

NARCISSE

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

GENERAL NOTES

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 THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION. STARTING FROM THE PLANS, THE CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, AND ORDINANCES, AND THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS, THE CONTRACTOR SHALL FOLLOW THE PLANS, THAT CODE OR CALL-OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
3. TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH APPLICABLE REQUIREMENTS OF THE ADA AND ADAAG.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AND FIRE ALARM SPEAKERS AND HORNS AND EMERGENCY LIGHTING AS REQUIRED BY THE SCOTTSDALE FIRE CODE AND THE ADA. EXIT SIGNS SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 8" WIDE AND 6" HIGH. 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 INTERIOR WALL RATES AND GAPS, HOLES, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS). DUCT PENETRATIONS SHALL HAVE FIRE DAMPERS PER IBC. GAPS BETWEEN PIPES, CONDUITS OR DUCTWORK SHALL BE SEALED USING THE DOW CORNING FIRE STOP SYSTEM (REFER TO NUMBER 3817).
6. ONE HOUR RATED WALLS SHALL BE CONSTRUCTED PER DETAILS, DOOR AND FRAME ASSEMBLIES LOCATED IN THE WALLS SHALL HAVE TO MATCH THE RATED WALL. ALL FIRE DAMPERS IN THE PENETRATION, SMOKE GASKETS AT HEAD AND JAMBS, DUCTWORK PENETRATING THESE WALLS SHALL HAVE A FIRE DAMPER AT THE PENETRATION.
7. FIRE EXTINGUISHERS SHALL BE 2A10BC RATED. TRAVEL DISTANCE FROM EXTINGUISHER SHALL NOT EXCEED 75' FROM ANY SET OF PLANS OR EXISTING EXTINGUISHER LOCATIONS. EXTINGUISHERS SHALL BEAR A SERVICE TAG AND SHALL BE BRACKET MOUNTED (UNLESS TENANT REQUESTS OTHERWISE). SO THAT THE TOP OF THE EXTINGUISHER IS NO HIGHER THAN FOUR FEET A.F.F.
8. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS AND ORDINANCES AND SHALL BE INSTALLED ONLY BY AN ARIZONA LICENSED CONTRACTOR. THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED PER THE LATEST STANDARD. ALL RATED ACCESS SHALL BE IN PLACE PRIOR TO VERTICAL CONSTRUCTION.
9. BUILDING DESIGNED FOR LIGHT GAUGE METAL FRAMING AS INDICATED ON DETAILS. GOOD FRAMING INDICATED TO THE PROJECT MAY BE USED PROVIDED IT IS FIRE RETARDANT TREATED.
10. THE CONTRACTOR WARRANTS TO THE OWNER AND THE DESIGNER THAT ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT. THE CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETECTION AND CORRECTION OF DEFECTS AND NON-COMPLYING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT A LATER DATE. AFTER THE FINAL ACCEPTANCE REQUIRED BY THE DESIGNER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND OF QUALITY OF MATERIALS AND WORKMANSHIP.
11. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, USED, OR MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTION UNLESS HEREINAFTER SPECIFIED.
12. FLOOR TOLERANCE: IN LAYING OUT AND DETAILING THE WORK TO BE BUILT INTO THE PROJECT, THE CONTRACTOR SHALL BE GIVEN VARIATIONS IN THE FLOOR LEVELS RESULTING FROM CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATION SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS SHALL BE TO THE FINISH FLOOR LEVEL AND SHALL NOT BE AFFECTED BY VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED USING APPROVED LEVELING COMPOUND. SURFACES SHALL BE ABSOLUTELY FLAT AND LEVEL TO THE FINISH FLOOR PER IBC.
13. JUST PRIOR TO INSTALLATION OF CARPET, THE GENERAL CONTRACTOR SHALL MAINTAIN THE "BROOM CLEAN" CONDITION, WHETHER OR NOT INSTALLATION OF CARPET IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. DIMENSIONS OVER SCALE ON CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF CONCRETE, AND THE FACE OF GYPSUM FOR FINISH. DIMENSIONS ARE CLEAR TO INSIDE FINISH FACE UNLESS NOTED OTHERWISE.
15. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE 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 WORKMANSHIP.
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, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND 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 PRIOR TO ORDERING.
21. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. UNLESS OTHERWISE NOTED, ALL REFERENCES TO THE CONTRACTOR INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS AS THOUGH THEY ARE ONE AND THE SAME. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS, 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 JUDGMENT AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSULATION AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
23. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE. SOILING, PAINT OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, OR FINISHING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY. CARE SHALL BE EXERCISED TO ASSURE THE BUILDING SHALL BE PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
24. ALL INTERIOR GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO STANDARDS SET FORTH BY CHAPTER 24 OF THE IBC, AND 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. RELOCATION OF ANY ITEMS IN THE WORK IS SUBJECT TO THE CONTRACTOR'S ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARRING THE ITEMS. THE CONTRACTOR SHALL INFORM THE ARCHITECT IMMEDIATELY IF HE IS UNABLE TO RELOCATE ANY ITEM AS PRESCRIBED HEREIN. CONTRACTOR MAY ALSO ELECT TO USE NEW MATERIALS TO MATCH EXISTING IN LIEU OF RELOCATION OF EXISTING. IF NECESSARY TO FIT THE LOCATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
28. PERFORMANCE OF WORK IN PERFORMING THE WORK PRESCRIBED HEREIN AND IN THE ARCHITECTURAL AND MECHANICAL DRAWINGS OF THIS WORK, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL EXISTING CONSTRUCTION DISTURBED, RELOCATED, DAMAGED OR ALTERED AND AS NEW CONSTRUCTION INSTALLED AS REQUIRED TO HIDE ALL EVIDENCE OF WORK AND TO REFINISH THIS CONSTRUCTION TO MATCH EXISTING AS INDICATED, WITH THE FOLLOWING AS MINIMUM REQUIREMENTS:
WALLS: - FROM FLOOR TO CEILING AND BETWEEN THE NEAREST CORNERS - NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINT SHOWING.
CEILING: - THE COMPLETE SURFACE UNLESS OTHERWISE SPECIFIED - A MATCHING PATCH IN APPLIED FINISHES CAN

REGULATORY AGENCY SUMMARY

APPLICABLE BUILDING CODE:
International Building Code 2006 (Ord. #3735)
as amended by Scottsdale Revised Code

MECHANICAL CODE:
International Mechanical Code, 2006 (Ord. #3737)
as amended by Scottsdale Revised Code

PLUMBING CODE:
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 Inclusive (Architectural Barriers to the Handicapped) and the ADA guidelines.

PLANNING NOTE

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.

REQUIRED NOTES

1. ALL PRODUCTS LISTED BY ICBO/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTION. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCY.
2. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, OR ANY SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGEOUR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
3. 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.
4. MAINTAIN A MINIMUM OF 44" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TOWARDS DESIGNATED EXITS. MARK DESIGNATED EXITS WITH AN "X" ON YOUR FLOOR PLAN.
5. FLAMESPREAD RATING FOR INTERIOR FINISHES NOT TO EXCEED AS FOLLOWS:
VERTICAL SHAFT AND ENCLOSURES 0-25
LOBBIES/CORRIDORS 25-75
ALL OTHER AREAS 200
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED
8. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BLDG. SHALL BE AN INTEGRAL PART OF THE BLDG DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
9. ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIP. SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BLDG. GROUND MOUNTED UTILITY, MECHANICAL AND COMMUNICATION EQUIP. SHALL BE SCREENED BY A WALL THAT MATCHES THAT ARCHITECTURAL COLOR AND FINISH OF THE BLDG. AND IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT.
10. ALL SIGNS REQUIRE A SEPARATE PERMIT.
11. EXTERIOR MODIFICATIONS MADE WITH THIS TI WILL BE STOREFRONT AND ADDITION OF KITCHEN MECHANICAL IN EXISTING SHELL WALLS.

AREA LOCATION MAP



SHEET INDEX

| 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) |
| | 9.30.10 | A-1.1 | EXIT PLAN |
| | 9.30.10 | A-1.2 | AREA BREAK OUT PLAN |
| | 9.30.10 | A-2.0 | DIMENSION FLOOR PLAN |
| | 9.30.10 | A-2.1 | FURNITURE PLAN/LAYOUT/ CALCS. |
| | 9.30.10 | A-3 | NOTATIONAL FLOOR PLAN |
| | 9.30.10 | A-4 | REFLECTED CEILING PLAN |
| | 9.30.10 | A-5 | FINISH PLAN |
| | 9.30.10 | A-6 | EXTERIOR ELEVATION REMODEL |
| | 9.30.10 | D-1 | WALL DETAILS/SCHEDULES |
| | 9.30.10 | D-2 | DETAILS / ELEVATIONS |
| | 9.30.10 | D-3 | SCHEDULES / DETAILS |
| | 9.30.10 | D-4 | ELEVATIONS / DETAILS |
| | 9.30.10 | D-5 | SPECIFICATIONS |
| | 9.30.10 | M1 | FLOOR PLAN LOWER |
| | 9.30.10 | M2 | FLOOR PLAN UPPER |
| | 9.30.10 | M3 | SCHEDULES AND DETAILS |
| | 9.30.10 | M4 | KITCHEN HOOD DETAILS |
| | 9.30.10 | M5 | KITCHEN HOOD DETAILS |
| | 9.30.10 | M6 | KITCHEN HOOD DETAILS |
| | 9.30.10 | M7 | SPECIFICATIONS |
| | 9.30.10 | M8 | SPECIFICATIONS |
| | 9.30.10 | P1 | WASTE AND VENT FLOOR PLAN |
| | 9.30.10 | P2 | WATER AND GAS FLOOR PLAN |
| | 9.30.10 | P3 | DETAILS AND SCHEDULES |
| | 9.30.10 | P4 | PLUMBING WASTE AND VENT |
| | 9.30.10 | P5 | PLUMBING GAS DIAGRAM |
| | 9.30.10 | P6 | PLUMBING SPECIFICATIONS |
| | 9.30.10 | E1.0 | ELECTRICAL LIGHTING PLAN |
| | 9.30.10 | E1.1 | NOTES / LEGENDS |
| | 9.30.10 | E2.0 | ELECTRICAL POWER PLAN |
| | 9.30.10 | E2.1 | ELECTRICAL HVAC POWER PLAN |
| | 9.30.10 | E2.2 | NOTES / DETAILS |
| | 9.30.10 | E3.0 | ONE LINE DIAGRAM |
| | 9.30.10 | E4.0 | LEGEND AND SCHEDULES |
| | 9.30.10 | E5.0 | ELECTRICAL SPECIFICATIONS |
| | 9.30.10 | F8-1 | FOODSERVICE EQUIPMENT PLAN |
| | 9.30.10 | F8-2 | FOOD SERVICE EQUIPMENT SCHEDULE |
| | 9.30.10 | F8-3 | FOODSERVICE ROUGH IN PLUMBING |
| | 9.30.10 | F8-4 | FOODSERVICE ROUGH IN ELECTRICAL |
| | 9.30.10 | F8-5 | HOOD DETAILS |
| | 9.30.10 | F8-6 | HOOD DETAILS |
| | 9.30.10 | F8-7 | HOOD DETAILS |
| | 9.30.10 | F8-8 | HOOD DETAILS |

CLIENT APPROVAL

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.

TI- THIS LOCATION BLDG F STE 200

PROJECT DIRECTORY

OWNER
DIDDY DA MANAGEMENT, LLC
4731 E. CACTUS
SCOTTSDALE, AZ
—
BUSINESS USE: RESTAURANT / BAR

DESIGNER/ARCHITECT
d. rosas Interior Architecture Design Group
10277 N. 92nd St. Ste 102
Scottsdale, AZ 85258
480-993-3470
480-247.4630
dinar@rosas.com
CONTACT: DINA ROSAS

PLUMBING/MECHANICAL/ELECTRICAL CONSULTANT
PETERSON ASSOCIATES
7201 N. DREAMY DRAW
Suite 200
PHOENIX, AZ 85020
(602) 943-4116
(602) 943-2507 FAX
Contact: MARC HAASE

CONTRACTOR: TO BE BID

PROJECT DATA

PROJECT DESCRIPTION
A TENANT IMPROVEMENT LOCATED ON THE SECOND FLR. OF A TWO STORY OFFICE/RETAIL BUILDING WITH SURFACE PARKING LOT AND PARKING STRUCTURE.

PARKING
PARKING REQUIRED - 5404 INTERIOR / 300 = 19 SPACES
PARKING PROVIDED - 21 SPACES

ZONING SUMMARY
EXISTING ZONING IS PRC

ADDRESS:
15257 N. SCOTTSDALE RD F2-200
SCOTTSDALE, AZ

OCCUPANCY/ EXITS

SQUARE FOOTAGE
SQUARE FOOTAGE 6567 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

TOTAL OCCUPANTS
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

REQUIRED EXITS
2 PROVIDED EXITS 2

FIRE DEPARTMENT NOTES

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-10-BC 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' - 5' A.F.F. PROVIDE A 100R 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.
SUBMITTAL AND APPROVAL OF SHOP DRAWINGS REQUIRED

d. ro
INTERIO
ARCHITE
DESIGN

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15257 N. SCOTTSDALE RD F2-200
SCOTTSDALE, AZ 85254



| CITY SUBMITTAL / REVIEW | CITY / LANDLORD COMMENTS | CITY / LANDLORD COMMENTS |
|-------------------------|--------------------------|--------------------------|
| 8.17.10 | 9.20.10 | 9.30.10 |

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

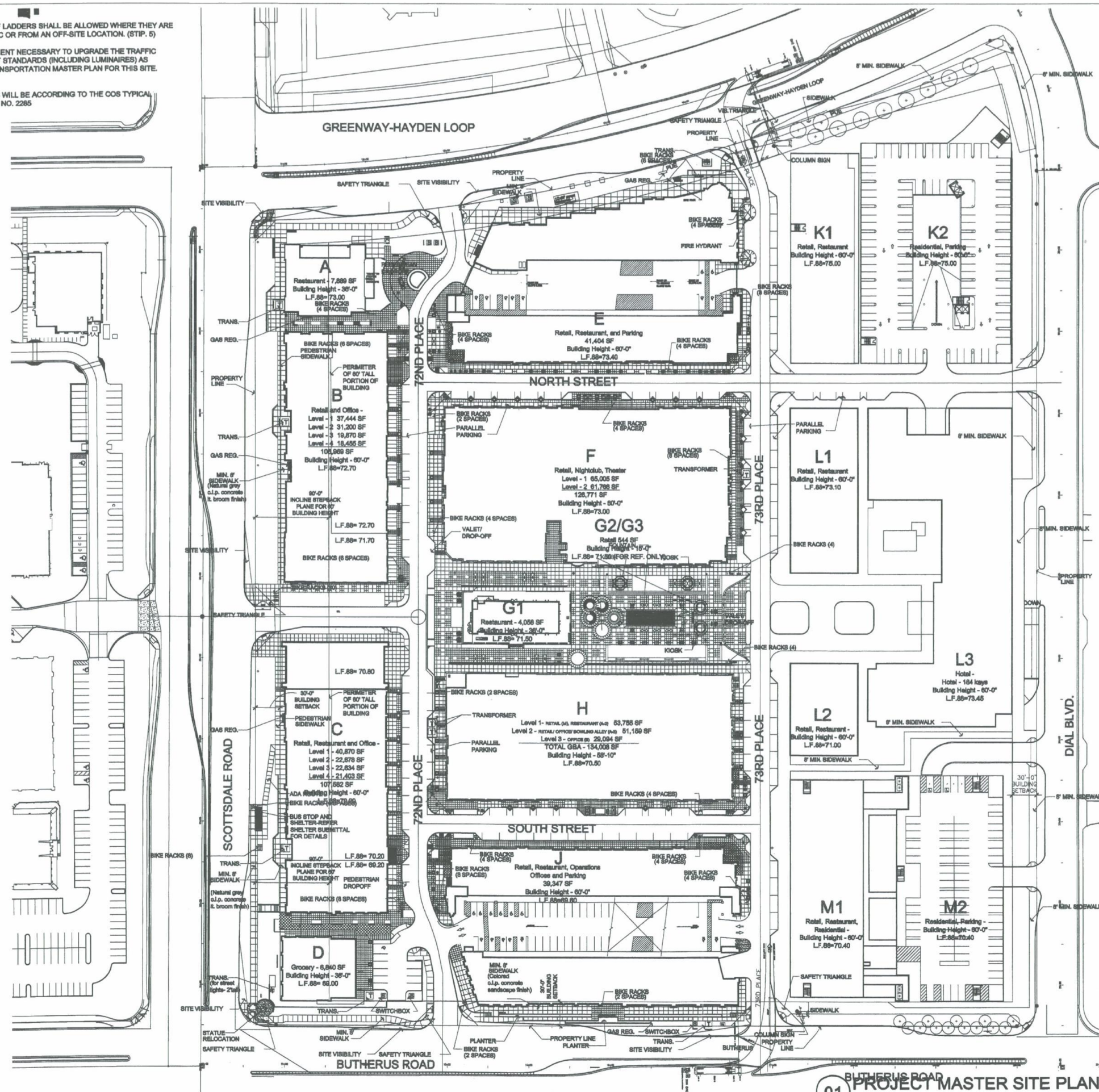
32-UP-2010
1st: 10/28/10

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

A-

NOTE:

1. NO EXTERIOR ROOF LADDERS SHALL BE ALLOWED WHERE THEY ARE VISIBLE TO THE PUBLIC OR FROM AN OFF-SITE LOCATION. (STIP. 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. (STIP 63)
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 | 226,836 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 = 18,392,880 | |
| A- 254,848 G- 72,000 D- 215,842 K- 3,148,020 | |
| B- 1,722,768 H- 2,259,420 E- 3,457,980 L- 8,459,420 | |
| C- 1,358,280 J- 2,946,200 F- 3,559,200 M- 2,504,984 | |

TABULATIONS

| | | | |
|--------------------------------|-----------------------|--|--|
| BUILDING A | | | |
| LEVEL 1 (RESTAURANT) | 7,897 SF | | |
| BUILDING B | | | |
| LEVEL 1 (RETAIL) | 34,022 SF | | |
| LEVEL 2 (LOBBY/PUB.TOL.) | 3,793 SF | | |
| LEVEL 2 (RETAIL) | 11,441 SF | | |
| LEVEL 2 (OFFICE) | 19,562 SF | | |
| LEVEL 3 (OFFICE) | 19,897 SF | | |
| LEVEL 4 (OFFICE) | 18,625 SF | | |
| TOTAL | 107,340 SF | | |
| BUILDING C | | | |
| LEVEL 1 (RETAIL) | 30,579 SF | | |
| LEVEL 1 (RESTAURANT) | 7,686 SF | | |
| LEVEL 1 (LOBBY) | 2,718 SF | | |
| LEVEL 2 (OFFICE) | 22,562 SF | | |
| LEVEL 3 (OFFICE) | 22,598 SF | | |
| LEVEL 4 (OFFICE) | 21,331 SF | | |
| TOTAL | 107,452 SF | | |
| BUILDING D | | | |
| LEVEL 1 (GROCERY) | 6,816 SF | | |
| BUILDING E | | | |
| LEVEL 1 (RETAIL) | 18,553 SF | | |
| LEVEL 1 (RESTAURANT) | 22,537 SF | | |
| TOTAL | 38,090 SF | | |
| BUILDING F | | | |
| LEVEL 1 (RETAIL) | 65,696 SF | | |
| LEVEL 1 (COMMON) | 11,230 SF | | |
| LEVEL 2 (RETAIL) | 5,419 SF | | |
| LEVEL 2 (NIGHTCLUB) | 6,385 SF | | |
| LEVEL 2 (COMMON) | 18,536 SF | | |
| LEVEL 2 (CINEMA) | 36,616 SF | | |
| TOTAL | 136,564 SF | | |
| BUILDING G1, G2 | | | |
| G1 (RESTAURANT) | 4,150 SF | | |
| G2 & G3 (RETAIL) | 544 SF | | |
| TOTAL | 4,694 SF | | |
| BUILDING H | | | |
| LEVEL 1 (RETAIL) | 38,131 SF | | |
| LEVEL 1 (RESTAURANT) | 6,303 SF | | |
| LEVEL 1 (BOWLING ALLEY) | 1,080 SF | | |
| LEVEL 1 (FITNESS) | 2,548 SF | | |
| LEVEL 1 (BOH) | 6,684 SF | | |
| LEVEL 2 (BOWLING ALLEY) | 24,445 SF | | |
| LEVEL 2 (FITNESS) | 25,005 SF | | |
| LEVEL 3 (OFFICE) | 23,002 SF | | |
| LEVEL 3 (LOBBY) | 6,828 SF | | |
| TOTAL | 134,024 SF | | |
| BUILDING J | | | |
| LEVEL 1 (RETAIL) | 18,127 SF | | |
| LEVEL 1 (NIGHTCLUB) | 8,963 SF | | |
| LEVEL 1 (RESTAURANT) | 6,409 SF | | |
| TOTAL | 33,499 SF | | |
| BUILDING K1, K2, K3 | | | |
| LEVEL 1 (RESTAURANT) | 18,823 SF | | |
| LEVEL 1-5 (RESIDENTIAL) | 202,088 SF / 98 UNITS | | |
| TOTAL | 220,911 SF | | |
| BUILDING L1, L2, L3, L4 | | | |
| LEVEL 1 (RETAIL) | 50,419 SF | | |
| LEVEL 1-5 (HOTEL) | 157,382 SF / 120 KEYS | | |
| LEVEL 1-5 (RESIDENTIAL) | 81,452 SF / 64 UNITS | | |
| TOTAL | 289,253 SF | | |
| BUILDING M1, M2 | | | |
| LEVEL 1 (RETAIL) | 16,624 SF | | |
| LEVEL 1-5 (RESIDENTIAL) | 128,302 SF / 78 UNITS | | |
| TOTAL | 144,926 SF | | |

PARKING SUMMARY

| | | |
|---|---------------------------------------|------------|
| TOTAL RETAIL | 329,598 SF (1 car/200 sf) | 1648 cars |
| TOTAL OFFICE | 165,645 SF (1 car/300 sf) | 552 cars |
| TOTAL RESTAURANT | 54,892 SF (x 65%/480 sf) | 447 cars |
| TOTAL GROCERY | 8,816 SF (1 car/500 sf) | 23 cars |
| TOTAL NIGHTCLUB | 25,348 SF (1 car/50 sf) | 406 cars |
| TOTAL PATIOS | 16,145 SF (1 car/250 sf - 1st 250sf) | 52 cars |
| TOTAL CINEMA (350 seats) | 36,616 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 | 3,939 cars |
| SHARED PARKING STUDY | | |
| Commercial Shared Demand (20% reduction max., see attached Master Parking Plan) | | 3,134 cars |
| Non-Shared Residential and Hotel Demand | | 888 cars |
| Total Shared Parking Required | | 3,820 cars |
| Accessible Parking Required (3,193 * .02) | | 63 cars |

| | | |
|-------------------------|--|------------|
| PARKING PROVIDED | | |
| GARAGE BUILDING E | | 1,190 cars |
| GARAGE BUILDING J | | 1,170 cars |
| GARAGE BUILDING L and M | | 987 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 | 97 bike spaces |
| Phase III provided | 125 bike spaces |
| Total provided | 200 bike spaces |
| Note: | |
| 1. All bike spaces are provided in the form of bicycle racks. | |

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

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

REF: NORTH

PROJECT MASTER SITE PLAN

Scale: 1" = 60'-0"

NelsenPartners

Architecture Planning Inc.

Scottsdale / Austin

10210 North Scottsdale Road,

Scottsdale, Arizona 85254

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FAX: (480) 948-8801

www.nelsenpartners.com

SCOTTSDALE QUARTER

Date

September 09, 2010

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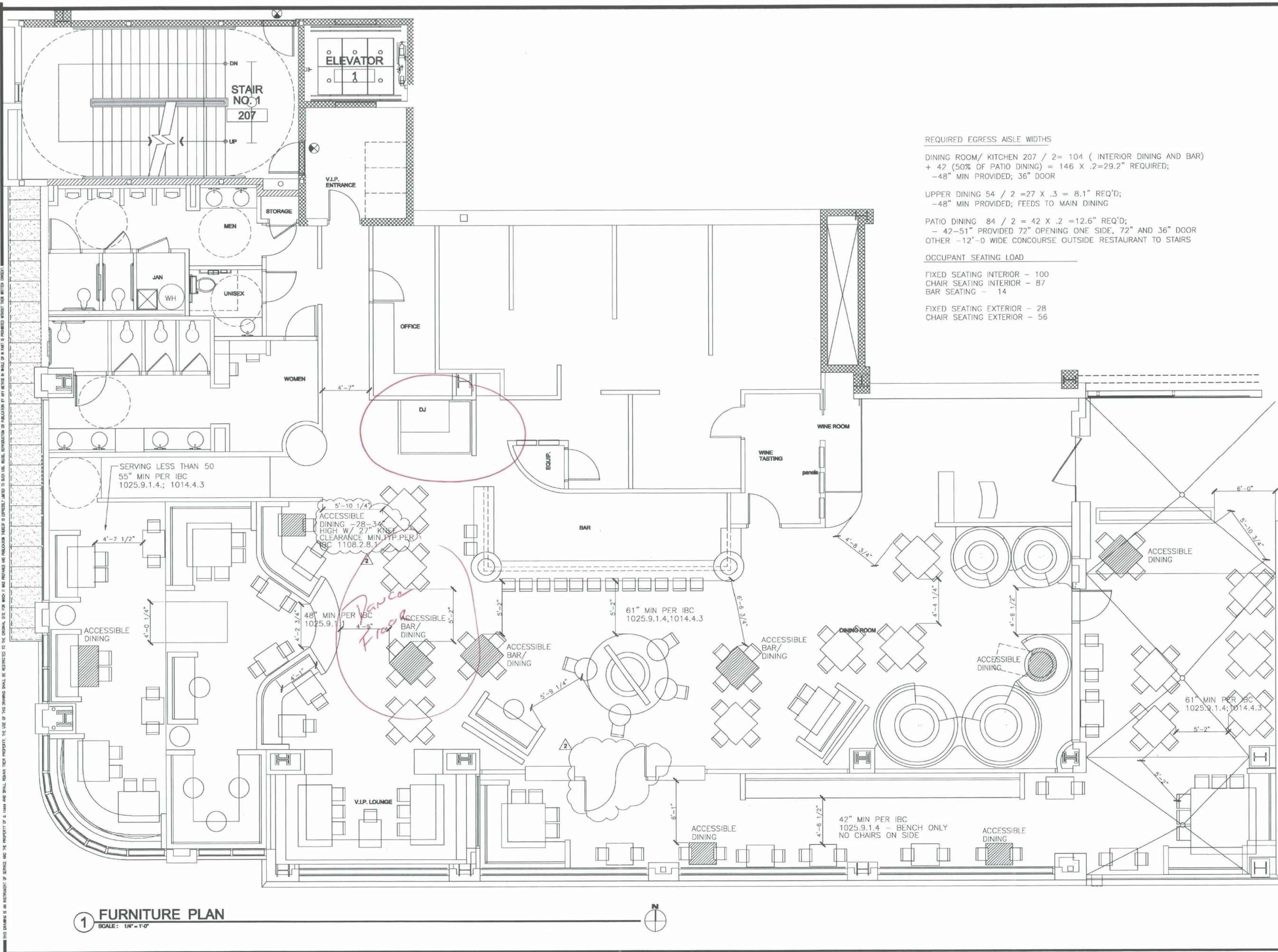
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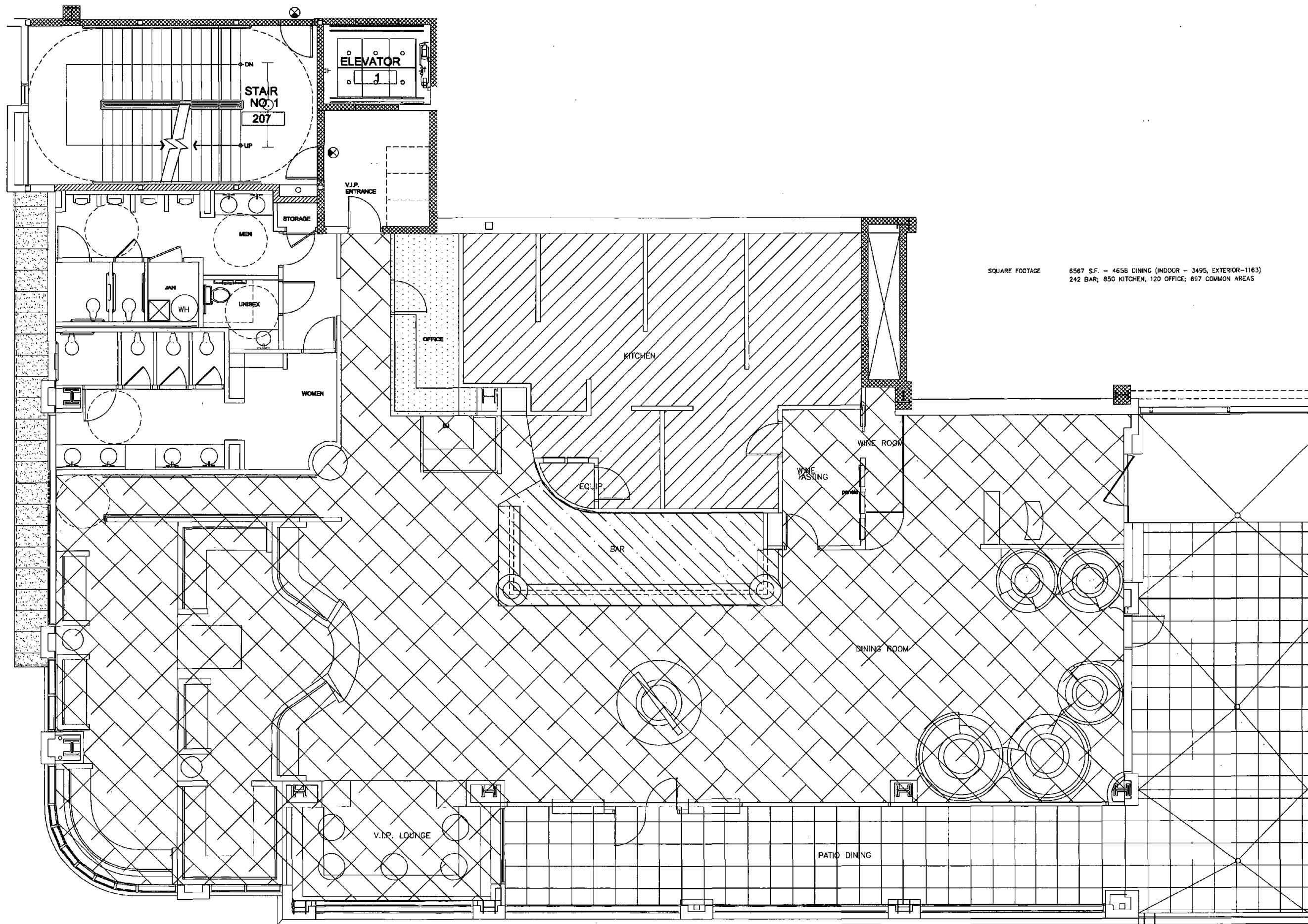
38415

Sheet

A101

MASTER SITE





SQUARE FOOTAGE 8567 S.F. - 4656 DINING (INDOOR - 3495, EXTERIOR-1163)
242 BAR; 850 KITCHEN; 120 OFFICE; 697 COMMON AREAS

1 FLOOR PLAN - AREA BREAK OUT
SCALE: 1/4" = 1'-0"

d. ro
INTER
ARCHIT
DESIGN

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85258
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drc@dro.com

NARCISSE
15257 N. SCOTTSDALE RD F2-200



| DATE | CITY SUBMITTAL / REVIEW |
|---------|--------------------------|
| 8.17.10 | CITY / LANDLORD COMMENTS |
| 9.20.10 | CITY / LANDLORD COMMENTS |
| 9.30.10 | CITY / LANDLORD COMMENTS |

| DATE | ISSUED |
|---------|------------------------|
| 8.17.10 | SCHEMATIC |
| 9.20.10 | DESIGN DEVELOPMENT |
| 9.30.10 | CONSTRUCTION DOCUMENTS |
| | BIDDING PACKAGE |
| | BUILDING APPROVAL |

DRAWN BY
CHECKED BY
PROJECT NO.
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DRAWING NO.

A-1

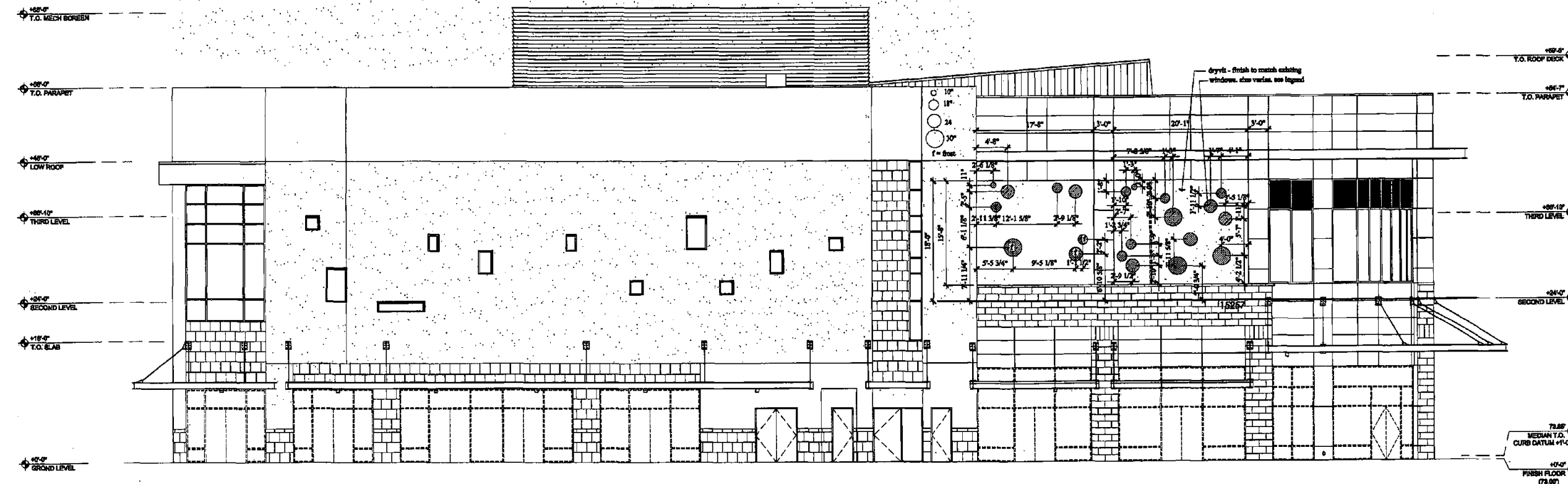


| CITY SUBMITTAL / REVIEW | CITY / LANDLORD COMMENTS |
|-------------------------|--------------------------|
| 8.17.10 | 9.20.10 |
| 9.20.10 | 9.30.10 |

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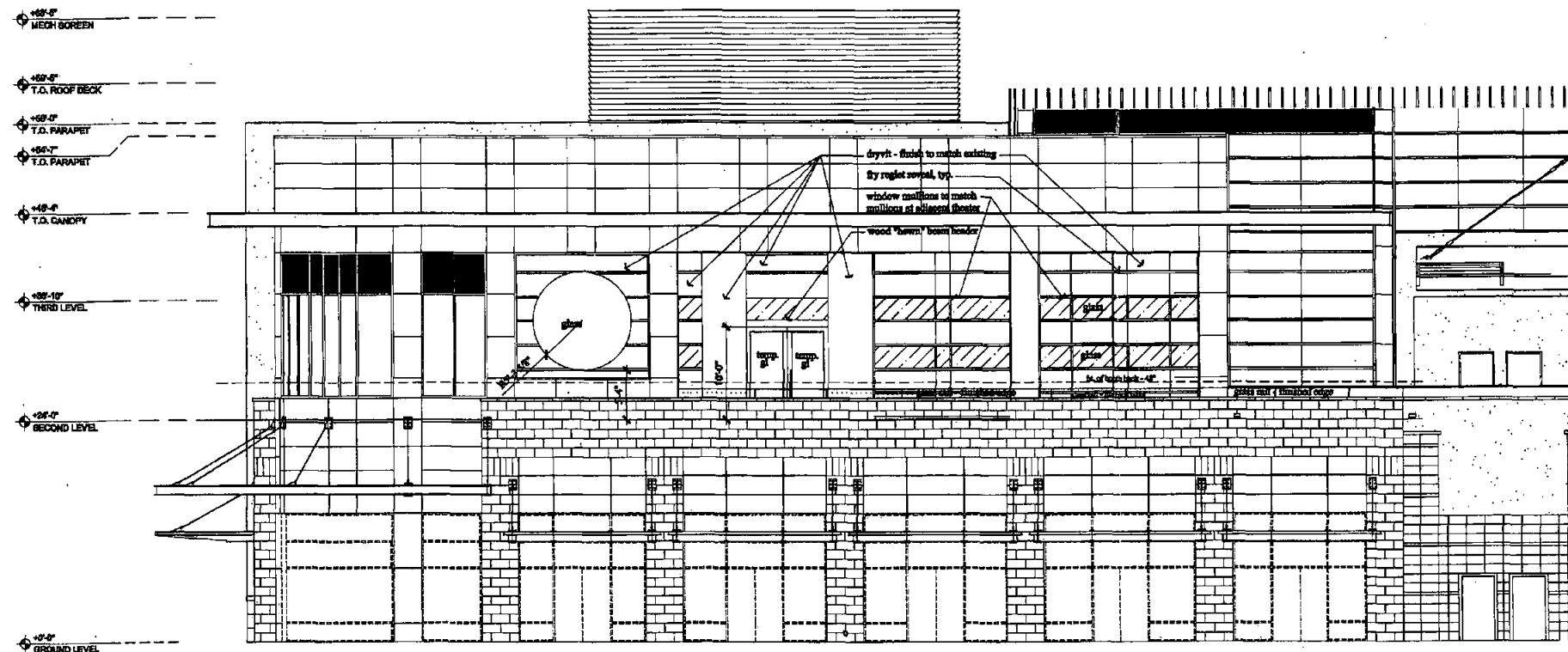
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|-------------|----------|------------|-------------|-----------|-------------|
| | | | | | |

A-0



WEST ELEVATION

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



SOUTH ELEVATION

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