

BROADSTONE 56

30 North 56th Street
Approximately 875 Feet South of the Southwest
Corner of 56th Street and Van Buren Street

**Planned Unit Development
Development Narrative**
Case No. Z-87-22-6



1st Submittal:	December 12, 2022
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Hearing Submittal:	December 15, 2023
City Council Adopted:	TBD

CITY OF PHOENIX

DEC 20 2023

**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PRINCIPALS & DEVELOPMENT TEAM

Developer

Alliance Residential Company

2415 E. Camelback Road

Phoenix, AZ 85016

Contact: Tom Lewis

602.778.2800

tlewis@allresco.com

Architect

ORB Architecture, LLC

2944 N. 44th Street, Ste 101

Phoenix, Arizona 85018

Contact: Rich Barber

602.957.4530

rab@orbarch.com

Land Use Counsel

Withey Morris Baugh, PLC

2525 E. Arizona Biltmore Circle, Ste A-212

Phoenix, Arizona 85016

Contact: Jason B. Morris / George Pasquel III

602.230.0600

george@wmbattorneys.com

Traffic Consultant

CivTech

10605 N. Hayden Road, Suite 140

Scottsdale, Arizona 85260

Contact: Sean Messner, PE

480.659.4250

smessner@civtech.com

Landscape Design

Collaborative V Design Studio

7116 East 1st Ave, Suite 103

Scottsdale, Arizona. 85251

Contact: Matt Drager

480-347-0590

mattd@collaborativev.com

TABLE OF CONTENTS

A. PURPOSE AND INTENT	5
B. LAND USE PLAN	9
C. LIST OF USES	10
D. DEVELOPMENT STANDARDS	11
E. DESIGN GUIDELINES	18
F. SIGNS	22
G. SUSTAINABILITY	23
H. INFRASTRUCTURE	25
I. COMPARATIVE ZONING TABLE	26
J. LEGAL DESCRIPTION	29
K. EXHIBITS	35
<i>SITE AERIALS</i>	A
<i>AREA VICINITY MAP</i>	B
<i>GENERAL PLAN MAP</i>	C
<i>CONCEPTUAL SITE PLAN</i>	D
<i>CONCEPTUAL ELEVATIONS</i>	E
<i>CONCEPTUAL LANDSCAPING</i>	F

A. PURPOSE AND INTENT

The intent of this application is to consolidate and rezone approximately 4.9 gross acres from C-3 (Intermediate Commercial) to PUD (Planned Unit Development) to allow for a new, high-quality multifamily residential development and associated amenities. This PUD application has been specifically tailored to establish development standards and guidelines that will ensure the development of quality project and residential community that contributes to and enhances the area.

1. THE PROPERTY & LOCATION

The property consists of five (5) separate but adjacent parcels (APN # 124-18-002C, -005B, -008C, -014, and -018C) located south of Van Buren Street between 55th and 56th Streets, at the far eastern edge of the City of Phoenix. See Aerial Maps attached at **TAB A** for reference. While not located within the City's designated infill district, the site is nonetheless an infill site located within a long-established area which is currently experiencing redevelopment as its transitions from more intense commercial and industrial to uses more fitting of the urban location connecting two major metropolitan cities.

The immediately adjacent property and uses are primarily industrial and commercial office. To the East, across 56th Street is the City of Tempe jurisdiction with General Industrial zoned property primarily developed for office and parking uses. To the immediate north are General Commercial zoned properties (City of Phoenix) followed by Van Buren Street. West of the Property is a 20+ year-old, 3-story, walk-up multifamily condominium project. South of the Property is Industrial zoned property and uses.

While some of the immediately surrounding properties have commercial and industrial uses, it is the larger context of the area that is the attractor and makes this an ideal location for the proposed use. See Area Vicinity

Map attached at **TAB B**. Just north of Van Buren is one of the Phoenix Metro Area's most cherished attractions - the 1200+ acre Papago Park recreation area, complete with hiking trails, The Desert Botanical Garden, The Phoenix Zoo, Papago Golf Course and an array of other attributes. Additionally, south of the site is the Washintgon Street lightrail line connecting downtown Tempe and Downtown Phoenix and beyond. The closest lightrail station is just a short walk away at Priest Drive and Washington Street.

The Property has a General Plan designation of Residential 15+ du/acre. See General Plan Map attached at **TAB C**. The project is in conformance with this designation and no change to the General Plan is required for this application.

2. OVERALL DESIGN CONCEPT

The overall design concept for *Broadstone56* aims to establish a high-end, urban residential project that relates to the differing property frontages, while still presenting a cohesive and complimentary design. See Conceptual Site Plan attached at **TAB D** and Conceptual Elevations at **TAB E**.

South Frontage

The south frontage neighbors industrial / office properties and faces the highly traveled and visible arterial of Washinton Street. Creating a visible presence while buffering from the immediately adjacent uses is important along this frontage. And allowing for adequate vehicular, light rail, and pedestrian access.

56th Street Frontage

The eastern frontage, on the other hand, abuts the more secluded, industrial, and less-travelled 56th Street. The scale and transition from this street into the overall project guides the design concept on this frontage. This frontage needs to be inviting as the "front door" to the project while providing for adequate access and security. This frontage

also needs to provide for pedestrian comfort as it is the most likely walking path to the light rail to the south, or parks and other offerings to the north.

In accordance with the overall design concept, the primary vehicular and pedestrian access points and activity areas are placed along 56th Street where a ground floor, commercial storefront-like design is implemented, and the project will be developed consistent with the City's WUCO standards as a guide. This frontage is primarily storefront access to the leasing office, and some amenity space. Resident services including mail, packages, and bike storage are also located at the street level. Above the ground floor storefront are four (4) levels for residential units and common areas.

55th Street Frontage

In a contrast to the eastern frontage, the western frontage along 55th Street will be developed at a smaller scale with individual townhomes fronting onto 55th Street. These 4-story units screen the internal garage from public view.

The remainder of the project between the frontages is designed to transition from and compliment the frontage while providing beautiful architecture and the ultimate resident experience. A variety of building articulation, overhangs, open courtyards and high-quality materials are provided, breaking away from the standard cookie-cutter mold. The garage and service elements contained within the body of the project are screened from public view. Four (4) levels of residential units are placed atop the garage, except where the single large, shaded open-air courtyards are provided at the podium level.

Architecture & Design

Architectural theme raises the building above the industrial frontage on 56th Street to allow for additional storefront exposure. The residential building above the storefront is anchored with featured tower elements at the corners, as well as inset balconies. There are a variety of materials and play including exterior stucco, metal building accents, as well as a variety of glazing types for windows, patio doors, and feature elements. Vertical circulation elements of stairs and elevators are highlighted with

masonry and anchor themselves to the ground bypassing the storefront and garage locations. Overall, it is a pleasant, and consistent aesthetic application around the building. The 55th Place “townhome” frontage is a lower pedestrian scale, of similar materials.

Landscaping

The Broadstone on 56th community celebrates the urban environment and lifestyle. Seeking to be a valuable addition to the local fabric and a respectful neighbor, the landscape vernacular is lush desert with streetscape plantings of large canopied trees including Palo Verde, Oak and Mesquite to provide shade for the pedestrian traffic and effectively ground the architecture. See Conceptual Landscape Plan at **TAB E**.

The streetscape welcomes the public and serves as a prelude to the pedestrian plaza with comfortable space for everyday uses, gatherings and special events along with providing main entry to the building along 56th Street. The streetscape along 55th Street blends with the adjacent multi-family while creating a sense of arrival for the secondary entry/exit. An assortment of accents and seasonal flowering shrubs define the flora with colorful planter pots, seating opportunities and integral color concrete to create a dynamic streetscape. The internal courtyard offers resort style amenities in a more intimate atmosphere. Pools, water and fire elements, architectural shade structures, game lawns, passive and active recreational components all work in unison with the specialty paving ground-plane to create an energetic, interactive and engaging environment. Lush courtyard plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and Butterfly Iris lend a feeling of calmness and coolness to the courtyard vibe that provides residents with the perfect “urban oasis” for a backyard.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 4.9-gross acre site is designed to allow for multifamily residential uses and associated amenities.

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the envisioned scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

As depicted in the Conceptual Site Plan (**TAB C**), the primary site access is provided from 56th Street with a drive aisle along the south property line passing by the leasing office which faces the street. Parking for the leasing office is tucked into the site, but within close walking distance to the leasing and amenities. Similarly, the fire truck turn-around, refuse and recycling areas are also tucked into the site and screened from 56th Street.

Parking is provided in a two-level, garage which is completely screened from public view. Four stories of residential units are placed atop the garage along with a large podium level amenity deck for residents. The parking garage is accessed off the primary drive aisle.

The four-story residential building is double loaded and focuses on the large courtyard, which houses the pool, recreation, and fitness facilities. Each of these facilities is two stories tall and provides superb amenity space for this unique location.

Pedestrian circulation is provided along 56th Street servicing the leasing office recreation commons, and resident support areas for mail and ride share, and bike services.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

Permitted Uses

This PUD permits uses per Section 1306, (Walkable Urban Code, Transect T5:6) of the Phoenix Zoning Ordinance.

Temporary Uses

All temporary uses shall comply with Section 1306 and 708 of the City of Phoenix Zoning Ordinance.

Accessory Uses

Accessory uses shall be subject to Section 1306 of the City of Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote a quality multifamily development and improved pedestrian experience along the Property frontages. The provisions of this PUD will ensure compatibility with surrounding properties and the framework for eventual development. The development standards shall comply with the Walkable Urban Code Transect T5:6, except as modified below.

1. DEVELOPMENT STANDARDS TABLE

	PUD STANDARDS
General Requirements	
Building Height	<ul style="list-style-type: none"> • 75 feet maximum. • 56 feet maximum west of 55th Place
Lot Requirements	
Primary Building Frontage (56th Street)	<ul style="list-style-type: none"> • 68% minimum
Secondary Building Frontage (55th Street)	<ul style="list-style-type: none"> • 50% minimum
Open Space	<ul style="list-style-type: none"> • 10% minimum
Building Setbacks	
Primary Frontage (56th Street)	<ul style="list-style-type: none"> • 12 feet maximum
Secondary Frontage (55th Street)	<ul style="list-style-type: none"> • 10 feet maximum
Side Lot Line	<ul style="list-style-type: none"> • 9 feet minimum
Secondary Frontage (55th Place)	<ul style="list-style-type: none"> • 13 feet minimum

Parking Setbacks	
Secondary Frontage	<ul style="list-style-type: none"> • 20 foot minimum
Side Lot Line	<ul style="list-style-type: none"> • 5 feet minimum or behind building
Sidewalk Standards	
56th Street 55th Street / 55th Place Interal walkways	<ul style="list-style-type: none"> • Minimum 5-foot wide detached sidewalk • Minimum 5-foot wide detached sidewalk • Minimum 5-foot wide sidewalk <p>(The minimum sidewalk width for all sidewalks / walkways shall be clear of obstacles except for tree grates and public amenities)</p>
Parking Calculations	
Vehicle Parking	<ul style="list-style-type: none"> • Per Section 1307
Loading Spaces	<ul style="list-style-type: none"> • Per Section 1307
Electric Vehicle Parking	<ul style="list-style-type: none"> • Minimum 10 percent of required parking spaces shall have charging capabilities
Bicycle Infrastructure	
Bicycle Parking	<ul style="list-style-type: none"> • Per Section 1307 H except as follows: <ul style="list-style-type: none"> • (i) Inverted-U style bicycle racks, wall hung bicycle racks, or artistic style racks consistent with the City of Phoenix preferred design (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided;

	<ul style="list-style-type: none"> • (ii) secure resident bicycle bicycle storage shall be located within the first level and shall have tools available for basic repairs; and • (iii) 12-voly receptacle shall be installed for minimum of 10 percent of the required secured bicycle parking spaces for electric bicycle charging capability. • A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
Frontage Types Allowed	
Primary Frontage	<ul style="list-style-type: none"> • All frontage or alternative frontages as per Section 1305.B.1
Secondary Frontage	<ul style="list-style-type: none"> • All frontage or alternative frontages as per Section 1305.B.1
Entry Primary Frontage	<ul style="list-style-type: none"> • Minimum 3 entries along primary building frontage. Lobby, mailroom, bike fix-it room and other common area resident amenity spaces may count towards required entries.
Entry Secondary Frontage	<ul style="list-style-type: none"> • 0 common entries along secondary frontage.

	<ul style="list-style-type: none"> (Entries at this location are for private residences)
Glazing Requirements	
Ground Floor	<ul style="list-style-type: none"> Requirements of Section 1307 shall apply.
Second Floor	
Upper Floors	
Lighting Requirements	
	<ul style="list-style-type: none"> Per Section 507 Tab A.II.A.8 of the Phoenix of the Phoenix Zoning Ordinance and Section 23-100 of City Code.

2. LANDSCAPE STANDARDS TABLE

LANDSCAPE STANDARDS TABLE	
	PUD STANDARDS
General Requirements	
Building & Shade	<ul style="list-style-type: none"> Requirements of Section 1304.F shall apply. A minimum of 75% of the public sidewalk or pedestrian way to be shaded. Calculations based on summer solstice at 12:00 p.m. All landscaping shall be drought tolerant species per the Arizona Department of Water Resources Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List.

Planting Guidelines	
Shade Trees	<ul style="list-style-type: none"> • Tree locations in conflict with overhead power lines may use alternative tree species that are on the approved SRP or APS utility plant list. • Minimum 2-inch caliper trees 20 feet on center or equivalent grouping. • Minimum 30% of all trees to be 2-inch caliper. • Minimum 75% living vegetation ground coverage in all landscape areas. • Drought tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% living vegetative ground coverage at maturity. • Minimum 75% of the sidewalk will be shaded at tree maturity. • All trees planted within 10' of a public water/sewer main must comply with the City of Phoenix Water Services Department's Design Standards Manual for Water and Wastewater Systems.

3. AMENITIES

The proposed amenities for the Project are divided into two (2) categories: (1) Indoor Residential Amenities, and (2) Outdoor Residential Amenities. The amenities provided will help to foster a social atmosphere and encourage social interaction for residents. The market of desired amenities for multifamily projects are continuously growing and changing. As such, alternative amenities not specifically listed below but which contribute to the overall goals of this PUD may be substituted.

Indoor Residential Amenities. A minimum of six (6) shall be provided:

- Community clubhouse
- Dog Wash
- Dog Run
- Secured Bicycle Storage
- Lounge
- Clubhouse/Meeting Rooms
- Fitness
- Refrigerated Delivery Area
- Game Room
- Ride-share provisions
- Automated package storage and delivery
- Preferred E.V. Charging
- Resident Storage
- Bicycle Fix It Station
- Other Indoor Amenities as approved by the Planning Department

Outdoor Residential Amenities. A minimum of six (6) shall be provided:

- Public Benches
- Resident Benches in common areas
- Community Garden with drip irrigation
- Fire Table
- Dog park/run
- Dog Rinse/Bath area
- Resident Pool
- Resident Spa
- Barbeque Grill
- Shade Ramada
- Benches – distributed throughout the development
- Lawn and Turf – distributed throughout the development
- Outdoor kitchen facilities
- Other Outdoor Amenities as approved by the Planning Department

4. SHADE

1. A minimum of 75 percent of public sidewalks and pedestrian walkways shall be shaded.
2. A minimum of 50 percent of all accessible public and private open space areas shall be shaded with the exception of pool/spa decks.
3. Shade calculations shall be based on the summer solstice at 12:00 p.m.

4. Shade cast from a building shall count towards shade calculations.
5. A minimum of 50 percent of occupiable roof areas shall be shaded.

5. LIGHTING PLAN

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix City Code in addition to the following:

1. Lighting fixtures shall be consistent with and complement the design and character of the primary building.
2. Uniform pedestrian scale lighting shall be used for all on-site lighting at building entrance and exits, and in public assembly and parking areas.
3. Large "flood" type lights shall be avoided.
4. Sidewalk lighting shall be limited to a maximum height of 20 feet.

E. DESIGN GUIDELINES

Development within this PUD shall be subject to the design review guidelines of WU Code, Section 1304.A through 1204.H of the Phoenix Zoning Ordinance unless otherwise modified herein. This PUD meets and exceeds many of these standards. The project provides innovative, compatible, and sustainable developments that create a sense of place. The project is also in keeping with the Design Expectation noted for PUD Developments.

1. ARCHITECTURAL DESIGN GUIDELINES

Building Massing

- Properly address the context of the project site as a basic and crucial start to the building design by understanding the surrounding building design, scale and material.
- Regarding programmatic delineation, ground level communal / commercial functions will visually separate the base in conjunction with appropriate material and other anchoring elements. Residential programming lends to a different and unique architectural expression of elements that can generate shade and shadowing patterns on the façade of the building.
- Building massing on the site will be utilized to balance maximizing scenic view corridors while also mitigating heat gain and western solar exposure.

Façade Treatment

- Architectural design shall take into account the solar consequences of building height, bulk and area.
- Building exposures subject to solar intensity, shall minimize the use of glass and provide landscaping and architectural surface relief to reduce heat gain on the building itself.
- Buildings will be composed to form dynamic building expressions and used to break up buildings into clear and distinct architectural elements.
- Quality design and detailing is required on all sides of every building.
- Variation in building volume and plane material are required to create dynamic textures and variations with shade and shadow that are animated by the sun throughout the course of the day.

Openings

- Doorways will address human scale and comfort and therefore head height for such openings may fall into the range of 6 feet to 12 feet.

Roof Treatments

- Roof expressions are to be dynamic in a way that supports and improves the skyline.
- Variation in expression, texture, and height is encouraged.

Materials

- Masonry
 - Careful attention to detail is required at all connections and transitions to other materials.
 - Edge details will prevent visible unfinished edges.
- CMU
 - Burnished or sand blasted
 - Integral color
- Concrete
 - Many precast stone and concrete products currently available may be appropriate including cast-in-place and precast.
- Glass
 - Glass is vital for interio-external dialogue, and therefore will be carefully considered to optimize uses.
 - Ground level glazing shall have a visible transmittance (VT) of 0.6 or greater.
 - Glass may include, but is not limited to:
 - Clear
 - Tinted (Greys, Blues)
 - Frosted
 - Channel Glass
 - Stained
 - Sealed
- Stucco
 - Stucco will be treated with a high level of finish and quality.
 - Areas with stucco applications will consider the long term viability of the product.

- Stucco will be used to enhance the area’s design, reflecting the craftsmanship and sophistication of other materials.
- Finishes for stucco may include, but are not limited to:
 - Santa Barbara Finish
 - Smooth Finish
 - Fine Sand Finish

Limited Finishes

- Painted CMU
- EIFA and all stucco finishes
- Metal (will be solid not plated, and will be limited to accent trim
- Unique treatment of metal (painted, rusted, imprinted, and etched metals).
- Engineered synthetic or composite wood-like materials may be used

Façade Application Restrictions

- Glazing: Minimum 15% of façade (non-garage areas).
- Stucco: Maximum 75% of façade.

2. OPEN SPACE DESIGN

Open space within the development shall be designed to enhance and elevate the experience of the development. Open space areas shall provide a variety of scale and design to allow for differentiation in experience. See minimum size requirements for open space in Section D.1 above.

- Each open space amenity area shall have a minimum of two (2) outdoor residential amenities listed in Section D.3. above.
- No portion of any qualifying amenity space area is to be less than 300 square feet in size or less than 30 feet in width.

3. SITE DESIGN / DEVELOPMENT

Pedestrian Walkways:

- Pedestrian walkways shall be provided to connect building entrances, public sidewalks, bus stops, and community amenities, using the most direct route for pedestrians.
- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored

concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces.

Complete Streets: The development, as outlined in the PUD, improves the connectivity and thermal comfort of the site. The existing site has large areas of asphalt parking and loading areas. These areas are being replaced with structured parking and open space plazas. The existing industrial use has no connectivity in the middle of the property. The development proposed in the PUD provides a new pedestrian and bicycle connection at the mid-point of the north property line to the neighborhood at 55th Place to promote walkability. Trees and pedestrian scale amenities, such as benches and courtyards, will be provided throughout the development along existing and new connections. The proposed project will also address the Complete Streets initiative as outlined below:

- Design for Safety – Streets should tie into and improve existing vehicular and pedestrian nodes. Paving enhancements and lighting can promote pedestrian and bicycle crossing.
- Design for Comfort and Convenience – Shade and comfort should be provided by adjacent buildings and landscaping or canopy structures to promote cooler temperatures for patrons. Site furnishings to be placed at intervals and at public plazas to promote walkability.
- Design for Sustainability – Streets should attempt to minimize impermeable surfaces outside of travel lanes and attempt to reduce heat absorption by maximizing tree canopy cover.
- Design for Cost-Effectiveness – Streets should consider options that may cost more up front but have lower maintenance and life cycle costs.
- Design for Connectivity – Connectivity to surrounding areas should be considered to promote walkability and bicycle activity to the development as both a connection and destination.

4. LANDSCAPE DESIGN

Refer to Landscape Standard provided in Section D.2 above.

F. SIGNS

The Sign Standards of this PUD shall comply with the Walkable Urban Code Section 1308 (Signage Standards) of the Phoenix Zoning Ordinance.

G. SUSTAINABILITY

1. Identify practices or techniques that are measurable and enforceable by the City during the site plan review and inspection process.
 - Reduce heat island effect with minimum shade requirement for sidewalks.
 - Encourage recycling through the inclusion of recycling bin within garbage enclosures.
 - Encourage water conservation through the selection of drought tolerant landscaping.
 - Encourage water conservation through drip irrigation system.
 - Encourage the use of recycling collection.

2. Identify practices or techniques for which the applicant / Developer will be responsible.

Energy Efficiency

- The building and interiors are being designed and constructed with the goal of energy efficiency in mind.
- Development shall use modern energy saving appliances (Energy Star or other) and HVAC systems to minimize energy inefficiencies within the buildings.
- Low-e windows shall be installed and appropriately sealed within the units and common areas.

Recycled/ Renewable Materials

- The buildings shall be constructed with sustainable wood framing materials, which are renewable products that promote healthier buildings.
- Other recycled materials shall be used, when practical and available in building products such as drywall, carpet and floor tile.
- Construction practices on the site shall involve methods designed to preserve resources, such as excess wood and other unused products, and the limiting of waste.
- Once occupied, residents shall be provided with a dedicated recycling area for the discarding of their recyclable products.
- Property management shall schedule regular collection pickups for the recyclable products to be taken off-site to be processed.

- The property management team shall ensure that all nonrecyclable products are separated and removed from the recycling receptacle prior to processing.

Indoor Environmental Air Quality

- Developer shall construct and maintain an indoor air quality level within the residences and common areas that are healthy and safe. This can be accomplished through the use of low VOC paints and flooring materials, efficient plumbing fixtures and HVAC equipment that provides proper filtration and circulation of fresh air into the system. Where economically feasible, such products and materials will be incorporated into the development.
- Development shall install carpet tiles rather than sheet rolls, where practical, to allow for easier replacement in high traffic areas.
- The insulation for the building shall be specified to be "formaldehyde free."

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

The property has not been formally classified, but is anticipated to be designated within an Infill Development area. Consequently, this project is permitted to provide retention for the greater volume determined by two methods: “pre-vs-post” or “first flush”. No significant off site flows affect the site.

2. CIRCULATION SYSTEMS

The circulation system and patterns are well established in this mature part of the City and will not be affected by this project. 56th Street is a recognized major arterial and is a major conveyor of north-south traffic between Van Buren and Washington Street. The project has been designed to maintain traditional ingress and egress from this major arterial. Primary access will be provided on 56th street via a standard driveway entrance. A secondary access will be provided onto 55th Street. A shared access agreement will be required to maintain access to property adjacent to the south. 55th Place will dead end in our site with no cul-de-sac. Alternatively, a turnaround pop out in 55th Street will accommodate turn around movements.

I. COMPARATIVE ZONING TABLE

	Walkable Urban Code T5:6 STANDARDS	PUD STANDARDS
General Requirements		
Building Height	80 feet maximum	75 feet maximum 56 feet maximum west of 55th Place
Density	N/A	62 du/acre
Lot Requirements		
Lot Coverage	80% maximum	56% maximum
Primary Building Frontage	70% minimum	67% minimum
Secondary Building Frontage	50% minimum	44% minimum
Open Space	5% minimum	10% minimum
Building Setbacks		
Primary Frontage (56th Street)	12 feet maximum	20 feet maximum
Secondary Frontage (55th Street)	10 feet maximum	20 feet minimum
Side Lot Line	0 feet minimum	5 feet minimum
Rear Lot Line	0 feet minimum	13 feet minimum
Parking Setbacks		
Primary Frontage	30 feet minimum or behind building	30 feet minimum or behind building

Side Lot Line	5 feet minimum or behind building	5 feet minimum or behind building
Rear Lot Line	5 feet minimum or behind building	5 feet minimum or behind building
Parking Calculations		
Vehicle Parking	<ul style="list-style-type: none"> • 1.3 per studio • 1.5 per 1 or 2 bed • 2.0 per 3+ beds 	<ul style="list-style-type: none"> • 1.3 per studio • 1.5 per 1 or 2 bed • 2.0 per 3+ beds
Loading Spaces	Minimum 1 loading space	Minimum 1 loading space
Bicycle Parking	0.25 per residential unit. Maximum 50 spaces.	<ul style="list-style-type: none"> • A Minimum of 8 spaces to be provided near building entrances. • A minimum of 30 spaces to be provided within the bike repair facility on the ground floor of the garage. • A minimum of 20 spaces to be provided on the residential floors within storage rooms.
Frontage Types Allowed		
Primary Frontage	All frontage or alternative frontages as per Section 1305.B.1	All frontage or alternative frontages as per Section 1305.B.1
Secondary Frontage	All frontage or alternative frontages as per Section 1305.B.1	All frontage or alternative frontages as per Section 1305.B.1

Entry Primary Frontage	Minimum 1 per 50 feet of primary building frontage	Minimum 3 entries along primary building frontage. Lobby, mailroom, bike fix-it room and other common area resident amenity spaces may count towards required entries.
Entry Secondary Frontage	Minimum 1 per 80 feet of secondary building frontage	0 common entries along secondary frontage. * (entries at this location are for private residences)
Glazing Requirements		
Ground Floor	25%	25%
Second Floor	25%. 10% east and west facing	25%. 10% east and west facing
Upper Floors	N/A	N/A
Lighting Requirements	Per Section 507 Tab A.II.A.8 of the City of Phoenix Zoning Ordinance and Section 23-100 of City Code	Per Section 507 Tab A.II.A.8 of the City of Phoenix Zoning Ordinance and Section 23-100 of City Code

J. LEGAL DESCRIPTION

PARCEL NO. 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 590 FEET THEREOF; AND

EXCEPT THE WEST 170 FEET THEREOF.

PARCEL NO. 2:

THE EAST 150 FEET OF THE WEST 170 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 600 FEET THEREOF.

PARCEL NO. 3:

THAT PORTION OF AN ABANDONED ROADWAY VACATED IN RESOLUTION NO. 20250 RECORDED JUNE 7, 2005 IN 2005-0762764 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 20 FEET OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE WESTERLY PROLONGATION OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 150 FEET TO THE TERMINUS OF THE LINE DESCRIBED HEREIN; AND

THE EAST 20 FEET OF THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, LYING SOUTH OF THE WESTERLY PROLONGATION OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;

THENCE SOUTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 150 FEET TO THE TERMINUS OF THE LINE DESCRIBED HEREIN; AND

THE WEST 5 FEET OF THE EAST 25 FEET OF THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF;
 THENCE WEST A DISTANCE OF 164.64 FEET;
 THENCE NORTH A DISTANCE OF 50 FEET;
 THENCE EAST A DISTANCE OF 164.64 FEET;
 THENCE SOUTH A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 264.44 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, LEAVING SAID EAST LINE OF SECTION, A DISTANCE OF 159.54 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 263.59 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO CLAREMONT MARKETING GROUP, INC., AN ARIZONA CORPORATION BY WARRANTY DEED RECORDED AS 2003-0493237 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2,642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 127.82 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.64 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 128.02 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 400.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE SOUTH 190.00 FEET;

THENCE WEST 160.00 FEET;

THENCE SOUTH 10.00 FEET;

THENCE WEST 150.00 FEET;

THENCE NORTH 145.00 FEET;

THENCE EAST 150.00 FEET;

THENCE NORTH 55.00 FEET;

THENCE EAST 160.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

THE SOUTH 200 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE WEST 164.64 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 164.64 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 5 FEET OF THE EAST 25 FEET; AND

EXCEPT THE EAST 20 FEET; AND

EXCEPT THE SOUTH 50 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 2642.31 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 660.51 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 14 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 1204.94 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A LINE 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE, BEING ALSO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT IN A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 34 MINUTES 23 SECONDS, A DISTANCE OF 24.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 113 DEGREES 00 MINUTES 06 SECONDS, A DISTANCE OF 98.61 FEET TO SAID PARALLEL LINE;

THENCE NORTH 00 DEGREES 14 MINUTES 22 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 103.93 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH

PARCEL NO. 7:

THAT PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE WEST 164.64 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 164.64 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 5 FEET OF THE EAST 25 FEET; AND
EXCEPT THE EAST 20 FEET THEREOF.
TOGETHER WITH

PARCEL NO. 8:

THE SOUTH 50 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 20 FEET THEREOF.

PARCEL NO. 9:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET EAST AND 270 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;
THENCE SOUTH A DISTANCE OF 100 FEET;
THENCE WEST A DISTANCE OF 150 FEET;
THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 10:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET EAST AND 370 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE EAST A DISTANCE OF 150 FEET;
THENCE SOUTH A DISTANCE OF 85 FEET;
THENCE WEST A DISTANCE OF 150 FEET;
THENCE NORTH A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 5 FEET.

PARCEL NO. 11:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 38 MINUTES 50 SECONDS WEST, A DISTANCE OF 2642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 18 MINUTES 53 SECONDS, A DISTANCE OF 133.59 FEET;
THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 150.00 FEET;
THENCE NORTH 00 DEGREES 36 MINUTES 53 SECONDS EAST, A DISTANCE OF 132.59 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO CLAREMONT MARKETING GROUP, INC., AN ARIZONA CORPORATION BY WARRANTY DEED RECORDED AS 2003-0493237 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 2,642.30 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 791.94 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, LEAVING SAID EAST LINE OF SAID SECTION, A DISTANCE OF 159.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST A DISTANCE OF 128.02 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 150.00 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 128.21 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

K. EXHIBITS

<i>SITE AERIALS</i>	A
<i>AREA VICINITY MAP</i>	B
<i>GENERAL PLAN MAP</i>	C
<i>CONCEPTUAL SITE PLAN</i>	D
<i>CONCEPTUAL ELEVATIONS</i>	E
<i>CONCEPTUAL LANDSCAPE PLAN</i>	F

Tab A

Area Vicinity Map

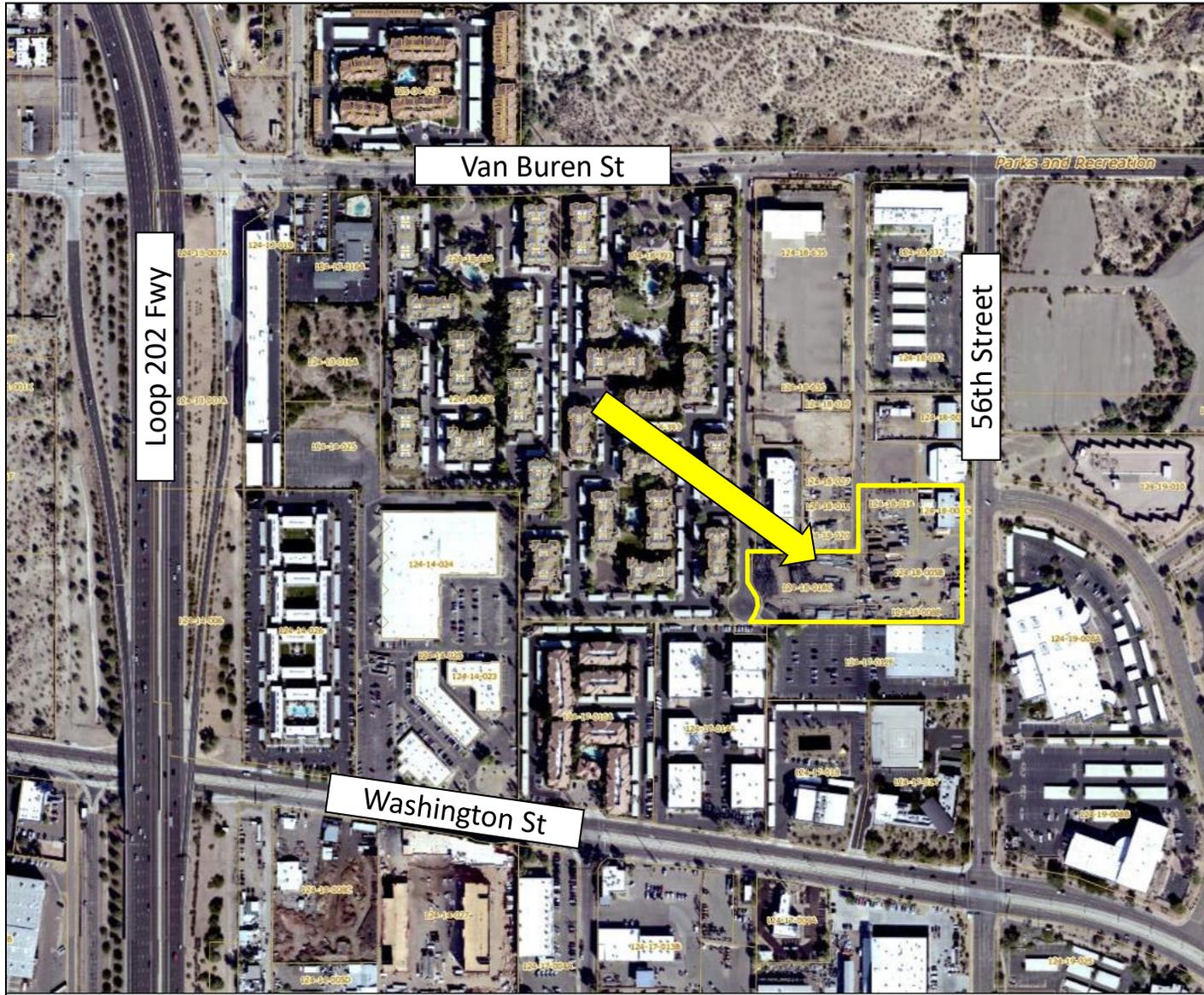


51 North 55th Street - Phoenix



Tab B

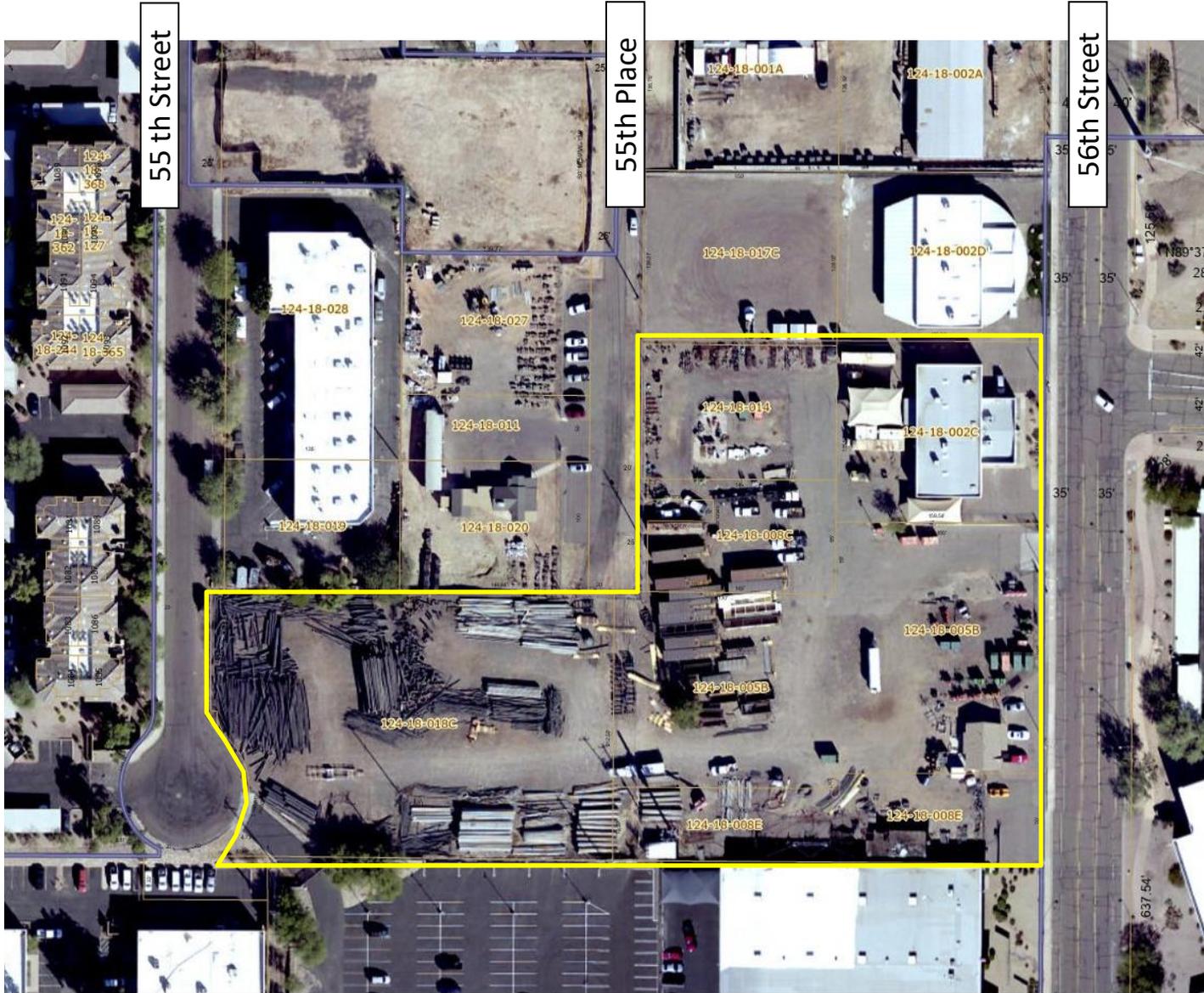
Aerial



51 North 55th Street - Phoenix



Aerial

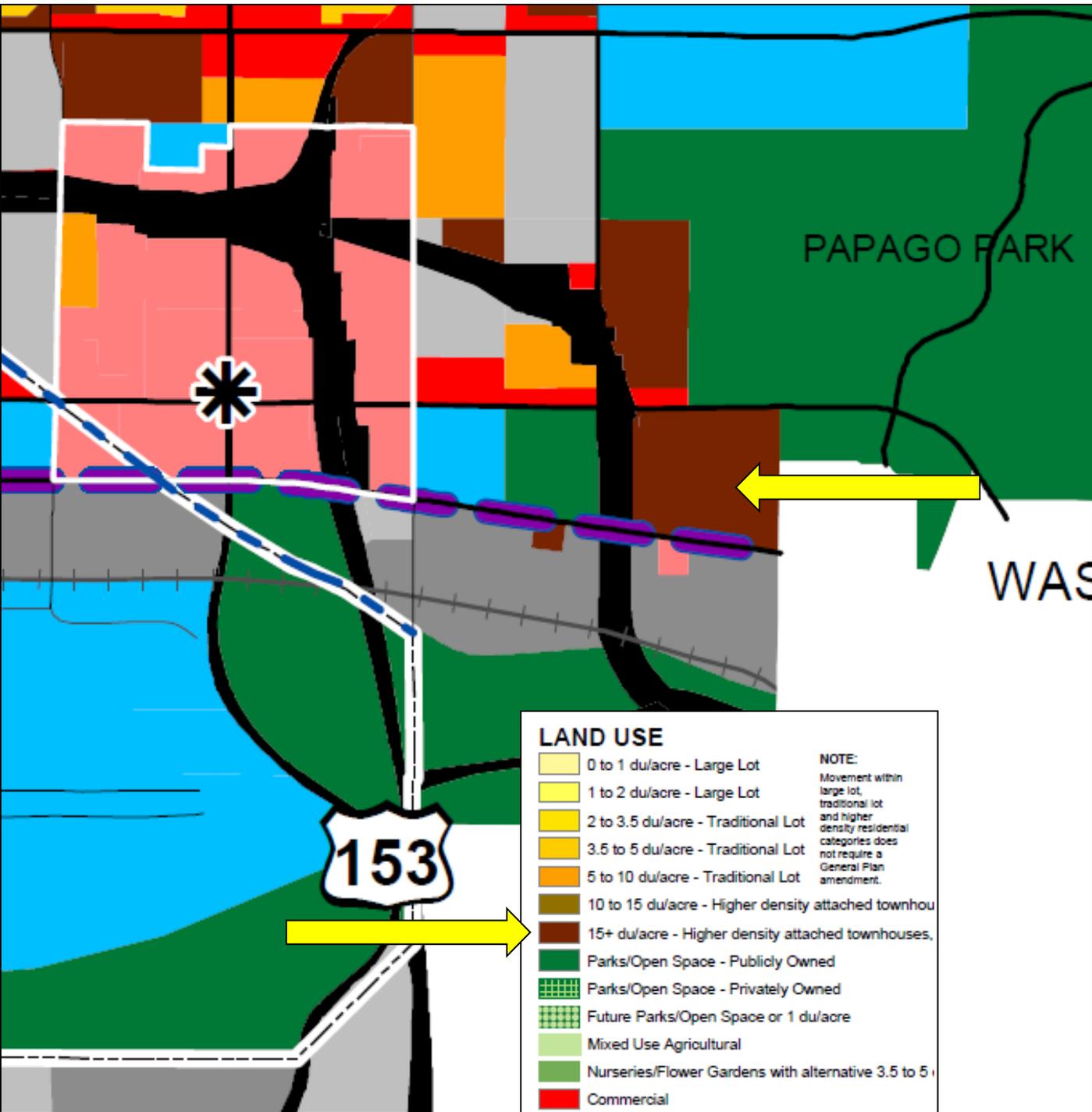


51 North 55th Street - Phoenix



Tab C

General Plan Map = 15+ du/acre



LAND USE		NOTE:
	0 to 1 du/acre - Large Lot	Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
	1 to 2 du/acre - Large Lot	
	2 to 3.5 du/acre - Traditional Lot	
	3.5 to 5 du/acre - Traditional Lot	
	5 to 10 du/acre - Traditional Lot	
	10 to 15 du/acre - Higher density attached townhou	
	15+ du/acre - Higher density attached townhouses,	
	Parks/Open Space - Publicly Owned	
	Parks/Open Space - Privately Owned	
	Future Parks/Open Space or 1 du/acre	
	Mixed Use Agricultural	
	Nurseries/Flower Gardens with alternative 3.5 to 5	
	Commercial	
	Mixed Use (MU)	
	Mixed Use (Areas C, D and Northwest Area only)	
	Industrial	
	Commerce / Business Park	
	Public/Quasi-Public	
	Floodplain	
	Undesignated Area	

51 North 55th Street - Phoenix



Tab D

SOLID WASTE NARRATIVE

BUILDING 01 (PODIUM) SHALL HAVE A COMPACTOR AND (2) TRASH ENCLOSURES FOR TRASH BINS. LOCATED ON THE NORTH SIDE OF THE PROPERTY. REFUSE TRUCKS SHALL USE THE CURB-DE-SAC TO APPROACH, OBTAIN AND LEAVE.

BUILDING 02 & BUILDING 03 SHALL HAVE (2) TRASH ENCLOSURES WITH BINS LOCATED IN THE PARKING LOT. REFUSE TRUCKS SHALL ENTER THE GATES ON THE EAST SIDE OF THE PROPERTY, APPROACH THE TRASH ENCLOSURES AND EXIT THROUGH THE GATES ON THE WEST SIDE OF THE PROPERTY.

NO EXCESSIVE BACKING IS REQUIRED FOR THIS SITE.

CITY OF PHOENIX SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances
- All new or relocated utilities will be placed underground
- Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'
- Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'
- Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candles at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site
- Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas
- All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.
- Gates are to remain open, or are to open automatically, between the hours of _____ and _____
- Please consider placing the following note (signed and dated) on the site plan to authorize minor amendment to the plan in the future:

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

Rich Barber
SIGNATURE OF COPYRIGHT OWNER xx/xx/xxxx
DATE

Rich Barber
PRINTED NAME OF COPYRIGHT OWNER

KEYNOTES

- 1001 TYPICAL PARKING STALL, 8.5' x 18'
- 1002 ACCESSIBLE PARKING STALL, MIN. 11' x 18'
- 1003 VAN ACCESSIBLE PARKING STALL, MIN. 11' x 18'. PROVIDE MIN. 8'-2" VERTICAL CLEARANCE
- 1011 BICYCLE PARKING
- 1016 UNCOVERED PARKING STALL, 8.5' x 15.5' WITH 2.0' OVERHANG
- 1106 PEDESTRIAN ACCESS
- 1109 ACCESS KEYPAD & SITE MAP
- 1114 VEHICLE ACCESS GATE
- 1117 BICYCLE FIX STATION
- 1302 REFUSE ENCLOSURE
- 1306 BOLLARDS
- 1401 ELECTRICAL TRANSFORMER ON CONCRETE PAD
- 1404 SERVICE ENTRANCE SECTION (SES)

ACCESSIBILITY NOTES

- CONTRACTOR SHALL OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL AND ICC/A.N.S.I. A117.1-2009 FOR ON SITE REFERENCE
- ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). THE CLEAR WIDTH OF ALL SIDEWALKS SHALL BE NO LESS THAN 36" COORDINATE ALL GRADES TO COMPLY WITH SLOPE AND CROSS SLOPE REQUIREMENTS.
- ALL GROUND FLOOR UNITS TO BE A.S.I. TYPE 'B' UNITS U.O.C.
- A.N.S.I. TYPE 'A' UNITS PROVIDED PER PLANS. SEE A2 SHEET SERIES.

SITE LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE
- * DENOTES FIRE DEPARTMENT CONNECTION
- ⊗ TYPICAL PARKING SPACE
- ⊗ ACCESSIBLE PARKING SPACE
- REFUSE / FIRE TRUCK TURNING RADIUS
38 FT INSIDE
45 FT CENTER
58 FT EXTERIOR

UNIT TYPES

UNIT NAME	BED	BATH	# OF UNITS	UNIT LIVABLE	UNIT BALCONY	UNIT TOTAL	PROJECT LIVABLE	PROJECT BALCONY	PROJECT TOTAL
STUDIO	01	01	61	604 SF	35 SF	640 SF	36,868 SF	2,145 SF	39,013 SF
1 BEDROOM	01	01	160	766 SF	56 SF	822 SF	17,094 SF	1,176 SF	17,260 SF
2 BEDROOM	02	02	77	1,102 SF	56 SF	1,158 SF	17,138 SF	253,459 SF	253,459 SF
TOTAL			298						

DEVELOPMENT DATA

PROJECT DESCRIPTION:
THE PROPOSED BUILDING IS COMPOSED OF 298 UNITS. THE MAJORITY OF THE UNITS ARE SPREAD ACROSS FOUR LEVELS ABOVE A PODIUM WITH SOME TOWNHOME UNITS AT GRADE ON E. POLK ST. TO THE NORTH AND FACING THE PARK TO THE WEST. OTHER USES UNDER THE PODIUM INCLUDE PUBLIC AND PRIVATE PARKING AND A RESIDENTIAL LOBBY. THERE WILL BE TWO LEVELS OF PUBLIC AND PRIVATE PARKING UNDER THE PODIUM.

ZONING:
CURRENT: GENERAL COMMERCIAL C-3
PROPOSED: MULTIFAMILY R-2

CONSTRUCTION TYPE:
BUILDING 01: TYPE I / TYPE V
BUILDING 02: TYPE V
BUILDING 03: TYPE V

BUILDING HEIGHT:
ALLOWED: N/A
PROPOSED: 75 FT

DENSITY:
ALLOWED: N/A
PROPOSED: 298/4,909 = 60.70

LOT COVERAGE:
ALLOWED: N/A
AREA PROVIDED: 105,993 SQ. FT.
SITE NET AREA: 184,777 SQ. FT.
PERCENT PROVIDED: 57.38%

FIRE SPRINKLER:
NFA 13, PER IBC 2018

ADDRESS AND APN:
124-18-0302, 124-18-0303, 124-18-030C, 124-18-030E, 124-18-014, 124-18-017B, 124-18-018C

SITE DATA

SITE AREA:
TOTAL GROSS AREA: 213,816 SF 4.909 acres
TOTAL NET AREA: 184,777 SF 4.242 acres

UNIT MIX

ALL UNITS SHALL BE OF AT LEAST ANSI TYPE 'B' ACCESSIBILITY STANDARDS 2% OF UNITS TO BE ANSI TYPE 'A' ACCESSIBILITY

UNIT TYPE	# OF UNITS	PERCENT
STUDIO	61	20%
1 BEDROOM	160	54%
2 BEDROOM	77	26%
TOTAL	298	100%

ANSI TYPE 'A' UNITS REQUIRED:
298/2100 = 6

VEHICLE PARKING ANALYSIS

PARKING REQUIRED				
UNIT TYPE	# OF UNITS	PARKING UNIT RATIO	GUEST PARKING RATIO	PARKING REQUIRED
STUDIO	61	1.5	0	79
1 BEDROOM	160	1.5	0	240
2 BEDROOM	77	1.5	0	116
TOTAL	298			435

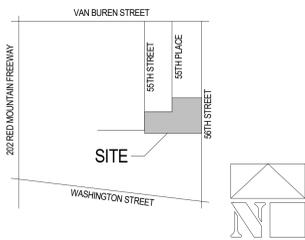
PARKING PROVIDED		ACCESSIBLE PARKING:	
EV	42	REQUIRED: (2% OF PARKING PROVIDED): 435 x 0.02 = 9	PROPOSED: 9 SPACES
GARAGE P1	131	E.V. PARKING REQUIRED	REQUIRED: 10% OF PARKING = 435 x 0.10 = 44
GARAGE P2	153	PROVIDED:	44 E.V. - (INCLUDING 1-ADA E.V. PARKING)
PRIVATE GARAGE	22		
SITE OPEN	86		
SITE OPEN E.V.	1		
TOTAL PROVIDED	435		

BICYCLE PARKING ANALYSIS

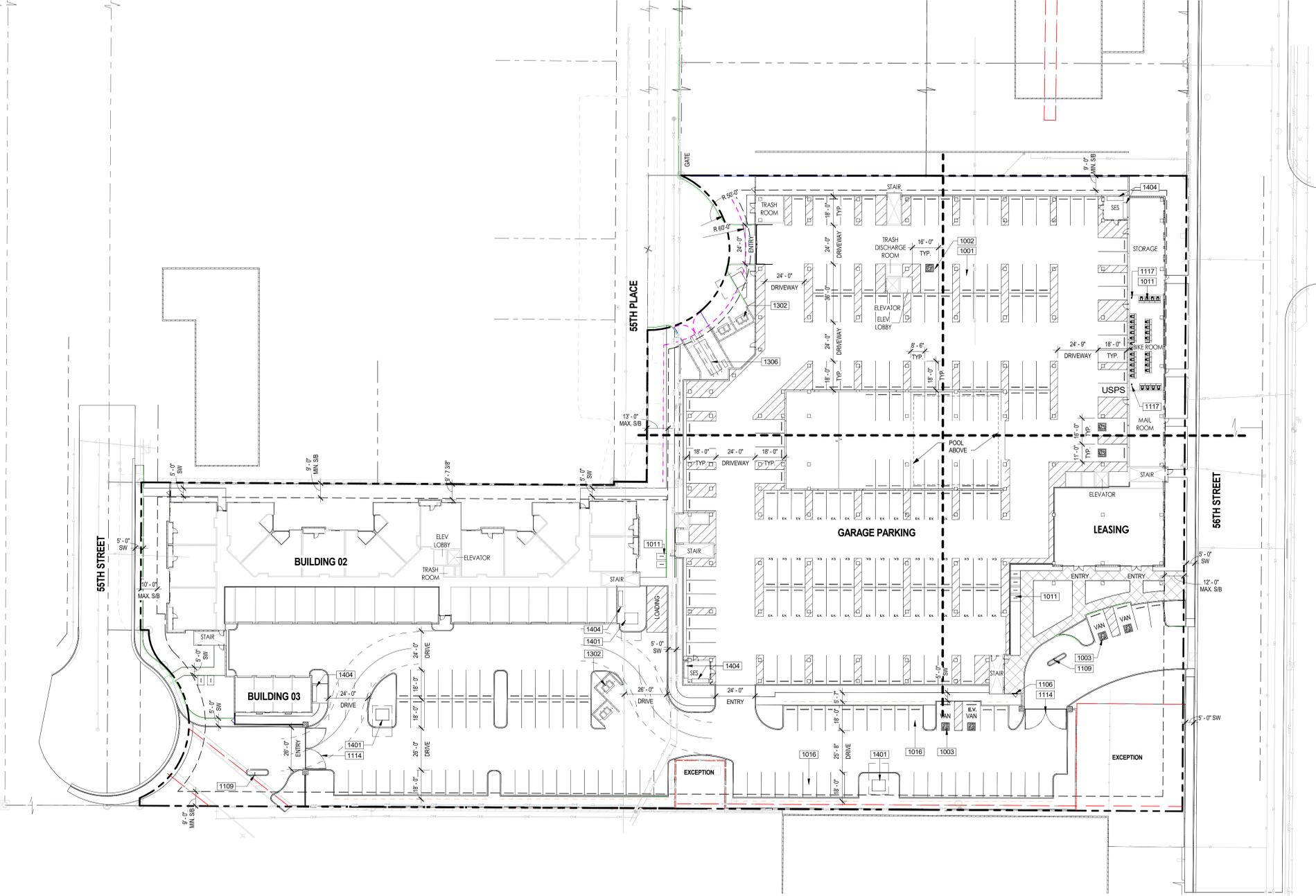
MULTIFAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE COMMON BICYCLE PARKING AT 0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH A MAXIMUM OF 50 SPACES. (PER SECTION 137 H.6.4)

BIKE PARKING PROVIDED		REQUIRED:	
BIKE PARKING AT RESIDENTIAL LEVELS	20	0.25 BICYCLE SPACES PER UNIT WITH A MAXIMUM OF 50 SPACES	
BIKE PARKING SECURED	30		298 UNITS x 0.25 = 74.5 (75 SPACES)
BIKE PARKING SURFACE	8		
TOTAL PROVIDED	58	PROVIDED:	58 SPACES

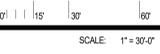
VICINITY MAP



KIVA NUMBER: 17-3832
SDEV NUMBER: 1700784
FACT NUMBER: 2201912
O/S NUMBER: 09-28



PRELIMINARY SITE PLAN



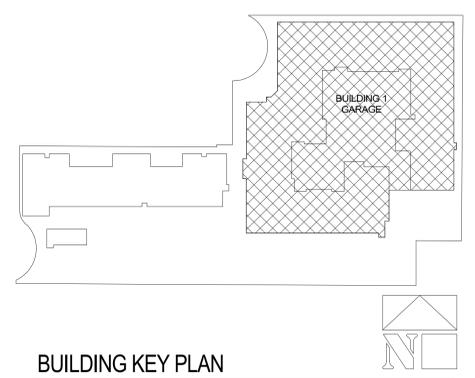
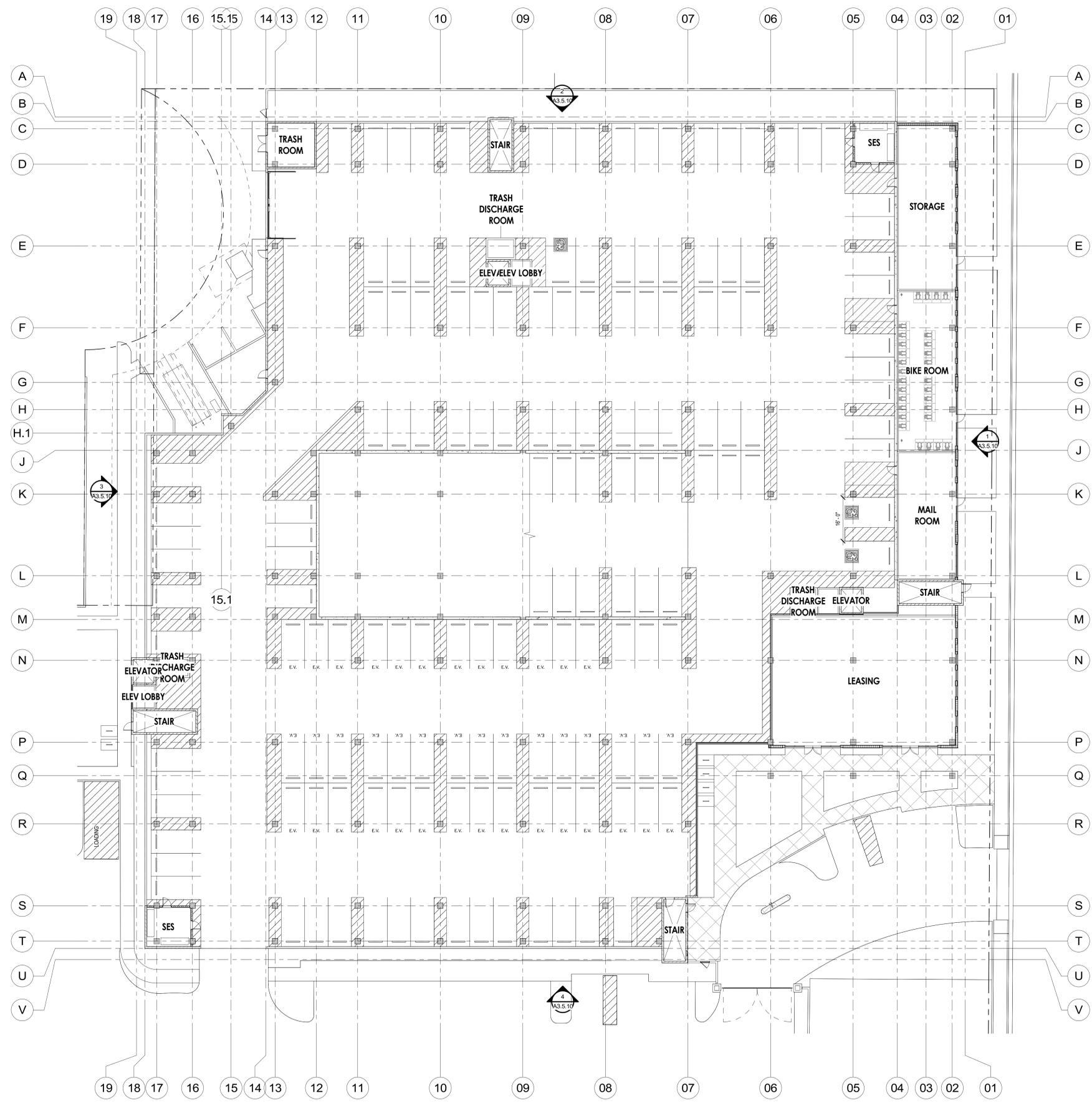
BROADSTONE
56TH & WASHINGTON
30 NORTH 56TH STREET
PHOENIX, ARIZONA

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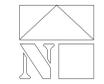
DATE: MAY 25TH, 2023 ORB #: 22-213
A1.10
PRELIMINARY SITE PLAN



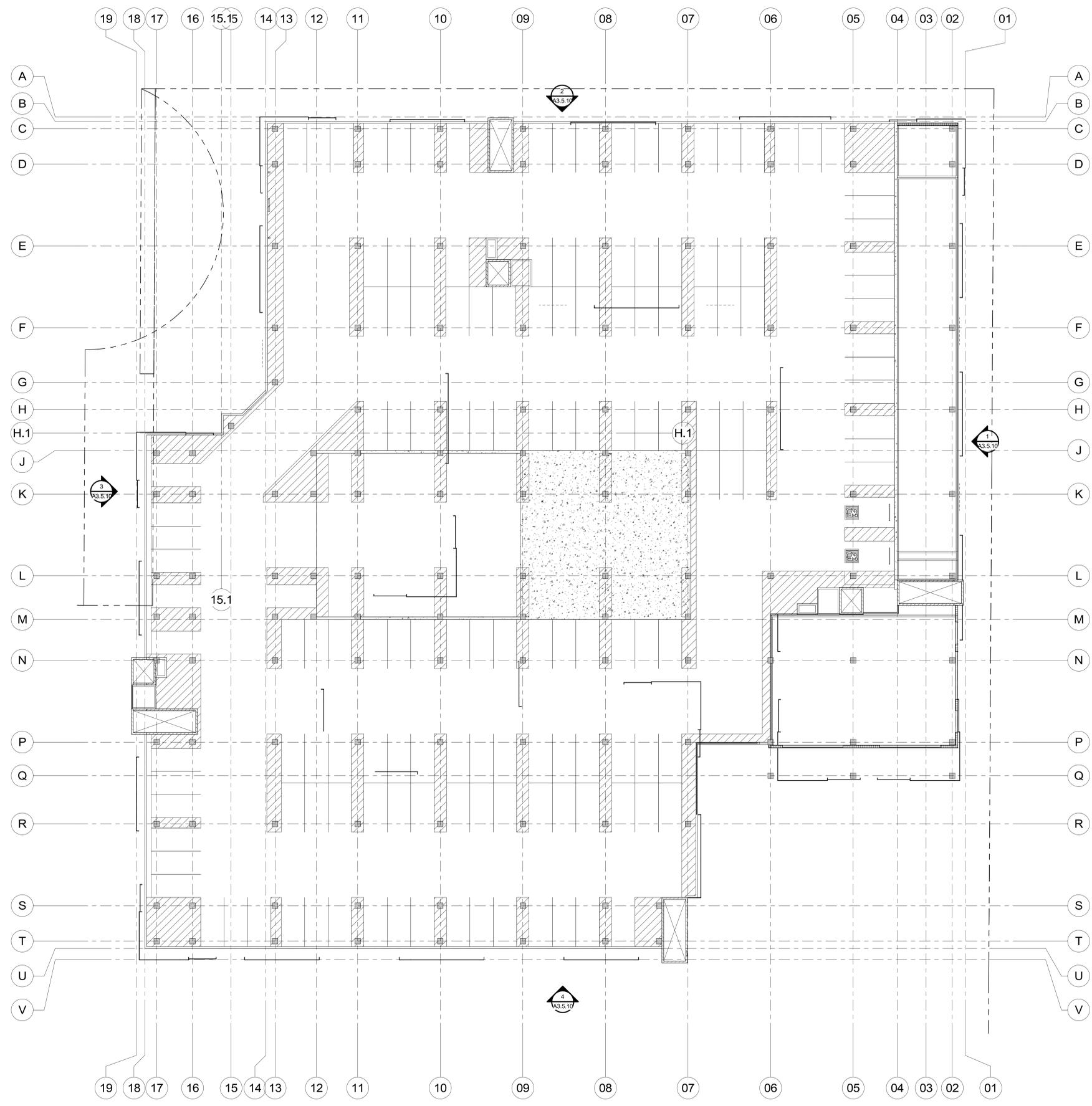
BUILDING KEY PLAN

KVA NUMBER:	17-3832
SOEY NUMBER:	1700784
PARP NUMBER:	
LPRN NUMBER:	
PREM NUMBER:	
SCM NUMBER:	
OS NUMBER:	09-28

1 BLDG 01 - LEVEL P1 OVERALL
SCALE: 1/16" = 1'-0"



12/14/2023 11:54:24 AM



Autodesk Docs://22-213 56th Street & Washington - BUILD/22-213 56th & Washington.v4

1 BLDG 01 - LEVEL P2 OVERALL

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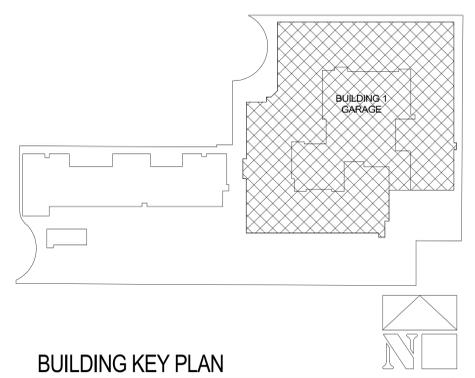
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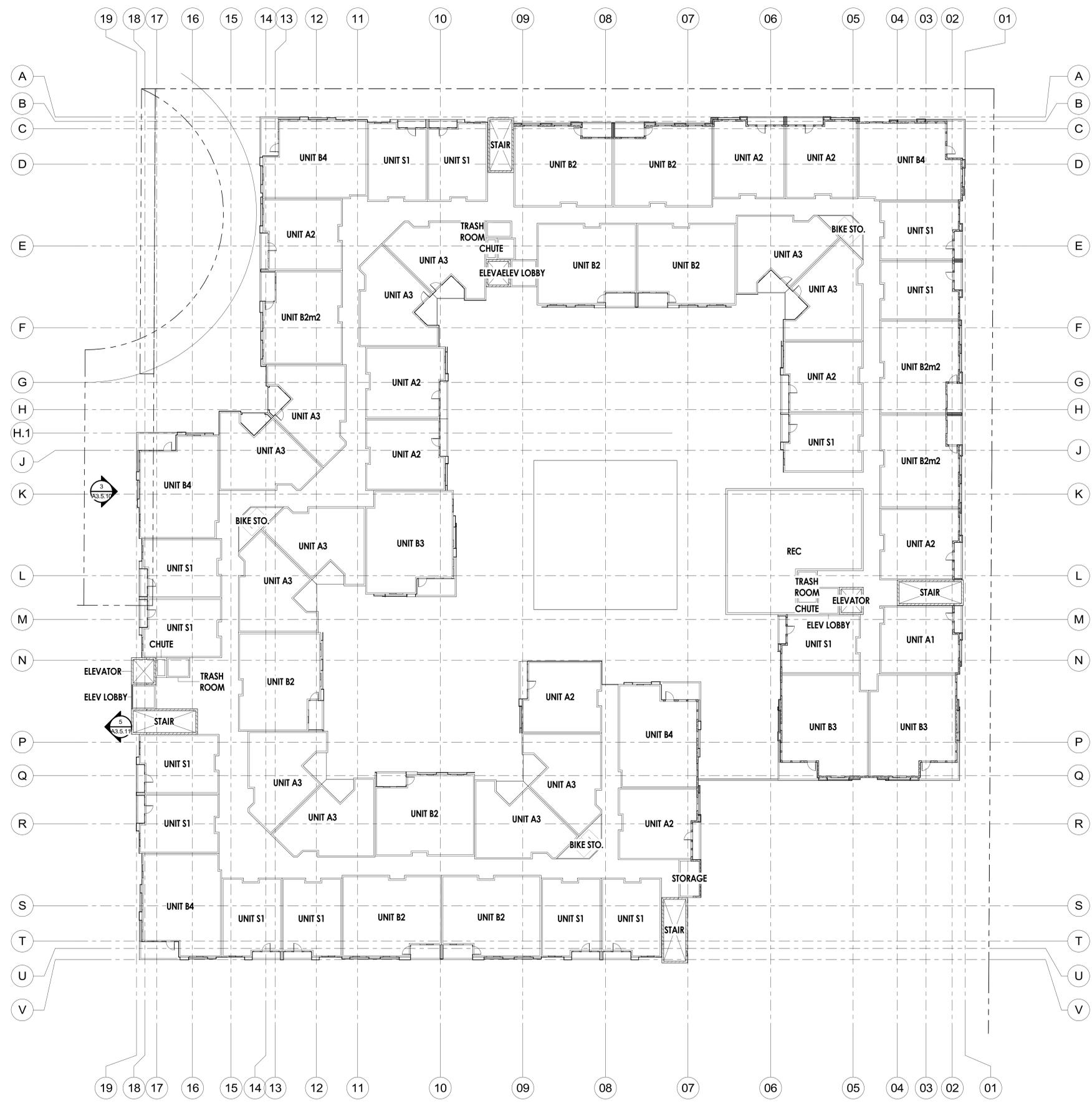


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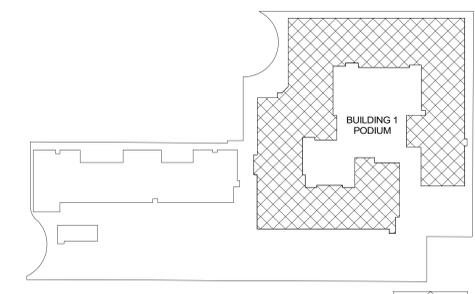
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SOEY NUMBER:	1700784
PARP NUMBER:	
LPRN NUMBER:	
PREL NUMBER:	
SCM NUMBER:	
OS NUMBER:	09-28

DATE: MAY 25TH, 2023 ORB #: 22-213

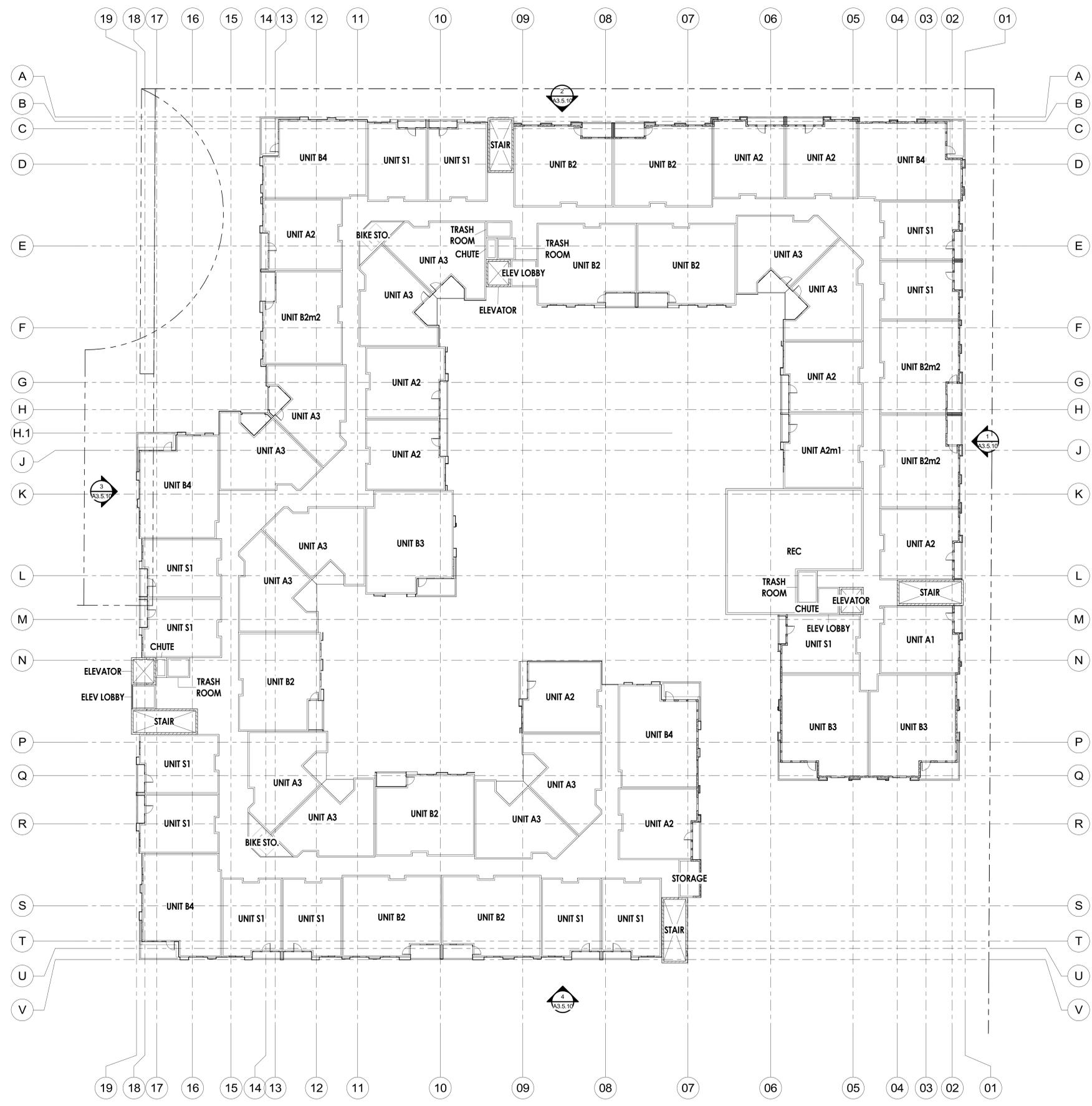
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 BUILDING 01 PLAN - LEVEL P2



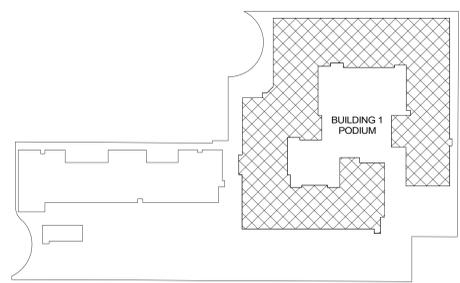
1 LEVEL L1 OVERALL



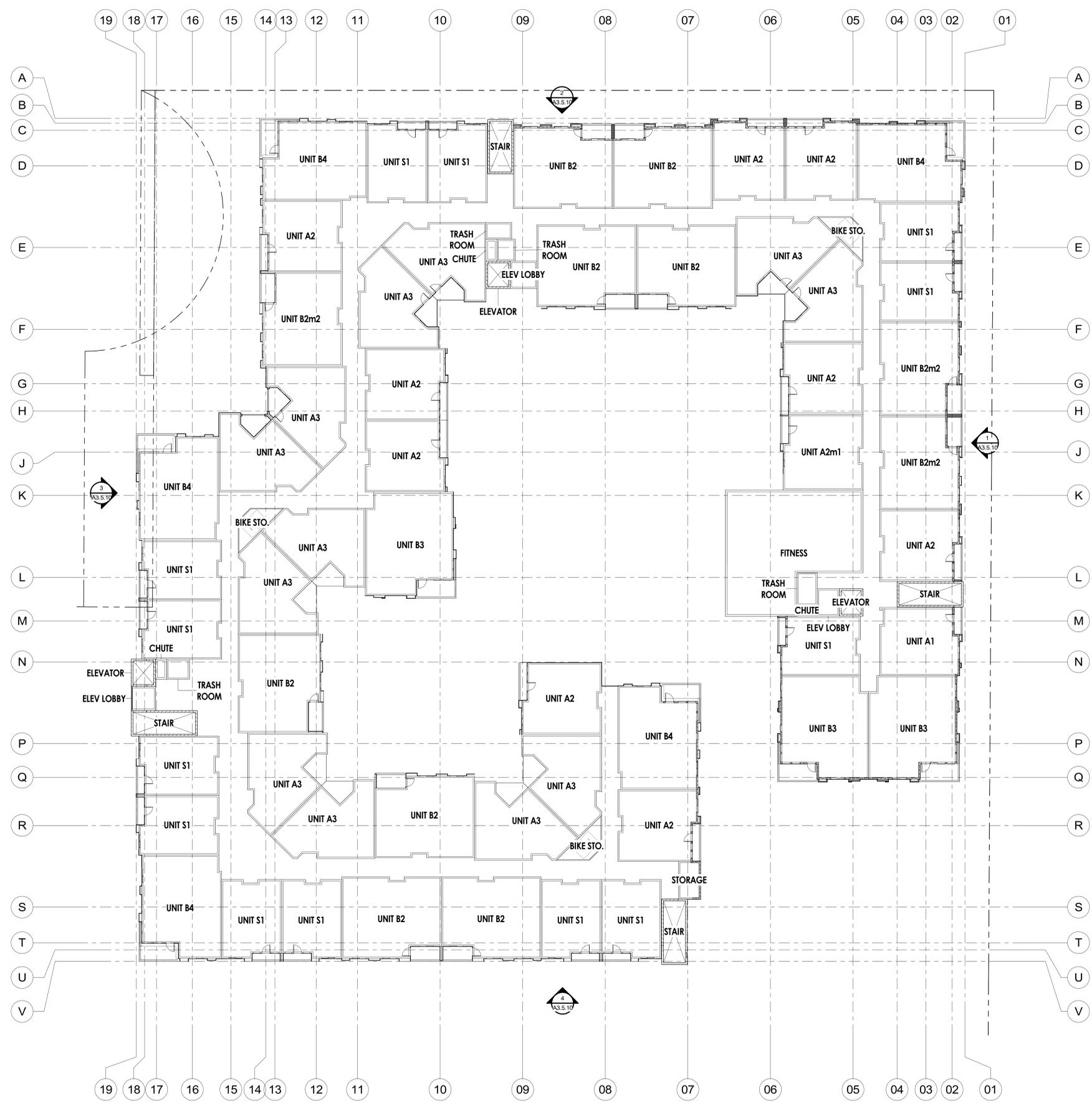
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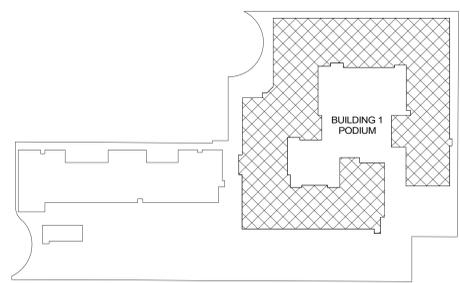
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SCALE: 1/16" = 1'-0"



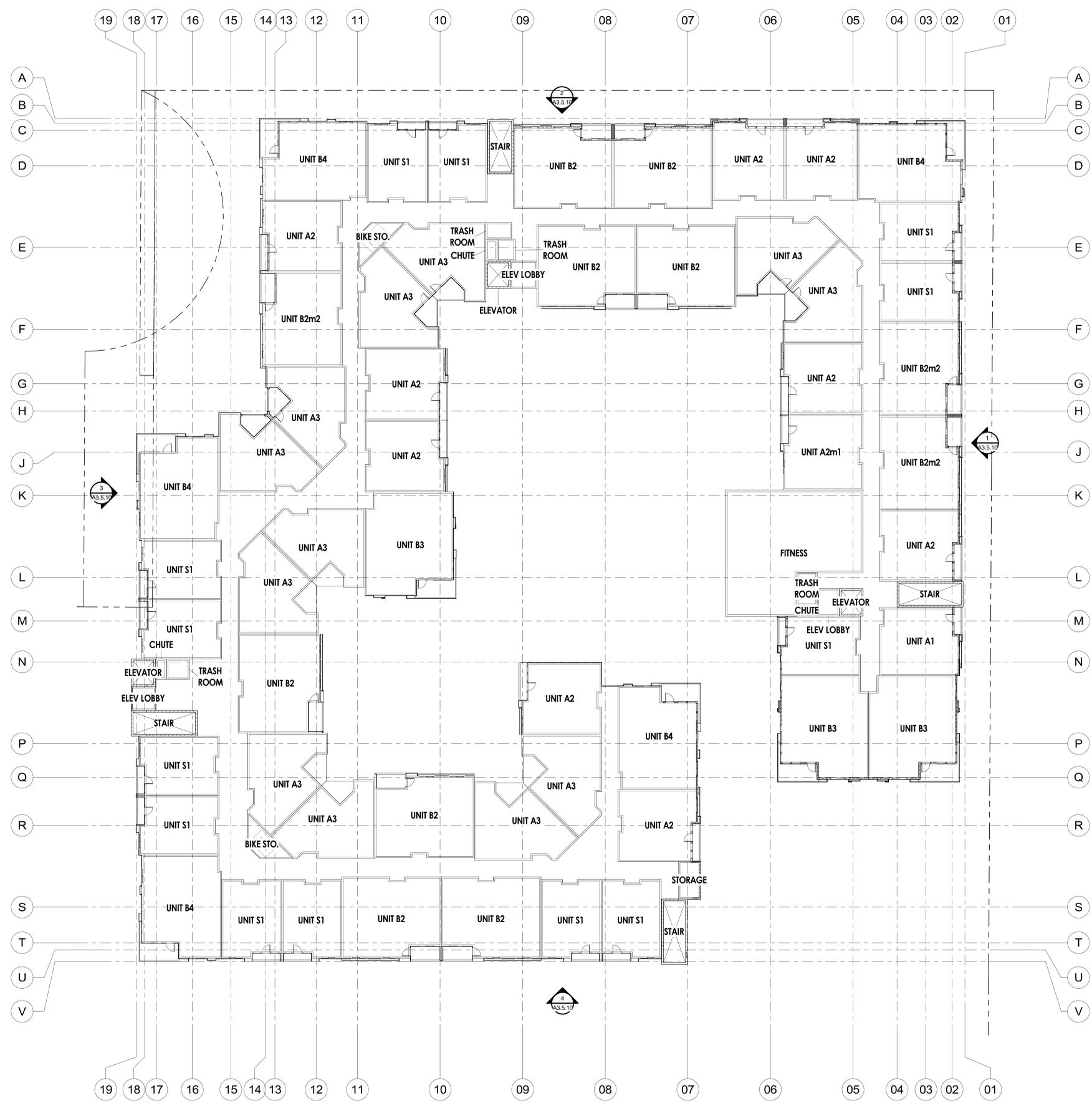
BUILDING KEY PLAN



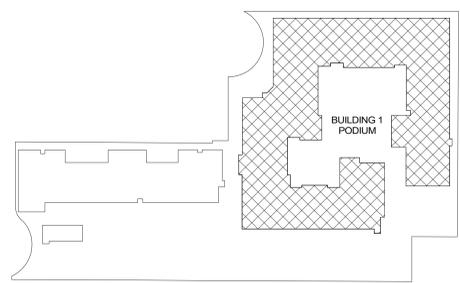
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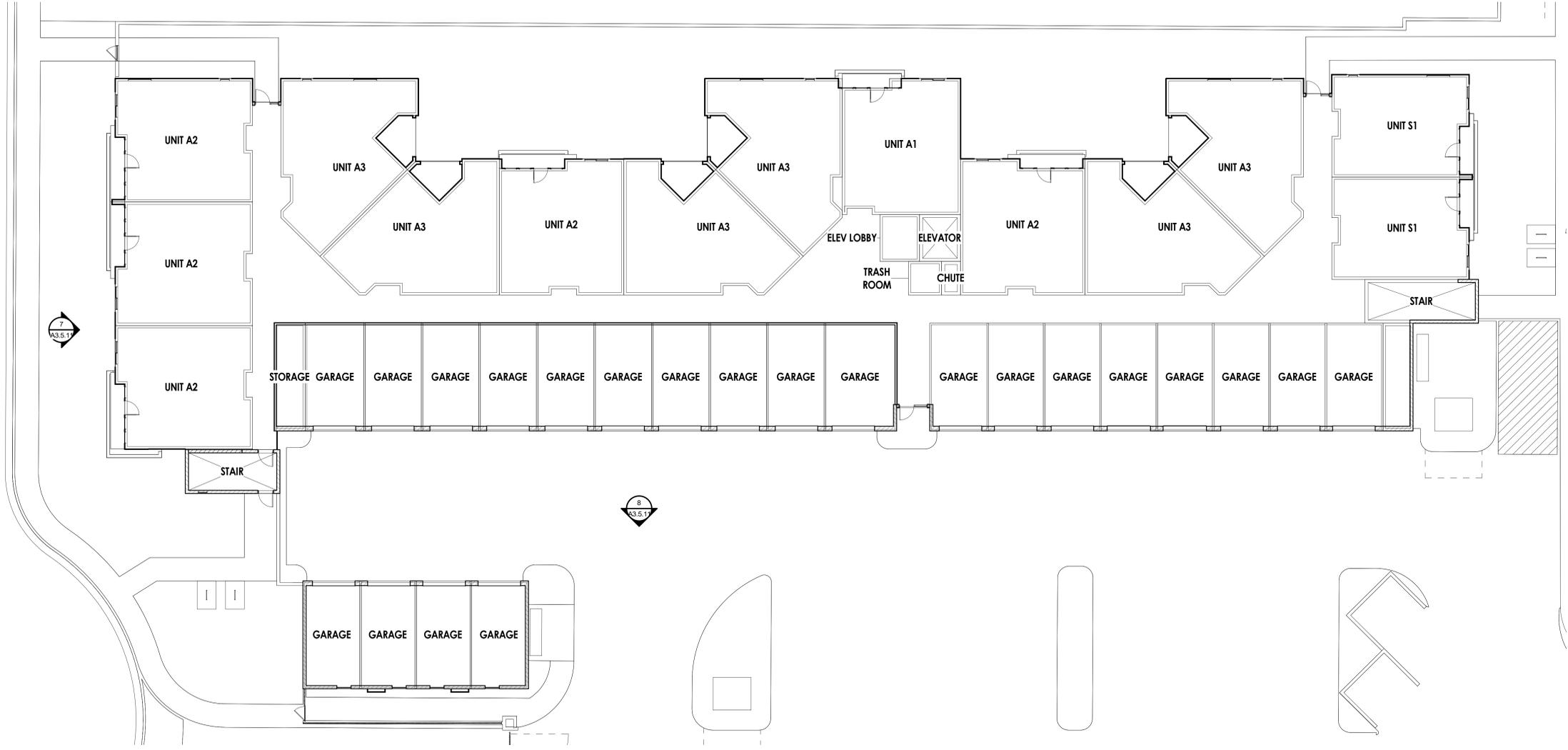


BUILDING KEY PLAN



1 BLDG 01 - LEVEL L4 OVERALL
SCALE: 1/16" = 1'-0"





1 BLDG 02+03 PLAN - LEVEL L1 SCALE: 3/32" = 1'-0"

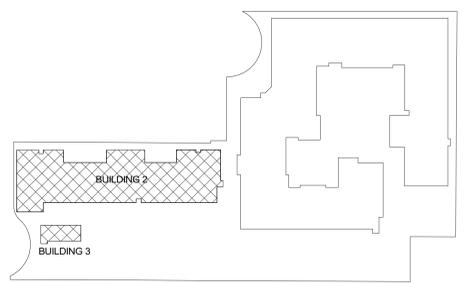


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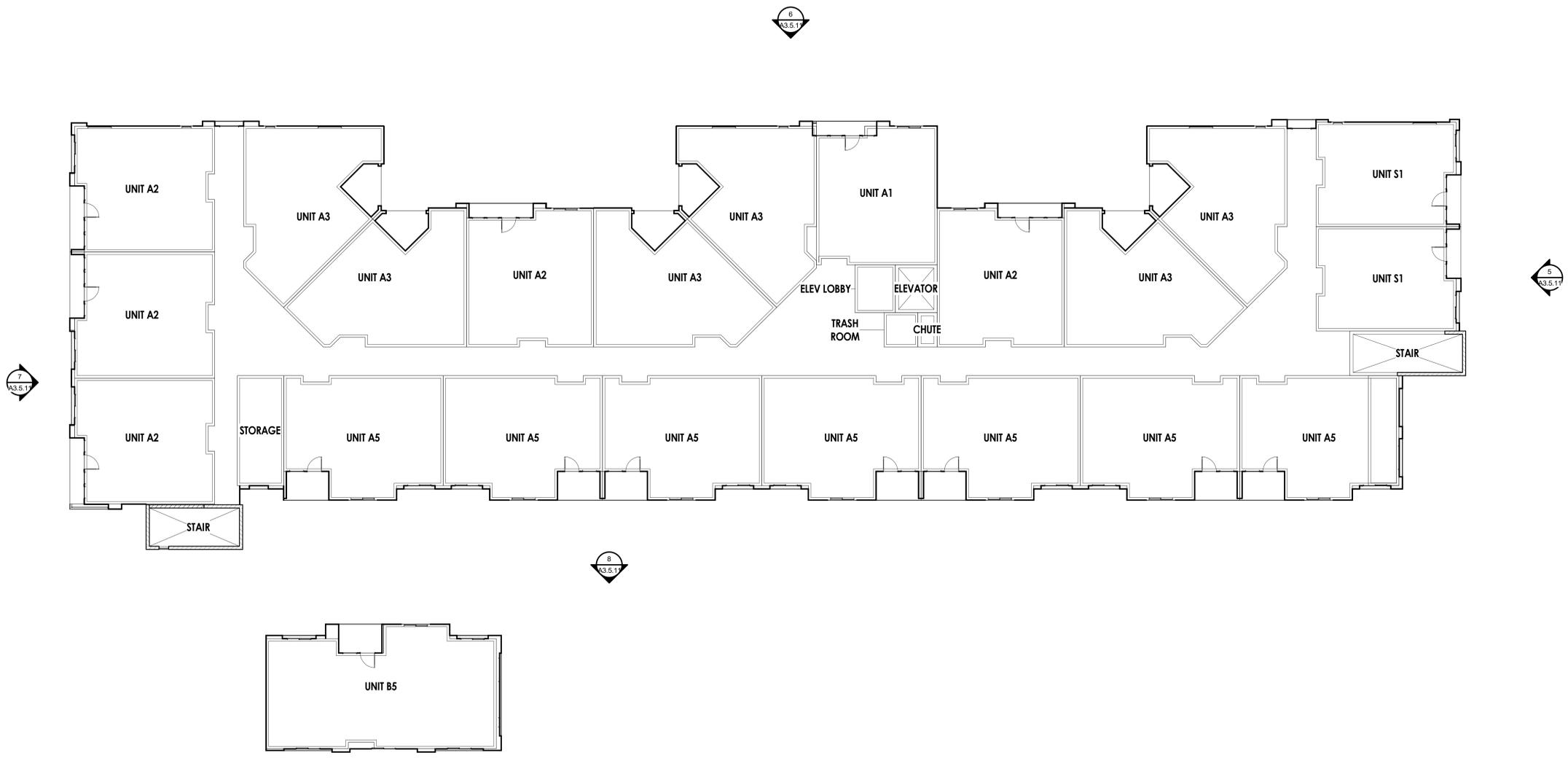
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BUILDING KEY PLAN

DATE: MAY 25TH, 2023 ORB #: 22-213

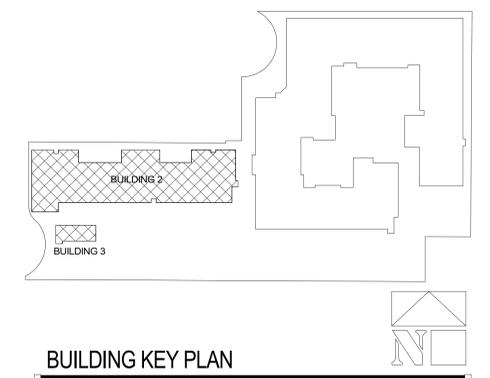
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BUILDINGS 02 + 03 LEVEL L1B

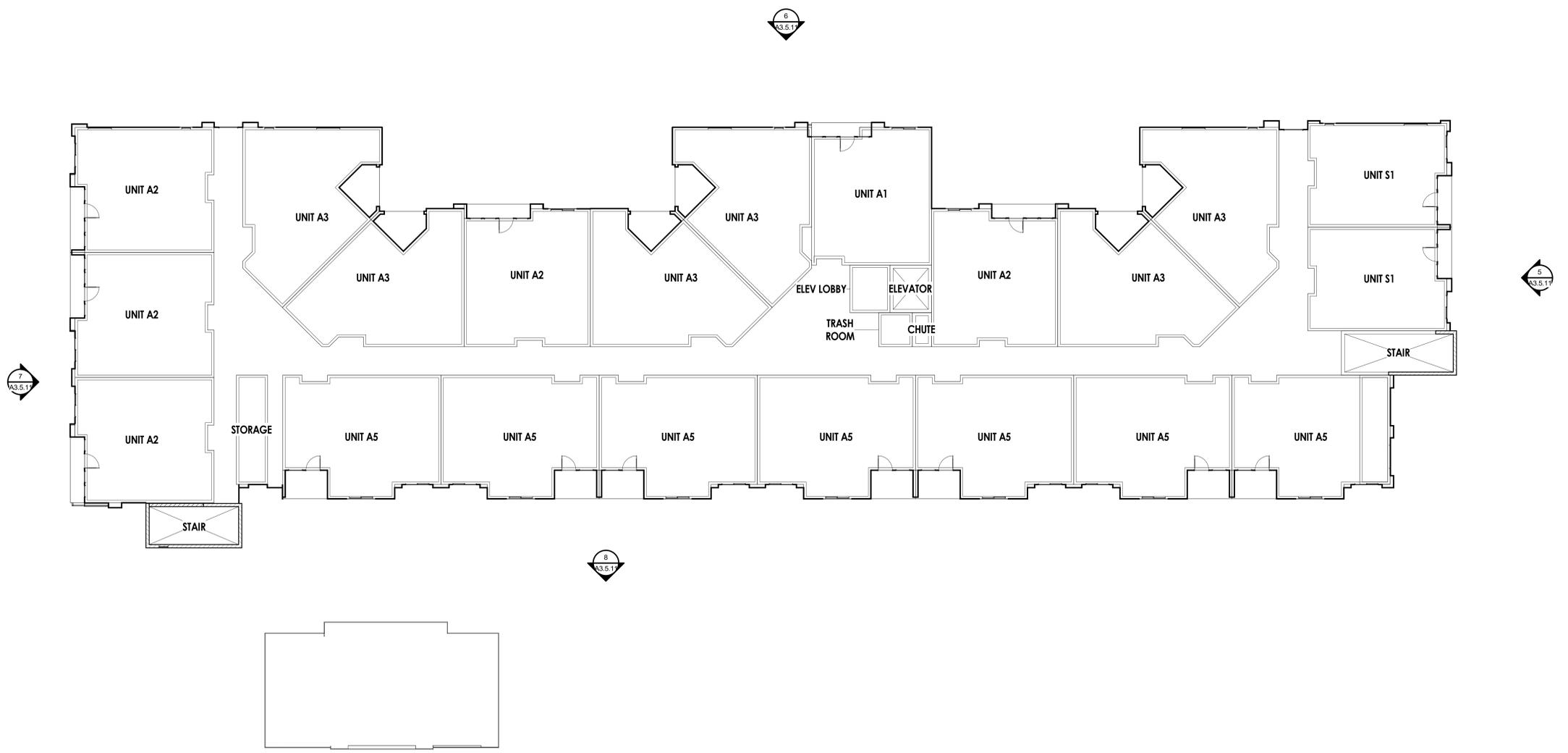


1 BLDG 02+03 PLAN - LEVEL L2

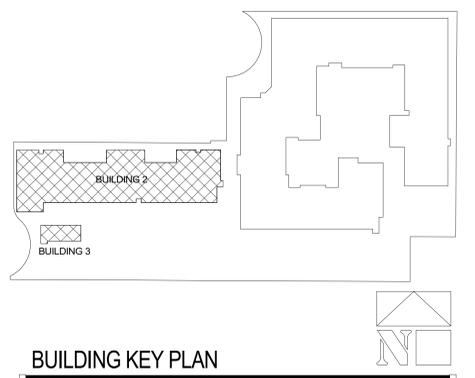
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SCALE: 3/32" = 1'-0"

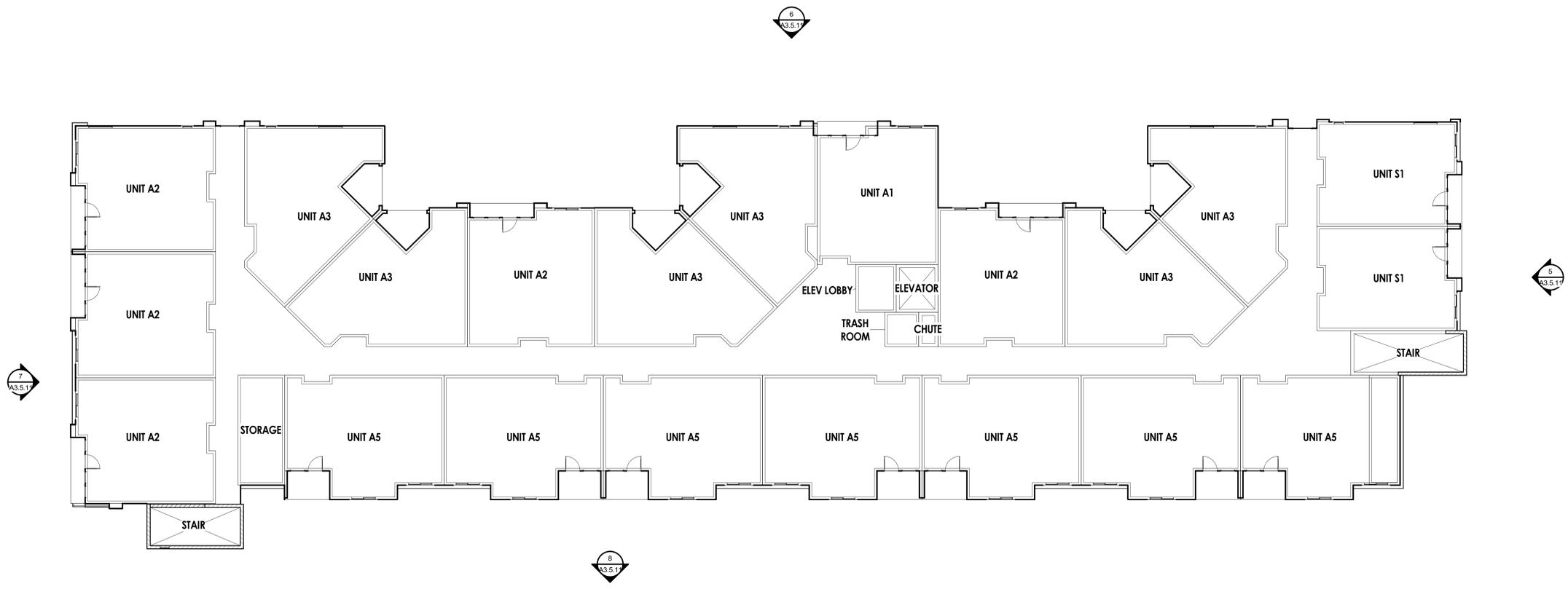




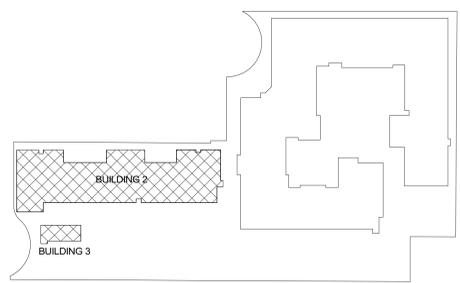
1 **BLDG 02+03 PLAN - LEVEL L3** SCALE: 3/32" = 1'-0"



BUILDING KEY PLAN



1 BLDG 02+03 PLAN - LEVEL L4
SCALE: 3/32" = 1'-0"
NO



BUILDING KEY PLAN

Tab E



1 BLDG 1 - EAST ELEVATION SCALE: 1/16" = 1'-0"



2 BLDG 1 - NORTH ELEVATION SCALE: 1/16" = 1'-0"



3 BLDG 1 - WEST ELEVATION SCALE: 1/16" = 1'-0"



4 BLDG 1 - SOUTH ELEVATION SCALE: 1/16" = 1'-0"

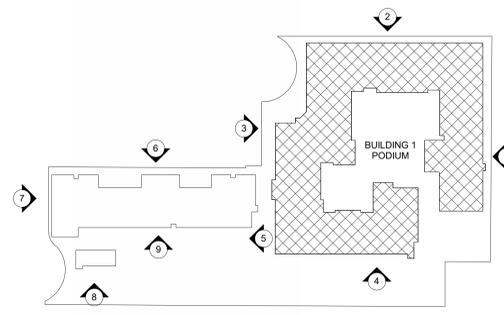
MATERIAL KEY

A	STUCCO FINISH DUNN EDWARDS DE6228 "PLAY ON GRAY"
B	STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"
C	STUCCO FINISH DUNN EDWARDS DE6369 "LEGENDARY GRAY"
D	STUCCO FINISH DUNN EDWARDS DE6369 "COVERED IN PLATINUM"
E	STUCCO FINISH DUNN EDWARDS DE6231 "SHAKER GRAY"
F	INTEGRAL COLOR 8x8x16 MASONRY UNIT "AUTUMN"
G	INTEGRAL COLOR 4x8x16 MASONRY UNIT "OPAL"
H	METAL RAILINGS AND STEEL CANOPIES DUNN EDWARDS DE6378 "JET"
I	ALUMINUM STOREFRONT SYSTEM COLOR BLACK
J	VINYL WINDOW FRAME COLOR WHITE BOTH SIDES
K	2x2 WELDED WIRE MESH RAILING PANEL DUNN EDWARDS DE6378 "JET"
L	WINDOW GLASS, DUAL PANE, LOW "E" CLEAR GLASS
M	EXPOSED 8x8x16 CMU
N	PAINTED CMU - COLOR TO MATCH AUTUMN CMU
O	EXPOSED CONCRETE CAST-IN-PLACE
P	DOOR PAINTED DUNN EDWARDS DE6369 "LEGENDARY GRAY"

ELEVATIONS GENERAL NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE SEPARATE PERMIT.
6. AT ELEVATIONS NOT DRAWN, EXTERIOR FINISHES SHALL BE ASSUMED TO CONTINUE AROUND EXTERIOR FLOOR PLAN "POP-OUTS" AND TERMINATE AT INSIDE CORNERS. REFER TO ELEVATIONS AND WALL TYPES.
7. WINDOWS TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE.
8. ALL UNIT BALCONY/PATIO DOORS SHALL BE PAINTED ON THE EXTERIOR SIDE DUNN EDWARDS DE6378 "JET" LRV 9.
9. PATIO/BALCONY CEILING PAINTED TO MATCH UNIT INTERIOR CEILING.
10. COORDINATE ALL MECHANICAL VENT LOCATIONS WITH MECHANICAL AND WINDOW OPERABLE SIDE.

KEYNOTES



BUILDING KEY PLAN

KIVA NUMBER:	17-3832
SDCY NUMBER:	1700784
PAPP NUMBER:	
LPRN NUMBER:	
PRELN NUMBER:	
SCM NUMBER:	
O/S NUMBER:	09-28

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DATE: MAY 25TH, 2023 ORB #: 22-213

A3.5.10
BUILDING 01 - ELEVATIONS COLOR



5 BLDG 2&3 - EAST ELEVATION SCALE: 1/16" = 1'-0"



6 BLDG 2&3 - NORTH ELEVATION SCALE: 1/16" = 1'-0"



7 BLDG 2&3 - WEST ELEVATION SCALE: 1/16" = 1'-0"



8 BLDG 3 - NORTH ELEVATION SCALE: 1/16" = 1'-0"



9 BLDG 2&3 - SOUTH ELEVATION SCALE: 1/16" = 1'-0"

MATERIAL KEY

A	STUCCO FINISH DUNN EDWARDS DE6228 "PLAY ON GRAY"
B	STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"
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- SIGNS REQUIRE SEPARATE PERMIT.
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- PATIO/BALCONY CEILING PAINTED TO MATCH UNIT INTERIOR CEILING.
- COORDINATE ALL MECHANICAL VENT LOCATIONS WITH MECHANICAL AND WINDOW OPERABLE SIDE.

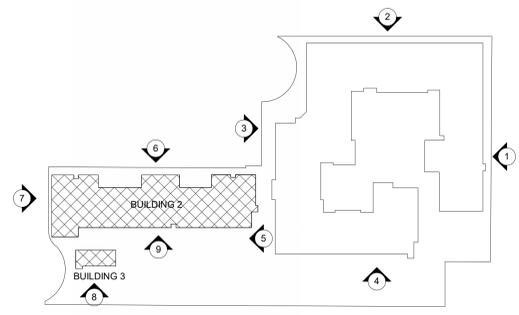
KEYNOTES

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BUILDING KEY PLAN

KIVA NUMBER:	17-3832
SDVEY NUMBER:	1700784
PARP NUMBER:	
LPFN NUMBER:	
PRELN NUMBER:	
SCM NUMBER:	
O/S NUMBER:	09-28

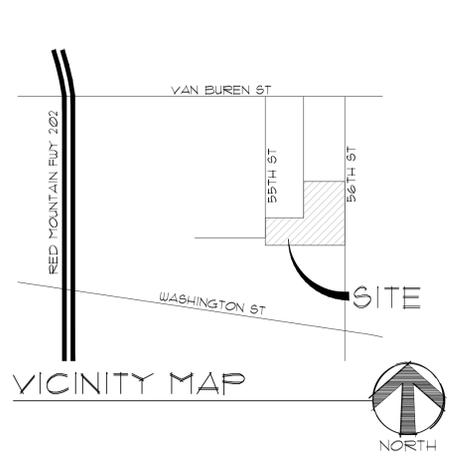
DATE: MAY 25TH, 2023 ORB #: 22-213

A3.5.11
BUILDING 02 - ELEVATIONS COLOR

Tab F

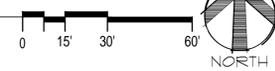
CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL SITE CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



CONCEPTUAL LANDSCAPE PLAN (STREET LEVEL)

SCALE: 1"=30'-0"



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	COMMENTS
TREES		
<i>Acacia salicina</i>	Willow Acacia	Standard Trunk, Dense Canopy
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	Multi Trunk
<i>Ficus nitida 'Columna'</i>	Columnar Ficus	Standard Trunk, Dense Canopy
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	Multi-Trunk, Dense Canopy
<i>Phoenix dactylifera 'Medjool'</i>	Medjool Date Palm	Diamond Cut, Matching Form
<i>Quercus virginiana 'Cathedral'</i>	Cathedral Live Oak	Standard Trunk, Dense Canopy
<i>Ulmus parvifolia 'Drake'</i>	Drake Chinese Elm	Standard Trunk, Dense Canopy
ACCENTS & VINES		
<i>Aloe barbadensis</i>	Medicinal Aloe - Orange	As Per Plan
<i>Bambusa oldhamii</i>	Oldham Bamboo	As Per Plan
<i>Bougainvillea 'Barbara Keras'</i>	Vine Bougainvillea	As Per Plan
<i>Bougainvillea 'Torch Glow'</i>	Bougainvillea	As Per Plan
<i>Cycas revoluta</i>	Sago Palm	As Per Plan
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	As Per Plan

ACCENTS & VINES		
<i>Dasylirotr quadrangulum</i>	Toothless Spoon	As Per Plan
<i>Nolina nelsonii</i>	Blue Nolina	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	As Per Plan
<i>Hesperaloe parviflora 'Papa'</i>	Brakelights Red Yucca	As Per Plan
<i>Parthenocissus sp. 'Hacienda'</i>	Hacienda Creeper	As Per Plan
<i>Pedilanthus macrocarpus</i>	Lady Slipper Plant	As Per Plan
<i>Tecoma stans 'Orange Jubilee'</i>	Orange Jubilee Vine	As Per Plan
SHRUBS		
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	As Per Plan
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopseed Bush	As Per Plan
<i>Eremophila hygrophana</i>	Blue Bells	As Per Plan
<i>Eremophila glabra 'Winter Blaze'</i>	Winter Blaze	As Per Plan
<i>Ficus benjamina 'Midnight'</i>	Midnight Ficus	As Per Plan
<i>Hibiscus rosa-sinensis</i>	Dwarf Hibiscus	As Per Plan

SHRUBS		
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	As Per Plan
<i>Tecoma hybrid 'Bells of Fire'</i>	Bells of Fire	As Per Plan
<i>Tecoma stans</i>	Yellow Bells	As Per Plan
<i>Tecoma stans 'Orange Jubilee'</i>	Orange Jubilee	Tree Form Per Plan
GROUND COVERS		
<i>Lantana hybrid 'Bandara'</i>	Red Lantana	As Per Plan
<i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	As Per Plan
<i>Eremophila glabra 'Mingeneu Gold'</i>	Outback Sunrise	As Per Plan
<i>Mycoporum parvifolium</i>	Trailing Mycoporum	As Per Plan
<i>Tradescantia pallida</i>	Purple Heart	As Per Plan
<i>Wedelia trilobata</i>	Wedelia	As Per Plan
<i>Seasonal Annuals</i>	Seasonal Annuals	12" O.C. Per Plan

MISCELLANEOUS

Decomposed Granite - Color: TBD - Size: 1/2" Screened, 2" depth in all planting areas (typ)

Synthetic Turf Podium Deck - Manuf: EasyTurf Type: Olive Lush or Equal

Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List

Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.

SHADE STUDY LEGEND	
	PUBLIC WALK
	PUBLIC WALK WITH SHADE COVERAGE
	SHADE WALK COVERAGE %
	4,494 SQ. FT.
	3,510 SQ. FT.
	78% (75% REQ.)

KIVA #: _____
 SDEV #: _____
 PAPP#: _____
 LPRN#: _____

PRELIM #: _____
 SCAM#: _____
 C/S#: _____

BLUE STAKE
 Call before you Dig
 602-263-1100
Avoid cutting underground utility lines. It's costly.

PUD SUBMITTAL
 DATE: JULY 7, 2023 ORB #: 22-213

CLS-1
 CONCEPTUAL LANDSCAPE PLAN

BROADSTONE
 56TH & WASHINGTON
 30 NORTH 56TH STREET
 PHOENIX, ARIZONA

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ORB
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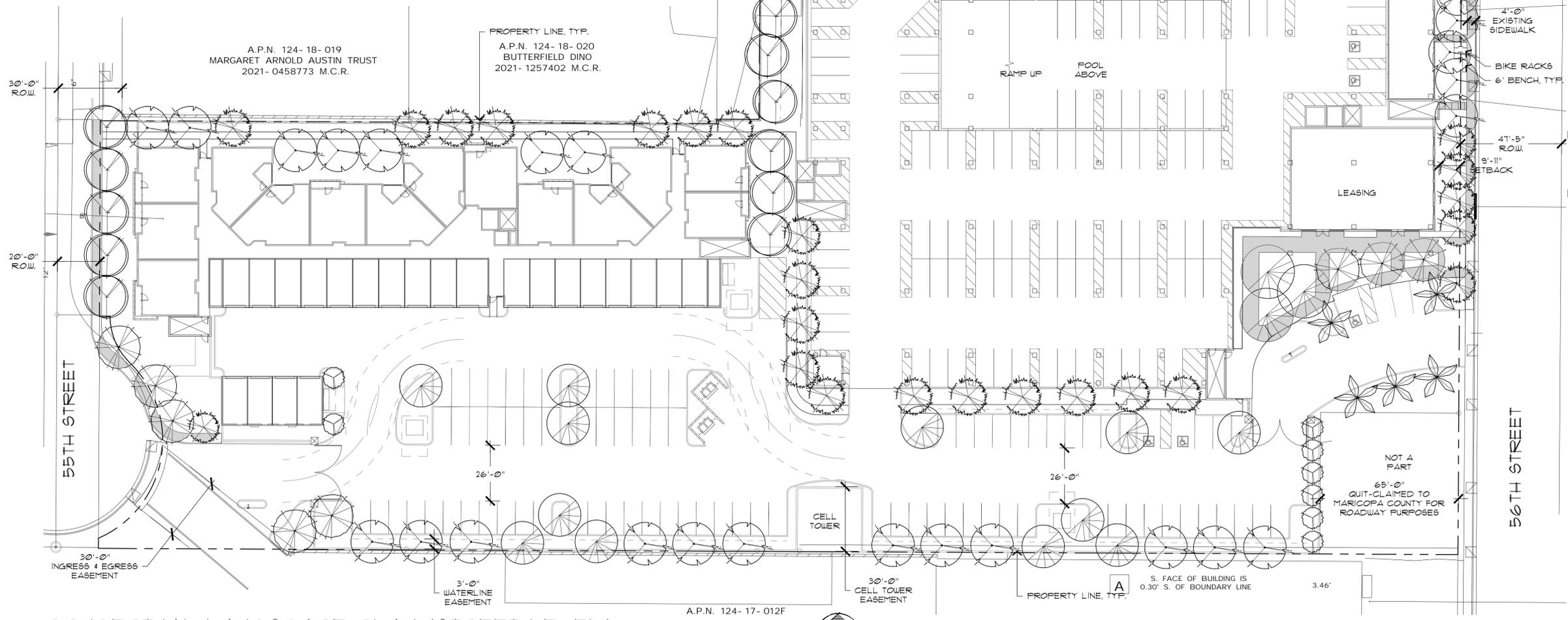
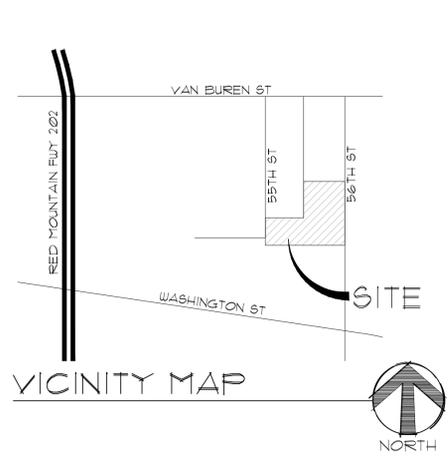
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FILE: Users\collab\Collab\Collaborative 1 Dropbox\Landscapes\Alliance Residential\Broadstone 56th & Washington\PUID Submitted\56th & Washington - CLS.dwg USER:collab\ DATE: Jul, 07 2023 TIME: 08:50 am

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7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL SITE CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



CONCEPTUAL LANDSCAPE PLAN (STREET LEVEL)
SCALE: 1"=30'-0"

CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	COMMENTS
TREES		
<i>Acacia salicina</i>	Willow Acacia	Standard Trunk, Dense Canopy
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	Multi Trunk
<i>Ficus nitida</i> 'Column'	Columnar Ficus	Standard Trunk, Dense Canopy
<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive	Multi-Trunk, Dense Canopy
<i>Phoenix dactylifera</i> 'Medjool'	Medjool Date Palm	Diamond Cut, Matching Form
<i>Quercus virginiana</i> 'Cathedral'	Cathedral Live Oak	Standard Trunk, Dense Canopy
<i>Ulmus parvifolia</i> 'Drake'	Drake Chinese Elm	Standard Trunk, Dense Canopy
ACCENTS & VINES		
<i>Aloe barbadensis</i>	Medicinal Aloe - Orange	As Per Plan
<i>Bambusa oldhamii</i>	Oldham Bamboo	As Per Plan
<i>Bougainvillea</i> 'Barbara Keras'	Vine Bougainvillea	As Per Plan
<i>Bougainvillea</i> 'Torch Glow'	Bougainvillea	As Per Plan
<i>Cycas revoluta</i>	Sago Palm	As Per Plan
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	As Per Plan

ACCENTS & VINES		
<i>Dasylirion quadrangulum</i>	Toothless Spoon	As Per Plan
<i>Nolina nelsonii</i>	Blue Nolina	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	As Per Plan
<i>Hesperaloe parviflora</i> 'Parpa'	Brakelights Red Yucca	As Per Plan
<i>Parthenocissus</i> sp. 'Hacienda'	Hacienda Creeper	As Per Plan
<i>Pedilanthus macrocarpus</i>	Lady Slipper Plant	As Per Plan
<i>Tecoma stans</i> 'Orange Jubilee'	Orange Jubilee Vine	As Per Plan Plant Train to wall or palm trunk
SHRUBS		
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	As Per Plan
<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hopseed Bush	As Per Plan
<i>Eremophila hydrophana</i>	Blue Bells	As Per Plan
<i>Eremophila glabra</i> 'Winter Blaze'	Winter Blaze	As Per Plan
<i>Ficus benjamina</i> 'Midnight'	Midnight Ficus	As Per Plan
<i>Hibiscus rosa-sinensis</i>	Dwarf Hibiscus	As Per Plan

SHRUBS		
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	As Per Plan
<i>Tecoma hybrid</i> 'Bells of Fire'	Bells of Fire	As Per Plan
<i>Tecoma stans</i>	Yellow Bells	As Per Plan
<i>Tecoma stans</i> 'Orange Jubilee'	Orange Jubilee	Tree Form Per Plan
GROUND COVERS		
<i>Lantana hybrid</i> 'Bandara'	Red Lantana	As Per Plan
<i>Lantana hybrid</i> 'New Gold'	New Gold Lantana	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	As Per Plan
<i>Eremophila glabra</i> 'Mingeneu Gold'	Outback Sunrise	As Per Plan
<i>Myoporum parvifolium</i>	Trailing Myoporum	As Per Plan
<i>Tradescantia pallida</i>	Purple Heart	As Per Plan
<i>Wedelia trilobata</i>	Wedelia	As Per Plan
<i>Seasonal Annuals</i>	Seasonal Annuals	12" O.C. Per Plan

MISCELLANEOUS		
Decomposed Granite - Color: TBD - Size: 1/2" Screened, 2" depth in all planting areas (typ)		
Synthetic Turf Podium Deck - Manuf: EasyTurf Type: Olive Lush or Equal		
Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List		
Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.		
SHADE STUDY LEGEND		
	PUBLIC WALK	4,494 SQ. FT.
	PUBLIC WALK WITH SHADE COVERAGE	3,510 SQ. FT.
	SHADED WALK COVERAGE %	78% (75% REQ.)

KIVA #: _____
SDEV #: _____
PAPP #: _____
LPRN #: _____

PRELIM #: _____
SCAM #: _____
CIS #: _____

BROADSTONE
56TH & WASHINGTON
30 NORTH 56TH STREET
PHOENIX, ARIZONA

Office of Rich Barber
ORB
Architecture, LLC

WorldHO@ORBArch.com

ALLIANCE
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BLUE STAKE
Call before you Dig
602-263-1100
Avoid cutting underground utility lines. It's costly.

PUD SUBMITTAL
DATE: JULY 7, 2023 ORB #: 22-213

CLS-2
CONCEPTUAL
LANDSCAPE PLAN

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