

Simulations
Photos
All Graphics (no plans)

a



b



china mist mixed use

7363 e scottsdale mall

scottsdale, az 85251

date: june 30, 2016

33-DR-2016
07/26/16

7340 east main street #220
scottsdale, az 85251
t. 480.225.7359
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a



b

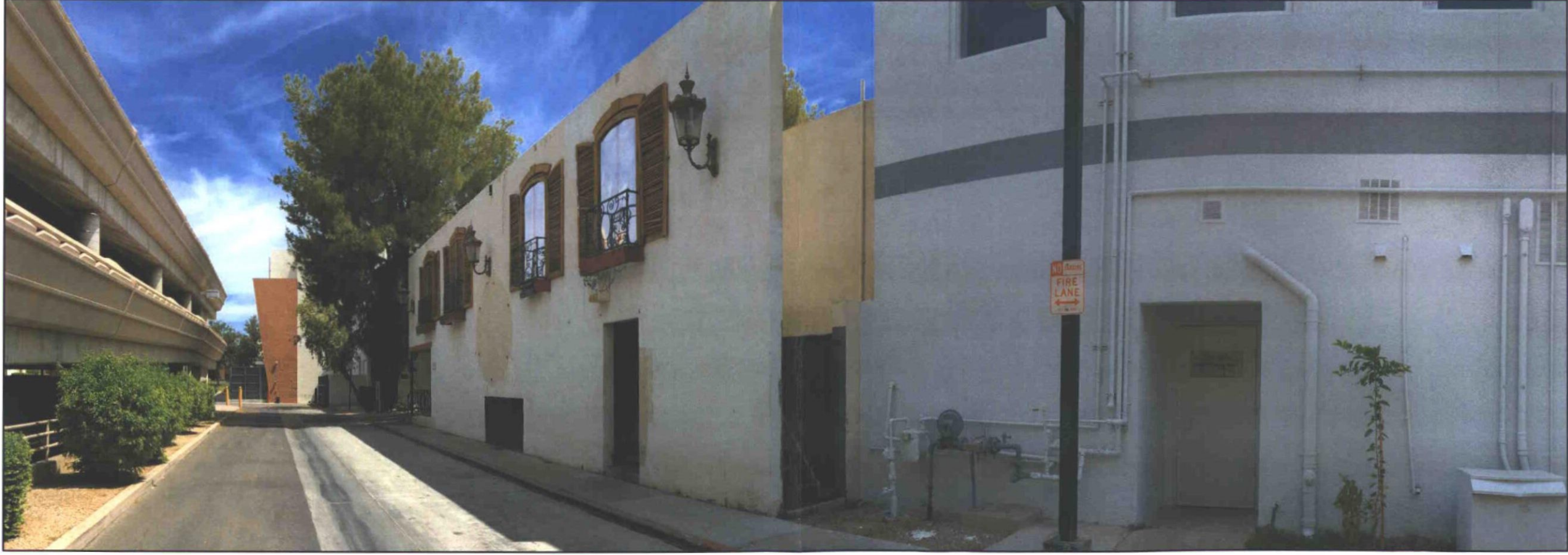
china mist mixed use
7363 e scottsdale mall
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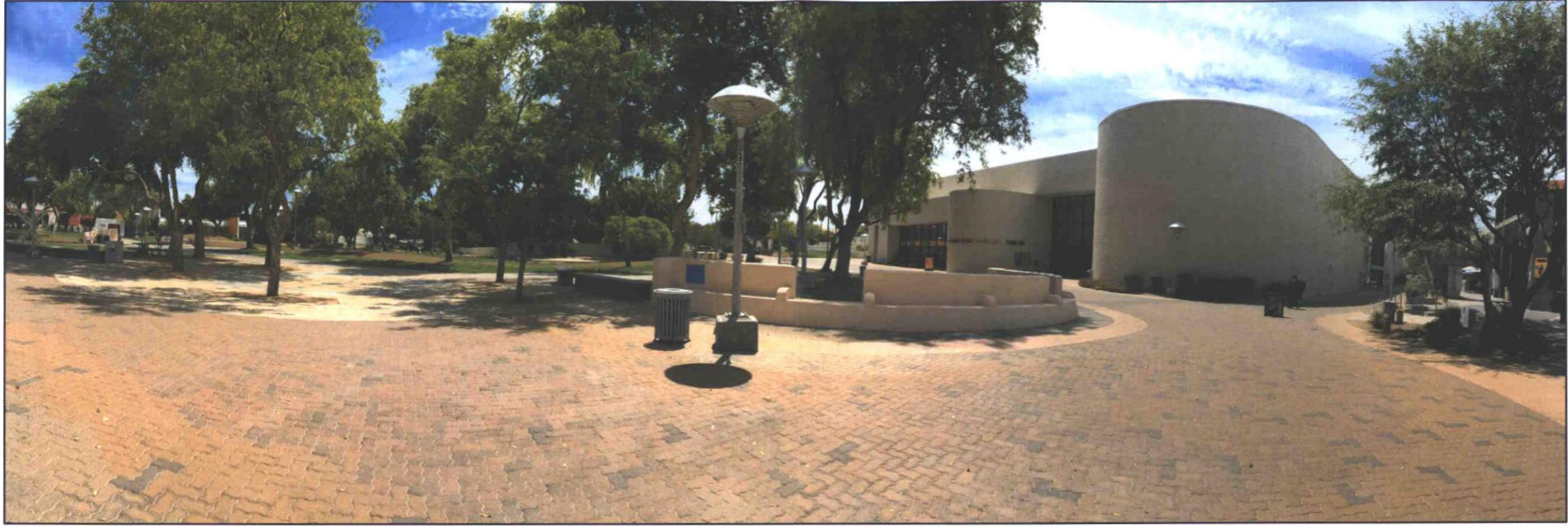


b



china mist mixed use
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date: june 30, 2016

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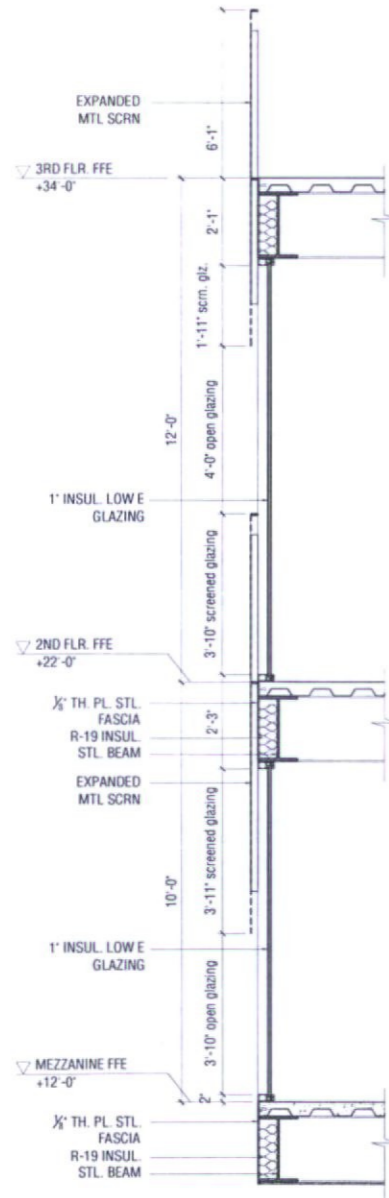


b

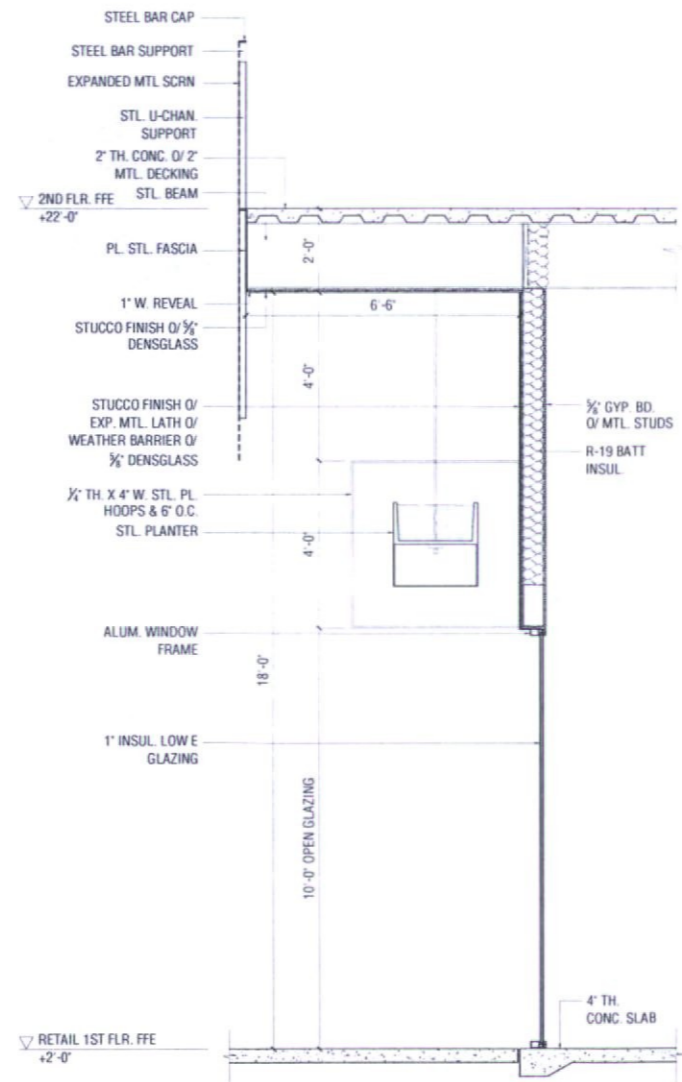
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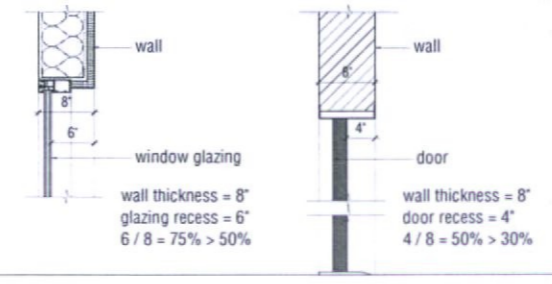
05 . west/north shade screen detail
1/2" = 1'-0"



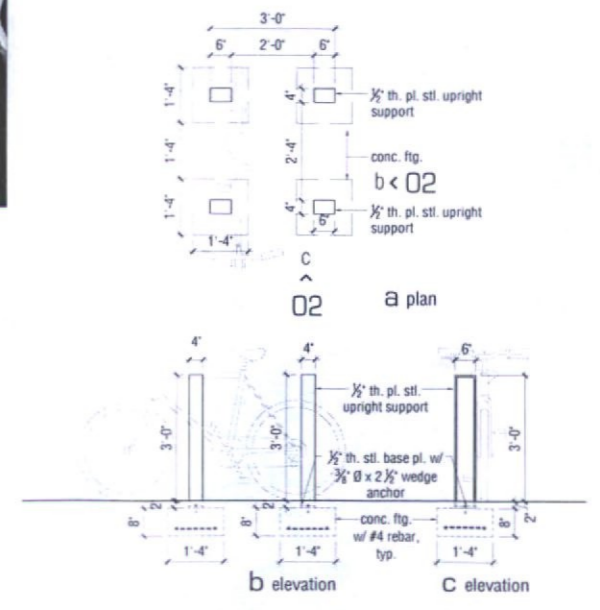
04 . east/north shade screen detail
1/2" = 1'-0"



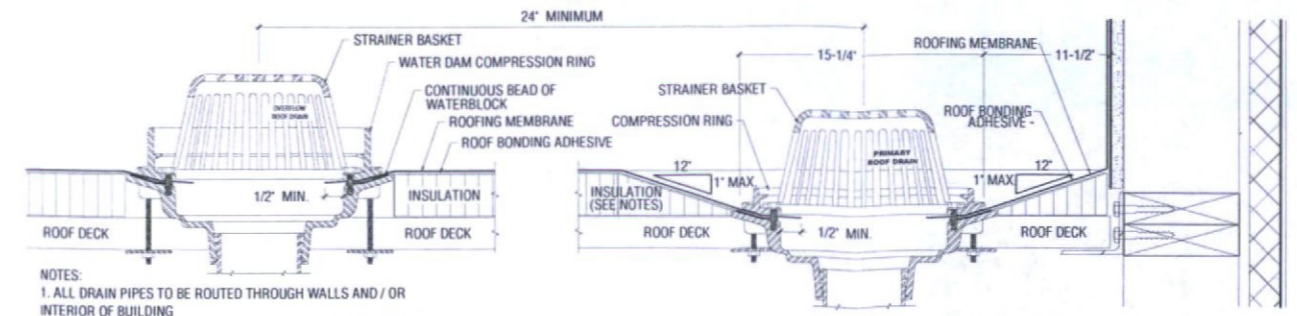
06 . exp. mtl. shade screen
n/a



03 . typ. window & door sections
1" = 1'-0"



02 . bicycle rack details
1" = 1'-0"



NOTES:
1. ALL DRAIN PIPES TO BE ROUTED THROUGH WALLS AND / OR INTERIOR OF BUILDING
2. DAYLIGHT ALL DRAINS AT BASE OF WALLS WITH DOWNSPOUT AS INDICATED IN SITE PLAN

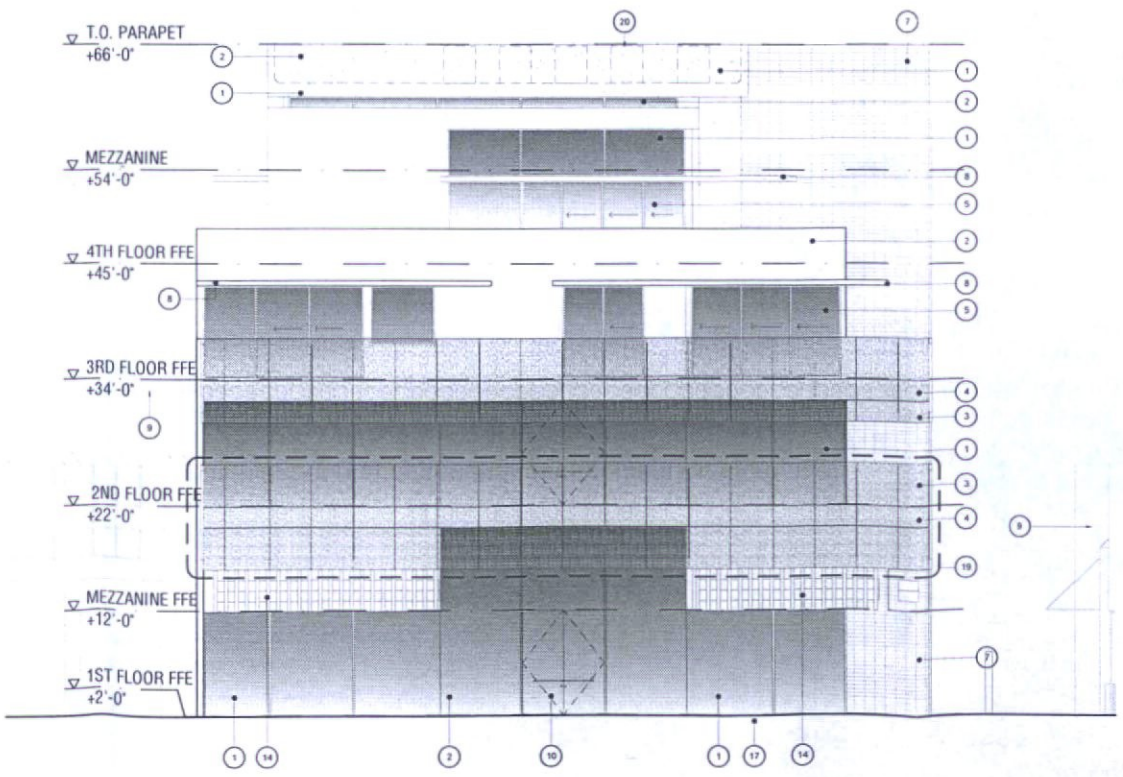
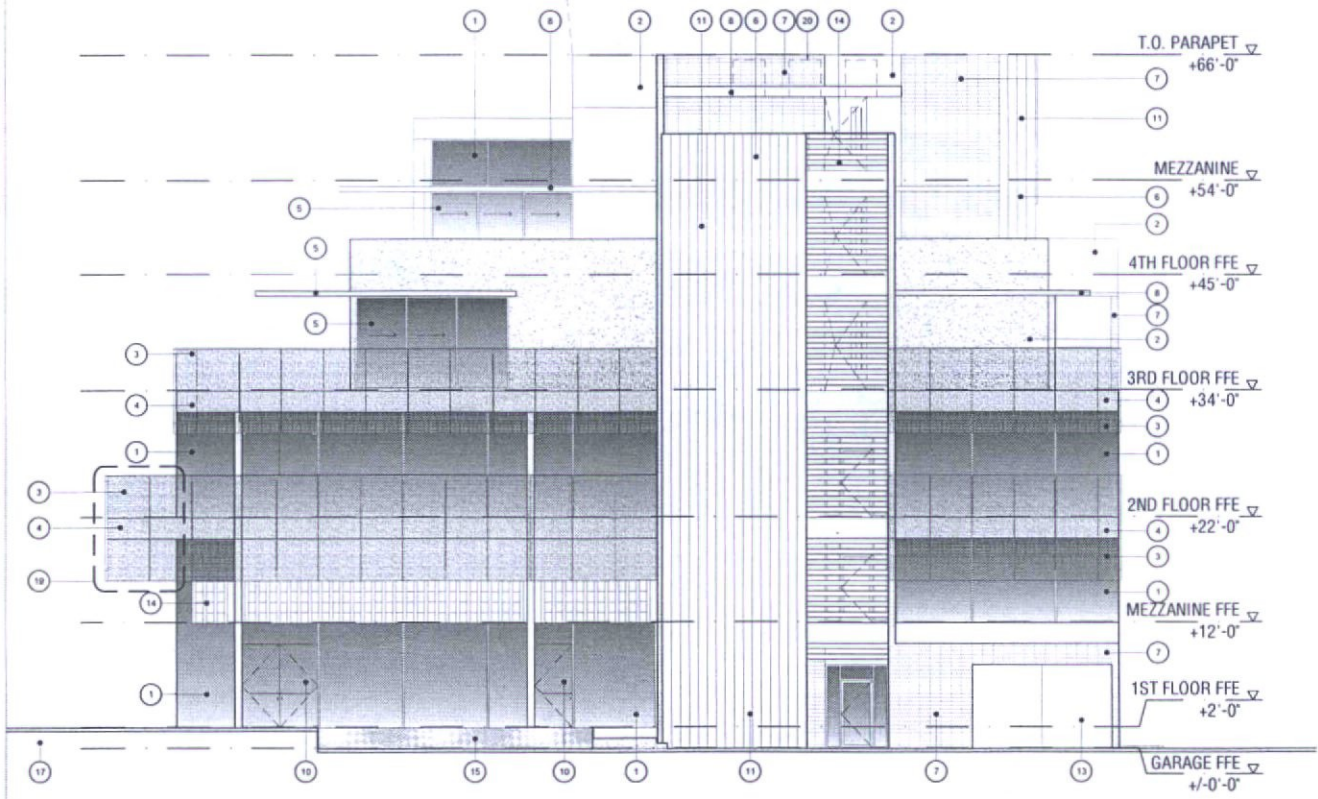
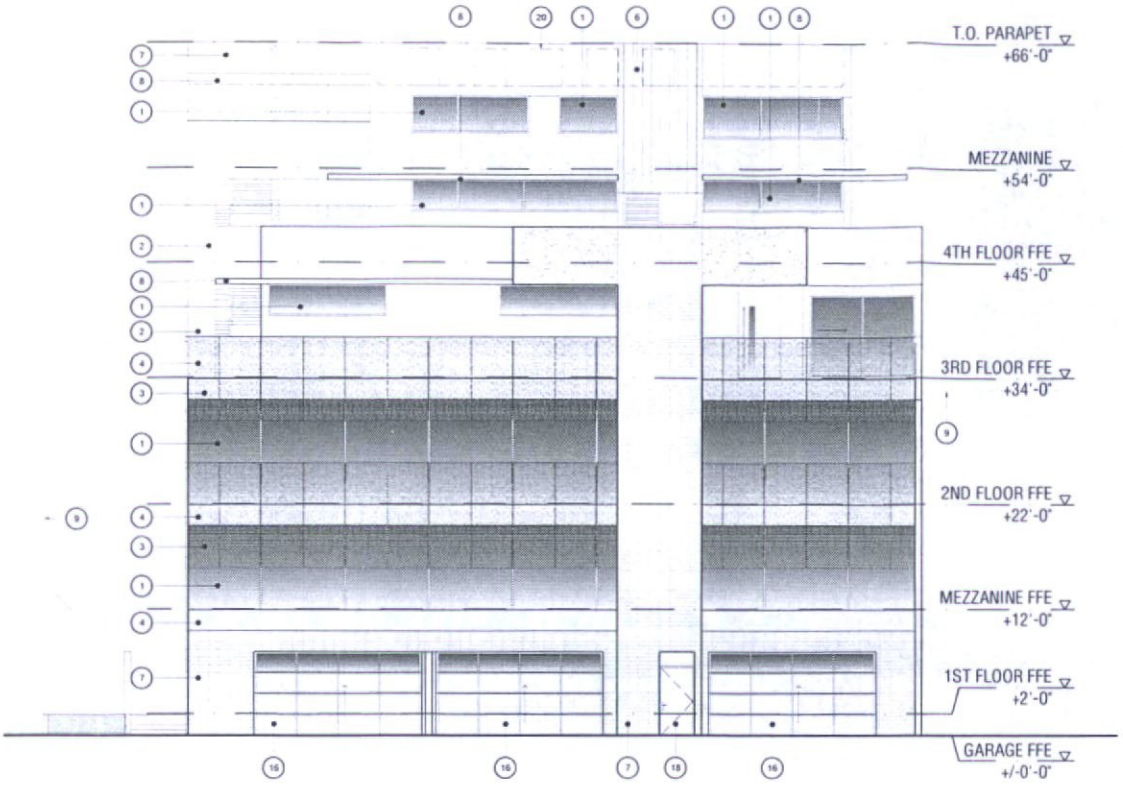
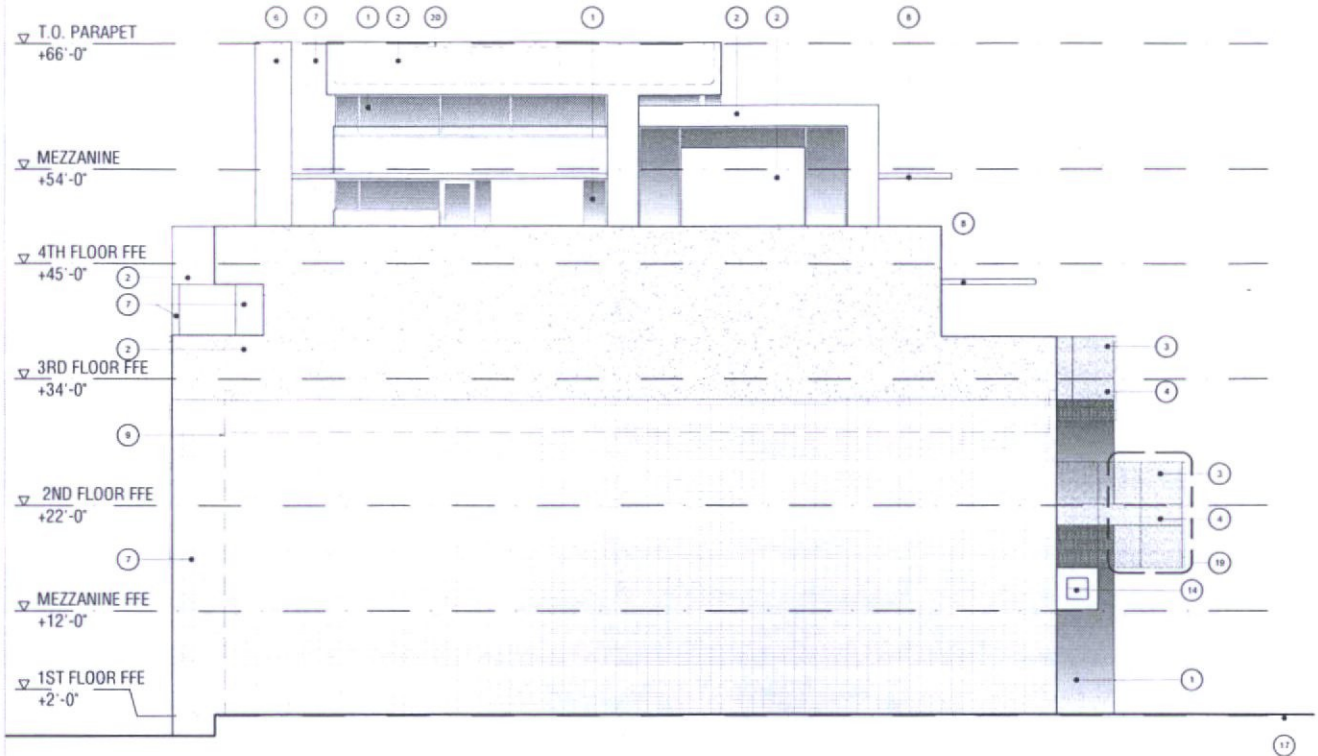
01 . typ. roof drain details
3" = 1'-0"

2nd drb submittal
 7953 east scottsdale mall
 scottsdale, az 85251
 a line
 china mist mixed use
 details
 sk-1.1
 33-DR-2016
 9/22/2016

keyed elevation notes

1. WINDOWS (GLZ-1) (AL-1)
2. SMOOTH FINISH STUCCO (STC-1)
3. EXPANDED METAL SCREEN (MTL-1)
4. BALCONY FLOOR PLATE W/ PL. STL. FASCIA (STL-1)
5. SLIDING GLASS DOORS (GLZ-1) (AL-1)
6. CHANNEL GLASS CLADDING (GLZ-2)
7. 8X4X16 CONCRETE BLOCK (CMU-1)
8. ROOF CANOPY W/ PL. STL. FASCIA (STL-1)
9. ADJACENT BUILDING
10. FRAMELESS GLASS DOOR (GLZ-1)
11. PAINTED STEEL STAIR & RAILING (STL-1) (PT-1)
12. STEEL DOOR (PT-1)
13. SES (PAINT TO MATCH ADJ. WALL SURFACE)
14. STEEL HANGING PLANTER (STL-1)
15. CONCRETE RAMP & STAIRCASE
16. PAINTED METAL GARAGE DOOR (PT-1)
17. PROPOSED PATIO
18. PAINTED STEEL DOOR (PT-1)
19. BALCONY ENCROACHMENTS PROPOSED OVER CITY'S CIVIC CENTER MALL PROPERTY ARE NOT A PART OF THIS SUBMITTAL AND REQUIRE SEPARATE CITY COUNCIL APPROVAL - SEE SK-1.0 SITE PLAN & SK-3.2 ELEVATION WORKSHEETS FOR ENCROACHMENT AREAS
20. ROOFTOP MECHANICAL CONDENSERS BEHIND

01



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alinea

2nd drb submittal

09.14.16 city comments
date issued: september 14, 2016 c.s.s. # 862-PA-2015
project # 15030

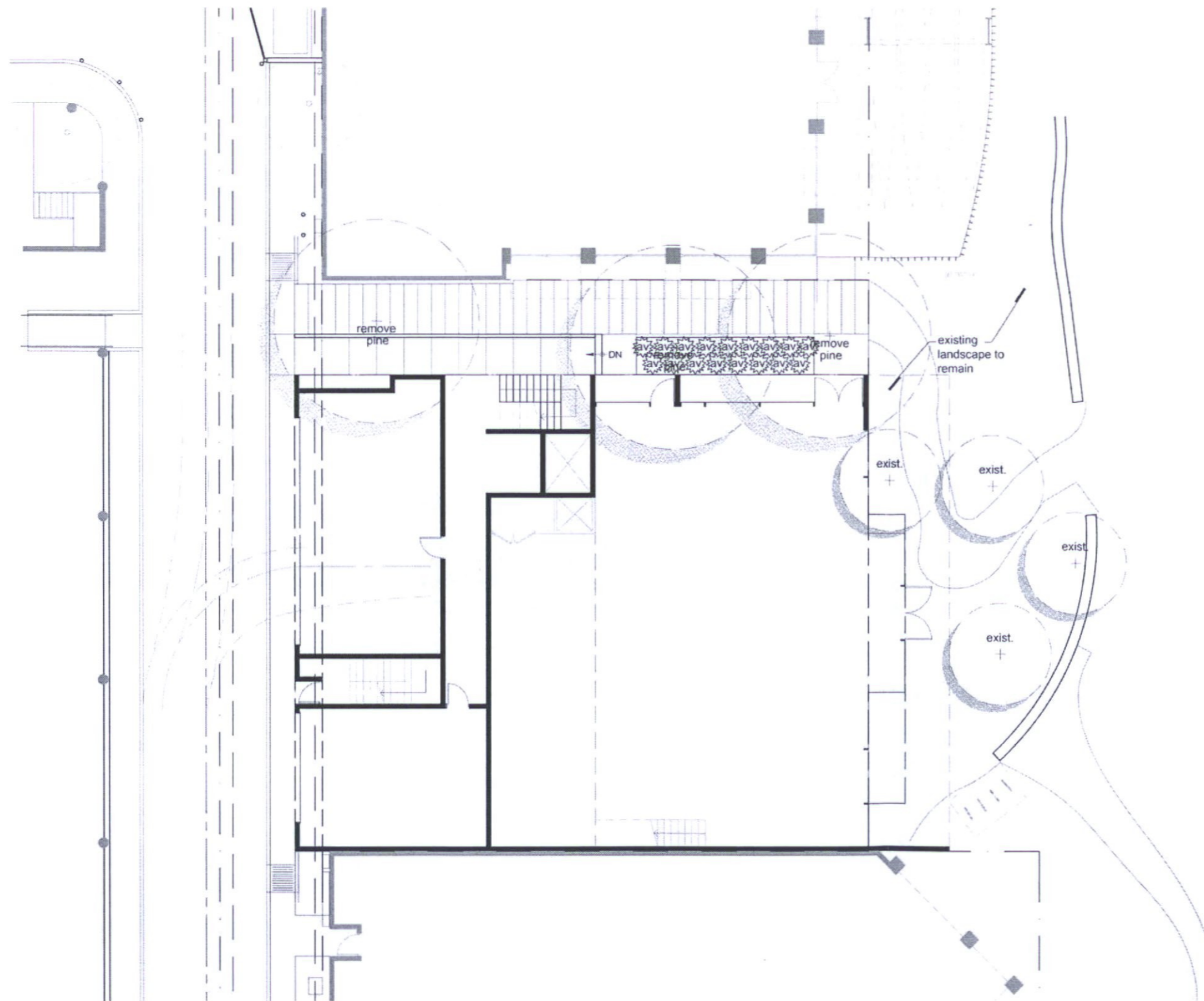
revisions

elevations

sk-3.0

china mist mixed use

33-DR-2016
9/22/2016



plant legend					
symbol	common name	botanical name	size	totals	remarks
existing/salvaged plants					
	alleppo pine	<i>pinus halapensis</i>	see plan	3	remove
	existing tree	existing tree	see plan	4	remain
cacti / accents					
	aloe vera-yellow flowering	<i>aloe barbadensis</i>	5 gal	17	

note:

- total landscape area: 143 s.f.



CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

LANDSCAPE PLAN APPROVED
CITY OF SCOTTSDALE

862-PA-2015
 CASE NUMBER

APPROVED BY _____ DATE _____

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE DEPT. OF OCCUPANCY IS ISSUED.



BERGHOFF DESIGN GROUP

Landscape Architecture
 Construction Management
 7700 First Avenue Road, Suite 100
 Scottsdale, Arizona 85257

Tel: 480-991-3300
 Fax: 480-467-3633
 berghoffdesign.com

china mist
 7363 east scottsdale mall
 scottsdale, arizona 85251

planting plan


09.13.2016 pp.1

COS #: 862-PA-2015

COS #: 22-2n-2015

li-2 Lightology

Path Outdoor 58002 Pathway Light



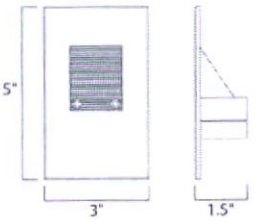
Description:
Path Outdoor 58002 Pathway Light features a White, Black, or Bronze finish. Sleek slim design is perfect for a variety of lighting applications. One 4 watt, 120 volt 3000K 85CRI LED type bulb is included. ADA compliant. UL listed for wet locations. Vertical mount only. 3 inch width x 5 inch height x 1.5 inch depth.

Shown in: White

List Price: \$107.50
Our Price: \$77.40

Shade Color: N/A
Body Finish: White
Lamp: 1 x LED/4W/120V
Wattage: 4W
Dimmer: Not Dimmable
Dimensions: 5H x 3W x 1.5D

Technical Information
Luminous Flux: 280 lumens
Lumens/Watt: 70.00
Lamp Color: 3000 K
Color Rendering: 85 CRI




Product Number: MAX363834

Company:	Fixture type:	Date: Nov 23, 2015
Project:	Approved By:	

www.lightology.com

li-1 Lightology

Path LED Exterior Path Light



Description:
The Path Exterior Path Light features an etched acrylic lens with a Bronze or Titanium finish over die cast aluminum. Two lamping options. Ground spike and wiring kit included. LED: One 4 watt 12 volt 80CRI 2700K 250 lumens LED module is included. Dimmable on any low voltage magnetic dimmer, not included. Incandescent: One 18 watt 12 volt 15 wedge base bulb is included. Wet rated.

Shown in: Titanium / Etched Acrylic

List Price: \$200.00
Our Price: \$144.00


Shade Color: Etched Acrylic
Body Finish: Titanium
Lamp: 1 x LED/2.1W/12V
Wattage: 2.1W
Dimmer: Low Voltage Magnetic
Dimensions: 15H x 1.75W

Product Number: HINS1826

Company:	Fixture type:	Date: Nov 23, 2015
Project:	Approved By:	

www.lightology.com

li-3 CAMPO



Description:
CAMPO is a modern, minimalist outdoor lighting fixture. It features a sleek, rectangular design with a wide, adjustable shade. The fixture is made of high-quality materials and is designed to provide a soft, ambient glow. It is perfect for use in modern outdoor spaces, such as patios, decks, and walkways.

Shown in: White

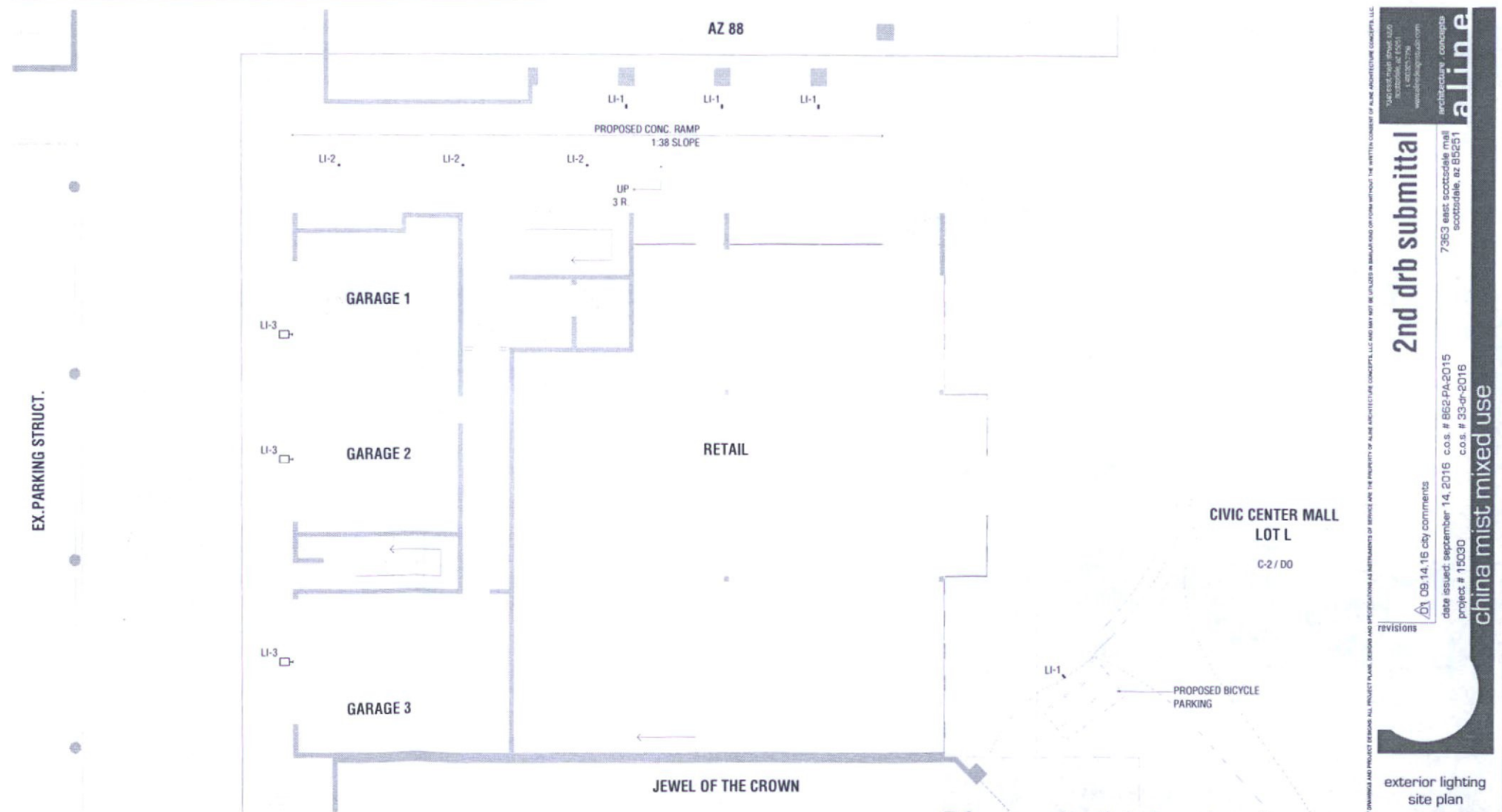
List Price: \$120.00
Our Price: \$85.00

Shade Color: White
Body Finish: White
Lamp: 1 x LED/4W/120V
Wattage: 4W
Dimmer: Not Dimmable
Dimensions: 12H x 6W x 3D

Product Number: CAMPO001

Company:	Fixture type:	Date: Nov 23, 2015
Project:	Approved By:	

www.campos.com



01 . exterior lighting site plan

2nd drb submittal

At DB 14, 16 city comments
data issued: september 14, 2016 c.o.s. # BE2-PA-2015
project # 15030

revisions

exterior lighting site plan

china mist mixed use

sk-4.0



33-DR-2016
07/26/16



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7363 east scottsdale rd
scottsdale, az 85251

drb submittal

date issued: July 26, 2016 c.o.s. # 862-PA-2015
project # 15030 c.o.s. # 22-m-2015

china mist mixed use

REVISIONS

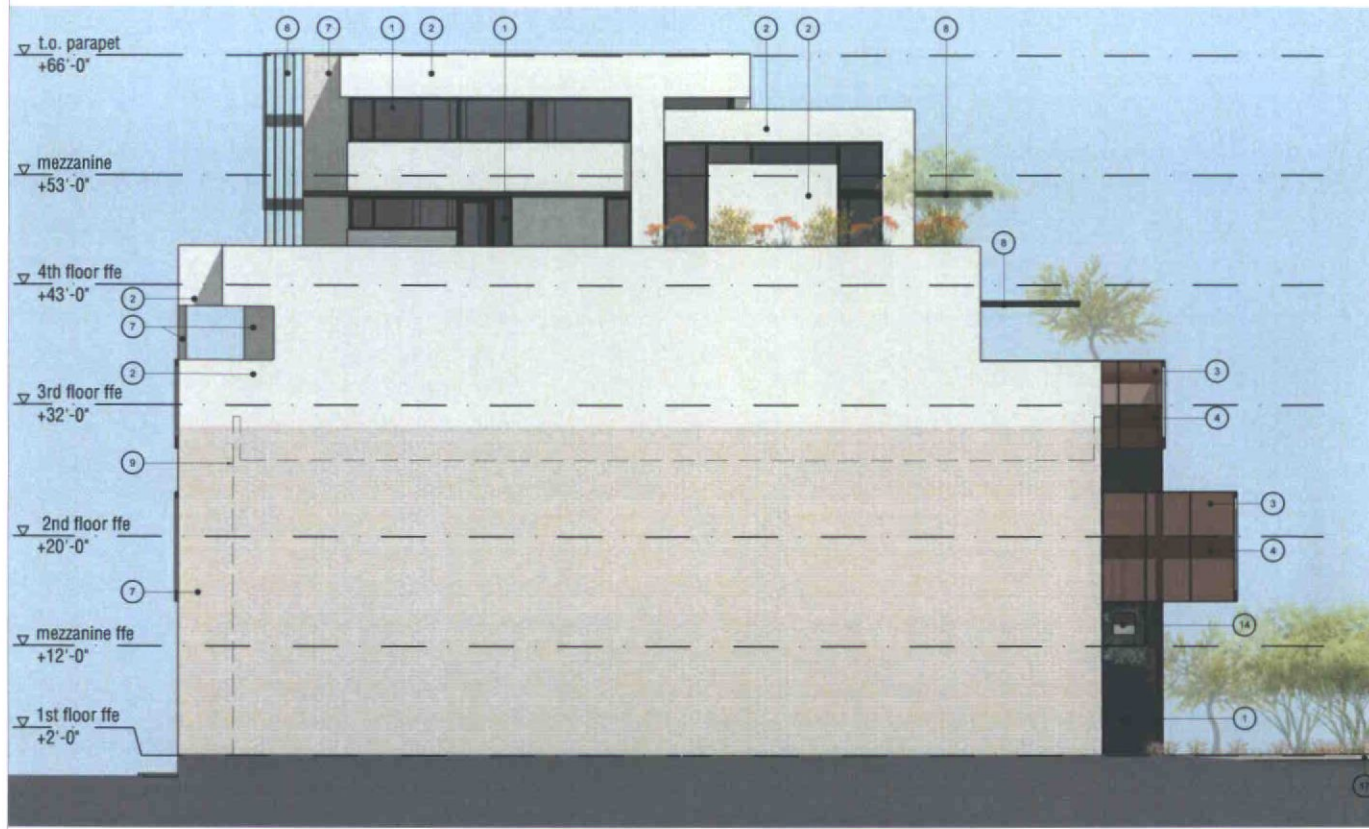
perspectives

sk-3.3

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keyed elevation notes

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



33-DR-2016
07/26/16

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drb submittal

7363 East Stuart Street, Suite 400
Scottsdale, AZ 85251

c.o.s. # 862-PA-2015
c.o.s. # 22-zr-2015

date issued: July 22, 2016
project # 15030

china mist mixed use

revisits



color elevations

sk-3.1



01 . context aerial

33-DR-2016
9/22/2016

2nd drb submittal

china mist mixed use

01 09 14 16 city comments
date issued: september 14, 2016 c.o.s. # 862-PA-2015
project: # 15030 c.o.s. # 33-dr-2016

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scottsdale, az 85251

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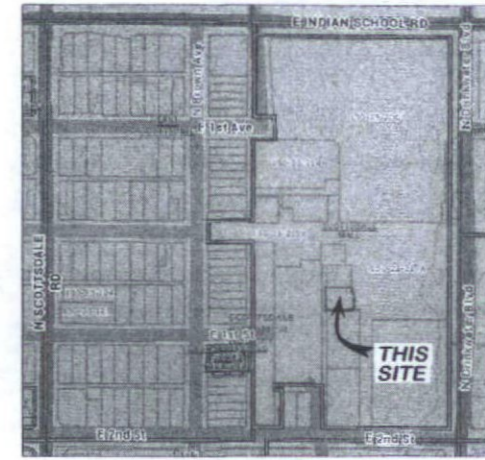
context
aerial

sk-0.1

KIND OF SHOWN AND RELATED DESIGN. ALL PROJECT PLANS, DESIGN AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF ALINE ARCHITECTURE CONCEPTS, LLC AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ALINE ARCHITECTURE CONCEPTS, LLC.

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 (AFFECTS THE PARCELS)
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 10638, 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 (AFFECTS THE PARCELS)
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 (AFFECTS THE PARCELS)
11. 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)
12. 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 161 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.

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 ALTA/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

DRAWN BY: PJE
CHECKED BY: JQH

HUNTER ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3965
F 480 991 3966

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" = 20'

SHEET
1 OF 2

33-DR-2016
07/26/16

N. SCOTTSDALE RD.
N00°02'51"E(N) 1,329.06'(M)

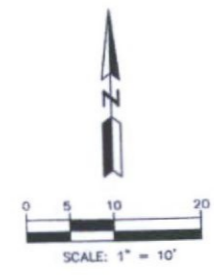
N.W. COR. SEC. 26, T.2N., R.4E.
FND. BRASS CAP IN HANDHOLE,
STAMPED "CITY OF SCOTTSDALE"

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

INDIAN SCHOOL ROAD

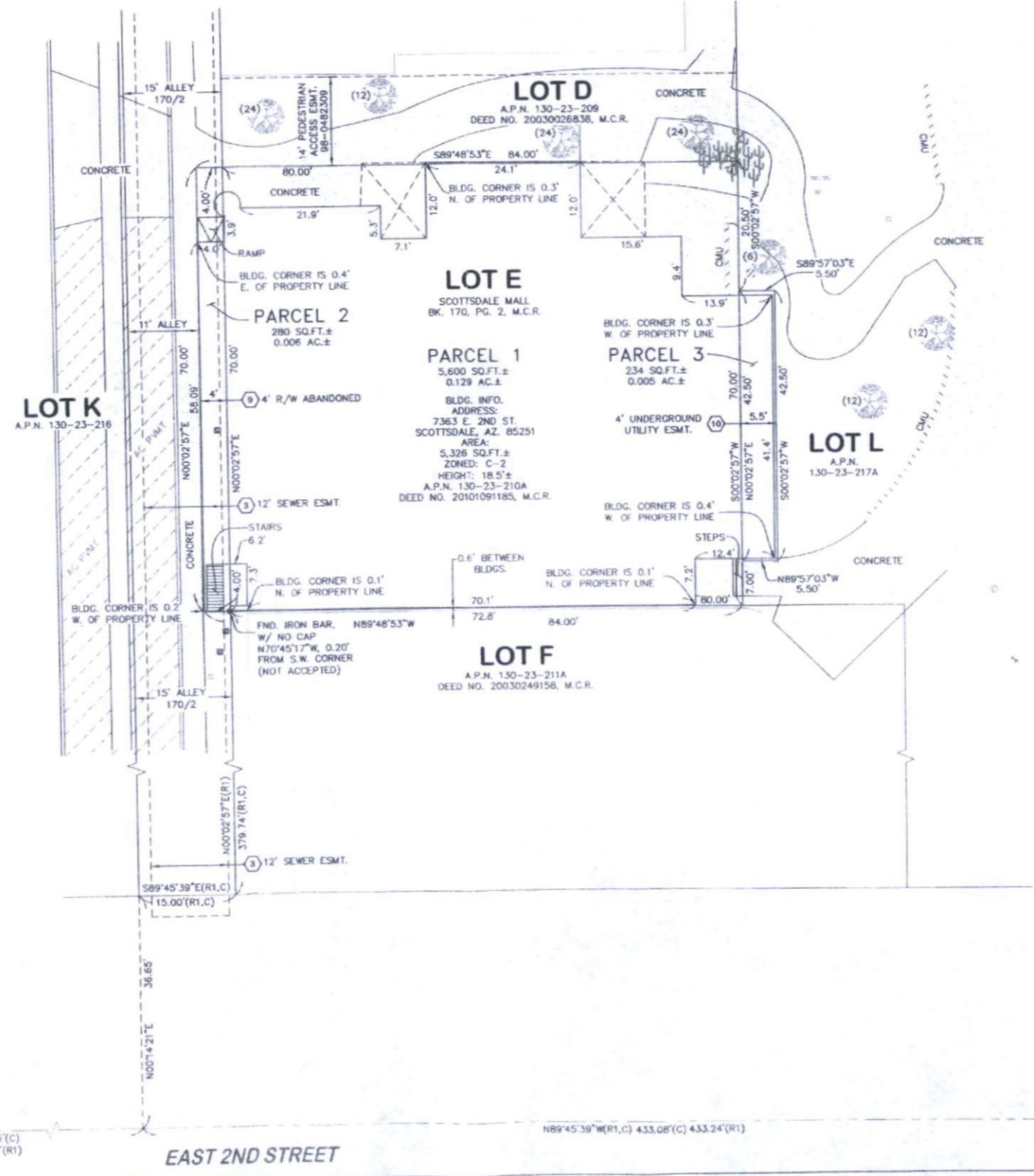
N.E. CORNER NW 1/4,
NW 1/4, SEC. 26, T.2N.,
R.4E. FND. BRASS CAP
IN HANDHOLE

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
- ⊛ SCHEDULE B HEX
- (T) TREE
- (#) TRUNK SIZE INCHES
- ☪ SAGUARO CACTUS
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- CONCRETE CONCRETE HATCH COLOR & PATTERN
- AC P/MT 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 "MARICOPA 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.



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)

500°09'02"W(R1,C) 330.02'(R1,C) 334.96'(C) 334.94'(R1,C)
500°09'02"W(R1,C) 330.14'(R1,C)
500°03'40"W(R1,C) 331.82'(C) 331.02'(R1)

DRINKWATER BOULEVARD

NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JQH

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3886
F 480 991 3886



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 6th AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

SECTION: 26
TOWNSHIP: 2N
RANGE: 4E

JOB NO.:
CLAY023-SA

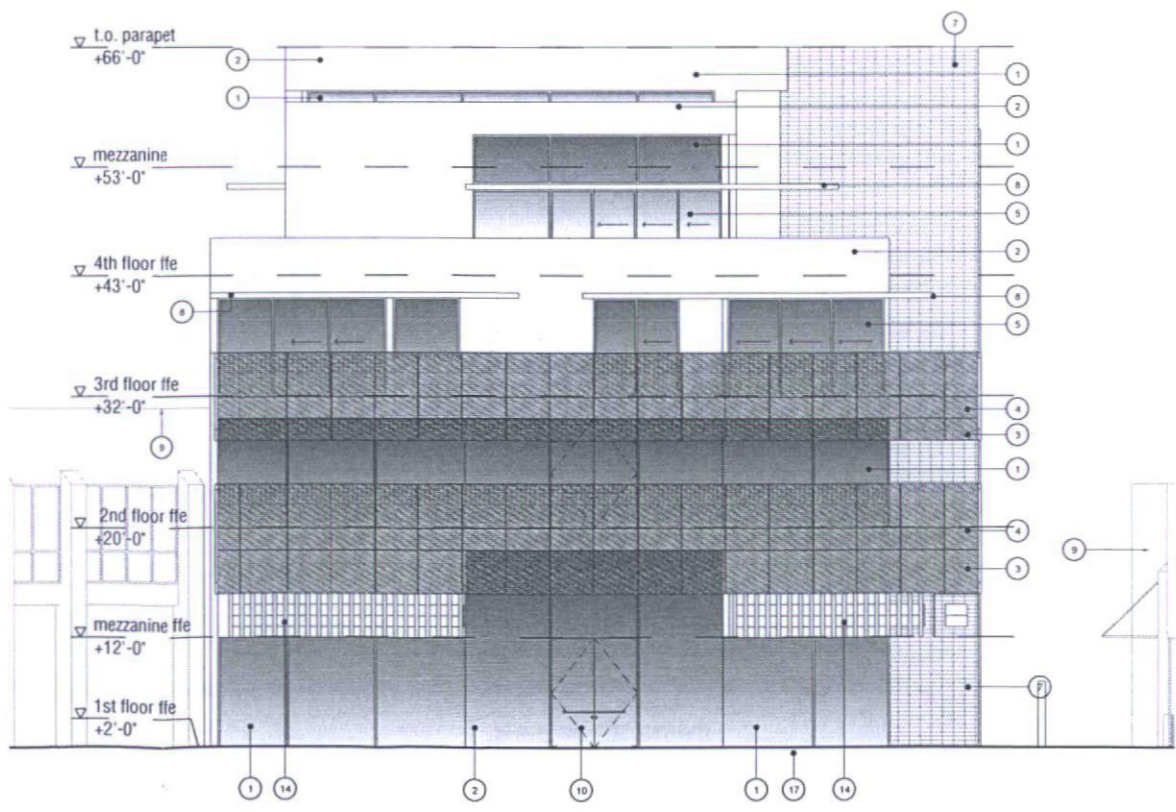
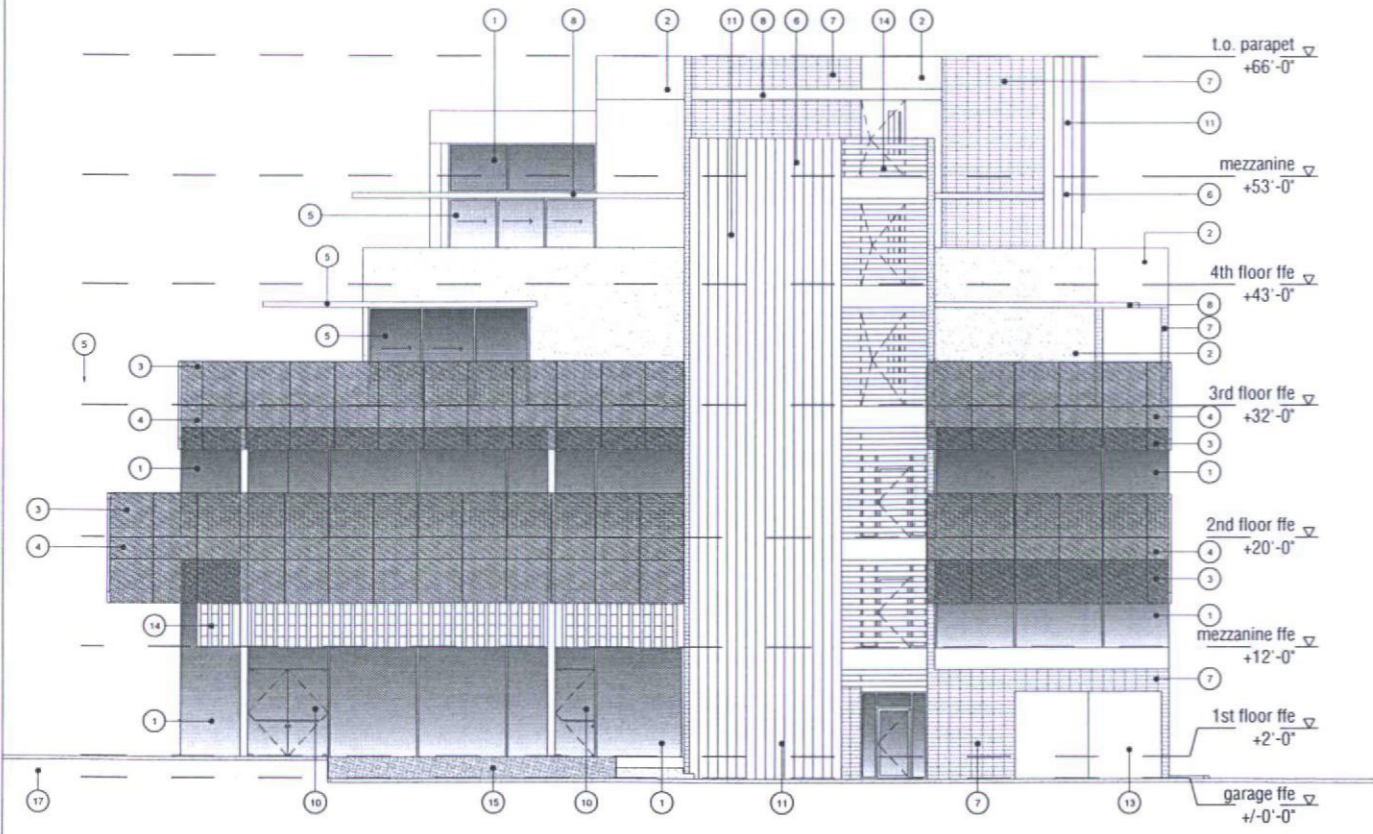
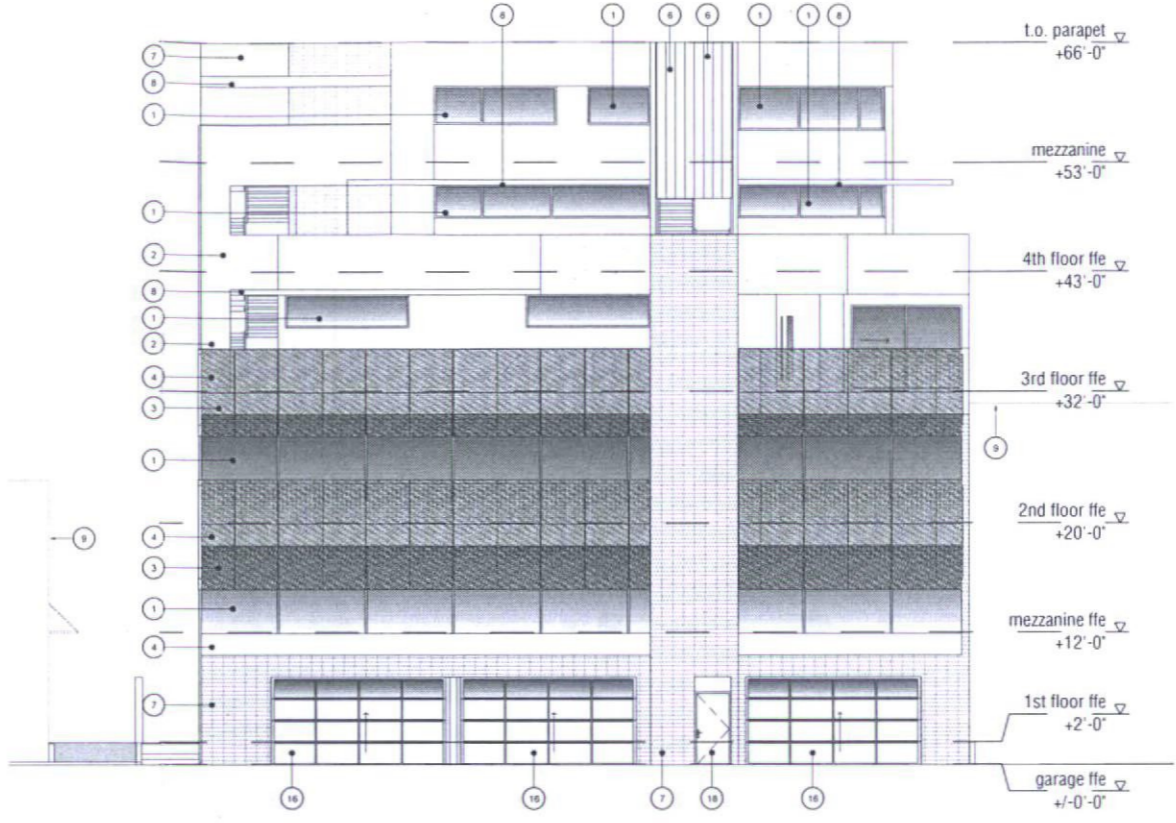
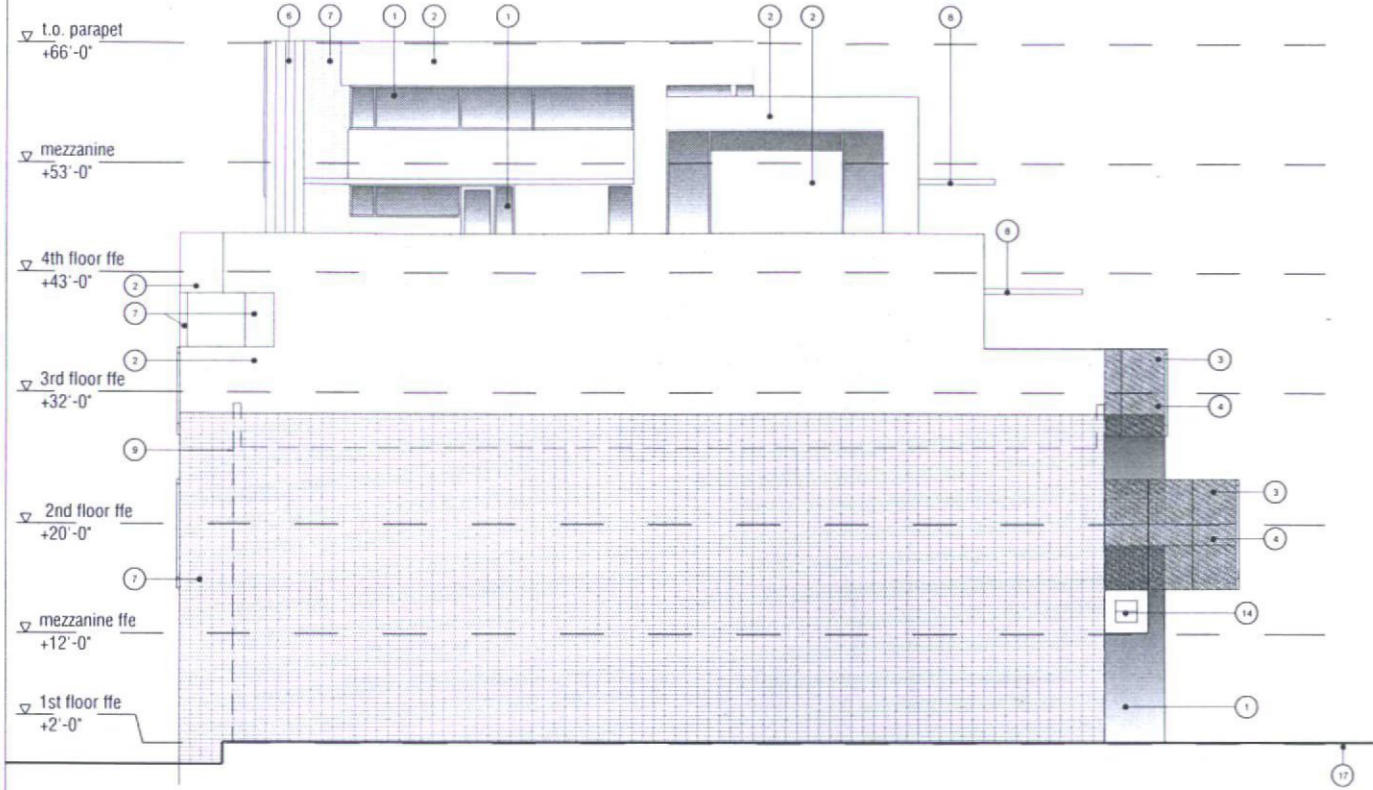
SCALE
1" = 10'

SHEET
2 OF 2

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07/26/16

Keyed Elevation Notes

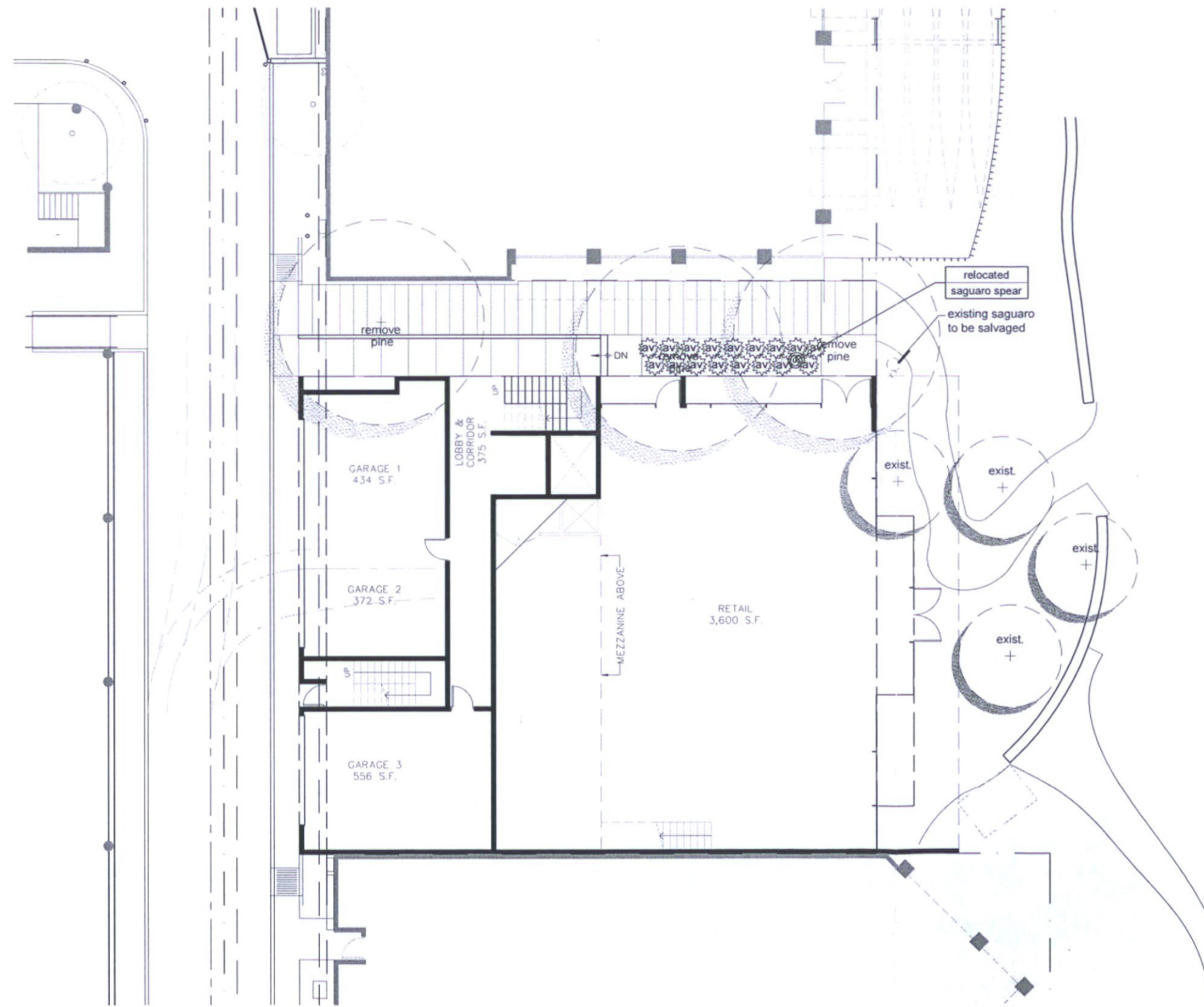
1. windows (glz-1) (al-1)
2. smooth finish stucco (stc-1)
3. expanded metal screen (mtl-1)
4. balcony floor plate w/ pl. sti. fascia (stl-1)
5. sliding glass doors (glz-1) (al-1)
6. channel glass cladding (glz-2)
7. 8x4x16 concrete block (cmu-1)
8. roof canopy w/ pl. sti. fascia (stl-1)
9. adjacent building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



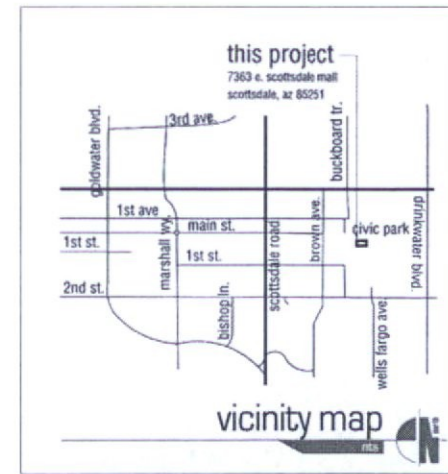
33-DR-2016
07/26/16

This is a conceptual drawing and not a final construction document. It is intended for informational purposes only. All dimensions and materials are subject to change without notice. © 2015 ALINE ARCHITECTURE CONCEPTS, LLC
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 7363 East Scottsdale Mall
 Scottsdale, AZ 85251
aline
 architecture + concepts
 www.aline-arch.com
 date issued: July 22, 2015
 project # 15030
 c.o.s. # 862-PA-2015
 c.o.s. # 22-27-2015
china mist mixed use

elevations
sk-3.0



plant legend					
symbol	common name	botanical name	size	totals	remarks
existing/salvaged plants					
	saguaro	<i>carnegeia gigantea</i>	see plan	1	salvage
	alleppo pine	<i>pinus halapensis</i>	see plan	3	remove
	existing tree	<i>existing tree</i>	see plan	4	remain
cacti / accents					
	aloe vera-yellow flowering	<i>aloe barbadensis</i>	5 gal	17	



preliminary
not for construction

CALL TWO WORKING DAYS
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7000 East McDowell Road, Suite 100
Scottsdale, Arizona 85227
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berghoffdesign.com

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scottsdale, arizona 85251

planting plan

07.05.2016

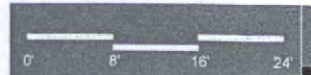
pp.1

**LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE**

862-PA-2015
CASE NUMBER APPROVED BY DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

**33-DR-2016
07/26/16**



COS #: 862-PA-2015

COS #: 22-zn-2015



33-DR-2016
07/26/16

feet 0 75 150

01 . context aerial

1" = 75'



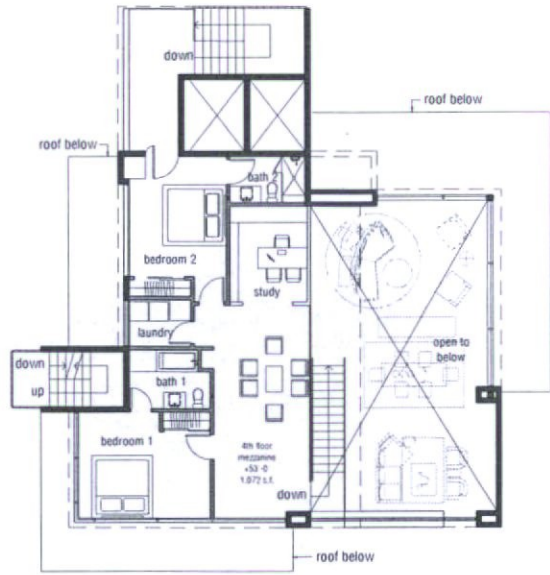
sk-0.1

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 c.o.s. # 862-PA-2015
 c.o.s. # 22-zn-2015
 china mist mixed use

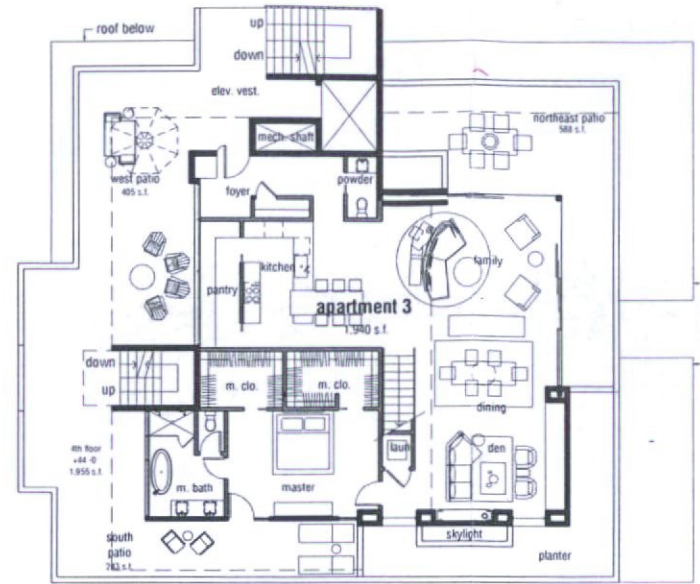
REVISORS

date issued: july 22, 2016
 project # 15030

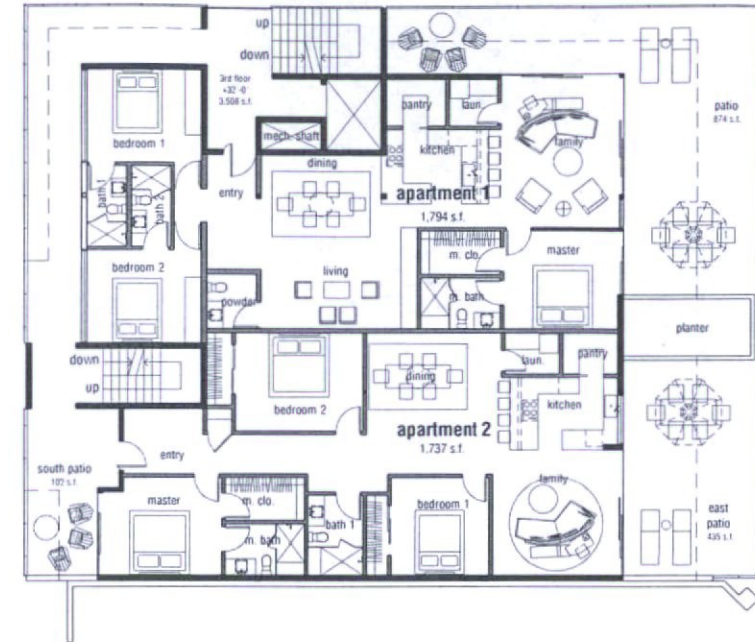
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06 . fourth floor plan mezzanine
3/32" = 1'-0"



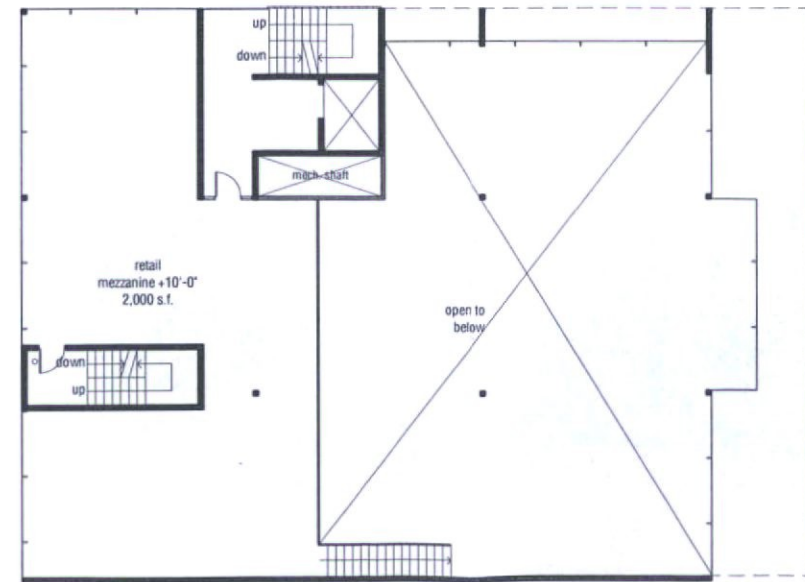
05 . fourth floor plan
3/32" = 1'-0"



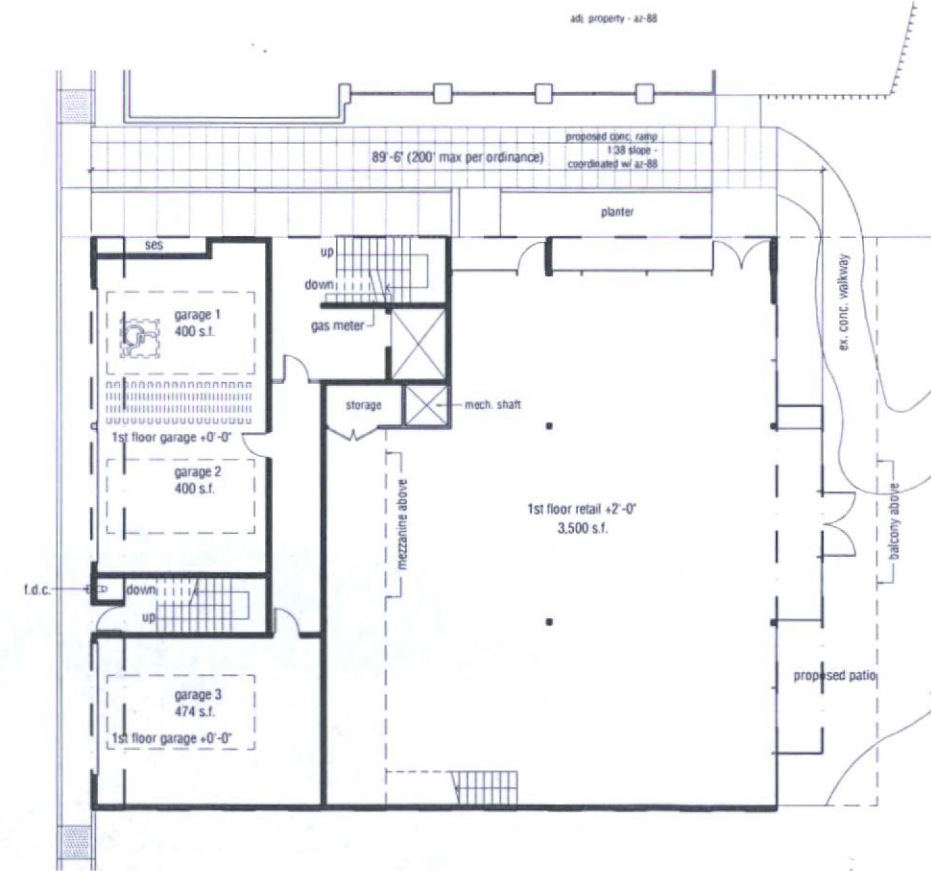
04 . third floor plan
3/32" = 1'-0"



03 . second floor plan
3/32" = 1'-0"



02 . first floor mezzanine plan
3/32" = 1'-0"



01 . first floor plan
3/32" = 1'-0"

33-DR-2016
07/26/16

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aline

drb submittal

china mist mixed use

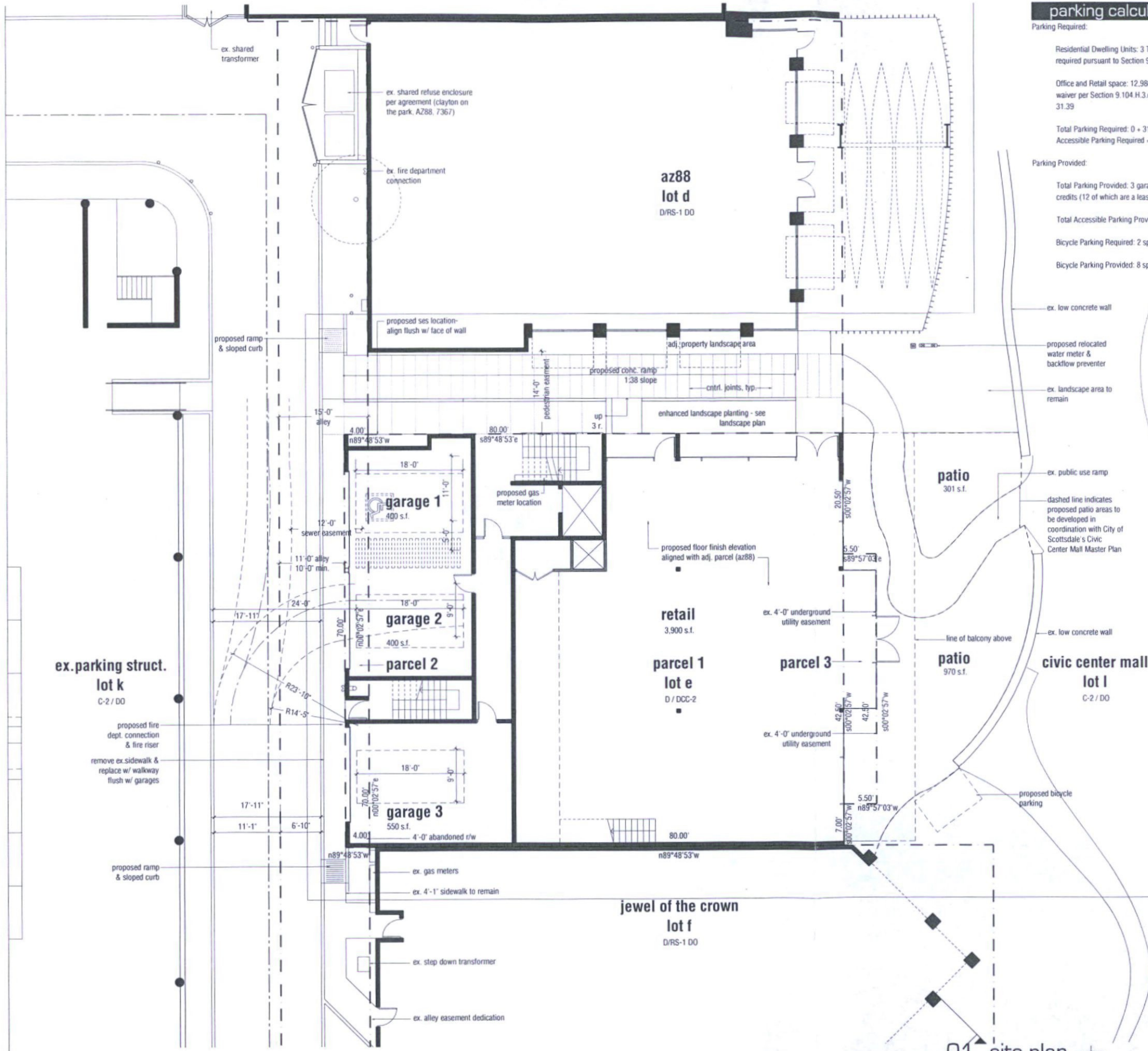
date issued: july 22, 2016
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c.o.s. # 22-zh-2015

revisions

floor plans

sk-2.0

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parking calculations

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: 12,986 square feet= 2,000 (square foot waiver per Section 9.104.H.3.c.iii of the Zoning Ordinance) / 350 = 31.39
 Total Parking Required: 0 + 31.39= 31.39 or 32 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
 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 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 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 enclosed 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

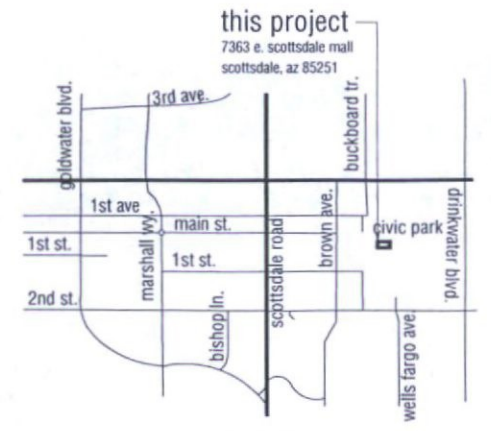
property address: 7363 e. scottsdale mall, scottsdale, az 85251
 existing zoning: C-2 DO
 proposed zoning: DOWNTOWN CIVIC CENTER TYPE 2
 first level area: 5,982 s.f.
 first level mezzanine (retail): 1,616 s.f.
 second level area (office): 5,388 s.f.
 third level area (residential): 3,508 s.f.
 fourth level area w/ mezzanine (residential): 3,027 s.f.
 building area total: 19,521 s.f. (26,109 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: 130-23-120a
 site area (net): 6,114 s.f. or .14 acres
 site area (gross): 6,359 s.f. or .15 acres
 gtar 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.
 gtar provided: 11,000 s.f.
 open space: (0%) 0 s.f.
 parking required: three dwelling units: 0 spaces
 office + retail: (12986-2000 / 350) = 31.39 spaces
 total = 32 spaces
 accessible parking req'd: (5 x .04) = 1 space
 53 improvement district credits (12 leased)
 3 on site garage spaces
 total: 56 (1 ADA)
 2 spaces (1 rung)
 8 spaces (4 rungs)

general limitations

construction type: III-A (sprinklered)
 allowable area: 55,500 sq. ft.
 building total area (air conditioned): 19,521 sq. ft.
 building total area: 26,109 sq. ft.
 allowable height: 4 story
 actual height: 4 story



33-DR-2016
07/26/16

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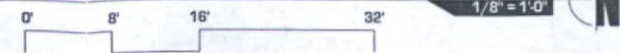
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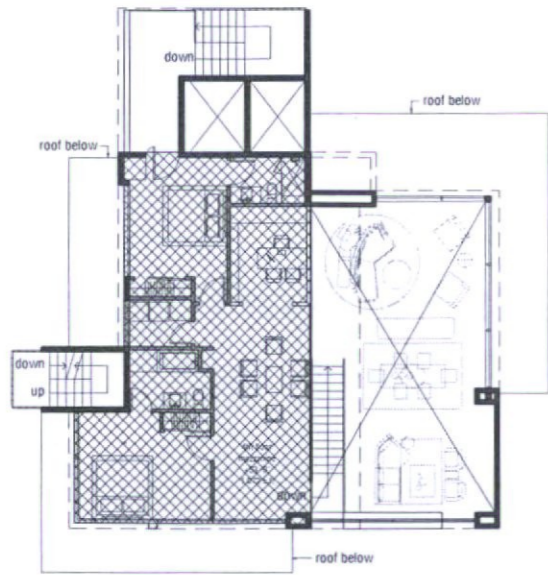
china mist mixed use

revisions
 site plan

01. site plan



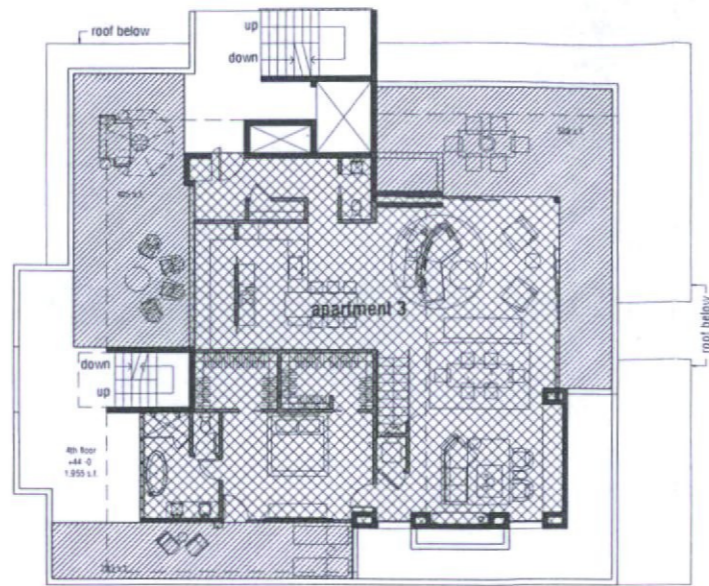
sk-1.0



06 . fourth floor plan mezzanine

residential interior area 1,072 s.f.
residential exterior area 287 s.f.

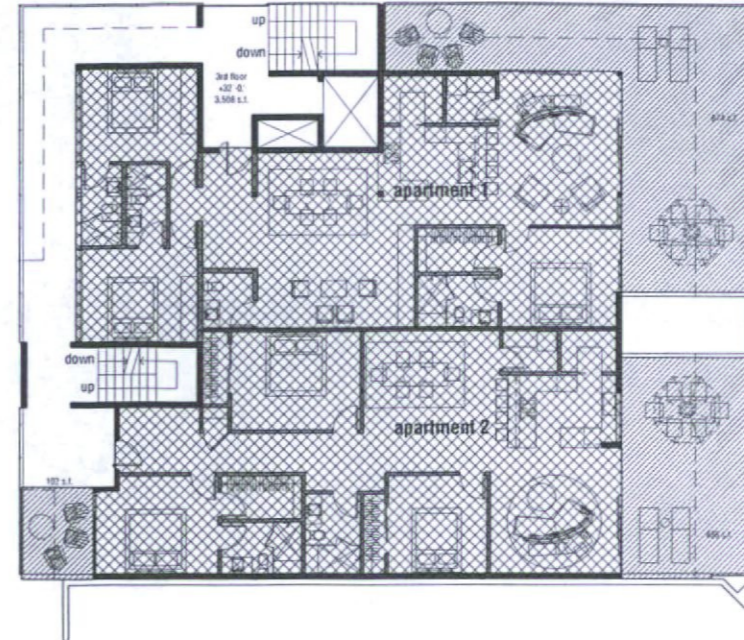
3/32" = 1'-0"



05 . fourth floor plan

residential interior area 1,940 s.f.
residential exterior area 1,236 s.f.

3/32" = 1'-0"



04 . third floor plan

residential interior area 3,531 s.f.
residential exterior area 1,411 s.f.

3/32" = 1'-0"



private open space

required: 60 s.f. with minimum 6' width (required per residential unit)

provided:	
apartment 1 =	874 s.f.
apartment 2 =	537 s.f.
apartment 3 =	1,236 s.f.
apartment 3 (mezzanine) =	287 s.f.
total =	2,934 s.f.

legend:

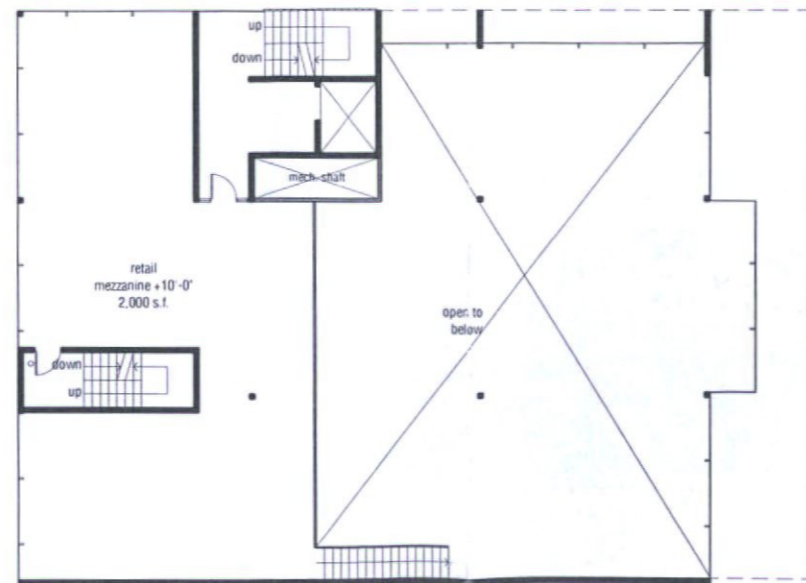
- living area
- exterior patio / balcony

33-DR-2016
07/26/16



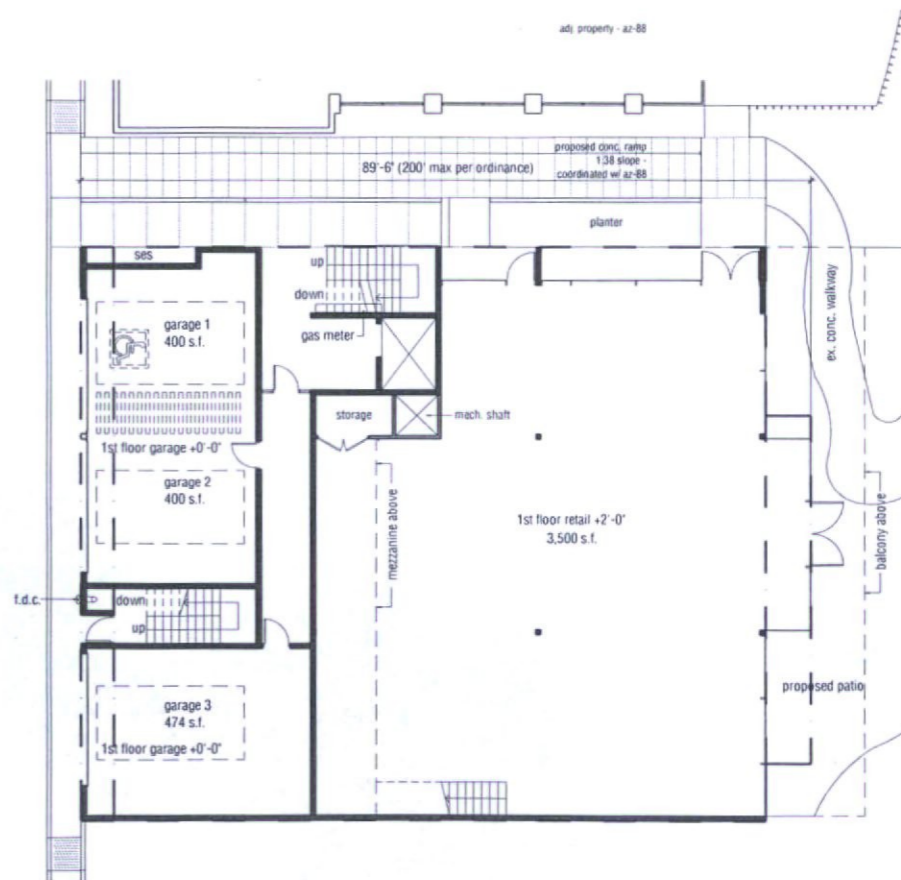
03 . second floor plan

3/32" = 1'-0"



02 . first floor mezzanine plan

3/32" = 1'-0"



01 . first floor plan

3/32" = 1'-0"



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 project # 15030
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 c.o.s. # 22-zh-2015
china mist mixed use

floor plan work sheets

sk-2.1