

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" 22'-0" EXISTING TO REMAIN

<u>SITE AREA:</u> NET:

MAX ALLOWED

 \pm 13,940 SF = 0.32 ACRES

60 %

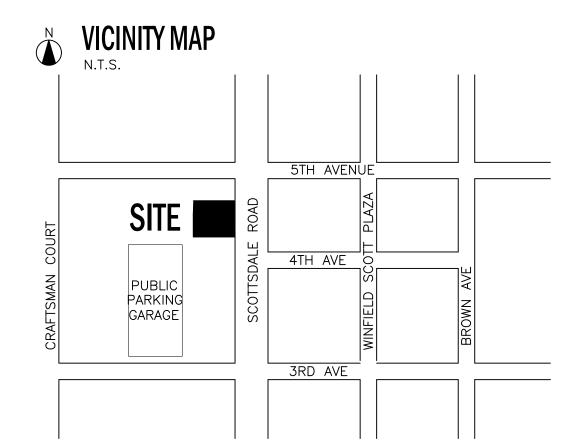
BUILDING AREAS: 4,984 SF WEST BUILDING (EXISTING) WEST BUILDING (EXPANSION) 657 SF NORTH BUILDING (EXISTING) 1,552 SF 7,193 SF

PATIO AREA: RESTAURANT PATIO (NEW) 3,105 SF <u>LOT COVERAGE:</u> 7,193 SF / 13,940 SF 52 %

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 TOTAL PROVIDED: 17.5 SPACES 28.5 SPACES

BIKE PARKING PROVIDED: 24 SPACES



GENERAL SITE NOTES

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

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

DESIGN REVIEW SITE PLAN

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