

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-32-22-7

August 16, 2022

Estrella Village Planning Committee
Meeting Date:

August 16, 2022

Planning Commission Hearing Date:

September 1, 2022

Request From:

C-2 (Intermediate Commercial) (2.55 acres)

Request To:

C-2 HGT/WVR (Intermediate Commercial, Height Waiver) (2.55 acres)

Proposed Use:

Commercial use with height waiver

Location:

Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road

Owner:

Dolce Vita Development, LLC

Applicant:

SAFStor Real Estate Co, LLC

Representative:

Michael Maerowitz, Snell & Wilmer

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> | 83rd Avenue | Arterial | 33 to 65-feet west half street |

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized, and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject site is currently vacant and as stipulated, will provide a use that is compatible with the surrounding land uses which are commercial in nature.

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

The requested zoning will allow for an increase in height that is consistent with the scale and character of the surrounding area. Adjacent non-residential uses include commerce park and warehousing.

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, as stipulated, will provide shade along the adjacent public sidewalk and pedestrian pathways. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

Estrella Village Plan: Background Item No. 5.

Estrella Village Arterial Street Landscaping Program: Background Item No. 6.

Tree and Shade Master Plan: Background Item No. 7.

Complete Streets Guidelines: Background Item No. 8.

Zero Waste PHX: Background Item No. 9.

| Surrounding Land Uses and Zoning | | |
|----------------------------------|---------------------------|---------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant | C-2 |
| North | Vacant | C-2 |
| South | Single-family residential | S-1 (Approved R1-6) |
| East (across 83rd Avenue) | Manufacturing/warehousing | CP/GCP |
| West | Warehousing | CP/GCP |

| C-2 (Intermediate Commercial) HGT/WVR | | |
|--|--|---------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| Minimum Building Setbacks | | |
| Adjacent to Streets: (East – 83rd Avenue) | Average 30 feet, minimum 20 feet permitted for up to 50% of the frontage | Met – 30 feet |
| Not Adjacent to Streets: (South – Adjacent to R1-6) | 56 feet | Met – 106 feet |
| Not Adjacent to Streets: (West – Adjacent to CP) | 0 feet | Met – 10 feet |
| Not Adjacent to Streets: (North – Adjacent to C-2) | 0 feet | Met – 10 feet |
| Minimum Landscape Setbacks | | |
| Adjacent to Streets: (East – 83rd Avenue) | Average 30 feet, minimum 20 feet permitted for up to 50% of the frontage | Met – 30 feet |
| Not Adjacent to Streets: (South – Adjacent to R1-6) | 10 feet | Not Met – 5 feet 7 inches |
| Not Adjacent to Streets: (West – Adjacent to CP) | 0 feet | Met – 10 feet |
| Not Adjacent to Streets: (North – Adjacent to C-2) | 0 feet | Met – 10 feet |
| Lot Coverage | Maximum 50% | Not Specified |
| Building Height | Maximum 4 stories / 56 feet | Met – 3 stories/36 feet |
| Parking | Minimum 23 spaces required | Met – 24 spaces provided |

**Site plan revision or variances required*

Background/Issues/Analysis

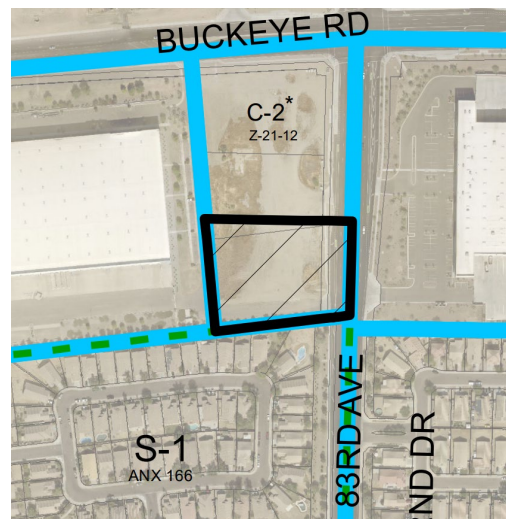
SUBJECT SITE

1. This request is to rezone 2.55 acres located approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road from C-2 (Intermediate Commercial) to C-2 HGT/WVR (Intermediate Commercial, Height Waiver) to allow commercial uses with a height waiver. Companion Rezoning Case No. Z-SP-4-22-7 is a request to add a special permit for a self-service storage facility.

SURROUNDING LAND USES AND ZONING

2. The requested zoning district is consistent and compatible with the surrounding land uses. The surrounding zoning districts are C-2 (Intermediate Commercial) to the north, S-1 (approved R1-6 PCD) (Ranch or Farm Residence, approved Single-Family Residence District) to the south, and CP/GCP (Commercial Park, General Commerce Park Option) to the east and west.

The surrounding land uses are manufacturing and warehousing to the east, across 83rd Avenue, and warehousing to the west. A single-family residential subdivision is located to the south and to the north is a vacant property.

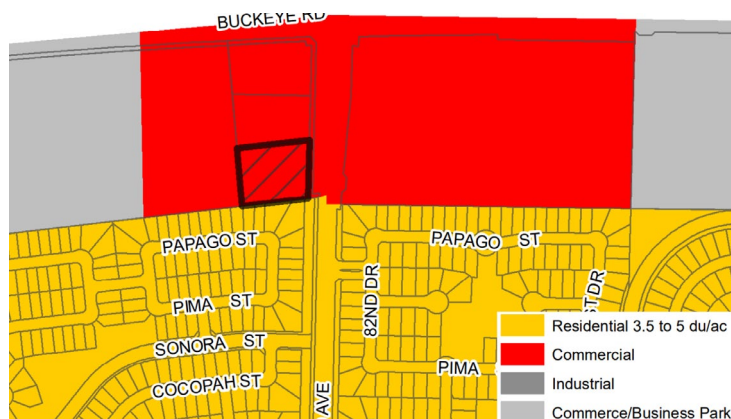


Site Aerial

Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Commercial. The General Plan Land Use Map designations to the north, east, and west are Commercial and to the south the General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation, and it is compatible with the surrounding designations.



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

PROPOSAL

4. Site Plan

The applicant is proposing a self-service storage facility. The proposed building will be located approximately 106 feet north of the south property line with a proposed height of 36 feet. The conceptual site plan indicates two vehicular access points located along 83rd Avenue, one located at the northeast portion of the site and the other located on the southeast portion of the subject site. Customers that utilize the storage facility will be able to drive into the building to load and unload their storage items. Loading aisles are located on the northeast and southwest corners of the building. Parking areas will be located in front of the site along 83rd Avenue and along the southern portion of the subject site. Furthermore, a wide building setback of 106 feet is depicted on the site plan along the south property line, which is larger than that required by the Zoning Ordinance and will help buffer the uses on the site. Stipulation No. 2 addresses this building setback.



Proposed Site Plan

Source: Williams & Associates Engineering

Elevations

The conceptual building elevations depict architectural features that include

variations in colors, building articulation, and emphasizes the southeast corner of the building where the primary pedestrian entrance is located. Staff is recommending general conformance to these building elevations per Stipulation No. 1. To ensure the height is compatible with the single-family residential development to the south, staff is recommending Stipulation No. 3 for a maximum building height of 36 feet.

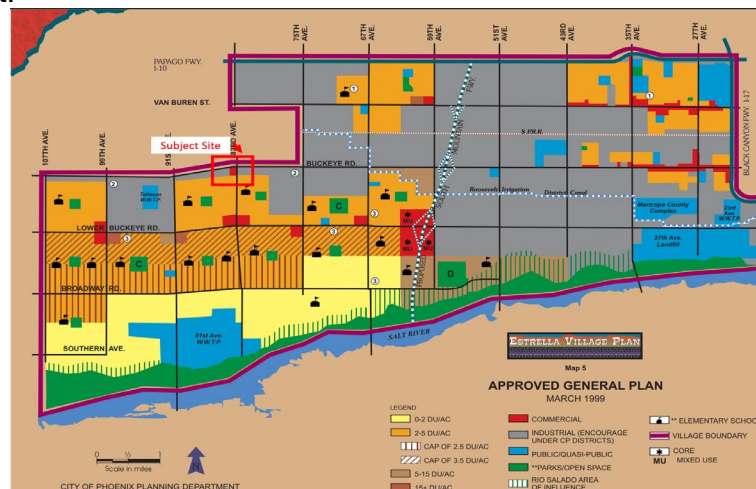


Proposed Elevations Renderings
Source: Williams & Associates Engineering

STUDIES AND POLICIES

5. Estrella Village Plan

The Estrella Village Plan was adopted in 1999 and outlines a vision for improving the village through five main goals that include: orderly growth, an identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages. The proposed land use map in the Estrella Village Plan identifies the subject site as commercial, which is consistent with the General Plan Land Use Map designation and the proposed zoning district.



Estrella Village Plan Land Use Map
Source: Planning and Development Department

Goal 1 of Estrella Village Plan, growth, Objective E states, “infill development should be consistent with and strengthen the predominant land use character or objectives for the area.” The proposal is to develop vacant land with a self-service storage facility that will serve the surrounding area. In addition, the proposed commercial use will be located in an area designated as commercial on the land use map per the Estrella Village Plan and located in an area that is surrounded by commercial uses.

Goal 5 of the Estrella Village Plan, “Urban Design”, Objective D “Street Appearance” recommends that commercial and industrial properties along major streets and adjoining residential neighborhoods should be well landscaped with open storage and activity screened from view. The proposal meets this objective, as loading and unloading will be confined to the inside of the building. Additionally, staff recommends enhanced landscape standards along the south property line adjacent to single-family residential development. This is addressed in Stipulation Nos. 5 and 6.

6. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community’s character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

Stipulation No. 4 requires that landscaping along 83rd Avenue, an arterial street and designated Village Parkway, adhere to the Estrella Village Arterial Street Landscaping Program to promote the vision of the Village and provide consistent streetscapes.

7. **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. Staff is recommending stipulations designed to provide trees and enhance shade within the development, as follows;

- Evergreen trees shall be planted within the landscape setback along the south perimeter of the site (Stipulation No. 6);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 8);

- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees (Stipulation No. 10).

8. **Complete Streets Guidelines**

In 2014, 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. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 7. This development will help enhance the immediate street frontage by providing a detached sidewalk along 83rd Avenue. Furthermore, bicycle parking will be required on the site to encourage alternative transportation. This is addressed in Stipulation No. 9. In addition, any street improvements will be done to City of Phoenix and ADA standards. This is addressed in Stipulation No. 11.

9. **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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

10. As of the writing of this report, staff did not receive any correspondence from the public regarding this request.

INTERDEPARTMENTAL COMMENTS

11. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
12. The Street Transportation Department commented that all required street improvements shall be provided and meet ADA standards. This is addressed in Stipulation No. 11.

OTHER

13. The site has not been identified as being archeologically sensitive. However, 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 No. 12.
14. 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 preliminary site plan approval. This is addressed in Stipulation No. 13.
15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial and the Estrella Village Plan Land Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations

1. The development shall be in general conformance with the elevations date stamped April 18, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum building setback of 100 feet shall be required along the south property line.
3. The maximum building height shall be 36 feet.
4. The development shall conform with the Estrella Village Arterial Street

Landscaping Program landscape pallet and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

5. The south landscape setback shall be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. Evergreen trees shall be planted within the landscape setback along the south perimeter of the site, as approved by the Planning and Development Department.
7. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
9. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, as approved by the Planning and Development Department.
10. All sidewalks along 83rd Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved and/or modified by the Planning and Development department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
 - b. Drought tolerant vegetation maintained no higher than 24 inches to provide a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. 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.

12. 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.
13. Prior to preliminary 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

Nayeli Sanchez Luna

August 16, 2022

Team Leader

Racelle Escolar

Exhibits

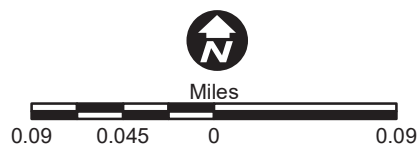
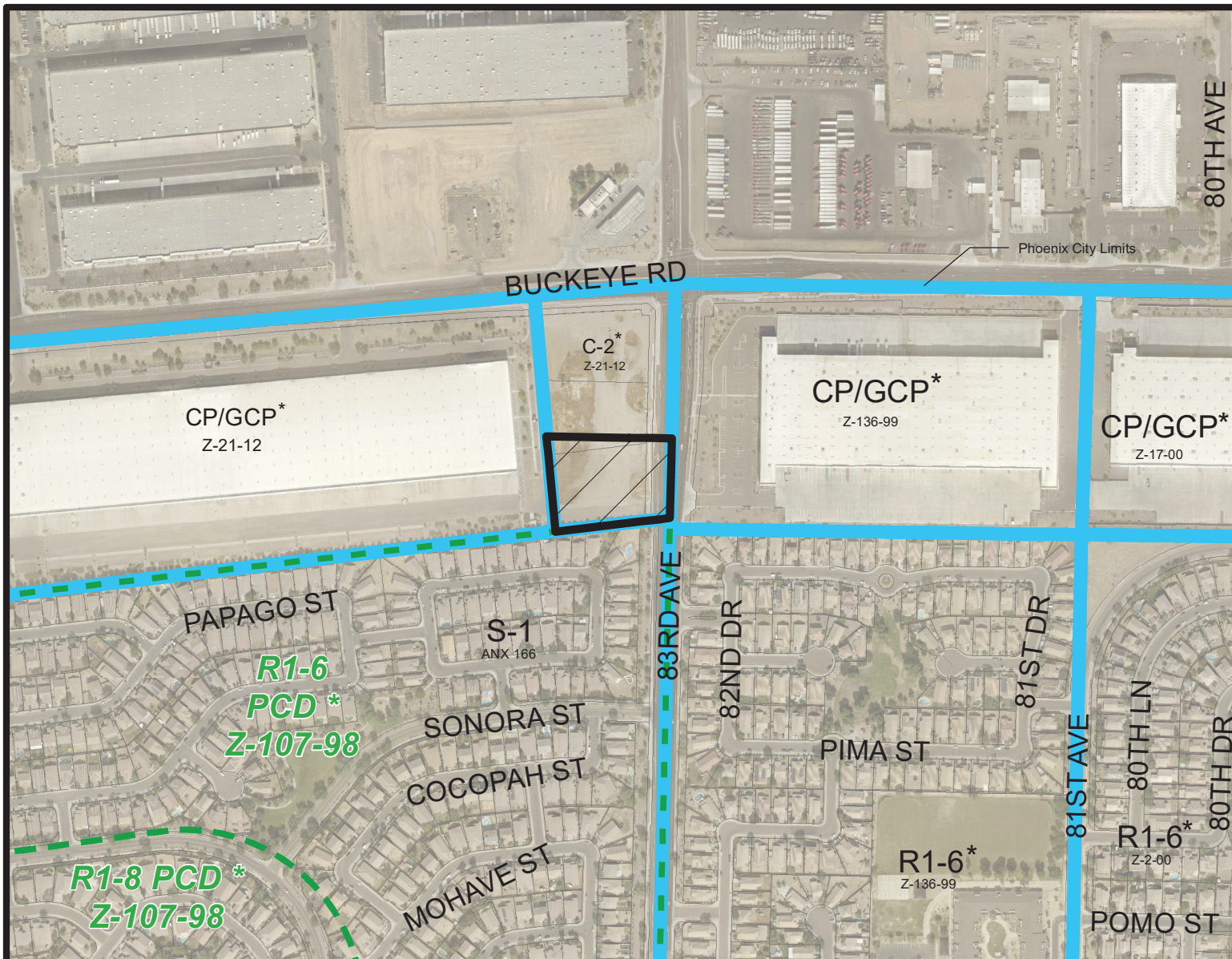
Zoning sketch map

Aerial sketch map

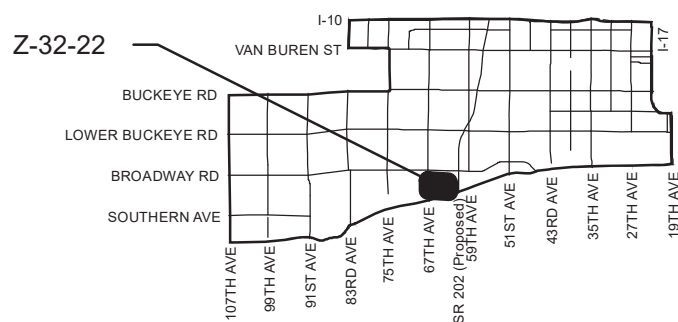
Conceptual Site Plan date stamped August 1, 2022 (1 page)

Conceptual Elevations date stamped April 18, 2022 (4 pages)

Conceptual Elevation Renderings date stamped April 18, 2022 (4 pages)



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **SAFStor Real Estate Co, LLC**

APPLICATION NO. **Z-32-22**

DATE: **5/26/2022**
REVISION DATES:

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

2.55 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 8-8

ZONING MAP

F-3

REQUESTED CHANGE:

FROM: **C-2 (2.55 a.c.)**

TO: **C-2 HGT/WVR (2.55 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

37

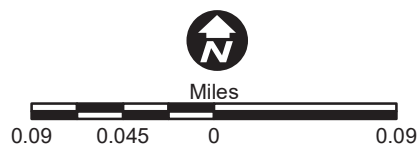
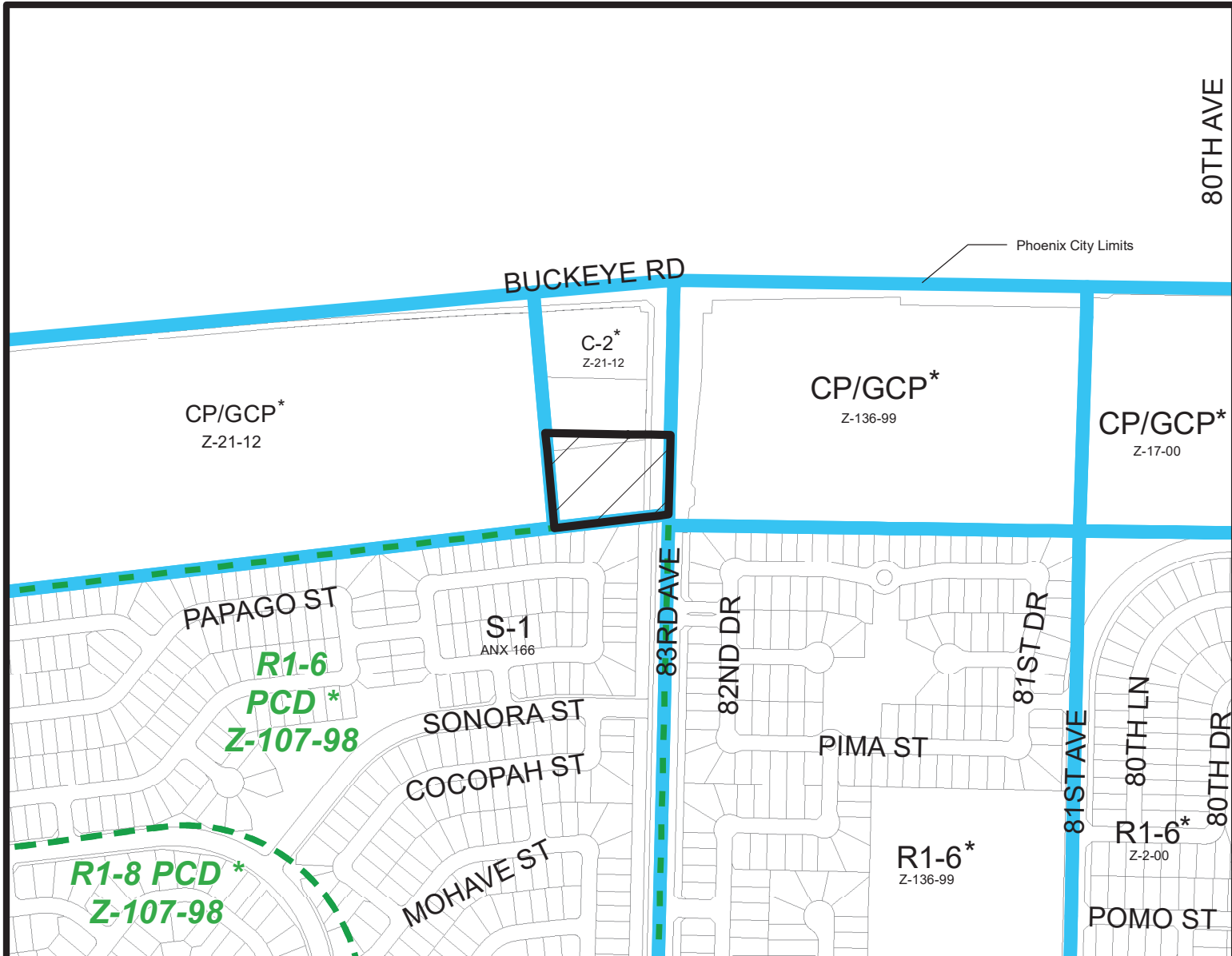
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*** UNITS P.R.D. OPTION**

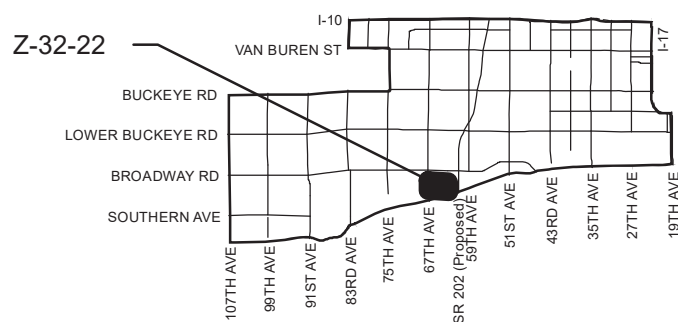
44

44

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



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **SAFStor Real Estate Co, LLC**

APPLICATION NO. **Z-32-22**

DATE: **5/26/2022**
REVISION DATES:

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

2.55 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 8-8

ZONING MAP

F-3

REQUESTED CHANGE:

FROM: **C-2 (2.55 a.c.)**

TO: **C-2 HGT/WVR (2.55 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

37

37

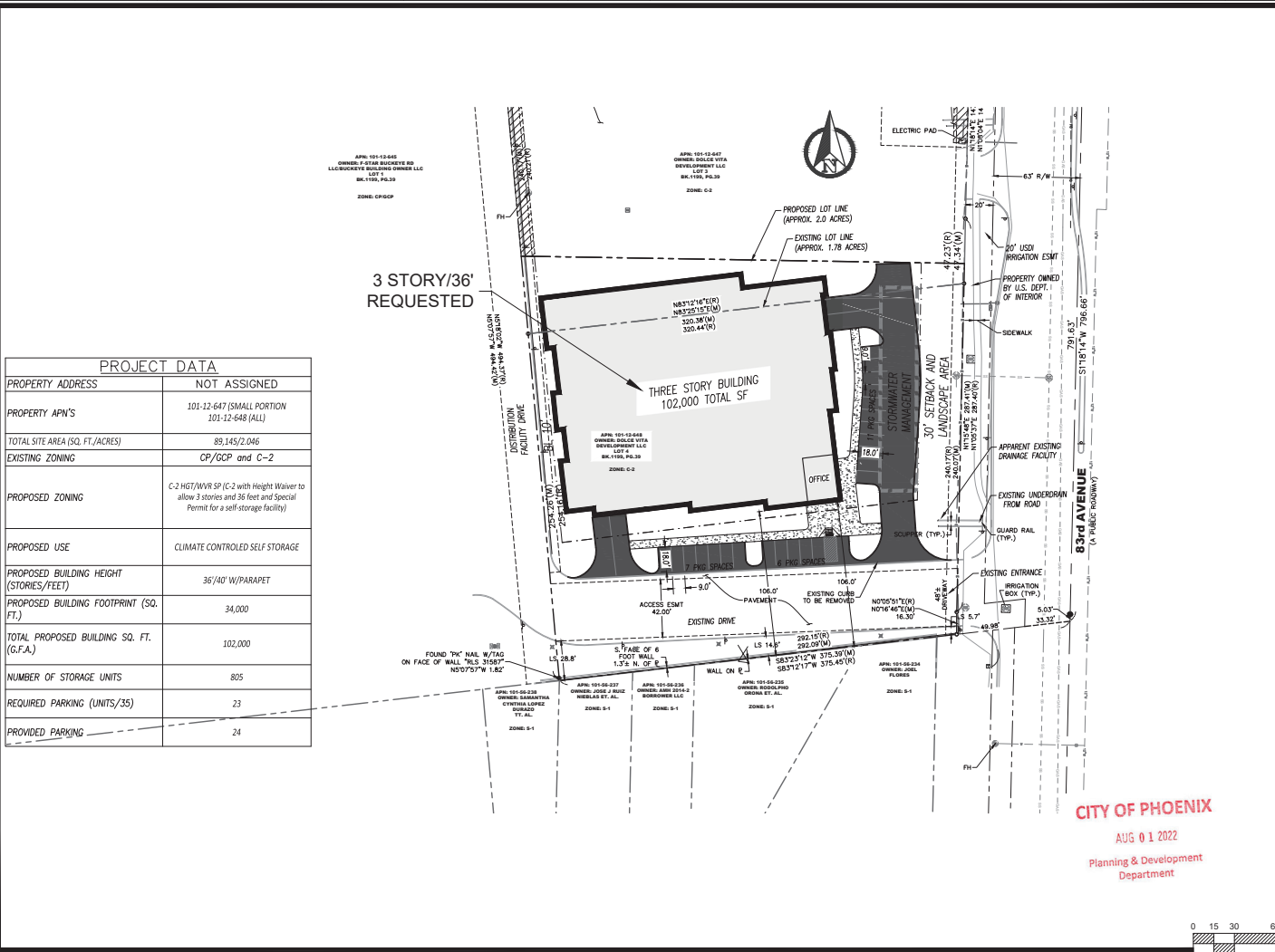
*** UNITS P.R.D. OPTION**

44

44

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

| PROJECT DATA | |
|--|---|
| PROPERTY ADDRESS | NOT ASSIGNED |
| PROPERTY APN'S | 101-12-647 (SMALL PORTION) 101-12-648 (ALL) |
| TOTAL SITE AREA (SQ. FT./ACRES) | 89,145/2.046 |
| EXISTING ZONING | CP/GCP and C-2 |
| PROPOSED ZONING | C-2 HGT/WVR SP (C-2 with Height Waiver to allow 3 stories and 36 feet and Special Permit for a self-storage facility) |
| PROPOSED USE | CLIMATE CONTROLLED SELF STORAGE |
| PROPOSED BUILDING HEIGHT (STORIES/FEET) | 36/40' W/PARAPET |
| PROPOSED BUILDING FOOTPRINT (SQ. FT.) | 34,000 |
| TOTAL PROPOSED BUILDING SQ. FT. (G.F.A.) | 102,000 |
| NUMBER OF STORAGE UNITS | 805 |
| REQUIRED PARKING (UNITS/35) | 23 |
| PROVIDED PARKING | 24 |



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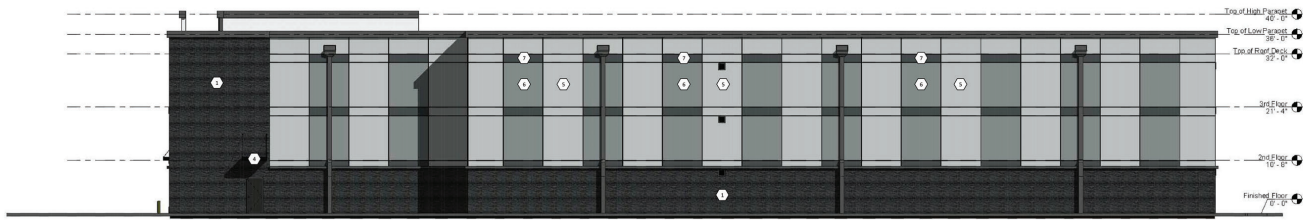
SAFStor - 83rd Avenue
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA
2.0 ACRES

DATE: 07/27/2022

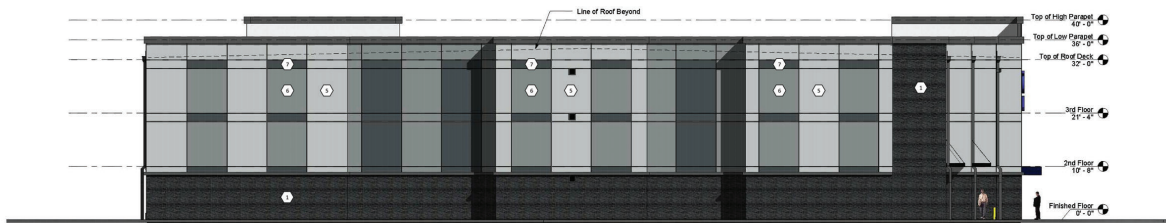
| REVISIONS | |
|-----------|---------|
| DATE | COMMENT |
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| | |
| | |

City of Phoenix
AUG 01 2022
Planning & Development
Department

210887
SITE PLAN
1



② NORTH ELEVATION
3/32" = 1'-0"



① WEST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES

- ① VENEERSTONE INC.
IMPERIAL STACK
GRAPHITE
- ② ALPOLIC
POWDER-COATED
RTB BLUE
- ③ ALPOLIC
POWDER-COATED
AUB BLUE
- ④ AWNINGS & COPING
TO MATCH SW 7076
CYBERSPACE
- ⑤ STUCCO
SW 7071
GRAY SCREEN
- ⑥ STUCCO
SW 7074
SOFTWARE
- ⑦ STUCCO
SW 7076
CYBERSPACE

CITY OF PHOENIX

APR 1 8 2022

Planning & Development
Department



SAFStor
83RD AVENUE, PHOENIX, AZ

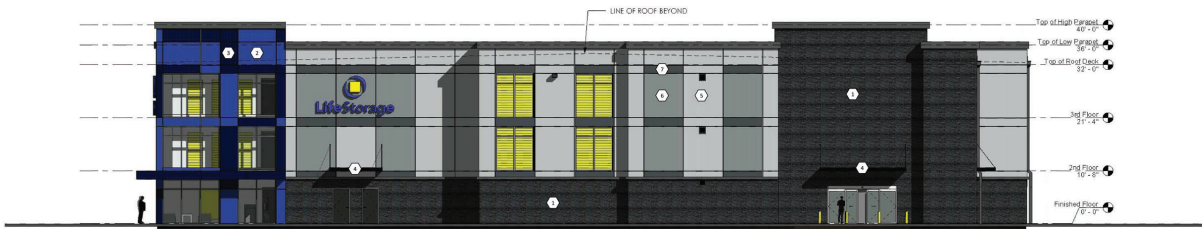
THE COLORS IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2022.0278
3.22.2022



② SOUTH ELEVATION
3/32" = 1'-0"



① EAST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES

- ① VENEERSTONE INC
INTERNAL STACK
GRAPHITE
- ② ALPOLIC
POWDER-COATED
RTB BLUE
- ③ ALPOLIC
POWDER-COATED
AIB BLUE
- ④ AWNINGS & COPING
TO MATCH SW 7076
CYBERSPACE
- ⑤ STUCCO
SW 7071
GRAY SCREEN
- ⑥ STUCCO
SW 7074
SOFTWARE
- ⑦ STUCCO
SW 7078
CYBERSPACE

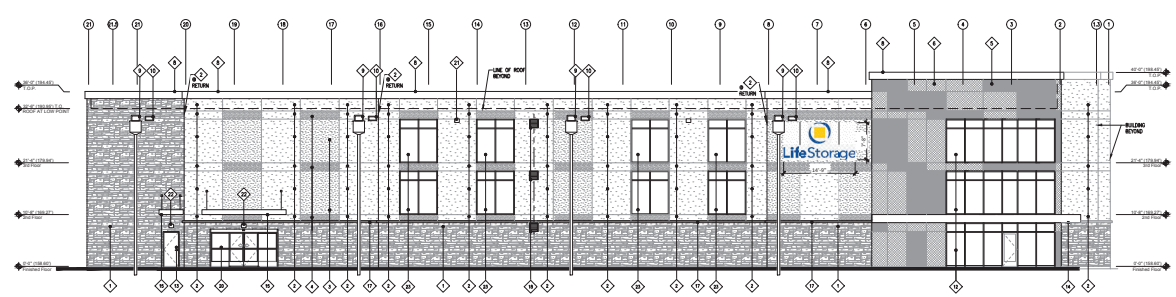


SAFStor
83RD AVENUE, PHOENIX, AZ

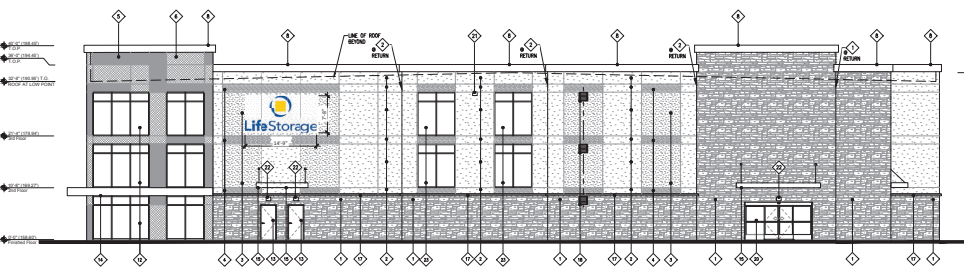
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INTERPLAN NO. 2022.0278
3.22.2022



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

| EXTERIOR FINISH LEGEND | |
|------------------------|--|
| KEY VALUE | DESCRIPTION |
| 1 | ADHESIVE MANUFACTURED STONE VENEER - VENEERSTONE INC. REFERRAL STONE GRANITE |
| 2 | EPFL PAINTED (FIELD) |
| 3 | EPFL PAINTED (ACCENT) |
| 4 | EPFL PAINTED (ACCENT) |
| 5 | ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED BLUE BLUE (DARK BLUE) |
| 6 | ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED BLUE BLUE (LIGHT BLUE) |
| 7 | PRE-FINISHED ALUMINUM CORNER - CHARCOAL GRAY |
| 8 | PRE-FINISHED ALUMINUM CORNER - ACCENT |
| 9 | PRE-FINISHED ALUMINUM COLLECTOR BOX AND DOWNSPOUT TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS |
| 10 | 8" X 8" X 1/2" VENEER ALUMINUM - REF. 101.115, 101.115 |
| 11 | PRE-FINISHED ALUMINUM CORNER TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS PER CANOPY MANUFACTURER'S REQUIREMENTS |
| 12 | ALUMINUM STOREFRONT SYSTEM - "MILL FINISH" |
| 13 | SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR |
| 14 | PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS |
| 15 | PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS AT LOADING DOCK AND SERVICE DOOR |
| 16 | STORAGE - UNDER SEPARATE CONTRACT |
| 17 | STONE TRANSLATION |
| 18 | PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (CONTRAST WITH ADJACENT BUILDING MATERIAL) LOUVERS IN STORE TO MATCH COLOR OR VENEERSTONE INC. REFERENCE (SEE MECHANICAL) |
| 19 | PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (MATCH WITH ADJACENT BUILDING MATERIAL) (SEE MECHANICAL) |
| 20 | GRANT DOOR SYSTEM - "MILL FINISH" |
| 21 | SMALL PACK LIGHT - INSTALLED @ 8" X 8" X 1/2" TO CENTERLINE OF FEATURE |
| 22 | SMALL PACK LIGHT - INSTALLED @ 8" X 8" X 1/2" TO CENTERLINE OF FEATURE |
| 23 | TRUCK WINDOW |

* REFER TO SHEET A-5.01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.

GENERAL NOTES:

- A. CONSULT WITH THE ARCHITECT FOR ALL MATERIALS TO BE USED IN THE PROJECT.
- B. ALL MATERIALS TO BE USED IN THE PROJECT SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
- C. ALL MATERIALS TO BE USED IN THE PROJECT SHALL BE OF THE HIGHEST QUALITY AVAILABLE.

KEYED NOTES:

- SECTION 100 - REFER TO A-1.02
- FINISH 100 - REFER TO FINISH SCHEDULE
- WINDOW 100 - REFER TO A-5.01



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83rd AVENUE
PHOENIX, AZ



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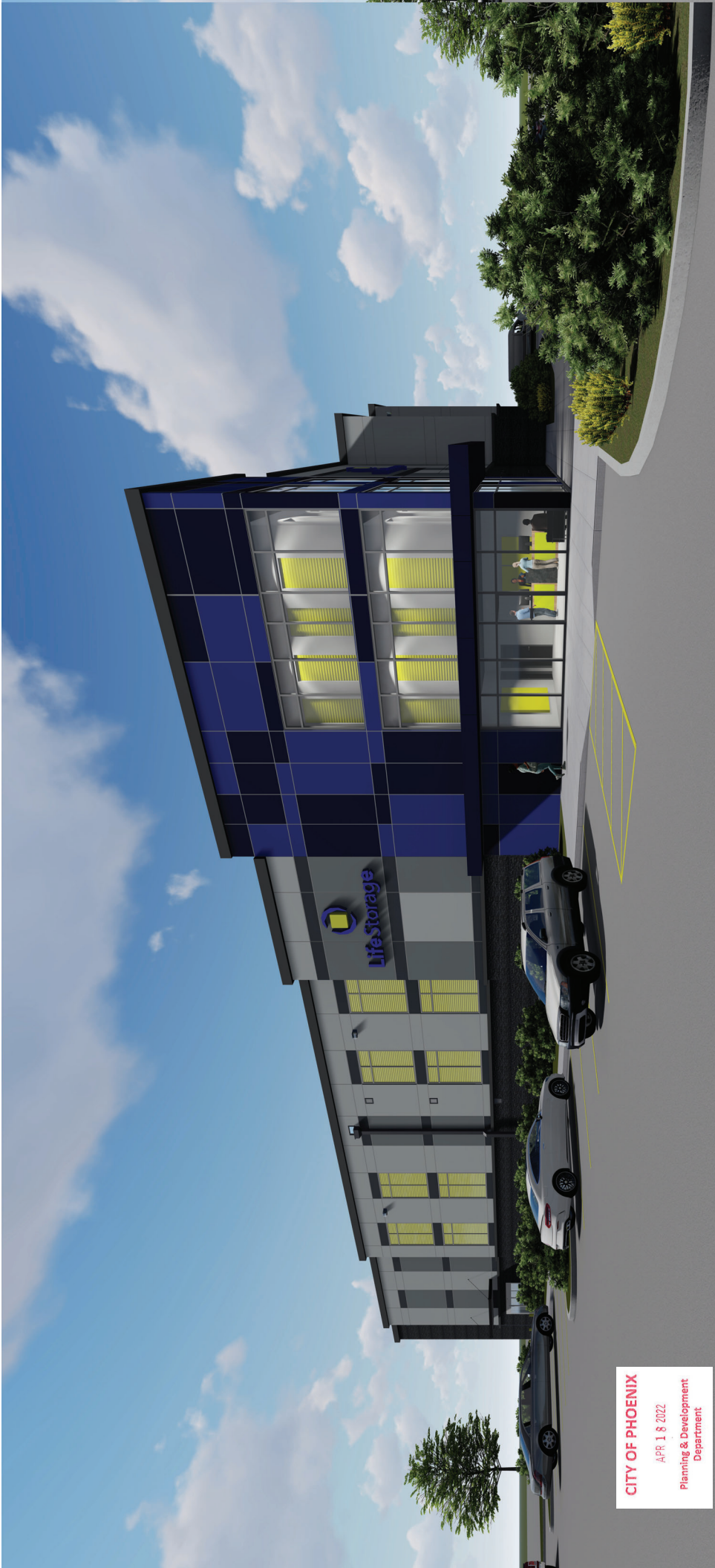
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