



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-5-18-2
July 23, 2018

Paradise Valley [Village Planning Committee](#) Meeting Date: August 6, 2018

[Planning Commission](#) Hearing Date: September 6, 2018

Request From: [C-2](#) (Pending [HGT/WVR](#)) (3.36 acres)

Request To: [C-2 HGT/WVR SP](#) (3.36) acres

Proposed Use: Self-service storage facility and all underlying C-2 uses

Location: Southeast corner of Cave Creek Road and Paradise Lane

Owners: QuickTrip Corporation

Applicant: The Monolith Group

Representative: Kevin Prociw

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial Residential 5 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Cave Creek Road	Major Arterial	55-foot east half
	Paradise Lane	Local	30-foot south half
	25th Street	Local	30-foot west half
<i>CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</i>			
The subject site is located along the Cave Creek commercial corridor where a variety of intermediate commercial uses are available. The proposal will add to the mix of services in the area to be used by residents and businesses in an area of similar intensity.			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; 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 subject site is currently vacant and underutilized, development of the site will provide property improvements and will be an added benefit to the area.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local condition and surrounding neighborhood.

The development is compatible and with the surrounding land uses and proposes the increased height along Cave Creek Road, a major arterial street.

Applicable Plans, Overlays and Initiatives

[Comprehensive Bicycle Master Plan](#) – see background item # 9

[Reimagine Phoenix Initiative](#) – see background item # 17

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Vacant	C-2
North	Commercial/ Mobile Home Development	C-2 / C-2 SP and R-3
South	Commercial	C-1 / C-2
East	Multifamily Residential	R-3
West	Commercial	C-2 / PUD

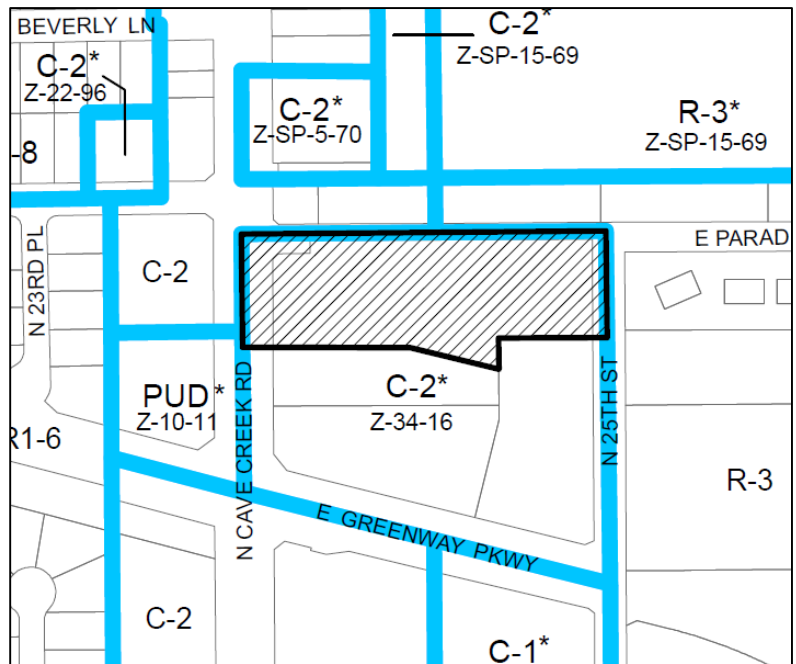
Intermediate Commercial (C-2)

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscaped Setbacks</i>		
Street	Average 30 feet	Exceeds – 30 feet
Interior	0 feet adjacent to C-2	Not provided
<i>Building Setbacks</i>		
Street	Average 30 feet	Exceeds – 30 feet
Interior	0-feet minimum	Exceeds – 5 feet (south)
Lot Coverage	50% maximum	Not provided
Building Height	30 feet maximum	Exceeds – 36 feet
Parking	1 space per 35 storage units = 22	Met - 22 spaces provided

Background/Issues/Analysis

SUBJECT SITE

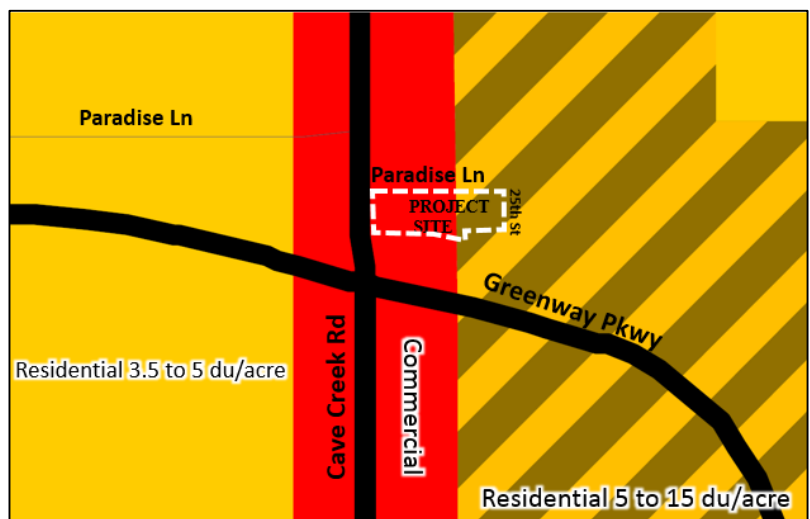
1. This is a request to rezone a 3.36-acre site located at the southeast corner of Cave Creek Road and Paradise Lane. The request is to rezone from C-2 (Intermediate Commercial) (Pending HGT/WVR) (Intermediate Commercial, Height Waiver) to C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) to allow a self-service storage facility and all underlying C-2 uses. There is a companion case on the site, Rezoning Case No. Z-42-18-2 to allow a height waiver for up to 3 stories and 36 feet.



Source: City of Phoenix Planning and Development Department

2. The General Plan Land Use Map designation for the subject site is Commercial and Residential 5 to 15 dwelling units per acre. The proposal is consistent with the Commercial designation but is not consistent with the Residential 5 to 15 dwelling units per acre designation; however, an amendment is not required as the subject site is less than 10 acres.

The General Plan Land Use Map designation surrounding the site is Commercial and Residential 5 to 15 dwelling units per acre.



Source: City of Phoenix Planning and Development Department

- The subject site consists of one parcel that is under the ownership of the Quicktrip Corporation. The subject site was annexed into the City of Phoenix on April 20, 1965. At that time the majority of land surrounding the subject property was vacant. The nearest developed properties were a block of single-family homes located across the site at the northwest corner. By 1979 construction commenced on more properties surrounding the site while the subject site remained undeveloped.



1969



1979

Source: Maricopa County Historical Aerials

- The subject site, in addition to the south of the subject site extending to Greenway Parkway and Cave Creek Road to the west and 25th Street to the east was rezoned in 2016 from R-3 (Multifamily Residence District) and C-2 to C-2 per Rezoning Case No. Z-34-16. The southern properties are currently in the development review process for a QuickTrip gas station and a car wash.

The subject site is required to abide by the stipulations of Rezoning Case No. Z-34-16, which established the C-2 zoning, as approved by the City Council on October 5, 2016.

SURROUNDING ZONING AND USES

5. **North**

The properties to the north of the subject site include an auto repair store, zoned C-2 SP, adopt technologies computer support and services zoned C-2, and multi-family residential, zoned R-3.

East

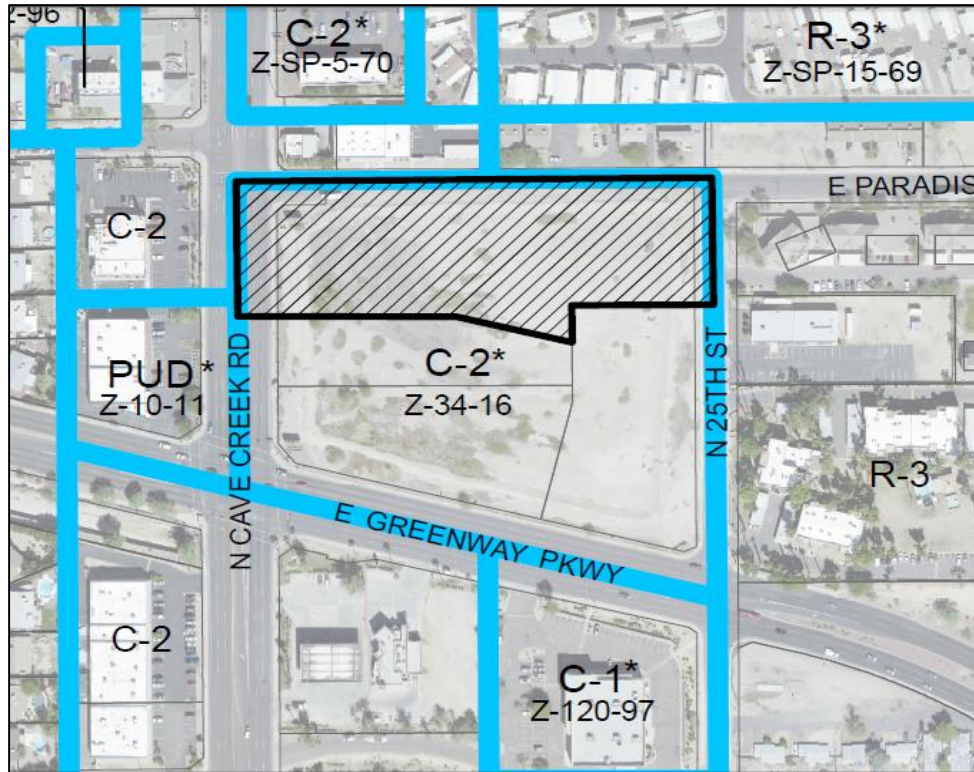
The properties to the east consists of Paradise on 25th Apartments and Paradise Valley Silver Trowel Masonic Lodge, zoned R-3.

South

Directly south of the subject site are two properties currently going through the development review process to allow a QuickTrip gas station and a car wash, zoned C-2.

West

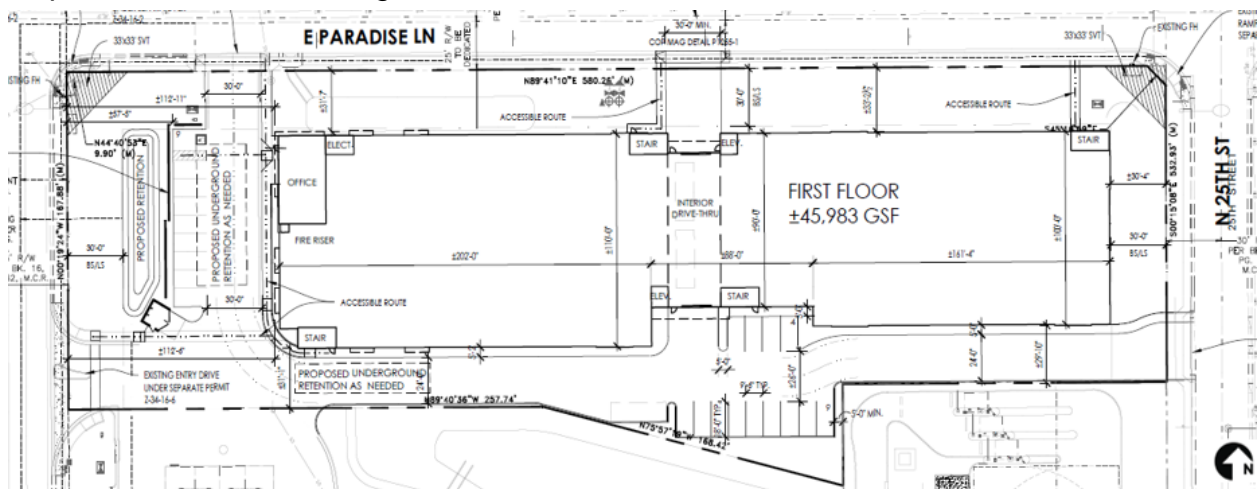
West of the subject site is a restaurant zoned C-2 and a commercial center zoned PUD.



Source: City of Phoenix Planning and Development Department

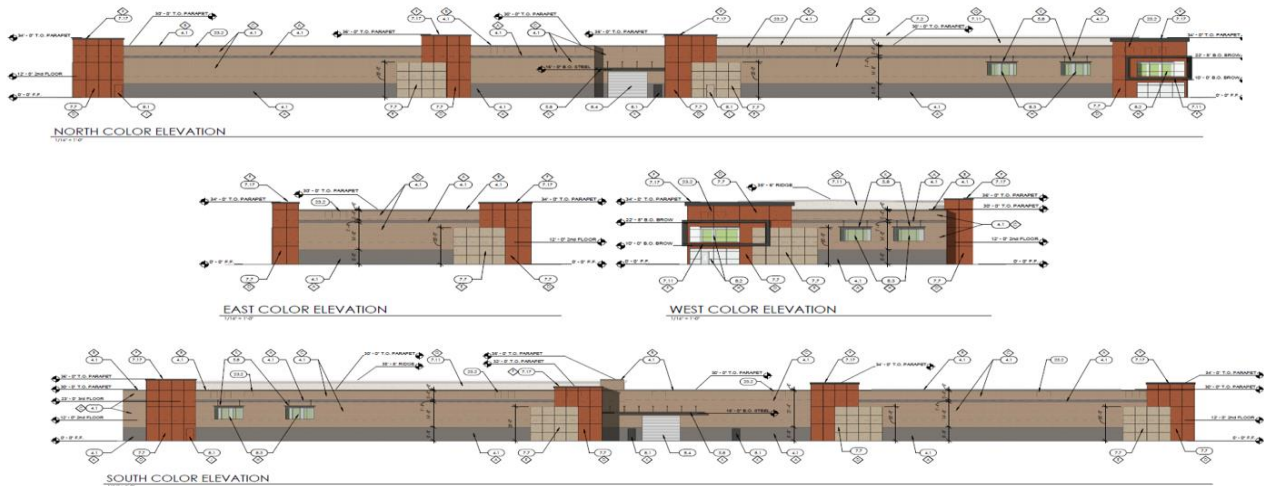
PROPOSAL

6. The conceptual site plan proposes a three-story, 36-foot self-service storage facility with an office consisting of 103,865 square feet with internal loading. The access point onto the site is located along Paradise Lane. Twenty-two parking spaces are being proposed on the site along the southern and western property. The site plan is subject to review for compliance with the requirements of the Zoning Ordinance.



Source: SPS+ Architects

7. The conceptual building elevations provided depict a variation of colors, materials and recesses and offsets. Staff is recommending that the site be developed in general conformance to the elevations provided with the exception of modified eastern facing elevations and enhanced garage door treatment due to the close proximity of multi-family residential and cohesiveness between the development to the south. This is addressed in Stipulation No. 1.



Source: SPS+ Architects

8. The C-2 zoning district does not permit outdoor uses. The special permit allows for outdoor storage for 10% of the gross site area. Although no outdoor storage is being proposed, due to the site layout, size and surrounding uses, staff is requesting that if any outdoor storage was proposed that it be screened by a decorative wall. This is addressed in Stipulation No. 2.
9. The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. The property is located along Cave Creek Road which services a major bus route and there is a bus transit pad south of the subject site. In order to encourage access to the site from multiple travel modes, it is recommended that bicycle parking be provided on site for the self-storage use to accommodate a minimum of two bicycles. Section 1307.H., of the Zoning Ordinance requires that the bicycle parking should be located near building entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U



Inverted-U racks allow bicycles to touch the rack in two places, providing stability and allowing the wheels and frame to be secured to the rack.

Source: City of Phoenix Planning & Development Department

design and be incorporated into the site plan. This is addressed in Stipulation No. 3.

COMMUNITY INPUT

10. At the time this staff report was written, no correspondence from the public was received by staff.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department is requesting that 25-feet of right-of-way be dedicated along Paradise Lane, a 20-foot right-of-way radius be dedicated at the southwest corner of 25th Street and Paradise Lane and that all curb, gutter and sidewalk be updated to ADA standards. These requirements are addressed in Stipulation Nos. 4, 5 and 6.
12. The Aviation Department has noted that the developer shall provide notice to prospective purchasers the existence and operation characteristics of the Deer Valley Airport. These requirements are addressed in Stipulation No. 7.
13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
14. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
16. 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. 8.

OTHER

17. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling was not addressed in the proposal.
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 will allow for the development of a lot that has been vacant since annexation and the development will contribute to the enhancement in the area.
2. The proposal is compatible with the surrounding commercial uses.
3. The proposal will provide a storage option for businesses and residents in the area.

Stipulations

1. The development shall be in general conformance with the elevations date stamped June 11, 2018 except as modified by the following stipulations, as approved by the Planning and Development Department:
 - a. The east facing elevation shall include architectural embellishments and detailing to include faux windows, offsets, and recesses.
 - b. Garage doors shall consist of the same color or material palette incorporated into the building to blend into the building façade.
 - c. The architecture shall complement and incorporate the architectural style, materials, form, color, feature or element with the property to the south.
2. Any outdoor storage shall be screened by a minimum 8-foot solid decorative wall, as approved by the Planning and Development Department.
3. The Development shall provide a minimum of two bicycle parking spaces. The rack shall be an inverted U-type design to allow parking of two bicycles per rack and installed per the requirement of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
4. Right-of-way totaling 25 feet shall be dedicated for the south half of Paradise Lane, as approved by the Planning and Development Department.
5. A 20-foot right-of-way radius shall be dedicated at the southwest corner of 25th Street and Paradise Lane, as approved by the Planning and Development Department.
6. The developer shall update all streets 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.
7. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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. 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.

Writer

Maja Brkovic

July 23, 2018

Team Leader

Samantha Keating

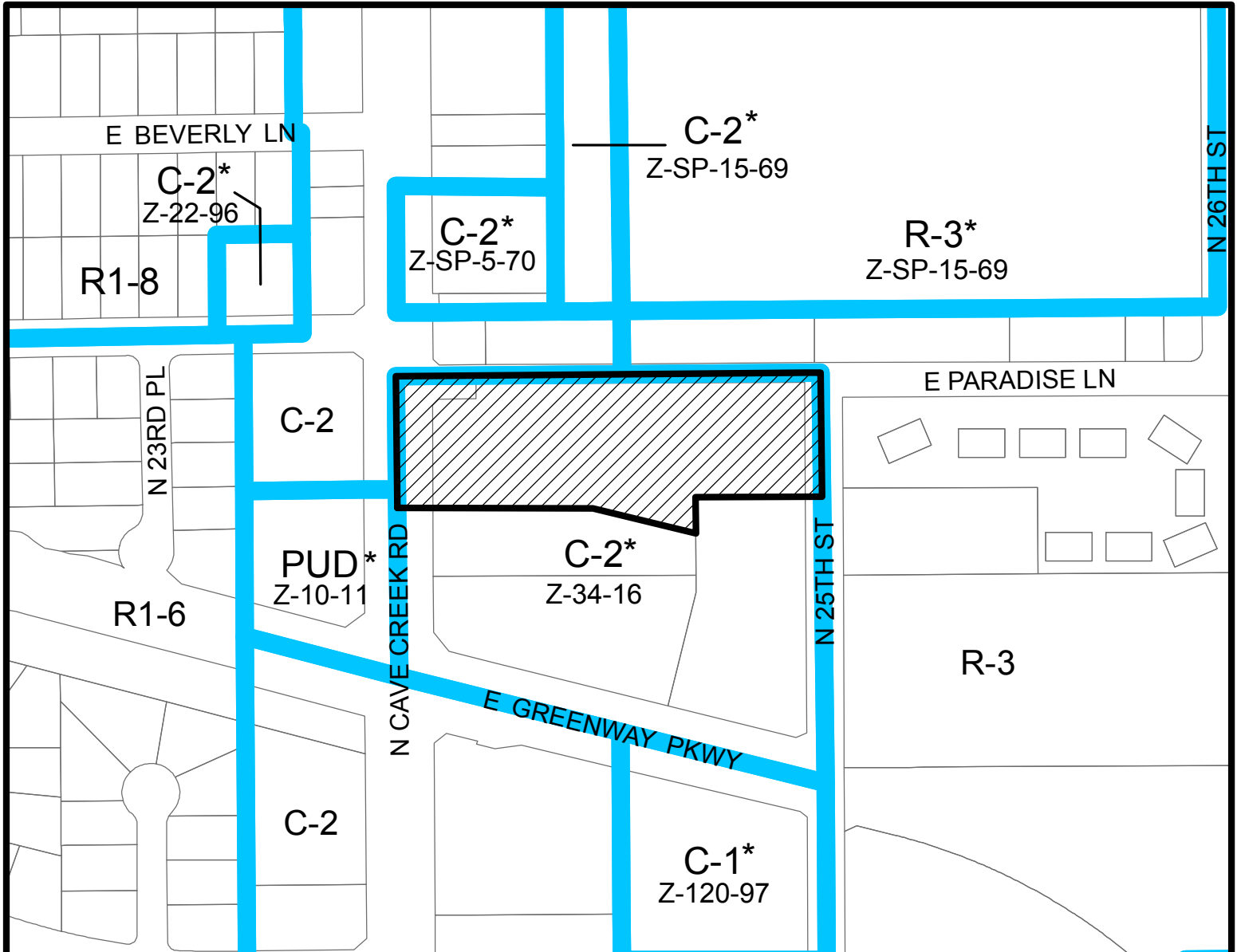
Exhibits

Sketch Map

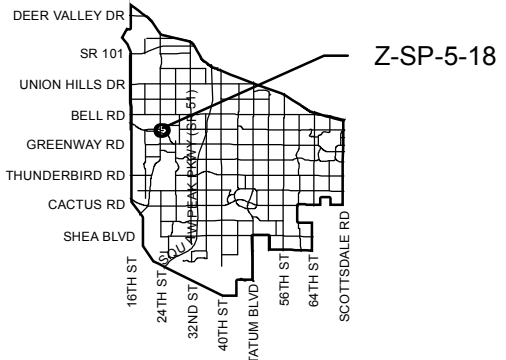
Aerial Map

Conceptual Site Plan, date stamped 6/11/18

Conceptual Elevations, date stamped 6/11/18



PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2

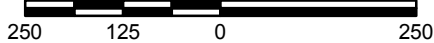


APPLICANT'S NAME: The Monolith Group		REQUESTED CHANGE: FROM: C-2 (Pending HGT/WVR) (3.36 a.c.) TO: C-2 HGT/WVR SP (3.36 a.c.)	
APPLICATION NO. Z-SP-5-18	DATE: 6/27/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.36 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 35-33	ZONING MAP L-9	
MULTIPLES PERMITTED C-2 C-2 HGT/WVR	CONVENTIONAL OPTION 48 48	* UNITS P.R.D. OPTION 58 58	

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



Feet

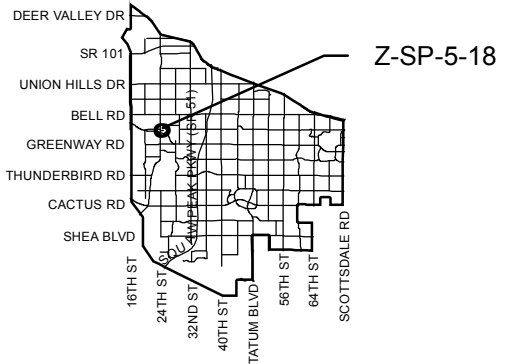


PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **The Monolith Group**

REQUESTED CHANGE:

FROM: **C-2 (Pending HGT/WVR) (3.36 a.c.)**

APPLICATION NO. **Z-SP-5-18**

DATE: **6/27/2018**
REVISION DATES:

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

3.36 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 35-33

ZONING MAP

L-9

TO: **C-2 HGT/WVR SP (3.36 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

48

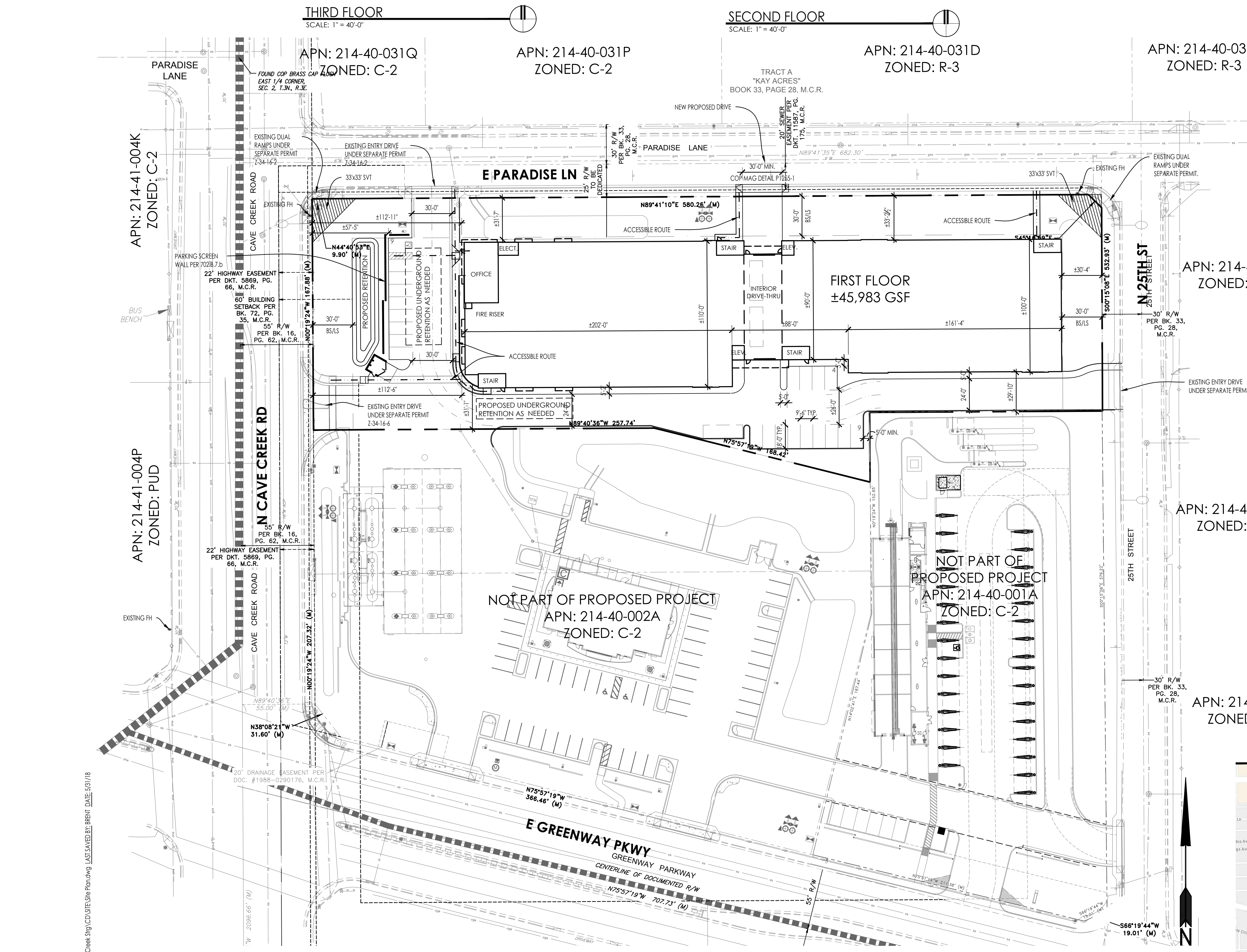
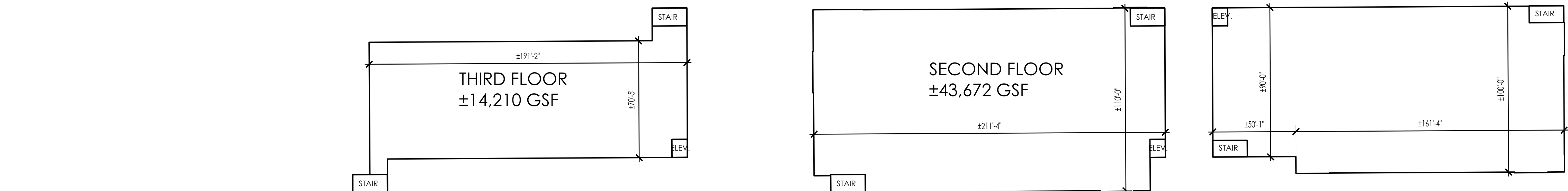
48

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

58

58

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



- CITY OF PHOENIX - SITE PLAN NOTES**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - THIS PROJECT IS LOCATED IN THE CITY IF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE THE SITE.
 - OWNERS OR PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
 - LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.
 - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL TO ALL PUBLIC STREETS.
 - NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
 - ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
 - ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
 - VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS & RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
 - ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT LOCATIONS AT 602-262-6862.
 - EXISTING CITY OF PHOENIX IRRIGATION SHALL BE MODIFIED IN RIGHT-OF-WAY AND CONNECTED TO THE NEW SYSTEM MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING RIGHT-OF-WAY LANDSCAPING.
 - ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
 - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
 - ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (A.C. R18-9-E301) WHICHEVER IS APPLICABLE.
 - ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

PROJECT DESCRIPTION

NEW 3-STORY AIR CONDITIONED PUBLIC STORAGE BUILDING WITH ENCLOSED CONDITIONED DRIVE THRU LOADING AREA.

PROJECT INFORMATION

APPLICANT: MONOLITH GROUP
 KEVIN PROCIW
 6710 E CHAUNCEY LANE, STE 130
 PHOENIX, AZ 85054
 PHONE: 480.719.3000
 KEVIN@ZONECO.COM

APN #: 214-40-001B
 ZONING: C-2 (INTERMEDIATE COMMERCIAL)
 PROPOSED USE: PUBLIC STORAGE

GROSS SITE: ±3.20 AC (±139,191 SF)
 NET SITE: ±2.43 AC (±105,803 SF)

LOT COVERAGE: 43%

F.A.R.: 0.98

GROSS BUILDING AREA:
 FIRST FLOOR ±45,983 GSF
 SECOND FLOOR ±43,672 GSF
 THIRD FLOOR ±14,210 GSF
 TOTAL ±103,865 GSF (2,288 GSF IS DRIVE THRU)

ALLOWABLE BUILDING HEIGHT: 2-STORY NOT TO EXCEED 30'-0"

PROPOSED BUILDING HEIGHT: 3-STORY, ±36'-0" MAXIMUM (HEIGHT WAIVER REQUIRED)

REQUIRED SETBACKS:

(PER CITY OF PHOENIX ZONING ORDINANCE 623.E.4.C)

ADJACENT PROPERTIES TO SOUTH ARE ZONED C-2 BUILDING AND LANDSCAPE SETBACKS ADJACENT TO C-2 ARE 0'-0"

LANDSCAPE SETBACK TO AVERAGE 30'-0" ADJACENT TO STREET FOR STRUCTURES EXCEEDING TWO STORIES OR 30'-0"

	REQUIRED BS/LS	PROVIDED BS	PROVIDED LS
NORTH	30'-0"	±31'-7"	±31'-7"
EAST	30'-0"	±30'-4"	±30'-4"
SOUTH	0'-0"	±29'-10"	0'-0"
WEST	30'-0"	±112'-6"	±57'-5"

PARKING REQUIREMENTS:

PER CITY OF PHOENIX ZONING ORDINANCE 702.C FOR MINI-WAREHOUSE
 1 SPACE PER 35 STORAGE UNITS REQUIRED.

±750 UNITS (ASSUMING AVERAGE UNIT SIZE OF ±100 GSF)

22 PARKING SPACES REQUIRED.
 22 PARKING SPACES PROVIDED.

PER CITY OF PHOENIX ZONING ORDINANCE 702.B.2.D.(1),(A) STANDARD PARKING SPACE TO BE 9'-6" x 18'-0"

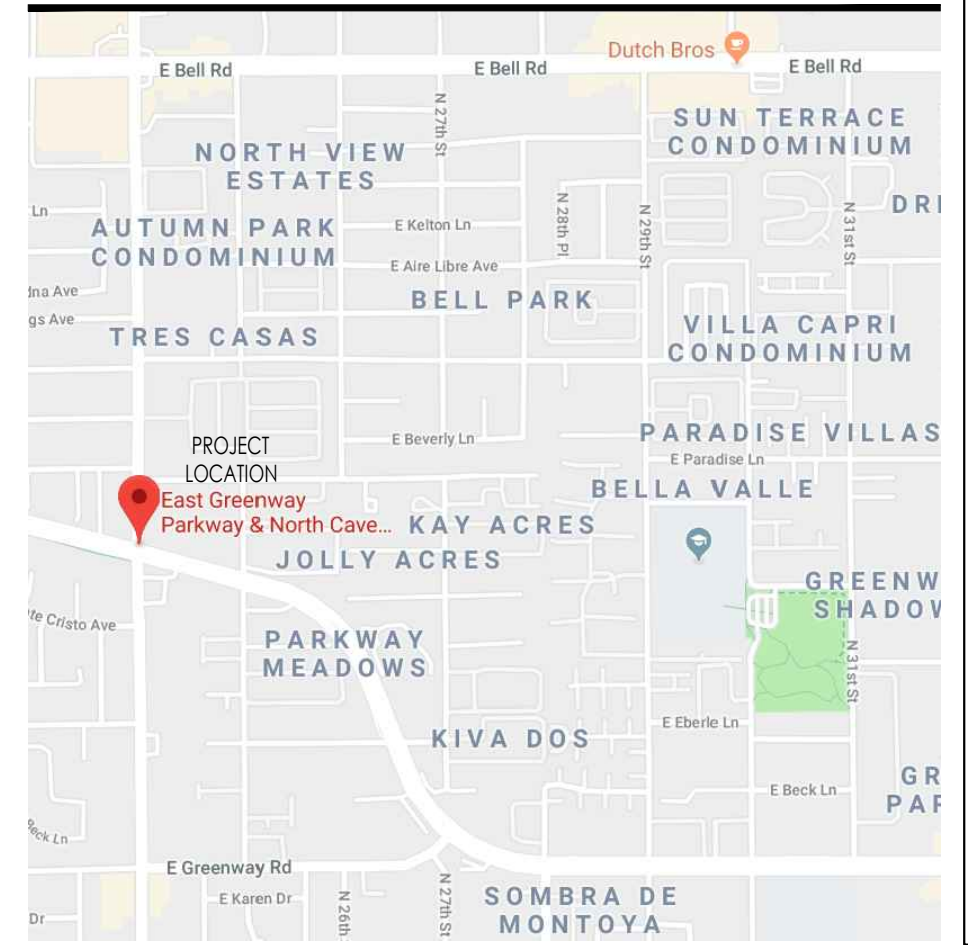
PER CITY OF PHOENIX ZONING ORDINANCE 702.G.1.a
 1 ACCESSIBLE SPACE REQUIRED FOR REQUIRED PARKING COUNT OF 25 OR LESS SPACES.
 1 SPACES PROVIDED.

PER CITY OF PHOENIX ZONING ORDINANCE 702.G.2 ACCESSIBLE SPACES TO BE 11'-0" WIDE.

PER CITY OF PHOENIX ZONING ORDINANCE 702.H.2
 3 LOADING SPACES REQUIRED FOR BUILDINGS WITH 100,001 SF TO 140,000 SF.
 3 LOADING SPACES PROVIDED. (2 ARE LOCATED INSIDE CONDITIONED DRIVE THRU LOADING AREA)

PER CITY OF PHOENIX ZONING ORDINANCE 702.H.2 LOADING SPACE TO BE 10'-0" x 30'-0"

VICINITY MAP



CITY OF PHOENIX

JUN 11 2018

Planning & Development Department

SPS+ ARCHITECTS

SPS+ ARCHITECTS LLP
 SCOTTSDALE, AZ 85258
 TEL: 480.991.0800
 FAX: 480.991.2623
 spsplusarchitects.com

STORAGE FACILITY

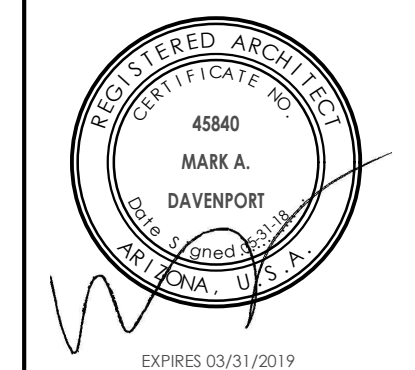
MONOLITH GROUP
 CAVE CREEK ROAD AND GREENWAY PARKWAY
 PHOENIX, AZ 85022

SCHEMATIC SITE PLAN

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REVISIONS	MARK	DATE	DESCRIPTION

REVIEWED BY: BAH
 DRAWN BY: BAH



ORIGINAL ISSUE DATE: 07/08/2017

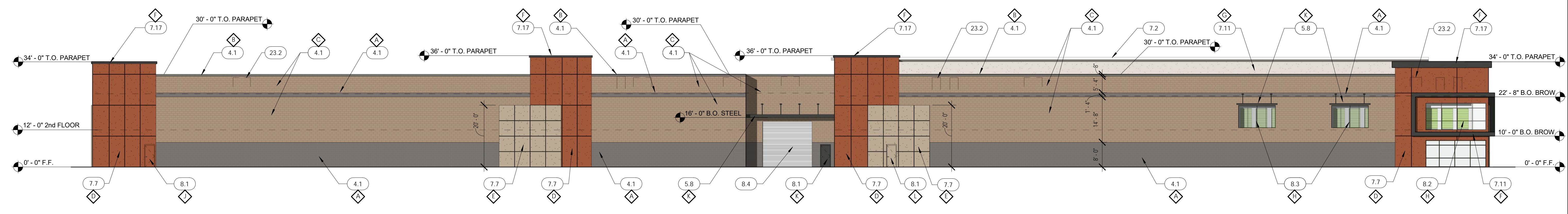
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SHEET: SCH

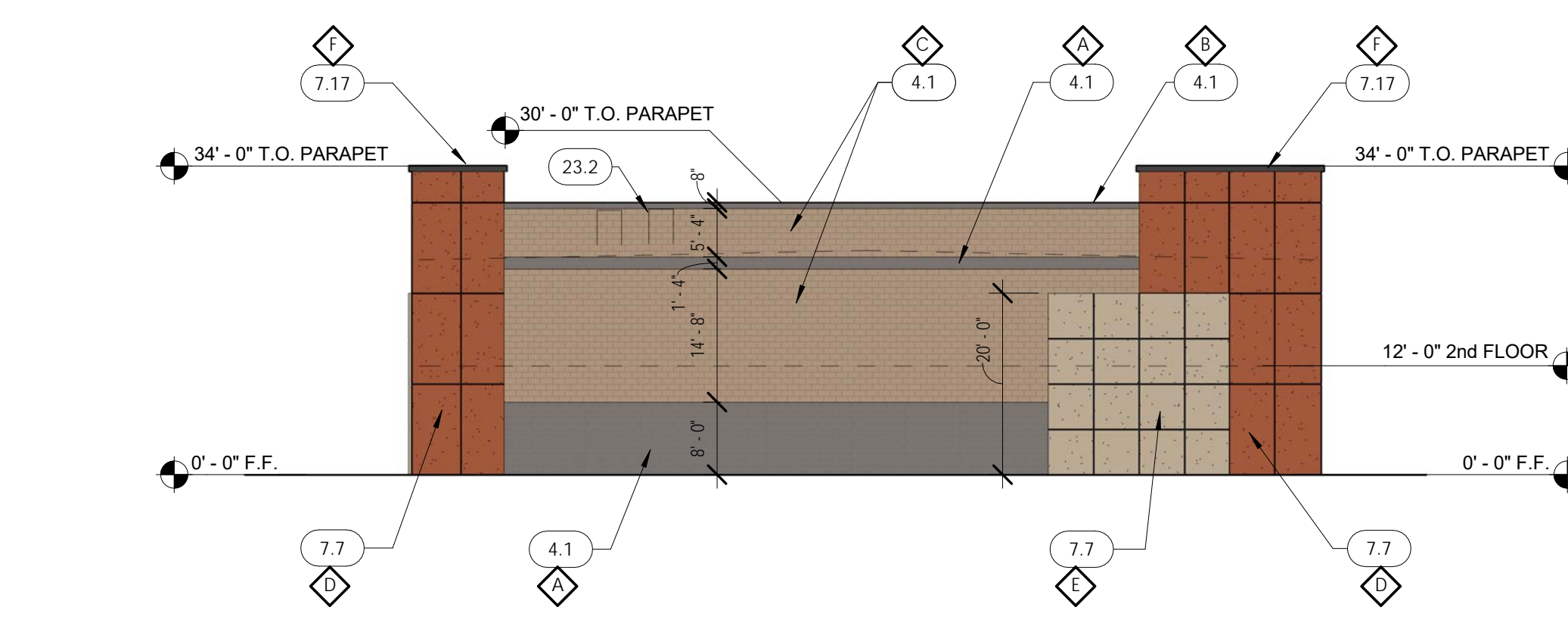
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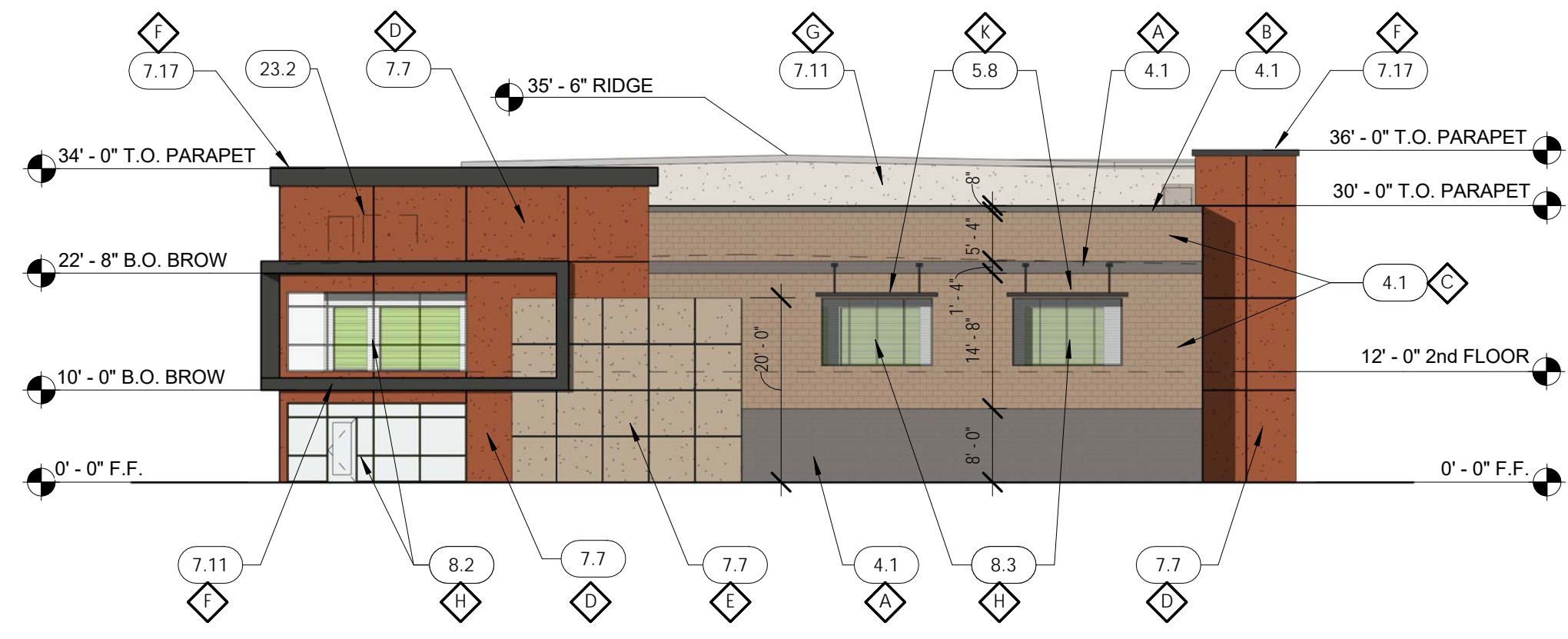
ATC



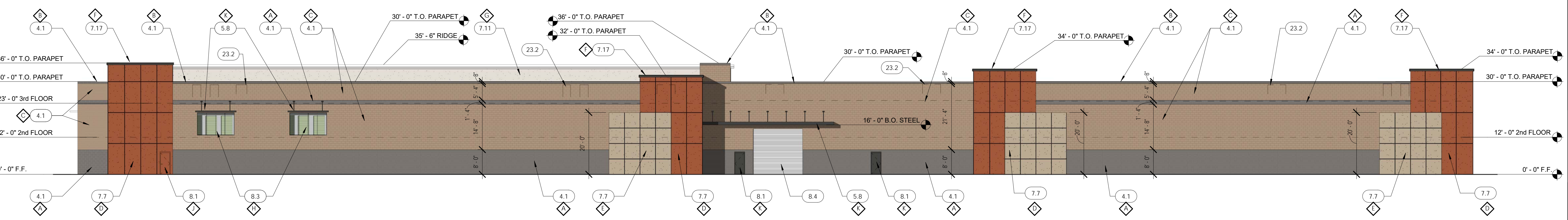
NORTH COLOR ELEVATION
 1/16" = 1'-0"



EAST COLOR ELEVATION
 1/16" = 1'-0"



WEST COLOR ELEVATION
 1/16" = 1'-0"



SOUTH COLOR ELEVATION
 1/16" = 1'-0"

GENERAL NOTES

- ROOF DRAINS SHALL BE PIPED INSIDE THE BUILDING AND CONNECTED TO STORMWATER SYSTEM. ROOF DRAIN OVERFLOWS TO DAYLIGHT ABOVE FINISHED GRADE.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED BY PARAPET OR ROOFTOP SCREEN WALL.
- COLORS SHOWN ARE REPRESENTATIVE. PLEASE REFER TO COLOR BOARD.
- SIGNAGE TO BE PROVIDED BY SIGNAGE VENDOR UNDER SEPARATE PERMIT.

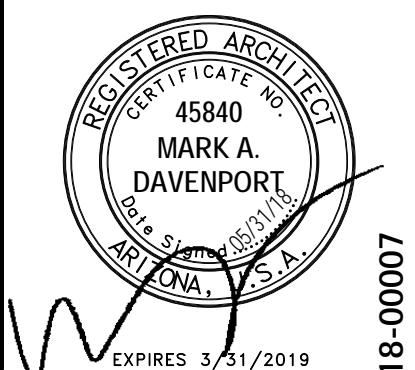
MATERIAL / FINISH KEY

- A. 8x8x16 CMU, SPLIT FACE STAINED SEALER "GAUNTLET GRAY" SW7019 OR EQUIVALENT
- B. 8x8x16 CMU, SMOOTH FACE STAINED SEALER "GAUNTLET GRAY" SW7019 OR EQUIVALENT
- C. 8x8x16 CMU, SMOOTH FACE STAINED SEALER "DORMER BROWN" SW7521 OR EQUIVALENT
- D. EIFS FINISH SYSTEM APPROX. 2" TOTAL FINISH DEPTH. COLOR TO BE SHERWIN WILLIAMS "PENNYWISE" SW6349 OR EQUIVALENT
- E. EIFS FINISH SYSTEM APPROX. 6" TOTAL FINISH DEPTH. COLOR TO BE SHERWIN WILLIAMS "PORTICO" SW7548 OR EQUIVALENT
- F. EIFS FINISH SYSTEM COLOR TO BE SHERWIN WILLIAMS "IRE ORE" SW7069 OR EQUIVALENT
- G. EIFS FINISH SYSTEM COLOR TO BE SHERWIN WILLIAMS "PORTICO" SW7548 OR EQUIVALENT
- H. CLASSIC BRONZE ALUMINUM STORE FRONT
- J. PAINTED METAL TO BE SHERWIN WILLIAMS "PENNYWISE" SW6349 OR EQUIVALENT
- K. PAINTED METAL TO BE SHERWIN WILLIAMS "IRE ORE" SW7069 OR EQUIVALENT
- L. PAINTED METAL TO BE SHERWIN WILLIAMS "PORTICO" SW7548 OR EQUIVALENT

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A410

CITY OF PHOENIX
 JUN 11 2018
 Planning & Development
 Department

KEY NOTES

- 4.1 CMU WALL AS SCHEDULED
- 5.8 METAL AWNING. SEE STRUCTURAL
- 7.2 ROOF SYSTEM PER SPECIFICATIONS
- 7.7 EIFS SYSTEM OVER CMU
- 7.11 EIFS OVER STUD FRAMING
- 7.17 EIF CORNICE DETAIL
- 8.1 DOOR AND FRAME AS SCHEDULED
- 8.2 STOREFRONT SYSTEM AS SCHEDULED
- 8.3 WINDOW AS SCHEDULED
- 8.4 ROLL-UP DOOR AS SCHEDULED
- 23.2 MECHANICAL UNIT. SEE MECHANICAL DRAWINGS