



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-32-16-1
July 8, 2016

Deer Valley Village Planning Committee Meeting Date	July 21, 2016
Planning Commission Hearing Date	August 4, 2016
Request From:	Ind. Pk. SP (4.14 acres)
Request To:	Ind. Pk. (4.14 acres)
Proposed Use	Remove Special Permit for health club (Z-SP-15-87)
 Location	 Northeast corner of 29th Avenue and Greenway Road
Owner	29th Avenue and Greenway, LLC
Representative	Fennemore Craig, P.C., Michael J. Phalen
Staff Recommendation	Approval

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	29th Avenue	Collector	38-foot east half street
	28th Avenue	Local	33-foot south half street
	Greenway Road	Arterial	65-foot north half street
<u>CONNECT PEOPLE AND PLACES CORE VALUE</u>			
<i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
<p>The subject site has underlying Industrial Park zoning. It is reasonable to remove the special permit to allow additional industrial park/commerce park uses on the site. The site has been designed to be respectful of local conditions and the surrounding neighborhood, and there are zoning standards in place that will ensure that compatibility with surrounding uses will be maintained.</p>			
<u>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE</u>			
<i>EMPLOYERS (JOB CREATION); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</i>			

ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed special permit removal provides an opportunity for growth of an employment generating new business within the North I-17 Employment Center.

CELEBRATE OUR DIVERSE COMMUNITIES AND 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.

CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposed special permit removal will allow for the site to be redeveloped for a medical office use. The site has been designed to be sensitive to surrounding uses and conditions, and there are adequate zoning standards in place that will ensure that compatibility with surrounding uses will be maintained. The proposal also allows for the opportunity for aesthetic enhancements to the building and landscaping which will contribute to the enhancement of the area.

Area Plan

BLACK CANYON/MARICOPA FREEWAY SPECIFIC PLAN

The subject site is located within the Black Canyon/Maricopa Freeway Specific Plan, which spans along the I-17 and I-10 freeways, between Pinnacle Peak Road to Pecos Road. This specific plan was adopted by City Council on June 30, 1999. The plan was created as a result of the Freeway Mitigation Program to study the area for blighting effects, plan for land uses and mitigating features, and provides policies and recommendations for each segment. Aply, the plan specifically emphasizes areas where single-family residential lots are directly adjacent to the freeway. The plan provides mitigating features and/or recommendations related to circulation, noise, neighborhood safety and stabilization, landscape enhancement, neighborhood enhancement, and bicycle paths and recreational trails.

The subject site is within segment four (4) in the plan area. There are no specific mitigating features and/or recommendations that directly apply to the site. The plan does specifically state that there are no freeway mitigation land use changes recommended for segment four (4). In general, the plan encourages neighborhood safety and stabilization, landscape enhancements, and placement of bike paths and recreational trails. The site has been designed to consider neighborhood safety and stabilization by limiting access from and to the site from 28th Avenue only. The plan recommends providing enhanced

landscaping adjacent to residential areas, designed to provide focal points, as well as, soften and screen the visual impact of the freeway. The landscape standards required for the site will provide sufficient landscape enhancements to buffer residential uses from the freeway and other non-residential uses. The plan encourages placement of bike paths and recreational trails to allow for multi-modal transportation options. There is an existing bike lane along 29th Avenue, west of the site. Overall, the use provides a good buffer between the existing freeway and residential area.

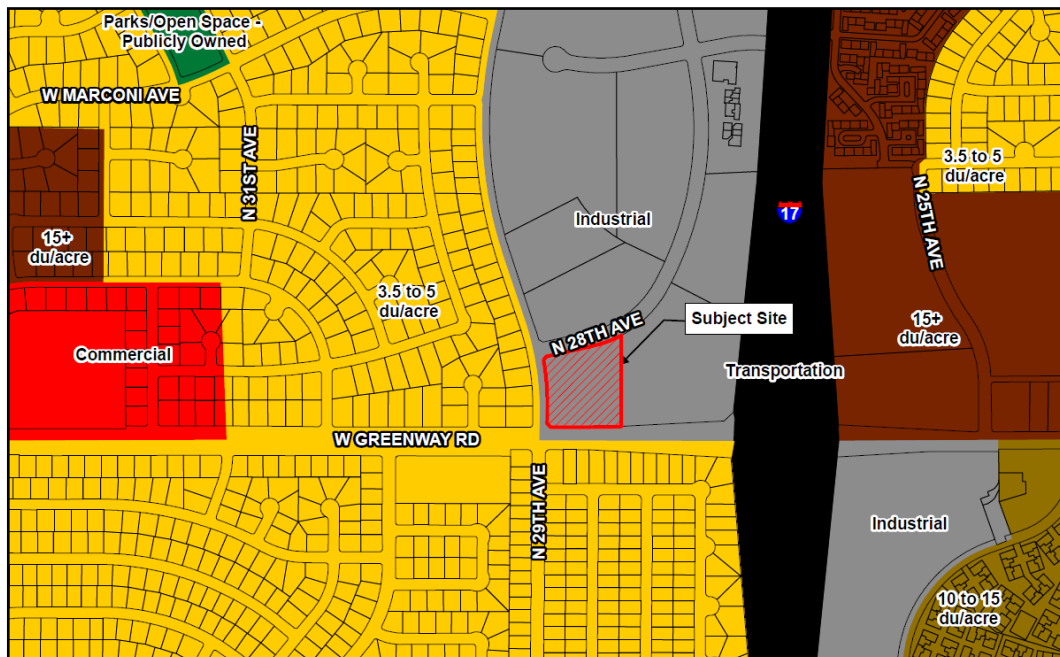
Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant building	Ind. Pk. SP
North	Commerce park/office	Ind. Pk.
South	Single-family residential	R1-6
East	Education facility/office	Ind. Pk.
West	Single-family residential	R1-8

Industrial Park (Commerce Park District)		
Property previously zoned Industrial Park, and developed under standards then in effect, shall be considered to be a conforming use under the Business Park option of the Commerce Park District.		
Standards	Requirements (CP/BP)	Provisions on the Proposed Site Plan
<i>Gross Acreage</i>		4.14 gross acres
Off-Street Parking	Minimum 123 spaces	Met – 203 spaces
<i>Building Setbacks</i>		
North (Interior Street)	Minimum 20'	Met – 90' +
South (Perimeter Street)	Minimum 30'	Met – 100' +
East (Interior)	Minimum 0'	Met – 123' +
West (Perimeter Street)	Minimum 30'	Met – 88' + (Approximately 74' to refuse enclosure)
<i>Landscape Setbacks</i>		
North (Interior Street)	Minimum 20'	Met – 20'
South (Perimeter Street)	Minimum 30'	Met – 30'
East (Interior)	Minimum 0'	Met – 0'
West (Perimeter Street)	Minimum 30'	Met – 30'
Lot Coverage	Maximum 40% plus 10% for parking canopies or structure	Met – 15%

Standards	Requirements (CP/BP)	Provisions on the Proposed Site Plan
Building Height	<p>Maximum 18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56'</p> <p>Based on existing building setbacks, the maximum height permitted is: South Perimeter: 42' West Perimeter: 36'</p>	Met – 28'-6" to top of parapet

Background/Issues/Analysis

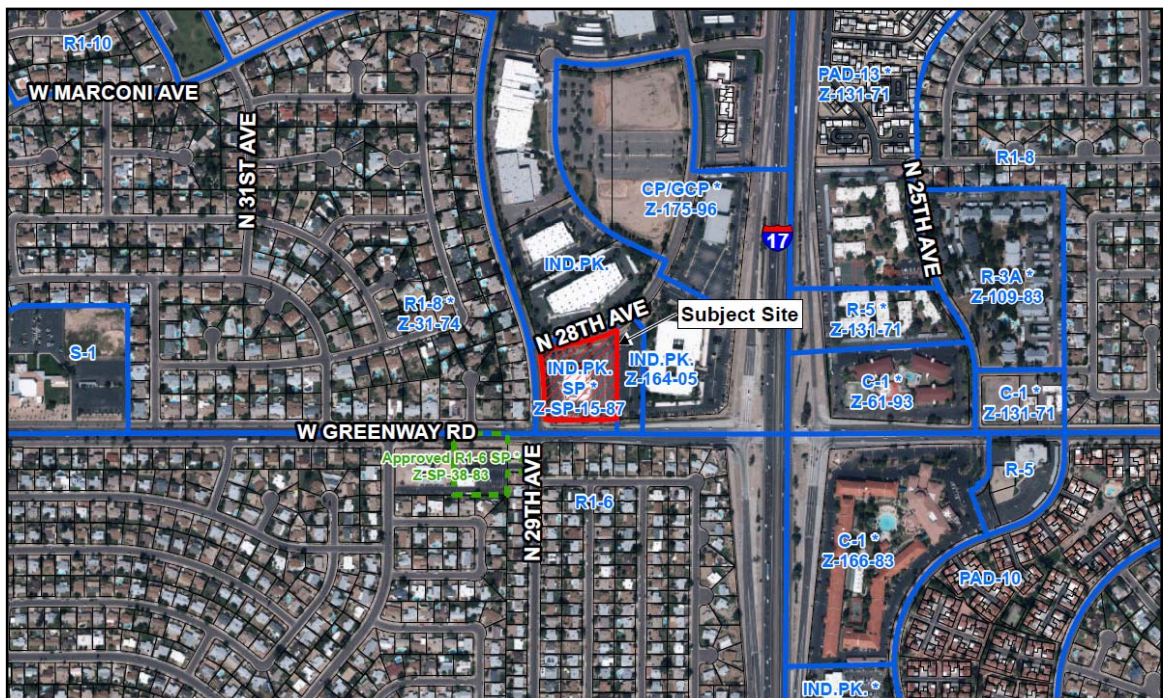
1. The request is to rezone 4.14 gross acres from Ind. Pk. SP (Industrial Park, Special Permit) to Industrial Park to allow a medical office use. The approval of Special Permit Rezoning Case No. Z-SP-15-87-2 established the Ind. Pk. SP zoning on the site to allow a health club, subject to stipulations. The Special Permit limited the use of the property for health club use only. The Special Permit must be removed in order to allow any of the underlying industrial/commerce park uses on the site.
2. The General Plan Land Use Map depicts the site as Industrial. The existing Industrial Park zoning does not conform to the General Plan Land Use designation, however no change is proposed to the underlying zoning and the existing entitlements provide a more appropriate buffer to the surrounding residential uses.



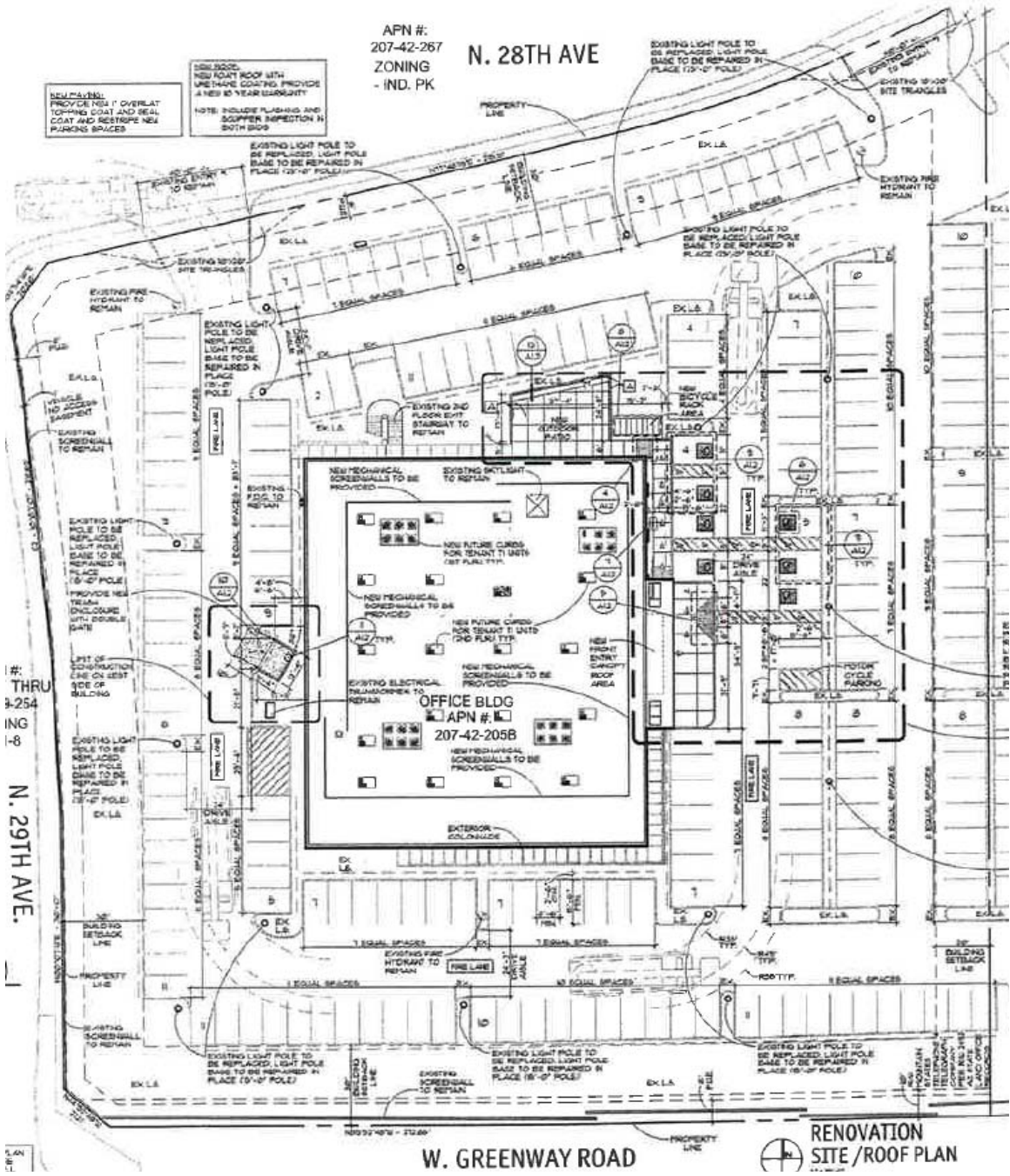
- The subject site is located at the northeast corner of 29th Avenue and Greenway Road. The site includes a vacant building that was previously used as a health/fitness facility.

Areas north and east of the site is also zoned Industrial Park. The Northern Arizona University – North Valley Campus is located on the property to the east of the subject site and there are a mix of commerce park uses to the north such as, office, and research and development uses.

There are single-family residential properties located to both the west and south, zoned R1-8 and R1-6, respectively.



4. The site plan depicts the existing building with improvements internal to the building as well as the building façade. The existing landscaping will be maintained and additional landscape material will be added to meet the current landscape standards. The existing building is centered in the property with parking and



landscaping surrounding the building on all sides. The primary entrance to the building is on the east side. The vehicular ingress and egress to the property is on the north side, off 28th Avenue.

5. Special Permit Rezoning Case No. Z-SP-15-87-2 was approved subject to the following stipulations:
 - 1) That the exterior elevations including finish and roofing materials shall be of a character similar to the exterior materials of other buildings in the Industrial Park and complimentary to the residential development to the west as approved by Development Coordination Office.
 - 2) That there shall be no direct access from the site to 29th Avenue.
 - 3) That the entrance to the building be oriented to the east.
 - 4) That any right of way be necessary for roadways or trail networks be dedicated concurrently with final site plan review.

The only stipulation imposed with the Industrial Park zoning was a requirement for right-of-way dedications. All necessary right-of-way dedications have been completed.

A Special Permit authorizes a use not otherwise permitted in the underlying zoning district. In this case, the underlying zoning district is Industrial Park and as such, the current request is only to remove the Special Permit and utilize the existing Industrial Park zoning for a medical office use. No stipulations or conditions can be placed on this request to remove the Special Permit.

However, the site as currently configured and designed does meet the stipulations from the approved Special Permit. The elevations show proposed improvements to the building including enlargement of window openings, a second floor patio on the northeast side of the building, new metal screening and embellishments, and new paint on the exterior of the building. The roof is proposed to remain at the same height with new screen walls to screen roof mounted equipment. As far as exterior finishes and materials, the bulk of the building will not change in character. The improvements made to the building will still be in character with the other industrial park buildings in the area. The color scheme appears to be neutral or earth tones which will be complimentary to the residential development to the west. No direct access is proposed on 29th Avenue and the primary entrance of the building is still oriented to the east. There are no additional right-of-way dedications needed for the site.

6. The Archaeology Office has stated that no archaeological work is necessary, however if any materials are encountered then ground-disturbing activities shall cease and the Archaeology Office must immediately be notified.
7. The Aviation Department has reviewed the rezoning application submittal and requests that the following item be completed prior to approval:
 - That the property owner record a Notice to Prospective Purchasers of

Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property.

The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

8. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. The Public Transit Department has requested the following improvements:
 - Construction of a bus stop pad on northbound 29th Avenue north of Greenway Road according to Standard Detail P1260. The pad should be located between 95 and 145 feet north of Greenway Road (Standard Detail P1258).
 - Accessible paths connecting the building to 28th Avenue and Greenway Road.
10. The Water Services Department has stated that there are no issues with the rezoning request and have provided existing water/sewer service and meter information.
11. 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. Although the proposed zoning is not in full conformance with the Industrial designation of the General Plan Land Use Map, the request is appropriate within close proximity to residential uses.
2. The proposed Special Permit removal provides an opportunity for a new business to locate in the area and to make improvements to the site which will contribute to enhancing the area overall.

Stipulations

None.

Writer

Racelle Escolar

7/8/2016

Team Leader

Josh Bednarek

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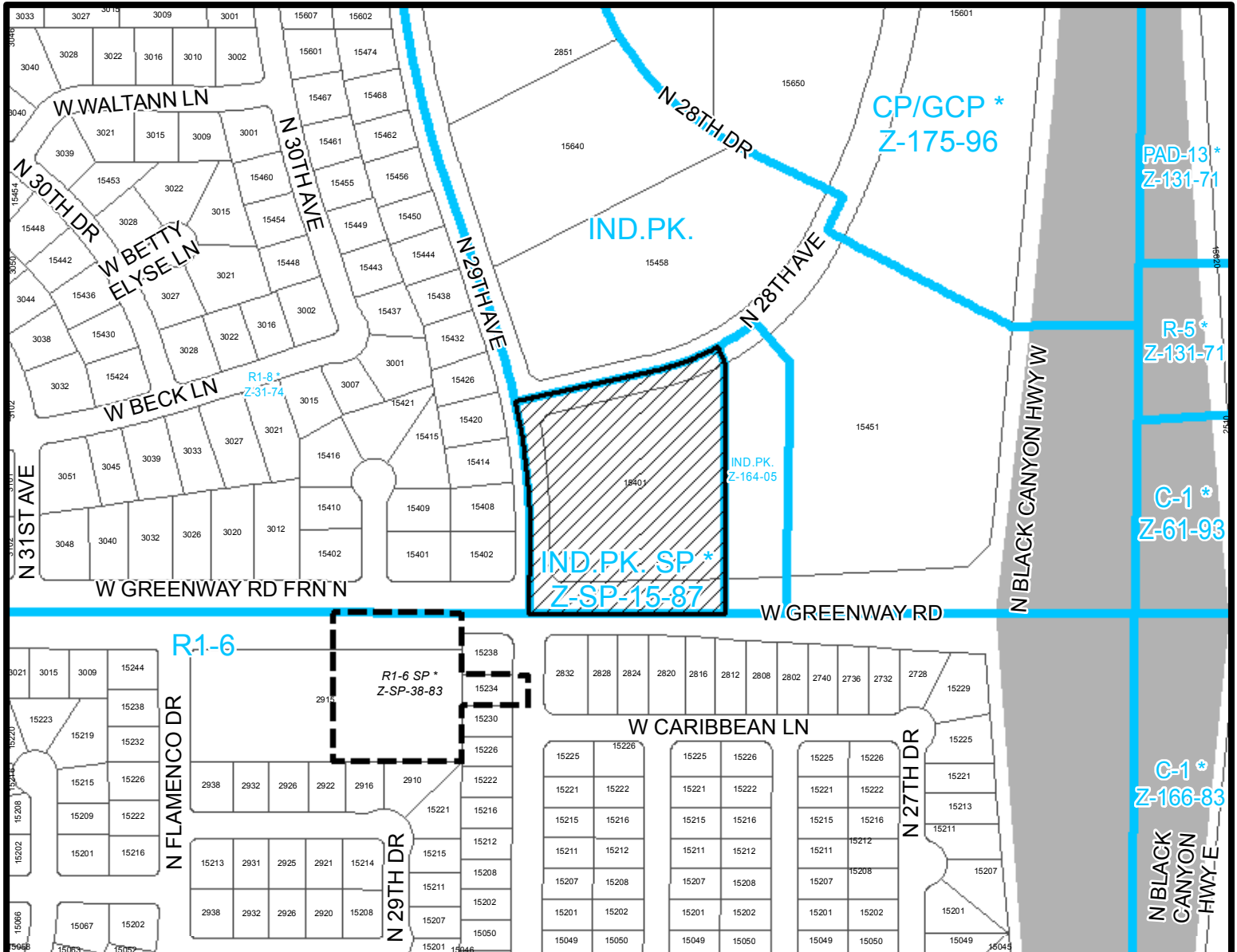
Attachments

Sketch Map

Aerial

Site Plan date stamped May 18, 2016

Elevations date stamped May 18, 2016



R1-6

R1-6 SP *
Z-SP-38-83

IND.PK. SP *
Z-SP-15-87

CP/GCP *
Z-175-96

PAD-13 *
Z-131-71

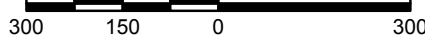
R-5 *
Z-131-71

C-1 *
Z-61-93

C-1 *
Z-166-83



Feet

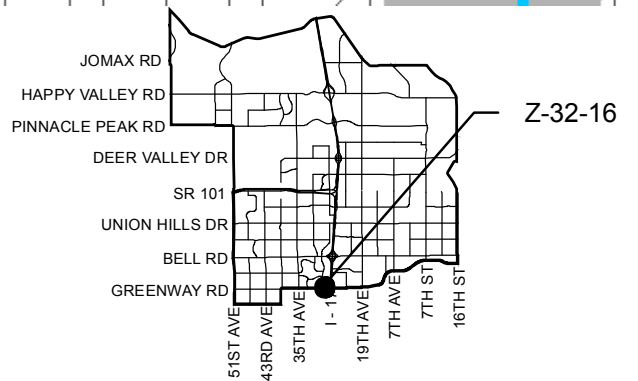


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:
Fennemore Craig, P.C., Michael J. Phalen

APPLICATION NO.: Z-32-16

DATE: 5/25/16
REVISION DATES:

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

AERIAL PHOTO & QUARTER SEC. NO.: QS 35-22
ZONING MAP: L-7

REQUESTED CHANGE:
FROM: IND. PK. SP, (4.14 a.c.)
TO: IND. PK., (4.14 a.c.)

MULTIPLES PERMITTED

CONVENTIONAL OPTION

*** UNITS P.R.D. OPTION**

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

Z-32-16-1 Aerial Map



RE 6/28/2016 Aerial Date: 2014



0 500 1,000 Feet

mapservices@phoenix.gov

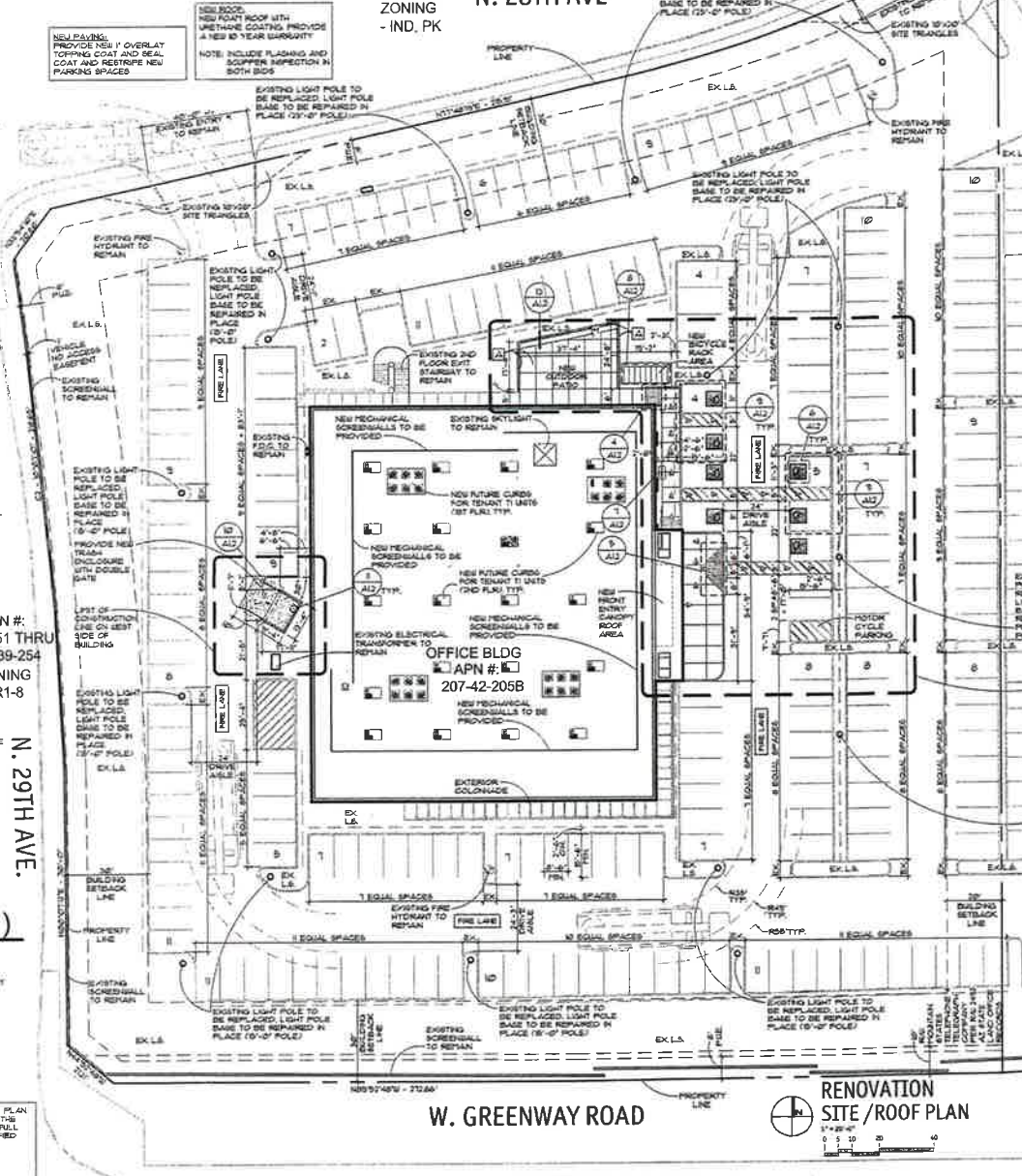


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

COMMERCIAL SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRED SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTS WILL BE PLACED 50 FT TO DROUGHT LIGHT FROM THE ADJACENT RESIDENTIAL DISTRICTS AND SHALL NOT EXCEED ONE FOOT ABOVE THE PROPERTY LINE. NO NOISE, COOR OR VIBRATION WILL BE EMITTED 50 FEET IF EXCEEDS THE GENERAL LEVEL OF NOISE, COOR OR VIBRATION EMITTED BY USER OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
7. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE HIGHEST EQUIPMENT AND/OR INTEGRATED WITH THE BUILDING DESIGN.
9. ALL SERVICE AREAS SHALL BE ROUTED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSPORTERS, BACKFLOW PREVENTORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM SITE LEVEL, ADJACENT TO ALL PUBLIC STREETS.
10. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 6 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPING PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
11. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK UP FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
12. BURIED REBAR OR CONCRETING WIRE FOR SIMILAR SHALL NOT BE USED ON THIS SITE WHERE VEHICLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
13. SMOKE GAS AND COOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
14. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9 CHAPTER 9 ARTICLES 16 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE HEALTH DEPARTMENT.
15. THE AVERAGE NOISE LEVEL MEASURED AT THE PROPERTY LINE SHALL NOT EXCEED 55 DB (LW) WHEN MEASURED ON AN 18' HEIGHTED SOUND LEVEL METER AND ACCORDING TO THE PROCEDURE OF THE ENVIRONMENTAL PROTECTION AGENCY.
16. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE) CERTIFICATION SHALL BE PROVIDED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION THAT ALL MANUFACTURING STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
17. ALL (1) SANITARY SEWER LINES WITH THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX SANITARY CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ACQUIER PROTECTION PROGRAM (APP) GENERAL PERMIT 401 IN ACCORDANCE WITH THE ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION 801 (ACC R18-9-801) UNLESS OTHERWISE APPLICABLE.
18. THE SANITARY SEWER COLLECT ON SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE USER OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
19. ALL GROUND WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX SANITARY CODE.

APN #: 207-42-267
ZONING - IND. PK
N. 28TH AVE



29TH AVE REMODEL

PROJECT: 29TH AVE REMODEL
ADDRESS: 15401 N 29th Avenue
Phoenix, Arizona
GENERAL LOC: 6424 E GREENWAY PARKWAY, SUITE 100
SPECIALTY: COMMERCIAL RENOVATION

OWNER: DIRECTOR OF AN EXISTING BUILDING
APPROVAL NUMBER: 207-42-258
ZONING: COMMERCIAL OFFICE (GENERAL COMMERCIAL OFFICE)
SITE AREA: 41' x 124.83' S.F. (5114.76 SQ. FT.)
BUILDING AREA: 10,174.51' S.F. (231,571 S.F. PER PARCEL)
SPACES: 252
SOIL CONDITION: BEST AVAILABLE
LANDSCAPE AREA: EXISTING
LANDSCAPE COVERED: EXISTING
OCCUPANCY: 8 (BUSINESS) - ONE OFFICE BUILDING
CURRENT STRUCTURE: EXISTING
SITE AREA: 71,000 S.F. (SINGLE STORY)
CLEAR HEIGHT: EXISTING
STRUCTURAL TYPE: EXISTING
SLOPE DEPTH: 1/4" PER 1'-0" MIN.
SLOPING: 50' MAX.
GRADE: 28'-0" TO EXISTING GRADE
BUILDING: 21'-0" TO MECHANICAL SCREEN WALL
USABLE:

AREA	1ST FLOOR	2ND FLOOR	TOTALS
AREA (SQ. FT.)	18,293 S.F.	18,293 S.F.	36,587 S.F.
TOTAL	18,293 S.F.	18,293 S.F.	36,587 S.F.

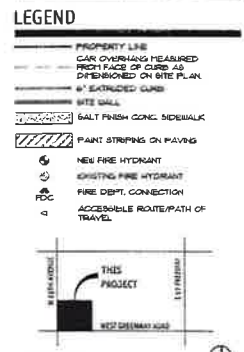
REQUIRED PARKING SPACES
OCCUPANCY: S.F. NATURE TOTAL
8 (BUSINESS) 36,587 S.F. 288

TOTAL: 288
PARKING PROVIDED: 288
TOTAL REGULAR SPACES (APPROXIMATE): 288
TOTAL ACCESSIBLE SPACES: 7
TOTAL CURBS: 0
TOTAL SPACES ON SITE: 295
1.5 SPACE PER 288 SPACES (1.5) 432.00 (1.500 S.F.)

LEGEND

- PROPERTY LINE
- CAR OVERHANGS MEASURED FROM FACE OF CURB AS DETERMINED ON SITE PLAN
- EXTRACTED CURB
- WALKWAY
- WALKWAY FINISH CONC. SIDEWALK
- PAINT STRIPES ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL

VICINITY MAP



KIVA #: 08-5448
OS #: 35-22
SDEV #: 1500237
PERMIT #: SCSR 1501927
ZONING CASE #: 2-5P-15-87



PROJECT DESCRIPTION:

APN #: 207-39-251 THRU 207-39-254
ZONING - R1-8

SCHEMATIC: EXISTING TWO-STORY ABANDONED FITNESS BUILDING COMPRISED OF CONCRETE EXTERIOR STRUCTURE WITH CONCRETE 1-TYPE FLOOR JOIST AT SECOND FLOOR WITH STEEL ROOF TRUSSES AND DECK.

THIS BUILDING WILL BE A "WRECK" BUILDING OCCUPANCY. THIS RENOVATION WILL BE A SHELL RENOVATION ONLY FOR A FUTURE TENANT AND THE RENOVATION OF THIS BUILDING WILL BE DONE IN TWO PHASES. PHASE I WILL CONSIST OF A COMPLETE INTERIOR DEMOLITION UNDER A SEPARATE PERMIT AND PHASE II WILL CONSIST OF THE EXTERIOR DEMOLITION OF THE EXISTING GLASS FRONT ENTRY, ENLARGEMENT OF EXISTING WINDOW OPENINGS ON FIRST AND SECOND FLOORS, ADDITION OF NEW BALCONIES AND GARAGES AT STAIRWAYS AND WYBRINGS AND THE ADDITION OF TWO NEW BATHS AND MEN'S RESTROOMS ON BOTH FLOORS ALONG WITH A NEW JANITOR CLOSET.

THERE WILL BE NEW AC UNITS PROVIDED FOR THE NEW RESTROOMS AND THEN THE REMAINDER OF THE BUILDING WILL BE PREPARED FOR FUTURE UNITS BY FUTURE TENANT. THERE WILL BE MINIMAL LIGHTING PROVIDED FOR SECURITY AND CODE REQUIREMENT FOR BOTH FLOORS. HOWEVER THE RESTROOM AREAS ON BOTH FLOORS WILL BE ENTIRELY BUILT OUT AND COMPLETED FOR ELECTRICAL WORK.

THE FRONT ENTRY WORK WILL ALSO INCLUDE NEW SIDEWALKS, ACCESSIBLE PARKING, AND ADA RAMP AS WELL AS A NEW EXTERIOR PLANT ON THE NORTH SIDE OF THE BUILDING FOR FUTURE TENANT EMPLOYEES. EXISTING LANDSCAPE WILL BE MAINTAINED AS MUCH AS POSSIBLE. HOWEVER ADDITIONAL LANDSCAPE WILL BE PROVIDED IN AREAS REQUIRED TO MEET THE EXISTING CITY CODES.

ZONING STIPULATIONS: (Z-SP-15-87)

- STIPULATION 1: THAT THE EXTERIOR ELEVATIONS INCLUDING FRESH AND DECORATIVE MATERIALS SHALL BE OF A CHARACTER SIMILAR TO THE EXTERIOR MATERIALS OF THE OTHER BUILDINGS IN THE INDUSTRIAL PARK AND COMPLEMENTARY TO THE RESIDENTIAL DEVELOPMENT TO THE WEST AS APPROVED BY SCD.
- STIPULATION 2: THAT THERE SHALL BE NO DIRECT ACCESS FROM THE SITE TO 29TH AVENUE.
- STIPULATION 3: THAT THE ENTRANCE TO THE BUILDING BE ORIENTED TO THE EAST.
- STIPULATION 4: THAT ANY RIGHT-OF-WAY BE NECESSARY FOR ROADWAYS OR TRAIL NETWORKS BE DEDICATED CONCURRENTLY WITH FINAL SITE PLAN REVIEW.

CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE THE ARCHITECTS WHO PLACE THE CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PROJECT.

Sherman Cawley
SHERMAN CAWLEY
DATE: 06-21-2016

W. GREENWAY ROAD
RENOVATION SITE / ROOF PLAN
ZONING - R1-6
APN #: LOTS 207-06-028 THRU 207-06-033



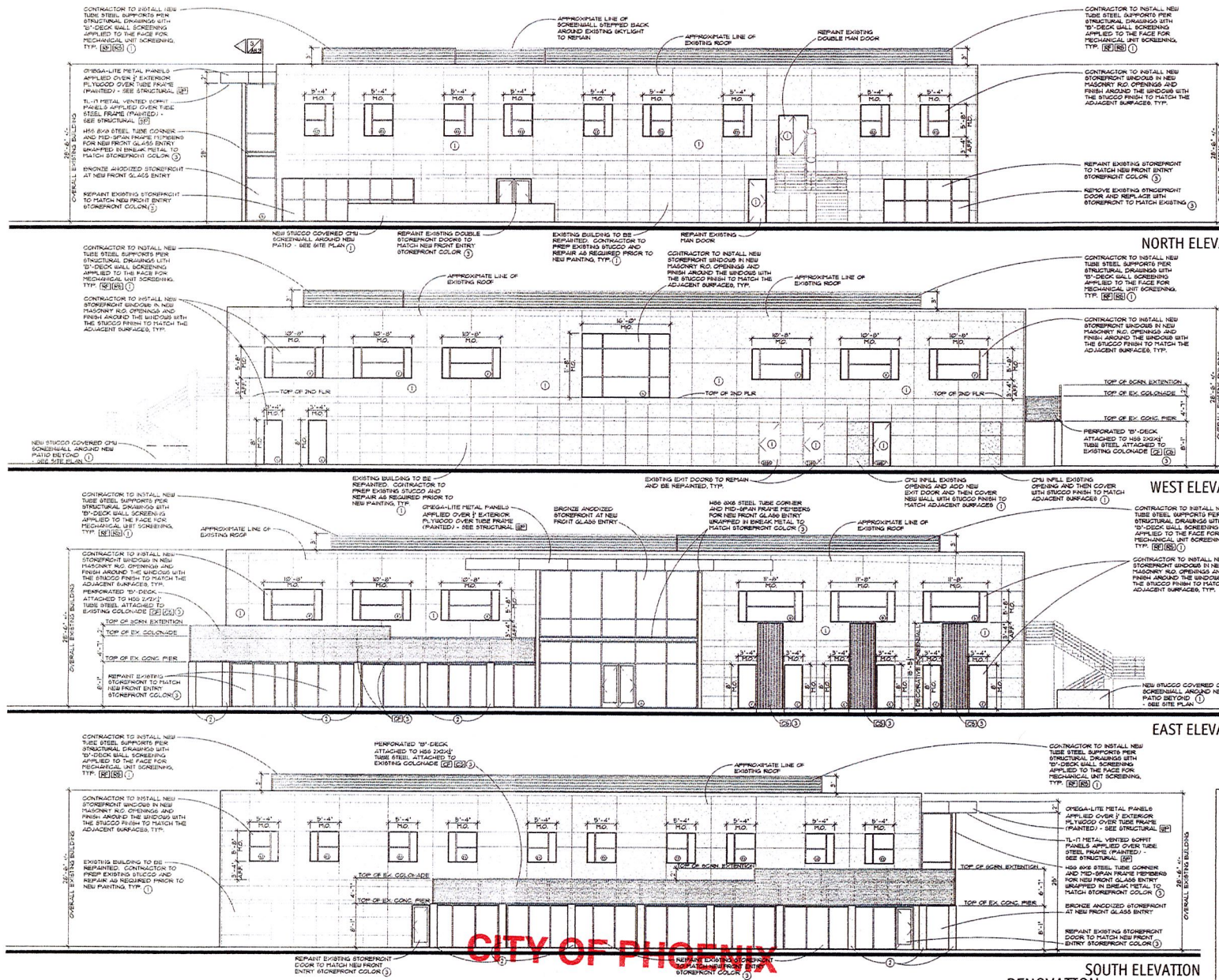
29TH AVE REMODEL
15401 N. 29TH AVE
PHOENIX, ARIZONA

DATE: MINOR SITE PLAN REVIEW SUBMITTAL 05-14-2015
MINOR SITE PLAN REVIEW RE-SUBMITTAL 06-01-2015

NOTICE OF ALTERNATE DRAINAGE OUTLET: All information herein is for general information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your agent for more information.

Project: 29A
KIVA #: 08-5448
OS #: 35-22
SDEV #: 1500237
PERMIT #: SCSR 1501927
ZONING CASE #: 2-5P-15-87

A.1.1



GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.
 MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, GC TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER.
 ALL MATERIAL SAMPLES TO BE PRESENTED AT ONE TIME. ON-SITE IN SIZES OF NO LESS THAN 2' x 4'. PROVIDE SAMPLES OF UNPERFORATED NEW GLAZING ALONGSIDE EXISTING GLAZING TO SEE RANGE OF DIFFERENCE BETWEEN OLD AND NEW MATERIALS.

MATERIAL KEY

1. WALL PANELS AT FRONT ENTRY KEY
 MATERIAL DESCRIPTION
 ORIGINAL LITE WALL PANELS AS MANUFACTURED BY OREGA-LITE PRODUCTS
 MATERIAL: PERFORATED POLY-ALLOYER CORE WITH FINISHED ALUMINUM BRACKETS
 COLOR: MATCH EXISTING STOREFRONT PANEL
 FINISH: BRUSHED ALUMINUM

SOFFIT PANELS AT FRONT ENTRY KEY

1. MATERIAL DESCRIPTION
 PERFORATED POLY-ALLOYER CORE WITH FINISHED ALUMINUM BRACKETS
 COLOR: MATCH EXISTING STOREFRONT PANEL
 FINISH: BRUSHED ALUMINUM

COLONNAD AND ROOF SCREENING KEY

1. MATERIAL DESCRIPTION
 COLONNAD SCREEN FRAME - 1/2\"/>

GLAZING KEY

1. MATERIAL: POLY-ALLOYER CORE WITH FINISHED ALUMINUM BRACKETS
 2. MATERIAL: PERFORATED POLY-ALLOYER CORE WITH FINISHED ALUMINUM BRACKETS
 3. MATERIAL: PERFORATED POLY-ALLOYER CORE WITH FINISHED ALUMINUM BRACKETS
 4. MATERIAL: PERFORATED POLY-ALLOYER CORE WITH FINISHED ALUMINUM BRACKETS

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	FIN / COLOR NO.
1	TEA DISCOTT	DU41 EDWARDS NUMBER 020800
2	BRONZ BRIGE	DANN EDWARDS NUMBER 020800
3	MEDIAN BRIDGE	MATCH STOREFRONT METAL COLOR
4	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
5	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
6	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
7	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
8	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
9	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
10	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
11	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
12	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
13	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
14	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
15	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
16	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
17	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
18	BRONZ BRIGE	MATCH STOREFRONT METAL COLOR
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KIVA #: 08-5448
 OS #: 35-22
 SDEV #: 1500237
 PERMIT #: SCSR 1501927
 ZONING CASE #: Z-SP-18-87

FINAL SITE PLAN APPROVED
 City of Phoenix Department of Public Works
 City Engineer: *[Signature]*
 Date: 6/7/15
 Team Leader for Design: *[Signature]*
 This approval is subject to all conditions of Preliminary Site Plan Approval.
 SHEET 3 of 6

CITY OF PHOENIX

MAY 18 2016

Planning & Development Department

RENOVATION EXTERIOR ELEVATIONS



730 N. 52nd Street
 Suite 203
 Phoenix, AZ 85008
 602.393.5060



29TH AVE REMODEL

15401 N. 29TH AVE
 PHOENIX, ARIZONA

MINOR SITE PLAN REVIEW SUBMITTAL
 OS: 14-2015
 MINOR SITE PLAN REVIEW RE-SUBMITTAL
 06-01-2015

NOTICE OF ALTERNATE BIDDING CYCLE:
 This contract allows the owner to request substitution of brands or materials in existing cycles other than the one specified in the contract documents. A written description of the substitution must be provided to the owner's Architectural Consultant at least 30 days prior to the start of the contract documents. The owner's Architectural Consultant will select the substitute brand and/or material and the contractor shall use the substitute brand and/or material unless the owner notifies the contractor in writing of a different brand and/or material.

As an independent contractor, the contractor shall be responsible for obtaining all necessary permits and licenses. These documents shall be submitted to the General Contractor prior to the commencement of work.

Project: 29A
 KIVA #: 08-5448
 OS #: 35-22
 SDEV #: 1500237
 A7.1