

NARRATIVE

PROJECT: SECOND FLOOR ADDITION TO AMICI BEAUTY SUITES
10229 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85258

Case Number: 23-DR-2025

Keycode: 2808A

AMICI Beauty Suites building is located at the South-East corner of Paradise Valley Plaza. The Plaza consists of one story and two story buildings, some of which date back to the seventies. It has a unique character of small individual buildings with lots of small architectural details. Large number of existing buildings are painted in earth tones.

AMICI single story building is existing and positioned between a single story building on its east side and a two story, relatively new building, at its west side. At both east and west the buildings share duplicate walls separated only with minimum joint space. The way the new project – a second floor addition to the existing AMICI suites – is designed, will provide for a nice transition between the new two story rectangular building on one side and the one story building on the other.

AMICI's front elevation (north elevation, facing the Plaza) is segmented in smaller architectural elements, featuring a second floor balcony, a small office on top of the balcony's roof and a wall crown that mimics the shopping center's characteristic features. In contrast, the two story building to the west has a strong rectangular mass, that houses offices for medical use. AMICI's second floor design enhances the building by staying within the traditional character of the Plaza and utilizing the same finish materials and colors. Its balcony, where the beauticians will rest, engages with the life of the Plaza and also serves as a porte-cochere to the main entrance of the building. The low-E glazing also responds well to the Sonoran Desert Environment with its low reflectivity and complimentary color to the main color of the building.

The west side of the building is blocked entirely by the existing two story building. The south and east sides feature offset second floor from the end walls of the ground floor, visually scaling way back the second floor addition and provides ample space for air-conditioning units serving the ground floor, hidden behind a solid parapet wall. The mechanical units serving the upper floor are also hidden behind solid parapet walls on the roof of the second floor. South and East elevations feature a rhythmic position of small windows respecting the hot desert weather.

As the original existing building is split into two separate smaller buildings via an existing courtyard, the same is maintained at the upper floor. Steel trellis has been added at roof level

to provide shade and additional architectural character. Since the building is existing, site development and landscape has not been at issue for this project. Nevertheless added is exterior lighting that will enhance the building character at night. The south and east elevations also feature drain and over-drain downspouts that have been combined as pairs into single architectural pop-out elements with an accent color. Those pop-outs create rhythm as well as breaking the linearity of the east and south elevations.

The second floor addition responds positively to all design guidelines in reference to height, size, color, texture and architectural details. Its floor area size is based on FAR 0.96. Recently a court filed case may open the Plaza re-development utilizing FAR 1.16 – court case CV 2025-013820, dated 10/13/2025 at Superior Court of Arizona, Maricopa County. If the court rules in favor of the Paradise Valley Plaza owners to use FAR 1.16 for their future improvements, the Owner of AMICI Beauty Suites reserves the right to expand the second floor addition respectively. If this expansion of the project happens it will not affect the front (north) elevation, facing the Plaza. It will add space only to west and east of the already submitted floor plans and elevations. A revised plan and revised elevations can be submitted at any time after court's final decision is published and vetoed by City of Scottsdale. The character of the proposed South and East elevations will not change, only their length.

Regarding traffic, this project does not deal with it as it builds over the existing ground floor. The project is very inviting and is easy accessible by the public. Inside the courtyard it features a generous stair and an elevator for easy access to the upper floor.



2nd FLOOR ADDITION – GRAY SHELL AMICI BEAUTY SALON SUITES

ABBREVIATIONS

A.B.	Anchor Bolts	DBL.	Double	GYP.	Gypsum	N.T.S.	Not to Scale	SCHED.	Schedule
A.B.C.	Aggregate Base Course	DEPT.	Department	H.B.	Hose Bibb	O.A.	Over All	SECT.	Section
A.C.	Air Conditioning	DET.	Detail	H.C.	Hollow Core	O.C.	On Center	SHLV.	Shelve(s)
A.D.	Area Drain	D.F.	Drinking Fountain	HDWD.	Hardwood	O.D.	Outside Diameter	SHT.	Sheet
AC.T.	Acoustical Tile	D.G.	Decomposed Granite	HDWR.	Hardware	O.H.	Overhead	SIM.	Similar
ACQUST.	Acoustical	D.L.	Dead Load	HORZ.	Horizontal	OPP.	Opposite	SPEC.	Specification
ADJ.	Adjustable	DIA.	Diameter	H.M.	Hollow Metal	OPP.	Opposite	SQ.	Square
AGGR.	Aggregate	DIAG.	Diagonal	HR.	Hour	PERIM.	Perimeter	STA.	Station
ALUM.	Aluminium	DIM.	Dimension	HT.	Height	PERF.	Perforated	STC.	Sound Transmission Class
APPROX.	Approximate	DISP.	Dispenser	HW.H.	Hot Water Heater	PERM.	Permanent	STD.	Standard
ARCH.	Architect(ural)	DN.	Down	ICBO.	Intert'l Conf Bldg Offcls	PERP.	Perpendicular	STL.	Steel
ASPH.	Asphalt	D.P.	Drainage Pipe	IN.	Inside Diameter	P.L.	Property Line	STOR.	Storage
AVG.	Average	DR.	Door	INSUL.	Insulation	PLAST.	Plastic	STRUCT.	Structural
B.CH.	Bottom of Chimney	DRWG.	Drawing	INT.	Interior	PLYWD.	Plywood	T.	Tread
B.F.	Bottom of Fascia	EA.	Each	INV.	Invert	PLUMB.	Plumbing	T.C.H.	Top of Chimney
B.GLB.	Bottom of Glulam beam	E.J.	Expansion Joint	JAN.	Janitor	PORT.	Portable	T.D.	Top of Deck
B.J.	Bottom of Joist	EC.	Electrical Contractor	JST.	Joist	PREFAB.	Prefabricated	TELE.	Telephone
B.O.	Bottom of	EL.	Elevation	JT.	Joint	PREFIN.	Prefinished	TEMP.	Temporary or Tempered
B.OP.	Bottom of Opening	ELECT.	Electrical	KIT.	Kitchen	PR.	Pair	T.F.	Top of Fascia
BD.	Bedroom	EMERG.	Emergency	LAB.	Laboratory	PRTN.	Partition	T&G.	Tongue & Groove
BDR.	Bedroom	ENCL.	Enclosure	LAM.	Laminated(d)	PSI.	Pounds Per Sq.in.	THK.	Thickness
BITUM.	Bituminous	EQ.	Equal	LAV.	Lavatory	PT.	Point	T.L.	Top of Landing
BLDG.	Building	EQUIP.	Equipment	LGTH.	Length	P.U.E.	Public Utility Easement	T.O.	Top of
BLK.	Blocking	E.W.	Each Way	LIN.	Lineal	PVC.	Polyvinyl Chloride	T.O.C.	Top of Conc. (Curb)
BLKG.	Blocking	EXH.	Exhaust	L.L.	Live Load	PWC.	Paper Wall Covering	TOPO.	Topography
BM.	Beam	EX.AGG.	Exposed Aggregate	LVR.	Louver	Q.T.	Quarry Tile	T.P.H.	Toilet Paper Holder
BRG.	Bearing	EXIST.	Existing	L.W.C.	Light Weight Concrete	R.	Riser	T.R.	Top of Roof
B.T.	Bottom of Truss	EXP.	Exposed	M.A.G.	Maricopa Assoc Governmnts	RAD.	Radius	T.S.F.	Top of Subfloor
B.S.	Bottom of Soffit	EXT.	Exterior	MAS.	Masonry	REBAR.	Reinforcing Bar	T.S.A.	Top of Spark Arrestor
B.S.A.	Bottom of Spark Arrestor	F.D.	Floor Drain	MATL.	Material	REF.	Refrigerator	T.S.W.	Top of Side walk
C.I.	Cast Iron	F.E.	Fire Extinguisher & Cab	MAX.	Maximum	R.D.	Roof Drain	TYP.	Typical
C.J.	Control Joint	F.F.E.	Finish Floor Elevation	MECH.	Mechanical	R.D.L.	Roof Drain Leader	U.L.	Underwriters Lab Inc.
C.T.	Ceramic Tile	FIN.	Finish(ed)	MEMB.	Membrane	REF.	Refer	U.O.N.	Unless Otherwise Noted
CAB.	Cabinet	FLASH.	Flashing	MEP.	Mech., Elect. & Plumb.	REINF.	Reinforcing	VERT.	Vertical
CATV.	Cable TV	FLUOR.	Fluorescent	MFR.	Manufacturer	R.O.	Rough Opening	VEST.	Vestibule
CER.	Ceramic	FLR.	Floor	M.H.	Manhole	R.O.W.	Right of Way	V.T.	Vinyl tile
COL.	Column	FND.	Foundation	MIN.	Minimum	RM.	Room	W/C.	Water
CLG.	Ceiling	FT.	Foot or Feet	M.O.	Masonry Opening	REQD.	Required	W.	With
CLR.	Clear	FTG.	Footing	MISC.	Miscellaneous	RESIL.	Resilient	W.C.	Water Closet
C.M.U.	Concrete Masonry Units	FURN.	Furnish(ed)	MOD.	Modular	S.	Sewer	W/D.	Washer/Dryer
C.NTR.	Concrete	FURR.	Furring	M.R.	Moisture Resistant	S.S.	Sanitary Sewer	W/O.	Without
CONC.	Concrete	GA.	Gauge	M.TL.	Metal	S&V.	Stain & Varnish	WSCT.	Wainscot
CONN.	Connection	GALV.	Galvanized	MTG.	Meeting	S.B.	Soil Boring	WT.	Weight
CONST.	Construction	G.C.	General Contractor	MULL.	Mullion	S.C.	Solid Core	W.W.M.	Welded Wire Mesh
CONT.	Continuous	G.I.	Galvanized Iron	N.	North	S.D.	Soap Dispenser		
CONTR.	Contractor	GL.	Glass	N.I.C.	Not in Contract	S.F.	Square Feet or Foot		
CPT.	Carpet	GND.	Ground	NO.(#)	Number	S.N.D.	Sanitary Napkin Dispenser		
CORR.	Corridor	GSN.	General Structural Notes	NOM.	Nominal	S.STL.	Stainless Steel		
						S4S.	Smooth Four Sides		

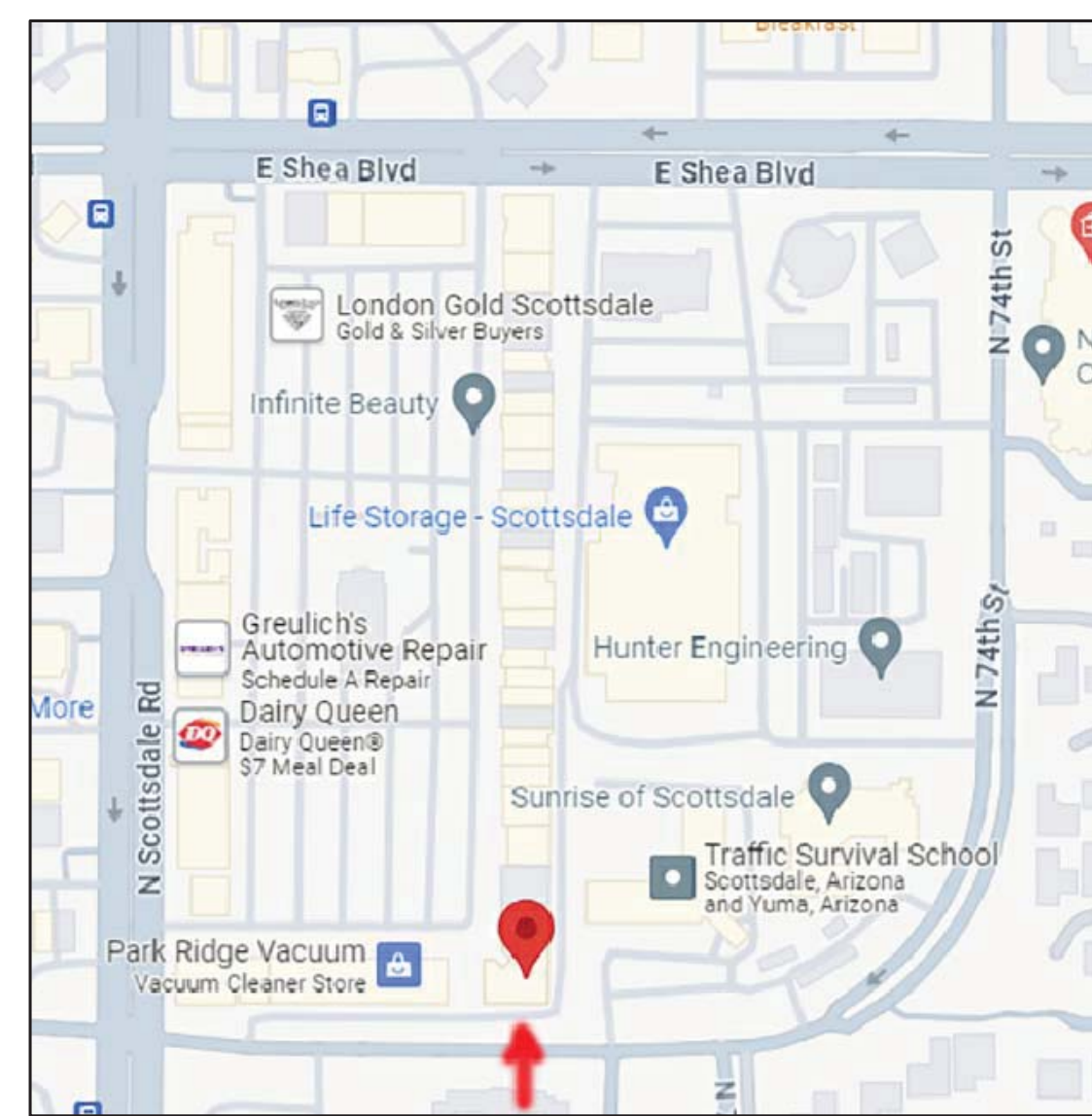
SYMBOLS

SECTION KEY		SECTION NO.
		SHEET REFERENCE
DETAIL KEY		DETAIL NO.
		SHEET REFERENCE
CENTER OR CONTROL		
KEYNOTE		
DATUM		
WINDOW TAG		
		SILL A.F.F. (in inches)
		HEAD A.F.F. (in inches)
DOOR TAG		
		FINISHED DOOR DIMENSIONS (2'-6"x8'-0")

LEGEND

	COMPACTED EARTH		STEEL STUD WALL/PLAN
	AGGREGATE BASE COMPACTED		LOOSE FILL BATT INSUL
	CONCRETE		RIGID INSULATION
	GYPSUM BOARD/STUCCO/SAND OR CONC. IN PLAN		WOOD BLOCKING
	REINFORCING W/M OR BARS		ROUGH WOOD
	STEEL		
	FINISH WOOD		
	PLYWOOD		
	G.L. BEAMS		

VICINITY MAP



ARCHITECT

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INDEX OF SHEETS:

- 01. T1 TITLE SHEET
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- 03. C.2 BOUNDARY + TOPOGRAPHIC SURVEY 2
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- 05. A.1.1 SITE PLAN WITH SATELLITE IMAGE
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- 08. A.3 NEW 2nd FLOOR PLAN
- 09. A.4 NEW OFFICE FLOOR PLAN
- 10. A.5 ROOF PLAN
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PROJECT DATA

2nd FLOOR ADDITION TO AMICI BEAUTY SALON SUITES
AT 10229 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85258

APN 175-33-040A

LOT AREA: 9,190 SQ.FT. (0.211 AC)

ZONING - C-3

OCCUPANCY - GROUP B - BEAUTY SALON SUITES
CONSTRUCTION TYPE FOR THE SHELL - VB SPRINKLERED

BUILDING AREAS:

EXISTING BUILDING GROUND FLOOR GROSS AREA:

- 1. NORTH SIDE - 2,254 SQ.FT.
- 2. SOUTH SIDE - 3,920 SQ.FT.
- 3. OPEN COURTYARD - 1,610 SQ.FT.

EXISTING BUILDING GROUND FLOOR NET AREA (EXCLUDING EXTERIOR WALLS):

- 1. NORTH SIDE: 2,254 - 243 = 2,011 SQ.FT.
- 2. SOUTH SIDE: 3,920 - 298 = 3,622 SQ.FT.

TOTAL NET EXISTING BLDG AREA = 5,633 SQ.FT.

CITY OF SCOTTSDALE ALLOWABLE NET BUILDING AREA:

0.96 X 9,190 = 8,822.40 SQ.FT.

TOTAL NEW ALLOWABLE BLDG NET AREA = 8,822.40 - 5,633 = 3,189.40

- 1. NEW NORTH SIDE NET AREA = 1,411 SQ.FT.
- 2. NEW SOUTH SIDE NET AREA = 1,775 SQ.FT.

TOTAL NEW PROPOSED NET AREA = 3,186 SQ.FT. < 3,189.40 SQ.FT.

NEW OCCUPANCY AREA = 3,186 SQ. FT.

OCCUPANCY LOAD = 3,186 / 150 = 21

EXITS:

1 EXIT REQUIRED: 1 EXIT PROVIDED (1 STAIR TO 2 EXITS ON GROUND FLOOR)

PARKING:

PARKING REQUIRED: REQUIRED PARKING IS INCLUDED IN THE 0.96 COEFFICIENT

PLUMBING FIXTURES REQUIRED:

OCCUPANCY LOAD = 21
REQUIRED 1 TOILET AND 1 LAV. FOR WOMEN AND THE SAME FOR MEN
PROVIDED 1 TOILET - ADA COMPLIANT AND 1 LAV. FOR WOMEN
PROVIDED 1 TOILET - ADA COMPLIANT AND 1 LAV. FOR MEN + 1 URINAL

BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS AS ADOPTED BY CITY OF SCOTTSDALE

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

- 2010 ADA DESIGN STANDARDS
- 2009 ANSI A117.1

2ND FLOOR ADDITION
AMICI BEAUTY SUITES
10229 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85258

architekshon, inc.

P.O. Box 5746, SCOTTSDALE, ARIZONA 85261-5746
TEL. 480-382-4675 FAX 480-382-4623



LICENSE EXPIRES 03/31/2028

NOTES

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REVISION	DATE	ARCHITECT	PROJECT MANAGER	PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY	SHEET TITLE
08/12/25		IVAN SHONGOV		5000029	AS NOTED			TITLE SHEET

TITLE SHEET

SHEET NUMBER

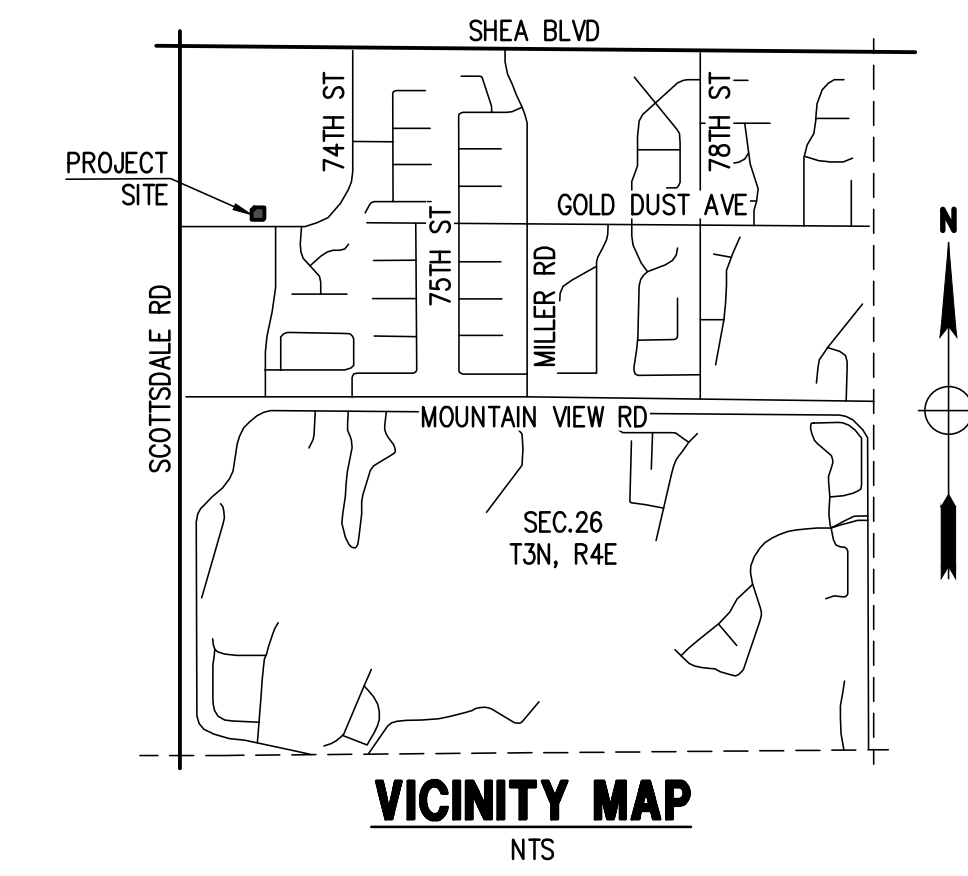
T.1

BOUNDARY TOPOGRAPHIC SURVEY

10229 N SCOTTSDALE RD., SCOTTSDALE, AZ 85258

LOTS 41 - PARADISE VALLEY PLAZA

A SUBDIVISION PLAT RECORDED IN BOOK 94 OF MAPS, PAGE 15, MCR,
LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, T.3N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE DATA
 APN: 175-33-040A
 ADDRESS: 10229 N SCOTTSDALE RD., SCOTTSDALE, AZ 85258
 LOT AREA: 9,190 S.F. (0.211 AC.)
 QS #: 28-45

OWNER
 DAMBROSIO FAMILY TRUST
 10229 N SCOTTSDALE RD., SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION
 LOT 41, PARADISE VALLEY PLAZA, A SUBDIVISION RECORDED IN BOOK 94 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA;
 TOGETHER WITH AN UNDIVIDED 1/90TH INTEREST IN AND TO TRACTS B.

BASIS OF BEARINGS
 THE MONUMENT LINE OF SCOTTSDALE ROAD, THE BEARING OF WHICH IS S00°02'14"W.

BENCHMARK
 BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SHEA BOULEVARD AND SCOTTSDALE ROAD HAVING AN ELEVATION OF 1351.44 NAVD 88 DATUM, GDACS# 26074-1.

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND APPEARS TO HAVE ACCESS FROM A DEDICATED PUBLIC ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON BOOK 94 OF MAPS, PAGE 15 AND SPECIAL WARRANTY DEED REC. DOC. 2014-0241123, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

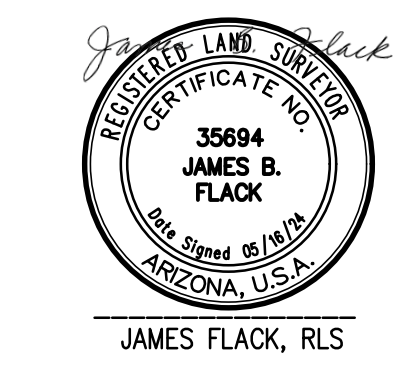
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1760 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

*AREAS OF 0.2% ANNUAL CHANCE FLOOD;
 AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
 AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

UTILITIES
 WATER: CITY OF SCOTTSDALE
 SANITARY SEWER: CITY OF SCOTTSDALE
 ELECTRIC: APS
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

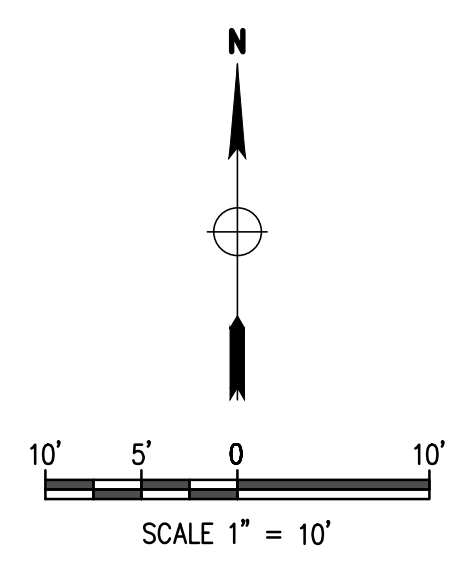
CERTIFICATE OF SURVEY
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF MAY, 2024.



05/16/24
DATE

JAMES FLACK, RLS

SHEA BOULEVARD
 FOUND BRASS CAP IN HANDHOLE
 NW COR SEC 26, T3N, R4E

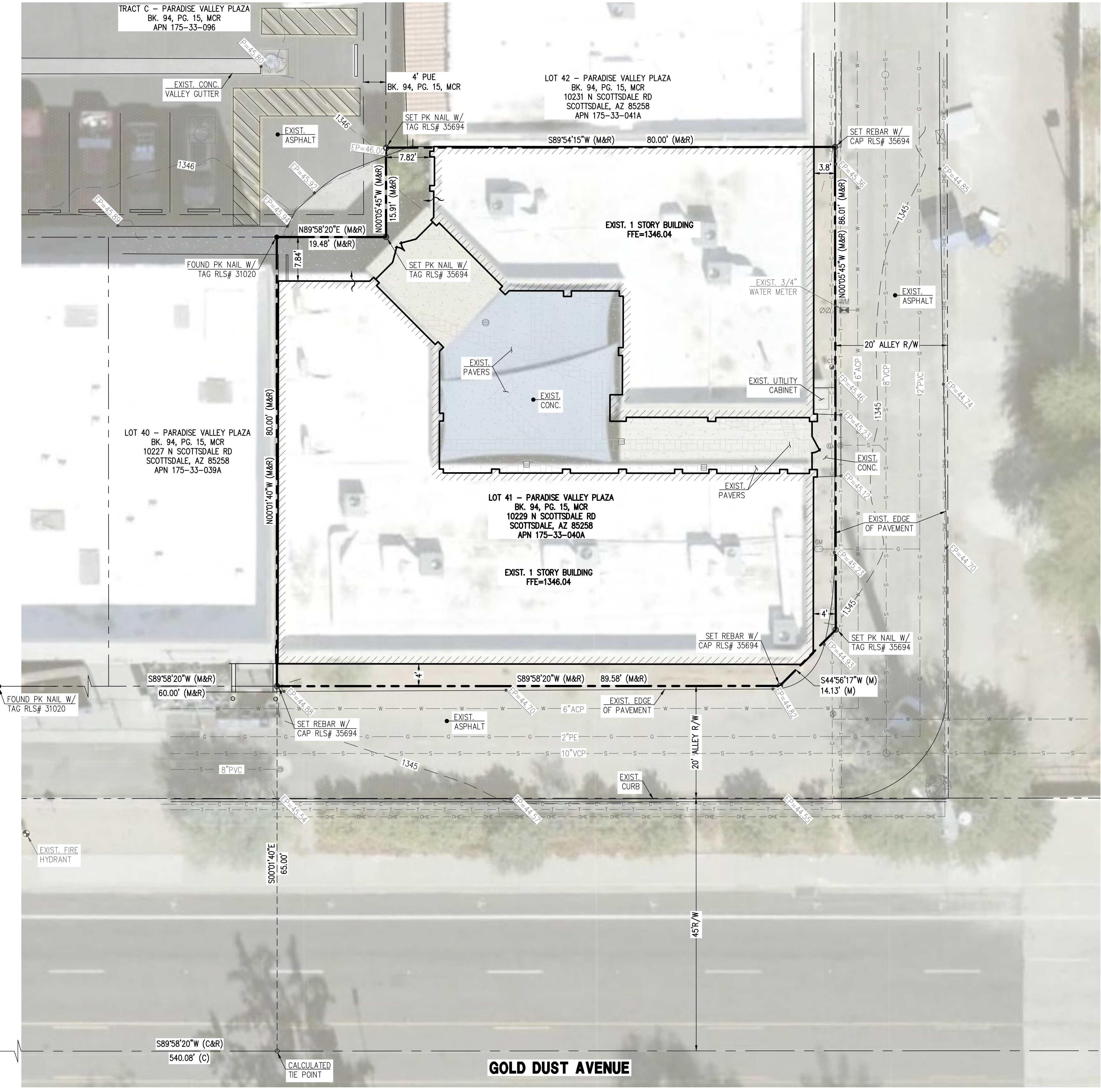


- LEGEND**
- BRASS CAP IN HANDHOLE
 - FOUND REBAR OR AS NOTED
 - SET REBAR OR AS NOTED
 - CALCULATED POINT
 - PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - EXISTING CONTOUR
 - EXIST. SPOT ELEVATION
 - COMMUNICATIONS LINE
 - CATV, PHONE
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - ELECTRIC LINE
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - ELECTRIC METER
 - GAS METER
 - UTILITY CONTROL BOX
 - CABLE TV RISER
 - STORM DRAIN INLET
 - TREE
 - EXIST. ROOF DRAINAGE FLOW

- ABBREVIATIONS**
- BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - (C) CALCULATED
 - EG EXISTING GRADE
 - EL, ELEV ELEVATION
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - EX, EXIST. EXISTING
 - FG FINISH GRADE
 - G GUTTER, GAS
 - INV INVERT
 - (M) MEASURED
 - MCR MARICOPA COUNTY RECORDER
 - P, P.W.M.T PAVEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - (R), REC. RECORDED
 - R RADIUS
 - R/W RIGHT OF WAY
 - T TANGENT, TELEPHONE
 - W WEST, WATERLINE
 - WM WATER METER

SCOTTSDALE ROAD
 N00°02'14"W (M) 2644.28' (M)
 N00°01'40"W (M&R) 1366.81' (C)

MOUNTAIN VIEW ROAD
 FOUND BRASS CAP IN HANDHOLE
 W1/4 COR SEC 26, T3N, R4E

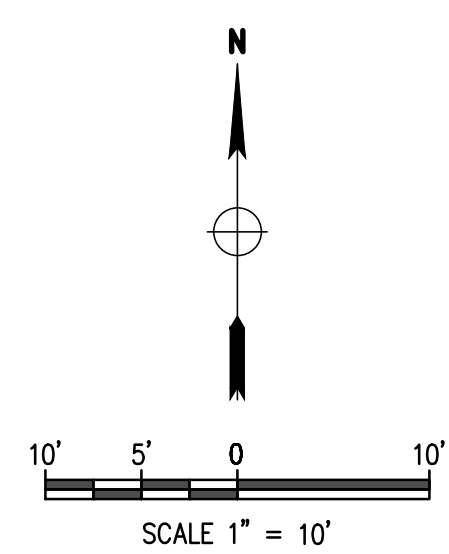
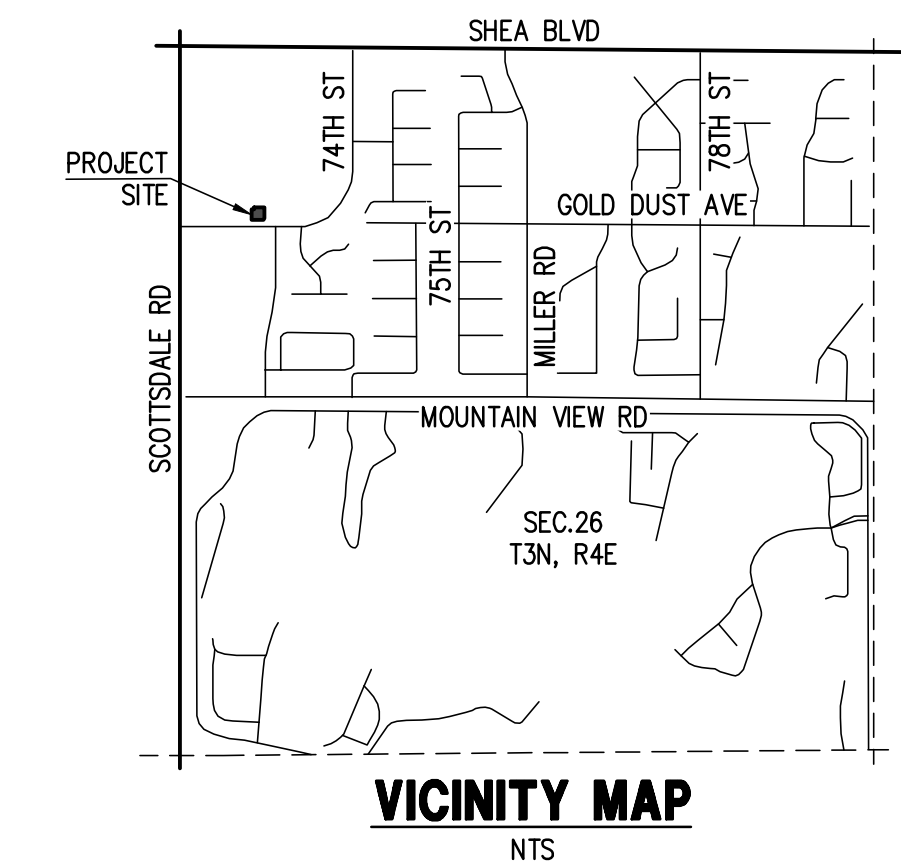


GOLD DUST AVENUE

DATE: 05/16/24
 JOB: 240416
 VERSION:
 PLOT DATE:
 SCALE:
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 REVISIONS:
BOUNDARY & TOPOGRAPHIC SURVEY MAP
LOT 41
- PARADISE VALLEY PLAZA
10229 N SCOTTSDALE RD.,
SCOTTSDALE, AZ 85258
 P. 602.889.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIXLANDGROUP.COM
 PHOENIXLAND GROUP
 OF

BOUNDARY TOPOGRAPHIC SURVEY

10229 N SCOTTSDALE RD., SCOTTSDALE, AZ 85258
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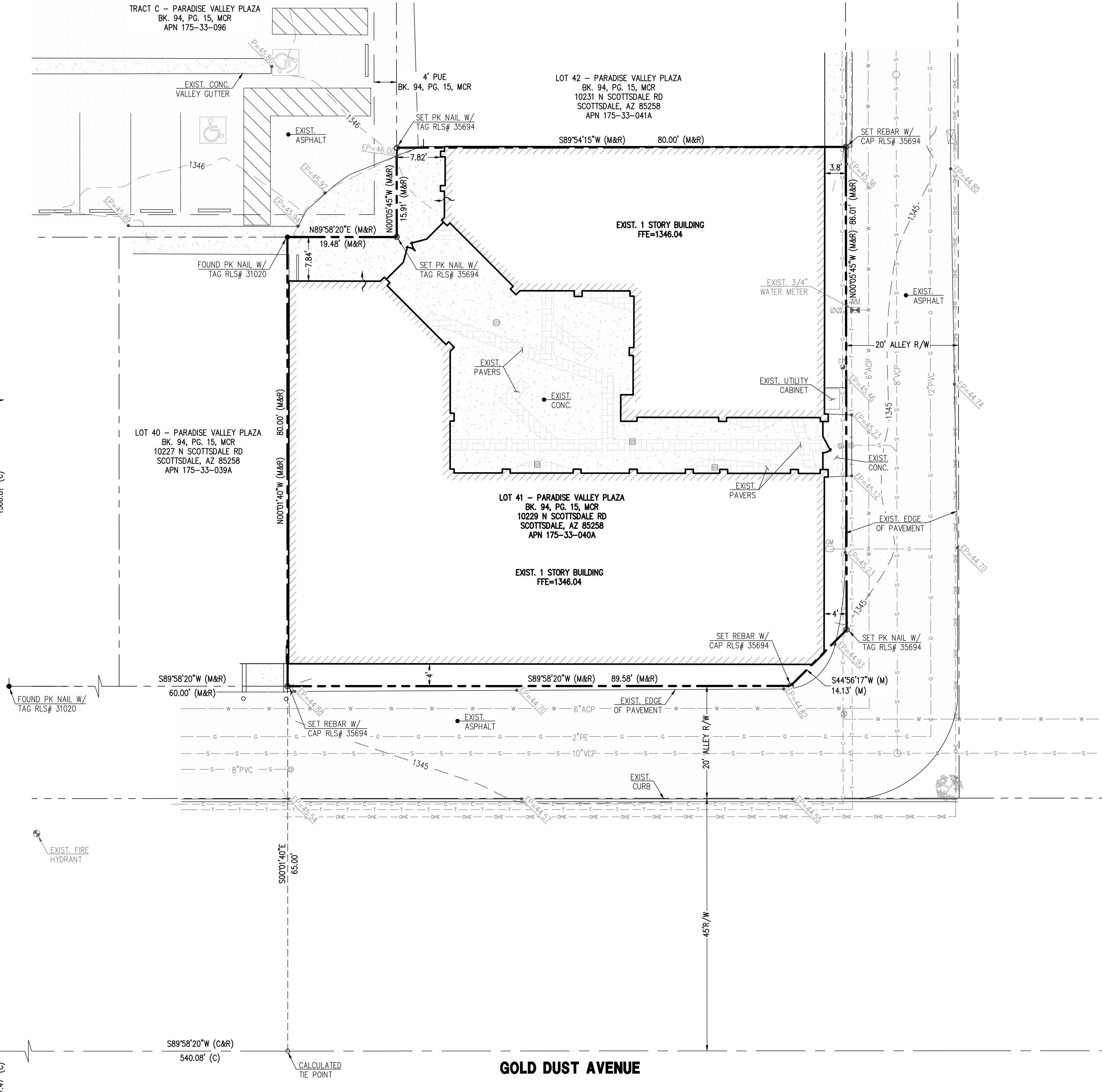
LEGEND

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- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC METER
- GAS METER
- UTILITY CONTROL BOX
- CABLE TV RISER
- STORM DRAIN INLET
- TREE
- EXIST. ROOF DRAINAGE FLOW

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- (C) CALCULATED
- EG EXISTING GRADE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX, EXIST. EXISTING
- FG FINISH GRADE
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, P.W.M.T PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER

SCOTTSDALE ROAD
 N00702'14"W (M) 2644.28' (M)
 1366.81' (C)



MOUNTAIN VIEW ROAD
 FOUND BRASS CAP IN HANDHOLE
 W1/4 COR SEC 26, T3N, R4E

GOLD DUST AVENUE

SITE DATA

APN: 175-33-040A
 ADDRESS: 10229 N SCOTTSDALE RD.,
 SCOTTSDALE, AZ 85258
 LOT AREA: 9,190 S.F. (0.211 AC.)
 QS #: 28-45

OWNER

DAMBROSIO FAMILY TRUST
 10229 N SCOTTSDALE RD.,
 SCOTTSDALE, AZ 85258

LEGAL DESCRIPTION

LOT 41, PARADISE VALLEY PLAZA, A SUBDIVISION RECORDED IN BOOK 94 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA;
 TOGETHER WITH AN UNDIVIDED 1/90TH INTEREST IN AND TO TRACTS B.

BASIS OF BEARINGS

THE MONUMENT LINE OF SCOTTSDALE ROAD, THE BEARING OF WHICH IS S00702'14"W.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SHEA BOULEVARD AND SCOTTSDALE ROAD HAVING AN ELEVATION OF 1351.44 NAVD 88 DATUM, GDACS# 26074-1.

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND APPEARS TO HAVE ACCESS FROM A DEDICATED PUBLIC ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON BOOK 94 OF MAPS, PAGE 15 AND SPECIAL WARRANTY DEED REC. DOC. 2014-0241123, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1760 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

*AREAS OF 0.2% ANNUAL CHANCE FLOOD;
 AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
 AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

UTILITIES

WATER: CITY OF SCOTTSDALE
 SANITARY SEWER: CITY OF SCOTTSDALE
 ELECTRIC: APS
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF MAY, 2024.



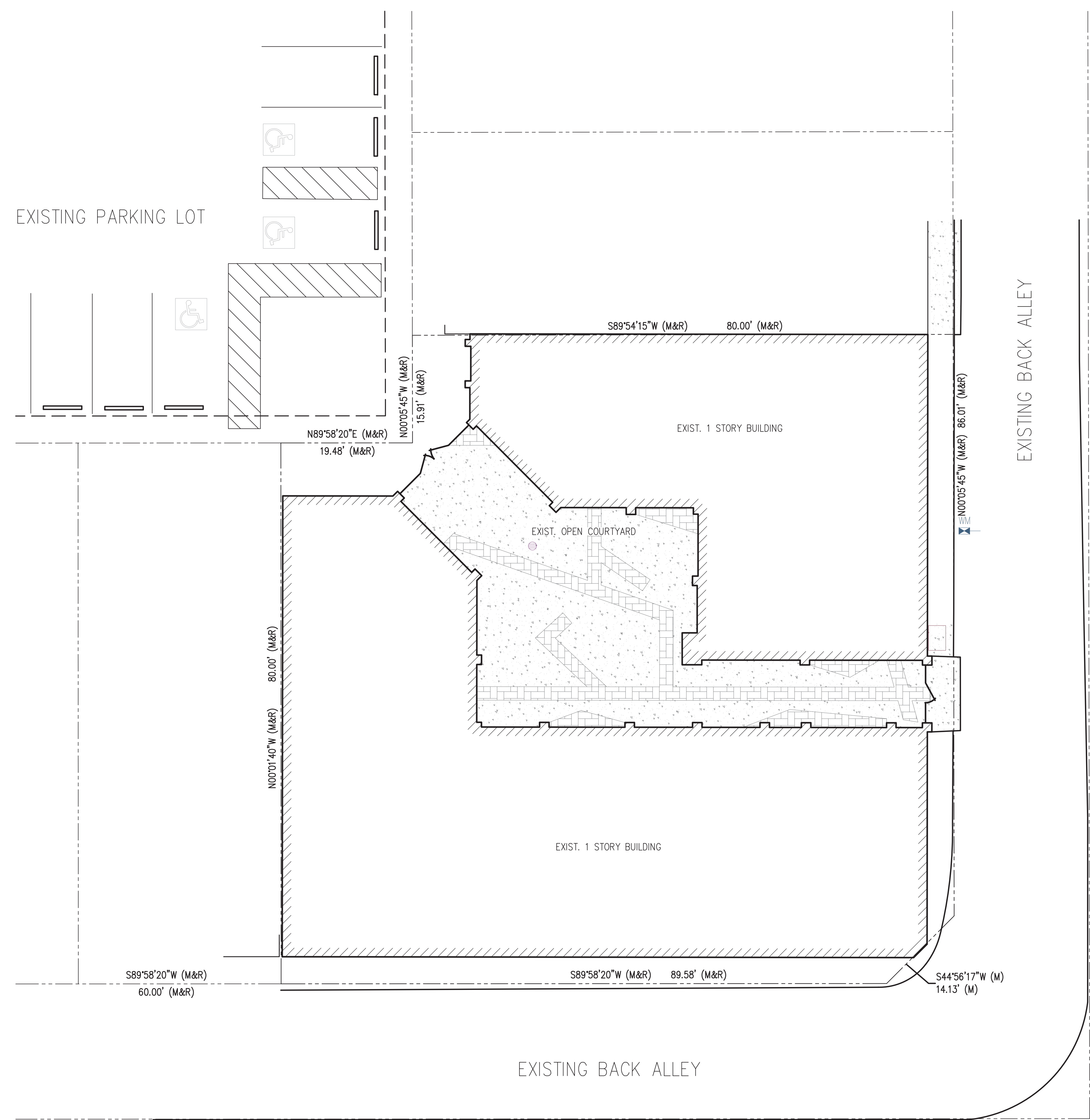
05/16/24
 DATE

DATE:	DESIGNED BY:	DATE:	SCALE:
JOB: 240416			
VERSION:	DRAWN BY:	REVISIONS:	CHECKED BY:
PLOT DATE:			

BOUNDARY & TOPOGRAPHIC SURVEY MAP
LOT 41
- PARADISE VALLEY PLAZA
10229 N SCOTTSDALE RD.,
SCOTTSDALE, AZ 85258

P. 602.889.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIXLANDSCAPE.COM

OF



PROJECT DATA

2nd FLOOR ADDITION TO AMICI BEAUTY SALON SUITES
 AT 10229 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85258
 APN 175-33-040A
 LOT AREA: 9,190 SQ.FT. (0.211 AC)

ZONING - C-3

OCCUPANCY - GROUP B - BEAUTY SALON SUITES
 CONSTRUCTION TYPE FOR THE SHELL - VB SPRINKLERED

BUILDING AREAS:

- EXISTING BUILDING GROUND FLOOR GROSS AREA:
1. NORTH SIDE - 2,254 SQ.FT.
 2. SOUTH SIDE - 3,920 SQ.FT.
 3. OPEN COURTYARD - 1,610 SQ.FT.

- EXISTING BUILDING GROUND FLOOR NET AREA (EXCLUDING EXTERIOR WALLS):
1. NORTH SIDE: 2,254 - 243 = 2,011 SQ.FT.
 2. SOUTH SIDE: 3,920 - 298 = 3,622 SQ.FT.

TOTAL NET EXISTING BLDG AREA = 5,633 SQ.FT.

CITY OF SCOTTSDALE ALLOWABLE NET BUILDING AREA:
 0.96 X 9,190 = 8,822.40 SQ.FT.

- TOTAL NEW ALLOWABLE BLDG NET AREA = 8,822.40 - 5,633 = 3,189.40
1. NEW NORTH SIDE NET AREA = 1,411 SQ.FT.
 2. NEW SOUTH SIDE NET AREA = 1,775 SQ.FT.

TOTAL NEW PROPOSED NET AREA = 3,186 SQ.FT. < 3,189.40 SQ.FT.

NEW OCCUPANCY AREA = 3,186 SQ. FT.
 OCCUPANCY LOAD = 3,186 / 150 = 21

EXITS:

1 EXIT REQUIRED: 1 EXIT PROVIDED (1 STAIR TO 2 EXITS ON GROUND FLOOR)

PARKING:

PARKING REQUIRED: REQUIRED PARKING IS INCLUDED IN THE 0.96 COEFICIENT

PLUMBING FIXTURES REQUIRED:

- OCCUPANCY LOAD = 21
 REQUIRED 1 TOILET AND 1 LAV. FOR WOMEN AND THE SAME FOR MEN
 PROVIDED 1 TOILET - ADA COMPLIANT AND 1 LAV. FOR WOMEN
 PROVIDED 1 TOILET - ADA COMPLIANT AND 1 LAV. FOR MEN + 1 URINAL

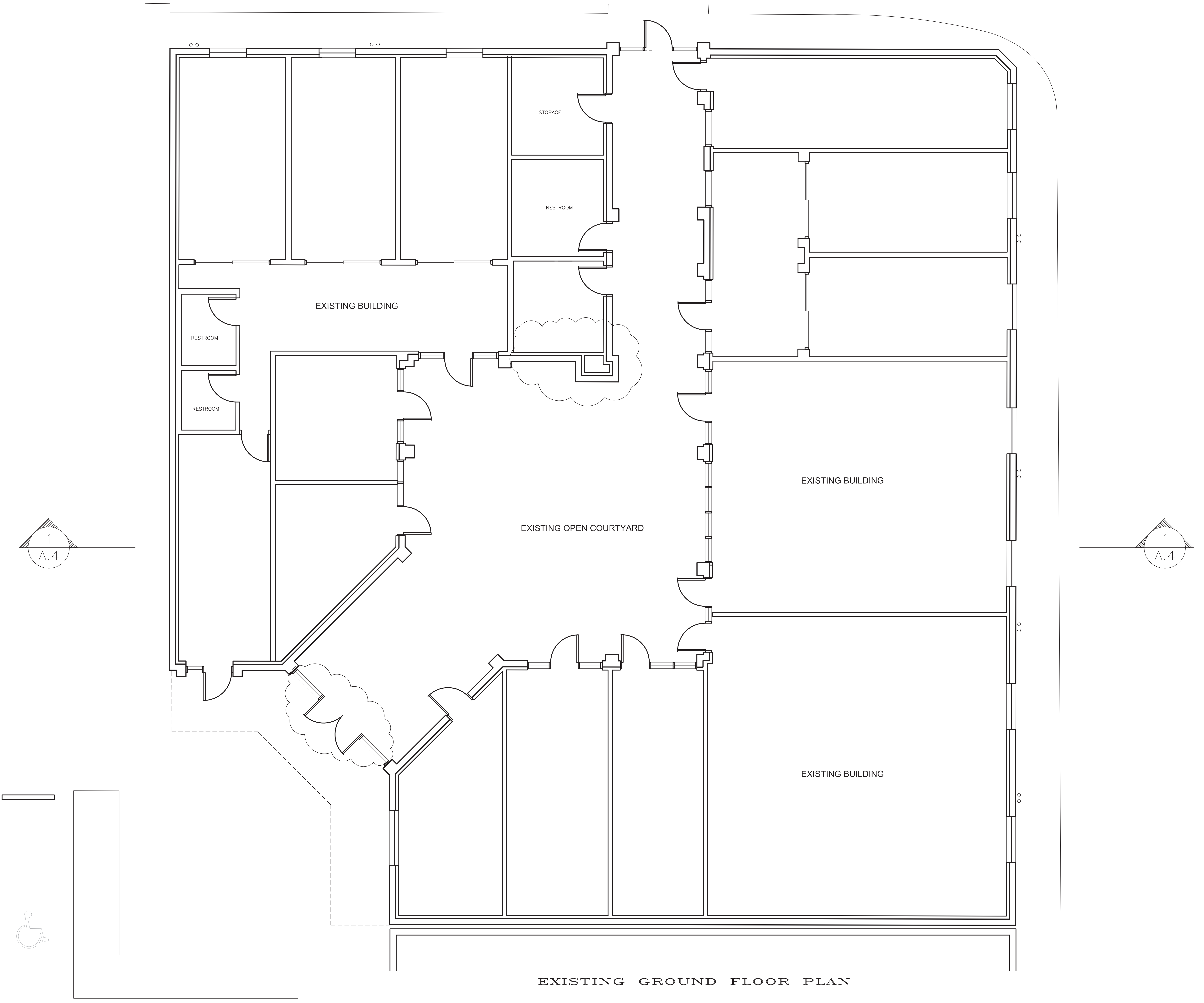
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REVISION	DATE	ARCHITECT	PROJECT MANAGER	PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY	SHEET TITLE
06/12/25		WAN SHONGDV		5000009	NTS			

SITE PLAN
 EXISTING

SHEET NUMBER
 A.1



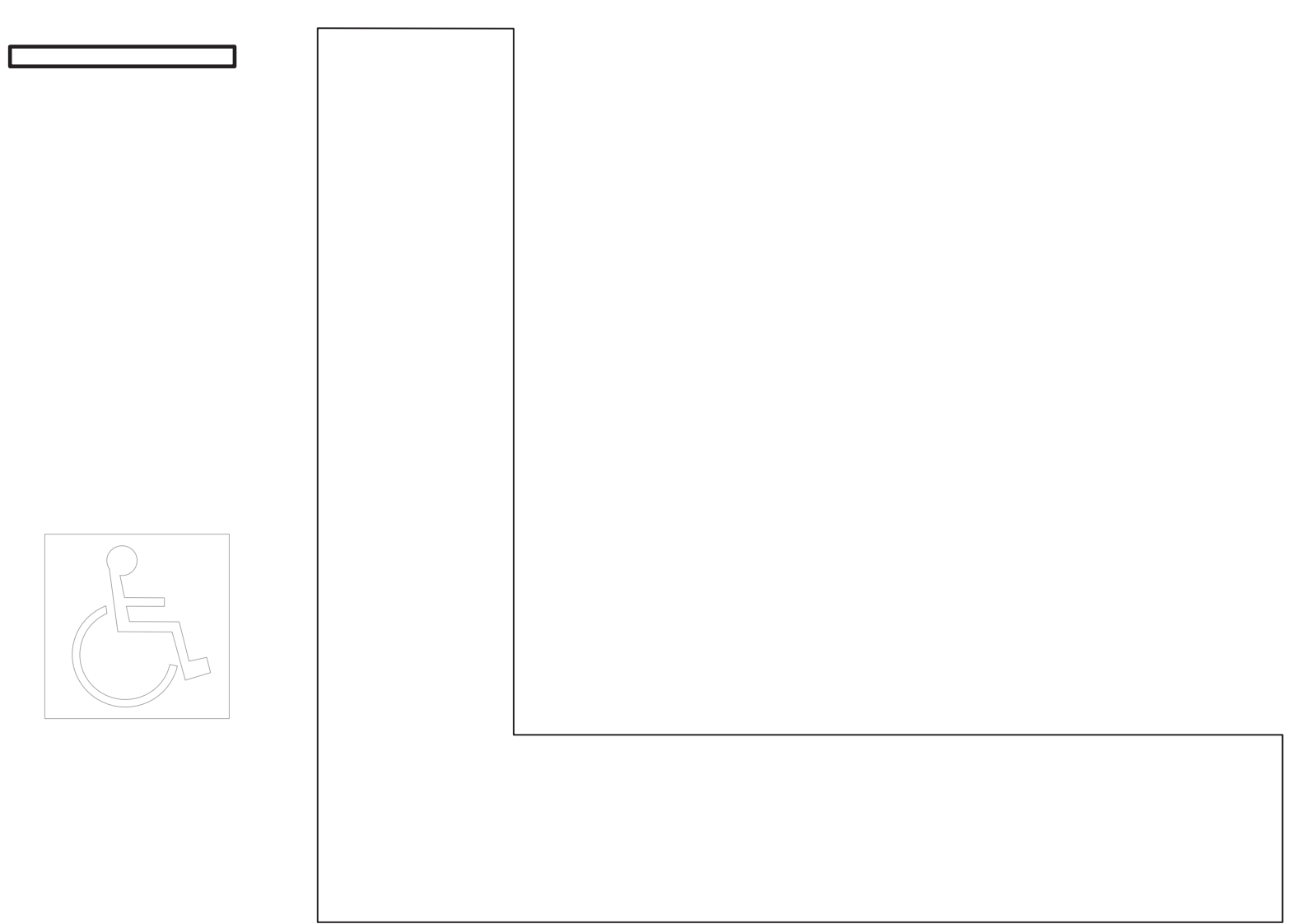
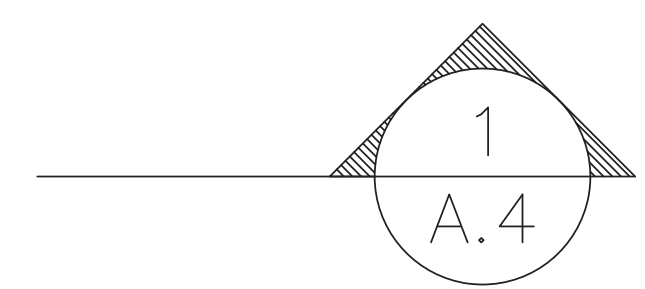
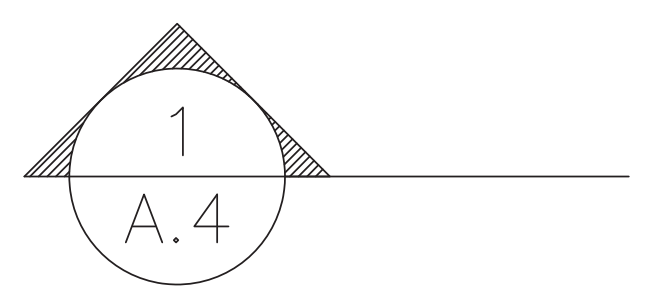
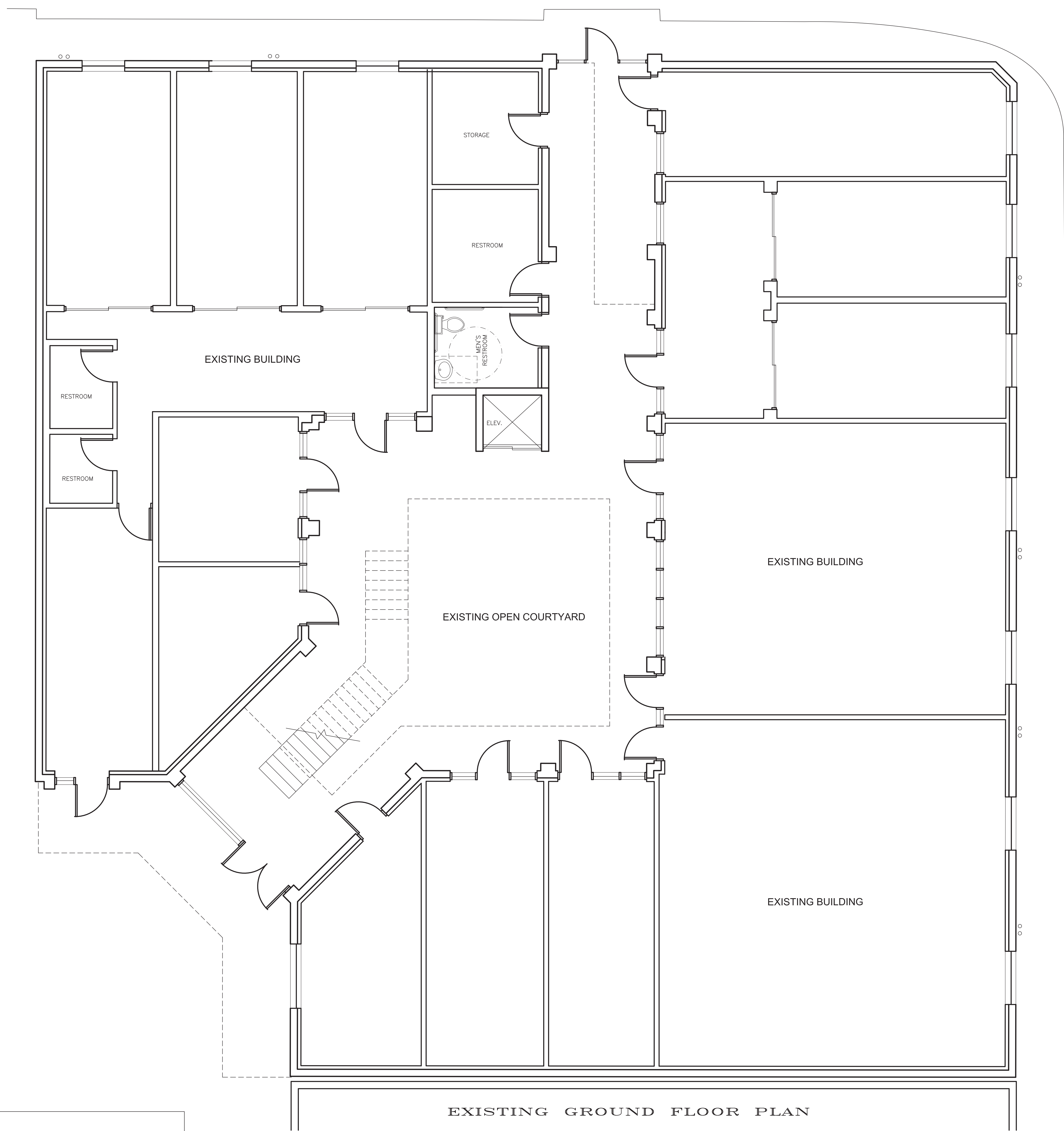
EXISTING GROUND FLOOR PLAN

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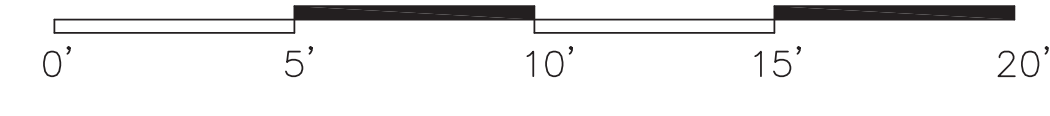
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08/12/25		WAN SHONGDV		5000009	1/4"=1'-0"			DEMO PLAN GROUND - EXISTING

DEMO PLAN
 GROUND - EXISTING

A.2



EXISTING GROUND FLOOR PLAN

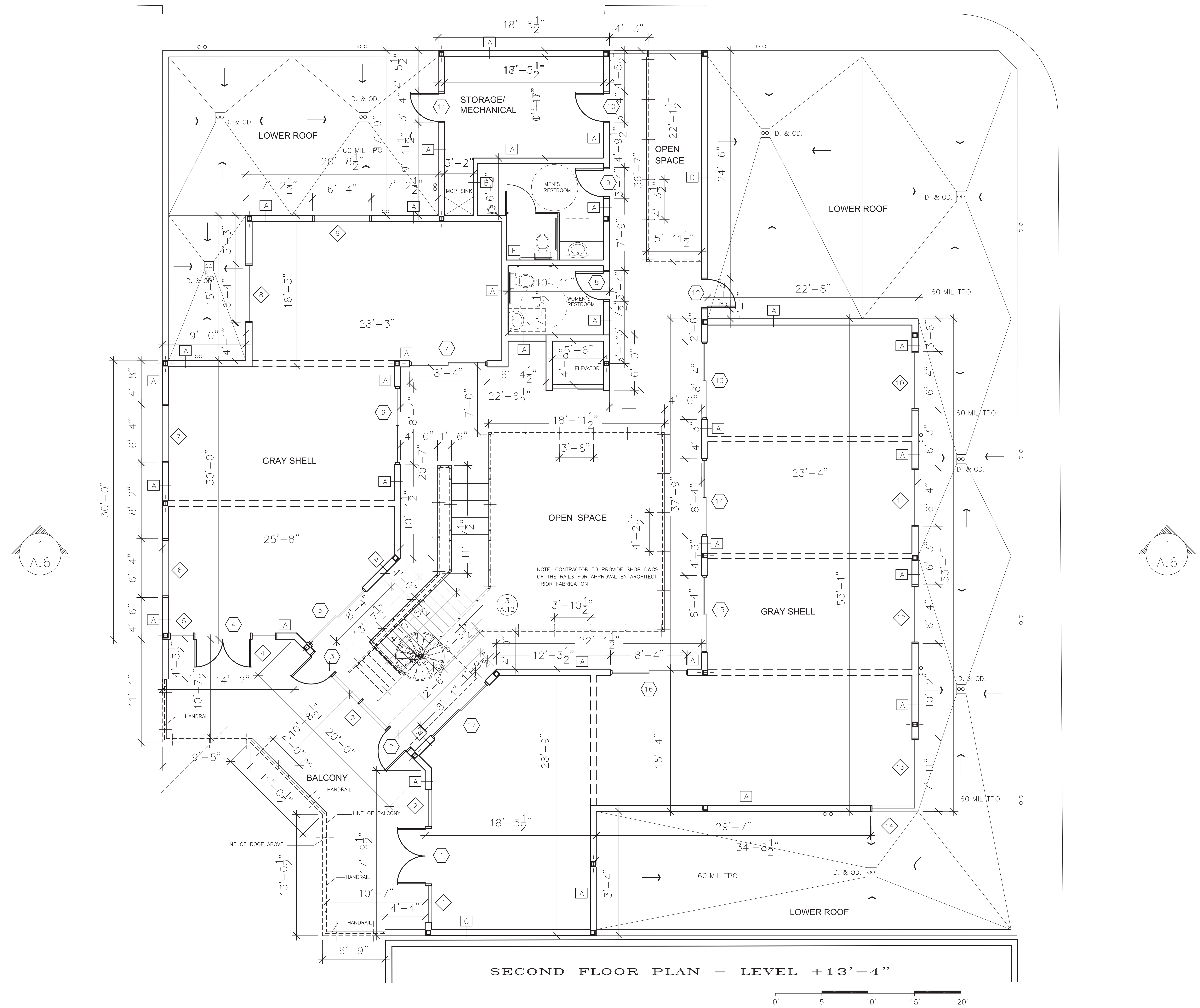
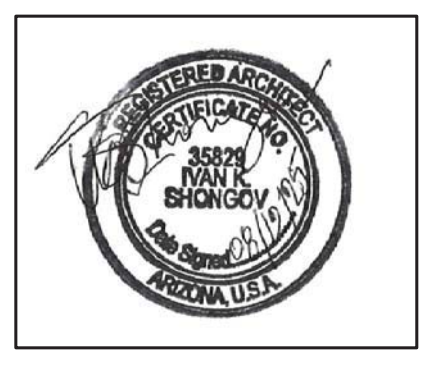


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REVISION	DATE	ARCHITECT	PROJECT MANAGER	PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY	SHEET TITLE
08/12/25		WAN SHONGOV		5000009	1/4"=1'-0"			GROUND FLOOR PLAN - EXISTING

GROUND FLOOR PLAN - EXISTING

SHEET NUMBER
 A.2.1

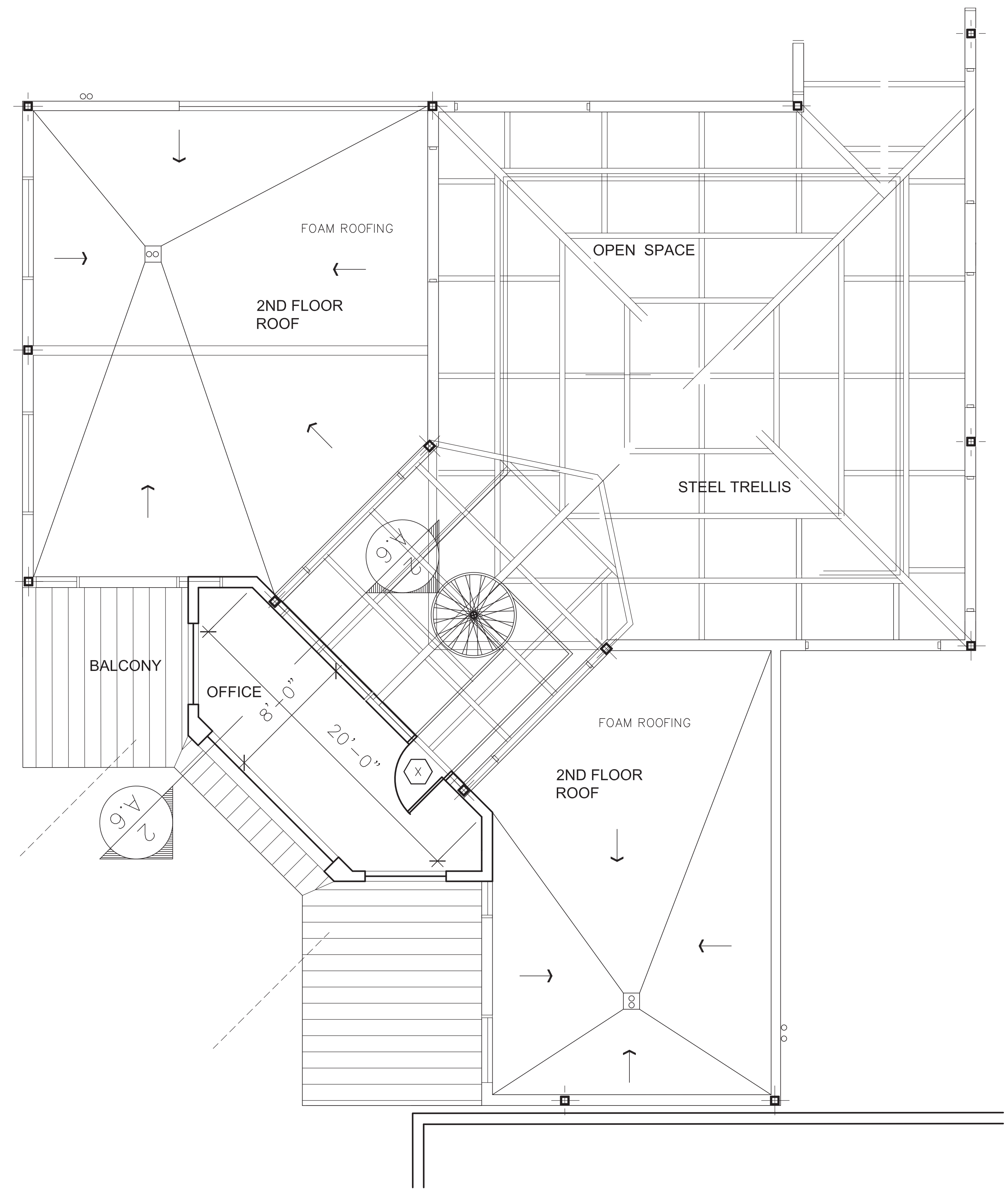
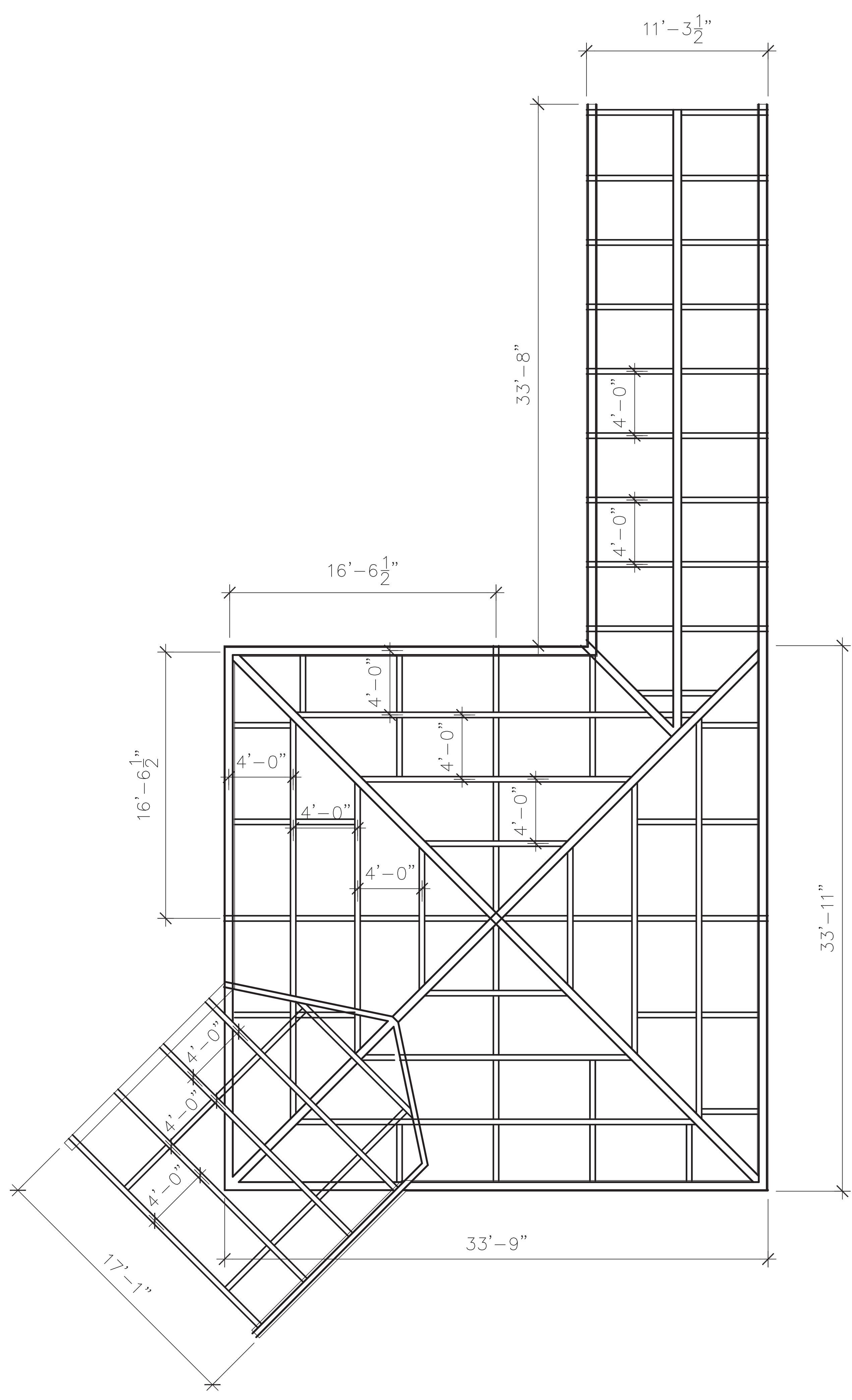


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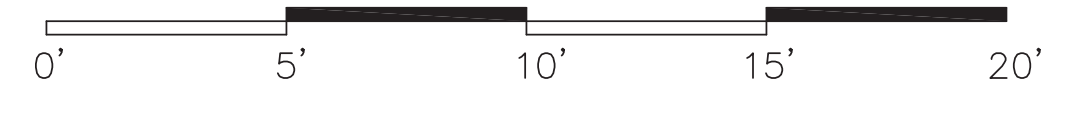
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08/12/25		WAN SHONGOV		5000009	1/4"=1'-0"			SECOND FLOOR PLAN

SECOND FLOOR PLAN

A.3



OFFICE PLAN



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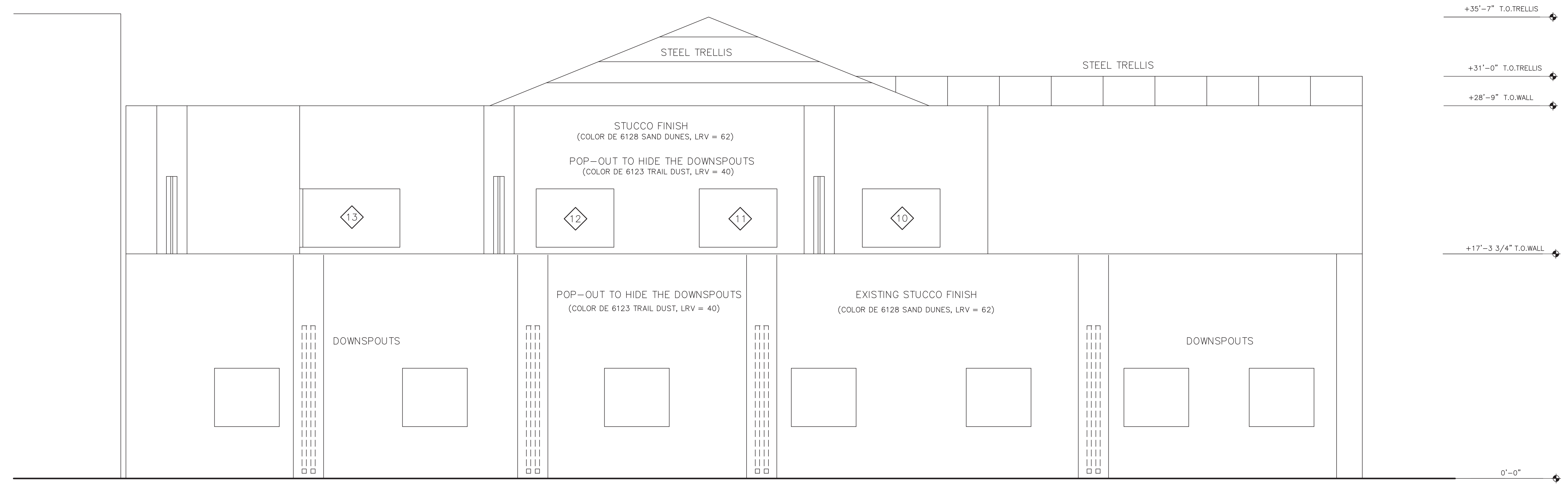
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08/12/25		WAN SHONGYU		5000009	1/4"=1'-0"			OFFICE PLAN

OFFICE PLAN

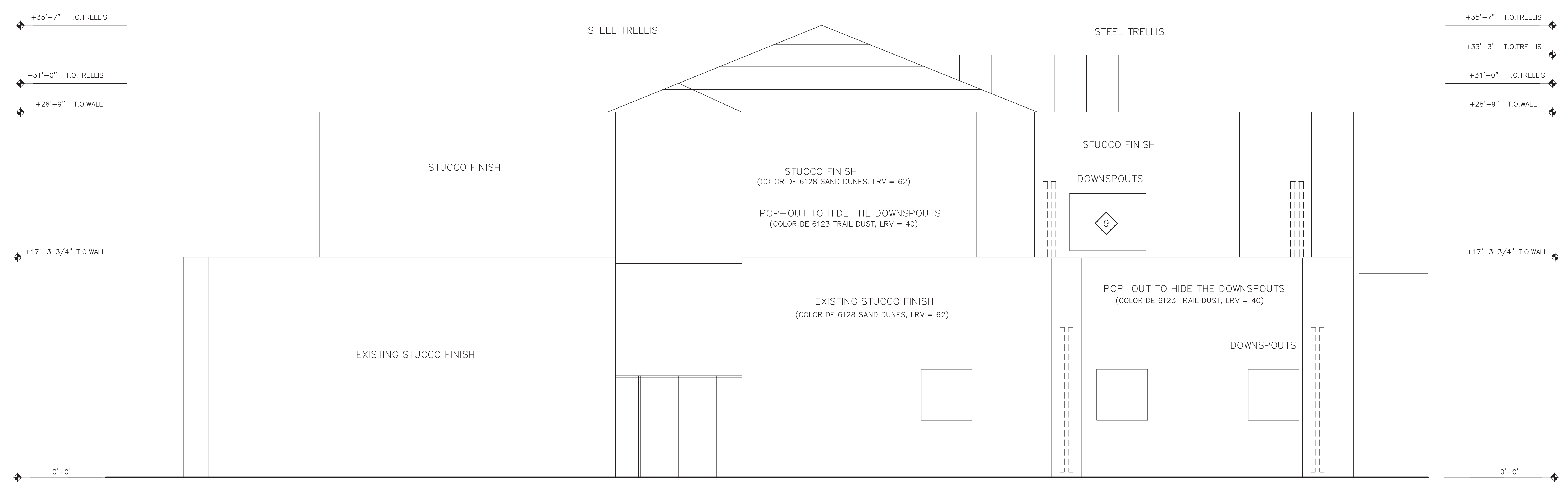


LICENSE EXPIRES 03/31/2028

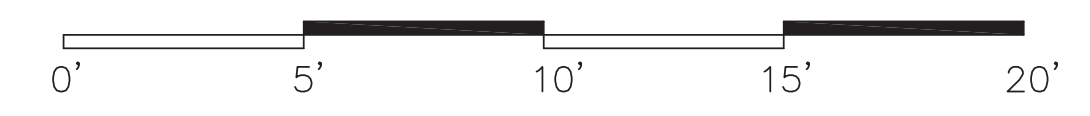
NOTES



SOUTH ELEVATION



EAST ELEVATION



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REVISION	DATE	ARCHITECT	PROJECT MANAGER	PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY	SHEET TITLE
	08/12/25	WAN SHONGDV		5000009	1/4"=1'-0"			ELEVATIONS

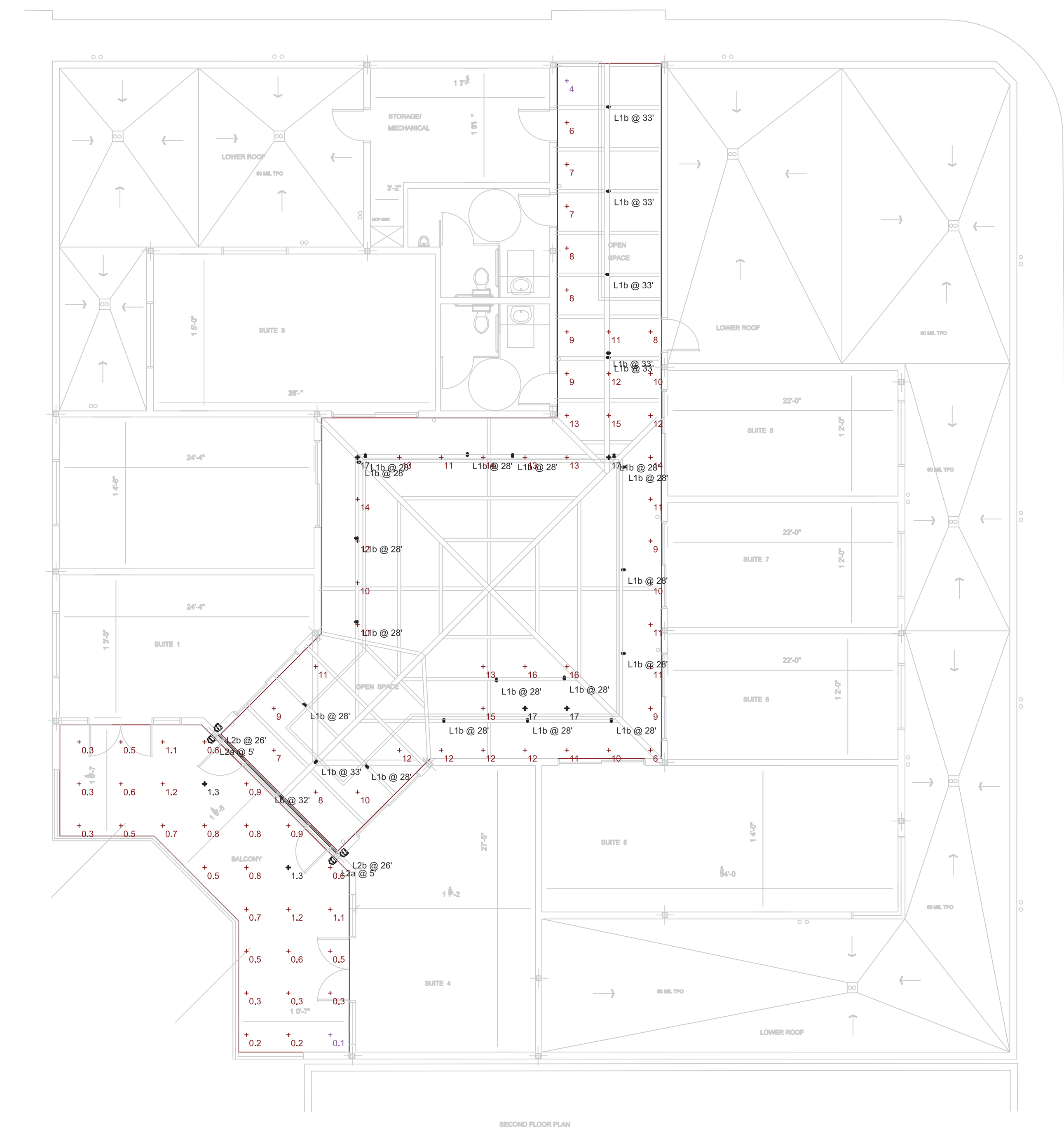
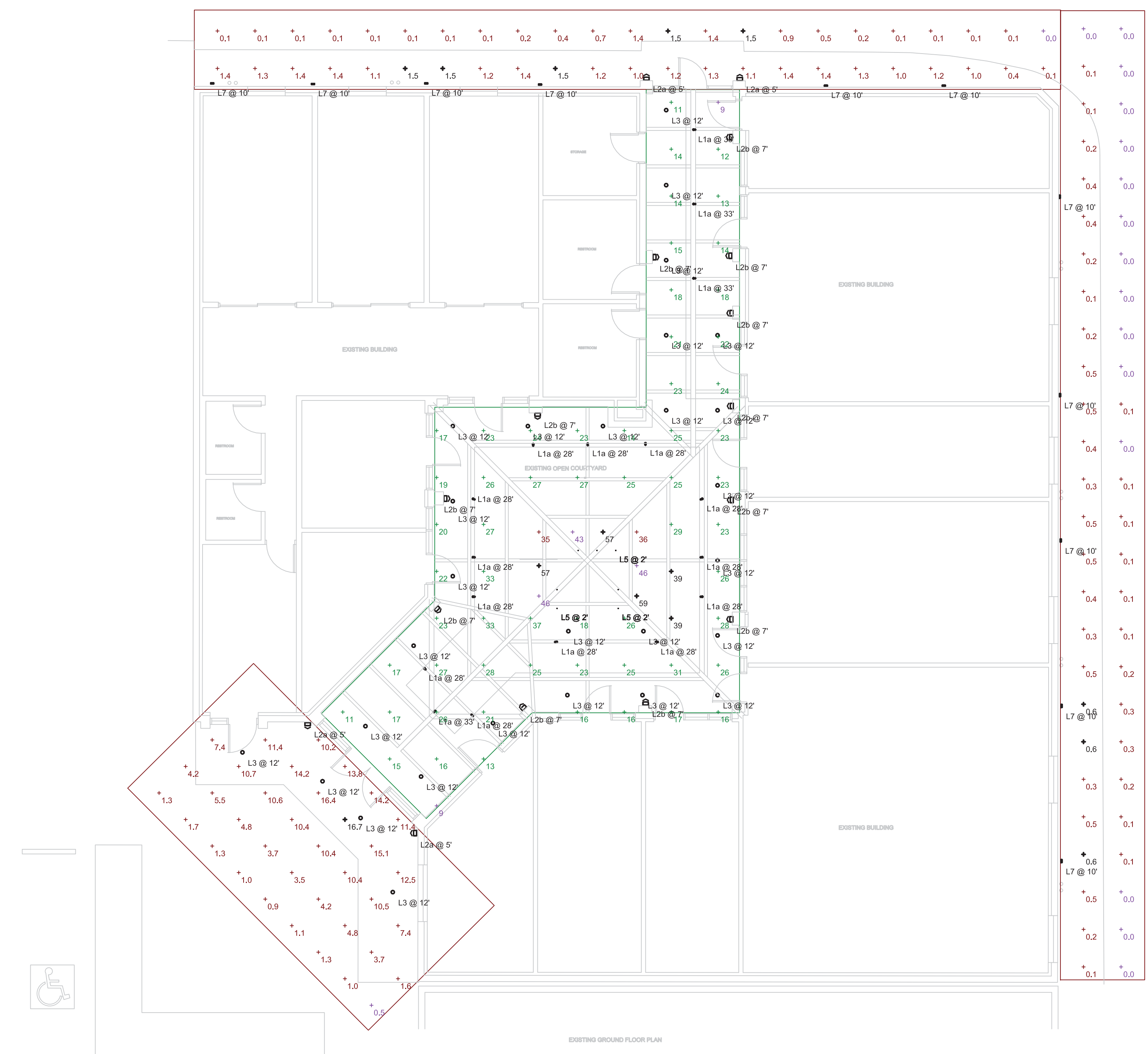
ELEVATIONS

A.7



LICENSE EXPIRES 03/31/2028

NOTES



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1st FLR FC AFG	+	22 fc	39 fc	9 fc	4.3:1	2.4:1
EAST	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
NORTH	+	0.8 fc	1.5 fc	0.0 fc	N/A	N/A
SOUTH ENTRY	+	7.2 fc	16.7 fc	0.5 fc	33.4:1	14.4:1
STAIRS		48 fc	59 fc	35 fc	1.7:1	1.4:1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2nd FLR FC AFG	+	11 fc	17 fc	4 fc	4.3:1	2.8:1
BALCONY	+	0.6 fc	1.3 fc	0.1 fc	13.0:1	6.0:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Total Output	Input Power	
⤴	L1a	17	VISTA PRO	1043 xx MF 30 F MV 010	2.75"DIA. X 9.75"H. LED ACCENT LUMINAIRE MF DISTRIBUTION	0.91	1177	19.73	
⤴	L1b	23	VISTA PRO	1043 xx WF 30 F MV 010	LED ACCENT, WF DISTRIBUTION SIZE: 2.75"DIA. X 8"H.	0.91	1041	18.97	
⤴	L2a	6	ALVA LIGHT	Tessie-Slotted 60 XXX 3000	7" wide x 5'-0" tall x 4" deep, surface-mounted, wet-location, ADA, vandal-resistant, LED wall sconce with 10 year warranty with 0-10v, dimmable to 10% driver and curved diffused lens.	1.52	1043	37	
⤴	L2b	14	ALVA LIGHT	Tessie-Slotted 30 XXX 3000	7" wide x 5'-0" tall x 4" deep, surface-mounted, wet-location, ADA, vandal-resistant, LED wall sconce with 10 year warranty with 0-10v, dimmable to 10% driver and curved diffused lens.	0.91	1043	22	
○	L3	52	Gotham Lighting	IVO4S D 15LM 30K 80CRI MWD MIN10 MVOLT ZT	4" aperture x 2.6" deep, recessed, LED downlight, wet-location for covered ceilings with integral 0-10v driver.	0.91	1456	15.71	
▬	L5	69	LLI	LED Flex Sheet LLI-FS 5.0W 64 30K 24V 90	12" x 24", surface-mounted, wet-location, LED sheets for backlighting glass elevator core. Provide remote LLI-PS-UDEFF-300W-24V-KO 11" x 4.3" x 1.8", 300 watt, IP66-rated, wet-location, 0-10v dimmable, power supplies, quantity as needed to operate complete system.	0.64	1334	15	
—	L6	1	LLI Architectural Lighting	Grazer Extrusion + LED tapelight LLI-GZR S SS T5.0 65 30K 24V 94	0.6" wide x 0.7" deep x length as shown on drawing, surface-mounted, IP65, wet-location, LED striplight in extrusion with grazer lens for lighting in slot at crown of building. Provide remote LLI-PS-UDEFF-300W-24V-KO 11" x 4.3" x 1.8", 300 watt, IP66-rated, wet-location, 0-10v dimmable, power supplies, quantity as needed to operate complete system.	0.91	5053	64	
□	L7	11	BEGA	24 088 K3 (finish)	4.75" wide x 7" tall x 2.75" deep, surface-mounted, wet-location, ADA, LED wall fixture with 90° and 15° port and 0-10v, dimmable driver.	0.91	294	9	

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REVISION	DATE	ARCHITECT	PROJECT MANAGER	PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY
06/12/25		WAN SHONGDV		5000009			

LIGHTING PLAN

L.1

SHEET NUMBER