

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The November 17, 2016  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 17, 2016 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

---

## ACTION

### China Mist Mixed Use 33-DR-2016

**Location:** 7363 East Scottsdale Mall

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

---

## OWNER

The Clayton Companies  
602-989-7295

---

## ARCHITECT/DESIGNER

Aline Architecture Concepts  
480-688-3825

---

## APPLICANT CONTACT

Brian Krob  
480-688-3825

---

## BACKGROUND

### Zoning

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

### Context

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

### Adjacent Uses and Zoning

- North An existing restaurant, zoned Downtown/Retail Speciality – Type 1 Downtown Overlay (D/RS-1 DO)
- South An existing mixed use commercial building, zoned Downtown/Retail Speciality – Type 1 Downtown Overlay (D/RS-1 DO)



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

### **Key Items for Consideration**

- Downtown Urban Design and Architectural Guidelines

## **DEVELOPMENT PROPOSAL**

---

### **Goal/Purpose of Request**

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

### **Neighborhood Communication**

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

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

---

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

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

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

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



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

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

### Development Information

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

### STAFF RECOMMENDATION

---

#### Recommended Approach:

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

### RESPONSIBLE DEPARTMENT

---

#### Planning and Development Services

Current Planning Services

### STAFF CONTACT

---

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

**APPROVED BY**

---

  
Dan Symer, AICP, Report Author

11/7/16  
Date



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

11/7/16  
Date



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

11/8/16  
Date

**ATTACHMENTS**

---

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



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

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Aline Architecture Concepts, LLC, with a city staff date of 09/22/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Aline Architecture Concepts, LLC, with a city staff date of 10/17/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Berghoff Design Group, with a city staff date of 07/26/2016.
  - d. The water and sewer basis of design report submitted by NOE Engineering and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

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

**ARCHITECTURAL DESIGN:**

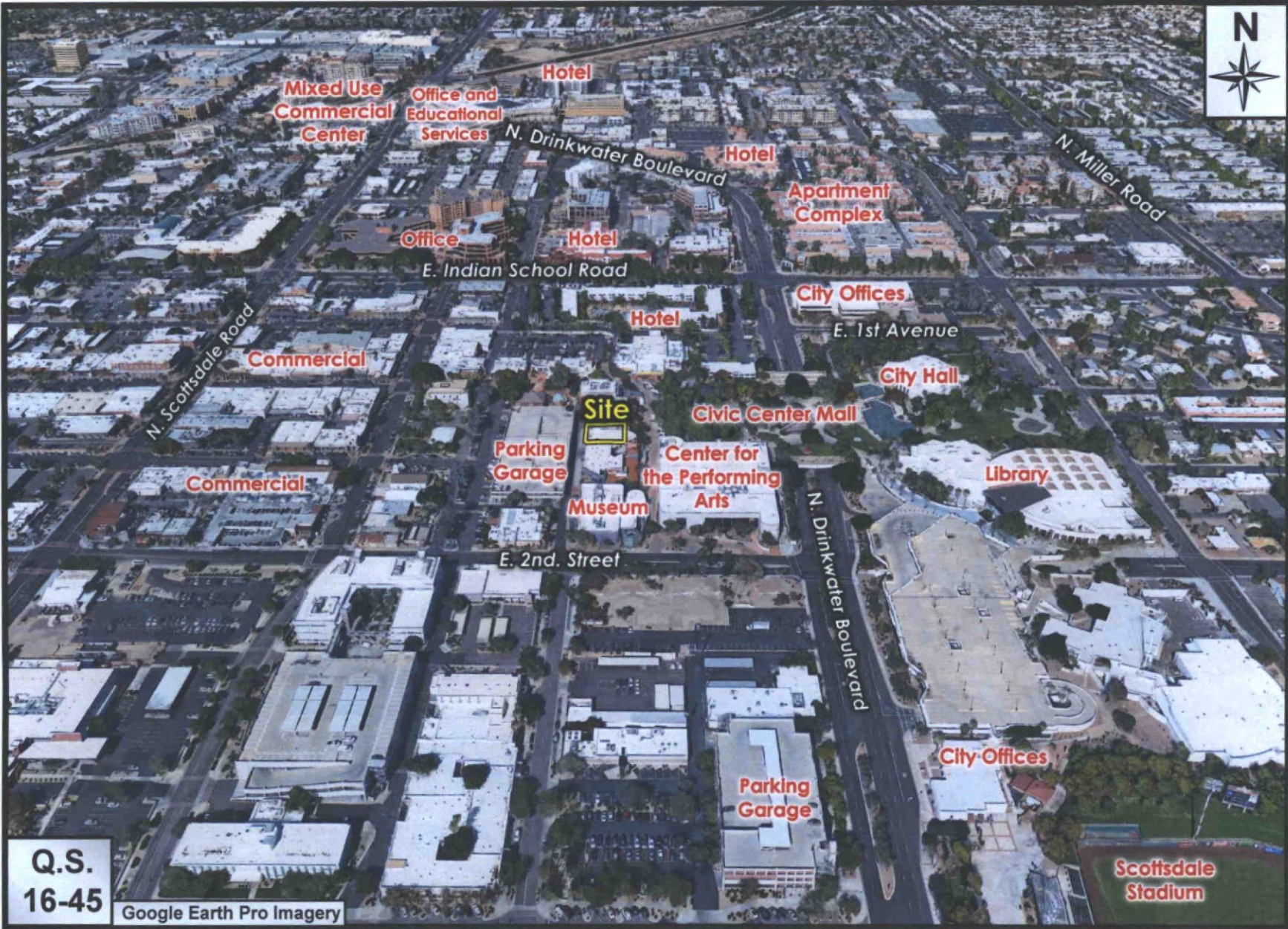
**Ordinance**

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

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be





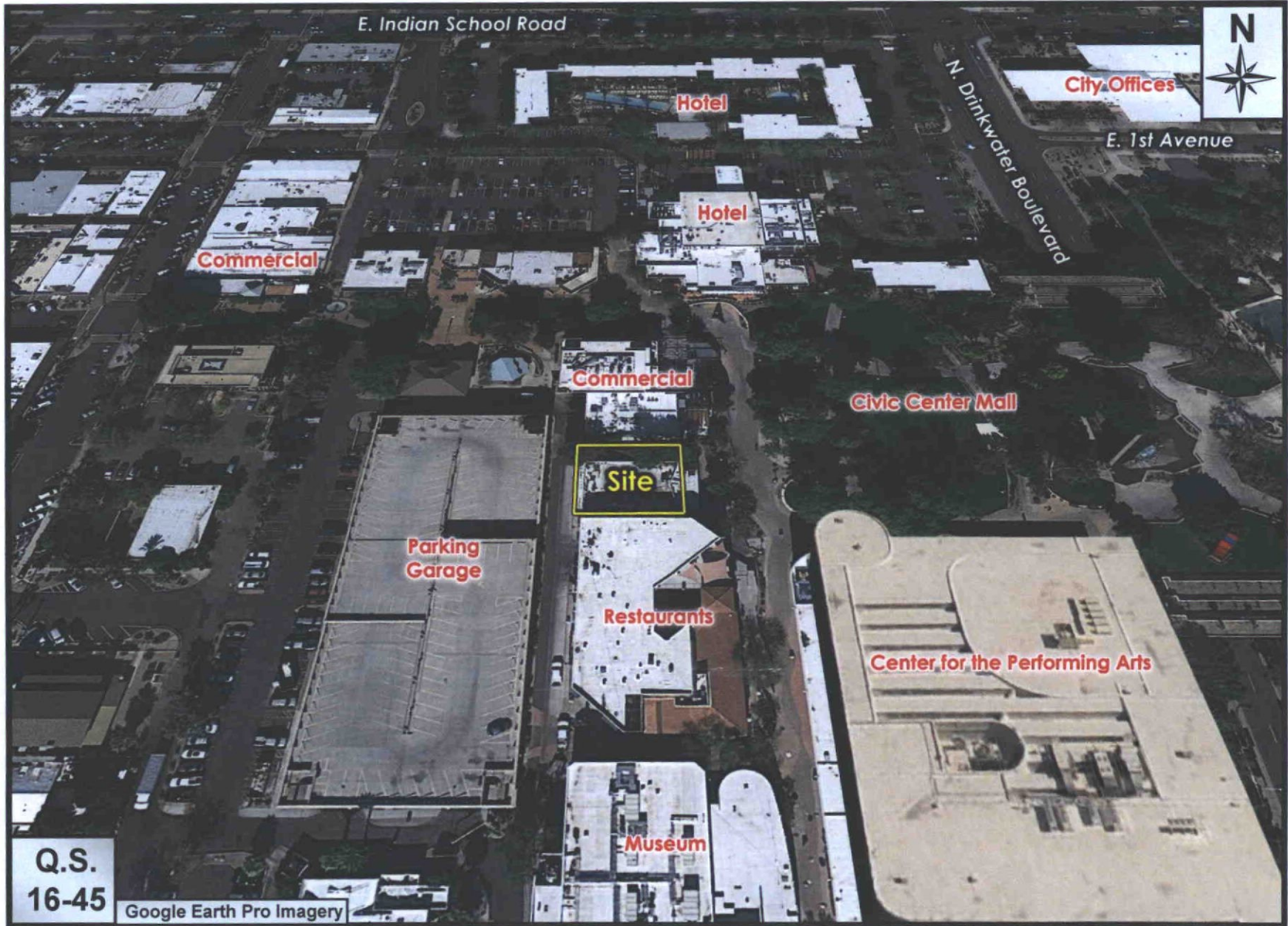
Q.S.  
16-45

Google Earth Pro Imagery

### China Mist Mixed Use

**33-DR-2016**





**China Mist Mixed Use**

**33-DR-2016**

ATTACHMENT #2



# APPLICATION NARRATIVE

Wednesday, September 14, 2016

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

**re: 862-PA-2015**

Dear Development Review Board,

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

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



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



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

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

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

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

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

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

Respectfully,

**Brian Krob, NCARB**

Principal

Aline Architecture . Concepts, LLC

7340 E. Main St. #220

Scottsdale, AZ 85251





THIS PROJECT LOCATION  
 APN: 130-23-210A  
 EX. ZONING: C-2 DO  
 PROPOSED ZONING:  
 DOWNTOWN CIVIC CENTER  
 TYPE 2

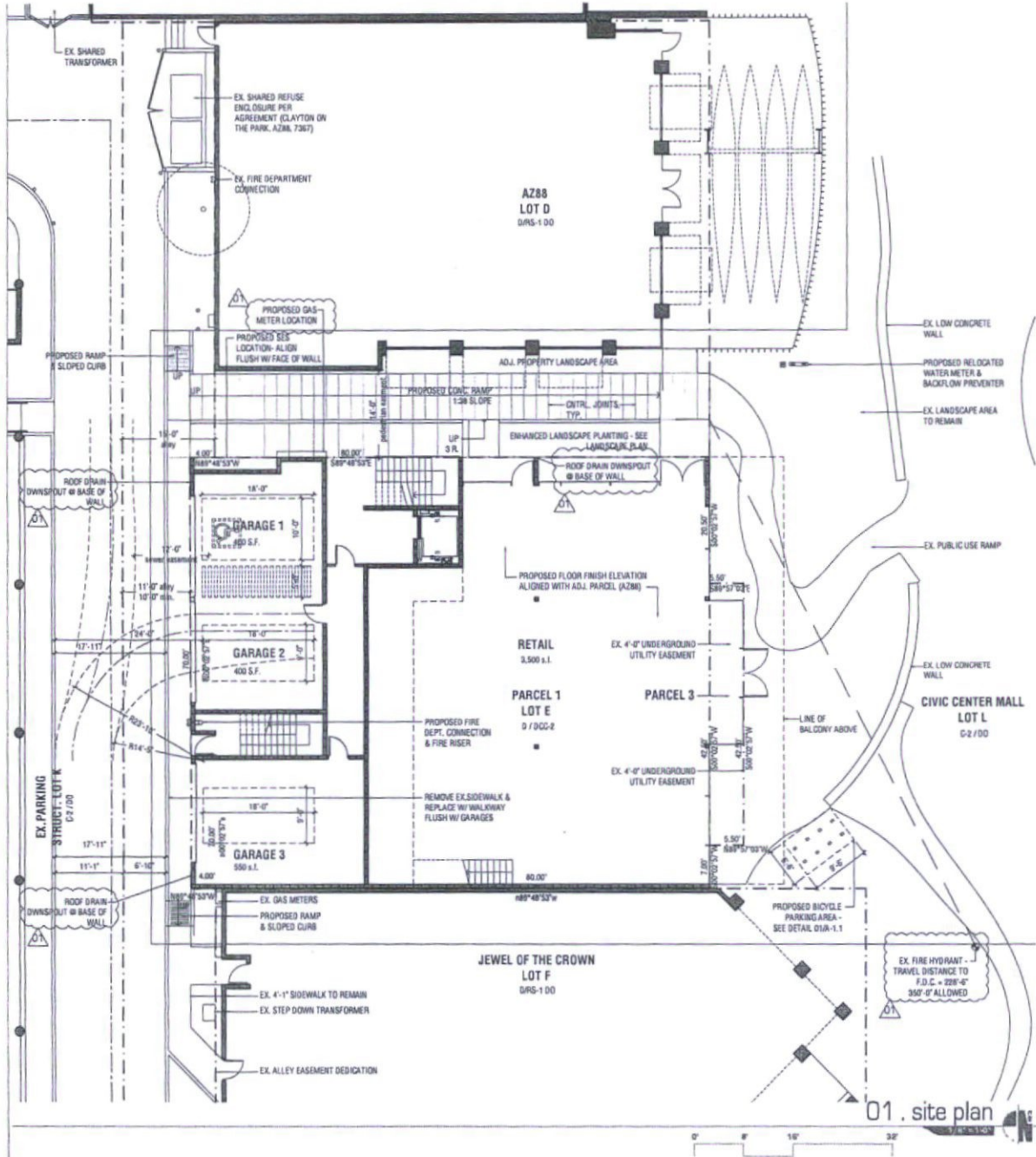
01 . context aerial



2nd drb submittal  
 a line  
 china mist mixed use  
 project # 10030  
 dated issued: september 14, 2016  
 c.s.a. # 802/PA2016  
 c.s.a. # 304/0716

context  
 aerial  
**sk-0.1**





01 . site plan

**parking calculations**

**PARKING REQUIRED:**

- RESIDENTIAL DWELLING UNIT #1: 3 THREE-BEDROOMS= 9 PARKING
- RESIDENTIAL DWELLING UNIT #2: 3 THREE-BEDROOMS= 9 PARKING
- RESIDENTIAL DWELLING UNIT #3: 3 THREE-BEDROOMS= 9 PARKING
- REQUIRED PURSUANT TO SECTION 9.104.H.3.D. OF THE ZONING ORDINANCE:
- OFFICE AND RETAIL SPACE: 11,000 SQUARE FEET= 2,000 S.F.
- REQUIRED PURSUANT TO SECTION 9.104.H.3.C.III OF THE ZONING ORDINANCE / 350 + 22.86
- TOTAL PARKING REQUIRED: 9 + 22.86 + 22.86 OR 23 SPACES
- ACCESSIBLE PARKING REQUIRED = 5 x 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 RUMD)
- BICYCLE PARKING PROVIDED: 8 SPACES (4 RUMD)

**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 ENDS USED FROM VIEW TO PROVIDE ACCESS TO ROOF.

**legal description**

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

**building data**

PROPERTY ADDRESS: 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)	9,388 S.F.
THIRD LEVEL AREA (RES.)	3,531 S.F.
FOURTH LEVEL AREA W/ MEZZANINE (RES.)	3,123 S.F.
INTERIOR BUILDING AREA TOTAL	18,045 S.F.
EXTERIOR BUILDING AREA TOTAL (PATIOS + CORR.)	7,568 S.F.
<b>BUILDING AREA TOTAL</b>	<b>25,613 S.F.</b>
OCCUPANCY TYPE	M (RETAIL), B (BUSINESS), R-2 (MULTI-FAMILY)
CONSTRUCTION TYPE	II-A (SPRINKLERED)
MAXIMUM HEIGHT	66'-0" (MECHANICAL INCL. USED)
NUMBER OF DWELLING UNITS	9 UNITS
MAXIMUM ALLOWED DENSITY	50 UNITS / ACRE
MAXIMUM PROPOSED DENSITY	22 UNITS / ACRE

**site data**

API	130-29-1204
SITE AREA (NET)	6,114 S.F. OR 14 ACRES
SITE AREA (GROSS)	6,358 S.F. OR 15 ACRES
GRAR ALLOWED	BASE: (1.3 X 6391.2) = 8308.56 S.F.
	RESIDENTIAL BONUS: (0.5 X 6163.5) = 3081.75 S.F.
	TOTAL: 11,390.31 S.F.
	11,000 S.F.
	(0%) @ 0 S.F.
GRAR PROVIDED	TOTAL = 23 SPACES
OPEN SPACE	
PARKING PROVIDED	DWELLING UNIT #1 (3 BDRMS.): 3 SPACES
	DWELLING UNIT #2 (3 BDRMS.): 3 SPACES
	DWELLING UNIT #3 (3 BDRMS.): 3 SPACES
	OFFICE + RETAIL: (11000-2000/350) = 22.86 SPACES
	TOTAL = 23 SPACES
PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED: (5 X 0.04) = 1 SPACE
	53 IMPROVEMENT DISTRICT CREDITS (12 LEASED)
	3 ON SITE GARAGE SPACES
	TOTAL: 98 (1 ADA)
BIKE PARKING REQUIRED	2 SPACES (1 RUMD)
BIKE PARKING PROVIDED	8 SPACES (4 RUMD)

**general limitations**

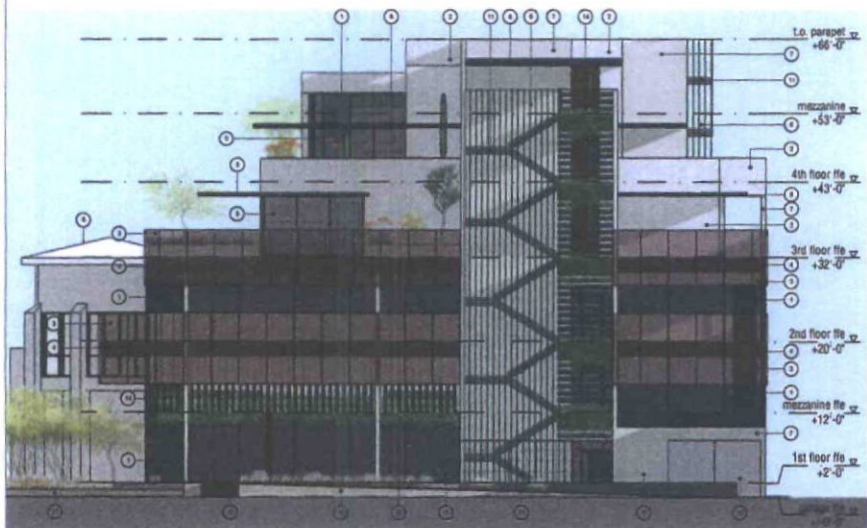
CONSTRUCTION TYPE	II-A (SPRINKLERED)
ALLOWABLE AREA	65,500 SQ. FT.
BUILDING TOTAL AREA (AIR CONDITIONED)	19,521 SQ. FT.
BUILDING TOTAL AREA	26,109 SQ. FT.
ALLOWABLE HEIGHT	4 STORY
ACTUAL HEIGHT	4 STORY



vicinity map

**2nd drb submittal**  
 7363 E. SCOTTSDALE MALL, SCOTTSDALE, AZ 85251  
 alpine  
 14c permit submitted 14. 2018 cas # 2018-04-2018  
 11/14/2018  
 11/14/2018  
 climate/mixed use  
 site plan  
 sk-1.0





keyed elevation notes

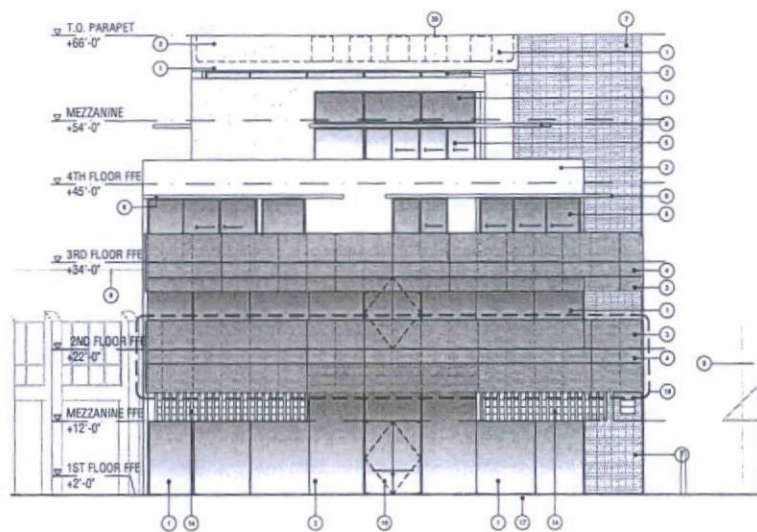
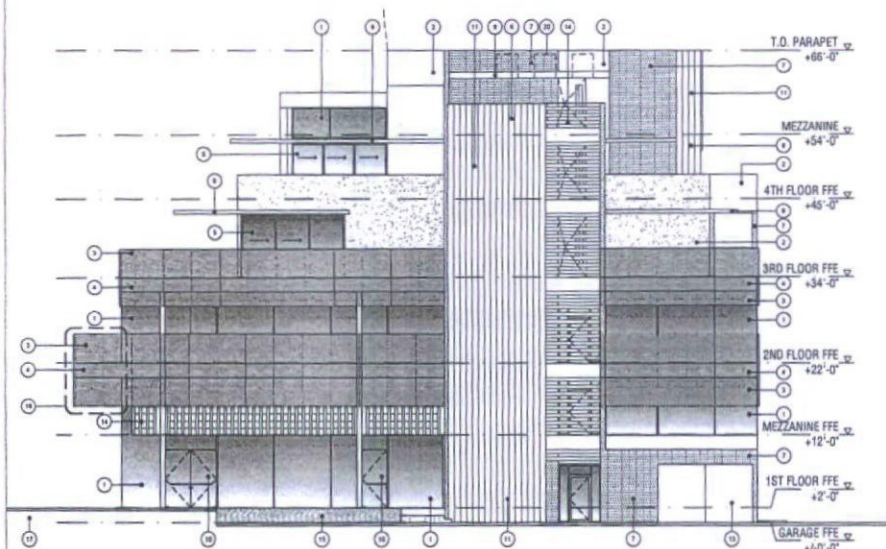
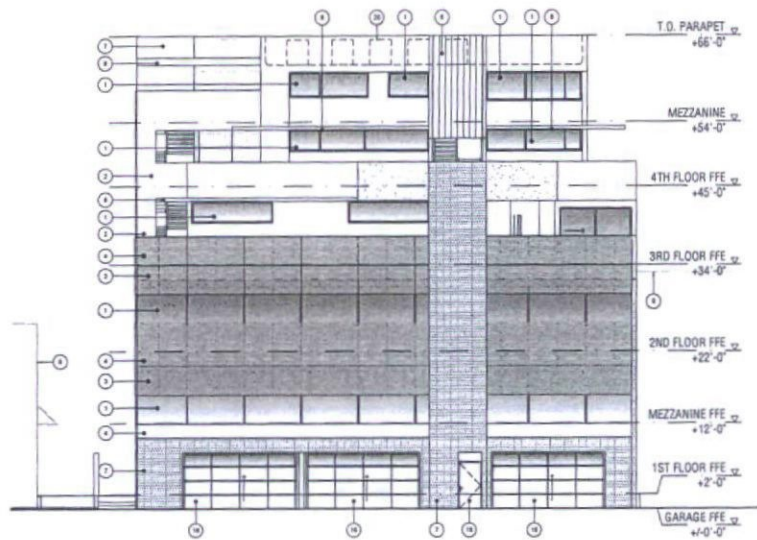
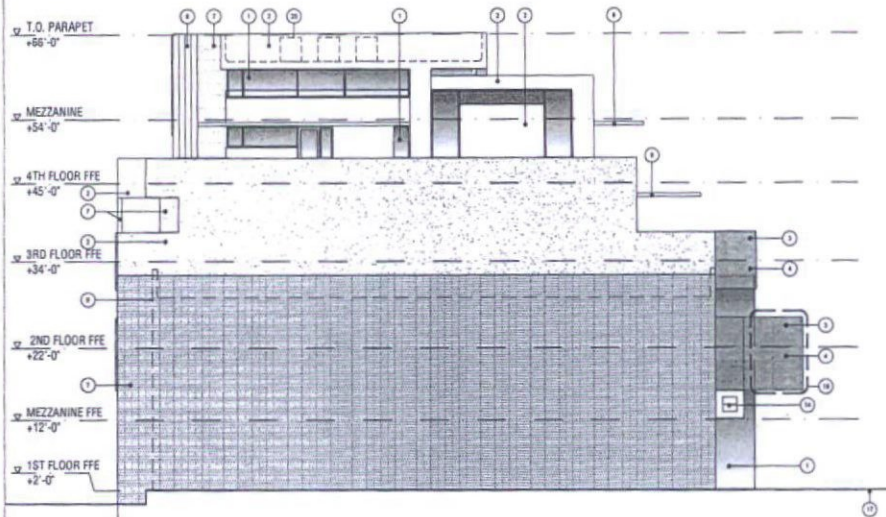
1. windows (glz-1) (st-1)
2. smooth finish stucco (sto-1)
3. expanded metal screen (mi-1)
4. balcony floor plate w/ pl. stl. fascia (stl-1)
5. sliding glass doors (glz-1) (st-1)
6. channel glass cladding (glz-2)
7. 6x6x18 concrete block (cmu-1)
8. roof canopy w/ pl. stl. fascia (stl-1)
9. adjacent building
10. frameless glass door (glz-1)
11. painted steel stair & railing (ss-1) (st-1)
12. steel door (st-1)
13. ses (paint to match adj. wall surface)
14. steel hanging planter (stl-1)
15. concrete ramp & staircase
16. painted metal garage door (st-1)
17. proposed patio
18. painted steel door (st-1)

drb submittal  
 alpine  
 7/20/23 meet, comments used  
 submittal at 05/21  
 U.S.A. # 8857442015  
 C.A.A. # 22-00-0015  
 china mist mixed use  
 project # 15000

color elevations

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)
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

2nd drb submittal  
 CHAMA MIST MIXED USE  
 7303 EAST ENCROACHMENT DRIVE  
 DENVER, CO 80231  
 PROJECT # 19000  
 DATE ISSUED: SEPTEMBER 14, 2015  
 C.S.# 882-PN-2015  
 E.S.# 3034-015  
 CHAMA MIST MIXED USE  
 2ND DRB SUBMITTAL

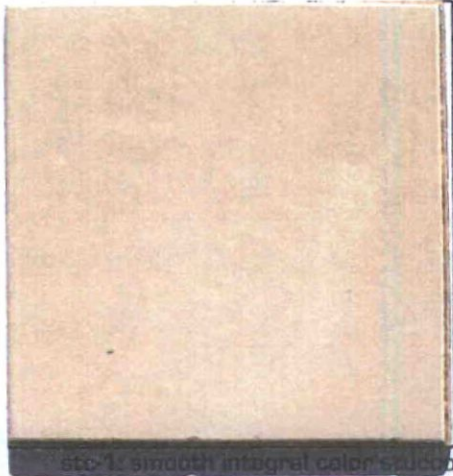
elevations  
sk-3.0





perspectives  
**sk-3.3**  
 china mist: mixed use  
 drb submittal  
 also known as: 15000  
 dated: JUL 22, 2016  
 C.S.A. # BRPFA 2015  
 C.S.A. # 22-JUL-2015  
 7-283 east avenue  
 stockholm, MI 48213  
 a line

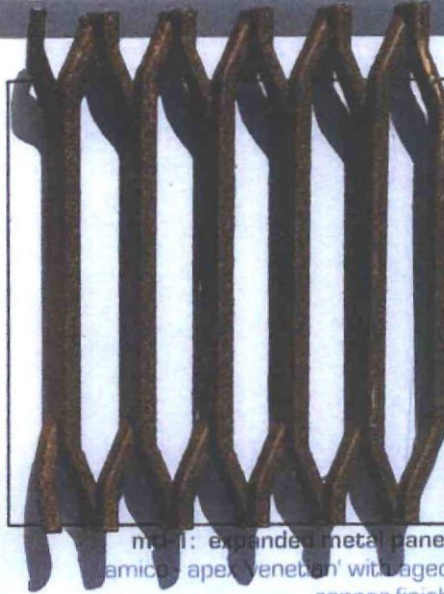
exterior building materials & samples



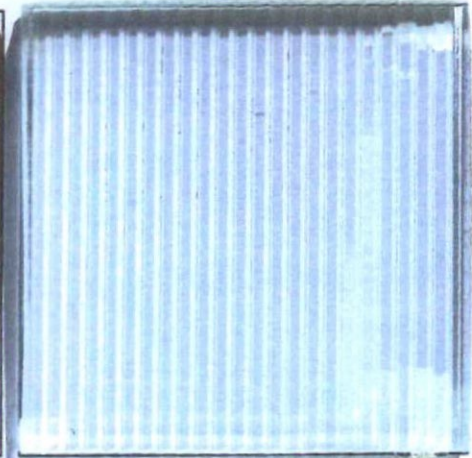
stc-1: smooth integral color stucco  
la habra - '820 silverado'



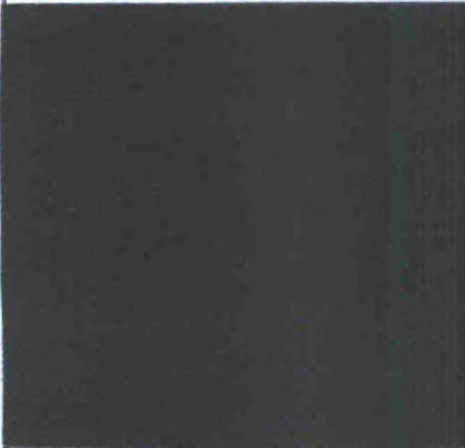
cmu-1: concrete masonry unit  
mission - 8" x 4" x 16" textured  
masonry unit 'mission white'



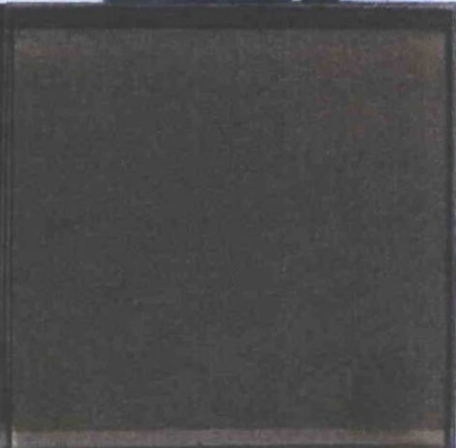
mt-1: expanded metal panel  
lamico - 'apex venetian' with aged  
copper finish



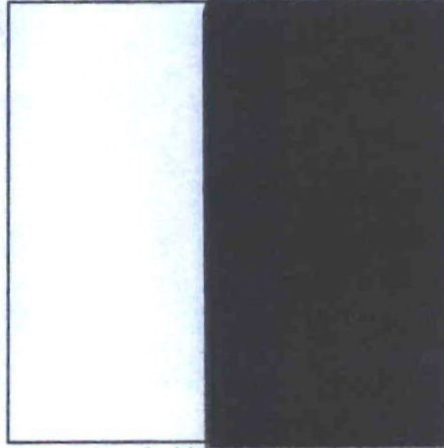
glz-2: channel glass  
lambert - lin u glass 'bordini'



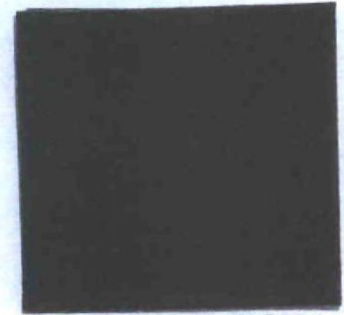
stl-1: painted plate steel  
(painted 'pt-1')



glz-1: insulated glazing  
solar gray



alum-1: black anodized aluminum  
window frames

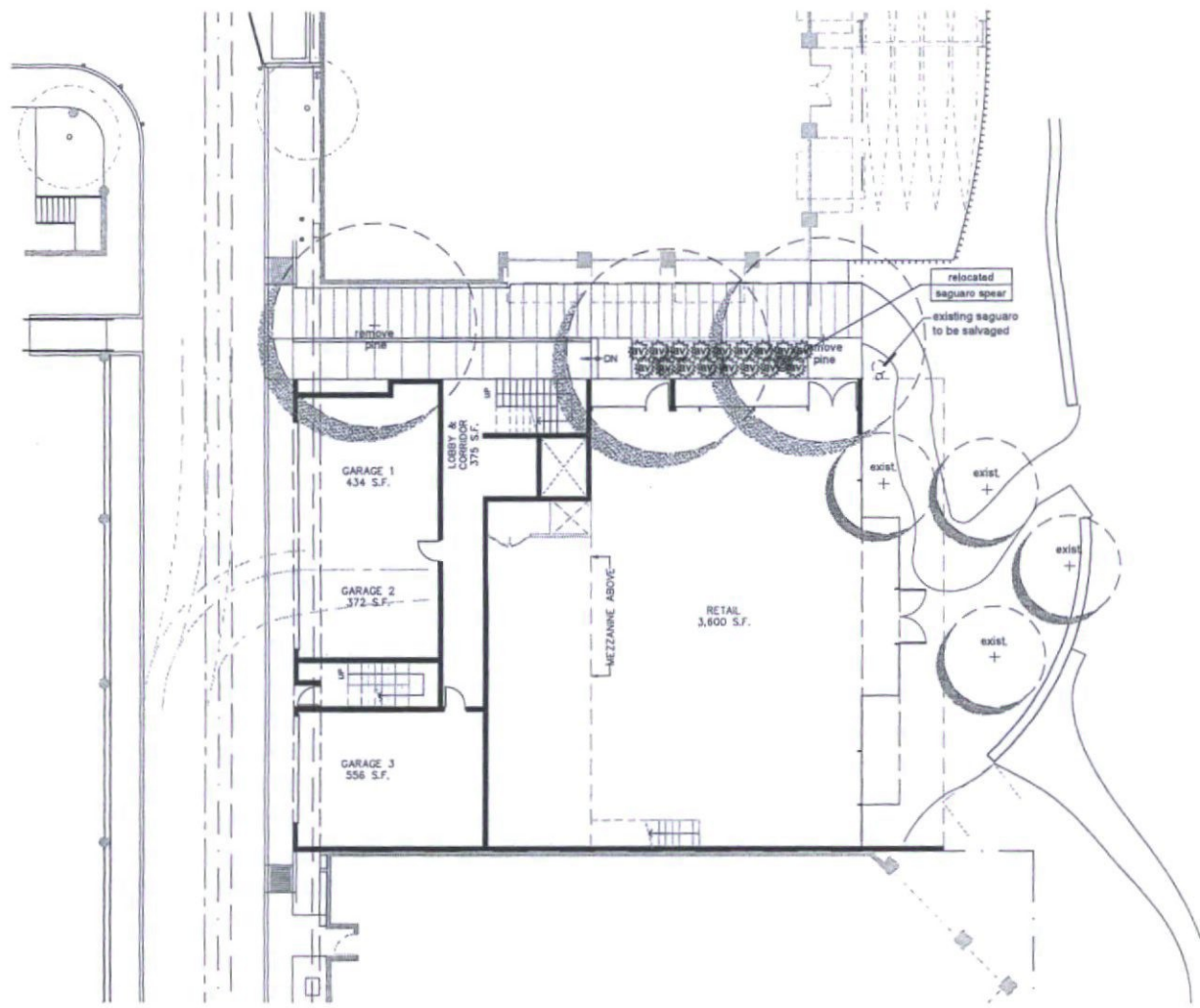


pt-1 de 6364  
cavernous

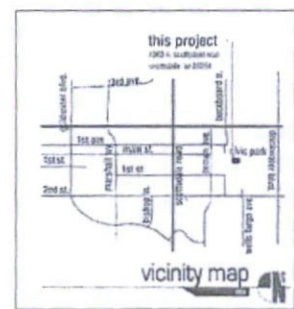
china mist mixed use  
7363 e. scottsdale mall  
scottsdale, az 85251  
date: july 22, 2016

7340 east main street #200  
scottsdale, az 85051  
L-480.025.7166  
www.alinedesignstudio.com  
architecture . concepts  
**aline**





plant legend					
symbol	common name	botanical name	size	totals	remarks
<b>existing/salvaged plants</b>					
	saguaro	<i>Carnegiea gigantea</i>	see plan	1	salvage
	albany pine	<i>Pinus halimifolia</i>	see plan	3	remove
	existing tree	existing tree	see plan	4	remain
<b>cacti / accents</b>					
	aloe vera-yellow flowering	<i>Aloe arborescens</i>	5 gal	17	



preliminary  
not for construction

CALL TWO WEEKS IN ADVANCE  
BEFORE YOU GO  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

**STROHFF DESIGN GROUP**

china mist  
1303 N Scottsdale Rd  
Scottsdale, AZ 85254  
planting plan

07.05.2016 pp. 1

LANDSCAPE PLAN  
APPROVED  
CITY OF SCOTTSDALE


802-PA-2015  
DATE SUBMITTED: 07/05/2015

APPROVED BY: [Signature]

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE  
PLAN AND ANY AND ALL SECTIONS THAT REQUIRE REVISIONS. LANDSCAPE  
INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION  
SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

COE # 802-PA-2015  
COE # 22-04-2015

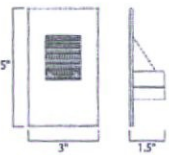
**Path Outdoor 5600 Pathway Light** **li-2** **Lightology**



**Description:**  
Path Outdoor 5600 Pathway Light features a white, black, or bronze finish. Great design is perfect for a variety of lighting applications. One 4 watt, 120 volt 3000K 5600 LED tube 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.

**Price:**  
List Price: \$102.00  
Our Price: \$77.40

**Specs:**  
Shade Color: W/B  
Body Finish: White  
Lamp: T11EDWV120V  
Voltage: 120V  
Dimmer: Not Dimmable  
Dimensions: 5" H x 3" W x 1.5" D




**Technical Information:**  
Luminaire Flux: 280 Lumens  
Lumen/foot: 10.0  
Lamp Color: 3000 K  
Color Rendering: 85 CRI

Product Number: MAX363B34

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

Address: 1718 W. Fullerton Ave, Chicago, IL 60614  
Phone: 646-544-4489 Fax: 773-863-3131  
www.lightology.com

**Five LED Exterior Path Light** **li-1** **Lightology**



**Description:**  
The Five LED Exterior Path Light features an etched acrylic lens with a bronze or titanium finish over die cast aluminum. Two lighting options. Ground spike and wiring kit included. LED: One 4 watt 12 volt 5600K 2700K 250 lumens LED module is included. Dimmable on only low-voltage magnetic dimmer, not included. Incandescent: One 18 watt 12 volt 15 wedge base bulb is included. See notes.

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


**Specs:**  
Shade Color: Etched Acrylic  
Body Finish: Titanium  
Lamp: 1 x 1LED5, 1W x 1.2V  
Voltage: 12V  
Dimmer: Low Voltage Magnetic  
Dimensions: 12H x 1.75W

Product Number: HIN51B26

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

Address: 1718 W. Fullerton Ave, Chicago, IL 60614  
Phone: 646-544-4489 Fax: 773-863-3131  
www.lightology.com

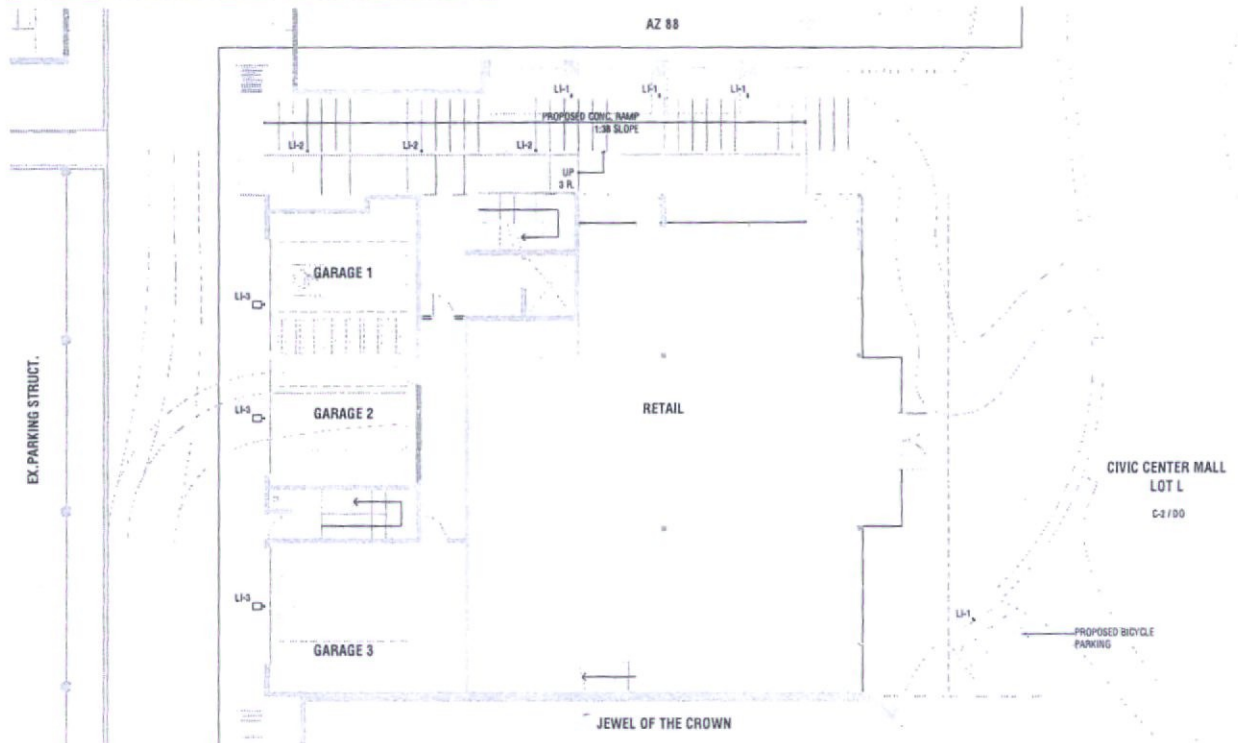
**li-3** **CAMPO**



**Description:**  
CAMPO is a modern, minimalist lighting fixture designed for outdoor use. It features a sleek, adjustable arm and a high-quality lens. The fixture is available in multiple finishes and is suitable for a variety of outdoor settings, including patios, walkways, and gardens. It is designed to provide both functional lighting and aesthetic appeal.

Product Number: CAMPO-001

Address: 1718 W. Fullerton Ave, Chicago, IL 60614  
Phone: 646-544-4489 Fax: 773-863-3131  
www.lightology.com



O1 . exterior lighting site plan

**2nd drb submittal**

CD 14.10 city comments  
 2ND DRB SUBMITTAL  
 7/8/2016  
 PROJECT # 15000  
 china mist mixed use

exterior lighting site plan  
**sk-4.0**