



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 20, 2022 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the October 6th, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Tierney Farago
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 4 | Consideration and action regarding the Conditional Use Permit (CUP) for Homebase Youth Services. Case FS22-0935 | LESLIE CARNIE
Community
Development |
|----|------------|---|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--|
| 3. | Internal | Presentation and discussion to review the FY22 Community Development and Planning and Zoning Commission activity | Lloyd Abrams
Community
Development |
| 4. | Internal | Surprise Planning Area Future Developments and Master Street Network Map Presentation. | Lloyd Abrams
Community
Development |

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: October 13, 2022 at 8:40 AM; Amended on Thursday, October 13, 2022 at 11:45 AM (correction of minutes); Amended again on Friday, October 14, 2022 at 4:15 PM (correction of minutes)

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 20, 2022

Contact Person: Tierney Farago,
ADMINISTRATIVE SPECIALIST

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the October 6th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

Consideration and action to approve or disapprove the October 6th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-06-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 6, 2022 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on October 6, 2022.

A. ROLL CALL

In attendance was Chair Kevin Sartor, Vice Chair Jared Holland, Commissioner Dennis Smith, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, and Commissioner Dennis Bash. Commissioner Matthew Keating had an excused absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Leslie Carnie, Current Planner; Tierney Farago, Planning and Zoning Secretary, and Alyssa Carpenter Administrative Specialist Senior.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Abrams announced that there will be a P&Z meeting on 10/20 that will include the year-end review and updates on the BNSF land, water conservation, and overview of roads connecting to US 60.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Sartor opened the call to the public to discuss any items not listed on the agenda.

Hearing no requests, Chair Sartor closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the September 15, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the September 15, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 2 – Consideration and action pertaining to a zone change of approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3) for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS22-0588.

Leslie Carnie presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Keli Price – Concerns on rezoning and potential traffic.

Chris Sprague – Concerns on building heights for the third story buildings, high density.

Michael Villamaino – Expressed to keep commercial zoning, concerns with density and building heights.

Jeannie Enders – Concerns about traffic.

Karen Coggins – Zone change concerns as well as the easements.

Kate Kelsay – For the zone change, the tax revenue will benefit the city, potential for new customers to businesses.

The Commission discussed the following:

- Vice Chair Holland expressed stipulations for approval to keep buffer buildings as a second story. Ellen VanRiper stated stipulations can be proposed for approval.
- Commissioner Chapman expressed concerns with the traffic report and how the data was collected.
- Commissioner Smith requested information on sidewalks as well as questions regarding the traffic report number of trips in a specific time period.

Commissioner Bash made motion to disapprove the zone change for approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report. Commissioner Chapman seconded the motion. Motion passes with 5 votes in favor to deny the requested zone change (Commissioner Rosenbaum voted no).

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 4 – Consideration and action regarding the PAD Amendment for Crossroads at Surprise PAD (PADA 07-132), FS22-1014.

Chris Sexton presented item 3 to the Commission.

The Commission discussed the following:

- Commissioner Smith addressed concerns with parking.
- Chair Sartor requested information on the zero setback.

Commissioner Rosenbaum made a motion to approve PAD Amendment for Crossroads at Surprise PAD subject to stipulations “a” and “b” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

Item 4 – District 1 – Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020.

Chris Sexton presented item 4 to the Commission.

The Commission discussed the following:

- Vice Chair Holland appreciated placement, large buffer and the third level being underground.
- Commissioner Bash expressed concerns on the access points and congestion with traffic.

Commissioner Holland made a motion to approve the Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020, subject to stipulations “a” through “e” as listed in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B” dated June 24, 2022, a property generally located south of Deer Valley Road and west of 235th Avenue. Case FS21-729.

Trever Fleetham presented item 5 to the Commission.

Chair Sartor allowed public comment

- Eddy Edens – Expressed concern on flooding and the washes washing out the roadways and development will worsen.
- Kimberly Virostek – Concerned about the impact new development will have on rural communities.

The Commission discussed the following:

- Commissioner Smith asked for clarification on the proposed park would be developed on the same time frame as the lots.
- Commissioner Chapman expressed concerns with maintaining water retention.
- Vice Chair Holland had concerns for the negative impact residential would have on the school and traffic.
- Chair Sartor expressed the natural washes, pathways and impact on natural resources.

Vice Chair Holland made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B” subject to stipulations “a” through “e” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

Item 6 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7” received July 22, 2022, a property generally located north of Grand Avenue and west of 163rd Avenue. Case FS22-0717.

Chris Sexton presented item 6 to the Commission.

The Commission discussed the following:

- None

Commissioner Smith made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

Commissioner Smith requested information on water usage and resources.

Vice Chair Holland is requesting for rezones a presentation of what commercial items are existing versus what is available.

Chair Sartor wanted information on the LDO allowed items.

ADJOURNMENT:

Hearing no further business, Chair Sartor called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Vice Chair Holland seconded the motion. All voted in favor.

Meeting adjourned at 7:54 p.m.

Kevin Sartor
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Tierney Farago, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 20, 2022 Contact Person: LESLIE CARNIE
Submitting Department: Community Development District: District 4
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action regarding the Conditional Use Permit (CUP) for Homebase Youth Services.
Case FS22-0935

Motion:

Motion to approve the Conditional Use Permit for Homebase Youth Services.

Background:

The subject request involves a CUP to allow the Group Home use at an existing site located at 12215 W Bell Road, Surprise, Arizona.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS22-0935 - Homebase Youth Services - Staff report
2. 01 – FS22-0935 Project Homebase Youth Services – Vicinity Map
3. 02 – FS22-0935 Homebase Youth Services – Zoning Map
4. 03 - FS22-0935 Homebase Youth Services Narrative
5. 04 – FS22-0935 Homebase Youth Services – Site Plan
6. 05 - FS22-0935 Homebase Youth Services - Luke Letter

7. 06 - FS22-0935 Homebase Youth Services - Citizen Participation Report
 8. 07 - FS22-0935 Homebase Youth Services - Affidavit of Posting
 9. FS22-0935 Homebase Youth Services - Presentation
-



REPORT TO THE PLANNING AND ZONING COMMISSION

Owner:	12215 W. Bell Rd. LLC
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Request:	Conditional Use Permit (CUP) –Use Only for a Group Home
Site Location:	12215 W. Bell Rd. Surprise AZ. 85378
Site Size:	Approximately 1.45 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Refer to the attached Citizen Participation Report.
Staff Recommendation:	Staff recommends the Commission approve case FS22-0935

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49 **BACKGROUND:**
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51 **December 14, 1978:** The subject parcel was annexed into the City of Surprise by the Mayor
52 and City Council by Ordinance 78-37.
53

54 **1986:** The Sun Ridge PAD was approved as PAD 86-009.
55

56 **June 25, 1992:** The Final Plat for Sun Ridge was approved by City Council under case
57 FP 92-003
58

59 **April 21, 2022:** A Concept Review meeting was held for the current proposal under case
60 CR21-253.
61

62 **July 07, 2022:** The applicant filed a request for a Conditional Use Permit - Use Only for a
63 Group Home, the subject project.
64

65 **October 05, 2022:** The applicant is scheduled to hold an Outreach Meeting to discuss the
66 project with community members.
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68

69 **ANALYSIS AND DISCUSSION:**
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71 The subject site is a vacant Nursing Care Facility on an approximate 1.45 acre parcel
72 generally located on the southeast corner of Bell Rd. and El Mirage Rd. The proposed project
73 will consist of an interior renovation to the existing facility and require no changes to site itself.
74

75 The property's zoning designation is the Sun Ridge PAD. Staff was unable to find any record
76 of the approved PAD or the associated ordinance. Upon review of other historical documents
77 and using the Zoning Ordinance in effect during 1986 (the "1986 Zoning Ordinance of the
78 Town of Surprise") it was determined that Sun Ridge PAD most likely allowed a mix of C-1
79 and C-2 commercial uses along with R-2 and R-3 residential uses.
80

81 It was also determined that the project described as a residential facility that serves "low
82 income young adults moving from homeless, transitional, or rehabilitative housing to an
83 independent living environment" would be classified as a "Group Home" under the 1986
84 Zoning Ordinance and a CUP would be required.
85

86 Upon review, staff has concluded that the existing site meets or exceeds the current
87 development standards for a Group Home.
88
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90 **CITIZEN OUTREACH:**

91 At the time of this report the Outreach Meeting has not been held. The meeting is scheduled
92 for October 5, 2022. A summary of the meeting will be available in the attached Citizen
93 Outreach Report.

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95 **UTILITY AND SERVICES TABLE:**

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Electric:	APS
Water:	City of El Mirage
Wastewater:	City of Surprise
Natural Gas:	Southwest Gas

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100 **CONFORMANCE WITH ADOPTED PLANS:**

101 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
102 2035. The subject property is within the Commerce and Office Character Area, which
103 supports uses such as that proposed.

104
105 **REVIEWING AGENCIES:**

106 In addition to the standard city reviewing agencies, Luke Air Force Base, Maricopa Water
107 District, and the Maricopa County Department of Transportation were included in the routing
108 of this request. None of the reviewing agencies indicated any concerns over the request.

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110 **SUMMARY:**

111 Staff concludes the proposed Conditional Use Permit is consistent with The Sun Village PAD,
112 Surprise General Plan 2035, and all applicable zoning codes.

113
114 **FINDINGS:**

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- The proposed Site Plan is consistent with the Surprise General Plan 2035
 - The proposed Site Plan demonstrates compliance with The Sun Ridge PAD.
 - The proposed Site Plan demonstrates compliance with the 1986 Zoning Code and applicable development standards of the City's Land Development Ordinance.
 - The reviewing agencies have indicated no objections to the request.
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121 **RECOMMENDATION:**

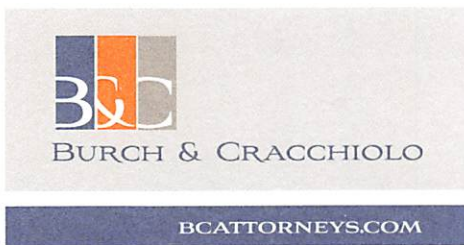
122 Based on the findings noted above, staff recommends the Commission **approve** the subject
123 case FS22-0935.

124
125 However, should the Commission wish to **deny** the request, the Commission should make
126 its own findings and base its decision on those alternative findings.

129	<u>ATTACHMENTS:</u>
130	01 Vicinity Map
131	02 Zoning Map
132	03 Narrative
133	04 Site Plan
134	05 Luke Letter
135	06 Citizen Participation Report
136	07 Affidavit of Site Posting
137	
138	PowerPoint Presentation
139	



EXISTING ZONING



BRIAN GREATHOUSE
DIRECT LINE: 602.234.9903
DIRECT FAX: 602.343.7903
E-MAIL: BGREATHOUSE@BCATTORNEYS.COM

August 30, 2022

Chris Boyd
Community Development Director
City of Surprise Planning and Zoning Commission
16000 N Civic Center Plaza
Surprise, AZ 85374

RE: Conditional Use Permit for the operation of a group home. (Surprise 1986 Zoning Ordinance Section 6-602)

HomeBase Surprise Youth Services located at 12215 W Bell Road, Surprise, Arizona
(Maricopa County Assessor's Parcel: 501-24-013)("Site")
Case No. FS22-0935

Dear Chris:

On behalf of Native American Connections, Inc. ("NAC"), we request a Conditional Use Permit for the proposed reutilization of the existing building on approximately 1.45 acre Site for a housing community intended for youth struggling with homelessness. Until recently, the Site was a Senior Living Community known as LifeStream at Sun Ridge. An Aerial of the Site is provided at **Exhibit 1**. NAC is proposing to update and repurpose the existing facility in order to serve low-income young adults moving from homeless, transitional, or rehabilitative housing to an independent living environment. The infill Site is surrounded by an existing condominium community to the east and west, a multipurpose building with various businesses—including a dog groomer and a dialysis center—to the north, and a mobile home resort to the south. A Perspective Aerial View of the Site labeling adjacent uses is provided at **Exhibit 2** and a context map is attached at **Exhibit 3**.

The Site is zoned PAD. According to a Zoning Verification Letter from the City of Surprise (attached at **Exhibit 4**), the Sun Ridge PAD was approved in 1986, but the city has been unable to find a record of the PAD. The city has concluded that the PAD most likely allowed a mix of C-1 and C-2 uses as well as R-2 and/or R-3 multi-family.

The Letter further stated that NAC's proposed use is most similar to a "group home" under the 1986 Zoning Ordinance. A group home was defined as a "single, residential structure having common kitchen facilities occupied by persons having physical, mental, emotional, or social problems and living together for the purpose of training, observation, and/or common support." Under Section 6-602 of the 1986 Ordinance, a "group home" would be permitted in the R-2 and R-3 zoning district with a Conditional Use Permit.

Also worth noting, a group home is currently permitted in R-2 and R-3 districts by right.

Conditional Use Permit to Operate a Group Home

Section 6-602 of the City's 1986 Zoning Ordinance allows applicants in R-2 and R-3 designations to seek a Conditional Use Permit to operate a group home.

NAC provides an important service by supplying housing for youth struggling with homelessness. The existing Lifestream at Sun Ridge building will be repurposed to provide youth housing. A Site Plan of Lifestream is provided at **Exhibit 5**. The criteria for obtaining a Conditional Use Permit are provided for in the Land Development Ordinance at Section 102-6.3(D) and discussed below.

- 1. Location and character of the use shall not burden or conflict with the established uses of surrounding areas. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;**

As mentioned, the Site is predominantly surrounded by a condominium community and a mobile home resort. These residential uses are compatible with a group home, described in the Ordinance as a "residential structure."

- 2. The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;**

Similar to the prior use of the Site, the proposed use is residential in nature as described above. This use is suitable for the community and there is nothing to indicate it will be detrimental to the city. On the contrary, supplying affordable housing is a goal of the City of Surprise, as detailed below.

- 3. The proposed use shall conform to the goals and policies of the *General Plan*;**

The Site is located in the Commerce & Office character area that allows for mixed-use residential, mixed-use commercial, regional commercial, and commercial office. The General Plan specifies that this designation has broad development potential that can accommodate a variety of land uses and can include higher-density housing. Further, this development is consistent with multiple goals of the General Plan, relevant excerpts are provided below:

- "Ensure that the community offers a mix of housing choices for a variety of family types and sizes" including various special needs populations such as the homeless.
- "Address **affordable housing** as a critical need."
- The city shall continue to work with for-profit and non-profit home builders, other community development corporations, and health and human services providers to maintain existing public housing and provide **affordable housing on infill, revitalization and redevelopment parcels.**

- Leverage **state and federal funding opportunities** for the preservation of safe and **affordable housing**.
 - “Promote and facilitate the build out of vacant and underutilized land through **infill, reuse, revitalization** and redevelopment activities for appropriate rural, suburban or urban housing development.”
4. **The proposed use shall conform to the goals and policies of any specific district or plans for the area;**

The Site is located in the Aggregate Resource Area and the Transit Oriented Development District (TOD). The Aggregate Resource Area is designated where known or potential extractable resources in commercial quantities are located. The TOD designates roadways and adjacent development areas of regional significance. Sites in the TOD will “have expanded design and policy guidance on incorporating safe and convenient walking and biking connections to current and future planned transit opportunities.” The proposed use of the Site is very compatible with the goals of the TOD. NAC provides housing to youth that rarely own vehicles. Therefore, being in a district focused on expanding alternative transportation options is fitting for this use.

5. **The proposed use shall conform to any applicable use specific standards outlined in Article X, Chapter 106 of this ordinance;**

Section 106-10.21 provides specific standards for a group home:

- A. No group home or recovery residence shall be located on a lot within 1,320 feet, measured by a straight line in any direction, from the lot line of another group home or recovery residence.
- B. Evidence of license, certification, or registration with the appropriate local, state or federal agency, if required by such local, state or federal agency.
- C. No identification from a public street shall be permitted by signage, graphics, display, or other visual means, except for signage otherwise permitted by Chapter 109 herein.
- D. Compliance with all applicable building, fire and safety regulations. Such homes must be reviewed and approved by the community development department for building code and land use compliance prior to the use commencing.
- E. No exterior change that would alter the building's residential character shall be made to the exterior of the building(s) and the grounds.
- F. The Community Development Department maintains authority to approve the location of any group home or recovery residence. An administrative record of all homes shall be maintained with the community development department.

All of the above standards and regulations have and will be conformed with.

6. **The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors: a. Site and building design; b. Sensitivity to existing natural features; c. Volume or character of traffic; d.**

Circulation patterns; connectivity; parking and loading; g. Screening and buffering of uses; h. Landscaping; i. Exterior lighting; j. Signage; k. stormwater retention and drainage; l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination; m. demonstrated need for such use

As discussed, the existing building is being repurposed. Therefore, given the structure is currently conforming, NAC's new use of the existing building will also conform. Further, regarding parking and circulation, this facility will serve youth struggling with homelessness and, therefore, do not typically own vehicles. Therefore, there will not be any negative impact on parking or traffic. As to factor "m", demonstrated need for such use, Governor Ducey has recently announced \$40.7 million dedicated to expanding affordable housing and combatting homelessness. Specifically, \$7.2 million has been dedicated to NAC to support this development. See the article attached as **Exhibit 6**. This emphasis from the state on affordable housing, along with the cited excerpts from the General Plan, demonstrate the need and focus on housing developments such as this.

- 7. The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;**

NAC will not be making any changes to roads or access points. While the Site is infill, there is adequate access from both the north and the south of the Site. The Site can be accessed from both El Mirage and Bell Road—as previously approved by the City for the PAD.

- 8. Adequate utilities, access roads, drainage sanitation; and/or**

- 9. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services.**

Necessary facilities are already located on the Site. Considering the existing Site is undergoing only minimal changes, there will be little to no increased burden on municipal services.

For the foregoing reasons, we request your approval of this Use Permit. If you have questions or want to discuss any of the above, please contact Joe Keeper (j.keeper@nativeconnections.org or 602-327-2542), Leslie Chatburn (602-234-8787), or me.

Thank you.

Very truly yours,

BURCH & CRACCHIOLO, P.A.


Brian Greathouse
For the Firm

BDG:lc

cc: Joe Keeper, Native American Connections

EXHIBIT 1



Exhibit 2



Exhibit 3



Exhibit 4

November 30, 2021

Benjamin Graff
Quarles & Brady LLP
Renaissance One
Two North Central Avenue
Phoenix, AZ 85004

SENT VIA EMAIL: Benjamin.graff@Quarles.com

Re: Zoning Verification Letter Request for Real Property Located at 12215 W. Bell Road, Surprise, Arizona (Maricopa County Assessor's Parcel: 501-24-013)

In response to your request for zoning verification, the above referenced property:

1. The property is designated PAD (Planned Area Development) The Sun Ridge PAD was approved in 1986, as PAD 86-009. Unfortunately, the City is unable to find any record of this PAD or the approval ordinance. Accordingly, we have undertaken to review other available historical documents, including the Final Plat for Sun Ridge approved by the City Council on June 25, 1992 (FP 92-003) and some permit records for improvements that have been made on the property, including documents provided by your office to assist in this process.
2. The Zoning Ordinance in effect in 1986 through initial development of the property in the 1990's was ordinance No. 86-06 (the "1986 Zoning Ordinance of the Town of Surprise" or the "1986 Zoning Ordinance"). When considering permitted uses under a PAD, the City looks to the zoning ordinance that was in effect when the PAD was approved and when development occurred. As such, the 1986 Zoning Ordinance was used as a guide to determine those uses most likely to have been permitted under the Sun Ridge PAD. Based on the available historical documents and an inventory of the constructed and existing uses on the property, we have concluded that the Sun Ridge PAD most likely allowed a mix of C-1 and C-2 uses along with R-2 and/or R-3 multi-family.

Based on the aggregate of mixed land uses potential under the PAD, it has been determined that the following uses would be permitted uses by right:

- Nursing Care Facility; inclusive of the following
 - o Assisted Living
 - o Independent Living
 - o Memory & Dementia Care
 - o Skilled Nursing
 - o Hospice Care
 - o Nursing Home
 - o Palliative Care
- Acute Care (in-patient and out-patient)
- Behavioral Health (in-patient and out-patient)
- Psychiatric Care (in-patient)
- Substance Abuse, Rehab and/or Drug Detox
- Rehabilitation Center (Physical or Mental)
- Medical Offices

3. The use that you describe, "transitional housing" for Native American and other young adults experiencing homelessness or leaving the foster care system, is most akin to a "group home" under the 1986 Zoning Ordinance. "Group home" is defined as "a single, residential structure having common kitchen facilities occupied by persons having physical, mental, emotional, or social problems and living together for the purpose of training, observation, and/or common support." Per the 1986 Zoning Ordinance, a "group home" is a "single, residential structure having common kitchen facilities," so a "group home" may be a single-family or a multi-family structure, which would allow for congregate style living and is consistent with the use as proposed.

Per Section 6-602 of the 1986 Zoning Ordinance, "group homes" are permitted in the R-2 and R-3 zoning district with a Conditional Use Permit (CUP). In Surprise, CUP's are considered and decided upon by the Planning and Zoning Commission, with approval being dependent upon the applicant satisfying a list of development standards for the conditionally permitted use. Should the property be converted to a "Group Home" for the purposes as described above, a Conditional Use Permit shall be applied for and granted in accordance with the current Land Development Ordinance (LDO). The applicable development standards would be those for group homes currently included in the Surprise Land Development Ordinances (LDO) at Section 106-10.21 and any other generally applicable development standards or requirements within the LDO.

As of the preparation of this letter and on the basis of the information supplied to date, it is uncertain if a variance would be needed or warranted.

The Land Development Ordinances (LDO) can be found online at:

<https://www.surpriseaz.gov/DocumentCenterNiew/46286/Land-Development-Ordinances-2021>

4. Zoning of the abutting properties surrounding the subject property:
 - North: PAD Sun Ridge - Commercial
 - East: PAD Sun Ridge - Mixed Use
 - South: C-2 - Mobile Home Resort (Sunflower Resort)
 - West: PAD Sun Ridge - Mixed Use
5. Entitlements:
 - o PAD86-009 Sun Ridge -Approved; however, no records of the PAD were found
 - o FP92-003 Final Plat (See Attached)
 - o Our records indicate that there were no variances or special permits issued for the subject property.
6. Existing Use:
 - o Our records indicate the existing use, a Nursing Care Facility and Medical Offices (See attached Building Permit Remodel Plan), and are deemed conforming at the time the Certificate of Occupancy was issued.

7. Code Enforcement or Building Code Violations:

- o As of the date of this letter there are no open code or building violations for the subject property.

As part of the preparation of this Zoning Verification Letter, it should be noted, that the property was not personally inspected. This letter is not a substitute for your own review and understanding of the property and its improvements, applicable laws, or consultation with legal counsel and is not to be construed as an expression of zoning, building, or other approvals forever in the future.

If you have any other questions or concerns, please contact me.

Sincerely,



Jason Moquin, Planning Manager
City of Surprise

Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

623-222-3045

jason.moquin@surpriseaz.gov

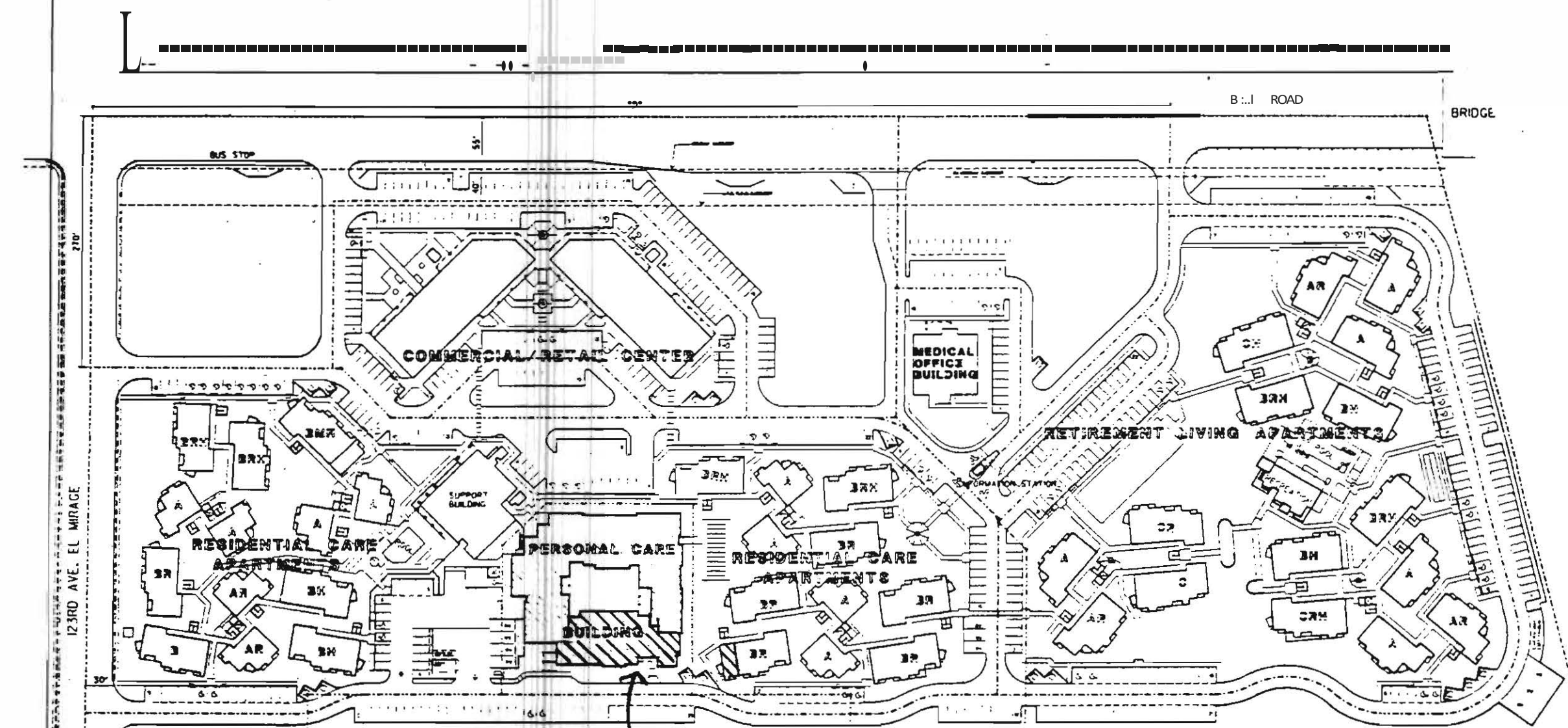
Exhibit 5

SUNRIDGE NEW LIFE REMODEL

PERSONAL CARE BUILDING

SURPRISE, ARIZONA

SITE PLAN



THIS PROJECT

SCALE 1" = 50'-0"

VICINITY MAP



LEGAL DESCRIPTION

That portion of Lots 3 and 4 of Section 1, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

BEGINNING at the Northwest corner of said Section 1, thence South 89° 55' 04" East and along the North line of said Section 1, a distance of 1,412.61 feet to the intersection of the Northerly prolongation of the West line of that certain parcel referred to as Maricopa County Highway Department Pit recorded in Docket 5172, page 7, Maricopa County Records;

thence South 14° 33' 34" East and along the West line of the aforementioned Docket, a distance of 682.15 feet to a point 660.00 feet South as measured at right angles to the North line of said Section 1,

thence North 89° 55' 04" West: along a line parallel to and 660.00 feet South as measured at right angles to the North line of said Section 1, a distance of 1,585.03 feet to a point on the West line of said Section 1;

thence North 0° 04' 56" East 660.00 feet to the Northwest corner of said Section 1 and the point of beginning.

GENERAL NOTES

1. Certify to the best of our knowledge, information and belief that the design of the project complies with the applicable provisions of the requirements of Sections 10.40 to 10.41, inclusive of the Revised Statutes of the State of Arizona. (Architectural barriers to the handicapped).
2. Contractor shall verify all dimensions and conditions in field. If dimensional error occurs or condition not covered in drawings is encountered Contractor shall notify the Architect before commencing that portion of the work. Dimensions take precedence over scale.
3. Contractor shall comply with all applicable codes and ordinances. Contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
4. The Contractor shall pay all fees for permits, etc. necessary for completion of the work.
5. Slope all grades away from building and away from positive drainage.
6. When work not specifically called out is required to complete the project, it shall be provided and be of the same quality and workmanship.
7. Contractor shall guarantee all workmanship and materials for a period of one year from the date of substantial completion in writing.
8. All existing utilities to be abandoned shall be properly disconnected, plugged or capped as required by Code or sound construction practice.
9. Contractor shall utilize existing utilities where possible or temporary light, power and water.
10. Contractor shall keep premises free from accumulation of rubbish and shall leave the work "broom clean" site shall be left "broom clean".
11. The start-up of work by any Contractor or subcontractor shall be considered prima facie evidence that he has inspected and accepted all conditions, involved in his work and finds them satisfactory.
12. Contractor shall verify location of utilities in utility easements and protect same.
13. All components, equipment etc. shall be installed per manufacturer's written instructions.
14. Contractor shall verify new roof mounted air conditioning unit equipment load and notify the Architect of any changes required in roof framing other than those indicated on the drawings.
15. Door opening not located by dimension are either centered on the wall or are located as follows: stud connection - 3" from finish wall to finish jamb; masonry construction - as near as possible to center of wall.
16. Adjust the existing fire sprinkler system throughout the remodeled area to achieve a fully rated system per NFPA Standards and local governing authorities. Install sprinkler heads in center of ceiling tiles. Submit design and shop drawings for approval prior to proceeding with work. Contractor responsible for all required permits and inspections. Replace existing sprinkler heads throughout with increased flush type.
17. All tiles (GMP) to be 12" nominal unless noted.
18. Base insulation: R-10 at ceilings and R-19 at exterior walls, unless noted otherwise.
19. Fire-resistive system at all penetrations of fire-resistive assembly.
20. Acoustical seal all penetrations at Plumbing, walls, chimneys and lobby shaft.
21. Provide block-in behind all wall mounted door stops and as required for latching, etc.
22. Finish on all walls to be texture on gypsum board or masonry. Verify all paint on exterior walls.
23. All exit doors shall be operable from the inside without use of key or any special knowledge or effort.
24. All building mechanical is existing, except new unit at dining room, provide new distribution and return air system at this area per mechanical area.
25. Toilet room floors shall have a smooth, hard, non-absorbent surface such as vinyl composition tile, concrete, ceramic tile or other approved material which extends up and onto the walls at least 5 inches. Walls within water closet compartments and walls within 2 feet of the floor and sides of units shall be similarly finished to a height of 4 feet and, except for structural elements, the walls shall be of a type which is not adversely affected by moisture such as ceramic tile, masonry, paneling or Pitt-coat glass from P.P.G. Industries, Inc. I.C.A.O. 100.0.
26. Fan exhaust system operable from light switch required in all water closet areas to provide minimum five minute air exchange. Water closets shall have a minimum flush not to exceed four gallons per minute. Lavatory fixtures shall have a maximum flow not to exceed 3.5 gallons per minute.

PROJECT DATA

SCOPE, Nursing home remodel into special care unit, outdoor patio & office annex.

New Life Remodel

Remodeled Area Information

Remodeled Floor Area,

6776 S.F. = Special Care Unit ("New Life")
350 S.F. = Patio
680 S.F. = Office Annex
7806 S.F.

New Bed Allocation: 40 - Non-ambulatory
Nursing Home
24 - Special Hospital
(Psychiatric)

UBC 1985, NFPA 101; 1985 UBC, UBC 1987 NEC

Existing Building Information (For Reference)

Occupancy Group: 1-1 (64-bed non-ambulatory nursing home)

Construction Type: V - 1 Hour
(1 Hour required UBC, Table 5c)

Allowable Floor Area:

Basic Allowable for 1 story: 5,200 SF
Allowable Area Increase: UBC SEC 506(c)
Automatic Sprinkler System: Triple Basic
Allowable Area: 5,200 SF x 3 = 15,600 SF
Automatic Fire Sprinkler System Required.
Area Separation Walls Required Due To Actual Area.

2-Hour Area Separation Required.
No Allowable area Increase Due to Building Location With Other Buildings On Site.

Actual Gross Basement Area = 1,016 SF
Actual Gross Floor Area = 21,726 SF
Actual Gross Total Area = 22,742 SF

Allowable Building Height: 50'; One Story
Actual Building Height: 15'-4"; One Story

Parking Required:

1/EA 5 BEDS = 13
1/EA STAFF = 15
28 Provided

Other Requirements/Exceptions:

1. 2-Hour Area Separation Walls May Terminate at Underside of Roof Deck. (Two Required Based on Floor Area.)
2. Location of Required Smoke Partitions/Draft Stops is Determined by NFPA 101.
3. Openings in Area Separation Walls Require 1-1/2 Hour Fire Rating. Sec. 3308.b.
4. Required SIT Ratings, Arizona Dept. of Health Services
A. Patient Room to Patient Room: 45
B. Public Space to Patient Room: 50
C. Service Area to Patient Room: 55
*Does Not Exist
5. Fire Sprinkler Central Alarm System Required.

SHEET INDEX

ARCHITECTURAL

- A-1 Title Sheet
- A-2 Building Plan
- A-3 New Life Remodel: Demo Plan, Floor Plan, & Reflected Ceiling Plan
- A-4 Room Finish & Door Schedules, Large Scale Plan & Interior Elevations
- A-5 Patio Plans, Building Elevations, & Details
- A-6 Architectural Details
- A-7 Specifications

MECHANICAL & PLUMBING

M-1 Mechanical Plan
P-1 Plumbing Plan

P.L. & J.M.R. DIAGRAM

ELECTRICAL

- E-1 Electrical Power Plans
- E-2 Electrical Lighting Plans
- E-3 Electrical Schedules & Details

PROJECT TEAM

OWNER: 123rd Avenue & Bell
Partnership
12221 W. Bell Rd.
Surprise, AZ 85374
(602) 253-1313
Contact: Paul Friedman

ARCHITECT: Reid & Associates
Architects & Planners, Inc.
23 E. 15th St.
Tempe, AZ 85281
Contact: Robby Reid
(602) 968-5250

MECHANICAL, PLUMBING & ELECTRICAL: Arizona Consulting Services
4520 N. 7th St., Suite 125
Phoenix, AZ 85014
Contact: Randy Couch
(602) 240-2250

SYMBOLS

NOTE BUBBLE

DETAIL REFERENCE

BUILDING SECTION REFERENCE

WALL SECTION REFERENCE

GRID BUBBLE REFERENCE

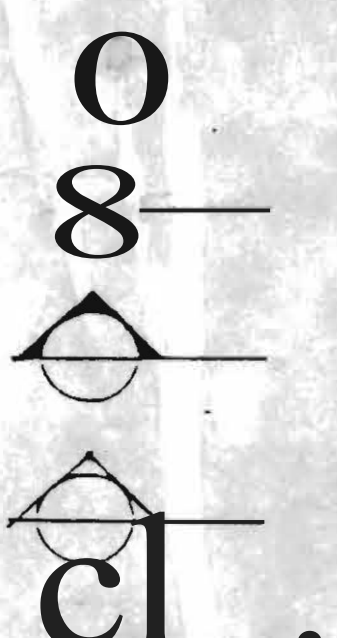
WINDOW REFERENCE

DOOR REFERENCE

ROOM NUMBER

REVISION

WOOD STUD FRAMED WALLS



1, 2, 3

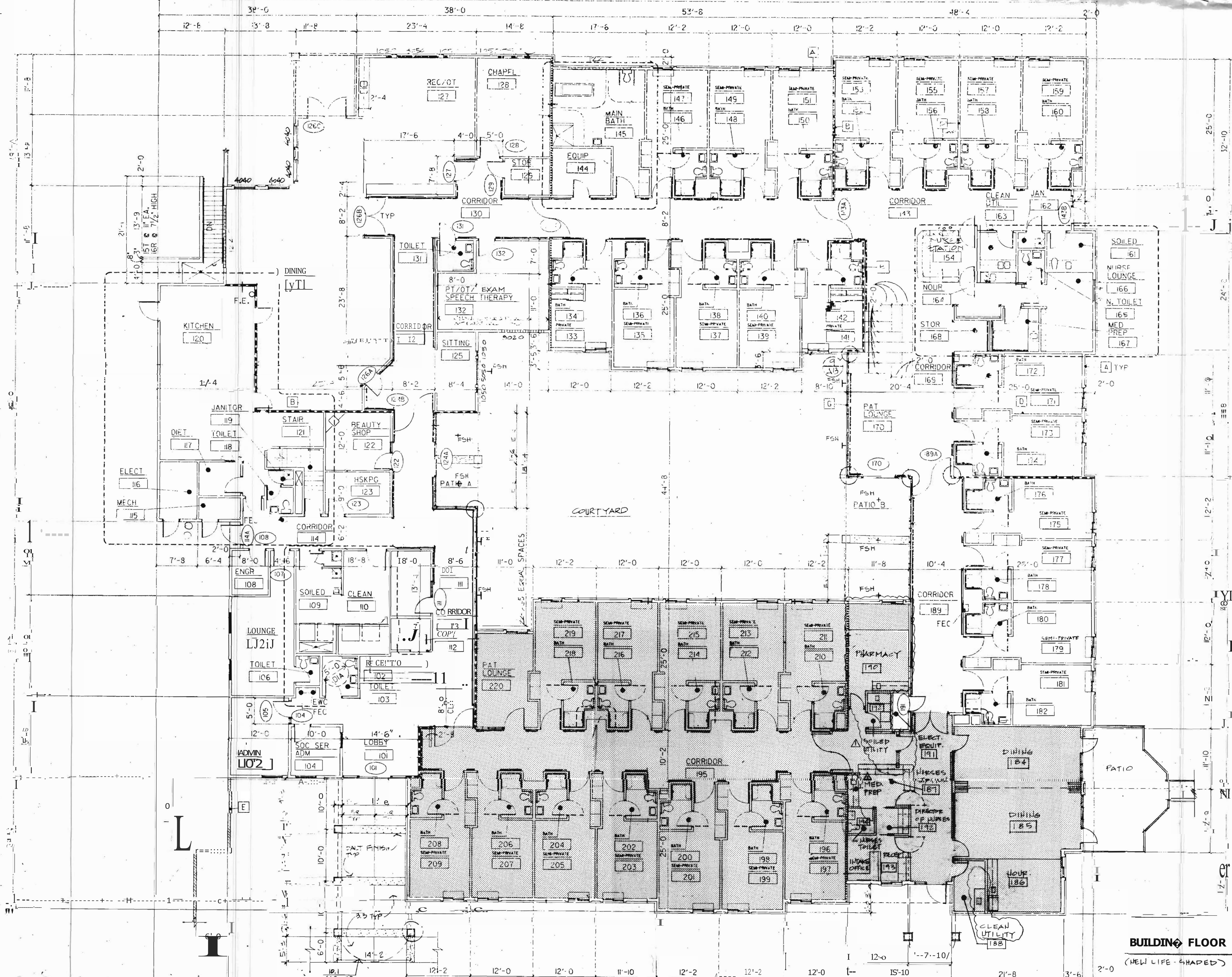
A, B, C

105

&

NEW
EXISTING

A-1



BUILDING FLOOR PLAN

(NEW LIFE SHAPED)

1/8" = 1'-0"

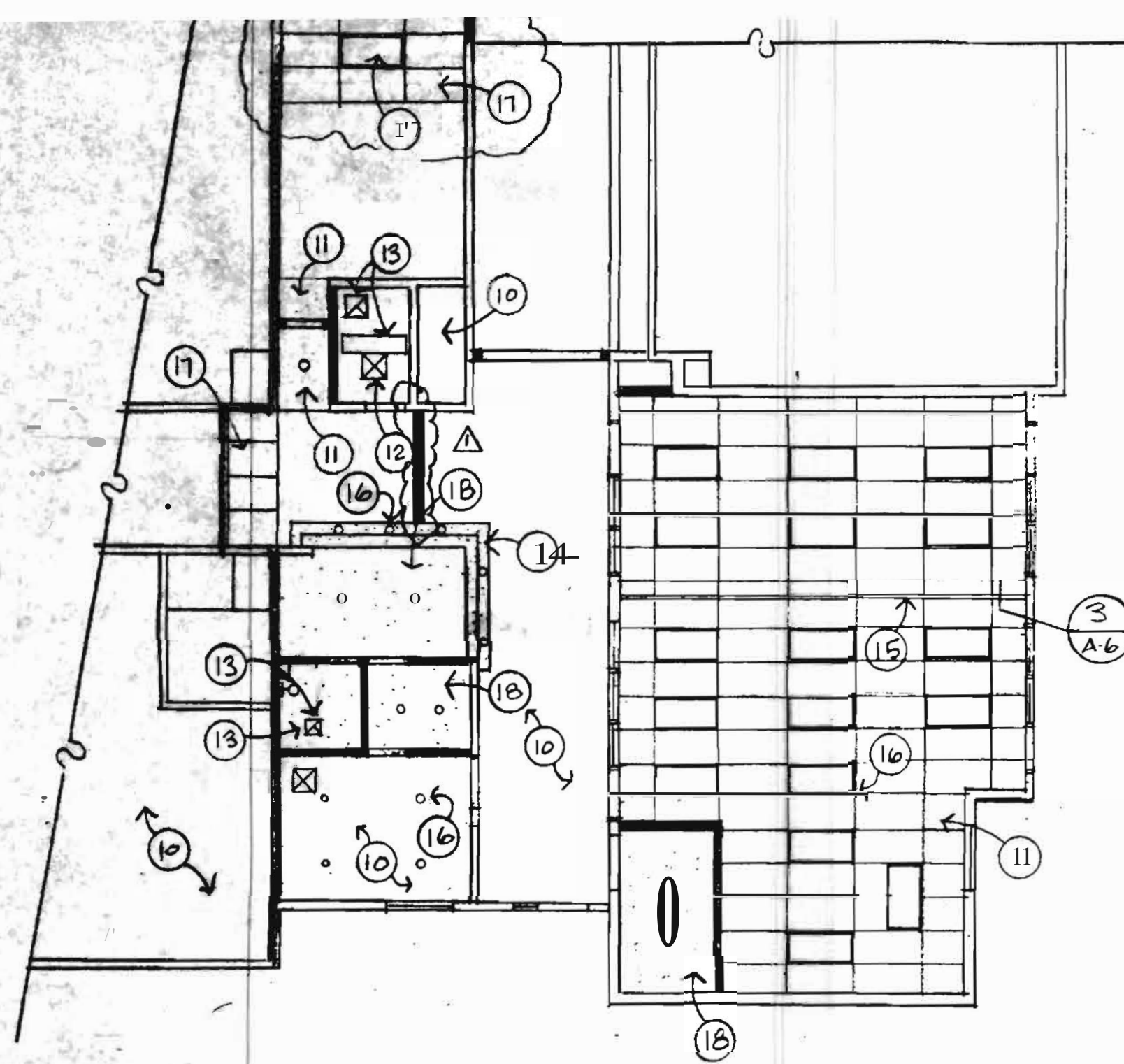


NO.	7
DATE	10-22-00
BY	W. J. H. / J. H. H.

NO. 7
DATE 10-22-00
BY W. J. H. / J. H. H.

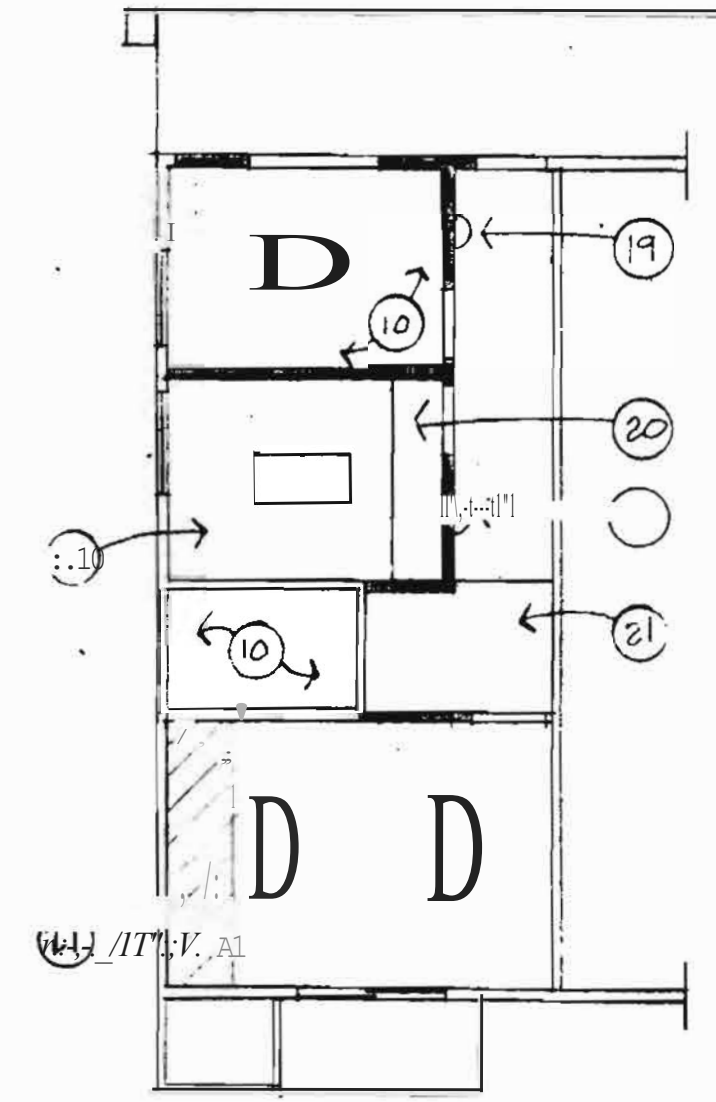
NO. 7
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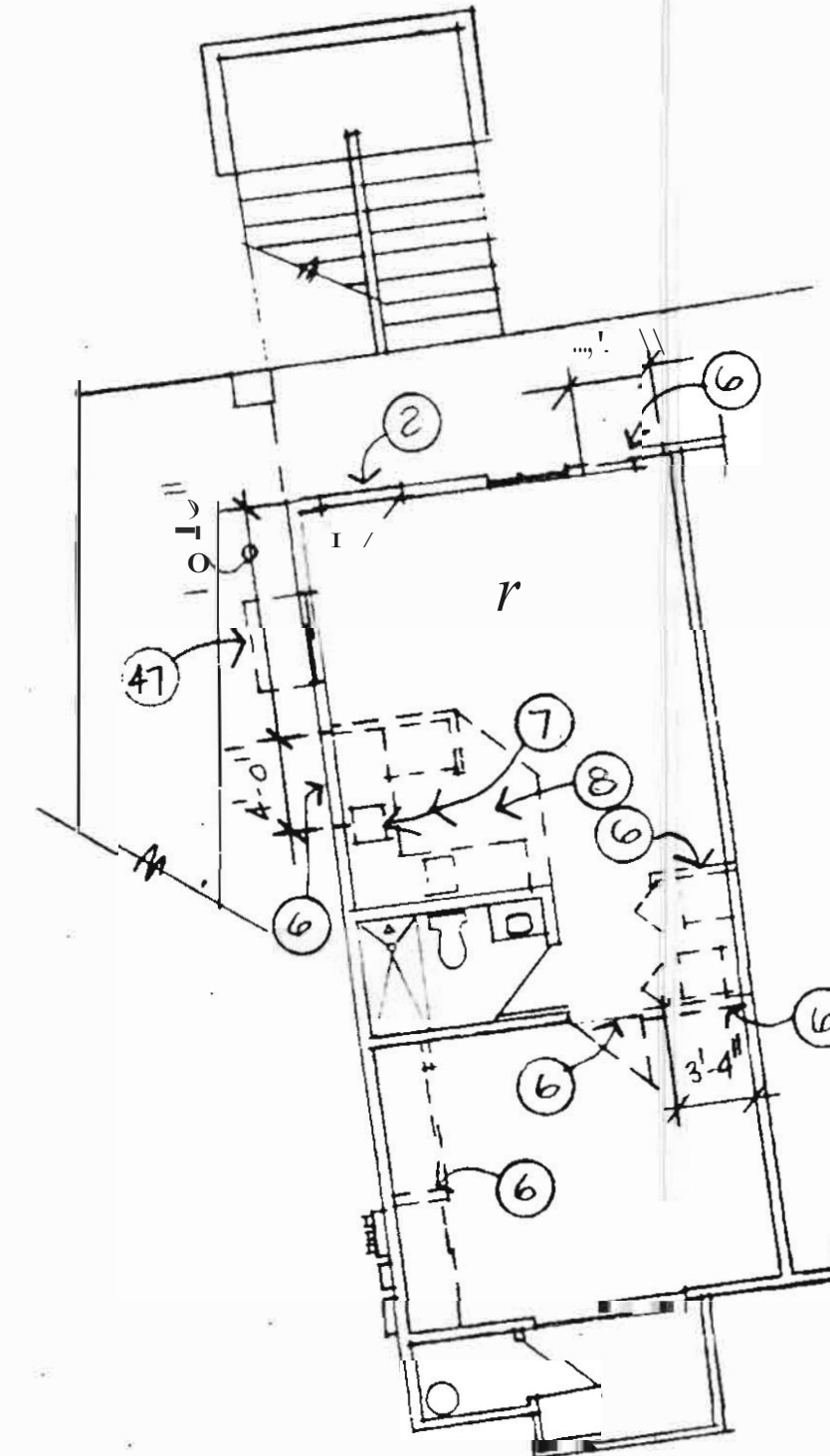
NEW REFLECTED CEILING PLAN

SCALE 1/8" = 1'-0"



DEMOLITION PLAN

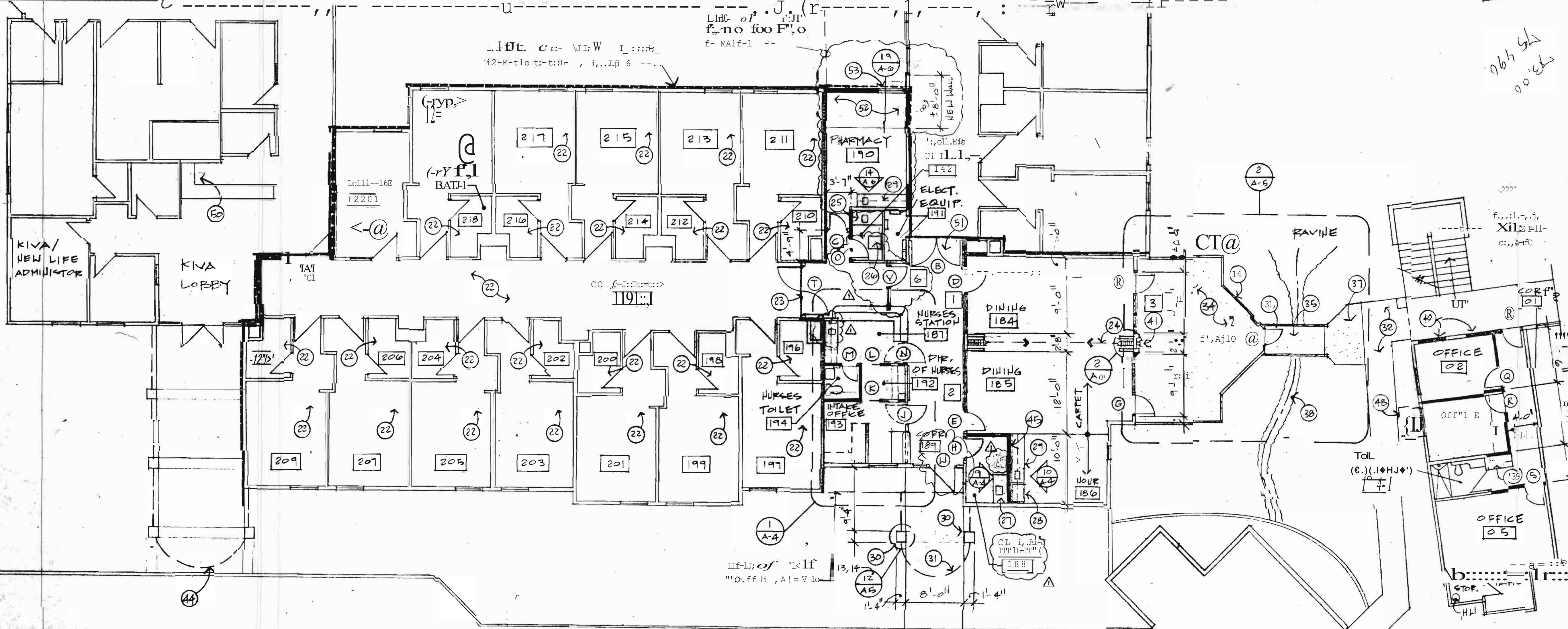
SCALE 1/8" = 1'-0"



OFFICE ANNEX

KEY NOTES

- Remove exist. room AC units (typical of J)
- Remove exist. door & frame-re-use door per door sched. See Sht. A-4
- Remove exi & re-install in - See Sht. MP-1.
- Remove exist. base cabinet counter & sink; re-install in Rm. 188 - See Sht. MP-1.
- Exist. cabinet w/ sink to remain.
- Exist. wall to be removed; patch wall & floor for new finishes.
- Remove exist. plumbing fixtures & cap off lines as required. See Sht. MP-1.
- Remove exist. gyp. bd. clg., floor covering & lights.
- Remove wall as required for new receptionist window. See Interior Elevations Sht. A-4
- Exist. ceiling to remain.
- New gyp. bd. clg. @ 7'-8" A.F.F.
- Exist. supply to remain.
- Exist. light fixture & mech. system reworked per new design. See Sht. E-1 & MP-1.
- New gyp. bd. clg. See Int. Elev. Sht. A-4.
- New track for moveable partition.
- New light fixture per schedule.
- New susp. acoust. tile clg.
- New gyp. bd. clg. per room finish ached.
- New wall sconce light fixture @ +6'-0" A.F.F.
- Furr down clg. (gyp. bd co 7'-0" A.F.F.
- Patch & repair ceiling paint entire ceiling to match exist. color. Provide new light fixtures as shown.
- All exist. sprinkler heads to be revised to recessed heads (typ. of all heads in main bldg. remodel.)
- New location of double doors - maintain 2 HR. area separation wall.
- Moveable partition.
- Exist. base cabinet w/ sink to remain.
- New location of exist. sink from Rm. 192.
- New location of exist. base cabinet w/ sink from Rm. 190.
- Refrigerator N.I.C.
- New base & upper cabinets w/ sink.
- New CMU pier w/ stucco finish to match exist. piers at Kiva entry.
- New awning to match Kiva awning in color & shape.
- Exist. cone. sidewalk to remain.
- Exist. elect. transform. to remain.
- New cone. patio - See plans Sht. A-5.
- New bridge - See plans, Sht. A-5.
- New 3'W x 3'H w.i. gate.
- ew cone. sidewalk finish flush w/ exist. sidewalk.
- Exist. river rocks to remain.
- New cabinet per interior elev. See Sht. A-4.
- Fill in exist. openings-patch & repair to match stucco. exterior.
- New downspout from exist. scupper-extend to exist. splash block.
- Remove flooring to this line.
- Exist. area separation wall.
- Kiva entry.
- New 6" plumbing wall.
- New guardrail-See Sht. A-5.
- Exist. awning to remain.



LEGEND

- AREA SEPARATION WALL (2HR. F.R.) ABOVE ROOF
- SMOKE PARTITION (1HR. F.R.)
- NEW DOOR

FLOOR PLAN

SCALE 1/8" = 1'-0"



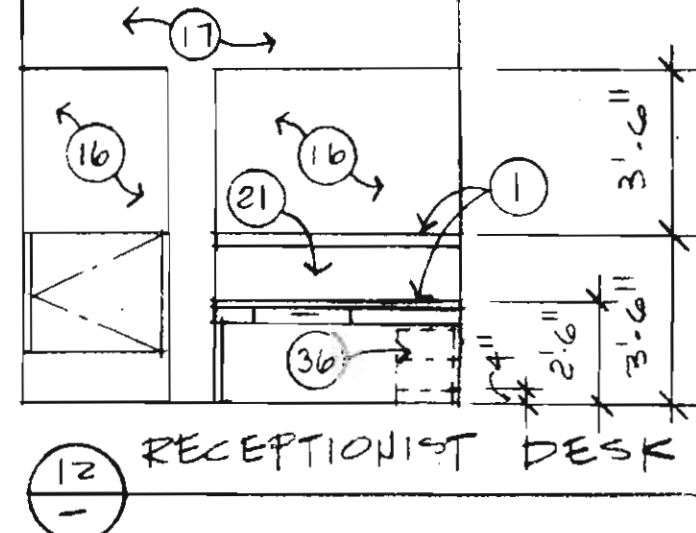
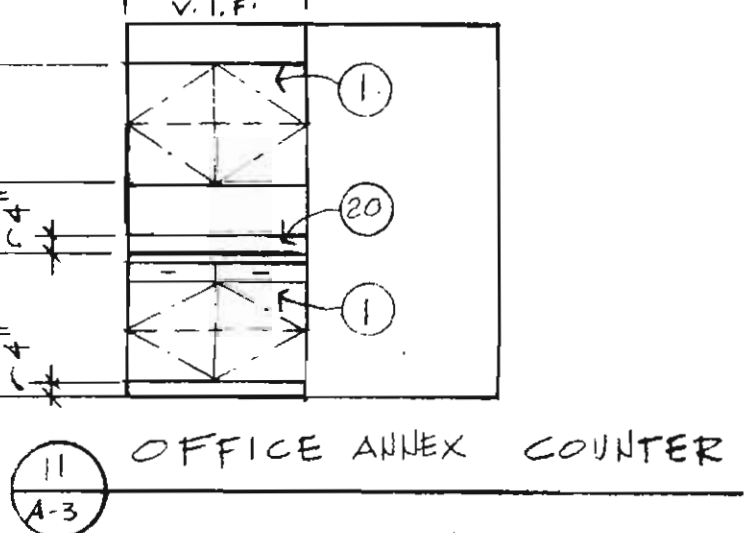
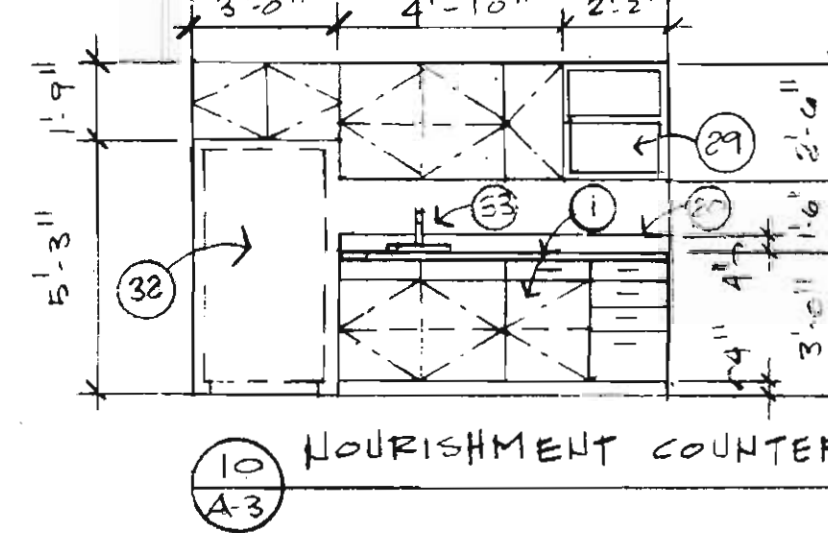
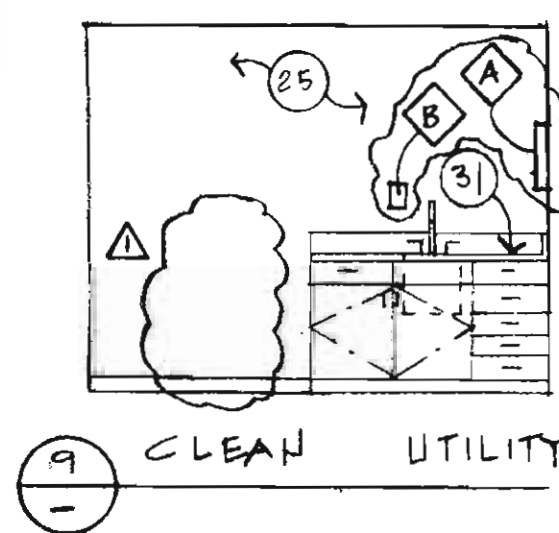
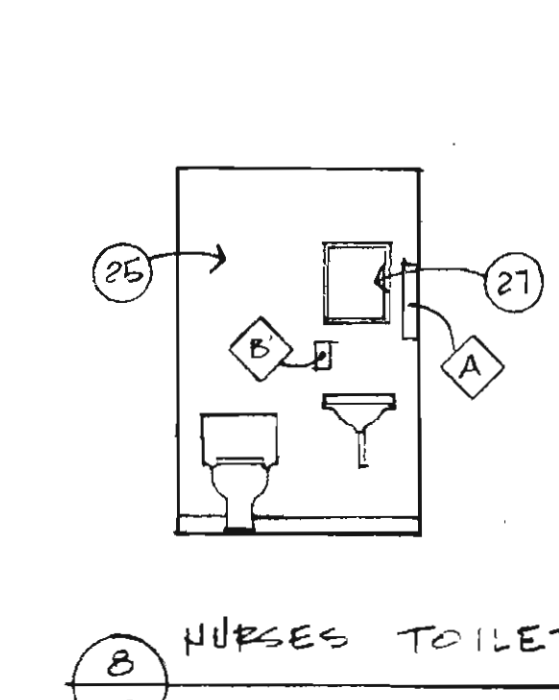
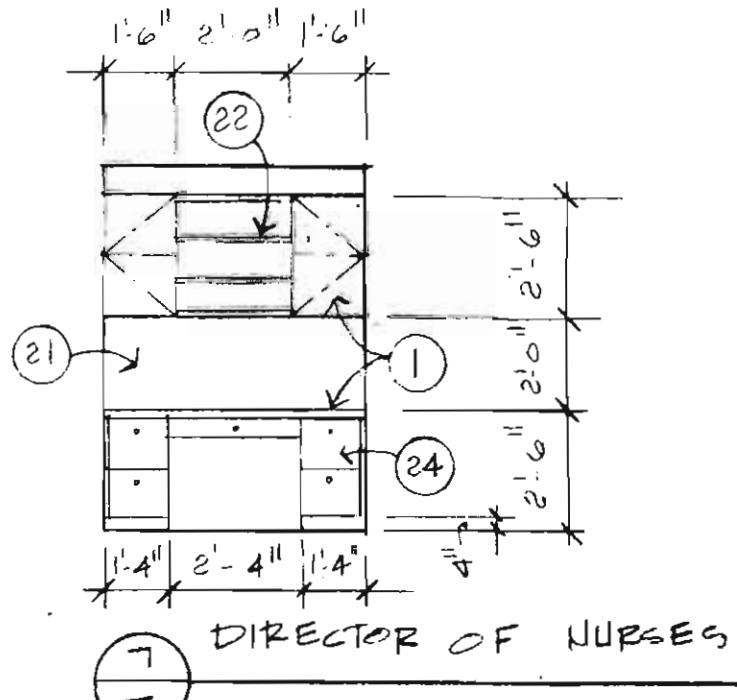
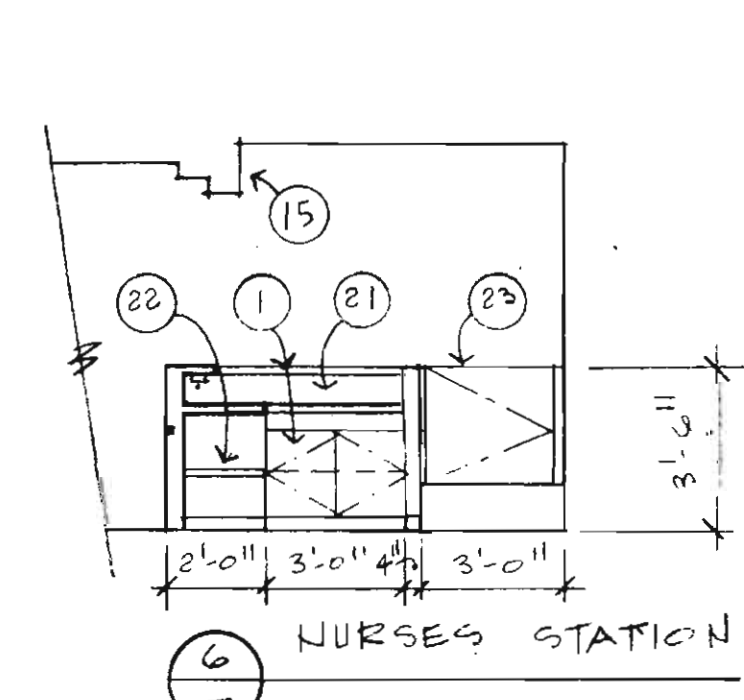
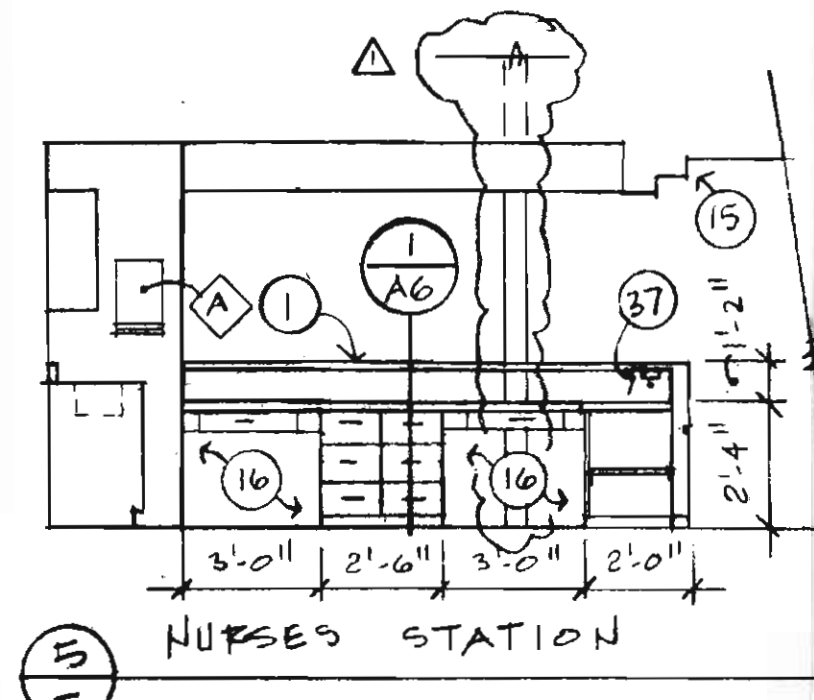
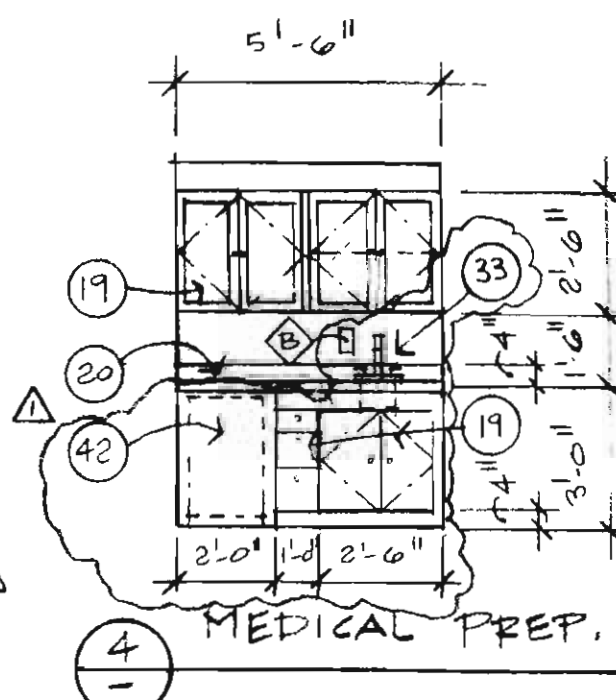
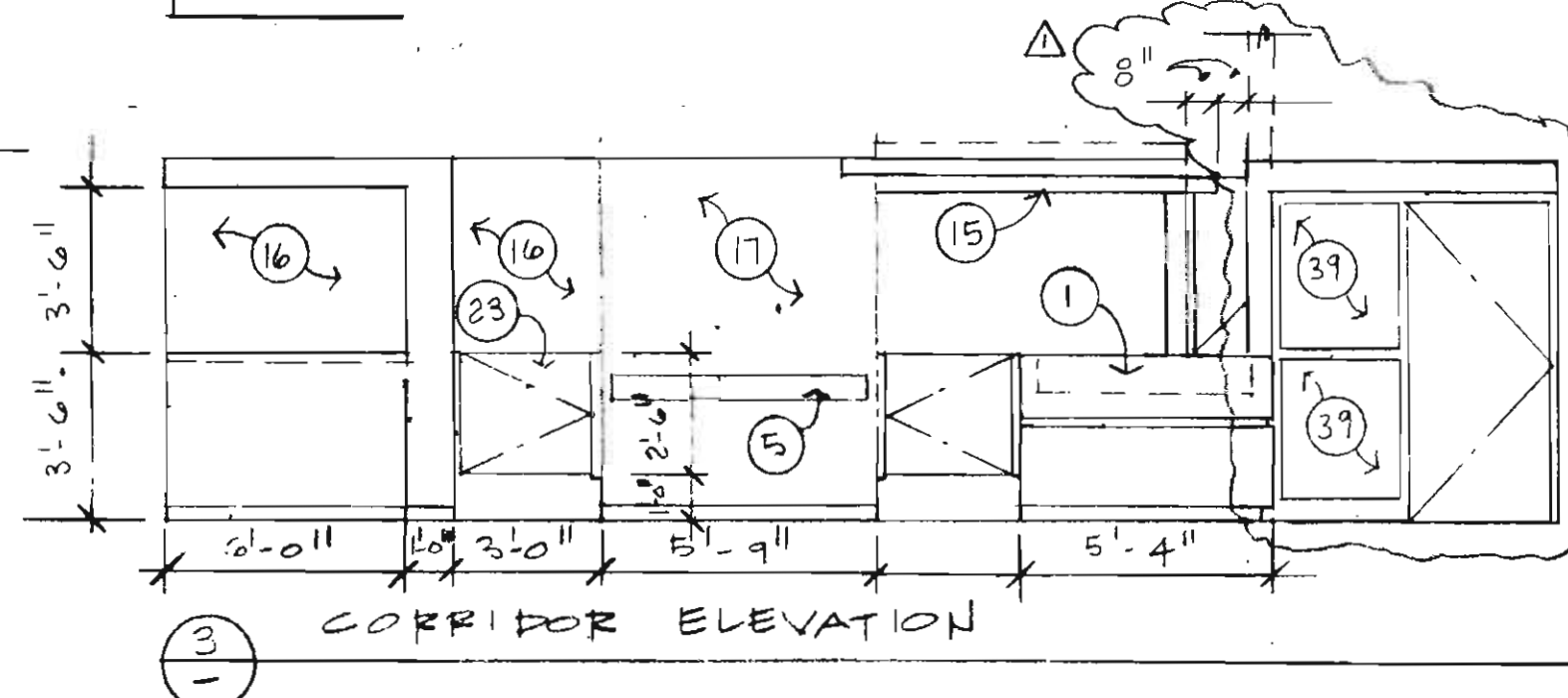
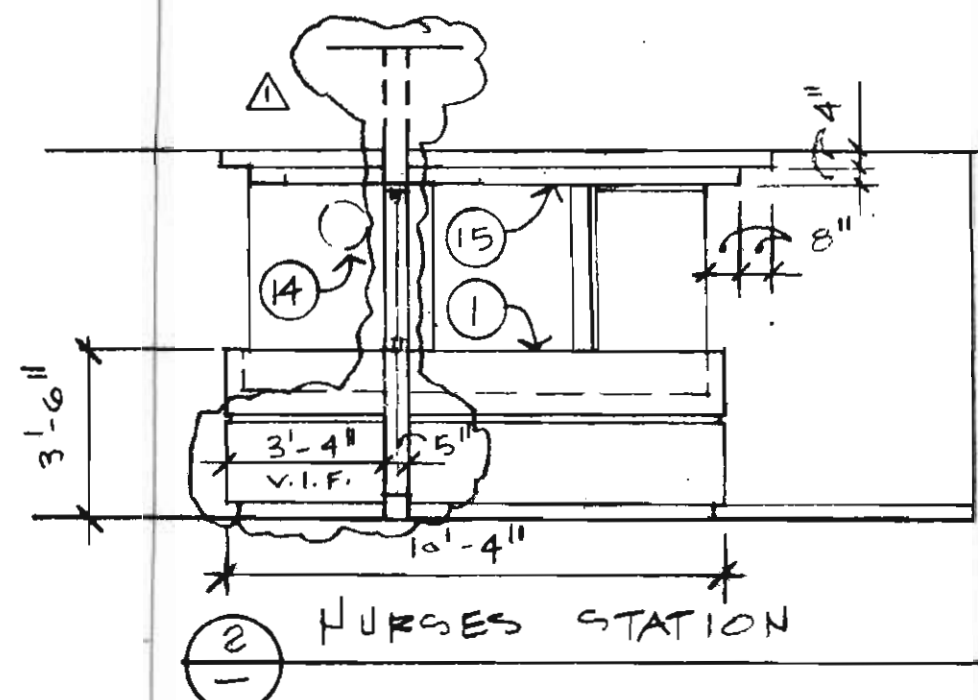
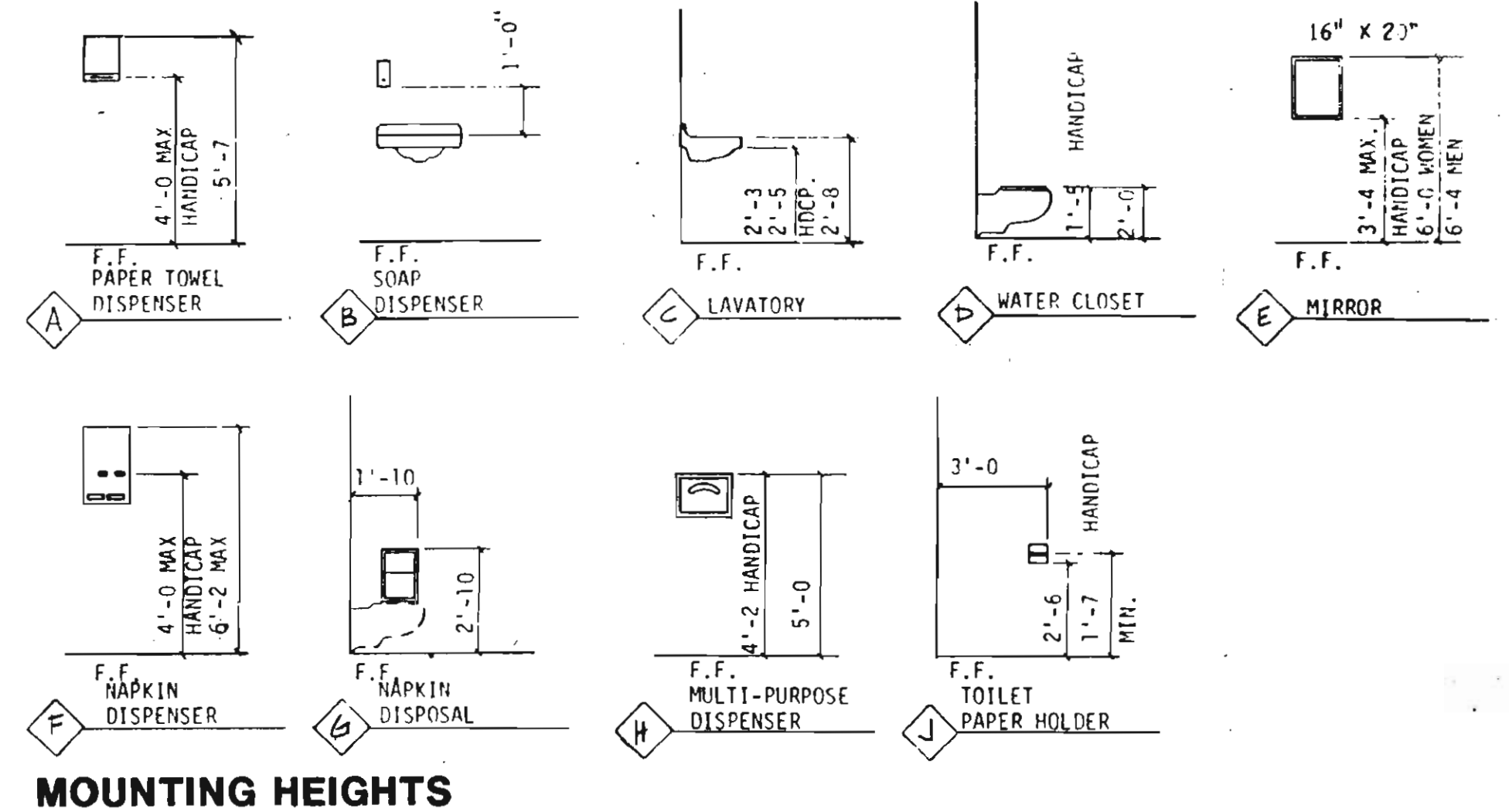
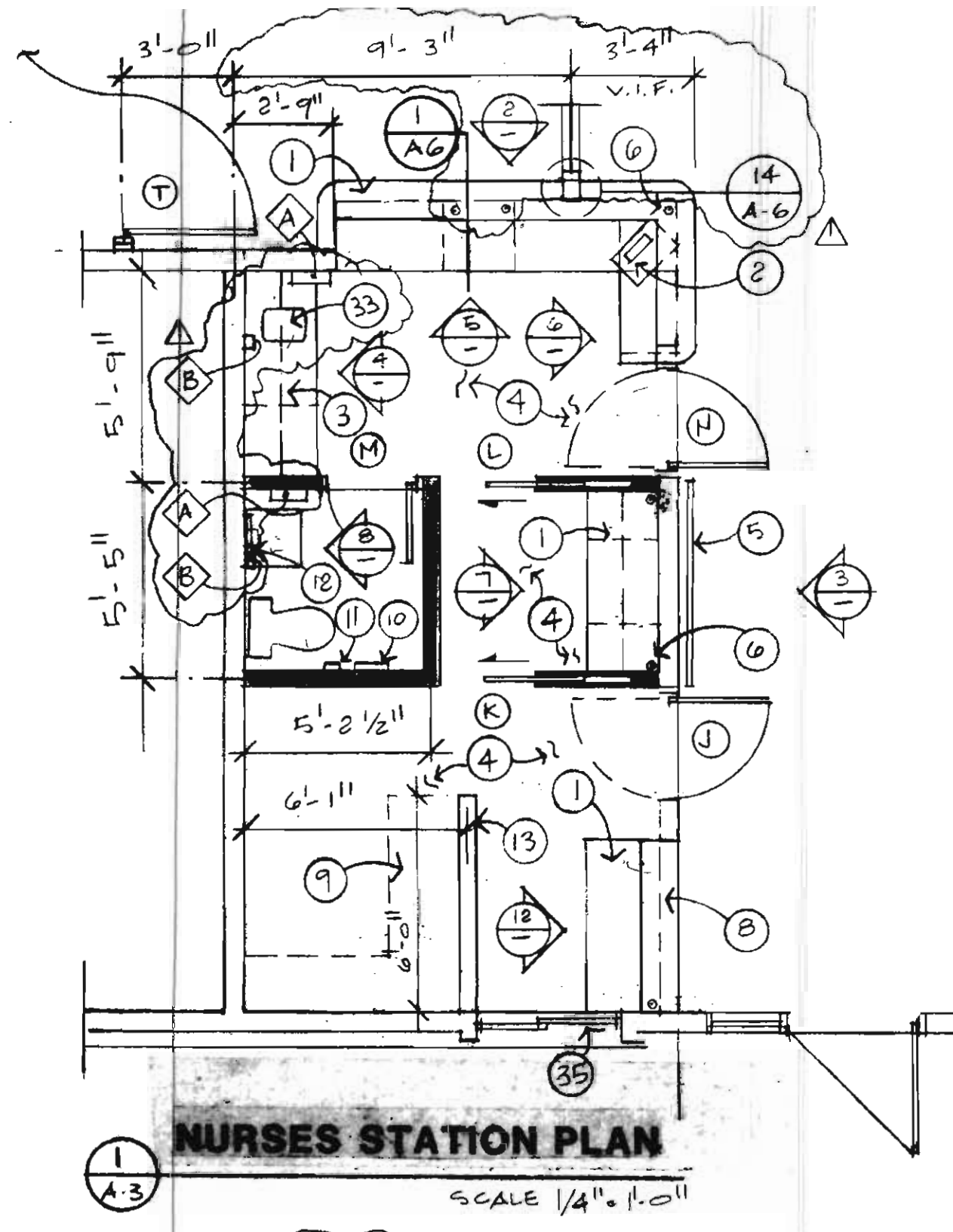
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42. Remove flooring to this line.
43. Exist. area separation wall.
44. Kiva entry.
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47. Exist. awning to remain.

1' = 1/8" = 1'-0"

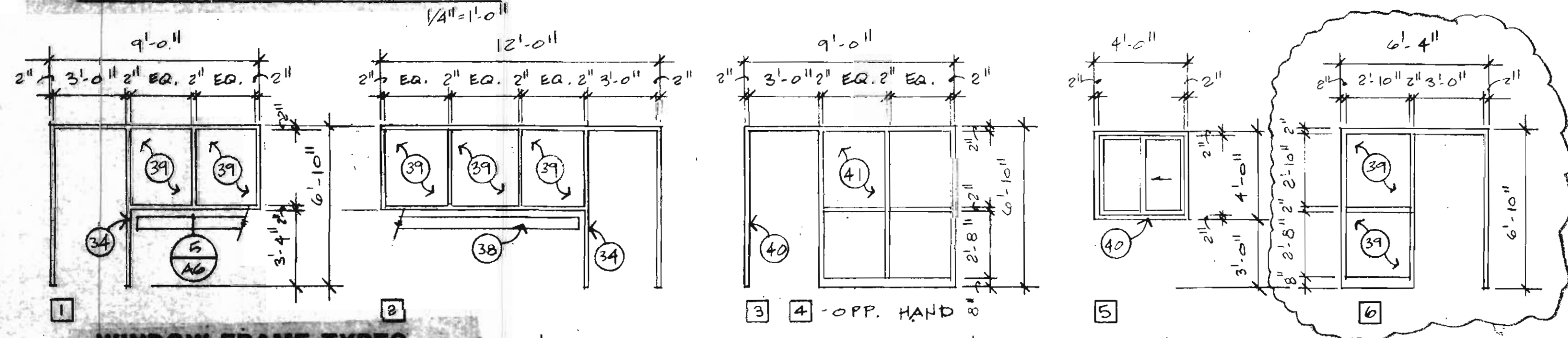
1' = 1/8" = 1'-0"



A-3



INTERIOR ELEVATIONS



ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALL	CEIL'G	HT.	REMARKS
							○ NO REMARK ● SEE REMARK
OFFICE							
01	CORRIDOR	○					NEW WALLS ONLY
02	OFFICE	○					NEW WALLS ONLY
03	OFFICE	○					FUR. CEILING DOWN & MECH. ONLY
04	TOILET	○					NO NEW FINISHES
05	OFFICE	○					FUR. REPAIR - CEILING, NEW WALLS ONLY

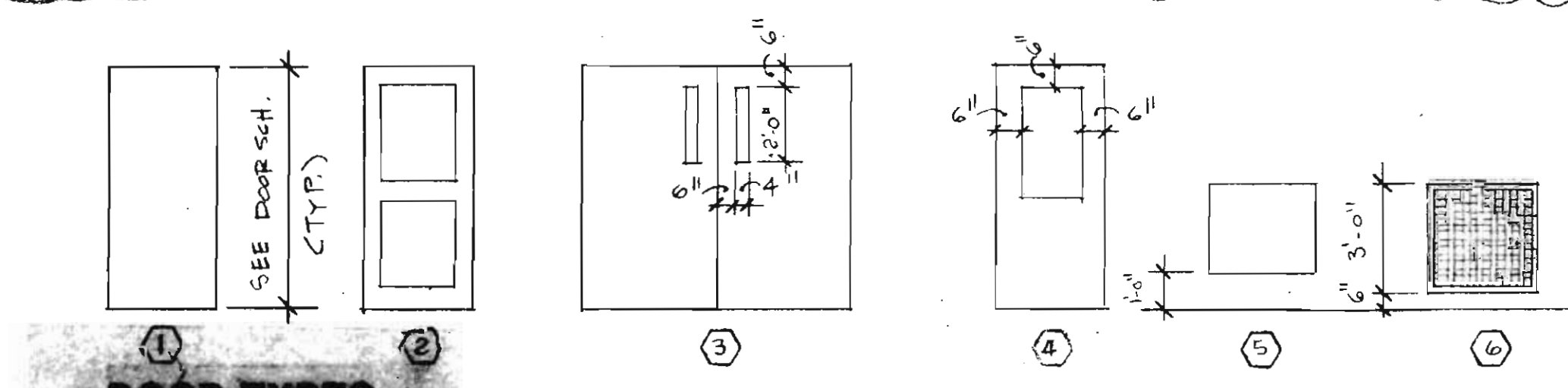
PERSONAL CARE BLDG. - NEW LIFE WING

184	DINING	○					8'-6"
185	DINING	○					8'-6"
186	NOURISHMENT	○					8'-6"
187	NURSES STATION	○					8'-6"
188	CLEAN UTILITY	○					9'-0" W.R. GYP. BD.
189	CORRIDOR	○					NEW CARPET TO MATCH CARPET ROOM #195
190	PHARMACY	○					NEW WALLS & CLO. @ ADDITION ONLY
191	ELECT. EQUIP.	○					NO NEW FINISHES
192	SOILED UTILITY	○					9'-0" W.R. GYP. BD.
193	INTAKE OFFICE	○					9'-0"
194	NURSES TOILET	○					8'-0" W.R. GYP. BD.
195	CORRIDOR	○					7'-8"

ROOM # 196-220	* RECESS EXIST. SPRINKLER HEADS (TYP. ENTIRE REMODEL) * ALL ELECT. RECEPTACLES TO BE SAFETY TYPE OR PROTECTED BY 5 MILL AMPERE GFI (TYP. ENTIRE REMODEL)	○					9'-0" @ ROOMS 7'-8" @ BATHS	NO NEW FINISHES
----------------	---	---	--	--	--	--	--------------------------------	-----------------

DOOR SCHEDULE

#	SIZE	DOOR	FRAME	HDW.	GLASS	DETAIL	REMARKS
		MAT. TYPE	MAT. FIN.				
A	7'6" x 6'8" x 1 3/4"	HM	(3)	HM	EXIST.	HW-11	EXIST. DOOR W/ NEW HDW.
B	7'6" x 6'8" x 1 3/4"	HM	(3)	HM	PAINT	HW-10	GL-1 11/AG
C	3'0" x 6'8" x 1 3/4"	HM	(1)	HM	PAINT	HW-3	11/AG 20 MIN. DOOR.
D	3'0" x 6'8" x 1 3/4"	HM	(4)	HM	PAINT	HW-4	GL-3 8/AG 11/AG
E	3'0" x 6'8" x 1 3/4"	HM	(4)	HM	PAINT	HW-4	GL-3 8/AG
F	3'0" x 6'8" x 1 3/4"	AL	(2)	AL	—	HW-6	GL-2
G	3'0" x 6'8" x 1 3/4"	AL	(2)	AL	—	HW-6	GL-2
H	3'0" x 6'8" x 1 3/4"	HM	(1)	EXIST. HM	—	HW-5	—
J	3'0" x 2'5" x 1 3/4"	SC	(5)	●	●	HW-9	—
K	2'8" x 6'8" x 1 3/8"	SC	(1)	WD	STAIN	HW-8	12/AG 13/AG 11/AG 13/AG
L	2'8" x 6'8" x 1 3/8"	SC	(1)	WD	STAIN	HW-8	12/AG 13/AG 11/AG 13/AG
M	2'8" x 6'8" x 1 3/4"	HM	(1)	HM	PAINT	HW-7	11/AG
N	3'0" x 2'5" x 1 3/4"	SC	(5)	●	●	HW-9	—
O	3'0" x 6'8" x 1 3/4"	HM	(1)	HM	PAINT	HW-5	11/AG
P	3'0" x 6'8" x 1 3/4"	HM	(1)	HM	PAINT	HW-1	11/AG
Q	3'0" x 6'8" x 1 3/4"	SC	(1)	WD	PAINT	HW-2	11/AG
R	3'0" x 6'8" x 1 3/4"	SC	(1)	WD	PAINT	HW-2	11/AG
S	3'0" x 6'8" x 1 3/4"	SC	(4)	WD	PAINT	HW-2	GL-3 11/AG
T	7'6" x 6'8" x 1 3/4"	HM	(3)	HM	PAINT	—	GL-1 11/AG
U	3'0" x 3'0" x 1 1/2"	HM	(6)	HM	PAINT	HW-12	—
V	3'0" x 6'8" x 1 3/4"	HM	(3)	HM	PAINT	HW-11	GL-1
W	3'0" x 6'8" x 1 3/4"	AL	(2)	AL	—	GL-2	—



KEY NOTES

- New millwork w/ plastic laminate finish.
- Exist. patient call bd. relocated from receptionist counter - rewire to service 24 bed new life wing only. See Elect. Drawings.
- Medical prep. storage cabinets.
- New floor covering. See room finish schedule.
- Exist. handrail to remain; Grommets as required.
- Existing door & sidelight to remain.
- Receptionist counter - See Interior Elevations.
- Furniture (N.I.C.)
- Fem. napkin disp. - See mounting heights this sheet.
- T.P. holder.
- Mirror - See mounting heights this sheet.
- New 6' high wood stud partition w/ 1/2" gyp. bd; Finish both sides & top.
- Clock (N.I.C.)
- Gyp. bd. soffit - See reflected ceiling plan Sht. A-3.
- Open
- Exist. wall to remain.
- Exist. doors - Relocated per new design.
- Lockable medical stor. cabinet w/ plastic lam. finish.
- 4" plastic lam. back splash & counter.
- Removable homosote panel w/ fabric finish.
- Adjust. shelving w/ plastic lam. finish.
- Swinging gate w/ plastic lam. finish to match counter.
- Lockable drawers.
- M.R. gyp. bd.
- M.R. gyp. bd. w/ Pitt-Gloss paint; mfg. by P.P.G. Industries; ICBO #2090.
- 16"W x 20"H mirror.
- Flush rim sink - relocated.
- Microwave shelf - (Microwave - N.I.C.)
- Flush valve.
- Exist. cabinet relocated - See plan Sht. A-3.
- Refrigerator (N.I.C.)
- New sink.
- Hollow metal frame.
- Existing window to remain.
- File cabinet (N.I.C.)
- Task lighting. See Elect. Sheets.
- NEW HANDRAIL AT CORR. 189 TO MATCH EXIST.
- WIRE GLASS, 1/4" THK. IN STEEL FRAME
- ALUM. FRAME - MATCH EXIST. WINDOWS
- TEMPERED, BRONZE
- REFRIG. - BY OWNER

REID & ASSOCIATES ARCHITECTS & PLANNERS, INC.
23 East 15th Street Tempe, Arizona 85281 (602) 968-5250

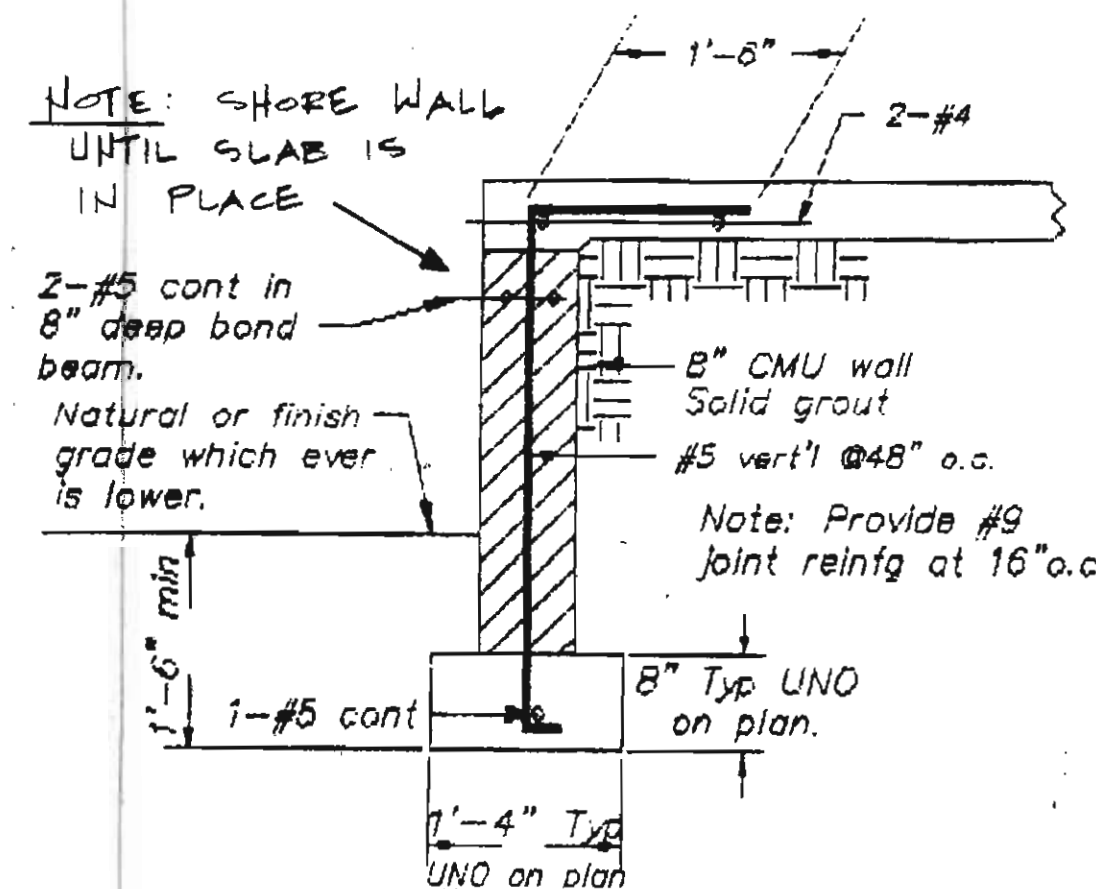
SUNRIDGE NEW LIFE REMODEL
PERSONAL CARE BUILDING
SURPRISE, AZ



A-4
40F13

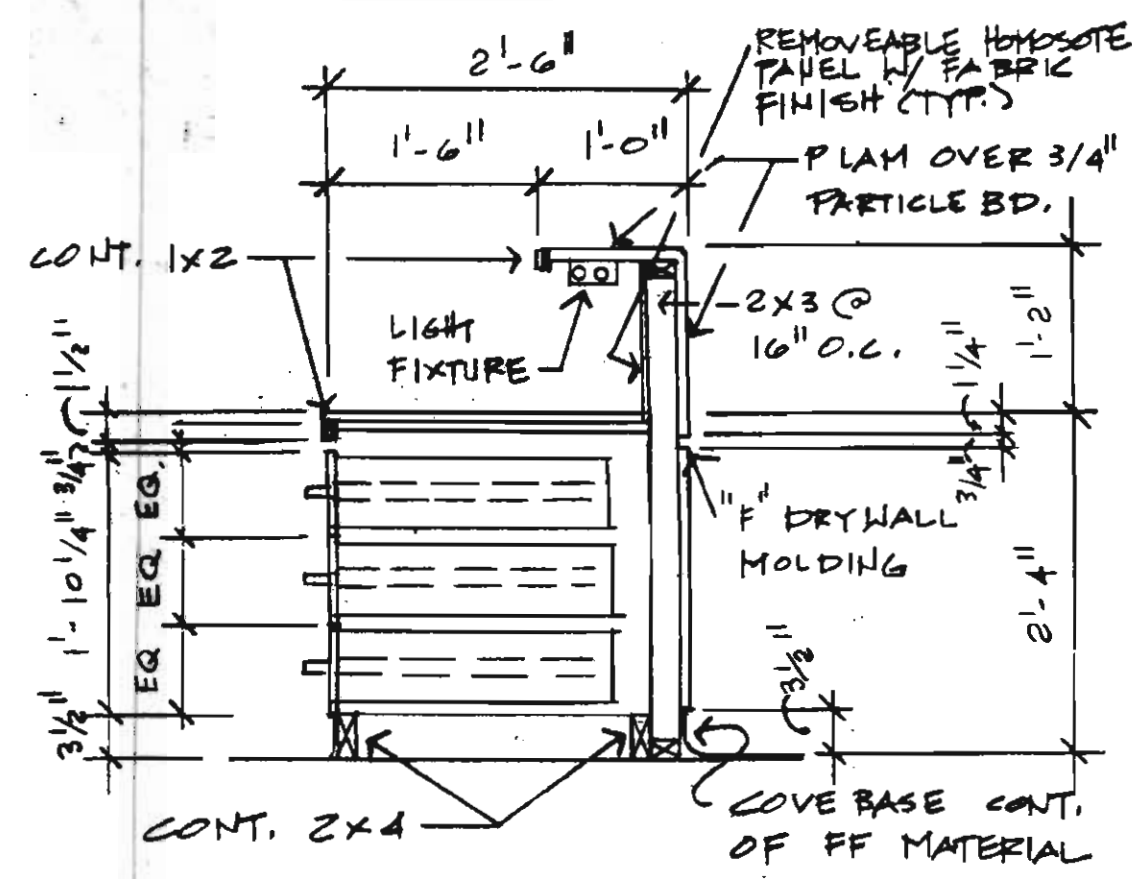


1. Exist. building wall.
2. New window system.
3. New 8 x 8 x 16 CMU stem wall on conc. spread ftg. See detail this sheet.
4. Re-use exist. splash block.
5. 4" conc. slab on 4" A.B.C. on compacted fill.
6. 2" conc. on 3/4" CDX plywd. sheathing @ bridge
7. 3'-6" high railing - See detail this sheet.
8. Fabric awning to match - Adjacent Kiva entry awning; match in color & shape.
9. New column w/ stucco finish-Paint to match exist. bldg. See detail this sheet.
10. Exist. building.
11. Rework exist. grade as required.
12. 1 1/2" sq. mtl. railing - Paint color to be approved by Architect.
13. Open
14. Exist. river rocks to remain.
15. CMU stem w/ stucco finish painted to match bldg. wainscot color.
16. Remove exist. room AC unit & infill w/ wood stud @ 16" o.c. & finishes to match exist. exterior wall in finish & color.
17. Stucco plant-on above new window openings as shown. See detail Sht. A-6. Match texture & color of exist. plant-ons.
18. New downspout at exist. scupper-See detail Sht. A-6.
19. Exist. elect. trans-former to remain.
20. Vinyl lattice as mfrgr. by Cross Industries, Inc. See details this sheet.
21. 2 x 6 wood top rail.
22. 2 x 12 wood trim.

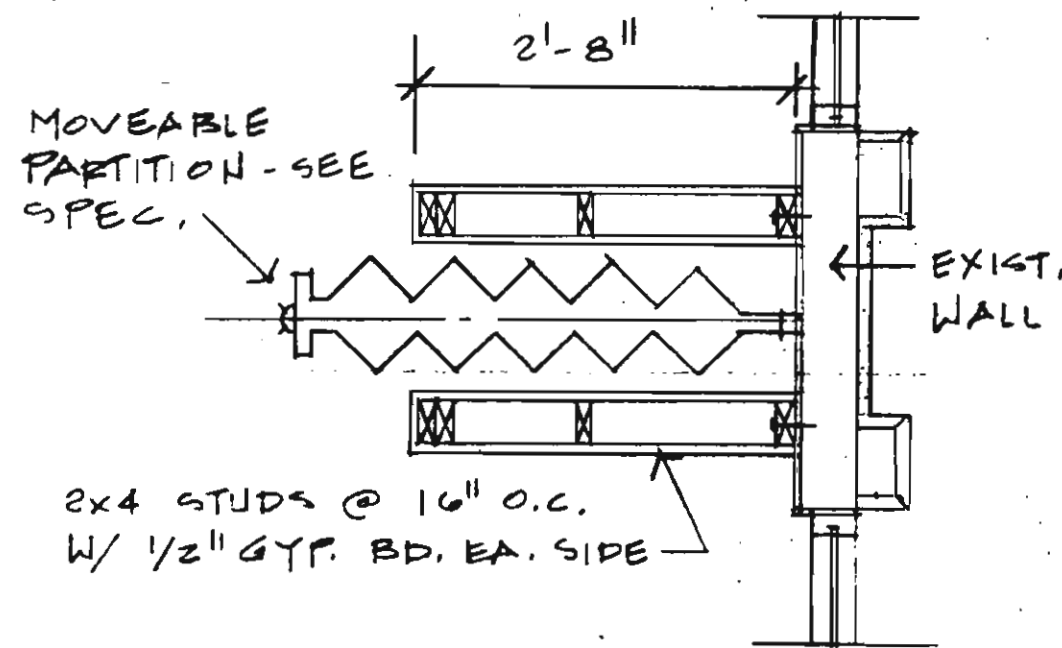


PATIO WALL DETAIL

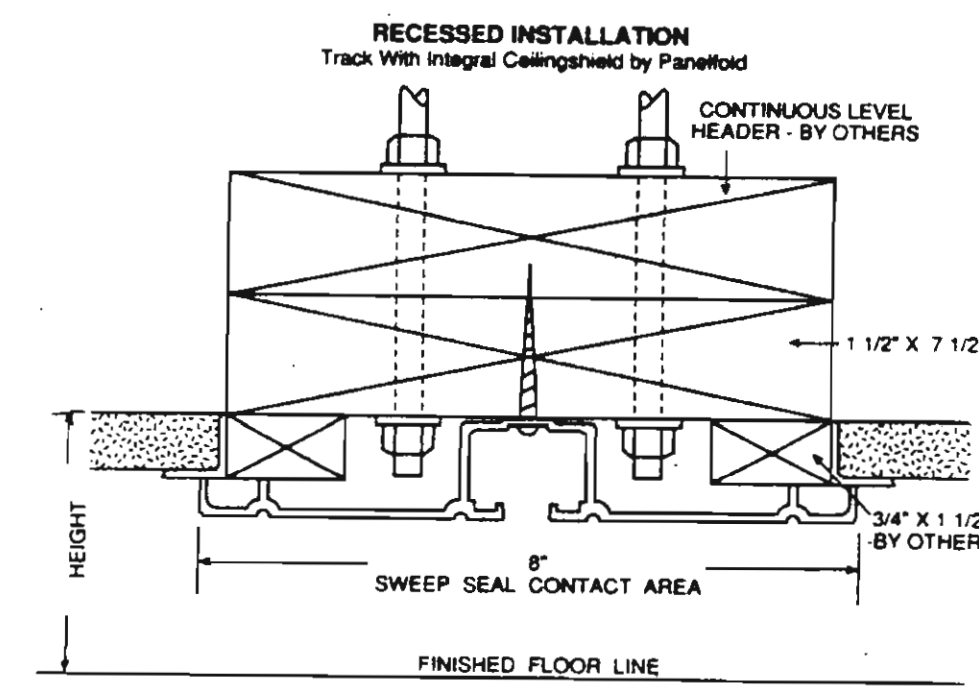




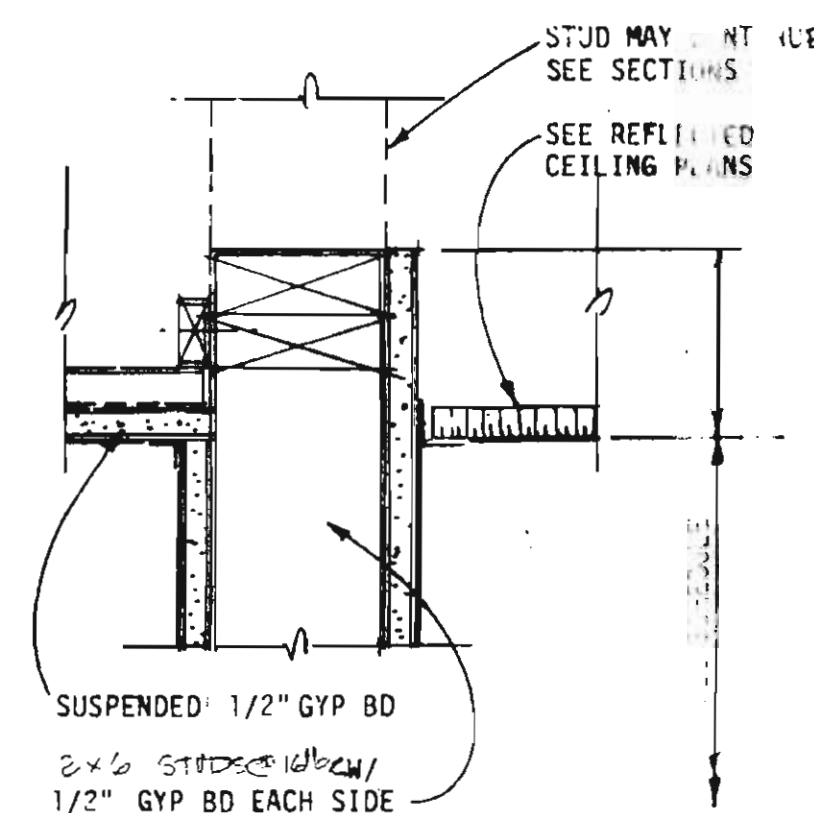
SECTION AT NURSES STATION



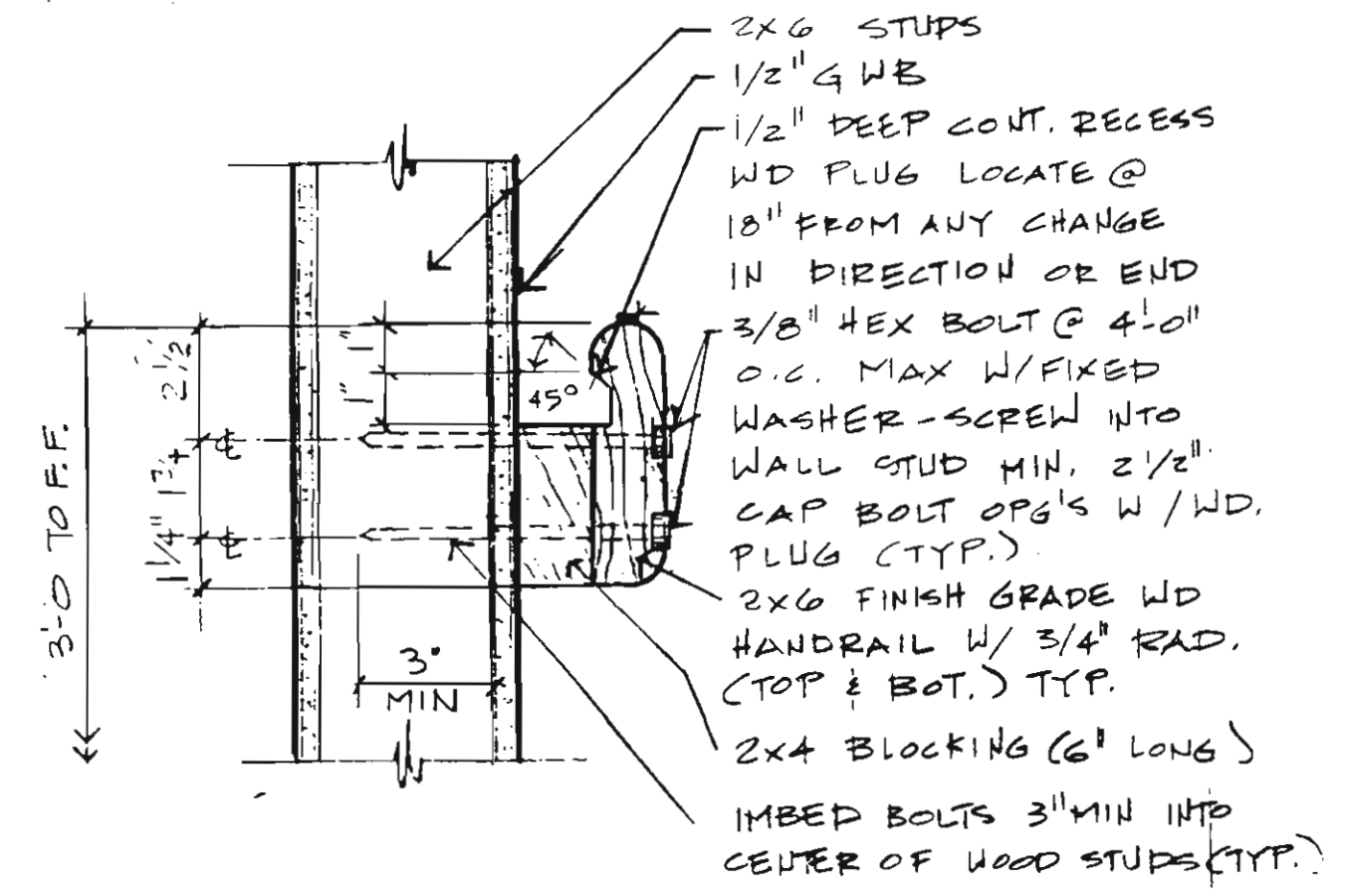
MOVEABLE PARTITION POCKET



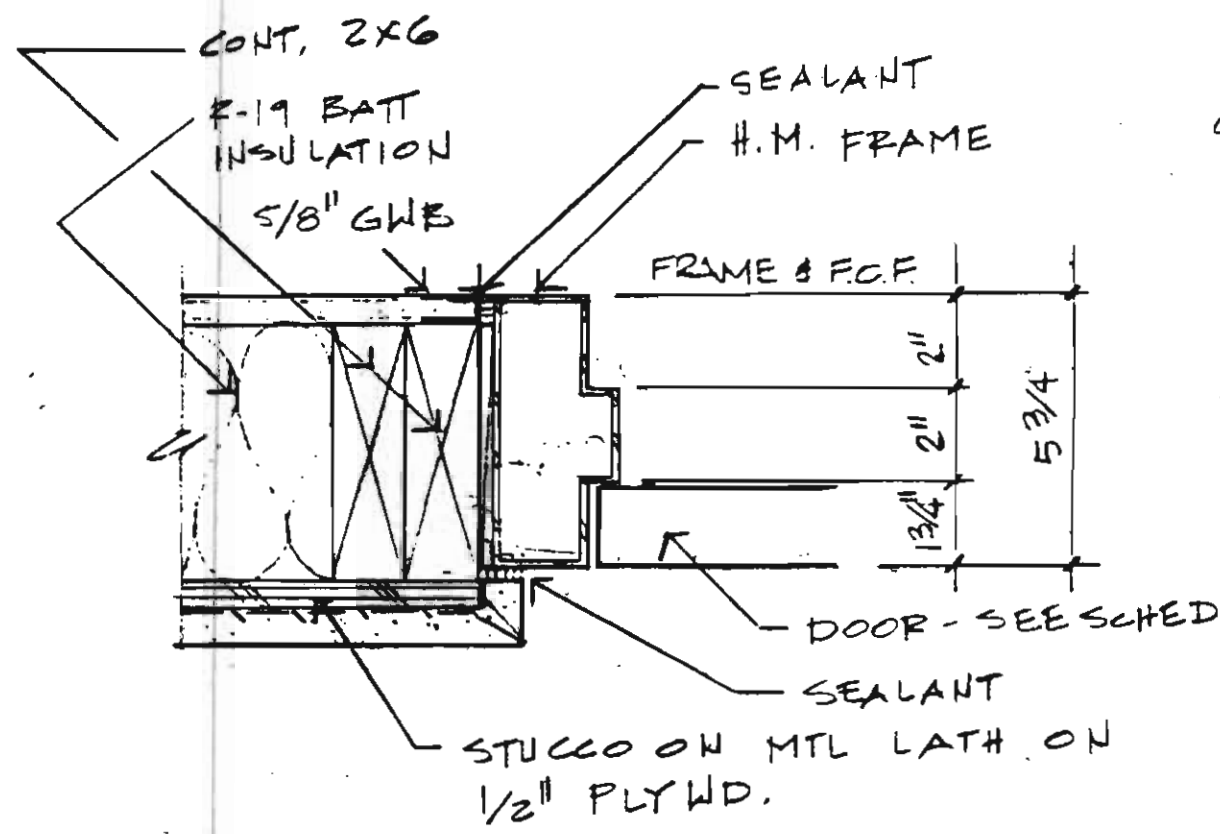
MOVEABLE PARTITION HEAD



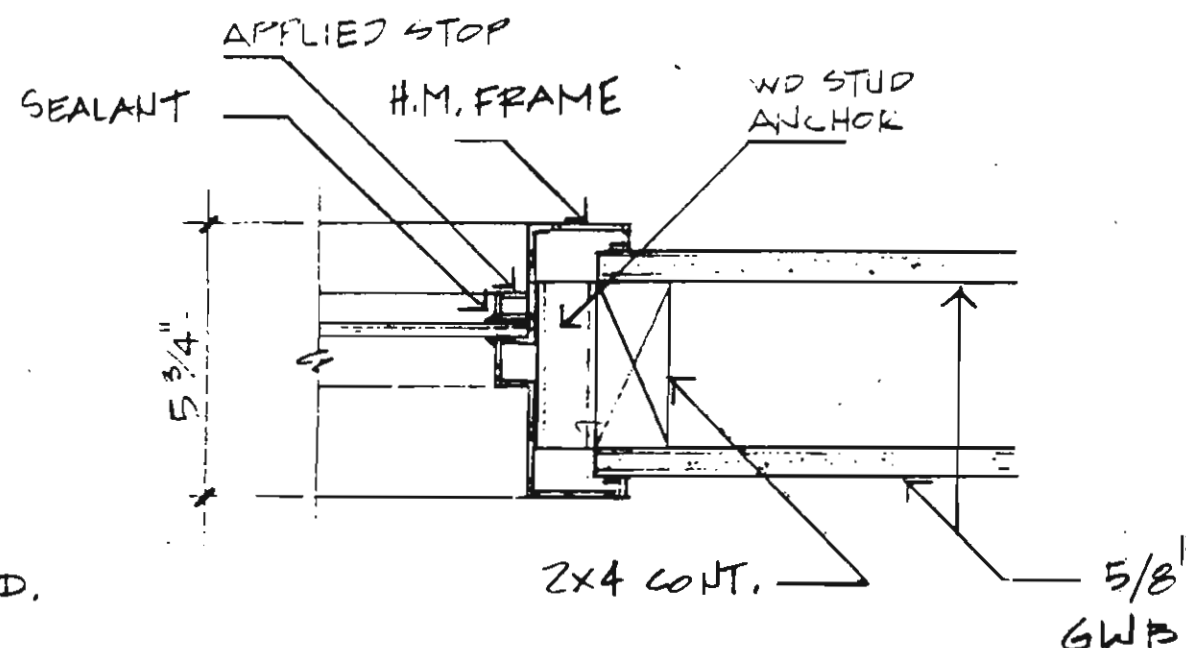
CEILING CONDITIONS



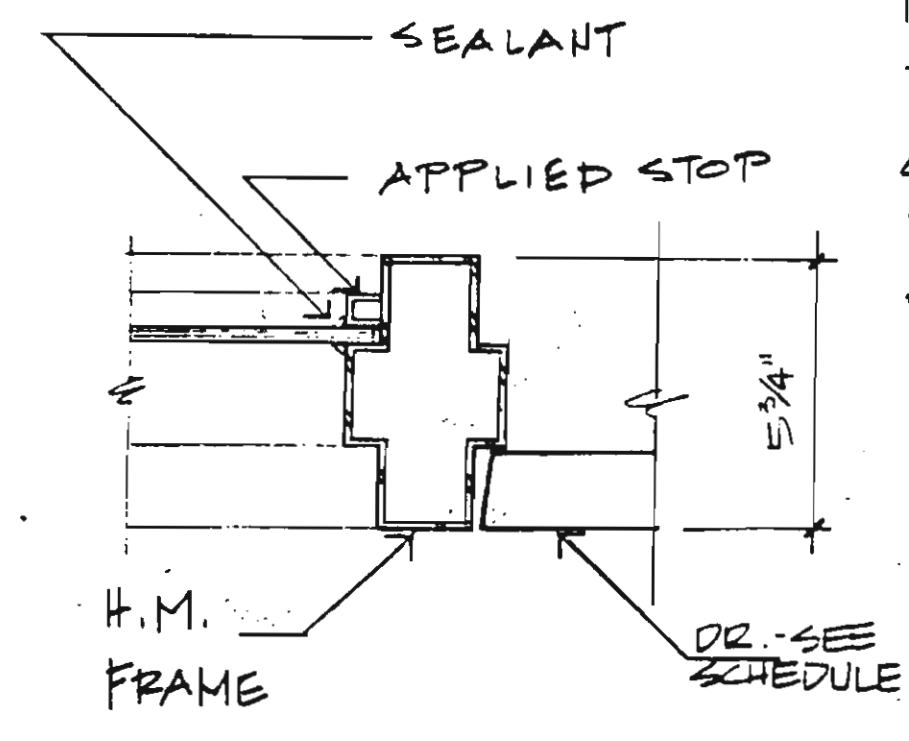
TYP. HANDRAIL AT PTN.



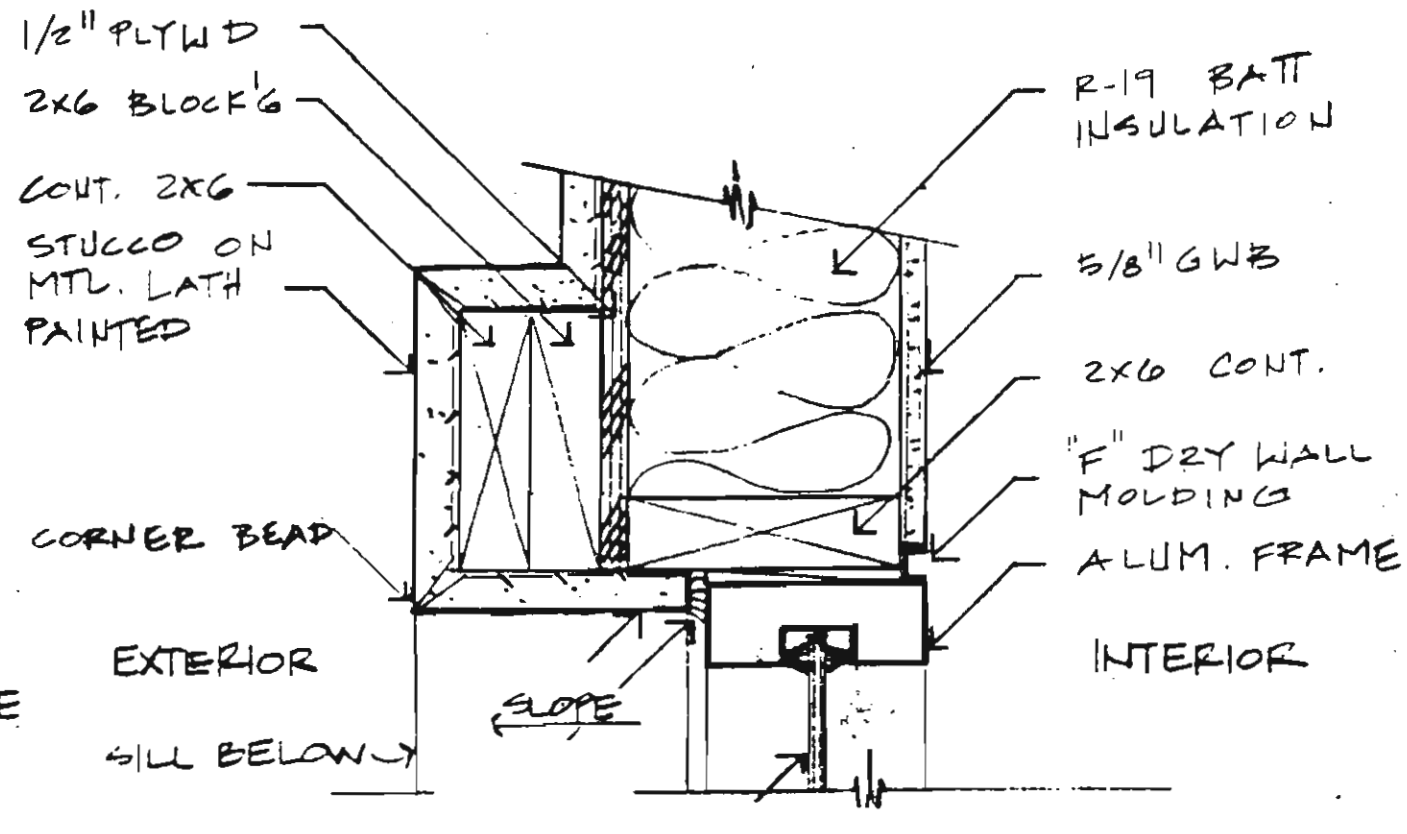
H.M. JAMB AT EXT. WALL



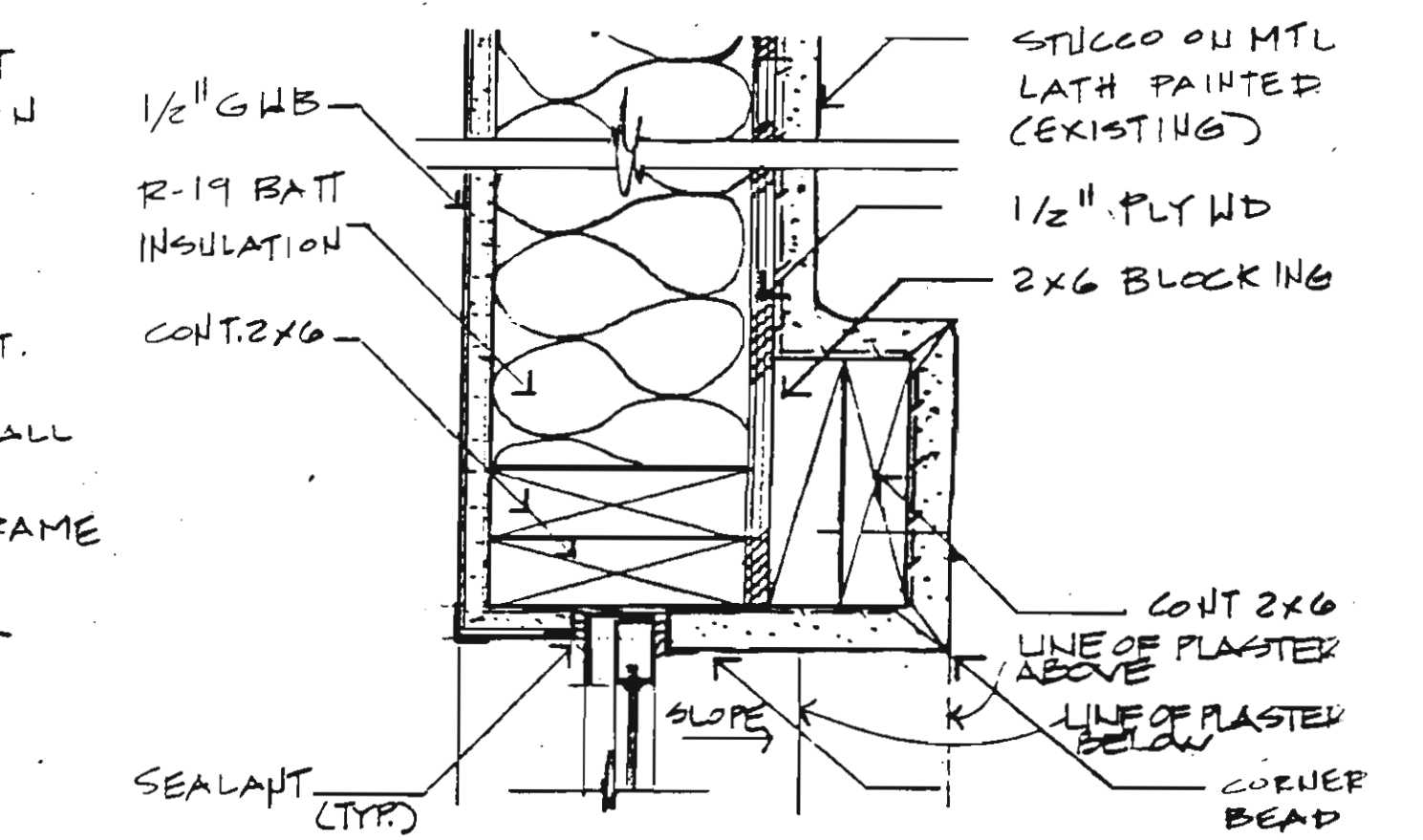
TYP. H.M. FRAME AT FIXED GLASS



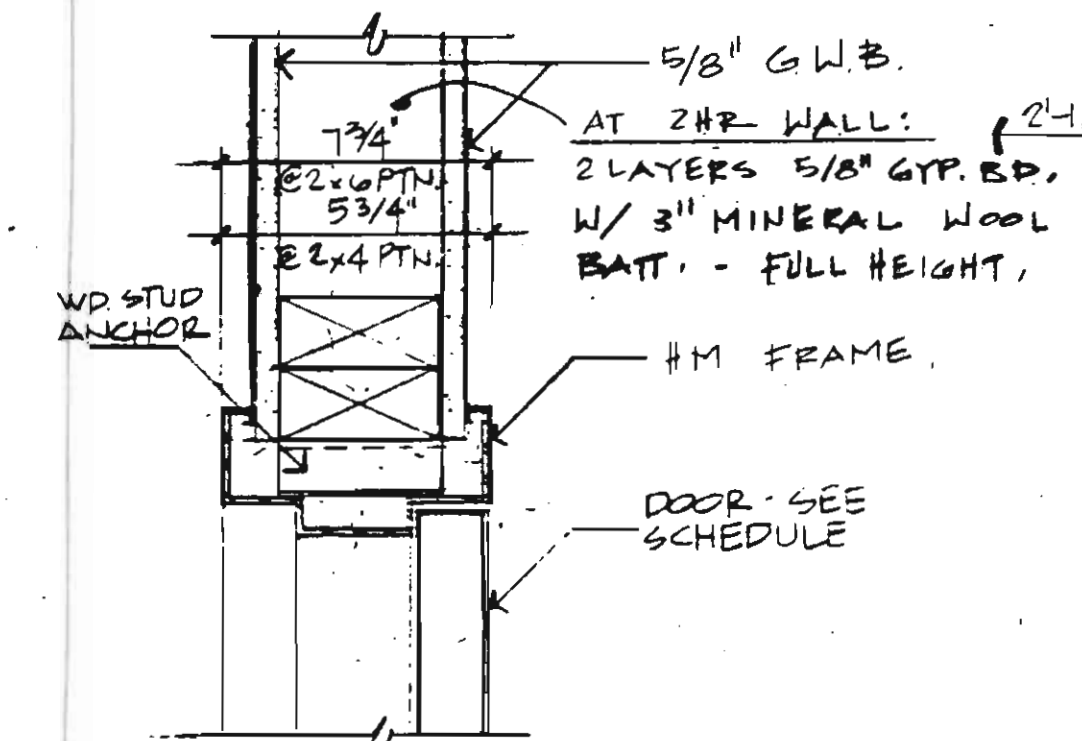
DR. JAMB AT FIXED GLASS



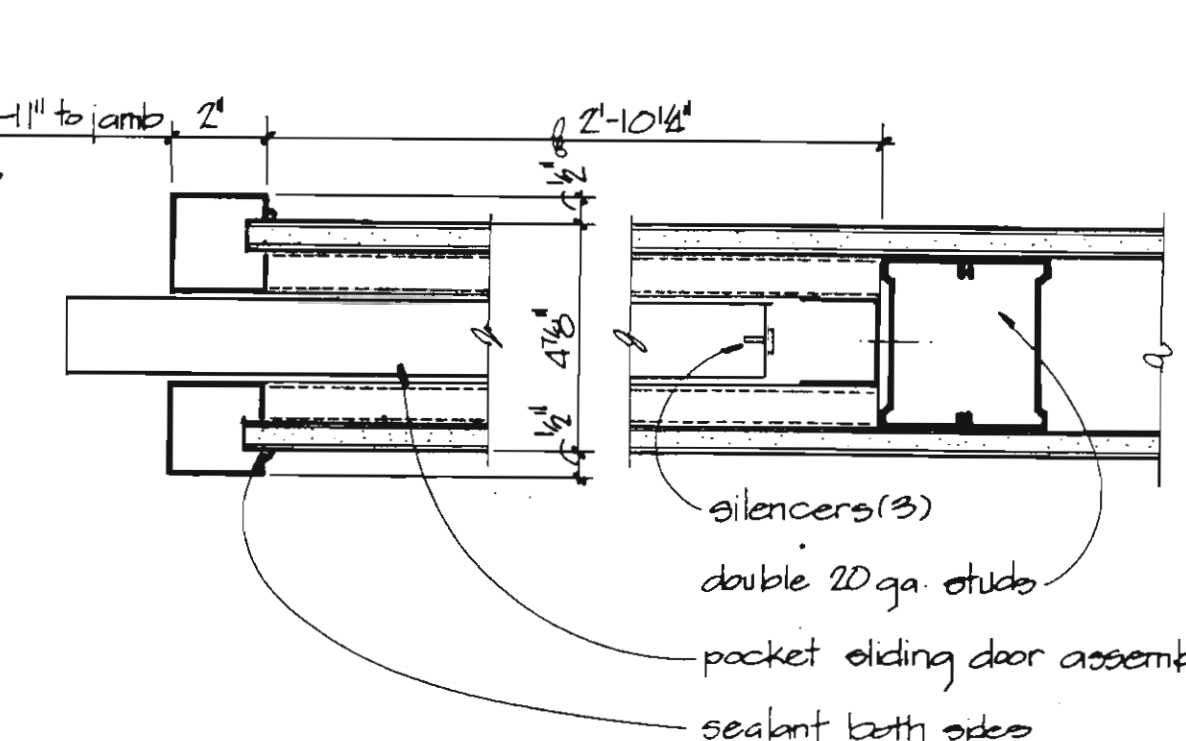
FIXED GLASS JAMB



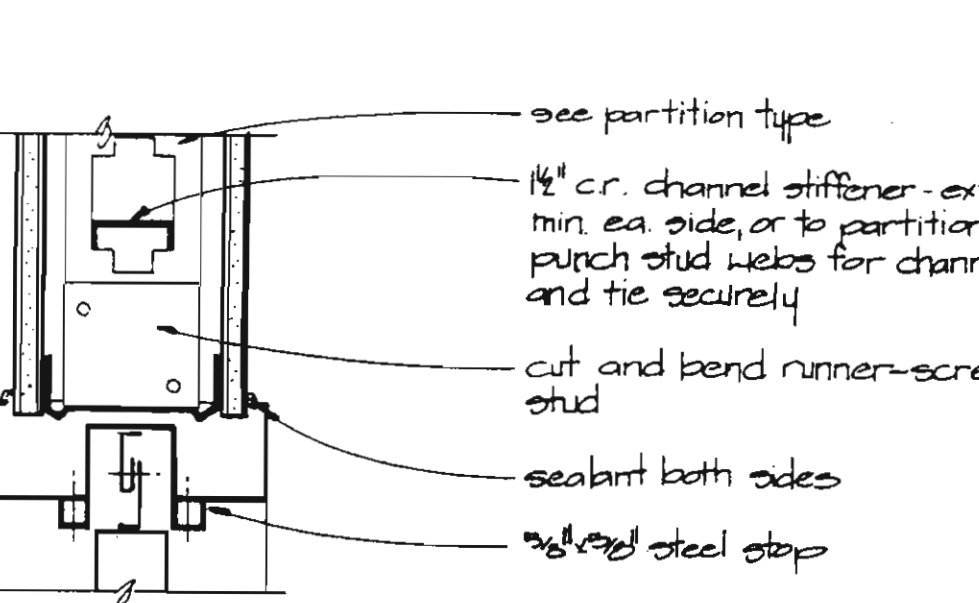
TYP. WINDOW JAMB



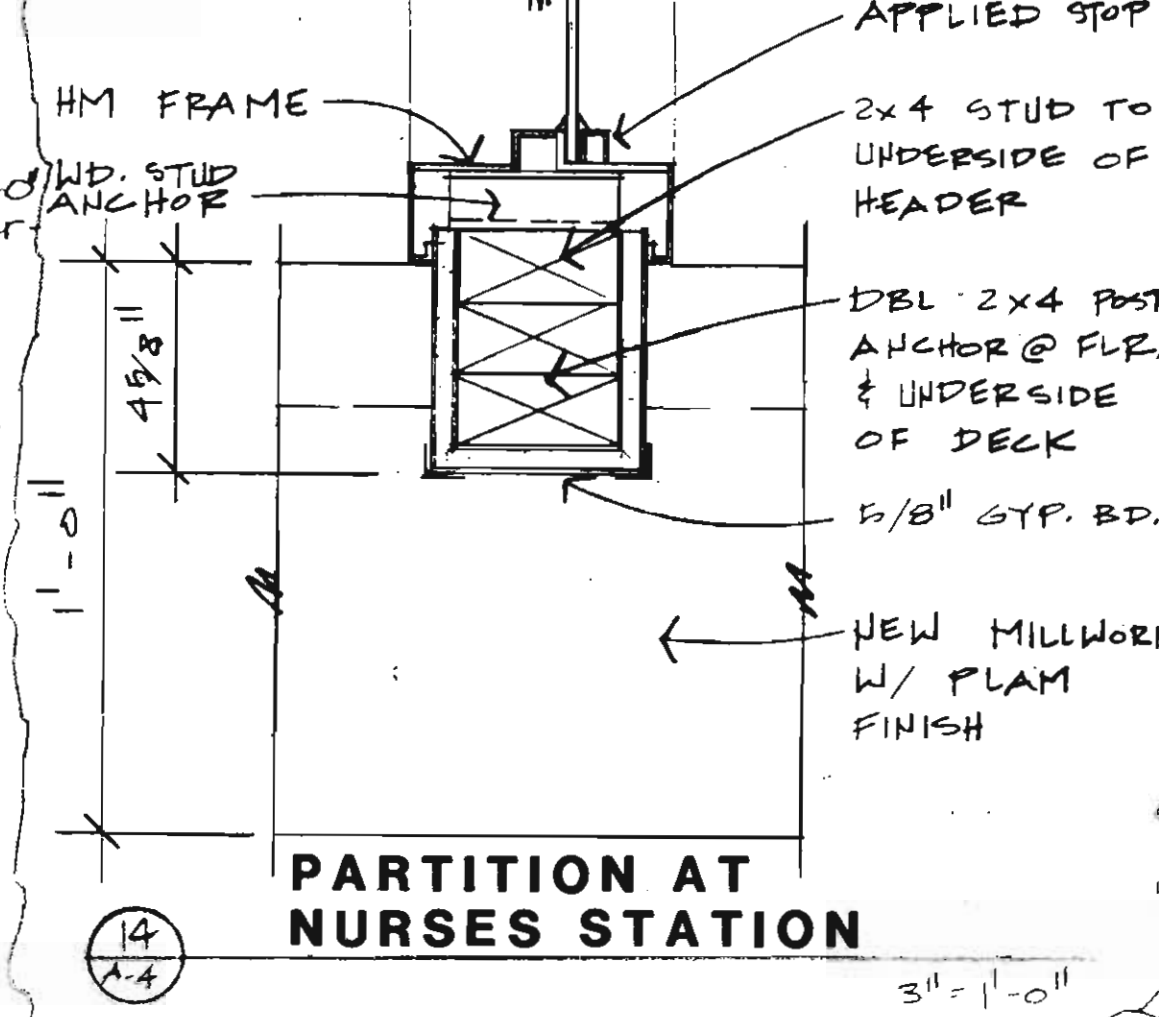
DR. JAMB AT FRAME WALL



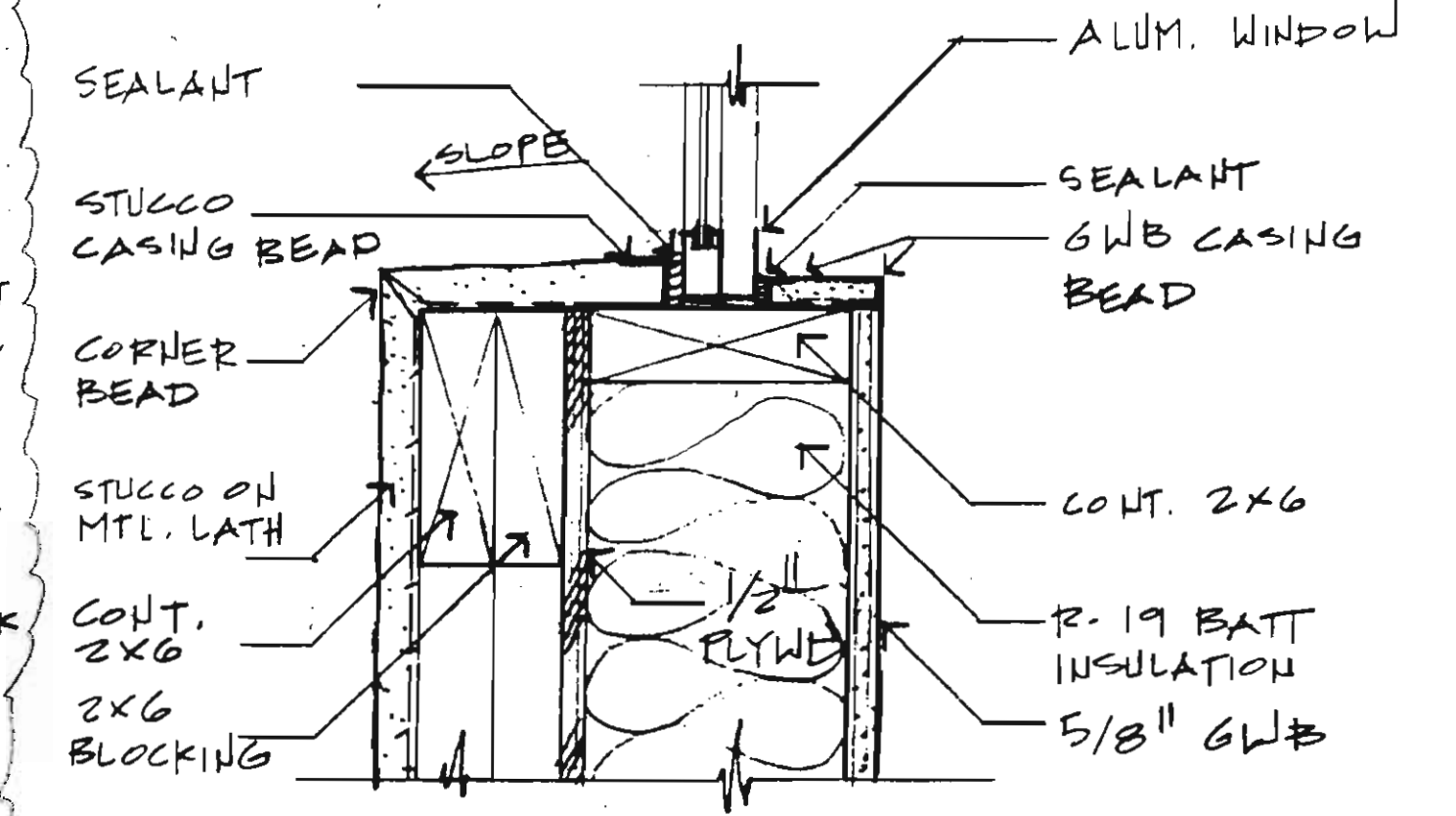
POCKET DOOR JAMB



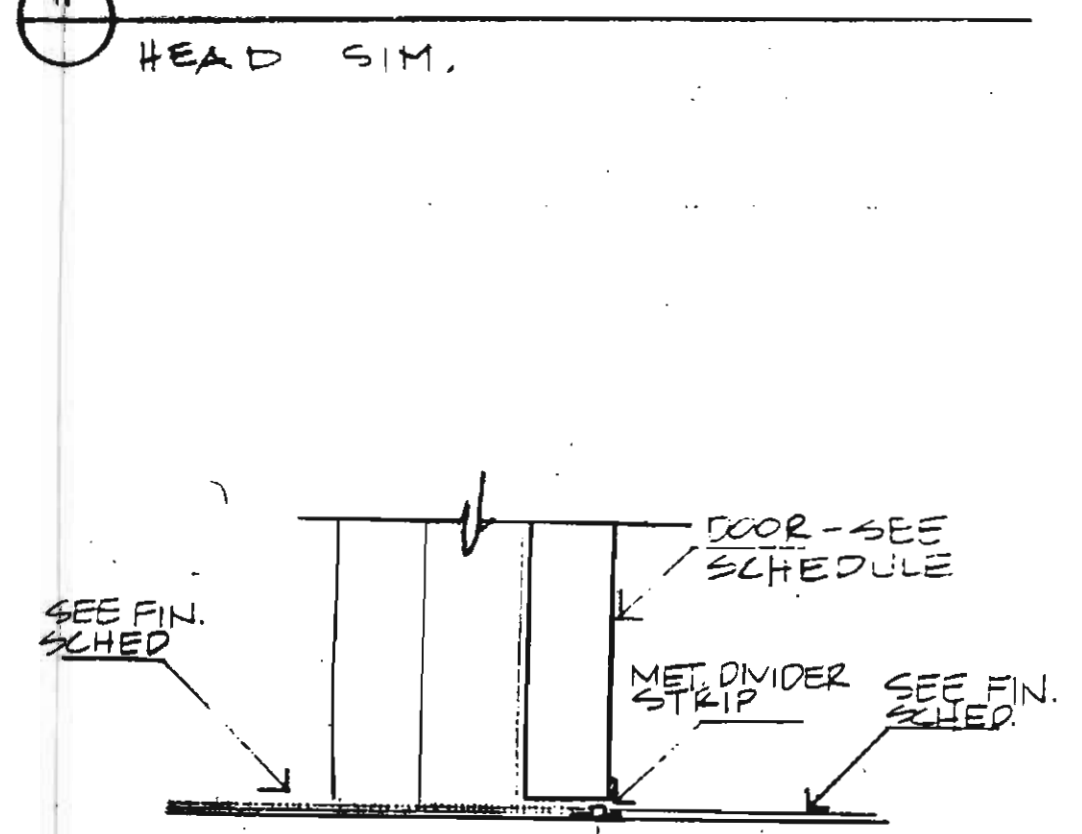
POCKET DOOR HEAD



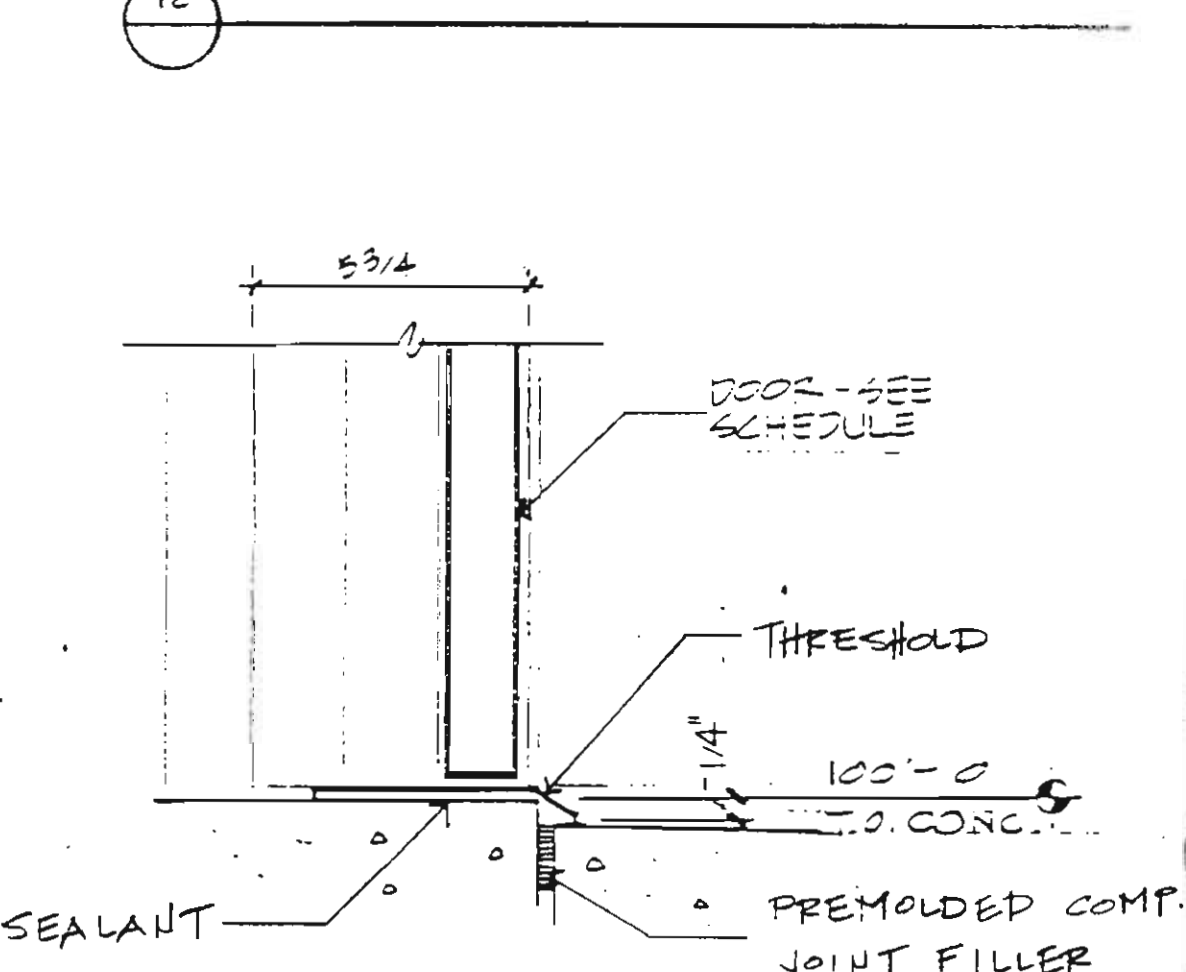
PARTITION AT NURSES STATION



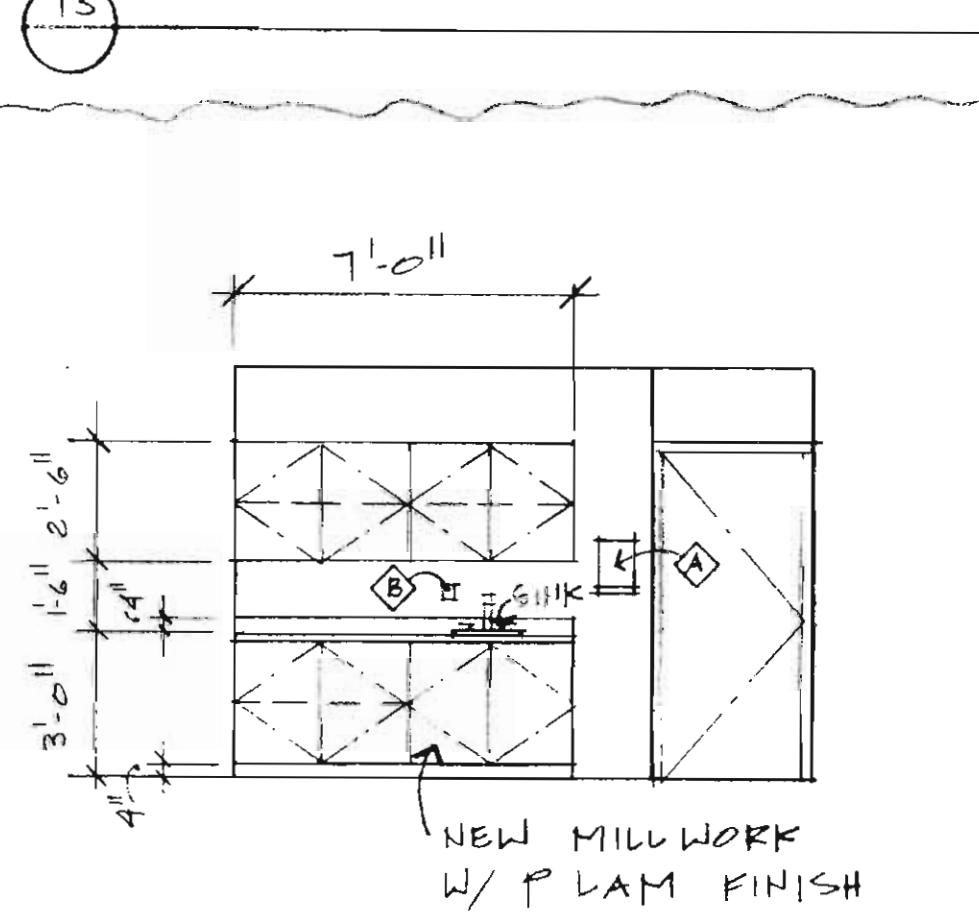
WINDOW SILL DETAIL



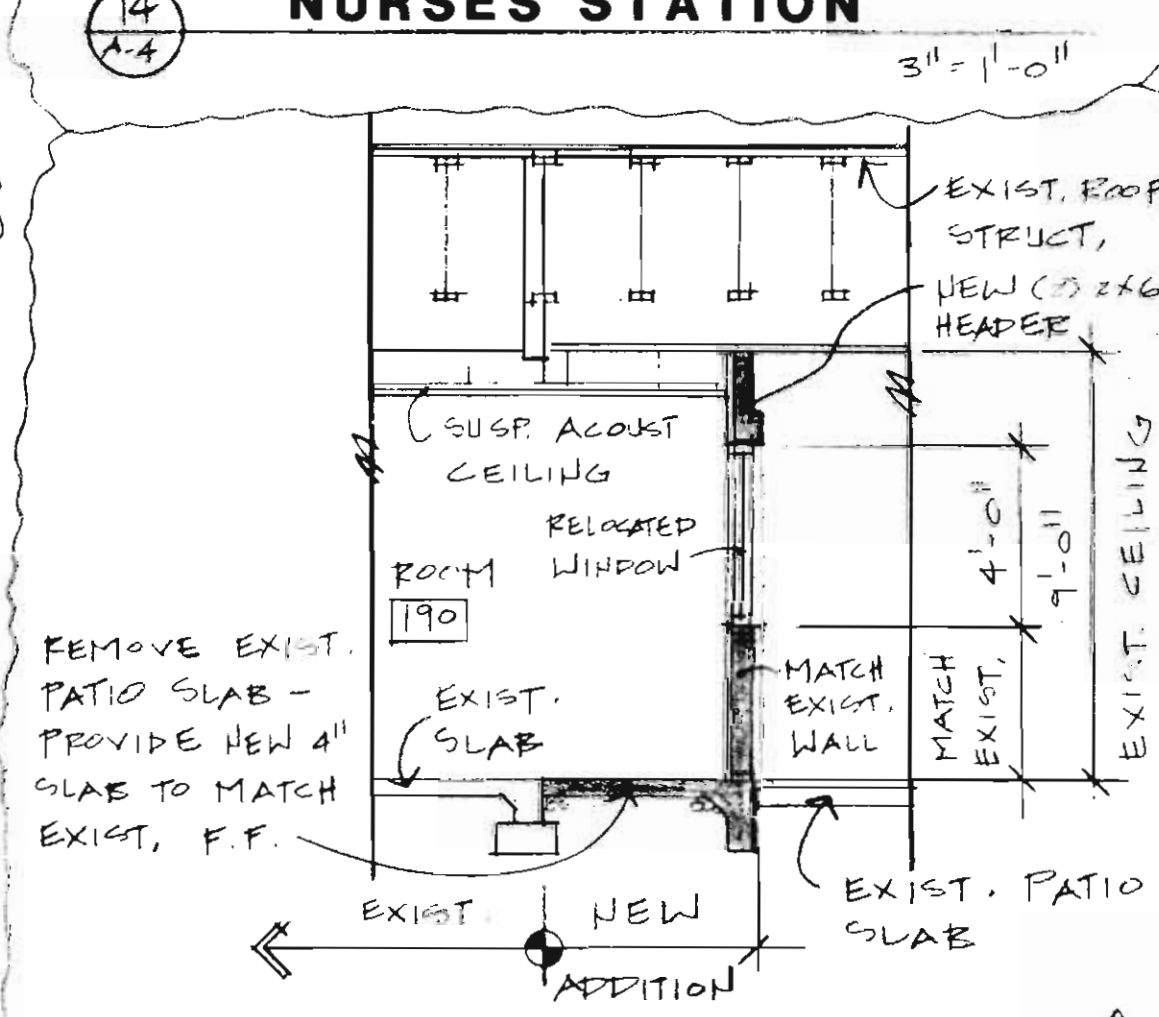
FINISH FLOOR TRANSITION



DOOR AT THRESHOLD



PHARMACY MILLWORK



SECTION AT ADDITION

SPECIFICATIONS

SECTION 01300 - SUBMITTALS

Items Included: All items included in this section may not be required for this project. Consult with the Architect to determine which items are not included.

Progress Schedule: Within 7 days of the date established for commencement of the work, submit a comprehensive progress schedule indicating a time bar for each significant category of work to be performed. Arrange schedule to indicate required sequencing and to show time allowances for submittals, inspections and similar time margins.

Show critical submittal dates or prepare a separate coordinated listing of critical submittal dates.

Submittals: Following the initial revision of the schedule at the Architect/Engineer's review, print and distribute the schedule to concerned parties, including 3 copies to the Architect/Engineer. Post in the temporary office. Revise at intervals matching payment requests and redistribute.

Project Meetings: Conduct monthly progress and coordination meetings attended by representatives of each entity engaged for performance of work. Record discussions and decisions. Distribute copies to those attending and others affected, including the Architect/Engineer.

Schedule of Values: Prepare a schedule of values to show breakdown of Contract Sum corresponding with payment request breakdown and progress schedule line items. Show dollar value and percent of total for each unit of work scheduled. Submit not less than 7 days prior to first payment request. Revise each time schedule is affected by change order or other revisions.

Payment Requests: Submit a request each calendar month. Use AIA Form 101 fully completed and executed.

Prior to the initial payment request, submit the schedule of values, a list of principal subcontractors and suppliers, the progress schedule and copies of building permits and similar start-up authorization.

Shop Drawings, Product Data and Samples

General: Coordinate submittals with the progress schedule and actual work progress. Allow 48 hrs. for the Architect/Engineer's review. Provide additional copies as required by governing authorities.

Shop Drawings

Initial Submittal: Submit one opaque blue/black line print of each drawing, reproducible transparency. The transparency will be processed and returned. After approval, print the processed transparency for job use and distribution.

Final Submittal: After approval, submit 3 prints: if the drawing is required for maintenance manual submit 3 prints; with final submittal, include additional prints as necessary for job and distribution. Architect/Engineer will retain 2 prints, and will return the remainder. Retain one print as mark-up copy for record drawings.

Product Data: Mark each copy to indicate the actual product to be provided. Show selections from among options in the manufacturer's printed product data. Submit 2 copies to Architect/Engineer; submittal is for information and record purposes only. Where the product data is required for maintenance manual, copy at the project site for reference purposes.

Do not proceed with the installation of manufactured product until a copy of related product data is in the installer's possession at the project site.

Samples: Submit 3 sets of samples; one set will be returned. Provide 3 or more samples in each set where variations in color, pattern or texture are observable, show average condition and extreme range of variations. Submit full documentation with each set. Samples are for Architect/Engineer's observations of color, texture, pattern and "kind". Maintain returned set at project site for purposes of quality control comparisons.

Miscellaneous Submittals: Provide copies of miscellaneous submittals as follows:

Warranties: Submit 2 executed copies, plus additional copies as required for maintenance manual.

Field Records: 4 copies, including one copy which will be returned for inclusion in the submittal of record documents.

Maintenance Manuals: Submit 2 bound copies.

Record Drawings: Submit original maintained marked-up prints.

END OF SECTION 01300

SECTION 01700 - PROJECT CLOSEOUT

Description of Requirements: Provisions of this section apply to the procedural requirements for the actual closeout of the work, not to administrative matters such as final payment or the closing of insurance. Closeout requirements relate to both substantial and final completion of the work; they also apply to individual portions of completed work as well as the total work. Specific requirements contained in other sections have precedence over the general requirements contained in this section.

Procedures at Substantial Completion

Prerequisites: comply with the General Conditions and complete the following before requesting inspection of the Work, for substantial completion.

Submit executed warranties, workmanship bonds, maintenance agreements, inspection certificates and similar required documentation for specific units of work, enabling Owner's unrestricted occupancy and use.

Submit record documentation, maintenance manuals, tools, spare parts, keys and similar operational items.

Complete instruction of Owner's operating personnel, and start-up systems.

Complete final cleaning, and remove temporary facilities and tools.

Record Documentation

Record Drawings: Maintain a complete set of either blue- or black-line prints of the contract drawings and shop drawings for record-keeping purposes throughout the Contract Time. Mark-up these drawings during the course of the work to show both changes and the actual installation, in sufficient detail to form a complete record for the Owner's purposes. Give particular attention to work which will be concealed and difficult to measure and record at a later date, and work which may require servicing or replacement during the life of the project. Secure the entire marking process to sign and date each mark-up. Bind prints into manageable sets, with durable paper covers, appropriately labeled.

Maintenance Manuals: Provide 3-ring vinyl-covered binders containing required maintenance manuals, properly identified and to cover emergencies, spare parts, warranties, inspection procedures, safety, security, and similar appropriate data for each system or equipment item.

Final Cleaning: At the time of project close out, clean or replace the work to the condition expected from a normal wear and tear cleaning and maintenance program. Complete the following cleaning operations before requesting inspection of substantial completion:

Remove non-permanent protection and labels.
Polish glass.
Clean exposed finishes.
Touch-up minor finish damage.
Clean or replace mechanical systems filters.
Remove debris.
Broom-clean unoccupied spaces.
Sanitize plumbing and food service facilities.
Clean light fixtures and replace burned-out lamps.
Sweep and wash paved areas.
Police yards and grounds.

END OF SECTION 01700

DIVISION 6 WOOD AND PLASTICS

SECTION 06100 - ROUGH CARPENTRY

General

Products

Lumber, General: Manufacture lumber, S4S and graded stamped, to meet PS 100 and applicable grading rules of inspection agencies or by ALSC's Board of Review.

Lumber for Miscellaneous Uses: Unless otherwise indicated, provide standard grade lumber for support of other work, including roofing, equipment and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping and similar members.

Plywood Backing for Electrical and Telephone Equipment: APA C-D FLOORGIRT with exterior glue, fire-retardant treated, 1/2" thick except as otherwise indicated.

Fasteners and Anchors: Of size, type, material and finish suitable to application shown. Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

Installation

Install rough carpentry work to comply with "Manual of House Framing" by National Lumber Manufacturers Assoc. (N.L.M.A.) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true out to fit.

Securely attach carpentry work to substrates and supporting members. Fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood.

END OF SECTION 06100

Metal Support Standard: ASTM C 754

Fire-Resistance Ratings: Provide gypsum drywall work with ratings indicated and conforming to assemblies tested and listed by recognized authorities.

Manufacturers: Subject to compliance with requirements, provide as follows by one of the following:

American Gypsum Co.
Plintrose Products, Genstar Building Materials Co.,
Georgia-Pacific Co.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.

Ceiling Support Materials

Main Runners: Steel channels, hot or cold-rolled, size per ASTM A 36.

Hanger Wires: ASTM A 641, soft, Class 1 galvanized.

Concrete Inserts: Rated pull-out resistance of 5x calculated loading.

Direct Suspension System: Zinc-coated or painted steel system of furring runners, furring tees and accessories designed for concealed support of screw-attached gypsum drywall ceilings.

Drywall Materials

Exposed Gypsum Board: ASTM C 36.

Provide Type X where indicated and where required in fire-resistance rated assemblies.

Long Edges: Standard Taper

Thickness: 1/2", unless otherwise indicated.

Thickness: 5/8" Type "X" unless otherwise indicated.

Trim Accessories: Provide mfr.'s standard metal trim accessories of the beaded type with face flanges for concealment in joint corners, except where semi-finishing or exposed type is indicated. Provide L-kick-type edge trim beads, L-type trim beads, special L-kick-type edge trim beads, and one piece control beads.

Laminating Adhesives: Product recommended by gypsum board mfr.

Gypsum Board Fasteners: Type recommended by gypsum board mfr., as otherwise indicated.

Joint Tape: ASTM C 475, paper reinforcing tape.

Joint Compound: ASTM C 475, of the type indicated.

Provide ready-mixed vinyl-tape for interior work.

Ceiling Support Suspension Systems

SECTION 06400 - ARCHITECTURAL WOODWORK

Standards: Comply with applicable requirements of the following:

"Architectural Woodwork Quality Standards" by AWI.

Shop Drawings: Submit shop drawings for each item of architectural woodwork.

Samples: Submit finished samples of each wood species and cut indicated for transparent finish; of each material indicated for opaque finish; of each color, pattern and finish of plastic laminate; and of each type of cabinet hardware.

Interior Wood

Lumber Species: Any closed-grain hardwood listed in referenced woodworking standard.

Panel Product: Medium density fiberboard.

Plastic Laminate: High pressure decorative laminate complying with NFPA 101, in color, pattern and finish indicated.

Laminate Clad Cabinets

Cabinet Hardware and Accessory Materials: Provide cabinet hardware and accessory materials to comply with requirements indicated for design, material finish, manufacturer, etc.

Installation: Install architectural woodwork plumb, level and square with no distortion. Shim, as required using concealed shims, and cut woodwork to fit adjoining work. Anchor woodwork to anchoring or directly to substrates, using concealed fasteners.

Cabinets: Install without distortion so that doors and drawers fit openings and are properly aligned.

Tops: Anchor securely to base units.

END OF SECTION 06400

DIVISION 8 THERMAL AND MOISTURE PROTECTION

SECTION 08100 - STEEL DOORS AND FRAMES

Standards

In addition to other specified requirements, comply with Steel Door Institute "Recommended Specifications for Standard Steel Doors and Frames" (SDI-100), for the following classifications:

Submittals: With manufacturer's standard details and specifications for steel doors and frames, submit shop drawings showing application to project, as required.

Manufacturer: One of the following:

Allied Steel Products, Inc.
Armed/Div. American Welding & Mfg. Co.
Ceco Corp.
Curries Mfg., Inc.
Dittco Prod. Div.
Fenster Corp.
Mesker Industries, Inc.
Pioneer Bldg. Products Corp./Div. CORE Industries, Inc.
Steelcraft/Div. American Standard Co.
Tusshill, Inc.
Republic Builders Products Corp./Subs. Republic Steel

Materials: Steel frames: hot-rolled, pickled and oiled per ASTM A 36; cold-rolled per ASTM A 368 and A 368.

Fabrication: Fabricate units to be rigid, neat in appearance, free from defects, warp or buckle. Weld exposed joints continuous, grind, dress, and make smooth, flush and invisible.

Prepare steel frames to receive mortised and concealed finish hardware including cutouts, reinforcing, drilling and tapping, complying with ANSI A 115.

"Specifications for Door and Frame Preparation for Hardware"

Reinforce units to receive surface-applied finish hardware to be field applied.

Locate finish hardware as indicated or, if not indicated, per DHI "Recommended Locations for Builder's Hardware"

Shop paint exposed surfaces of doors and frame units, including galvanized surfaces, using manufacturer's standard baked-on rust-inhibitive primer.

Frames: Comply with SDI-100, of the types and styles indicated for materials quality, metal grades, and construction details.

Provide standard hollow metal frames for doors, as indicated.

Prepare frames to receive 2 silencers on strike jambs of single-swing frames and on heads of double-swing frames.

Provide 26-gauge steel plaster guards or mortar boxes, welded to frame, at back of hardware cutouts where installed in concrete, masonry or plaster openings.

Protect inside faces of frames in plaster or masonry wall construction which are placed with anti-freeze additives, or high-build fibered asphalt emulsion coating.

Installation: Install hollow-metal units in accordance with manufacturer's instructions and final shop drawings (if any). Fit doors to frames and floors with clearances specified in SDI-100.

END OF SECTION 08100

SECTION 08710 - FINISH HARDWARE

General Hardware Requirements

Number Designations: Numbers shown on the drawings indicating hardware items are ANSI standard number designations.

Acceptable Manufacturers/Products: Acceptable manufacturers for types of products are listed on the drawings. Products of equivalent quality, design and function by other listed manufacturers may be subject to approval of Architect.

Submit final hardware schedule organized by "hardware sets", to which specifically the product to be furnished for each item required on door, match existing hardware.

Furnish templates to each fabricator of doors and frames, as required for preparation to receive hardware.

Finish and base material designations are indicated in accordance with ANSI A136.18 or the nearest traditional U.S. commercial finish.

Hardware Mounting Heights: Door and Hardware Institute "Recommended Locations for Builders' Hardware for Custom Steel Doors and Frames" except as otherwise indicated.

Install each hardware item to comply with manufacturer's instructions or recommendations.

END OF SECTION 08710

DIVISION 9 FINISHES

SECTION 09250 - GYPSUM DRYWALL

Gypsum Board Standard: ASTM C 840

Secure hangers to structural support by connecting directly to structure where possible, otherwise connect to inserts, clips, or anchorage devices or fasteners as indicated.

Provide indirect-hung metal support system with main runners spaced 4'-0" o.c., hangers 8'-0" o.c. along runners and furring members 2'-0" o.c., unless otherwise indicated.

Drywall Installation and Finishing

Install gypsum boards in lengths and directions which will minimize number of end joints, and avoid end joints in central area of room. Install walls and partitions with exposed gypsum board vertical joints offset on opposite sides of partitions. Otherwise, install with edges perpendicular to supports, with end joints staggered support, except where recommended in a different arrangement by design.

Form "floating" construction for gypsum boards at internal corners, except where special isolation or edge trim is indicated.

Isolate drywall work from abutting structural work; provide edge trim and acoustical sealant as recommended by mfr.

Screw gypsum board to metal supports.

Laminate face layer to backing board layer where double-layer work is indicated or required to make up indicated thickness.

Do not bridge building expansion joints. Leave space of the width indicated between boards, and trim both edges for installation of sealant or gasket.

Drywall Finishing: Except as otherwise indicated, apply joint compound at joints (both directions) between gypsum board units. Apply compound at accessory flanges, penetrations, fastener heads and surface defects.

Install compound in 3 coats (plus prefill of cracks where recommended by mfr.), sand after last 2 coats.

END OF SECTION 09250

SECTION 09510 - ACOUSTICAL CEILING

General

Acoustical Panel and Tile Standard: PS S5-118.

Acoustical Suspension System Standard: ASTM C 635 for materials; ASTM C 635 for installation.

Surface Burning Characteristics: 25 or less for flame spread, 50 or less for smoke developed, per ASTM E 84.

Fire-Resistance-Ratings: As indicated per ASTM E 119 and as indicated by reference to design designation in UL "Fire Resistance Directories"

END OF SECTION 09510

Products: Match existing: Armstrong, textured #9428.

Mineral Composition Panels: Sizes and types show on the drawings.

Metal Direct-Hung Suspension Systems: Direct-hung systems, roll-form from prefinished cold-rolled steel sheet, with hanger wire, attachment devices and edge moldings and trim. Sizes and types shown on the drawings.

Installation

Layout: Balance ceiling borders on opposite sides, using more than 4" wide acoustical units.

Tolerance: 1/8" in 12'-0" level tolerance.

Pattern Direction: As shown on the drawings.

Suspension System: Secure to building structure, with hangers spaced 4'-0" along supported members.

Edge Moldings: Secure to substrate with screw anchors spaced 16" on center corner joints.

Cope exposed edges of intersecting exposed suspension members produce flush intersections.

Install acoustical tile with suspension flange at each joint.

END OF SECTION 09510

SECTION 09680 - CARPETING

Material: Style 466 Collegiate (28 oz.) as mfr. by Contract Carpet II, or equal.

Color: Selected by Owner.

END OF SECTION 09680

SECTION 09900 - PAINTING

Material: Acrylic latex mfr. by Dunn Edwards or equal.

Color: Selected by Owner.

Material: Pitt-Gloss Paint mfr. by P.P.G. Industries; 1080 #20.

Color: To be selected by Owner.

Seal cops, bottoms, and cut-outs of wood doors with heavy coat of varnish or similar sealer immediately upon delivery to project.

Clean ferrous surfaces which are not galvanized or shop-coated. Remove oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning. Touch-up shop-applied prime coats wherever damaged.

Clean galvanized surfaces free of oil and surface contamination with non-petroleum based solvent.

Material Preparation: Mix, prepare, and store painting and finishing materials in accordance with manufacturer's directions.

Application: Apply painting and finishing materials in accordance with manufacturer's directions. Use applicators, and techniques best suited for materials and surfaces to which applied.

Apply additional coats when undercoats, stains or other conditions show through final paint coat, until paint film is of uniform finish, color and appearance.

Show through final paint coat, until paint film is of uniform finish, color and appearance.

Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanent equipment for furniture with prime coat only before equipment is installed.

Paint interior surfaces of ducts where visible through registers or grilles. Flat, non-specular black.

Paint back sides of access panels, and removable or hinged doors to match exposed surfaces.

Finish exterior doors on tops, bottoms and edges same as on faces, unless otherwise indicated.

Sand lightly between exceeding enamel or varnish coats.

Omit first coat (primer) on metal surfaces which have been shop-primed and touch-up painted, unless otherwise specified.

Apply prime coat to material which is required to be painted or finished, and which has not been prime coated by others.

Apply each material at not less than manufacturer's recommended spreading rate, to provide a total dry film thickness of not less than 4.0 mils for entire coating system of prime and coats for 3-coat work.

Provide a total dry film thickness of not less than 2.5 mils for entire coating system of prime and finish coat for 2-coat work.

Completed Work: Match approved samples for color, texture and finish. Remove, refinish or repaint work not in compliance with specifications.

END OF SECTION 09900

HARDWARE SCHEDULE

HARDWARE SET #1			HARDWARE SET #6			HARDWARE SET #11			
1 1/4 PR Butts	BB1279 4.5 x 4.5	220	1 1/4 PR Butts	BB1279 4.5 x 4.5	HRP	3 PR Butts	BB1279 4.5 x 4.5	5 10	
1 EA Lockset	D50PD - OLY		1 EA Cylinders	20-022		1 EA Cylinder	20-001 1 1/4 (For Logic (KX))		
1 EA Door Closer	1460		1 EA Exit Devices	33NL-TP		2 EA Exit Devices	SS992PD-F		
1 EA Door Stop	W1276CCS		1 EA Door Closer	1460		2 EA Door Closers	1460		
1 EA Threshold	C204		1 EA Door Stop	1201ES		2 EA Kick Plates	1025 8 x 2" LW		
1 EA Door Bottom	DB78		1 EA Threshold	HC204		1 SET Seals	SR320		
1 EA Weatherstrip	AV305		1 EA Door Sweep	HDS22		1 EA Meg Lock	1225		
						1 EA Logic Box	5200		
						1 EA Power Booster	MB941		
						1 EA Power Transformer	BT7218		
						1 EA Switch	STC-204 (Delete at Door A)		
HARDWARE SET #2			HARDWARE SET #7						
1 1/4 PR Butts	1279 4.5 x 4.5	150	1 1/4 PR Butts	1279 4.5 x 4.5	150				
1 EA Lockset	A53PD - ORB		1 EA Privacy	A4US - ORB					
1 EA Wall Bumpers	W1276CCS		1 EA Wall Bumper	W1276CCS					
3 EA Door Silencers	1229A		3 EA Door Silencers	1229A					
HARDWARE SET #3			HARDWARE SET #8			HARDWARE SET #12			
1 1/4 PR Butts	BB1279 4.5 x 4.5	165	1 EA Pocket Door Hdw	40-3940	295	1 EA Spring Hinges	1250 4.5	105	
1 EA Lockset	A53PD - ORB		1 EA Door Pull	100		1 EA Lockset	20-022		
1 EA Door Closer	1460					1 EA Exit Device	22-NL		
1 EA Kick Plate	1025 8 x 34								
1 EA Wall Bumper	W1276CCS								
1 SET Door Seals	SR320								
HARDWARE SET #4			HARDWARE SET #9						
1 1/4 PR Butts	BB1279 4.5 x 4.5	145	1 EA Spring Pivots	7122	150				
1 EA Lockset	D70PD - OLY								
1 EA Door Closer	1460 - DEL								
1 EA Kick Plate	1025 16 x 34								
1 SET Door Seals	SR320								
HARDWARE SET #5			HARDWARE SET #10						
1 1/4 PR Butts	BB1279 4.5 x 4.5	145	3 PR Butts	BB1168 5 x 4.5	145				
1 EA Lockset	D70PD - OLY		2 EA Cylinders	20-022					
1 EA Door Closer	1460 - DEL		2 EA Exit Devices	9927L-F					
1 EA Kick Plate	1025 16 x 34		2 EA Door Closers	1460					
1 SET Door Seals	SR320		2 EA Kick Plates	1025 8 x 2" LW					
			2 EA Door Stops	W1276CCS					
			1 SET Door Seals	SR320-25'					
			1 EA Meeting Stiles	387-7"					
HARDWARE SET #15									
1 1/4 PR Butts	BB1279 4.5 x 4.5	145							
1 EA Lockset	D80PD - OLY								
1 EA Door Closer	1460								
1 EA Kick Plate	1025 34 x 2" LW								
1 EA Wall Bumper	W1276CCS								

1. SHEET METAL WORK. DUCTS SHALL BE FABRICATED FROM ZINC COATED IRON OR STEEL SHEETS. CLASS 1 (IN ACCORDANCE WITH UMC). DUCTS SHALL CONFORM TO DIMENSION ON THE DRAWING UNLESS LOCATION OF STRUCTURAL MEMBERS PROHIBITS. VERIFY W/ARCH'L & STRUCTURAL DRAWINGS PRIOR TO FABRICATION.
2. ALL DUCTS SHALL BE SUBSTANTIALLY SUPPORTED WITH HANGERS TO THE CEILING OR OTHERWISE DEPENDING ON LOCAL CONDITIONS. HANGING SUPPORTS MUST BE 4 FEET APART ALL THE LENGTH OF THE DUCT. SHEET METAL SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

- 13" TO 12" WIDTH 26 GAUGE STEEL
 - UP TO 30" WIDTH 24 GAUGE STEEL
 - 31" TO 60" WIDTH 22 GAUGE STEEL
3. DUCTWORK SHALL INCLUDE A NECESSARY VOLUME OF SPLITTER, OR RAIL-LIKE DEVICES, LOCATED ON THE DRAWINGS OR AS REQUIRED FOR PROPER BALANCING AND CONTROL OF THE VENTILATION SYSTEM.
4. PROVIDE TURNING VANES ON ALL SQUARE ELBOWS - BOTH SUPPLY AND RETURN DUCTS.
5. THE CONTRACTOR SHALL MAKE A THOROUGH TEST OF EACH SUPPLY, RETURN AND EXHAUST SYSTEMS TO ASSURE THAT EACH DIFFUSER AND REGISTER HAS THE PROPER SPECIFIED QUANTITY OF AIR.
6. DUCTWORK ON ROOF SHALL BE LINED 1/2" FIBERGLASS INSULATION LINED WITH 1/2" FIBERGLASS INSULATION WITH 1/2" FIBERGLASS INSULATION BELOW ROOF. OPTION: FIBERGLASS DUCTBOARD INSTALLED IN ACCORDANCE WITH SNOWMA STANDARDS. RETURN DUCTWORK SHALL BE LINED WITH 1/2" THICK DUCTLINER EXCEPTION: WHEN DUCT IS LOCATED IN CONDITION SPACE IT SHALL BE LINED 1/0" FROM HVAC UNIT.
7. VERIFY MOUNTING OF ALL MECHANICAL EQUIPMENT, GRILLES AND DIFFUSERS TO BE PROVIDED ON ROOF, PIPING, ETC. PRIOR TO PURCHASING, MANUFACTURING AND INSTALLATION
8. REMOVE FLEXIBLE DUCTWORK (INSULATED) MAY BE USED AS SHOWN ON THE DRAWINGS IF LENGTHS NOT TO EXCEED 8'-0".
9. ALL DUCTWORK SHALL BE INSTALLED PER THE LATEST SNOWMA MANUAL FOR LOW PRESSURE DESIGN.
10. PROVIDE FIRE DAMPERS AT ALL FIRE RATED PENETRATIONS. VERIFY LOCATIONS W/ARCHITECTURAL DRAWINGS.
11. ALL INSULATION, MATERIAL, COVERINGS, ADHESIVES, VAPOR-BARRIERS AND TAPES SHALL CONFORM TO NFPA 90A, FLAME SPREAD COEFFICIENT NOT TO EXCEED 25 AND SMOKE DEVELOPMENT NOT TO EXCEED 50.
12. ALL MECHANICAL AIR DISTRIBUTION EQUIPMENT SHALL BE NEMA TYPE 12 MOUNTED IN A LEVEL POSITION UNLESS SPECIFICALLY NOTED OTHERWISE.
13. MECHANICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT BEFORE ELECTRICAL CORRECTIONS ARE LOCATED FOR MECHANICAL EQUIPMENT.
14. MECHANICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND PROVIDE COMPLIANCE WITH ALL DRAWINGS. EXISTING DUCTWORK MAY BE USED IN COMPLIANCE W/NOTES 1 THRU 13 WHEN IN SUBSTANTIAL AGREEMENT WITH LOCATIONS AND SIZES AS NOTED.

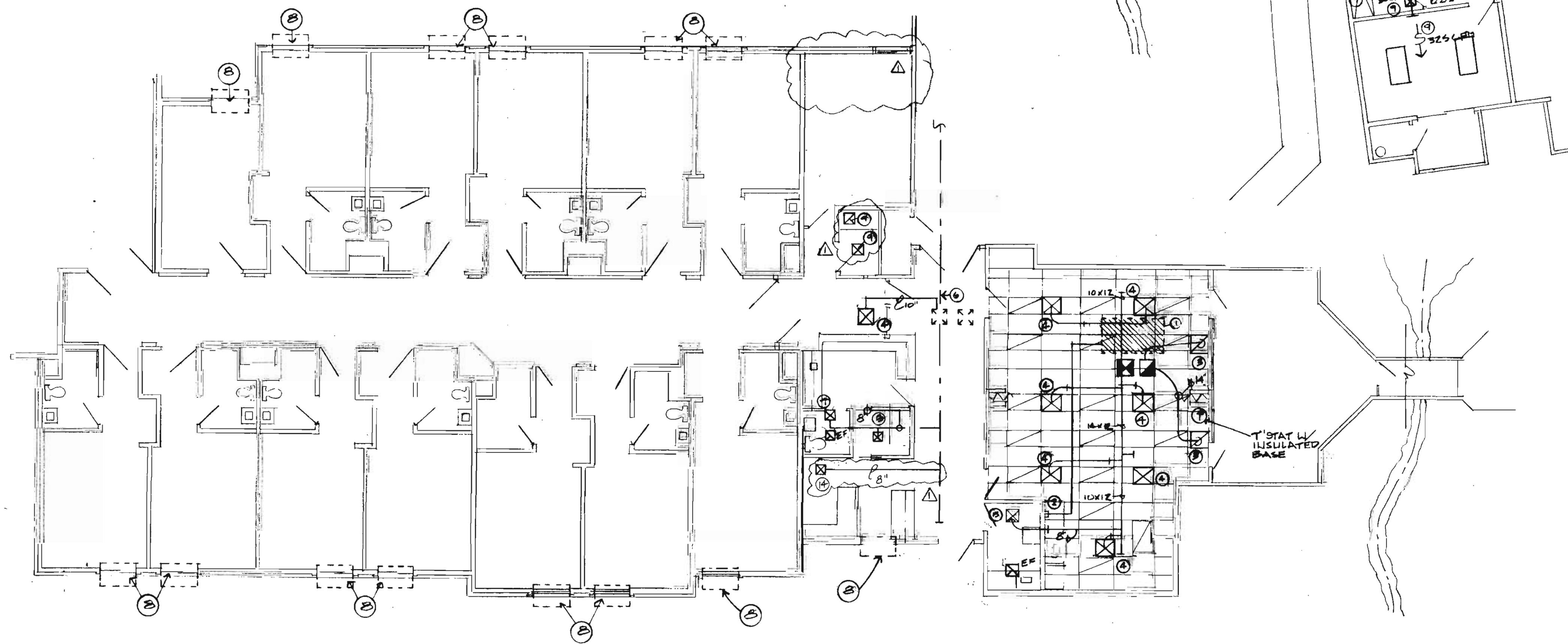
GENERAL

- 1- THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS BID. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS.
- 2- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKSMANSHIP FURNISHED BY HIM UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK OF THIS CONTRACT BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIALS OR WORKMANSHIP PERIOD, ANY DEFECTS OR DAMAGE TO THE WORK OR THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE BEGINNING OF THE CONSTRUCTION PERIOD. THE CONTRACTOR WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS, ANY TIME DURING THE CONSTRUCTION PERIOD. OWNER'S ACCEPTANCE OF THE WORK SHALL NOT BE A WAIVER OF THE RIGHT OF THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT PROTECTED BY THE CONTRACTOR'S OWN INSURANCE OR THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.
- 3- PROVIDE 4 SETS OR SHOP DRAWING FOR ALL EQUIPMENT. PRIOR TO THE BEGINNING OF THE CONSTRUCTION PERIOD.
- 4- THE CONTRACTOR MUST BE EXPERIENCED IN THIS TYPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BID NO PROVIDE INSTALLATION PER NATIONAL UNIFORM FOR LOCAL CODES.

 KEYED NOTES

- (1) 5 TON HEAT PUMP ON ROOF W/18"X 18" SUPPLY & RETURN DUCTS THRU ROOF. SEE DETAIL.
- (2) 3/4" CONDENSATE DRAIN TO SINK TAILPIECE.
- (3) 24"X24" RETURN AIR HINGED FILTER GRILL W/20"X20"X1" DISP FILTER.
- (4) 24"X24" CD W/10" 0 NK, 270 CFM EACH
- (5) 10"X10" CD 110 CFM.
- (6) EXISTING DUCTWORK
- (7) 6"X6" CD, 50 CFM.
- (8) EXISTING THRU WALL HEAT PUMP TO REMAIN.
- (9) EXISTING MECHANICAL TO REMAIN. REWORK IF NECESSARY TO ACCOM. NEW CONSTRUCTION.
- (10) CONNECT NEW DUCTWORK TO EXISTING.
- (11) EXISTING 800 CFM FAN COIL TO REMAIN.
- (12) NEW 10"X6" SUPPLY REGISTER.
- (13) NEW 6"X6" SUPPLY REGISTER.

⑭ CONNECT NEW FLEX DUCT
TO EXIST. TRUNK DUCT,
NEW 12x12 CD 200 CFM.


$$\frac{1}{8}'' = 1.0'$$

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① 6-30-90 PHS

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M1

PLUMBING SPEC'S

UNIFORM CODE, MATERIALS TO COMPLETE PLUMBING WORK SPECIFIED OR INDICATED, INCLUDING THE FOLLOWING: DRAINAGE, SEWER, WASTE, VENT SYSTEMS, COLD WATER SYSTEM, HOT WATER SYSTEMS, PLUMBING FIXTURES, GAS PIPING SYSTEM IF SHOWN ON PLANS, WATER SERVICE AS INDICATED ON THE DRAWINGS, MATERIALS, METHODS, DETAILS OF PLUMBING WORK NOT COVERED BY PLANS OR SPECS SHALL CONFORM TO "UNIFORM PLUMBING CODE" AND APPLICABLE STATE AND LOCAL CODES.

PIPE, PIPING INSTALLATION:

- PIPE SHALL BE STRAIGHT, FREE FROM DENTS, SCARS, BURNS, END REARED OUT SMOOTH.
- INSTALL PIPING SYSTEMS TO BE EASILY DRAINED.
- PIPE LINES TO BE STRAIGHT, NO STAINS OR DISTORTIONS.
- MAKE PROPER ALLOWANCES FOR EXPANSION AND CONTRACTION.
- CLEAN PIPING WHEN INSTALLED, KIDS CLEAR.
- PITCH AND GRADE: 1) SOIL, WASTE, DRAINAGE, UNIFORM 1/4" PER FOOT EXCEPT WHERE SHOWN OTHERWISE. 2) HOT AND COLD WATER, LEVEL OR SLIGHTLY PITCHED TOWARD DRAIN POINTS.

UNIONS

- PROVIDE AT ALL VALVES AND EQUIPMENT WHEREVER NECESSARY TO ALLOW REPAIRS OR REPLACEMENT.
- PROVIDE UNION SAME AS THE PIPING IN WHICH THEY ARE BEING INSTALLED.
- UNIONS FOR STEEL PIPING 2" AND SMALLER, 150 PSI MALLEABLE IRON GROUND JOINT, BRASS TO IRON SEAT.
- UNIONS FOR COPPER PIPING 2" AND SMALLER SHALL BE COPPER TO COPPER TYPE.
- INSTALL DIELECTRIC UNIONS WHERE PIPING OF DISSIMILAR MATERIALS ARE JOINED.

PIPE AND FITTINGS:

- SCHEDULE 40, ABS-DW-OR PVC-DWV PIPE SHALL BE ACCEPTABLE FOR DRAIN, WASTE, AND VENT PIPING WHERE APPROVED BY THE LOCAL GOVERNING CODES AND ORDINANCES.
- IN LOCATIONS WHERE ABS OR PVC ARE NOT APPROVED FOR USE, PIPE SHALL BE SERVICE WEIGHT CAST IRON FOR SIZES LARGER THAN 1 1/2", OR GALVANIZED SCHEDULE 40 STEEL PIPE WITH MALLEABLE IRON SCREWED VENT FITTINGS FOR SIZES 1 1/2" AND SMALLER.
- FITTING TO BE SUITABLE FOR TYPE OF PIPE USED.
- ALL DOMESTIC HOT, COLD WATER LINES ABOVE THE BUILDING SLAB BE TYPE "L" HARD DRAWN COPPER PIPE WITH SWEAT SOLDERED FITTINGS. PIPE UNDER FLOOR SLABS SHALL BE HARD OR SOFT TYPE "L" COPPER. IF HARD COPPER IS INSTALLED, JOINTS BETWEEN PIPE AND FITTINGS SHALL BE BRAZED. NO JOINTS WILL BE PERMITTED IN SOFT COPPER UNDER THE SLAB.
- GAS PIPING WHEN SHOWN ON PLANS INSIDE BUILDING WALLS SHALL BE STANDARD WEIGHT BLACK STEEL PIPE WITH BLACK MALLEABLE IRON FITTINGS.
- ALL CHANGES IN PIPE SIZES IN SOIL PIPE SHALL BE MADE WITH REDUCED FITTINGS. VTE FITTINGS WITH 1/8" OR 1/16"

BEWD OR COMBINATION VTE AND 1/8" BEWD FITTINGS SHALL BE USED WHERE CHANGES IN DIRECTION OCCUR. SANITARY LONG SWEEP BENDS OR TEE'S MAY BE USED FOR CONNECTIONS TO BRANCH LINES, TO FIXTURES, AND TO ALL VERTICAL RUNS OF PIPE. INSTALL IN ACCORDANCE WITH UPC APPENDIX "D". SLOPE ALL SEWER PIPING 3" AND SMALLER AT 2% PER FT. AND 4" AND LARGER AT 1% PER FT.

ROOF DRAIN PIPING WHEN SHOWN ON DRAWINGS, IF ANY SHALL BE SAME AS SPECIFIED FOR WASTE PIPING.

VALVES:

- VALVES SHALL HAVE TEST RATING OF NOT LESS THAN 125 PSI SWP.
- VALVE MATERIAL: BRONZE MATERIAL FOR SIZE 2" AND SMALLER, IRON BODY BRONZE MOUNTED FOR 2-1/2" AND LARGER.
- VALVE ENDS FOR THREADED PIPE, SCREWED FOR SIZE 2-1/2" AND SMALLER.
- VALVE ENDS FOR COPPER WATER TUBE TYPE "L", SOLDER-JOINT TYPE.
- GATE VALVES SHALL HAVE SOLID TAPERED WEDGE.
- GLOBE VALVES SHALL BE SCREWED BRONZE.
- CHECK VALVES, SWING TYPE, SCREWED, BRONZE BODY, COMPOSITION DISC.
- CHECK VALVES, SWING TYPE, FLANGED, IRON BODY BRASS MOUNTED, BRONZE SEAT, COMPOSITION DISC.

CLEANOUTS:

- FULL SIZE CLEANOUTS SHALL BE INSTALLED AT THE BASE OF EACH WASTE OR SOIL STACK, AND AT THE END OF EACH HORIZONTAL RUN OF PIPE. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL RUNS OF PIPING SHALL NOT EXCEED 50'-0".
- ALL CLEANOUTS SHALL BE INSTALLED IN LOCATIONS EASILY ACCESSIBLE FOR ROODING (IN UNFURNISHED AREAS WHEREVER POSSIBLE) WHERE STACKS OR OTHER PIPING ARE CONCEALED. CLEANOUTS SHALL BE INSTALLED ABOVE THE FLOOR AND PROVIDED WITH FLANGED CLEANOUT COVER. PROVIDE ACCESS PANELS AS REQUIRED.

ROOF FLASHING:

- VENTS THROUGH ROOF TERMINATE 12" ABOVE ROOF OR FIREWALL.
- FLASH WITH LONG ROOF LEAD FLASHING AROUND PIPE.
- THE BASE OF THE FLASHING SHALL BE MINIMUM 12" X 12" ON THE ROOF.

SANITARY SYSTEMS

- CONTRACTOR TO VERIFY ELEVATIONS OF SEWER MAINS BEFORE STARTING WORK. LAY PIPING TRUE TO LINE AND GRADE UNLESS OTHERWISE INDICATED OR DIRECTED.
- MAINTAIN 36" MINIMUM COVER ABOVE PIPING OUTSIDE BUILDINGS.

WATER SUPPLY SYSTEMS:

- BUILDING PIPING: PROVIDE A COMPLETE PIPING SYSTEM AS SHOWN ON PLANS INCLUDING SHUT-OFF AND DRAIN VALVE ON SERVICE TO ALL FIXTURES AND EQUIPMENT OUTLETS

REQUIRING A COLD AND/OR HOT WATER SUPPLY. ALL BRANCH MAINS AND CONNECTION TO WIDERS SHALL BE VALVED AND DRIP COCKS PROVIDED SO THAT THE ENTIRE SYSTEM MAY BE DRAINED. FIXTURE STOPS SHALL BE INSTALLED ON ALL FIXTURE CONNECTIONS.

TESTS FOR PLUMBING AND DRAINAGE SYSTEMS

- ALL HOT AND COLD WATER LINES SHALL BE CAPPED OR PLUGGED AND TESTED WITH 125 LB. HYDROSTATIC TEST AND PROVEN TIGHT BEFORE ANY PIPING IS COVERED OR CONCEALED IN ANY PART OF THE BUILDING.
- ALL WASTE AND VENT PIPING SHALL BE TESTED WITH WATER OR AIR AS REQUIRED BY THE UNIFORM PLUMBING CODE.
- GAS PIPING, IF ANY, SHALL BE TESTED AS REQUIRED BY THE STATE GAS CODE. ALL GAS PIPE TESTING SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE ARCHITECT.
- BEFORE FINAL ACCEPTANCE OF THE SYSTEM AS A WHOLE, THIS CONTRACTOR SHALL MAKE ALL ADJUSTMENTS AS REQUIRED AND PLACE THE ENTIRE PLUMBING SYSTEM IN SATISFACTORY OPERATING CONDITION.

PLUMBING EQUIPMENT:

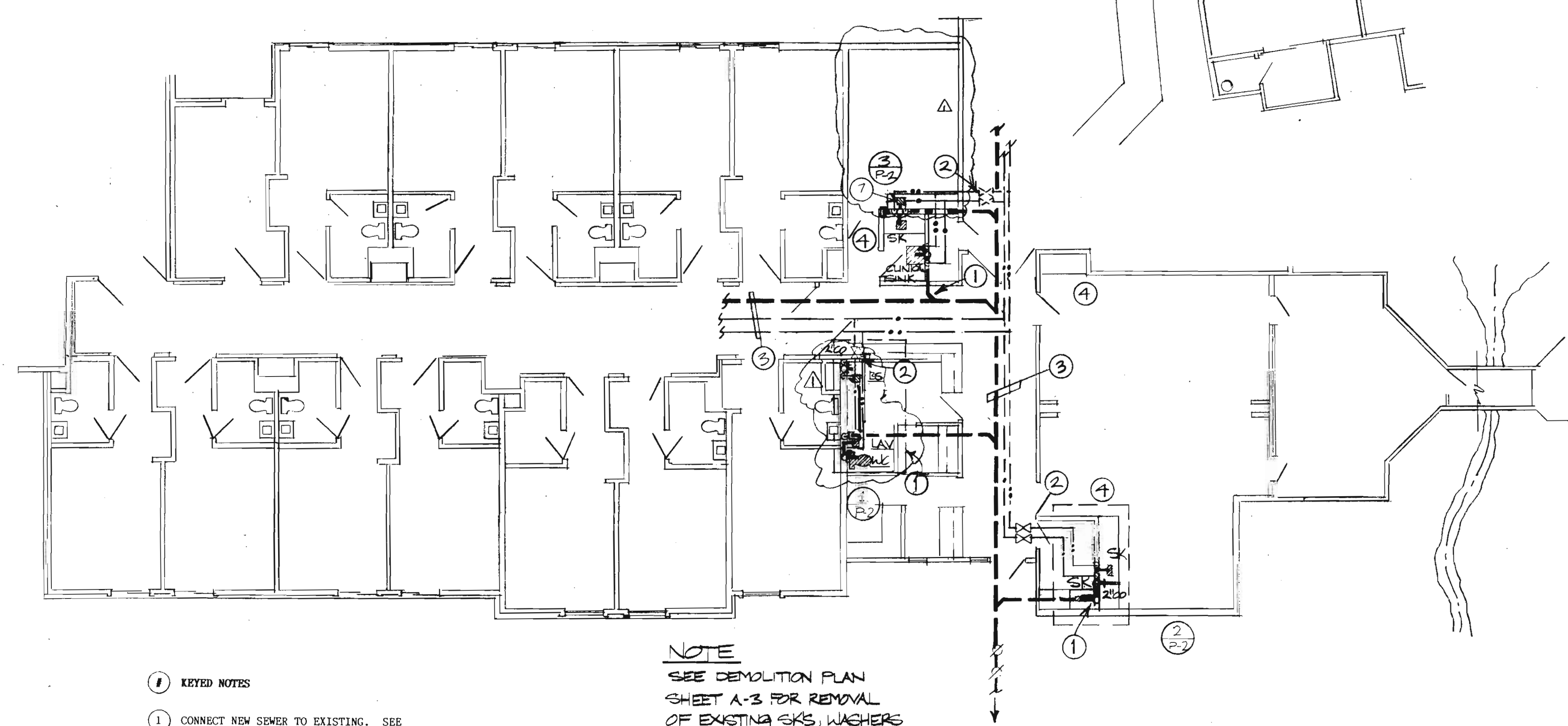
- SILCOCK: IRBCO FIG. NO. 62-64, WITH ANTI-SIPHON PROTECTION.
- HOSE BIBBS: THREADED END, 3/4" SIZE, ADJUSTABLE FLANGE, INDEXED POUR ARM HANDLE, BRASS, AMERICAN STANDARD, FREEZEPROOF VEE NECESSARY.
- STOP VALVES: ALL FIXTURES, SILCOCKS, YARD HYDRANTS, HOSE BIBBS, ROUGH-INS, ETC., TO BE SUPPLIED WITH STOP VALVES TO PREVENT SHUTTING DOWN ENTIRE WATER SYSTEM WHEN REPLACING FAUCET WASHERS.
- VACUUM BRAKERS: PROVIDE LINE SIZE VACUUM BREAKER ON ALL BRANCH LINES TO ALL OUTLETS WITH THREADED OUTLETS WHERE A GARDEN HOSE MAY BE ATTACHED AND WHERE INDICATED ON THE PLANS.

FIXTURES:

- FURNISH AND INSTALL PLUMBING FIXTURES, TYPE "A" QUALITY SPECIFIED IN THE FIXTURE LIST.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF FIXTURES UNTIL FINAL ACCEPTANCE OF THE BUILDING BY OWNER. ANY DAMAGED FIXTURE SHALL BE IMMEDIATELY REPLACED BY THIS CONTRACTOR REGARDLESS OF WHO CAUSED THE DAMAGE.
- ALL EXPOSED METAL PARTS REQUIRED FOR FIXTURE INSTALLATION SHALL BE CHROMIUM PLATED UNLESS A DIFFERENT PLATING OR FINISH IS SPECIFIED. THIS INCLUDES FIXTURE CONNECTIONS, FIXTURE STOPS, TRAPS, DRAIN STRAINERS, ETC.
- PROVIDE LOW-FLOW PLUMBING FIXTURE DEVICES WATERCLOSERS 4.0 GPM MAX, URINALS 4.0 GPM MAX, LAVATORIES AND SINKS 3.5 GPM MAX, SHOWERS 3.5 GPM MAX.

GENERAL

- THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS BID. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR EXISTING CONDITIONS OR THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED BY HIM UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK OF THIS CONTRACT BY THE OWNER AND THE ARCHITECT. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIALS OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO CONTRACT BEING AWARDED, AS NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. ANY TIME DURING THE CONSTRUCTION PERIOD, OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS WITHOUT COST TO THE OWNER OR ENGINEER.
- PROVIDE 6 SETS OF SHOP DRAWING FOR ALL EQUIPMENT. PRIOR TO ORDERING, TO THE ENGINEER FOR APPROVAL.
- THE CONTRACTOR MUST BE EXPERIENCED IN THIS TYPE OF INSTALLATION. NO ALLOWANCES WILL BE MADE AFTER THE BID NO PROVIDE INSTALLATION PER NATIONAL, UNIFORM AND LOCAL CODES.



- 1 KEYED NOTES
- 1 CONNECT NEW SEWER TO EXISTING. SEE WASTE & VENT SCHEMATIC.
- 2 CONNECT NEW HOT & COLD WATER TO EXISTING SOW ABOVE CEILING. SEE HOT & COLD WATER DIAGRAM.
- 3 EXISTING SEWER BELOW FLOOR & HOT & COLD WATER PIPING ABOVE CEILING. VERIFY EXACT LOCATION.
- 4 SEE DEMOLITION PLAN SHEET A-3 FOR REMOVAL OF EXISTING SINKS, WASHERS, & TOILET ROOMS.
- 5 EXISTING SINK, TOILET ROOM TO REMAIN.
- 6 ALL PLUMBING FIXTURES TO BE REUSED/RELOCATED
- 7 CONNECT NEW 1 1/2" TRAP-ARM TO EXISTING 2" WASTE PIPING

NOTE

SEE DEMOLITION PLAN SHEET A-3 FOR REMOVAL OF EXISTING SINKS, WASHERS & TOILET ROOMS.

PLUMBING PLAN

1/8"=1'-0"

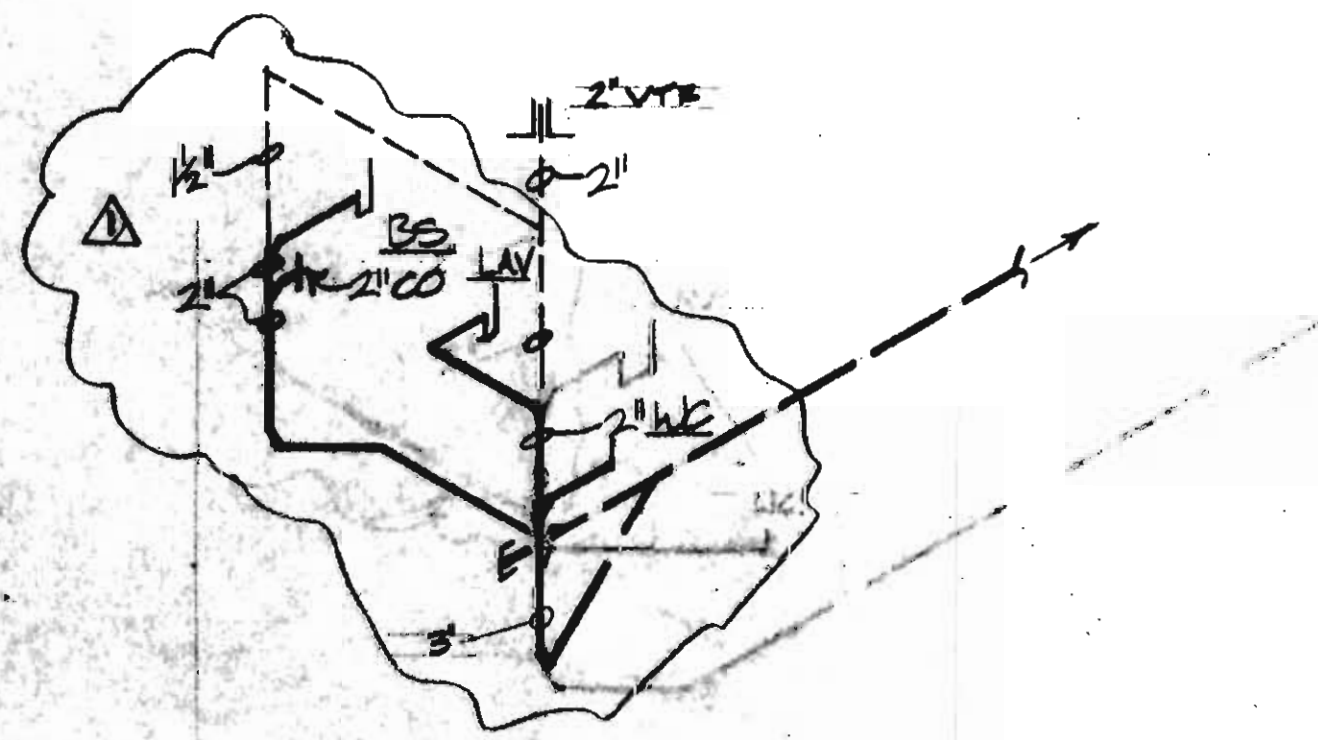
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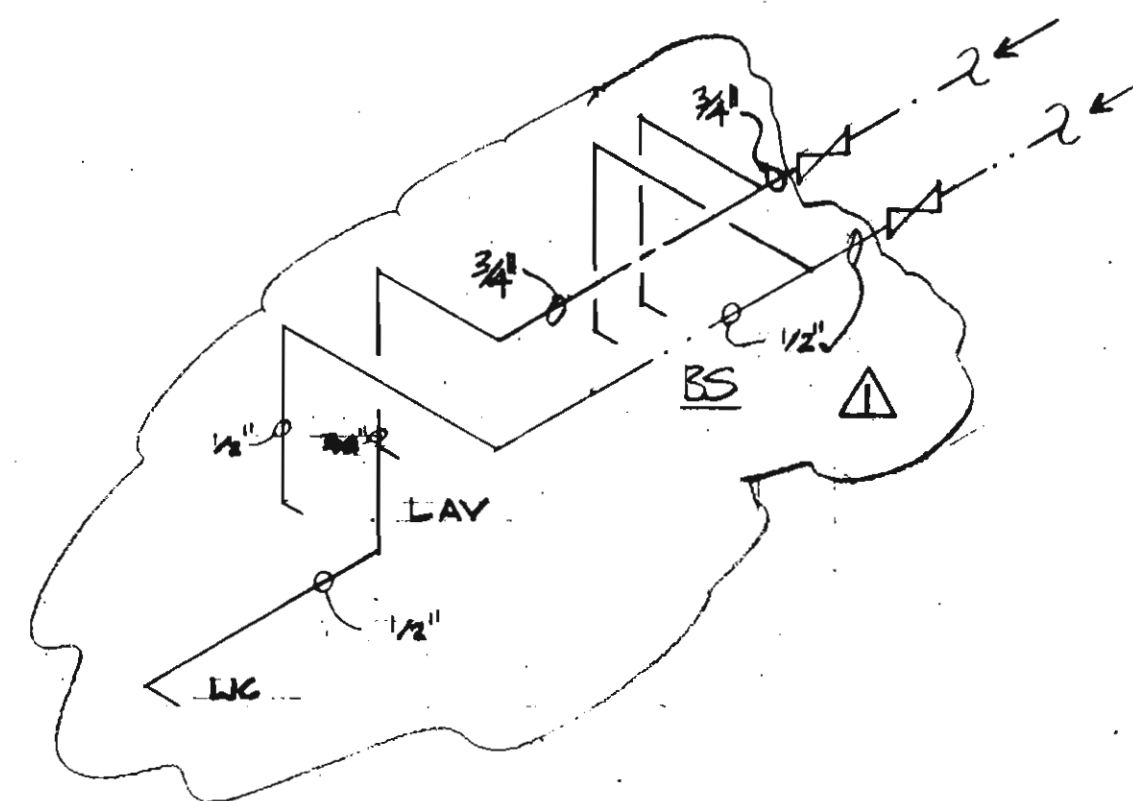
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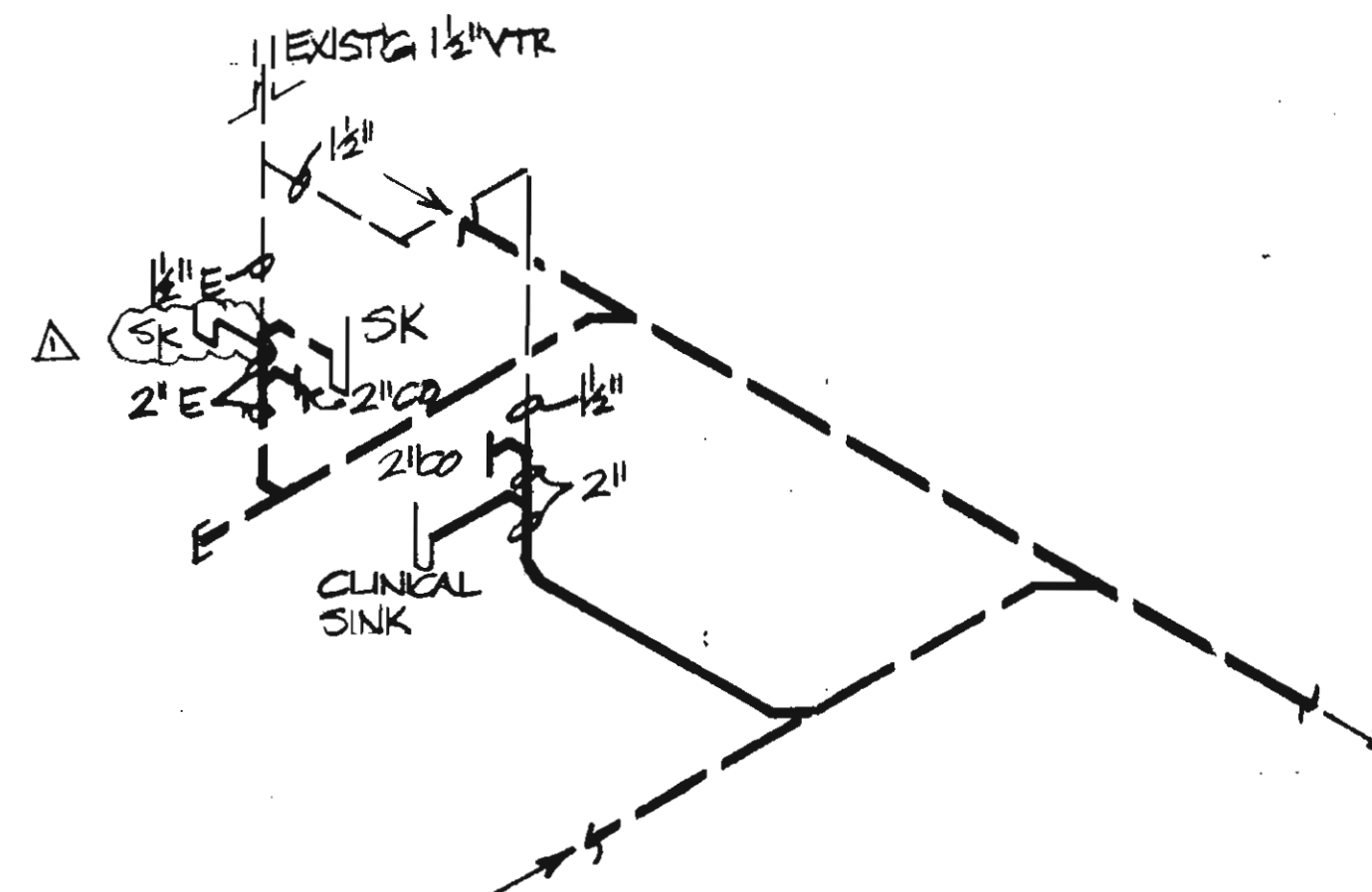




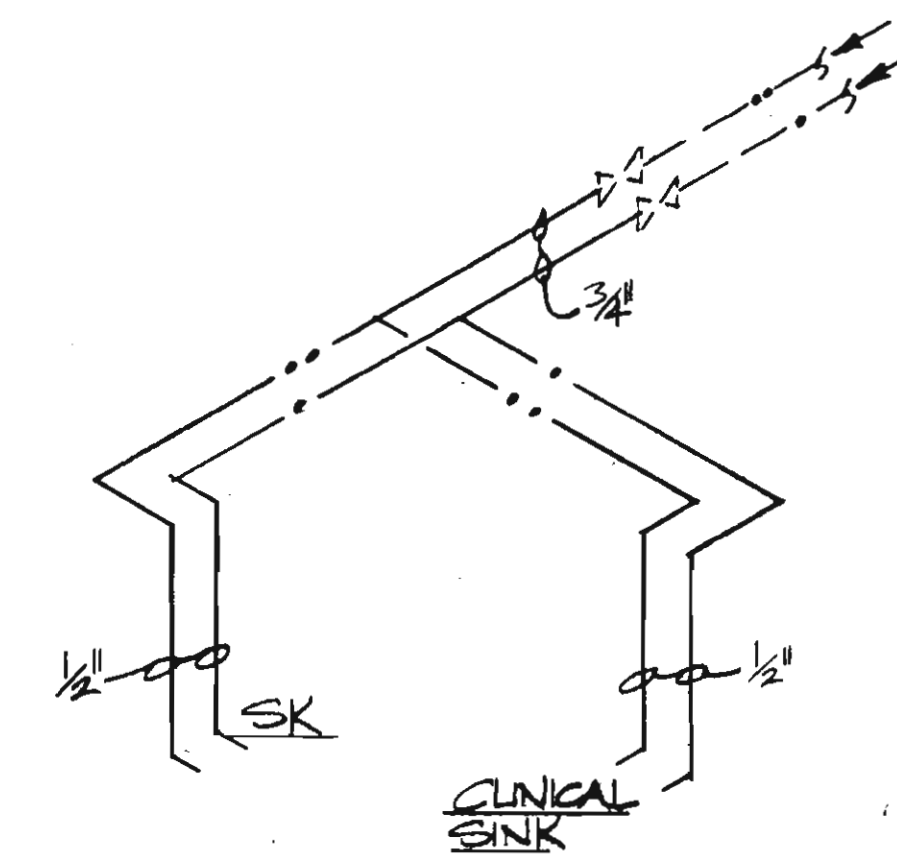
WASTE & VENT DIAGRAM 1



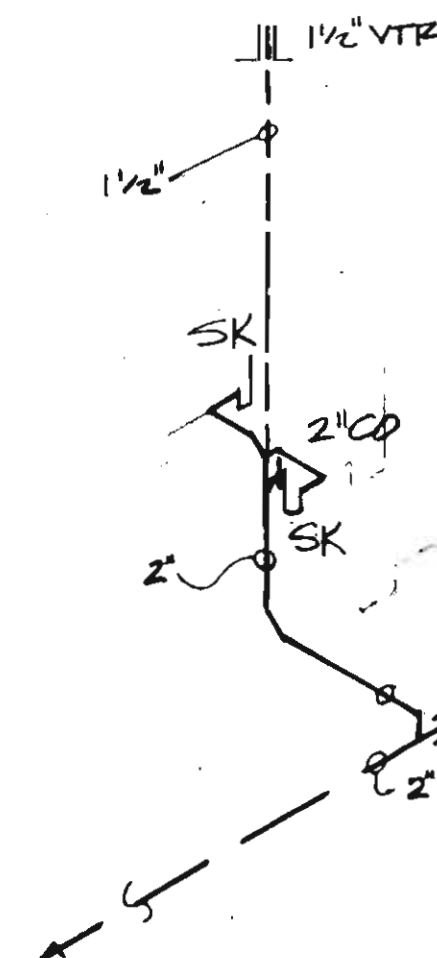
HOT & COLD WTR DIAGRAM 1



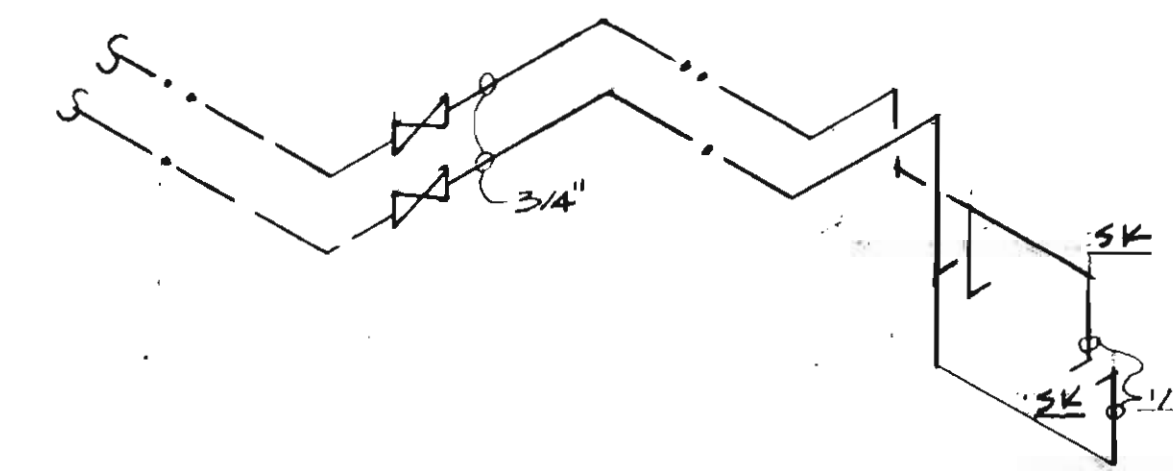
WASTE & VENT DIAGRAM 3



HOT & COLD WTR DIAGRAM 3



WASTE & VENT DIAGRAM 2



HOT & COLD DIAGRAM 2

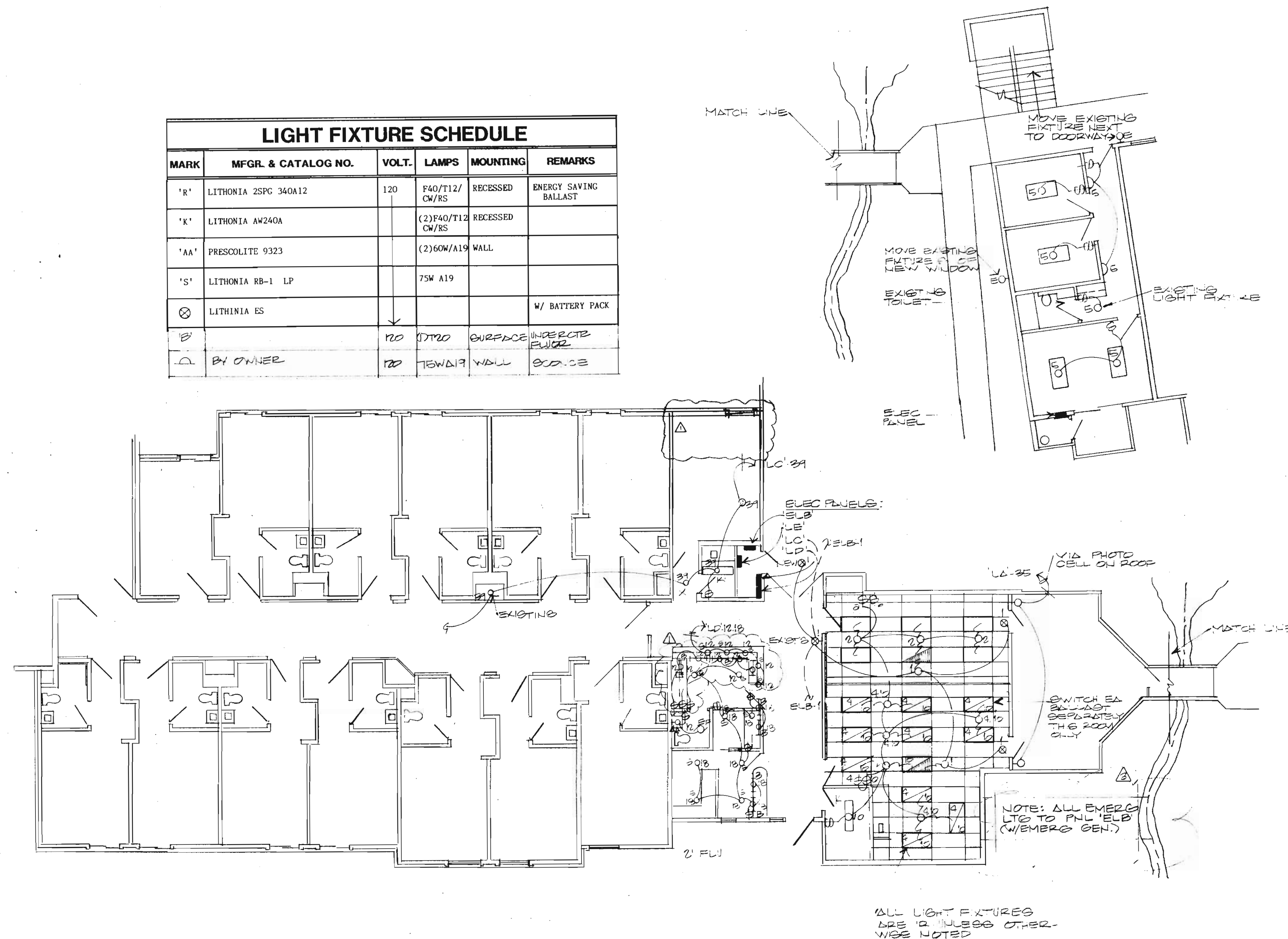
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P2

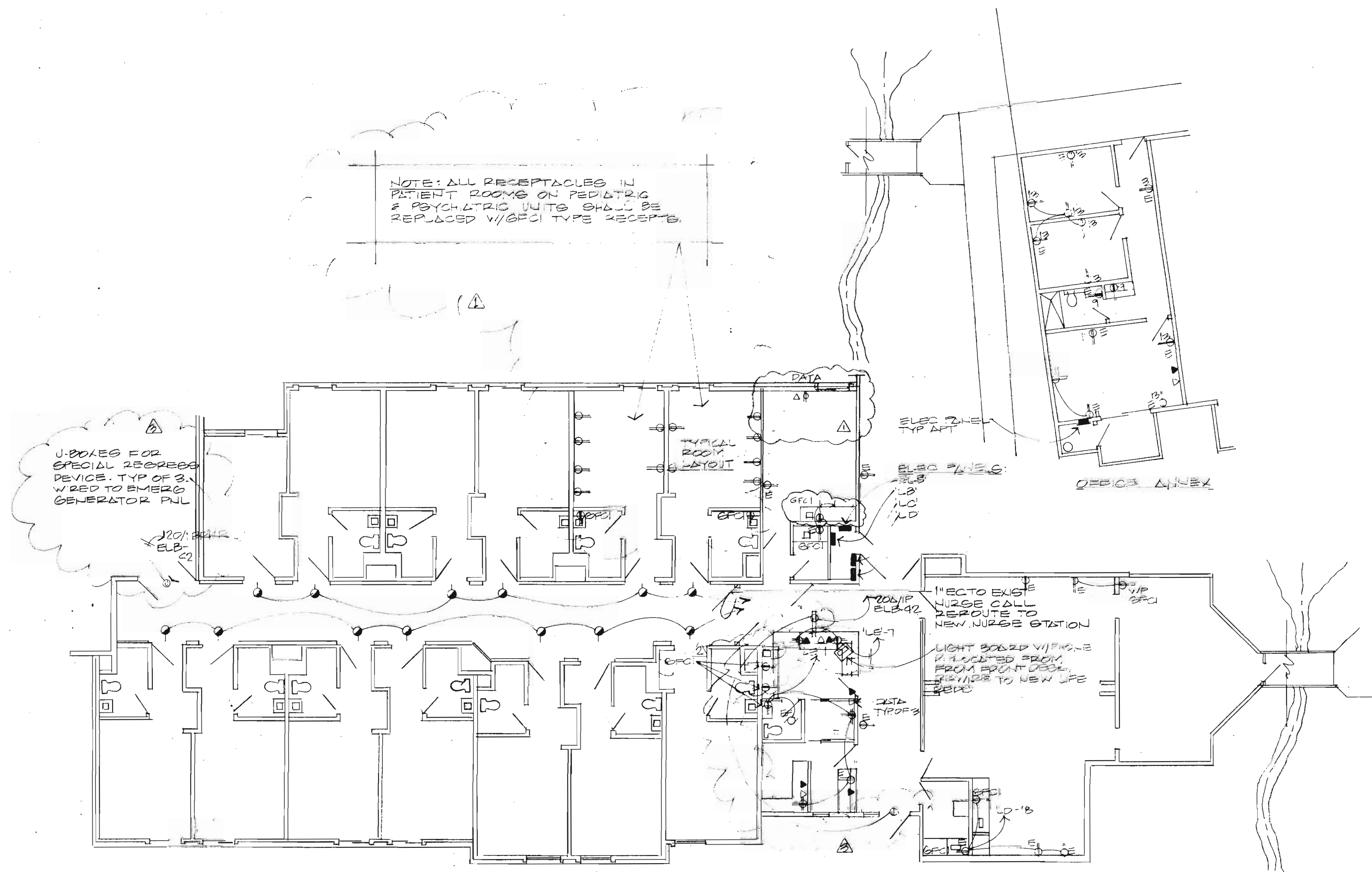
LIGHT FIXTURE SCHEDULE					
MARK	MFGR. & CATALOG NO.	VOLT.	LAMPS	MOUNTING	REMARKS
'R'	LITHONIA 2SPG 340A12	120	F40/T12/ CW/RS	RECESSED	ENERGY SAVING BALLAST
'K'	LITHONIA AW240A		(2)F40/T12 CW/RS	RECESSED	
'AA'	PRESCOLITE 9323		(2)60W/A19	WALL	
'S'	LITHONIA RB-1 LP		75W A19		
⊗	LITHONIA ES				W/ BATTERY PACK
'B'		120	17W	RECESSED UNDER COT	
'D'	BY OWNER	120	17W	WALL	RECESSED



LIGHTING PLAN

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 1 6-6-90
 2 6-11-90





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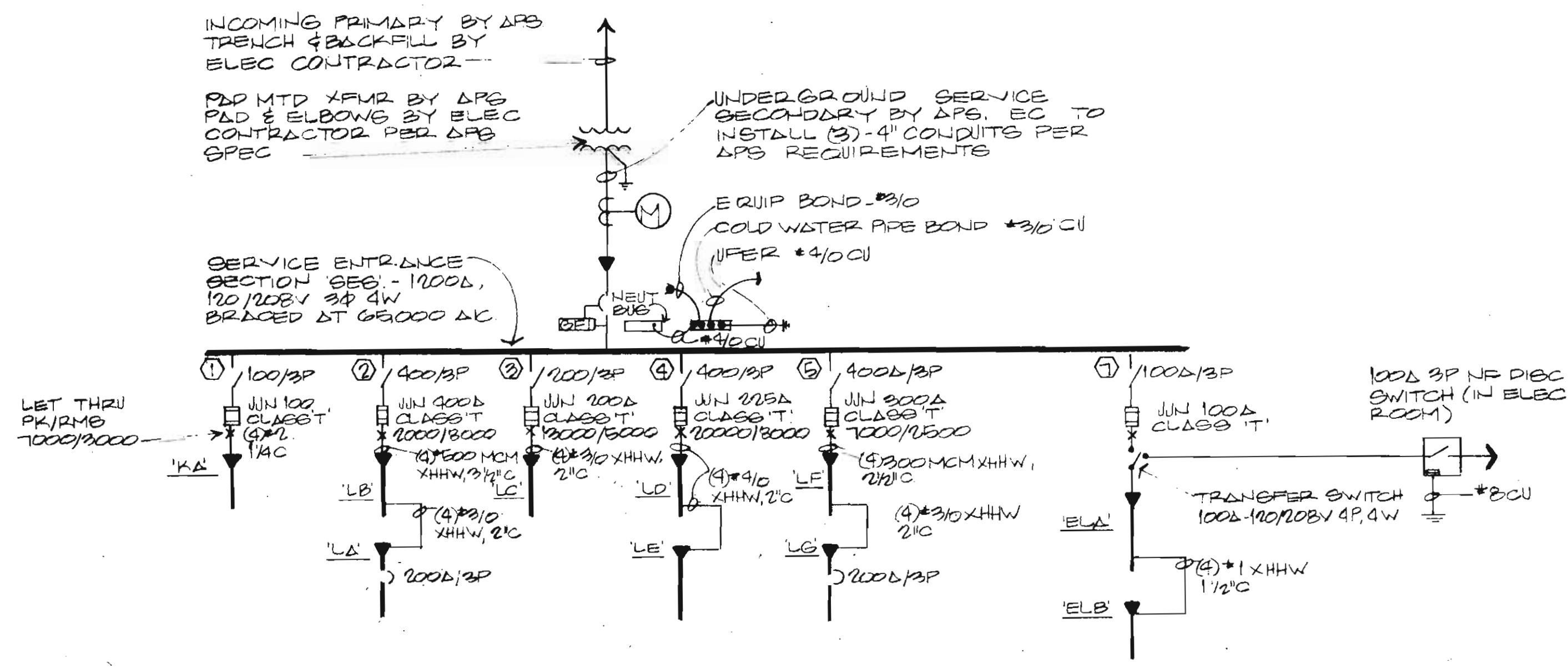


E2

3. UNDERCOUNTER LIGHTING SUPPLIED BY K.E.S. INSTALLED AND WIRED BY E.C. D.C.O.'S FURNISHED. INSTALLED AND WIRED BY E.C.
14. ALL OPTIONAL ROUGH-IN'S TO BE INSTALLED AS EMPTY CONDUIT FOR CORDING HOOKUPS CONDUIT SIZED TO ACCOMMODATE ADDITIONAL WIRE & SIZE OF WIRE FOR OPTIONAL EQUIPMENT.
15. ELECTRICAL CONTRACTOR MUST INSTALL DROP CORDS SO THAT WITH THE DOOR CLOSED, TOP OF P18 AND SLEEVE CONNECTOR IS 40" AFF. DISREGARD MOUNTING HEIGHT OR INSTALLATION DRAWING PACKAGED WITH OEP.
16. MINIMUM WIRE SIZE SHALL #12 AWG UNLESS OTHERWISE STATED.
17. CONDUCTOR INSULATION SHALL BE "THW" TYPE MOISTURE AND HEAT-RESISTANT THERMO-PLASTIC 75 DEGREE C. TEMP RATED EXCEPT WHERE NOTED. (CONDUCTORS SHALL BE COPPER EXCEPT WHERE NOTED.)
18. COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER MECHANICAL SUB-CONTRACTOR AND GENERAL CONTRACTOR FOR FINAL CONNECTION REQUIREMENTS BEFORE INSTALLATION OF CONDUIT AND SUB-UP LOCATOR.
19. CONDUIT SHALL CONFORM TO THE FOLLOWING:
 - A. CONCEALED IF CEILINGS AND PARTITIONS EXT PVC CONDUIT w/GROUNDING CONDUCTOR.
 - B. CONCEALED IN CONCRETE SLAB-EXT. PVC CONDUIT w/GROUNDING CONDUCTOR.
 - C. UNDERGROUND OR BELOW SLAB-INC OR RIGID GALV. STEEL (WHERE CORROSIVE SOIL CONDITIONS EXIST. PVC CONDUIT MAY BE USED OUTSIDE UNDERGROUND.)
20. N/A
21. IF OPTIONAL EGG SCRAMBLER IS USED, E.C. TO FURNISH AND INSTALL HUBBELL RECEPTACLE 420R12W WITH HUBBELL A420-30 PS

PANEL BOARD - 1D					SCHEDULE					FEED THRU				
MAINS: 225A M.L.U.					LOCATION: JANITOR ROOM					MOUNTING: SURFACE				
VOL TAGS: 777/220V-3W-3W					LOAD - VA					WIRING: 2" 31000				
CIRCUIT DESCRIPTION					CIR N°	ØB	ØC	CIR N°	CIR N°	CIRCUIT DESCRIPTION				
PATIENT ROOM	175	20	1	700	20	1		20	1	PATIENT ROOM	183			
		20	3	700	20	3		20	3					
		20	4	700	20	4		20	4					
		20	5	700	20	5		20	5					
		20	7	700	20	7		20	7					
		20	8	700	20	8		20	8					
		20	11	700	20	11		20	11					
		20	13	700	20	13		20	13					
		20	15	700	20	15		20	15					
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		20	41	700	20	41		20	41					
		20	43	700	20	43		20	43					
		20	45	700	20	45		20	45					
		20	47	700	20	47		20	47					
		20	49	700	20	49		20	49					
		20	51	700	20	51		20	51					
		20	53	700	20	53		20	53					
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		20	63	700	20	63		20	63					
		20	65	700	20	65		20	65					
		20	67	700	20	67		20	67					
		20	69	700	20	69		20	69					
		20	71	700	20	71		20	71					
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		20	139	700	20	139		20	139					
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		20	283	700	20	283		20	283					
		20	285	700	20	285		20	285					
		20	287	700	20	287		20	287	</				

PANELBOARD LE SCHEDULE											
MOUNTING SURFACE				LOCATION: HALLWAY RM. 101							
MIN. A.C.				22000							
CIRCUIT DESCRIPTION				WKR	CH	ØA	ØB	ØC	CIR	BKH	CIRCUIT DESCRIPTION
PATIENT ROOM	123	20	1	1900					2	20	PATIENT ROOM
		20	3	1460	1460				4	20	
		20	5	1460	1460				6	20	
		20	7	700	1460				8	20	
	127	20	9	1460	1460				10	20	
		20	11		1460				12	20	
		20	13	1460	1460				14	20	
		20	15		700				16	20	
	199	20	17		700				18	20	
		20	19	1460	700				20	20	
		20	21		1460				22	20	
		20	23		1460				24	20	
		20	25	700	700				26	20	
		20	27		1460				28	20	
		20	29		700				30	20	
		20	31	1460					32	20	
		20	33						34	20	
		20	35						36	20	
		20	37						38	20	
		20	39						40	20	
		20	41						42	20	
LOAD/Ø	NON-CONTINUOUS			1200	1150	1150					
	CONTINUOUS										
TOTAL LOAD	NON-CONTINUOUS			3575							
	CONNECTED			3575							
	25% OF CONT. LOAD			3575							
	CODE			3575							
				CIRCUIT BREAKERS =		3575/3600 99.30					
				HLL # A =		105.5 Δ					



ONE LINE DIAGRAM

**SUNRIDGE NEWLIFE REMODEL
PERSONAL CARE BLDG
SURPRIZE, AZ**



E3

130F13

Exhibit 6

Governor Ducey Announces \$40.7 Million To Expand Affordable Housing, Combat Homelessness

PHOENIX — Governor Doug Ducey today announced \$40.7 million to provide transitional housing for Arizonans, including members of the Native American community and those with special needs.

“We’re making targeted investments to ensure Arizonans in need have a hand up, not a hand out,” said Governor Ducey. “These funds will help families and individuals who are struggling access transitional housing options and equip them with the skills and support needed to secure permanent, reliable housing. There are a wide range of organizations and programs across the state that help Arizonans succeed — and I’m grateful for all they do to support those in need. My thanks to the Department of Housing, the advocates and the legislature for helping to identify these impactful organizations.”

Arizona Department of Housing Director Tom Simplot said support for these organizations across Arizona is a proactive way to combat homelessness.

“Helping those who are experiencing homelessness and preventing it from happening to those who are struggling is a top priority for us,” said Director Simplot. “Transitional housing is a great stepping stone to helping more Arizonans access permanent housing solutions, and it’s important that our fellow Arizonans have access to those resources. My thanks goes to Governor Ducey for all his work to support the Arizona Department of Housing’s efforts to connect vulnerable Arizonans with safe housing.”

Additional investments from the State Fiscal Recovery Fund include:

- **\$10 million** to homelessness providers for services and resources for those experiencing homelessness. These funds will be allocated through the Arizona Housing Coalition based on each provider’s population served.
- **\$7.5 million** to domestic violence service providers for safe housing options for survivors in need of support. These funds will be distributed through the Arizona Coalition to End Sexual and Domestic Violence (ACESDV).
- **\$7.2 million** to Native American Connections (NAC), which offers services related to behavioral health, affordable housing and community development. The funding supports the acquisition of a 58-bed transitional housing facility in the West Valley for youth experiencing homelessness. While utilizing the transitional housing, the individuals gain the skills and time needed to locate and secure permanent housing.
- **\$5 million** for Chicanos Por La Causa to hire personnel who will assist with rental applications and housing relocation and provide referrals to other community resources.
- **\$4 million** to distribute to domestic violence providers specifically serving Native American Tribes, also distributed through ACESDV.
- **\$2.5 million** for Home Matters to Arizona to expand affordable housing options and to support providers that focus on transitional, homeless and domestic abuse shelters.
- **\$1,854,893** for Habitat for Humanity Tucson to create a community-based job training program and to build and repair affordable housing.

- **\$500,000** to one-n-ten to provide safe and reliable housing to LGBTQ+ youth in need of shelter.
- **\$434,276** for Tanner Community Development Corporation to provide more housing options for veterans facing homelessness.
- **\$362,047** for Circle the City to strengthen mental health services for those experiencing homelessness by creating a street outreach team.
- **\$300,000** for Native Americans for Community Action to expand its services that individuals experiencing homelessness utilize.
- **\$250,000** for Primavera Foundation to renovate and expand affordable housing units.
- **\$250,000** for First Place Arizona to offer independent living outreach, health programming, community engagement and mental health coordination to neurodiverse Arizonans.
- **\$250,000** for Southern Arizona Aids Foundation to support counseling and housing programs and those living with HIV/AIDS and LGBTQ+ youth facing housing insecurity.
- **\$250,000** for Tohdenasshai Committee Against Family Abuse to hire personnel to assist with child care at the shelter in Navajo Nation and to assist with transportation to housing appointments and other services for victims.
- **\$55,000** for Free Arts to provide children in shelters and facilities with art supplies.
- **\$50,000** for Streets of Joy to provide shelter and counseling services to underserved individuals with mental illnesses and inmates recently reentering society, helping them transition to an independent lifestyle.

BACKGROUND

On November 2, Governor Ducey and the ADOH announced the distribution of \$15.35 million in federal funding to support programs (<https://azgovernor.gov/governor/news/2021/11/governor-ducey-arizona-department-housing-announce-15-million-support>) ^[1] aimed at combating homelessness throughout Arizona.

On November 1, Governor Ducey and the ADOH announced (<https://azgovernor.gov/governor/news/2021/11/governor-ducey-arizona-department-housing-launch-homeowner-assistance-program>) ^[2] \$197 million to launch the Homeowner Assistance Fund, helping Arizona homeowners struggling financially to pay their mortgage and other home-related expenses.

In June, Governor Ducey transferred \$8 million to the Arizona Housing Trust Fund, which may be utilized for affordable housing development (<https://azgovernor.gov/governor/news/2021/06/arizona-announces-8-million-deposit-housing-trust-fund>) ^[3], housing assistance programs and more.

In May, Governor Ducey and ADOH announced (<https://azgovernor.gov/governor/news/2021/05/arizona-provides-500k-combat-veteran-homelessness>) ^[4] \$500,000 for the United States Veterans Initiative to support its efforts to ensure veterans experiencing homelessness have safe, adequate living conditions.

In December of 2020, Governor Ducey announced (<https://azgovernor.gov/governor/news/2020/12/governor-ducey-announces-more-40-million-prevent-homelessness>) ^[5] \$40 million to help prevent homelessness among vulnerable populations due to the COVID-19 pandemic.

###

Published on *Office of the Arizona Governor* (<https://azgovernor.gov> (<https://azgovernor.gov>))

Source URL: <https://azgovernor.gov/governor/news/2021/11/governor-ducey-announces-407-million-expand-affordable-housing-combat-0>

Printed on: November 5, 2021 7:36 am

Links

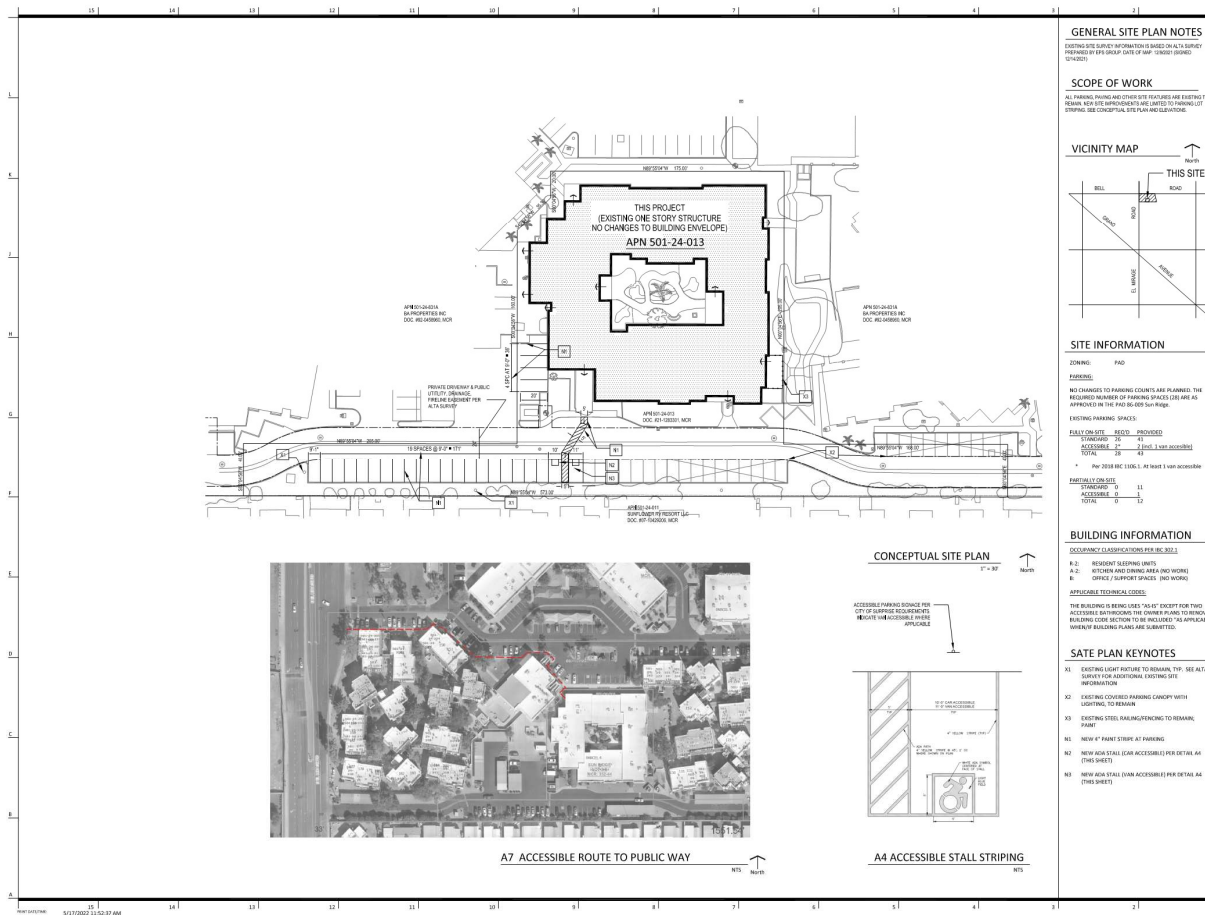
[1] <https://azgovernor.gov/governor/news/2021/11/governor-ducey-arizona-department-housing-announce-15-million-support>

[2] <https://azgovernor.gov/governor/news/2021/11/governor-ducey-arizona-department-housing-launch-homeowner-assistance-program>

[3] <https://azgovernor.gov/governor/news/2021/06/arizona-announces-8-million-deposit-housing-trust-fund>

[4] <https://azgovernor.gov/governor/news/2021/05/arizona-provides-500k-combat-veteran-homelessness>

[5] <https://azgovernor.gov/governor/news/2020/12/governor-ducey-announces-more-40-million-prevent-homelessness>



GENERAL SITE PLAN NOTES

EXISTING SITE SURVEY INFORMATION IS BASED ON A 1/4" SURVEY
PERFORMED IN 2011 (SHEET 1001) AND 2012 (SHEET 1002)

SCOPE OF WORK

ALL PARKING, PLANNING AND OTHER SITE FEATURES ARE EXISTING TO
REMAIN. NEW SITE IMPROVEMENTS ARE LIMITED TO PARKING LOT
STRIPING. SEE CONCEPTUAL SITE PLAN AND ELEVATIONS.

VICINITY MAP



SITE INFORMATION

ZONING: PAD

PARKING

NO CHANGES TO PARKING COUNTS ARE PLANNED. THE
REQUIRED NUMBER OF PARKING SPACES LISTED ARE AS
APPROVED BY THE CITY OF SURPRISE FOR THIS PROJECT.

EXISTING PARKING SPACES

EXISTING ON SITE	REQUIRED
14	42
24	2 (ONE 1 van accessible)
38	42

* PER 2008 IRC 1106.1.1, AT LEAST 1 van accessible

PARTIALLY ON SITE

EXISTING ON SITE	REQUIRED
14	14
24	2 (ONE 1 van accessible)
38	38

BUILDING INFORMATION

RESIDENTIAL CLASSIFICATION PER IRC 1106.1

R-2: RESIDENTIAL SLEEPING UNITS

R-2: KITCHEN AND DINING AREA (AND WORK)

R-2: OTHER SUPPORT SPACES (AND WORK)

APPLICABLE TECHNICAL CODES

THE BUILDING IS BEING USED "AS-IS" EXCEPT FOR TWO:

ACCESSORIES EXISTING ON THE BUILDING PLANS TO REMAIN.

BUILDING CODE SECTION TO BE INCLUDED "AS APPLICABLE"

INHERENT BUILDING PLANS ARE SUBMITTED.

SITE PLAN KEYNOTES

X1: EXISTING LIGHT FIXTURE TO REMAIN, TYP. SEE A14

INFORMATION

X2: EXISTING COLORED PARKING CANOPY WITH

LOGO, TO REMAIN

X3: EXISTING STEEL RAILING/TENCING TO REMAIN

FRAME

X4: NEW 6" FIBER STAINLESS AT PARKING

X5: NEW ADA STALL (VAN ACCESSIBLE) PER DETAIL A4

(THIS SHEET)

X6: NEW ADA STALL (VAN ACCESSIBLE) PER DETAIL A4

(THIS SHEET)

multistudio

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phoenix • san francisco

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NATIVE AMERICAN CONNECTIONS

homebase youth housing

12215 W. BELL ROAD

SURPRISE, AZ 85378

Owner: Native American Connections

Architect: Multistudio

Project No: 05210080

Date: August 26, 2022

Project No: 05210080

Date: August 26, 2022

Project No: 05210080

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Date: August 26, 2022

Project No: 05210080

Date: August 26, 2022

Project No: 05210080

Date: August 26, 2022

SITE PLAN



Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, July 12, 2022 10:55 AM
To: Nichole Flores
Cc: Tierney Farago; 56 FW/CIT Community Initiative
Subject: RE: FS22-0935 Homebase Surprise Youth Services - New Digital Submittal 07.08.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for allowing Luke AFB to make comments on the Homebase Surprise Youth Services application.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform occupants about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Friday, July 8, 2022 4:36 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <lbeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0935 Homebase Surprise Youth Services - New Digital Submittal 07.08.22

Good afternoon,

On behalf of Tierney Farago, attached please find the application, narrative, and site plan for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

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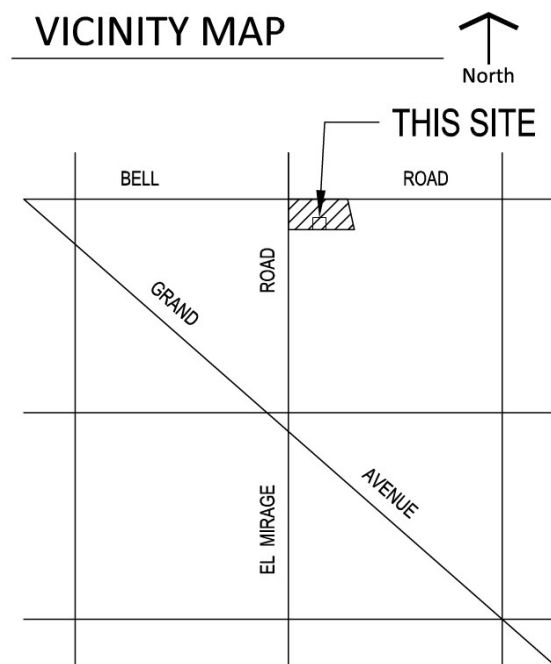
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CITIZEN PARTICIPATION REPORT

FOR

HomeBase Surprise Youth Services

12215 W Bell Road, Surprise, Arizona



Case No. FS22-0935

OCTOBER 6, 2022

Citizen Participation Report for HomeBase Surprise Youth Services

Overview

Native American Connections, Inc. (“NAC”), is requesting a Conditional Use Permit for the proposed reutilization of the existing building on an approximately 1.45 acre Site for a housing community intended for youth struggling with homelessness. Until recently, the Site was a Senior Living Community known as LifeStream at Sun Ridge. NAC is proposing to update and repurpose the existing facility in order to serve low-income young adults moving from homeless, transitional, or rehabilitative housing to an independent living environment.

The Citizen Participation Report provides information about how the Applicant reached out to citizens, neighbors, homeowner associations, public agencies, and interested persons to communicate with them and gather their input on the proposed plans and actions addressed in the Conditional Use Permit and Elevation Review Application.

Technique Used to Involve the Public:

1. Parties Affected By Application

The parties affected by the Conditional Use Permit and Elevation Review cases include owners within 300’ of the site, neighborhood associations within the area, interested parties, and public agencies.

2. Notifications

On September 15, 2022, the Applicant arranged to have the Site posted with two signs containing information on the hybrid Neighborhood Meeting scheduled for October 5, 2022 at 6:00 p.m. that was at the Residence Inn and on-line via Zoom videoconferencing for those who were unable to attend in-person. The Affidavit of Site Posting and sign photos with the locations of the signs are attached at **Exhibit 1**.

Notification postcards and legal advertisements were arranged by the City of Surprise giving notice of the October 5, 2022 hybrid Neighborhood Meeting to those property owners within 300’ of the Site, neighborhood associations within the area, and interested parties. A copy of the Notice of Upcoming Neighborhood Meeting together with the 300’ mailing list are attached at **Exhibit 2**. A copy of the legal advertisement is attached at **Exhibit 3**.

On September 22, 2022, the Site postings were updated with the Planning and Zoning Commission hearing scheduled for October 20, 2022 at 6:00 p.m. The updated signs and photos are attached at **Exhibit 4**.

On October 5, 2022, the hybrid Neighborhood Meeting was held at the Residence Inn located at 16418 N. Bullard Avenue, Surprise, Arizona at 6:00 p.m. while being simultaneously streamed via Zoom videoconferencing. A summary of the presentation given to attendees, as well as questions and concerns of the citizens and a *redacted* list of in-person and remote attendees are attached at **Exhibit 5.**

3. Summary of Concerns, Issues and Problems

Through the public participation process, the Applicant has communicated with and addressed questions and concerns expressed by the community as summarized in **Exhibit 5.**

Exhibits:

- Exhibit 1 - The Affidavit of Site Posting re Neighborhood Meeting
- Exhibit 2 - Notice of Upcoming Neighborhood Meeting and 300' Mailing List
- Exhibit 3 - Legal Advertisement
- Exhibit 4 - The Affidavit of Site Posting re Updating with Public Hearing Dates
- Exhibit 5 - Summary of the Neighborhood Meeting

EXHIBIT 1

AFFIDAVIT OF POSTING

Application No: FS22-0935
Applicant Name: Burch & Cracchiolo
Location: SEC Bell Rd & El Mirage
Date Site Posted: 09/15/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

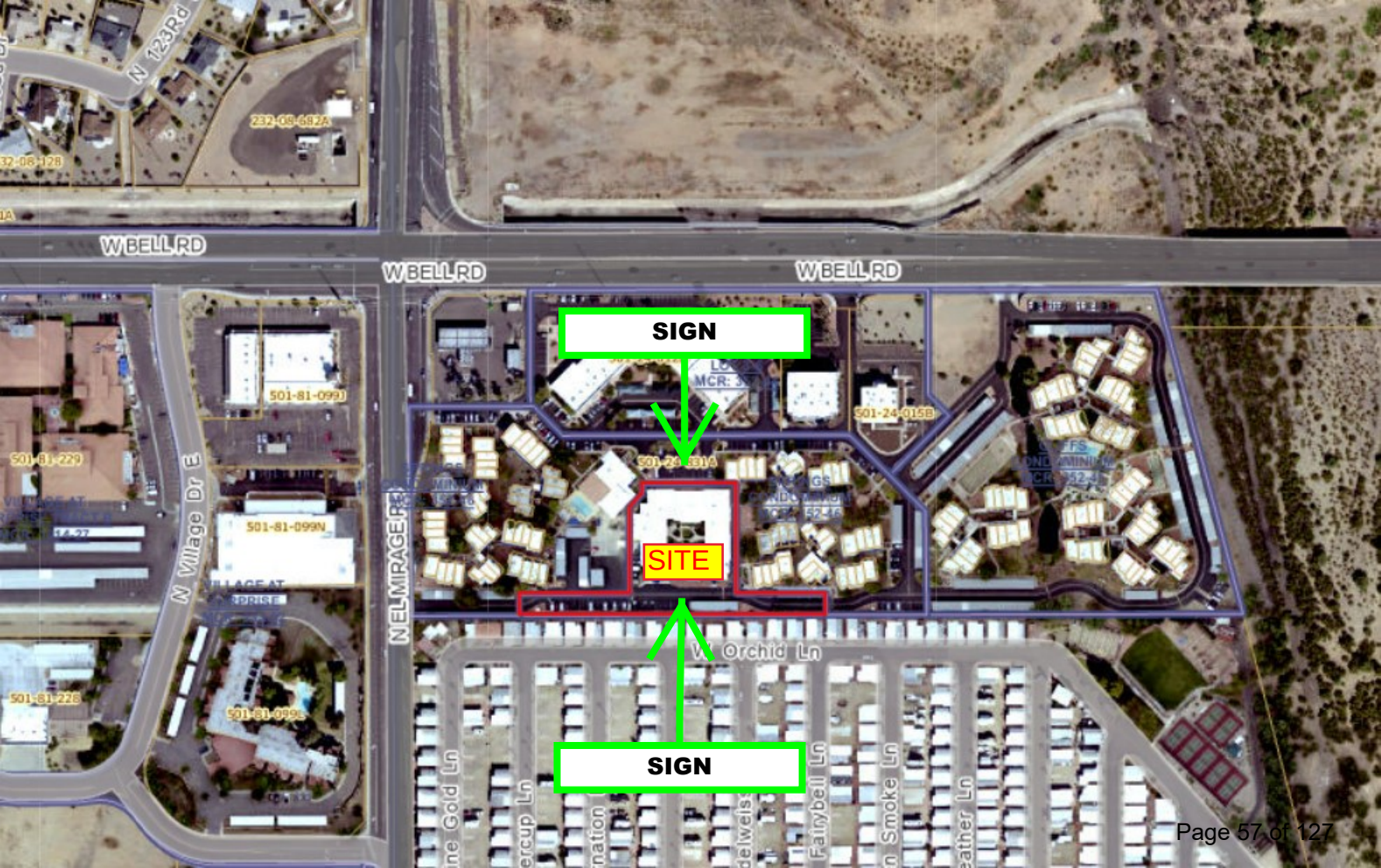
Meghan Liggett 9/15/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 09/15/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*



SIGN

SITE

SIGN

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_IRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 5:00 P.M.

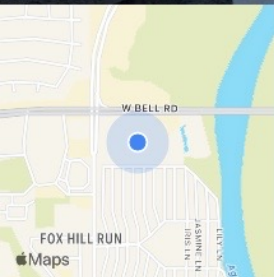
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935



Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 15, 2022 07:37AM
12221 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_IRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935

City Council

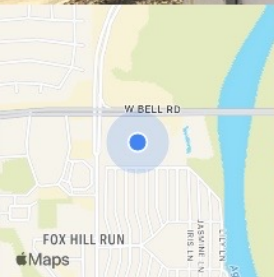
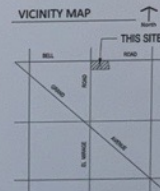
Date: TBD

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 15, 2022 07:38AM
12221 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

<https://bcattorneys.zoom.us/j/6206796974>

Meeting ID: 962 0679 6974

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 5:00 P.M.

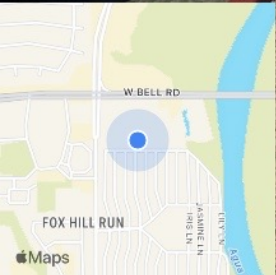
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935



Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 15, 2022 08:02AM
12215 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_IRmaV9TsT3qI053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

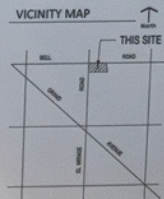
City Council

Date: TBD

Time: 5:00 P.M.

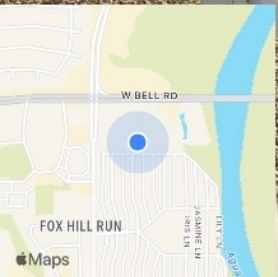
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935



Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 15, 2022 08:01AM
12215 W Bell Rd
Maricopa County

EXHIBIT 2

[NOTICE OF UPCOMING NEIGHBORHOOD MEETING]

DEAR PROPERTY OWNER:

The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled in both online and in-person formats to review and solicit public input on Case **FS22-0935**, a request by Brian Greathouse from Burch & Cracchiolo, P.A., for a Conditional Use Permit (CUP).

The CUP will allow the redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this project.

You are welcome to attend the following meetings:

Oct. 5, 2022 | 6:00 PM

Location:

Residence Inn

16418 N. Bullard Ave.
Surprise, AZ 85374

Virtual Meeting Link URL:

https://bcattorneys.zoom.us/webinar/register/WN_IRmaV9TsT3qt053W_Hhgrg

OPTIONAL DIAL-IN NUMBER:

+1 346-248-7799

MEETING ID: 962 0679 6974

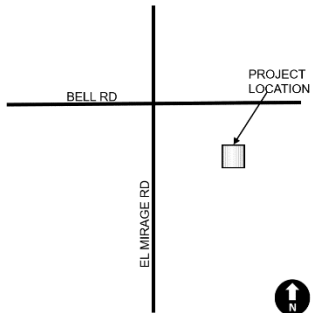
*To learn more or provide input,
please contact:*

*Leslie Carnie at 623.222.3153 or
leslie.carnie@surpriseaz.gov*





PROJECT LOCATION:



12215 W BELL RD LLC
12221 W BELL RD #231 LLC
ABBASI NIGHAT YASMEEN/SHUJA AHMAD
ABRAHAM RICHARD/DEBORA
AHONEN PETRI
ALELEWI RACHA
ALLAN JOSEPH PATRICK
ANTHONY BRUCE
ASAD AZIZ
BA PROPERTIES INC
BAJRIC DZEMILA/MUJKIC HASIM
BALINT EMANUEL/MARIA
BARKER MARTA MARIA
BARKER SCOTT/MARTA
BEACHAM MARK L
BIG BANG LLC
BOHY ANDRE P/DONNA
BORDEN JEFF
BRENDA K GOODSON REVOCABLE LIVING TRUST
BROMAX LLC
BROWNING JAMES W TR
BURBANK APRIL R
CAMPBELL ALICE R/ROGER L
CAMPOS JAMIE
CHARLES WILLY
CHO EUGENE/HUI MINDY
CINDY LLC
CLOUD 323 LLC
CRUZ OLIVIA H
DAVIS DALE STEPHEN
DAVIS PAUL M
DELGADO SUSAN A
DENNIS JEANNETTA
DESIMONE MARK/KAREN
DINES BRIAN M
DOMINGUEZ YOLANDA
DOROTHY P DULANEY LIVING TRUST
DWYER FAMILY TRUST
ENRIQUEZ ARTURO P/MARIA M
EQUITY TRUST COMPANY
ESTRADA ANDREA
EVATT ANDREW
FOLLIS ANA C
FORTINI BERNADETTE/BALDE SAMBA
FRANCO HEIDI
FRANK D SORIS REVOCABLE LIVING TRUST
FRENCH JAIMIE C
GALIZIA GIUSEPPA
GENZMER SEAN
GETEJANC ELVIS/DIANE L
GONG GARRY LIAM
GOODE VIRGINIA S/KYLE
GORDON EVAN L
GRIES JOHN T/DIXON LINDA L
GUTIERREZ MARIA I/DELGADO SHANTELL
HAMMON 401K PSP TRUST
HATFIELD RICHARD S
HAUGEN ALLEN
HERMANN VERN/JO
HOGAN PATRICK
HOGAN PATRICK
HOGAN PATRICK J
HOGAN PATRICK JAMES
HOGAN PATRICK JAMES
HOLMBACK ANA
HOLTKAMP HENDRIK JAN/RAE JEAN
HORD IVANA C/JACK C
HORD JACK C/IVANA C
HUNGERFORD FAMILY LIVING TRUST
HUNGERFORD FAMILY LIVING TRUST
HUTCHINS PATRICK M
JA-CO PROPERTIES LLC
JERJES RAMA/MALIYA FNU/RAMIN FNU
JESSICA I DANCH LIVING REVOCABLE TRUST
JOHNSON DARYL/JESSIE MAY
K & L PROPERTIES LLC/KL ALEXANDER PROPERTIES LLC

K OLD FRAMING LLC
KEAGLE ALLAN E
KEMPIJAN VIOLET/PETER
KERRY S BUELL SPECIAL NEEDS TRUST
KETTRICK MITCHELL EUGENE/CARLA J SLATER TR
KIERNAN EDWARD/ROSE B
KIERNAN MARY T
KUREK-GAJEWSKS GRACE M
LIFSEY JOLAN
LOPEZ DARTAGNAN/GINGER A
LOPEZ MELISSA S/LEONARD JOSEPH
LORENZ DOROTHY
LOSHER JAMES E/MARLYN K
LOSHER JAMES E/MARLYN K
LOURENCO MOISES JR
LYNN EDWARD R /ROSE S
MALLICOAT KEVIN/SHAWN
MARCOS A DE BRITO AND CELESTE M MORAIS REVOCABLE TRUST
MARCOS A DE BRITO AND CELESTE M MORAIS REVOCABLE TRUST/BARKER MARTA MARIA
MARTINEZ ISMAEL M
MARTINEZ ISMAEL M
MAX PROPERTIES ARIZONA LLC
MEDAN JOLIE/ROSS
MELROSE HEIDI/LAMB CHARLES
MERIDIAN INVESTMENT GROUP OF ARIZONA 2 LLC
MICULA EUGENE AUREL
MIDTOWN PROPERTIES LLC
MILLS SHELLY
MOEHR STEPHEN
MULLEN TRACI FRAGA/PYLE JASON ROBERT
MYERS TERESA
NACLP HOLDINGS LLC
NEAZ ENTERPRISES LLC
NGUYEN SARAH
NIKOLAOU CONSTANCE D
NO REGRETS LLC
OBRIEN PATRICIA A
PADDA BALDISH/RAVINDER
PALOMAR PROPERTIES LLC
PAUL M DAVIS PLLC
PEREZ DEVIN
PERRY ALANYA
PETRI AHONEN
PICKHINKE DUANE
PPP POPESCU TRUST
PRODIGAL INVESTMENTS LLC
PSA INVESTORS ONE LP
PSYCHOLOGICAL RESOURCES INC
QUILCEDA VILLA LIMITED PARTNERSHIP
RAHIMI RAMIN/MALIYA FNU
RAMASAMI RAM K/SUBADRADEVI
RE INVESTMENTS LLC
RENEGADE LIVING TRUST
RETAIL DEVELOPERS GROUP INC. MANAGING MEMBER
REYES JUANITA/ROJAS RICK
RODAS SANDRA KAY
RODGERS DEVON/ERICA
ROMEO KERRI/HEWITSON PETER DOUGLAS JR
RONYAK ROBERT
ROSALES ANTHONY KEITH
SABIO MARIA
SALISBURY PATRICK J/GINTER JOHN M
SANCHEZ JOSE DIEGO IV/VERONICA
SASIAIN ANDRES/PEREZ CLAUDIA MARIA
SCHILLING SHAUN G
SCHUSTER JOHNATHAN/HALEY/HANCOCK JOHN/HILLARY
SHARON LOUISE THOMPSON TRUST
SHAUGHNESSY JEFFREY A/ALEXIS M
SHERBERT JAMES/CYNTHIA A
STEFFEE KEVIN
STOYANOVSKI GEORGE/HELENE
SUNFLOWER RV RESORT LLC
SWARNER JAMES MICHAEL
TERRI J SHAW REVOCABLE TRUST
THONGKHAM ERIC/IZUNO TRICIA
THUY THI PHUONG TRAN LIVING TRUST

TP BEARS LIVING TRUST
TRAINOR DANIEL J
TRAN HOANG M/NGUYEN MAI H
TRIWORTH COMPANY LLC
TUTOR BILLY G/NANCY J
UJVARI MELINDA
VANBENSCHOTEN DAVID/GRETA
VAUGHN ALVERNA J TR
VELAZQUEZ FRANCISCO J SOLORZANO
VERONICA LLC
VOGT MICHAEL J
WEST BELL RD 160 PROPERTY LLC
WESTON RENTALS LLC
WHITE JOHN ANDRE
WICKENHEISER RAY/SANDRA
WOW HOMES LLC
YIYI LLC
YOCKELSON JEFFREY H
ZELLER MAHLON
ZELLER MAHLON



EXHIBIT 3

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Public Notice

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Brian Greathouse from Burch & Cracchiolo, P.A. will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Brian Greathouse,
(623) 234-9930, bgreathouse@bcattorneys.com

City of Surprise Planner: Leslie Carnie,
(623) 222-3153, Leslie.Carnie@surpriseaz.gov

Public Notice

NEIGHBORHOOD MEETING DETAILS

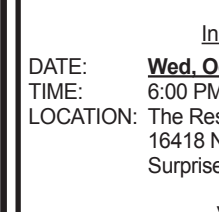
In Person

DATE: Wed. October 5, 2022
TIME: 6:00 PM
LOCATION: The Residence Inn
16418 N. Bullard Ave
Surprise, AZ. 85374

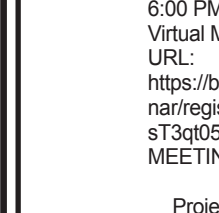
Virtual

Wed. October 5, 2022
6:00 PM
Virtual Meeting Registration Link
URL:
https://bcattorneys.zoom.us/j/8t3qt053W_Hhgrg
MEETING ID: 962 0679 6974

Project Location



Meeting Location



PROJECT DESCRIPTION: A Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona. Surprise Planning Case # FS22-0935

Publish: Daily Independent, September 23, 2022
Surprise Independent, September 21, 2022/560465



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Page 69 of 127

EXHIBIT 4

AFFIDAVIT OF POSTING

Application No: FS22-0935

Applicant Name: Burch & Cracchiolo

Location: SEC Bell Rd & El Mirage

Date Site Posted: 09/22/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

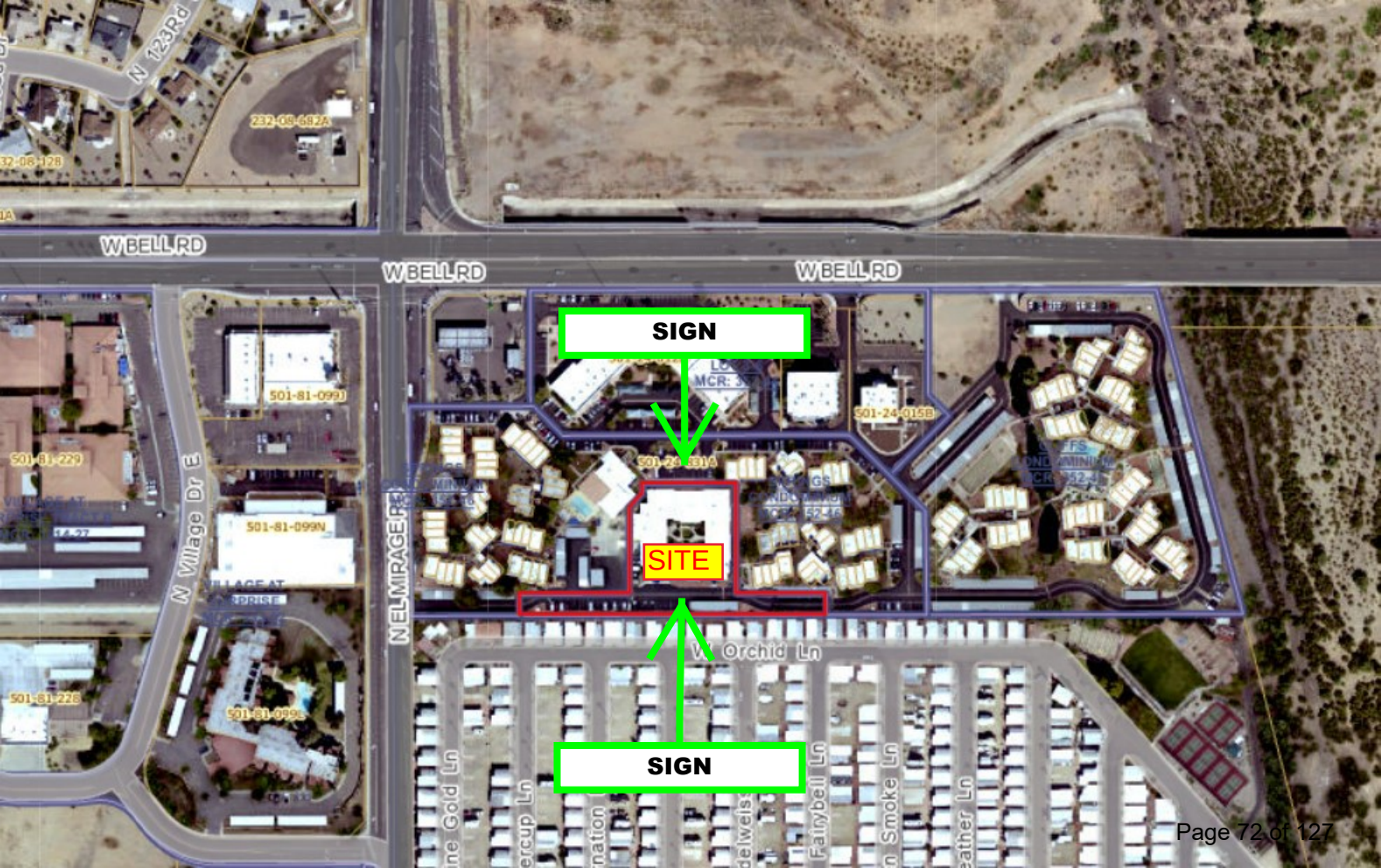
9/22/22
Date

This instrument was acknowledged before me on 09/22/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_IRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935

City Council

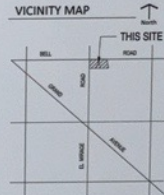
Date: N/A

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:01AM
12221 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/join/IRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

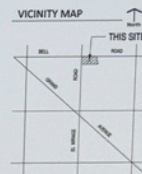
City Council

Date: N/A

Time: 5:00 P.M.

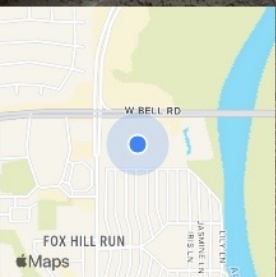
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935



Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:01AM
12221 W Bell Rd
Maricopa County

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City of Surprise

Neighborhood Meeting

Date: October 5, 2022

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Meeting ID: 962 0679 6974

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Date: October 20, 2022

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Surprise, AZ 85374

Case number: FS22-0935

City Council

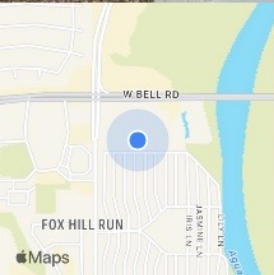
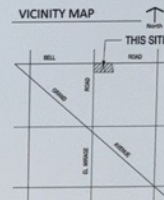
Date: N/A

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:07AM
12215 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_lRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935

City Council

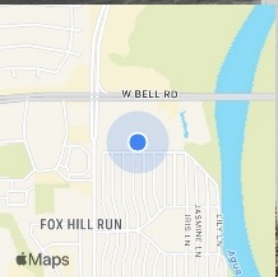
Date: N/A

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:08AM
12215 W Bell Rd
Maricopa County

EXHIBIT 5

10/05/22 NEIGHBORHOOD MEETING SUMMARY

HomeBase Surprise Youth Services | Native American Connections

Neighborhood Meeting Attendees

Diana Yazzie Divine, CEO, Native American Connections
Jennifer Jennings, Native American Connections
Joe Keeper, Native American Connections
Michael Lafitte, Native American Connections
Madison Leake, Burch & Cracchiolo, P.A.
Jacque Collard, Burch & Cracchiolo, P.A.
Leslie Chatburn, Burch & Cracchiolo, P.A.

4 In-Person Attendees – See Redacted Sign-in sheets
1 by Telephone
2 City of Surprise staff

Overview by Madison Leake

- Native American Connections (“NAC”) has developed, owns, and manages 850+ units of income based and affordable housing.
- NAC has filed for a Conditional Use Permit to operate a group home on approximately 1.45 acres located on the southeast corner of Bell Road and El Mirage Road (the “Site”).
- Proposing a housing community for youth (ages 18-26 years old) struggling with homelessness that will house up to 44 youth.
- Repurposing the existing Senior Living Community known as LifeStream at Sun Ridge. Making only cosmetic changes, no changes to structure.
- Currently Zoned PAD which allows for a mix of C-1/C-2 & R-2/R-3 uses. These existing uses permit a Group Home subject to a Conditional Use Permit.
- Access to the Site will be off of Bell Road and El Mirage Road through the existing development previously approved by the City of Surprise as a PAD Development.
- The Site Plan from the existing LifeStream building is shown.
- HomeBase will provide a safe environment for youth 18 to 26 who are either at risk for becoming homeless or are currently experiencing homelessness.
- HomeBase is a structured youth program that focuses on teaching life skills. Its goals are to end youth homelessness.
- HomeBase provides the following services:
 - A safe environment;
 - Staffed 24/7;
 - Internal and exterior cameras;
 - Three meals per day;
 - Case management;
 - Life’s skills groups; -
 - Employment services;
 - Assisted educational services;
 - Medical and behavioral services.

Process:

- Application for Conditional Use Permit filed August 30, 2022.
- In-person and virtual Neighborhood Meeting on October 5, 2022.
- Planning & Zoning Commission scheduled for October 20, 2022.

Questions, Answers and Comments:

1. How is this project funded?
A. Through Government grants, fundraising, donors, and foundations. NAC received monies allocated by Congress (through the State of Arizona) during the COVID pandemic. They also have a lot of people who volunteer their time.
2. Will there be troubled youth living at this facility?
A. The youth who stay at HomeBase are not troublesome; they just do not have a safe place to stay. If youth are identified to have significant mental or behavioral health issues, they would be referred to a more appropriate program. NAC is extremely experienced in running a good program. We have another HomeBase facility located in a residential area of Phoenix and we have not received any complaints to our knowledge. NAC also has a strict no drug and no alcohol policy.
3. Is there a curfew?
A. HomeBase has an 11:00 p.m. curfew unless the youth are currently at work.
4. Do you have a policy on using drugs or alcohol?
A. Yes, we have a strict no drugs policy and a no alcohol policy.
5. What type of security do you have?
A. HomeBase is a 24/7 supervised group home with skilled and trained staff. There are internal and external cameras, as well as a single point of entry. The doors are secured and operated through a key fob system. Each key fob is assigned to a particular resident. They also have someone manning a desk at the entrance 24/7 controlling who is allowed access to the building. Because they have the capability to audit any lock or key fob, they can block a key fob on a moment's notice.
6. How many cameras will the building have?
A. There will be a total of approximately 20 cameras. 8-10 will be exterior with the remaining being interior.
7. What is the size of the building?
A. It is an approximately 22,000 sf single-story building on 1.5 acres.
8. How many of the youths are employed?
A. Approximately 60% or higher.
9. What do the residents do when they are not working or in school?
A. Their residents participate in a very structured program. They offer community classes; they help prepare meals; they have assigned chores; they work on job skills; they learn about finances and how to save money. The residents are assigned a Case Manager and Living Life Coach. The program is set up so they can become independent.
10. Do you get money from their parents?
A. No.
11. What other activities are there for the young adults to do?
A. Outside of school or work, they do the normal things youths do, such as hanging out with their friends; are involved in school activities; go to the movies, etc. Visitors are not allowed at HomeBase.

12. Will there be enough parking spaces?
A. We estimate using only about a dozen parking spaces which includes employee parking, so there appears to be ample parking available for NAC's use at this time on our property.
13. Are visitors allowed?
A. No.
14. How often are the police called and do you work closely with the police?
A. NAC cannot remember the last time the police were called out to our Phoenix HomeBase facility. NAC is a Drug Free Crime Free organization with the City of Phoenix working closely with police and fire when necessary.

END OF MEETING

October 5, 2022 at 6:00pm - Neighborhood Meeting
Case No. FS22-0935 – Native American Connections / 12215 W Bell Road

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Soe Keeper		
Dede Devine		
Michael Liff		
JOHN CALAMONE		
Theresa O'Keefe		
Jenny Janning		
Joe Allan		
Leslie Carnie		
Jason Moaviri		
Petri Ahonen		

Attendee Report			
10.05.22 NH Meeting - NAC / 12215 W Bell Rd			
Attended Telephonically	Name	Phone Number	Email
Yes	RichFuhrmann		

AFFIDAVIT OF POSTING

Application No: FS22-0935
Applicant Name: Burch & Cracchiolo
Location: SEC Bell Rd & El Mirage
Date Site Posted: 09/22/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

9/22/22
Date

This instrument was acknowledged before me on 09/22/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_IRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935

City Council

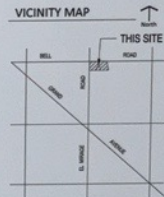
Date: N/A

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:01AM
12221 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND
Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/join/IRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

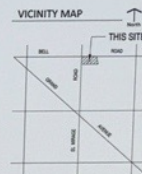
City Council

Date: N/A

Time: 5:00 P.M.

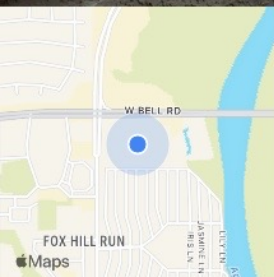
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935



Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:01AM
12221 W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

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Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935

City Council

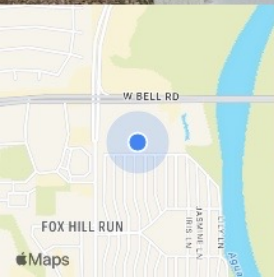
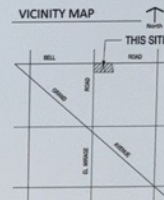
Date: N/A

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:07AM
12215 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 5, 2022

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374

AND

Via Zoom Meeting

Registration Link:

https://bcattorneys.zoom.us/webinar/register/WN_lRmaV9TsT3qt053W_Hhgrg

Meeting ID: 962 0679 6974

Planning & Zoning

Date: October 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0935

City Council

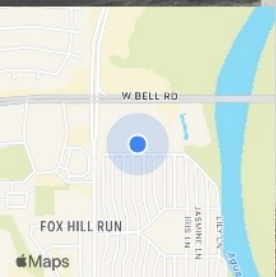
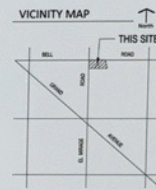
Date: N/A

Time: 5:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Request: Conditional Use Permit for the proposed redevelopment of approximately 1.45 acres for the operation of a group home intended for youth located at 12215 W Bell Road, Surprise, Arizona.

For more information, call: 623- 222-3011 Surpriseaz.gov



Sep 22, 2022 10:08AM
12215 W Bell Rd
Maricopa County



FS22-0935

Homebase Youth Services

Conditional Use Permit

Planning & Zoning Commission

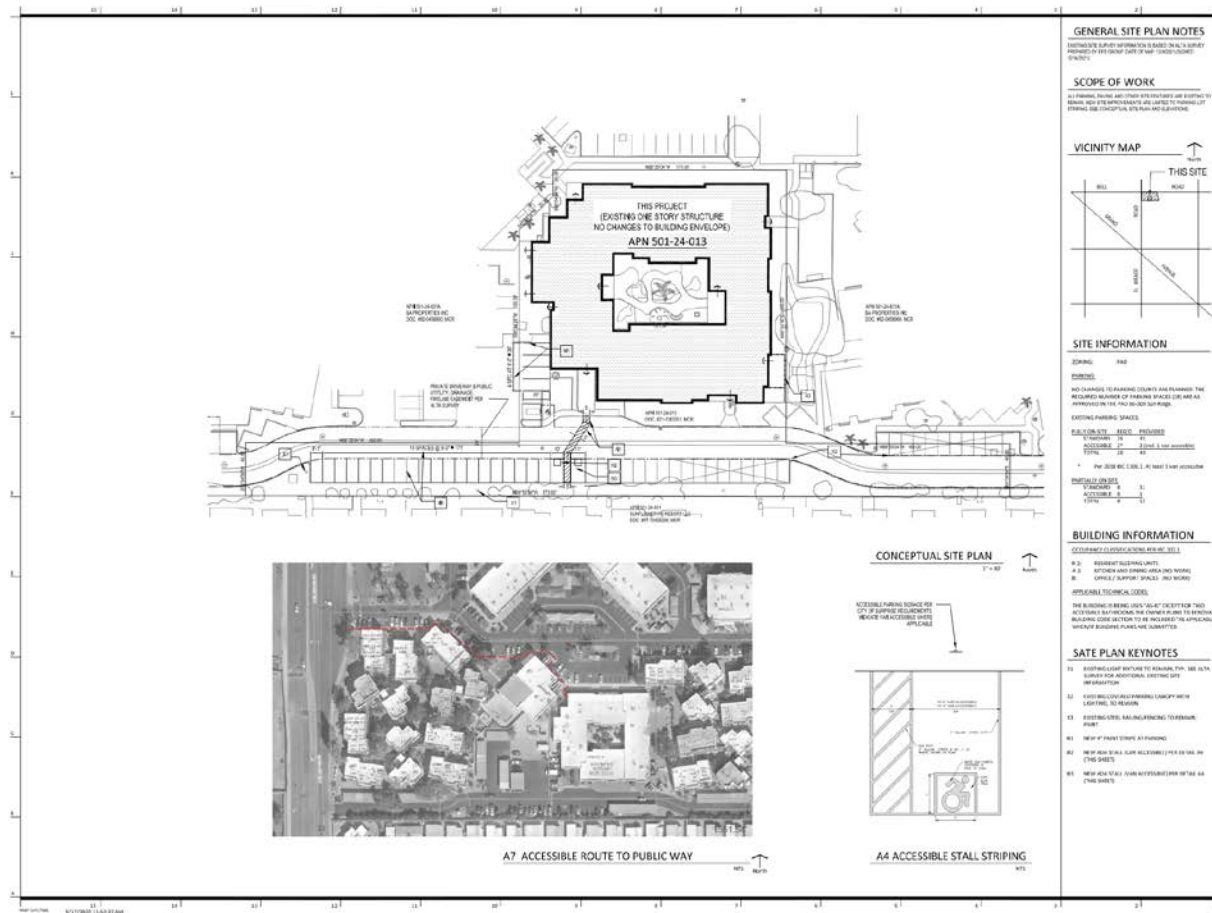
October 20, 2022



VICINITY MAP



EXISTING ZONING



GENERAL SITE PLAN NOTES

1. ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO, SHALL BE AS SHOWN ON THIS PLAN. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED.

SCOPE OF WORK

1. ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO, SHALL BE AS SHOWN ON THIS PLAN. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED.

VICINITY MAP



SITE INFORMATION

OWNER:	NAAC
DESIGNER:	multistudio
PROJECT NO.:	052 J0080
DATE:	August 16, 2022
PROJECT NAME:	homebase youth housing
ADDRESS:	12215 W. BELL ROAD
CITY:	CHANDLER, AZ 85178
APN:	501-24-013
LOT AREA:	1.00 AC
LOT COVERAGE:	1.00 AC
LOT DEPTH:	1.00 AC
LOT WIDTH:	1.00 AC
LOT AREA:	1.00 AC
LOT COVERAGE:	1.00 AC
LOT DEPTH:	1.00 AC
LOT WIDTH:	1.00 AC

BUILDING INFORMATION

USE:	RESIDENTIAL
TYPE:	APARTMENT
UNIT TYPE:	STUDIO
UNIT COUNT:	10
UNIT TYPE:	STUDIO
UNIT COUNT:	10
UNIT TYPE:	STUDIO
UNIT COUNT:	10
UNIT TYPE:	STUDIO
UNIT COUNT:	10
UNIT TYPE:	STUDIO
UNIT COUNT:	10

SITE PLAN KEYNOTES

1. EXISTING BUILDING TO REMAIN. SEE ALSO A4 ACCESSIBLE STALL STRIPING. EXISTING SITE INFORMATION.
2. EXISTING BUILDING TO REMAIN. SEE ALSO A4 ACCESSIBLE STALL STRIPING. EXISTING SITE INFORMATION.
3. EXISTING BUILDING TO REMAIN. SEE ALSO A4 ACCESSIBLE STALL STRIPING. EXISTING SITE INFORMATION.
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9. EXISTING BUILDING TO REMAIN. SEE ALSO A4 ACCESSIBLE STALL STRIPING. EXISTING SITE INFORMATION.
10. EXISTING BUILDING TO REMAIN. SEE ALSO A4 ACCESSIBLE STALL STRIPING. EXISTING SITE INFORMATION.

multistudio

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homebase youth housing

12215 W. BELL ROAD
CHANDLER, AZ 85178

OWNER: Native American Correctional Center

DESIGNER: multistudio

PROJECT NO.: 052 J0080

DATE: August 16, 2022

PROJECT NAME: homebase youth housing

ADDRESS: 12215 W. BELL ROAD

CITY: CHANDLER, AZ 85178

APN: 501-24-013

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

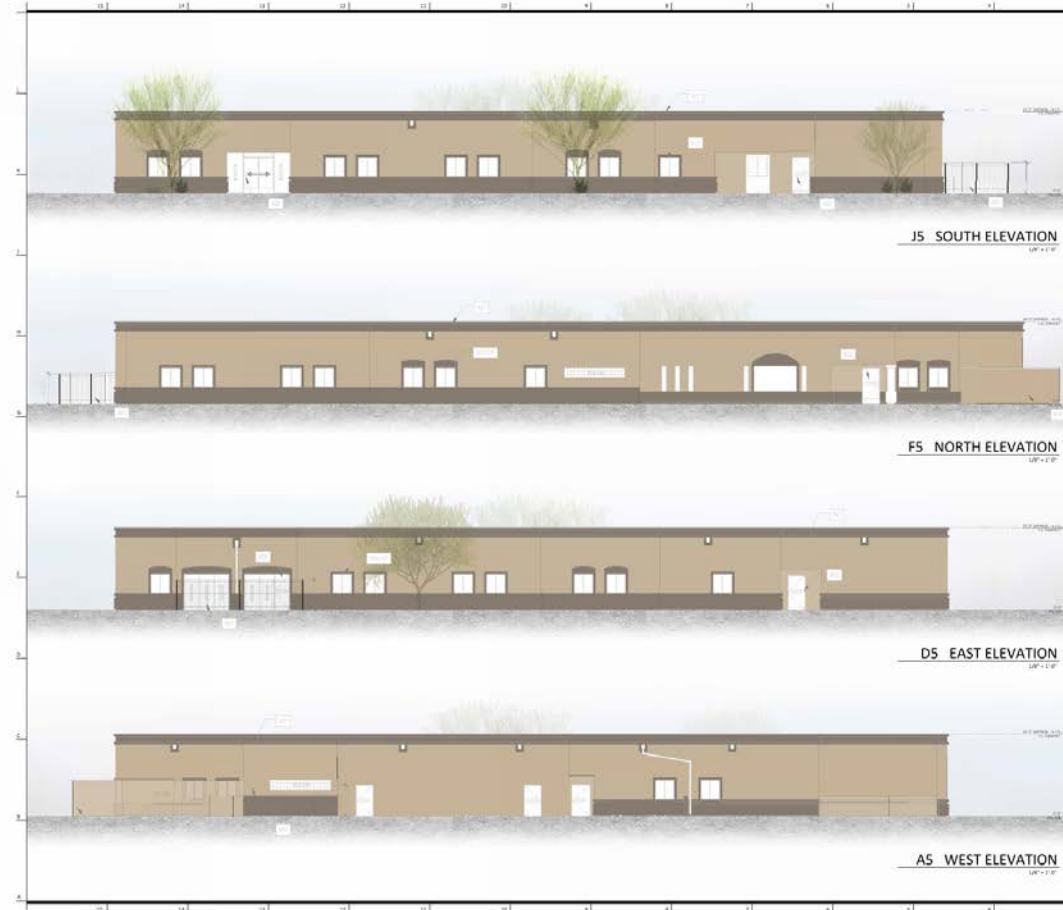
LOT DEPTH: 1.00 AC

LOT WIDTH: 1.00 AC

LOT AREA: 1.00 AC

LOT COVERAGE: 1.00 AC

SITE PLAN



EXTERIOR ELEVATION GENERAL NOTES

1. ALL FEATURES ARE EXISTING, TO REMAIN, UNLESS INDICATED OTHERWISE (U/I/O).
2. PAINT THE FOLLOWING U/I/O: ALL EXISTING STUCCO WALL FINISHES / FEATURES, ALL HOLLOW METAL DOORS AND FRAMES, ALL SHEET METAL DOWNSPUTS OR FLASHING EXPOSED TO VIEW, ALL PAINTABLE PORTIONS OF EXPOSED HVAC EQUIPMENT.

KEYNOTES

- 301 EXISTING STUCCO WALL FINISH OR FEATURE TO REMAIN - PAINT
- 302 EXISTING DOOR TO REMAIN
- 303 EXISTING WINDOW TO REMAIN
- 304 EXISTING STUCCO WALL
- 305 STEEL RAILING/ENCLOSURE, PAINT

- Nomadic Desert
SW 6307
- Barktop
SW 7025

multistudio

San Jose City • Interiors • Architecture
phoenix • San Francisco

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NATIVE AMERICAN CONNECTIONS

homebase youth housing

12215 W. WELL ROAD
SURPRISE, AZ 85378

DATE: 06/17/2022

PROJECT: Native American Connections

DESIGN: Architecture

PHOTO: Architecture

REVISIONS: 01/17/2022

REVISIONS: 01/17/2022

REVISIONS: 01/17/2022

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PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS
DATE: 06/17/2022

PROJECT NO: 05210080
DATE: June 17, 2022

Exterior Elevations

A201

C.U.P. Submittal

Case No. F522-0935

ELEVATIONS



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings
- Citizen Participation Meeting 10/05/2022
 - 5 attendees
 - 4 in person
 - 1 by phone
 - Questions and Opposition



RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 20, 2022 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: No Regular: No Public Hearing: No Report/Discussion: Yes

Agenda Wording:

Presentation and discussion to review the FY22 Community Development and Planning and Zoning Commission activity

Motion:

Presentation and discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. PZ CD Update FY2022 - 8.18.22 P&Z Meeting - Final
-



Community Development & Related Transportation Development Update

Planning & Zoning Commission
October 20, 2022

CD PRESENTATION OVERVIEW



Planning & Zoning Commission Activity

Community Development Overview

Development Activity

3-YEAR SNAPSHOT

PLANNING & ZONING COMMISSION

REVIEWED & CONSIDERED THE FOLLOWING CASES

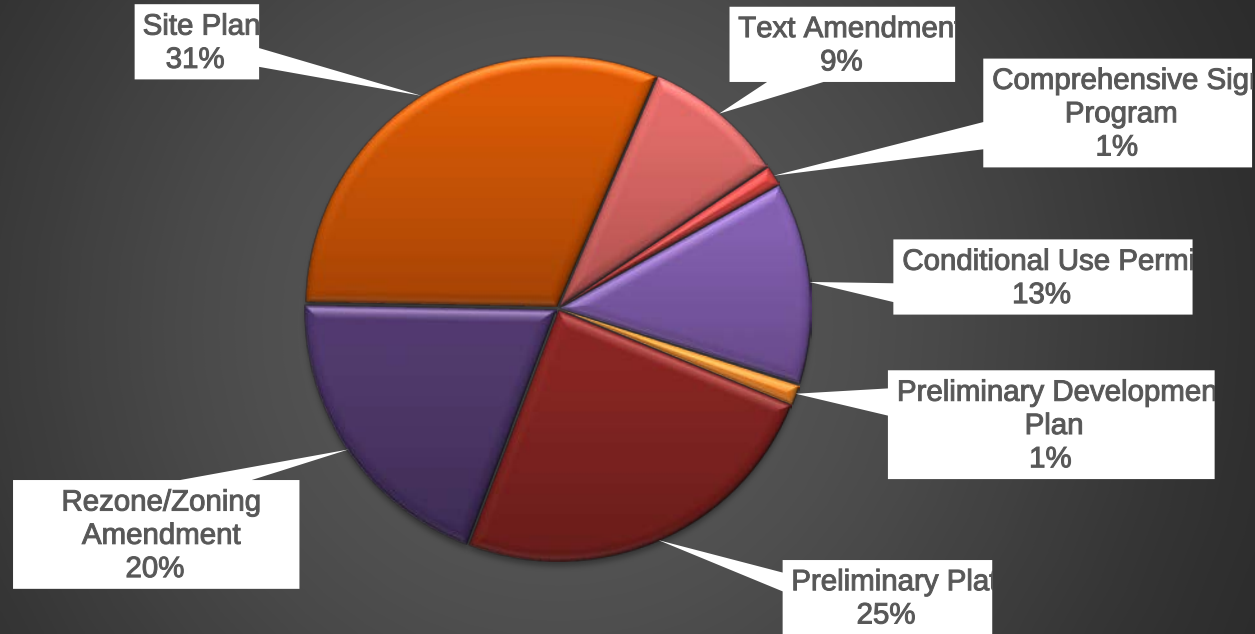
	FY22	FY21	FY20
Site Plan	24	19	17
Preliminary Plat	19	11	10
Rezone	15	14	14
Conditional Use	10	11	4
Text Amendment	6	2	0

IN **FY22** THE
PLANNING & ZONING COMMISSION
REVIEWED & CONSIDERED THE FOLLOWING CASES

Site Plans	24
Preliminary Plats	19
Rezones	15
Conditional Use Permits	10
Text Amendments	6
Comprehensive Sign Program	1
Preliminary Development Plan	1



Cases Considered by the Planning & Zoning Commission FY22



- Comprehensive Sign Program
- Preliminary Plat
- Conditional Use Permit
- Rezone/Zoning Amendment
- Preliminary Development Plan
- Site Plan

FY22 Approved Preliminary Plats

- Number of Plats **19**
- Pre-Platted Lots: **2,713**

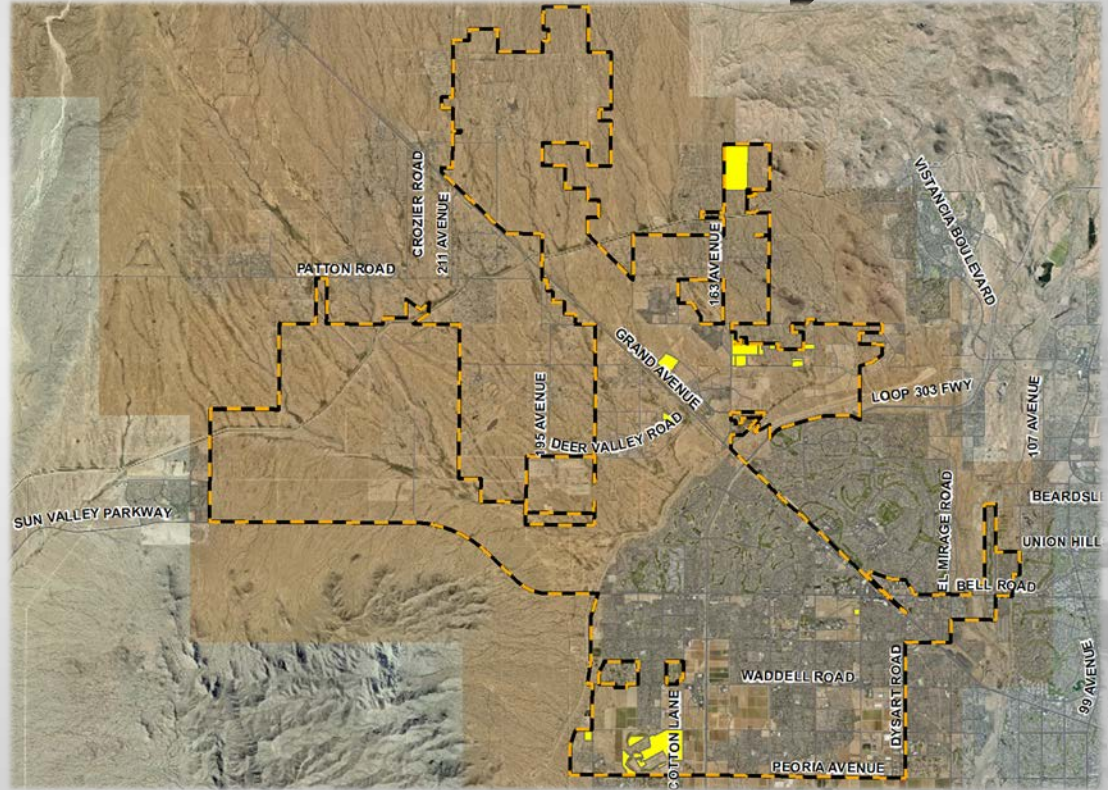
Legend



City Limits Boundary



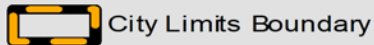
Preliminary Plats



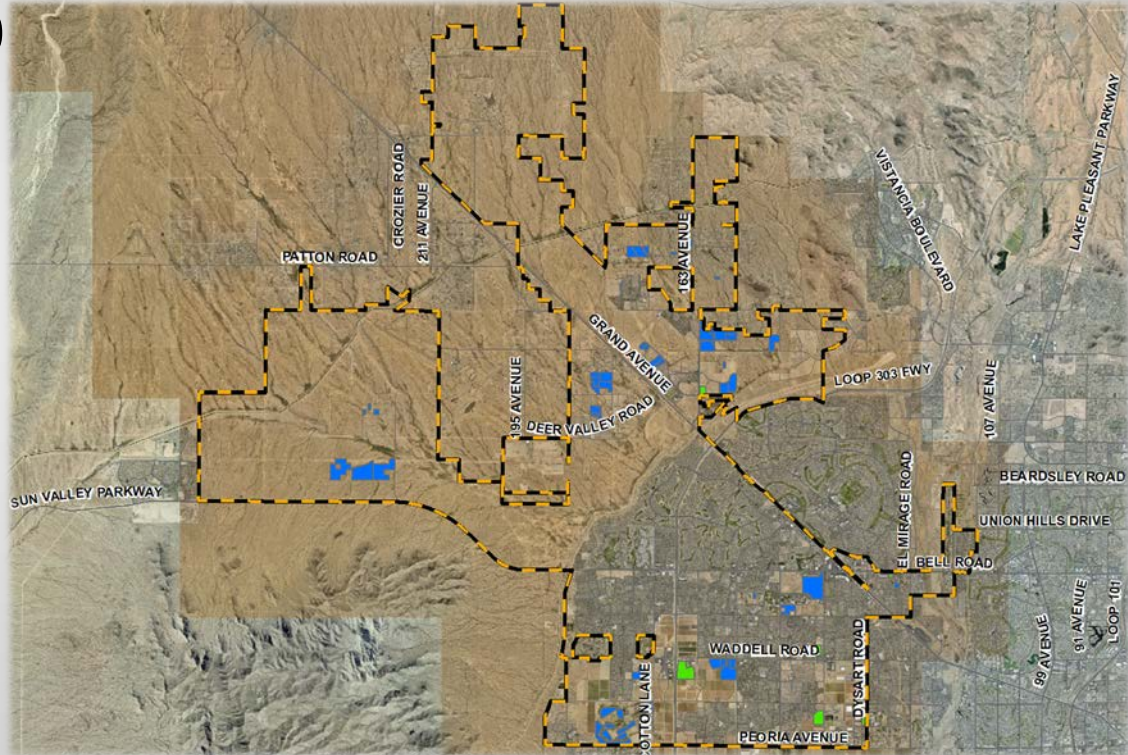
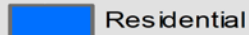
FY22 Approved Final Plats

- Number of Plats 70
Residential: 60
Commercial: 10
- Platted Lots 5,803
Residential: 5,779
Commercial: 24

Legend

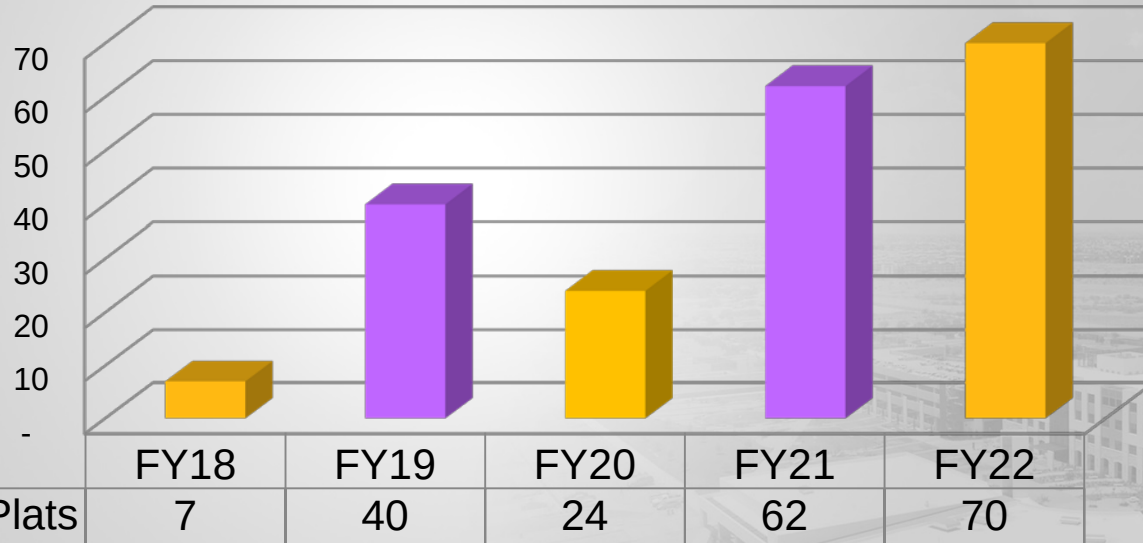


Final Plats By Type



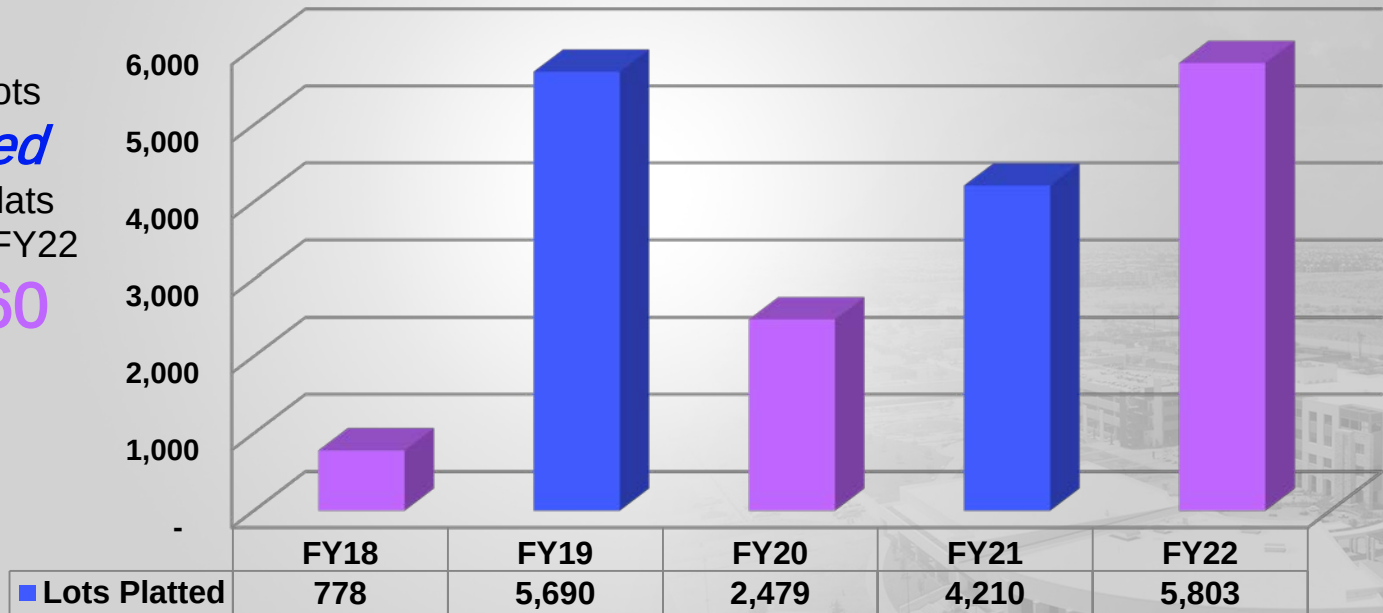
Approved Final Plats

Total Approved
Final Plats
FY18 to FY22
203

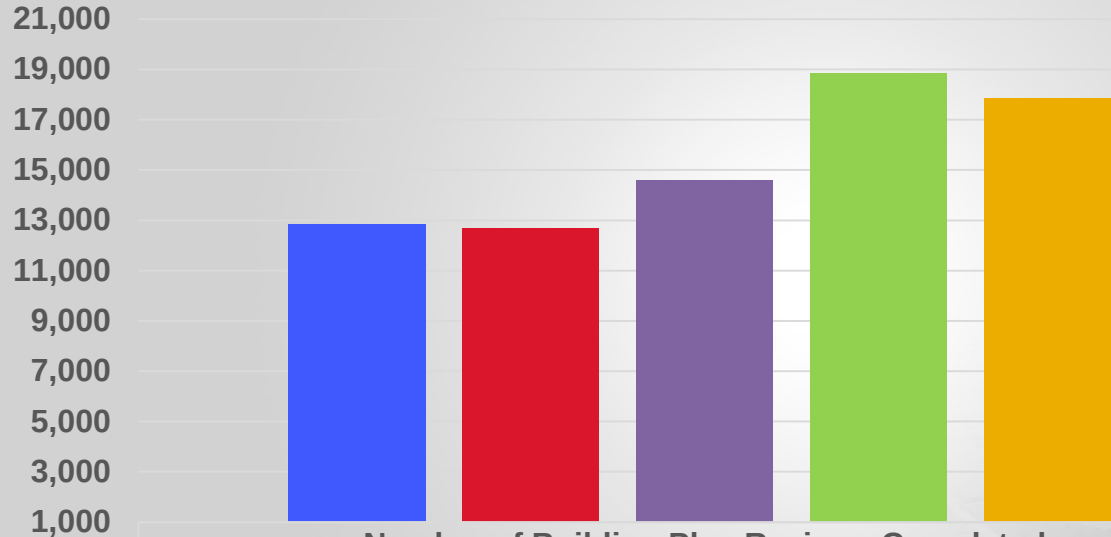


Final Plat - Total Lots Platted

Total Lots
Platted
Final Plats
FY18 to FY22
18,960



Plan Review



Number of Building Plan Reviews Completed

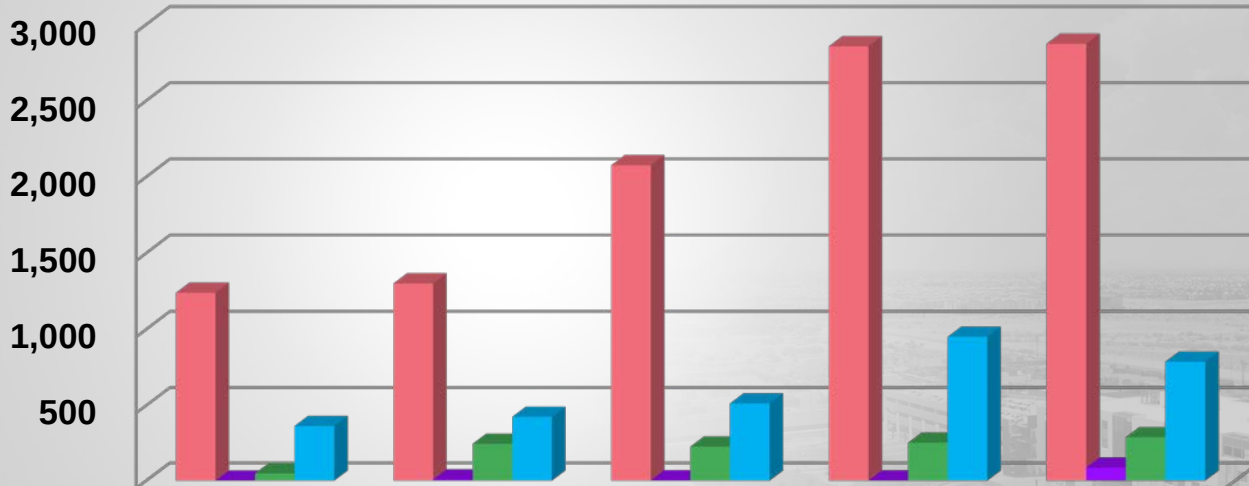
■ FY18
■ FY19
■ FY20
■ FY21
■ FY22

12,848
12,695
14,583
18,866
17,870

% Completed On or Before Due Date

FY18	99.61%
FY19	99.71%
FY20	99.64%
FY21	98.88%
FY22	98.47%

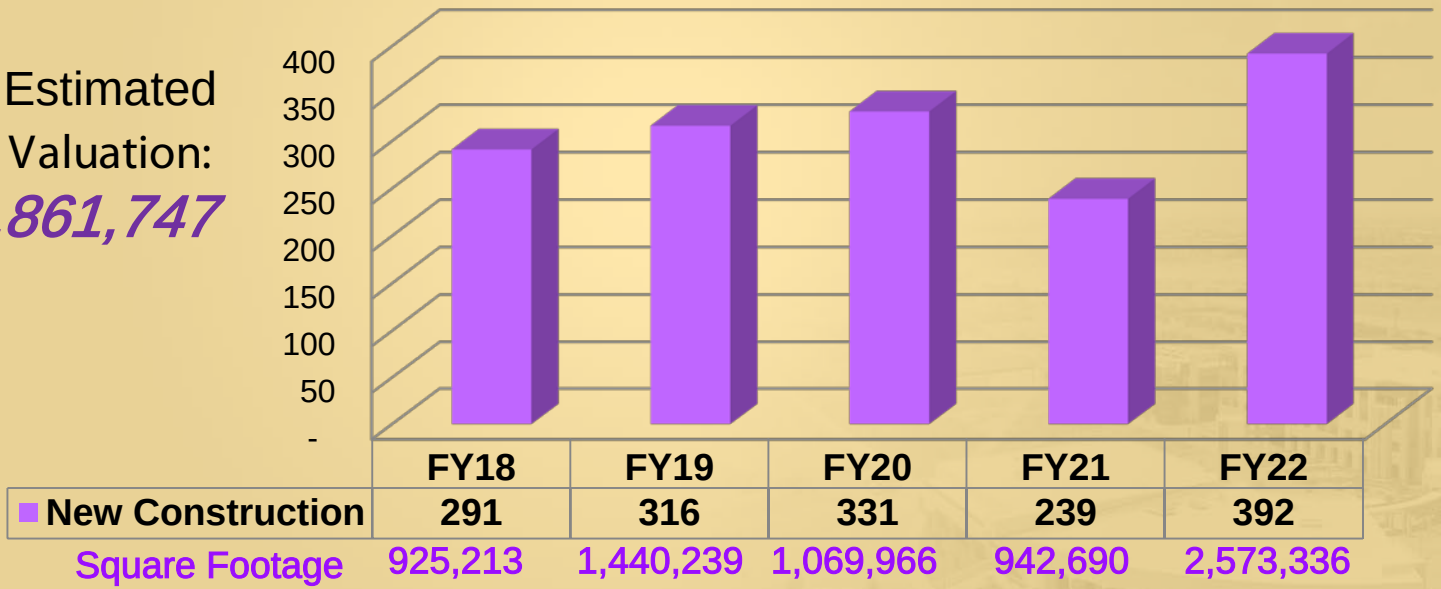
Residential Permits Issued



	FY18	FY19	FY20	FY21	FY22
Single Family (SFR)	1,239	1,301	2,076	2,856	2,873
Multi-Family Units	-	8	2	1	87
Condos/Townhomes	48	245	226	252	288
Residential Pools	363	424	513	950	787

NEW COMMERCIAL

Total Estimated
FY22 Valuation:
\$312,861,747



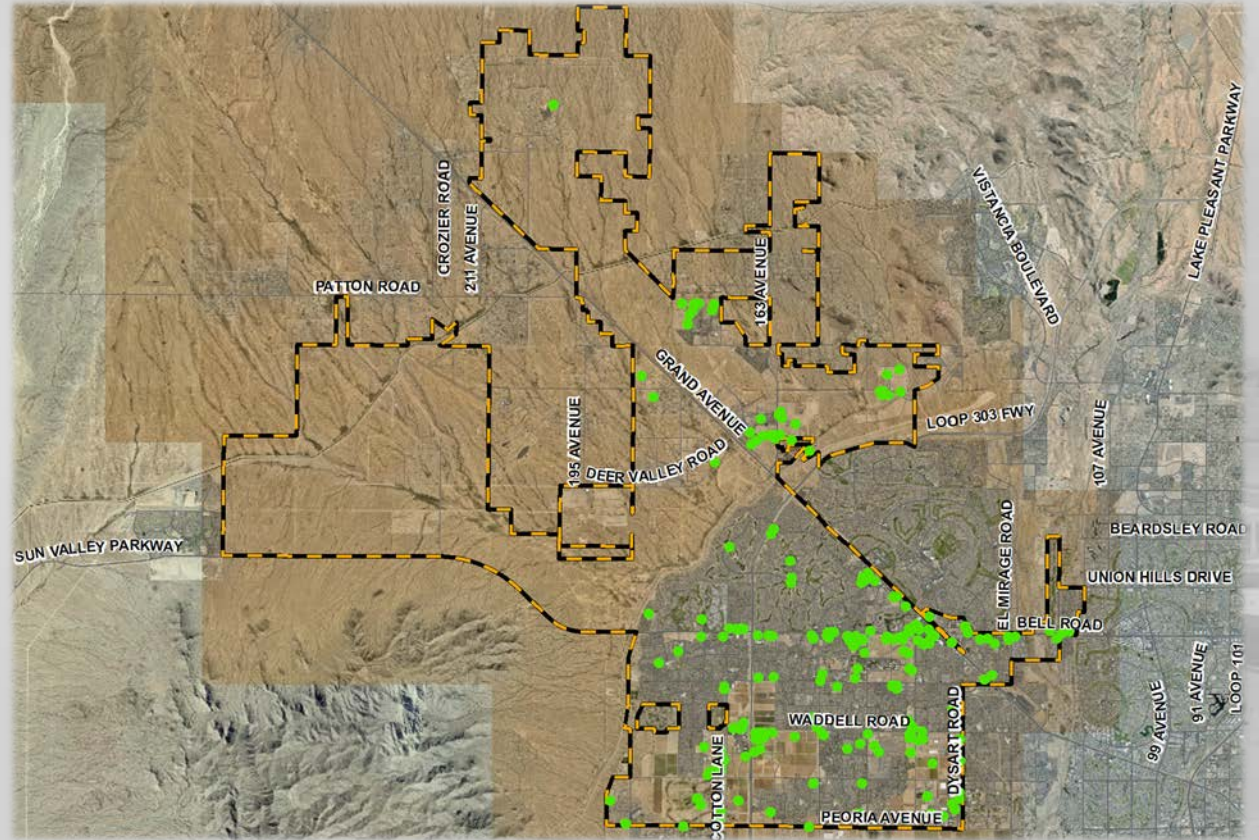
NEW COMMERCIAL ACTIVITY

Commercial
New Construction
Permits

392

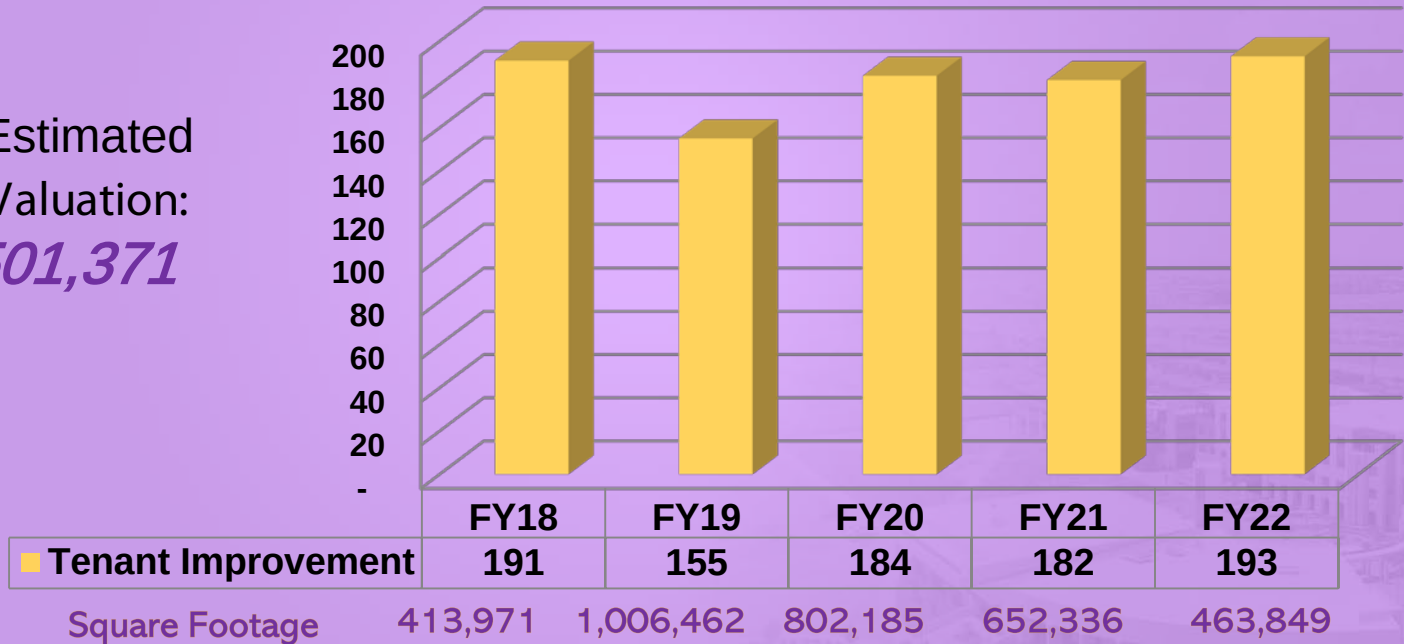
Legend

-  City Limits Boundary
-  Commercial Permits



TENANT IMPROVEMENT

Total Estimated
FY22 Valuation:
\$38,501,371

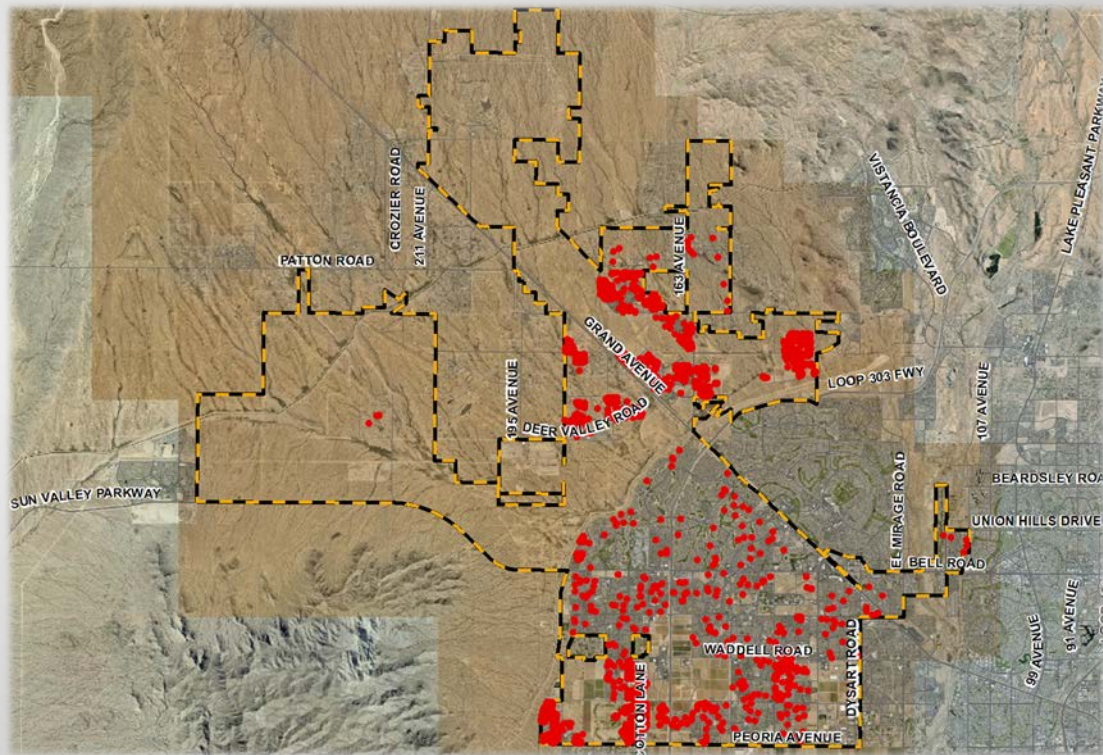


FY22 RESIDENTIAL PERMITS ISSU

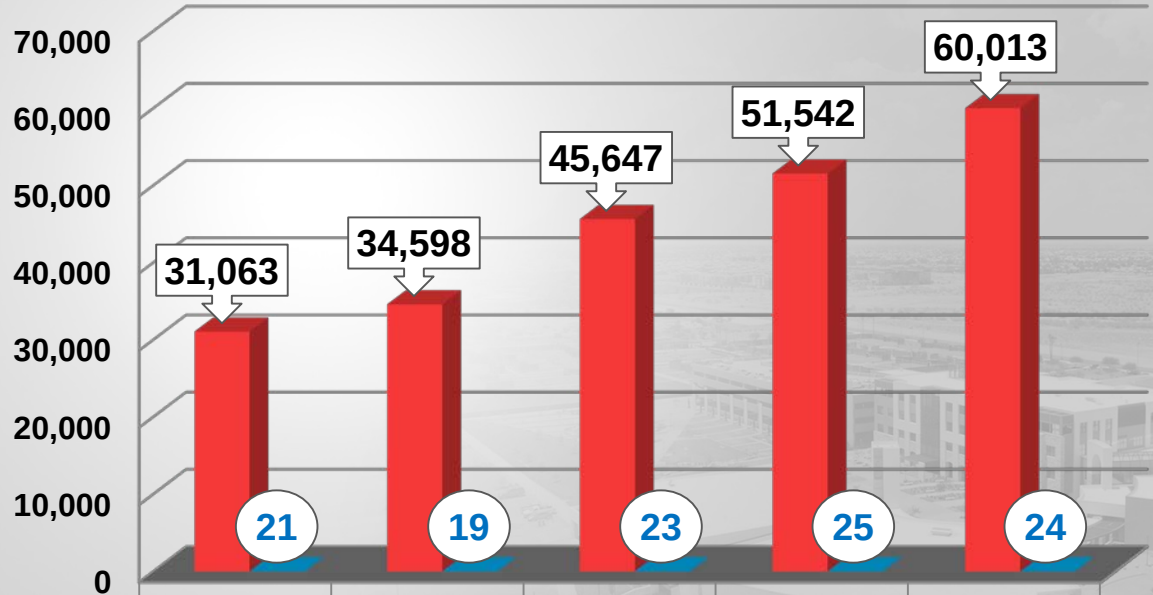
Single Family	2,873
Multi-Family Units	87
Condo/ Townhome	288
Pools	787

Legend

-  City Limits Boundary
-  Residential Permits

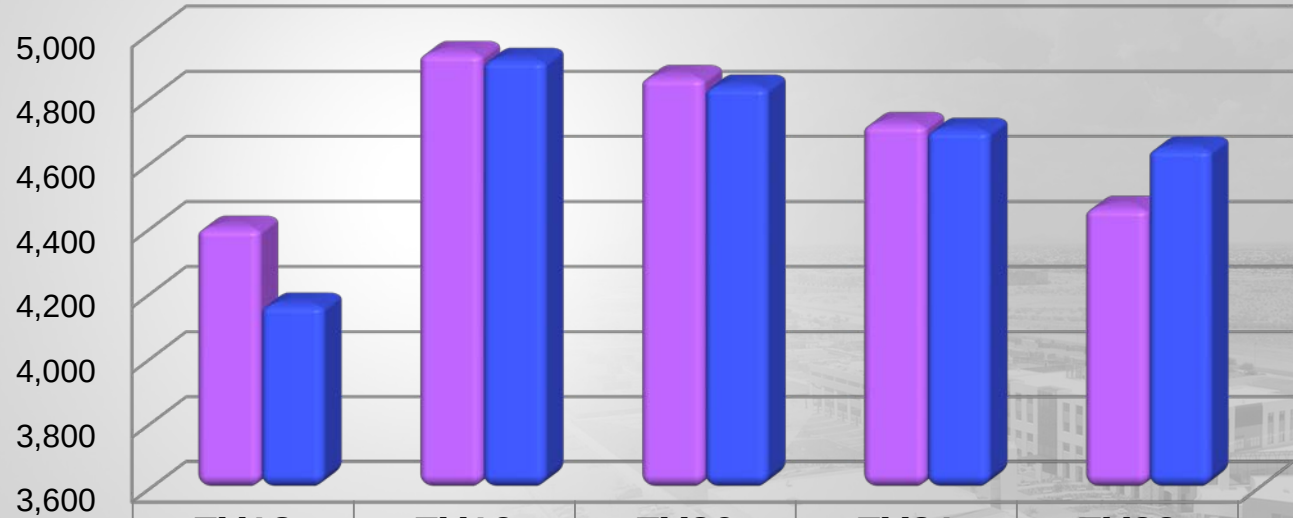


Building Safety Inspections



■ Total Inspections	FY18	FY19	FY20	FY21	FY22
	31,063	34,598	45,647	51,542	60,013
■ Average Inspections Per Day	21	19	23	25	24

Code Enforcement

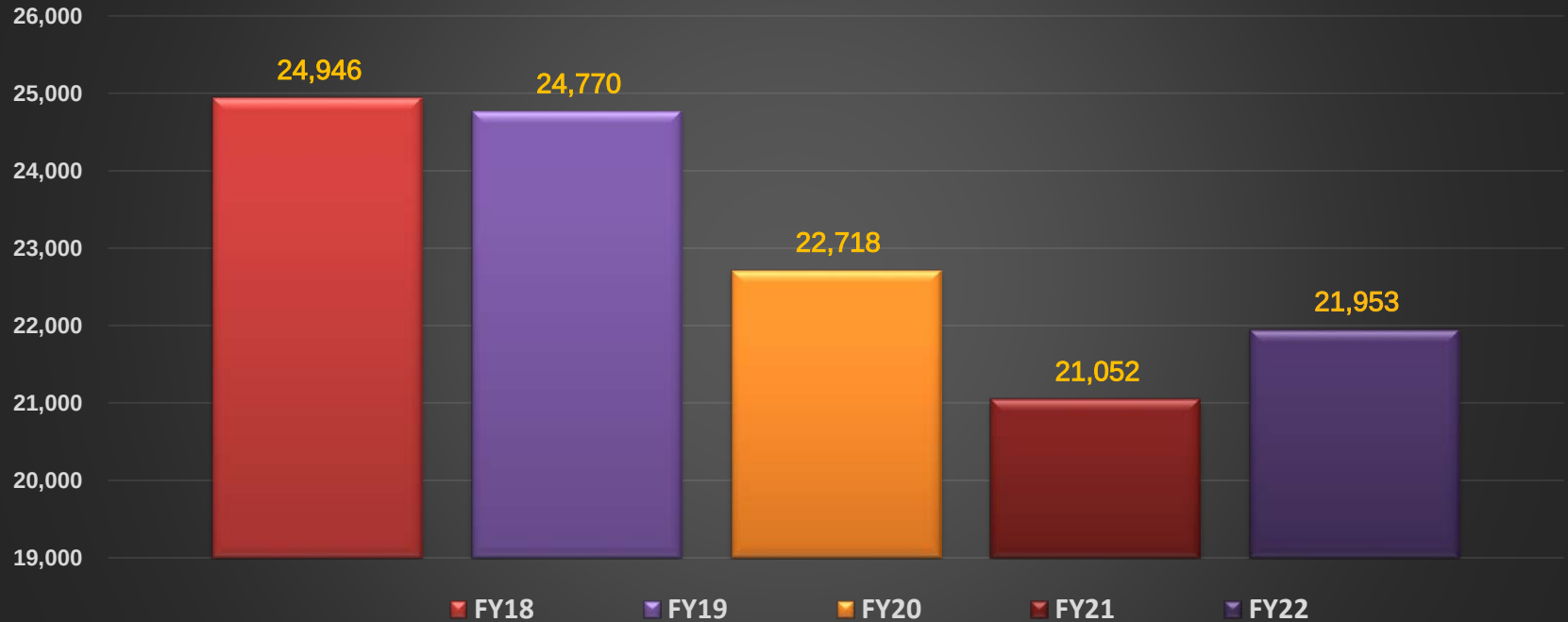


■ Cases Opened
■ Cases Resolved

FY18	FY19	FY20	FY21	FY22
4,409	4,946	4,872	4,728	4,470
4,173	4,925	4,843	4,710	4,653

CODE ENFORCEMENT

Inspections Performed





CD Activity Updates



Prasada Development Activity

**PRASADA
NOTABLE
ACTIVITY**



Prasada Shopping Center



Prasada Shopping Center



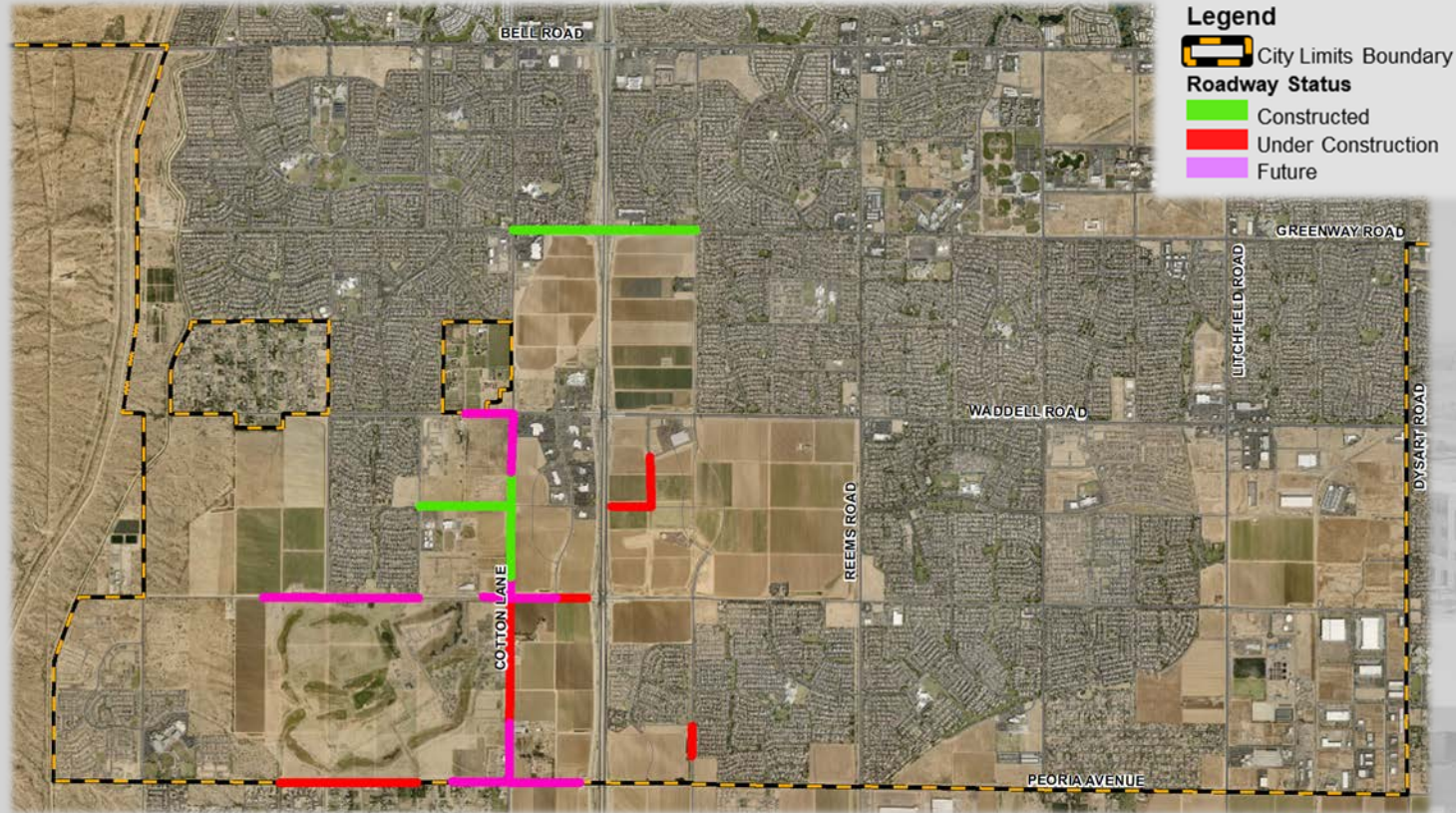
Honor Health Urgent Care



Sterling Grove Clubhouse



Roadway Status SPA 1



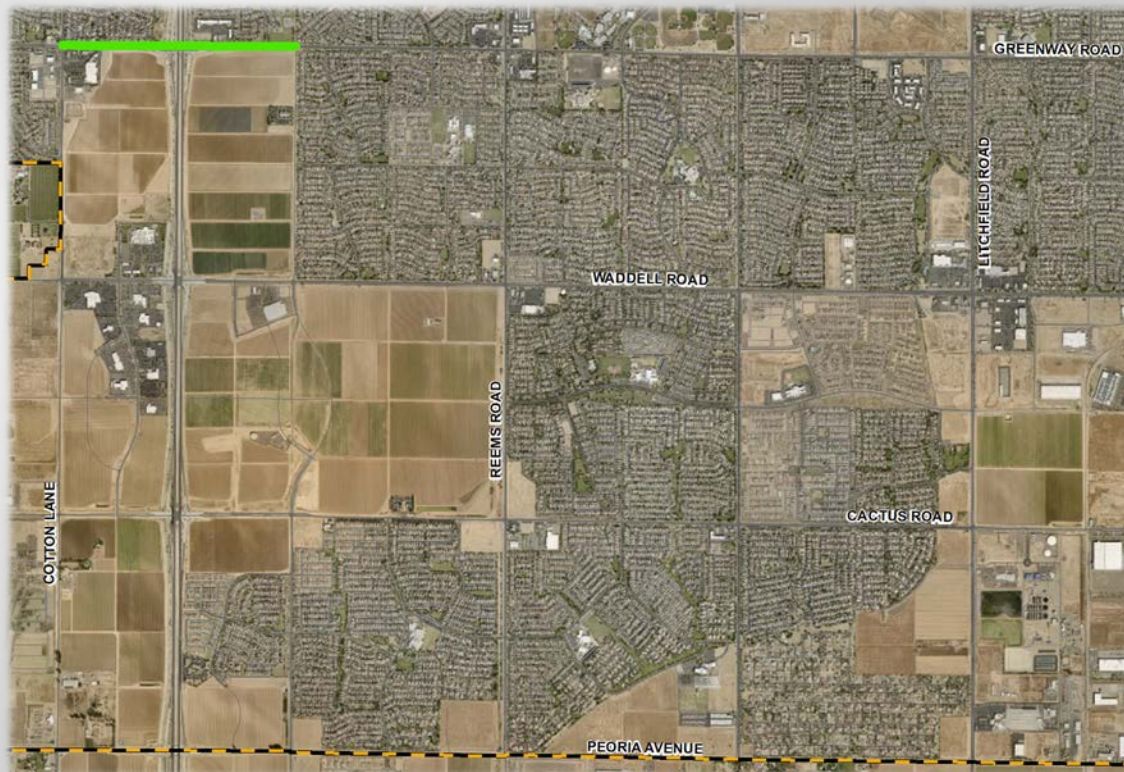
General Obligation Bond Roadway Status

Roadways

- W. Greenway Road

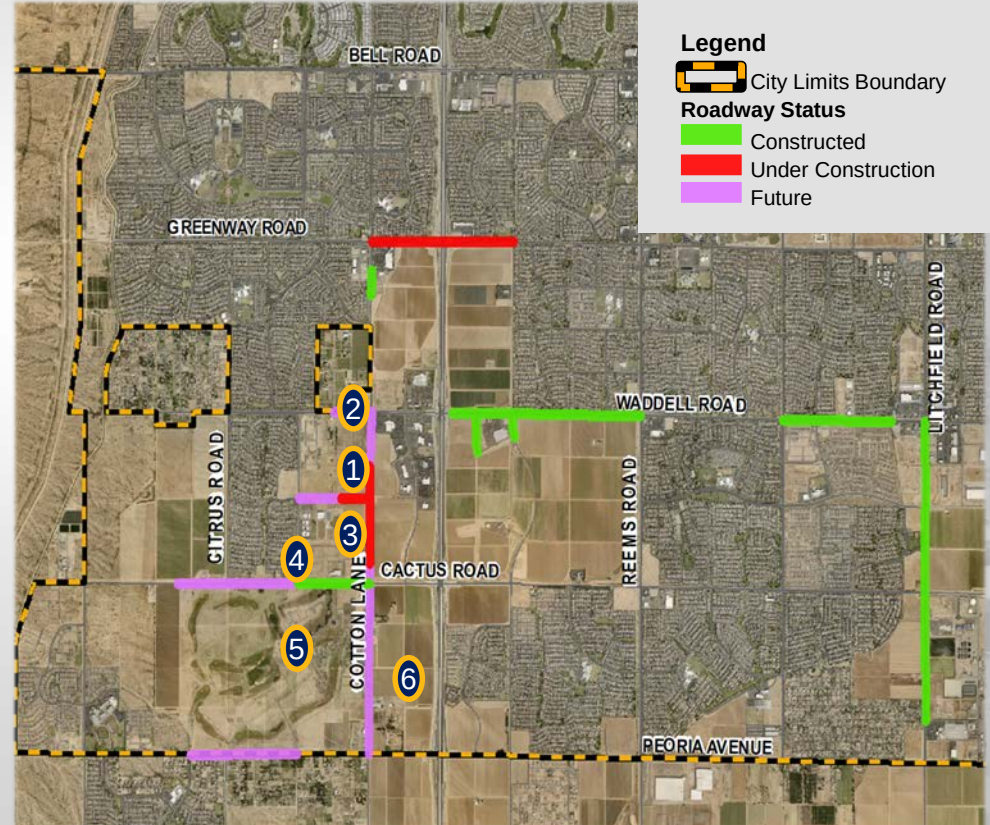
Legend

Roadway Status
 Constructed

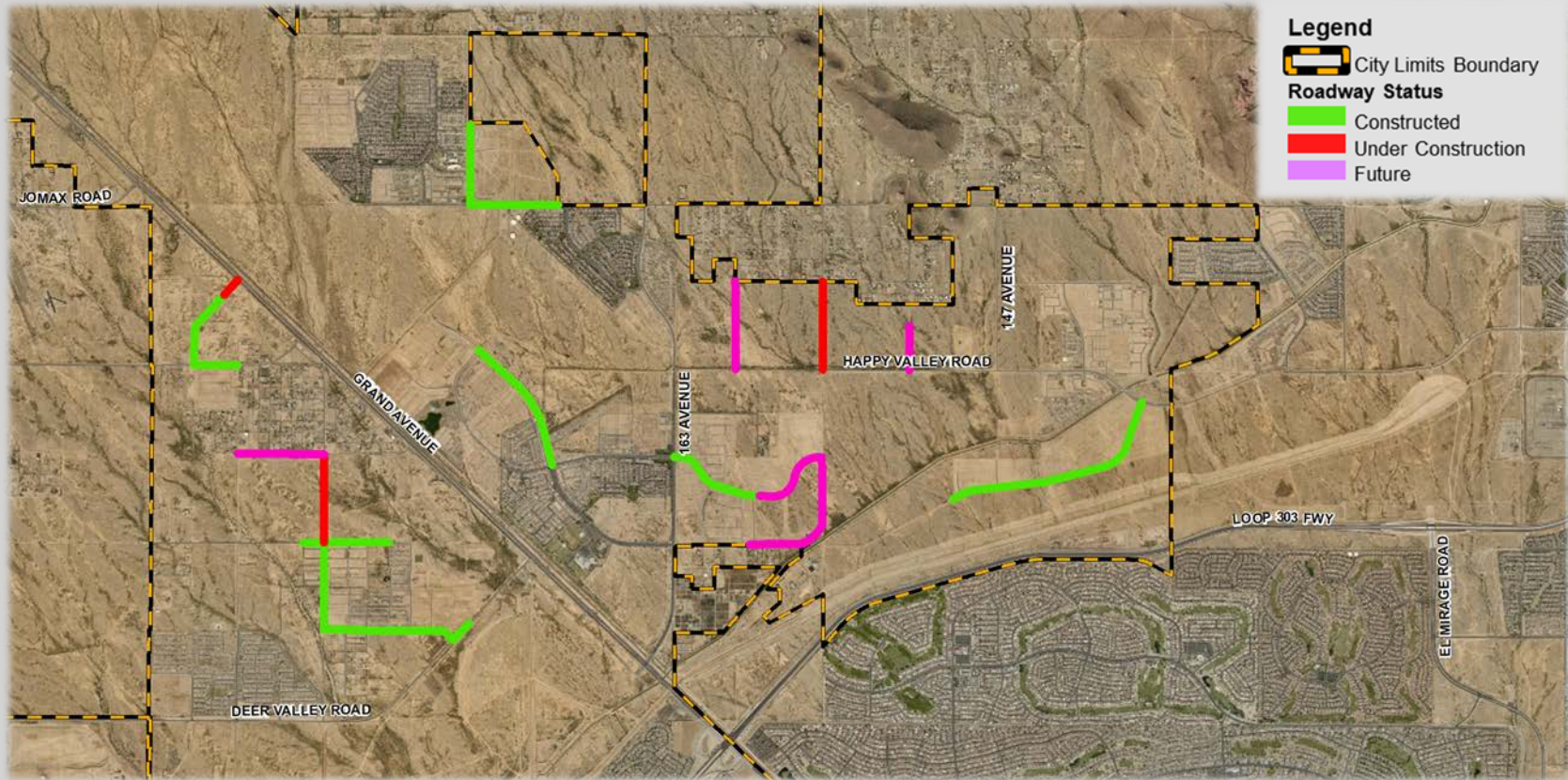


Roadway Status SPA 1

ID	Developments	Lot Count	Roadways Developed
1	Hayden Farms	174	Cotton
2	Rancho Trugold	139	Cotton & Sweetwater
3	Ryder Ranch	145	Cotton & Sweetwater
4	Sierra Sky	157	Cactus
5	Sterling Grove	1593	Cactus, Cotton, Peoria
6	Sycamore Farms - Paradisi	520	Cotton & Sweetwater

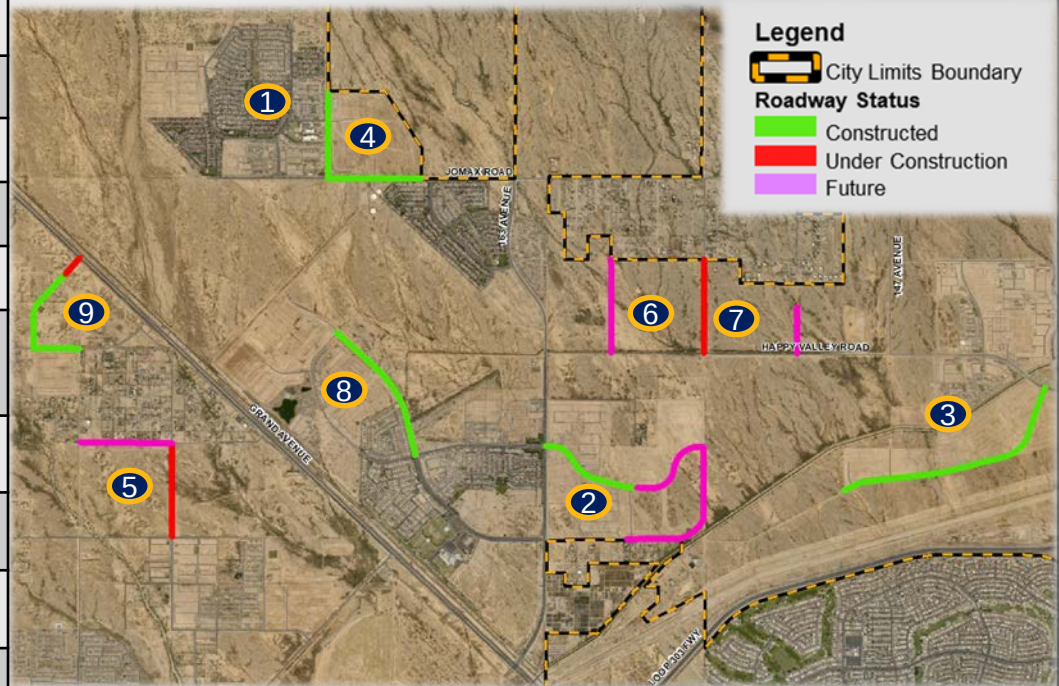


Roadway Status SPA 2 & SPA 3



Roadway Status SPA 2 & SPA 3

ID	Developments	Lot Count	Roadways Developed
1	Desert Oasis	2,767	163 rd Ave
2	Escalante	1,005	163 rd Ave
3	Rancho Mercado	2,045	McMicken Way
4	Sunrise Ranch	476	Jomax, 171 st Ave
5	Austin Ranch - North Copper Canyon	2,718	Citrus Rd & Norwich Dr
6	Paloma Creek	708	Happy Valley, 155 th & 159 th Ave
7	Tierra Verde East/West	577	Happy Valley, 155 th & 159 th Ave
8	Asante	1250	Pat Tillman Blvd
9	Rio Rancho Estates	667	Rio Rancho Blvd & Happy Valley





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 20, 2022 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: No Regular: No Public Hearing: No Report/Discussion: Yes

Agenda Wording:

Surprise Planning Area Future Developments and Master Street Network Map Presentation.

Motion:

Presentation and Discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
