

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-23-19-8 November 8, 2019

Central City Village Planning Committee Hearing Date November 18, 2019
Planning Commission Hearing Date December 5, 2019
Request From: [C-3](#) (General Commercial) (3.21 acres)
Request To: [WU Code T5:3 GW](#) (Walkable Urban Code, Transect 5:3 District, Transit Gateway Character Area) (3.21 acres)
Proposed Use: Multifamily Residential and mixed use
Location: Approximately 165 feet east of the southeast corner of the 35th Street alignment and Van Buren Street
Owner: Vista Village on Van Buren, LLC
Applicant: Chicanos Por La Causa (CPLC)
Representative: Jerry Cook with Cook Associates
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Van Buren Street	Arterial	33 to 40-foot south half street
<i>CONNECT PEOPLE AND PLACES CORE VALUE; INFILL DEVELOPMENT; LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</i>			
The site is located within the Gateway Transit Oriented Development (TOD) District on Van Buren Street. The Gateway TOD Policy Plan identified the site to be suitable for redevelopment and the TOD Strategic Policy Framework assigns a Medium Urban Center place type designation for the 38th Street and Washington Street station area. The proposal is consistent with the redevelopment vision identified in the Gateway TOD Policy Plan and the Medium Urban Center designation identified in the TOD Strategic Policy Framework Plan.			

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 proposed development will provide new housing options within the village. This area was identified in the Gateway TOD Policy Plan for various housing options for the homeless and affordable housing for lower-income members of the community by 2040. The site is adjacent to an arterial street, within one half mile of light rail transit and is surrounded by commercial zoning to the north, east, south and west.

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

The site is currently home to an abandoned hotel property that has been vacant for several years, as well as surface parking lots that have been significantly underutilized in that time. The proposed development will transform these blighted parcels into a multifamily residential complex that is compatible with the surrounding character, land uses and adopted plans.

BUILDING THE SUSTAINABLE COMMUNITY CORE VALUE; TREES AND SHADE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The general development standards of the Walkable Urban Code require that 75 percent of sidewalks or pedestrian ways be shaded.

Applicable Plans, Overlays and Initiatives

[Transit Oriented Development Strategic Policy Framework](#) – see item No. 5 below.

[Gateway Transit Oriented Development Policy Plan](#) – see item Nos. 6 and 7 below.

[Tree and Shade Master Plan](#) – see item No. 10 below.

[Complete Streets Guiding Principles](#) – see item No. 11 below.

[Comprehensive Bicycle Master Plan](#) – see item No. 12 below.

[Reimagine Phoenix](#) – see item No. 21 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Abandoned hotel building	C-3
North	Towing and impound yard	C-3
South	Distribution center and recycling service	C-3 and A-1
West	Self-storage and vacant commercial building	C-3
East	Multifamily residential	C-3

Walkable Urban Code T5:3		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	N/A	3.21
Total Number of Units	N/A	80
Density	No Maximum	24.92 dwellings per acre
Building Height	48-foot maximum (T5:3)	22 feet-4 inches (Met)
Parking (25% reduction permitted for properties within ½ mile of light rail station)	101 required (25% reduction permitted within 1/4 mile of light rail)	81 provided (Met)
Bicycle Parking (1307.H.6.d.)	20 spaces minimum	26 spaces provided (Met)
Public Open Space (Section 1310)	5% minimum of gross area over one acre	7% (Met)
Streetscape Standards for Van Buren Street (Section 1312.A.1.b)	Sidewalk width – 6 feet minimum and Landscape width – 5 feet minimum	Existing sidewalk width – 4 feet * (not met) and Landscape width – 7 feet (Met)

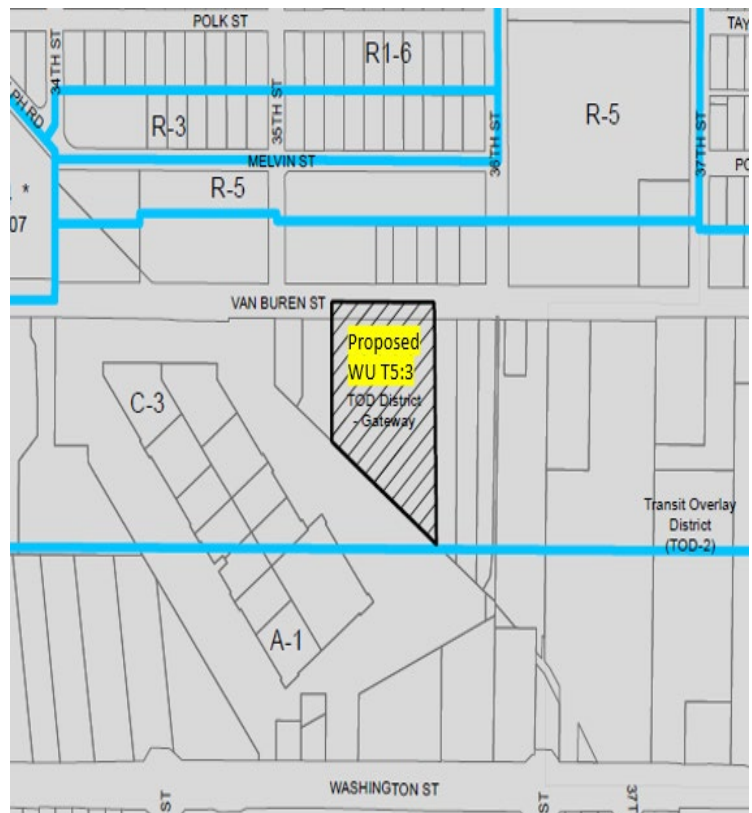
Section 1303.2 TRANSECT T5		
<i>Main Building Setbacks</i>		
Primary Frontage (Van Buren Street)	12-foot maximum	12 feet (Met)
Side Lot Lines	0-foot minimum	7 feet (east) and 69 feet (west) (Met)
Rear Lot Line	0-foot minimum	0-foot (Met)
<i>Parking Setbacks</i>		
Primary Frontage (Van Buren Street)	30-foot minimum or behind building	27-foot (Not met) *

Rear Lot Line	0-foot minimum	0 feet (Met)
<i>Lot Requirements</i>		
Lot Coverage	80% maximum	23.25% (Met)
Primary Building Frontage (Van Buren Street)	70% minimum	70% (Met)
<i>Frontage Types Allowed</i>		
Primary Frontage (Van Buren Street)	All frontages permitted	Not shown
Entry Requirements	One per 50 feet of primary building frontage	2 entries along 310 feet of primary frontage (Not met) *
<i>Glazing Standards (per T4)</i>		
Ground Floor	25% minimum	Not shown
Second Floor	25% minimum	Not shown

Background/Issues/Analysis

REQUEST

1. This request is to rezone a 3.21-acre site located approximately 165 feet east of the southeast corner of the 35th Street alignment and Van Buren Street from C-3 (General Commercial District) to WU Code T5:3 GW (Walkable Urban Code, Transect 5:3 District, Transit Gateway Character Area) to allow a multifamily residential development and mixed use. This project is an adaptive reuse of a motel site that has been vacant for many years.



Source: City of Phoenix Planning and Development Department

GENERAL PLAN

- The General Plan Land Use Map designation is Commercial. The proposal for Walkable Urban Code, multifamily residential and mixed use is consistent with the General Plan Land Use Map designation. The surrounding General Plan Land Use Map designations are also Commercial.



Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. ON SITE

The subject site is an abandoned hotel building, formerly a Travel Inn, zoned C-3 (General Commercial).

NORTH

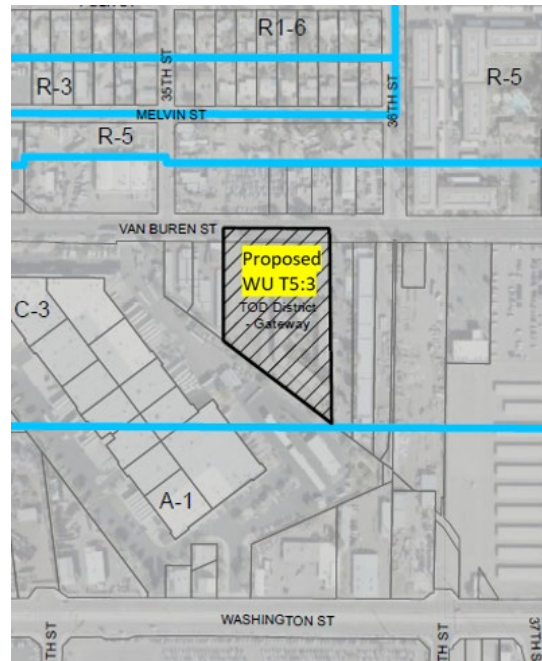
North of the subject site is a towing and impound yard zoned C-3 (General Commercial District).

SOUTH

South of the subject site is distribution facility and recycling services zoned C-3 (General Commercial District) and A-1 (Light Industrial District).

EAST

East of the subject site is an adaptive reuse multifamily residential



Source: City of Phoenix Planning and Development Department

development that was also a converted motel zoned C-3 (General Commercial District).

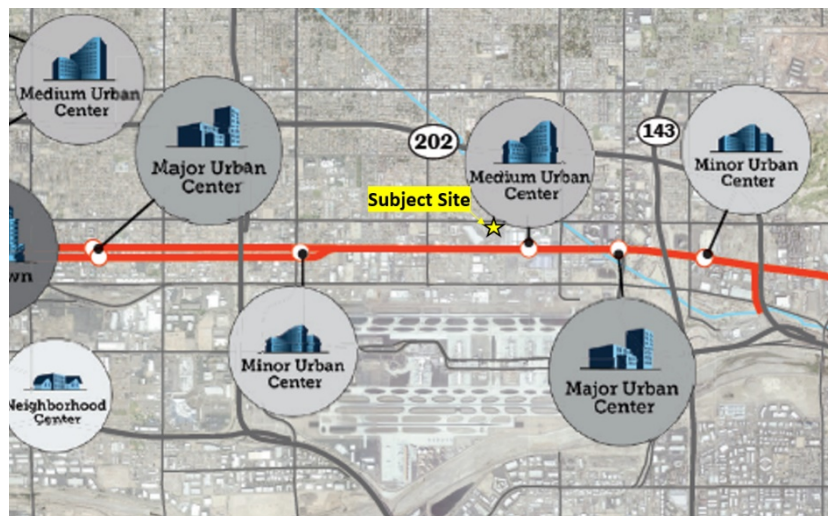
WEST

West of the subject site is a vacant commercial building and a self-storage facility C-3 (General Commercial District).

4. The site was annexed into the City of Phoenix on April 19, 1955 and had already been developed with what appears to be a motel use based on historical aerial photos. It was redeveloped with the existing structure in 1960, which subsequently became the Travel Inn. The site has not undergone any major changes since the existing construction. The site has operated as a hotel since at least 1960 and has gone through multiple ownerships. The last known hotel operator on the site, Travel Inn, closed its doors in early 2011 and the site has remained vacant since. The light rail line along Washington Street (south of the site) was constructed in 2007.



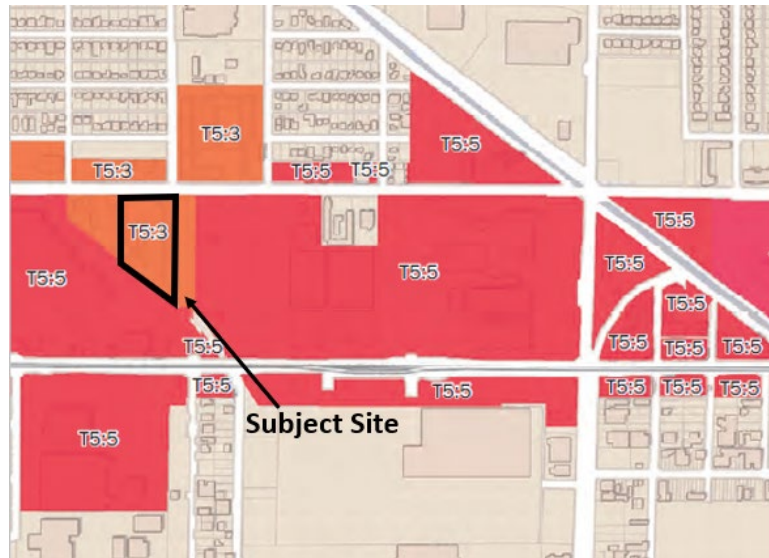
5. The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The identified environment for the Washington Street and 38th Street station



Source: City of Phoenix Planning and Development Department
is Medium Urban Center. The subject site is located approximately one quarter mile from the station. Medium Urban Center is a place type characterized by medium intensity with building heights typically from three to six stories with incentive heights of up to 10 stories. Land uses may include retail, mid-rise living,

entertainment and office employment. The proposed project is consistent with the the Medium Urban Center parameters and encourages transit-supportive land use by increasing the density of housing provided in the area.

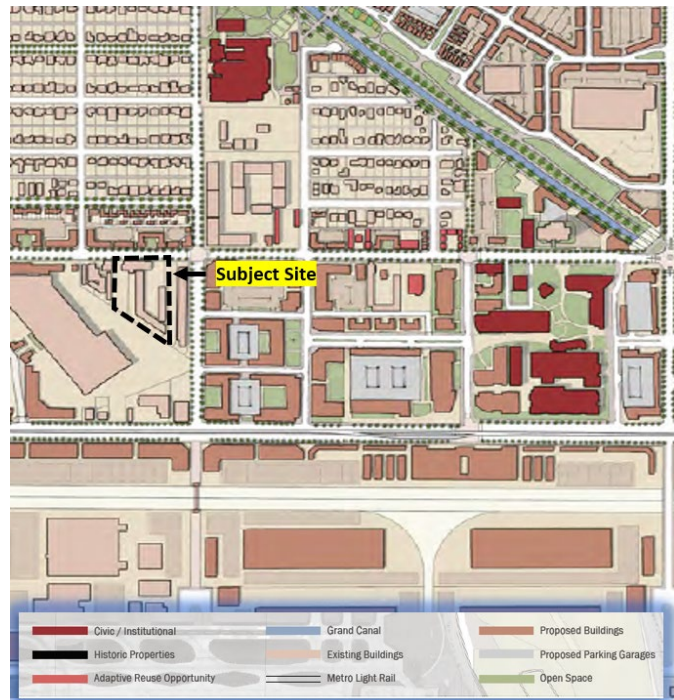
6. The site is located within the Gateway TOD (Transit Oriented Development) District, the boundaries for which are State Route 143 or the Hohokam Expressway to the east, Interstate 10 to the west, the Loop 202 to the north, and Air Lane to the south. The policy plan adopted for the Gateway TOD District provides a blueprint for fully achieving the



Source: City of Phoenix Planning and Development Department

transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Gateway TOD District, one key recommendation is the implementation of a form-based zoning code. The proposal to Walkable Urban Code furthers that vision. The proposed transect of T:53 is consistent with the conceptual zoning map in the Gateway TOD District Plan.

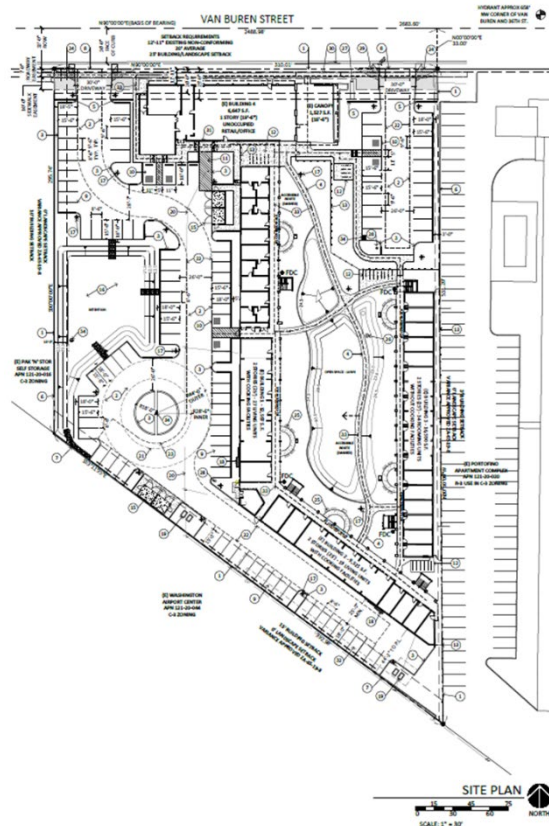
7. The Gateway TOD Policy Plan's conceptual master plan identified infill and redevelopment opportunities along the length of Van Buren Street. The existing light rail stop at 38th Street and Washington Street primarily serves Gateway Community College. The proximity of the subject site to the station, less than a half mile, will benefit future residents. The land use element in the policy plan identified the site for retrofit. The proposal to reuse the hotel structure and convert to multifamily residential is consistent with the retrofit designation.



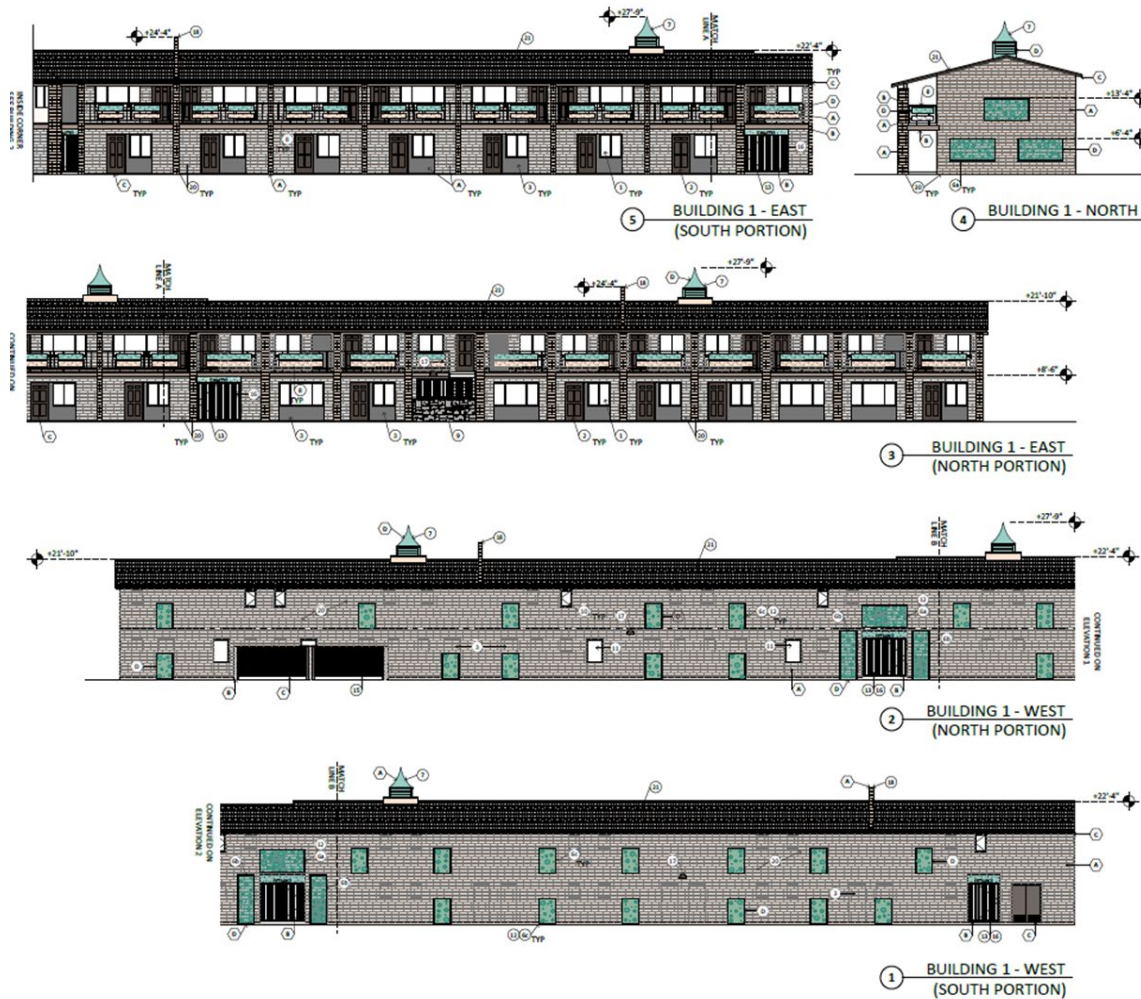
Source: City of Phoenix Planning and Development Department Conceptual Master Plan for Gateway TOD Plan

PROPOSAL

8. The site plan depicts an existing two-story building that covers approximately 24 percent of the subject site. Open space amenities are provided on the ground level of the building including green space and seven barbecue areas. Pedestrian connectivity is provided from Van Buren Street to the building entrances via a curbed sidewalk along the northern boundary of the property. The southwest corner of the site has been called out as retention. Any new buildings on the site will require the entire site to be brought up to compliance with the development standards, design standards and design guidelines of Chapter 13 of the City of Phoenix Zoning Ordinance. This is addressed in Stipulation No. 1.



- The proposed elevations show a modern design with stucco, metal and brick finishes. To ensure the development contributes to the desired urban form envisioned in the Gateway TOD Policy Plan, staff is recommending that all elevations of the building contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies. This is addressed in Stipulation No. 2.



Source: Cook Associates Architects, Inc

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

Tree and Shade Master Plan

- The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. The general development standards of the Walkable Urban Code require that 75 percent of sidewalks or pedestrian ways be shaded. Walkable Urban Code standards will require shade and add to the tree canopy in the Village.

Complete Streets Guiding Principles

11. In 2014, 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 this end, developments should offer connected and shaded pedestrian walking paths. The Gateway Character area of the Walkable Urban Code requires detached sidewalks along arterial streets, limited block lengths and clear separation of pedestrian and vehicular traffic areas. Staff has requested that the developer install traffic calming devices along driveways so that vehicles exercise caution prior to crossing the sidewalk when exiting the property, that the developer provide properly illuminated pedestrian pathways between the parking lot and the buildings, and that all pedestrian walkways where vehicle conflicts exist be delineated with alternative paving materials in order to provide safe pedestrian access to Van Buren Street. These are addressed in Stipulation Nos. 4, 5 and 6.

Comprehensive Bicycle Master Plan

12. 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. The conceptual site plan depicts that bicycle parking will be provided onsite. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or via garage entry into each unit. The short-term bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. This variety of bicycle parking options will encourage residents to utilize biking as an alternative mode of transportation. This is addressed in Stipulation No. 3.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.



Secured bicycle parking can be accomplished through the use of individual lockers and/or the establishment of secured bicycle rooms.



COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

14. The Fire Department stated that the site may have access issues for this site. The applicant shall comply with Section 503 of the 2018 Fire Code prior to submitting for the emergency access permit. The site and/or buildings shall comply with the Phoenix Fire Code.
15. The Street Transportation Department has requested that the developer replace all unused driveways with sidewalk and curb and gutter, as well as replace any broken or out-of-grade curb, gutter, sidewalk, and ramps on all streets, in compliance with current ADA guidelines. Additionally, the Department has requested that the developer dedicate a 10-foot sidewalk easement on the south side of Van Buren Street, for the length of the property. These requirements are addressed in Stipulation Nos. 11 and 12.
16. The Street Transportation Department Pedestrian Safety Division has requested that the developer maintain and enhance detached sidewalks and provide shade along both sides of the sidewalk with single-trunk trees, and alternate single trunk trees with other thick vegetation on the landscape strip along Van Buren Street without blocking visibility triangles; provide illuminated pedestrian pathways between the parking lot and the building; delineate pedestrian pathways where conflicts with vehicles exist with alternative paving materials; and install traffic calming devices along driveways so vehicles exercise caution prior to crossing the sidewalk. These are addressed in Stipulation Nos. 4, 5, 6 and by Walkable Urban Code landscaping requirements.
17. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Map (FIRM) dated October 16, 2013.
18. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

19. The City of Phoenix Aviation Department has noted that the site is within the Phoenix Sky Harbor Airport traffic pattern airspace and has requested a disclosure statement be completed. This is addressed in Stipulation No. 7.
20. 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. The City of Phoenix Archeology Department has noted that the site is located in an archeological sensitive area. The applicant shall conduct Phase II archaeological data recovery excavations 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. 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. 8, 9 and 10.

21. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposal does not address recycling as part of the proposal.
22. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning Adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is consistent with the Commercial General Plan Land Use Map designation and the TOD Strategic Policy Framework Medium Urban Center place type designation.
2. Utilization of the Walkable Urban Code will facilitate the development of a pedestrian oriented project within one half mile of a light rail station.
3. The proposal will allow additional housing options for the residents in the Gateway TOD District.

Stipulations

1. The entire site, including the existing buildings, shall be brought into compliance with the development standards, design standards and design guidelines of the Walkable Urban Code (Chapter 13 of the Phoenix Zoning Ordinance) upon site plan approval and permit issuance for any new structure(s) on the site, as approved by the Planning and Development Department.

2. All elevations of the buildings 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. The entire site, including the existing buildings, shall be brought into compliance with the development standards, design standards and design guidelines of the Walkable Urban Code (Chapter 13 of the Phoenix Zoning Ordinance) upon site plan approval and permit issuance for any new structure(s) on the site, as approved by the Planning and Development Department.
3. The development shall install, as approved by the Planning and Development Department:
 - a. All required bicycle parking spaces for the multifamily use, per Section 1307.H.6.d of the Zoning Ordinance, shall be secured bicycle parking.
 - b. A minimum of five inverted-U style bicycle racks for guests, placed near entrances to the building and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance.
4. Properly illuminated pedestrian paths shall be provided between the parking lot and the buildings at convenient and accessible locations, as approved by the Planning and Development Department.
5. All pedestrian walkways where vehicle conflicts exist shall be delineated with alternative paving materials, as approved by the Planning and Development Department.
6. Traffic calming devices, shall be installed along the driveways of the property so that vehicles exercise caution prior to crossing the sidewalk when exiting the property, as approved by the Planning and Development Department.
7. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.
8. If the City Archaeologist determines it is necessary, 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.
9. The applicant shall conduct Phase II archaeological data recovery excavations 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.

10. 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.
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, as approved by the Planning and Development Department.
12. The developer shall provide a minimum 10-foot wide sidewalk easement on the South side of Van Buren Street for the entire length of property, as approved by the Planning and Development Department.

Writer

David Simmons

November 6, 2019

Team Leader

Samantha Keating

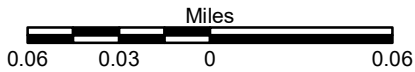
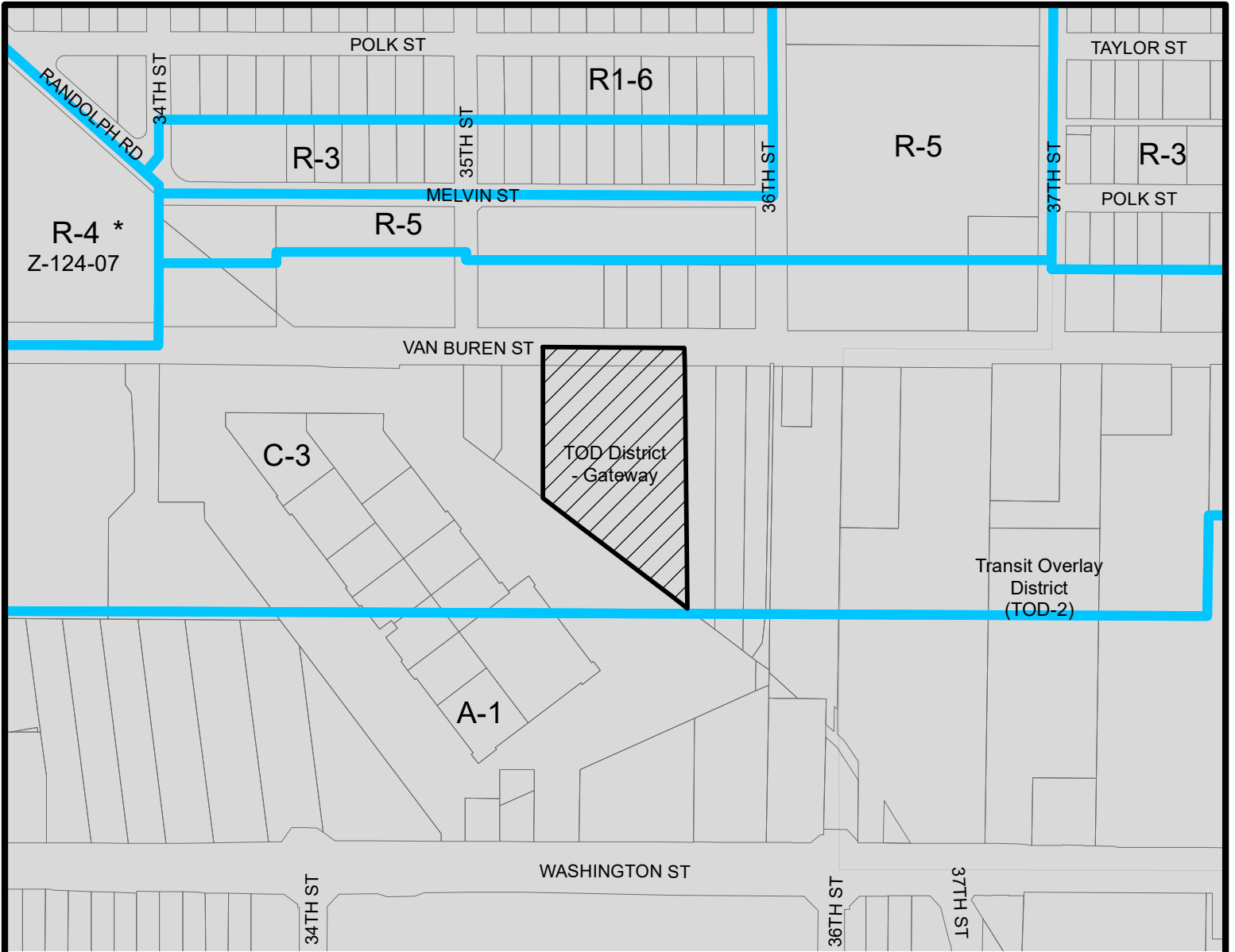
Exhibits

Sketch Map

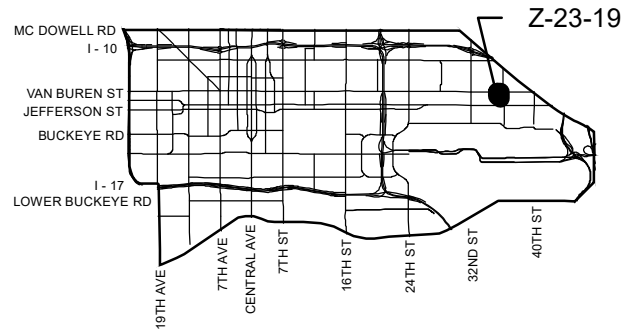
Aerial Map

Conceptual Site Plan date stamped October 23, 2019

Conceptual Elevations date stamped October 23, 2019 (4 pages)

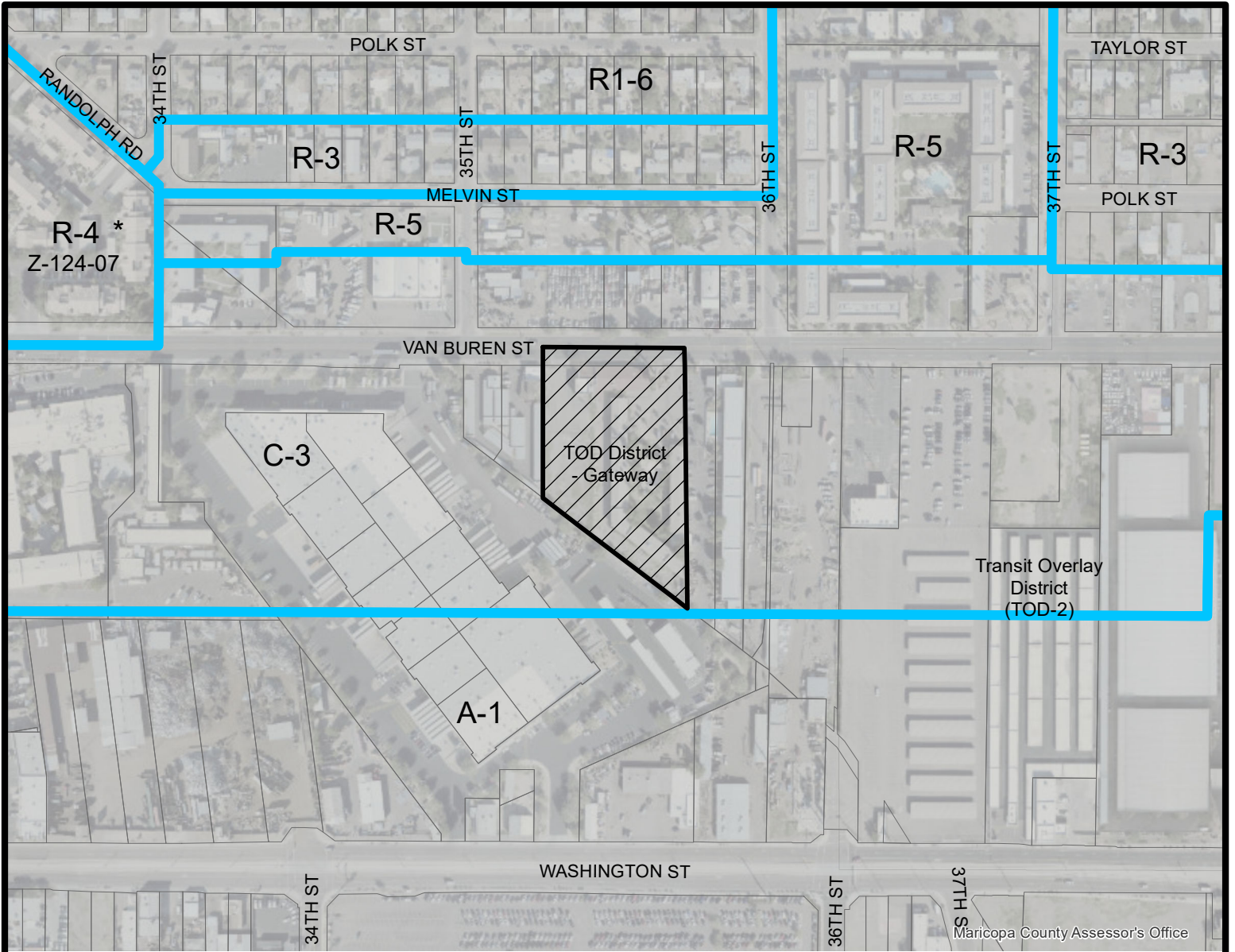


CENTRAL CITY VILLAGE
CITY COUNCIL DISTRICT: 8

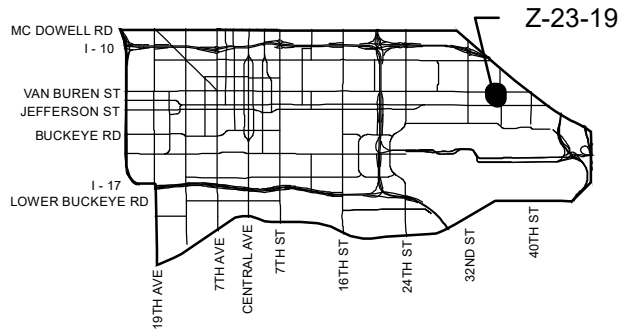
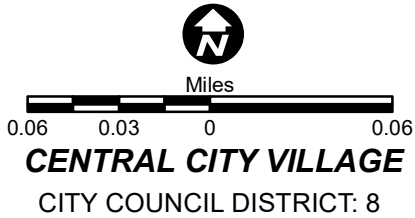


APPLICANT'S NAME: Chicanos Por La Causa (CPLC)		REQUESTED CHANGE:	
APPLICATION NO. Z-23-19		FROM: C-3 (3.21 a.c.)	
DATE: 8/27/2019 <small>REVISION DATES:</small>		TO: WU Code T5:3 GW (3.21 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.21 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-35		<small>ZONING MAP</small> F-10	
MULTIPLES PERMITTED C-3 WU Code T5:3 GW		CONVENTIONAL OPTION 46 No Maximum	
		* UNITS P.R.D. OPTION 56 N/A	

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



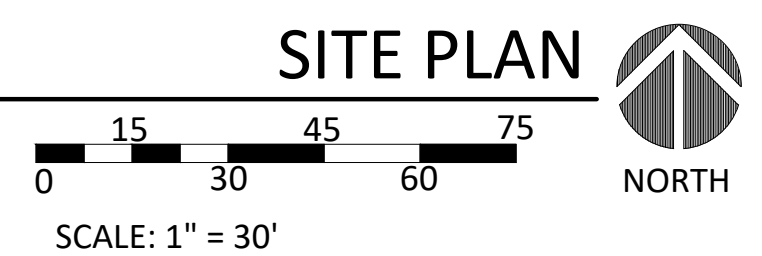
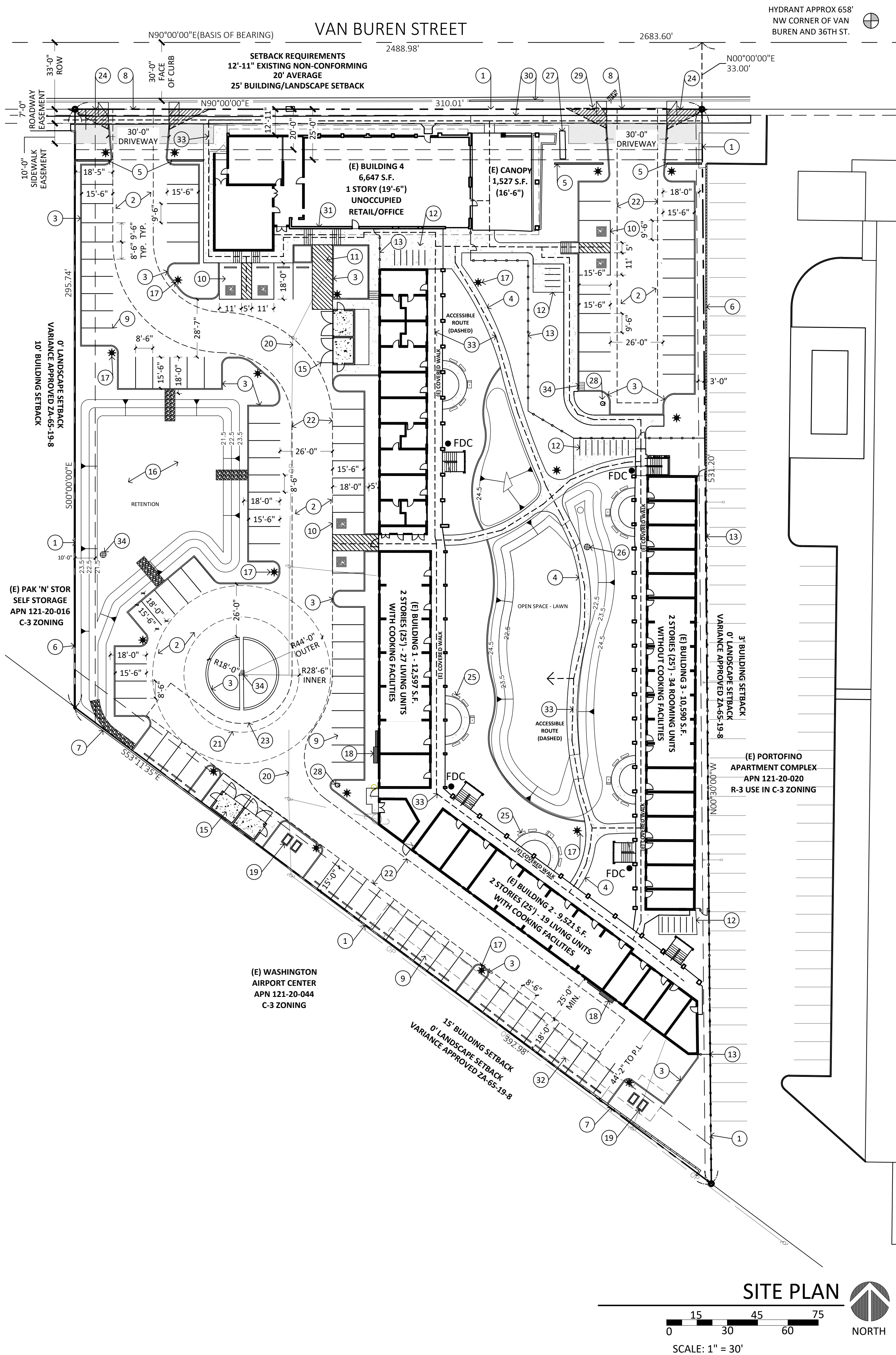
Maricopa County Assessor's Office



APPLICANT'S NAME: Chicanos Por La Causa (CPLC)		REQUESTED CHANGE:	
APPLICATION NO. Z-23-19		FROM: C-3 (3.21 a.c.)	
DATE: 8/27/2019 <small>REVISION DATES:</small>		TO: WU Code T5:3 GW (3.21 a.c.)	
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MULTIPLES PERMITTED C-3 WU Code T5:3 GW	CONVENTIONAL OPTION 46 No Maximum	* UNITS P.R.D. OPTION 56 N/A	

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

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SITE PLAN KEY NOTES

- Existing property line.
- New asphalt paving.
- New 6" high vertical concrete curb.
- New 5'-0" wide concrete walk (Match existing width where extending from existing condition).
- 3'-4" high, 16'-0" wide stuccoed masonry screen wall per 7/SP3.1. Paint DEC750 "Bison Beige"
- 6'-0" high masonry wall (existing).
- 8'-0" high masonry wall (existing).
- New 30'-0" wide concrete drive per City of Phoenix Standard Detail 1255-2.
- New parking striping - Typical. Ref. 9/SP3.1, 10/SP3.1, 14/SP3.1 and 15/SP3.1.
- New accessible parking - 11'-0" x 18'-0" typical. 5'-0" wide access aisles. Ref. 6/SP3.1, 12/SP3.1 and 13/SP3.1.
- New loading berth - 10' x 30'.
- Bicycle parking. Racks spaced 3'-0" O.C. Rack per 8/SP3.1.
- New 6'-0" wrought iron fence with iron security topper per 3'-6" wide self closing and locking wrought iron gates at new openings. Maintain free egress. Ref. 3/SP3.1 and 4/SP3.1.
- Not used.
- New 27'-4" x 10'-8" trash enclosure. 6'-0" high stucco CMU wall with concrete pad. Trash enclosure per City of Phoenix Solid Waste Access and Containment Standard Details. Enlarged plans and elevations per 4/SP3.2.
- Decomposed granite.
- Light pole base and site light - 15' max height. Typical per 8/SP3.2.
- New electrical gear.
- New transformers and concrete pad.
- Relocate electrical line underground.
- Garbage truck maneuvering route - outer radius 44'-0", inner radius 28'-6".
- 20'-0" wide fire access lane. Outer radius 55'-0", inner radius 35'-0".
- Fire access turnaround per City of Phoenix Standard Details.
- Sight visibility triangle - 10'-0" x 20'-0", typical.
- New outdoor seating and BBQ amenities, typical per 2/SP3.1.
- Drywell catchment grate.
- Existing monument sign to remain.
- New fire hydrant.
- Existing sewer manhole CPSE 1801507
- New sidewalk, curb and gutter and landscape strip at existing driveway (to be removed). Match adjacent.
- New CMU infill wall at demolished shed. Paint to match adjacent construction.
- APS Utility Easement doc. #2018-0306274 MCR
- Accessible Route

OPEN SPACE CALCULATIONS

Required	Provided:
Percent: 5%	Percent: 9%
139,086 x .05 = 6,954 s.f.	12,748 s.f. / 139,086 = 0.091

DENSITY CALCULATIONS

Lot size and boundary per PRLC 18059 recorded 09/13/2018 MCR 2018-0691295

Lot size (gross):	3.1930 acres
Dwelling unit/acre:	14.5
Total allowed units:	3.193 x 14.5 = 46.2985 (46 units)
Total provided units:	46 units

PARKING CALCULATIONS

*Dwelling - Multi Family (Building 1+2):	Hotel (Building 3):
Studio/1/2 bedroom units (<600 s.f. units): 34 living units x 1 = 45 spaces	34 rooming units x 1 = 34 spaces
1/2 bedroom units (>600 s.f.): 1 living unit x 1.5 = 1.5 spaces	Total Required = 34 spaces
Total required: 47 spaces	Total Provided: 34 spaces
Total provided: 47 spaces	Accessible parking Total required: 2 spaces Total provided: 2 spaces
Accessible Parking Total required: 2 spaces Total provided: 2 spaces	Bicycle parking required: 0 provided: 8
Off street loading Total required: 1 Total provided: 1	Future Retail/Office (Building 4):
Bicycle parking Required: 0 Provided: 12	8,174 s.f./300 = 28 spaces
*Multi-Family parking shall be unassigned/unreserved	Total required = 28 spaces
	Total provided: 28 spaces
	Accessible parking total required: 2 spaces total provided: 2 spaces
	Bicycle parking required: 0 provided: 6

LANDSCAPE CALCULATIONS

Parking area: 50,330 s.f.

Required	Provided:
Area: 5,033 s.f.	Area: 5,660 s.f.
Percent: 10%	Percent: 11.25%

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH RANGE 3 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27 FROM WHENCE THE NORTHWEST CORNER BEARS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2683.60 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 194.62 FEET;

THENCE SOUTH, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT OF WAY OF EAST VAN BUREN STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 531.20 FEET TO THE CENTER LINE OF THE ABANDONED MARICOPA CANAL ACCORDING TO DOCKET 4397 PAGE 356, AND BOOK 841 PAGE 432 OF SURVEYS, OFFICIALLY FILED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID LINE, NORTH 53 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 392.98 FEET;

THENCE DEPARTING SAID LINE, NORTH, A DISTANCE OF 295.74 FEET TO SAID SOUTH RIGHT OF WAY OF EAST VAN BUREN STREET;

THENCE ALONG SAID RIGHT OF WAY, EAST, A DISTANCE OF 310.01 FEET TO SAID SOUTH RIGHT OF WAY OF EAST VAN BUREN STREET;

CONTAINING 128,861.26 SQUARE FEET OR 2.9582 ACRES, MORE OR LESS.

CITY OF PHOENIX SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- All new or relocated utilities will be placed underground.
- All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.
- Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted so that it exceeds the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
- Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within rights-of-way, in accordance with approved plans.
- After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify P&D prior to occupancy to arrange for inspections. Call 262-6981 and request a Site Inspection.
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- All on-site accessible sidewalks shall be a minimum of 3 feet 0 inches wide and have a maximum slope of 1:20 with the maximum cross slope of 1:50. All curbs must provide accessible ramps pursuant to the Americans with Disabilities Act (ADA) standards.
- Landscaping shall be maintained by a permanent and automatic irrigation system to minimize maintenance and water consumption.
- Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.
- The existing structures must comply with the Change of Occupancy provisions in the Phoenix Construction Code prior to use.
- All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section 9.01 (ACR 18-9-301) whichever is applicable.
- The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety section of the Development Services Department.
- All on-site water lines, shall be private plumbing lines subject to the Phoenix Plumbing Code.

I consent to the reproduction of this Site Plan provided that if modifications are made, the architects who make such changes assume full responsibility and liability for modified portion of the plan.

Gerald M. Cook
Signature of copyright owner

Gerald M. Cook
Printed name of copyright owner

10/14/2019
Date

ZONING CASES

ZA-65-19 - APPROVED March 19, 2019.

- Requests:
- Variance to reduce the interior property line landscape setback (east) to 0 feet. Minimum 5 feet required. (703.B.3.b).
 - Variance to reduce the interior property line landscape setback (south) to 0 feet. Minimum 5 feet required. (703.B.3.b).
 - Variance to reduce the interior property line landscape setback (west) to 0 feet. Minimum 5 feet required. (703.B.3.b).

Stipulations:
1. 1 year to apply and pay for building permits.

FIRE MARSHAL APPEAL

FPAP 190042 - APPROVED June 6, 2019

Requests: Relief from being required to follow section 503.2.5 dead end fire apparatus road over 200 feet deep, of the 2012 edition of the Phoenix Fire Code.

- Stipulations:
- Extending the fire service access road that runs along the backside of the property until it reaches within 40' of the dead end at the property line.
 - Provide standpipes in stairways to mitigate extended hose lays to the second floor. Provide approved signage on the entry doors indicating standpipe connection in the stairs.
 - All permits, building and fire code requirements shall be met on this project.
 - Any project that includes water shall follow all Water Service Department rules & policies.

GENERAL NOTES

- These general notes apply to all drawings.
- All labor, materials, construction methods and work to conform to all the latest governing codes, rules and regulations as applicable for this project and jurisdiction. The most stringent shall prevail.
- When required by code, rules or regulations, work must be inspected and approved by the authority having jurisdiction.
- The Contractor shall verify all existing site conditions prior to the start of work and notify the Architect of any discrepancies.
- All existing conditions, dimensions are to be verified by the Contractor prior to fabrication and/or construction. Any discrepancies between existing conditions and these documents, which effect the scope and intent of the work described shall be brought to the immediate attention of the Architect.
- The work indicated in the notes describes the overall general scope of work only and is not intended to be inclusive of all the work required to complete the full scope of work.
- Do not measure drawings. All dimensions to be field measured and verified. All discrepancies shall be brought to the immediate attention of the Architect.
- All equipment locations to be verified with owner prior to commencement of work. Coordinate equipment locations with mechanical, plumbing and electrical requirements.
- Prior to any trenching, digging or excavation, contact Arizona Blue Stake at 602.263.1100 to identify existing underground utility locations.

PROJECT LOCATION

Address: 3541 E. Van Buren St. Phoenix, AZ 85008
APN: 121-20-007B
Lot Combo: 121-20-007A and 121-20-014 were combined under Lot Combination PRLC 18059 approved September 14, 2018. C-3 (R-3 use at multi-family housing portions)

PROJECT DESCRIPTION

Partially publicly funded project to serve at risk population.

- Building 1 - Remodel existing hotel into affordable studio/1/2 bedroom apartment units. 27 living units with cooking facilities.
- Building 2 - Remodel existing hotel into affordable studio/1/2 bedroom apartment units. 19 living units with cooking facilities.
- Building 3 - Existing hotel. 34 rooming units without cooking facilities. Interior remodel under Permit BLD 18006435.
- Building 4 - Existing unoccupied commercial building to remain as is.
- Canopy - Existing to remain as is.

LOT SIZE LOT RATIOS

Gross: 139,086 s.f. (3.1930 acres)	Gross Building Area: 40,400 s.f.
Net: 128,922 s.f. (2.9596 acres)	Gross Building Area/Gross Site: .29
	Floor Area Ratio (FAR): .31

LOT COVERAGE

No change to existing under roof

(E) Building 1	6,202 s.f.	(E) Total:	29,972 s.f.
(E) Building 2	4,639 s.f.	Lot Coverage Provided:	29,972 / 128,922 s.f. = 23.25%
(E) Building 3	5,295 s.f.	Lot Coverage Allowed:	45%
(E) Covered Walk	5,662 s.f.		
(E) Building 4	6,647 s.f.		
(E) Canopy	1,527 s.f.		

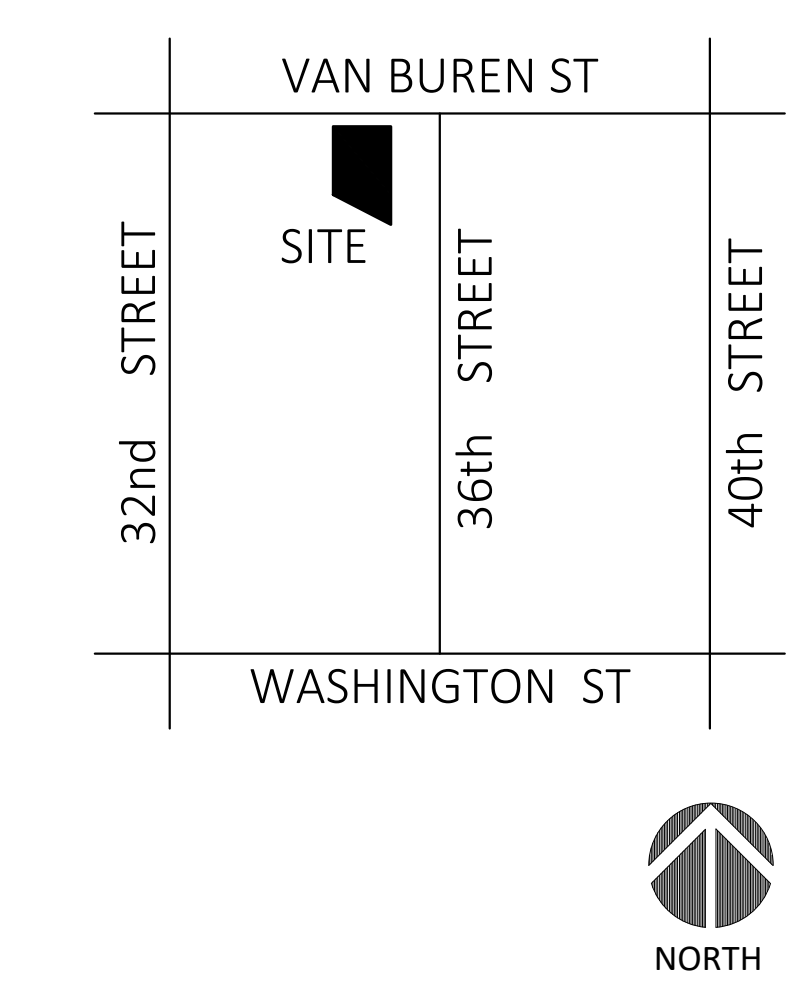
Construction Type: V-B (A.F.E.S.) NFPA 13R

BUILDING HEIGHT

Allowed Height: 30'-0"

Building 1:	22'-4"	Cupola:	27'-9"
Building 2:	22'-4"	Building 4:	19'-6"
Building 3:	22'-4"		

VICINITY MAP



SHEET INDEX

SP1.0	Site Plan
SP2.1	Elevations: Building 1
SP2.2	Elevations: Building 2
SP2.3	Elevations: Building 3
SP2.4	Elevations: Building 4
SP3.1	Site Details
SP3.2	Site Details

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Final Site Plan
CPLC
Vista Village
3541 East Van Buren Street
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cook associates architects, inc
2211 North Seventh Street
Phoenix, Arizona 85006-1605
Phone 602.252.9407 website www.cookarch.com

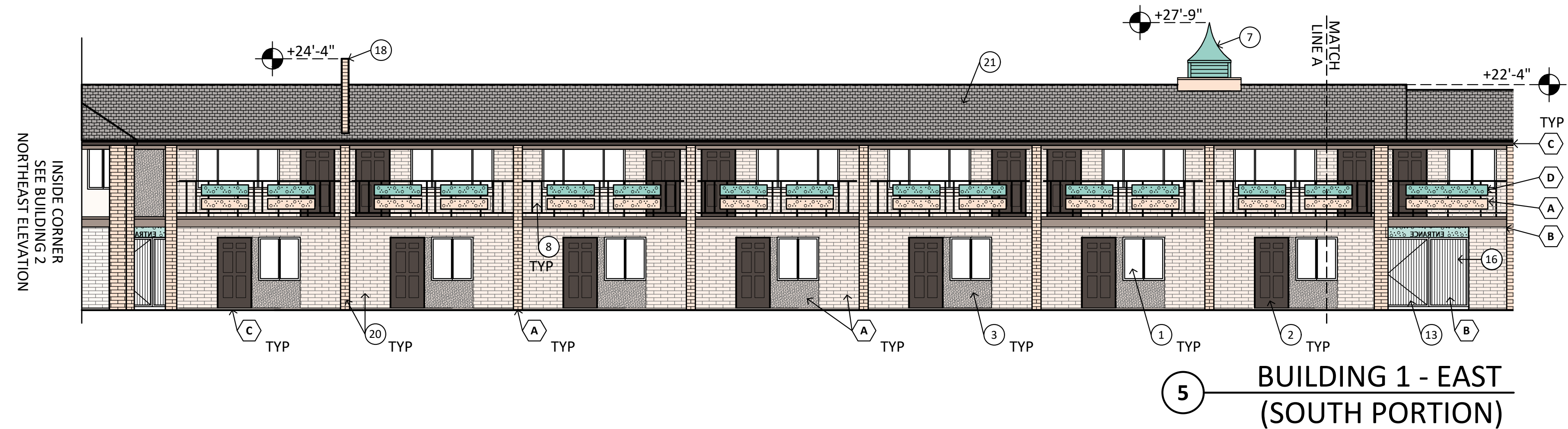
NB
14 Oct 2019

REGISTERED ARCHITECT
13712
GERALD M. COOK
10/18/2015
ARIZONA, U.S.A.
EXPIRES 10/18/2019

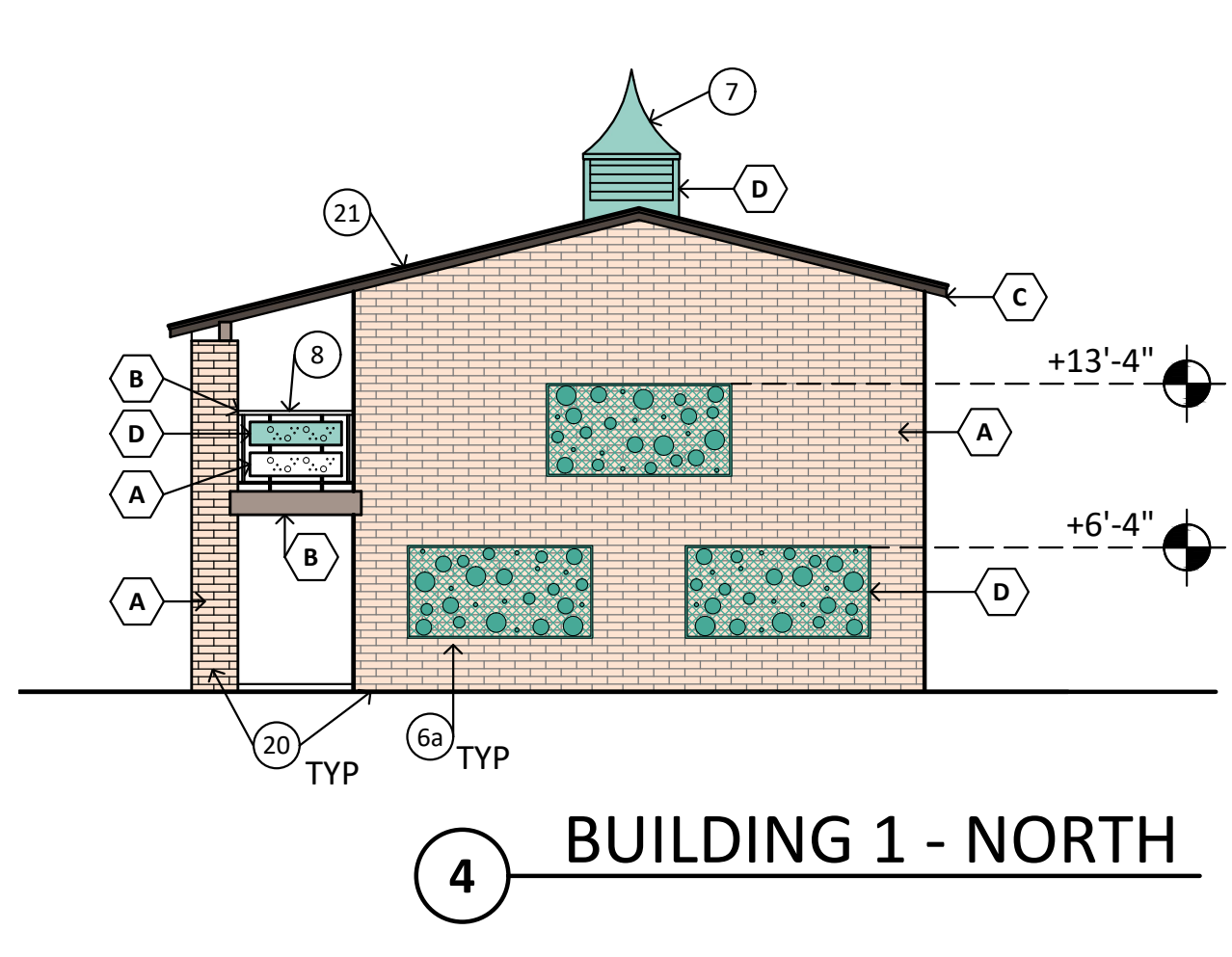
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Project no. 2015-017-00

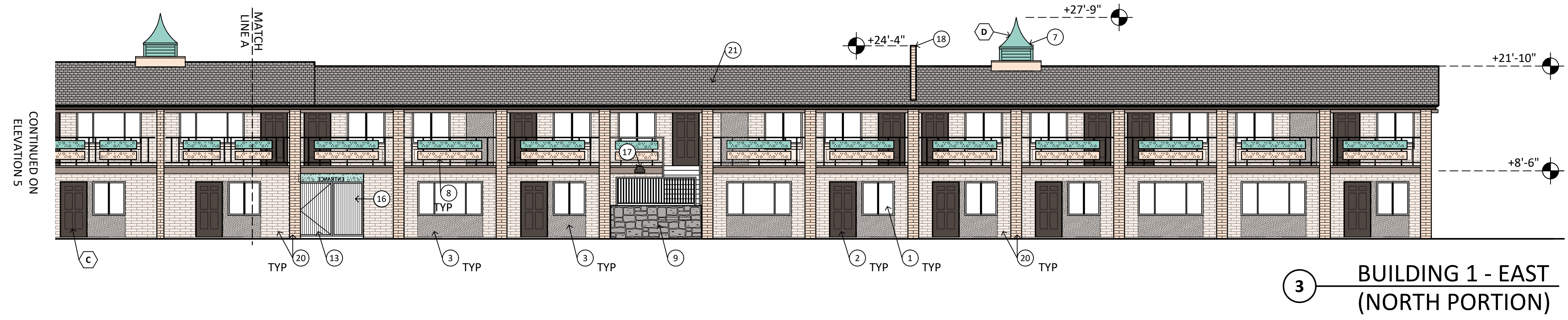
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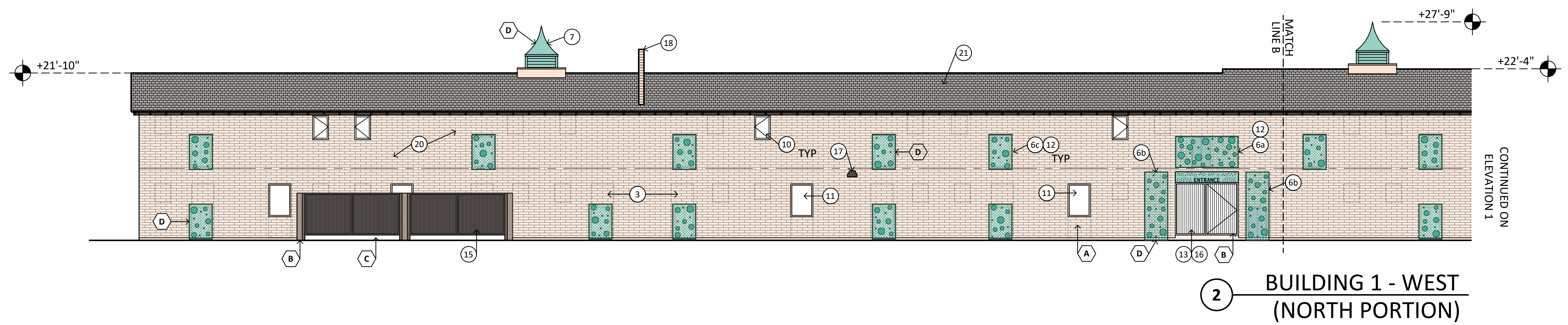
5 BUILDING 1 - EAST (SOUTH PORTION)



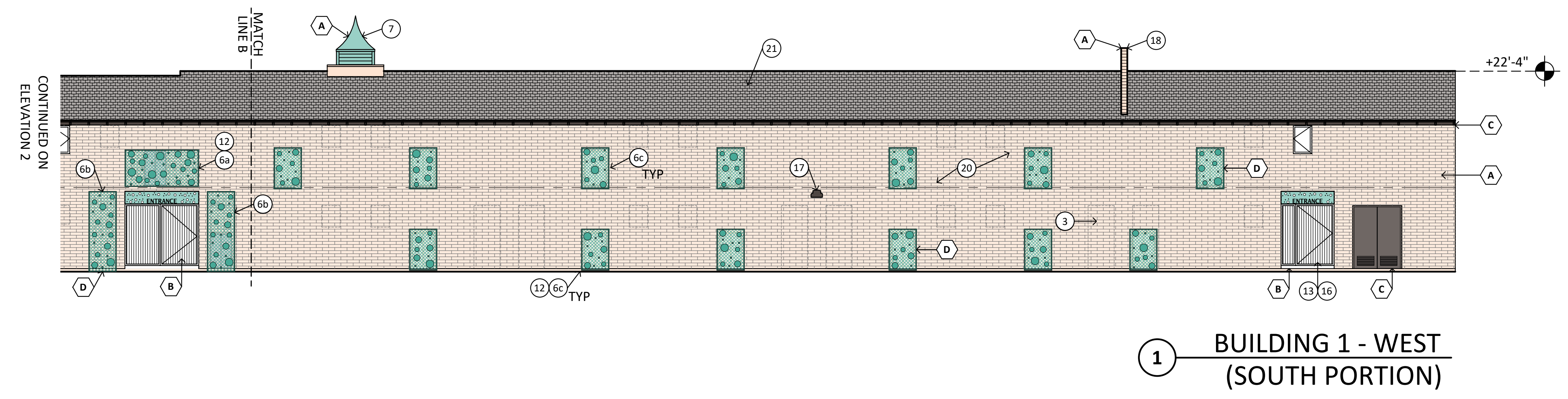
4 BUILDING 1 - NORTH



3 BUILDING 1 - EAST (NORTH PORTION)



2 BUILDING 1 - WEST (NORTH PORTION)



1 BUILDING 1 - WEST (SOUTH PORTION)

ELEVATION KEYNOTES

1. NEW VINYL WINDOW IN EXISTING OPENING.
2. NEW STEEL DOOR IN EXISTING OPENING.
3. INFILL EXISTING OPENING WITH FRAME CONSTRUCTION. STUCCO FINISH. PAINT TO MATCH.
4. NEW 6'-0" WROUGHT IRON FENCE - PAINTED.
5. NEW WROUGHT IRON GATE - PAINTED.
6. NEW DECORATIVE METAL ACCENT PANEL - PAINT DE5751 "PLUNGING WATERFALL". MOUNT TO STAND OFFS 4" AWAY FROM FACE OF BUILDING.
 - A. TYPICAL LARGE PANEL PER 6/SP3.2.
 - B. ENTRY PANEL PER 2/SP3.2.
 - C. MECHANICAL UNIT PANEL PER 12/SP3.2.
7. EXISTING CUPOLA - REPAIRED/RESTORED.
8. NEW METAL GUARD RAIL BEHIND EXISTING HISTORIC RAILING AND EXISTING SHEET METAL ACCENT PANELS.
9. EXISTING STONE ACCENT WALL AT STAIRCASE.
10. NEW WINDOW IN ENLARGED OPENING AT EXISTING LOCATION.
11. NEW WINDOW IN EXISTING DOOR LOCATION.
12. NEW GRILLE FOR MECHANICAL UNIT. FACTORY PRE-FINISHED. COLOR: STONEWOOD.
13. NEW WROUGHT IRON GATE WITH BACKLIT DECORATIVE ACCENT HEADER PER 5/SP3.1 IN EXISTING LOCATION - PAINT ACCENT PANEL DE5751 "PLUNGING WATERFALL". NOT USED.
14. NOT USED.
15. NEW CMU TRASH ENCLOSURE (PAINTED STUCCO FINISH) WITH METAL ACCESS GATES PER CITY OF PHOENIX STANDARDS - PAINT TO MATCH BUILDING. ENLARGED PLANS AND ELEVATIONS PER 4/SP3.2.
16. EXISTING PASSAGE BEYOND.
17. NEW BUILDING MOUNTED LIGHT - TYPICAL. MOUNT AT HEIGHT OF EXISTING WALKWAY - APPROX 8'-6" A.F.F.
18. EXISTING FIRE SEPARATION WALL.
19. NOT USED.
20. EXISTING 4" X 16" CMU WALLS AND COLUMNS.
21. EXISTING ASPHALT SHINGLES TO REMAIN.

ELEVATION GENERAL NOTES

- A. BUILDINGS 1 THROUGH 4 ARE EXISTING AND SHALL REMAIN UNCHANGED UNLESS NOTED OTHERWISE.
- B. ALL KEYNOTES ARE TYPICAL OF SIMILAR CONDITIONS AT ALL UNITS THROUGHOUT THAT BUILDING UNLESS NOTED OTHERWISE.

COLOR SCHEDULE

- A WALLS & COLUMNS
DUNN EDWARDS DEC754 "QUICKSAND"
- B EXPOSED BEAMS, WALKWAY PROFILE & METAL RAILING
DUNN EDWARDS DEC750 "BISON BEIGE"
- C DOORS, TRIM & FASCIA
DUNN EDWARDS DEC755 "COCOA"
- D ACCENT, SCREENS & CUPOLA
DUNN EDWARDS DE5751 "PLUNGING WATERFALL"

KIVA: 17-3885
 SDEV: 1700791
 PAPP: 1807121
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 SCMJ:
 QS: 10-35

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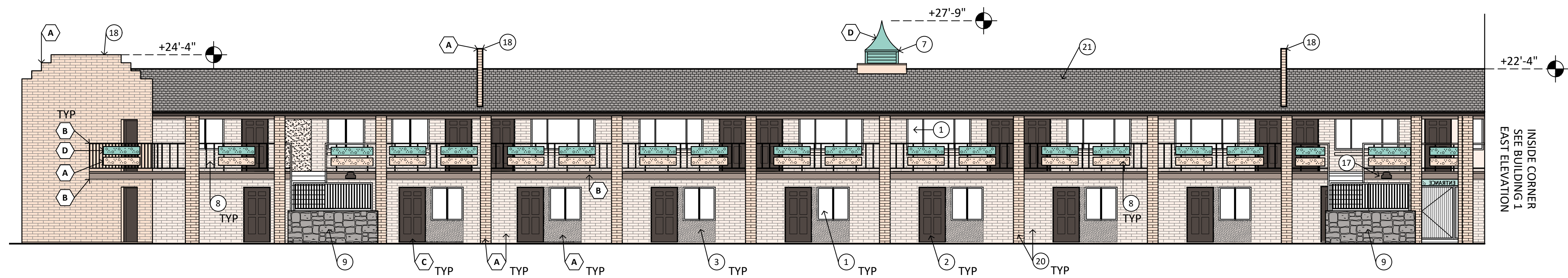
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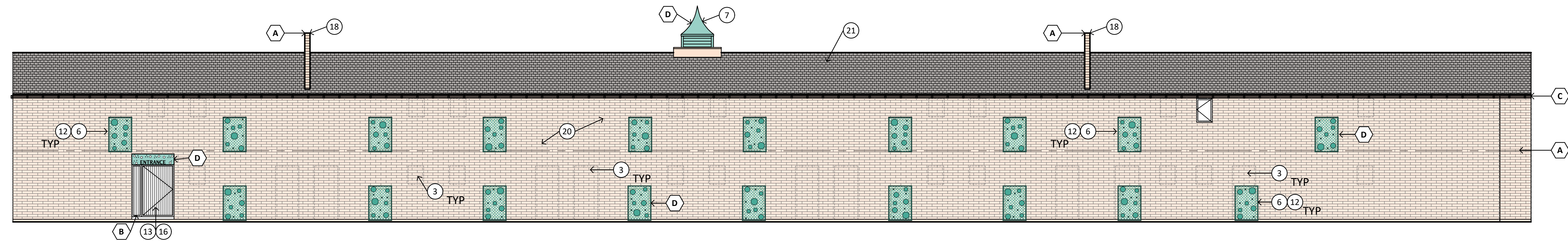
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2 BUILDING 2 - NORTHEAST



1 BUILDING 2 - SOUTHWEST

ELEVATION KEYNOTES

1. NEW VINYL WINDOW IN EXISTING OPENING.
2. NEW STEEL DOOR IN EXISTING OPENING.
3. INFILL EXISTING OPENING WITH FRAME CONSTRUCTION. STUCCO FINISH. PAINT TO MATCH.
4. NEW 6'-0" WROUGHT IRON FENCE - PAINTED.
5. NEW WROUGHT IRON GATE - PAINTED.
6. NEW DECORATIVE METAL ACCENT PANEL - PAINT DE5751 "PLUNGING WATERFALL". MOUNT TO STAND OFFS 4" AWAY FROM FACE OF BUILDING. TYPICAL MECHANICAL PANEL PER 12/SP3.2.
7. EXISTING CUPOLA - REPAIRED/RESTORED.
8. NEW METAL GUARD RAIL BEHIND EXISTING HISTORIC RAILING AND EXISTING SHEET METAL ACCENT PANELS.
9. EXISTING STONE ACCENT WALL AT STAIRCASE.
10. NEW WINDOW IN ENLARGED OPENING AT EXISTING LOCATION.
11. NEW WINDOW IN EXISTING DOOR LOCATION.
12. NEW GRILLE FOR MECHANICAL UNIT. FACTORY PRE-FINISHED. COLOR: STONEWOOD.
13. NEW WROUGHT IRON GATE WITH BACKLIT DECORATIVE ACCENT HEADER PER 5/SP3.1 IN EXISTING LOCATION - PAINT ACCENT PANEL DE5751 "PLUNGING WATERFALL".
14. NOT USED.
15. NEW CMU TRASH ENCLOSURE (PAINTED STUCCO FINISH) WITH METAL ACCESS GATES PER CITY OF PHOENIX STANDARDS - PAINT TO MATCH BUILDING. ENLARGED PLANS AND ELEVATIONS PER 4/SP3.2.
16. EXISTING PASSAGE BEYOND.
17. NEW BUILDING MOUNTED LIGHT - TYPICAL. MOUNT AT HEIGHT OF EXISTING WALKWAY - APPROX 8'-6" A.F.F.
18. EXISTING FIRE SEPARATION WALL
19. NOT USED.
20. EXISTING 4" X 16" CMU WALLS AND COLUMNS.
21. EXISTING ASPHALT SHINGLES TO REMAIN.

ELEVATION GENERAL NOTES

- A. BUILDINGS 1 THROUGH 4 ARE EXISTING AND SHALL REMAIN UNCHANGED UNLESS NOTED OTHERWISE.
- B. ALL KEYNOTES ARE TYPICAL OF SIMILAR CONDITIONS AT ALL UNITS THROUGHOUT THAT BUILDING UNLESS NOTED OTHERWISE.

COLOR SCHEDULE

- A WALLS & COLUMNS
DUNN EDWARDS DEC754 "QUICKSAND"
- B EXPOSED BEAMS & WALKWAY PROFILE
DUNN EDWARDS DEC750 "BISON BEIGE"
- C DOORS, TRIM & FASCIA
DUNN EDWARDS DEC755 "COCOA"
- D ACCENT, SCREENS & CUPOLA
DUNN EDWARDS DE5751 "PLUNGING WATERFALL"

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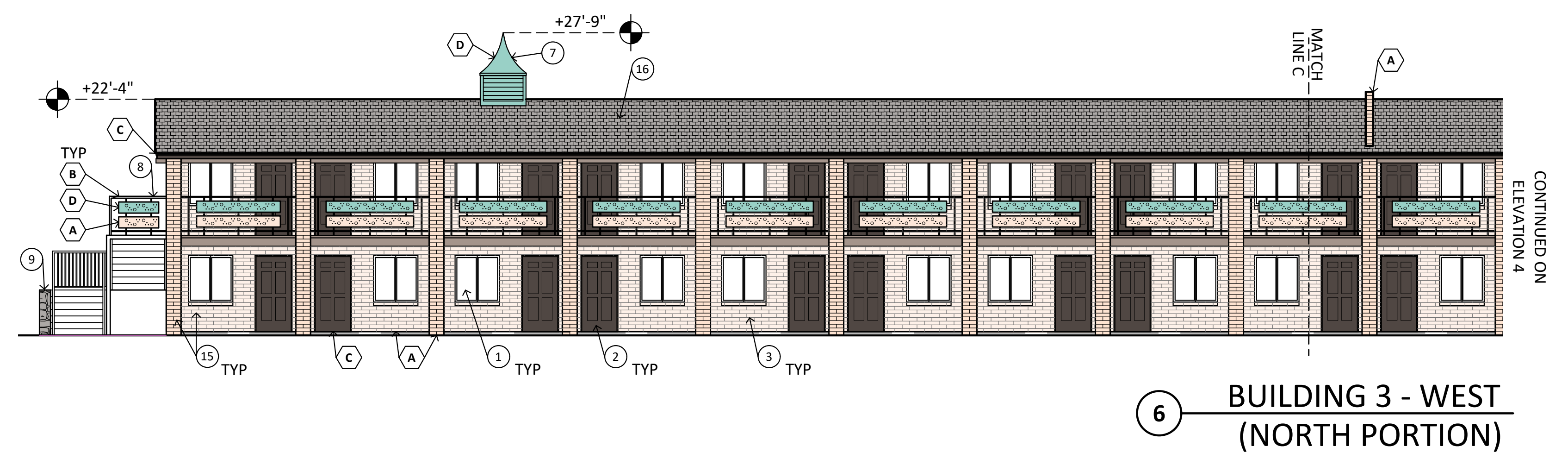
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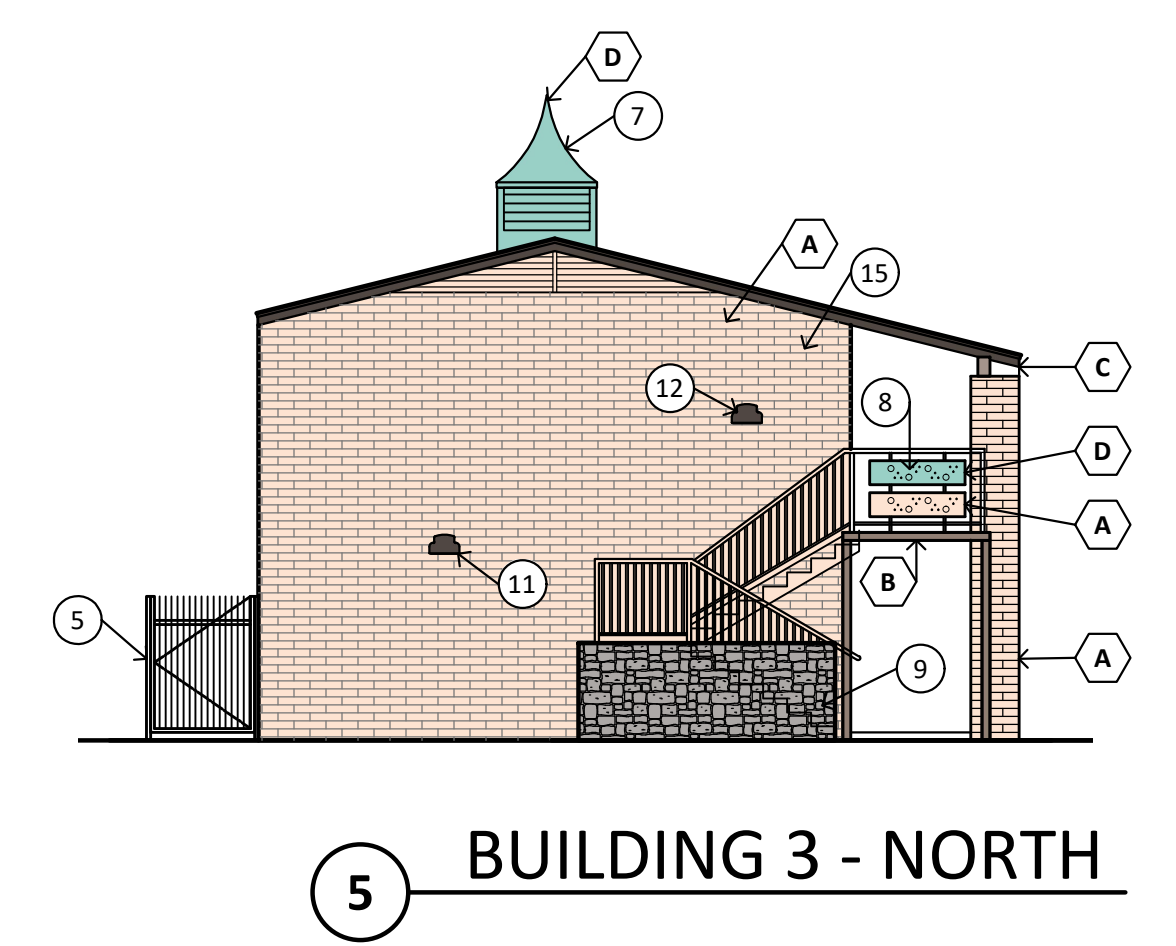
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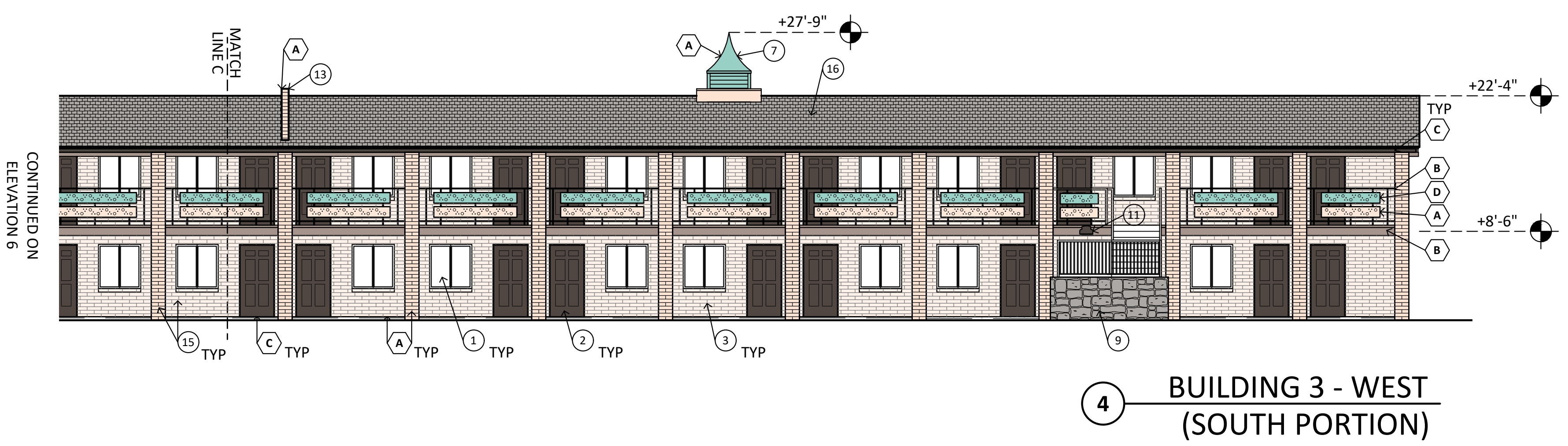
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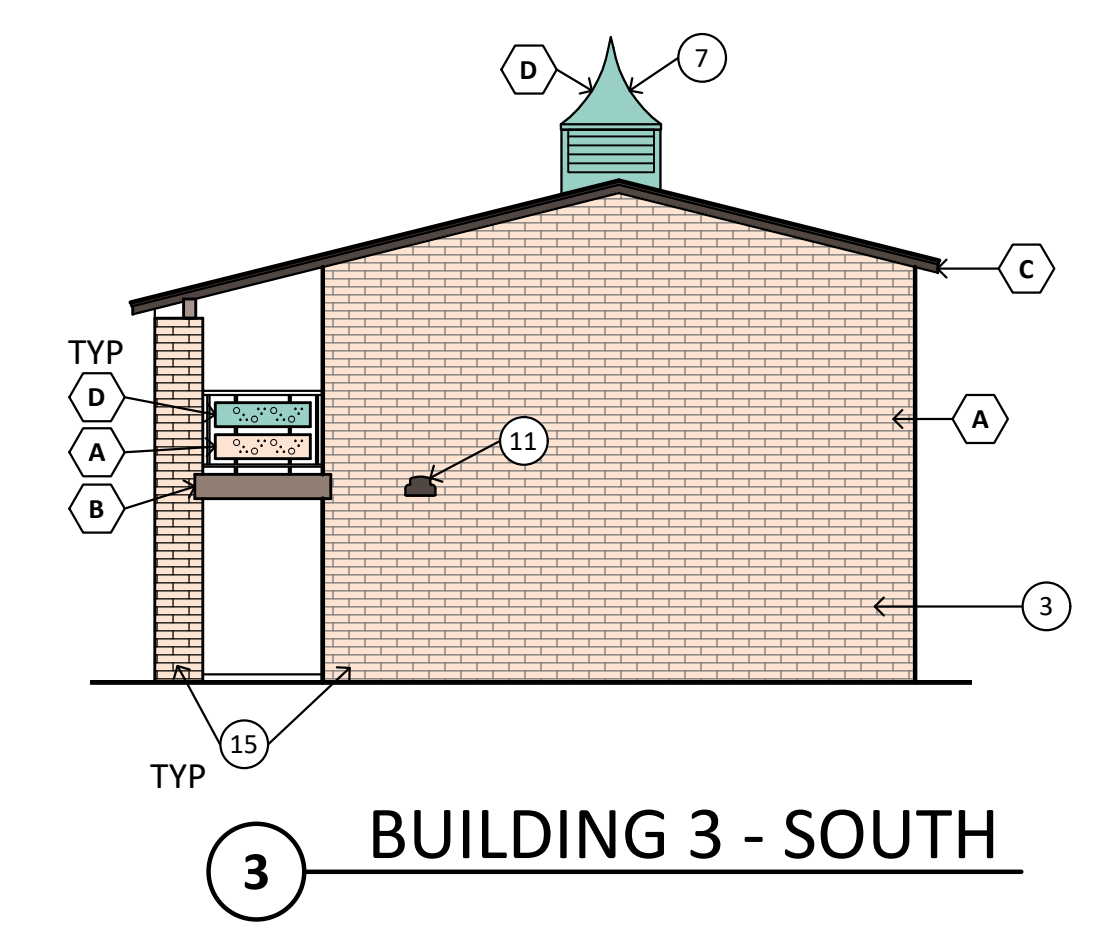
6 BUILDING 3 - WEST (NORTH PORTION)



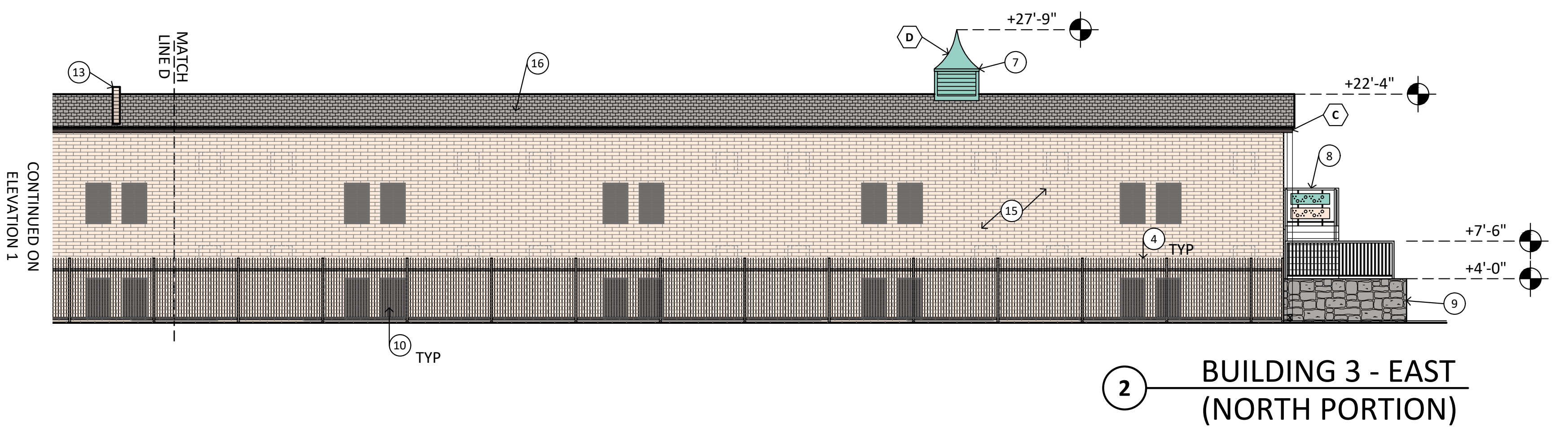
5 BUILDING 3 - NORTH



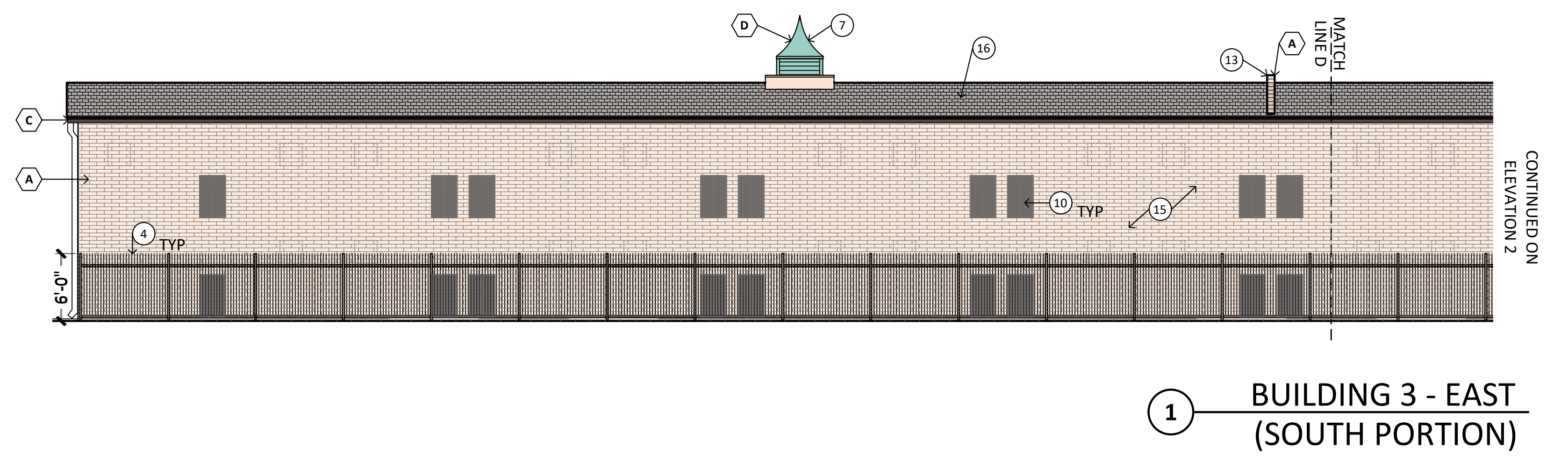
4 BUILDING 3 - WEST (SOUTH PORTION)



3 BUILDING 3 - SOUTH



2 BUILDING 3 - EAST (NORTH PORTION)



1 BUILDING 3 - EAST (SOUTH PORTION)

ELEVATION KEYNOTES

1. NEW VINYL WINDOW IN EXISTING OPENING.
2. NEW STEEL DOOR IN EXISTING OPENING.
3. INFILL EXISTING OPENING WITH CMU. PAINT TO MATCH.
4. NEW 6'-0" WROUGHT IRON FENCE WITH SECURITY TOPPER PER 3/SP3.1 AND 4/SP3.1.
5. NEW 6'-0" WROUGHT IRON GATE WITH SECURITY TOPPER.
6. NOT USED.
7. EXISTING CUPOLA - REPAIRED/RESTORED
8. NEW METAL GUARD RAIL BEHIND EXISTING HISTORIC RAILING AND EXISTING SHEET METAL ACCENT PANELS.
9. EXISTING STONE ACCENT WALL AT STAIRCASE.
10. EXISTING GRILL FOR MECHANICAL UNIT - FACTORY PRE-FINISHED DARK BRONZE.
11. EXISTING BUILDING MOUNTED LIGHT - APPROX 8'-6" A.F.F. TO MATCH EXISTING WALKWAY.
12. EXISTING BUILDING MOUNTED LIGHT AT LANDING APPROX 14'-0" A.F.F.
13. EXISTING FIRE SEPARATION WALL.
14. NOT USED.
15. EXISTING 4" X 16" CMU WALL AND COLUMNS.
16. EXISTING ASPHALT SHINGLES TO REMAIN.

ELEVATION GENERAL NOTES

- A. BUILDINGS 1 THROUGH 4 ARE EXISTING AND SHALL REMAIN UNCHANGED UNLESS NOTED OTHERWISE.
- B. ALL KEYNOTES ARE TYPICAL OF SIMILAR CONDITIONS AT ALL UNITS THROUGHOUT THAT BUILDING UNLESS NOTED OTHERWISE.
- C. COLOR SCHEME AT BUILDING 4 TO BE DETERMINED. EXISTING TO REMAIN.

NOTE

BUILDING 3 - WORK ALREADY COMPLETED UNDER PERMIT BLD18006435

COLOR SCHEDULE

- A WALLS & COLUMNS
DUNN EDWARDS DEC754 "QUICKSAND"
- B EXPOSED BEAMS & WALKWAY PROFILE
DUNN EDWARDS DEC750 "BISON BEIGE"
- C DOORS, TRIM & FASCIA
DUNN EDWARDS DEC755 "COCO A"
- D ACCENT & CUPOLA
DUNN EDWARDS DE5751 "PLUNGING WATERFALL"

KIVA: 17-3885
 SDEV: 1700791
 PAPP: 1807121
 PRLM: 1802930
 SCMJ:
 QS: 10-35

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Elevations:
Building 3

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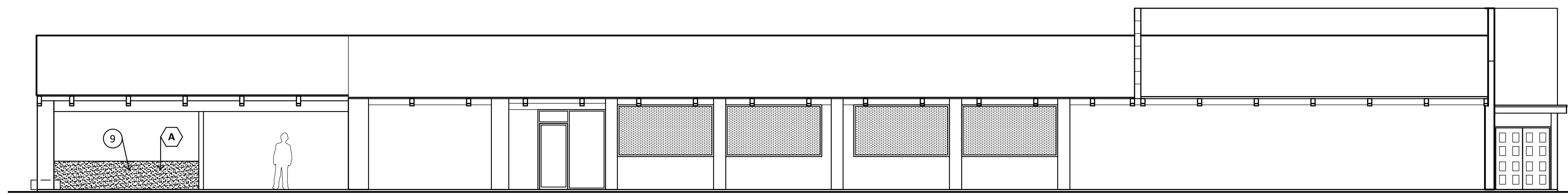
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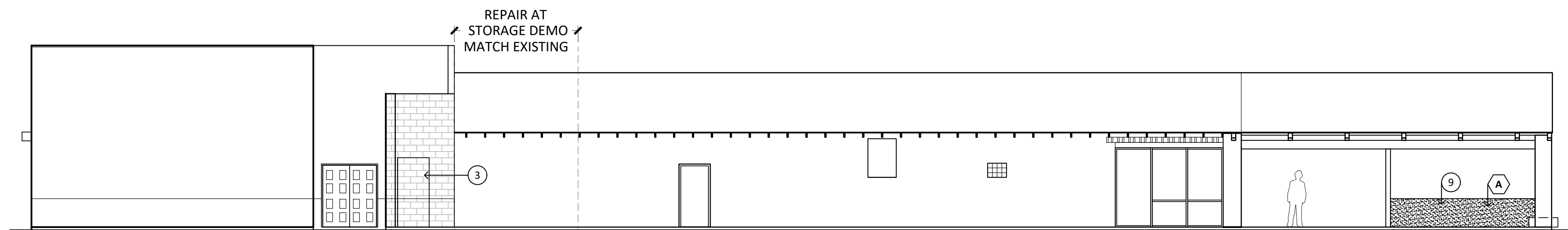
REGISTERED ARCHITECT
 CERTIFICATE NO. 13712
 GERALD M. COOK
 EXPIRES 10/18/2019
 ARIZONA, U.S.A.

SP2.3

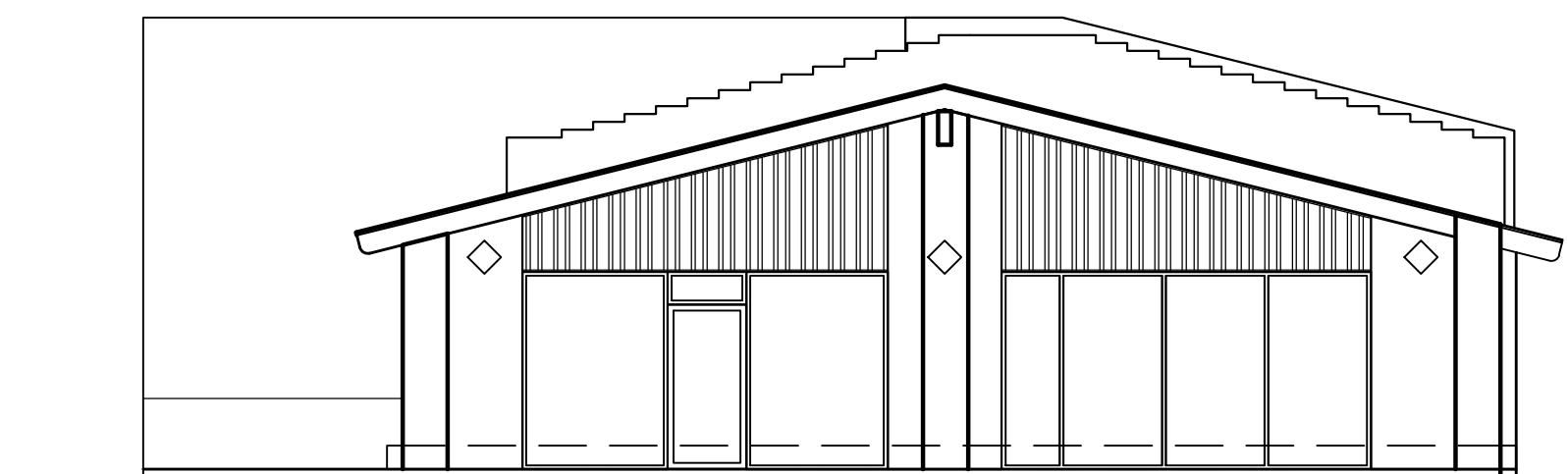
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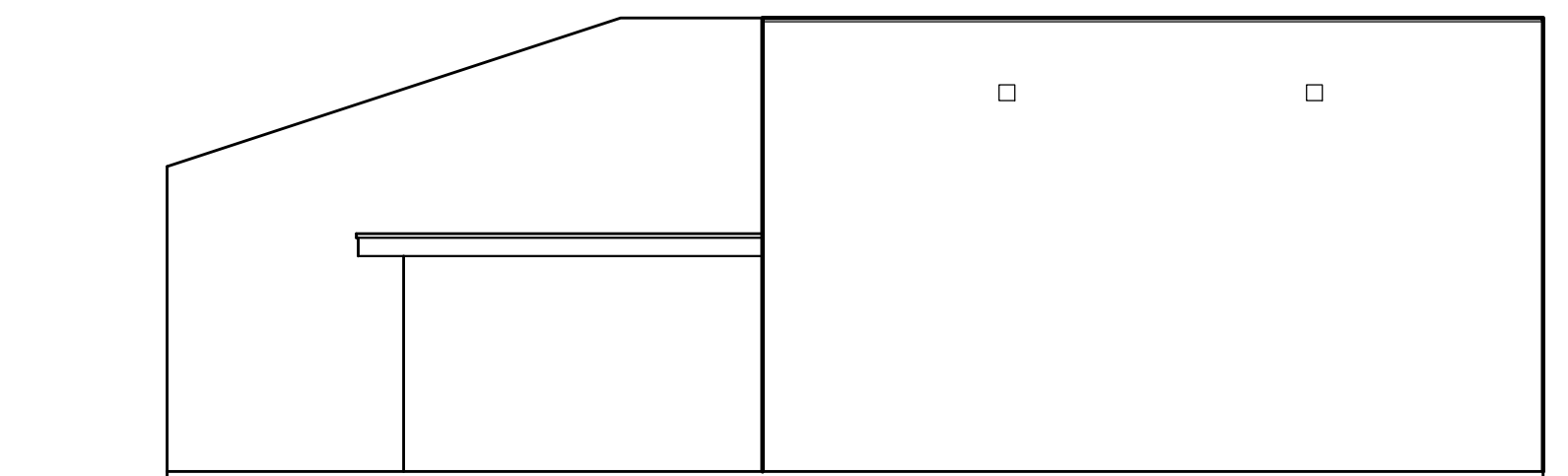
4 BUILDING 4 - NORTH (UNCHANGED/FUTURE)



3 BUILDING 4 - SOUTH (UNCHANGED/FUTURE U.N.O.)



2 BUILDING 4 - EAST (UNCHANGED/FUTURE)



1 BUILDING 4 - WEST (UNCHANGED/FUTURE)

ELEVATION KEYNOTES

1. NEW VINYL WINDOW IN EXISTING OPENING.
2. NEW STEEL DOOR IN EXISTING OPENING.
3. INFILL EXISTING OPENING WITH CMU. PAINT TO MATCH.
4. NEW 6'-0" WROUGHT IRON FENCE - PAINTED.
5. NEW 6'-0" WROUGHT IRON GATE - PAINTED.
6. NOT USED.
7. EXISTING CUPOLA - REPAIRED/RESTORED
8. NEW METAL GUARD RAIL BEHIND EXISTING HISTORIC RAILING.
9. NEW 3'-0" HIGH SCREEN WALL - STUCCO AND PAINT.
10. NEW OPENING FOR MECHANICAL UNIT.

ELEVATION GENERAL NOTES

- A. BUILDINGS 1 THROUGH 4 ARE EXISTING AND SHALL REMAIN UNCHANGED UNLESS NOTED OTHERWISE.
- B. ALL KEYNOTES ARE TYPICAL OF SIMILAR CONDITIONS AT ALL UNITS THROUGHOUT THAT BUILDING UNLESS NOTED OTHERWISE.
- C. COLOR SCHEME AT BUILDING 4 TO BE DETERMINED. EXISTING TO REMAIN.

COLOR SCHEDULE

- A WALLS & COLUMNS
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- B EXPOSED BEAMS & WALKWAY PROFILE
DUNN EDWARDS DEC750 "BISON BEIGE"
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SP2.4

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