

**Correspondence Between
Staff and Applicant
Approval Letter**

July 25, 2018

47-DR-2017

Kendric Speagle
Bass & Weber, LLC
6501 E Greenway Pkwy
Scottsdale, AZ 85254

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 47-DR-2017 Viva-Ananda Mixed-Use Building

The Development Review Board approved the above referenced case on July 19, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Site Plan
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Ben Moriarity, 480-312-2836.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>
Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,



Ben Moriarity
Planner
bmoriarity@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

Date: 11/22/17
Contact Name: KENDRIC B. SPEAGLE
Firm Name: BASS & WEBER, LLC.
Address: 6501 E. GREENWAY PKWY # 297
City, State, Zip: SCOTTSDALE, AZ

RE: Application Accepted for Review.

470 - PA - 2017

Dear KENDRIC B. SPEAGLE:

It has been determined that your Development Application for VIVA-AMANDA INTEGRATIVE WELLNESS CENTER has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,



Name: Ben BEN MORIARITY
Title: PLANNER
Phone Number: (480) 312-2836
Email Address: BMORIARITY @ScottsdaleAZ.gov



April 2, 2018

Kendric Speagle
Bass & Weber, LLC
6501 E Greenway Pkwy
Scottsdale, AZ 85254

RE: 47-DR-2017
Viva-Ananda Mixed-Use Building

Dear Mr. Speagle:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/8/2018. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Site Design:

1. Per Scottsdale Revised Code (SRC) Section 47-80, Electric and communication facilities in the alley along the property frontage must be underground.
 - (a) All electric and communications lines installed in the right-of-way for property developed after June 26, 1979 shall be installed underground, except electric lines equal to or greater than 12.5 kVA capacity.
 - (b) If four or more existing sequential electric or communications poles in the right-of-way are to be moved or replaced for development, then the developer shall pay the cost to install the lines attached to those poles underground, except electric lines equal to or greater than 12.5 kVA capacity.
 - (c) If an electric or communications service provider proposes to move or replace four or more existing sequential electric or communications poles in the right-of-way, then the service provider shall pay the cost to install the lines attached to those poles underground, except electric lines equal to or greater than 12.5 kVA capacity.
 - (d) All related facilities shall be placed underground to the greatest extent practicable.
(Ord. No. 4113, § 1(Res. No. 9551, Exh. A, § 1), 12-9-13, eff. 7-1-14)

Preliminary Grading and Drainage plan calls out OHE "to be undergrounded by others" please clarify that this work will be done with this project.

Circulation:

2. Provide bicycle racks for public use in the front of the building. DSPM Sec. 2.1-808; Zoning Ordinance Sec. 9.103. Bike racks in secure location as shown on site plan are appropriate for residents. Please provide two bicycle parking spaces (1x) rack in front of building. The rack can be placed in the courtyard area. Bicycle rack can blend with the architectural context of development or the City of Scottsdale Standard Detail #2285 can be used.
3. Provide a minimum 8-foot-wide clear sidewalk along the site frontage. Dedicate a non-motorized public access easement for any portion of sidewalk that extends outside of the 1st Ave. right-of-way. Please show and call out non-motorized public access easement DSPM Sec. 5-3.100; SRC Section 47-10

Drainage:

4. Provide an elevation view exhibit showing the north side of the building and pavement to scale. Show all windows and door openings. It appears the finished floor is only about 0.1 ft above the pavement. Please provide the approximate depth of flow in the alley on the north side of the building prepared by a civil engineer to determine the finished floor elevation and protect it from flooding. plans submitted on 3/8/18 do not provide enough information to determine if the proposed finished floor is adequately elevated above a 100 yr, 6hr storm event. Please provide a drainage report with the hydrologic and hydraulic calculations and topographic maps.

Water and Waste Water:

5. The existing water service is a 5/8-inch line and meter (Asset ID 309444) with no backflow prevention, please show and call out on site plan. Per SRC Section 49-62 and per DSPM Section 6-1.417 All meter water services require the installation of an approved backflow prevention device immediately adjacent to the meter on private property. Backflow devices shall be reduced pressure principle per COS Standard Detail 2353, 2354, or 2360.
6. Per DSPM Section 6-1.406 verify that the following domestic fixture pressures will be maintained at highest finished floor level: 50 psi min. under normal domestic daily water demand (flow determined by fixture type/count); 15 psi min. concurrent with fire flow from hydrant (or resultant pressure while meeting sprinkler system requirements).
7. Per DS&PM 6-1.416 Locate meter in utility easement or ROW in accessible location.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

8. Revise Sheet A2.1 to show the canopy and balcony at 7 feet maximum exception to setback on the second floor plan, per Zoning Ordinance Section 5.3006.I.2.b.
9. Per DSPM Section 5-3.1100, 5 feet additional right-of-way dedicated along 1st Avenue frontage, 35-foot half-street width. Please show on plan and call out as being dedicated

10. Per DSPM Section 2, refuse enclosures for restaurants require a grease containment area. Please call out grease containment area.
11. Per DSPM Section 7-1.411, a grease, oil and sand interceptor will be required for restaurants. Must be within the parcel being developed.
12. Per DSPM Section 7-1.409, minimum diameter for a commercial sewer service line is 6-inch. Please show and call out on site plan.

Building Elevation Design:

13. Notes and dimensions on the building elevations and building elevations worksheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Table still appears to have font less than 12-point. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303
14. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105. Addressed on roof plan but not on building elevations, please show on building elevations to insure architectural integration.
15. Revise Sheet A3.3 to show the balcony railing on Section 1, 2, and 5, per Zoning Ordinance Section 5.3006.I.2.c.

Lighting Design:

16. Notes on the lighting plans and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Table still appears to have font less than 12-point. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Other:

17. Notes and dimensions on the Color & Material Sample Board appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
18. Alleyway along the frontage will require mill and overlay, please call out on site plan.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 34 accumulative Staff Review Days since the application was determined to be administratively complete.

These 2nd **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2836 or at bmoriarity@ScottsdaleAZ.gov.

Sincerely,



Ben Moriarity
Planner

cc: DR. PURNIMA MEHTA
7140 East 1st Avenue
Scottsdale, AZ 85251

JASON CHOUNARD
CHOUINARD DESIGN STUDIO LLC
7234 E Shoeman Ln STE 7
Scottsdale, AZ 85251

ATTACHMENT A
Resubmittal Checklist

Case Number: 47-DR-2017

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Two copies of the Revised Trip Generation Comparison
- Two copies of the Revised Parking Study / Analysis

Site Plan:

_____ 8 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Elevations:

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 1/2" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 1/2" x 11"

Elevation Worksheet(s):

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Lighting Site Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 1/2" x 11"

Technical Reports:

- 2 copies of Revised Drainage Report with the hydrologic and hydraulic calculations and topographic maps. _____ Plan Check No. _____

Moriarity, Ben

From: Jason Chouinard <jason@chouinarddesign.com>
Sent: Thursday, April 12, 2018 8:08 PM
To: Moriarity, Ben; 'Kspeagle@bassandweber.com'
Cc: Wade Cooke; Joel D. Miller; Mark Habermann
Subject: RE: 47-DR-2017 & 1-IP-2018

Follow Up Flag: Follow up
Flag Status: Completed

Hi Ben,

I reviewed the comments and also have spoken with the engineers and have the following questions / responses:

1. If the note is changed to 'to be undergrounded as part of this project', is this comment satisfied?
2. A bicycle rack was added at the front courtyard (called out on Sheet A2.0). Is this acceptable? *Show on A1*
3. Sheets A2.0 & C1.1 are both calling out an 8' sidewalk. Sheet C1.1 is also calling out a 4' non-motorized public access easement for the additional 4' of sidewalk. Should this be changed to an 8' non-motorized public access easement on Sheet C1.1? Should that also be called out the same on Sheet A1.0 and A2.0? Is it needed anywhere else? *A1*
4. Is this calculation part of the Prelim Basis of Design Report Water-Wastewater? *No*
5. A new meter and backflow prevention device is currently being called out on Sheet C1.1. Do you just want a note added to Sheet C1.1 calling out the existing 5/8" meter to be abandoned?
6. Can it be noted that the plumbing supply system will be upgraded and designed to meet this minimum requirement versus providing the calculations, etc. at this point? There were not requirements for a plumbing engineer in the initial checklist and assumed this would be part of the building plans.
7. This is currently shown at the rear of the building off the alley. Can you tell us what the issue is with this?
8. Sheet A2.1 will show and dimension the canopy at 7' max into the front setback.
9. The right-of-way will be changed to 35' along 1st Ave on Sheets A1.0 and C1.1.
10. The grease containment area is being called out on Sheet A2.0 in the refuse room next to the wheel out refuse container. Is this acceptable?
11. The interceptor is being shown in the refuse room on Sheet A2.0 as stated above. It will be revised to match on Sheet C1.1. Is this acceptable? *→*
12. A 6" sewer line is being called out on Sheet C1.1. Does that need to be shown on Sheet A1.0 as well?
13. Ok, will increase the font size in the table to 12 point.
14. Ok, will show roof drain outlet locations on the front and rear elevations.
15. Ok, will add 42" high glass railing section on sections 1, 2 and 5. Are the balcony railings an issue, or do you just want them shown for clarity?
16. Ok, does every word on all electrical sheets need to be 12 point (ie. general notes on Sheet EO, notes in tables on Sheet SE2 and the notes in the light fixture cut sheets on Sheet SE3? It may not be possible to make the light fixture cut sheets 12 point.
17. Ok, can I get the material sample board back so I can increase the font size? ✓
18. This is called out on Sheet C1.1. Does it need to be noted on Sheet A1.0 as well?

Thanks for your time. I would be happy to meet in person to go over these if you prefer. Just let me know. I want to ensure that this is approved the next submittal as well.

Thanks again,

Jason Chouinard
ARCHITECT, LEED™ AP

chouinard design studio

480 | 947 | 4992 p

480 | 947 | 4993 f

480 | 213 | 0013 c

7234 e shoeman ln | suite 7
scottsdale | arizona | 85251

www.chouinarddesign.com

From: Moriarity, Ben [mailto:BMoriarity@Scottsdaleaz.gov]
Sent: Wednesday, April 4, 2018 4:28 PM
To: 'Kspeagle@bassandweber.com' <Kspeagle@bassandweber.com>
Cc: Jason Chouinard <jason@chouinarddesign.com>
Subject: 47-DR-2017 & 1-IP-2018

Kendric,

We have completed the second review of 47-DR-2017 and there are still items that are unresolved. Please find the attached comment letter and consider scheduling a meeting with me and our engineering reviewer to insure all items are addressed for the next submittal.

Regarding 1-IP-2018, please revise your request to address the ordinance criteria of Section 9.108 (https://library.municode.com/az/scottsdale/codes/code_of_ordinances?nodeId=VOLI|APXBBAZOR_ARTIXPALORE_S9.108SPPAREDI). In addition we will need to know what type of purchase the owners intend to make (permanent credit lump sum or monthly installments). Please find the attached example.

Thank you,

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

2663 E. Hobart Street
Gilbert, Arizona 85296

February 7, 2018
City of Scottsdale
Planning & Development Department

**Project: Viva Ananda Mixed Use Building
47-DR-2017**

Re: Comment Responses – DRB 1st Review

1. N/A
2. N/A
3. Roof drain has been added to Preliminary G&D Plan.
4. Overhead electric will be relocated underground.
5. N/A
6. Dimension has been added to sidewalk and new easement is shown.
7. A cross section showing the rear of the building with the high water elevation has been added to the plan for reference.
8. Noted.
9. Backflow preventer has been added to plan.
10. Hydrant flow test will be provided.
11. Complete.
12. This has been added to the Water and Sewer Report.
13. See Water and Sewer Report. Detailed calculations will be completed during final design.
14. This information has been added to the Water and Sewer Report.
15. A new 6" sewer tap is now shown on the Preliminary G&D Plan.
16. N/A
17. N/A
18. N/A
19. Right-of-Way has been added to plan.
20. Arroyo has been added to plan.

47-DR-2017
3/8/18

21. Grease Interceptor has been added.
22. A new 6" sewer tap is now shown on the Preliminary G&D Plan.
23. N/A
24. N/A
25. N/A
26. N/A
27. Dimension has been added.
28. N/A
29. Mill and overlay has been added to the plan.
30. A new water service and meter has been added to the plan.

Please feel free to contact me if you have any questions or need any additional information.

Sincerely,



Wade E. Cooke, P.E.
Landcor Consulting, P.C.
480-223-8573
wade@landcorconsulting.com

2nd DRB Submittal

March 4, 2018

Ben Moriarity
CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

RE: Architectural Comment Response Letter

Architectural comment responses:

1. Please find the In-lieu application in this submittal.
2. Please see screening details added to the site details sheet.
3. Please see roof drainage information added to the ground floor plan and roof plan.
5. Please see added bicycle parking at the front patio.
6. Please see added dimension for sidewalk clearance.
16. Please see revised text size.
17. Please see added roof access ladder location on the roof plan.
18. Please see added electrical service and panel locations.
19. Please see added dimension for right-of-way dedication.
20. Please see added grease containment area on the ground floor plan.
23. Please see revised text size.
24. Please see added notes for elevation plane locations.
27. Please see added dimension for sidewalk.

Sincerely,



Jason Chouinard
Project Architect



5819 North 125th Drive
Litchfield Park, Arizona 85340
(623) 399-8640 tel
h-edi@cox.net

Date: March 7, 2018
To: Chouinard Design Studio
Attention: Mr. Jason Chouinard
Re/Project: Viva Ananda – DR Submittal

Dear Mr. Chouinard.

The following items have been changed on the DR set for the above referenced project.

Fonts on appropriate sheets have been enlarged per the City's request.

The Electrical Service has been located inside the Garage, with the required clearances indicated by hatching. This is a preliminary location but will remain indoors as this is a zero-lot line property. Additionally, all utilities will be placed underground and utility equipment locations is under development with APS.

Exterior lighting has been reduced to meet the City of Scottsdale's requirements.

Please do not hesitate to contact us regarding this or any other project concern.

Sincerely

Mark Habermann
President

47-DR-2017
3/8/18

3rd DRB Submittal

April 30, 2018

Ben Moriarity

CITY OF SCOTTSDALE

7447 E Indian School Rd.

Scottsdale, AZ. 85251

BMoriarity@ScottsdaleAZ.gov

O: 480-312-2836

RE: Comment Response Letter

Comment responses:

1. Please see added note on Sheet C1.1 stating existing 5/8" meter to be abandoned.
2. Please see added note on Sheet A1.0 showing bicycle parking in front courtyard.
3. Please see added notes on Sheet A1.0 and Sheet C1.1 calling out an 8' sidewalk and the north 4' as a non-motorized public access easement.
4. Please see added Sheet C1.2 showing the rear elevation of the building and Section B-B showing the grades at that location.
5. Please see circled keynote 1 on Sheet C1.1 calling out new water service and backflow preventer.
6. Please see note added on Sheet A2.1 under the third floor plan calling out that the project will be designed to meet these requirements.
7. Please see circled keynote 1 on Sheet C1.1 calling out new water service.
8. Please see added 7'-0" dimension for canopy on Sheet A2.1.
9. Please see added note / dimension on Sheet A1.0 and Sheet C1.1 calling out an additional 5' right-of-way to be dedicated.
10. Please see grease containment area in the Refuse Room (keynote C) on Sheet A2.0 and also on Sheet C1.1.
11. Please see grease, oil and sand interceptor (keynote C) on Sheet A2.0 and Sheet C1.1.
12. Please see circled keynote 5 on Sheet C1.1 calling out new 6" sewer line.
13. Please see increased font sizes in tables on Sheet A3.2 and Sheet A3.4.
14. Please see added roof drain outlet spouts shown on the north and south elevations on Sheet A3.0 and Sheet A3.1.
15. Please see balcony railings added to Sections 1, 2 and 5 on Sheet A3.3.
16. Please see increased font size on Sheet SE-1.
17. Please see increased font size on Material Sample Boards.
18. Please see mill and overlay notes on called out on Sheet A1.0 and Sheet C1.1.

Sincerely,



Jason Chouinard
Project Architect