



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-134-24-5**  
**February 14, 2025**

**Alhambra Village Planning Committee** February 25, 2025  
**Meeting Date:**  
**Planning Commission Hearing Date:** March 6, 2025  
**Request From:** R1-6 (Single-Family Residence District) (5.07 acres)  
**Request To:** R-4 (Multifamily Residence District) (5.07 acres)  
**Proposal:** Multifamily residential  
**Location:** Approximately 660 feet west of the southwest corner of 27th Avenue and Glendale Avenue  
**Owner:** William Ray LiPuma, 2801, LLC  
**Applicant/Representative:** Virginia Senior, Vida Architects  
**Staff Recommendation:** Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Glendale Avenue	Major Arterial	42-foot south half street
<p><b><i>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.</i></b></p> <p>The proposal will provide multifamily housing opportunities in close proximity to other residential developments of various densities. The proposal will broaden the range of housing types and densities available in this neighborhood.</p>			

<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></b></p> <p>The proposal, as stipulated, includes shaded bicycle parking, a bicycle repair station, and electric bike charging to encourage bicycling and transit use by leveraging its</p>
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proximity to nearby parks, schools, neighborhoods, and transit stops for light rail and bus service.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The proposal, as stipulated, includes a detached sidewalk and enhanced landscaping along Glendale Avenue. This will foster a comfortable pedestrian environment along Glendale Avenue by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

### Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): Background Item No. 6.

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Transportation Electrification Action Plan](#): Background Item No. 8.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guidelines](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

[Phoenix Climate Action Plan](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[27th Avenue Corridor Community Safety and Crime Prevention Plan](#): Background Item No.14.

[27th Avenue "To Do List"](#): Background Item No. 15.

<b>Surrounding Land Uses and Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Outdoor storage and parking facility	R1-6
<b>North (across Glendale Avenue)</b>	Single-family residences	R-2
<b>East</b>	Office, beauty school and vacant land	C-2, R-5, P-1
<b>West</b>	Church	R1-6
<b>South</b>	Single-family residences	R-2

<b>R-4 - Multifamily Residence District (Subdivision Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed Site Plan</u></b>
Gross Acreage	-	5.07 acres
Total Number of Units	147	124 units (Met)
Maximum Density (dwelling units/gross acre)	29 du/ac	24.46 du/ac (Met)
<i>Minimum Building Setback</i>		
North (Glendale Avenue, front)	20 feet	20 feet (Met)
East (side)	3 feet	3 feet (Met)
West (side)	10 feet	10 feet (Met)
South (rear)	15 feet	15 feet (Met)
<i>Minimum Landscape Setback</i>		
North (Glendale Avenue, front)	20 feet	20 feet (Met)
East (side)	5 feet	5 feet (Met)
West (side)	5 feet	5 feet (Met)
South (rear)	5 feet	5 feet (Met)

Maximum Lot Coverage	50 percent and 10% for attached shade structures	30 percent (Met)
Maximum Building Height	3 stories or 40 feet; 15 feet within 10 feet of a single-family zoning district, 1-foot increase in height for every additional 1-foot of building setback to the maximum permitted height	25 feet (Met)
Minimum Open Space	5 percent	6 percent (Met)
Minimum Parking	186 spaces	187 spaces (Met)

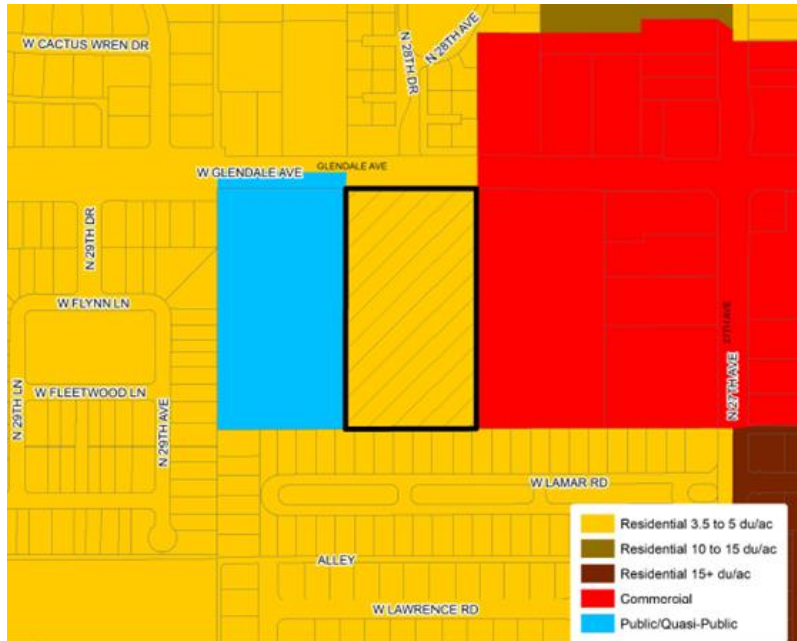
**Background/Issues/Analysis**

**SUBJECT SITE**

1. The request is to rezone 5.07 acres located approximately 660 feet west of the southwest corner of 27th Avenue and Glendale Avenue from R1-6 (Single-family Residence District) to R-4 (Multifamily Residence District) for multifamily residential. The subject site is currently used for an outdoor storage and parking facility.

**GENERAL PLAN**

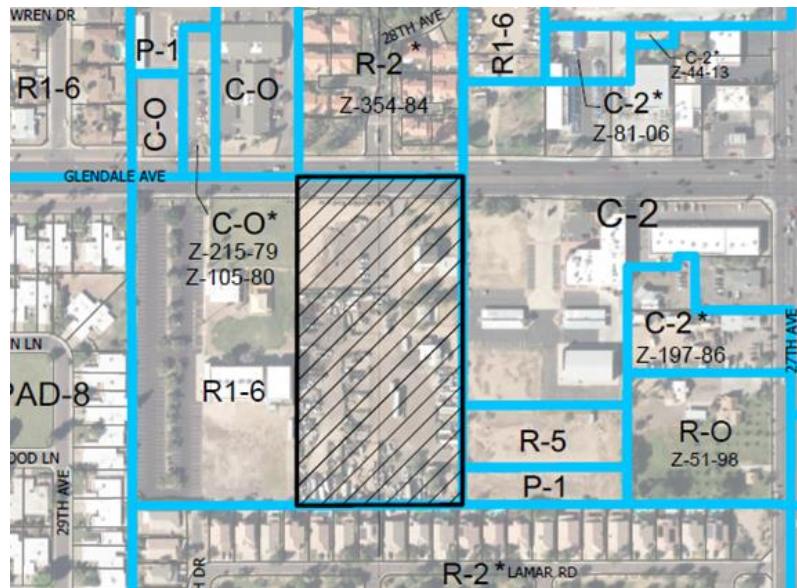
2. The General Plan Land Use Map depicts the subject site and the properties to the north, across Glendale Avenue, and south with a designation of Residential 3.5 to 5 dwelling units acre. The area to the west has a General Plan Land Use Map designation of Public/Quasi-Public. The area to the east has a General Plan Land Use Map designation of Commercial. The request to rezone the site to R-4 is not consistent with the General Plan Land Use Map designation, however, a General Plan Amendment is not required as the site is under 10 acres.



General Plan Land Use Map; Source: Planning and Development Department

**SURROUNDING LAND USE AND ZONING**

- To the north of the subject site is Glendale Avenue and single-family residences zoned R-2, to the east is an office, beauty school and vacant parcels zoned C-2, R-5 and P-1. To the south are single-family residences zoned R-2 and to the west is a church zoned R1-6.



General Plan Land Use Map; Source: Planning and Development Department

## PROPOSAL

### 4. Site Plan

The site plan, attached as an exhibit, proposes a 124-unit multifamily residential development configured in seven two-story buildings with a mix of one- and two-bedroom units. The site includes a centralized common space that includes trees, a meandering sidewalk, bicycle parking, a barbeque area, a shaded seating area, and trash and recycling enclosures. The site plan includes 186 parking spaces located along the building. Full driveway access to the site will be from Glendale Avenue. Landscaping and a detached sidewalk along Glendale Avenue will include trees and shrubs to provide added buffering along the northern perimeter. Staff recommends Stipulation No. 1, general conformance to the site plan, to ensure the site develops as proposed, specifically regarding the centralized open space area and building orientation.

Staff recommends Stipulation No. 3 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. To promote enhanced walkability and shade, Stipulation No. 5 requires enhanced landscape setbacks and planting standards. Stipulation No.16 requires a detached sidewalk along Glendale Avenue.



Conceptual Landscape Plan; Source: Vida Architects

### 5. Conceptual Building Elevations

The conceptual building elevations, included as an exhibit, illustrate the seven proposed two-story multifamily residential buildings. The plans feature four-sided

architecture with varying materials and colors. Staff recommends general conformance to the elevations which is addressed in Stipulation No. 2.



Site Rendering; Source: Vita Architects

## STUDIES AND POLICIES

### 6. [Housing Phoenix Plan:](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing 124 multifamily residential units that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

### 7. [Comprehensive Bicycle Master Plan:](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. 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.

To create a bike-supportive environment for residents, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 4 which will require shaded bicycle parking, electric bicycle charging facilities, and a

bicycle repair station to be provided on site.

8. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 4.c and 7 which require a minimum two percent of the required parking spaces to be EV Capable and a minimum ten percent of the bicycle parking spaces include outlets for electric bicycle charging.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will create a comfortable streetscape environment with an enhanced landscape setback, shaded internal pedestrian pathways, shaded parking lots, and a shaded detached sidewalk along Glendale Avenue. These are addressed in Stipulation Nos. 5, 8, 9, and 16.

10. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit use by including a shaded detached sidewalk along Glendale Avenue; and street improvements to include all required elements. This is addressed in Stipulation Nos. 16, 18 and 19.



11. **[Zero Waste Phoenix PHX](#)**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

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 applicant stated in their submittal materials that they will seek to provide recycling on the site, if possible.

12. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 13, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

13. **[Conservation Measures for New Development](#)**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 12 through 14.

14. **[27th Avenue Corridor Community Safety and Crime Prevention Plan](#)**

Approved by the Phoenix City Council on February 16, 2022, the 27th Avenue Corridor Community Safety and Crime Prevention Plan is a two-year pilot program intending to reduce crime and increase the quality of life in communities around the city. The plan is an effort between the Neighborhood Services, Police, Public Transit, Street Transportation, Human Services, and the Law Departments

to address community safety in a collaborative manner, leveraging technology and community-based resources. The three strategies to address community concerns in the corridor are outreach, education and partnerships, prevention and intervention, and enforcement. To promote Crime Prevention Through Environmental Design (CPTED) principles to enhance neighborhood safety, staff recommends Stipulation Nos. 6, 10 and 11 which require native cacti or similar plants in the landscape setbacks; and site lighting at building entrances/exits, and in public assembly and parking areas; and view fencing along Glendale Avenue if perimeter fencing is proposed.

15. **27th Avenue “To Do List”**

The “To Do List” was developed by the community with assistance by the Planning and Development Department. The guide applies to the area from 23rd Avenue to 29th Avenue and from Indian School Road to Dunlap Avenue. The neighborhood led effort focuses on achieving “an active, safe, and welcoming community with vibrant retail and sustainable housing.” The guide articulates goals and strategies focused on pedestrian-friendly design and connectivity, pedestrian safety on roadways, branding, advocacy, and placemaking initiatives. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, staff recommends Stipulation Nos. 6, 10, and 11 which require native cacti or similar plants; site lighting at building entrances/exits, and in public assembly and parking areas and view fencing.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department requested the following stipulations:

- Stipulation No. 4 requires bicycle infrastructure be included in support of the LRT (Light Rail Transit) and the 31st Avenue bike corridor this is addressed in Stipulation No. 4.
- Stipulation No. 15 requires the dedication of right-of-way for Glendale Avenue.
- A detached sidewalk along Glendale Avenue, this is noted in Stipulation No. 16.
- Stipulation No. 17 requires that all mitigation improvements to be constructed and/or funded in conformance to the Traffic Impact Analysis.
- Stipulation Nos. 18 and 19 requires that the developer construct all improvements in the right-of-way with all required elements and to ADA standards.

#### OTHER

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 20.
19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 21.
20. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

#### **Findings:**

1. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.
2. The site is appropriately located along a major arterial street.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

#### **Stipulations:**

1. The development shall be in general conformance with the site plan date stamped January 14, 2025 with specific regard to the minimum 4-foot-wide pedestrian pathway extending through the open space between buildings six and seven and with building entrances oriented onto the open space, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the building elevations date stamped January 21, 2025, as modified by the following stipulations and as approved by the Planning and Development Department.

3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
  - a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
  - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
  - d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 50% shade.
  - e. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
    - i. Standard repair tools affixed to the station;
    - ii. A tire gauge and pump affixed to the base of the station or the ground;
    - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
5. Landscape setbacks along the east, west and south property lines shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
6. The landscape setbacks shall be planted with native cacti or similar spiny

- desert accent plants, as approved by the Planning and Development Department.
7. A minimum of 2% of the required vehicle parking spaces shall include EV Capable infrastructure.
  8. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 50% shade, as approved by the Planning and Development Department.
  9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, shade trees, or a combination thereof.
  10. If perimeter fencing is proposed adjacent to Glendale Avenue, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
  11. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
  12. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
  13. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
  14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.
  15. A minimum 50 feet right-of-way shall be dedicated and constructed for the south half of Glendale Avenue.
  16. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot

wide landscape area shall be constructed on the south side of Glendale Avenue, and planted as follows, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, shade trees planted 20 feet on center, or in equivalent groupings.
- b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage.

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

17. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 16, 2025.
18. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
19. All streets within and adjacent to the development shall be constructed 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.
20. 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.
21. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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February 14, 2025

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**Writer**

John Roanhorse

February 14, 2025

**Team Leader**

Racelle Escolar

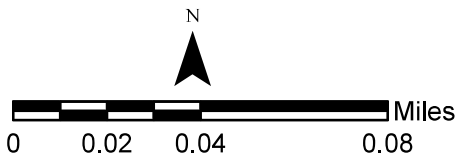
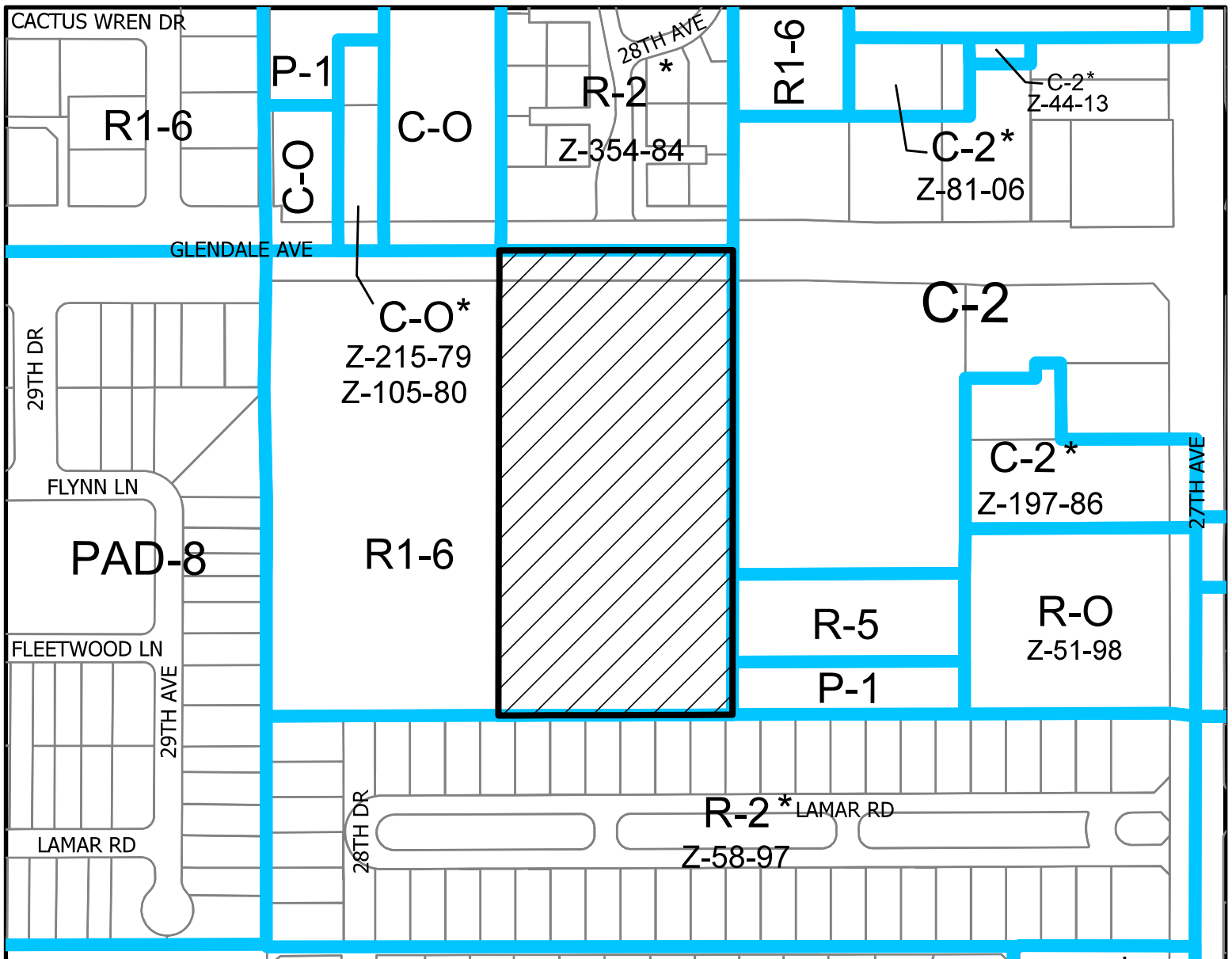
**Exhibits**

Zoning sketch map

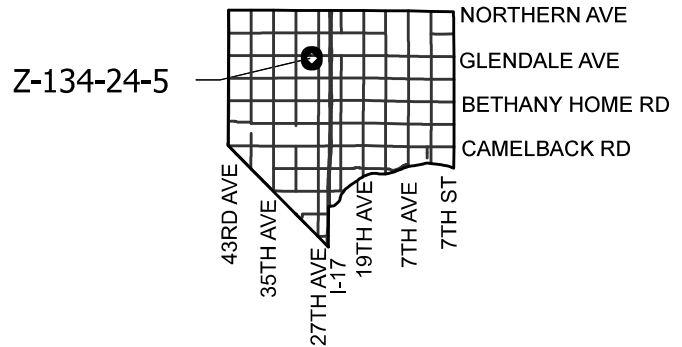
Aerial sketch map

Conceptual Site Plan date stamped January 14, 2025

Conceptual Elevations date stamped January 21, 2025 (4 pages)



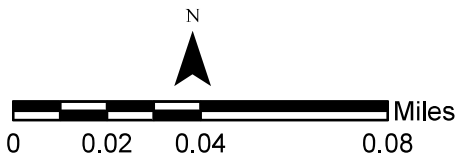
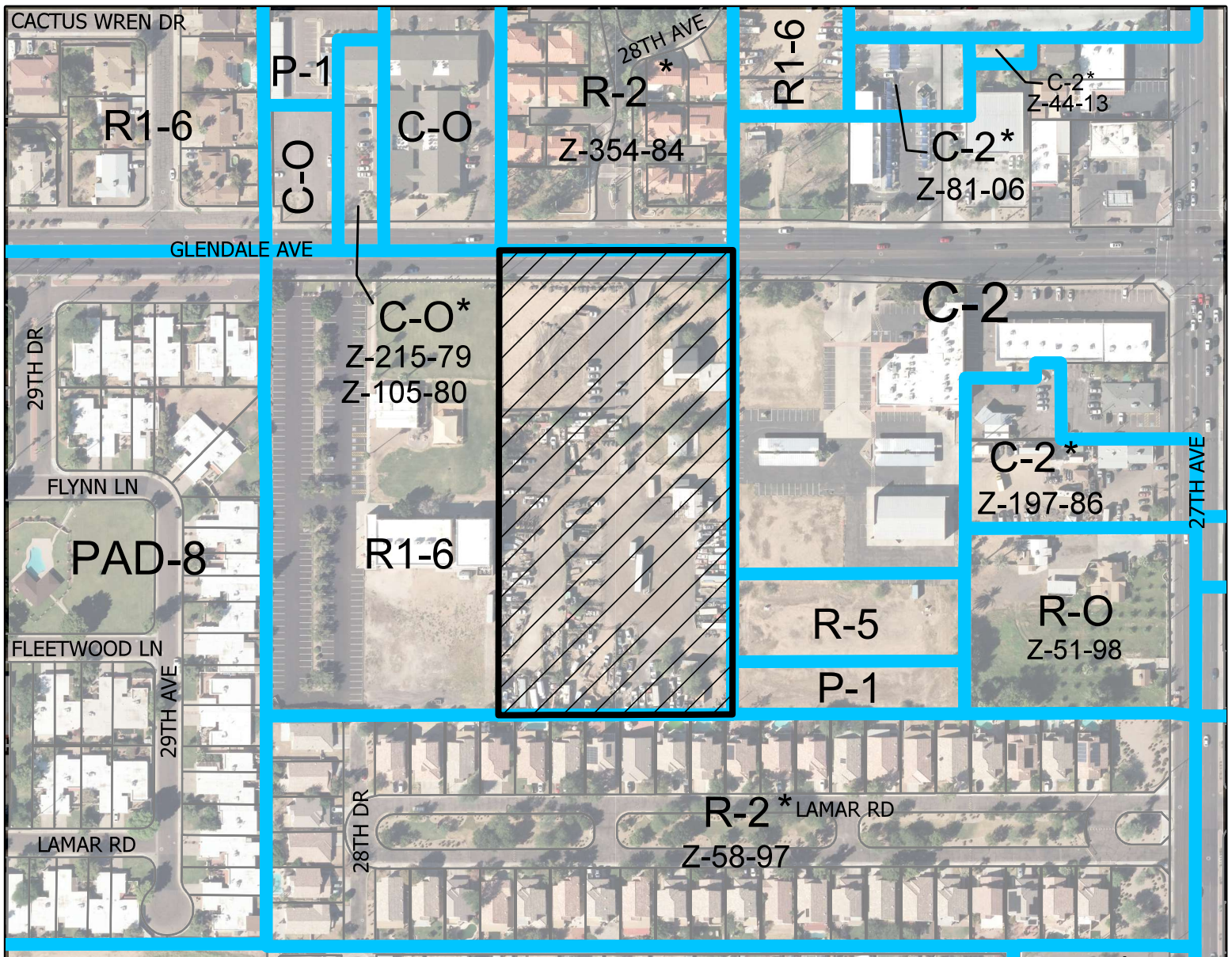
**ALHAMBRA VILLAGE**  
COUNCIL DISTRICT: 5



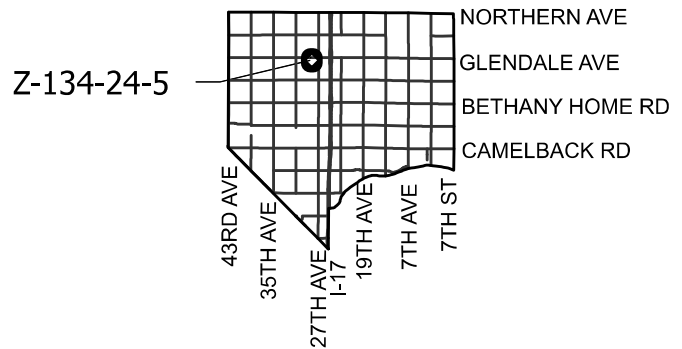
APPLICANT'S NAME: <b>Vida Architects</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-134-24-5</b>	DATE: <b>12/20/2024</b>	FROM: <b>R1-6 ( 5.07 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>5.07 Acres</b>	REVISION DATES:		TO: <b>R-4 ( 5.07 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 22-22</b>	ZONING MAP <b>I-7</b>	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
<b>R1-6</b>	<b>27</b>		<b>33</b>
<b>R-4</b>	<b>147</b>		<b>176</b>

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





**ALHAMBRA VILLAGE**  
COUNCIL DISTRICT: 5



APPLICANT'S NAME: <b>Vida Architects</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-134-24-5</b>	DATE: <b>12/20/2024</b>	FROM: <b>R1-6 ( 5.07 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>5.07 Acres</b>	REVISION DATES:	TO: <b>R-4 ( 5.07 ac.)</b>	
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 22-22</b>		
MULTIPLES PERMITTED <b>R1-6</b> <b>R-4</b>	CONVENTIONAL OPTION <b>27</b> <b>147</b>	* UNITS P.R.D OPTION <b>33</b> <b>176</b>	

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

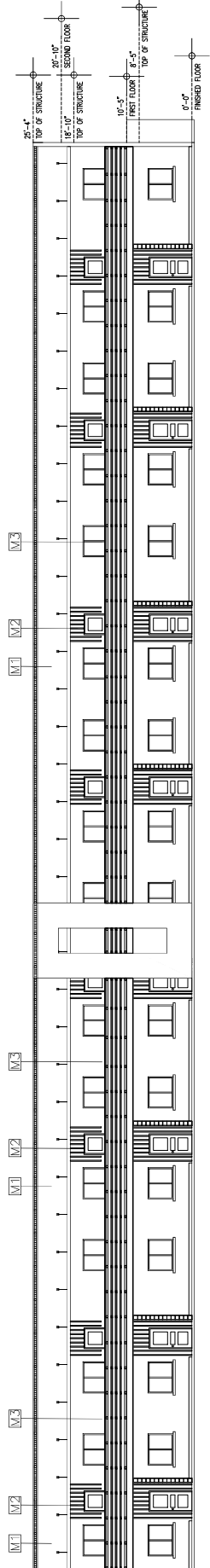




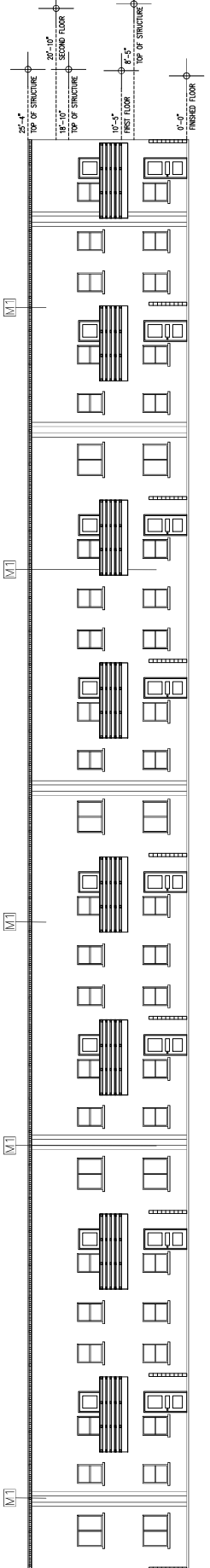
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ISSUE FOR  
XXXXXXXX

DATE: 01.21.25  
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ELEVATIONS

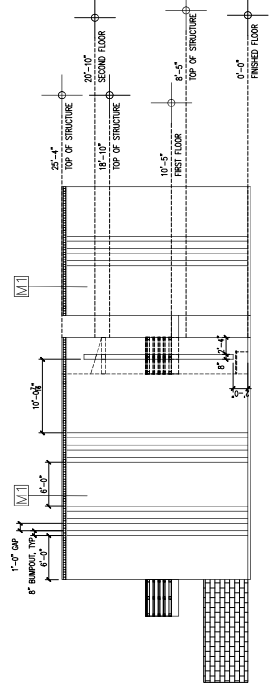
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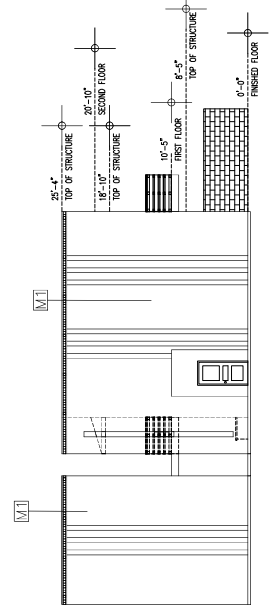
8 EIGHT UNIT FRONT ELEVATION (BLDG 4)  
1/8" = 1'-0"



6 EIGHT UNIT REAR ELEVATION (BLDG 4)  
1/8" = 1'-0"



7 EIGHT UNIT SIDE ELEVATION 1 (BLDG 4)  
1/8" = 1'-0"



5 EIGHT UNIT SIDE ELEVATION 2 (BLDG 4)  
1/8" = 1'-0"

- MATERIAL LEGEND**
- M1 CERAMIC TILE BACKED DARK EMERALD OR SMAR TON WHITE GROUT
  - M2 BRASS AND BATHS BURN VERTICAL PAINTED BRUNNEN MOORE IRON MOUNTAIN 2154-30
  - M3 REDWOOD WITH DARK STAIN AND HIGH GLOSS FINISH

O.S.# 0220-22  
KVA# 24-1087  
SDEV# 2400352  
PRJ# 24-04596  
PRJ#

**CITY OF PHOENIX**

**JAN 21 2025**

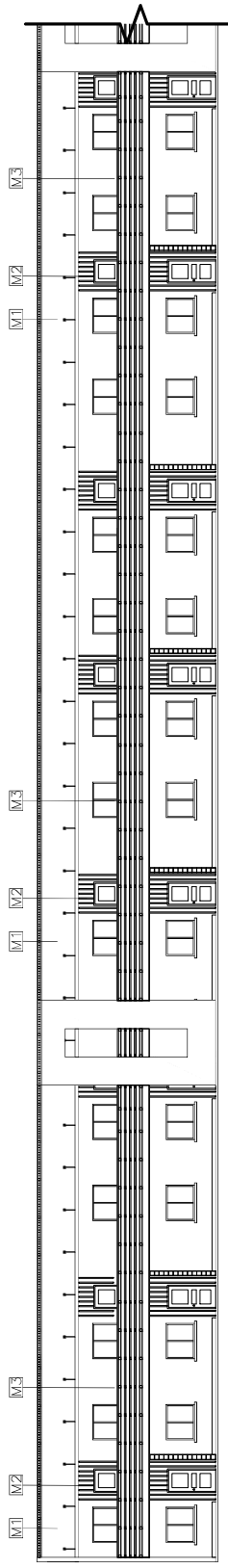
**Planning & Development  
Department**



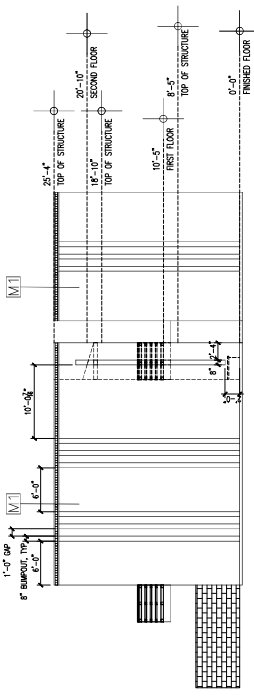
EXPIRES: 03/31/2025  
DATE REVISION FOR: ISSUE  
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DATE	BY	REVISION
01/21/25	DRM	ISSUE
		Checklist
		Job Number
		Drawings
		ELEVATIONS 2

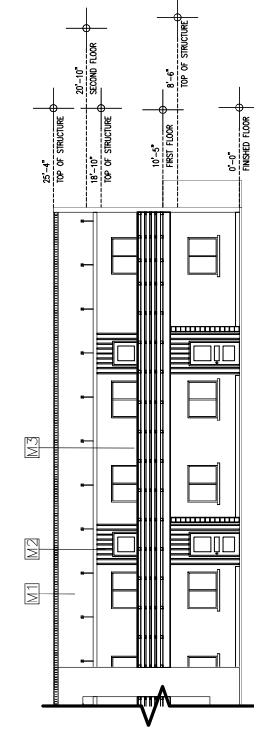
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12 TEN UNIT 1 FRONT ELEVATION (BLDG 3)  
1/8" = 1'-0"

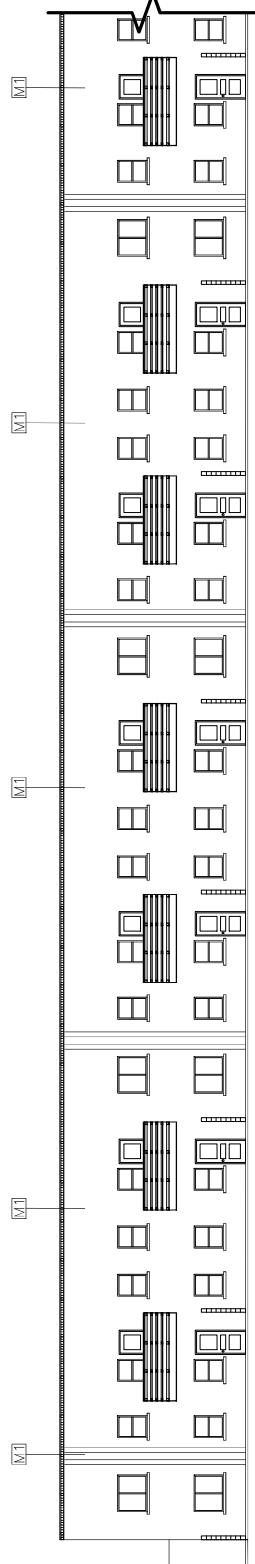


11 TEN UNIT 1 SIDE ELEVATION 1 (BLDG 3)  
1/8" = 1'-0"

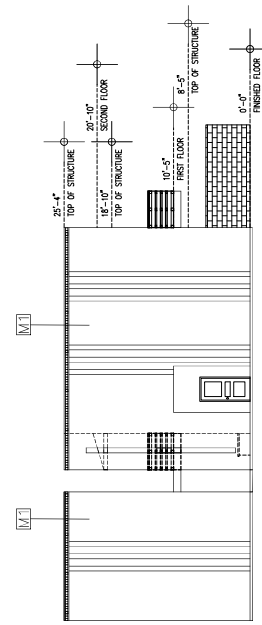


12 TEN UNIT 1 FRONT ELEVATION (BLDG 3), CONTINUED  
1/8" = 1'-0"

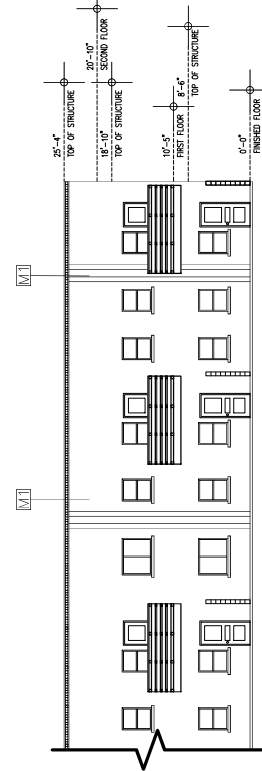
**MATERIAL LEGEND**  
M1 SWAINSON WHITE PORTLAND CEMENT EMERALD OR  
M2 BRUSHED AND OILED OAK VENEER, PAINTED  
M3 BURNHAM MOORE BROWN MARBLE 2134-30  
RESINOID WITH DARK STAIN AND HIGH GLOSS  
FINISH



10 TEN UNIT 1 REAR ELEVATION (BLDG 3)  
1/8" = 1'-0"



9 TEN UNIT 1 SIDE ELEVATION 2 (BLDG 3)  
1/8" = 1'-0"



10 TEN UNIT 1 REAR ELEVATION (BLDG 3), CONTINUED  
1/8" = 1'-0"

U.S.# 0322-22  
KVA# 24-1087  
SDCM# 2400352  
DPR M.# 24-00356  
**CITY OF PHOENIX**  
JAN 21 2025  
Planning & Development  
Department



