



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) 5,203 SF
 WEST BUILDING (EXPANSION) 657 SF
 NORTH BUILDING (EXISTING) 1,683 SF
 7,543 SF

PATIO AREA:
 RESTAURANT PATIO (NEW) 3,936 SF

LOT COVERAGE:
 7,543 SF / 13,940 SF 54 %
 MAX ALLOWED 60 %

PARKING REQUIRED:
 RESTAURANT (7,543 - 1,896 B.O.H.) SF/300 19 SPACES
 RESTAURANT PATIO (3,936 SF - 500)/350 10 SPACES
 TOTAL REQUIRED 29 SPACES

PARKING PROVIDED:
 ON SITE PARKING: (TANDEM VALET) 2 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: 29.5 SPACES

BIKE PARKING PROVIDED: 24 SPACES

SITE:
 2 - ON SITE PARKING
 5 - IN LIEU
 3 - BIKE PARKING CREDITS
 2 - BIKE SHOWER CREDIT
 17.5 - IMPROVEMENT DISTRICT CREDIT

4242 SCOTTSDALE RD.

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



DESIGN REVIEW
 PARKING PLAN
 V.02A
 CASE #: 574-PA-2024
 2024 . 11 . 08