

PROJECT DATA

ZONING: C-2/P-3 DO
 APN: 173-50-126 & 173-50-127
 OCCUPANCY TYPE: ASSEMBLY (A-2), BAR/RESTAURANT
 BUILDING HEIGHT: 66'-0"
 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
 TOTAL 7,193 SF

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

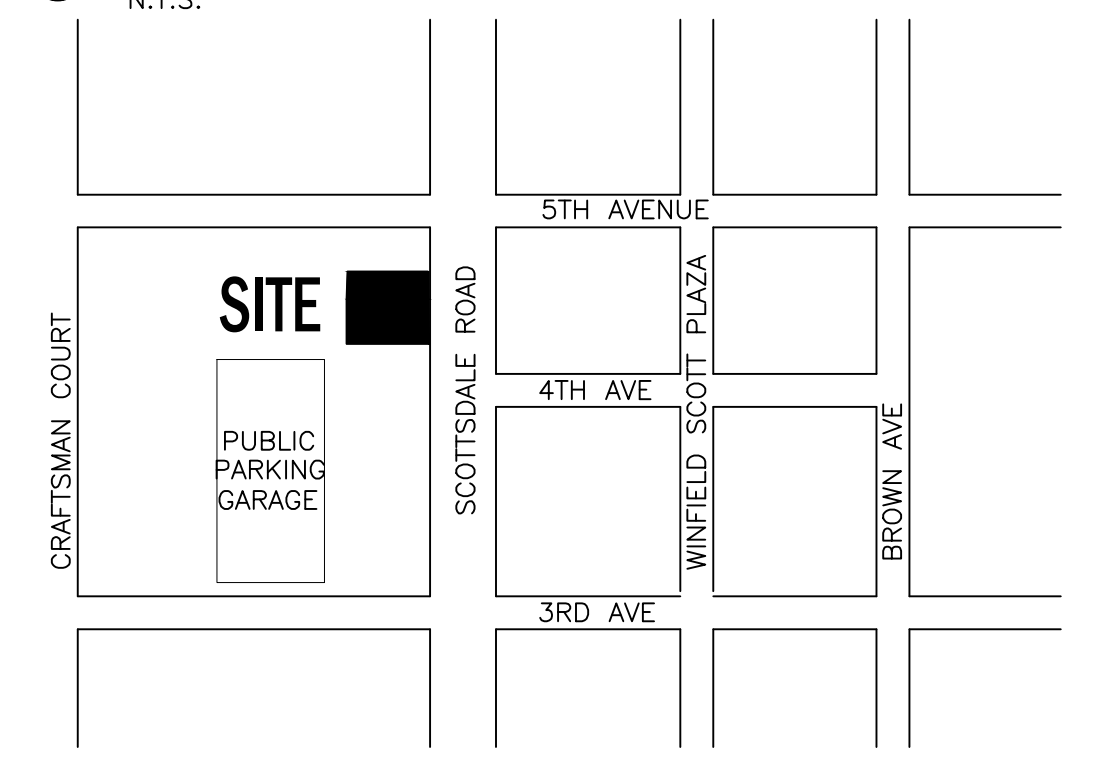
LOT COVERAGE:
 7,193 SF / 13,940 SF 52 %
 MAX ALLOWED 60 %

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.

SITE PLAN
 SCALE: 1" = 10'-0"
 0' 5' 10' 20'

4242 SCOTTSDALE RD.

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

**DESIGN REVIEW
 SITE PLAN
 v.02D**

CASE #: 574-PA-2024
 2024 . 11 . 08
 REVISED: 2025 . 02 . 22
 REVISED: 2025 . 03 . 26
 REVISED: 2025 . 05 . 28