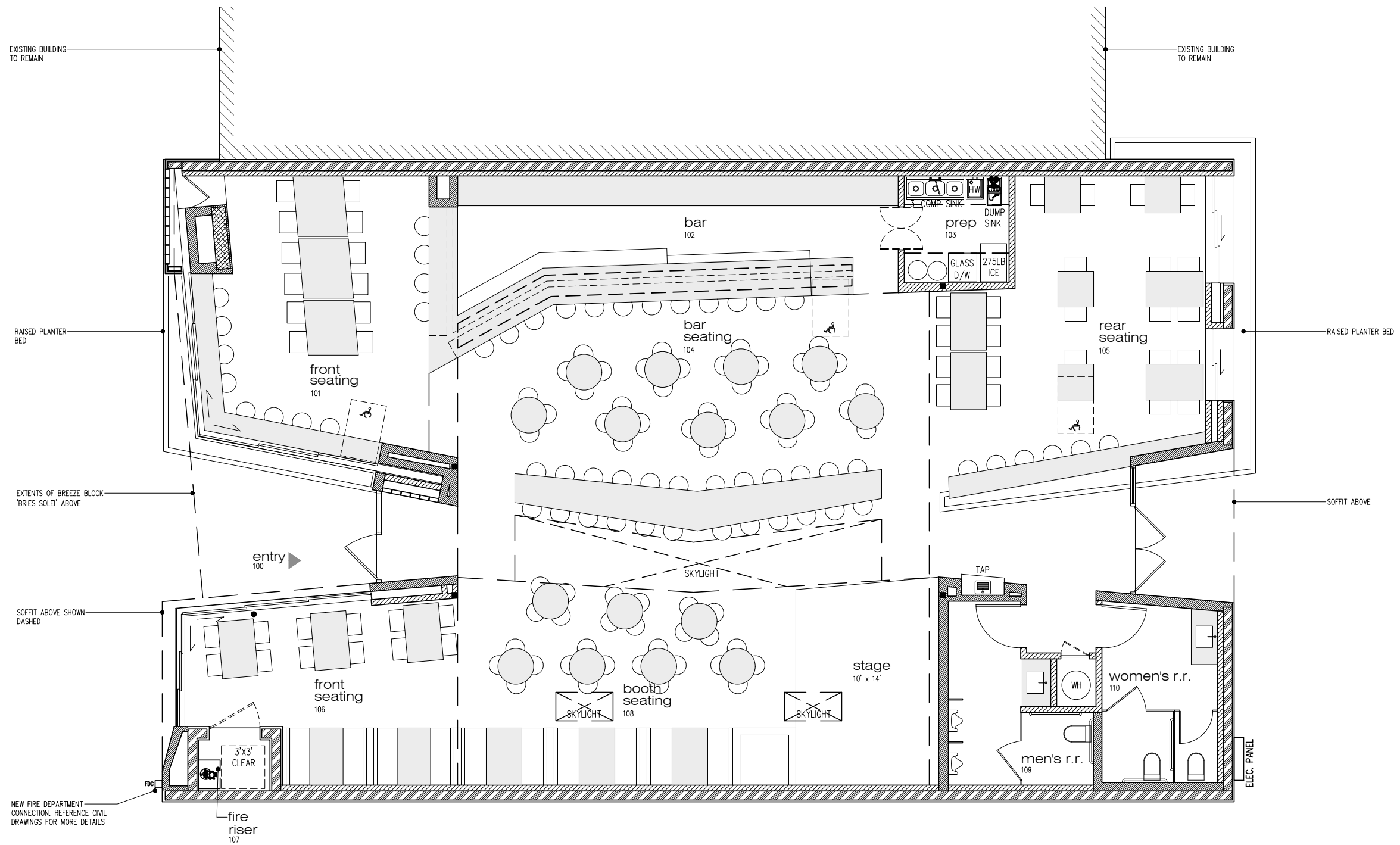
108 W BOSTON ST. CHANDLER, AZ 85225

site plan

1/16" = 1'-0"



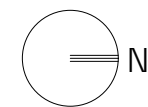
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



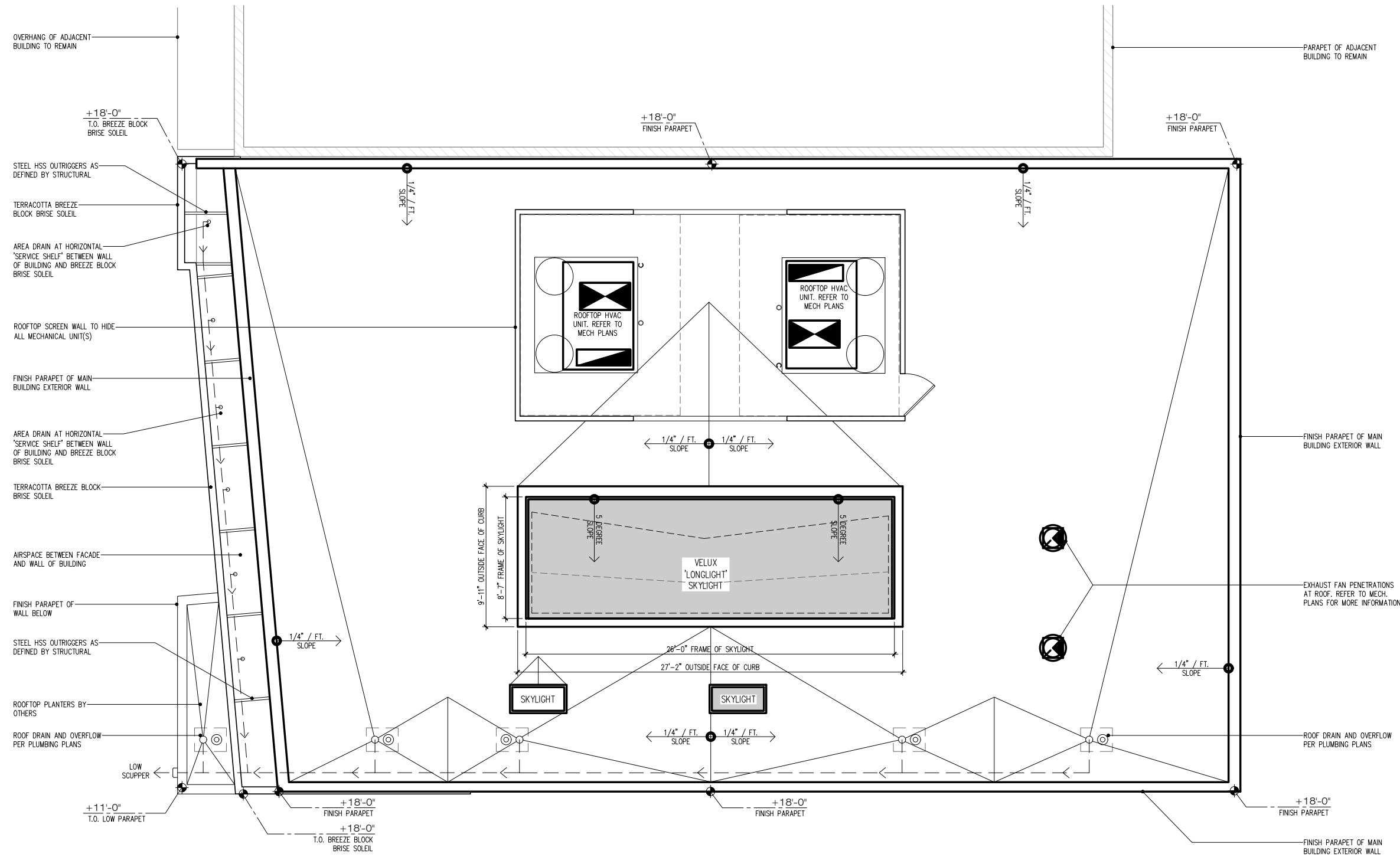
VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225

new bar floor plan
1/8" = 1'-0"



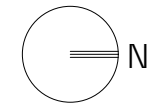
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



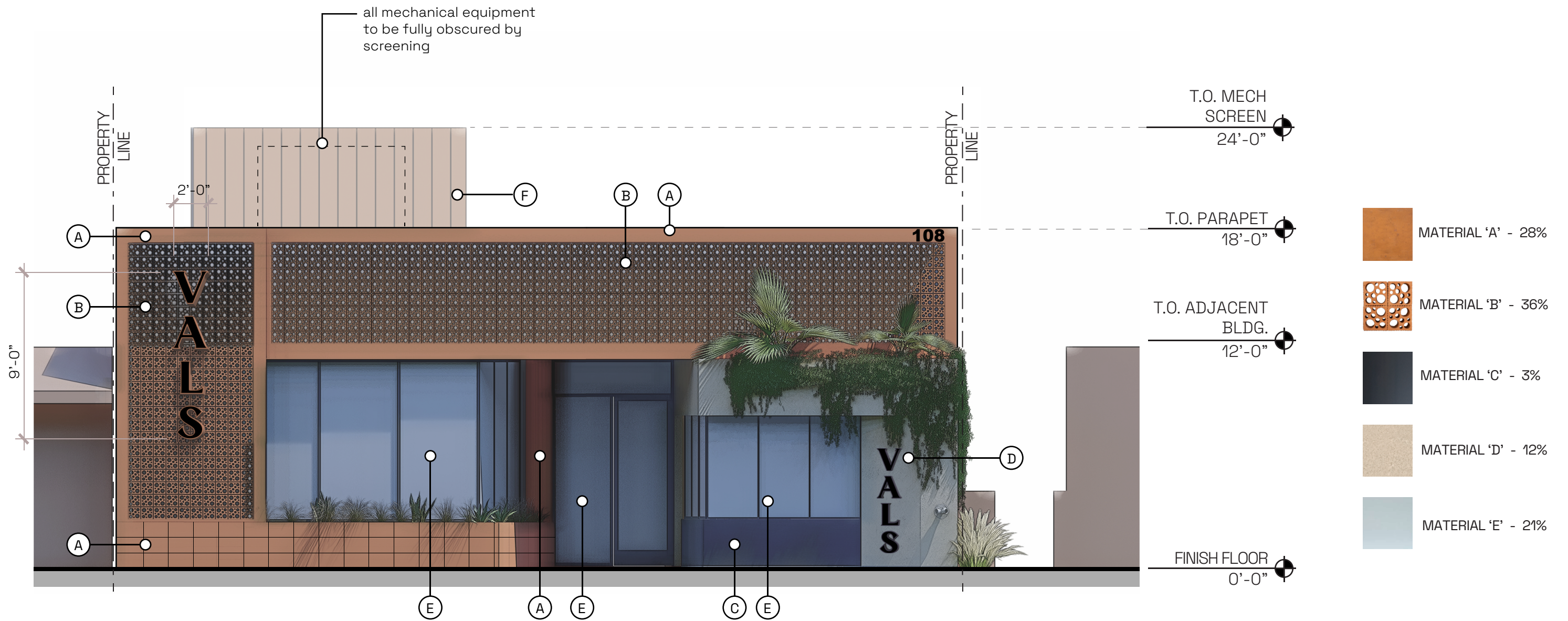
VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225

new bar roof plan
1/8" = 1'-0"



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PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



Boston St. Elevation (south)
1/8" = 1'-0"

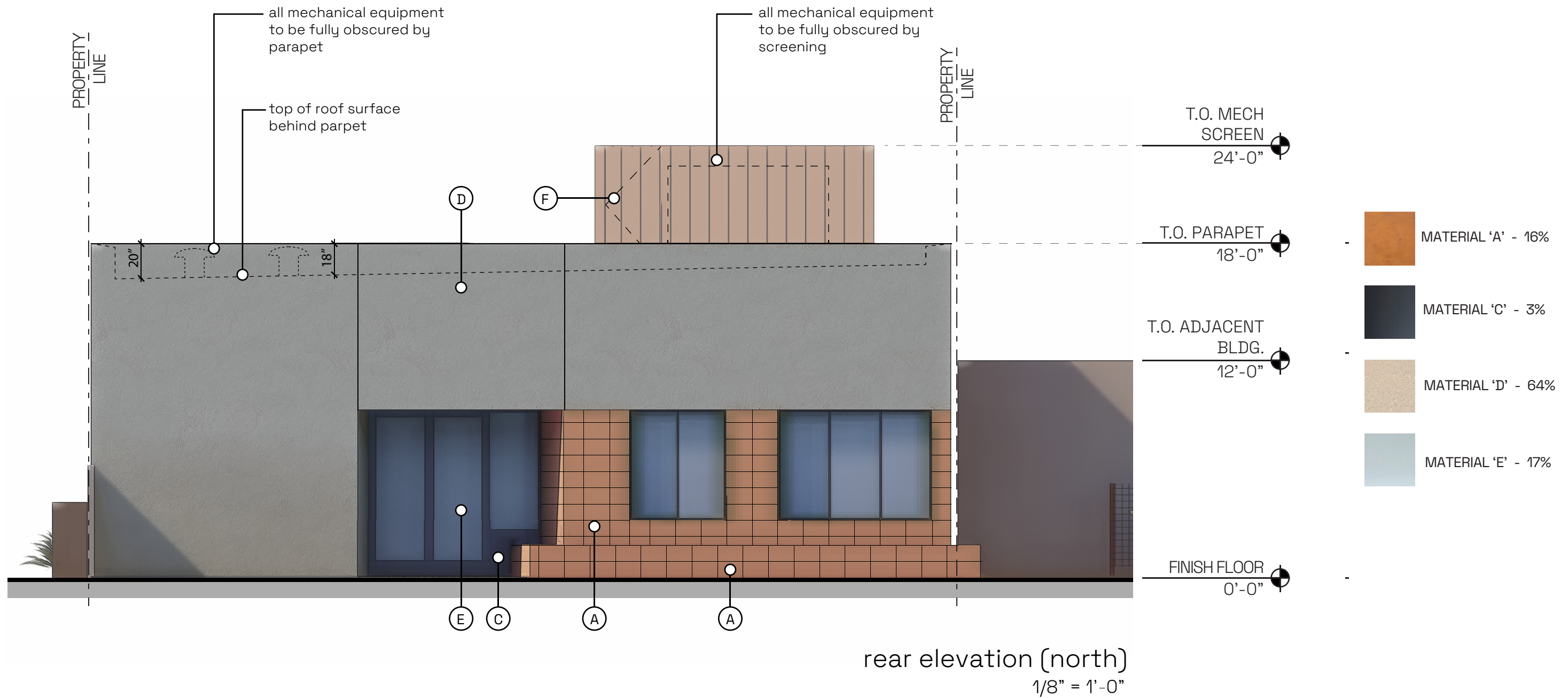
BUILDING ELEVATIONS

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



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PHOENIX, AZ 85020
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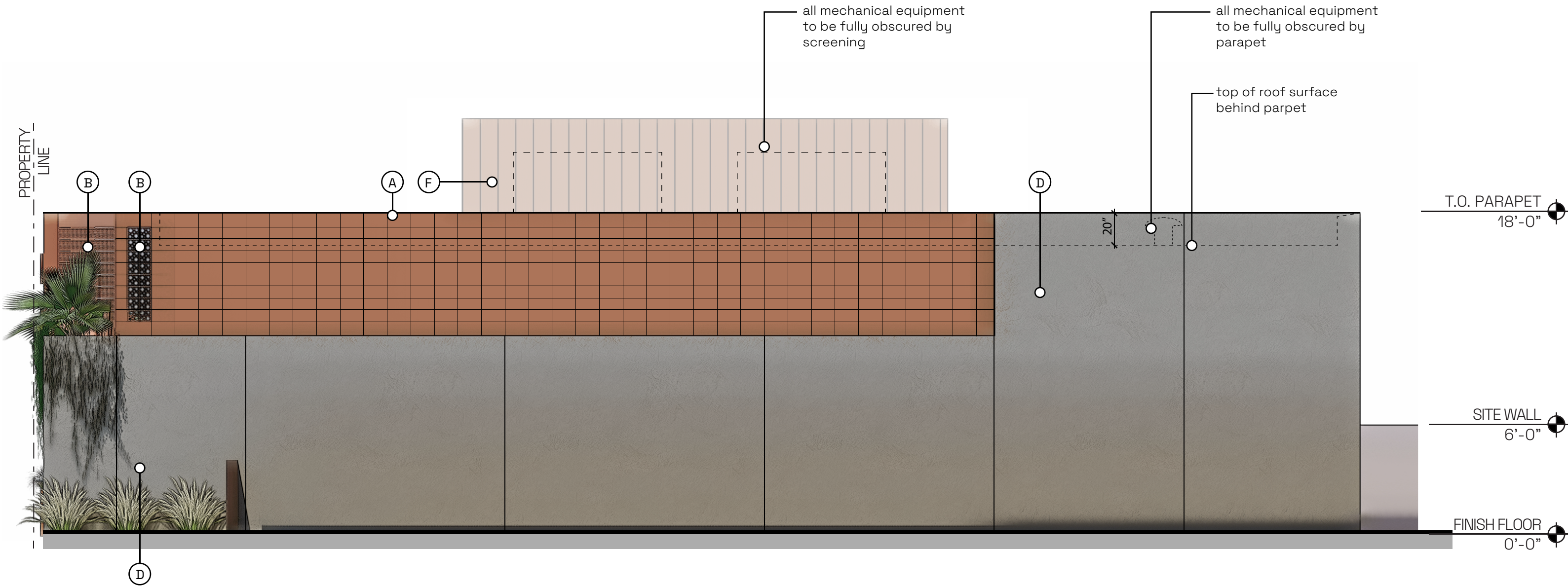
BUILDING ELEVATIONS

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



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PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



	MATERIAL 'A' - 30%		MATERIAL 'B' - 5%		MATERIAL 'D' - 65%
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East Elevation
1/8" = 1'-0"

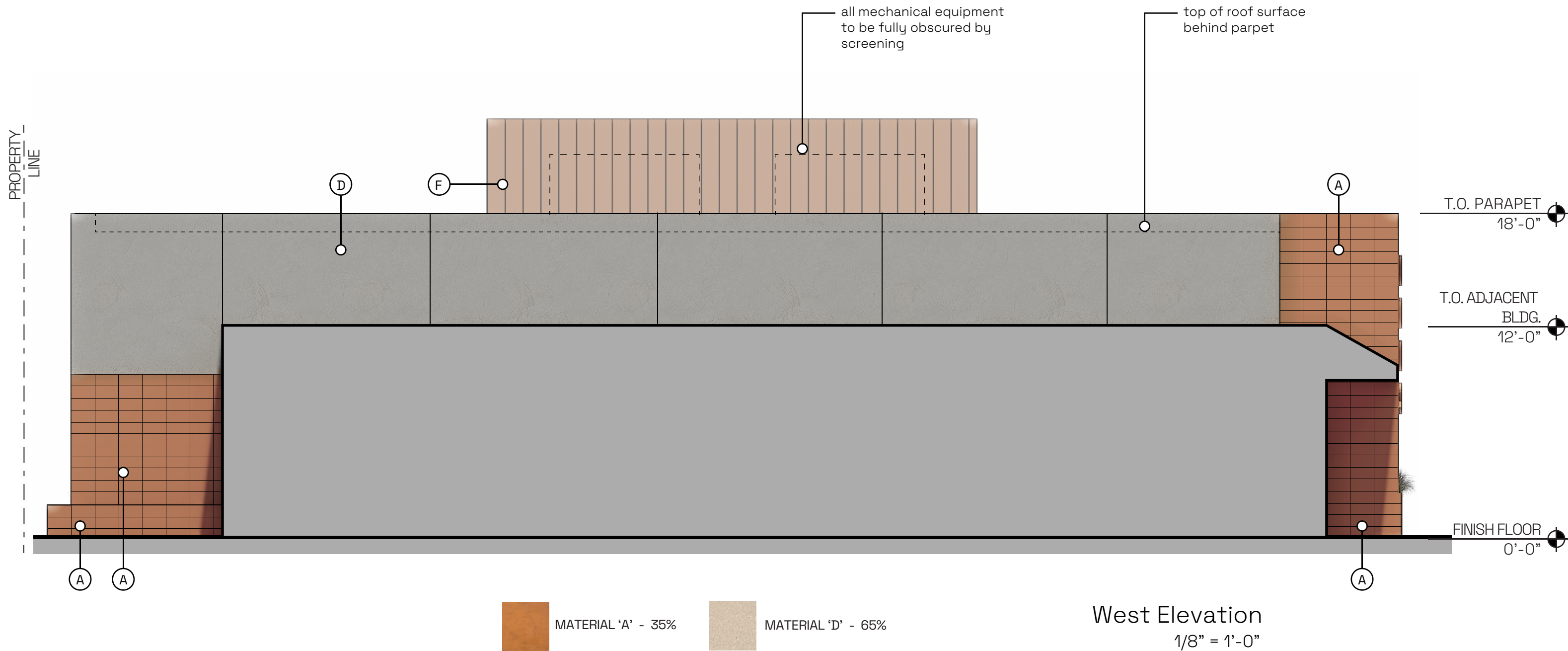
BUILDING ELEVATIONS

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



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BUILDING ELEVATIONS

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



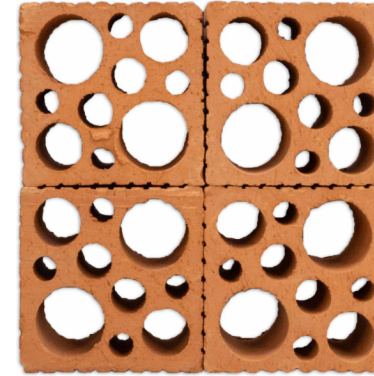
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



MATERIAL 'A'

TERRA COTTA
WALL TILE
[OR SIMILAR]

CLAY IMPORTS
8"x16"
SATIN FINISH



MATERIAL 'B'

TERRA COTTA
BREEZE BLOCK
[OR SIMILAR]

CLAY IMPORTS
'CAMPO' BLOCK



MATERIAL 'C'

HOT ROLLED STEEL
WALL PANELS



MATERIAL 'D'

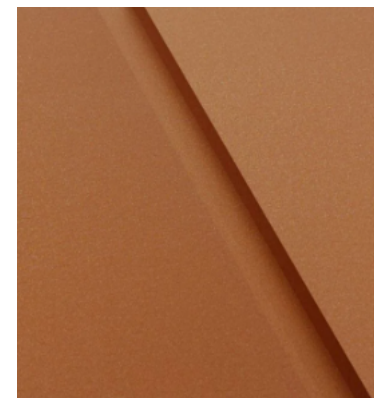
INTEGRAL COLOR
STUCCO FINISH

DRYVIT
'VAN DYKE' 110
FREESTYLE TEXTURE



MATERIAL 'E'

ANOD. ALUMINUM
STOREFRONT
GLAZING



MATERIAL 'F'

FLAT SEAM METAL PANEL
W/ 1" SHADOW REVEAL

WESTERN STATES ROOFING
'COPPER PENNY' COLOR

MATERIAL BOARD

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



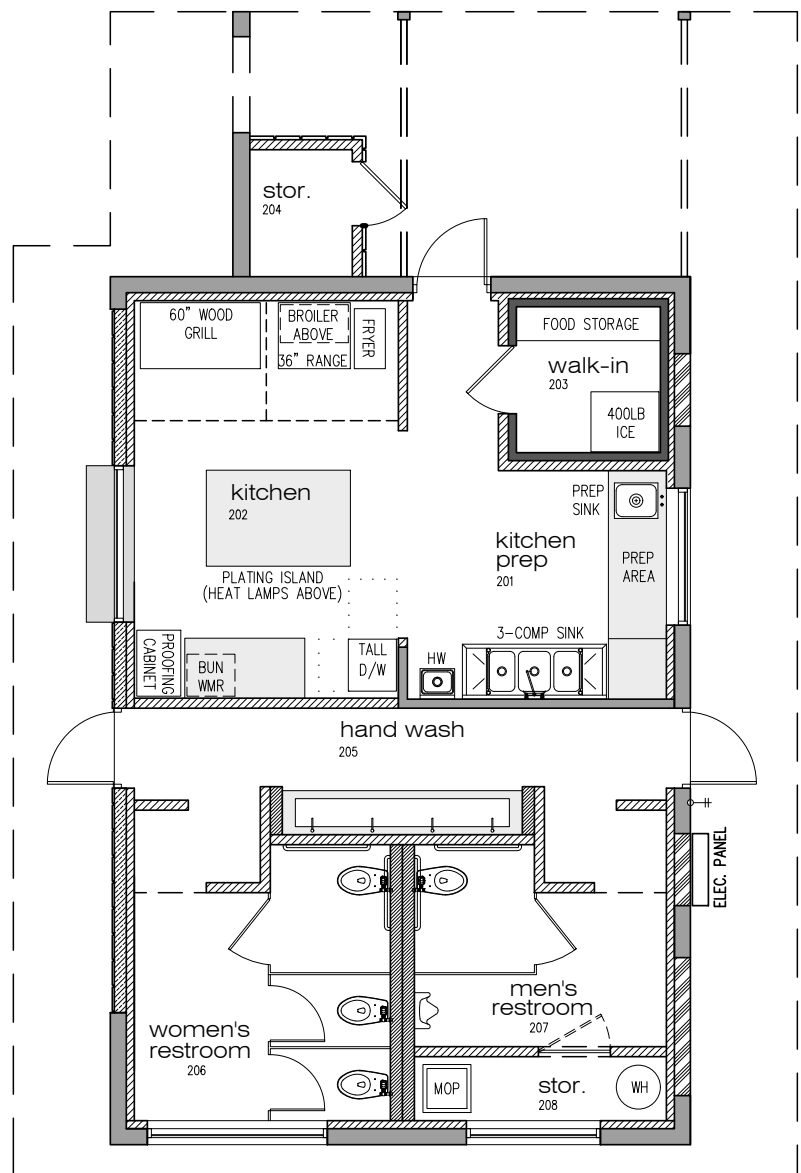
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



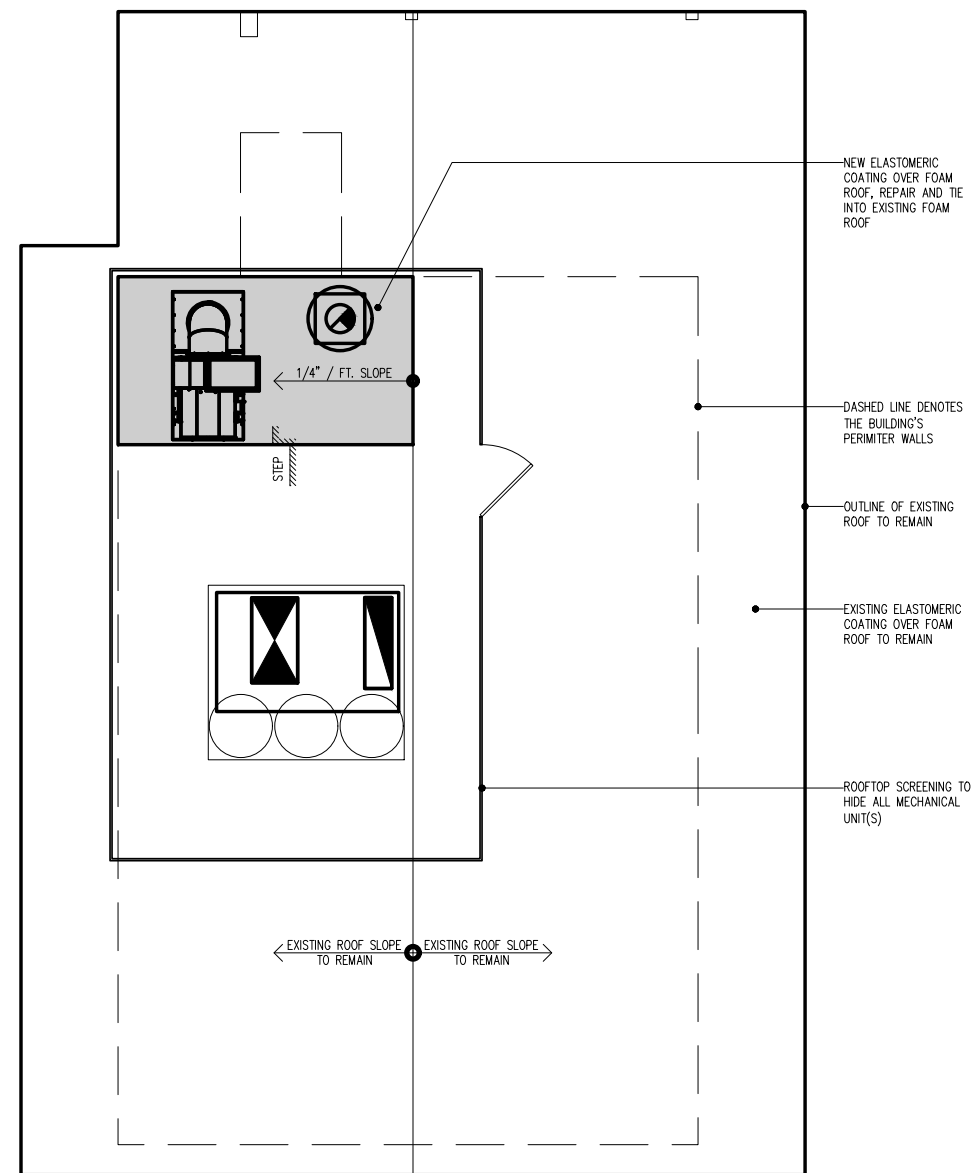
BOSTON ST. ELEVATION



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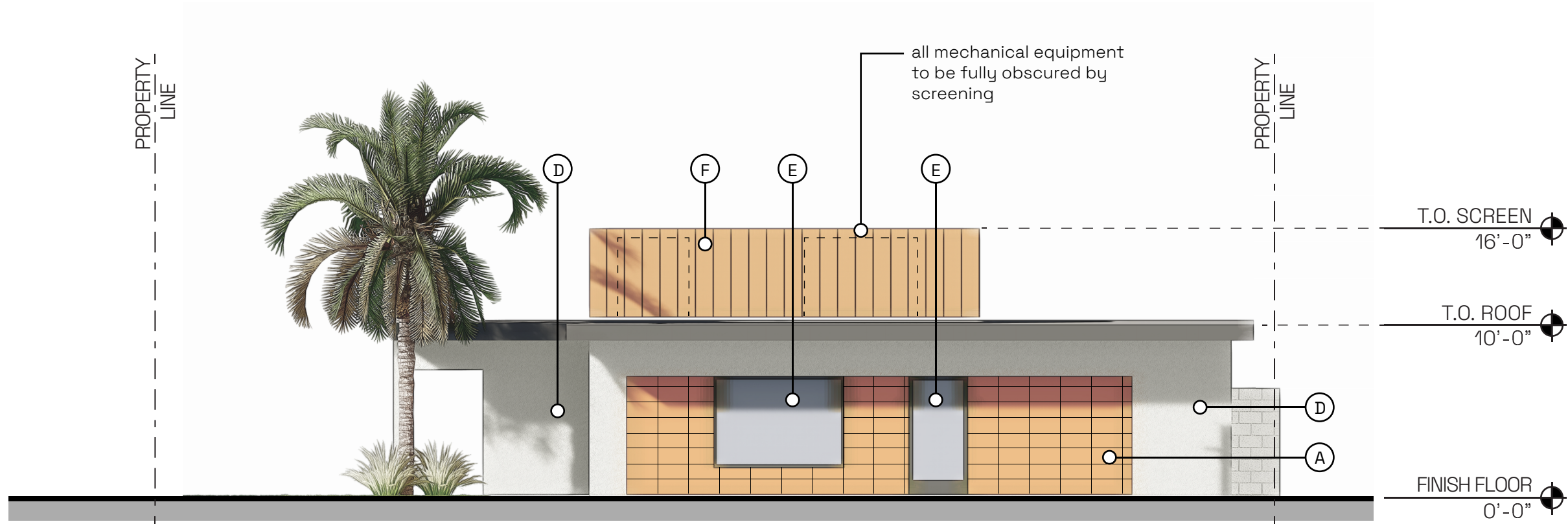


kitchen bldg floor plan
1/8" = 1'-0" 



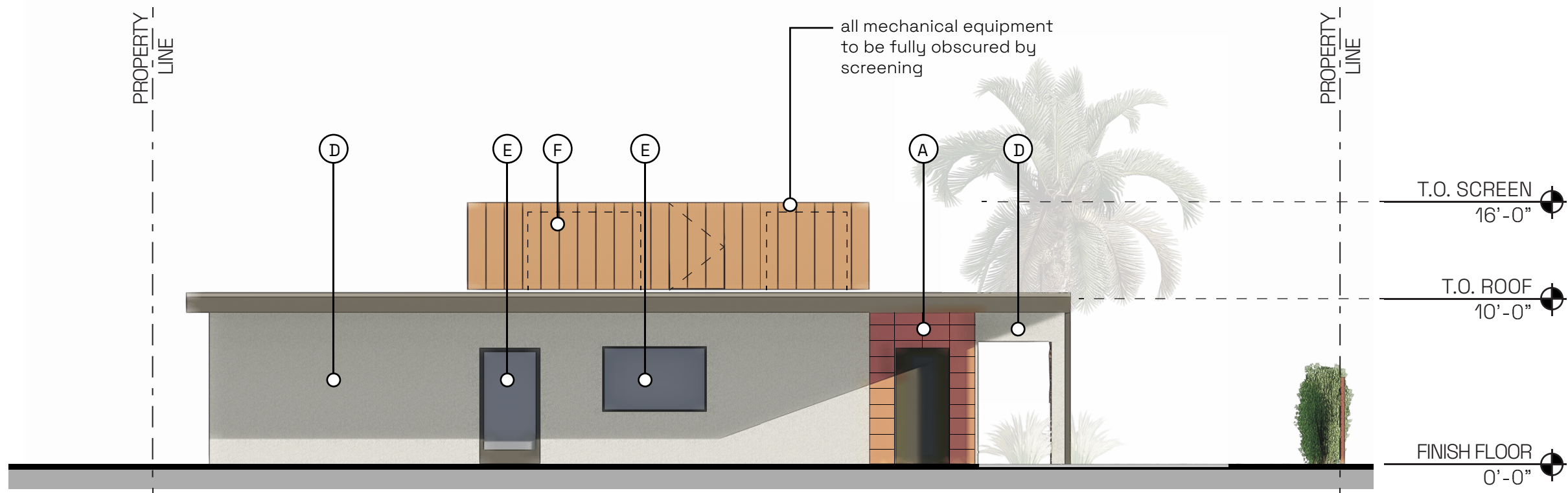
kitchen bldg roof plan
1/8" = 1'-0" 

VAL'S BAR
108 W BOSTON ST. CHANDLER, AZ 85225



- MATERIAL 'D' - 42%
- MATERIAL 'F' - 20%
- MATERIAL 'E' - 8%
- MATERIAL 'A' - 30%

Kitchen Building - South Elevation
1/8" = 1'-0"



- MATERIAL 'D' - 50%
- MATERIAL 'F' - 30%
- MATERIAL 'E' - 10%
- MATERIAL 'A' - 10%

Kitchen Building - North Elevation
1/8" = 1'-0"

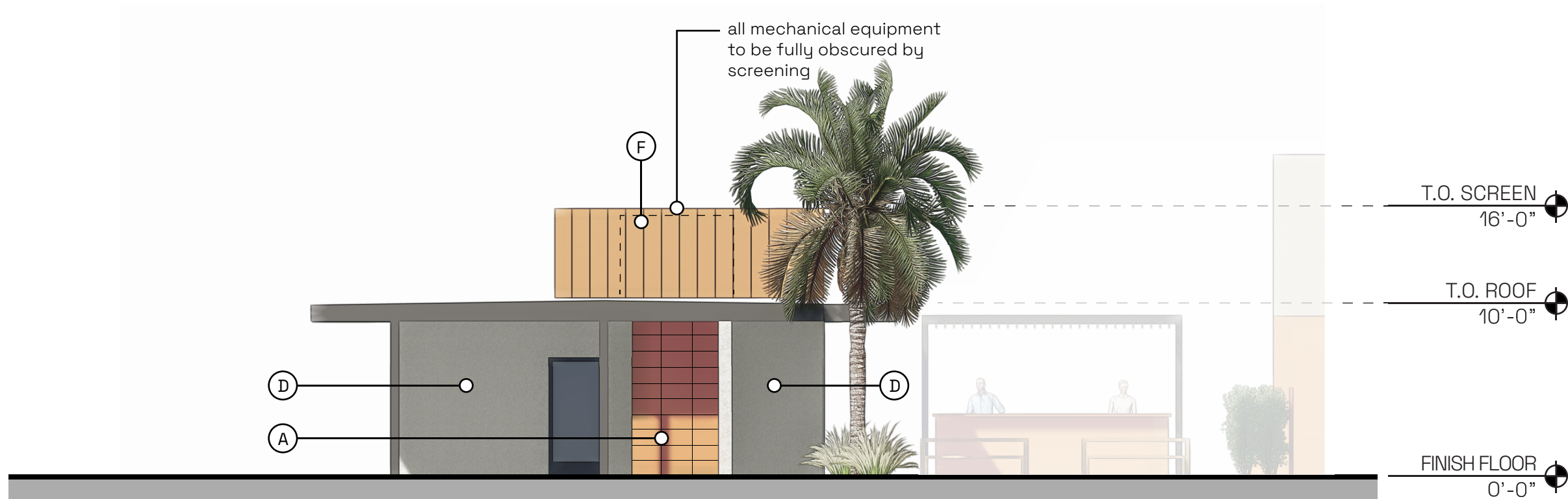
BUILDING ELEVATIONS

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



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PHOENIX, AZ 85020
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- MATERIAL 'D' - 65%
 - MATERIAL 'E' - 3%
- MATERIAL 'F' - 22%
 - MATERIAL 'A' - 10%

Kitchen Building - West Elevation
1/8" = 1'-0"



- MATERIAL 'D' - 70%
 - MATERIAL 'E' - 6%
- MATERIAL 'F' - 24%

Kitchen Building - East Elevation
1/8" = 1'-0"

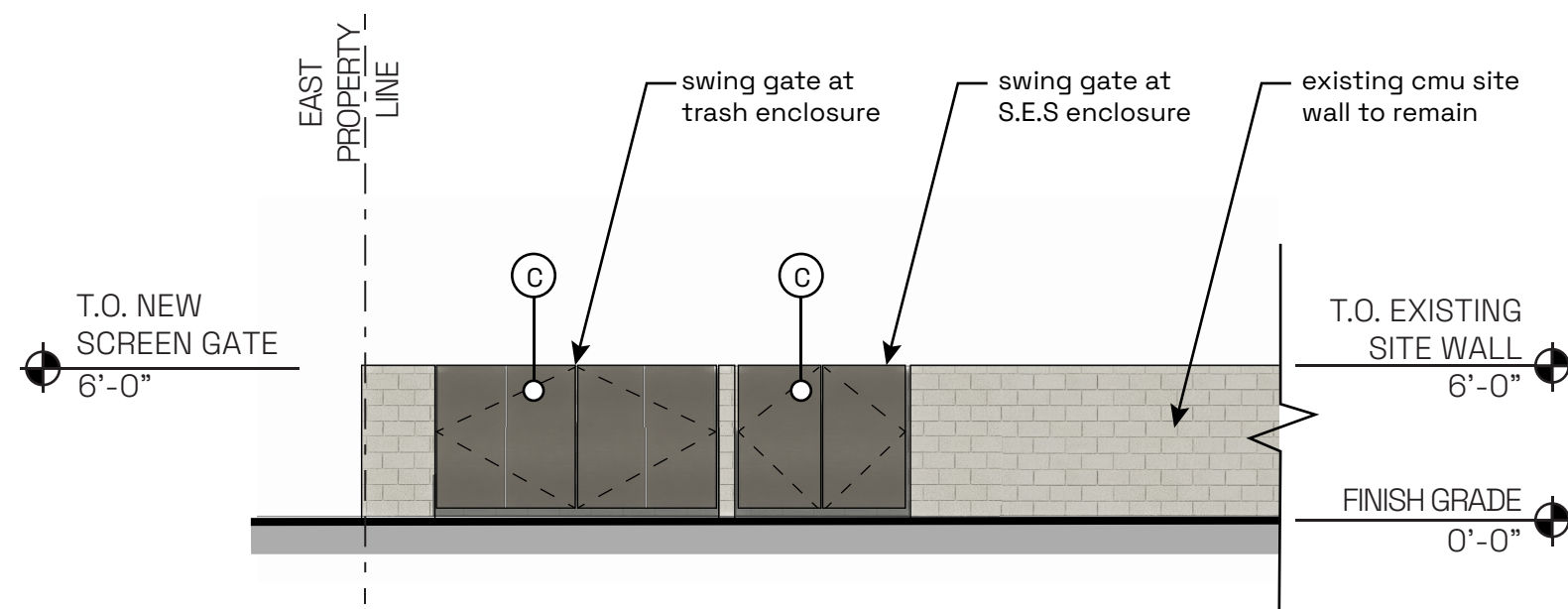
BUILDING ELEVATIONS

VAL'S BAR

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■ MATERIAL 'C' - 100%

Trash / S.E.S Enclosure Elevation
1/8" = 1'-0"

TRASH / S.E.S. ENCLOSURE

VAL'S BAR

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MATERIAL 'A'

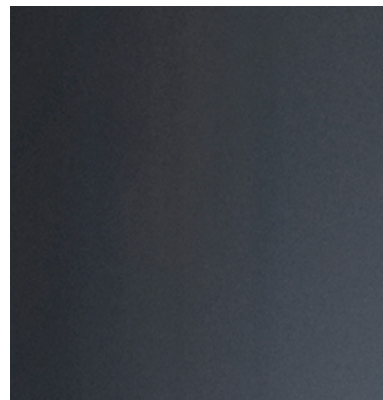
TERRA COTTA
WALL TILE
[OR SIMILAR]

CLAY IMPORTS
8"x16"
SATIN FINISH



MATERIAL 'E'

ANOD. ALUMINUM
STOREFRONT
GLAZING



MATERIAL 'C'

HOT ROLLED STEEL
SOLID PANELS @
TRASH AND S.E.S. ENCLOSURES

[OR SIMILAR]



MATERIAL 'F'

FLAT SEAM METAL PANEL
W/ 1" SHADOW REVEAL

WESTERN STATES ROOFING
'COPPER PENNY' COLOR



MATERIAL 'D'

INTEGRAL COLOR
STUCCO FINISH

3-COAT STUCCO
WHITE COLOR AND TEXTURE
TO MATCH EXISTING

MATERIAL BOARD

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225



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PHOTOS OF THE EXISTING HOUSE TO BE REMODELED