

The Plaza on 32nd

3206 W. Glendale

Planned Unit Development
Land Use & Standards Narrative

Case No. Z-34-23-5

Council Approved: February 8, 2024

CITY OF PHOENIX

MAR 25 2024

**Planning & Development
Department**

PRINCIPALS AND DEVELOPMENT TEAM

Owner:

Eddie Hsu

Real Estates Unlimited
168 Las Tunas Drive #105
Arcadia, CA 91007
eddiehsu@gmail.com

Architect:

Tomecak Design

4368 North Civic Center Plaza Suite 201
Contact: Mark Tomecak, R.A.
(602) 619-7751
mark@tomecakedesign.com

Landscape Architect:

T.J. McQueen & Associates

10450 N. 74th Street, Sute #120
Scottsdale, AZ 85258
timmcqueen@tjmla.net

Attorney:

Earl & Curley, P.C.

3101 North Central Avenue, Suite #1000
Phoenix, Arizona 85012
Attorney: Taylor Earl
Planner: Brian Vaccaro
Phone: (602) 265-0094
tearl@earlcurley.com
bvaccaro@earlcurley.com

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, shall apply. It is the intent of this PUD to establish the permitted uses, development standards and amend various provisions that will govern this development. In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

TABLE OF CONTENTS

A. PURPOSE & INTENT.....	1
B. LAND USE PLAN.....	3
C. LIST OF USES.....	5
D. DEVELOPMENT STANDARDS.....	7
E. DESIGN GUIDELINES.....	11
F. SIGNS.....	13
G. SUSTAINABILITY.....	14
H. INFRASTRUCTURE.....	15
I. COMPARATIVE ZONING STANDARDS TABLE.....	17
J. LEGAL DESCRIPTION.....	18
 Development Narrative Exhibits	 Following page 18

A. PURPOSE & INTENT

1. *Project Overview and Goals*

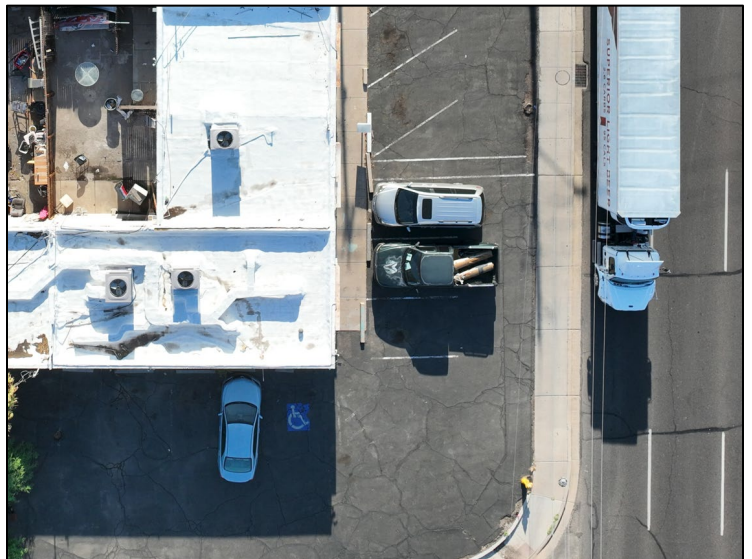
This PUD is for one lot on the northeast corner of 32nd Avenue and Glendale Avenue. The property is a rectangular shaped property with two street frontages-Glendale Avenue and 32nd Avenue. The property is 13,456 net square feet in size. Based on historical aerials, the property has been used for commercial activity since at least the 1970's. We even found a commercial certificate of occupancy for an addition to the main building from 1975. Oddly, however, the property appears to have been zoned R1-6 zoning since annexation.

This PUD will bring the site into proper zoning conformance. We are pursuing a PUD based on C-1 for two major reasons: (1) the site is unable to meet various C-1 development standards due to existing building placement and limited size of the lot and (2) we are reducing the use list as an accommodation to the neighborhood. While neighbors are used to commercial activities on this site, limiting certain C-1 uses is in the best interest of the neighborhood and they agree. The goal is to rehabilitate the existing site visually while cleaning up the zoning for context-appropriate commercial uses.

As our client has now acquired this property, they are moving forward with more than just having the property rezoned to PUD. In addition to the rezoning, the site will have landscape along the frontage of the site, enhanced on-site parking, and updated buildings.

2. *Site's Overall Design Concept*

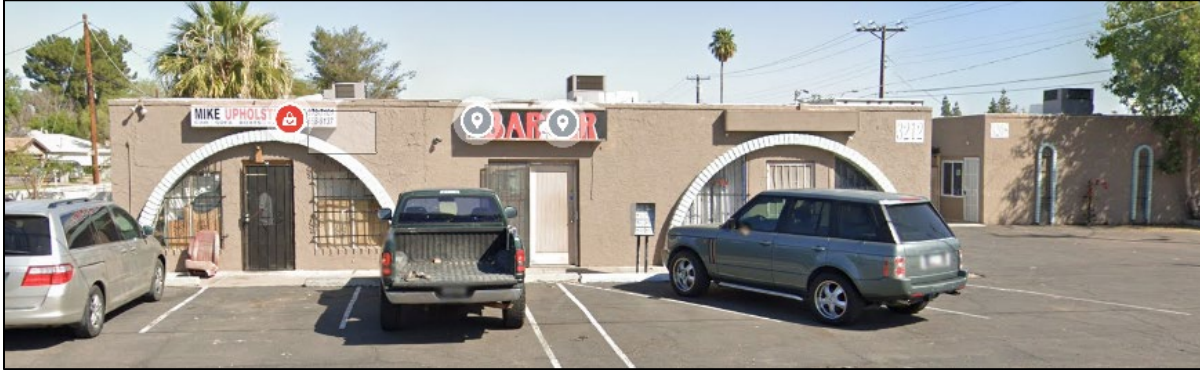
Presently, the site consists of minimal landscaping and two buildings that have had few, if any, upgrades over the past two decades. Currently, there are multiple spaces for parking that are at different widths than permitted as well as parking lines that are faded and add confusion on where to appropriately park. To the right is a current picture of the condition and striping of the parking lot.



According to the Maricopa County Assessor's database, the building facing Glendale Avenue appears to have been constructed in 1973 (with the north-south portion of the building predating that portion). The buildings are outdated and consist of a stucco finish with white arches made from bricks that span from the ground to above the windows and doors.

On the northern wall, there is an enclosed space that was being used for an upholstery shop. The upholstery tenant's lease has expired, and because the owner felt it was not a compatible use for the area, he did not renew the lease. This use is also not included as a permitted use in this PUD.

Below is a current picture of the condition of the existing building and the parking facing Glendale Avenue.



The owner has worked closely with an architect to create plans to revitalize the site into one that is inviting and attractive. While the building locations will remain unchanged, they will receive a major facelift and interior remodel. The building will be modified by removing the dated arches and by adding new stucco, decorative brick veneer, glazing, architectural awnings, and a parapet wall that screens mechanical equipment and varies the roofline (see attached elevations and design guidelines table below for more detail).

These elevation upgrades, along with the improvement in the site landscaping, will have a dramatic and positive effect on the aesthetics of the center.

Currently, there are twelve parking spaces, but they are unevenly spaced and are not meeting City dimension and layout requirements. Furthermore, five spaces are along the front of the building and do not create an inviting space due to the cars and asphalt extending to the property line. We were able to preserve twelve spaces on the site. To do this, we worked with staff on the reconfiguration of the spaces around the site. While the number of parking spaces is unchanged, the site design and layout have dramatically improved. Primary parking is now not in front of the building, where it is less safe to ingress or egress. Reconfiguring the parking layout is an important component to the safety of the site.

This also improves the aesthetics as it allows for ample landscaping to be along Glendale Avenue and the front façade of the building. Mature trees and plants will be planted along the north, south, and east property lines, which will provide shade for those onsite. The added landscaping adds to a more visually pleasing property for the community.

B. LAND USE PLAN

While PUDs are typically done on much larger sites, PUD zoning is the best option for this situation. With a standard C-1 rezoning, there would be two major concerns. First, with this being an existing set of buildings on a very small commercial site that doesn't meet all the C-1 development standards, we would have to immediately follow a zoning case with a set of variance requests. That would mean that during the rezoning process, we could not confidently represent to the community what the site would look like—because variances would not be a guarantee. The PUD allows these two processes to be put into one, which gives more predictability and transparency to this process for the community.

Second, while this site has been commercially used for decades, we don't believe all C-1 uses would be appropriate here. A PUD allows us to remove some of those C-1 uses, which gives the neighbors certainty that the site will have compatible commercial land uses. In this sense, the PUD goes above and beyond the zoning that the owner could be obtaining. The owner is voluntarily giving up commercial uses by virtue of this PUD.

The use of the PUD has required a longer and more involved zoning process for the owner, but it has provided the neighbors with a more predictable and transparent process and a reduction in commercial uses for the site.

1. *Land Use Categories*

There is just one primary land use for this PUD: a small retail plaza with 1-4 tenants. The permitted uses are listed in Table No. 1.

2. *Conceptual Site Plan*

The two existing buildings will remain and not increase their current footprint. The primary “L-shaped” building is approximately 1,900sf and is in the center of the property and will likely host 1-3 retail tenants. It is approximately 30' from the west and 28.5' from the south property line and 56' from the east property line. The building was originally developed on the northern property line and has a 0' setback. There is a church on the adjacent property to the north, which is setback approximately 30' from our building and property line, which is not negatively impacted by the existing building location on the subject site.

There is a second building on site that is approximately 500sf and is located on the northeast corner and will have one tenant (or it may be used by a tenant of the main building). The building is approximately 107' from the west, 62' from the south, 8' from the east and 0' to the north. To the east, there is a driveway to a mobile home park. To the north is the same church property referenced above. At this location, the church has a storage shed, refuse, and parking lot nearby.

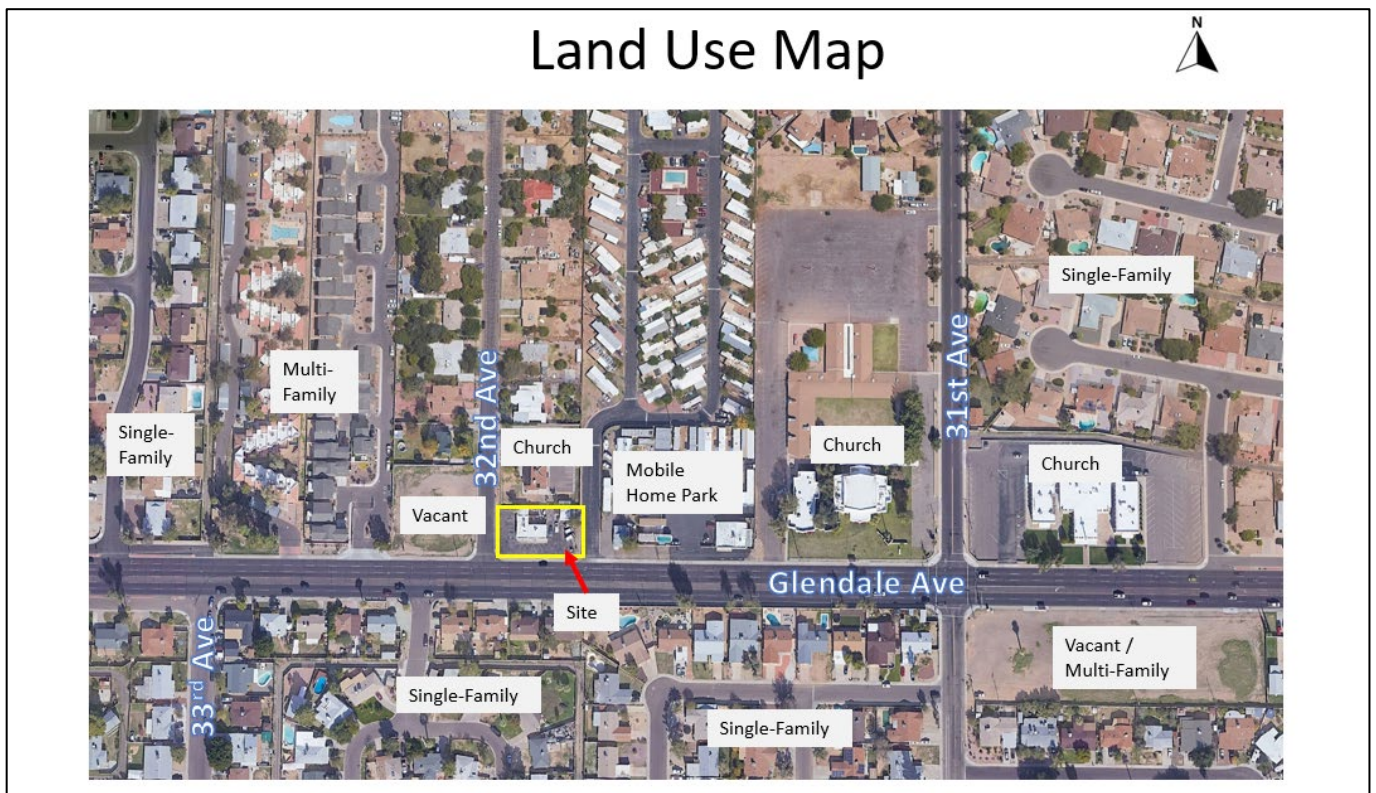
While the building locations aren't changing, the parking plan will undergo changes to improve the overall site parking conditions and circulation. Parking out front will be removed (minus 1 ADA space) and parking will instead be limited to the west and east

portions of the property. Currently, there are approximately 12 parking spaces (which come with varying degrees of safety and compliance with City standards), but we can provide 12 spaces that meet the City's parking standards (with 10 standard spaces and 2 compact spaces).

Landscaping to the site will be a major upgrade to what exists currently. The critical need for on-site parking restricts the amount of landscaping possible. Parking would have to be cut in half if full landscape requirements were met. However, with the parking lot reconfigured, landscaping can now be installed along Glendale Avenue and 32nd Avenue.



Land Use Map



C. LIST OF USES

The permitted uses in this PUD are provided in the following table. All primary uses in this PUD are permitted. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

Table No. 1: List of Uses	
Type Of Use	Specific Uses
Assembly Uses	Commercial Recreation ¹
	Child Care School (Nursery School/Dependent Care)
	Private School
	Art Gallery
Animal Care	Pet Care Facility- Indoor
	Pet Grooming
	Veterinary Office- Indoor
General Retail	Retail Sales
	Artist Studios/Galleries
	Bakery
	Grocery, Retail Sales
	Secondhand/ Used Merchandise Sales ²
	Restaurants (No Drive Through)
	Pharmacy
Services	Medical Office
	Financial Institutions
	Laboratory; Medical, Dental, Clinical
	Office, General
	Barber/Beauty Shop
	Tanning Salon
	Day Spa
	Laundromats
	Dry Cleaning pick-up
	Tattoo or Body Piercing Studio
	Fitness/Yoga/Pilates/Personal Training Studio
	Business Services
Residential	Live-Work, subject to density and development standards as outlined in this PUD

Accessory Uses.

- a. All permitted Accessory Uses as outlined in accordance with Section 608 of the Phoenix Zoning Ordinance.
- b. Outdoor dining or seating as an accessory to a restaurant, subject to the following limitations:
 1. No consumption of alcoholic beverages unless a use permit is obtained.
 2. No outdoor entertainment unless a use permit is obtained.
 3. On underlying commercial zoned property only.
- c. Outdoor storage within the enclosed area north of the main L-shaped building is permitted so long as storage remains under 10'.
- d. Massage Therapy is permitted as an accessory use to beauty shops and tanning salons when performed by a licensed therapist.

Temporary Uses.

- a. Temporary Uses shall be permitted in accordance with Section 708 of the Phoenix Zoning Ordinance.

Prohibited Uses.

- a. Auto Repair, Pawn Shops, Drive Throughs, Department Stores, Bars, Environmental Remediation Facilities, Family Game Centers, Gas Stations, Hospitals/Urgent Care.

1 Outdoor uses shall require a use permit.

2 No exterior drop-off locations or stations are permitted.

D. DEVELOPMENT STANDARDS

The purpose and intent of the development standards in the **Plaza on 32nd** PUD is to legalize and enhance the long-standing commercial center. The **Plaza on 32nd** PUD will comply with Section 507 Tab A of the Phoenix Zoning Ordinance or as amended herein.

DEVELOPMENT STANDARDS		
Density:	Maximum 1 Live/Work Unit	
Building Setbacks:	South Property Line (Glendale Ave):	28'5"
	East Property Line	8'
	West Property Line:	30'
	North Property Line:	0'
Maximum Building Height:		1 story / 20'
Lot Coverage:		18.2%
Access	South: Glendale Avenue (Major Arterial) West: 32 nd Avenue (Local Street)	

Landscape Standards:

The proposed **Plaza on 32nd** PUD landscaping shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants. The Phoenix AMA Low Water Use/Drought Tolerant Plants list is not all inclusive but provides a starting point for and may be supplemented and modified as approved by the Planning and Development Department.

A Conceptual Landscape Plan is attached as Exhibit B. The respective design elements for the site (layout, landscaping, architecture, etc.) are intended to create a cohesive development that responds to the surrounding area. The overall landscaping concept for the project advocates the use of a planting scheme that will be carefully blended to create a pleasing environment that is compatible with and benefits the adjacent neighborhood.

The proposed **Plaza on 32nd** PUD landscaping shall consist of plants selected from the Arizona Department of Water Resources Low Water Use Drought Tolerant Plant list. The palette of selected plants shall consist of a mixture of shade trees, ornamental flowering trees, shrubs, and groundcovers that require minimal maintenance and provide color and interest throughout all seasons of the year.

The following standards shall apply:

Landscape Standards – South Property Line (Glendale Ave.)	
Landscape Setback	12'
Trees ⁽¹⁾	4 (2" caliper)
Shrubs	47 (5 gallon)
Sidewalk	5' Detached sidewalk

Landscape Standards – East Property Line	
Landscape Setback	8'
Trees ⁽¹⁾	4 (2" caliper)
Shrubs	20 (5 gallon)

Landscape Standards – West Property Line (32nd Ave)	
Landscape Setback	7'
Trees ⁽¹⁾	2 (2" caliper)
Shrubs	4 (5 gallon)

Landscape Standards – North Property Line.	
Landscape Setback	0'
Trees ⁽¹⁾	2 (2" caliper)
Shrubs	4 (5 gallon)

Landscape Standards – Adjacent to Buildings	
Trees	N/A
Shrubs	N/A

Landscape Standards – Parking Areas	
Trees ⁽¹⁾	4
Shrubs	38 shrubs provided

Landscape Standards – Public Sidewalk Shading	
50%	50% required, 50% provided

(1) Trees will be approximately equally spaced when applicable

Streetscape Standards

Streetscape Standards – Glendale Ave.	
Glendale Ave.	Landscape strip between back of curb and sidewalk: 8 feet Landscape Strip Planting Standards: <i>Low Water Use Plant List</i> 18 Gold Mound Lantana (5 gallon) 10 Trailing Purple Lantana (5 gallon) Detached Sidewalk Width: 6'

Streetscape Standards – 32nd Ave.	
32 nd Ave.	Landscape strip between back of curb and sidewalk: N/A Landscape Strip Planting Standards: N/A Sidewalk Width: 5'

Parking Standards:

Parking Space Dimensions and Calculations. All design elements for the entire project regarding parking space, design, and materials shall meet or exceed ADA requirements, when required.

Except as stated below, parking shall be provided in accordance with requirements in the City of Phoenix Zoning Ordinance Section 702.

Parking:	Vehicle Parking Spaces: 10 Spaces and 2 Compact Spaces Bicycle Parking Spaces: 2 spaces
----------	--

Upon development that modifies the cumulative floor area by more than 15% from that depicted on the site plan date stamped May 26, 2023, additional parking spaces will be required for that new building footprint area per the City of Phoenix Zoning Ordinance Section 702.

Walls/Fences

Walls/Fences	<p>The walls and fences for the project shall comply with wall locations and materials within this PUD or as approved by the Planning & Development Department.</p> <p>Approved wall materials include the following list, unless otherwise approved by the Planning & Development Department:</p> <ul style="list-style-type: none">• Common clay brick veneer.• Granite, Marble, or other natural stone.• Tile cladding.• Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture).• Architectural metal panels.• Stucco or plaster (synthetic systems simulating stucco or plaster are permitted).• Concrete, pre-cast or poured in place.• Metal panels and/or trim.• Metal and composite panels.• Metals, wrought iron, view fencing, steel tube (polished and rusted).• Perforated metals and meshes.• Poured in place, tilt-up or pre-cast concrete, provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process).• Masonry.• Green-Screen or green walls including trellises to reduce excessive radiant heat in pedestrian areas and to screen the project from the adjacent properties.
--------------	--

E. DESIGN GUIDELINES:

The design shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated below. The on-site building design and materials shall conform to the standards listed below.

	<p><i>A. Primary Building Finishes</i></p> <ul style="list-style-type: none">a. South elevation (street side)<ul style="list-style-type: none">i. New stucco treatmentii. At least three materials (one of which shall be glazing).iii. Minimum 25% of linear footage shall include glazing.iv. Parapet wall to screen mechanical equipment. b. West elevation (street side)<ul style="list-style-type: none">i. New stucco treatmentii. At least three materials (one of which shall be glazing).iii. Minimum 25% of linear footage shall include glazing.iv. Parapet wall to screen mechanical equipment. c. North elevation<ul style="list-style-type: none">i. New stucco treatmentii. Parapet wall to screen mechanical equipment. d. East elevation<ul style="list-style-type: none">i. New stucco treatmentii. Parapet wall to screen mechanical equipment.
	<p><i>B. Secondary Building Finishes.</i></p> <ul style="list-style-type: none">a. South elevation (street side)<ul style="list-style-type: none">i. New stucco treatment or masonry veneer.ii. Three materials (one of which shall be glazing).iii. Minimum 25% of linear footage shall include glazing.iv. Parapet wall to screen mechanical equipment. b. West elevation<ul style="list-style-type: none">i. New stucco treatmentii. Parapet wall to screen mechanical equipment. c. North elevation<ul style="list-style-type: none">i. New stucco treatmentii. Parapet wall to screen mechanical equipment. d. East elevation<ul style="list-style-type: none">i. New stucco treatment

	ii. Parapet wall to screen mechanical equipment.
--	--

Site Lighting:	<ul style="list-style-type: none"> • Lighting will comply with all regulations in the Zoning Ordinance and Phoenix City Code
-----------------------	---

Crime Prevention Through Environmental Design

The site falls within the 27th Avenue Corridor Community Safety and Crime Prevention Plan, and the owner will incorporate Crime Prevention Through Environmental Design (CPTED).

Natural Surveillance

- Well-placed lighting will be installed in public areas and walkways to increase visibility, making it easier for people to see and be seen.
- Trimming bushes and trees around windows and entrances to remove potential hiding spots for criminals.
- Positioning security cameras in visible locations to deter criminal activity and provide evidence if needed. This has already been done on the site and will remain on-site after the site is updated.

Natural Access Control

- We are limiting the ingress and egress to the site to help control the flow of traffic and people, which will discourage unauthorized access.
- The addition of the detached sidewalk along Glendale Avenue will help to ensure that paths and walkways are clearly marked and logically laid out so people naturally follow designated routes.

Environmental Maintenance

- Regularly maintaining the parking lot and landscaped areas to prevent them from falling into disrepair or becoming havens for criminal activity.
- If graffiti is found onsite, graffiti will be removed promptly to deter vandalism and other criminal behavior.
- Ensuring that broken safety features are repaired promptly.

Target Hardening

- Installing high-quality locks and windows to make it more difficult for burglars to break into businesses.
- Installing alarm systems.

As a whole, the rezoning and site upgrade efforts will lead to greater site activation, which leads to a reduction in crime and vagrancy. With the activation of the site and the addition of the proposed safety and design measures, CPTED principles will be met and

the site redesign will comply with the intent of the 27th Avenue Corridor Community Safety and Crime Prevention Plan.

Complete Streets

The existing retail site is undergoing a transformative change that aligns with the principles of complete streets. With a vision geared towards enhancing the overall community experience, the site has been designed to incorporate site-enhancing landscaping and introduce a detached sidewalk on Glendale Avenue, marking a significant step towards creating a more vibrant and accessible space for everyone.

This new approach to urban design echoes the essence of complete streets, where incremental changes are woven into existing landscapes and infrastructure. By seamlessly integrating these enhancements, the site will serve as a vital connector for existing and future development along Glendale Avenue. This holistic approach ensures that individuals, regardless of their mode of travel, can navigate the area safely and conveniently.

The reimagined retail site is a testament to the city's commitment to inclusivity. It is meticulously designed to accommodate diverse users, including pedestrians, wheelchair users, bicyclists, public transportation users, motorists, etc. In the city's vision, the focus has shifted from merely prioritizing the speed and efficiency of automobile travel to prioritizing the safety and comfort of every individual utilizing the public right-of-way.

By embracing the principles of complete streets, the site will be far improved from how it has appeared for many decades.

F. SIGNS

The main objective of the signage program for *Plaza on 32nd* PUD is to allow for adequate identification and wayfinding signage. The sign program for this PUD shall conform to the requirements of Section 705 of the Phoenix Zoning Ordinance. If the owner or tenants determined it to be appropriate, approval of a Comprehensive Sign Plan may be sought.

G. SUSTAINABILITY

Energy efficiency will be important to the long-term success of this project.

The following list is organized by the goal statements of the PUD ordinance for sustainability, which are: (1) Standards that are measurable and enforceable by the city during the site plan review and inspection process; and (2) Practices or techniques for which the applicant/developer will be responsible.

Sustainable Sites

1. Utilize light color roofs to help reduce the heat island effect.
2. Control the lighting system to provide safety lighting from dusk to dawn and allow decorative lighting fixtures to be turned off or significantly dimmed during nighttime hours.
3. Use decomposed granite to retain water and minimize dust.

Water Efficiency

1. Use water efficient (low flow) plumbing fixtures as replacement fixtures are warranted.
2. Landscaping shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list.
3. Prohibit the use of turf.
4. Incorporate rain sensors into the drip irrigation system (smart controllers).

Energy & Atmosphere

1. Use double pane low E glass for all windows and doors as replacements are warranted.
2. Maximize the use of LED light fixtures throughout interior common areas.
3. Add occupancy-sensor controllers for corridors as needed.
4. Minimize air infiltration for building efficiency.
5. Limit lamp wattage in any decorative sconces at main entrances to not exceed 60-watts to minimize glare.
6. Use Energy Star appliances.

Indoor Environmental Quality

1. Minimize the use of high VOC Paint and glues.
2. No or low mercury lighting systems (LED only no CFL).

4. Traffic Impact Analysis

The Street Transportation Department has indicated that a full Traffic Impact Analysis is not required due to the minor trip generation expected for this project. We did have a trip generator statement and table created by a licensed civil engineer. The project is expected to generate less than 100 trips during peak hours with a daily volume of 337 trips.

Table 1: Trip Generation

Land Use	ITE Code ¹	Size	Unit	AM Peak Hour			PM Peak Hour			Daily Volume
				In	Out	Total	In	Out	Total	
Strip Retail Plaza (<40k)	822	2.55	KSF GFA ²	7	5	12	15	15	30	337
Total Trips				7	5	12	15	15	30	337

1. ITE Land Use code per ITE Trip Generation Manual, 11th Edition
2. KSF GFA = 1000 SF GFA

I. COMPARATIVE ZONING STANDARDS TABLE

Standard	Existing R1-6	PUD	C-1
a. Density /Number of Dwelling Units		b.	c.
	5.3 DU/AC	1 DU Maximum (Live/work)	
d. Building Setbacks/Build-to Lines		e.	f.
North	Minimum 3'	0'	25'
South	Minimum 10'	28'5" - Primary Building	Avg. 25', min. 20' for up to 50% structure
East	Minimum 25'	8'	25'
West	Minimum 20'	30'	Avg. 25', min. 20' for up to 50% structure
g. Landscape Setbacks		h.	i.
North	5'	0'	25'
South	5'	12'	25'
East	5'	8'	25'
West	5'	7'	25'
j. Building Separation		k.	l.
Per Fire Code			
m. Building Height and Number of Stories		n.	o.
	2/30'	1/20'	2/30'

J. LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

LOT ONE HUNDRED SEVENTY-FOUR (174), AND THE SOUTH 3 FEET OF LOT ONE HUNDRED SEVENTY-FIVE (175), NORTHVIEW ACRES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 36 OF MAPS, PAGE 34;

EXCEPT THE SOUTH 11 FEET OF LOT 174;

AND EXCEPT THAT PART OF SAID LOT 174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 174 WITH THE NORTH LINE OF THE SOUTH 11 FEET THEREOF;

THENCE SOUTHEASTERLY TO A POINT IN SAID NORTH LINE WHICH IS 5 FEET EAST OF THE POINT OF BEGINNING.

Development Narrative Exhibits

Conceptual Site Plan

Conceptual Landscape Plan

Conceptual Elevations

Conceptual Renderings

Context Map & Photos

Proposed PUD Zoning Map

EXHIBIT A- Conceptual Site Plan

SITE PLAN FOR "PLAZA ON 32ND" PROJECT

SITE PLAN NOTES:

1. DRIVEWAY ENTRY, PER COP DETAIL.
2. ADA PATH TO PUBLIC RIGHT OF WAY.
3. LANDSCAPE AREA.
4. EASEMENT.
5. CENTER LINE OF STREET.
6. EXISTING CURB & GUTTER, REPLACE/REPAIR BROKEN OR OUT OF GRADE CURB AND SIDEWALK TO MEET CURRENT ADA GUIDELINES.
7. EXISTING CONCRETE SIDEWALK.
8. 6'-0" HIGH PERIMETER WALL.
9. ASPHALT PRIVATE DRIVEWAY.
10. 10'X20' SITE VISIBILITY TRIANGLE.
11. PROPERTY LINE.
12. TRASH ENCLOSURE.
13. 36" HIGH PARKING SCREEN WALL, PAINT TO MATCH BUILDING COLOR.
14. MECHANICAL UNIT WITH METAL SCREENING.

LEGAL DESCRIPTION

LOT ONE HUNDRED SEVENTY-FOUR (174), AND THE SOUTH 3 FEET OF LOT ONE HUNDRED SEVENTY-FIVE (175), NORTHVIEW ACRES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 38 OF MAPS, PAGE 34.

EXCEPT THE SOUTH 11 FEET OF LOT 174;

AND EXCEPT THAT PART OF SAID LOT 174, DESCRIBED AS FOLLOWS:

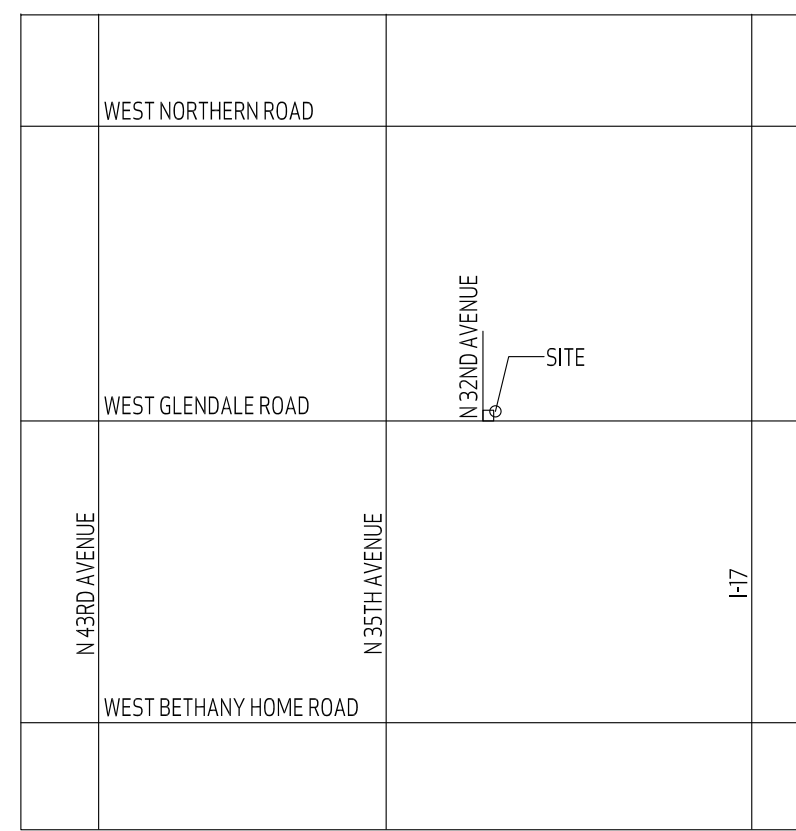
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 174 WITH THE NORTH LINE OF THE SOUTH 11 FEET THEREOF;

THENCE SOUTHEASTERLY TO A POINT IN SAID NORTH LINE WHICH IS 5 FEET EAST OF THE POINT OF BEGINNING.

PARKING SUMMARY

USE	AREA	REQUIRED	TOTAL REQUIRED
RETAIL	2,450 SF	1/300	9.0 SPACES
TOTAL REQUIRED:			9.0 SPACES
PARKING PROVIDED:			
PARKING ADA PARKING			11.0 SPACES
			1.0 SPACES
TOTAL PROVIDED:			12.0 SPACES

VICINITY MAP



CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES AT FOUR-WAY INTERSECTIONS OF PUBLIC AND/OR PRIVATE STREETS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
5. 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 AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
6. OWNERS OF THE PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
8. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
9. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
10. STRUCTURES AND LANDSCAPING WITH A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
13. 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.
14. BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE.
15. GATES ARE TO REMAIN OPEN OR ARE TO OPEN AUTOMATICALLY BETWEEN THE HOURS OF 8AM-5PM.

SETBACK LINES

	RI-6 ZONING LA	RI-6 ZONING BUILDING	P.U.D. LA	P.U.D. BUILDING
REAR YARD (NORTH)	5'-0"	15'-0"	0'-0"	0'-0"
STREET SIDE (SOUTH) GLENDALE AVENUE	5'-0"	15'-0"	0'-0"	0'-0"
SIDE YARD (EAST)	5'-0"	10'-0"	8'-0"	8'-0"
STREET SIDE (WEST) 32ND AVENUE	5'-0"	15'-0"	0'-0"	0'-0"

CODE REVIEW

AUTHORITY	CITY OF PHOENIX, ARIZONA
CODE	2018 INTERNATIONAL BUILDING CODE W/AMENDMENTS
	2018 INTERNATIONAL FIRE CODE
	2018 INTERNATIONAL MECHANICAL CODE
	2018 INTERNATIONAL PLUMBING CODE
	2017 NATIONAL ELECTRICAL CODE
	2018 INTERNATIONAL ENERGY CONSERVATION CODE
	2010 AMERICAN WITH DISABILITIES ACT
	2009 ANSIA I17.1
OCCUPANCY PROPOSED	B
OCCUPANCY USE	NON-SEPARATED
CONSTRUCTION TYPE	V-B

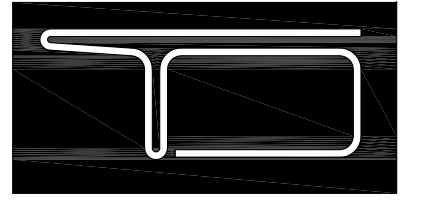
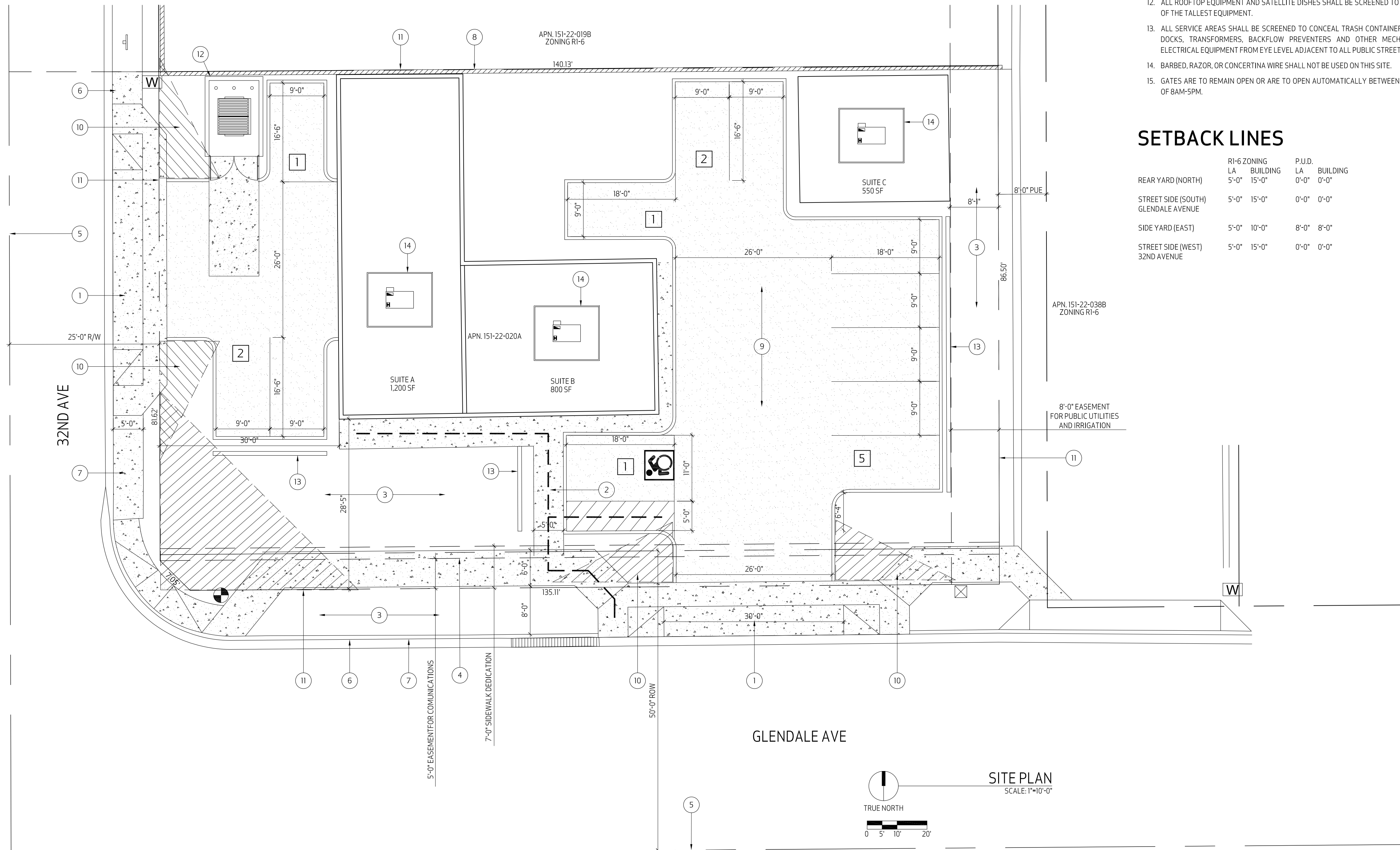
PROJECT INFORMATION

PROJECT NAME:	PLAZA ON 32ND
ADDRESS:	3206 WEST GLENDALE AVENUE PHOENIX, ARIZONA
APN:	151-22-020A
ZONING:	RI-6
CURRENT PROPOSED:	RI-6 PUD
PROPOSED USE:	COMMERCIAL
STORIES:	(2) TWO STORIES
ALLOWED PROPOSED:	(1) ONE STORIES
BUILDING HEIGHT:	30'-0" HIGH
ALLOWED PROPOSED:	20'-0" HIGH
LOT SIZE:	NET ACRES: 13.456 SF (0.30 ACRES)
GROSS ACRES:	22,875 SF (0.52 ACRES)
BUILDING FOOTPRINT:	2,000 SF
BUILDING A FOOTPRINT:	550 SF
BUILDING B FOOTPRINT:	550 SF
TOTAL FOOTPRINT:	2,550 SF
LOT COVERAGE:	50.0% (6,728 SF)
ALLOWED PROPOSED:	10.8% (17,660 SF)
FIRE PROTECTION:	NO
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO
REFUSE:	COMMUNITY PICK UP

PROJECT DIRECTORY

OWNER	KE INVESTMENTS 3206 WEST GLENDALE AVENUE PHOENIX, ARIZONA
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
PHONE:	602.619.7751
CONTACT:	MARK TOMECAK

KIVA 22-2609
SDEV 2200299
PAPP 2209363
SCSR
Q.S. 23-21
PRLC
LSPL
ADDR
PUD



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

PROJECT:
PLAZA ON 32ND

3206 WEST GLENDALE AVENUE
PHOENIX, ARIZONA

REVISED:

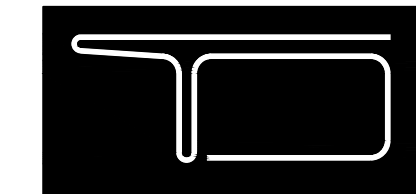
JOB #.: 2213

DATE: 2.14.2023

CONTENTS: SITE PLAN

SHEET No: **A1.00**

EXHIBIT B- Conceptual Landscape Plan



TOMECAK DESIGN

4368 North Civic Center Plaza
Suite 201
Scottsdale, Arizona 85251
T 602.619.7751
F 480.718.8387
E info@tomecakdesign.com

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

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

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

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

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

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

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

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

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

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

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

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

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

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

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

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

MISC. LANDSCAPE NOTES

- THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8".
- USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.
- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).
- PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811
- NO SLOPES ARE GREATER THAN 4:1
- THERE IS NO OVERHEAD POWER LINES ON SITE
- NO SALVAGED PLANT MATERIAL

LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 2" CALIP., 6.5T, 4.5'W
- ACACIA STENOPHYLLA SHOESTRING ACACIA 2" CALIP., 8T, 4.5'W
- ACACIA SALICINA WILLOW ACACIA 2" CALIP., 8T, 4.5'W
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
- LANTANA MONTEVIDENSIS TRAILING PURPLE 5 GALLON
- CONVOLVULUS CNEORUM BUSH MORNING GLORY 5 GALLON

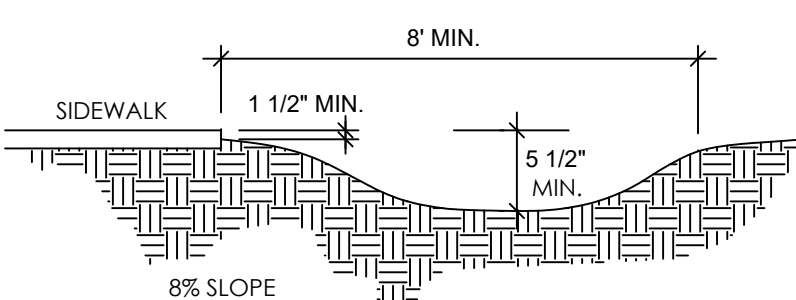
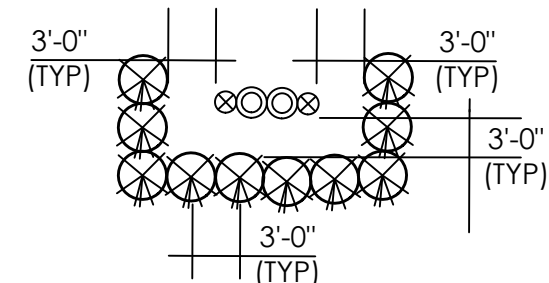
1/2" SCREENED ROCK PROS MAHOGANY DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



LANDSCAPE PLAN

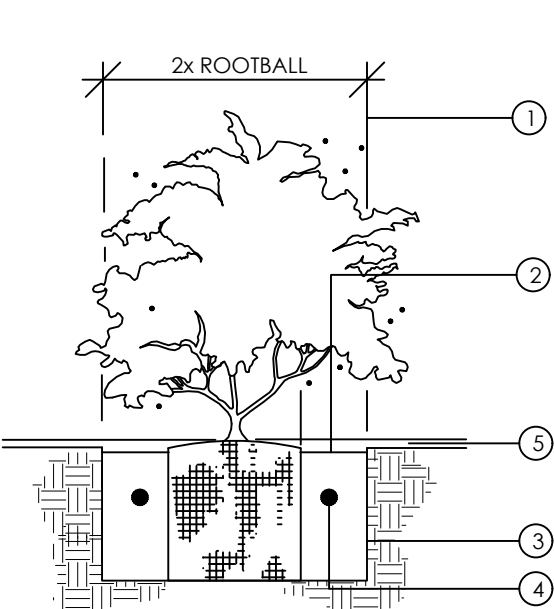


BACKFLOW SCREENING DETAIL NOT TO SCALE



NOTE: ALL EARTHWORK TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL SIDEWALKS AND STRUCTURES

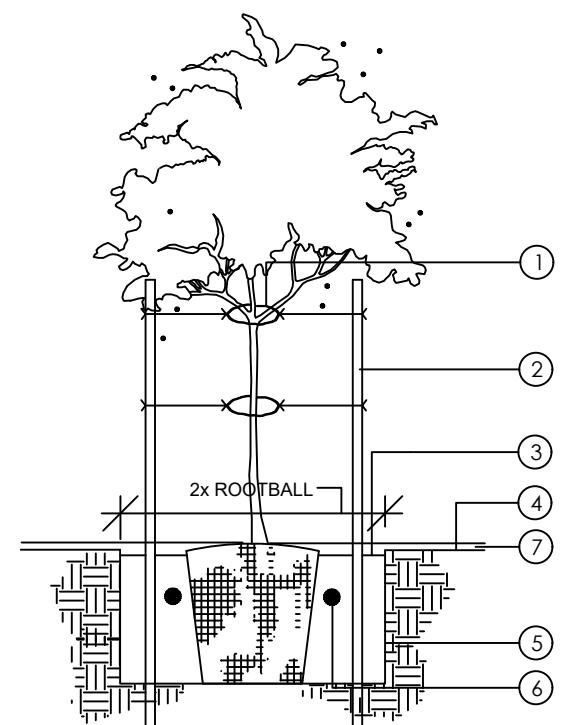
SWALE DETAIL



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

SHRUB PLANTING DETAIL

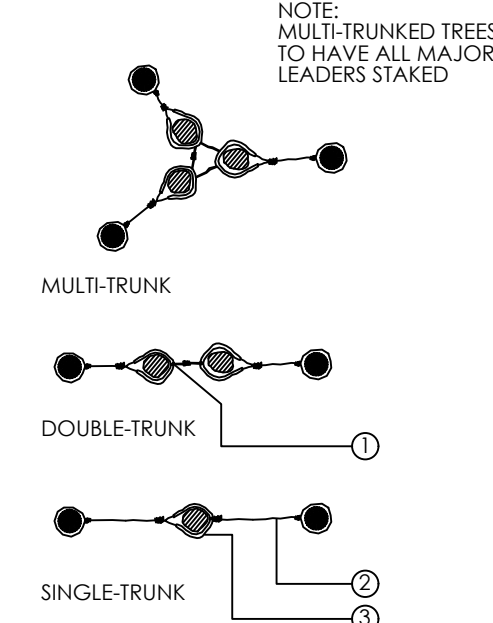
BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

DOUBLE STAKING DETAIL

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

NOT TO SCALE

LANDSCAPE ARCHITECT

CITY OF PHOENIX

DATE

ESTIMATED RIGHT-OF-WAY COST \$ _____
MAINTENANCE BY: () CITY (x) OWNER
SQUARE FOOTAGE OF TURF _____

ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY _____
TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS _____
DATE OF PRELIMINARY SITE PLAN APPROVAL _____

KIVA NO:

CCPR NO:

SDEV NO:

LPN NO:

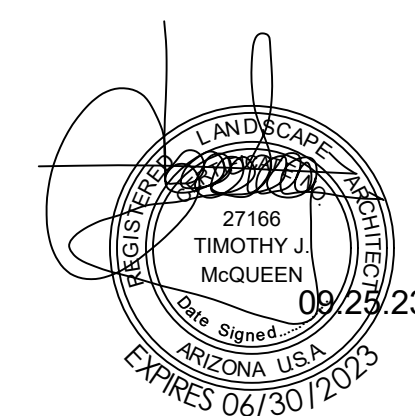
Q-S NO:

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320

EMAIL: timmcqueen@tjma.net



project:
PLAZA ON 32ND
3206 WEST GLENDALE AVENUE
GLENDALE, ARIZONA

revised:

job #: 0000

date: 03.22.23

contents:

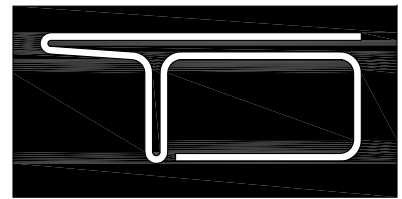
La.01

sheet No:

ENG-22-0469

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMECAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF BY ANY METHOD IN WHOLE OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.

EXHIBIT C- Conceptual Elevations



TOMECAK DESIGN

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

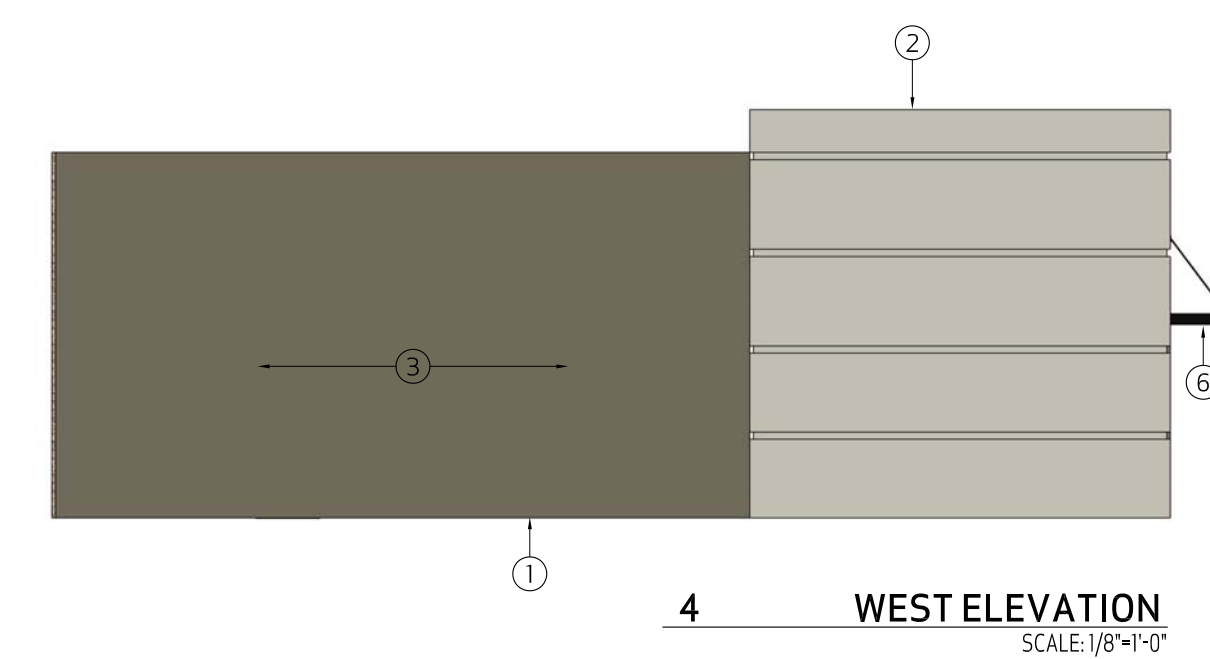
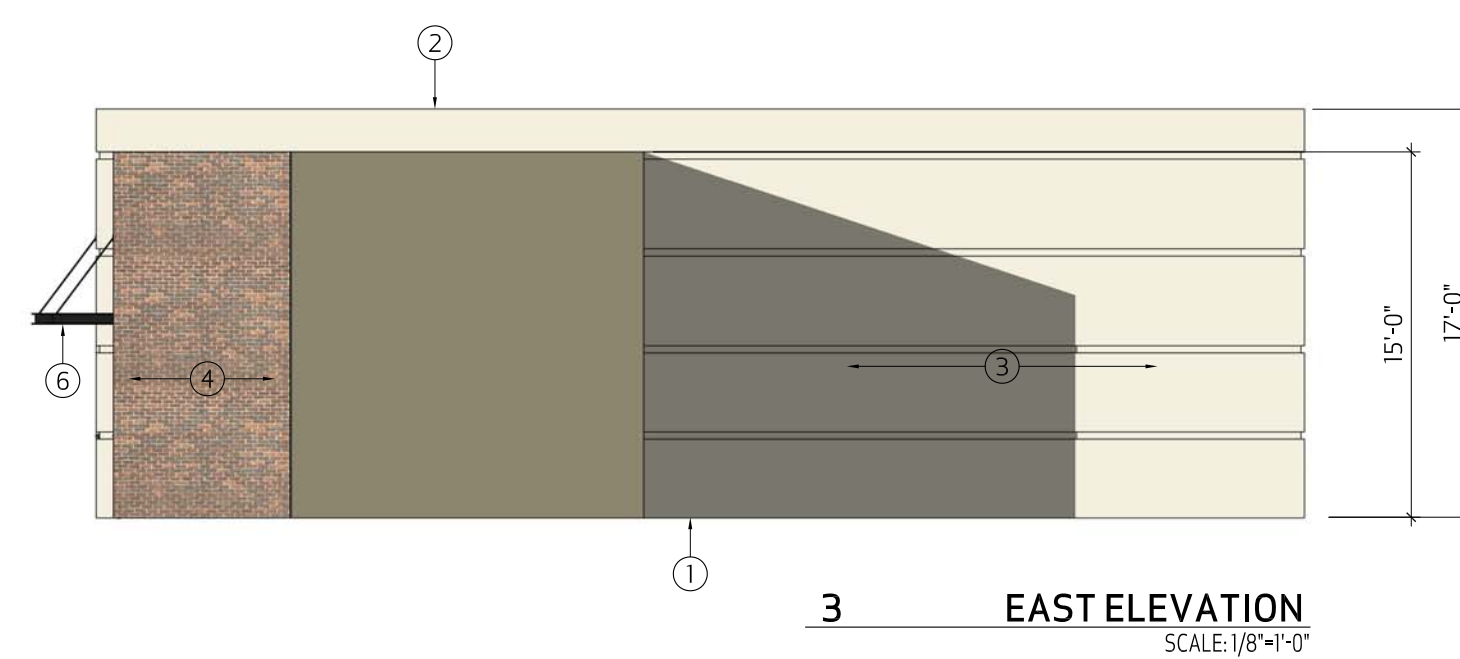
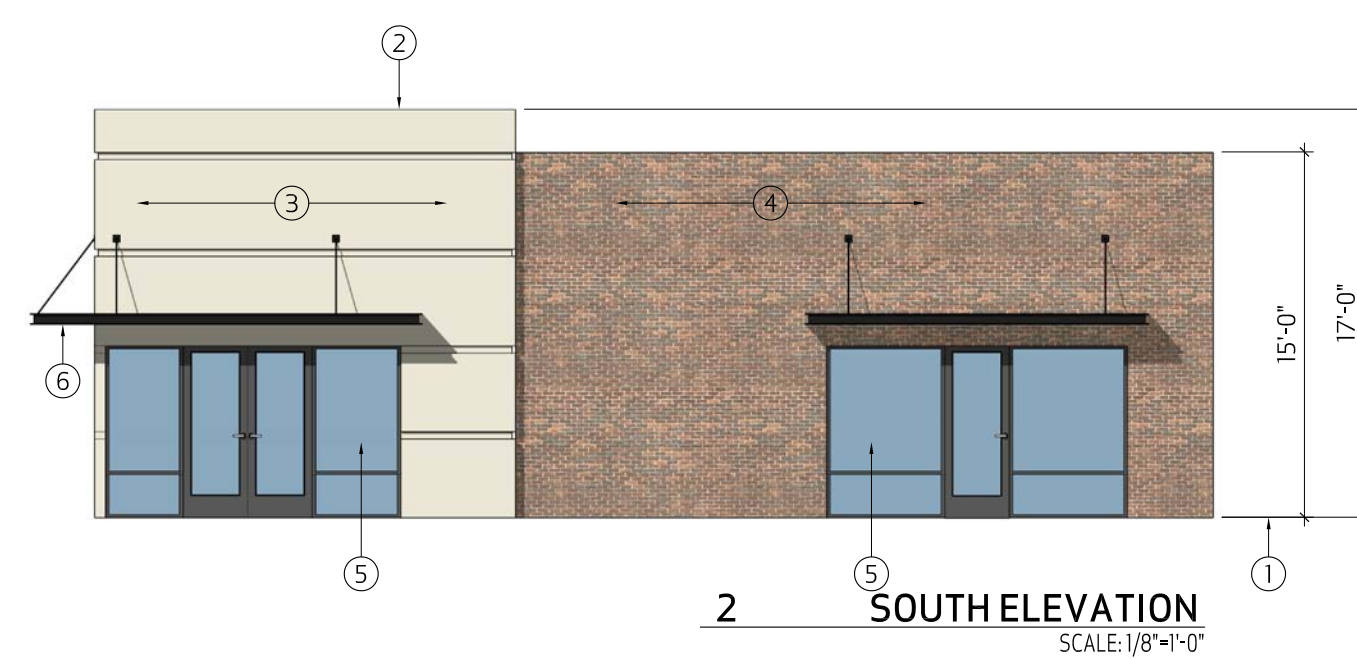
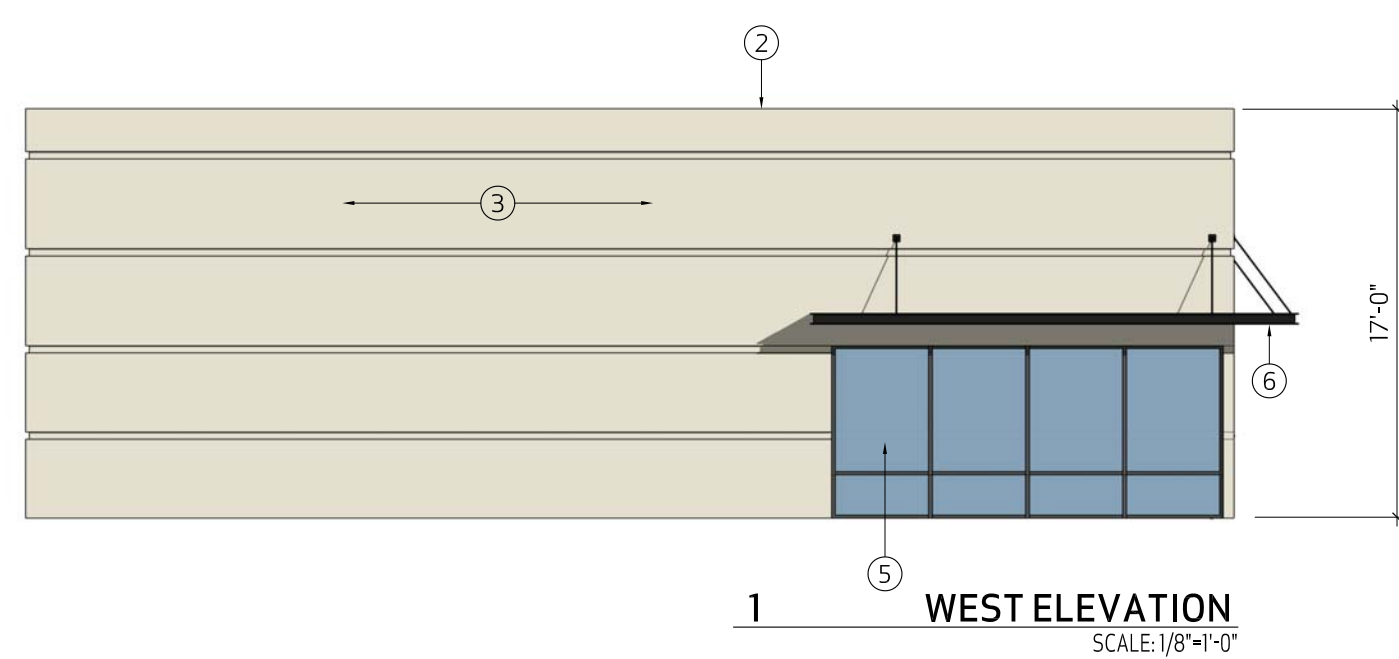
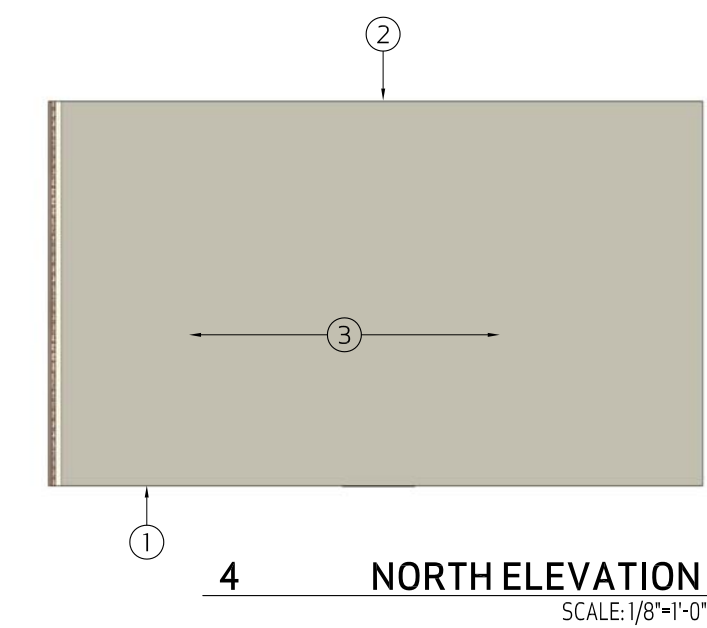
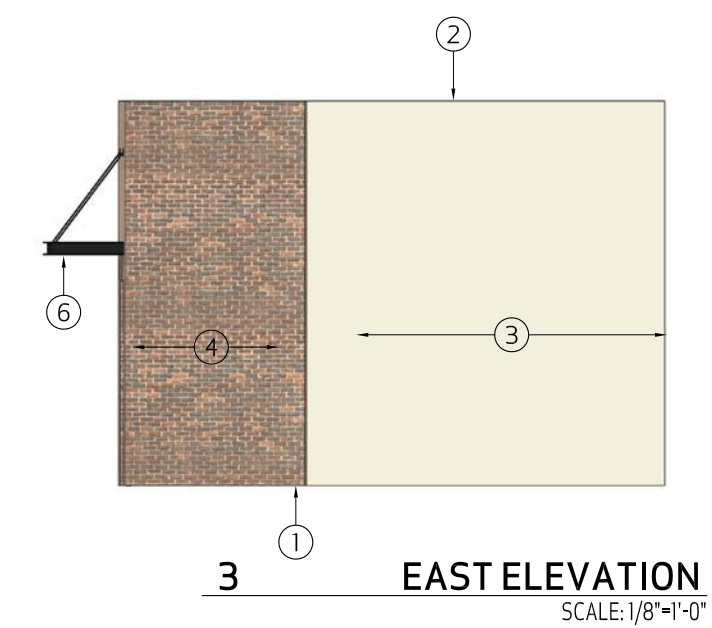
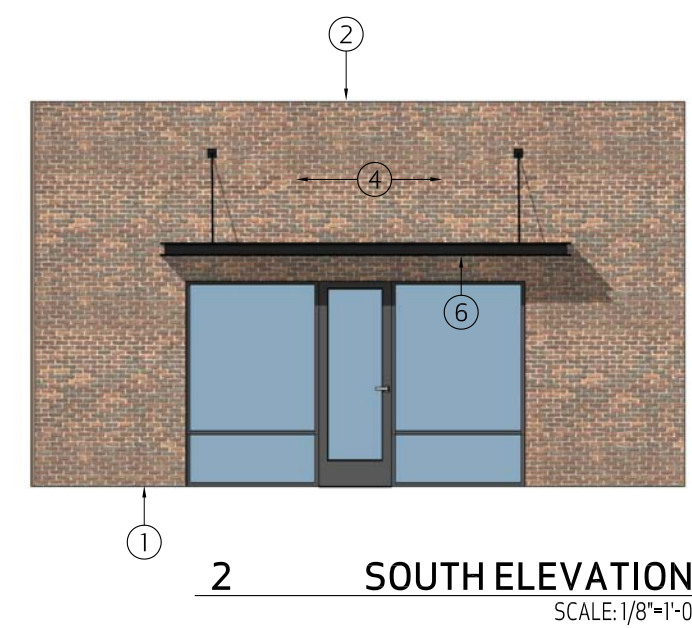
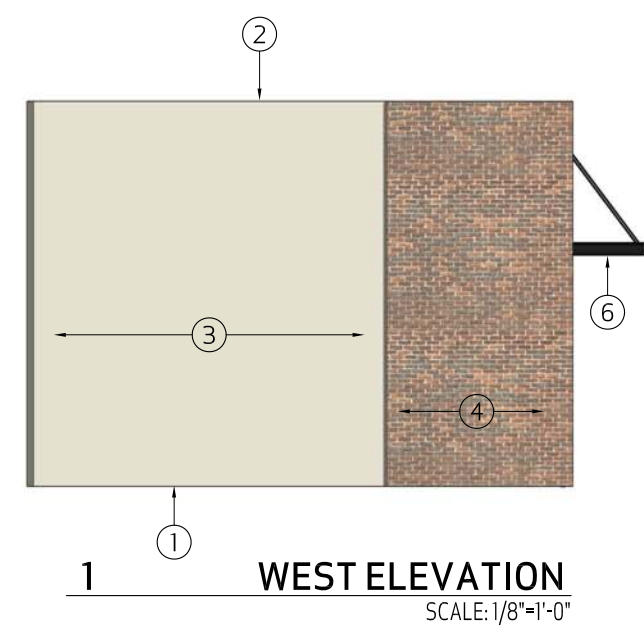
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM

GENERAL NOTES:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
- C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS AND SUBJECT TO ARCHITECT'S APPROVAL.
- D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.
- E. INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS.
- F. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
- G. ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS SHALL NOT BE EXPOSED TO PUBLIC VIEW.

ELEVATION KEYNOTES:

- 1. FINISH GRADE. SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE.
- 2. PARAPET WALL.
- 3. STUCCO FINISH. SEE MATERIAL SCHEDULE FOR MORE INFORMATION.
- 4. BRICK VENEER.
- 5. LOW-E WINDOW/DOOR.
- 6. METAL CANOPY.



KIVA	22-2609
SDEV	2200299
PAPP	2209363
SCSR	
Q.S.	23-21
PRLC	
LSPL	
ADDR	
PUD	



EXPIRES 3.31.2023

PROJECT:
PLAZA ON 32ND

3206 WEST GLENDALE AVENUE
PHOENIX, ARIZONA

REVISED:

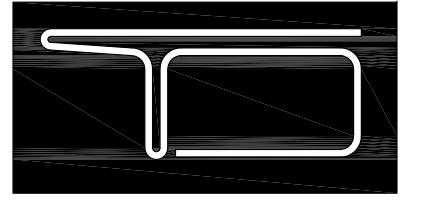
JOB #: 2213

DATE: 2.14.2023

CONTENTS: BUILDING ELEVATIONS
COLORS

SHEET No: **A2.00**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMECAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

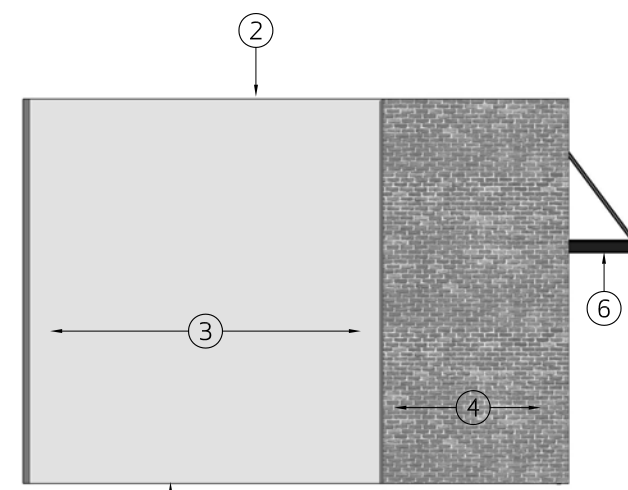
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM

GENERAL NOTES:

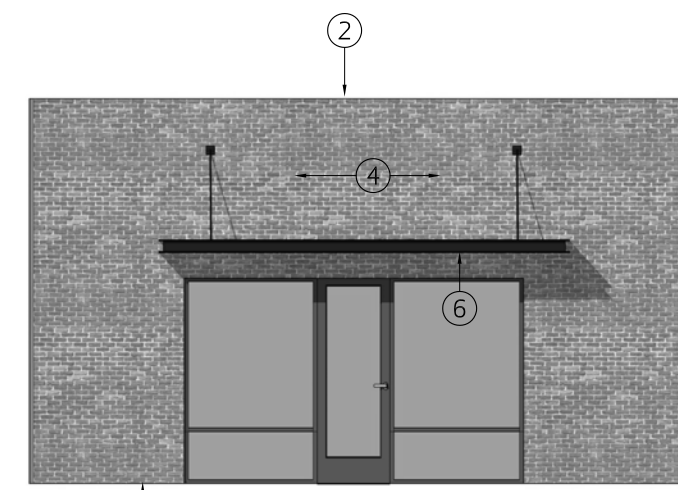
- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
- C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS AND SUBJECT TO ARCHITECT'S APPROVAL.
- D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.
- E. INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS.
- F. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
- G. ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS SHALL NOT BE EXPOSED TO PUBLIC VIEW.

ELEVATION KEYNOTES:

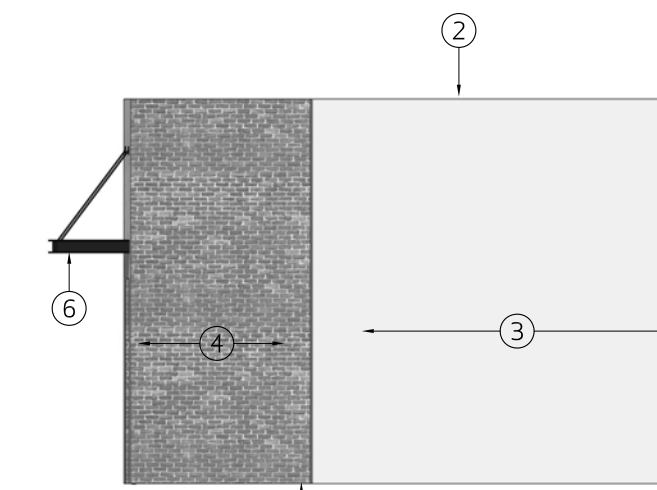
- 1. FINISH GRADE. SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE.
- 2. PARAPET WALL.
- 3. STUCCO FINISH. SEE MATERIAL SCHEDULE FOR MORE INFORMATION.
- 4. BRICK VENEER.
- 5. LOW-E WINDOW/DOOR.
- 6. METAL CANOPY.



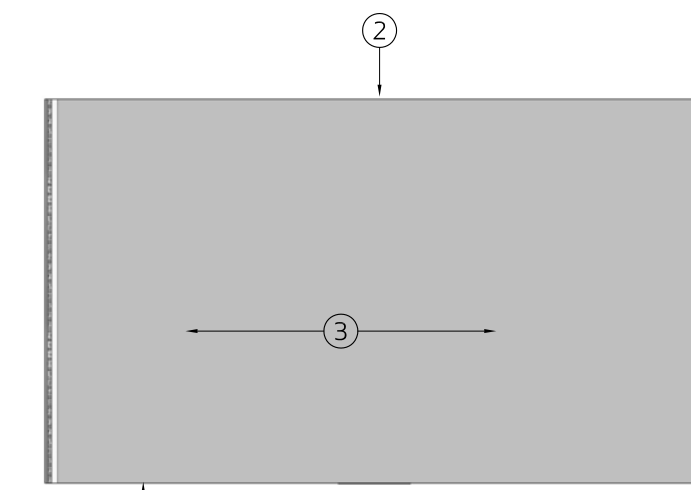
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



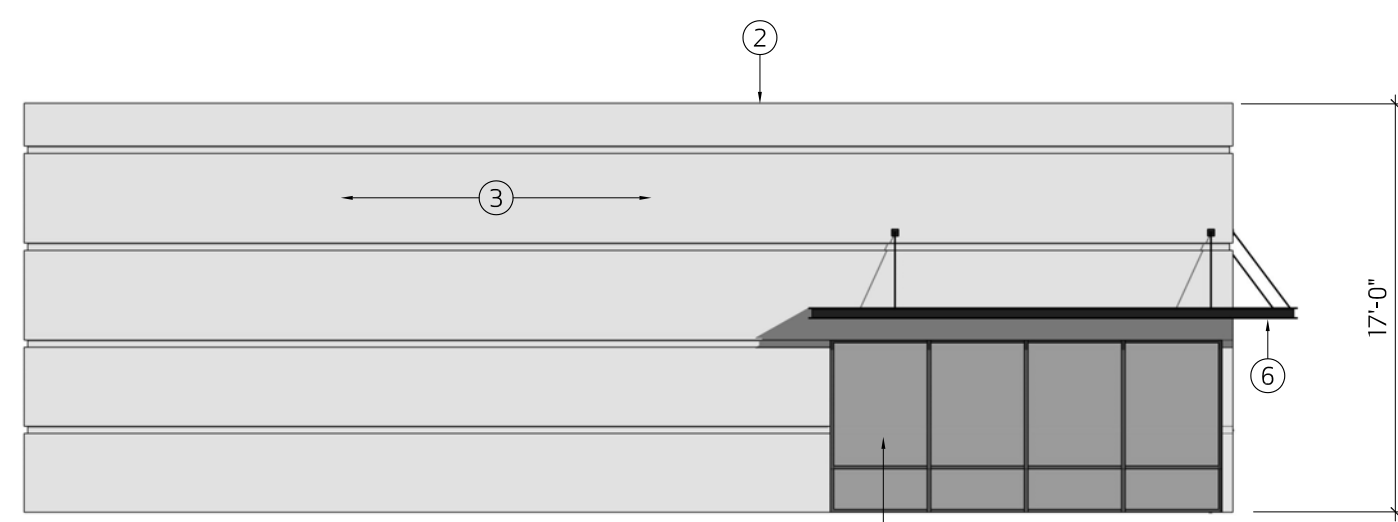
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



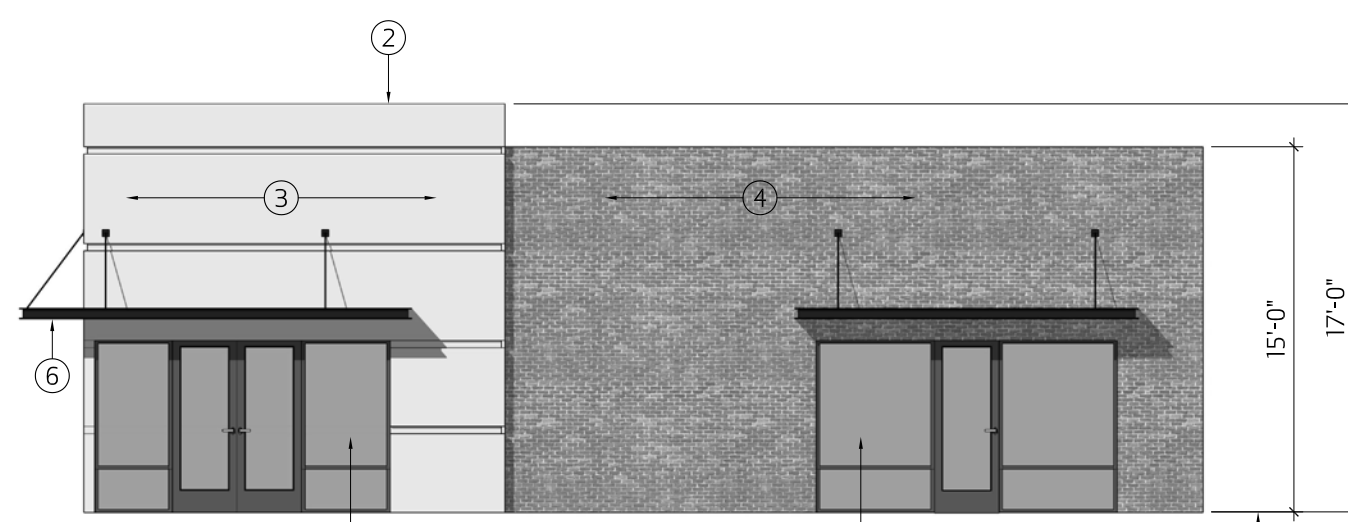
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



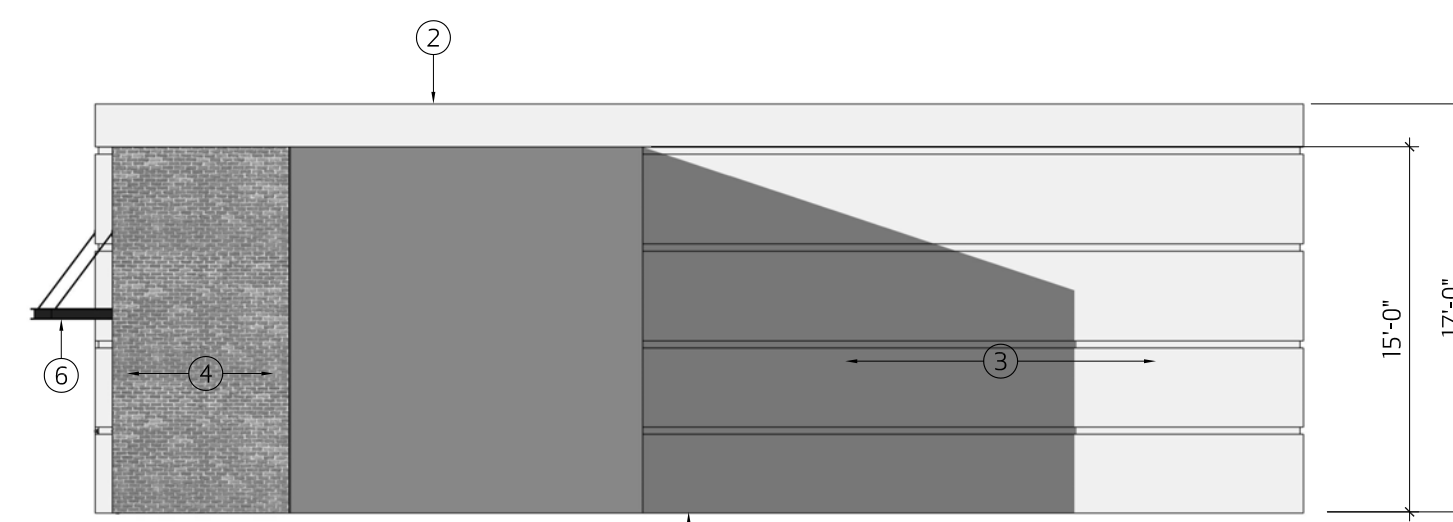
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



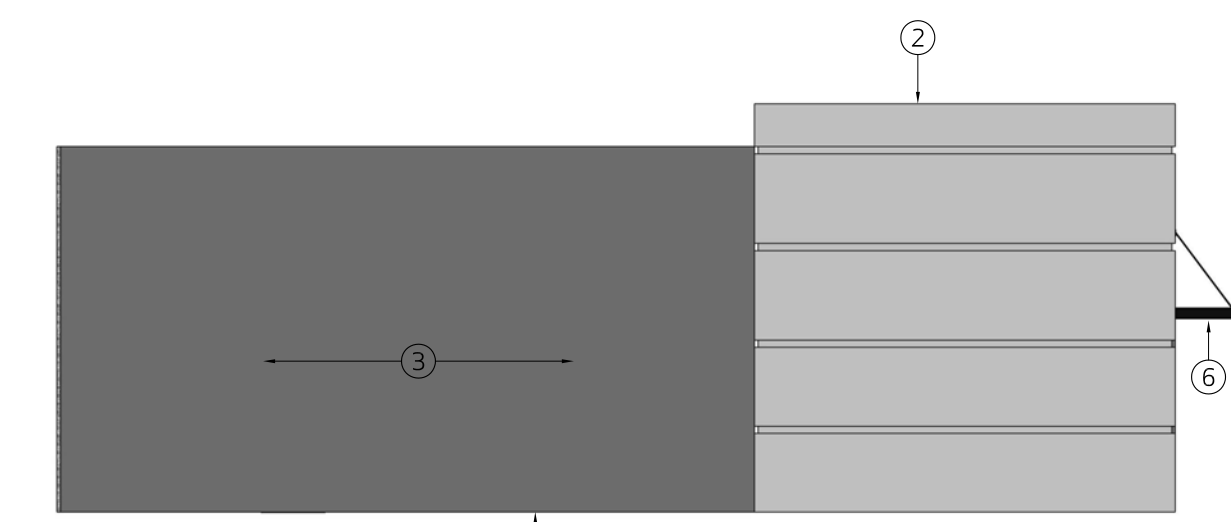
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

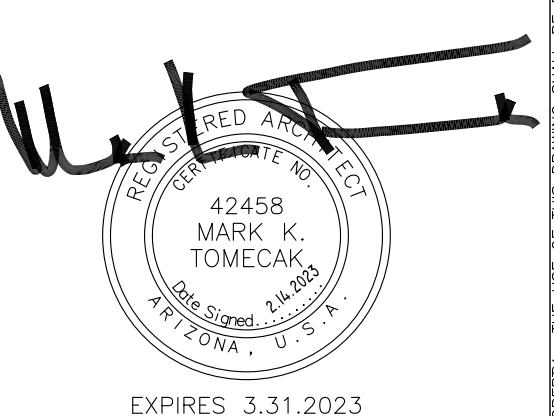


3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

KIVA	22-2609
SDEV	2200299
PAPP	2209363
SCSR	
Q.S.	23-21
PRLC	
LSPL	
ADDR	
PUD	



PROJECT:
PLAZA ON 32ND
3206 WEST GLENDALE AVENUE
PHOENIX, ARIZONA

REVISED:

JOB #: 2213

DATE: 2.14.2023

CONTENTS: BUILDING ELEVATIONS
BLACK AND WHITE

SHEET No: **A2.00**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMECAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.

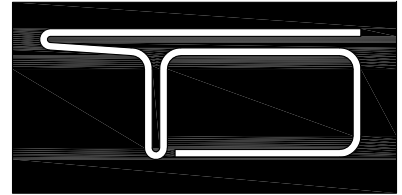
EXHIBIT D- Conceptual Renderings



1 RENDERING 1



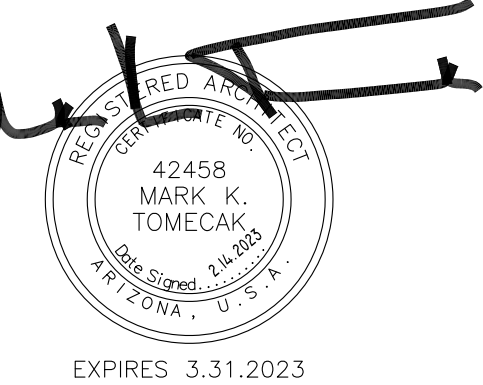
2 RENDERING 2



**TOMCAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMCAKDESIGN.COM



EXPIRES 3.31.2023

KIVA	22-2609
SDEV	2200299
PAPP	2209363
SCSR	
Q.S.	23-21
PRLC	
LSPL	
ADDR	
PUD	

PROJECT:
PLAZA ON 32ND
3206 WEST GLENDALE AVENUE
PHOENIX, ARIZONA

REVISED:

JOB #: 2213

DATE: 2.14.2023

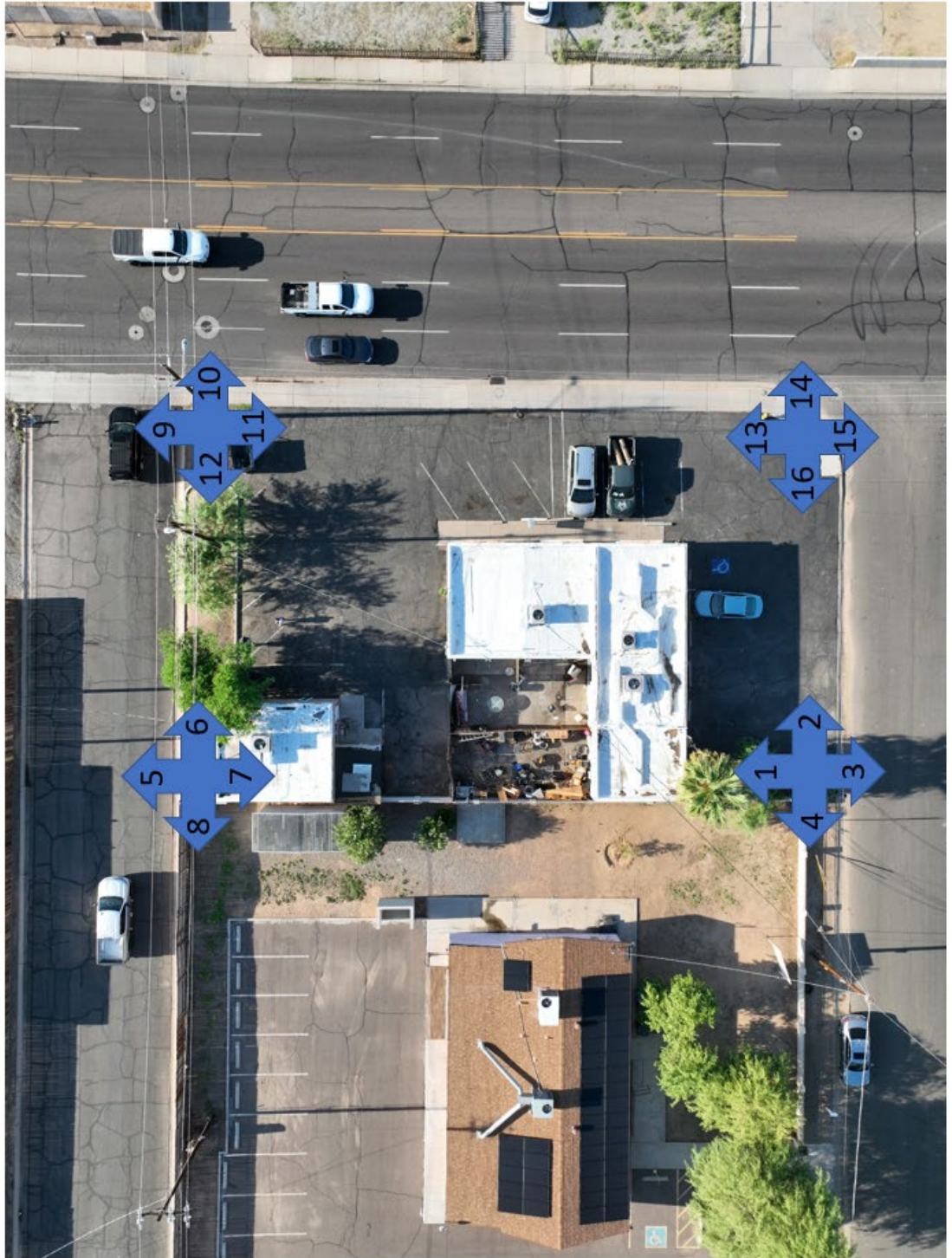
CONTENTS: RENDERINGS

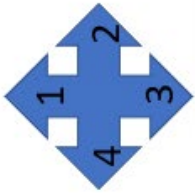
SHEET No: **A3.00**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMCAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.

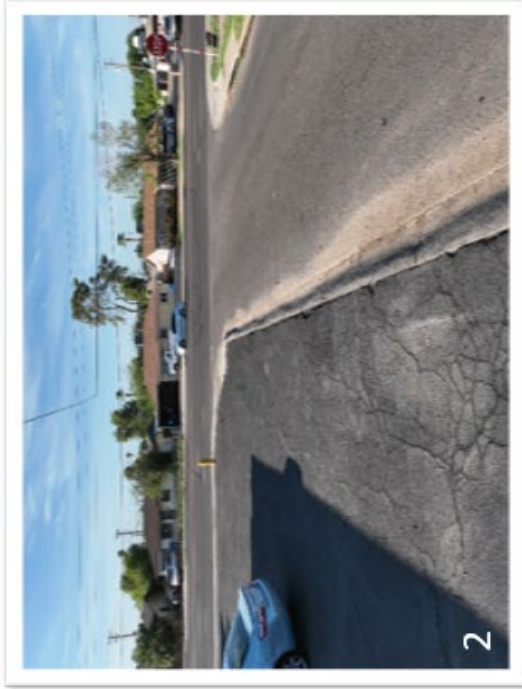
EXHIBIT E- Context Map and Photos

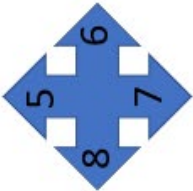
Context Photos



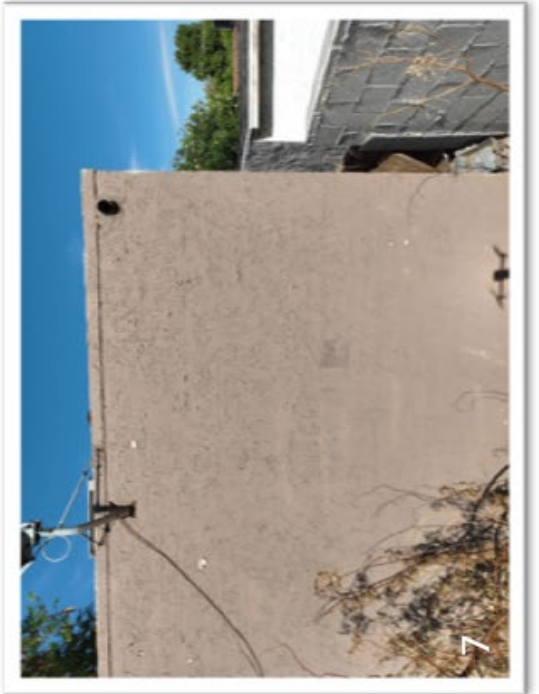
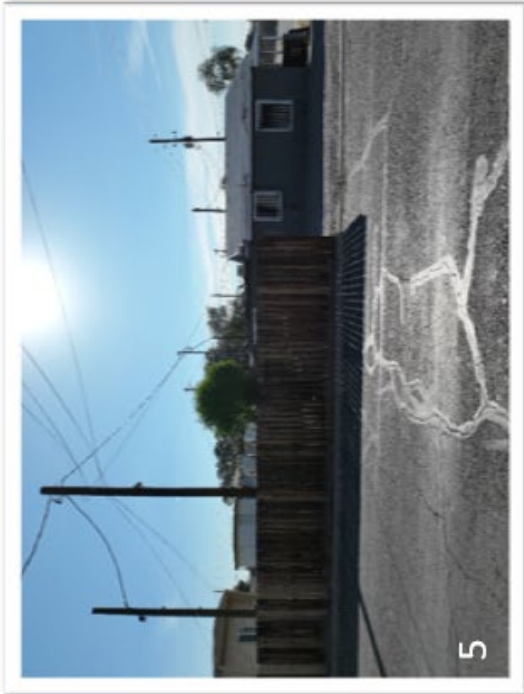


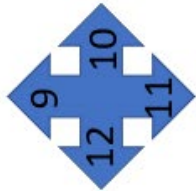
Site Photos 1-4



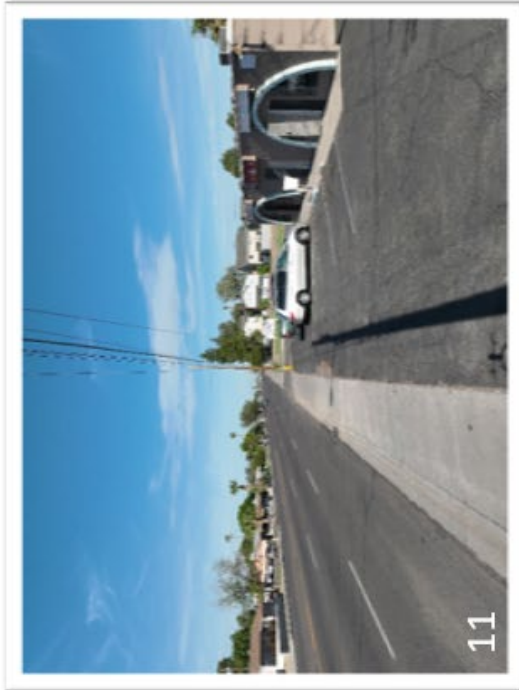
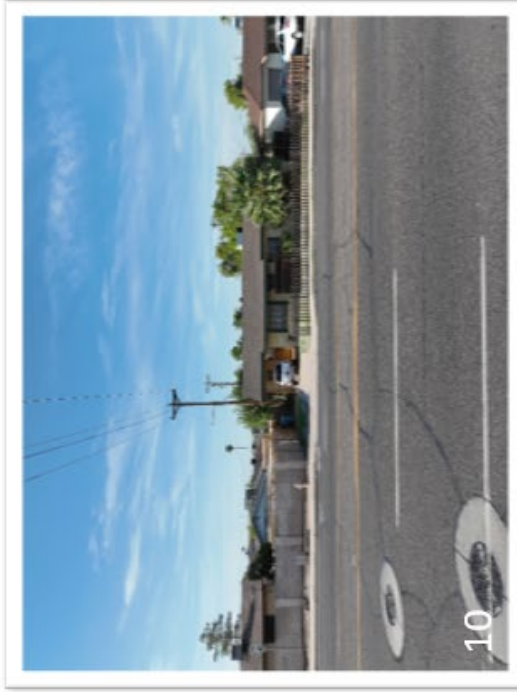


Site Photos 5-8





Site Photos 9-12





Site Photos 13-16

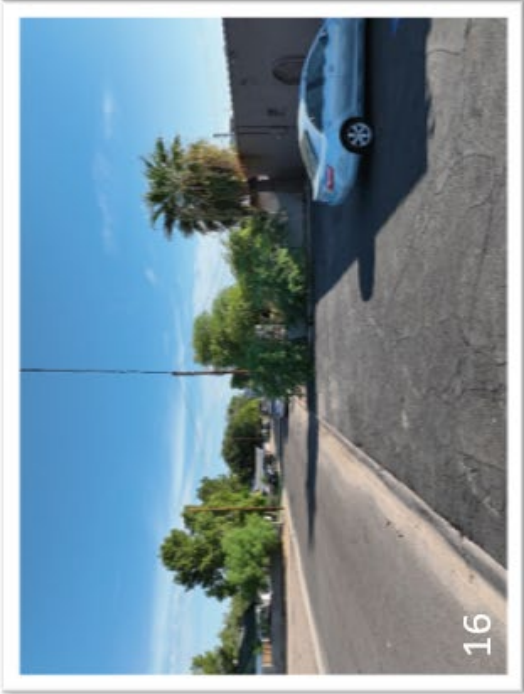
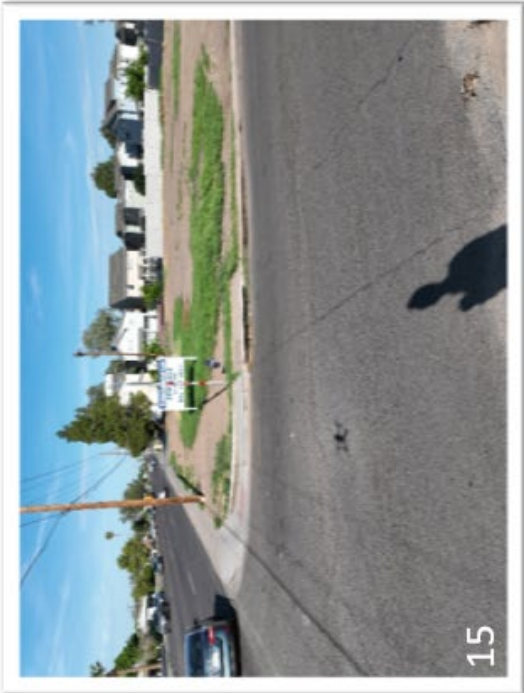
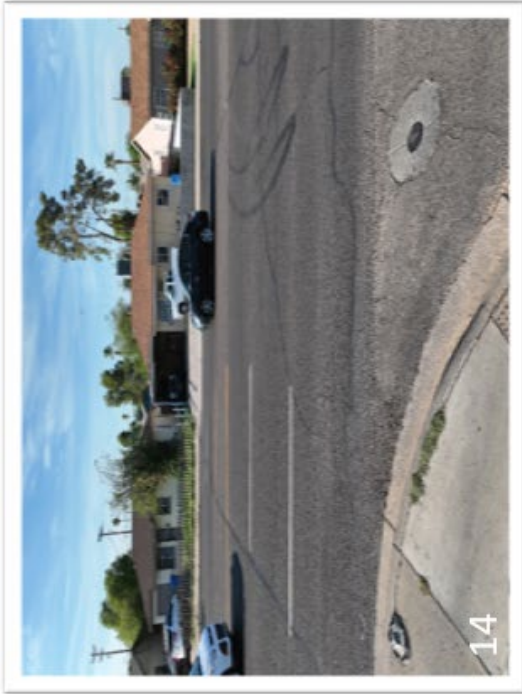


EXHIBIT F- Proposed PUD Zoning Map

Proposed PUD Zoning Map

