

SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tové White
DATE: September 11, 2007
DEVELOPMENT PHASE: III (Full Build-Out Condition)

PARKING PROVIDED DURING THIS PHASE	686 Reserved (Always; never shared) Spaces
	217 Shared (except during weekday business hours) "Office" Spaces
	256 Shared (except during evening hours) "Valet" Spaces
	<u>2,028 Shared (always; never reserved) Spaces</u>
	3,187 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking calculated for restaurant outdoor area assumes ten patios, with an average per patio floor area of 1,200 sf. (3.) Calculations assume 6% of retail (except grocery), restaurant and nightclub/bar traffic will be comprised of patrons travelling on foot, or via some form of public transportation (i.e. trolley) from the immediately surrounding area (from the Kierland mixed use development to the west, for example). (4.) Calculations assume 10% of retail (except grocery), restaurant, and bar/nightclub traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces. (5.) Calculations assume 80% of grocery traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PEAK PARKING REQU'T (unadjusted)	TOTAL ADJUSTMENT	PEAK PARKING DEMAND (adjusted)
						TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER			
	QUANTITY	UNIT	DESCRIPTION	DIVISOR								
BAR/NIGHTCLUB												
indoor	7,713	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	154	1.00	154
indoor	5,000	sf gfa	1 per 50 sf public area	50	Shared	1.00	0.94	0.90	1.00	100	0.84	84
HOTEL												
guest rooms	125	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	125	1.00	125
auxiliary comml uses	34,000	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	85	1.00	85
OFFICE:												
business/professional	65,100	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM,	1.00	1.00	1.00	1.00	217	1.00	217
business/professional	152,573	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	509	1.00	509
RESTAURANT:												
indoor	12,492	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	101	1.00	101
indoor	79,714	sf gfa	1 per 80 sf public area	80	Shared	1.00	0.94	0.90	1.00	648	0.84	544
outdoor	18,204	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	0.94	0.90	1.00	73	0.84	61
RESIDENTIAL:												
multi-family	238	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	476	1.00	476
RETAIL:												
general	274,046	sf gfa	1 per 200 sf gfa	200	Shared	1.00	0.94	0.90	1.00	1370	0.84	1151
grocery	6,816	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.20	1.00	23	0.20	5
PUBLIC ASSEMBLY												
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	35	1.00	35

Accumulated Indoor Floor Area (See note at right)	1,219,183	sf gfa	Note: Accumulated floor area calculated by summing indoor floor areas stated in table, adding 136,000 sf for non-commercial component of hotel, 35,907sf for the cinema, 409,822 sf for the residential units, as these floor areas are not shown in the parking model table. They are not shown in the parking model table because their parking requirements are not calculated based on floor area; they are calculated based on a different unit of measure, such as guest rooms, seats, or dwellings.
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RESULTS:

3,916 = spaces required without shared parking based parking requirement reduction approval
3,162 = spaces required on WEEKDAYS, if commercial spaces are shared. 19.3% reduction from code parking requ't.
3,103 = spaces required on WEEKENDS, if commercial spaces are shared. 20.8% reduction from code parking requ't.

3916 Unadjusted Peak Parking Demand
(before shared parking opportunity consideration)
476 reserved residential spaces provided
210 reserved hotel spaces provided
3230 additional spaces needed for commercial uses without parking requirement reduction approval

2,476 COMMERCIAL PARKING SPACES ONLY
2,417 COMMERCIAL PARKING SPACES ONLY

SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: I

PARKING PROVIDED DURING THIS PHASE	0 Reserved (Always; never shared) Spaces
	141 Shared (except during weekday business hours) "Office" Spaces
	50 Shared (except during evening hours) "Valet" Spaces
	2,156 Shared (always; never reserved) Spaces
	2,347 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking calculated for restaurant outdoor area assumes five (5) patios will be constructed in Phase I, with an average per patio floor area of 1,200 sf. (3.) Calculations apply no captive market reductions and no alternative transportation mode reductions for this phase of the development.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PEAK PARKING REQU'T (unadjusted)	TOTAL ADJUSTMENT	PEAK PARKING DEMAND (adjusted)
						TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER			
	QUANTITY	UNIT	DESCRIPTION	DIVISOR								
BAR/NIGHTCLUB												
indoor		sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	0	1.00	0
indoor	0	sf gfa	1 per 50 sf public area	50	Shared	1.00	1.00	1.00	1.00	0	1.00	0
HOTEL												
guest rooms	0	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
auxiliary comml uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
OFFICE:												
business/professional	42,300	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM,	1.00	1.00	1.00	1.00	141	1.00	141
business/professional	87,059	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	290	1.00	290
RESTAURANT:												
indoor	6,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	50	1.00	50
indoor	57,202	sf gfa	1 per 80 sf public area	80	Shared	1.00	1.00	1.00	1.00	465	1.00	465
outdoor	8,917	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	1.00	1.00	1.00	36	1.00	36
RESIDENTIAL:												
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
RETAIL:												
general	105,790	sf gfa	1 per 200 sf gfa	200	Shared	1.00	1.00	1.00	1.00	529	1.00	529
grocery	6,816	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	23	1.00	23
PUBLIC ASSEMBLY												
cinema	0	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	0	1.00	0

Accumulated Indoor Floor Area	305,321	sf gfa
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1533 Unadjusted Peak Parking Demand
(before shared parking opportunity consideration)
0 reserved residential spaces provided
0 reserved hotel spaces provided
1533 additional spaces needed for commercial uses without parking requirement reduction approval

(before shared parking opportunity consideration)

RESULTS:

1,533 = spaces required without shared parking based parking requirement reduction approval
1,423 = spaces required on WEEKDAYS, if commercial spaces are shared, 7.2% reduction from code parking requ't.
1,361 = spaces required on WEEKENDS, if commercial spaces are shared. 11.2% reduction from code parking requ't.

SCOTTSDALE SHARED PARKING MODEL

PROJECT: Scottsdale Quarter
ADDRESS: 15101 North Scottsdale Road
CREATOR: Tové White
DATE: July 24, 2007
DEVELOPMENT PHASE: II

PARKING PROVIDED DURING THIS PHASE	0 Reserved (Always; never shared) Spaces
	217 Shared (except during weekday business hours) "Office" Spaces
	50 Shared (except during evening hours) "Valet" Spaces
	2,231 Shared (always; never reserved) Spaces
	2,498 Total Spaces

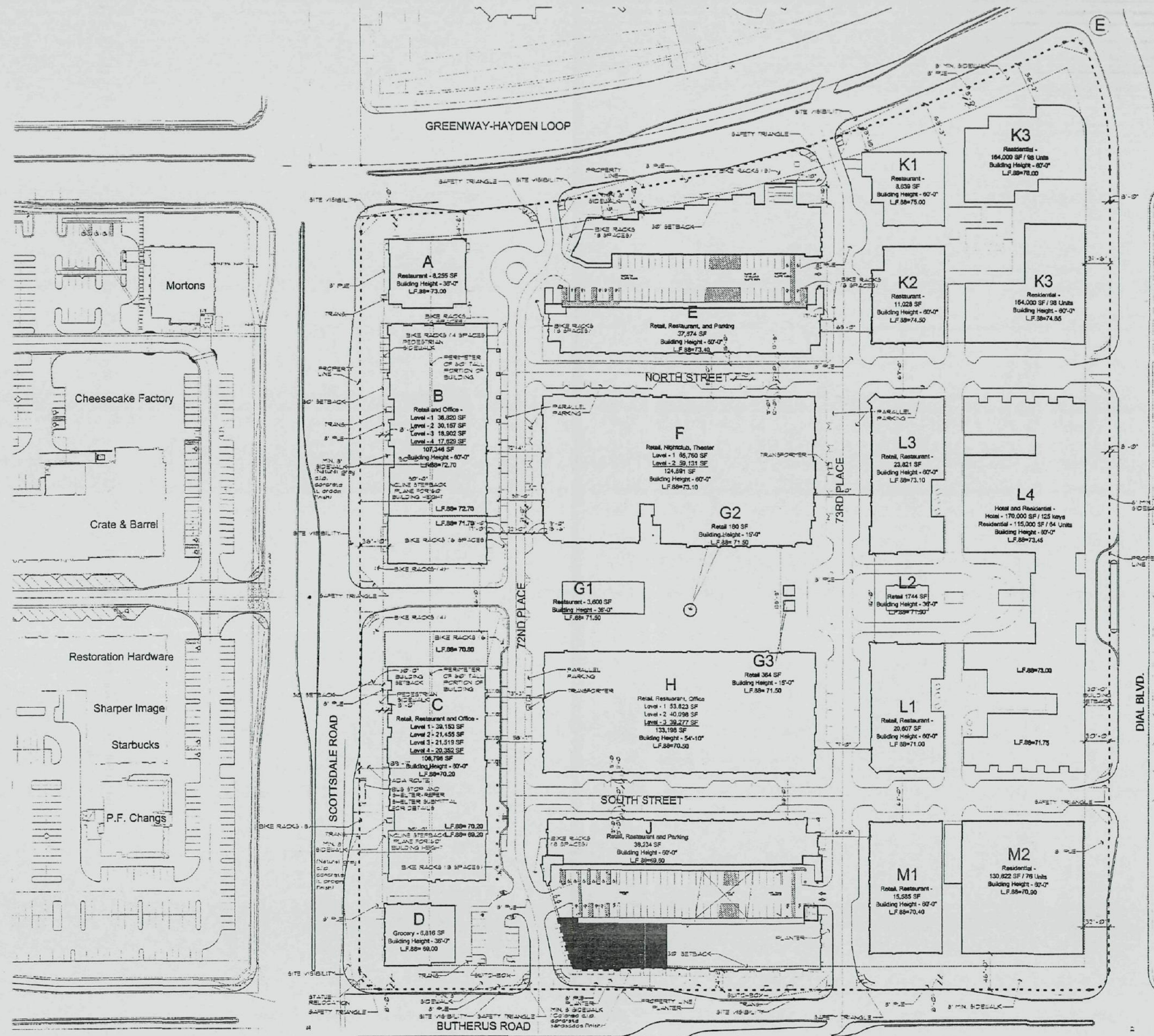
ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking calculated for restaurant outdoor area assumes five (5) additional patios will be constructed in Phase II (for a total of 10 existing at the end of Phase II), with an average per patio floor area of 1,200 sf. (3.) Calculations assume 3% of retail (except grocery), restaurant and nightclub/bar traffic will be comprised of patrons travelling on foot, or via some form of public transportation from the immediately surrounding area (e.g. Kierland mixed use development to the west). (4.) Calculations assume 2% of retail (except grocery), restaurant, and bar/nightclub traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces. (5.) Calculations assume 25% of grocery traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PEAK PARKING REQU'T (unadjusted)	TOTAL ADJUSTMENT	PEAK PARKING DEMAND (adjusted)
						TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER			
	QUANTITY	UNIT	DESCRIPTION	DIVISOR								
BAR/NIGHTCLUB												
indoor	0	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	0.98	1.00	0	0.98	0
indoor	0	sf gfa	1 per 50 sf public area	50	Shared	1.00	0.97	0.98	1.00	0	0.95	0
HOTEL												
guest rooms	0	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
auxiliary comml uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
OFFICE:												
business/professional	65,100	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM,	1.00	1.00	1.00	1.00	217	1.00	217
business/professional	143,634	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	479	1.00	479
RESTAURANT:												
indoor	6,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	50	1.00	50
indoor	77,473	sf gfa	1 per 80 sf public area	80	Shared	1.00	0.97	0.98	1.00	629	0.95	598
outdoor	15,217	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	0.97	0.98	1.00	61	0.95	58
RESIDENTIAL:												
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	0	1.00	0
RETAIL:												
general	220,048	sf gfa	1 per 200 sf gfa	200	Shared	1.00	0.97	0.98	1.00	1100	0.95	1045
grocery	6,816	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.75	1.00	23	0.75	17
PUBLIC ASSEMBLY												
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	35	1.00	35

Accumulated Indoor Floor Area	567,554	sf gfa	Note: Accumulated floor area calculated by summing indoor floor areas stated in table, and adding 48,329 sf for the cinema (per 7/12/07 Nelsen Partners, Inc. site plan), as the cinema floor area is not shown in the parking model table because its parking requirement is not calculated based on floor area; its parking requirement is calculated based on number of seats.									
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2594 Unadjusted Peak Parking Demand
(before shared parking opportunity consideration)
0 reserved residential spaces provided
0 reserved hotel spaces provided
2594 additional spaces needed for commercial uses without parking requirement reduction approval

RESULTS:	
2,594 = spaces required without shared parking based parking requirement reduction approval	
2,286 = spaces required on WEEKDAYS, if commercial spaces are shared. 11.9% reduction from code parking requ't.	
2,221 = spaces required on WEEKENDS, if commercial spaces are shared. 14.4% reduction from code parking requ't.	



SITE DATA

Zoning	PRC
Gross Site Area	1,245,149.70 SF
Net Site Area	28.51 Acres
Open Space Required	204,911 SF
Open Space Provided	248,065 SF
Frontage Open Space Required	51,228 SF
Frontage Open Space Provided	82,405 SF
Parking Lot Landscape Area	3,268 SF
Parking Lot Landscape Req'd (15% x 3268)	490 SF
Parking Lot Landscape Provided	873 SF
Building Height Allowed	90' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,544 SF)
FAR Proposed	0.8 (819,544 SF)
Office Allowed (40% of Commercial)	(819,544 x .40) 327,856 SF
Office Proposed	238,433 SF
Residential Allowed (50% of Commercial)	(819,544 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

VOLUME CALC.
 16' x NET SITE: 16,392,380
 A- 254,345 G- 72,000
 B- 1,722,768 H- 2,259,420
 C- 1,353,230 J- 2,945,200
 D- 215,942 K- 3,148,020
 E- 3,457,380 L- 6,459,420
 F- 3,559,200 M- 2,504,964

TABULATIONS

BUILDING A LEVEL 1 (RESTAURANT) LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	8,255 SF 34,022 SF 8,838 SF 8,910 SF 21,347 SF 107,342 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	28,842 SF 7,898 SF 5,302 SF 21,455 SF 21,519 SF 106,768 SF
BUILDING C LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	28,842 SF 7,898 SF 5,302 SF 21,455 SF 21,519 SF 106,768 SF
BUILDING D LEVEL 1 (GROCERY) TOTAL	8,816 SF 8,816 SF
BUILDING E LEVEL 1 (RETAIL) LEVEL 1 (RESTAURANT) TOTAL	16,095 SF 21,819 SF 37,914 SF
BUILDING F LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING G LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING H LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING I LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING J LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING K LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING L LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING M LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING N LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING O LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING P LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING Q LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING R LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING S LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING T LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING U LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING V LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING W LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING X LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING Y LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF
BUILDING Z LEVEL 1 (RETAIL) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) LEVEL 1 (OFFICE) TOTAL	57,307 SF 8,433 SF 10,802 SF 12,311 SF 124,853 SF

COMMERCIAL AREA SUMMARY

TOTAL RETAIL	273,136 SF
TOTAL OFFICE	217,989 SF
TOTAL RESTAURANT	103,234 SF
TOTAL GROCERY	8,816 SF
TOTAL PATIOS	15 PATIOS
TOTAL CINEMA	36,008 SF
TOTAL HOTEL	170,000 SF
GRAND TOTAL (Commercial)	808,945 SF

PARKING SUMMARY

TOTAL RETAIL	273,136 SF (1 car/200 sf)	1366 cars
TOTAL OFFICE	217,989 SF (1 car/200 sf)	1090 cars
TOTAL RESTAURANT	103,234 SF (1 car/200 sf)	516 cars
TOTAL GROCERY	8,816 SF (1 car/200 sf)	44 cars
TOTAL PATIOS	15 PATIOS (1000 sf each)	15 cars
TOTAL CINEMA	36,008 SF (1 car/100 sf)	360 cars
TOTAL HOTEL	170,000 SF (1 car/100 sf)	1700 cars
TOTAL RESIDENTIAL	409,822 SF (2 car/100 sf)	8196 cars
GRAND TOTAL (non-shared)	1,223,465 SF	2,066 cars

SHARED PARKING STUDY

Commercial Shared Demand	2,464 cars
Non-Shared Residential and Hotel Demand	968 cars
Total Shared Parking Required	3,432 cars
Available Parking (Required 3,193 - 102)	60 cars

PARKING PROVIDED

GARAGE BUILDING E	1,189 cars
GARAGE BUILDING J	1,185 cars
GARAGE BUILDING L and M	987 cars
SURFACE	131 cars
TOTAL	3,492 cars

REQUIRED BIKE PARKING (Phases I, II, & III)

1.44 bike spaces per 100 cars parked (2,464 + 100 bike cars / 100)	299 bike spaces
Phase I provided	75 bike spaces
Phase II provided	100 bike spaces
Phase III provided	87 bike spaces
Total provided	262 bike spaces

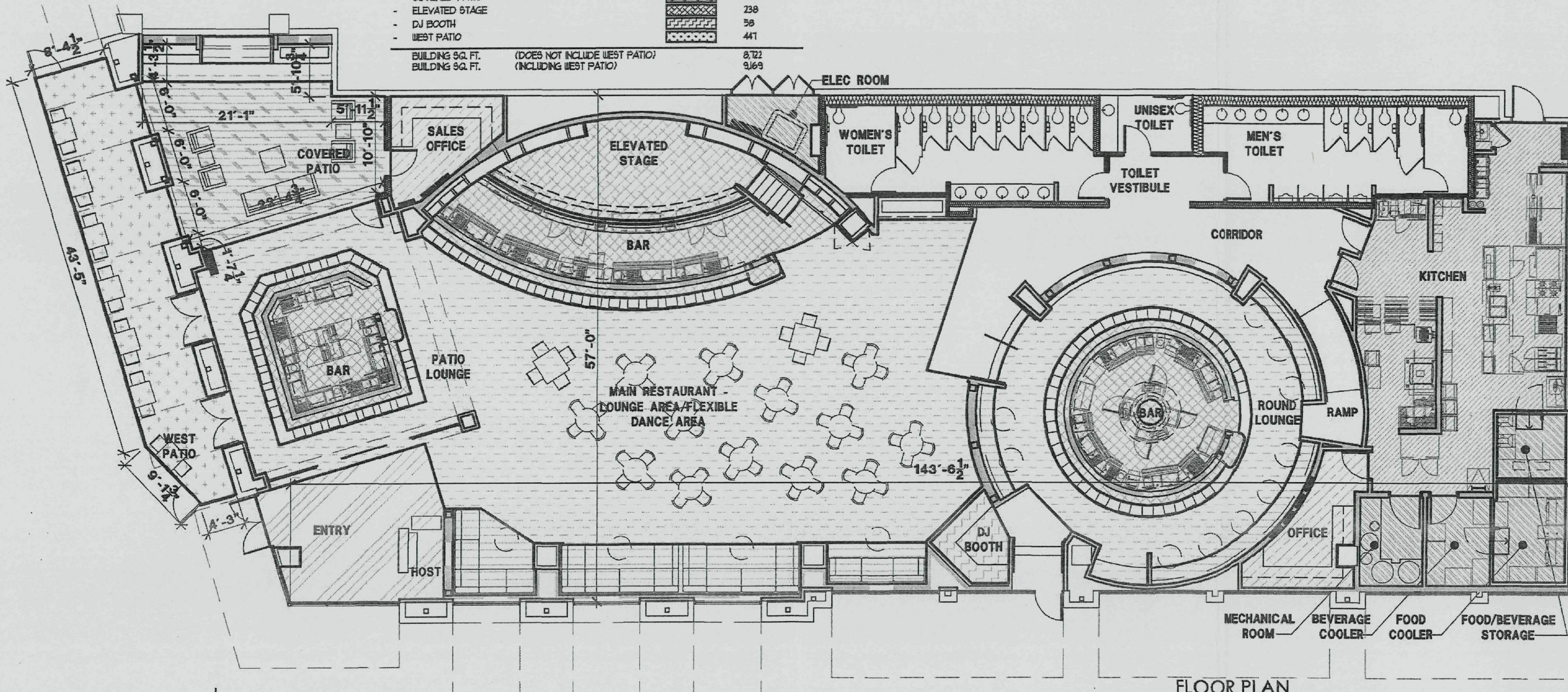
Note: 1.44 bike spaces are located within 50' of building entrance. Please refer to landscape ORB street L1.07 for locations in Phase II & III.

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 5))

MARTINI PARK - PERMIT FLOOR PLAN WORKSHEET

AREA	AREA HATCH	SQUARE FEET
- MAIN RESTAURANT - LOUNGE AREA/FLEXIBLE DANCE AREA		2,663
- DINING - BANQUETTE		AS PROVIDED
- COUNTER SEATING - BARS		AS PROVIDED
- KITCHEN		756
- BAR - SERVICE AREA		921
- OFFICE		231
- ACCESSORY (MECH/ELEC/STORAGE)		333
- CIRCULATION, TOILETS, FIXED ITEMS, ETC.		1,562
- ENTRY/HOST STAND - STANDING		285
- COVERED PATIO		403
- ELEVATED STAGE		238
- DJ BOOTH		58
- WEST PATIO		441
BUILDING SQ. FT. (DOES NOT INCLUDE WEST PATIO)		8,722
BUILDING SQ. FT. (INCLUDING WEST PATIO)		9,169



FLOOR PLAN

SCALE: 3/32" = 1'-0"

Date:

Project No.:

10 September 2008
081675

martini

PARK Scottsdale, Arizona

Aria Group
Architects, Inc.

ARCHITECTURE • PLANNING • INTERIOR DESIGN

16-UP-2008#2
10/23/2009

GENERAL NOTE

ALL SITE IMPROVEMENTS OUTSIDE MARTINI PARK SPACE TO BE BY LANDLORD PER CITY APPROVED SITE PLAN

J
Retail, Restaurant and Parking
38,234 SF
Building Height - 60'-0"
LF88-6960

125' FROM PROPOSED
TENANT IMPROVEMENT

C
Retail, Restaurant and Office
Level 1 - 39,153 SF
Level 2 - 21,455 SF
Level 3 - 21,513 SF
Level 4 - 20,352 SF
106,796 SF
Building Height - 60'-0"

D
ery - 6,816 SF
88- 69.00

FABRIC AWNINGS
BY MARTINI PARK
IN LIEU OF STEEL
FRAMED LL CANOPIES

72ND PLACE

WEST PATIO

COVERED PATIO

FABRIC AWNINGS BY
MARTINI PARK IN LIEU OF
STEEL FRAMED LL CANOPIES

CANOPY BY LANDLORD

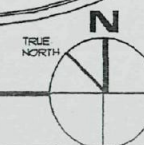
CANOPY BY LANDLORD

PROPOSED
MARTINI PARK
(AREA OF WORK)

BUTHERUS ROAD

SITE PLAN

1/32" = 1'-0"



125' FROM PROPOSED
TENANT IMPROVEMENT

**Aria
Group
Architects
Inc.**

830 North Blvd.
Oak Park, Illinois
60301
708.445.8400
708.445.1788 Fax

MARTINI PARK

SCOTTSDALE QUARTER
8501 N. SCOTTSDALE RD. SUITE 100
SCOTTSDALE, AZ

FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions of the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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No.	Date	Revisions
01/25/08	01/25/08	ISSUED FOR PERMIT

Drawing Title
**SITE PLAN
REFERENCE
ONLY**

Job No. 081615	Drawn JPD
Scale AS NOTED	Date 02/19/08

Sheet No.
SP1.1

16-UP-2008#2
10/23/2009