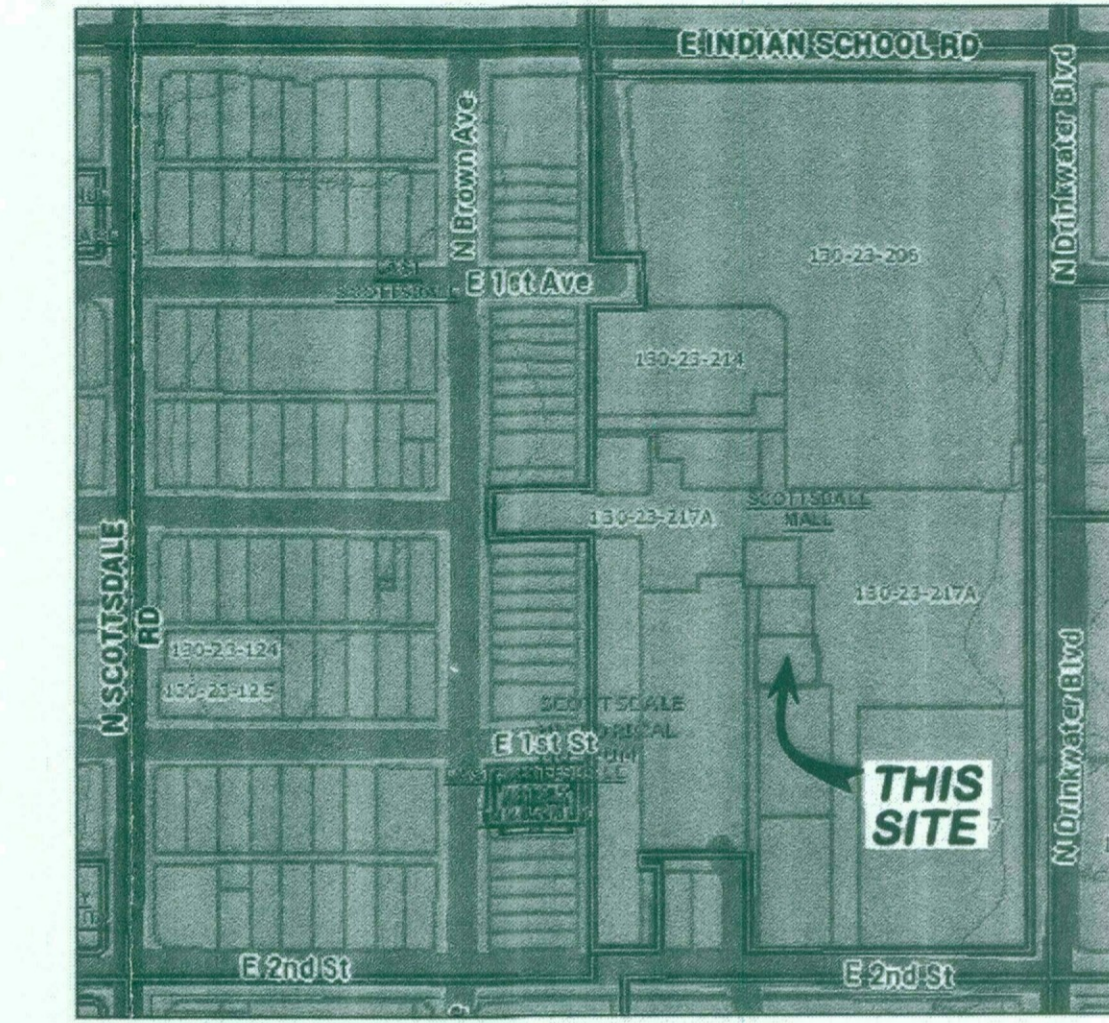


**Final Approved Stamped Plans
Full Size**

ALTA/ACSM LAND TITLE SURVEY

THOSE PORTIONS OF SCOTTSDALE MALL, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SCHEDULE "B" ITEMS:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE SECOND HALF OF YEAR 2015.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: SEWER LINES
RECORDING NO: DOCKET 10349, PAGE 1406
(AS SHOWN ON THE SURVEY)
4. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 170 OF MAPS, PAGE 2.
(NO PLATTED EASEMENTS AFFECTS THE SUBJECT PARCELS)
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: DOCKET 10503, PAGE 855
AMENDED IN DOCKET 10636, PAGE 21
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: URBAN RENEW PLAN
RECORDING NO: DOCKET 10511, PAGE 502
REVISED IN DOCKET 10526, PAGE 741
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: DOCKET 10526, PAGE 741
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: DOCKET 11094, PAGE 1112
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO: DOCKET 12640, PAGE 1028
(AS SHOWN ON THE SURVEY)
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND UTILITIES
RECORDING NO: 2003-498777
(AS SHOWN ON THE SURVEY)
AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNEYMENT AGREEMENT
LESSOR: MIA PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS ASSIGNED TO 7363 LLC AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE: PEPIN LLC
RECORDING DATE: DECEMBER 15, 2010
RECORDING NO: 2010-1091188
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
11. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.

LEGAL DESCRIPTION:

PARCEL NO. 1:

LOT E, SCOTTSDALE MALL, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE EAST 4.00 FEET OF THE SOUTH 70.00 FEET OF THE NORTH 140.00 FEET OF THAT PARTICULAR ALLEY AS SHOWN WEST OF AND ADJACENT TO LOTS D, E AND F ON THE PLAT OF SCOTTSDALE MALL, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT E;
THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 57 SECONDS EAST, ALONG A LINE 4.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID LOT E, A DISTANCE OF 70.00 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF SAID LOT E;
THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID LOT E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PORTION OF LOT L, SCOTTSDALE MALL, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT E OF SAID SCOTTSDALE MALL;
THENCE NORTH 00 DEGREES 02 MINUTES 57 SECONDS EAST, 7.00 FEET ALONG THE LOT LINE COMMON TO SAID LOTS E AND L TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 57 SECONDS EAST, 42.50 FEET ALONG SAID LOT LINE COMMON TO LOTS E AND L;
THENCE DEPARTING SAID LOT LINE COMMON TO LOTS E AND L, SOUTH 89 DEGREES 57 MINUTES 03 SECONDS EAST, 5.50 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS WEST 42.50 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 03 SECONDS WEST, 5.50 FEET TO THE POINT OF BEGINNING.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2235L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PARCEL AREA:

NET AREA PARCELS 1 THROUGH 3: 0.140 ACRES (6,114 S.F.)±

GROSS AREA PARCELS 1 THROUGH 3 & THE EAST 3'6" OF THE ALLEY: 0.146 ACRES (6,359 S.F.)±

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY GRAND CANYON TITLE AGENCY, A DIVISION OF FNIA, ORDER NO. 26010640-026-LD1, EFFECTIVE DATE: NOVEMBER 20, 2015.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°45'50" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE SUBDIVISION OF SCOTTSDALE MALL AS RECORDED IN BOOK 170, PAGE 2, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES

SURVEYOR'S CERTIFICATION:

TO:

- 1) GRAND CANYON TITLE AGENCY, A DIVISION OF FNIA;
- 2) 7363 LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
- 3) CITY OF SCOTTSDALE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 2,3,4,6(A), 7(A),7(B),7(C),11(A),14,16,&18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



NO.	DATE	REVISION	BY
1	2/16	ADDED GROSS & NET AREA	JDH

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 981 3985
F 480 981 3986

ALTA/ACSM LAND TITLE SURVEY
THOSE PORTIONS OF SCOTTSDALE MALL, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26
TOWNSHIP: 2N
RANGE: 4E.

JOB NO.:
CLAY023-SA

SCALE
1"=10'

SHEET
1 OF 2

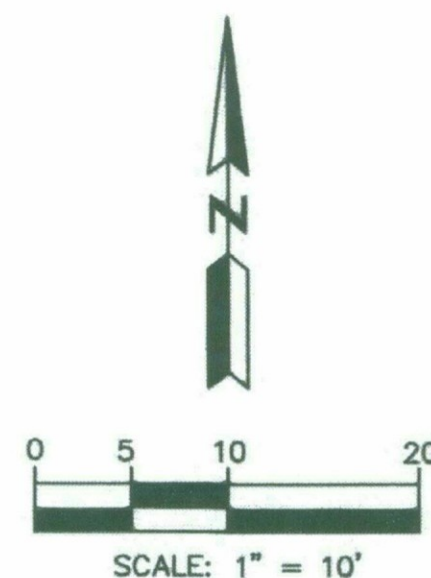
N.W. COR. SEC. 26, T.2N., R.4E.
FND. BRASS CAP IN HANDHOLE,
STAMPED "CITY OF SCOTTSDALE"

S89°39'16"E(R2) 2629.64'(R2)
S89°45'50"E(R1,M) (BASIS OF BEARING) 2629.63'(M)
N. LINE NW 1/4, SEC. 26, T.2N., R.4E.
479.00'(M)
FND. BRASS CAP
IN HANDHOLE

INDIAN SCHOOL ROAD

N.E. CORNER NW 1/4,
NW 1/4, SEC. 26, T.2N.,
R.4E. FND. BRASS CAP
IN HANDHOLE

N. 1/4, SEC. 26, T.2N.,
R.4E. FND. C.O.S. BRASS
CAP IN HANDHOLE



LEGEND:

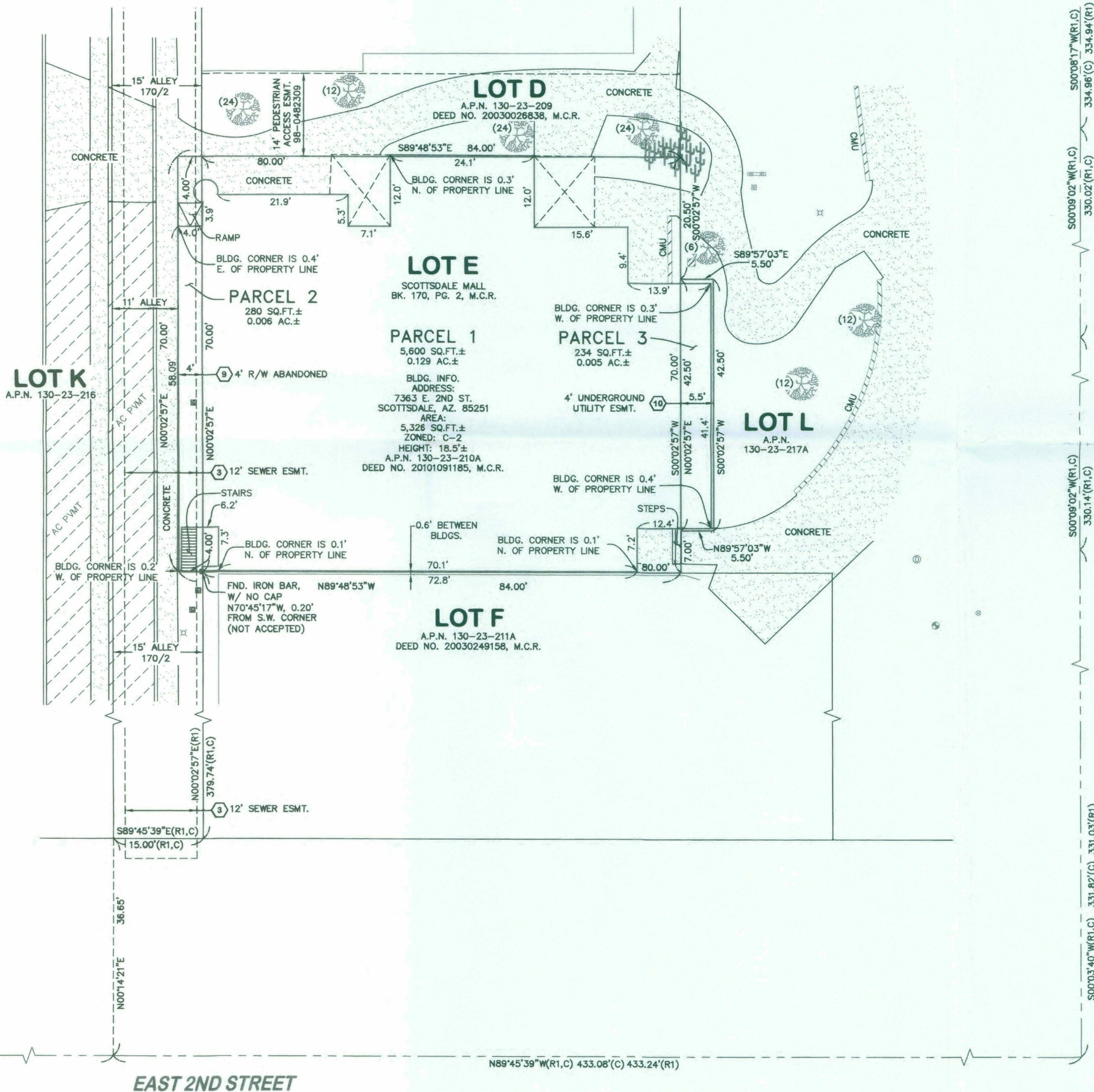
- ⊠ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊗ WATER METER
- ⊠ BACKFLOW PREVENTER
- ⊠ GAS METER
- ⊠ LIGHT POST
- ① SCHEDULE B HEX
- ⊕ TREE
- (#) TRUNK SIZE INCHES
- ☪ SAGUARO CACTUS

- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE

- CONCRETE CONCRETE HATCH COLOR & PATTERN
- AC PVMT ASPHALT HATCH COLOR & PATTERN

- (R1) RECORDED DATA PER THE SUBDIVISION OF SCOTTSDALE MALL AS RECORDED IN BK. 170, PG. 2, M.C.R.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARIKOPIA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 734, PG. 1, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

N. SCOTTSDALE RD.
N00°02'51"E(M) 1329.06'(M)



S.W. COR., N.W. 1/4, N.W. 1/4, SEC.
26, T.2N., R.4E. FND. BRASS CAP
FLUSH, STAMPED "CITY OF
SCOTTSDALE", NO PUNCH

FND. PUNCHED
BRASS CAP
FLUSH
N89°55'19"W(C) 412.76'(C)
N89°53'20"W(R1) 402.14'(R1)

EAST 2ND STREET

N89°45'39"W(R1,C) 433.08'(C) 433.24'(R1)

S00°08'17"W(R1,C) 334.96'(C) 334.94'(R1)
S00°09'02"W(R1,C) 330.02'(R1,C)
S00°09'02"W(R1,C) 330.14'(R1,C)
S00°03'40"W(R1,C) 331.82'(C) 331.03'(R1)

DRINKWATER BOULEVARD

NO.	DATE	REVISION	BY
1	2/16	ADDED GROSS & NET AREA	JDH

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
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T 480 991 3985
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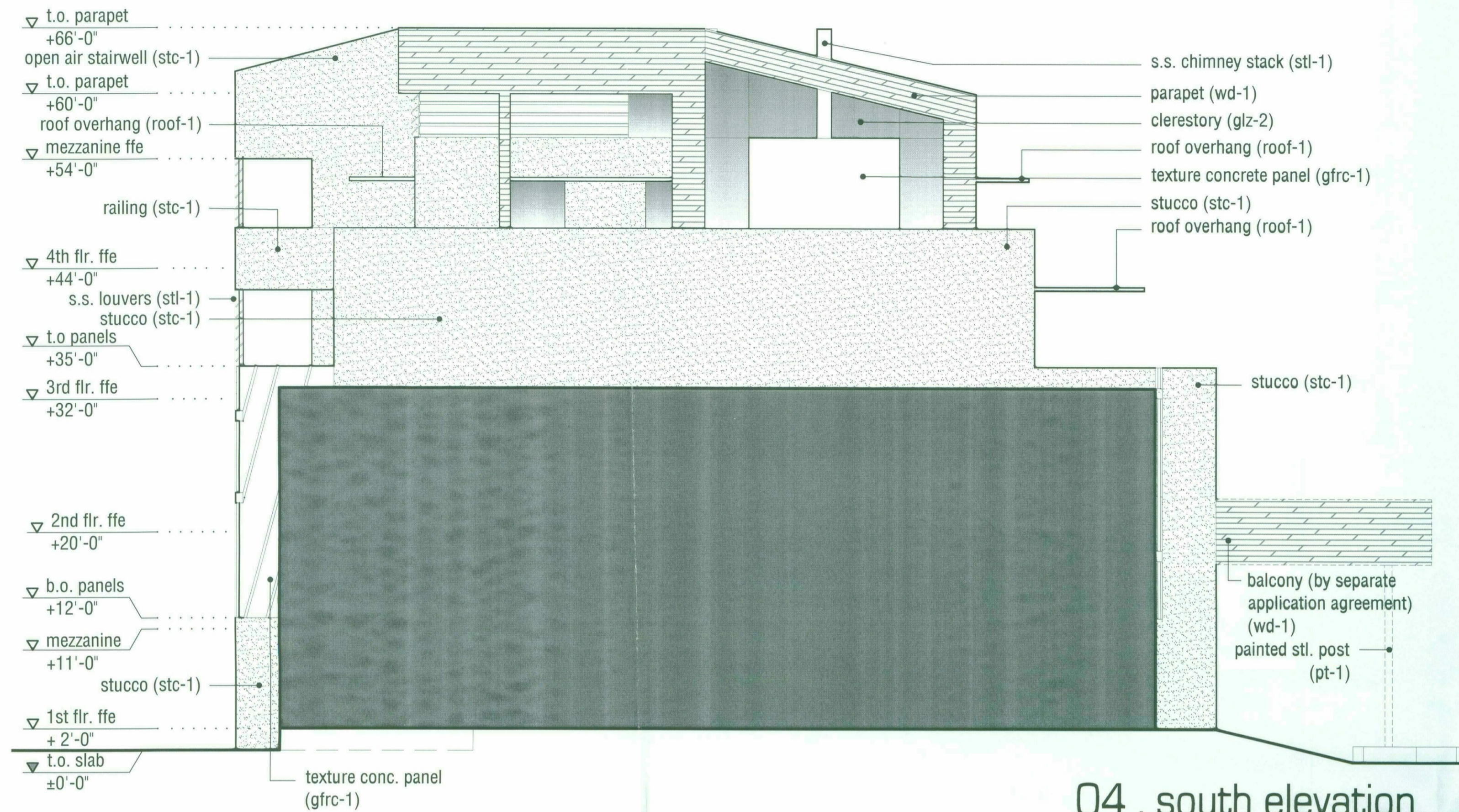
ALTA/ACSM LAND TITLE SURVEY
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SECTION: 26
TWN: 2N.
RANGE: 4E.

JOB NO.:
CLAY023-SA

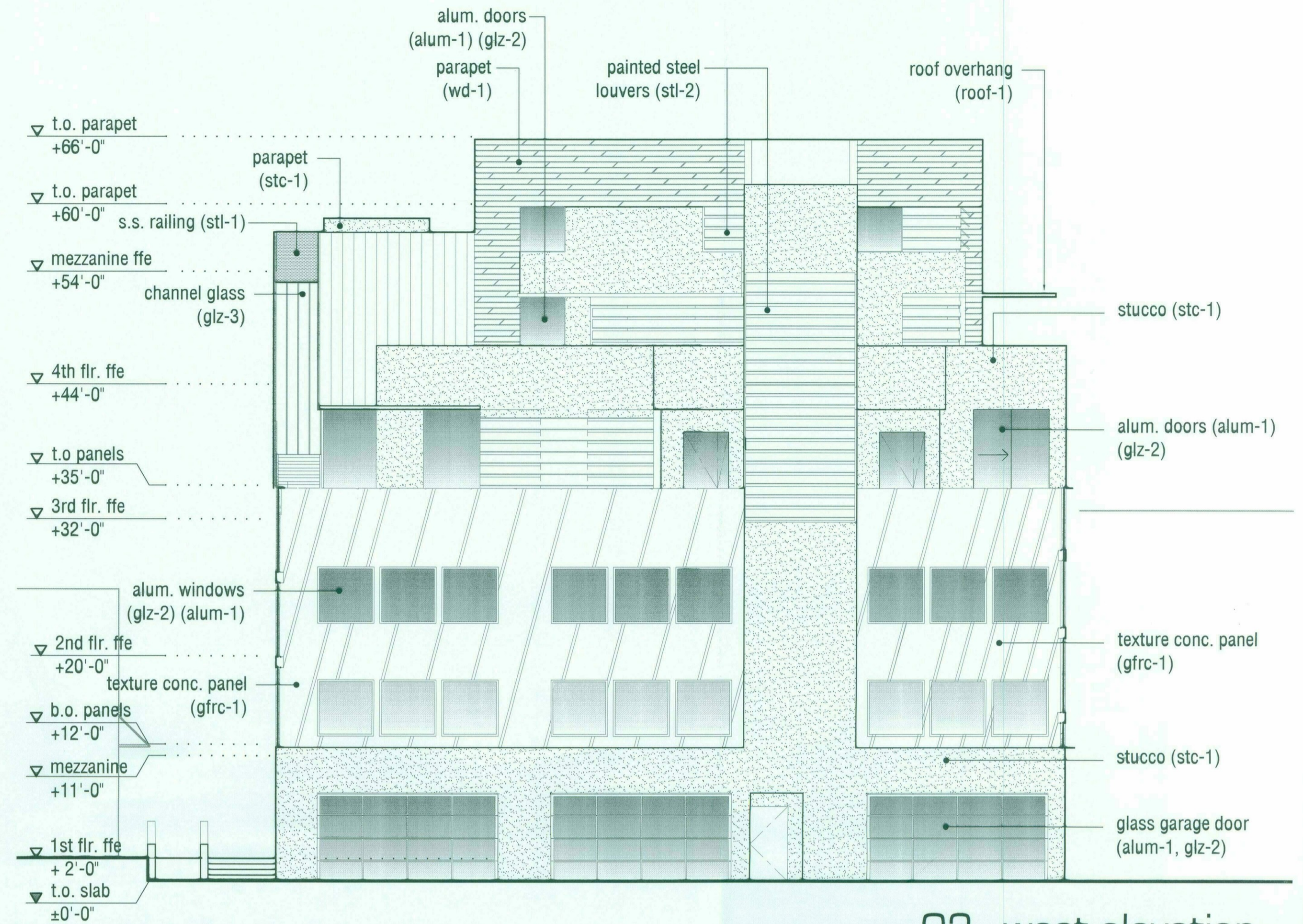
SCALE
1" = 10'

SHEET
2 OF 2



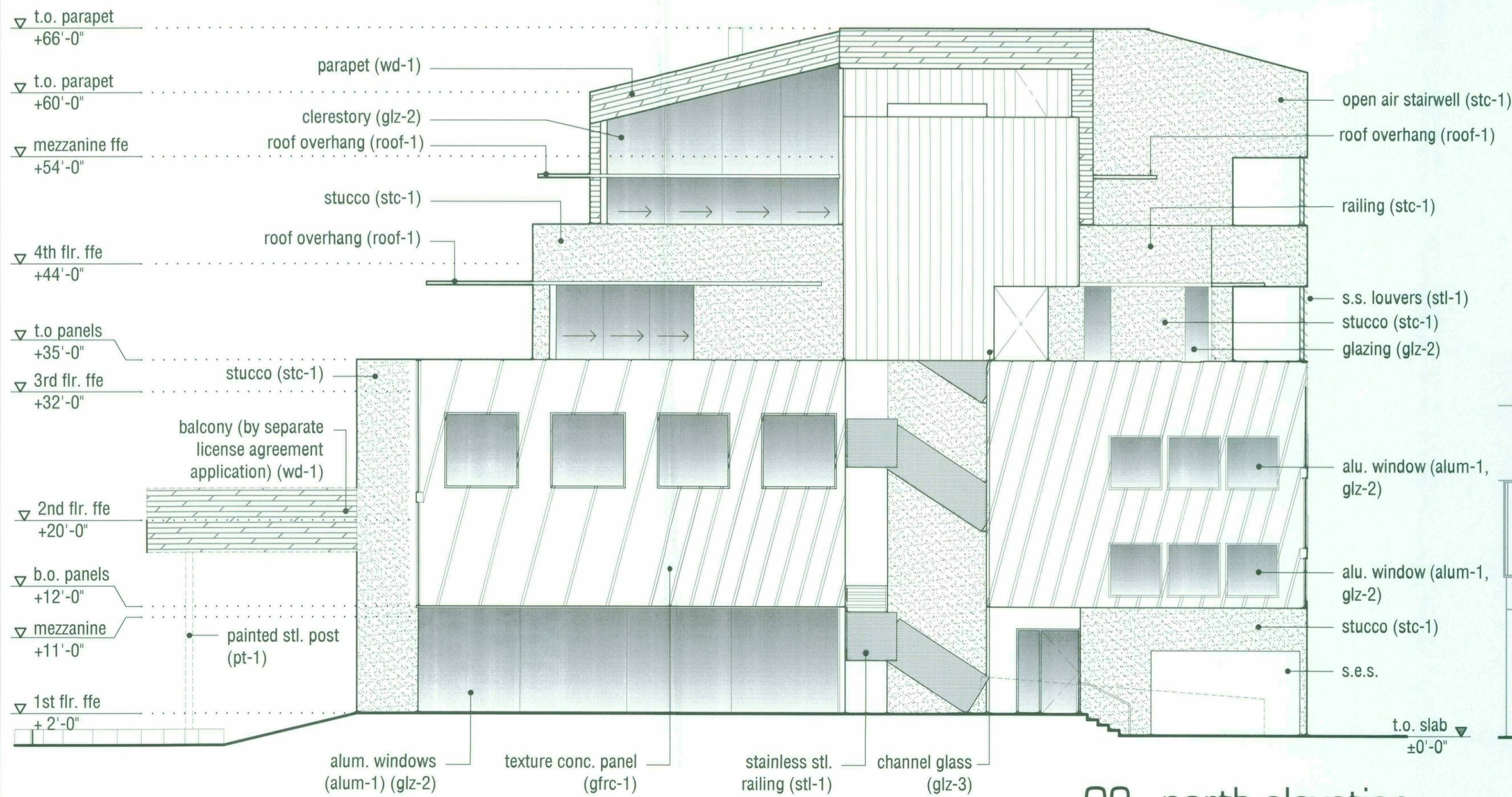
04 . south elevation

1/8" = 1'-0"



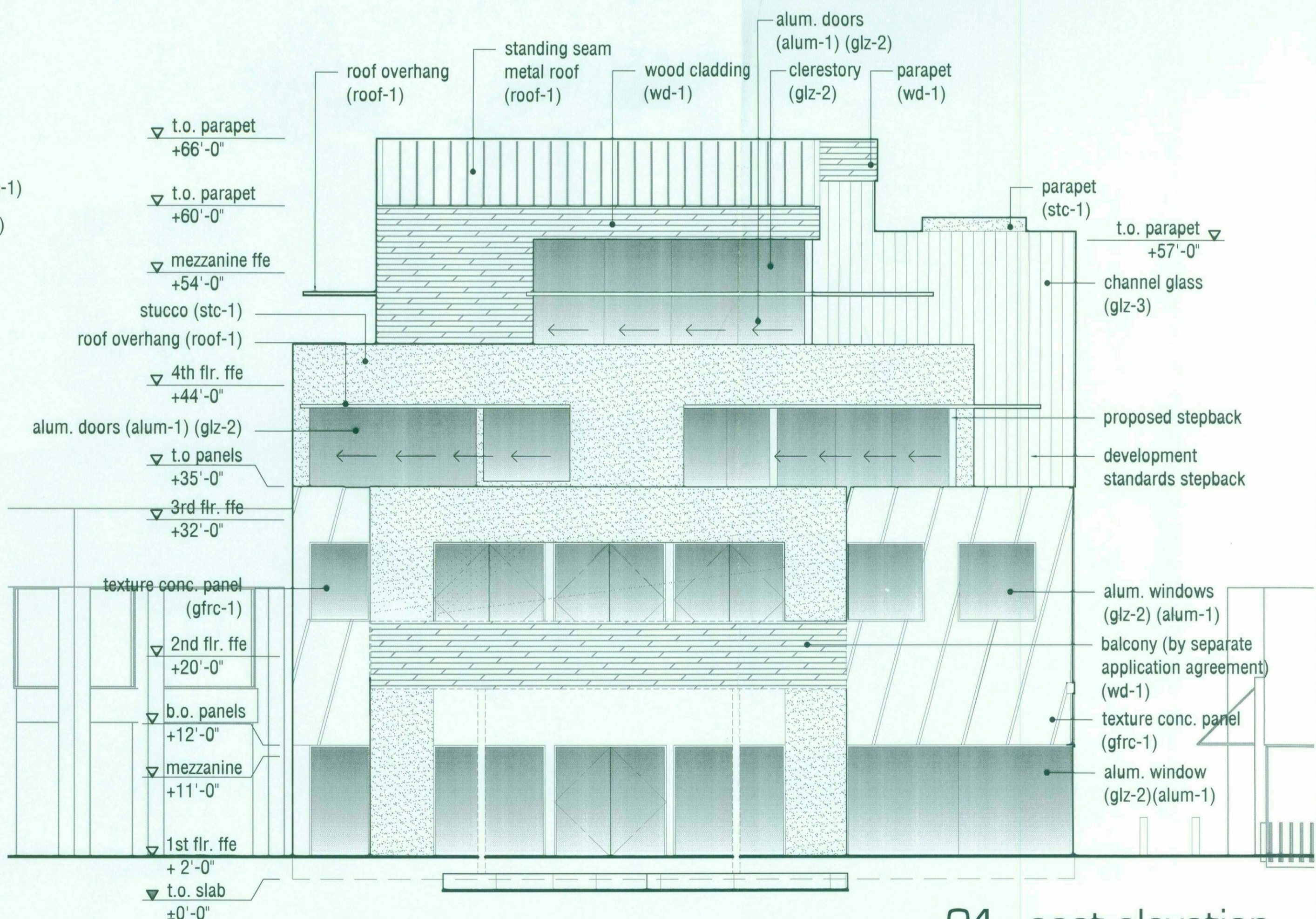
03 . west elevation

1/8" = 1'-0"



02 . north elevation

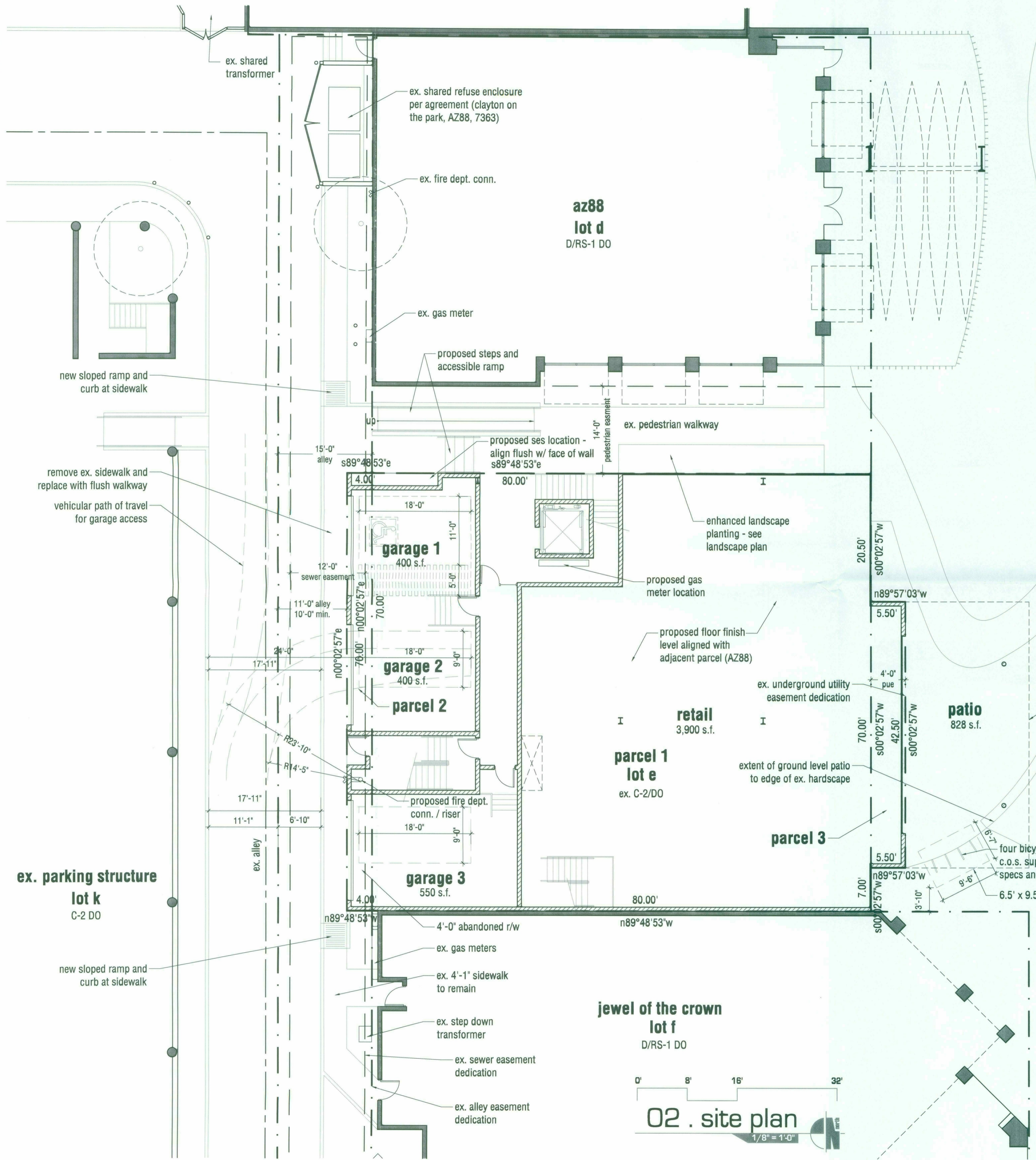
1/8" = 1'-0"



01 . east elevation

1/8" = 1'-0"

7363 east esplanade mill scottsdale, az 85251
 architecture concepts
 www.architectureconcepts.com
aline
 zoning submittal
 02.12.16 city comments
 date issued: november 23, 2015 c.o.s. # B62-PA-2015
 project # 15030 c.o.s. # 22-zn-2015
 china mist mixed use
 building elevations
 sk-3.0
 22-ZN-2015
 2/12/16



Parking Required:

Residential Dwelling Units: 3 Three-bedroom units= 0 parking required pursuant to Section 9.104.H.3.d. of the Zoning Ordinance.

Office and Retail space: 11,000 square feet- 2,000 (square foot waiver per Section 9.104.H.3.c.iii of the Zoning Ordinance) / 350 = 25.71

Total Parking Required: 0 + 25.71= 25.71 or 26 spaces
 Accessible Parking Required = 5 * 0.04 = 0.24 or 1space

Parking Provided:

Total Parking Provided: 3 garage spaces + 53 Improvement District credits (12 of which are a lease agreement) = 56 Spaces

Total Accessible Parking Provided= 1 space

Bike Parking Required: 2 spaces (1 rung)
 Bike 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 electric 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 four story mixed use structure w/ ground level retail, second level office, and third and fourth floor residential. garages for the residential units provided off the alley on the ground floor. a new patio cover to extend over the existing park r.o.w.

legal description

section 26, township 2n, range 4e
 lot E, scottsdale mall mcr book 170, page 2

building data

property address: 7363 e. scottsdale mall, scottsdale, az. 85251

existing zoning	C-2 DO
proposed zoning	DOWNTOWN CIVIC CENTER TYPE 2
first level area w/ mezzanine (retail)	5,500 s.f.
second level area (office)	5,500 s.f.
third level area (residential)	3,440 s.f.
fourth level area w/ mezzanine (residential)	3,000 s.f.
building area total	17,440 s.f. (19,040 under roof)
occupancy type	M (retail), B (business), R-2 (multi-family)
construction type	III-A (sprinklered)
maximum height	66'-0" (mechanical included)
number of dwelling units:	3 units
maximum allowed density:	50 units / acre
maximum proposed density:	22 units / acre

site data

apn:	130-23-210a
site area (net):	6,114 s.f. or .14 acres
site area (gross):	6,359 s.f. or .15 acres
gfar allowed:	base: (1.3 x 6391.2) = 8308.56 s.f. residential bonus: (0.5 x 6163.5) = 3081.75 s.f. total: 11,504.16 s.f.
gfar provided:	11,000 s.f.
open space:	(0%) 0 s.f.
parking required:	three dwelling units: 0 spaces office + retail: (11000-2000/350) = 25.71 spaces total: 26 spaces
accessible parking req'd:	(5 x .04) = 1 space
parking prov'd:	53 improvement district credits (12 leased) 3 on-site garage spaces total: 56 (1 ADA)
bike parking required:	2 spaces (1 rung)
bike parking provided:	8 spaces (4 rungs)

general limitations

construction type	chapter 5&6 III-A (sprinklered)
allowable area	55,500 sq. ft.
building total area (air conditioned)	17,440 sq. ft.
building total area	19,040 sq. ft.
allowable height	4 story
actual height	4 story

STIPULATION SET
 RETAIN FOR RECORDS

APPROVED
 DATE: 1/17/16 INITIALS: [Signature]



02 . site plan
 1/8" = 1'-0"

01 . vicinity plan
 no scale

zoning submittal
 7363 east scottsdale mall
 scottsdale, az 85251
 architecture concepts
 aline
 7363 e. scottsdale mall
 scottsdale, az 85251
 c.o.s. # 882-PA-2015
 project # 15090
 02-12-16 city comments
 date issued: november 23, 2015
 c.o.s. # 882-PA-2015
 project # 15090
 china mist mixed use
 site plan + project info
 sk-1.0
 22-ZN-2015
 2/12/16



revisions

- ▲ DC.12.16 city comments
- date issued: november 23, 2015 c.o.s. # 862-PA-2015
- project: # 15030 c.o.s. # 252m-2015

china mist mixed use

zoning submittal

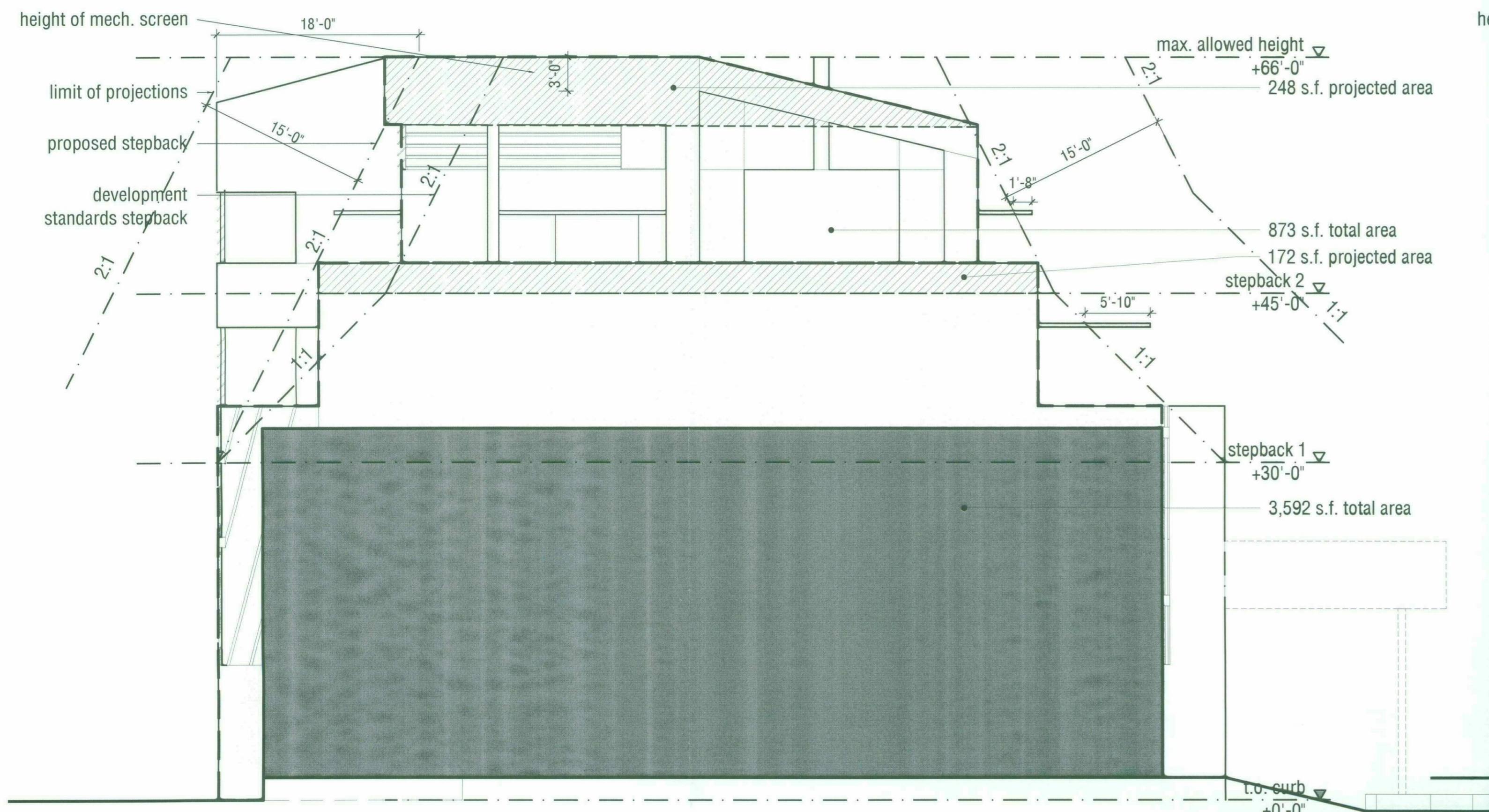
7363 east scottsdale mall
scottsdale, az 85251

7363 east main street 85251
scottsdale, az 85251
t: 480.225.7359
www.alinearchitecture.com

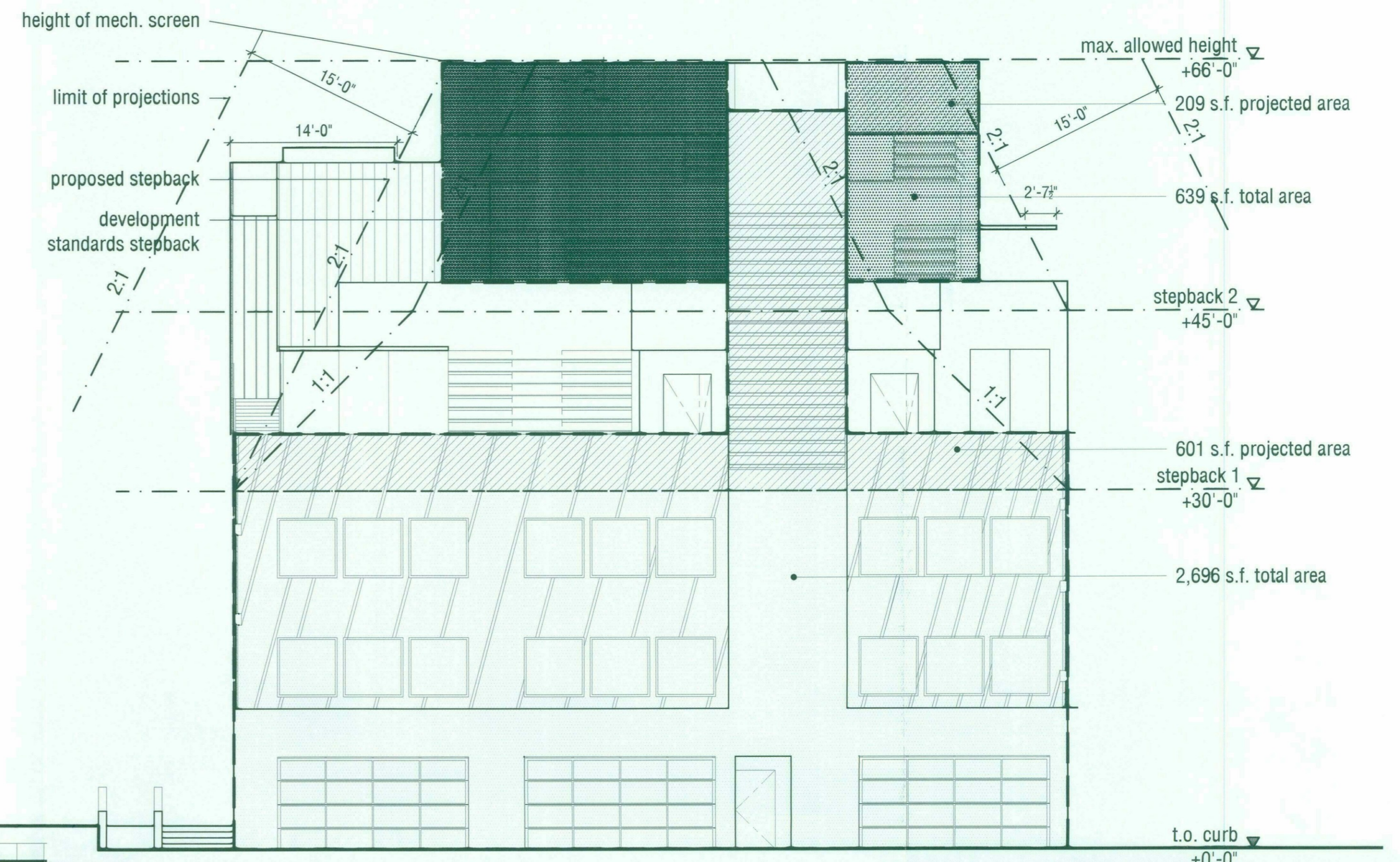
architecture - concepts
www.alinearchitecture.com

aline

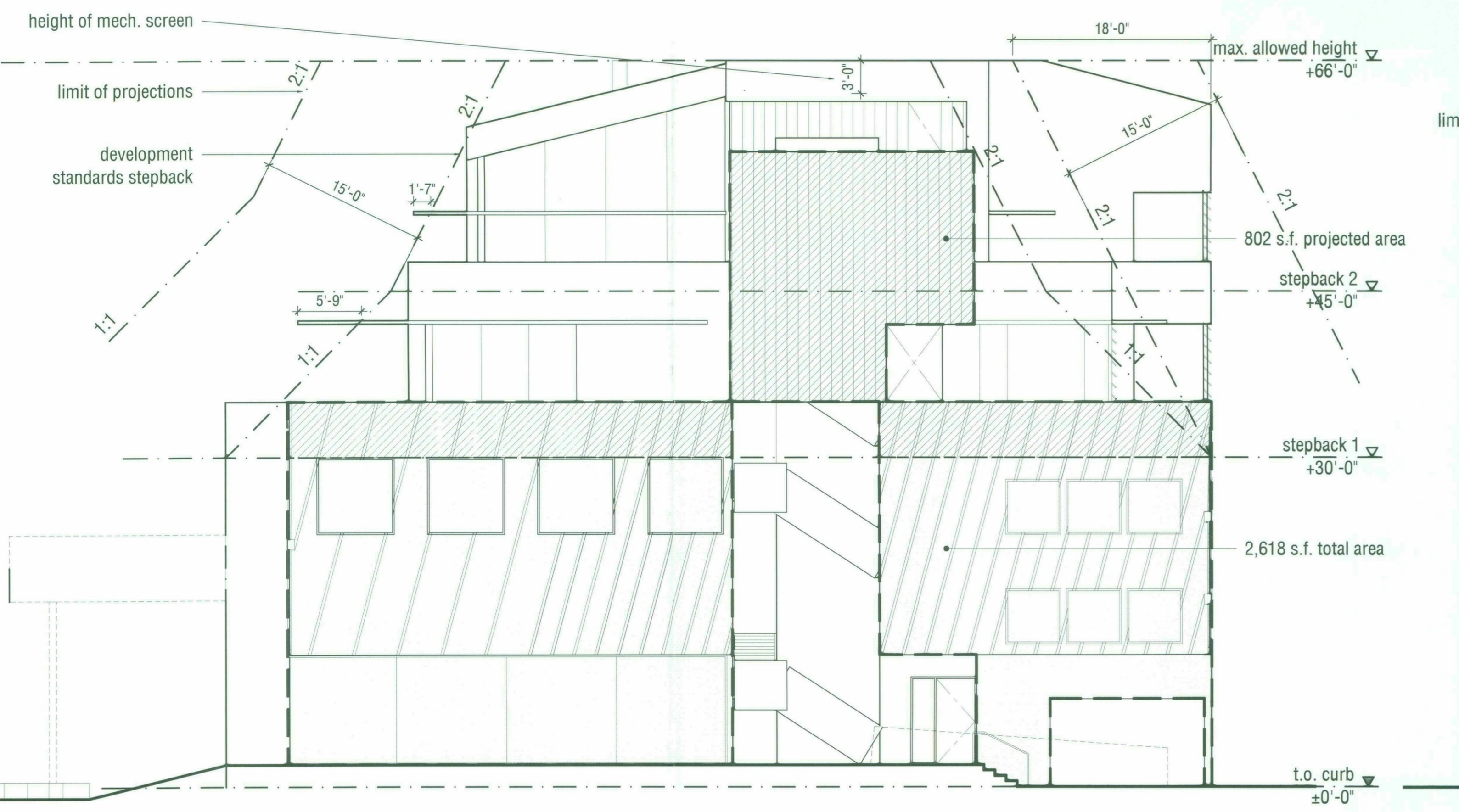
NECESSARY RIGHTS OF DRAWINGS AND PROJECT DESIGNS ARE THE PROPERTY OF ALINE ARCHITECTURE CONCEPTS, LLC AND MAY NOT BE UTILIZED IN SIMILAR OR FROM WITHOUT THE WRITTEN CONSENT OF ALINE ARCHITECTURE CONCEPTS, LLC.



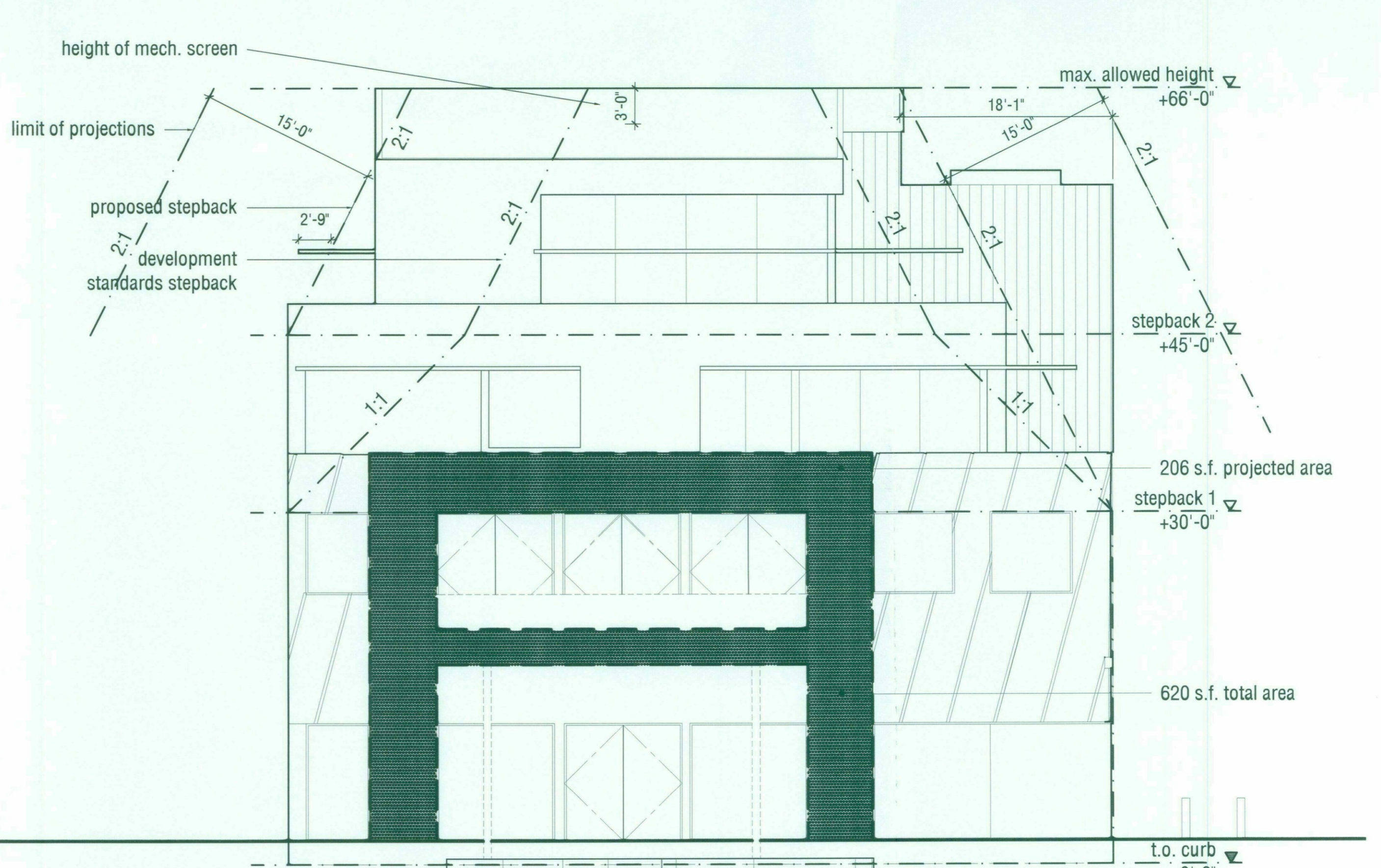
04 . south elevation
1/8" = 1'-0"



03 . west elevation
1/8" = 1'-0"



02 . north elevation
1/8" = 1'-0"



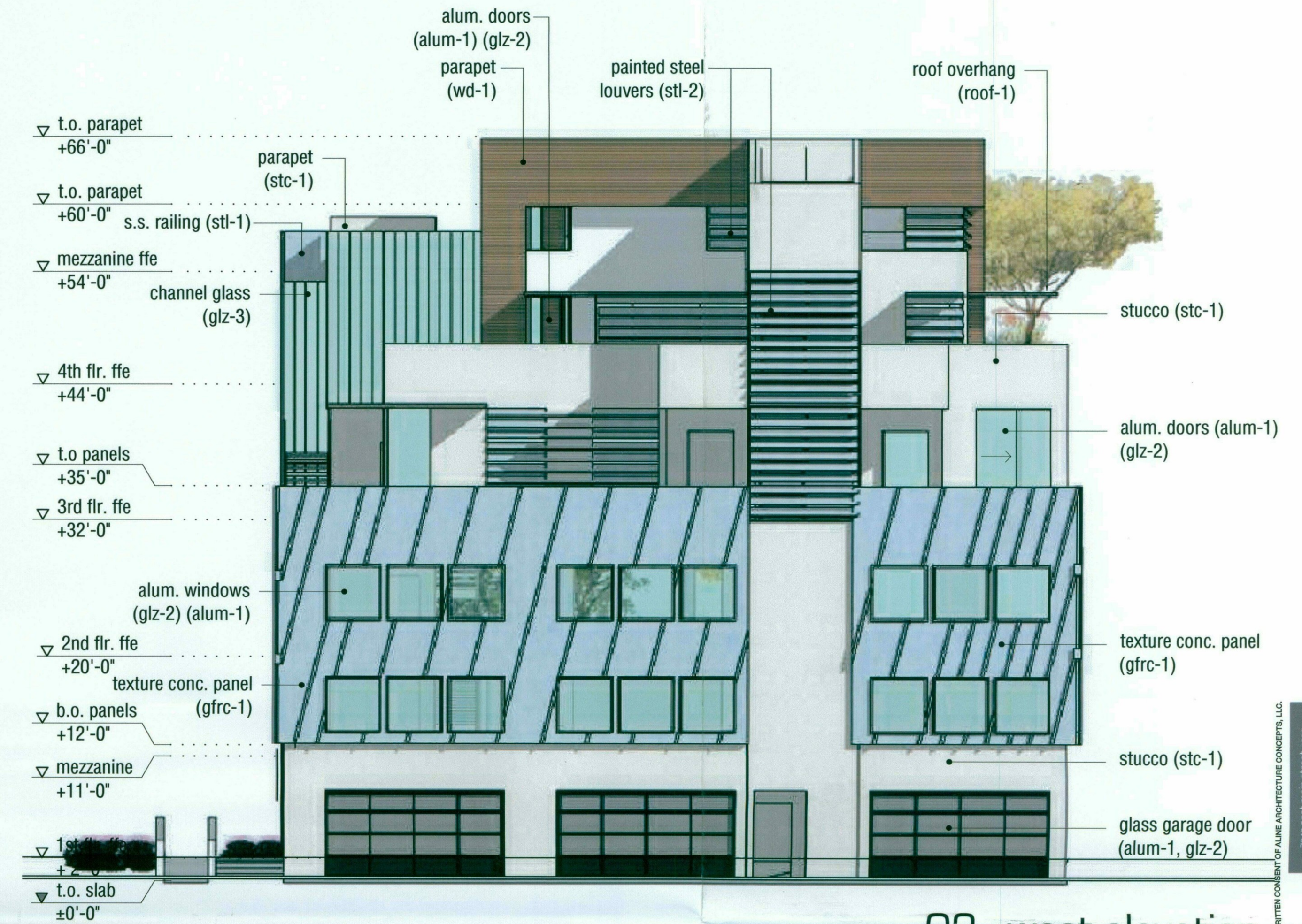
01 . east elevation
1/8" = 1'-0"

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 7300 West Main Street, #100
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 sk-3.1
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 c.o.s. # 22-ZN-2015
 project # 15030
 date issued: november 23, 2015
 02.12.16 city comments
 china mist mixed use



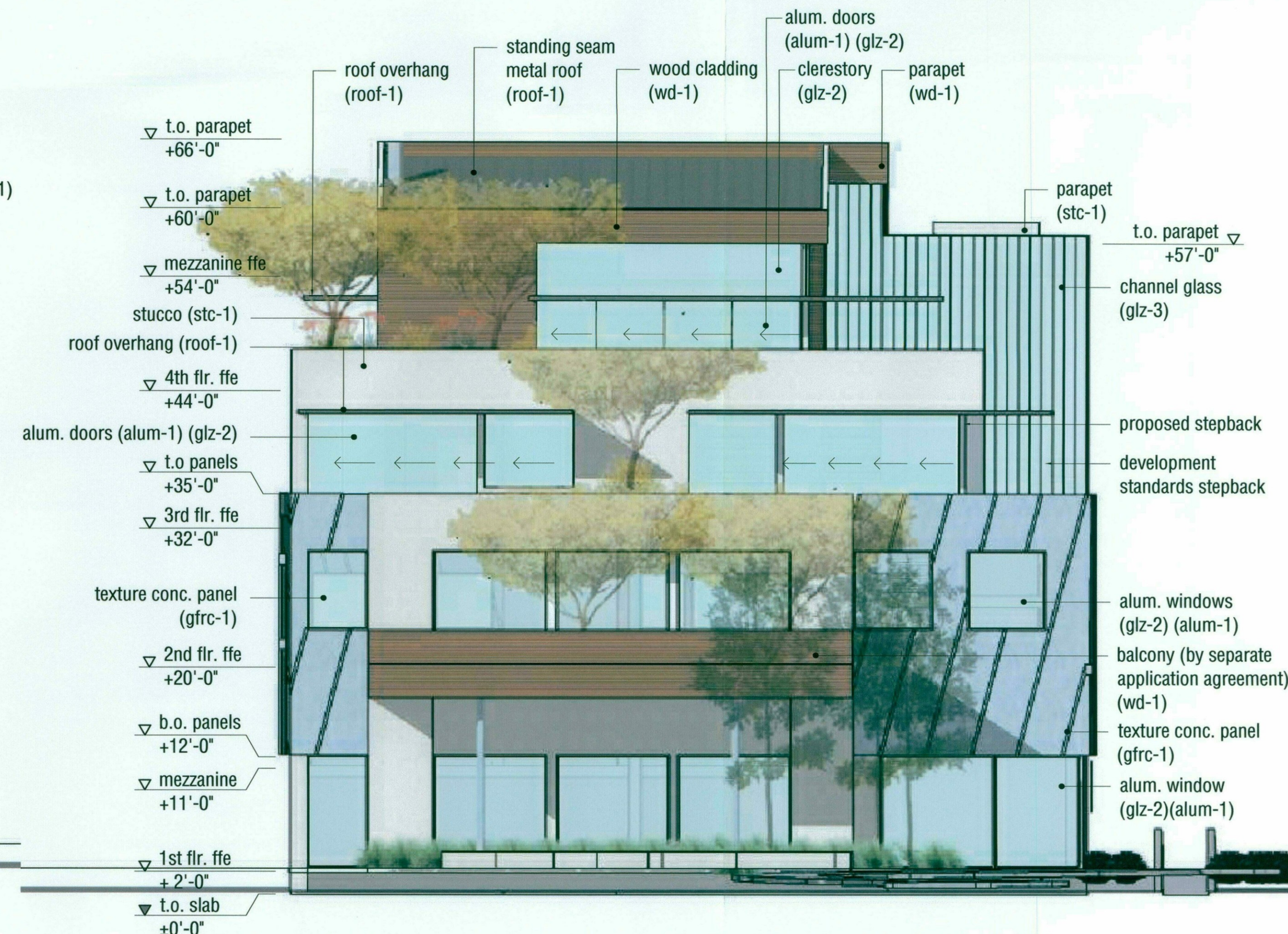
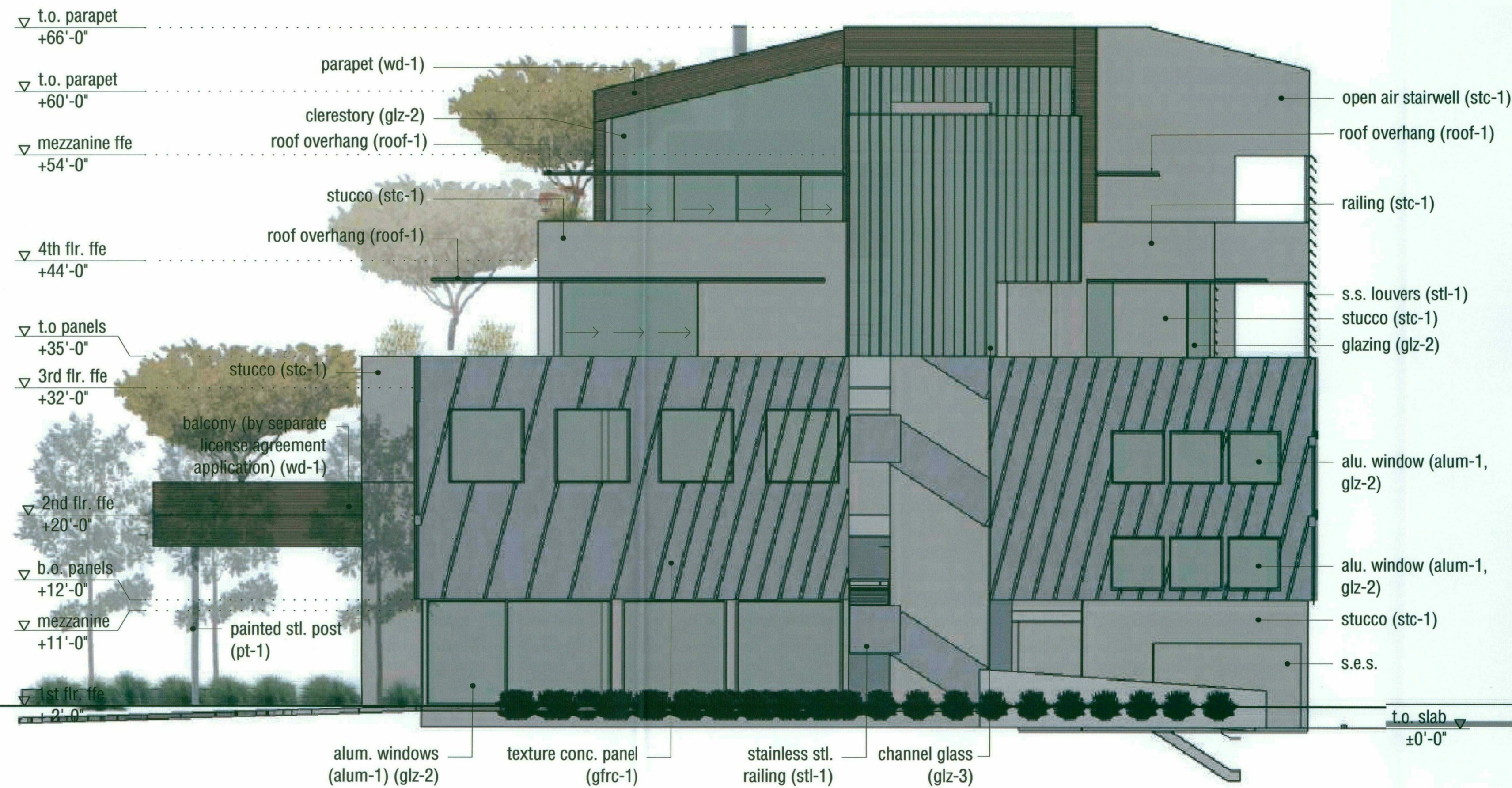
04 . south elevation

1/8" = 1'-0"



03 . west elevation

1/8" = 1'-0"

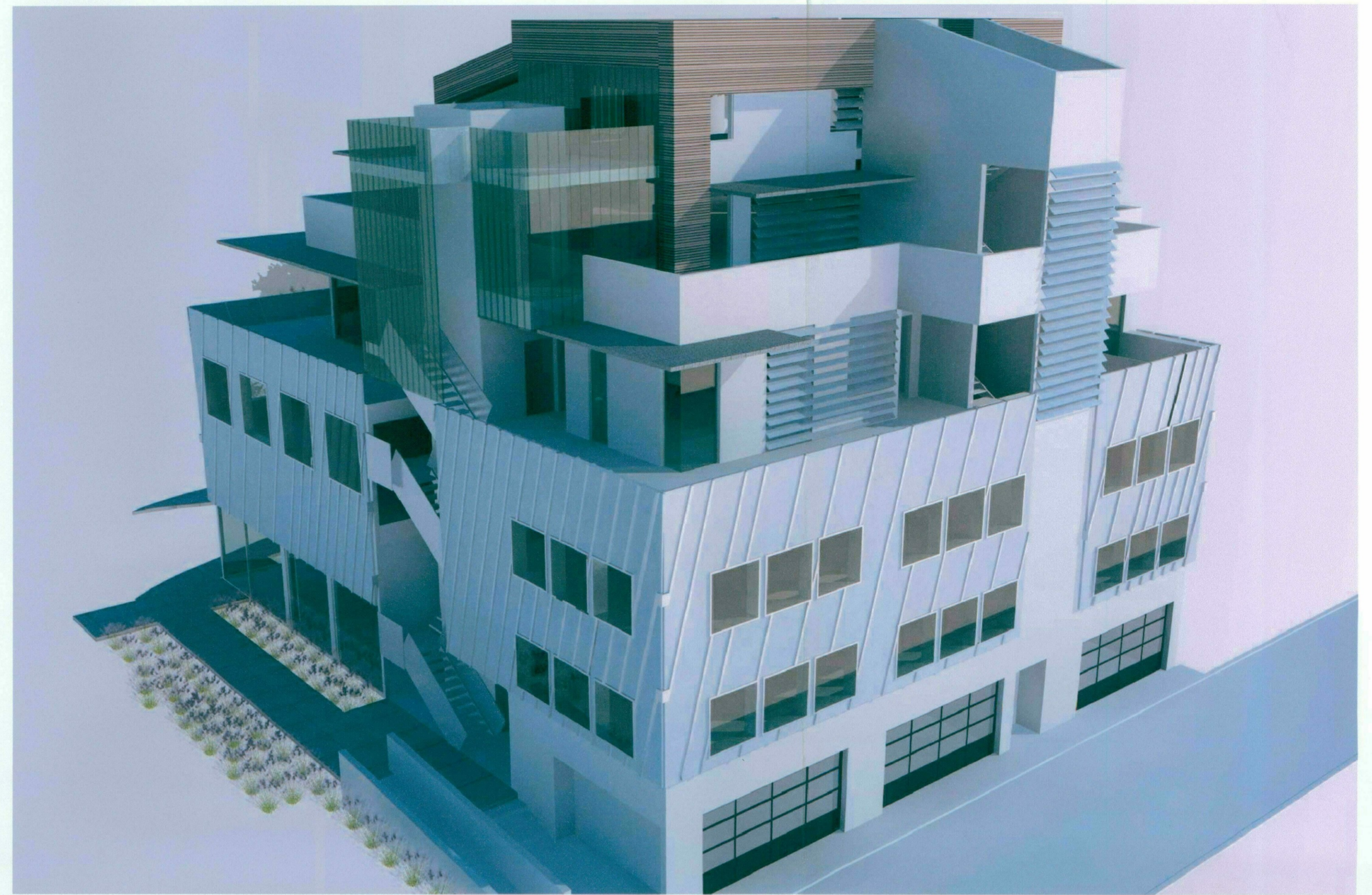


zoning submittal
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 c.o.s. # 22-zn-2015
 building elevations
sk-3.2
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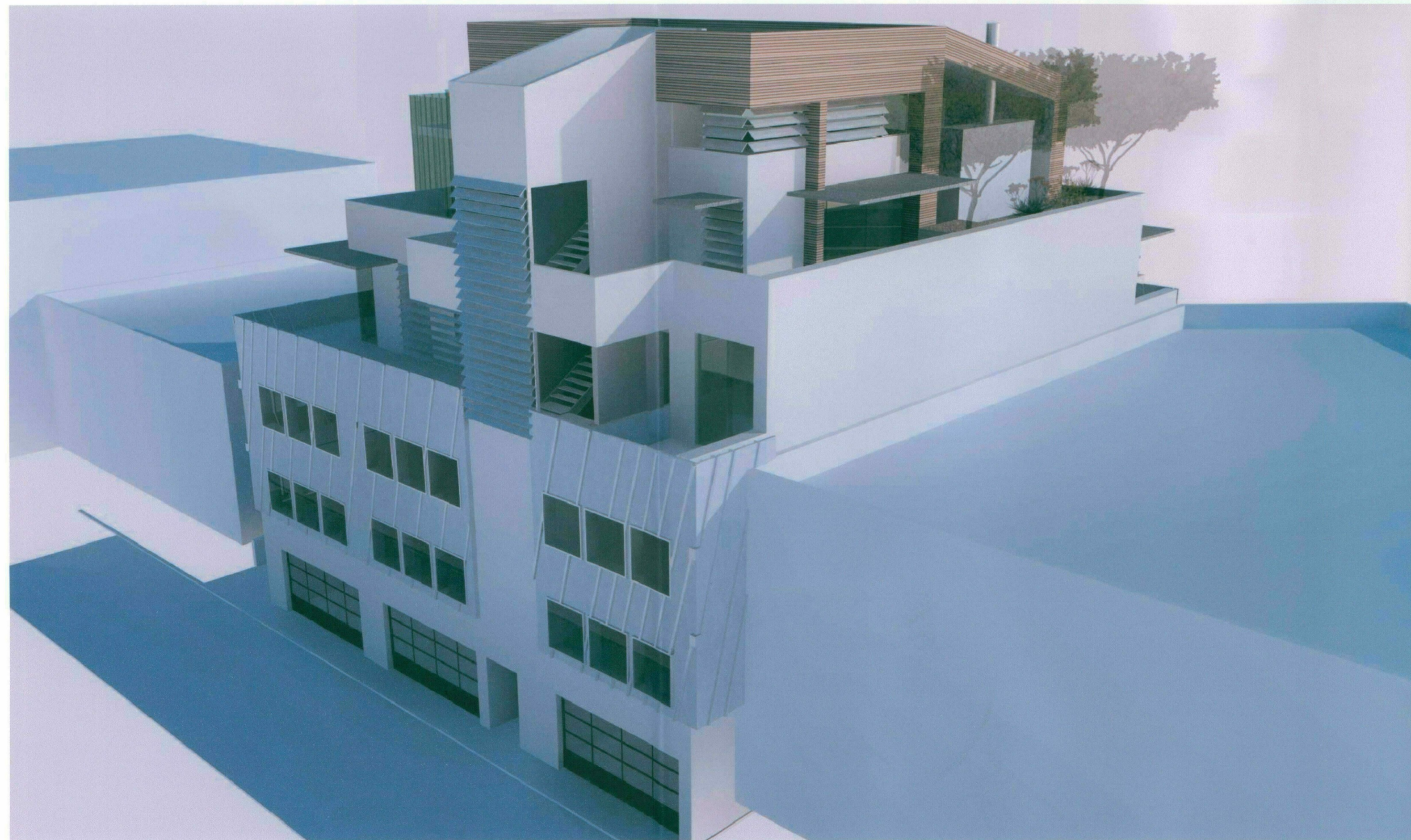
04 . northeast perspective

nts



03 . northwest perspective

nts



02 . southwest perspective

nts



01 . southeast perspective

nts

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revisions

perspectives

sk-3.3

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