

PROJECT DATA

ZONING: C-2/P-3 DO
APN: 173-50-126 & 173-50-127
OCCUPANCY TYPE: ASSEMBLY (A-2), BAR/RESTAURANT
BUILDING HEIGHT:
ALLOWED: 66'-0"
EXISTING TO REMAIN 22'-0"

SITE AREA:
NET: ± 13,940 SF = 0.32 ACRES

BUILDING AREAS:
WEST BUILDING (EXISTING) 4,984 SF
WEST BUILDING (EXPANSION) 657 SF
NORTH BUILDING (EXISTING) 1,552 SF
7,193 SF

PATIO AREA:
RESTAURANT PATIO (NEW) 3,105 SF

LOT COVERAGE:
7,193 SF / 13,940 SF 52 %
MAX ALLOWED 60 %

PARKING REQUIRED:
RESTAURANT (7,193 - 1,162 B.O.H.) SF/300 20.1 SPACES
RESTAURANT PATIO (3,105 SF - 500)/350 7.5 SPACES
TOTAL REQUIRED 28 SPACES

PARKING PROVIDED:
ON SITE PARKING: 1 SPACES
IN LIEU PARKING: 5 SPACES
BIKE PARKING CREDIT (24 BIKE PARKING / 8) 3 SPACES
BIKE SHOWER CREDIT 2 SPACES
IMPROVEMENT DISTRICT CREDIT 17.5 SPACES
TOTAL PROVIDED: 28.5 SPACES

BIKE PARKING PROVIDED: 24 SPACES

VICINITY MAP
N.T.S.



GENERAL SITE NOTES

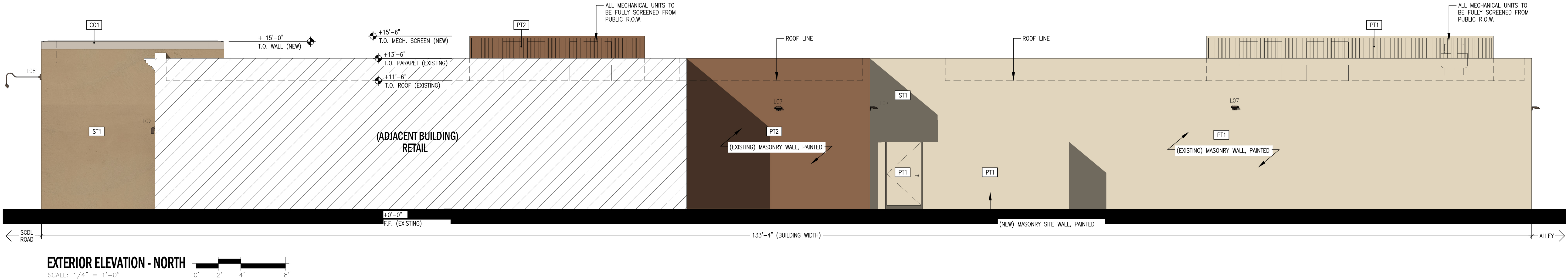
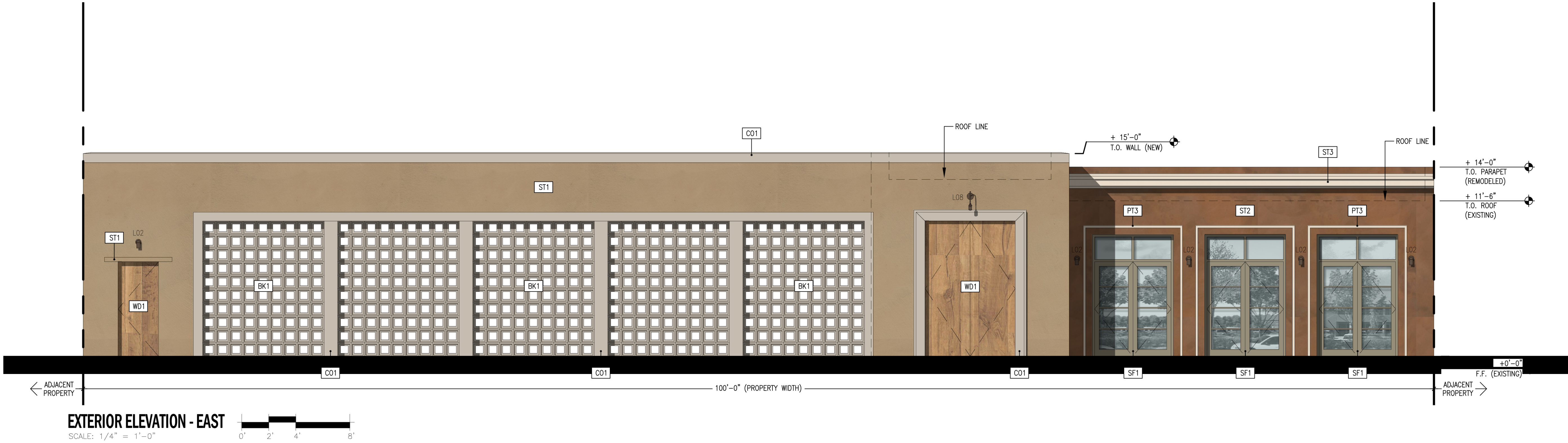
- ALL ROOF DRAINS TO BE INTERNAL TO THE BUILDING, PER ZONING ORDINANCE 7.105
- PROJECT TO MEET CITY OF SCOTTSDALE NOISE ORDINANCE. ALL SPEAKERS TO FACE DOWNWARDS.
- WINDOWS AND DOORS TO BE RECESSED. SEE SITE DETAILS FOR MORE INFORMATION
- ALL LIGHTING TO MEET CITY OF SCOTTSDALE ORDINANCE. SEE SITE LIGHTING AND PHOTOMETRIC PLANS.
- APPROVAL OF PUBLIC IMPROVEMENTS IN THE RIGHT OF WAY TO BE COMPLETED PRIOR TO OBTAINING A BUILDING PERMIT.
- LOT COMBINATION TO BE APART OF SEPARATE SUBMITTAL.

4242 SCOTTSDALE RD.

BUILDING REMODEL, EXPANSION, & ADAPTIVE REUSE
SCOTTSDALE, ARIZONA
FOR JOCQUE CONCEPTS

DESIGN REVIEW
SITE PLAN
v.02B

CASE #: 574-PA-2024
2024 . 11 . 08
REVISED: 2025 . 02 . 22











4242 SCOTTSDALE ROAD

SCOTTSDALE | AZ | 85251

PRELIMINARY LANDSCAPE PLAN

SCOTTSDALE GENERAL NOTES

- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPERS SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACE WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

PLANTING NOTES

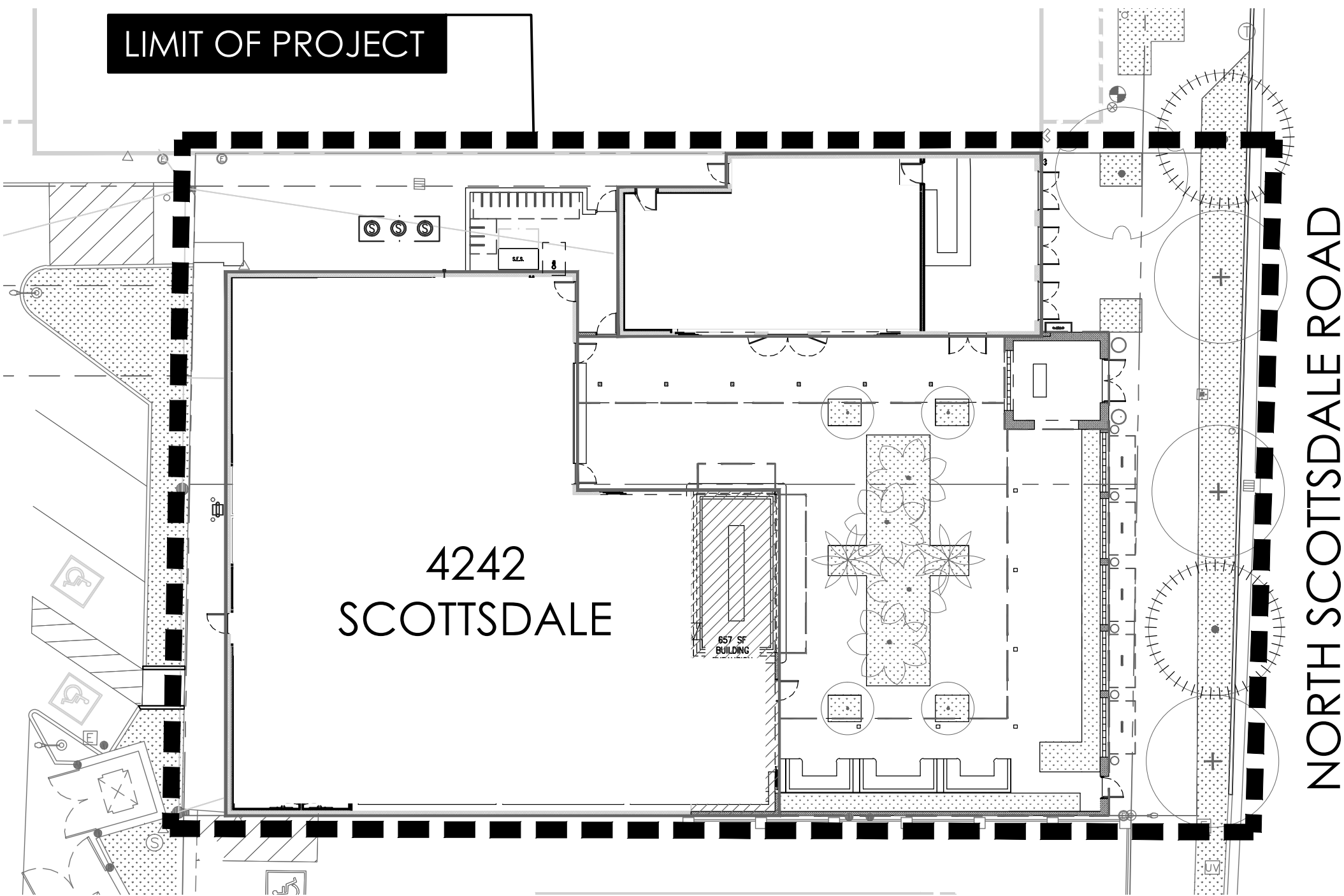
- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL UTILIZE THE EXISTING IRRIGATION METER LOCATED AT SCOTTSDALE ROAD. REPAIR / REPLACE BACKFLOW DEVICE AS REQUIRED TO BRING UP TO CURRENT CITY OF SCOTTSDALE CODE REQUIREMENTS.
- ALL EXISTING IRRIGATION EQUIPMENT SHALL BE REPLACED WITH NEW HIGH EFFICIENCY COMPONENTS PER CITY STANDARDS.

MAINTENANCE NOTE

DEVELOPER / CONTRACTOR IS TO COORDINATE A CLEAN UP / MAINTENANCE PROGRAM WITH ADJACENT PROPERTY OWNERS FOR EXISTING PERIMETER LANDSCAPE IF THE PLANT MATERIAL DOES NOT FALL WITHIN THIS PARCEL BOUNDARY. AMEND AND REPLACE DEAD OR DYING PLANTS AS SHOWN ON PLANS.



OVERALL SITE PLAN

NOT TO SCALE



DESIGN STANDARDS

- FINAL TREE LOCATIONS, AS APPLICABLE, SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

HARDSCAPE GENERAL NOTES

- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

MISC. NOTES

- EXISTING OVERHEAD ELECTRIC IS LOCATED WITHIN SITE AREA BOUNDARY. SEE PLAN FOR LOCATION.
- THERE IS NO FIRELINE BACKFLOW PREVENTER LOCATED ON THIS SITE.

PROJECT TEAM

OWNER / DEVELOPER:

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ARCHITECT:

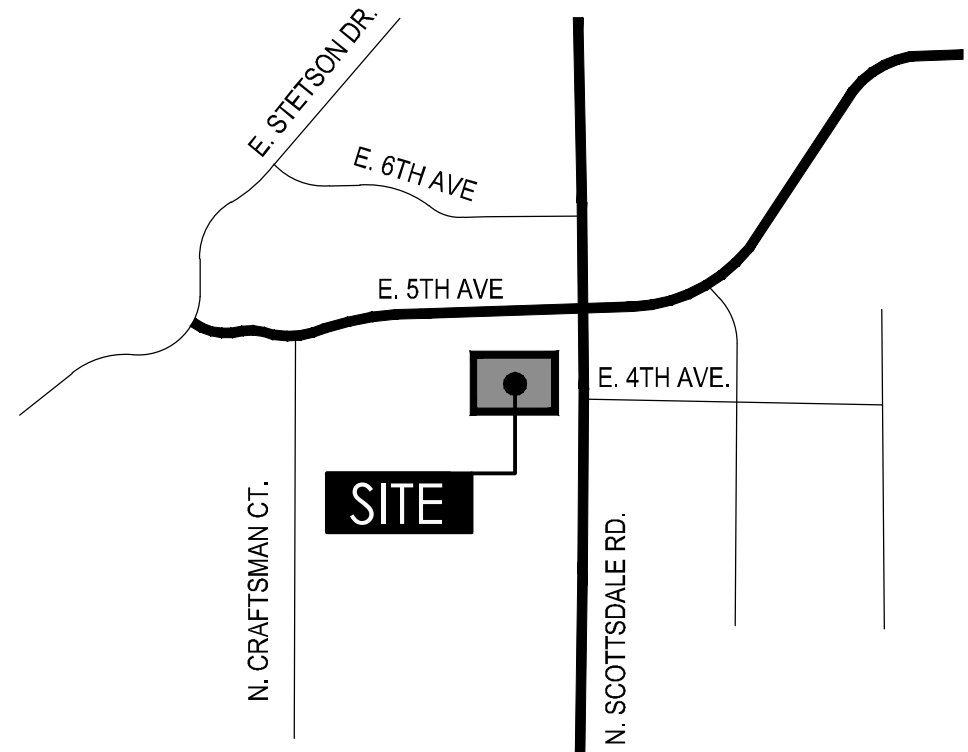
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VICINITY MAP

NOT TO SCALE



SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1	PRELIMINARY LANDSCAPE PLAN
L2.1	LANDSCAPE CHARACTER EXHIBIT (SCOTTSDALE ROAD FRONTAGE)
L2.2	LANDSCAPE CHARACTER EXHIBIT (SCREENED ENCLOSED DINING PATIO)

LANDSCAPE CALCULATIONS

ON-SITE	(+/-) 281 S.F.
PARKING	EXISTING (N/A)
RIGHT-OF-WAY	(+/-) 698 S.F.

NATIVE PLANT INFORMATION

AREAS WITHIN THE LIMIT OF WORK HAS NO VEGETATION AND IS NOT SUBJECT TO A NATIVE PLANT INVENTORY OR SALVAGE PLAN.

LANDSCAPE PLAN APPROVAL

CASE #	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE RE-APPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVED THE LANDSCAPE INSTALLATION.		

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEEDFREE CONDITION. ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE .

PROPERTY OWNER

(PROPERTY OWNER / DEVELOPER / HOA)



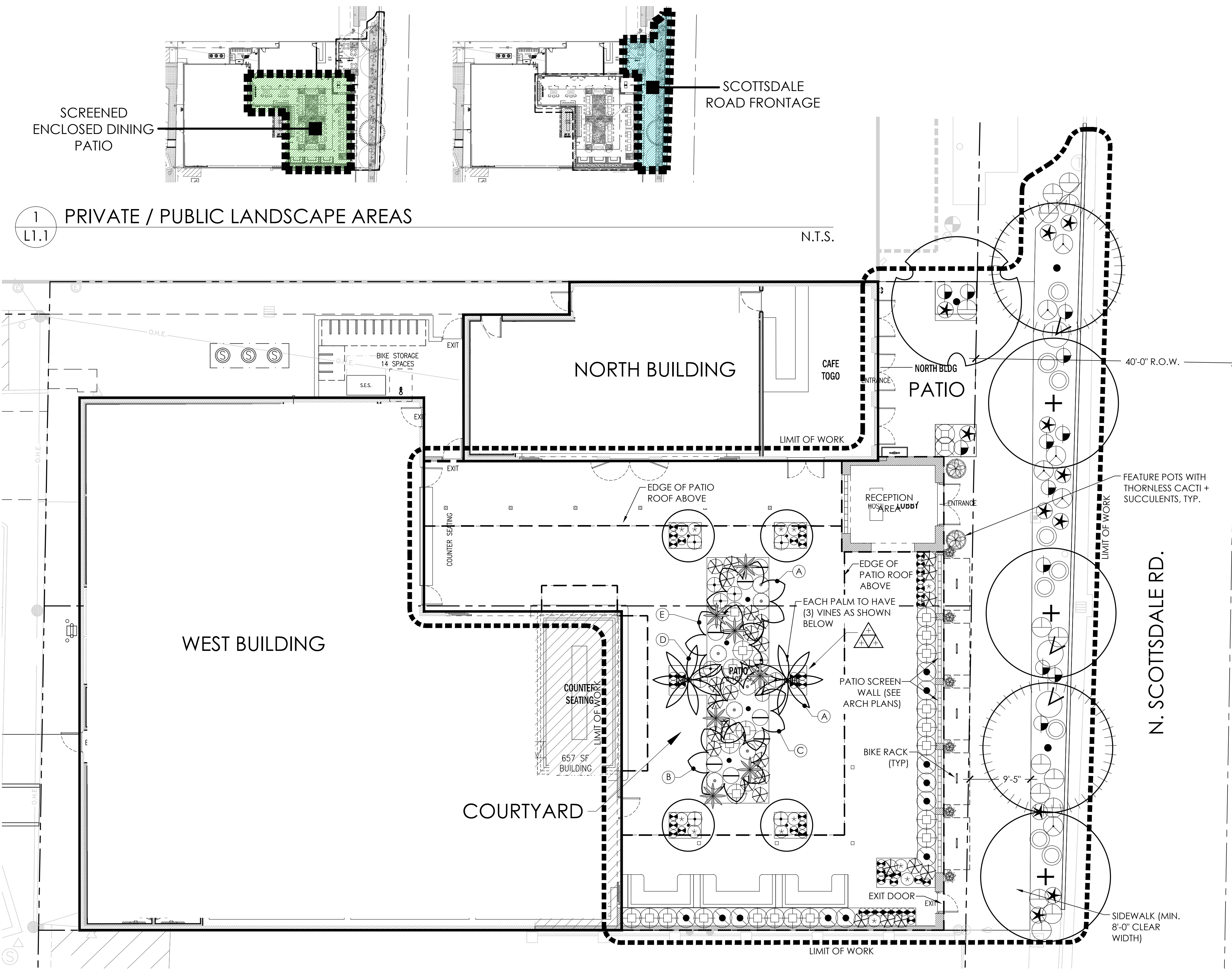
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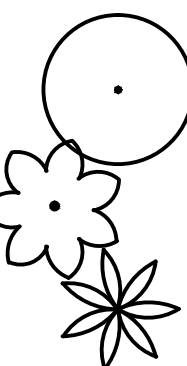
DESIGN REVIEW PRELIM LANDSCAPE PLAN

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Ⓒ FROM SCOTTSDALE ROAD STREETSCAPE DESIGN GUIDELINES (MAY 2008)
Ⓒ FROM SCOTTSDALE RECOMMENDED PLANTS FOR DOWNTOWN [OLD TOWN ZONE]
Ⓒ SUB-SPECIES DERIVATIVE OF RECOMMENDED PLANT FROM KEYNOTE 1 AND 2 ABOVE

PLANT SCHEDULE (SCOTTSDALE ROAD FRONTAGE)			
	TREES	SIZE / REMARKS	QTY.
	Ⓐ ACACIA ANEURA MULGA ACACIA	36" BOX / HIGH BREAK TRUNK (MIN. 2.5" CAL)	2
	Ⓐ JACARANDA MIMOSIFOLIA JACARANDA	36" BOX / MID-BREAK TRUNK (MIN. 3" CAL)	1
	Ⓐ QUERCUS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK	48" BOX / MID-BREAK TRUNK (MIN. 3" CAL / 7'-0" CLEAR AT SIDEWALK)	3
	ACCENTS / VINES (NOTE: SPINY CACTUS TO BE MIN. 3' FROM WALKWAYS)		
	Ⓐ HESPERALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE	5 GAL	6
	Ⓐ OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR (ALT: MEX. FENCE POST)	15 GAL	3
	Ⓐ YUCCA RUPICOLA TWISTED YUCCA	15 GAL	11
	SHRUBS		
	Ⓐ BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	15 GAL	2
	Ⓐ RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	9
	Ⓐ EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	12
	GROUND COVER		
	Ⓐ EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	5 GAL	14
	POTTED CACTI / SUCCULENTS (THORNLESS VARIETIES)		
	SPINELESS YUCCA / TOTEM POLE / MACDOUGAL'S CENTURY PLANT / DWARF ELEPHANTS FOOD / BLUE FINGERS / KALANCHOE / HEARTS AND FLOWERS		
	INERT MATERIALS		
DG	DECOMPOSED GRANITE 'SUPERIOR GOLD' (MATCH EXISTING IN RIGHT OF WAY)	1/2" SCREENED / 2" MIN DEPTH	ALL EXTERIOR PLANTER AREAS



PLANT SCHEDULE (SCREENED ENCLOSED DINING PATIO)			
TREES	SIZE / REMARKS	QTY.	
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL (ALT: VITEX / MASTIC TREE)	36" BOX / LOW BREAK TRUNK	4	
WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	SKINNED TO HALF TRUNK HEIGHT	Ⓐ 1 Ⓑ 1 Ⓒ 1 Ⓓ 1	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SKINNED TO HALF TRUNK HEIGHT	Ⓐ 1 Ⓓ 1	
ACCENTS / VINES			
△ BIGNONIA CAPREOLATA TANGERINE BEAUTY CROSS VINE	5 GAL / TRAIN TO TRUNK / 3 PER PALM	18	
✿ CANNA X. GENERALIS 'BRONZE ORANGE' BRONZE ORANGE CANNA	5 GAL	27	
⬢ DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL	47	
✽ STRELITZIA REGINAE BIRD OF PARADISE	25 GAL	7	
SHRUBS			
⊙ CARISSA MACROCARPA 'B. BEAUTY' BOXWOOD BEAUTY CARISSA	5 GAL	12	
⊕ HIBISCUS ROSA-SINENSIS 'BRILLIANT' SAN DIEGO RED HIBISCUS	5 GAL	22	
⊙ PITTOSPORUM TOBIRA 'W. DWARF' WHEELERS DWARF PITTOSPORUM	5 GAL	7	
⊕ RAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL	12	
⊖ RUELLIA BRITTONIANA BARRIO RUELLIA	5 GAL	7	
⊙ XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL	11	
PLANTER BED TOP DRESSING			
TOP DRESSING SHREDDED BARK MULCH (PROVIDE SAMPLE FOR APPROVAL)	2" MIN DEPTH	ALL INTERIOR PLANTER AREAS	

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



4242 SCOTTSDALE RD.

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DESIGN REVIEW
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LANDSCAPE CHARACTER EXHIBIT (scottsdale road frontage)

The Scottsdale Road frontage will incorporate varieties of trees and understory plantings as outlined in the Scottsdale Road Streetscape Design Guidelines and the Recommended Plants For Downtown list (appendix 8-1A). Groupings of plants will be composed with an 'artistic and sculptural planting pattern' indicative of Sonoran Desert with the proposed species selections. This palette will align with the general character of the Old Town plant recommendations and with other recently developed or re-developed sites nearby.

TREES



mulga acacia



live oak



jacaranda

ACCENTS



yellow hesperaloe



spineless prickly pear



mexican fence post (alt)



twisted leaf yucca

SHRUBS



'la jolla' bougainvillea



black dalea



blue bells

GROUNDCOVER



'outback sunrise' emu

DECOMPOSED GRANITE



'superior gold'

LANDSCAPE CHARACTER EXHIBIT (screened enclosed dining patio)

The private patio area will be a fully enclosed space screened from the public Scottsdale Road streetscape and right-of-way. Within the space a unique character specific to the venue is proposed with flowering patio trees, palms and desert adapted tropicals to provide an oasis reminiscent of south eastern Mexico.

TREES



texas mountain laurel

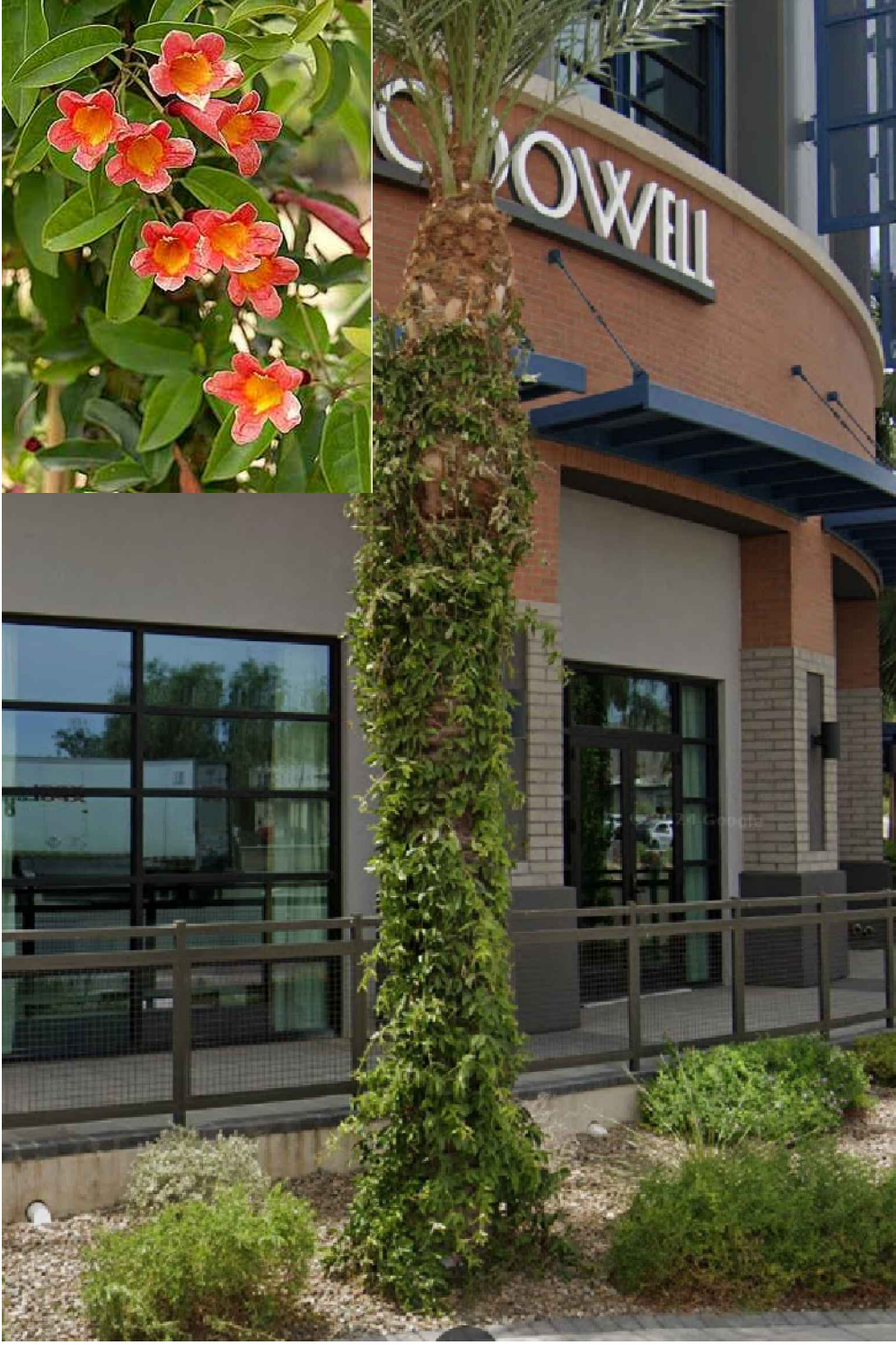


california fan palm



mexican fan palm

ACCENTS



cross vine



canna



bird of paradise

ACCENTS (CONT'D)



'little rev' lily

SHRUBS



boxwood beauty carissa



wheeler's dwarf
pittosporum



indian hawthorn



indian hawthorn



barrio ruellia



xylosma

TOP DRESSING



shredded bark mulch



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L2.2

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