PUD Narrative for 32nd Street EV Body Repair Center

Located approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive



Case Z-37-22-2 First Submittal: May 4, 2022 Second Submittal: July 29, 2022 Hearing Draft: August 22, 2022 City Council Adopted: November 2, 2022

CITY OF PHOENIX 11/16/2022

Planning & Development Department

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Planned Unit Development Statement

The Planned Unit Development ("PUD") zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix ("Phoenix Zoning Ordinance"). A PUD is intended to be a stand-a-lone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project ("PUD Regulations"). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix. The PUD Regulations apply to all property within the PUD project boundary. The PUD Regulations supersede and replace all applicable Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

Purpose and Intent

Project Overview and Goals

This is a request for a unique Planned Unit Development (PUD) for the property located approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive (the "Property") that was previously operated as a newspaper distribution use under the existing C-2 Zoning. **See Exhibit 1, Vicinity Map and Aerial Map.** The new owners of the Property have partnered with a tenant to transform the existing building into an electric vehicle body repair shop in a location that is proximate to their customers in the City of Phoenix. This PUD is requested to add one (1) additional use to the Property's C-2 zoning classification –an electric vehicle body repair center– and provide for enhanced development standards related to that use.

Plan Conformance

The City of Phoenix General Plan designates the Property as Commercial. **See Exhibit 2, General Plan Map.** This PUD will provide for the addition of a customer-facing use in a C-2 District and is fundamentally a service to vehicle owners. As such, it is commercial in nature and consistent with the General Plan designation.

The North 32nd Street Plan designates the Property as a STABILITY site, with the adjacent 32nd Street Corridor and surrounding properties to the east designated for RETROFITTING OR REPURPOSING. The proposed PUD will enable an additional use on the site consistent with the North 32nd Street Plan by maintaining the general site layout and enhancing its considerations

for the surrounding residential uses to the north and west. The proposed adaptive reuse of the site contemplates aesthetic improvements to the front façade of the existing structure on the Property, most notably by enclosing the existing street-facing loading docks visible from 32nd Street to convert that portion of the building into administrative office space for the electric vehicle body repair use on the Property.

This PUD supports the purpose, intent and values stated in the North 32nd Street Plan by:

- Establishing branding through the corridor
- Facilitating full occupancy with business in vacant parcels
- Upgrading the number and types of businesses
- Attracting investment from business owners
- Creating an identity and sense of place

Existing Site Conditions

The Property is the former location of the Arizona Republic Phoenix distribution center and is 5.05 acres with a single structure that is approximately 35,320 square feet. The current building includes an open loading bay on the southeast corner that faces 32nd Street. and was used by the former occupant as a key access point for distribution trucks. The Property is an established site with mature landscaping, including notable palo verde trees bordering and screening the east side of the property on the 32nd Street frontage. Adjacent land uses to the Property include residential (R1-8) bounding the north and west sides of the Property, and commercial (C-2) along the south border. The Property is bound by 32nd Street to the east with commercial (C-1) across the street. The site is separated from adjacent uses by an existing block wall measuring 6 feet on the south and west boundaries of the property and 8 feet the northern boundary.

Surrounding Uses			
Location	Zoning	Land Use	
North	R1-8	Single-family residential	
East	32 nd Street	n/a	
East of 32 nd Street	C-1	Commercial office and medical uses and a church	
South	C-2	Commercial retail uses including corner gas station, barber shop and restaurants	
West	R1-8	Single-family residential	

Development Plan Administration

This PUD sets up a framework to facilitate the adaptive reuse of the existing structure to serve as an electric vehicle body repair center to service damaged electric vehicles in the greater Phoenix area. This addition to the existing C-2 uses permitted under the Section 623 of the Zoning Ordinance will be subject to unique development standards as provided in this PUD. Amendments to this PUD, if any, will be processed in accordance with the Zoning Ordinance.

Land Use Plan

The conceptual layout and design for the project is included in **Exhibit 3, Site Plan**. The existing access to the Property from 32nd Street will be utilized, and new gates installed to restrict access to the rear parking area that will be limited to employee parking and vehicle inventory. Customer parking will be located on the south portion of the site near the customer lounge. With the enclosure of the loading dock, the resulting structure will approximately 39,320 square feet. This new building area will beautify the 32nd Street Corridor by transforming the street-facing dock into an attractive building with architectural features and signage showcasing new use.

List of Uses

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.

Permitted Uses:

- Electric vehicle body and fender shop, subject to the conditions/standards outlined in this PUD Narrative.
- All uses permitted in Section 623 (C-2 Intermediate Commercial District) of the Zoning Ordinance.

Temporary Uses:

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

Prohibited Uses:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.
- Gas Station
- Non-Profit medical marijuana dispensary facility
- Pawn shop
- Tobacco oriented retailers

Development Standards

Development Standards Table

The following development standards apply to any electric vehicle body and fender shop on the property. Development standards not within the table below shall default to those of Ordinance Section 623, Commercial C-2 District – Intermediate Commercial. In the event that another permitted use is developed on the property, the development standards applicable to such development shall be those of Ordinance Section 623, Section 702 (Off-Street Parking and Loading) and Section 1307.H. (Walkable Urban Code – Bicycle Parking).

Development Standards			
Standard	PUD		
Maximum Building Height	30 feet		
	50% of the net lot area exclusive of the first six		
	(6) feet of roof overhang, open carports, covered		
Maximum Lot Coverage patios or covered walkways			
Building Setbacks			
Street Setback (32nd Street)	Minimum 90 feet		
Side Setback (North, adjacent zoning is R1-8)	Minimum 100 feet*		
Rear Setback (West, adjacent zoning is R1-8)	Minimum 200 feet*		
Side Setback (South, adjacent zoning is C-2)	Minimum 55 feet*		
	Minimum 1 space per 300 square feet of office		
	space and 1 space per 1,000 square feet of		
/ehicular Parking service/repair floor space			
Bicycle Parking Minimum 4 bicycle parking spaces**			

*Trash enclosures and covered surface parking structures up to 12 feet in height may encroach into the required building setbacks.

**All other standards shall follow Section 1307.H. of the Zoning Ordinance.

Landscape Standards Table

Landscape Standards			
Standard	PUD		
Landscape Setbacks			
Street Setback (32nd Street)	Minimum 55 feet		
Side Setback (North, adjacent zoning is R1-8)	Minimum 12 feet, Average 30 feet		
Rear Setback (West, adjacent zoning is R1-8)	Minimum 20 feet		
Side Setback (South, adjacent zoning is C-2)	Minimum 10 feet		
Parking Lot Landscaping			
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	10%*		
Streetscape Requirements			
	Minimum 1 tree placed 20 feet on center or in equivalent groupings, and minimum five 5-gallon shrubs per tree.		
Trees	Minimum 2-inch caliper (50% of required trees), 3-inch caliper (25% of required trees), and 4-inch caliper (25% of required trees) trees.		
Public Sidewalk Shading	Minimum 75%		
Setback Planting Requirements			
	Minimum 1 tree placed 20 feet on center or in equivalent groupings, and minimum five 5-gallon shrubs per tree.		
Trees	Minimum 2-inch caliper (50% of required trees), 3-inch caliper (25% of required trees), and 4-inch caliper (25% of required trees) trees.		

*Existing parking lot areas shall adhere to the requirements of Section 702.A.3 of the Zoning Ordinance. New parking areas shall meet the dimensions of Section 702 and new uncovered surface parking stalls shall be shaded a minimum of 25%.

Operational Standards

The following standards shall apply to an electric vehicle body and fender shop:

- Outdoor storage of electric vehicles awaiting repair shall be permitted on the site, except within the required front building setback.
- All servicing, repair, body, and fender work shall be conducted entirely within an enclosed building.

Design Guidelines

The following design guidelines shall apply to any electric vehicle body and fender shop. Those standards not addressed herein shall comply with Section 507 Tab A. standards of the Zoning Ordinance:

WALLS AND FENCES

- a. New fences and walls shall have a finished appearance.
- b. The color, materials, and appearance of walls and fences should be compatible with the overall design, character, and style of the development.
- c. Security fencing on the north and south of the property will restrict public access to the rear of the building. The construction will be a modern and attractive view fencing of wrought iron picket design or equivalent to provide security and as well as screening beyond the customer accessible parking areas.

SUSTAINABILITY

Objective: Provide Thermal Comfort for All Users

- a. The Project will preserve the existing healthy Sonoran Desert vegetation located throughout the property and further enhance the landscaping by adding tree plantings within the parking field and along the rear and adding vegetation along the private walkways to achieve a minimum of 75% shade.
- b. The new building entrance will include a canopy over the glass to provide shade to the front walkway and an attractive customer entrance.
- c. The enhanced landscaping along 32nd Street will provide thermal comfort for pedestrians walking along the adjacent public sidewalk.

Objective: Energy Efficiency in Design and Long Term Operation

The development of this site as an electric vehicle body repair center will enhance the infrastructure needed to keep these vehicles operational. The sustainability of the design will complement the intended user, while providing services to the growing number of electric vehicles in the Phoenix Area.

- a. 6 (six) EV charging stations will be installed as shown on the site plan (Exhibit 3).
- b. The existing structure includes TPO roofing (cool roof), which will be preserved in association with the proposed use.
- c. Improvements to the existing structure on the site will include the installation of photovoltaic panels.

ARCHITECTURAL DESIGN

Objective: Visual interest with unified elements to establish sense of place

The existing layout of the property includes two vehicular access points along North 32nd Street. The northern access point provides a pedestrian and vehicular vantage point of the existing structure and surrounding Sonoran Desert vegetation, but the southern access point provides a clear view of the existing loading docks on the southeast corner of the Property. The proposed project will provide the following additions to enhance the visual interest of the site:

- a. The building will receive an updated paint scheme on each elevation to modernize the aesthetic.
- b. The existing loading dock will be converted to an extension of the enclosed structure that will serve as the landmark point of interest and entry feature to the Project. The building addition will create a distinct entry feature that will enhance the visual experience for pedestrians and vehicles along North 32nd Street in line with the North 32nd Street Plan. A variety of building materials will be utilized in the front building elevation facing 32nd Street.
- c. The new loading area for vehicular entry to the building will be centered on the east elevation and feature enhanced design through full vision glass roll-up doors.
 - a. The west loading area for vehicular entry will remain in place and feature a solid panel roll-up door.
- d. No loading or roll-up doors shall be permitted on the north building elevation.
- e. New loading area for vehicular entry on the east end of the building will be screened from 32nd Street by the existing mature landscaping on site and an enhanced standard requiring a minimum 55' landscape setback on the street frontage.
- f. The addition of the customer entrance on the southeast corner of the property will ensure a human scale for the facility while the added architectural features will increase the visual interest of the building.

SITE DESIGN/DEVELOPMENT

Objective: Innovative design of access, circulation, privacy, security, shelter, and other factors to create a unique location that complements the surrounding context

- a. The site will maintain a similar layout with the addition of the building feature at the southeast corner.
- b. The site will remain a single-use facility with the access points limited directly to 32nd Street.
- c. An enhanced landscape setback standard will be codified for the 32nd Street frontage.
- d. The new customer entrance and signage will help to create a unique location that complements the commercial character of the immediate surroundings.
- e. Security gates on the north and south of the building will provide additional screening to the employee and vehicle inventory parking areas of the site.

LANDSCAPING ENHANCEMENTS

Objective: Provide shade and soften the look of the development to create a more natural environment

The PUD provides for additional landscape enhancements to an existing maturely landscaped site and will provide the following standards:

- a. Private walkways will provide a minimum of 75% shade through additional planting.
- b. Commitment to maintain the public sidewalk along North 32nd Street in compliance with the "complete streets" standards and the North 32nd Street Plan.
- c. Preservation of existing healthy Sonoran Desert vegetation located throughout the property.
- d. Further enhancement of the landscaping by adding tree plantings within the parking field and along the northern property boundary at an enhanced standard of a minimum of 1 tree every 20 linear feet or equivalent groupings.
- e. The landscape buffer on the east side of the property will require an increased setback of 55 feet.

Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

Fences and Wall Standards

Fences and walls shall adhere to Section 703 requirements of the Zoning Ordinance.

Lighting Standards

Site lighting shall adhere to Section 704 and 507.Tab.A. standards of the Zoning Ordinance and applicable City Code requirements.

Phasing

The Project will be completed in a single phase.

Sustainability

The proposed use for the site will contribute to the sustainability initiatives of the Phoenix General Plan while providing needed infrastructure to service the increasing demand for electric vehicles by the residents of Phoenix. The previously stated Design Guidelines enshrine these goals within the PUD.

The following are standards that are measurable and enforceable by the City and will be incorporated within the development:

- Recycling receptables will be provided in the exterior refuse enclosure.
- Dual Glaze Windows with High Performance Low-e Glazing will be utilized on-site
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide an enhanced landscaping setback along 32nd Street.
- Retention of existing detached sidewalks to the extent practical.
- Retention of existing Sonoran Desert perimeter vegetation to the extent practical.
- Enhance the landscaping with additional vegetation planting to reduce heat island effect.
- Provide 75% shade on public sidewalks adjacent to the development.
- Six (6) EV charging stations will be installed on the site.

The following are sustainability practices that are highly encouraged and planned to be utilized, but which are not enforceable by the City:

- The structure will include TPO roofing (cool roof).
- Utilize low water usage plumbing fixtures
- Encourage the design of building' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off-gassing.
- Lower flow bathroom fixtures.
- Energy Star Rated appliances.

• Recycling services will be provided for tenants.

Infrastructure

The property is currently developed with all required utility services.

Grading and Drainage

The Project will comply with all grading and drainage requirements.

Water and Wastewater

Water and wastewater will be conveyed by existing City infrastructure.

Circulation Systems

The Property has two existing driveways to 32nd Street. Two access gates will be placed on the north and south of the building to limit access and visibility to the parking lot on the west side of the property. This parking area is to be reserved for employee parking and temporary parking for customer vehicles. A traffic impact statement has been included with this application showing minimal impact and a projected low volume of daily trips from the site. The parking lot has 9% internal landscaping. Vehicular and bicycle parking will be provided in accordance with the standards outlined in this PUD.

Conformance with Complete Streets Guidelines

In 2018 the City of Phoenix adopted Complete Streets Design Guidelines with the goal promoting health and safety through active streetscapes. Streets within the project area will conform with the following elements of the Complete Streets Design Guidelines:

- The unique character of the area shall be considered during the design of street projects.
- Streets shall be designed to promote safely for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit).
- Shade shall be a primary technique to reduce ambient temperatures and to reduce direct sunlight exposure for pedestrians and cyclists.
- Streetscape designs shall include pedestrian infrastructure with pedestrian through zones free of impediments.
- Detached sidewalks are provided along 32nd Street. The 32nd Street frontage includes enhanced landscaping and buffering providing 75% shading at full maturity. Shade shall be a primary technique to reduce ambient temperatures and to reduce direct sunlight exposure for pedestrians and cyclists.

• Bike parking will be provided on site to facilitate bicycle commuting workers or patrons picking up their repaired vehicles by bicycle.

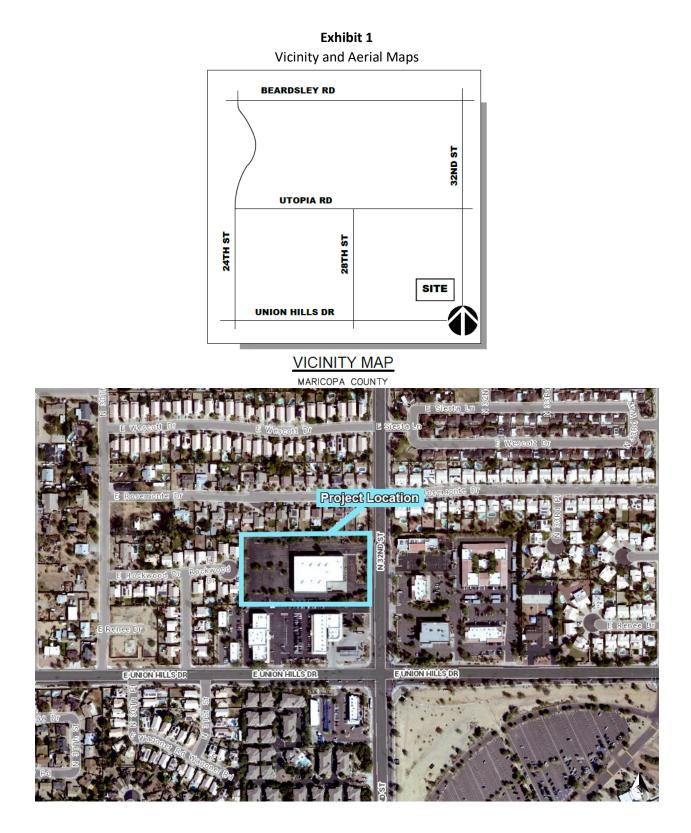
Comparative Zoning Standards Table

Comparat	ive Zoning Standards Tal	ple
Standard	C-2 Standard	PUD Standard
Maximum Building Height	2 stories (30 feet)	2 stories (30 feet)
Building Setbacks		
Street Setback (32 nd Street)	Average 25 feet (minimum 20 feet permitted for up to 50% of structure, including projections)	Minimum 90 feet
Side Setback (North, adjacent zoning is R1-8)	Minimum 50 feet	Minimum 100 feet*
Rear Setback (West, adjacent zoning is R1-8)	Minimum 50 feet	Minimum 200 feet*
Side Setback (South, adjacent zoning is C-2)	Minimum 0 feet	Minimum 55 feet*
Landscape Setbacks	•	•
Street Setback (32 nd Street)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage	Minimum 55 feet
Side Setback (North, adjacent zoning is R1-8)	Minimum 10 feet	Minimum 12 feet, Average 30 feet
Rear Setback (West, adjacent zoning is R1-8)	Minimum 10 feet	Minimum 20 feet
Side Setback (South, adjacent zoning is C-2)	Minimum 0 feet	Minimum 10 feet
Parking Lot Landscaping		
Interior surface area (exclusive of perimeter landscaping and all required setbacks) Streetscape Requirements	Minimum 10%	Minimum 10%, except for existing parking areas
Trees	Minimum 1 tree every 20 feet on center or equivalent groupings 5 shrubs per tree	Minimum 1 tree every 20 feet on center or equivalent groupings 5 shrubs per tree
Setback Planting Requirements	Minimum 1 tree every 20 feet on center or equivalent groupings 5 shrubs per tree	Minimum 1 tree every 20 feet on center or equivalent groupings 5 shrubs per tree
Vehicular Parking	Minimum 1 space per 300 square feet of office or general retail	Minimum 1 space per 300 square feet of office space and 1 space per 1,000 square feet of service/repair floor space

*Trash enclosures and covered surface parking structures up to 12 feet in height may encroach into the required building setbacks.

Exhibits

- 1. Vicinity and Aerial Maps
- 2. Existing General Plan Land Use Map
- 3. Preliminary Site Plan
- 4. Existing and Proposed Zoning Maps
- 5. Legal Description
- 6. Preliminary Landscape Plan
- 7. Color Elevations



General Plan Land Use Map

Exhibit 2 General Plan Land Use Map

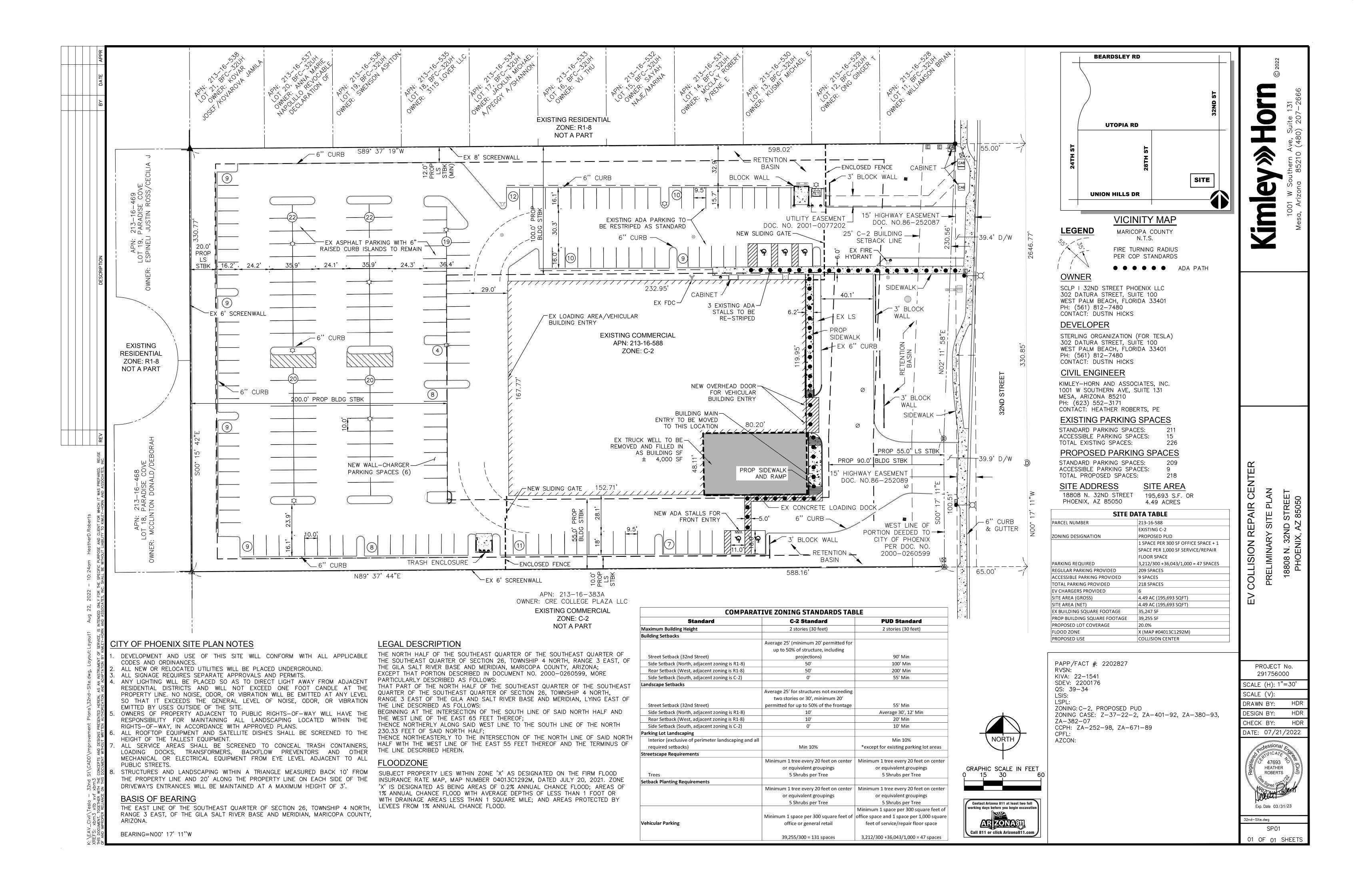




Exhibit 4 Existing and Proposed Zoning Maps

Proposed Zoning



Exhibit 5

Legal Description

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED IN DOCUMENT NO. 2000-0260599, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING EAST OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH HALF AND THE WEST LINE OF THE EAST 65 FEET THEREOF;

THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 230.33 FEET OF SAID NORTH HALF;

THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID NORTH HALF WITH THE WEST LINE OF THE EAST 55 FEET THEREOF AND THE TERMINUS OF THE LINE DESCRIBED HEREIN.

APPR	CITY OF PHOENIX APPROVAL	PF
DATE		
 ≻	LANDSCAPE ARCHITECT, CITY OF PHOENIX DATE	
BY	Estimated RIght-Of-Way Cost \$ Estimated S.F. of landscape in Right-of-Way	
	Maintenance by [] City [X] Owner Total acres (or portions) of landscaped area 1.14 Acres	
	Square Footage of Turf 0 SF Date of Preliminary Site Plan approval TBD T	HE NC
	* Estimated Right-of-Way Cost includes decomposed granite, trees, shrubs, and groundcovers and	UART
	irrigation components within city right-of-way areas	
	CITY OF PHOENIX GENERAL LANDSCAPE NOTES 1. 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 <u>NOTED</u> AS SUCH ON THE PLANS.	
	2. 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 ISOLIES.	GENER 19. PLANT CONTE
7	ISSUES. 3. 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	20. ALL PL AS IS ⁻ BRUISI
CRIPTION	SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS. 4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.	AMERI NURSE 21. OWNE
DESC	5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION	22. LANDS
	 PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811. 6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS. 7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN 	INSTAL THE NI 23. ALL T
	COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. 8. CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF	INSTAL 24. INSTAL
	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.	BARRII 25. THE L PRUNI
	9. 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	NECES AND/O 26. ROCK
	REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT. 10. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL	26. ROCK DEPTH TOP O
	BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. 11. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF	27. AREAS PLANT
	PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING	PRE-EI 28. ROCK
	EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.	29. CONTR THE W
	 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 	WILL A 30. PRIOR
REV	INCHES (6'8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE. 14. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS	APPRO REPRE
REUSE NC.	ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED. 15. PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANE APPROVED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLANE	LANDS HAS D
PREPARED. I	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.	PRIOR 31. ALL G CONTF
leBoard WHICH IT WAS r-HORN AND ♪	16. 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. THE 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.	GENERA 1. CONTRA LAYOUT
шĔ	GENERAL LANDSCAPE NOTES (NOT APPROVED BY THE CITY OF PHOENIX)	2. SYSTEM PRIOR REPRES
9:11am ISE AND CLI T LIABILITY	 ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS 	OWNER' 3. ALL PIF
- 9: ' IRPOSE HOUT LI	 SHALL BE CONSIDERED INCIDENTAL WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS 	INSTALL PAVING
22, 2022 SPECIFIC PL	 WARRANTED. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY 	COMPAT
Aug 22, or the spe inc. shall	DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES.	4. THE IRI COMPOI SLEEVE
VR ONLY FI	WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.	RESPON
Layout: LSCVR is intended onl	5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.	AS INDIO
Layou , is int orn an	 THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. 	6. THE CO AND FU
:.dwg, service MLEY-H	7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS	EACH PL
Landscape.dwg, TRUMENT OF SERVICE TATION BY KIMLEY-H	8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND	7. ANY SU WRITING
	PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.	
Plans\32nd-Prelim ENTED HEREIN, AS AN INS AUTHORIZATION AND ADAP	9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR	
\32nd−1 Herein, as Itzation ar	SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. 10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT UNITED TO DECIDUS METALS, COINS, DARED CURPENCY, ADJIEACTS, AND ANTIOUTIES.	OV
lans/	LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES. 11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE	SCL
	OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL. 12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO	302 WES
Improvement AND DESIGNS PRES	COMMENCING CONSTRUCTION. 13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE	PH: CON
VImprov AND DESIG WITHOUT	THROUGHOUT CONSTRUCTION PERIOD. 14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY,	Emo
CADD	INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL. 15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS	DE
 – 32nd St\CADD\ xbm3 xvf wTH THE CONCEPTS A E ON THIS DOCUMENT V 	TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A	STE 302 WES
1 – 3 Is xbr ER WITH NCE ON	REQUIRED MINIMUM. 16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED	PH: CON
\Tesla − xtb xls ToGETHER ER RELIANCE	UNTIL ACCEPTANCE BY OWNER. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY	Emo
<pre><: \EAV_Civil \ KREFS: xbm HIS DOCUMENT, 1 HIS DOCUMENT, 1 F AND IMPROPER</pre>	TO EXISTING ELEMENTS THAT ARE TO REMAIN. 18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE	
EAV. Docu	CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.	

RELIMINARY LANDSCAPE PLANS FOR EV COLLISION REPAIR CENTER

IORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST ITER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ERAL LANDSCAPE NOTES (NOT APPROVED BY THE CITY OF PHOENIX)

ANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE NTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.

PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY JISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE ERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF RSERYMAN.

NERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. IDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF TALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE E NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.

TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TALLATION.

TALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT RRIER IS UTILIZED.

E LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, JNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE CESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING D/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.

CK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM PTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW P OF CURB OR SIDEWALK.

EAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO NTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY E-EMERGENT PER MANUFACTURER RECOMMENDATIONS.

CK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.

ITRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER LASSUME ALL MAINTENANCE RESPONSIBILITY.

OR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN PROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S PRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN IDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT S DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK OR TO END OF MAINTENANCE PERIOD.

GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE NTRACT SHALL APPLY.

RAL IRRIGATION NOTES (NOT APPROVED BY THE CITY OF PHOENIX)

TRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE DUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

EM DESIGN REQUIRES A STATIC PRESSURE OF 60 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE R TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY THE OWNER'S RESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY THE ER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.

PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE SLEEVED PER PLAN DETAILS. SLEEVE ALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING NG PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND PATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVING BENEATH EXISTING MENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, PONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS VED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE PONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF NECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS IDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO I PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS. SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN FING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

WNER

CLP I 32ND STREET PHOENIX LLC 02 DATURA STREET, SUITE 100 /EST PALM BEACH, FLORIDA 33401 H: (561) 812-7480 ONTACT: DUSTIN HICKS mail: dhicks@sterlingorganization.com

DEVELOPER

TERLING ORGANIZATION (FOR TESLA) 02 DATURA STREET, SUITE 100 VEST PALM BEACH, FLORIDA 33401 PH: (561) 812-7480 CONTACT: DUSTIN HICKS mail: dhicks@sterlingorganization.com

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC. 1001 W SOUTHERN AVE, SUITE 131 MESA, ARIZONA 85210 PH: (623) 552-3171 CONTACT: HEATHER ROBERTS, PE E: heatherD.roberts@kimley-horn.com

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC. 7740 N 16TH ST, SUITE 300 Phoenix, AZ 85020 PH: (602) 906-1106 CONTACT: ANNE DEBOARD, PLA Email: anne.deboard@kimley-horn.com

PLANTING LEGEND

PLANI	ING LEGEND	
TREES		
$\langle -$	、BOTANICAL NAME / COMMON NAME	SIZE
•	Existing Tree	Size Varies
	Acacia aneura Mulga	1½" Cal. Min., 6' I 4' Sp. Min., 24" B
J.	e Parkinsonia florida Palo Brea	2" Cal. Min., 9' Ht 6' Sp. Min., 36" B
\mathbf{X}	Prosopis chilensis Chilean Mesquite	2" Cal. Min., 8' Ht 7' Sp. Min., 24" B
SHRUBS		
\otimes	BOTANICAL NAME / COMMON NAME Calliandra californica Baja Fairy Duster	<u>SIZE</u> 5 Gal.
&	Eremophila hygrophana Blue Bells	5 Gal.
\odot	Leucophyllum frutescens Texas Sage	5 Gal.
\odot	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gal.
\odot	Simmondsia chinesis Jojoba	5 Gal.
•	Ruellia peninsularis Desert Ruellia	5 Gal.
ACCENTS	5	
	BOTANICAL NAME / COMMON NAME	SIZE
茶	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grass	5 Gal.
\bigotimes	Dasylirion wheeleri Desert Spoon	5 Gal.
*	Hesperaloe parviflora 'MSWNPERED' Sandia Glow Red Yucca	5 Gal.
GROUND	DCOVERS	
	BOTANICAL NAME / COMMON NAME	SIZE
¢	Lantana 'New Gold' New Gold Lantana	1 Gal.
Ø	Lantana montevidensis Purple Trailing Lantana	1 Gal.
MATERIA	ALS	
	DESCRIPTION	
	Decomposed Granite	
	1/" Scroopod Busty Nickol 2" Donth N	lin

½" Screened, Rusty Nickel, 2" Depth Min.

0.T.F

ALL TREES MUST BE 10' FROM UNDERGROUND SEWER PIPES AND UTILITIES OR ROOT BARRIER IS REQUIRED PER CITY OF PHOENIX DETAILS

DUST CONTROL PERMIT

NOTE: A COUNTY DUST CONTROL PERMIT IS REQUIRED.

CONSTRUCTION SCHEDULE NOTE: CONSTRUCTION IS ANTICIPATED TO TAKE PLACE DURING WINTER 2021. MAINTENANCE

NOTE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PLANTING AND IRRIGATION FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE.

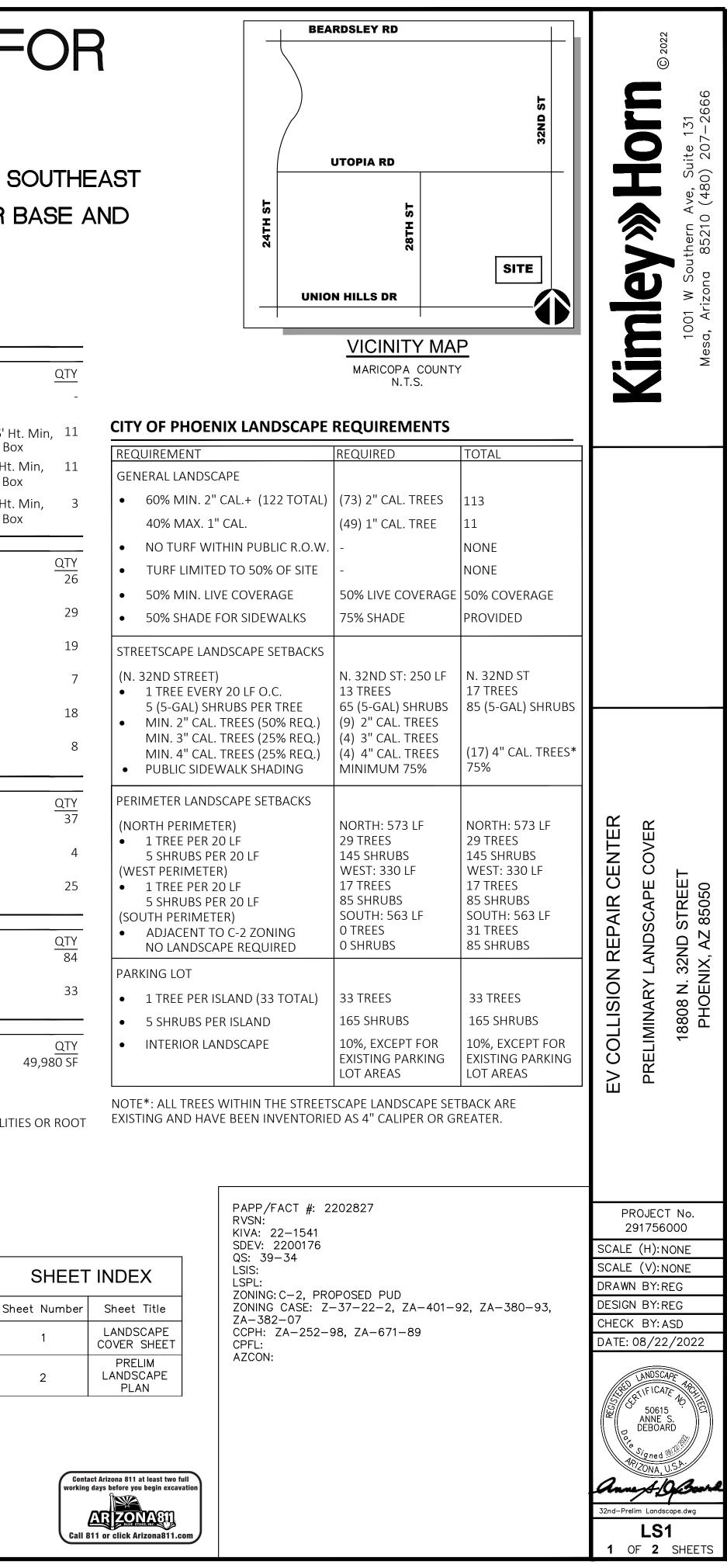
OVERHEAD POWER LINES

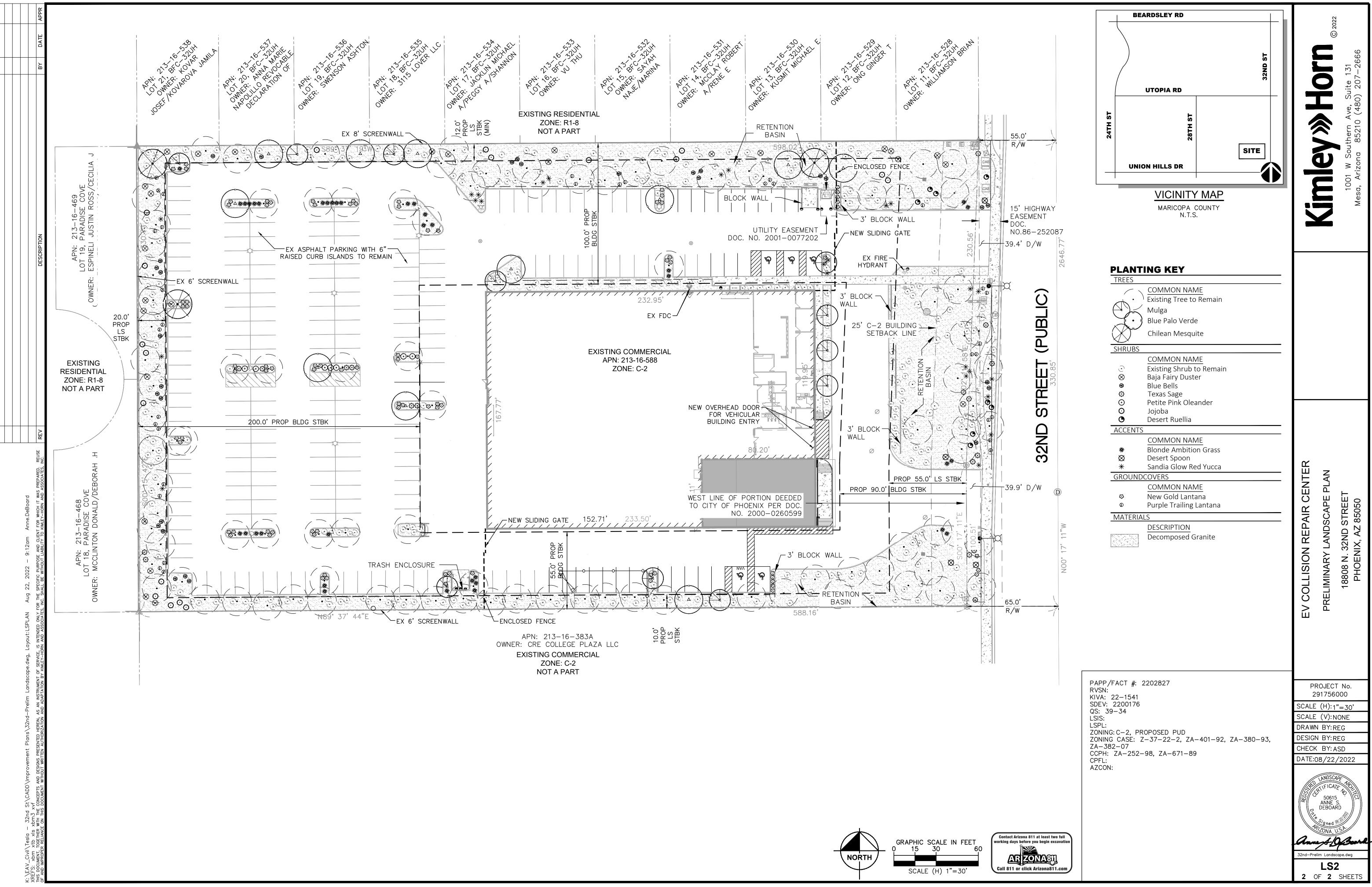
NOTE: OVERHEAD POWERLINES ON THIS SITE ARE TO BE UNDERGROUNDED.

FIRELINE BACKFLOW PREVENTER

NOTE: LOCATION OF FIRELINE BACKFLOW PREVENTER NOTED ON PLAN.

EXISTING PLANT MATERIALS NOTE: EXISTING TREES TO REMAIN IN PLACE ARE NOTED ON PLANS.









32nd STREET COLLISION CENTER | PHOENIX 18808 N. 32nd STREET PHOENIX, AZ 85050





SITE PLAN





144 North Orange Street, Orange, California 92866 714/639-9860 Job No. aoarchitects.com Date

Scale

AS SHOWN 2020-339 05/02/2022





















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PLANNED UNIT DEVELOPMENT SUBMITTAL

CONCEPTUAL ARCHITECTURE - PERSPECTIVE VIEW







Architecture. Design. Relation

 ge, California 92866
 Scale
 AS SHOWN

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 Job No.
 2020-339

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 Date
 05/02/2022
 144 North Orange Street, Orange, California 92866





18808 N. 32nd STREET PHOENIX, AZ 85050

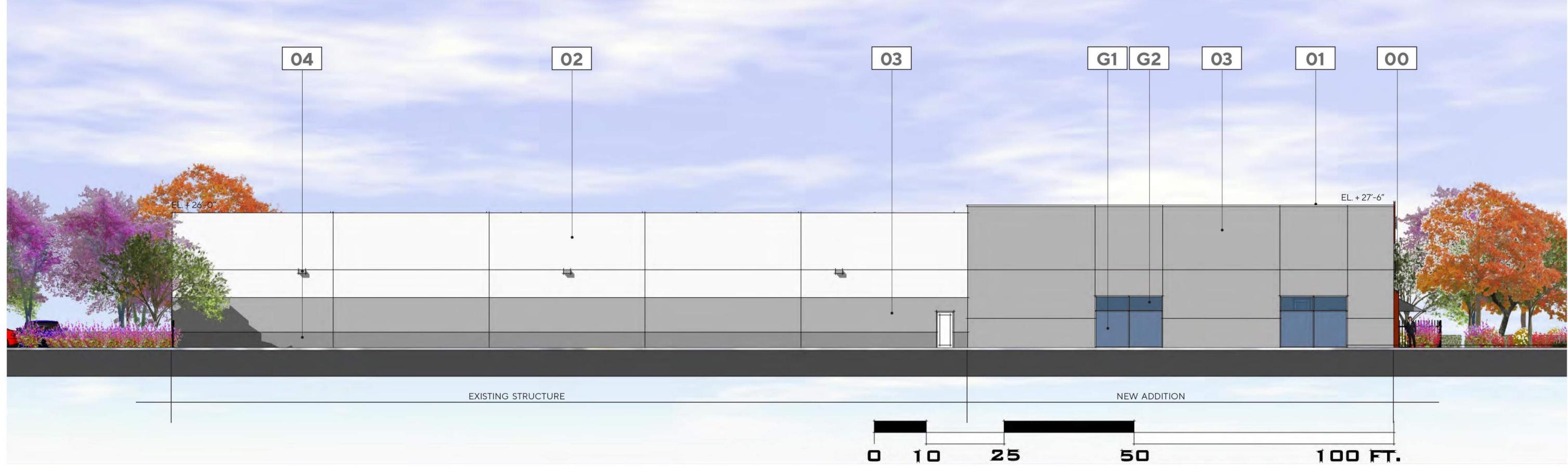
CONCEPTUAL ARCHITECTURE - PERSPECTIVE VIEW







EAST ELEVATION



SOUTH ELEVATION

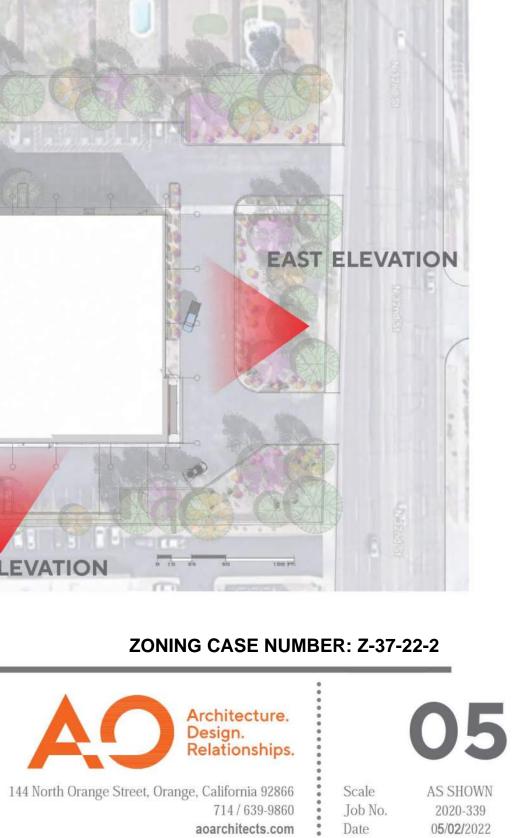
PAINT / COLOR PALETTE:





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PLANNED UNIT DEVELOPMENT SUBMITTAL **CONCEPTUAL ARCHITECTURE - FACADE ELEVATIONS**







BY PILKINGTON





HIGH-SPEED

MATERIALS:



RD1 FULL VISION GLASS RD2 SOLID PANEL HIGH-SPEED ROLL UP DOOR



COLOR: BLUE-GREEN COLOR,

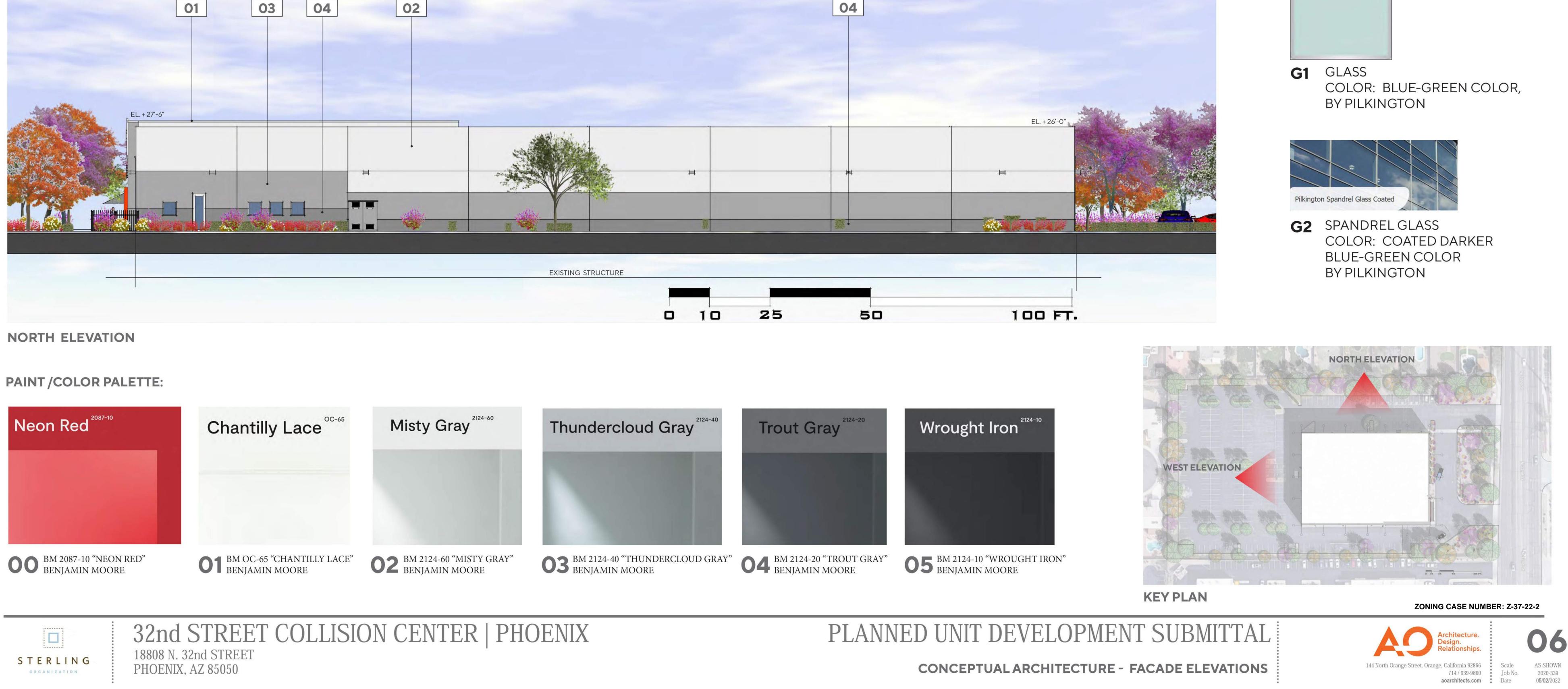


BY PILKINGTON



WEST ELEVATION

















HIGH-SPEED

ROLL UP DOOR



RD1 FULL VISION GLASS RD2 SOLID PANEL HIGH-SPEED ROLL UP DOOR

> **TG** 5'-0" HIGH STEEL ROLLING GATE



AS SHOWN 2020-339



VIEW-1



VIEW-4



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VIEW-2

EXISTING SITE PHOTOS

PLANNED UNIT DEVELOPMENT SUBMITTAL

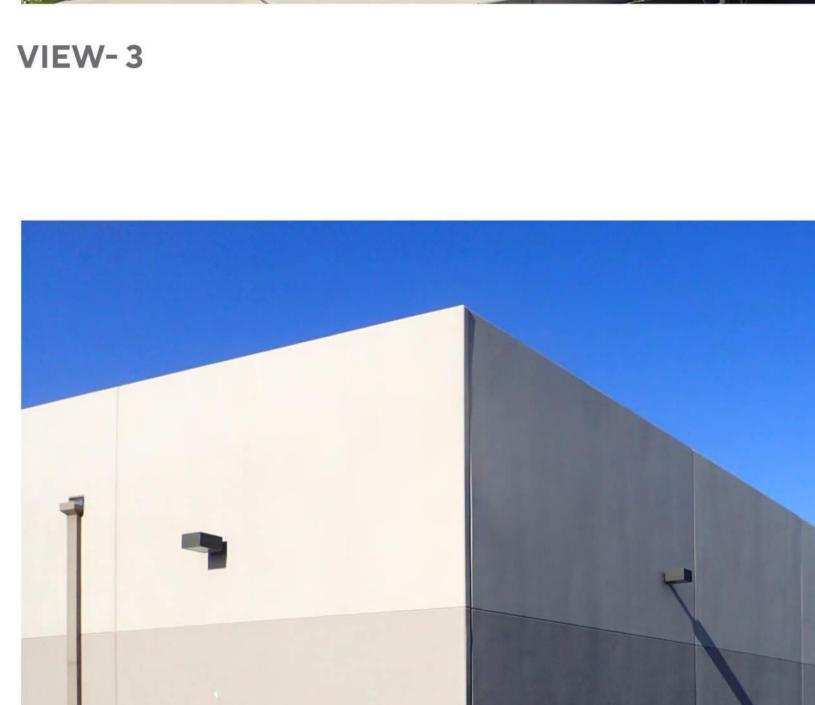


KEY PLAN



VIEW-6





ZONING CASE NUMBER: Z-37-22-2



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