



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-2-23-1
April 14, 2023

North Mountain [Village Planning Committee](#) Meeting Date: April 19, 2023

[Planning Commission](#) Hearing Date: May 4, 2023

Request From: [C-1](#) (Neighborhood Retail) (Approved C-1) (Pending [C-2 SP](#)) (Intermediate Commercial, Special Permit) (3.29 acres) and [R1-6](#) (Single-Family Residence District) (Approved [P-1](#) (Passenger Automobile Parking – Limited) (Pending C-2 SP) (0.46 acres)

Request To: [C-2 HGT/WVR](#) (Intermediate Commercial, Height Waiver) (3.75 acres)

Proposed Use: Self-service storage warehouse with a height waiver

Location: Approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road

Owner: Parkwood Retail Investors, LLC

Applicant: Lock Safe Storage; c/o Alex Kunen

Representative: UpFront Planning LLC; Jessica Sarkissian

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	Cactus Road	Arterial Street	42-foot south half street
	49th Drive	Local Street	25-foot west half street

<p>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</p> <p>The proposal, as stipulated, will add bicycle parking to provide convenient opportunities for employees and visitors to secure their bicycles while on the site.</p>
<p>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</p> <p>The development, as stipulated, will add shade trees and landscaping between the buildings and public streets. The trees will reduce the urban heat island and make the area more walkable, bikeable, and sustainable.</p>
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposal, as stipulated, provides a reasonable level of intensity that respects local conditions. The compatibility of this project is achieved through its architectural and landscape design and stipulations to bolster landscaping along the perimeters of the property.</p>

C-2 (Intermediate Commercial with Height Waiver)		
<u>Standards</u>	<u>Requirements of C-2 District</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
North (Cactus Road)	Minimum 20 feet, Average 25 feet	49 feet (Met)
East (49th Drive)	Minimum 20 feet, Average 25 feet	72 feet (Met)
West (Side)	50 feet, when adjacent zoning is R1-6	148 feet (Met)
South (Side)	50 feet, when adjacent zoning is R1-6	Approximately 100 feet (Met)
<i>Landscaped Setbacks</i>		
North (Cactus Road)	Average 30 feet for structures exceeding two stories or 30 feet, minimum 20 feet for up to 50 percent of the frontage	30 feet (Met)
East (49th Drive)		30 feet (Met)
West (Side)	10 feet	17 feet (Met)
South (Side)	10 feet	10 feet (Met)
Lot Coverage	Not to exceed 50%	28.2% (Met)
Maximum Building Height	2 stories, 30 feet (up to 4 stories, 56 feet with height waiver)	Three stories, 36 feet

Applicable Plans, Overlays, and Initiatives
<u>North Mountain Character Plan</u> : Background Item No. 4
<u>Tree and Shade Master Plan</u> : Background Item No. 7.
<u>Complete Streets Guidelines</u> : Background Item No. 8.
<u>Zero Waste PHX</u> : Background Item No. 9.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	R1-6 (Approved P-1) and C-1 (Approved C-1)
South	Vacant land	R1-6
	Single-Family Residences	R1-6
West	Vacant land	R1-6
East (across 49th Dr.)	Single-Family Residences	R1-6
North (across Cactus Rd.)	Single-Family Residences	R1-8
	Shopping center	C-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.75 acres located approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road from C-1 and R1-6 (Approved P-1) (Approved C-1) (Pending C-2 SP) to C-2 HGT/WVR SP for a height waiver to allow a maximum height of 36 feet.

Its companion Rezoning Case, No. Z-SP-1-23-1, is detailed in a separate staff report and is intended to be considered first and Rezoning Case No. Z-2-23-1 is intended to modify the pending entitlement sought through the first request.

SURROUNDING LAND USES AND ZONING

- The subject site is has never developed and is currently vacant. East of the subject site are single-family residences that developed in the 1970s under R1-6 zoning which permits a maximum height of two stories and 30 feet. North of the subject site across Cactus Road are two distinct land uses. The western portion is adjacent to a commercial shopping center zoned C-2 and the eastern portion is adjacent to single-family residences zoned R1-8 (Single-Family Residence District) and both permit a maximum height of two-stories and 30 feet. To the south and west of the subject site is an undeveloped parcel owned by the Maricopa County Flood Control District.

GENERAL PLAN LAND USE MAP

- The General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre which is not consistent with the proposed use; however, a General Plan Amendment is not required because the site is less than 10 acres in size. The General Plan Land Use Map designation to the south, east, and west is also Residential 3.5 to 5 dwelling units per acre. The General Plan Land Use Map designations across Cactus Road to the north are Residential 3.5 to 5 dwelling units per acre and Commercial.

General Plan Land Use Map; Source: City of Phoenix



4. North Mountain Character Plan

The North Mountain Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The proposed zoning advances these concepts by integrating alternative transportation amenities, trees, and by providing additional use options to revitalize an existing structure.

- Design Principle: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.
- Design Principle: Development should be designed to include increased amenities for transit, pedestrian and bicyclists, such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and wayfinding.

PROPOSAL

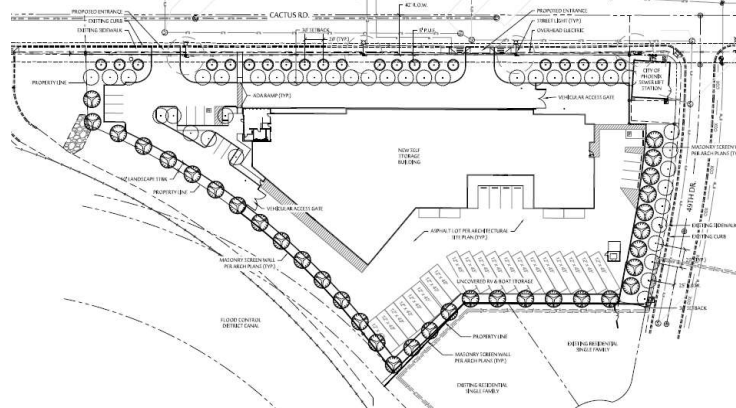
5. Site Plan

The applicant is proposing a three-story self-service storage warehouse with a footprint of approximately 108,000 square feet and a maximum height of three-stories and 36 feet. The proposed includes a two-story portion at the east-end of the building mass and a two-story office at the northwest corner of the building mass. The conceptual site plan and building elevations abide by the requirements of the zoning ordinance, depict all vehicular access from Cactus Road, and RV / Boat Storage along the south property line.

To promote compatibility with the surrounding neighborhood, staff is recommending a series of stipulations.

- Stipulation No. 2 requires the site be developed in general conformance to the conceptual site plan and conceptual building elevations.
- Stipulation Nos. 3 and 5 to require shaded and detached sidewalks along Cactus Road and 49th Drive respectively. Stipulation Nos. 6 and 7 to require enhanced tree plantings along the south and east property lines where the site is adjacent to single-family residential zoning.
- Stipulation No. 8 to require a Vehicular Non-Access Easement along the full length of 49th Drive to prohibit driveways on 49th Drive.

Conceptual Site Plan; Source: OnPoint Architecture



6. Conceptual Building Elevations and Renderings

The conceptual building elevations depict a three story self service storage building that decreases to two stories at the east and west sides of the building mass. The management office is located at the northwest corner of the site. The building elevations contain multiple colors and materials and an undulating rooflines for visual interest.

Conceptual Building Elevations; Source: OnPoint Architecture



STORAGE BUILDING— NORTH ELEVATION

To promote compatibility with the surrounding neighborhood, staff is recommending Stipulation No. 2 to require the site be developed in general conformance to the conceptual building elevations. Rezoning Case No. Z-2-23-1 is a request for a height waiver to allow for a maximum height of three stories and 36 feet, and staff is therefore recommending Stipulation No. 1 which restricts the development to a maximum height of 3 stories and 36 feet.

STUDIES AND POLICIES

7. [Tree and Shade Master Plan:](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The development, as stipulated, will create shaded and detached sidewalks along both Cactus Road (Stipulation No. 3) and 49th Drive (Stipulation No. 6), and provide landscape buffers along 49th Drive (Stipulation No. 7) and the south property line (Stipulation No. 8).

8. [Complete Streets Guidelines:](#)

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 Stipulation No. 9 to require bicycle parking to encourage employees and visitors to use alternative transportation. Additionally, staff is recommending shaded and detached sidewalks through Stipulation Nos. 4 and 6 to promote walking.

9. [Zero Waste Phoenix:](#)

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 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, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

10. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department provided a series of stipulations regarding detached sidewalks along both Cactus Road and 49th Drive, a sidewalk easement dedication along Cactus Road, and for all improvements in the right-of-way to be constructed by the developer and to ADA standards. These are addressed in Stipulation Nos. 3, 4, 5, and 10.

OTHER

12. 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 is addressed in Stipulation No. 11.
13. 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. 12.
14. Development and use of the site are 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, as stipulated, is consistent with the scale of developments in the surrounding area.
2. The proposal, as stipulated, will create strong pedestrian environments along both Cactus Road and 49th Drive with shaded and detached sidewalks to convey pedestrians to nearby destinations.
3. The proposal, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations

1. The maximum building height shall be 36 feet.
2. The development shall be in general conformance with the conceptual building elevations and conceptual site plans date stamped January 13, 2023, as modified by the following stipulations and approved by the Planning and Development Department.

3. A minimum 5-foot-wide sidewalk shall be provided that is detached from the back of curb by a minimum 10-foot-wide landscape area along the south side of Cactus Road and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, as approved by the Planning and Development Department.

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

4. A minimum 10-foot-wide sidewalk easement shall be dedicated along the south side of Cactus Road, as approved by the Planning and Development Department.
5. A minimum 5-foot-wide sidewalk shall be provided that is detached from the back of curb by a minimum 5-foot-wide landscape area along the west side of 49th Drive and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, as approved by the Planning and Development Department.

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

6. The landscape setback along the south property line shall be planted with a

minimum 50 percent 2-inch caliper drought tolerant shade trees and 50 percent 3-inch caliper drought tolerant shade trees, as approved by the Planning and Development Department.

7. The required landscape setback along 49th Drive shall be planted with a double-row of drought tolerant, 2-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
8. A 1-foot Vehicular Non-Access Easement (VNAE) shall be dedicated along the east property line where adjacent to public right-of-way.
9. A minimum of four bicycle parking spaces shall be provided, near the entrance to the rental office or indoors, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
10. 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.
11. 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.
12. 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.

Writer

Nick Klimek

April 14, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

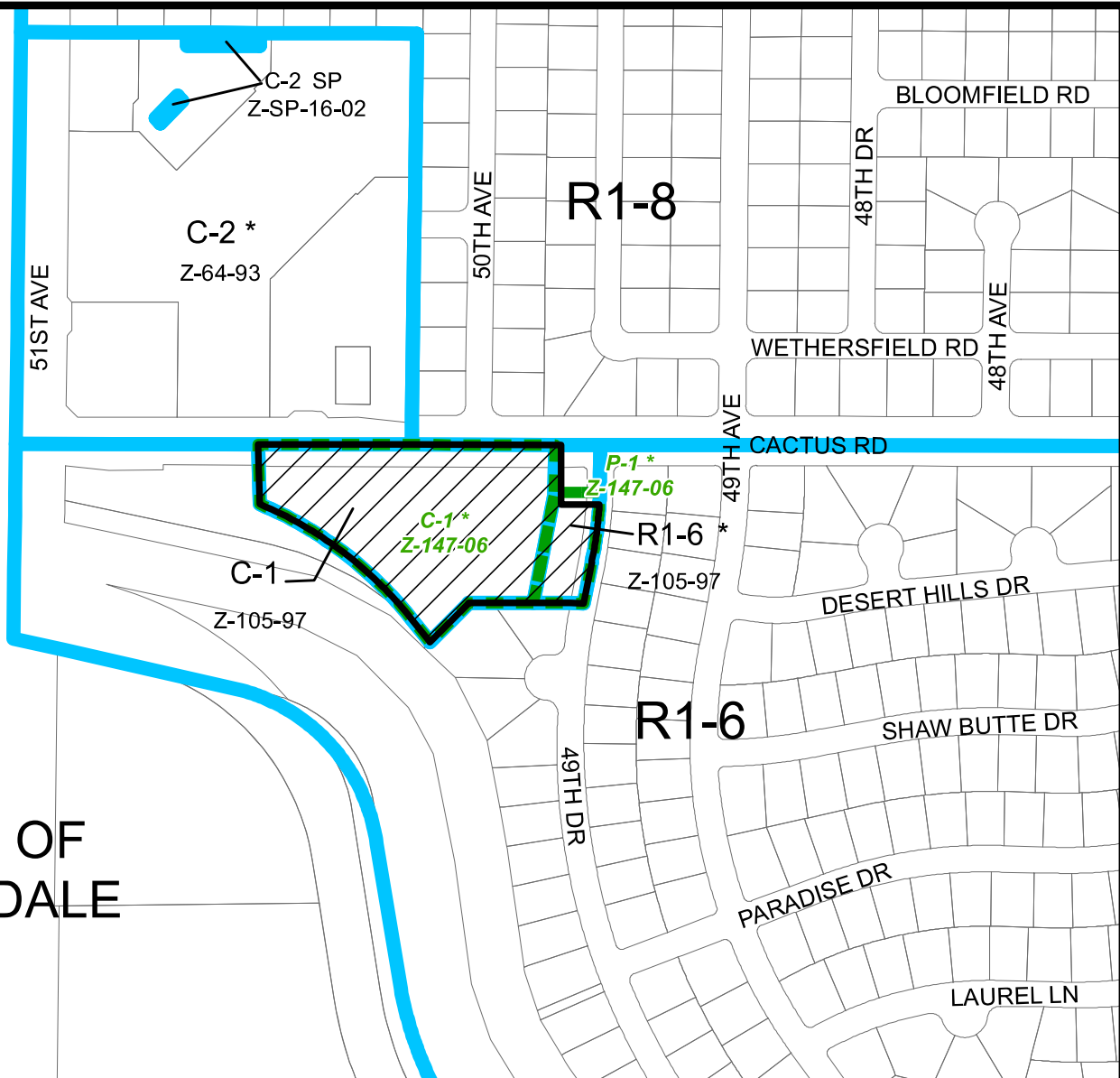
Aerial sketch map

Conceptual Site Plan date stamped Jan. 13, 2023

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Conceptual Building Elevations date stamped Jan. 13, 2023 (4 pages)

CITY OF GLENDALE

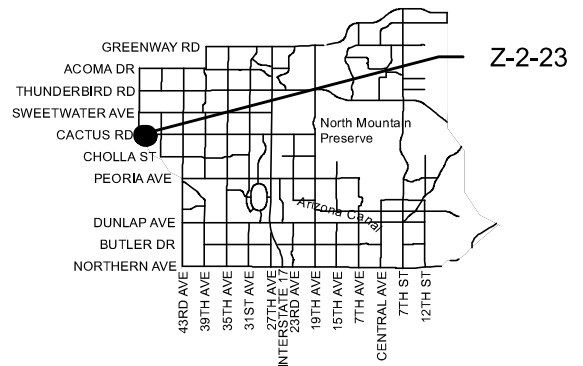


Miles

0.06 0.03 0 0.06

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Lock Safe Storage; co/ Alex Kunen

APPLICATION NO. Z-2-23

DATE: 2/3/2023
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

3.75 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 30-17

ZONING MAP
K-5

MULTIPLES PERMITTED
C-1 (Approved C-1) (Pending C-2 SP),
R1-6 (Approved P-1) (Pending C-2 SP)
C-2 HGT/WVR SP

CONVENTIONAL OPTION
47 (47) (47), 2 (N/A) (6)
54

*** UNITS P.R.D. OPTION**
57 (57) (57), 3 (N/A) (8)
65

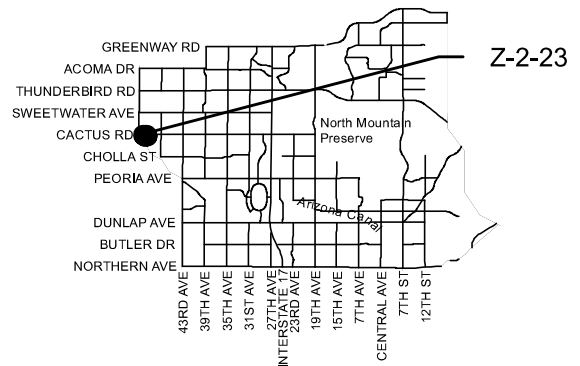
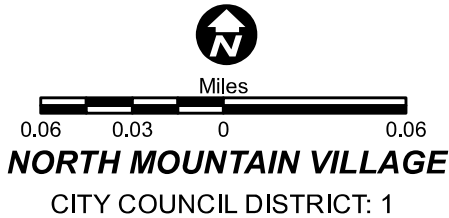
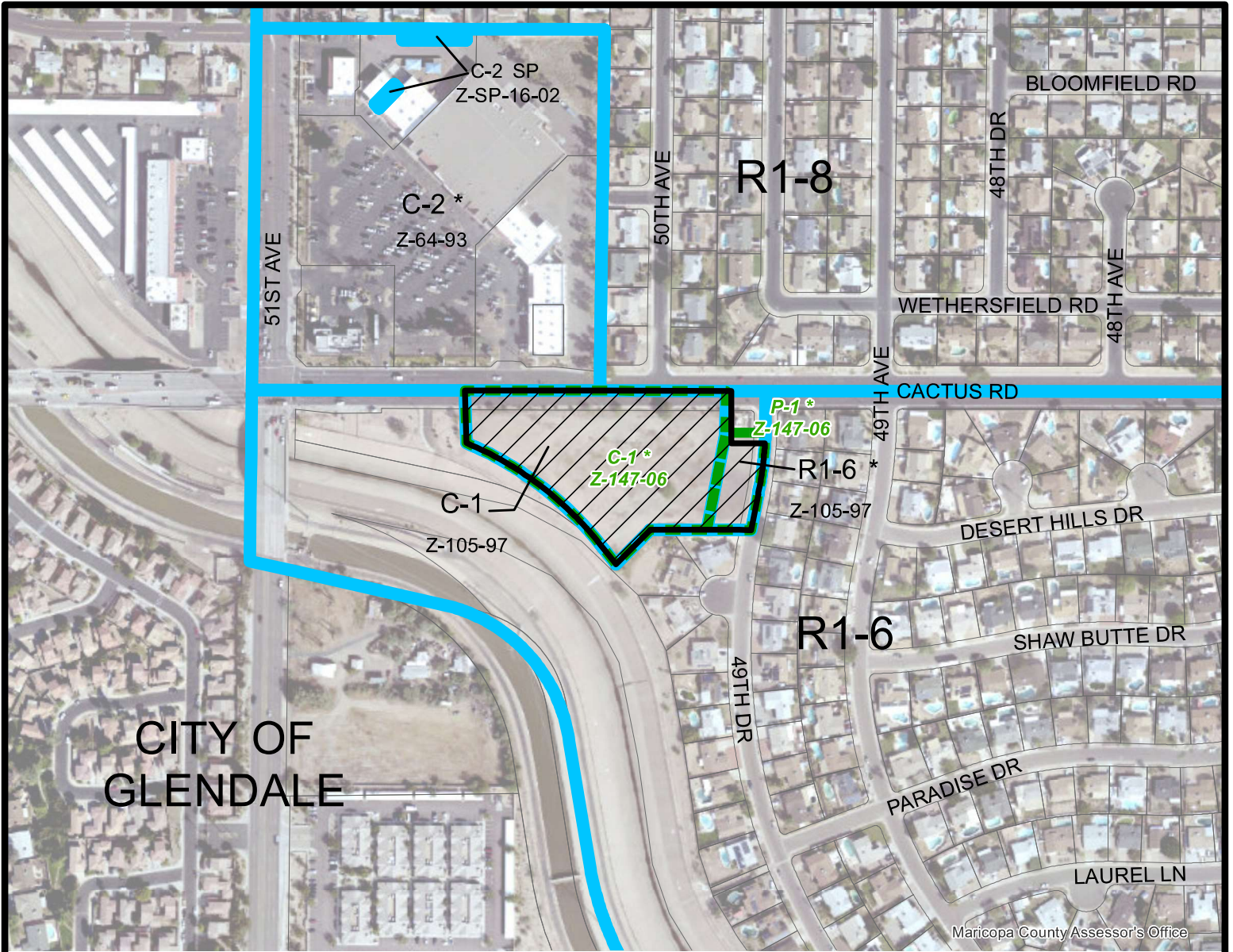
REQUESTED CHANGE:

FROM: C-1 (Approved C-1)
(Pending C-2 SP) (3.29 a.c.)

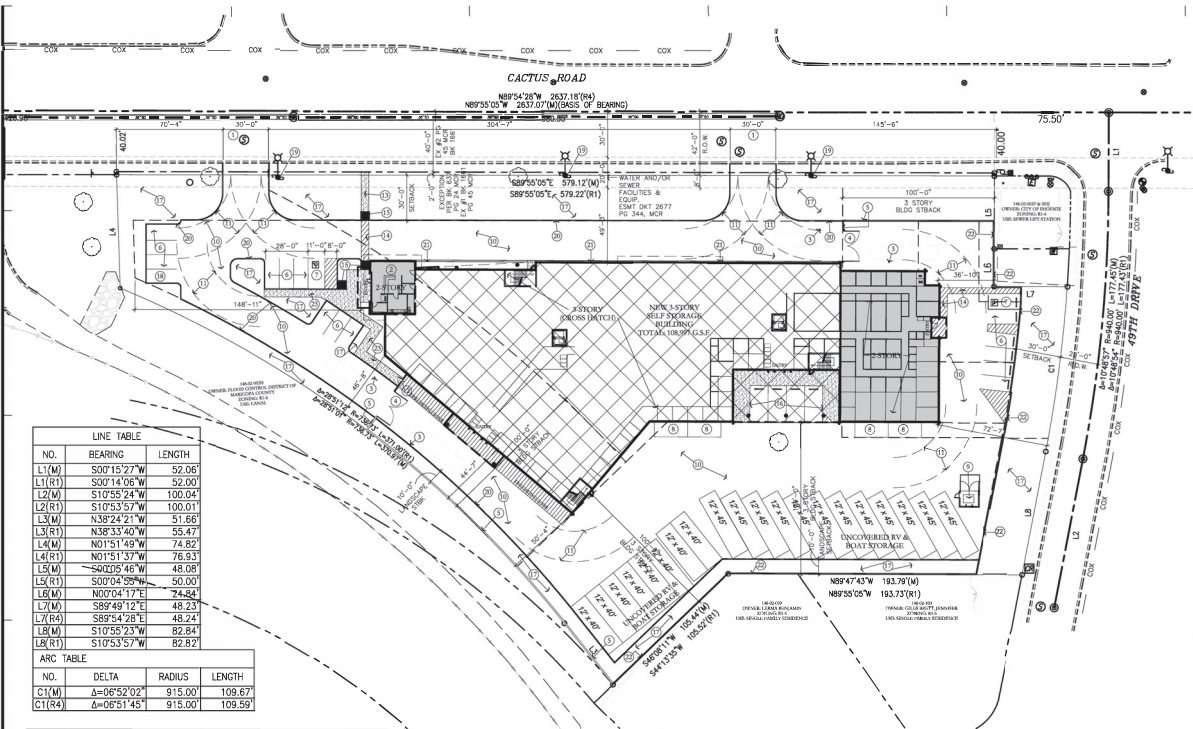
R1-6 (Approved P-1)
(Pending C-2 SP) (0.46 a.c.)

TO: C-2 HGT/WVR SP (3.75 a.c.)

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



APPLICANT'S NAME: Lock Safe Storage; co/ Alex Kunen		REQUESTED CHANGE:	
APPLICATION NO.: Z-2-23		FROM: C-1 (Approved C-1) (Pending C-2 SP) (3.29 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.75 Acres		TO: R1-6 (Approved P-1) (Pending C-2 SP) (0.46 a.c.)	
DATE: 2/3/2023 REVISION DATES:		C-2 HGT/WVR SP (3.75 a.c.)	
AERIAL PHOTO & QUARTER SEC. NO.: QS 30-17		ZONING MAP: K-5	
MULTIPLES PERMITTED: C-1 (Approved C-1) (Pending C-2 SP), R1-6 (Approved P-1) (Pending C-2 SP) C-2 HGT/WVR SP		CONVENTIONAL OPTION: 47 (47) (47), 2 (N/A) (6) 54	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION: 57 (57) (57), 3 (N/A) (8) 65	



LINE TABLE		
NO.	BEARING	LENGTH
L1(M)	S00°15'27"W	52.06'
L1(R)	S00°14'06"W	52.00'
L2(W)	S10°55'24"W	100.04'
L2(R)	S10°53'57"W	100.01'
L3(W)	N38°24'21"W	51.66'
L3(R)	N38°33'40"W	55.47'
L4(W)	N01°51'49"W	74.82'
L4(R)	N01°51'37"W	76.33'
L5(W)	S00°05'46"W	48.08'
L5(R)	S00°04'58"W	50.00'
L6(W)	N00°04'17"E	74.84'
L7(W)	S89°49'12"E	48.23'
L7(R)	S89°54'28"E	48.24'
L8(W)	S10°55'23"W	82.84'
L8(R)	S10°53'57"W	82.82'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1(M)	Δ=06°52'02"	915.00'	109.67'
C1(R)	Δ=06°51'45"	915.00'	109.59'

DEVELOPMENT STANDARD	C-2 ZONING DISTRICT REQUIREMENT	REQUESTED DEVELOPMENT STANDARD
FRONT YARD-STREET FRONTAGE	30- FEET	30- FEET
SIDE YARD/ABUTTING MCC R/L 6 PARCEL)		
1 STORY	25 FEET	25 FEET
2 STORY	50 FEET	44 FEET
3 STORY	100 FEET	44 FEET
SIDE YARD/ABUTTING SEWER LIFT STATION)		
LANDSCAPE SETBACK	10- FEET	0- FEET
1 STORY	25 FEET	25 FEET
2 STORY	50 FEET	35 FEET
3 STORY	100 FEET	100 FEET
SIDE YARD/ABUTTING R/L 4 RESIDENTIAL)		
LANDSCAPE SETBACK	10- FEET	10 FEET
1 STORY	25 FEET	25 FEET
2 STORY	50 FEET	50 FEET
3 STORY	100 FEET	100 FEET
LOT COVERAGE	50%	50%
OUTDOOR STORAGE	10% OF G.S.F. AREA OF LOT	10% OF G.S.F. AREA OF LOT
MAXIMUM HEIGHT	2 STORY, 30- FEET	3 STORY, 40- FEET

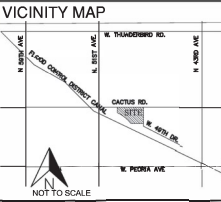
PROJECT DATA AND STATISTICS	
APNS:	146-02-003K
PROJECT ADDRESS:	5651 W CACTUS RD
EXISTING LAND USE:	OFFICE
PROPOSED LAND USE:	SELF-STORAGE FACILITY
ACREAGE:	134,342 SF / 3.084 ACRE
CURRENT ZONING:	C-1
REQUEST:	C-2 SP FOR NEW 3 STORY SELF STORAGE FACILITY WITH RV & BOAT PARKING
SELF STORAGE OFFICE:	1,025 S.F.
SELF STORAGE FACILITY:	FLOOR 1: 36,584 S.F.F. FLOOR 2: 37,572 S.F.F. FLOOR 3: 34,026 S.F.F. TOTAL: 108,182 S.F.
RV PARKING:	8 12'X40' = 3,840 S.F.F. 25 10'X40' = 10,000 S.F.F. 22 TOTAL RV PARKING SPACES 13,840 S.F.F.
ALLOWABLE OUTDOOR STORAGE:	10% OF SITE AREA
PROVIDED OUTDOOR STORAGE:	10,200 SF / 134,342 SF = 7.5%
LOT COVERAGE:	37,849 SF / 134,342 SF = 28.2%
PARKING REQUIRED:	1 SPACE PER 25 STORAGE UNITS = 25 SPACES PROVIDED X 35 UNITS = 875
UNITS MAX:	35 UNITS
PARKING PROVIDED:	25 SPACES, INCLUDING 2 ADA PARKING SPACES



PROPOSED SITE PLAN
SCALE: 1" = 30'
SITE PLAN IS SHOWN FOR INQUIRY ONLY, NOT FOR CONSTRUCTION

PROJECT TEAM		
DEVELOPER:	ESB HOLDING, LLC 140 E GREENWAY ST, SUITE 4 MESA, ARIZONA 85203 p: 480-227-5239 esb@esbhld.com	CIVIL ENGINEER: HELIUM ENGINEERING, LLC 280 E UNION HILLS DR, #113 PHOENIX, ARIZONA 85008 owner: STEVE B. BOWEN, PE p: 480-787-8000 eb@helium.com
ARCHITECT:	ON POINT ARCHITECTURE, LLC 1140 E GREENWAY ST, SUITE 4 MESA, ARIZONA 85203 owner: NICK ADAMSON, LA p: 480-202-4183 onpoint@onpointarch.com	LANDSCAPE ARCHITECT: MCGOUGH ADAMSON 135 E MODELLE DR, #113 MESA, ARIZONA 85203 owner: NICK ADAMSON, LA p: 480-202-4183 adam@mcgough.com
LAND PLANNER:	UPPOINT PLANNING 301 S. ALMA SCHOOL RD, #200 MESA, AZ 85205 p: 480-221-6100 james@uppointplanning.com	ELECTRICAL ENGINEER: KEL ENGINEERING 707 N. HAYDON RD., #C200 MOUNTAIN VIEW, ARIZONA 85209 owner: OREG LARSON, PE p: 480-324-4311 kel@keleng.com

- KEY NOTES: (#)
1. 30" WIDE CLAMORAL ACCESS DRIVE
 2. 1/8" OFFSET OFFICE
 3. ACCESS KEY PAD
 4. 30" WIDE STEEL GATE W/ ANKOR BOX FOR FIRE ACCESS
 5. 8" HIGH MASONRY SCREEN WALL
 6. 9.5' X 14' PARKING SPACES
 7. ADA PARKING SPACES WITH UNLOADING AREA
 8. 10' X 20' ADA RAMP PARKING SPACES
 9. REFUSE ENCLOSURE, FOR OFFICE PERSONNEL USE ONLY
 10. ASPHALT DRIVE
 11. 20" WIDE FIRE ACCESS OF INNER WHEEL & 8" OUTER WHEEL TURNING RADIUS
 12. 3600 MAN GATE
 13. 8" WIDE ADA ACCESS TO FRONTAGE
 14. 8" HIGH ADA RAMPED CROSSWALK
 15. ADA RAMP
 16. EXPOSED UNLOADING PARKING SPACES
 17. LANDSCAPE AREA
 18. 8' X 14' COMPACT CAR PARKING SPACE
 19. STREET LIGHT TO REMAIN
 20. 6" CONC. CURB
 21. 12" CONC. CURB
 22. 8" WIDE MASONRY SCREEN WALL
 23. 6" WIDE PEDESTRIAN WALK



CITY OF PHOENIX
JAN 13 2023
Planning & Development
Department

PROPOSED SITE PLAN

DWG NO:

A1.1



CITY OF PHOENIX
JAN 13 2023
Planning & Development
Department

DATE: 01/10/23
DRAWN BY: JMM/MSJ/BJ

BUILDING ELEVATIONS
IN COLOR

DWG NO:

A3.7



STORAGE BUILDING- NORTH ELEVATION
SCALE: 1/8"= 1'-0"



STORAGE BUILDING- NORTH ELEVATION
SCALE: 1/8"= 1'-0"



STORAGE BUILDING- NORTH ELEVATION- cont.
SCALE: 1/8"= 1'-0"

MATERIAL KEY	
① 8-8-16 CMU SPLIT FACE:	OPAL, BY ECHELON/ OLDCASTLE BLOCK
② 8-8-16 CMU PRECISION:	WILLOW GREEN, BY ECHELON/ OLDCASTLE BLOCK
③ 8-8-16 CMU PRECISION:	PEBBLE BEACH, BY ECHELON/ OLDCASTLE BLOCK
④ STUCCO:	TEXTURE: FINE SAND PAINTED COLOR: SW 7642 PANESTONE
⑤ METAL WALL PANELS & TRIM:	CHARCOAL GRAY, PBU PANEL BY MBGI
⑥ METAL WALL PANELS & TRIM:	REGAL WHITE, VISIONLINE F-SERIES BY MAERLOY METAL
⑦ STEEL:	PAINTED COLOR: SW 6991 BLACK MAGIC
⑧ PREFINISHED METAL FASCIA:	CHARCOAL GRAY, BY MBGI
⑨ PREFINISHED WALL COPING:	CHARCOAL GRAY, BY MBGI
⑩ ALUMINUM WINDOW FRAMES:	ANODIZED ALUMINUM, COLOR: DARK BRONZE
⑪ STEEL GATE & FENCING:	PAINTED COLOR: SW 7070 SITE WHITE
⑫ STEEL ROLL UP DOOR:	WASABI, BY JANUS INTERNATIONAL



SELF STORAGE FACILITY
for
LOCK SAFE STORAGE
5051 W CACTUS RD
PHOENIX, AZ 85304

CITY OF PHOENIX

JAN 13 2023

Planning & Development
Department

REVISIONS
NO. DATE DESCRIPTION BY

BUILDING ELEVATIONS-
IN COLOR

DWG NO:

A3.8



STORAGE BUILDING- WEST ELEVATION
SCALE: 1/8" = 1'-0"



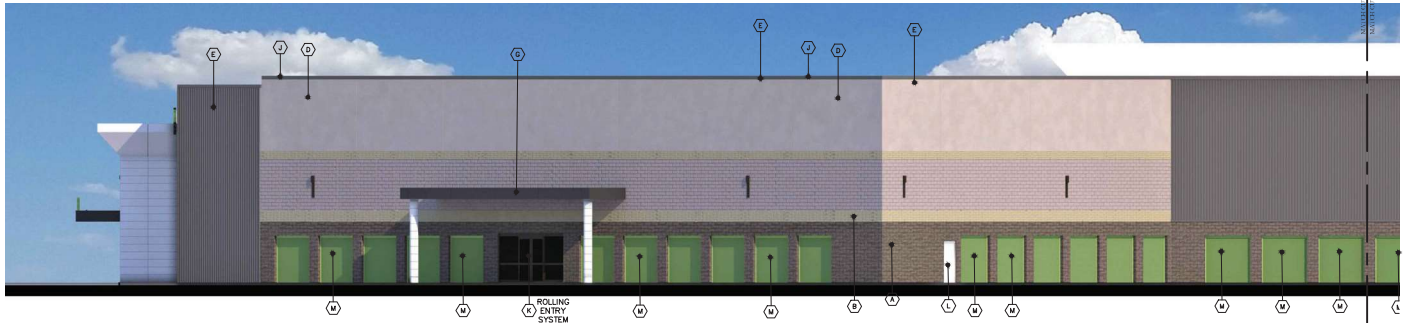
STORAGE BUILDING- EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY	
① 8-8-16 CMU SPLIT FACE	OPAL, BY EDHELON/ OLDCASTLE BLOCK
② 8-8-16 CMU PRECISION	WILLOW GREEN, BY EDHELON/ OLDCASTLE BLOCK
③ 8-8-16 CMU PRECISION	PEBBLE BEACH, BY EDHELON/ OLDCASTLE BLOCK
④ STUCCO	TEXTURE, FINE SAND PAINTED COLOR: SW 7642 PAVESTONE
⑤ METAL WALL PANELS & TRIM	CHARCOAL GRAY, FBV PANEL BY MBGI
⑥ METAL WALL PANELS & TRIM	REGAL WHITE, VISIOLINE F-SERIES BY MAELROY METAL
⑦ STEEL	PAINTED COLOR: SW 6999 BLACK MAGIC
⑧ PREFINISHED METAL FASCIA	CHARCOAL GRAY, BY MBGI
⑨ PREFINISHED WALL CORNING	CHARCOAL GRAY, BY MBGI
⑩ ALUMINUM WINDOW FRAMES	ANODIZED ALUMINUM, COLOR: DARK BRONZE
⑪ STEEL GATE & FENCING	PAINTED COLOR: SW 7070 SITE WHITE
⑫ STEEL ROLL UP DOOR	WASHBI, BY JANUS INTERNATIONAL



STORAGE BUILDING— SOUTH ELEVATION

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



STORAGE BUILDING— SOUTH ELEVATION

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



STORAGE BUILDING— SOUTH ELEVATION— cont.

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

MATERIAL KEY

① 8-8-16 CMU SPLIT FACE	OPAL, BY ECHELON/ OLDCASTLE BLOCK
② 8-4-16 CMU PRECISION	WILLOW GREEN, BY ECHELON/ OLDCASTLE BLOCK
③ 8-8-16 CMU PRECISION	PEBBLE BEACH, BY ECHELON/ OLDCASTLE BLOCK
④ STUCCO	TEXTURE: FINE SAND
⑤ METAL WALL PANELS & TRIM	CHARCOAL GRAY, PERU PANEL BY MBO
⑥ METAL WALL PANELS & TRIM	REGAL WHITE, VISIONLINE F-SERIES BY MAELROY METAL
⑦ STEEL	PAINTED COLOR: SW 6991 BLACK MAGIC
⑧ PREFINISHED METAL FASCIA	CHARCOAL GRAY, BY MBO
⑨ PREFINISHED WALL CORNING	CHARCOAL GRAY, BY MBO
⑩ ALUMINUM WINDOW FRAMES	ANODIZED ALUMINUM, COLOR: DARK BRONZE
⑪ STEEL GATE & FENCING	PAINTED COLOR: SW 7070 SITE WHITE
⑫ STEEL ROLL UP DOOR	WASAB, BY JANUS INTERNATIONAL



11401 GREENHAY ST. SUITE 4
MESA, ARIZONA 85209
WWW.ONPOINTARCHITECTURE.COM
PH: 480.227.5279



JOB NO: 2229

SELF STORAGE FACILITY
for
LOCK SAFE STORAGE
5051 W CACTUS RD
PHOENIX, AZ 85044

CITY OF PHOENIX

JAN 13 2023

Planning & Development
Department

PHOENIX, AZ 85004
11/13/22
2023-01-13
DWG NO: A3.9

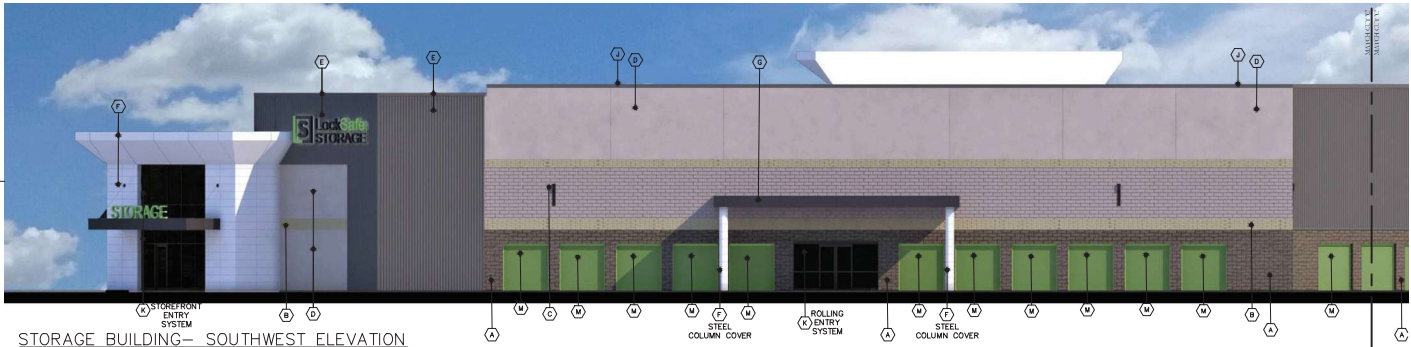
BUILDING ELEVATIONS
IN COLOR

DWG NO:

A3.9



STORAGE BUILDING— SOUTHWEST ELEVATION
SCALE: 1/16"= 1'-0"



STORAGE BUILDING— SOUTHWEST ELEVATION
SCALE: 1/8"= 1'-0"



STORAGE BUILDING— SOUTHWEST ELEVATION
SCALE: 1/8"= 1'-0"

MATERIAL KEY	
① 8-8-16 CMU SPLIT FACE	OPAL, BY EDHELON/ OLDCASTLE BLOCK
② 8-8-16 CMU PRECISION	WILLOW GREEN, BY EDHELON/ OLDCASTLE BLOCK
③ 8-8-16 CMU PRECISION	PEBBLE BEACH, BY EDHELON/ OLDCASTLE BLOCK
④ STUCCO	TEXTURE: FINE SAND PAINTED COLOR: SW 7642 PAVESTONE
⑤ METAL WALL PANELS & TRIM	CHARCOAL GRAY, PBU PANEL BY MBO
⑥ METAL WALL PANELS & TRIM	REGAL WHITE, VISIONLINE F-SERIES BY MIELROY METAL
⑦ STEEL	PAINTED COLOR: SW 6991 BLACK MAGIC
⑧ PREFINISHED METAL FASCIA	CHARCOAL GRAY, BY MBO
⑨ PREFINISHED WALL COPING	CHARCOAL GRAY, BY MBO
⑩ ALUMINUM WINDOW FRAMES	ANODIZED ALUMINUM, COLOR: DARK BRONZE
⑪ STEEL GATE & FENCING	PAINTED COLOR: SW 7070 SITE WHITE
⑫ STEEL ROLL UP DOOR	WASAB, BY JANUS INTERNATIONAL

CITY OF PHOENIX

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POINT
ARCHITECTURE

11401 GREENHAY ST. SUITE 4
MESA, ARIZONA 85209
WWW.POINTARCHITECTURE.COM
PH: 480.227.5239



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SELF STORAGE FACILITY
for
LOCK SAFE STORAGE
5051 W CACTUS RD
PHOENIX, AZ 85034

APPROVED FOR THE CITY OF PHOENIX
PLANNING & DEVELOPMENT DEPARTMENT
DATE: 01/13/2023
BY: [Signature]

BUILDING ELEVATIONS
IN COLOR

DWG NO:

A3.10