

OPEN SITE PLAN
SCALE: 1" = 20'-0"



PROJECT INFORMATION

PROJECT NAME: PICKLE AND POUR
PROJECT ADDRESS: 7300 E. McDOWELL RD
SCOTTSDALE, AZ 85257
PROPERTY OWNER: BOX MOTOR HOLDINGS
3523 N 70TH ST
SCOTTSDALE, AZ 85251
DEVELOPER: McDOWELL PICKEL, LLC
ATTN: CRAIG PASCHICH
519 E HORSESHOE PL
CHANDLER, AZ 85249
ARCHITECT: DALKE DESIGN GROUP, LLC
2039 E. RICE DRIVE
TEMPE, AZ 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

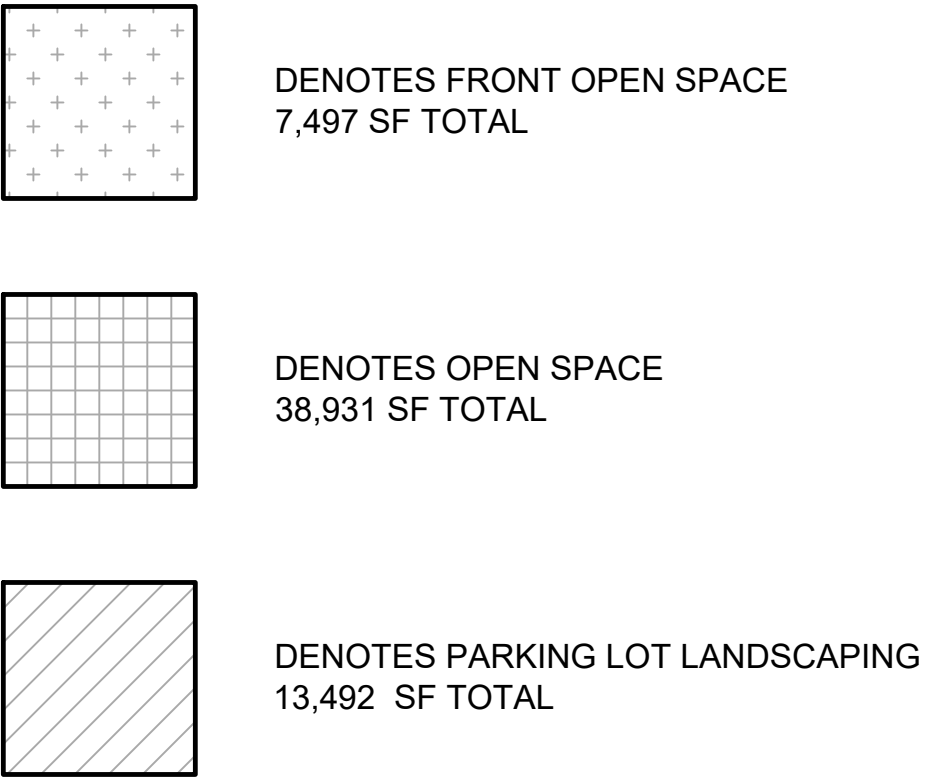
PROJECT DATA ZONING: C-3
NET LOT AREA: 94,499 SF (2.16 ACRE)
BUILDING HEIGHT: 24'

OPEN SPACE CALCULATIONS

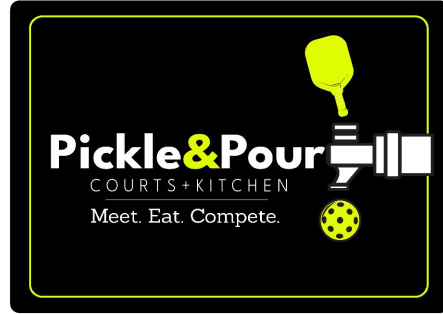
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 24' PROPOSED
FIRST 12' OF HEIGHT = 10% X NET LOT AREA
= .10 X 94,499 SF = 9,499 SF
NEXT 12' OF HEIGHT = 12' X .004 X 94,499 = 4,535.95 SF

OPEN SPACE REQ. (NOT INCLUDING PARKING LOT LANDSCAPING)
9,499 + 4,535.92 = 14,034.92 SF (14.85%)
OPEN SPACE PROVIDED = 46,428 SF

PARKING LOT LANDSCAPE REQUIRED
PARKING LOT AREA X 15%
33,901 SF X .15 = 5,085 SF
PARKING LOT LANDSCAPE PROVIDED = 13,492 SF



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McDOWELL PICKLE LLC.
PICKLE & POUR
7300 E. McDOWELL RD
SCOTTSDALE, AZ

NUMBER REVISION DATE

SEAL



SHEET TITLE
OPEN SPACE PLAN

ISSUE DATE 11/15/23
DRAWN KAW
CHECKED BY VJD
PROJECT NUMBER -

DRAWING NO.

A0.4

REV

11.14.2023