

40th Street PUD

**2.23 Acre Site Located at the Southeast
Corner of 40th Street and McDowell Road
(the “Property”)**

Z-BLANK-24-8

1st Submittal Date: February 1, 2024

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

Development Team

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A. Purpose and Intent

Quarles & Brady LLP submits this rezoning application on behalf of 40 McDowell LLC in regard to the roughly 2.23 gross acre site located at the Southeast Corner of 40th Street and McDowell Road (the "Property"). The Applicant intends to rezone the property from R1-6 (Single-Family Residence) to PUD (Planned Unit Development) to allow for a multifamily development on the Property. See Zoning & Aerial Maps Attached at **Tab A**. The purpose of the requested rezoning to PUD is to allow for a quality multifamily development that will provide amenities and development standards beneficial to the overall community. The resulting housing product will not only be of the highest quality compared to surrounding planned multifamily developments, while still providing ample living space in each unit.

Regarding the subject Property, 40 McDowell LLC intends to construct a multifamily development consisting of a total of 1 building, 63 units, with a building height 4 stories and 48 feet. The PUD is a far more appropriate zoning district than a standard R-5 District. R-5 would actually allow for a higher density of 43.5 dwelling units per acre (52.2 dwelling units per acre with bonus) without the flexibility in development standards required to build-out an optimal community on such a uniquely shaped and configured parcel. The proposed PUD will limit density at 28.25 du/acre and provide for a better built and planned environment. The permitted uses will be limited to multifamily residential dwelling units and associated temporary and accessory uses. The PUD will also require that the building be setback from the adjacent multifamily development to the east and closer to the data center development to the west. This will allow an appropriate buffer from surrounding uses and allow a seamless compatibility with the neighborhood.

B. Land Use Plan

The Land Use Plan for the development will construct a 2.23-acre multifamily residential community of a total of 63 dwelling units (28.25 du/gross acre) with residential amenities and services. The Conceptual Site Plan shows the development situated near the Property's western bounding (along 40th Street) in order to provide a necessary setback from adjacent multifamily developments. See Conceptual Site Plan Attached at **Tab B**. The building is proposed to be 4 stories and 48 feet high. The development will consist of 42 studio and one-bedroom units and 21 two-bedroom units and a total of 76 parking spaces. The Property will feature open space at 12% of the gross area. This is another example of how the PUD will provide an enhanced built environment which could not be provided via traditional R-4 Zoning.

The Property is comprised of one parcel (Parcel No. 125-19-012B). (the "Property") and is currently zoned R1-6 (Single-Family Residence) and is located within the 44th Street Corridor Specific Plan. The Property has a General Plan designation of Residential 15+ Dwelling Units Per Acre. See Zoning & Aerial Maps Attached at **Tab A**. The site plan depicts the PUD Site Area and the development standards table provided herein refers to the standards applicable to the PUD Site Area where appropriate. Vehicular circulation for the proposed development will consist of a two access points, one from the southern tip of the Property off of 40th Street. The other access point will be from the 40th Street bypass located towards the northern portion of the Property.

The Conceptual Site Plan takes into account the unique shape of the lot as well as the surrounding neighborhood by pushing the building away from the adjacent multifamily development to the east and towards the data center to the west. The open space area is strategically placed along the eastern portion of the Property to provide that necessary buffer.

C. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Zoning Ordinance Section 307.A.3.

1. Permitted Uses:

Multifamily Dwelling Units

2. Temporary Uses:

All temporary uses shall comply with Section 708 of the Zoning Ordinance.

3. Accessory Uses:

All accessory uses shall comply with Section 608 and 706 of the Zoning Ordinance.

D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

D.1. Development Standards	
a. Maximum Residential Unit Count Density Number of Dwelling Units	28.25 du/acre 63
b. Minimum Lot Width/Depth	None
c. Minimum Building Setbacks North East West South	25' 5' 10' 15'
d. Maximum Building Height	4 stories and 48'
e. Maximum Lot Coverage	37%

D.2. Landscape Standards	
a. Minimum Landscape Setback North East West South	25' 5' 10' 15'
b. Minimum Open Space	12%
c. Parking Areas	A minimum of 20% of the parking area shall be landscaped
d. Perimeter Standards Adjacent to the Street	A minimum of two-inch caliper trees shall be planted between the back of curb and sidewalk and spaced approximately 35' on center, or equivalent groupings.

D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

D.3. Streetscape Standards	
a. Adjacent to a Street	A minimum 5' wide detached sidewalk separated by a minimum 8' wide landscape strip located between the back of curb shall be provided with the following: <ol style="list-style-type: none">1. A minimum of two-inch caliper trees shall be planted between the back of curb and sidewalk and spaced approximately 35' on center.

D.4. Parking Standards	
a. Minimum Parking Standards	Shall comply with Section 702 of the Zoning Ordinance.

D.5. Fences/Walls
Fences and Walls shall comply with Section 703 of the Zoning Ordinance for Multifamily Development.

D.6. Shade
Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% for all public sidewalks, except where utility conflicts exist. All shade calculations shall be based on the summer solstice at noon.

D.7. Lighting
All Site Lighting will comply with the standards of the Phoenix Zoning Ordinance, as well as applicable City standards.

E. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

E.1. Design Guidelines	
<p>a. Exterior Materials</p>	<p>All sides of the building will exhibit architecture that is thoughtfully considered and articulated. To achieve the building façade it will include the following:</p> <ol style="list-style-type: none">1. Stucco finish exterior is typical.2. Painted metal and/or mesh at first-level parking for accent and screening areas.3. Recessed glazing and overhangs at Leasing/Community locations.4. The use of white stucco is limited to no more than 50% of the total building elevations.<ol style="list-style-type: none">a. Screen and balcony railing, and fenestration square footages are to be considered part of the elevations for the purposes of this limit5. Building articulation: the maximum building facade length without articulation/modulation is 40 feet.<ol style="list-style-type: none">a. Articulations shall be achieved through the incorporation of any 2 of the following<ol style="list-style-type: none">i. Change in vertical wall plane (1-foot minimum).ii. Change in horizontal wall plane (1-foot minimum).iii. Projecting or recessed architectural elements including windows and doors.6. 5% of the total building elevations shall include vertical cement board siding, or a similar architectural facade panel.

E. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

E.1. Design Guidelines	
b. Color Palette	Stucco finishes painted white with Dunn Edwards spectrum paint colors. Accent vertical cement board siding (or similar architectural facade panel), to be painted with a complimentary set of colors.
c. Building Massing	4-story residential building with articulating parapet treatments, parking level below.

E.2. Amenities	
a. Residential Amenities	Residential amenities shall include a minimum of 3 of the following: <ol style="list-style-type: none">1. Interior Common Community/Leasing Office Lounge2. Dog run, 200 sq. ft. minimum3. Barbeque Grill / Picnic Area4. Ramada with covered seating & tables5. Uncovered leisure seating & tables

F. Signs

All signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from City of Phoenix prior to installation.

G. Sustainability

1. City Enforced Standards

The following standards are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, commercial recycling receptacles will be provided onsite.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Bicycle parking
- Landscaping shall consist of xeriscaping, or trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.
- Programmable thermostats shall be installed in each residential unit
- All landscape and exterior building lighting will be LED lighting.

2. Developer Enforced Standards

The Developer will contribute to the City of Phoenix initiative by addressing the following:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Irrigation systems provided for the project will utilize the latest in water-saving products and materials including smart, weather-base controllers, low flow emitters and spray heads as well as drip irrigation systems to meet the watering needs of the varied types of plants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Provide as much shade as practical.
- Recycling services will be provided for tenants.
- Amenities will be located in areas that minimize direct sun exposure and maximize shade
- On-site amenities and activity programs to encourage residents to remain on property, reducing offsite traffic trips.
- Consider use of grey water or condensate to supplement potable irrigation water.

H. Infrastructure

1. Grading and Drainage:

The proposed development will be designed to meet the current City of Phoenix “Storm Water Policies and Standards Manual” and will provide for on-site retention of the 100-yr, 2-hour rainfall runoff.

2. Water and Wastewater:

The proposed development will be designed to the Planning and Development checklists and the Water Services Department Design Standards Manual for Water and Wastewater Systems. A water main extension may be required within the new 40th Street alignment and if required it will meet code requirements. The development will connect to the existing 12” main pressure zone (1A) in 40th Street, south before the new 40th Street curve starts and extends to the existing 12” main in McDowell Road.

3. Circulation Systems:

The goal for the development is to have a friendly, interactive and safe circulation (vehicular and pedestrian) network that encourages safe distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based upon connectivity, accessibility, pedestrian movement, drop-off point, safety, comfort, convenience and aesthetics. There are two (2) vehicular access points into the site which is off of 40th Street and the 40th Street bypass. The driveway access will be designed to the City of Phoenix detail P1255-1 (30’ driveway).

4. Pedestrian Circulation:

The proposed development will provide various pedestrian walkways throughout the multifamily development and numerous building access points for residents. All walkways will be shaded to provide comfort to residents moving within and around the perimeter of the development. The building is equipped with multiple access points to the surface parking lots to provide the most direct access to residents' vehicles.

H. Infrastructure

5. Complete Streets:

The City of Phoenix adopted its Complete Streets Policy with its primary goal of helping the City of Phoenix become more walkable, bikeable and public transit friendly, foster social engagement, instill community pride, grow the local economy and property values, identify projects that will improve equitable transportation access for vulnerable and transit-dependent populations while also improving the livability and long-term sustainability of the region. To accomplish these goals the City adopted the Complete Street Design Guidelines to help guide design for successful complete streets. The Design Guidelines cover the following areas; (1) Design for Context; (2) Design for Safety; (3) Design for Comfort and Convenience; (4) Design for Sustainability; (5) Design for Cost-Effectiveness; and (6) Design for Connectivity. The Home at Happy Valley PUD accomplishes the design guidelines in the following ways.

Design for Comfort and Convenience sets forth the following specific design guideline, “Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.” The PUD utilizes enhanced shading standards as stated in Section D.6: Shade, “Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% for all public sidewalks. All shade calculations shall be based on the summer solstice at noon.” The additional shade along 40th Street and McDowell Road and within the PUD will provide additional comfort to pedestrians.

Design for Safety sets forth the following specific design guideline to “Design streets safely for all users, particularly children, the elderly, those with disability, transit users and more vulnerable modes (walking, bicycling, transit).” The PUD utilizes detached sidewalks along all three property lines adjacent to 40th Street, the 40th Street bypass and McDowell Road. The detached sidewalk and enhanced landscaping within the landscape strip will provide additional safety and comfort to users.

Design for Connectivity sets forth the following specific design guideline to “Expand the availability of public seating and bicycle racks.” The development will incorporate the bus stop pad located along McDowell Road which provides public seating and direct access to public transportation. Additionally, the Property is directly abutting an existing bus stop allowing easy access to public transit.

I. Comparative Zoning Standards Table

Standards	R1-6 Standards	R-5 Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	60' width, 94' depth	None
b. Dwelling Unit Density (Units/Gross Acre)	5.30	43.5	28.25
c. Building Setbacks			
Perimeter	None	None	North – 25' East - 5' West - 10' South - 15'
Front	20'	20'	
Rear	25'	15'	
Side	10' and 3'	10' and 3'	
d. Landscape Setbacks			
Adjacent to a Street	None	Building Setbacks	North – 25' East - 5' West - 10' South - 15'
e. Maximum Height	2 stories and 30'	4 stories or 48'	4 stories and 48'
f. Maximum Lot Coverage	50%	50%	35%
g. Open Space	None	5%	12%

J. Legal Description

PARCEL:

TRACT K, ENSIGN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 30,

EXCEPT THAT PORTION OF 40TH STREET CONVEYED TO THE CITY OF PHOENIX AND MORE FULLY DESCRIBED IN DEED RECORDED IN DOCKET 3574, PAGE 21.

AND

EXCEPT ANY PORTION LYING WITHIN PROPERTY DESCRIBED IN STATE PATENT, RECORDED AS 2017-625411 AND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP, 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

AND

EXCEPT 1/16TH INTEREST RESERVED TO THE STATE OF ARIZONA IN ALL OIL, GAS, HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION AND ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIALS AS SET FORTH IN ARS 37.231.

RIGHT OF WAY ABANDONMENT AREA:

THAT PORTION OF TRACT K, ENSIGN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 30, MORE FULLY DESCRIBED IN DEED RECORDED IN DOC. 2023-0011701.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST; THENCE SOUTH 89°50'50" EAST, A DISTANCE OF 197.06, TO A POINT ON THE MONUMENT LINE OF MCDOWELL ROAD;

THENCE LEAVING SAID LINE, SOUTH 01°41'19" WEST, A DISTANCE OF 33.01 FEET;

THENCE NORTH 89°50'49" WEST, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 01°41'19" WEST, A DISTANCE OF 557.26 FEET;

THENCE NORTH 88°18'41" WEST, A DISTANCE OF 23.00 FEET;

THENCE NORTH 01°41'19" EAST, A DISTANCE OF 556.64 FEET;

THENCE SOUTH 89°50'49" EAST, A DISTANCE OF 2301 FEET, TO THE POINT OF BEGINNING.

CONTAINING 12,810 S.F./0.294 ACRES (MORE OR LESS)

Tab A

Zoning and Aerial Maps

AERIAL MAP



PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40TH STREET AND MCDOWELL ROAD

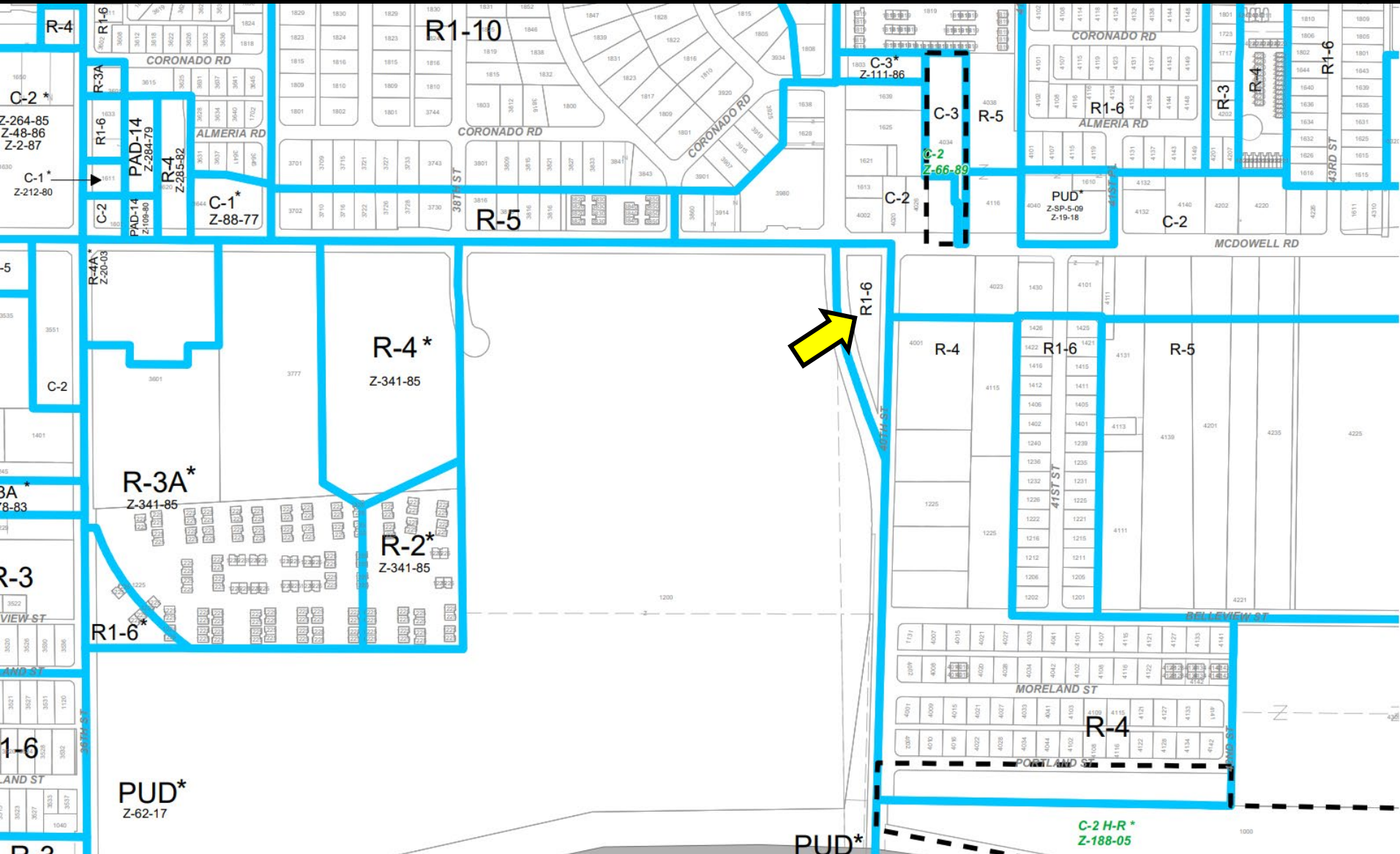
AERIAL MAP



PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40TH STREET AND MCDOWELL ROAD

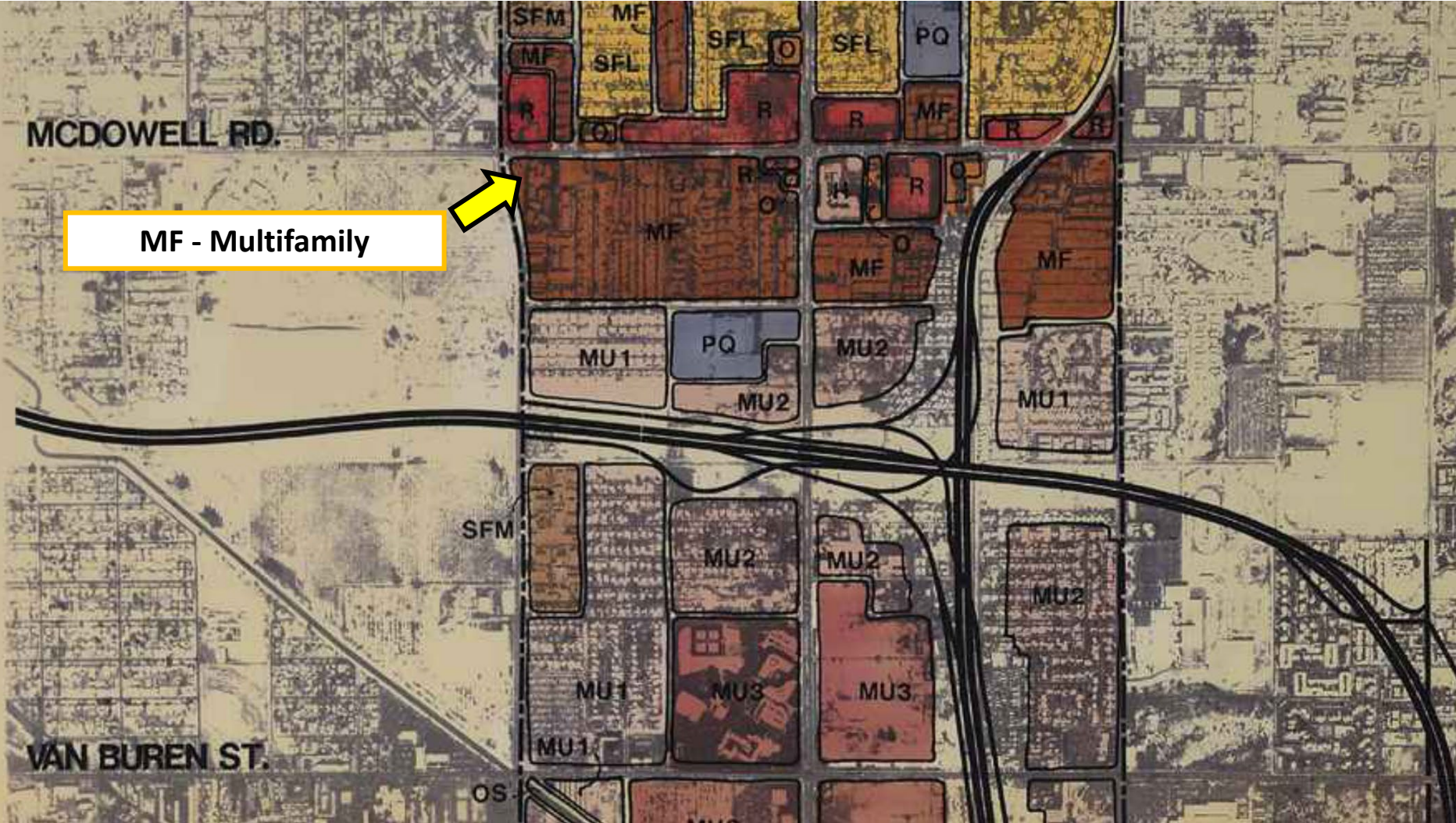
ZONING MAP



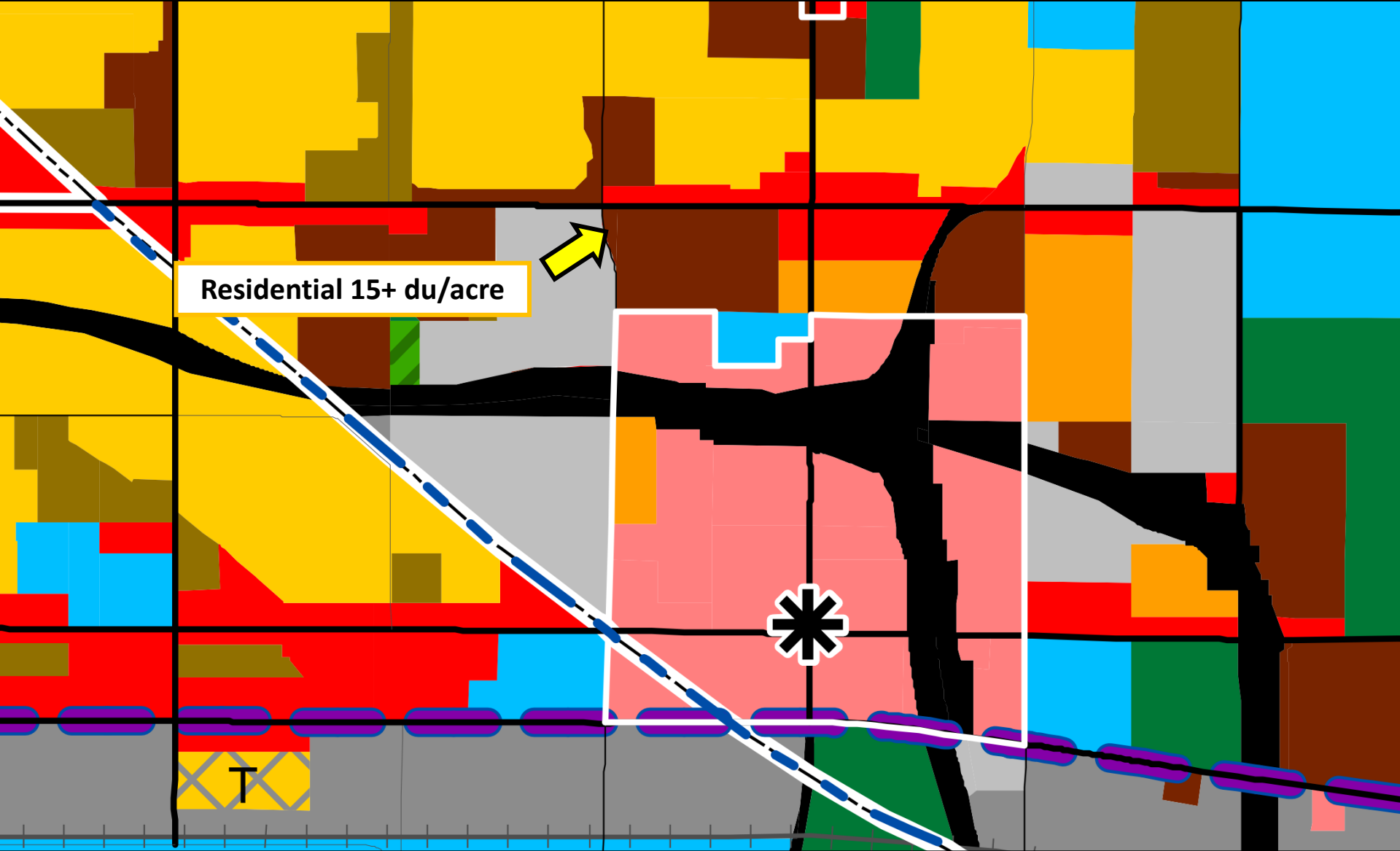
PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40TH STREET AND MCDOWELL ROAD

44TH STREET CORRIDOR SPECIFIC PLAN



GENERAL PLAN

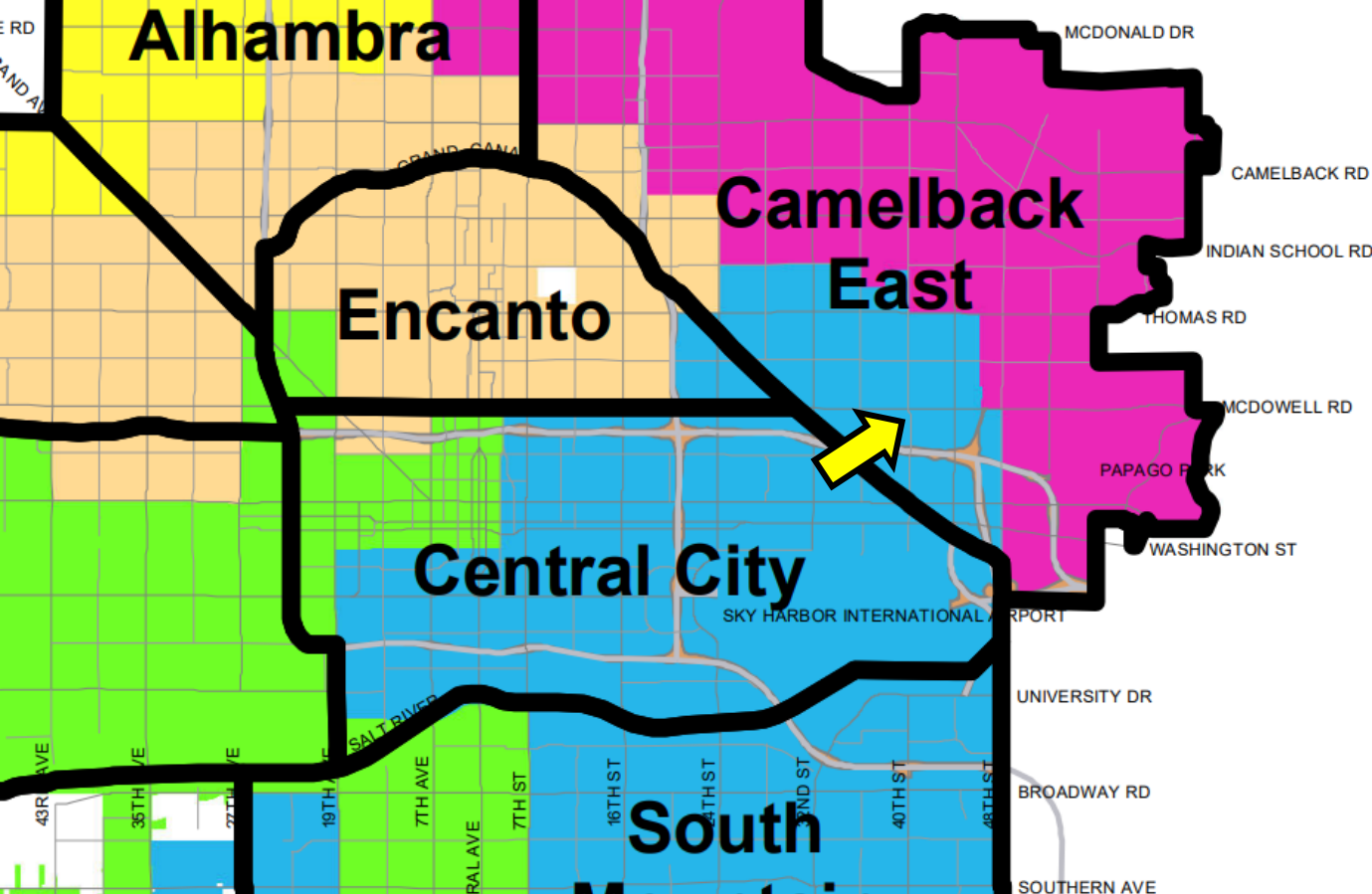


Residential 15+ du/acre

PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40TH STREET AND MCDOWELL ROAD

CAMELBACK EAST VILLAGE – COUNCIL DISTRICT #8



PHOTOGRAPHIC ELEVATIONS



PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40TH STREET AND MCDOWELL ROAD

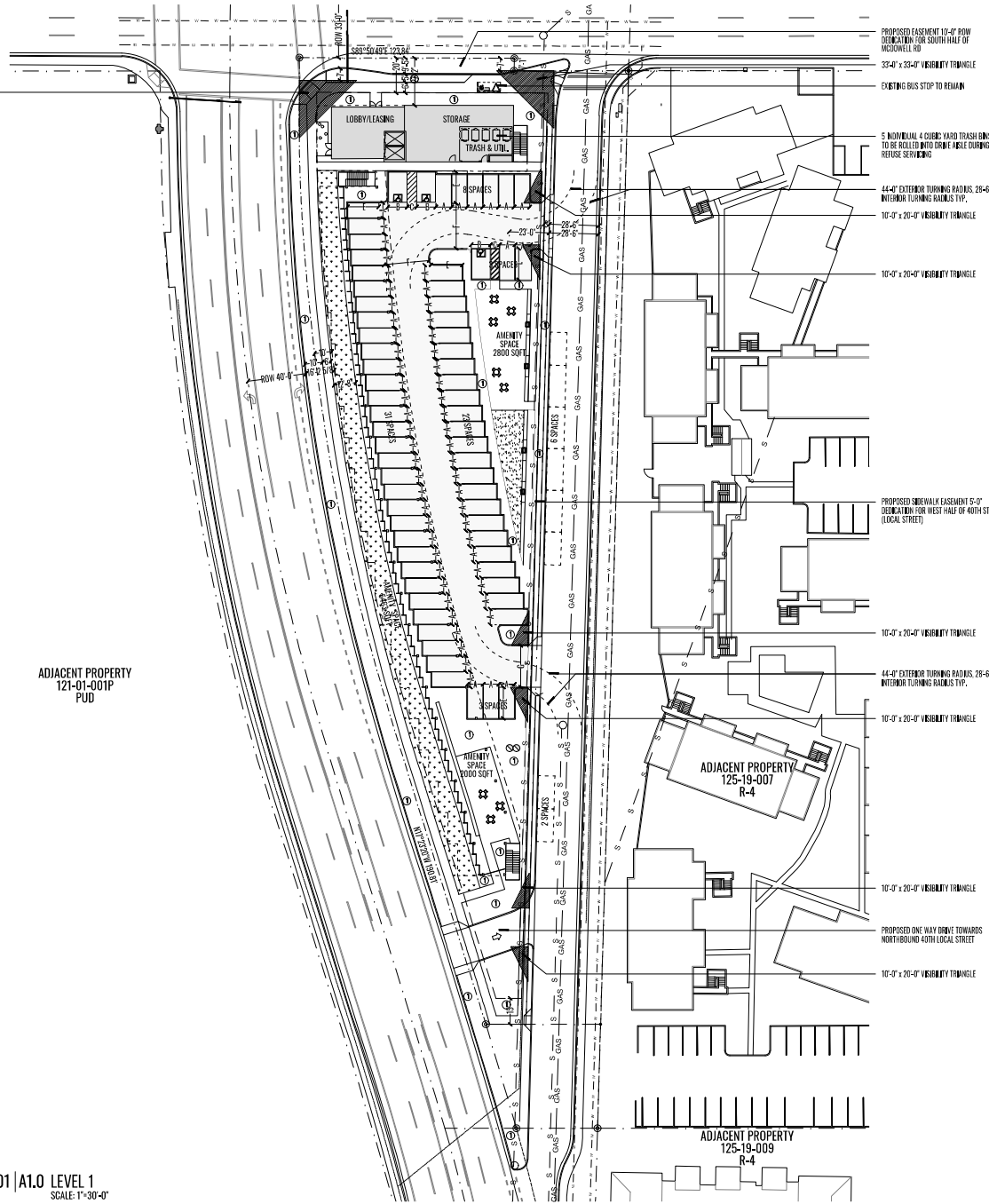
Tab B

Conceptual Site Plan

33'-0" x 33'-0" VISIBILITY TRIANGLE

ADJACENT PROPERTY
121-01-001P
PUD

01 | A1.0 LEVEL 1
SCALE: 1"=30'-0"



SITE PLAN KEY

- STREETLIGHT
- PROPERTY CORNER MARKER
- FIRE HYDRANT
- PROPOSED BACK FLOW PREVENTERS
- LANDSCAPE AREAS, SEE LANDSCAPE SHEETS BY SEPARATE SUBMITTAL.
- PROPERTY LINE
- SETBACK LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- PROPOSED TURF
- PROPOSED BUILDING
- ASPHALT
- STABILIZED DECOMPOSED GRANITE

DIMENSIONS

- X = 9'-0"
- Y = 11'-0"
- Z = 5'-0"
- W = 18'-0"
- V = 19'-0"
- U = 24'-0"

GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 1/2 FROM THE PROPERTY LINE AND 2/3 ALONG THE PROPERTY LINE ON EACH SIDE OF THE TRIANGLE'S ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

PROJECT INFORMATION

LEGAL DESCRIPTION: PENDING
 CURRENT ZONING: R1-5
 PROPOSED ZONING: PUD
 40TH STREET CORRIDOR SPECIFIC PLAN
 DEVELOPMENT STANDARDS:
 FRONT SETBACK 20'-0"
 REAR SETBACK 15'-0"
 SIDE SETBACK (WEST) 10'-0"
 SIDE SETBACK (EAST) 5'-0"
 NET SITE AREA: 56,140 SQFT / 1.282 ACRES
 GROSS SITE AREA: 97,198 SQFT / 2.231 ACRES
 GROSS BUILDING AREA: 20,658.2 SQFT
 LOT COVERAGE: 20,658.2 / 56,140.0 = 36.8%
 R-5 DENSITY: 43.2 UNITS PER ACRE (SUBDIVISION) / 57 UNITS ALLOWABLE
 UNITS PROPOSED: 53 UNITS TOTAL (42 STUDIOS & 11 2-BEDROOM UNITS)
 AMENITY SPACE PROVIDED: 12,483 SQFT (TURF + GRASS) / 6% GROSS SQFT AREA
 AMENITY SPACE REQUIRED: 4 STORES + 47-0" / 4 STORES + 47-0"
 SPARKLERS: REQUIRED, DEFERRED SUBMITTAL

PARKING CALCULATIONS

PARKING PROVIDED:
 STUDIO & 1 BEDROOM UNITS - 600 SQFT 42 UNITS
 2 BEDROOM UNITS - 1200 SQFT 21 UNITS
 TOTAL REQUIRED 63 UNITS
 PARKING PROVIDED:
 STUDIO & 1 BEDROOM UNITS - 600 SQFT X 1 42 SPACES
 2 BEDROOM UNITS X 1.2 25 SPACES
 TOTAL PROVIDED 67 SPACES
 PARKING PROVIDED:
 TYPICAL SPACES 65 SPACES
 ADA SPACES 5 SPACES
 ON STREET PARKING 8 SPACES
 TOTAL PROVIDED 78 SPACES
 PARKING LOT AREA: 26,799 SQFT
 PARKING LOT LANDSCAPE AREA: 21,222 SQFT
 PARKING LANDSCAPE PERCENTAGE: 5.07 / 26,799 = 20.6%

ABANDONMENT

CASE NUMBER: 230046
 ABANDONMENT OF 22'-4" OF THE WESTERN PORTION OF 40TH ST LOCAL STREET ADJACENT TO PROPERTY APN 125-19-012B
 RESULT: PRELIMINARY APPROVAL
 STIPULATIONS:
 1. NO 18'-0" TO 16'-0" WIDENING WITHIN 10'-0" FEET OF THE EASTERN MOST MONUMENT LINE ON THE 40TH STREET BYPASS MAY BE ABANDONED.
 2. NO PART OF THE 40TH STREET BYPASS RIGHT-OF-WAY MAY BE ABANDONED TO THE SOUTH OF THE SOUTHERN PROPERTY BOUNDARY.
 3. A SIDEWALK EASEMENT SHALL BE RECORDED TO ENCOMPASS ALL SIDEWALK AREAS INCLUDING A MINIMUM 2'-0" FOOT BUFFER FROM EACH SIDEWALK.
 4. ALL SIDEWALKS WITHIN AND ADJACENT TO THE DEVELOPMENT SHALL BE CONSTRUCTED WITH PAVING, CURB, GUTTER, SIDEWALK CURB RAMP, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER NECESSARIES AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

EASEMENTS

1. PROPOSED EASEMENT 10'-0" ROW DEDICATION FOR SOUTH HALF OF MCDOWELL RD
2. PROPOSED SIDEWALK EASEMENT 5'-0" DEDICATION FOR WEST HALF OF 40TH ST (LOCAL STREET)

GENERAL DESCRIPTION

40 MCDOWELL IS A MULTIFAMILY HOUSING PROJECT LOCATED IN THE PENINSULA OF PHOENIX AND SCOTTSDALE THAT AIRBORNS EXPANSIVE VIEWS AND CONVENIENT ACCESS TO BOTH AIRWAYS AND HIGH SCHOOL CAMPUS. THE PROJECT ENCOMPASSES A STREET-ABANDONMENT OF AN ADJACENT STREET OF NORTH STREET TRAIL & LOCATED DIRECTLY OFF OF THE PROPERTY. THE PROJECT'S FORMS INSPIRED FROM THE UNCOMMONLY THIN AND CURVED WEDGE LOT SHAPE - AN URBAN CONCEPT THAT IS SCARCELY SEEN IN THE HEAVILY SUBURB OF THE CITY OF PHOENIX. THE 83 RESIDENTIAL UNITS PROVIDE A MIX OF STUDIO, ONE AND TWO-BEDROOM DWELLINGS THAT OVERLOOK AN VEGETATED COMMUNITY AVENUE SPACE.

VICINITY MAP



40 MCDOWELL
 4XXX E MCDOWELL RD
 PHOENIX, AZ 85008
 APN 125-19-012B
 ©12/20/2023

A1.0
 SITE PLAN
 SCALE: 1" = 30'



kaiserworks
 915 East Pierce Street
 Phoenix, Arizona 85006
 kaiserworks.com

PRELIMINARY
 PENDING
 CITY REVIEW

NOA: 23-221
 SDP: 2300065
 PMP: 2300067
 OS: 12-37

Tab C

Conceptual Color Elevations



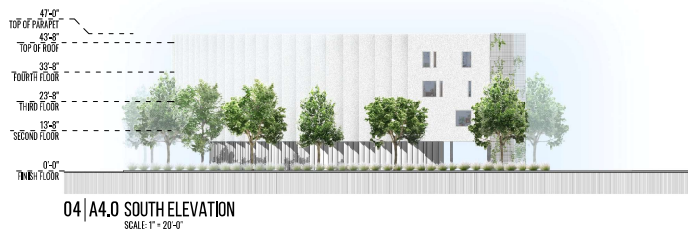
01 | A4.0 WEST ELEVATION
SCALE: 1" = 20'-0"



02 | A4.0 EAST ELEVATION
SCALE: 1" = 20'-0"



03 | A4.0 NORTH ELEVATION
SCALE: 1" = 20'-0"



04 | A4.0 SOUTH ELEVATION
SCALE: 1" = 20'-0"

40TH ST & MCDOWELL
125-19-012B

© 12/20/2023

A4.0C

COLORED ELEVATIONS
SCALE: 1" = 20'

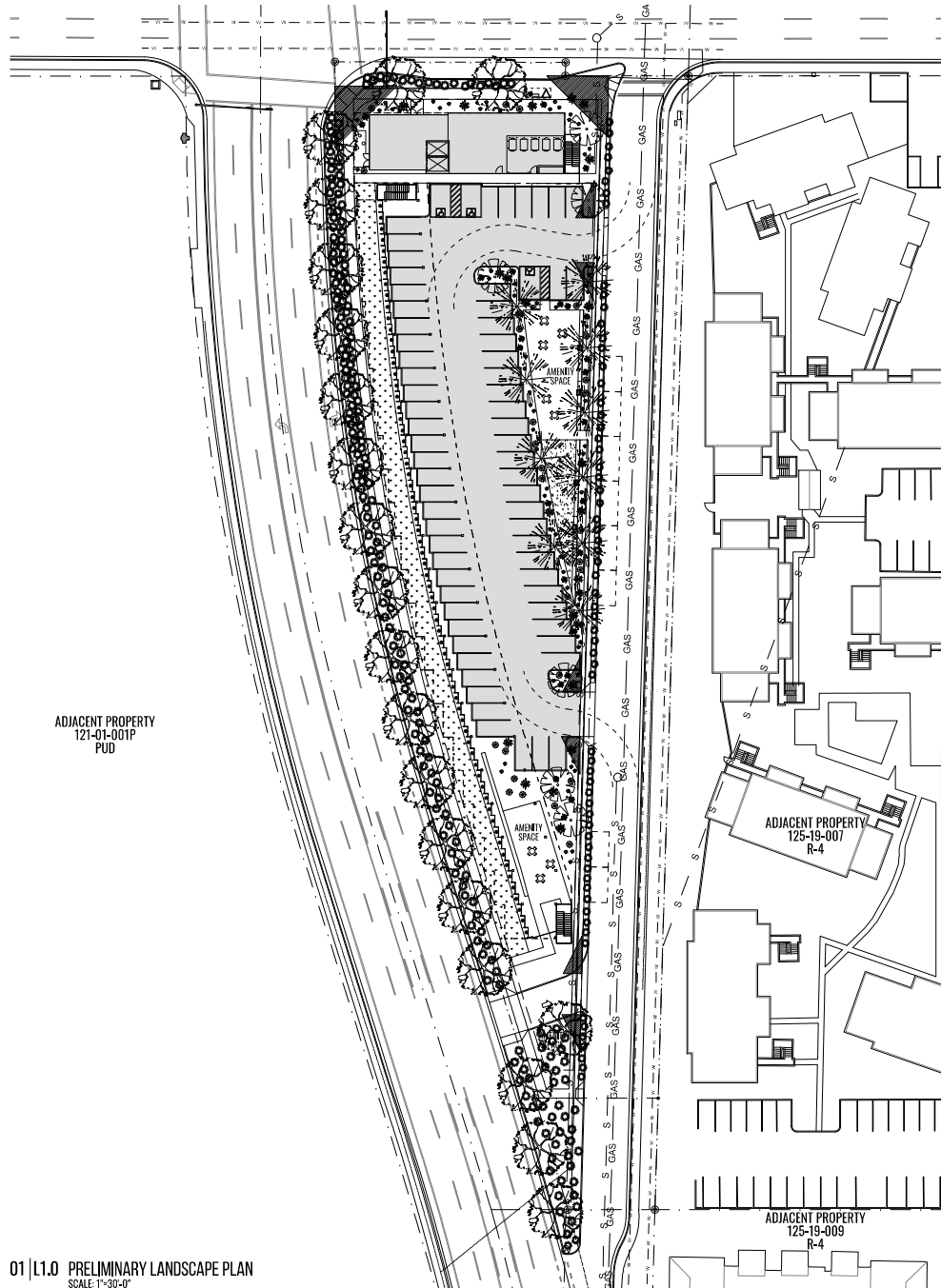


kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
kaiserworks.com















NOVA: ## PAPP: ##
SUEY: ## PALME: ##
QS: ## SCHM: ##

Tab D

Conceptual Landscape Plan



LANDSCAPE PLAN KEY

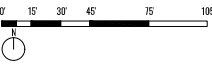
-  STREETLIGHT
-  PROPERTY CORNER MARKER
-  FIRE HYDRANT
-  PROPOSED BACK FLOW PREVENTERS
-  LANDSCAPE AREAS, SEE LANDSCAPE SHEETS BY SEPARATE SUBMITTAL
-  PROPERTY LINE
-  SETBACK LINE
-  WATER LINE
-  GAS LINE
-  SEWER LINE
-  PROPOSED TURF
-  PROPOSED BUILDING
-  ASPHALT
-  STABILIZED DECOMPOSED GRANITE

40TH ST & MCDOWELL
125-19-012B

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L1.0

LANDSCAPE PLAN
SCALE: 1" = 30'



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LANDSCAPE DATA TABLE

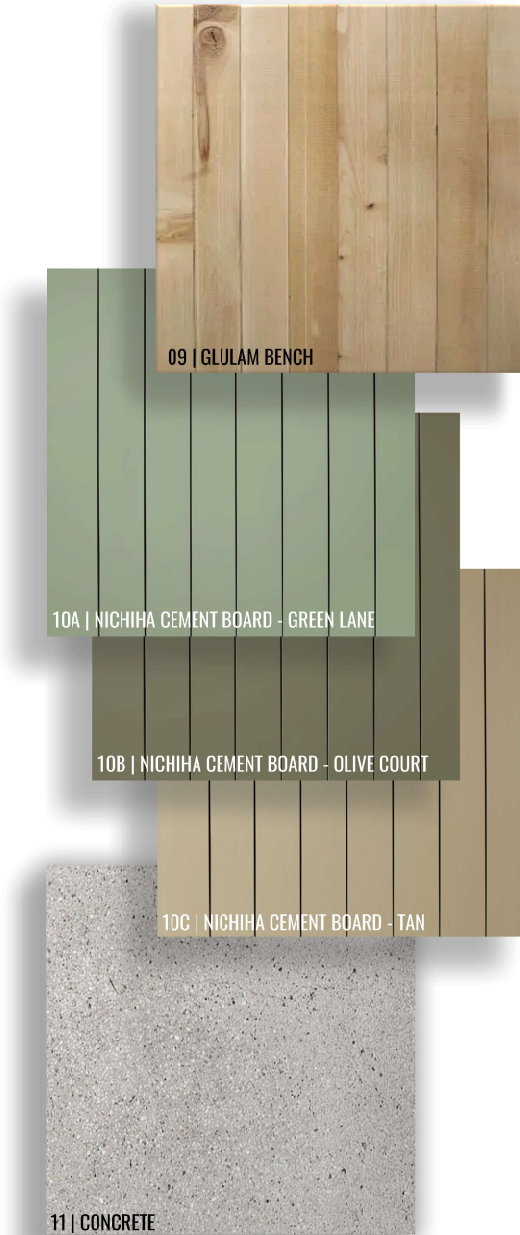
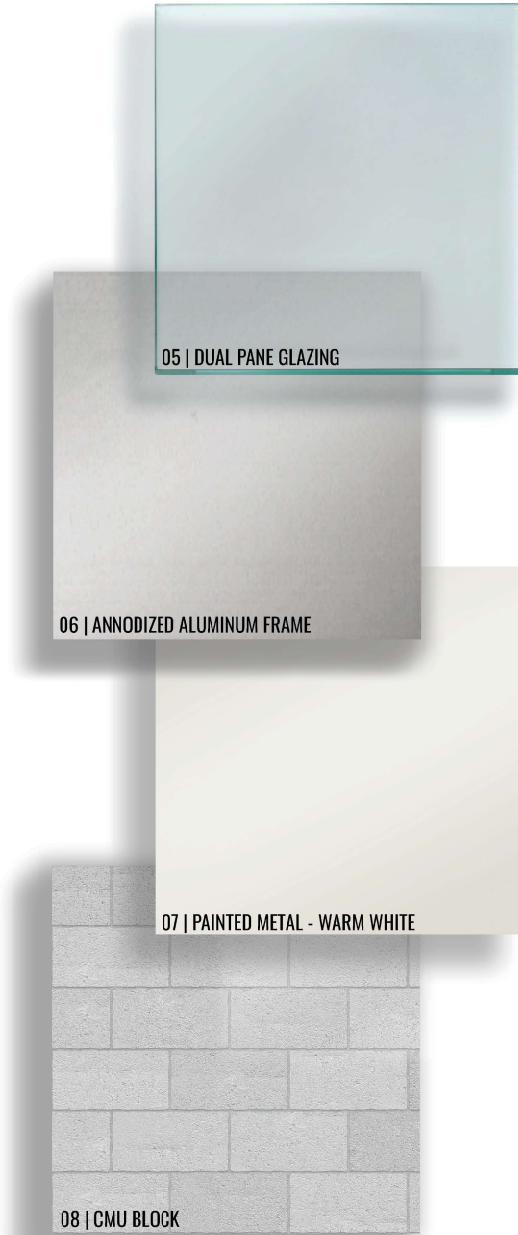
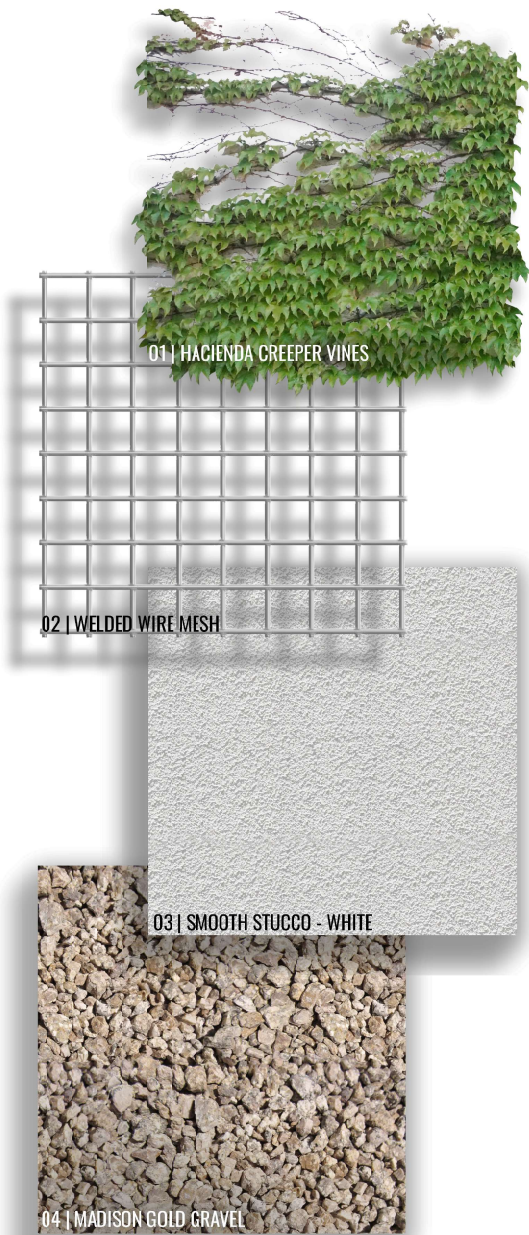
PROPOSED SYMBOL	SCIENTIFIC NAME	NAME	SIZE/ING	PROPOSED QUANTITY
	<i>Ulmus parvifolia</i>	CHINESE ELM	36" BOX	19
	<i>Melia azadirach</i>	Chinaberry	36" BOX	10
	<i>Chitalpa tashkentensis</i>	Chitalpa	36" BOX	6
	<i>Nassella tenuissima</i>	MEXICAN FEATHER GRASS	5 GAL	250
	<i>Agave weberi</i>	WEBER AGAVE	5-15 GAL	40
	<i>Rosmarinus officinalis</i>	PROSTRATE ROSEMARY	1 GAL	20
	<i>Pediellanthus bracteatus</i>	TROPIC TILED BRACTEA	15 GAL	30
	<i>Parthenocissus</i>	HAZEDENDIA CREEPER	5 GAL	85

01 | L1.0 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"

NOA: 23-221
SOA: 2300055
PAP: 2300161
CS: 12-37

Tab E

Conceptual Materials and Color Palette



40 MCDOWELL
4XXX E MCDOWELL RD
PHOENIX, AZ 85008
APN 125-19-012B
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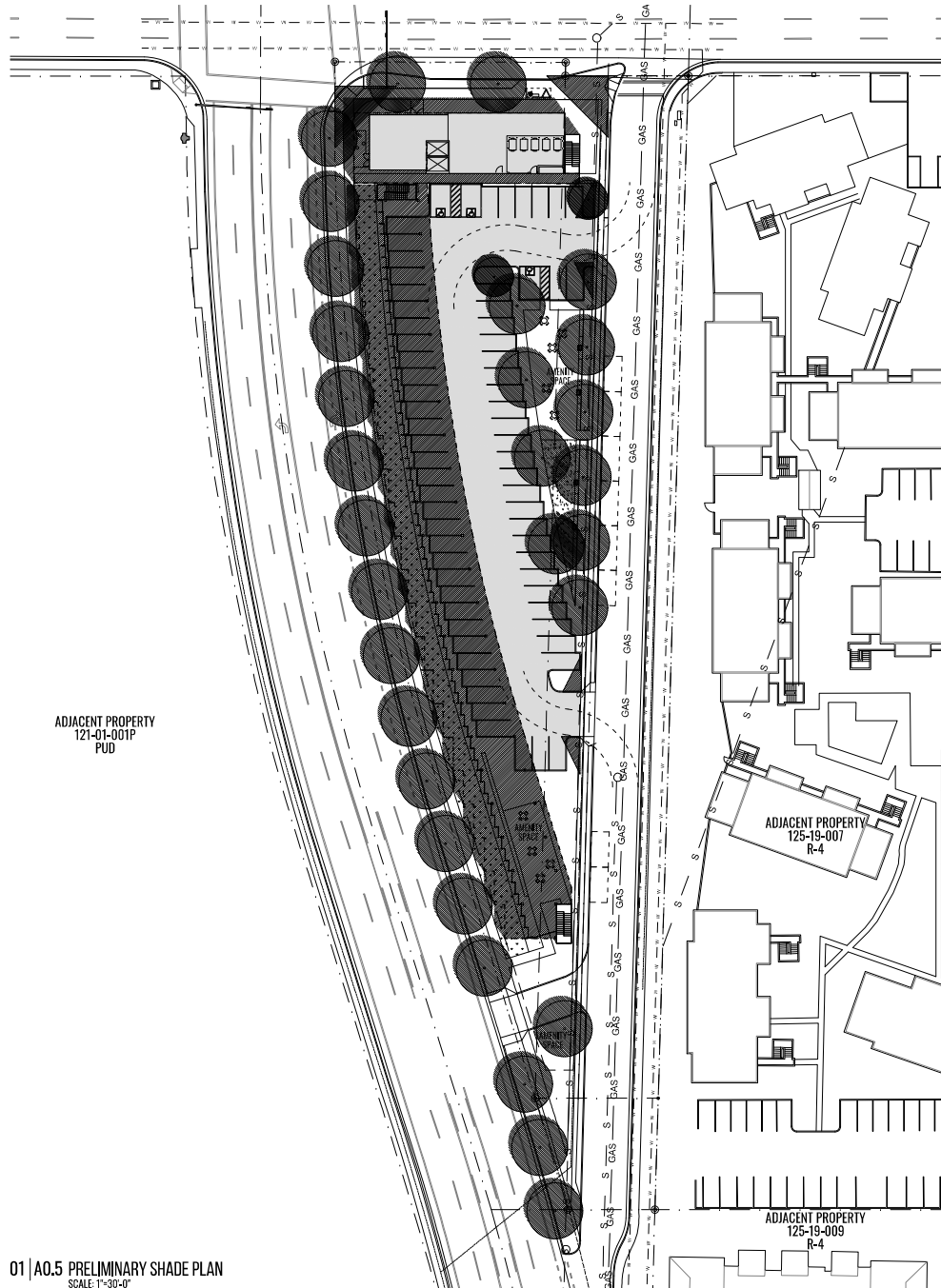
A0.4
MATERIAL PALETTE

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PRELIMINARY
PENDING
CITY REVIEW

Tab F

Conceptual Shade Study



SHADE PLAN LEGEND

-  TREE SHADE
-  BUILDING SHADE

SHADE PLAN NOTES

SHADE CALCULATIONS:
 TOTAL SIDEWALK AND AMENITY AREA: 17,754.6 SQFT
 TOTAL SHADED SIDEWALK & AMENITY AREA: 13,547 SQFT
 TOTAL SHADING PERCENTAGE: 76.3%

GENERAL NOTES

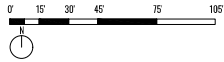
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A0.5

PRELIMINARY SHADE PLAN
 SCALE 1" = 30'



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01 | A0.5 PRELIMINARY SHADE PLAN
 SCALE 1"=30'-0"

NOA: 23-221
 SDP: 2300065
 P&P: 2300161
 GS: 12-37