

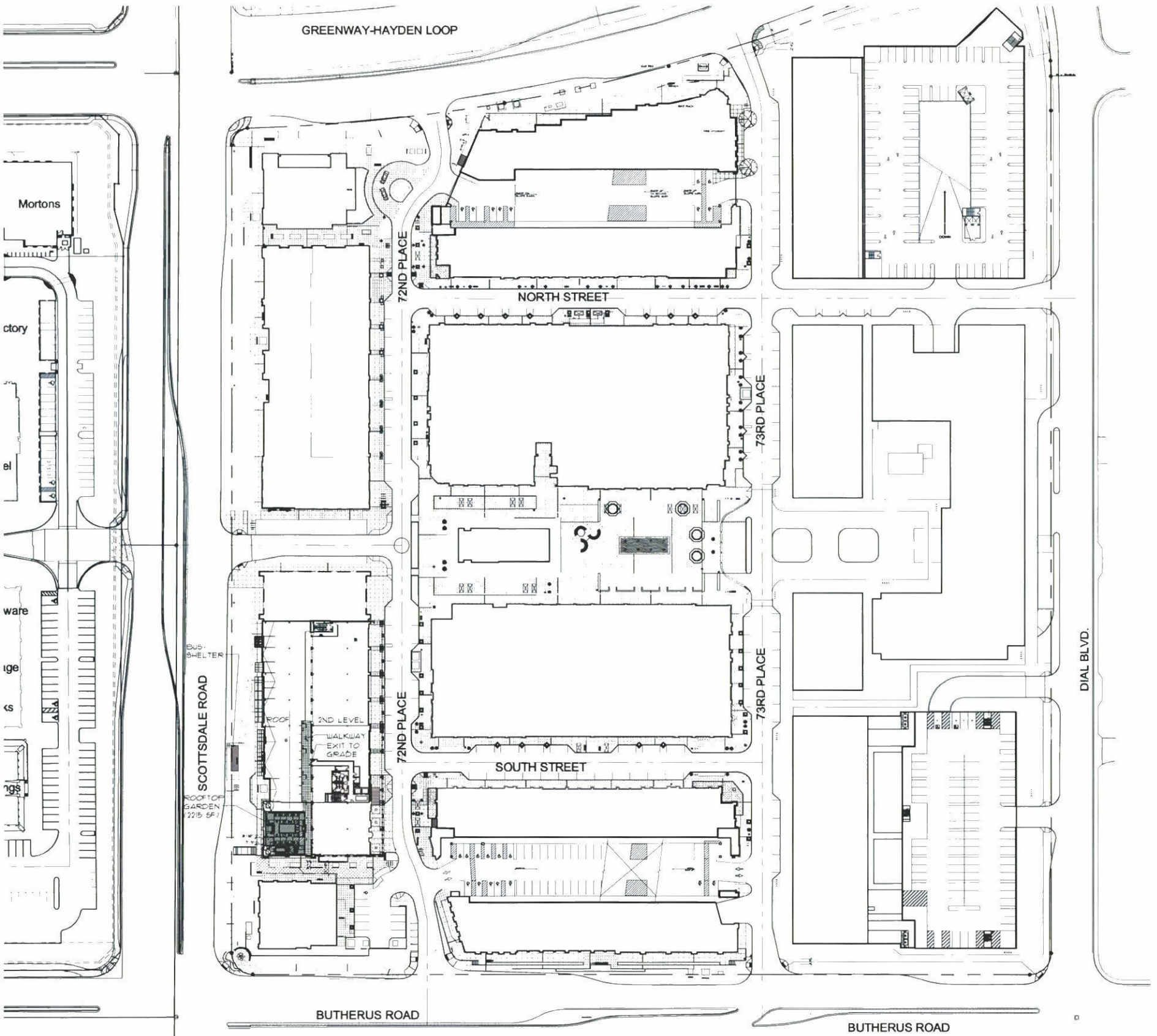
Dominick's Rooftop Garden

DRB Package



97-DR-2010
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/20/11
DATE INITIALS

24 November 2010



SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF 28.61 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	226,636 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,250 SF
Parking Lot Landscape Req'd (15% x 3268)	490 SF
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 Provided	178,238 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

TABULATIONS

BUILDING A LEVEL 1 (RESTAURANT) PATIO	7,806 SF 1,806 SF	BUILDING G1,G2,G3 G1 (RESTAURANT) G1 (NON LEASEABLE) KIOSKS TOTAL PATIO	4,058 SF 102 SF 1220 SF 5,380 SF 4,478 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) LEVEL 2 (OFFICE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) TOTAL PATIO	34,189 SF 3,275 SF 8,776 SF 19,566 SF 2,858 SF 17,489 SF 2,381 SF 16,081 SF 2,374 SF 106,868 SF 0 SF	BUILDING H LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 2 (RETAIL) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) TOTAL PATIO	36,456 SF 10,175 SF 8,207 SF 9,743 SF 38,512 SF 3,135 SF 23,600 SF 133,781 SF 3,278 SF
BUILDING C LEVEL 1 (RETAIL) LEVEL 2 (NON LEASEABLE) LEVEL 2 (RETAIL) LEVEL 2 (NON LEASEABLE) LEVEL 2 (ROOFTOP GARDEN) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) TOTAL PATIO	30,881 SF 7,721 SF 2,265 SF 20,426 SF 2,252 SF 18,837 SF 2,707 SF 18,806 SF 2,707 SF 106,797 SF 0 SF	BUILDING J LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) TOTAL PATIO	16,166 SF 15,863 SF 5,318 SF 37,347 SF 1,678 SF
BUILDING D LEVEL 1 (GROCERY) TOTAL PATIO	6,940 SF 6,940 SF 1,517 SF	BUILDING K1, K2 LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1-5 (RESIDENTIAL) TOTAL PATIO	8,813 SF 10,787 SF 268,203 SF (134 UNITS) 281,206 SF 0 SF
BUILDING E LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) TOTAL PATIO	15,046 SF 24,263 SF 2,095 SF 41,404 SF 3,131 SF	BUILDING L1, L2, L3 LEVEL 1 (RETAIL) LEVEL 1-5 (HOTEL) TOTAL PATIO	20,340 SF 173,325 SF (104 KEYS) 202,865 SF 0 SF
BUILDING F LEVEL 1 (RETAIL) LEVEL 1 (NON LEASEABLE) LEVEL 2 (THEATER) LEVEL 2 (RESTAURANT) LEVEL 2 (NON LEASEABLE) TOTAL PATIO	57,856 SF 5,802 SF 37,155 SF 12,838 SF 8,825 SF 122,676 SF 1,998 SF	BUILDING M1, M2 LEVEL 1 (RETAIL) LEVEL 1-5 (RESIDENTIAL) TOTAL PATIO	22,996 SF 141,819 SF (148 UNITS) 164,815 SF 0 SF
		GRAND TOTAL	1,229,466 SF

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT = 282 DU @ 2 SPACES/DU = 564 SPACES
- HOTEL PARKING REQUIREMENT = 184 ROOMS @ 1 SPACE/ROOM = 184 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING REQUIREMENT = 748 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 748 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 637,785 SF @ 1 SPACE/300 SF = 2,126 SPACES
- SUITE J1-100 (PRIMEBAR) PARKING REQUIREMENT = 113 SPACES (SEE SUITE J-1-100 NOTE, BELOW)
- TOTAL MUCC/PRIMEBAR PARKING REQUIREMENT = 2,239 SPACES
- TOTAL MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 2,452 SPACES
- TOTAL PARKING REQUIRED = 2,987 SPACES
- TOTAL PARKING PROVIDED = 3,200 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 748 SPACES = 15 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES
- ACCESSIBLE MUCC/PRIMEBAR PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 2,452 SPACES = 49 SPACES
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SUITE J-1-100 Note: Parking required for Suite J-1 (Primebar) determined through City Council approval of 15-UP-2008 #2 AND 16-UP-2008#2

01 ROOFTOP DINING SITE PLAN
SCALE: 1"=60'



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Dominick's Rooftop
Garden
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Scottsdale, AZ 85260

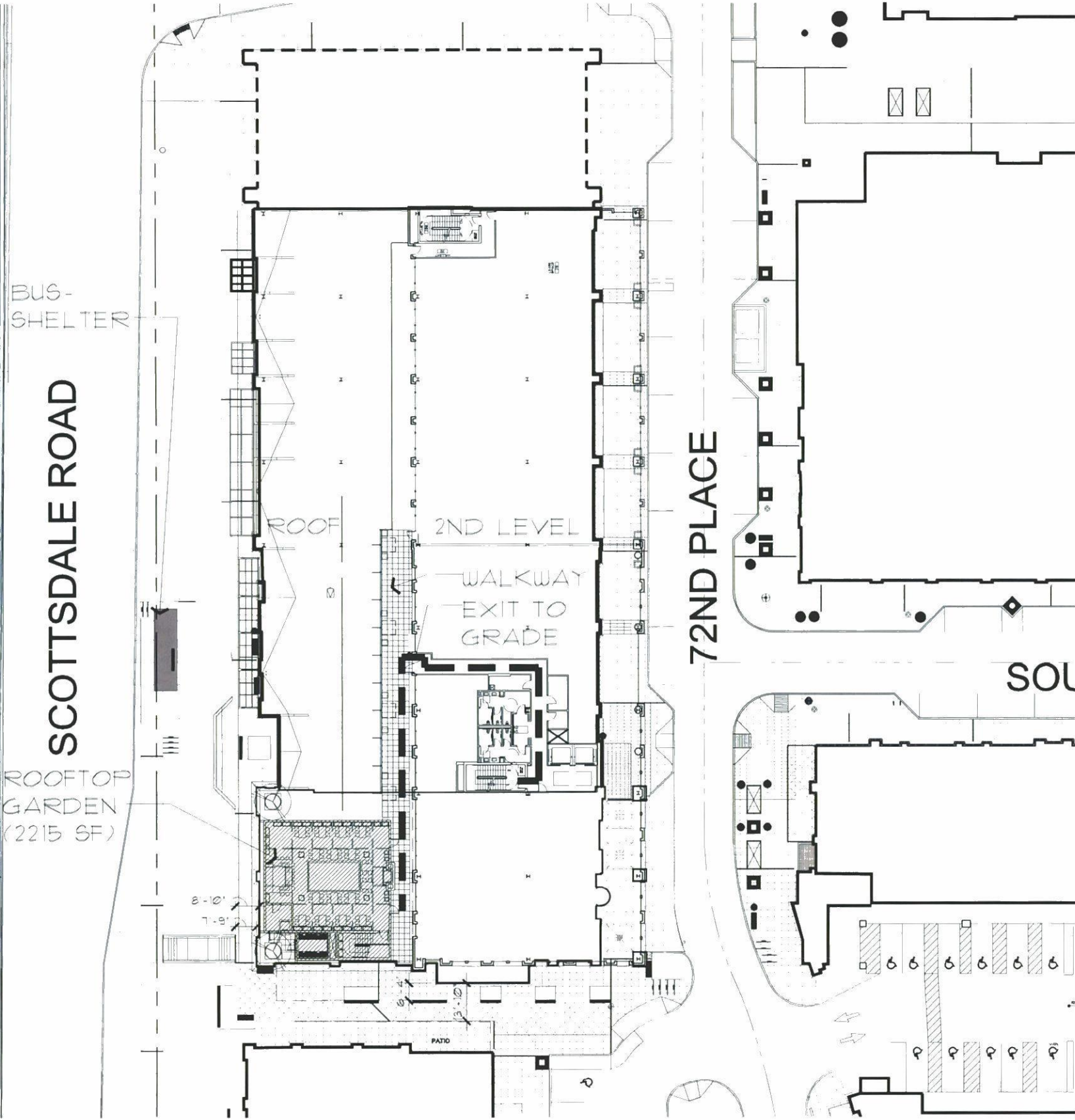
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A-1
OVERALL SITE PLAN



01 ROOFTOP GARDEN ENLARGED SITE PLAN
SCALE: 1"=20'
NORTH

SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF 28.61 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
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BUILDING B LEVEL 1 (RETAIL) LEVEL 2 (RETAIL) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) TOTAL PATIO	34,189 SF 3,275 SF 8,776 SF 10,568 SF 2,856 SF 17,489 SF 2,381 SF 16,081 SF 2,374 SF 106,988 SF 0 SF	BUILDING H LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) LEVEL 2 (RETAIL) LEVEL 2 (OFFICE) LEVEL 2 (NON LEASEABLE) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) TOTAL PATIO	36,456 SF 10,175 SF 8,207 SF 9,743 SF 34,512 SF 3,135 SF 23,600 SF 5,563 SF 133,791 SF 3,275 SF
BUILDING C LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 2 (RETAIL) LEVEL 2 (NON LEASEABLE) LEVEL 2 (ROOFTOP GARDEN) LEVEL 3 (OFFICE) LEVEL 3 (NON LEASEABLE) LEVEL 4 (OFFICE) LEVEL 4 (NON LEASEABLE) TOTAL PATIO	30,881 SF 7,721 SF 2,285 SF 20,426 SF 2,252 SF 10,837 SF 2,707 SF 18,805 SF 2,707 SF 108,787 SF 0 SF	BUILDING J LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) TOTAL PATIO	18,166 SF 15,863 SF 5,318 SF 39,347 SF 1,878 SF
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BUILDING E LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) LEVEL 1 (NON LEASEABLE) TOTAL PATIO	15,048 SF 24,253 SF 2,095 SF 41,404 SF 3,131 SF	BUILDING L1, L2, L3 LEVEL 1 (RETAIL) LEVEL 1-5 (HOTEL) TOTAL PATIO	20,340 SF 173,325 SF (194 KEYS) 202,885 SF 0 SF
BUILDING F LEVEL 1 (RETAIL) LEVEL 1 (NON LEASEABLE) LEVEL 2 (THEATER) LEVEL 2 (RESTAURANT) LEVEL 2 (NON LEASEABLE) TOTAL PATIO	57,856 SF 5,802 SF 37,155 SF 12,808 SF 9,825 SF 122,876 SF 1,088 SF	BUILDING M1, M2 LEVEL 1 (RETAIL) LEVEL 1-5 (RESIDENTIAL) TOTAL PATIO	22,996 SF 141,819 SF (148 UNITS) 164,815 SF 0 SF
		GRAND TOTAL	1,229,466 SF

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- SUITE J-1-100 Note: Parking required for Suite J-1 (Primebar) determined through City Council approval of 15-UP-2008 #2 AND 16-UP-2008#2

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Dominick's Rooftop
Garden
15169 N. Scottsdale Rd.
Scottsdale, AZ 85260

97-D12-2010
STIPULATED SET
RETAIN FOR RECORD
APPROVED
1/20/11
DATE INITIALS

Date
November 24, 2010

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A-2
ENLARGED SITE PLAN



WEST ELEVATION



SOUTH ELEVATION



Dominick's Rooftop
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15169 N. Scottsdale Rd.
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A-3

RENDERED ELEVATIONS



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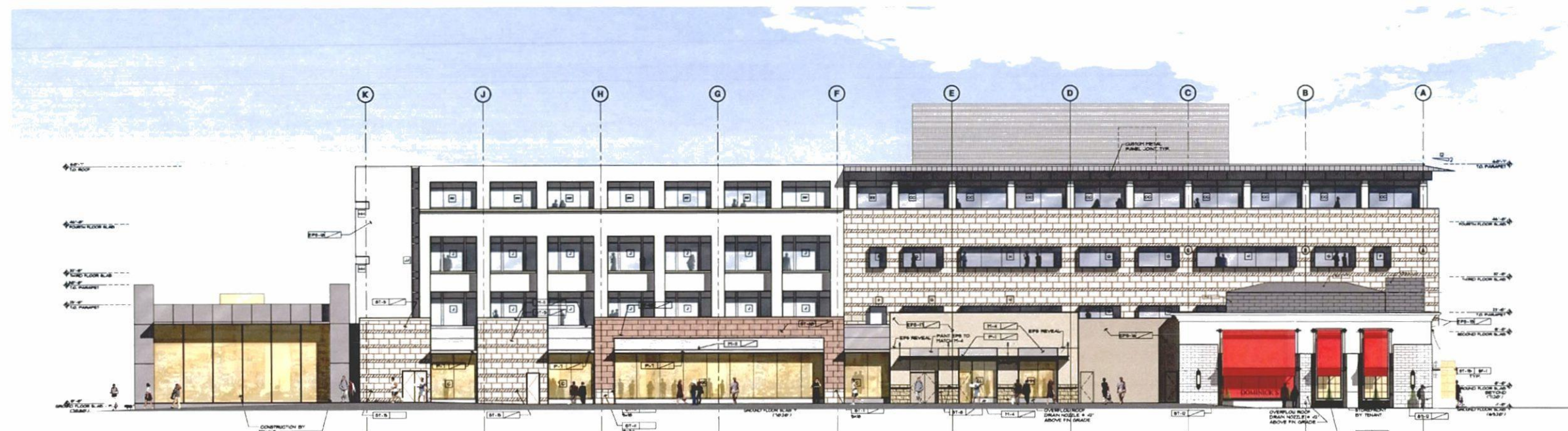
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A-4

STREETSCAPE ELEVATIONS



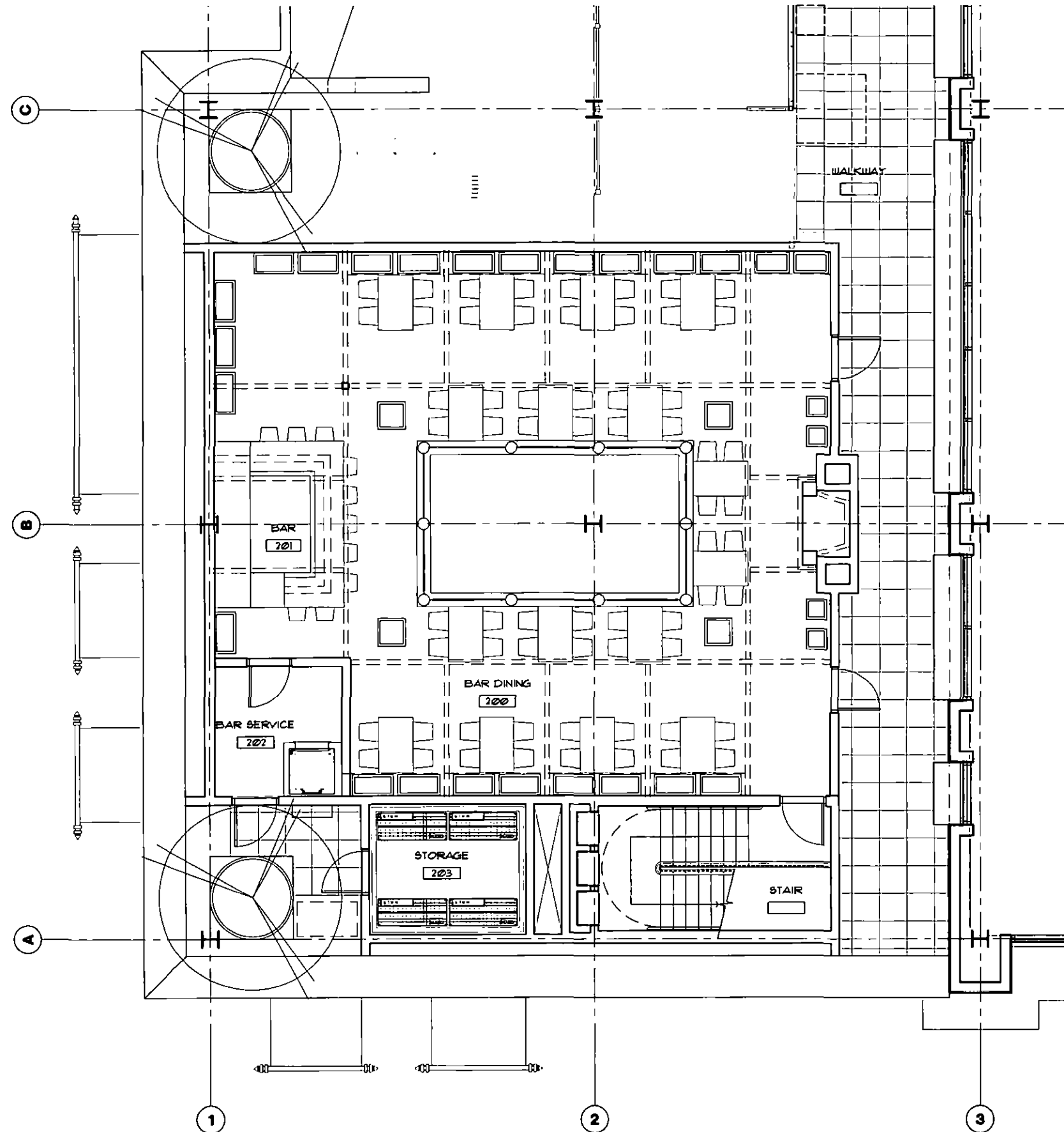
EXISTING WEST BUILDING ELEVATION



PROPOSED WEST BUILDING ELEVATION



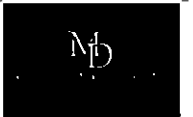
SCOTTSDALE ROAD ELEVATION



01 ROOFTOP FLOOR PLAN
SCALE: 1/4"=1'-0" REF:

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A-5
ROOFTOP PLAN



VIEW LOOKING SOUTH-EAST ALONG SCOTTSDALE ROAD



VIEW LOOKING EAST ACROSS SCOTTSDALE ROAD



VIEW LOOKING NORTH-EAST ACROSS SCOTTSDALE ROAD



VIEW LOOKING NORTH-EAST AT BUTHERUS AND SCOTTSDALE ROADS



VIEW LOOKING SOUTH FROM THE SIDEWALK ALONG THE EAST SIDE OF SCOTTSDALE ROAD



VIEW FROM 72ND PLACE LOOKING WEST BETWEEN OAKVILLE GROCERY AND DOMINICK'S



Dominick's Rooftop
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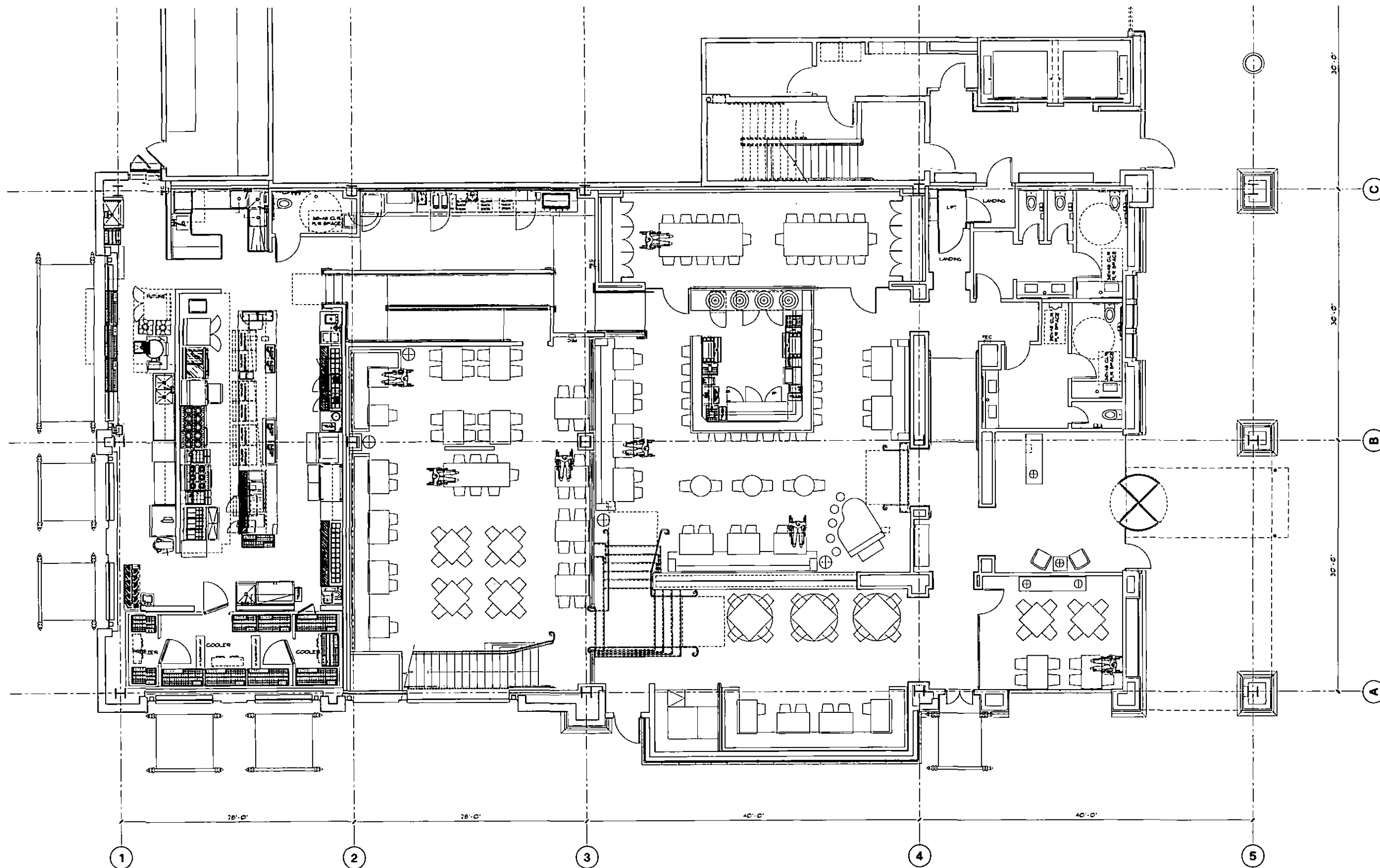
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A-6
EXISTING COND. PHOTOS



01 GROUND LEVEL PLAN - BUMP-OUT
SCALE: 3/16"=1'-0" REF:



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Garden
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Scottsdale, AZ 85260

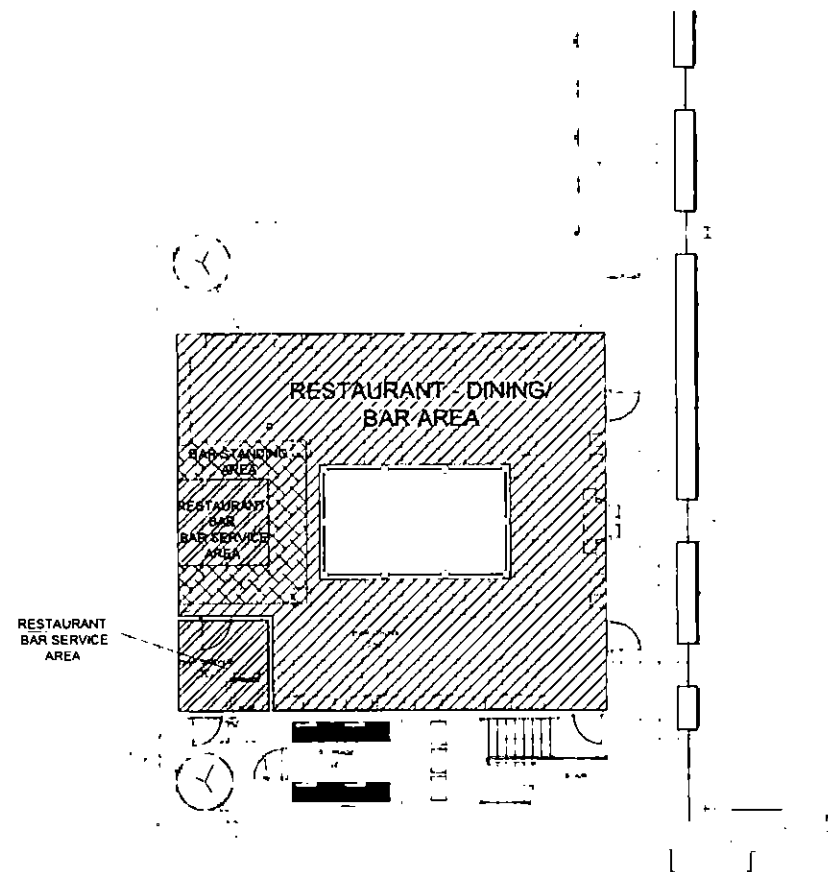
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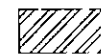
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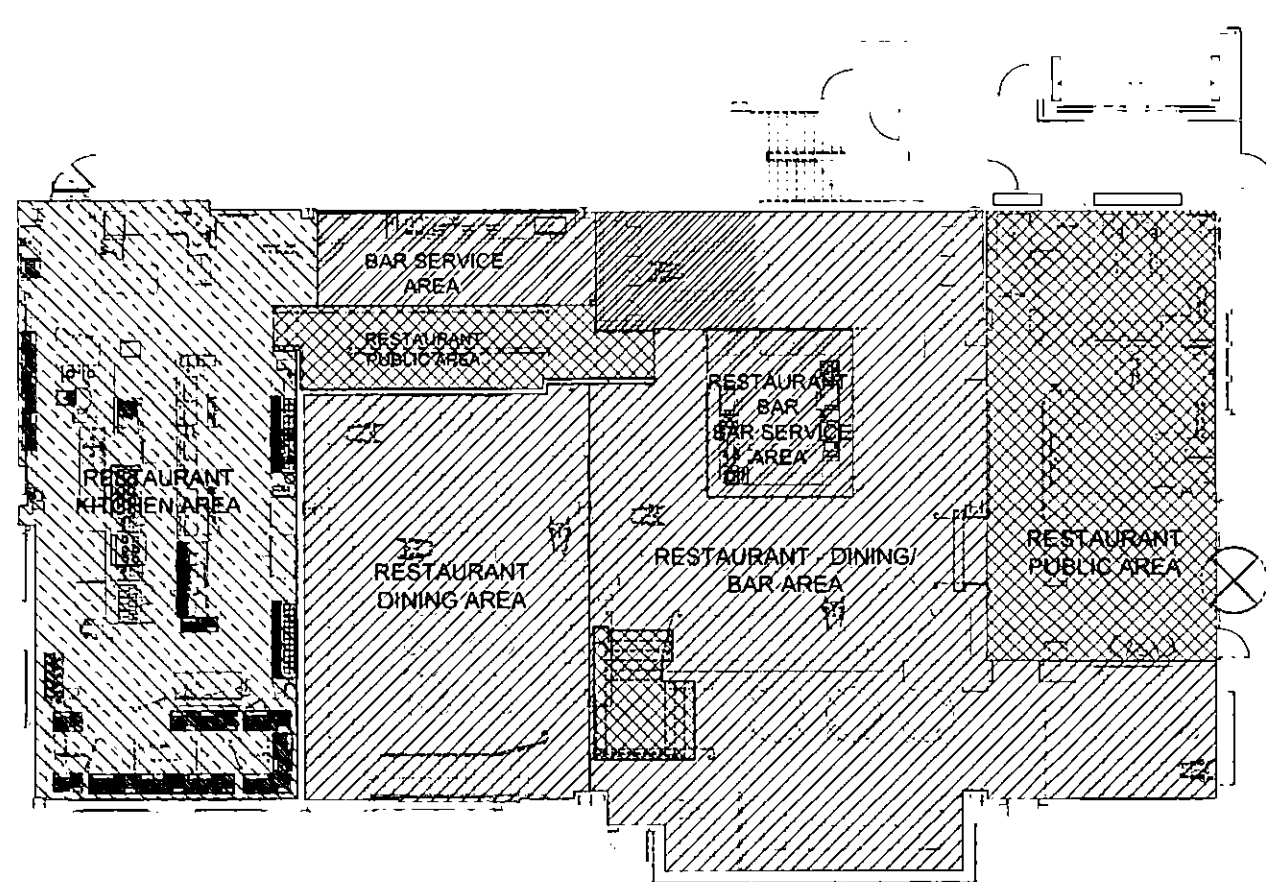
A-7
GROUND FLOOR PLAN



02 2nd LEVEL PLAN - ROOF TOP TERRACE
SCALE: N.T.S. REF:

FLOOR PLAN WORKSHEET LEGEND

-  RESTAURANT - DINING/ BAR AREA
1,201 S.F.
-  RESTAURANT BAR / BAR SERVICE AREA
115 S.F.
-  BAR STANDING AREA
144 S.F.

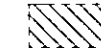


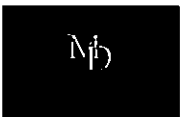
01 GROUND LEVEL PLAN - BUMP-OUT
SCALE: N.T.S. REF:

FLOOR PLAN WORKSHEET LEGEND

-  RESTAURANT - DINING AREA
3,209 S.F.
-  RESTAURANT BAR / BAR SERVICE AREA
514 S.F.
-  RESTAURANT KITCHEN AREA
1,620 S.F.

FLOOR PLAN WORKSHEET TOTALS

-  RESTAURANT - DINING/ BAR AREA
4,410 S.F.
-  RESTAURANT BAR / BAR SERVICE AREA
629 S.F.
-  BAR STANDING AREA
144 S.F.
-  RESTAURANT PUBLIC AREA / CIRCULATION
2,196 S.F.



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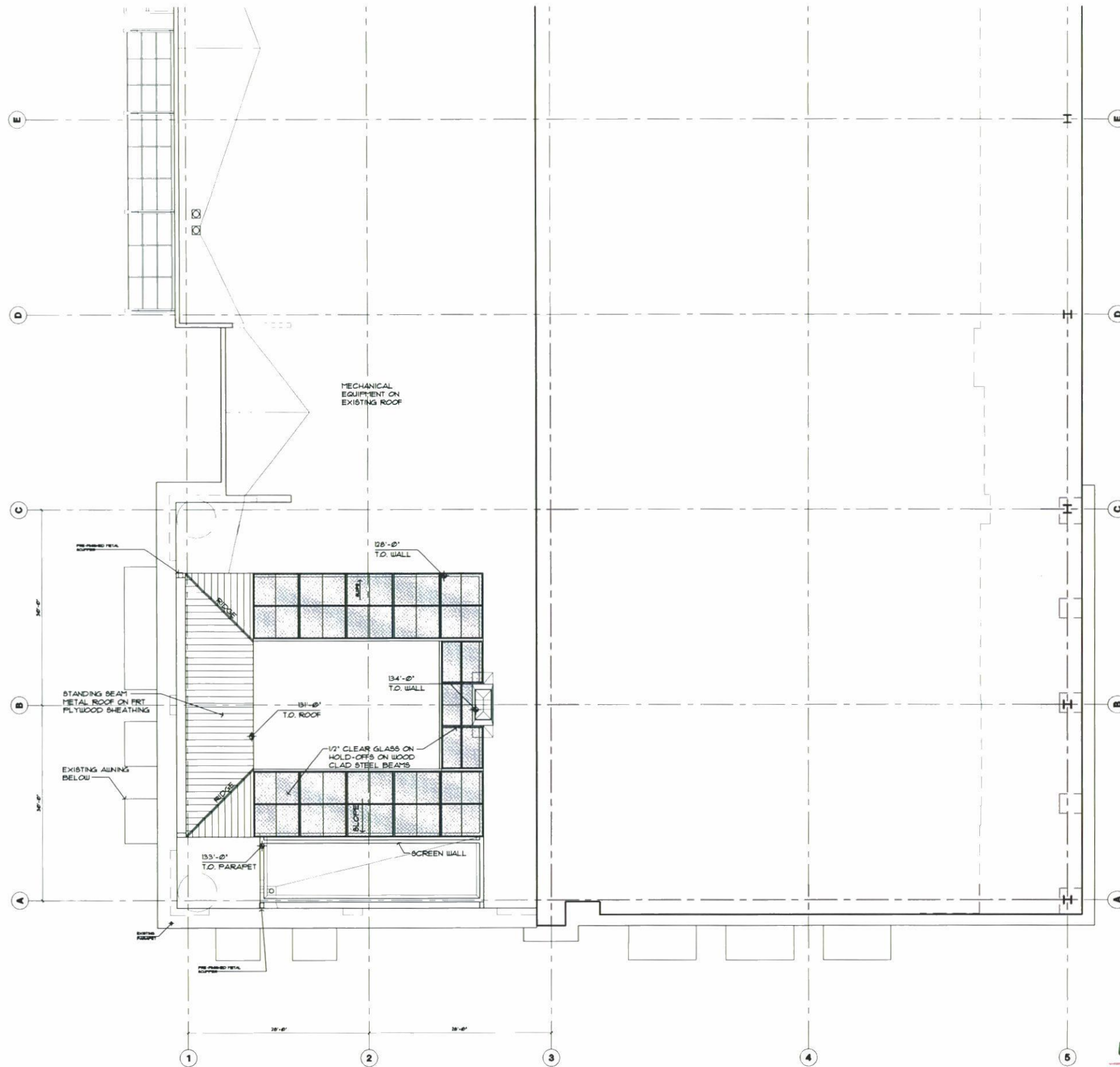
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A-8
FLOOR PLAN
WORKSHEET



01 ROOF PLAN
SCALE 1/8"=1'-0"

REF

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A-9
ROOF PLAN

SCOTTSDALE QUARTER
 15101 N. SCOTTSDALE RD.
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Date
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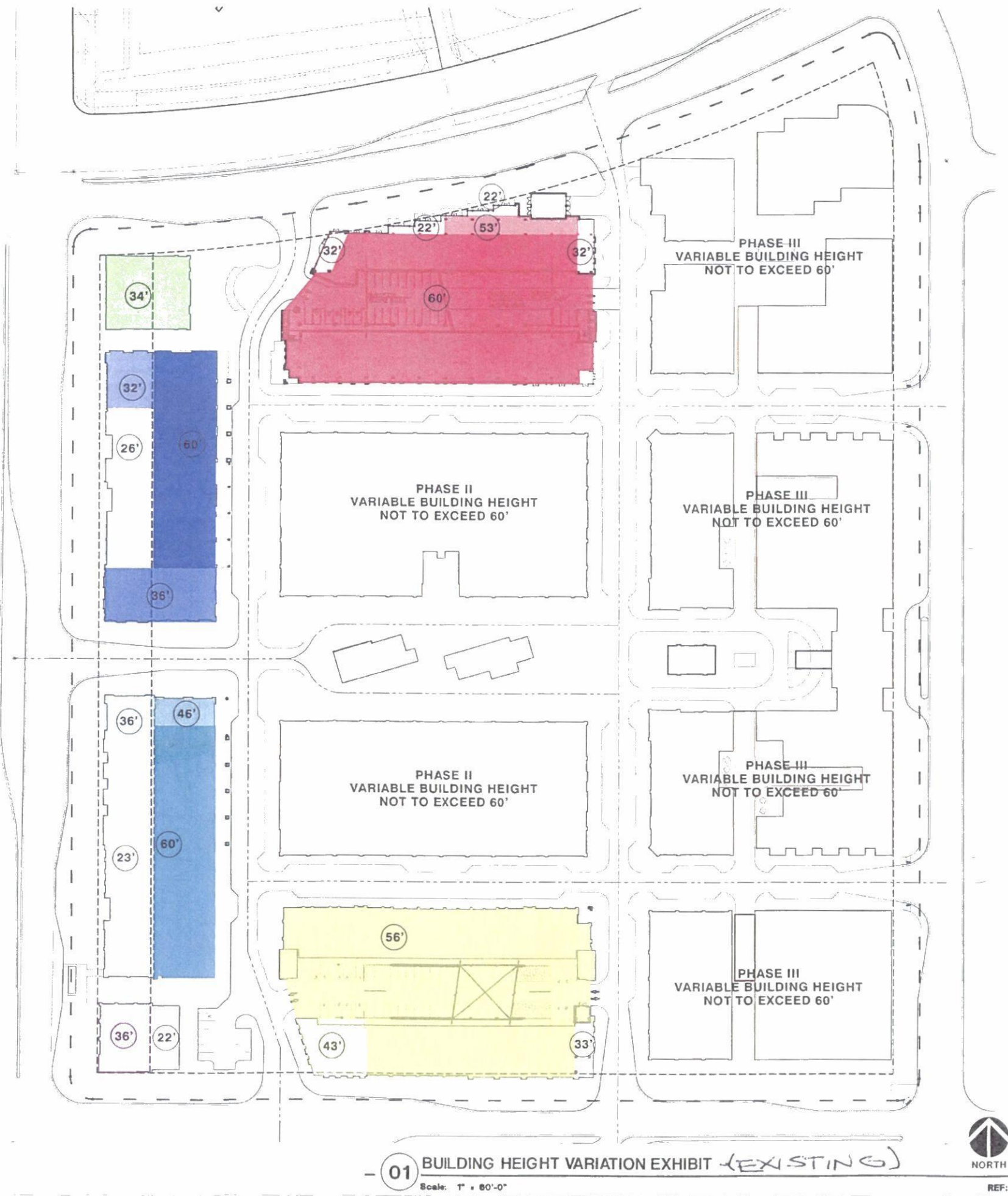
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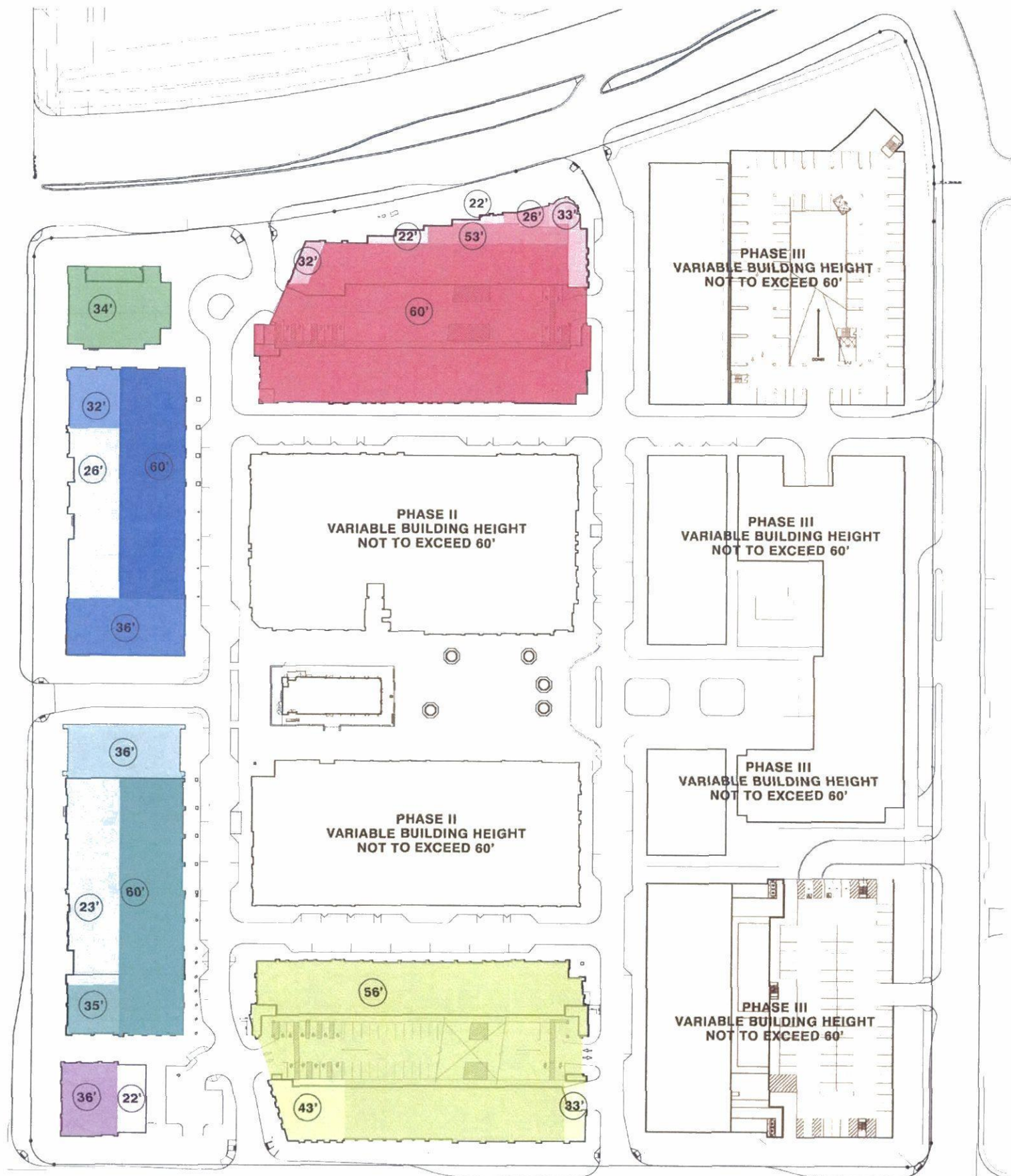
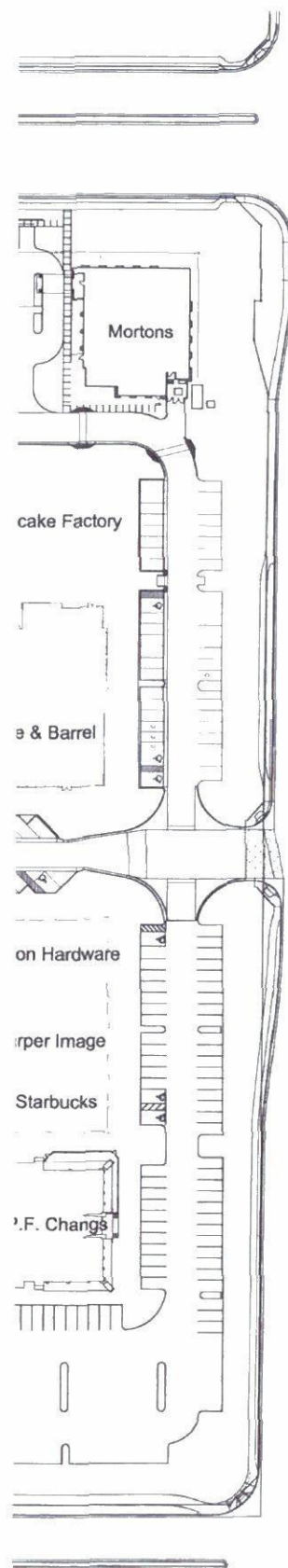
EXH - 1
 BLDG HEIGHT VARIATION



01 BUILDING HEIGHT VARIATION EXHIBIT (EXISTING)
 Scale: 1" = 60'-0"



REF:



BUILDING HEIGHT VARIATION EXHIBIT
(- PROPOSED -)

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www.nelsenpartners.com

SCOTTSDALE QUARTER
N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA

97-DR-2010
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December 15, 2010

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EXH - 1
BLOG HEIGHT VARIATION