



SCOTTSDALE QUARTER
15301 N. SCOTTSDALE RD. - BLDG "A"
SCOTTSDALE, AZ 85254

ISSUED FOR STAFF APPROVAL
11/18/08

BDI

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PROJECT CONTACT LIST

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CASE HISTORY

CASE HISTORY NUMBERS AS FOLLOWS:
*10-DR-2007
*10-DR-2007 #2
*564-SA-2007
*292-SA-2008

PARKING

NOTE: PARKING REQUIREMENT
CALCULATIONS PER SHARED
PARKING MODEL AS APPROVED WITH
CASE# 10-DR-2007

DRAWING INDEX

COVER SHEET
SITE LOCATION PLAN
SITE LAYOUT PLAN
SEATING PLAN
SQUARE FOOTAGE DATA
B & W EXTERIOR ELEVATIONS
B & W EXTERIOR ELEVATIONS
RENDERED NORTH ELEVATION
RENDERED SOUTH ELEVATION
RENDERED EAST ELEVATION
RENDERED WEST ELEVATION
SITE PLAN (N.T.S.)
LANDSCAPE PLAN (N.T.S.)
EXT. ACCESSORY CUT SHEETS
PHOTOGRAPHS OF MATERIALS BD

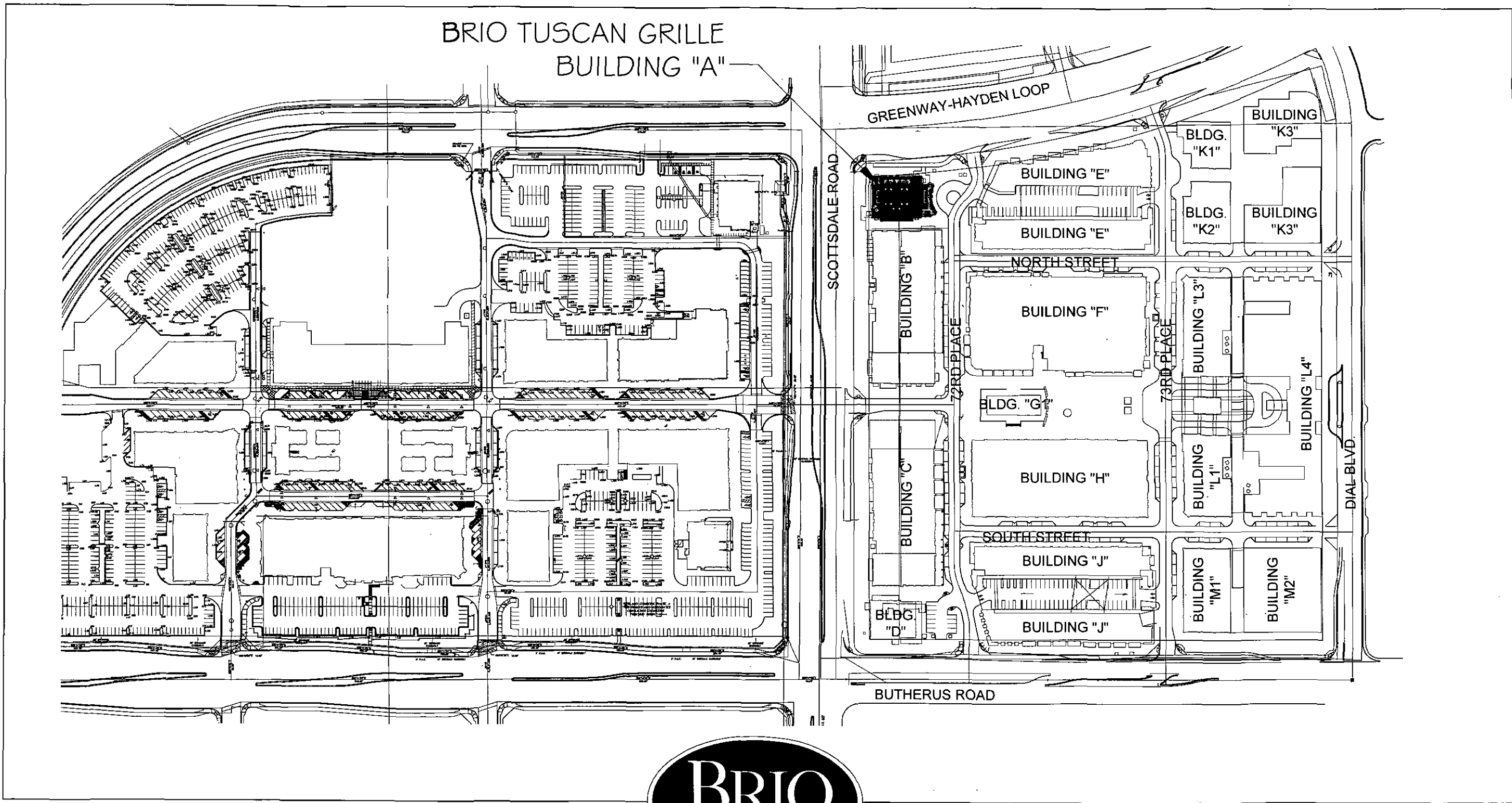
PROJECT SCOPE/CODES

PROJECT SCOPE CONSISTS OF TENANT IMPROVEMENT WITHIN BLDG. "A" AT "SCOTTSDALE QUARTER"

BUILDING CODE DATA - SCOTTSDALE QUARTER - SCOTTSDALE, ARIZONA
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL ENERGY CODE
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL FUEL GAS CODE
2005 NATIONAL ELECTRIC CODE

- OCCUPANCY CLASSIFICATION-PER SEC 302: A-2 RESTAURANT -
- CONSTRUCTION CLASSIFICATION - TYPE VB UNPROTECTED
SPRINKLERED COMBUSTIBLE CONSTRUCTION
- ALLOWABLE BUILDING AREA-
PER TABLE 503: 6,000 sq.ft
ALLOWABLE AREA - PER SECTION 506.1, 506.2, & 506.3 = 28,500sf
ACTUAL AREA: 7,883sf MEZZANINE: 979sf
- ALLOWABLE BUILDING HEIGHT: --
PER TABLE 503: 40'
ALLOWABLE HT PER SECTION 504.2: 40' + 20' (FULLY SPRINKLERED) = 60'
ACTUAL HEIGHT: 36'-0"
- OCCUPANT LOAD:

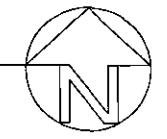
OCCUPANCY TYPE	# BY TABLE			ACTUAL #	# USED
	TABLE 1004.1.2	AREA	TOTAL		
A ASSEMBLY-FIXED (BOOTH/BANQUETTE)	1 PER 24' (1004.7)	186 lf	93	--	93
B ASSEMBLY-UNCONCENTRATED	1 PER 15sq.ft. net	1,252sqft	91	171	171
C ASSEMBLY-CONCENTRATED	1 PER 7sq.ft. net	92sqft	14	19	19
D ASSEMBLY-STANDING	1 PER 5sq.ft. net	40sqft	8	--	8
E ACCESSORY AREAS - STORAGE/MECH	1 PER 300sq.ft. gross	780sqft	3	--	3
F KITCHENS - COMMERCIAL	1 PER 200sq.ft. gross	1,777sqft	9	--	9
G BUSINESS	1 PER 100sq.ft. gross	81sqft	1	--	1
INTERIOR TOTAL					304
J ASSEMBLY-UNCONCENTRATED	1 PER 15sq.ft. net	841sqft	57	122	122
EXTERIOR TOTAL					122
BUILDING TOTAL					426

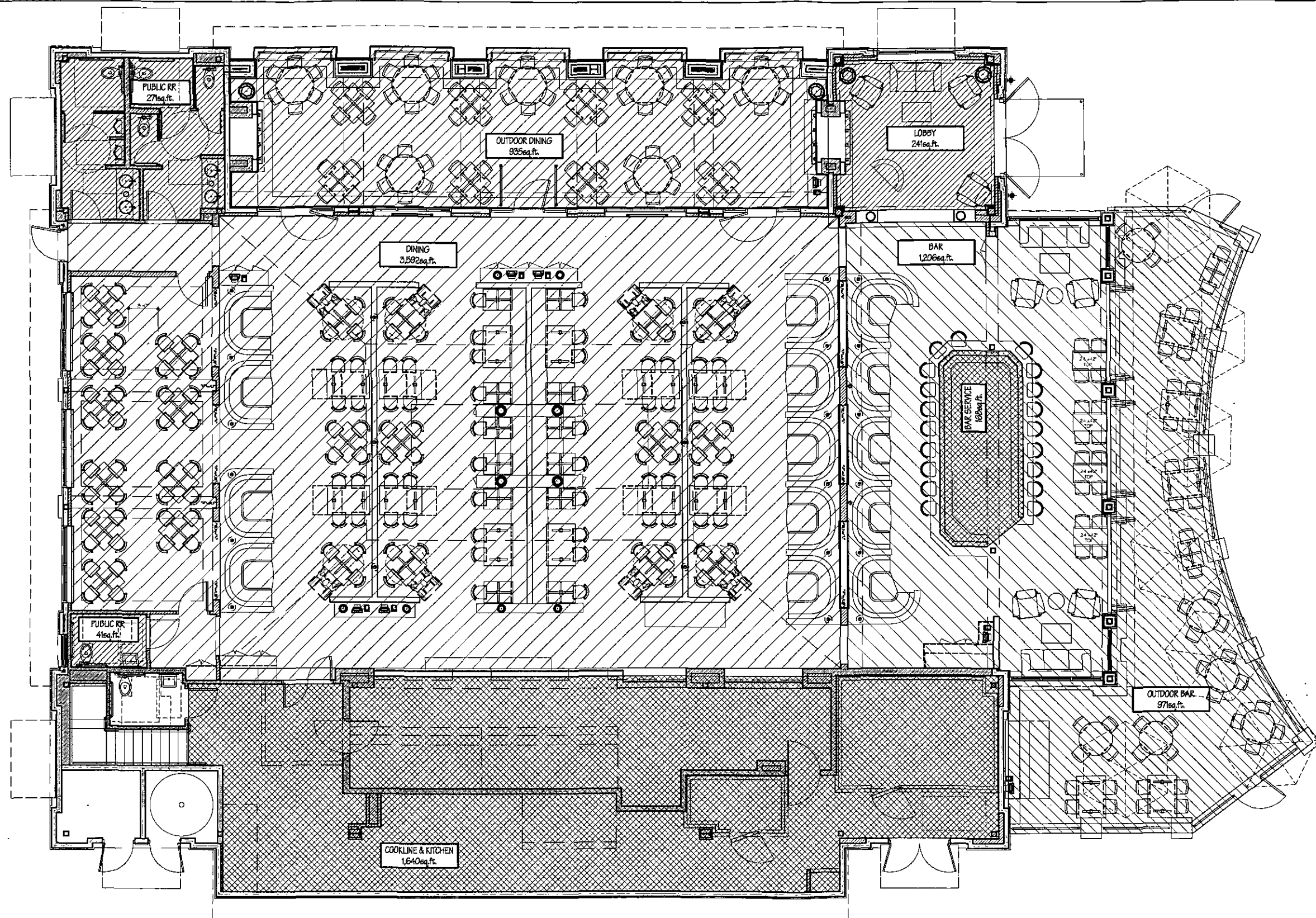


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BRIO TUSCAN GRILLE
SCOTTSDALE, AZ

SITE LOCATION PLAN
SCALE: 1" = 200'

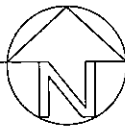




BRIO TUSCAN GRILLE
SCOTTSDALE, AZ

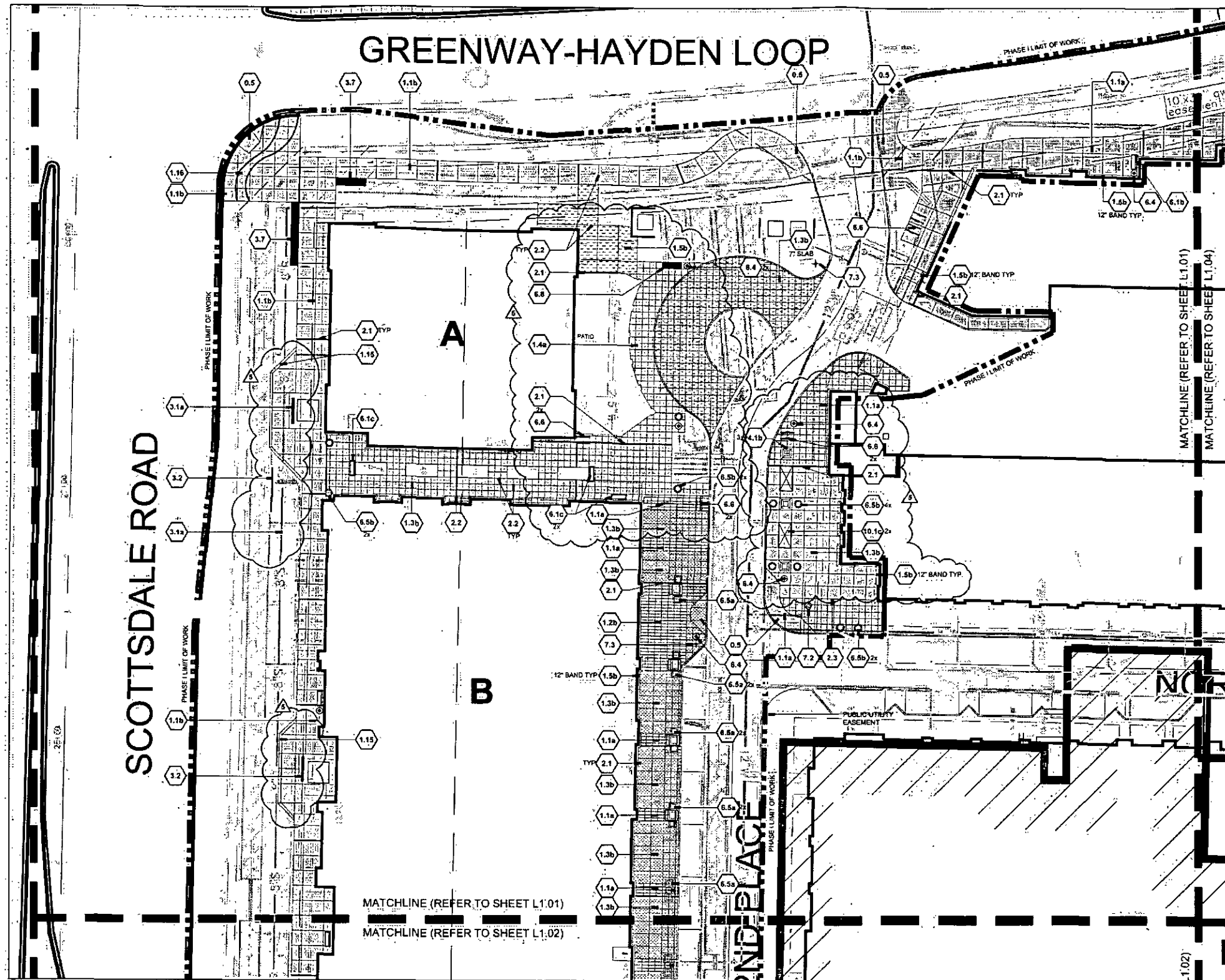
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SQUARE FOOTAGE DATA
SCALE: 3/32" = 1'-0"



PLAN SQUARE FOOTAGE DATA

FLOOR PLAN - S.F. DATA	7093	TOTAL S.F. PUBLIC AREAS
PUBLIC AREAS -	4768	S.F.
DINING & LOBBY (3833 S.F. INDOOR + 935 S.F. OUTDOOR)	2013	S.F.
BAR (1206 S.F. INDOOR + 971 S.F. OUTDOOR)	312	S.F.
RESTROOM (PUBLIC RESTROOMS)	1804	TOTAL S.F. SERVICE AREAS
KITCHEN AREA -	1640	S.F.
COOKLINE AND KITCHEN	164	S.F.
BAR SERVICE		



NOTES:
PLEASE REFER TO THE SITE WALL PLAN FOR ALL SITE WALLS OVER 3' TALL.

SITE DETAIL KEYNOTES:

DETAILSHEET	
0.1 EXISTING CONDITIONS/ WORK BY OTHERS	
0.1 C.I.P. CONC CURB	SEE CIVIL
0.2 UTILITY STRUCTURE	SEE CIVIL
0.3 BUILDING COLUMN	SEE ARCH
0.4 FIRE HYDRANT	SEE CIVIL
0.5 HANDICAP RAMP	SEE CIVIL
0.6 PAINTED CROSSWALK	SEE CIVIL
0.7 RETAINING WALL	SEE ARCH
0.8 HANDRAIL	SEE ARCH
0.9 GUARDRAIL	SEE ARCH
0.10 STAIRS	SEE ARCH
1.0 PAVEMENTS, RAMPS, CURBS	
1.1a NATURAL GRAY C.I.P. CONC - SANDSCAPE FINISH	1A.3.01
1.1b NATURAL GRAY C.I.P. CONC - LIGHT BROOM FINISH	1A.3.01
1.2a COLORED C.I.P. CONC - SANDSCAPE FINISH (SOUTHERN BLUSH)	1A.3.01
1.2b COLORED C.I.P. CONC - LIGHT BROOM FINISH (SOUTHERN BLUSH)	1A.3.01
1.3a COLORED C.I.P. CONC SANDSCAPE FINISH (SAN DIEGO BUFF)	1A.3.01
1.3b COLORED C.I.P. CONC LIGHT BROOM FINISH (SAN DIEGO BUFF)	1A.3.01
1.4a COLORED C.I.P. CONC SANDSCAPE FINISH (YOSEMITE BROWN)	1A.3.01
1.4b COLORED C.I.P. CONC LIGHT BROOM FINISH (YOSEMITE BROWN)	1A.3.01
1.5a COLORED C.I.P. CONC SANDSCAPE FINISH (OMAHA TAN)	1A.3.01
1.5b COLORED C.I.P. CONC LIGHT BROOM FINISH (OMAHA TAN)	1A.3.01
1.6 COLORED C.I.P. CONC - SPECIAL SEEDED AGGREGATE	1A.3.01
1.7 FINISH (GLASS)	
1.7 STONE PAVING TYPE 1	4A.3.03
1.8 CUT STONE CURB PLANTER	
1.9 STONE PAVING TYPE 2	
1.10 CUT STONE VENEERED RAISED PLANTER	
1.11 GRAY PEA GRAVEL - 1/2" DIA. MINUS	
1.12 CRUSHED GLASS MULCH "RIVER MIX"	
1.13 CUT CUT IN PAVING FOR PLANTING	1A.3.02
1.14 NAT. GRAY C.I.P. CONCRETE CURB - LT BROOM FINISH	1A.3.02
1.15 DOWN TURN SIDEWALK CONDITION	4A.3.02
1.16 COLORED C.I.P. CONC LT SANDELAST FIN (TALIESEN RUSTIC RED)	1A.3.01
1.17 EXTERIOR TILE PAVING	SEE ARCH
2.0 JOINTING	
2.1 EXPANSION JOINT AT C.I.P. CONC PAVEMENT	3A.3.01
2.2 SAW-CUT CONTROL JOINT AT C.I.P. CONC PAVEMENT	4A.3.01
2.3 COLD JOINT AT C.I.P. CONC	6A.3.01
3.0 SITE WALLS	
3.1a FORM-LINER FINISH COLORED C.I.P. CONCRETE WALL - TYPE #1	1A.3.04
3.1b COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
3.2 COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
3.3 COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
3.4 COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
3.5 COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
3.6 COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
3.7 COLORED C.I.P. FORM-LINER FINISH CONCRETE WALL - TYPE #2	1A.3.04
4.0 RAILINGS AND MISCELLANEOUS METALS	
4.1a TREE GRATE - TYPE #1 (KVA)	3A.3.02
4.1b TREE GRATE - TYPE #2 (KVA)	3A.3.02
4.2 CAST IRON DETECTABLE WARNING PLATE	SEE CIVIL
4.3 METAL EDGING	2A.3.02
4.4 PAINTED TUBULAR GUARDRAIL ON WALL	2A.3.05
4.5 PAINTED TUBULAR STEEL HANDRAIL AT STEPS	2A.3.06
5.0 SITE LIGHTING	
5.1 PEDESTRIAN LIGHT	SEE LIGHTING PLANS
5.2 STREET LIGHT	SEE LIGHTING PLANS
6.0 SITE FURNITURE	
6.1a WOOD BENCH - TYPE #1 (AUSTIN)	3A.3.03
6.1b WOOD BENCH - TYPE #2 (AUSTIN BACKLESS)	3A.3.03
6.1c WOOD BENCH - TYPE #3 (NEOLITHIC)	3A.3.03
6.2a WOOD TABLE + CHAIRS (ANTAGON)	BY OWNER
6.2b WOOD PLAZA CHAIRS	BY OWNER
6.3 TRASH RECEPTACLE - TYPE #1 (PLAINWELL)	2A.3.03
6.4 TRASH RECEPTACLE - TYPE #2 (CHASE PARK)	2A.3.03
6.5a PRECAST CONCRETE POT - TYPE #1 (SQUARE)	3A.4.5.02 & 1A.2.5.04
6.5b PRECAST CONCRETE POT - TYPE #2 (DUNE)	1A.2.5.02 & 3A.4.5.04
6.5c PRECAST CONCRETE POT - TYPE #3 (MEX)	
6.5d PRECAST CONCRETE POT - TYPE #4 (VAGONE LIGHT)	
6.6 STEEL BIKE RACK (DUMAR "U")	1A.3.03
6.7 STEEL BOLLARD (LEDA/VANNACLIP)	
6.8 CUT STONE BENCH (AKA SEATWALL)	4A.3.03
7.0 SIGNAGE / GRAPHICS	
7.1 IDENTITY SIGNAGE	SEE GRAPHIC DWGS
7.2 WAYFINDING SIGNAGE	SEE GRAPHIC DWGS
7.3 DIRECTIONAL/REGULATORY SIGNAGE	SEE GRAPHIC DWGS
7.4 STREET PLAQUE IN PAVEMENT	SEE GRAPHIC DWGS
8.0 DRAINAGE	
8.1 PAVING AREA DRAIN (REF. CIVIL DWGS)	SEE CIVIL
8.2 PLANTING AREA DRAIN (REF. CIVIL DWGS)	SEE CIVIL
8.3a P.V.C. PERFORATED SUB-DRAINAGE PIPE FOR PALMS OR TREES	SEE CIVIL
8.3b P.V.C. PERFORATED SUB-DRAINAGE PIPE FOR PAVING AREAS	SEE CIVIL
8.3c P.V.C. SUB-DRAINAGE CLEAN OUT PIPE	SEE CIVIL
8.3d P.V.C. SUB-DRAINAGE CONNECTION TO STORM LINE	SEE CIVIL
9.0 PLANTING AND LANDSCAPE	
9.1 TURF	5A.5.03
9.2 SHRUB PLANTING	3A.5.03
9.3 GROUND COVER PLANTING	1A.5.05
9.4 TREE IN HARDSCAPE	2A.5.01
9.5 TREE IN SOFTSCAPE	3A.5.01
9.6 PALM PLANTING	1A.5.01
9.7 ANNUALS PLANTING AREA	1A.5.05
9.8 VINE PLANTING	4A.5.01
9.9 SADDLEBACK BROWN ROCK MULCH, 3" - 2 1/2" DIA.	2A.5.05
9.10 SADDLEBACK BROWN D.G. MULCH, 2" ROCKS WITH SOIL STABILIZER BINDER	2A.5.05
9.11 STRUCTURAL SOIL SYSTEM (CU) FOR STREET TREES	
9.12 CACTUS / ACCENT PLANTING	1A.5.03
9.13 PLANT SPACING	2A.5.03
9.14 SAGUARO PLANTING	4A.5.03
9.15 OCOTILLO PLANTING	6A.5.03
10.0 MISCELLANEOUS	
10.1a INFO/VALET KIOSK	SEE ARCH
10.1b RETAIL KIOSK	SEE ARCH
10.2 RETAIL MERCHANDISING UNIT - RMU	BY OWNER
10.3 BONEYARD SCULPTURE STONE (ARIZONA MOSS ROCK)	
10.4 MISTING COLUMNS	SEE WATER FEATURE DWGS
10.5 WATER SKIN PAVING	SEE WATER FEATURE DWGS
10.6 SURGE WATER FEATURE	SEE WATER FEATURE DWGS
10.7 POP-JET WATER FEATURE	SEE WATER FEATURE DWGS
10.8 RELOCATED STATUE FROM BUTHERUS MEDIAN	
11.0 REFERENCE SECTIONS	
11.1 SECTION ONE AT BUS STOP	1A.3.05
11.2 NOT USED	
11.3 SECTION AT STEPS WEST OF BUILDING C	2A.3.06
11.4 SECTION AT RELOCATED STATUE	3A.3.06
11.5 SECTION SOUTH OF BUILDING D	1A.3.07
11.6 SECTION ONE SOUTH OF BUILDING J	2A.3.07
11.7 SECTION TWO SOUTH OF BUILDING J	1A.3.08

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SCOTTSDALE QUARTER
15101 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA

IMPROVEMENT PLAN
APPLICATION

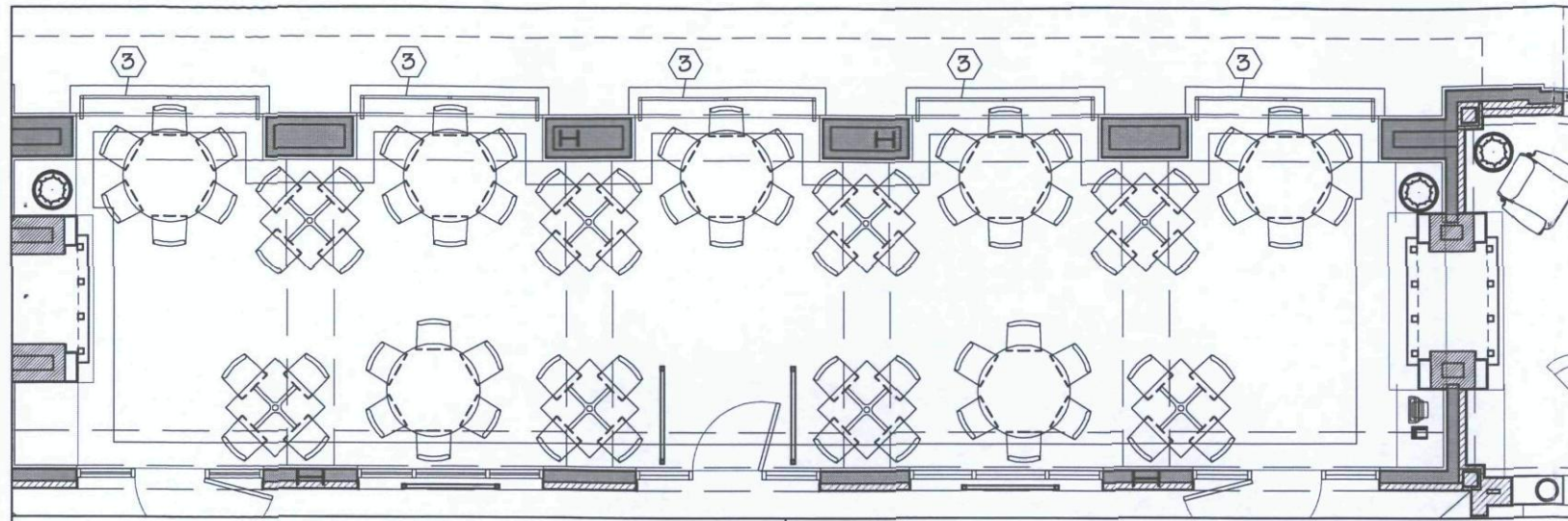
- 12.18.07 CITY SUBMITTAL 1
- 02.18.08 CITY SUBMITTAL 2
- 04.25.09 CITY SUBMITTAL 3
- 06.20.09 CITY SUBMITTAL 4
- 09.08.09 CITY SUBMITTAL 5

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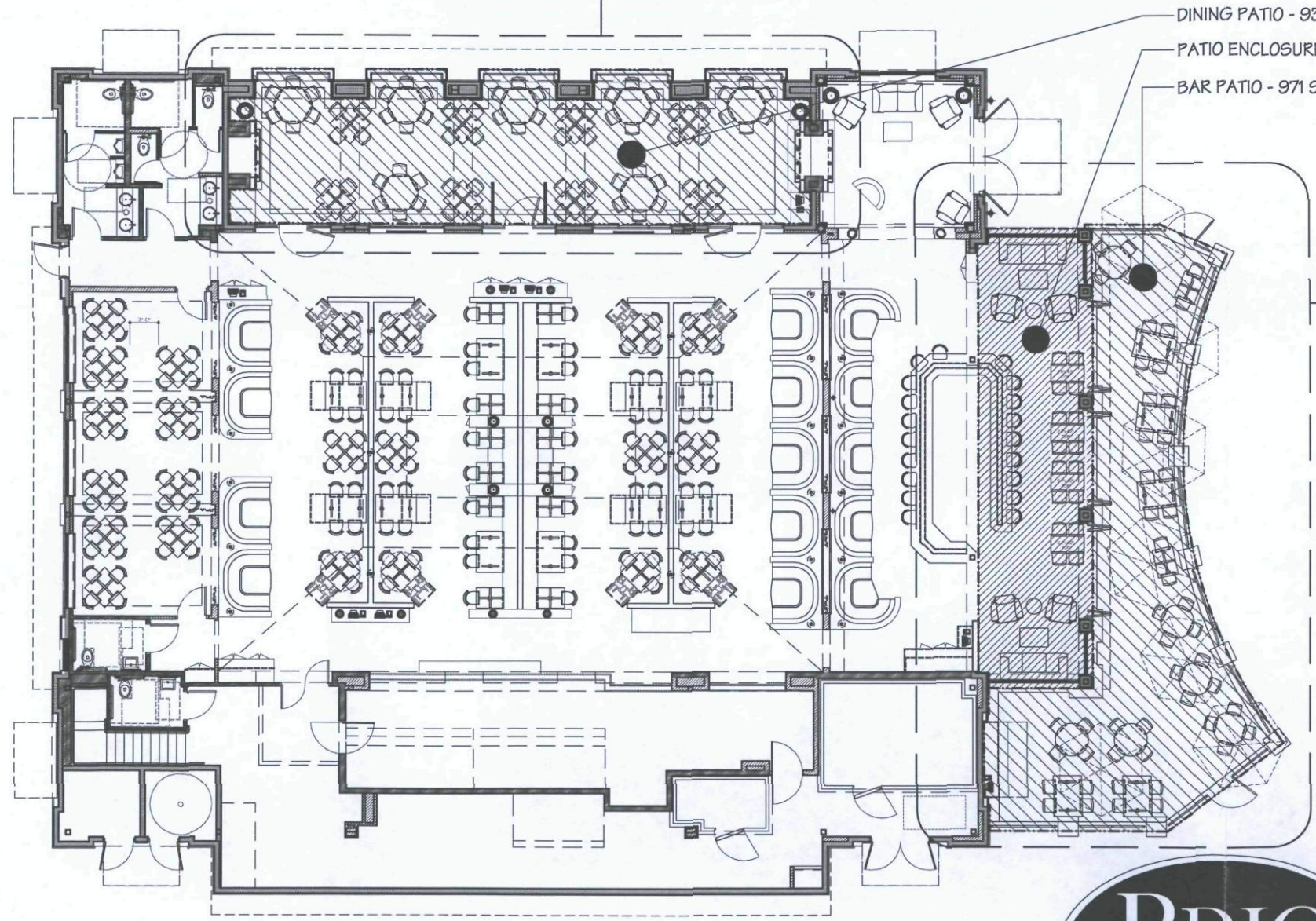
Project No.
36415

MATERIALS PLAN

L1.01

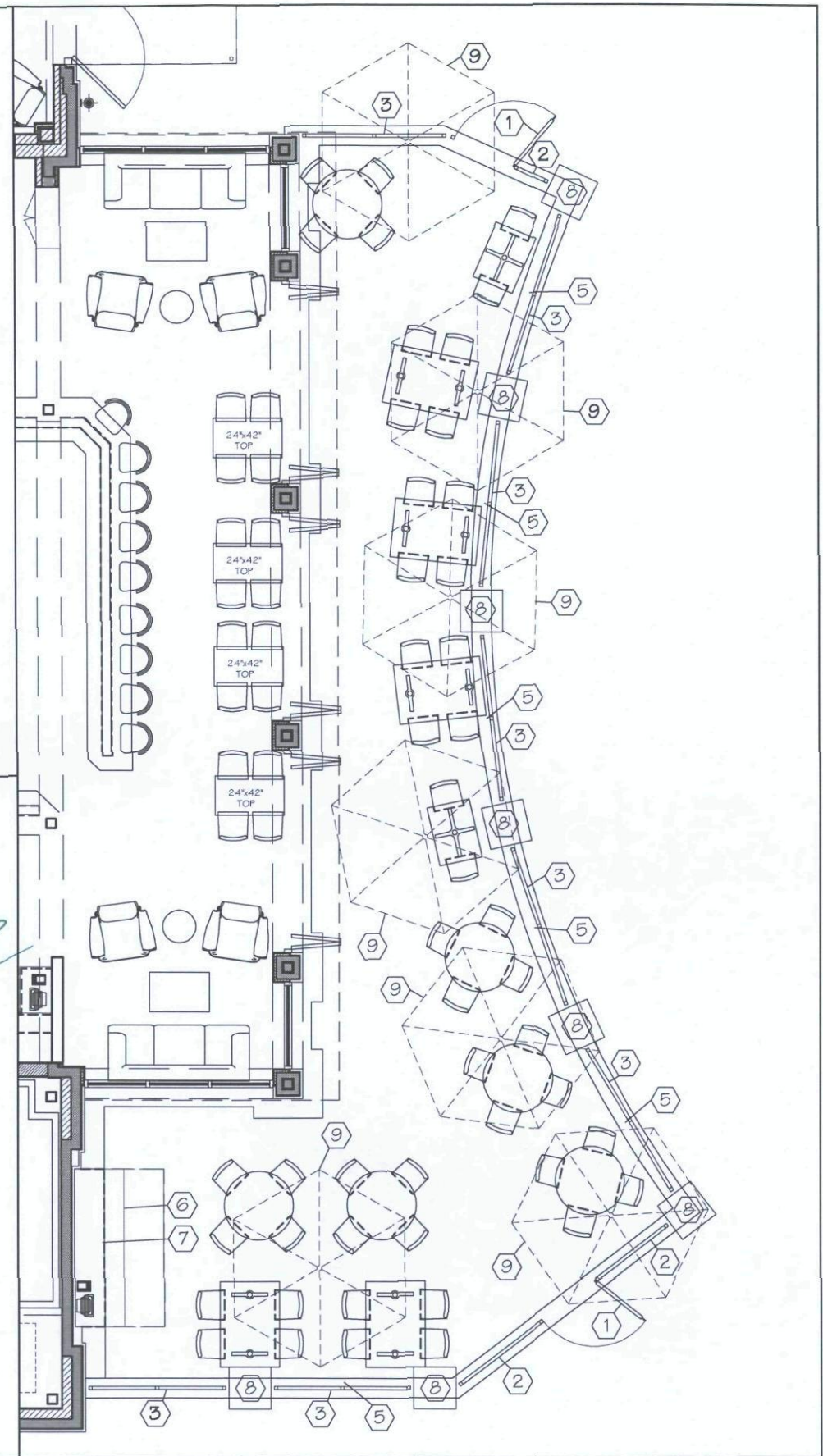


- PATIO ACCESSORY SCHEDULE
- 1 "FORTIN IRONWORKS" XO PATIO GATE
 - 2 "FORTIN IRONWORKS" 1XO PATIO RAILING
 - 3 "FORTIN IRONWORKS" 2XO PATIO RAILING
 - 4 "FORTIN IRONWORKS" DIVIDER RAILING
 - 5 "FORTIN IRONWORKS" LIGHT POST
 - 6 "FORTIN IRONWORKS" BASE CABINET
 - 7 "FORTIN IRONWORKS" BAKER'S RACK
 - 8 "HENRI STUDIOS" LARGE SQUARE PLANTER - #8740
 - 9 "TERRA FURNITURE" LAGUNA UMBRELLA - 11'-0" DIA. - WHITE SHADE



DINING PATIO - 935 SQ.FT.
 PATIO ENCLOSURE - 585 SQ.FT.
 BAR PATIO - 971 SQ.FT.

292-SA-2008
 APPROVED
 5/6/09
 DATE
 TIPS
 INITIALS



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BRIO TUSCAN GRILLE
 SCOTTSDALE, AZ

SEATING FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 ENLARGED SCALE: 1/8" = 1'-0"



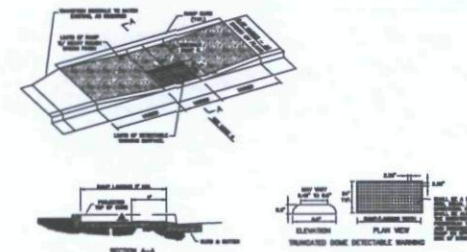
SITE DATA 10DR2007

Zoning	PRC
Gross Site Area	1,246,149.70 SF
Net Site Area	28.61 Acres
	1,024,555.00 SF
	23.52 Acres
Open Space Required	204,911 SF
= 20% max. of Net Site Area (1,024,555 x .20)	
Open Space Provided	246,453 SF
Frontage Open Space Required	51,228 SF
= 25% of Req'd Open Space (204,911 x .25)	
Frontage Open Space Provided	62,250 SF
Parking Lot Landscape Area	3,268 SF
Parking Lot Landscape Req'd	490 SF
(15% x 3268)	
Parking Lot Landscape Provided	873 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,644 SF)
FAR Proposed	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Proposed	236,433 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

NOTES

1. Site plan is for reference. All site related work will be performed under a separate permit. Reference the Civil plans and Landscaping plans for site information.
2. Work to be performed under this contract is building related only. Work under this contract will be performed in conjunction with the work described in 10-DR-2007.

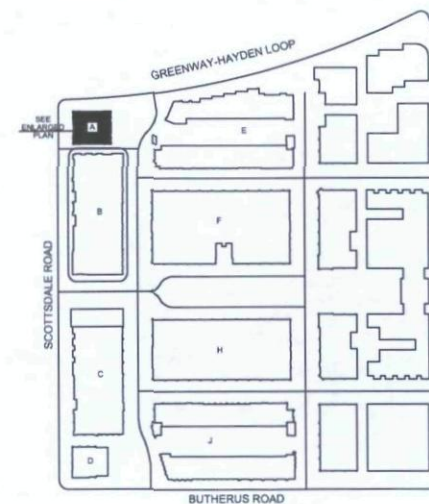
Assessor's Parcel no.
215-05-056G



00 COS Sidewalk Ramp Typical Detail

Scale: NONE

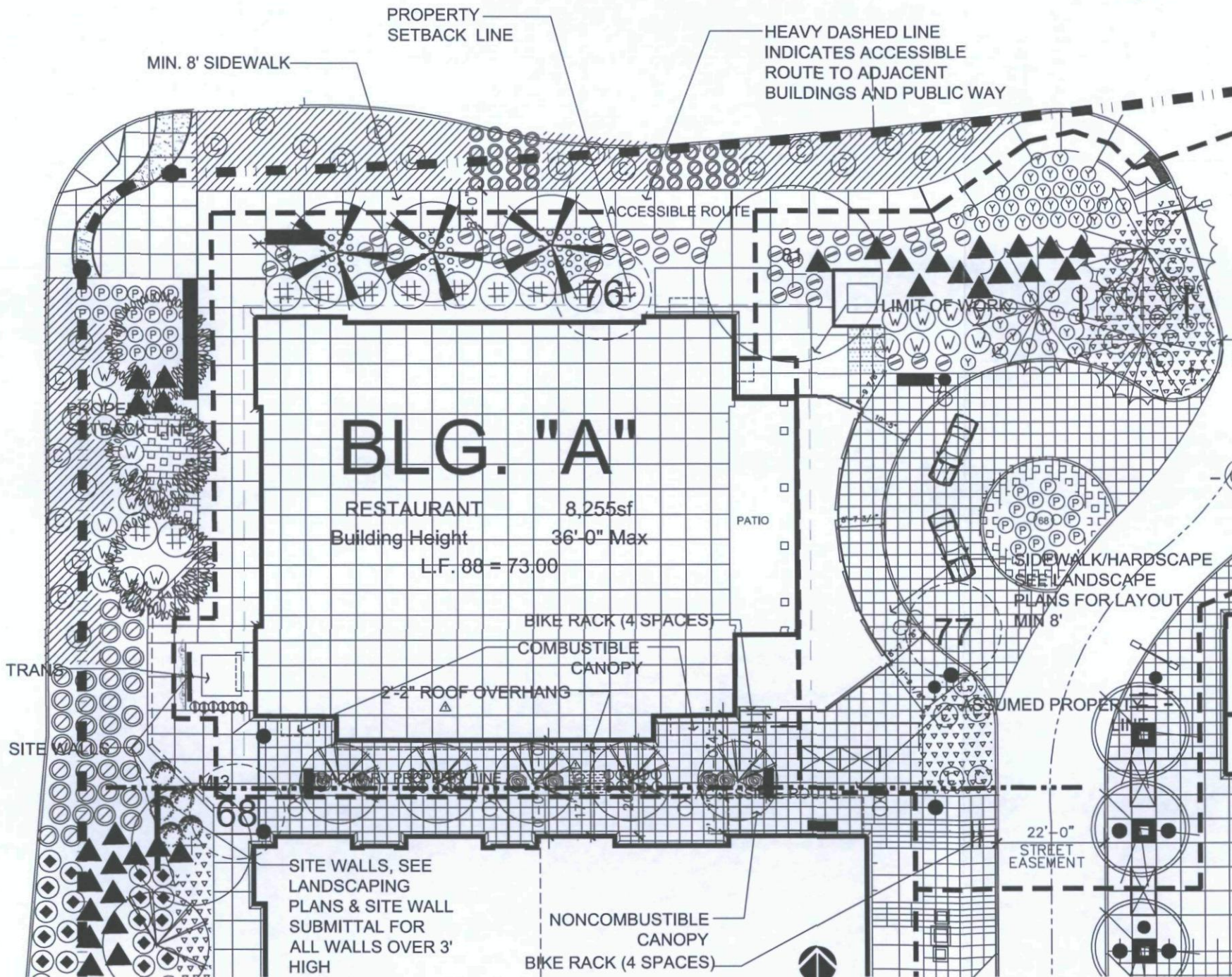
REF:



01 SITE KEY PLAN

Scale: N.T.S.

REF:



02 PARTIAL ARCHITECTURAL SITE PLAN

Scale: 1" = 10'

REF:



REF:

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REGISTERED ARCHITECT
38815
GEORGE A. MELARA
ARIZONA U.S.A.

SCOTTSDALE QUARTER
PHASE 1 - BUILDING A
15037 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

Date: February 8, 2008
City Submittal

Revisions
April 7, 2008
2nd City Submittal

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A101.3.A
ENLARGED SITE PLAN