

# Development Narrative



## Greenway Plaza

3644 E. Greenway road  
Phoenix, AZ 85032

Case No. **Z-83-08**

Submittal Date: 11-21-08

Revision no.1 : 01-27-09

Revision no.2 : 03-19-09

Final City Council Approval: 09/16/09

**Minor Amendment Approval: 11/13/09**

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. Additional public hearings may be necessary such as but not limited to right-of-way abandonments.

## PRINCIPALS AND DEVELOPMENT TEAM

APPLICANT REPRESENTATIVE: **Edmir DZudza**  
1327 E. St. John Rd  
Phoenix, AZ 85022  
PHONE: 602/569-1067  
FAX: 602/595-7029  
EMAIL: edzudza@e-projectinternational.net

OWNER: **Jarial, LLC**  
7152 E. Caron dr.  
Paradise Valley, AZ  
PHONE: 602/384-7190  
EMAIL: cjlopezed@yahoo.com

OWNER'S REPRESENTATIVE: **Joel Borsenik**  
3003 N. Central Av. #103  
Phoenix, AZ 85012  
PHONE: 602/413-0356  
EMAIL: borseni1@yahoo.com

DEVELOPER: **Jarial, LLC**  
7152 E. Caron dr.  
Paradise Valley, AZ 85253  
PHONE: 602/384-7190  
EMAIL: cjlopezed@yahoo.com

ARCHITECT: **e-project international, Inc**  
**Edmir Dzudza, AIA**  
1327 E. St. John Rd  
Phoenix, AZ 85022  
PHONE: 602/569-1067  
FAX: 602/595-7029  
EMAIL: edzudza@e-projectinternational.net

# TABLE OF CONTENTS

A.	Purpose and Intent.....	6
1.	Project overview .....	6
2.	Project Goals .....	6
3.	Overall design concept.....	6
B.	Land Use Plan.....	7
C.	Site Conditions and Location.....	7
1.	Acreage.....	7
2.	Location in relation to major intersections or areas of regional significance.....	7
3.	Topography and natural features.....	7
D.	General Plan Conformance.....	7
E.	Zoning and Land Use Compatibility.....	8
1.	Existing zoning on and adjacent to site, to include all applicable specific plans, overlays, etc.....	8
2.	Existing land uses on and adjacent to site.....	8
3.	Existing and adjacent character.....	8
F.	List of Uses.....	8
1.	Permitted Uses.....	8
2.	Temporary Uses.....	8
3.	Accessory Uses.....	8
G.	Development Standards.....	9
1.	Development Table.....	9
a.	Density.....	9
b.	Building setbacks/build to lines.....	9
c.	Landscape setbacks.....	9
d.	Building separation.....	9
e.	Height.....	9
f.	Lot coverage.....	9
g.	Division of Uses.....	9
2.	Landscape Standards.....	10
3.	Parking Standards .....	11
4.	Open Space Area .....	11
5.	Shade.....	11
6.	Lighting Plan.....	11
H.	Design Guidelines.....	12
I.	Signs.....	12
J.	Sustainability .....	13
1.	Standards.....	13
2.	Techniques.....	13
K.	Infrastructure .....	13
1.	Grading and Drainage.....	13
2.	Water and Sewer.....	13
L.	Phasing Plan.....	13

## LIST OF EXHIBITS

M. Exhibits.....	14
1. Comparative Zoning Standards Tables .....	14
2. Legal Description .....	15
3. Area Vicinity Map .....	16
4. Aerial Map .....	17
5. Zoning Map (Existing and Proposed) .....	18
6. Context Plan .....	19
Photographs.....	20-27
7. General Plan Map .....	28
8. Land Use Plan.....	29
9. Conceptual Site Plan .....	30
10. Conceptual Elevations .....	31
11. Conceptual Landscape Plan .....	32
12. Circulation Plan .....	33
13. Sign Plan.....	34
14. Color palette .....	35
15. Solar Photovoltaic Panels Specification Sheet.....	36
16. Solar Water Heating Panels Specification Sheet.....	37-38

# A PURPOSE AND INTENT

## 1. Project overview

Greenway Plaza is located at the northwest corner of Greenway Road and 37<sup>th</sup> Street. The developer's goal is to create a mixed use project. The first floor will be occupied with medical office and administrative office use, while the second floor will be comprised of residential use.



## 2. Project Goals

- Provide a buffer between the high traffic volume on Greenway Road and the quiet residential neighborhood on the north side of Greenway Road introducing a small scale mixed use development.
- Add service and employment opportunities to the neighborhood.
- To meet the goals and objectives of the City's General Plan, the development team requests a zoning change from R1-14 to Planned Unit Development (PUD) zoning.

## 3. Overall design concept

### Use Categories

Greenway Plaza proposes an Urban Mixed Use designation.

The *Urban-Mixed Use* area provides a "live/work" atmosphere with residential-over-office occupancy.

### Themes

Residential architecture shall be used on the building to blend with the adjacent residential neighborhood to the north. This development will be in Mediterranean Style, using earthy tones on stucco finish, southwestern blend for roofing tile and exposed heavy timber canopy over parking on south side of the building facing Greenway Road and over parking on northeast side.

## **B LAND USE PLAN**

This 0.78 gross acre site is a small infill parcel. A mixture of medical office, administrative office and residential is proposed on-site. One set of standards and uses will apply to this site.

## **C SITE CONDITIONS AND LOCATION**

### **1. Acreage**

Lot net area is 20,754 sf ~ 0.48 ac

Lot gross area is 33,794 sf ~ 0.78 ac

### **2. Location**

Greenway Plaza is located at the northwest corner of Greenway Road and 37<sup>th</sup> Street.

Access to State Route 51 is only a half mile to the west. Roadrunner Park is two miles to the south and Paradise Valley Hospital is just one and a half miles to the north.

### **3. Topography and Natural Features**

The area is relatively flat without major washes and drainage concerns.

## **D GENERAL PLAN CONFORMANCE**

### **1. General Plan Conformity**

#### **Land Use Element – Goal 1 – Urban Form - Neighborhood Policies**

##### **Policy #1 Include a mix of housing types and densities that support a broad range of lifestyles.**

Greenway Plaza has a multi-family element, three dwelling units on the second floor which diversifies housing types and lifestyles in the neighborhood.

##### **Policy #2 Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.**

Greenway Plaza maintains and enhances the residential character of the neighborhood to the north using Mediterranean architectural elements such as but not limited to arches, building articulation and use of tile roofs.

##### **Policy #5 Provide support services such as schools, parks, small scale offices and stores compatible with the neighborhood residential character.**

##### **Policy #6 Ensure that neighborhoods have reasonable access to basic neighborhood support services.**

Greenway Plaza's commercial component is intended for pediatrics office and administrative office. The owner, developer and end user, Dr. Lopez, will be great resource and convenience for the surrounding area.

#### **Land Use Element – Goal 4 - Mixed Land Use Development**

##### **Policy #1 Support healthy urban villages, with a balanced mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions.**

Greenway Plaza pediatrics office will offer its employees entry level housing, contributing to reduction in travel to work and to reduction in CO2 emissions.

## **E ZONING AND LAND USE COMPATIBILITY**

The site is currently zoned R1-14, with an existing single family residence on it. The property to the west is also zoned R1-14 with an existing church. The property located on the northeast corner of 36<sup>th</sup> Street and Greenway Road is a larger two acre parcel zoned R-O with an existing office building. To the north, there are existing large lot single family homes zoned R1-14. On the south side of Greenway Road, there are single family residential subdivisions zoned R1-6.

The proposed development will preserve the residential character of neighborhood and be designed in a Mediterranean style consistent with some of the newly constructed single family homes in the Robinhood Acres subdivision to the north.

## **F LIST OF USES**

### **1. Permitted Uses**

- a. Professional, medical, dental and administrative office use including clerical or sales representative offices.
- b. Residential

### **2. Temporary Uses**

- a. As outlined in Temporary Uses section of the Zoning Ordinance.

### **3. Accessory Uses**

- a. Home occupations, as outlined in the Residential Districts section of the Zoning Ordinance.

## **G DEVELOPMENT STANDARDS**

### 1. Development Table

<i>Development Standards</i>	<i>PUD</i>
<b>Density</b>	3.85 du / ac
<b>Minimum Gross Lot Area</b>	34,000 square feet
<b>Building setbacks</b>	Front yard: 20 feet Interior Side yard: 10 feet Street side yard: 20 feet Rear yard: 15 feet
<b>Landscape setback</b>	Street side: 20 feet Interior side: 10 feet
<b>Building separation</b>	Per Building Code
<b>Building height</b>	Maximum 25 feet
<b>Lot Coverage</b>	Maximum 25%
<b>Division of Uses</b>	First floor: Medical and administrative office Second floor: Residential

## 2. Landscaping Standards.

<b>Streetscape</b>	
<b>Plant Type</b>	Minimum Planting Size
<b>Trees (*)</b>	Min. 3-inch caliper or multi-trunk tree (50% of required trees) Min. 4-inch caliper or multi-trunk tree (50% of required trees)
<b>Shrubs</b>	Min. five (5) 5-gallon shrubs per tree
<b>Perimeter Property Lines (not adjacent to a street)</b>	
<b>Property lines not adjacent to a street</b>	Min. 10-foot landscaped setback
<b>Plant Type</b>	Minimum Planting Size
<b>Trees (*)</b>	Min. 2-inch caliper (70% of required trees) Min. 1-inch caliper (30% of required trees)
<b>Shrubs</b>	Min. five (5) 5-gallon shrubs per tree
<b>Adjacent to a Building</b>	
Building facades within 100' of the public right-of-way or adjacent to public entries to the building	Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. 5' in width or an arcade or equivalent feature
<b>Plant Type</b>	Minimum Planting Size
<b>Trees</b>	One (1) 4-inch caliper or multi-trunk tree
<b>Shrubs</b>	Min. five (5) 5-gallon shrubs per tree
<b>Parking Areas</b>	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 10%
<b>Landscaped planters</b>	At ends of each row of parking.
<b>Landscaped planters, single row of parking</b>	Minimum interior dimension 5 feet ( length and width ).
<b>Plant Type</b>	Minimum Planting Size
<b>Trees</b>	One (1) 3-inch caliper or multi-trunk tree
<b>Shrubs</b>	Min. five (5) 5-gallon shrubs per tree
<b>Common and Retention Areas</b>	
<b>Trees</b>	One (1) 4-inch caliper or multi-trunk tree
<b>Shrubs</b>	Min. five (5) 5-gallon shrubs per tree

(\*) Twenty (20) feet on center or equivalent groupings.

### 3. Parking Standards

Dwelling unit, Multi-family	1.5 spaces per 1 or 2 bedroom unit
Medical Office	1 space per 200sf of gross floor area
Administrative Office	1 space per 300sf of gross floor area

### 4. Open space area.

- a. Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the multifamily development.
  - (1) The total of such areas shall be a minimum of 720 square feet.
  - (2) No portion of any area is to be less than two hundred square feet or less than ten feet in width.
- b. These two elements are to be provided in this area:
  - (1) Barbecue area
  - (2) Covered Patio

Areas devoted to parking lots or driveways, principal building and required setbacks are not to be considered part of the open space area.

### 5. Shade

A minimum 50% shade of all public sidewalks and private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at summer solstice at noon. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment.

### 6. Lighting Plan

Accent lighting to promote the residential character of the area is strongly encouraged. Exterior lighting will be oriented downward and fully shielded adjacent to residential uses. Flat or recessed lenses are required. Photometric Plans shall be submitted with preliminary site plan review.

Pedestrian scale lighting shall be provided in the courtyard area and shall be decorative and complement the architectural style of the area. The value of light foot candles at property lines can not exceed 1.0 fc.

Lighting levels	Minimum	Maximum	Avg. to minimum ratio
Surface Parking	.2 FC	4 FC	20:1
Courtyards and other publicly accessible space areas	1 FC	3 FC	10:1

## H DESIGN GUIDELINES

Design Guidelines are to be in general compliance with Section 507 Tab A, Guidelines for Design Review, of the Phoenix Zoning Ordinance. In addition to design Guidelines, proposed development shall comply with following guidelines:

- a) Roof lines shall be pitched to enhance neighborhood compatibility
- b) Building façade shall contain architectural embellishments and detailing such as arches, textural changes, material changes and canopies
- c) Minimum 125 square feet of south facing roof surface shall be dedicated to solar water heating panels with volumetric capacity of 295 gal.
- d) Minimum 700 square feet of south facing roof surface shall be dedicated to photovoltaic solar panels with overall output of 9.45 KW.
- e) Irrigation system shall be installed with use of rain sensor system, to minimize water consumption during rainy days.
- f) Salvage healthy plants on north side of development.
- g) All stairwells shall be internalized.

## I SIGNS

### 1. Character.

- a. Signs shall be designed to be consistent with the architectural treatment and overall character of the site.
- b. Signs shall use materials or textures which are complementary to those used in the building or project being signed.
- c. Signs shall use colors which match or complement the colors used on the building or in the project being signed.
- d. Ground signs placed closer to the building than the width of the sign shall not exceed the height of the building, or shall be designed to appear to be an integral part of the architecture of the building.

### 2. Location.

- a. Sign locations shall be integrated within the design of the site and the adjacent streetscape.
- b. Signs and landscaping shall be placed so that they are not in conflict when landscaping reaches full maturity.

### 3. Function.

- a. Sign placement and materials for multiple tenant occupancies shall be delineated in a uniform and consistent manner.
- b. Traffic directionals shall be placed to promote safe and efficient traffic flow.
- c. Signs shall be oriented to promote readability and serve their intended function.

### 4. Sign Standard Table

Wall Signs		Ground Signs		
Height ( feet )	Area ( square feet )	Number of signs	Height ( feet )	Area ( square feet )
15	1 sq. ft./each 4 lin. Ft. (min. 24; max 120)	1 at intersection	5	16

## **J SUSTAINABILITY**

### **1. Standards**

- a. Shading  
A minimum 50% shade of all public sidewalks and private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at summer solstice at noon. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment.
- b. Irrigation  
A rain sensor system shall be utilized to minimize water consumption during rainy days.
- c. Photovoltaic Panel System  
Photovoltaic panels shall be installed on south facing roof surface. Minimum installed area shall be 700 square feet with overall output of 9,45KW.
- d. Solar Water Heating Panel System  
Solar Water Heating System shall supply hot water to three dwelling units on second floor and offices on ground level. Collector panels shall be installed on south facing roof surface with minimum area of 125 square feet and volumetric capacity of 295 gal.

### **2. Practices / Techniques ( Not enforceable by the City )**

- a. Low VOC Paint  
All interior paint should be 50 g/l VOC or less for flats and 150 g/l VOC for non flats.  
All exterior paint should be 100 g/l VOC or less for flats and 200 g/l VOC for non flats.
- b. Recycling facilities  
All carpet should be with Green Label from CRI ( The Carpet and Rug Institute ).

## **K INFRASTRUCTURE**

### **1. Grading and Drainage**

On site retention shall be designed for the 100-year 2-hour rainfall runoff. A maximum 50% of the required landscape setback can be devoted to retention adjacent to perimeter streets. Maximum depth of retention within 10 feet of right of way can be maximum 18 inches and within 20 feet of right of way can be maximum 24 inches. The retention adjacent to the perimeter street side shall be designed with swales and berms to avoid long linear areas.

### **2. Water and Sewer**

All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.

The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.

The water distribution system, including fire protection, within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

## **L PHASING PLAN**

*No phasing is proposed.*

***\*\*All standards not expressed herein shall conform to the regulations outlined within the Phoenix Zoning Ordinance.***

**M EXHIBITS**

**COMPARATIVE DEVELOPMENT STANDARDS**

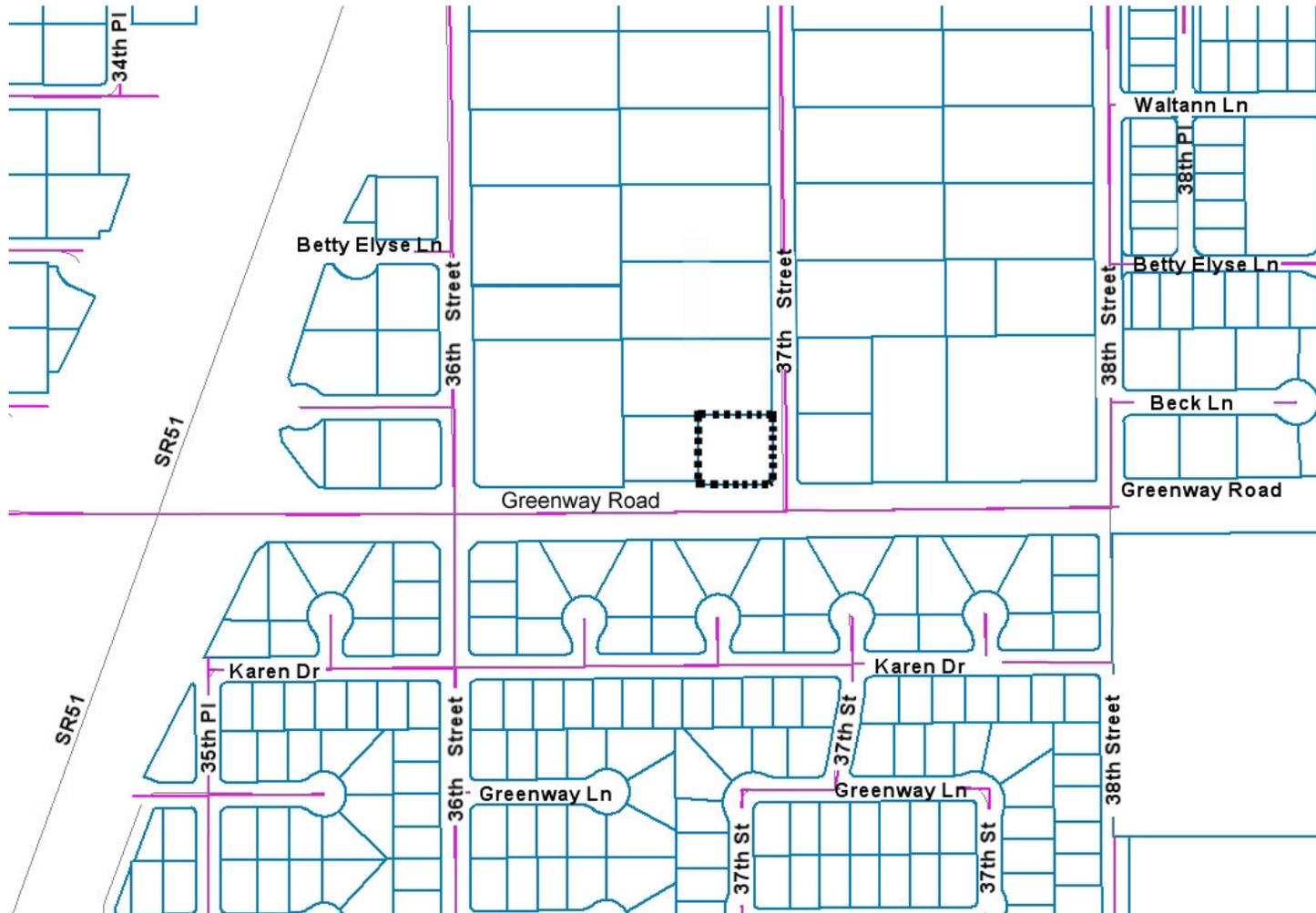
**EXHIBIT 1**

<i>Development Standards</i>	<i>R1-14</i>	<i>PUD</i>
<b>Density</b>	2.2 du / ac	3.85 du / ac
<b>Minimum Gross Lot Area</b>	14,000 square feet	34,000 square feet
<b>Building setbacks</b>	Front yard: 30 feet Interior Side yard: 10 feet Street side yard: 15 feet Rear yard: 30 feet	Front yard: 20 feet Interior Side yard: 10 feet Street side yard: 20 feet Rear yard: 15 feet
<b>Landscape setback</b>	n/a	Street side: 20 feet Interior side: 10 feet
<b>Building separation</b>	Per Building Code	Per Building Code
<b>Building height</b>	Maximum 30 feet	Maximum 25 feet
<b>Lot Coverage</b>	Maximum 25%	Maximum 25%
<b>Parking</b>		
<b>Dwelling Unit, Multi-family</b>		1.5 spaces per 1 or 2 bedroom unit
<b>Medical Offices</b>		1 space per 200 square feet of gross floor area
<b>Administrative Office</b>		1 space per 300 square feet of gross floor area
<b>Single Family Residence</b>	2 spaces per lot	

(PER OLD REPUBLIC TITLE AGENCY)

THE EAST HALF OF THE SOUTH HALF OF  
LOT 63, ROBIN HOOD ACRES, ACCORDING TO BOOK 56 OF MAPS, PAGE 30,  
RECORDS OF MARICOPA COUNTY, ARIZONA;  
EXCEPT THE SOUTH 15 FEET THEREOF; AND  
EXCEPT THAT PORTION OF LOT 63 BOUNDED ON THE SOUTH BY THE NORTH  
LINE OF THE SOUTH 15 FEET OF SAID LOT 63,  
ON THE EAST BY THE EAST LINE OF SAID LOT AND ON THE NORTHWEST BY THE  
ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 12 FEET, SAID CURVE BEING  
CONCAVE TO THE NORTHWEST AND TANGENT TO SAID NORTH LINE AND TO  
SAID EAST LINE.

CONTAINING 20,655 S.F (0.474 ACRES) MORE OR LESS.





**Subject Property**



## Existing



## Proposed





**project International, Inc.**  
 1017 E. 8th Street, Phoenix, AZ 85002  
 Phone: (602) 944-1100  
 Fax: (602) 944-1101  
 Email: info@projectinternational.com

**not for construction**

**Greenway Plaza**  
 37th & Greenway Rd., Phoenix, AZ 85018

**CONTEXT PLAN**

Scale: 1" = 20' - 0"

**A-100**

Z-83-08 KIVA 08-3485 SDEV 0800680 Q.S. 10-39



**Photo 01**



**Photo 02**



**Photo 03**



**Photo 04**



**Photo 05**



**Photo 06**



**Photo 07**



**Photo 08**



**Photo 09**



**Photo 10**



**Photo 11**



**Photo 12**



**Photo 13**



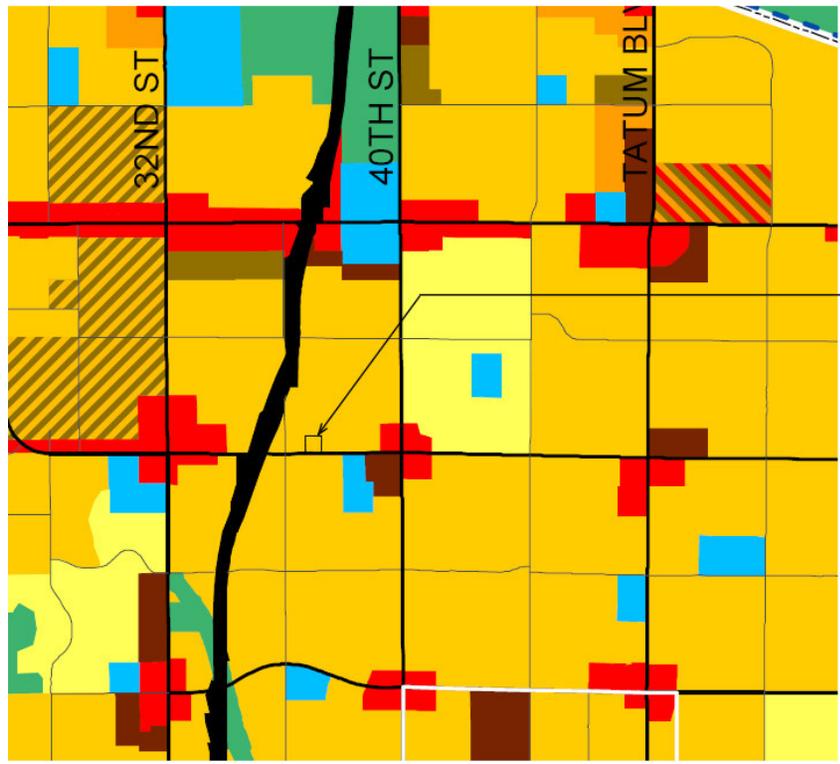
**Photo 14**



**Photo 15**



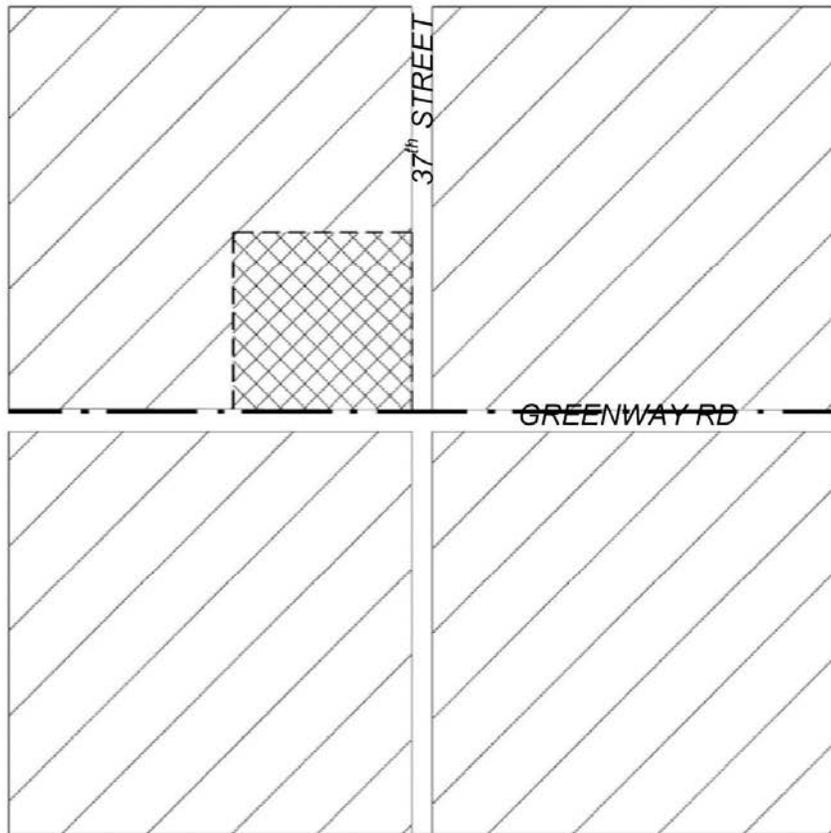
**Photo 16**



BELL RD  
subject property  
GREENWAY RD  
THUNDERBIRD RD



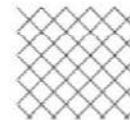
- |  |  |   |   |
|--|--|---|---|
| <ul style="list-style-type: none"> <li>0 to 1 du/acre - Large Lot</li> <li>1 to 2 du/acre - Large Lot</li> <li>2 to 3.5 du/acre - Traditional Lot</li> <li>3.5 to 5 du/acre - Traditional Lot</li> <li>5 to 10 du/acre - Traditional Lot</li> <li>10 to 15 du/acre - Higher density attached townhouses, condos, or apartments</li> <li>15+ du/acre - Higher density attached townhouses, condos, or apartments</li> <li>Parks/Open Space - Publicly Owned</li> <li>Parks/Open Space - Privately Owned</li> <li>Parks/Open Space - Future 1 du / acre or color shown in stripe</li> <li>Conservation Community (See Laveen Area Plan)</li> </ul> | <p><b>NOTE:</b><br/>Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.</p> <ul style="list-style-type: none"> <li>Proposed Park in Area</li> <li>Proposed School in Area</li> <li>R Resort (See NOTES: below)</li> <li>10 Density Cap</li> <li>----- Density Cap Limit</li> </ul> | <ul style="list-style-type: none"> <li>Mixed Use (Striped)</li> <li>Mixed Use (MU) (See Notes #1 below)</li> <li>Mixed Use (Areas C, D and Northwest Area only)</li> <li>Mixed Use Transition - Color in crosshatch is the color to, color between the crosshatch is the color from.</li> <li>Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre</li> <li>Mixed Use Agricultural</li> <li>Commercial</li> <li>Industrial</li> <li>Commerce / Business Park</li> <li>Public/Quasi-Public</li> <li>Transportation</li> <li>Future Freeway</li> <li>Floodplain</li> <li>Undesignated Area</li> </ul> | <ul style="list-style-type: none"> <li>* Primary Core</li> <li>* Secondary Core</li> <li>--- Canal, Watercourse, Wash</li> <li>----- Existing Railroad</li> <li>— Arterial and Collector Streets</li> <li>--- Future Transportation</li> <li>--- Light Rail</li> <li>--- Laveen Conveyance Channel</li> <li>--- Infrastructure Limit Line (North Black Canyon)</li> </ul> |
|--|--|---|---|



*Existing residential*



*Proposed urban mixed use*



*Pedestrian network*

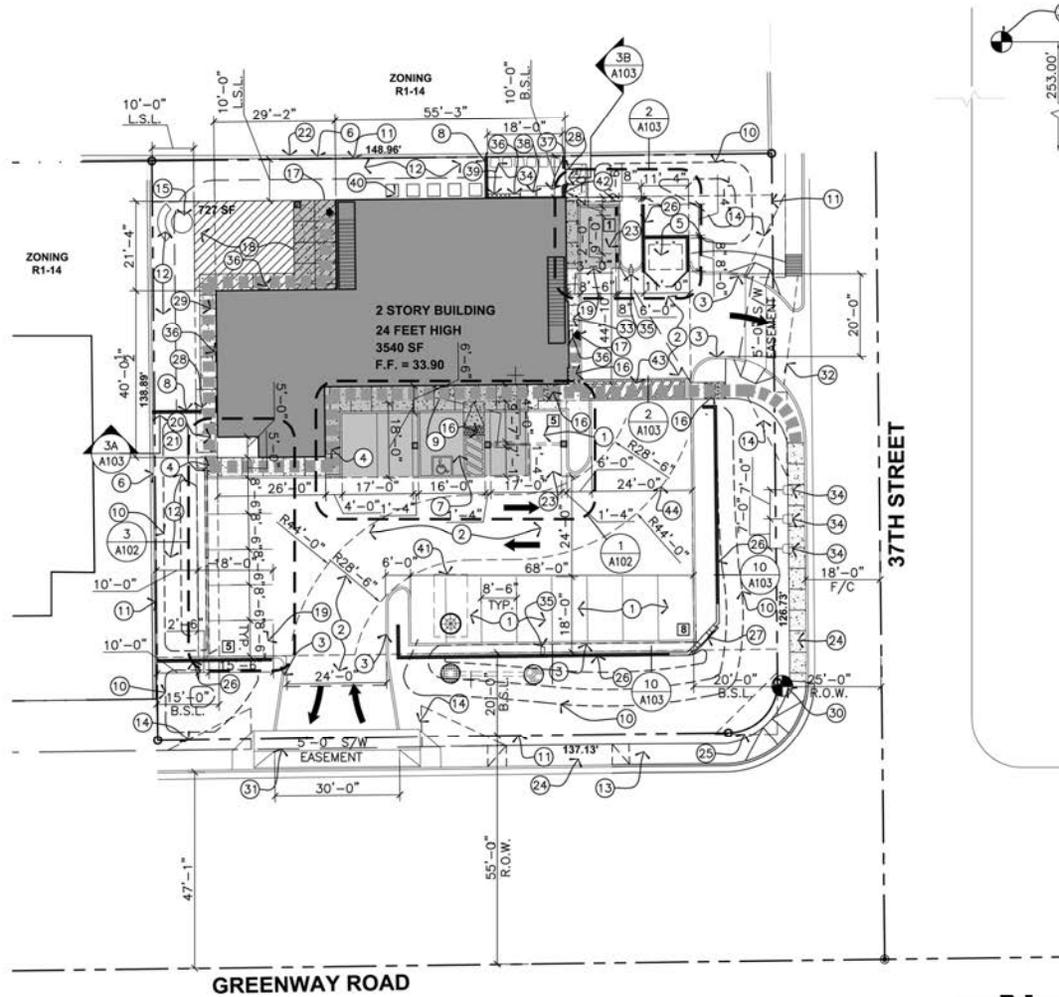


*Subject property*



# CONCEPTUAL SITE PLAN

# EXHIBIT 9



## PROJECT INFORMATION

OWNER : JARIAL LLC  
7152 E CARON DR  
PARADISE VALLEY, AZ 85253

ARCHITECT : E PROJECT INTERNATIONAL, INC.  
917 W. KATHLEEN ROAD  
PHOENIX, AZ 85023  
PHONE: 602-569-1067  
FAX: 602-595-1029  
CONTACT: EDMIR DZUDZA

PROJECT DESCRIPTION: NEW MIXED USE DEVELOPMENT  
CONSISTING OF 3540 SF OF  
MEDICAL OFFICE, ADMINISTRATIVE  
OFFICE ON 1ST FLOOR AND 3  
APARTMENT UNITS ON 2ND FLOOR

## ZONING

PUD Z-83-08

## SITE INFORMATION

PARCEL # 214-34-063-B

PROPERTY ADDRESS: 3644 E GREENWAY RD  
PHOENIX, AZ 85032

SUBDIVISION: ROBINHOOD ACRES  
LOT # 63

LEGAL DESCRIPTION: SE 1/4, SEC. 1  
T. 3N, R. 3E

## KEYNOTES

1. UNRESERVED PARKING SPACE
2. ASPHALTIC CONCRETE PAVING
3. 6" C.I.P. VERTICAL CONCRETE CURB
4. CONCRETE SIDEWALK WITH BROOM FINISH.
5. TRASH BIN ENCLOSURE
6. EXISTING 6'-0" HIGH CMU FENCE WALL TO REMAIN
7. ACCESSIBLE PARKING SPACE
8. NEW 6'-0" HIGH CMU WALL
9. ACCESSIBLE PARKING SIGN
10. RETENTION BASIN, REF. CIVIL
11. PROPERTY LINE
12. LANDSCAPE AREA
13. EXISTING SIDEWALK AND CURB TO REMAIN
14. 20' X 10' VISIBILITY TRIANGLE.
15. BBQ AREA
16. ADA ACCESSIBLE RAMP 1:12 SLOPE MAX.
17. ENTRANCE TO DWELLING UNITS ON 2ND FLOOR
18. COMMON AREA
19. RESERVED COVERED PARKING
20. FIRE ALARM PANEL
21. ELECTRICAL METERS
22. REMOVE EXISTING CHAIN LINK FENCE
23. COVERED PARKING IS CONNECTED TO MAIN BUILDING STRUCTURE AND IT IS CONSIDERED PART OF THE BUILDING AND NOT A PART OF OPEN PARKING AREA
24. ABANDON EXISTING DRIVEWAY ENTRY AND PROVIDE 18 FEET HALF STREET PAVING, WITH CURB, GUTTER AND SIDEWALK
25. 15' X 15' ROW
26. 36" HIGH SCREEN WALL
27. BUILDING SIGN
28. GATE, 48" WIDE
29. 48" WIDE WALKWAY
30. EXISTING FIRE HYDRANT TO REMAIN
31. REMOVE EXISTING SIDEWALK AND INSTALL NEW DRIVEWAY PER MAG STANDARD P-1255-1
32. NEW DRIVEWAY ONE WAY TRAFFIC EXIT ONLY MODIFIED DETAIL P1243-1
33. 36" WIDE WALKWAY
34. TRASH BINS PICK UP LOCATION
35. LIGHT POLE, REFER TO ELECTRICAL
36. WALL MOUNTED LIGHT FIXTURE, AT 9'-0" AFG
37. SES UNIT, REFER TO ELECTRICAL
38. TELEPHONE BOX
39. SECONDARY WATER METERS
40. HEAT PUMPS
41. 6 FEET HIGH CMU WALL

*South Elevation*

*West Elevation*

*East Elevation*

*North Elevation*

**Greenway Plaza**  
3644 E Greenway Rd.  
Phoenix 85032

**MATERIALS FINISH SCHEDULE**

- PT-1**  
Body Color  
Dunn Edwards  
PRACTICAL TAN  
DE 6115
- PT-2**  
Accent Color  
Dunn Edwards  
MESA TAN  
DEC 710
- PT-3**  
Accent Color  
- Trim, Doors, Windows  
Dunn Edwards  
BRAR  
DEC 712
- R-1**  
Roof Tile  
Eagle Roofing Products  
CAPSTRANO  
3667 Gray Brown Range
- ST-1**  
Chardonnay 80% Country  
Ledgestone /20% Dressed  
FIELDSTONE  
CSV-20006/CSV-2042

**project international, inc.**  
3644 E Greenway Rd. Phoenix, AZ 85032  
Phone: 480.348.9300 Fax: 480.348.9309  
Email: info@projectinternational.com

**not for construction**

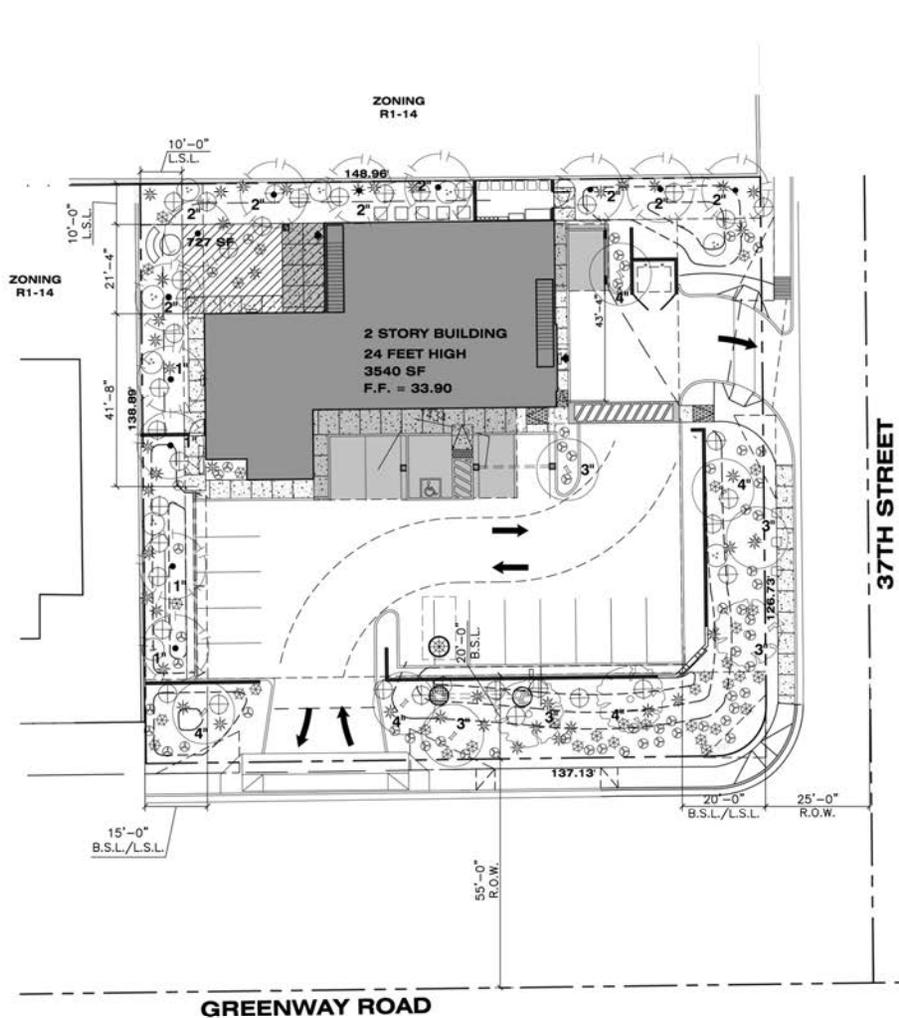
**Greenway Plaza**  
3644 E Greenway Rd. Phoenix, AZ 85032

**Elevations**

Date: 10-19-09  
Project No: 0608  
Drawn By: [Signature]  
Scale: 1/8" = 1'-0"  
Sheet No: **A300**

Z-83-08 KIVA 08-3489 SDEV 0800680 O.S. 10-39

**CONCEPTUAL LANDSCAPE PLAN** **EXHIBIT 1 1**

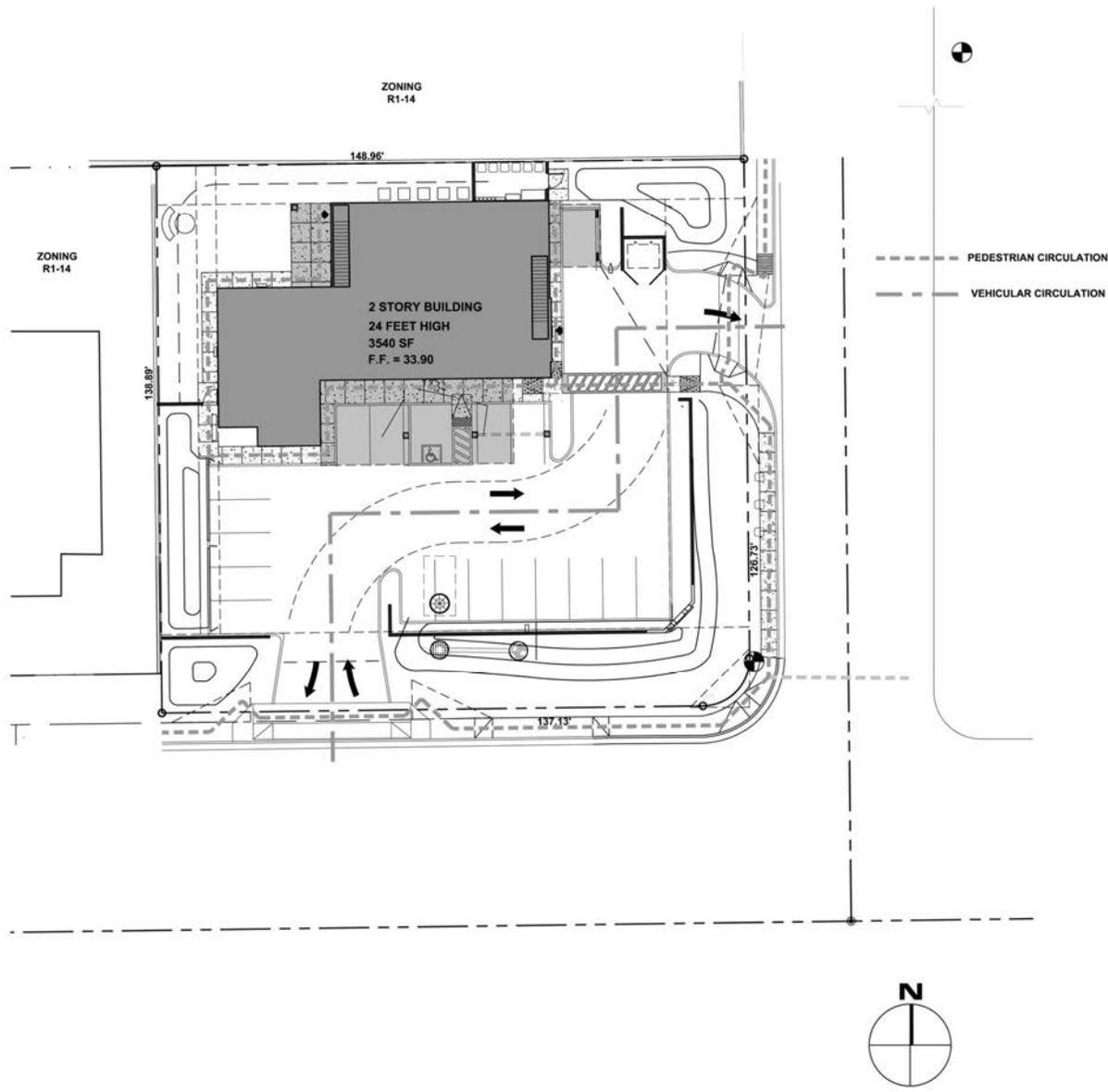


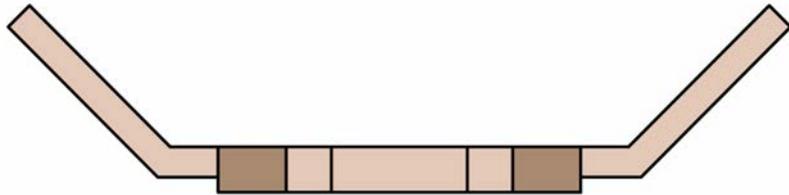
**LANDSCAPE LEGEND**

SYM.	BOTANICAL COMMON NAME	SIZE	REMARKS
<b>trees</b>			
X	Cercidium hybrid "AZT" / Thornless Palo Verde	as noted	Low Branching
X	Tipuana tipu / Tipu Tree	as noted	Standard Trunk
X	Acacia salicina / Willow Acacia	as noted	Standard Trunk
<b>large shrubs</b>			
⊙	Tecoma stans / Arizona Yellow Bells	5 gallon	
<b>medium shrubs</b>			
⊕	Ruellia brittoniana / Britton's Ruellia	5 gallon	
⊕	Abutilon palmeri / Indian Mallow	5 gallon	
⊕	Calliandra hybrid "Sierra Star" / 5 gallon	5 gallon	
⊕	Compact Red Fairy Duster	5 gallon	
⊕	Leucophyllum candidum / Thunder Cloud Sage	5 gallon	
⊕	Simmondsia chinensis "Vista" / 5 gallon	5 gallon	
⊕	Compact Jojoba	5 gallon	
<b>small shrubs</b>			
⊕	Russelia equisetiformis / Coral Fountain	5 gallon	
⊕	Ruellia Katie / Katie Ruellia	5 gallon	
⊕	Convolvulus cneorum / Bush Morning Glory	5 gallon	
⊕	Lantana species / Lantana	5 gallon	
<b>medium accents</b>			
*	Nolina microcarpa / Bear Grass	5 gallon	
*	Hesperaloe funifera / Coahuilan Hesperaloe	5 gallon	
*	Muhlenbergia capillaris / Regal Mist Deer Grass	5 gallon	
*	Aloe dawsonii / Dawes Aloe	5 gallon	
<b>small accents</b>			
*	Agave schidigera / Durango Delight Agave	1 gallon	
*	Anigozanthos species / Kangaroo Paw-mixed Colors	5 gallon	
*	Aloe hybrid "Blue Elf" / Blue Elf Aloe	1 gallon	
*	Hesperaloe parviflora / Red Yucca	1 gallon	
<b>rock</b>			
	Decomposed Granit / Color-Table Mesa Brown	1/2" Screened	



**CIRCULATION PLAN** **EXHIBIT 12**





**PLAN VIEW**



**ELEVATION**

**MATERIALS  
FINISH SHEDULE**

- PT-1**  
**Body Color**  
**Dunn Edwards**  
 PRACTICAL TAN  
 DE 6115
- PT-2**  
**Accent Color**  
**Dunn Edwards**  
 MESA TAN  
 DEC 718
- ST-1**  
**Chardonnay 80% Country  
Ledgestone /20% Dressed**  
 FIELDSTONE  
 CSV-20006/CSV-2042

# *Greenway Plaza*

3644 E Greenway Rd.  
Phoenix 85032

## **MATERIALS FINISH SCHEDULE**



**PT-1**  
**Body Color**  
**Dunn Edwards**  
PRACTICAL TAN  
DE 6115



**PT-2**  
**Accent Color**  
**Dunn Edwards**  
MESA TAN  
DEC 718



**PT-3**  
**Accent Color**  
**- Trims, Doors, Windows**  
**Dunn Edwards**  
BRIAR  
DEC 712



**R-1**  
**Roof Tile**  
**Eagle Roofing Products**  
CAPISTRANO  
3687 Gray Brown Range

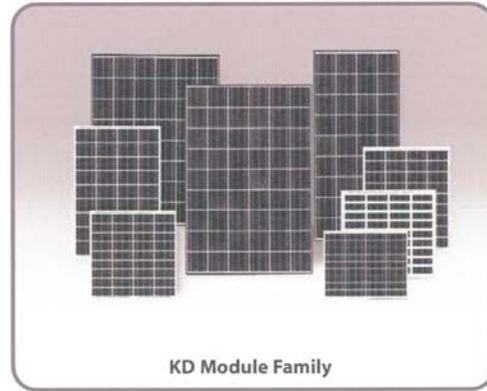


**ST-1**  
**Chardonnay 80% Country**  
**LedgeStone /20% Dressed**  
FIELDSTONE  
CSV-20006/CSV-2042



**Kyocera Solar Modules (KC/KD)**

Kyocera's advanced cell processing technology and automated production facilities have produced a multi-crystal solar cell with an efficiency of over 16%. All modules are constructed using a tempered glass front, EVA pottant and a PVF backing to provide maximum protection from the most severe environmental conditions. The entire laminate is framed in a heavy duty anodized aluminum frame to provide structural strength and ease of installation. Because Kyocera modules are so efficient less space is required than other solar modules of equal output. This translates to both more wattage per square foot and lower mounting structure cost.



**Features**

- KC65T - KC130TM modules have a +10/-5% power tolerance, KC40T-50T: +15/-5%
- KD135GX-LP - KD210GX-LP modules have a +5%/-5% tolerance
- UL listed
- Low iron, tempered glass, EVA encapsulant and anodized aluminum frame construction
- 20 year output warranty on Kyocera modules
- Weather resistant junction box (KC40T-KC130TM) or multi-contact connectors (KD130GX-LP, 180GX-LP, 205GX-LP & 210GX)

**Quality Assurance**

Kyocera multi-crystal photovoltaic modules exceed government specifications for the following tests:

- Thermal cycling test
- Thermal shock test
- Thermal/Freezing and high humidity cycling test
- Electrical insulation test
- Hail impact test
- Mechanical, wind and twist loading test
- Salt mist test
- Light and water exposure test
- Field exposure test



Product Name and Description	KD 210GX-LP	KD 205GX-LP	KD 180GX-LP	KD 135GX-LP	KC 130TM	KC85T	KC65T	KC50T	KC40T
<b>Part Number</b>	<b>503091</b>	<b>501015</b>	<b>501014</b>	<b>501013</b>	<b>501004</b>	<b>703004</b>	<b>703005</b>	<b>703007</b>	<b>703008</b>
<i>Rated Power (Watts)</i>	210	205	180	135	130	87	65	54	43
<i>Series Fusing (Amps)</i>	15.0	15.0	15.0	15.0	15.0	7.0	6.0	6.0	6.0
<i>Current at Max. Power (Amps)</i>	7.90	7.71	7.63	7.63	7.39	5.02	3.75	3.11	2.48
<i>Voltage at Max. Power (Volts)</i>	26.6	26.6	23.6	17.7	17.6	17.4	17.4	17.4	17.4
<i>Short Circuit Current (Amps)</i>	8.58	8.36	8.35	8.37	8.02	5.34	3.99	3.31	2.65
<i>Open Circuit Voltage (Volts)</i>	33.2	33.2	29.5	22.1	21.9	21.7	21.7	21.7	21.7
<i>Length (Inches)</i>	59.1	59.1	52.8	59.1	56.0	39.6	29.6	25.2	20.7
<i>Width (Inches)</i>	39.0	39.0	39.0	26.3	25.7	25.7	25.7	25.7	25.7
<i>Depth of frame (Inches)</i>	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
<i>Depth including j-box</i>	1.4	1.4	1.4	1.4	2.2	2.2	2.1	2.1	2.1
<i>Shipping Weight (lbs.)</i>	45.8	45.8	41.4	33.0	33.0	24.0	18.0	16.0	13.0

All specification at 25°C. cell temperature, 1.5 AM and 1000W/m<sup>2</sup>.  
 KC "T" and "TM" modules have a conduit ready junction box. "GX" modules have locking multi-contact connectors.  
**See Appendix A for module dimensions and shipping information.**

**Replacement bypass diodes for Kyocera J-Box equipped modules are sold in packs of 25; part number 705070**

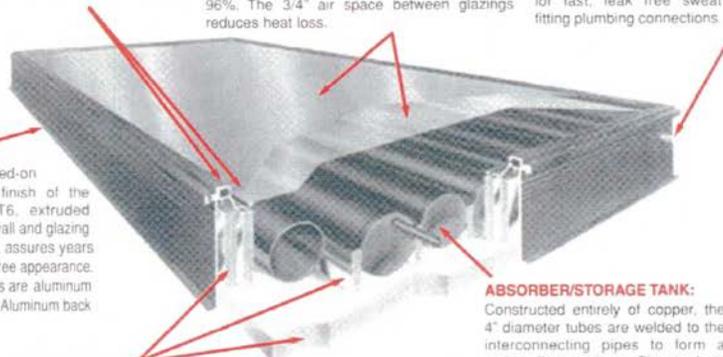
**PROGRESSIVETUBE® SPECIFICATIONS**

**GLAZING GASKETS:** A continuous gasket made of special long life EPDM synthetic rubber is compressed by the glazing caps to seal out the weather. The inner glazing spline is made of high-temperature tolerant EPDM.

**GLAZING:** Outer glazing is tempered low-iron solar glass with 91% transmittance. Inner glazing is Teflon® film, known for its high temperature tolerance (525 F) and its long term durability and stability, transmittance 96%. The 3/4" air space between glazings reduces heat loss.

**FLUID CONNECTIONS:** Inlet and outlet connections are made of nominal 3/4" diameter Type "L" hard copper pipes. This allows for fast, leak free sweat fitting plumbing connections.

**CASE:** The baked-on bronze acrylic finish of the hard temper, T6, extruded aluminum framewall and glazing caps, alloy 6061, assures years of attractive rust-free appearance. All rivets and bolts are aluminum or stainless steel. Aluminum back sheet .025".



**INSULATION:** Rigid closed cell polyisocyanurate foam board, the most efficient insulation available, is used to maximize heat retention. Sides and ends of the unit have 1.5" board, R-value 10; bottom has 2" board, R-value 14; between tank tubes has 1.5" board, R-value 10.

**ABSORBER/STORAGE TANK:** Constructed entirely of copper, the 4" diameter tubes are welded to the interconnecting pipes to form a series flow pattern. The tank is pressured rated to 300psi and is coated with a high-temperature "selective" solar radiation absorption surface that maximizes heat gain and reduces heat loss.

**PROGRESSIVETUBE® System Performance Ratings**

The PROGRESSIVETUBE® and its mounting systems have successfully passed static wind load testing to 180 m.p.h. All PROGRESSIVETUBE® models and/or systems meet the following standards:



Florida Solar Energy Center  
(FSEC - GP - 5 - 80)  
(FSEC - GP - 6 - 80)  
(FSEC - GP - 7 - 80)



ASHRAE 95-87  
Thermal Performance  
Standard for Solar  
Water Heaters



Solar Ratings & Certification  
Corp. SRCC Standard 200-88  
(RA 92)  
SRCC OG - 300



Uniform Solar Energy Code  
International Association of  
Plumbing & Mechanical  
Officials

MODEL	FSEC Qnet		SRCC Solar Energy Factor
	(BTU/day)	(KWH)	
PT-20-CN	11,600	3.40	1.4
PT-30-CN	22,100	6.48	
PT-40-CN	28,400	8.33	
PT-50-CN	28,700	8.42	

# PROGRESSIVTUBE<sup>®</sup> SPECIFICATIONS



	PT-20-CN	PT-30-CN	PT-40-CN	PT-50-CN
Volumetric Capacity	67.2 L / 17.9 gal	116.7 / 30.84 gal	156.7 L / 41.4 gal	186.2 L / 49.2 gal
Gross Area	1.17 m <sup>2</sup> / 12.56 ft <sup>2</sup>	2.23 m <sup>2</sup> / 23.98 ft <sup>2</sup>	2.98 m <sup>2</sup> / 32.10 ft <sup>2</sup>	2.98 m <sup>2</sup> / 32.10 ft <sup>2</sup>
Frontal Area	1.0 m <sup>2</sup> / 10.77 ft <sup>2</sup>	2.04 m <sup>2</sup> / 21.91 ft <sup>2</sup>	2.77 m <sup>2</sup> / 29.84ft <sup>2</sup>	2.77 m <sup>2</sup> / 29.84 ft <sup>2</sup>
Dry Weight	41.7 kg / 92.0 lbs	76.2 kg / 174 lbs	99.7 kg / 220 lbs	120.0 kg / 265 lbs
Wet Weight	106.7 kg / 235.2 lbs	192.7 kg / 425 lbs	255.4 kg / 563 lbs	301.0 kg / 664 lbs
Flow Pattern	Series	Series	Series	Series
Test Pressure	1103 KPa / 160 psi	2068 KPa / 300 psi	2068 KPa / 300 psi	2068 KPa / 300 psi
Design Pressure	1034 KPa / 150 psi			
Max Design Temp	176°C / 350°F	176°C / 350°F	176°C / 350°F	176 C / 350 F
Operating Temp	4-93°C / 40-200°F	4-93°C / 40-200°F	4-93°C / 40-200°F	4-93 C / 40-200 F

## DIMENSIONS - Metric / Inches

A	211.9 cm / 83.44"	247.5 cm / 97.44"	247.5 cm / 97.44"	247.5 cm / 97.44"
B	55.8 cm / 22"	90.0 cm / 35.44"	120.5 cm / 47.44"	120.5 cm / 47.44"
C	210.5 cm / 82.88"	241.9 cm / 95.25"	241.9 cm / 95.25"	241.9 cm / 95.25"
D	54.3 cm / 21.38"	84.1 cm / 33.125"	114.6 cm / 45.13"	114.6 cm / 45.13"
E	215.6 cm / 84.88"	250.0 cm / 98.44"	250.0 cm / 98.44"	250.0 cm / 98.44"
F	19.7 cm / 7.75"			
G	212.1 cm / 83.50"	247.2 cm / 97.31"	247.2 cm / 97.31"	247.2 cm / 97.31"
H	6.0 cm / 2.38"	6.9 cm / 2.75"	6.9 cm / 2.75"	6.9 cm / 2.75"
I	4.1 cm / 1.63"	2.5 cm / 1.0"	2.5 cm / 1.0"	2.5 cm / 1.0"
J	7.6 cm / 3"	8.9 cm / 3.5"	8.9 cm / 3.5"	8.9 cm / 3.5"
K	7.0 cm / 2.75"	7.6 cm / 3.0"	7.6 cm / 3.0"	7.6 cm / 3.0"
L	12.7 cm / 5"	13.9 cm / 5.5"	13.9 cm / 5.5"	13.9 cm / 5.5"
M	37.1 cm / 14.63"	70.5 cm / 27.75"	100.9 cm / 39.75"	100.9 cm / 39.75"
N	56.2 cm / 22.13"	89.7 cm / 35.3"	120.2 cm / 47.31"	120.2 cm / 47.31"
P	8.3 cm / 3.25"	9.2 cm / 3.63"	9.2 cm / 3.63"	9.2 cm / 3.63"
Q	13.0 cm / 5.13"	15.6 cm / 6.13"	15.6 cm / 6.13"	15.6 cm / 6.13"
R	6.0 cm / 2.38"	6.2 cm / 2.44"	6.2 cm / 2.44"	6.2 cm / 2.44"

