



STAFF APPROVAL LETTER

42-SA-2013

C3 Kitchen

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 two (2) years 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: 15147 N Scottsdale Rd Ste 133
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Konan Kelbaugh
COMPANY: Nelsen Partners
ADDRESS: 15210 N Scottsdale Rd Ste 300 Scottsdale, AZ 85254
PHONE: 480-949-6800

Request: Request approval for new storefront and patio area for C3 Kitchen in Building H at Scottsdale Quarter.

STIPULATIONS

1. The proposed storefront shall be consistent with the *storefront plan and elevations* by Nelsen Partners, Inc., stamped approved by City staff 2/11/13.
2. Materials shall be consistent with those shown on the approved elevations.
3. There shall be a minimum 6' wide clear pedestrian path between the proposed patio railing and any obstruction.

Related Cases: 42-SA-2013, 10-DR-2007, 10-DR-2007#3

SIGNATURE: _____

Bryan Cluff, LEED AP
Planner

DATE APPROVED: 2/11/13

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 plan review:

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation

**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.

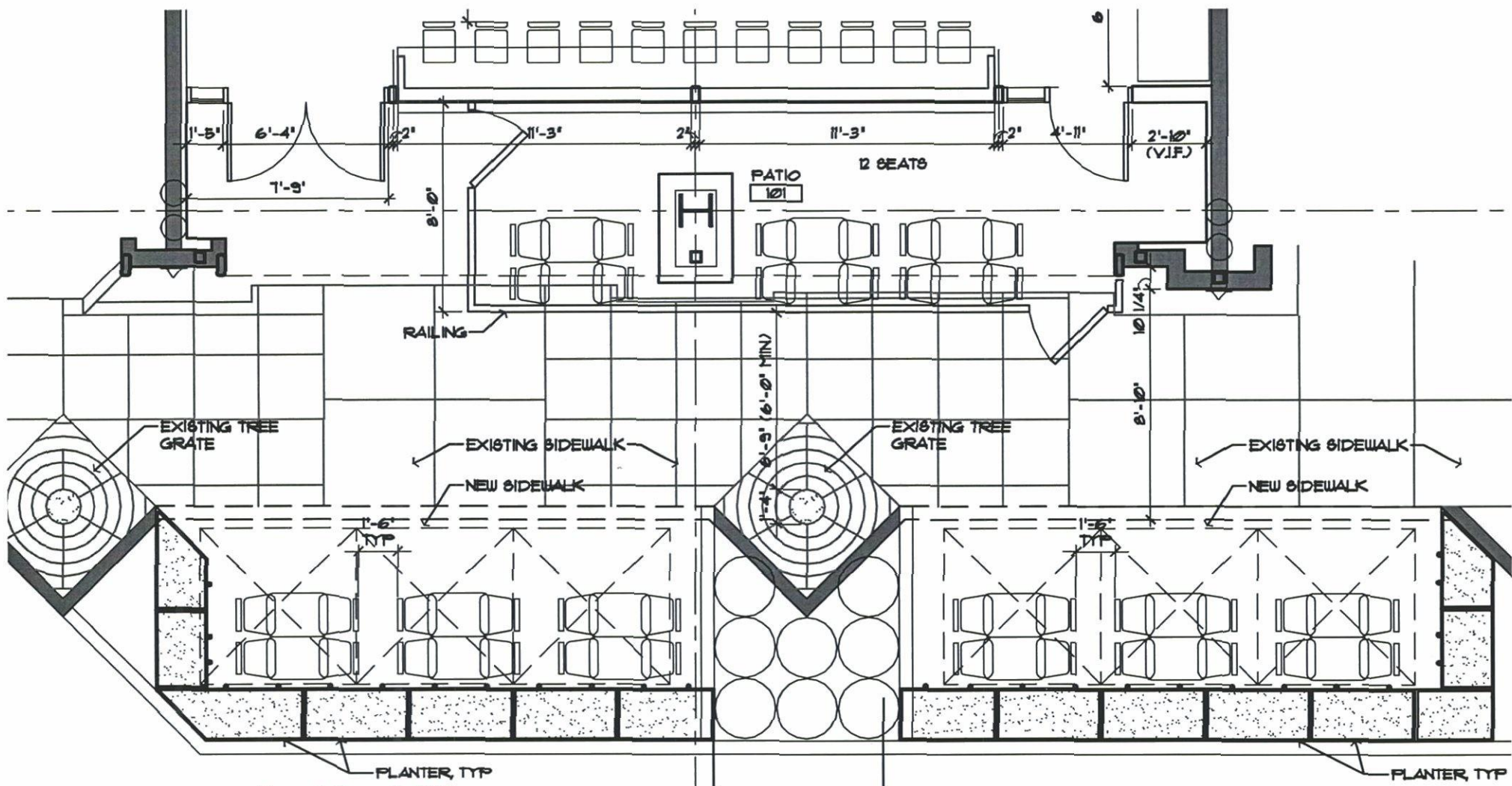
If you have questions about this appeal process, you may contact:

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: _____



42-SA-2013
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

2/11/13
DATE

INITIALS

01
AB01

02
AB01

8

01 FLOOR PLAN



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

1/18/2013

Konan Kelbaugh
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: Administrative Completeness Determination.

Dear Mr. Kelbaugh:

It has been determined that your Development Application 42-SA-2013, C3 Kitchen is administratively complete, and City Staff has begun their substantive review of the application material. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

Bryan Cluff
Planner

C: Case File



Staff Approval Application

Submittal Requirements

Project Name: C3 Kitchen City Staff Contact: Bryan Cluff

Project Address: 15147 N. Scottsdale Road

Zoning: PRC A.P.N.: 215-56-056G Quarter Section: 34 35

Associated References: Project Number: _____ -PA- _____ Plan Check Number _____ Case(s) _____

Request: remove neutral pier on exist. shell building for new T.I.

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

Owner: Ashly Young Applicant: Konan Kelbaugh

Company: Chloe's Corner Company: Nelsen Partners

Phone: 480-998-0202 Fax: _____ Phone: 480-949-6800 Fax: _____

E-mail: ayoung@chloescorneraz.com E-mail: kkelbaugh@nelsenpartners.com

Address: 15215 N Kierland Blvd Ste 190 Address: 15210 N. Scottsdale Rd.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee-- \$ 87 (fee subject to change every July) | <input type="checkbox"/> Cross Sections- for all cuts and fills |
| <input type="checkbox"/> Context Aerial with site highlighted | <input checked="" type="checkbox"/> Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. |
| <input type="checkbox"/> Site Location Map | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted | <input checked="" type="checkbox"/> Elevation Drawings or Color Photosimulations of new additions, buildings, or other changes with materials and colors noted and keyed to material samples. |
| <input type="checkbox"/> Narrative describing nature of request | <input type="checkbox"/> Material Samples- color chips, awning fabric, glazing, etc. |
| <input type="checkbox"/> Property Owner's Authorization, or signature below | <input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention. |
| <input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable). | <input type="checkbox"/> Copy of Liquor License Application (For all bars/restaurants/patios) |
| <input type="checkbox"/> Color Photographs of site- including all areas of change. | <input type="checkbox"/> Airport Vicinity Development Checklist- provided |
| <input type="checkbox"/> 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. | <input type="checkbox"/> Current Title Report |
| <input type="checkbox"/> Lighting- provide cut sheets, details, photometric for any proposed lighting. | <input type="checkbox"/> 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

1-11-2012

Date

Official Use Only:

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

Nelsen Partners, Inc.
Architecture Planning Interiors

Austin · Scottsdale

15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel 480.949.6800
fax 480.949.6801

www.nelsenpartners.com

Principals

Brad J. Nelsen, AIA, FAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Associate Principals

Helen Bowling, AIA
Stan Haas, FAIA
Michael Martin, AIA
Michael W. Milburn, AIA
Andy Neillands, AIA

January 11, 2013

Dear Bryan,

This is a request to delete the center neutral pier in the storefront in Suite 133 in building H at Scottsdale Quarter. We are deleting the pier in order to slide the line of the storefront farther back into the tenant's space to create space for an outdoor dining area. This will give the tenant an individual identity that is typical for all restaurants at Scottsdale Quarter. Creating space for this patio will also foster a vibrant pedestrian thoroughfare.

Sincerely,

Konan Kelbaugh

GREENWAY-HAYDEN LOOP

SCOTTSDALE ROAD

BUTHERUS ROAD

DIAL BLVD

NORTH STREET

SOUTH STREET

THIS PROJECT

2ND PLACE

3RD PLACE

A	B-6 3-98	D	6m 12m
B	1 722 2m	E	2 228 4.5
C	1 200 2m	F	2 000 2m
G	2 74 0.47	H	0 000 2m
I	2 457 0m	J	0 571 0.25
K	0 000 2m	L	0 000 2m

[illegible][illegible]

Eastern Petroleum, Inc.
and/or its Parent Company

As to: **Guatemala**

WILL or **Indefinite Term** July 1999
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 kitchen

C3 Kitchen
15147 N SCOTTSDALE ROAD, SUITE 133
SCOTTSDALE, ARIZONA

DATE 25 JUL 1977 BY FMJ

[illegible]

Project No.
 31200
 1042
A102
 MASTER SITE PLAN

January 15, 2013

Bryan D. Cluff
Planner
City of Scottsdale
Planning, Neighborhood & Transportation
7447 East Indian School Road
Scottsdale, AZ 85251
bcluff@scottsdaleAZ.gov

Via: Email

RE: Proposed C3 Kitchen, Scottsdale Quarter

Dear Bryan,

This letter is notification that the preliminary design provided by Nelsen Partners, Inc. for the proposed C3 Kitchen dated January 4, 2013 has been reviewed by Glimcher and approved to proceed.

Tenant is responsible for code compliance for Tenant's work.

Should you have any questions, please contact me at 614.887.5856.

Sincerely,



Katherine Hitch
Project Manager, Design & Planning

Enclosures

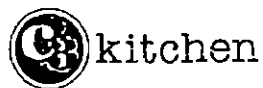
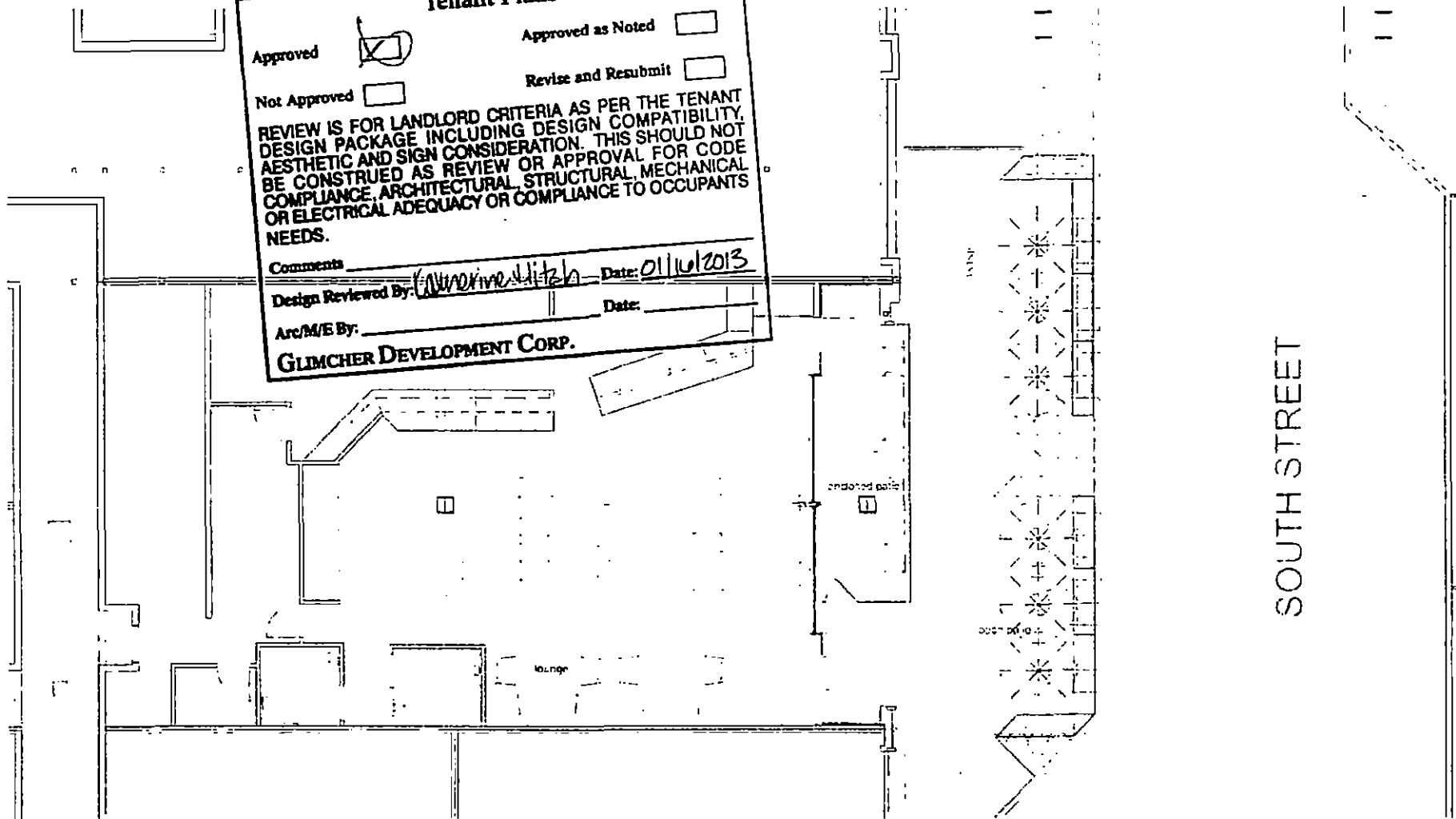
Cc: Tenant File
Richard Hunt
Nelsen Partners, Inc.

Tenant Plans

Approved ☒ Approved as Noted ☐
 Not Approved ☐ Revise and Resubmit ☐

REVIEW IS FOR LANDLORD CRITERIA AS PER THE TENANT DESIGN PACKAGE INCLUDING DESIGN COMPATIBILITY, AESTHETIC AND SIGN CONSIDERATION. THIS SHOULD NOT BE CONSTRUED AS REVIEW OR APPROVAL FOR CODE COMPLIANCE, ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL ADEQUACY OR COMPLIANCE TO OCCUPANTS NEEDS.

Comments _____
 Design Reviewed By: Christine Witz Date: 01/16/2013
 Arc/M/E By: _____ Date: _____
GLIMCHER DEVELOPMENT CORP.



NelsenPartners
 www.nelsenpartners.com

January 4, 2013

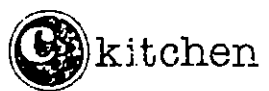
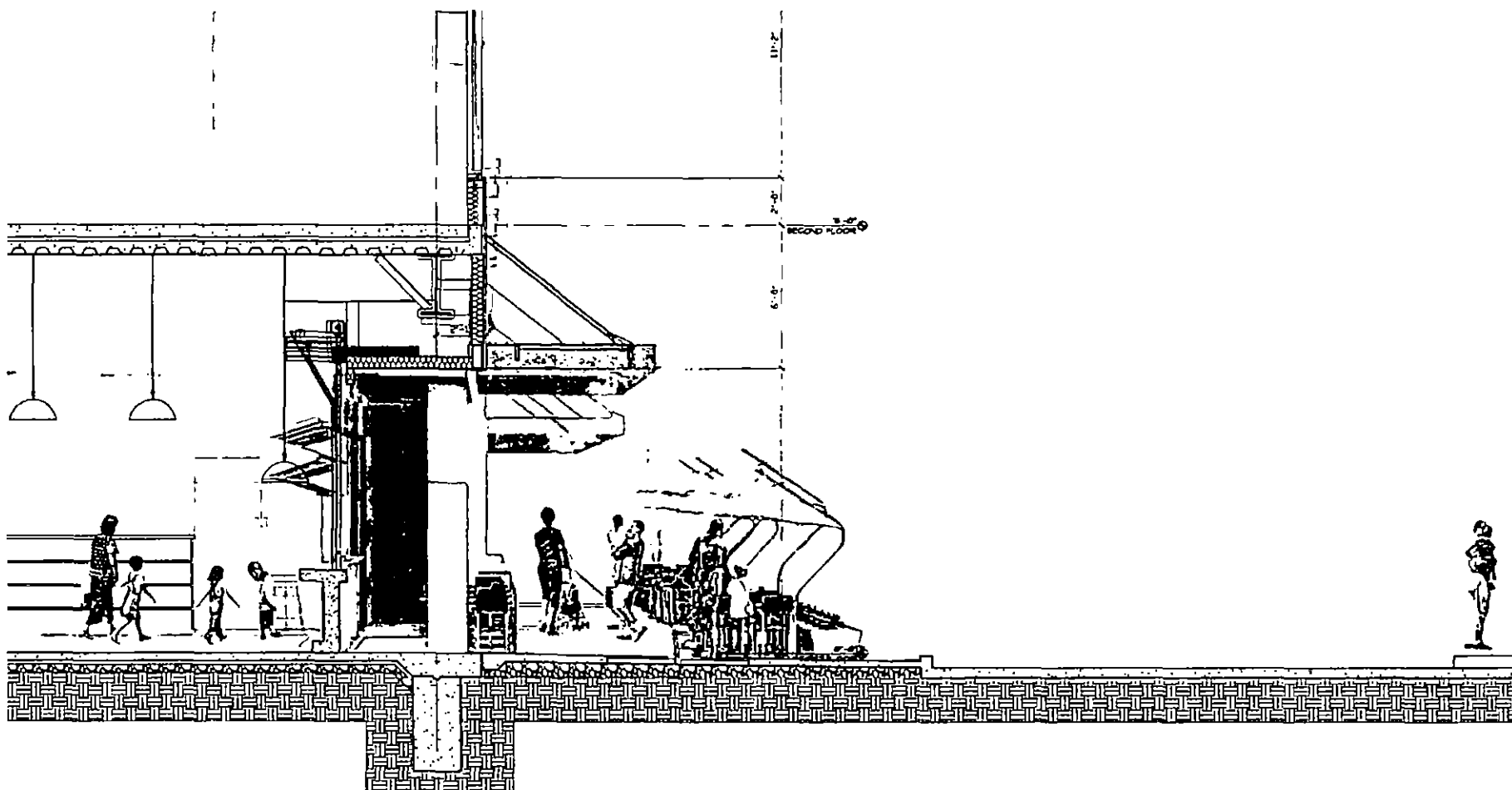
Existing Plaza
 Open Plaza
 Tenant Area
 Common
 Entry

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14' x 16'
 21' x 24'
 10' x 14'
 30' x 30'



Ground Floor Plan



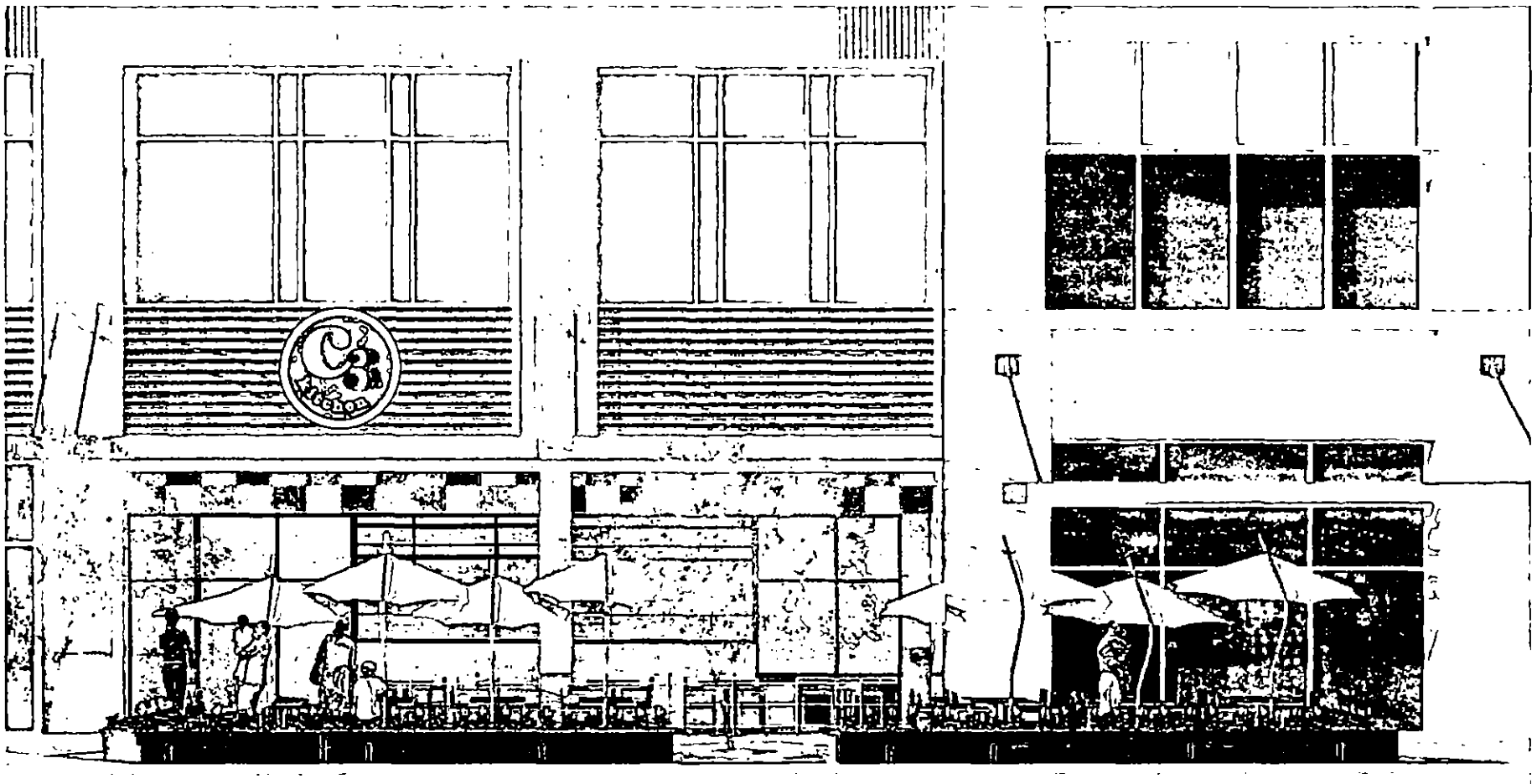
NelsenPartners
www.nelsenpartners.com

January 4, 2013

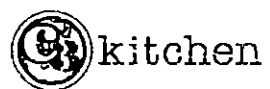
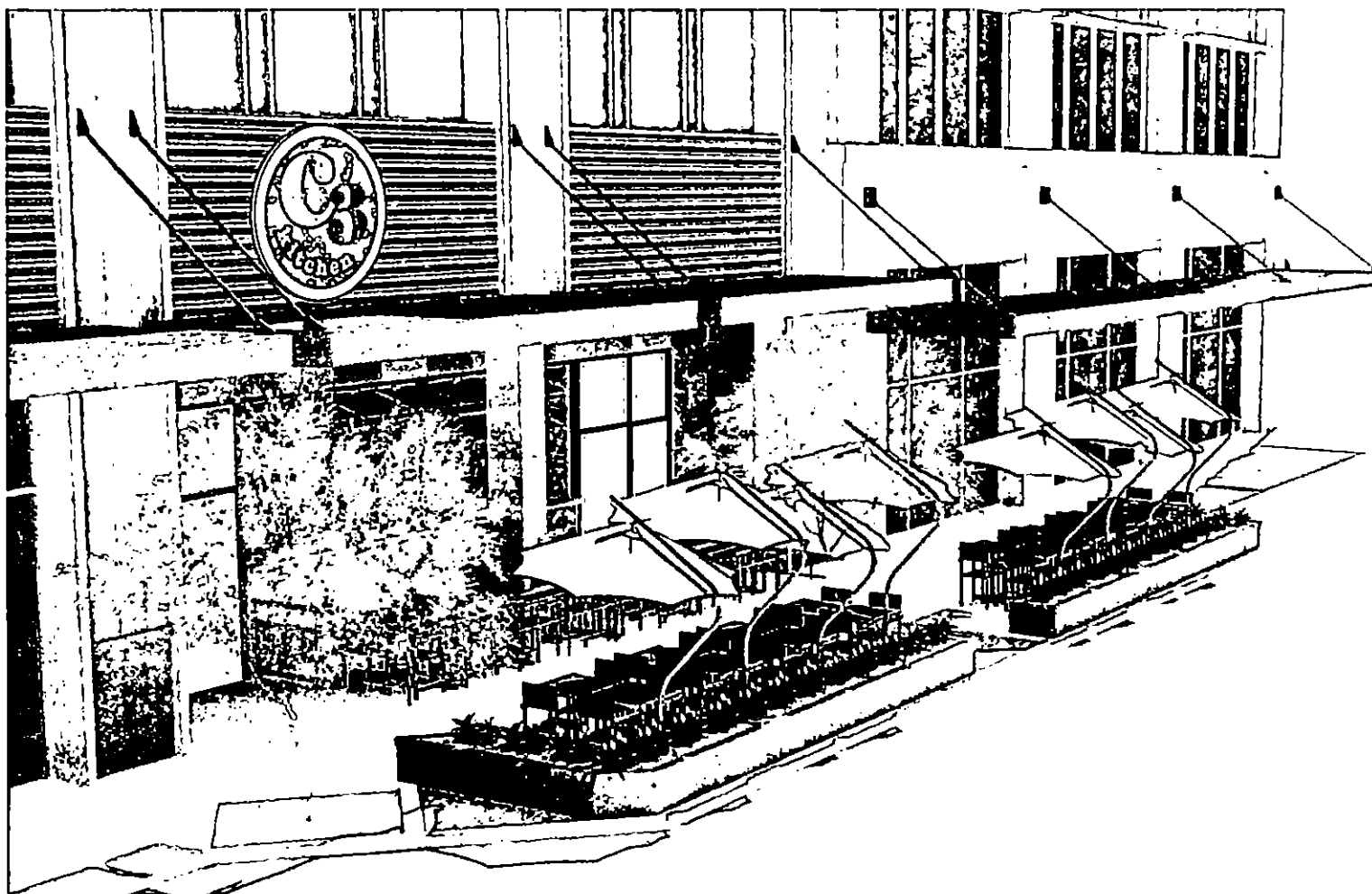
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Section

2.01







NelsenPartners

January 4, 2013

Perspectives







Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>C3 KITCHEN</u>			
Property's Address: <u>15147 N. SCOTTSDALE RD SUITE 133</u>		APN: <u>215-56-056G</u>	
Property's Zoning District Designation: <u>PDC</u>			
Property Details:			
<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Multi-Family Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Other
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal			
Owner: <u>ASHLY YOUNG</u>		Applicant: <u>KENNAN KELBAUGH</u>	
Company: <u>CHLOE'S CORNER</u>		Company: <u>NELSEN PARTNERS</u>	
Address:		Address:	
Phone: <u>480 948 0202</u> Fax:		Phone: <u>480 949 6800</u> Fax:	
E-mail: <u>ayoung@chloescorneraz.com</u>		E-mail: <u>kkelbaugh@nelsonpartners.com</u>	
Owner Signature		Applicant Signature	
Official Use Only		Submittal Date: <u>1/11/2013</u> Application No.: <u>30</u> -PA- <u>2013</u>	
Project Coordinator: _____			

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

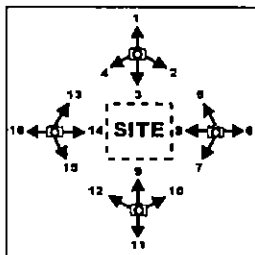
☒ Pre-Application Fee: \$ _____

☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the propose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



• *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*

• *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-5535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



11-11-11
 11-11-11
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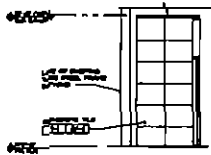
G kitchen

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OR
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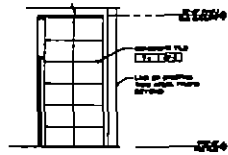
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FINISH MATERIAL SCHEDULE

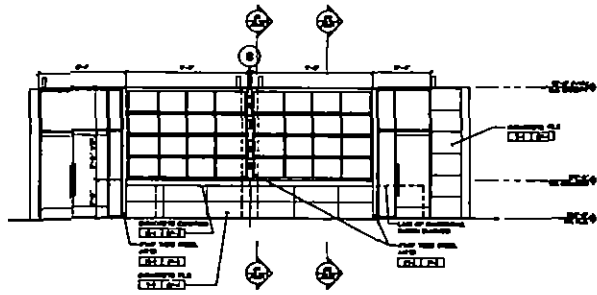
ITEM NO.	ITEM	DESCRIPTION	ITEM NO.	ITEM	DESCRIPTION
1-1	PRODUCT:	STEEL	1-2	PRODUCT:	ARTO ROYAL TILE
1-1	SEALER:	SP-1	1-2	COLOR:	NATURAL GRAY
1-1	WID:	VARIES PER DETAIL	1-2	SIZE:	9"X12"
1-1	LOCATION:	VARIES PER DETAIL	1-2	SPEC:	DAVID'S
1-1	MANUFACTURER:		1-2	SOURCE:	DAVID'S
			1-2	CONTACT:	480-345-570
1-3	PRODUCT:	PAINT	1-3	PRODUCT:	TILE SEALER
1-3	MANUFACTURER:	SEASIDE PAINTS	1-3	MANUFACTURER:	TRINOLS SEALANT COMPANY
1-3	COLOR:	BLACK	1-3	CONCRETE SEALER:	TRINOLS SEALANT COMPANY



06 PATIO ELEVATION
SCALE: 1/4" = 1'-0"



05 PATIO ELEVATION
SCALE: 1/4" = 1'-0"

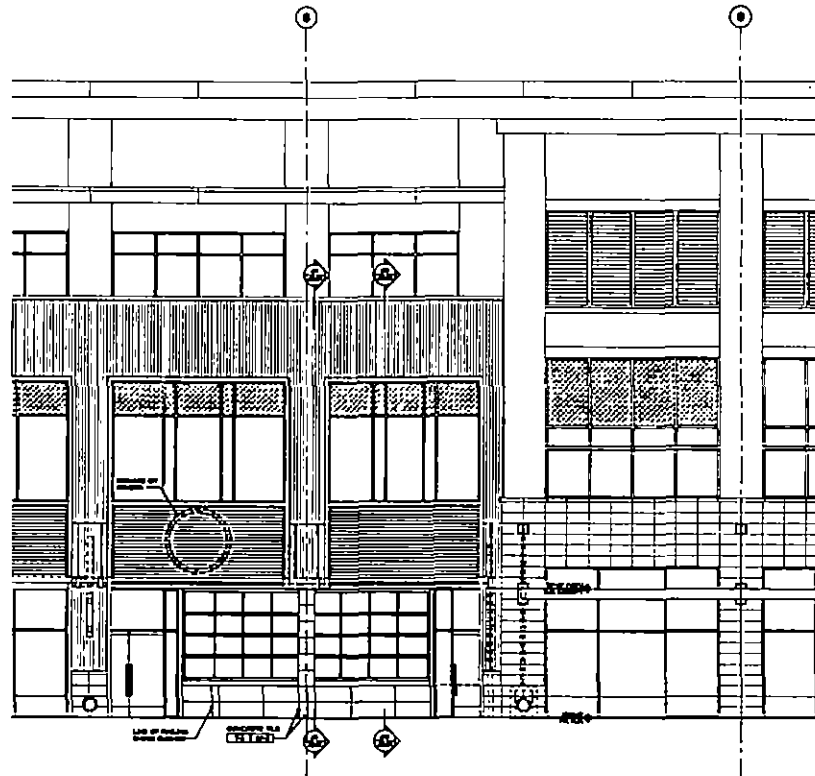


04 PATIO ELEVATION
SCALE: 1/4" = 1'-0"



03 RAILING ELEVATION
SCALE: 1/4" = 1'-0"

02 RAILING ELEVATION
SCALE: 1/4" = 1'-0"



01 BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

NelsonPartners

15147 N. Scottsdale Road, Suite 133
Scottsdale, Arizona 85254
Tel: 480-345-5700
Fax: 480-345-5701
www.nelsonpartners.com

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C3 Kitchen
15147 N. SCOTTSDALE ROAD, SUITE 133
SCOTTSDALE, ARIZONA

DATE: 10 JANUARY 2015
PROJECT: KITCHEN

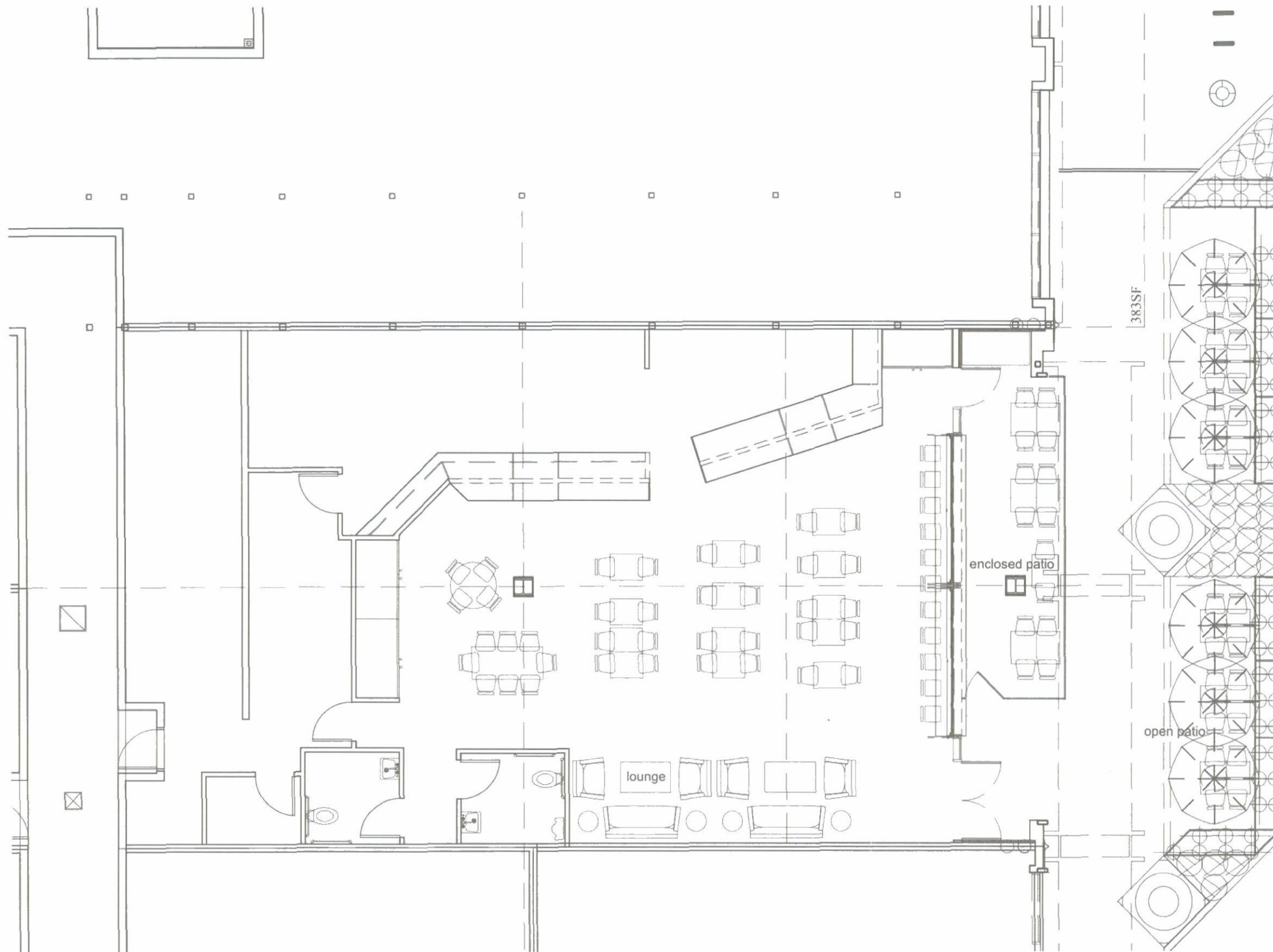
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Project No.
15147

A301
ELEVATIONS







SOUTH STREET

412-6A-2013
 STIPULATED
 RETAIN FOR RECORDS
 APPROVED
 2/11/13
 DATE INITIALS



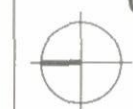
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January 4, 2013

Enclosed Patio
 Open Patio
 Lounge Area
 Dining
 Total

1/8" = 1'-0" 0' 4' 8' 16'

14 seats
 24 seats
 10 seats
 49 seats
 97 seats



Ground Floor Plan



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January 4, 2013

42-SA-2013
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2/11/13
DATE INITIALS

1/4" = 1'-0" | 0' | 2' | 4' | 8'

Elevation

2.01