



## STAFF APPROVAL LETTER

379-SA-2010

Minibarbershop / Kitty

### STEP 1

#### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

**Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.**

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

#### PROJECT INFORMATION

LOCATION: 15037 N Scottsdale Rd Ste 165  
PARCEL: 215-56-056G  
Q.S.: 34-45  
CODE VIOLATION #:

APPLICANT: Evan Musikantow  
COMPANY: John Chonka Architect  
ADDRESS: 378 E Verde Phoenix, AZ 85012  
PHONE: 480-773-1030

**Request:** Request approval of storefront modifications for a tenant buildout of a single level space on the north side of Building J.

#### STIPULATIONS

1. This approval is for the storefront design of the minibar.ber.shop and Kitty tenant spaces only. The scope if this approval is for the storefront only, and does not include a determination or approval of the floor plan or use of the space. All uses shall be subject to the requirements of the City of Scottsdale Zoning Ordinance.
2. The storefront design and materials shall be consistent with the building elevations and details by John Chonka Projekt and Nelsen Partners, stamped approved by City staff 10/22/10.
3. The materials and colors of the storefront shall be consistent with the material board by John Chonka Projekt, stamped approved by City staff 10/22/10.
4. Exterior lighting shall be consistent with that shown on the materials board and building elevations, with the exception that all fixtures that are not full cut-off shall be limited to 75 watt incandescent light sources (total per fixture).

**Related Cases:** 10-DR-2007, 10-DR-2007#2

SIGNATURE: \_\_\_\_\_

Bryan Cluff, LEED AP  
Planner

DATE APPROVED: 10/22/10

### STEP 2

#### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for **15-day** plan review:

BUILDING: ☒ 2 sets of architectural plans  
FIRE: ☒ 1 set of architectural plans  
PLANNING: ☒ 1 set of architectural plans

**POLICY OF THE CITY OF SCOTTSDALE  
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

**RIGHTS OF PROPERTY OWNER**

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

**APPEAL PROCEDURE**

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

**Hearing Officer, C/O City Clerk**

3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

**If you have questions about this appeal process, you may contact:**

City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: \_\_\_\_\_



# Staff Approval Application

## Submittal Requirements

Project Name: minibarbershop / kity City Staff Contact: B. CLUFF

Project Address: 15037 N. SCOTTSDALE ROAD SCOTTSDALE AZ. 85254

Zoning: PRC A.P.N.: \_\_\_\_\_ Quarter Section: \_\_\_\_\_

Associated References: Project Number: 552-PA-2010 Plan Check Number \_\_\_\_\_ Case(s) \_\_\_\_\_

Request: STAFF DESIGN REVIEW APPROVAL

Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.

Owner: Kerrland Crossing LLC Applicant: JOHN CHONKA ARCHITECT

Company: SCOTTSDALE QUADDER GLIMCHER Company: JOHN CHONKA PROJECT

Phone: 480 887 5691 Fax: NA Phone: 402-256-2345 Fax: NA

E-mail: meakinse@glimcher.com E-mail: john@johnchankaproject.com

Address: 180 E. BROAD ST COLUMBUS OH 43215 Address: 378 E. VERDE PKWY AZ. 85012

**Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.**

☒ **Completed Application (this form) and Application Fee-- \$ 85.00** (fee subject to change every July)

☐ **Context Aerial** with site highlighted

☐ **Site Location Map**

☐ **Maricopa County Assessor's Parcel Map** with site location highlighted

☒ **Narrative** describing nature of request

☐ **Property Owner's Authorization**, or signature below

☐ **Homeowners/Property Owners Association Approval** (if applicable).

☐ **Color Photographs of site-** including all areas of change.

☒ **Site plan** indicating extent and location of additions, buildings and other structures, indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks.

☒ **Lighting-** provide cut sheets, details, photometric for any proposed lighting.

☐ **Cross Sections-** for all cuts and fills

☒ **Floor Plan(s)** of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

☐ **Landscape Plan** indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.

☒ **Elevation Drawings or Color Photosimulations** of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.

☒ **Material Samples-** color chips, awning fabric, glazing, etc.

☐ **Conceptual Grading & Drainage Plan** showing existing & proposed drainage flows, channels and retention.

☐ **Copy of Liquor License Application** (For all bars/restaurants/patios)

☐ **Airport Vicinity Development Checklist-** provided

☐ **Current Title Report**

☐ **Other:** \_\_\_\_\_

**Please Note:** After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Signature \_\_\_\_\_ Circle One: Applicant Owner

Date 9/15/10

Official Use Only:

OK TO SUBMIT

Submittal Date: \_\_\_\_\_

City Staff Signature: \_\_\_\_\_

### Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



# City of Scottsdale Cash Transmittal

# 85135

85135  
4 00278005  
09/15/10 PLN-1STOP  
ANDENWETT HPDC575014  
9/15/2010 4:53 PM  
\$85.00

**Received From :**

JOHN CHONKA ARCHITECT  
378 E VERDE  
PHOENIX, AZ 85012  
602-256-2345

**Bill To :**

JOHN CHONKA ARCHITECT  
378 E VERDE  
PHOENIX, AZ 85012  
602-256-2345

**Reference #** 552-PA-2010

**Issued Date** 9/15/2010

**Address** 15037 N SCOTTSDALE RD STE 165

**Paid Date** 9/15/2010

**Subdivision** MOD FOR SCOTTSDALE QUARTER

**Payment Type** CREDIT CARD

**Marketing Name**

**Lot Number** 1

**Cost Center**

**MCR** 1020-26

**County** No

**Metes/Bounds** No

**APN** 215-56-056G

**Gross Lot Area** 0

**Water Zone**

**Owner Information**

**NAOS Lot Area** 0

**Water Type**

KIERLAND CROSSING LLC

**Net Lot Area**

**Sewer Type**

180 E BROAD ST

**Number of Units** 1

**Meter Size**

COLUMBUS, OH 43215

**Density**

**QS** 34-45

614-887-5624

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$85.00	100-21300-44221

SIGNED BY EVAN MUSIKANTOW ON 9/15/2010

Total Amount

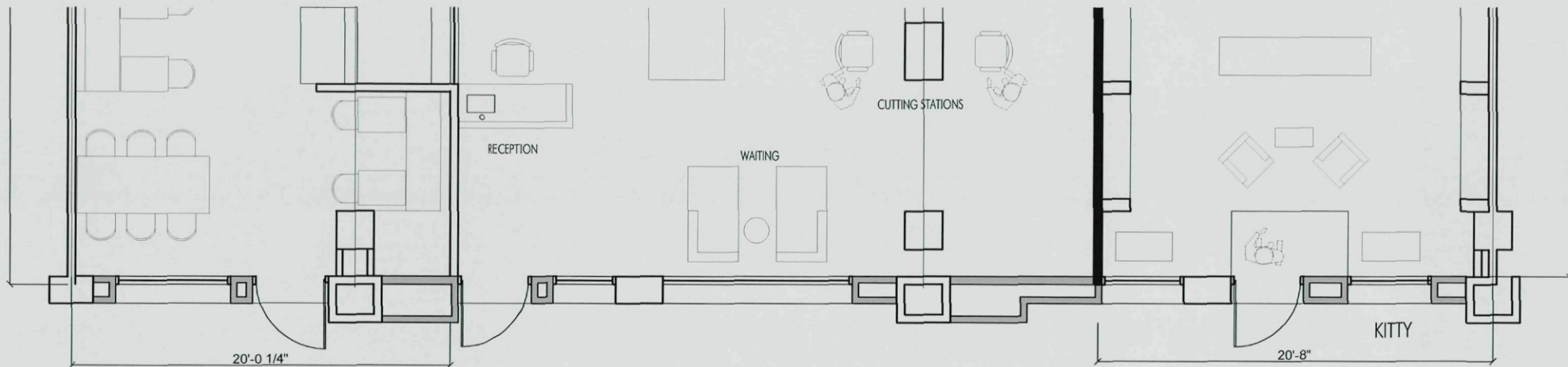
**\$85.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

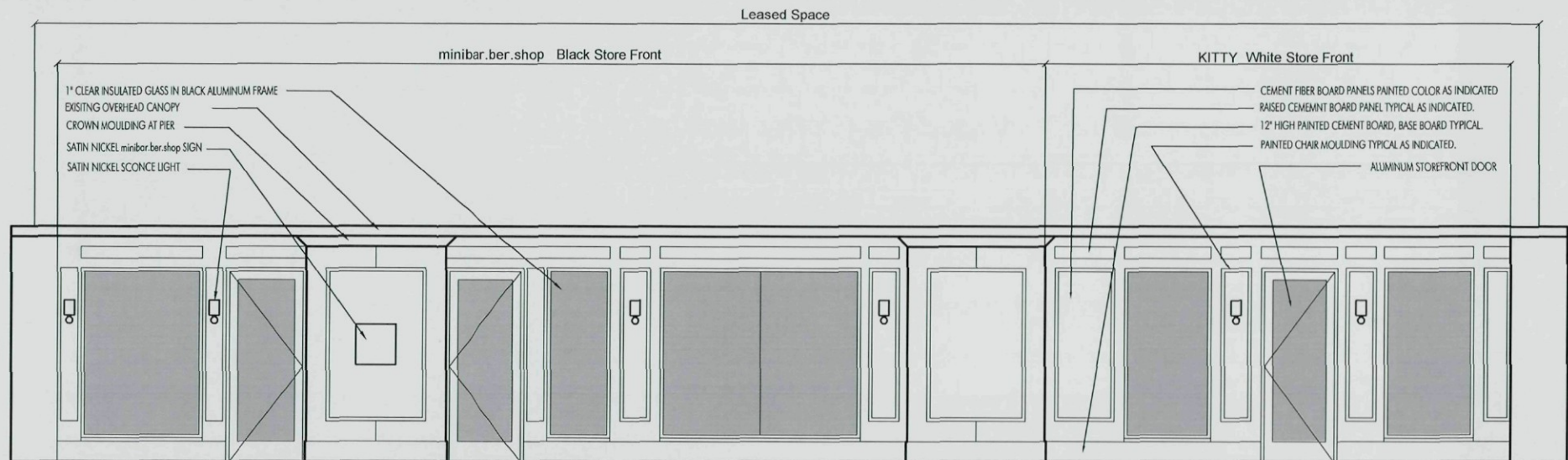
**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 85135**

### **minibarbershop Scottsdale Quarter**

The minibarbershop located at 15037 N. Scottsdale Road, within the Scottsdale Quarter development, brings a new barbering and dining concept to the area. It consists of two separate businesses sharing a common exterior design theme, but operating in separate spaces. The minibarbershop comprises roughly two thirds of the space and offers a full range of men's barbering services as well as a retail area selling gift and grooming products. The other third of the space that is demised off as a totally separate space is a full service restaurant called the minibar. It is called the minibar, however it functions as a full service restaurant serving beer and wine with a series 7 liquor license. There is not a physical kitchen within the premises as all food preparation is performed at our food service partner's kitchen at Vincent's on Camelback, located at 3930 E. camelback Road, Phoenix, Arizona 85018. Since all food is prepared and delivered fresh daily, only display and storage coolers are necessary. If a full service kitchen capable of preparing the menu was actually within the minibar's space, it would take up between 50%-60% of the gross floor area. Additionally, all food is transported, stored and served in disposable containers. The sale of prepared food will be approximately 80% of the gross revenue. The bar service area is less than 15% of the gross floor area. Age verification is not requested and there is no cover charge required for normal admittance. The minibar will offer food service daily during all normal business hours of operation and has no kitchen that will close.



PARTIAL PLAN VIEW



STORE FRONT ELEVATION

379-SA-2010  
APPROVED

10/22/10  
DATE

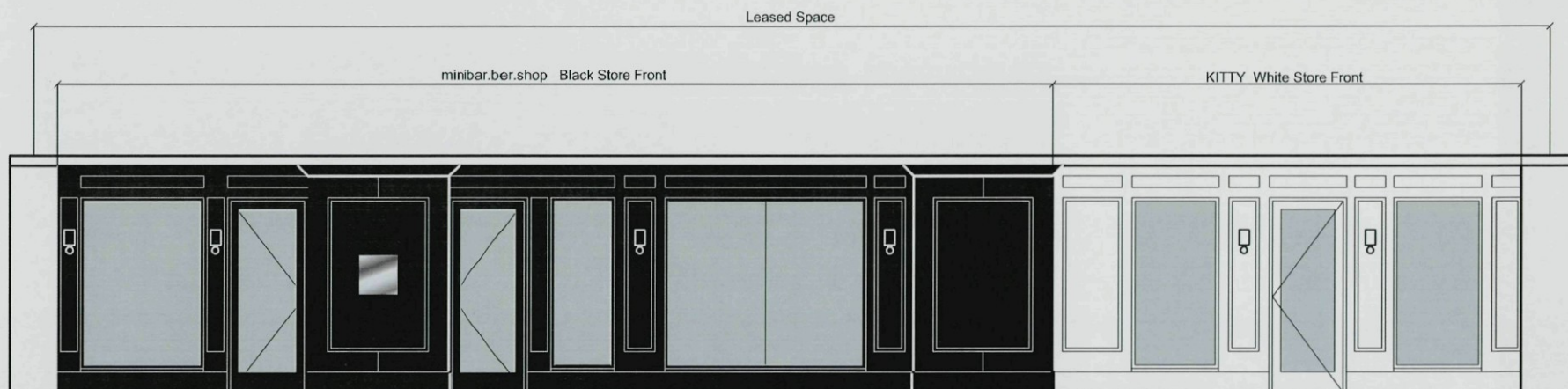
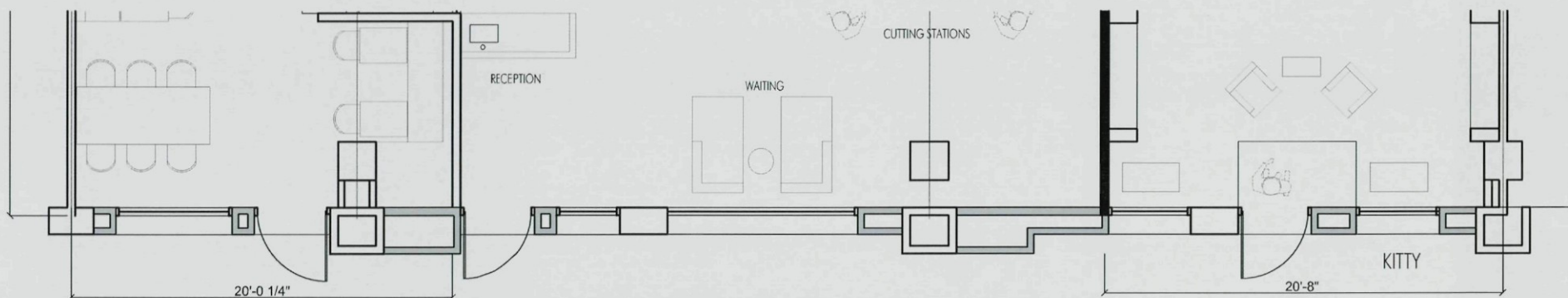
INITIALS

IMPROVEMENT PLAN  $\frac{1}{8}" = 1'-0"$   
minibar.ber.shop / KITTY 09.14.10

N  
Scottsdale Quarter

developed by: Musikantow and Associates L.L.C. 7349 N. Via Paseo del Sur Suite 515  
Scottsdale, Arizona 480.773.1030 evan@musikantowassoc.com

design by: JOHN CHONKA PROJEKT 378 E. Verde Lane Phoenix, Arizona 85012  
602.256.2345 john@johnchonkaprojekt.com



STORE FRONT ELEVATION

379-SA-2010  
 APPROVED  
 10/22/10  
 DATE  
 INITIALS

IMPROVEMENT PLAN  $\frac{1}{8}" = 1'-0"$   
 minibar.ber.shop / KITTY

09.14.10



N  
 Scottsdale Quarter

developed by: Musikantow and Associates L.L.C. 7349 N. Via Paseo del Sur Suite 515  
 Scottsdale, Arizona 480.773.1030 evan@musikantowassoc.com

design by: JOHN CHONKA PROJEKT 378 E. Verde Lane Phoenix, Arizona 85012  
 602.256.2345 john@johnchonkaprojekt.com



BUILDING J NORTH ELEVATION



Scale: 1/8" = 1' - 0"

Mini.bar.ber Shop Storefront

Kitty Storefront

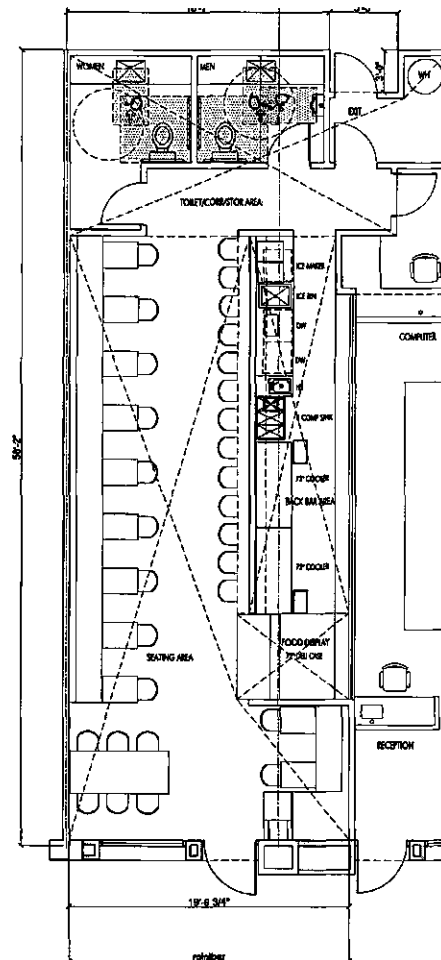
ENLARGED ELEVATION OF STOREFRONT

379-SA-2010  
APPROVED

10/22/10  
DATE

INITIALS

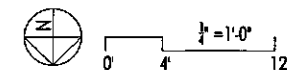




minibar areas:

SEATING AREA:	617 SF
BACK BAR AREA:	186 SF
FOOD STORAGE AREA:	48 SF
TOILETS/CORR/STOR:	302 SF
<b>TOTAL GROSS AREA:</b>	<b>1,153 SF</b>

# IMPROVEMENT PLAN



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PARTS OR SECTIONS OF THIS DRAWING SHALL BE USED FOR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

© COPYRIGHT 2010  
JOHN L. CHONG, ARCHITECT

PROJECT  
John L. Chong Architect 378 East Verde Lane, Phoenix, Arizona 85012  
Tel: 602.255.2245 E: jchong@johnlchong.com

DATE: 07.19.2010

PHASE:  
PRELIMINARY  
SCHEME

DELTA

minibar, bar, shop and hello kitty  
SCOTT'S QUARTER  
SCOTT'S QUARTER  
SCOTT'S QUARTER

EXHIBIT "A"



V i n c e n t   G u e r i t h a u l t   o n   C a m e l b a c k

October 11, 2010

Ms. Margo D. Conley  
Development Project Manager  
Glimcher Realty Trust  
180 East Broad Street  
Columbus, Ohio 43215

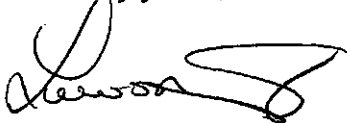
Dear Ms. Conley,

Vincent on Camelback is pleased to be selected by Musikantow & Associates, LLC as the food service provider for their two *minibar* restaurants located in Phoenix at Arcadia Village and Scottsdale in the Scottsdale Quarter. We believe these two locations are a good match for the customer demographic served by Vincent on Camelback. Vincent on Camelback has been open in Phoenix for almost 25 years with a well-established reputation for award winning, quality food. Along with our other businesses, Vincent Market Bistro, the outdoor Camelback Market and our catering business, Vincent Van Go we are proud to serve an array of food that has earned numerous accolades. We understand that Musikantow & Associates is the single largest Applebee's franchise development organization in the country. The knowledge and experience they have no doubt developed from this achievement brings us confidence that their *minibar* restaurant concept will be met with success. We are pleased to have the opportunity to expand our food service operation to help them achieve that success.

Our kitchen has sufficient capacity to service both *minibar* locations. We understand between the two locations, the combined seating capacity is approximately seventy seats with a full service lunch and dinner menu. As you can see from the attached menu, we are proposing a menu of sandwiches, salads, side dishes, and our house made potato chips, cheese and fruit platters and desserts. All food will be prepared at our location at Vincent on Camelback and packaged in disposable to-go containers.

We look forward to the project and sincerely hope the customers of Scottsdale Quarter will enjoy the food that will be offered at the *minibar*.

Sincerely yours,



Leevon Guerithault

# Vincent

minibar menu

**Salads:**

Strawberry, Romaine, Strawberry Salad  
Corn, Basil, Goat Cheese, Pesto & Fresh Tomatoes  
Green Beans, Red Bell Peppers, Almonds  
Potato Salad with Sherry Wine Vinaigrette & Shallots  
Melon Salad with Mozzarella, Honey Dressing and Cracked Black Pepper  
Pasta Salad with Roasted Vegetables, Mozzarella, Sundried Tomatoes,  
Zucchini & Bell Peppers  
Beef Salad with Capers, Cornichons and Shallots  
Anasazi Bean Salad  
Steak & Potato Salad

**Sandwiches:**

Sliced Beef on Homemade Brioche with tomatoes, romaine, chipotle  
mayo & fontina cheese  
Turkey, Brie, Tomatoes, Herb Cream Cheese  
Smoked Salmon Sandwich  
Chicken Curry with Raisins  
Ham & Brie Sandwich  
Chicken with Swiss Cheese On Rosemary Focaccia Bread  
with Fresh Tomatoes and Spicy Sauce

**Side Dishes:**

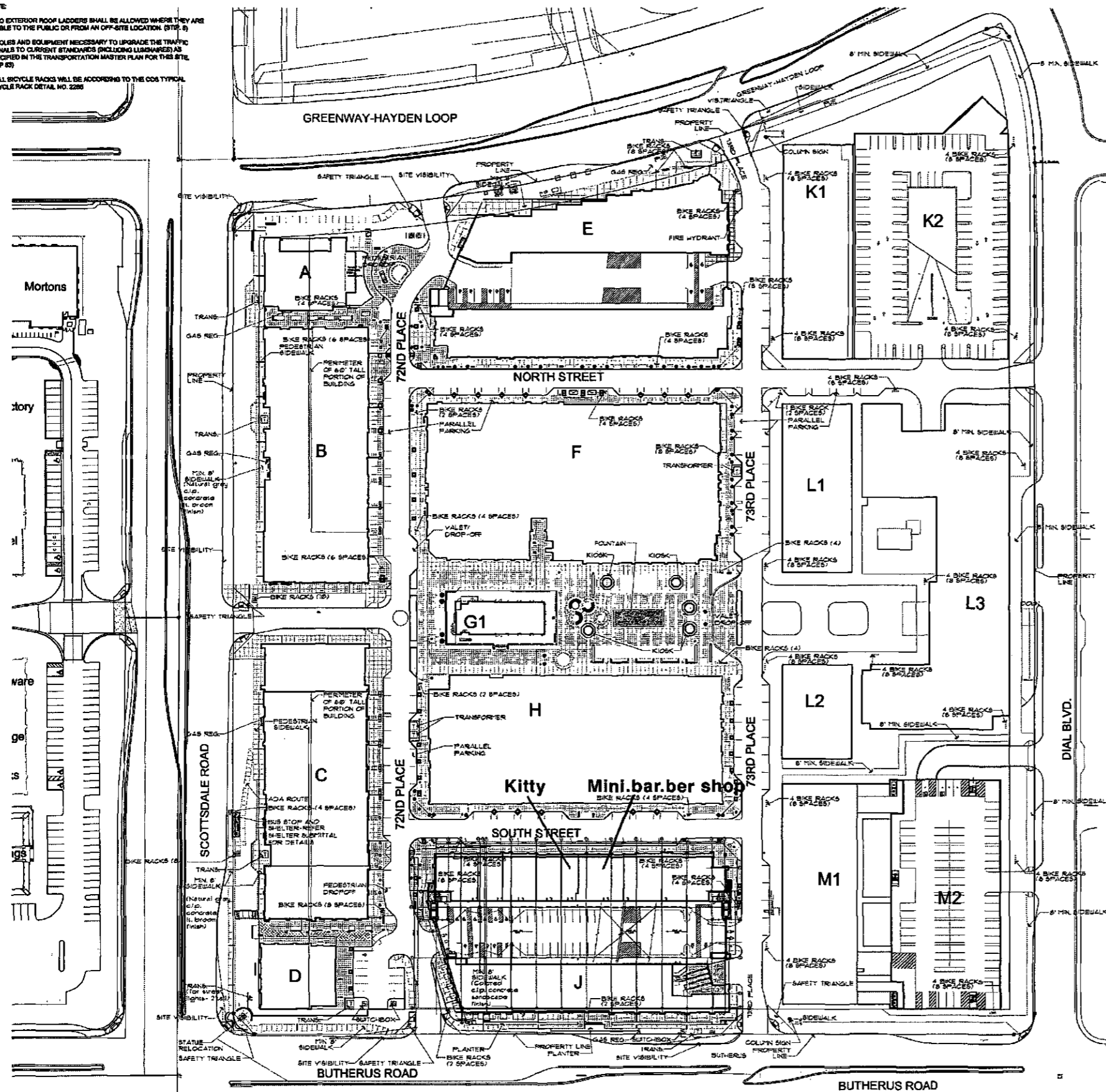
CousCous with Chicken or Shrimp  
Cheese & Fruit Plate  
Hummus & Pita Chips  
House Made Potato Chips

**Desserts:**

Flourless Chocolate Cake Squares  
Lemon Bars  
Chocolate Mousse  
Lemon Mousse

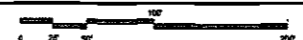
# NOTE

1. NO EXTERIOR ROOF LADDERS SHALL BE ALLOWED WHERE THEY ARE VISIBLE TO THE PUBLIC OR FROM AN OFF-SITE LOCATION. (SFP, §)
2. POLES AND EQUIPMENT NECESSARY TO UPGRADE THE TRAFFIC SIGNALS TO CURRENT STANDARDS (INCLUDING LUMINAIRES) AS SPECIFIED IN THE TRANSPORTATION MASTER PLAN FOR THIS SITE. (SFP §)
3. ALL BICYCLE RACKS WILL BE ACCORDING TO THE CDS TYPICAL BICYCLE RACK DETAIL, NO. 2286



## 01 PROJECT MASTER SITE PLAN

Scale: 1" = 50'-0"



## SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF
Net Site Area	29.81 Acres 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	229,036 SF
Frontage Open Space Required = 25% of Road Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,250 SF
Parking Lot Landscape Req'd (15% x 3288)	490 SF
Parking Lot Landscape Provided	573 SF
Building Height Allowed	67' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (\$19,844 SF)
FAR Proposed	0.8 (\$19,844 SF)
Office Allowed (40% of Commercial)	(\$19,844 x .40) 327,888 SF
Office Provided	178,238 SF
Residential Allowed (50% of Commercial)	(\$19,844 x .50) 400,822 SF
Residential Proposed	238 Units / 408,822 SF

## TABULATIONS

<b>BUILDING A</b>	<b>LEVEL 1 (RESTAURANT)</b>	7,800 SF	<b>BUILDING G1, G2, G3</b>	<b>LEVEL 1 (RESTAURANT)</b>	4,008 SF
<b>LEVEL 1 (RESTAURANT)</b>	7,800 SF		<b>LEVEL 1 (RESTAURANT)</b>	10,176 SF	
<b>PATIO</b>	1,300 SF		<b>LEVEL 1 (RESTAURANT)</b>	8,300 SF	
<b>TOTAL</b>	9,100 SF		<b>LEVEL 1 (RESTAURANT)</b>	18,476 SF	
<b>BUILDING B</b>	<b>LEVEL 1 (RESTAURANT)</b>	84,150 SF	<b>LEVEL 1 (RESTAURANT)</b>	10,176 SF	
<b>LEVEL 1 (RESTAURANT)</b>	84,150 SF		<b>LEVEL 1 (RESTAURANT)</b>	8,300 SF	
<b>LEVEL 2 (OFFICE)</b>	8,770 SF		<b>LEVEL 2 (OFFICE)</b>	8,300 SF	
<b>LEVEL 3 (OFFICE)</b>	10,800 SF		<b>LEVEL 3 (OFFICE)</b>	8,300 SF	
<b>LEVEL 4 (OFFICE)</b>	12,400 SF		<b>LEVEL 4 (OFFICE)</b>	8,300 SF	
<b>LEVEL 5 (OFFICE)</b>	13,600 SF		<b>LEVEL 5 (OFFICE)</b>	8,300 SF	
<b>LEVEL 6 (OFFICE)</b>	14,800 SF		<b>LEVEL 6 (OFFICE)</b>	8,300 SF	
<b>LEVEL 7 (OFFICE)</b>	16,000 SF		<b>LEVEL 7 (OFFICE)</b>	8,300 SF	
<b>LEVEL 8 (OFFICE)</b>	17,200 SF		<b>LEVEL 8 (OFFICE)</b>	8,300 SF	
<b>LEVEL 9 (OFFICE)</b>	18,400 SF		<b>LEVEL 9 (OFFICE)</b>	8,300 SF	
<b>LEVEL 10 (OFFICE)</b>	19,600 SF		<b>LEVEL 10 (OFFICE)</b>	8,300 SF	
<b>LEVEL 11 (OFFICE)</b>	20,800 SF		<b>LEVEL 11 (OFFICE)</b>	8,300 SF	
<b>LEVEL 12 (OFFICE)</b>	22,000 SF		<b>LEVEL 12 (OFFICE)</b>	8,300 SF	
<b>LEVEL 13 (OFFICE)</b>	23,200 SF		<b>LEVEL 13 (OFFICE)</b>	8,300 SF	
<b>LEVEL 14 (OFFICE)</b>	24,400 SF		<b>LEVEL 14 (OFFICE)</b>	8,300 SF	
<b>LEVEL 15 (OFFICE)</b>	25,600 SF		<b>LEVEL 15 (OFFICE)</b>	8,300 SF	
<b>LEVEL 16 (OFFICE)</b>	26,800 SF		<b>LEVEL 16 (OFFICE)</b>	8,300 SF	
<b>LEVEL 17 (OFFICE)</b>	28,000 SF		<b>LEVEL 17 (OFFICE)</b>	8,300 SF	
<b>LEVEL 18 (OFFICE)</b>	29,200 SF		<b>LEVEL 18 (OFFICE)</b>	8,300 SF	
<b>LEVEL 19 (OFFICE)</b>	30,400 SF		<b>LEVEL 19 (OFFICE)</b>	8,300 SF	
<b>LEVEL 20 (OFFICE)</b>	31,600 SF		<b>LEVEL 20 (OFFICE)</b>	8,300 SF	
<b>LEVEL 21 (OFFICE)</b>	32,800 SF		<b>LEVEL 21 (OFFICE)</b>	8,300 SF	
<b>LEVEL 22 (OFFICE)</b>	34,000 SF		<b>LEVEL 22 (OFFICE)</b>	8,300 SF	
<b>LEVEL 23 (OFFICE)</b>	35,200 SF		<b>LEVEL 23 (OFFICE)</b>	8,300 SF	
<b>LEVEL 24 (OFFICE)</b>	36,400 SF		<b>LEVEL 24 (OFFICE)</b>	8,300 SF	
<b>LEVEL 25 (OFFICE)</b>	37,600 SF		<b>LEVEL 25 (OFFICE)</b>	8,300 SF	
<b>LEVEL 26 (OFFICE)</b>	38,800 SF		<b>LEVEL 26 (OFFICE)</b>	8,300 SF	
<b>LEVEL 27 (OFFICE)</b>	40,000 SF		<b>LEVEL 27 (OFFICE)</b>	8,300 SF	
<b>LEVEL 28 (OFFICE)</b>	41,200 SF		<b>LEVEL 28 (OFFICE)</b>	8,300 SF	
<b>LEVEL 29 (OFFICE)</b>	42,400 SF		<b>LEVEL 29 (OFFICE)</b>	8,300 SF	
<b>LEVEL 30 (OFFICE)</b>	43,600 SF		<b>LEVEL 30 (OFFICE)</b>	8,300 SF	
<b>LEVEL 31 (OFFICE)</b>	44,800 SF		<b>LEVEL 31 (OFFICE)</b>	8,300 SF	
<b>LEVEL 32 (OFFICE)</b>	46,000 SF		<b>LEVEL 32 (OFFICE)</b>	8,300 SF	
<b>LEVEL 33 (OFFICE)</b>	47,200 SF		<b>LEVEL 33 (OFFICE)</b>	8,300 SF	
<b>LEVEL 34 (OFFICE)</b>	48,400 SF		<b>LEVEL 34 (OFFICE)</b>	8,300 SF	
<b>LEVEL 35 (OFFICE)</b>	49,600 SF		<b>LEVEL 35 (OFFICE)</b>	8,300 SF	
<b>LEVEL 36 (OFFICE)</b>	50,800 SF		<b>LEVEL 36 (OFFICE)</b>	8,300 SF	
<b>LEVEL 37 (OFFICE)</b>	52,000 SF		<b>LEVEL 37 (OFFICE)</b>	8,300 SF	
<b>LEVEL 38 (OFFICE)</b>	53,200 SF		<b>LEVEL 38 (OFFICE)</b>	8,300 SF	
<b>LEVEL 39 (OFFICE)</b>	54,400 SF		<b>LEVEL 39 (OFFICE)</b>	8,300 SF	
<b>LEVEL 40 (OFFICE)</b>	55,600 SF		<b>LEVEL 40 (OFFICE)</b>	8,300 SF	
<b>LEVEL 41 (OFFICE)</b>	56,800 SF		<b>LEVEL 41 (OFFICE)</b>	8,300 SF	
<b>LEVEL 42 (OFFICE)</b>	58,000 SF		<b>LEVEL 42 (OFFICE)</b>	8,300 SF	
<b>LEVEL 43 (OFFICE)</b>	59,200 SF		<b>LEVEL 43 (OFFICE)</b>	8,300 SF	
<b>LEVEL 44 (OFFICE)</b>	60,400 SF		<b>LEVEL 44 (OFFICE)</b>	8,300 SF	
<b>LEVEL 45 (OFFICE)</b>	61,600 SF		<b>LEVEL 45 (OFFICE)</b>	8,300 SF	
<b>LEVEL 46 (OFFICE)</b>	62,800 SF		<b>LEVEL 46 (OFFICE)</b>	8,300 SF	
<b>LEVEL 47 (OFFICE)</b>	64,000 SF		<b>LEVEL 47 (OFFICE)</b>	8,300 SF	
<b>LEVEL 48 (OFFICE)</b>	65,200 SF		<b>LEVEL 48 (OFFICE)</b>	8,300 SF	
<b>LEVEL 49 (OFFICE)</b>	66,400 SF		<b>LEVEL 49 (OFFICE)</b>	8,300 SF	
<b>LEVEL 50 (OFFICE)</b>	67,600 SF		<b>LEVEL 50 (OFFICE)</b>	8,300 SF	
<b>LEVEL 51 (OFFICE)</b>	68,800 SF		<b>LEVEL 51 (OFFICE)</b>	8,300 SF	
<b>LEVEL 52 (OFFICE)</b>	70,000 SF		<b>LEVEL 52 (OFFICE)</b>	8,300 SF	
<b>LEVEL 53 (OFFICE)</b>	71,200 SF		<b>LEVEL 53 (OFFICE)</b>	8,300 SF	
<b>LEVEL 54 (OFFICE)</b>	72,400 SF		<b>LEVEL 54 (OFFICE)</b>	8,300 SF	
<b>LEVEL 55 (OFFICE)</b>	73,600 SF		<b>LEVEL 55 (OFFICE)</b>	8,300 SF	
<b>LEVEL 56 (OFFICE)</b>	74,800 SF		<b>LEVEL 56 (OFFICE)</b>	8,300 SF	
<b>LEVEL 57 (OFFICE)</b>	76,000 SF		<b>LEVEL 57 (OFFICE)</b>	8,300 SF	
<b>LEVEL 58 (OFFICE)</b>	77,200 SF		<b>LEVEL 58 (OFFICE)</b>	8,300 SF	
<b>LEVEL 59 (OFFICE)</b>	78,400 SF		<b>LEVEL 59 (OFFICE)</b>	8,300 SF	
<b>LEVEL 60 (OFFICE)</b>	79,600 SF		<b>LEVEL 60 (OFFICE)</b>	8,300 SF	
<b>LEVEL 61 (OFFICE)</b>	80,800 SF		<b>LEVEL 61 (OFFICE)</b>	8,300 SF	
<b>LEVEL 62 (OFFICE)</b>	82,000 SF		<b>LEVEL 62 (OFFICE)</b>	8,300 SF	
<b>LEVEL 63 (OFFICE)</b>	83,200 SF		<b>LEVEL 63 (OFFICE)</b>	8,300 SF	
<b>LEVEL 64 (OFFICE)</b>	84,400 SF		<b>LEVEL 64 (OFFICE)</b>	8,300 SF	
<b>LEVEL 65 (OFFICE)</b>	85,600 SF		<b>LEVEL 65 (OFFICE)</b>	8,300 SF	
<b>LEVEL 66 (OFFICE)</b>	86,800 SF		<b>LEVEL 66 (OFFICE)</b>	8,300 SF	
<b>LEVEL 67 (OFFICE)</b>	88,000 SF		<b>LEVEL 67 (OFFICE)</b>	8,300 SF	
<b>LEVEL 68 (OFFICE)</b>	89,200 SF		<b>LEVEL 68 (OFFICE)</b>	8,300 SF	
<b>LEVEL 69 (OFFICE)</b>	90,400 SF		<b>LEVEL 69 (OFFICE)</b>	8,300 SF	
<b>LEVEL 70 (OFFICE)</b>	91,600 SF		<b>LEVEL 70 (OFFICE)</b>	8,300 SF	
<b>LEVEL 71 (OFFICE)</b>	92,800 SF		<b>LEVEL 71 (OFFICE)</b>	8,300 SF	
<b>LEVEL 72 (OFFICE)</b>	94,000 SF		<b>LEVEL 72 (OFFICE)</b>	8,300 SF	
<b>LEVEL 73 (OFFICE)</b>	95,200 SF		<b>LEVEL 73 (OFFICE)</b>	8,300 SF	
<b>LEVEL 74 (OFFICE)</b>	96,400 SF		<b>LEVEL 74 (OFFICE)</b>	8,300 SF	
<b>LEVEL 75 (OFFICE)</b>	97,600 SF		<b>LEVEL 75 (OFFICE)</b>	8,300 SF	
<b>LEVEL 76 (OFFICE)</b>	98,800 SF		<b>LEVEL 76 (OFFICE)</b>	8,300 SF	
<b>LEVEL 77 (OFFICE)</b>	100,000 SF		<b>LEVEL 77 (OFFICE)</b>	8,300 SF	
<b>LEVEL 78 (OFFICE)</b>	101,200 SF		<b>LEVEL 78 (OFFICE)</b>	8,300 SF	
<b>LEVEL 79 (OFFICE)</b>	102,400 SF		<b>LEVEL 79 (OFFICE)</b>	8,300 SF	
<b>LEVEL 80 (OFFICE)</b>	103,600 SF		<b>LEVEL 80 (OFFICE)</b>	8,300 SF	
<b>LEVEL 81 (OFFICE)</b>	104,800 SF		<b>LEVEL 81 (OFFICE)</b>	8,300 SF	
<b>LEVEL 82 (OFFICE)</b>	106,000 SF		<b>LEVEL 82 (OFFICE)</b>	8,300 SF	
<b>LEVEL 83 (OFFICE)</b>	107,200 SF		<b>LEVEL 83 (OFFICE)</b>	8,300 SF	
<b>LEVEL 84 (OFFICE)</b>	108,400 SF		<b>LEVEL 84 (OFFICE)</b>	8,300 SF	
<b>LEVEL 85 (OFFICE)</b>	109,600 SF		<b>LEVEL 85 (OFFICE)</b>	8,300 SF	
<b>LEVEL 86 (OFFICE)</b>	110,800 SF		<b>LEVEL 86 (OFFICE)</b>	8,300 SF	
<b>LEVEL 87 (OFFICE)</b>	112,000 SF		<b>LEVEL 87 (OFFICE)</b>	8,300 SF	
<b>LEVEL 88 (OFFICE)</b>	113,200 SF		<b>LEVEL 88 (OFFICE)</b>	8,300 SF	
<b>LEVEL 89 (OFFICE)</b>	114,400 SF		<b>LEVEL 89 (OFFICE)</b>	8,300 SF	
<b>LEVEL 90 (OFFICE)</b>	115,600 SF		<b>LEVEL 90 (OFFICE)</b>	8,300 SF	
<b>LEVEL 91 (OFFICE)</b>	116,800 SF		<b>LEVEL 91 (OFFICE)</b>	8,300 SF	
<b>LEVEL 92 (OFFICE)</b>	118,000 SF		<b>LEVEL 92 (OFFICE)</b>	8,300 SF	
<b>LEVEL 93 (OFFICE)</b>	119,200 SF		<b>LEVEL 93 (OFFICE)</b>	8,300 SF	
<b>LEVEL 94 (OFFICE)</b>	120,400 SF		<b>LEVEL 94 (OFFICE)</b>	8,300 SF	
<b>LEVEL 95 (OFFICE)</b>	121,600 SF		<b>LEVEL 95 (OFFICE)</b>	8,300 SF	
<b>LEVEL 96 (OFFICE)</b>	122,800 SF		<b>LEVEL 96 (OFFICE)</b>	8,300 SF	
<b>LEVEL 97 (OFFICE)</b>	124,000 SF		<b>LEVEL 97 (OFFICE)</b>	8,300 SF	
<b>LEVEL 98 (OFFICE)</b>	125,200 SF		<b>LEVEL 98 (OFFICE)</b>	8,300 SF	
<b>LEVEL 99 (OFFICE)</b>	126,400 SF		<b>LEVEL 99 (OFFICE)</b>	8,300 SF	
<b>LEVEL 100 (OFFICE)</b>	127,600 SF		<b>LEVEL 100 (OFFICE)</b>	8,300 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 J1-100 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
- ACCESSIBLE MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 49 SPACES

SUITE J1-100 Note: Parking required for Suite J1-100 (Primebar) determined through City Council approval of 15-UP-2008 #2 AND 15-UP-2008#2

## BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 102 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.

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## SCOTTSDALE QUARTER

N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

Date: September 15, 2010

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SCOTTSDALE

Project No.

30415

Sheet

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MASTER SITE PLAN