



DEVELOPMENT REVIEW NARRATIVE

project: 4439 North Saddlebag Trail
case#: 1316 - PA - 21
date: 2022-04-12

The purpose of this request is to obtain Design Review Board approval for a new building at 4439 N Saddlebag Trail.

Introduction

4439 N Saddlebag Trail is new two story, bar, restaurant and two level patio lounge. The first floor will have a new covered bar with patio courtyards at the north and south. Restrooms, service areas and refuse collection are located towards the alley along with four parking spaces. The second level patio bar is a covered terrace that opens towards the street with covered wood frame trellis structure. The enclosed portion of the building include the covered bar, restrooms and kitchen.

This project is made up of two lots. A lot combination for both lots has been started. The existing two story office building will be demolished.

A Conditional Use Permit for the Bar will be applied for in a separate application.

Ordinances, Master Plans, General Plan and Standards.

4439 Saddlebag is located within the Downtown Infill Incentive District. It is currently zoned C-2 and falls within the old town Scottsdale Design and Architectural Design Guidelines, area Type 2. The neighborhood is informally known as the "Entertainment District" on the Old Town Design Guidelines, page 8.

Architectural Character, Landscaping and Site Design

The new building will be setback 47' from the new curb. The prevailing setback on the street is 16'-0". Side yard setback are 0'-0". Setbacks from the east are 2'-1" with a 2nd level over the parking and refuse. It is anticipated that ROW dedications will be provided along Saddlebag and the East Alley. A permit for use of the patio over the ROW will be applied for to allow the second level to extend 2'-0" over the Saddlebag ROW. Refuse will be in an enclosed area and include space for a 8 yard container and grease containment area. All of which will be secured and screened from the alley. Private service will be arranged for pick up multiple times per week.

Landscape will include two new date palms trees that will accent the two patio courtyards along the saddlebag frontage. Accent landscaping will be provided along the sidewalk patio foundation and upper patio terrace edge.

The street facade will be entirely open to the lower and upper terrace lounges. The design of which will take on the look of old and new blended together. The lower portions of the buildings will stone clad walls and columns that will have the appearance of historic ruin. The upper portions of the building will appear more contemporary, using desert sand colors, grey clay toned steel and weathered wood. Accent tile walls will convey the sense of a contemporary Hacienda set atop of a pre-historic ruin. The

intention of which will create a dynamic patio lounge that will appear like a resort set upon the street edge.

The massing from the street will appear as a single story. The second level massing will be primarily towards the alley where the storage, restrooms and mechanicals will be located. The street side of the patio extends in the middle of the property towards the sidewalk with the north and south open to frame two smaller courtyards. The upper patio shade structure is a wood and steel canopy framework. The overall height is consistent with adjacent two story buildings.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians.

The Ingress, Egress, On-site circulation, Parking and Pedestrian access will remain similar to the existing buildings and newer projects in the Entertainment district. Front patio gate will be accessed from a ramp that leads to the sidewalk. A secondary exit door will be in the alley. Parking will remain in the alley. Access is consistent with existing developments within the Entertainment District.

Mechanical and Utility Equipment

All Mechanical and Utility Equipment will be screened. Roof top Mechanical will be screened by a parapet. The kitchen exhaust will be screened within a chimney element towards the front of the building.

Old Town Scottsdale

The remodel and expansion is consistent with the Old Town Scottsdale Design Guidelines.

1. This new design strengthens pedestrian character and forms new pedestrian linkages to create a walkable, human-scale environment.
2. Create high quality, human-scale, downtown architecture that is influenced by the local and regional culture, climate, and Sonoran Desert landscape.
3. Create coherent and consistent street-spaces.
4. Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.
5. Encourage property improvements, new development, and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors, and businesses.

The remodel achieves these goals with the following objectives:

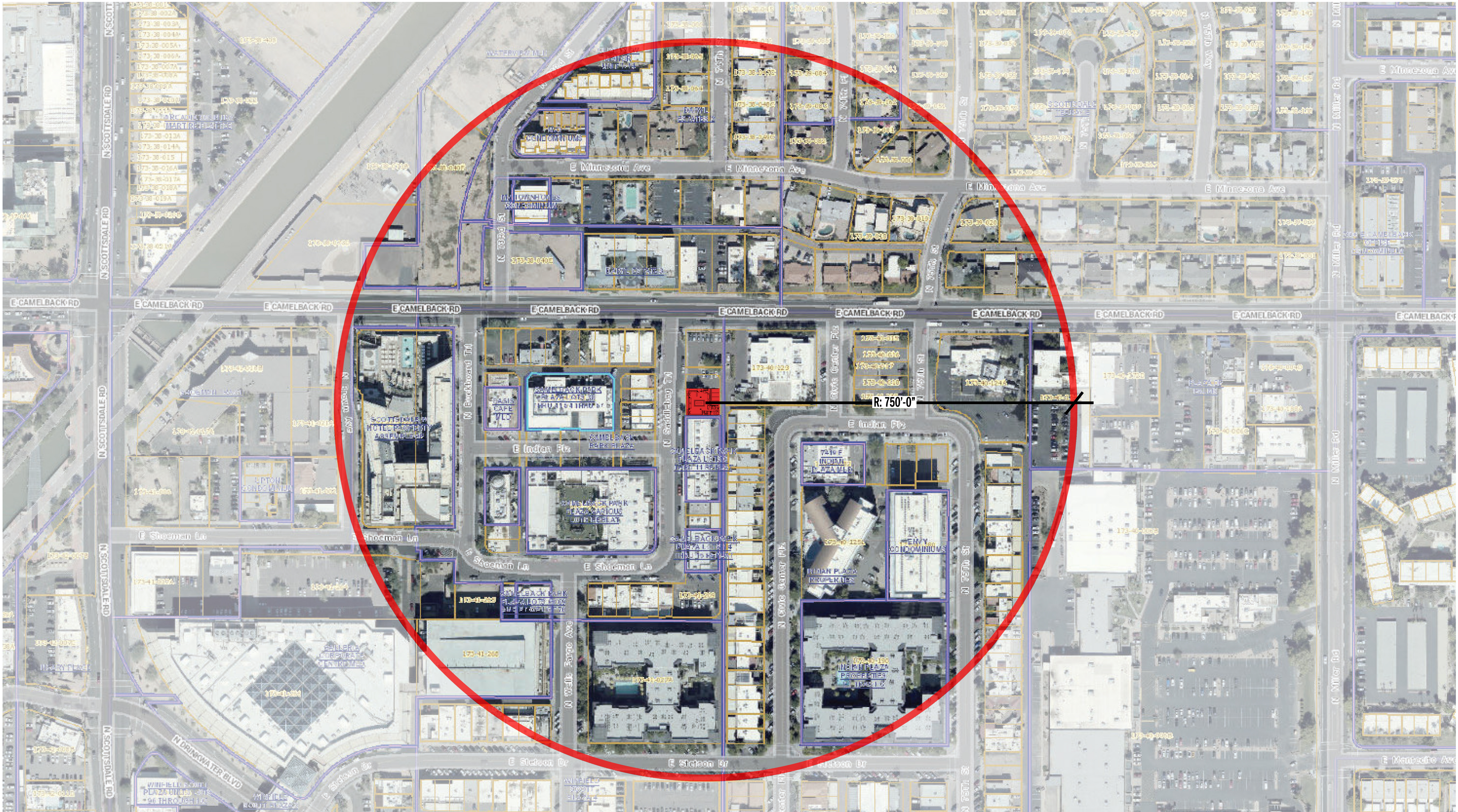
- A. The building aligns with existing buildings, and minimize the space between buildings to define a continuous building-street edge.
- B. The building is stepped back from the street line, but the massing of the patio structure will appear in alignment with the adjacent building line and parallel to the street.
- C. The building's design reflects and enhance the existing character of an area.
- D. This building's design provides compatible transition in building scale, height, and mass with neighboring buildings.

- E. This remodel activates the ground floor of buildings to provide interest and a safer pedestrian environment.
- F. The main entrance of a building is orientated toward the street.
- G. This design utilizes context-appropriate materials, colors and textures in Old Town Development.

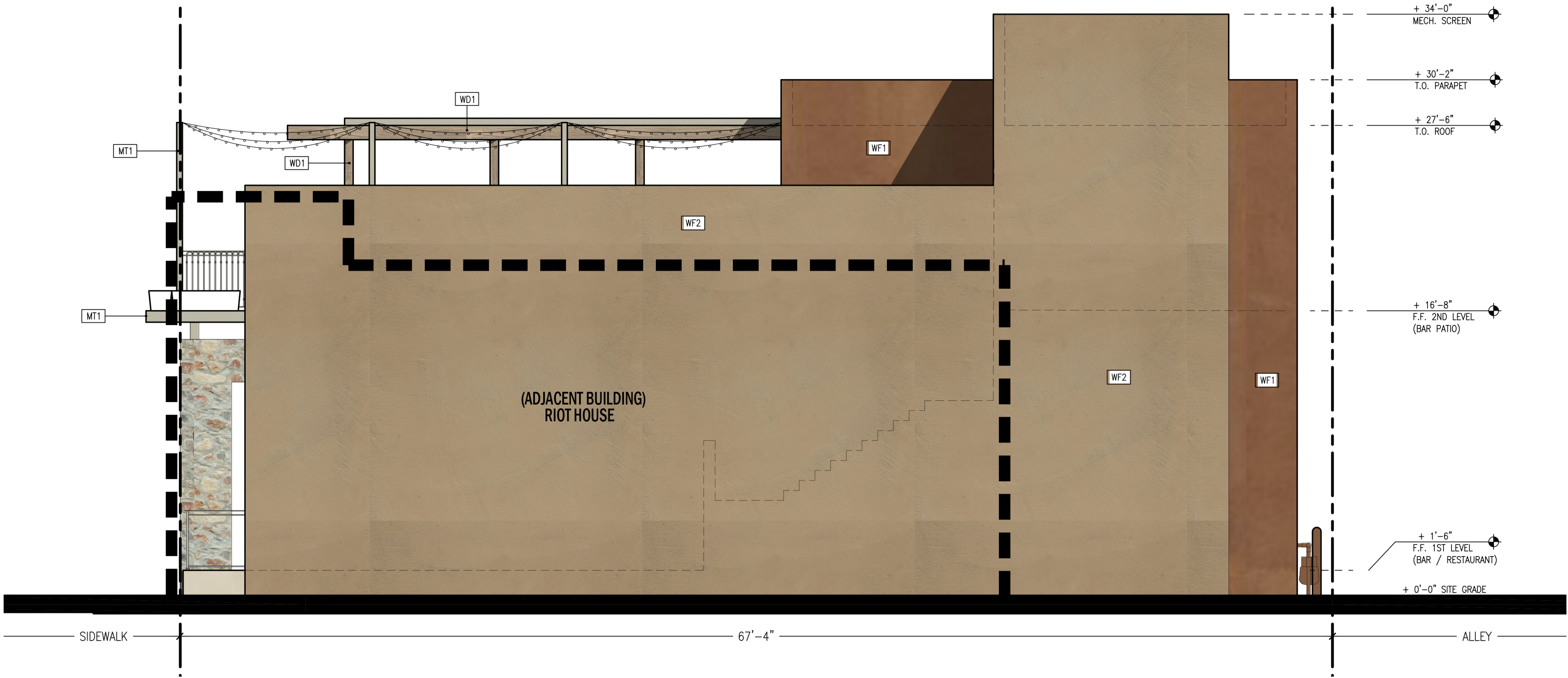
Thank You!

A handwritten signature in black ink, appearing to read "Artie", followed by three vertical lines.

Artie A. Vigil III, ncarb . leed ap . cnu-a



SOUTH ELEVATION (ADJACENT PROP.)
SCALE: 1/4" = 1'-0"



COLORS & MATERIALS

WF1 STUCCO
MFG: PORTOLA (OR SIMILAR)
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: CUSTOM MIX "CALICO DESERT RUST"
FINISH: MEDIUM SAND FINISH

WF2 STUCCO
MFG: PORTOLA (OR SIMILAR)
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: "BISTROT"
FINISH: MEDIUM SAND FINISH

WF3 STONE VENEER
TYPE: APACHE STONE
FIELD STONE VENEER
COLOR: DC COBBLE
FINISH: OLD WORLD OVER GROUT FINISH

WF4 ACCENT WALL
MFG: ARTO BRICK
TYPE: ARTILLIO GLAZED BRICK 2" X 8"
COLOR: ELDER GREEN
FINISH: GLAZED BRICK

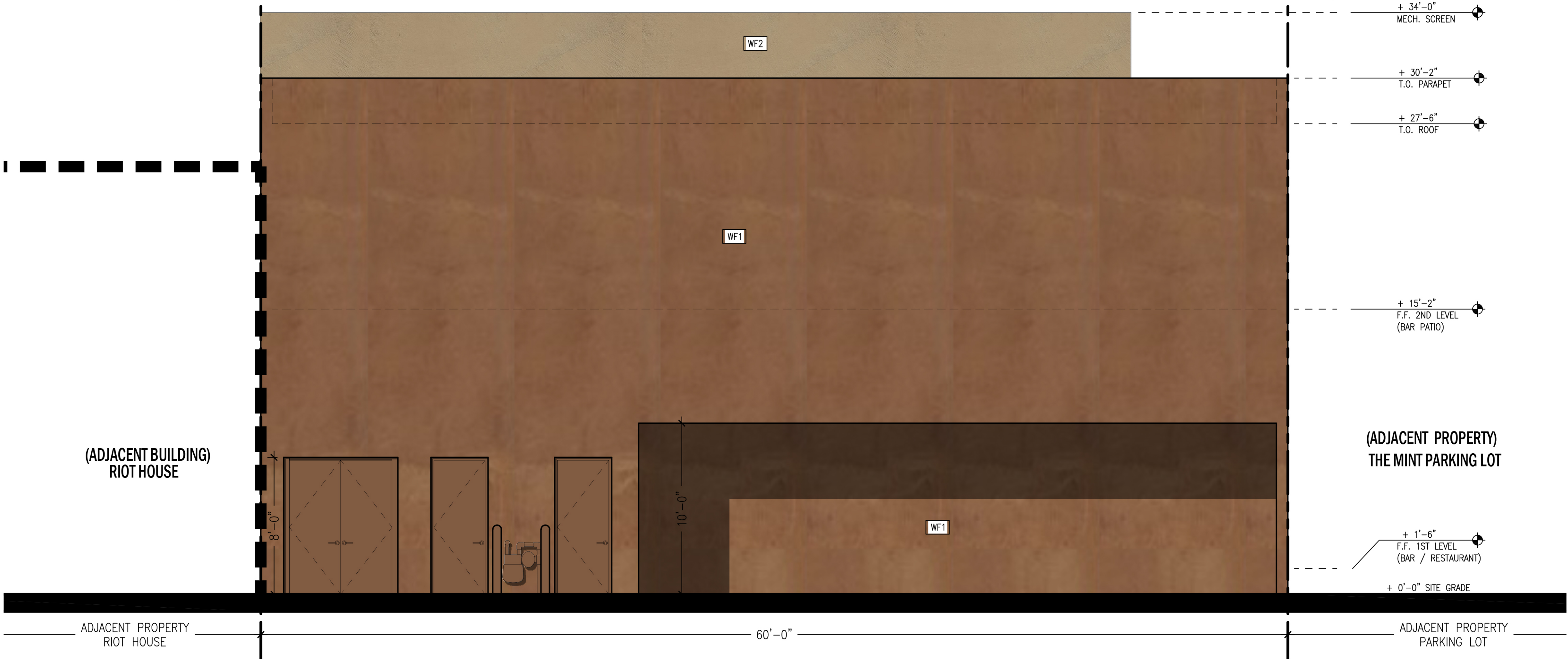
MT1 METAL
MFG: PAINTED STEEL — DUNN EDWARDS
TYPE: POWDERCOAT OR PAINTED
COLOR: "MINERS DUST" DEC 786
FINISH: MATTE FINISH

WD1 WOOD
MFG: WOOD SIDING — SHERWIN WILLIAMS
TYPE: POST OAK 6" PLANK — SEMI TRANSPARENT
COLOR: DB2102 — BEIGE GREY
FINISH: SEMI TRANSPARENT SEALER

C01 CONCRETE
MFG: DAVIS COLORS
TYPE: INTEGRAL COLOR — MEDIUM WEIGHT AGGREGATE
COLOR: "PEBBLE" #641
FINISH: ACID ETCHED CONCRETE FINISH

FL1 FLOORING
MFG: ARTO BRICK
TYPE: ARTILLIO 4" X 8" FLOOR TILE
COLOR: BLEND — "DESERT" AND "GOLD"

EAST ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"



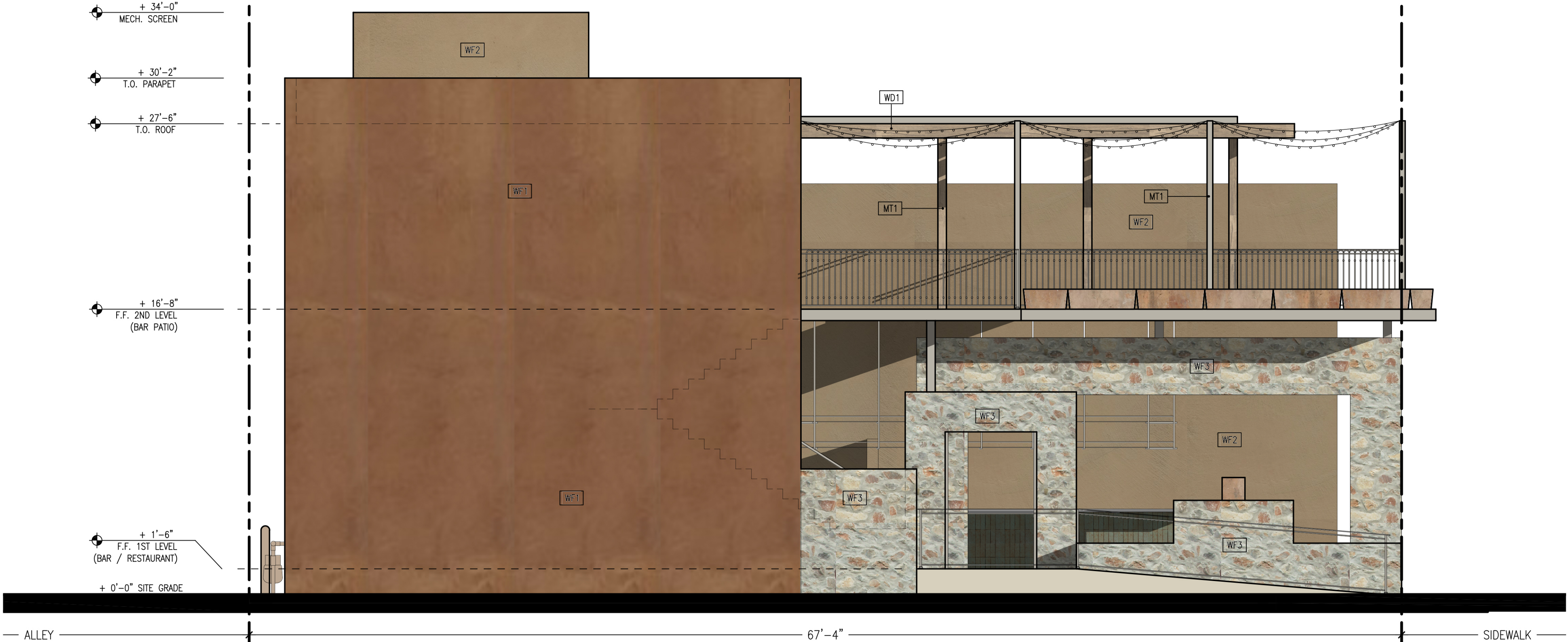
4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

DESIGN REVIEW
ELEVATIONS
V.02A

CASE#: 1316-PA-2021
2022 . 04 . 12

NORTH ELEVATION (ADJACENT PROP.)
SCALE: 1/4" = 1'-0"



WEST ELEVATION (SADDLEBAG TL.)
SCALE: 1/4" = 1'-0"



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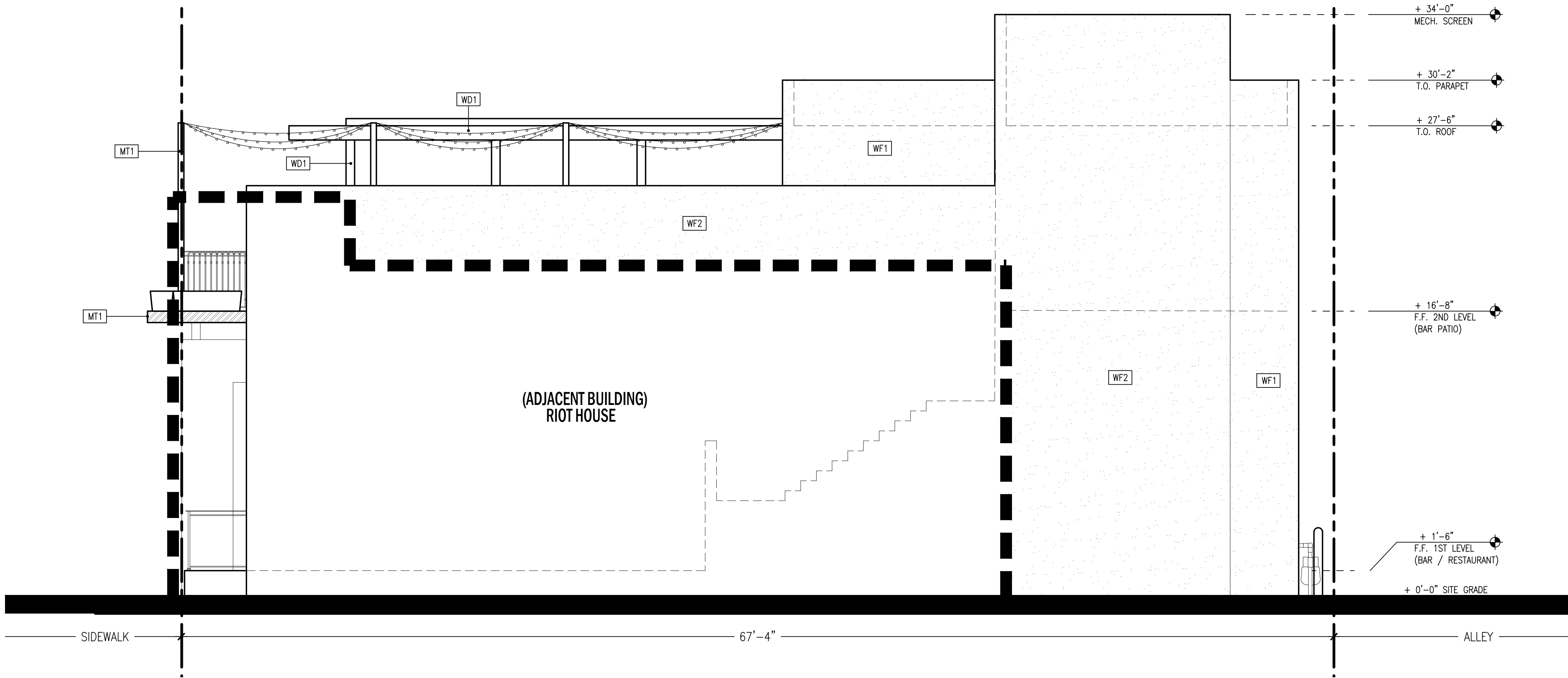
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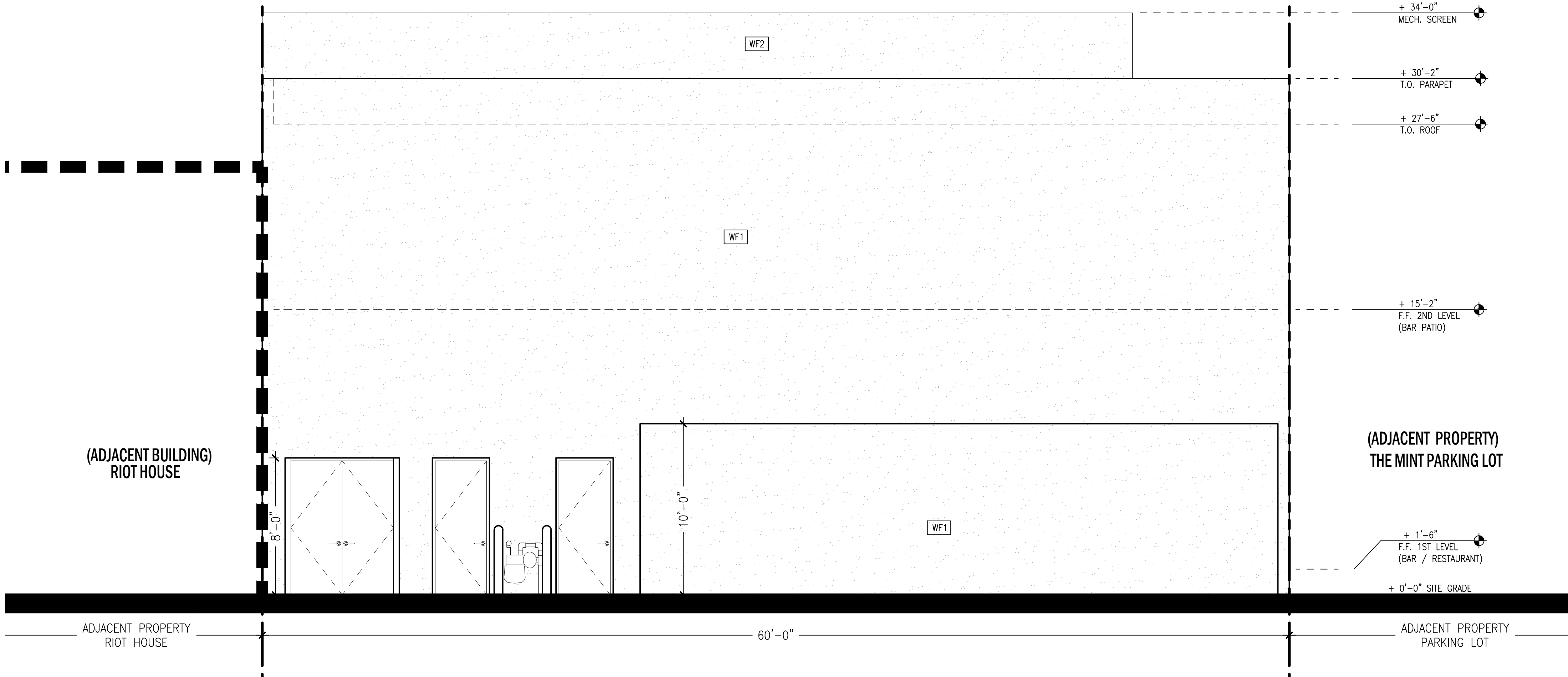
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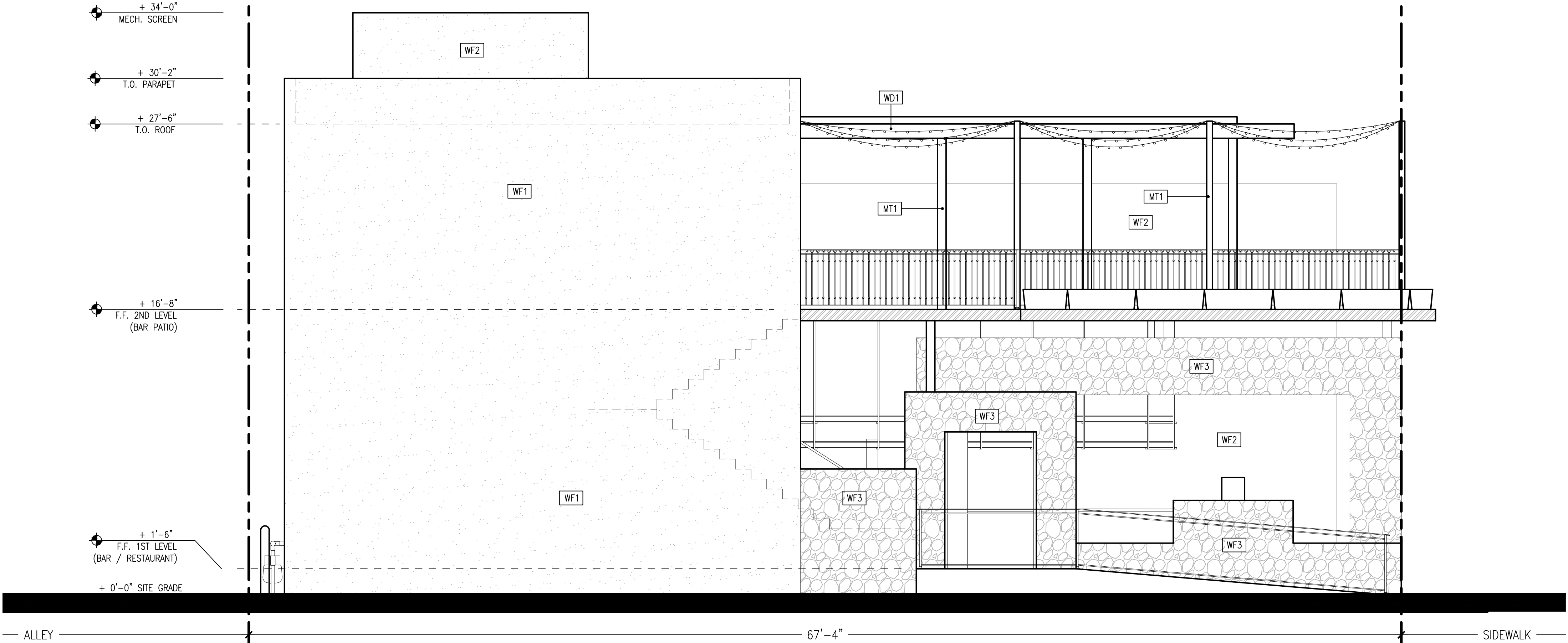
4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

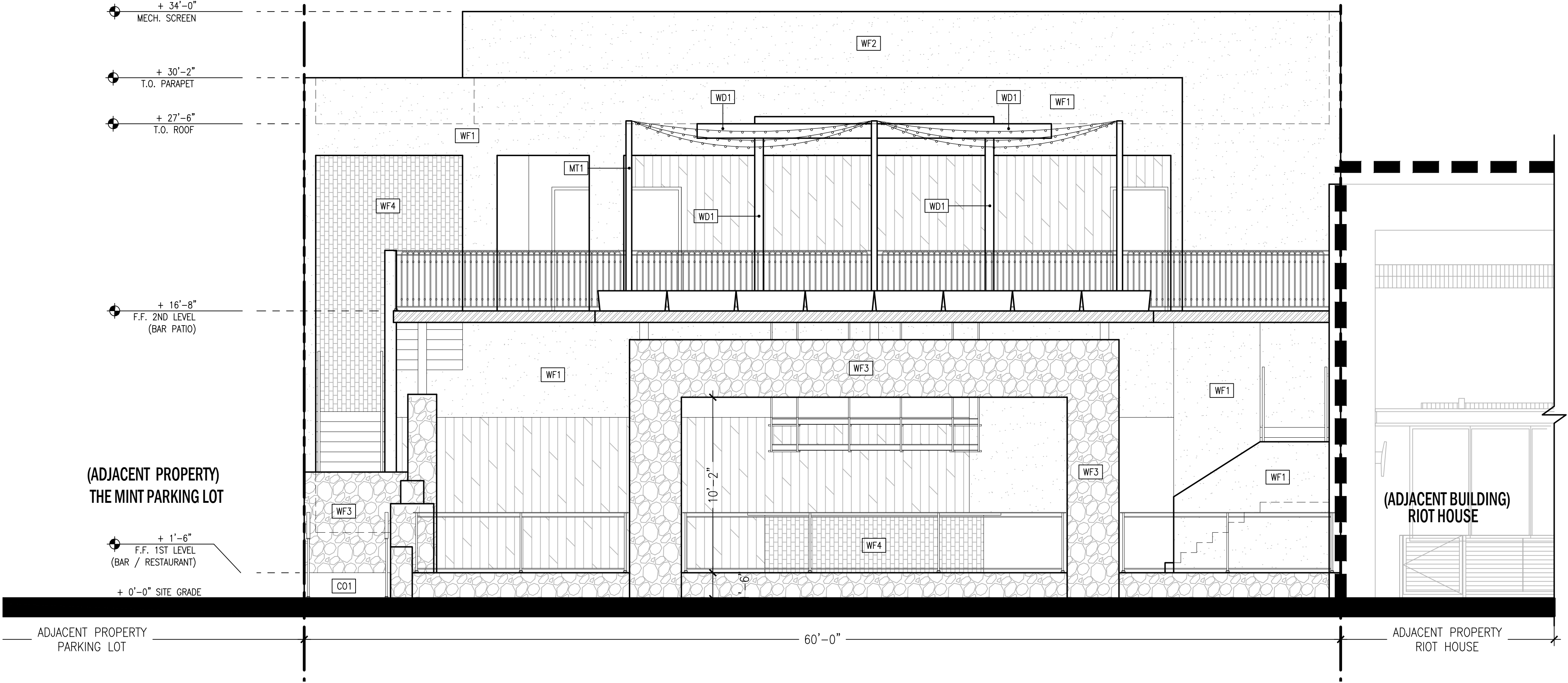
**DESIGN REVIEW
EXTERIOR ELEVATIONS
v.02A**

CASE #: 1316-PA-2021
2022 . 03 . 28

NORTH ELEVATION (ADJACENT PROP.)
SCALE: 1/4" = 1'-0"

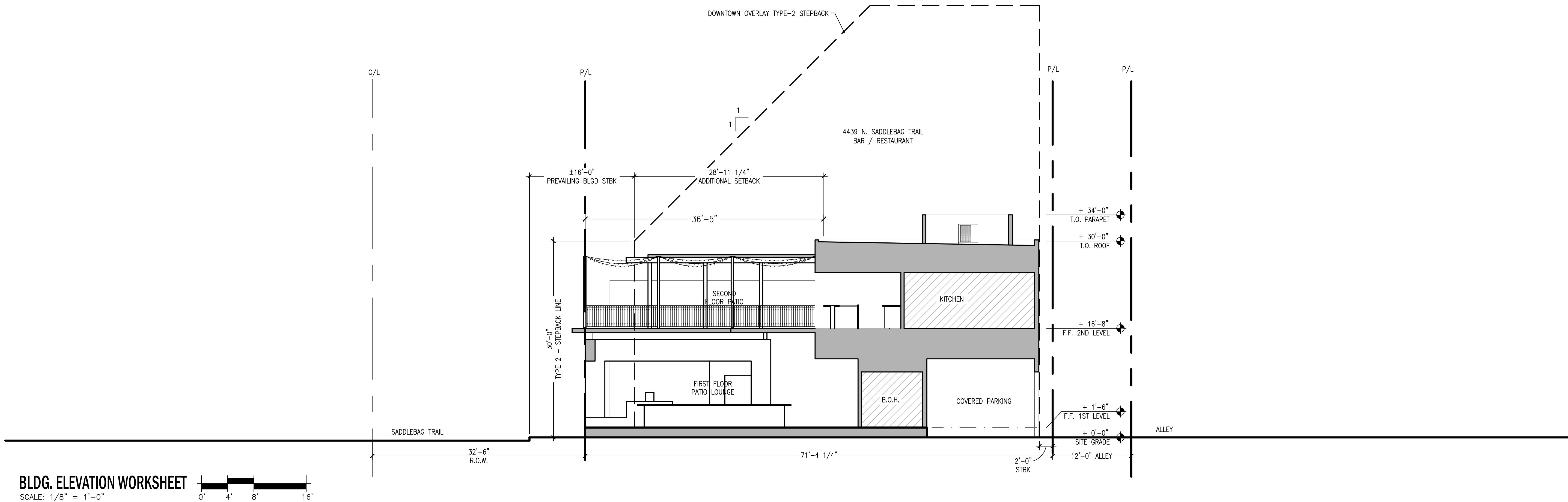


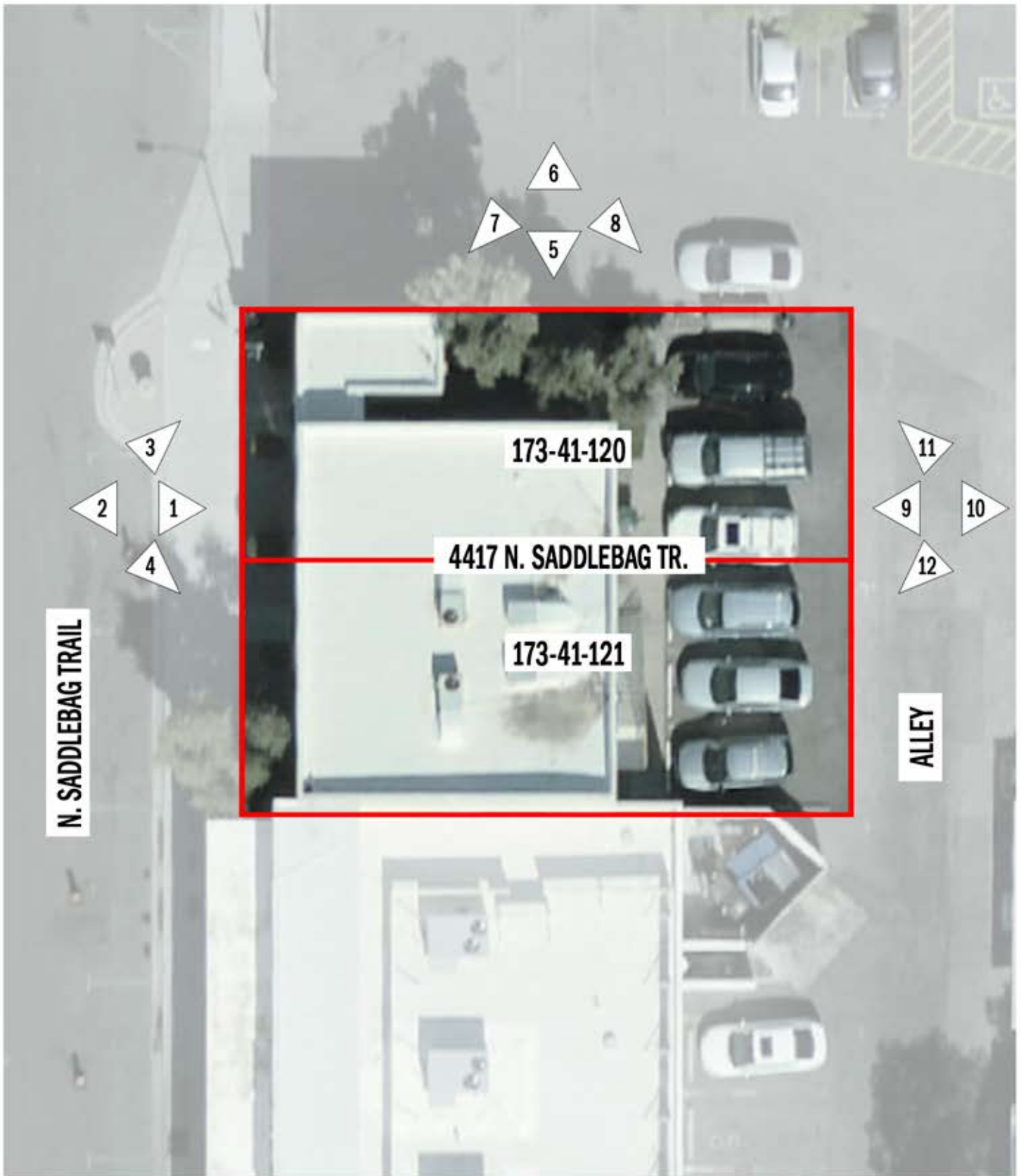
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SCALE: 1/4" = 1'-0"



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4439 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
FOR: SELENA PROPERTIES



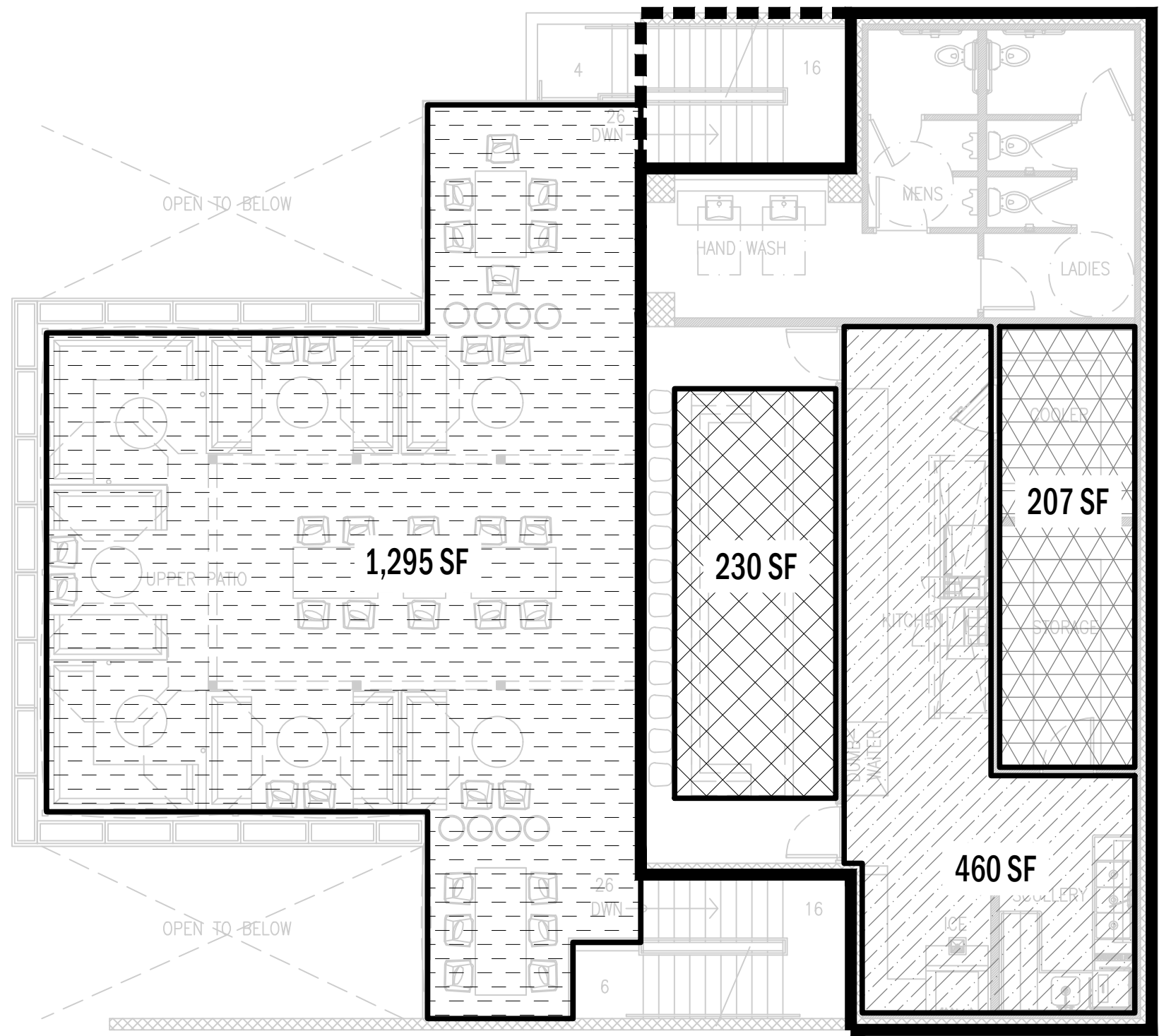




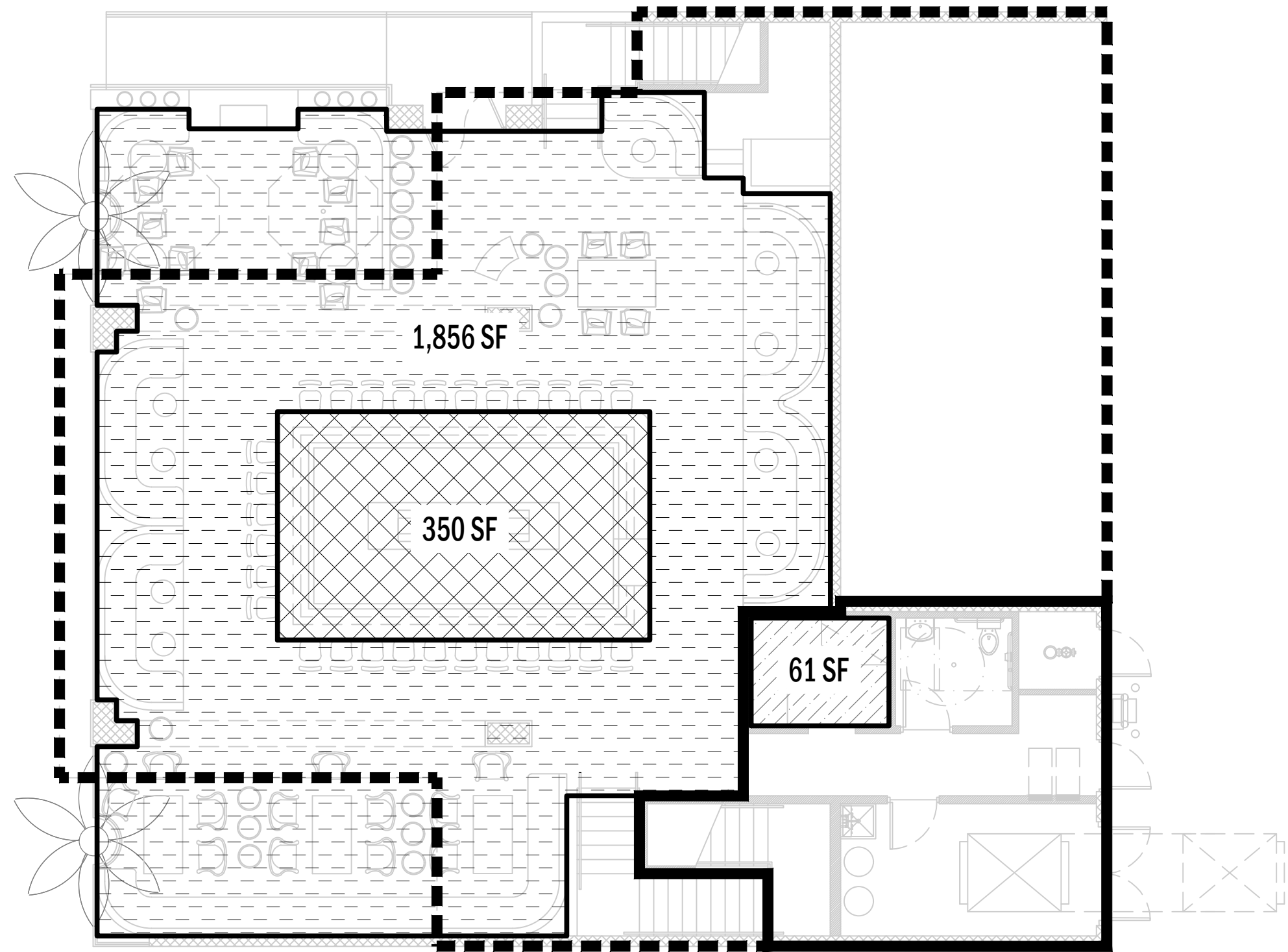






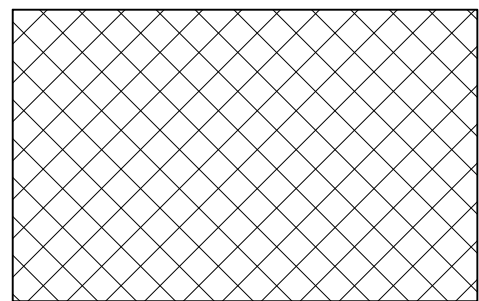


2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



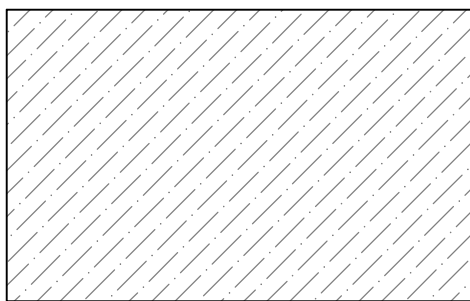
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS LEGEND



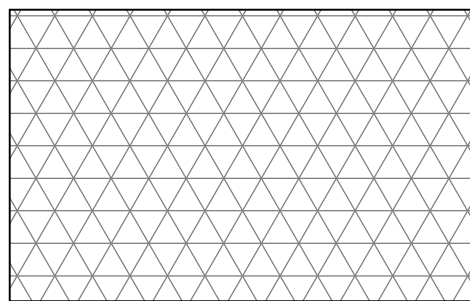
BAR AREA

FIRST FLOOR: - SF
SECOND FLOOR: 230 SF



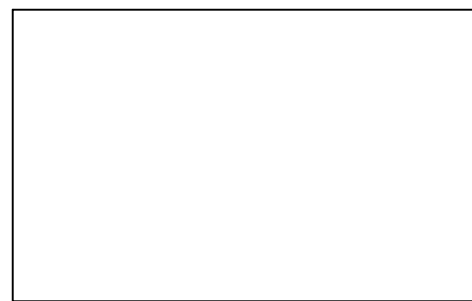
KITCHEN AREA

FIRST FLOOR: 61 SF
SECOND FLOOR: 460 SF



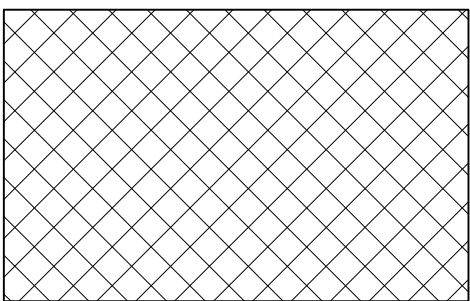
STORAGE AREA

FIRST FLOOR: - SF
SECOND FLOOR: 207 SF



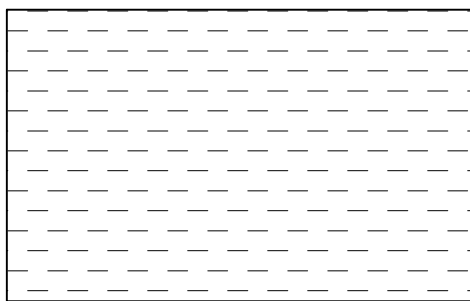
MISCELLANEOUS AREA

FIRST FLOOR: 401 SF
SECOND FLOOR: 684 SF



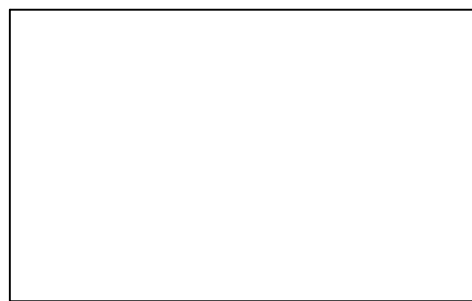
PATIO BAR AREA

FIRST FLOOR: 350 SF
SECOND FLOOR: - SF



PATIO AREA

FIRST FLOOR: 1,856 SF
SECOND FLOOR: 1,295 SF



MISC. PATIO AREA

FIRST FLOOR: 340 SF
SECOND FLOOR: - SF

TOTAL INTERIOR BUILDING AREA

TOTAL FIRST FLOOR: 462 SF
TOTAL SECOND FLOOR: 1,581 SF
TOTAL INTERIOR BUILDING AREA: 2,043 SF

TOTAL PATIO AREA

TOTAL FIRST FLOOR: 2,546 SF
TOTAL SECOND FLOOR: 1,295 SF
TOTAL PATIO AREA: 3,841 SF

PROJECT DATA

ZONING: C-2/P-3 DO & P-2 DO
ADDRESS: 4439 N. SADDLEBAG TRAIL
SCOTTSDALE, AZ 85251
APN: 173-41-120 & 173-41-121
CASE #: 1316-PA-2021

DIRECTORY

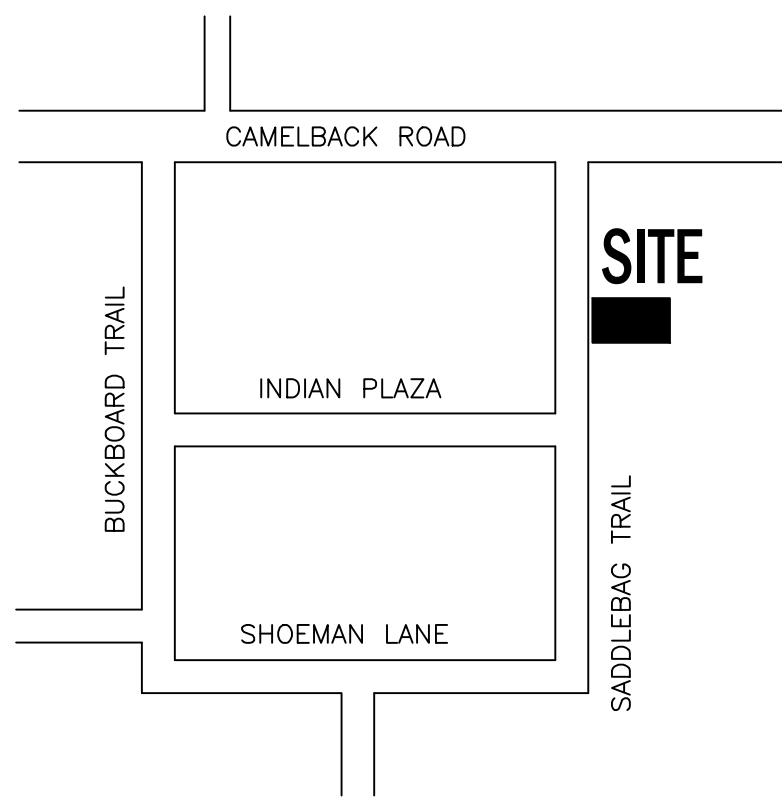
OWNER:
JOCQUE CONCEPTS LLC
4240 N. BROWN AVE.
SCOTTSDALE, AZ 85251

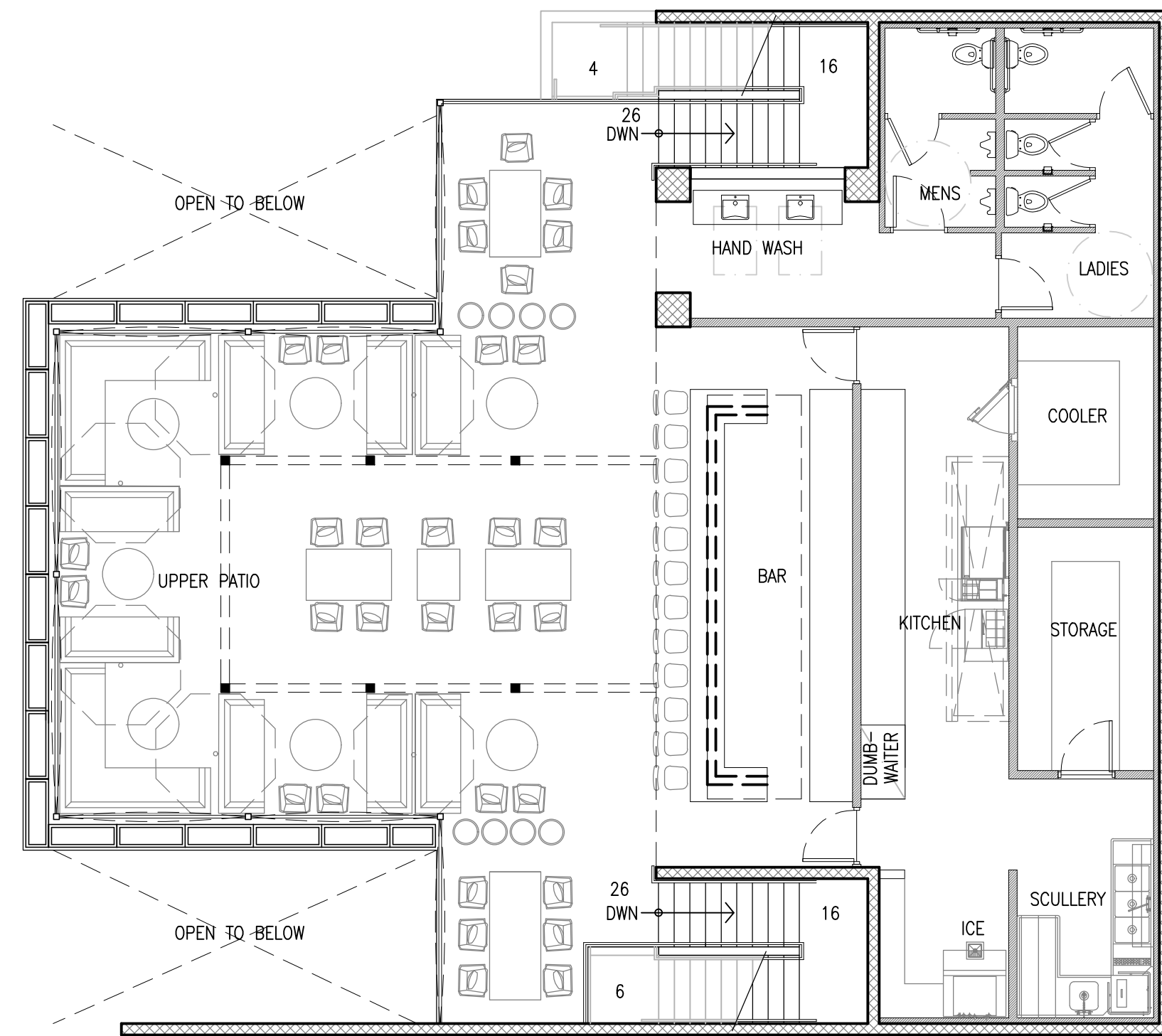
ATTN: RYAN JOCQUE
P: 310.213.4971
E: RYANJOCQUE@GMAIL.COM

ARCHITECT:
AV3 DESIGN STUDIO
P.O. BOX 16792
PHOENIX, AZ 85011

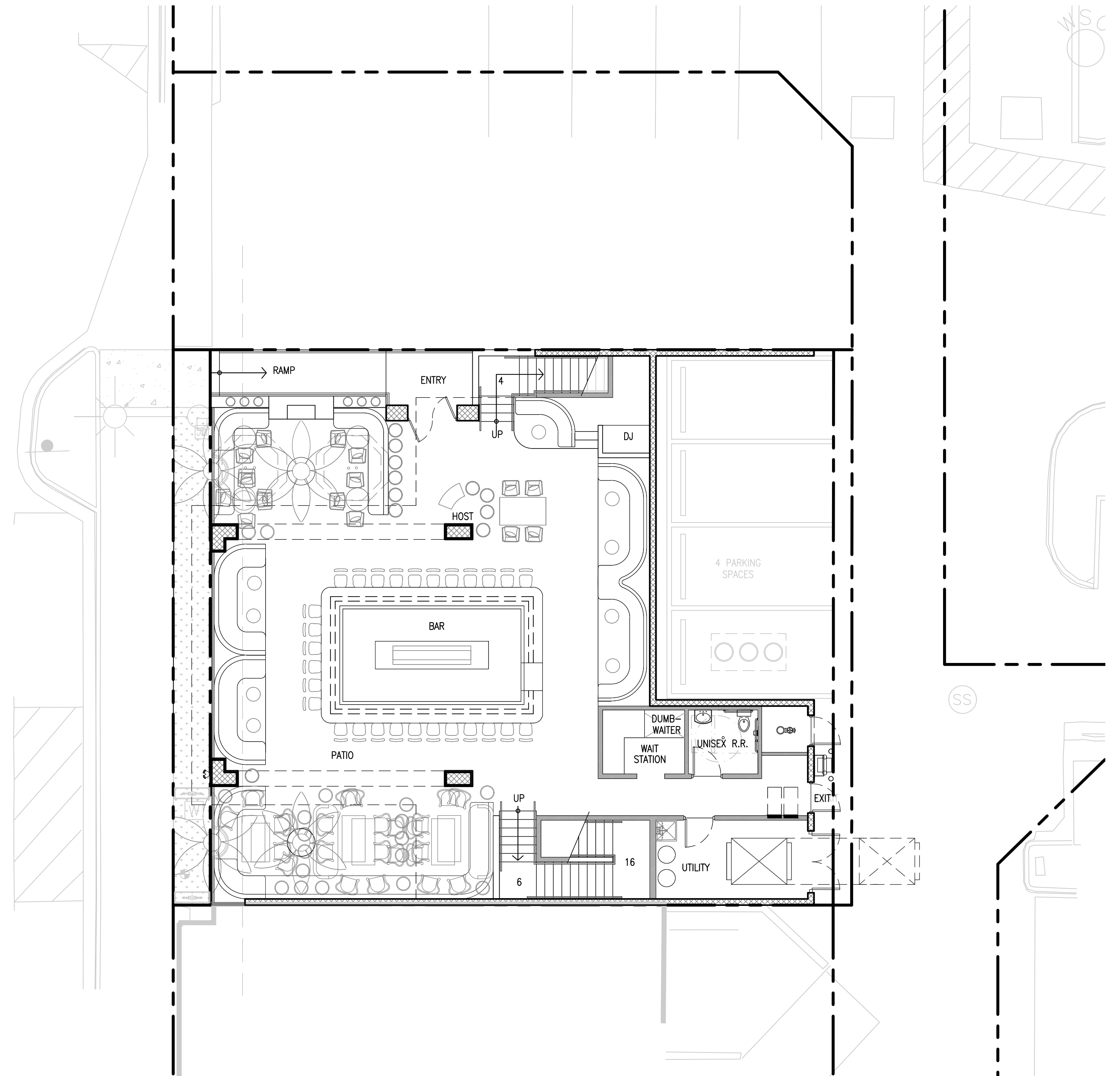
ATTN: ARTIE VIGIL
P: 602.326.3387
E: ARTIE@AV3DESIGNSTUDIO

VICINITY MAP
N.T.S.





N
2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



N
1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
 SCOTTSDALE, ARIZONA
 FOR: JOCQUE CONCEPTS

DESIGN REVIEW
 FLOOR PLAN
 v.02A
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4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS



EXISTING PARKING LOT (NOT A PART)

NEW BAR AND RESTAURANT - 4439 SADDLEBAG

EXISTING BUILDING (NOT A PART)

** SIGNS ARE SHOWN FOR CONCEPT AND TO BE SUBMITTED SEPARATELY FOR PERMIT

AV3
design studio

4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

DESIGN REVIEW
STREETSCAPE ELEVATION
V.02A

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