

Attachment B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-51-21-1
October 13, 2021

North Mountain [Village Planning Committee](#) Meeting Date: October 20, 2021

[Planning Commission](#) Hearing Date: November 4, 2021

Request From: C-O (Commercial Office – Restricted Commercial District) (3.45 acres)

Request To: C-2 (Intermediate Commercial District) (3.45 acres)

Proposed Use: Commercial uses

Location: Southeast corner of 33rd Avenue and Peoria Avenue

Owner: Brian Page, Page Holdings, LLC

Applicant / Representative: Neil Feaser, RKAA Architects, Inc.

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Peoria Avenue	Arterial	Varies, 62 to 74-foot south half street
	33rd Avenue	Local Street	30-foot east half street
	32nd Lane	Local Street	36-foot west half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>The development, as stipulated, will include bicycle parking to provide convenient opportunities for employees and patrons to secure their bicycle while in the businesses. The bicycle parking will also encourage employees and patrons to utilize nearby high-capacity transit options including the forthcoming light rail station at Metrocenter Mall and the bus rapid transit service planned for 35th Avenue.</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.

The development, as stipulated, will create an attractive streetscape along Peoria Avenue with shaded and detached sidewalks. Additionally, the shade incorporated into the development and along its frontages will reduce the urban heat island effect and increase thermal comfort which will make the area more walkable, bikeable, and sustainable.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The single-story proposal includes a deep building setback and landscape buffer between the development and the multifamily complex to the south, and to the north where single-family residential exists, the development also includes shaded and detached sidewalks along Peoria Avenue.

Applicable Plans, Overlays, and Initiatives

[North Mountain Redevelopment Area Plan](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[ZeroWaste Phoenix](#): Background Item No. 10.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Office	C-O
South	Multifamily residential	R-4A
West (Across 33rd Avenue)	Restaurant	PSC
East (Across 32nd Lane)	Office	C-O
North (Across Peoria Avenue)	Single-family residences	R1-6

C-2 (Intermediate Commercial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions in the Site Plan Provided</u>
<i>Building Setbacks</i>		
Street (North, East, and West)	Minimum 20 feet, Average 25 feet	Peoria Avenue: Varies from 59 feet to 70 feet (Met) 33rd Avenue: 38 feet (Met) 32nd Lane: 38 feet (Met)
Interior (South)	Minimum of 15 feet when the height is 30 feet and the adjacent zoning is R-4A	Varies from 86 feet to 100 feet (Met)
<i>Landscaped Setbacks</i>		
Street (North, East, and West)	Minimum 20 feet, Average 25 feet	Peoria Avenue: 25 feet (Met) 33rd Avenue: 25 feet (Met) 32nd Lane: 25 feet (Met)
Interior (South)	Minimum 10 feet	25 feet (Met)
Lot Coverage	Maximum of 50 percent	11 percent (Met)
Building Height	Maximum of two stories, 30 feet	26 feet (Met)
Parking	92 spaces required <i>Restaurant: 1 space per 50 sf with total of 3,950 sf.. Required 79 spaces.</i> <i>Retail: 1 space per 300 feet with total of 3,900 sf.. Required 13 spaces</i>	98 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.45 acres located at the southeast corner of 33rd Avenue and Peoria Avenue from C-O (Commercial Office – Restricted Commercial District) to C-2 (Intermediate Commercial District) for the purpose of a commercial development.

SURROUNDING LAND USES AND ZONING

2. The site is developed and operating as a two-story commercial office. The applicant is proposing to redevelop the site into three commercial pads including two drive-through restaurants and retail shops. The site is currently zoned C-O which allows for limited retail uses and the proposed C-2 zoning would allow for additional commercial retail uses.

Immediately south of the subject site is a multifamily complex zoned R-4A (Multifamily Residence District). East of the subject site across 32nd Lane is a two-story commercial office zoned C-O. West of the subject site across 33rd Avenue is a single-story restaurant zoned PSC (Planned Shopping Center). North of the subject site across Peoria Avenue is a single-family residential neighborhood zoned R1-6 (Single-Family Residence District).

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts a land use designation of Commercial and the proposal is consistent with this designation.

General Plan Land Use Map Excerpt; Source: Planning and Development Department



Immediately south of the subject site is designated Residential 15+ dwelling units per acre. West of the subject site across 33rd Avenue is designated Commercial. East of the subject site across 32nd Lane is designated Commercial. North of the subject site across Peoria Avenue is designated Residential 3.5 to 5 dwelling units per acre.

4. The North Mountain Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The proposed project advances the following items identified in the Village Character Plan by redeveloping an aging office complex in close proximity to transit in a configuration that will include shaded sidewalks and alternative transportation infrastructure.
- 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.
 - Opportunities for Growth: Revitalizing commercial centers

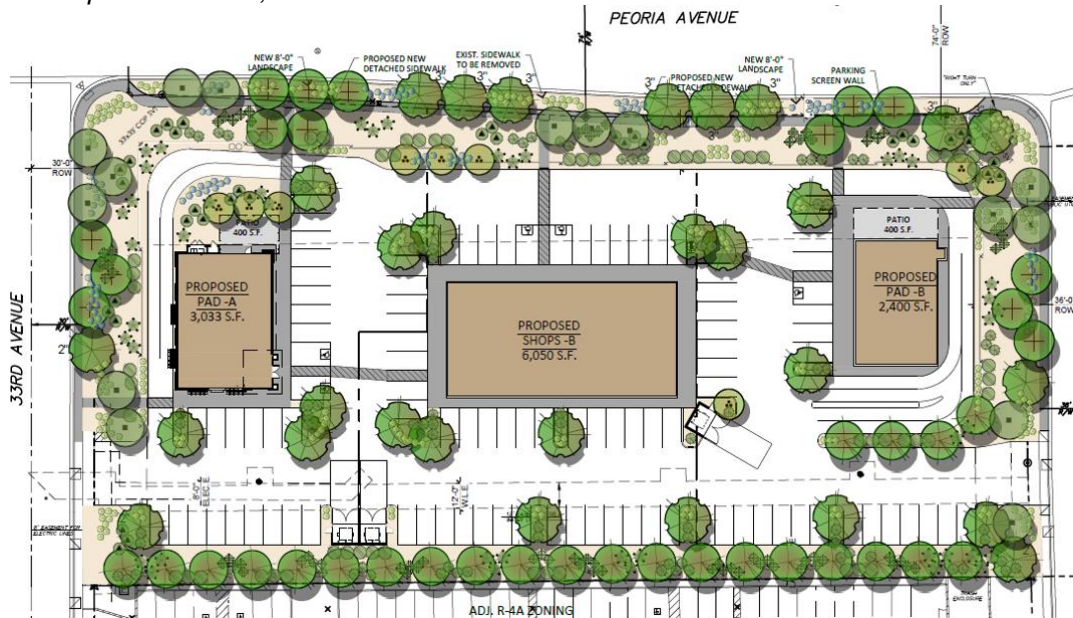
PROPOSAL

5. Conceptual Site Plan

The conceptual site plan depicts three commercial pads including retail shops in the center of the site and two drive-through restaurants at the northeast and northwest corners of the site. Both drive-through restaurants are depicted with dining patios situated between the buildings and Peoria Avenue and these dining patios will require a Use Permit due to their proximity to residential zones to the north and south.

The conceptual site plan depicts vehicular access from 33rd Avenue and 32nd Lane and no vehicular access directly from Peoria Avenue. Additionally, the plan depicts shaded and detached sidewalks along Peoria Avenue and a 25-foot landscape buffer between subject site and the adjacent multifamily complex.

Conceptual Site Plan; Source: RKA Architects Inc.



6. Conceptual Building Elevations

The conceptual building elevations for the three buildings are enclosed with this staff report as an exhibit. All conceptual building elevations depict four-sided architecture with multiple colors, building materials, and other embellishments. The conceptual building elevations depict a maximum height of 26 feet for all buildings.

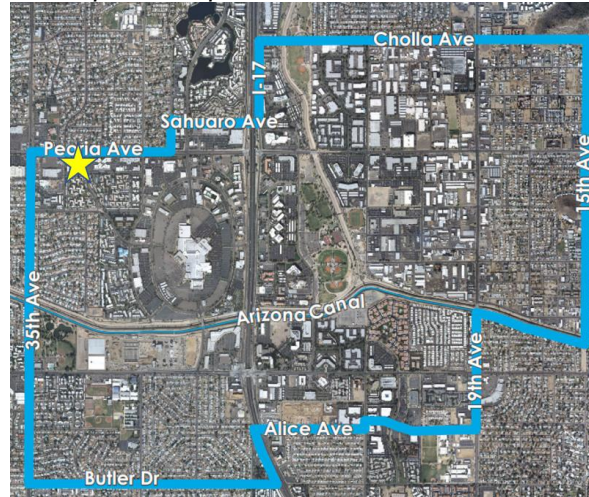
Staff is recommending Stipulation No. 1 to require architectural embellishments on all building elevations to ensure the development exhibits architectural character in line with the future of this area as walkable and transit oriented.

STUDIES AND POLICIES

7. [North Mountain Redevelopment Area Plan:](#)

The North Mountain Redevelopment Area, adopted in 2013, examined the general vicinity of the subject site. The study calls for a myriad of efforts to advance economic development and quality of life in the area including recommendations in support of the redevelopment of Metrocenter Mall, the expansion of high-capacity transit, and the creation of alternative transportation infrastructure. The proposal, as stipulated, will support walkability and renewed economic vitality on an underutilized site.

Study Boundary for the North Mountain Redevelopment; Source: Planning and Development Department



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. To advance the goals and intent of the Tree and Shade Master Plan, staff is recommending Stipulation No. 2 to require a detached sidewalk along Peoria Avenue with shade trees planted to shade the sidewalk to a minimum of 75 percent.

9. [Complete Streets Guidelines:](#)

The City of Phoenix City Council adopted the Complete Streets Guiding Principles which 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 subject site is near a high-ridership bus route on 35th Avenue which will soon become the city's first Bus Rapid Transit corridor with direct access into downtown Phoenix. Additionally, the site is near the North Mountain Village Core which will be served by light rail in 2024. To leverage these investments for community benefit, staff is recommending two stipulations to advance the goals and intent of the Complete Streets Guidelines.

- Stipulation No. 2 to require a shaded and detached sidewalk along Peoria Avenue to facilitate safe and comfortable pedestrian movement to nearby transit and service opportunities.

- Stipulation No. 3 to require bicycle parking so employees and patrons, who may be utilizing transit, have a safe and convenient place for their bicycles while in the establishments.

10. **ZeroWaste 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

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

INTERDEPARTMENTAL COMMENTS

12. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
13. The Street Transportation Department commented on the importance of shaded and detached sidewalks along Peoria Avenue and the inclusion of bicycle parking due to the proximity of the subject site to bike lanes, the Arizona Canal Trail, and the North Mountain Village Core. The Street Transportation Department provided stipulation language for detached sidewalks along Peoria Avenue which has been integrated into Stipulation No. 2 and their standard language requiring that all streets be developed with all required elements and meet ADA accessibility standards which is addressed in Stipulation No. 4.
14. The Public Transit Department commented on the need for a robust system of shaded pedestrian pathways with measures to delineate pedestrian crossings at drive-aisles. This is addressed in the Phoenix Zoning Ordinance.

OTHER

15. 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. 5.

16. 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 development is consistent with the Commercial Land Use Map designation in the Phoenix General Plan.
2. The development, as stipulated, advances the purpose of the Tree and Shade Master Plan.
3. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations

1. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. The public sidewalk along Peoria Avenue shall be a minimum width of 5 feet, shall be detached with a minimum 10-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

4. One bicycle parking space shall be provided per 25 vehicle parking spaces, near building entrances, shaded to 50 percent, and installed per the requirements of Section 1307(H) of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. 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.
6. 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

Nick Klimek

October 13, 2021

Team Leader

Samantha Keating

Exhibits

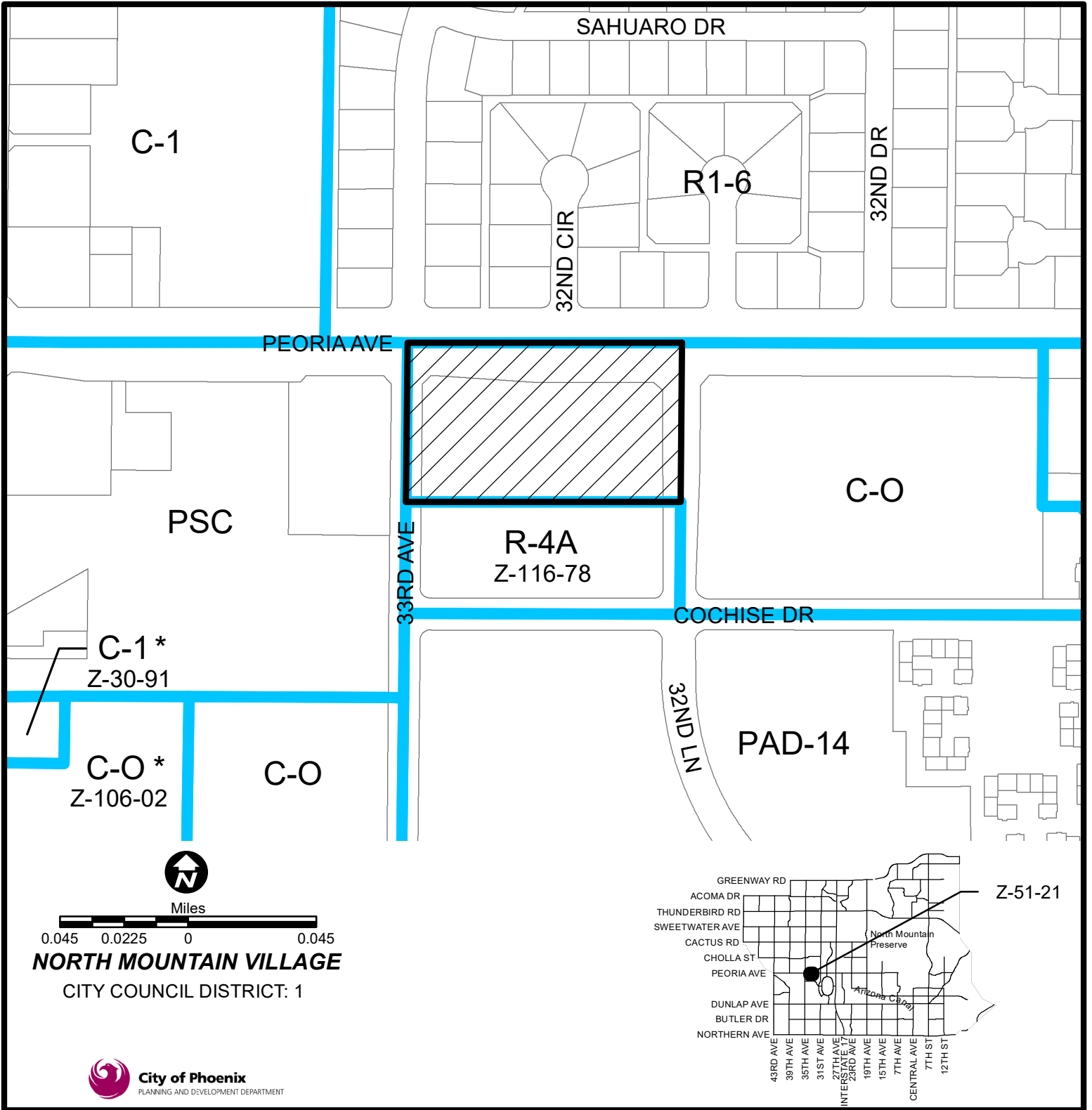
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped September 22, 2021

Conceptual Amenity Plan date stamped September 22, 2021

Conceptual Building Elevations date stamped July 27, 2021

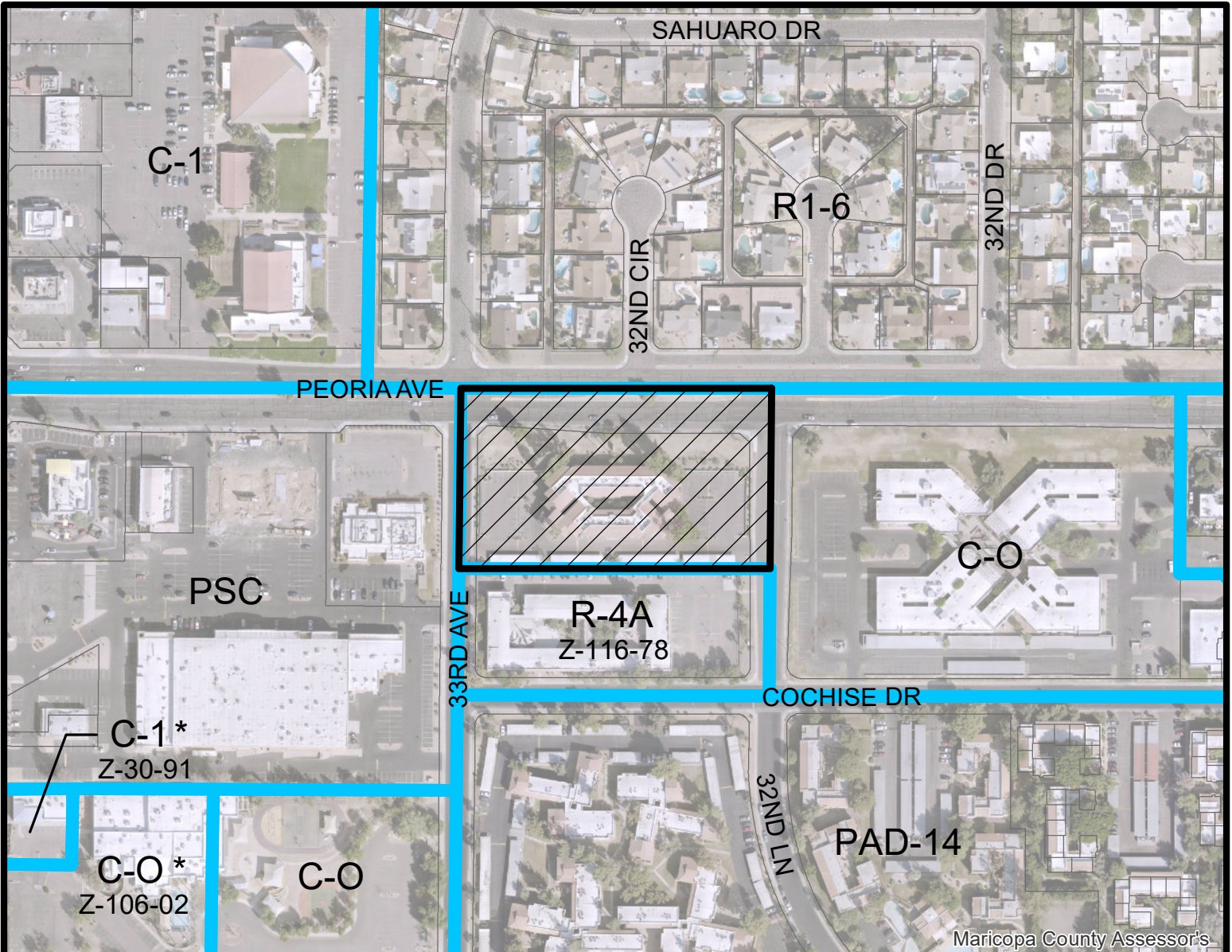


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Neil Feasar / RKA Architects Inc		REQUESTED CHANGE:	
APPLICATION NO. Z-51-21		FROM: C-O (3.45 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.45 Acres		TO: C-2 (3.45 a.c.)	
<small>DATE:</small> 8/5/2021 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 28-21	
<small>ZONING MAP</small> K-6		<small>* UNITS P.R.D. OPTION</small> N/A 60	
MULTIPLES PERMITTED C-O C-2		CONVENTIONAL OPTION N/A 50	

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



Maricopa County Assessor's

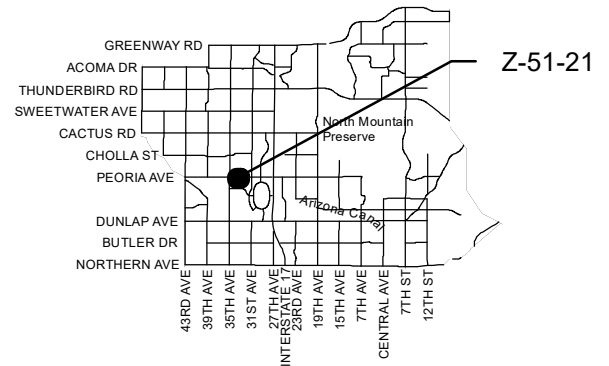


Miles

0.045 0.0225 0 0.045

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 1



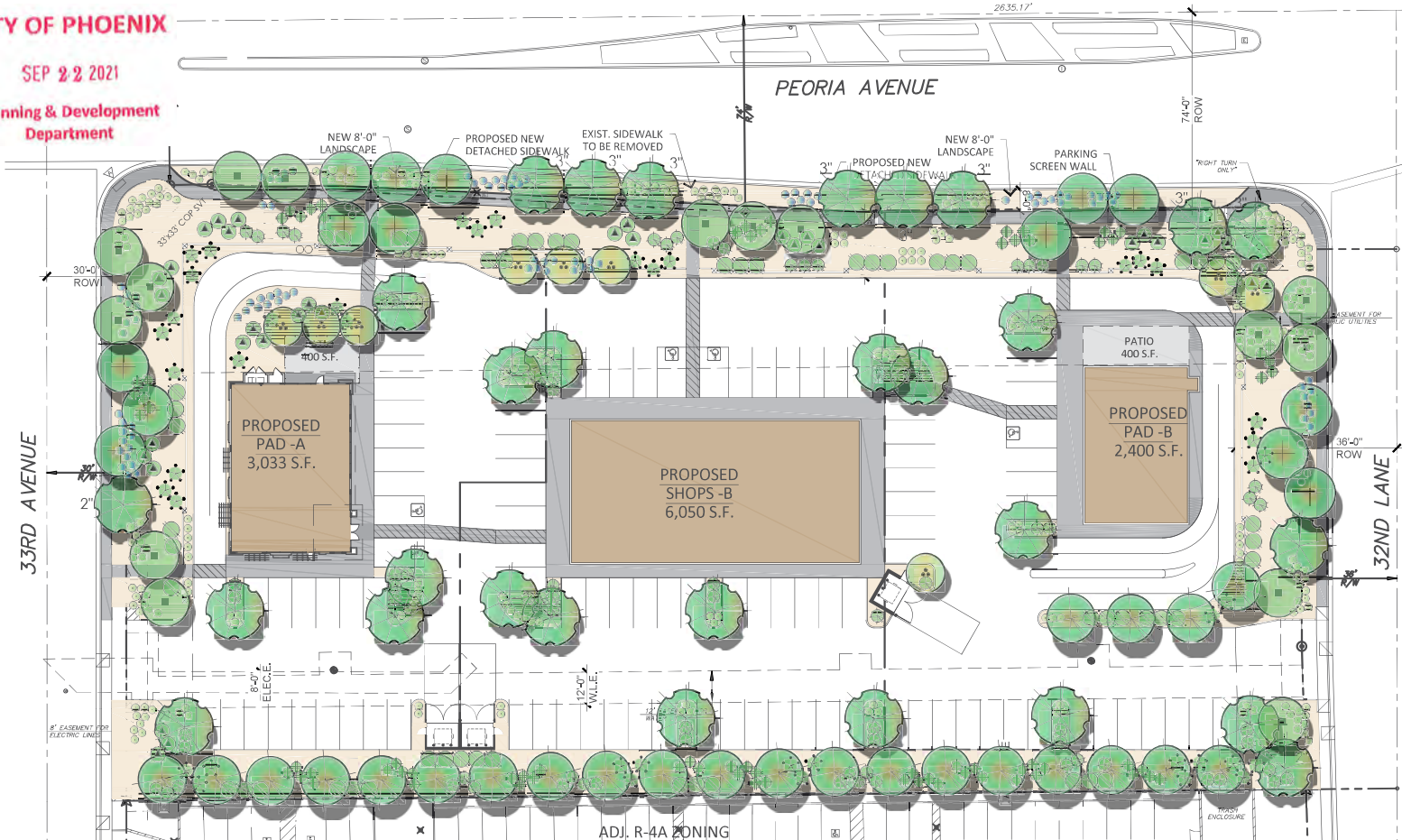
Z-51-21

APPLICANT'S NAME: Neil Feasar / RKA Architects Inc		REQUESTED CHANGE:	
APPLICATION NO. Z-51-21		FROM: C-O (3.45 a.c.)	
DATE: 8/5/2021 <small>REVISION DATES:</small>		TO: C-2 (3.45 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.45 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 28-21	<small>ZONING MAP</small> K-6
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-O		N/A	
C-2		50	
		* UNITS P.R.D. OPTION	
		N/A	
		60	

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

SEP 22 2021

Planning & Development
Department



LANDSCAPE LEGEND

- CERCIIDIUM HYBRID¹
- DESERT MUSEUM PALO VERDE
3" CALIP., 9", 6W (25)
- ACACIA SALICINA
WILLOW ACACIA
3" CALIP., 10", 5W (6)
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
1.5" CALIP. (MULTI) 4T, 3.5W (9)
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
3" CALIP., 12T, 7W (14)
- ACACIA SALICINA
WILLOW ACACIA
2" CALIP., 6.5T, 4.5W (24)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (81)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (43)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (56)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (17)
- DASYLIRON WHEELERII
DESERT SPOON
5 GALLON (57)
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (35)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (265)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (106)
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VISITED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMITS PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

RINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 402-262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA HURSEYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLAN LIST.

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 402-262-4862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RELOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 402-262-6284 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY 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.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6' 8") PER SECTION 507 TAB A.B.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.

NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND RESUBMITMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$	ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY	
MAINTENANCE BY: () CITY (X) OWNER	TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS	
SQUARE FOOTAGE OF TURF	DATE OF PRELIMINARY SITE PLAN APPROVAL	



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
PH: 602.265.5282
EMAIL: tmmcqueen@tjma.net



KIVA NO:
CCPR NO:
SDEV NO:
LPRN NO:
Q-S NO:

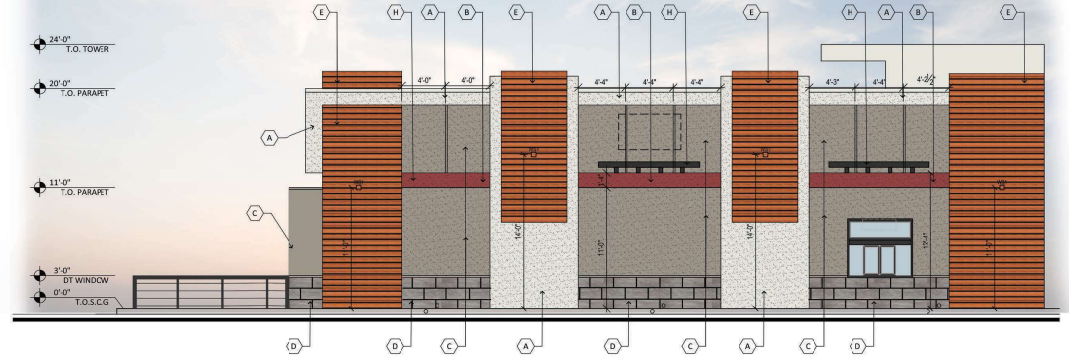
PEORIA AVENUE RETAIL
3133 W PEORIA AVENUE PHOENIX AZ 85029
SEC OF 33RD AVENUE AND PEORIA AVENUE

design by: --
drawn by: --
checked by: --
La.01
project: 21166
DATE: 07-07-21



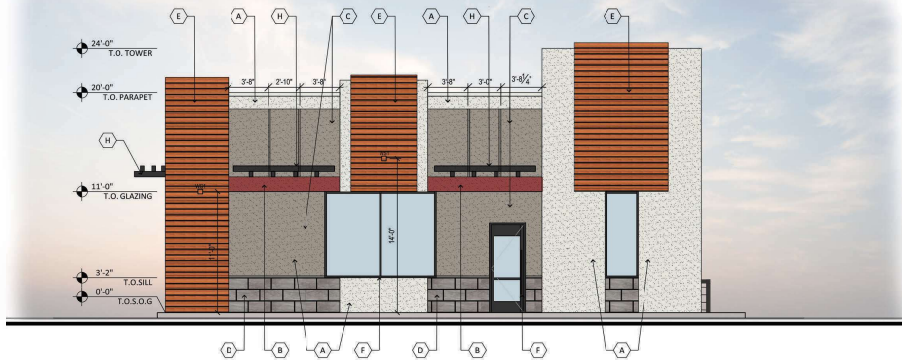
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

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



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



MATERIAL AND COLORS

- A PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DE1293 "CHALK"
- B PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DE1423 "RED CRAFT"
- C PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: RET620 "BARNWOOD GRAY"
- D 12X24 WALL TILE:**
MFG: DUAL TILE CONSULTANT
COLOR: CS012241 PREMIER GRAY
FIELD TILE
- E COMPOSITE WOOD:**
MFG: TREX WOOD DICKING
COLOR: TIKI TORCH
- F MULLIONS:**
MFG: KAWNEER ALUMINUM
COLOR: BLACK
- G ALUMINUM CABLE RAILING:**
MFG: STAINLESS CABLE & RAILING
COLOR: BLACK
SPEC: RECTANGULAR RAIL TYPE
- H PAINTED ALUMINUM TRELLIS:**
COLOR: BLACK TO MATCH WROUGHT IRON FINISH
- I PAINTED HOLLOW METAL DOORS:**
MFG: DUNN EDWARDS
COLOR: DET620 "BARNWOOD GRAY"

PEORIA AVENUE RETAIL
3233 W PEORIA AVENUE PHOENIX AZ 85029
SEC OF 33RD AVENUE AND PEORIA AVENUE
DATE: 07-21-2021 (PRELIMINARY)



© 2021 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THE DRAWINGS OR PORTION THEREOF ARE THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

EL-1
PAD A

RKAA# 21166.00





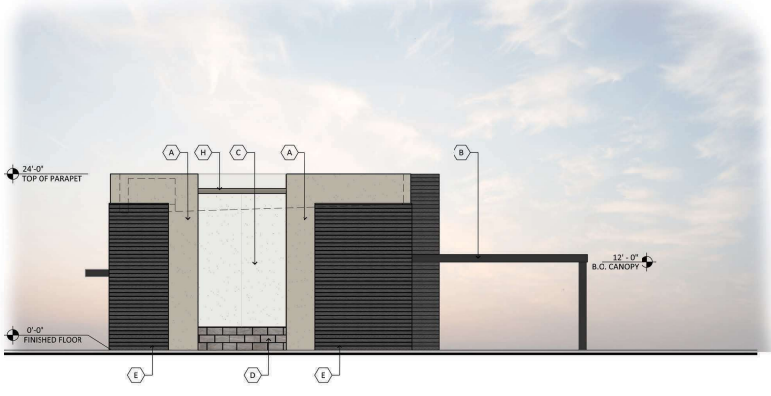
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



MATERIAL AND COLORS

- A PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DET627 "PEWTER PATTERN"
- B PAINTED ALUMINUM CANOPY:**
COLOR: BLACK TO MATCH WROUGHT IRON FINISH
- C PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DET649 "CARRARA"
- D 12X24 WALL TILE:**
MFG: DUAL TILE CONSULTANT
COLOR: CS012241T PREMIER GRAY
FIELD TILE
- E COMPOSITE WOOD:**
MFG: TREY WOOD DICKING
COLOR: WINCHESTER GREY
- F MULLIONS:**
MFG: KAWNEER ALUMINUM
COLOR: BLACK
- G ALUMINUM CABLE RAILING:**
MFG: STAINLESS CABLE & RAILING
COLOR: BLACK
SPEC: RECTANGULAR RAIL TYPE
- H PAINTED METAL CORNICE:**
MFG: DUNN EDWARDS
COLOR: DET126 "METAL FRINGE"
- I PAINTED HOLLOW METAL DOORS:**
MFG: DUNN EDWARDS
COLOR: DET627 "PEWTER PATTERN"

PEORIA AVENUE RETAIL
3233 W PEORIA AVENUE PHOENIX AZ 85029
SEC OF 33RD AVENUE AND PEORIA AVENUE
DATE: 07-21-2021 (PRELIMINARY)



© 2021 R. K. A. A. ARCHITECTS, INC. ALL RIGHTS RESERVED. THE DRAWINGS AND CONTENTS HEREIN ARE THE PROPERTY OF R. K. A. A. ARCHITECTS, INC. AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

EL-2
PAD B

RKAA# 21166.00





NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

MATERIAL AND COLORS

- A PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DET627 "PEWTER PATTERN"
- B PAINTED ALUMINUM CANOPY:**
COLOR: BLACK TO MATCH WROUGHT IRON FINISH
- C PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DET649 "CARARA"
- D 12X24 WALL TILE:**
MFG: DUALITE CONSULTANT
COLOR: CS012241T PREMIER GRAY FIELD TILE
- E COMPOSITE WOOD:**
MFG: TREY WOOD DICKING
COLOR: WINCHESTER GREY
- F MULLIONS:**
MFG: KAWNEER ALUMINUM
COLOR: BLACK
- G PAINTED HOLLOW METAL DOORS:**
MFG: DUNN EDWARDS
COLOR: DET627 "PEWTER PATTERN"
- H PAINTED METAL CORNICE:**
MFG: DUNN EDWARDS
COLOR: DET126 "METAL FRINGE"

PEORIA AVENUE RETAIL
3233 W PEORIA AVENUE PHOENIX AZ 85029
SEC OF 33RD AVENUE AND PEORIA AVENUE
DATE: 07-21-2021 (PRELIMINARY)

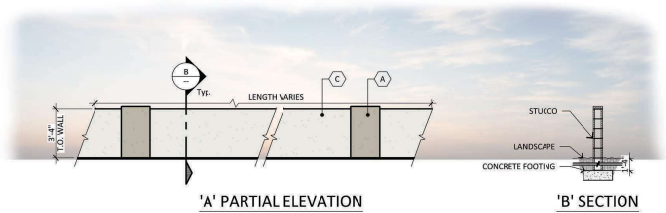


© 2021 R. K. A. A. ARCHITECTS, INC. ALL RIGHTS RESERVED. THE DRAWINGS AND CONTENTS HEREIN ARE THE PROPERTY OF R. K. A. A. ARCHITECTS, INC. AND MAY NOT BE REPRODUCED OR USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

EL-3 SHOPS B

RKAA# 21166.00



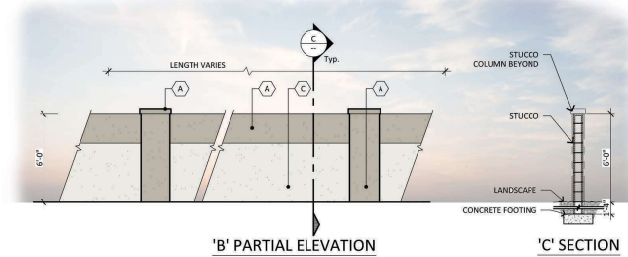


'A' PARTIAL ELEVATION

'B' SECTION

PARKING SCREEN WALL

SCALE: 1/4" = 1'-0"

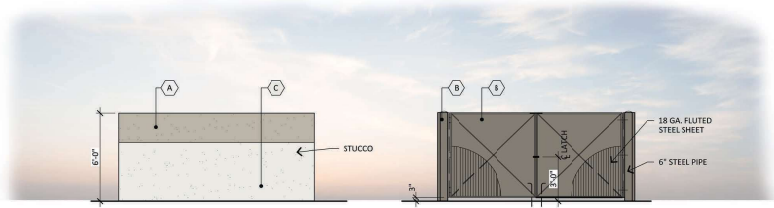


'B' PARTIAL ELEVATION

'C' SECTION

SITE WALL

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



MATERIAL AND COLORS

- A PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DET627 "PEWTER PATTERN"
- B PAINT:**
MFG: DUNN EDWARDS
COLOR: DET626 "METAL FRINGE"
- C PAINTED STUCCO:**
FINISH: FINE SAND
MFG: DUNN EDWARDS
COLOR: DET649 "CARWANA"

PEORIA AVENUE RETAIL
3233 W PEORIA AVENUE PHOENIX AZ 85029
SEC OF 33RD AVENUE AND PEORIA AVENUE
DATE: 07-21-2021 (PRELIMINARY)



© 2021 R K A A
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THE DRAWINGS AND
SPECIFICATIONS AND
SERVICES, IT IS THE
PROPERTY OF R K A A
ARCHITECTS, INC. AND
MAY NOT BE
REPRODUCED OR
DISSEMINATED
WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

EL-4
SITE DETAILS

RKAA# 21166.00

