

City of Scottsdale Standards & Specifications Committee
DOUBLE BICYCLE RACK
 2285

PARKING REQUIRED:

SUGAR JAM	3,020 S.F. / 120 = 25.16 STALLS
AQUA TOTS - SWIMMING POOL	2,000 S.F. / 1000 = 2.00 STALLS
INDOOR RECREATIONAL USE	1,500 S.F. / 250 = 6.00 STALLS
VACANT SUITE	884 S.F. / 250 = 3.54 STALLS
ORGANIC CHEF (CATERING KITCHEN)	704 S.F. / 250 = 2.82 STALLS
PINNACLE BREWING (INTERIOR):	
MANUFACTURING	1,820 S.F. / 500 = 3.64 STALLS
STORAGE	490 S.F. / 800 = 0.62 STALLS
BANQUET/REVIEW	2,023 S.F. / 400 = 5.06 STALLS
PINNACLE BREWING (PATIO):	1,636-200 = 1,436 / 200 = 7.18 STALLS
TOTAL SITE PARKING REQUIRED:	76.47 (77) STALLS

PARKING PROVIDED (INCLUDING 4 ADA): 77 STALLS

BICYCLE CALCULATION:
 1 BICYCLE STALL PER 10 PARKING STALLS TOTAL PROVIDED: 8 STALLS

PROJECT INFORMATION

PROJECT NAME: PINNACLE BREWING CO.
 PROJECT ADDRESS: 15111 NORTH HAYDEN ROAD
 SUITE 100
 SCOTTSDALE, AZ 85280
 APN: 215-55-017A AND 215-55-041A
 (IN PROCESS OF A LOT TIE / ASSEMBLAGE)
 ZONING: C-3
 OCCUPANCY: A-2 RESTAURANT
 EXISTING SUITE FLOOR AREA: 2,982 S.F.
 NEW ADDITION: 1,317 S.F.
 NEW TOTAL FLOOR AREA: 4,299 S.F.
 NEW PATIO AREA: 1,838 S.F.

SITE PLAN NOTES

- CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING CONSTRUCTION. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A RECYCLING AREA APPROVED BY THE LOCAL JURISDICTION FOR THE HANDLING OF DEMOLITION DEBRIS.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS WITH THE LOCAL UTILITY COMPANIES.
- THE LOCATIONS, SIZES AND TYPES OF ALL EXISTING UTILITIES, SUCH AS WATERMANS, SEWERS, ETC. AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK BEING DONE. SEE M. P. E. & FP SHEETS FOR MORE INFORMATION.
- COORDINATE WITH THE CITY PRIOR TO ANY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.
- ALL NECESSARY PERMITS FOR SITE WORK AND CONSTRUCTION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
- THE PROPOSED PROJECT (LAND SURFACE CHANGE FOR THE ADDITIONAL AREA AND NEW PATIO AREA) WILL NOT INCREASE THE IMPERVIOUS AREA, NOR INCREASE THE ON-SITE Q100. BOTH THE PROPOSED ENCLOSED BUILDING AREA AND NEW PATIO AREA ARE BEING CONSTRUCTED ON THE EXISTING IMPERVIOUS AREA BELOW A LARGE EXISTING CANOPY STRUCTURE. THE EXISTING DRAINAGE WILL NOT BE IMPACTED BY THE PROPOSED PROJECT AS BOTH THE EXISTING CANOPY AND CONCRETE PAD BELOW IT ARE ALREADY INCLUDED IN THE DRAINAGE CALCULATIONS FOR THE SITE.
- THE PROPOSED NEW CONSTRUCTION WILL NOT DISRUPT THE FLOW DIRECTION OF THE DRAINAGE FLOW PATTERN AS DRAINAGE IS DESIGNED TO FLOW AWAY FROM THE CANOPY COVERED AREA ON ALL THREE OPEN SIDES. WATER DOES NOT FLOW UNDER THE EXISTING CANOPY AREA.
- ALL EXTERIOR LIGHTING IS UNDER AND WITHIN THE AREA OF THE CANOPY STRUCTURE. SEE PHOTOMETRIC PLAN FOR REVIEW OF MINIMAL LIGHT SPILLAGE BEYOND THE CONFINES OF THE CANOPY. TVS ARE LOCATED AND SUSPENDED BELOW THE CANOPY AT THE PERIMETER OF THE PATIO AND WILL BE DIRECTED INWARD TOWARD THE INTERIOR OF THE NEW BUILDING AREA AND AWAY FROM THE STREETS. TV SPEAKERS WILL BE MUTED AND THERE WILL BE NO OUTSIDE SPEAKER SYSTEM.

SITE PLAN KEYNOTES

MARK	DESCRIPTION
S01	EXISTING BUILDING TO REMAIN
S02	EXISTING CANOPY TO REMAIN
S03	EXISTING PARKING TO REMAIN
S04	AREA OF REMODEL/GRAY SHELL
S05	NEW OUTDOOR SETTING AREA UNDER EXISTING CANOPY
S06	NEW ENCLOSED SPACE UNDER EXISTING CANOPY
S07	NEW STOREFRONT GLAZING
S08	EXISTING LANDSCAPING TO REMAIN
S09	EXISTING CURBING TO REMAIN
S10	NEW 36" HIGH PATIO RAIL
S11	NEW CONC RAMP TO MATCH EXISTING CONC PAD
S12	NEW LANDSCAPE PLANTER
S13	EXISTING ACCESSIBLE PARKING AND ASLE TO REMAIN
S14	DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL TO NEW DOOR LOCATION
S15	BIKE RACK LOCATION - COORDINATE REQUIREMENTS BASED ON STANDARD DETAIL FROM JURISDICTION ABOVE
S16	GENERAL CONTRACTOR TO PROVIDE IRRIGATION SYSTEM TO PROPOSED LANDSCAPED AREAS - UTILIZE THE EXISTING IRRIGATION SYSTEM
S17	NEW GREEN SCREEN IN BACK OF PLANTER
S18	EXISTING DRAINAGE FLOW TO REMAIN UNCHANGED

PINNACLE BREWING CO. TENANT IMPROVEMENT

15111 N. HAYDEN ROAD
 SUITE #100
 SCOTTSDALE, AZ 85260

AS1.00

SITE AND LANDSCAPE PLANS
 08/11/2023

PERMIT REVIEW SUBMITTAL - 06/16/2023

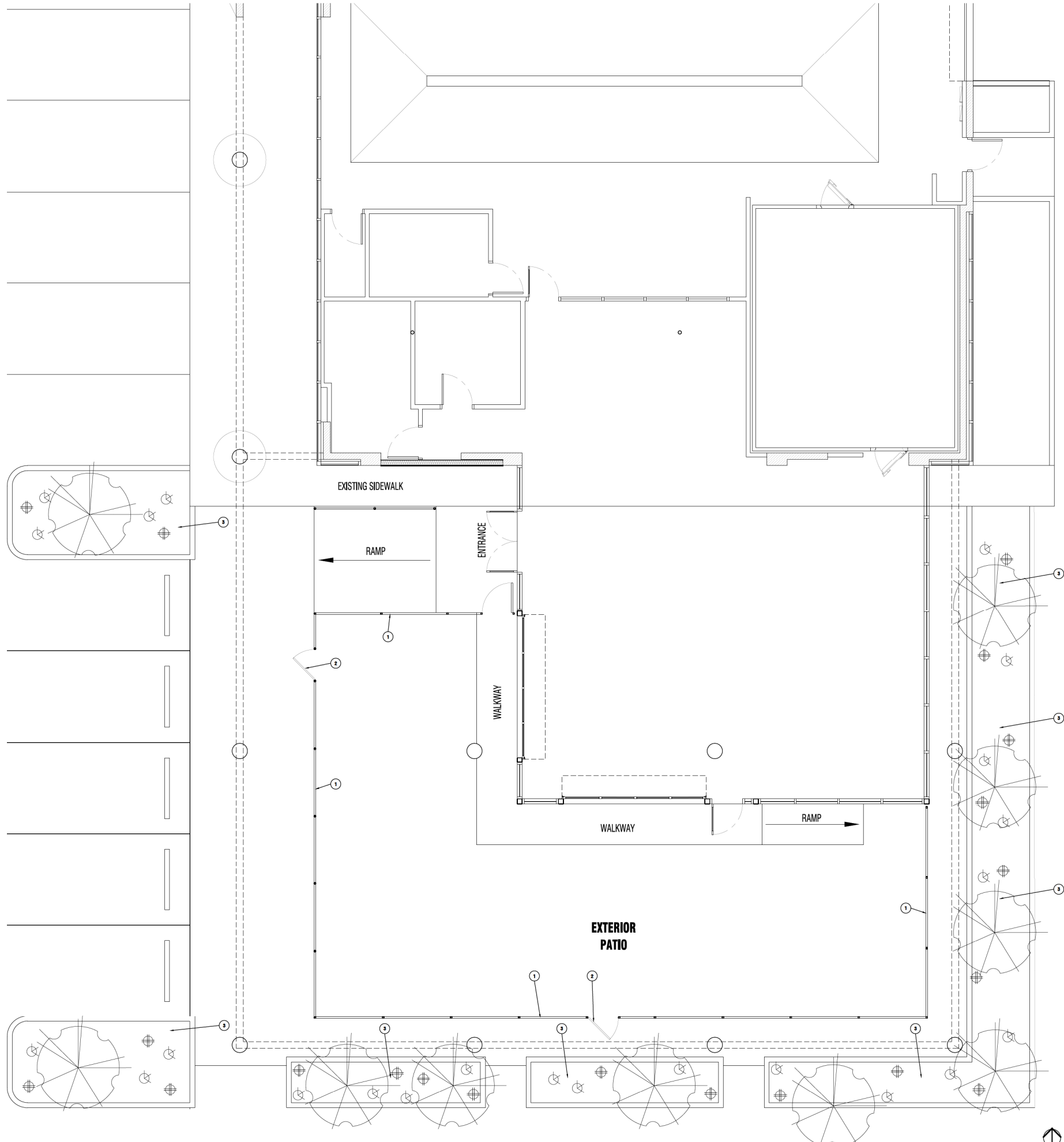
REVISION	DATE	DESCRIPTION



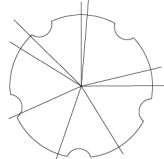


EXPIRES: 09-30-24

01 SITE PLAN
 SCALE: 1" = 20' 0"





LANDSCAPE LEGEND

-  THUNDERCLOUD PURPLE LEAF PLUM (PRUNUS CERASIFERA) 24" BOX
-  LANTANA MONTEVIDENSES - "TRAILING PURPLE" 1GALLON
-  LANTANA MONTEVIDENSES - "GOLD MOUND" 1GALLON

KEYNOTES

1. PATIO FENCE - SEE DTL 5/AS 01
2. PATIO GATE - SEE DTL 6/AS 01
3. LANDSCAPE PLANTER WITH 6" CURB

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LS1.00
LANDSCAPE / HARDSCAPE PLAN

PROJECT NO.	22-10-109
REVISIONS	



EXPIRES: 09-30-24