



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

***REVISED**
Staff Report Z-116-P-81-6
June 2, 2017

South Mountain Village Planning Committee Meeting Date: June 13, 2017

Planning Commission Hearing Date: August 3, 2017

Request From: PCD (Approved C-2 PCD) (1.23 acres)
PCD (Approved Ind. Pk. PCD) (1.33 acres)
PCD (Approved CP/BP PCD) (1.28 acres)
Ind. Pk. PCD (1.30 acres)

Request To: C-2 SP PCD (5.14 acres)

Proposed Use Major amendment to the Pointe at South Mountain PCD (Z-116-81) to allow self-service storage warehouse and underlying C-2 commercial uses

Location Approximately 360 feet west of the southwest corner of 48th Street and Baseline Road

Owner VCL Enterprises, LLC

Applicant Dr. Gene Couturier, D.C.

Representative Dr. Gene Couturier, D.C.

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commerce/Business Park	
Street Map Classification	Baseline Road	Major Arterial	55-foot south half-street
	48th Street	Private/Local	Approximately 26-foot west half-street
CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.			

The proposed development is accessed via Baseline Road which is classified as a major arterial. The surrounding area contains a number of large commercial, office, and industrial properties and is in close proximity to the I-10 freeway.

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 proposal is consistent with the scale and intensity of land uses in the surrounding area. There are no adjacent residential properties. The closest residential properties are buffered from the site by Baseline Road.

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

The proposal would allow the establishment of a new commercial business that is consistent in scale and character with the land use pattern in the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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 property is vacant. The proposal would allow the development of this underutilized parcel with a commercial land use that is consistent in scale and character with the land use pattern in the surrounding area.

Area Plans

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Zoning/Land Uses

	<u>Zoning</u>	<u>Land Use</u>
On Site	PCD (Approved C-2 PCD) PCD (Approved Ind. Pk. PCD) PCD (Approved CP/BP PCD) Ind. Pk. PCD	Vacant
East (SWC 48th St. & Baseline)	C-2 PCD	Gas station
East (Across 48th St.)	General Industrial District (City of Tempe Zoning Designation)	Gas station, retail, and office

West	CP/BP PCD	Commerce park
North	C-2	Car wash, fast food, gas station
South	CP/BP PCD, PCD	Vacant, Office

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
North	Average 25 feet	25 feet (Met)
East (Portion adjacent to property zoned C-2 PCD)	None	0 feet (Met)
East (Portion adjacent to 48th Street)	Average 25 feet	Minimum 25 feet (Met)
West	10 feet	15 feet (Met)
South	Average 25 feet	Average 25 feet (Met)
<i>Landscape Setbacks</i>		
North	Average 25 feet	25 feet (Met)
East (Portion adjacent to property zoned C-2 PCD)	None	0 feet (Met)
East (Portion adjacent to 48th Street)	Average 25 feet	Minimum 25 feet (Met)
West	None	0 feet (Met)
South	Average 25 feet	Average 25 feet (Met)
Lot Coverage	Not to exceed 50%	45.4% (Met)
Building Height	2 stories, 30 feet	Maximum height 27 feet 6 inches (Met)
Parking	1 space per 35 units - 828 units/35 = 24 spaces 2 spaces for Office	26 spaces provided (Met)

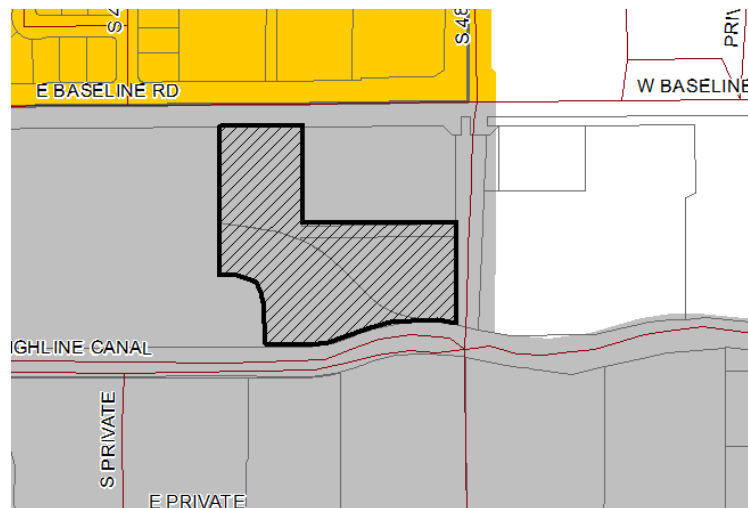
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 5.14 acres, located approximately 360 feet west of the southwest corner of 48th Street and Baseline Road, from PCD (Approved C-2 PCD) (Planned Community District, Approved Intermediate Commercial Planned Community District) (1.23 acres), PCD (Approved Ind. Pk. PCD) (Planned Community District, Approved Industrial Park Planned

Community District) (1.33 acres), PCD (Approved CP/BP PCD) (Planned Community District, Approved Commerce Park/Business Park Planned Community District) (1.28 acres), and Ind. Pk. PCD (Industrial Park Planned Community District) (1.30 acres) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) (5.14 acres) to allow a major amendment to the Pointe at South Mountain PCD (Z-116-81) to allow a self-service storage warehouse and underlying C-2 commercial uses.

2. The General Plan Land Use Map designation for the subject property is Commerce/Business Park. Although the proposed land use is not consistent with the General Plan designation, an amendment is not required as the parcel is less than 10 acres in size.

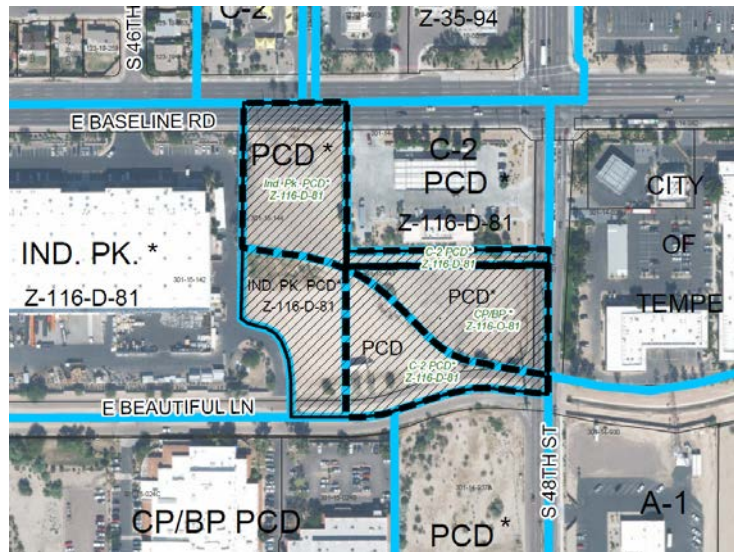


3. The subject property consists of three parcels which are currently vacant. The property has street frontage along Baseline Road, 48th Street, and Beautiful Lane. Both 48th Street and Beautiful Lane are private streets. The one-way traffic lanes along Beautiful Lane are bisected by the relocated Highline Canal right-of-way.

Please see Background Item #10 regarding 48th Street and Beautiful Lane.

SURROUNDING USES & ZONING

4. North of the subject property, across Baseline Road are commercial properties zoned C-2 which include a car wash, a restaurant with drive-through, and a gas station. North of and adjacent to a portion of the subject property is a gas station zoned C-2 PCD. This property is located within the Pointe at South Mountain Planned Community District.



East of the subject property is a gas station and commercial office complex. This property is located within the City of Tempe and bears Tempe's GID (General Industrial District) zoning designation.

South of the subject property, across the relocated Highline Canal right-of-way and Beautiful Lane, is a Commerce Park development zoned CP/BP PCD and vacant property zoned PCD (Approved Industrial Park PCD). These properties are located within the Pointe at South Mountain Planned Community District.

West of the subject property is a commerce park development zoned CP/BP PCD. This property is also located within the Pointe at South Mountain Planned Community District.

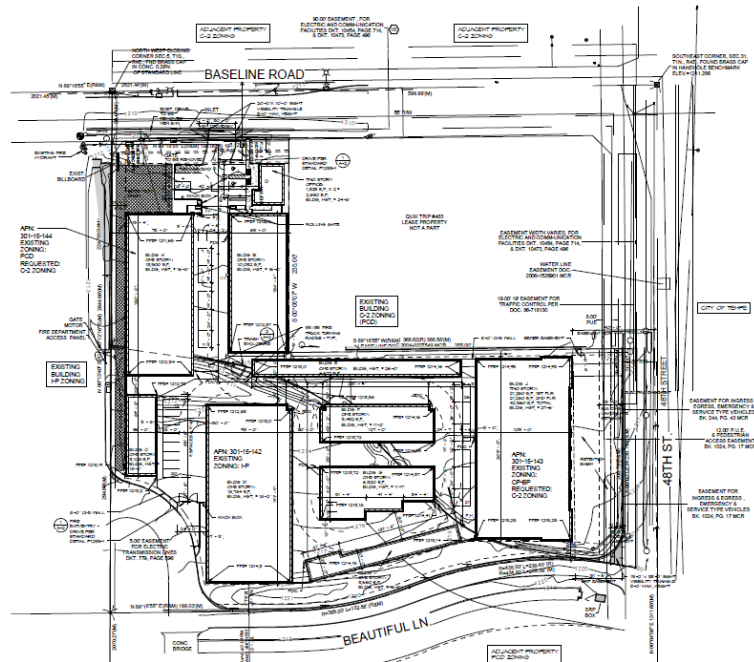
LAND USE

5. The proposed site plan and elevations propose the development of a self-service storage warehouse facility. This land use is permitted in the C-2 zoning district, subject to the approval of a Special Permit. The Special Permit request is for both the self-service storage warehouse use and all underlying C-2 commercial uses.

PROPOSAL

6. Site Plan

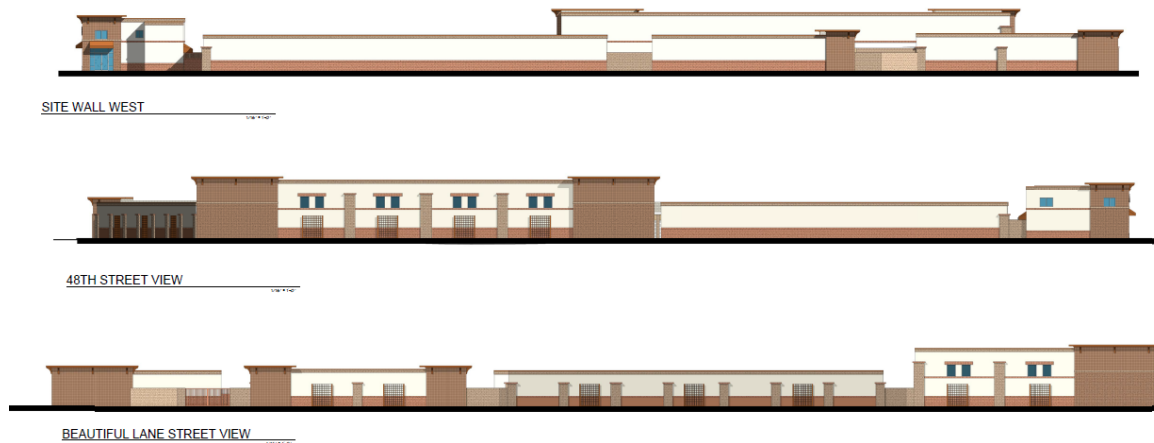
The applicant submitted a site plan that proposes a self-service storage warehouse facility consisting of one office building and nine individual storage buildings. Individual buildings range from 2,650 square-feet for the office building and between 3,108 to 42,560 square-feet for the storage buildings. Proposed lot coverage is 45.4%. Building heights range from 16 feet to 27 feet and 6 inches. Staff stipulations recommend general conformance to this site plan.



7. Elevations

The proposed elevations include a variety of architectural elements including view fencing, green screens, banding, tower elements, variations in the roof line, and various colors and building materials.

Staff stipulations require general conformance to the elevations with specific regard to these elements. The provision of these elements will create visual interest for the site and help to mitigate the impacts of the building massing on adjacent properties.



8. **Landscaping**

The applicant submitted a landscaping plan consisting primarily of sissoo, mesquite, eucalyptus, and acacia trees. On-site retention and landscaping is proposed, in part, along the east property line adjacent to 48th Street, setback approximately 50 feet. Staff stipulations recommend general conformance to the landscape plans.

AVIATION

9. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

STREET TRANSPORTATION

10. City of Phoenix Contract No. 143841 consists of a Development Agreement, entered into October 25, 2016, between the City of Phoenix, Charles Schwab & Co. Inc., the Pointe South Mountain Business Park Association, and other entities. The Development Agreement outlines terms and conditions which would convert 48th Street to a public street and establish responsibilities for related dedications, improvements, and maintenance of 48th Street.

Street Transportation Department stipulations require the developer to construct or provide funds in escrow for the roadway infrastructure for the length of the property, as per this Development Agreement.

11. Street Transportation Department stipulations require the developer to dedicate right-of-way totaling 55 feet for the west half of 48th Street for the length of the site per the City of Phoenix Modified Cross Section CM standards.

FLOODPLAIN

12. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2240 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

13. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

14. The City of Phoenix Archaeology Office, Parks & Recreation, Public Transit, and Water Services Departments have no concerns regarding the request.
15. 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 abandonment may be required.

Findings

1. The request is not consistent with the General Plan Land Use Map designation of Commerce/Business Park. However, an amendment is not required as the subject parcel is less than 10 acres.
2. The C-2 SP PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal would promote the development of a vacant parcel located along the Baseline Corridor.

Stipulations

1. The development shall be in general conformance with the site plan date stamped May 2, 2017 and landscape plan date stamped February 3, 2017, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped February 3, 2017, as approved by the Planning and Development Department, with specific regard to the following elements:

- a) Use of architectural treatments including view fencing, green screens, banding, and tower elements.
 - b) Use of a minimum of three colors.
 - c) Use of a minimum of three building materials.
 - d) Variations in the roof line.
- 3. Right-of-way totaling 55 feet shall be dedicated for the west half of 48th Street for the length of the site per the City of Phoenix Modified Cross Section CM standards, as approved by the Planning and Development Department.
 - 4. The developer shall be responsible for constructing or providing funds in escrow for the roadway infrastructure for the length of the property (as per the Development Agreement, City of Phoenix Contract No. 143841, as modified) including all existing off-site street improvements to include pavement, sidewalks, curb ramps, median islands, streetlights, driveways and all incidentals to current ADA guidelines.
 - 5. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.

Writer

Adam Stranieri

June 2, 2017

Team Leader

Joshua Bednarek

Exhibits

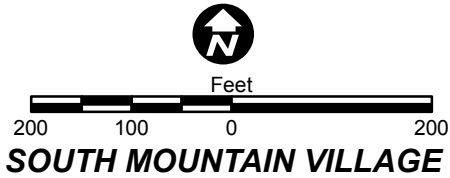
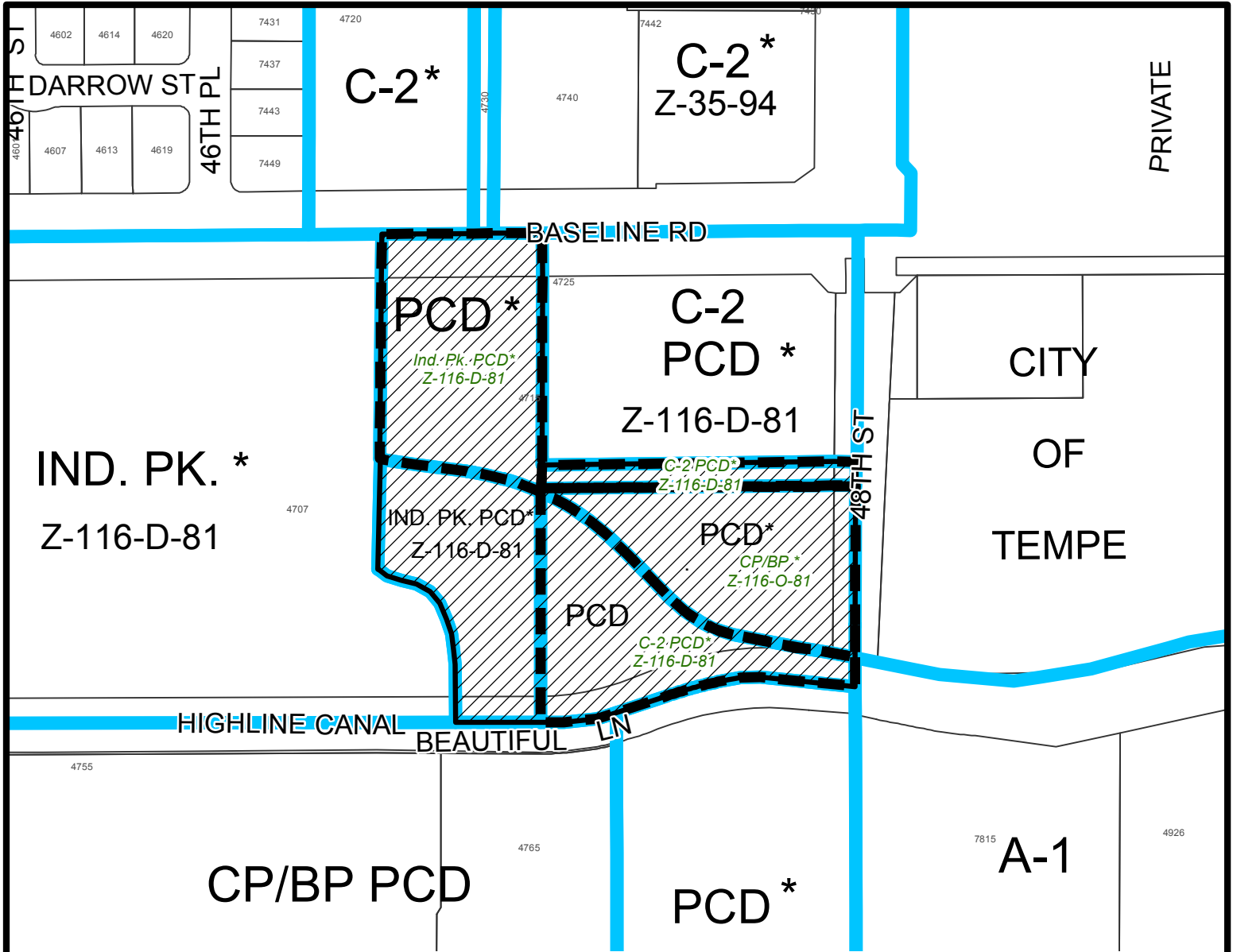
Zoning sketch

Aerial

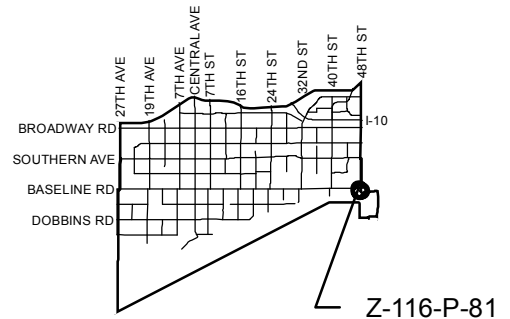
Site Plan Date Stamped May 2, 2017

Landscape Plan Date Stamped February 3, 2017

Elevations Date Stamped February 3, 2017



CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Dr. Gene Couturier

APPLICATION NO. Z-116-P-81

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

5.14 Acres

DATE: 03/24/2017

REVISION DATES:

05/04/2017

AERIAL PHOTO &
QUARTER SEC. NO.

QS 01-39

ZONING MAP

D-11

REQUESTED CHANGE:

FROM:

PCD (Approved C-2 PCD), (1.23 a.c.)
PCD (Approved Ind. Pk. PCD), (1.33 a.c.)
PCD (Approved CP/BP PCD), (1.28 a.c.)
Ind. Pk. PCD, (1.30 a.c.)

TO:

C-2 SP PCD, (5.14 a.c.)

MULTIPLES PERMITTED

PCD(App C-2 PCD), PCD (App Ind. Pk. PCD),
PCD (App. CP/BP PCD), Ind. Pk PCD

C-2 SP PCD

CONVENTIONAL OPTION

N/A(18), N/A(N/A), N/A(N/A), N/A

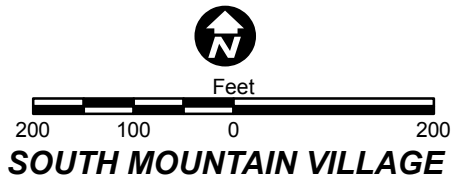
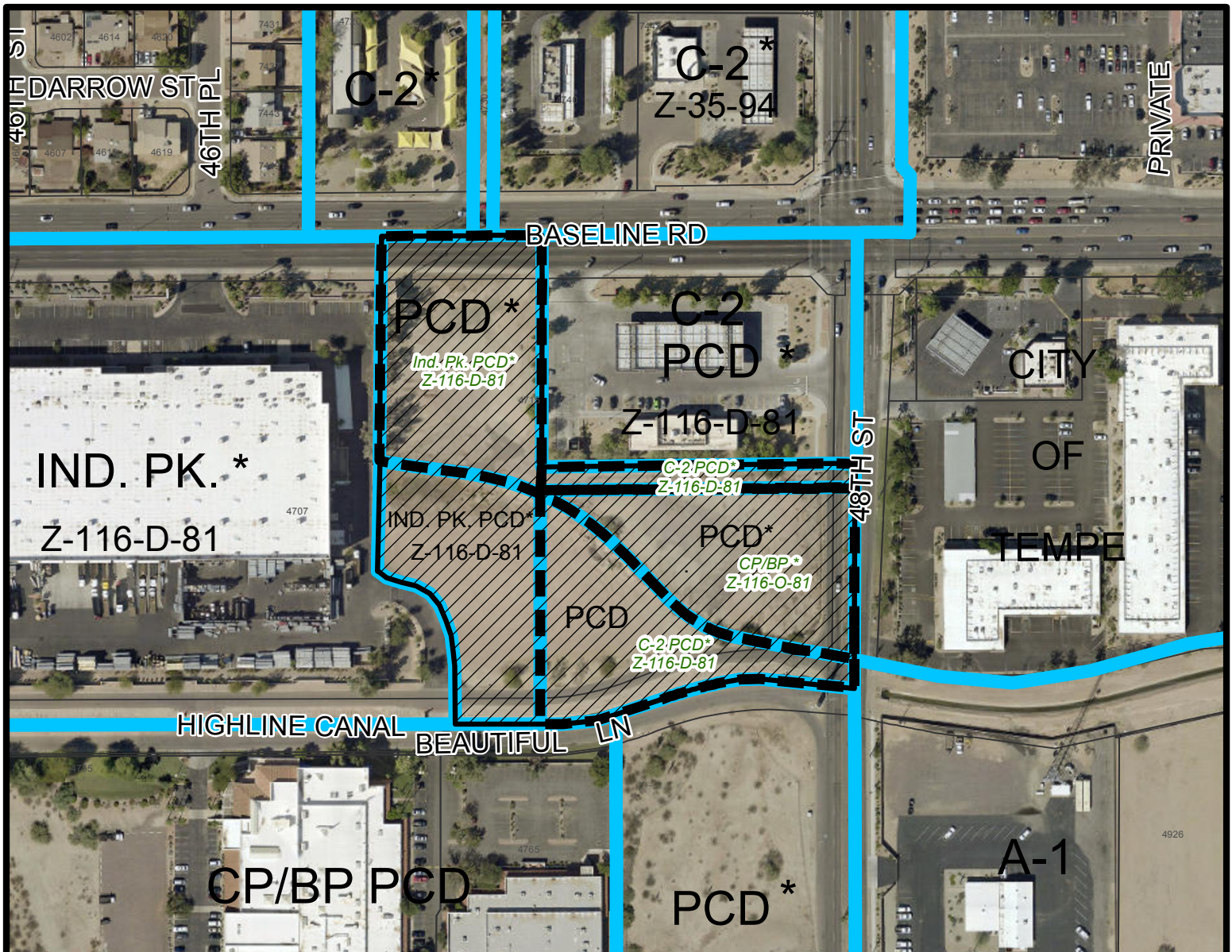
74

* UNITS P.R.D. OPTION

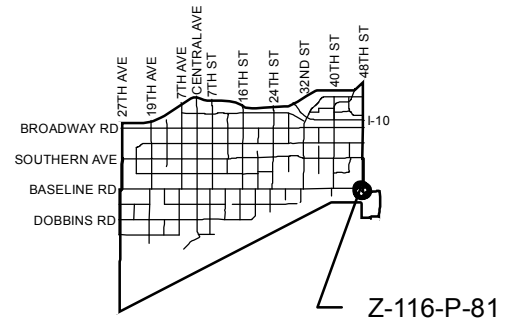
N/A(21), N/A(N/A), N/A(N/A), N/A

89

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



CITY COUNCIL DISTRICT: 6



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C-2 SP PCD, (5.14 a.c.)

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PCD(App C-2 PCD), PCD (App Ind. Pk. PCD),
PCD (App. CP/BP PCD), Ind. Pk PCD
C-2 SP PCD

CONVENTIONAL OPTION

N/A(18), N/A(N/A), N/A(N/A), N/A
74

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

N/A(21), N/A(N/A), N/A(N/A), N/A
89

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



NOTES:

FINAL BILLING PERMIT CANNOT BE OBTAINED UNTIL BONDS OR APPROVED ASSESSMENTS ARE PROVIDED FOR THE LANDSCAPES ALONG THE RIGHT OF WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR RENOVATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 400 EAST VAN DYKE AND CITY RECORDS/PERMITTER.

REMOVAL AND PARKING PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF NATURAL RESOURCES' LOW WATER USE PLANT LIST.

VEGETATION OWNERSHIP OF ANY PLANT MATERIAL REMOVED OR PLANTING RIGHT OF MAY OR CITY/NEIGHBOR.

REMOVAL OF ANY PARKS AND RECREATION DEPARTMENT MATERIALS PRIOR TO RENOVATION OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

REMOVAL ADJACENT TO FEDERAL PROPERTY OR FEDERAL HIGHWAY MUST BE APPROVED BY THE CITY OF PHOENIX CLEARANCE OF 6'-9".

PLANT LEGEND

4231 N. STATE HWY. 1
SUITE 101
IRVING, TX 75038
PHONE: 972-255-54
CONTACT: APRIL MOORE

1110 N. TATUM BLVD.
SUITE 1100
PHOENIX, AZ 85028
PHONE: 602-441-1909
CONTACT: KEN CORBES

SHEET INDEX

LO.1	COVER SHEET
L1.1	PLANTING PLAN
L2.1	IRRIGATION PLAN
L3.1	LANDSCAPE #

1100 N. TATUM BLVD.
SUITE 100
PHOENIX, AZ 85038
PHONE: 602-947-0993
CONTACT: KEN COBBS

SHEET INDEX

LO-1 COVER SHEET
L-1.1 PLANNING PLAN
L-1.2 IRRIGATION PLAN
L-1.3 LANDSCAPE
IRRIGATION DETAILS

[illegible][illegible]

	  	RED BIRD OF PARADISE CAECALPINA FLICHERNIA BRAZILIAN BAY FLOWER / DRYAN BEECH HERBERTA FLINNEA LEUCOPHYLLUS PROTESCENS SP. BAY RUELIA / RUELIA FENICULARIS BOGANVILLEA FLAME FLAME BOGANVILLEA
	  	ACCENTS RED YUCCA / RED YUCCA GIANT HERBERTA HERBERTA FLINNEA DEER GRASS / MULENBERGA GRASS ACTIONE ASATE ASIN FERNET TANGUT
	 	GROUNDCOVERS BLUE BELLS EVEL YUCCA YELLOW LANTANA LANTANA SP.
		YUCCA PINK SWEET / POPPANIA RICABOLINA
		DECOMPOSED GRANITE WANTED DESERT FLOW GRANITE EXPRESS, 2" MIN DEPTH REQUIRED IN ALL PLANTING AREAS.
		EXTING TREES TO REMAIN- SEE INVENTORY / S/L/VASE PLAN SALVAGED TREE- SEE INVENTORY / S/L/VASE PLAN
		SEE APPROVED TREES

4713 E. BASELINE RD.
PHOENIX, ARIZONA

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

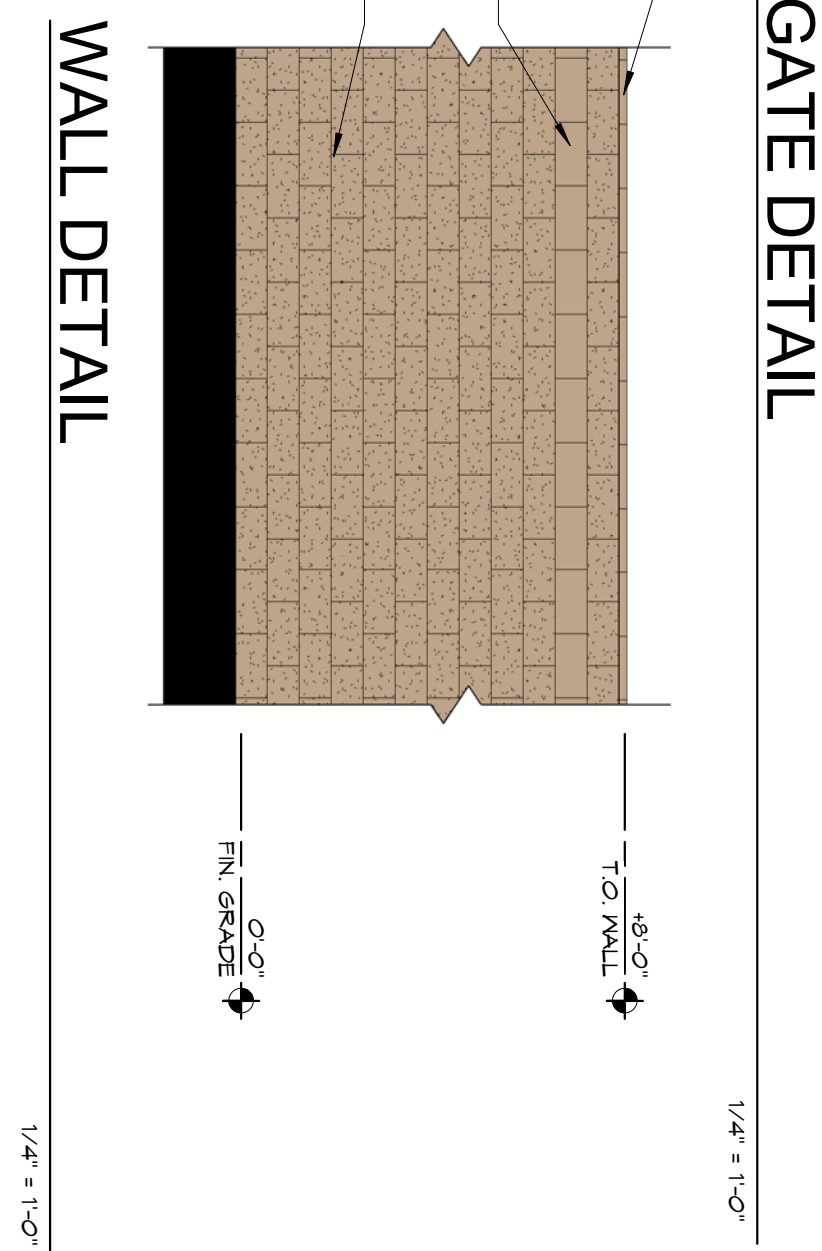
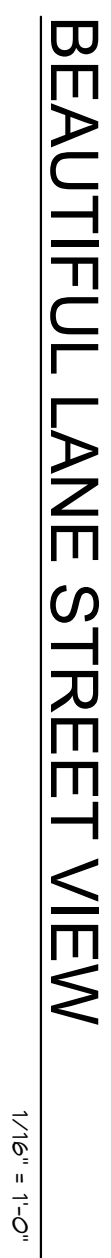
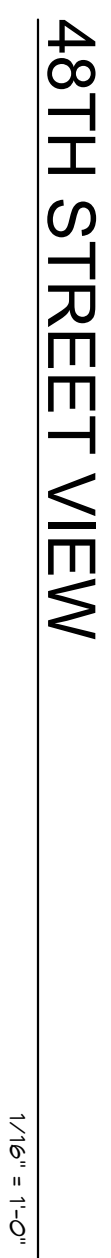
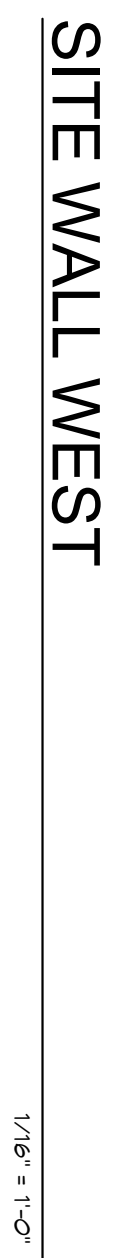
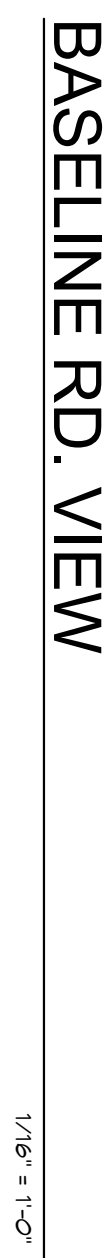
JOB NO. 16-02
DATE: 1-31-2017
DRAWN BY: KC
CHECKED BY: TM
REVISIONS: _____

PL 1.0



McGough Group
Leadership • Architecture • Design
 10444 Janss • 580 West
 Peoria and Janss
 11110 N Tatum Blvd.
 Suite 100
 Phoenix, Arizona
 850268
 602-987-9093
 602-987-9031 fax
 E-Mail: Thomson@mcgough.com

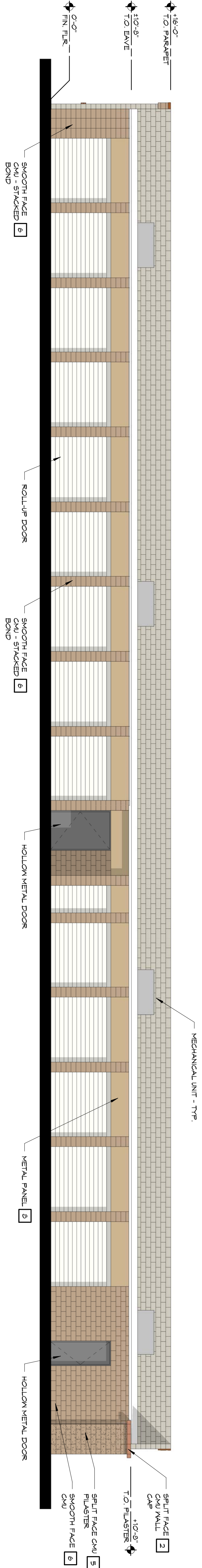




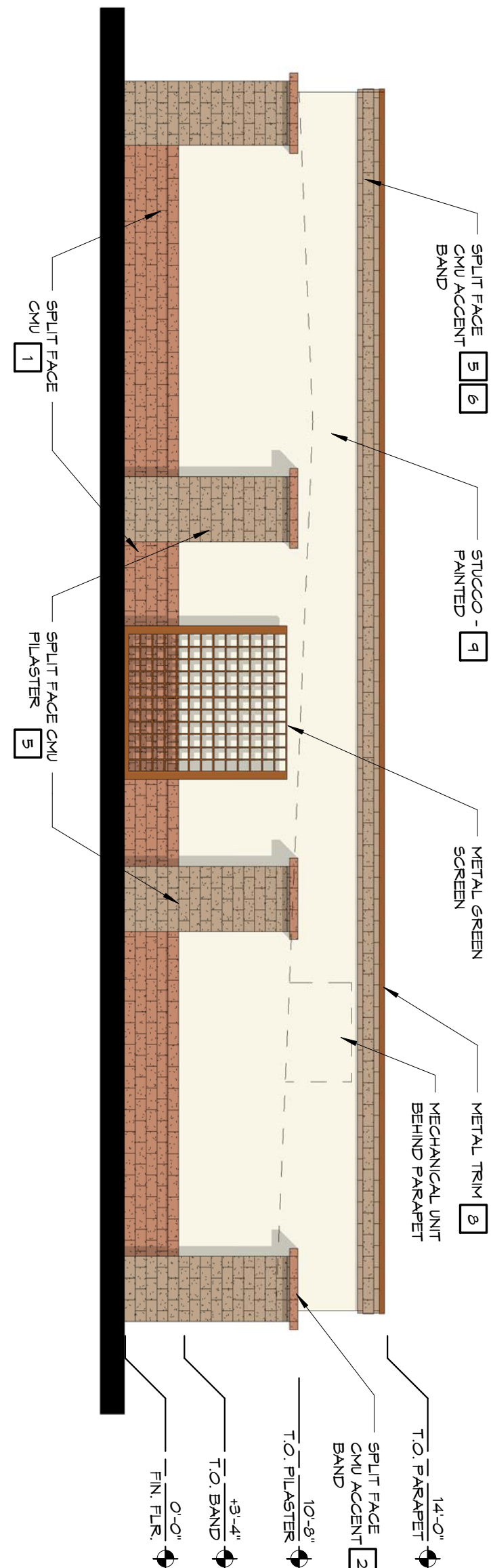
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	3	CUTLY BLOCK - SINGLE RIB BY SUPERLITE
	4	CUTLY BLOCK - SCORE FLAKE BY SUPERLITE
	5	CUTLY BLOCK - BROWN SPITFACE SINGLE SCORE BLOCK PURPLE FLAKE BY SUPERLITE
	6	CUTLY BLOCK - BROWN SPITFACE BLOCK - TERESA BROWN BY SUPERLITE
	7	CUTLY BLOCK - BROWN SMOOTH FACE BLOCK TERESA BROWN BY SUPERLITE
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	8	STANDING SEMI METAL - COPPER
METAL PANEL		
	9	INTEGRATED COLOR - SINGLE PANEL BY MCGI SIGNATURE 200 FINISH
METAL ELMSHINGTON		
	4	METAL ACCENT - PAINTED - TO MATCH COPPER
STUCCO		
	10	STUCCO - PAINTED - ACACIA WHITE OC-35 BROWN MOORE
	11	STUCCO - PAINTED - DECORATES AFTER SMOOTH SHEPHERD WILLIAMS

REGISTERED PROFESSIONAL ENGINEER
 49821
 BRIAN THOMAS
 JOHNS
 Date Signed 1/31/17
 ARIZONA, U.S.A.

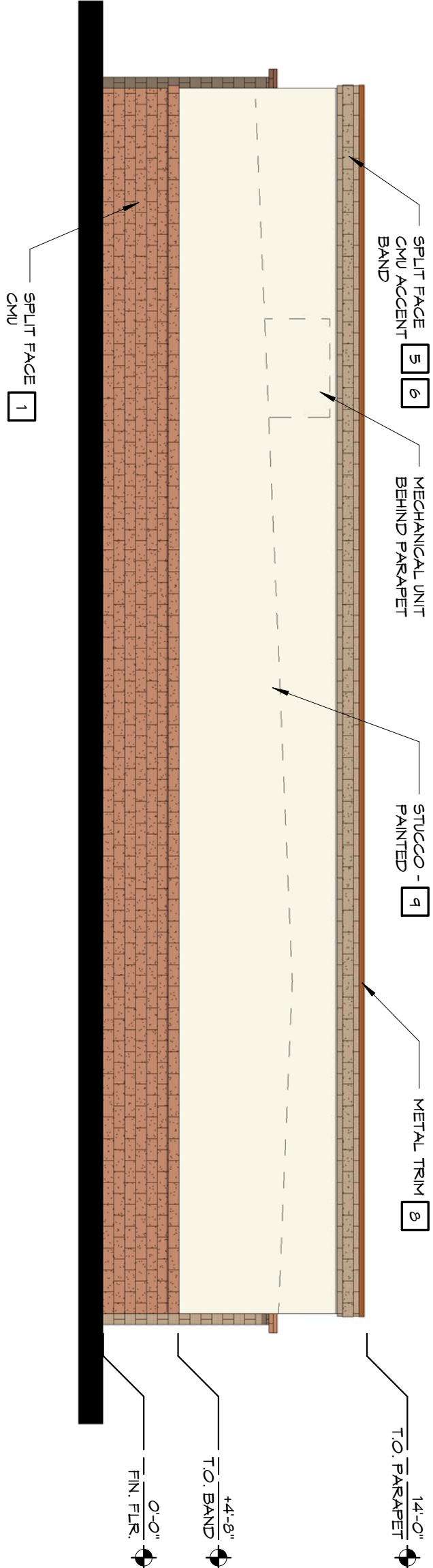
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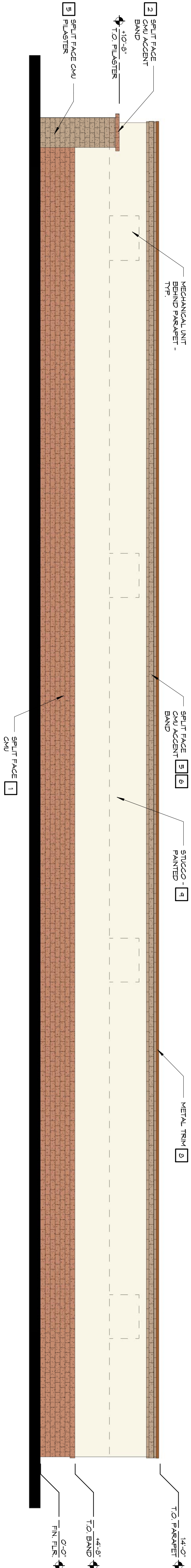
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BUILDING A NORTH



BUILDING A SOUTH

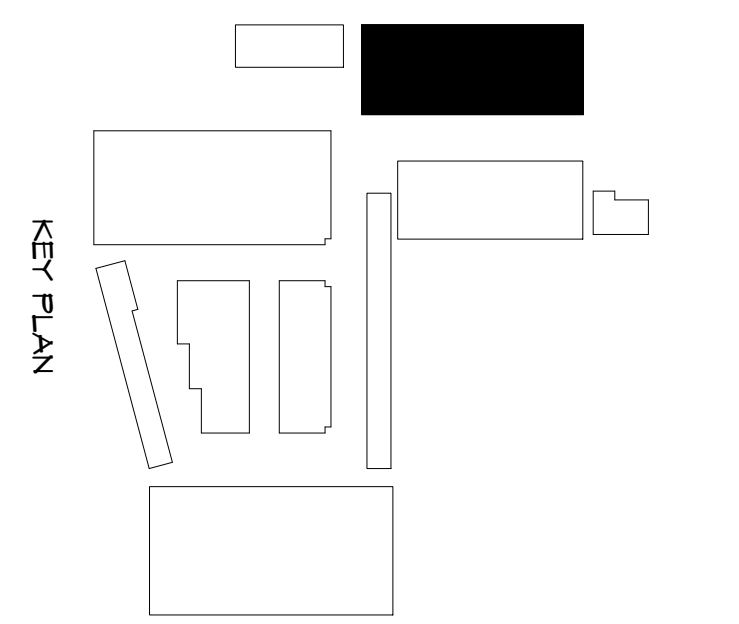


BUILDING A WEST

COLOR LEGEND

- 1 - C-XLU BLOCK
- 2 - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE
- 3 - C-XLU CAP
- 4 - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE
- 5 - C-XLU BLOCK
- 6 - BROWN SMOOTHFACE SINGLE PORE BLOCK - PEARLE HAZE BY SUPERLITE
- 7 - C-XLU BLOCK
- 8 - BROWN SPLITFACE SINGLE PORE BLOCK - PEARLE HAZE BY SUPERLITE
- 9 - C-XLU BLOCK
- 10 - BROWN SPLITFACE BLOCK - TIERA BROWN BY SUPERLITE
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SHEET
A-15
OF

REVISION	DESCRIPTION	DATE
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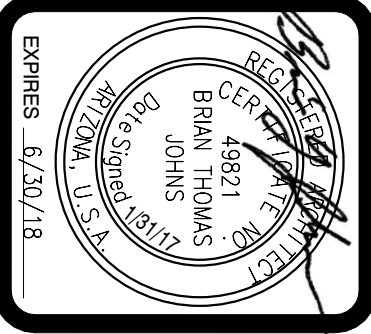
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FOR
ASSURED SELF-STORAGE
4715 E. BASELINE RD, PHOENIX, AZ 85042

1		- CXL BLOCK - RED SPITFACE BLOCK - SIDON RED BY SUPRLE
2		- CXL CAP - RED SPITFACE BLOCK - SIDON RED BY SUPRLE HATCHER CONSOLE
3		- CXL BLOCK - CXL SMOOTHFACE SINGLE SCORE BLOCK - FACE HATCH BY SUPRLE
4		- CXL BLOCKS CXL SPITFACE SINGLE FURNITURE HATCH BY SUPRLE
5		- CXL BLOCK - BROWN SPITFACE BLOCK - TERESA BROWN BY SUPRLE
6		- CXL BLOCK - BROWN SMOOTH FACE BLOCK TERESA BROWN BY SUPRLE
METAL FINISHING		
7		- STANDING SEAM METAL - COPPER METALLIC
METAL PANEL		
8		- INTEGRATED COLOR - SACILE PANEL BY MCG SILVERLINE 200 FINISH
METAL FLASHING/STRIM		
9		- METAL ACCENT - PAINTED - TO MATCH CONTRAST
STUCCO		
10		- STUCCO - PAINTED - ACADIA WHITE CO-39 BENJAMIN MOORE
11		- STUCCO - PAINTED - DISCRETS AFTER SHOOT SHERWIN WILLIAMS

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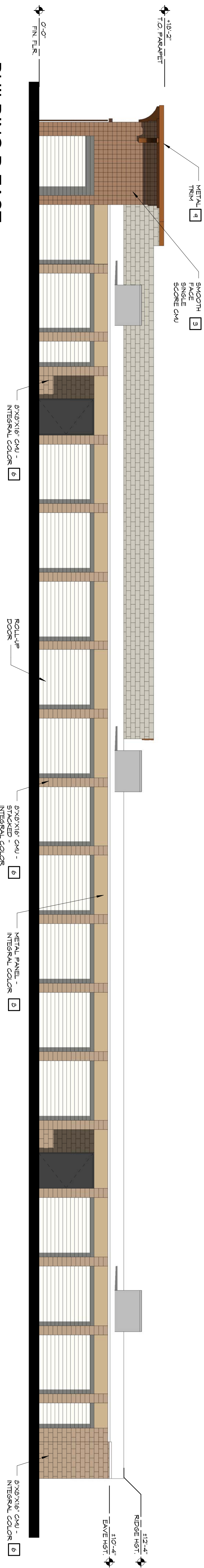
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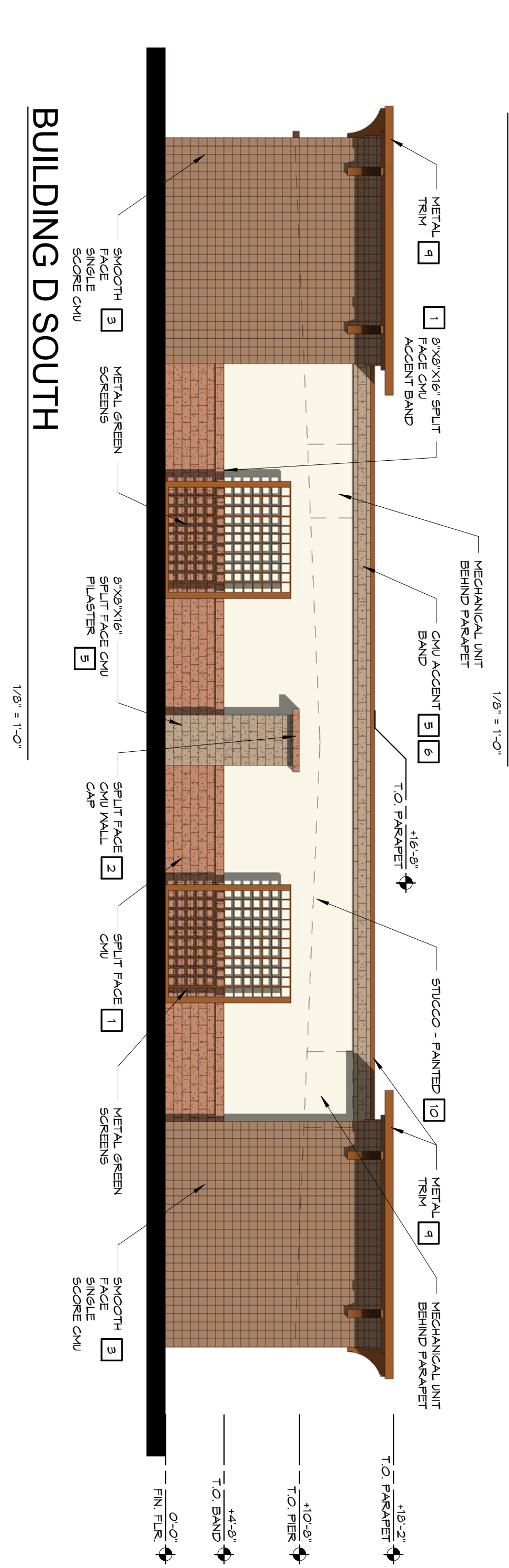
KEY PLAN

SHEET
A-16
OF

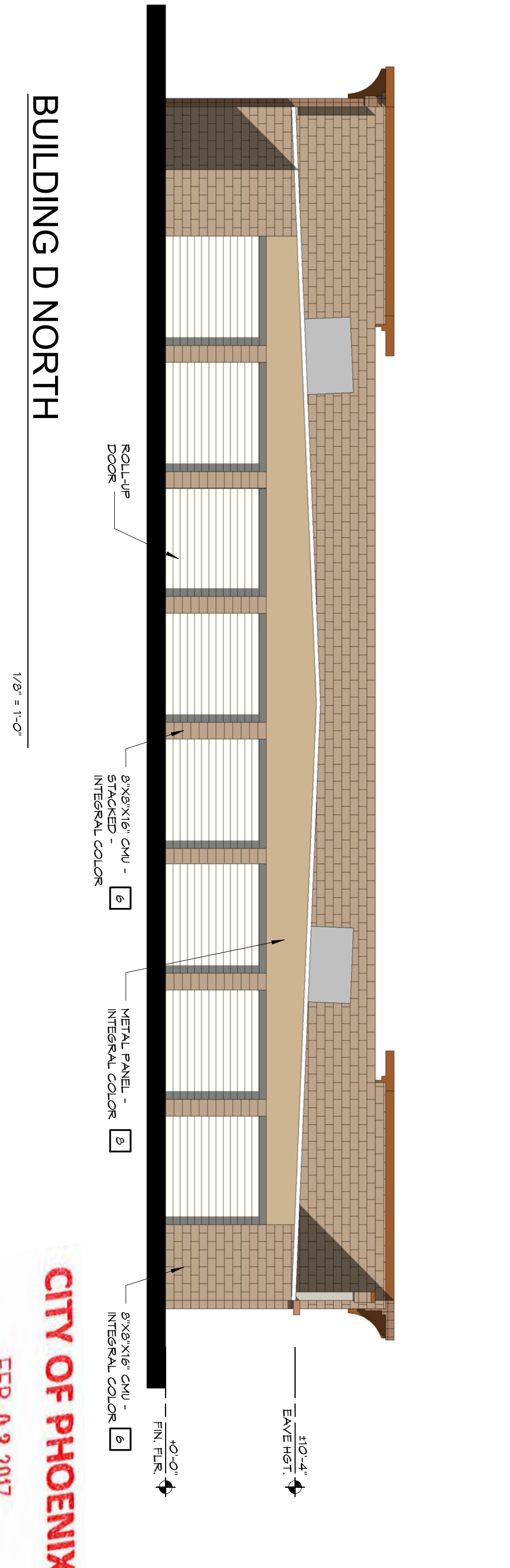
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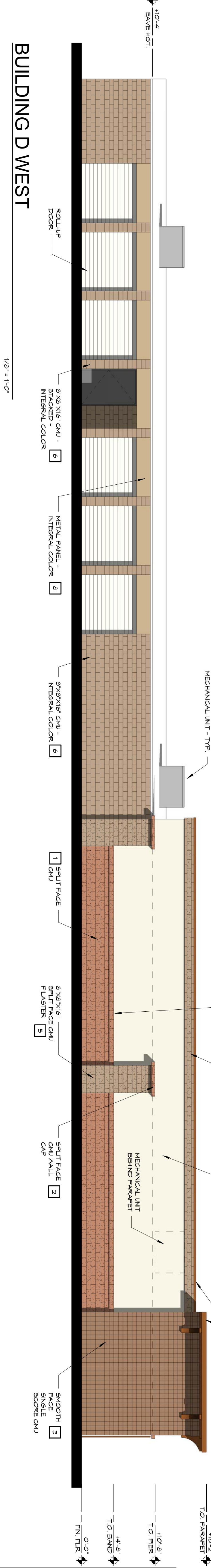
BUILDING D EAST



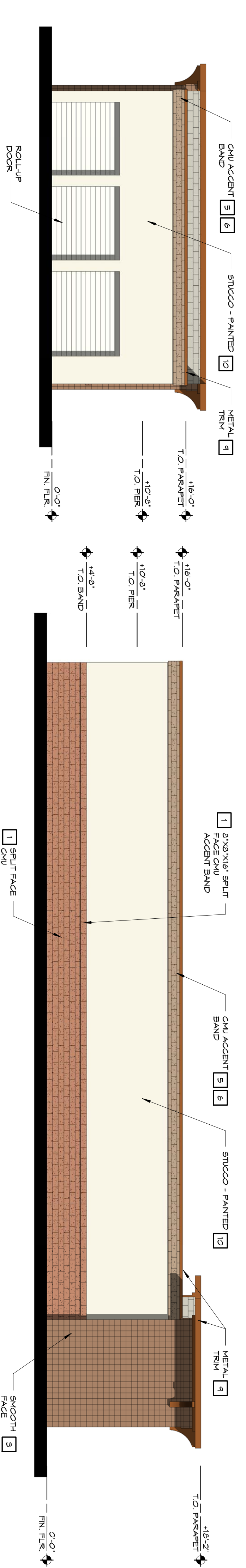
BUILDING D SOUTH



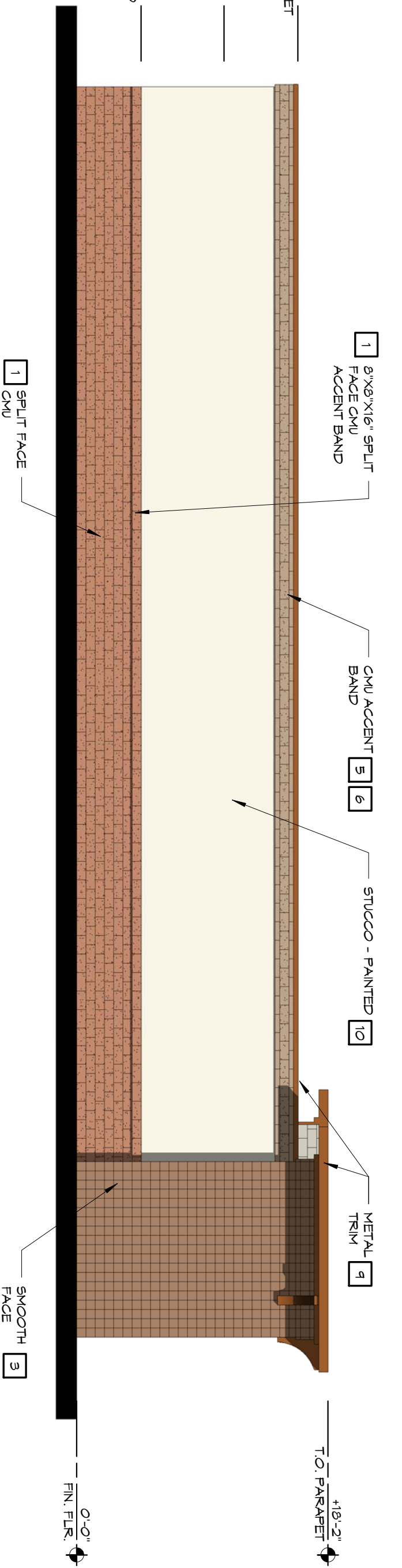
BUILDING D NORTH



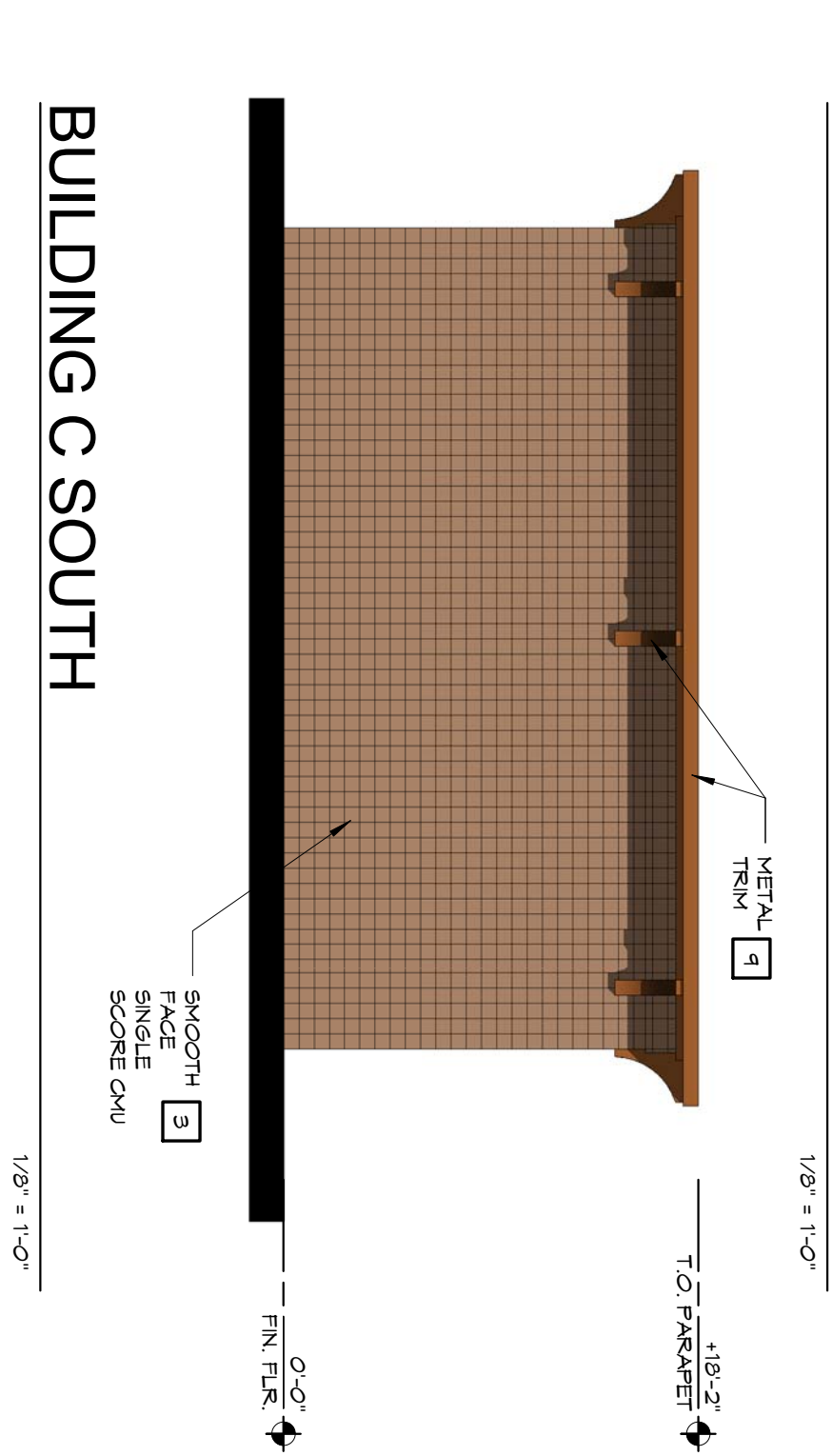
BUILDING D WEST



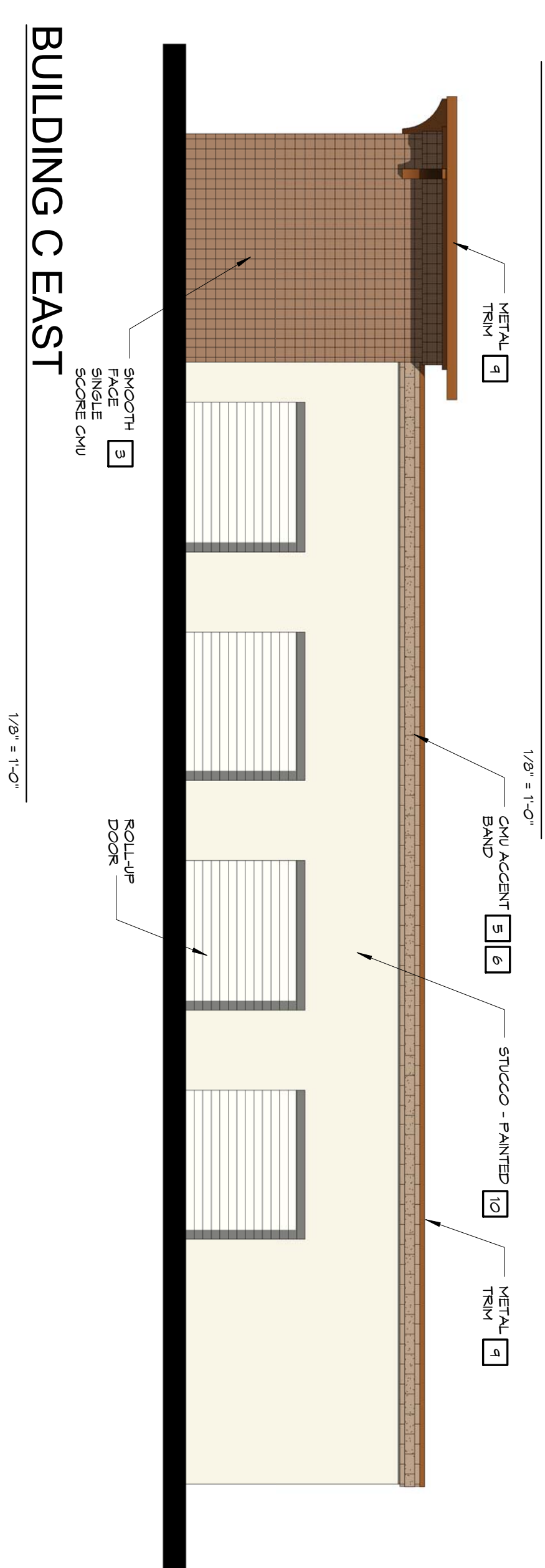
BUILDING C NORTH



BUILDING C WEST



BUILDING C SOUTH

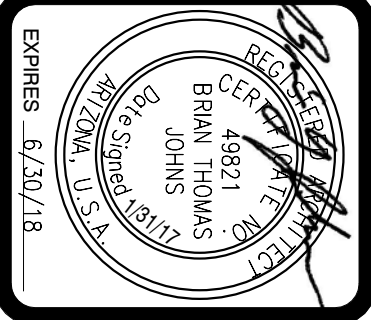


BUILDING C EAST

COLOR LEGEND

- 1 - CMU BLOCK - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE
- 2 - CMU CAPE - RED SPLITFACE BLOCK - SEDONA RED BY SUPERLITE
- 3 - CMU BLOCK - BROWN SMOOTHFACE SINGLE SCORE BLOCK - TERRA BROWN BY SUPERLITE
- 4 - CMU BLOCK - PURPLE HAZE BY SUPERLITE
- 5 - CMU BLOCK - TERRA BROWN BY SUPERLITE
- 6 - CMU BLOCK - TERRA BROWN BY SUPERLITE
- 7 - STANDING SEAM METAL - COPPER METALLIC
- 8 - METAL PANEL - INTEGRATED COLOR - SIGNATURE 200 FINISH
- 9 - METAL FLASHING/TRIM - PAINTED - TO MATCH
- 10 - STUCCO - PAINTED - ACADIA WHITE CC-30
- 11 - STUCCO - PAINTED - DECOROUS ANTER SMOOTH

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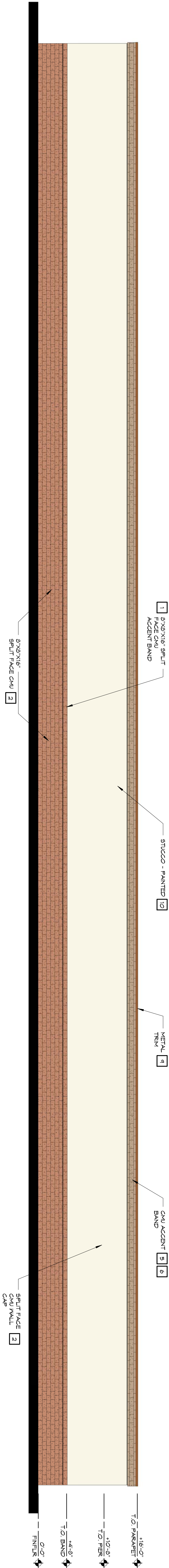
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3	1/31/17	DRAWN BY: BTJ
4	1/31/17	JOB NO: 1542
5	1/31/17	PROJECT: BUILDING 'C' & 'D' ELEVATIONS



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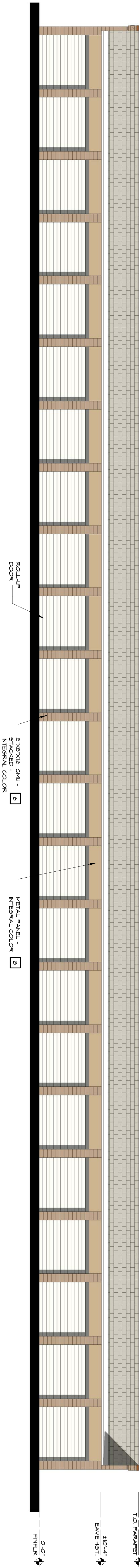
A NEW SELF-STORAGE FACILITY
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4715 E. BASELINE RD, PHOENIX, AZ 85042

SHEET
A-17
OF



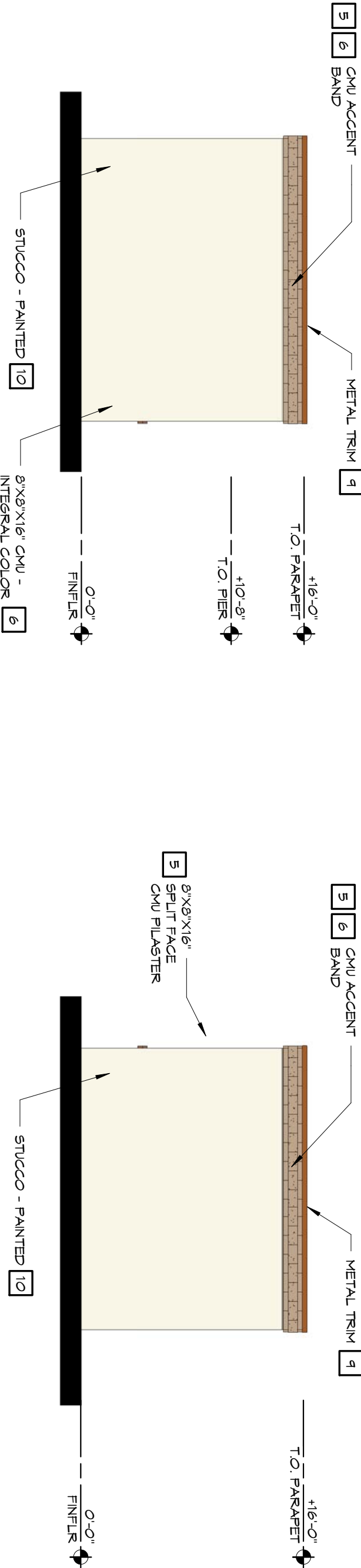
BUILDING E NORTH

1/8" = 1'-0"



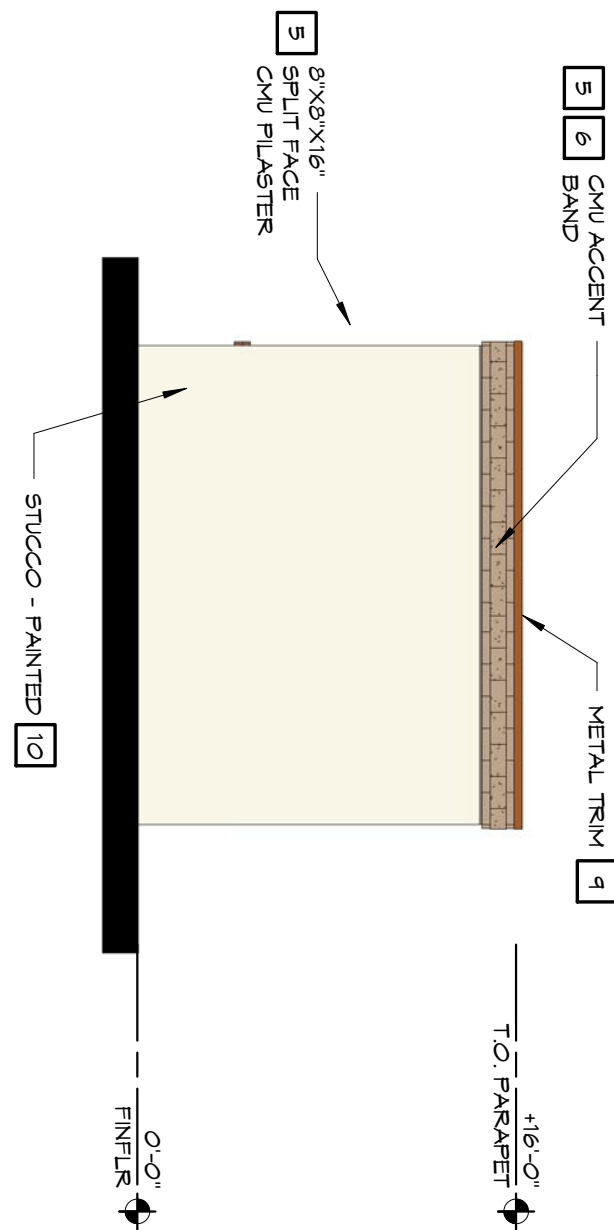
BUILDING E SOUTH

1/8" = 1'-0"



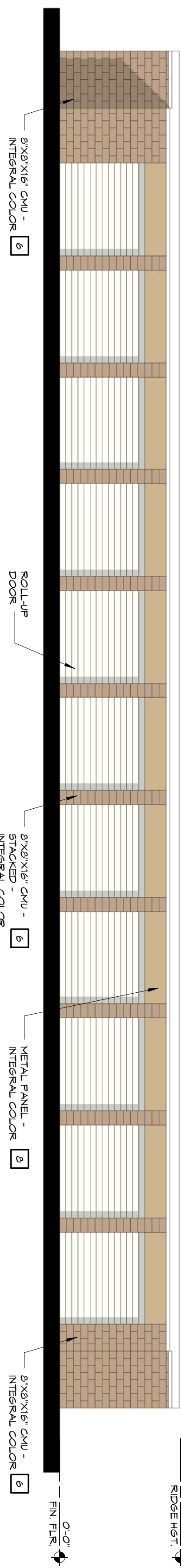
BUILDING E EAST

1/8" = 1'-0"



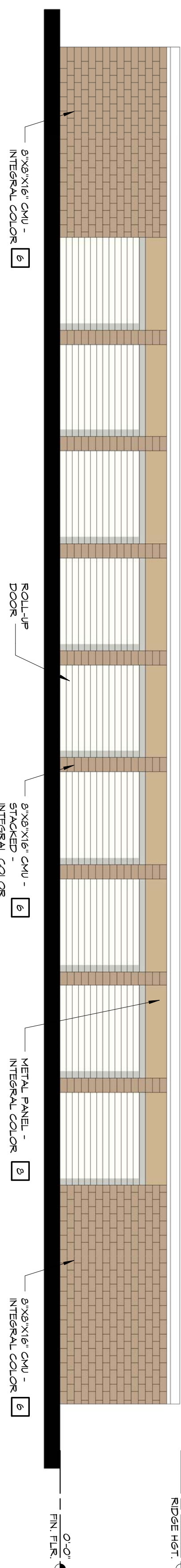
BUILDING E WEST

1/8" = 1'-0"



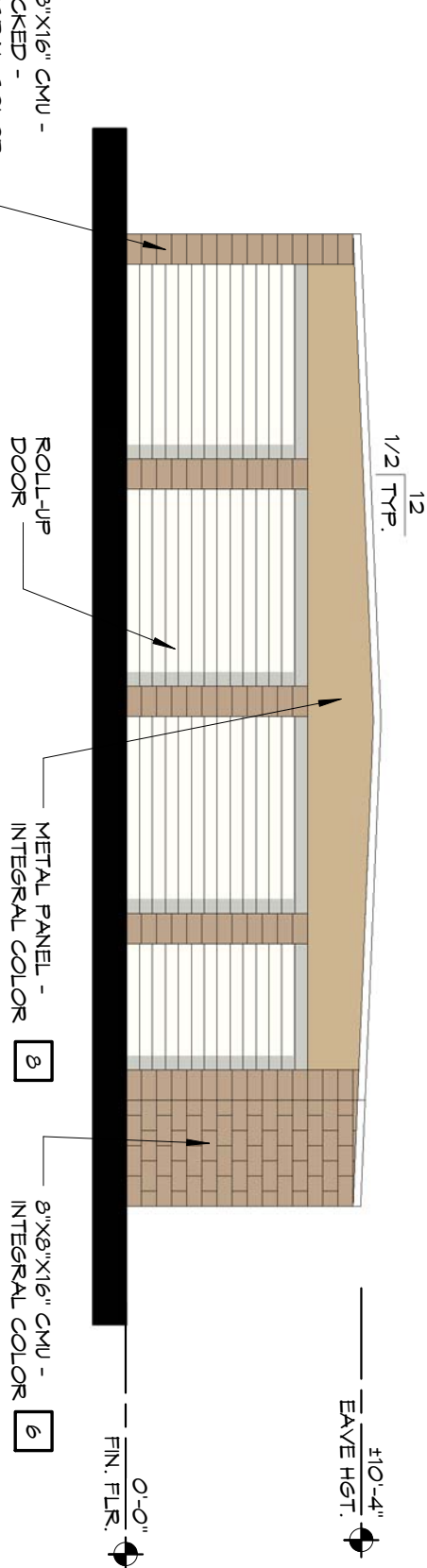
BUILDING F NORTH

1/8" = 1'-0"



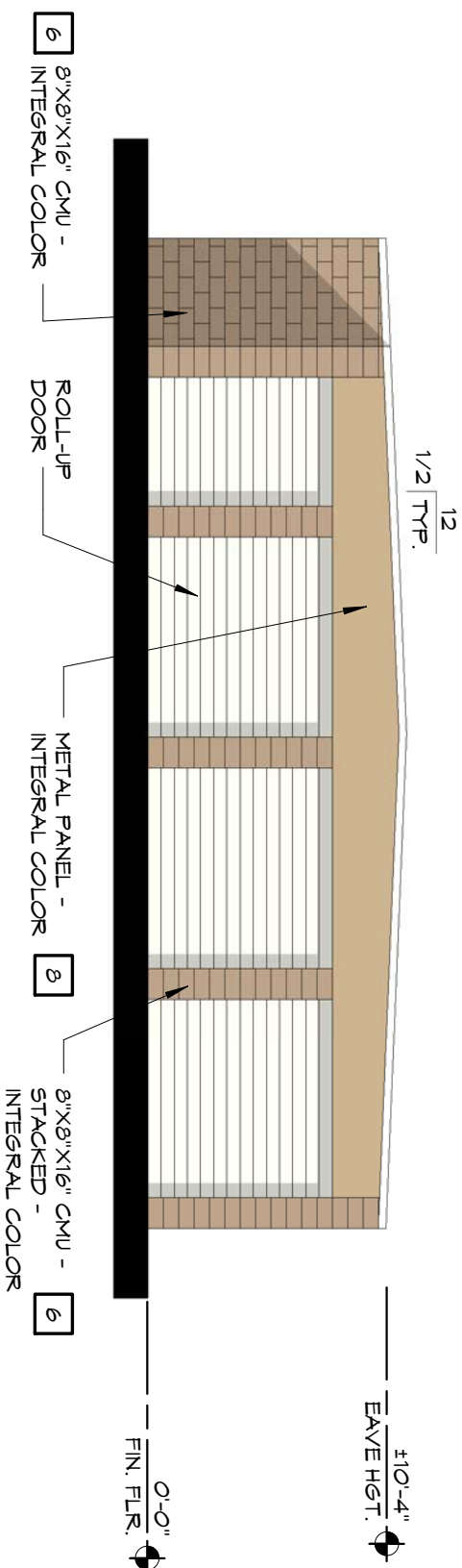
BUILDING F SOUTH

1/8" = 1'-0"



BUILDING F EAST

1/8" = 1'-0"



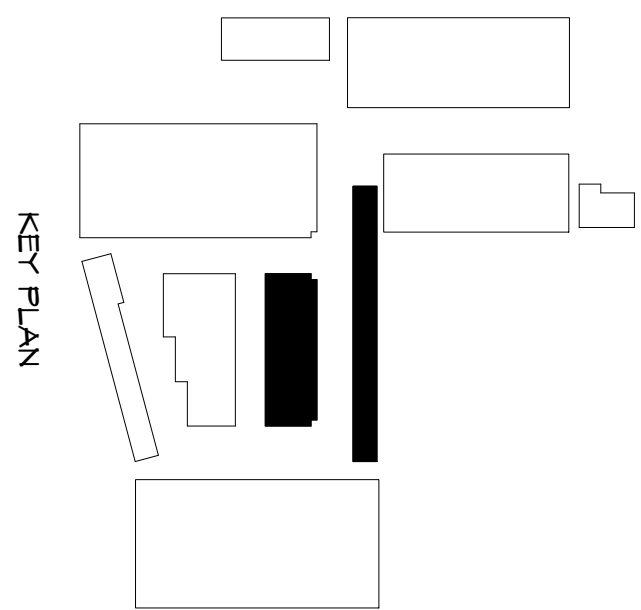
BUILDING F WEST

1/8" = 1'-0"

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COLOR LEGEND

- 1 - CULU BLOCK - RED SPITFACE BLOCK - SEDONA RED BY SUPERLITE
- 2 - CULU CAP - RED SPITFACE BLOCK - SEDONA RED BY SUPERLITE - HEADER COURSE
- 3 - CULU BLOCK - BROWN SPITFACE SINGLE SCORE BLOCK - PAPERLE HAZE BY SUPERLITE
- 4 - CULU BLOCK - BROWN SPITFACE SINGLE PAPERLE HAZE BY SUPERLITE
- 5 - CULU BLOCK - RED SPITFACE BLOCK - TERRA BROWN BY SUPERLITE
- 6 - CULU BLOCK - BROWN SMOOTH FACE BLOCK - TERRA BROWN BY SUPERLITE
- 7 - METAL FLASHING/TRIM
- 8 - METAL FLASHING/TRIM
- 9 - METAL FLASHING/TRIM
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- 11 - METAL FLASHING/TRIM



REVISION	DESCRIPTION	DATE
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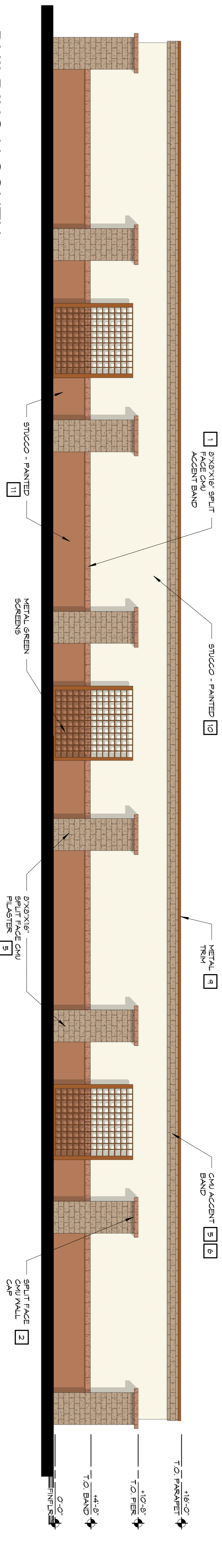
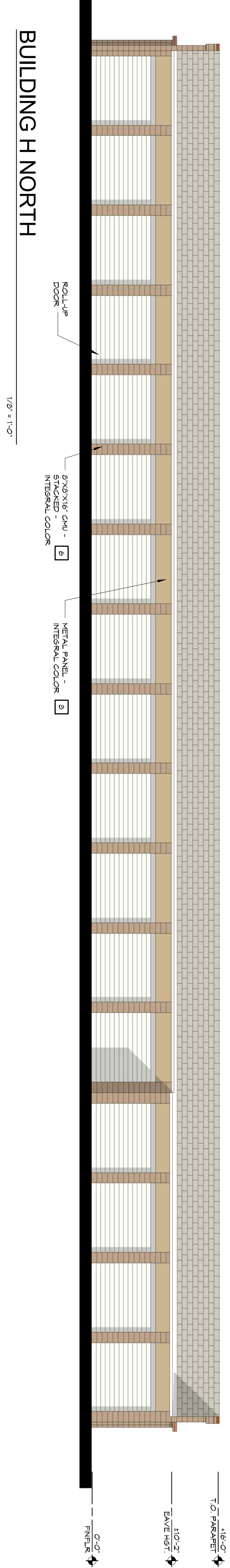
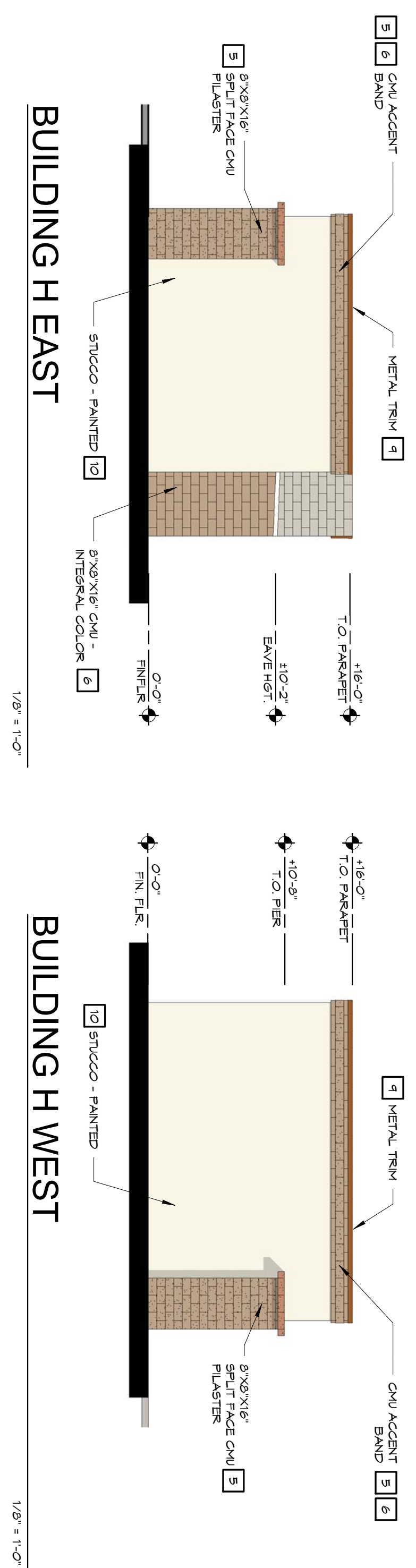
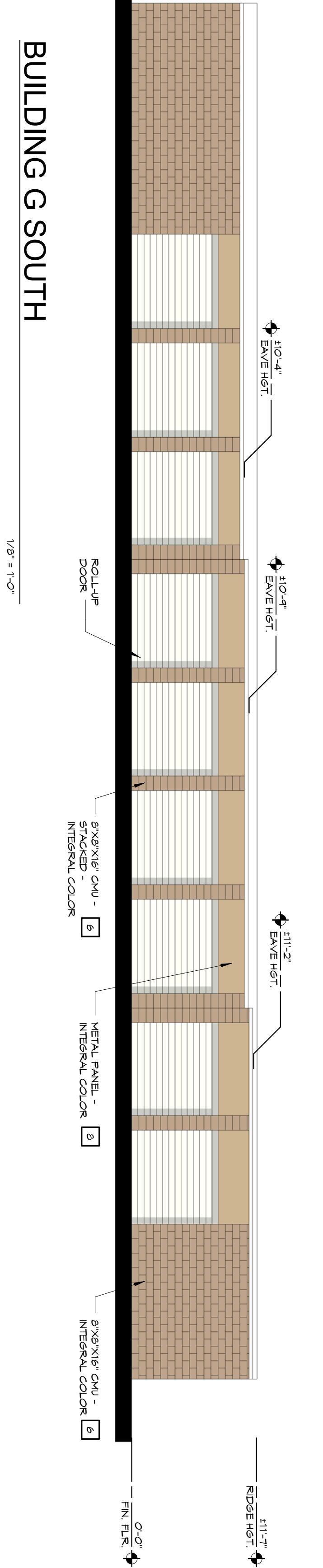
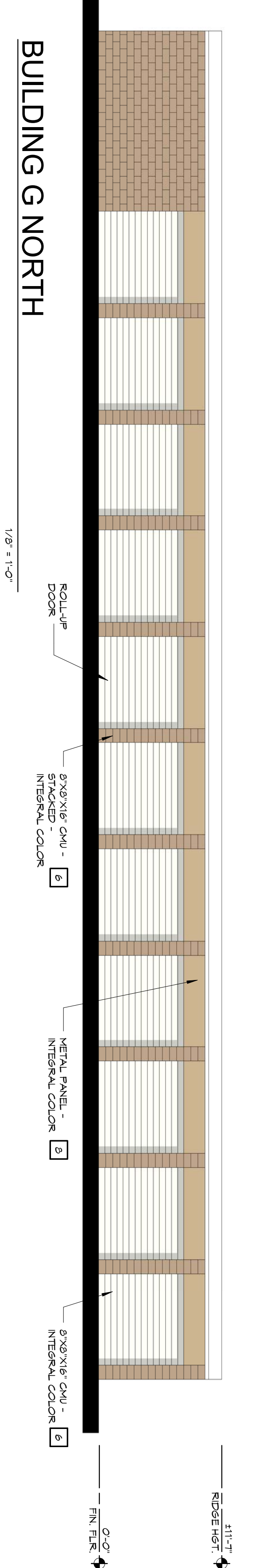
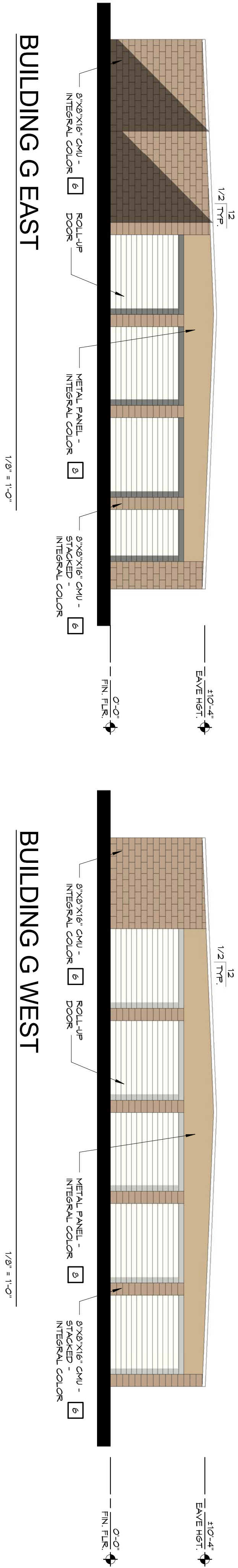
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ZONING





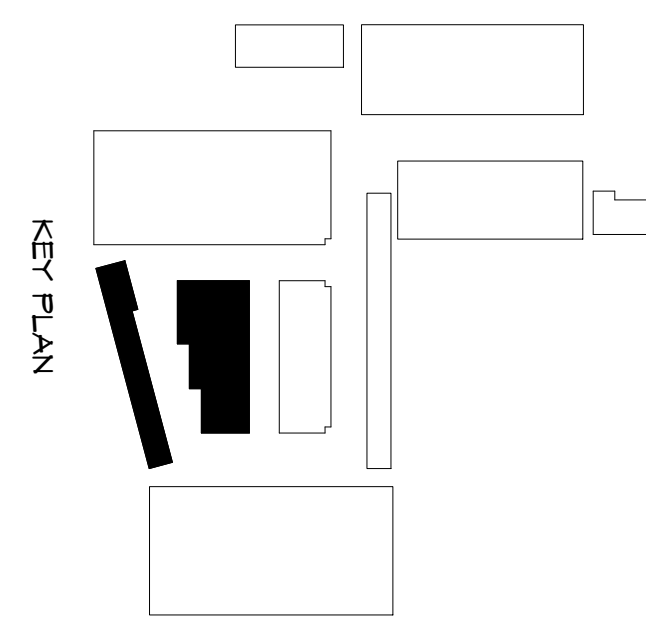
COLOR LEGEND

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- 4 - 6'x12' BLOCK - BROWN RED BY SUPERLITE
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- 9 - 6'x12' BLOCK - BROWN RED BY SUPERLITE
- 10 - 6'x12' BLOCK - BROWN RED BY SUPERLITE
- 11 - 6'x12' BLOCK - BROWN RED BY SUPERLITE

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Planning & Development
Department

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KEY PLAN



Professional seal and signature of the architect, including the date and project name.

REVISION	DESCRIPTION	DATE
1	BUILDING 'G' & 'H' ELEVATIONS	

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A NEW SELF-STORAGE FACILITY
FOR
ASSURED SELF-STORAGE
4715 E. BASELINE RD, PHOENIX, AZ 85042

COLOR LEGEND

- 1

C-ULU BLOCK -
RED SPLT FACE BLOCK -
SECTION RED BY SUPERLITE
- 2

C-ULU CAPE
RED SPLT FACE BLOCK -
HEADER COURSE
SUPERLITE
- 3

C-ULU BLOCK
BROWN SMOOTH FACE SINGLE
PANEL MADE BY SUPERLITE
- 4

C-ULU BLOCK
BROWN SPLT FACE SINGLE
SCORE BLOCK -
PANEL MADE BY SUPERLITE
- 5

C-ULU BLOCK
BROWN SPLT FACE BLOCK -
TERRA BROWN BY SUPERLITE
- 6

C-ULU BLOCK
TERRA BROWN BY SUPERLITE
- 7

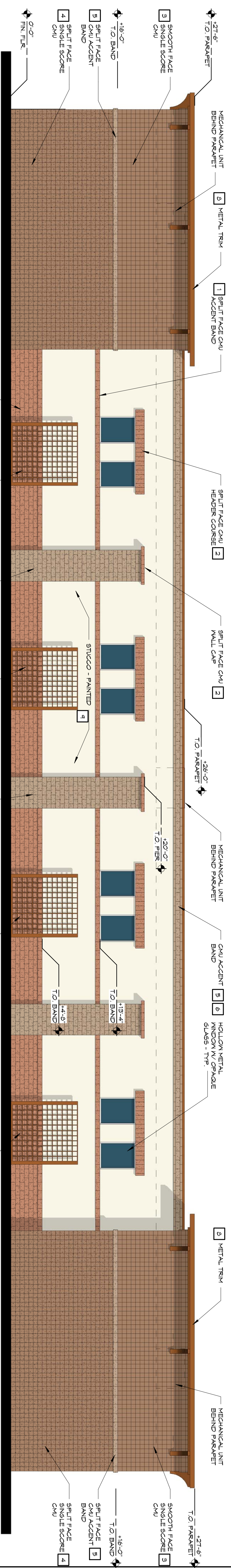
METAL AWNING
- STANDING SEAM METAL -
COPPER METALLIC
- 8

METAL PANEL
- INTERGRADED COLOR -
SADDLE TAN BY HBCI
SIGNATURE 200 FINISH
- 9

METAL FLASHING/TRIM
- METAL ACCENT -
PAINTED - TO MATCH
COPPER
- 10

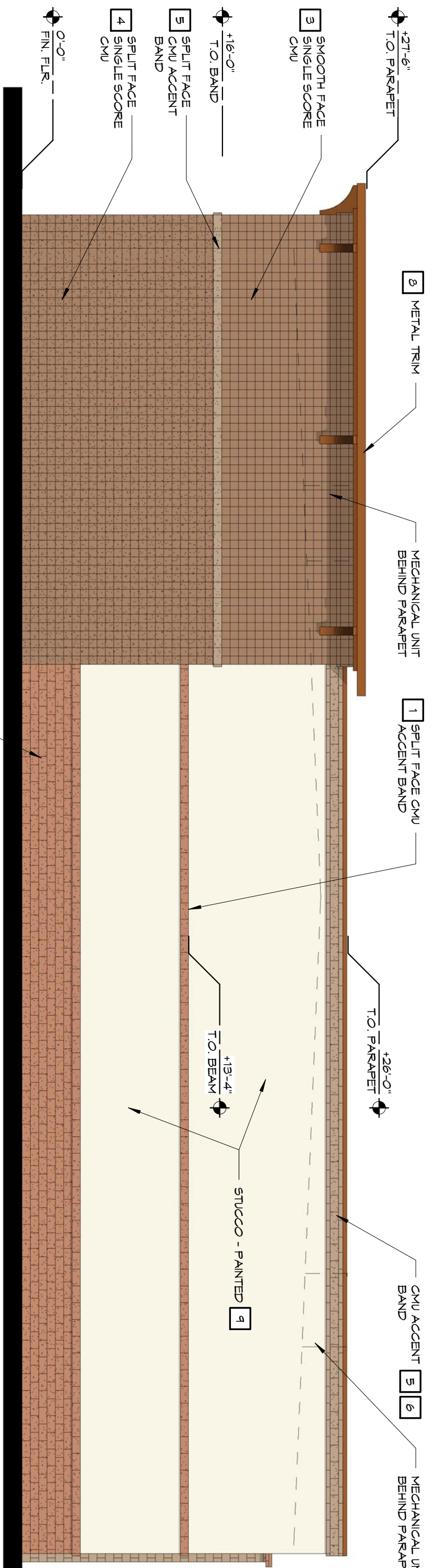
STUCCO
- STUCCO - PAINTED -
BROWN WOODS
- STUCCO - PAINTED -
BROWN WALLS
- 11

STUCCO
- STUCCO - PAINTED -
BROWN WALLS



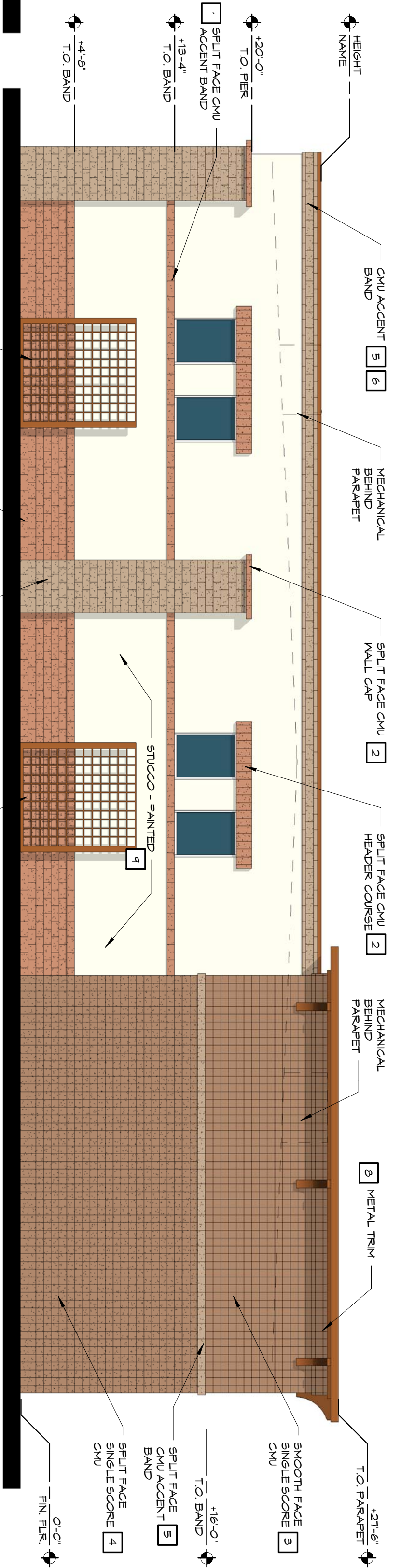
BUILDING J EAST

1/8" = 1'-0"



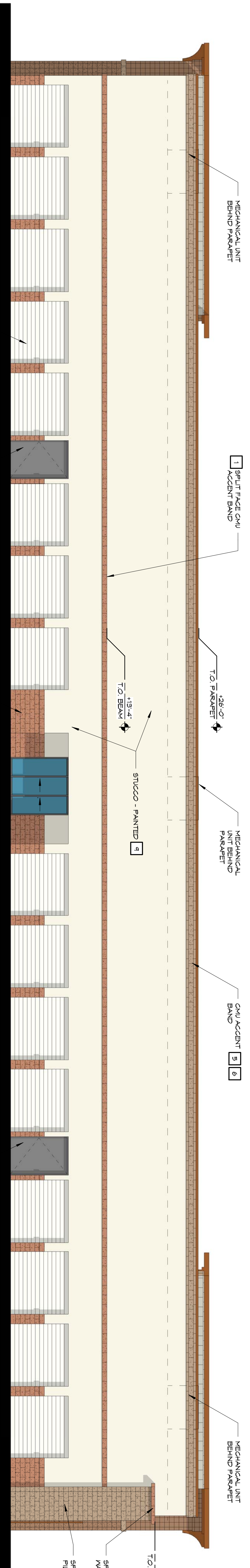
BUILDING J NORTH

1/8" = 1'-0"



BUILDING J SOUTH

1/8" = 1'-0"



BUILDING J WEST

1/8" = 1'-0"

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KEY PLAN

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CITY OF PHOENIX

FEB 03 2017

Planning & Development
Department

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COLOR LEGEND

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- CXXL BLOCK -
RED SPALLFACE BLOCK -
SEDONA RED BY SUPERLITE
- 2

- CXXL CABE -
RED SPALLFACE BLOCK -
SEDONA RED BY SUPERLITE
HEADER COURSE
- 3

- CXXL BLOCK -
BROWN SMOOTHFACE SINGLE
SCORE BLOCK -
FANTLE HAZE BY SUPERLITE
- 4

- CXXL BLOCK -
BROWN SMOOTHFACE SINGLE
PARELE HAZE BY SUPERLITE
- 5

- CXXL BLOCK -
BROWN SPALLFACE BLOCK -
TERRA BROWN BY SUPERLITE
- 6

- CXXL BLOCK -
BROWN SMOOTHFACE BLOCK -
TERRA BROWN BY SUPERLITE
- 7

- STANDING SEAM METAL -
METAL AWNING
- 8

- METAL PANEL
- 9

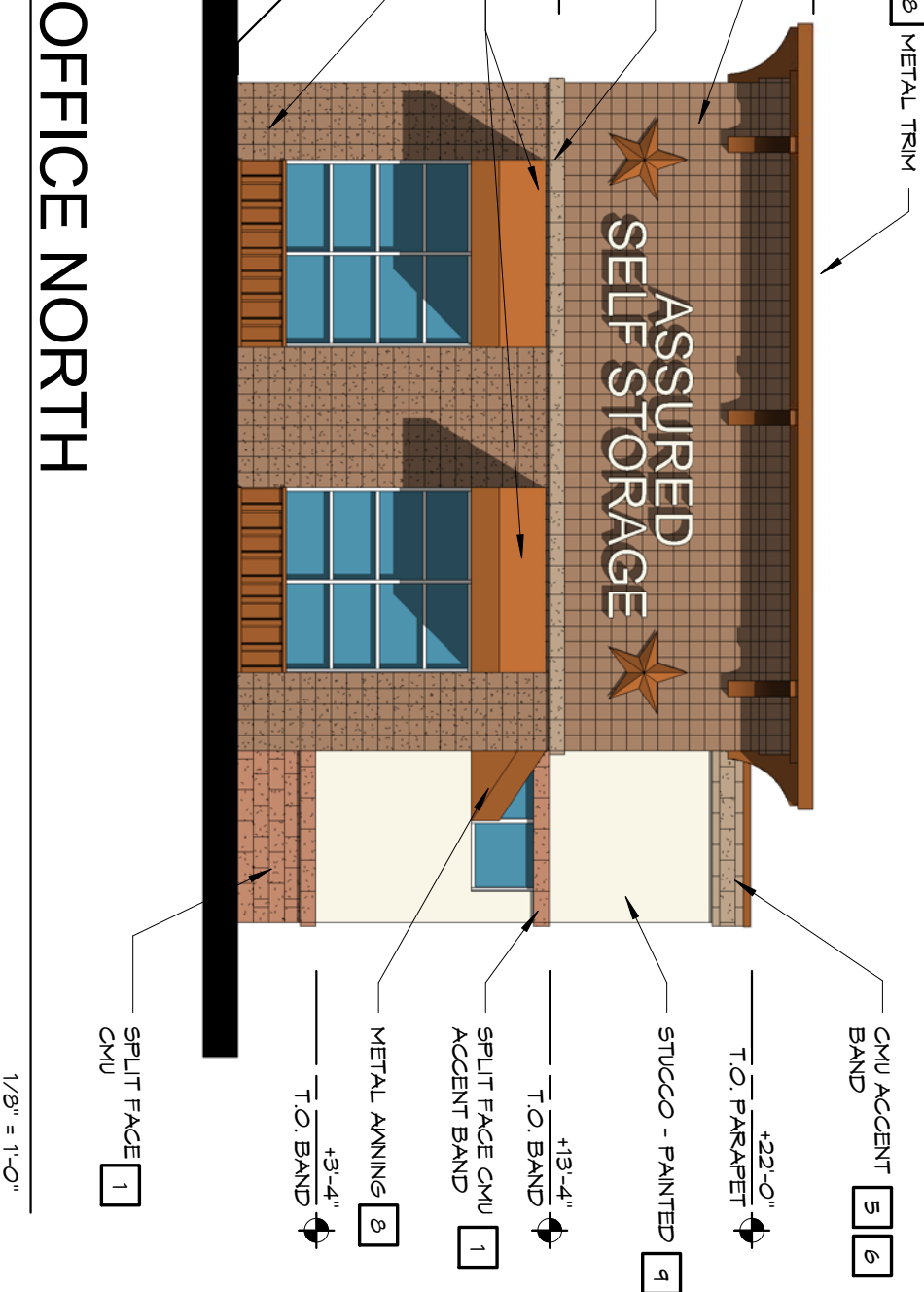
- INTEGRATED COLOR -
BROWN FLASHING TRIM
SHANTREE 300 FINISH
- 10

- STUCCO -
PAINTED -
ACADIA WHITE OC-38
BRILLIANT MOORE
- 11

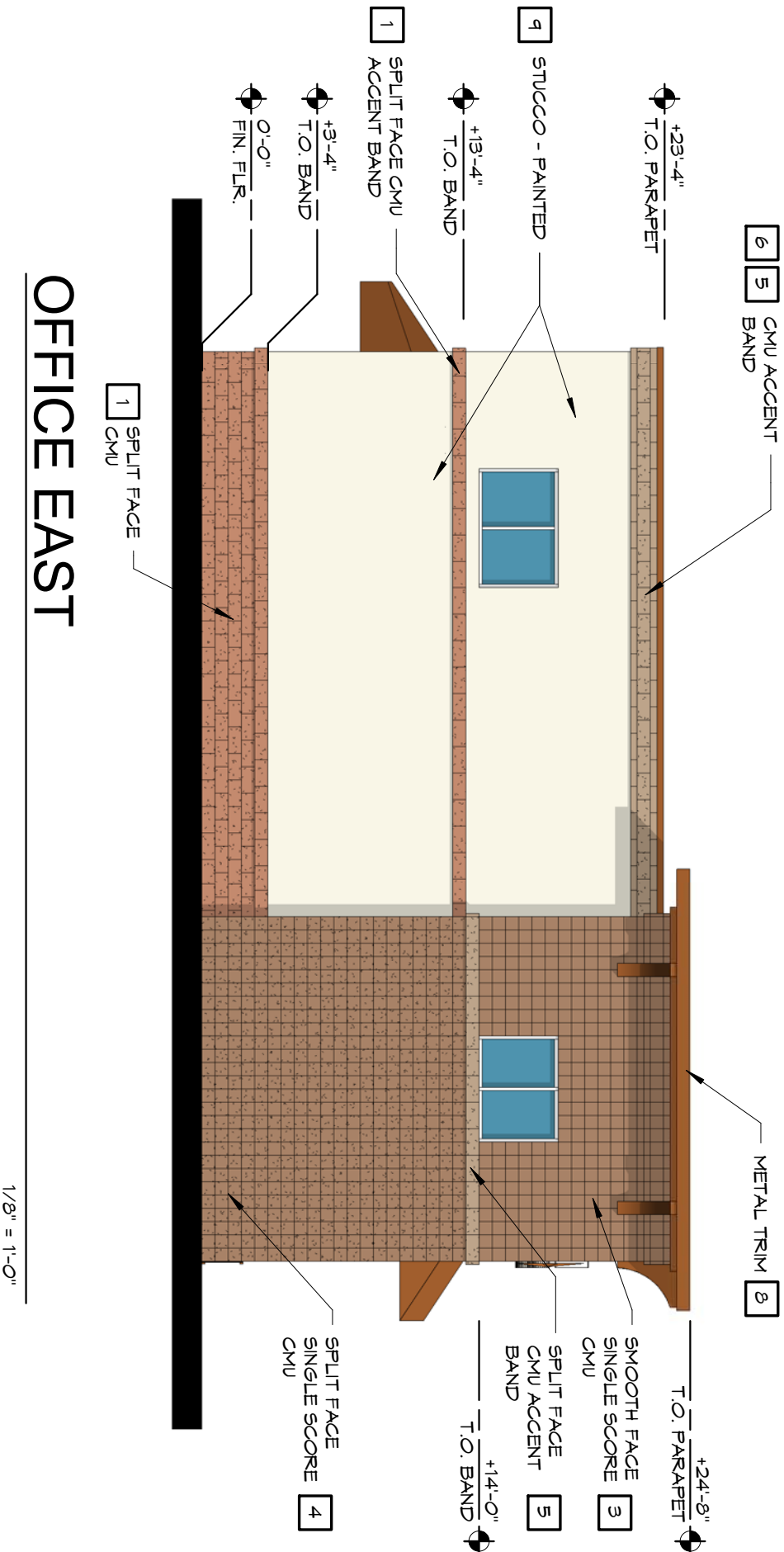
- STUCCO - PAINTED -
DISCREET ANTER SW007
SHERVIN WILLIAMS
- 12

- METAL ACCENT -
PAINTED TO MATCH
COPPER
- 13

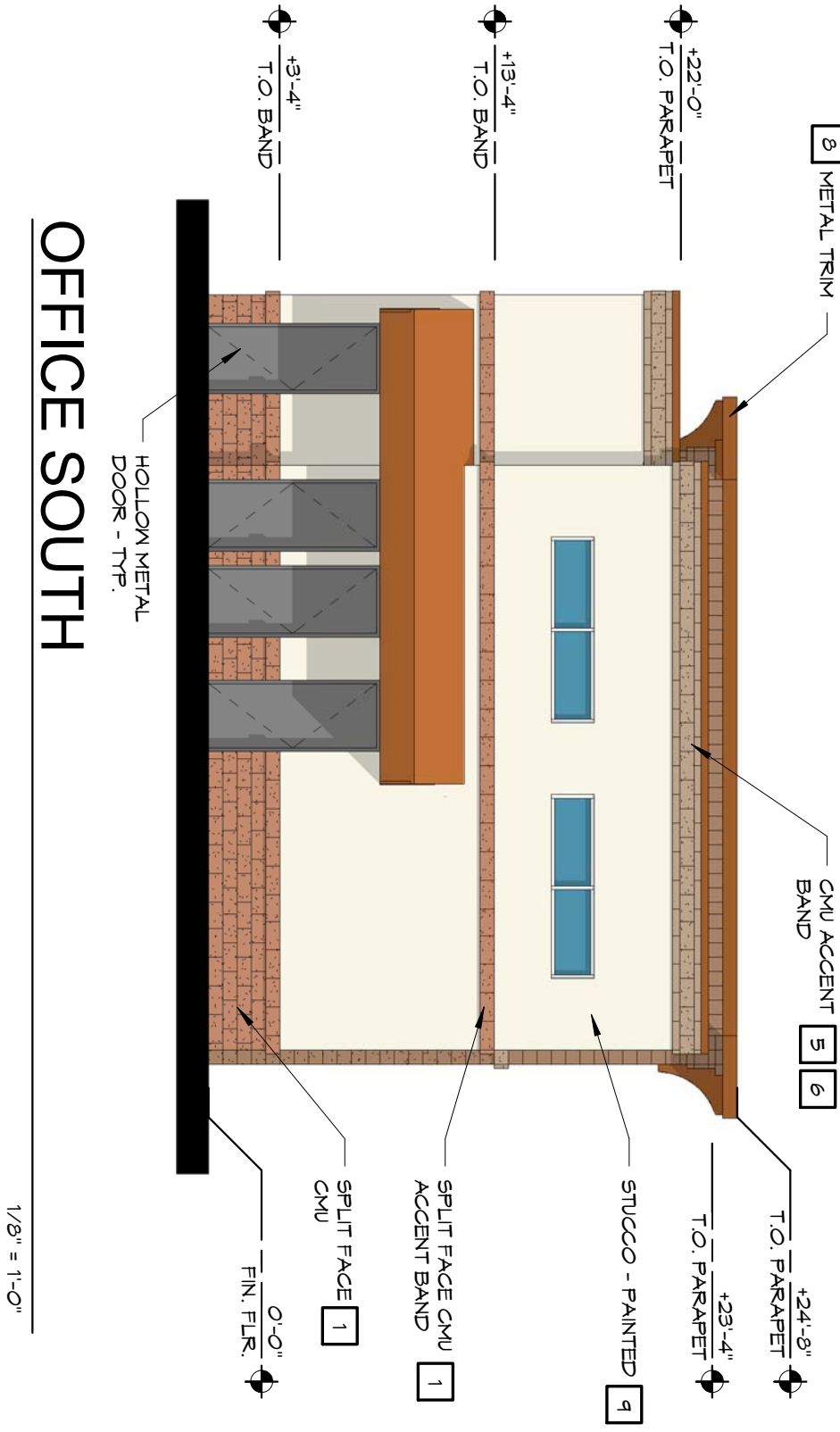
- STUCCO



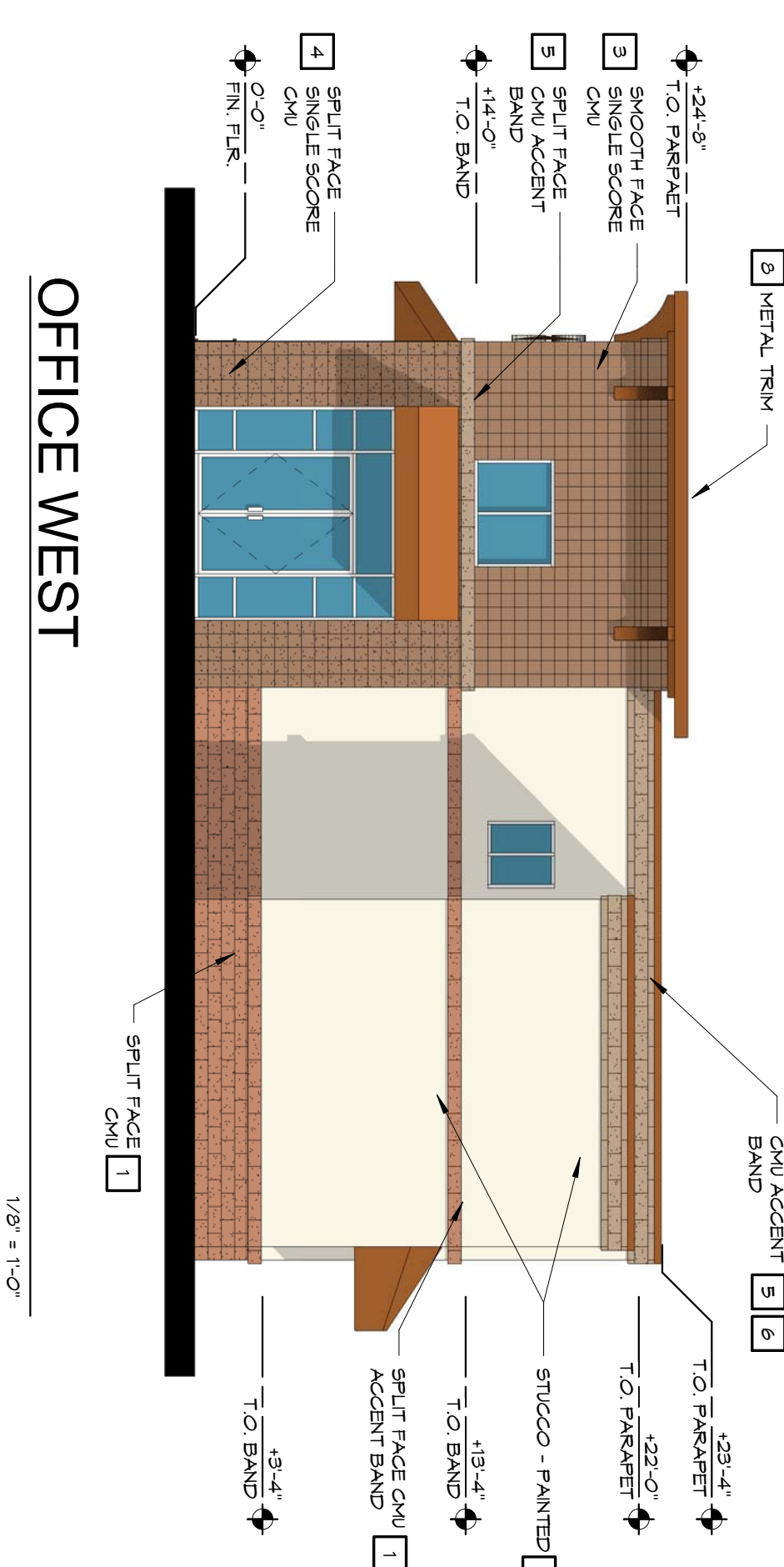
OFFICE NORTH



OFFICE EAST



OFFICE SOUTH



OFFICE WEST

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FEB 03 2017
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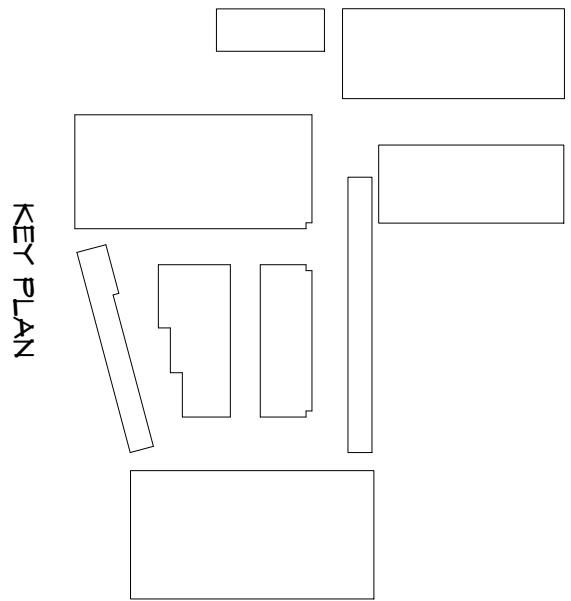
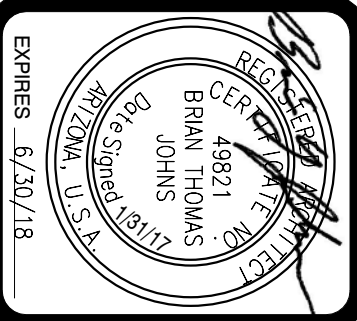
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4715 E. BASELINE RD, PHOENIX, AZ 85042

ZONING

REVISION	DESCRIPTION	DATE
1	OFFICE BUILDING ELEVATIONS	



KEY PLAN

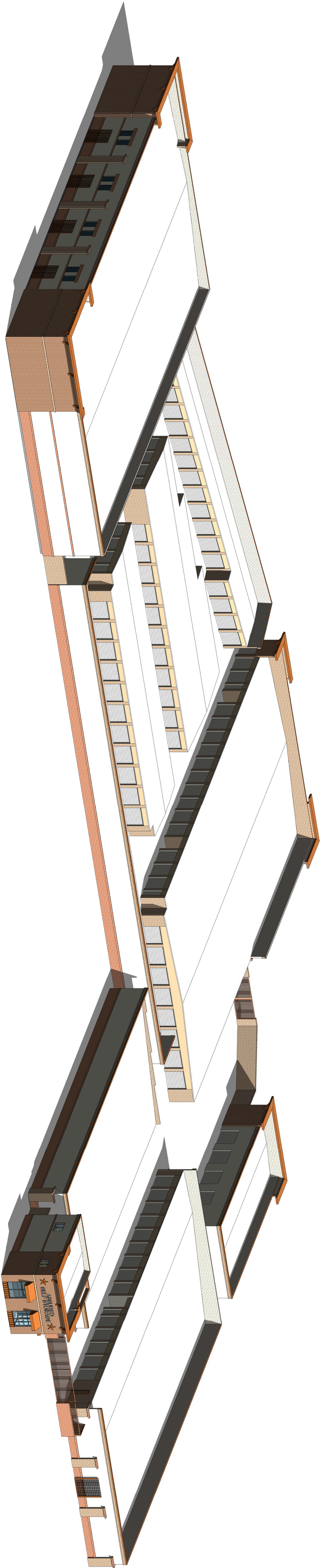
A-21

SHEET

OF



48th & BEAUTIFUL



BASELINE & 48TH ST.

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CITY OF PHOENIX
FEB 03 2017
Planning & Development
Department

SHEET
A-22
OF



REVISION	DESCRIPTION	DATE
1	DRAWN BY: JM	
2	CHECKED BY: NPT	
3	JOB NO: 1542	
4	PRINTED: 1/31/17	
BUILDING 'B' ISO VIEWS		



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