

**Marked Agendas
Approved Minutes
Approved Reports**

**The July 19, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 19, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

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

Location: 7140 East 1st Avenue

Request: Approval of the site plan, landscape plan, and building elevations for a new 3-story-tall mixed-use development, including commercial space on a basement level and a first-floor level, and four dwelling units on the second and third floor levels, all within approximately 19,000 square feet of building area, on a 0.17-acre site.

OWNER

Dr. Purnima Mehta
7140 E. 1st Avenue
(480) 440-8792

ARCHITECT/DESIGNER

Chouinard Design Studio LLC
7234 East Shoeman Lane Ste. 7
(480) 947-4992

APPLICANT CONTACT

Kendric Speagle
Bass & Weber, LLC
6501 East Greenway Pkwy.
(480) 321-9297

BACKGROUND

Zoning

This site is zoned Central Business Downtown Overlay (C-2 DO)

Context

Located on the north side of East 1st Avenue, approximately 200 feet west of the North Scottsdale Road and East 1st Avenue intersection, the surrounding developments are parking, retail, restaurants, and mixed uses.

Adjacent Uses and Zoning

- North An existing alley, and farther north is an existing restaurant, zoned Central Business Downtown Overlay (C-2 DO)
- South East 1st Avenue, and farther south is existing parking associated with a mixed-use development, zoned Downtown Retail Specialty Type 1 Downtown Overlay
- East Existing retail building, zoned Central Business Downtown Overlay (C-2 DO)
- West Existing City owned parking lot, zoned Central Business Downtown Overlay (C-2 DO)

Key Items for Consideration

- Downtown Urban Design and Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant requests approval of the site plan, landscape plan, building elevations, and exterior lighting for a mixed-use building, on a 0.17-acre site.

Neighborhood Communication

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. City Staff has received two emails regarding the proposal, siting concerns with parking and height.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed buildings are consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. The 4020 North Scottsdale Road building on the west side of North Scottsdale Road was revitalized 13 years ago and is reminiscent of contemporary rustic southwest architecture. In addition, there are other buildings farther west on East 1st Avenue that resemble contemporary architecture.

The proposed development responds to the contextual area using various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in providing a complementary human scale consistent in conformance with Scottsdale Sensitive Design Principles and Downtown Plan Urban Design & Architectural Guidelines. In addition, the design incorporates contextual materials (glass, stucco, stone, and metal) that promote a supportive design relationship. To differentiate the architectural style in the macro-contextual design area, the proposed design incorporates tan and light tan colors, an accent metal screen panels, and accent black leathered stone.

The building includes a balcony over the first-floor terrace that projects up to seven (7) feet into the standard setback. The projection provides shade for the floor beneath and faces the pedestrian-oriented street. The proposal also includes a four-foot, three inch (4'-3") building projection into the required setback.

Vehicular access will be provided from East 1st Avenue and the alley abutting the north side of the property. Pedestrian access will be provided from East 1st Avenue. Patios are anticipated adjacent to East 1st Avenue that are stipulated to comply with the Design Standards & Policies Manual.

The existing mature eucalyptus tree that is central to the site is requested to be removed to construct the proposed development.

Development Information

- | | |
|--------------------------------------|---|
| • Existing Use: | Medical office, health, and fitness studio |
| • Proposed Use: | Restaurant, medical office, health, and fitness studio, and dwelling units. |
| • Parcel Size: | 0.175 gross acres
0.14 net acres |
| • Building / Commercial space: | 10,270 square feet |
| • Dwelling unit space (residential): | 8,585 square feet |
| • Total Building Area: | 18,993 square feet |
| • Gross Floor Area Ratio Allowed: | 1.3 |
| • Gross Floor Area Ratio Proposed: | 1.3 |
| • Building Height Allowed: | 36 feet, excluding rooftop appurtenances |
| • Building Height Proposed: | 36 feet, excluding rooftop appurtenances |
| • Parking Required: | 3.41 spaces |
| • Parking Provided: | 2 spaces on site, 2 spaces in-lieu |
| • Number of Dwelling Units Allowed: | 4 units |
| • Number of Dwelling Units Proposed: | 4 units |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Viva-Ananda Mixed-Use Building per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Ben Moriarity

Planner

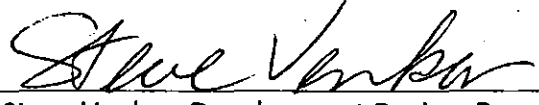
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E-mail: bmoriarity@ScottsdaleAZ.gov

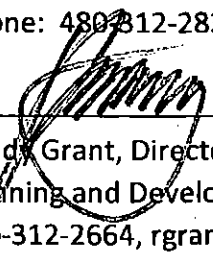
APPROVED BY


Ben Moriarity, Report Author

6/28/18
Date


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

6/29/18
Date


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

6/29/18
Date

ATTACHMENTS

1. Stipulations
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Applicant's Narrative
5. Combined Context Aerial and Site Plan
6. Site Plan
7. Building Elevations
8. Perspective
9. Material and Color Board
10. Landscape Plans
11. Electrical Site Plan
12. Exterior Lighting Cutsheets
13. Public Comment

**Stipulations for the
Development Review Board Application:
Viva-Ananda Mixed-Use Building
Case Number: 47-DR-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Chouinard Design Studio LLC, with a city staff date of 5/25/2018.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Chouinard Design Studio LLC, with a city staff date of 5/25/2018.
 - b. The case drainage report submitted by LANDCOR CONSULTING and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - c. The water and sewer basis of design report submitted by LANDCOR CONSULTING and accepted in concept by the Water Resources Department.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- A. With the construction document submittal, please include private outdoor living space area for each dwelling unit: minimum of sixty (60) square feet is required.

DRB Stipulations

4. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct the refuse enclosures to be in conformance with the site plan by Landcor Consulting dated 4/30/2018

LANDSCAPE DESIGN:

Ordinance

- A. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

EXTRIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- E. Prior to any permit issuance for the development project, the owner shall obtain approval for an in-lieu parking agreement (1-IP-2018) or other method to fulfill two spaces of the parking requirement for the project.

STREEET DEDICATIONS:

Ordinance

- F. Prior to the issuance of a building permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- i. 3-foot dedication, for a total 10-foot-wide south half-right-of-way width for the alleyway.

STREET INFRASTRUCTURE:**Ordinance**

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- H. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements: (all improvements per SRC Section 47-10 (a) and 47-21 (a) and (b))
 - i. Alleyway
 - a. Mill and overlay the alley along the frontage.

DRB Stipulations

- 5. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. Alleyway
 - i. Mill and overlay the alley along the frontage.

WATER AND WASTEWATER:**DRB Stipulations**

- 6. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

- 7. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 8. Stormwater storage is not required per the City's Stormwater Redevelopment policy. This project's impervious area is not increasing, so there will not be an increase in the runoff from the site. There's no existing stormwater retention volume onsite.
- 9. The disturbed area is less than 1 acre so first flush volume will not apply to this project.

EASEMENTS DEDICATIONS:**DRB Stipulations**

- 10. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.





E. Indian School Road

Panera Bread

Jimmy
John's

Starbucks

Commercial

Site

Daily Dose
Old Town
Bar & Grill

Fashion
by Robert Black

E. 1st Avenue

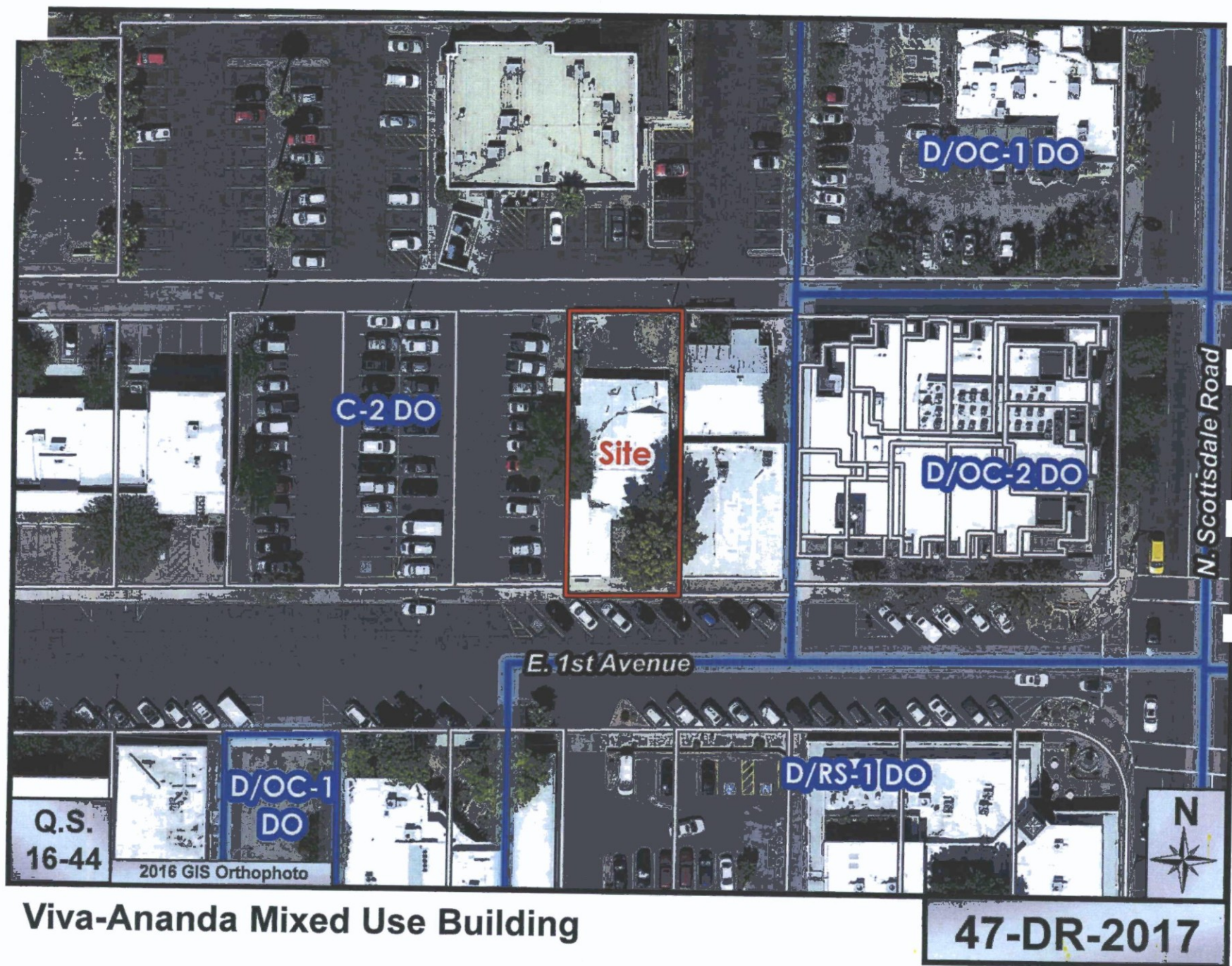
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Google Earth Pro Imagery



Viva-Ananda Mixed Use Building

47-DR-2017



Viva-Ananda Mixed Use Building

47-DR-2017

November 20, 2017
470-PA-2017

Viva Ananda Mixed Use Building
7140 East 1st Avenue
Scottsdale, AZ 85251

Development Review Board
Narrative

Introduction:

chouinard design studio is requesting approval of the proposed Building located at 7140 East 1st Avenue. The proposed building will provide public and private spaces in a contemporary architecture style while blending with the culture of downtown Scottsdale.

Location:

The project is located on East 1st Avenue on the west side of Scottsdale Road. The net site area is 0.14 acres in size and is zoned C-2 / DO 'Type-2' downtown development Area.

Project Description:

The proposed project is a 3-story mixed-use building with an additional level below grade. The total building area is 18,993 square feet. The building will be owner-occupied with the ground level comprising a small café, clinical psychology and medical offices, a beauty salon and ancillary spaces focusing on holistic health. The basement level will be an extension of the medical space and beauty salon along with a meditation room, yoga room and a private theater and playroom. The second and third levels will have two owner-occupied dwelling units on each floor with ample outdoor patio spaces for each. This building is proposed to be an amenity for local residents as well as travelers from far away destinations. It will provide a cultural icon and also promote urban living.

Employment:

This project not only promotes a true live/work environment, but will also provide high-quality jobs for the community.

Site / Building Design:

The design intent is to create an interesting building that maximizes the urban space in which it is located while creating relief through the multiple patios and courtyards that are set recessed. This building is designed to create a soothing space for residents and the public users.

The site fronts to East 1st Avenue and is three parcels west of Scottsdale Road. The current parcel to the east is a retail clothing store, to the west is a City of Scottsdale surface parking lot and to the north is Paradise Bakery across the public alley. The front of the building provides covered café table seating and seating at an open counter providing energy and life to the pedestrian street frontage. The seating wraps the corner to a recessed entry courtyard where the wellness businesses are entered. The beauty salon on the west side of the frontage is designed with a storefront window wall adding to the pedestrian energy. Levels two and three of the front are scattered with large, open covered patios that overlook the pedestrian and seating areas. These patios extend along the sides of the building creating openness and interaction there. At the rear of the building is a service room, exterior entrance and secure parking. The rear of the building also utilizes large patios for the dwelling spaces overlooking the activity to the north, west and east. This project uses a combination of on-site garage parking as well as in lieu parking credits to satisfy the urban parking requirements. The property currently has 10.8 parking credits and is requesting an additional 2 spaces through the in lieu parking program. The building also provides 4 secure bicycle parking spaces.

This play of massing and materials helps to blend this building with the surrounding environment. It is a small urban lot that is being maximized while still creating relief. It has similar massing of materials and mass / void as other mixed-use buildings in the area. The main materials are a human-scale decorative masonry unit, painted stucco, flush metal panels and glass. The material palette is in a warm, brown desert hue. The massing is accomplished through changes materials as well as the multiple recessed covered residential patios.

The siting of the building provides mainly north / south orientation. The multiple covered patios and storefront walls create openness, allow the owners to enjoy indoor/outdoor living and also provide sun protection. The building also uses these patios and material changes to create unique massing for each dwelling unit and helping to stress the horizontal lines of the three above-grade levels. The total height of the parapet wall is 36' above the finish floor and utilizes a metal screen wall to fully screen the rooftop mechanical units.

This building is intended to enhance the live / work amenity and to also to blend contemporary design with cultural history. The use of modern materials with art pieces liked Jali Screens help to tie it all together. The project name 'Viva Ananda' can be translated with the meaning of 'good long life' which is what this project intends to promote.

Landscape Design:

The landscape of the building will include appropriate plants for the downtown area as well as the Sonoran Desert region. The proposed landscaping will provide a buffer between the pedestrian sidewalk and café seating while still maintaining an open and energetic space. The second and third level patios will contain potted plants and vines. The proposed landscaping will help to add warmth and soften the building while still maintaining an urban character.

Description of how the proposed development is consistent with Scottsdale's Sensitive Design Principles:

1. The design character of any area should be enhanced and strengthened by new development.

The proposed building is intended to replace an older single-family residential scale structure with various additions with a new contemporary building in an urban scale. This new building will have improved public amenities, create a vibrant pedestrian sidewalk and provide the opportunity for a true live / work experience. The new massing with recessed courtyard and patios will create spaces with interaction between the users and public. The new materials will be high-quality and durable which will replace the materials of the current less permanent structure.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

This building is oriented primarily with north / south orientation, in massing and proportion with the existing mixed-use building to the east and provides layers of shading and outdoor living with the interspersed covered patios throughout. The patios will also provide amazing views to nearby mountains and the city.

3. Development should be sensitive to existing topography and landscaping.

The lot undergoes less than 2' of grade change over almost 110' from north to south. This minimal grade changes allows for a gently sloping entry patio and rear exit.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

The proposed landscaping is minimal and appropriate for the downtown area as well as the Sonoran Desert region. The landscaping will also soften the building and bring life to the upper level patios.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

The proposed design includes an open patio café along the pedestrian sidewalk and the café also has counter seating opening to the public way. The courtyard entry and storefront beauty salon also accentuates the public realm. Furthermore, the upper level patios provide additional interaction and energy between the users and public.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourages social contact and interaction within the community.

The site has a strong pedestrian link with the open entry, just 3 parcels from Scottsdale Road. It also lies within the downtown trolley loop. The building is also providing 4 secure bicycle parking spaces.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

The new project provides 7' deep shaded canopies at the front café seating area, a covered entry as well as various covered patios scattered throughout the upper levels.

8. Buildings should be designed with a logical hierarchy of masses.

The building mass is broken up through changes in materials and mass throughout and using horizontal lines to bring the scale to human proportions. The lower level contains a significant amount of masonry creating a solid base with the materials becoming 'lighter' as the elevation increases in height. The patio overhangs with deep recesses at the upper levels create a lighter massing as well as the elevation increases in height. Finally, the mechanical screen recesses again from the parapet wall fully screening the mechanical units while creating depth to the elevation.

9. The design of the built environment should respond to the desert environment.

The proposed project uses earth based materials in a brown desert hue with minimal openings on the east and west sides. The deep recessed covered patios aid in mitigating sun exposure while providing outdoor living for the users. The landscaping is also low-water use and appropriate for the desert environment.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

The north / south orientation of the building with minimal fenestration on the east and west side aid in reducing the heat loads on the building. In addition, the deep recessed patios and hanging vines provide sun protection and greenery. The masonry material is appropriate for the hot, arid climate along with the steel panels.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

The landscaping is low-water use and appropriate for the desert environment.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

The site does not contain existing native plants and the proposed landscaping is low-water use and appropriate for the desert environment.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

The new lighting will provide security for the rear service area, front café seating and entry and upper level patios without spilling off the property.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Signage will be minimal and integrated into the building masses.

Description of how the proposed development is consistent with the criteria set forth in Section 1.904 of the Zoning Ordinance:

A.

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*
- b. Avoid excessive variety and monotonous repetition;*
- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment as specified in the Sensitive Design Principles;*

Please refer to the building design descriptions as noted above.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

This project does not fall within the bounds of the ESL Overlay District.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Please refer to the building design descriptions as noted above.

3. Ingress, egress, internal traffic Circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

This building provides off-street parking in a parking garage along with 4 secure bicycle parking spaces. There is no on-site circulation and the garage is entered from the public alley in which an additional 3' in width is being dedicated to the city to make it more accessible.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All mechanical equipment will be rooftop mounted and fully screened by an integral metal panel screen recessed on the roof from the upper level parapet walls.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations*
- d. Reflect the design features and materials of the urban neighborhood in which the development is located; and*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type-2 Areas and existing development outside the Downtown Area.*

Please refer to the building design descriptions as noted above.

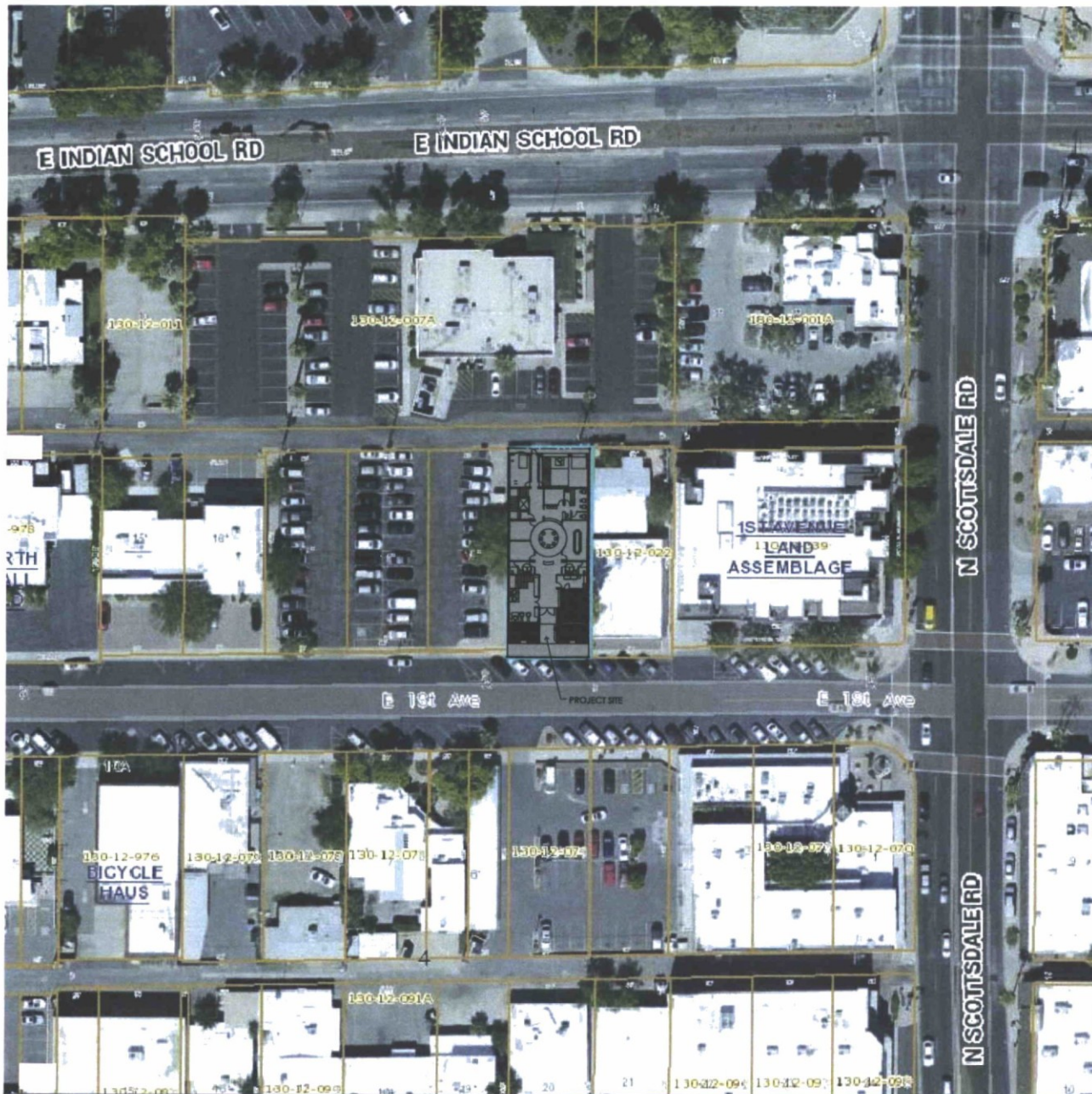
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria.

This section does not apply to this project. However, the building does integrate Jali screens which are a cultural art piece.

Development Review Board Request for Approval Items:

- A. Request for removal of mature trees - Pursuant to the Zoning Ordinance Sec/ion 10.402.5.a.i, we hereby request approval to remove all existing mature trees located on the site so that we may proceed in applying for permit to remove said trees.
- B. Request for exceptions to building setback and stepback standards per Zoning Ordinance Section 5.3006.l. Please refer to the Building Setback / Stepback Exhibits on Sheets A3.2, A3.3 and A3.4 in the submittal documents which identify the wall segments and associated calculation relating to the following.
- C. Request for approval of exception 5.3006.l.2.a (allowing roof/canopies over sidewalks and balconies to project into standard stepback lines) as noted on Sheets A3.2, A3.3 and A3.4 in the submittal documents.
- D. Request for approval of exception 5.3006.l.3.a & b (allowing wall segments to project into standard stepback lines based on an allowable length or surface area for wall segments as noted on Sheets A3.2, A3.3 and A3.4 in the submittal documents.

End of Written Narrative.



ACT NINE LLC

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

chouinard
design studio

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480.180.4883
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suite 7
mesa, az 85209
www.chouinarddesign.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

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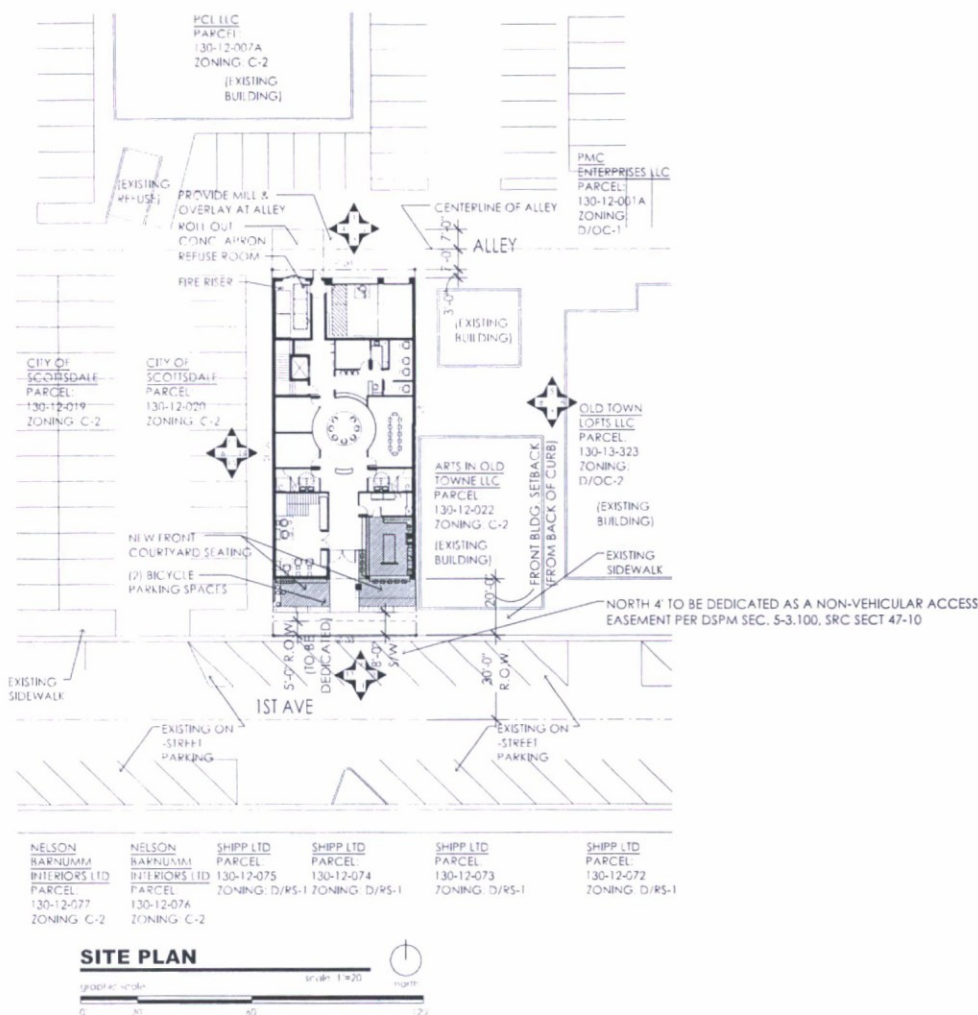
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A1.2

context aerial

CONSTRUCTION
DOCUMENTS

47-DR-2017
11/22/2017



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 5.3004 C)
MAXIMUM HEIGHT:	36' (Table 5.3004 B)

PARKING REQUIREMENTS

Initial Parking Requirements:	Commercial Area (Basement / Ground Level) - 7,659 sf / 350 = 21.88 spaces required (minus playroom, storage, stairs, elevator, window w/c)
No parking required for first four residential dwelling units (Section 9.104 H 3 c) = 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 (2,000sf expansion credit)	2,000sf / 300 = 6.67 = 6.67 spaces credit
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 Spaces Needed	2.00 spaces

FAR / DENSITY CALCULATIONS

Gross Area:	(FAR Calculations)
Basement	5,741 sf
Ground Level	5,113 sf
Second Level (Unit 1)	1,927 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 Calculations)
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:	(C Calculations)
Max Dwelling Units = 30 dwelling units/acre x 0.181 acres	5.43 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

47-DR-2017
05/25/18



PRELIMINARY,
NOT FOR
CONSTRUCTION

DATE: 05/25/18	BY: JG
DATE: 04/20/17	BY: JG
DATE: 05/25/18	BY: JG
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A1.0

site plan

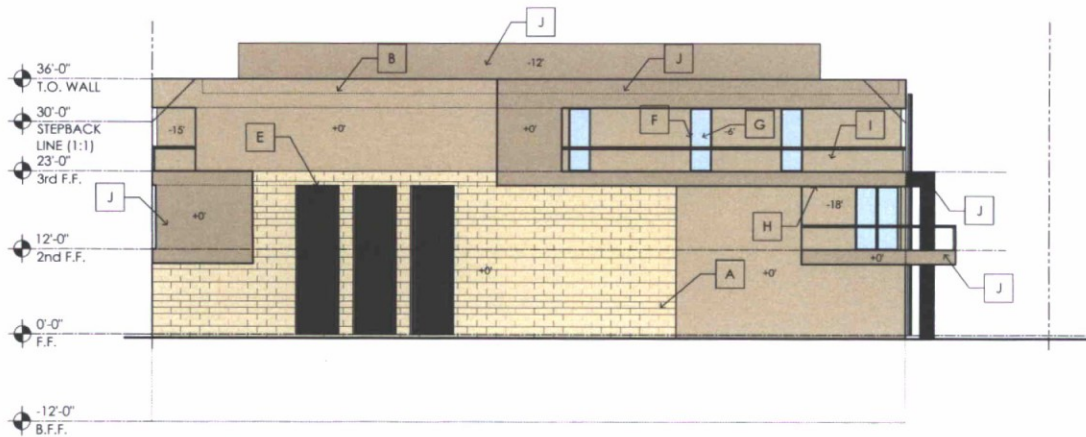
CONSTRUCTION
DOCUMENTS

EXTERIOR MATERIAL PALETTE	
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



ACT NINE LLC

LOT 26 OF WEST SCOTTSDALE
7140 EAST 1ST AVENUE
SCOTTSDALE, AZ 85251

**chouinard
design studio**
architects
4801 6871 6902 p
4801 6871 6902 f
7334 n chowan in
suite 7
scottsdale (arizona) 85251
www.chouinardstudio.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

540-11
04/30/17
JC
JC

A3.0

elevations

CONSTRUCTION
DOCUMENTS

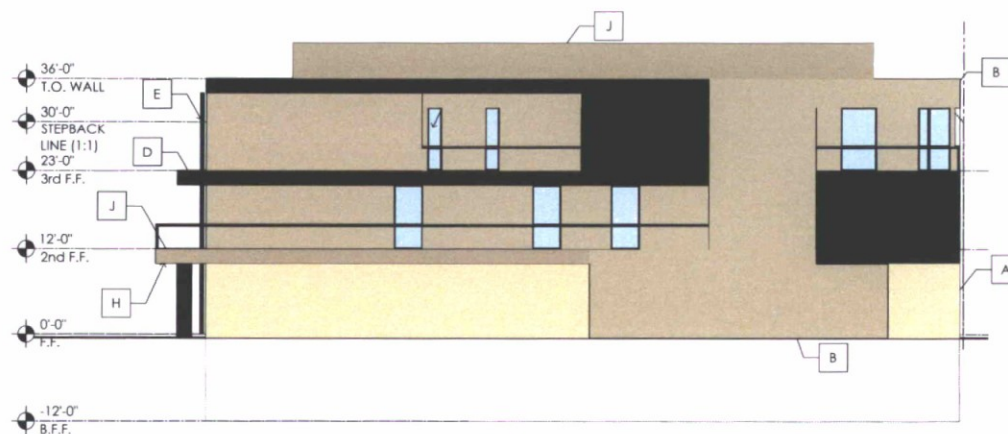
47-DR-2017
05/25/18

EXTERIOR MATERIAL PALETTE	
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'
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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



ACT NINE LLC

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

chouinard
design studio
ARCHITECTS
4801 N 16TH AVE
SUITE 100
PHOENIX, AZ 85018
480.987.4900
www.chouinarddesign.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

S40-11
04/30/17
JK
JK

A3.1

elevations

CONSTRUCTION
DOCUMENTS

47-DR-2017
05/25/18



from southeast
perspective

ACT NINE LLC

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

chouinard
design studio

480 | 947 | 4880 p
480 | 947 | 4880 f
7334 s. december st.
scottsdale | arizona | 85251
www.chouinarddesign.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

DATE	5/4/17
DATE	02/07/17
DESIGN	JC
PREPARED BY	JC
DATE	5/4/17
DATE	5/4/17
DATE	5/4/17
DATE	5/4/17
DATE	5/4/17
DATE	5/4/17
DATE	5/4/17

A4.0

CONSTRUCTION
DOCUMENTS

47-DR-2017
3/8/18



from southwest

perspective



from northwest

perspective

47-DR-2017
3/8/18

ACT NINE LLC

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

**chouinard
design studio**

4800 E. 1ST AVENUE, SUITE 100
SCOTTSDALE, AZ 85251
www.chouinarddesign.com

PRELIMINARY,
NOT FOR
CONSTRUCTION

DATE	5/4/17
BY	02/07/17
CHK	J
APP	J

DATE	5/4/17
BY	02/07/17
CHK	J
APP	J

A4.1

CONSTRUCTION
DOCUMENTS

viva grande exterior building color & material sample board

7140 e 1st ave

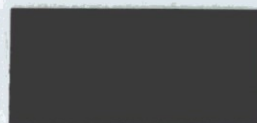
EXTERIOR MATERIAL PALETTE	
LOCATION	DETAIL
1	WOOD STUCCO (ACCENT)
2	WOOD STUCCO (BODY)
3	WOOD STUCCO (ACCENT)
4	WOOD STUCCO (ACCENT)
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98	WOOD STUCCO (ACCENT)
99	WOOD STUCCO (ACCENT)
100	WOOD STUCCO (ACCENT)

47-DR-2017
3/8/18

viva grande exterior building color & material sample board

7140 e 1st ave

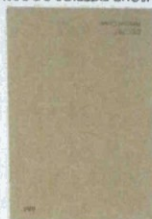
47-DR-2017
3/8/18



DOOR / WINDOW FRAMES (EXTERIOR)
WILSON PATTERNS
DARK BRONZE



PAINT (SOLID EXTERIOR DOORS)
DUNN EDWARDS 'SAHARA' DEC747



PAINT (SOLID EXTERIOR DOORS)
DUNN EDWARDS 'RINCON COVE' DEC757

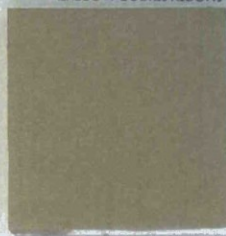


WOOD CEILING (EXTERIOR PATIO)
THERMORY 'ASH'

viva grande exterior building color & material sample board

7140 e 1st ave

47-DR-2017
3/8/18



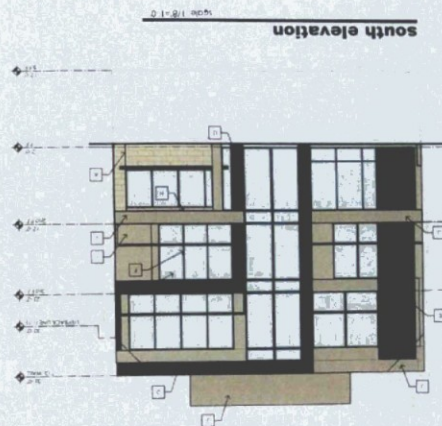
SMOOTH STUCCO (ACCENT)
DUNN EDWARDS 'RINCON COVE' DEC757



SMOOTH STUCCO (BODY)
DUNN EDWARDS 'SAHARA' DEC747



south elevation



PLANTING NOTES

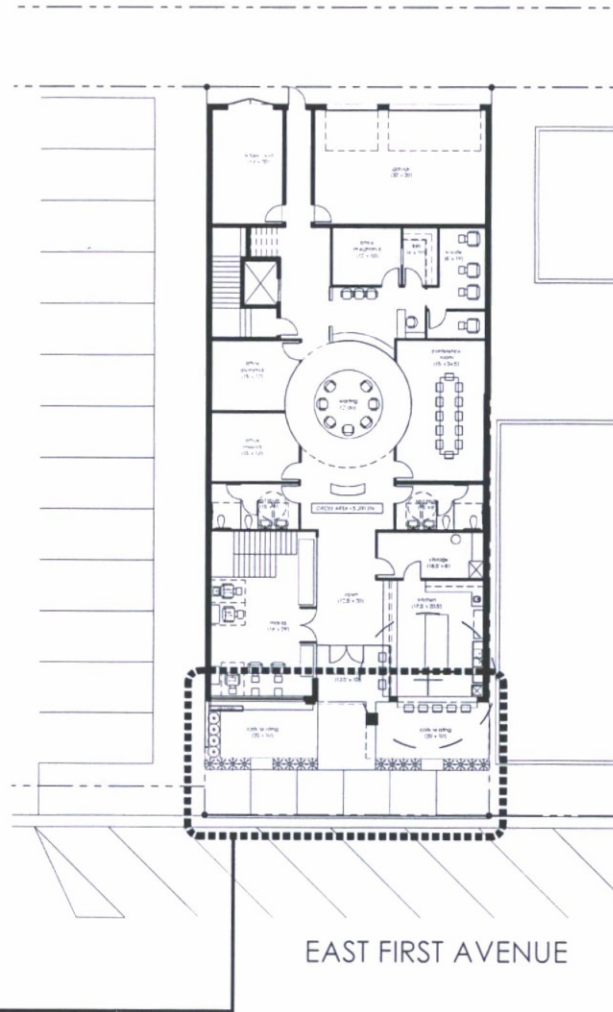
1. ALL PLANTING AREAS ARE TO HAVE STONE TOP DRESSING OR APPROVED MULCH MATERIAL. COLOR AND SIZE AS SPECIFIED. 2" MIN DEPTH TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
3. ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
4. ALL PLANT 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 SEE.
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)

EAST FIRST AVENUE

PROJECT TEAM

ARCHITECT

Chouard Design Studio
7234 East Shoeman Lane
Suite 7
Scottsdale, AZ 85251
PH (480) 947-4992
CONTACT: Jason Chouard
jason@chouarddesign.com

LANDSCAPE ARCH

Young Design Group, LLC
7234 East Shoeman Lane
Suite 8
Scottsdale, AZ 85251
PH (480) 257-3312
CONTACT: Joe Young
jyoung@youngdsg.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 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 RILL, 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 49-435 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



VIVA ANANDA
COTTSDALE

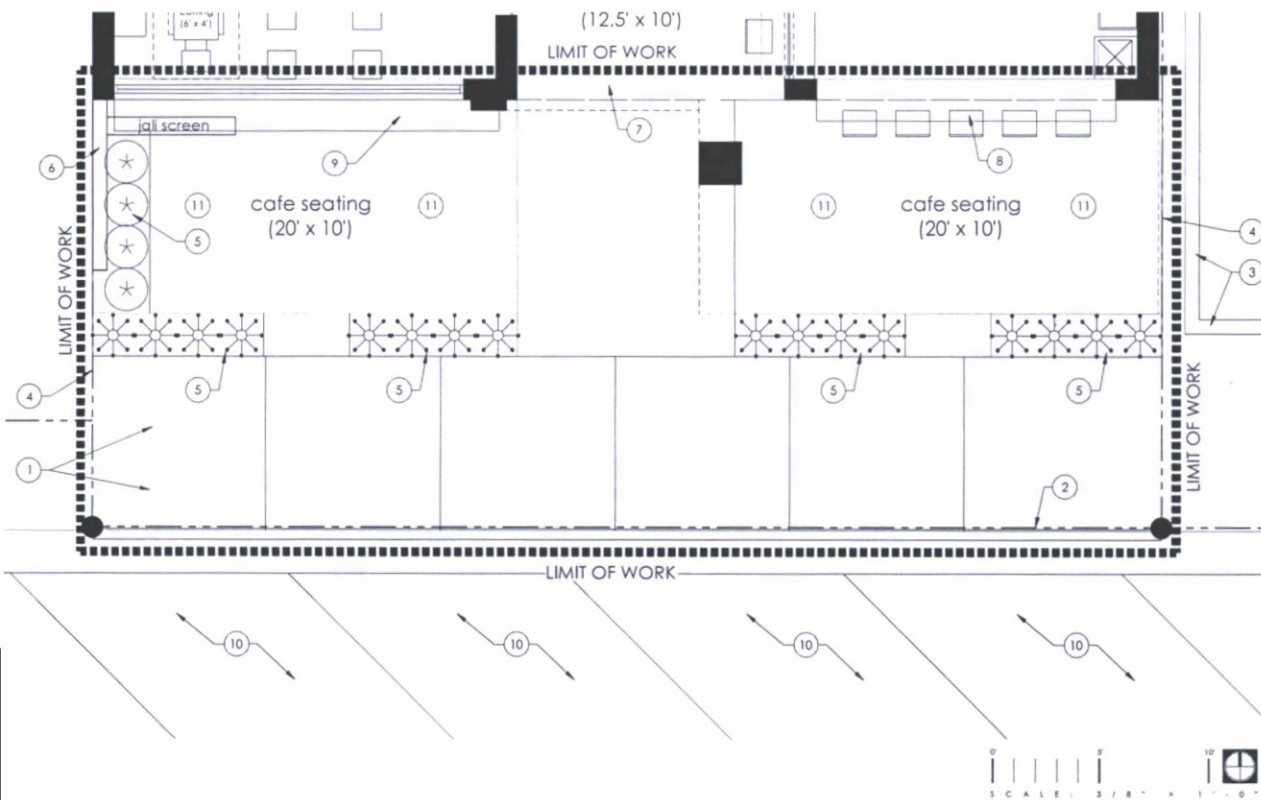
COVER SHEET + NOTES

NOV. 3
2017
PROJECT
#1716

SHEET NO:
L0.1

young | dsg
7234 EAST SHOEMAN LANE
SUITE 8
SCOTTSDALE, AZ 85251
PH (480) 257-3312
CONTACT: JOE YOUNG
jyoung@youngdsg.com

47-DR-2017
11/22/2017



PLANT SCHEDULE

SHRUBS	SIZE / REMARKS	QTY
MYRTUS COMMUNIS 'COMPACTA'	5 GAL	4
COMPACT MYRTLE		
ACCENTS / VINES		
MUHLENBERGIA X 'PINK FLAMINGO'	5 GAL	16
PINK FLAMINGO MUHLY		
INERT MATERIALS		
MEXICAN BEACH PEBBLES (ALL LANDSCAPE AREAS)	2'-3" DIA	PER PLAN

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

- LINEAR FLATWORK IS TO BE STRAIGHT, PARALLEL AND PERPENDICULAR TO ADJACENT HARDSCAPE WHERE SHOWN ON PLAN. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- 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.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

VIVA ANANDA
COTTSDALE

LANDSCAPE + HARDSCAPE PLAN (GROUND FLOOR)

NOV. 3
2017
PROJECT
#1716

SHEET NO:
L1.1

YDLG
YOUNG & DICKSON
ARCHITECTS
7714 HOLLY ST.
SCOTTSDALE, AZ 85254
TEL: 480.344.1111

47-DR-2017
11/22/2017



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 THHN INSULATION, RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #6 COPPER BONDING 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"
(N.T.S. FOR DR)

47-DR-2017
05/25/18

VIVA ANANDA 7140 e first ave scottsdale, arizona 85251		SE1
DATE: 5/25/18	PROJECT: 47-DR-2017	
DESIGNER: V	APPROVED: STEPHEN E. VIVA	
DESIGNER: design	STUDIO: studio	IN: in
DATE: 5/25/18	PROJECT: 47-DR-2017	

Moriarity, Ben

From: Pejman Gallery | Scottsdale AZ <pejmangallery@gmail.com>
Sent: Friday, December 08, 2017 2:08 PM
To: Moriarity, Ben
Cc: azsonnie@gmail.com
Subject: RE: 7140 E 1st Ave Application

Ben – Per our phone conversation regarding the 7140 E 1st Ave Application, I have the concern that **there should be at least one parking space in the back of this building for each residential unit (4 in this case)**. Otherwise, the residential occupants who do not have parking space will rely on taking street or public parking spaces, resulting in the depletion of these spaces which are intended mostly for short term visitor use.

Please add this concern to the application.

Thank you,

Bob Pejman

Pejman Gallery LLC
7130 E Main Street
Scottsdale AZ 85251

From: Moriarity, Ben [mailto:BMoriarity@Scottsdaleaz.gov]
Sent: Monday, November 27, 2017 3:45 PM
To: 'Bob Pejman'
Cc: 'Sonnie Kirtley'
Subject: RE: 7140 E 1st Ave Application

Bob,

Sorry about the incorrect link, her is the link to the Viva-Ananda 47-DR-2017 proposal:
http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_47_DR_2017.pdf

Ben Moriarity
Planner
Planning & Development Department

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

From: Bob Pejman [mailto:pejmangallery@gmail.com]
Sent: Monday, November 27, 2017 3:22 PM
To: Moriarity, Ben
Cc: 'Sonnie Kirtley'
Subject: RE: 7140 E 1st Ave Application

Ben – The link you sent me is for 7103 E Main. My email was requesting the plans for the **7140 E 1st Ave Application**. Can you please re-send the correct link?

Thank you,

Bob Pejman

Pejman Gallery LLC
7130 E Main Street
Scottsdale AZ 85251
973-901-5872 cell

From: Moriarity, Ben [<mailto:BMoriarity@Scottsdaleaz.gov>]
Sent: Monday, November 27, 2017 8:10 AM
To: 'Pejman Gallery | Scottsdale AZ'
Cc: 'Sonnie Kirtley'
Subject: RE: 7140 E 1st Ave Application

Bob,

Thank you for the message, please find the linked information from their application online:
http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_22_ZN_2017.pdf

Feel free to contact me or the applicant if you have any additional questions.

Ben Moriarity
Planner
Planning & Development Department

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

From: Pejman Gallery | Scottsdale AZ [<mailto:pejmangallery@gmail.com>]
Sent: Friday, November 24, 2017 3:48 PM
To: Moriarity, Ben
Cc: 'Sonnie Kirtley'
Subject: 7140 E 1st Ave Application

Hi Ben – I received the attached Neighborhood Notification Report for the subject property 3-story commercial/residential redevelopment.

The supplied site plan does not show all 3 stories and the proposed **parking spaces** for the tenants. Can you please email the more detailed submitted proposed plans that show these elements?

Thanks

Bob Pejman

Pejman Gallery LLC

Moriarity, Ben

From: Moriarity, Ben
Sent: Tuesday, December 12, 2017 9:50 AM
To: 'C.B. Shipp'
Cc: Animus Holdings, LLC; Hayden Shipp
Subject: RE: 7140 E 1st Ave Site Plan

Blen,

You can view their proposal, including elevations and renderings by following the link to the case fact sheet:
http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_47_DR_2017.pdf

Ben Moriarity
Planner
Planning & Development Department

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

-----Original Message-----

From: C.B. Shipp [mailto:blen@mac.com]
Sent: Tuesday, December 12, 2017 9:40 AM
To: Moriarity, Ben
Cc: Blen Shipp; Animus Holdings, LLC; Hayden Shipp
Subject: 7140 E 1st Ave Site Plan

Good morning, Ben. Thanks for the Neighborhood Notification Report of the site plan proposal for 7140 E 1st Ave.

Renderings would be helpful in order for us to evaluate the impact on the street. Height also plays a significant role here, since the view of Camelback Mountain is an asset to tenants at 4000 N. Scottsdale Road.

Any visual aids will help — especially those representing height in relation to the neighboring properties.

We look forward to reviewing this more thoroughly. Thanks Ben.

Blen Shipp
Shipp Holdings, LLC
(480) 247-1995

cc: herb shipp, hayden shipp