

From: [Berry, Melissa](#)
To: gloper@ecllaw.com
Cc: [Cluff, Bryan](#)
Subject: INACTIVITY LETTER FOR CASE 13-UP-2018
Date: Tuesday, August 27, 2019 10:06:00 AM
Attachments: [INACTIVITY LETTER 13-UP-2018.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Good Morning,

An Inactivity Letter has been mailed out to your address. Attached is the electronic copy. Please reply back to this email, or contact your coordinator, within 30 days after receiving your letter to keep this case active. If no contact has been made within 30 days, your case will be closed.

Regards,

Melissa Berry

Planning Assistant

Planning and Development Services

City of Scottsdale

480.312.4213

mberry@scottsdaleaz.gov



 Please consider the environment before printing this e-mail.

BLK Live – 7301 East Butherus Drive, Scottsdale

Conditional Use Permit for Live Entertainment

Case #: 13-UP-2018

Date Prepared: March 5, 2019

PROJECT NARRATIVE

Introduction & Background:

BLK Live is a restaurant, bar and entertainment venue located at 7301 East Butherus Drive in Scottsdale.

The site is zoned C-2. In 2011, the City Council approved zoning Case No. 33-UP-2011, a Conditional Use Permit for a Bar Use for an existing restaurant at the subject site. In 2014, the City Council approved Case No. 12-UP-2013, a Conditional Use Permit for Live Entertainment for an existing bar and restaurant establishment. The venue originally operated as more of a Hip Hop and dance club venue.

In recent years, the establishment has successfully operated a high-end restaurant and bar within the building and live music shows on the large, roughly 12,960 square foot exterior patio area. Documents from 2014 approval show a roughly 20' wide x 10' deep sized stage on the site plan. The current stage is roughly 28' wide x 20' deep. The truss system which envelopes the stage makes the stage appear roughly 6-feet wider on each side.

It is important to note; stage size has no correlation to the sound produced by the venue. Noise production is more reflective of sounds systems, speakers, volume controls, noise mitigation measures and other factors.

The purpose of this application is to update the Live Entertainment CUP to create parameters for which any future stage could operate under.

The purpose of this application for a Conditional Use Permit is to update the existing/previous C.U.P. to indicate compliance with the existing Conditional Use Permit criteria for Live Entertainment as required by the City of Scottsdale.

APPROVAL CRITERIA

The City of Scottsdale Zoning Ordinance, Section 1.400 (Conditional Use Permits), sets forth the following approval criteria:

- A. Granting the CUP will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, consideration shall include, but not be limited to, the following factors: (1) Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination; (2) impact on surrounding area resulting from and unusual volume or character or traffic.**

Approval of the CUP request will not be materially detrimental to the public health, safety or welfare. Noise mitigation measures have, and will continue to be taken, and the venue will continue to be in compliance with the City's noise ordinance and requirements. (See Item #12 below.) The project will not emit smoke, odor, dust, vibration, or illumination such that damage or nuisance occurs. It is also important to note the venue is adjacent to an active airport runway which contributes to the ambient conditions of the area. Traffic patterns in the area are already well established.

- B. The characteristics of the proposed use are reasonably compatible with the types of uses in the surrounding areas.**

A stage for live entertainment has been in operation at this site for years. The request to create parameters for the stage is to ensure it remains reasonably compatible with the characteristics of the existing venue. The site plan submitted reflects the dimensions of the existing stage, which would constitute a parameter for the stage area going forward.

The site is adjacent to the Scottsdale Airport/Airpark.

- C. The additional conditions specified in Zoning Ordinance Section 1.403, as applicable, have been satisfied.**

Under Section 1.403 of the Scottsdale Zoning Ordinance (“Additional conditions for specific conditional uses.”), there are additional conditions under subsection “K” related to “Live Entertainment”. These are as follows:

- 1. The applicant has provided and obtained City approval of a written Security and Maintenance Plan.**

The establishment currently operates under an approved Security and Maintenance Plan and no changes are anticipated with this updated application as the request simply creates parameters for the existing stage area.

- 2. The applicant has provided written evidence that sound resulting from indoor live entertainment will be contained within the building, except where external speakers are permitted by Conditional Use Permit to allow indoor live entertainment to be heard outdoors.**

The existing venue operates as an outdoor live music venue with exterior speakers. Numerous noise mitigation measures have been and continue to be taken to ensure reasonable noise levels. Measurements taken by the City and the Applicant have

never exceeded the 68db code requirements. (See Item #12 below.)

- 3. The applicant has provided a lighting plan that addresses exterior lighting on the property, in accordance with Article VII. of the Zoning Ordinance and the Security and Maintenance Plan requirements.**

Lighting data has been submitted herewith.

- 4. The applicant has provided a floor plan which identifies the areas for the primary use and for accessory functions, including but not limited to areas for performances.**

The establishment currently operates under an approved site plan (see approved Case #409-SA-2016) a copy of which is provided with this application. This application adds the dimension of the existing stage.

- 5. If the establishment is not in the Downtown Area, and access to the establishment is from a street other than one classified by the Transportation Master Plan as minor collector or greater, the applicant shall provide a traffic analysis which complies with the City's transportation guidelines. The traffic analysis shall demonstrate that the level of service on all streets accessed by the use meets the City's standards.**

The establishment is not located in the Downtown Area and is accessed by a local commercial street. A traffic analysis was included with previous approvals and shows that the level of service meets City standards.

- 6. If the Zoning Administrator determines that a parking study is necessary the applicant shall provide a study which complies with the City's requirements.**

Per discussion with Staff, a total of 183 spaces are required. The site plan reflects 111 onsite and 64 offsite parking spaces. An agreement for these offsite parking spaces has been provided to the City of Scottsdale.

- 7. The owner shall provide any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.**

To date, the only additional information that has been requested is a sound study, which – upon completion – will be provided to the City. No additional information has been requested. The applicant will continue to work with the City and the public on any requested information.

- 8. All building openings such as doors, windows and movable wall panels shall be closed but not locked, except as permitted by Conditional Use Permit. Doors and service windows may be opened temporarily to allow passage.**

All building openings will be closed but not locked, except doors and windows leading to any pool or patio.

9. **No external speakers used for live entertainment or outdoor live entertainment activities will be permitted on the premises of a use, which is located within five hundred (500) feet of a residential district shown on Table 4.100.A.**

The property is not located within 500-feet of a residential district.

10. **The owner and operator shall comply with all plans approved as part of the Conditional Use Permit.**

The owner and operator will comply with all plans and requirements of the approved CUP.

11. **All patron entrances shall be illuminated in accordance with the Building Code and the exterior lighting plans approved by the Development Review Board.**

Patron entrances are illuminated and in accordance with approvals.

12. **Noise generated from the live entertainment shall conform to the City's Noise Ordinance.**

The venue has and will continue to conform to the City's noise ordinance and will continue to work with nearby property owners, residents and business owners to mitigate potential issues.

The hanging sound system has been reduced from 12 cabinets to 10 (5 cabinets per side).

- a. The system was adjusted to re-aim the speakers further downward and was lowered as well to reduce spillage over the walls.
- b. The subwoofers were reduced from 6 to 4 (2 per side).
- c. A curfew of 11:00 p.m., or shortly thereafter, has been self-imposed, though the CUP allows shows to continue until 2:00 a.m. Applicant proposes to adjust the show hours to end at 11:30 p.m. Sunday through Thursday nights and 12:30 a.m. on Friday and Saturday nights.
- d. Applicant purchased a calibrated sound level meter to monitor a maximum dB limit at the Front of House mix position, approximately 65 feet from the speakers and stage. BLK staff monitors every outdoor event to ensure maximum level does not exceed 68 dB at the closest residential property line. The means for

ensuring this sound level is that constant measure of dB level at the mix position. So long as the sound level does not exceed 96 dB at that location, we know the sound level at the closest residential line is not exceeding 68 dB.

There are two (2) additional sound mitigation alterations being proposed. The first is to add sound absorbing materials to an existing mechanical screen on top of the adjacent building. The second is to add an acoustical canopy of those same materials on top of the existing site wall on two sides. Site Plan (UP 1) shows the locations and extents of these two changes. Conceptual building elevations and a conceptual section of the acoustical canopy are both shown on a sheet called Sound Mitigation Elevations & Section (UP 7).

CONCLUSION

The requested Conditional Use Permit involves a small change to the previously approved CUP and introduces additional sound reduction measures. The request also meets or exceeds the approval requirements noted in the zoning ordinance and described in detail above. The request will place parameters on future stages which may be erected or operated onsite. Approval of this request will not be detrimental to any adjacent properties or uses and will help maintain another quality amenity for Scottsdale residents and visitors alike.

Please feel free to contact me if you have any questions, or if you need any additional information.



Earl, Curley & Lagarde, P.C.
Greg Loper, A.I.C.P.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

March 10, 2019

Re: **NOISE STUDY FOR BLK LIVE**

ACS has been retained to conduct a noise impact study for the live performances at BLK Live (7301 E Butherus Dr, Scottsdale) to the surrounding community.

TECHNICAL INFORMATION:

Noise

A-Weighted Sound Level (dBA) - Sound pressure level, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

City of Scottsdale

Sec. 19-26. - Unreasonable noise created by businesses that serve alcohol or provide live entertainment prohibited.

(A) It shall be unlawful for a business that serves alcohol or provides live entertainment to create unreasonable noise that through its operations disturbs the peace or quiet of a residential district that contains dwellings.

(B) For making a determination that noise is unreasonable pursuant to this section, a reasonable person of normal sensibilities shall include Scottsdale police officers or other city employees designated by the City Manager to enforce this section.

(C) A sound level meter may be used, but is not required, to assist in determining whether noise is unreasonable or not.

(D) It shall be a rebuttable presumption under this article that noise levels over sixty-eight (68) dB(A) are considered unreasonable.

(E) The following activities are exempt from the provisions of this section: (1) Non-amplified noises resulting from the activities of the patrons of a business. (2) An event being held pursuant to a city issued special events permit provided that the business is operating in accordance with the conditions of that permit.

Noise Limits by Other Cities

Typical municipal ordinances set not to exceed limits and consider instantaneous noise levels below 50 to 55 dBA at night and 60 to 65 dBA during the day to be acceptable. Some suburban and rural municipalities have set nighttime limits as low as 45 dBA. (Handbook of Environmental Acoustics, James P. Cowan, 1994. pp. 217-218.)

The following are the residential maximum noise level limits for all of the Arizona municipal noise codes I could locate:

City	Limit		Notes
	Daytime (7am-10pm)	Nighttime (10pm-7am)	
Cave Creek	60 dBA (Leq)	50 dBA (Leq)	2-minute average
Gilbert	55 dBA	45 dBA	Inside home (w/doors & windows closed)
Paradise Valley	56 dBA	45 dBA	Nighttime 10pm-6am
Phoenix	55 dBA	55 dBA	Up to 60 dBA for 5 continuous seconds for 5 occurrences in a given hour is allowed.
Peoria	65 dBA	55 dBA	Nighttime 10pm-6am
Tempe	55 dBA	45 dBA	
Tucson	70 dBA	65 dBA	
Chino Valley	60 dBA	60 dBA	
Lake Havasu	65 dBA	45 dBA	
Maricopa	70 dBA	60 dBA	Nighttime 10pm-6am
Nogales	65 dBA	55 dBA	
Page City	70 dBA	60 dBA	Nighttime 11pm-6am
Pinetop-Lakeside	92 dBA	65 dBA	Nighttime 11pm-7am
Snowflake	60 dBA	45 dBA	
Wickenburg	70 dBA	62 dBA	
Yuma City	70 dBA	65 dBA	

FINDINGS:

Ambient Noise Measurements

Ambient noise level measurements were conducted at the closest residential properties without activity at BLK Live. The measurements were performed on weekday nights (2/19/19 & 3/6/19) from approximately 10-11pm. (See Measurement Location Exhibit 3.)

Date	Location	Measurement Results		
		Minimum	"Average"	Maximum
Tuesday 2/19	Academy	43.1 dBA	50.0 Leq	64.0 dBA
	Home 1	37.2 dBA	40.4 Leq	48.4 dBA
	Home 2	36.7 dBA	54.4 Leq	71.8 dBA
Wednesday 3/6	Apartments 2	43.8 dBA	54.5 Leq	72.9 dBA

Noise Measurements During Live Events

Noise level measurements were performed from approximately 8-10pm on 2/10/19 during a live event (YNT concert). This performance was selected as a louder/loudest event (verified by the neighbors). (See Measurement Location Exhibit 1.)

Location	Music Noise Level*	Ambient (2/19)	Notes
100' (Park & Ride)	<51 dBA	-	Well below ambient
Academy	≤45 dBA	50.0 Leq	
Home 1	47-50 dBA	40.4 Leq	
Home 2	≤46-49 dBA	54.4 Leq	
Backyard	≤45-47 dBA	-	
Apartments	Not Audible	-	

Noise level measurements were performed from approximately 11pm-12:30am on 2/16-17/19 during a live event (European concert). Please see Measurement Location Exhibit 2.

Location	Music Noise Level*	Ambient (2/19)	Notes
100' (Park & Ride)	<50 dBA	-	Well below ambient
Academy	≤43-44 dBA	50.0 Leq	
Home 1	≤43 dBA	40.4 Leq	
Home 2	<43 dBA	54.4 Leq	
Home 5	<40 dBA		
Home 6	<40 dBA		
Apartments	Not Audible	-	
Home 3A	Not Audible		
Home 3B	Not Audible		
Home 4	Not Audible		

Noise level measurements were performed during a live event (Buckethead concert) from approximately 9-10pm on 3/2/19. Please see Measurement Location Exhibit 3.

Location	Music Noise Level*	Ambient (Other Nights)	Notes
Academy	Not Audible	50.0 Leq	
Home 1	Not Audible	40.4 Leq	
Home 2	Not Audible	54.4 Leq	
Home 3	Not Audible		
Apartments 1	Not Audible	-	
Apartments 2	≤49 dBA	54.5 Leq	Somewhat audible but less than the minimum ambient

*Virtually all of the music measurements were biased (or dictated) by the ambient.

NOTE: Measurements were performed with a Type 1 (accuracy) sound level meter set to A-weighting and slow response. The meter was calibrated before and after the tests with a 0.0 dB deviation.

In all cases, the music noise level was substantially quieter than 68 dBA. The measured music noise level was also quieter than typical municipal nighttime noise level limits of 50-55 dBA and most of Arizona's other city's nighttime noise level limits. Additionally, virtually all of the music noise level measurements were within or quieter than the typical ambient levels of this area.

NEIGHBORS COMMENTS

ACS has been asked to review the neighbors' comments. Unfortunately, they include comments that are false and very misleading:

“Every 3dB increase in noise level is equivalent to doubling the amount of noise being produced. For instance, if we assume that ambient noise level is 45dB, then noise coming from BLK Live that is 48dB (3dB increase) would result in making the area twice as noisy as it would otherwise. Since BLK Live is measuring themselves against 68dB, which is almost 8 times as loud as ambient level of the area, we hope this helps to clarify why we are experiencing so much of a problem with noise level being produced by BLK Live today.”

This statement is false and very misleading. All references (including EPA, WHO, City of Scottsdale) describe a 10-decibel increase as “twice as loud” and a 3-decibel increase as “just” or “barely” perceptible/noticeable. (Please see attached exhibit “From the City of Scottsdale Website”.)

The music noise levels are not “8 times as loud as ambient level of the area”, they are within or quieter than the typical ambient levels of these neighborhood areas.

“There are hundreds of multi-family dwellings situated not more than 300 ft North of the stage area today, and more being built. The City of Scottsdale has zoned for these housing developments, so they need to account for them.”

This is false and is very misleading. The nearest existing multi-family dwelling is Alliance Residential's Broadstone Scottsdale Quarter Apartments. These apartments are located more than 1000' from BLK Live's stage area. The Lennar project (planned for 2020) is south of the Broadstone and is approximately 600' away from BLK Live's stage area – not 300'.



NOISE ATTENUATION

Speaker Orientation - The system was adjusted to re-aim the speakers further downward and was lowered as well to reduce spillage over the walls. ACS was informed that this improved the existing barrier effectiveness by 4-6 decibels (measured by a different third-party entity). A 5-decibel improvement is classified as “clearly” noticeable.

Acoustic Canopy – An acoustical canopy will be constructed around the entire patio. This canopy will extend the existing wall to a height of 18'. Additionally, the face of the canopy (on the sound source side) will be acoustically absorptive and the top will angle back to the sound source – both of which will further improve its barrier effectiveness. This canopy will reduce the potential noise impact by at least 5 decibels for the residences to the south and by at least 10 decibels to the apartments to the north. (A 10-decibel improvement is classified as half as loud.)

ENTERTAINMENT DISTRICT

Measurements at the Broadstone apartments to the north were not initially performed within this analysis. I am under the impression that this area is within an entertainment district – with an expectation of noise (including music). It is my understanding that this area is similar to the downtown Scottsdale entertainment district. I have worked for both the hotel and the Alliance Residential apartments in downtown Scottsdale for the music noise impact from the surrounding bars. ACS has documented numerous times when these bars have violated the City’s 68 dBA noise limit. However, this area is exempt from the City noise ordinance.

Alliance Residential upgraded the isolation quality of their construction for their downtown Scottsdale buildings to help protect the apartment renters from the surrounding bar music. This same upgraded construction was also used at their Scottsdale Quarter project.

When I learned of the neighborhood concern for the apartments to the north, additional testing was performed:

The ambient noise level (measured on a quiet night, after 10pm, while BLK Live was closed and there was no audible music or event from the Scottsdale Quarter) was approximately 55 dBA Leq.

The music (during the 3/2/19 outdoor concert at BLK Live) was audible (at times) but less than 49 dBA.

This is substantially below the 68 dBA limit, below the majority of the other Arizona municipal nighttime residential noise level limits, and below the typical average ambient level of this area.

NOTE: The measurements to the north were during the quieter of the three measured concerts. The neighbors have stated that music from BLK Live has been 55 dBA. This should be verified by a professional. However, this would still be substantially below the 68 dBA limit, below many of the other Arizona municipal nighttime residential noise level limits, and within the typical average ambient level of this area. Additionally, these measurements (by ACS and the resident) were before BLK’s proposed noise reduction construction procedures.

CONCLUSIONS

The proposed noise reduction construction procedures will reduce the noise impact by at least a clearly noticeable to a substantial amount. The procedures will allow the potential impact to be substantially below the 68 dBA limit, below the majority (if not all) of the other Arizona municipal nighttime residential noise level limits, and within or below the typical average ambient level of this area.

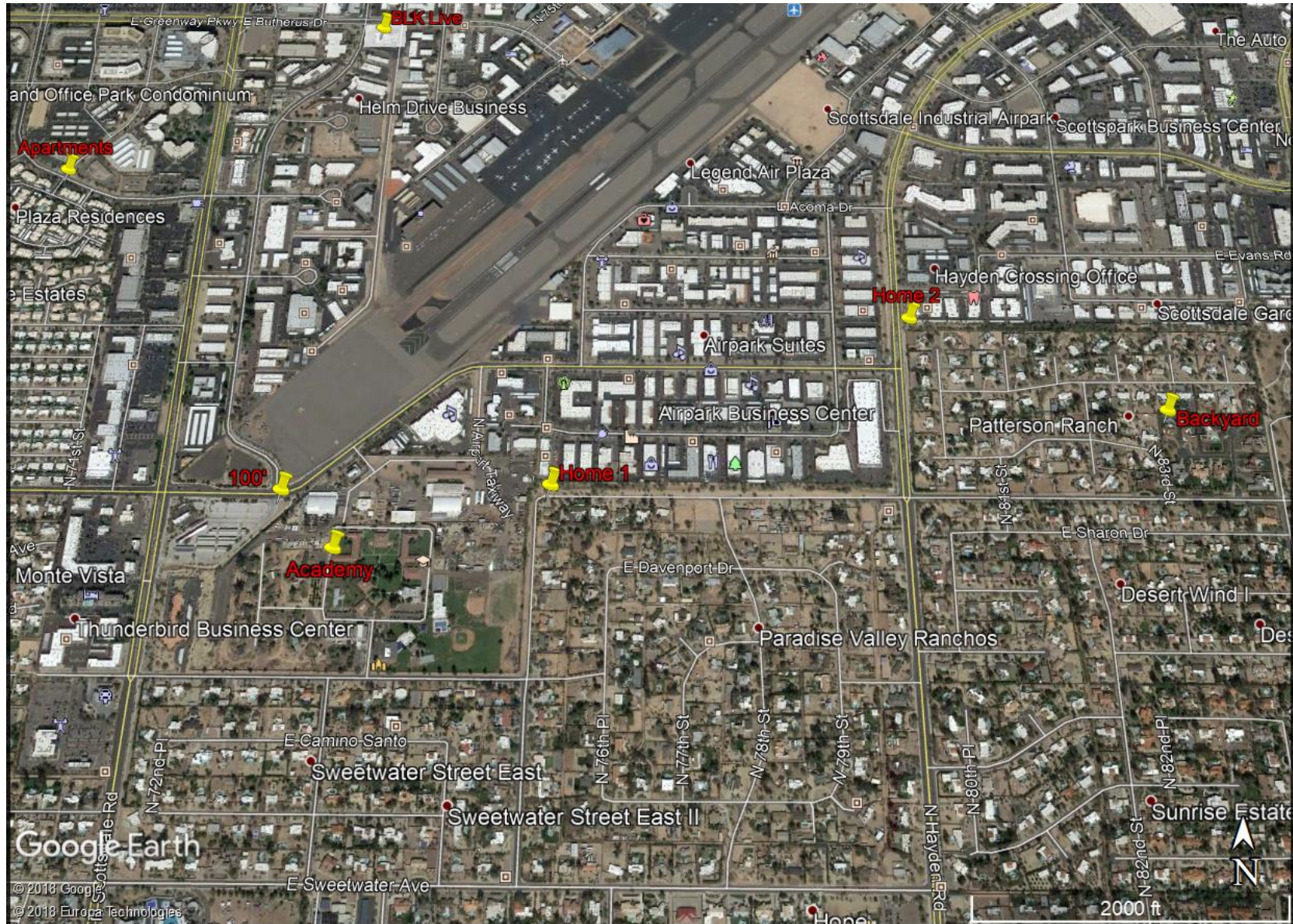
Please let me know if you have any questions or need additional information.

Respectfully,



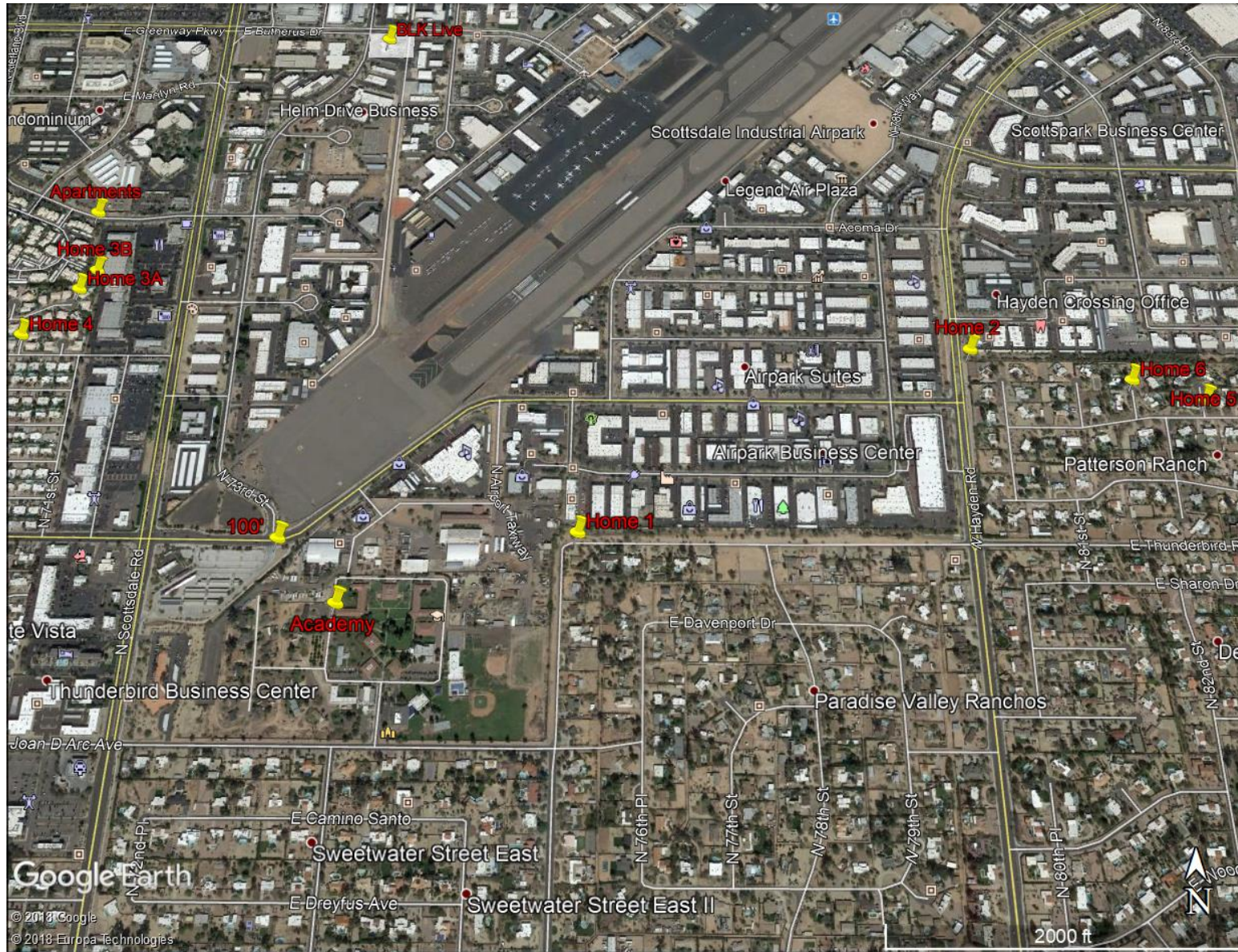
Tony Sola
Acoustical Consulting Services

Measurement Location Exhibit 1



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

Measurement Location Exhibit 2



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

Measurement Location Exhibit 3



P.O. Box 41182 Mesa, AZ 85274
Tel: 480.827.1007 Fax: 480.644.0801

CITY OF SCOTTSDALE

NOISE ANALYSIS

PROCESS

1 Identify noise sensitive areas (homes, churches, etc.) of a potential traffic noise impacts

2 Determine existing noise levels by conducting noise measurements

3 Predict future noise levels and identify impacts of 64-dBA or more or if noise levels exceed existing by 15-dBA.

4 Evaluate and Propose abatement measures:

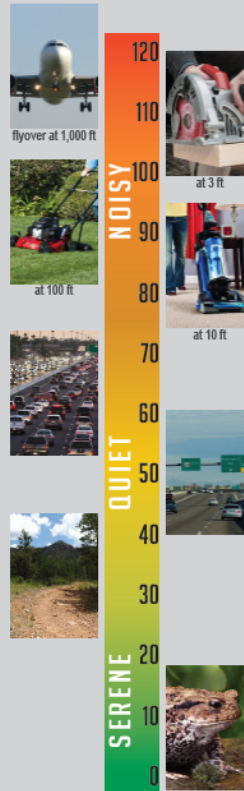
- *City of Scottsdale allows a maximum of \$60,000 per benefitted property for at least a 5-dBA reduction*
- *Noise levels must be reduced to 64-dBA or lower*

Noise abatement measures include:

- *Noise walls, berms or a combination*
- *Acquisition of Right-of-Way to provide a Buffer Zone*
- *Change to Horizontal or Vertical Alignment*
- *Traffic Management Measures (Control Devices or Traffic/Vehicle Restrictions)*
- *Break the Line-of-Sight*
- *Noise abatement measure modeled out to 20 year estimations*

5

COMMON INDOOR & OUTDOOR NOISE LEVELS



FACTS ABOUT NOISE

- Noise is unwanted sound. Noise is perceived differently by every individual.
- An increase of 10-dBA will cause the noise to be perceived as sounding twice as loud.
- The smallest change in noise level that can be detected by the human ear is about 3-dBA.
- Doubling the traffic volume on a highway will increase the noise level by 3-dBA.
- Barriers are designed to reduce noise to an acceptable or tolerable level.
- Noise barriers along a roadway are most effective for homes within about 300 feet of the closest travel lane.
- Noise walls range in height from 8 to 20 feet, depending on what height is needed to reduce the noise to an acceptable level.
- An earth berm (a large mound of packed dirt usually with landscaping) will provide slightly more noise reduction than a vertical barrier wall of the same height.
- Vegetation is another noise reducing element. Typical roadside landscaping does not affect noise levels.
- A noise barrier that breaks the line of sight between the source (traffic) and the receiver (residents) reduces noise by approximately 5-dBA. Each additional foot of height reduces the noise level by another half decibel.

REFERENCE ONLY
 NOT FOR CONSTRUCTION

BLK LIVE - USER PERMIT
 7301 E. BUTHERUS DRIVE
 SCOTTSDALE, AZ 85024

SITE PLAN / REVISED PARKING CALCULATIONS

DRAWN: JTP
 JOB NO. 15-001
 DATE: 7.3.18
 REVISED:
 1 USE PERMIT (12-UP-2018/13-UP-2018) CITY COMMENTS 11.30.18 (SUB. 1,4,11)
 2 USE PERMIT (12-UP-2018/13-UP-2018) CITY COMMENTS 1.29.19 (RESUB. 3.8)

UP 1

SITE PLAN KEYNOTES

- 1 REMOVE EXISTING WROUGHT IRON FENCING, WROUGHT IRON DOOR, AND DOOR HARDWARE THIS LOCATION.
- 2 REMOVE EXISTING PERFORATED STEEL MESH PANELS AND INSULATION AT MULTIPLE LOCATIONS AT THIS EXISTING CMU WALL. INFILL WALL OPENINGS WITH SOLID FILLED CMU AND STUCCO FINISH TO MATCH AND ALIGN WITH ADJACENT WALLS. SEE ELEVATIONS SHEET UP 7.
- 3 INSTALL APPROX. 25 LINEAR FEET OF 10'-0" H STUCCO CLAD, SOLID FILLED CMU WALL THIS LOCATION. PROVIDE NEW STRUCTURAL OPENING TO ACCOMMODATE NEW 4'-0" W X 1-3/4" T INSULATED HOLLOW METAL DOOR WITH PANIC HARDWARE/LEVER AND SURFACE MOUNTED CLOSER WITH HOLD OPEN FUNCTION. HEIGHT TO MATCH EXISTING EXIT DOORS.
- 4 REMOVE EXISTING CORRUGATED SHEET METAL PANELS FROM NOTED SECTIONS OF EXISTING 4'-0" H MECHANICAL SCREEN ON ROOF DIRECTLY ADJACENT TO THE EXTERIOR PATIO. ATTACH RUBBER AND FIBERGLASS ASSEMBLY AS SHOWN IN SECTION 3/UP 7. THICK DASHED LINE INDICATES SCREEN LOCATION.
- 5 ALL ± 10'-0" H NEW AND EXISTING, SOLID FILLED CMU WALLS SURROUNDING THE EXISTING PATIO TO RECEIVE NEW ± 8'-0" H CONTINUOUS ACOUSTICAL ASSEMBLY ATTACHED DIRECTLY TO THE TOP OF CMU WALLS BELOW. TOTAL HEIGHT APPROX. ± 18'-0". SEE SHEET UP 7 FOR EXTERIOR ELEVATIONS AND SECTION.
- 6 EXISTING GATE/DOOR TO BE REMOVED AND REPLACED WITH NEW INSULATED HOLLOW METAL DOOR WITH RUBBER & FIBERGLASS ASSEMBLY ON INTERIOR FACE. EXIT DOORS SHALL BE 3'-0" W MINIMUM AND SHALL HAVE PANIC HARDWARE.
- 7 REMOVE SMALL SECTION EXISTING STEEL MESH ABOVE SOUTH EXIT DOOR. INSTALL STEEL LINTEL AND INFILL WITH STUCCO CLAD SOLID FILLED CMU TO MATCH EXISTING.
- 8 BREAK IN ACOUSTICAL ASSEMBLY SHOWN HERE IS FOR REFERENCE ONLY TO REVEAL WALL UNDERNEATH. ASSEMBLY TO BE CONTINUOUS AT THIS LOCATION.
- 9 (1) ADDITIONAL PARKING STALL TO BE ADDED HERE. DIMENSIONS TO MATCH ADJACENT STALLS.
- 10 BLOCK OF (6) FULL SIZED STANDARD PARKING STALLS TO BE ADDED HERE FOR A GRAND TOTAL OF (7) NEW STALLS ON THE PROJECT SITE.
- 11 PROPOSED STAGE PER CUP NARRATIVE.
- 12 EXTEND EXISTING MECHANICAL ROOF SCREEN ASSEMBLY WITH ACOUSTICAL TREATMENTS ± 10'-0" LINEAR FEET THIS LOCATION TO PROVIDE SOUND MITIGATION COVERAGE BETWEEN END OF EXISTING MECHANICAL ROOF SCREEN AND NEW CMU/ACOUSTICAL WALL BELOW.

SHEET INDEX

- UP 1 SITE PLAN & REVISED PARKING CALCULATIONS
 - UP 2 ENLARGED LIGHTING SITE PLAN
 - UP 3 SITE PHOTO & ELEVATION INFORMATION
 - UP 4 STAGE PLANS & PHOTOS
 - UP 5 SITE LIGHTING SPECIFICATIONS & CUT SHEETS
 - UP 6 LEASED PARKING STALL PLAN
 - UP 7 SOUND MITIGATION ELEVATIONS & SECTIONS
- DR1.0 PHOTOMETRIC ANALYSIS PLAN

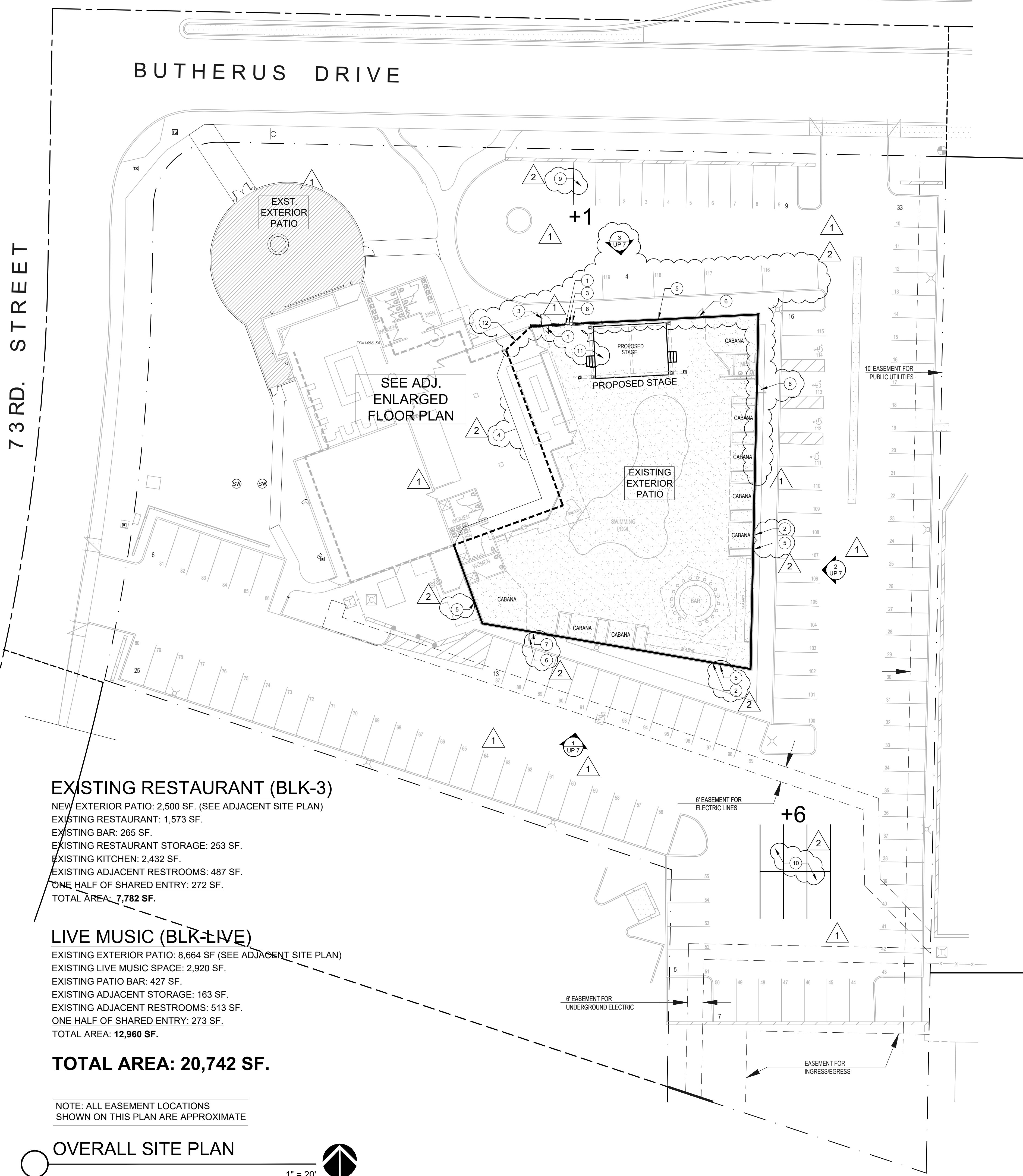
REVISED. PARKING CALCS.

Exst. Restaurant + Bar + Kitchen: 1573+265+2438 = 4276 SF / 80 = 53.45 Stalls Req.
 Shared Entry: 545 SF / 80 = 6.81
 New Patio: 2500 SF - 200 / 200 = 11.5
 Restaurant Storage: 253 SF / 800 = 0.31
 Live Music Space/ Adj. Bar: 2920 SF + 427 SF / 60 = 55.78
 Existing Patio Space: 10,400 SF - 200 - 992 (Landscaping) / 200 = 46.04
 Storage: 163 / 800 = 0.20
 Restrooms (Bar Side): 487 / 80 = 6.09
 Restrooms (Live Music Side) 513 / 60 = 8.55
 Subtotal parking stalls required = (188.73) **189 stalls required**

Parking Stall Reduction = A total reduction of (2) parking stalls per existing shower. (3) showers provided = (6) total parking stalls removed from required total.

TOTAL PARKING STALLS PROVIDED:
 (Current) Existing of project property: 119
 (Current) Leased parking stalls from adj. property (7333 E. Butherus Dr.): 22
 (New) Additional stalls on project property as part of re-striping: +7
 (New) Leased parking stalls from adj. property (14807 N. 73rd St.): +27
 (New) Leased parking stall from adjacent property (14840 N. 74th. St.): +8
Total parking stalls provided: 183

TOTAL STALLS REQUIRED AFTER REDUCTIONS (REVISED): (189 - 6) = 183
TOTAL CURRENT PARKING STALLS PROVIDED: 183



EXISTING RESTAURANT (BLK-3)

NEW EXTERIOR PATIO: 2,500 SF. (SEE ADJACENT SITE PLAN)
 EXISTING RESTAURANT: 1,573 SF.
 EXISTING BAR: 265 SF.
 EXISTING RESTAURANT STORAGE: 253 SF.
 EXISTING KITCHEN: 2,432 SF.
 EXISTING ADJACENT RESTROOMS: 487 SF.
 ONE HALF OF SHARED ENTRY: 272 SF.
TOTAL AREA: 7,782 SF.

LIVE MUSIC (BLK-LIVE)

EXISTING EXTERIOR PATIO: 8,664 SF (SEE ADJACENT SITE PLAN)
 EXISTING LIVE MUSIC SPACE: 2,920 SF.
 EXISTING PATIO BAR: 427 SF.
 EXISTING ADJACENT STORAGE: 163 SF.
 EXISTING ADJACENT RESTROOMS: 513 SF.
 ONE HALF OF SHARED ENTRY: 273 SF.
TOTAL AREA: 12,960 SF.

TOTAL AREA: 20,742 SF.

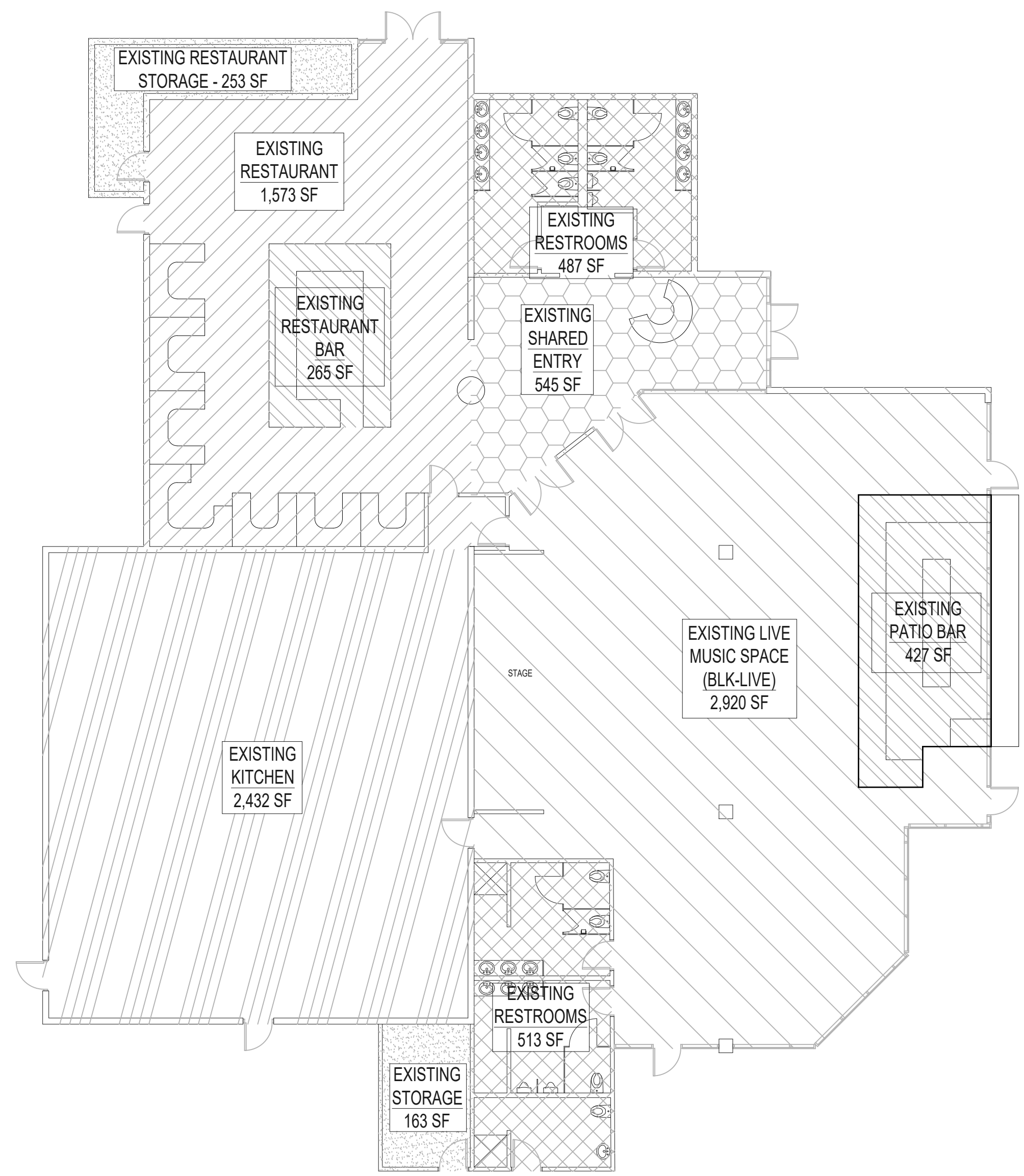
NOTE: ALL EASEMENT LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE

OVERALL SITE PLAN

1" = 20'

ENLARGED FLOOR PLAN

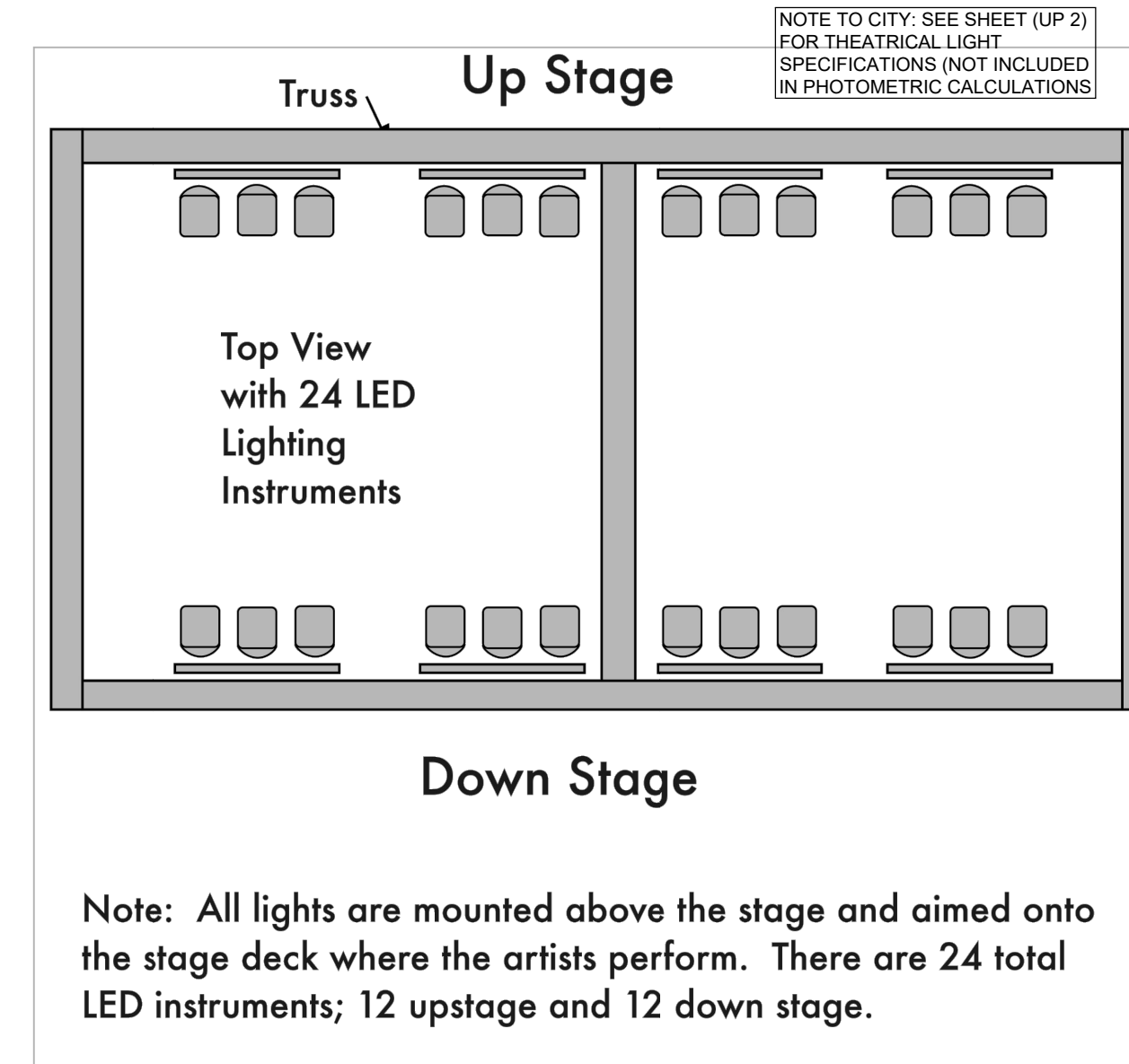
3/32" = 1'-0"



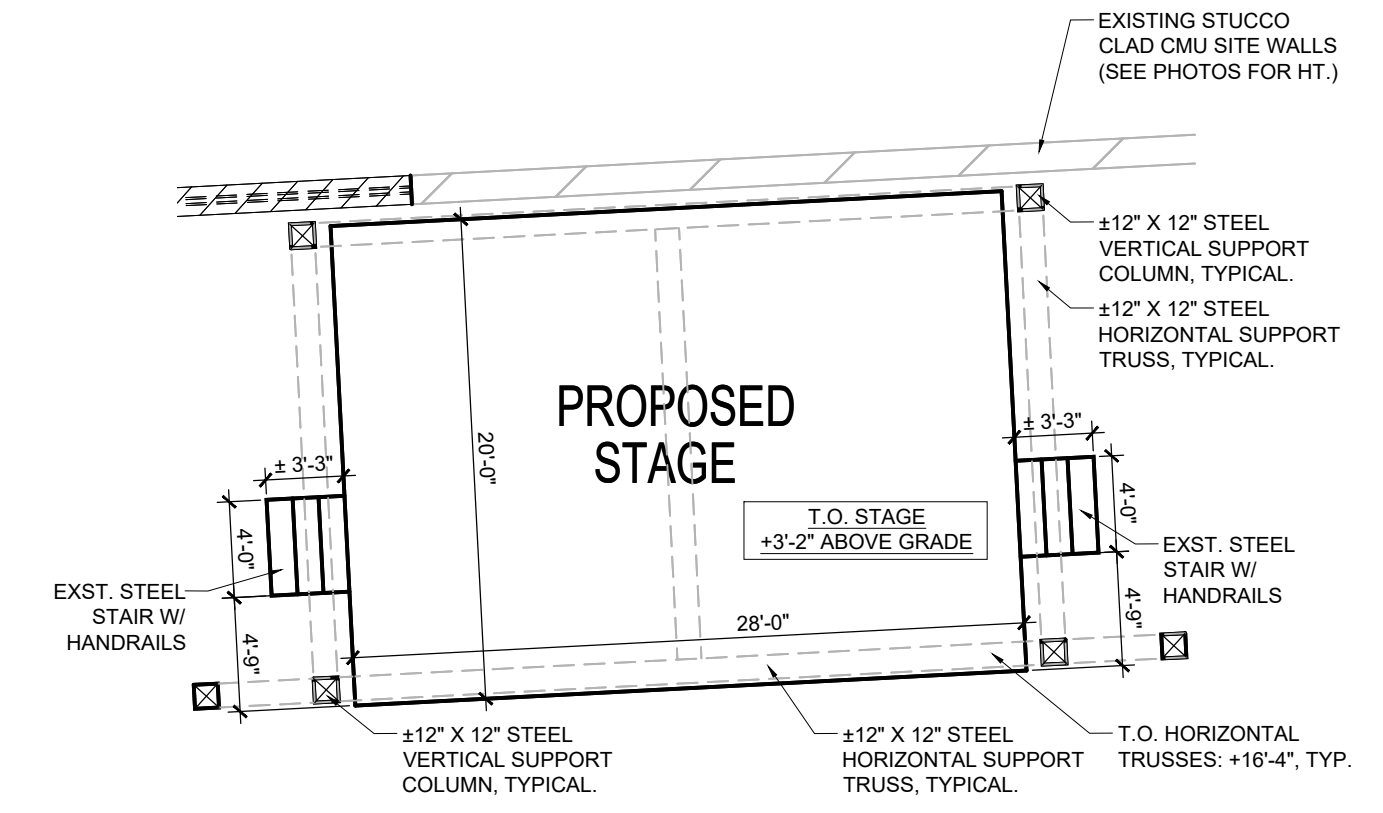
REFERENCE ONLY
NOT FOR CONSTRUCTION



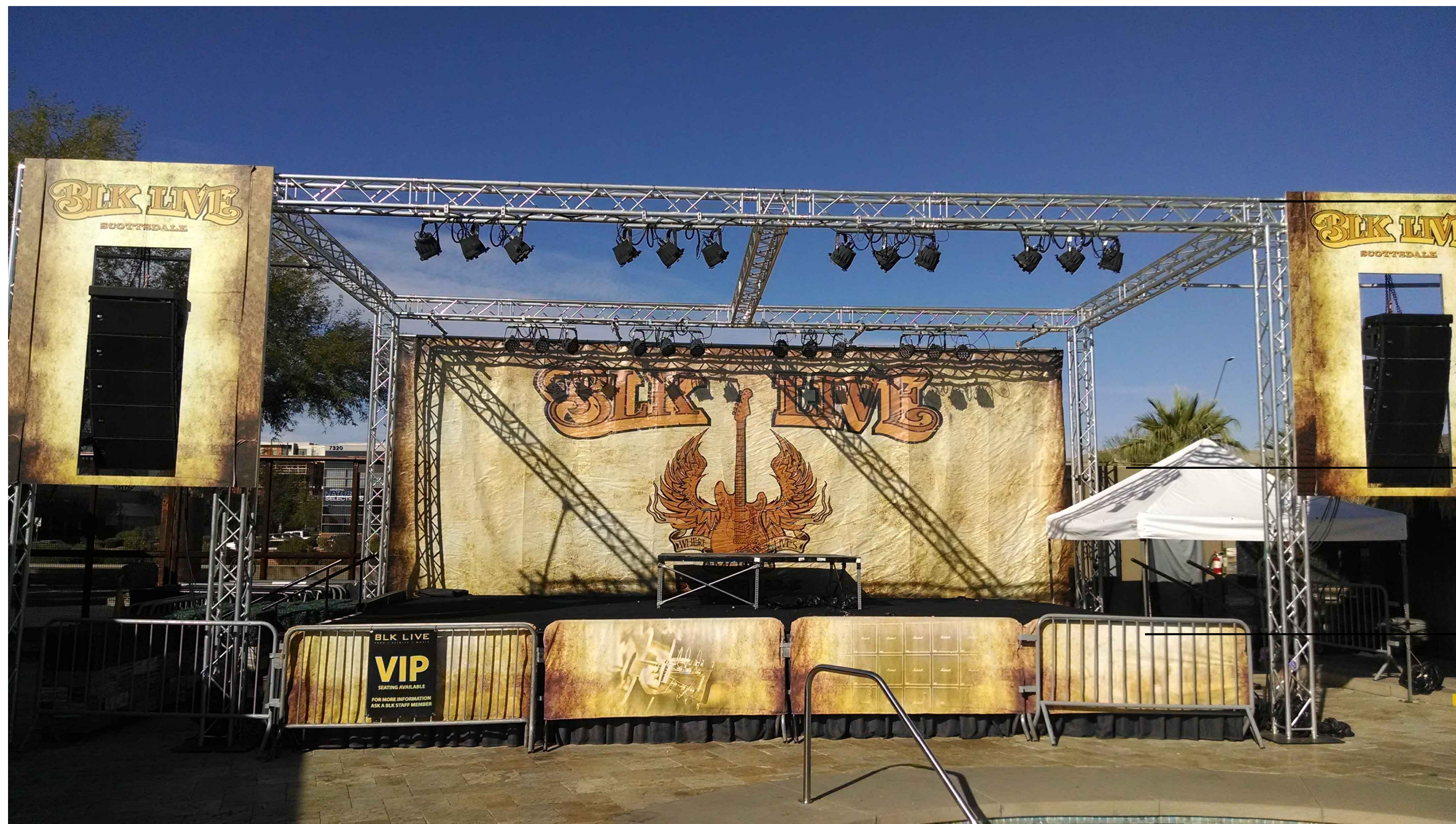
STAGE PHOTO #1
(LOOKING NORTHWEST) 4
N.T.S.



ENLARGED STAGE
CEILING PLAN (PROPOSED) 2
N.T.S.



ENLARGED STAGE
FLOOR PLAN (PROPOSED) 1
1/8" = 1'-0"



STAGE PHOTO #1
(LOOKING NORTH) 5
N.T.S.



STAGE PHOTO #1
(LOOKING WEST) 3
N.T.S.

BLK LIVE - USER PERMIT
7301 E. BUTHERUS DRIVE
SCOTTSDALE, AZ 85024

STAGE PLANS & PHOTOS

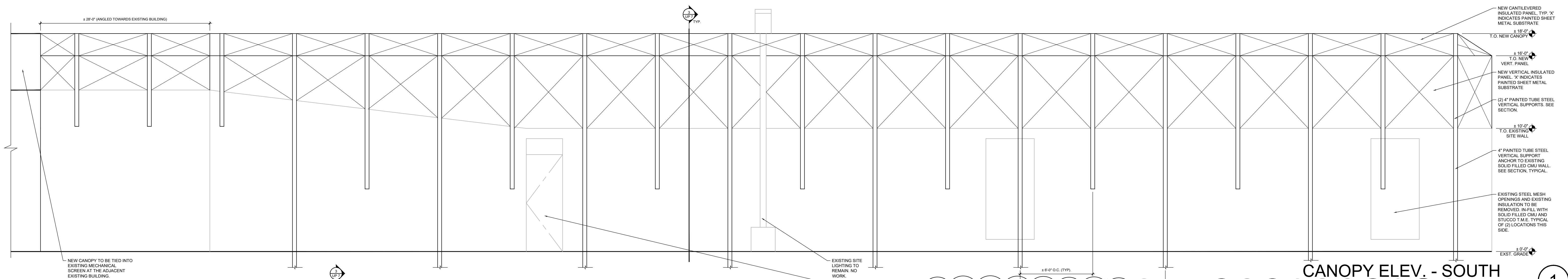
DRAWN: JTP

JOB NO. 15-001

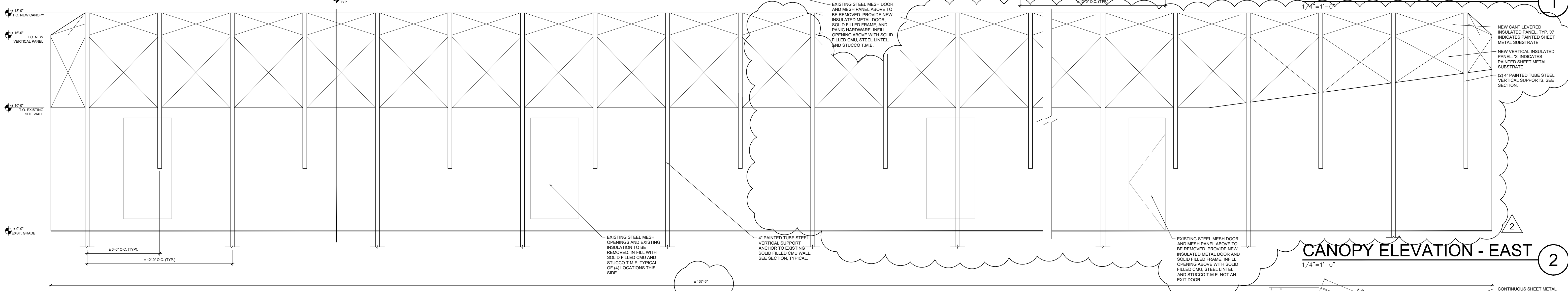
DATE: 7.3.18

REVISED:
1 USE PERMIT (12-UP-2018/13-UP-2018) CITY COMMENTS 11.30.18 (SUB. 1.4.19)
2 USE PERMIT (12-UP-2018/13-UP-2018) CITY COMMENTS 1.29.19 (RESUB. 3.8.19)

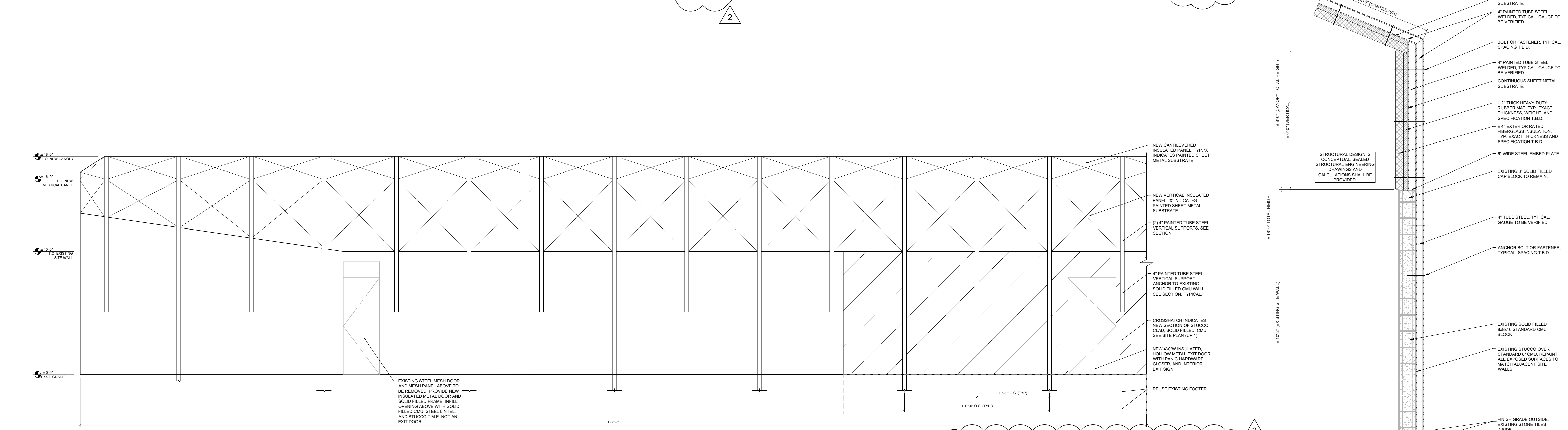
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 NOT FOR CONSTRUCTION



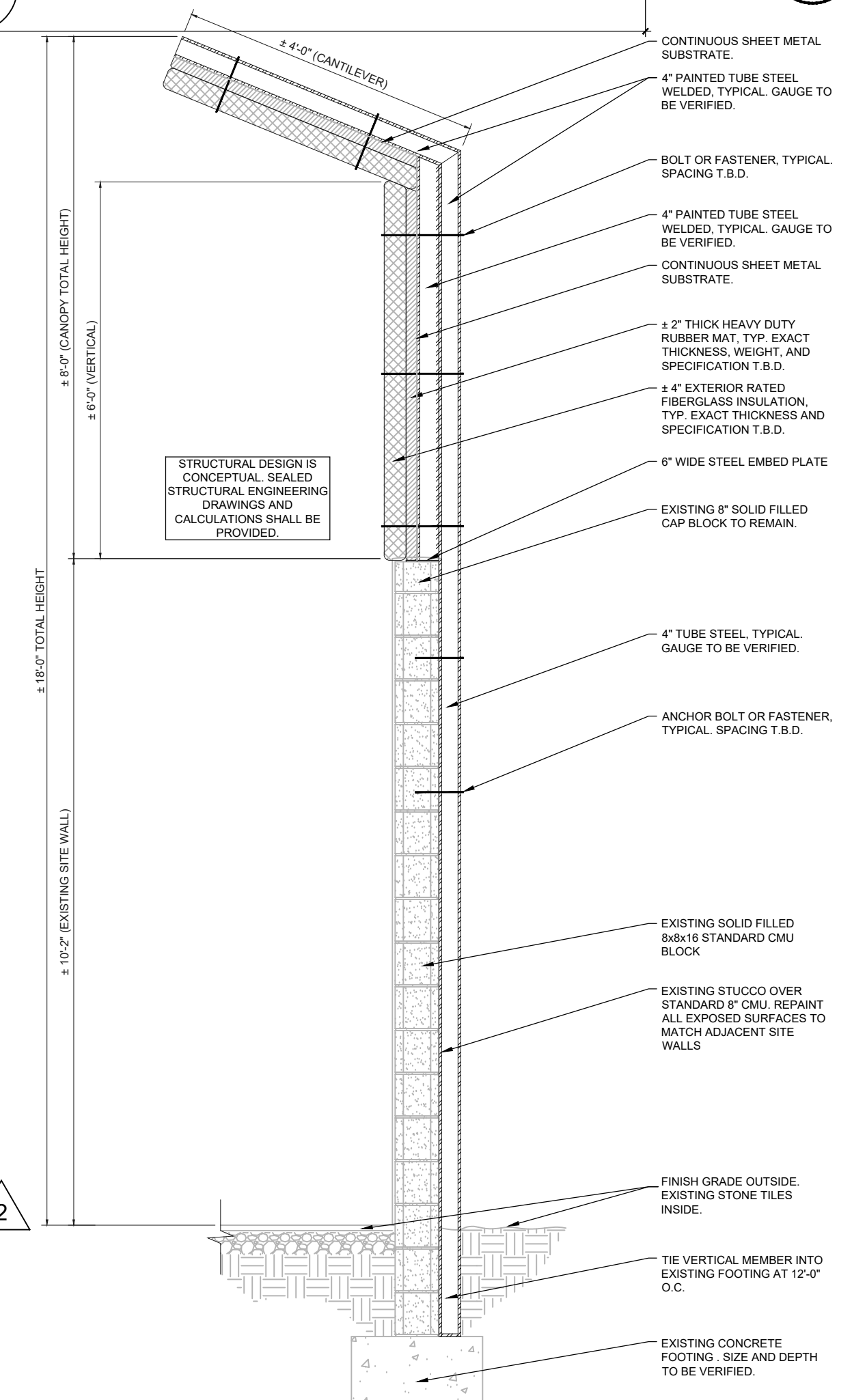
CANOPY ELEV. - SOUTH
 1/4"=1'-0"



CANOPY ELEVATION - EAST
 1/4"=1'-0"



CANOPY ELEV. - NORTH
 1/4"=1'-0"



CONCEPTUAL CANOPY SECTION
 3/4"=1'-0"

BLK LIVE - USER PERMIT
 7301 E. BATHERUS DRIVE
 SCOTTSDALE, AZ 85024

SOUND MITIGATION ELEVATIONS/SECTIONS

DRAWN: JTP

JOB NO. 15-001
 DATE: 7.3.18

REVISED:

1 USE PERMIT (12-UP-2018/13-UP-2018) CITY COMMENTS 11.30.18 (SUB. 1.4.19)

2 USE PERMIT (12-UP-2018/13-UP-2018) CITY COMMENTS 1.29.19 (RESUB. 3.8.19)

UP 7