

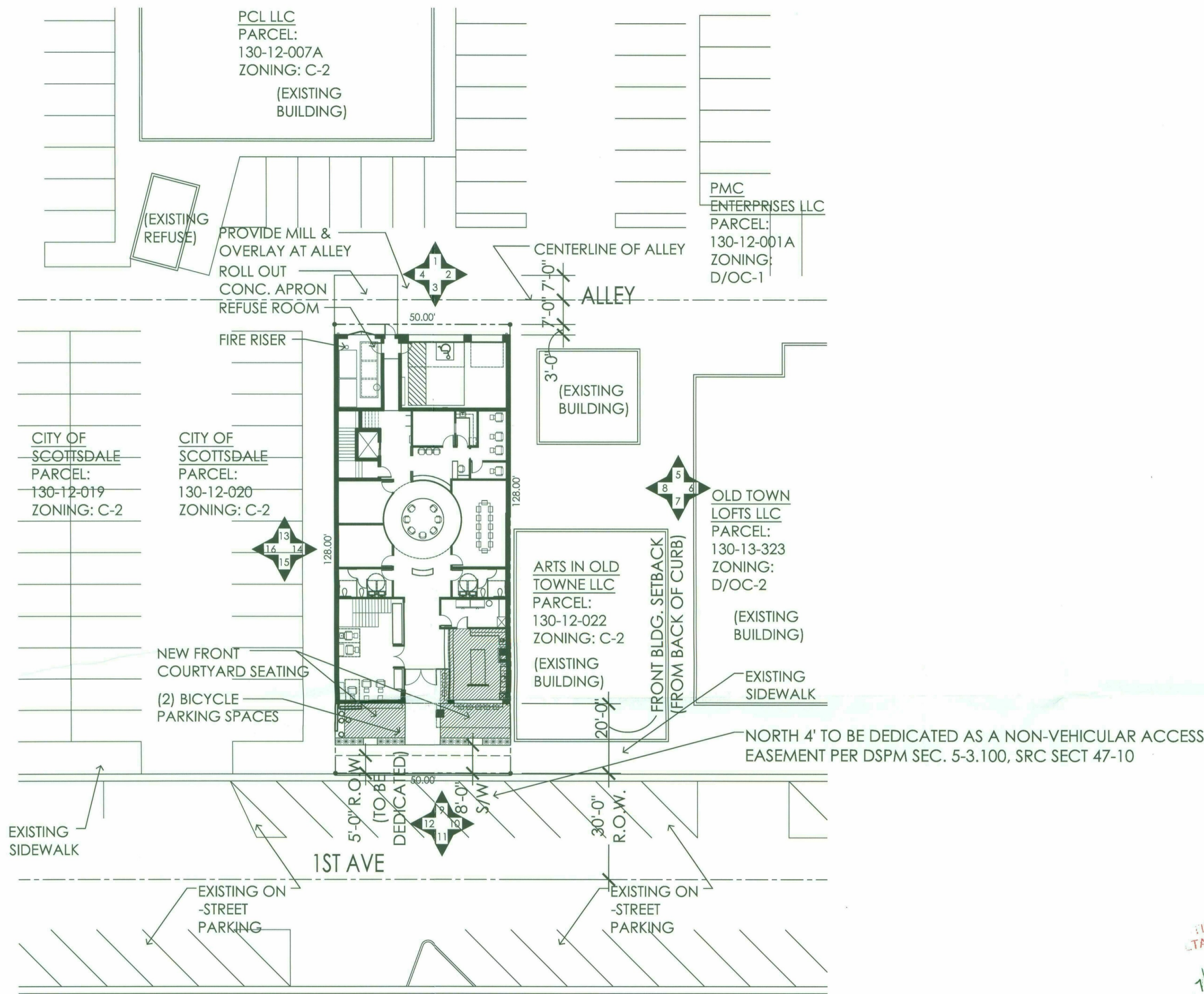
Full Size

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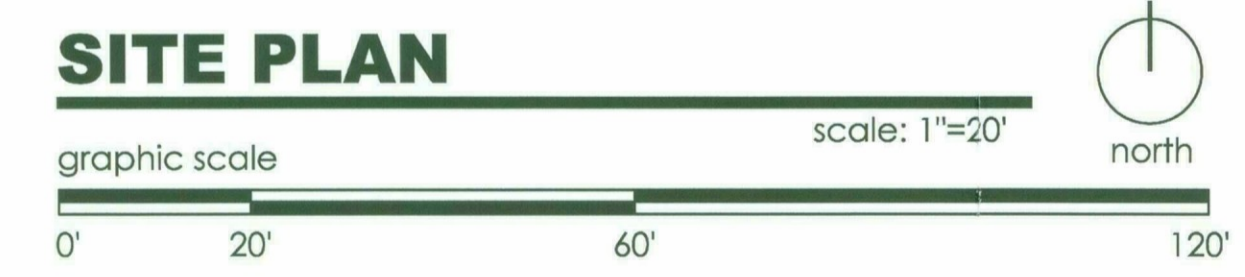
11 x 17

(site plan, landscape, elevations)

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NELSON BARNUM INTERIORS LTD PARCEL: 130-12-077 ZONING: C-2	NELSON BARNUM 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
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PROJECT INFORMATION

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 playm, 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

IMPROVEMENT DISTRICT CREDITS
 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 - 80 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

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

480 | 947 | 4992 p
 480 | 947 | 4993 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.	
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desc.	
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desc.	

A1.0

site plan
 CONSTRUCTION DOCUMENTS

47-DR-2017
 05/25/18

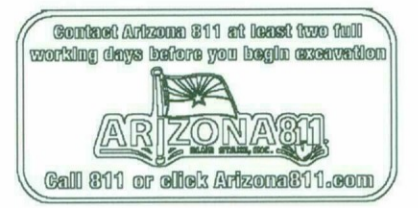
POPULATION SET
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7140 e 1st ave / scottsdale / az

viva ananda mixed use

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

LANDCOR
 CONSULTING

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

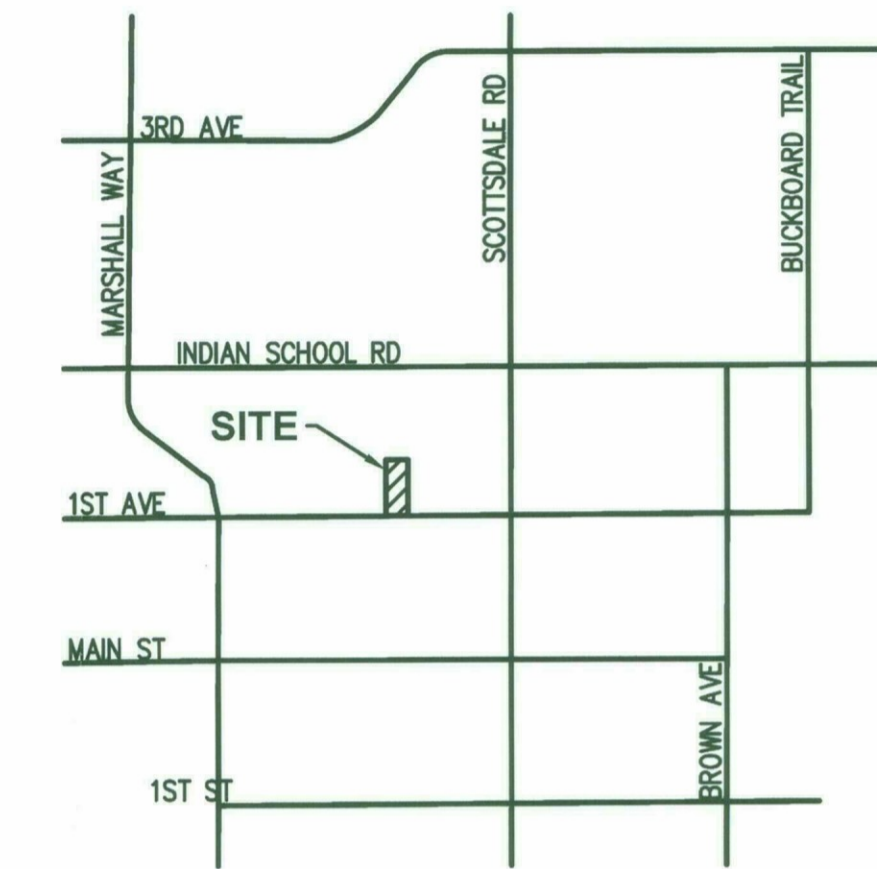
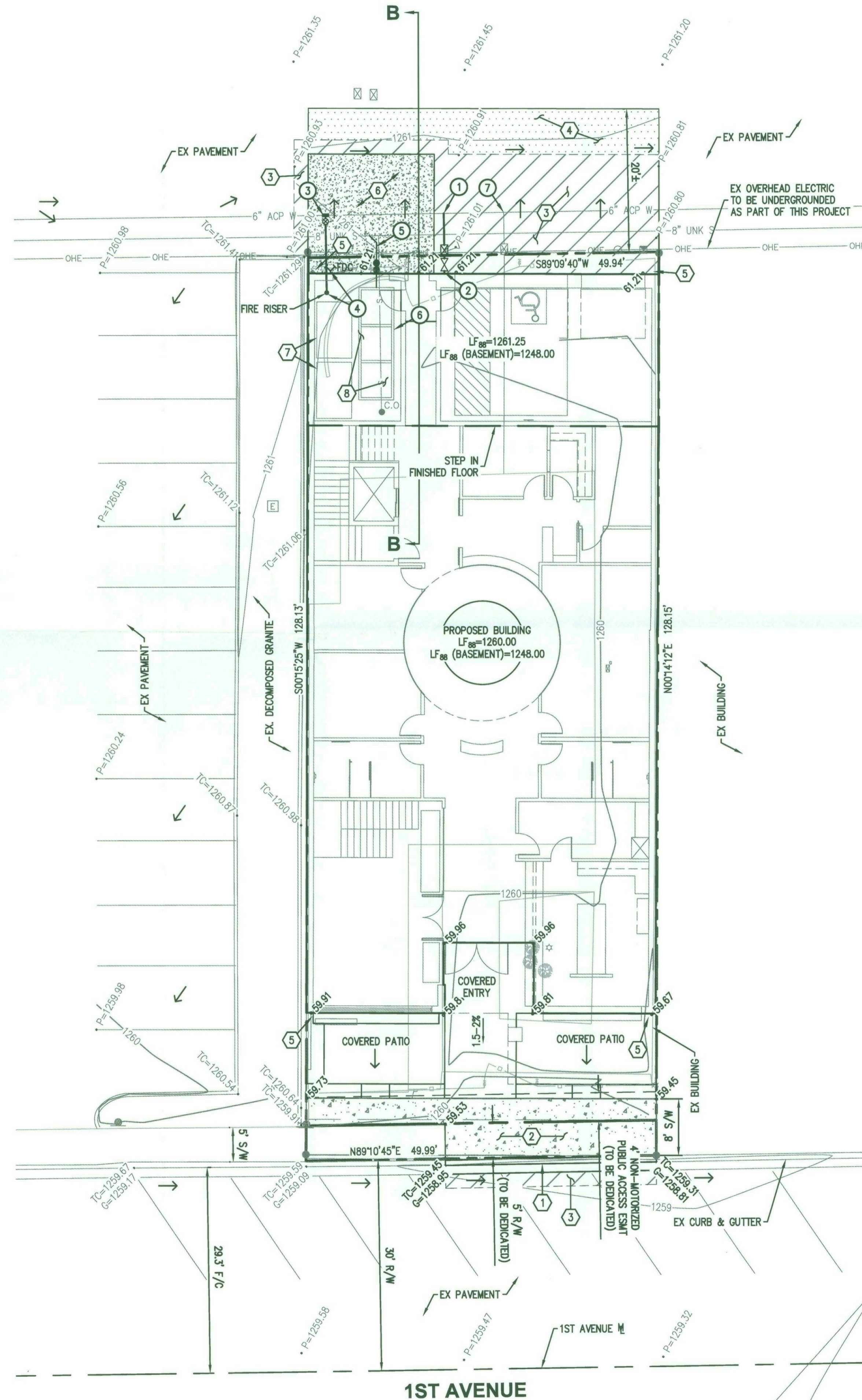
- CONSTRUCT CONCRETE CURB & GUTTER PER M.A.G. STD. DTL. 220, TYPE A, H=6".
- CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230.
- SAWCUT, REMOVE & REPLACE ASPHALT CONCRETE PAVEMENT PER C.O.S. STD. DTL. 2200. 2" MINIMUM SAWCUT TRIMMED TO NEAT CLEAN EDGE.
- MILL AND OVERLAY EXISTING ASPHALT CONCRETE 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 #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zone, Use Depth)
045012	2235	L	11/4/15	X	N/A
	10/16/13				



VICINITY MAP

OWNER

ACT NINE LLC
 10575 N 99TH PL
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 440-8792
 CONTACT: DR. PURNIMA MEHTA

CIVIL ENGINEER

LANDCOR CONSULTING, P.C.
 2663 E. HOBART STREET
 GILBERT, AZ 85296
 PHONE: (480) 223-8573
 FAX: (480) 827-7661
 CONTACT: WADE E. COOKE, P.E.
 EMAIL: wade@landcorconsulting.com

ARCHITECT

CHOUINARD DESIGN STUDIO
 7234 E SHOEMAN LN
 SCOTTSDALE, AZ 85251
 PHONE: (480) 947-4992
 CONTACT: JASON CHOUINARD
 EMAIL: jason@chouinarddesign.com

SITE INFORMATION

APN: 130-12-021
 ADDRESS: 7140 EAST 1ST AVE, SCOTTSDALE, AZ 85251
 EXISTING ZONING: C-2 D-O 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

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

47-DR-2017
 05/25/18

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Scale: 1"=10'

Expires 9/30/17

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

DATE:

REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

DATE: 4/30/18

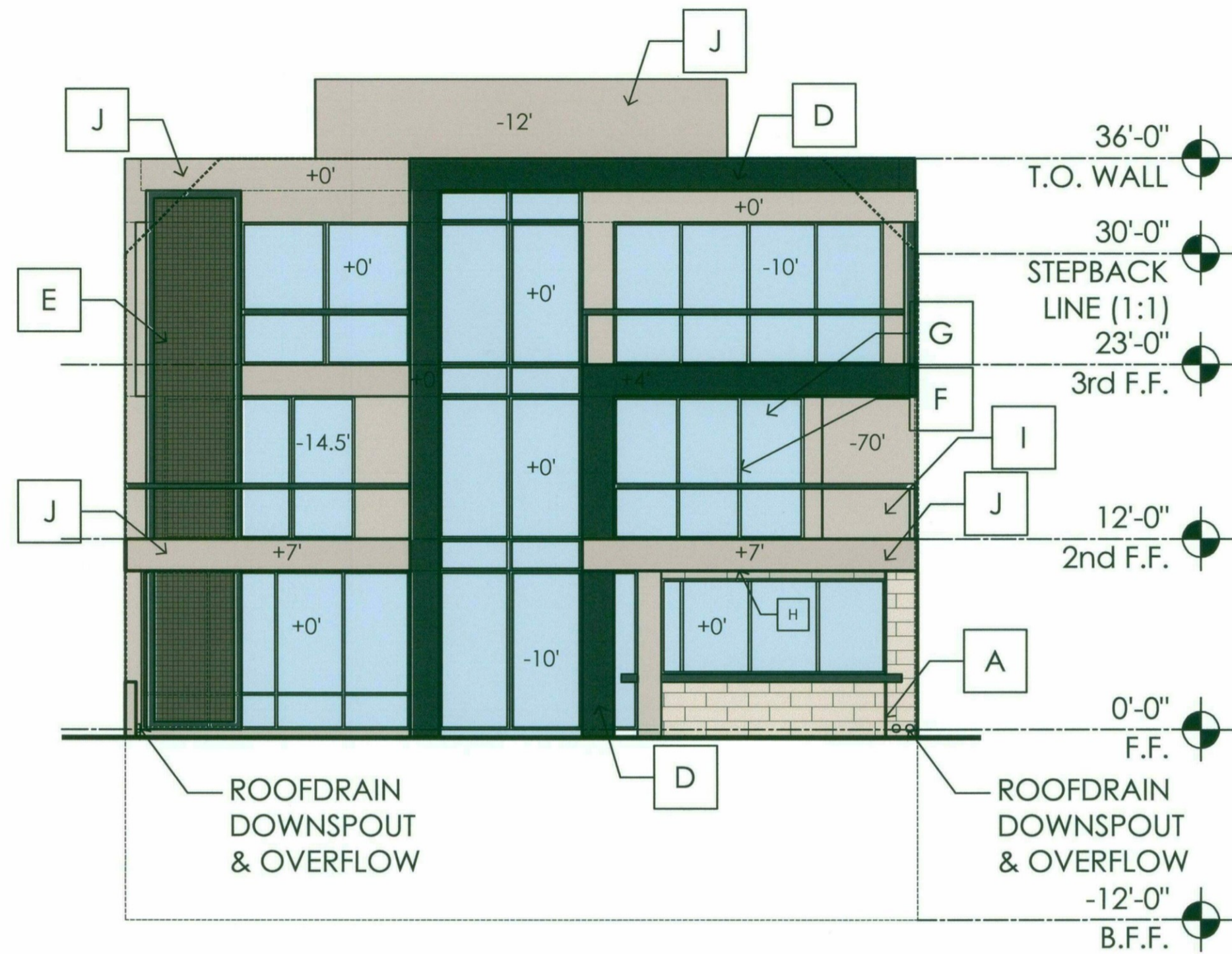
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C1.1

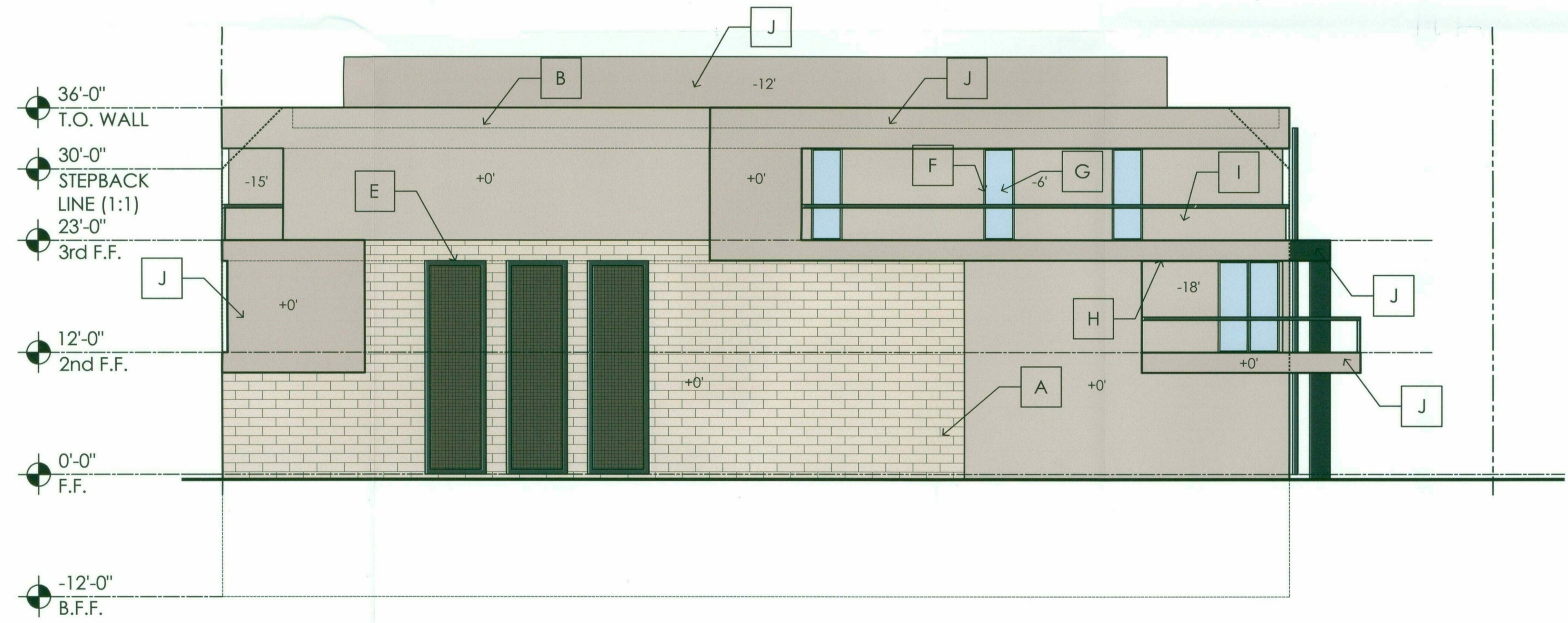
1 OF 2

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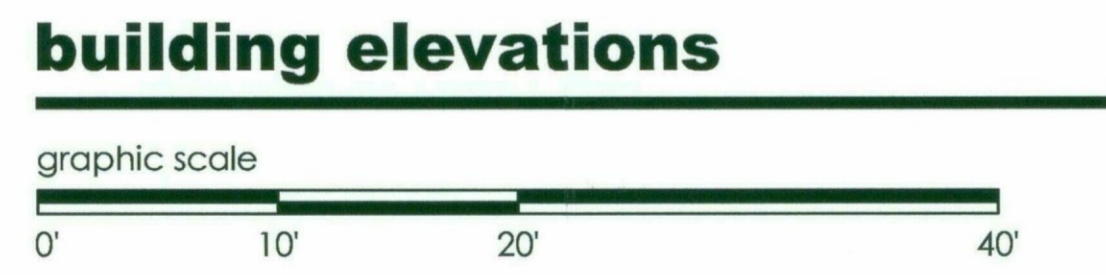
LOCATION	CHARACTERISTICS
A STONE (BODY)	CRAFTSMAN COURT 'DR JUANE'
B SMOOTH STUCCO / PAINT (BODY)	DUNN EDWARDS 'SAHARA' DEC747
C PAINT (SOLID EXTERIOR DOORS)	DUNN EDWARDS 'SAHARA' DEC747
D STONE (ACCENT)	GALLERIA OF STONE 'AMERICAN BLACK LEATHERED'
E JALI SCREEN / PAINT (ART PIECE)	-
F DOOR / WINDOW 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"



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

7/19/18 DATE *EM* INITIALS

owner:
ACT NINE LLC

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

chouinard design studio

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

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

PRELIMINARY,
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project no.: 540-15
date: 04/30/17
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rev.	date	desc.

A3.0

elevations
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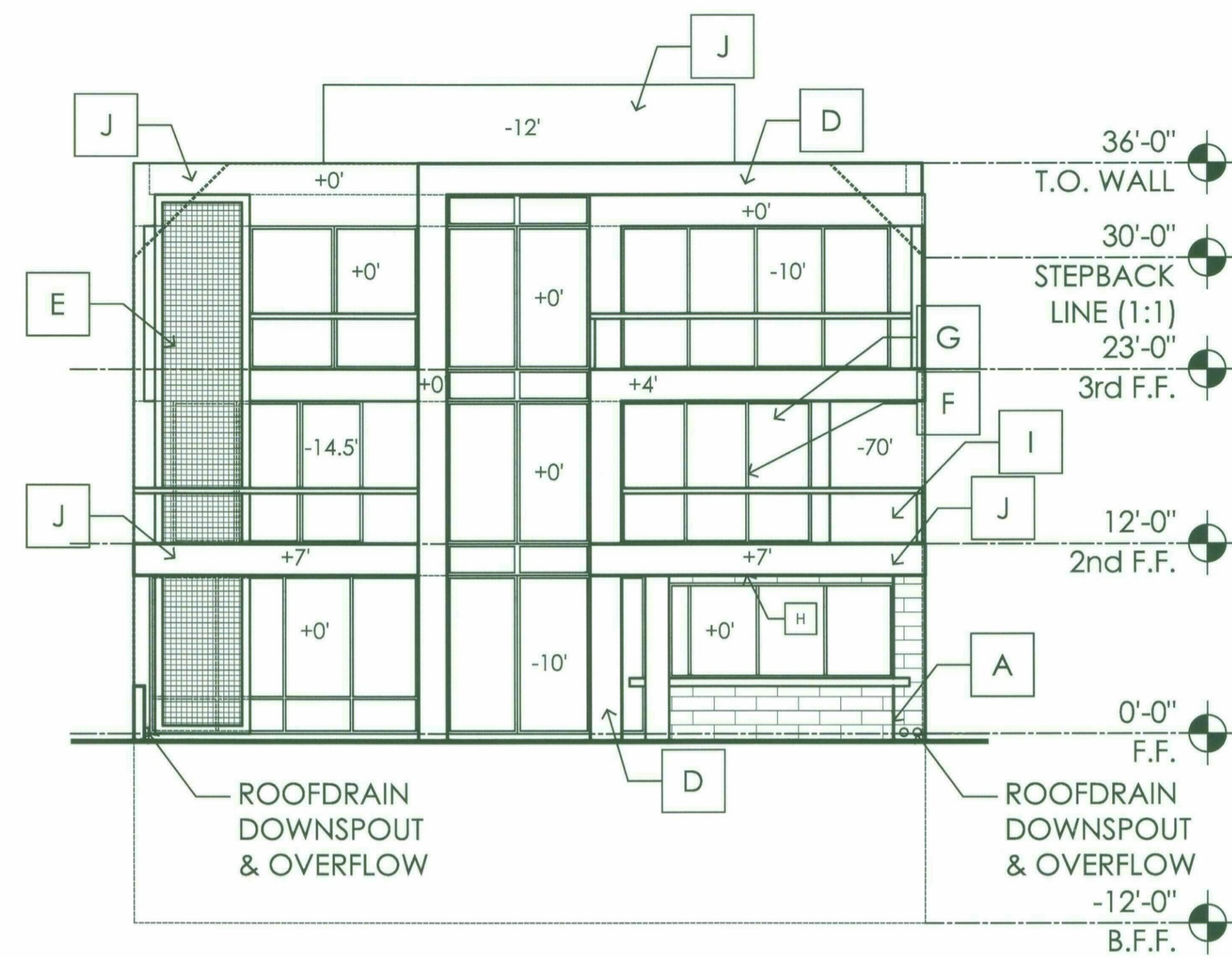
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7140 e 1st ave / scottsdale / az

viva ananda mixed use

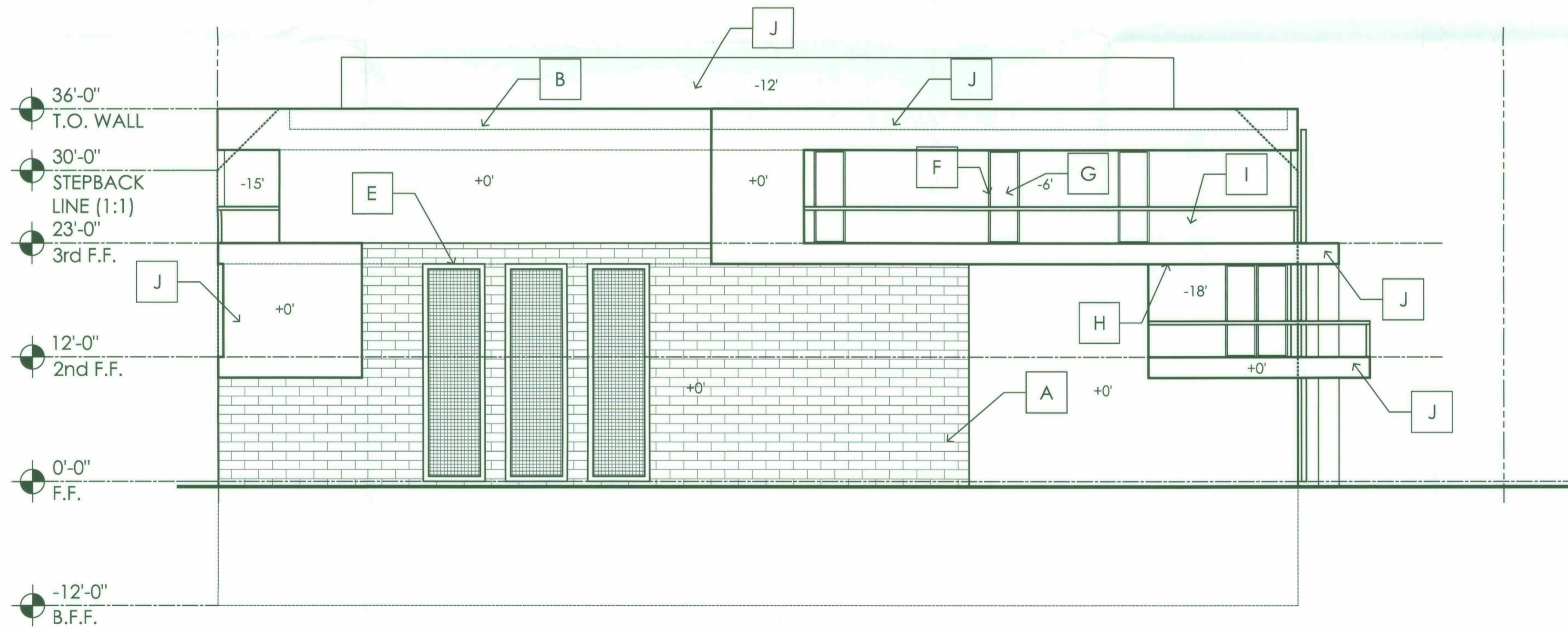
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EXTERIOR MATERIAL PALETTE	
LOCATION	CHARACTERISTICS
A STONE (BODY)	CRAFTSMAN COURT 'DR JUANE'
B SMOOTH STUCCO / PAINT (BODY)	DUNN EDWARDS 'SAHARA' DEC747
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J SMOOTH STUCCO / PAINT (ACCENT)	DUNN EDWARDS 'RINCON COVE' DEC757



south elevation

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



west elevation

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

building elevations



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7/19/18 DATE
TAM INITIALS

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



PRELIMINARY,
NOT FOR
CONSTRUCTION

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

rev.	date	desc.

A3.0

elevations

CONSTRUCTION
DOCUMENTS

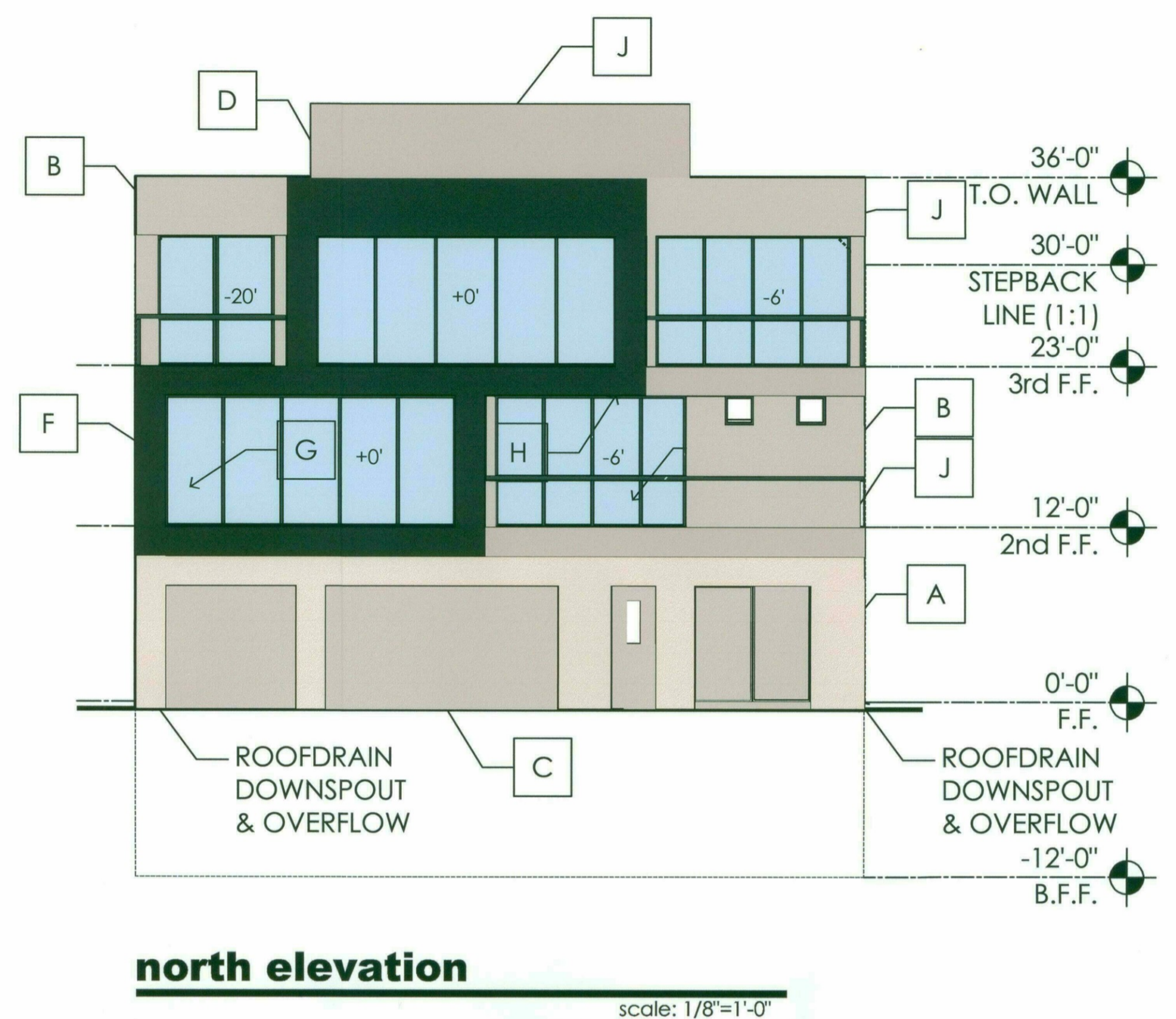
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viva ananda mixed use

7140 e 1st ave / scottsdale / az

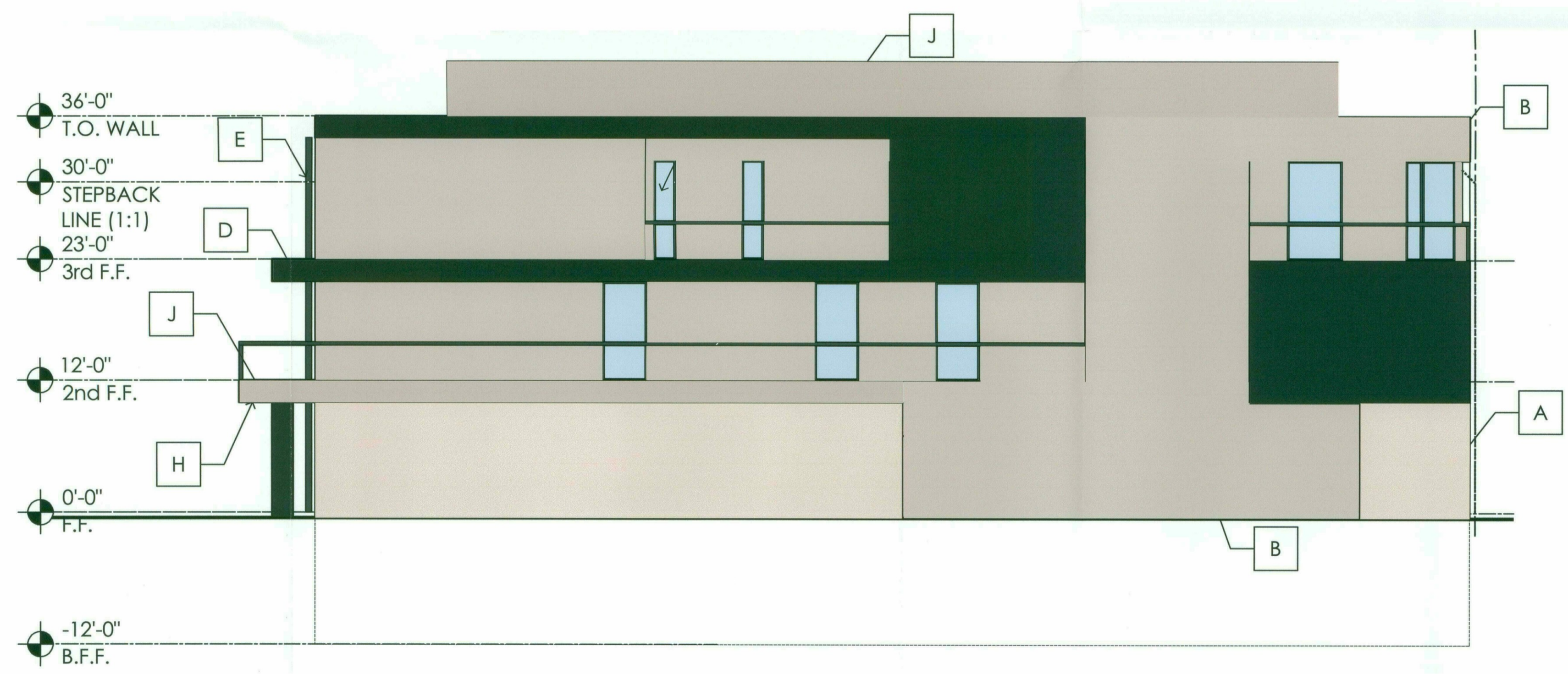
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north elevation

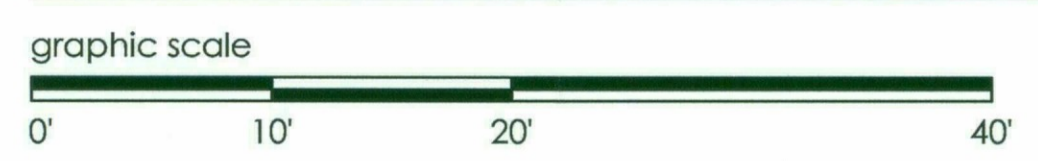
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east elevation

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

building elevations



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A3.1

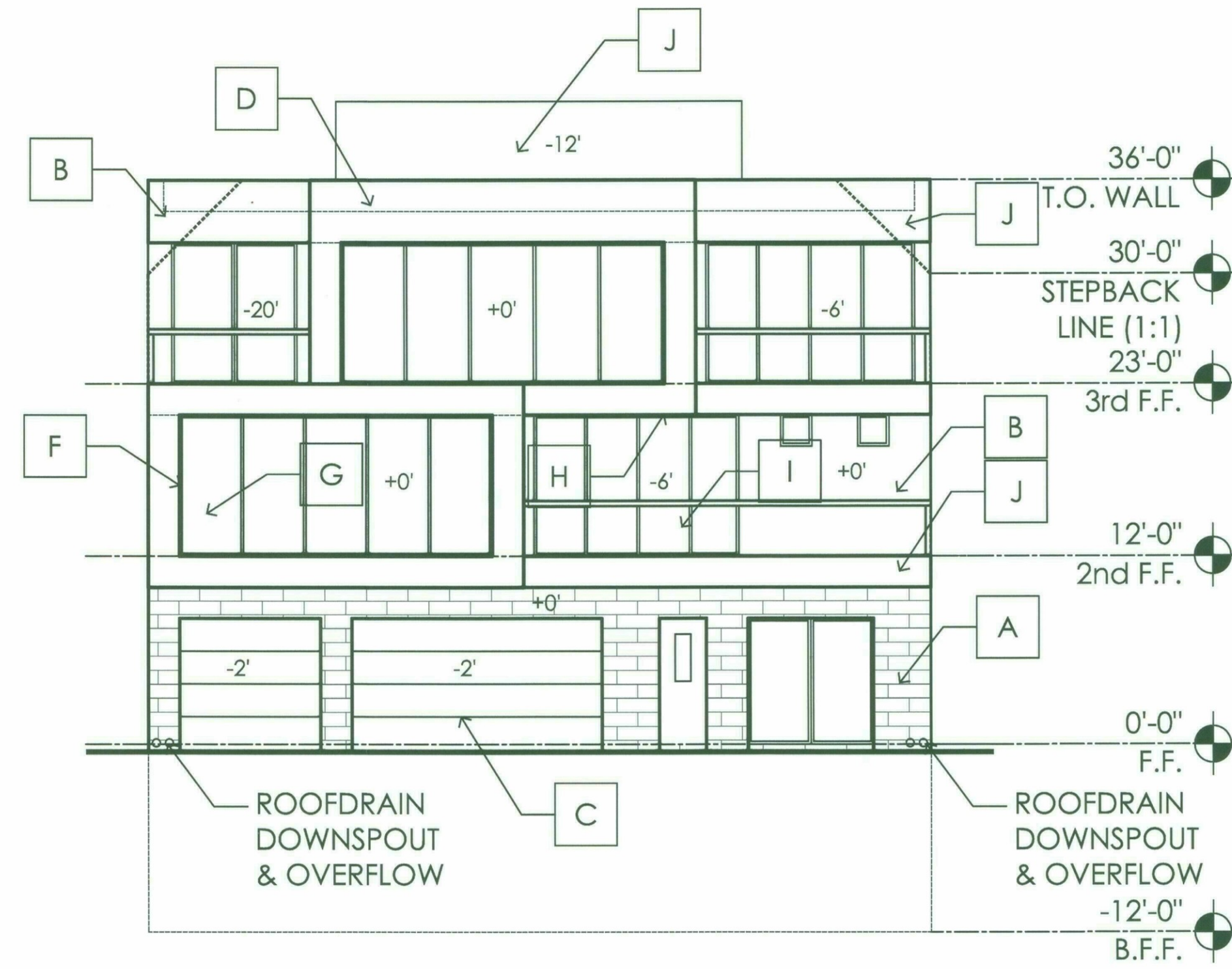
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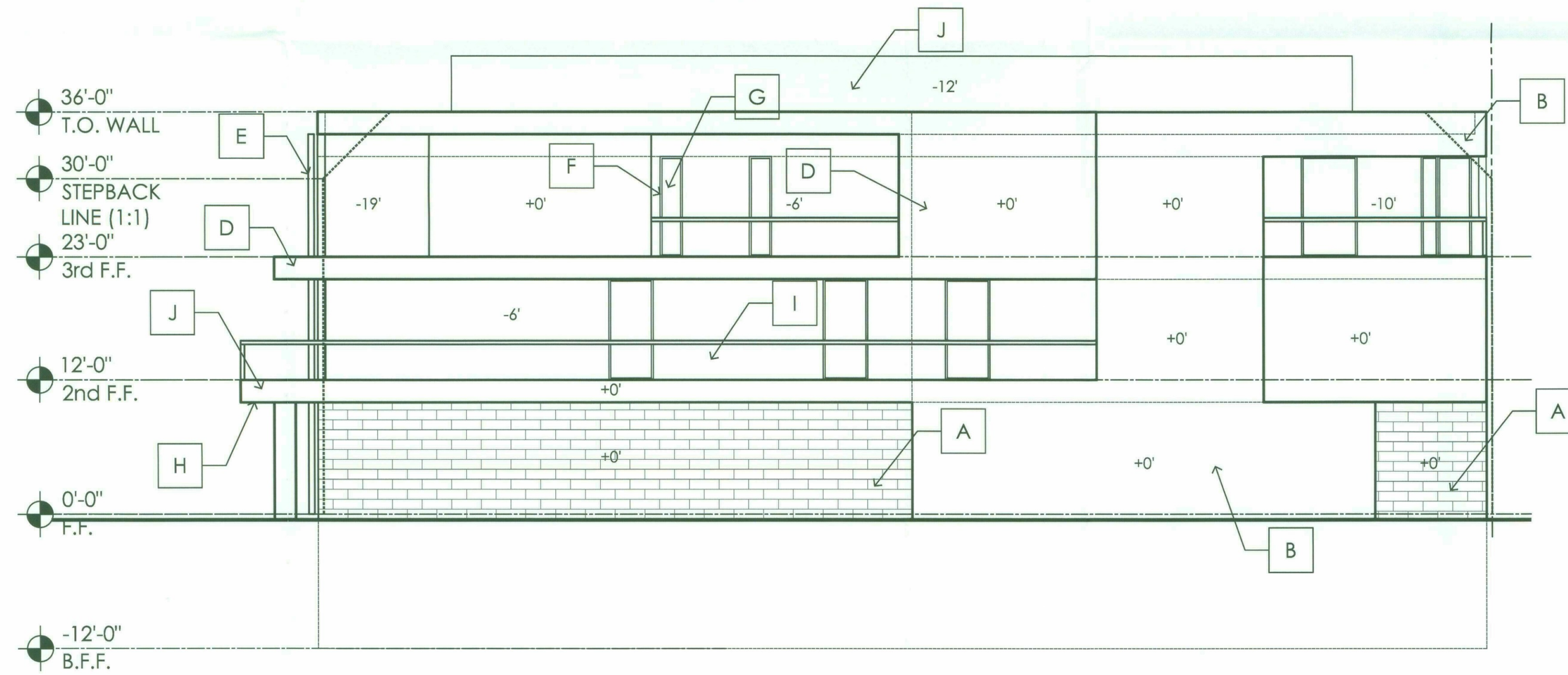
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A STONE (BODY)	CRAFTSMAN COURT 'DR JUANE'
B SMOOTH STUCCO / PAINT (BODY)	DUNN EDWARDS 'SAHARA' DEC747
C PAINT (SOLID EXTERIOR DOORS)	DUNN EDWARDS 'SAHARA' DEC747
D STONE (ACCENT)	GALLERIA OF STONE 'AMERICAN BLACK LEATHERED'
E JALI SCREEN / PAINT (ART 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



north elevation

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



east elevation

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

building elevations



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7/11/19 DATE
Bm INITIALS

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



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.	

A3.1

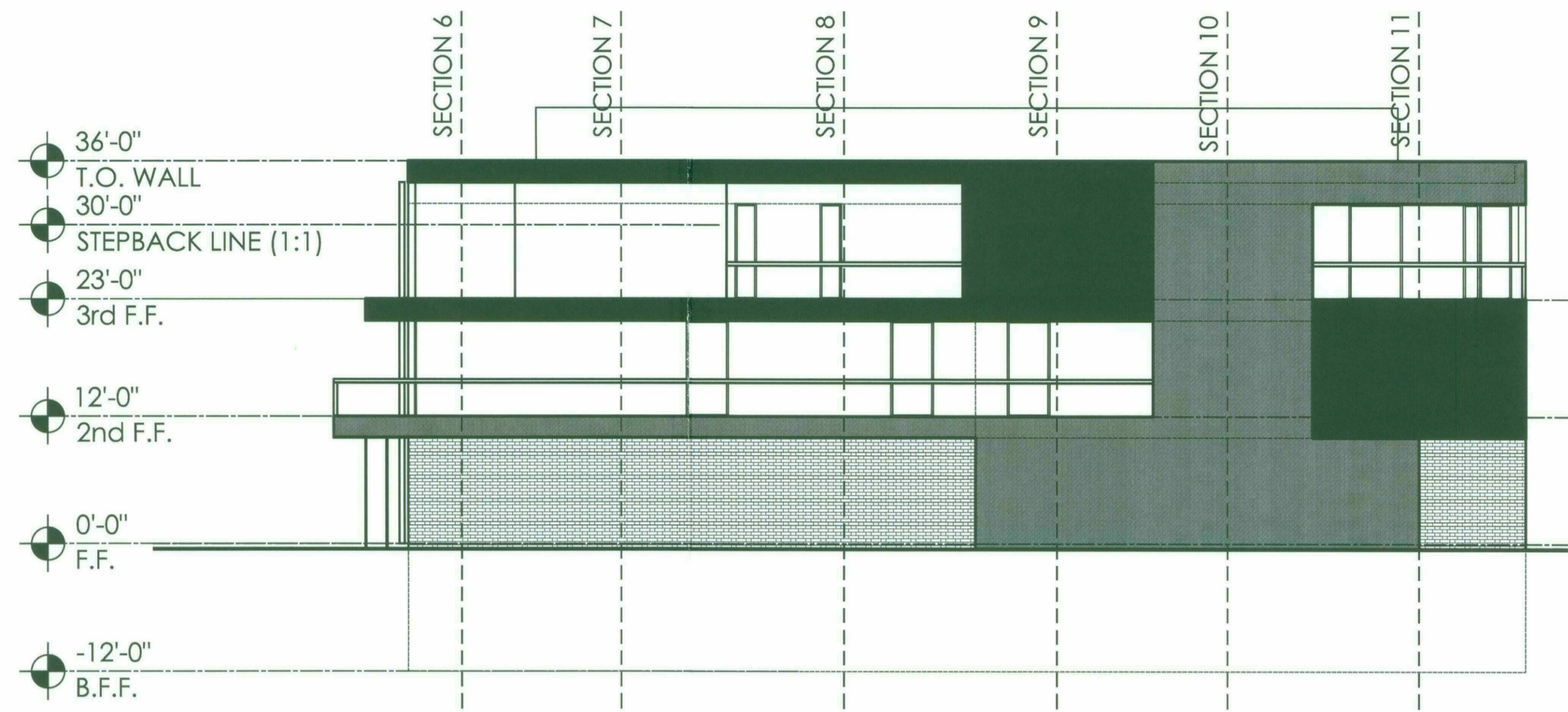
elevations
CONSTRUCTION
DOCUMENTS

47-DR-2017
05/25/18

7140 e 1st ave / scottsdale / az

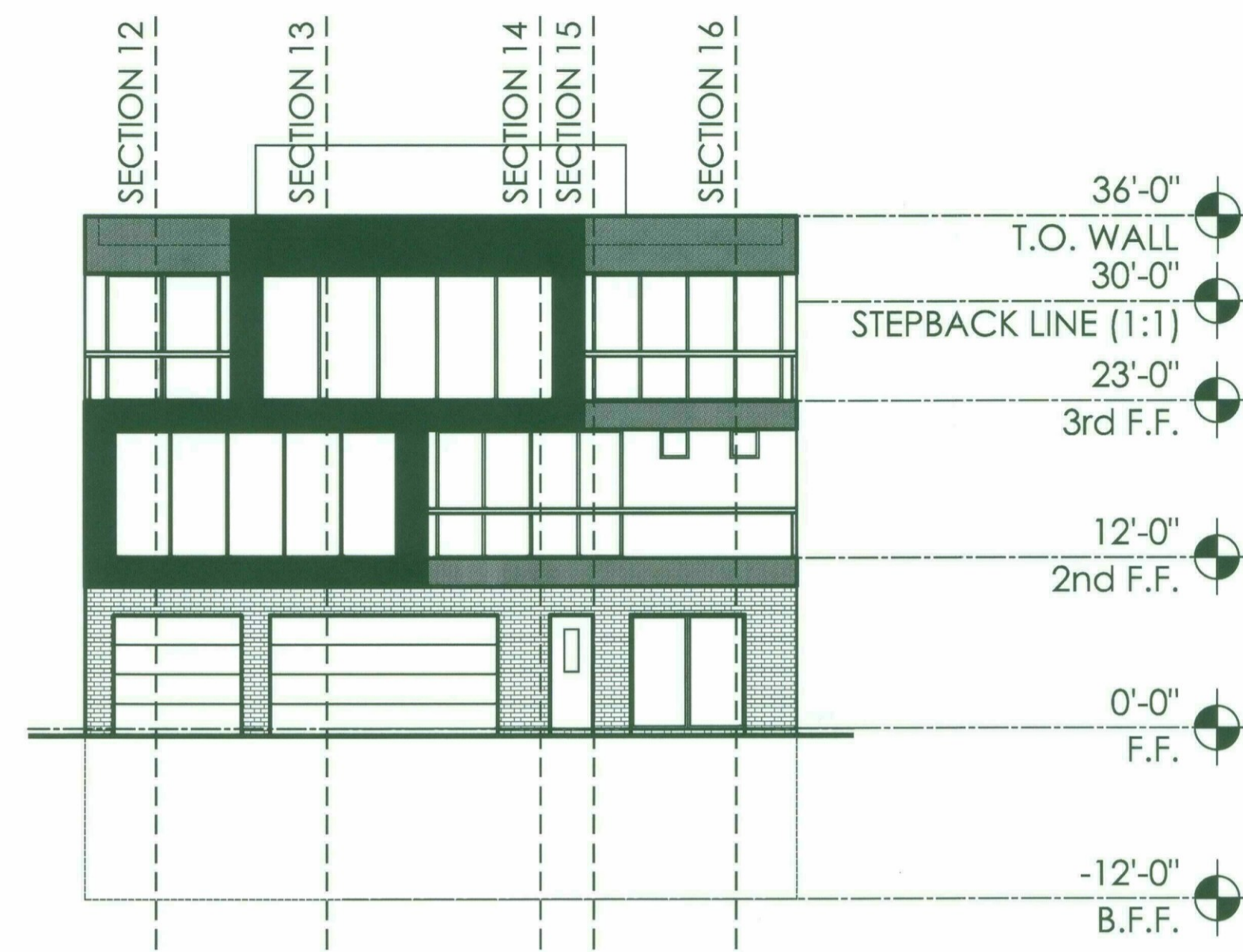
viva ananda mixed use

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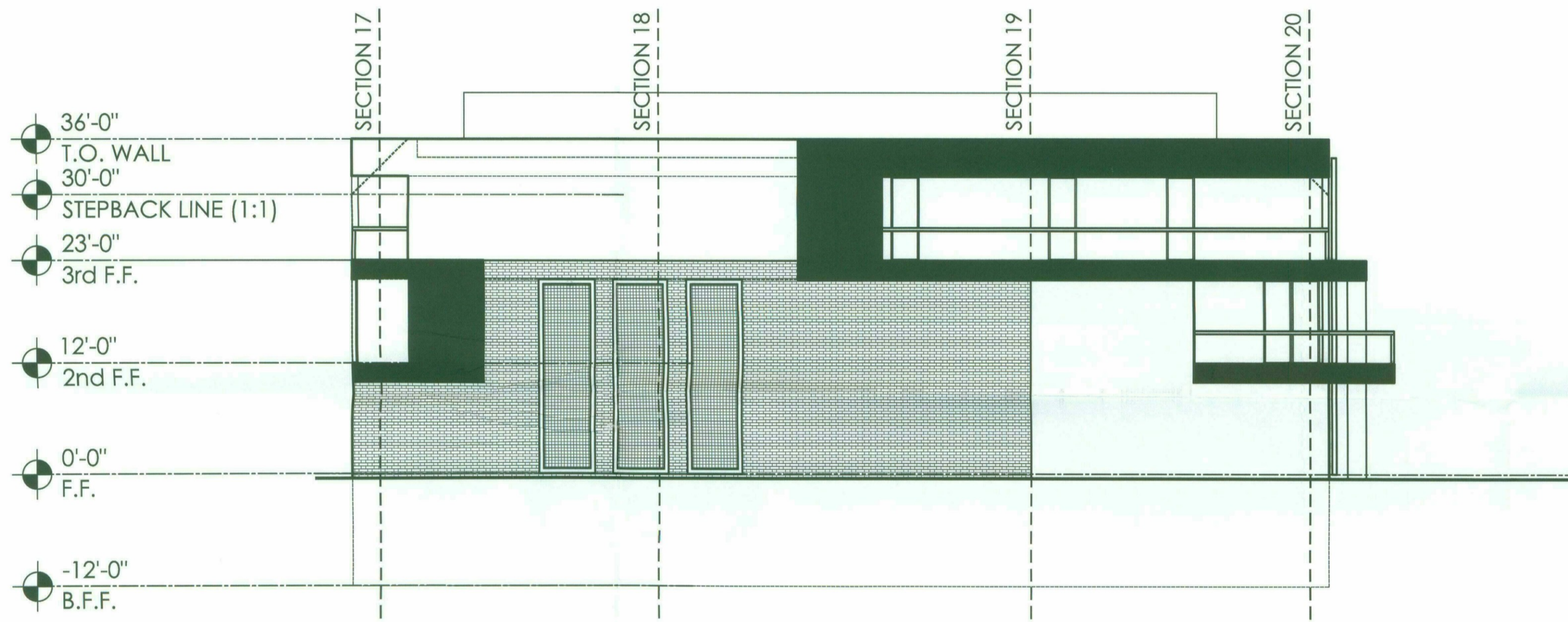
east

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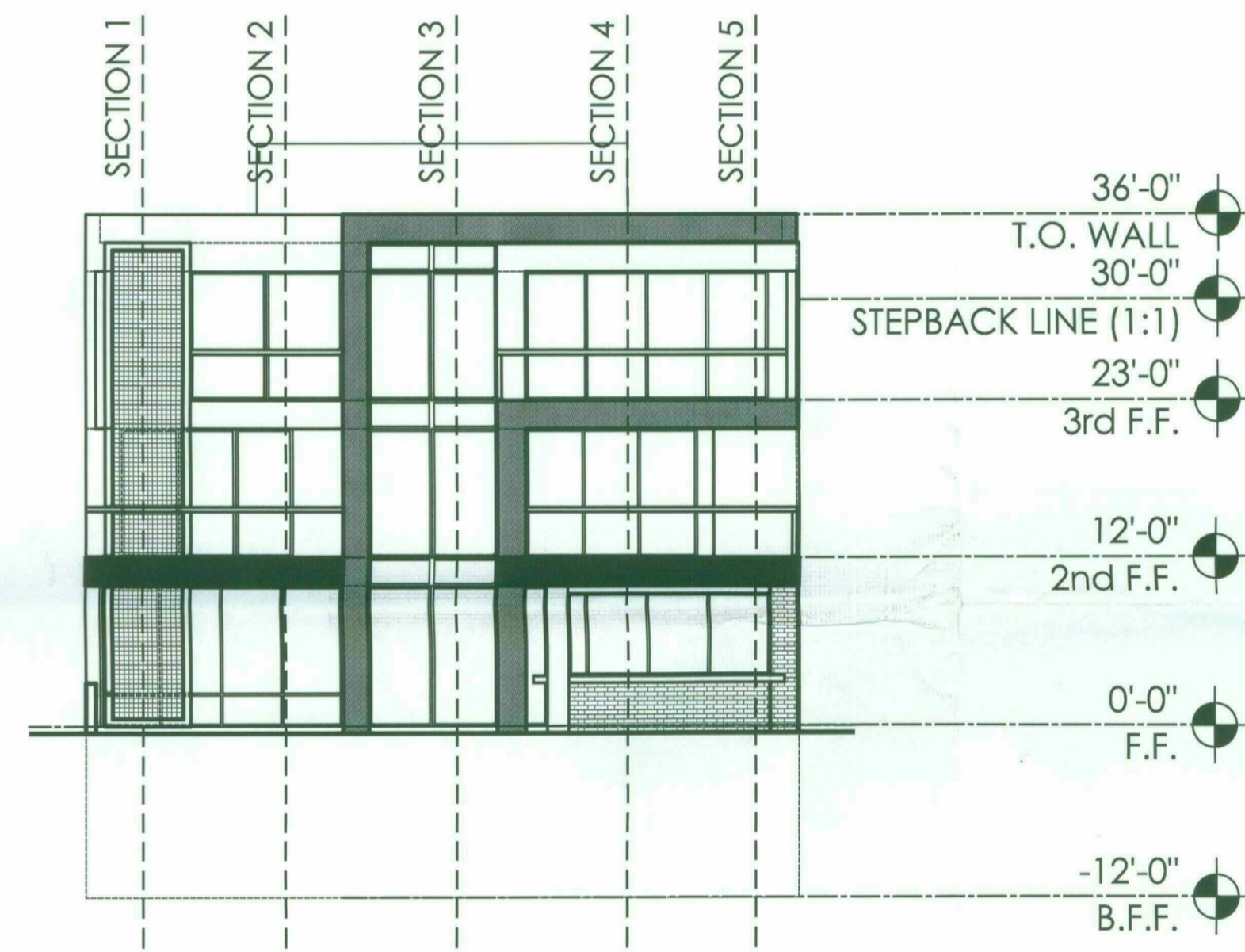
north

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



west

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

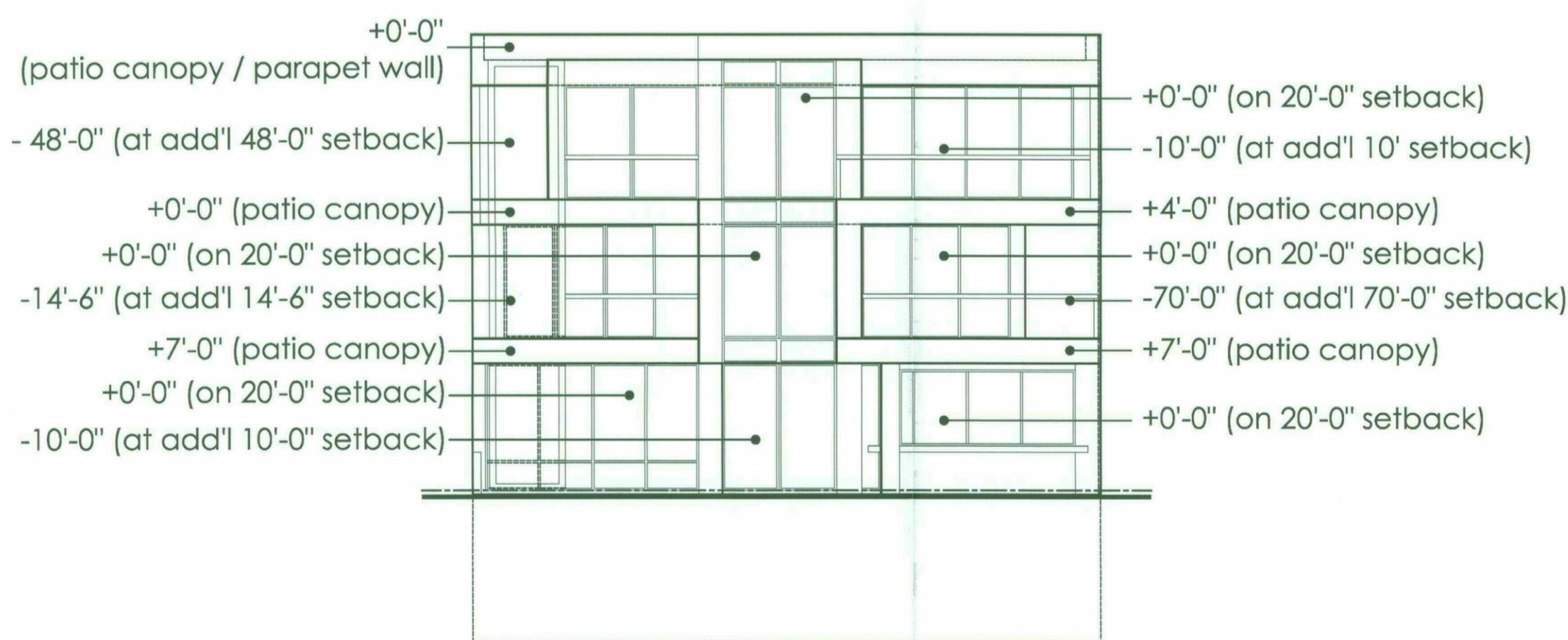


south

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

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

1/19/18 DATE Bu INITIALS



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



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

480 | 947 | 4992 p
480 | 947 | 4993 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.

A3.2

elevation worksheet

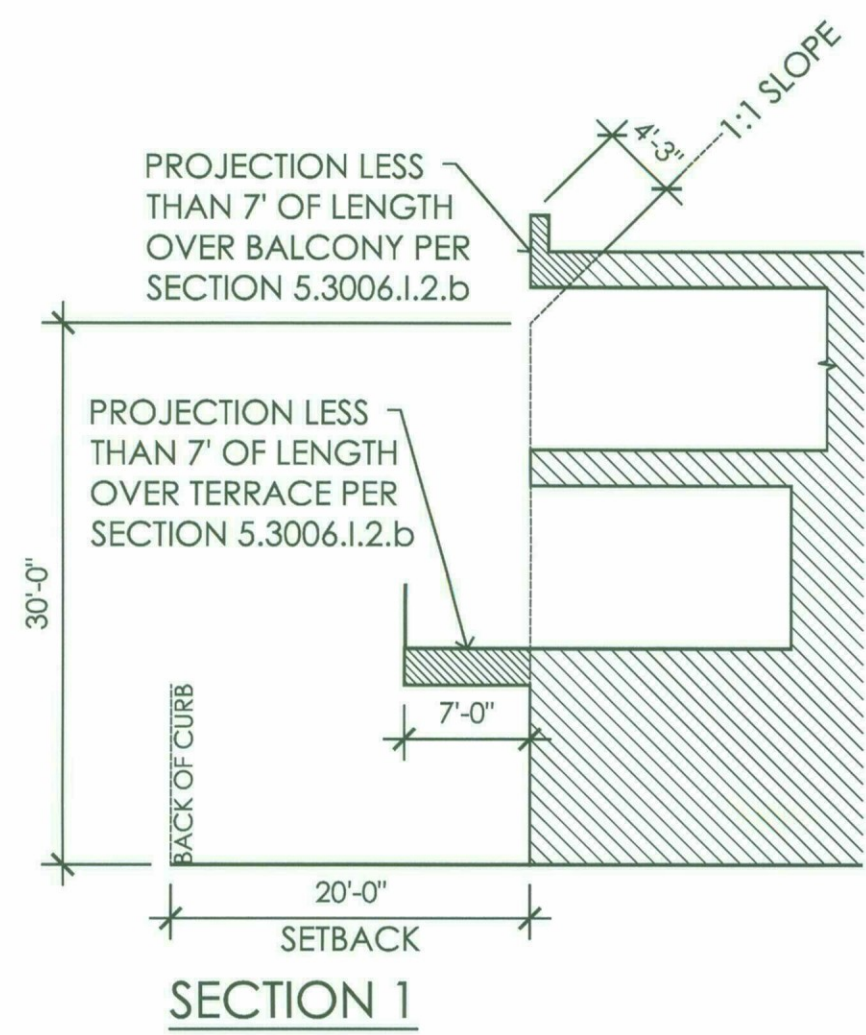
CONSTRUCTION
DOCUMENTS

47-DR-2017
05/25/18

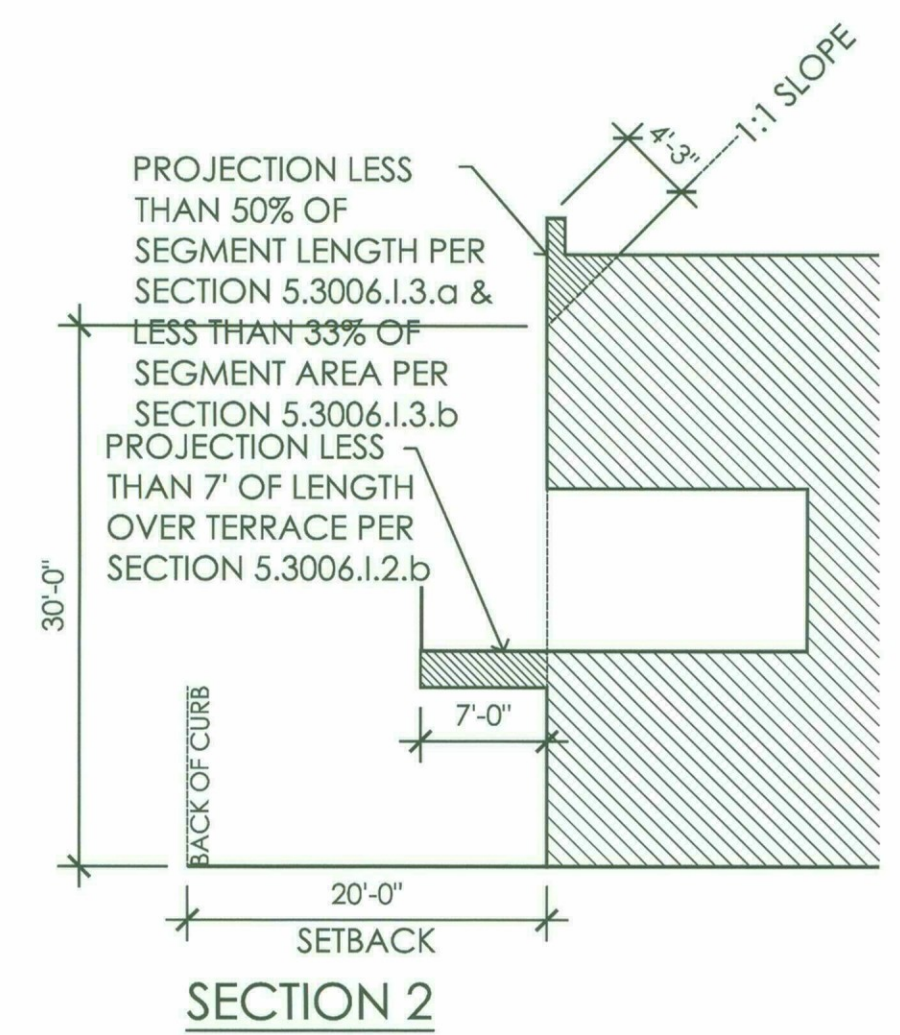
7140 e 1st ave / scottsdale / az

viva ananda mixed use

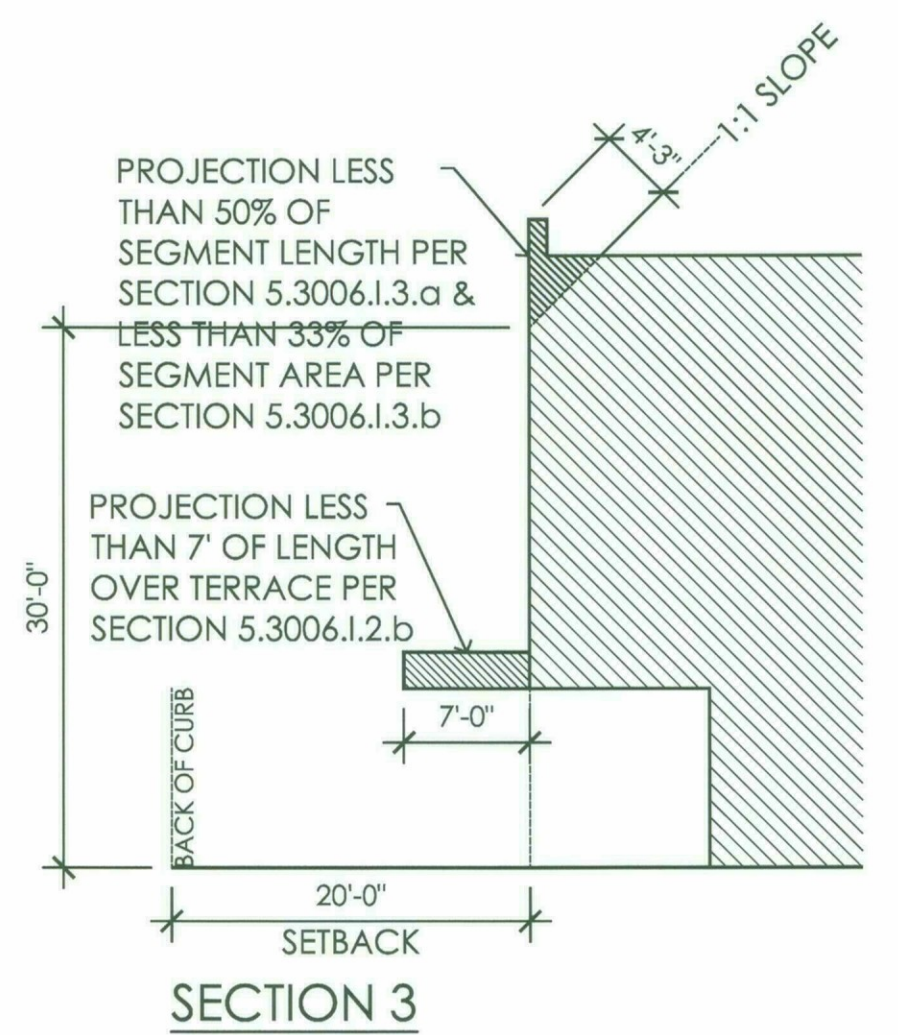
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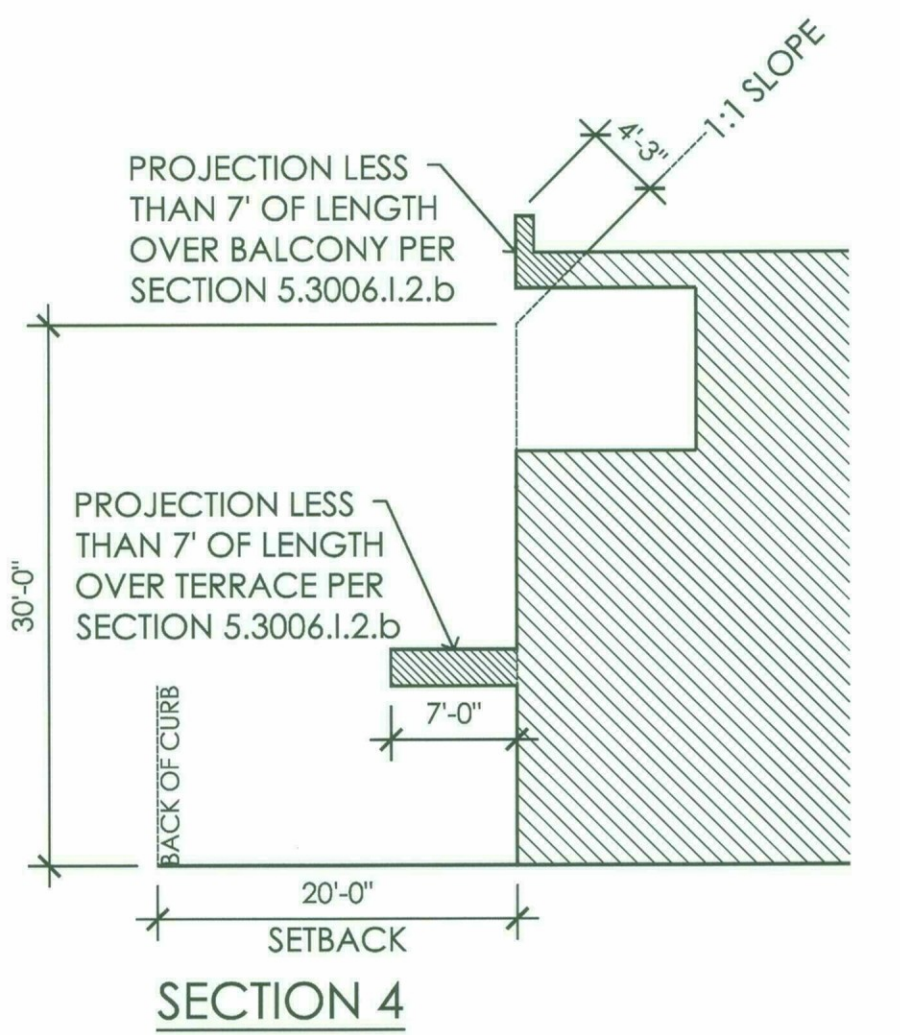
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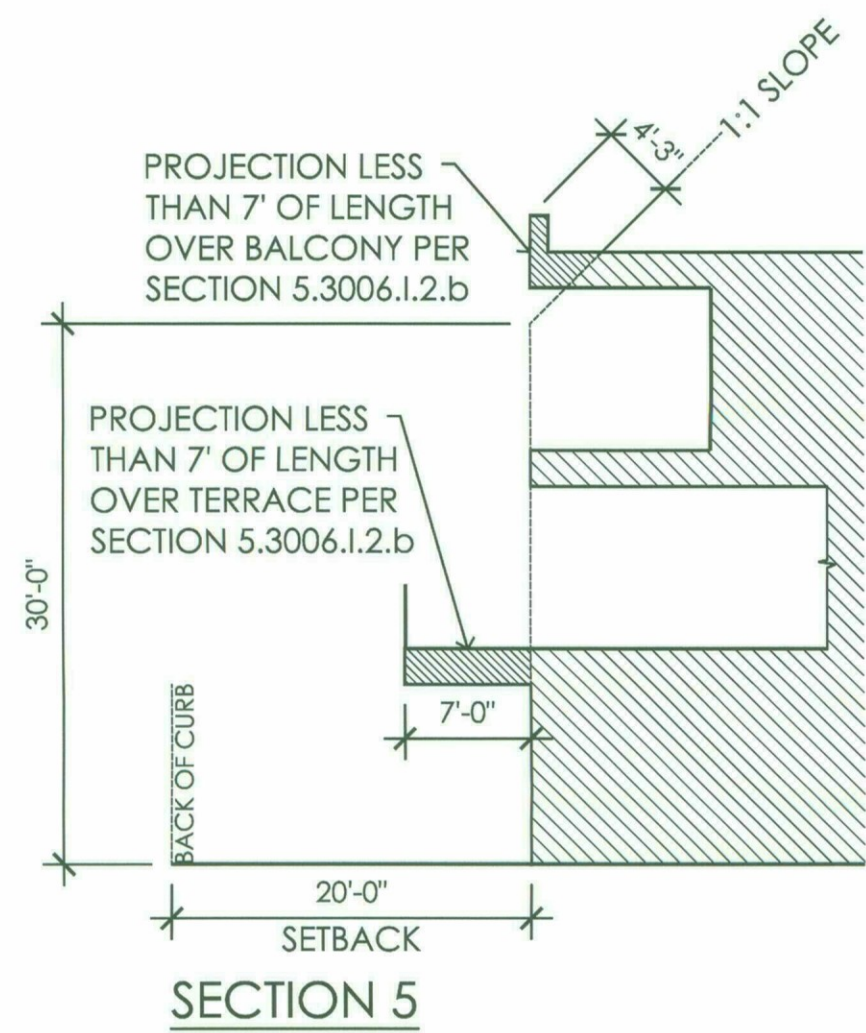
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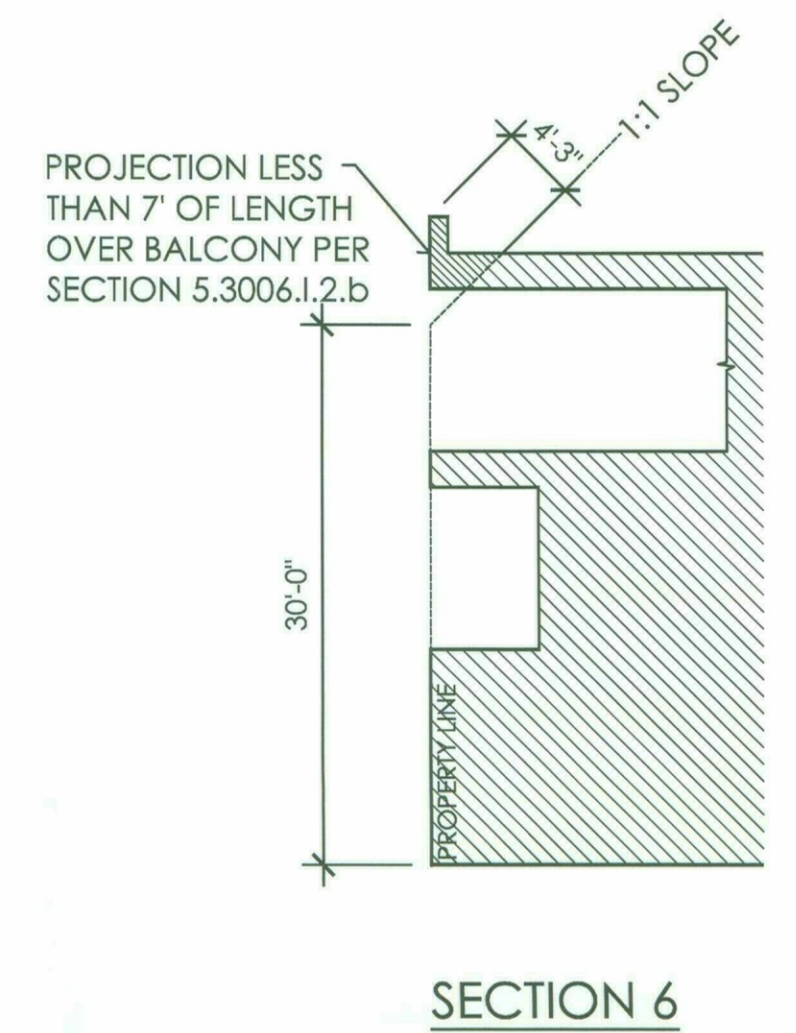
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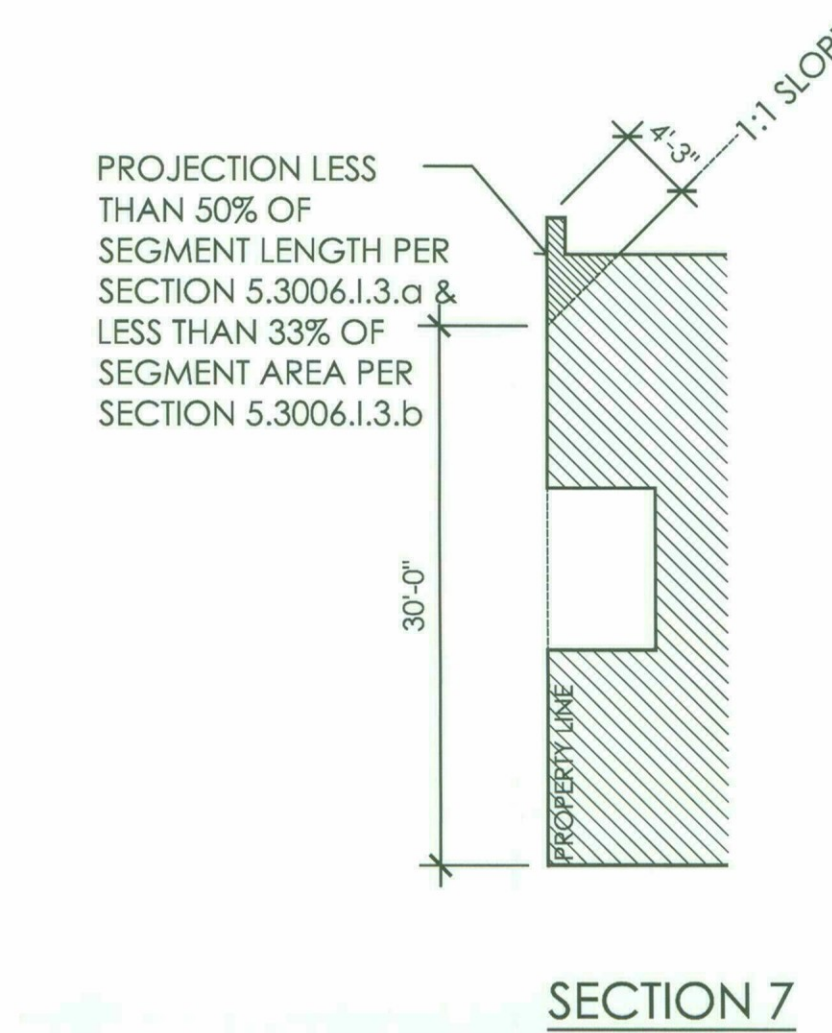
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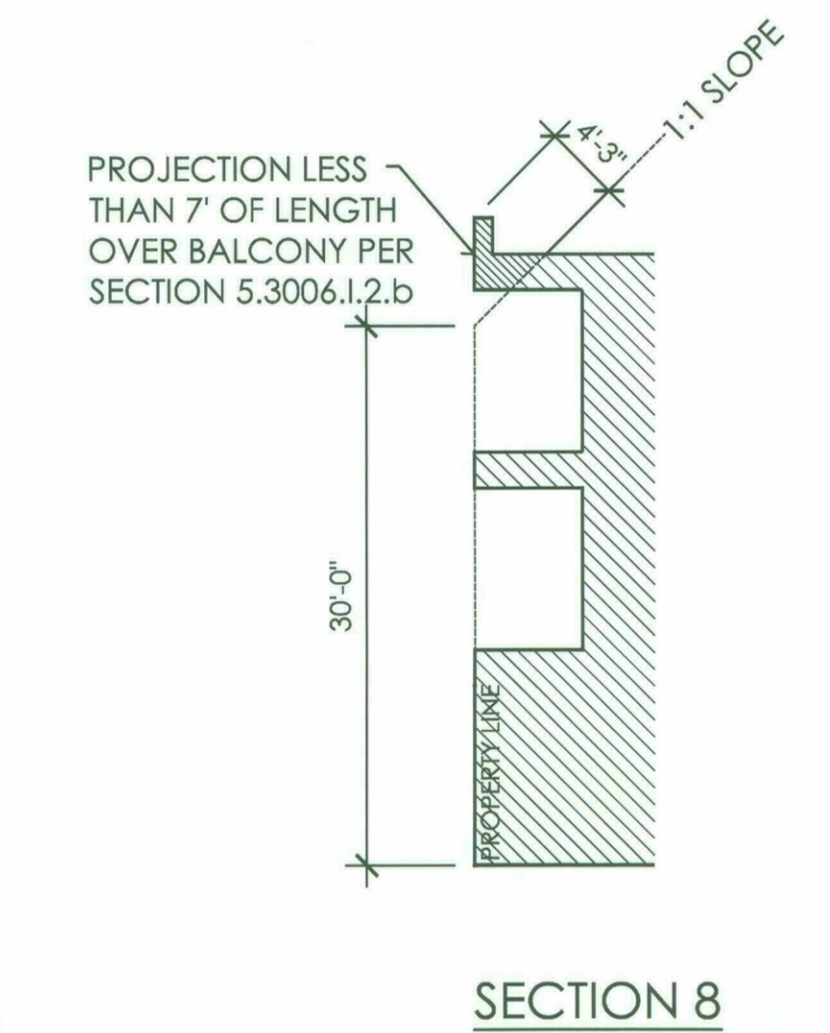
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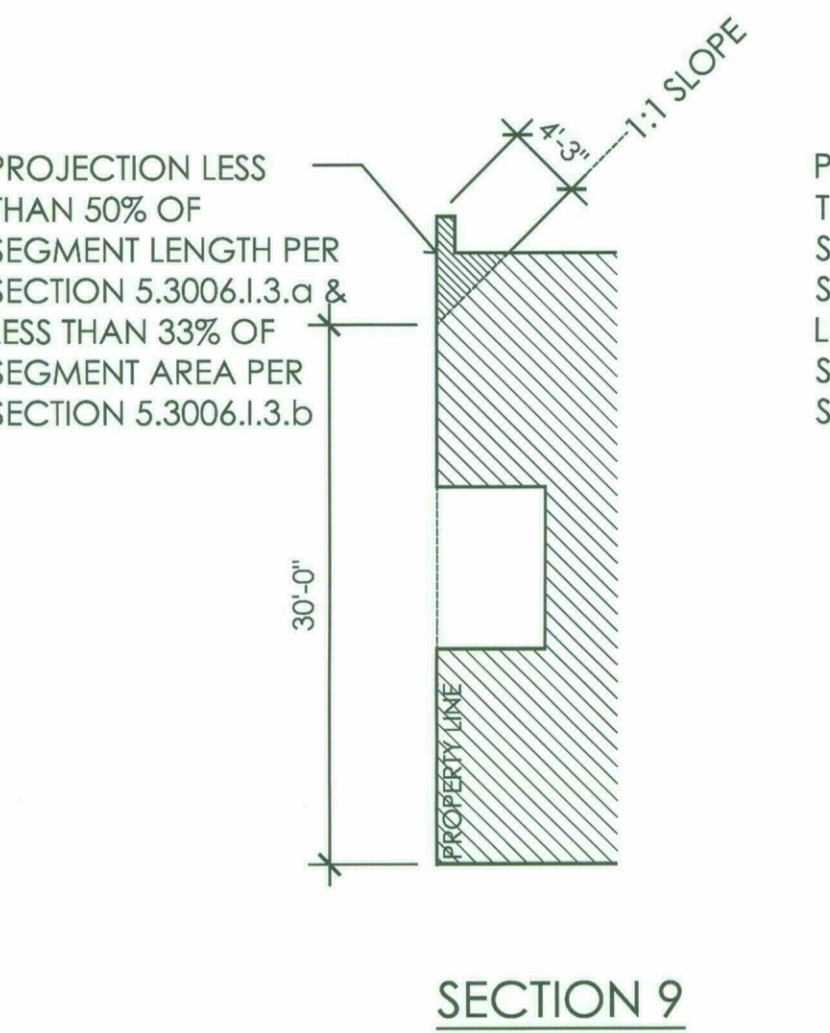
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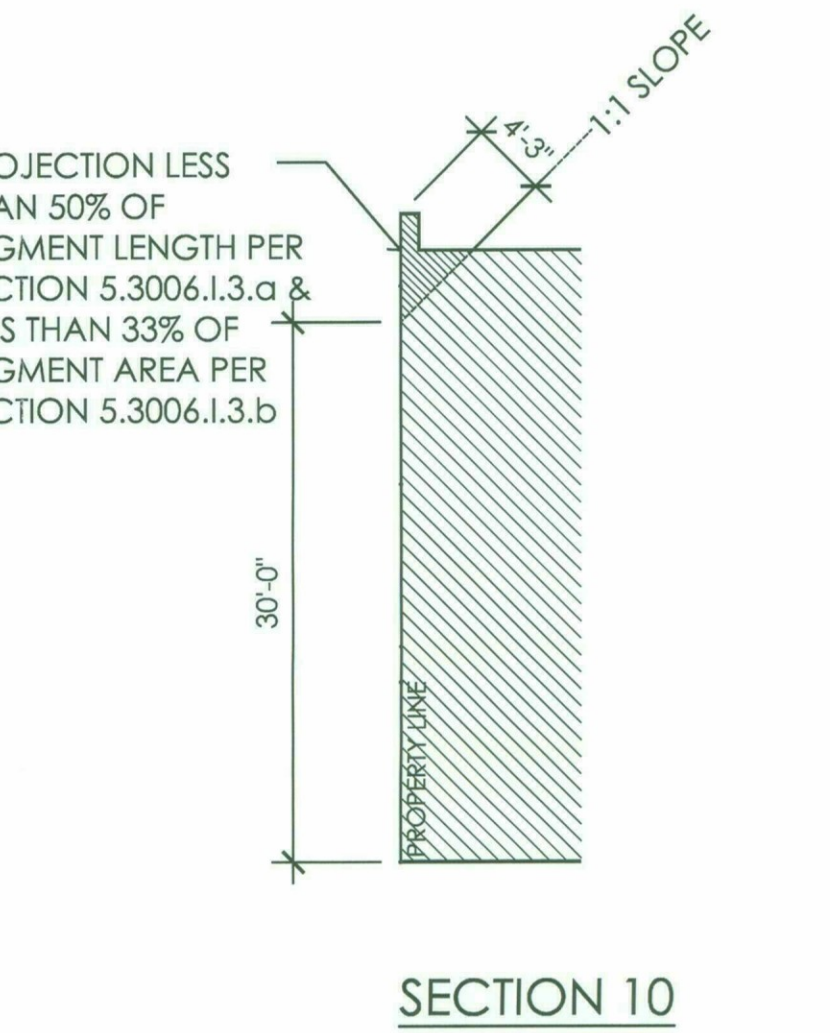
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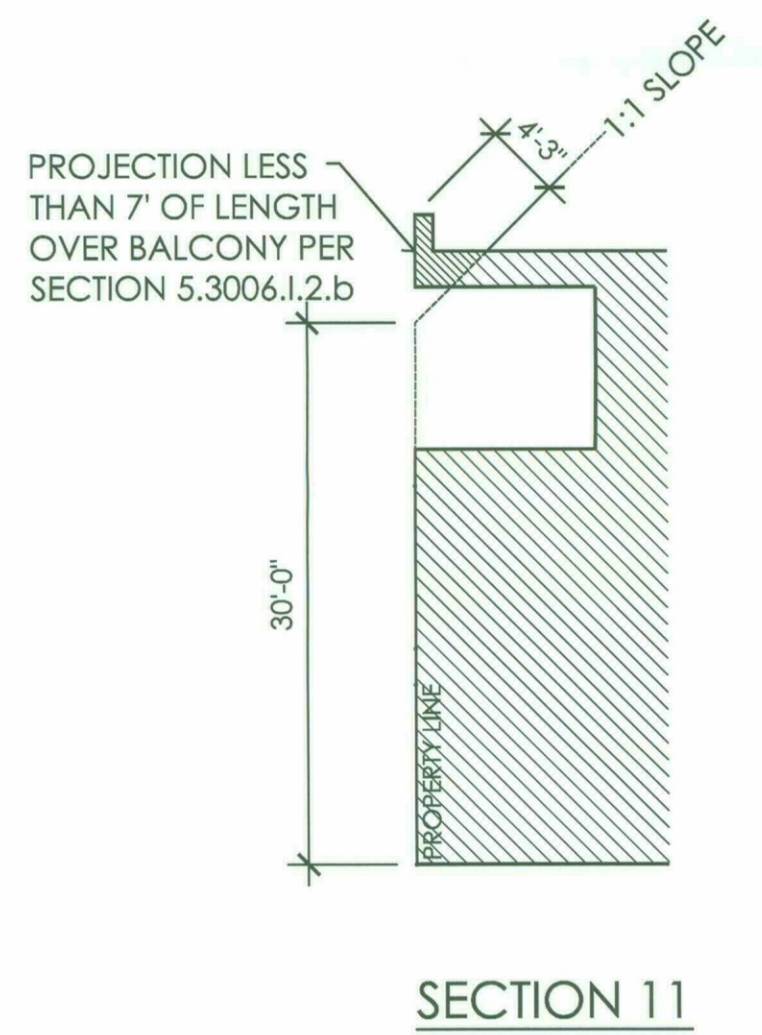
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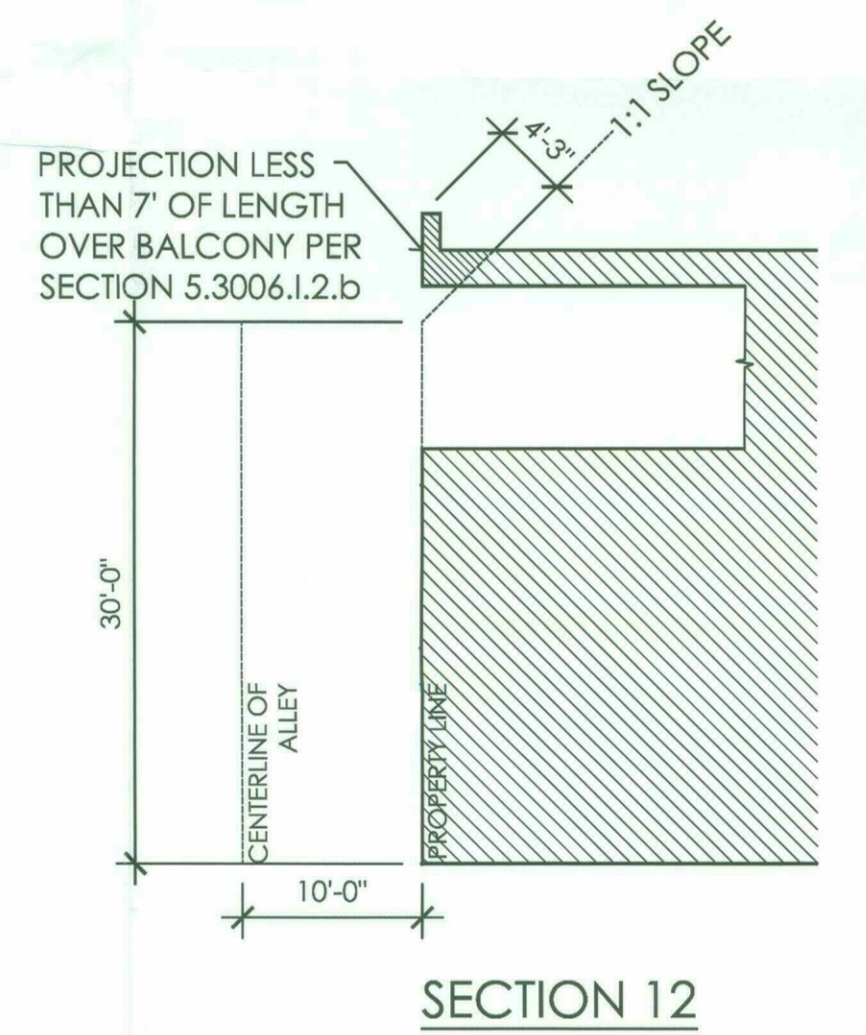
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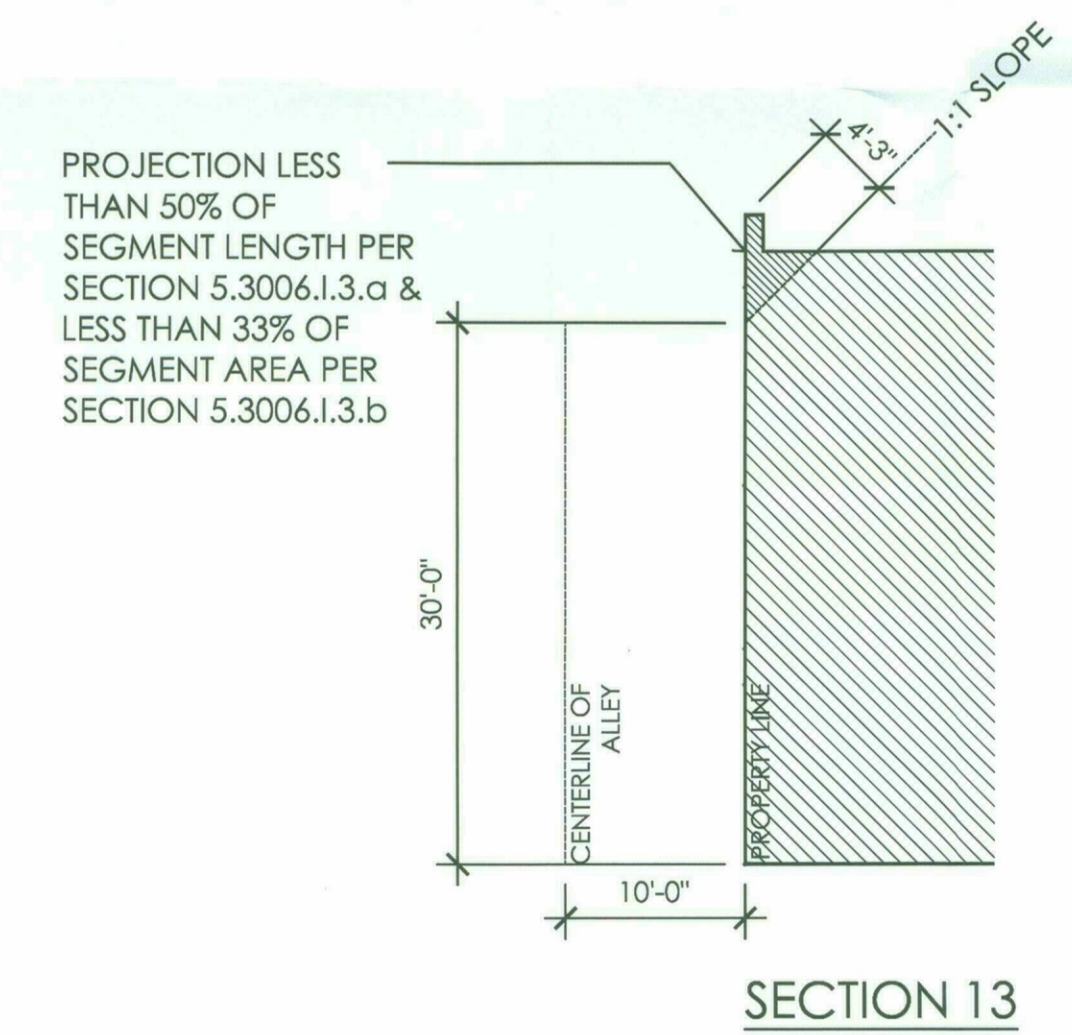
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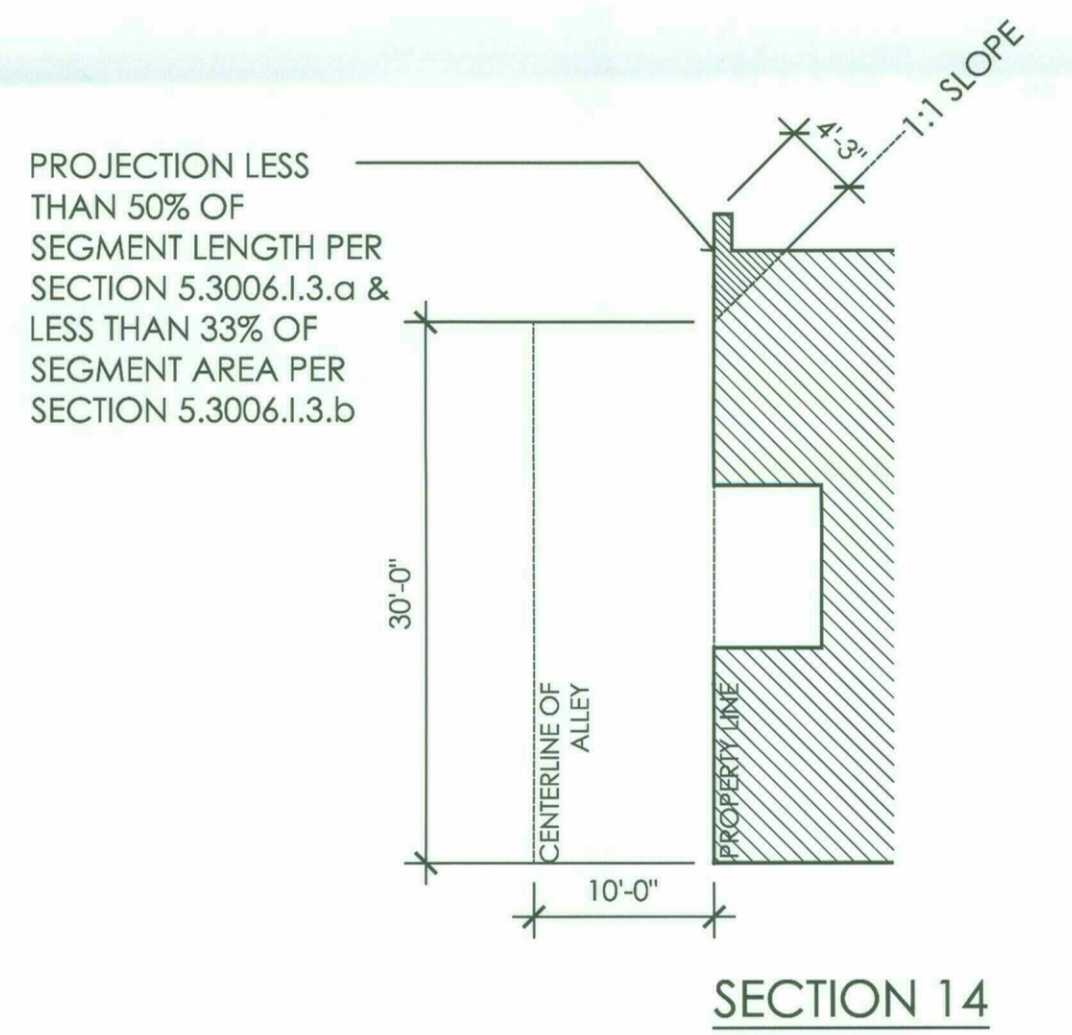
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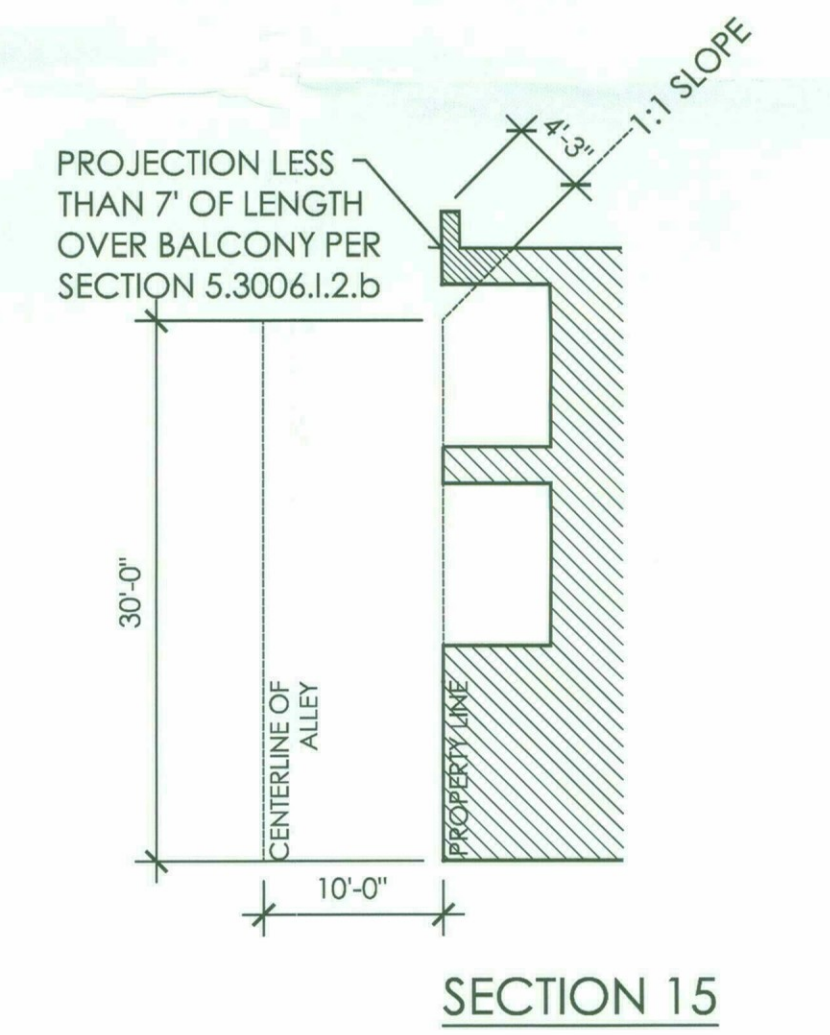
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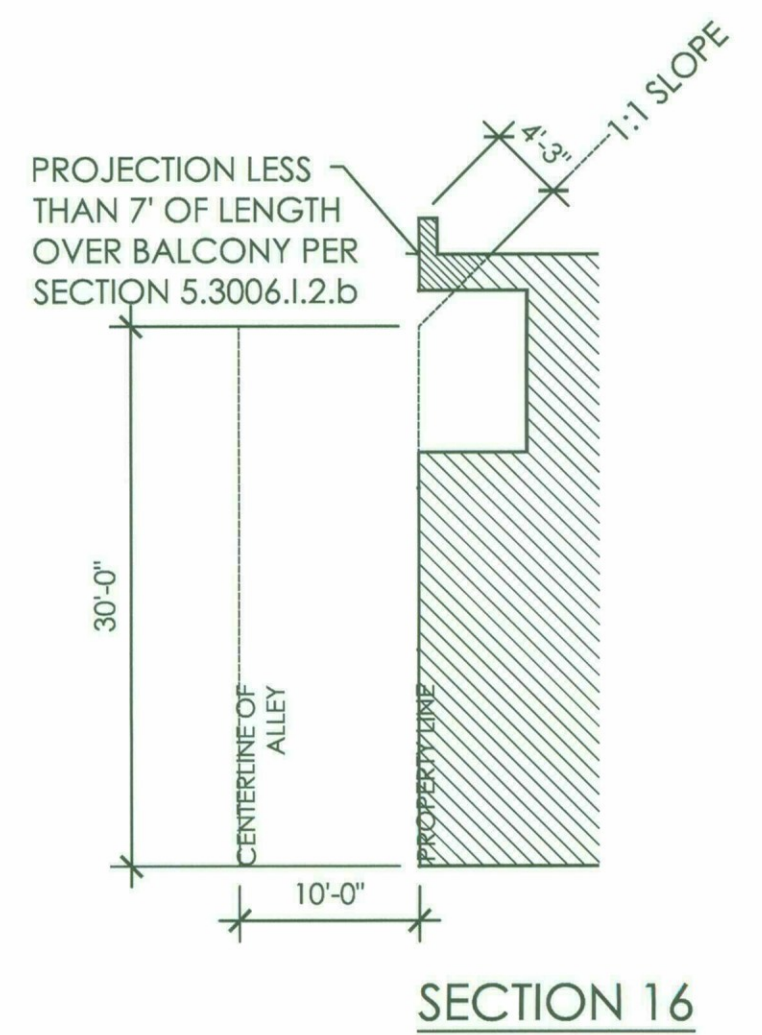
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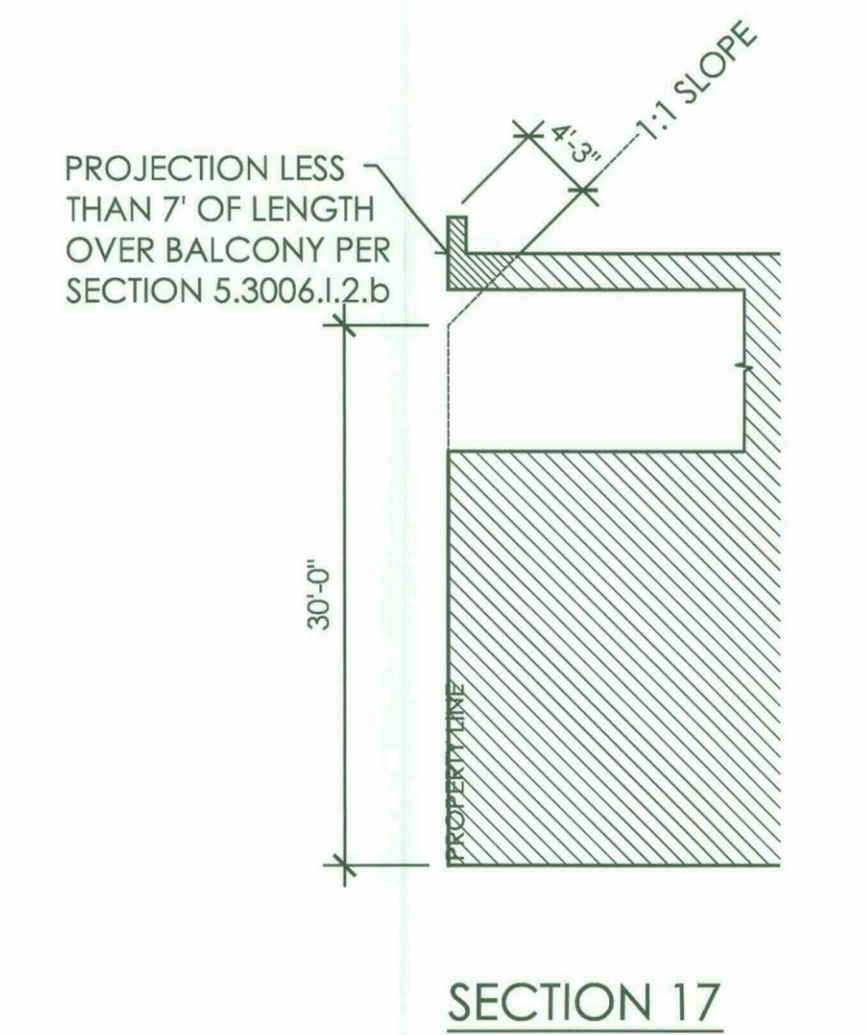
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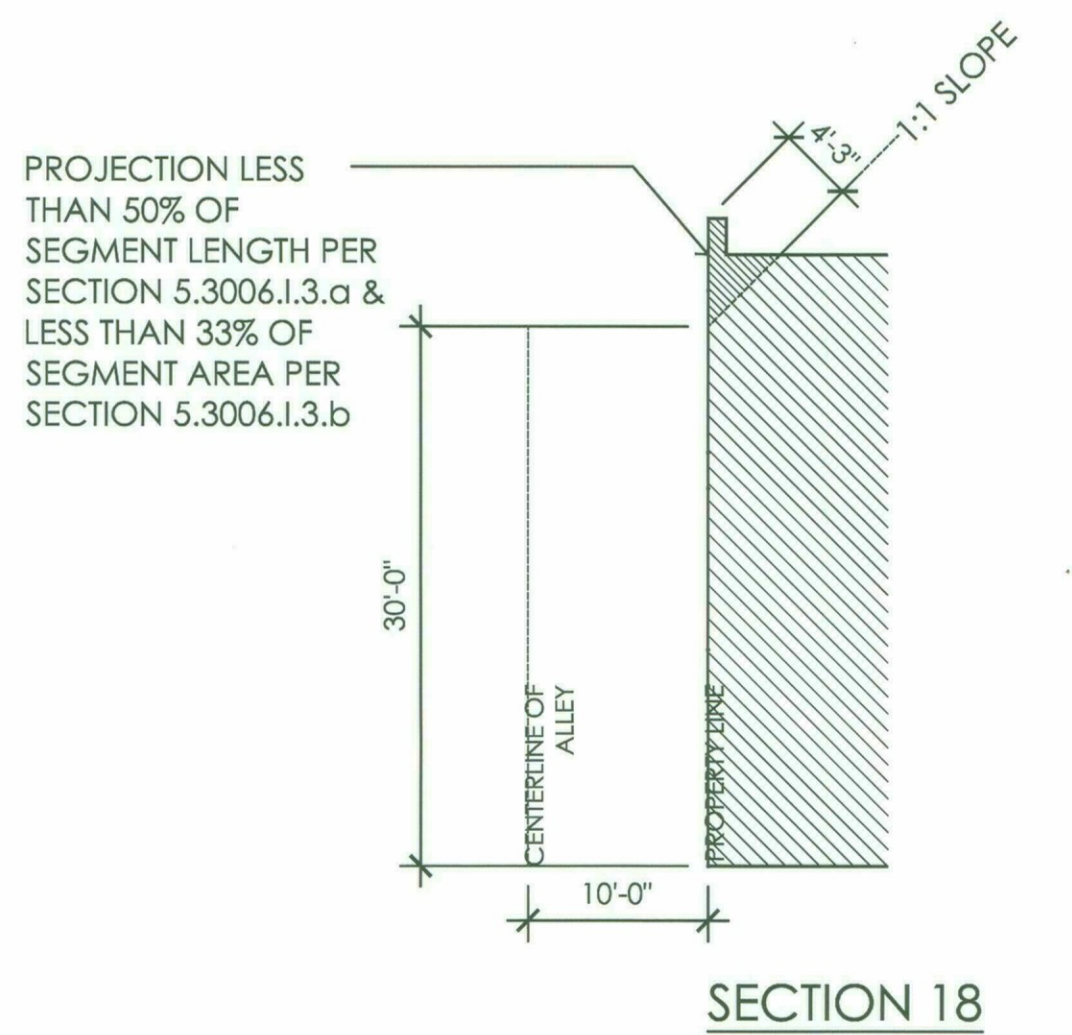
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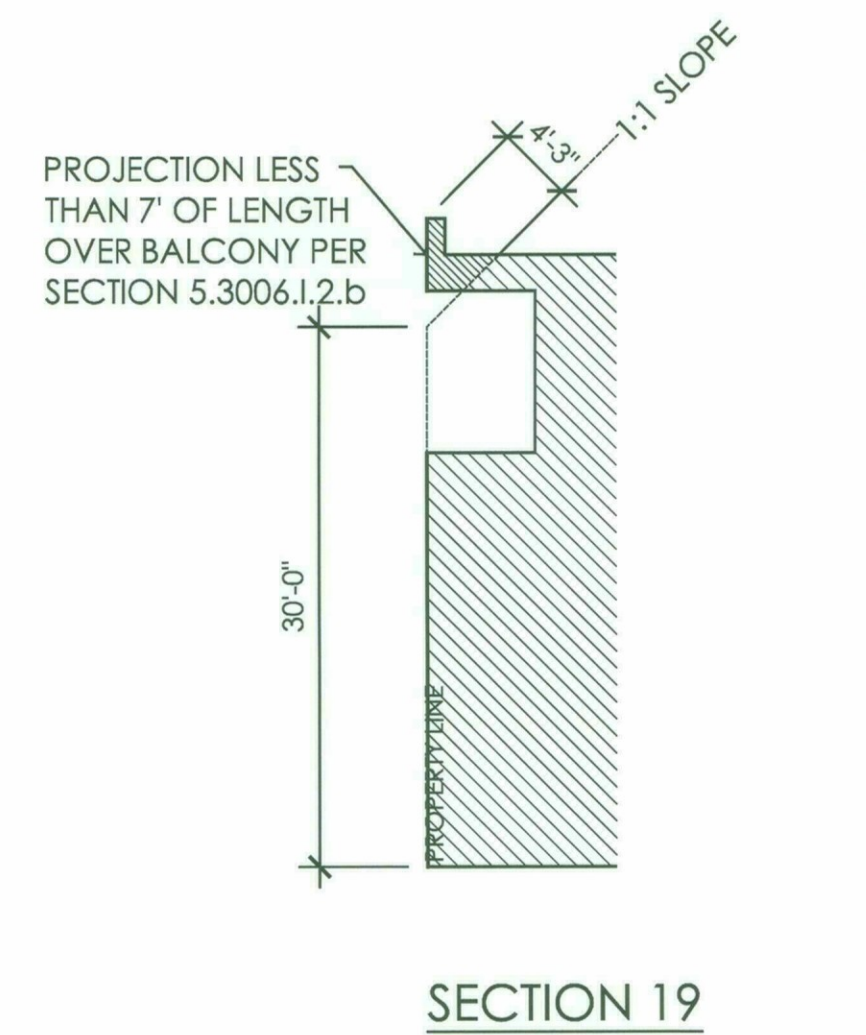
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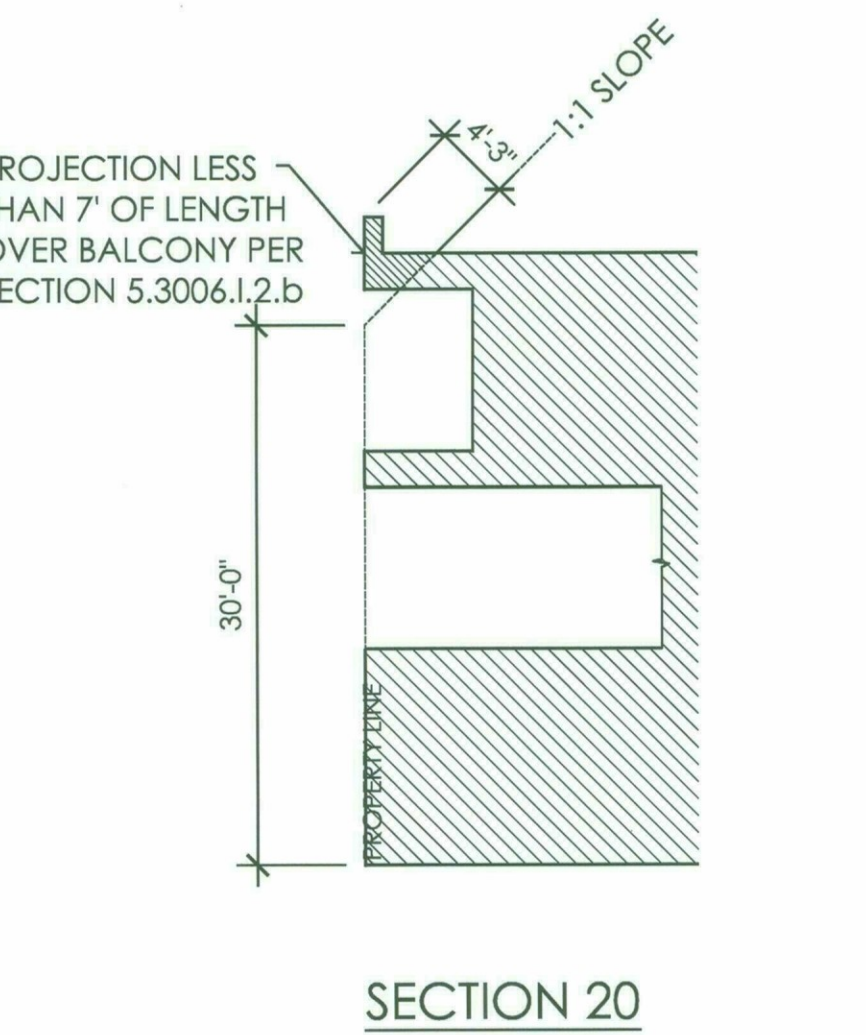
SECTION 17



SECTION 18



SECTION 19



SECTION 20

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/11/18
DATE INITIALS

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



PRELIMINARY,
NOT FOR
CONSTRUCTION

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

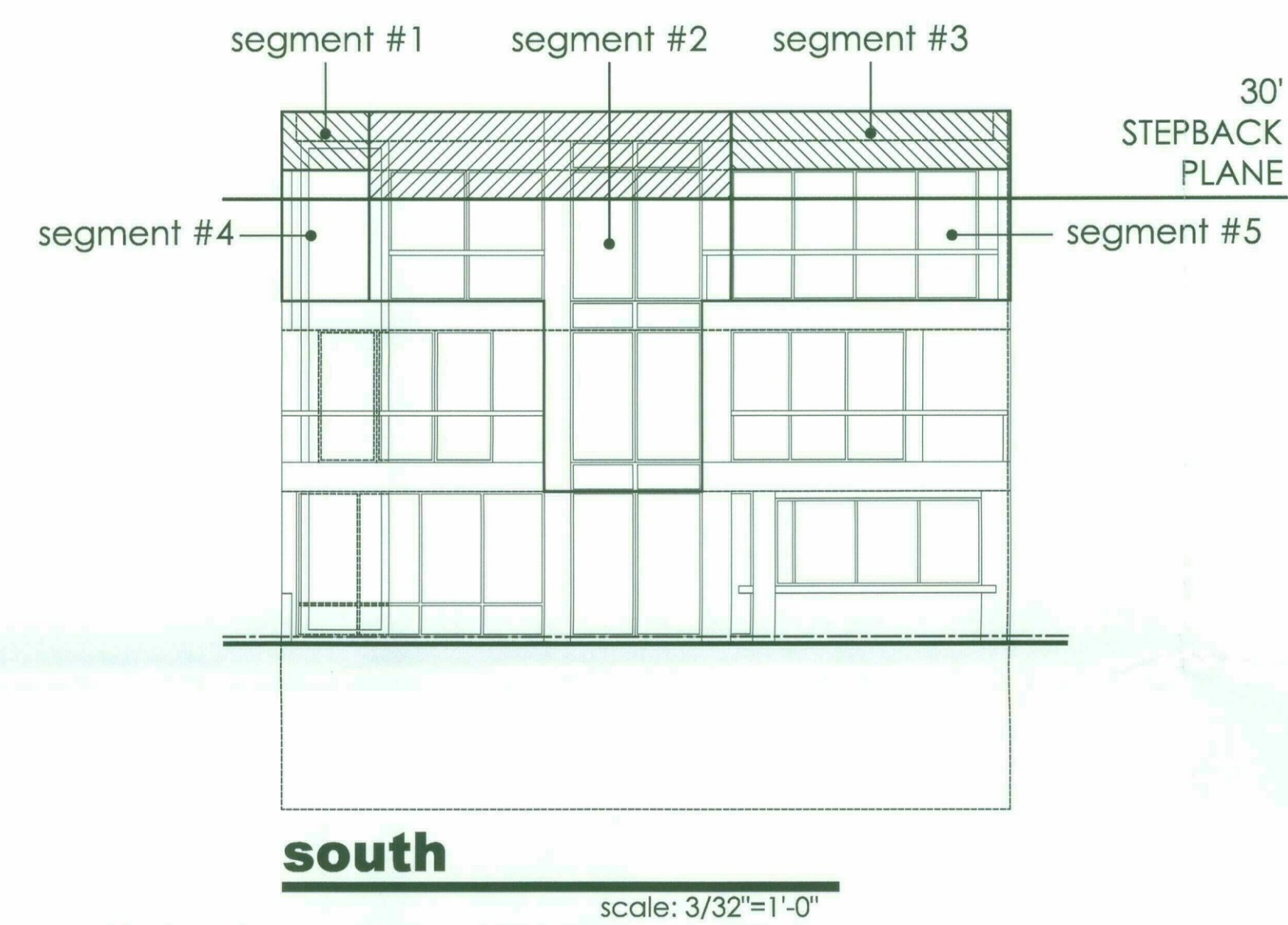
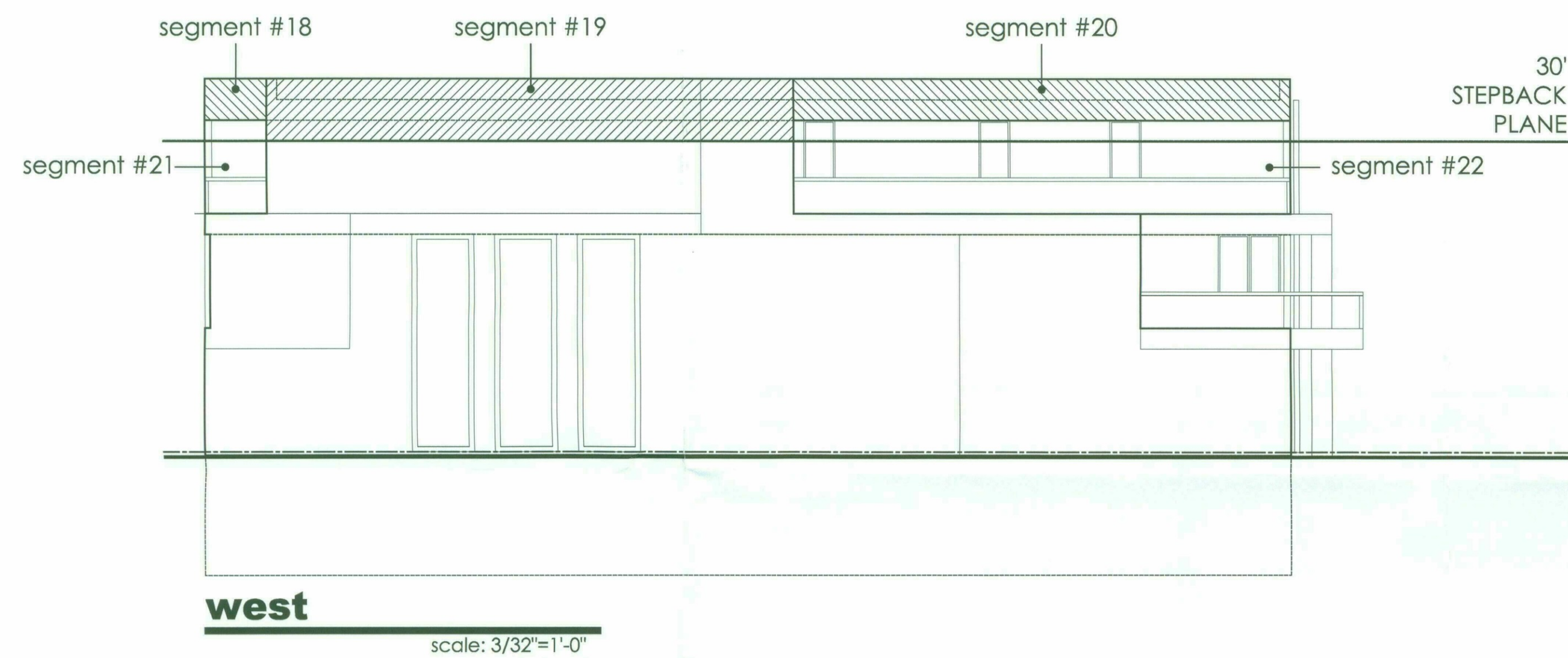
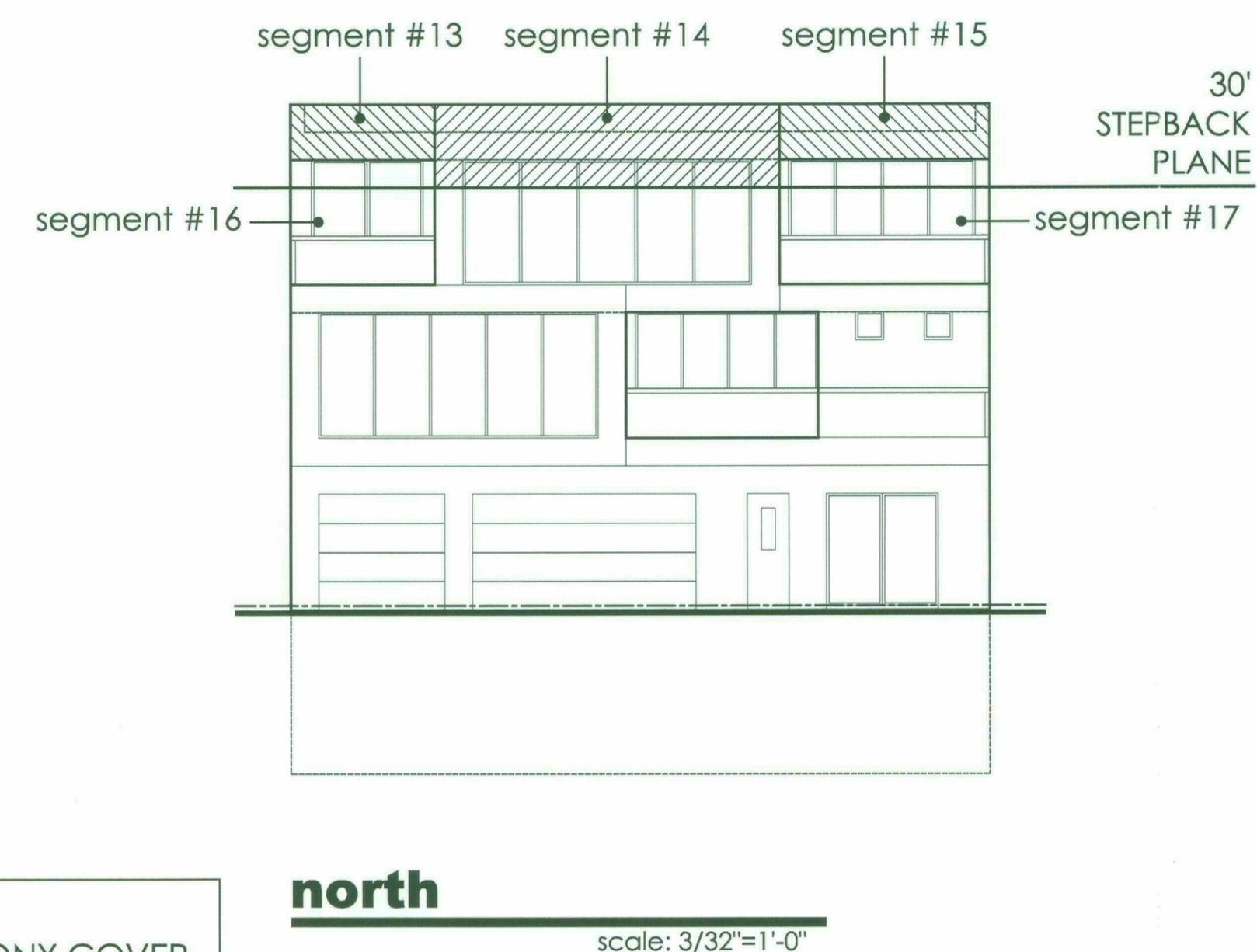
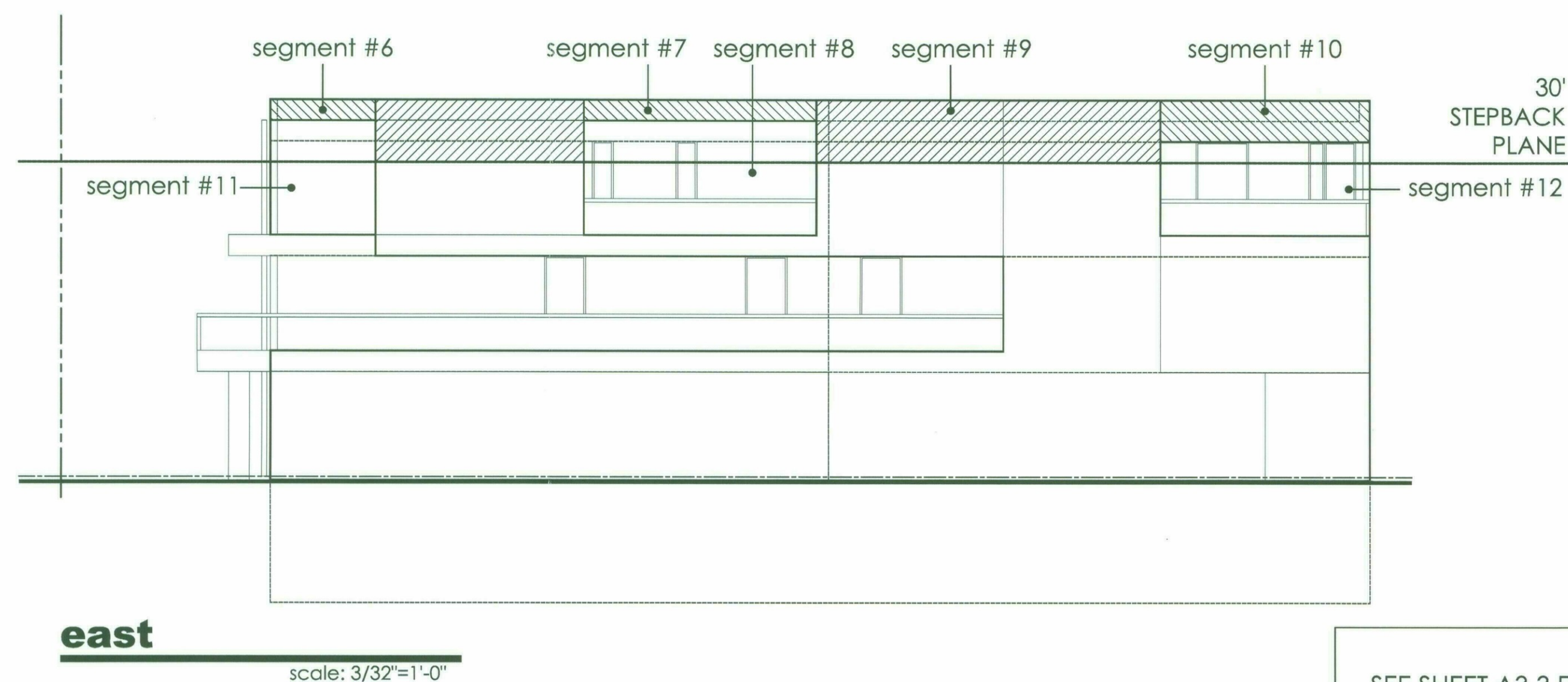
rev.	date	desc.

A3.3

elevation worksheet
CONSTRUCTION
DOCUMENTS

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

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SEE SHEET A3.3 FOR BALCONY COVER PROJECTIONS INTO STEPBACKS

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																						
DEVELOPMENT REVIEW BOARD EXCEPTION FROM ZONING ORDINANCE SECTION 5.3006.1.2.b	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
REASON	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 5.3006.1.2.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		

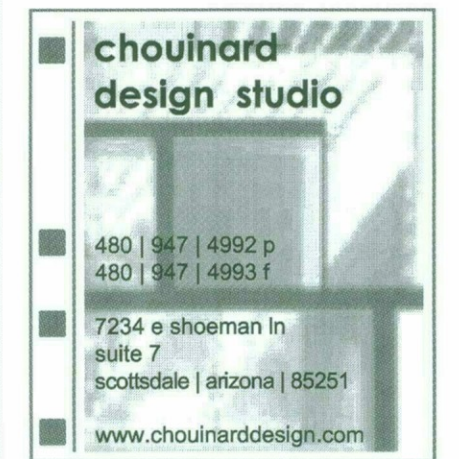
- SECTION 5.3006.1.2.b - SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, THE FOLLOWING EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS AREA ALLOWED: b. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.
- SECTION 5.3006.1.3a & 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.

building elevations worksheet



STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 7/19/18 INITIALS: Bu

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



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. _____

A3.4

elevation worksheet

CONSTRUCTION DOCUMENTS



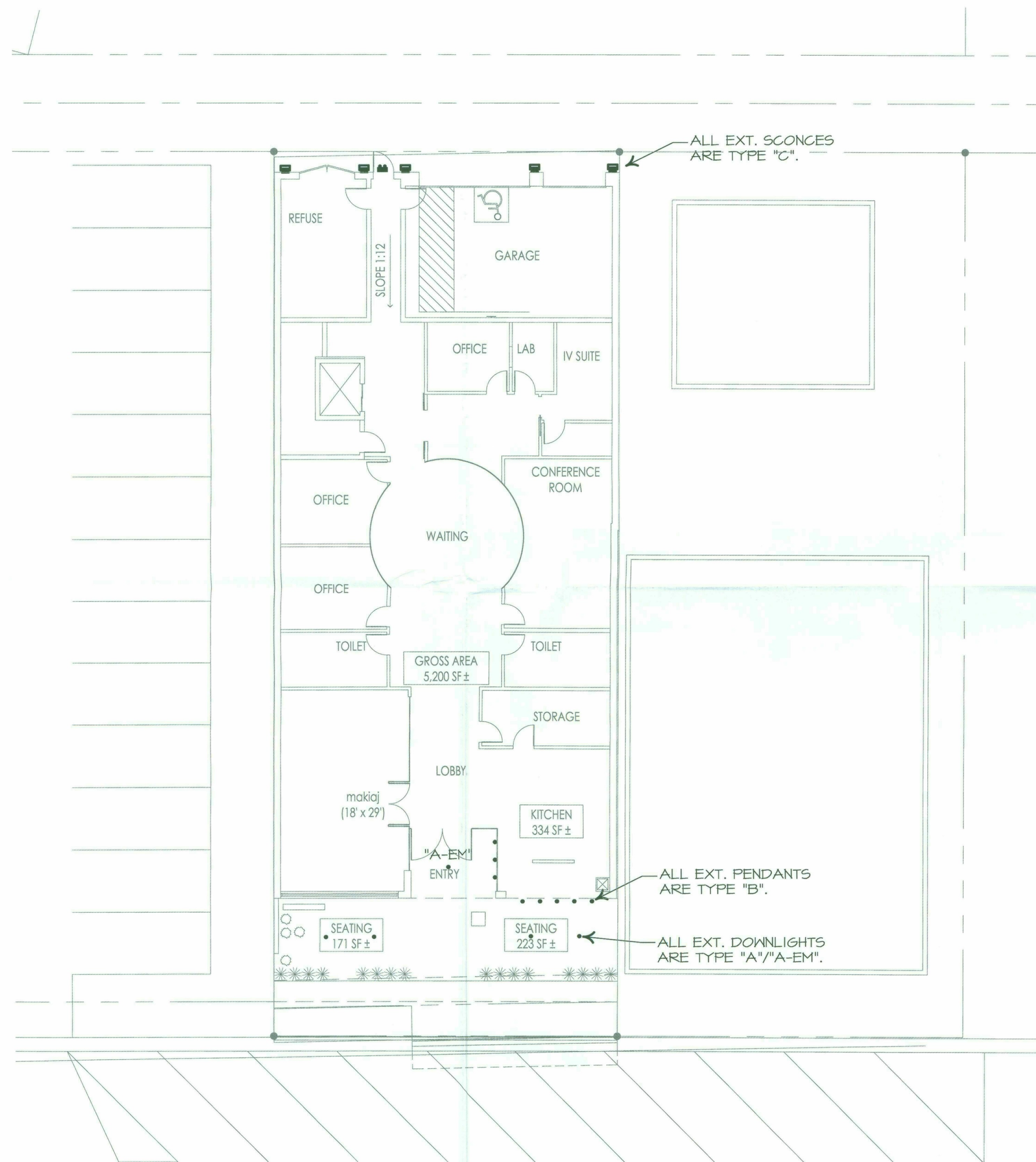
www.h-edl.com
 5819 North 125th Drive
 Litchfield Park, Arizona 85340
 phone: (623) 399-8640
 e-mail: h-edl@cox.net
 Project #17-41
 Project Manager: Mark Habermann



EXPIRES 9/30/2020

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)

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED

1/19/18 DATE
 Ben INITIALS

47-DR-2017
 05/25/18

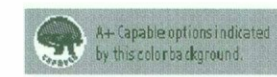
VIVA ANANDA 7140 e first ave scottsdale, arizona 85251		SE1
date: 10/24/17	project no: 540-15	
drawn by: JC	preliminary, not for construction	
chouinard design studio 7234 e shoeman ln suite 7 scottsdale arizona 85251	480 947 4992 p 480 947 4993 f	cto submitted
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FEATURES & SPECIFICATIONS

INSTALLATION — Typical application: corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/blaster frame; galvanized steel junction box with bottom-hung access covers and spring latches. Reflectors are retained by torsion springs.
 Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2" x 1/4" and four 1/2" threaded rods for drag-in-three-quarter combinations. Capacity: 5 lbs., 4-wire, No. 12 AWG conductors, rated for 90°C.
 Accommodates 12" x 24" grid spacing.
 Passive cooling thermal management for 22°C standard, high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
 Max ceiling thickness: 1-1/2".
OPTICS — LEDs are bonded to a 3-step (50/100/50) 0-10V dimming drivers mounted to junction box, 100% or 1% minimum dimming level available.
 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
 70% lum in maintenance at 50,000 hours.
LISTINGS — Certified to US and Canada safety standards. Stamp location standard (wet location, covered ceiling optional), ENERGY STAR, certified products.
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/CustomerSupport/FAQ_and_conditions.aspx
 Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Code Number: _____
 Notes: _____
 Type: _____



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN4 35/15 LD44R LSS AWOLT E21

Series	Color Temperature	Lumens	Aperture, Min Color	Finish	Voltage		
LDN4 4" round	27K	2700K	85 5000 lumens	LD4 Downlight	AS Clear	LSS Semi-specular	AWOLT Multi-volt
	30K	3000K	10 1000 lumens	LD4 Wallwash	WP White	LD Matte diffuse	120 120V
	35K	3500K	15 1500 lumens		BP Black	LS Specular	277 277V
	40K	4000K	20 2000 lumens				
	50K	5000K	25 2500 lumens				
			30 3000 lumens				

Driver	Options	Notes
E21 0-10V rated LED driver with smooth and flicker-free dimming performance down to 1%	SP Single fuse TBN* White painted flange TRK* Black painted flange EL* Emergency battery pack with integral test switch, cEC compliant EBP* Emergency battery pack with remote test switch, cEC compliant	MSOP* Light™ Lum on Conensation MSOP* High ambient option (40°C) Wet Location REO* REO™ ready luminaire connectors enable a single and consistent factory-installed option across all ABL luminaire brands. Refer to RFL for complete nomenclature. Available only in RFLA, RFLB, RFLC and RFLC2.
E21 0-10V rated LED driver with smooth and flicker-free dimming performance down to 1%	BP500K* White* dimming pack controls 0-10V of 4000K drivers BP500K2* White* dimming pack controls 0-10V of 4000K drivers. CR compliant. RFLA and RFLC2 only.	USPOM US point of manufacture

Note:
 1. Depth height varies based on luminaire package order
 2. Not available with finishes
 3. Must specify voltage 120V or 277V
 4. Available with/without (L80) reflector only.
 5. Fixture has best 0.9% light level. Must be specified with RFLA or RFLC2. Only available with E21 Wolt E21 drivers.
 6. Fixture height is 5-11/16" for all luminaire packages with RFL.

DOWNLIGHTING LDN4

TUBE - model: PD-W2605
LED Ceiling Mount

WAC LIGHTING
 Responsible Lighting®



Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____

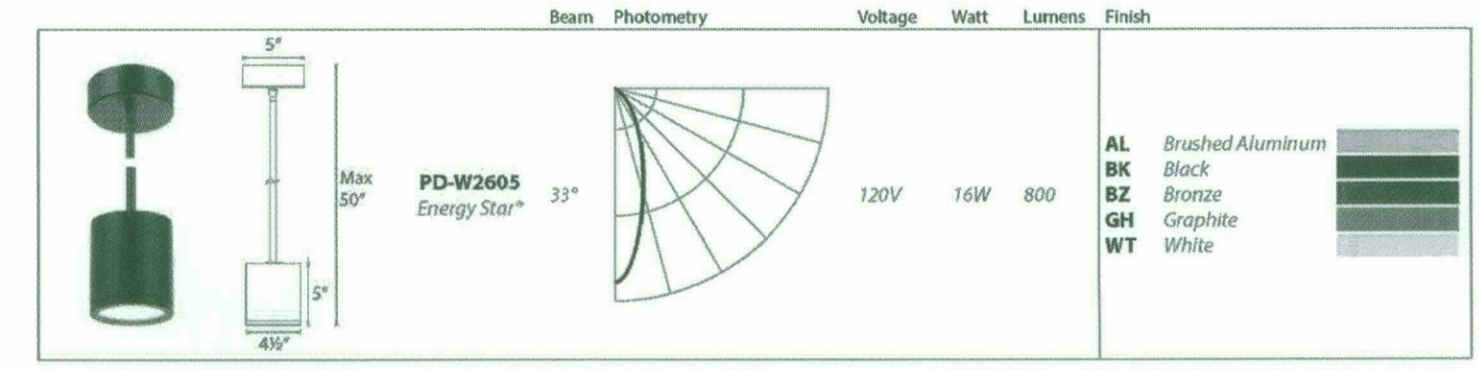
PRODUCT DESCRIPTION
 Precision engineered using advanced proprietary LED technology with a built-in reflector. An appealing cylindrical profile with powerful LED lighting is perfect for accent down lighting applications. Five architectural metallic finishes offered.

FEATURES
 • Energy Star® rated
 • CEC Title 24 Compliant
 • IP65 Rated, ETL & cETL Wet Location Listed
 • Die-Cast Aluminum Construction
 • Hang Straight Swivel
 • Three 12" and one 6" down rods included
 • Adjustable up to 90° for slope ceiling application

SPECIFICATIONS
Construction: Aluminum with etched glass.
Power: Integral driver in luminaire, 120V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: Electronic Low Voltage (ELV 120V) 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, CEC Title 24 Compliant, Dark Sky Friendly.

REPLACEMENT RODS

Model	Length	Finish
RPL-ROD-OUT06	6"	BK Black
RPL-ROD-OUT12	12"	BZ Bronze
		GH Graphite
		WT White

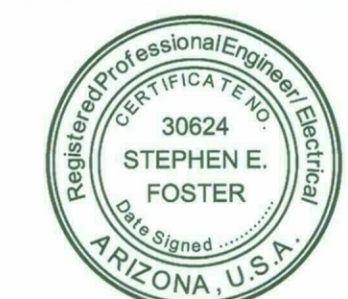


Example: PD-W2605-BK

Model	Length	Finish
RPL-ROD-OUT06	6"	BK Black
RPL-ROD-OUT12	12"	BZ Bronze
		GH Graphite
		WT White

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

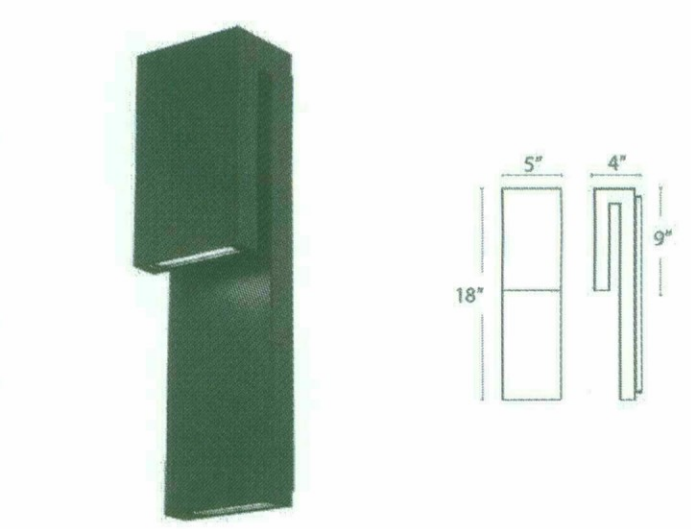
HABERMANN
 ELECTRICAL DESIGNERS INC.
 www.h-edl.com
 5519 North 125th Drive
 Litchfield Park, Arizona 85340
 phone: (623) 399-8640
 e-mail: h-edl@cox.net
 Project #17-41
 Project Manager: Mark Habermann



EXPIRES 9/30/2020

TYPE "A"

DOUBLE DOWN - model: WS-W137
LED Exterior Sconce



Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____

PRODUCT DESCRIPTION
 Farlay 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.

SPECIFICATIONS
Construction: Aluminum
Light Source: High output LED.
Finish: Black (BK), Graphite (GH)
Standards: ETL & cETL wet location listed IP 65, ADA compliant.

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 driver (120V-220V-277V)
 • Full range dimming when used with compatible dimmers*
 • 50,000 hour rated life
 • Color Temp: 3000K
 • CRI: 90

ORDER NUMBER

Model	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W13718	11W	120V-277V	300	275	GH Graphite BK Black

Example: WS-W13718-GH

modernforms.com
 Phone (800) 526-2586
 Fax (800) 526-2585

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 44 Harbor Park Drive
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 Lithia Springs, GA 30122

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 1750 Archibald Avenue
 Ontario, CA 91760

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TYPE "B"

TYPE "C"

SITE LIGHTING CUT SHEETS

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 7/19/10
 DATE INITIALS

47-DR-2017
 05/25/18

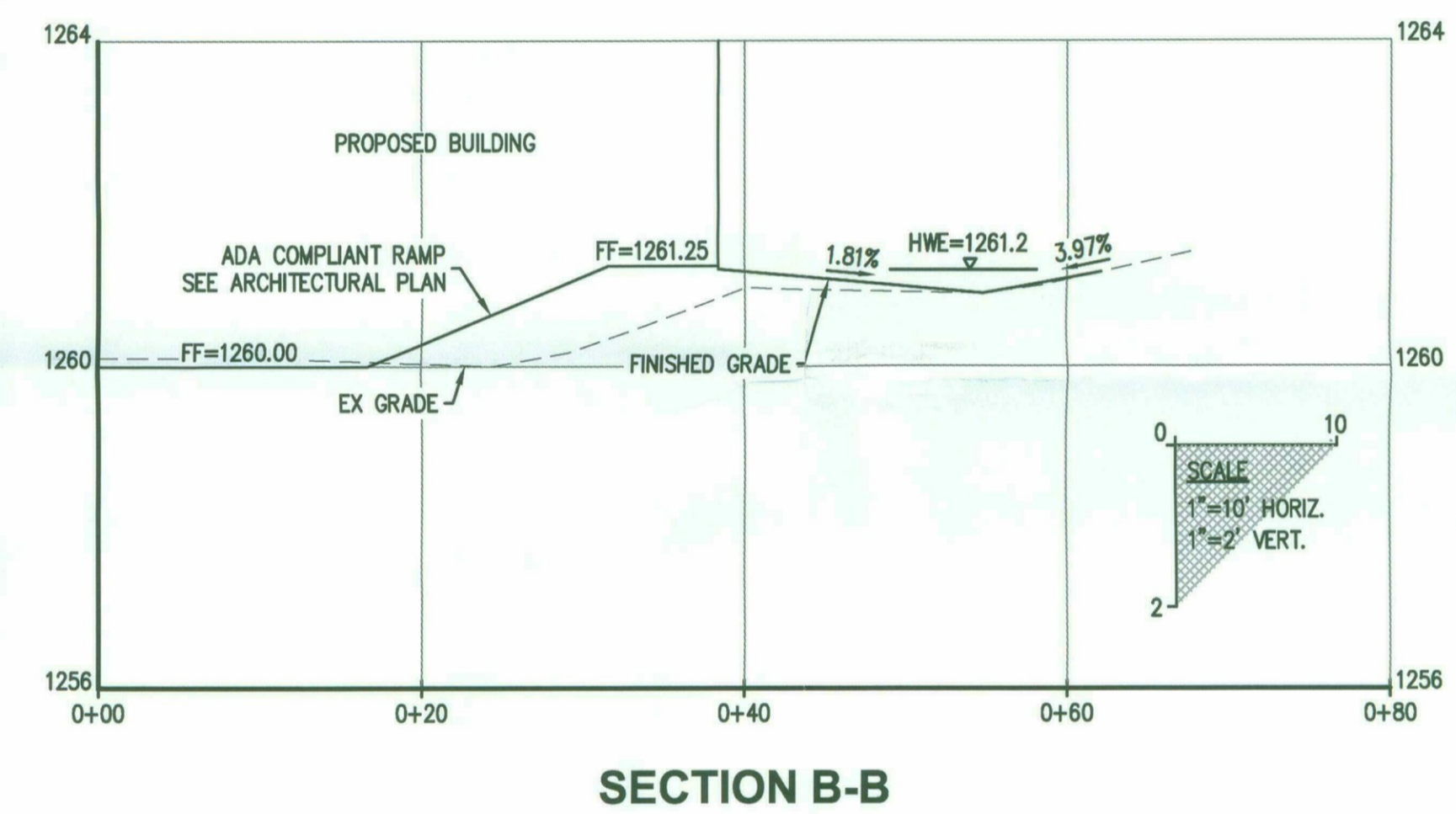
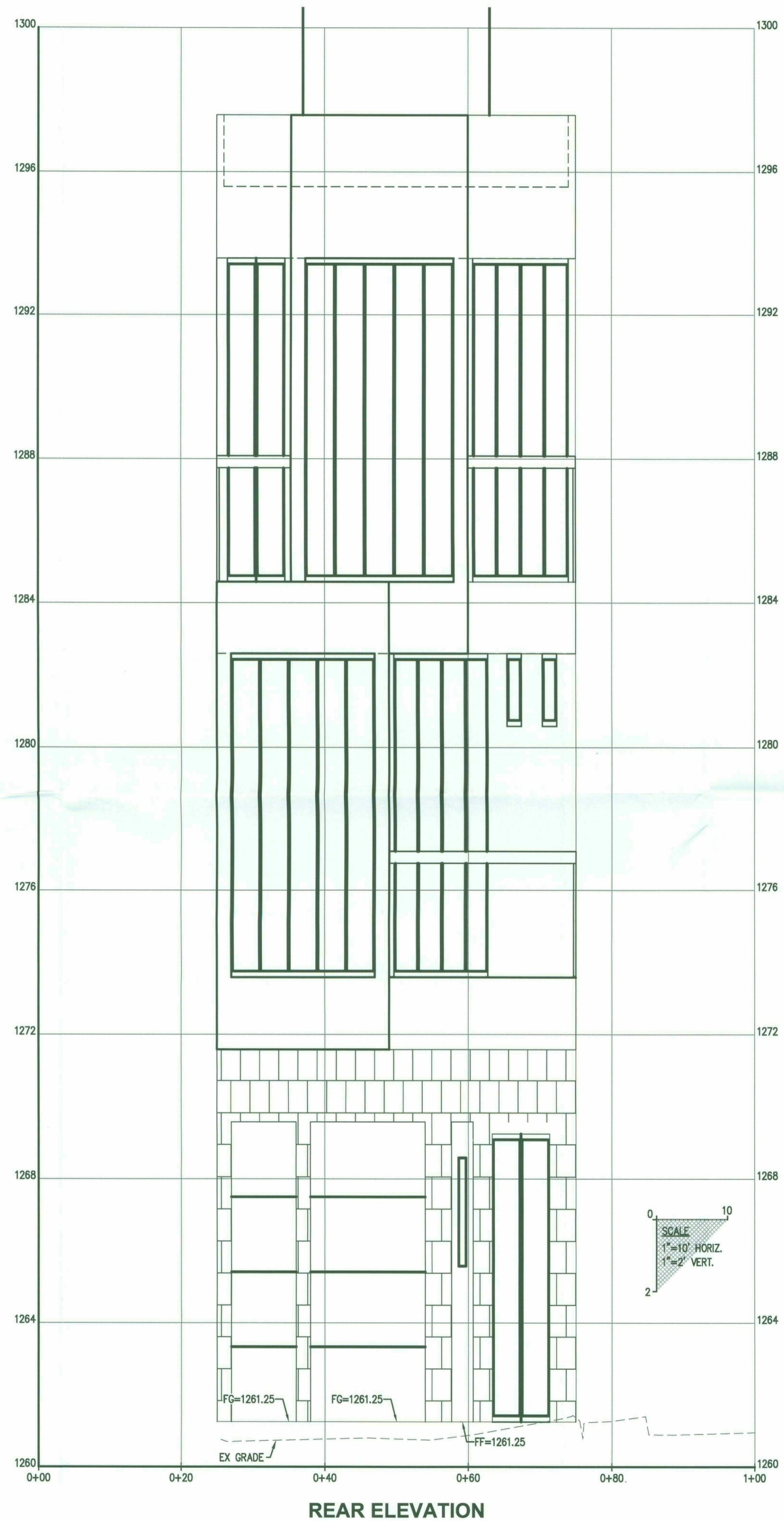
VIVA ANANDA
 7140 e first ave
 scottsdale, arizona 85251

SE3

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

chouinard design studio | dtb submititl
 7234 e shoeman ln | suite 7 | 480 | 947 | 4992 p
 scottsdale | arizona | 85251 | 480 | 947 | 4993 f

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47-DR-2017
05/25/18

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE:

REVISIONS:

PRELIMINARY
GRADING &
DRAINAGE PLAN

DATE: 4/30/18

PROJ. #: 1491

C1.2

2 OF 2

