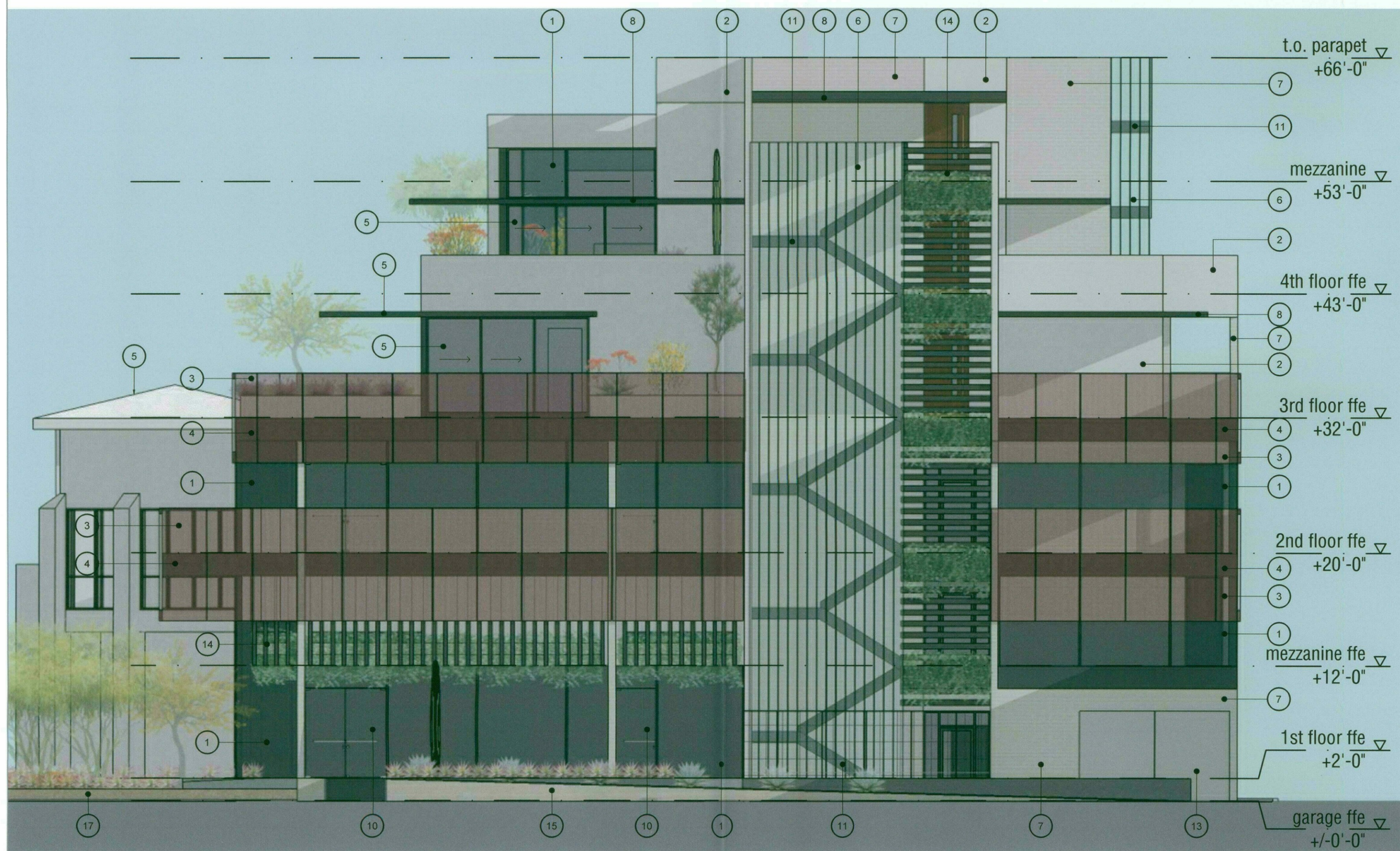
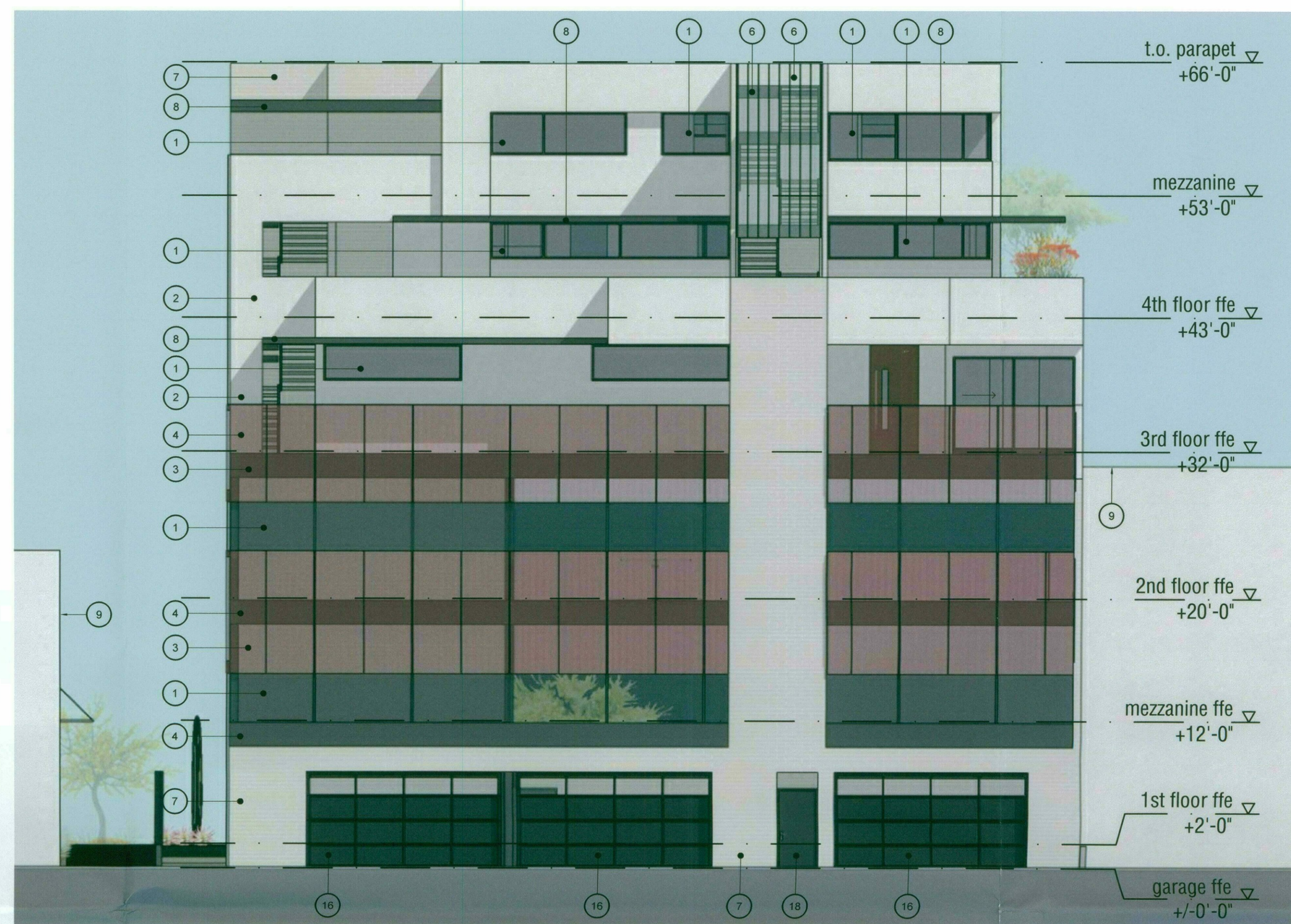
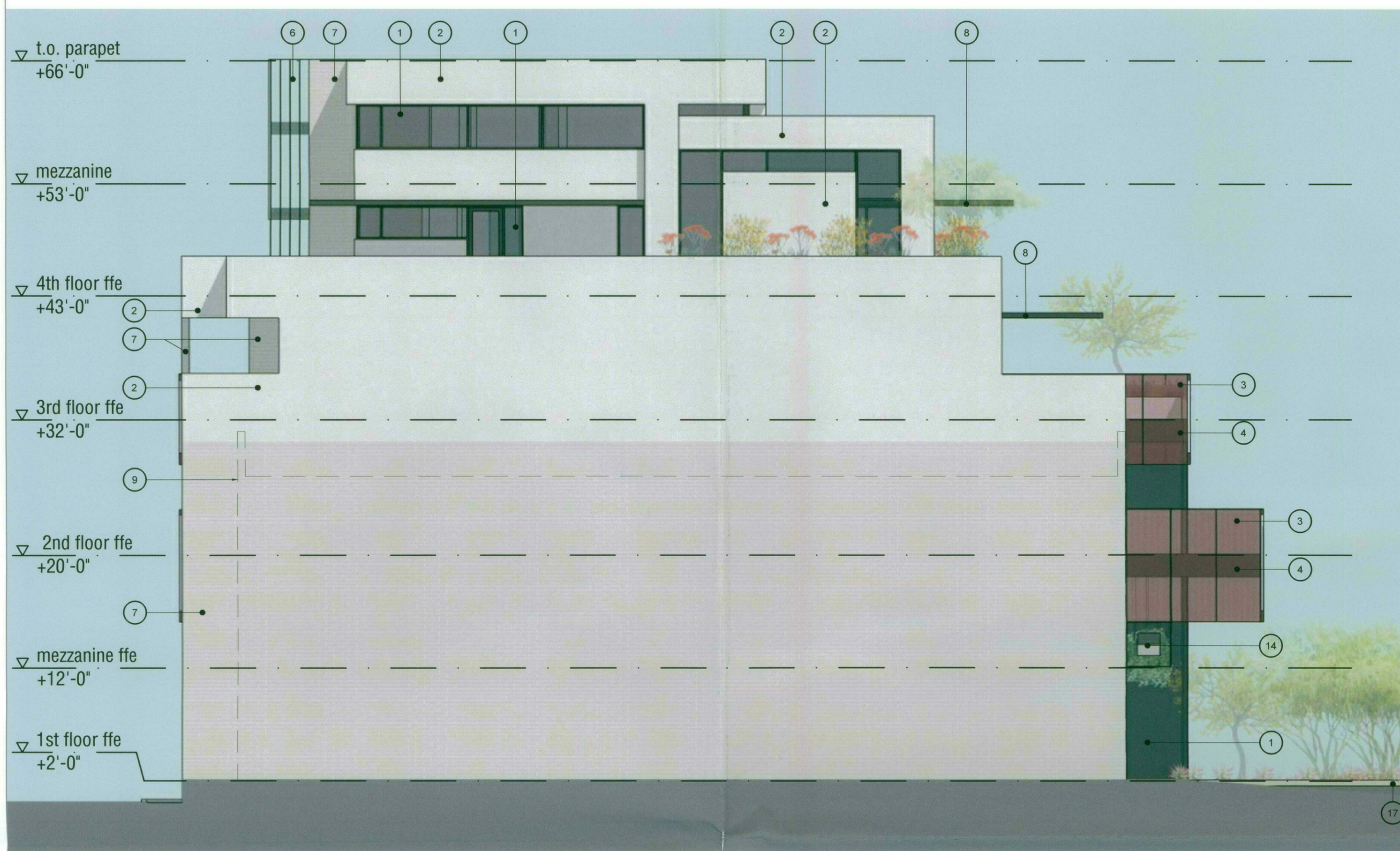


keyed elevation notes

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)



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 project # 15030
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 color elevations

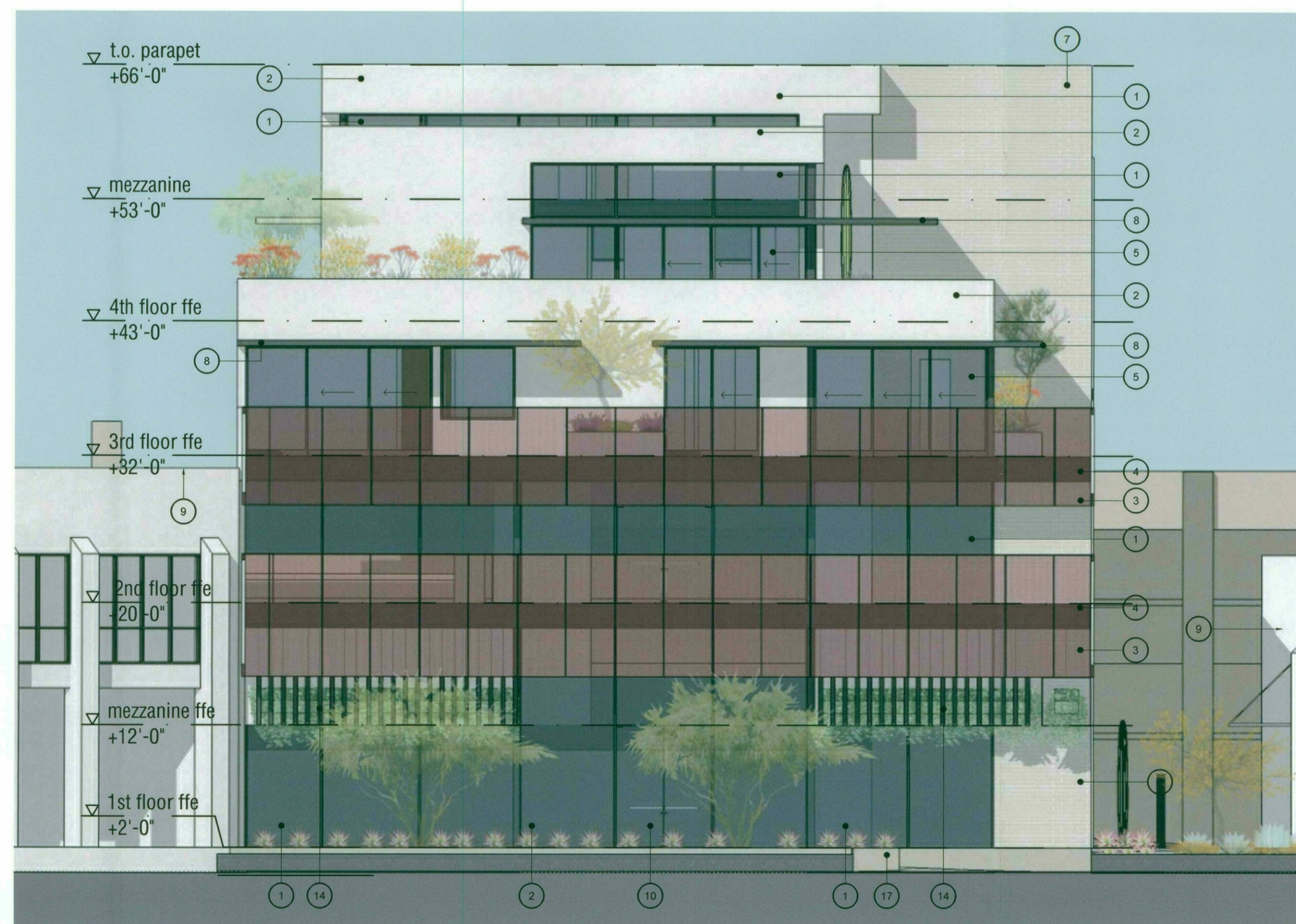
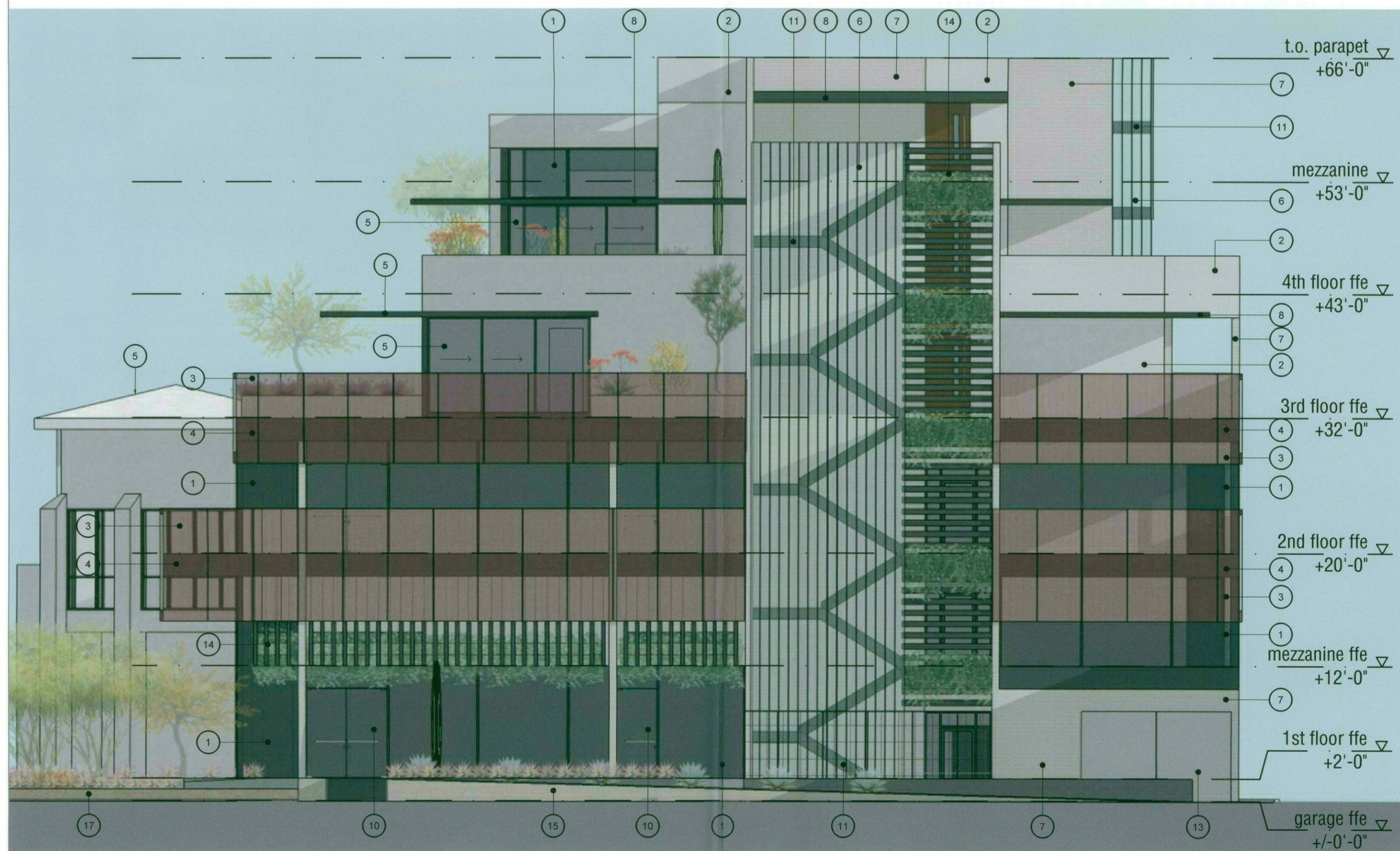
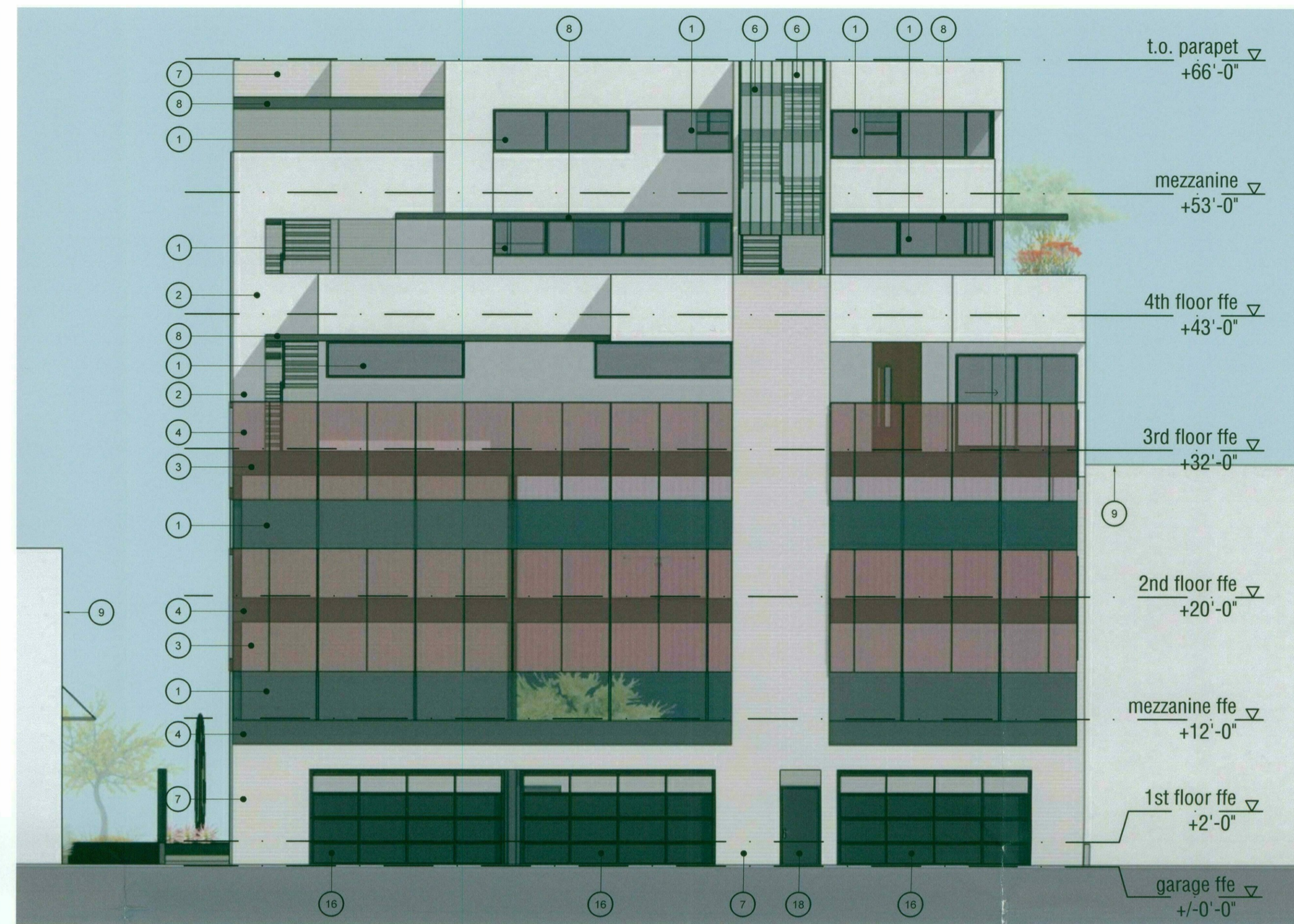
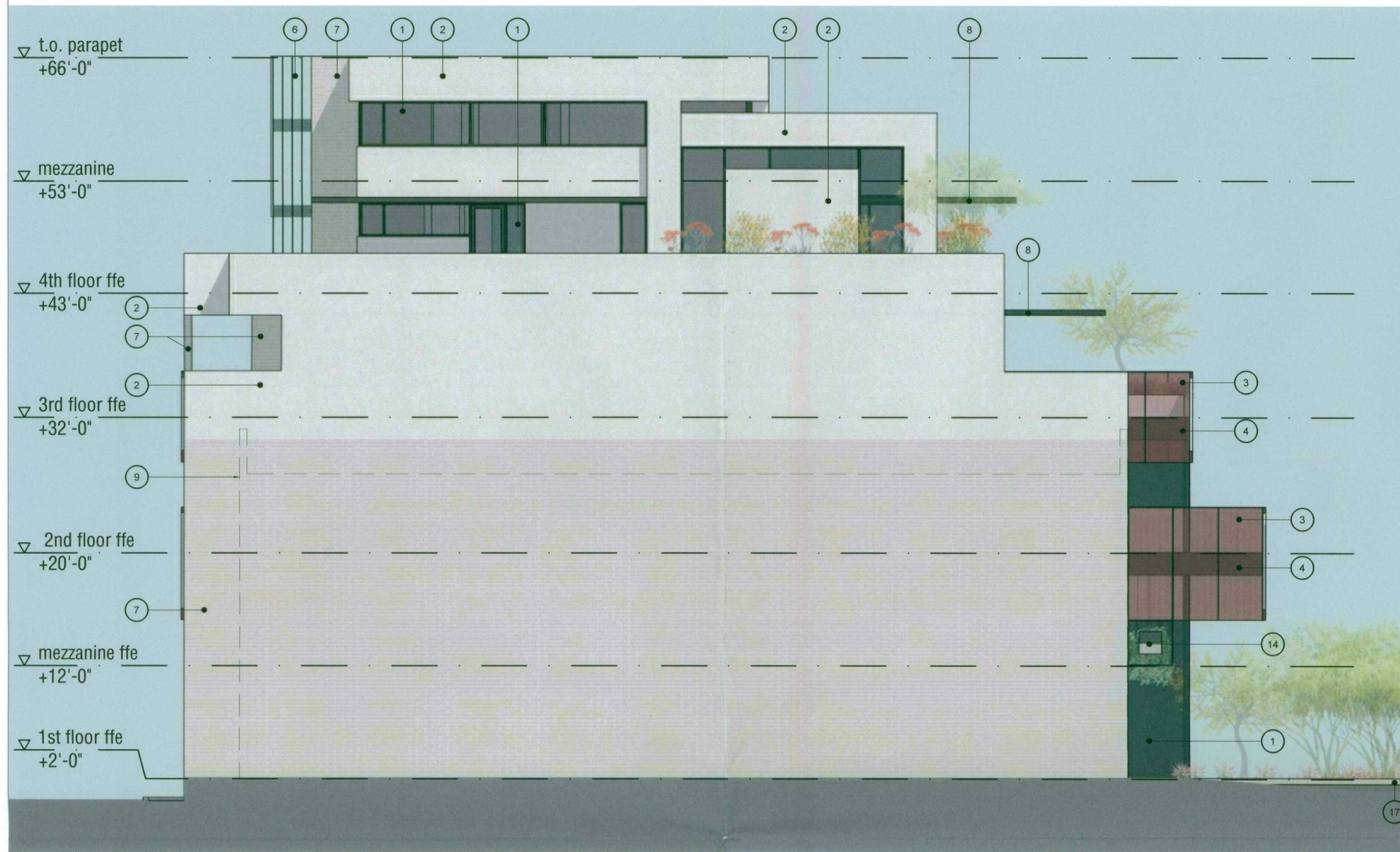
drb submittal
 china mist mixed use

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sk-3.1

keyed elevation notes

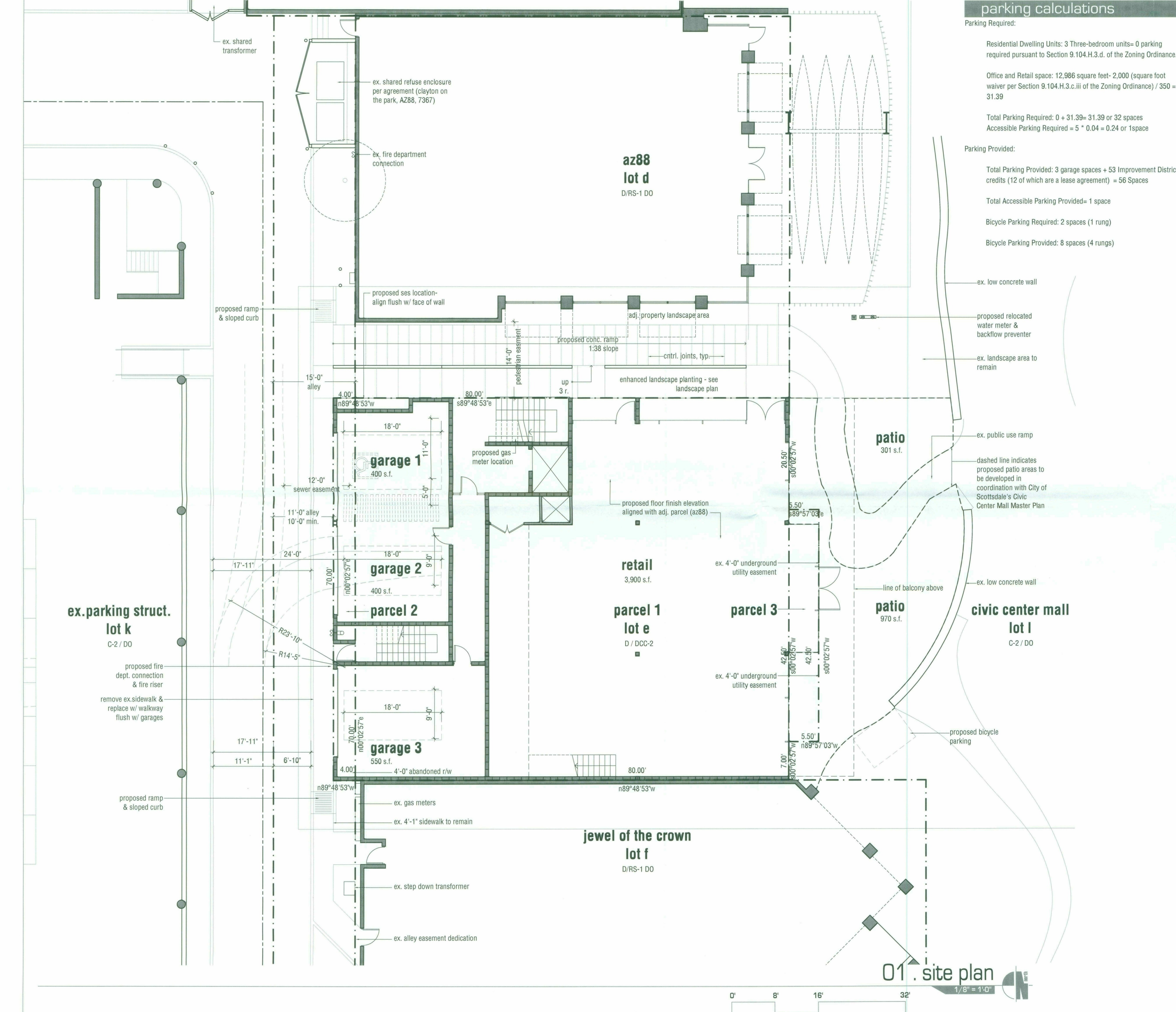
1. windows (glz-1) (al-1)
2. smooth finish stucco (stc-1)
3. expanded metal screen (mtl-1)
4. balcony floor plate w/ pl. stl. fascia (stl-1)
5. sliding glass doors (glz-1) (al-1)
6. channel glass cladding (glz-2)
7. 8x4x16 concrete block (cmu-1)
8. roof canopy w/ pl. stl. fascia (stl-1)
9. adjacent building
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)



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 color elevations
 revisions

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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

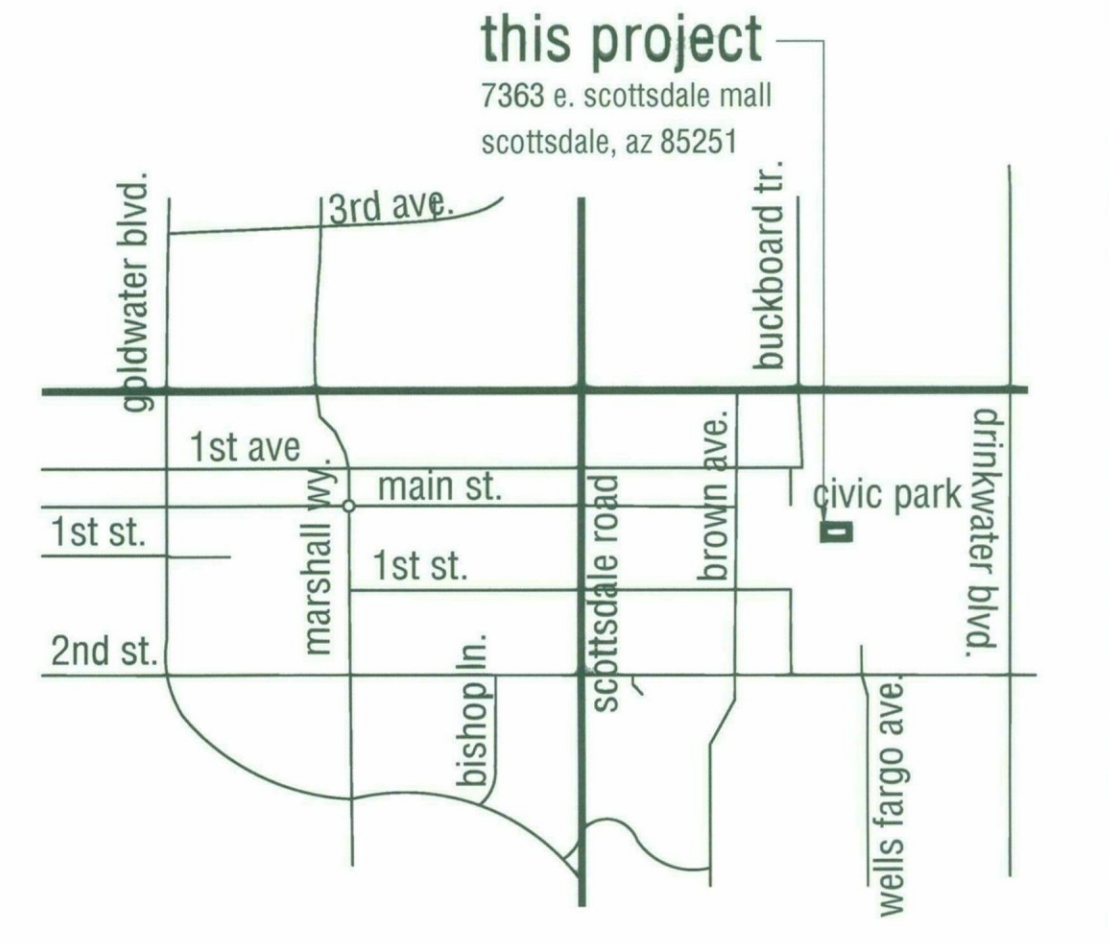
existing zoning	C-2 DO
proposed zoning	DOWNTOWN CIVIC CENTER TYPE 2
first level area	5,982 s.f.
first level mezzanine (retail)	1,616 s.f.
second level area (office)	5,388 s.f.
third level area (residential)	3,508 s.f.
fourth level area w/ mezzanine (residential)	3,027 s.f.
building area total	19,521 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
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: (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



01 . site plan



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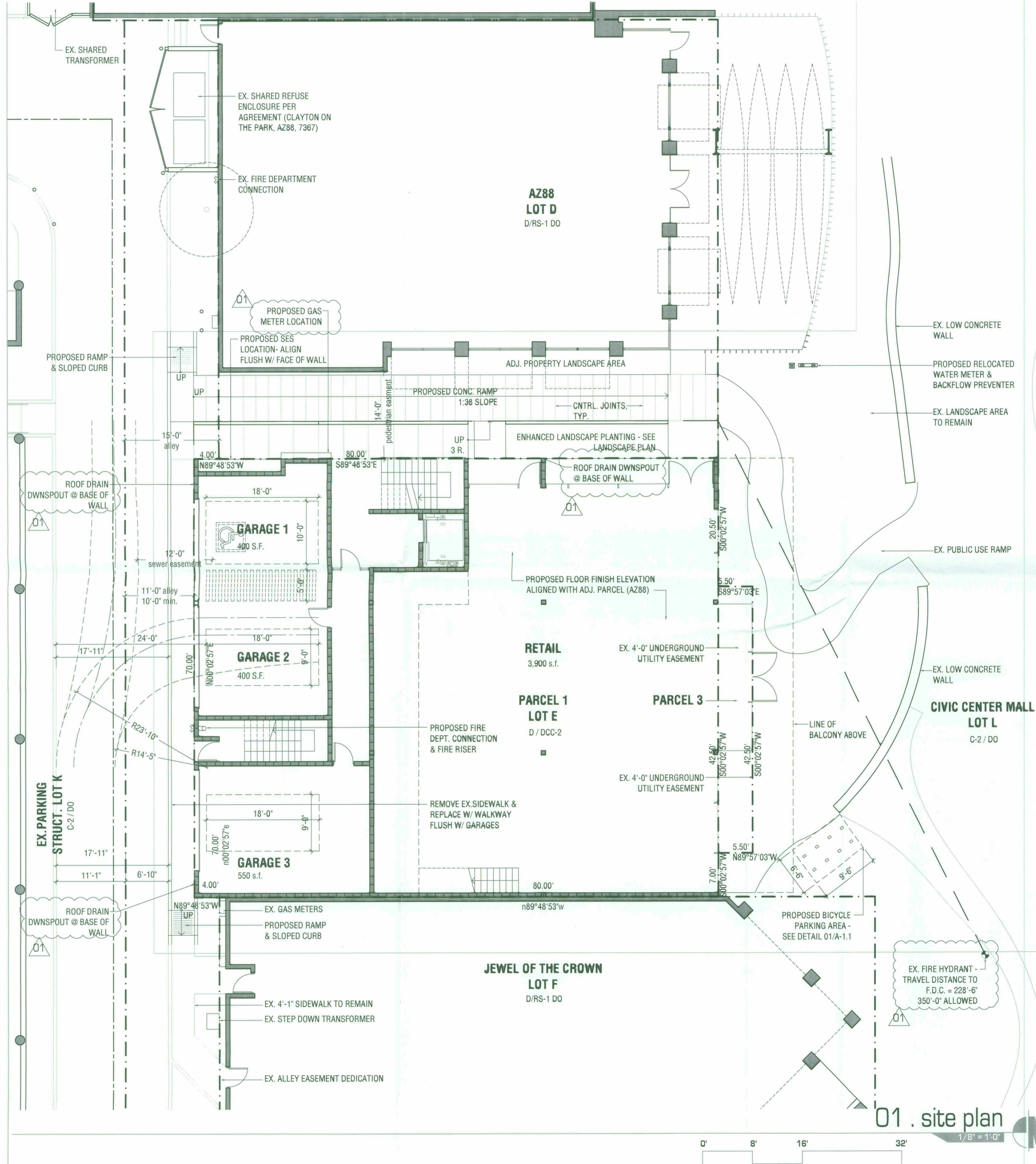
drb submittal

date issued: July 22, 2016
 project # 15030
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parking calculations

PARKING REQUIRED:

- RESIDENTIAL DWELLING UNIT #1: 3 THREE-BEDROOMS= 0 PARKING
- RESIDENTIAL DWELLING UNIT #2: 3 THREE-BEDROOMS= 0 PARKING
- RESIDENTIAL DWELLING UNIT #3: 3 THREE-BEDROOMS= 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

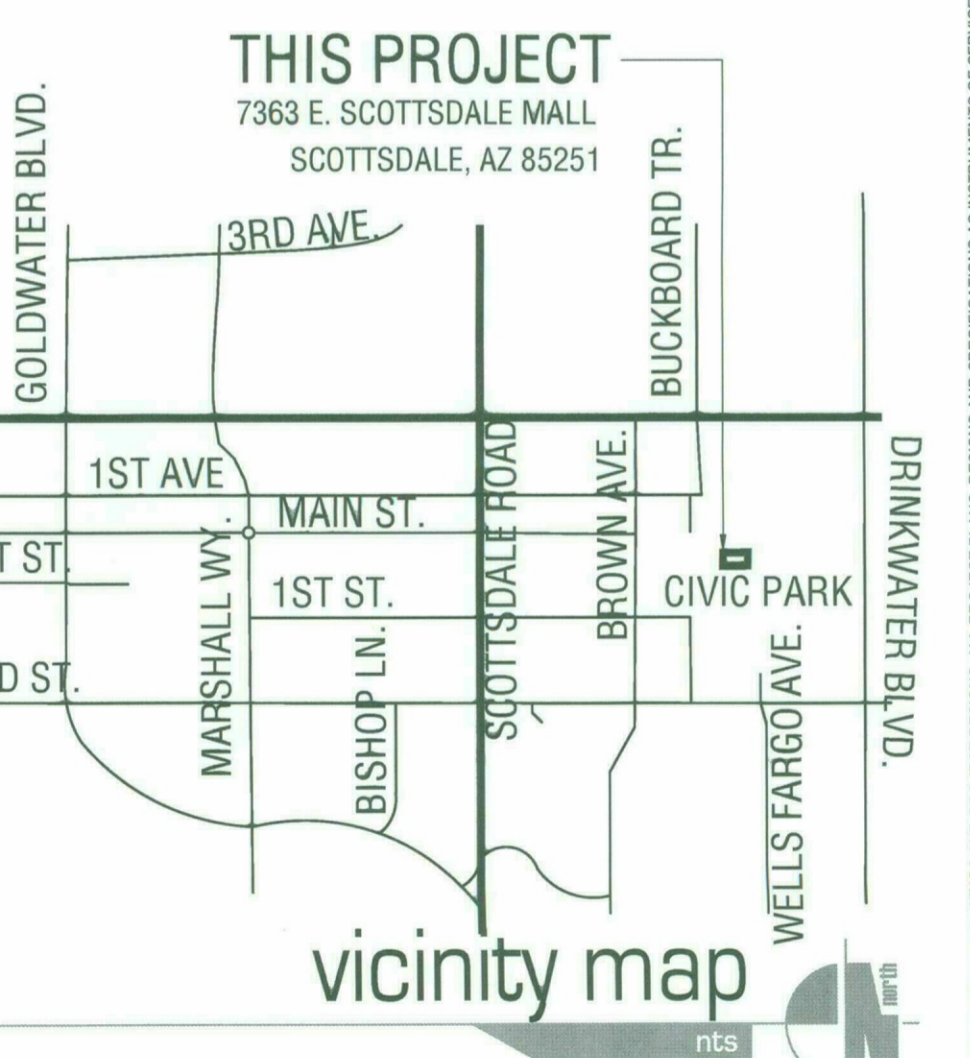
EXISTING ZONING	C-2 DO
PROPOSED ZONING	DOWNTOWN CIVIC CENTER TYPE 2
FIRST LEVEL AREA (RETAIL)	3,500 S.F.
FIRST LEVEL MEZZANINE (RETAIL)	2,000 S.F.
FIRST LEVEL GARAGES + CORRIDOR (RES.)	1,496 S.F.
SECOND LEVEL AREA (OFFICE)	5,388 S.F.
THIRD LEVEL AREA (RES.)	3,531 S.F.
FOURTH LEVEL AREA W/ MEZZANINE (RES.)	3,125 S.F.
INTERIOR BUILDING AREA TOTAL	19,040 S.F.
EXTERIOR BUILDING AREA TOTAL (PATIOS + CIRC.)	7,508 S.F.
BUILDING AREA TOTAL	26,548 S.F.
OCCUPANCY TYPE	M (RETAIL), B (BUSINESS), R-2 (MULTI-FAMILY)
CONSTRUCTION TYPE	II-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
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	DWELLING UNIT #1 (3 BDRMS.): 0 SPACES
	DWELLING UNIT #2 (3 BDRMS.): 0 SPACES
	DWELLING UNIT #3 (3 BDRMS.): 0 SPACES
	OFFICE + RETAIL: (12986-2000 / 350) = 31.39 SPACES
	TOTAL = 32 SPACES
PARKING PROVIDED	ACCESSIBLE PARKING REQ'D: (5 X .04) = 1 SPACE
	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	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



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

2nd drb submittal

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09.14.16 city comments

date issued: september 14, 2016 c.o.s. # 862-PA-2015

project # 15030 c.o.s. # 33-dr-2016

china mist mixed use

revisions

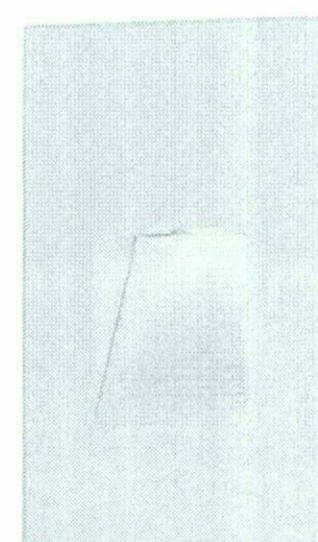
site plan

sk-1.0

33-DR-2016
9/22/2016

Path Outdoor 58002 Pathway Light

li-2 Lightology

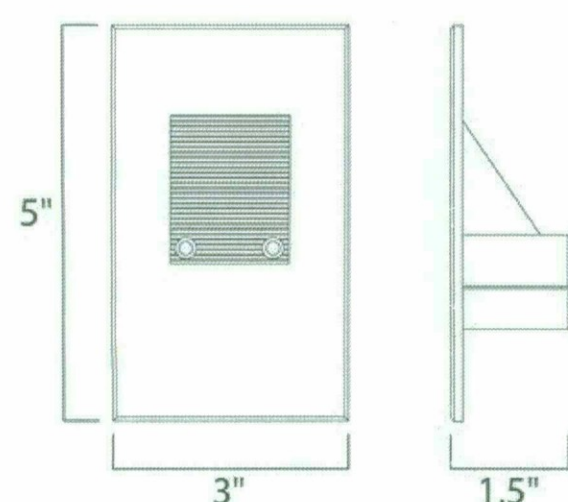


Description:
Path Outdoor 58002 Pathway Light features a White, Black, or Bronze finish. Sleek slim design is perfect for a variety of lighting applications. One 4 watt 120 volt 3000K 85CRI LED type bulb is included. ADA compliant. UL listed for wet locations. Vertical mount only. 3 inch width x 5 inch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

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:	

Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-6131 www.Lightology.com

Pizza LED Exterior Path Light

li-1 Lightology



Description:
The Pizza 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 T5 wedge base bulb is included. Wet rated.

Shown in: Titanium / Etched Acrylic
List Price: \$200.00
Our Price: \$144.00

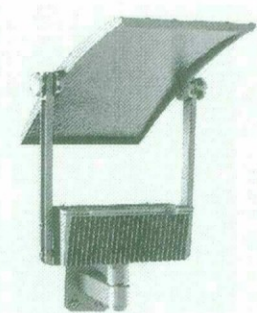
Shade Color: Etched Acrylic
Body Finish: Titanium
Lamp: 1 x LED/2.1W/12V
Wattage: 2.1W
Dimmer: Low Voltage Magnetic
Dimensions: 15"H x 1.75"W

Product Number: **HIN51826**

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

#0805EL-1548-002L1-FRIT

Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-6131 www.Lightology.com



li-3 CAMPO

www.hessamerica.com/2600

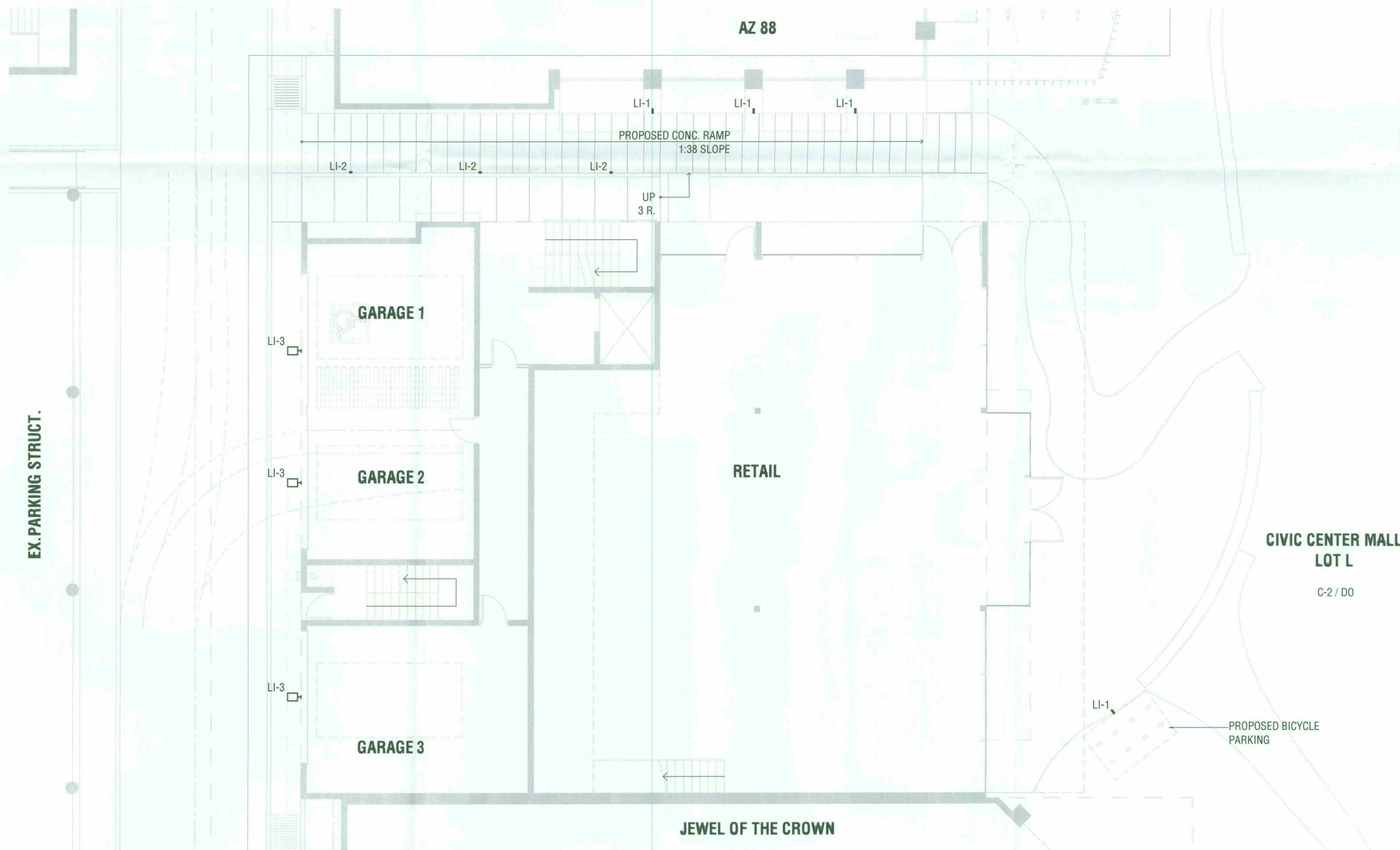
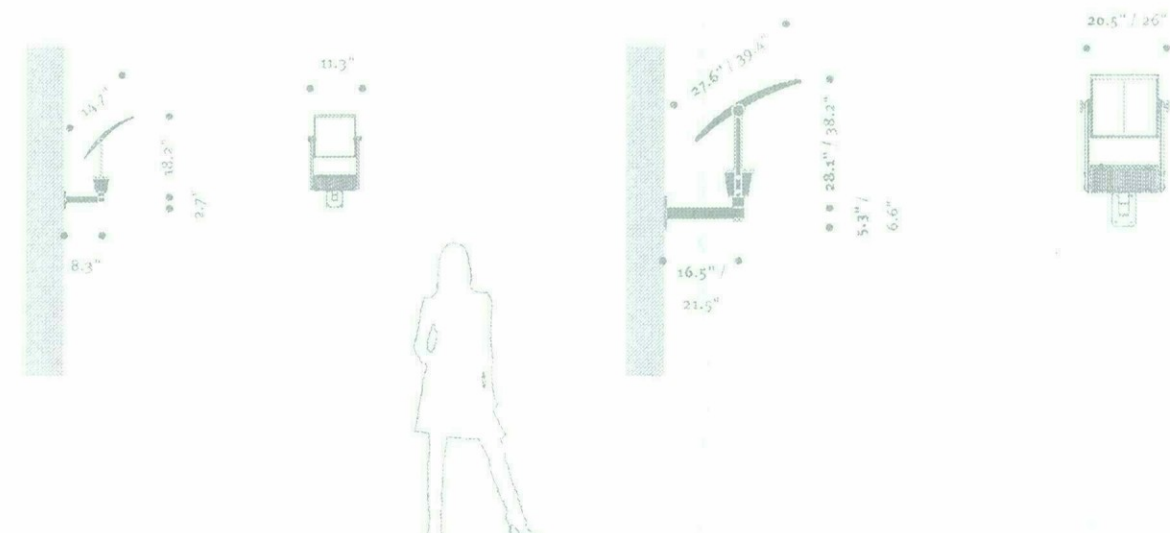
CAMPO Wall Mounted Luminaire

CAMPO's cast aluminum wall with heavy cast ribs and flared lower housing combine to form a distinctive high-tech indirect lighting system. Optical system of highly specular aluminum collects and redirects light output onto special sail reflector of precision diffuser ribbed material designed to soften and spread illumination. Sail is adjustable via precision-machined aluminum knobs to 15° / 30° / 45° and 60°. Steel wall brackets is hot-dip galvanized prior to being finished in finely textured paint. All hardware is stainless steel. Standard color: matte silver grey metallic. Special colors available. % Listed for Wet Locations.

CAMPO 2 R B Wall Mounted Luminaire

Similar to larger wall mounted models except lower reflector is constructed of stucco patterned aluminum. Extruded aluminum stanchions support the fully adjustable sail. % Listed for Wet Locations.

Model	Mounting	Lamp
CA288	Wall	26 CF / 150 Halogen
CA616	Wall	150 MH / 70 MH / LED
CA779	Wall	250 MH / 150 MH



01 . exterior lighting site plan

1/8" = 1'-0"

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project: # 15030 c.o.s. # 33-01-2016

china mist mixed use

revisions

exterior lighting site plan

sk-4.0

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9/22/2016

private open space

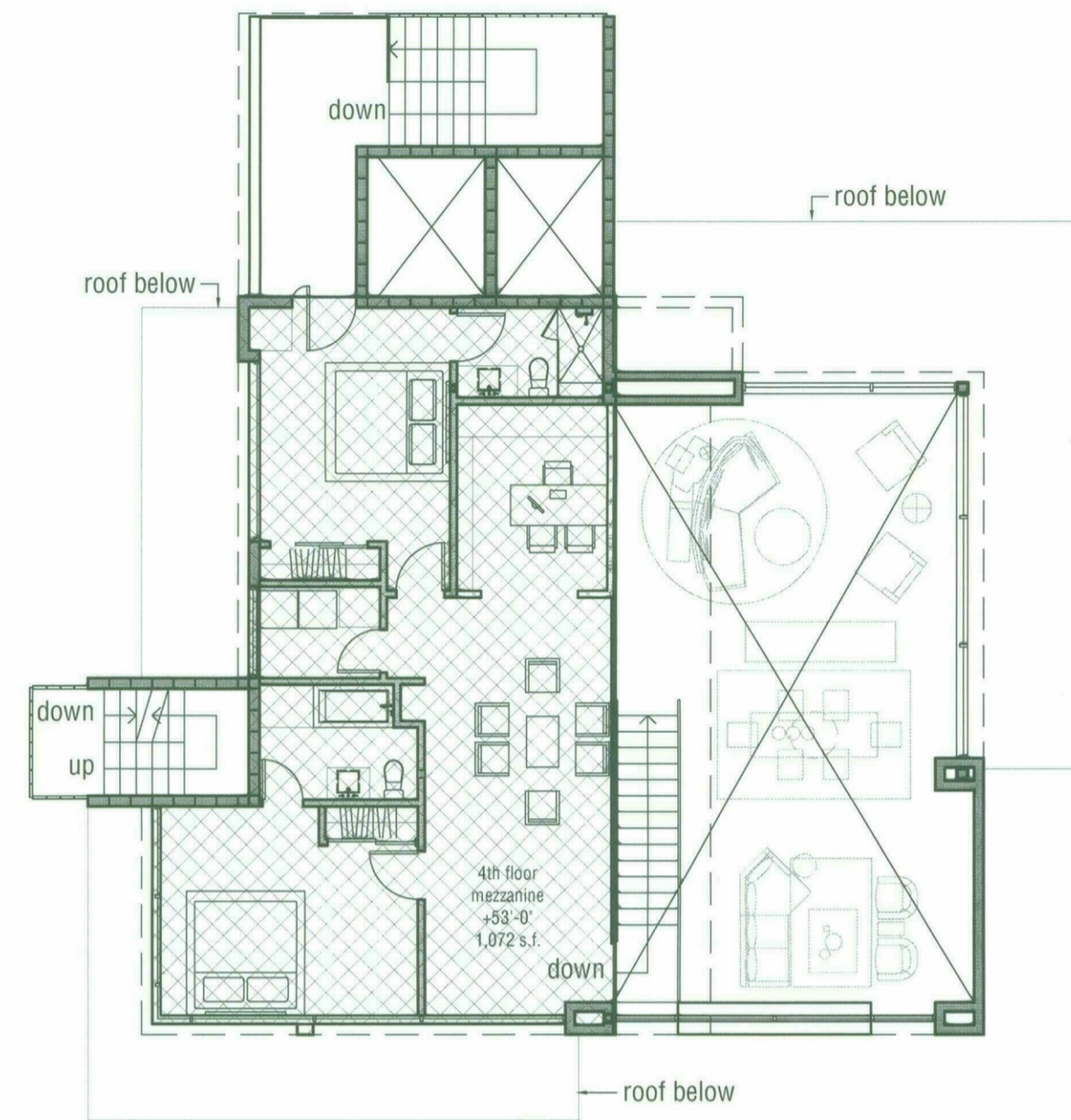
required: 60 s.f. with minimum 6' width (required per residential unit)

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:

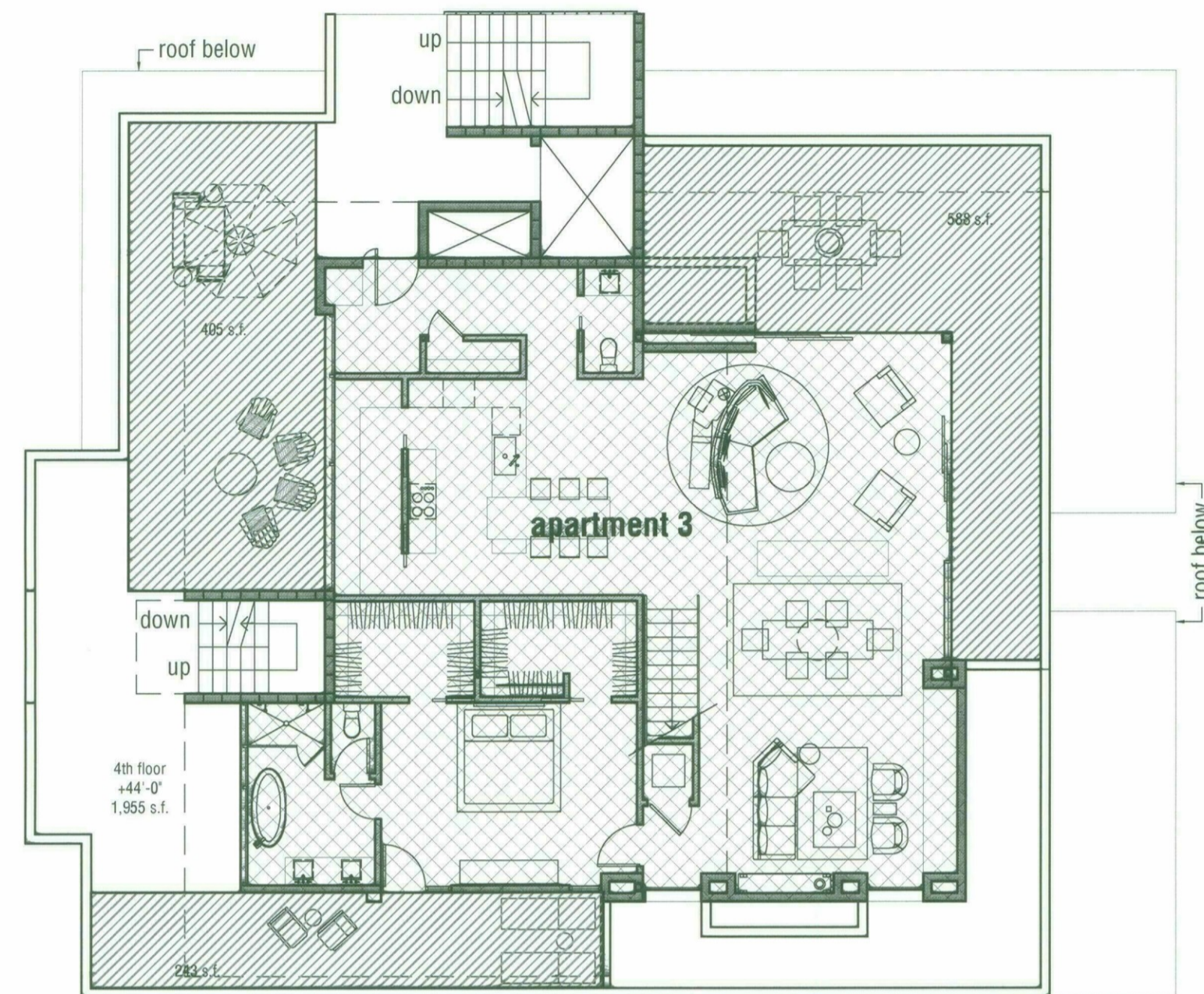
-  living area
-  exterior patio / balcony

over city Air space



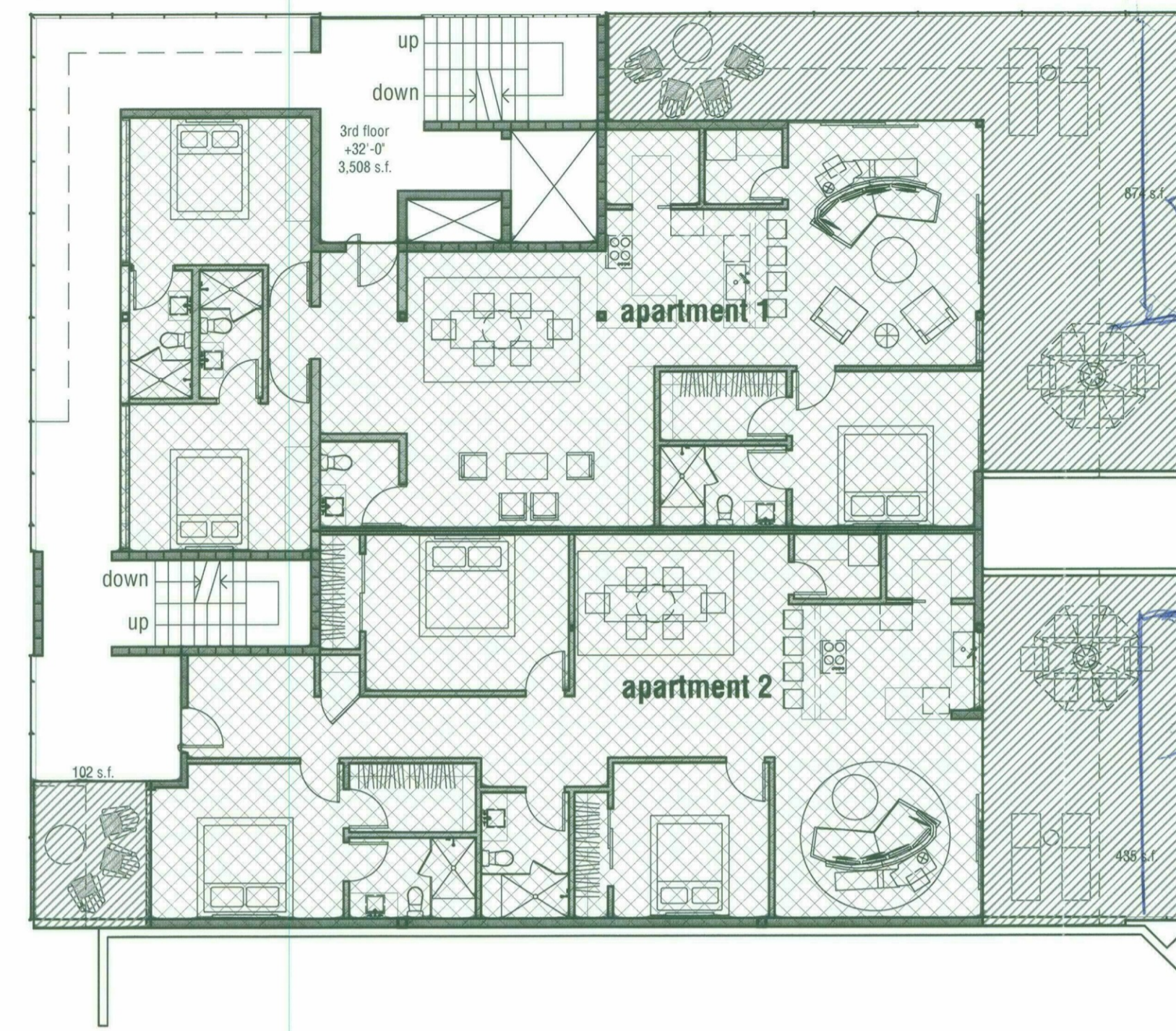
06 . fourth floor plan mezzanine

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



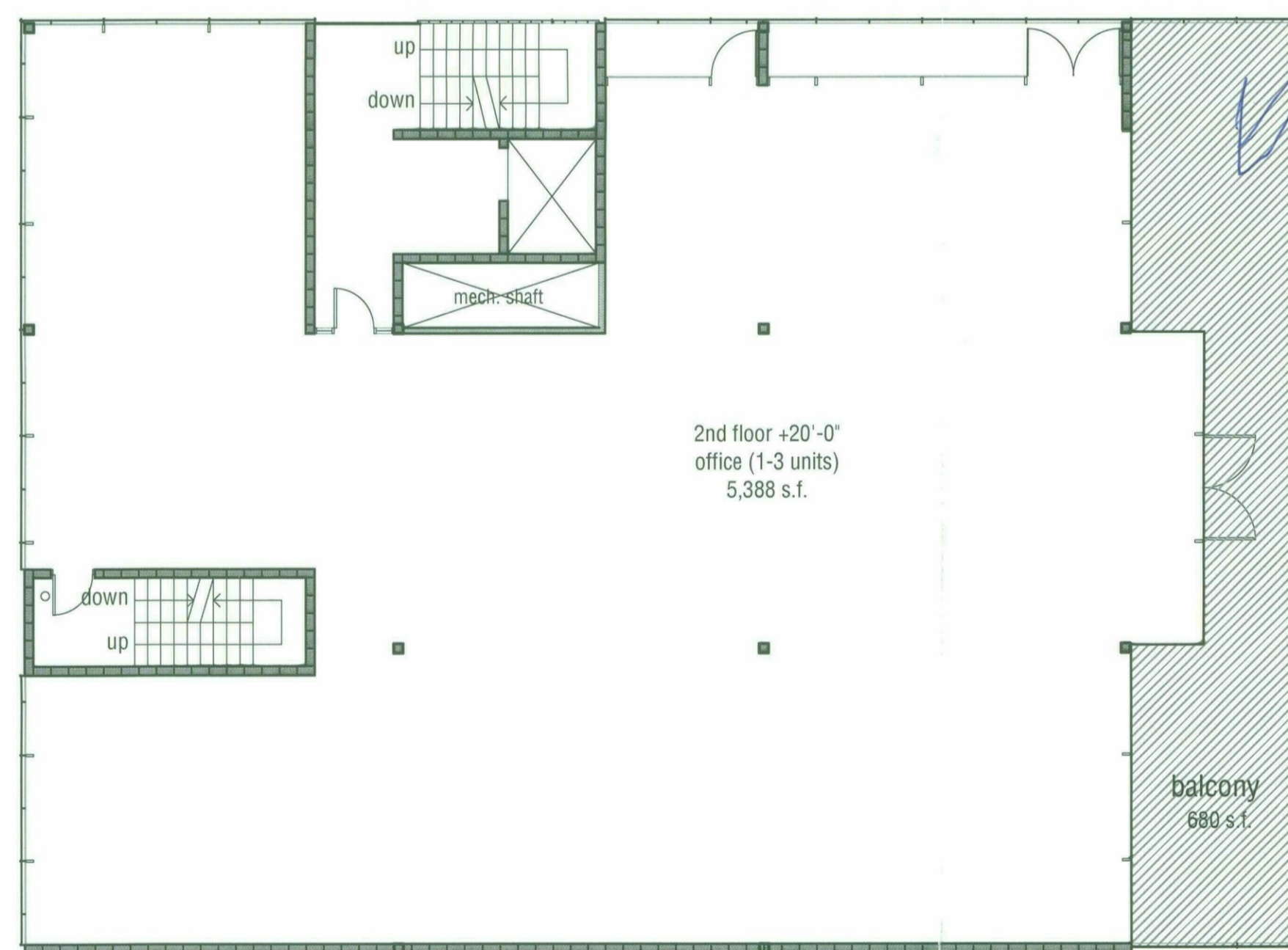
05 . fourth floor plan

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

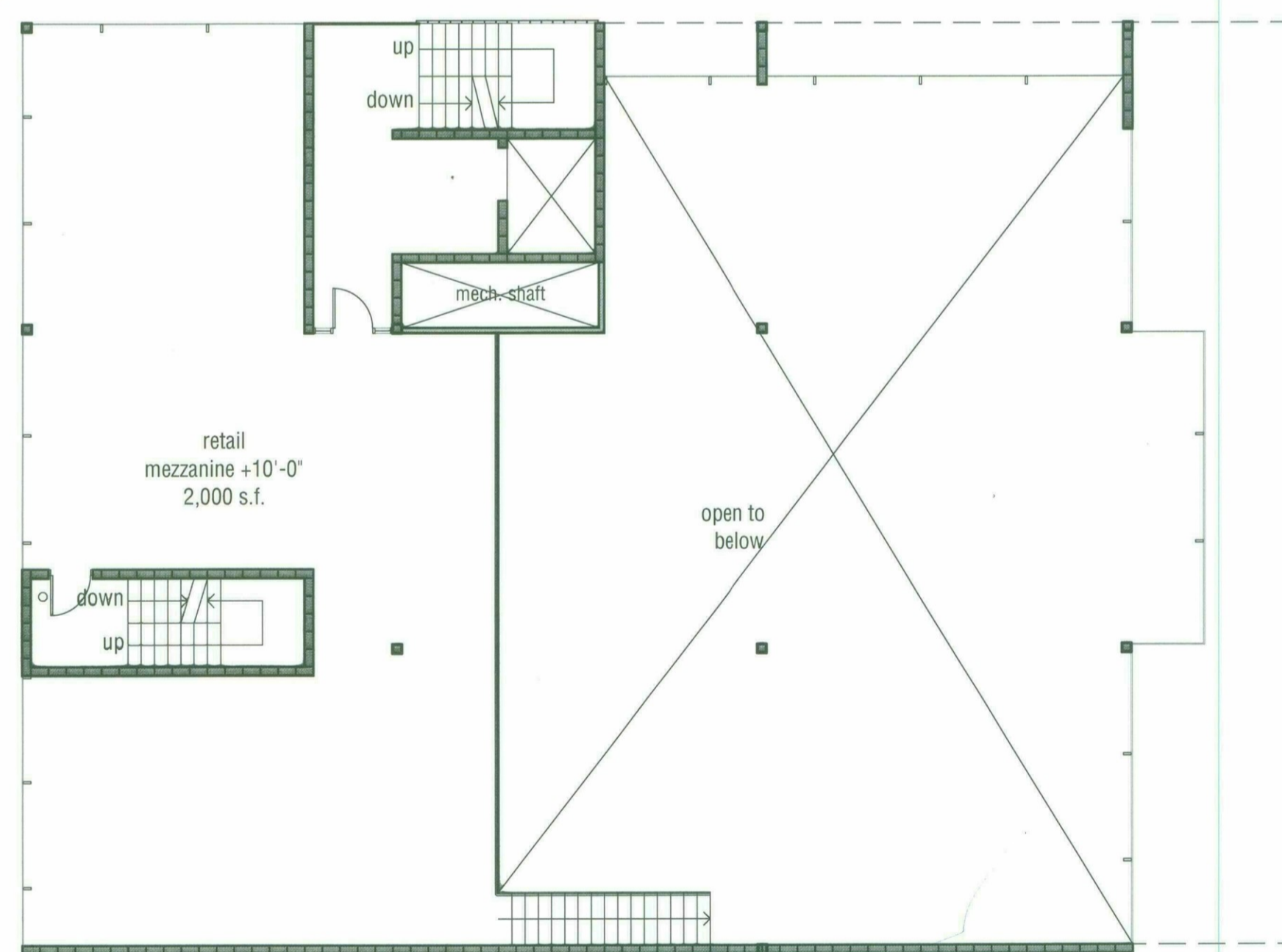


04 . third floor plan

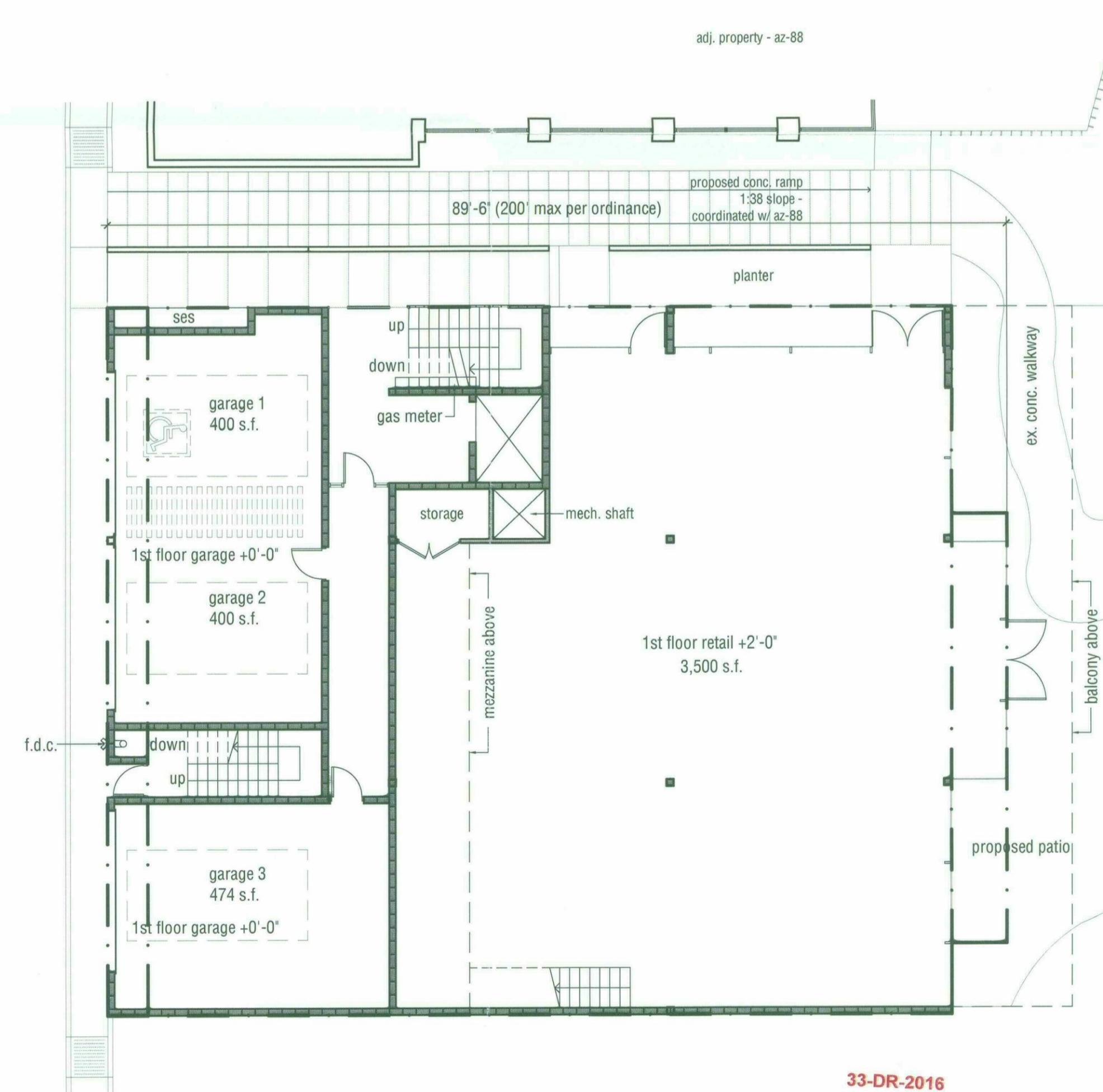
residential interior area 3,531 s.f.
residential exterior area 1,411 s.f.



03 . second floor plan



02 . first floor mezzanine plan



01 . first floor plan

over city Air space

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project #: 15030

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c.o.s. # 22-zn-2015

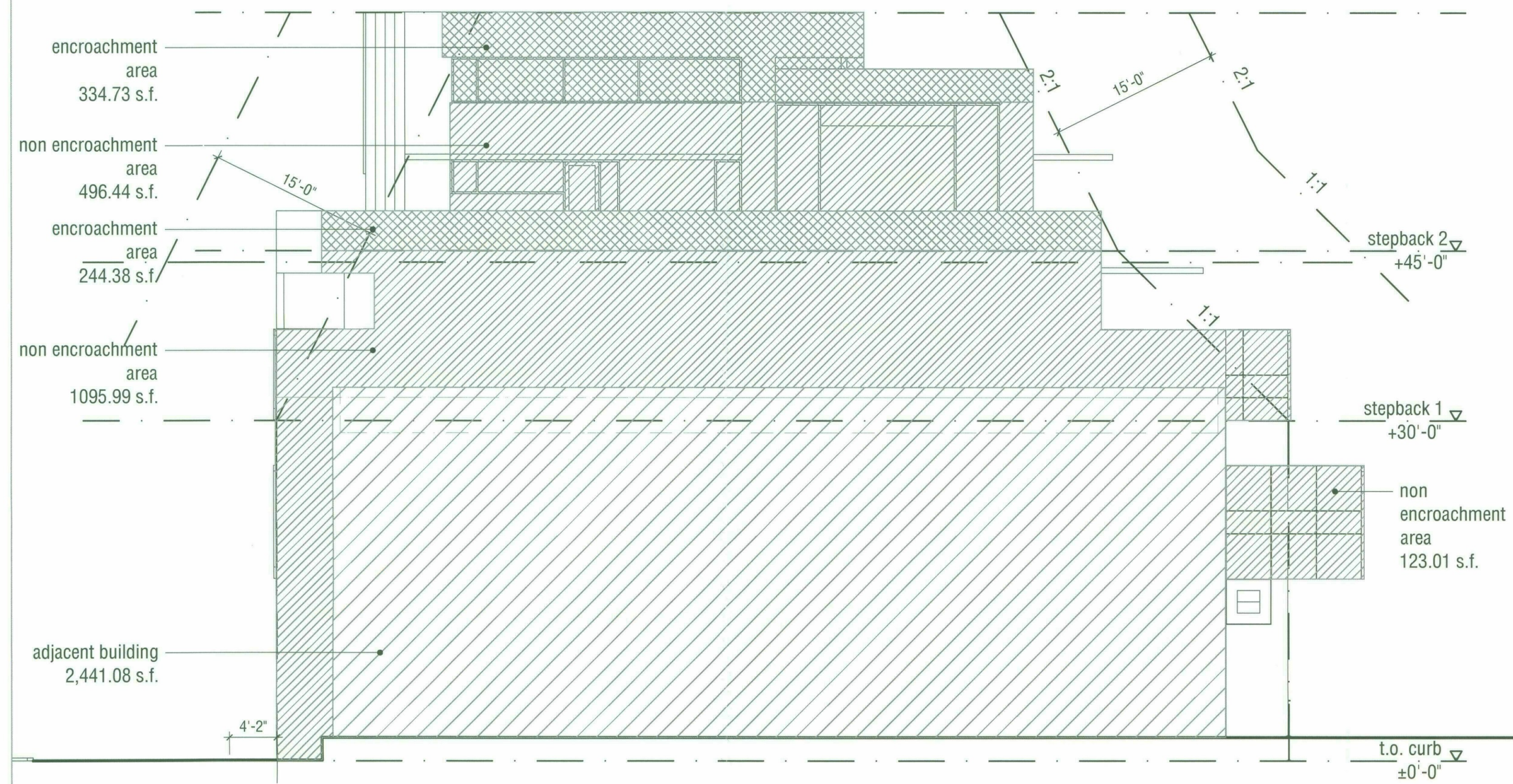
revisions

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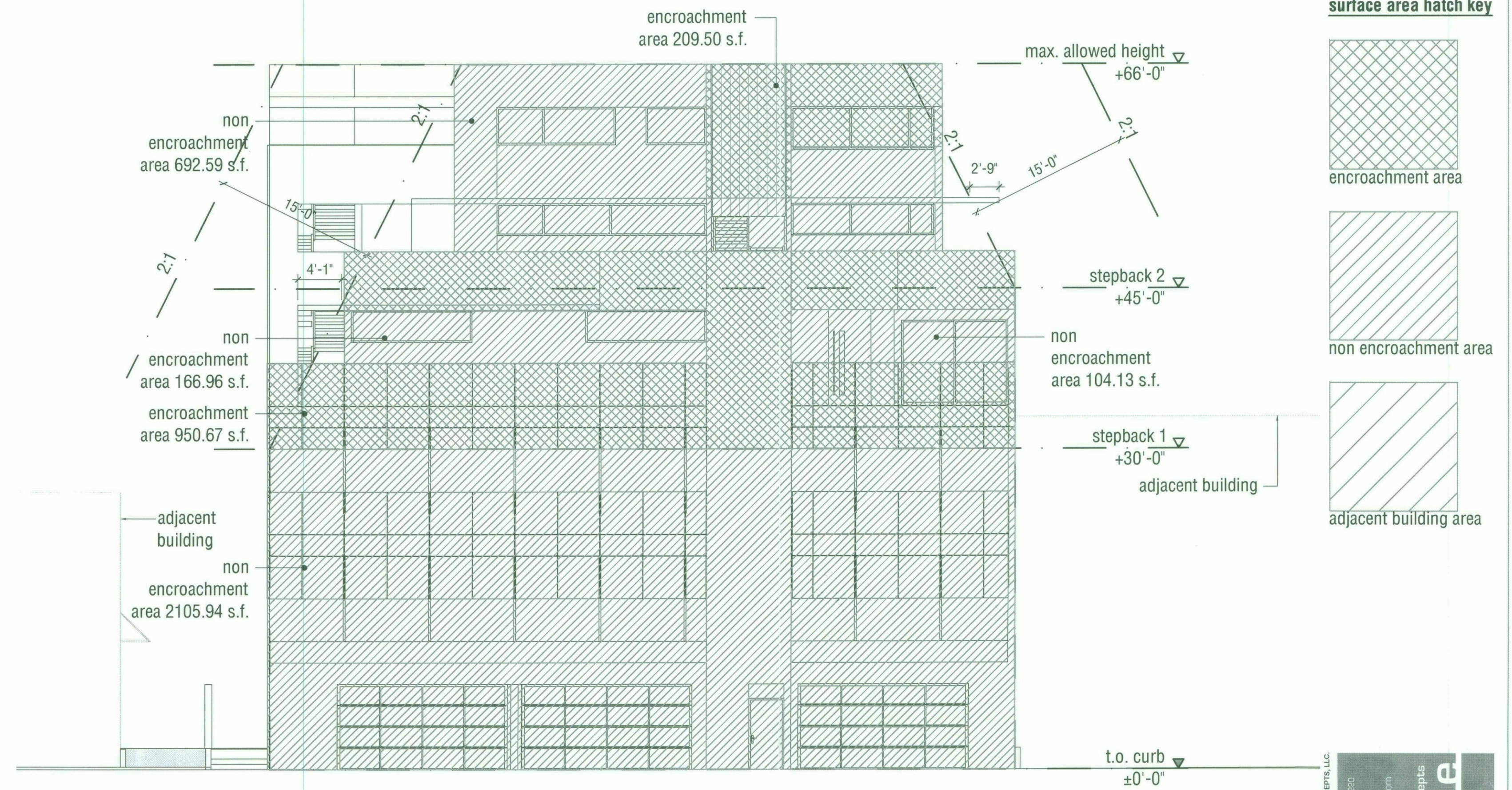
floor plan work sheets

sk-2.1

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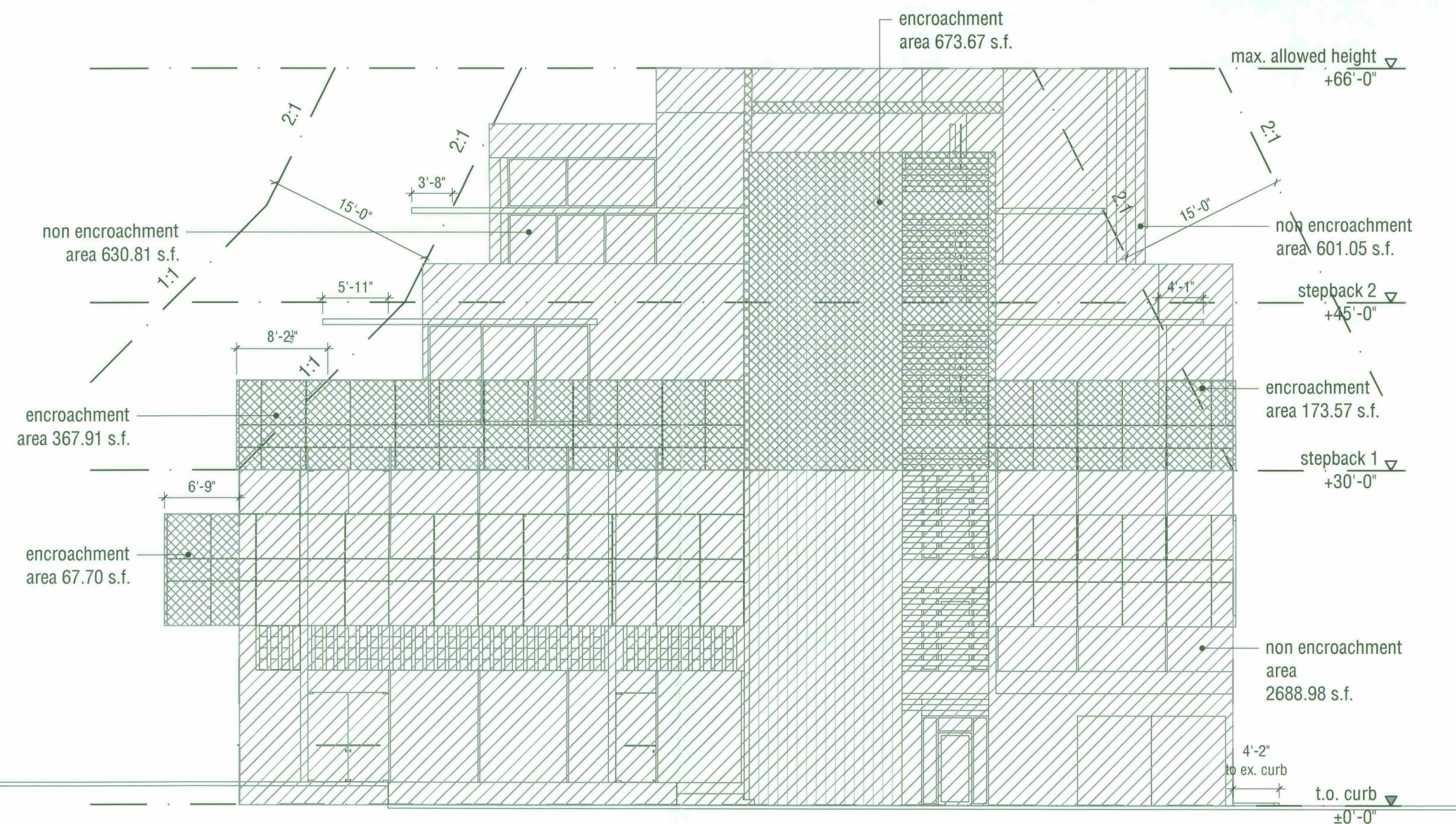


total surface area / area of encroachment: 1,715.44 s.f. / 579.11 s.f.
 total allowable area of encroachment: 1,715.44 x .33 = 566.10 s.f.

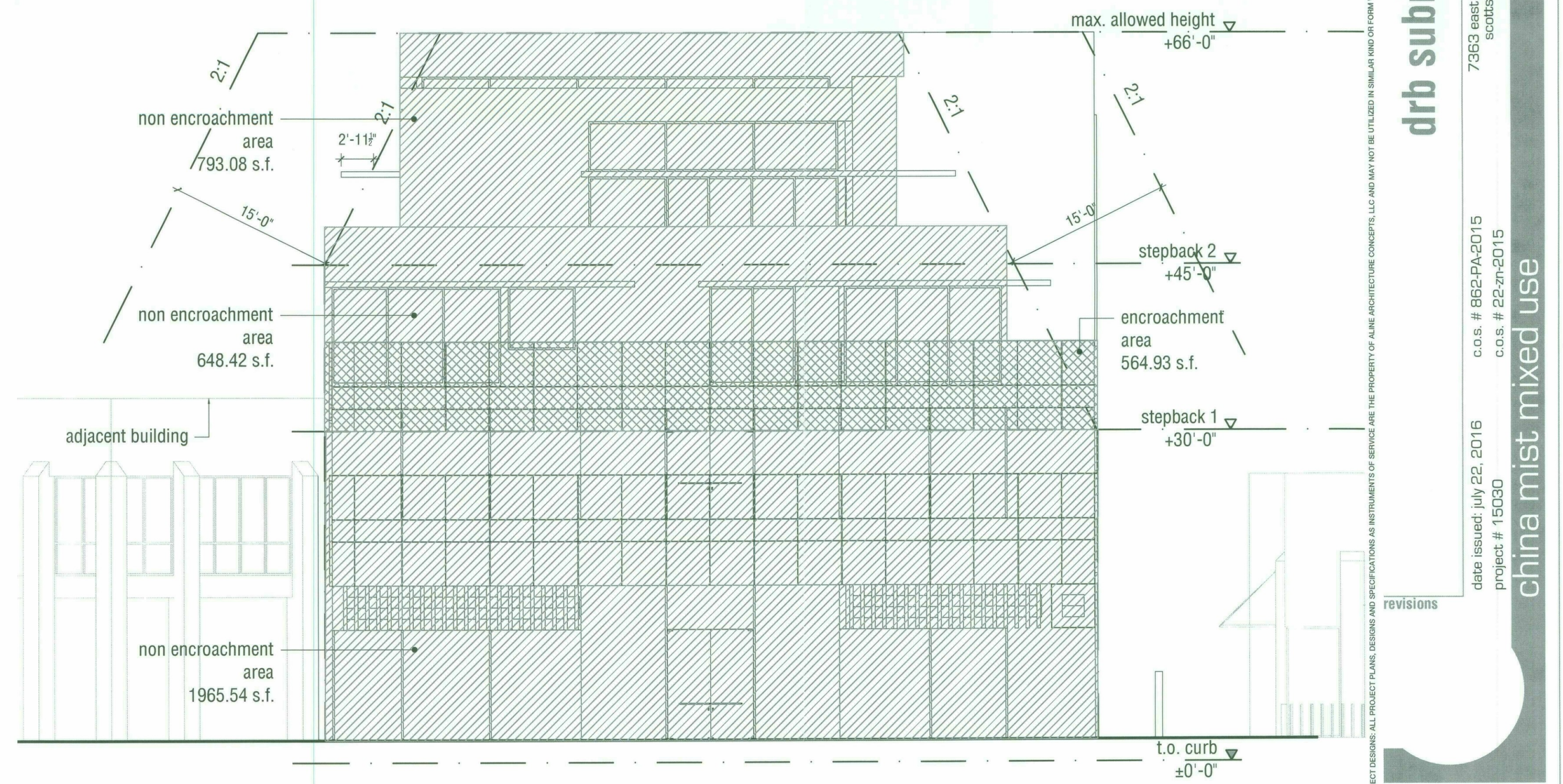


total surface area / area of encroachment: 3,069.62 s.f. / 1,160.17 s.f.
 total allowable area of encroachment: 3,069.62 x .33 = 1,012.97 s.f.

surface area hatch key



total surface area / area of encroachment: 3,920.84 s.f. / 1,282.85 s.f.
 total allowable area of encroachment: 3,920.84 x .33 = 1,293.88



total surface area / area of encroachment: 4,407.04 s.f. / 564.93 s.f.
 total allowable area of encroachment: 4,407.04 x .33 = 1453.32

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 project # 15030
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 c.o.s. # 22-2n-2015

revisions

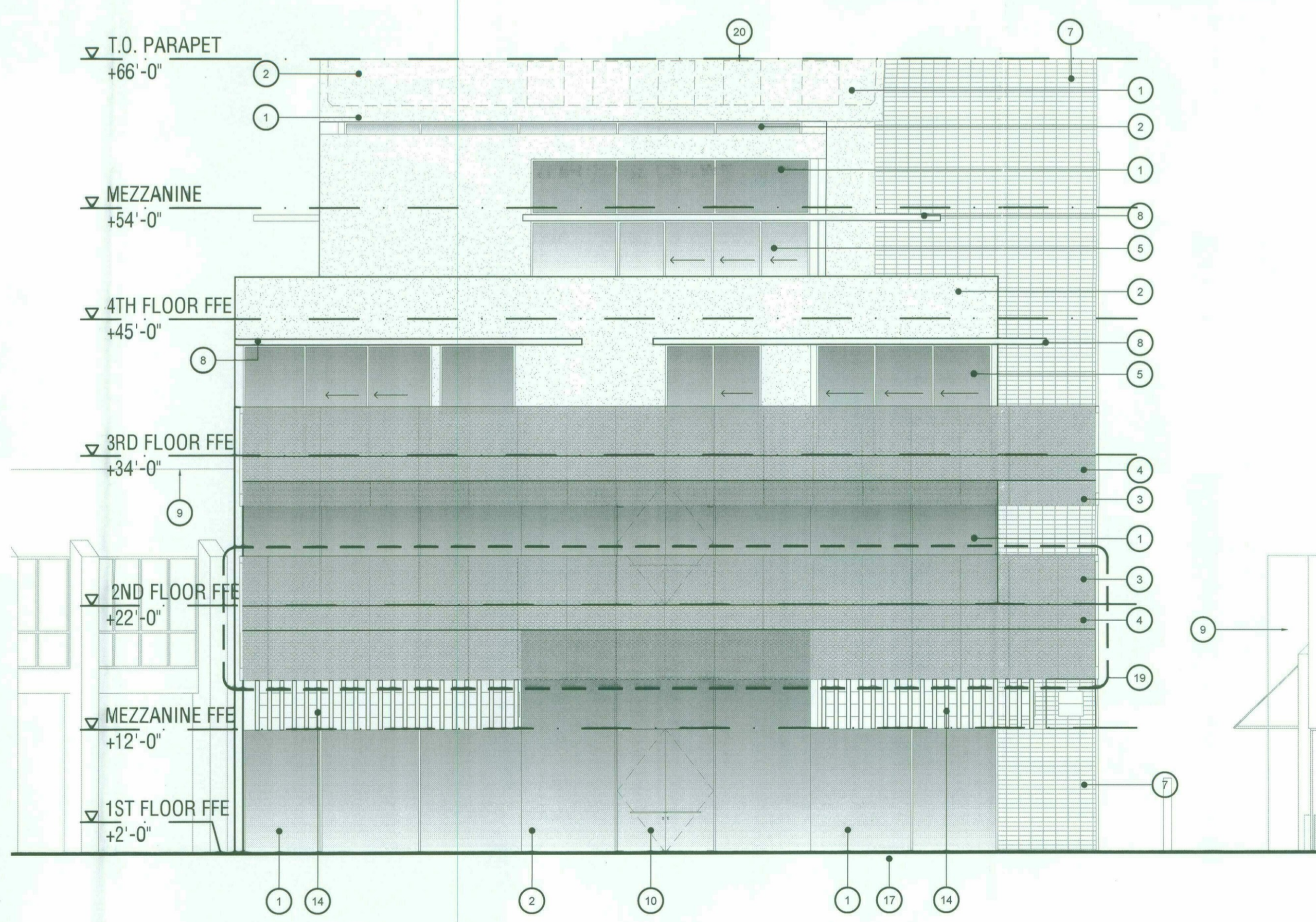
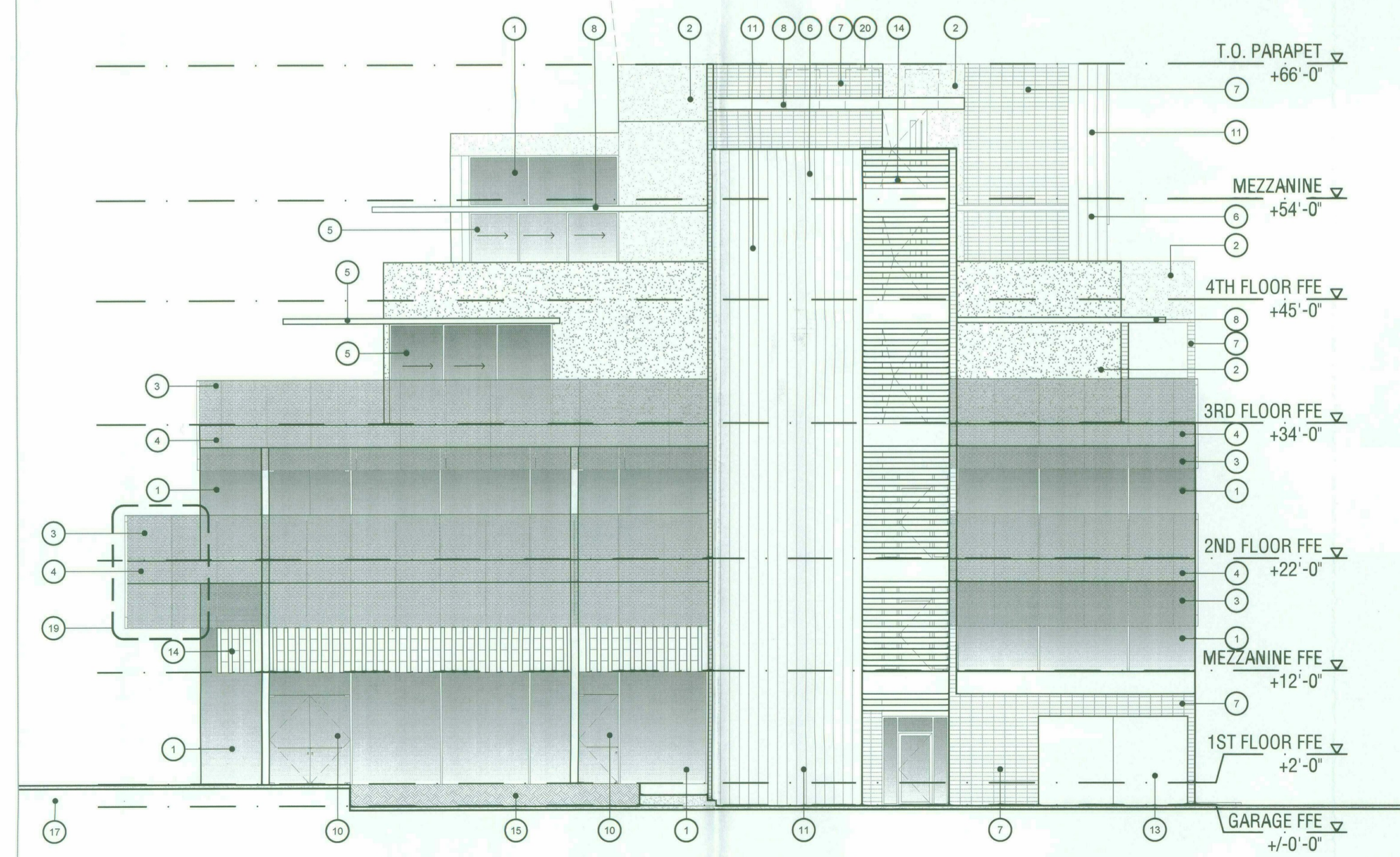
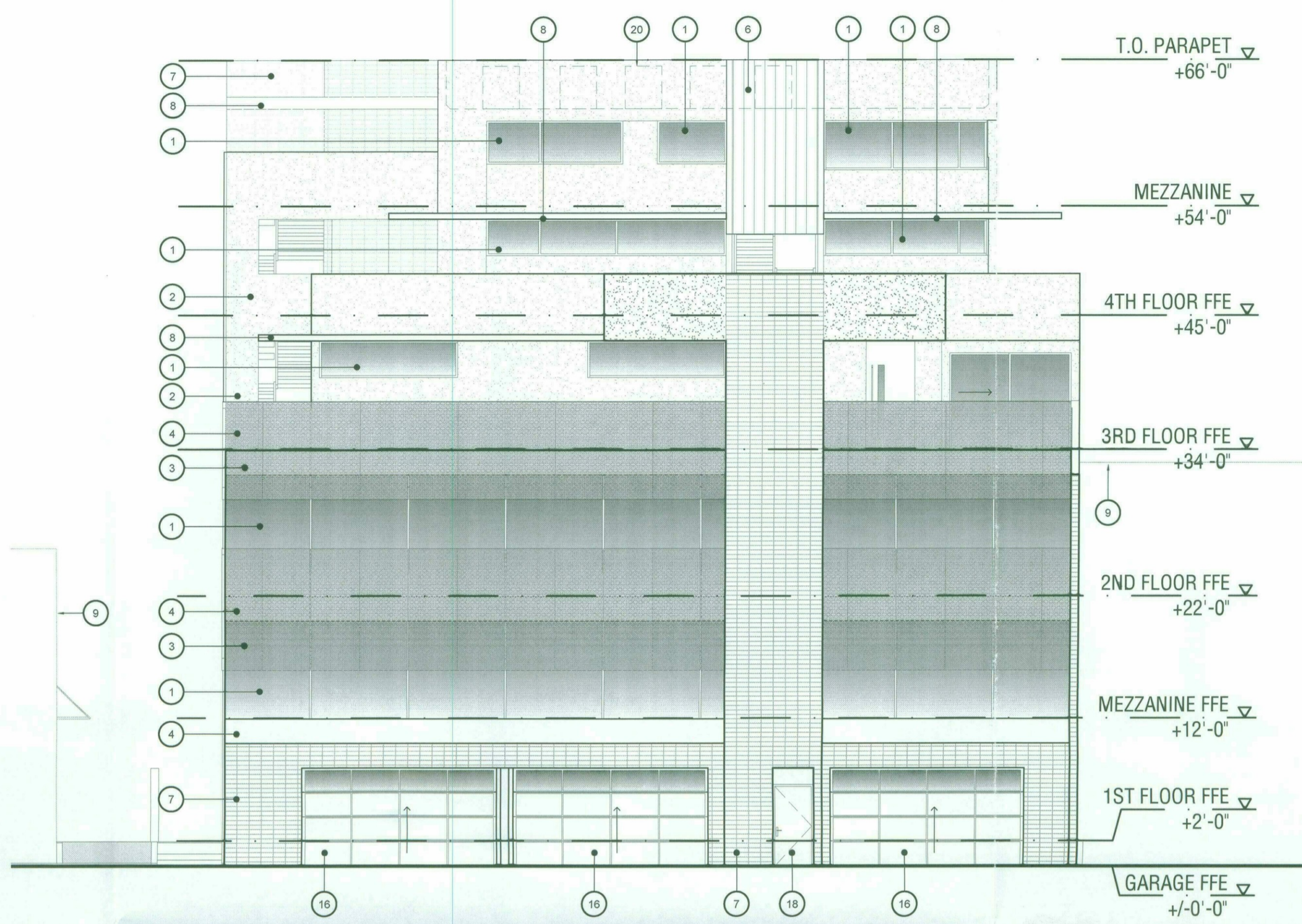
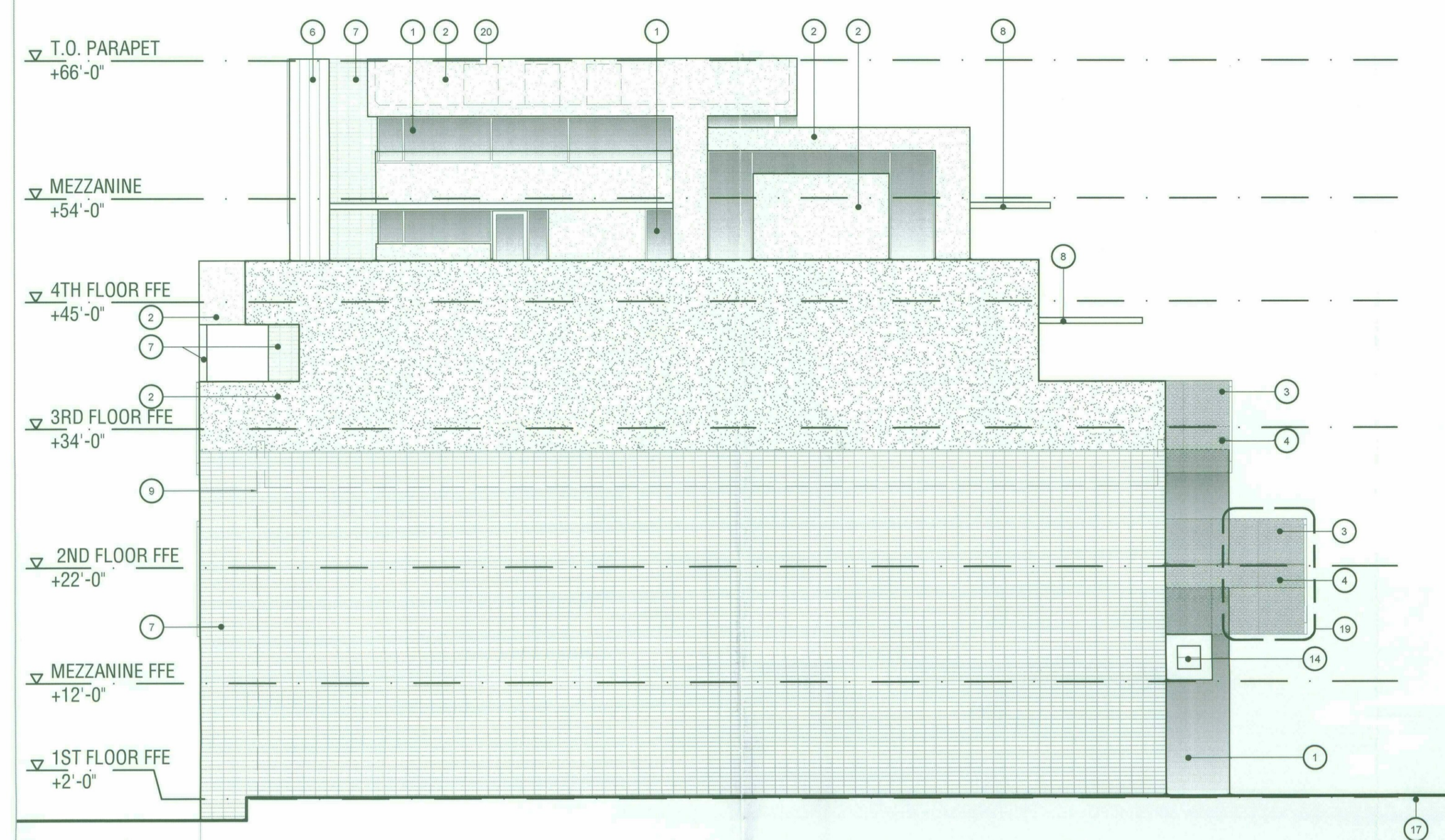
elevations worksheet

sk-3.2

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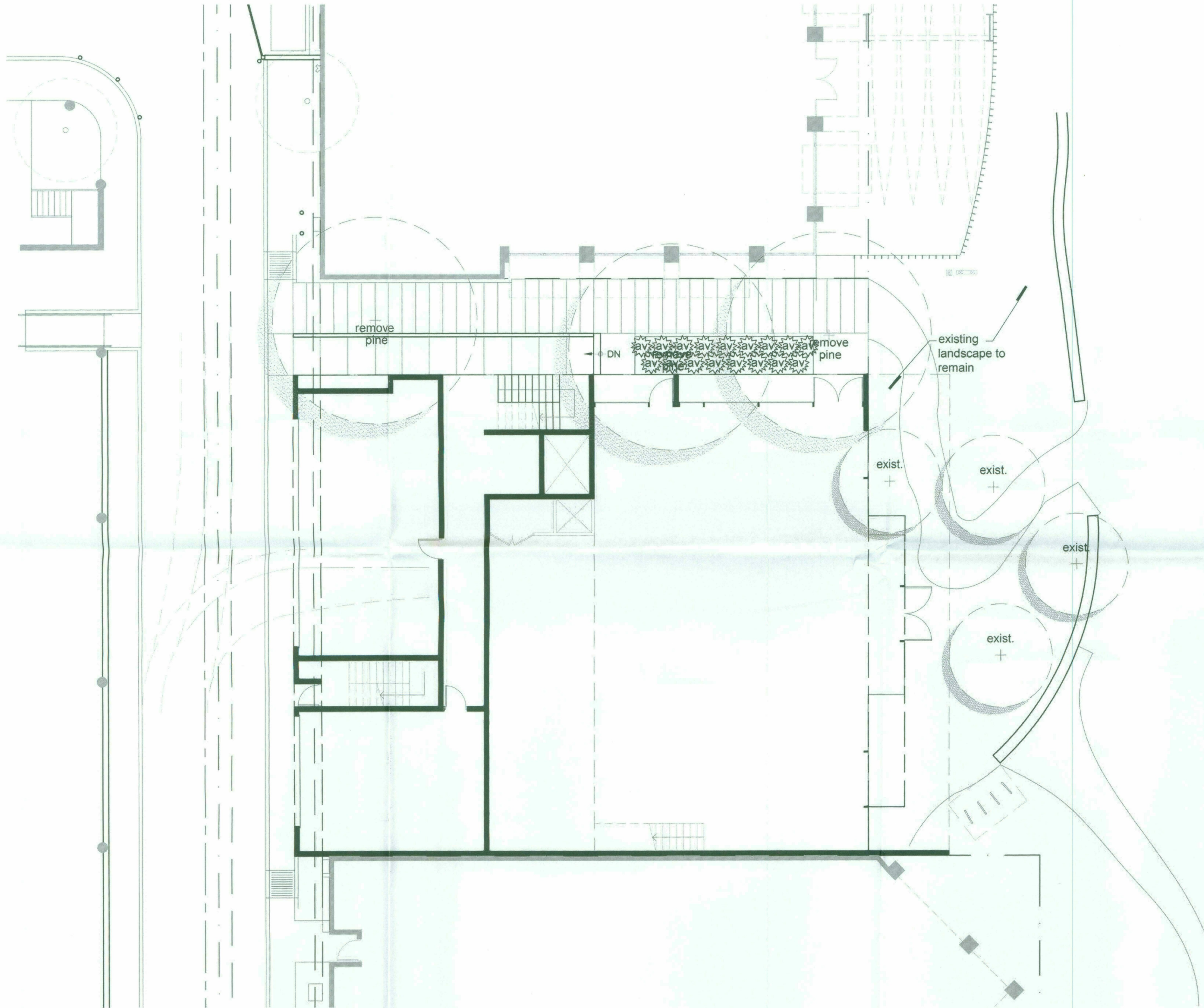
keyed elevation notes

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)
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



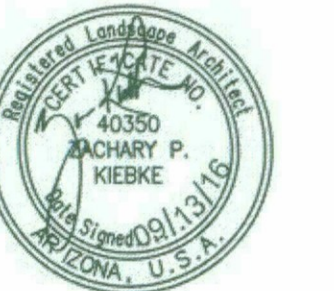
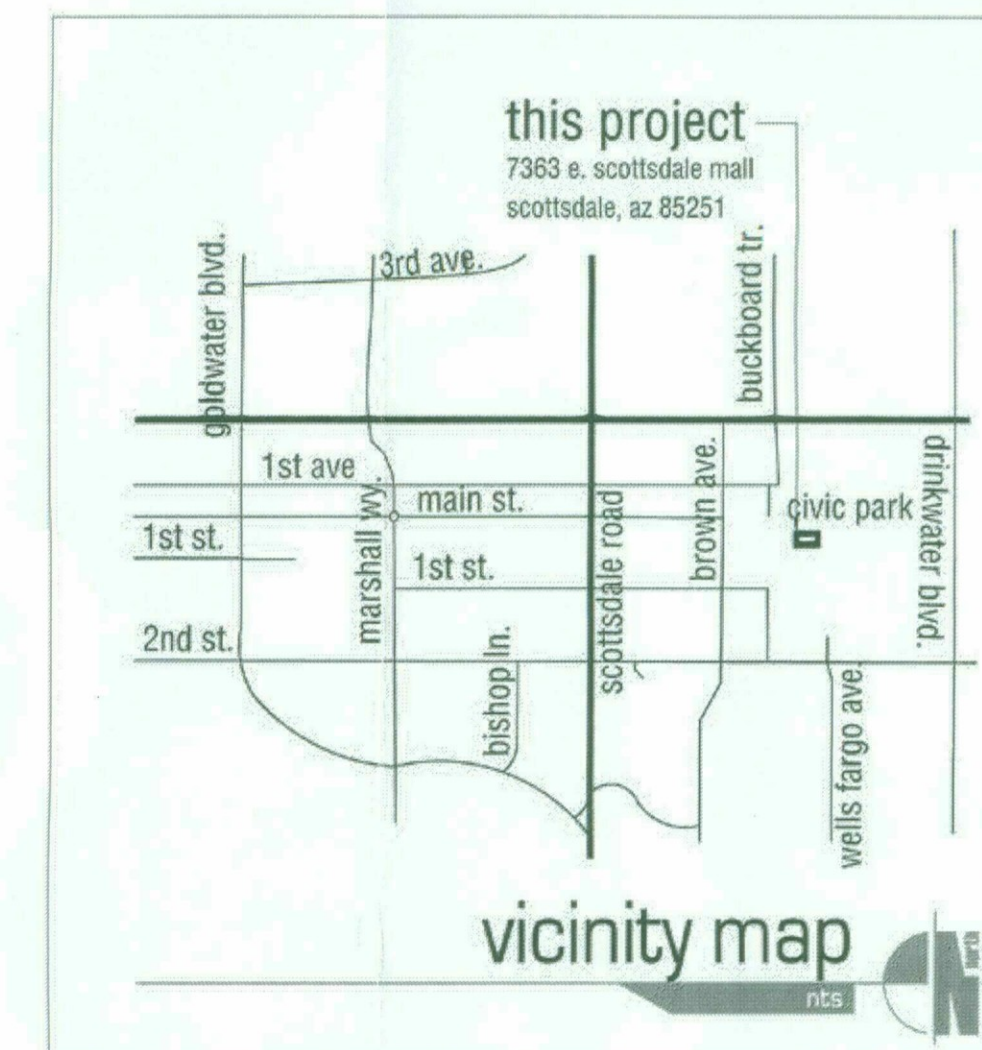
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elevations
sk-3.0
 33-DR-2016
 9/22/2016



plant legend					
symbol	common name	botanical name	size	totals	remarks
existing/salvaged plants					
	allepo 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	

note:
 • total landscape area: 143 s.f.

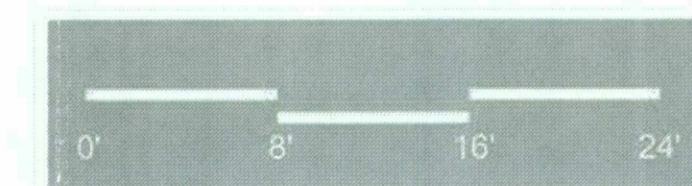


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 (OUTSIDE MARICOPA COUNTY)

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 REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.



BERGHOFF DESIGN GROUP

Landscape + Construction Management
 7000 East McDowell River, Suite 100
 Scottsdale, Arizona 85257

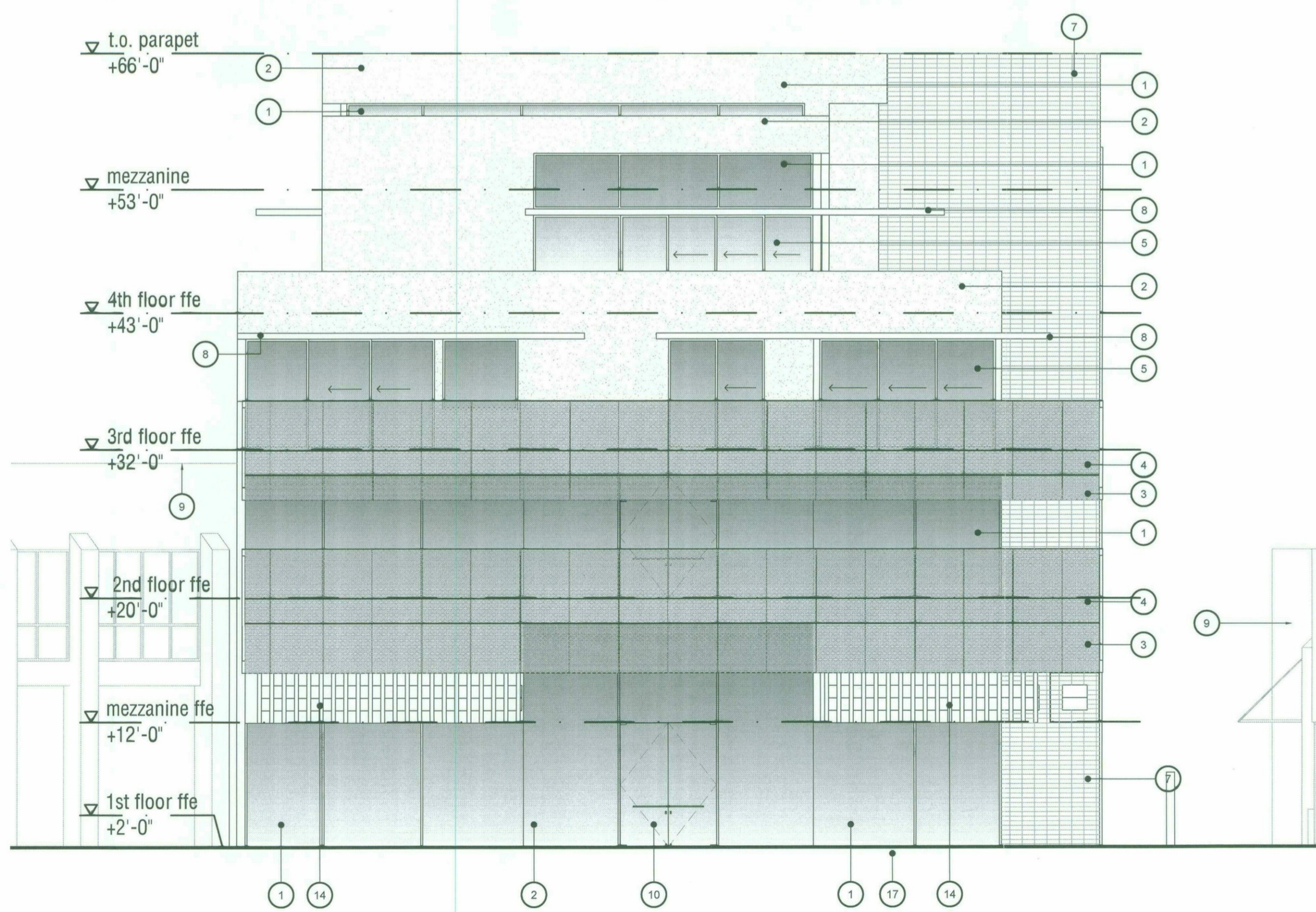
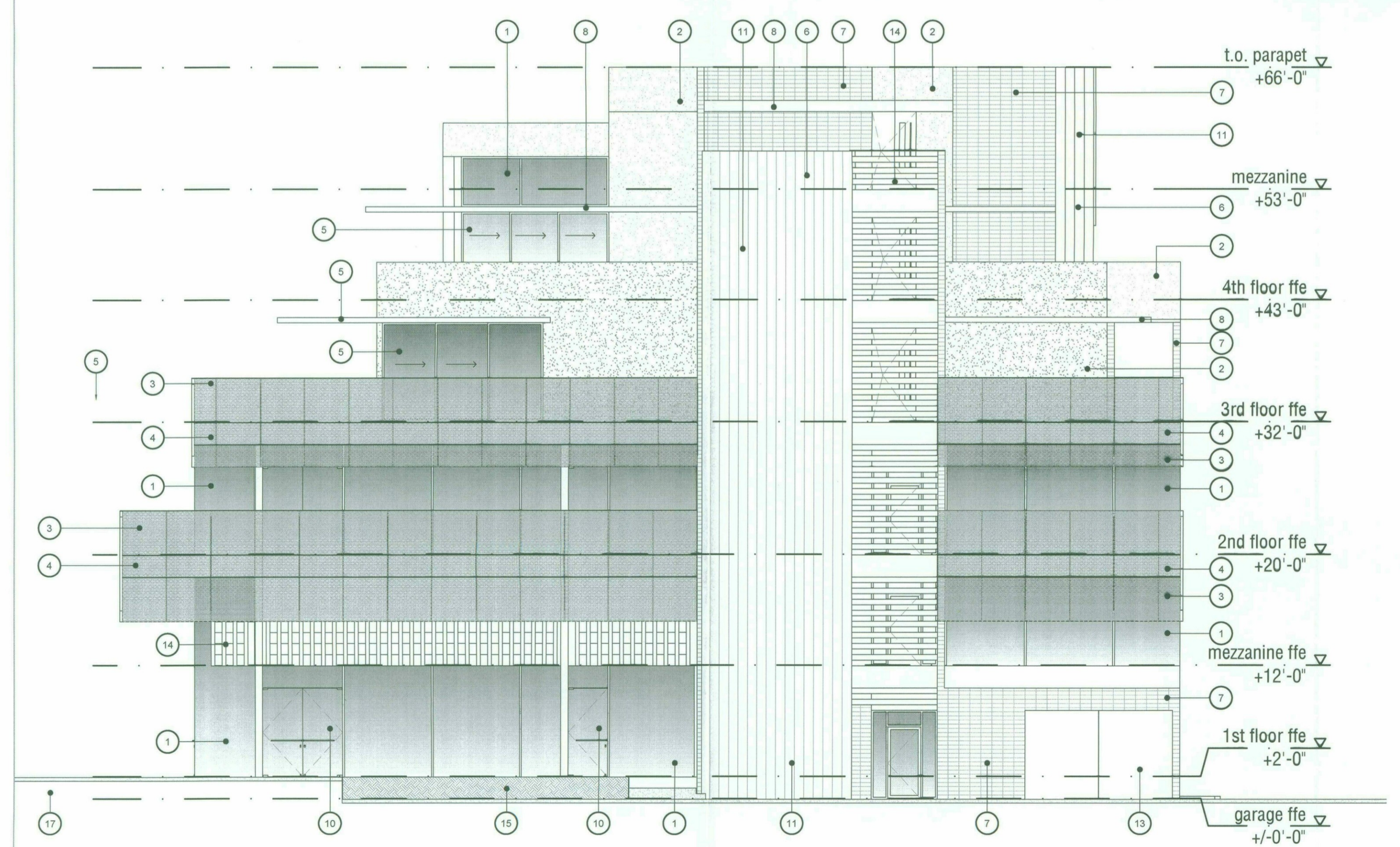
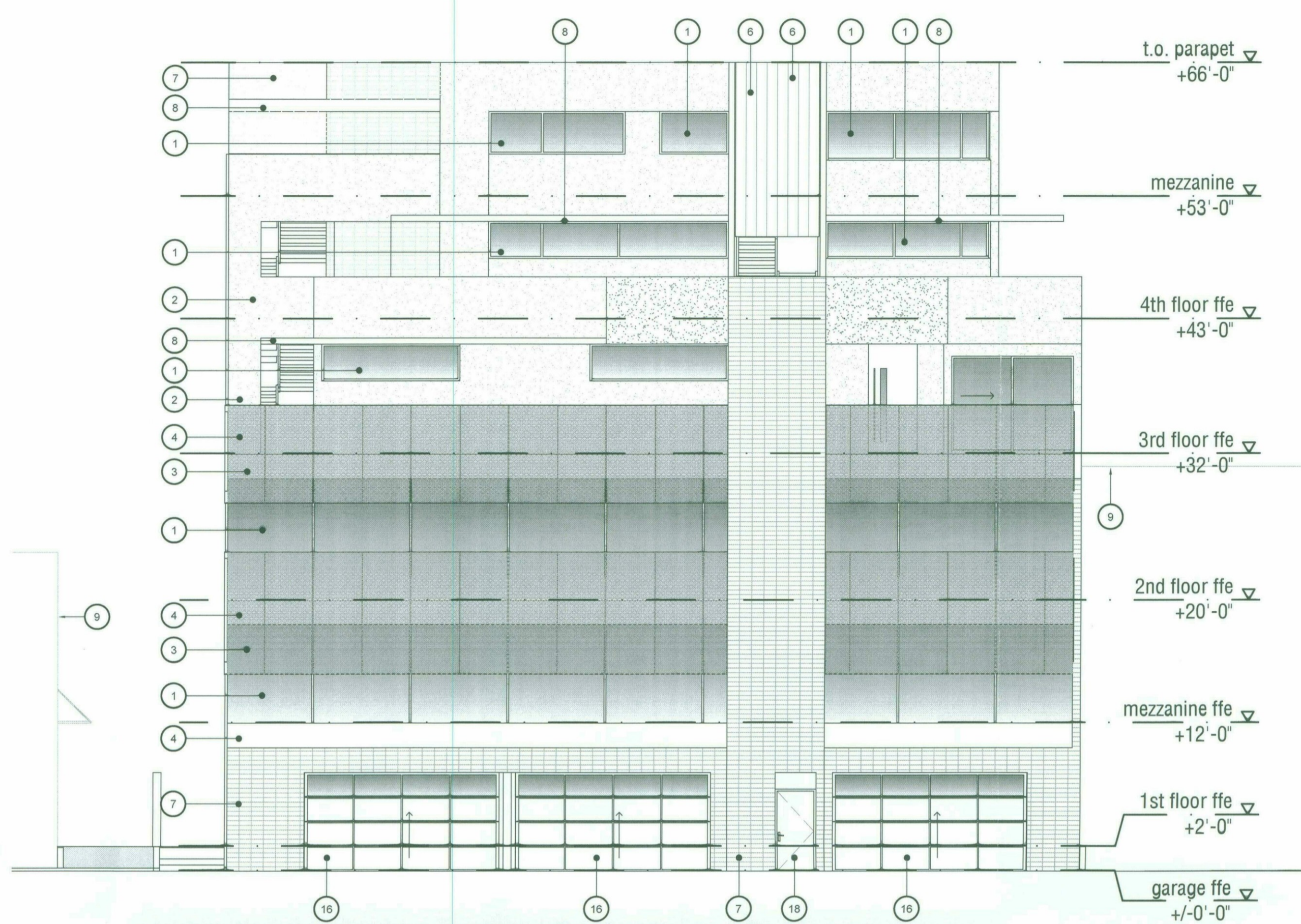
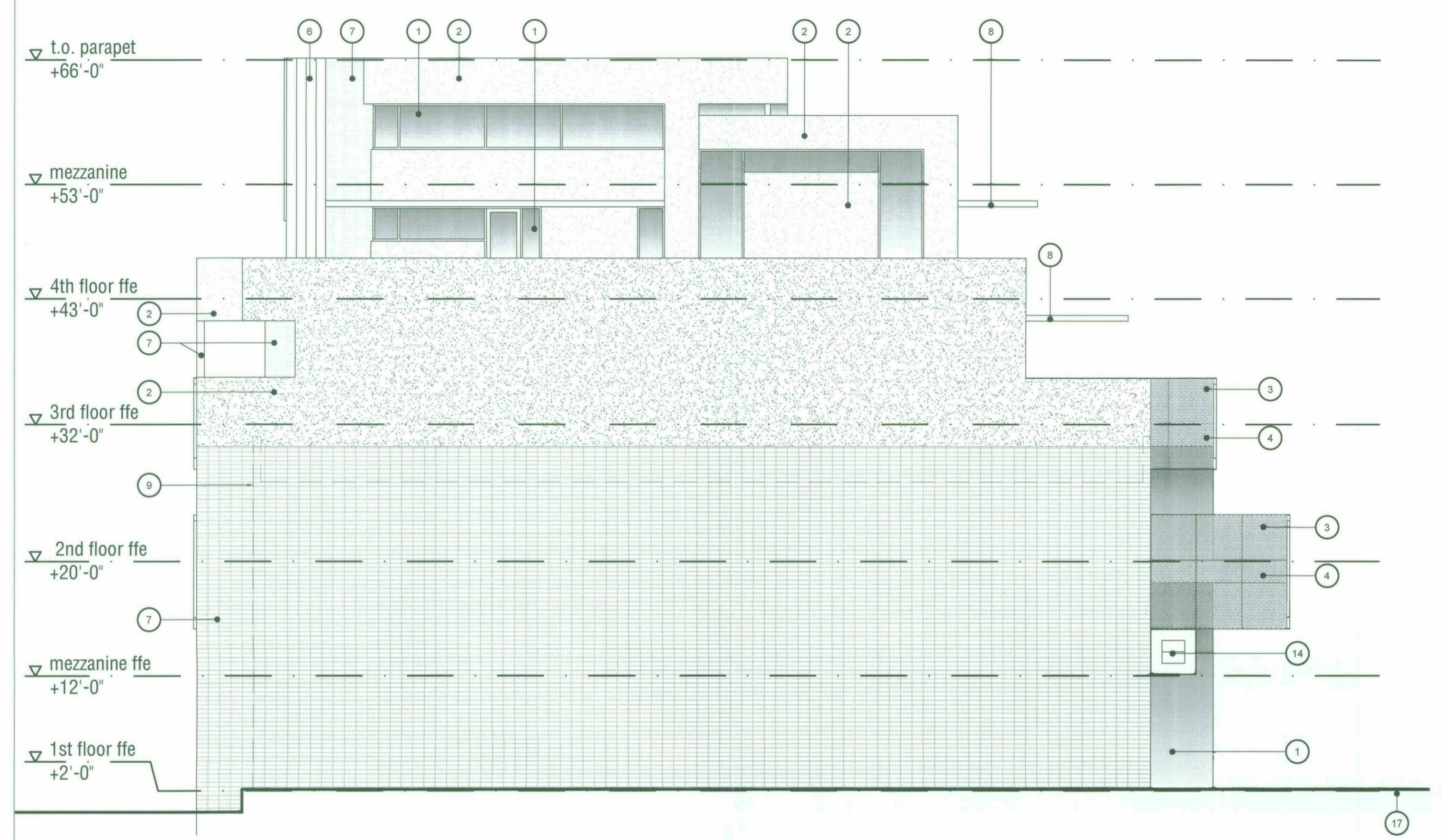
Tel: 480 481 3433
 Fax: 480 481 3533
 berghoffdesign.com

china mist
 7363 east scottsdale mall
 scottsdale, arizona 85251

planting plan
 09.13.2016 pp. 1

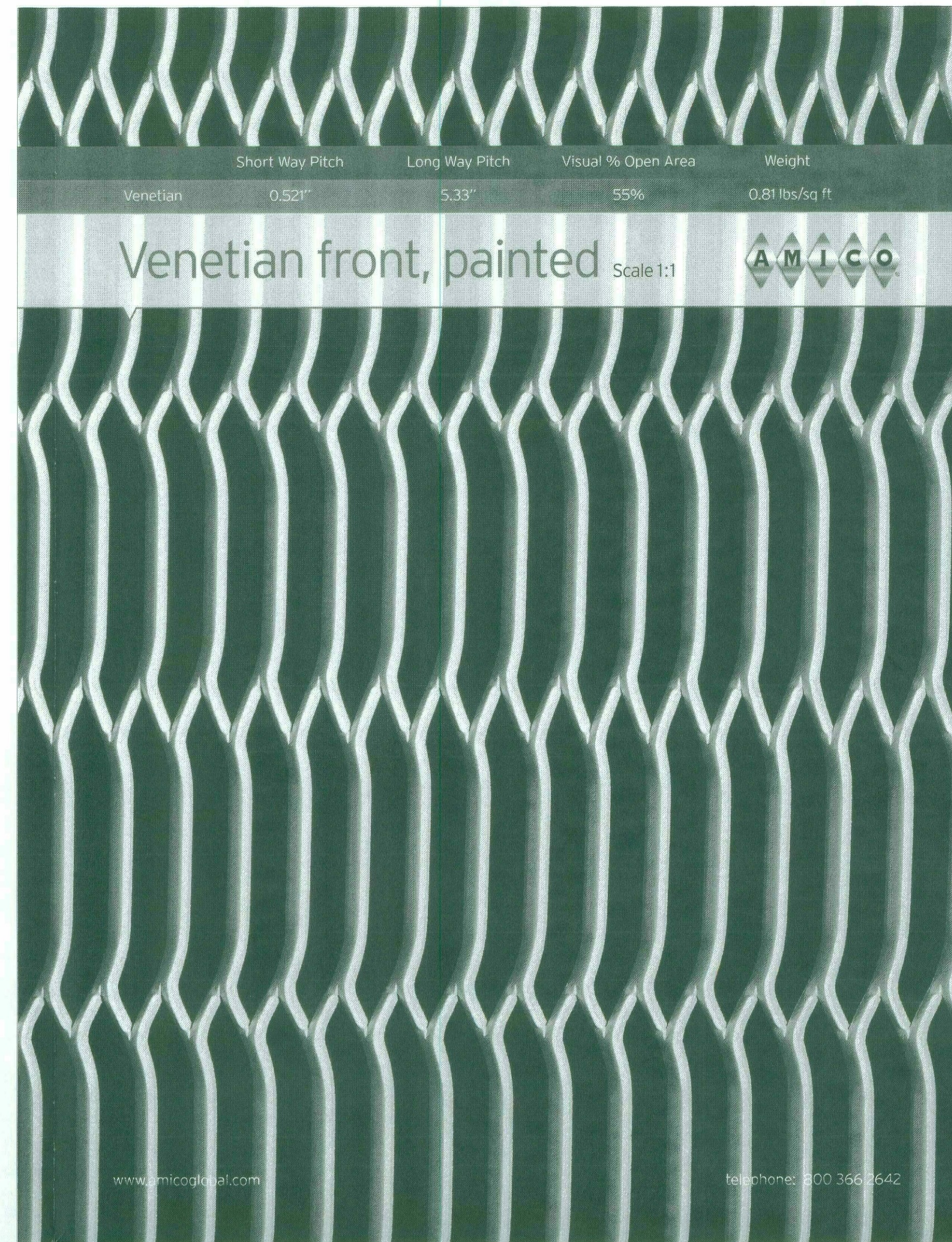
COS #: 22-zn-2015

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)
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10. frameless glass door (glz-1)
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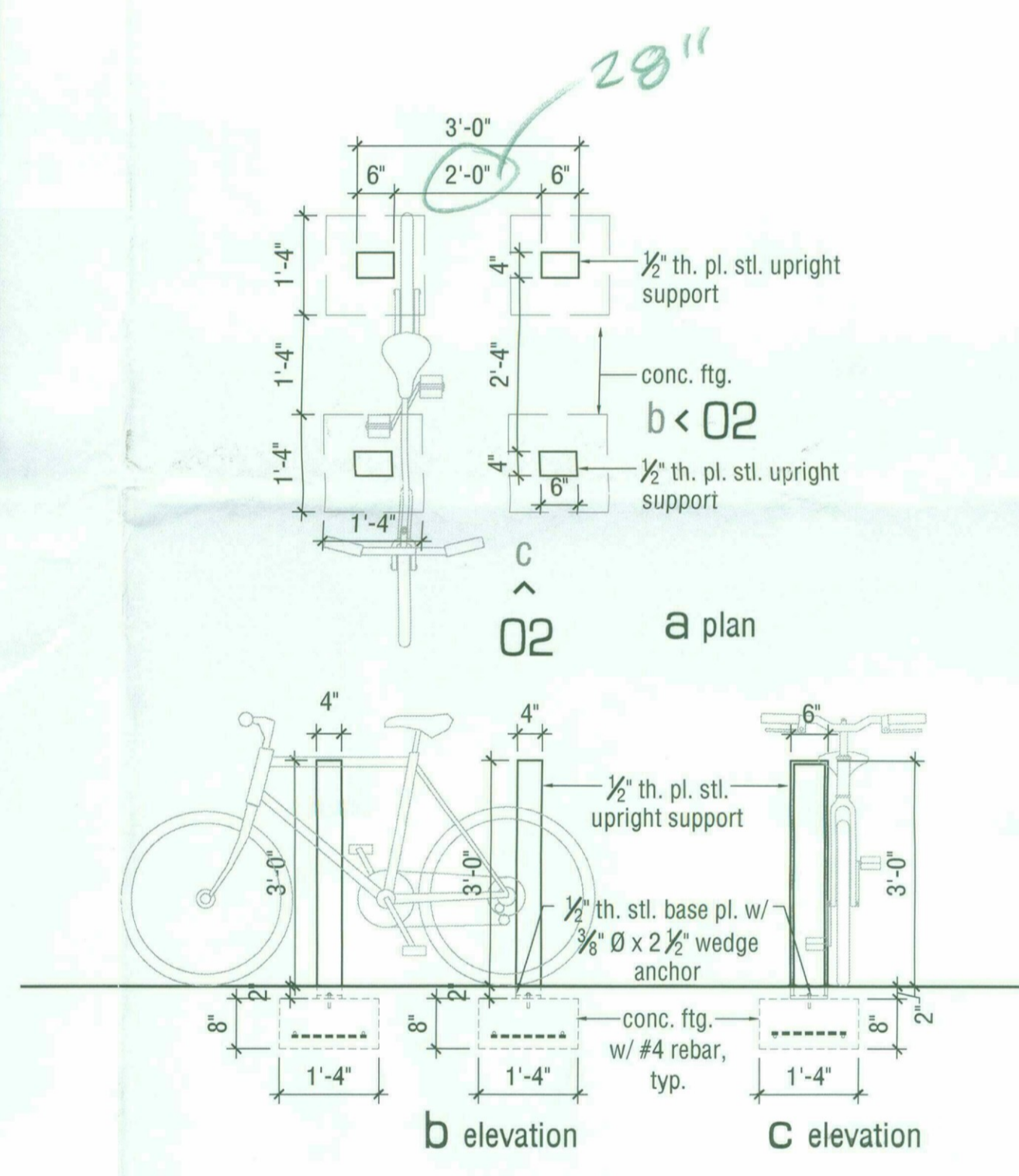


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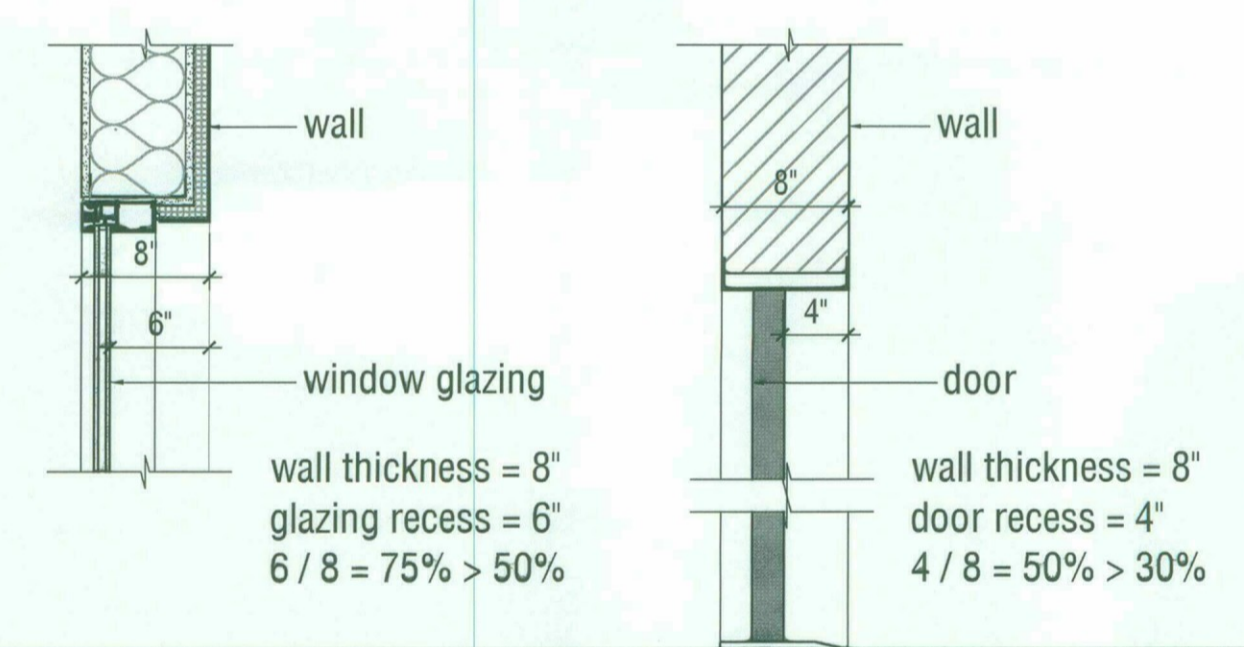
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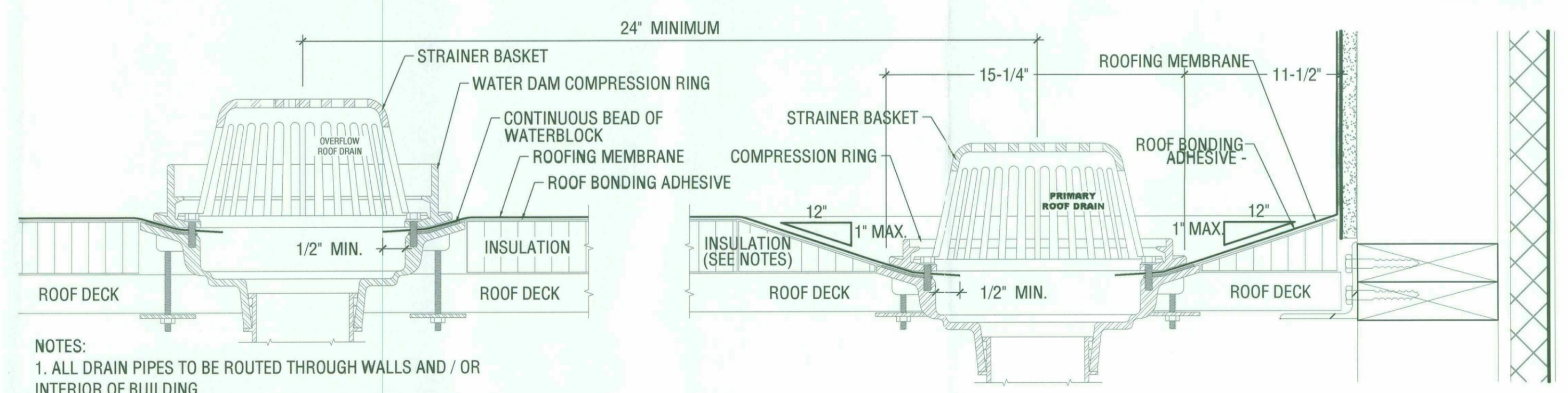
06 . exp. mtl. shade screen n/a



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

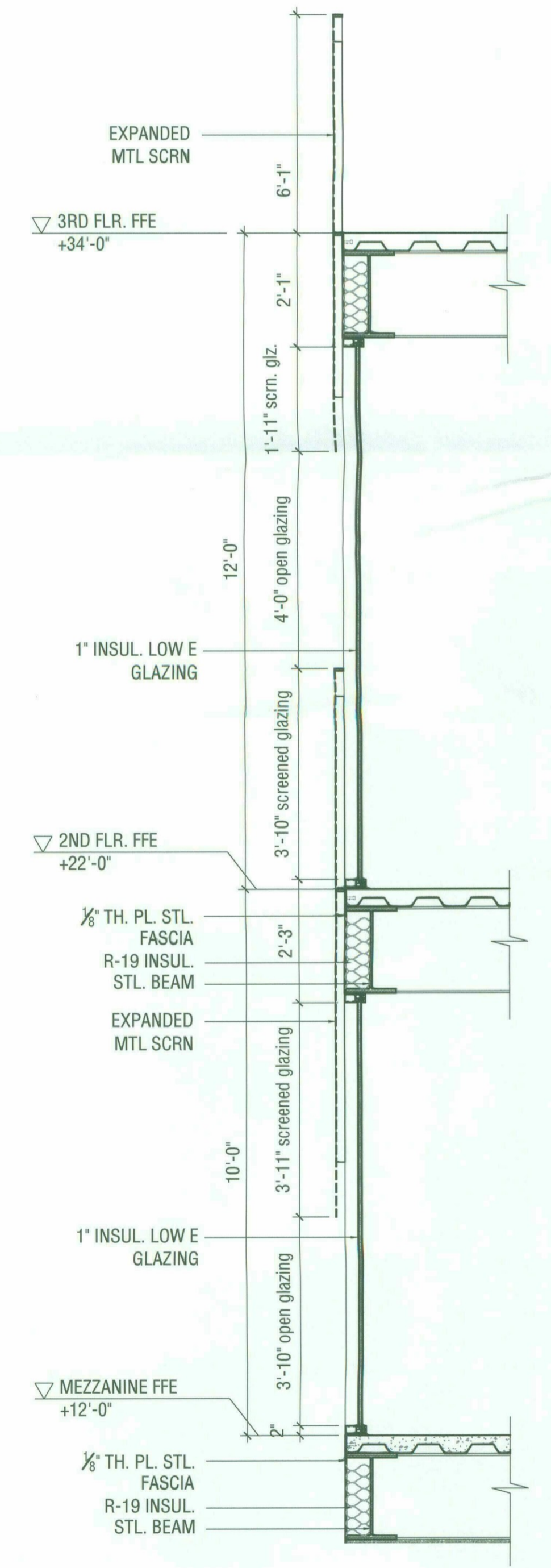


03 . typ. window & door sections 1" = 1'-0"

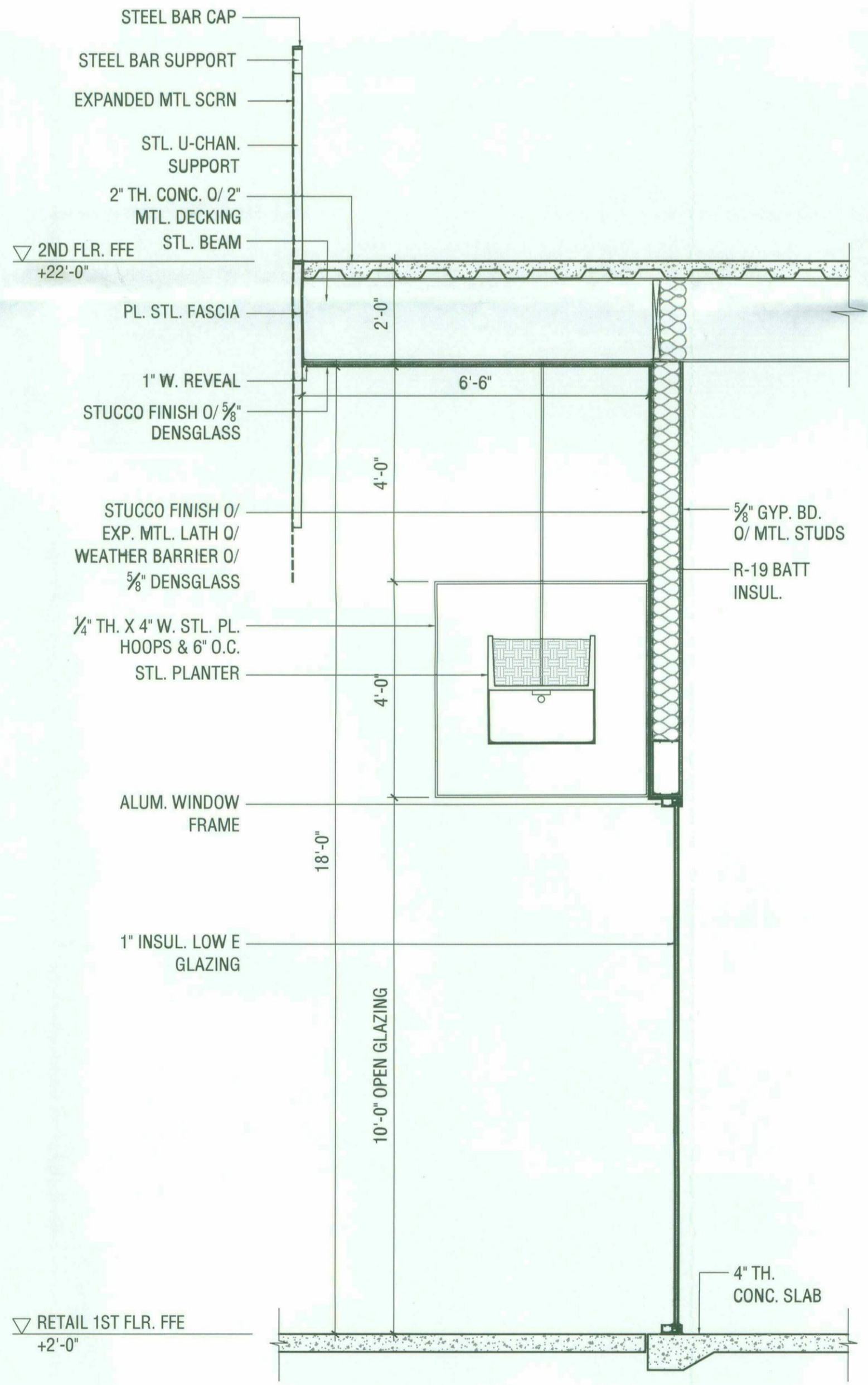


01 . typ. roof drain details 3" = 1'-0"

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



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



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

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alinea

7363 east scottsdale e mail scottsdale, az 85251

09.14.16 city comments

date issued: september 14, 2016 c.o.s. # 882-PA-2015

project: # 15030 c.o.s. # 33-dr-2016

china mist mixed use

details

sk-1.1

33-DR-2016 9/22/2016



01 . context aerial

1" = 75'

feet 0 75 150

7340 East Main Street, #200
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date issued: september 14, 2016 c.o.s. # 862-PA-2015
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01 . context aerial

1" = 75'

feet 0 75 150

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09.14.16 city comments
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 project: # 15030 c.o.s. # 33-dr-2016

revisions

china mist mixed use

context aerial

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drb submittal

revisions

perspectives

sk-3.3

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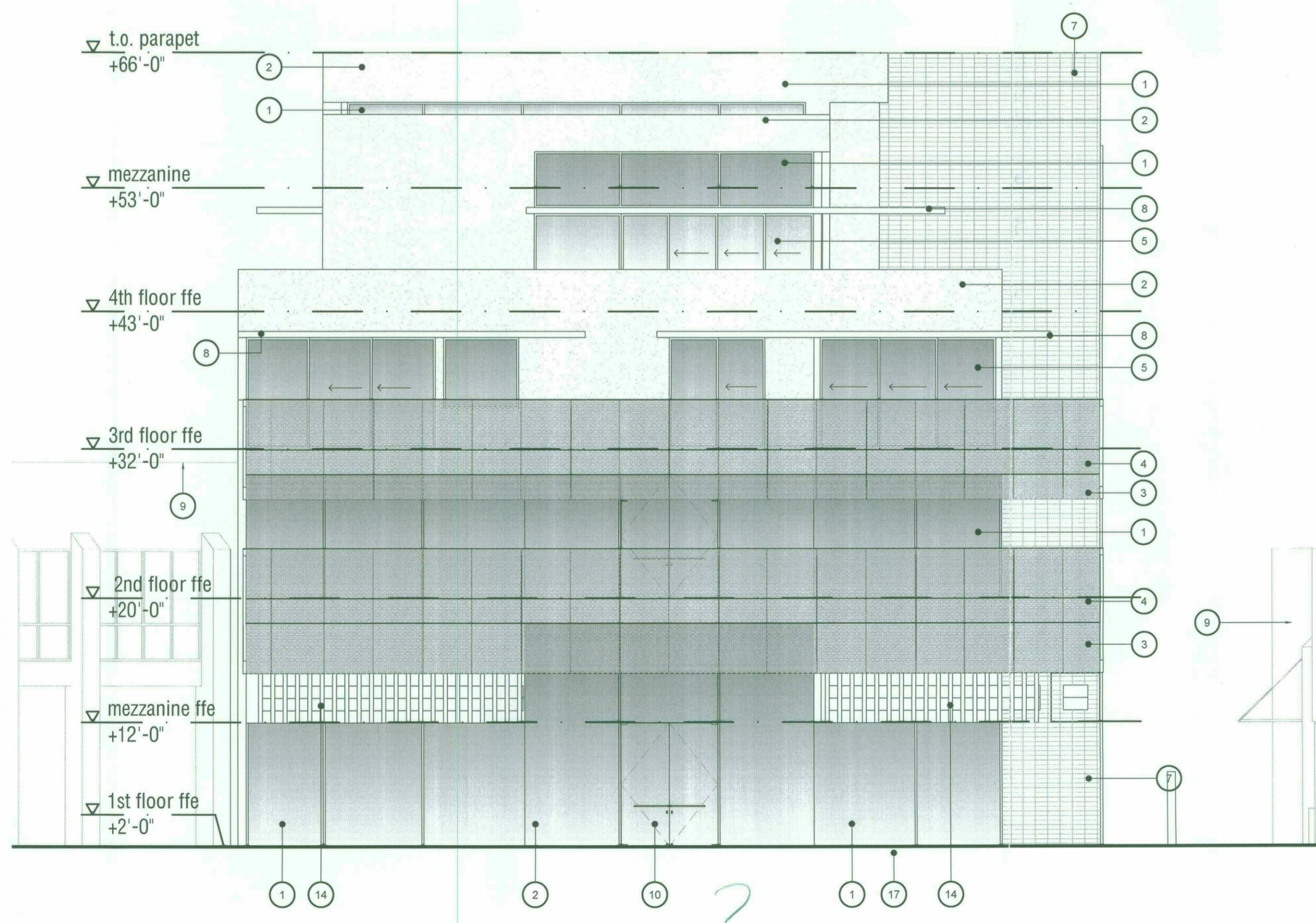
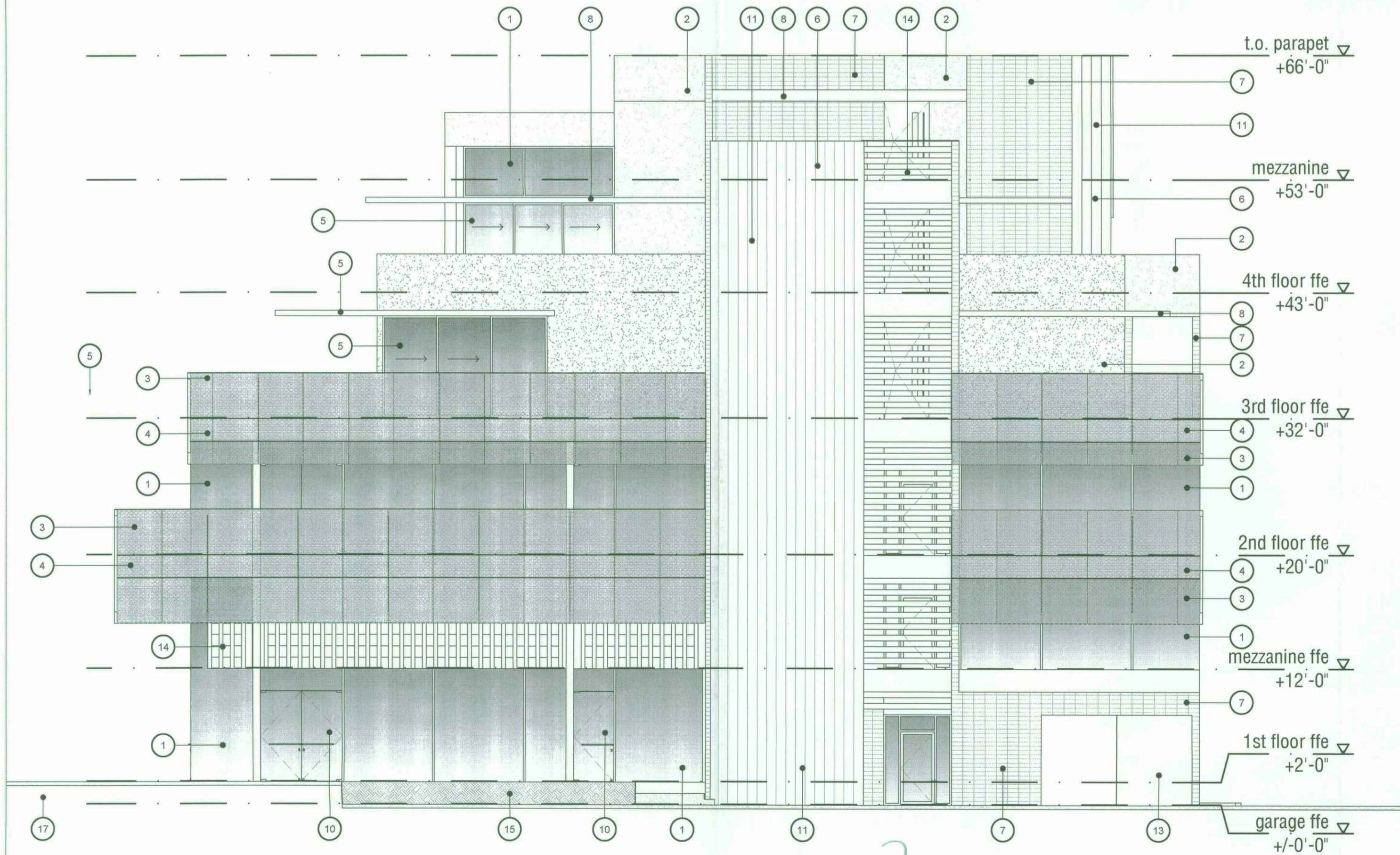
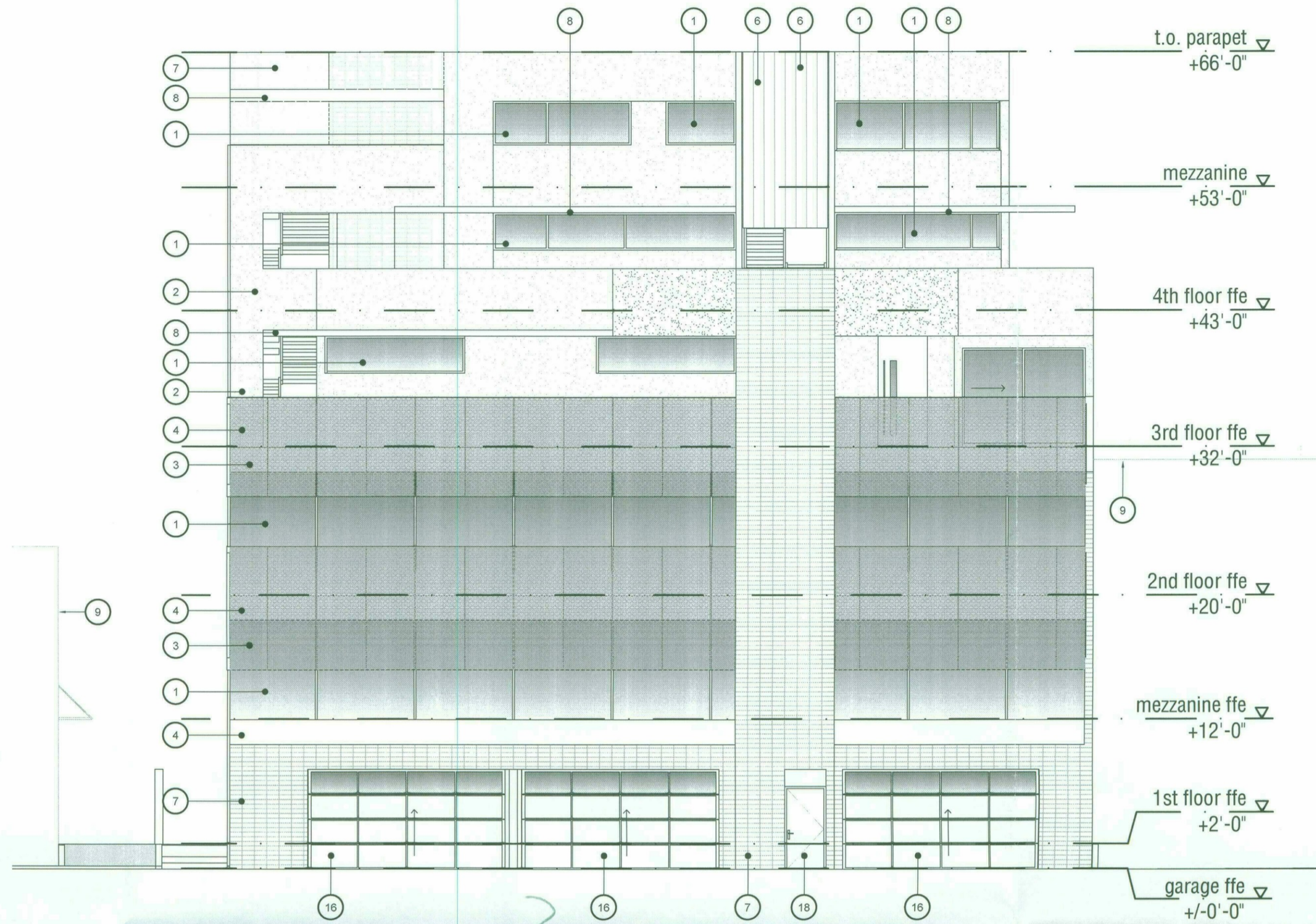
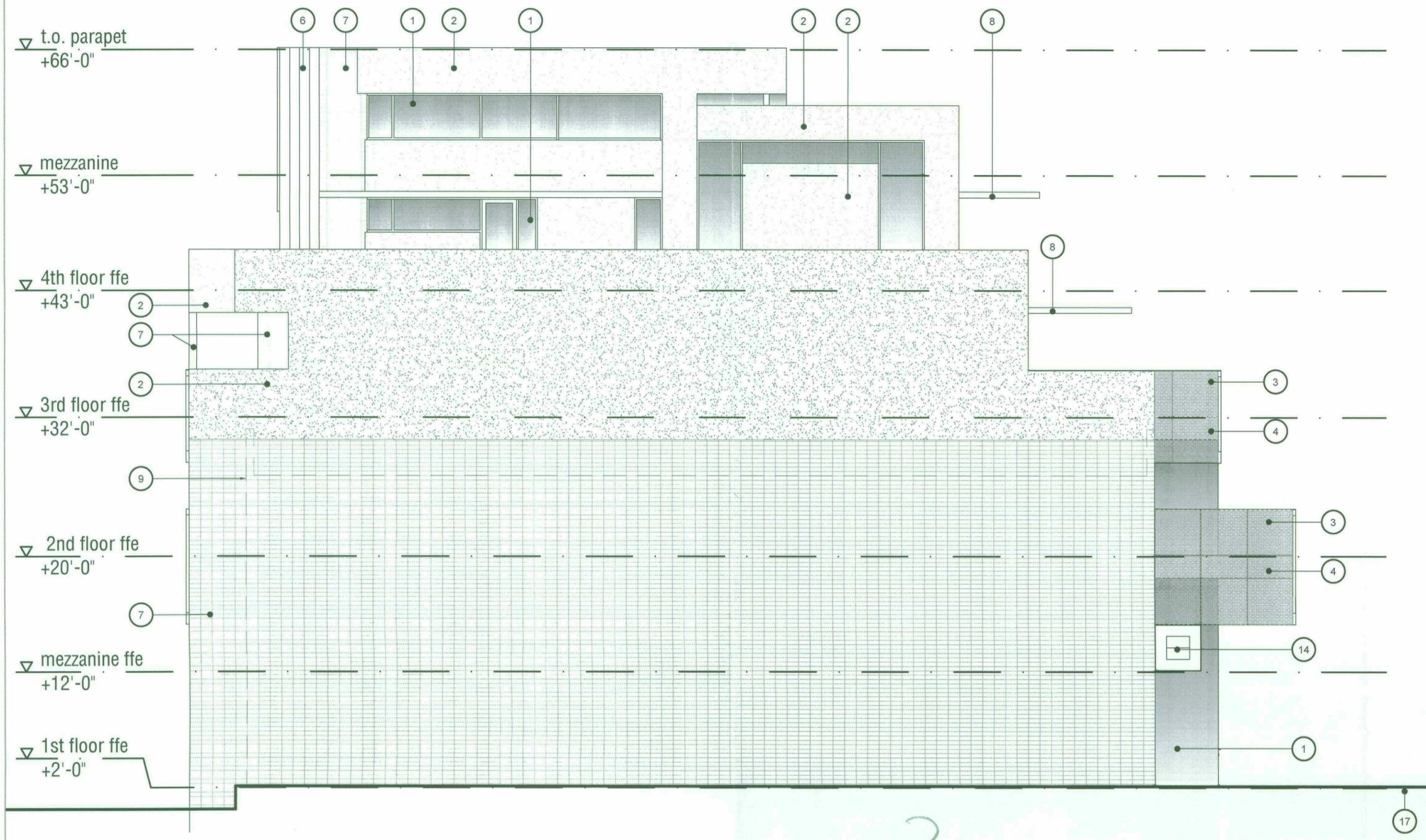
7363 east scottsdale mall
scottsdale, az 85251

date issued: july 22, 2016
project: # 15030

c.o.s. # 882-PA-2015
c.o.s. # 252-m-2015

china mist mixed use

1. windows (glz-1) (al-1)
2. smooth finish stucco (stc-1)
3. expanded metal screen (mtl-1)
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15. concrete ramp & staircase
16. painted metal garage door (pt-1)
17. proposed patio
18. painted steel door (pt-1)



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

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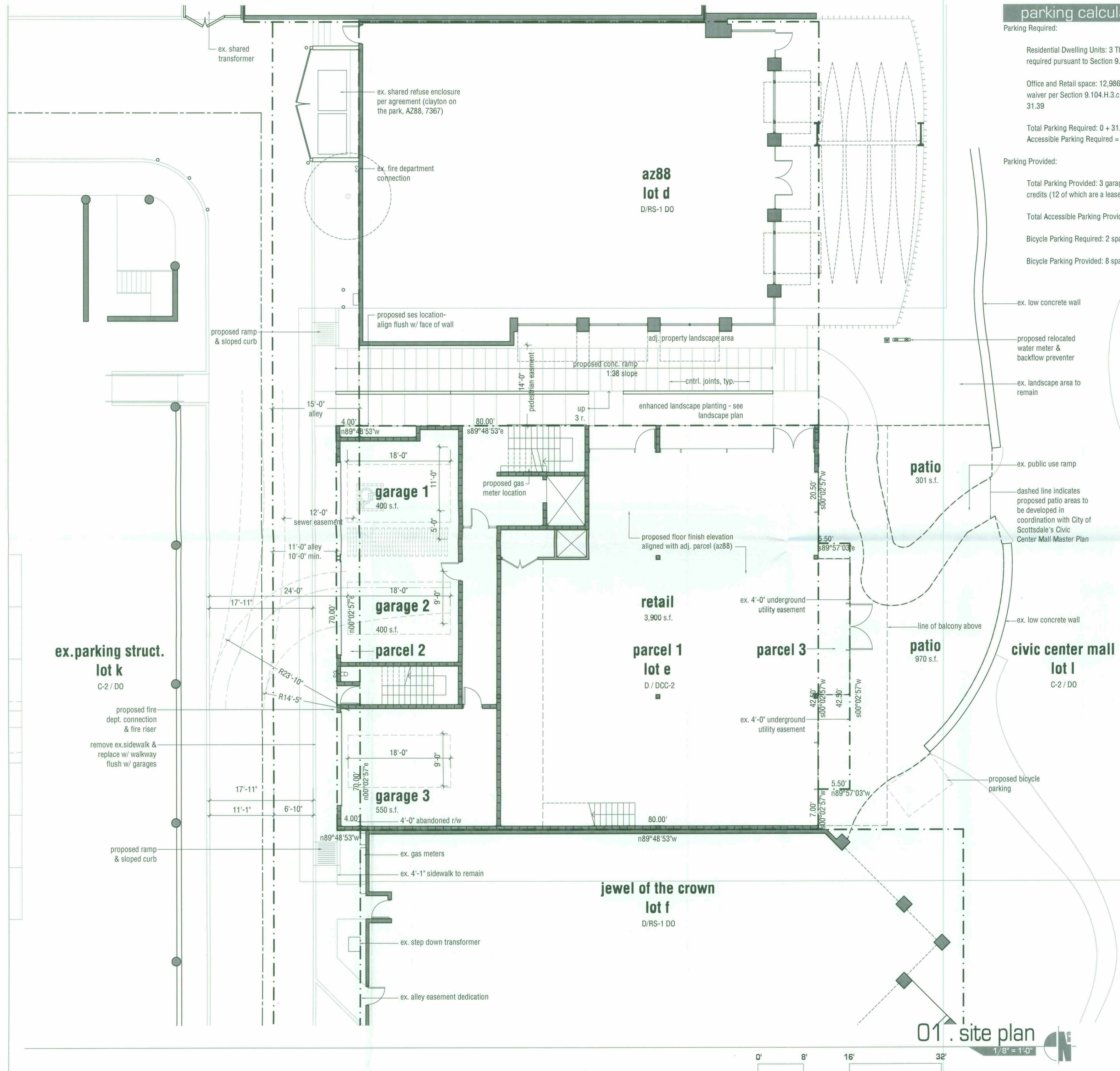
01 . context aerial

feet 0 75 150

33-DR-2016
07/26/16

1" = 75'
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sk-0.1



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

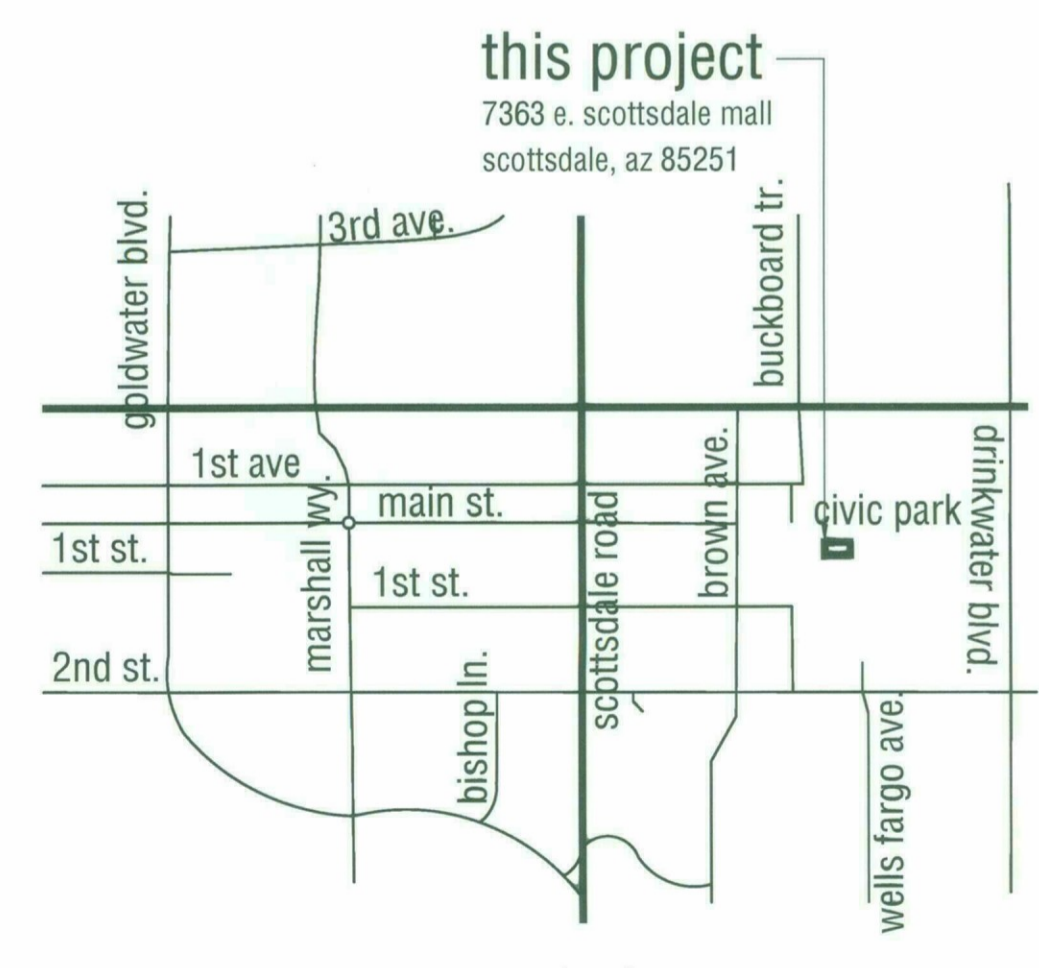
property address: 7363 e. scottsdale mall, scottsdale, az 85251	C-2 DO
existing zoning	DOWNTOWN CIVIC CENTER TYPE 2
proposed zoning	5,982 s.f.
first level area	1,616 s.f.
first level mezzanine (retail)	5,388 s.f.
second level area (office)	3,508 s.f.
third level area (residential)	3,027 s.f.
fourth level area w/ mezzanine (residential)	19,521 s.f. (26,109 under roof)
building area total	M (retail), B (business), R-2 (multi-family)
occupancy type	III-A (sprinklered)
construction type	66'-0" (mechanical included)
maximum height	3 units
number of dwelling units	50 units / acre
maximum allowed density	22 units / acre
maximum proposed density	

site data

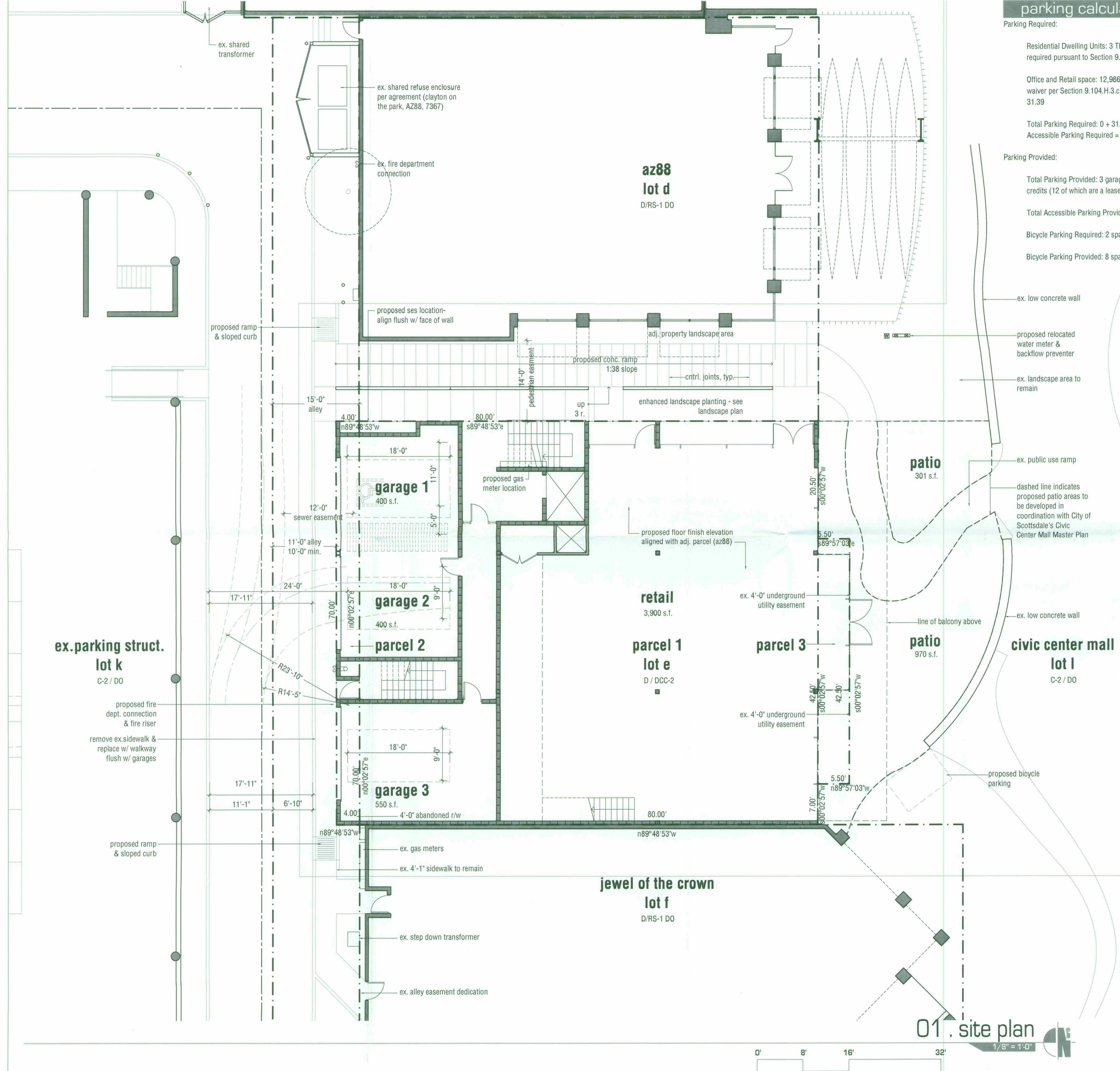
apn	130-23-120a
site area (net)	6,114 s.f. or .14 acres
site area (gross)	6,359 s.f. or .15 acres
gfar allowed	base: (1.3 x 6391.2) = 8308.56 s.f.
	residential bonus: (0.5 x 6163.5) = 3081.75 s.f.
	total: 11,504.16 s.f.
gfar provided	11,000 s.f.
open space	(0%) 0 s.f.
parking required	three dwelling units: 0 spaces
	office + retail: (12986-2000 / 350) = 31.39 spaces
	total = 32 spaces
parking prov'd	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)
bike parking required	
bike parking provided	

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



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 c.o.s. # 862-PA-2015
 c.o.s. # 22-2n-2015
 date issued: july 22, 2016
 project # 15030
 china mist mixed use
 site plan
sk-1.0



parking calculations

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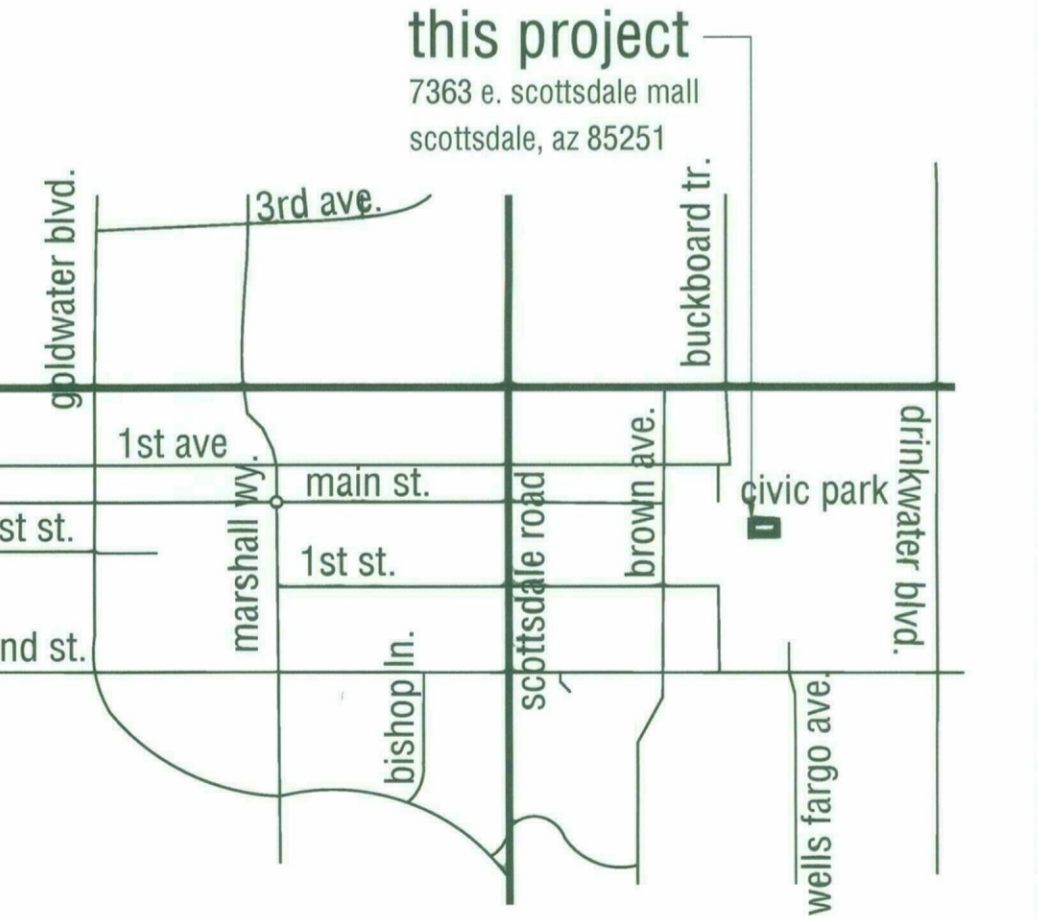
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01. site plan



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7363 east scottsdale mall
scottsdale, az 85251

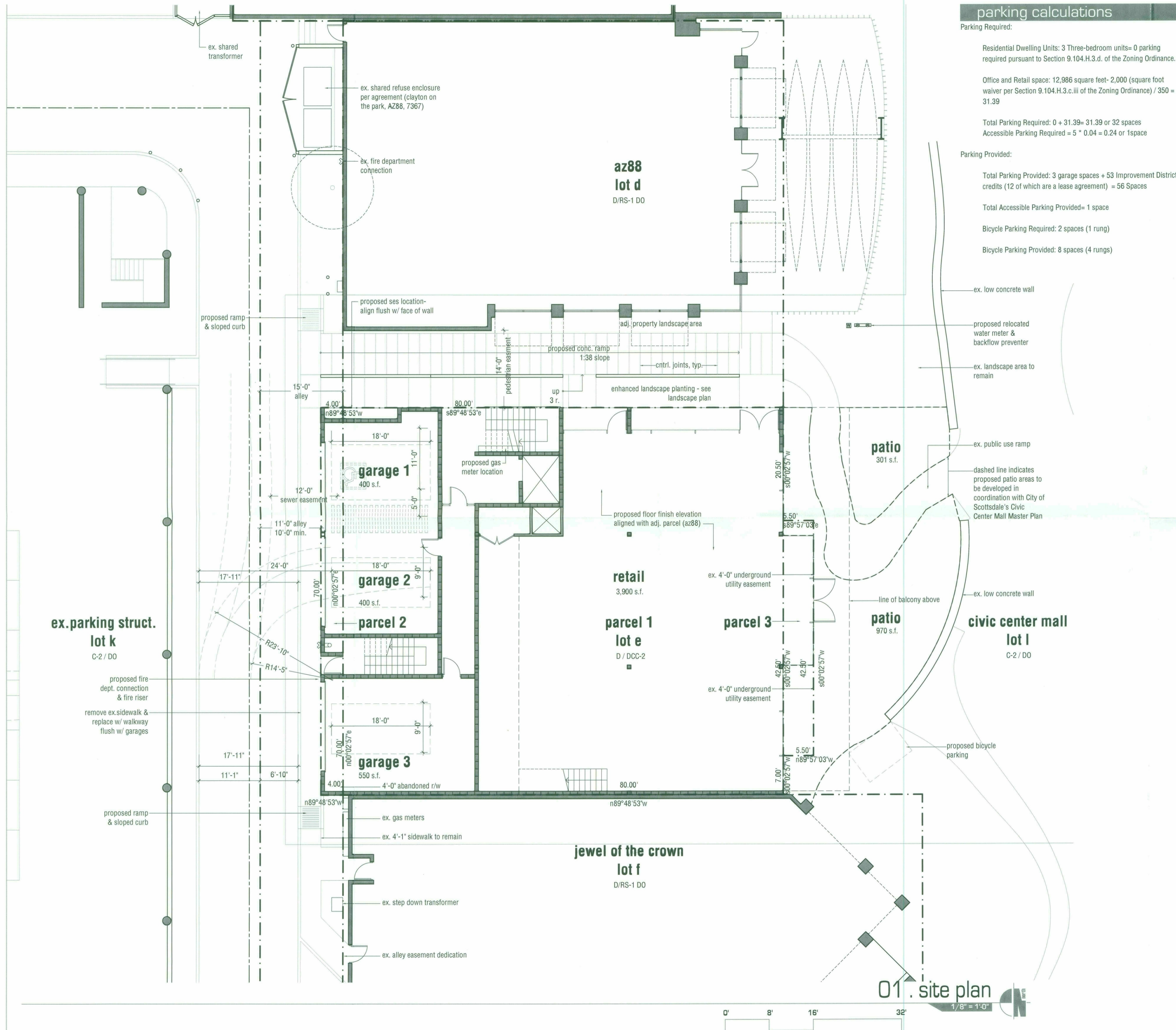
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project # 15030

china mist mixed use

sk-1.0

33-DR-2016
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this project

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01 . site plan



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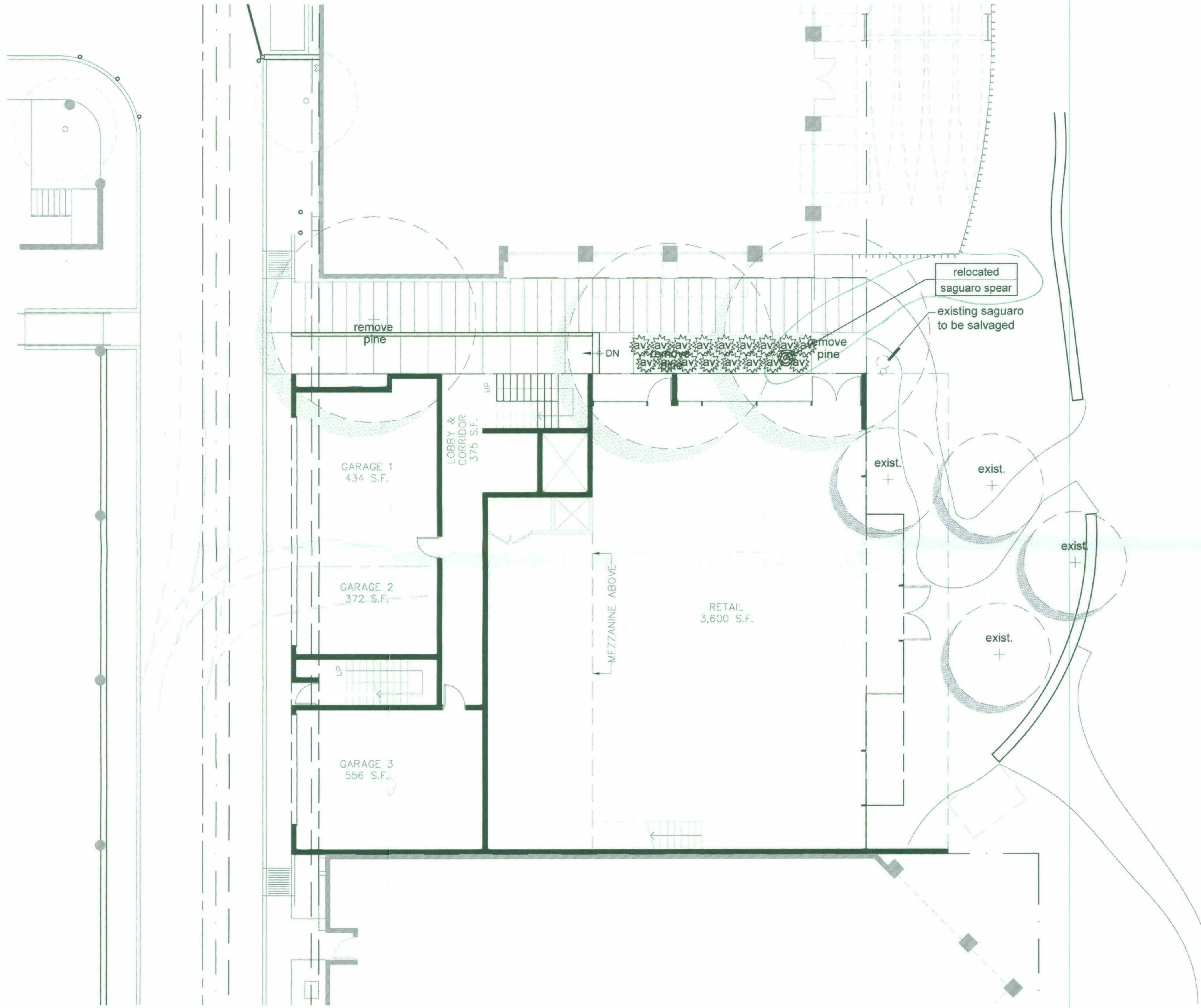
china mist mixed use

revisions

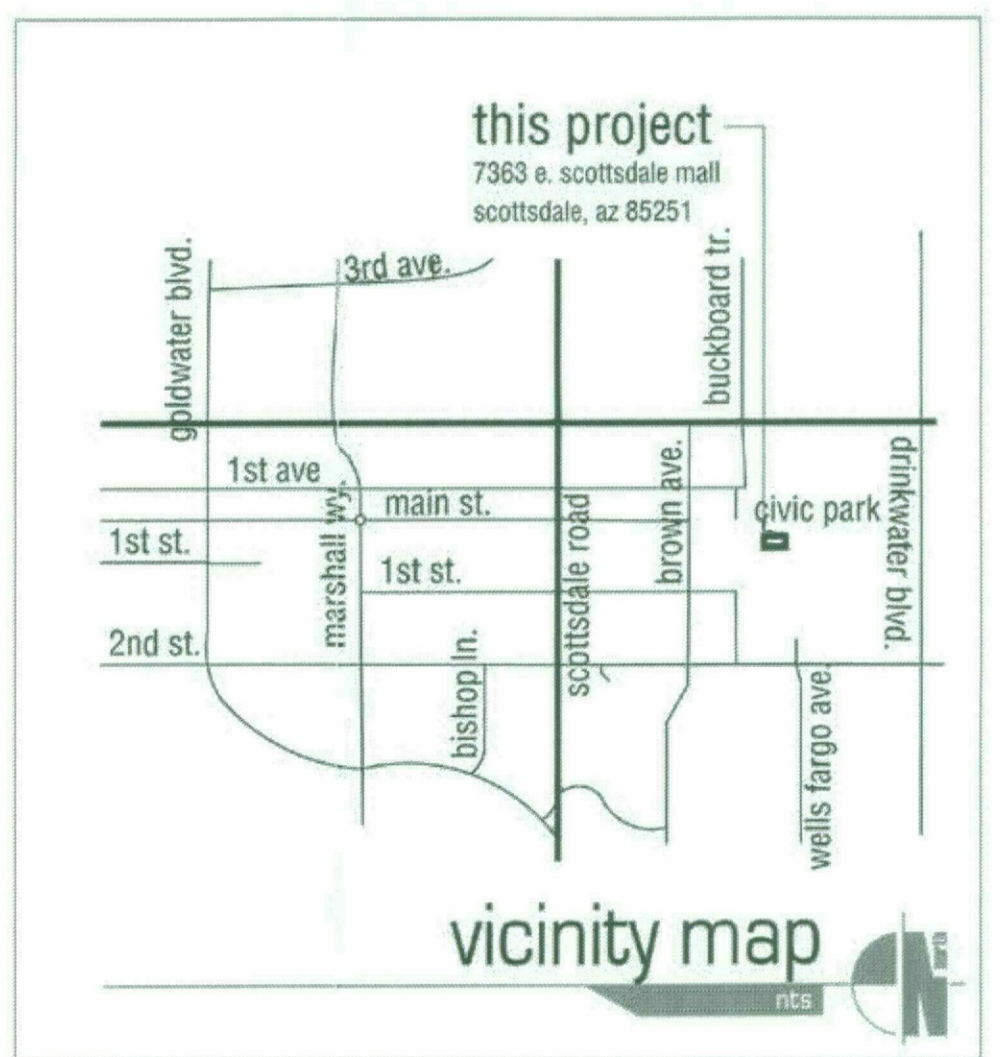
site plan

33-DR-2016
07/26/16

sk-1.0



plant legend					
symbol	common name	botanical name	size	totals	remarks
existing/salvaged plants					
	saguaro	<i>carnegiea 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

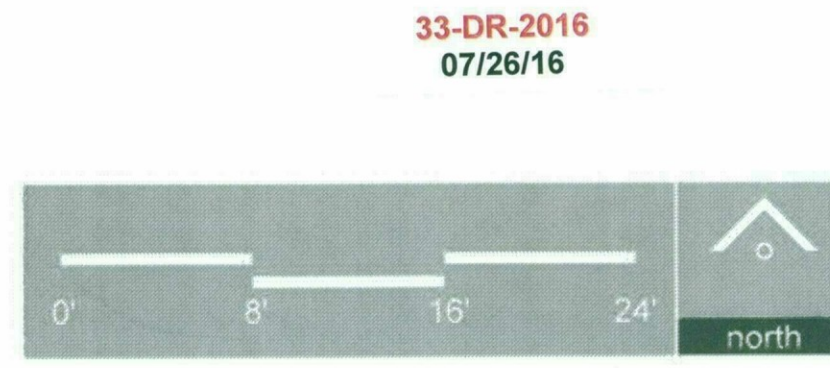
CALL TWO WORKING DAYS
BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

**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 REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.



33-DR-2016
07/26/16

china mist
7363 east scottsdale mall
scottsdale, arizona 85251

planting plan

07.05.2016

pp. 1

COS #: 862-PA-2015

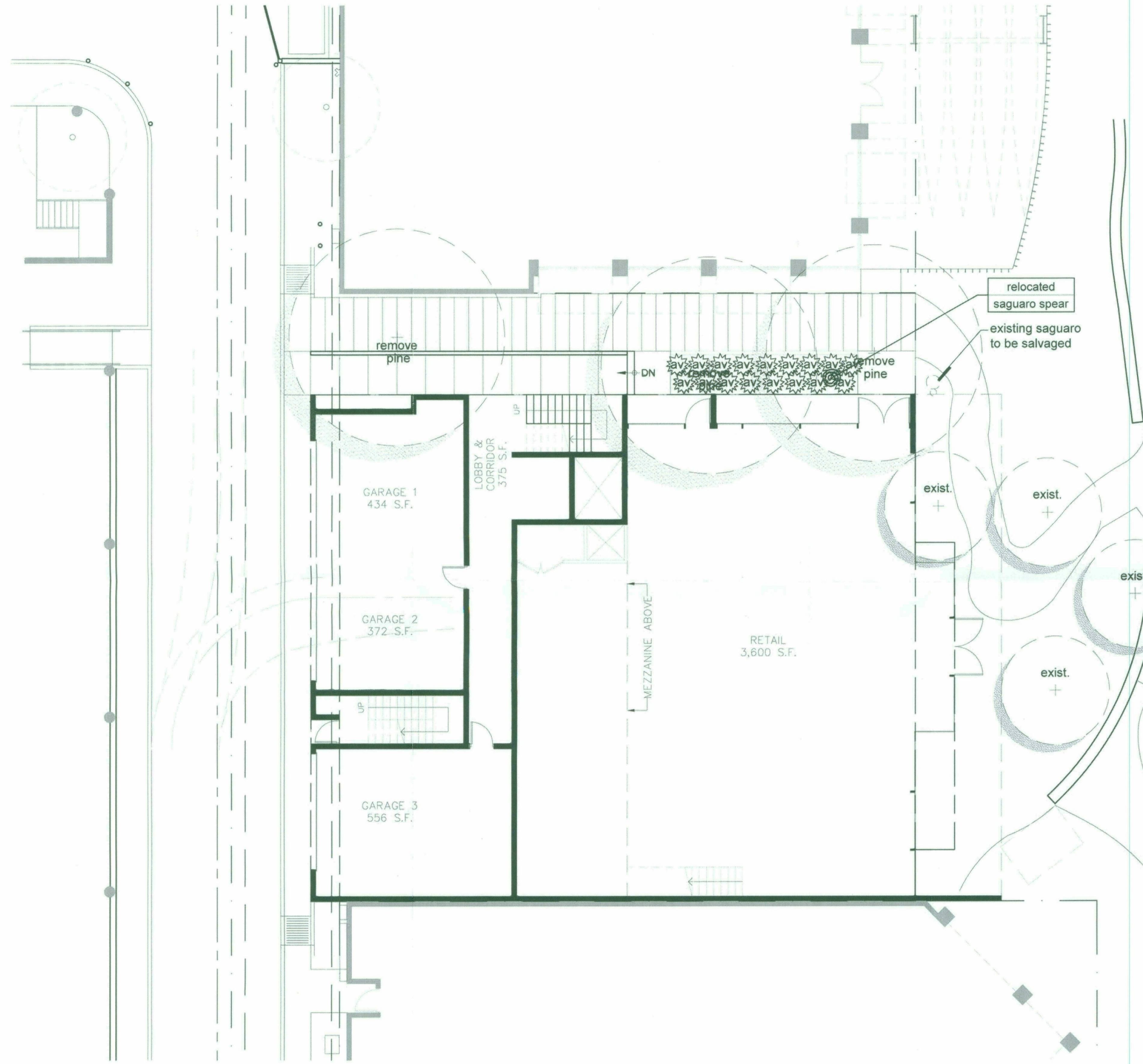
COS #: 22-zn-2015

BERGHOFF DESIGN GROUP

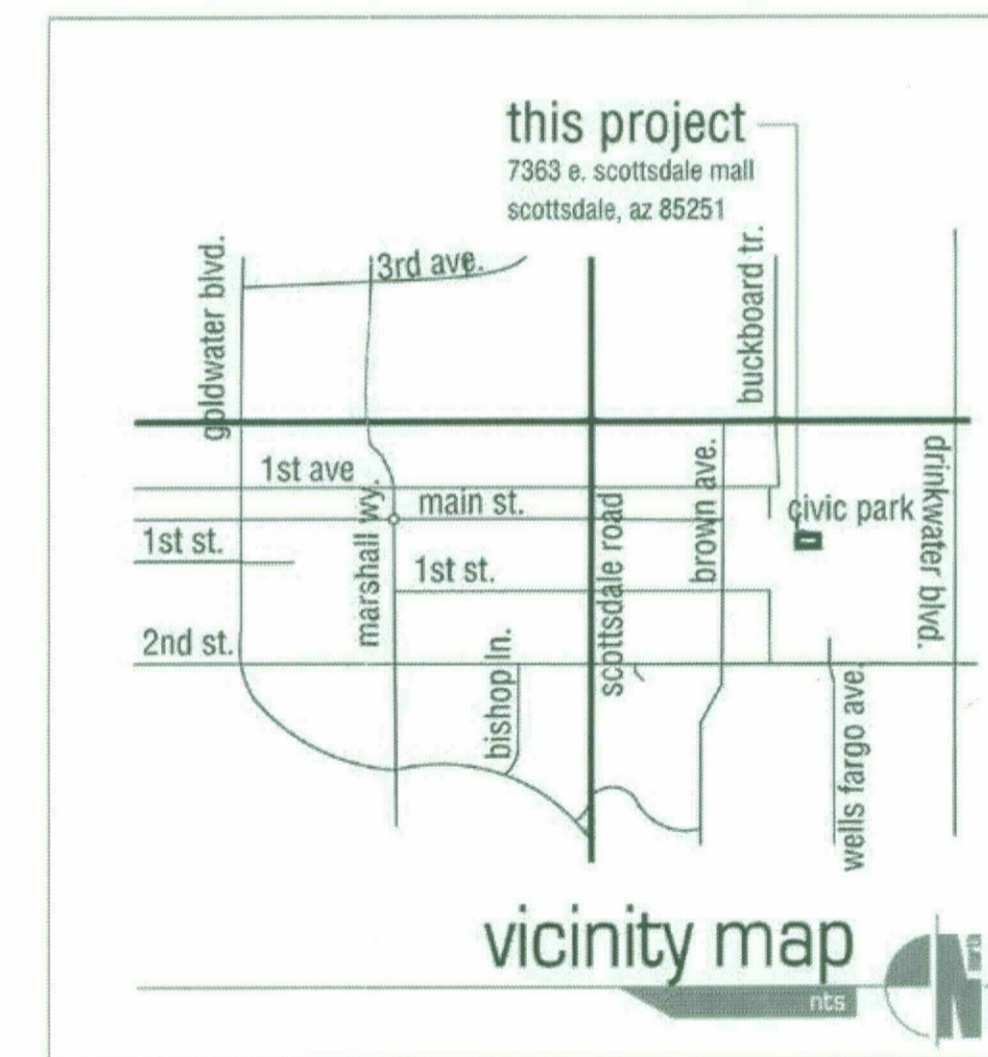
Landscape +
Construction Management
7000 East McDowell Road, Suite 100
Scottsdale, Arizona 85257

Tel: 480.481.3433
Fax: 480.481.3535

berghoffdesign.com



plant legend					
symbol	common name	botanical name	size	totals	remarks
existing/salvaged plants					
	saguaro	<i>carnegiea gigantea</i>	see plan	1	salvage
	alleppe 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

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china mist
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scottsdale, arizona 85251

planting plan

07.05.2016

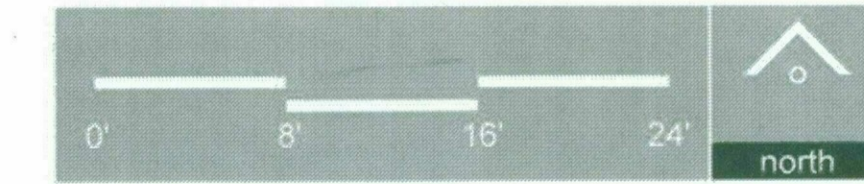
pp.1

**LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE**

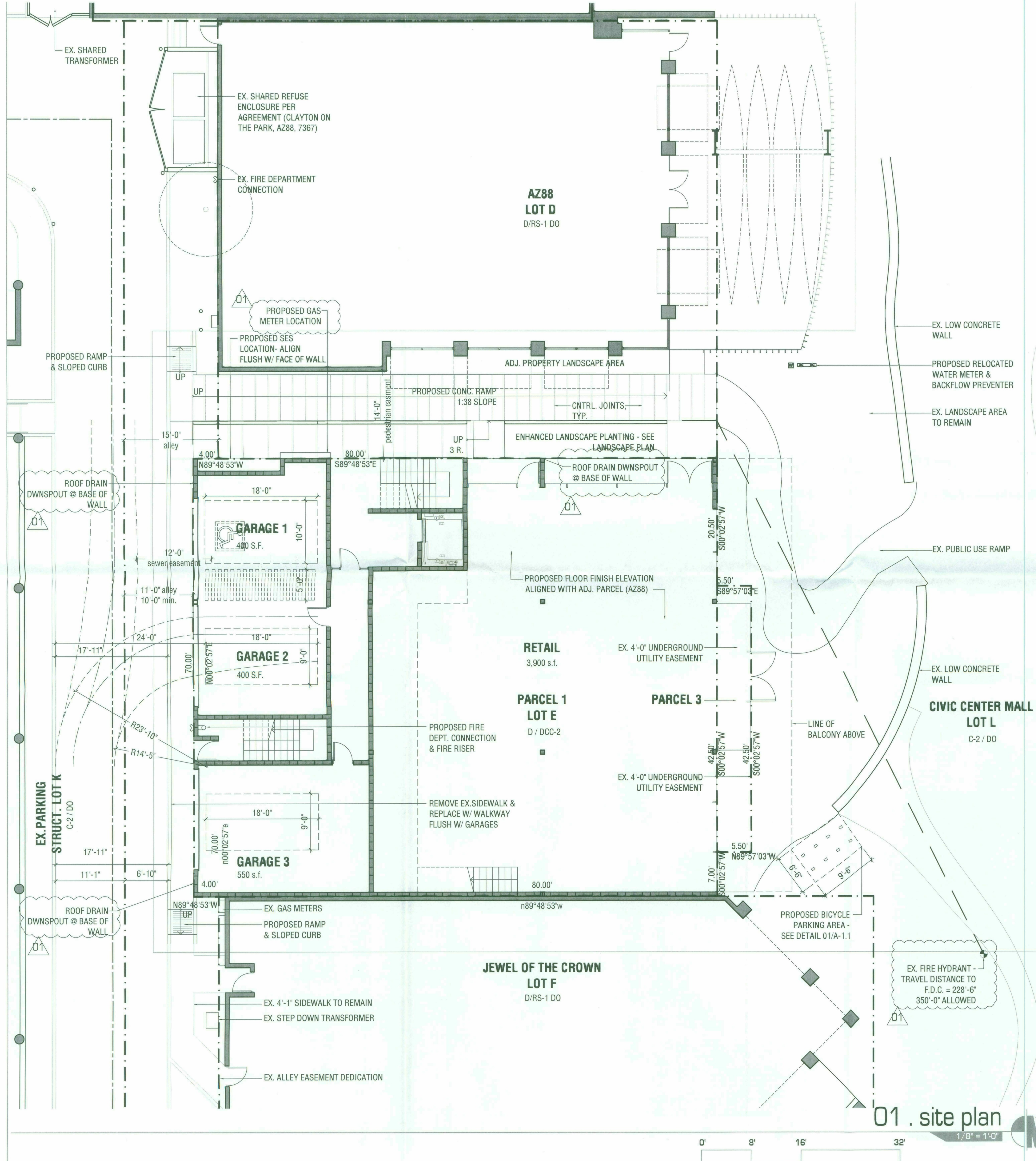
862-PA-2015
CASE NUMBER

APPROVED BY _____ DATE _____

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



COS #: 862-PA-2015
COS #: 22-zn-2015



parking calculations

PARKING REQUIRED:

- RESIDENTIAL DWELLING UNIT #1: 3 THREE-BEDROOMS= 0 PARKING
- RESIDENTIAL DWELLING UNIT #2: 3 THREE-BEDROOMS= 0 PARKING
- RESIDENTIAL DWELLING UNIT #3: 3 THREE-BEDROOMS= 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 (RETAIL): 3,500 S.F.
 FIRST LEVEL MEZZANINE (RETAIL): 2,000 S.F.
 FIRST LEVEL GARAGES + CORRIDOR (RES.): 1,496 S.F.
 SECOND LEVEL AREA (OFFICE): 5,388 S.F.
 THIRD LEVEL AREA (RES.): 3,531 S.F.
 FOURTH LEVEL AREA W/ MEZZANINE (RES.): 3,125 S.F.

INTERIOR BUILDING AREA TOTAL: 19,040 S.F.
EXTERIOR BUILDING AREA TOTAL (PATIOS + CIRC.): 7,508 S.F.
BUILDING AREA TOTAL: 26,548 S.F.

OCCUPANCY TYPE: M (RETAIL), B (BUSINESS), R-2 (MULTI-FAMILY)
 CONSTRUCTION TYPE: II-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
 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: 0%
 OPEN SPACE: (0%) 0 S.F.

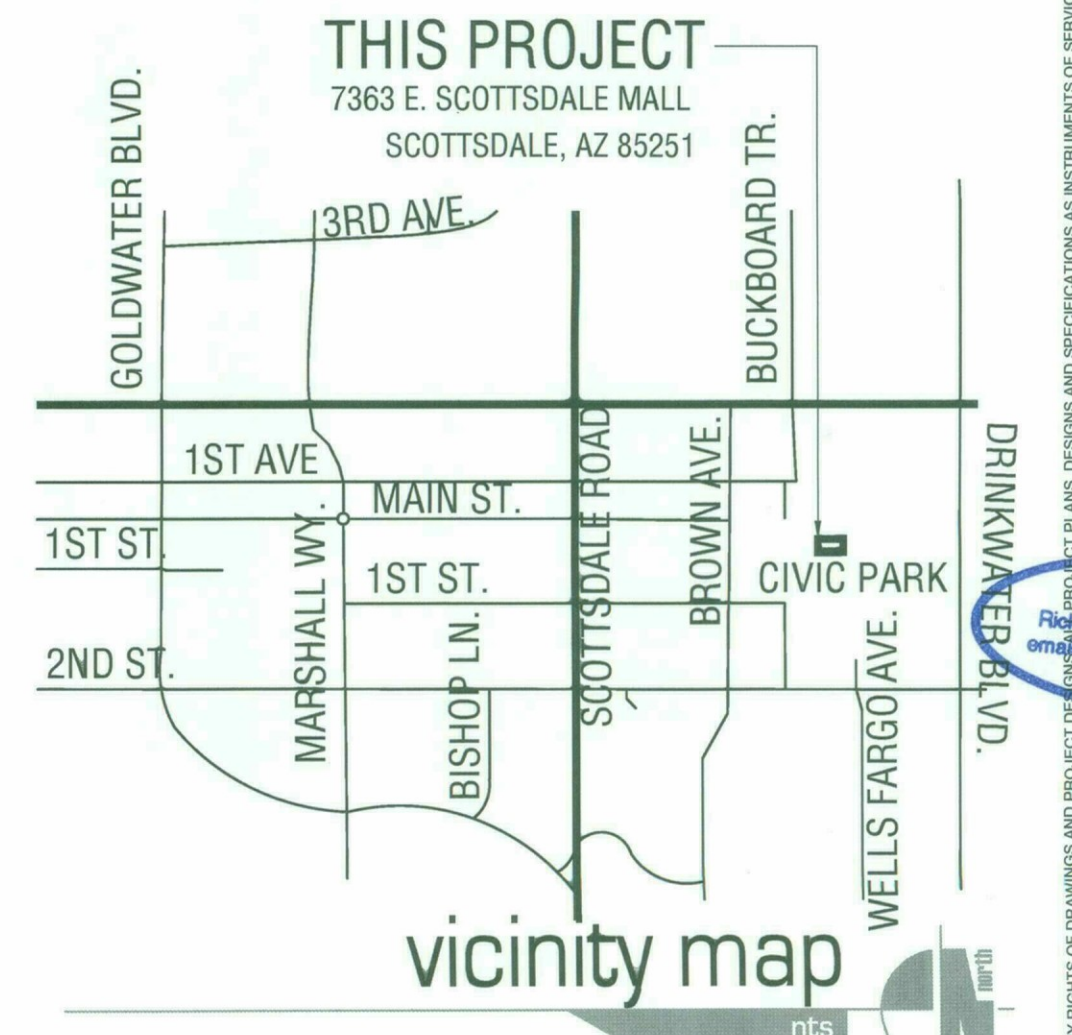
PARKING REQUIRED: DWELLING UNIT #1 (3 BDRMS.): 0 SPACES
 DWELLING UNIT #2 (3 BDRMS.): 0 SPACES
 DWELLING UNIT #3 (3 BDRMS.): 0 SPACES
 OFFICE + RETAIL: (12986-2000 / 350) = 31.39 SPACES
 TOTAL = 32 SPACES

PARKING PROVIDED: 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)

BIKE PARKING REQUIRED: 2 SPACES (1 RUNG)
 BIKE PARKING PROVIDED: 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



2nd drb submittal

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

china mist mixed use

sk-1.0

33-DR-2016
9/22/2016