

Simulations
Photos
All Graphics (no plans)



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

7140 e 1st ave



PHOTO 7

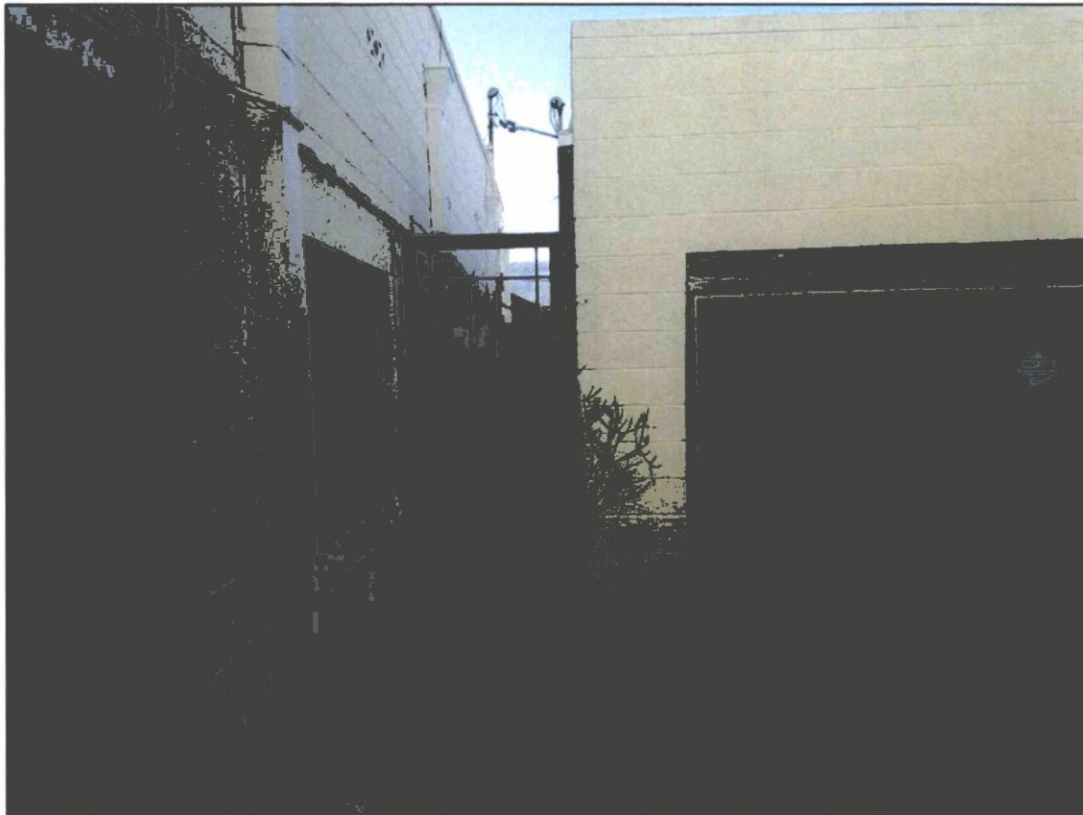


PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14

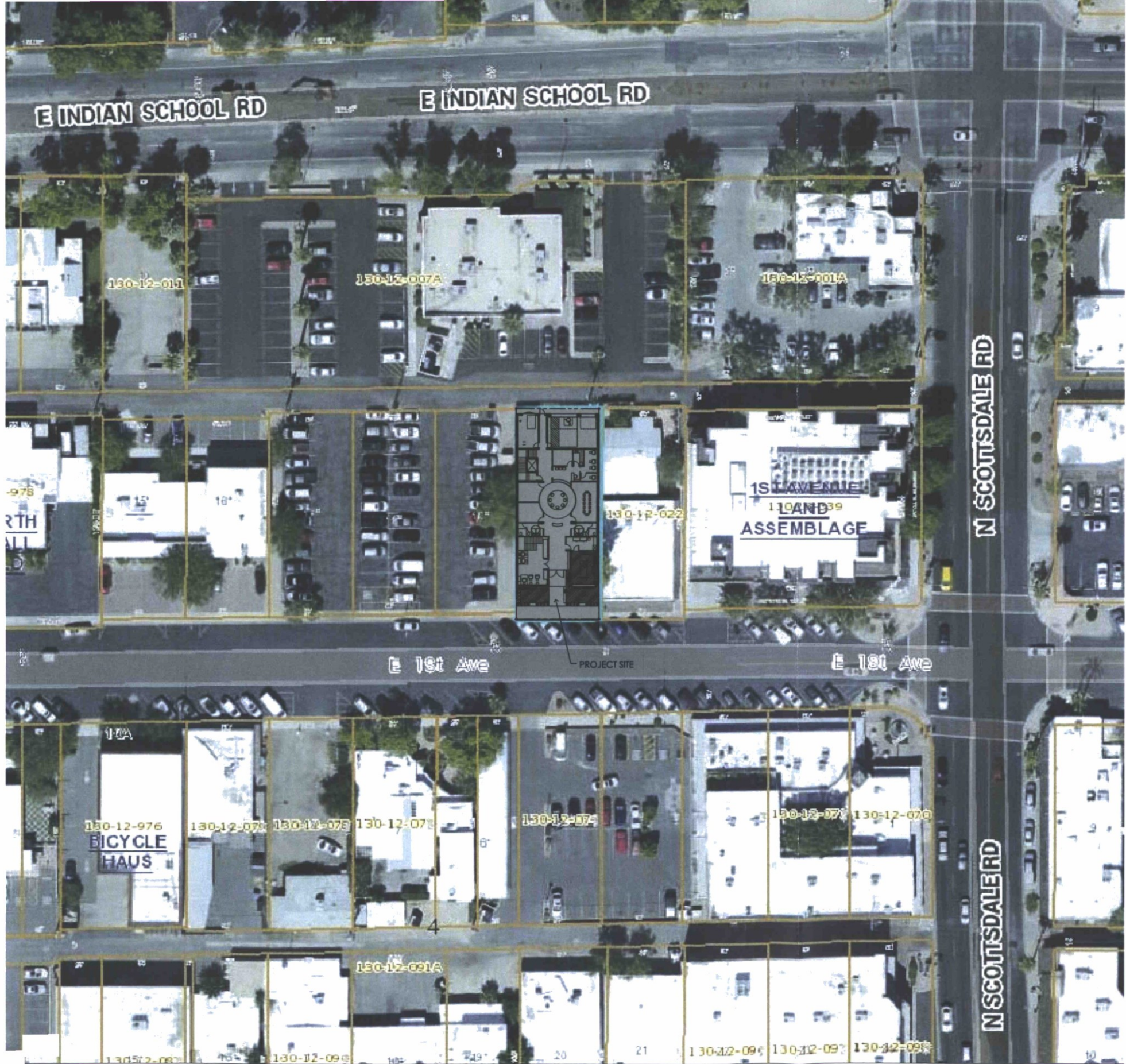


PHOTO 15



PHOTO 14

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ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE

7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251

**choulnard
design studio**

480 | 947 | 4992 p
480 | 947 | 4993 f

7234 e shoeman in
suite 7
scottsdale | arizona | 85251

www.choulnarddesign.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

project no.	540-15
date	10/25/17
drawn by	JC
checked by	JC

rev	date	desc
rev	date	desc
rev	date	desc
rev	date	desc

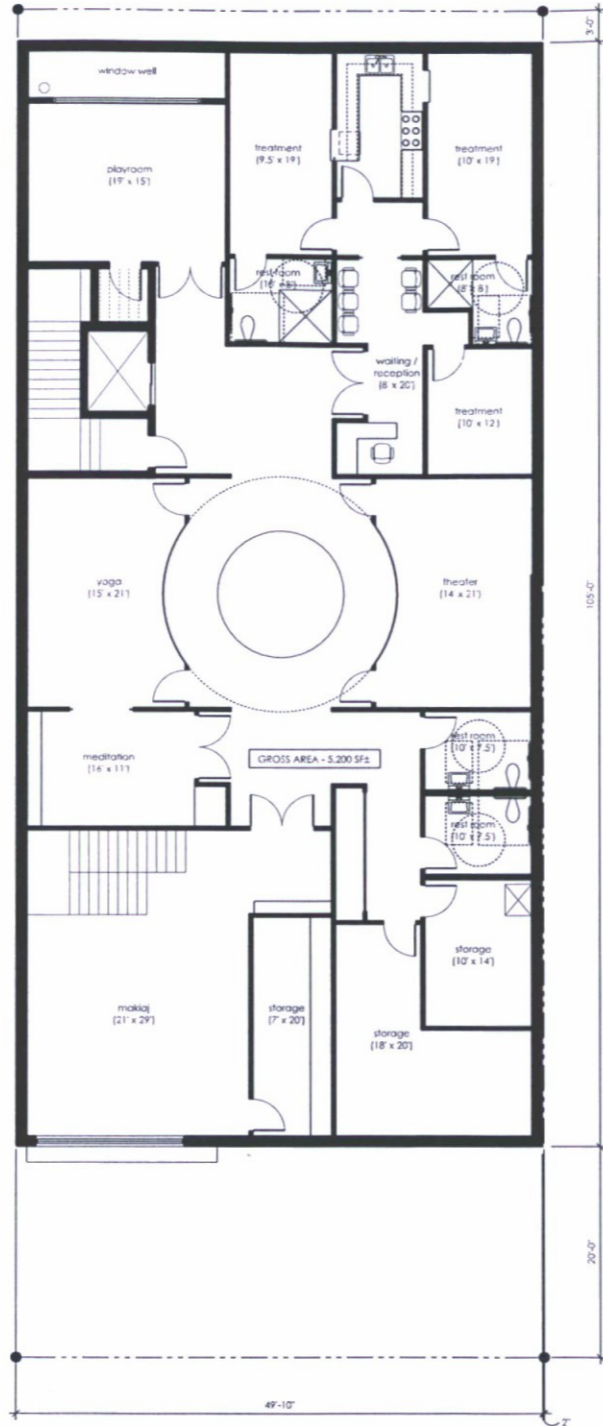
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context aerial
CONSTRUCTION

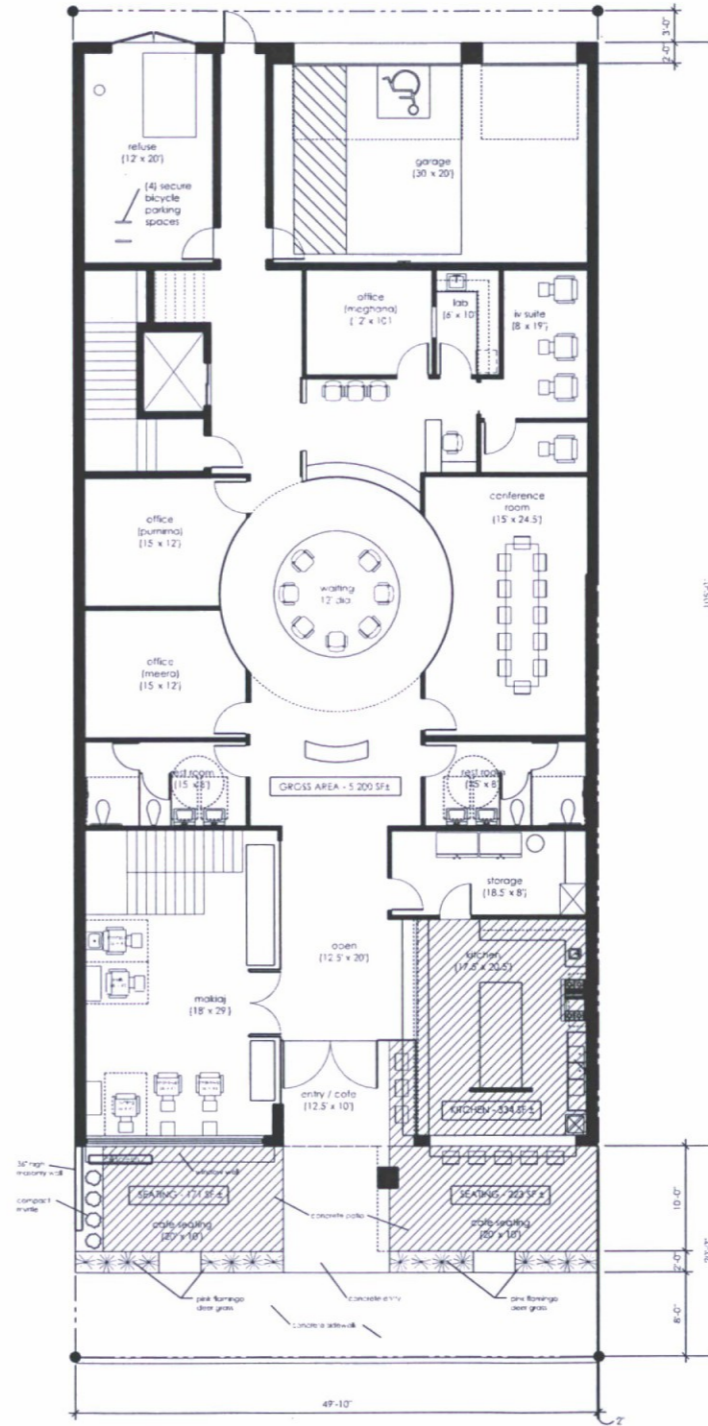
7140 e 1st ave / scottsdale / a

viva ananda mixed use

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basement



ground floor

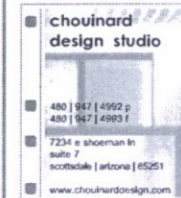
floor plans



ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE

7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251



PRELIMINARY,
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CONSTRUCTION

project no. :	540-15
date :	10/25/17
drawn by :	JC
checked by :	JC

rev.	date
desc.	
rev.	date
desc.	
rev.	date
desc.	
rev.	date
desc.	

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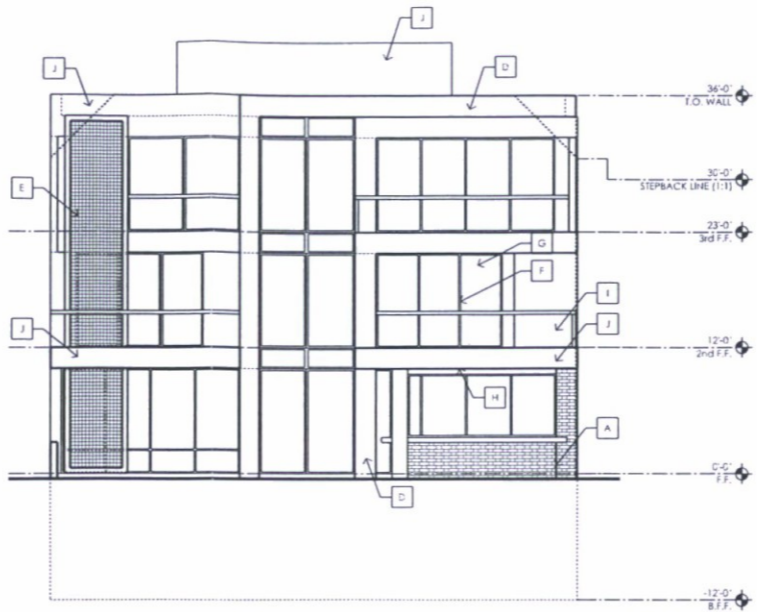
floor plans

CONSTRUCTION
DOCUMENTS

viva ananda mixed use

7140 e 1st ave / scottsdale / az

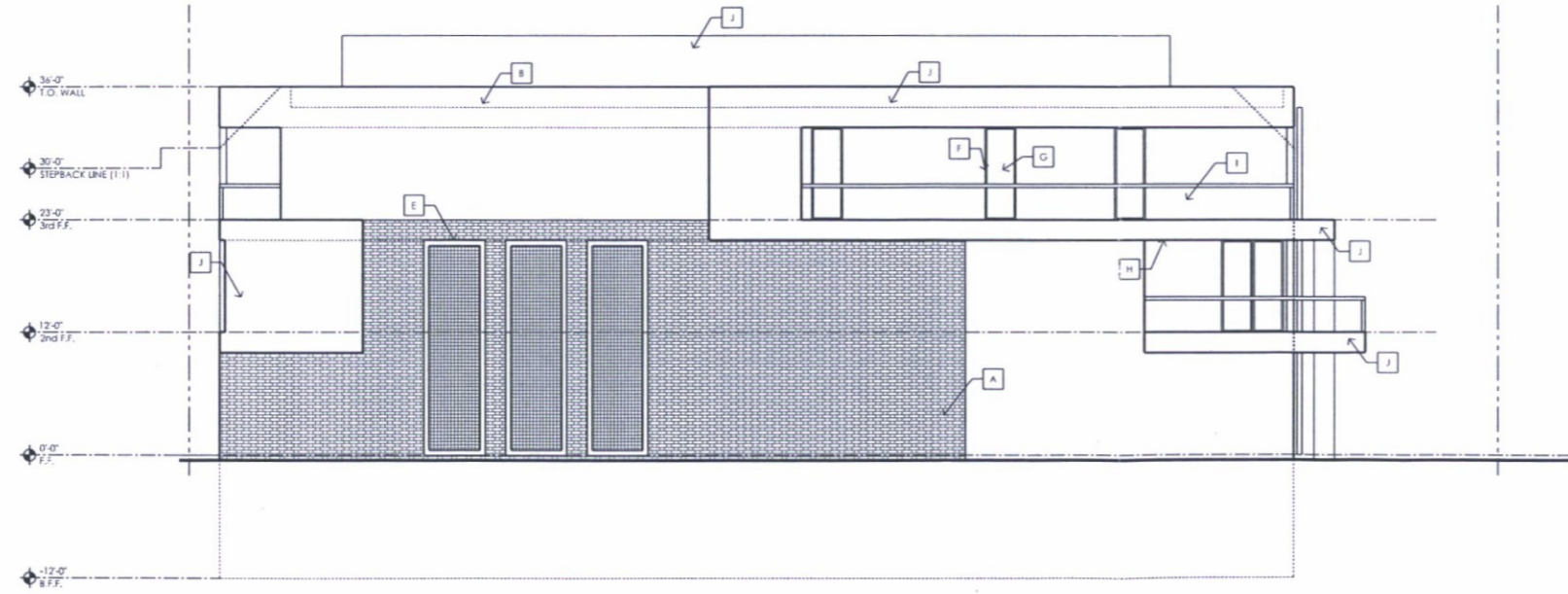
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south elevation

scale: 1/8"=1'-0"

EXTERIOR MATERIAL PALETTE	
LOCATION	CHARACTERISTICS
A MASONRY (BODY)	MESASTONE 'MALIBU SAND'
B SMOOTH STUCCO / PAINT (BODY)	DUNN EDWARDS 'SAHARA DEC747'
C PAINT (SOLID EXTERIOR DOORS)	DUNN EDWARDS 'SAHARA DEC747'
D SHEET METAL PANELS / PAINT (FASCIA / WALL)	AEP SPAN 'WEATHERED COPPER (FLUSH PANEL)'
E JALI SCREEN / PAINT (ART PIECE)	
F DOOR / WINDOW FRAMES (EXTERIOR)	WILSON PARTITIONS, MEDIUM BRONZE AB-C
G GLASS (EXTERIOR)	OLDCASTLE 'SOLAR BRONZE'
H WOOD CEILING (EXTERIOR PATIO)	THERMOZY 'ASH'
I FABRIC / QUARDRAL (EXTERIOR PATIO)	OLDCASTLE 'CLEAR GLASS'
J SHEET METAL PANELS / PAINT (FASCIA / WALL)	AEP SPAN 'LIGHT STONE (FLUSH PANEL)'



west elevation

scale: 1/8"=1'-0"

building elevations



ACT NINE LLC
 LOT 20 OF WEST SCOTTSDALE
 7140 EAST 1ST AVENUE
 SCOTTSDALE, AZ 85251

chouinard design studio
 480 | 947 | 4962 p
 480 | 947 | 4963 f
 1734 e shoeman ln
 suite 7
 scottsdale | arizona | 85251
 www.chouinarddesign.com

PRELIMINARY,
 NOT FOR
 CONSTRUCTION

project no.:	540-15
date:	10/25/17
drawn by:	JC
checked by:	JC

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des.	
rev.	date
des.	
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des.	
rev.	date
des.	

A3.0

elevations

CONSTRUCTION
 DOCUMENTS

viva ananda mixed use

7140 e 1st ave / scottsdale / az

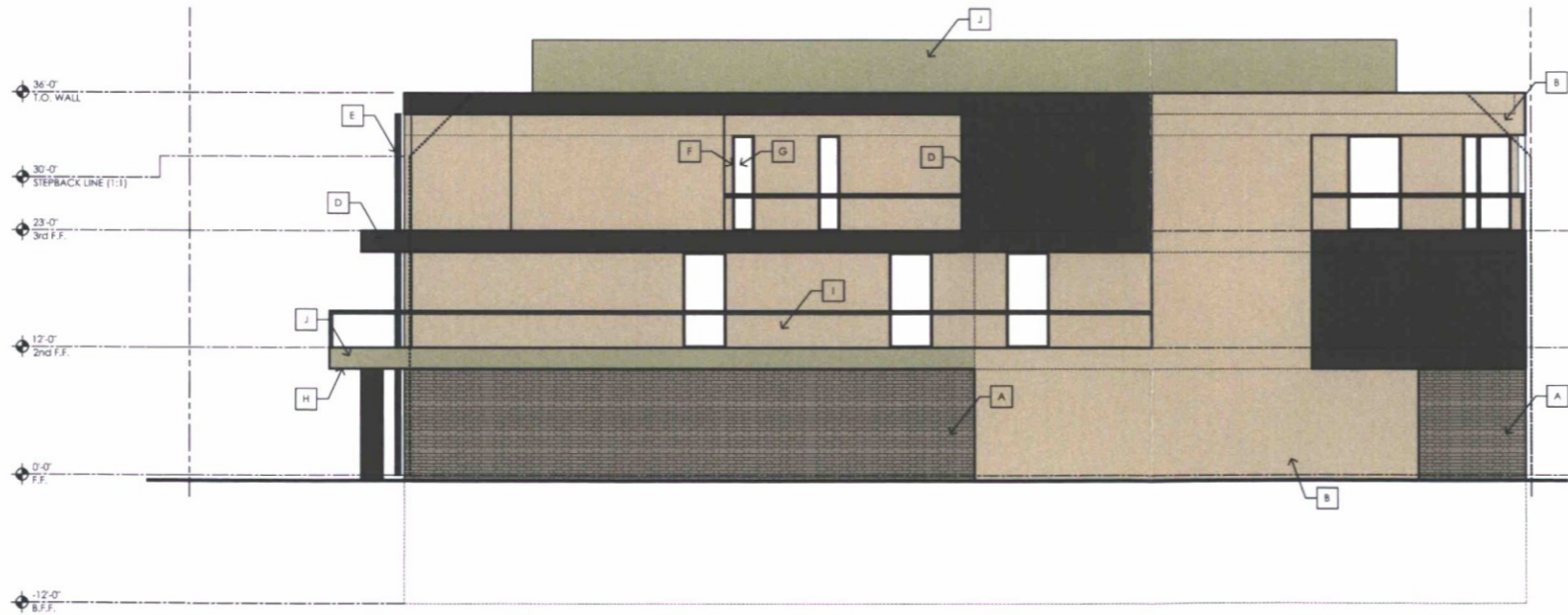
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north elevation

scale: 1/8"=1'-0"

LOCATION	CHARACTERISTICS
A MASONRY (BODY)	MESASTONE, MALIBU SAND
B SMOOTH STUCCO / PAINT (BODY)	DUNN EDWARDS 'SAHARA' DEC747
C PAINT (SOLID EXTERIOR DOORS)	DUNN EDWARDS 'SAHARA' DEC747
D SHEET METAL PANELS / PAINT (FASCIA / WALL)	ASP SPAN 'WEATHERED COPPER' (FLUSH PANEL)
E JAL. SCREEN / PAINT (ART PIECE)	
F DOOR / WINDOW FRAMES (EXTERIOR)	WILSON PARTITIONS 'MEDIUM BRONZE' AB-5
G GLASS (EXTERIOR)	OLDCASTLE 'SOLAR BRONZE'
H WOOD CEILING (EXTERIOR PATIO)	THERMOXY 'ASH'
I RAILING / GUARDRAIL (EXTERIOR PATIO)	OLDCASTLE 'CLEAR' GLASS
J SHEET METAL PANELS / PAINT (FASCIA / WALL)	ASP SPAN 'LIGHT STONE' (FLUSH PANEL)



east elevation

scale: 1/8"=1'-0"

building elevations



PRELIMINARY,
NOT FOR
CONSTRUCTION

DATE	5/4/15
BY	10/25/17
SCALE	JC
REVISION	JC

A3.1

elevations

CONSTRUCTION

iva ananda mixed use

7140 e 1st ave / scottsdale / ar

ACT NINE LLC
LOT 20 OF WEST SCOTTSDALE
7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251

PLANTING NOTES

1. ALL PLANTING AREAS ARE TO HAVE STONE TOP DRESSING OR APPROVED MULCH MATERIAL, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
3. ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
4. ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
5. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
6. LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
7. ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
8. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
9. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
10. PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
11. LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

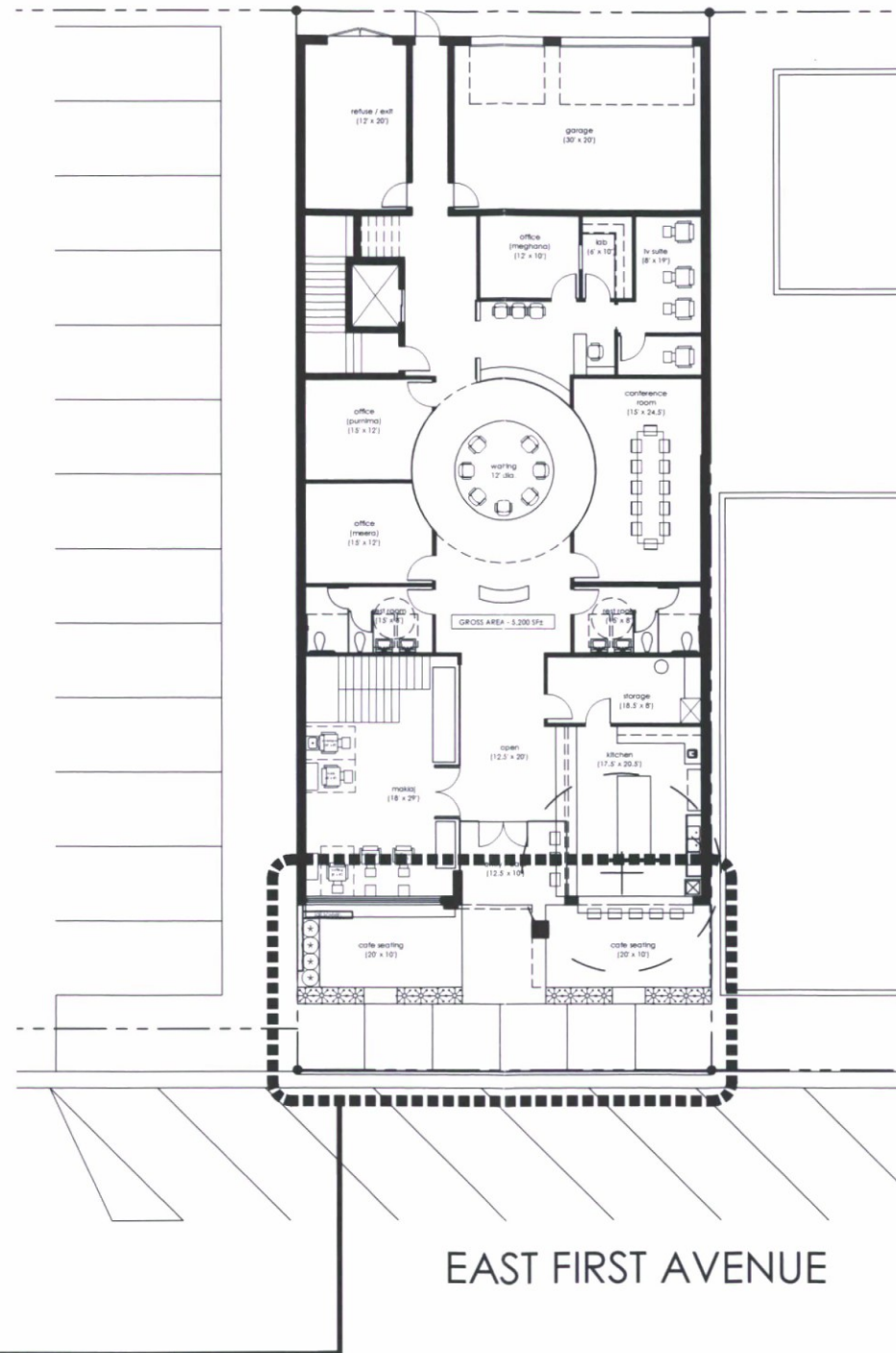
DESIGN STANDARDS

1. FINAL TREE LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
2. FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
3. ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
4. FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

NATIVE PLANT INFO:

THERE ARE NO QUALIFYING SALVAGEABLE PLANTS LOCATED ON THIS SITE.

TREE SHOWN ON GROUND FLOOR PLAN AT RIGHT IS EUCALYPTUS SPECIES AND NOT SALVAGEABLE.



COURTYARD PATIO ENLARGEMENT (SEE SHEET L1.1)

PROJECT TEAM

ARCHITECT

Chouinard Design Studio
7234 East Shoeman Lane
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Scottsdale, AZ 85251
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CONTACT: Jason Chouinard
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LANDSCAPE ARCH

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Scottsdale, AZ 85251
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jyoung@youngdg.com

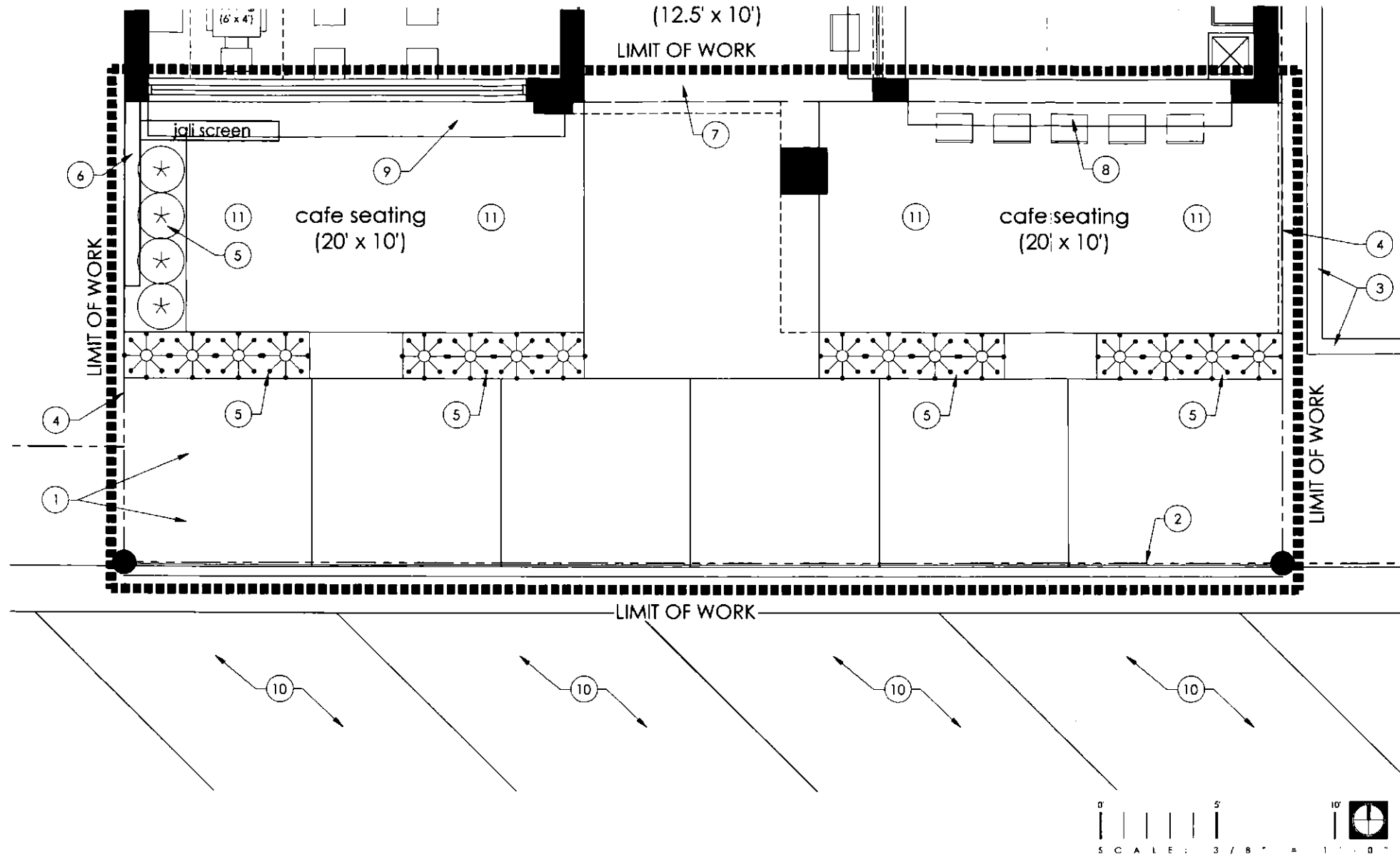
SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN (GROUND FLOOR)
L2.1	MATERIALS EXHIBIT

SCOTTSDALE GENERAL NOTES

1. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
2. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
3. A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER'S SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
5. RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
6. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
7. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
8. TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
9. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

OVERALL SITE PLAN SCALE: 1" = 10'-0"



PLANT SCHEDULE

SHRUBS	SIZE / REMARKS	QTY
⊕ MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL	4
ACCENTS / VINES		
* MUHLENBERGIA X 'PINK FLAMINGO' PINK FLAMINGO MUHLY	5 GAL	16
INERT MATERIALS		
NOT SHOWN	MEXICAN BEACH PEBBLES (ALL LANDSCAPE AREAS)	2'-3" DIA PER PLAN AREAS)

HARDSCAPE KEY

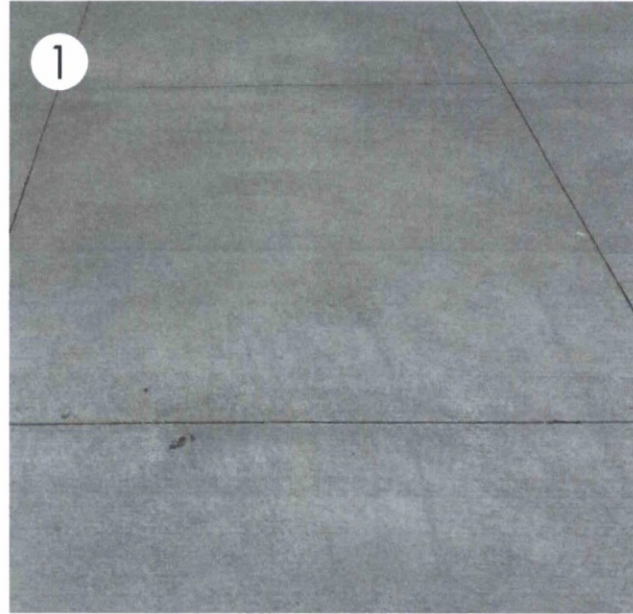
- ① CONCRETE SIDEWALK (STANDARD GRAY / MEDIUM BROOM FINISH)
- ② CURB (EXISTING)
- ③ EXISTING BUILDING WALL
- ④ PROPERTY LINE
- ⑤ LANDSCAPE PLANTER WITH MEXICAN BEACH PEBBLES (2'-3" DIA)
- ⑥ CMU SCREEN WALL (3'-0" HEIGHT / MATCH BUILDING COLOR AND FINISH)
- ⑦ BUILDING ENTRANCE
- ⑧ BAR HEIGHT SEATING
- ⑨ BASEMENT SKY LIGHT / AIR VENT
- ⑩ EXISTING ON-STREET PARKING
- ⑪ CONCRETE PAVEMENT (STANDARD GRAY / MEDIUM BROOM FINISH)

HARDSCAPE MATERIAL LEGEND

- CONCRETE SIDEWALK / PAVING (STANDARD GRAY / MEDIUM BROOM FINISH)
- MEXICAN BEACH PEBBLES (ALL LANDSCAPE AREAS)

HARDSCAPE NOTES

1. LINEAR FLATWORK IS TO BE STRAIGHT, PARALLEL AND PERPENDICULAR TO ADJACENT HARDSCAPE WHERE SHOWN ON PLAN. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
2. FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
3. WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
4. WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
5. WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.



KEY

- ① GRAY CONCRETE PAVING
- ② MEXICAN BEACH PEBBLES
- ③ DWARF MYRTLE
- ④ PINK FLAMINGO DEER GRASS

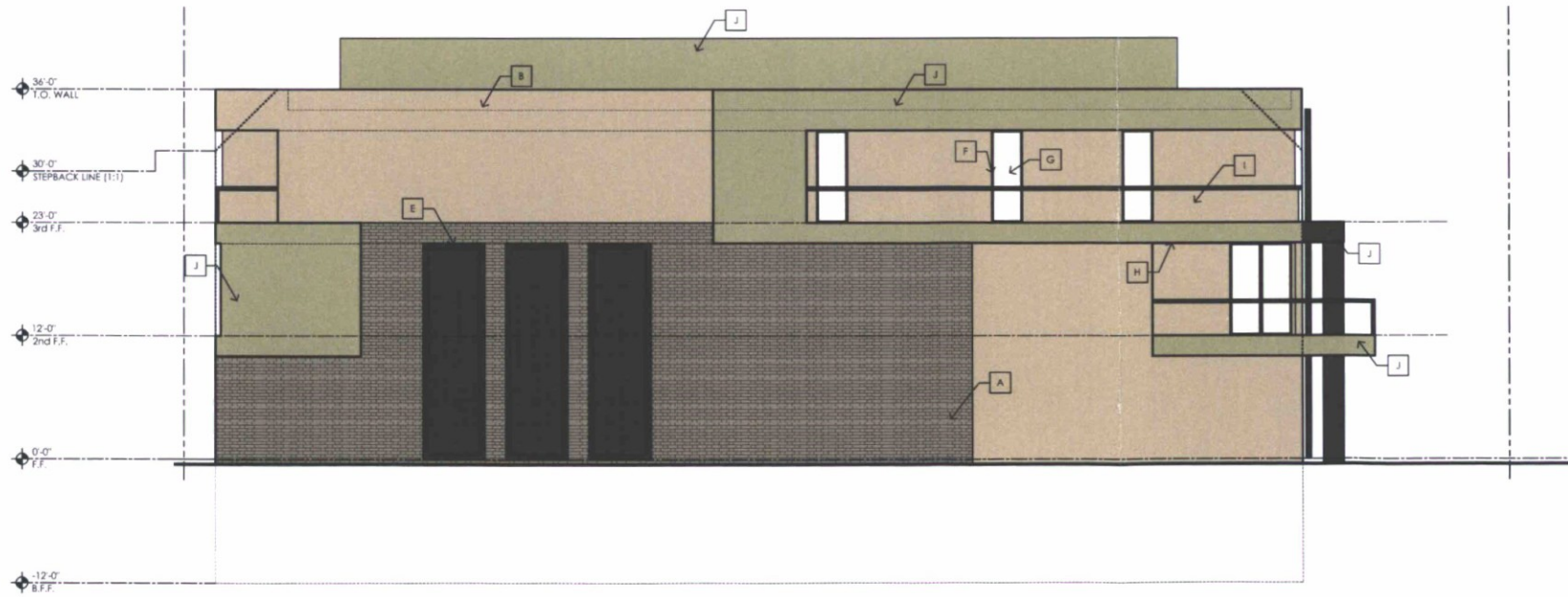
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south elevation

scale: 1/8"=1'-0"

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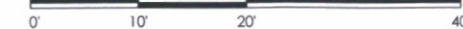


west elevation

scale: 1/8"=1'-0"

building elevations

graphic scale



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DATE	5/40-15
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A3.0

elevations

CONSTRUCTION



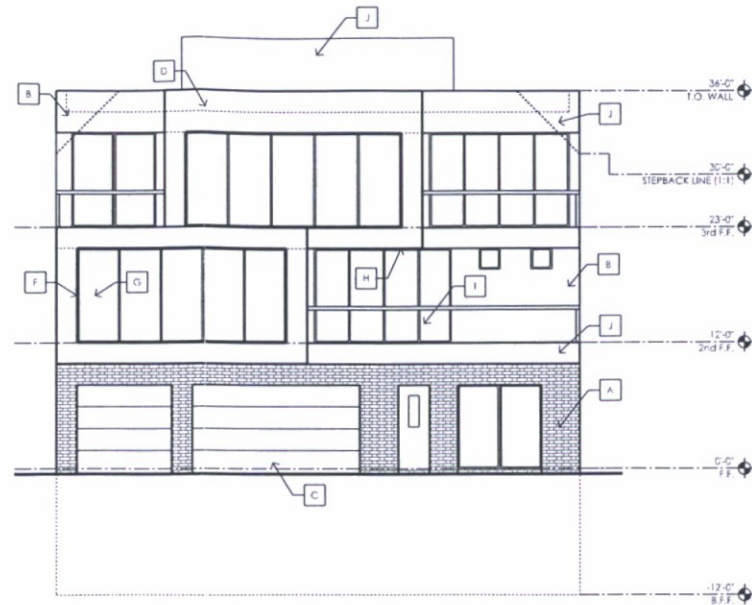
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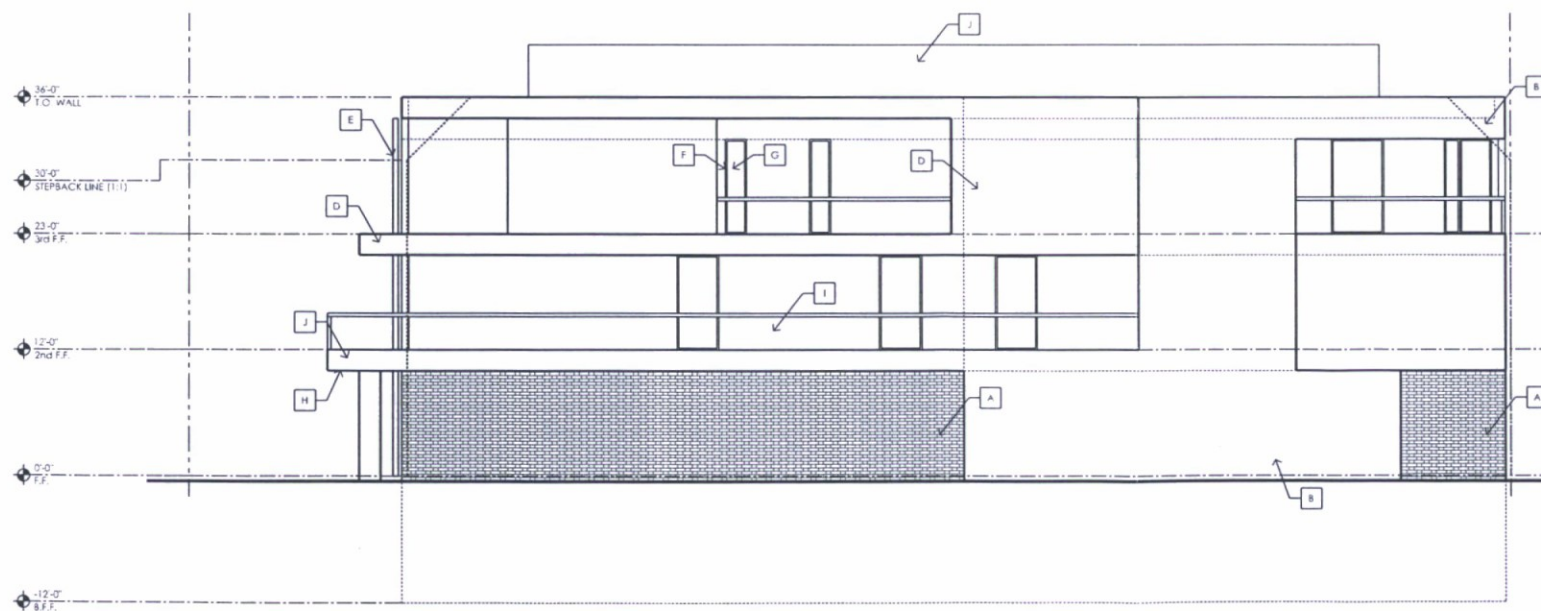


north elevation

scale: 1/8"=1'-0"

EXTERIOR MATERIAL PALETTE

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J SHEET METAL PANELS / PAINT (FASCIA / WALL)	AEP SPAN LIGHT STONE (FLUSH PANEL)



east elevation

scale: 1/8"=1'-0"

building elevations

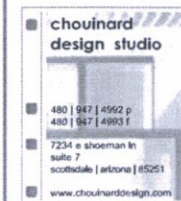
graphic scale



ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE

7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251



PRELIMINARY,
NOT FOR
CONSTRUCTION

project no.: 540-15

date: 10/25/17

drawn by: JC

checked by: JC

rev.	date
desc.	
rev.	date
desc.	
rev.	date
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rev.	date
desc.	

A3.1

elevations

CONSTRUCTION
DOCUMENTS

viva ananda mixed use

7140 e 1st ave / scottsdale / az

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from southeast

perspective

ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE
7140 EAST 1ST AVENUE
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480 | 647 | 4993 f

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project no.	540-15
date	10/25/17
drawn by	JC
checked by	JC

rev.	date	desc.
rev.	date	desc.
rev.	date	desc.
rev.	date	desc.

A4.0

CONSTRUCTION

7140 e 1st ave / scottsdale / a

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from southwest
perspective



from northwest
perspective

ACT NINE LLC

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7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251

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suite 7
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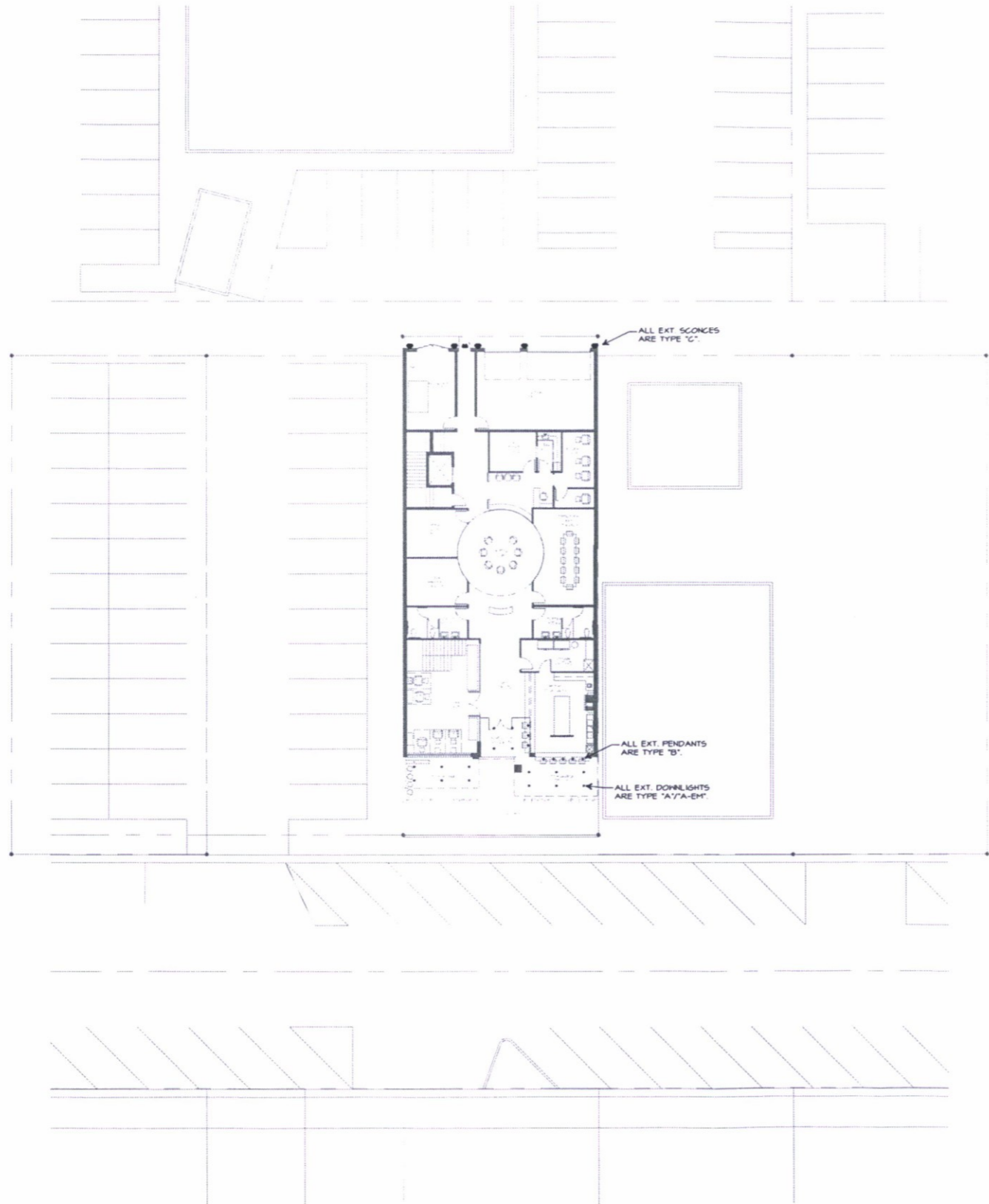
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rev.	date
desc.	

A4.1

CONSTRUCTION

7140 e 1st ave / scottsdale / az

iva ananda mixed use



- ### SITE PLAN NOTES
1. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 2. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUCTORS, POWER TRENCHING, BACKFILL AND CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT. ADDITIONALLY PROVIDE CONDUIT STUBS INTO TRENCH AS REQUIRED BY POWER COMPANY AND TO THEIR SPECIFICATIONS.
 3. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, SERVICE EQUIPMENT, TRENCH LOCATION, ETC.
 4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.
 5. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE THIN INSULATION. RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS. UNDERGROUND WIRING SHALL COMPLY WITH NEC 300.5.
 6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH THE UTILITY COMPANIES' REQUIREMENTS. WITHIN ONE WEEK AFTER AWARD OF CONTRACT, SUBMIT (2) COMPLETE SETS OF PLANS, INCLUDING PLOT OF SURVEY, TO ALL COMPANIES FOR COORDINATION. ROUTINGS OF INCOMING POWER AND TELEPHONE SERVICE SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH, AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY THE UTILITY COMPANIES. CONFIRM ALL REQUIREMENTS WITH UTILITIES PRIOR TO TRENCHING INSTALLATION.

ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

47-DR-2017
11/22/2017

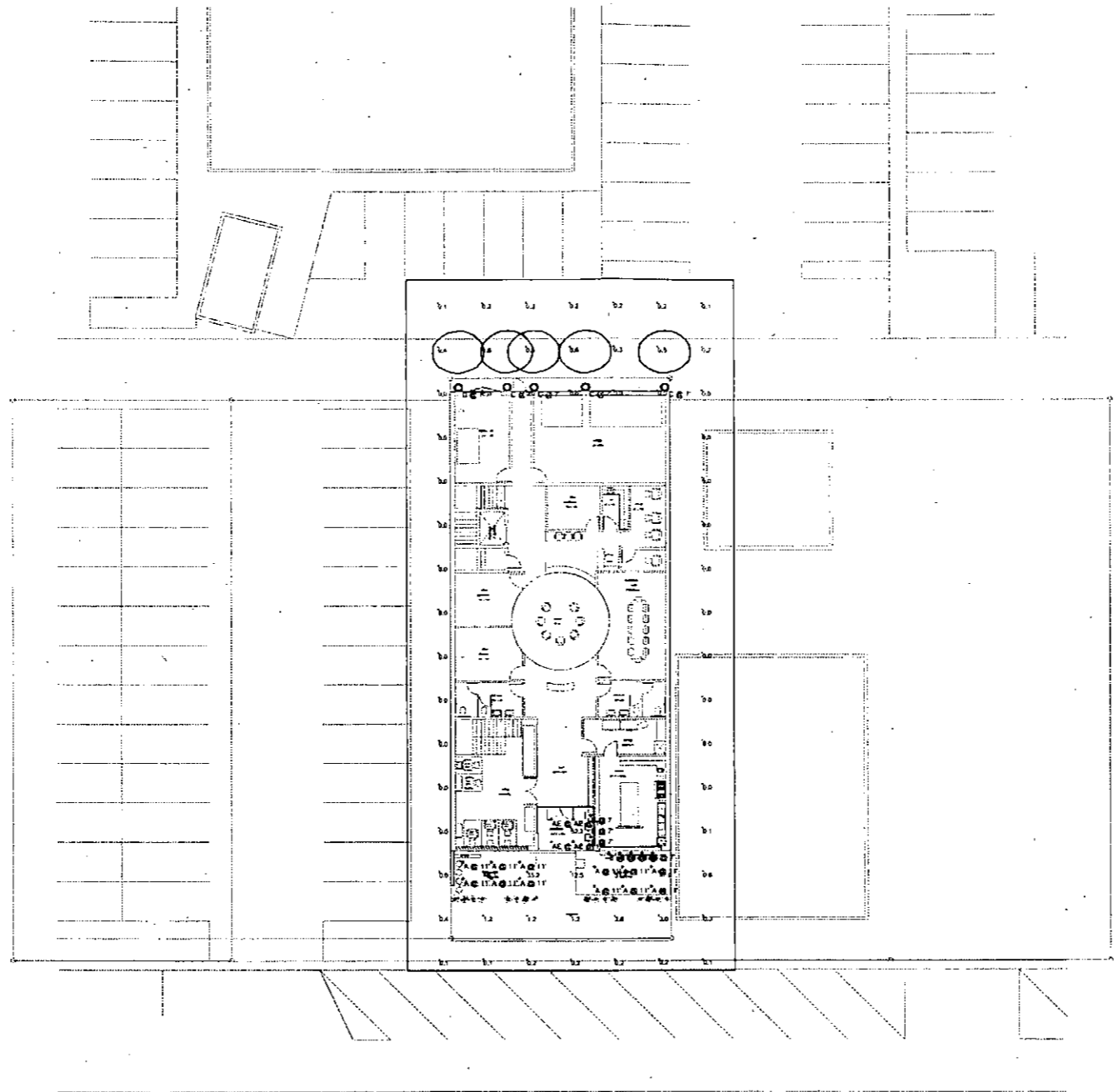
VIVA ANANDA 7140 e first ave scottsdale, arizona 85251		SE1
date: 10/24/17	project no: 540-15	
drawn by: JC	preliminary, not for construction	
chouinard design studio 7734 e sherman rd suite 7 scottsdale arizona 85251	480 947 4992 p 480 947 4993 f	dro submit@

HABERMANN
ELECTRICAL DESIGN INC.

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5819 North 125th Drive
Litchfield Park, Arizona 85340
phone: (623) 399-8640
e-mail: h-ed@cox.net
Project #17-41
Project Manager: Mark Habermann



EXPIRES 9/30/2020



Symbol	Label	Quantity	Manufacturer	Comments	Notes	Area	Volume	Capacity	Flow Rate	Pressure
○	A	12	400 Lumens	400 Lumens	400 Lumens					
○	AE	7	400 Lumens	400 Lumens	400 Lumens					
○	B	3	400 Lumens	400 Lumens	400 Lumens					
○	C	1	400 Lumens	400 Lumens	400 Lumens					

Symbol	Label	Quantity	Manufacturer	Comments	Notes
○	A	12	400 Lumens	400 Lumens	400 Lumens

SITE PHOTOMETRY PLAN
SCALE: 1/8" = 1'-0"

VIVA ANANDA
7140 e first ave
scottsdale, arizona 85251

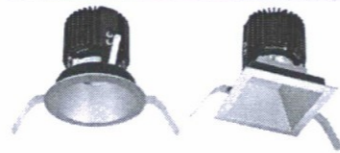
SE2

date: 10/24/17 | project no: 549-15
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7724 e mountain view road | 480.547.9989
www.chouinarddesign.com | 480.547.9989

ds
submitted

R4RD2T, R4SD2T
4.5" Volta - Downlight Trim



WAC LIGHTING
Responsible Lighting®

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Vera LED downlight series represents an innovation in design and technology for architectural lighting. This high lumen and adaptable family of fixtures with a comprehensive set of round and square fittings, affords a sustainable solution for commercial, corporate, and upscale residential applications.

FEATURES

- 2" lens recess for superior glare control
- Field selectable light output height for cut-off angle adjustment (30°, 34°, and adjustable)
- Integral patterned tempered trim lens included standard
- Compatible with wide range of accessories
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Durable die-cast, self-finished aluminum construction

Input: Universal 120-277V AC 50/60Hz

Dimming: Dim to dark Low Voltage (ELV) 100%-5% (120V only) 0-10V 100%-0% (120-277V)

Light Source: High output, 3-step Mac Adam Ellipse C08 Rated life of 50,000 hours at L70

Mounting: Heavy gauge retention clips, support trim firmly. Safety cabling standard. Ceiling cut out (Round): Ø 5.1" (Ø 5.1") Ceiling cut out (Square): 5.1" x 5.1" Accessories 1/2" - 1 1/2" ceiling thickness

Finish: Electrostatically powder coated White, Black, Enamel coated Haze, Plated and brushed copper Bronze.

Standards: ETL & cETL Wet location listed

TRIMS (ORDER HOUSING SEPARATELY)

Model	Beam Angle	Reference Output*				Color Temp	CRI	Finishes	Reflector/Trim			
		Lumens	CBP	Lumens/Watt	Watt							
R4RD2T Round	S 15°	1405	1142	81	8.5	827 2700K	90	BK Black	AL Aluminum			
	N 34°	1345	941.5	84	930 4000K					90	BK Black	AL Aluminum
	F 45°	1020	720	85								
W 60°	780	546	85									
R4SD2T Square	S 15°	1402	1138	81	8.5	827 2700K	90	BK Black	AL Aluminum			
	N 34°	1342	938	84	930 4000K					90	BK Black	AL Aluminum
	F 45°	1017	717	85								
W 60°	777	554	85									

*Reference output shows R4RD2T (R4SD2T) trim with 3/8" housing. Use multiplier table below to determine the output for other combinations.

Multiplier	TRIM					
	827	927	930	930	835	840
HOUSING 3/8"	0.95	0.81	1.00	0.86	1.25	1.07
HOUSING 25"	0.66	0.56	0.99	0.86	0.73	0.74
HOUSING 15"	0.41	0.37	0.45	0.39	0.48	0.45

R4_D2T

Example: R4RD2T-827-HZWT

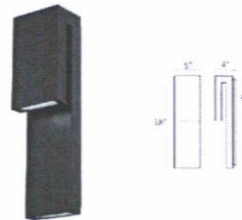
Please see next page for housing unit requirements.

wacighting.com	Headquarters/Eastern Distribution Center	Central Distribution Center	Western Distribution Center
Phone: (800) 526-2588	44 Harbor Park Drive Port Washington, NY 11050	1600 Distribution Ct Lithia Springs, GA 30122	1750 Archibald Avenue Ontario, CA 91760
Fax: (800) 526-2585			

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

TYPE "A"

DOUBLE DOWN - model: WS-W137
LED Exterior Sconce



Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Purify your bed with this wiring band. The dual down light sconce delivers layered lighting from an architectural style with twin down lights emanating from different levels for a layered effect. Designed in a unique format, this sconce makes a welcoming entry light or intriguing sconce in contemporary residential and commercial indoor/outdoor settings. ADA compliant. Dark Sky friendly.

FEATURES

- ETL & cETL Wet location listed, IP65 rated
- ADA compliant, low profile design
- Aluminum construction
- Dark Sky friendly when mounted in downward orientation
- Drivers housed inside fixture
- Universal driver (120V-277V)
- Full range dimming when used with compatible dimmers*
- 50,000 hour rated life
- Color Temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED.

Finish: Black (BK), Graphite (GH)

Standards: ETL & cETL, wet location listed IP 65, ADA compliant.

ORDER NUMBER

Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W13718	15W	1400-2700	840	GH Graphite BK Black

Example: WS-W13718-GH

modernforms.com	Headquarters/Eastern Distribution Center	Central Distribution Center	Western Distribution Center
Phone: (800) 526-2588	44 Harbor Park Drive Port Washington, NY 11050	1600 Distribution Ct Lithia Springs, GA 30122	1750 Archibald Avenue Ontario, CA 91760
Fax: (800) 526-2585			

TUBE - model: PD-W2605
LED Ceiling Mount



WAC LIGHTING
Responsible Lighting®

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Precision engineered using advanced proprietary LED technology with a built-in reflector. An appealing cylinder of profile with powerful LED lighting is perfect for accent down lighting applications. Fine architectural metallic finishes offered.

FEATURES

- Energy Star rated
- EEC Title 24 Compliant
- IP65 Rated (ETL & cETL Wet Location Listed)
- Die Cast Aluminum Construction
- Heavy Straight Sided
- Three 12" and one 6" downrods included
- Adjustable up to 90° for slope ceiling application

SPECIFICATIONS

Construction: Aluminum with etched glass.

Power: Ingress driver in luminaire 130W input

Light Source: High output LED

Mounting: Mounts directly to junction box

Dimming: Dim to dark Low Voltage (ELV) 100%-5% and 0-10V

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)

Color Temp: 3000K

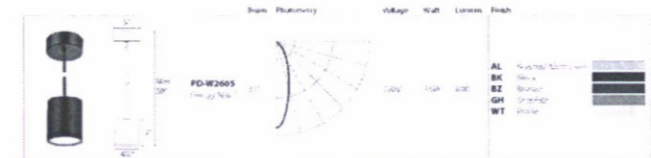
CRI: 90

Rated Life: 70,000 hours

Standards: Energy Star rated, IP65 Rated, ETL & cETL Wet Location Listed, EEC Title 24 Compliant, Dark Sky friendly

REPLACEMENT RODS

Model	Length	Finish
RPL-ROD-OUT04	4"	BK Black
RPL-ROD-OUT12	12"	BK Black GH Graphite WT White



Example: PD-W2605-BK

wacighting.com	Headquarters/Eastern Distribution Center	Central Distribution Center	Western Distribution Center
Phone: (800) 526-2588	44 Harbor Park Drive Port Washington, NY 11050	1600 Distribution Ct Lithia Springs, GA 30122	1750 Archibald Avenue Ontario, CA 91760
Fax: (800) 526-2585			

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TYPE "B"

SITE LIGHTING CUT SHEETS

TYPE "C"

HABERMANN
ELECTRICAL DESIGN INC.

www.h-edl.com
5819 North 125th Drive
Litchfield Park, Arizona 85340
phone: (623) 399-8640
e-mail: h-edl@cox.net
Project #17-41
Project Manager: Mark Habermann



EXPIRES 9/30/2020

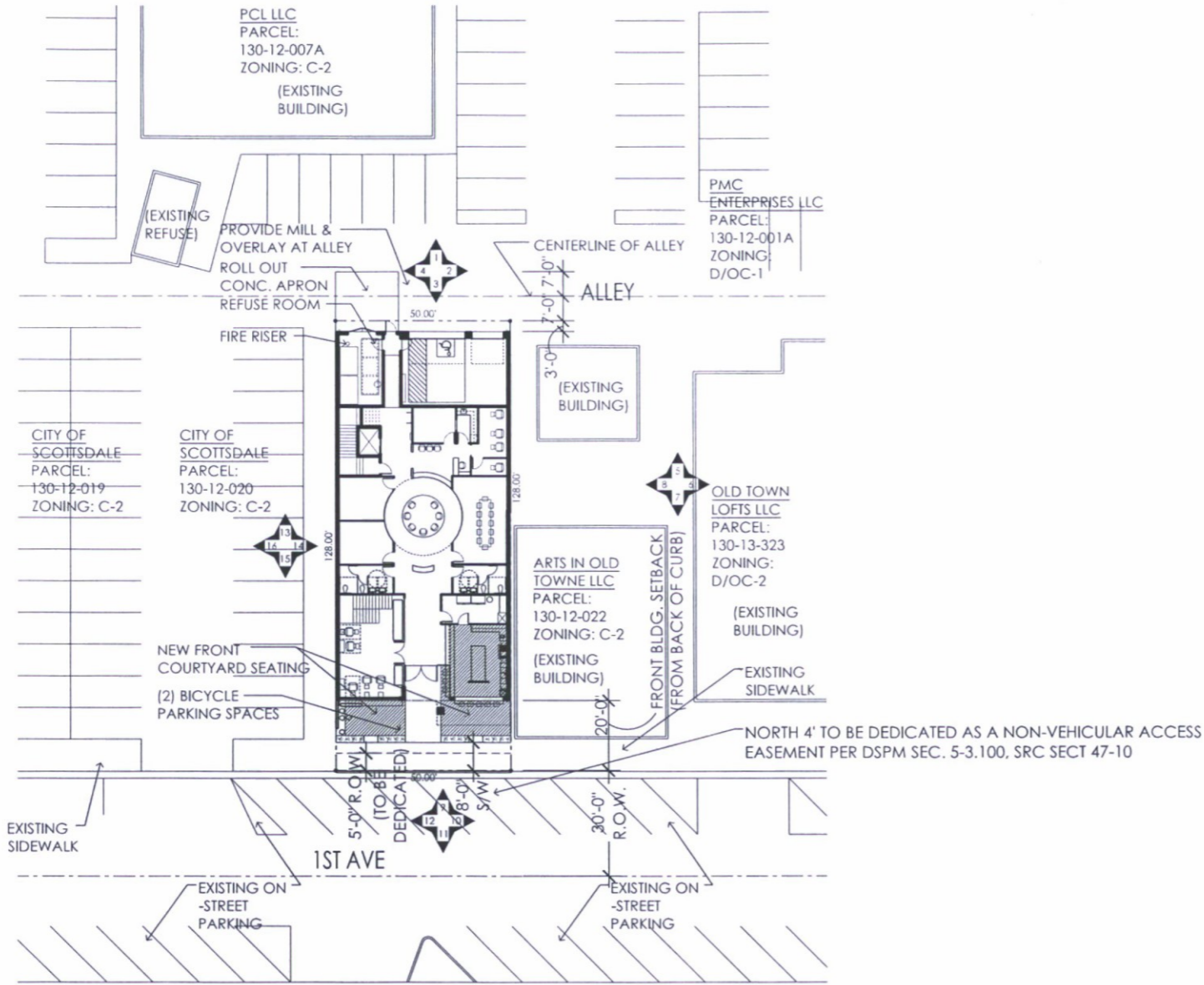
VIVA ANANDA
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scottsdale, arizona 85251

SE3

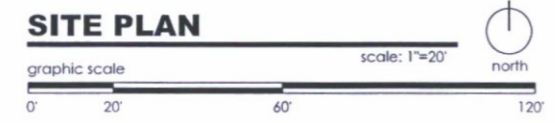
date: 10/24/17 | project no: S40-15
drawn by: JC | preliminary, not for construction

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7234 e sherman st | suite 7 | 480 | 947 | 4992 | 480 | 947 | 4992 |

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NELSON BARNUMM INTERIORS LTD PARCEL: 130-12-077 ZONING: C-2	NELSON BARNUMM INTERIORS LTD PARCEL: 130-12-076 ZONING: C-2	SHIPP LTD PARCEL: 130-12-075 ZONING: D/RS-1	SHIPP LTD PARCEL: 130-12-074 ZONING: D/RS-1	SHIPP LTD PARCEL: 130-12-073 ZONING: D/RS-1	SHIPP LTD PARCEL: 130-12-072 ZONING: D/RS-1
--	--	--	--	--	--



PROJECT ADDRESS:	7140 EAST 1ST AVENUE / SCOTTSDALE, AZ 85251
OWNER:	ACT NINE LLC
LEGAL DESCRIPTION:	LOT 20 OF WEST SCOTTSDALE
PARCEL NUMBER:	130-12-021
GROSS LOT AREA:	7,900 SF (0.18 ACRES)
NET LOT AREA:	6,400 SF (0.14 ACRES)
EXISTING ZONING:	C-2 D-O TYPE 2
FRONT BUILDING SETBACK:	20' (Table 5.3006.C)
MAXIMUM HEIGHT:	36' (Table 5.3006.B)

PARKING REQUIREMENTS	
Initial Parking Requirements	Commercial Area (Basement / Ground Level) - 7,659 sf / 350 = 21.88 spaces required (minus playrm, storage, stairs, elevator, window well) No parking required for first four residential dwelling units (Section 9.104 H.3.d) = 0.0 spaces required Total Required = 21.88 spaces
Parking Reductions	Section 9.104 C.2.b (Secure Bicycle Facilities) - [4] secure bicycle spaces - 1.00 spaces credit Section 9.104 H.3.c.ii (2,000sf expansion credit) - 2,000sf / 300 = 6.67 On street parking credit - 10.80 spaces credit Total Reduction = 18.47 spaces credit
Total Initial Required	21.88 spaces
Total Reduction	18.47 spaces
Total Spaces Required	3.41 spaces
Total Spaces Provided	2.00 spaces (1.00 accessible)
Total Spaced Needed	2.00 spaces
*In Lieu Parking Program Requested for 2.00 spaces per Pre-App Submittal 856-PA-2017	

FAR / DENSITY CALCULATIONS	
Gross Areas	(FAR Calculation)
Basement	- 5,241 sf
Ground Level	- 5,113 sf
Second Level (Unit 1)	- 1,971 sf
Second Level (Unit 2)	- 1,787 sf
Second Level (Shared)	- 662 sf
Third Level (Unit 3)	- 1,732 sf
Third Level (Unit 4)	- 1,689 sf
Third Level (Shared)	- 798 sf
Commercial Area	(FAR Calculation)
Gross Lot Area	- 7,900 sf
Basic Floor Area - 1.3 x 7,900 sf	- 10,270 sf
Residential Bonus Max - 50% x 7,900 sf	- 3,950 sf
Residential Bonus Used - 8,585 sf provided	- 3,950 sf (max used)
Max FAR - 10,270 sf + 3,950 sf	- 14,220 sf
Dwelling Unit Density	(Calculation)
Max Dwelling Units - 50 dwelling units/acre x 0.181 acres	- 9 dwelling units max
Dwelling Units Proposed	- 4 dwelling units

SHEET INDEX	
A1.0	SITE PLAN / PROJECT DATA
A1.1	SITE DETAILS
A1.2	CONTEXT AERIAL
A2.0	FLOOR PLANS / WORKSHEET CALCS
A2.1	FLOOR PLANS / ROOF PLAN / WORKSHEET CALCS
A3.0	EXTERIOR BUILDING ELEVATIONS
A3.1	EXTERIOR BUILDING ELEVATIONS
A3.2	ELEVATIONS WORKSHEET
A3.3	ELEVATIONS WORKSHEET
A3.4	ELEVATIONS WORKSHEET
A4.0	PERSPECTIVES
A4.1	PERSPECTIVES

OWNER:
ACT NINE LLC

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checked by:	JC

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A1.0

site plan
CONSTRUCTION DOCUMENTS

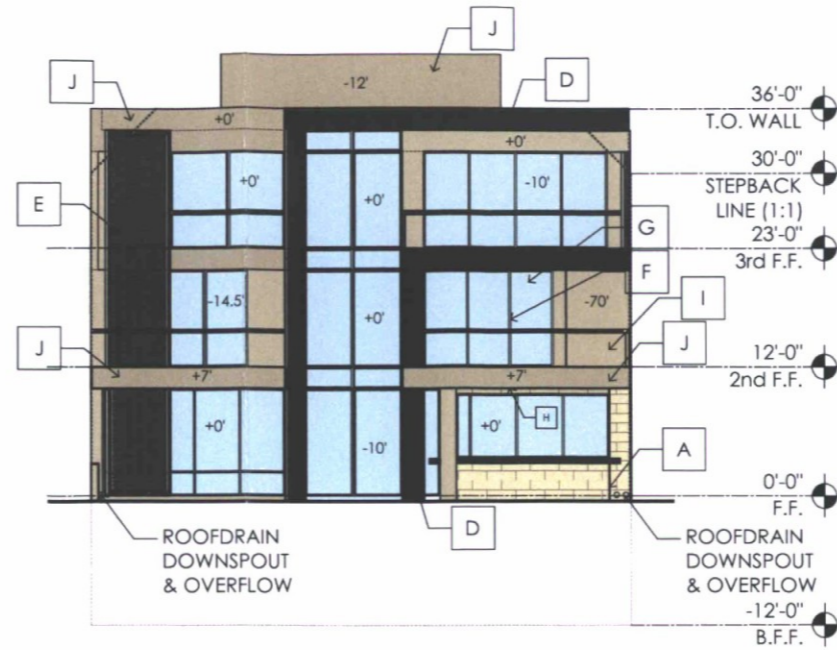
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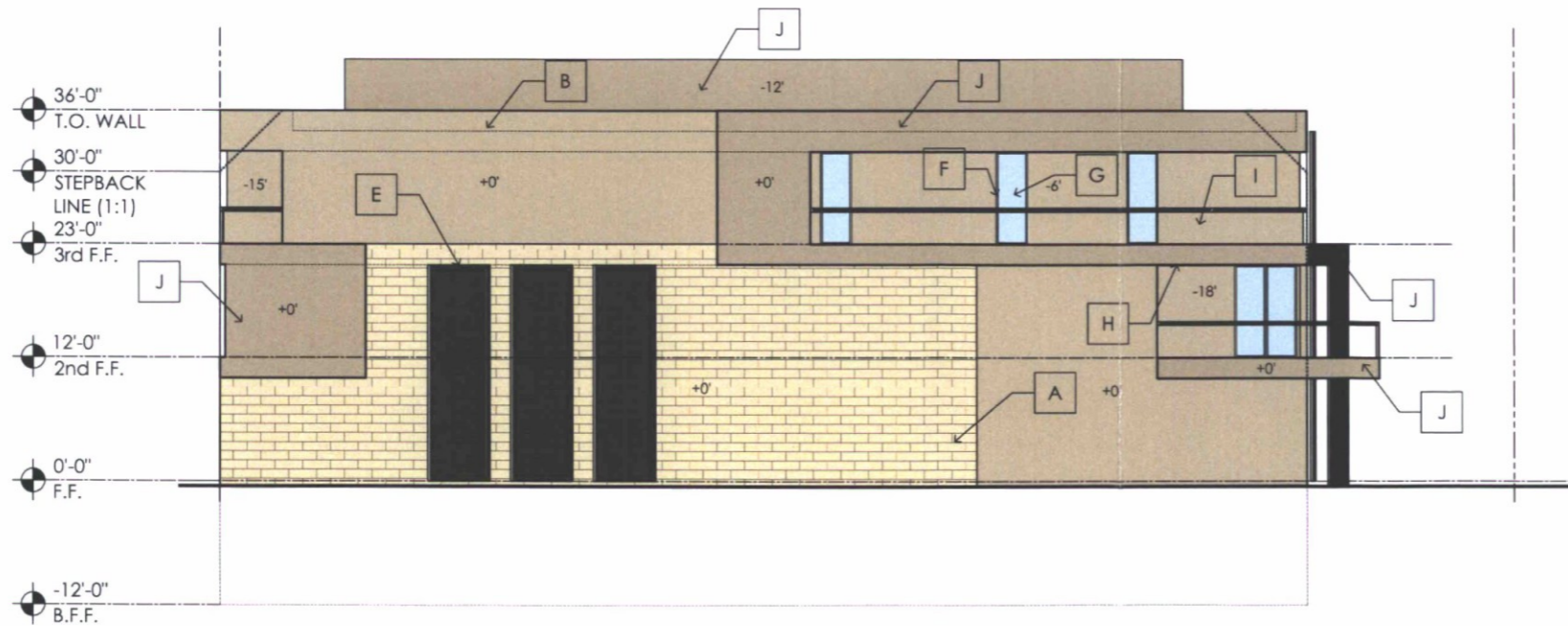
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LOCATION	CHARACTERISTICS
A	STONE (BODY) CRAFTSMAN COURT 'DR JUANE'
B	SMOOTH STUCCO / PAINT (BODY) DUNN EDWARDS 'SAHARA' DEC747
C	PAINT (SOLID EXTERIOR DOORS) DUNN EDWARDS 'SAHARA' DEC747
D	STONE (ACCENT) GALLERIA OF STONE 'AMERICAN BLACK LEATHERED'
E	JALI SCREEN / PAINT (ART PIECE)
F	DOOR / WINDOW FRAMES (EXTERIOR) WILSON PARTITIONS 'DARK BRONZE'
G	GLASS (EXTERIOR) OLDCASTLE 'CLEAR'
H	WOOD CEILING (EXTERIOR PATIO) THERMORY 'ASH'
I	RAILING / GUARDRAIL (EXTERIOR PATIO) OLDCASTLE 'CLEAR' GLASS
J	SMOOTH STUCCO / PAINT (ACCENT) DUNN EDWARDS 'RINCON COVE' DEC757



south elevation

scale: 1/8"=1'-0"



west elevation

scale: 1/8"=1'-0"

47-DR-2017
05/25/18

building elevations

graphic scale



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Author	JC
Reviewer	JC

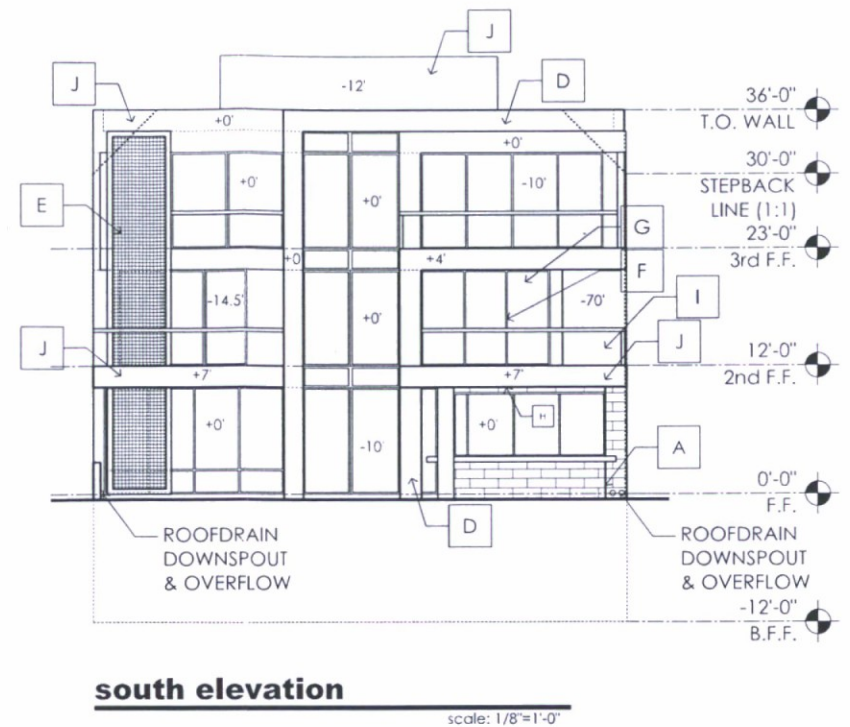
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viva ananda mixed use

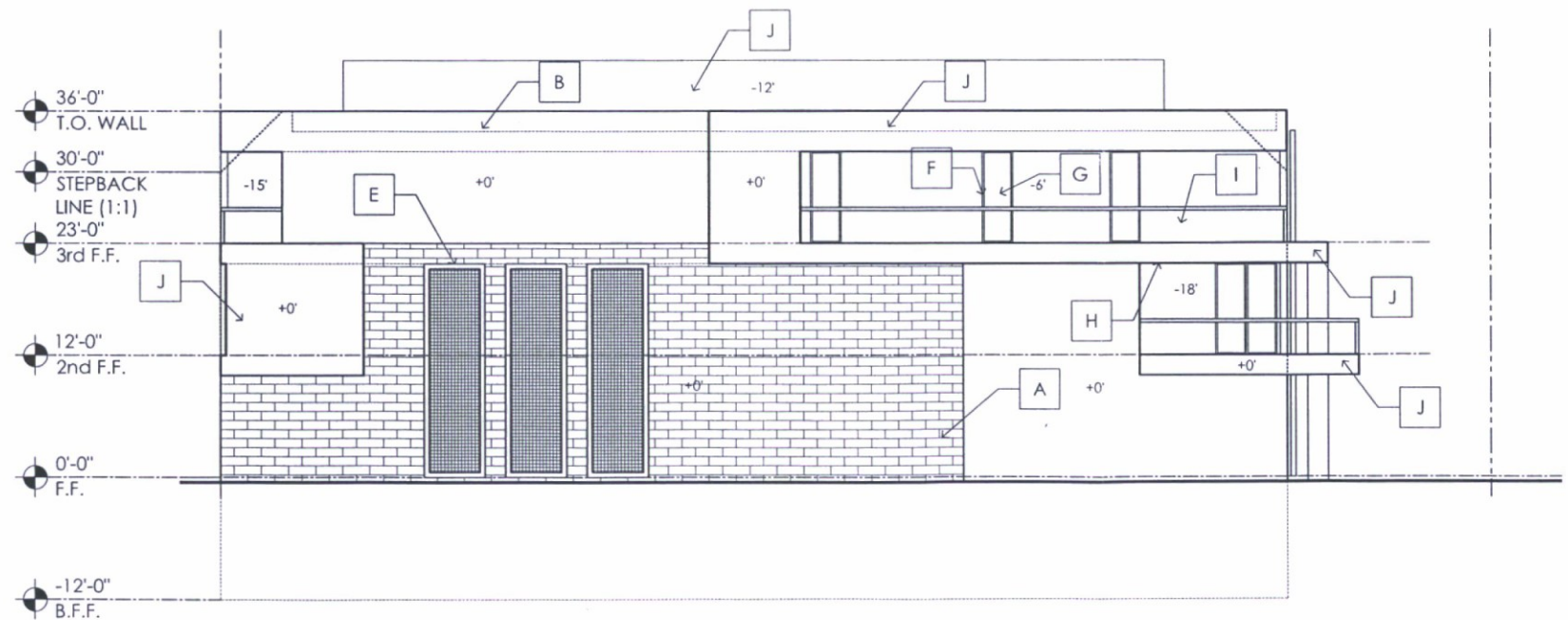
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LOCATION	CHARACTERISTICS
A STONE (BODY)	CRAFTSMAN COURT 'DR JUANE'
B SMOOTH STUCCO / PAINT (BODY)	DUNN EDWARDS 'SAHARA' DEC747
C PAINT (SOLID EXTERIOR DOORS)	DUNN EDWARDS 'SAHARA' DEC747
D STONE (ACCENT)	GALLERIA OF STONE 'AMERICAN BLACK LEATHERED'
E JALI SCREEN / PAINT (ART PIECE)	-
F DOOR / WINDOW FRAMES (EXTERIOR)	WILSON PARTITIONS 'DARK BRONZE'
G GLASS (EXTERIOR)	OLDCASTLE 'CLEAR'
H WOOD CEILING (EXTERIOR PATIO)	THERMORY 'ASH'
I RAILING / GUARDRAIL (EXTERIOR PATIO)	OLDCASTLE 'CLEAR' GLASS
J SMOOTH STUCCO / PAINT (ACCENT)	DUNN EDWARDS 'RINCON COVE' DEC757



south elevation

scale: 1/8"=1'-0"



west elevation

scale: 1/8"=1'-0"

building elevations



47-DR-2017
05/25/18

ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE
7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251

chouinard design studio

480 | 947 | 4902 p
480 | 947 | 4903 f

7234 e shoeman ln
suite 7
scottsdale | arizona | 85251
www.chouinarddesign.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

project no.:	540-15
date:	04/30/17
drawn by:	JC
checked by:	JC

rev.	date
desc.	
rev.	date
desc.	
rev.	date
desc.	
rev.	date
desc.	

A3.0

elevations
CONSTRUCTION

viva ananda mixed use

7140 e 1st ave / scottsdale / az

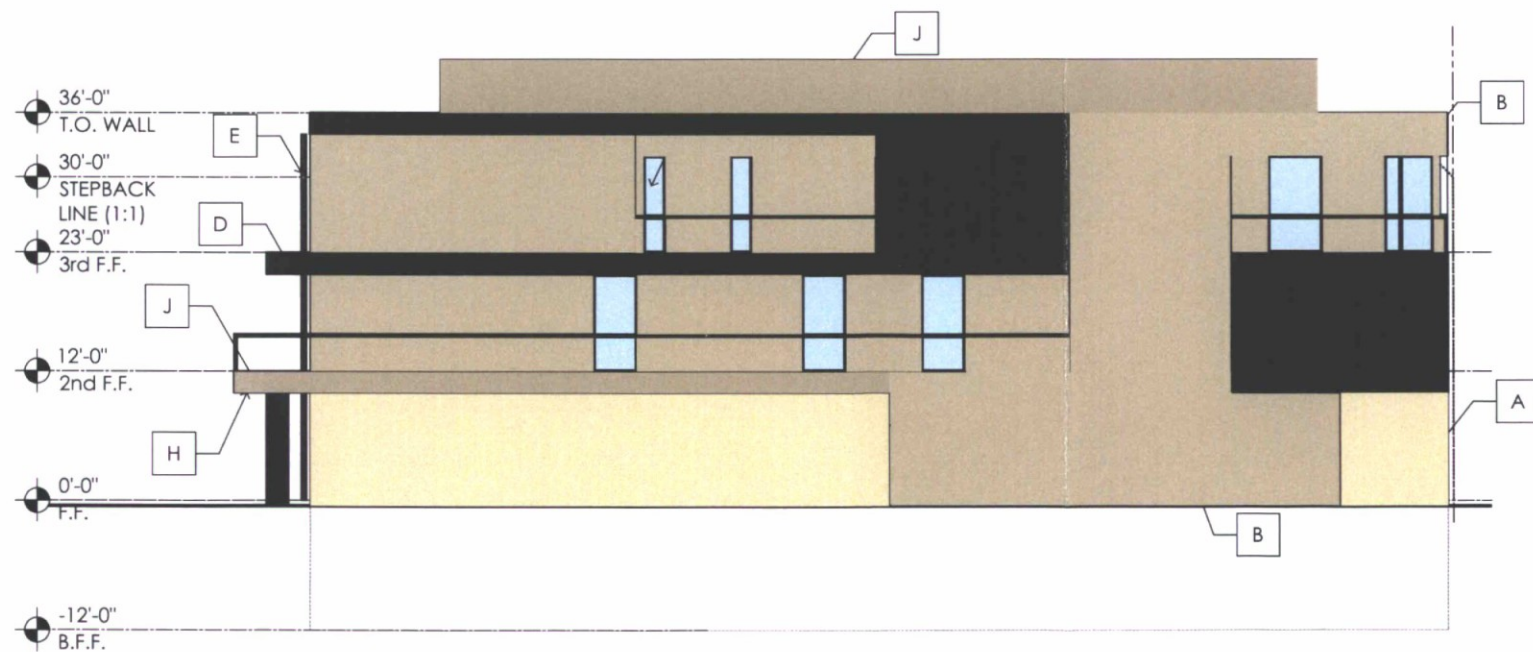
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north elevation

scale: 1/8"=1'-0"

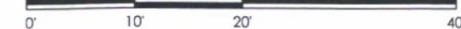


east elevation

scale: 1/8"=1'-0"

building elevations

graphic scale



47-DR-2017
05/25/18

A3.1

elevations

CONSTRUCTION

PRELIMINARY,
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CONSTRUCTION

Project No.	540-15
Date	04/30/17
Drawn by	JC
Checked by	JC
Scale	
Notes	
Revisions	
Rev.	Date

ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE
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chouinard design studio

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480 | 947 | 4993 f.

7234 e shoeman ln
suite 7
scottsdale | arizona | 85251

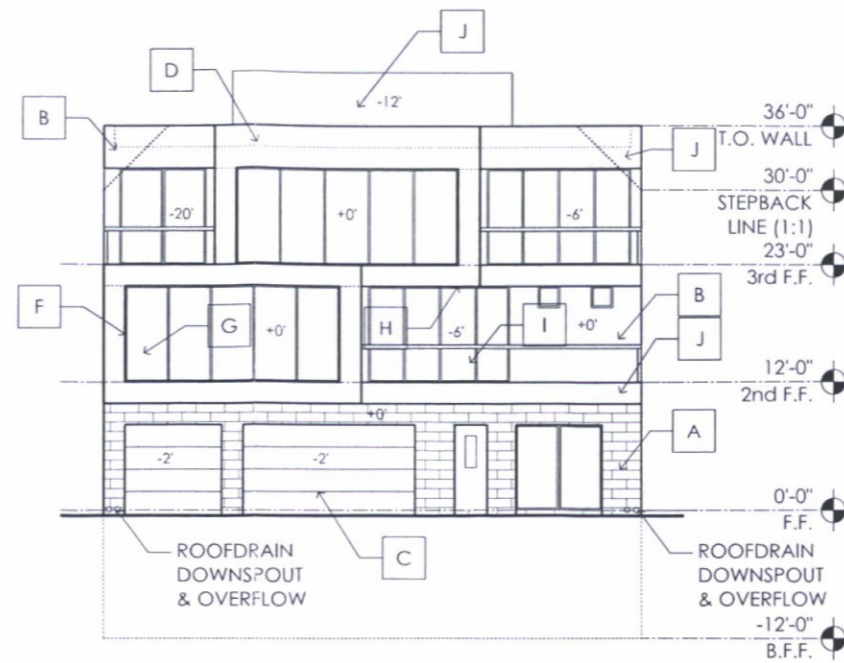
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viva ananda mixed use

7140 e 1st ave / scottsdale / a

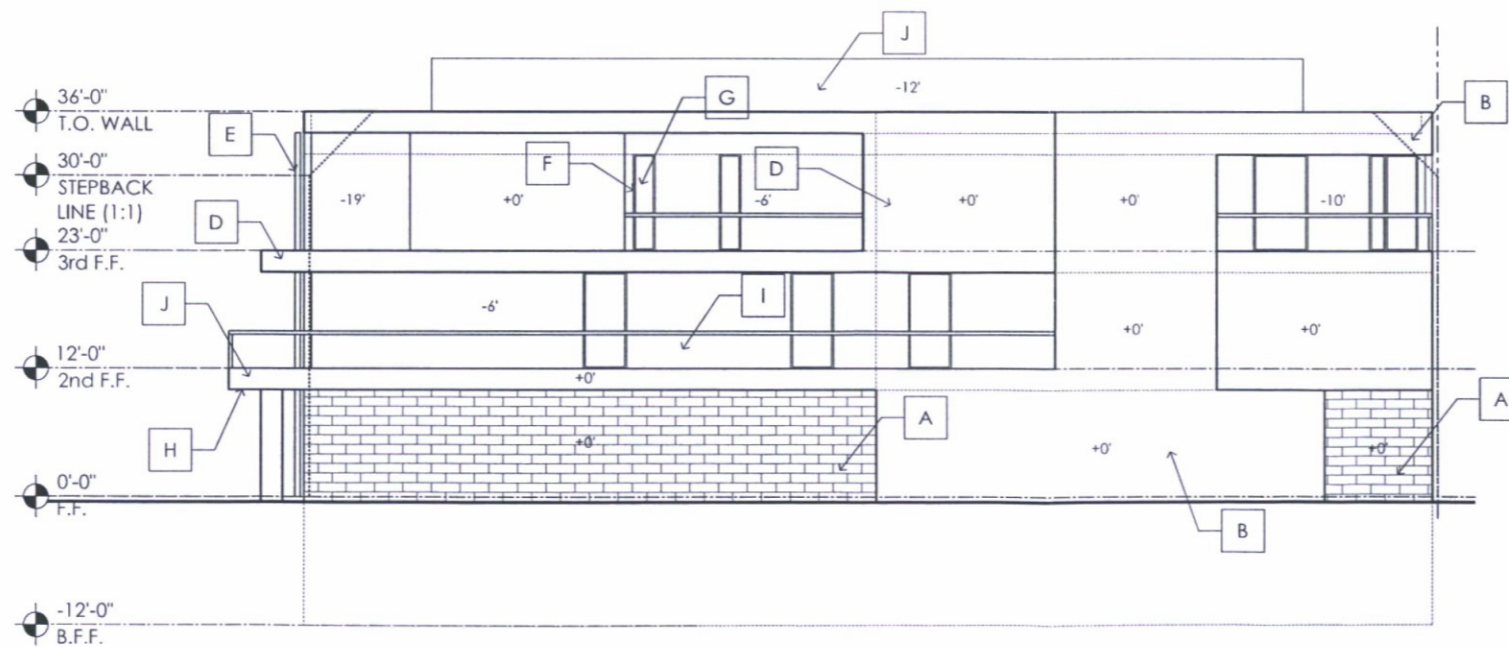
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LOCATION	CHARACTERISTICS
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north elevation

scale: 1/8"=1'-0"



east elevation

scale: 1/8"=1'-0"

47-DR-2017
05/25/18

building elevations

graphic scale



ACT NINE LLC

LOT 20 OF WEST SCOTTSDALE

7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251



PRELIMINARY,
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project no.: 540-15

date: 04/30/17

drawn by: JC

checked by: JC

rev.	date	desc.

A3.1

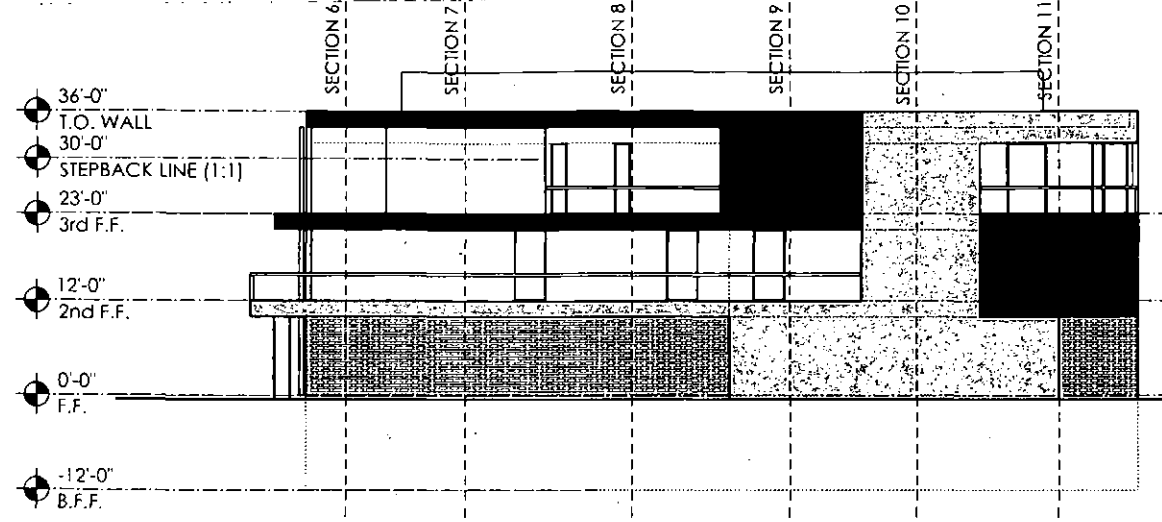
elevations

CONSTRUCTION

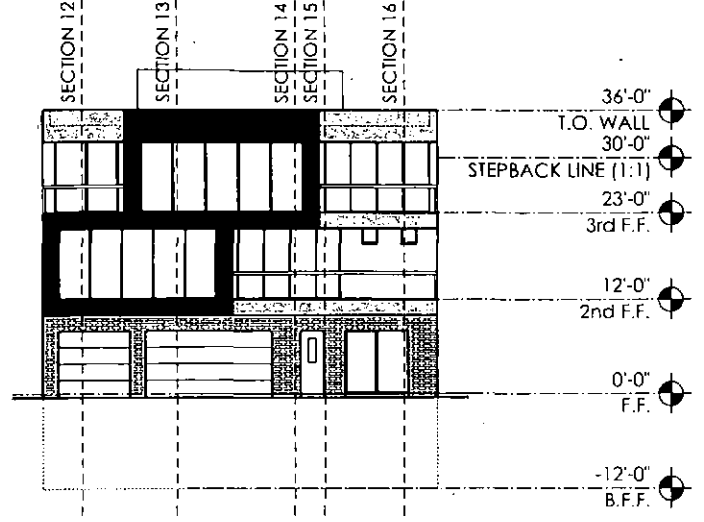
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viva ananda mixed use

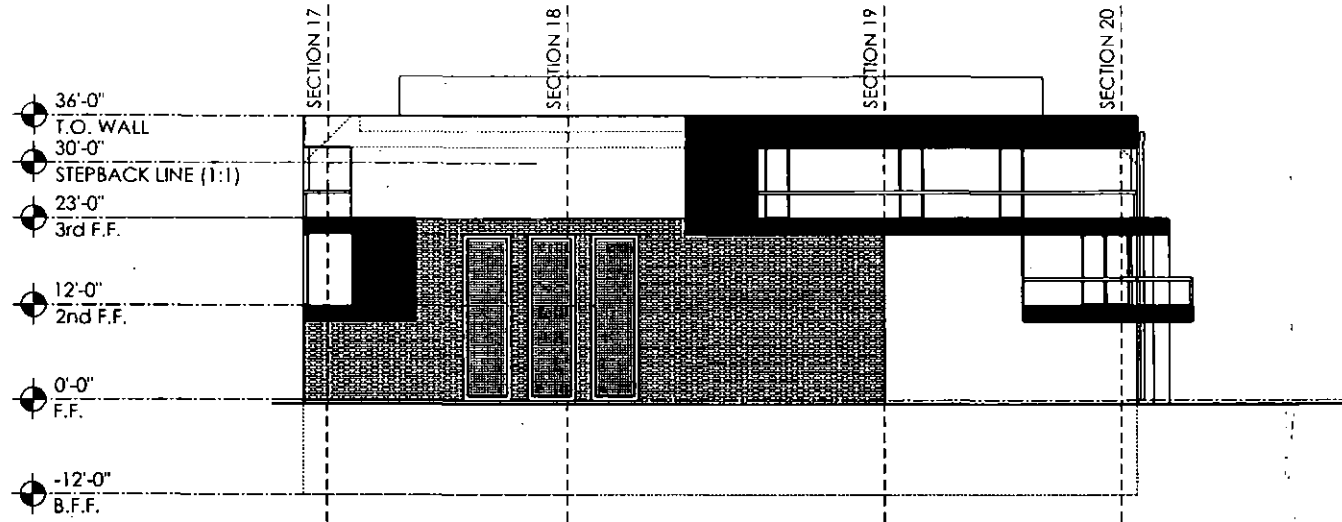
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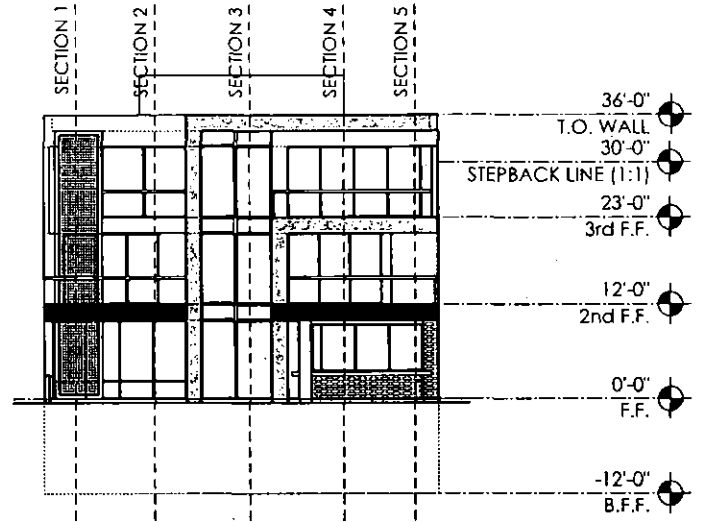
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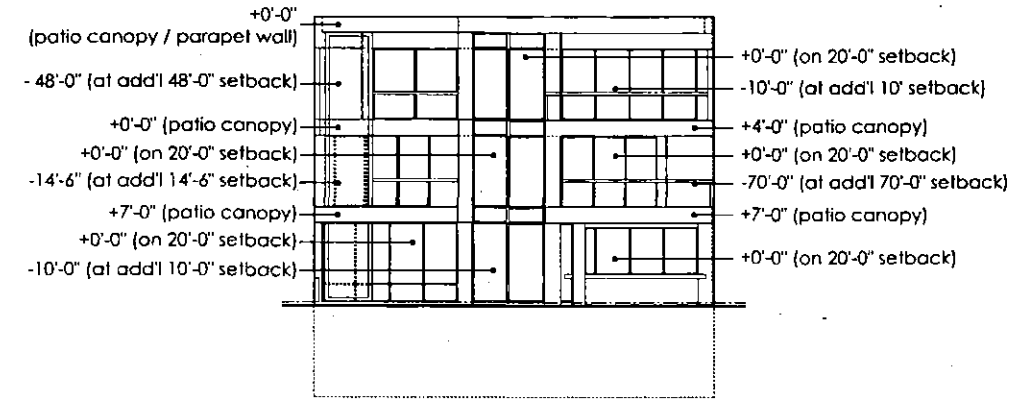
north
scale: 3/32"=1'-0"



west
scale: 3/32"=1'-0"



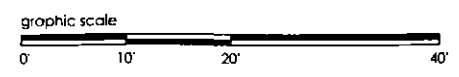
south
scale: 3/32"=1'-0"



south
scale: 3/32"=1'-0"

BUILDING LOCATION RELATIVE TO FRONT SETBACK & ADDITIONAL 10'-0" MINIMUM ADDITIONAL SETBACK (SECTION 5.3006.F.1.B.I.II.III)				
location	length		area	
	at 20' setback (min. 25%)	at min. 10' add'l setback (min. 25%)	at 20' setback (min. 25%)	at min. 10' add'l setback (min. 25%)
ground floor	37'-6" / 50'-0" (75%)	12'-6" / 50'-0" (25%)	385 sf / 514 sf (74.9%)	129 sf / 514 sf (25.1%)
second floor	26'-0" / 50'-0" (52%)	24'-0" / 50'-0" (48%)	318 sf / 534 sf (59.5%)	216 sf / 534 sf (40.5%)
third floor	24'-10" / 50'-0" (49.6%)	25'-2" / 50'-0" (50.4%)	273 sf / 498 sf (54.8%)	225 sf / 498 sf (45.2%)

building elevations worksheet



ACT NINE LLC
LOT 20 OF WEST SCOTTSDALE
7140 EAST 1ST AVENUE
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project no.:	540-15
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drawn by:	JC
checked by:	JC

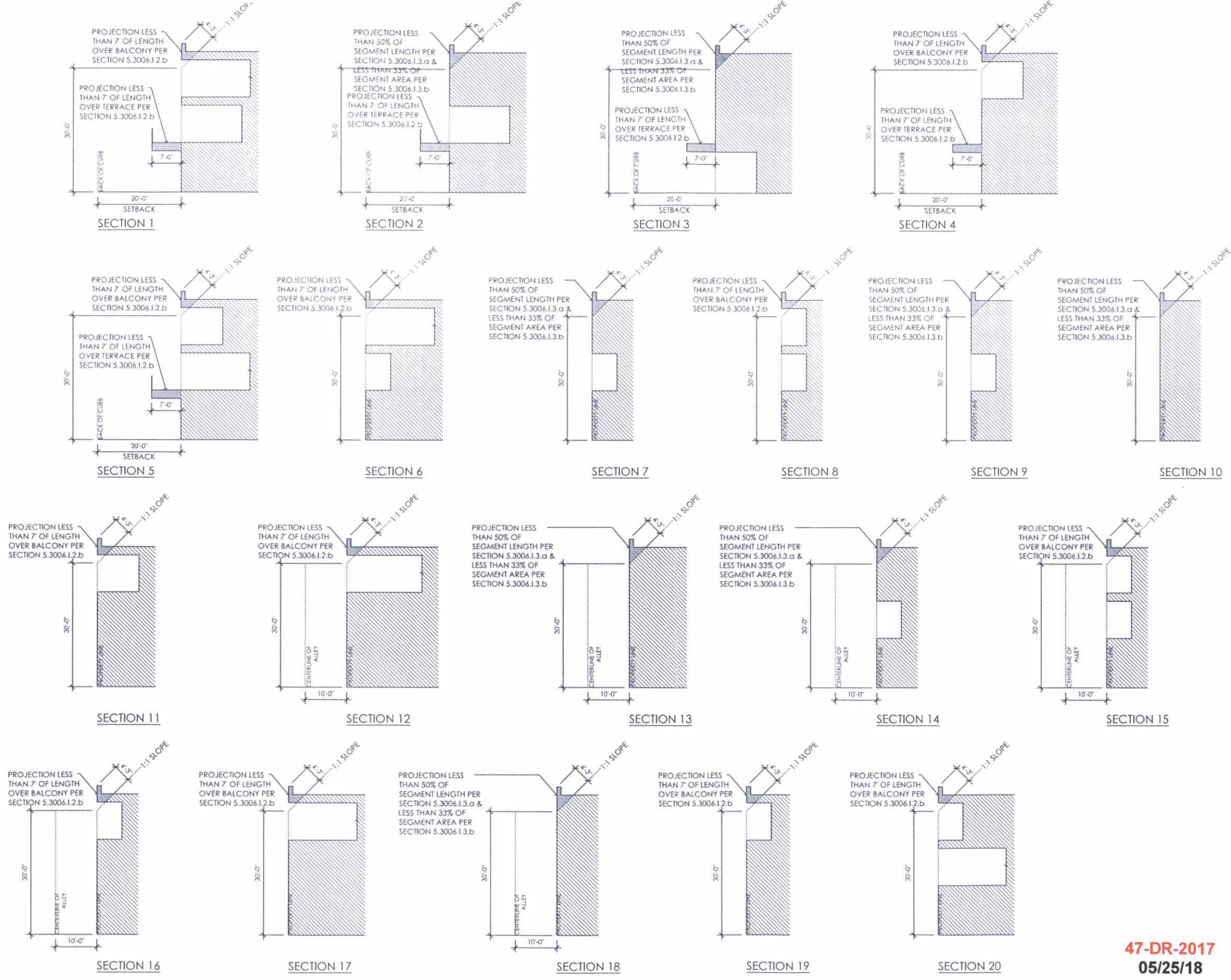
A3.2

elevation worksheet
CONSTRUCTION DOCUMENTS

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project no. :	540-15
date :	04/30/17
drawn by :	JC
checked by :	JC

rev. :	date :
desc. :	
rev. :	date :
desc. :	
rev. :	date :
desc. :	

A3.3

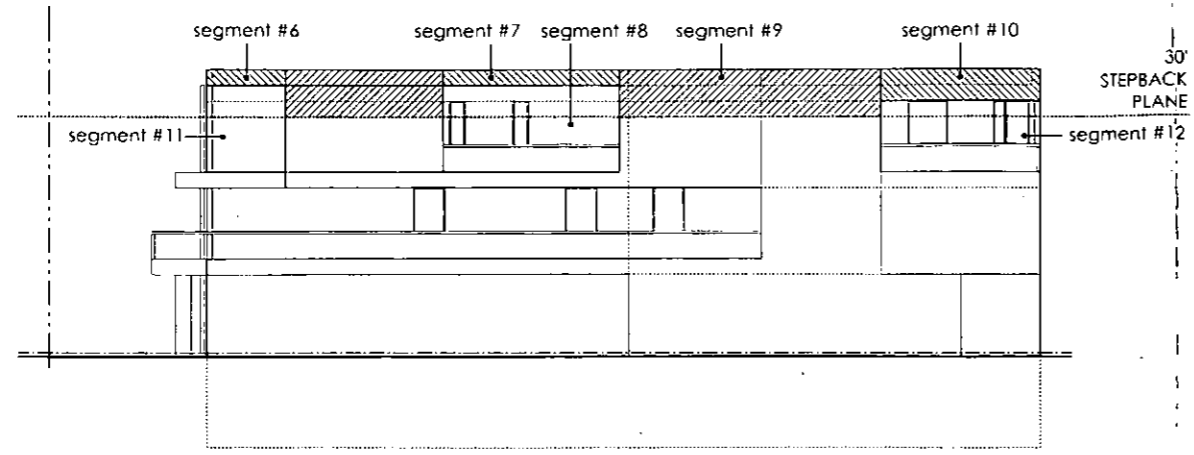
elevation worksheet

CONSTRUCTION DOCUMENTS

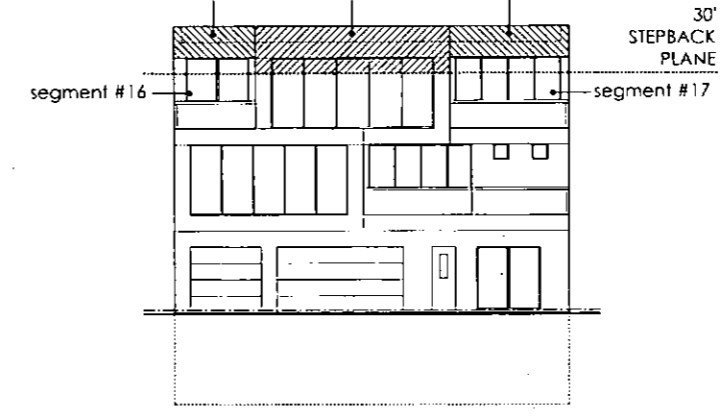
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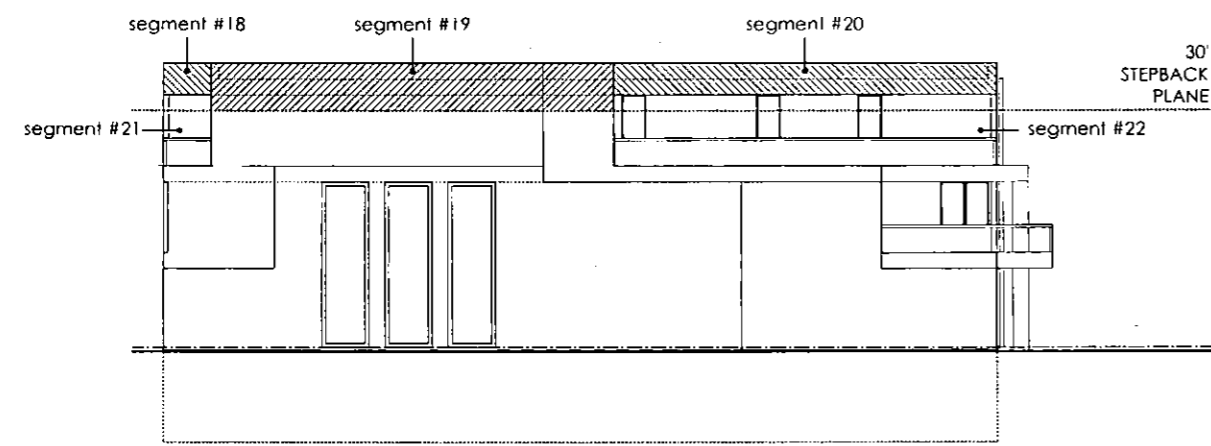


east
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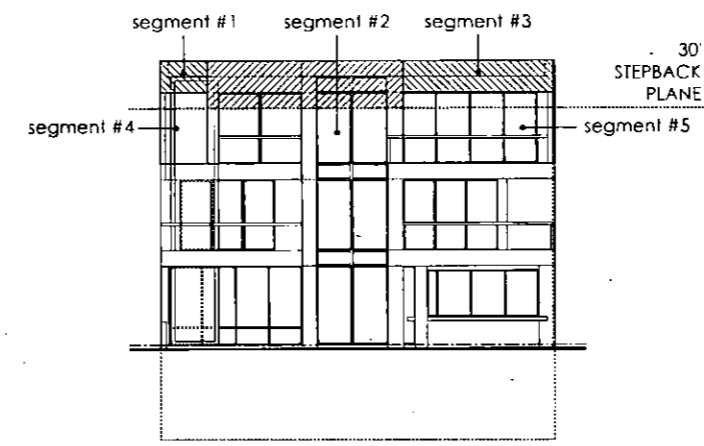


north
scale: 3/32"=1'-0"

SEE SHEET A3.3 FOR BALCONY COVER PROJECTIONS INTO STEPBACKS



west
scale: 3/32"=1'-0"



south
scale: 3/32"=1'-0"

BUILDING STEPBACK CALCULATIONS (SECTION 5.3006.F)

ITEM	segment #1	segment #2	segment #3	segment #4	segment #5	segment #6	segment #7	segment #8	segment #9	segment #10	segment #11	segment #12	segment #13	segment #14	segment #15	segment #16	segment #17	segment #18	segment #19	segment #20	segment #21	segment #22
SEGMENT SURFACE AREA CALCULATION																						
total surface area	24 sf	464 sf	77 sf	-	-	20 sf	45.5 sf	-	2,486 sf	80 sf	-	-	42 sf	1,487 sf	60 sf	-	-	24 sf	2,949 sf	192 sf	-	-
area in stepback plane	24 sf	149 sf	77 sf	-	-	20 sf	45.5 sf	-	317 sf	80 sf	-	-	42 sf	148 sf	60 sf	-	-	24 sf	306 sf	192 sf	-	-
percentage in stepback plane	100%	32%	100%	-	-	100%	100%	-	12.8%	100%	-	-	100%	10.0%	100%	-	-	100%	10.4%	100%	-	-
percentage allowed	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%
SEGMENT LENGTH CALCULATION																						
total segment facade length	50'-0"	50'-0"	50'-0"	-	-	50'-0"	50'-0"	-	105'-0"	105'-0"	-	-	50'-0"	50'-0"	50'-0"	-	-	105'-0"	105'-0"	105'-0"	-	-
length of projection in stepback plane	6'-0"	24'-10"	19'-2"	-	-	10'-0"	22'-2"	-	52'-6"	20'-0"	-	-	10'-4"	24'-8"	15'-0"	-	-	6'-0"	51'-0"	48'-0"	-	-
percentage in stepback plane	12%	49.7%	38%	-	-	20%	44.3%	-	50.0%	19%	-	-	9.8%	49.2%	30%	-	-	5.7%	48.6%	45.7%	-	-
percentage allowed	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
SEGMENT DESCRIPTION																						
	patio canopy	building projection	patio canopy	segment does not project into stepback	segment does not project into stepback	patio canopy	patio canopy	segment does not project into stepback	building projection	patio canopy	segment does not project into stepback	segment does not project into stepback	patio canopy	building projection	patio canopy	segment does not project into stepback	segment does not project into stepback	patio canopy	building projection	patio canopy	segment does not project into stepback	segment does not project into stepback
DEVELOPMENT REVIEW BOARD EXCEPTION REQUESTS FROM ZONING ORDINANCE SECTION 5.3006.1.2.b																						
	section 5.3006.1.2.b	section 5.3006.1.3.a&b	section 5.3006.1.2.b			section 5.3006.1.2.b	section 5.3006.1.2.b		section 5.3006.1.3.a&b	section 5.3006.1.2.b			section 5.3006.1.2.b	section 5.3006.1.3.a&b	section 5.3006.1.2.b			section 5.3006.1.2.b	section 5.3006.1.3.a&b	section 5.3006.1.2.b		

- SECTION 5.3006.1.2.b - SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, THE FOLLOWING EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED: b. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.
- SECTION 5.3006.1.3a & b - SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, IN A TYPE 2 AREA, A MAXIMUM FIFTEEN (15) EXCEPTION TO STEPBACK AND SETBACK STANDARDS ABOVE THE FIRST FLOOR (NOT SPECIFIED IN 1.2 ABOVE), IS ALLOWED FOR PROJECTIONS THAT: a. Are less than fifty (50) percent of the length of the segment of the building facade where the projections occur; and b. Are less than thirty-three (33) percent of the surface area of the segment of the building facade where the projections occur.

OWNER:
ACT NINE LLC
LOT 20 OF WEST SCOTTSDALE
7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251

chouinard design studio
ARCHITECTS
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1234 e stepman ln
suite 7
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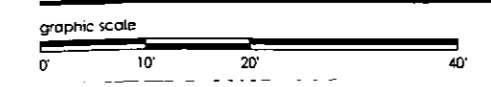
project no.: 540-15
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drawn by: JC
checked by: JC
rev: _____ date: _____
disc: _____
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rev: _____ date: _____
disc: _____

A3.4

elevation worksheet
CONSTRUCTION DOCUMENTS

7140 e 1st ave / scottsdale / az
viva ananda mixed use

building elevations worksheet





EXPIRES 9/30/2020

ELECTRICAL SHEET INDEX	
SHEET #	SHEET TITLE
SE1	SITE PLAN
SE2	PHOTOMETRY PLAN
SE3	LUMINAIRE CUT SHEETS
EO	ELECTRICAL SYMBOLS AND ISSUE BLOCK
E1	LIGHTING PLAN
E2	POWER PLAN
E3	HVAC POWER PLAN
E4	PANEL SCHEDULES
E5	ONE-LINE
E6	DETAILS
E7	SPECIFICATIONS

ELECTRICAL ISSUE BLOCK		
DATE ISSUED	ISSUED FOR (REASON)	SHEETS ISSUED
11/5/2017	DR 1st SUBMITTAL	EO, EO1, SE1-SE3
3/5/2018	DR 2nd SUBMITTAL	EO, EO1, SE1-SE3
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

ELECTRICAL SYMBOL LEGEND

2' x 4' GRID TROFFER FLUORESCENT LUMINAIRE - PRISMATIC LENSE

2' x 4' GRID TROFFER FLUORESCENT LUMINAIRE - PARABOLIC LENSE (16 CELL)

2' x 4' GRID TROFFER FLUORESCENT LUMINAIRE - PARABOLIC LENSE (24 CELL)

2' x 4' CENTER MOUNTED DIRECT / INDIRECT GRID TROFFER FLUORESCENT LUMINAIRE

2' x 4' SIDE DIRECT / INDIRECT GRID TROFFER FLUORESCENT LUMINAIRE

SOLID MATCH FILL INDICATES NIGHT LIGHT / EMERGENCY OPERATION (TYP. OF ALL LUMINAIRES SPECIFIED)

2' x 2' GRID TROFFER FLUORESCENT LUMINAIRE - PRISMATIC LENSE

2' x 4' GRID TROFFER FLUORESCENT LUMINAIRE - PARABOLIC LENSE (4 CELL)

2' x 4' DIRECT / INDIRECT GRID TROFFER FLUORESCENT LUMINAIRE

1' x 4' GRID TROFFER FLUORESCENT LUMINAIRE - PRISMATIC LENSE

4'-0" FLUORESCENT STRIP LUMINAIRE WITH J-BOX

4'-0" FLUORESCENT STRIP LUMINAIRE

8'-0" FLUORESCENT STRIP LUMINAIRE WITH J-BOX

8'-0" FLUORESCENT STRIP LUMINAIRE

4'-0" FLUORESCENT WRAP AROUND LUMINAIRE - SURFACE WRAP AROUND

8'-0" FLUORESCENT WRAP AROUND LUMINAIRE - SURFACE WRAP AROUND

TRACK LIGHTING WITH ADJUSTABLE HEADS

4" DOWNLIGHT

6" DOWNLIGHT

8" DOWNLIGHT

HALL HAZARD DOWNLIGHT

PIN HOLE DOWNLIGHT

CABLE SUSPENDED PENDANT DOWNLIGHT

H.I.D. HIGH BAY LUMINAIRE

24" CHANDELIER

36" CHANDELIER

ROUND HALL SCENCE

SQUARE HALL SCENCE

HALF ROUND HALL SCENCE

FLAT HALL SCENCE

H.I.D. EXTERIOR HALL PACK

EXTERIOR ROUND BOLLARD LUMINAIRE

EXTERIOR POST TOP ROUND LUMINAIRE

EXTERIOR POST TOP SQUARE LUMINAIRE

EXTERIOR POST TOP SINGLE ARM ROUND LUMINAIRE

EXTERIOR POST TOP SINGLE ARM SQUARE LUMINAIRE

FLOOD LIGHT LUMINAIRE

CEILING FAN

EMERGENCY EXIT SIGN WITH EMERGENCY BATTERY BACK UP (90 MIN)

EMERGENCY EXIT SIGN WITH EM LIGHTS INTEGRATED. ARROWS INDICATE PATH OF EGRESS WITH EMERGENCY BATTERY BACK UP (90 MIN)

DUAL HEAD EMERGENCY BATTERY PACK LUMINAIRE WITH EMERGENCY BATTERY BACK UP (90 MIN)

EXTERIOR EGRESS EM LIGHT, HP, WITH TIME DELAY FEATURE

(REFER TO LUMINAIRE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.)

1 SINGLE POLE SWITCH MOUNTED AT +48" OR AS NOTED

2 THO POLE SWITCH MOUNTED AT +48" OR AS NOTED

3 THREE WAY SWITCH MOUNTED AT +48" OR AS NOTED

4 FOUR WAY SWITCH MOUNTED AT +48" OR AS NOTED

5 2000M INCANDESCENT SLIDE CONTROL DIMMER AT +48"

6 2000M LOW VOLTAGE OR FLUORESCENT DIMMER AT +48" RATED FOR LOW VOLTAGE OR FLUORESCENT OR INCANDESCENT LIGHTING

7 SINGLE POLE KEY OPERATED TOGGLE SWITCH MOUNTED AT +48" OR AS NOTED

8 H.P. RATED MANUAL MOTOR STARTER WITH THERMAL OVERLOADS. OVERLOAD HEATERS TO BE SIZED PER H.P. AND MANUFACTURERS REQUIREMENTS

9 WALL MOUNTED OCCUPANCY SENSOR TYPE SWITCH

10 SINGLE POLE SWITCH WITH PILOT LIGHT AT +48" OR AS NOTED

11 CEILING MOUNTED OCCUPANCY SENSOR TYPE SWITCH WITH POWER RELAY

12 CONDUIT STUB

13 20A SPEC GRADE SINGLE GROUNDING RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED

14 20A SPEC GRADE DEDICATED DUPLEX GROUNDING RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED

15 20A SPEC GRADE DUPLEX GROUNDING RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED

16 20A SPEC GRADE DEDICATED FOUR PLEX RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED

17 20A SPEC GRADE FOUR PLEX GROUNDING RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED

18 20A SPEC GRADE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (+48"). VERIFY EXACT HEIGHT WITH ARCHITECTURAL ELEVATIONS

19 20A SPEC GRADE DEDICATED DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (+48"). VERIFY EXACT HEIGHT WITH ARCHITECTURAL ELEVATIONS

20 600V SPECIAL OUTLET. SEE PLAN FOR EXACT REQUIREMENTS.

21 250V SPECIAL OUTLET. SEE PLAN FOR EXACT REQUIREMENTS.

22 COMPUTER DUPLEX RECEPTACLE AT 15" AFF TO BOTTOM OR AS NOTED. PROVIDE GRAY OUTLET BODY WITH STANDARD COVER PLATE. OUTLETS IDENTIFIED AS 7.6" SHALL BE HUBBELL 1655262 OR EQUAL.

23 COMPUTER DOUBLE DUPLEX (POWER PLEX) RECEPTACLE AT +15" AFF TO BOTTOM OR AS NOTED. PROVIDE GRAY OUTLET BODY WITH STANDARD COVER PLATE. OUTLETS IDENTIFIED AS 7.6" SHALL BE HUBBELL 1655262 OR EQUAL.

24 20A SPEC GRADE HALF SWITCHED DUPLEX RECEPTACLE AT +15" TO BOTTOM OR AS NOTED.

25 FLUSH FLOOR POWER OUTLET - HV20A SPEC GRADE RECEPTACLES DUPLEX OR FOUR PLEX HUBBELL, CARLON OR EQUAL.

26 ISOLATED GROUNDING RECEPTACLE FLUSH FLOOR POWER OUTLET - HV20A SPEC GRADE RECEPTACLES DUPLEX OR FOUR PLEX HUBBELL, CARLON OR EQUAL.

27 CEILING MOUNTED 20A SPEC GRADE DUPLEX GROUNDING RECEPTACLE

28 POWER POLE. SEE DRAWINGS FOR SPECIFICATIONS.

29 WIRE MOLD. LENGTH AND TYPE AS NOTED ON DRAWINGS. MOUNT AS NOTED ON THE DRAWINGS.

30 600V PANELBOARD

31 250V PANELBOARD

32 GENERAL PURPOSE CABINET. SEE PLAN FOR DETAILS.

33 FUTURE PANELBOARD LOCATION WITH STUB. SEE PLAN FOR DETAILS.

34 JUNCTION BOX (4" SQUARE SHALLOW MIN. FOR POWER, 4" SQUARE DEEP MIN. FOR LIGHTING)

35 LIGHTING CONTROL PANEL. SEE DETAILS FOR SPECIFICATIONS. REQUIRED AS PART OF CONTRACT FOR ALL FACILITIES 5,000 SQ. FT. OR LARGER.

36 DATA OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED. DATA OUTLET PROVIDE 3/4" C. STUBBED TO +4" ABOVE FINISHED CEILING.

37 TELEPHONE OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED. PROVIDE 3/4" C. STUBBED TO +4" ABOVE FINISHED CEILING.

38 SPLIT DATA AND TELEPHONE OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED. PROVIDE 3/4" C. STUBBED TO +4" ABOVE FINISHED CEILING.

39 DOUBLE DATA OUTLET IN THE SAME BOX AT +15" AFF TO BOTTOM OR AS NOTED. PROVIDE 3/4" C. STUBBED TO +4" ABOVE FINISHED CEILING.

40 COMBINATION TELEPHONE AND DATA OUTLET IN THE SAME BOX AT +15" AFF TO BOTTOM OR AS NOTED. PROVIDE 3/4" C. STUBBED TO +4" ABOVE FINISHED CEILING.

41 FLUSH FLOOR DATA OUTLET - PROVIDE 1" MIN CONDUIT TO ABOVE ACC. CEILINGS HUBBELL, CARLON OR EQUAL.

42 FLUSH FLOOR PHONE OUTLET - PROVIDE 1" MIN CONDUIT TO ABOVE ACC. CEILINGS HUBBELL, CARLON OR EQUAL.

43 TELEPHONE TERMINAL BOARD 3/4" PLYWOOD TELEPHONE MOUNTING BOARD WITH 16 COPPER GROUND #1 DEDICATED 16 DUPLEX CONVENIENCE OUTLET. FURISH IS ACCORDANCE WITH TELEPHONE COMPANY'S REQUIREMENTS. SIZE AS NOTED ON DRAWINGS. PLYWOOD SHALL BE TYPE "CDX".

44 LOCK OUTLET

45 PUSHBUTTON. SEE DRAWINGS FOR SPECIFICATION

46 MASTER TELEVISION OUTLET MOUNTED AT +15" AFF TO BOTTOM OR AS NOTED.

47 DISCONNECT SWITCH FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. SIZE AND FUSES AS PER RECOMMENDATIONS OF EQUIPMENT'S MANUFACTURER OR AS NOTED (WEATHERPROOF WHERE OUTSIDE) PROVIDE NEMA 3R ENCLOSURE IN EXTERIOR OR MET LOCATIONS. INF INDICATES NON-FUSED).

48 ELECTRICAL MOTOR. SEE DRAWINGS FOR SIZE.

49 RESTROOM EXHAUST FAN MOTOR - 120V, 150K

50 CONTACTOR - FURNISHED AND INSTALL BY OTHERS

51 CONTACTOR - FURNISHED/INSTALLED BY ELECTRICAL CONTRACTOR SIZE AS NOTED

52 MOTOR STARTER/CONTROLLER. FURNISHED WITH MOTOR.

53 MAGNETIC MOTOR CONTROLLER FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SIZE AS NOTED.

54 ROOF MOUNTED PHOTOCELL (AM NORTH INTERMATIC IRL12)

55 ASTRONOMICAL 4 POLE LIGHTING THE SWITCH - INTERMATIC IRTB25CR DPST, INDOOR/OUTDOOR 1 DAY PROGRAMMABLE TIME SWITCH.

56 AMPERAGE RATED METER (100 AMP / 200 AMP ONLY)

57 METER WITH CURRENT TRANSFORMERS

58 TRANSFORMER. SEE DRAWINGS FOR TYPE AND SPECIFICATION

59 CIRCUIT BREAKER. SIZE AS NOTED ON DRAWINGS.

60 FUSED DISCONNECT SWITCH. SIZE AS INDICATED ON DRAWINGS.

61 FUSED DISCONNECT SWITCH CLASS "T" FUSES. SIZE AS INDICATED ON DRAWINGS.

62 ASTRONOMICAL 3 POLE LIGHTING THE SWITCH INTERMATIC IRTB25CR DPST, INDOOR/OUTDOOR 1 DAY ASTRONOMICAL PROGRAMMABLE TIME SWITCH.

63 AUTOMATIC TRANSFER SWITCH. REFER TO PLANS FOR AMPERAGE AND VOLTAGE

64 S.E.S. AND / OR TRANSFORMER BONDING AND GROUNDING DETAIL. FURNISH AND INSTALL GROUND BOND, GROUNDING ELECTRODE AND CONDUIT FOR MAIN BOND JUMPER (M&J) AND METALLIC PIPING SYSTEM BOND, PER NEC ARTICLE 250.

65 PER ARTICLE 250, INDICATED GROUND TO EARTH.

66 FUSE SWITCH WITH GROUND FAULT PROTECTION (GFP)

67 CIRCUIT BREAKER WITH GROUND FAULT PROTECTION (GFP)

MAIN LUG ONLY PANELBOARD. REFER TO SCHEDULE FOR VOLTAGE AND AMPERAGE

MAIN CIRCUIT BREAKER PANELBOARD. REFER TO SCHEDULE FOR VOLTAGE, AMPERAGE AND MAIN CIRCUIT BREAKER SIZE. (DASHED LINES INDICATE EXISTING PANEL)

GENERATOR - KV/VACH AS INDICATED ON PLANS

INDICATES FLEXIBLE CONDUIT. (e.g. MC, CABLE SEAL TIGHT, etc.) PROVIDE LIQUID TIGHT FLEX IN MET OR EXTERIOR LOCATIONS AND AT CONNECTIONS TO VIBRATING EQUIPMENT AND/OR TRANSFORMERS.

CONDUIT CONCEALED IN WALLS OR ABOVE CEILING.

DASHED LINES INDICATE UNDERGROUND CONDUIT RUN/EXIST CONDITIONS.

INDICATES HOVERLINE.

PHASE AND SWITCH LEGS CONDUCTORS, WITH EQUIPMENT GROUNDING CONDUCTOR.

CIRCUIT CONDUCTORS AND EQUIPMENT GROUNDING CONDUCTOR/BOND WIRE. LONG DASH INDICATES NEUTRAL CONDUCTOR, SHORT DASH INDICATES PHASE CONDUCTORS. CODE SIZED EQUIPMENT GROUND REQUIRED.

16" ISOLATED GROUNDING CONDUCTOR. GREEN INSULATED NYLON STRIPE.

EQUIPMENT GROUNDING CHART

CIRCUIT	BOND SIZE	CIRCUIT	BOND SIZE
20 AMP	#12 AMS CU.	30 AMP	#10 AMS CU.
40 AMP	#10 AMS CU.	50 AMP	#10 AMS CU.
60 AMP	#10 AMS CU.	100 AMP	#8 AMS CU.
200 AMP	#6 AMS CU.	300 AMP	#4 AMS CU.
400 AMP	#2 AMS CU.	600 AMP	#1 AMS CU.
800 AMP	#1/0 AMS CU.	1000 AMP	#2/0 AMS CU.
1200 AMP	#3/0 AMS CU.	1800 AMP	#4/0 AMS CU.
2000 AMP	#250 KCMIL CU.	2500 AMP	#350 KCMIL CU.
3000 AMP	#400 KCMIL CU.		

ABBREVIATION LEGEND

BOND = BONDING CONDUCTOR/EQUIPMENT GROUNDING CONDUCTOR	EC = ELECTRICAL CONTRACTOR
N = NEW ITEM	ER = EXISTING TO REMAIN
E = EXISTING TO REMAIN	EX = EXISTING TO BE DEHOLISHED
EX = EXISTING TO BE DEHOLISHED	ER = WEATHER-RESISTANT
R = EXISTING TO BE RELOCATED	EE = EXHAUST FAN
Q = DEDICATED	EP = EXPLOSION PROOF
GFCI = GROUND FAULT CIRCUIT INTERRUPTER	AF = ABOVE FINISHED FLOOR
GFP = GROUND FAULT PROTECTION	AG = ABOVE FINISH GRADE
AFCI = ARC FAULT CIRCUIT INTERRUPTER	UB = UNLESS NOTED OTHERWISE
IG = ISOLATED GROUND	MC = MOTOR CONTROL CENTER
(TYP) = TYPICAL THROUGHOUT PLANS	SES = SERVICE ENTRANCE SECTION
NL = AUXILIARY LIGHT/AUXILIARY LIGHT	DB = DISTRIBUTION BOARD
ML = MANUFACTURER	REQ = REQUIRED
EM = NIGHTLIGHT/EMERGENCY LIGHT	

FIRE ALARM SYMBOLS	
1	FIRE ALARM MANUAL PULL STATION AT +48" A.F.F.
2	FIRE ALARM HORN/STROBE AT +48" A.F.F. MAXIMUM
3	FIRE ALARM STROBE ONLY AT +48" A.F.F. MAXIMUM
4	FIRE ALARM CONTROL PANEL
5	FIRE ALARM ANNUNCIATOR PANEL
6	FIRE ALARM / SPRINKLER MONITOR SYSTEM WITH RADIO TYPE DIALER
7	CEILING OR WALL MOUNTED SMOKE DETECTOR
8	DUCT MOUNTED SMOKE DETECTOR
9	CEILING OR WALL MOUNTED HEAT DETECTOR
10	FIRE SPRINKLER FLOW SWITCH
11	FIRE SPRINKLER TAMPER SWITCH
12	SPEAKER
NOTE: ALL FIRE ALARM DEVICES SHALL MEET A.D.A. REQUIREMENTS.	

47-DR-2017
05/25/18

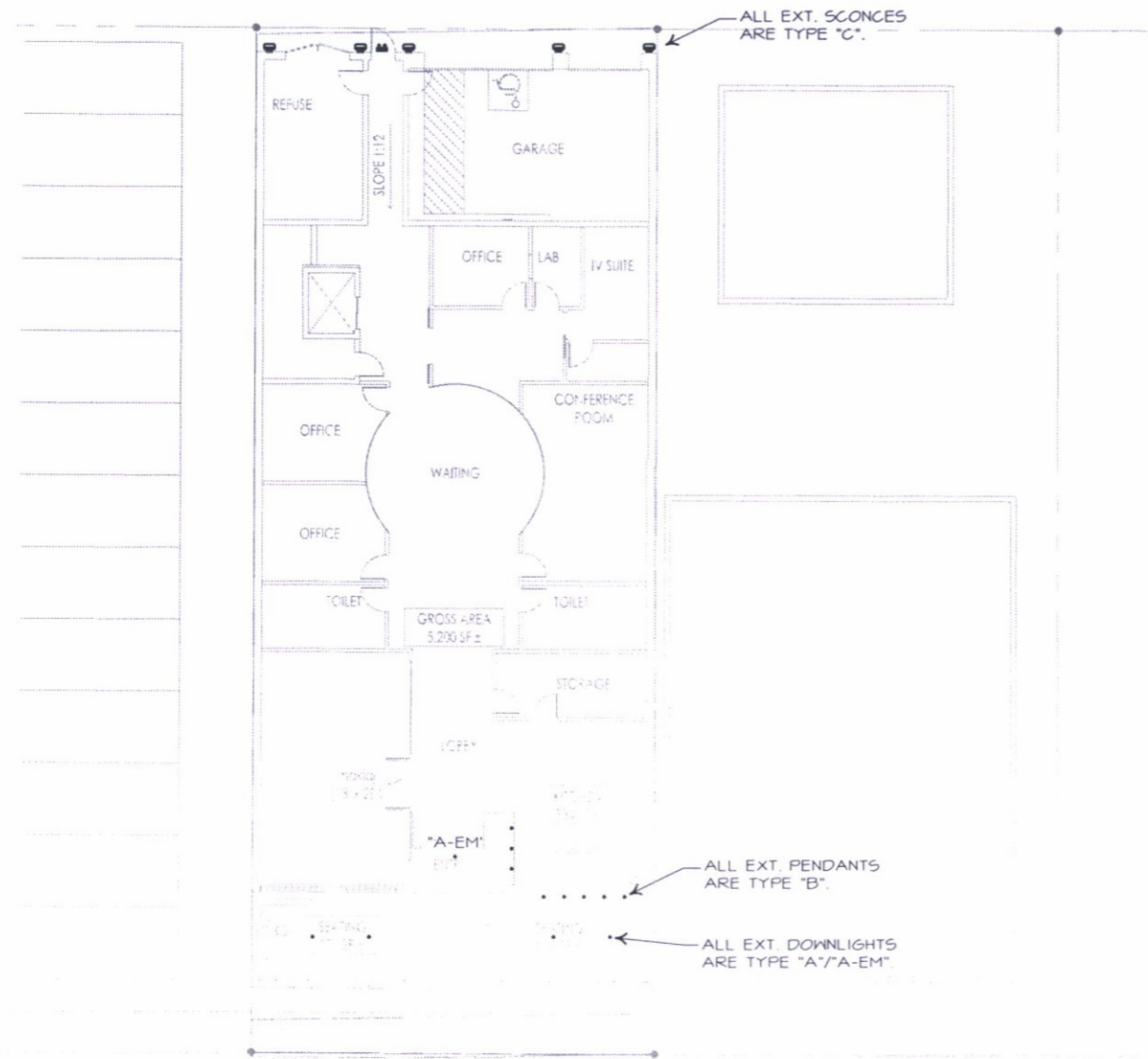
VIVA ANANDA 7140 e first ave scottsdale, arizona 85251	E0
date: 10/24/17	project no: 540-15
drawn by: JC	preliminary: not for construction
chouinard design studio 7234 e choctaw hwy suite 7 scottsdale arizona 85251	480 947 4962 p 480 947 4963 f dfo@cdst.com



EXPIRES 9/30/2020

SITE PLAN NOTES

1. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUCTORS, POWER TRENCHING, BACKFILL AND CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT. ADDITIONALLY PROVIDE CONDUIT STUBS INTO TRENCH AS REQUIRED BY POWER COMPANY AND TO THEIR SPECIFICATIONS.
3. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, SERVICE EQUIPMENT, TRENCH LOCATION, ETC.
4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.
5. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE THWN INSULATION. RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS. UNDERGROUND WIRING SHALL COMPLY WITH NEC 300.5.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH THE UTILITY COMPANIES' REQUIREMENTS. WITHIN ONE WEEK AFTER AWARD OF CONTRACT, SUBMIT (2) COMPLETE SETS OF PLANS, INCLUDING PLOT OF SURVEY, TO ALL COMPANIES FOR COORDINATION. ROUTING OF INCOMING POWER AND TELEPHONE SERVICE SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH, AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY THE UTILITY COMPANIES. CONFIRM ALL REQUIREMENTS WITH UTILITIES PRIOR TO TRENCHING INSTALLATION.



ELECTRICAL SITE PLAN

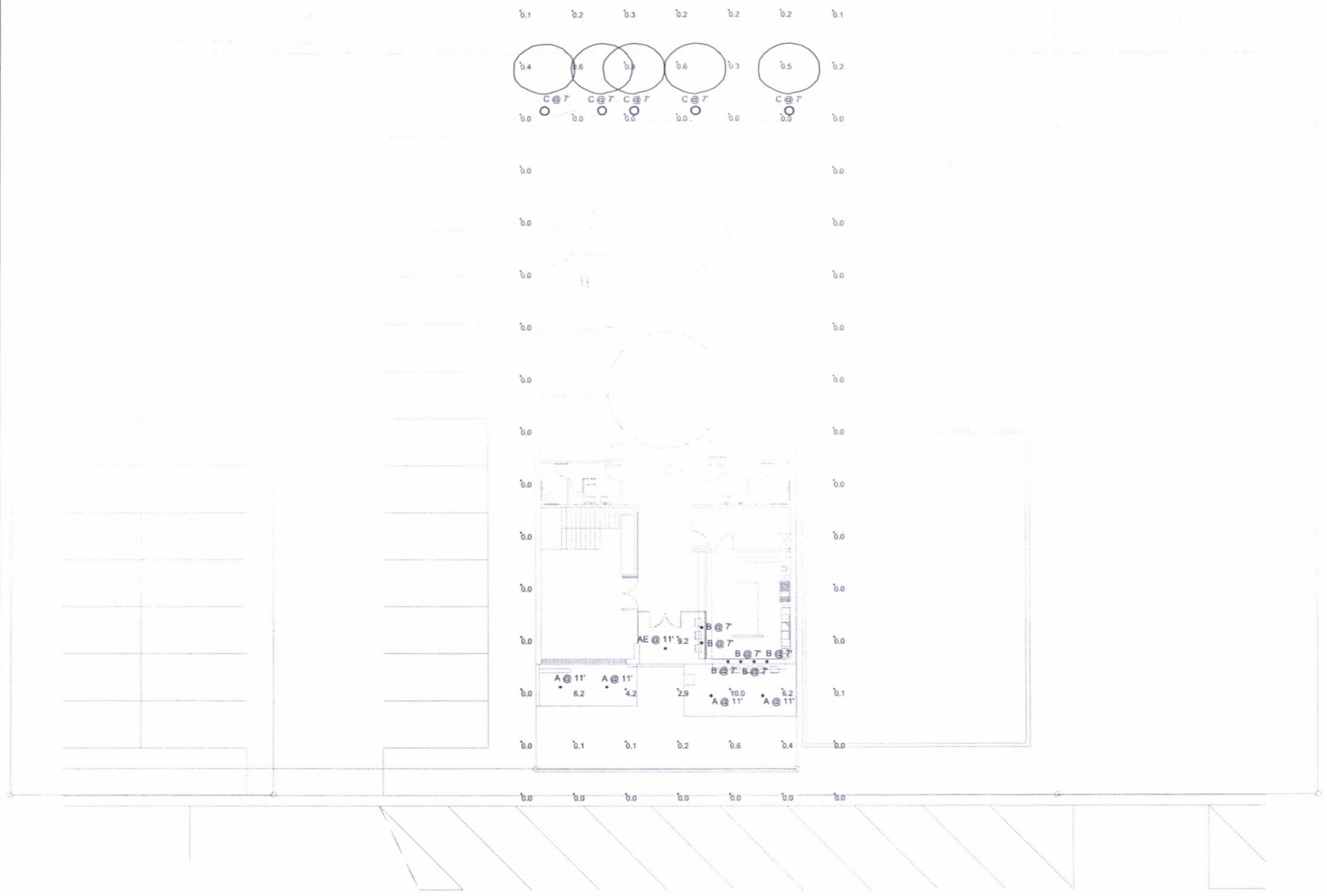
SCALE: 1/16" = 1'-0"
(NTS FOR DR)

47-DR-2017
05/25/18

VIVA ANANDA 7140 e first ave scottsdale, arizona 85251		SE1
date: 10/24/17	project no: 54015	
drawn by: JC	preliminary, not for construction	
chouinard design studio 7234 e shannon ln suite 7 scottsdale arizona 85251	480 947 4992 480 947 4992	arc v.stm@cl



EXPIRES 9/30/2020



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	4	Lithonia Lighting	LDN4 2705 LO4AR LSS	4IN LDN, 2700K, 500LM, 80 CRI, CLEAR, SEMI-SPECULAR REFLECTOR	LED	1	LDN4_27_05_LO4AR_LSS.ies	621	0.91	8.52
○	AE	1	Lithonia Lighting	LDN4 2705 LO4AR LSS EL	4IN LDN, 2700K, 500LM, 80 CRI, CLEAR, SEMI-SPECULAR REFLECTOR	LED	1	LDN4_27_05_LO4AR_LSS.ies	621	0.91	8.52
○	B	6	WAC Lighting	PD-W2605 GH	pendant		1	PD-W2605_A101414_JESNA2002.ies	802	0.91	16.8
○	C	5	WAC Lighting	WS-13718-GH	sconce		1	L_WS-W13718.JES	274	0.91	10.7866

SITE PHOTOMETRY (REVISED)
SCALE: 1" = 20'-0"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC ON SITE AT GRADE	+	0.7 fc	10.0 fc	0.0 fc	N/A	N/A

47-DR-2017
05/25/18

VIVA ANANDA 7140 e first ave scottsdale, arizona 85251	SE2
date: 10/24/17	project no: 540-15
drawn by: JC	preliminary, not for construction
chouinard design studio 7231 e sherman bl suite 7 scottsdale arizona 85251	dro submit 480 947 4992 p 480 947 4993 f

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTRODUCTION — This is a high quality LED downlight fixture. It is designed to provide efficient, long-lasting illumination for a wide range of applications. It is available in a variety of finishes and is designed to be compatible with a wide range of lighting controls.

CONSTRUCTION — Submersible, 100% aluminum, 100% LED, 100% energy efficient. It is designed to be compatible with a wide range of lighting controls. It is available in a variety of finishes and is designed to be compatible with a wide range of lighting controls.

FINISHES — 100% aluminum, 100% LED, 100% energy efficient. It is designed to be compatible with a wide range of lighting controls. It is available in a variety of finishes and is designed to be compatible with a wide range of lighting controls.

LED SOURCE — 100% aluminum, 100% LED, 100% energy efficient. It is designed to be compatible with a wide range of lighting controls. It is available in a variety of finishes and is designed to be compatible with a wide range of lighting controls.

WARRANTY — 100% aluminum, 100% LED, 100% energy efficient. It is designed to be compatible with a wide range of lighting controls. It is available in a variety of finishes and is designed to be compatible with a wide range of lighting controls.

LDN4

4" OPEN
Non-IC
New Construction Downlight

100% LED
100% ALUMINUM
100% ENERGY EFFICIENT

USING OUR TABLE — This table is intended to provide you with the information you need to select the right fixture for your application. The table is organized by fixture type and finish. The table is organized by fixture type and finish.

Series	Color Temperature	Beam Spread	Spot/Beam/Star/Color	Finish	Wattage
LDN4	27°	10°	100°	AL, BK, GR, WT	10W
	35°	15°	150°	AL, BK, GR, WT	15W
	40°	20°	200°	AL, BK, GR, WT	20W
	50°	30°	300°	AL, BK, GR, WT	30W

Notes:

1. Beam spread is based on a 10' distance. (30" x 30")
2. Beam spread is based on a 10' distance. (30" x 30")
3. Beam spread is based on a 10' distance. (30" x 30")
4. Beam spread is based on a 10' distance. (30" x 30")

TUBE - model: PD-W2605

LED Ceiling Mount

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

This fixture is designed using advanced proprietary LED technology with a built-in reflector. An appealing cylindrical profile with powerful LED lighting is perfect for a wide range of lighting applications. Five architectural finishes are available.

FEATURES

- Energy Star® rated
- ETL & cETL Listed, Wet Location Listed
- IP65 Rated, ETL & cETL, Wet Location Listed
- Die-Cast Aluminum Construction
- Energy Saver® Dimmer
- Three (3) sizes and color finishes included
- Adjustable up to 90° for recessed ceiling application

SPECIFICATIONS

Construction: Aluminum with etched glass.
Power: Intelligo dimmer in luminaires, 120V input
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: Facetec Low Voltage 220V, 120V and 0-10V
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GR), White (WT)
Color Temp: 3000K
CR: 90
Rated Life: 50,000 hours
Standards: Energy Star, ETL, cETL, Wet Location Listed, ETL, Toler 24 Compliant, Dark Sky Friendly

REPLACEMENT RODS

Model	Length	Finish
RPL-ROD-OUT06	6"	AL, BK, BZ, GR, WT
RPL-ROD-OUT12	12"	AL, BK, BZ, GR, WT

Example PD-W2605-BK

www.lighting.com
Phone: (800) 526-2588
Fax: (800) 526-2588

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. NOV 2016

HABERMANN
ELECTRICAL DESIGN INC.

www.h-edl.com
5819 North 125th Drive
Litchfield Park, Arizona 85340
phone: (623) 399-8640
e-mail: h-edl@cox.net
Project #17-41
Project Manager: Mark Habermann

30624
STEPHEN E.
FOSTER
Professional Engineer
Arizona U.S.A.

EXPIRES 9/30/2020

TYPE "A"

DOUBLE DOWN - model: WS-W137

LED Exterior Sconce

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Partay your bet with this winning hand. The dual down light sconce delivers layered lighting from an architectural style with twin down lights emanating from different levels for a tiered effect. Designed in a unique format, this sconce makes a welcoming entry light or intriguing sconce in contemporary residential and commercial indoor/outdoor settings. ADA compliant, Dark Sky friendly.

FEATURES

- ETL & cETL, Wet location listed, IP65 rated
- ADA compliant, low profile design
- Aluminum construction
- Dark Sky friendly when mounted in downward orientation
- Driver located inside fixture
- Universal dimmer (120V-277V-277V)
- Full range dimming when used with compatible dimmers*
- 50,000 hour rated life
- Color Temp: 3000K
- CR: 90

SPECIFICATIONS

Construction: Aluminum
Light Source: High output LED.
Finish: Black (BK), Graphite (GR)
Standards: ETL & cETL, wet location listed IP65, ADA compliant.

ORDER NUMBER

Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W13718	110V	1800 (277V)	630	775

Example: WS-W13718-GR

modernforms.com
Phone: (800) 526-2588
Fax: (800) 526-2588

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

TYPE "B"

TYPE "C"

SITE LIGHTING CUT SHEETS

47-DR-2017
05/25/18

VIVA ANANDA
7140 e first ave
scottsdale, arizona 85251

SE3

date: 10/24/17 | project no: 540-15
drawn by: JC | preliminary, not for construction

chouinard design studio | db
7234 e. Sheppard St. Suite 7 | 480 947 1892 p | submit@cds.com
Scottsdale, Arizona 85251 | 480 947 1893 f

PRELIMINARY GRADING & DRAINAGE & UTILITY PLAN

FOR
VIVA ANANDA
 7140 E FIRST AVE
 SCOTTSDALE, ARIZONA 85251



2663 E. Hobart Street
 Gilbert, Arizona 85296
 Ph: (480) 223-8573
 landcorconsulting.com



VIVA ANANDA
 PRELIMINARY GRADING & DRAINAGE & UTILITY PLAN
 7140 E FIRST AVENUE
 SCOTTSDALE, ARIZONA 85251

REVISIONS:	DATE:

PRELIMINARY GRADING & DRAINAGE PLAN

DATE: 4/30/18

PROJ. #: 1491

C1.1

CITY OF SCOTTSDALE GENERAL NOTES FOR CONSTRUCTION

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

LEGAL DESCRIPTION

LOT 20, BLOCK 1, SCOTTSDALE (WEST) ACCORDING TO BOOK 6 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

CONCRETE/PAVING CONSTRUCTION NOTES

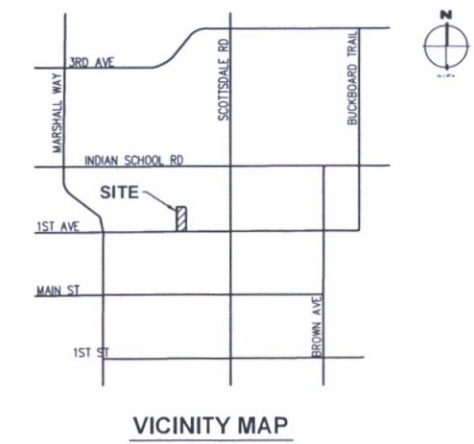
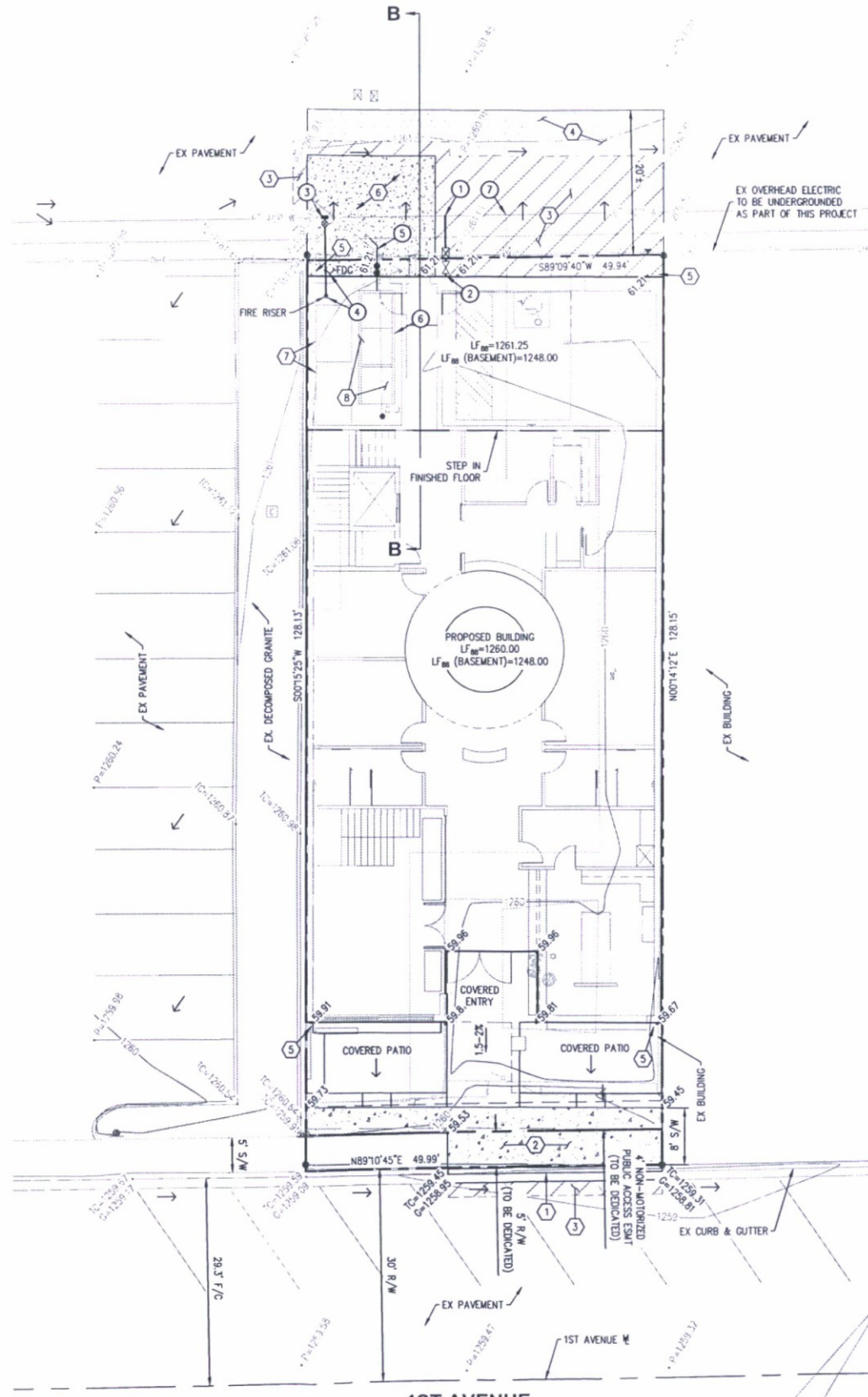
- CONSTRUCT CONCRETE CURB & GUTTER PER M.A.G. STD. DTL. 220, TYPE A, H=6".
- CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230.
- SAWCUT, REMOVE & REPLACE ASPHALT CONCRETE PAVEMENT PER C.O.S. STD. DTL. 2200. 2" MINIMUM SAWCUT TRIMMED TO NEAT CLEAN EDGE.
- MILL AND OVERLAY EXISTING ASPHALT CONCRETE PAVEMENT.
- ROOF DRAIN TO DAYLIGHT AT GRADE (SEE ARCHITECTURAL PLAN).
- CONSTRUCT 6" THICK CONCRETE APRON. SEE C.O.S. STD. DTL. 2146-2 FOR ADDITIONAL INFORMATION.
- WHEEL OUT REFUSE CONTAINER (SEE ARCHITECTURAL PLAN).
- GREASE CONTAINMENT AREA (SEE ARCHITECTURAL PLAN).

WATER & SEWER CONSTRUCTION NOTES

- INSTALL 1.5" (VERIFY SIZE) WATER SERVICE LINE CONNECTION WITH REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. DTL. 2330 & 2354.
- INSTALL 1.5" (VERIFY SIZE) DOMESTIC WATER LINE.
- INSTALL 6" FIRE LINE CONNECTION PER C.O.S. STD. DTL. 2362-2 WITH 6" TAPPING SLEEVE & VALVE PER M.A.G. STD. DTL. 340 & 391-1, TYPE 'C'.
- CONNECT FIRE LINE TO FIRE RISER PER NFPA 24. INSTALL FIRE SPRINKLER RISER WITH WALLMOUNT FD CONNECTION PER C.O.S. STD. DTL. 2369.
- INSTALL NEW 6" SEWER SERVICE PER M.A.G. STD. DTL. 440-2, TYPE 'B'.
- GREASE, OIL, & SAND INTERCEPTOR (SEE ARCHITECTURAL PLAN).
- EXISTING 8" WATER SERVICE, TO BE ABANDONED.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	2235 10/16/13	L	11/4/15	X	N/A



OWNER

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 CONTACT: DR. PURNIMA MEHTA

CIVIL ENGINEER

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ARCHITECT

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 EMAIL: jason@chouinarddesign.com

SITE INFORMATION

APN: 130-12-021
 ADDRESS: 7140 EAST 1ST AVE
 SCOTTSDALE, AZ 85251
 EXISTING ZONING: C-2 D-0 TYPE 2
 NET SITE AREA: 6,400 SF OR 0.14 ACRES
 GROSS SITE AREA: 7,900 S.F. OR 0.18 ACRES
 DISTURBANCE AREA: 7,000 S.F.
 Q.S.: 16-44

SHEET INDEX

	DWG. NO.	SHEET NO.
PRELIMINARY G&D PLAN	C1.1	1
SECTIONS	C1.2	2

47-DR-2017
05/25/18

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



