

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 17, 2016 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

China Mist Mixed Use 33-DR-2016

Location: 7363 East Scottsdale Mall

Request: Request approval of the site plan, landscape plan, and building elevations for a new four-story mixed-use building, with approximately 11,000 square feet of commercial building area and approximately 6,660 square feet of residential building area, all on a 0.15-acre site.

OWNER

The Clayton Companies
480-941-2260

ARCHITECT/DESIGNER

Aline Architecture Concepts
480-688-3825

APPLICANT CONTACT

Brian Krob
480-688-3825

BACKGROUND

Zoning

This site is zoned Downtown/Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO).

Context

Located approximately 380 feet north of the northeast corner of North Wells Fargo Avenue and East 2nd Street, the surrounding developments are civic, municipal, office, and restaurant uses.

Adjacent Uses and Zoning

- North An existing restaurant, zoned Downtown/Retail Speciality – Type 1 Downtown Overlay (D/RS-1 DO)
- South An existing mixed use commercial building, zoned Downtown/Retail Speciality – Type 1 Downtown Overlay (D/RS-1 DO)
- East Scottsdale Civic Center Mall, zoned Central Business Downtown Overlay (C-2 DO) and Highway Commercial Downtown Overlay (C-3 DO)

- West Scottsdale Civic Center Mall Parking Garage, zoned Central Business Downtown Overlay (C-2 DO)

Key Items for Consideration

- Downtown Urban Design and Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, building elevations, and exterior lighting for the redevelopment of an existing commercial building into a mixed-use development, containing approximately 11,000 square feet of commercial space and three dwelling units in 6,660 square feet of residential space on an approximate 0.15-acre site.

Neighborhood Communication

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. City Staff has not received any comments or inquiries regarding the proposal.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Located approximately 380 feet north of the northeast corner of North Wells Fargo Avenue and East 2nd Street, and fronting the mid-west end of the Scottsdale Civic Center Mall the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed mixed-use (office, retail, and residential use) of the property is consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, personal care services, residential, restaurant, and retail uses in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of the building in the area of the Scottsdale Civic Center Mall, to the east, west, and south of the proposed development were developed in the early and mid-1970s and many have had façade renovations over the past 15 years to provide an update to their southwest architecture appearance. The buildings to the north were developed in the late 1980s and mid 2000s and represent a contemporary southwest architect appearance.

The proposed development responds to the contextual area through the use of various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in providing a complementary human scale consistent in conformance with Scottsdale Sensitive Design Principles, Downtown Plan Urban Design & Architectural Guidelines and the Design Guidelines for Office Development. In addition, the design incorporates contextual materials (glass, metal, stucco, steel, and wood) that promote a supportive design relationship. In addition, the proposed design represents a contemporary architectural style that similar to the existing developments to the north.

The existing pedestrian access walkway on the north side of the building that provides access to the building, the development to the north and the Scottsdale Civic Center Mall and parking garage will be reconstructed as part of this development, which will provide more of an open appearance. The pedestrian orientation of the building will be enhanced through the incorporation of large grade-to-

ceiling windows on the first and second floors adjacent to the pedestrian walk and Scottsdale Civic Center Mall. In addition, large grade-to-ceiling windows are incorporated on the third and fourth floor, to a lesser degree. These modifications essentially provide an indoor/outdoor experience for the pedestrians, users, and residents. To assist in reducing a pedestrian-perceived size and bulk of the building, the third and fourth levels are setback from the face of the building. This allows the areas of the building that are setback to be utilized as balconies and outside circulation, which further contribute to the user, resident, and pedestrian experience.

Vehicular access will be provided from the abutting alley on the east side of the property that connects to North Wells Fargo Avenue and East 2nd Street. Parking will be accessed from the alley, and public parking is available in the Scottsdale Civic Center Mall parking garage.

Development Information

- Existing Use: Vacant building
- Proposed Use: Mixed use development
- Parcel Size: 0.15 gross acres
0.14 net acres
- Commercial space: 11,000 square feet
- Gross Floor Area Ratio Allowed: 1.8
- Gross Floor Area Ratio Proposed: 1.72
- Building Height Allowed: 66 feet, including rooftop appurtenances
- Building Height Proposed: 66 feet, including rooftop appurtenances
- Parking Required: 23 spaces
- Parking Provided: 3 new parking spaces, 53 Parking Improvement District Credits
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 22 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve China Mist Mixed Use, per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY


Dan Symer, AICP, Report Author

11/7/16
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

11/7/16
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/8/16
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 2. Close-Up Aerial
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Perspective
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan

**Stipulations for the
Development Review Board Application:
China Mist Mixed Use
Case Number: 33-DR-2016**

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, 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 Aline Architecture Concepts, LLC, with a city staff date of 09/22/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Aline Architecture Concepts, LLC, with a city staff date of 10/17/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Berghoff Design Group, with a city staff date of 07/26/2016.
 - d. The water and sewer basis of design report submitted by NOE Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning District Map Amendment for the site was Case #22-ZN-2016.

ARCHITECTURAL DESIGN:

Ordinance

- B. Prior to the submittal of any construction documents, the property owner shall obtain approval from the City Council to allow the balcony encroachments in to the airway above the Scottsdale Civic Center Mall property in a form satisfactory to the City Attorney, or designee.

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 or 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.
4. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
5. With submittal of final plans the floor plans and roof plans shall indicate the location of the roof access doors or access hatches.

SITE DESIGN:

Ordinance

- C. With the construction document submittal, please include private outdoor living space area for each unit – minimum of sixty (60) square feet is required.

DRB Stipulations

6. Prior to the issuance of a Certificate-of-Occupancy, the property owner shall provide documentation of a service contract with the City of Scottsdale Solid Waste Department to refuse collection in the City refuse enclosure at the north end of the North Wells Fargo Avenue alley alignment for this property.

EXTERIOR LIGHTING:

Ordinance

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. 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.

EXTERIOR LIGHTING:

Ordinance

- A. Prior to the issuance of a building permit, the property owner shall obtain a permit to remove the existing tree north of the proposed northwest corner of the building, and shown on the above reference landscape plan to be removed.

DRB Stipulations

7. Incorporate the following parking lot and site lighting into the project's design:
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 10.00-foot-candles. All exterior luminaires shall be included in this calculation. 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

- 8. The plate steel used on the bicycle rack shall be a minimum of ½-inch thick upright supports, all other dimensions of the bicycle racks shall conform with the City of Scottsdale Standard Detail No. 2285.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

- B. Prior to the issuance of a building permit for the site, the owner shall submit plans to construct alley, curb, sidewalk, and driveways in accordance with stipulations Case No. 22-ZN-2015.

WATER AND WASTEWATER STIPULATIONS:

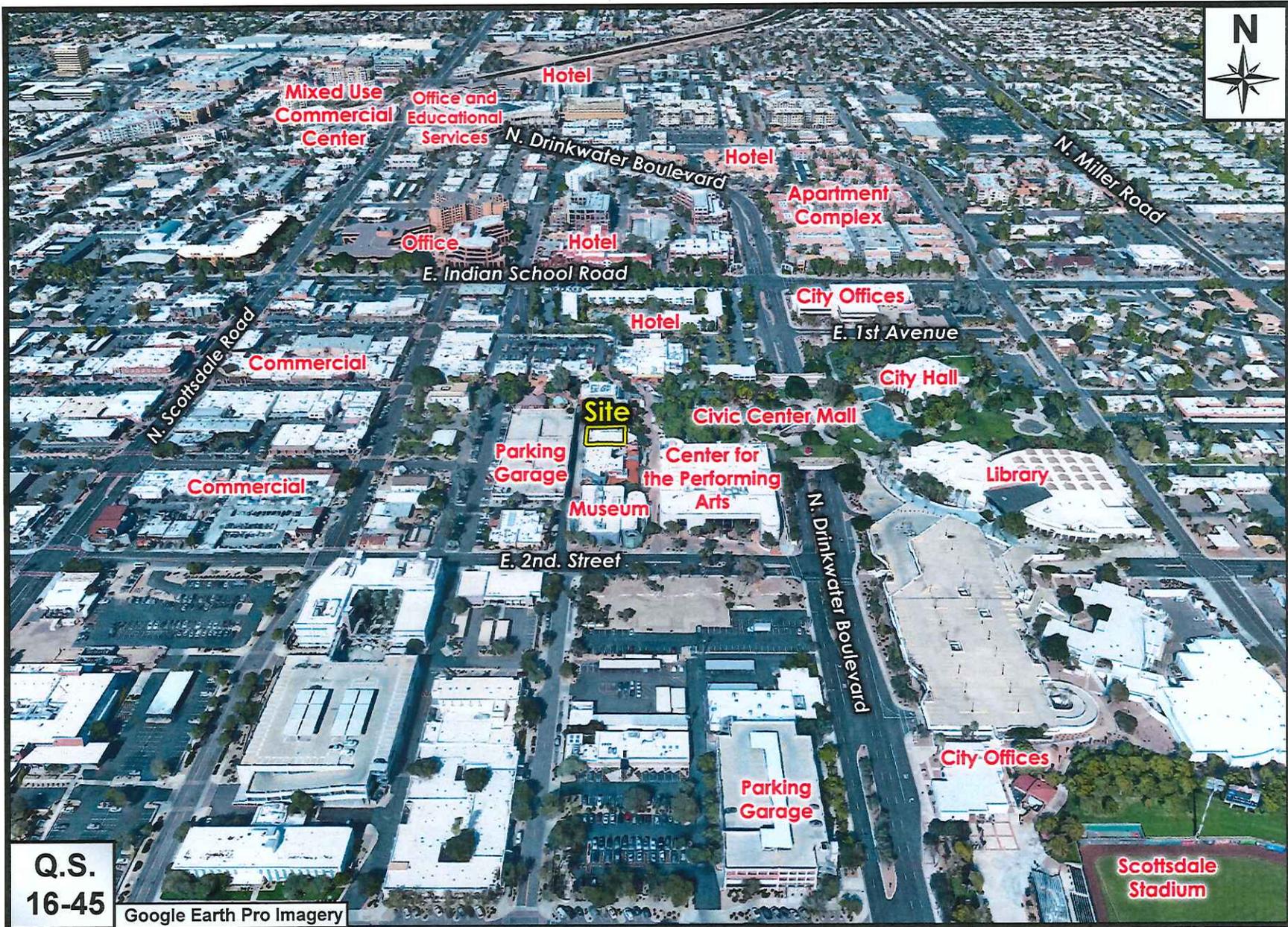
DRB Stipulations

- 9. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

Ordinance

- C. Stormwater runoff from the site and the roof shall exit at its' historic location.
- D. Raised planters shall be plumbed to drain to the City's sanitary sewer system
- E. All condensate lines from air conditioning or cooler units shall be plumbed to drain to the sanitary sewer system.



Mixed Use
Commercial
Center

Office and
Educational
Services

Hotel

Hotel

Apartment
Complex

Office

Hotel

City Offices

Hotel

E. 1st Avenue

Commercial

City Hall

N. Scottsdale Road

Site

Civic Center Mall

Parking
Garage

Center for
the Performing
Arts

Library

Commercial

Museum

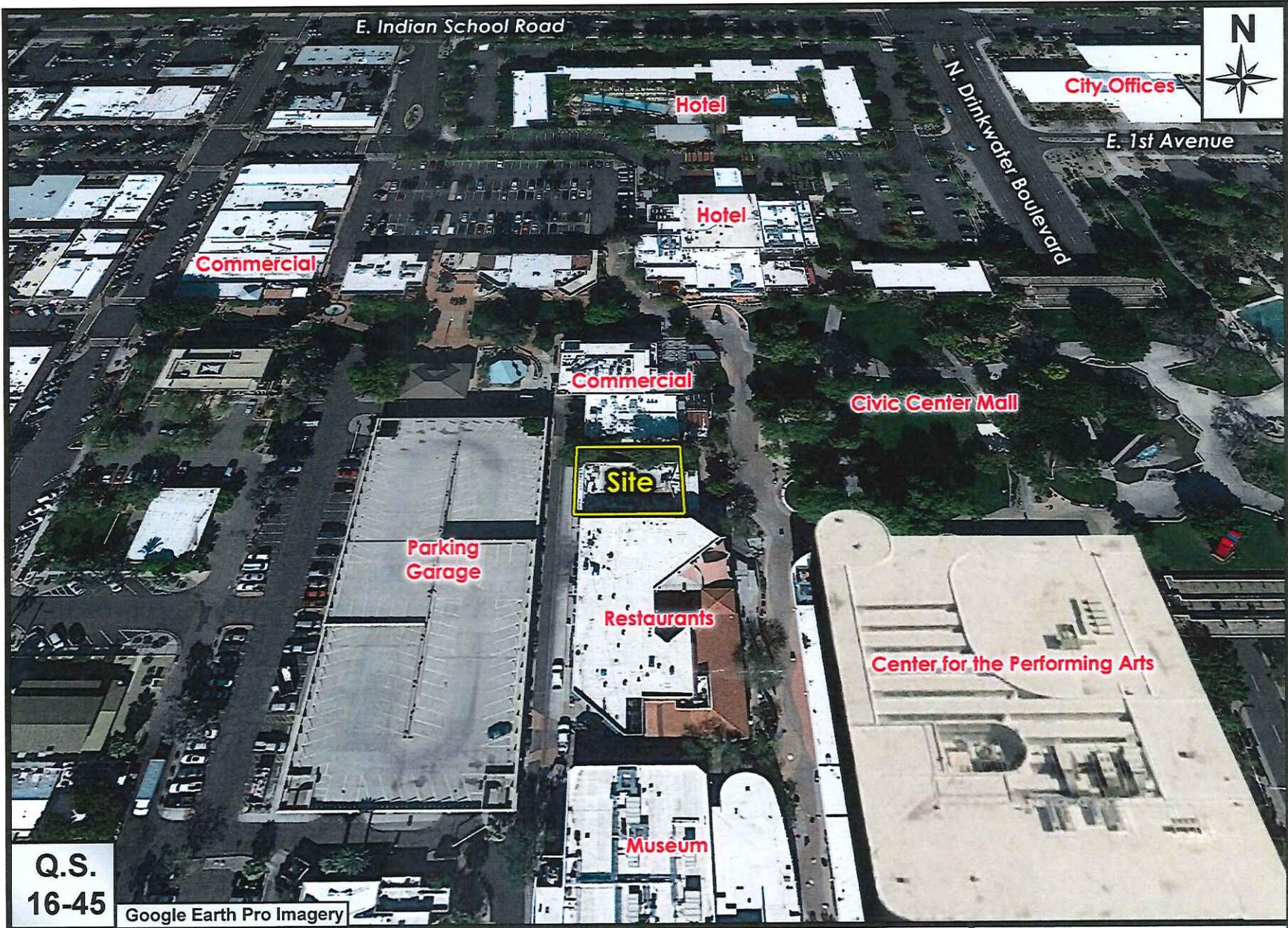
N. Drinkwater Boulevard

E. 2nd. Street

City Offices

Parking
Garage

Scottsdale
Stadium



China Mist Mixed Use

33-DR-2016

ATTACHMENT #2

APPLICATION NARRATIVE

Wednesday, September 14, 2016

China Mist Mixed Use
7363 E. Scottsdale Mall
Scottsdale, Arizona 85251

re: **862-PA-2015**

Dear Development Review Board,

This Zoning District Map Amendment (rezoning) / Design Review Board application entails a new four story structure fronting on the Scottsdale Civic Park. This application precludes new zoning which allows 66'-0" overall height. The structure will be mixed use with ground level retail with mezzanine level above alley access garages, second level office, and third and fourth floor residences. The zoning stepbacks create deck areas for the residential levels. The stepbacks have been adapted for the current conditions that is per code on the east, facing the park, 2:1 stepping from 30'-0" on the north and west facing AZ88 and the parking structure respectively, and 2:1 stepping from the fourth floor on the south demising wall with the adjacent building. A proposed patio area for the second level office creates ground level shading on a organically shaped garden for the retail which retains the existing park hardscape for edges, and extends over the park walkways for additional shade. The pedestrian space in between the new mixed use building and AZ88 will be enhanced with an accessible ramp and stairs and new native grass flanked walkway. The site is currently zoned C-2, but the City has overlaid a new Land Use designation of Downtown Civic Center Type 2, which is consistent with the General Plan, and consistent with the Downtown Plan.

1. This design follows all applicable guidelines and development standards by responding to its urban context within the Civic Park. It maintains and builds upon the character and quality design features Scottsdale is known for with a carefully considered design, and unique mixed use experience of retail that engages the public, office destination, and residential components that activate the area around the clock. Our use of contemporary materials such as embossed concrete panels, channel glass, in addition to stainless steel trim accents and stucco fields that relate it to the adjacent structures and provide shade, texture and depth to the open spaces contribute to the streetscape, neighborhood and broader community. Enhancing the connection between the parking structure and alley to the Civic Park, as well as access to the entry of the retail at the ground level will bolster pedestrian traffic, Lighting, signage and noise levels are considered with respect to the neighbors and alleyway in an effort to remain a comfortable environment and yet feel safe and inviting. Ample use of landscaping at ascending levels of the structure, patio balconies, and projected shade features minimize sound transference to and from the patio balconies while enhancing the character of the project. The new structure fits within the confines of the property envelope and overall height restrictions.

2. a. This design promotes a desirable relationship between structures, open spaces and topography as well as the neighborhood by enhancing and activating the Civic Park with carefully considered architectural features, landscaping and site planning. The architecture uses contemporary construction and materials while keeping the design integral to the park landscape adjacent, inviting with the use of outdoor lighting features, landscape planters at multiple levels, shade features, and patio balconies. These architectural elements work together with the adjacent Civic Park landscaping which also provides shade and visual character that engages and enhances the urban environment. Building heights are kept to within established standards.
- b. This design avoids excessive variety and monotonous repetition with a carefully selected palette of materials and design features. The façades and patios are designed with respect to the surrounding structures and Civic Park with shading features and private balconies that are activated on multiple levels, that create an inviting environment. This design is well balanced and proportioned in its use of materials, massing and overall design.
- c. This design strengthens and enhances the character of the area by contributing thoughtful design with materials and landscaping that will age well. These materials include textured concrete, wood cladding, stainless steel and channel glass used in proportions appropriate to the character of the desert climate and context of the site. Well-designed projects such as Hotel Valley Ho, Camelview at Optima, Safari Drive, and other progressive buildings with classic modern character are echoed in our design by using clean simple forms that are well proportioned, while maintaining variety in texture, color, massing and landscaping. It engages the neighborhood with landscaping and both pedestrian and bike friendly features such as entrance-ways, outdoor lighting and landscaping, and bike racks at the main entrance on the Civic Park. Landscaping includes native plants and trees such as Jamaican Plums, Ironwood, Purple Threawn, among others to embrace the Sonoran Desert. The architecture and landscaping are designed to age well over the decades and make a strong contribution to the revitalization of the Downtown Scottsdale area.
- d. - With balcony levels on every level of the four story structure, each level has a vista overlooking the park, and in some cases looking westward toward Camelback Mountain, Papago Buttes, and off onto the horizon in unobstructed views above the third level.
- e. - The site development is new. We are demolishing the existing 1 story restaurant and replacing it with a new 4 story mixed use structure. The adjacent landscape and hardscape will be enhanced to reflect new entries from the Civic Park, and enhanced pedestrian access from the parking structure, and new private garages from the alley.
- f. -We are providing landscape improvements to the site and adjacent areas including the pedestrian access easement.
- g. -The Civic Park frontage design was extensively considered through the use of carefully proportioned features, materials that age well, and architectural elements that add to the character of the neighborhood and provide a standard of design that will greatly enhance the area. Trees and other landscaping provide a connection to the park and shade for pedestrians.
- h. Accessibility to multiple entries to the structure and improvement of the pedestrian access easement enhances interaction with the community, and visual interest to the project.
- i. - Shade structures and landscape elements provide shade and human scale. Material changes at every level promote a multitude of human scaled elements that encourage exploration of the space and access between neighboring sites.
- j. - The main volume of the building is at 66'-0" high. Entrances and volumetric elements are differentiated by use of material changes such as textured concrete, wood, stucco, and channel glass. Proportions of these elements are designed to work with the landscaping, human scale and park and distant views.
- k. - Architectural features designate the multiple levels of the project to create different environments per the use. The ground floor remains open with connections to the exterior with shade elements to protect the main eastern storefront. The office level has a rainscreen enclosure with punched windows that extends up to create the railings of the patios above. The residential levels have a series of perimeter projects and inlets that create exterior areas as well as sun protection. Shade devices such as louvers are used on the west side to protect against

direct setting sun. The north and east corners of the residences have pocketing glass doors that merge the interior with the exterior. The application of the various materials work together to express the inherent qualities of these spaces in a balanced way that enriches the community and neighborhood.

l. - Landscaping is chosen to enhance the natural beauty of the Sonoran Desert, and surrounding neighborhood. Jamaican Plum, Ironwood, and Purple Threawn are chosen to provide shade, texture, and a pleasant environment. The size, shade qualities and visual character of these plants are all chosen to integrate with the architecture and surrounding neighborhood.

m. - All landscaping is considered for its low water consumption and ability to live in the Sonoran Desert.

n. - All directed exterior light will highlight landscaping and architectural features and face away from the adjacent structures to minimize glare. Ambient light will be included throughout the exterior patio with custom outdoor light fixtures.

o. - All signage is thoughtfully considered. The size, placement and illumination are designed to work with the architecture of the building while promoting visibility and respect for the surrounding neighborhood.

3. All ingress/egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways are designed to meet applicable codes and ordinances (IBC 2012 & ADA 2010), and promote the overall health and safety of the patrons. The alley to the west of the site is enhanced to promote ease of ingress/egress to garages of the site. An enhanced pedestrian access easement utilizes an accessible ramp to aide pedestrian ingress and egress from the parking structure.
4. All mechanical equipment/utilities are screened by parapet walls at a height of 66'-0" and fit with the overall architectural character.

Respectfully,

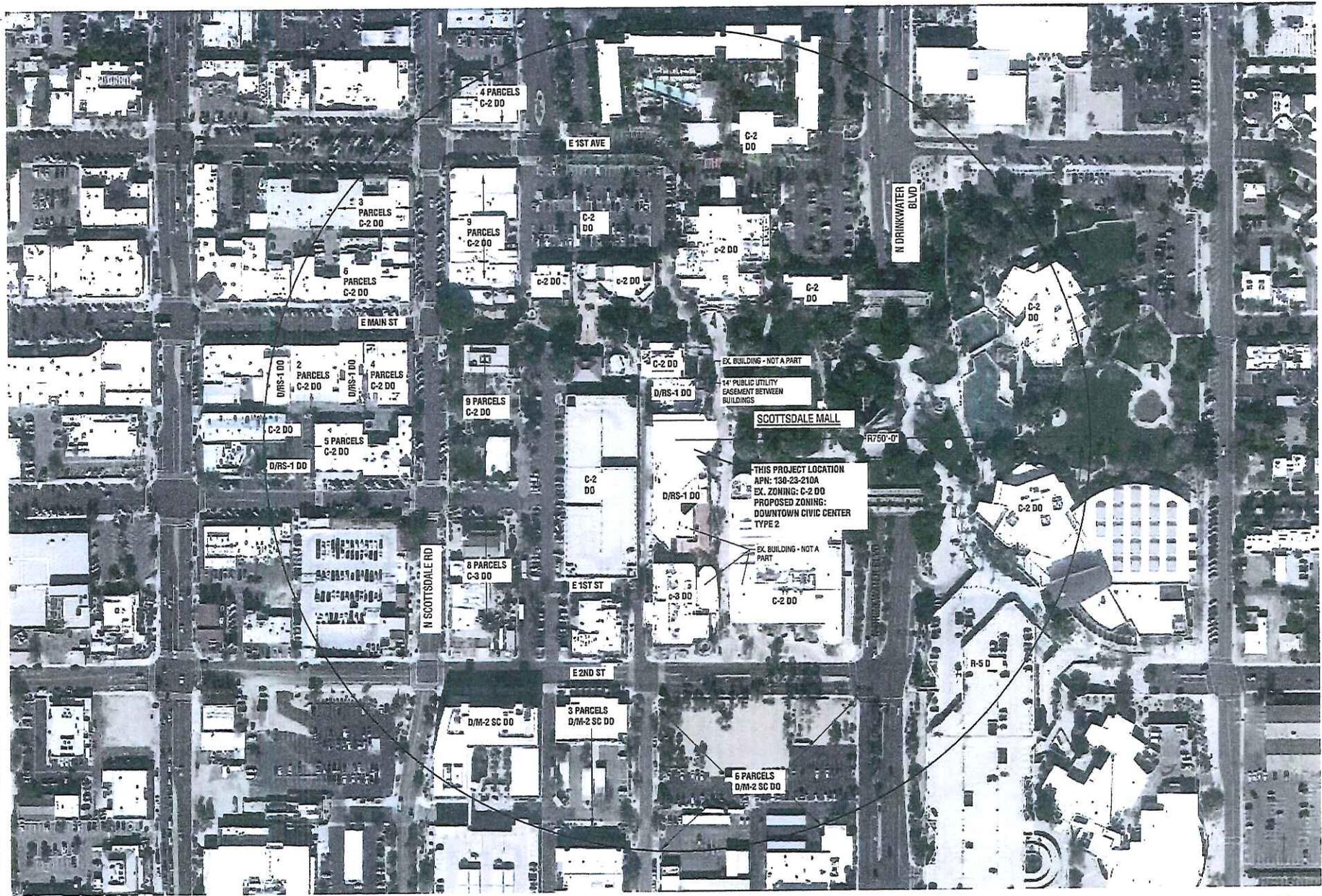
Brian Krob, NCARB

Principal

Aline Architecture . Concepts, LLC

7340 E. Main St. #220

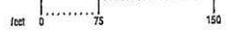
Scottsdale, AZ 85251



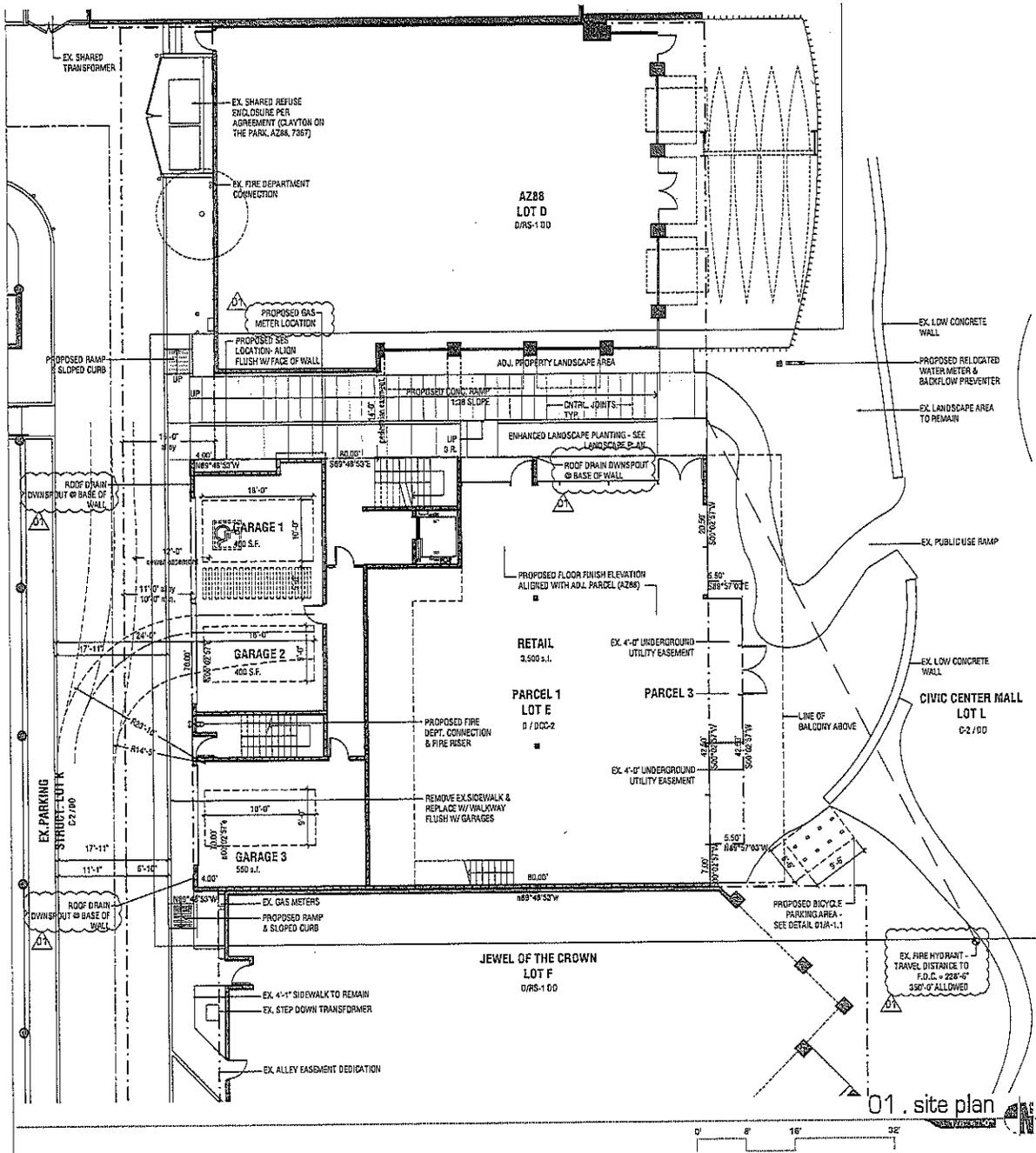
THIS PROJECT LOCATION
 APN: 138-23-210A
 EX. ZONING: C-2 DO
 PROPOSED ZONING:
 DOWNTOWN CIVIC CENTER
 TYPE 2

2nd drb submittal
 7/26/15
 03.16.15-03 comments
 date board september 14, 2015 case # 150270-2015
 project # 100201 case # 250-2015
 come mix mixed use
 lalina

01 . context aerial



context aerial
 sk-0.1



parking calculations

- PARKING REQUIRED:**
- RESIDENTIAL DWELLING UNIT #1: 3 THREE-BED ROOMS= 0 PARKING
 - RESIDENTIAL DWELLING UNIT #2: 3 THREE-BED ROOMS= 0 PARKING
 - RESIDENTIAL DWELLING UNIT #3: 3 THREE-BED ROOMS= 0 PARKING
 - REQUIRED PURSUANT TO SECTION 9.104.H.A.D. OF THE ZONING ORDINANCE.
 - OFFICE AND RETAIL, SPACE: 11,000 SQUARE FEET= 2,000 S.F. (MINUS PER SECTION 9.104.H.3.C.2.W OF THE ZONING ORDINANCE) / 250 = 22.80
 - TOTAL PARKING REQUIRED: 0 + 22.80 = 22.80 OR 23 SPACES
 - ACCESSIBLE PARKING REQUIRED = 5% OF 24 = 0.24 OR 1 SPACE
- PARKING PROVIDED:**
- TOTAL PARKING PROVIDED: 3 GARAGE SPACES + 59 IMPROVEMENT DISTRICT
 - CREDITS (12 OF WHICH ARE A LEASE AGREEMENT) = 50 SPACES
 - TOTAL ACCESSIBLE PARKING PROVIDED= 1 SPACE
 - BICYCLE PARKING REQUIRED: 2 SPACES (1 RUNG)
 - BICYCLE PARKING PROVIDED: 8 SPACES (4 RUNGS)

applicable codes

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2009 INTERNATIONAL CODE COUNCIL / AMERICAN NATIONAL STANDARDS INSTITUTE A117.1 ACCESSIBILITY CODE
- 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

project summary

THIS PROJECT CONSISTS OF A NEW THREE STORY MIXED USE STRUCTURE W/ GROUND LEVEL RETAIL, SECOND LEVEL OFFICE, AND THIRD FLOOR RESIDENTIAL. GARAGE FOR THE RESIDENTIAL UNIT PROVIDED OFF THE ALLEY ON THE GROUND FLOOR. A LADDER ON THE THIRD FLOOR USED FROM VIEW TO PROVIDE ACCESS TO ROOF.

legal description

LOTS 72 AND 73, INDIAN PLAZA PROPERTIES, ACCORDING TO BOOK 76 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, AZ

building data

PROPERTY ADDRESS: 7385 E. SCOTTSDALE MALL, SCOTTSDALE, AZ 85261

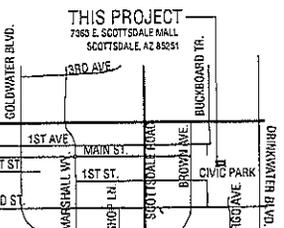
EXISTING ZONING	DOWNTOWN CIVIC CENTER TYPE 2	D-2 DO
PROPOSED ZONING	DOWNTOWN CIVIC CENTER TYPE 2	3,500 S.F.
FIRST LEVEL AREA (RETAIL)		2,000 S.F.
FIRST LEVEL MEZZANINE (RETAIL)		1,486 S.F.
SECOND LEVEL AREA (OFFICE)		5,388 S.F.
THIRD LEVEL AREA (RES.)		3,531 S.F.
FOURTH LEVEL AREA W/ MEZZANINE (RES.)		0,125 S.F.
MEZZANINE (RES.)		19,848 S.F.
INTERIOR BUILDING AREA TOTAL		27,888 S.F.
EXTERIOR BUILDING AREA TOTAL (PATIOS + CURB.)		2,640 S.F.
BUILDING AREA TOTAL		30,528 S.F.
OCCUPANCY TYPE	M (RETAIL), B (BUSINESS), R-2 (MULTIFAMILY)	
CONSTRUCTION TYPE	I-A (SPRINKLERED)	
MAXIMUM HEIGHT	68'-0" (MECHANICAL INCLUDED)	
NUMBER OF DWELLING UNITS		3 UNITS
MAXIMUM ALLOWED DENSITY		50 UNITS / ACRE
MAXIMUM PROPOSED DENSITY		22 UNITS / ACRE

site data

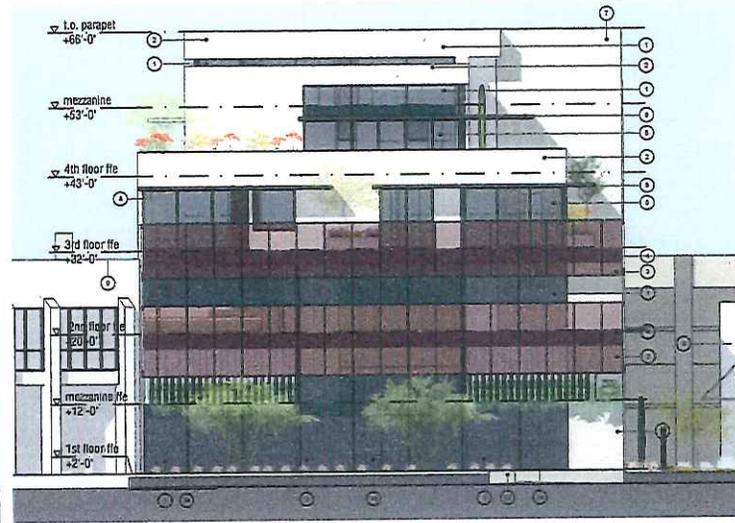
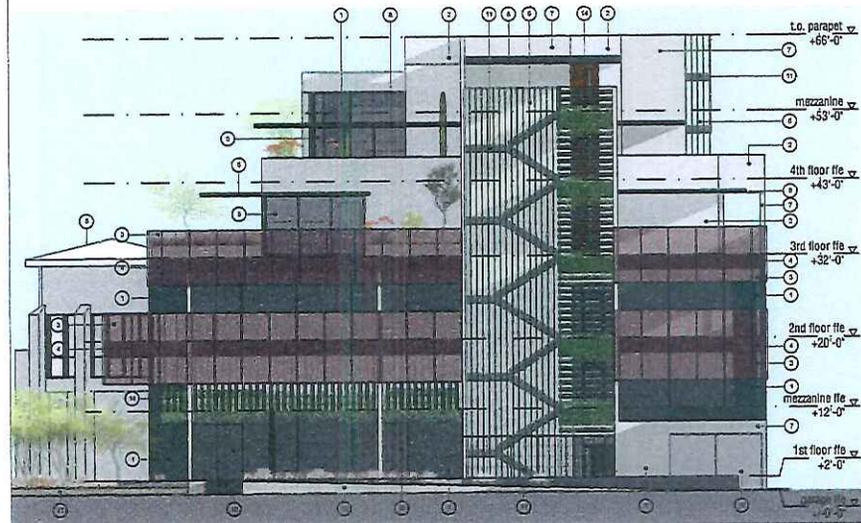
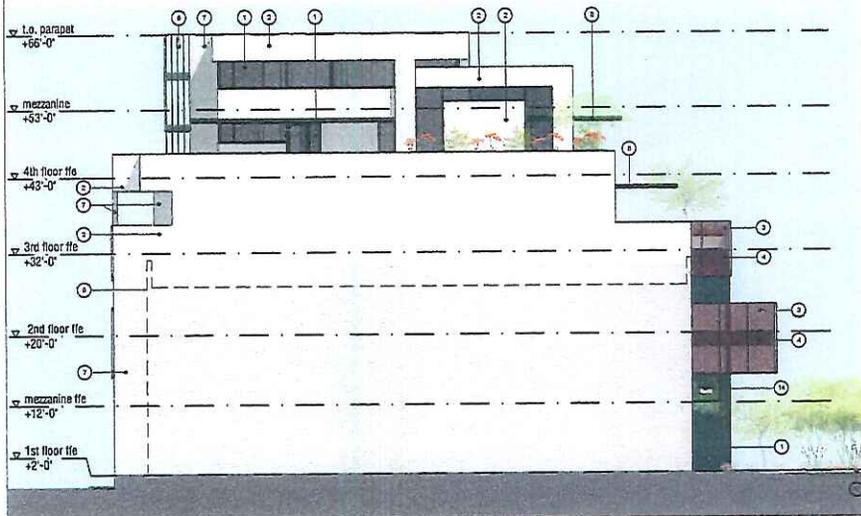
APN	100-20-120A
SITE AREA (NET)	6,114 S.F. OR .14 ACRES
SITE AREA (GROSS)	6,258 S.F. OR .15 ACRES
GFAR ALLOWED	BASE: (1.0 X 6,258.2) = 6,258.2 S.F.
	RESIDENTIAL BONUS: (0.5 X 6,163.8) = 3,081.9 S.F.
	TOTAL: 11,504.9 S.F.
GFAR PROVIDED	11,880 S.F.
OPEN SPACE	(0%) D.S.F.
PARKING PROVIDED	DWELLING UNIT #1 (3 BR BMS): 0 SPACES
	DWELLING UNIT #2 (3 BR BMS): 0 SPACES
	DWELLING UNIT #3 (3 BR BMS): 0 SPACES
	OFFICE + RETAIL: (11000-2000 / 250) = 22.80 SPACES
	TOTAL = 23 SPACES
PARKING PROVIDED	ACCESSIBLE PARKING REQ'D: (5% OF 1) SPACE
	59 IMPROVEMENT DISTRICT CREDITS (12 LEASED)
	3 ON SITE GARAGE SPACES
	TOTAL 59 (1 ADA)
BIKE PARKING REQUIRED	2 SPACES (1 RUNG)
BIKE PARKING PROVIDED	8 SPACES (4 RUNGS)

general limitations

CONSTRUCTION TYPE	II-A (SPRINKLERED)
ALLOWABLE AREA	15,500 SQ. FT.
BUILDING TOTAL AREA (AIR CONDITIONED)	19,821 SQ. FT.
BUILDING TOTAL AREA	26,109 SQ. FT.
ALLOWABLE HEIGHT	4 STORY
ACTUAL HEIGHT	4 STORY



2nd drb submittal
 7385 east scottsdale mall
 project # 15000
 sk-1.0



keyed elevation notes

1. windows (glz-1) (st-1)
2. smooth finish stucco (stc-1)
3. expanded metal screen (mil-1)
4. balcony floor plate w/ pl. sti. fascia (sti-1)
5. sliding glass doors (glz-1) (st-1)
6. channel glass cladding (glz-2)
7. 8x4x16 concrete block (cmu-1)
8. roof canopy w/ pl. sti. fascia (sti-1)
9. adjacent building
10. frameless glass door (glz-1)
11. painted steel stair & railing (sti-1) (pt-1)
12. steel door (pt-1)
13. ses (paint to match adj. wall surface)
14. steel hanging planter (sti-1)
15. concrete ramp & staircase
16. painted metal garage door (pt-1)
17. proposed patio
18. painted steel door (pt-1)

drb submital
 7389 east scottsdale trail
 scottsdale, az 85251
 a.l.o.c.e.
 color elevations
 date issued: 10/22/2016
 project # 10550
 case # 8629/2015
 case # 2520016
 CHINA MIST MIXED USE

color elevations

sk-3.1



7303
 2000
 2000
 2000

date issued: 04/23, 2016
 project # 10030
 c.a. # B252PA0015
 c.o. # 02-20-2016

CHINA MOST MIXED USE

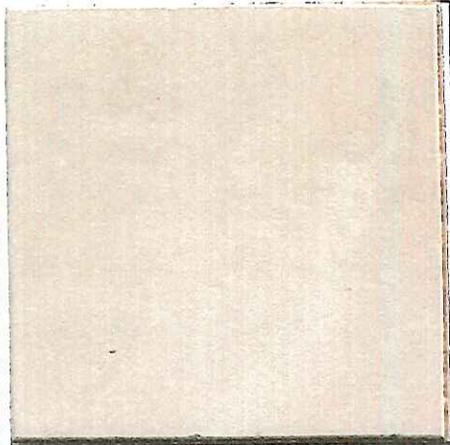
perspectives

sk-3.3

drb submittal

2016

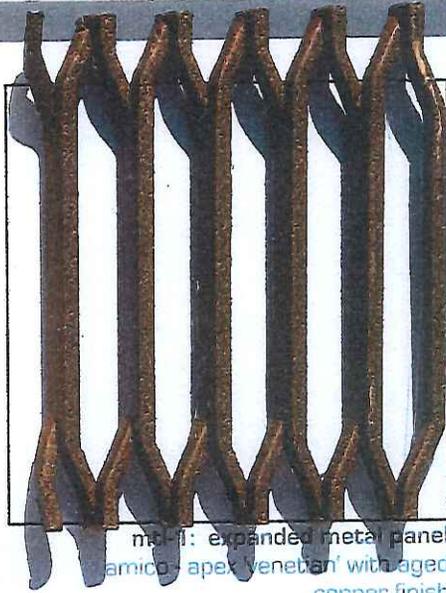
exterior building materials & samples



stc-1: smooth integral color stucco
la habra - '820 silverado'



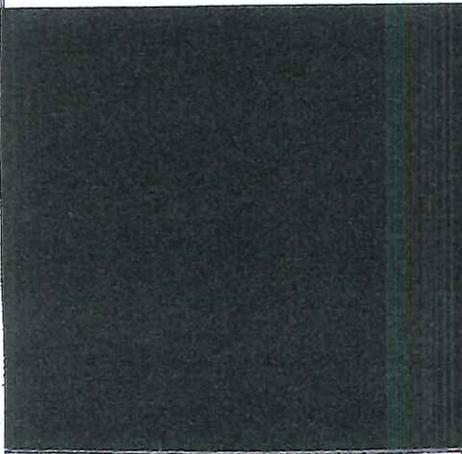
cmu-1: concrete masonry unit
mesastone - 8' x 4' x 16" textured
masonry units 'mission white'



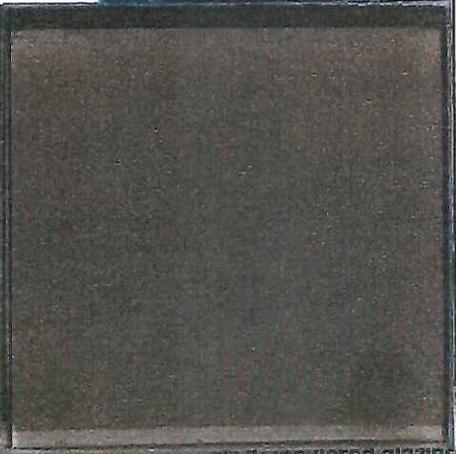
mt-1: expanded metal panel
lamico - apex 'venetian' with aged
copper finish



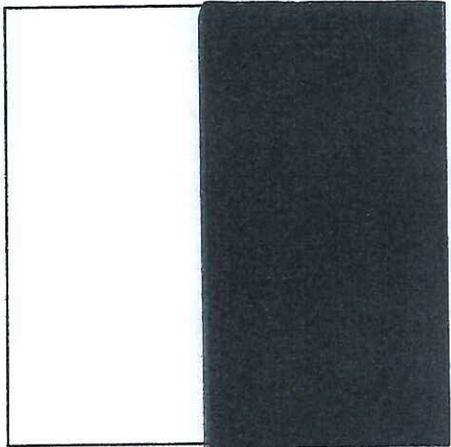
glz-2: channel glass
lamberts - linat u-glass 'boudini'



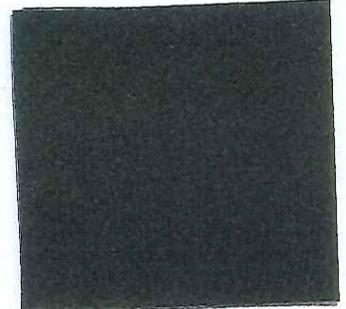
stl-1: painted plate steel
(painted 'pt-2')



glz-1: insulated glazing
solar gray



alum-1: black anodized aluminum
window frames



pt-1 de 6364
cavernous

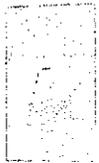
china mist mixed use
7363 e. scottsdale mall
scottsdale, az 85251
date: july 22, 2016

7340 east main street #220
scottsdale, az 85251
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www.alinedesignstudio.com

architecture . concepts
aline

li-2 **Lightology**

Flush Outdoor SMD2 Pathway Light



Description:
Flush Outdoor SMD2 Pathway Light features a 18W, Back or Recessed finish. Smooth slim design is perfect for a variety of lighting applications. One 4-watt, 120 volt, SMD2 SMD LED light bulb is included. ADA compliant. UL listed for wet locations. Vertical mount only. 3 inch width x 5 inch height x 1.5 inch depth.

Product Information:
Luminaire Type: 200 Lumens
Luminaire Watt: 18 W
Lamp Color: 3000 K
Color Rendering: 80 CRI

Technical Information:
Luminaire Type: 200 Lumens
Luminaire Watt: 18 W
Lamp Color: 3000 K
Color Rendering: 80 CRI

Dimensions: 5" x 3" x 1.5"

Product Number: MAX963834

Component:	Fixture Type:	Date:	Nov 23, 2016
Project:	Approved by:		

www.lightology.com

li-1 **Lightology**

Flush LED Recessed Path Light



Description:
The Flush LED Recessed Path Light features an etched acrylic lens with a bronze or titanium finish over die cast aluminum. Two lighting options. Ground table and wiring kit included. LED One 4-watt 120 volt SMD2 SMD LED module is included. Dimmable on only low-voltage magnetic dimmer, not included. Incandescent One 18-watt 120 volt 75-watt wedge base bulb is included. Wet rated.

Product Information:
Luminaire Type: 200 Lumens
Luminaire Watt: 18 W
Lamp Color: 3000 K
Color Rendering: 80 CRI

Technical Information:
Luminaire Type: 200 Lumens
Luminaire Watt: 18 W
Lamp Color: 3000 K
Color Rendering: 80 CRI

Dimensions: 1.25" x 1.25" x 1.25"

Product Number: HINS1026

Component:	Fixture Type:	Date:	Nov 23, 2016
Project:	Approved by:		

www.lightology.com

li-3 **CAMP**



Description:
The CAMP lighting fixture is a modern, minimalist design. It features a square base and a cylindrical top. The fixture is made of high-quality materials and is designed to provide a warm, ambient glow. It is perfect for use in a variety of settings, from a modern living room to a contemporary office.

Product Information:
Luminaire Type: 200 Lumens
Luminaire Watt: 18 W
Lamp Color: 3000 K
Color Rendering: 80 CRI

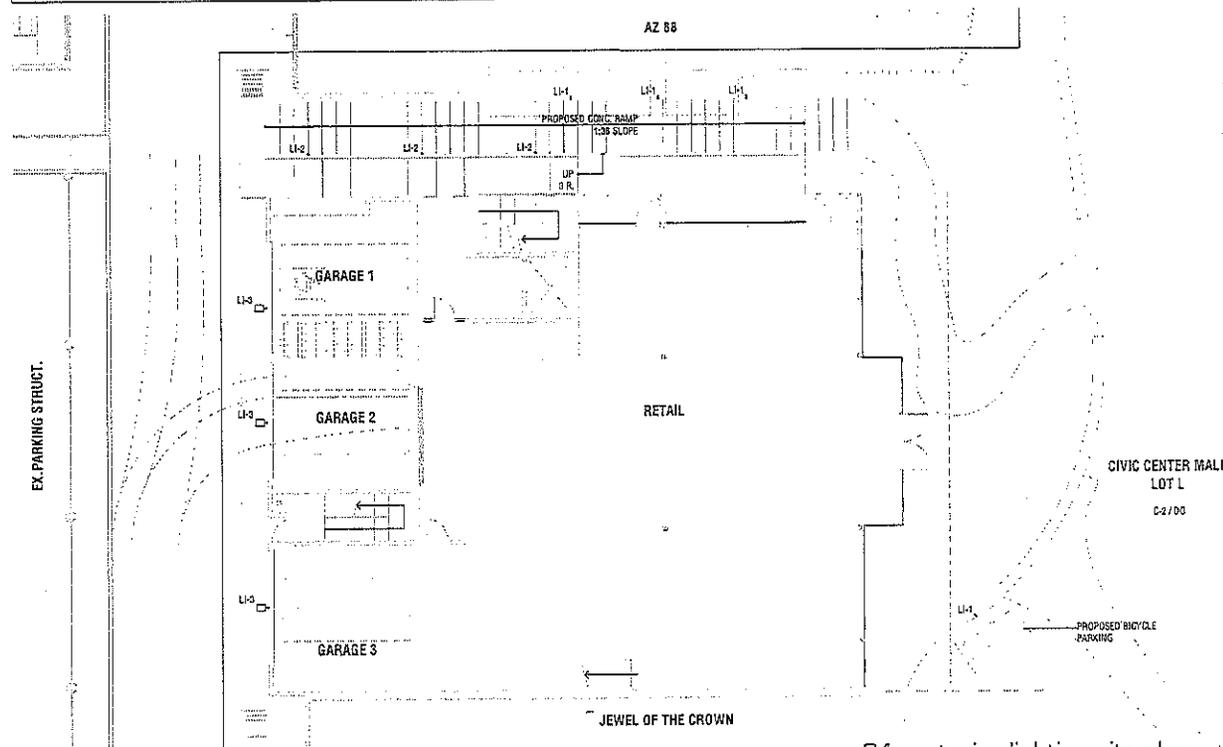
Technical Information:
Luminaire Type: 200 Lumens
Luminaire Watt: 18 W
Lamp Color: 3000 K
Color Rendering: 80 CRI

Dimensions: 5" x 5" x 5"

Product Number: CAMP

Component:	Fixture Type:	Date:	Nov 23, 2016
Project:	Approved by:		

www.lightology.com



01 . exterior lighting site plan

2nd drb submittal

DB 14-18 city council
 2563 east powerline road
 COO # 3346-2016

City of Phoenix

exterior lighting site plan