

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 20, 2017 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Asian Bistro 7-DR-2017

Location: 10225 & 10227 North Scottsdale Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new, two-story restaurant, in approximately 3,972 square feet of building area, with approximately 1,795 square feet of outdoor dining area, all on an approximately 0.11-acre site.

OWNER

Hui Ping Wang
646-379-3611

ARCHITECT/DESIGNER

Chen Architects

APPLICANT CONTACT

Ming Chen
602-510-3000

BACKGROUND

Zoning

The site is zoned Highway Commercial (C-3). The C-3 district is intended to permit most types of commercial activities located along major streets, including shopping and service needs.

Context

Located approximately 500 feet east of the intersection of East Gold Dust Avenue and North Scottsdale Road, the site is located at the southeast corner of the Windmill Plaza/Paradise Valley Plaza shopping center. Surrounding developments within the shopping center include a mix of retail, office, personal care service, and restaurant uses.

Adjacent Uses and Zoning

- North The main drive aisle for the shopping center and a large parking field are located north of the site with Parking P-2; Passenger Vehicle Parking (P-2) and Highway Commercial (C-3) zoning.
- South An alley abuts the site to south. East Gold Dust Avenue is located farther south.

- East An existing one-story building is located east of the site in the Highway Commercial (C-3) zoning district.
- West Existing one-story office and personal care service buildings are located west of the site in the Highway Commercial (C-3) zoning district.

Key Items for Consideration

- Conformance with City of Scottsdale Restaurant Design Guidelines
- No public comment received as of the date of this report

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a proposed two-story, 3,972 square foot restaurant at the site. The two parcels that make up the site are the last remaining vacant parcels within the larger shopping center.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed restaurant development reflects the goals and policies of the Character and Design Element of the General Plan 2001 and the Restaurant Design Guidelines by varying the physical massing to create different points of perception at the human scale and by enhancing the proposed building relationship with the adjacent shopping center by providing large outdoor dining spaces on both levels of the building and varying building materials and setbacks. In addition, the project utilizes outdoor open spaces to emphasize the project's connection with the natural environment. Vehicular access to the site is adequately provided by several entrances to the larger shopping center, provided from both East Shea Boulevard and North Scottsdale Road, with existing drive aisles throughout the center. Parking is provided with several parking spaces located directly adjacent to the front entrance of the restaurant, as well as a large number of shared parking spaces internal to the shopping center. Pedestrian connectivity is provided to the surrounding shopping center with a new sidewalk that will connect to the existing sidewalk on either side of the site, as well as to the main roadways adjacent to the site. Two separate areas for outdoor dining have been provided, one on each level of the restaurant, with the potential for a third outdoor dining area provided on the south side of the building.

The proposed restaurant is comprised of two floors and approximately 3,972 square feet of interior space and 1,795 square feet of outdoor dining space. The buildings have been designed in a contemporary aesthetic with those elevations that face the interior of the center, and East Gold Dust Avenue (north and south, respectively) featuring shading elements over windows and outdoor areas to reduce solar exposure and heat gain to the building and the outdoor dining areas. The building utilizes several massing forms to reduce overall bulk while also incorporating several architectural design elements to separate wall expanses, add visual interest, and create shading for the building's outdoor balconies. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing outdoor dining areas located outside the building footprints the internal sidewalk of the shopping center. A large green screen has been provided at the northern portion of the site to provide screening for the outdoor dining area. A new 5-foot-wide sidewalk has been provided along the northern portion of the site to connect to existing development on either side of the project. Lighting has been designed to provide adequate illumination on the site for operational activities while maintaining low glare and other design considerations as per city guidelines.

Development Information

- Existing Use: Vacant, undeveloped
- Proposed Use: Restaurant
- Parcel Size: 0.138 gross acres
0.11 net acres
4,800 square feet
- Restaurant space: 3,972 square feet
- Floor Area Ratio Allowed: 2.06
- Floor Area Ratio Proposed: 0.83
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 33 feet 4 inches, including rooftop appurtenances
- Parking Required: 38 spaces
- Parking Provided: 38 spaces (6 located adjacent to site/remainder in shared parking area for shopping center)
- Open Space Required: None
- Open Space Provided: 330 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Asian Bistro development project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP

Principal Planner

480-312-7713

E-mail: bcarr@ScottsdaleAZ.gov

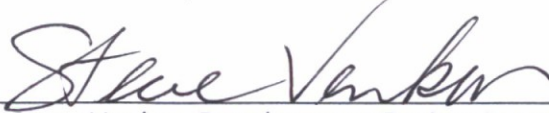
APPROVED BY



Brad Carr, Report Author

6.28.2017

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

7/11/17

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

7/12/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerials
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Building Elevations
 - 6. Perspective

**Stipulations for the
Development Review Board Application:
Asian Bistro
Case Number: 7-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Chen Architects International, with a city staff date of 5/10/2017.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Chen Architects International, with a city staff date of 5/10/2017.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was 11-ZN-1968.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. With the improvement plan submittal, the property owner shall demonstrate fire hydrant spacing, both existing and proposed, on the improvement plans, to the satisfaction of Fire plan review staff.

- CASE NO. 17 DR 2017
6. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct a refuse enclosure in conformance with the Site Plan and City of Scottsdale Supplements to MAG Standard Details, to the satisfaction of Engineering plan review staff.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
8. No fixture shall be mounted higher than twenty (20) feet.
9. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 3600 or less.
10. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

11. *With the improvement plan submittal, the property owner shall revise the location of the new bike racks to a location that does not conflict with FDC location for building, to the satisfaction of Planning and Fire plans review staff.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

12. Prior to the issuance of a building permit for the development project, the property owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
Alley abutting southern property line	Alley	None	Repave 20-foot-wide alley along entire southern property line frontage	12.a.

- a. The property owner shall provide a minimum 6" thick concrete slab for the trash pick-up drive pad per city standards.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- E. Prior to improvement plan approval and any building permit being issued for the development project, the property owner shall combine the two lots of the development project into one lot through the land assemblage process.

WATER AND WASTEWATER STIPULATIONS:

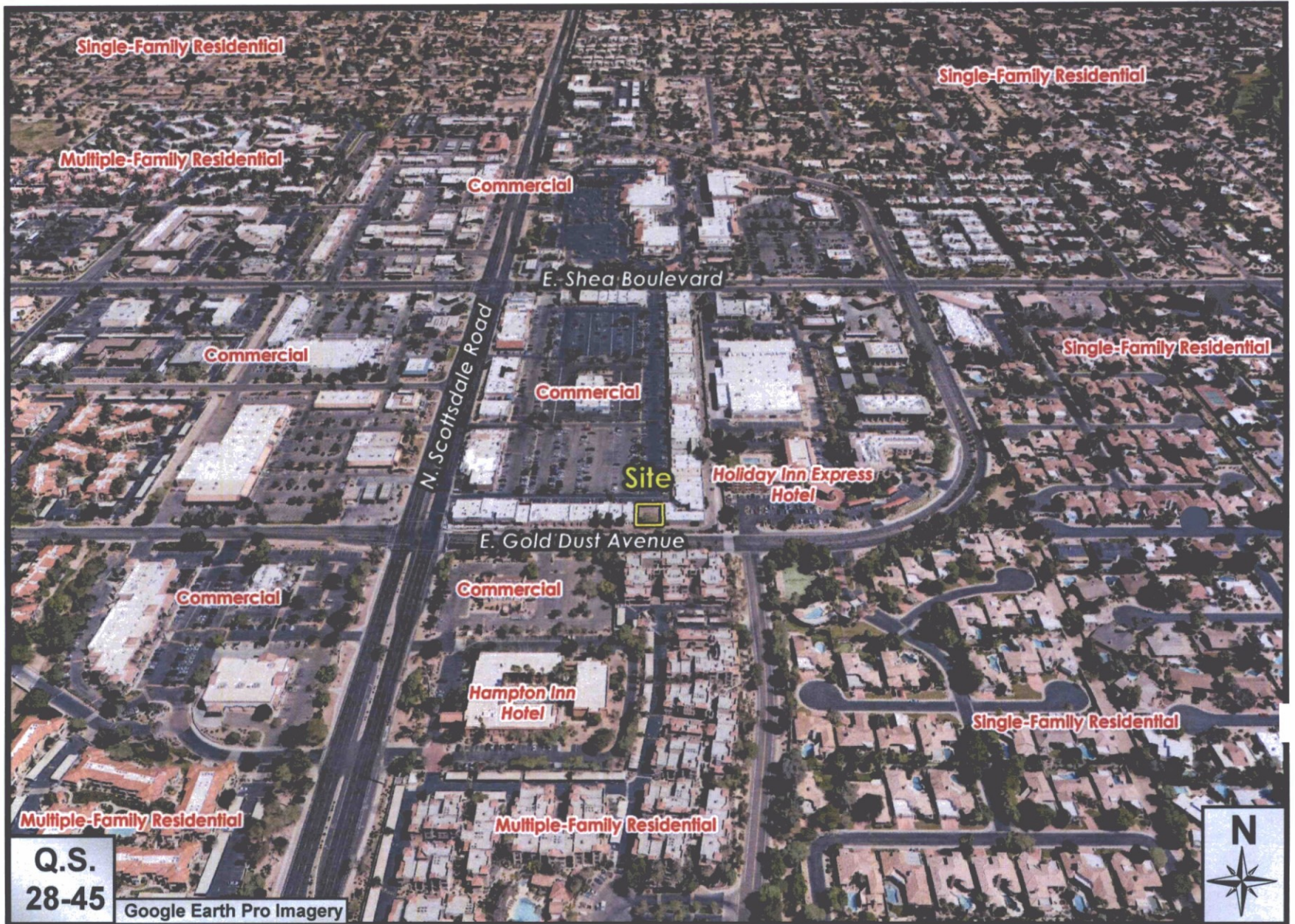
DRB Stipulations

13. Before any building permit is issued for the development project, the property owner shall submit for review, and have approved, improvement plans to extend an 8" PVC sewer across both lot frontages along alleyway per City standards. The new 8" PVC sewer extension shall be constructed and accepted prior to issuance of a Certificate of Occupancy for the development project.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. With the improvement plan submittal, the property owner shall submit a grading and drainage plan that demonstrates consistency with the DSPM.
15. Stormwater runoff from this site shall not adversely impact adjacent properties.



Q.S.
28-45

Google Earth Pro Imagery

Asian Bistro

7-DR-2017



Q.S.
28-45

Google Earth Pro Imagery

Asian Bistro

7-DR-2017



Multiple-Family Residential

Commercial

N-73rd Street

E. Gold Dust Avenue

Site

Commercial

Commercial

Q.S.
28-45

Google Earth Pro Imagery



Asian Bistro

7-DR-2017



Q.S.
28-45

2015 GIS Orthophoto

Asian Bistro

7-DR-2017



PROJECT NARRATIVE

Case No: 7-DR-2017

Updated
Date: May 6, 2017

Project Name: Asian Bistro Restaurant

Project Address: 10225 & 10227 N. Scottsdale Rd., Scottsdale, Arizona

Existing Zoning: C-3

FAR: 80% maximum

Project Objectives:

1. To build a new two-story restaurant building on a to-be-combined lots. (Lots 39 & 40, Paradise Valley Plaza. The last vacant lots of the Plaza.)
2. To fill in a new two-story restaurant structure in an older Plaza, zoned C-3.
3. The building & site plan shall be designed with energy conservation, contemporary and maintenance free features. The project will comply with the following requirements & design guidelines:
 - Scottsdale General Plan;
 - The Dec. 2012 City's Ordinances , Sec 1.904;
 - The latest City's adopted Building Codes & ADA requirements.

Design Concept:

1. Durable construction materials: Combination of metal decks over steel beams & purlins on masonry exterior walls, and Alucobond paneling, color: Harvest Gold Mica with Camel Stone Veneers to clad the front Pillars.
2. Front Open area will have an inviting outdoor dining/ drinking patio with potted plants.
3. There are two stairways, one in double height dining hall; the other is in the front outdoor dining patio. The layout will comply with fire egress distance.
4. Landscaping will be very challenging to this project, however, 5 potted plants will be specified in the front by the outdoor dining area. Besides, a curved perforated steel panel painted in "Deep in the Jungle, DE5720" color to add green highlight to the front elevation.

Design solutions:

1. The proposed building will be built in between two existing commercial buildings with zero setbacks. Open areas will be reserved in the front for ingress & egress; whereas the trash enclosure, gas meter, electrical service entrance, and loading/ delivery will be in the rear open areas.

2. Both east & west side, adjacent to two existing single story buildings will be fire resistant walls, or 8" masonry walls. Front elevation shall be a main façade with contemporary envelope, including Pillars with Alucobond panel system, E.I.F.S. finished front walls, Camel stone veneers & Store front windows & glass entry doors.
3. South Wall will have center scored masonry walls matching two side walls.
4. Front open patio will have a steel curved perforated panel, waves from 3'-6" high to 17'-2", painted in "Deep in the Jungle, DE5720" color, acts as an artistic green object and a front screen wall from the driveway in the north.
5. Parking will be accommodated in the existing shared parking lot in the front as originally planned. Two bicycle parkings are to be placed in the northwest corner of the lot.
6. Accessible path shall continue in the front of the building without any barrier in the premises.

LEGAL DESCRIPTION

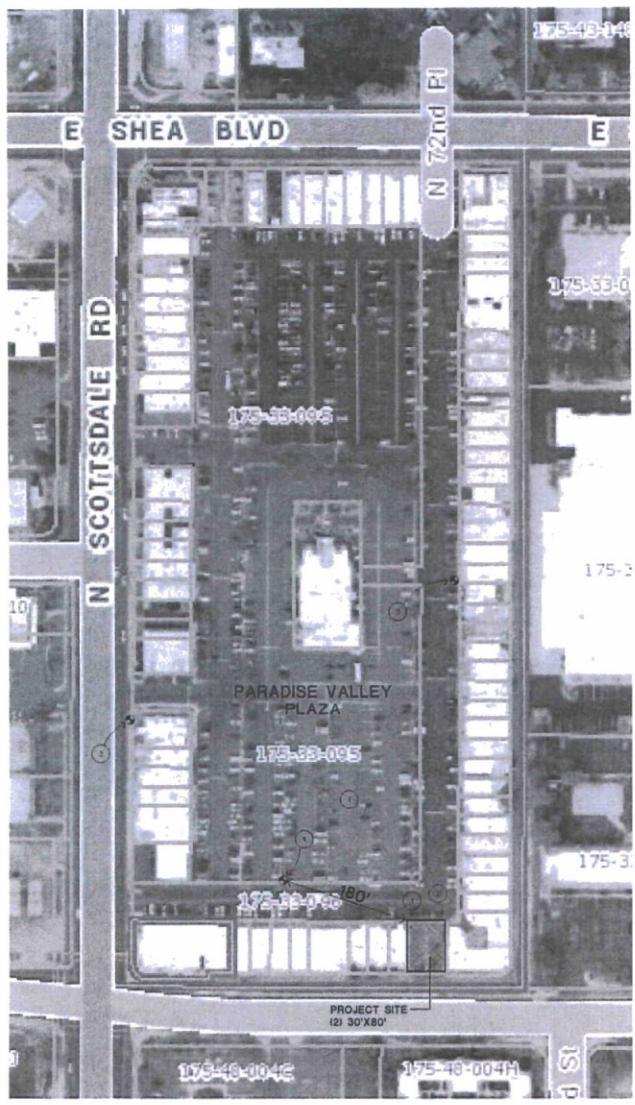
PARCEL NO. 1.
 (10225 N Scottsdale Rd APN 175-33-038A)
 Lot 39, PARADISE VALLEY PLAZA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15,
 TOGETHER WITH an undivided 1/90th interest in and to Tracts "B" and "C", Paradise Valley Plaza, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15

PARCEL NO. 2.
 (10227 N Scottsdale Rd APN 175-33-039A)
 Lot 40, PARADISE VALLEY PLAZA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15,
 TOGETHER WITH an undivided 1/90th interest in and to Tracts "B" and "C", Paradise Valley Plaza, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15

LOT COMBINATION
 Lots 39 and 40 of PARADISE VALLEY PLAZA as recorded in Book 94 of Maps, page 15, records of Maricopa County, Arizona County Records, being under the Northwest quarter of Section 20, Township 3 North, Range 4 East of the 1st and 2nd Inver Base and Meridian, Maricopa County, Arizona, described by survey and shown as follows:
 BEGINNING at the Southeast corner of Lot 39;
 Thence North 02° 57' 40" West (Bearing of bearing) along the West line of Lot 39 a distance of 80.00 feet to the Northwest corner thereof;
 Thence North 02° 58' 00" East along the North line of Lots 39 and 40 a distance of 80.00 feet to the Northeast corner of Lot 40;
 Thence South 02° 57' 40" East along the East line of Lot 40 a distance of 80.00 feet to the Southeast corner thereof;
 Thence South 02° 58' 00" West along the South line of Lots 39 and 40 a distance of 80.00 feet to the POINT OF BEGINNING.
 Containing 4,800 sq. ft., or 0.1100 Acres

SYMBOLS

- 8" MASONRY WALL
- NON-BEARING DRYWALL - SEE DETAILS G & 16/A-2, SIMILAR
- ⊙ KEYPHOTO NUMBER
- ⊙ DOOR NUMBER
- ⊙ ROOM NUMBER
- 10'-0" CEILING HEIGHT
- ⊙ DETAIL NUMBER SHEET NUMBER
- ⊙ FIRE HYDRANT



EXISTING "PARADISE VALLEY PLAZA" MASTER SITE PLAN

KEYNOTES

1. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN.
2. EXISTING HANDICAP VAN PARKING SPACE WITH 5' WIDE ACCESS ISLE, COMPLY WITH CITY'S PARKING GUIDELINES.
3. EXISTING FIRE HYDRANTS FIELD VERIFY SEE CIVIL DRAWINGS.
4. NEW FIRE HYDRANT FOR THE MINIMUM DISTANCE TO THE SUBJECT PROJECT SITE, TO BE APPROVED BY CITY FIRE DEPT.

ARCHAEOLOGICAL NOTES
 THE DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, PROTECTION OF ARCHAEOLOGICAL RESOURCES, SECTION 46-134, DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.



VICINITY MAP

PROJECT DATA

ADDRESS: 10225 & 10227 N Scottsdale Rd, Scottsdale, Arizona
 ZONING: C-3
 APN: 175-33-038A & 175-33-039A
 TO BE COMBINED TO A SINGLE LOT,
 SEE COMBINED LOT LEGAL DESCRIPTION ON THIS SHEET.

LEGAL DESCRIPTION: LOTS# 39 & 40, PARADISE VALLEY PLAZA
 NET SITE AREA: 4,800 SQ FT (30'X80'X2) (0.11 ACRE)
 GROSS PROPERTY DIMENSION: 60'X80' (4,800 SQ. FT.)

F.A.R. CALCULATIONS:
 F.A.R. REQUIRED/ PROVIDED : 80%/ 79.85% (3,840 SF / 3,833 SF)
 MAX. ALLOWABLE AREA 3,840 SQ. FT. (4,800 SQ. FT. X 80%)
PROPOSED BUILDING FLOOR AREAS:
 GROUND FLOOR AREA --- 3,213 SQ. FT.
 2ND FLOOR AREA --- 620 SQ. FT.
 TOTAL 3,833 SQ. FT.
 2ND FLOOR BALCONY --- 572 SQ. FT. (FRONT)
 898 SQ. FT. (REAR)

PROPOSED ROOF AREA: 3,446 S.F.
 PROPOSED OUTDOOR DINING AREA: 324 SQ.FT. (GROUND FLOOR)
 572 SQ.FT. (BALCONY AT 2ND FLOOR)
 896 SQ.FT. (TOTAL)

OCCUPANCY: A-2 (RESTAURANT)
 CONSTRUCTION TYPE: V-B, A.F.E.S.
 MAX. BUILDING HEIGHT: 36 FT.
 PROPOSED BUILDING HEIGHT: 29 FT. (TO ROOF DECK)
 34'-4" (TO TOP OF PARAPET WALLS)

OPEN AREA CALCULATIONS:
 PROPOSED OPEN AREAS: 704 SQ. FT. (FRONT)
 627 SQ. FT. (REAR)
 1,331 SQ. FT. / TOTAL

PARKING CALCULATIONS:
 PARKING REQUIRED: DINING AREA 2,070 S.F./100 S.F. = 21 SPACES
 PATIO DININGS 896 S.F./100 S.F. = 9 SPACES
 TOTAL = 30 SPACES

PARKING PROVIDED: 30
 (2/90 INTEREST IN PLAZA COMMON PARKINGS)
 (APPROX 1,350 SPACES IN TOTAL)

PARKING PROVIDED: 0 (ON SITE)
 ACCESS. PARKING REQUIRED: 2
 ACCESS PARKING PROVIDED: NO CHANGE (COMMON PARKING AREAS)
 BICYCLE PARKING REQUIRED / PROVIDED: 2/2

DRAINAGE REQUIRED: SEE PRELIMINARY CIVIL PLAN ON SHEET C-1
 DRAINAGE PROVIDED: SURFACE DRAINAGE
 LANDSCAPE REQUIRED: SEE LANDSCAPE NOTES ON SHEET A-1
 LANDSCAPE PROVIDED: (4) PLANTING POTS.

CODES: 2012 I.B.C. WITH C.O. SCOTTSDALE AMENDMENTS
 2012 I.M.C. WITH C.O. SCOTTSDALE AMENDMENTS
 2012 I.P.C. WITH C.O. SCOTTSDALE AMENDMENTS
 2011 N.E.C. WITH C.O. SCOTTSDALE AMENDMENTS
 2012 I.F.C. WITH C.O. SCOTTSDALE AMENDMENTS
 2012 I.F.C.C. WITH C.O. SCOTTSDALE AMENDMENTS
 2012 I.E.C.C.
 2012 I.E.B.C.
 CURRENT ADAAG

OWNER: Linda HuiPing Wang

CASE #: 7-DR-2017

7-DR-2017
05/10/17

Site Planning For: **Asian Bistro Restaurant**

PRELIM
 Date: 4-28

Job No. CA
 Project No. M2
 Drawn By: CA
 Checked By: M2

No. Revisions

877 N Alamo St
 Chandler, AZ 85226
 (480) 792-1200
 (480) 792-1288

2017
 M2
 CA
 M2
 CA
 M2
 CA

MS

LEGAL DESCRIPTION

PARCEL NO. 1:
 (10225 N. Scottsdale Rd APN 175-33-038A)
 Lot 39, PARADISE VALLEY PLAZA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15,
 TOGETHER WITH an undivided 1/90th interest in and to Tracts "B" and "C", Paradise Valley Plaza, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15.

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LOT COMBINATION

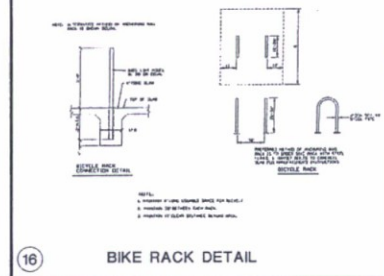
lots 39 and 40 of PARADISE VALLEY PLAZA as recorded in Book 94 of Maps, page 15, records of Maricopa County, Arizona County, Arizona, lying within the Northwest quarter of Section 26, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described by metes and bounds as follows:

BEGINNING at the Southwest corner of said Lot 39;
 Thence North 00° 01' 40" West (Bearing) along the West line of Lot 39 a distance of 80.00 feet to the Northwest corner thereof;
 Thence North 89° 58' 20" East along the North line of Lots 39 and 40 a distance of 60.00 feet to the Northeast corner of Lot 40;
 Thence South 00° 01' 40" East along the East line of Lot 40 a distance of 80.00 feet to the Southeast corner thereof;
 Thence South 89° 58' 20" West along the South line of Lots 39 and 40 a distance of 80.00 feet to the POINT OF BEGINNING;

Containing 4,800 sq. ft. or 0.1102 acres

SYMBOLS

- 8" MASONRY WALL
- NON-BEARING DRYWALL - SEE DETAILS 6 & 16/A-2, SIMILAR.
- KEYNOTE NUMBER
- DOOR NUMBER
- ROOM NUMBER
- 10'-0" CEILING HEIGHT
- DETAIL NUMBER SHEET NUMBER
- WALL PACK LIGHT
- ENTRY WALL COACH LIGHT



LANDSCAPE NOTES

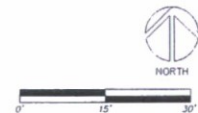
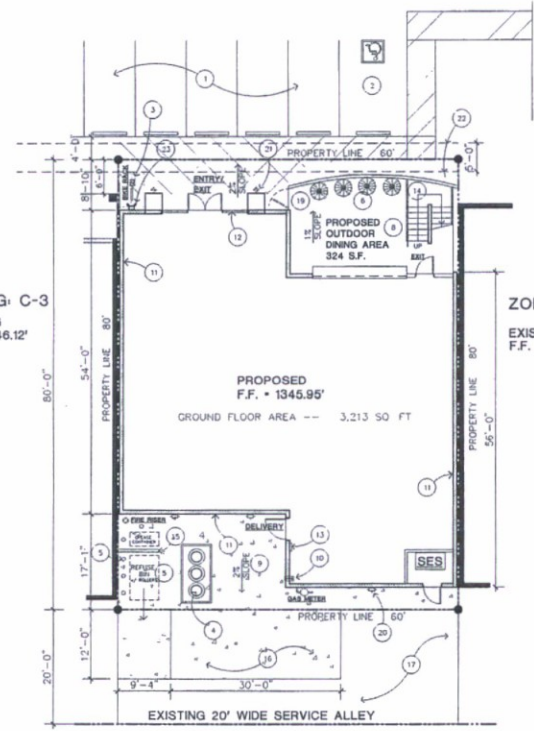
THE PROJECT HAS 324 S.F. OPEN SPACE FOR PROPOSED OUTDOOR DINING IN THE FRONT, AND 6' SETBACK FROM FRONT PROPERTY LINE. THE OPEN SPACE WILL HAVE (4) PLANTING POTS, IN LIEU OF CANOPY TREES. SEE KEYNOTE #8 BELOW.
 REAR OPEN SPACE OF 627 S.F. CONSISTING OF ENCLOSED REFUSE AREA AND UNDERGROUND GREASE INTERCEPTOR, AND 4' SETBACK FROM REAR PROPERTY LINE.
 THERE WILL BE TOO TIGHT TO HAVE ANY KIND OF LANDSCAPING DESIGN.
 BESIDES, THIS 56 YEARS OLD COMMERCIAL PLAZA HAVE NOT PRESENTED ANY PATTERN OF LANDSCAPING DESIGN TO COMPLY WITH.

KEYNOTES

1. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN.
2. EXISTING HANDICAP VAN PARKING SPACE WITH 5' WIDE ACCESS ISLE, COMPLY WITH CITY'S PARKING GUIDELINES
3. NEW (2) BICYCLE PARKINGS, 24"x72" EACH PARKING. SEE DETAIL 16/-, FOR BIKE RACK DETAIL.
4. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS.
5. REFUSE AREA WITH (5) 4" DIA STEEL POLES, 5' HIGH. PAINT THE POLES IN TRAFFIC YELLOW.
6. PLANTS IN CERAMIC POTS (4), 36" DIA, 24" DEEP EACH - SEE LANDSCAPE NOTES ON THIS SHEET
7. COLORED/ SEALED CONCRETE SLAB PAVING WITH SCORE JOINTS AT 4' O.C DIAGONAL TWO WAYS SLOPE TO DRAIN AT MIN 5% TO EXISTING PUBLIC PARKING LOT IN THE FRONT.
8. NON-SND CONCRETE PAVERS IN THE PATIO.
9. 4" CONCRETE SLAB SLOPE TO DRAIN AT 2% MIN TO EXISTING SOUTH SERVICE ALLEY
10. ROOF DRAIN & OVERFLOW DRAIN LEADERS THRU EXTERIOR WALL WITH COPPER SPOUTS AT 12" A.F.G MIN.
11. 8" MASONRY WALL WITH METAL FRAMING FUR-OUTS WITH BATT INSULATION, PROVIDE R-19 VALUE, TYPICAL
12. STORE FRONT WINDOWS & DOORS WITH ALUM. FRAMING ANODIZED ALUM (SILVER COLOR)
13. WALL MOUNT ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
14. STEEL STAIRWAYS.
15. 6"x6" CONC CURB, 7'-2" LONG.
16. TRASH PICK-UP DRIVE PAD - 6" THK. CONC SLAB WITH METAL MESH, OR MEET CITY'S REQUIREMENTS
17. AC PAVING FOR REMAINING AREA OF 60' LONG ALLEY, SOUTH OF THE SUBJECT LOT. (APPROX 720 SF.) SEE CIVIL GRADING & DRAINAGE DWGS.
18. 6" THICK CONC SLAB W/ 6"x8"x1.4x1.4 WWF ON COMPACT SUBGRADE - SIZE: 30'-8" x 12" SEE CIVIL GRADING & DRAINAGE DWGS
19. STEEL SELF-CLOSING GATE, 3'-4"W x 3'-6"H
20. WALL MOUNTED SITE SECURITY LIGHT FIXTURE - MOUNTING HEIGHT: +10'-0" A.F.F. (TYPICAL OF 3 IN REAR) SEE ELEC. DRAWINGS & CUT SHEETS
21. WALL MOUNT SITE LIGHT FIXTURE (2) - MODEL: ANP RLM SPUN ALUM VINTAGE BARN STYLE SHADE WITH GOOSENECK, EXTENSION ARM. SEE ELECTRICAL DRAWINGS MOUNTING HEIGHT: 10'-0" A.F.F
22. PROVIDE 5' WIDE SIDEWALK BEYOND 2' VEHICLE PARKING OVERHANG SPACE. COLOR CONCRETE PAVING WITH DIAGONAL SAW CUT LINES AT 48" O.C TWO WAY
23. FIRE DEPT CONNECTION (FDC) - SHALL COMPLY WITH CITY'S FIRE DEPT. REQUIREMENTS

ZONING: C-3
 EXISTING
 F.F. = 1346.12'

ZONING: C-3
 EXISTING
 F.F. = 1345.84'



PROPOSED SITE PLAN
 PRELIMINARY SITE PLAN, DETAILS AND NOTES

SCALE: 1"=10'-0"

CASE #: 7-DR-2017

7-DR-2017
05/10/17

Site Planning For
Asian Bistro Restaurant

PRELIM
 Date: 4-20

Job No.	CA
Project No.	MG
Drawn By	CAJ
Checked By	MG
No.	Revised



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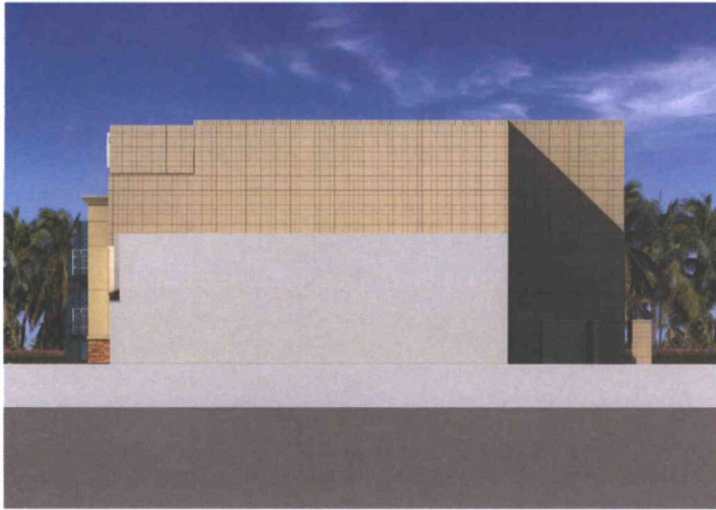
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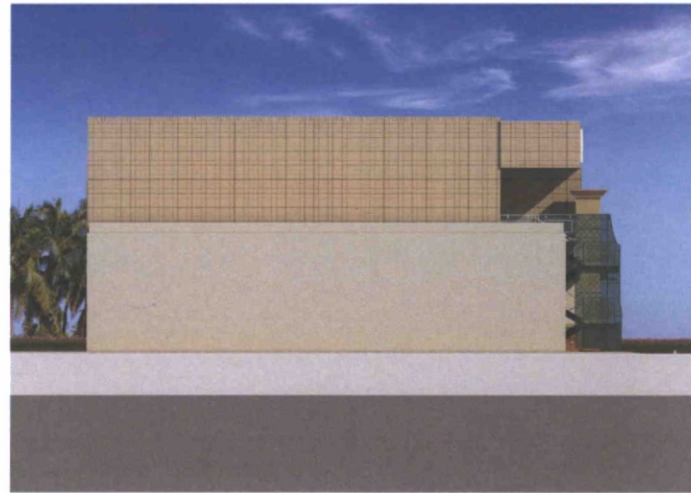
PROPOSED REAR ELEVATION (SOUTH)



PROPOSED FRONT ELEVATION (NORTH)



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

COLOR BUILDING ELEVATIONS & NOTES

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

CASE#: 7-DR-2017

Restaurant Design For
Asian Bistro Restaurant

PRELIM

Date: 8-8

Job No. CA
 Project Mgr. MCD
 Drawn By. CAD
 Checked By. MCD

No. Revision

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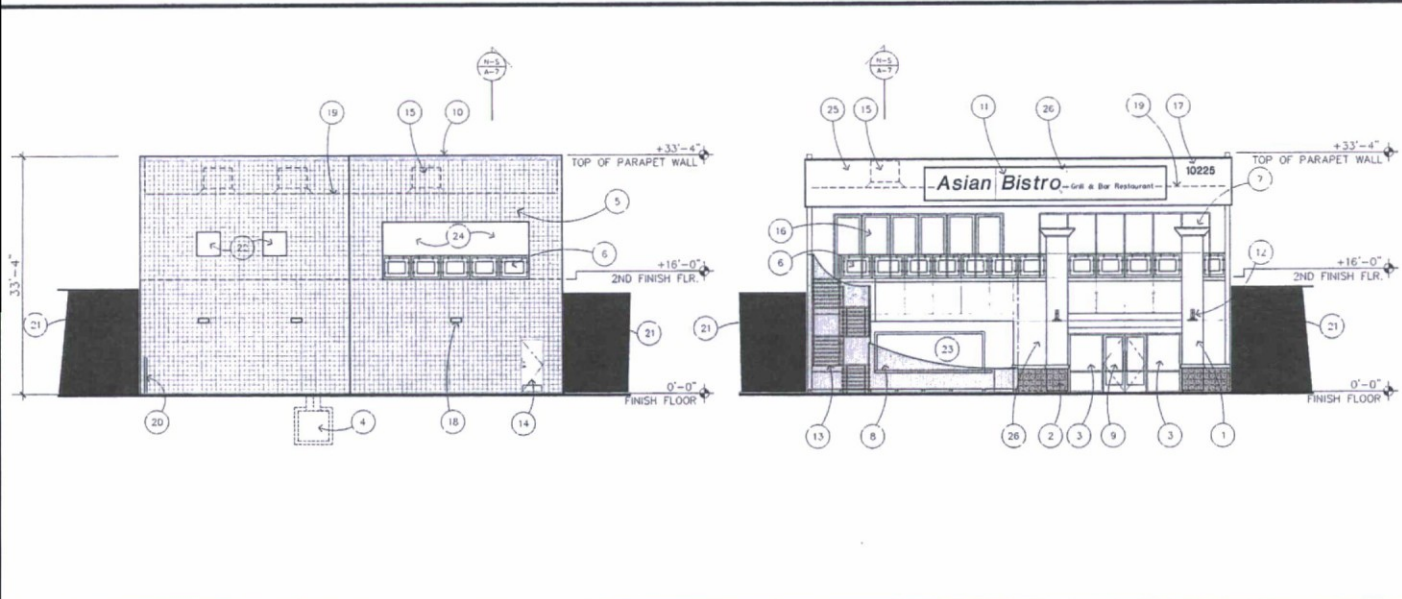
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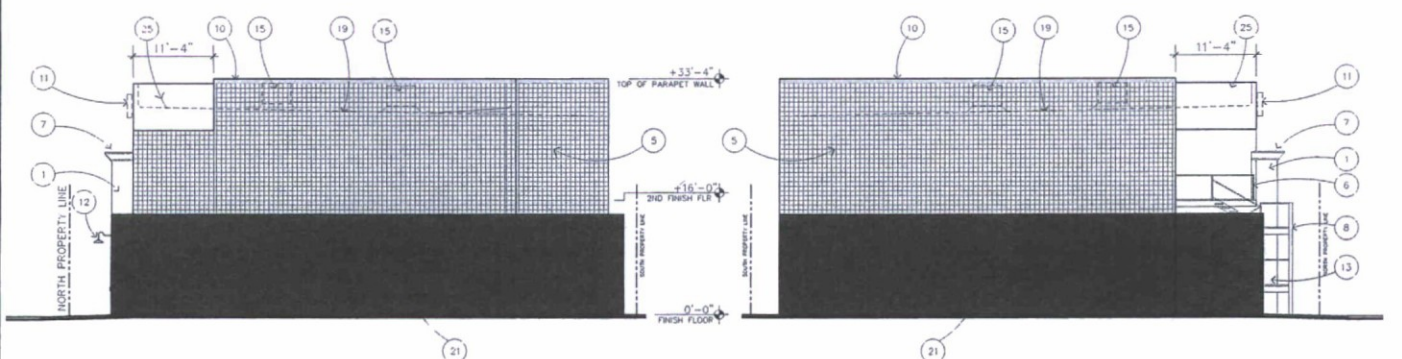
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PROPOSED REAR ELEVATION (SOUTH)

PROPOSED FRONT ELEVATION (NORTH)



PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION

BUILDING ELEVATIONS & NOTES

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

CASE #: 7-DR-2017

KEYNOTES

1. FRONT FACADE WITH "ALUCOBOND" PANELS - ALUCOBOND OVER DENSGLASS BOARDS ON 6" STEEL FRAMING AT 16" O.C. MAX. COLOR CODE: HARVEST GOLD MICA.
2. 3'-4" HIGH WAINSCOT - STONE VENEER: ENVIRONMENTAL STONERWORKS, CAMEL. COLOR: CAMEL.
3. 8' HIGH FIXED GLASS STORE FRONT WINDOW WITH ALUM. FRAMINGS.
4. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS.
5. CENTER SCORED CMU WALL - COLOR CODE: TRAIL DUST, DE6123. SEE STRUCT. DWGS.
6. 3'-6" HIGH STAINLESS GUARD RAILS, 2" DIA. SATIN FINISH, WITH 1/2" THK. TEMPERED GLASS PANELS WITH 1" WIDE SANDBLASTED STRIPES, RECTANGULAR, TYPICAL.
7. 5' x 6' CAPITAL TOP - E.I.F.S. ON DENSGLASS PANEL ON STEEL FRAMINGS. COLOR CODE: SLAMESE KITTEN, DE6121. TYPICAL OF 2.
8. STEEL PERFORATED SCREEN PANEL - CURVE FROM 3'-6" TO 19'-2" HIGH. COLOR CODE: DEEP IN THE JUNGLE, DE5720.
9. A PAIR OF 3'-0" W x 8' H ENTRY GLASS DOORS WITH ALUM. FRAMINGS. SEE DOOR SCHEDULE ON SHEET A-5.
10. TOP SOLID FLUTED CMU / MOULDING COURSE - 3 SIDES OF THE BLDG., EXCEPT NORTH SIDE. COLOR CODE: TRAIL DUST, DE6123. SEE STRUCT. DWGS.
11. BUILDING SIGNS ON THE PARAPET WALL, REQUIRES SEPARATE DESIGN DRAWINGS & PERMIT.
12. FRONT WALL MOUNTED GOOSENECK LIGHT FIXTURE AT 10' A.F.F., TYPICAL OF 2. COLOR CODE: CHARCOAL. SEE ELECTRICAL DRAWINGS & CUT SHEETS.
13. STEEL STAIRWAYS BEHIND THE STEEL CURVED SCREEN. COLOR CODE: CHARCOAL.
14. METAL DOOR WITH HOLLOW METAL FRAME. SEE DOOR SCHEDULE ON SHEET A-5. PAINT TO MATCH BUILDING MASONRY WALLS.
15. PROPOSED ROOF TOP EQUIPMENTS, TO BE SCREENED BY PARAPET WALLS - SEE SHEET A-4 FOR SITE PLAN NOTES. SEE MECHANICAL DRAWINGS.
16. GLASS FOLDING DOORS WITH ALUM. FRAMINGS - FRAME COLOR: BLACK.
17. PROPOSED 12" HIGH ADDRESS NUMBER LOCATION, INSTALLED BY CONTRACTOR. MATERIAL: STAINLESS STEEL WITH HELV. STYLE.
18. WALL MOUNTED SITE SECURITY LIGHT FIXTURE - MOUNTING HEIGHT: +10'-0" A.F.F. (TYPICAL OF 3). SEE ELEC. DRAWINGS & CUT SHEETS.
19. LINE OF ROOF LINE BEYOND.
20. REFUSE AREA WITH (5) 4" DIA. STEEL POLES, 5' HIGH, 12" FROM CENTERLINE OF POLES TO BACK WALL. PAINT THE POLES IN TRAFFIC YELLOW.
21. EXISTING SINGLE STORY COMMERCIAL BUILDING IN THE EAST & WEST SIDES.
22. OPENING THRU MASONRY WALL, 3'-4"x3'-4", SILL AT 3'-4" A.F.F. TYPICAL OF 2.
23. PASS-THRU BAR COUNTER BEYOND.
24. OPEN BEYOND TO BALCONY.
25. STEEL FRAMING PARAPET WALL - E.I.F.S. ON DENSGLASS PANEL ON STEEL FRAMINGS. COLOR CODE: SLAMESE KITTEN, DE6121. 8" BELOW REAR MASONRY WALL, 3" POP-OUT, EAST & WEST SIDES.
26. STEEL FRAMING EXTERIOR WALL - E.I.F.S. ON DENSGLASS PANEL ON STEEL FRAMINGS. COLOR CODE: SLAMESE KITTEN, DE6121.

7-DR-2017
05/10/17

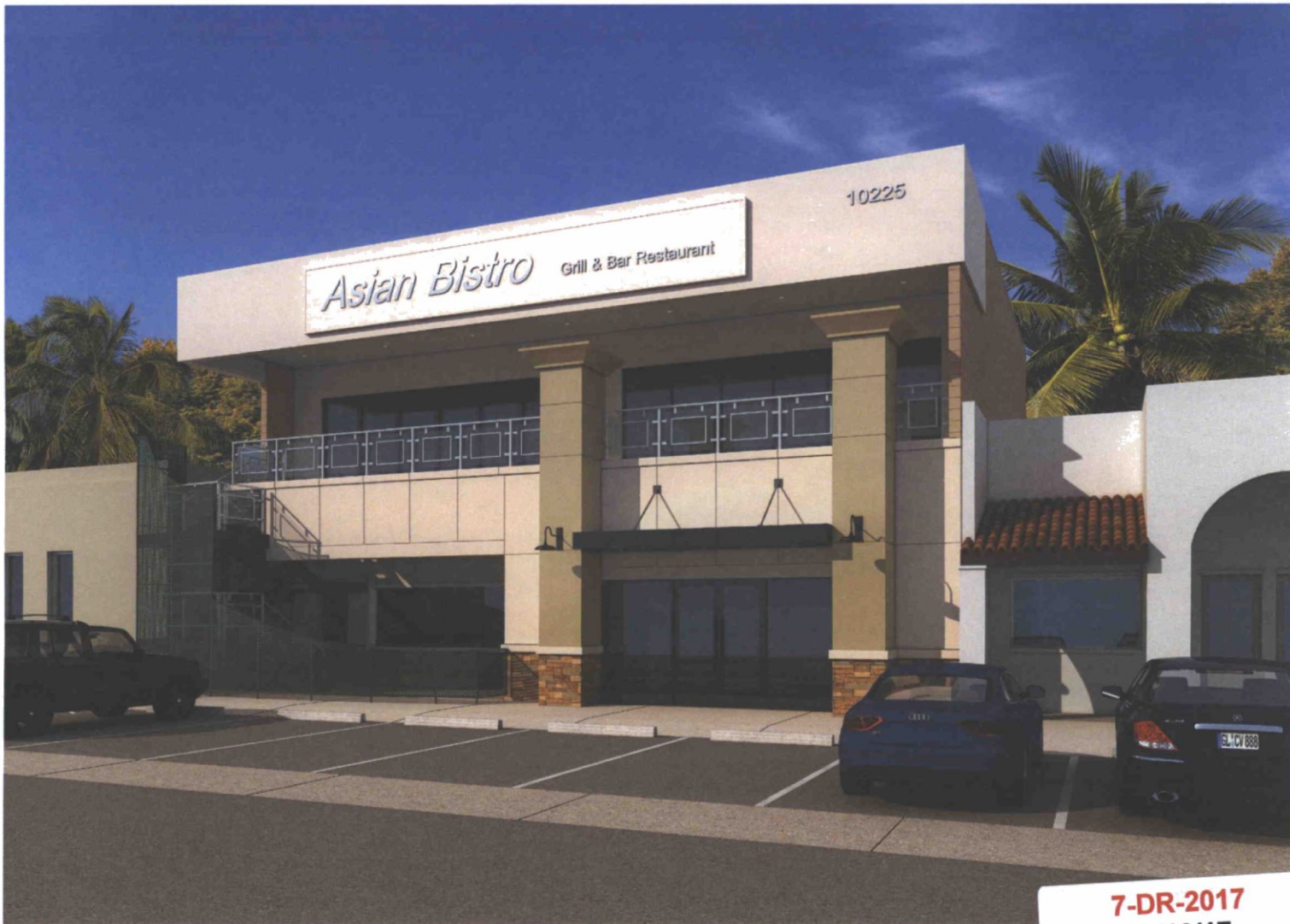
Restaurant Design For:
Asian Bistro Restaurant

No.	Revised

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7-DR-2017
05/10/17

BUILDING PERSPECTIVE

CASE#: 7-DR-2017

Restaurant Design For:
Asian Bistro Restaurant

PRELIM	
Date:	5-10-17
Job No.:	CA
Project Mgr.:	MO
Drawn By.:	CA
Checked By.:	MO
No.:	#/revision


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