

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

LEGAL DESCRIPTION

PARCEL NO. 1:
(10225 N. Scottsdale Rd. APN 175-33-038A)
Lot 39, PARADISE VALLEY PLAZA, according to the plot 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 plot 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 plot 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 plot of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 15.

LOT COMBINATION

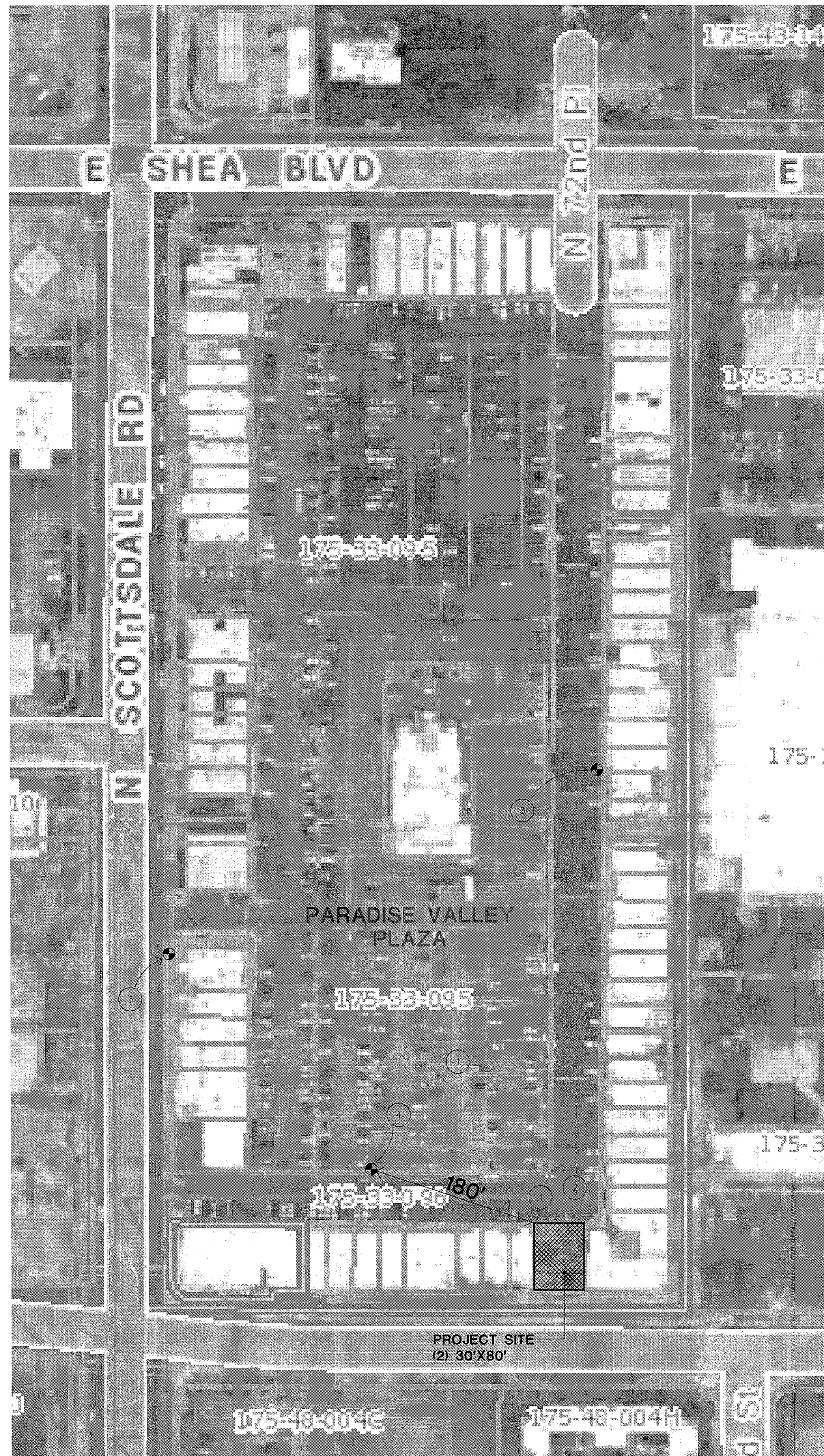
Lots 39 and 40 of PARADISE VALLEY PLAZA as recorded in Book 94 of Maps, page 15, records of Maricopa County, Arizona, lying within the Northwest quarter of Section 26, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described by metes and bounds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

BEGINNING at the Southwest corner of said Lot 39;
Thence North 00° 01' 40" West (Basis of Bearings) 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 60.00 feet to the **POINT OF BEGINNING**;

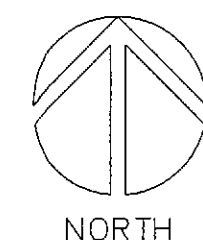
Containing 4,800 sq. ft. or 0.1102 acres

SYMBOLS

- 8" MASONRY WALL
- NON-BEARING DRYWALL - SEE DETAILS 6 & 16/A-2, SIMILAR.
- KEYNOTE NUMBER
- DOOR NUMBER
- ROOM NUMBER
- CEILING HEIGHT
- DETAIL NUMBER
- SHEET NUMBER
- FIRE HYDRANT



SCALE: N.T.S.



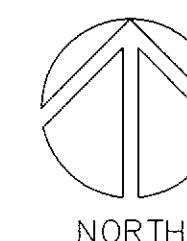
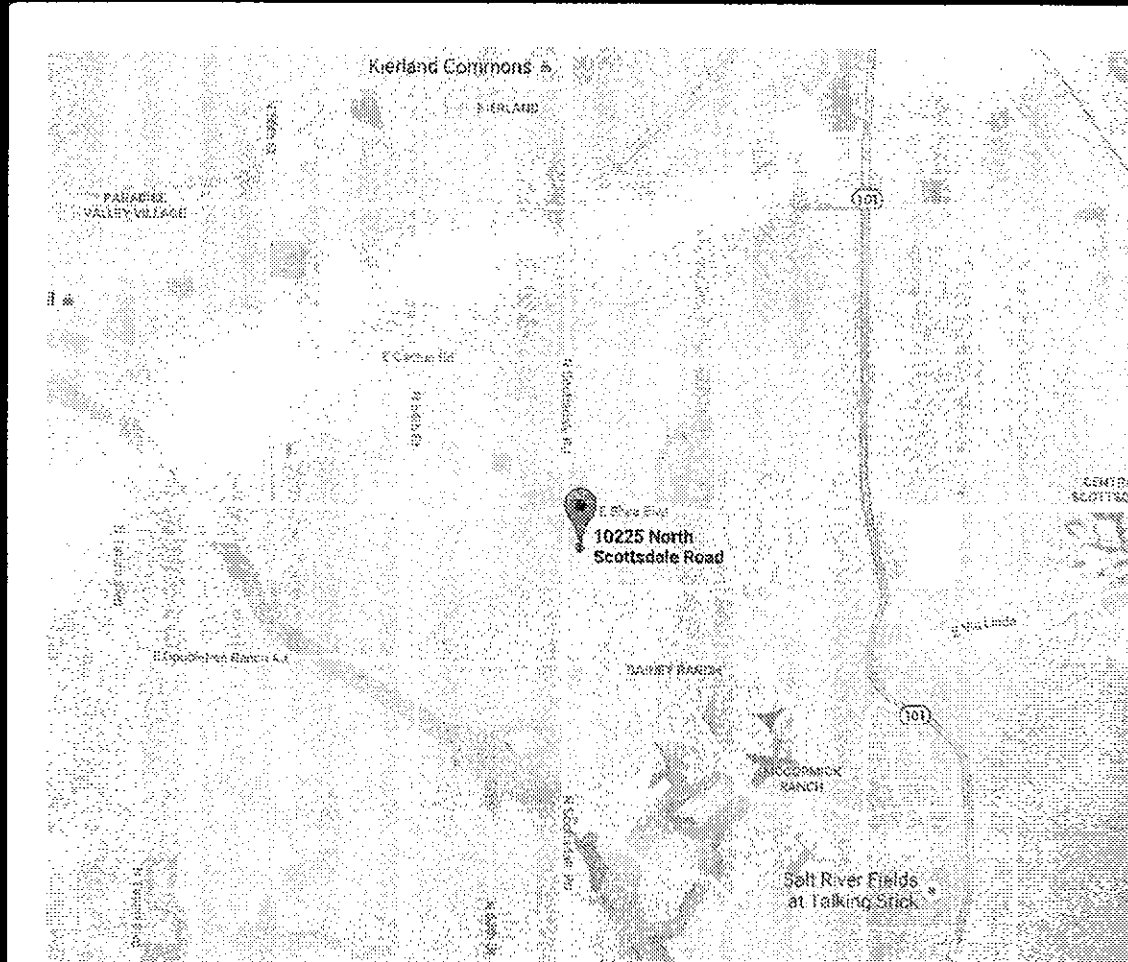
EXISTING "PARADISE VALLEY PLAZA" MASTER SITE PLAN

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

N.T.S.

EXISTING MASTER SITE PLAN, PROJECT DATA AND NOTES

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 S.F./ 3,833 S.F.)
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 PRILIMINARY 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.G.C. WITH C. O. SCOTTSDALE AMENDMENTS
2012 I.E.C.C.
2012 I.E.B.C.
CURRENT ADAAG

7-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 7-20-2017 INITIALS: MGC

OWNER: Linda HuiPing Wang

7-DR-2017
05/10/17

Site Planning For

Asian Bistro Restaurant
10225 & 10227 N. Scottsdale Rd.
Scottsdale, Arizona

PRELIMINARY

Date: 4-28-17

Job No: CA 16008
Project Mgr: MGC
Drawn By: CADD
Checked By: MGC

No.	Revision	Date



877 N. Alma School Rd.
Chandler, Arizona 85224

(480)792-1200 TEL
(480)792-1288 FAX



LEGAL DESCRIPTION

PARCEL NO. 1:

(10225 N. Scottsdale Rd. APN 175-33-038A)

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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 60.00 feet to the **POINT OF BEGINNING**;

Containing 4,800 sq. ft. or 0.1102 acres

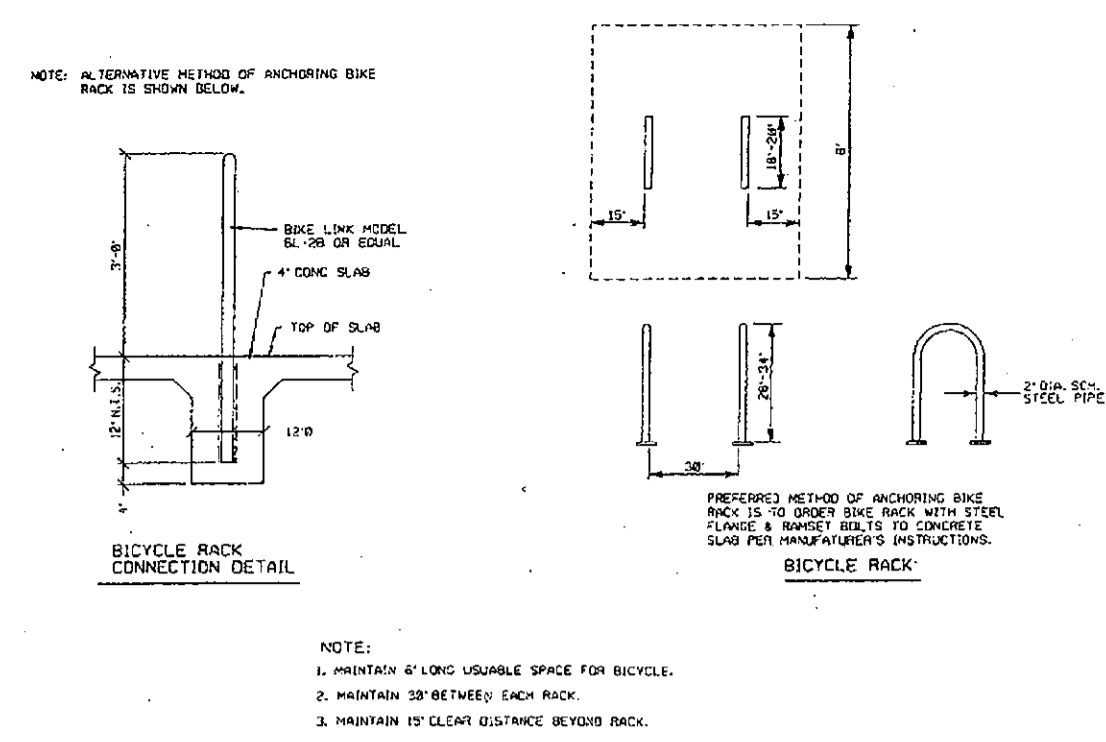
SYMBOLS

- 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 #6 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.

BIKE RACK DETAIL



KEYNOTES

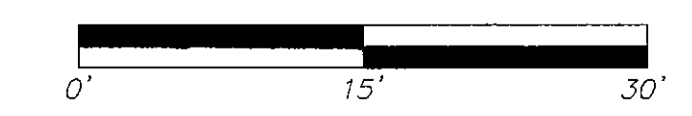
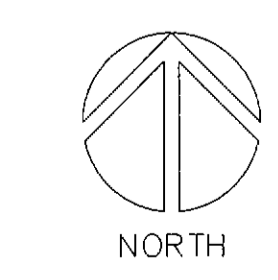
1. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN.
2. EXISTING HANDICAP VAN PARKING SPACE WITH 5' WIDE ACCESS ISLE, COMPLY WITH CITY'S PARKING GUIDELINES.
3. NEW (2) BICYCLE PARKINGS, 24"x72" EACH PARKING. SEE DETAIL 16/-, FOR BIKE RACK DETAIL.
4. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS.
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-SKID 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 S.F.) SEE CIVIL GRADING & DRAINAGE DWGS.
18. 6" THICK CONC. SLAB W/ 6"x6"x1.4x1.4 WWF ON COMPACT SUBGRADE - SIZE: 39'-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'



7-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7-20-2017
DATE INITIALS



7-DR-2017
05/10/17

PROPOSED SITE PLAN

SCALE: 1"=10'-0"

PRELIMINARY SITE PLAN, DETAILS AND NOTES

CASE #: 7-DR-2017

Site Planning For:

Asian Bistro Restaurant
10225 & 10227 N. Scottsdale Rd.
Scottsdale, Arizona

PRELIMINARY
Date: 4-28-17

Job No: CA 16008
Project Mgr: MGC
Drawn By: CADD
Checked By: MGC

No.	Revision	Date

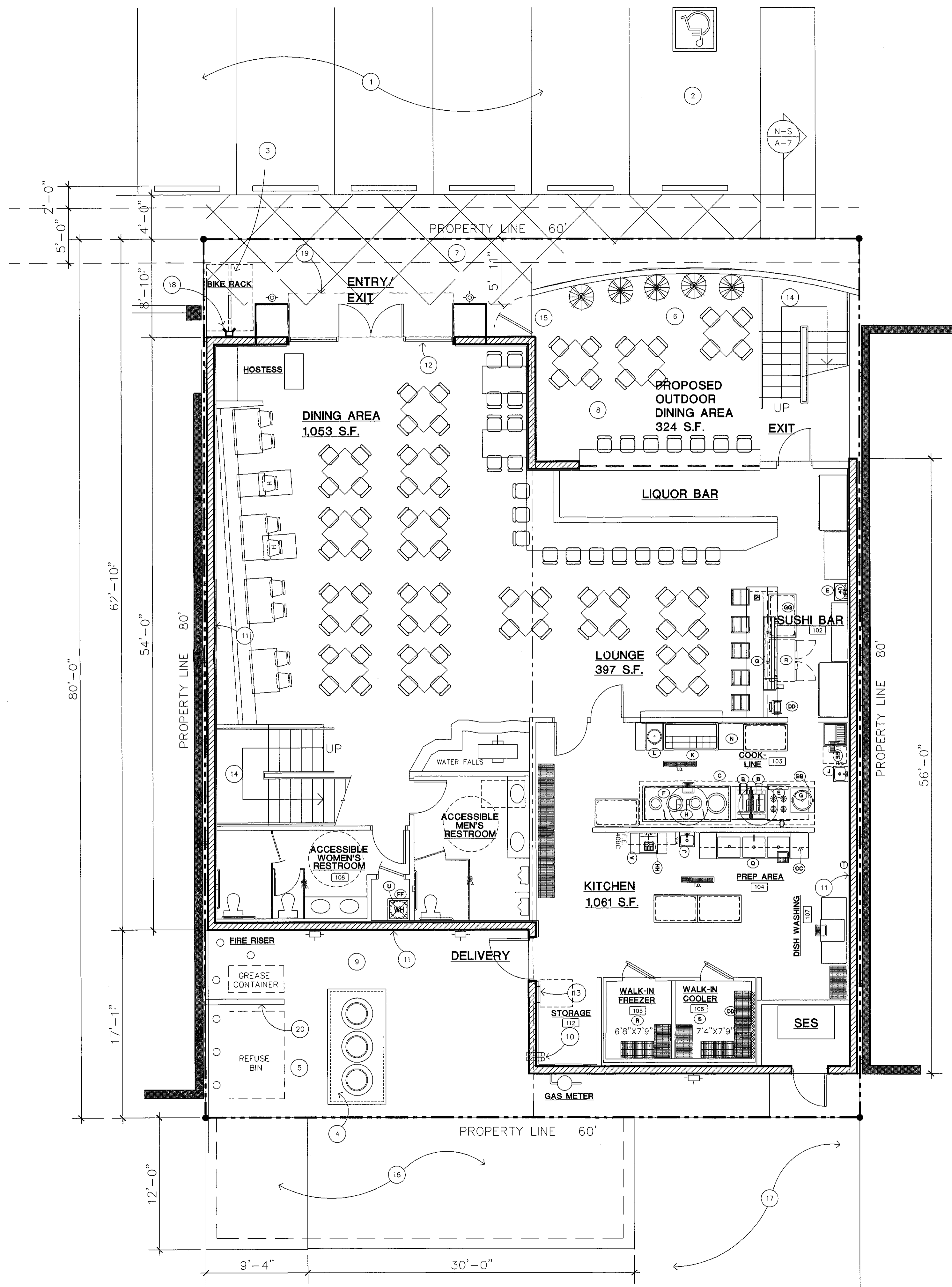


877 N. Alma School Rd.
Chandler, Arizona 85224

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A-1



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. SEE DETAIL 16/-, FOR BIKE RACK DETAIL.
4. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS.
5. REFUSE ENCLOSURE WITH 6' HIGH GATES - SEE DETAIL 17/-.
6. PLANTS IN CERAMIC POTS (5) - 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. 2% TO EXISTING PUBLIC PARKING LOT IN THE FRONT. SEE CIVIL ENG. SHEET C-1.
8. NON-SKID CONCRETE PAVERS IN THE PATIO.
9. 4" CONCRETE SLAB SLOPE TO DRAIN AT 2% MIN. TO EXISTING SERVICE ALLEY. SEE CIVIL ENG. SHEET C-1.
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. STEEL SELF-CLOSING GATE, 3'-4"W X 3'-6"H.
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 S.F.)
18. FIRE DEPT. CONNECTION (FDC) - SHALL COMPLY WITH CITY'S FIRE DEPT. REQUIREMENTS.
19. 4' DEEP STEEL CANOPY ABOVE - INSTALL (2) DIAGONAL STEEL RODS BRACES.
20. 6"x6" CONC. CURB, 7'-2" LONG.

Restaurant Design For:

Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY

Date: 4-20-17

Job No: CA 16010
 Project Mgr: MGC
 Drawn By: CADD
 Checked By: MGC

No.	Revision	Date



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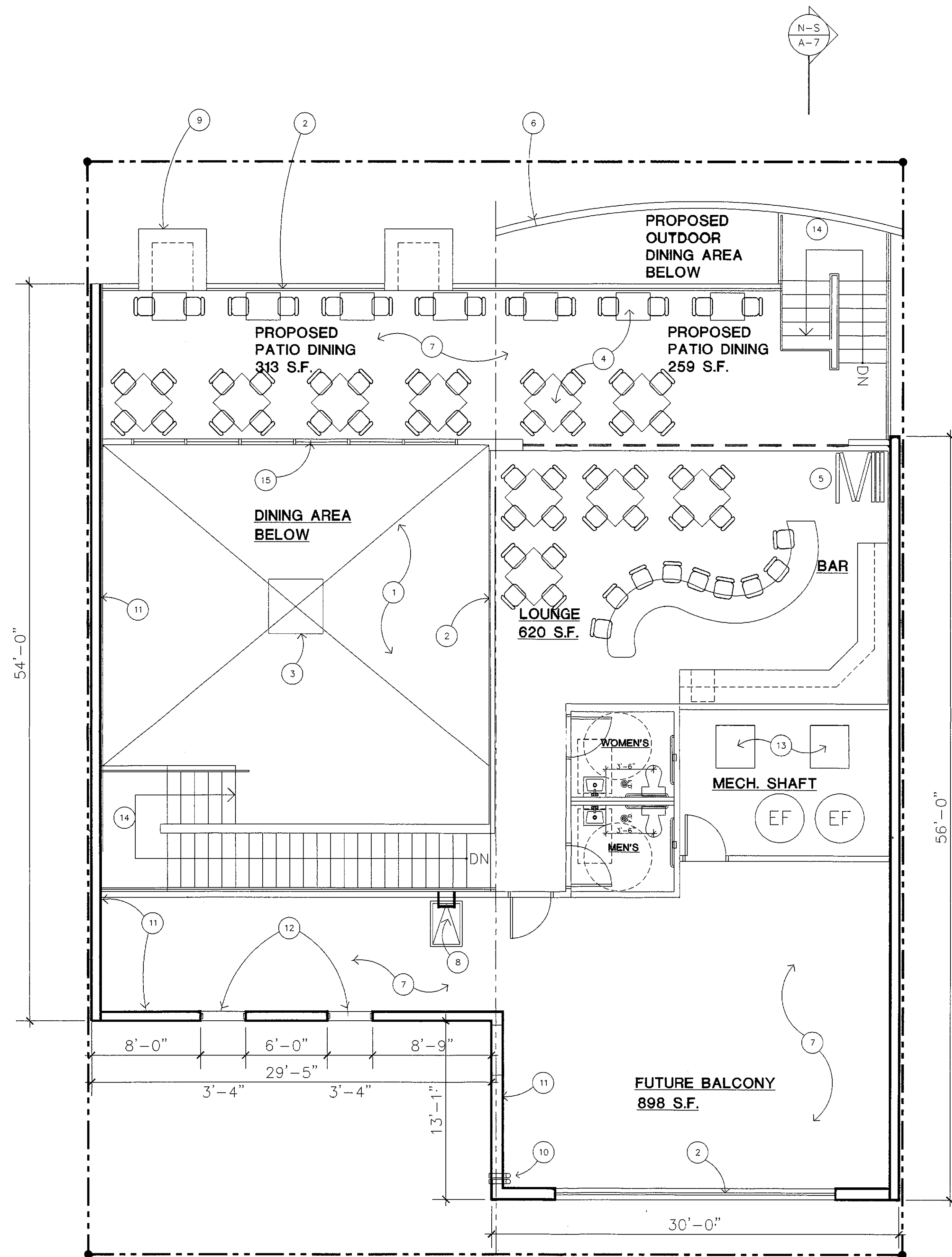


7-DR-2017
 05/10/17

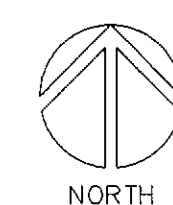
GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

CASE #: 7-DR-2017



759 #
G.F.A.



KEYNOTES

1. OPEN TO DINING HALL BELOW.
2. 3'-6" HIGH STAINLESS GUARD RAILS, 2" DIA., SATIN FINISH, WITH 1/2" THK. TEMPERED GLASS PANELS WITH 1" WIDE SANDBLASTED STRIPES, RECTANGULAR. TYPICAL.
3. 4'X4' DOUBLE GLAZED SKYLIGHT ABOVE.
4. PROPOSED SEATING LAYOUT FOR REFERENCE ONLY.
5. GLASS FOLDING DOORS WITH ALUM. FRAMINGS - FRAME COLOR: BLACK
6. STEEL PERFORATED SCREEN PANEL - CURVE FROM 3'-6" TO 19'-2" HIGH WITH STEEL PIPE POSTS AT 4" O.C. MAX.
7. COLORED/ SEALED CONCRETE SLAB ON STEEL DECK ON STEEL BEAMS & PURLINS. SEE STRUCTURAL DRAWINGS.
8. ROOF HATCH WITH STEEL LADDER & SAFETY TELEPOLE.
9. 5' X 6' CAPITAL TOP - E.I.F.S. ON DENCE GLASS PANEL ON STEEL FRAMINGS. COLOR CODE: WHITE SAND, DEW336 TYPICAL OF 2.
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. OPENING THRU MASONRY WALL, 3'-4"X3'-4". SILL AT 3'-6" A.F.F.. TYPICAL OF 2.
13. AIR DUCTS FROM KITCHEN TO ROOF TOP - SEE MECHANICAL DRAWINGS.
14. STEEL STAIRWAYS.
15. GLASS WINDOWS WITH ALUM. FRAMING (BLACK COLOR)

SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

CASE #: 7-DR-2017

Restaurant Design For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY
Date: 4-20-17

Job No:	CA 16010	
Project Mgr:	MGC	
Drawn By:	CADD	
Checked By:	MGC	
No.	Revision	Date

CHEN
Architects
International

877 N. Alma School Rd.
Chandler, Arizona 85224

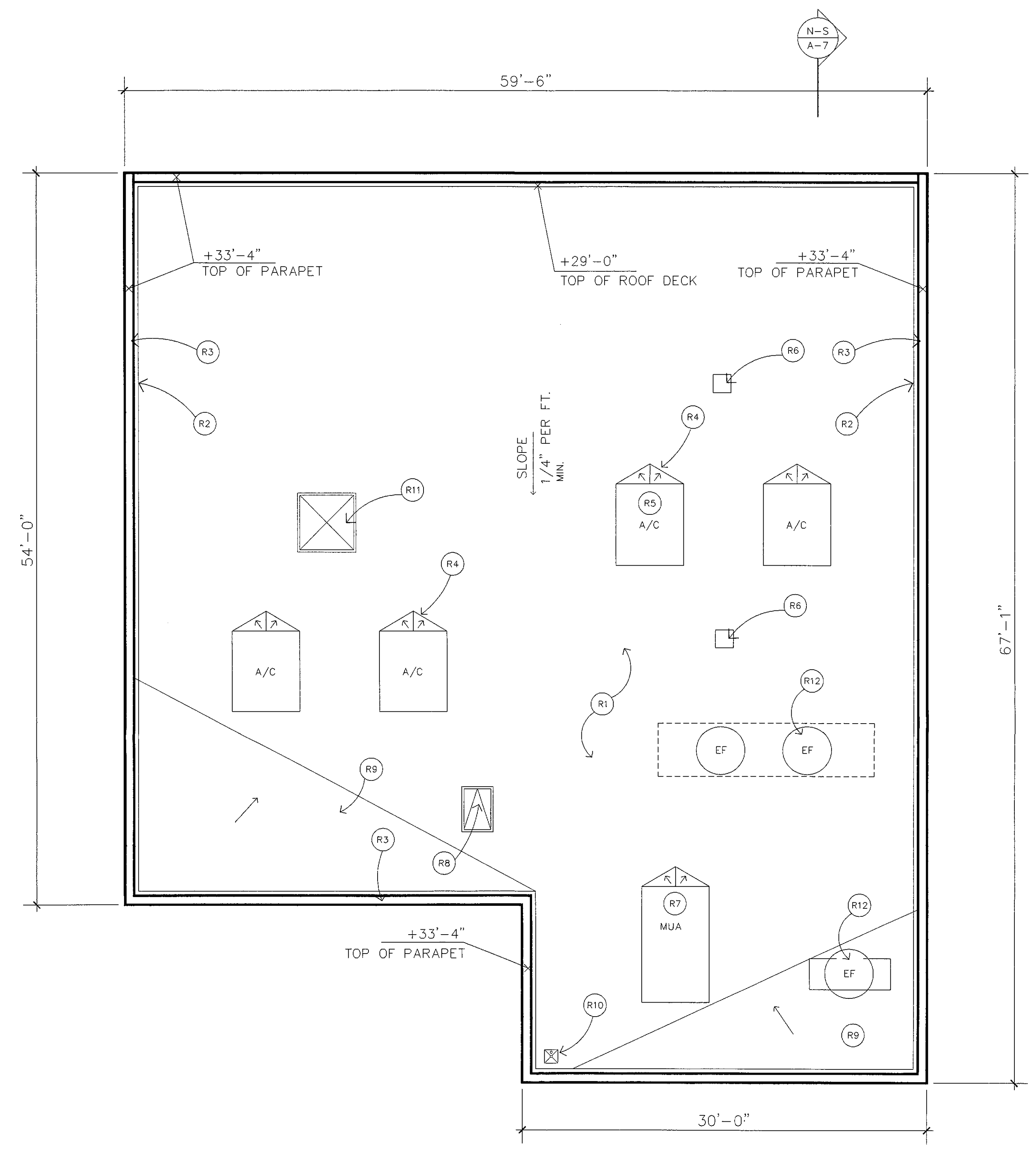
(480)792-1200 TEL
(480)792-1288 FAX



A-3

(X) KEYNOTES

- R1. CLASS A MEMBRANE ROOFING OVER METAL DECK. AT MIN. 1/4" PER FOOT SLOPE. INSTALL R-42 BATT INSULATION UNDERSIDE OF ROOF DECKS.
- R2. REGLET & FLASHING WITH CONT. CANT STRIP. SEE TYPICAL DETAIL 11/A-3.
- R3. MASONRY PARAPET WITH SOLID BLOCKS SEE BLDG. ELEVATIONS.
- R4. CRICKET AT HIGH SIDE, TYPICAL. SEE DETAIL 16/A-3.
- R5. ROOF-TOP AC UNITS WITH FACTORY CURB - SEE MECHANICAL DRAWINGS.
- R6. STEEL BOX VENT, 16"x16", PAINT TO MATCH ROOF-
- R7. ROOF-TOP MAKE-UP AIR UNIT / SWAMP COOLER UNIT - SEE MECHANICAL DRAWINGS.
- R8. APPROVED METAL ROOF HATCH 24"x36", WITH SAFETY TELEPOLE, SEE DETAIL 1 & 6/A-3
- R9. CRICKET, SLOPE TO DRAIN, 2% MIN. SEE DETAIL 16/A-3.
- R10. ROOF DRAIN & OVERFLOW DRAIN - SEE DETAILS.
- R11. SKYLIGHT, 48"x48" WITH ROOF CURB.
- R12. ROOF-TOP EXHAUST FAN WITH FACTORY CURB - SEE MECHANICAL DRAWINGS.



SITE PLAN NOTES

1. All above ground and roof mounted mechanical & utility equipments shall be fully screened by parapet walls equal to, or greater than the highest point on the mechanical & utility equipments. (Zoning Ordinances Sec. 7.105 & 7.200.B)
2. Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
3. Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond point accents. Section 35-1902 (8)(e)(15), Zoning Code.
4. Screening shall be architecturally integrated for the Service Entrance Section (SES) and all utilities. All ground mounted equipment shall be screened from public view by a concrete or masonry wall with solid gates, to or greater in height of the mechanical equipment. Section 35-1902 (8)(e)(13), Zoning Code.
5. Signs require separate permit.

ROOF PLAN

SCALE: 3/16"=1'-0"

CASE #: 7-DR-2017

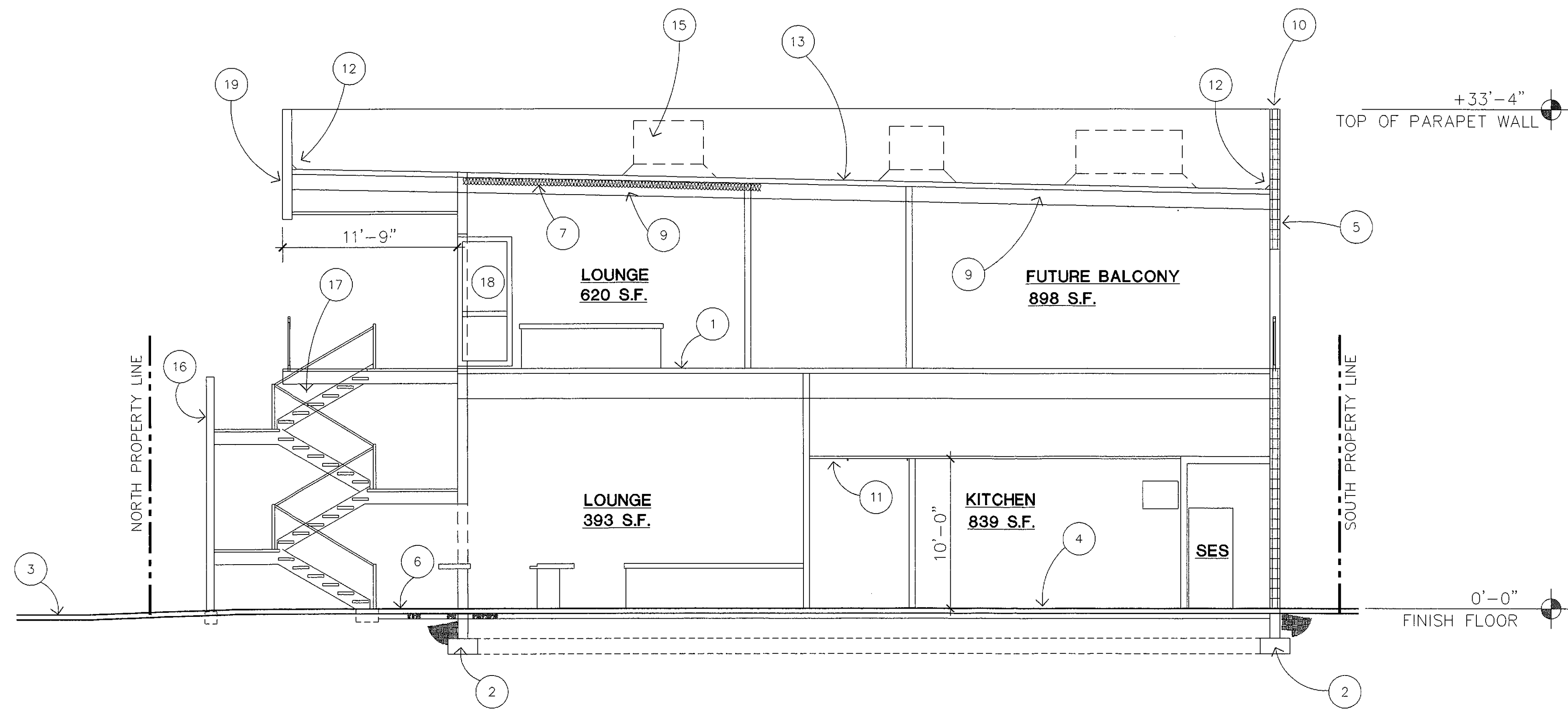
Restaurant Design For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY		
Date:	4-25-17	
Job No:	CA 16010	
Project Mgr:	MGC	
Drawn By:	CADD	
Checked By:	MGC	
No.	Revision	Date

CHEN Architects International
 877 N. Alma School Rd.
 Chandler, Arizona 85224
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7-DR-2017
05/10/17



BUILDING SECTION N-S

SCALE: 3/16"=1'-0"

KEYNOTES

1. 3" CONC. SLAB ON METAL DECKS - SEE STRUCTURAL DRAWINGS.
2. CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS.
3. FINISH GRADE - SEE SITE PLAN.
4. 4" CONCRETE SLAB ON 4" A.B.C. FILL - SEE STRUCTURAL DRAWINGS.
5. EXTERIOR CMU WALL - SEE BLDG. ELEVATIONS FOR DETAILS. COLOR CODE: TRAIL DUST, DE6123 SEE STRUCT. DWGS.
6. 4" CONCRETE SLAB ON 4" A.B.C. FILL WITH 1% MIN. SLOPE TO DRAIN. SEE CIVIL DRAWINGS.
7. INSTALL R-42 BATT INSULATION UNDERSIDE OF ROOF DECK THROUGH OUT THE OFFICE SUITES, TYPICAL.
8. 4' x 4'-8" FIXED GLASS WINDOW WITH BLACK ALUM. FRAMINGS. SEE WINDOW SCHEDULE.
9. ROOF FRAMING - SEE STRUCTURAL DRAWINGS.
10. TOP SOLID FLUTED CMU TOP COURSE - 3 SIDES OF THE BLDG.: EAST, SOUTH & WEST. COLOR CODE: TRAIL DUST, DE6123 SEE STRUCT. DWGS.
11. SUSPENDED T-BAR CEILING GRIDS WITH 24"x48" ACOUSTICAL CEILING TILES. SEE REFLECTED CEILING PLAN, SEE DETAIL 22/A-6.
12. CANT & FLASH, SEE DETAIL 11/A-3.
13. MEMBRANCE ROOFING OVER PLYWOOD DECK ON TJI ROOF FRAMINGS.
14. STRUCTURAL STEEL PIPE COLUMN - SEE STRUCTURAL DRAWINGS.
15. PROPOSED ROOF TOP EQUIPMENTS, TO BE SCREENED BY PARAPET WALLS - SEE SHEET A-4 FOR SITE PLAN NOTES. SEE MECHANICAL DRAWINGS.
16. STEEL PERFORATED SCREEN PANEL - CURVE FROM 3'-6" TO 19'-2" HIGH. COLOR CODE: DEEP IN THE JUNGLE, DE5720
17. STEEL STAIRWAYS BEHIND THE STEEL CURVED SCREEN - COLOR CODE: CHARCOAL.
18. GLASS FOLDING DOORS WITH ALUM. FRAMINGS - FRAME COLOR: BLACK
19. STEEL FRAMING PARAPET WALL - E.I.F.S. ON DENSGLOSS PANEL ON STEEL FRAMINGS. COLOR CODE: SLAMESE KITTEN, DE6121 8" BELOW REAR MASONRY WALL, 3" POP-OUT, EAST & WEST SIDES.

SITE PLAN NOTES

1. All above ground and roof mounted mechanical & utility equipments shall be fully screened by parapet walls equal to, or greater than the highest point on the mechanical & utility equipments. (Zoning Ordinances Sec. 7.105 & 7.200.B)
2. Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
3. Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond paint accents. Section 35-1902 (8)(e)(15), Zoning Code.
4. Screening shall be architecturally integrated for the Service Entrance Section (SES) and all utilities. All ground mounted equipment shall be screened from public view by a concrete or masonry wall with solid gates, to or greater in height of the mechanical equipment. Section 35-1902 (8)(e)(13), Zoning Code.
5. Signs require separate permit.

7-DR-2017
05/10/17

BUILDING SECTIONS & NOTES

SCALE: 3/16"=1'-0"

CASE #: 7-DR-2017

Restaurant Design For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY

Date: 4-28-17

Job No: CA 16010
 Project Mgr: MGC
 Drawn By: CADD
 Checked By: MGC

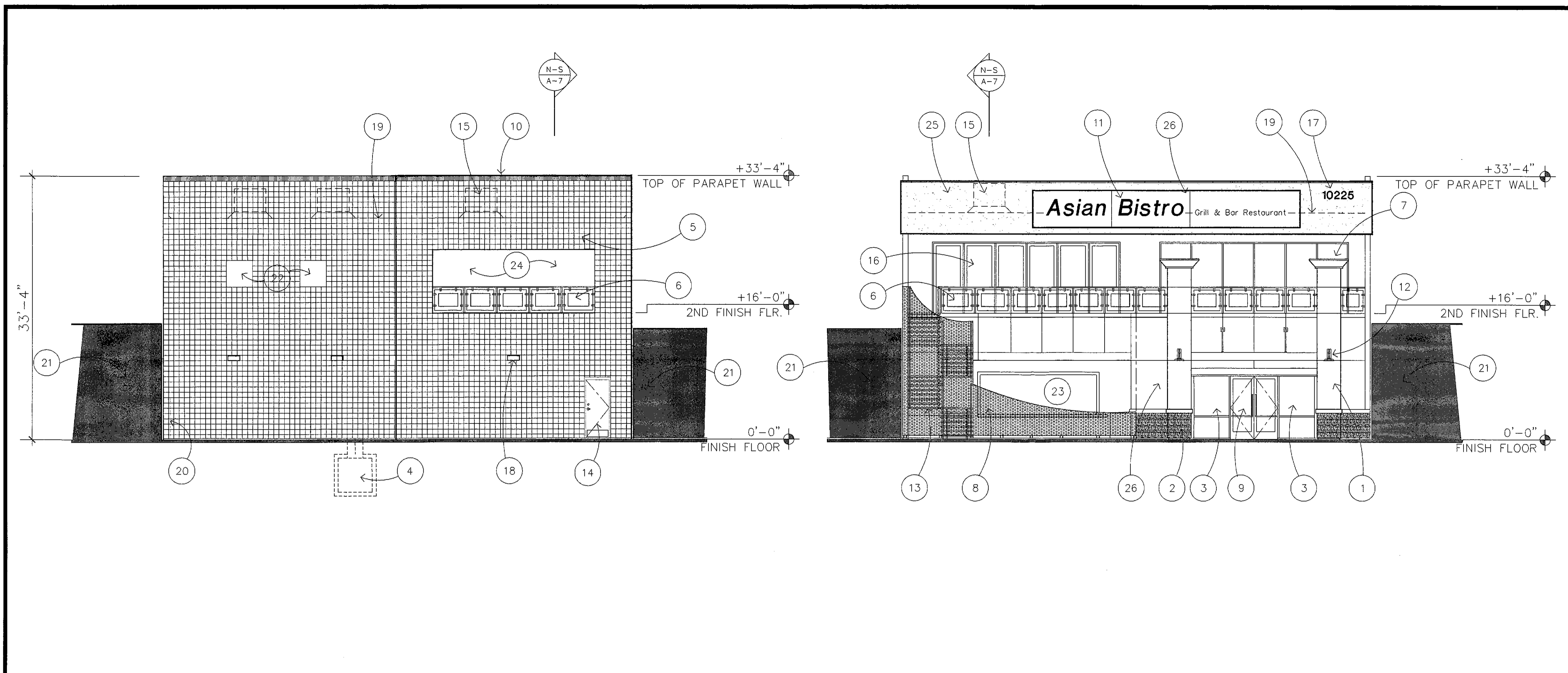
No.	Revision	Date



877 N. Alma School Rd.
Chandler, Arizona 85224

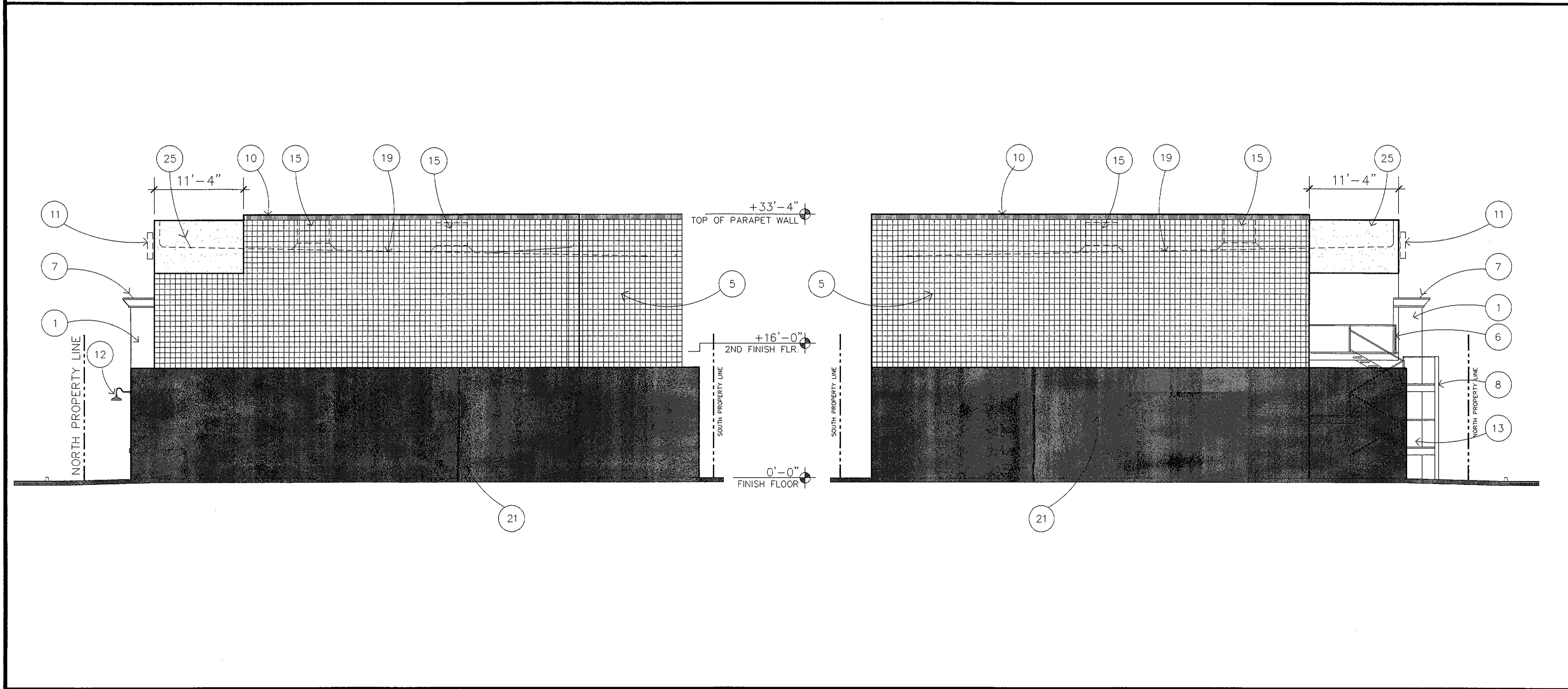
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(480)792-1288 FAX





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 DENSGLOSS 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 DENSGLOSS 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 DENSGLOSS 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 DENSGLOSS PANEL ON STEEL FRAMINGS. COLOR CODE: SLAMESE KITTEN, DE6121

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7-20-2017 DATE INITIALS

7-DR-2017
05/10/17

Restaurant Design For:

Asian Bistro Restaurant

10225 & 10227 N. Scottsdale Rd.
Scottsdale, Arizona

PRELIMINARY		
Date:	4-28-17	
Job No:	CA 18010	
Project Mgr:	MGC	
Drawn By:	CADD	
Checked By:	MGC	
No.	Revision	Date

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(480)792-1288 FAX





7-DR-2017
05/10/17

Restaurant Design For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY
 Date: 5-6-17

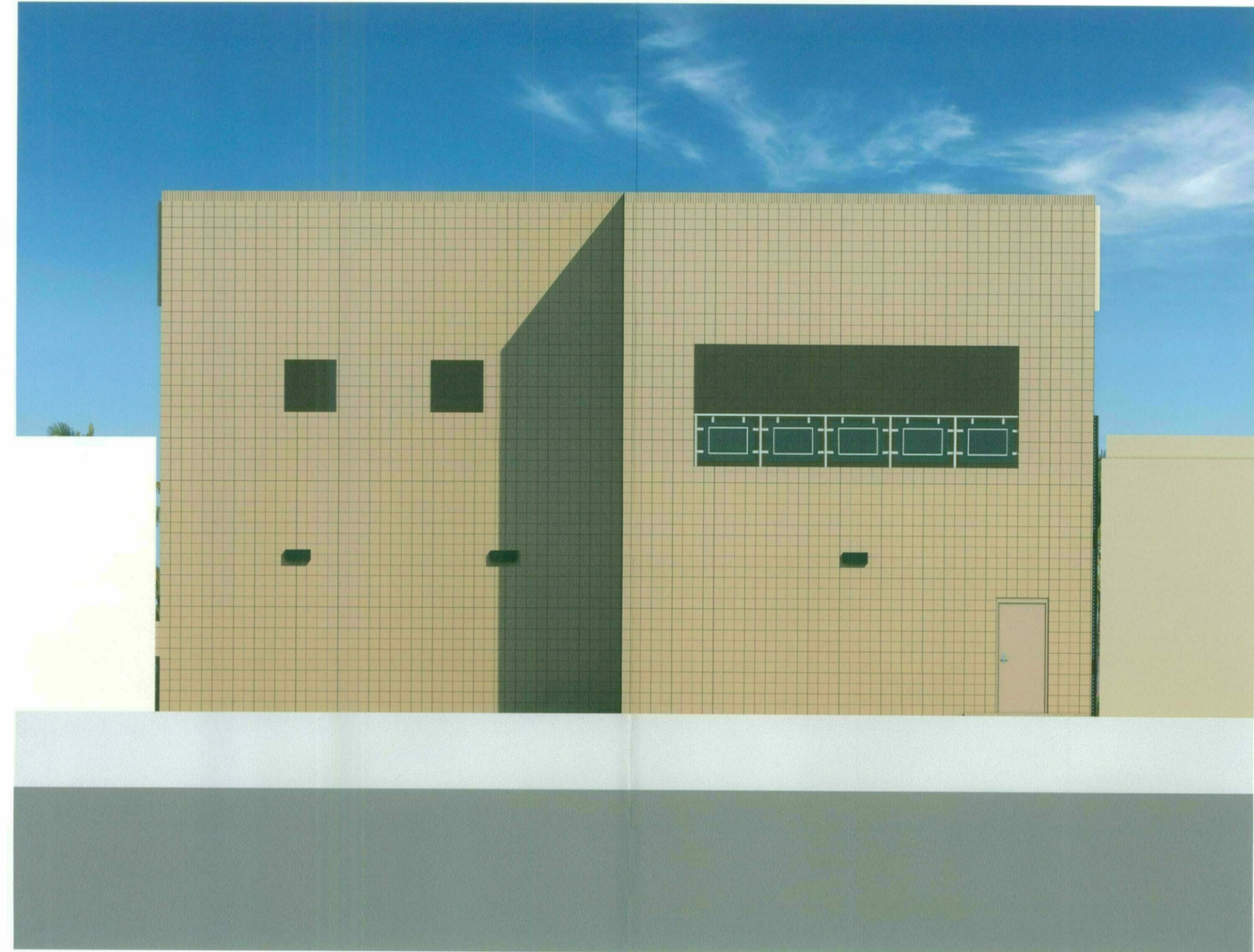
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Project Mgr:	MGC	
Drawn By:	CADD	
Checked By:	MGC	
No.	Revision	Date

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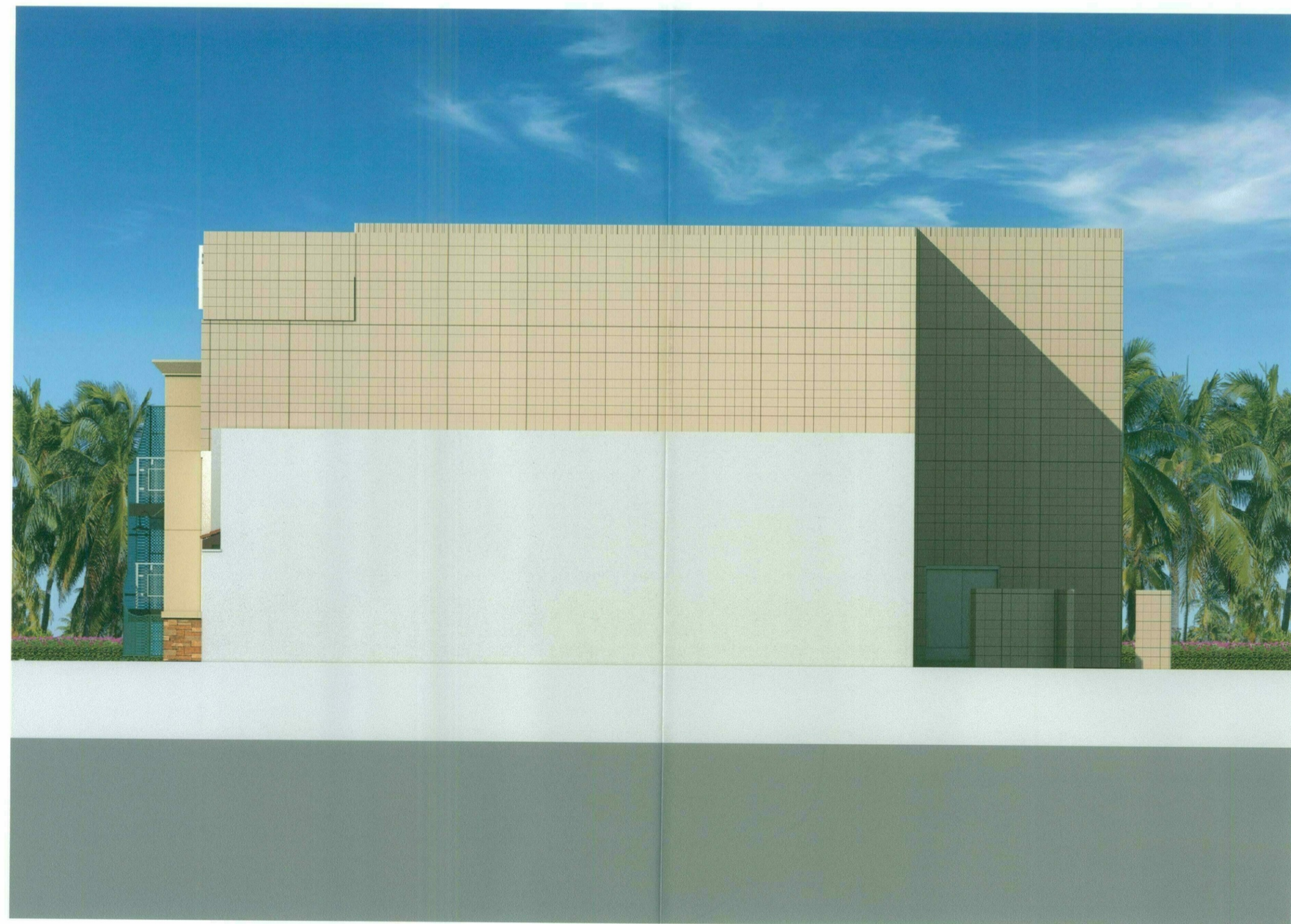




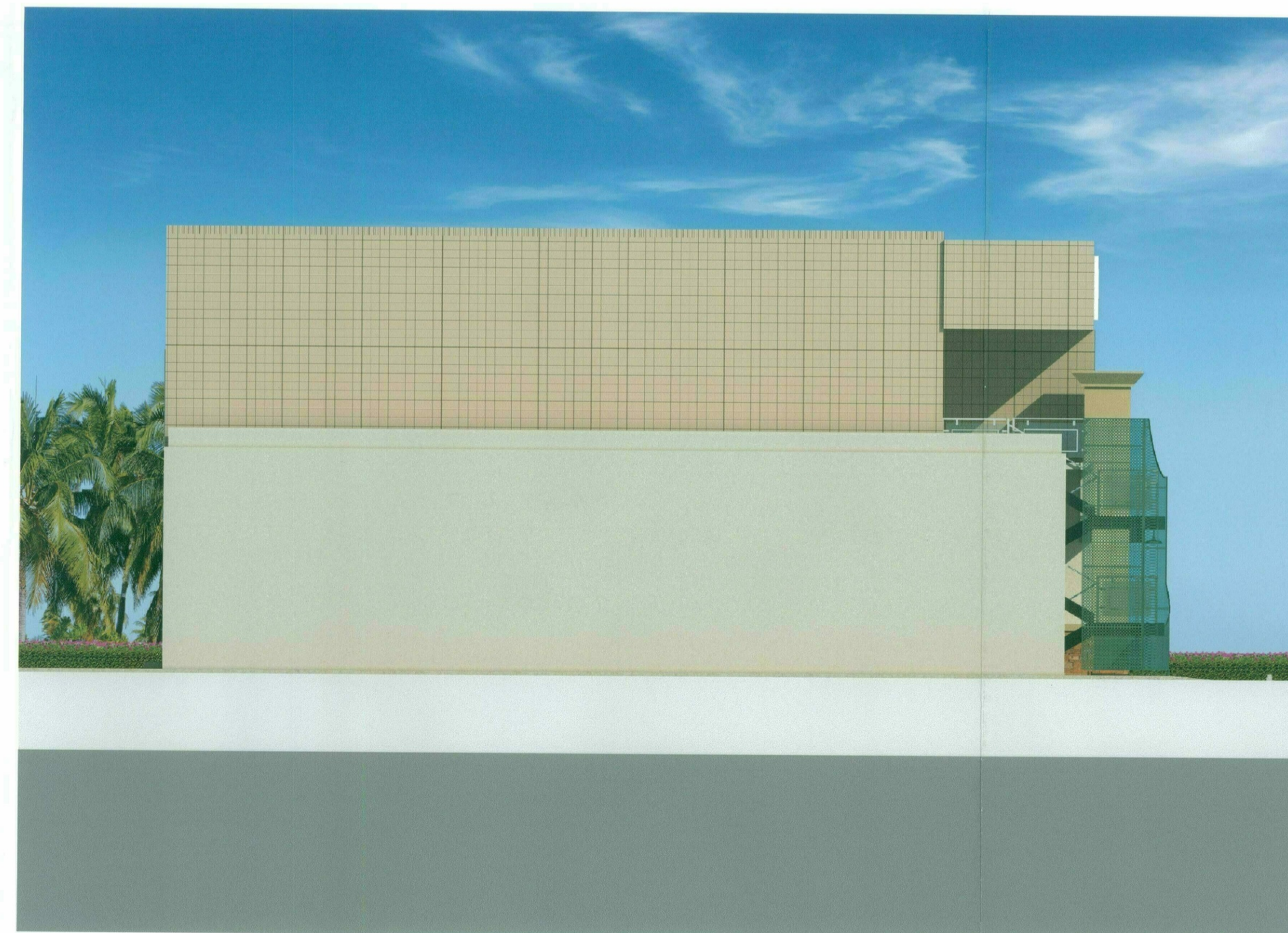
PROPOSED REAR ELEVATION (SOUTH)



PROPOSED FRONT ELEVATION (NORTH)



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

7-DR-2017
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 7-20-2017 *MGC*
 DATE INITIALS

7-DR-2017
 05/10/17

Restaurant Design For
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY
 Date: 5-6-17

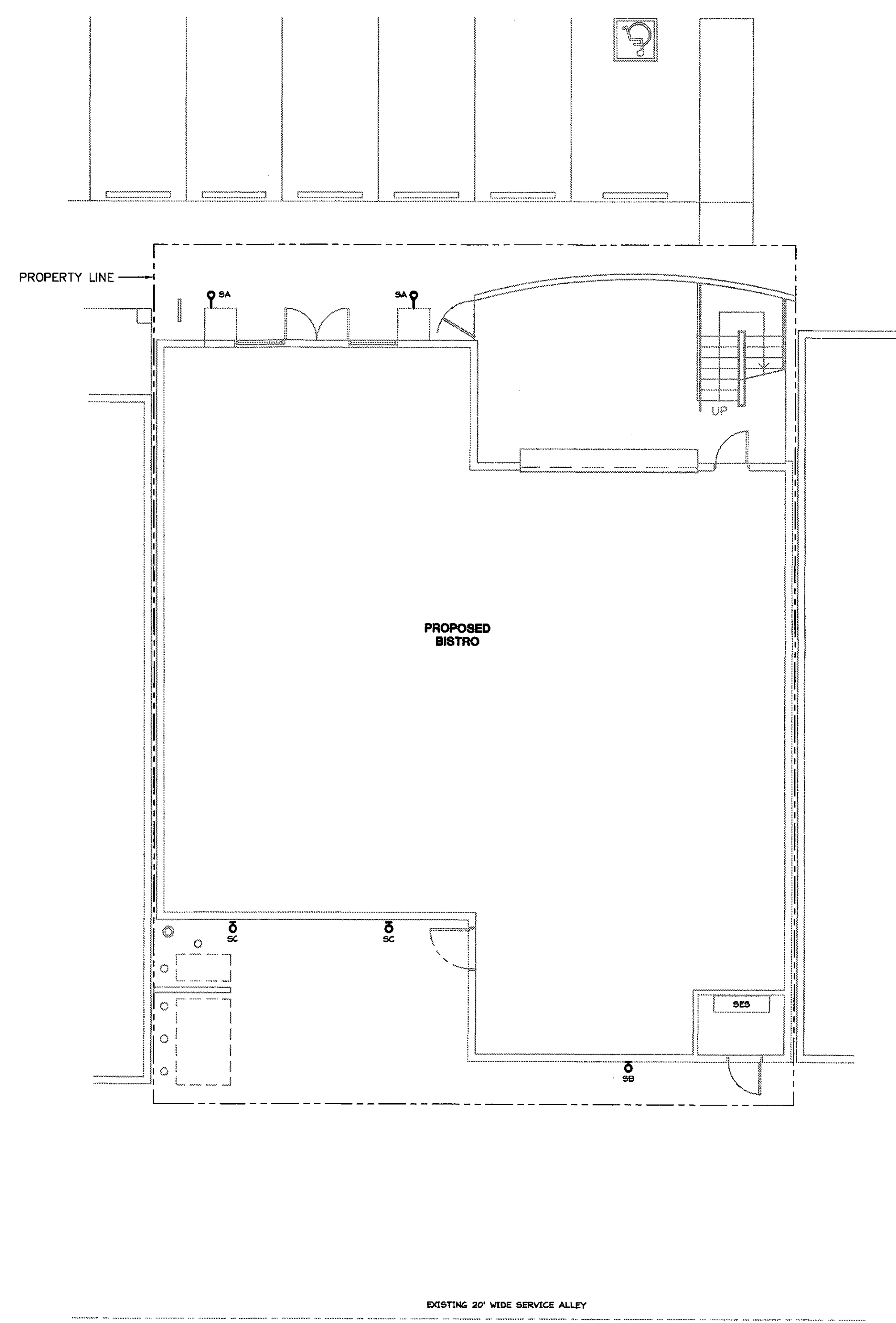
Job No:	CA 16010	
Project Mgr:	MGC	
Drawn By:	CADD	
Checked By:	MGC	
No.	Revision	Date

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LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR.	CATALOG #	VOLT.	REMARKS
<p>ANY SUBMITTAL FOR ALTERNATE FIXTURES MUST INCLUDE PHOTOMETRIC STUDIES SPECIFIC TO THIS SITE WHICH DEMONSTRATE THAT THE ALTERNATE FIXTURES MEET OR EXCEED THE PERFORMANCE OF THE SPECIFIED FIXTURES. THE SUBMITTAL MUST ALSO INCLUDE CALCULATIONS SHOWING THAT THE ALTERNATE FIXTURE PACKAGE COMPLIES WITH INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS.</p>					
SA	LED RLM	TROY RLM	3RH16LED18 3SL3	120	
SB	LED WALL PACK	WILLIAMS	VWPH-L30-730-T3- SDGL-OPT-EDD- UNV	120	
SC	LED WALL PACK	WILLIAMS	VWPH-L30-730-FT- SDGL-OPT-EDD- UNV	120	

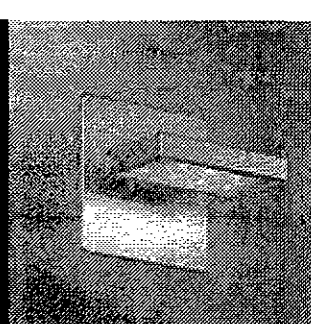


DESCRIPTION
The Lumiere Eon LED 303-W1-LEDB1 is a compact, low profile, dimmable LED direct/indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB1 may be used indoors or outdoors and carries an IP65 rating.

SPECIFICATION FEATURES
Construction
Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface. Stainless steel hardware is included.
Mounting
The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.
Optical
LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral

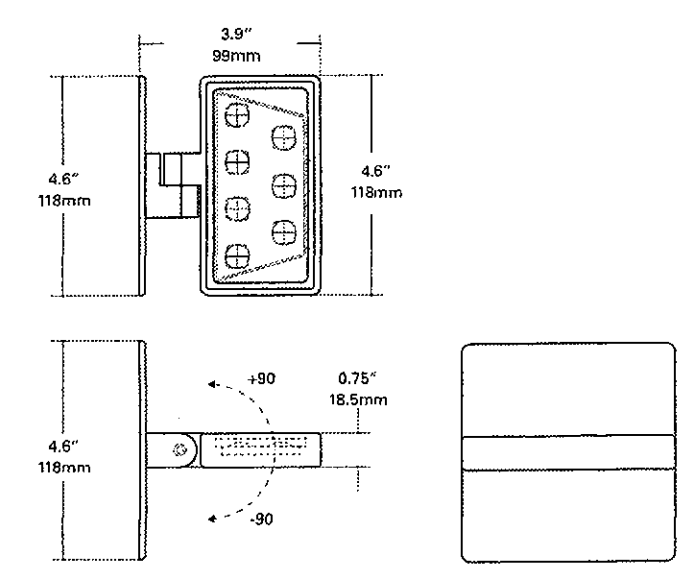
throw), T4 (forward throw) and TEX (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering - see catalog logic for details. An edge-tilt option is available.
Electrical
The 8.5W 303-W1-LEDB1 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C (-40°F to 122°F). The driver incorporates surge protection. An optional 0-10V dimming driver is also available.
Finish
The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester

powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF).
Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-W1-LEDB1
EON LED

APPLICATIONS:
CEILING / WALL MOUNT
DIRECT
INDIRECT



CERTIFICATION DATA
UL and cUL Vist Location Listed
LM78 / LM85 Compliant
RoHS Compliant
IP65 Ingress Protection Rated

TECHNICAL DATA
80°C Maximum Temperature Rating
External Supply Wiring 30°C Minimum



ORDERING INFORMATION

Sample Number: 303-W1-LEDB1-2700-UNV-T2-DM10-BK-EDGE

Series *	Color Temperature	Input Voltage	Option	Dimming	Finish †	Options ‡
303-W1-LEDB1	2700-2700K 3000-3000K 3500-3500K 4000-4000K TSAM *Turquoise Amber (800-360nm)	UNV/Universal 120-277, 50/60Hz	T2-Type II Lateral Throw T4-Type III Forward Throw TEX-Type V Extra Wide Flood	DMELV-Trailing Edge Phase DM10-0-10V Dimming	Painted BK-Black SL-Silver CS-City Silver WT-White DZ-Dazzle Finish BA-Brushed NS-Non-Slip Surface Sheet	EDGE-Edge to glass lens LCF-LightBAR cover plate match housing finish

NOTES: 1. Custom and RAL color matching available upon request. Consult factory for further information. 2. Side tilt is the wider shown. 3. LCF option not available when T2 finish finish is selected. 4. Designlights Consequence™ qualified and classified for DLC Standard. Refer to www.designlights.com for details on exact qualified EON LED W1-LEDB1 product as not all configurations are DLC classified.



ABL121468
Mar 04, 15, 2016

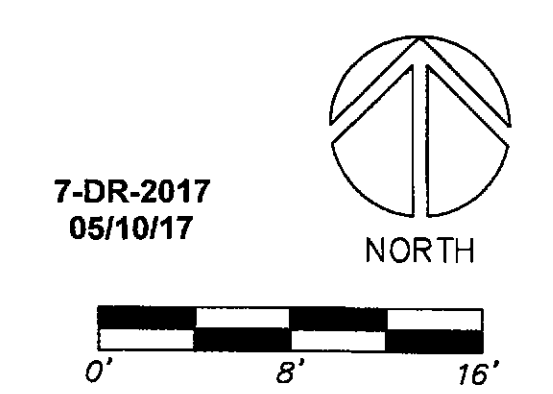
Site Planning For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY
Date: 1-18-17

Job No:	CA 16008
Project Mgr:	MGC
Drawn By:	CADD
Checked By:	MGC

No.	Revision	Date
1	BACKGROUND CHANGE	4-27-17

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Chandler, Arizona 85224
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SITE LIGHTING PLAN

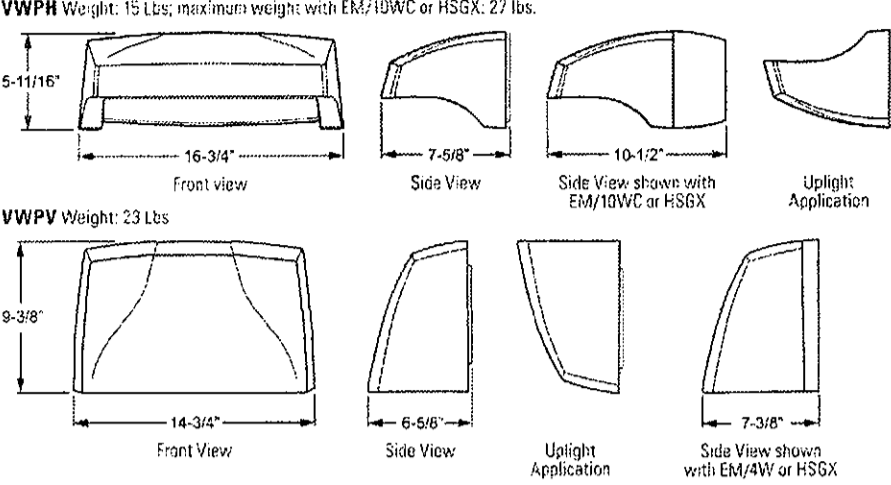
SCALE: 1/8" = 1'

SP-1

VOLTAIRE ARCHITECTURAL WALL PACK

CATALOG #	TYPE
PROJECT	MODEL
VWP - H - L30/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV	
SERIES: H, V, L, M, S, T, U, W, X, Y, Z FINISH: P, R, S, T, U, V, W, X, Y, Z OPTION: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z DIM: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 UNV: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	

CROSS SECTIONS



ORDERING INFORMATION

SERIES VWP Voltaire Architectural Wall Pack	OPTIONS See page 3 for option details.												
TYPE H Horizontal V Vertical	EM/W 4-watt integral emergency LED driver, 500 lumen output (L30-277V only) VWPV excludes housing extension (increased fixture depth)												
LED PACKAGE See spec for performance data	SF Single line (120V, 277V, or 347V only; must specify voltage)												
LUMEN PACKAGE	DF Double line (200V, 240V, or 480V only; must specify voltage)												
<table border="1"> <tr> <th>EXAMPLE: L30/740</th> <th>NOMINAL LUMENS</th> <th>MINIMUM CRI</th> <th>AVERAGE SYSTEM WATTAGE</th> </tr> <tr> <td>L30</td> <td>3,000</td> <td>78+ TO CR, 90+ CR</td> <td>36</td> </tr> <tr> <td>L60</td> <td>6,000</td> <td>75+ TO CR, 90+ CR</td> <td>70</td> </tr> </table>	EXAMPLE: L30/740	NOMINAL LUMENS	MINIMUM CRI	AVERAGE SYSTEM WATTAGE	L30	3,000	78+ TO CR, 90+ CR	36	L60	6,000	75+ TO CR, 90+ CR	70	PC Factory-installed button-style photocell (120V, 200V, or 277V only; must specify voltage)
EXAMPLE: L30/740	NOMINAL LUMENS	MINIMUM CRI	AVERAGE SYSTEM WATTAGE										
L30	3,000	78+ TO CR, 90+ CR	36										
L60	6,000	75+ TO CR, 90+ CR	70										
DISTRIBUTION T3 Type III TFE Type Forward Throw	HSX Emergency housing extension used to match units with EMW or DF option. Right side contact entry. Left side contact entry. Dual contact at entry (left and right)												
FINISH OPTIONS For custom color, visit the VWP at hew.com. BLK Black (RAL #9004) DBZ Dark bronze DBR Medium bronze GRY Standard gray SLV Silver (RAL #9006) WHT White (RAL #9003)	WVPH ONLY EMWVC 10-watt emergency LED driver, 1000 lumen output, low temperature, includes housing extension (increased fixture depth, 120-277V only)												
SHIELDING SDGL Soli® diffused textured tempered glass lens CGL Clear tempered glass lens	ACCESSORIES (1" W x 1" D) FSIR-100 Remote controller for occupancy sensor DRIVER Dimming driver prewired for 0-10V controls												
H. E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065	VOLTAGE UNV 120-277V 200 200V 277 277V												

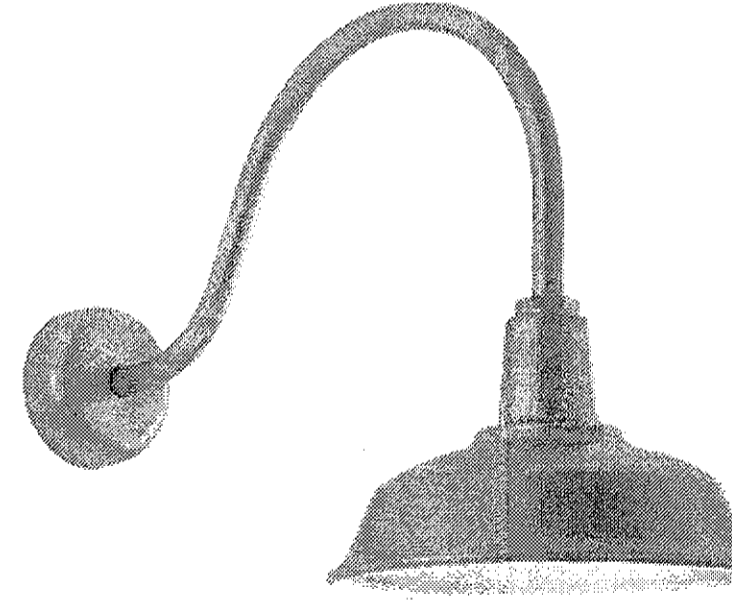
FEATURES

- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed for horizontal and vertical housing (360° adjustable) with a variety of architectural styles.
- Purposefully designed to allow runoff of dirt and water for an above-class appearance.
- Architectural housing extension can be added with or without EM to maintain aesthetics throughout an entire project.
- Optional energy-saving photocell/occupancy sensor available.
- Rated 50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000, 4000K or 5000K CCT, minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

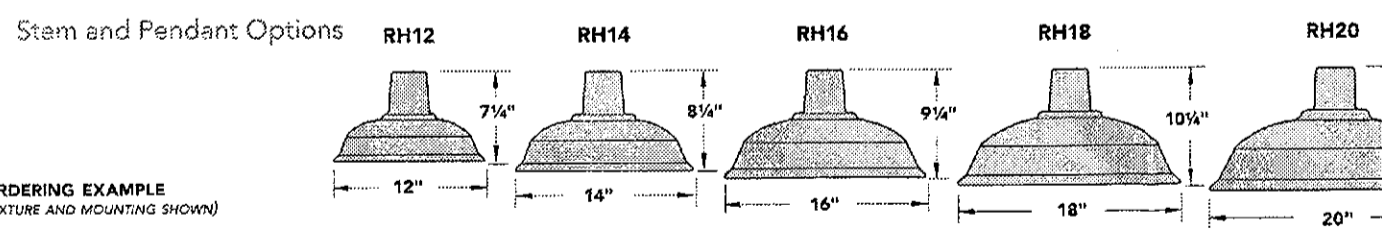


HEAVY DUTY RH12, RH14, RH16, RH18, RH20

Aluminum Shade w/ Glass and Guard Options
 1/2" IP and 3/4" IP Arm, Stem and Pendant Options
 UL Wet Location Listed
 UL Damp Location Listed Pendants



- Fixture**
- Aluminum Shade
 - Incandescent, Fluorescent, and LED Options
- Finishes**
- Shade, Arm and Stem Finish Options
 - See Reverse Side of Sheet for Finish Options
- Mounting**
- 1/2" IP and 3/4" IP Arms Available
 - Stem and Pendant Options



ORDERING EXAMPLE
(FIXTURE AND MOUNTING SHOWN)

PIPE	CAT NO.	LAMP	FINISH	PIPE	MOUNTING	FINISH
3	RH18	LED18	PNA	3	SL23	PNA

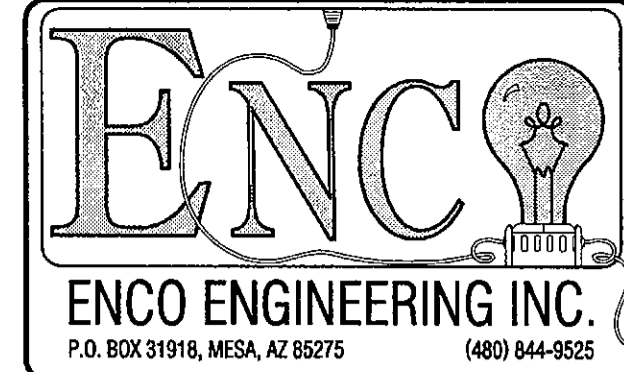
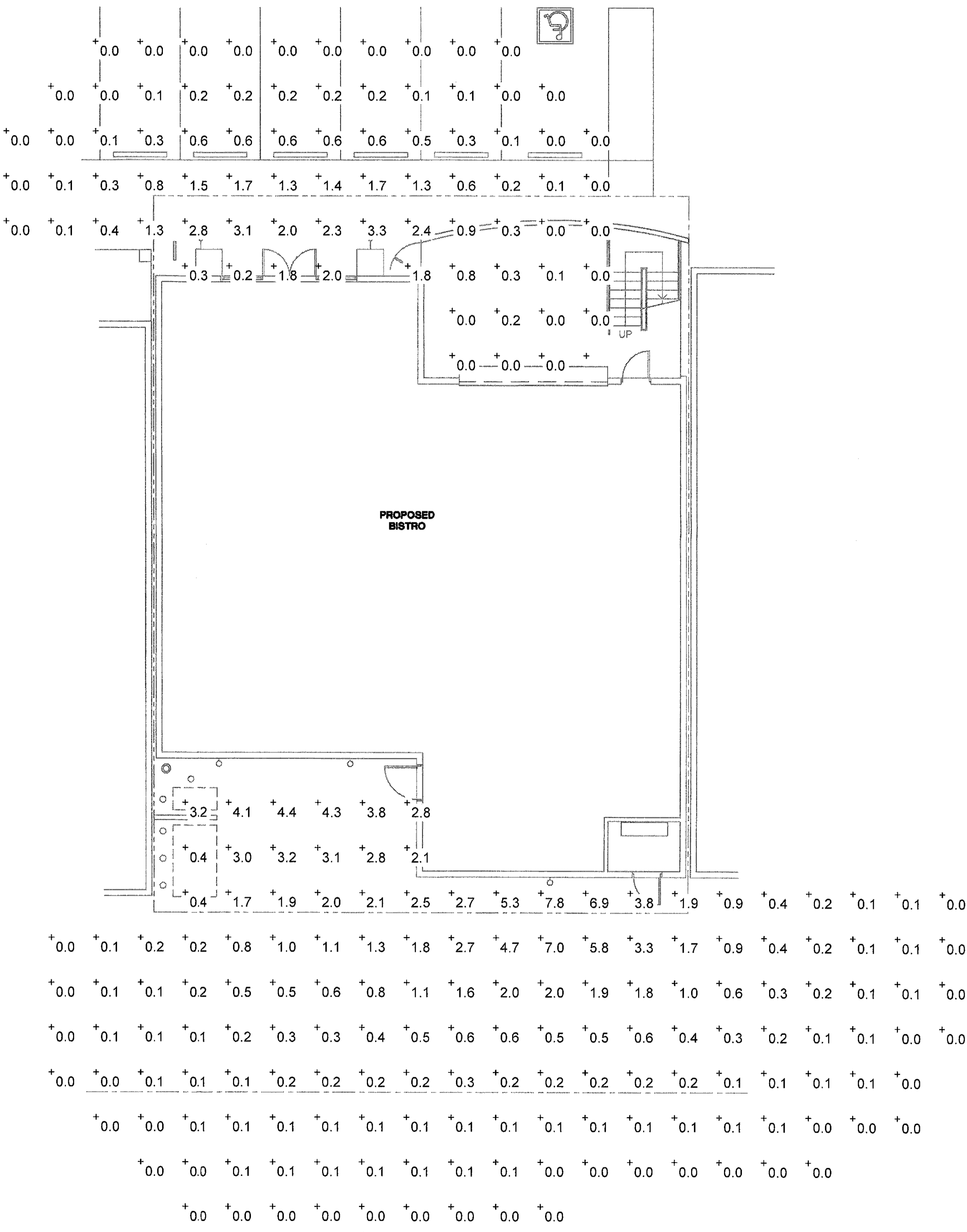
1/2" IP Heavy Duty 18", 10W LED, Polished Natural Aluminum Shade
 3/4" IP Small Loop 23", Polished Natural Aluminum

PIPE	CAT NO.	LAMP / BALLAST	SHADE / MOUNT FINISH	ACCESSORIES
2	RH12	M	All Standard and Specialty Finishes	CG Clear Glass
3	RH14	GU2413	Coastal Finish Option - Add "C" to end of order number	FG Frosted Glass
	RH16	GU2416	Specify finish for Shade and Arm or Stem separately as in the example above.	OG Opal Glass
	RH18	GU2426		CGG Clear Glass w/ Cast Guard
	RH20	GU2432		FGG Frosted Glass w/ Cast Guard
		LED12		OGG Opal Glass w/ Cast Guard
		LED18		CGWC Clear Glass w/ Wire Cage
				FGWC Frosted Glass w/ Wire Cage
				OGWC Opal Glass w/ Wire Cage
				WG Wire Guard

PIPE	CAT NO.	LAMP/BALLAST	SHADE FINISH	ACCESSORY	MOUNT PIPE	MOUNT	MOUNT FINISH
3	RH18	LED18	PNA		3	SL23	PNA

Project _____
 Fixture Type _____
 Location _____
 Contact _____
 Phone _____

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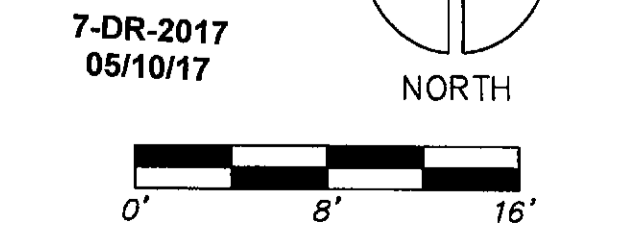
Site Planning For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY
 Date: 1-18-17

Job No:	CA 16008
Project Mgr:	MGC
Drawn By:	CADD
Checked By:	MGC

No.	Revision	Date
1	BACKGROUND CHANGE	4-27-17

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 877 N. Alma School Rd.
 Chandler, Arizona 85224
 (480)792-1200 TEL
 (480)792-1288 FAX



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, 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 (Basis of Bearings) 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 60.00 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
- BUILDING HEIGHT

GRADING & DRAINAGE NOTES

THE PROJECT IS ON THE LAST (2) 2,400 SQ. FT. OF VACANT LOTS IN THE 17 ACRES COMMERCIAL SUBDIVISION, PARADISE VALLEY PLAZA, WHICH WAS PLATTED IN 1961 AND HAS BEEN FULLY DEVELOPED FOR MANY YEARS. THE PROJECT IS LESS THAN 1% OF THE COMMERCIAL CENTER. DEVELOPMENT OF THE AREA WILL NOT CHANGE ANY EXISTING DRAINAGE PATTERNS AND THE RUNOFF WILL HAVE NEGLIGIBLE IMPACT ON EXISTING CONDITIONS.

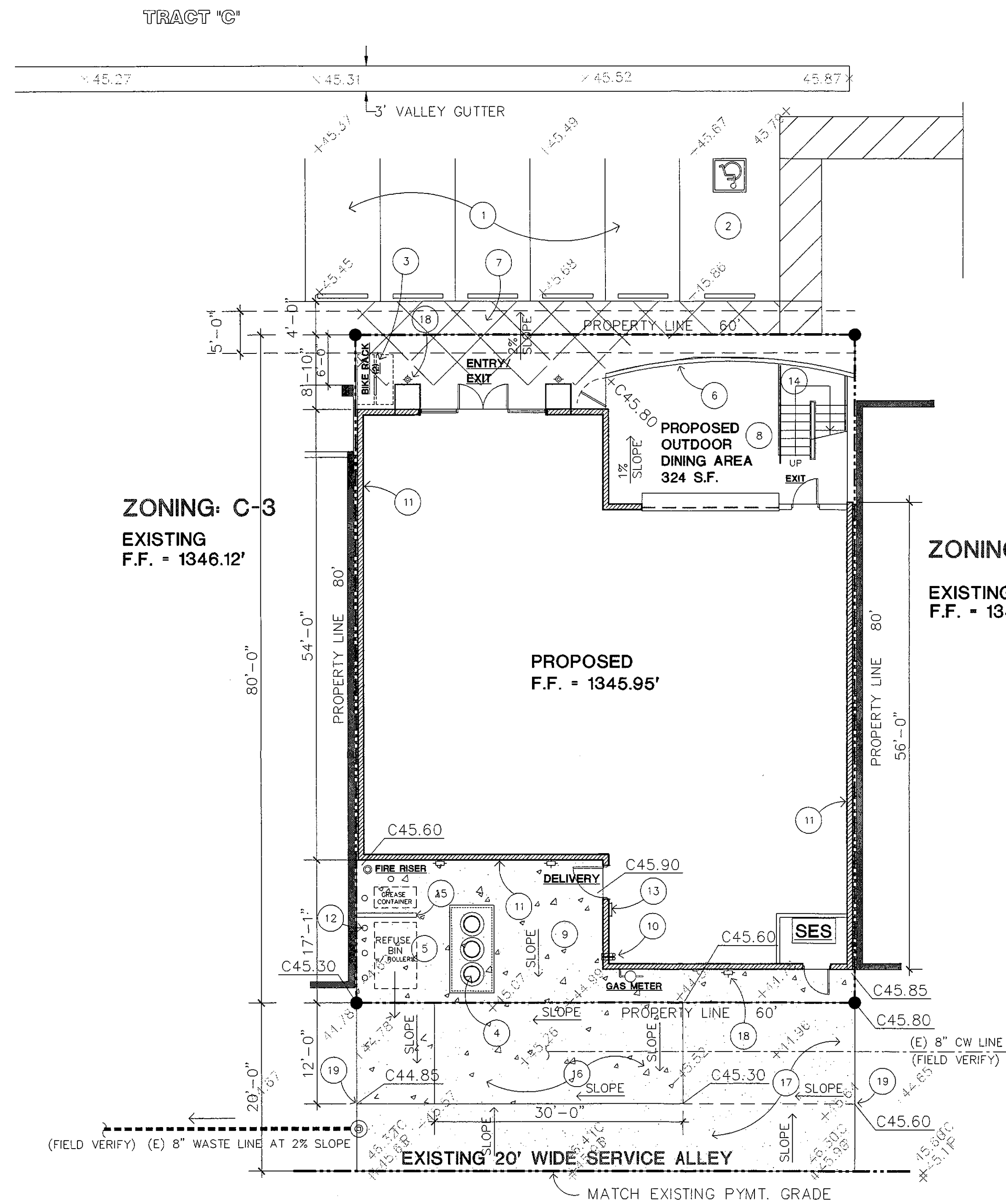
PROPOSED ROOF AREA: 3,439 S.F.
ROOF DRAIN TO SOUTH CORNER TO THE EXISTING ALLEY

PROPOSED OPEN AREAS: 704 SQ. FT. (FRONT)
DRAIN TO NORTH TO THE EXISTING PARKING AREAS.

627 SQ. FT. (REAR)
DRAIN TO SOUTH TO THE EXISTING ALLEY

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 SPACE. SEE DETAIL 16/-, FOR BIKE RACK DETAIL.
4. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS.
5. REFUSE BIN WITH ROLLERS BY WASTE MGMT. CO..
6. STEEL PERFORATED SCREEN PANEL - CURVE FROM 3'-6" TO 19'-2" HIGH WITH STEEL PIPE POSTS AT 4' O.C. MAX. 6" AIR SPACE BETWEEN CONC. SLAB & PANEL FOR DRAINAGE.
7. COLORED/ SEALED CONCRETE SLAB PAVING WITH SCORE JOINTS AT 4' O.C. DIAGONAL TWO WAYS. SLOPE TO DRAIN AT MIN. 2% TO EXISTING PUBLIC PARKING LOT IN THE FRONT.
8. NON-SKID CONCRETE PAVERS IN THE PATIO.
9. 4" CONCRETE SLAB SLOPE TO DRAIN AT 2% MIN. TO EXISTING 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. 5' HIGH STEEL BOLLARDS, 4" DIA. SOLID GROUT - PAINT IN TRAFFIC YELLOW. TYPICAL OF 5.
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 S.F.)
18. WALL MOUNTED SITE SECURITY LIGHT FIXTURE - MOUNTING HEIGHT: +10'-0" A.F.F. (TYPICAL OF 3 IN REAR, 2 IN FRONT.) SEE ELEC. DRAWINGS & CUT SHEETS.
19. FILED VERIFY, MATCH TO EXISTING GRADES.



PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"

PRELIMINARY GRADING & DRAINAGE PLAN, DETAILS AND NOTES

CASE #: 7-DR-2017

Site Planning For:

Asian Bistro Restaurant
10225 & 10227 N. Scottsdale Rd.
Scottsdale, Arizona

PRELIMINARY

Date: 4-28-17

Job No: CA 16098
Project Mgr: MGC
Drawn By: CADD
Checked By: MGC

No.	Revision	Date



877 N. Alma School Rd.
Chandler, Arizona 85224

(480)792-1200 TEL
(480)792-1288 FAX



7-DR-2017
05/10/17

C-1

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

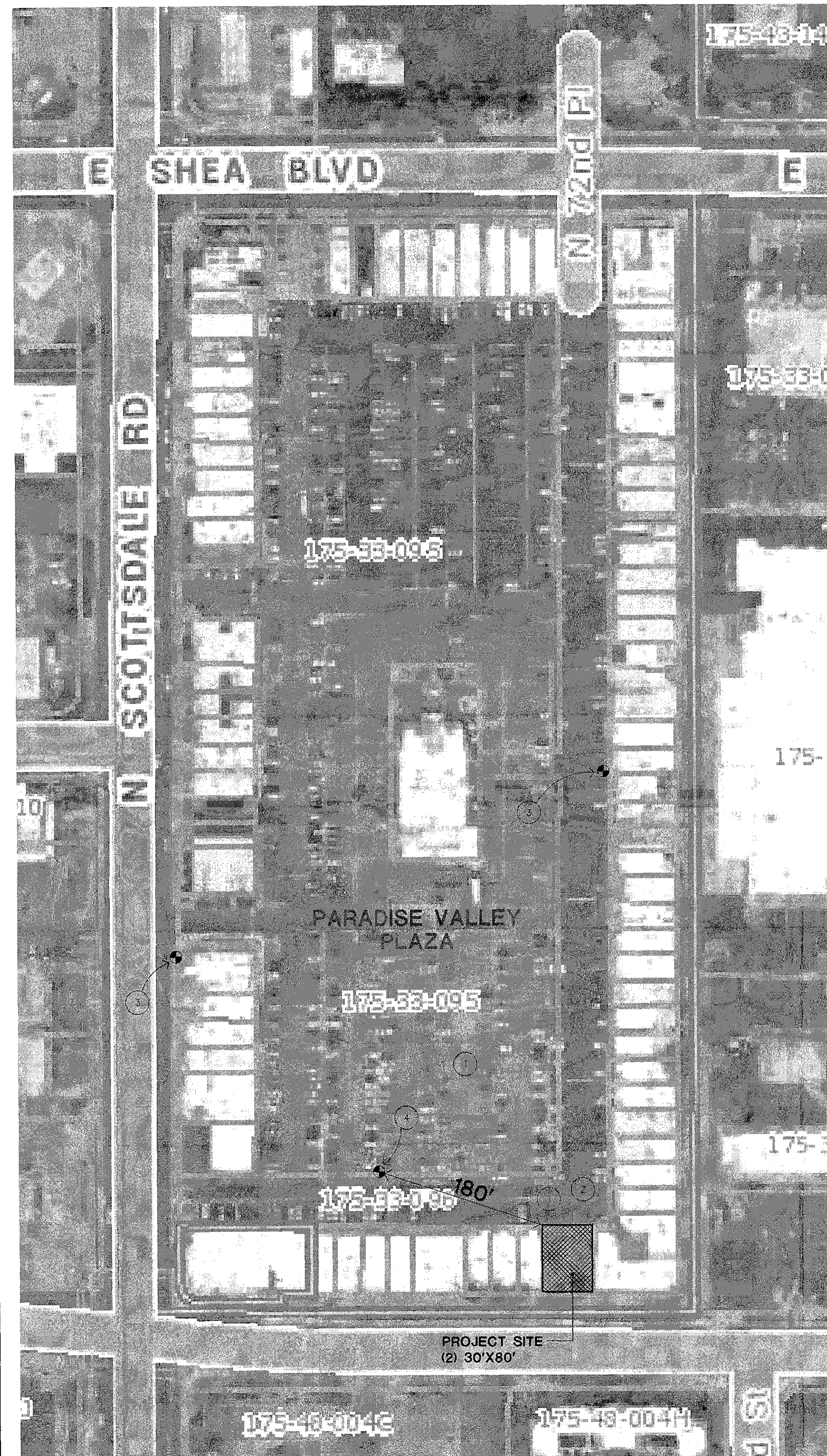
Lots 39 and 40 of PARADISE VALLEY PLAZA as recorded in Book 94 of Maps, page 15, records of Maricopa County, Arizona County, Arizona, lying within the Northwest quarter of Section 26, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described by metes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

BEGINNING at the Southwest corner of said Lot 39;
 Thence North 00° 01' 40" West (Basis of Bearings) 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 60.00 feet to the **POINT OF BEGINNING**;

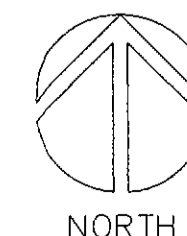
Containing 4,800 sq. ft. or 0.1102 acres

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
- FIRE HYDRANT



SCALE: N.T.S.



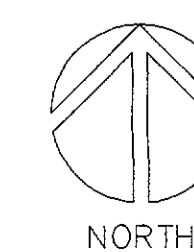
EXISTING "PARADISE VALLEY PLAZA" MASTER SITE PLAN

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

N.T.S.

EXISTING MASTER SITE PLAN, PROJECT DATA AND NOTES

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 S.F./ 3,833 S.F.)
 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.G.C. WITH C. O. SCOTTSDALE AMENDMENTS
 2012 I.E.C.C.
 2012 I.E.B.C.
 CURRENT ADAAG

OWNER: Linda HuiPing Wang



7-DR-2017
 05/10/17

Site Planning For:
Asian Bistro Restaurant
 10225 & 10227 N. Scottsdale Rd.
 Scottsdale, Arizona

PRELIMINARY
 Date: 4-28-17

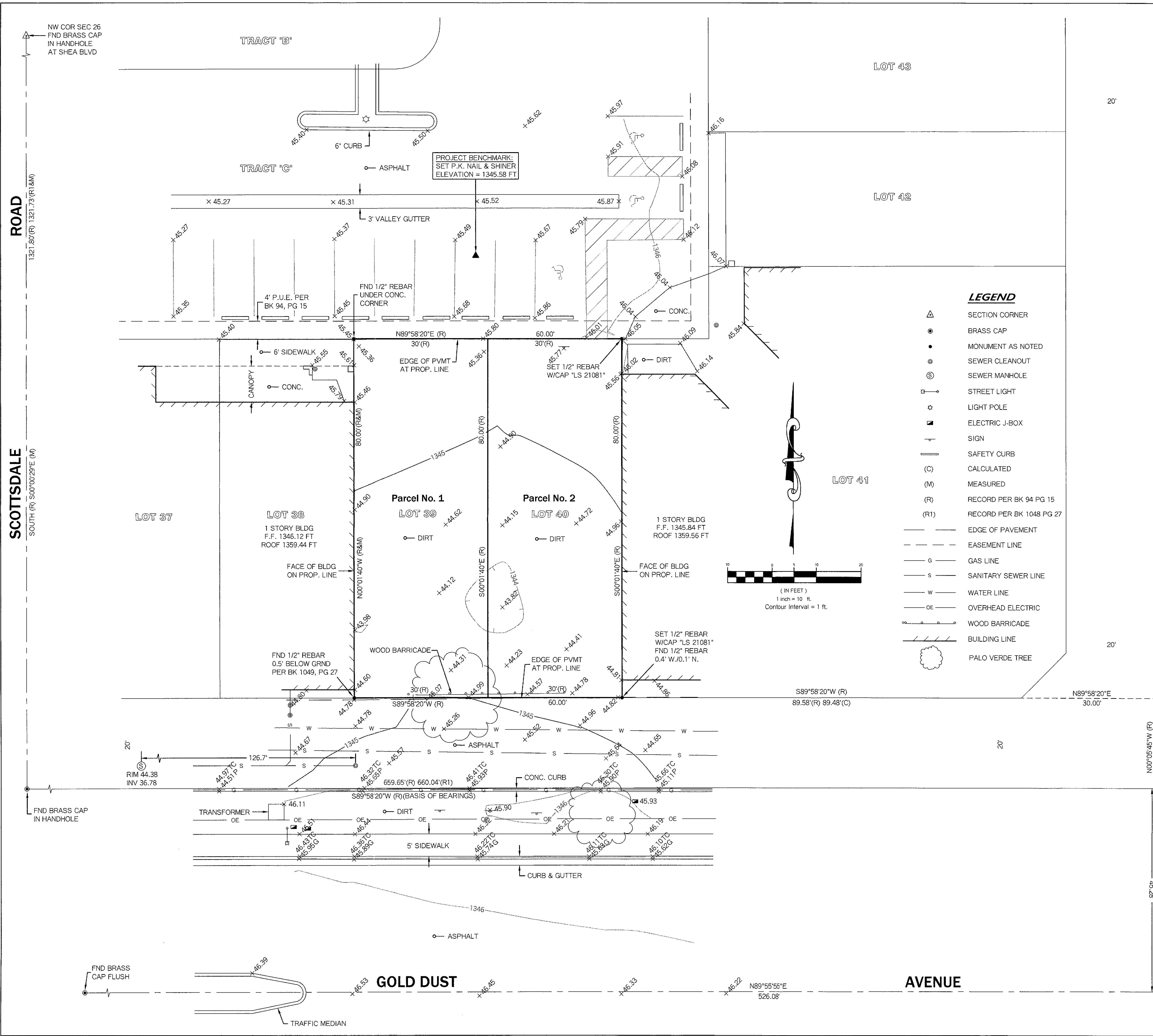
Job No:	CA 16008	
Project Mgr:	MGC	
Drawn By:	CADD	
Checked By:	MGC	
No.	Revision	Date

CHEN
 Architects
 International
 877 N. Alma School Rd.
 Chandler, Arizona 85224
 (480)792-1200 TEL
 (480)792-1288 FAX



MS-1

CASE #: 7-DR-2017



LEGAL DESCRIPTION

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SCHEDULE B EXCEPTIONS

- Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
- Taxes and assessments collectible by the County Treasurer, a lien for the year 2016.
- Liabilities and obligations imposed upon said land by reason of its inclusion within Paradise Valley Plaza Owners' Association.
- Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat of Paradise Valley Plaza, recorded in Book 94 of Maps, Page 15.
- Restrictions, Conditions, Covenants, Reservations contained in instrument recorded in Docket 3645, Page 301; First Amendment recorded in Document No. 92-0144874; Amendment recorded in Document No. 93-0025467; and Third Amendment recorded in Document No. 2004-0949113.
- Resolution No. 2464 recorded in Document No. 84-552032 authorizing the City of Scottsdale to acquire the subject property under the power of Eminent Domain for Street Right-of-Way purposes.

NOTES

- This survey is based upon a title commitment prepared by Stewart Title and Trust of Phoenix, Inc., Title No. 05501-21435, dated May 6, 2016.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- This property lies in Flood Zone X-Shaded according to FIRM No. 04013C1760L as published by FEMA on October 16, 2013.
- This property is zoned C-3 by the City of Scottsdale.
- There are no buildings on this property.
- The Basis of Bearings shown hereon is the South line of this subdivision, being South 89°58'20"W as taken from the plat of said subdivision.
- © Copyright 2016. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

BENCHMARK

Brass cap in handhole at the intersection of Scottsdale Road and Shea Boulevard.
 Elevation = 1351.26 feet (City of Scottsdale NAVD 88 Datum)

CERTIFICATION

To Stuart Title Guaranty Company and East Light, LLC:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(b)(c), 8, 9, 11, 14, 16 and 20 from Table A thereof. The field work was completed on August 17, 2016.

Thomas L. Rope, R.L.S., No. 21081

AREAS

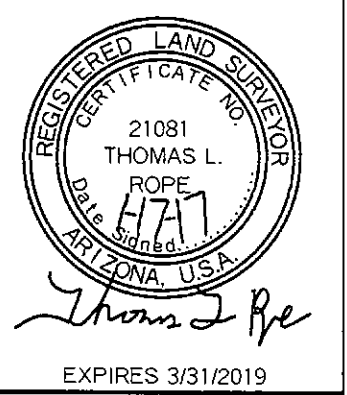
LOT 1	2,400 S.F.	0.0551 AC.
LOT 2	2,400 S.F.	0.0551 AC.
TOTAL	4,800 S.F.	0.1102 AC.

LEGEND

- ▲ SECTION CORNER
- BRASS CAP
- MONUMENT AS NOTED
- ⊙ SEWER CLEANOUT
- ⊙ SEWER MANHOLE
- ⊙ STREET LIGHT
- ⊙ LIGHT POLE
- ⊙ ELECTRIC J-BOX
- ⊙ SIGN
- SAFETY CURB
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD PER BK 94 PG 15
- (R1) RECORD PER BK 1048 PG 27
- EDGE OF PAVEMENT
- - - EASEMENT LINE
- G GAS LINE
- S SANITARY SEWER LINE
- W WATER LINE
- OE OVERHEAD ELECTRIC
- WOOD BARRICADE
- BUILDING LINE
- ⊙ PALO VERDE TREE

Land Survey Services PLC
 Thomas L. Rope, R.L.S.
 3160 North 302nd Lane
 Buckeye, AZ 85396-3196
 Phone No. 602.703.7010
 LandSurveyServices@cox.net

ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 26,
 T10N, R4E, G & S.R.B.M., MARICOPA COUNTY, ARIZONA



EXPIRES 3/31/2019
 Drawn By: Thomas Rope
 Date: AUG 2016
 Revised 1/17/2017
 Job No.: 16090
 Sheet No.: 1 of 1