

15257 N. SCOTTSDALE RD. F2-200
SCOTTSDALE QUARTER BUILDING F
SCOTTSDALE, AZ 85254

APPLICABLE BUILDING CODE:
BUILDING CODE
International Building Code, 2005 (Ord. #3735)
as amended by Scottsdale Revised Code
MECHANICAL CODE
International Mechanical Code, 2006 (Ord. #3737)
as amended by Scottsdale Revised Code
PLUMBING CODE (IBC-A-B)
International Plumbing Code, 2006
as amended by Scottsdale Revised Code
FIRE CODE
International Fire Code, 2006 (Ord. #3738)
as amended by Scottsdale Revised Code
ELECTRICAL CODE
National Electrical Code, 2005 (Ord. #3736)
as amended by Scottsdale Revised Code
ACCESSIBILITY
The design of this project complies with the applicable provisions and requirements of the Arizona State Statutes, Section 34-301 to 34-411 inclusively (Architectural Barriers to the Handicapped) and the ADA guidelines.

OCCUPANCY TYPE:
GROUP A-2 - RESTAURANT / BAR

CONSTRUCTION TYPE: 1-B
SEPARATED MIXED USE

REQUIRED SEPARATIONS

N- NO REQUIREMENT PER IBC TABLE 302.3.2

THIS TENANT WILL OPERATE AS A RESTAURANT AND WILL NOT HAVE LIVE ENTERTAINMENT AS DEFINED BY THE CITY OF SCOTTSDALE CITY ZONING ORDINANCE. ANY BAR OR LIVE ENTERTAINMENT USES SHALL REQUIRE CONDITIONAL USE PERMIT(S) REVIEW AND APPROVAL BY CITY COUNCIL.

- ALL PRODUCTS LISTED IBCO/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTION. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE IBCO APPROVED EVALUATION REPORT, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCY.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, OR ANY SPECIAL KNOWLEDGE. MANUALLY OPERATED TIGER SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- ALL GLASS IN HAZARDOUS AREAS, AND 18" OFF THE FLOOR, OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF A DOOR, OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
- MAINTAIN A MINIMUM OF 44" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TOWARDS EXITS. EXITS MUST BE MARKED WITH AN "X" ON YOUR FLOOR PLAN.
- FLAMESPREAD RATING FOR INTERIOR FINISHES NOT TO EXCEED AS FOLLOWS:

VERTICAL SHAFT AND ENCLOSURES 0-25
LOBBIES/CORRIDORS 25-75
ALL OTHER AREAS 200
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BLDG. SHALL BE INSTALLED OUTSIDE OF THE BLDG DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIP. SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR GREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BLDG. EQUIP. SHALL BE SCREENED BY A WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BLDG. THE SCREEN SHALL BE HIGHER THAN THE HIGHEST POINT OF THE TALLEST EQUIP.
- ALL SIGNS REQUIRE A SEPARATE PERMIT.
- ALL EXTERIOR MODIFICATIONS MADE WITH THIS T.I. WILL BE STOREFRONT AND ADDITION OF KITCHEN MECHANICALS IN EXISTING SELLING WELLS.

REVISIONS		DATE ISSUED	DWG. NO.	DRAWING
9.30.10	●	8.17.10	A-1	COVER SHEET
	●	-	A101.1	SITE PLAN (BY OTHERS)
	●	-	A101.2	COURTYARD SITE PLAN (BY OTHERS)
	●	9.20.10	A-1.1	EXIT PLAN
	●	9.20.10	A-1.2	AREA BREAK OUT PLAN
9.30.10	●	8.17.10	A-2.0	DIMENSION FLOOR PLAN
	●	9.20.10	A-2.1	FURNITURE PLAN/LAYOUT/ CALCS.
9.30.10	●	8.17.10	A-4	NOTIONAL FLOOR PLAN
	●	8.17.10	A-4	REFLECTED CEILING PLAN
9.20.10	●	8.17.10	A-5	FINISH PLAN
	●	8.17.10	A-6	EXTERIOR ELEVATION REMODEL
9.20.10	●	8.17.10	D-1	WALL DETAILS/SCHEDULES
	●	8.17.10	D-2	DETAILS / ELEVATIONS
9.20.10	●	8.17.10	D-3	SCHEDULES / DETAILS
9.20.10	●	8.17.10	D-4	ELEVATIONS / DETAILS
	●	8.17.10	D-5	SPECIFICATIONS
9.20.10	●	8.17.10	M1	FLOOR PLAN LOWER
9.20.10	●	8.17.10	M2	FLOOR PLAN UPPER
9.20.10	●	8.17.10	M3	SCHEDULES AND DETAILS
9.20.10	●	8.17.10	M4	KITCHEN HOOD DETAILS
9.20.10	●	8.17.10	M5	KITCHEN HOOD DETAILS
9.20.10	●	8.17.10	M8	KITCHEN HOOD DETAILS
9.20.10	●	8.17.10	M7	SPECIFICATIONS
9.20.10	●	8.17.10	M8	SPECIFICATIONS
9.20.10	●	8.17.10	P1	WASTE AND VENT FLOOR PLAN
9.20.10	●	8.17.10	P2	WATER AND GAS FLOOR PLAN
9.20.10	●	8.17.10	P3	DETAILS AND SCHEDULES
9.20.10	●	8.17.10	P4	PLUMBING WASTE AND VENT
9.20.10	●	8.17.10	P5	PLUMBING GAS DIAGRAM
9.20.10	●	8.17.10	P6	PLUMBING SPECIFICATIONS
9.20.10	●	8.17.10	E1.0	ELECTRICAL LIGHTING PLAN
9.20.10	●	8.17.10	E1.1	NOTES / LEGENDS
9.20.10	●	8.17.10	E2.0	ELECTRICAL POWER PLAN
9.20.10	●	8.17.10	E2.1	ELECTRICAL HVAC POWER PLAN
9.20.10	●	8.17.10	E2.2	NOTES / DETAIL
9.20.10	●	8.17.10	E3.0	ONE LINE DIAGRAM
9.20.10	●	8.17.10	E4.0	LEGEND AND SCHEDULES
9.20.10	●	8.17.10	E5.0	ELECTRICAL SPECIFICATIONS
9.20.10	●	8.17.10	FS-1	FOODSERVICE EQUIPMENT PLAN
9.20.10	●	8.17.10	FS-2	FOOD SERVICE EQUIPMENT SCHEDULE
9.20.10	●	8.17.10	FS-3	FOODSERVICE ROUGH IN PLUMBING
9.20.10	●	8.17.10	FS-4	FOODSERVICE ROUGH IN ELECTRICAL
9.20.10	●	8.17.10	FS-5	HOOD DETAILS
9.20.10	●	8.17.10	FS-5.1	HOOD DETAILS
9.20.10	●	8.17.10	FS-5.2	HOOD DETAILS

APPROVED _____ DATE _____

PLEASE CAREFULLY REVIEW LOCATIONS OF GLASS, PARTITIONS, DOORS, TELEPHONE OUTLETS, PLUMBING FIXTURES AND ALL OTHER WORK ADDRESSED IN THESE DOCUMENTS. REVISIONS HENCE FORTH MAY BE SUBJECT TO ADDITIONAL FEES INCURRED BY THE CLIENT; INCLUDING, BUT NOT LIMITED TO, DESIGN FEES, CONSTRUCTION COSTS AND SUBSEQUENT EXTENSION OF THE CONSTRUCTION COMPLETION DATE.

OWNER	DIDDY DA MANAGEMENT,LLC 4731 E. CACTUS SCOTTSDALE, AZ - BUSINESS USE: RESTAURANT / BAR
DESIGNER/ ARCHITECT	d. rosas interior Architecture Design Group 10277 32nd St. Ste 102 Scottsdale, az 85258 480-993-3470 480-247.4630 dinar@drosas.com CONTACT: DINA ROSAS

CONTRACTOR: TO BE BID

<u>PROJECT DESCRIPTION</u>	A TENANT IMPROVEMENT LOCATED ON THE SECOND FLR. OF A TWO STORY OFFICE/RETAIL BUILDING WITH SURFACE PARKING LOT AND PARKING STRUCTURE.	<u>PARKING</u> PARKING REQUIRED - 5404 INTERIOR / 300 = 19 SPACES PARKING PROVIDED - 21 SPACES
<u>ZONING SUMMARY</u>	EXISTING ZONING IS PRC	PARKING REQUIRED IN DEVELOPMENT - 2987 SPACES PARKING PROVIDED IN DEVELOPMENT - 3200 SPACES
<u>ADDRESS:</u>	15257 N. SCOTTSDALE RD F2-200 SCOTTSDALE, AZ	2

SQUARE FOOTAGE	SQUARE FOOTAGE	6587 S.F. - 4658 DINING (INDOOR - 3495, EXTERIOR-1163) 242 BAR; 850 KITCHEN, 120 OFFICE; 697 COMMON AREAS
LOAD FACTOR	1:15 DINING; 1:300 STORAGE; 1:100 OFFICE; 1:200 KITCHEN	
<u>TOTAL OCCUPANTS</u>	OVERALL STE: 310 DINING, 14 BAR; 5 KITCHEN, 1 OFFICE, 7 COMMON = 337 (INCLUDES EXTERIOR SEASONAL DINING) REFER TO SEATING CHART FOR LOOSE TABLE OCCUPANCY	
<u>REQUIRED EXITS</u>	2	<u>PROVIDED EXITS</u> 2

1. SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF THE FIRE SPRINKLER SYSTEM AND COMPLY WITH NFPA 13 AND LOCAL AMENDMENTS. NOTE: EXISTING STANDARD RESPONSE SPRINKLER HEADS WITHIN THE TENANT SPACE SHALL BE CHANGED OUT TO QUICK RESPONSE WHEN WORK HAS BEEN CONTRACTED TO ADD/OR RELOCATE 50% OR MORE OF THE SPRINKLER HEADS.
2. ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.
3. MOUNT MINIMUM 2A-10BC RATED FIRE EXTINGUISHER(S) WITHIN 75' OF ALL PORTIONS OF TENANT SPACE. FIRE EXTINGUISHER QUANTITY & LOCATION(S) SHALL BE APPROVED BY THE FIRE INSPECTOR.
4. EXIT & EMERGENCY LIGHTS SHALL COMPLY WITH CITY ORDINANCE & IFC. SEE ELECTRICAL.
5. FIRE LANES TO BE ESTABLISHED AND/OR MAINTAINED.
6. ESTABLISH & MAINTAIN 20' OF ACCESS TO ALL STRUCTURES FROM THE PUBLIC ROADWAY DURING CONSTRUCTION.
7. PROVIDE A NEW KNOX BOX IF ONE DOES NOT EXIST ON BUILDING. MOUNT BY MAIN ENTRANCE 4' - 6' A.F.F. PROVIDE A DOOR KEY FROM TENANT AND PLACE IN KNOX BOX.
8. NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. MINIMUM 6" LETTERS FOR BUILDING AND 3" LETTERS FOR SUITE.
9. CONTRACTOR TO VERIFY EXISTING AND/OR REQUIRED FIRE HYDRANT(S) INSTALLATION & MARKED WITH A BLUE REFLECTOR PRIOR TO CERTIFICATE OF OCCUPANCY.
10. PROVIDE SHOP DRAWINGS FOR ANY MODIFICATION OF THE FIRE ALARM SYSTEM AND COMPLY WITH NFPA 72 AND LOCAL CODES.
11. SUBMITTAL AND APPROVAL OF SHOP DRAWINGS REQUIRED.

1. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE STARTING OF ANY WORK, BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT THE CONTRACTOR HAS ACCEPTED THE CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
2. ALL WORK INCLUDING MATERIALS AND WORKMANSHIP, SHALL COMPLY WITH THE LATEST CODES, LAWS, ORDINANCES, AND THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE. ALL ITEMS CALLED OUT ON THE PLANS, THAT CODE OR CALL-OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT IS COMPLETELY ACCORDANT WITH THE DESIGN INTENTION OF THE OWNER AND ADAAG.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIST SIGNS AND MARKERS FOR ALL NEW WORK AS REQUIRED BY THE SCOTTSDALE FIRE CODE AND THE ADA. EXIST SIGNS SHALL BE WORDED IN CAPITAL LETTERS HAVING THE FOLLOWING SPECIFICATIONS:
A. SIGN SIZE SHALL BE 18" X 24" MINIMUM
B. EMERGENCY LIGHTING SHALL PROVIDE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL PER SEC IBC
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED WALLS (I.E. NO GAPS, HOLES, VOIDS, PENETRATIONS) THROUGHOUT THE PROJECT (SEE CODE ALLOW'S). ALL GAPS BETWEEN PIPES, CONDUITS OR DUCTWORK SHALL BE PROTECTED BY AN APPROVED SYSTEM INSTALLED IN ACCORDANCE WITH I.C.B.O. REPORT NUMBER 3872.
6. ONE HOUR RATED WALLS SHALL BE CONSTRUCTED PER DETAILS SHOWN ON THE PLANS. ALL WALLS SHALL HAVE A MINIMUM 20 MINUTE U-RATING. DOOR SHALL BE SELF-CLOSING WITH A HARDWARE HEAD AND DAMPER THROU THE PENETRATION. THE WALLS SHALL HAVE A FIRE RAMPAT AT THE PENETRATION. AIR CURTAIN DOOR SHALL BE TYPE "B" PER FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE LOCATED AT A DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. SEE FLOOR PLANS FOR EXACT EXTINGUISHER LOCATIONS. EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE NOTED BY TENANT N.I.C. SO THAT THE TOP OF THE EXTINGUISHER SHALL BE AT LEAST 4' ABOVE FINISHED FLOOR.
8. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS AND ORDINANCES AND SHALL BE DESIGNED AND ONLY BY A LICENSED PROFESSIONAL ENGINEER. THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED PER N.F.P.A. STANDARD 13, IBC STANDARD. FIRE DEPARTMENT ACCESS SHALL BE PROVIDED TO PARKING LOT VEHICLES.
9. BUILDING DESIGNED FOR LIGHT GAUGE METAL FRAMING AS INDICATED OR DETAIL. WOOD FRAMING INCIDENTAL TO THE PROJECT MAY BE USED UNLESS OTHERWISE NOTED BY THE ARCHITECT.
10. THE CONTRACTOR WARRANTS TO THE OWNER AND THE DESIGNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL MEET THE QUALITY STANDARDS SET FORTH THAT ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN FULL CONFORMANCE WITH THE CONSTRUCTION REQUIREMENTS. ALL WORK NOT SO CONFORMING TO THE CONSTRUCTION REQUIREMENTS IS CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERRIOR OR INFERIOR PERFORMANCE WORK SHALL BE TOLERATED. IF ANY DEFECTS ARE DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE, IF REQUESTED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND OF QUALITY OF MATERIALS AND EQUIPMENT.
11. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S TECHNICAL SPECIFICATIONS OR INSTRUCTION UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
12. THE CONTRACTOR, IN LAYING OUT AND DETAILING THE WORK TO BE BUILT INTO THE PURCHASED SPACE, CONSIDERATION SHALL BE GIVEN TO THE LOCATION OF COOKTOPS, SINKS, STOVE, REFRIG., RANGE, CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. VERIFICATION SHALL BE MADE OF THE LOCATION OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW APPROVED LEVELING COMPOUND. SURFACES SHALL BE ABSOLUTELY FLAT. FINISHES TO NOT MORE THAN 1/8".
13. JUST PRIOR TO INSTALLMENT OF CARPET, THE GENERAL CONTRACTOR SHALL MAINTAIN THE SPACE IN "BROOM CLEAN" CONDITION. WHETHER OR NOT INSTALLMENT OF CARPET IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DIMENSIONS IN PLACE SHALL BE TAKEN FROM THE FACE OF MASONRY FACE OF CONCRETE AND THE FACE OF GYPSUM UNLESS OTHERWISE CLEAR TO INSIDE FINISH FACE UNLESS NOTED OTHERWISE.
15. A WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER AND BE AVAILABLE TO THE OWNER.
16. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE SAME QUALITY AND MATERIALS AS SPECIFIED.
17. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBstantial COMPLETION IN WRITING.
18. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOL, CONSTRUCTION EQUIPMENT, TRANSPORTATION AND ALL OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
19. CONTRACTOR TO SUBMIT SHOP DRAWINGS ON ALL MILLWORK.
20. CONTRACTOR TO SUBMIT SAMPLES ON ALL BUILDING FINISH.
21. CONTRACTOR TO SUBMIT SAMPLES FOR FINALS.
- 21.1 ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. REFERENCES TO SUB-CONTRACTORS AS "THEY ARE ONE AND THE SAME," THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL SUB-CONTRACTORS, INCLUDING THOSE HIRED BY THE OWNER AND SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
22. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE WORK AND SHALL USE PROPER TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
23. ALL SUB-CONTRACTORS SHALL MAINTAIN THE PROJECT CLEAN AND FREE OF TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE. PAINTING, PAINT OVER, SPRAY, ETC. ALL FIXTURES, EQUIPMENT, LAZING, FLOORING, SHALL BE LEFT ALONE UNTIL READY FOR OCCUPANCY. CARE SHALL BE EXERCISED TO ASSURE PROTECTION OF EXISTING WORK. CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING OR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
24. ALL INTERIOR GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE CURRENT IBC REQUIREMENTS FOR HUMAN IMPACT. THE SAFETY COMMISSION, EFFECTIVE JULY 6, 1977 INCLUDING ALL AMENDMENTS TO DATE, IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
25. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. FLUSH OR SURFACE BOLTS SHALL BE AUTOMATIC TYPE.
26. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
27. THE CONTRACTOR SHALL MAINTAIN THE EQUIPMENT; AND RELOCATION OF ANY ITEMS IN THE WORK IS SUBJECT TO THE CONTRACTOR'S ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING THE PROPERTY OF THE OWNER. IF THE CONTRACTOR IS INFORMED BY THE ARCHITECT IMMEDIATELY IF HE IS UNABLE TO RELOCATE ANY ITEM OR ITEM ORDERED HEREON, HE SHALL IMMEDIATELY ADVISE THE ARCHITECT IN WRITING TO MATCH EXISTING IN LIEU OF RELOCATION OF EXISTING FOR HIS OWN CONVENIENCE. ALTERATION OF EXISTING FOR HIS OWN CONVENIENCE. ALTERATION OF EXISTING FOR HIS OWN CONVENIENCE. ALTERATION OF EXISTING FOR HIS OWN CONVENIENCE.
28. PERFORMANCE OF WORK IN PERFORMING THE WORK PRESCRIBED BY THE ARCHITECT AND THE ARCHITECT'S SHOP DRAWINGS OF THIS WORK, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL ALTERING CONSTRUCTION DURABLE MATERIALS REQUIRED TO HIDE ALL EVIDENCE OF WORK AND TO REFRESH THIS CONSTRUCTION TO MEET THE REQUIREMENTS AS INDICATED, WITH THE FOLLOWING AS MINIMUM REQUIREMENTS:
WALLS - FROM FLOOR TO CEILING AND BETWEEN THE JOINTS.
CEILING - FROM CORNERS AND JOINTS TO THE CENTER MEETING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINT SHOWING.
FLOORS - THE COMPLETE ENTIRE SURFACE.
DOORS - THE COMPLETE ENTIRE SURFACE.

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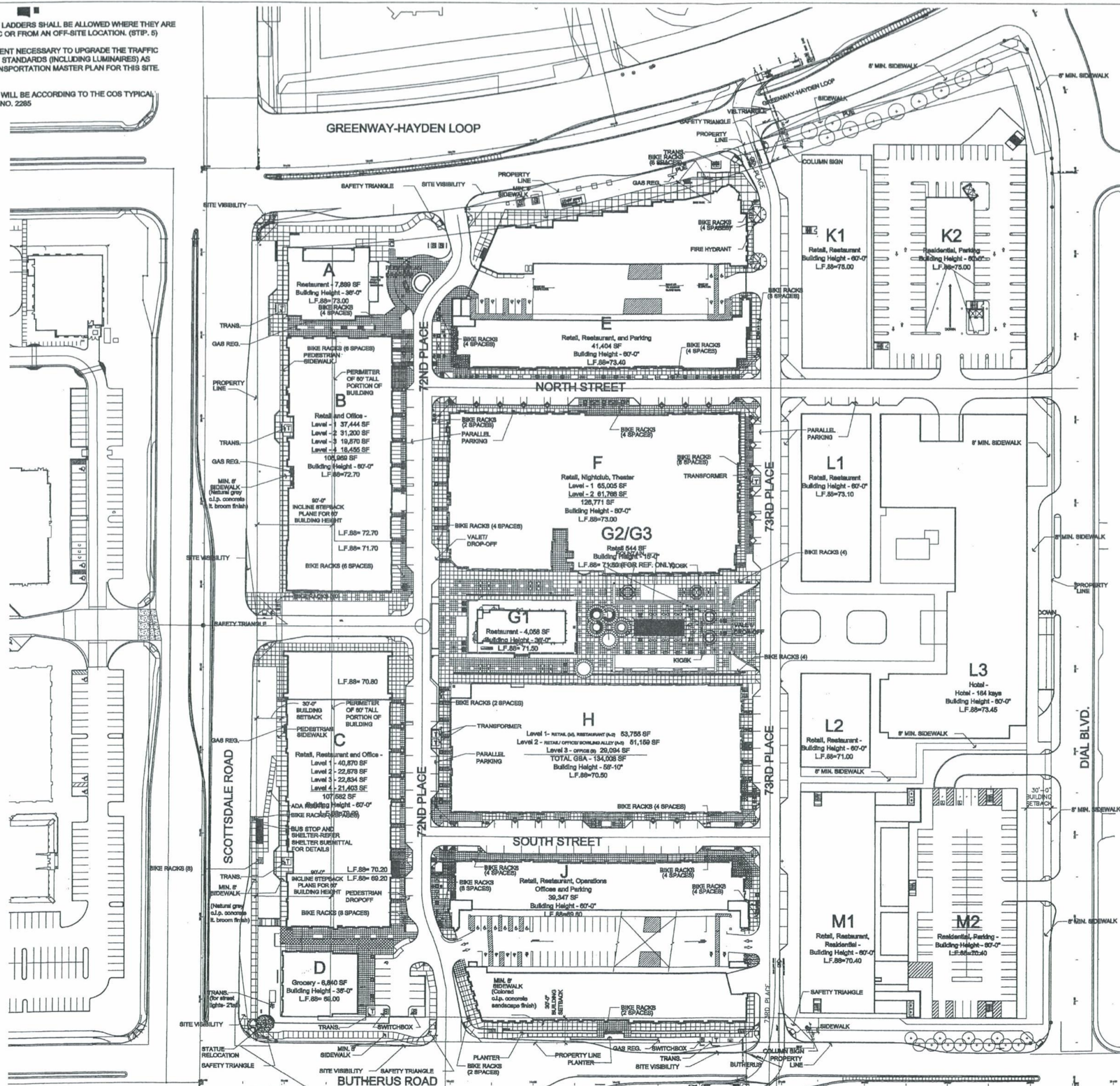
NARCISSE
15257 N. SCOTTSDALE RD F2-200

		8.17.10	CITY SUBMITTAL / REVIEW
	DESIGN DEVELOPMENT	8.20.10	CITY / LANDLORD COMMENTS
	CONSTRUCTION DOCUMENTS	9.30.10	CITY / LANDLORD COMMENTS
	BID/PRICE PACKAGE		
	BUILDING APPROVAL		

DATE ISSUED
DRAWN BY
CHECKED BY
PROJECT NO.
CADD FILE
DRAWING NO.

A-

- NOTE:
1. NO EXTERIOR ROOF LADDERS SHALL BE ALLOWED WHERE THEY ARE VISIBLE TO THE PUBLIC OR FROM AN OFF-SITE LOCATION. (STP. 5)
 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. (STP. 53)
 3. ALL BICYCLE RACKS WILL BE ACCORDING TO THE COS TYPICAL BICYCLE RACK DETAIL NO. 2285



SITE DATA

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	228,636 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 Req'd (15% x 3288)	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 (819,844 SF)
FAR Proposed	0.8 (819,844 SF)
Office Allowed (40% of Commercial)	(819,844 x .40) 327,858 SF
Office Provided	178,238 SF
Residential Allowed (50% of Commercial)	(819,844 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF
VOLUME CALC = 18' x NET SITE = 16,382,880	
A- 254,848 G- 72,000 D- 215,842 K- 3,148,020	
B- 1,722,788 H- 2,259,420 E- 3,457,960 L- 6,459,420	
C- 1,358,280 J- 2,946,200 F- 3,559,200 M- 2,504,964	

TABULATIONS

BUILDING A	7,897 SF	BUILDING G1, G2	4,150 SF
LEVEL 1 (RESTAURANT)		G1 (RESTAURANT)	544 SF
		G2 (RETAIL)	544 SF
		TOTAL	4,894 SF
BUILDING B	34,022 SF	BUILDING H	38,131 SF
LEVEL 1 (RETAIL)	3,793 SF	LEVEL 1 (RETAIL)	6,303 SF
LEVEL 1 (LOBBY/PUB. TOIL.)	11,441 SF	LEVEL 1 (BOWLING ALLEY)	1,080 SF
LEVEL 2 (RETAIL)	19,582 SF	LEVEL 1 (FITNESS)	2,546 SF
LEVEL 3 (OFFICE)	19,897 SF	LEVEL 1 (BOH)	8,884 SF
LEVEL 4 (OFFICE)	18,625 SF	LEVEL 2 (BOWLING ALLEY)	24,445 SF
TOTAL	107,340 SF	LEVEL 2 (FITNESS)	25,005 SF
BUILDING C	30,579 SF	LEVEL 3 (OFFICE)	23,002 SF
LEVEL 1 (RETAIL)	7,898 SF	LEVEL 3 (LOBBY)	6,828 SF
LEVEL 1 (LOBBY)	2,716 SF	TOTAL	134,024 SF
LEVEL 2 (OFFICE)	22,582 SF	BUILDING J	18,127 SF
LEVEL 3 (OFFICE)	22,596 SF	LEVEL 1 (RETAIL)	8,963 SF
LEVEL 4 (OFFICE)	21,331 SF	LEVEL 1 (NIGHTCLUB)	8,409 SF
TOTAL	107,452 SF	LEVEL 1 (RESTAURANT)	33,499 SF
BUILDING D	8,816 SF	BUILDING K1, K2, K3	18,823 SF
LEVEL 1 (GROCERY)		LEVEL 1 (RESTAURANT)	202,068 SF / 88 UNITS
BUILDING E	16,553 SF	LEVEL 1-5 (RESIDENTIAL)	220,891 SF
LEVEL 1 (RETAIL)	22,537 SF		
LEVEL 1 (RESTAURANT)	38,080 SF	BUILDING L1, L2, L3, L4	50,419 SF
BUILDING F	85,898 SF	LEVEL 1 (RETAIL)	157,382 SF / 120 KEYS
LEVEL 1 (COMMON)	11,230 SF	LEVEL 1-5 (RESIDENTIAL)	81,452 SF / 64 UNITS
LEVEL 2 (RETAIL)	5,419 SF	TOTAL	289,803 SF
LEVEL 2 (NIGHTCLUB)	8,385 SF	BUILDING M1, M2	16,824 SF
LEVEL 2 (COMMON)	16,536 SF	LEVEL 1 (RETAIL)	128,302 SF / 78 UNITS
LEVEL 2 (CINEMA)	36,816 SF	LEVEL 1-5 (RESIDENTIAL)	142,929 SF
TOTAL	135,584 SF		

PARKING SUMMARY

TOTAL RETAIL	329,598 SF	(1 car/200 sf)	1648 cars
TOTAL OFFICE	185,846 SF	(1 car/300 sf)	553 cars
TOTAL RESTAURANT	54,962 SF	(x 85%/80 sf)	447 cars
TOTAL GROCERY	8,816 SF	(1 car/300 sf)	29 cars
TOTAL NIGHTCLUB	25,348 SF	(1 car/50 sf)	408 cars
TOTAL PATIOS	16,145 SF	(1 car/250 sf - 1st 250sf)	62 cars
TOTAL CINEMA	36,816 SF	(1 car/10 seats)	35 cars
TOTAL HOTEL	157,382 SF	(1 car/room + employee)	120 cars
TOTAL FITNESS	27,551 SF	(1 car/250 sf)	110 cars
TOTAL BOWLING ALLEY	15,825 SF	(4 cars/lane - 18 lanes)	72 cars
TOTAL RESIDENTIAL	409,822 SF	(238 Units at 2 cars/unit)	476 cars
GRAND TOTAL (non-shared)	1,229,486 SF		3,839 cars
SHARED PARKING STUDY			
Commercial Shared Demand (20% reduction max., see attached Master Parking Plan)			3,134 cars
Non-Shared Residential and Hotel Demand			696 cars
Total Shared Parking Required			3,820 cars
Accessible Parking Required (0.193 * 0.02)			63 cars

PARKING PROVIDED		
GARAGE BUILDING E	1,190 cars	
GARAGE BUILDING J	1,170 cars	
GARAGE BUILDING L and M	697 cars	
SURFACE	125 cars	
TOTAL	3182 cars	

REQUIRED BIKE PARKING: Phase I, II, & III (commercial use only)

1 bike space per 10 cars parked (2,464 + 120 hotel cars/ 10)	258 bike spaces
Phase I provided	78 bike spaces
Phase II provided	100 bike spaces
Phase III provided	80 bike spaces
Total provided	258 bike spaces
Note:	
1. All b	
landsc	

32-UP-2010
1st: 10/28/10

33-UP-2010
1st: 10/28/10

PROJECT MASTER SITE PLAN
Scale: 1" = 60'-0"

NelsenPartners

Architecture Planning Interiors
Scottsdale / Austin
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Scottsdale, Arizona 85254
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FAX: (480) 948-8801
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SCOTTSDALE QUARTER

Date
September 09, 2009

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Project No.
38415

Sheet
A101
MASTER SITE PLAN

REQUIRED EGRESS AISLE WIDTHS

DINING ROOM/ KITCHEN 207 / 2 = 104 (INTERIOR DINING AND BAR)
+ 42 (50% OF PATIO DINING) = 146 X .2=29.2" REQUIRED;
-48" MIN PROVIDED; 36" DOOR

UPPER DINING 54 / 2 =27 X .3 = 8.1" REQ'D;
-48" MIN PROVIDED; FEEDS TO MAIN DINING

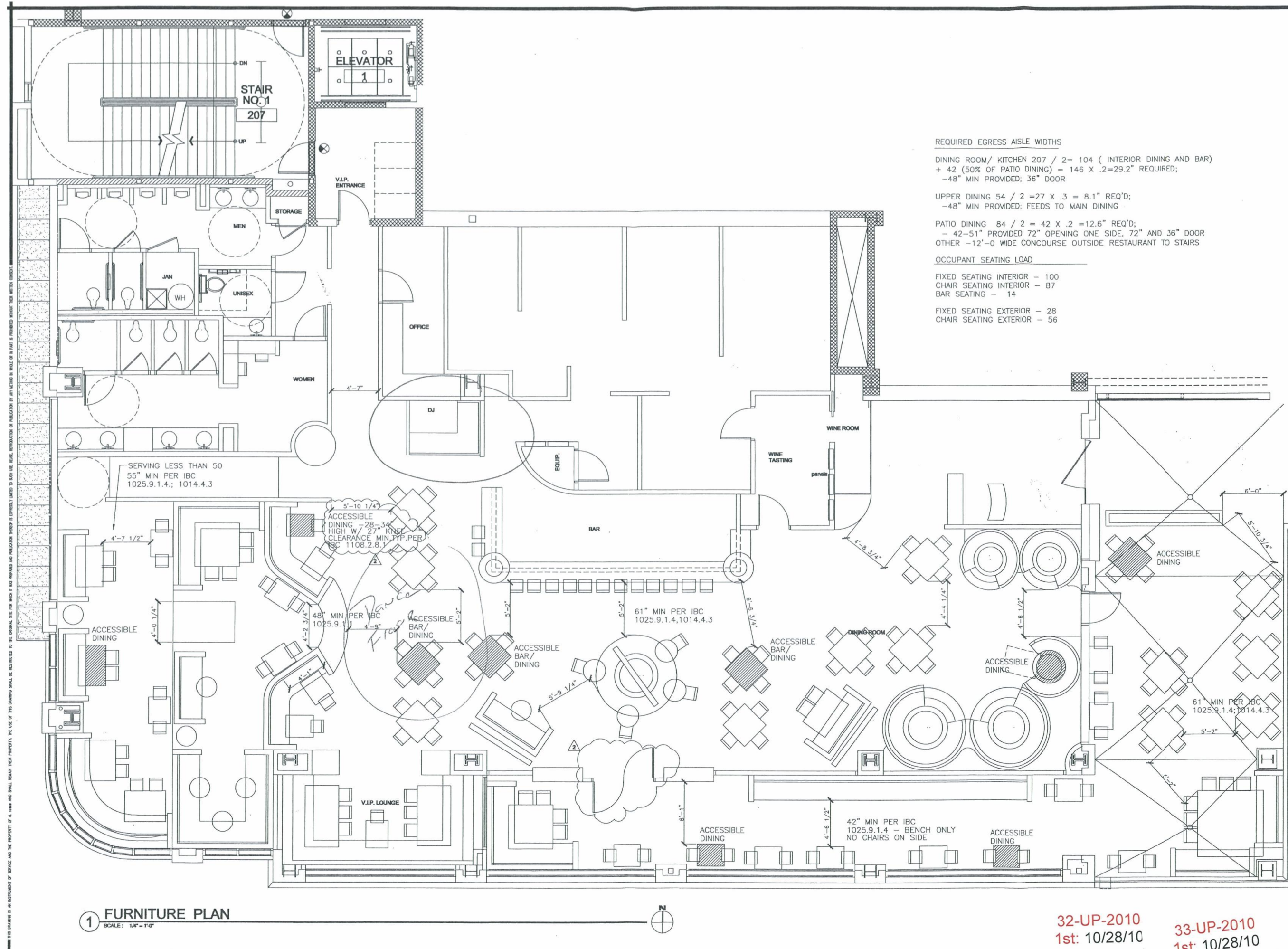
PATIO DINING 84 / 2 = 42 X .2 =12.6" REQ'D;
- 42-51" PROVIDED 72" OPENING ONE SIDE, 72" AND 36" DOOR
OTHER -12'-0" WIDE CONCOURSE OUTSIDE RESTAURANT TO STAIRS

OCCUPANT SEATING LOAD

FIXED SEATING INTERIOR - 100
CHAIR SEATING INTERIOR - 87
BAR SEATING - 14

FIXED SEATING EXTERIOR - 28
CHAIR SEATING EXTERIOR - 56

1 FURNITURE PLAN SCALE: 1/4" = 1'-0"





CITY SUBMITTAL / REVIEW	
CITY / LANDLORD COMMENTS	
CITY / LANDLORD COMMENTS	
CITY / LANDLORD COMMENTS	
8.17.10	
9.20.10	
9.30.10	
SCHEMATIC	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
BIDPRICING PACKAGE	
BUILDING DEPT. APPROVAL	

DATE ISSUED	8.17.10
DRAWN BY	DM
CHECKED BY	DWF
PROJECT NO.	
CADD FILE	
DRAWING NO.	

