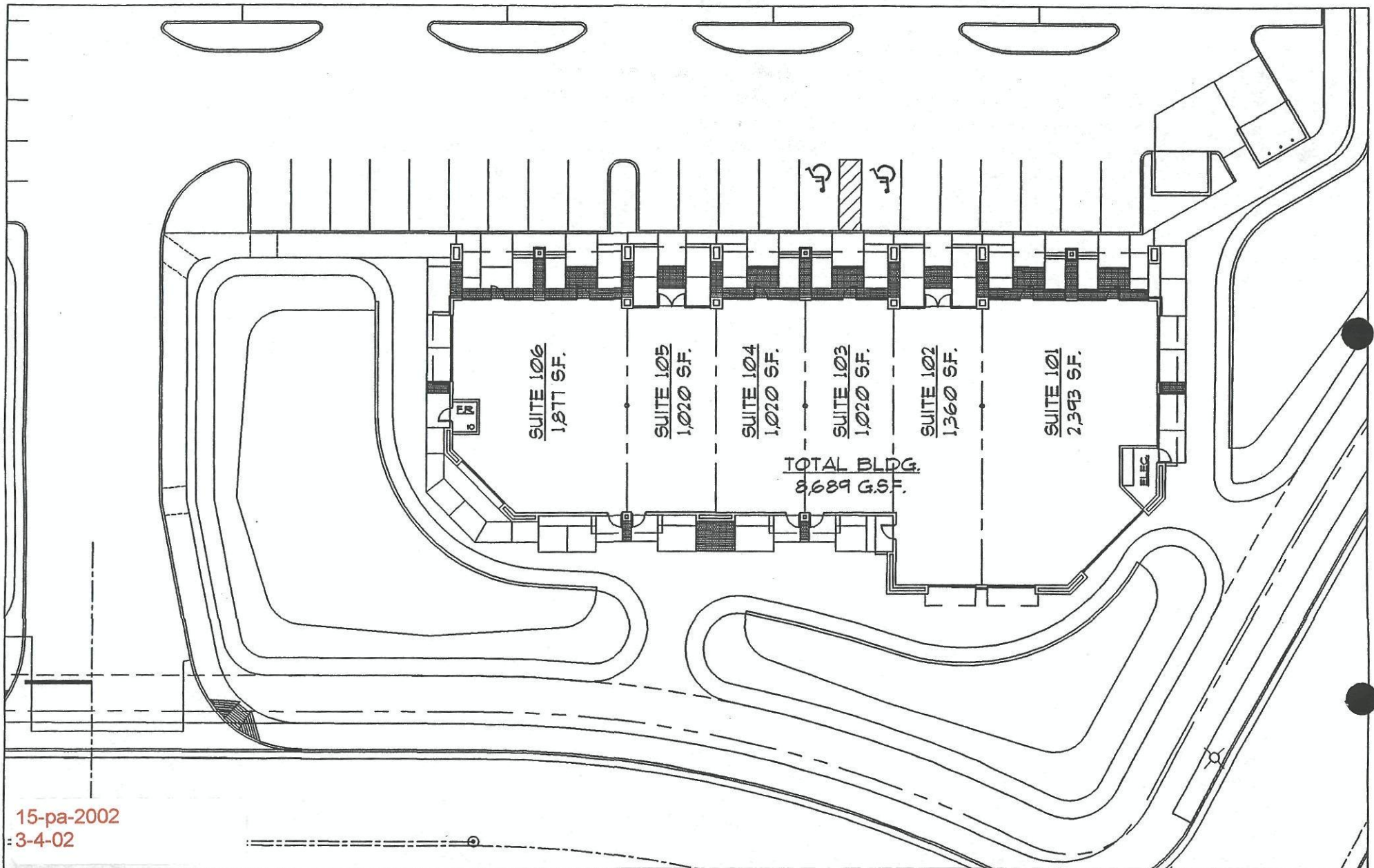


Northsight Village II		Parking Analysis		Parking	
Building	Tenant	Use	Area SF	Ratio	Required
Major	Ultimate Electronics	Retail	26,116	1/250	104 46
		Warehouse/Loading Dock	5,764	1/800	7 21
Total			31,880		111 67
Shops A					
Maintenance	Northsight Village II	Storage	1,387	N/A	0 00
Suite 101	Vacant	Retail	1,274	1/250	5 10
Suite 102	Vacant	Retail	1,323	1/250	5 29
Suite 103	Vacant	Retail	1,168	1/250	4 67
Suite 104	Chiropractor	Medical	1,374	1/250	5 50
Suite 105	Vacant	Retail	1,157	1/250	4 63
Suite 106	\$1 75 Cleaners	Dry Cleaners	1,231	1/250	4 92
Suite 107	Slender Elegance	Personal Services	1,462	1/250	5 85
Suite 108	Vacant	Retail	1,456	1/250	5 82
Suite 110	Pro Nails	Personal Services	2,000	1/250	8 00
Suite 112	Re-Mac Computers	Retail	2,432	1/250	9 73
Suite 113	Vacant	Retail	1,240	1/250	4 96
Suite 114	Vacant	Retail	1,229	1/250	4 92
Suite 115	Vacant	Retail	1,204	1/250	4 82
Suite 120	Hair Zotica	Personal Services	5,154	1/250	20 62
Total			25,091		94 82
Pad 3	Carl's Jr	Restaurant (Public Area)	1,490	1/50	30 00
		Non-public area	1,600	N/A	
Total			3,090		30 00
Pad 4					
	Vespa Italy	Retail	1,200	1/250	4 80
	Vacant	Retail	1,117	1/250	4 47
	Vacant	Retail	1,149	1/250	4 60
	Vacant	Retail	1,188	1/250	4 75
	Mattress Outlet	Furniture Store	4,500	1/500	9 00
Total			9,154		27 62
Pad 5					
	Quizno's	Restaurant (Public Area)	696	1/50	13 92
		Non-public area	804	N/A	
	Vacant	Retail	1,658	1/250	6 63
	Eurhythm Dance Studio	Dance Studio	2,200	1/200	11 00
	Panda Express	Restaurant (Public Area)	1,402	1/50	28 04
		Non-public area	1,198	N/A	
	Sprint	Retail	3,000	1/250	12 00
Total			10,958		71 59
Pad 6					
Suite 101	Vacant	Retail	2,393	1/250	9 57
Suite 102	Vacant	Retail	1,360	1/250	5 44
Suite 103	Vacant	Retail	1,020	1/250	4 08
Suite 104	Vacant	Retail	1,020	1/250	4 08
Suite 105	Vacant	Retail	1,020	1/250	4 08
Suite 106	Vacant	Retail	1,877	1/250	7 51
Total			8,690		34 76
Total Parking Spaces Required					371 00
Total Parking Spaces Provided					454 00
HC Parking Spaces Required		371 x .04			14 48
HC Parking Spaces Provided					16 00
HC Van Spaces Required		1/8 HC spaces req'd			2 00
HC Van Spaces Provided					6 00
Bicycle Spaces Required		371 / 10			37 00
Bicycle Spaces Provided					40 00



K & I

ARCHITECTS & INTERIORS, LLC.

1850 N. CENTRAL AVE. #335
PHOENIX, AZ. 85004
PH: 602-252-5202
FAX: 602-252-5203

NORTHSIGHT VILLAGE II

NWC BUTHERUS AND NORTHSIGHT BLVD.
SCOTTSDALE, ARIZONA

PAD-6

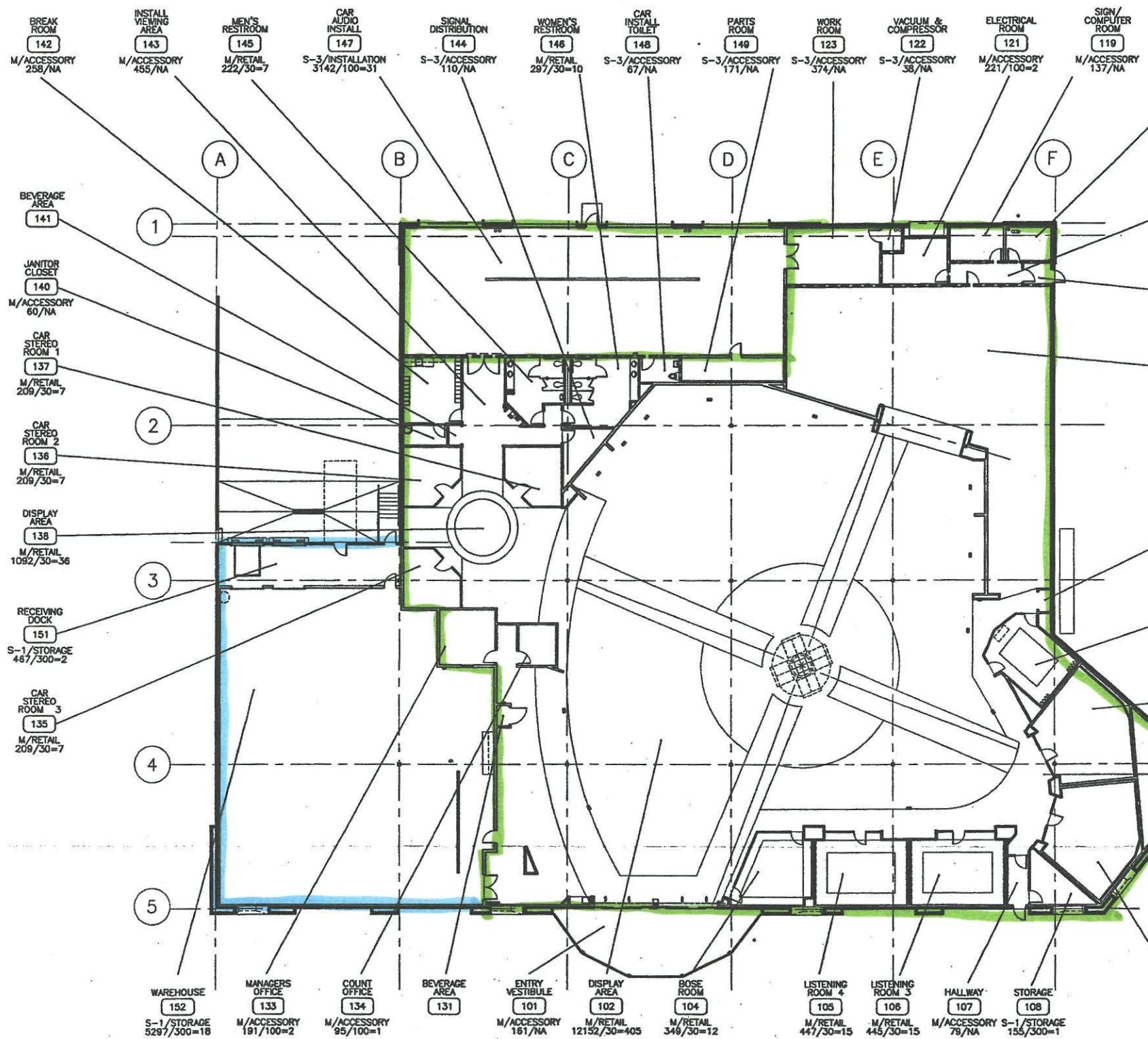
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01100 DATE:

41-dr-1997#9
3-18-02

VERSION: 14.01
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15-pa-2002
 3-4-02



FIRE PROTECTION ROOM
118
S-1/ACCESSORY 125/NA

1 HOUR FIRE RATED CORRIDOR
118
M/ACCESSORY 100/NA

MAN TRAP CORRIDOR
117
M/ACCESSORY 44/NA

PTV DISPLAY
115
M/RETAIL 3288/30=110

BEVERAGE AREA
113

HOME THEATER DISPLAY
112
M/RETAIL 345/30=12

LISTENING ROOM 1
111
M/RETAIL 573/30=19

FACILITIES ROOM
153
S-1/STORAGE 370/300=1

LISTENING ROOM 2
110
M/RETAIL 580/30=19

CODE INFORMATION

BUILDING ADDRESS: NORTHSIGHT VILLAGE II,
N.W.C. NORTHSIGHT BLVD. & BUTHERUS DR.
SCOTTSDALE, AZ.

GOVERNING CODES: 1997 UNIFORM BUILDING CODE
1997 UNIFORM MECHANICAL CODE
1994 UNIFORM PLUMBING CODE
1997 UNIFORM FIRE CODE
1996 NATIONAL ELECTRICAL CODE
WITH AMENDMENTS

OCCUPANCY TYPE: MERCHANTILE - GROUP M
WAREHOUSE - GROUP S-1
AUTO INSTALL - GROUP S-3

CONSTRUCTION TYPE: MERCHANTILE - TYPE V/N
WAREHOUSE - TYPE V/N
AUTO INSTALL - TYPE V/N

FIRE PROTECTION: SPRINKLER FIRE PROTECTION

BUILDING AREA: SITE - 8.9575 ACRES (390,188 SF)
BUILDING - 33,038 GROSS SF

PROJECT DATUM ELEVATION: TOP OF SLAB ON GRADE = 100'-0"

FIREPROOFING: ROOF - NON RATED
EXTERIOR WALLS - 1 HOUR RATED
INTERIOR WALLS -
1 HOUR SEPARATION SURROUNDING
AUTO INSTALL - GROUP S-3
1 HOUR SEPARATION SURROUNDING
ELECTRICAL ROOM

LEGAL DESCRIPTION: BEING: A PORTION OF LOT 9, SECTION 12, TOWNSHIP 3,
NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND THAT
PORTION OF PARCEL 3, NORTHSIGHT II, ACCORDING TO THE
MAP OF DEDICATION RECORDED IN BOOK 315 OF MAPS, PAGE
15, AND THE AFFIDAVIT OF CORRECTIONS RECORDED IN
INSTRUMENT NUMBER 88-312897, AND THAT PORTION OF
PARCEL "F", BEING A PORTION OF NORTHSIGHT BOULEVARD
ABANDONMENT RECORDED IN INSTRUMENT NUMBER
94-0128764, ALL OF RECORDS OF MARICOPA COUNTY,
ARIZONA AND LOCATED IN PORTIONS OF THE SOUTHEAST
QUARTER OF SECTION 1 AND THE NORTHEAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

GROSS LEASABLE AREA/
GROSS SQUARE FEET:
(OUTSIDE FACE OF
EXTERIOR WALLS,
CENTER LINE OF
DEMISING WALLS)

RETAIL FLOOR AREA 20,417
AUTO INSTALLATION AREA 3,142
WAREHOUSE 5,297
ACCESSORY USE 2,557

NET SQUARE FEET:

OCCUPANCY / USE	S.F.	LOAD FACTOR	OCCUPANT LOAD
S-1 DOCK STACKS	467 5,297	300 300	2 18
S-3 INSTALL BAY ACCESSORY	3,142 760	100 -	31 -
M DISPLAY RESTROOMS ACCESSORY	19,898 519 1,672	30 30 -	663 17 -
TOTAL			731

TOTAL EXIT WIDTH
REQUIRED:
TOTAL EXIT WIDTH
PROVIDED:

731 OCCUPANTS X 0.2' = 146'

180' CLEAR WIDTH @ 4 EXITS

PLUMBING FIXTURES:

		MEN	WOMEN	TOTAL
WATER CLOSET	REQ'D PROV.	2 2	2 3	4 5
URINAL	REQ'D PROV.	0 1	- -	0 1
LAVATORY	REQ'D PROV.	1 2	1 2	2 4
DRINKING FOUNTAIN	REQ'D PROV.	1 1	- -	1 1

WALL LEGEND

1 HOUR FIRE RATED
WALL ASSEMBLY

NON-RATED PARTITION
AS SCHEDULED
CODE INFORMATION

ROOM NAME
ROOM NUMBER
USE
OCCUPANT LOAD

HOME THEATER ROOM
101
M/RETAIL 100/100=1

OCCUPANCY
SQUARE FOOTAGE/
OCCUPANT LOAD FACTOR

FACILITIES ROOM
153
S-1/STORAGE 370/300=1

LISTENING ROOM 2
110
M/RETAIL 580/30=19

AS-BUILTS

DATE 8.6.01
NAME P. Richmond

REGULATORY PLAN

SCALE: 1/16" = 1'-0"

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OWNER:
ULTIMATE ELECTRONICS, INC.

ARCHITECT:
DURRANT

MECHANICAL ENGINEER:
GORDON, GUMESON AND ASSOCIATES, INC.

PLUMBING ENGINEER:
GORDON, GUMESON AND ASSOCIATES, INC.

ELECTRICAL ENGINEER:
GORDON, GUMESON AND ASSOCIATES, INC.

ULTIMATE
ELECTRONICS

STORE #37

NORTHSIGHT VILLAGE II

N.W.C. NORTHSIGHT BLVD. & BUTHERUS DR.

SCOTTSDALE, ARIZONA

PROJECT NO. 00429.09 DRAWN BY RO

DATE APRIL 25, 2001 CHECKED BY

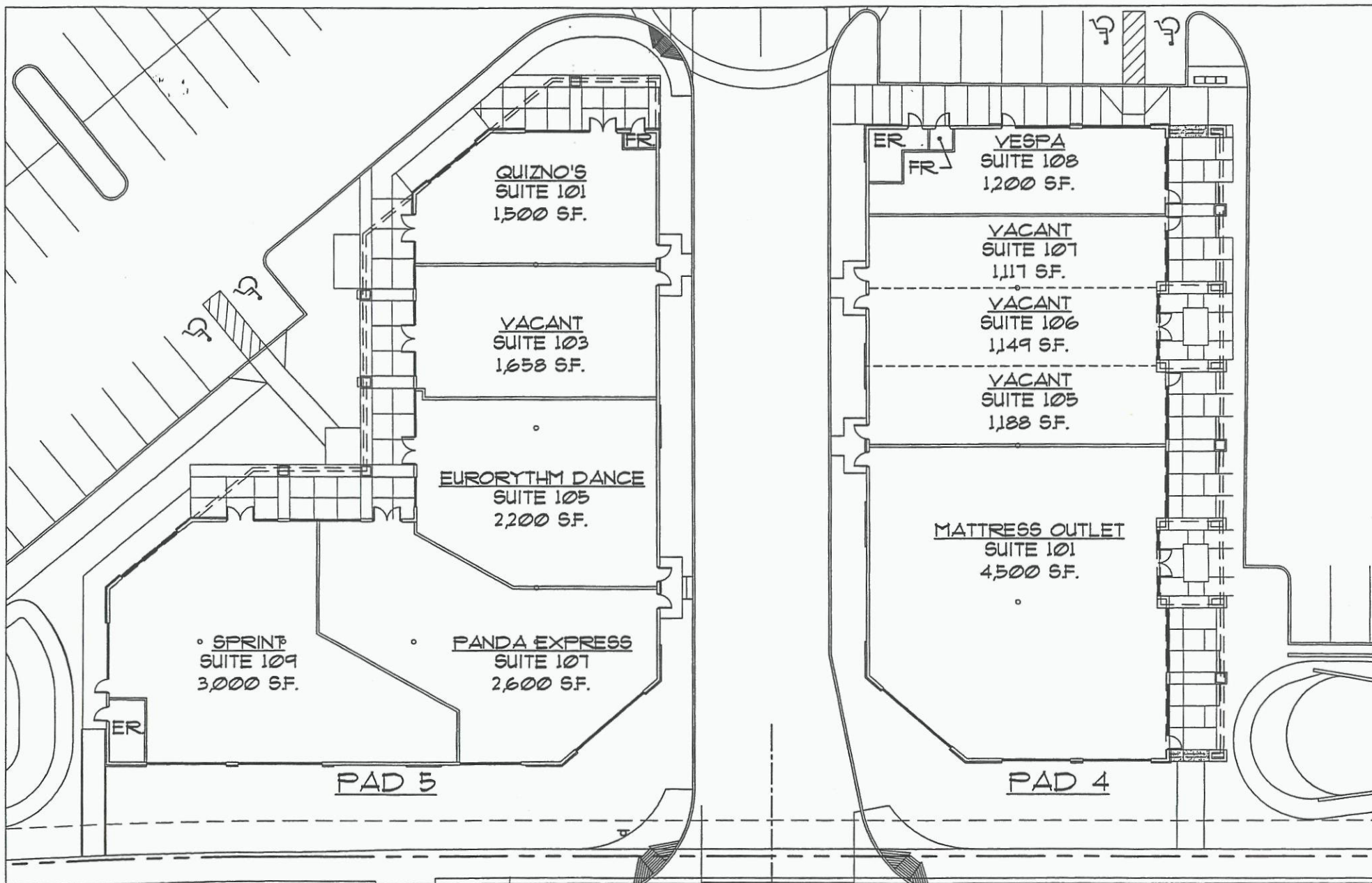
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SHEET CONTENTS
PROJECT INFORMATION
AND REGULATORY PLAN

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T2

41-dr-1997#9
3-18-02



K & I

ARCHITECTS & INTERIORS LLC.

1850 N. CENTRAL AVE. #335
PHOENIX, AZ. 85004
PH: 602-252-5202

15-pa-2002
3-4-02

NORTHSIGHT VILLAGE II

NWC BUTHERUS AND NORTHSIGHT BLVD.

SCOTTSDALE, ARIZONA

01100

DATE: 2/27/02

TOTAL BLDG. PAD 4: 9,154 SF.

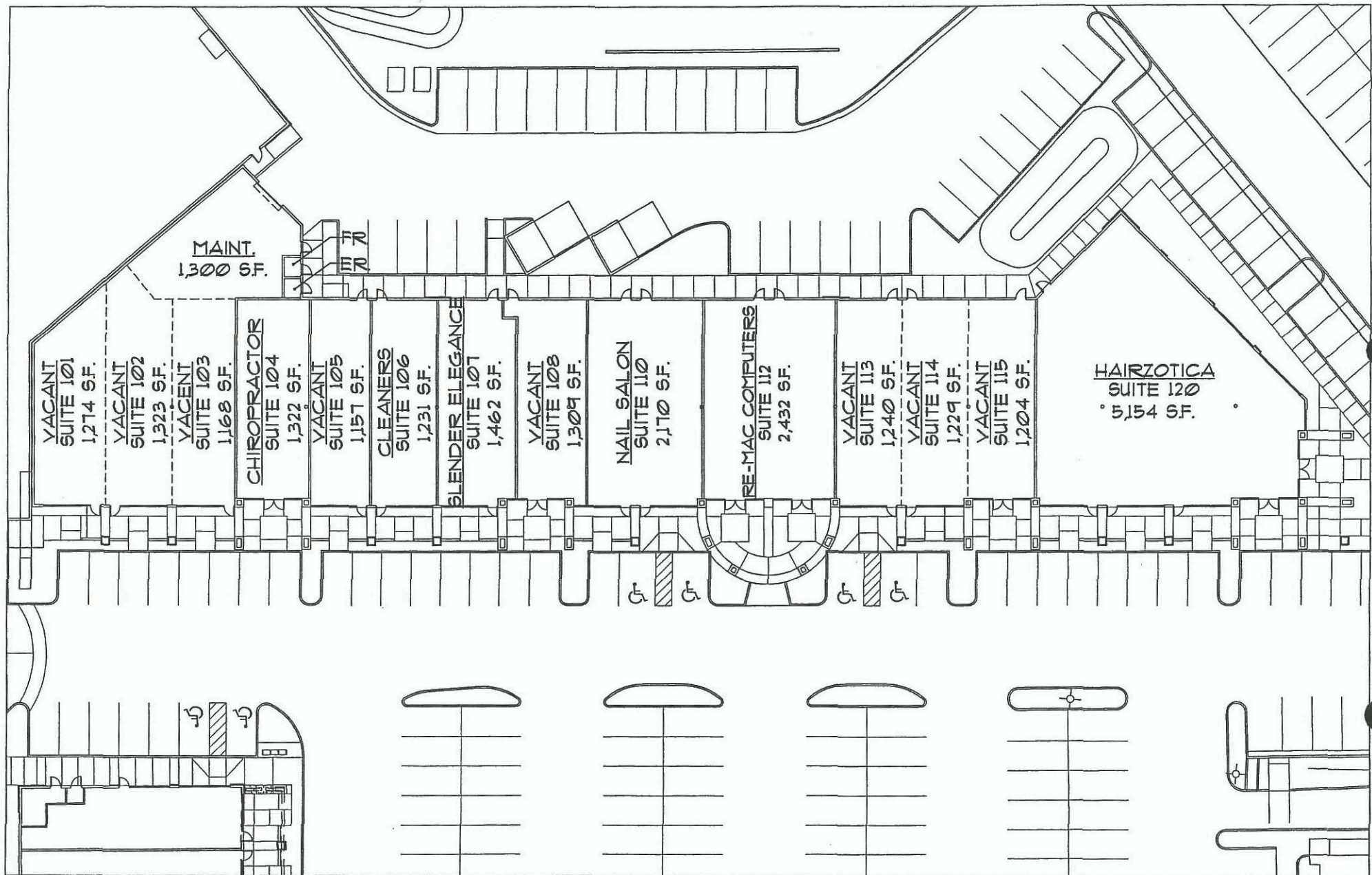
TOTAL BLDG. PAD 5: 10,958 SF.

PAD-4 AND 5

41-dr-1997#9
3-18-02



-0"



K & I

ARCHITECTS & INTERIORS LLC.

1850 N. CENTRAL AVE. #335

PHOENIX, AZ. 85004

PH: 602-252-5202

15-pa-2002

3-4-02

01100

DATE: 2/21/02

TOTAL BLDG: 24,915 SF.

NORTHSIGHT VILLAGE II

NWC BUTHERUS AND NORTHSIGHT BLVD.

SCOTTSDALE, ARIZONA

SHOPS A

41-dr-1997#9

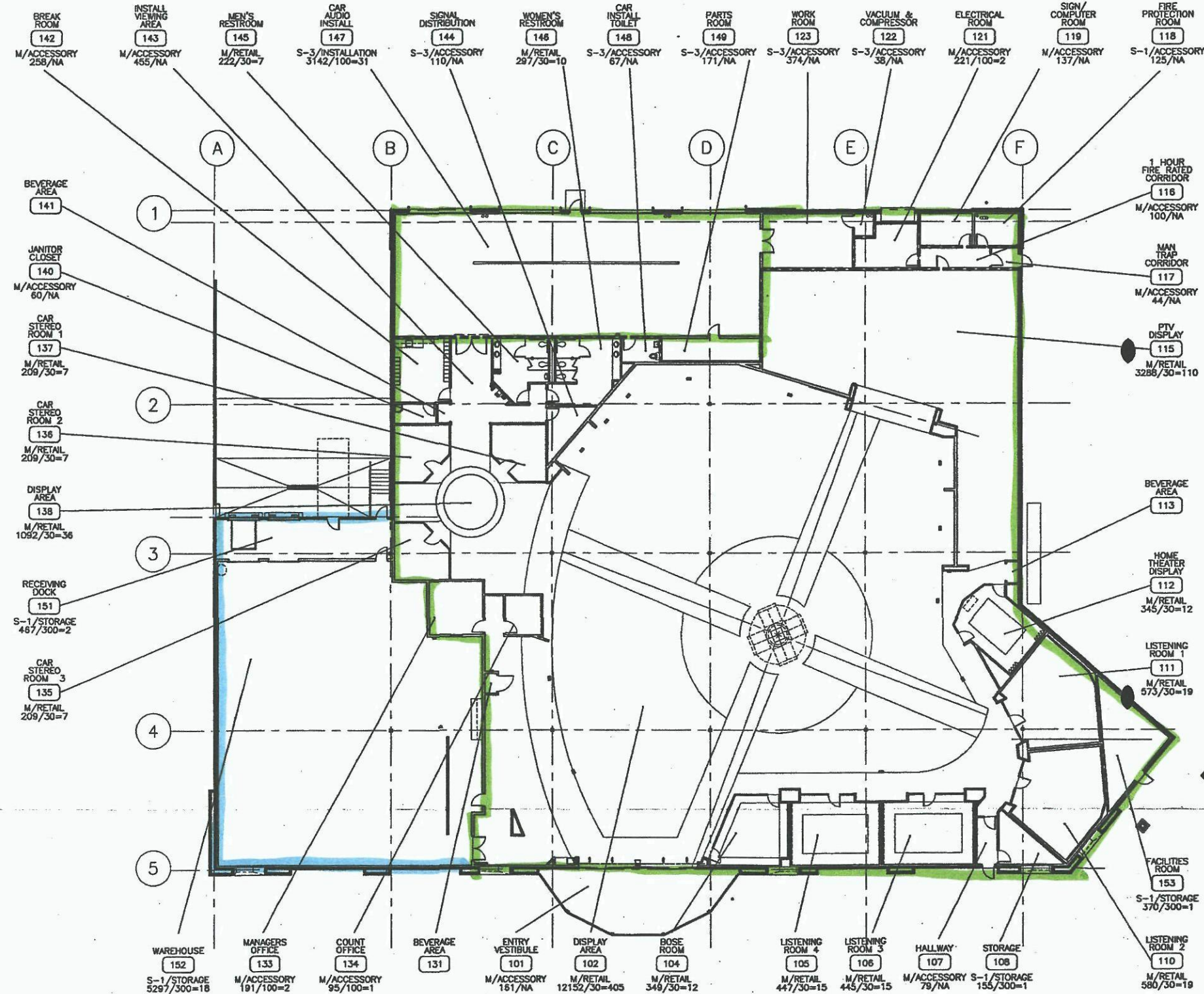
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40'-0"

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15-pa-2002
3-4-02



WALL LEGEND

1 HOUR FIRE RATED
WALL ASSEMBLY

NON-RATED PARTITION
AS SCHEDULED
CODE INFORMATION

ROOM NAME
ROOM NUMBER
USE
OCCUPANCY
SQUARE FOOTAGE/
OCCUPANT LOAD FACTOR

AS-BUILTS

DATE 8-6-01

NAME P. Richmond

REGULATORY PLAN

SCALE: 1/16" = 1'-0"

CODE INFORMATION

BUILDING ADDRESS: NORTHSIGHT VILLAGE II,
N.W.C. NORTHSIGHT BLVD. & BUTHERUS DR.
SCOTTSDALE, AZ.

GOVERNING CODES:
1997 UNIFORM BUILDING CODE
1997 UNIFORM MECHANICAL CODE
1994 UNIFORM PLUMBING CODE
1997 UNIFORM FIRE CODE
1996 NATIONAL ELECTRICAL CODE
WITH AMENDMENTS

OCCUPANCY TYPE:
MERCHANTILE - GROUP M
WAREHOUSE - GROUP S-1
AUTO INSTALL - GROUP S-3

CONSTRUCTION TYPE:
MERCHANTILE - TYPE V/N
WAREHOUSE - TYPE V/N
AUTO INSTALL - TYPE V/N

FIRE PROTECTION:
SPRINKLER FIRE PROTECTION

BUILDING AREA:
SITE - 8.9575 ACRES (390,188 SF)
BUILDING - 33,038 GROSS SF

PROJECT DATUM ELEVATION: TOP OF SLAB ON GRADE = 100'-0"

FIREPROOFING:
ROOF - NON RATED
EXTERIOR WALLS - 1 HOUR RATED
INTERIOR WALLS -
1 HOUR SEPARATION SURROUNDING
AUTO INSTALL - GROUP S-3
1 HOUR SEPARATION SURROUNDING
ELECTRICAL ROOM

LEGAL DESCRIPTION:
BEING: A PORTION OF LOT 9, SECTION 12, TOWNSHIP 3,
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GROSS LEASABLE AREA/
GROSS SQUARE FEET:
(OUTSIDE FACE OF
EXTERIOR WALLS,
CENTER LINE OF
DEMISING WALLS)
NET SQUARE FEET:

RETAIL FLOOR AREA 20,417
AUTO INSTALLATION AREA 3,142
WAREHOUSE 5,297
ACCESSORY USE 2,557

OCCUPANCY / USE	S.F.	LOAD FACTOR	OCCUPANT LOAD
S-1 DOCK STACKS	467	300	2
	5,297	300	18
S-3 INSTALL BAY ACCESSORY	3,142	100	31
	760	-	-
M DISPLAY RESTROOMS ACCESSORY	19,898	30	663
	519	30	17
	1,872	-	-
TOTAL			731

731 OCCUPANTS X 0.2" = 146"

180" CLEAR WIDTH @ 4 EXITS

PLUMBING FIXTURES:

	MEN	WOMEN	TOTAL
WATER CLOSET	2	2	4
URINAL	0	-	0
LAVATORY	1	1	2
DRINKING FOUNTAIN	1	-	1

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ARCHITECT:
DURRANT

MECHANICAL ENGINEER:
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PLUMBING ENGINEER:
GORDON, GUMESON AND ASSOCIATES, INC.

ELECTRICAL ENGINEER:
GORDON, GUMESON AND ASSOCIATES, INC.

ULTIMATE
ELECTRONICS

STORE #37

NORTHSIGHT VILLAGE II

N.W.C. NORTHSIGHT BLVD. & BUTHERUS DR.

SCOTTSDALE, ARIZONA

PROJECT NO. 00429.09 DRAWN BY RO

DATE APRIL 25, 2001 CHECKED BY

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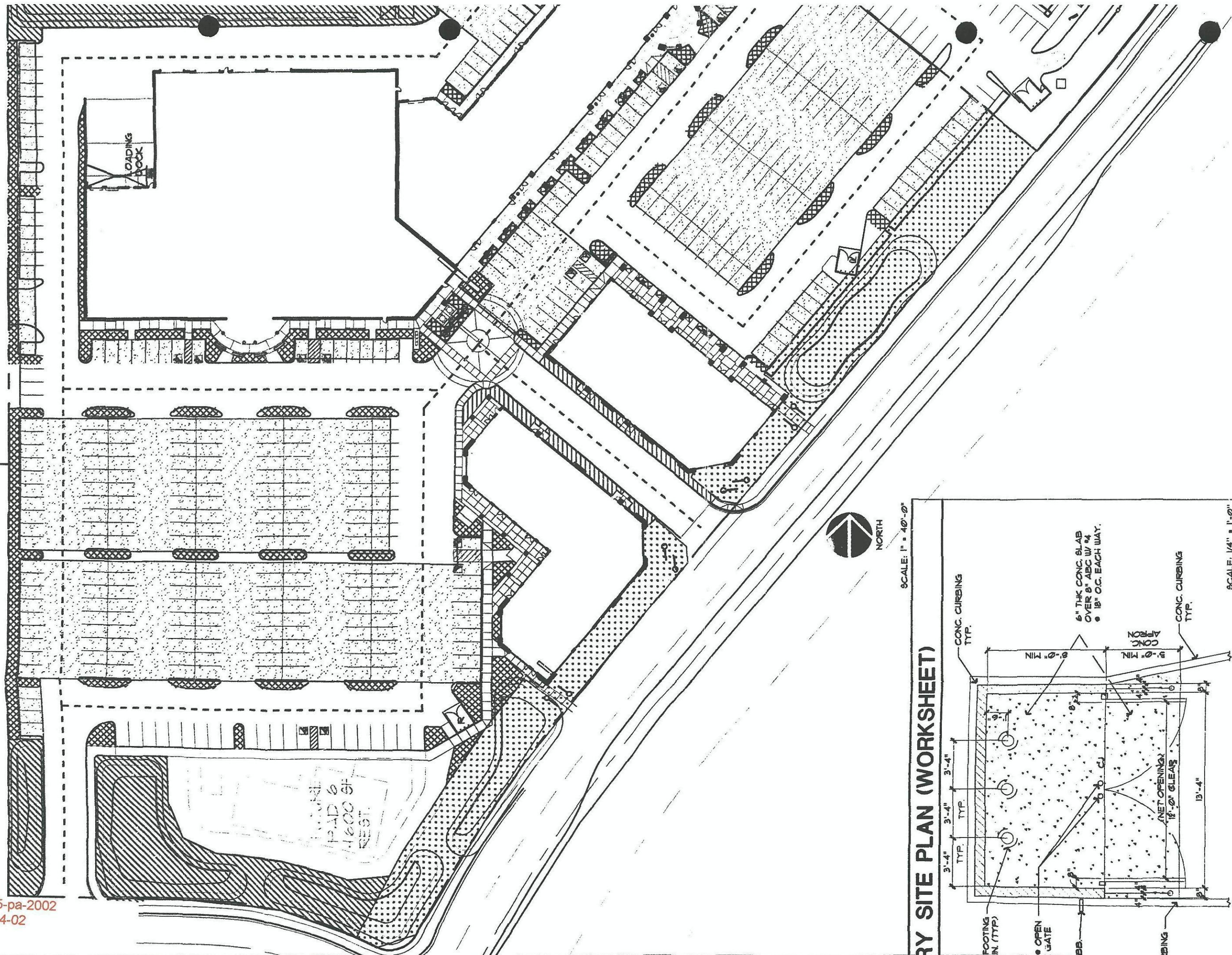
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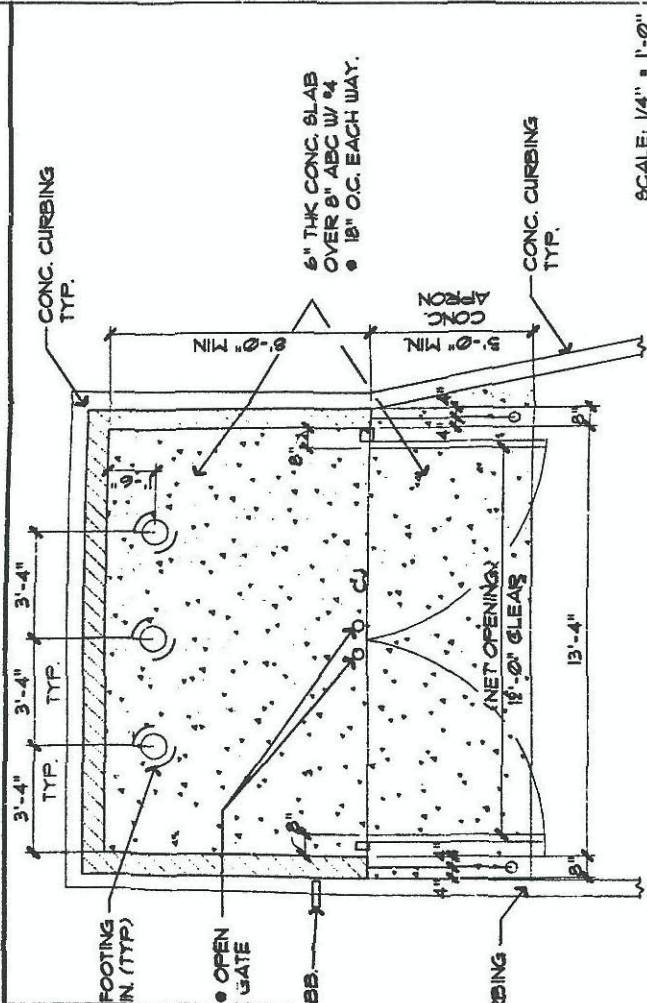
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3-18-02

15-pa-2002
3-4-02



DRY SITE PLAN (WORKSHEET)



ICL IRE

41-dr-1997#9
3-18-02

FINISH SCHEDULE					S3-A10-FS01 1/4/01				
ROOM NAME	FLOOR	BASE	WALL	CEILING					
(100) DINING ROOM	TB/TC 12"x12" PORCELAIN TILE	TC 6"x12" PORCELAIN TILE CUT TO SIZE COVE BASE FOR SERVING BEV. COUNTER	PA PAINTED GYP. BD PC PAINTED GYP. BD PD PAINTED GYP. BD TC 12"x12" PORCELAIN TILE	C3 GYP. BD. W/ P1 C1 2"x2" SUSP. GRID ACOUSTICAL TILES					
(101) SERVING AREA	QT 6"x6" CONT. QUARRY TILE IN HIGH TRAFFIC AREA	QT2 6"x6" CONT. 3/8" RAD. MIN. (KITCHEN EQUIP ON 6" NSF APPROVED LEGS	P1 SMOOTH WASHABLE PAINT TC 12"x12" PORCELAIN TILE	C3 GYP. BD. W/ P1 SMOOTH WASHABLE PAINT					
(102) MANAGER OFFICE	QT 6"x6" CONT. QUARRY TILE IN HIGH TRAFFIC AREA	QT2 6"x6" CONT. 3/8" RAD. MIN. (KITCHEN EQUIP ON 6" NSF APPROVED LEGS	P1 GYP. BD. W/ P1s WP1 FRP PANEL	C2 2"x4" SUSP. GRID WASHABLE VINYL COATED GYP. BD. PANELS					
(103) KITCHEN	QT 6"x6" CONT. QUARRY TILE IN HIGH TRAFFIC AREA	QT2 6"x6" CONT. 3/8" RAD. MIN. (KITCHEN EQUIP ON 6" NSF APPROVED LEGS	WP2 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2"x4" SUSP. GRID WASHABLE VINYL COATED GYP. BD. PANELS					
(104) STORAGE	QT 6"x6" CONT. QUARRY TILE IN HIGH TRAFFIC AREA	QT2 6"x6" CONT. 3/8" RAD. MIN. (KITCHEN EQUIP ON 6" NSF APPROVED LEGS	WP1 FRP PANEL	C2 2"x4" SUSP. GRID WASHABLE VINYL COATED GYP. BD. PANELS					
(105) WALK-IN COOLER	QT 6"x6" CONT. QUARRY TILE IN HIGH TRAFFIC AREA	SS/ALUM	EXT S.S. INT. - ALUM/GALV.STL	ALUM/GALV.STL					
(106) MEN'S ROOM	TD 6" X 6" PORCELAIN TILE	T1 4 1/4" X 4 1/4" CERAMIC TILE W/ 3/8" RAD. COVE	T1,T2,T3, 4 1/4" X 4 1/4" CERAMIC TILE PD PAINTED GYP. BD.	C3 GYP. BD. W/ PD SMOOTH WASHABLE PAINT					
(107) WOMEN'S ROOM	TD 6" X 6" PORCELAIN TILE	T1 4 1/4" X 4 1/4" CERAMIC TILE W/ 3/8" RAD. COVE	T1,T2,T3, 4 1/4" X 4 1/4" CERAMIC TILE PD PAINTED GYP. BD.	C3 GYP. BD. W/ PD SMOOTH WASHABLE PAINT					
(108) VESTIBULE	TB/TC 12"x12" PORCELAIN TILE	TC 6"x12" PORCELAIN TILE CUT TO SIZE	PA PAINTED GYP. BD PC PAINTED GYP. BD PD PAINTED GYP. BD TC 12"x12" PORCELAIN TILE	C3 GYP. BD. W/ P1 SMOOTH WASHABLE PAINT					

DOOR SCHEDULE										S3-A10-DS01 12/01/00									
NO.	MANUFACTURER	MFG#	SIZE	FRAME	FACE/EDGE	THK	CORE	LITE	RATE	HDW									
(D1)	EXIST. DOOR	-	6'-0"x7'-0"	ALUM.	FRA	1 3/4"	GLASS	GLASS	-	EXIST. BY LANDLORD									
(D2)	DOOR	-	8'-0"x7'-0"	ALUM.	FRA	1 3/4"	GLASS	GLASS	-	PROVIDE BY G.C.									
(D3)	CECO	-	3'-0"x7'-0"	H. METAL	S.C. WD BIRCH FIN. W/ CLR. SEALER	1 3/4"	SOLID	-	-	HW-5									
(D4)	DOOR	-	3'-0"x7'-0"	ALUM.	METAL PAINTED Pk	1 3/4"	SOLID	-	-	EXIST. BY LANDLORD GC TO PROVIDE PANIC LOCK									

HARDWARE SCHEDULE				INSTALLED AND FURNISHED BY: G.C.				S3-A10-HS01 12/01/00			
ITEM	MANUFACTURER	HW-1	HW-2	HW-3	HW-4	HW-5					
HINGES	STANLEY			FBK17MPP-SEC,STUD 4 1/2x4 600	SERIES 2700 BRDLD HWR.	FBK19 4 1/2x4 600					
CLOSERS	DORMA DOOR CONTROLS	RIS01/BFE 87 MID 628	RIS01/BFE 87 MID 628	TSB3-1 RA AL	-	TSB3-1 AL					
PANICS	AMERICAN DEVICE MFG	4102Bx OP02 630	4102Bx OP02 630		-						
LOCKSETS	MARKS USA	AS REQUIRED 626		5690FS 626	STANLEY CD39-9730	195L 626					
STOPS	TRIMCO	1214x 1268 628	1214x 1268 628	W127CS 630	-	W1276C 630					
THRESHOLDS, BINS	PEMCO		345AV 628	2005AV 628	-						
HANDICAP SIGNS	SBH				-	ATHAR MEN'S,ATH2BR-1 WOMEN'S					
DOOR BELL	TRINE			101 WHITE	-						
VIEWER				F4470 628							
KICKPLATE	TRIMCO			KP0038 16"x2" LDW 630		KP0038 16"x2" LDW 630					
SILENCERS				1229 GRAY		1229 GRAY					

WALL PANEL SCHEDULE					S3-A10-WPS01 12/01/00				
NO	MANUFACTURER	DESCRIPTION	MFG#	COLOR FINISH	REMARK				
WP1	LASCORBOARD	FRP PANEL .090 MITERED CORNERS	#924	PEARL GRAY -- LUSTER	SMOOTH & WASHABLE				
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH					
WP3	-	S.S. PANEL (24 GA)	-	RIBBON FINISH	CHECK SPECIFICATIONS				

SPECIAL SURFACE SCHEDULE						S3-A10-SSS01 12/01/00
NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	
(W-A)	VEENER-ART	WOOD VEENER	MAPLE, PLAN #927	NATURAL	PREFINISH	800-367-8505
(GR-1)	---	GRANITE (SLAB)	---	MISTY MUAVE	POLISHED	

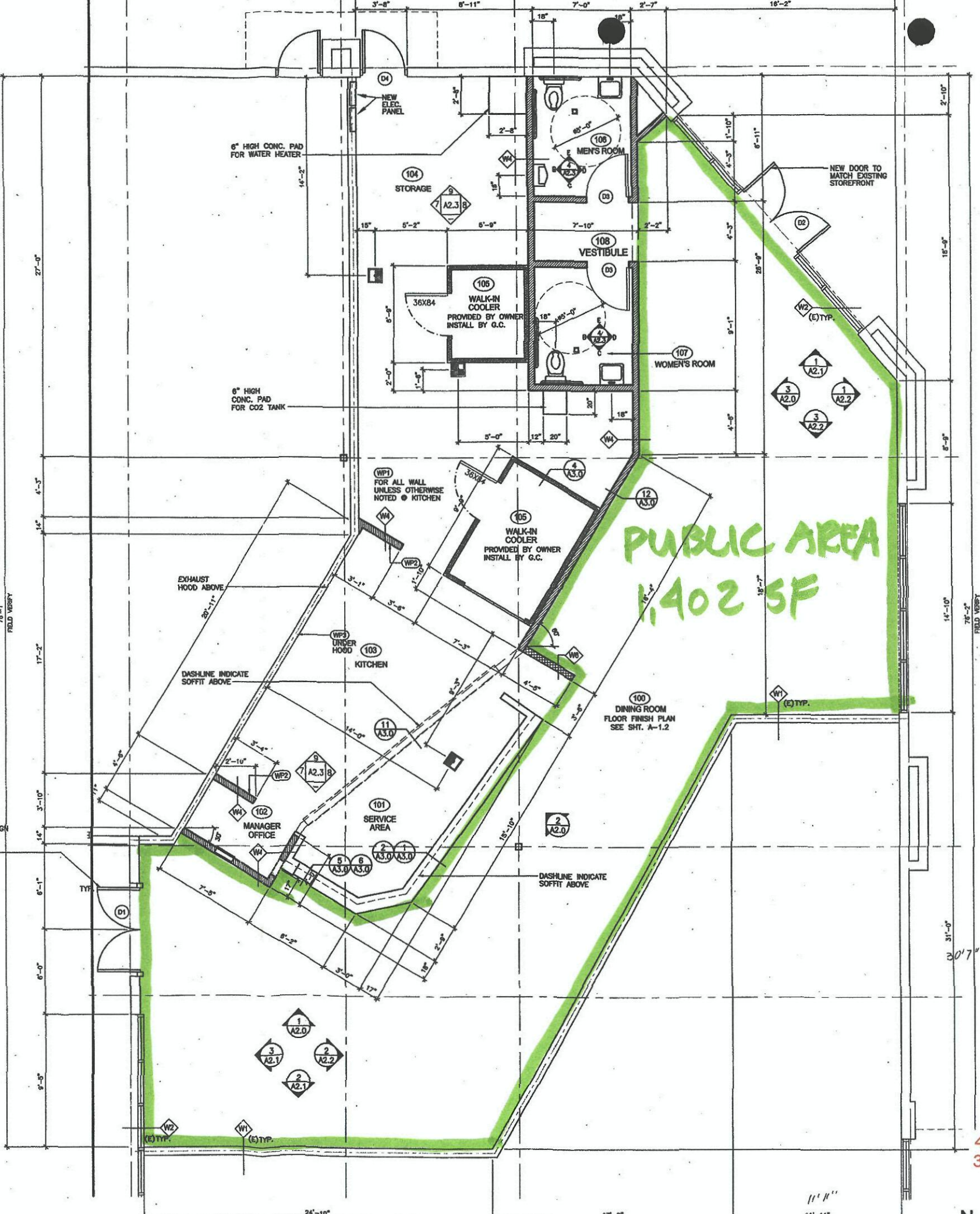
WALL SCHEDULE		S3-A10-WS01 12/01/00	
NO.	DESCRIPTION		
(W1)	EXISTING WALL BY LANDLORD, TENANT SIDE 5/8" TYPE "X" GYP. BD. AND INSULATION BY TENANT.		
(W2)	EXISTING STORE FRONT (PROTECT IN PLACE)		
(W3)	2 1/2" MTL. STUD FURRED WALL W/ 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE (SEE A-2 FOR HEIGHT, FINISH, & DETAIL)		
(W4)	3 5/8" MTL. STUD WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES (SEE A-2 FOR HEIGHT, FINISH, & DETAIL)		
(W5)	6" MTL. STUD WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES (SEE A-2 FOR HEIGHT, FINISH, & DETAIL)		
(W6)	3 5/8" MTL. STUD LOWER WALL W/ 5/8" GYP. BD. BOTH SIDES (SEE A-2 FOR HEIGHT, FINISH, & DETAIL)		

INTERIOR PAINT SCHEDULE					S3-A10-IPS01 12/01/00				
NO	MANUFACTURER	MFG#	COLOR	FINISH	REMARK				
(P-1)	BENJAMIN MOORE	982	WARM WHITE	EGGSHELL, LATEX	CEILING, (IF APPLICABLE)				
(P-1B)	BENJAMIN MOORE	982	WARM WHITE	SEMI-GLOSS	KITCHEN CEILING, WALL				
(P-2)	BENJAMIN MOORE	1315	BRIGHT RED	SEMI-GLOSS, ENAMEL	DECORATIVE FRAME (CANOPY)				
(P-3)	BENJAMIN MOORE	1309	TONED RED	EGGSHELL, LATEX	WALL				
(P-3B)	BENJAMIN MOORE	007	ORANGE	EGGSHELL, LATEX	SOFFIT, & PROJECTION EDGE @ SERVICE LINE				
(P-4)	ZOLATONE & PRIMER	4570059C/2-92	MULTI-COLOR	-	WALL, (CONTACT: 800-284-8302 EXT-212)				
(P-5)	BENJAMIN MOORE	306	YELLOW	EGGSHELL, LATEX	WALL, RESTROOM UPPER WALLS & CEILING				
(P-5B)	BENJAMIN MOORE	1800	COOL GREY	SEMI-GLOSS, ENAMEL	REAR DOOR AND FRAME				
(P-6)	BENJAMIN MOORE	1800	COOL GREY	FLAT, LATEX	CEILING TILE / OPEN CEILING (IF APPLICABLE)				
(P-6B)	BENJAMIN MOORE	818	BLUE	FLAT, LATEX	DECORATIVE FALSE BEAM				

TILE SCHEDULE (SEE SHEET A-1.2)	
GLAZED CERAMIC TILE	(SEE SHEET A-1.2)
QUARRY TILE	(SEE SHEET A-1.2)

WALL LEGEND	
	EXISTING WALL TO DEMOLISH
	EXISTING WALL
	NEW WALL
	LOW WALL

G.C. MUST PROVIDE THE SIGN
STATING "THIS DOOR MUST
REMAIN UNLOCKED DURING
BUSINESS HOURS"



PANDA EXPRESS INC.
899 El Centro Street
South Pasadena, California
91030
Telephone: 626.799.9898
Facsimile: 626.403.8688

All ideas, designs, arrangement and plans indicated
or representing by this drawing are the property of
Panda Express Inc. and are created for use on
this specific project. None of these ideas, designs,
arrangement or plans may be used by or disclosed
to any person, firm, or corporation without the
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REVISIONS:	
1	
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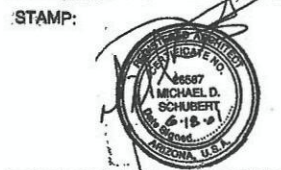
ISSUE DATE:		
1ST	1ST SUBMIT	06-17-01
2ND		
3RD		
4TH		
5TH		
6TH		

DRAWN BY:

PANDA PROJECT#: S3-02-13
ARCH PROJECT#: 5d10405

DESIGNER:

5d Imaging Inc.
3250 Wilshire Blvd. Suite 1402
Los Angeles, CA 90010
Telephone: 213.389.7886
Facsimile: 213.388.5322

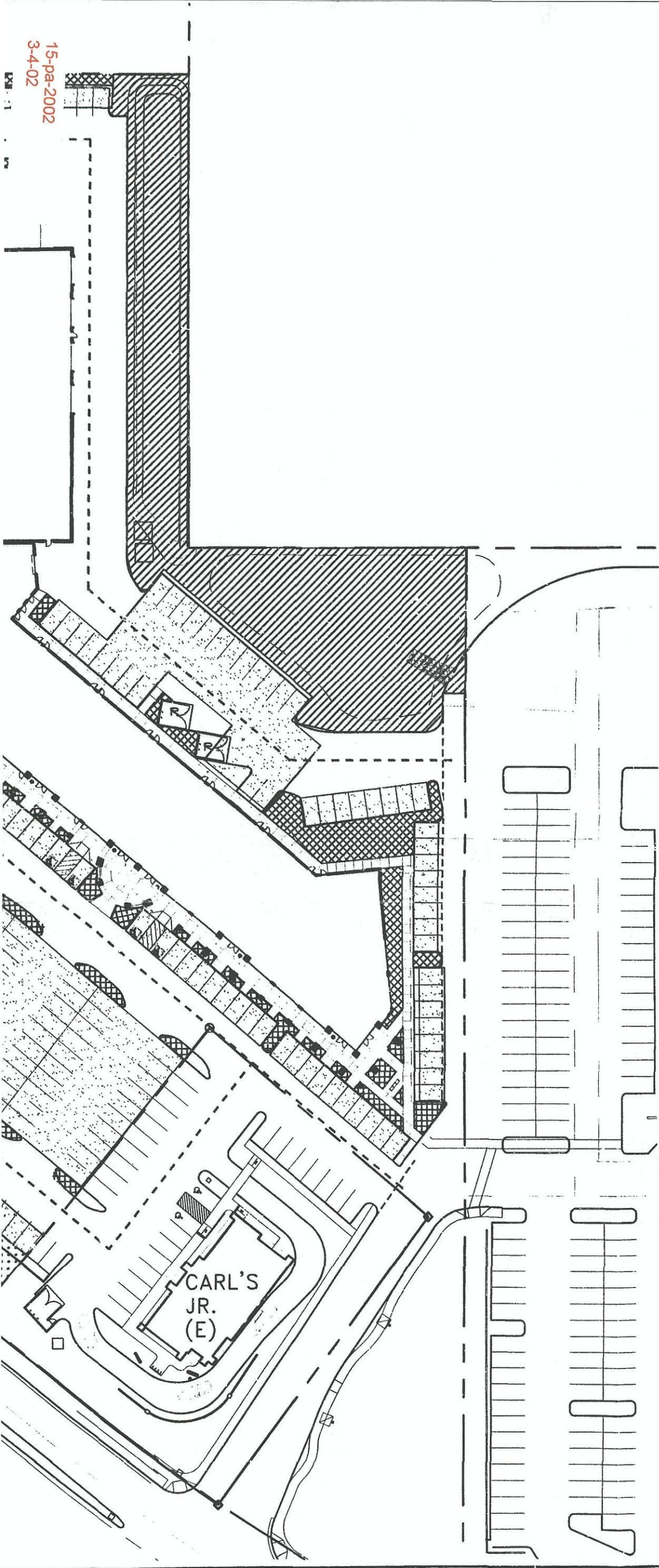


PANDA EXPRESS
NORTHSIGHT & HAYDEN
SPACE #107
15050 NORTHSIGHT BLVD.
SCOTTSDALE, AZ, 85260

41-dr-1997#9
3-18-02

A-1.0

15-pa-2002
3-4-02



REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 30'-0"
FIRST 12' OF HEIGHT = 10 X 390,188 = 3,901,880 SF.
NEXT 18' OF HEIGHT = 18 X 204 X 390,188 = 28,094 SF.
OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING):
3,901,880 + 28,094 = 6,713 SF. (17%)
OPEN SPACE PROVIDED = 96,390 SF. (25% OF 390,188 SF.)
PARKING LOT LANDSCAPING REQUIRED:
83,606 SF. X .15 = 12,541 SF.
PARKING LOT LANDSCAPE PROVIDED = 14,180 SF. (17%)
NET LOT AREA = 390,188 SF.

-  DENOTES FRONT OPEN SPACE
22,173 SF.
(5.6% OF 390,188 SF.)
-  DENOTES NATURAL AREA OPEN SPACE (NOAS)
73,560 SF.
(19% OF 390,188 SF.)
-  DENOTES PARKING LOT AREA
83,606 SF.
(21.4% OF 390,188 SF.)
-  DENOTES PARKING LOT LANDSCAPING
16,343 SF.
(30% OF 83,606 SF.)
- DENOTES REFUSE AND FIRE TRUCK CIRCULATION

12 OPEN SPACE CALCS.

PROJECT DATA PHASE II		
BUILDING AREA:		USE:
MAJOR 1	RETAIL	34,211 SF.
SHOPS A	RETAIL/RESTAURANT	29,500 SF.
PAD 4	RETAIL/RESTAURANT	9,000 SF.
PAD 5	RETAIL/RESTAURANT	11,000 SF.
PAD 6 (FUTURE)	RESTAURANT	4,600 SF.
TOTAL AREA		88,011 SF.

ZONING: C-3
LOT COVERAGE:
TOTAL NET LOT AREA = 390,188 SF. (8.9575 ACRES)
GROSS BUILDING AREA = 88,011 SF.
% LOT COVERAGE = 88,011 SF. / 390,188 SF. = 21.8%

LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA = 110,517 SF. (28%)

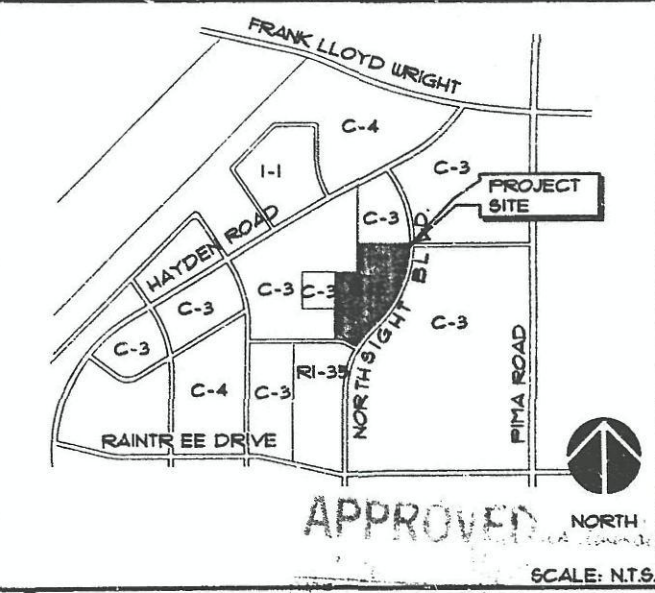
PARKING REQUIREMENTS:

MAJOR 1	34,211 / 250 = 137
SHOPS 'A'	26,200 / 250 = 105
PAD 4 & 5	20,000 / 250 = 80
PAD 6	(4,600 x .65) / 80 = 38
TOTAL	360 SPACES REQ'D
TOTAL PARKING PROVIDED	421 SPACES

BICYCLE PARKING:

MAJOR 1	137 / 10 = 14
SHOPS 'A'	105 / 10 = 11
PAD 4 & 5	80 / 10 = 8
PAD 6	38 / 10 = 4
TOTAL:	34 REQUIRED
TOTAL PROVIDED:	42

18 PROJECT DATA



24 KEY MAP

ARCHICON, L.C.
Architecture & Interiors
3707 N. 7TH STREET, SUITE 200
GLUCON, ARIZONA 85114

NORTHSIGHT VILLAGE II
N.W.C. NORTHSIGHT BLVD. & BUTHERUS DR.

JOB NO: 9991
PROJECT MGR: TOM
DRAWN BY: FRED
CHECKED BY: KRIS
NO REVISION

THESE DRAWINGS AND
CONSTRUCTION UNIT
ARE INTENDED FOR
SUBMITTED TO CITY
ISSUED FOR BIDDING
FINAL COORDINATION &
APPROVAL HAS NOT
BEEN COMPLETED
CITY APPROVAL
ISSUED FOR CONST.
G.C. SHALL REUSE AND
TO OWNERS. 3
WORKING DRAWS G.C.
ASSUMES CHANGES

SHEET TITLE:
SITE PLAN
WORK SHEET

PLOT DATE: 10/29
1101-WS

NOT FOR
CONSTRUCTION
DR.