



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-91-23-2
April 26, 2024

[Paradise Valley Village Planning Committee Meeting Date:](#) May 6, 2024
[Planning Commission Hearing Date:](#) June 6, 2024

Request From: [S-1 DVAO](#) (Ranch or Farm Residence, Deer Valley Airport Overlay District) (2.55 acres)
Request To: [CP/GCP DVAO](#) (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District) (2.55 acres)
Proposal: Storage and light manufacturing
Location: Approximately 250 feet west of the southwest corner of Cave Creek Road and Quail Avenue
Owner: Tabarka Properties, LLC c/o Meir Zenati
Applicant/Representative: Kimberly Schroeder, ProSteel STR, LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Classification Map Designation</u>	Quail Avenue	Local	20-foot south half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.</p> <p>The proposal is located in an established and designated commerce park and industrial area that is transitioning and is located away from established residential neighborhoods.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</p> <p>The proposal for industrial zoning is located within a targeted industrial and commerce park area consistent with the General Plan Land Use Map designation of Industrial.</p>			

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will be required to provide a minimum of 75 percent shade along pedestrian pathways, including sidewalks. Additionally, the proposal will be required to provide shade trees dispersed throughout the surface parking lot areas to achieve a minimum of 25 percent shade at maturity, as well as shade trees along the north, west and south sides of the building.

Applicable Plan, Overlays, and Initiatives

16th/Cave Creek Major Employment Center: See Background Item No. 2.

Deer Valley Airport Overlay District: See Background Item No. 7.

Tree and Shade Master Plan: See Background Item No. 8.

Complete Streets Guidelines: See Background Item No. 9.

Comprehensive Bicycle Master Plan: See Background Item No. 10.

Transportation Electrification Action Plan: See Background Item No. 11.

Phoenix Climate Action Plan: See Background Item No. 12.

Conservation Measures for New Development: See Background Item No. 13.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 DVAO
North (across Quail Avenue)	Single-family residences	S-1 DVAO
South	Gas station, convenience store, and surgical center	C-2 SP DVAO
East	Restaurants with drive-throughs	C-2 DVAO
West	Accessory parking and outdoor storage	S-1 DVAO

CP/GCP DVAO (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	2.55 acres
Maximum Lot Coverage	50%	33% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1-foot increase in height for every 3 feet of additional setback up to 56 feet in height; up to 80 feet with use permit	25 feet located 51 feet or more from north, east, and west lot lines and 23 feet, 4 inches located 46 feet from south lot line (Met)
<i>Minimum Building Setbacks</i>		
Perimeter Lot Line on a Street	30 feet	North (Quail Avenue): Approx. 83 feet (Met)
Perimeter Lot Line Not on a Street	20 feet	East: Approx. 58 feet (Met)
		South: 46 feet (Met)
		West: 51 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Street / Canal Right-of-Way	30 feet	North (Quail Avenue): 30 feet (Met)
Not Adjacent to Street, Adjacent to Residential Zoning	5 feet	West: 8 feet, 9 inches – 9 feet, 5 inches (Met)
Not Adjacent to Street, Adjacent to Non-Residential Zoning	0 feet	South: 11 feet, 7 inches – 21 feet, 5 inches (Met)
		East: 6 feet, 8 inches (Met)
Minimum Parking Lot Area Landscaping	5% of interior surface area (exclusive of perimeter landscaping and all required setbacks)	Not provided
Minimum Parking	35 spaces required 1 space per 1,000 square feet for unspecified industrial use (shell building) with gross floor area of 0 to 150,000 square feet 33,395 square foot building proposed	37 spaces (Met)

Background/Issues/Analysis

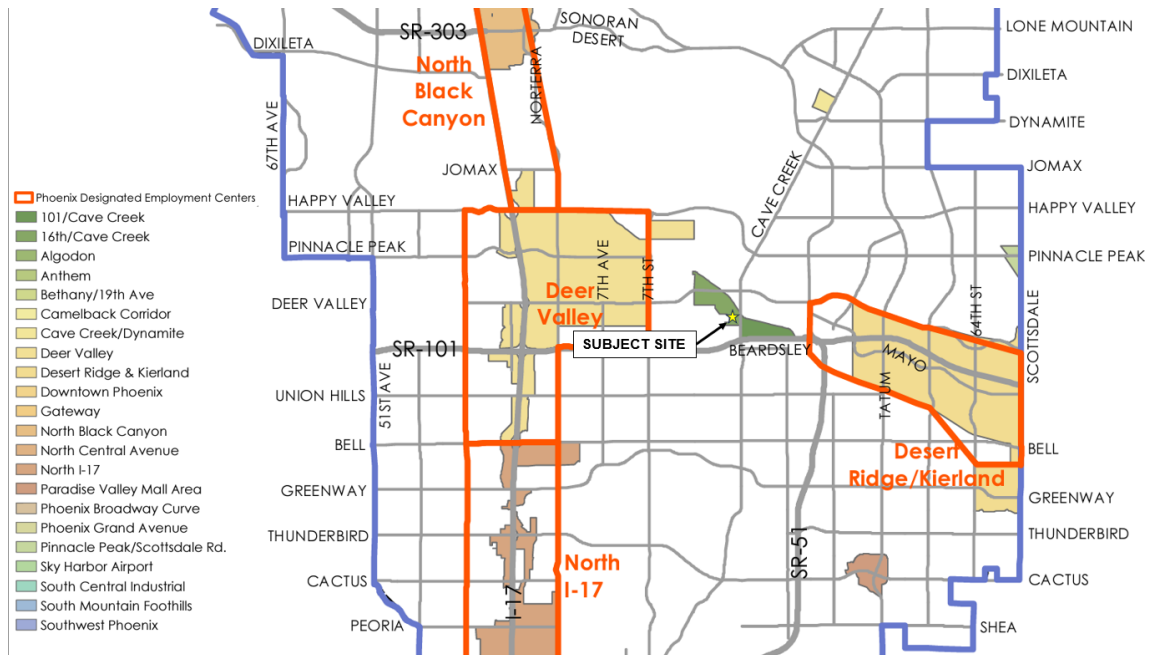
SUBJECT SITE

1. This request is to rezone 2.55 acres located approximately 250 feet west of the southwest corner of Cave Creek Road and Quail Avenue from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) to CP/GCP DVAO (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District) to allow storage and light manufacturing. The subject site is currently vacant.

2. **16th/Cave Creek Major Employment Center**

The subject site is located within the boundaries of the Maricopa Association of Governments (MAG) designated 16th/Cave Creek major employment center. The 16th/Cave Creek employment center is generally bounded by 16th Street to the west, Cave Creek Road to the east, the Central Arizona Project (CAP) canal to the north, and Rose Garden Lane to the south.

The 16th/Cave Creek employment center consists of a designated commerce park and industrial area that has been transitioning over the past decade and now consists of some existing warehouses and offices. The proposal for a storage and light manufacturing would remain in character with the established employment center.

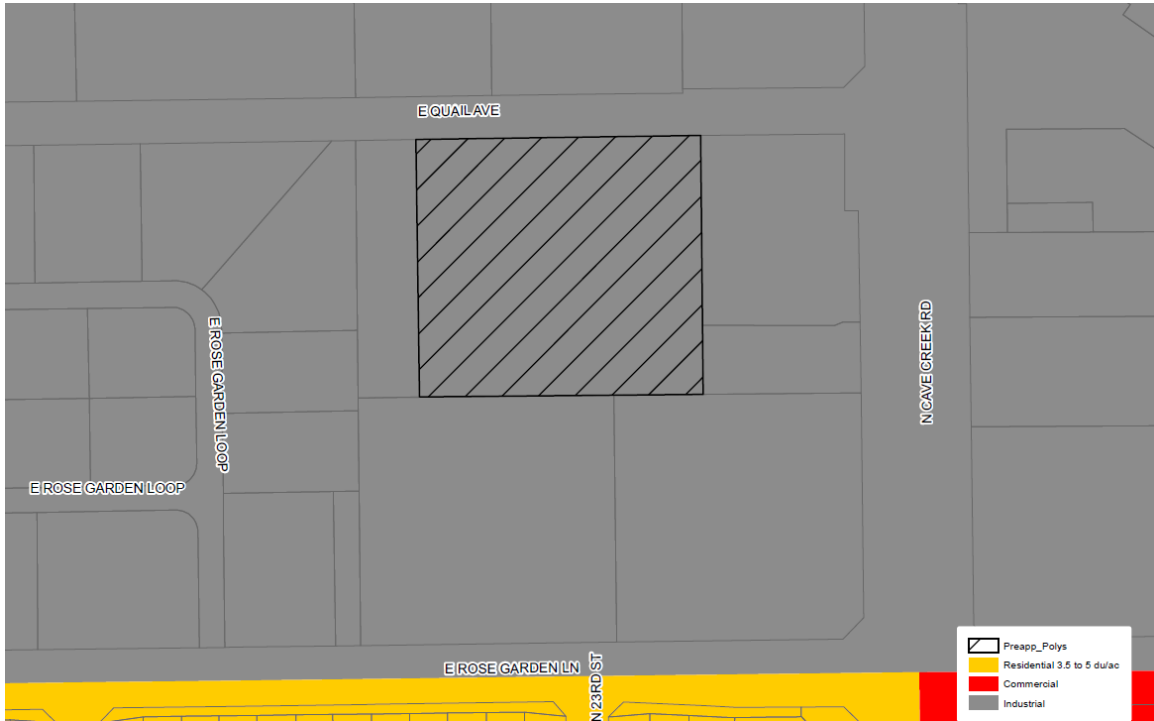


*Major Employment Centers Map
Source: Planning and Development Department*

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Industrial. The proposal for CP/GCP (Commerce Park District/General Commerce Park Option) is consistent with this designation.

The General Plan Land Use Map designations surrounding the site to the north, east, south and west are also Industrial.



General Plan Land Use Map

Source: Planning and Development Department

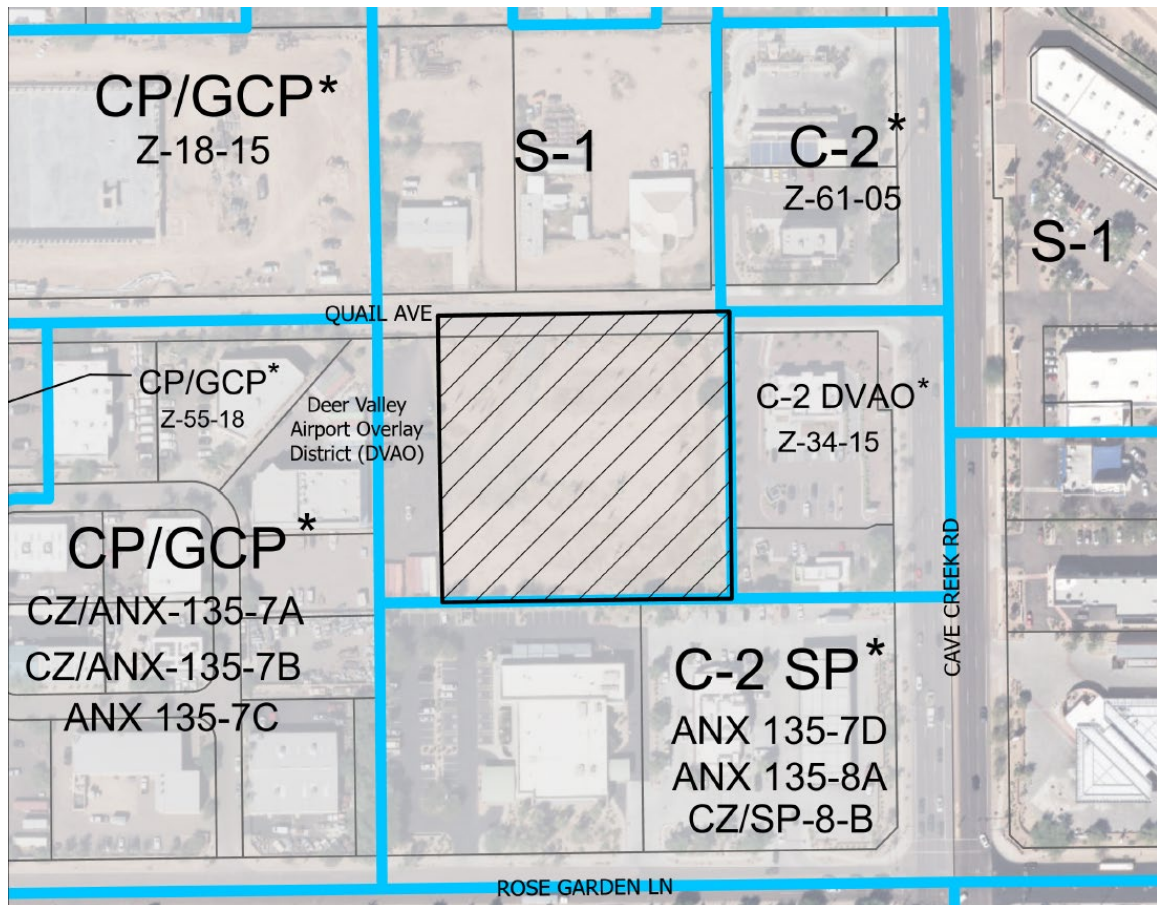
SURROUNDING LAND USES AND ZONING

4. To the north of the subject site, across Quail Avenue, are single-family residences, zoned S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District).

To the south of the subject site are a gas station, convenience store, and a surgical center, zoned C-2 SP DVAO (Intermediate Commercial, Special Permit, Deer Valley Airport Overlay District).

To the east of the subject site are restaurants with drive-throughs, zoned C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay District).

To the west of the subject site are accessory parking and outdoor storage, zoned S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

5. Site Plan

The conceptual site plan, attached as an exhibit, proposes a 33,395-square-foot industrial shell building. Loading docks are proposed on the southeast side of the building, which will be screened by the north side of the building. The site plan proposes 37 parking spaces provided along the north and east sides of the site. Vehicular access is proposed from Quail Avenue with two driveways located on the east and west sides of the site for ingress and egress. Refuse is proposed on the southeast corner of the site. Large landscape areas are proposed around the perimeter of the site and around the perimeter of the building. Since the site plan meets or exceeds the development standards of the CP/GCP zoning district, staff recommends general conformance with the site plan date stamped April 18, 2024, with specific regard to the landscape areas provided. This is addressed in Stipulation No. 1.

To enhance landscaping along the perimeter of the site, staff recommends that the perimeter landscape areas be planted with minimum two-inch caliper shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents,

and vegetative groundcovers to achieve a minimum of 50 percent live coverage. This is addressed in Stipulation No. 3.

To enhance landscaping along the perimeter of the building, staff recommends that a minimum five-foot-wide landscape strip be provided along the north, west, and south sides of the building, except for the loading dock, planted with minimum two-inch caliper shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers to achieve a minimum of 50 percent live coverage. This is addressed in Stipulation No. 4.

To enhance surface parking lot area shading, staff recommends that all uncovered surface parking lot areas be landscaped with minimum two-inch caliper shade trees to achieve 25 percent shade. This is addressed in Stipulation No. 5.

To enhance bicyclist and pedestrian comfort, staff recommends that all bicycle parking spaces and pedestrian pathways, including sidewalks, be shaded a minimum of 75 percent. This is addressed in Stipulation No. 6.

To enhance pedestrian safety and visibility, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of an alternative material or pavement treatment that visually contrasts parking and drive aisle surfaces. This is addressed in Stipulation No. 7.

In order to enhance employee health and wellness, staff is recommending that one outdoor employee resting area of no less than 200 square feet be provided on the site, and include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75 percent using shade trees and/or architectural shade. This is addressed in Stipulation No. 8.

To promote bicycling instead of driving for employees, staff recommends a minimum bicycle parking spaces be provided. This is addressed in Stipulation No. 9.

6. **Elevations**

The building elevations provided propose a pitched roof building with a maximum building height of 25 feet to the ridge of the roof, or 22 feet to the eaves of the roof, a grey color palette with five varying colors, glazing provided on the north and east elevations, and three varying materials including CMU, stucco, steel metal panels. To ensure the proposal develops as shown, staff recommends general conformance with the elevations date stamped April 18, 2024. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

7. [Deer Valley Airport Overlay District](#)

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 1, and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport.

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting and shade standards, including:

- Larger canopy shade trees planted within the perimeter landscape areas.
- Shade trees planted along the north, west, and south sides of the building.
- Shade trees dispersed throughout the surface parking lot areas to achieve a minimum of 25 percent shade at maturity.
- Bicycle parking spaces and pedestrian pathways, including sidewalks, shaded to a minimum of 75 percent.
- Employee resting area shaded to a minimum of 75 percent.
- A detached sidewalk with shade trees planted in the landscape strip between the back of curb and sidewalk.

These are addressed in Stipulation Nos. 3 through 6, 8, and 18.

9. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff is recommending pedestrian walkways to be constructed of a visually contrasting material or other pavement treatment where they cross a vehicular path. Additionally, staff is recommending a detached sidewalk along Quail Avenue with a landscape strip between the back of curb and sidewalk planted with enhanced streetscape landscaping to provide shade along the sidewalk. These are addressed in Stipulation Nos. 7 and 18.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, which would require all nonresidential uses to provide a minimum of one bicycle parking space per 25 vehicle parking spaces, with a maximum of 25 spaces. This is addressed in Stipulation No. 9.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. To achieve the goals of the Plan, staff recommends that a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities and that a minimum of five percent of the required parking spaces include EV Installed infrastructure. These are addressed in Stipulation Nos. 10 and 11.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 12, which requires a minimum of two GI techniques for stormwater management to be implemented in

this development.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 13 through 16, which addresses the following:

- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List to be utilized.
- Natural turf to only be utilized in required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization) and functional turf areas.
- Pressure regulating sprinkler heads and drip lines to be utilized in any turf areas to reduce water waste.
- Landscaping to be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, staff had not received any letters in support or in opposition to this request.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department commented that all gates are to comply with the City of Phoenix Controlled Access Gate Policy, and requested the following:

- That a minimum five-foot-wide sidewalk be constructed on the south side of Quail Avenue, adjacent to the development.
- That all streets be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 17 and 18.

OTHER

16. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all

ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 19.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 20.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with the surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations

1. The development shall be in general conformance with the site plan date stamped April 18, 2024, with specific regard to the landscape areas provided, as modified by the following stipulations, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped April 18, 2024, as modified by the following stipulations, as approved by the Planning and Development Department.
3. Perimeter landscape areas, as depicted on the site plan date stamped April 18, 2024, shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.

4. A minimum 5-foot-wide landscape strip shall be provided along the north, west, and south sides of the building, except the loading dock, and shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
6. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
7. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. One outdoor employee resting area of no less than 200 square feet shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
9. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through Inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.

12. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
13. Only materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
14. Natural turf shall only be utilized for required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization), and functional turf areas, as approved by the Planning and Development Department.
15. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
16. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
17. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Quail Avenue, adjacent to the development, planted to the following standards and maintained with a watering system, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

18. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
20. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

April 26, 2024

Team Leader

Racelle Escolar

Exhibits

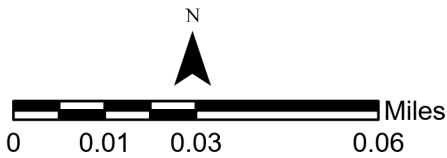
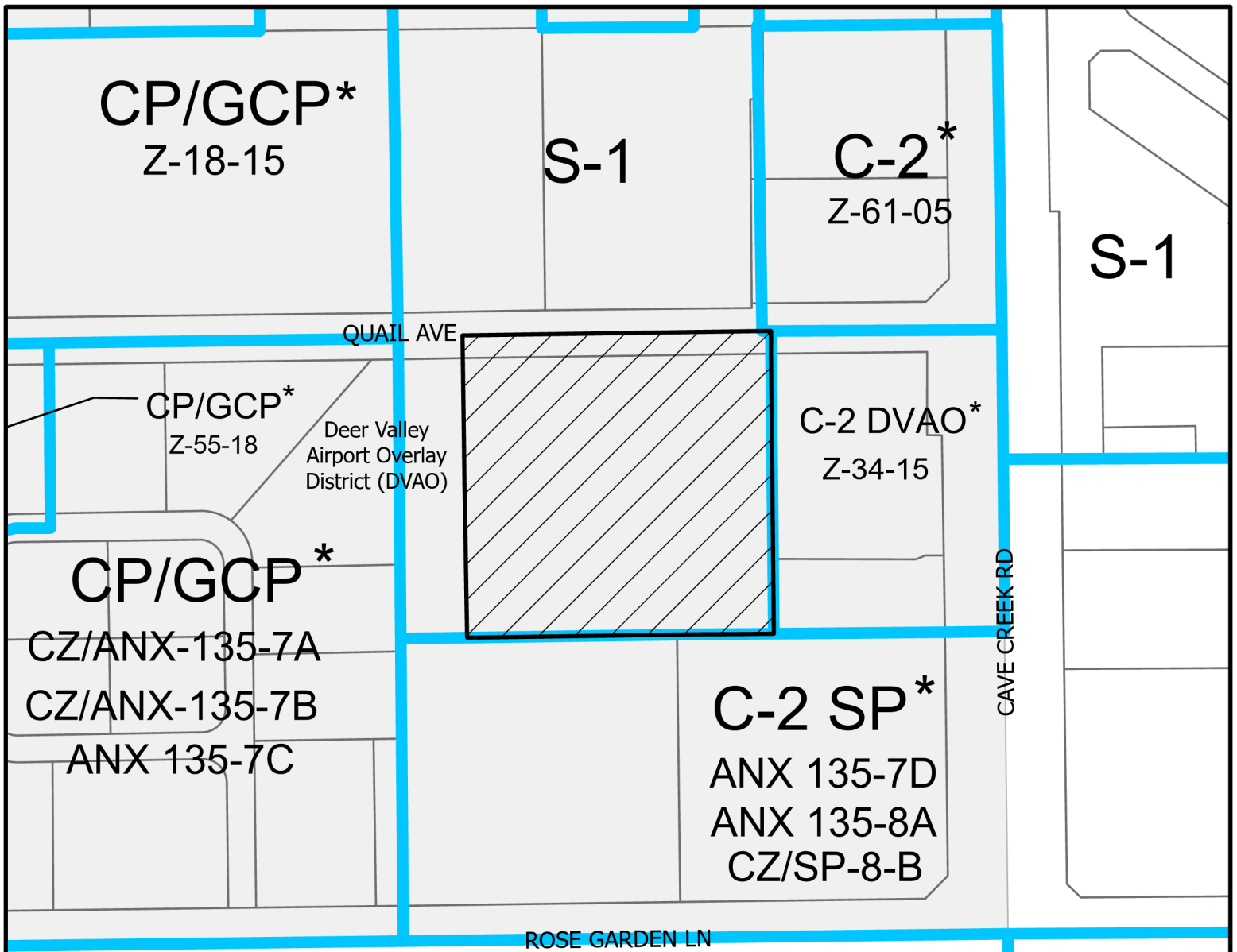
Zoning Sketch Map

Aerial Sketch Map

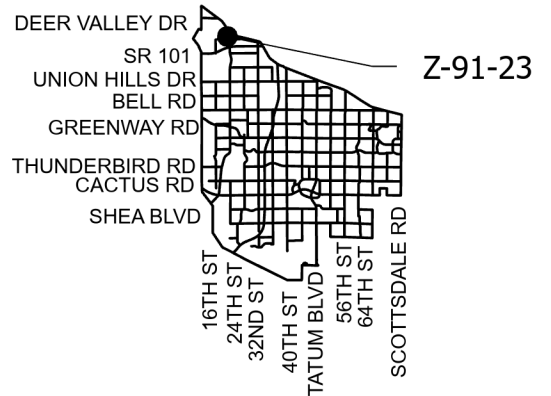
Conceptual Site Plan date stamped April 18, 2024

Elevations date stamped April 18, 2024

Building Isometrics date stamped April 18, 2024

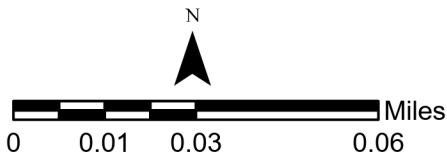
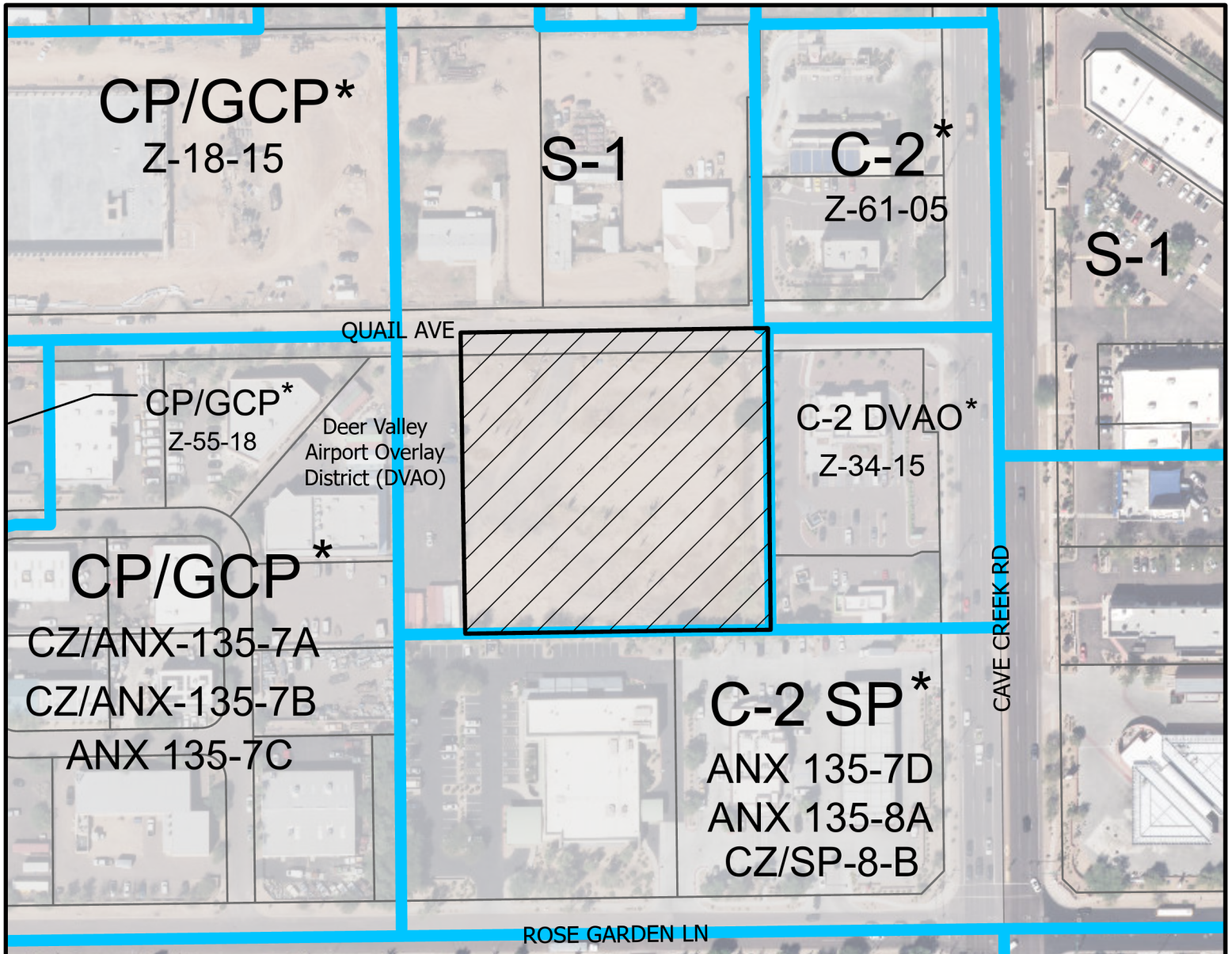


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2

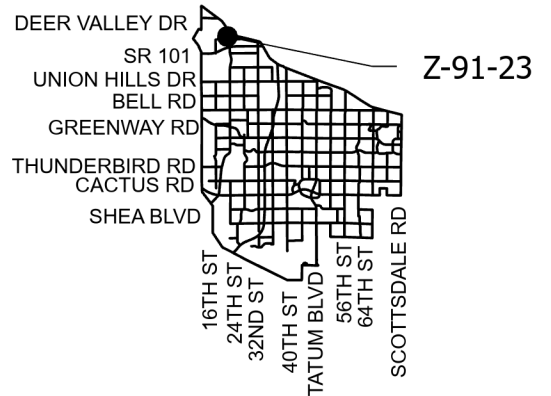


APPLICANT'S NAME: ProSteel STR LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-91-23		FROM: S-1 DVAO (2.55 a.c.)	
DATE: 2/13/2024		TO: CP/GCP DVAO (2.55 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.55 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 41-32	ZONING MAP N-9
MULTIPLES PERMITTED S-1 DVAO CP/GCP DVAO		CONVENTIONAL OPTION 2 N/A	
		* UNITS P.R.D OPTION N/A N/A	

* MAXIMUM UNITS ALLOWED WITH P.R.D BONUS



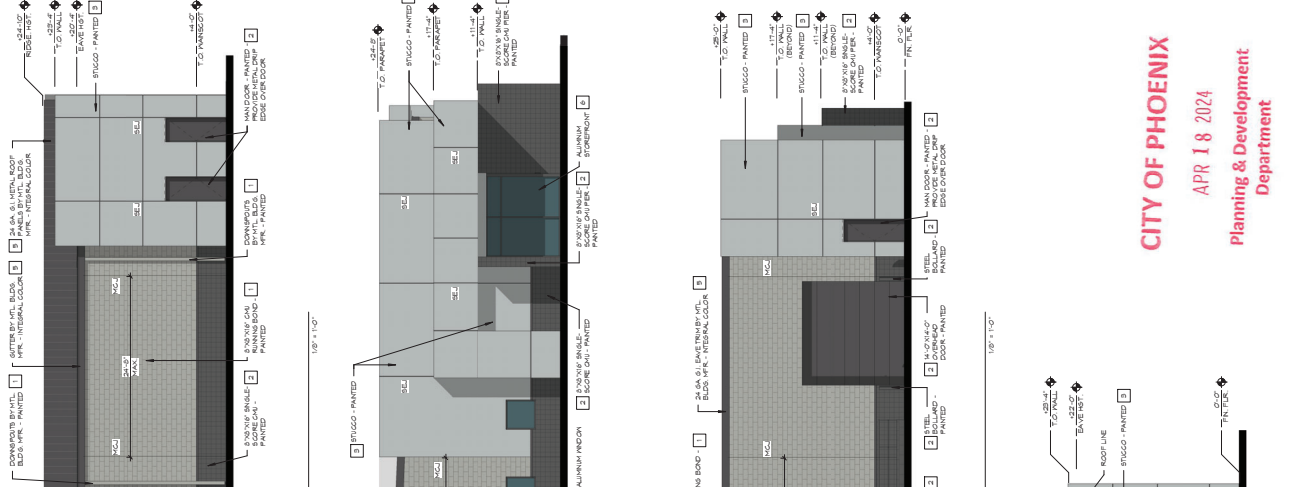
PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: ProSteel STR LLC		REQUESTED CHANGE:	
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.55 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 41-32	ZONING MAP N-9
MULTIPLES PERMITTED S-1 DVAO CP/GCP DVAO		CONVENTIONAL OPTION 2 N/A	
		* UNITS P.R.D OPTION N/A N/A	
* MAXIMUM UNITS ALLOWED WITH P.R.D BONUS			

BUILDING ELEVATIONS

NO.	DESCRIPTION	DATE
1	GENERIC	
2	GENERIC	
3	GENERIC	
4	GENERIC	



NORTH ELEVATION

NOTE: INDICATED STUCCO EXPANSION JOINT
HCL - INDICATED HINGING CONTROL JOINT

EAST ELEVATION

NOTE: INDICATED STUCCO EXPANSION JOINT
HCL - INDICATED HINGING CONTROL JOINT

SOUTH ELEVATION

NOTE: INDICATED STUCCO EXPANSION JOINT
HCL - INDICATED HINGING CONTROL JOINT

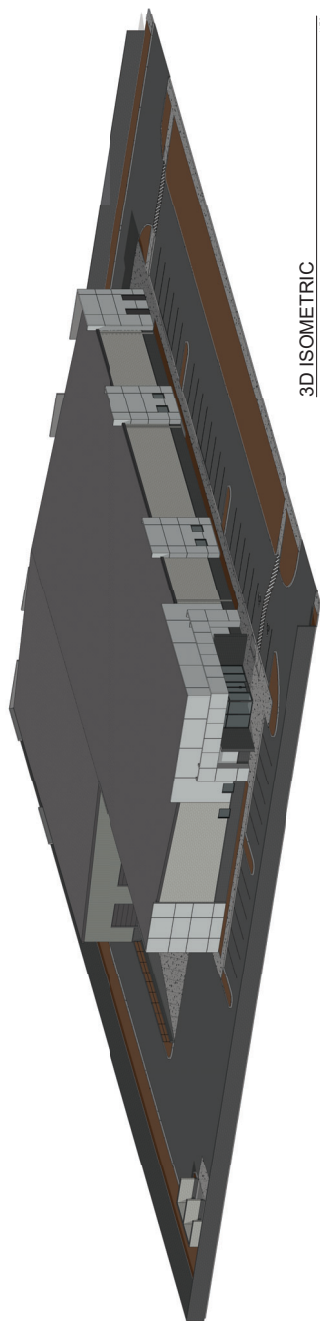
WEST ELEVATION

NOTE: INDICATED STUCCO EXPANSION JOINT
HCL - INDICATED HINGING CONTROL JOINT

COLOR LEGEND

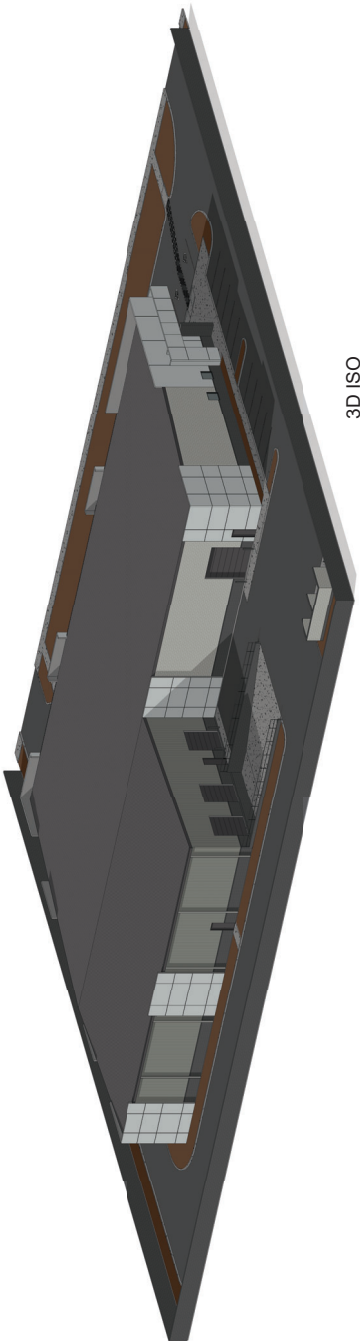
- 1 5" X 10" VINYL CAR BINNING BOARD
- 2 ROUGH FRAME
- 3 2" X 8" VINYL CAR BINNING BOARD
- 4 METAL ROOF
- 5 VINYL CAR BINNING BOARD
- 6 VINYL CAR BINNING BOARD
- 7 VINYL CAR BINNING BOARD
- 8 VINYL CAR BINNING BOARD
- 9 1/2" X 3/4" VINYL CAR BINNING BOARD
- 10 1/2" X 3/4" VINYL CAR BINNING BOARD
- 11 1/2" X 3/4" VINYL CAR BINNING BOARD
- 12 1/2" X 3/4" VINYL CAR BINNING BOARD
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- 26 1/2" X 3/4" VINYL CAR BINNING BOARD
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- 28 1/2" X 3/4" VINYL CAR BINNING BOARD
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- 48 1/2" X 3/4" VINYL CAR BINNING BOARD
- 49 1/2" X 3/4" VINYL CAR BINNING BOARD
- 50 1/2" X 3/4" VINYL CAR BINNING BOARD

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3D ISOMETRIC

NTS



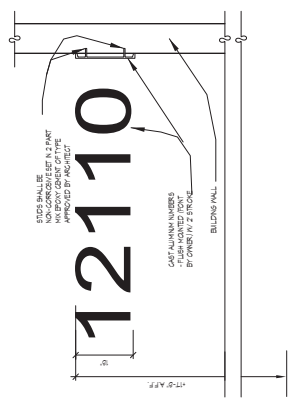
3D ISO

NTS

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 APR 18 2024
 Planning & Development
 Department

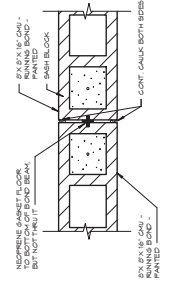
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A NEW SHELL BUILDING
 FOR
TABARKA 2
 2315 EAST QUAIL AVENUE, PHOENIX, AZ 85024



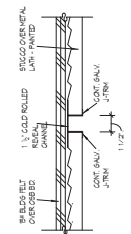
1 ADDRESS DETAIL

3/4" = 1'-0"



2 MASONRY CONTROL JT.

1 1/2" = 1'-0"



3 STUCCO EXPANSION JOINT

3/4" = 1'-0"

NO.	DESCRIPTION	DATE



SHEET
A-11
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