City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-128-26-8
November 4, 2025

South Mountain Village Planning Committee Meeting Date:	November 10, 2026
Planning Commission Hearing Date:	December 3, 2026
Request From:	R1-6 BAOD (Single-Family Residence District, Baseline Area Overlay District) (1.36 acres)
Request To:	R-2 BAOD (Multi-Family Residence District, Baseline Area Overlay District) (1.36 acres)
Proposed Use:	Multi-family housing
Location:	Approximately 405 feet south of the southwest corner of 14th Way and Southern Avenue
Owner:	Aaron Norwood, Hearthstone Properties Inc.
Applicant:	Zachary Howser, Architectural Resource Team, Inc.
Representative:	Steve Capobres, Catholic Charities Community Services
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	14th Way	Local	0 foot west half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The proposal, as stipulated, includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking and shade throughout the development that will encourage pedestrian activity and help an activate the pedestrian environment.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal, as stipulated, will encourage bicycling and transit use by incorporating enhanced bicycle parking and related infrastructure.

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

The proposal, as stipulated, includes enhanced landscape setbacks, shaded parking, and shaded pedestrian pathways. These improvements will create a comfortable pedestrian environment along 14th Way and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives
Baseline Area Master Plan and **Baseline Area Overlay District (BAOD)**: Background Item No. 6. **Housing Phoenix Plan**: Background Item No. 7. **Shade Phoenix Plan**: Background Item No. 8. **Complete Streets Guidelines**: Background Item No. 9. **Zero Waste PHX**: Background Item No. 10. **Comprehensive Bicycle Master Plan**: Background Item No. 11. **Conservation Measures for New Development**: Background Item No. 12. **Phoenix Climate Action Plan**: Background Item No. 13.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Vacant land and basketball court	R1-6 BAOD
North	Church	R1-6 BAOD
West	Single-family residences	R1-6 BAOD
East (across 14th Way)	Shopping center	PSC BAOD
South	Vacant land	R1-6 BAOD

R-2 BAOD (Multifamily Residence District, Baseline Area Overlay District) Planned Residential Development Option		
Standards	**Requirements**	**Site Plan Provisions**
Gross Acres	-	1.36 acres
Maximum Dwelling Units	14, 16 with bonus	11 (Met)
Maximum Density (dwelling units/acre)	10.5, 12.0 with bonus	8.09 (Met)
Maximum Building Height	2 stories and 30 feet	One story and 15 feet (Met)
Minimum Perimeter Building Setbacks		
Adjacent to Public Street (14th Way)	20 feet	10 feet (Not met)
North	15 feet	0 feet (Not met)*
South	15 feet	10 feet (Not met)*
West	15 feet	10 feet (Not met)*
Minimum Landscape Setbacks		
Adjacent to Public Street (14th Way)	15 feet	10 feet (Not met)*
North	5 feet	0 feet (Not met)*
South	5 feet	10 feet (Met)
West	5 feet	10 feet (Met)
Lot Standards		
Minimum Open Space	5 percent	21 percent (Met)
Maximum Lot Coverage	60% total for development	16 percent (Met)
Minimum Parking	17 spaces, 1.5 spaces per dwelling unit	8 spaces (Not met)*

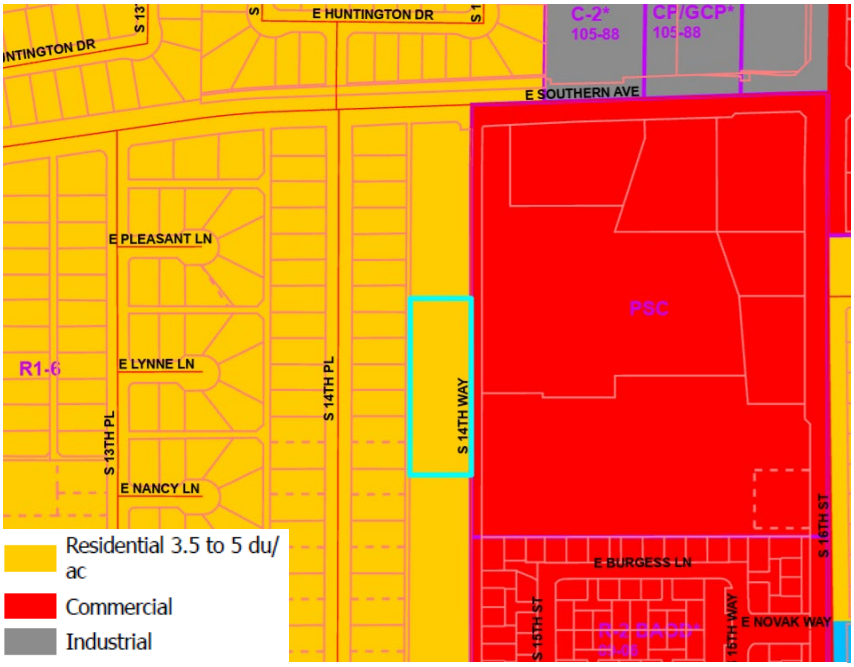
**Variance or site plan revision required.*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.36 acres located approximately 405 feet south of the southwest corner of 14th Way and Southern Avenue from R1-6 BAOD (Single-Family Residence District, Baseline Area Overlay District) to R-2 BAOD (Multi-Family Residence District, Baseline Area Overlay District) for multi-family housing. The subject site is largely vacant, with the exception of a basketball court.

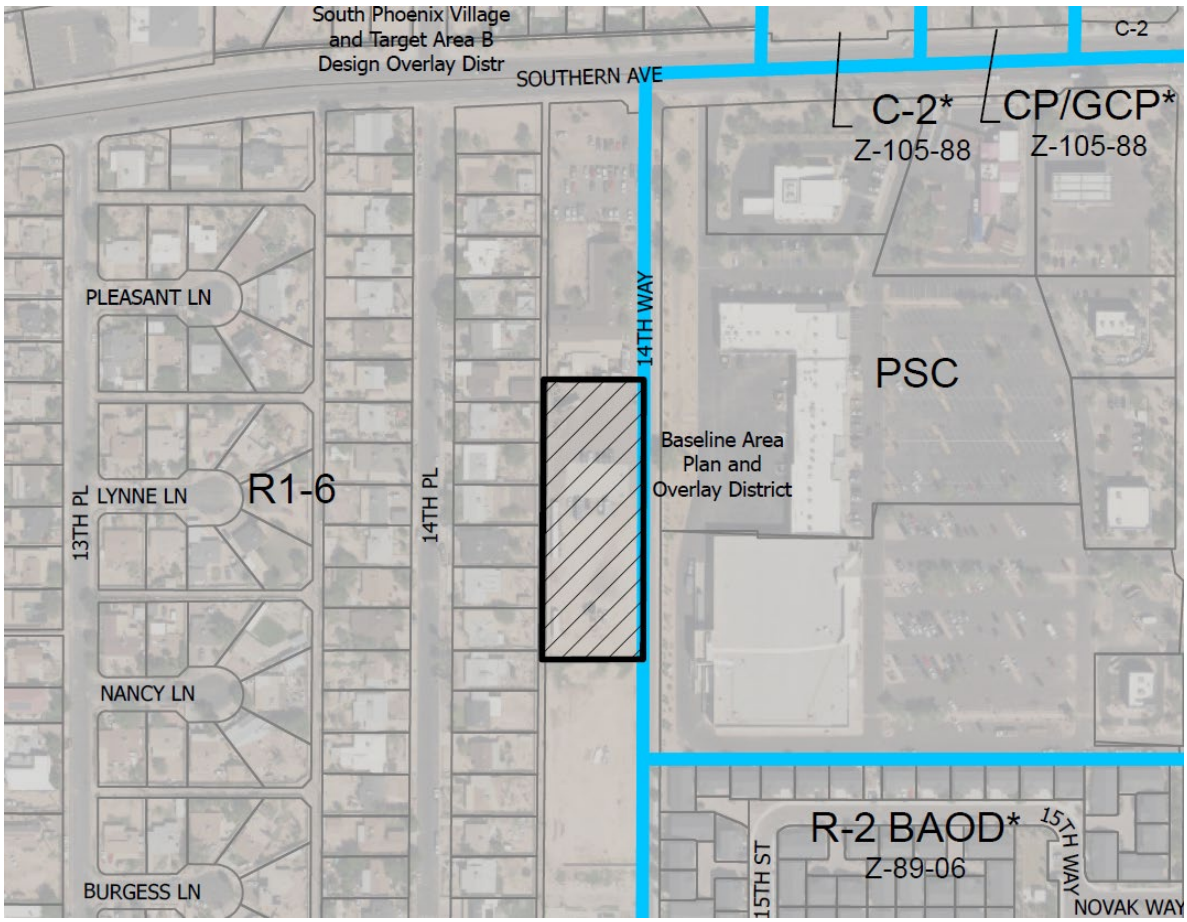
2. The subject site, including the properties to the north, west, and south, are designated Residential 3.5 to 5 dwelling units acre. The area to the east, across 14th Way, is designated commercial. The proposed zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size.



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

SURROUNDING LAND USE AND ZONING

3. To the north the subject site is a church zoned R1-6 BAOD. To the west is a single-family subdivision zoned R1-6 BAOD. To the south is vacant land zoned R1-6 BAOD. To the east, across 14th Way, is a shopping center zoned PSC.



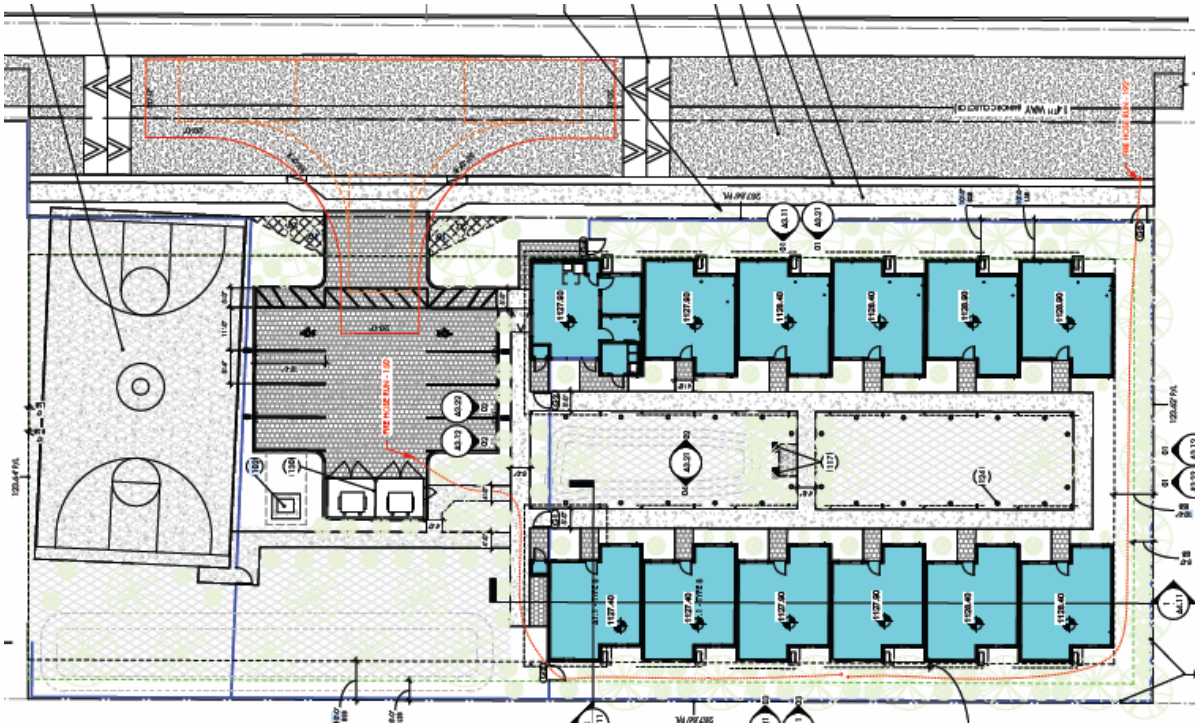
Location Map; Source: Planning and Development Department

PROPOSAL

4. *Site Plan*

The proposal is for 11 affordable housing units. The conceptual site plan depicts the location of the housing units, parking, the existing basketball court, trash enclosures, open space areas, and pedestrian circulation. The site will have one point of ingress/egress from 14th Way.

Staff recommends Stipulation No. 2 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross vehicular paths to enhance pedestrian safety.



Conceptual Site Plan; Source: Architectural Resource Team

5. *Conceptual Building Elevations*

The conceptual building elevations depict the residential units, the varied roof lines, color pallet, and perimeter fence. Staff recommends general conformance to the elevations per Stipulation No. 1.

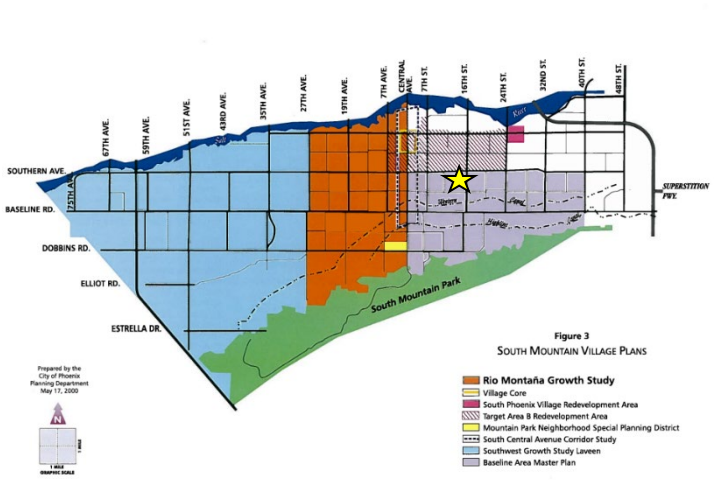


Conceptual Building Elevations; Source: Architectural Resource Team

STUDIES AND POLICIES

6. **Baseline Area Master Plan and Baseline Area Overlay District (BAOD):**

The Baseline Area Master Plan and the Baseline Area Overlay District are designed to encourage development that preserves the rural and agricultural character of the area. The overlay district emphasizes a strong streetscape environment including shade for pedestrians and landscape enhancements.



Source: Planning and Development Department

The site shall be developed in general conformance with the conceptual elevations to ensure the inclusion of varied roof lines, and the development will provide enhanced landscape setbacks, shaded pedestrian pathways, and shaded parking. This is addressed in Stipulation Nos. 1, 3,5, and 9.

To promote Crime Prevention Through Environmental Design (CPTED) principles and enhance neighborhood safety, staff recommends Stipulation Nos. 6 and 7. These stipulations require site lighting at building entrances and exits, within public assembly areas, and in the parking area, and require the landscape setback along 14th Way be planted with native cacti or similar plants, further contributing to a safe and well-designed environment.

7. **Housing Phoenix Plan:**

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

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

8. **Shade Phoenix Plan:**
In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

The proposal, per Stipulation No. 3, will create a streetscape environment with enhanced landscape setbacks. Additionally, Stipulation No. 5 will require that internal pedestrian pathways be shaded a minimum 75 percent, and Stipulation No. 9 will require that the parking lot area be shaded a minimum 25 percent.

9. **Complete Streets Guidelines:**
The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The proposal, per Stipulation No. 3, will create a streetscape environment with enhanced landscape setbacks. Additionally, the proposed development, per Stipulation No. 4, will support walking, bicycling, and transit use by requiring shaded guest and secured bicycle parking and receptacles for electric bicycle charging.

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

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials indicate that recycling services shall be provided.

11. **Comprehensive Bicycle Master Plan:**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide enhanced bicycle parking and

infrastructure by requiring guest and secured bicycle parking spaces, ensuring all bicycle parking spaces be shaded, and providing receptacles for electric bicycle parking capabilities. This is addressed in Stipulation No. 4.

12. **Conservation Measures for New Development:**
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 through 11.

13. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

COMMUNITY CORRESONDENCE

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

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department recommended that a sidewalk be constructed along 14th Way, that right-of-way be dedicated for 14th Way, and that the developer replace and construct all improvements in the right-of-way with all required elements in compliance with ADA standards. These are addressed in Stipulation Nos. 12 through 15.

16. The City of Phoenix Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 16.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 17.

18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 18.

19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The requested R-2 zoning district will provide an appropriate transition between the commercial development to the east and the single-family development to the west.

2. The proposal will redevelop an underutilized site with an affordable multi-family residential development that will contribute to the mix of housing options in the area.

3. The proposal will create affordable housing options consistent with the Housing Phoenix Plan’s goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped August 27, 2026, as modified by the following stipulations and approved by the Planning and Development Department.

2. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

3. All landscape setbacks shall be planted with minimum 2-inch caliper, large

canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with minimum five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

4. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. Secure bicycle parking shall be provided per Section 1307 of the Zoning Ordinance.

    b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.

    c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

    d. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.

5. All internal pedestrian pathways shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

6. The required landscape setback along 14th Way shall include native cacti or similar spiny desert accent plants in addition to the required shrubs, as approved by the Planning and Development Department.

7. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.

8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

11. A minimum of one green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

12. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 14th Way, adjacent to the development.

13. A minimum 25 feet of right-of-way shall be dedicated for the west side of 14th Way.

14. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

15. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

16. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

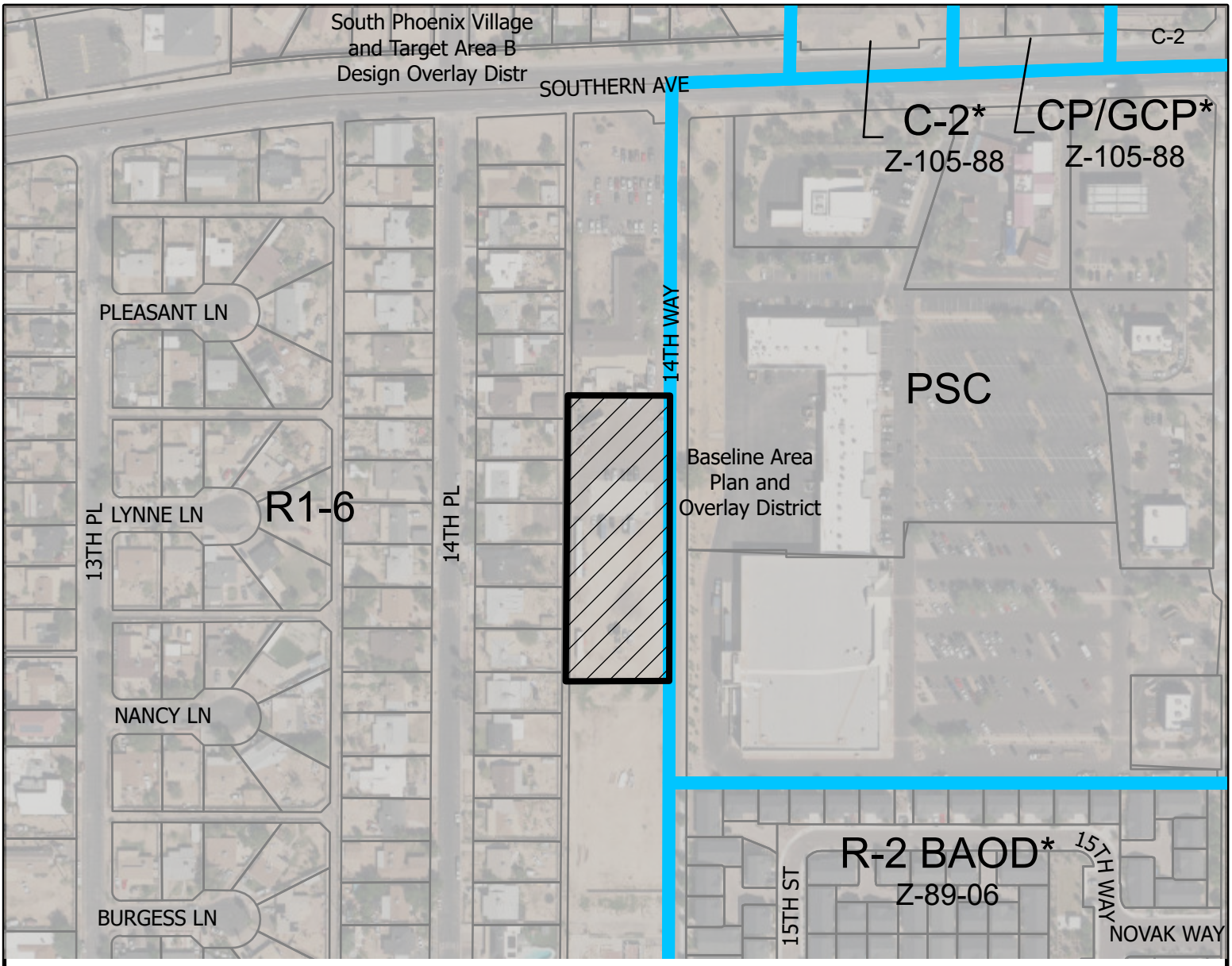
17. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

18. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Samuel Rogers
November 4, 2026

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped August 27, 2026 (4 pages)
Conceptual Building Renderings and Elevations date stamped August 27, 2026 (7 pages)

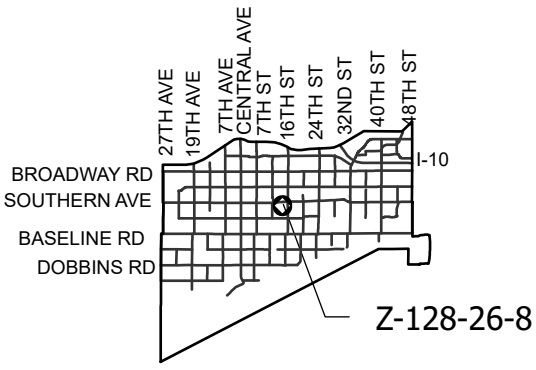


N

0 0.02 0.04 0.08 Miles

SOUTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Architectural Resource Team, Inc.
APPLICATION NO:	Z-128-26-8
DATE:	9/24/2026
REVISION DATES:	10/19/2026
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	1.36 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 3-30, QS 2-30
ZONING MAP	D-9

REQUESTED CHANGE:

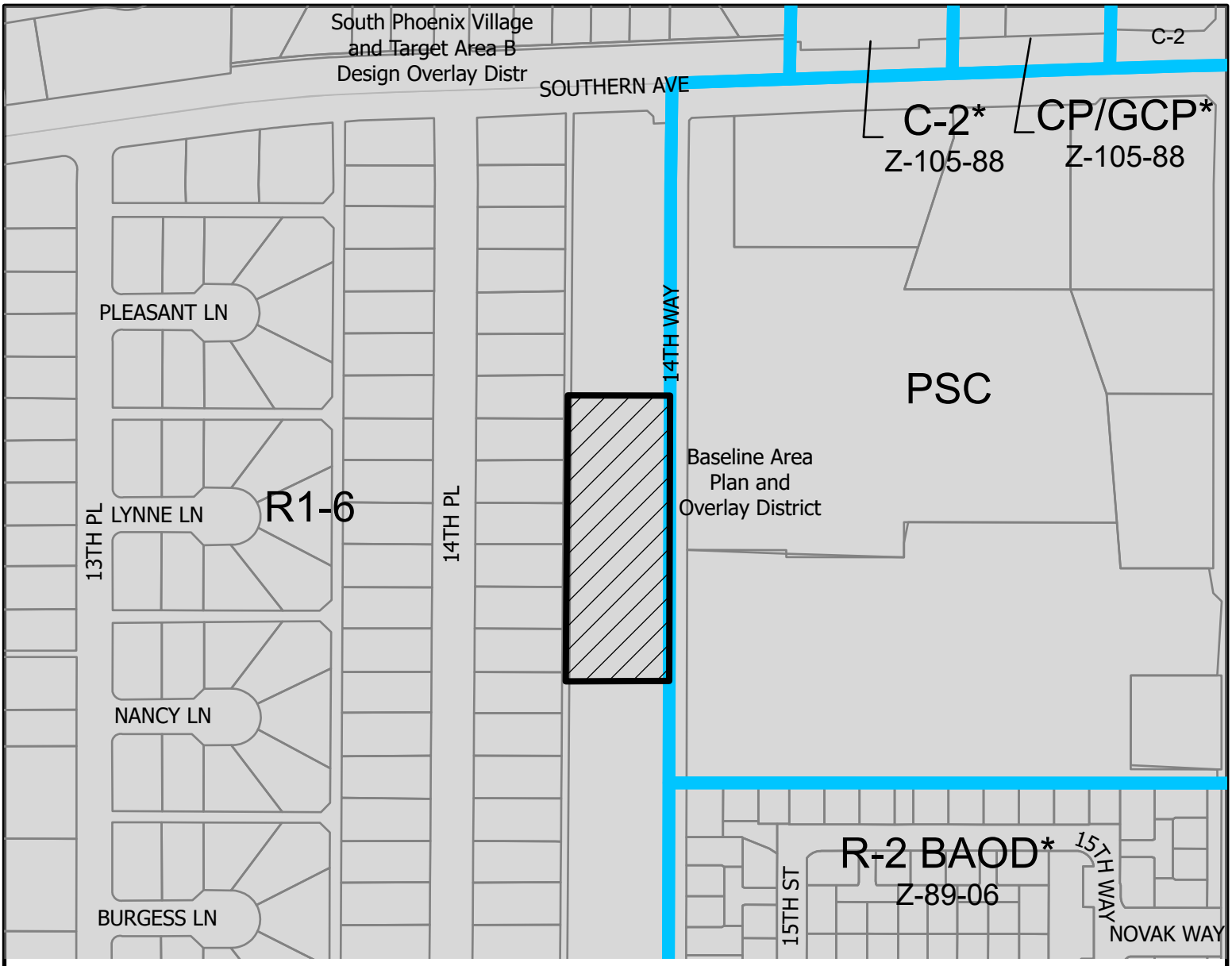
FROM: R1-6 BAOD (1.36 ac.)

TO: R-2 BAOD (1.36 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
R1-6	7	9
R-2 BAOD*	13	16

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

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2026\Z-128-26-8.aprx

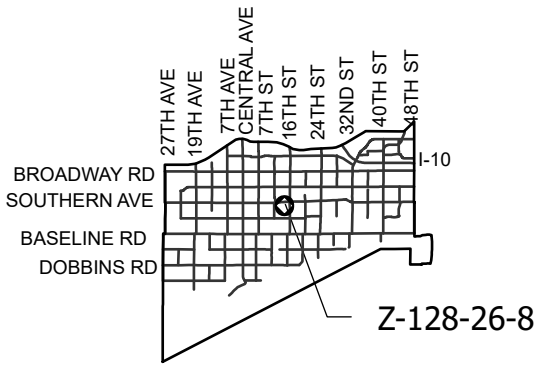


N

0 0.02 0.04 0.08 Miles

SOUTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Architectural Resource Team, Inc.
APPLICATION NO:	Z-128-26-8
DATE:	9/24/2026
REVISION DATES:	10/19/2026
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	1.36 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 3-30, QS 2-30
ZONING MAP	D-9

REQUESTED CHANGE:

FROM: R1-6 BAOD (1.36 ac.)

TO: R-2 BAOD (1.36 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
R1-6	7	9
R-2 BAOD*	13	16

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

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2026\Z-128-26-8.aprx

PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THE DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION.

PARENT LEGAL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE AGENCY, INC., ORDER NUMBER C7003240219, DATED JULY 18TH, 2024

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH 406.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SECTION LINE COMMON TO THE SAID SECTIONS 28 AND 33, WHICH BEARS SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 824.00 FEET FROM THE SOUTHEAST AND NORTHEAST CORNER RESPECTIVELY OF SAID SECTIONS;
THENCE SOUTH 0 DEGREES 06 MINUTES WEST, A DISTANCE OF 1321.80 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE WEST, A DISTANCE OF 148.59 FEET ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 00 DEGREES 06 MINUTES EAST, A DISTANCE OF 1462.74 FEET TO THE CENTER LINE OF SOUTHERN AVENUE AS IT PASSES THROUGH THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE NORTH 87 DEGREES 40 MINUTES EAST, A DISTANCE OF 148.72 FEET ALONG THE CENTER LINE OF SAID SOUTHERN AVENUE;
THENCE SOUTH 00 DEGREES 06 MINUTES WEST, A DISTANCE OF 147.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 616.5 FEET THEREOF.

Parcel No. 2:
That part of The Southeast quarter of the Southeast quarter of Section 28 and That part of The Northeast quarter of the Northeast quarter of Section 33, Township 1 North, Range 3 East, of the Gila Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on Section line common to the said Sections 23 and 33, which bears South 89 degrees 58 minutes 30 seconds West, a distance of 824.00 feet from the Southeast and Northeast corner respectively of said Sections;
THENCE South 0 degrees 06 minutes West, a distance of 1321. 80 feet to the South line of the Northeast quarter of the Northeast quarter of said Section 33;
THENCE West, a distance of 148.59 feet along said South line of the Northeast quarter of the Northeast quarter;
THENCE North 00 degrees 06 minutes East, a distance of 1462.74 feet to the center line of Southern Avenue as it passes through the Southeast quarter of the Southeast quarter of said Section 28;
THENCE North 87 degrees 40 minutes East, a distance of 148.72 feet along the center line of said Southern Avenue;
THENCE South 00 degrees 06 minutes West, a distance of 147. 00 feet to the South line of said Southeast quarter of the Southeast quarter of section 28 to the POINT OF BEGINNING;

EXCEPT The South 1022.5 feet thereof;
AND EXCEPT that part Deeded to the City of Phoenix in Warranty Deed recorded in Document No. 85-310189, records of Maricopa County, Arizona.

** A NEW SURVEY / LEGAL DESCRIPTION IS NEEDED THAT INCLUDES: 1) ADDS THE ADDITIONAL 25' ROW DEDICATION TO 0938 PARCEL 2) LOT LINE ADJUSTMENT**

NOTE: LEGAL DESCRIPTION IS FOR REFERENCE ONLY. LEGAL DESCRIPTIONS, PLATS, LOT COMBINATIONS RECORDED WITH MARICOPA COUNTY SUPERSEDE ANY LEGAL DESCRIPTIONS CONVEYED ON PLAN DOCUMENTS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 1:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SECTION LINE COMMON TO THE SAID SECTIONS 28 AND 33, WHICH BEARS SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST, A DISTANCE OF 823.77 FEET FROM THE SOUTHEAST AND NORTHEAST CORNER RESPECTIVELY OF SAID SECTIONS;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, A DISTANCE OF 705.30 FEET TO THE NORTH LINE OF THE SOUTH 616.50 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 616.50 FEET, A DISTANCE OF 148.62 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 804.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHERN AVENUE AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 85-510189 MARICOPA COUNTY RECORDS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE FOR SOUTHERN AVENUE THE FOLLOW 5 CALLS;

THENCE NORTH 87 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 118.79 FEET;

THENCE SOUTH 46 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 6.92 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 87 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, A DISTANCE OF 86.57 FEET TO THE POINT OF BEGINNING.

** A NEW SURVEY / LEGAL DESCRIPTION IS NEEDED THAT INCLUDES: 1) ADDS THE ADDITIONAL 25' ROW DEDICATION TO 0938 PARCEL 2) LOT LINE ADJUSTMENT**

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

PROJECT DESCRIPTION

SAINT CATHERINE'S MANOR IS AN AFFORDABLE HOUSING DEVELOPMENT. THE DEVELOPMENT IS LOCATED ADJACENT TO EXISTING CHURCH (WHO OWNS THE SUBJECT PROPERTY) THAT OPERATES SERVICES THAT SUPPORT THAT POPULATION.

THERE WILL BE TWO (2) SEPARATE CODE BUILDINGS; WOOD-FRAMED TYPE VB CONSTRUCTION. THE DEVELOPMENT WILL PROVIDE ELEVEN (11) DWELLING UNITS AND WILL INCLUDE AN ACCESSORY LAUNDRY/COMMUNITY SPACE. THE BUILDINGS WILL BE SPRINKLERED.

ZONING ANALYSIS

ZONING - EXISTING ZONING - PROPOSED	R-1 R-2 (REZONE REQUIRED)
PARCEL NUMBER(S) - EXISTING: PARCEL NUMBER(S) - PROPOSED:	114-29-093B 114-29-093B (AMENDED THROUGH LOT LINE ADJUSTMENT)
PROPOSED LOT SALES :	NO
SITE AREA (NET) (PROPOSED): SITE AREA (GROSS) (PROPOSED):	35,588 NSF / 0.82 NAC 43,936 GSF / 1.01 GAC
BUILDING FOOTPRINT - PROPOSED	PROPOSED: 7,600 SF TOTAL: 7,600 SF
ZONING OVERLAYS AND REGULATORY PLANS	BASELINE AREA OVERLAY DISTRICT
R-2 MULTI-FAMILY RESIDENCE DISTRICT (SECTION 618) **R-2 DEVELOPMENT STANDARDS** / PLANNED RESIDENTIAL DEVELOPMENT (TABLE 618.B)	
LOT WIDTH (MIN): LOT DEPTH (MIN): LOT WIDTH (ACTUAL): LOT DEPTH (ACTUAL):	*NONE* *NONE* *123.82* WIDTH *287.86* DEPTH
COMMON AREAS (REQUIRED): COMMON AREAS (PROPOSED)	*MINIMUM 5% OF GROSS AREA = 43,936SF× 5% = 2,197SF* 14,221 SF
DWELLING UNIT DENSITY (MAX):	*10.5 PDU/AC (GROSS); 12.0 WITH B BONUS (GROSS)* 10.5 DU × 1.01 GAC = 10.61 DUs = 10 DUs 12.0 DU × 1.01 GAC = 12.12 DUs = 12 DUs
DWELLING UNIT DENSITY (PROPOSED):	***CALCULATION METHOD #1 FOR DENSITY BONUS: AFFORDABLE HOUSING*** *PZO, 608.H.3.B(1)* *(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED, THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED TEN PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.* 1.0 DU / 10.5 DU/AC = 0.095 = 9.5% < 10% THEREFORE OKAY 10.5 DU/AC + 1 DU = 11.5 DU/AC ≤ 12.0 DU/AC, THEREFORE OKAY **PROVIDED: 11 DU**
	ALTERNATE CALCULATION METHOD #2 FOR DENSITY BONUS: ADDITIONAL OPEN SPACE *PZO, 608.H.2* *MULTI-FAMILY OPEN SPACE BONUS. WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.* OPEN SPACE PROVIDED 12,514 SF REQUIRED 2,197 SF ADDITIONAL 10,317 SF = 10,317 SF / 43,936 SF = 0.23 = 23% ADDITIONAL OPEN SPACE 23% / 2% = = 11.5% DENSITY BONUS 10.5 × 13.5% = =1.2 DU/AC. 10.5 + 1.2 = 11.7 ≤ 12.0 DU/AC, THEREFORE OKAY **PROVIDED: 11 DU**
BUILDING HEIGHT (MAX) PZO Table 614.1 (1.A)	*3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER. ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH***
BUILDING HEIGHT (PROPOSED):	1 STORY AND 15'-0" IN HEIGHT SEE ELEVATIONS, SECTIONS, AXONOMETRICS FOR REFERENCE.
DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)	*PERIMETER STREET: 20 FEET; OTHER PROPERTY LINE: 15 FEET.* NORTH: 15'-0", EAST: 20'-0", SOUTH: 15'-0", WEST: 15'-0"
DEVELOPMENT PERIMETER BUILDING SETBACK (PROPOSED):	**NORTH: 0'-0"** (VARIANCE REQUIRED)** **EAST (PERIMETER), SOUTH, WEST: 10'-0"** (VARIANCE REQUIRED)**
PERIMETER STREET LANDSCAPE SETBACK (MINIMUM):	*15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.* NORTH: 0'-0", EAST (PERIMETER): 15'-0", SOUTH: 0'-0", WEST: 0'-0"
PERIMETER STREET LANDSCAPE SETBACK (PROPOSED):	NORTH: 0'-0", SOUTH, WEST: 5'-0" **EAST (PERIMETER): 10'-0"** (VARIANCE REQUIRED)**
LOT COVERAGE (MAX):	*60% TOTAL FOR DEVELOPMENT* (NET SITE) 35,588 NSF × 60% = 21,353 SF
LOT COVERAGE (PROPOSED):	PROPOSED: 9,663 SF TOTAL: 9,663 SF / 35,588 NSF = 0.27 **27%** ≤ 60% THEREFORE OKAY
STREET FRONTAGE (REQUIRED) STREET FRONTAGE (PROPOSED)	*PUBLIC STREET OR PRIVATE ACCESSWAY* PUBLIC STREET
OFF-STREET PARKING AND LOADING **DWELLING UNIT, SINGLE-FAMILY ATTACHED**	
PARKING (REQUIRED): (TABLE 702.C, DWELLING UNITS, MULTI-FAMILY HOUSING)	*1.5 SPACES PER D WELLING UNIT, (OF THE REQUIRED PARKING SPACES A MINIMUM OF 0.25 SPACES PER DWELLING UNIT MUST BE PROVIDED AS UNRESERVED SPACES WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.)* 1.5 SPACE / 1.1 DWELLING UNITS = 16.5 = 17 SPACE(S) TOTAL: 17 SPACE(S)
PARKING (PROPOSED): NOTE: PROPOSED PARKING COUNTS IS DUE TO DEMOGRAPHIC OF RESIDENTS (LESS LIKELY TO HAVE VEHICLES)	0.70 SPACE / 1 DWELLING UNITS (VARIANCE REQUIRED)** 0.70 SPACE / 11 DWELLING UNITS = 7.7 SPACES 6 SPACE(S) 2 SPACE(S) ADA **8 SPACE(S)**
LOADING (REQUIRED): (TABLE 702.H.2.c) LOADING (PROPOSED):	0 0
REFUSE CAPACITY:	REQUIRED: 1/2 CU YARD PER UNIT ONCE PER WEEK 1/2 CU YARD/DU x 11 UNITS = 5.5 CU YARDS ONCE PER WEEK PROVIDED:ONE (1) 6 CU YARD BINS SERVED ONCE PER WEEK PLUS 1 RECYCLING BIN

PROJECT DESIGN TEAM

ARCHITECT
ARCHITECTURAL RESOURCE TEAM, INC
105 S e indian school rd
Phoenix, AZ 85014
V | 602.307.5399
CONTACT: Doug McCord, AIA, LFA, LEEDap
Design Professional in Responsible Charge
E | dmccord@art-team.com

OWNER
CATHOLIC CHARITIES COMMUNITY SERVICES
5151 N 19TH Avenue
Phoenix AZ 85015-3224
V | (480) 699-3356
CONTACT: STEVE CAPOBRES, EXECUTIVE DIRECTOR
E | scapobres@cc-az.org

CIVIL
ORANGWOOD ENGINEERING
V | 623.229.5055
CONTACT: Tobin Kepp, PROJECT ENGINEER
E | Tobin.Kopp@OrangewoodEngineering.com

LANDSCAPE ARCHITECTURE
WERK URBAN DESIGN
7520 E 2ND ST, SUITE 1 004
SCOTTSDALE, AZ 85251
V | 602 429 9922, EXT 701
CONTACT: BRIAN SAGER, PRINCIPAL
E | brian@werkurbandesign.com

STRUCTURAL
SIMPLY STRUCTURAL
730 N 52ND ST, SUITE 105
PHOENIX, AZ 85008
V | 602.443.0303
CONTACT: DAVE SCHOTT
E | dschott@simplystructural.com

MECHANICAL/PLUMBING/ELECTRICAL/FIRE PROTECTION
SAZAN GROUP
311 E VETERANS WAY SUITE 102
TEMPE, AZ 85281
V | 480.330.9 102
CONTACT: CHRIS MAROHEY
E | cmarohey@sazan.com

CODE DATA (PRELIMINARY)

CONSTRUCTIO TYPE: V-B

SPRINKLERED: YES; NFPA-13 PER *2024 IBC 903.3. 1*

SITE PLAN NOTES

1. *DEVELOPMENT AND USE OF THIS SITE WILL 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 10' BACK FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS' ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'*
4. *ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.*
5. *ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.*
6. *OWNERS OF PROPERTY ADJACENT TO PUBLIC-RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.*
7. *ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.*
8. *ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACFLOW PREVENTER AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC SPACES.*
9. *BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.*
10. *THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.*

SIGNATURE OF COPYRIGHT OWNER

Doug McCord
PRINTED NAME OF COPYRIGHT OWNER

29 JULY 2026
DATE

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 | v | 602.307.5399 www.art-team.com

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

25030
A I R T PROJECT NO.
29 JULY 2026
DATE

REGISTERED ARCHITECT CERTIFICATE NO. 36769 DOUGLAS L. MCCORD ARIZONA, U.S.A. 07/29/2026

Expires 09/30/2028

SITE PLAN - PROJECT INFORMATION
DRAWING TITLE

A1.11
DRAWING No.

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES

SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

25030
29 JULY 2026
DATE

REGISTERED ARCHITECT
35769
DOUGLAS J.
MCCOMB
Date 9/30/26
ARIZONA, U.S.A.

Expires 09/30/2028

SITE PLAN - OVERALL

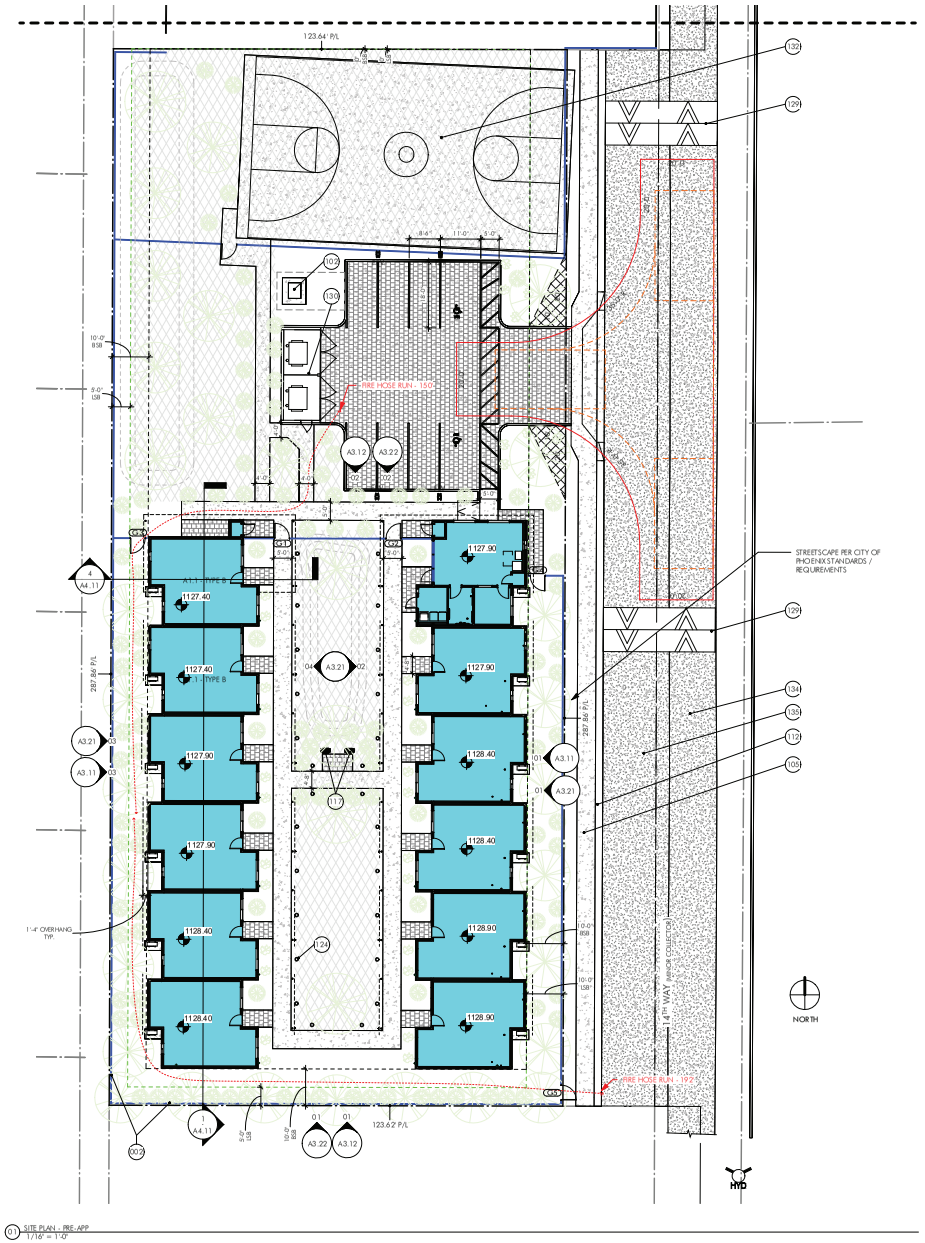
A1.12

KIVA #: 03-2151
SDEV #: 2400336
PLAT #: 2600612
PRLM #:
QS #: 02-30, 03-30
AMND #:
CPCD #:
LSPL #:
CAA #:

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION
PLEASE RECYCLE



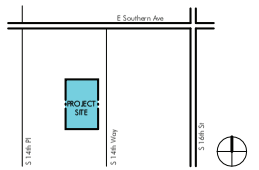
01 SITE PLAN - PRE-APP
1/16" = 1'-0"

KEYNOTES	
Key Value	Keynote Text
002	NEW 6'-0" TALL FENCE, WROUGHT IRON, PAINTED.
102	PROPOSED TRANSFORMER LOCATION. SEE ELECTRICAL
105	5' ATTACHED SIDEWALK, PER CITY STANDARDS. SEE CIVIL
112	ROLLED CURB, PER CITY STANDARDS. SEE CIVIL
117	BBQ GRILL, CHARCOAL OR PROPANE. TBD BY OWNER.
124	BOLLARD LIGHTS, TYP.
129	PROPOSED SPEED BUMP. SEE CIVIL
130	WASTE ENCLOSURE PER CITY STANDARDS
132	EXISTING SPORT COURT
134	EXISTING ROW PAVING
135	PROPOSED ADDITIONAL ROW PAVING

SITE PLAN LEGEND

- MATCHLINE (FOR VIEW REFERENCES)
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (EXHIBIT)
- PROPERTY LINE (EXISTING (PRE-NO WIDE) DEDICATION)
- EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PERIMETER SETBACK
- WASTE ACCESS ROUTE
- ACCESSIBLE ROUTE
- FIRE ACCESS ROUTE
- FENCE AND GATE
- OVERHEAD, BUILDING
- OVERHEAD, UTILITIES
- UNDERGROUND RETENTION
- BUILDING FOOTPRINT PROPOSED
- OPEN SPACE
- NOT PART OF SCOPE
- SITE VISIBILITY TRIANGLE
- EXISTING FIRE HYDRANT
- FUTURE ELECTRIC VEHICLE STUBOUT

GATE SCHEDULE			
Door Number	Door Width	Door Height	Comments
G1	4' - 0"	7' - 0"	
G2	4' - 0"	7' - 0"	
G3	4' - 0"	7' - 0"	
G4	4' - 0"	7' - 0"	
G5	4' - 0"	7' - 0"	



VICINITY MAP

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

25030
A R I T PROJECT ID

29 JULY 2026
DATE



Expires 09/30/2028

DRAWING TITLE
SITE PLAN

DRAWING No.
A1.13

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HERE OF USED, WITHOUT WRITTEN PERMISSION.

PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THE DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTION LIKENESS USED, WITHOUT WRITTEN PERMISSION.

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum constructio, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External tin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5° wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass ind meets IESNA requirements for full cutoff compliance. Available in seven lumen packages 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat apidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial ligt output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thro-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

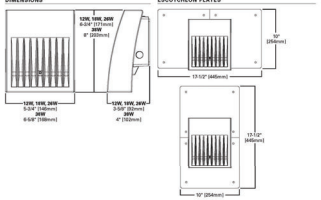
Warranty
Five-year warranty.



XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES

CERTIFICATION DATA
UL1598, Wet Location Listed
CMTR / CMH Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.46

SHIPPING DATA:
Approximate Net Weight:
9.7 - 15.9 lbs. (5.5 - 2.4 kgs.)

EATON
Powering Business Worldwide

*www.designlights.org

TDS140115EN
September 17, 2018 3:02 PM

PHILIPS GARDCO

Bollard

BRM820/821/823 (dome)
BRM824/825/827 (bevel)

Dome & Bevel Top Louver



LED

Project: Acadia Heights
Location:
Cat.No.
Type:
Lamps: Qty:
Notes:

Philips Gardco's dome top and bevel top Louver Bollards provide uniform illumination, superior spacings and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble free service. The BRM820 and BRM824 are complete assemblies with an aluminum base. BRM821 and BRM825 head only units affix to custom architectural elements. BRM823 and BRM827 luminaires include a concrete base assembly. Each Philips Gardco BRM820/821/823 824/825/827 utilizes 25w through 100w high intensity discharge or up to 40w compact fluorescent lamps.

Fixture example: BRM823100HPS120BLPSHD

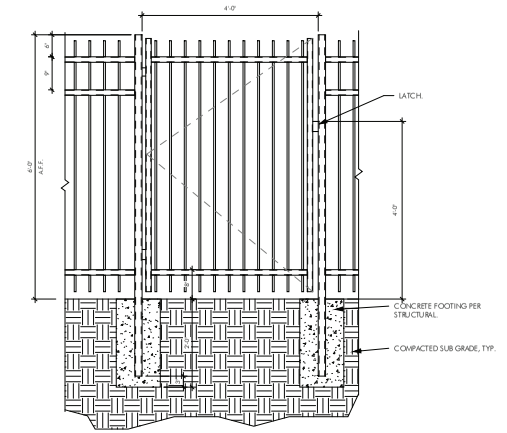
Series			Height	Wattage		Voltage		Finish		Options	
Dome Top	Bevel Top	Description		Metal Halide		120	120V	BRP	Bronze Paint	F	Fusing[3]
BRM820	BRM824	with Cast Aluminum Base	24 24"	50MH	50W MH[4]	208	208V	BLP	Black Paint	SHD	Internal 180° Shield
			30 30"	70MH	70W MH	240	240V	WP	White Paint		
			36 36"	100MH	100W MH	277	277V	NP	Natural Alum. Paint		
			42 42"	High Pressure Sodium		Quad	Quad	VP	Verde Green Paint		
BRM821	BRM825	with Head Only	11 11"	35HPS	35 HPS[4]			OC	Optional Color Paint Use RAL designation as ex: OC-RAL7024		
				50HPS	50 HPS[4]						
				70HPS	70 HPS			SC	Special Color Paint. Specify by supplying color chip		
BRM823	BRM827	with Natural Concrete Base	42 42"	100HPS	100 HPS						
				Quad Tube Fluorescent							
BRM823B	BRM827B	with Beige Concrete Base	42 42"	26QF	26 QF[5]						
				Triple Tube Fluorescent							
BRM823G	BRM827G	with Grey Concrete Base	42 42"	32TRF	32 TRF[5]						
				42TRF	42 TRF[5]						

1. 120 or 277 volt only.
2. 120V only.
3. Specify single voltage.
4. Features an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input 0°F/-18°C starting temperature.

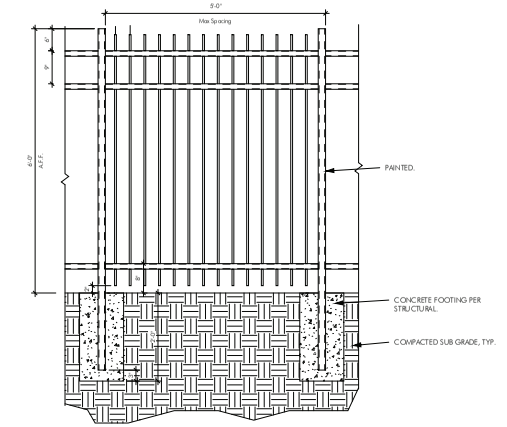
Features

Lower housing
BRM820 & 824: Luminaire features a cylindrical .125" (.318cm) wall 6063-T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (-4) hex head set screws. **BRM821 & 825:** Louver head assembly is affixed to ballast mounting bracket which is suitable for insertion into architectural elements (by others).
BRM823 & 827: Luminaire includes a pre-cast concrete base constructed with steel molds and wire reinforcing. Base is acid-etched to provide a smooth textured aggregate finish.

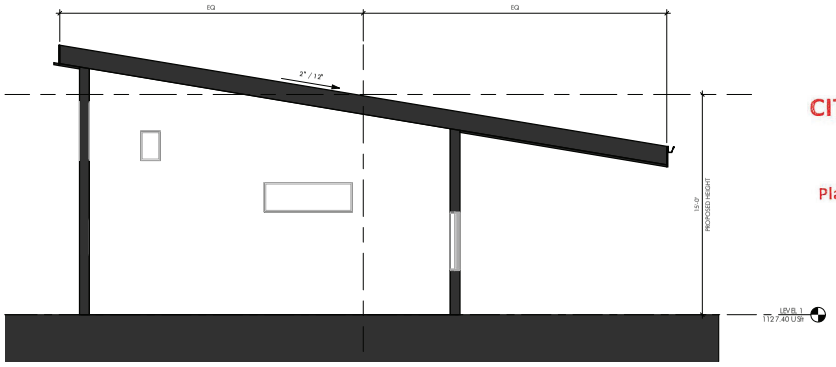
Upper housing
Die-cast aluminum dome top secures to one-piece louvered casting with three (3) concealed tamper resistant screws.
Optical System: Louvers are angled to provide maximum spacings while shielding the source to 90°. Upper louver features a concealed hammertoned anodized aluminum reflector to increase luminaire efficiency and generate unobtrusive beam patterns. A fully gasketed Pyrex vessel envelopes the lamp envelope and is secured with a stainless steel spring.
Socket: Medium base pulse-rated lampholder is glazed porcelain with nickel plated reinforced screw shell and spring loaded contact.



02 Steel Site Fence Pedestrian Gate
3/4" = 1'-0"



01 Steel Site Fence Elevation
3/4" = 1'-0"



03 MAX HEIGHT DIAGRAM
1/4" = 1'-0"

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com
ARCHITECTURAL RESOURCE TEAM design with purpose

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

25030
ARTI PROJECT NO.
29 JULY 2026
DATE



Expires 09/30/2028

DRAWING TITLE
SITE DETAILS

DRAWING No.
A1.21



PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THE DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS MERCIF USED, WITHOUT WRITTEN PERMISSION.

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES

SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

ARTPROJECTNO: 25030
DATE: 29 JULY 2026

REGISTERED ARCHITECT
CERTIFICATE NO. 36769
DOUGLAS L MCCORD
Date Signed 8/20/26
ARIZONA, U.S.A.
Expires 09/30/2028

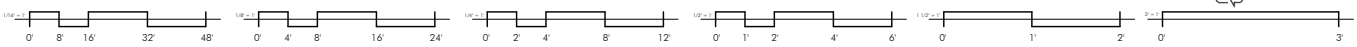
DRAWING TITLE: PERSEPCTIVE

DRAWING No: A1.30

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION.

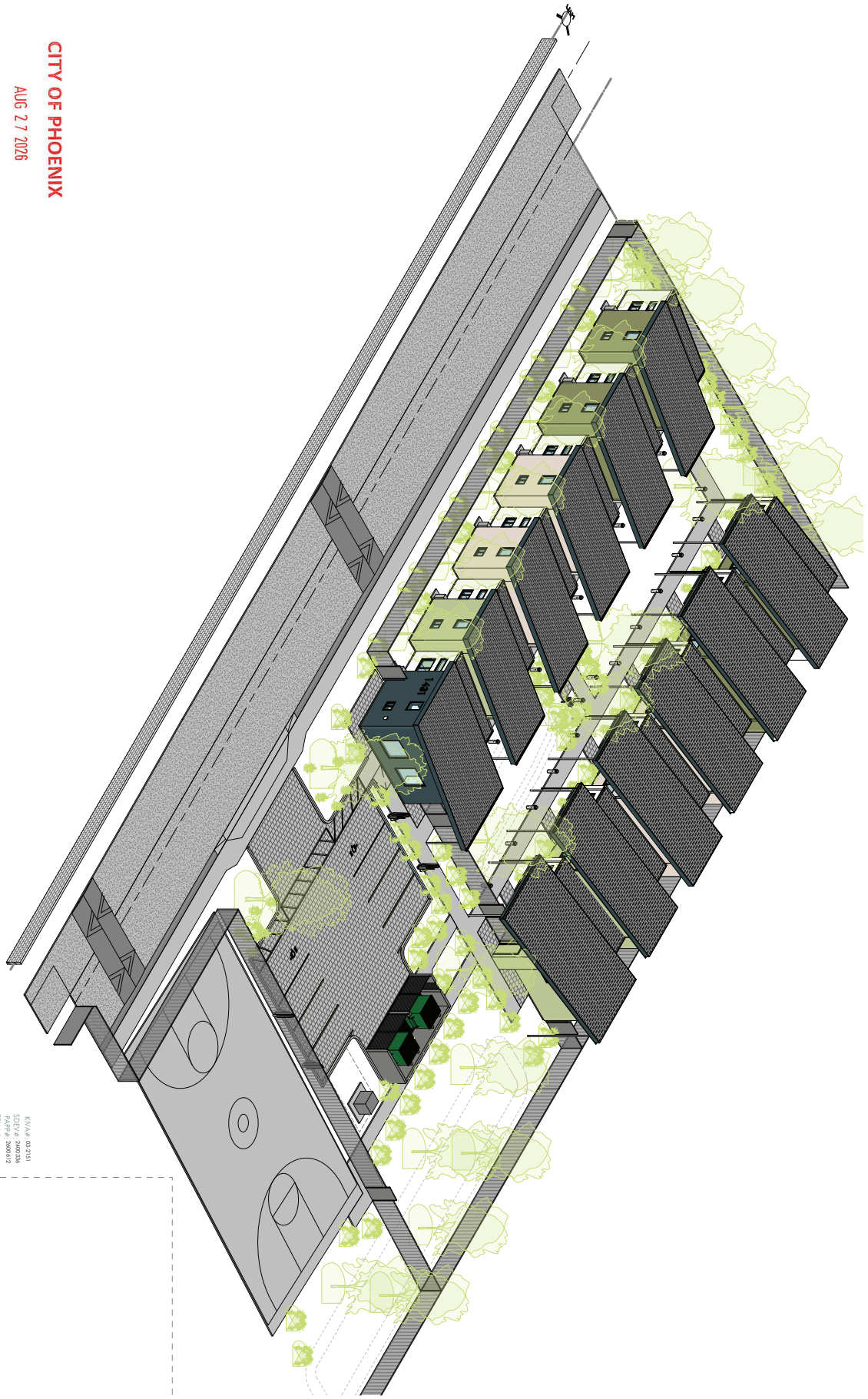
PLEASE RECYCLE



CITY OF PHOENIX

AUG 2 7 2026

Planning & Development Department



KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2400612
PRLM#:
ZONING#: 02-30, 03-30
AMND#:
CPGD#:
LSPL#:
CAA#:

DESIGN DEVELOPMENT

#	DATE	REVISION SCHEDULE DESCRIPTION

CATHOLIC CHARITIES COMMUNITY SERVICES

SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

Just.

A1.31

SITE AXONS

REGISTERED ARCHITECT
DOUGLAS MCCORMICK
36789
STATE OF ARIZONA
Expires 09/30/2028

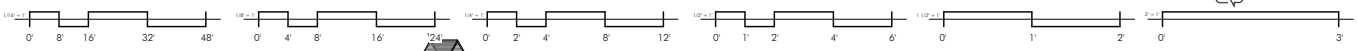
29 JULY 2026

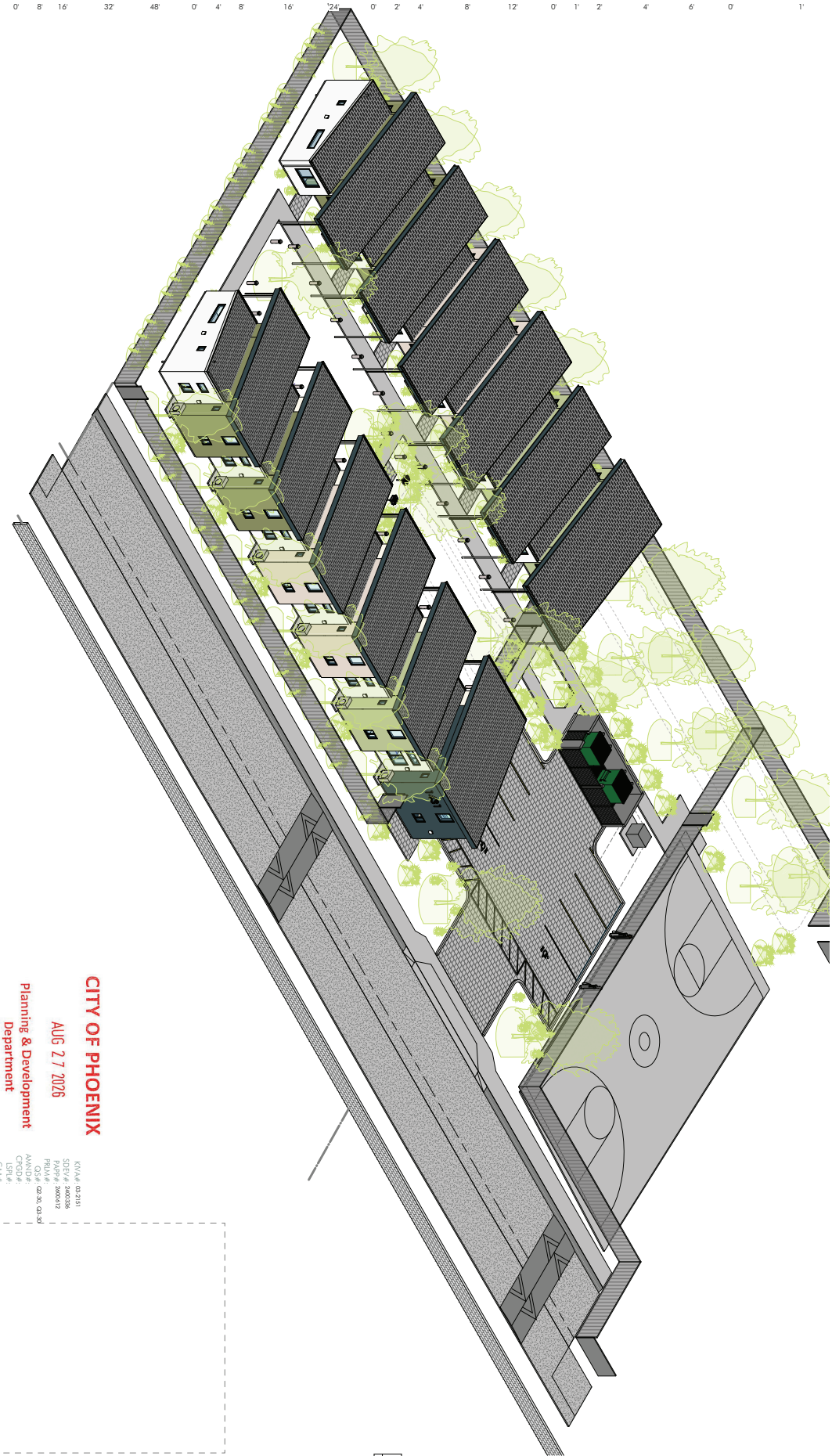
25030

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION.

PLEASE RECYCLE





CITY OF PHOENIX

AUG 27 2026

Planning & Development Department

KIVA#: 02-2151
SDEV#: 2400336
PAPP#: 2400612
PRLM#:
PCD#: 02-30, 03-30
AMND#:
CPGD#:
LSPL#:
CAA#:

A1.32

SITE AXONS

REGISTERED ARCHITECT
DOUGLAS MCCORMICK
36769
ARIZONA, USA
Expires 09/30/2028

25030
29 JULY 2026

#	DATE	REVISION SCHEDULE DESCRIPTION

DESIGN DEVELOPMENT

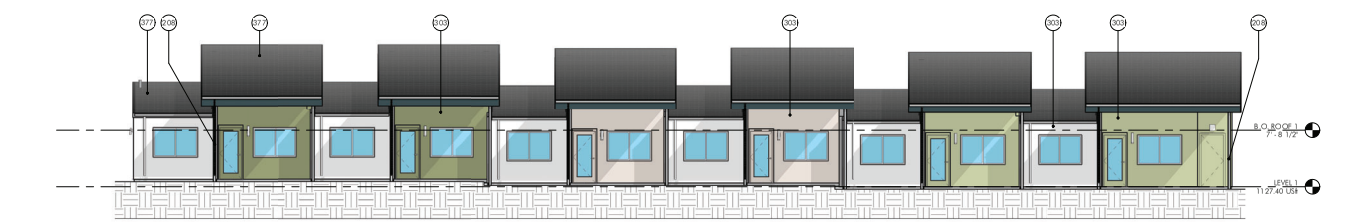
CATHOLIC CHARITIES COMMUNITY SERVICES

SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

Just.



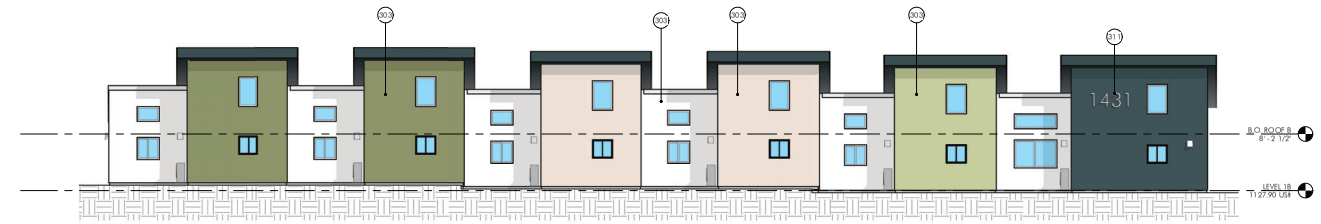
04 BUILDING 1 ELEVATION - EAST
1/8" = 1'-0"



03 BUILDING 1 ELEVATION - WEST
1/8" = 1'-0"



02 BUILDING 2 ELEVATION - WEST
1/8" = 1'-0"



01 BUILDING 2 ELEVATION - EAST
1/8" = 1'-0"

KEYNOTES	
Key Value	Keynote Text
208	HSS COLUMN, TYP. SEE STRUCTURAL
303	STUCCO, PAINTED, SEE 'COLOR LEGEND'.
311	METAL BUILDING SIGNAGE TO BE BACKLIT, PAINTED; SEE 'COLOR LEGEND'.
377	ASPHALT SHINGLE ROOF FINISH.

COLOR LEGEND

- ACCENT - BLUE
- ACCENT - GREEN 1
- ACCENT - GRAY
- ACCENT - GREEN 2
- WHITE

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

25030
29 JULY 2026

REGISTERED ARCHITECT
CERTIFICATE NO.
36769
DOUGLAS L MCCOY
Date Signed 07/29/26
ARIZONA, U.S.A.
Expires 09/30/2028

BUILDING ELEVATIONS

A3.11

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

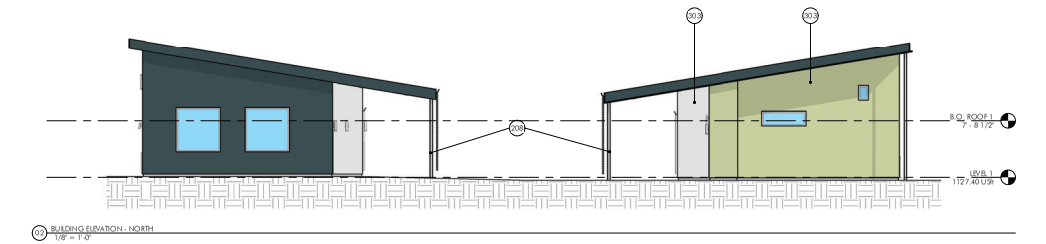
ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399
www.art-team.com

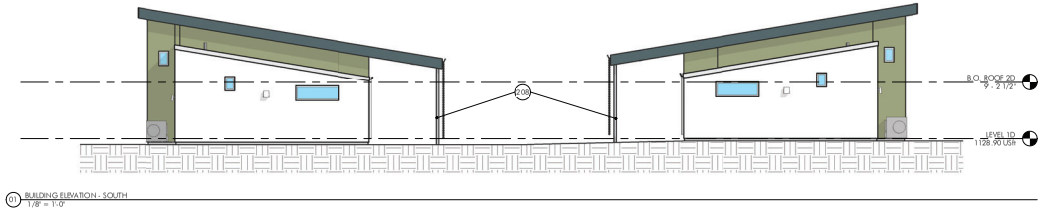
PLEASE RECYCLE
IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HERE OF USED, WITHOUT WRITTEN PERMISSION.

PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THE DRAWINGS AS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THE DRAWINGS MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION.





KEYNOTES	
Key Value	Keynote Text
208	HSS COLUMN, TYP. SEE STRUCTURAL
303	STUCCO - PAINTED, SEE 'COLOR LEGEND'.

COLOR LEGEND

- ACCENT - BLUE
- ACCENT - GREEN 1
- ACCENT - GRAY
- ACCENT - GREEN 2
- WHITE

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

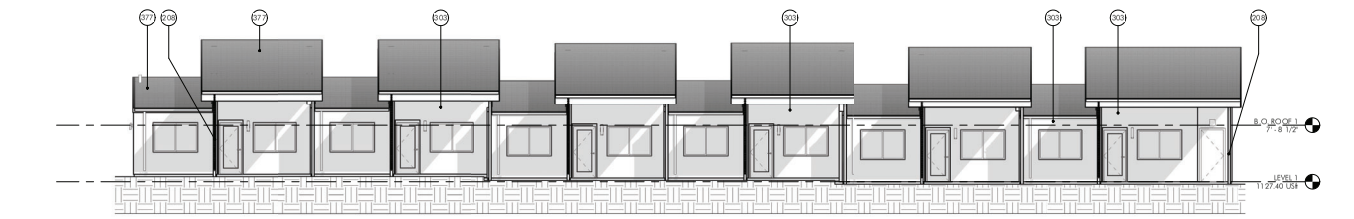
KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

ARTPROJECT NO. 25030
DATE 29 JULY 2026

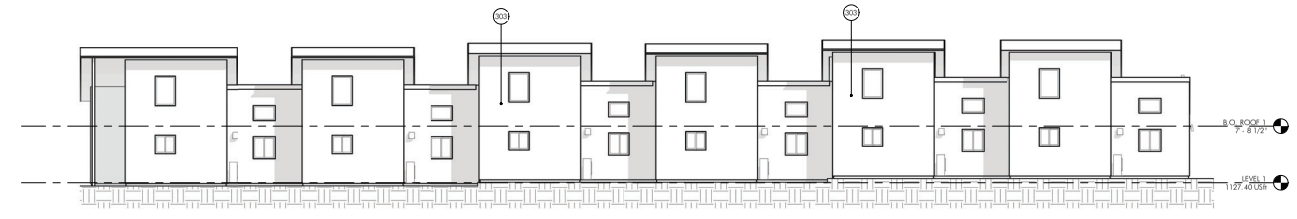
REGISTERED ARCHITECT
CERTIFICATE NO.
36769
DOUGLAS L MCCORD
Date Signed 08/20/26
ARIZONA, U.S.A.
Expires 09/30/2028

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING No.
A3.12



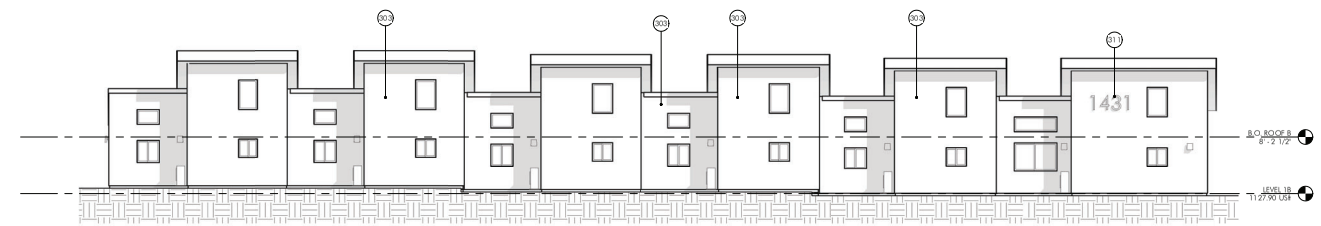
04 BUILDING 1 ELEVATION - EAST B/W
1/8" = 1'-0"



03 BUILDING 1 ELEVATION - WEST B/W
1/8" = 1'-0"



02 BUILDING 2 ELEVATION - WEST B/W
1/8" = 1'-0"



01 BUILDING 2 ELEVATION - EAST B/W
1/8" = 1'-0"

KEYNOTES	
Key Value	Keynote Text
208	HSS COLUMN, TYP. SEE STRUCTURAL
303	STUCCO, PAINTED, SEE 'COLOR LEGEND'.
311	METAL BUILDING SIGNAGE TO BE BACKLIT, PAINTED; SEE 'COLOR LEGEND'.
377	ASPHALT SHINGLE ROOF FINISH.

1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

25030 ARTPROJECTID
29 JULY 2026 DATE

REGISTERED ARCHITECT
CERTIFICATE NO.
36769
DOUGLAS L MCCORD
Date Signed 07/29/26
ARIZONA, U.S.A.

Expires 09/30/2028

DRAWING TITLE
BUILDING ELEVATIONS - B/W

DRAWING No.
A3.21

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

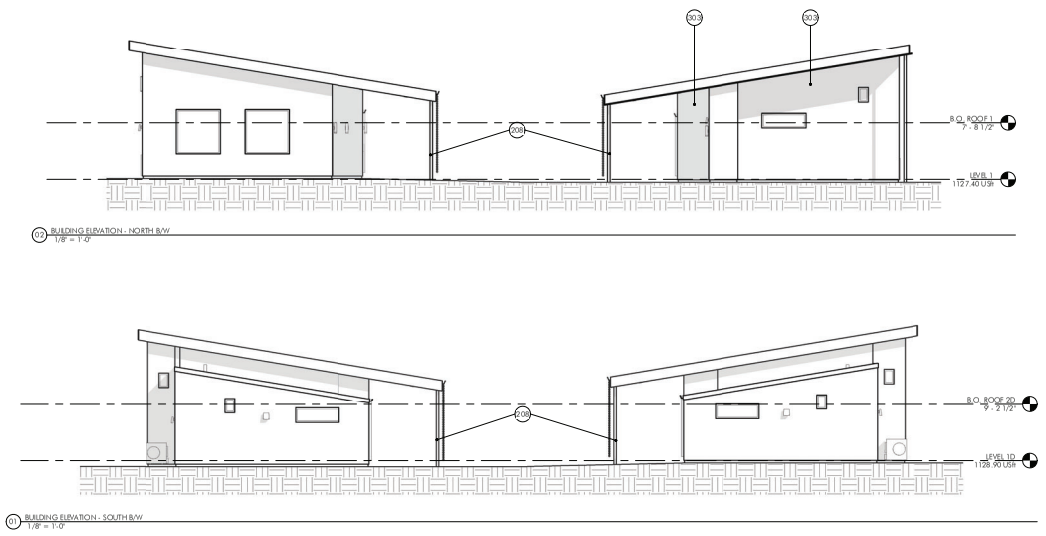
PLEASE RECYCLE
IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HERE OF USED, WITHOUT WRITTEN PERMISSION.

PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HEREOF USED, WITHOUT WRITTEN PERMISSION.

KEYNOTES	
Key Value	Keynote Text
208	HSS COLUMN, TYP. SEE STRUCTURAL
303	STUCCO - PAINTED, SEE 'COLOR LEGEND'.



1435 E SOUTHERN AVE
PHOENIX, AZ 85040

CATHOLIC CHARITIES COMMUNITY SERVICES
SAINT CATHERINE'S MANOR - AFFORDABLE HOUSING

ARCHITECTURAL RESOURCE TEAM design with purpose
1055 E. Indian School Rd., Phoenix, AZ 85014-4811 v | 602.307.5399 www.art-team.com

DESIGN DEVELOPMENT

REVISION SCHEDULE		
#	DATE	DESCRIPTION

CITY OF PHOENIX
AUG 27 2026
Planning & Development Department

KIVA#: 03-2151
SDEV#: 2400336
PAPP#: 2600612
PRLM#:
QS#: Q2-30, Q3-30
AMND#:
CPGD#:
LSPL#:
CAA#:

ARTPROJECT NO. 25030
DATE 29 JULY 2026

REGISTERED ARCHITECT
CERTIFICATE NO. 36769
DOUGLAS L MCCORD
Date Signed 8/27/26
ARIZONA, U.S.A.
Expires 09/30/2028

DRAWING TITLE
BUILDING ELEVATIONS - B/W

DRAWING No.
A3.22