

## 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

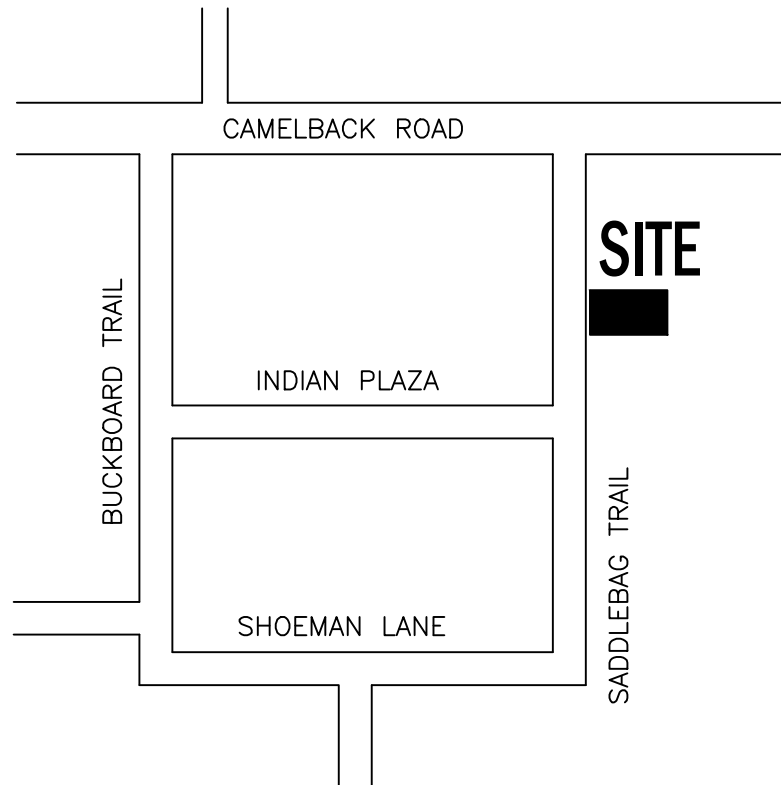
LOT COVERAGE:  
462 SF / 3,679 SF 13 %  
MAX ALLOWED 60 %

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

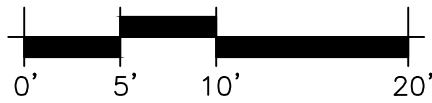
N.T.S.



## 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"



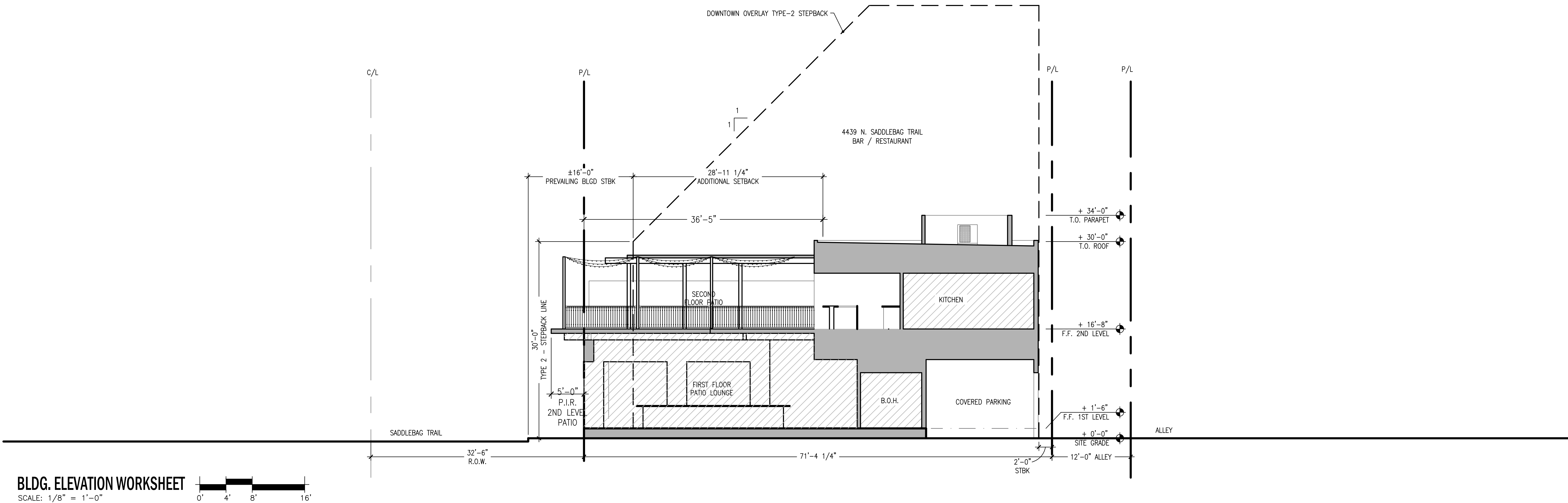
**AV3**  
design studio

# 4439 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT  
SCOTTSDALE, ARIZONA  
FOR: JOCQUE CONCEPTS

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

CASE #: 1316-PA-2021  
2022 . 04 . 12  
REV1 2022 . 06 . 23  
REV2 2022 . 08 . 31



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**DESIGN REVIEW  
PERSPECTIVE  
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