

LOCO PATRON

GENERAL NOTES

- ALL DESIGN, DRAWINGS AND DETAILS REPRESENT COMPLETE WORK IN PLACE. ARCHITECT SHALL HAVE NO CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS BY THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OTHER PORTION OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, OR INSTRUCTIONS OF THE OWNER.
- VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION IN FIELD. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF STUD.
- WHEN A MATERIAL SYSTEM IS NOTED, ALL PARTS AND MATERIALS REQUIRED TO COMPLETE THE SYSTEM SHALL BE FURNISHED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD AND NOTIFY ARCHITECT IF DISCREPANCY OCCURS PRIOR TO COMMENCEMENT OF RELATED WORK.
- WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO INSTALL OWNER SUPPLIED EQUIPMENT IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS, AT INDICATED LOCATIONS. VERIFY SERVICE REQUIREMENTS OF EACH PIECE OF EQUIPMENT BEFORE INSTALLATION.
- UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, ETC. SHALL BE CONCEALED, AND FRAMING SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE THIS WITHOUT VARIATIONS IN THE WALL PLANE.
- COORDINATE WITH ALL TRADES THE NEED FOR SLEEVES, BLOCK OUTS, STRUCTURAL SUPPORTS, OR OTHER PRESET ACCESSORIES.
- IT IS THE INTENT OF THESE DRAWINGS TO DEFINE A COMPLETE AND FINISHED JOB. ANY DISCREPANCY OR OMISSION WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE WORK OR IS REQUIRED BY ORDINANCE SHALL BE PROVIDED AND FINISHED AS IF SPECIFICALLY NOTED AT NO ADDITIONAL COST.
- NO ATTEMPT HAS BEEN MADE IN THESE PLANS TO DEFINE OR SEPARATE AREAS OF RESPONSIBILITY BETWEEN GENERAL CONTRACTOR, TENANT, OR OWNER. IT IS THE RESPONSIBILITY OF THESE PARTIES TO COORDINATE THEIR RESPECTIVE PORTIONS OF THE WORK WITH THE OTHER, TO AVOID DUPLICATIONS, SCHEDULING PROBLEMS, AND OMISSIONS. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR CEILING AND WALL MOUNTED EQUIPMENT, ACCESSORIES, CABINETS, AND COUNTERS.
- BIDDERS TO VISIT JOB SITE AND FORM THEIR OWN CONCLUSIONS AS TO THE NATURE OF THE WORK.
- ALL WORK TO BE PERFORMED TO CODE BY LICENSED CONTRACTORS PERFORMING WORK IN THEIR SPECIFIC TRADES ONLY.
- ANY ALTERATIONS TO THESE PLANS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ANY CHANGES BEING PERFORMED.
- ALL BUILDING PERMITS ARE TO BE PAID FOR BY CONTRACTOR.

CITY OF SCOTTSDALE REQUIRED NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2003 INTERNATIONAL BUILDING CODE (ORD #3096)
2003 INTERNATIONAL MECHANICAL CODE (ORD #3506)
1994 UNIFORM PLUMBING CODE (ORD. 2785) IAPMO EDITION
1999 NATIONAL ELECTRICAL CODE (ORD. 3413)
2003 INTERNATIONAL FIRE CODE (ORD #3507)

ALL PRODUCTS LISTED BY ICBO/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTION. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCY.

ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, OR ANY SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

ALL GLASS IN HAZARDOUS AREAS, AND 18" OFF THE FLOOR, OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF A DOOR, OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.

MAINTAIN A MINIMUM OF 44" CLEAR UNOBSTRUCTED EMERGENCY EXIT ISLE TOWARDS DESIGNATED EXITS. MARK DESIGNATED EXITS WITH AN * ON YOUR FLOOR PLAN.

FLAME SPREAD RATING FOR INTERIOR FINISHES NOT TO EXCEED AS FOLLOWS:
VERTICAL SHAFTS AND ENCLOSURES 0-25
LOBBIES/CORRIDORS 25-75
ALL OTHER AREAS 200

ANY PATIO UMBRELLAS TO BE SOLID COLOR WITH NO ADVERTISEMENTS

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS

NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED

ALL EXTERIOR MECHANICAL UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.

FIRE SPRINKLERS

THERE ARE CURRENTLY NO SPRINKLERS IN THIS BUILDING.
A SPRINKLER PLAN SUBMITTAL TO THE CITY OF SCOTTSDALE IS REQUIRED.

SITE PLAN PLANNING NOTES

SITE DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT OF 2' TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7' IN HEIGHT UPON INSTALLATION ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION

ALL RIGHTS OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS

FLAGPOLES IF PROVIDED SHALL BE ONE PIECE CONICAL TAPERED.

ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES, ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM COLOR AND TEXTURE

NO EXTERIOR VISABLE LADDERS SHALL BE ALLOWED

NO CHAIN LINK FENCING SHALL BE ALLOWED

NO TURF AREAS SHALL BE PROVIDED.

LEGAL DESCRIPTION

THE NORTH 85' OF THE SOUTH 150' OF THE NORTH 414 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PART LYING WEST OF THE EASTERLY 183.00' THEREOF.

PROJECT DATA

ADDRESS 4228 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
173-50-124C
PROJECT DESCRIPTION: A NEW RESTAURANT IN AN EXISTING BUILDING WITH OUTDOOR DINING
AREA: BUILDING = 3199 GROSS SQFTG
= 608 S.F. KITCHEN
= 360 S.F. BAR
= 624 S.F. OUTDOOR DINING

OCCUPANCY TYPE:

OCCUPANT LOAD: KITCHEN AND UTILITY 968/200 = 5
RESTROOMS 330/200 = 2
DINING/BAR 1495/15 = 100
TWO EXIST REQUIRED FROM DINING
OUTDOOR PATIO 624/15 = 42
TWO EXIST REQUIRED FROM PATIO

CONSTRUCTION TYPE:

CODES VB - SPRINKLED
2003 IBC, 2003 IMC, 1994 UPC, 2003 IFC,
1999 NEC

ZONING:

C-2 WITH DOWNTOWN OVERLAY

BUILDING HEIGHT:

18'-0"
PARKING REQUIRED 1/120 S.F. GROSS FLOOR AREA = 27 SPACES
1/350 OUTSIDE DINING (less first 500 sf) = 1 SPACE
FOR A TOTAL OF 28 SPACES REQUIRED
8 SPACES PROVIDED INCLUDING 1 HC SPACES
EXISTING PARKING CREDIT WITH SITE OF 2.83 SPACES
DOWNTOWN ORDINANCE PARKING CREDIT OF 23 SPACES
12,155 S.F. (28 ACRES)
4079/12155 = 33.6%

LOT AREA:

BUILDING COVERAGE

PREVIOUS VARIANCE:

33-BA-82
DR CASE NUMBER 68-DR-2003

PROJECT DIRECTORY

OWNER
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RICH PANOPPO

SHEET INDEX

A-0.0 COVER SHEET, SITE PLAN, DETAILS

C-1 CIVIL SITE PLAN

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE IRRIGATION PLAN
L-3 LANDSCAPE DETAILS

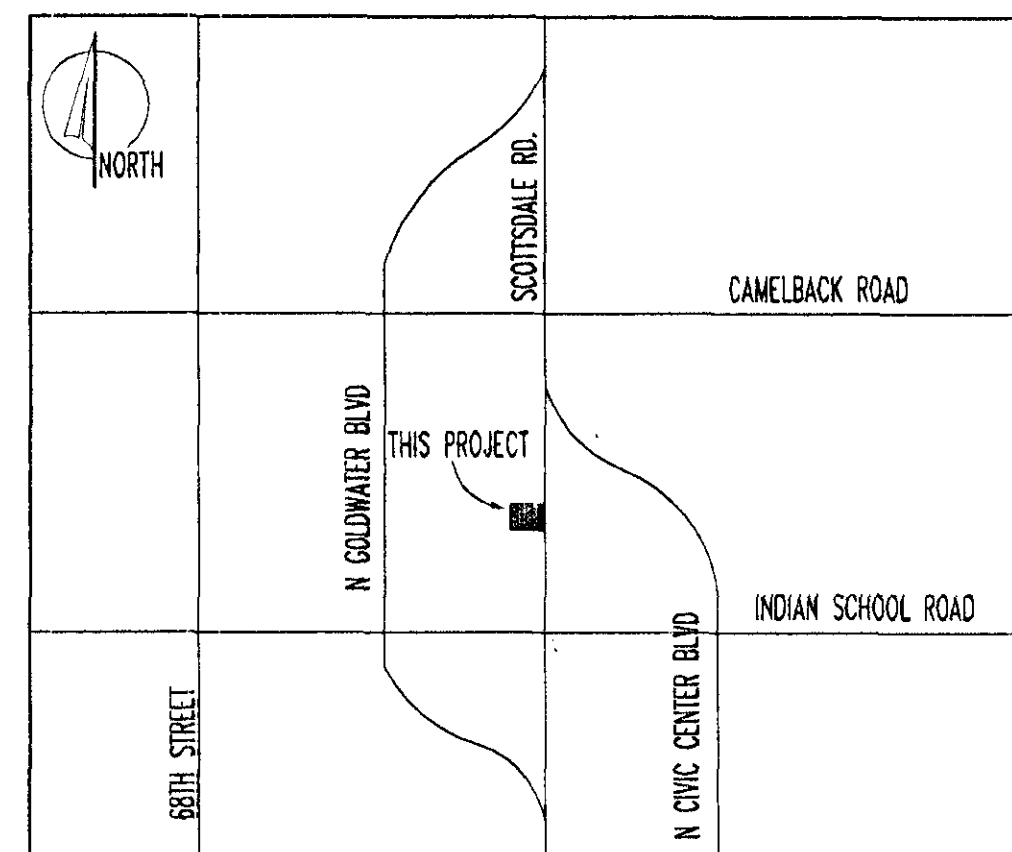
A-0.1 DEMO FLOOR PLAN
A-1.0 FLOOR PLAN
A-1.1 SCHEDULES AND DETAILS
A-2.0 REFLECTED CEILING PLAN
A-2.1 EXTERIOR ELEVATIONS
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A-4.0 INTERIOR ELEVATIONS

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M-2.0 MECHANICAL DETAILS
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E-1.0 ELECTRICAL POWER PLAN
E-2.0 ELECTRICAL LIGHTING PLAN
E-3.0 ELECTRICAL SCHEDULES

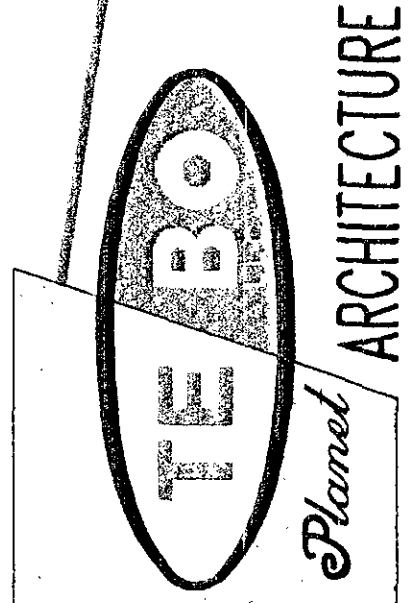
PH-1 PHOTOMETRIC PLAN

VICINITY MAP NOT TO SCALE

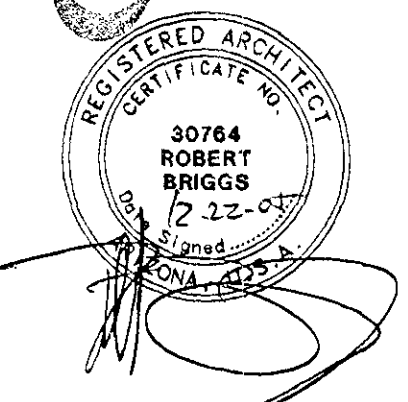


LOCO PATRON

4228 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85251



2-26-04 CITY COMMENTS



JOB NUMBER: 0315
DATE: 1-20-04
CONTENTS: SITE PLAN
COVER SHEET

