

REFUSE PLAN

APPROVED

BY CITY OF SCOTTSDALE PLAN REVIEW

22-DR-2024

ehayes

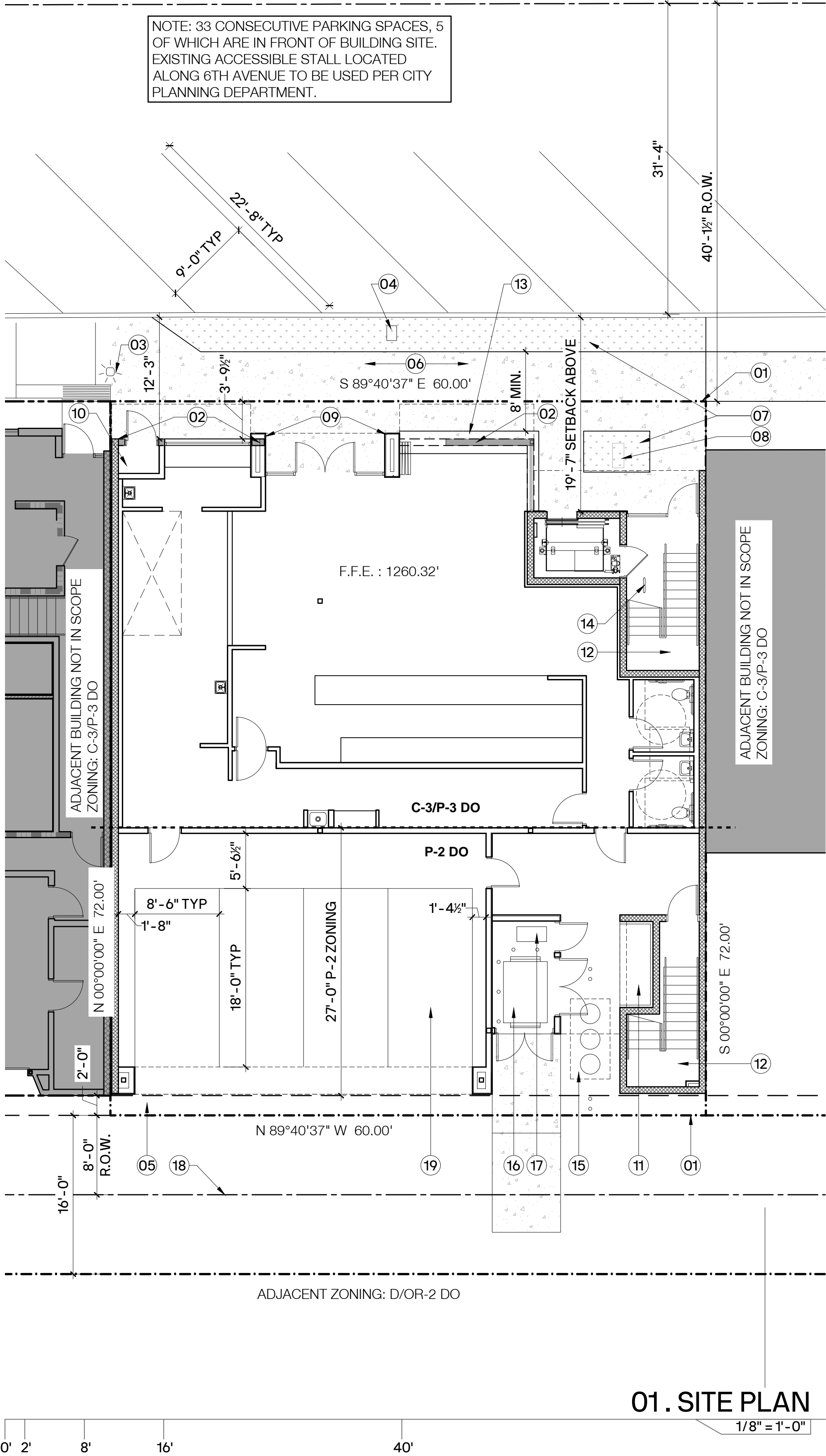
10/28/2024

CASE NO.

REVIEWER

DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



KEYNOTES - SITE PLAN

- PROPERTY LINE
- EXTENT OF EXISTING WALL
- EX. LIGHT POLE TO REMAIN
- EX. WATER METER
- 2'-0" RAW PER DKT. 14614 PG. 494, MCR - TO BE DEDICATED
- NEW 8'-0" CONCRETE SIDEWALK
- NEW LANDSCAPE PLANTER - SEE LANDSCAPE PLAN
- NEW BACKFLOW PREVENTER - SEE LANDSCAPE DRAWINGS
- 6" ENTRY BUMPOUT
- NEW FIRE RISER WITH IN-LINE BACKFLOW PREVENTER
- NEW SES CABINET
- NEW STEEL EGRESS STAIR
- NEW EXTERIOR STANDING ROOM COUNTERTOP W/ SIDE FOLDING WINDOW
- NEW BICYCLE RACK LOCATED UNDER STAIRS - 2 SPACES
- NEW UNDERGROUND GREASE INTERCEPTOR - SIZE TBD
- REFUSE CONTAINER - TO BE ROLLED OUT FOR COLLECTION
- GREASE CONTAINMENT LOCATION
- CENTERLINE OF ALLEY
- EV READY PARKING SPACE

LEGAL DESCRIPTION

LOTS 70 AND 71, OF INDIAN PLAZA PROPERTIES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 76 OF MAPS, PAGE 20.

PROJECT SUMMARY

THIS PROJECT CONSISTS OF A NEW THREE-STORY, MIXED-USE STRUCTURE WITH A BAKERY ON THE GROUND LEVEL, ADDITIONAL BAKERY SEATING AND OFFICE SPACE ON THE SECOND LEVEL, AND RESIDENTIAL ON THE THIRD LEVEL. GARAGE SPACE IS PROVIDED OFF THE ALLEY OF THE GROUND FLOOR. A LADDER ON THE THIRD FLOOR ENCLOSED FROM VIEW IS PROVIDED FOR ROOF ACCESS.

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

SITE DATA

ASSESSORS PARCEL NUMBER 173-40-084 & 173-40-085 (TO BE COMBINED)
DOWNTOWN TYPE TYPE 2
ZONING C-3 / P-3 D.O. & P-2 DO
NET SITE AREA 4,320.00 S.F. (0.10 ACRES)
GROSS SITE AREA 7,203.66 S.F. (0.17 ACRES)
GROSS FLOOR AREA (NON-RESIDENTIAL) 5,101.65 S.F.
G.F.A.R. ALLOWED 1.3
ACTUAL G.F.A.R. 5,101.65 / 7,203.66 = 0.71 < 1.3
PRIVATE OPEN SPACE REQ'D 60 S.F.
PRIVATE OPEN SPACE PROVIDED 750.72 S.F.
NO COMMON OPEN SPACE REQ'D

SETBACKS:
12'-3" AT GRADE DUE TO PORTIONS OF FIRST FLOOR LEVEL WALL REMAINING IN PLACE.

BUILDING DATA

BUILDING ADDRESS 7403 E. 6TH AVE.
EXISTING/PRIOR USE B (BUSINESS)
PROPOSED USE A-2 (RESTAURANT), B (BUSINESS), R-3 RESIDENTIAL, S-2 (GARAGE)
CONSTRUCTION TYPE VB (SPRINKLERED)
FIRE PROTECTION EQUIPPED W / NFPA-13
FIRE SEPARATION SEPARATED

AREA NET (GROSS)
1ST FLOOR AREA (A-2) 1,776.24 S.F. (2,201.10 S.F. GROSS)
2ND FLOOR AREA (A-2/B) 2,830.40 S.F. (2,979.66 S.F. GROSS)
3RD FLOOR AREA (R-3) 2,081.25 S.F. (2,303.05 S.F. GROSS)
BUILDING AREA TOTAL 6,687.89 S.F. (7,483.81 S.F. GROSS)

MAX. HEIGHT ALLOWED 36'+ROOFTOP APPURTENANCES
ACTUAL HEIGHT 36', 42'-8" W/ ROOFTOP APPURTENANCES

MAXIMUM DWELLING UNITS PERMITTED 3
PROPOSED DWELLING UNITS 1

PARKING REQUIREMENTS

REQUIRED
RESTAURANT + OFFICE SF
1,776.24 SF + 2830.40 SF = 4,606.64
4,606.64 SF - 2,000 SF (1,000 SF WAIVER PER LOT PER CODE) =
2,606.64 SF
2,606.64/ 300 = 8.6 = 9 9 SPACES

RESIDENTIAL (3 BEDROOMS): 2 SPACES

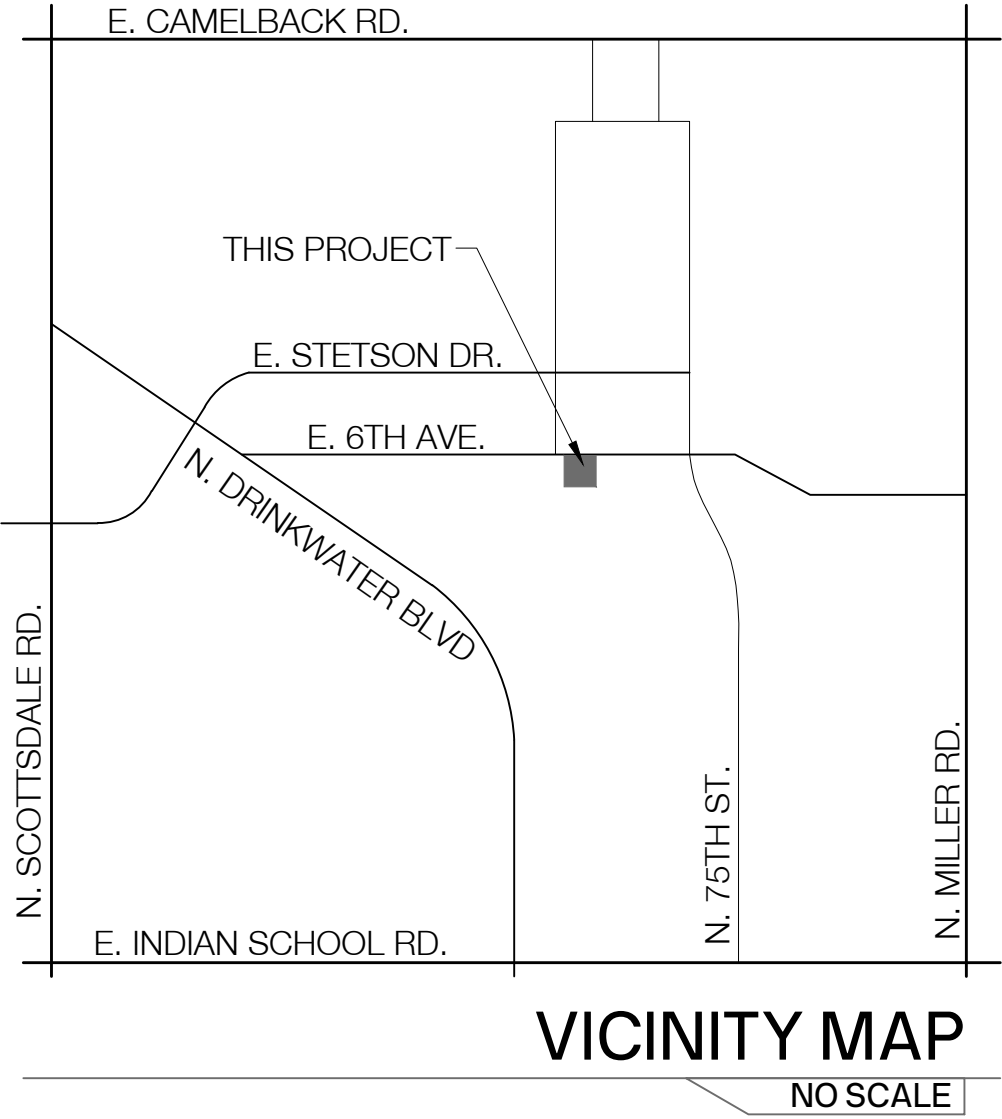
TOTAL REQUIRED SPACES: 11 SPACES

PROVIDED

ON SITE: 4 SPACES
PARKING CREDIT FOR P-3 ZONING: 8.62 SPACES
TOTAL PROVIDED: 12.62 SPACES

ADA REQ'D: 1
ADA PROVIDED: 1 (EXISTING ON 6TH AVE.)

BICYCLE REQ'D: 2 SPACES (1 RUNG)
BICYCLE PROVIDED: 2 SPACES (1 RUNG)



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2ND DRB SUBMITTAL

pre-app no.: 186-pa-2024
planning no.: 22-dr-2024

revisions

PARIS BAGUETTE 6TH AVE.

7403 e. 6th ave.
scottsdale, az 85251

date issued: july 19, 2024
project # 24006

1340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE .COM

ALINE
ARCHITECTURE CONCEPTS

SITE PLAN

A-1.0