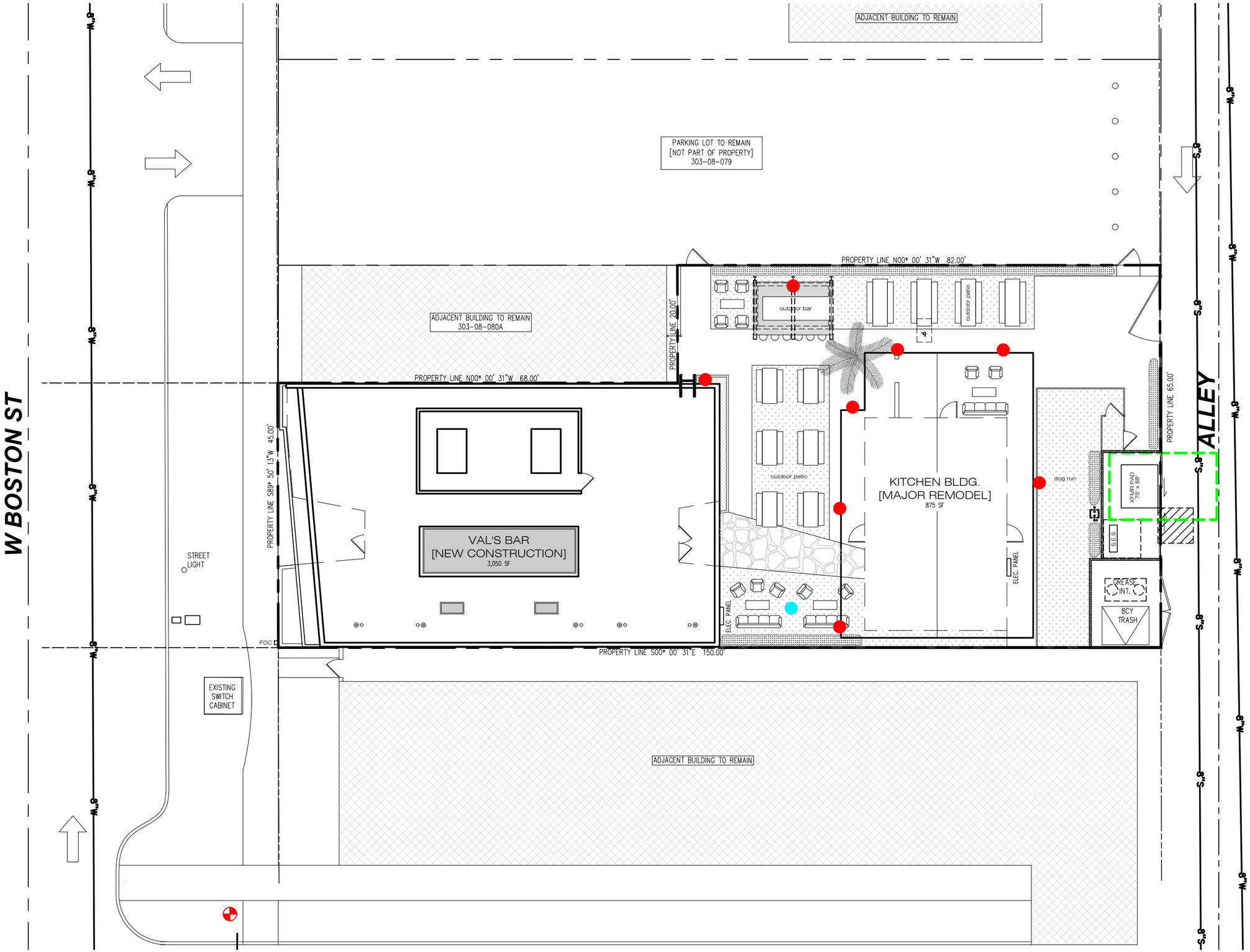

site plan
1/16" = 1'-0"

N

PROPERTY ADDRESS/APN

108 W BOSTON ST. CHANDLER, AZ 85225
APN: 303-08-079A

LOT SIZE SQFT

8,390 SF
0.19 ACRES

BUILDING SQFT

NEW BAR BLDG. [AKA VAL'S BAR]	3,050 SF
KITCHEN BLDG. [AKA SIMPLE CHICK]	875 SF
TOTAL CONDITIONED	3,925 SF

LOT COVERAGE

4,600 SF COVERED / 8,390 SF LOT
55% COVERED – 100% ALLOWED

BUILDING HEIGHT

ALLOWED : 30', 45' MAX. PER CCD ZONING
ACTUAL : 1 STORY / 18'

SETBACKS

ACCORDING TO ARTICLE XXXII. –
CITY CENTER DISTRICT (CCD)
SECTION 35-3204.A – BUILDING SETBACKS

FRONT	0'
SIDE	0'
REAR	0'

SITE PLAN LEGEND

- PROPOSED LOCATION FOR MUSIC SPEAKER
- PROPOSED LOCATION FOR LIVE MUSIC (SEATING REMOVED FOR PERFORMANCE)

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN