

PROJECT DATA

ZONING:	C-2/P-3 DO & P-2 DO
APN:	173-41-120 & 173-41-121
OCCUPANCY TYPE:	ASSEMBLY (A-2), BAR/RESTAURANT
BUILDING HEIGHT:	
ALLOWED:	66'-0"
PROPOSED:	34'-0"
SITE AREA:	
NET:	± 3,679 SF = 0.084 ACRES

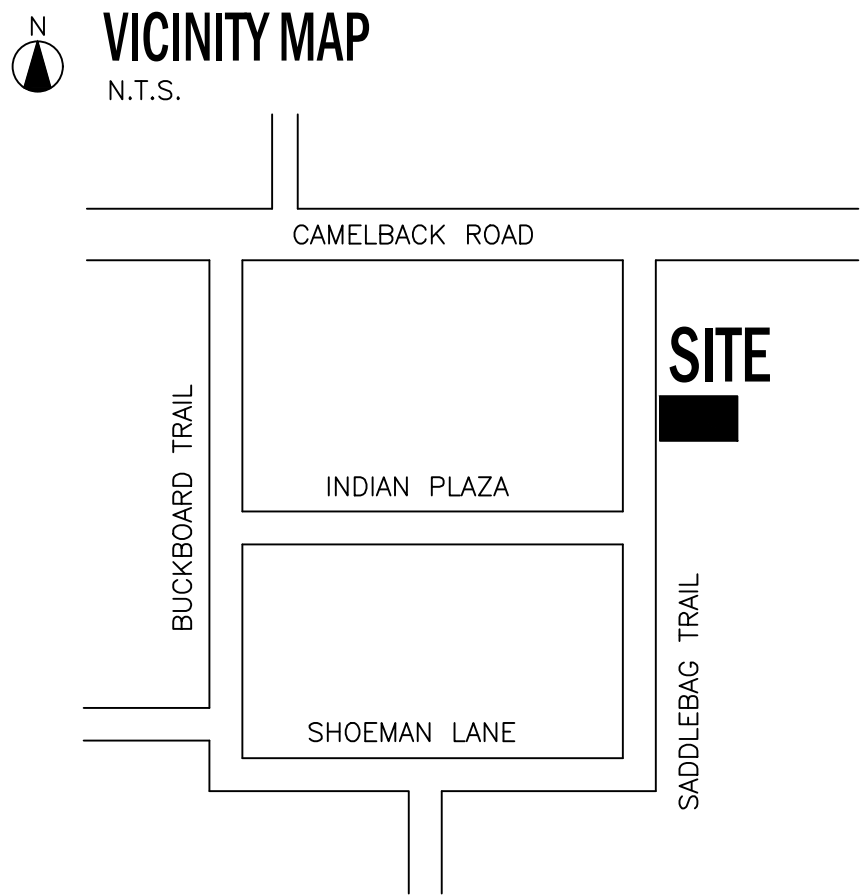
BUILDING AREAS:	
1ST FLOOR (NEW)	77 SF
2ND FLOOR (NEW)	1,054 SF
TOTAL:	1,131 SF

PATIO AREA:	
1ST FLOOR PATIO	2,649 SF
2ND FLOOR PATIO	1,834 SF
TOTAL:	4,492 SF

LOT COVERAGE:	
462 SF / 3,679 SF	13 %
MAX ALLOWED	60 %

PARKING REQUIRED:	
INTERIOR (1,131 SF/120)	10 SPACES
PATIO (4,492 SF - 200)/200	22 SPACES
TOTAL REQUIRED	32 SPACES

PARKING PROVIDED:	
ON SITE PARKING:	4 SPACES
P3 PARKING CREDITS 2,700 SF / 300	9 SPACES
REMOTE PARKING	17 SPACES
IN LIEU PARKING	5 SPACES
TOTAL PROVIDED:	35 SPACES



GENERAL SITE NOTES

- ALL ROOF DRAINS TO BE INTERNAL TO THE BUILDING.
- 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"

**AV3**  
design studio

4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT  
SCOTTSDALE, ARIZONA  
FOR: JOCQUE CONCEPTS

DESIGN REVIEW  
SITE PLAN  
v.02C

CASE #: 1316-PA-2021  
2022 . 04 . 12  
REV1 2022 . 06 . 23  
REV2 2022 . 10 . 06