



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-28-16-2 and Z-SP-3-16-2**  
 July 19, 2016

**Paradise Valley Village Planning Committee Meeting Date:** August 1, 2016  
**Planning Commission Hearing Date:** September 1, 2016  
**Request From:** R-4A (5.85 acres)  
**Request To:** C-2 SP (5.85 acres)  
**Proposed Use:** Self-storage facility and all underlying C-2 uses  
**Location:** Approximately 276 feet north of the northeast corner of Cave Creek Road and Union Hills Drive  
**Owner:** JTF Development Partners, LLC  
**Applicant:** David Brown, Wentworth Property Company  
**Representative:** George Pasquel III, Withey Morris PLC  
**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 15+ du/acre	
<b>Street Map Classification</b>	Cave Creek Road	Major Arterial	55 foot east half
	Union Hills Drive	Arterial	40 foot north half
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The proposed development is sensitive to surrounding residential development, thereby warranting the reasonable levels of increased intensity required for the project.</p> <p><b>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINTY &amp; CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential</b></p>			

**areas should be compatible with existing uses and consistent with adopted plans.**

The site is located adjacent to a residential area and is compatible with the existing commercial uses along Cave Creek Road.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant Lot	R-4A
<b>North</b>	Single-family residential / Mobile/Manufactured Home Development	R1-6 PRD / R-4A
<b>South</b>	Commercial / Multifamily Residential	C-3 / C-2 / P-1 / PSC / R-2
<b>East</b>	Mobile/Manufactured Home Development	R-4A
<b>West</b>	Multifamily Residential / Commercial	R-5 / C-2

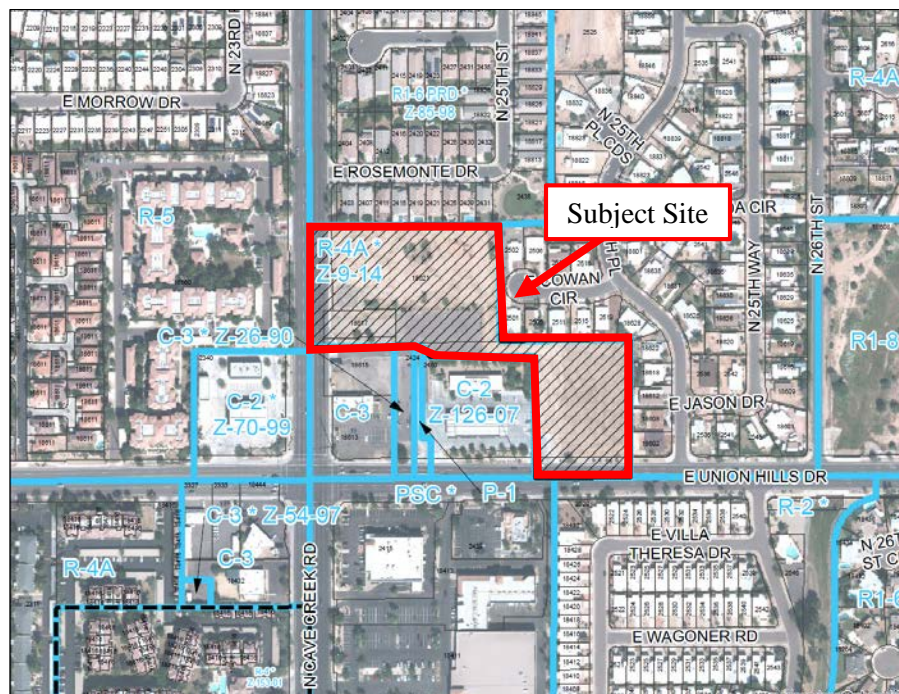
<b>Intermediate Commercial Special Permit (C-2 SP)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Landscaped Setbacks</i>		
Street	25 feet	Met – 25 feet
Interior adjacent to residential	10 feet	Met – 15 to 30 feet
<i>Building Setbacks</i>		
Street	25 feet	Met – 25 to 52 feet
Interior adjacent to residential	25 feet	Met – 25 feet
Lot Coverage	50% maximum	Met – 47%
Building Height	24 feet maximum	*Not Met - Proposed 30 feet
Parking	1 space per 35 units 2 spaces for manager's apartment	To be determined.
*VARIANCE REQUIRED		

**Background/Issues/Analysis**

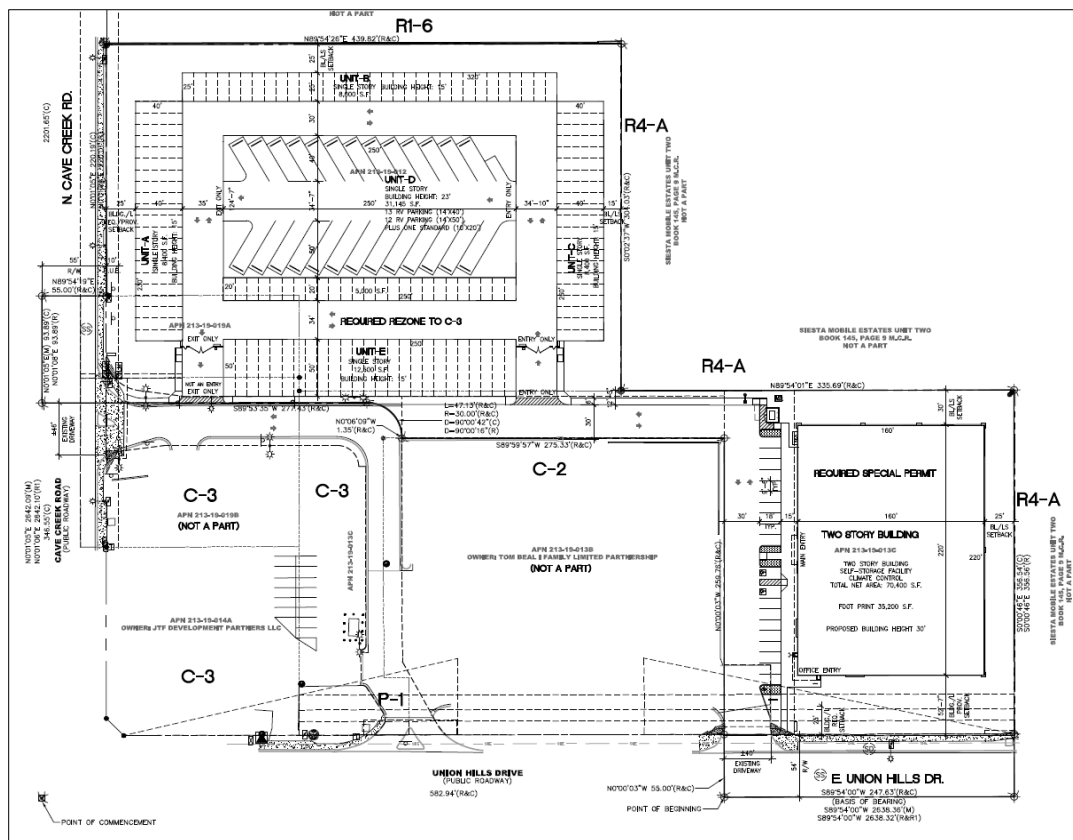
1. This request is to rezone a 5.85 acre site located approximately 276 feet north of the northeast corner of Cave Creek Road and Union Hills Drive from R-4A (Multifamily Residence District) to C-2 SP (Intermediate Commercial District Special Permit) to allow a self-storage facility and all underlying C-2 uses. Self-

storage facilities are allowed in the C-2 zoning district with a special permit; this request includes both rezoning cases Z-28-16-2 and Z-SP-3-16-2.

2. The General Plan Land Use Map designation is currently Residential 15+ du/acre; however, there is a pending General Plan Amendment case (GPA-PV-1-16-2) associated with these requests to change the General Plan Land Use Map designation to Commercial. With the approval of the General Plan Amendment, these requests would be consistent with the General Plan Land Use Map designation.
3. A previous rezoning request (Z-9-14-2) for R-4A zoning was approved in 2014 to allow a 140 unit multifamily residential development on the site. However, the development was never constructed and the site remains vacant.
4. Surrounding properties are zoned for both commercial and residential uses. A single-family residential neighborhood, zoned R1-6 PRD (Single-Family Residence District), and a mobile/manufactured home development, zoned R-4A (Multifamily Residence District), are located to the north. South of the subject site is commercial development, zoned C-2 (Intermediate Commercial District), C-3 (General Commercial District), and a multifamily residential development, zoned R-2 (Multifamily Residence District). To the west of the site, across Cave Creek Road, is a multifamily home development zoned R-5 (Multifamily Residence District). A mobile/manufactured home development, zoned R-4A (Multifamily Residence District), is located to the east of the site.



- The proposed development will consist of self-storage facilities that are accessed off of Cave Creek Road, a major arterial street, and Union Hills Drive, an arterial street. The northernmost facility has self-storage units that can be accessed from the outdoors, as well as an indoor RV storage building. The southernmost building is an indoor self-storage facility with a proposed height of 30 feet. The C-2 Special Permit zoning for self-storage allows for a maximum height of 24 feet; therefore, the proposed height on the indoor self-storage facility will require a variance to allow a building height of 30 feet.



- The subject site has an irregular shape and the self-storage facilities will be connected by a driveway. In order to encourage a uniform design of the development, a stipulation has been included that the design/color and landscaping is similar and consistent between all buildings on the site.
- To properly buffer the residential development located to the north and east of the site, staff has recommended a stipulation that limits the maximum building height to 15 feet within 75 feet from the northern property line that abuts on Cave Creek Road. Staff has also recommended a stipulation that limits that the maximum building height to 24 feet within 76 feet and 312 feet from the northern property line that abuts on Cave Creek Road. In addition, staff has included a stipulation that the landscape setbacks be in specific conformance to the site plan to ensure that there are adequate landscaped buffers between the site and the adjacent residential development.

8. To enhance the landscape areas as well as to provide shade for pedestrians, a stipulation has been included to provide shade trees along Cave Creek Road and Union Hills Drive.
9. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. Therefore, there is a recommended stipulation that a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Deer Valley Airport, is required.
10. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
12. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
13. 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 compatible with the surrounding land uses patterns in the area.
2. As stipulated, the development is appropriately buffered from the surrounding residential development.
3. With the approval of the pending General Plan Amendment (GPA-PV-1-16-2), the request will be consistent with the General Plan Land Use designation of commercial.

### **Stipulations**

1. The development shall have a maximum height of 15 feet within 75 feet of the north property line abutting Cave Creek Road; and maximum height of 25 feet between 76 feet and 312 feet of the north property line abutting Cave Creek Road, as approved by the Planning and Development Department.

2. The landscape setbacks shall be in specific conformance to the site plan date stamped May 13, 2016, as approved by the Planning and Development Department.
3. The developer shall provide minimum 2-inch caliper trees placed 20-feet on center, or in equivalent groupings, along Union Hills Drive and Cave Creek Road, as approved by the Planning and Development Department.
4. The site shall develop with a design/color and landscaping similar and consistent between all buildings on the property, as approved by the Planning and Development Department.
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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 viewed and approved by the City Attorney.

**Writer**

Hannah Oliver

July 19, 2016

**Team Leader**

Joshua Bednarek

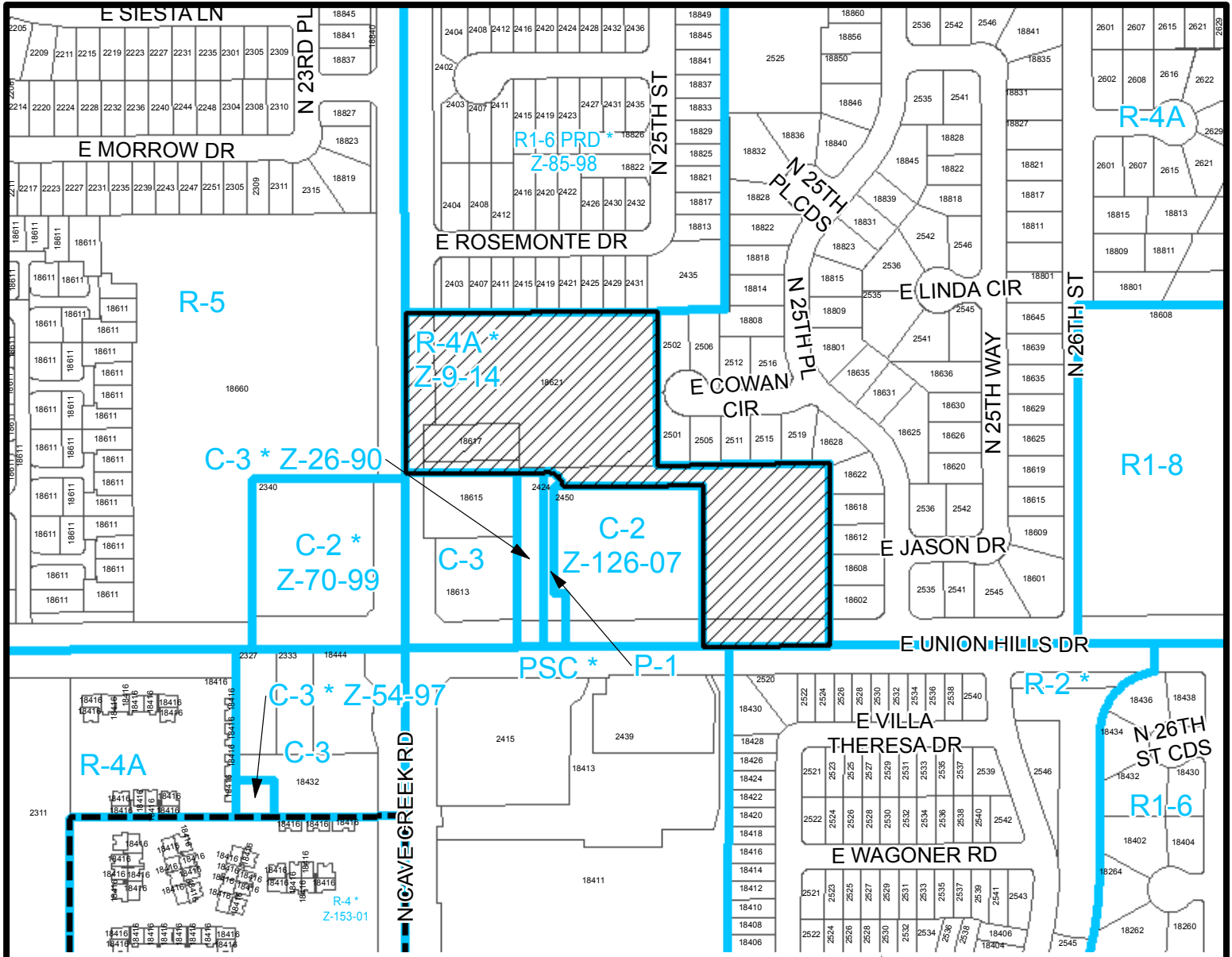
**Attachments**

Sketch Map

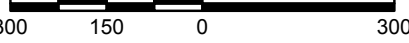
Aerial

Site Plan date stamped May 13, 2016

Elevations date stamped May 13, 2016



Feet

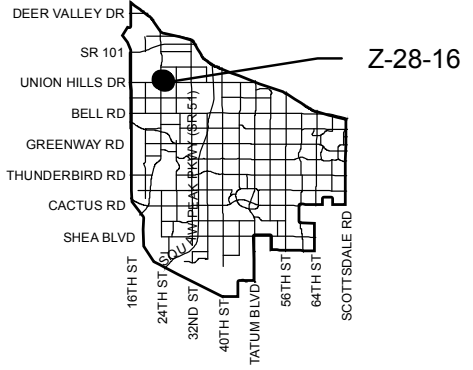


**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2



**City of Phoenix**

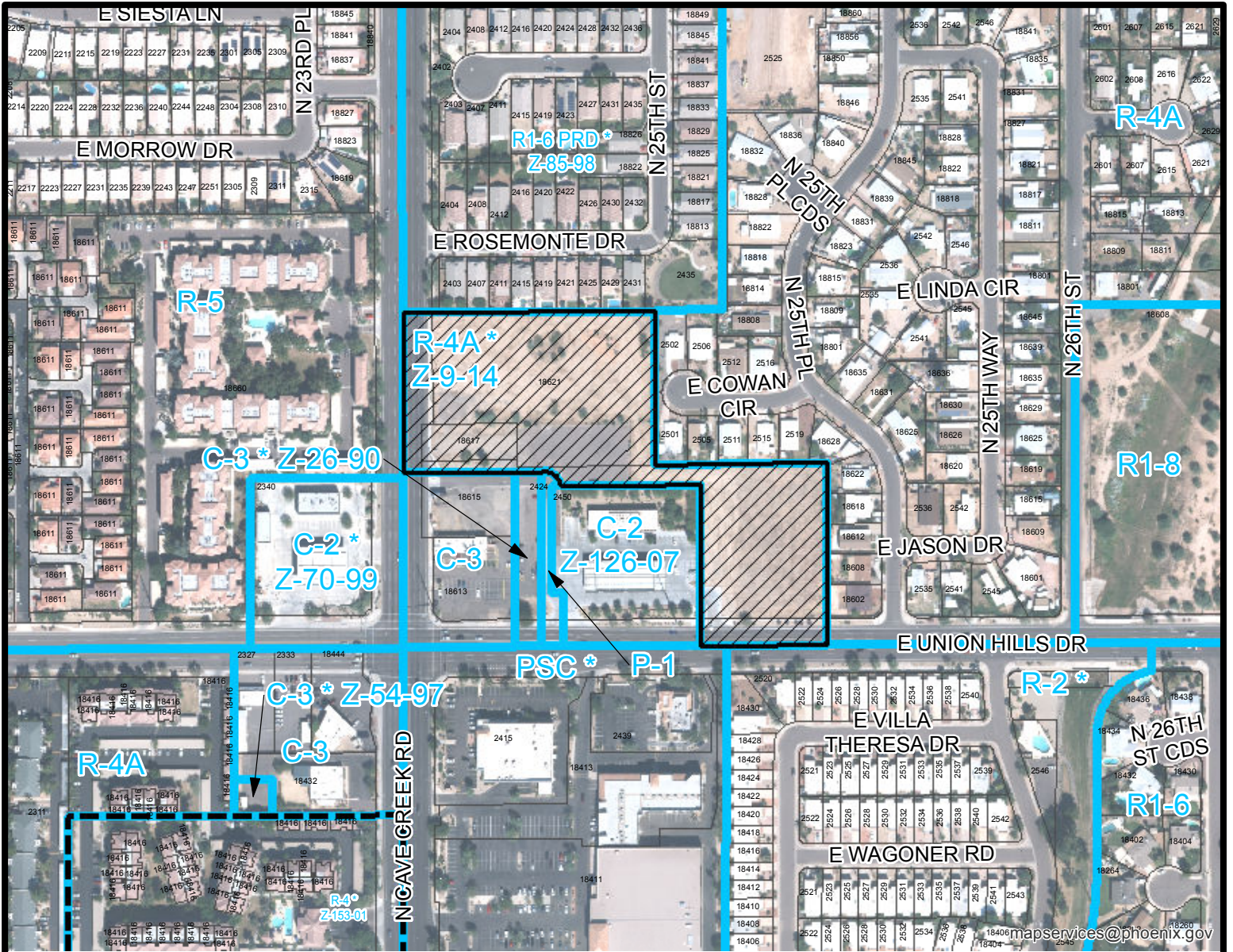
PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> David Brown - Wentworth Property Company		<b>REQUESTED CHANGE:</b> FROM: R4-A, (5.85 a.c.) TO: C-2., (5.85 a.c.)	
<b>APPLICATION NO.</b> Z-28-16	<b>DATE:</b> 5/25/16 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  5.85 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 39-33	<b>ZONING MAP</b> M-9	
<b>MULTIPLES PERMITTED</b> R4-A C-2	<b>CONVENTIONAL OPTION</b> 254 82		<b>* UNITS P.R.D. OPTION</b> N/A 102

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

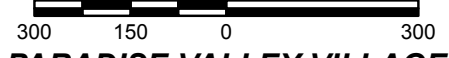




18406mapservices@phoenix.gov



Feet

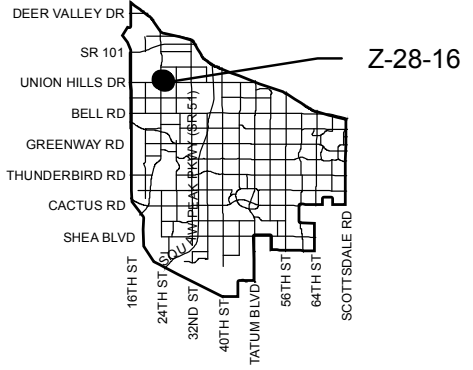


**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT



**APPLICANT'S NAME:**  
David Brown - Wentworth Property Company

**APPLICATION NO.** Z-28-16

**DATE:** 5/25/16  
**REVISION DATES:**

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

**AERIAL PHOTO & QUARTER SEC. NO.**  
QS 39-33

**ZONING MAP**  
M-9

**REQUESTED CHANGE:**

FROM: R4-A, (5.85 a.c.)

TO: C-2., (5.85 a.c.)

MULTIPLES PERMITTED
R4-A
C-2

CONVENTIONAL OPTION
254
82

* UNITS P.R.D. OPTION
N/A
102

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

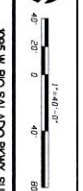




ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

**Andrews Design Group, Inc.**

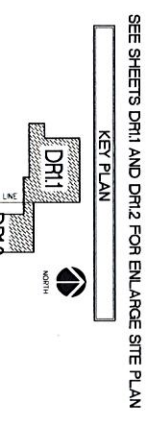
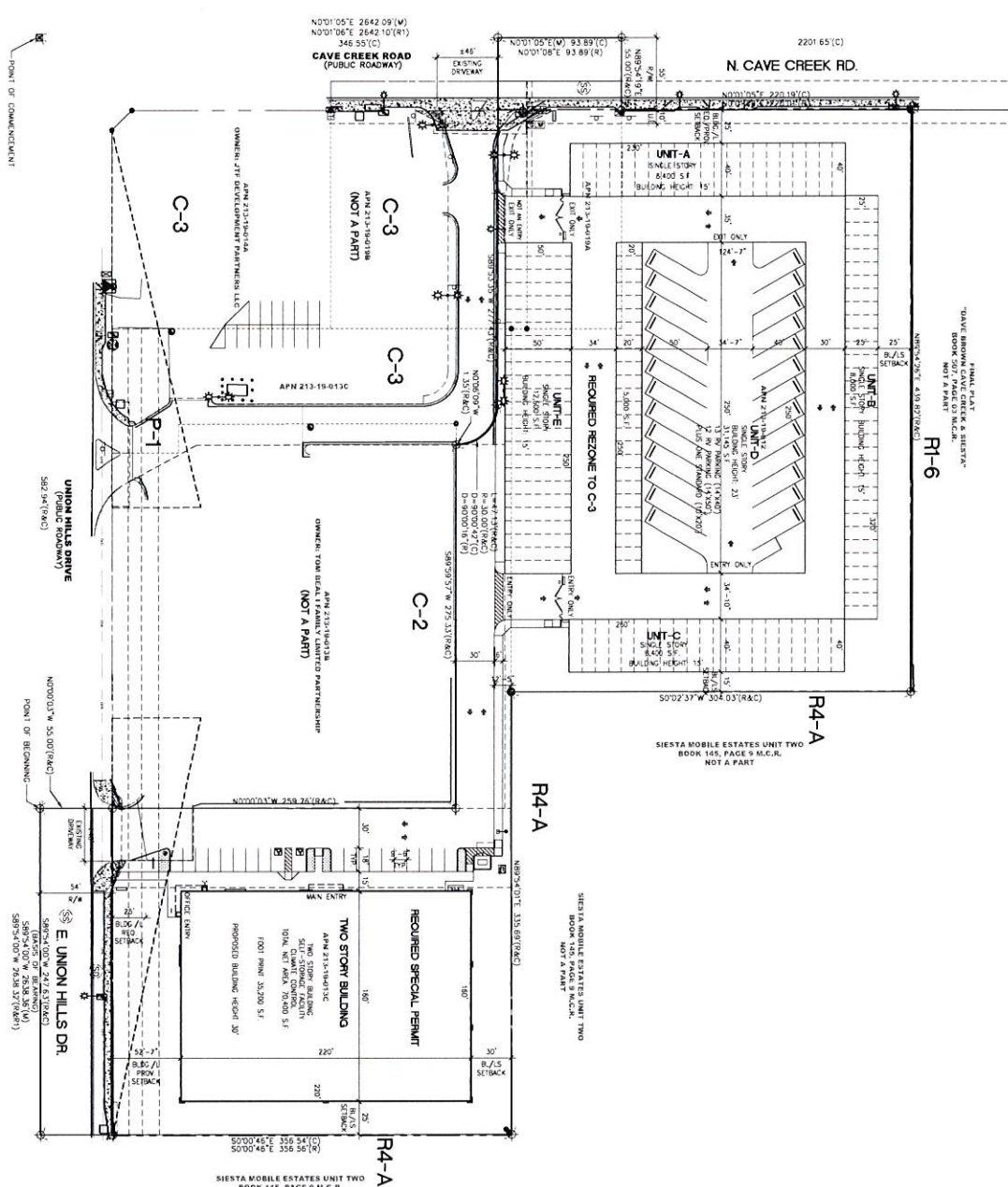
PRELIMINARY OVERALL SITE PLAN  
SCALE: 1" = 40'-0"



STORAGE FACILITY  
N.E. CAVE CREEK RD. AND UNION HILLS DR.  
PHOENIX, AZ

NO.	DATE	REVISIONS

DR0  
DATE: 07/09/2016

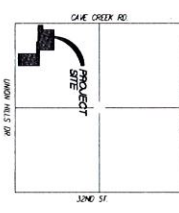


**CITY OF PHOENIX**  
MAY 13 2016  
Planning & Development  
Department

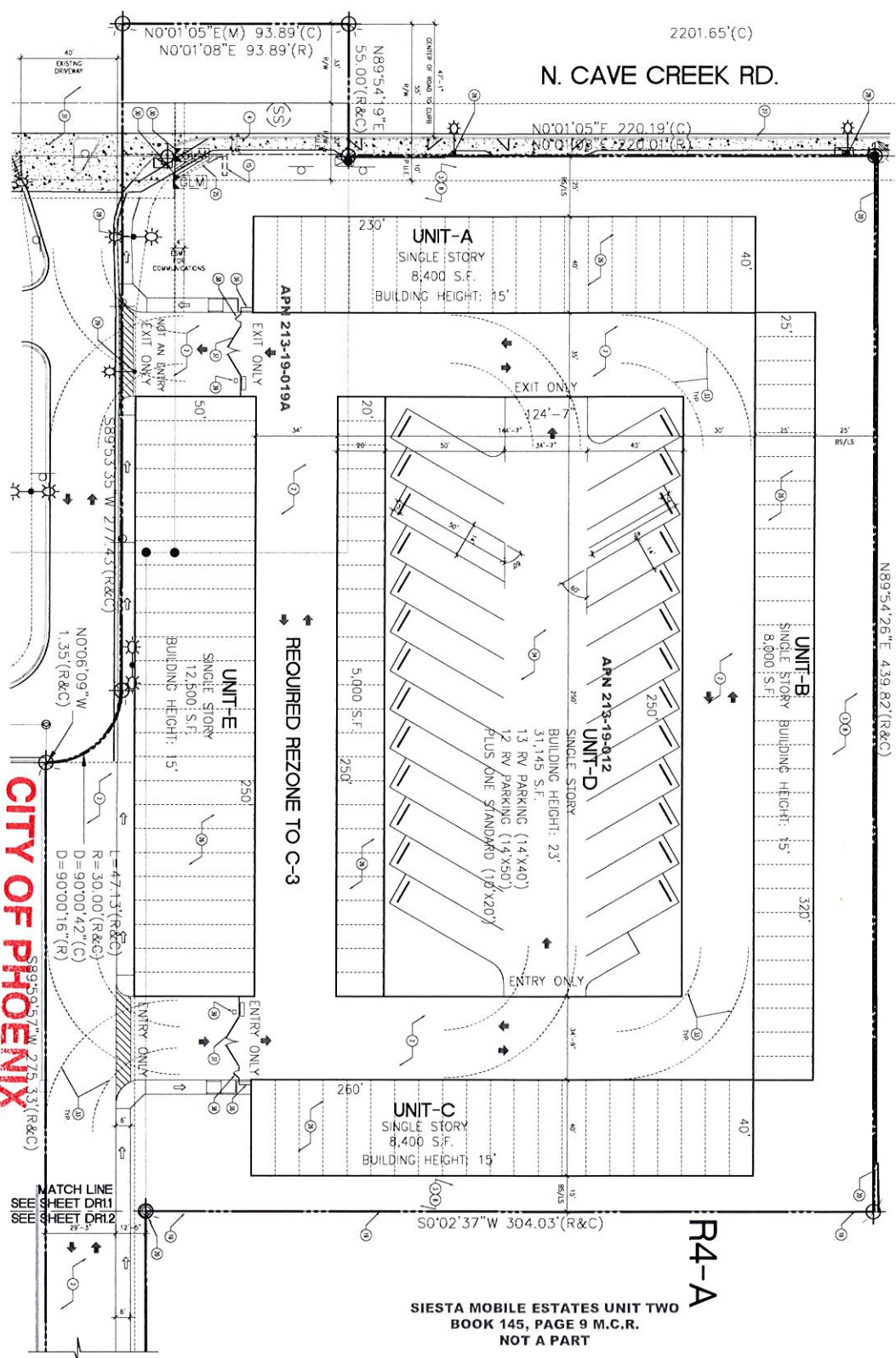


**PROJECT TEAM:**  
OWNER: WINNBERG PROPERTY COMPANY, LLC  
6505512-00  
ARCHITECT: ANDREWS DESIGN GROUP, INC.  
1095 W. RIO SALADO PKWY, SUITE 103, TEMPE, ARIZONA 85281 (480) 994-3478 FAX: (480) 994-4013

**VICINITY MAP:**  
6505512-00  
N.E. CAVE CREEK RD. AND UNION HILLS DR.



**PROJECT DATA:**  
PROJECT LOCATION: N.E. CAVE CREEK RD. AND UNION HILLS DR.  
PROJECT NAME: WINNBERG STORAGE FACILITY  
PROJECT DESCRIPTION: TWO STORY BUILDING TALLY A/C SET-STORED FACILITY, FRAME-STRUC. BLDG. WITH 15000 SQ. FT. STORAGE SPACE  
PARCEL: APN 213-19-012, -013C, -013A  
SITE NET AREA: 15.13 ACRES  
EXISTING ZONING: C-1, C-2, R-4-A  
REQUIRED ZONING: R4-A  
MAXIMUM BUILDING HEIGHT: 24' MAX. ALLOWED FOR STORAGE USE  
MINIMUM LOT COVERAGE: 50%  
PROPOSED: 41.3% (10,946/26,290)  
PROPOSED BUILDING AREA: 31,145 S.F.  
INTERNAL OR PARKING SPACE: 42,000 S.F.  
5 STAIRS UP TO GARAGE LEVEL  
TOTAL BUILDING AREA: 72,145 S.F.  
TOTAL BUILDING AREA: 72,145 S.F.



N89°54'26"E 439.82'(R&C)

2201.65'(C)

N. CAVE CREEK RD.

N0°01'05"E 220.19'(C)  
N0°01'08"E 93.89'(R)

UNIT-A  
SINGLE STORY  
8,400 S.F.  
BUILDING HEIGHT: 15'

UNIT-B  
SINGLE STORY  
8,900 S.F.  
BUILDING HEIGHT: 15'

UNIT-E  
SINGLE STORY  
12,500 S.F.  
BUILDING HEIGHT: 15'

APN 213-19-012  
UNIT-D  
SINGLE STORY  
31,145 S.F.  
13 RV PARKING (14 X 40)  
12 RV PARKING (14 X 50)  
PLUS ONE STANDARD (10' X 20')

UNIT-C  
SINGLE STORY  
8,400 S.F.  
BUILDING HEIGHT: 15'

SIESTA MOBILE ESTATES UNIT TWO  
BOOK 145, PAGE 9 M.C.R.  
NOT A PART

R4-A

S0°02'37"W 304.03'(R&C)

CITY OF PHOENIX

MAY 13 2016

Planning & Development  
Department



Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

ENLARGE PRELIMINARY SITE PLAN  
SHEET 1-40-50  
PARTIAL



STORAGE FACILITY  
N.E. CAVE CREEK RD. AND UNION HILLS DR  
PHOENIX, AZ

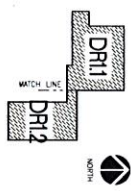
1065 W. RIO SALADO PKWY. SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

ADD ABOVE

KEY NOTES:

1. NEW BUILDING SET LAYOUT PLAN
2. EXISTING DRIVEWAY A&C OVER CONCRETE TELL SET ONE
3. LANDSCAPE AREA SET LANDSCAPE
4. EXISTING SIDEWALK SET ONE
5. LANDSCAPE PLANTING AREA SET LANDSCAPE
6. CONCRETE WALK SET ONE
7. BMT ROAD
8. RETENTION AREA SET ONE
9. HAZARDOUS MATERIALS PER CITY OF PHOENIX
10. FIREWORKS PER CITY OF PHOENIX
11. FIRE HAZARD PROPOSED LOCATION SET ONE
12. FIRE HAZARD PROPOSED LOCATION SET ONE
13. ACCIDENTAL DAMAGE PER CITY OF PHOENIX
14. ACCIDENTAL DAMAGE PER CITY OF PHOENIX
15. EXISTING DRIVEWAY UNDER AND ABOVE
16. STONE PAVEMENT - 4" BELOW
17. 3"-4" HIGH SCREEN WALL
18. BUILDING VENTILATION EXHAUST
19. EXISTING CHIMNEY TRUCK
20. EXISTING WALK TRUCK TO REMOVE
21. EXISTING WALK TRUCK TO REMOVE
22. EXISTING DRIVEWAY UNDER AND ABOVE
23. FIRE EXTINGUISHER PER FIRE PROTECTION PLAN
24. WPT SET
25. 90°/270° VENTILATION TERMINALS
26. ONE STORY - DRIVE UP STAIRWELL
27. EXISTING CHIMNEY AND GUTTER
28. EXISTING STREET LIGHT TO REMOVE
29. EXISTING LIGHT TO BE RELOCATED
30. EXISTING GAS WALKWAY
31. EXISTING DRIVEWAY TO REMOVE
32. EXISTING OVERHEAD ELECTRIC LINE
33. FIRE BRICK BUILDING WALLS 35' EXTERIOR AND 25' INTERIOR WALLS
34. RV PARKING ENCLOSED STORAGE UNIT
35. EXISTING ELECTRIC CABINET
36. WINDSHIELD REAR TRUCK 6' HEIGHT
37. SECURITY GATES / EMERGENCY ACCESS
38. 3"-6" WIDE PROVISION DATE
39. 40' RWD BOUNDARY / 40' RWD

KEY PLAN



NO.	DATE	REVISIONS

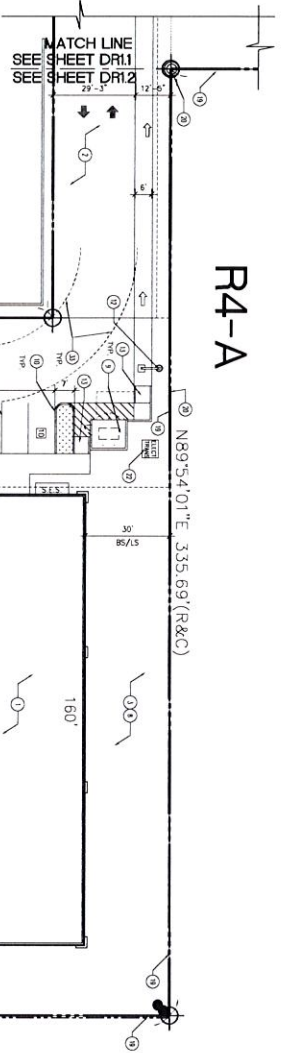


DR11  
DATE: 05/13/2016



R4-A

N89°54'01"E, 335.69'(R&C)



REQUIRED SPECIAL PERMIT

TWO STORY BUILDING

APN 213-19-013C

TWO STORY BUILDING  
SELF-STORAGE FACILITY  
CLIMATE CONTROL

TOTAL NET AREA: 70,400 S.F.

FOOT PRINT 35,200 S.F.

PROPOSED BUILDING HEIGHT 30'

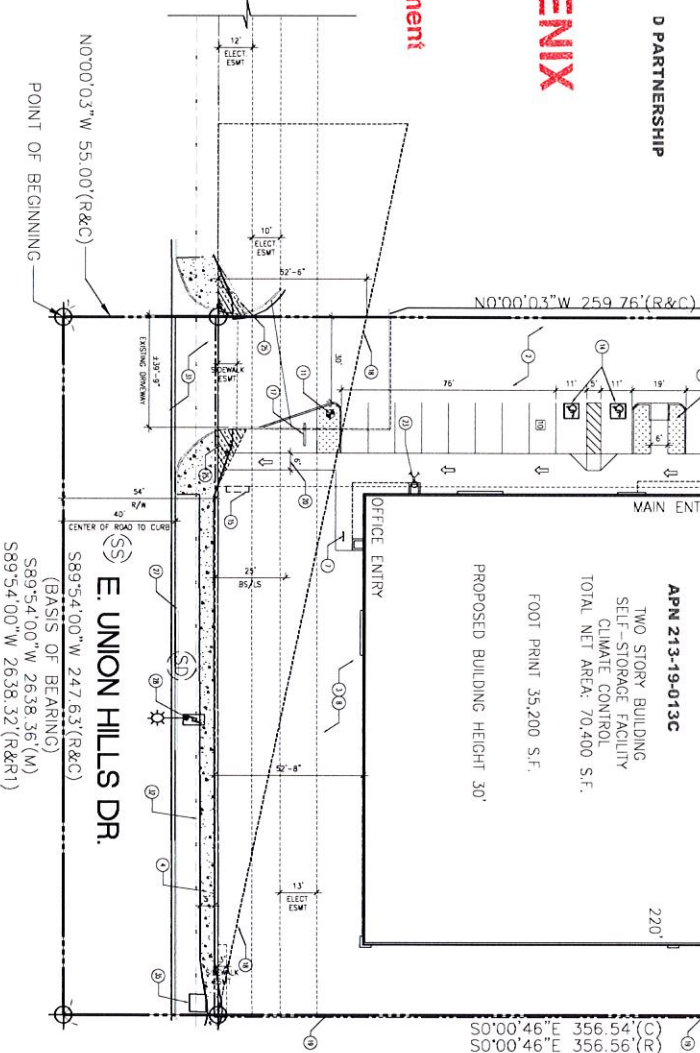
SIESTA MOBILE ESTATES UNIT TWO  
BOOK 145, PAGE 9 M.C.R.  
NOT A PART

R4-A

Planning & Development  
Department

MAY 13 2016

CITY OF PHOENIX



E. UNION HILLS DR.  
(BASIS OF BEARING)  
S89°54'00"W, 2638.36'(W)  
S89°54'00"W, 2638.32'(R&R1)

N0°00'03"W, 55.00'(R&C)  
POINT OF BEGINNING

N0°00'03"W, 259.76'(R&C)

ENLARGE PRELIMINARY SITE PLAN  
SCALE: 1/8"=1'-0"



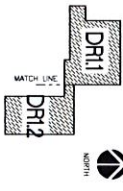
STORAGE FACILITY  
NE, CAVE CREEK RD. AND UNION HILLS DR  
PHOENIX, AZ

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT  
Andrews Design Group, Inc.  
1095 W. RIO SALADO PKWY, SUITE 103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

KEY NOTES:

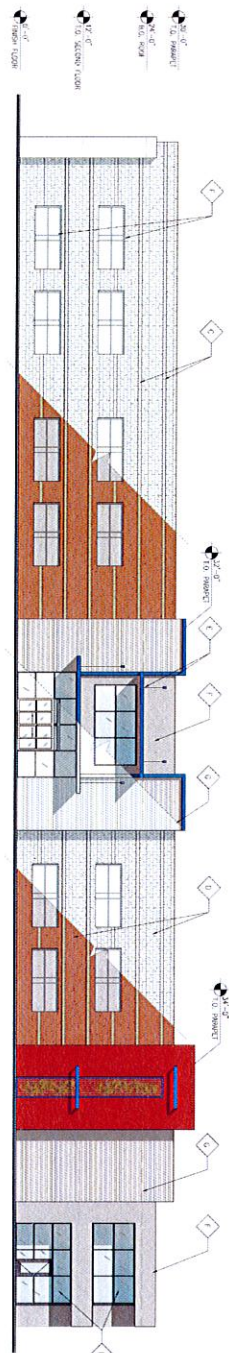
1. NEW BUILDING, SEE FLOOR PLAN
2. EXISTING PAVING OVER A.B.C. OVER
3. LANDSCAPE AREA, SEE LANDSCAPE
4. EXISTING SIDEWALK, SEE PLAN
5. LANDSCAPE PLANTER AREA, SEE LANDSCAPE
6. CONCRETE WALK, SEE PLAN
7. IRRI WALK
8. RETENTION WALL, SEE PLAN
9. RASHP INSULATION PER CITY OF PHOENIX STANDARD DETAILS
10. 5" ASPHALT CURB ABOVE ALL CURBS
11. PER HORIZONTAL PROPOSED LOCATION SEE PLAN
12. EXISTING SIDEWALK, SEE PLAN
13. ACCESSIBLE PAVEMENT PER ADA
14. ACCESSIBLE PAVEMENT PER CITY OF PHOENIX STANDARD DETAILS, SEE PLAN
15. HORIZONTAL SIGN LOCATION UNDER AND ABOVE
16. SIGNAGE - "A" YELLOW
17. 3'-4" HIGH CONCRETE WALL
18. BRACING VERTICAL ELEMENT
19. EXISTING CHAIN FENCE
20. EXISTING WALL FENCE TO REMAIN
21. SIDEWALK TO MATCH EXISTING
22. ELECTRICAL TRANSFORMER LOCATION, SEE PLAN
23. FUEL LOCATION, SEE FUEL PROTECTION PLANS
24. MET LIGHT
25. 10-00' VIBRATION ISOLATORS
26. ONE STORY - DWG. UP STORAGE UNITS
27. EXISTING CURB AND GUTTER
28. EXISTING STREET LIGHT TO REMAIN
29. EXISTING LIGHT TO BE RELOCATED
30. EXISTING GAS WALKER
31. EXISTING DRAWINGS TO REMAIN
32. EXISTING OVERHEAD ELECTRICAL LINE
33. FIRE TRUCK TURNING MANEUVER EXTERIOR AND INTERIOR MANEUVERS
34. PER FINANCING ENCLOSED SPACE LIMIT
35. EXISTING ELECTRICAL CABINET
36. WISCONSIN IRON FENCE 6" HEIGHT
37. SECURITY GATES / EMERGENCY ACCESS
38. 3'-0" WIDE PAVED SWALE DRAIN
39. KEY AND BOLLARD / KEY BOX

KEY PLAN

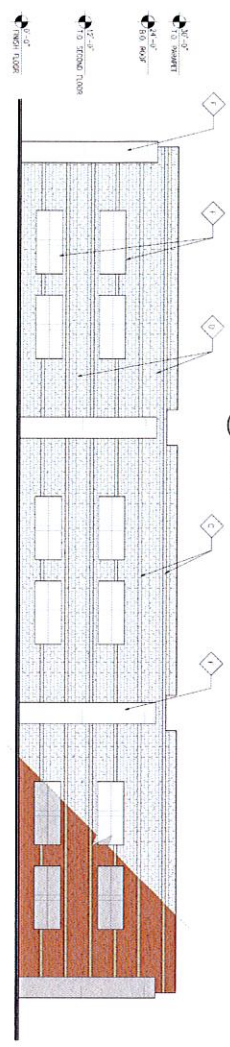


NO.	DATE	REVISIONS

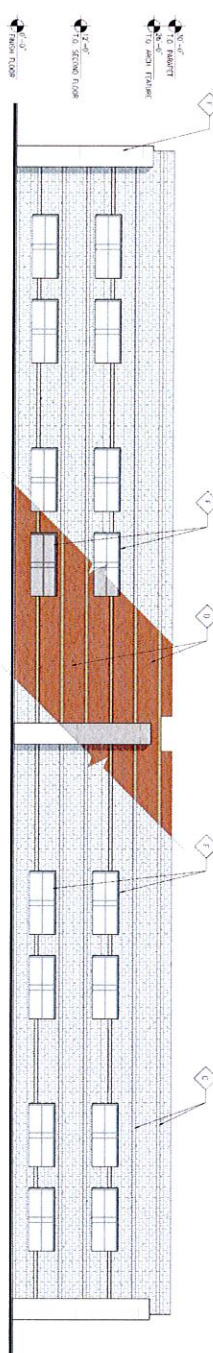
DR112  
DATE: 07/09/2016



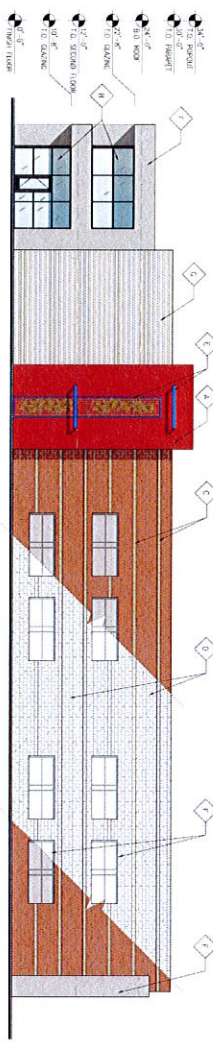
4 WEST ELEVATION  
SCALE: 1/2" = 1'-0"



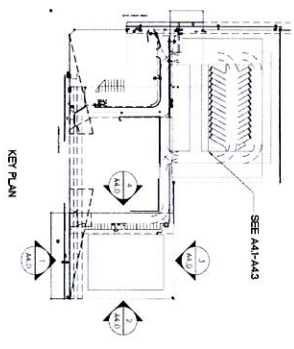
3 NORTH ELEVATION  
SCALE: 1/2" = 1'-0"



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



1 SOUTH ELEVATION - FACING UNION HILLS  
SCALE: 1/2" = 1'-0"



ADOJ A0316

FINISH SCHEDULE			
1	FIELD COARSE LEVEL OF PAINT AND STAIN	2	STAIN COLOR 1" REINFORCED GLASS FOR PERFORMANCE FINISH
3	STANDARD PAINT FINISH	4	STANDARD PAINT FINISH
5	STANDARD PAINT FINISH	6	STANDARD PAINT FINISH
7	FIELD COARSE FINISH	8	FIELD COARSE FINISH
9	STANDARD PAINT FINISH	10	STANDARD PAINT FINISH

NOTE:  
 ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX.

# CITY OF PHOENIX

MAY 13 2016

Planning & Development  
Department





ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

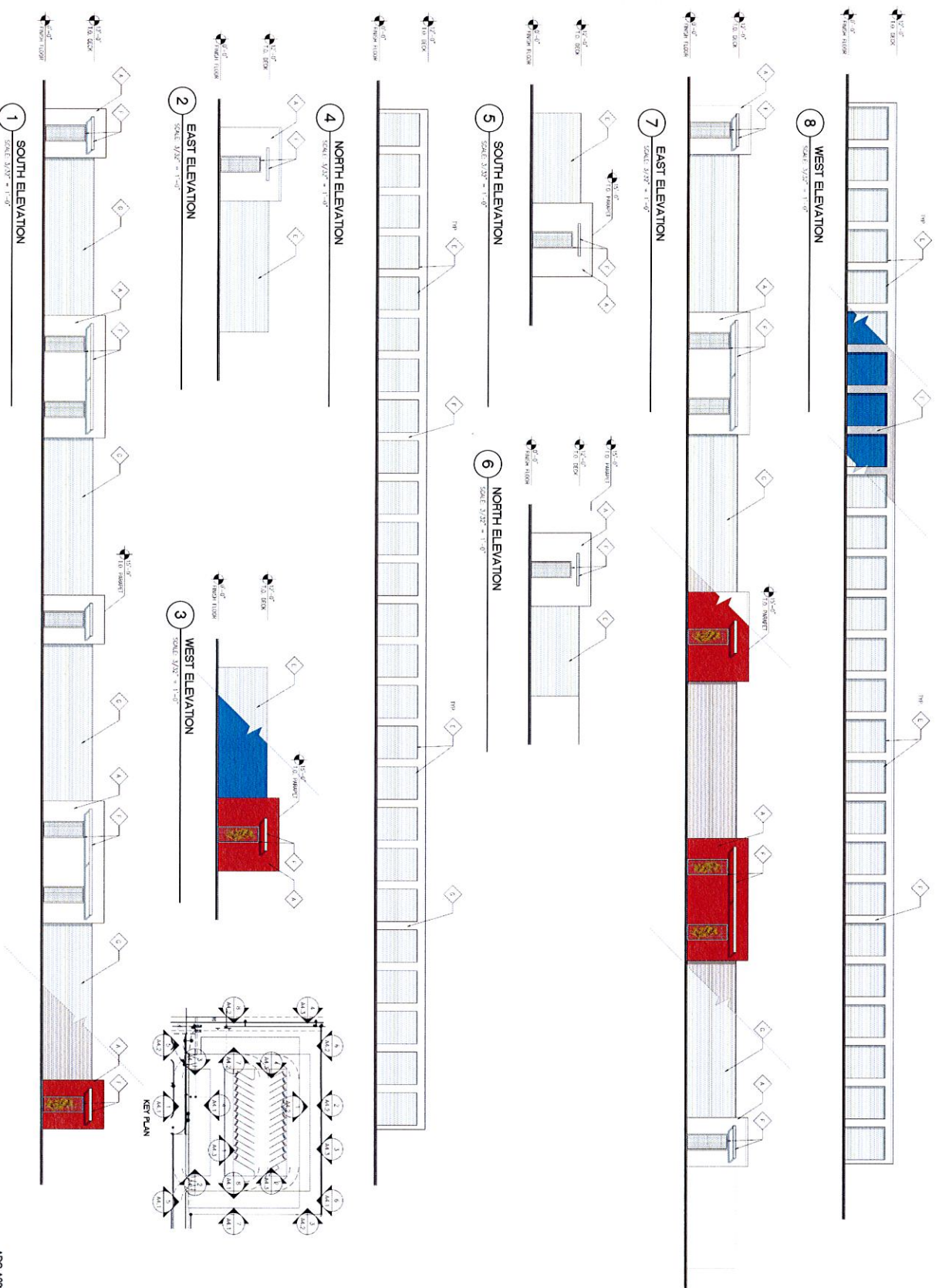
**Andrews Design Group, Inc.**

EXTERIOR ELEVATIONS

1055 W. RO SALADO PKWY, SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4093

NO.	DATE	REVISIONS

**A4.1**



ADD AC098

PERMITS  
CONSTRUCTION OR  
RECORDING

**CITY OF PHOENIX**

MAY 13 2016

Planning & Development  
Department

FINISH SCHEDULE	
▶	FIELD COARSE SAND/PAVE AND 1" (1")
▶	GRANITE
▶	FINISHED FLOOR
▶	STAINLESS STEEL
▶	GRANITE COUNTER
▶	FIELD COARSE SAND/PAVE AND 1" (1")
▶	COMPLETED WORK

NOTE: MECHANICAL EQUIPMENT  
ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE COLORED TO MATCH THE ROOF FINISH TO BE INSTALLED THEREON. MECHANICAL EQUIPMENT SHALL BE COLORED TO MATCH THE ROOF FINISH TO BE INSTALLED THEREON.

ALL CURBING MOUNTED MECHANICAL EQUIPMENT SHALL BE COLORED TO MATCH THE CURB FINISH TO BE INSTALLED THEREON.

MECHANICAL EQUIPMENT SHALL BE COLORED TO MATCH THE ROOF FINISH TO BE INSTALLED THEREON.

MECHANICAL EQUIPMENT SHALL BE COLORED TO MATCH THE ROOF FINISH TO BE INSTALLED THEREON.



Andrews Design Group, Inc.

EXTERIOR ELEVATIONS

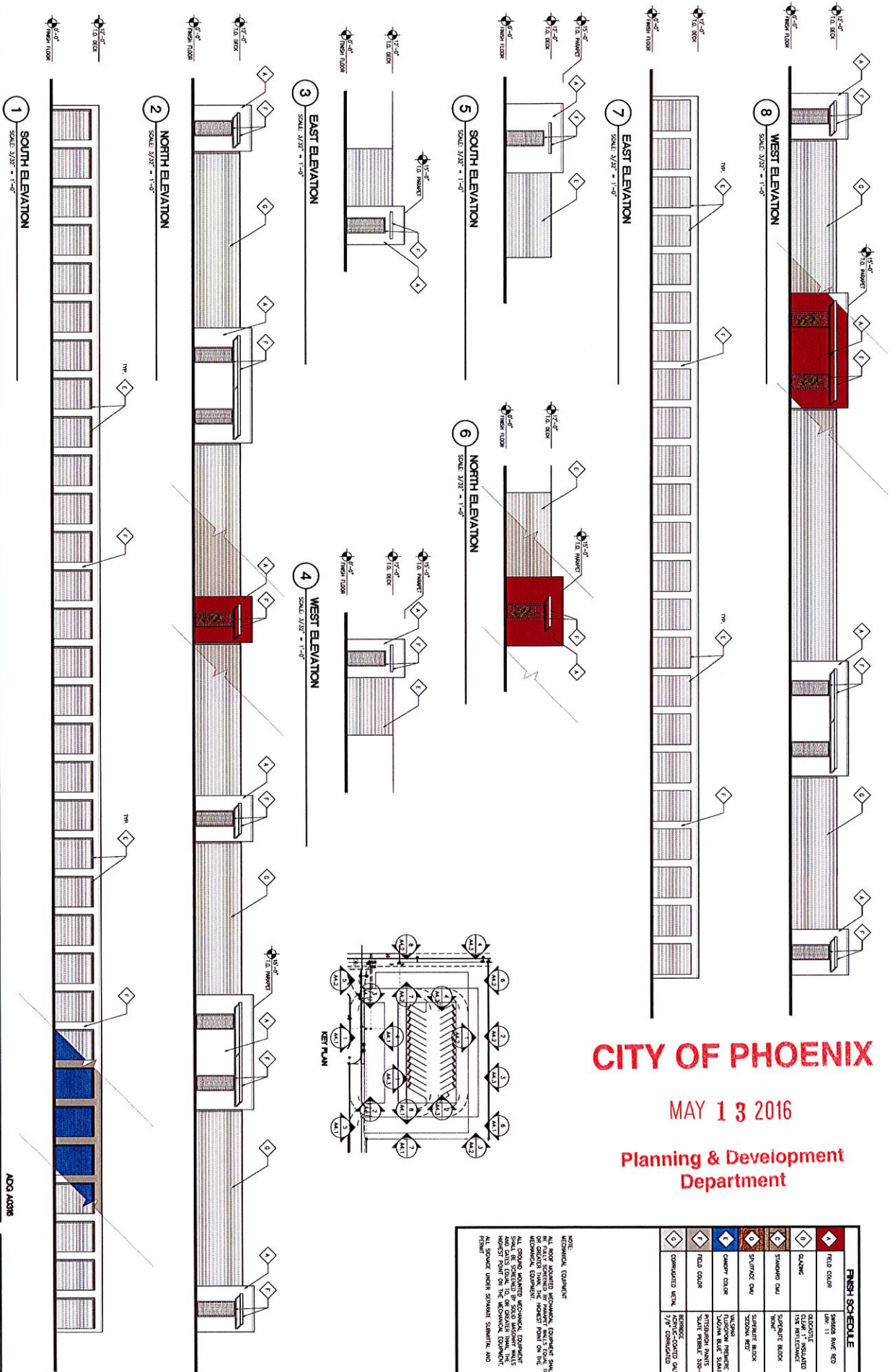
1005 W. RIO SALVADO FRONT, SUITE-03 TAVEL, ARIZONA 85281 (480) 984-9478 FAX: (480) 984-4903

STORAGE FACILITY  
NE CAVE CREEK RD. AND UNION HILLS DR.  
PHOENIX, AZ

REV.	DATE	REVISIONS

A4.2

DATE: 03/07/16



ADD: A4.036

FILE NUMBER:  
CONSULTING FIRM OR  
CONSULTING ENGINEER  
RECORDING

CITY OF PHOENIX

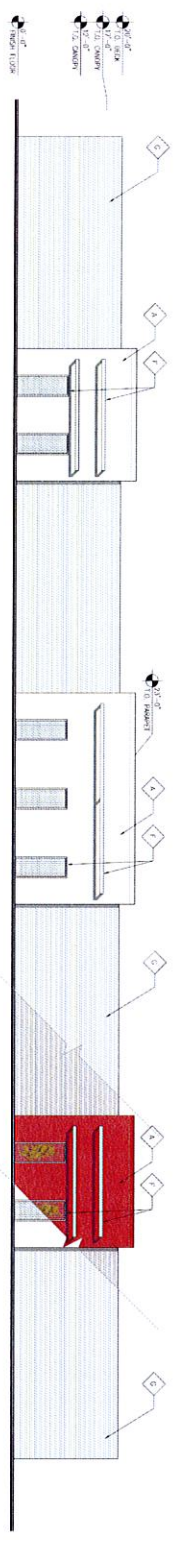
MAY 13 2016

Planning & Development  
Department

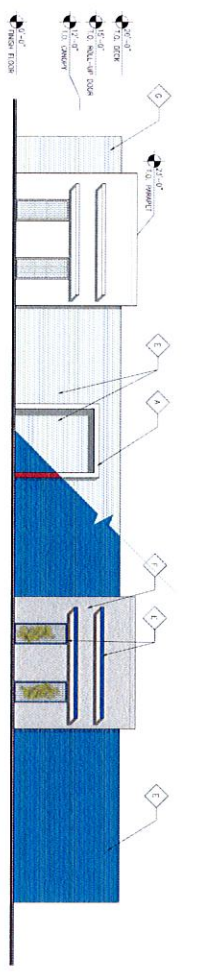
FINISH SCHEDULE	
1	FIELD COLOR PERMANENT BOND
2	GLAZING
3	STAINING PAINT
4	STAINING PAINT
5	STAINING PAINT
6	STAINING PAINT
7	FIELD COLOR
8	COMPARTMENT

NOTE:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.  
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR FINISHES.

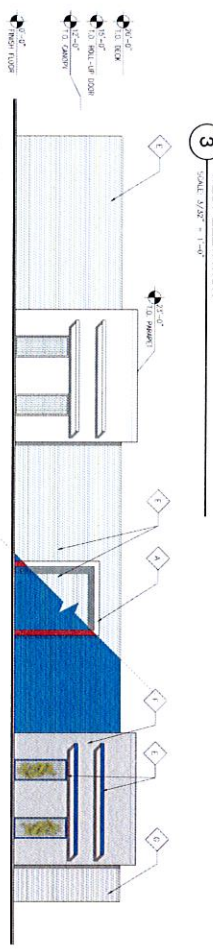




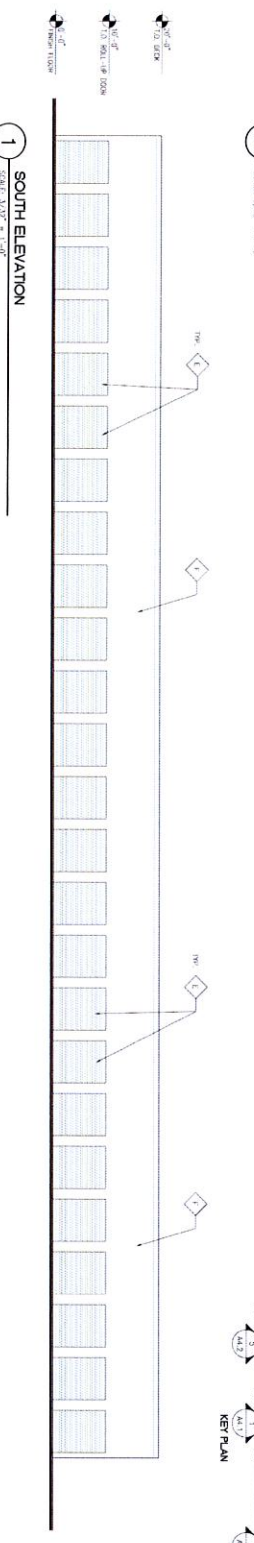
4 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



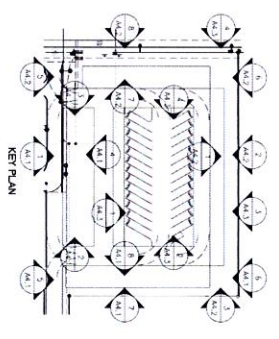
3 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



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



**CITY OF PHOENIX**  
MAY 13 2016  
Planning & Development  
Department

FINISH SCHEDULE	
FIELD COUSE	BRONZE PAINT WITH SCHEDULE 40
GLASS	COMPOSITE INSULATED GLASS (IGU) WITH 1/2" SPACER
STANDARD PAINT	WALLPAPER BLOCK "WOOD"
SPRINKLER CAS	STANDARD BLOCK "WOOD"
CORNER COUSE	FLUOROPOLYMER INHIBITED POLYESTER FIBER GLASS MAT (FRP) WITH 1/2" SPACER
FIELD COUSE	BRONZE PAINT WITH SCHEDULE 40
CONNECTED WALL	BRONZE PAINT WITH SCHEDULE 40

NOTE:  
METEOROLOGICAL EQUIPMENT  
ALL MEASUREMENTS SHALL BE MADE AT THE LOCATION OF THE METEOROLOGICAL EQUIPMENT.  
ALL COORDINATES SHALL BE GIVEN IN DECIMAL DEGREES, MINUTES AND SECONDS FROM THE DATUM POINT, THE NORTH COORDINATE SHALL BE GIVEN IN FEET AND INCHES.  
ELEVATION SHALL BE GIVEN IN FEET AND INCHES.  
ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES.  
ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**ADG** Andrews Design Group, Inc. **EXTERIOR ELEVATIONS**

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

STORAGE FACILITY  
N.E. CAVE CREEK RD. AND UNION HILLS DR.  
PHOENIX, AZ

1035 W. PRO SALUADO PKWY. SUITE-103 TEMPE, ARIZONA, 85281 (480) 894-3478 FAX (480) 894-4035

ADO AC096

NO.	DATE	REVISIONS

DATE: 07/16/16

PRELIMINARY  
NOT FOR CONSTRUCTION

**A4.3**