

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-148-24-8

January 24, 2025

Camelback East Village Planning

Committee Meeting Date:

Planning Commission Hearing Date:

February 4, 2025

March 6, 2025

Request From:

R1-6 (Single-Family Residence District)
(1.03 acres)

Request To:

R-3A (Multifamily Residence District)
(1.03 acres)

Proposal:

Single-family attached residential

Location:

Approximately 530 feet east of the
southeast corner of 34th Street and
Windsor Avenue

Owner:

3442 E. Cambridge, LLC

Applicant:

Dawn Augusta, Risome Residential,
LLC

Representative:

Jerry Palmer, Palmer Architects, Ltd

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

Cambridge Avenue

Local Street

30-foot north half street

Windsor Avenue

Local Street

30-foot south half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE
VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect and enhance
the character of each neighborhood and its various housing lifestyles through
new development that is compatible in scale, design, and appearance.***

The proposal, as stipulated, will allow redevelopment of an existing underutilized property with design features that enhance the appearance of the development and create compatibility with the character of the area.

General Plan Conformity

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

The proposal will create a single-family attached housing option that will increase the range of housing types available in the area.

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 proposal incorporates enhanced landscaping in the landscape setbacks adjacent to both street frontages, consistent with Single-Family Infill development standards.

R-3A (Multifamily Residence District) Single-Family Infill (SFI) Option

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	1.03 acres
Maximum Number of Units	24, 27 with bonus	20
Maximum Density	23.1 dwelling units/acre, 26.4 with bonus	19.4 dwelling units/acre (Met)
Maximum Lot Coverage	100% for each individual lot; 50% for other parcels or tracts with accessory structures	51.3% (Met)
Maximum Height	3 stories or 40 feet for first 150 feet; 1-foot increase in height for every 1 foot of additional setback up to 4 stories, 48 feet in height; 15 feet within 10 feet of a single-family zoning district, 1-foot increase in height for every additional 1-foot of building setback to the maximum permitted height	Overall: 2 stories, 28 feet (Met) 19 feet within 12 feet of east and west property lines (Not Met)*

R-3A (Multifamily Residence District) Single-Family Infill (SFI) Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Perimeter Standards</i>		
Adjacent to streets	10 feet if units fronting the street; 15 feet if units siding the street	North: 15 feet (Met) South: 15 feet (Met)
Adjacent to property line	10 feet minimum	East: 11 feet (Met) West: 11 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to streets	10 feet if units fronting the street; 15 feet if units siding the street	North: 15 feet (Met) South: 15 feet (Met)
Adjacent to single-family zoning	10 feet	East: 0 feet (Not Met)* West: 0 feet (Not Met)*
Minimum Common Area	5%	5.3% (Met)
Minimum Parking	2 spaces per unit (on each lot): 40 spaces Guest parking: 0.25 spaces per unit: 5 spaces	40 spaces (2 spaces on each lot) (Met) 5 guest parking spaces (Met)

*Site plan modification required or variance must be obtained.

Applicable Plans, Overlays, and Initiatives
<p><u>Phoenix Climate Action Plan</u> – See Background Item No. 6.</p> <p><u>Housing Phoenix Plan</u> – See Background Item No. 7.</p> <p><u>Tree and Shade Master Plan</u> – See Background Item No. 8.</p> <p><u>Transportation Electrification Action Plan</u> – Background Item No. 9.</p> <p><u>Complete Streets Guiding Principles</u> – See Background Item No. 10.</p> <p><u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 11.</p> <p><u>Zero Waste PHX</u> – See Background Item No. 12.</p> <p><u>Conservation Measures for New Development</u> – See Background Item No. 13.</p>

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant residential buildings	R1-6
North (across Windsor Avenue)	Single-family residential	R1-6
West	Single-family residential	R1-6
East	Duplex residential	R1-6
South (across Cambridge Avenue)	Single-family residential	R1-6

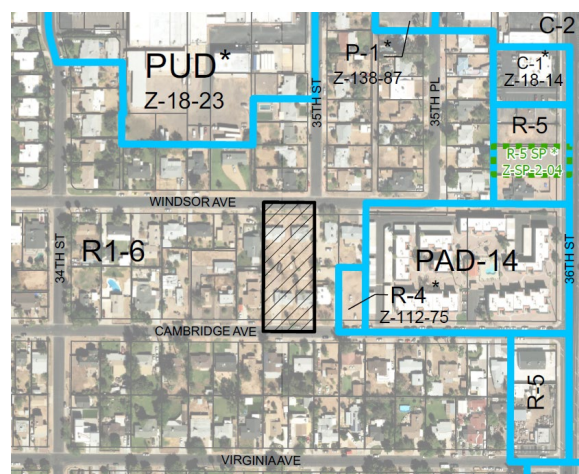
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.03 acres located approximately 530 feet east of the southeast corner of 34th Street and Windsor Avenue, from R1-6 (Single-Family Residence District) to R-3A (Multifamily Residence District) for single-family attached residential.

SURROUNDING LAND USES AND ZONING

2. The surrounding properties to the north, south, and west are single-family homes zoned R1-6. The properties to the east are duplexes zoned R1-6.

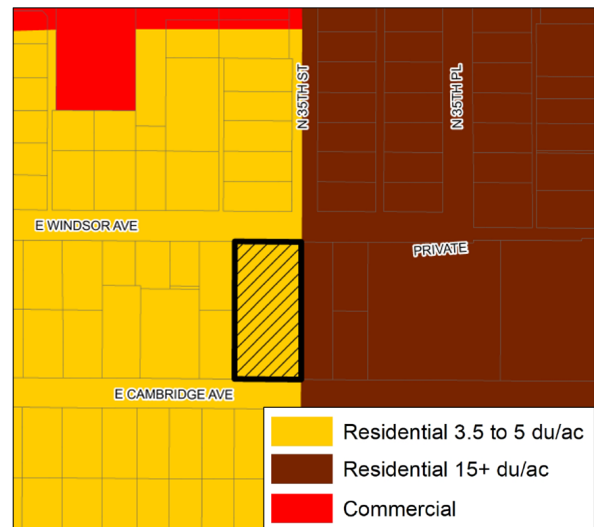


Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map designation for the subject site, as well as properties to the north, south, and west, is Residential 3.5 to 5 dwelling units per acre. The properties to the east are designated Residential 15+ dwelling units per acre.

The proposed zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 gross acres.



*General Plan Land Use Map, Source:
Planning and Development Department*

PROPOSAL

4. The conceptual site plan, attached as an exhibit, proposes a 20-lot, single-family attached subdivision, using the Single-Family Infill (SFI) Development Option of the R-3A zoning district. The conceptual site plan depicts the lots organized around a north-south private driveway connecting to both Windsor Avenue and Cambridge Avenue, with each home having a garage fronting the private driveway and a front door with a patio on the outer edge of the development. In addition, the proposed homes along the public streets will have front entrances oriented towards the streets. Open space is provided in the center of the site, in addition to five guest parking spaces. Staff does not recommend general conformance to the site plan, as it requires variances and a use permit for the use of the SFI Development Option.
5. The conceptual elevations attached as an exhibit, demonstrate four-sided architecture with a building height of 28 feet and a variety of architectural materials. The applicant proposes varying materials to distinguish the frontage, front doors, and porches facing the streets. Staff recommends Stipulation No. 1 to ensure the development maintains these architectural features that enhance street-facing building elevations.

STUDIES AND POLICIES

6. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains

policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 7, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

7. [**Housing Phoenix Plan**](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

8. [**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 proposal will provide enhanced landscaping with tree caliper sizes ranging from 1.5 to 3 inches, consistent with the requirement for all Single-Family Infill (SFI) projects.

9. [**Transportation Electrification Action Plan**](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments, and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging

infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 3.

10. **Complete Streets Guiding Principles**

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. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including bicycle parking on the site and providing alternative pavement for portions of the driveway near the pedestrian walkways. These are addressed in Stipulation Nos. 2 through 4.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide guest bicycle parking in the common open space area, including electric bicycle charging capabilities. These are addressed in Stipulation Nos. 2 and 3.

12. **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 expand its recycling and other waste diversion programs. The proposed development would use City solid waste and recycling services for single-family homes.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 5 through 8.

COMMUNITY CORRESPONDENCE

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

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requires 5-foot sidewalks on both street frontages, that all street improvements are made to City and ADA standards, and that unused driveways will be replaced with curb, gutter, and sidewalk. These are addressed in Stipulation Nos. 9 through 11.

OTHER

16. The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 12.
17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 13 through 15.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 16.
19. 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 appropriate at this location and is consistent with the scale and character of the surrounding area.
2. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.

3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations

1. Buildings adjacent to a public street shall include a building frontage with a variety of materials to distinguish the frontage of the building, a front door, and a porch, as depicted on the north and south elevation of building A and D on the Conceptual Elevations date stamped December 4, 2024 and as approved by the Planning and Development Department.
2. Guest bicycle parking shall be provided at a minimum of 0.5 spaces per unit with a maximum of 50 spaces within the common open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
3. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
4. The primary entry/exit drives into the development shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
5. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
6. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

9. A minimum 5-foot-wide sidewalk shall be constructed on the south side of Windsor Avenue and the north side of Cambridge Avenue, adjacent to the development, as approved by the Planning and Development Department.
10. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
11. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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.
16. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Anthony Grande

January 24, 2025

Team Leader

Racelle Escolar

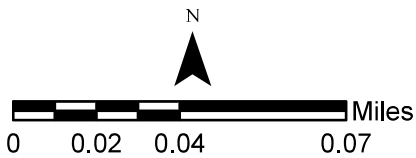
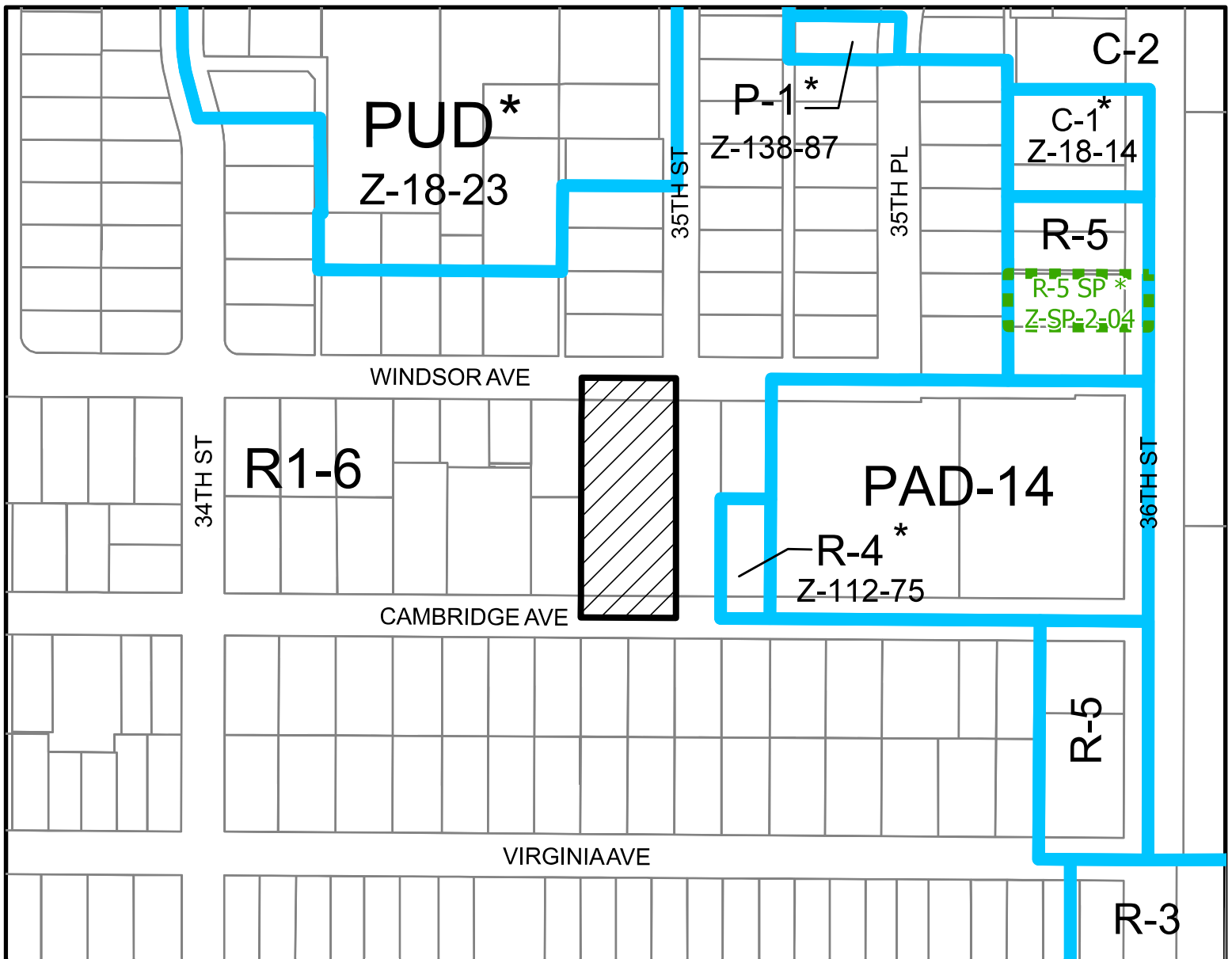
Exhibits

Zoning sketch map

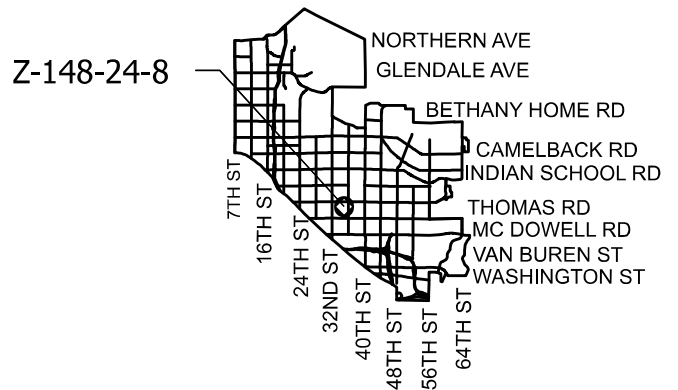
Aerial sketch map

Conceptual Site Plan date stamped December 4, 2024

Conceptual Building Elevations date stamped December 4, 2024 (4 pages)

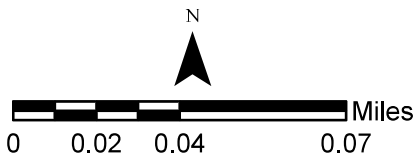
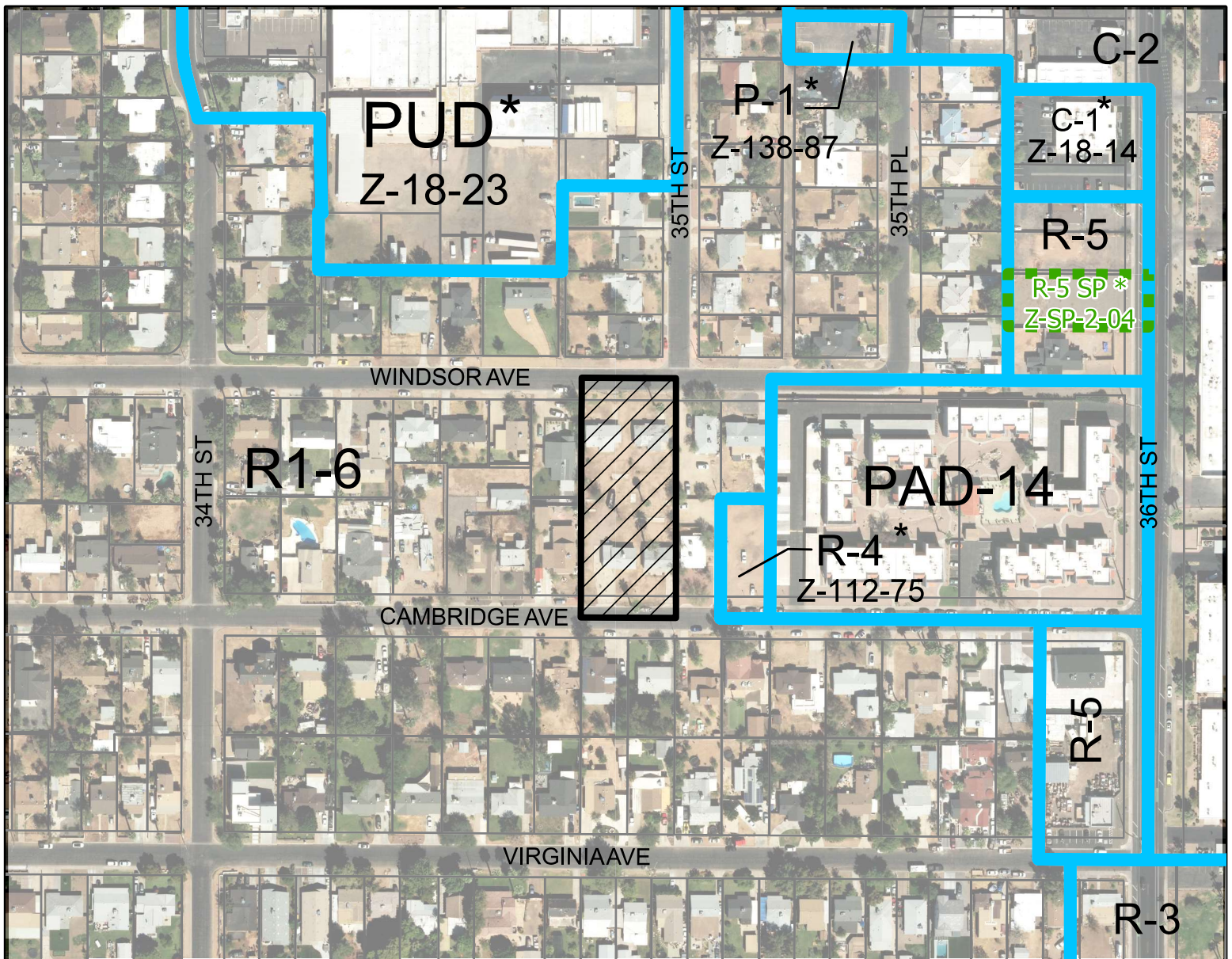


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 8



APPLICANT'S NAME: Dawn Augusta		REQUESTED CHANGE:	
APPLICATION NO: Z-148-24-8		FROM: R1-6 (1.03 ac.)	
DATE: 11/27/2024		TO: R-3A (1.03 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 14-35			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.03 Acres		ZONING MAP G-10	
MULTIPLES PERMITTED R1-6 R-3A		CONVENTIONAL OPTION 5 22	
		* UNITS P.R.D OPTION 6 27	

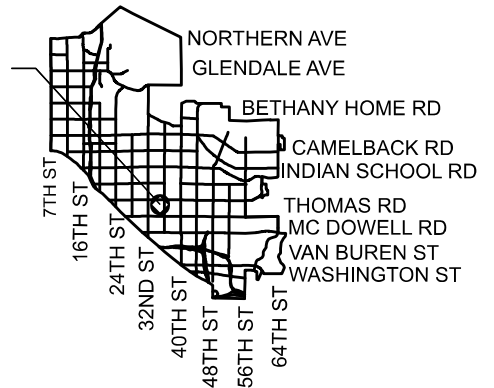
* Maximum Units Allowed with P.R.D. Bonus



CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 8



Z-148-24-8



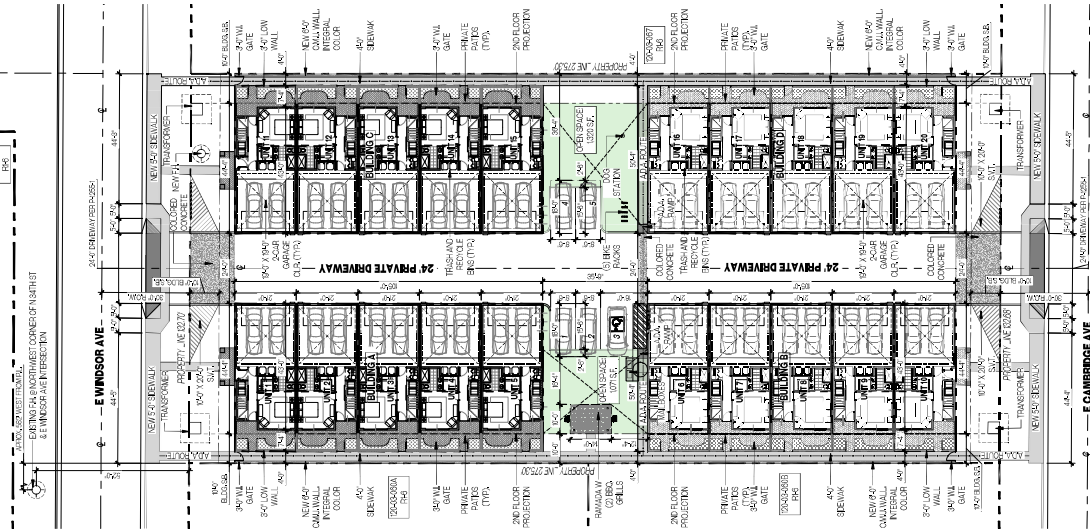
APPLICANT'S NAME: Dawn Augusta		REQUESTED CHANGE:	
APPLICATION NO: Z-148-24-8		FROM: R1-6 (1.03 ac.)	
DATE: 11/27/2024		TO: R-3A (1.03 ac.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.03 Acres			
AERIAL PHOTO & QUARTER SEC. NO. QS 14-35		ZONING MAP G-10	
MULTIPLES PERMITTED R1-6 R-3A		CONVENTIONAL OPTION 5 22	
		* UNITS P.R.D OPTION 6 27	

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

WINDSOR HOMES

3441 E WINDSOR AVE, PHOENIX, ARIZONA 85008

REZONING FOR SINGLE FAMILY HOMES W/ PLATTED LOT SALES



LEGEND

- INDICATE LIMITS OF OPEN SPACE
- INDICATE LIMITS OF COLORED CANOPIE
- INDICATE LIMITS OF SETBACK
- INDICATE PROPERTY LINE
- INDICATE SETBACKS AND EASEMENTS
- INDICATE UNDERGROUND UTILITIES
- INDICATE CLEARANCES
- INDICATE CENTERLINE
- INDICATE SURFACES AND STRUCTURES



PRELIMINARY SITE PLAN

SCALE: 1" = 20'

VARIANCES REQUEST*

1. REQUEST FOR VARIANCE TO ALLOW SCALED SECTION 507.

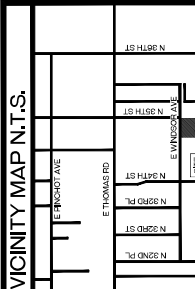
2. REQUEST FOR VARIANCE TO REDUCE WEST PERIMETER LANDSCAPE SETBACK TO 10' FROM 15'.

3. REQUEST FOR VARIANCE TO REDUCE EAST PERIMETER LANDSCAPE SETBACK TO 10' FROM 15'.

4. REQUEST FOR VARIANCE TO ALLOW SCALED SECTION 507.

PROJECT DESCRIPTION

THE PROJECT IS A 2-UNIT SINGLE-FAMILY HOME LOCATED IN THE WINDSOR HOMES SUBDIVISION. THE HOME IS A 2-UNIT SINGLE-FAMILY HOME WITH A 2-CAR GARAGE, 2-BEDROOM, 2-BATH, AND A BREAKFAST ROOM. THE HOME IS A 2-UNIT SINGLE-FAMILY HOME WITH A 2-CAR GARAGE, 2-BEDROOM, 2-BATH, AND A BREAKFAST ROOM. THE HOME IS A 2-UNIT SINGLE-FAMILY HOME WITH A 2-CAR GARAGE, 2-BEDROOM, 2-BATH, AND A BREAKFAST ROOM.



ZONING STIPULATIONS

THE PROPERTY IS ZONED R-100. THE ZONING STIPULATIONS ARE AS FOLLOWS:

- 1. THE PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.
- 2. THE PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.
- 3. THE PROPERTY SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.

SITE DATA

PROJECT NAME: WINDSOR HOMES

PROJECT ADDRESS: 3441 E WINDSOR AVE, PHOENIX, AZ 85008

PROJECT PHONE: (602) 255-1000

PROJECT FAX: (602) 255-1000

PROJECT EMAIL: info@windsorhomes.com



PROJECT TEAM

ARCHITECT: PALMER ARCHITECTS, LTD.

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTS, LTD.

ENGINEER: ENGINEER, LTD.

PLANNING: PLANNING, LTD.

CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THE SITE SHALL CONFORM WITH ALL CITY OF PHOENIX ORDINANCES.

2. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND SHALL NOT BE PLACED SO AS TO CAUSE GLARE OR BE OBSTRUCTED BY TREES OR OTHER OBSTACLES.

3. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND SHALL NOT BE PLACED SO AS TO CAUSE GLARE OR BE OBSTRUCTED BY TREES OR OTHER OBSTACLES.



GOVERNING CODES

2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC)

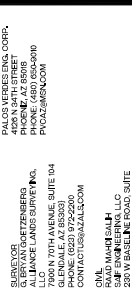
2018 INTERNATIONAL PLUMBING CODE (2018 IPC)

2018 INTERNATIONAL MECHANICAL CODE (2018 IMC)

2018 INTERNATIONAL ELECTRICAL CODE (2018 NEC)

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/2023	ISSUED FOR PERMIT
2	11/17/2023	ISSUED FOR PERMIT
3	11/17/2023	ISSUED FOR PERMIT



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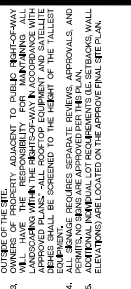


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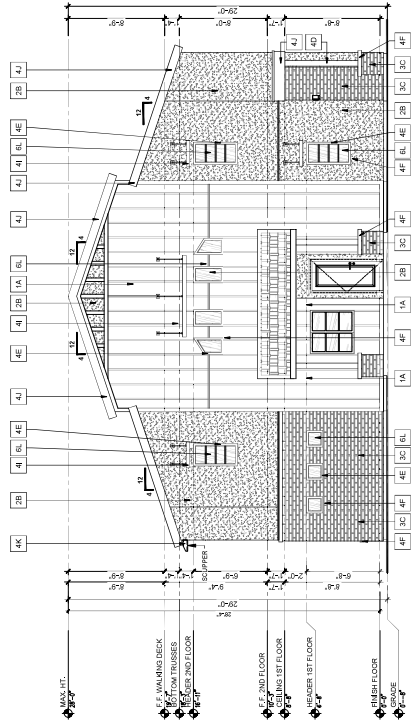
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REVISIONS

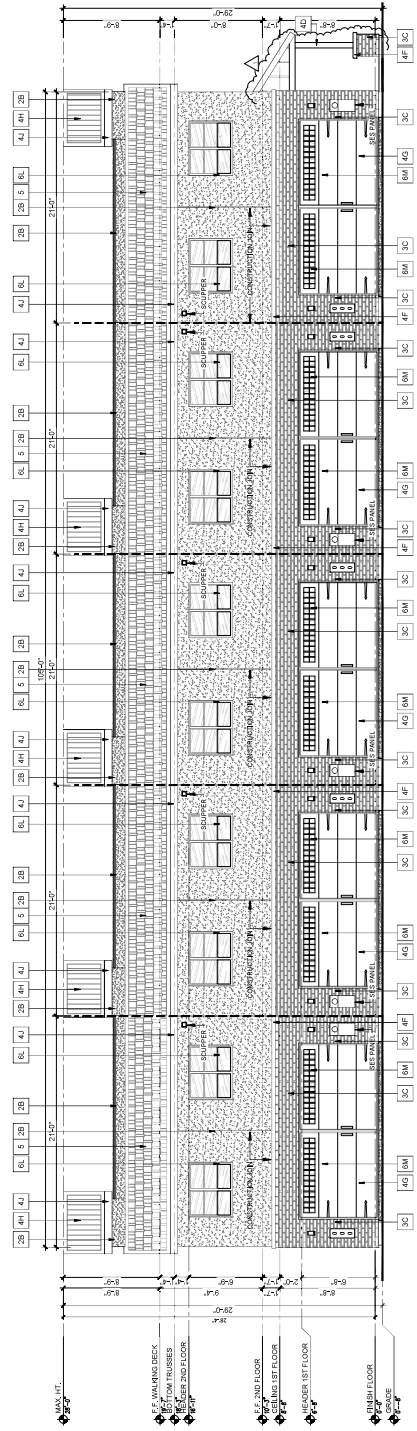
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3	11/17/2023	ISSUED FOR PERMIT





NORTH ELEVATION - BUILDING A

SOUTH ELEVATION - BUILDING D



EAST ELEVATION - BUILDING A

WEST ELEVATION - BUILDING D

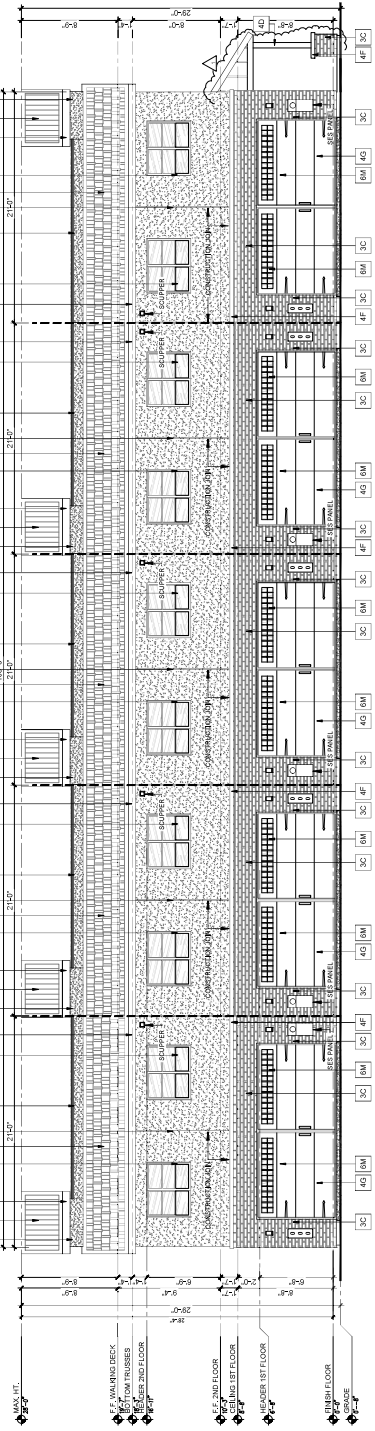
CALL OUT					BUILDING ELEMENT		
TAG #	NAME	MATERIAL	MANUFACTURER	COLOR	FINISH		
1A	VERTICAL BRIMS	UPRIMES PREPARED	LEGACY PREFABRICATION INC.	MAGIC BLACK	CEDAR		
2B	STUCCO TEXTURE	CEMENT SAND AND LIME	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS DEARZ WINTER MORN LRV 73	SYNTHETIC SMOOTH - EGGSHELL		
2C	FRONT DOOR	STEEL	FRONT DOOR (IRON DOORS) (ARIZONA GARAGE DOOR & REMAR)	PAINTED WITH DUNN-EDWARDS DEARZ WINTER MORN LRV 73	POWDER-COATING EVERSHIELD - EGGSHELL		
3C	BRICK VENER	CEMENT	CORONADO STONE	KEISER	NATURAL		
4D	COLUMN	STEEL	DUNN-EDWARDS DEARZ BLACK LRV 4	NATURAL	EVERSHIELD - EGGSHELL		
4E	WINDOWS	VINYL	LIFETIME WINDOWS & DOORS COMPANY	DUNN-EDWARDS DEARZ BLACK LRV 4	SYNTHETIC SMOOTH - EGGSHELL		
4F	TRIM	CEMENT SAND AND LIME	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS DEARZ BLACK LRV 4	POWDER-COATING / EGGSHELL		
4G	DOORS	STEEL	FRONT DOOR (IRON DOORS) (ARIZONA GARAGE DOOR & REMAR)	PAINTED WITH DUNN-EDWARDS DEARZ BLACK LRV 4	POWDER-COATING / EGGSHELL		
4H	METAL ROOF	STEEL	CANYON STATE ROOFING CONSULTING	BLACK LRV 4	PAINT COATING		
4I	AWNINGS	STEEL	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS DEARZ BLACK LRV 4	PAINT COATING		
4J	FASCIA	VINYL	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS DEARZ BLACK LRV 4	PAINT COATING		
4K	SCUPPER	VINYL	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS DEARZ BLACK LRV 4	PAINT COATING		
5L	SHINGLES	ASPHALT	THE HOME DEPOT	CARBIDE ONLY BLACK	ARCHITECTURAL SHA		
6L	GLASS IN ANIMATED DOORS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TR 150		
6M	GLASS IN DOORS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TR 150		
6N	SLIDING DOORS	GLASS	FRONT DOOR (IRON DOORS) (ARIZONA GARAGE DOOR & REMAR)	LOW E GLASS (TR 150) COLOR CLEAR	TR 150		

NOTE: ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.

CITY OF PHOENIX

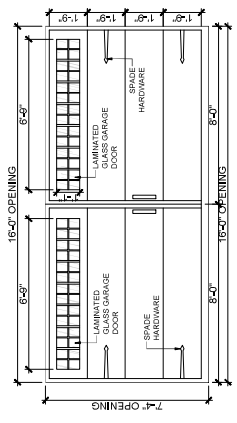
DEC 04 2024

Planning & Development Department



EAST ELEVATION - BUILDING A

WEST ELEVATION - BUILDING D



1 GARAGE DOOR STEEL

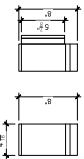
SCALE: 3/8" = 1'-0"

LITHONIA LIGHTING - OUTDOOR GENERAL PURPOSE COLLING LED FLX AWL R8B

INTENDED USE: FOR OUTDOOR USE IN RESIDENTIAL & COMMERCIAL APPLICATIONS SUCH AS LIGHTING, SECURITY, AND STAIRWAYS FOR SAFETY AND SECURITY. CAPABLE OF WITHSTANDING WEATHER CONDITIONS AND WHITE PESTICIDE RESISTANT PAINT (ETHER DARK BRONZE) ADA COMPLIANT.

OPERATING TEMPERATURE: -40°C TO 60°C

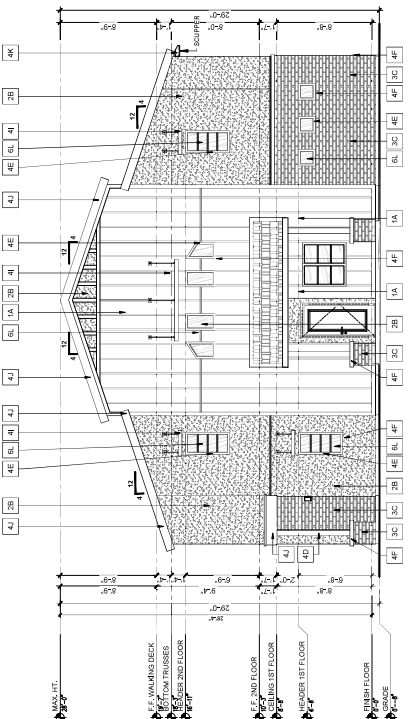
INSTALLATION: SURFACE MOUNT TO UNIVERSAL JUNCTION BOX. LIFETIME TO 100,000 HOURS. FOR VOLTAGE INFORMATION, SEE THE LITHONIA LIGHTING WEBSITE.



2 LITHONIA LIGHTING OILWD DARK BRONZE

SCALE: 1/2" = 1'-0"

SKU: W005274530

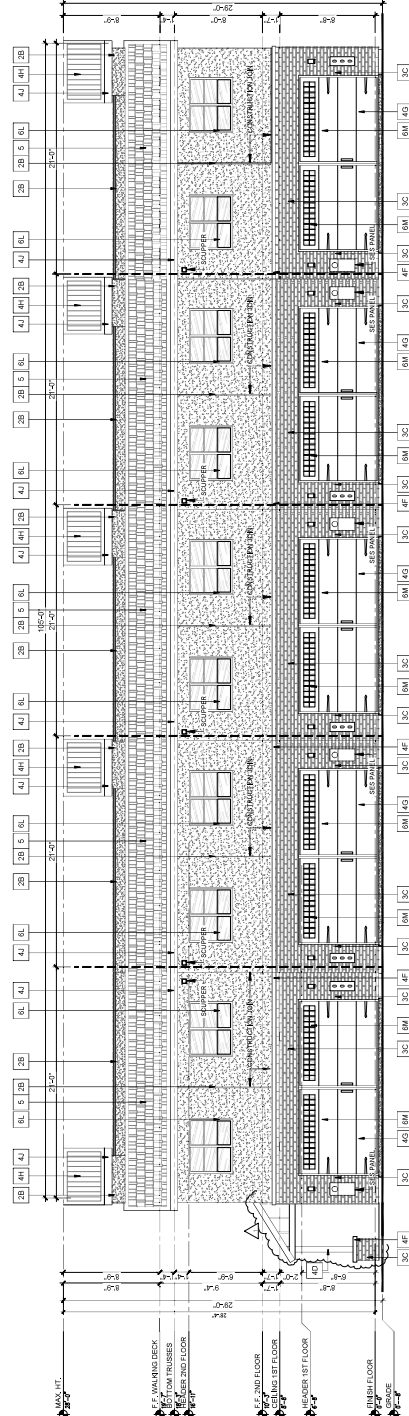


SOUTH ELEVATION - BUILDING B

NORTH ELEVATION - BUILDING C

WEST ELEVATION - BUILDING B

EAST ELEVATION - BUILDING C



WEST ELEVATION - BUILDING B

EAST ELEVATION - BUILDING C

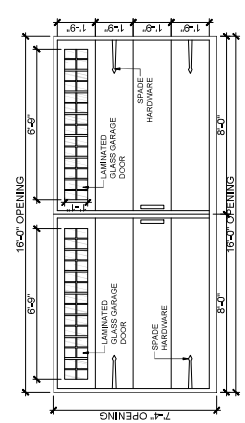
CALL OUT					BUILDING ELEMENT		
TAG #	NAME	MATERIAL	MANUFACTURER	COLOR	FINISH		
1A	VERTICAL BRIMS	UPRIMES	LEGACY PREFABRICATION INC.	MAGIC BLACK	CEDAR		
2B	STUCCO TEXTURE	CEMENT SAND AND LIME	LOCAL CONSTRUCTION COMPANY	DUN-EDWARDS DEAR2 WINTER MORN LRV 73	SYNTHETIC SMOOTH- EGGSHELL		
3C	FRONT DOOR	STEEL	FRONT DOOR (IRON DOORS)	PAINTED WITH DUN-EDWARDS DEAR2 WINTER MORN LRV 73	POWDER-COATING / EVERSHIELD- EGGSHELL		
4D	BRICK VENER	CEMENT	CORONADO STONE	KEBERG BLACK LRV 4	NATURAL		
5E	WINDOWS	CEMENT	LIFETIME WINDOWS & DOORS	DUN-EDWARDS DEAR2 BLACK LRV 4	EVERSHIELD- EGGSHELL		
6F	TRIM	CEMENT SAND AND LIME	LOCAL CONSTRUCTION COMPANY	DUN-EDWARDS DEAR2 BLACK LRV 4	SYNTHETIC SMOOTH- EGGSHELL		
7G	DOORS	STEEL	FRONT DOOR (IRON DOORS)	PAINTED WITH DUN-EDWARDS DEAR2 WINTER MORN LRV 73	POWDER-COATING / EVERSHIELD- EGGSHELL		
8H	METAL ROOF	STEEL	CANYON STATE ROOFING & CONSULTING	BLACK LRV 4	PAINT COATING		
9I	AWNINGS	STEEL	LOCAL CONSTRUCTION COMPANY	DUN-EDWARDS DEAR2 BLACK LRV 4	PAINT COATING		
10J	FASCIA	VINYL	LOCAL CONSTRUCTION COMPANY	DUN-EDWARDS DEAR2 BLACK LRV 4	PAINT COATING		
11K	SCUPPER	VINYL	LOCAL CONSTRUCTION COMPANY	DUN-EDWARDS DEAR2 BLACK LRV 4	PAINT COATING		
12L	SHINGLES	ASPHALT	THE HOME DEPOT	CARBIDE ONLY BLACK	ARCHITECTURAL SHA		
13M	GLASS IN DOORS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TR 150		
14N	GLASS IN DOORS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TR 150		
15O	GLASS IN DOORS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TR 150		

NOTE: ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.

CITY OF PHOENIX

DEC 04 2024

Planning & Development Department



1 GARAGE DOOR STEEL

SCALE: 3/8" = 1'-0"

LITHONIA LIGHTING - OUTDOOR GENERAL PURPOSE COLLING LED FLX AWOL R8B

INTENDED USE: FOR OUTDOOR USE IN RESIDENTIAL & COMMERCIAL APPLICATIONS SUCH AS LIGHTING, SECURITY, AND STAIRWAYS FOR SAFETY AND SECURITY.

DETAILS: SEE PAGES 10-11 FOR PERFORMANCE DATA. SEE PAGES 12-13 FOR INSTALLATION INSTRUCTIONS.

OPERATING TEMPERATURE: -40°C TO 60°C.

INSTALLATION: SEE PAGES 14-15 FOR INSTALLATION INSTRUCTIONS.

WARRANTY: SEE PAGES 16-17 FOR WARRANTY INFORMATION.

CONTACT: SEE PAGES 18-19 FOR CONTACT INFORMATION.

REVISIONS: SEE PAGES 20-21 FOR REVISIONS.

DATE: SEE PAGES 22-23 FOR DATE.

DRAWN BY: SEE PAGES 24-25 FOR DRAWN BY.

2 LITHONIA LIGHTING OLLWD DARK BRONZE

SCALE: 1/2" = 1'-0"

SKU: W005274533

WINDSOR HOMES ELEVATIONS

FOR 3441 E. WINDSOR AVE PHOENIX, AZ 85008

DATE: 7/19/2024

REVISIONS: 1

CHECKED: 7/19/2024

DATE: 7/19/2024

PLANNED BY: 7/19/2024

DESIGNED BY: 7/19/2024

3/8" = 1'-0"

A-2.2

