



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-1-22-6**  
**February 23, 2022**

**Camelback East [Village Planning Committee Meeting Date](#)** Not scheduled

**[Planning Commission Hearing Date](#)** March 3, 2022

**Request From:** [R-O](#) (Residential Office District) (0.46 acres)

**Request To:** [C-O](#) (Commercial Office/General Office District) (0.46 acres)

**Proposed Use** Bank Office

**Location** Southeast corner of 32nd Place and Camelback Road

**Owner** BA 32 Pacific, LLC.

**Applicant** Wendy & Berry Riddell, LLC

**Representative** Wendy & Berry Riddell, LLC

**Staff Recommendation** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Commercial	
<a href="#">Street Map Classification</a>	Camelback Road	Arterial	55-foot south half street
	32nd Place	Local	25-foot east half street

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

This rezoning request encourages the growth of a business that is appropriately located along an arterial street.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

The proposed development is appropriately located at the edge of an existing neighborhood and as stipulated, will incorporate appropriate development standards.

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

The development will integrate trees and shade into both the public and private environment contributing to an attractive and comfortable public realm and reduction in the urban heat island effect.

**Applicable Plans, Overlays, and Initiatives**

[Tree and Shade Master Plan](#): See Background Item No. 6.

[Complete Street Guidelines](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Bank	R-O
<b>North (across Camelback Road)</b>	Various commercial and office uses	C-O and C-1
<b>South</b>	Multifamily residential	PUD
<b>East</b>	Multifamily residential	R-3
<b>West (across 32nd Place)</b>	Multifamily residential	PUD

<b>C-O / G-O (Commercial Office / General Office District)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
North (side yard)	10 feet minimum	Met (10 feet)
South (side yard)	10 feet minimum	Met (10 feet)
East (rear yard)	25 feet minimum	Met (25 feet)
West (front yard)	20 feet minimum	Met (20 feet)
Lot area	Not less than 1 acre	Not Met (0.46 acres)
Lot Coverage	40% maximum	Met (28.5%)
Building Height	25 foot maximum	Met (25 feet)
Parking Requirements	1 space per 300 square feet (10 spaces required)	Met (13 spaces)

**Background/Issues/Analysis**

SUBJECT SITE

1. This request is to rezone a 0.46-acre site, located on the southeast corner of 32nd Place and Camelback Road, from R-O (Residential Office) to C-O/G-O (Commercial Office/General Office) to allow a bank office. While the lot area (0.46 acres) is less than the required (1 acre) a variance will not be required because in this instance the site is already developed with the proposed site layout and two story office building. While bank branch offices are not permitted in the R-O zoning district, the utilization of the site for offices associated with a bank, would be considered a professional office. There will be none of the traditional components of a bank branch office provided on site, including a drive through window or bank tellers. Therefore, the rezoning will permit the site to be used as a bank which is not a permitted use in the R-O district.

SURROUNDING USES AND ZONING

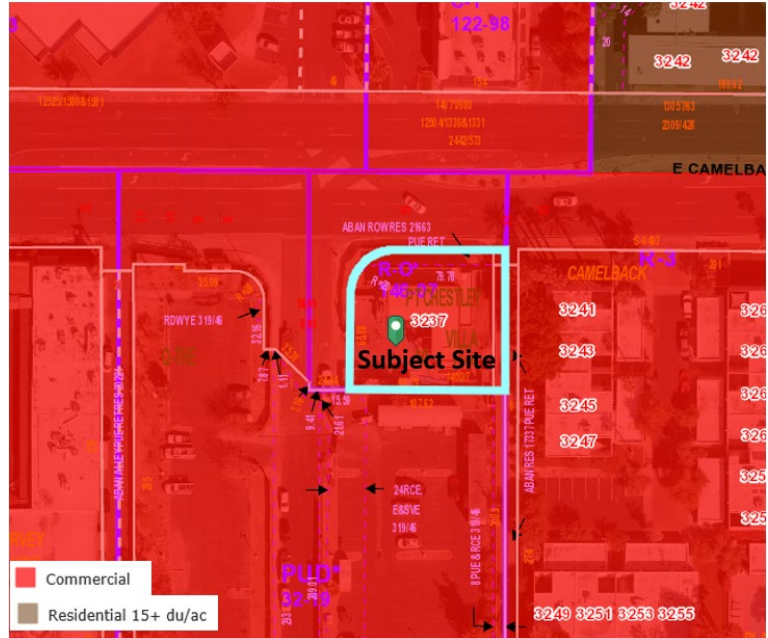
2. **North** of the subject site, across Camelback Road, is a commercial services and retail building zoned C-1 (Neighborhood Commercial) and a commercial office building zoned C-O (Residential Office)

**South** of the site is multifamily residential development zoned PUD (Planned Unit Development).

**West** of the site, across 32nd Place, is a multifamily residential development zoned PUD (Planned Unit Development).

**East** of the subject site is a multifamily residential development zoned R-3 (Multifamily Residence District).

- The subject site has a General Plan Land Use Map designation of commercial as depicted on the map below. This designation is consistent with the request to rezone to C-O/G-O. The proposed use creates a transition from abutting residential toward 32nd Place. The sites on all sides of the subject site are also designated as Commercial on the General Plan Land Use Map.

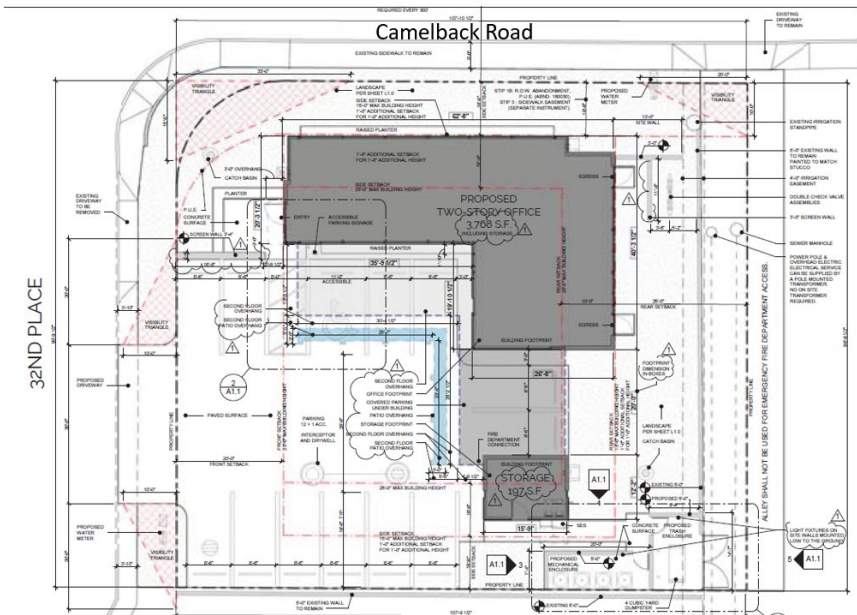


General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

To the northeast of the site the General Plan Land Use Map designation is Residential 15+ dwelling units per acre.

#### 4. **Site Plan**

The siteplan provided by the applicant depicts a 3,768-square-foot office building that is two-stories in height. This building will serve as an office for the operations of a bank. Access to the site is exclusively provided on 32nd Place. The C-O zoning district only allows vehicular access to a site from streets designated as arterial or collector streets. Although 32nd Place is



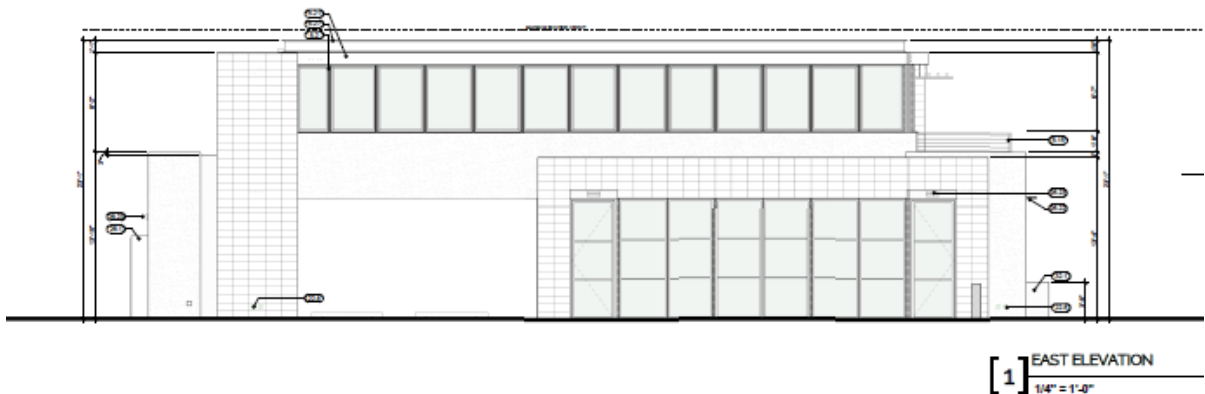
Site Plan, Source: Drewett Works Architecture

accessible from Camelback Road, an arterial street, a variance has been obtained to allow access along 32nd Place.

To provide screening and additional buffering for the residential properties to the east, the applicant has planted a row of trees along the east property boundary.

5. **Elevations**

The elevations submitted by the applicant depict a two-story building measuring 25 feet in height. The proposed elevations depict visual interest utilizing a variety of materials. To ensure enhanced visual interest is implemented and maintained, staff has requested a stipulation that all elevations contain various architectural embellishments. This is addressed in Stipulation No. 1.



*Elevations, Source: Drewett Works*

STUDIES AND POLICIES

6. **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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document staff has approved shade trees along the north and east property lines and adjacent to the sidewalks per the approved landscape plan (LSPL 1909893).

7. **Complete Street Guidelines**

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users. This development will help to pedestrianize the immediate street frontage by shading the adjacent sidewalks, where possible, along Camelback Road. Furthermore, bicycle parking will be provided, encouraging the use of alternative transportation modes. This is addressed in Stipulation No. 2.

8. **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. Staff is recommending a stipulation to require bicycle parking on the site to promote bicycling for employees and customers on the site. This is addressed in Stipulation No. 2.

9. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, industrial, and mixed-use developments meeting certain criteria.

COMMUNITY INPUT SUMMARY

10. At the time the staff report was written, staff had not received any community correspondence on this case.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, be constructed with all required elements, meeting ADA standards. Furthermore, a 10-foot-wide sidewalk easement shall be dedicated on the south side of Camelback Road. These are addressed in Stipulation Nos. 3 and 4.
12. The Fire Department commented that they do not anticipate any problems with this case. However, they noted that the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

13. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials This requirement is addressed in Stipulation No. 5.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required. 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 preliminary site plan approval. This is addressed in Stipulation No. 6.

## **Findings**

1. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood.
2. The proposed development will provide standards that will result in a more walkable, shaded and pedestrian-friendly environment.
3. The proposal is compatible with the existing land use pattern in the area and is designed to help reduce the urban heat island effect.

## **Stipulations**

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
3. The developer shall dedicate a 10-foot-wide sidewalk easement for the south side of Camelback Road, as approved by the Planning and Development Department.
4. The developer shall construct all streets within and adjacent to the development 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.
5. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
6. Prior to preliminary 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.

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February 23, 2022  
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**Writer**

David Simmons  
February 23, 2022

**Team Leader**

Joshua Bednarek

**Exhibits**

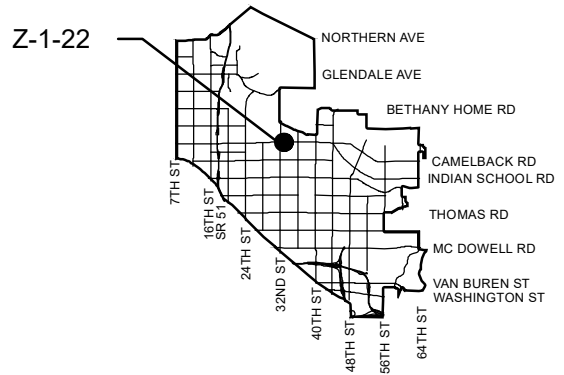
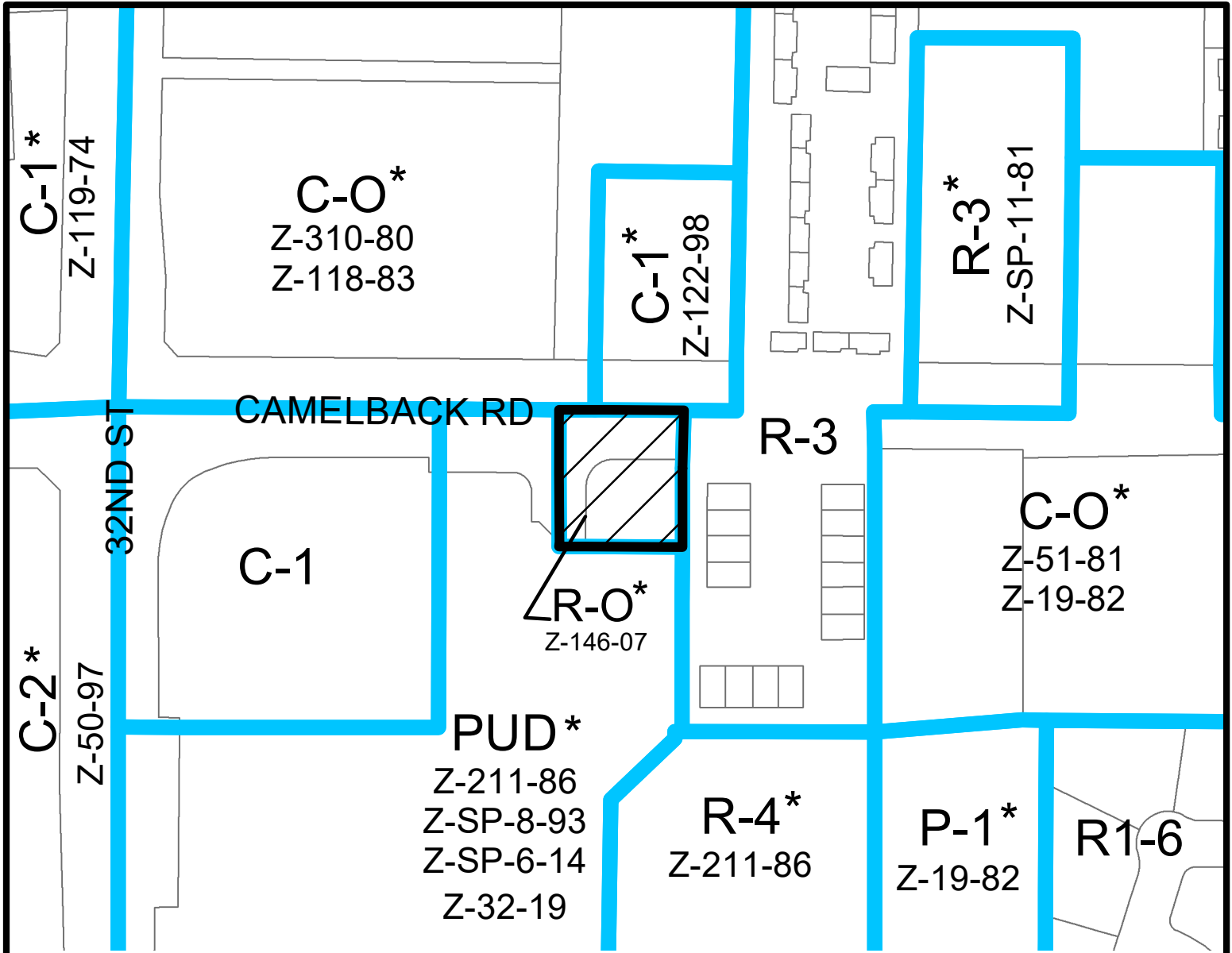
Sketch Map

Aerial Map

Conceptual Site Plan Date Stamped January 4, 2022 (2 pages)

Conceptual Elevations Date Stamped January 4, 2022 (2 pages)



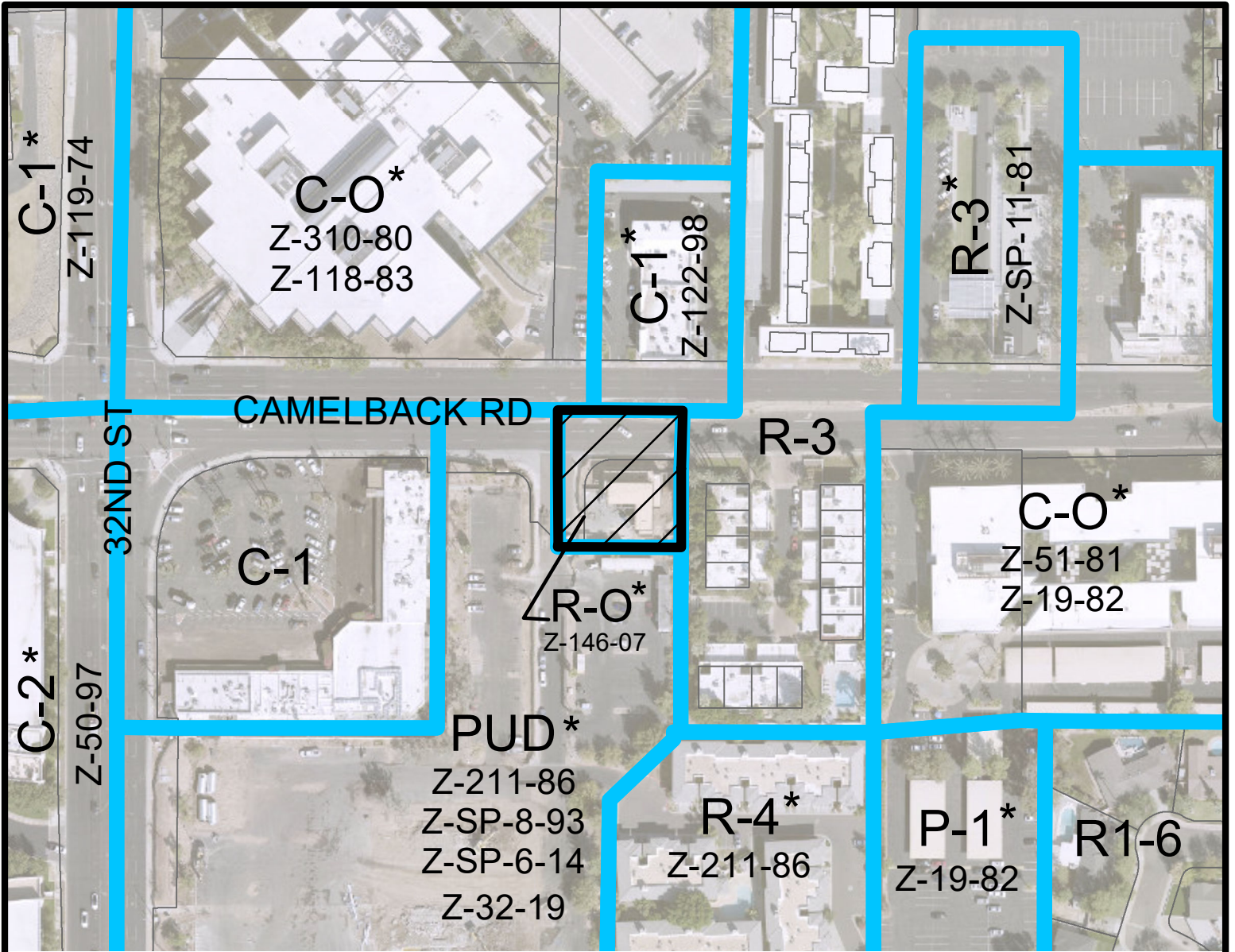


**CAMELBACK EAST VILLAGE**  
CITY COUNCIL DISTRICT: 6

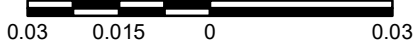


<b>APPLICANT'S NAME:</b> Wendy & Berry Riddell, LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-1-22		<b>FROM:</b> R-O ( 0.46 a.c.)	
<b>DATE:</b> 1/15/2022 <small>REVISION DATES:</small>		<b>TO:</b> C-O ( 0.46 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>0.46 Acres</b>			
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 35-18</b>		<small>ZONING MAP</small> <b>H-10</b>	
<b>MULTIPLES PERMITTED</b> R-O C-O		<b>CONVENTIONAL OPTION</b> 1 N/A	
		<b>* UNITS P.R.D. OPTION</b> N/A N/A	

\* Maximum Units Allowed with P.R.D. Bonus

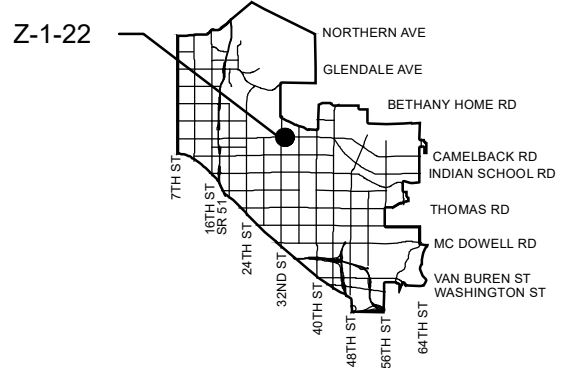


Miles



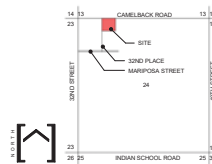
**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



<b>APPLICANT'S NAME:</b> Wendy & Berry Riddell, LLC		<b>REQUESTED CHANGE:</b> FROM: R-O ( 0.46 a.c.)  TO: C-O ( 0.46 a.c.)	
<b>APPLICATION NO.</b> Z-1-22	<b>DATE:</b> 1/15/2022 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>0.46 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 35-18 <b>ZONING MAP</b> H-10		
<b>MULTIPLES PERMITTED</b> R-O C-O	<b>CONVENTIONAL OPTION</b> 1 N/A	<b>* UNITS P.R.D. OPTION</b> N/A N/A	

\* Maximum Units Allowed with P.R.D. Bonus



VICINITY MAP

PROJECT LEGAL DESCRIPTION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GLA & SALT WHER MORGAN, PHOENIX, MARICOPA COUNTY, ARIZONA.

PROJECT NARRATIVE  
 PROPOSED PROJECT CONSISTS OF 2 STORY OFFICE BUILDING, 18 CONSTRUCTION TYPE II. THE INTENT IS TO PROVIDE A HIGH-END OFFICE PRODUCT WITH LUXURY APPOINTMENTS AND MATERIALS.

ZONING INFORMATION  
 - ZA-423-18 - EXPIRED  
 - ZA-427-19 - TIME EXTENSION (APPROVED)  
 ZA CASE # 427-19-4

THE EXTENSION FOR ZA-423-18-4, VARIANCE TO ALLOW PARKING AND MANUEVING WITHIN THE FRONT YARD SETBACK. PARKING AND MANUEVING WITHIN THE FRONT YARD SETBACK IS NOT PERMITTED TO ALLOW ACCESS TO THE EXTENSION FOR ZA-423-18-4. VARIANCE TO ALLOW ACCESS TO THE EXTENSION FOR ZA-423-18-4. VARIANCE TO PLACE ACCESS TO SITE TO BE FROM AN ARTERIAL OR COLLECTOR STREET. 09-26-2019  
 HEARING DATE: 09-26-2019  
 EXPIRES ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS (PHO-4-17-2-148-07)

# DW

DREWETT WORKS // ARCHITECTURE

7144 E STETSON DR., SUITE 204  
 SCOTTSDALE, AZ 85251  
 P 855-373-9388 F 855-373-9388  
 PLANS @ DREWETTWORKS.COM

<b>OWNER</b>	2801 E CAMELBACK RD, SUITE 450 PHOENIX, AZ 85018 EMAIL: ANDREW@DREWETTWORKS.COM
<b>DESIGN</b>	DREWETT WORKS 7144 E STETSON DR, SUITE 204 SCOTTSDALE, AZ 85251 PHONE: (855) 373-9388
<b>CONSULTANTS</b>	<b>STRUCTURAL ENGINEER</b> PH STRUCTURAL DOMING PERINELLI 2810 N. NORWALK, SUITE 114 MESA, AZ 85215 PHONE: (480) 854-3343 EMAIL: DOMING@PHSTRUCTURAL.COM
<b>CIVIL ENGINEER</b>	DESERT DEVELOPMENT ENGINEERING, LLC JOHN SHANES 10000 N. 31 AVE, SUITE C254 PHOENIX, AZ 85028 PHONE: (602) 997-0505 EMAIL: JOHN@DDE-ENR.COM
<b>MPE ENGINEER</b>	OSE DESIGN GROUP MARK COLELL AND KEVIN HOODEN 11750 N. 143RD AVENUE SURFEREE, AZ 85089 PHONE: (623) 444-1143 EMAIL: MARK@OSEDC.COM
<b>LANDSCAPE ARCHITECT</b>	LASKIN ASSOCIATES, INC. LANDSCAPE ARCHITECTS HARVEY HALL 67 E. WELDON AVE, SUITE 230 PHOENIX, AZ 85012 PHONE: (602) 846-7171 EMAIL: HARVEY@LASKINDESIGN.COM
<b>GENERAL CONTRACTOR</b>	PGS CONSTRUCTION, INC. RYAN HALL 7906 E. HEATHERFIELD RD, STE 240 SCOTTSDALE, AZ 85260 PHONE: (480) 866-7000 EMAIL: RYAN@PGSOUTHWEST.COM
<b>ZONING</b>	R-O
<b>APN</b>	170-20-010
<b>LEGAL ADDRESS</b>	3237 EAST CAMELBACK RD PHOENIX, AZ 85018
<b>NET SITE AREA</b>	GROSS: 20,096 SF - OR: 0.4694 ACRES NET: 10,227 SF - OR: 0.2369 ACRES
<b>FOR</b>	COP PERMIT SUBMITTAL
<b>DATE</b>	03-15-2020
<b>REV.</b>	1 03-03-2020 CITY COMMENTS

R-O ZONING REQUIREMENTS

PROPOSED BUILDING AREA: 3,183 S.F.  
 NET AREA: 10,227 S.F.  
 MAX LOT COVERAGE PERMITTED AREA ALLOWABLE: 30% (3,067 S.F.)

OFFICE FOOTPRINT: 1,750 S.F.  
 STORAGE FOOTPRINT: 197 S.F.  
 TOTAL BUILDING FOOTPRINT: 1,947 S.F.

SECOND FLOOR OVERHANG OUTSIDE BLDG FOOTPRINT: 461 S.F.  
 COVERED FRONT PORCH BUILDING FOOTPRINT: 850 S.F. (FOOTPRINT)  
 SECOND FLOOR OVERHANG: 108 S.F. SHALL NOT BE INCLUDED IN LOT COVERAGE

1. FIRST 5 FEET OF OVERHANG = 108 S.F. SHALL NOT BE INCLUDED IN LOT COVERAGE

2. MAX OVERHANG DIM = 100% OPEN, CONTRIBUTES AS HALF SQUARE FOOTAGE TOWARDS THE 20% S.F. LOT COVERAGE DIM S.F. = 108 S.F. / 2 = 54 S.F.

TOTAL BUILDING OVERHANG: 569 S.F. = 5.5% OF 10,227 S.F.

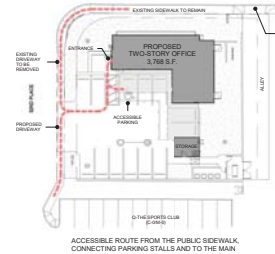
TOTAL LOT BUILDING COVERAGE PROVIDED: 1,947 + 569 = 2,516 S.F. / 10,227 S.F. = 24.6%

NOTE: 2ND STORY DIRECTLY ABOVE 1ST STORY FOOTPRINT

MAX BUILDING HEIGHT: 35 FEET  
 MAX BUILDING HEIGHT: 35 FEET  
 MAX BUILDING HEIGHT: 35 FEET  
 MAX BUILDING HEIGHT: 35 FEET  
 MAX BUILDING HEIGHT: 35 FEET

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK BY FROM THE PROPERTY LINE AND 2' ALONG THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BY 3' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, DOOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, DOOR OR VIBRATION EXISTING BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY. IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFER STATIONS, BACKHOV PRESERVATION AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNAGE IS APPROVED FOR THIS PLAN.
11. ALLEY SHALL NOT BE USED FOR EMERGENCY FIRE DEPARTMENT ACCESS.
12. AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL SEPARATE FROM EMERGENCY ACCESS PERMIT. THIS PERMIT INCLUDES, BUT IS NOT LIMITED TO, ITEMS SUCH AS FIRE LINES, ADDRESS LOCATION, AND LOCK BOX LOCATION. AN APPROVED SITE PLAN IS REQUIRED TO SUBMIT FOR THIS PERMIT.



ACCESSIBLE ROUTE FROM THE PUBLIC SIDEWALK CONNECTING PARKING STALLS AND TO THE MAIN BUILDING ENTRANCE

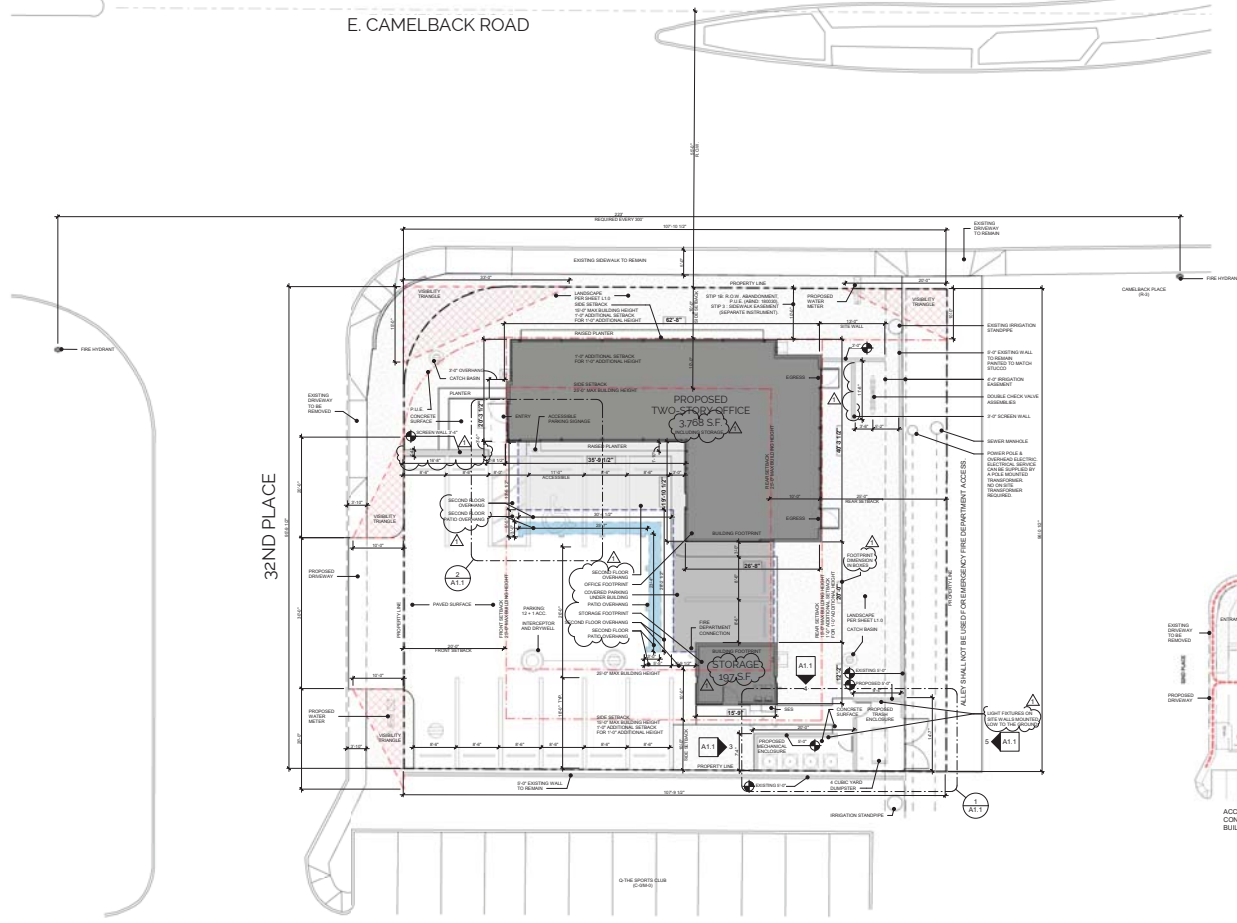
CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

CP DREWETT, RA  
 10-17-2019

<b>STAMP</b>	KIVA 18-267
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	OS 1900565
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	180030
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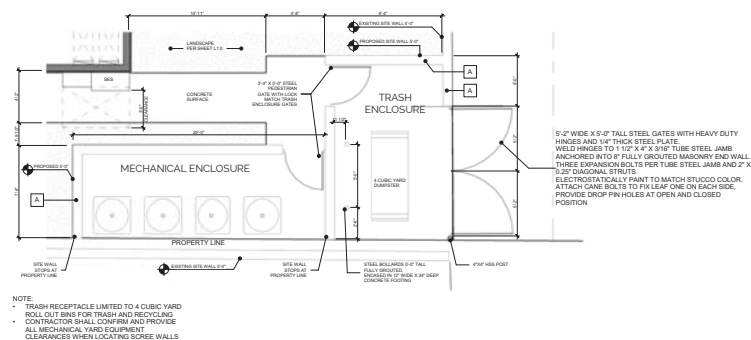
CITY OF PHOENIX  
 JAN 04 2022  
 Planning & Development  
 Department

ARCHITECTURAL SITE PLAN  
 A.I.O.  
 Express: 10/20/2020

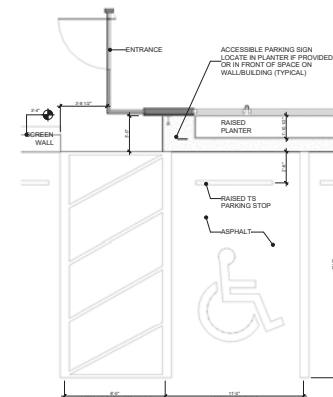


ARCHITECTURAL SITE PLAN  
 1" = 10'-0"

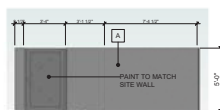
3237 EAST CAMELBACK ROAD



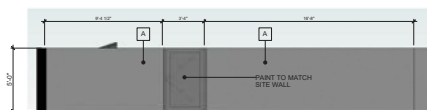
**[ 1 ] TRASH & MECHANICAL ENCLOSURES**  
1/4" = 1'-0"



**[ 2 ] ACCESSIBLE PARKING**  
1/4" = 1'-0"



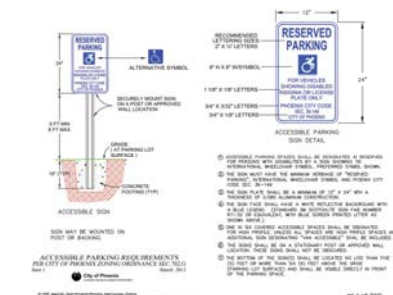
**[ 3 ] TRASH & MECHANICAL ENCLOSURE ELEVATION**  
1/4" = 1'-0"



**[ 4 ] TRASH & MECHANICAL ENCLOSURE ELEVATION**  
1/4" = 1'-0"



**[ 5 ] EXISTING SITE WALL ELEVATION**  
1/4" = 1'-0"



COLOR & MATERIAL LEGEND

A	STUCCO (GRAY) ESB-87154
B	ANODIZED BRONZE (WINDOW / DOOR FRAMES, BEAMS, WALL SINGS, METAL ELEMENTS)
C	WOOD FINISH THERMORY - ASH STANDARD STOCK
D	GLASS
E	EXPOSED STACK BOND CMU (BROWN)

FOR: COP PERMIT SUBMITTAL  
DATE: 03-15-2020  
REV:

ARCHITECTURAL SITE DETAILS

CITY OF PHOENIX  
JAN 04 2022  
Planning & Development  
Department

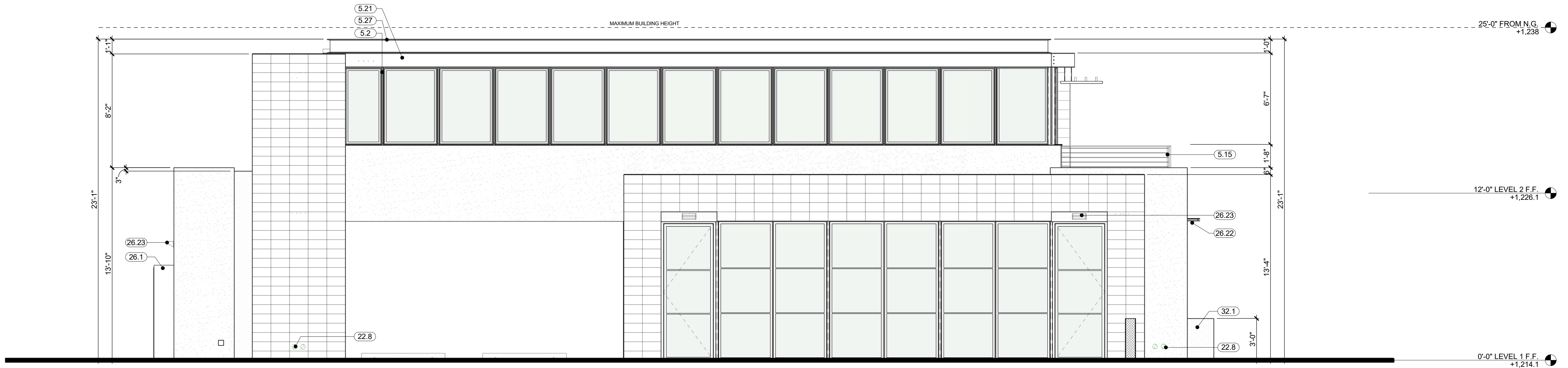


AL1

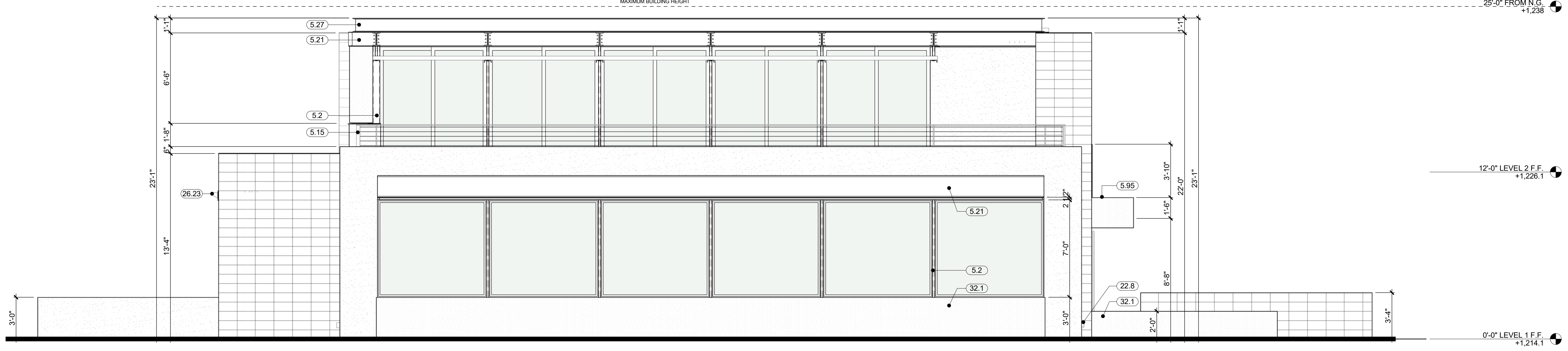
3237 EAST CAMELBACK ROAD

3237 EAST CAMELBACK RD. PHOENIX, AZ 85018





**[ 1 ] EAST ELEVATION**  
1/4" = 1'-0"



**[ 2 ] NORTH ELEVATION**  
1/4" = 1'-0"

**KEYNOTES**

- 5.2 STEEL COLUMN
- 5.15 42" GUARDRAIL (SEE DETAIL 13 & 14/A10.1)
- 5.21 STEEL BEAM
- 5.27 STEEL C-CHANNEL
- 5.95 METAL CANOPY
- 22.8 ROOF DRAIN AND OVERFLOW
- 26.1 ELECTRICAL SERVICE ENTRANCE
- 26.22 LED LIGHT FIXTURE
- 26.23 LIGHT FIXTURE PER LIGHTING DRAWINGS
- 32.1 RAISED PLANTER

**GENERAL NOTES**

- G-1 MAG ONE-COAT STUCCO COMPLIANCE PROGRAM: ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MFR. APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE "WESTERN ONE KOTE" STUCCO SYSTEM (ICC ESR #1607). THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER CONFORMING TO IRC R 703.9.
- G-2 PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS PER R703.8
- G-3 PAINT ALL UTILITARIAN METAL TO MATCH STUCCO U.N.O.
- G-4 WEEP SCREED TO BE INSTALLED PER IRC R703.6.2.1
- G-5 STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2.

**MATERIAL LEGEND**

- STUCCO (GRAY)  
ESR #1194
- DECORATIVE METAL TBD  
ESR #2048
- WOOD FINISH  
THERMORY - ASH STANDARD STOCK
- GLASS
- EXPOSED STACK BOND CMU (BROWN)

FOR	COP PERMIT SUBMITTAL
DATE	03-19-2020
REV.	

**BUILDING ELEVATIONS**

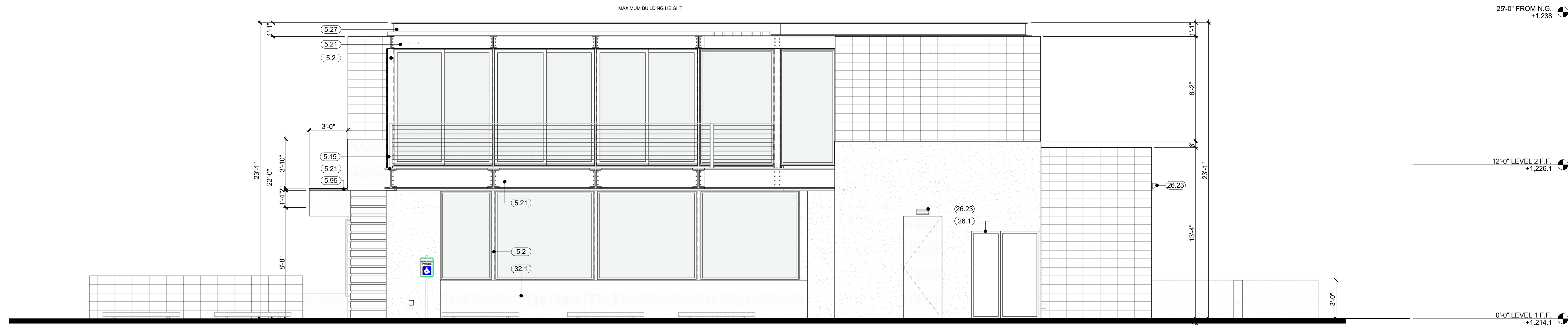
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Department



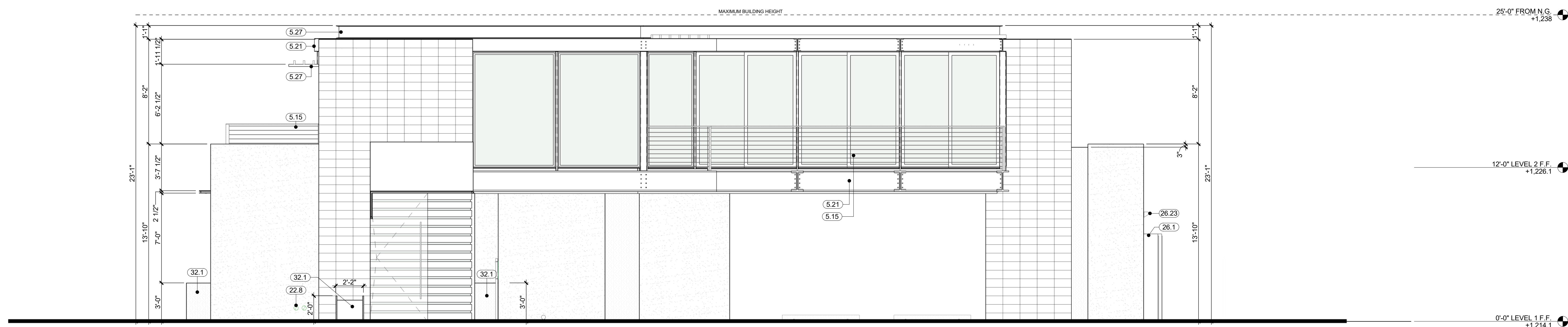
**A6.1**

3237 EAST CAMELBACK ROAD





**[ 1 ] SOUTH ELEVATION**  
1/4" = 1'-0"



**[ 2 ] WEST ELEVATION**  
1/4" = 1'-0"

**KEYNOTES**

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- G-3 PAINT ALL UTILITARIAN METAL TO MATCH STUCCO U.N.O.
- G-4 WEEP SCREED TO BE INSTALLED PER IRC R703.6.2.1
- G-5 STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2

**WINDOW NOTES**

- W-1 EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE OR EXTERIOR WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE. THE OPENING SHALL PROVIDE A MIN. OF 5.7 S.F. OF NET CLEAR OPENING. THE OPENING SHALL PROVIDE A MIN. OF 24" CLEAR OPENING HEIGHT AND 20" CLEAR OPENING WIDTH. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THE FINISH SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISH FLOOR.
- W-2 PRIMARY WINDOWS (BEDROOMS, LIVING, ETC.) SHALL BE RECESSED MIN 6" TO FACE OF GLASS
- W-3 SECONDARY WINDOWS (BATHROOMS, CLOSETS, ETC.) SHALL BE RECESSED MIN 4"
- W-4 DIVIDED LIGHTS SHALL BE TRUE DIVIDED OR SIMULATED LIGHT WITH EXTERNAL MUNTINS ON EACH SIDE OF GLASS WITH SHADOW BAR BETWEEN PANE'S. GLAZING SHALL BE LOW-E COATED CLEAR GLASS.

**MATERIAL LEGEND**

- STUCCO (GRAY)  
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- DECORATIVE METAL TBD  
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- WOOD FINISH  
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BUILDING ELEVATIONS



**A6.2**