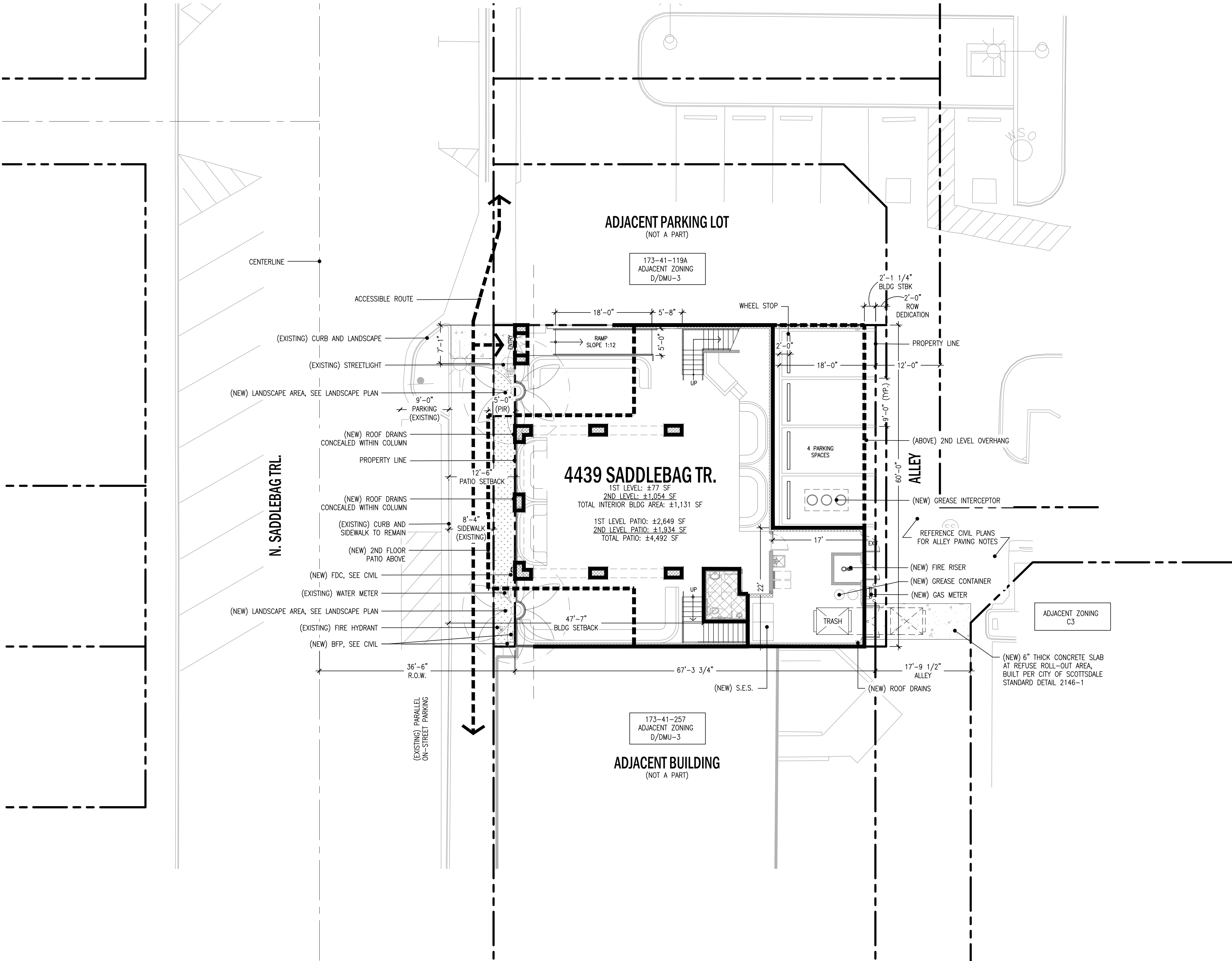




PROJECT DATA

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

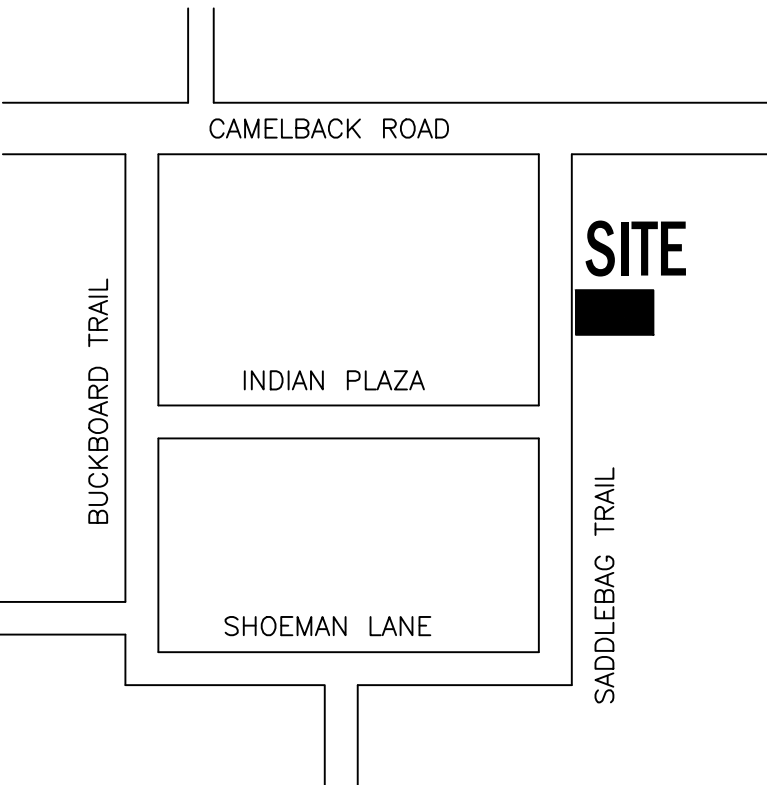
LOT COVERAGE:
462 SF / 3,679 SF 13 %
MAX ALLOWED 60 %

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

VICINITY MAP

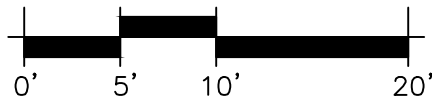
N.T.S.



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

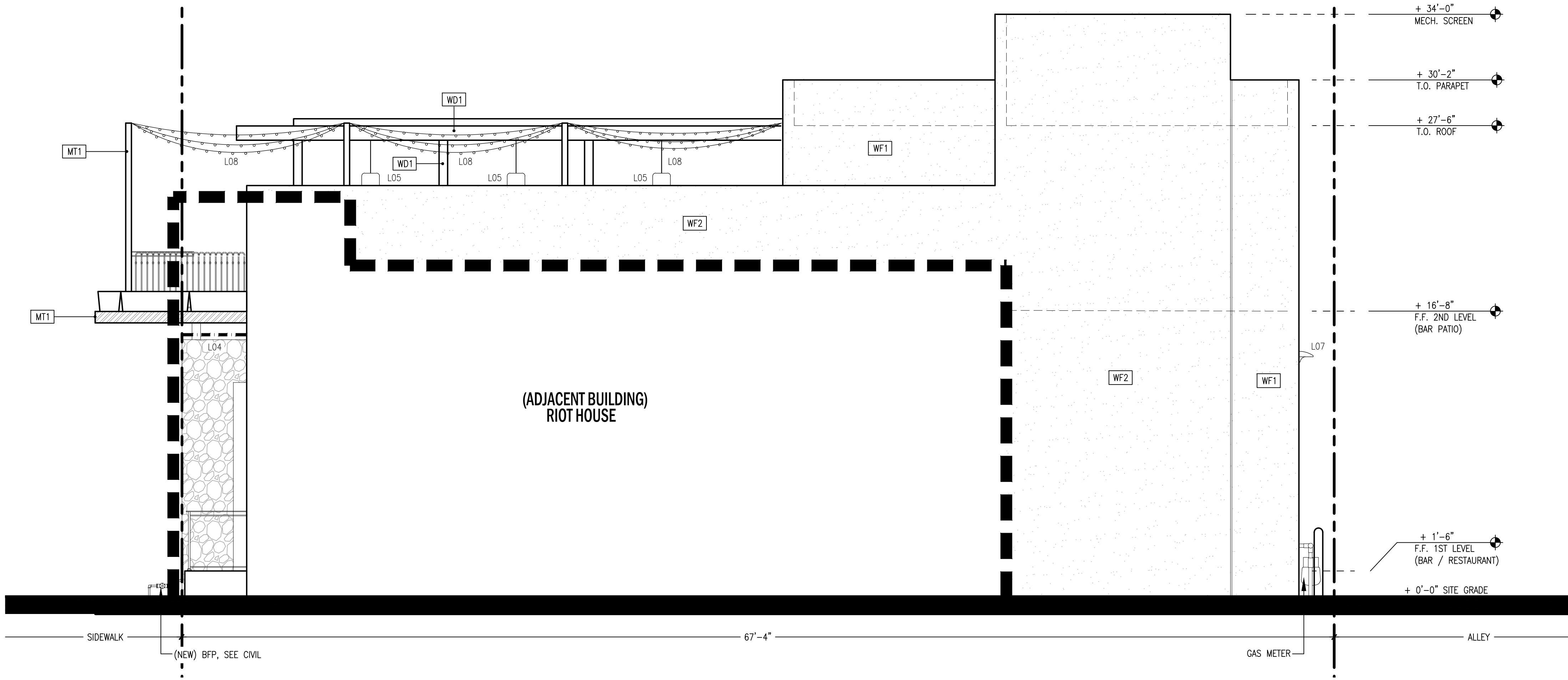
4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

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

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

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: ARTILLO GLAZED BRICK 2" X 8"
COLOR: ELDER GREEN
FINISH: GLAZED BRICK

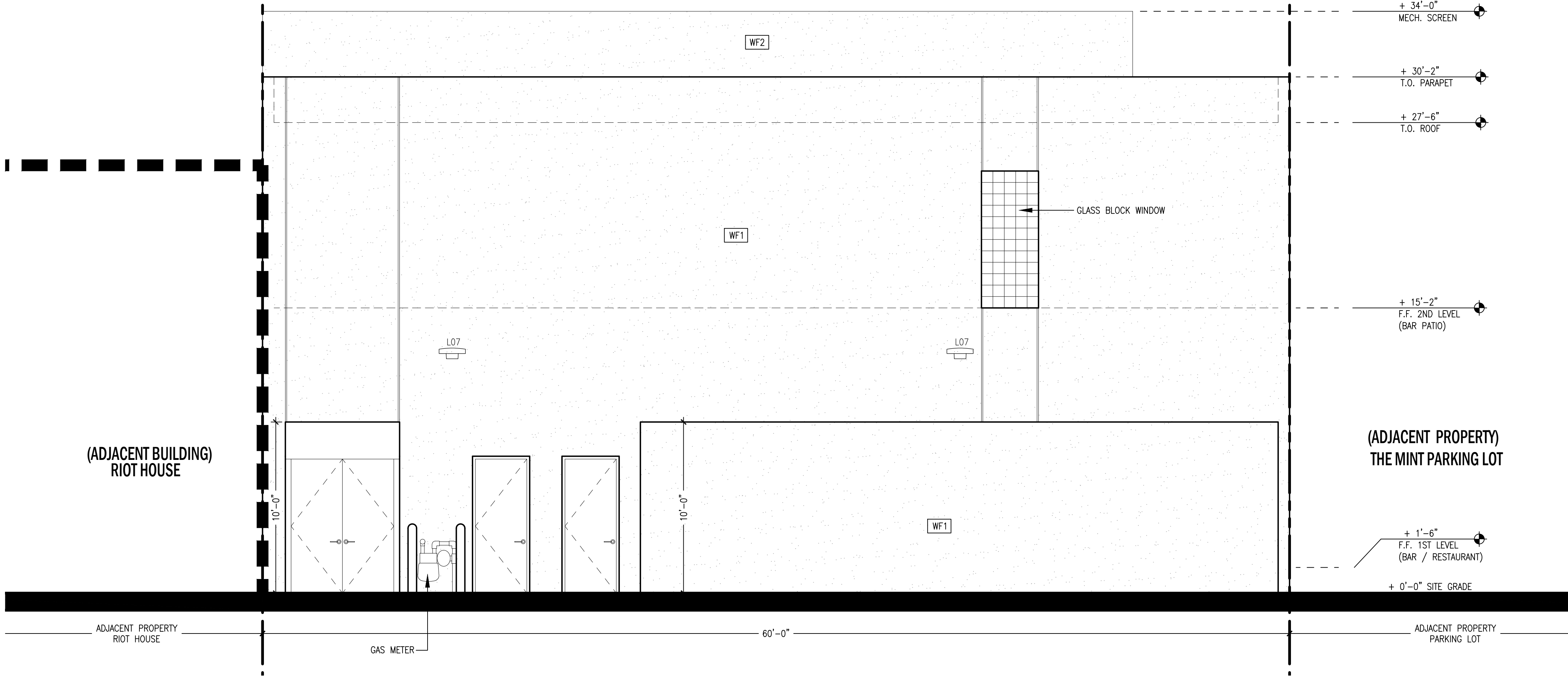
MT1 METAL
MFG: PAINTED STEEL - DUNN EDWARDS
TYPE: POWDERCOAT OR PAINTED
COLOR: "MINERS DUST" DEC 786
FINISH: MATTE FINISH

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: ARTILLO 4" X 8" FLOOR TILE
COLOR: BLEND - "DESERT" AND "GOLD"

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



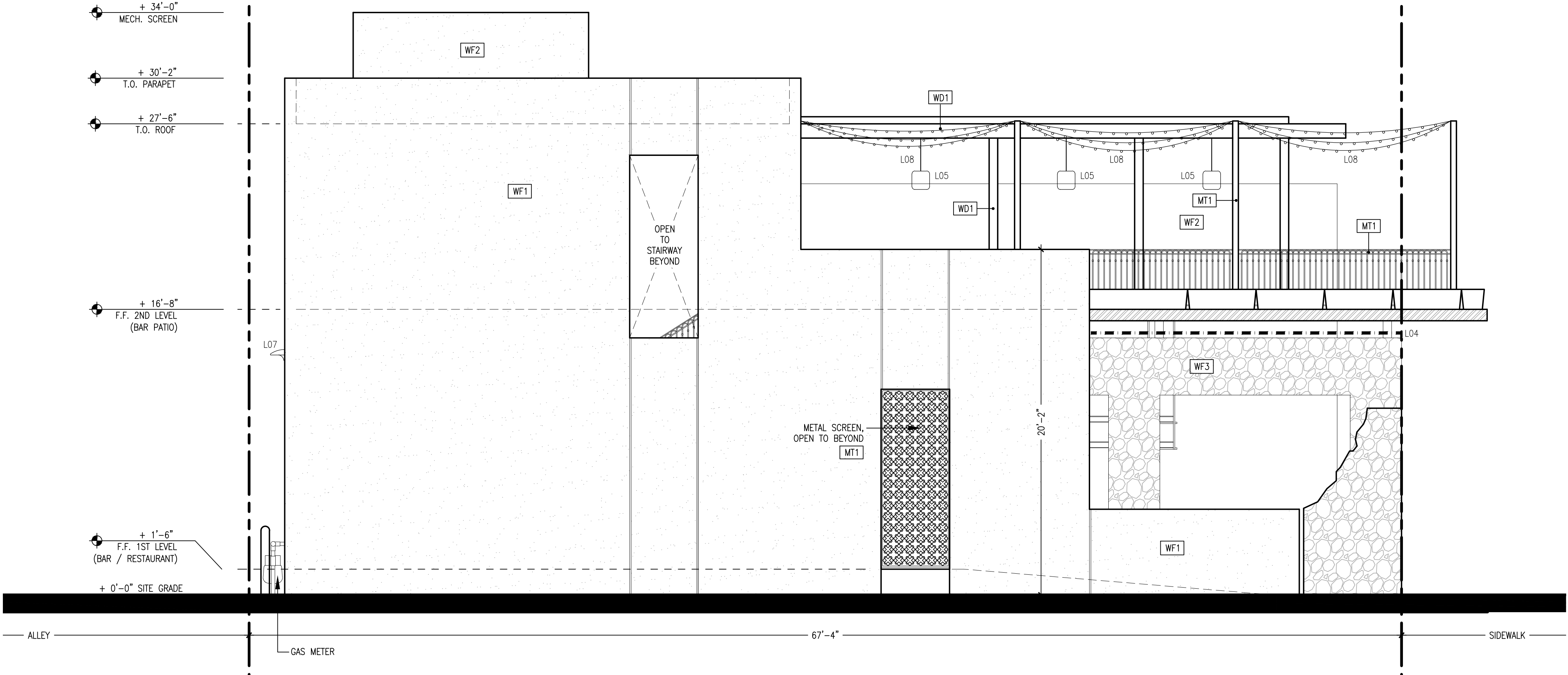
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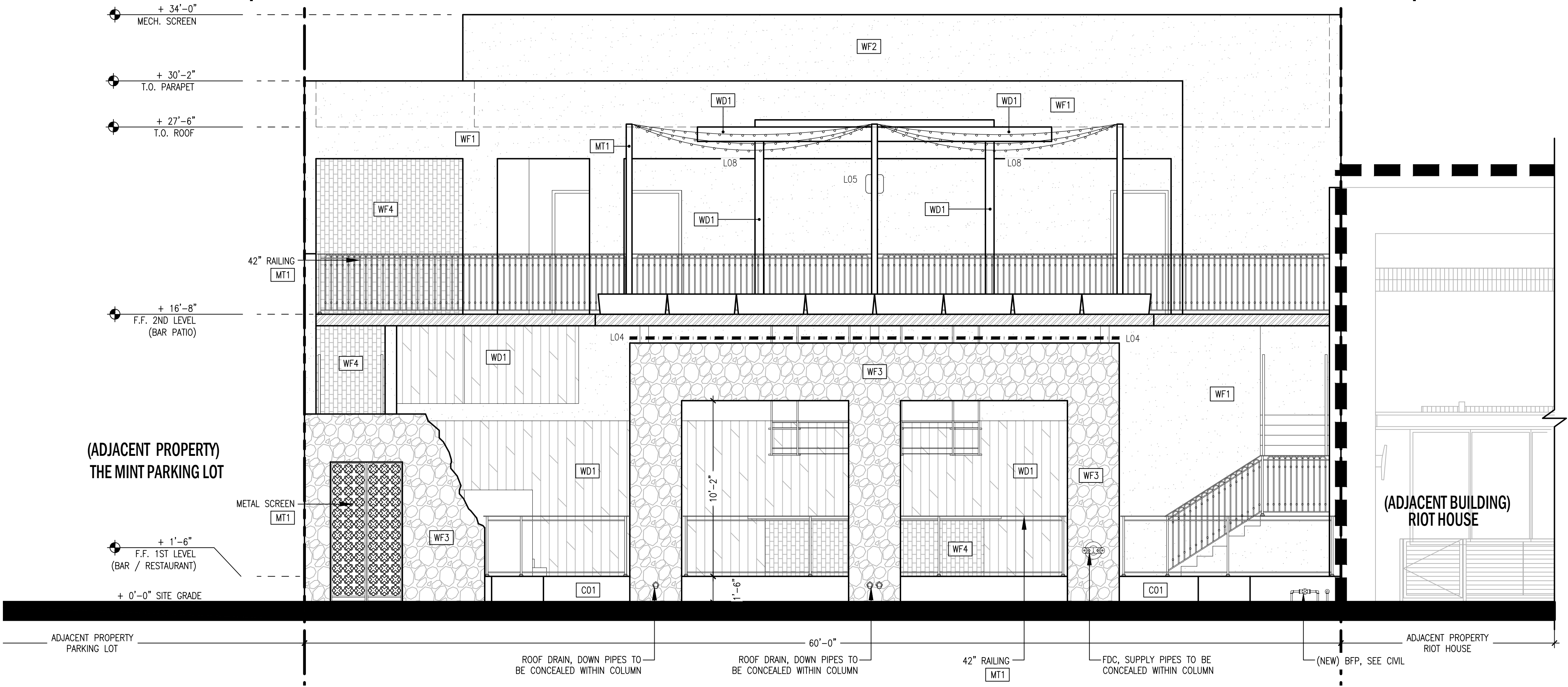
DESIGN REVIEW
EXTERIOR ELEVATIONS
v.02B

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

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



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



COLORS & MATERIALS

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

WF4 ACCENT WALL
MFG: ARTO BRICK
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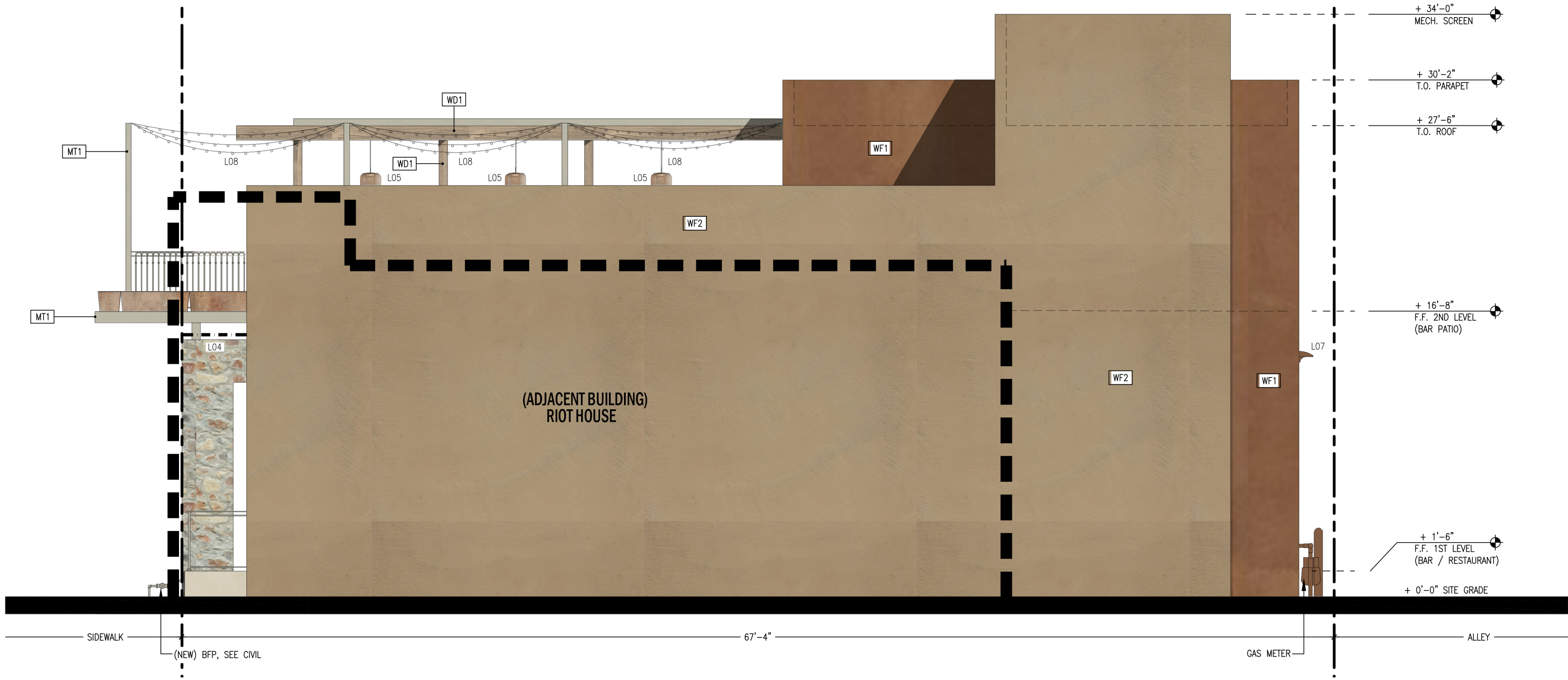
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SCOTTSDALE, ARIZONA
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DESIGN REVIEW
ELEVATIONS
V.02B

CASE#: 1316-PA-2021
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REVISED: 2022 . 06 . 23

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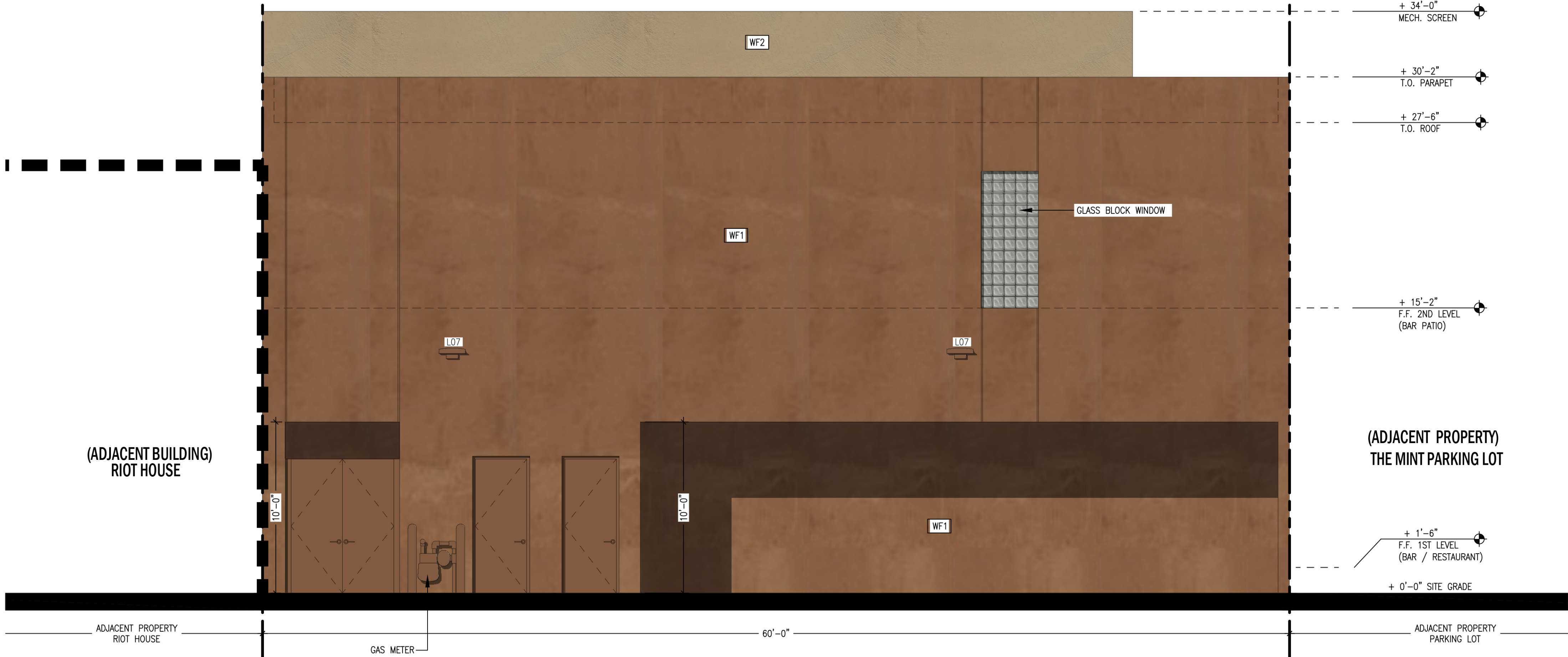
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REVISED: 2022 . 06 . 23



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

4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
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