

Resilient Living at Sunnyslope PUD



**1.08 Acre Site Located Approximately 275 Feet East of the
Southeast Corner of 19th Avenue and Sahuaro Drive
(the "Property")**

Z-51-23-3

1st Submittal Date: August 17, 2023

2nd Submittal Date: October 13, 2023

3rd Submittal Date: October 30, 2023

Hearing Draft: November 2, 2023

City Council Adopted: January 3, 2024

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

Development Team

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Exhibits

- Tab A:** Aerial and Zoning Maps
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- Tab I:** Conceptual Wall Plan and Details
- Tab J:** Conceptual Building Plans and Site Sections

A. Purpose and Intent

Quarles & Brady LLP submits this rezoning application on behalf of Resilient Health Inc. ("Resilient") in regard to the roughly 1.08 gross acre site located east of the Southeast corner of 19th Avenue and Sahuaro Drive (1815 West Sahuaro Drive, Phoenix, AZ) (the "Property"). See Zoning and Aerial Map Attached at **Tab A**. The Applicant intends to rezone the property from R-3 (Multifamily Residence) to PUD (Planned Unit Development) to allow for an affordable¹ housing development on the Property. The purpose of the requested rezoning to PUD is to allow for a quality affordable multifamily development that will provide amenities and development standards beneficial to the overall community. Additionally, this development will maximize the land utilization impact by developing affordable housing and increasing the density permitted on the site and further, reduce the parking requirements to better align with the anticipated parking needs of future residents. The resulting housing product will not only be of the highest quality, but will also only allow residents with qualifying incomes, meeting the community's increasing need for quality, affordable places to live.

Resilient intends to construct a multifamily development on the Property consisting of one building that will house 40 affordable residential units. For this use, the PUD will allow for a higher density of 38.46 dwelling units per acre, as compared to the existing R-3 zoning, which will allow the development to maximize the impact of the much-needed affordable housing units. The PUD will also reduce the required parking spaces to better reflect the parking demand of the development's anticipated residents. The surface area on the Property preserved by removing excess parking will be used to provide improved amenities for residents including a tot lot and a covered BBQ and lounging area. Here, the use of a PUD directly results in the ability to provide amenities and comforts for affordable housing residents that could not be provided within a traditional zoning district. The permitted uses will be limited to multifamily residential dwelling units.

¹ Affordable is defined as serving those households with incomes less than 60% of the area medium income and further, enforced with an enforceability use restriction to ensure compliance with affordability periods ranging from 15 to 40 years.

B. Land Use Plan

The Land Use Plan for the development will construct a 1.08-acre multifamily residential community of a total of 40 dwelling units (37.04 du/gross acre) with residential amenities and services. The Conceptual Site Plan shows the development situated near the Property's northern boundary (along West Sahuarro Drive) in order to promote street activation pursuant to the City's development priorities as well as to provide a buffer between the building and neighboring single-family dwellings. See Conceptual Site Plan Attached at **Tab B**. The building is proposed at four stories and 48 feet high. The development will consist of 19 one-bedroom units; 13 two-bedroom units, 8 three-bedroom units, and a total of 40 parking spaces. All of the units will be affordable, and residents will be required to have qualifying income levels. The Property will feature a tot lot, a covered-outdoor grilling space, and an interior clubhouse/community room. In fact, while a standard R-3 Zoning District would require 5% of open space, the Resilient Living at Sunnyslope PUD will provide 6.8% of open space. This is another example of how the PUD will provide an enhanced built environment which could not be provided via a traditional zoning district on this site.

The Property will be maintained as a single parcel (Parcel No. 159-13-012) (the "PUD Site Area"). The site plan depicts the PUD Site Area and the development standards table provided herein refers to the standards applicable to the PUD Site Area where appropriate. Vehicular circulation for the proposed development will consist of a singular access point from West Sahuarro Drive, which will allow easy vehicular access to North 19th Avenue and West Peoria Avenue. The location of the project will add to the neighborhood connectivity by creating a walkable and shaded environment between the Property and the commercial center near the corner of North 19th Avenue and West Sahuarro Drive.

The Conceptual Site Plan takes into account the surrounding neighborhood and pushes the proposed multifamily building away from the homes to the east and south and towards the commercial center to the west. In fact, the building will have an 80-foot setback from the south and a 50-foot setback from the east from the Property boundaries. The open space area is strategically placed along the south to provide a buffer from the homes and the PUD has factored in a minimum 8-foot-tall wall surrounding the Property to provide additional screening and security for future residents and the neighborhood. Lastly, the parking lot area has also been located along the east side of the Property to further ensure the building is forced away from the neighbors and towards the commercial center.

C. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Zoning Ordinance Section 307.A.3.

1. Permitted Uses:

Multifamily Dwelling Units

2. Temporary Uses:

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

3. Accessory Uses:

All accessory uses shall comply with Section 608 and 706 of the Zoning Ordinance.

D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

D.1. Development Standards	
a. Maximum Residential Unit Count	
Density	37.04 du/acre
Number of dwelling units	40
b. Minimum Lot Width/Depth	No Minimum
c. Minimum Building Setbacks	
North	20'-0"
East	50'-0"
West	10'-0"
South	80'-0"
d. Maximum Building Height	48'-0"
e. Maximum Lot Coverage	35%

D.2. Landscape Standards	
a. Perimeter Property Lines – Not adjacent to Public Right-of-Way	Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings.
b. Open Space Area Design	Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings.
c. Parking Areas	Minimum 2-inch caliper tree and three (3) shrubs per 8.5' x 18' landscape islands except where utility conflicts exists.
d. Minimum Open Space	6.8%
e. Minimum Landscape Setbacks	
North	20'-0"
East	5'-0"
West	10'-0"
South	5'-0"
f. Perimeter Setback - Adjacent to the Street	Minimum 2-inch caliper tree shall be planted 25 feet on center or in equivalent groupings.

D. Development Standards

D.3. Streetscape Standards	
a. Sahuaro Drive	<ol style="list-style-type: none"> 1. Landscape strip width located between back of curb of attached sidewalk and property line: 6’ to the west tapering to 3’ to the east 2. Landscape strip planning standards: Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings. 3. Sidewalk width: 5’

D.4. Parking Standards	
a. Minimum Parking Standards	1 space per dwelling unit
b. Minimum Bicycle Parking Standards	<ol style="list-style-type: none"> 1. 0.25 spaces per dwelling unit, with a maximum of 50 spaces. 2. Bike Parking shall be built to standards in Section 1307.H of the Phoenix Zoning Ordinance. 3. A minimum of four of the required bicycle parking spaces shall include standard electrical receptacles for electrical charging capabilities 4. A bicycle repair station (“fix it station”) shall be provided and maintained on site within the community areas of the residential building. The fix it station shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The fix it station shall include, but not limited to: <ol style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

D. Development Standards

c. Minimum EV Parking Standards

A minimum of 10% of the required parking spaces shall include EV Capable Infrastructure.

D.5. Fence/Walls

Fences and Walls shall comply with Section 703 of the Zoning Ordinance for Multifamily Developments, except the following:

1. A minimum 8-foot-tall wall shall be provided along the east, west and south property lines.

D.6. Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% for all public sidewalks. All shade calculations shall be based on the summer solstice at noon.

D.7. Lighting

All Site Lighting will comply with the standards of the Phoenix Zoning Ordinance, as well as applicable City standards.

E. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

E.1. Design Guidelines	
a. Exterior Materials	All sides of the building will exhibit four-sided architecture, to achieve the building façade it will include the following: <ol style="list-style-type: none"> 1. Stucco finish exterior typical. 2. Masonry veneer placed at first level accent areas. 3. Accent awnings placed at Leasing/Community locations. 4. The use of Simple White Stucco is limited to no more than 50% of the total building elevations. 5. 5% of the total building elevations shall include stone veneer.
b. Color Palette	Stucco finishes in Sherwin Williams paint colors of “Simple White”, “Pavestone”, “Nearly Brown” and “Westchester Gray”. Accent masonry veneer “Tierra Brown” placed at several first level locations. Thermo-tech windows with Classic Series “Tan” finish.
c. Building Massing	4-story residential building with articulating parapet treatments

E.2. Amenities	
a. Residential Amenities	Residential amenities shall include a minimum of 3 of the following: <ol style="list-style-type: none"> 1. Interior Common Community Room 2. Tot Lot/ children’s play structure 3. Barbeque Grill / Picnic Area 4. Ramada with covered seating & tables 5. Uncovered leisure seating & tables 6. Bike fix it station within the Common Community Room

F. Signs

All signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from City of Phoenix prior to installation.

G. Sustainability

1. City Enforced Standards:

The following standards are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, commercial receptacle will be provided onsite.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting, and all landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged
- Retention of existing perimeter vegetation to the extent practical.
- Bicycle parking
- Landscaping shall consist of xeriscaping, or trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.
- Programmable thermostats shall be installed in each residential unit

2. Developer Enforced Standards:

Resilient Health will contribute to the City of Phoenix initiative by addressing the following:

Landscape Architecture:

- Provide low water-use landscape plantings.
- Utilize a drip irrigation system to minimize water waste.
- Provide shade trees at sidewalks as the primary method to reduce the temperature and reduce direct sun exposure for the pedestrians.
- Shade along West Sahuaro Drive and the pedestrian path within the site will be a minimum of 50% of public walkways, measured at full maturity of the trees.

Architecture:

- Provide energy efficient appliances (we should identify which ones).
- Provide low water-use plumbing fixtures in kitchens and bathrooms.
- Provide energy efficient windows.
- Provide energy efficient HVAC equipment combining resident comfort with energy savings.
- Provide 2 x 6 insulated exterior walls at conditioned spaces.
- Provide energy efficient light fixtures at exterior of building with directional shrouds to minimize light pollution.
- Provide energy efficient light fixtures in apartments.

Site:

- Provide efficient use of building materials during construction to reduce waste into landfills.
- Provide recycle collection bin on site with regular pick-ups.
- Provide tree shading in the parking lot and a Ramada in the Open Space area.

H. Infrastructure

1. Grading and Drainage:

The site has been identified as an Infill/Redevelopment Area for the purpose of defining the retention requirements. Consequently, this project is permitted to provide retention for the greater volume determined by “pre-vs-post” or “first flush”. The “first flush” storm water runoff volume must be retained on-site or treated in an equivalent manner.

2. Water and Wastewater:

No water or sewer main extensions or upsizing will be required. Sewer can connect to an existing main in Sahuaro Drive or to an existing main within the alley east of the project site. Water pressure zone is 3A, and water connections for the site can be to a 6-inch water main in Sahuaro Drive. The existing water and sewer services to the site cannot be used and all existing unused services will be abandoned by city forces.

3. Circulation Systems:

The goal for the development is to have a friendly, interactive and safe circulation (vehicular and pedestrian) network that encourages safe distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based upon connectivity, accessibility, pedestrian movement, drop-off point, safety, comfort, convenience and aesthetics.

There is just one (1) vehicular access into the site which is off of West Sahuaro Drive. West Sahuaro Drive is considered a local street. The driveway access will be designed to the City of Phoenix detail P1255-1 (30' driveway).

4. Complete Streets

In 2018, the City of Phoenix adopted Complete Streets Design Guidelines with the goal of promoting health and safety through active streetscapes. The Site is located in an existing neighborhood and only has a 125' long street frontage. The unique character of the neighborhood shall be considered during the design of the street frontage.

The street frontage along the site shall be designed to promote safety for all users, including the children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, and transit).

Shade will be the primary method to reduce the temperature and reduce direct sun exposure for the pedestrians. Streetscape designs shall include a landscape design for the pedestrian that provides a comfortable, accessible and aesthetically pleasing development.

I. Comparative Zoning Standards Table

Standards	R-3 PRD Standards	R-4 PRD Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	None	None	None
b. Dwelling Unit Density (Units/Gross Acre)	15.23 (17.40 with bonus)	30.45 (34.80 with bonus)	37.04
c. Building Setbacks			
Perimeter	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street 15' adjacent to property line	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 10' adjacent to property line	North - 20' East – 50' West – 10' South – 80'
Front	10'	10'	
Rear	None	None	
Side	None	None	
d. Landscape Setbacks			
Front	Building Setback	Building Setback	North - 20'
Rear	5'	5'	East – 5'
Side	5'	5'	West – 10' South – 5'
e. Maximum Height	2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum	3 stories or 40' for first 150'; 1' in 5' increase to 48' high, 4-story maximum	4 stories or 48'-0"
f. Maximum Lot Coverage	45%	50%	35%

J. Legal Description

ALL OF LOT 12 AND THAT PORTION OF W. SAHAURA DRIVE LOCATED ADJACENT TO AND NORTH OF SAID LOT 12 AS RECORDED IN BOOK 57, PAGE 25, RECORDS OF MARICOPA COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12,

THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 108.17 FEET;

THENCE CONTINUING ALONG THE EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 21.52 FEET,

THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST A DISTANCE OF 196.0 FEET TO THE SOUTH LINE OF SAID LOT 12;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 146.52 FEET TO THE WEST LINE OF SAID LOT 12;

THENCE ALONG SAID WEST LINE AND THE PROLONGATION THEREOF NORTH 00 DEGREES 20 MINUTES 25 SECONDS EAST, A DISTANCE OF 329.13 FEET TO THE MONUMENT LINE OF W. SAHAURO DRIVE AS DEPICTED ON SAID PLAT;

THENCE ALONG SAID MONUMENT LINE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 125.0 FEET;

THENCE LEAVING SAID MONUMENT LINE, SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 45354.85 SQUARE FEET OR 1.04 ACRES, MORE OR LESS.































Tab A

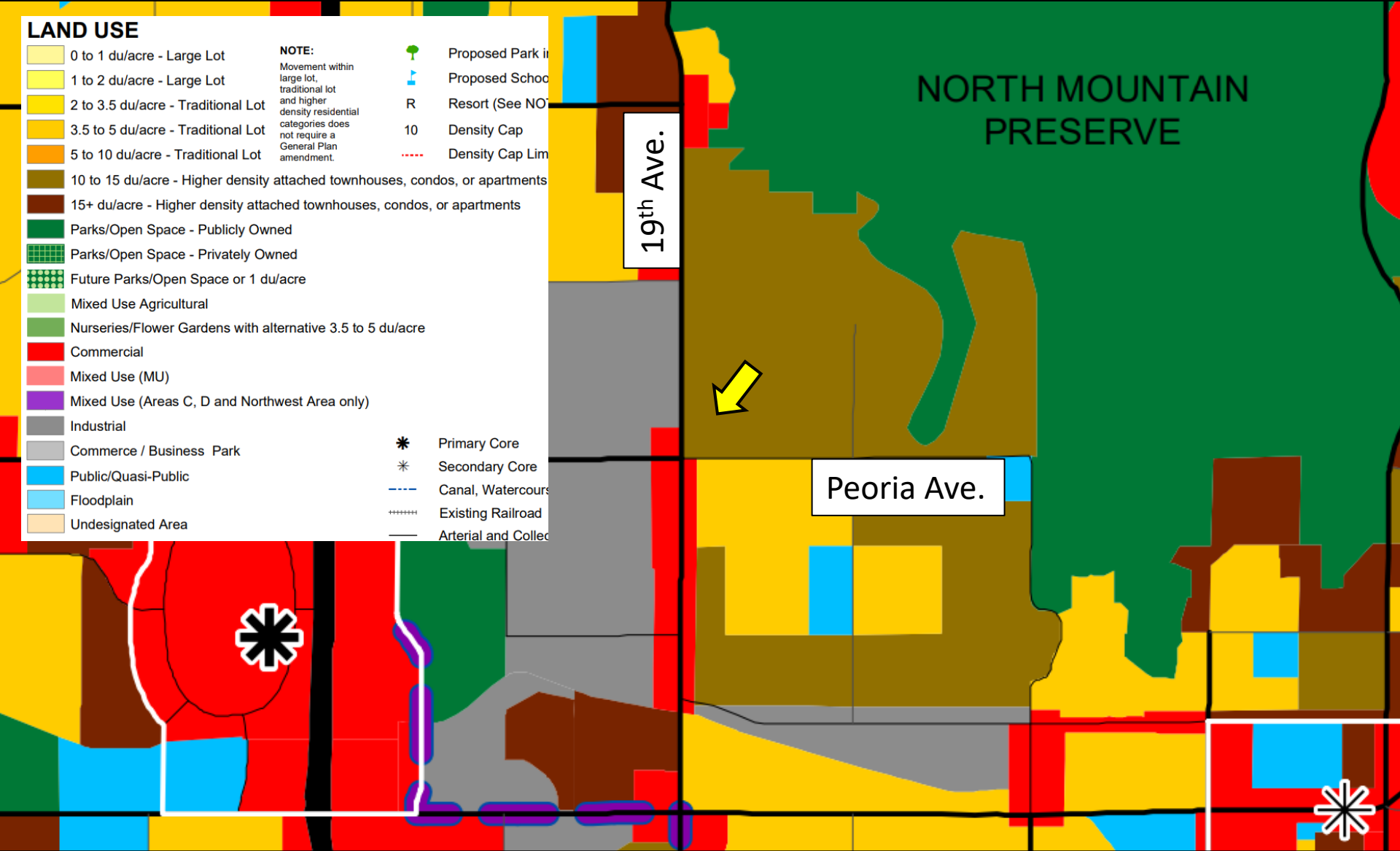
- Zoning and Aerial Maps

GENERAL PLAN MAP

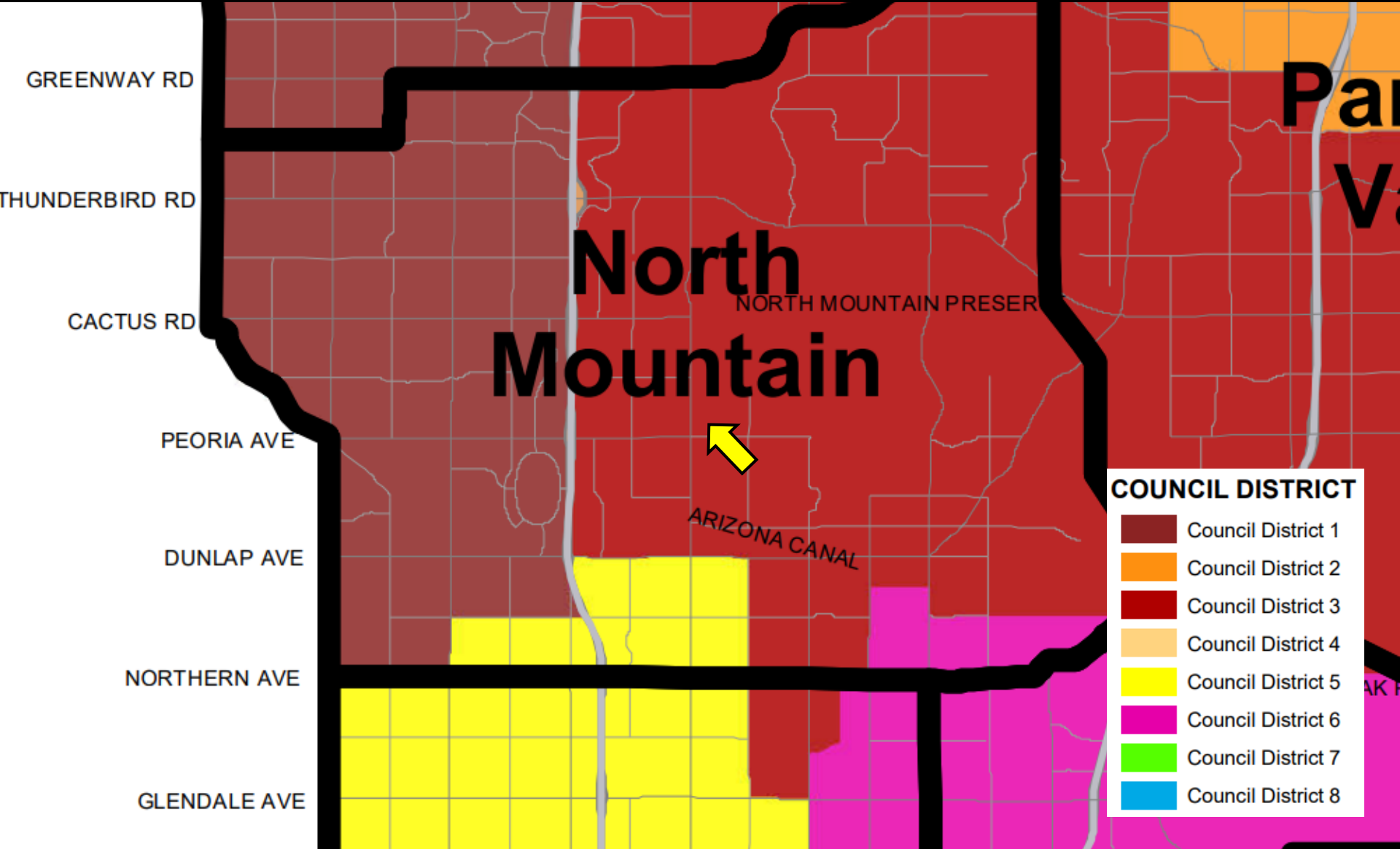
10 to 15 DU/ACRE

LAND USE

-  0 to 1 du/acre - Large Lot
 -  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 townhouses, condos, or apartments
 -  15+ du/acre - Higher density attached townhouses, condos, or apartments
 -  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 du/acre
 -  Commercial
 -  Mixed Use (MU)
 -  Mixed Use (Areas C, D and Northwest Area only)
 -  Industrial
 -  Commerce / Business Park
 -  Public/Quasi-Public
 -  Floodplain
 -  Undesignated Area
- NOTE:**
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
-  Proposed Park
 -  Proposed School
 -  R Resort (See NO)
 -  10 Density Cap
 -  Density Cap Lim
-  Primary Core
 -  Secondary Core
 -  Canal, Watercourse
 -  Existing Railroad
 -  Arterial and Collec



PHOENIX CITY COUNCIL DISTRICT – DISTRICT 3
COUNCILPERSON DEBRA STARK



PHOTOGRAPHIC ELEVATIONS



Tab B

- Conceptual Site Plan



SHEET INDEX

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- A1.5 CONCEPTUAL CIRCULATION PLAN
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- A2.2 BUILDING PLAN - SECOND LEVEL
- A2.3 BUILDING PLAN - THIRD & FOURTH LEVELS
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- L1.1 LANDSCAPE PLAN - PLANTING PLAN
- COLORED PLAN
- L1.2 WALL AND FENCE DETAILS
- L1.3 SHADE STUDY

LEGAL DESCRIPTION

ALL OF LOT 12 AND THAT PORTION OF W. SAHUARO DRIVE LOCATED ADJACENT TO AND NORTH OF SAID LOT 12 AS RECORDED IN BOOK 57, PAGE 25, RECORDS OF MARICOPA COUNTY, SITUATED IN THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12,

THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 108.17 FEET;

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THENCE ALONG SAID MONUMENT LINE NORTH 89 DEGREES 20 MINUTES 25 SECONDS EAST, A DISTANCE OF 125 FEET;

THENCE LEAVING SAID MONUMENT LINE, SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 45,354.85 SQUARE FEET OR 1.4 ACRES, MORE OR LESS.

KIVA NO.	23-1040
SDEV NO.	2300258
PAPP NO.	2303814
QUARTER SECTION NO.	029-25
REZONE	Z-51-23-3

PROJECT NO. 23-2015-01

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OCTOBER 13, 2023

P.U.D. 3rd SUBMITTAL
OCTOBER 30, 2023

DATA Proj Mgr.:
Drawn By:
Rev. Date: Description:



RESILIENT HEALTH

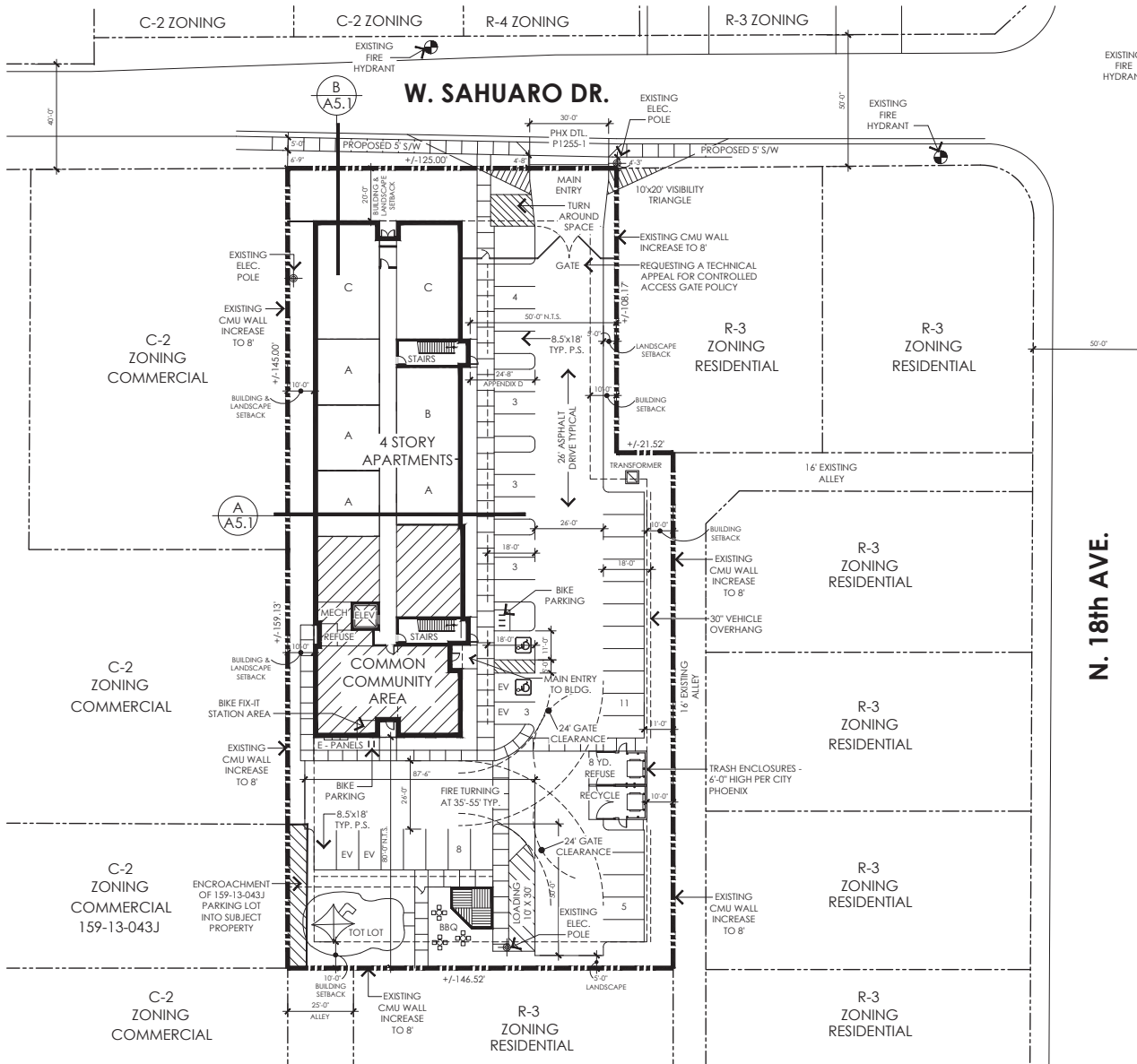
APARTMENTS @ 1815 W. SAHUARO DRIVE

RICK ENGINEERING

QUARLES LAW

COVER SHEET

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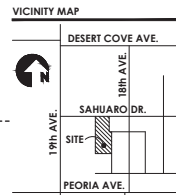
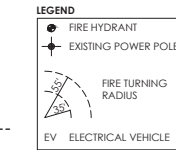
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KBIRKES@RICKENGINEERING.COM

FIRE INFORMATION:
FIRE TURNING RADIUS
35' INSIDE
55' OUTSIDE
DRIVE AISLE WIDTH - 26'
CONST. TYPE - VA
SPRINKLERS - NFPA 13
STANDPIPE -
GROSS BLDG. AREA - 41,488 SF
FIRE CODE -
2018 PHOENIX FIRE CODE
COMPLIES W/ APPENDIX D



SITE DATA

ASSESSOR'S PARCEL NUMBER 159-13-012

SITE AREA:
GROSS SITE AREA +/- 1,041 AC. (45,358 S.F.)
NET SITE AREA +/- 0.969 AC. (42,232 S.F.)

ZONING:
EXISTING ZONING R-3
PROPOSED ZONING PUD

DENSITY ALLOWED (PER R-3)
MAX DENSITY ALLOWED 45.68 DU/AC GROSS
DENSITY PROVIDED +/- 38.42 DU/AC GROSS
(40 D.U. / 1,041 GROSS AC. = 38.42 D.U./GROSS AC.)

BUILDING HEIGHT:
BUILDING HT. - MAX. ALLOWED 4 STORIES OR 48'-0"
BUILDING HT. - PROVIDED 4 STORIES & 48'-0"
(*BUILDING HT. = FINISHED GRADE TO TOP OF ROOF DECK)

SETBACKS: (R-3)

FRONT (SAHUARO DR.)	25'
SIDE (EAST & WEST)	10' & 3'
REAR (SOUTH)	15'

SETBACKS: (PROPOSED)

FRONT (SAHUARO DR.)	BUILDING	LANDSCAPE
SIDE (WEST)	10'	10'
SIDE (EAST)	10'	5'
SIDE (EAST)	10'	5'
REAR (SOUTH)	10'	5'
REAR (SOUTH)	-	5'

UNIT MIX:

APARTMENT TYPE & MIX	UNIT TYPE	RATIO	#D.U.
A1 1BR/1BA	19	47.5%	19
B1 2BR/2BA	13	32.5%	13
C1 3BR/2BA	8	20.0%	8
TOTAL	40	100.0%	40

PARKING:

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A1 1BR/1BA	19	1.5 P.S./D.U.	28.5
B1 2BR/2BA	13	1.5 P.S./D.U.	19.5
C1 3BR/2BA	8	2.0 P.S./D.U.	16
TOTAL	40	(1.40 P.S./D.U.)	64

*0.5 P.S./D.U. UNRESERVED WHEN 1.0 P.S./D.U. RESERVED

PARKING PROVIDED
SURFACE PARKING 40
TOTAL PARKING PROVIDED 40 (1.00 P.S./D.U.)

VEHICULAR PARKING STANDARDS:
PARKING STALL TYPICAL 8'-6" x 18'-0"
ACCESSIBLE PARKING STALL 11'-0" x 18'-0"
ACCESSIBLE PARKING RATIO 5% x 41 D.U. = 1 P.S.
PARKING DRIVE AISLE WIDTH 26'-0" MIN.
LOADING AREAS (1 PROVIDED) 10' x 30' MIN.

BUILDING AREAS (GROSS):
APARTMENT BUILDING (4 STORY) ±41,488 S.F.
RAMADA 224 S.F.
TOTAL 341,712 S.F.

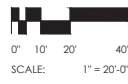
BICYCLE PARKING STANDARDS:
0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH MINIMUM REQUIRED (1307-H WUCCO)
(40 D.U. x 0.25 = 10 BIKE SPACES)
PROVIDED - 10 BIKE PARKING SPACES

OPEN SPACE:
MINIMUM REQUIRED (PER R4-A) 5% OF GROSS AC.
0.05 x 45,358 S.F. = **2,268 S.F.**
PROVIDED 3,134 S.F. / 45,358 S.F. = **6.9%**
3,134 S.F.

LOT COVERAGE:
MINIMUM REQUIRED 21,679 S.F. = 50%
PROVIDED **11,166 S.F. = 26.4%**
(11,166 S.F. / 42,232 NET LOT S.F. = 26.4%)

RVA NO.	23-1040
SERV NO.	230026
PAPP NO.	2303616
QUARTER SECTION NO.	029-25
REZONE	2-51-23-3

CONCEPTUAL SITE PLAN #2



NO. 23-2015-01

Apartments @ 1815
W. Sahuaro Drive
1815 W Sahuaro Dr.
Phoenix, AZ 85029

Resilient Health
2255 W. Northern Ave. B-100
Phoenix, AZ 85021
(602)995-1767 p



TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

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PHASE

P.U.D. 1st SUBMITTAL
AUGUST 07, 2023

P.U.D. 2nd SUBMITTAL
OCTOBER 13, 2023

P.U.D. 3rd SUBMITTAL
OCTOBER 30, 2023

DATA

Proj Mgr.:
Drawn By:
Rev. Date: Description:

▲
▲
▲
▲

PUD CONCEPTUAL
SITE PLAN

A1.1

1/8"=1'-0"

Tab C

- Conceptual Color Elevations



EAST ELEVATION
SCALE 1/8" = 1'-0"

LOCATION	MANUFACTURER/COLOR	SWATCH
A	Stucco Body 1 MFG.: Sherwin Williams COLOR: SW 7021 - Simple White	
B	Stucco Body 2 MFG.: Sherwin Williams COLOR: SW 7642 - Pavestone	
C	Stucco Body 3 MFG.: Sherwin Williams COLOR: SW 9093 - Nearly Brown	
D	Stucco Body 4 MFG.: Sherwin Williams COLOR: SW 2849 - Westchester Gray	
E	C.M.U. Veneer MFG.: Superlite Block (or Equal) COLOR: Tierra Brown	
F	Painted Door MFG.: Sherwin Williams COLOR: SW 9093 - Nearly Brown	
G	Residential Window frame MFG.: Thermo-Tech (or Equal) COLOR: Classic Series 'Tan'	



NORTH ELEVATION
SCALE 1/8" = 1'-0"



CONCEPTUAL ELEVATIONS

1/8"=1'-0"

PROJECT NO. 23-2015-01
Apartments @ 1815 W. Sahuaro Drive
1815 W Sahuaro Dr.
Phoenix, AZ 85029

CLIENT **Resilient Health**
2255 W. Northern Ave. B-100
Phoenix, AZ 85021
(602)995-1767 p



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OCTOBER 13, 2023

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OCTOBER 30, 2023

DATA Proj. Mgr.:
Drawn By:
Rev. Date: Description:



CONCEPTUAL ELEVATIONS
NORTH & EAST ELEV.

A4.1



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

LOCATION	MANUFACTURER/COLOR	SWATCH
A Slucco Body 1	MFG.: Sherwin Williams COLOR: SW 7021 - Simple White	
B Slucco Body 2	MFG.: Sherwin Williams COLOR: SW 7642 - Pavestone	
C Slucco Body 3	MFG.: Sherwin Williams COLOR: SW 9093 - Nearly Brown	
D Slucco Body 4	MFG.: Sherwin Williams COLOR: SW 2849 - Westchester Gray	
E C.M.U. Veneer	MFG.: Superlite Block (or Equal) COLOR: Tierra Brown	
F Painted Door	MFG.: Sherwin Williams COLOR: SW 9093 - Nearly Brown	
G Residential Window frame	MFG.: Thermo-Tech (or Equal) COLOR: Classic Series 'Tan'	



CONCEPTUAL ELEVATIONS

1/8"=1'-0"

PROJECT NO. 23-2015-01
Apartments @ 1815
W. Sahuaro Drive
1815 W Sahuaro Dr.
Phoenix, AZ 85029

CLIENT **Resilient Health**
2255 W. Northern Ave. B-100
Phoenix, AZ 85021
(602)995-1767 p



CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE
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OCTOBER 13, 2023

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OCTOBER 30, 2023

DATA Proj. Mgr.:
Drawn By:
Rev. Date: Description:



CONCEPTUAL ELEVATIONS
SOUTH & WEST ELEV.

A4.2

Tab D

- Conceptual Color Schemes

EXTERIOR COLOR SCHEDULE



STUCCO COLOR

A MFGR: SHERWIN WILLIAMS
SW 7021 "SIMPLE WHITE"



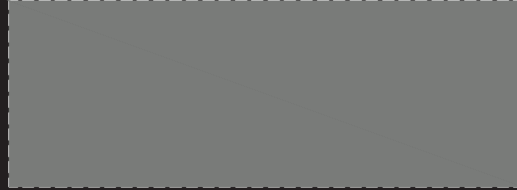
STUCCO COLOR

B MFGR: SHERWIN WILLIAMS
SW 7642 "PAVESTONE"



STUCCO COLOR

C MFGR: SHERWIN WILLIAMS
SW 9093 "NEARLY BROWN"



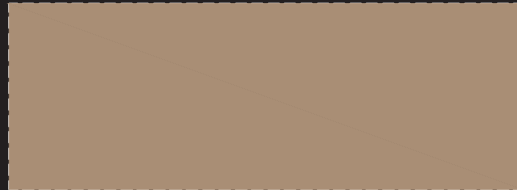
STUCCO COLOR

D MFGR: SHERWIN WILLIAMS
COLOR: SW 2849 "WESTCHESTER GRAY"



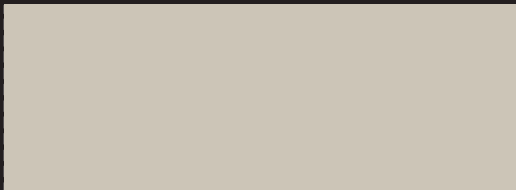
CMU VENEER

E MFGR: SUPERLITE BLOCK (OR EQUAL)
COLOR: TIERRA BROWN



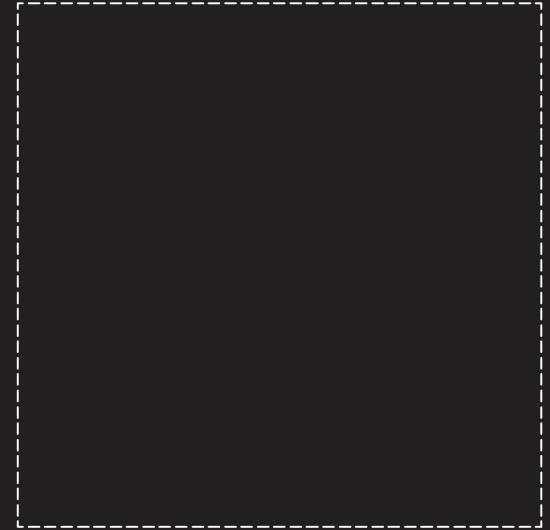
PAINTED DOOR

F MFGR: SHERWIN WILLIAMS
COLOR: SW 9093 "NEARLY BROWN"



RESIDENTIAL WINDOW FRAME

G MFGR: THERMO-TECH (OR EQUAL)
COLOR: CLASSIC SERIES 'TAN'



GLASS

MFGR: PPG
CLEAR LOW-E GLASS



.Signatures\Gtoddt2018 Inverted.jpg

Materials Board



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Apartments @ 1815 W. Sahuaro Drive • Phoenix, Arizona
Project Number: 23-2015-00 • August 07, 2023
City of Phoenix - P.U.D. 1st Submittal

Tab E

- Conceptual Landscape Plan



TODD + ASSOCIATES
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 ARCHITECTURE. PLANNING.
 LANDSCAPE ARCHITECTURE.
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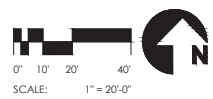
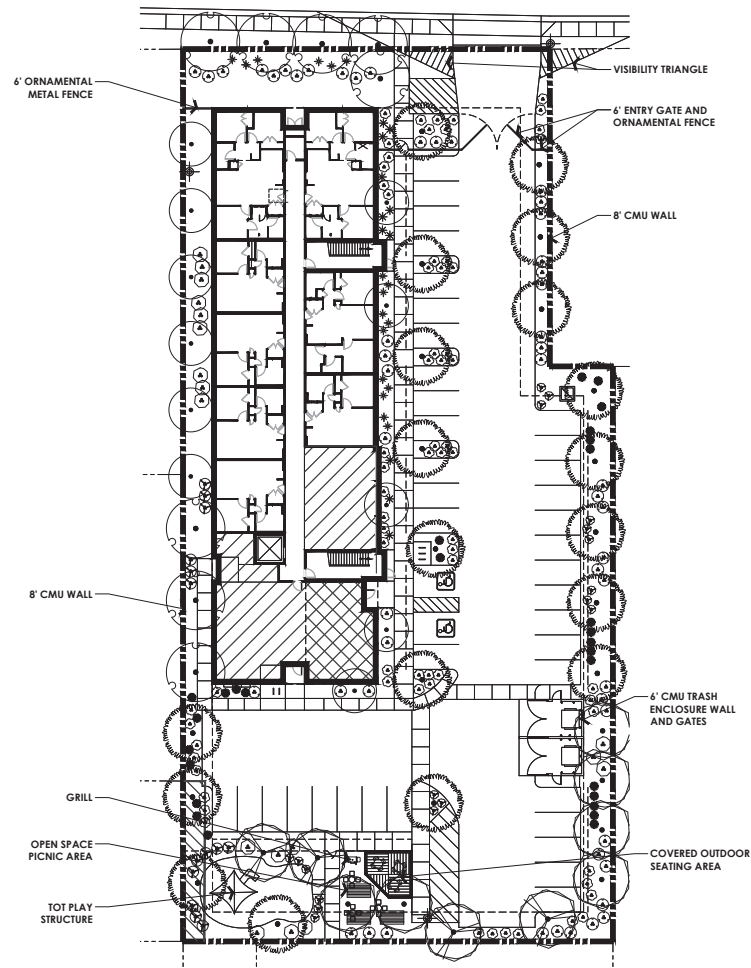
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 AUGUST 07, 2023

P.U.D. 2nd SUBMITTAL
 OCTOBER 13, 2023

P.U.D. 3rd SUBMITTAL
 OCTOBER 30, 2023

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	ACACIA ANEURA / MILGA	---	11
	CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW	---	4
	PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	---	19
	PROSOPIS GLANDULOSA 'AZT' / AZT THORNLESS HONEY MESQUITE	---	8
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	---	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	---	53
	RUPELLIA PENINSULARIS / DESERT RUPELLIA	---	14
	SIMMONDSIA CHINENSIS / JO JOBBA	---	18
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	QTY
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	---	18
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	---	67
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	AGAVE DESMETIANA / SMOOTH AGAVE	---	17
	ALOE BARBADENSIS / BARBADOS ALOE	---	11
	HESPERALOE PARVIFLORA / RED YUCCA	---	28



KVA NO.	23-1040
SDEV NO.	2300258
PAPP NO.	2303816
QUARTER SECTION NO.	Q09-25
REZONE	Z-51-23-3

PROJECT
 CLIENT
 SEAL
 CONTACT
 PHASE
 DATA

Tab F

- Conceptual Open Space Exhibit

W. SAHUARO DR.

N. 18th AVE.

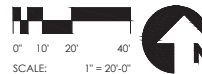
4 STORY APARTMENTS

COMMON COMMUNITY AREA

OPEN SPACE = 3,134 S.F.

OPEN SPACE LEGEND

OPEN SPACE FOR PASSIVE AND ACTIVE USE AS DEFINED BY THE CITY OF PHOENIX.



TEAM MEMBERS

OWNER:
RESILIENT HEALTH
2255 W. NORTHERN AVE.
PHOENIX, AZ. 85021
P: 602-955-1767
CONTACT: LARRY VILLANO
LARRY.VILLANO@RH.AZ.COM

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, LLC
4019 N. 44TH STREET
PHOENIX, AZ. 85018
P: 602-952-8280
CONTACT: BRENT M. BIESER
BBIESER@TODDASSOC.COM

CIVIL ENGINEER:
RICK ENGINEERING COMPANY
2401 W. PEORIA AVE. SUITE 130
PHOENIX, AZ. 85029
P: 602-957-3350
CONTACT: KELLY L. BIRKES, PE
KBIRKES@RICKENGINEERING.COM

SITE DATA

ASSESSOR'S PARCEL NUMBER 159-13-012

SITE AREA:
GROSS SITE AREA +/- 1.041 AC. (45,358 S.F.)
NET SITE AREA +/- 0.969 AC. (42,232 S.F.)

ZONING:
EXISTING ZONING R-3
PROPOSED ZONING PUD

DENSITY ALLOWED (PER R-3)
MAX DENSITY ALLOWED 45.68 DU/AC GROSS
DENSITY PROVIDED +/- 38.42 DU/AC GROSS
(40 D.U. / 1.041 GROSS AC. = 38.42 D.U./GROSS AC.)

BUILDING HEIGHT:
BUILDING HT. - MAX. ALLOWED 4 STORIES OR 48'-0"
BUILDING HT. - PROVIDED 4 STORIES & 48'-0"
(*BUILDING HT. = FINISHED GRADE TO TOP OF ROOF DECK)

SETBACKS: (R-3)
FRONT (SAHUARO DR.) 25'
SIDE (EAST & WEST) 10' & 3'
REAR (SOUTH) 15'

SETBACKS: (PROPOSED)	BUILDING	LANDSCAPE
FRONT (SAHUARO DR.)	20'	20'
SIDE (WEST)	10'	10'
SIDE (EAST)	10'	-
SIDE (EAST)	-	5'
REAR (SOUTH)	10'	-
REAR (SOUTH)	-	5'

UNIT MIX:

APARTMENT TYPE & MIX	UNIT TYPE	RATIO	#D.U.
A1	1BR/1BA	50.0%	20
B1	2BR/2BA	30.0%	12
C1	3BR/2BA	20.0%	8
TOTAL		100.0%	40

PARKING:

UNIT TYPE	#DU	P.S. REQ.	P.S. REQ.
A1	20	1.5 P.S./D.U.	30
B1	12	1.5 P.S./D.U.	18
C1	8	2.0 P.S./D.U.	16
TOTAL	40	(1.40 P.S./D.U.)	64

*0.5 P.S./D.U. UNRESERVED WHEN 1.0 P.S./D.U. RESERVED
PARKING PROVIDED SURFACE PARKING 40
TOTAL PARKING PROVIDED 40 (1.00 P.S./D.U.)

VEHICULAR PARKING STANDARDS:
PARKING STALL TYPICAL 8'-6" x 18'-0"
ACCESSIBLE PARKING STALL 11'-0" x 18'-0"
ACCESSIBLE PARKING RATIO 5% x 41 D.U. = 1 P.S.
PARKING DRIVE AISLE WIDTH 26'-0" MIN.
LOADING AREAS (1 PROVIDED) 10' x 30' MIN.

BUILDING AREAS (GROSS):
APARTMENT BUILDING (4 STORY) +/-41,488 S.F.
RAMADA 224 S.F.
TOTAL 341,712 S.F.

BICYCLE PARKING STANDARDS:
0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH MINIMUM REQUIRED (1307.H W/UCO)
(40 D.U. x 0.25 = 10 BIKE SPACES)
PROVIDED - 10 BIKE PARKING SPACES

OPEN SPACE:
MINIMUM REQUIRED (PER R4-A) 5% OF GROSS AC.
0.05 x 45,358 S.F. = **2,268 S.F.**
PROVIDED 3,134 S.F. / 45,358 S.F. = **6.9%**
3,134 S.F.

LOT COVERAGE:
MINIMUM REQUIRED 21,679 S.F. = 50%
PROVIDED 11,166 S.F. = **26.4%**
(11,166 S.F. / 42,232 NET LOT S.F. = 26.4%)

EVA NO.	23-1040
SDEV NO.	2300258
PAPP NO.	2303816
QUARTER SECTION NO.	0209-25
REZONE	2-51-23-3

OPEN SPACE PLAN

1/8"=1'-0"

NO. 23-2015-01
Apartments @ 1815
W. Sahuaro Drive
1815 W Sahuaro Dr.
Phoenix, AZ 85029

Resilient Health
2255 W. Northern Ave. B-100
Phoenix, AZ 85021
(602)995-1767 p



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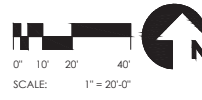
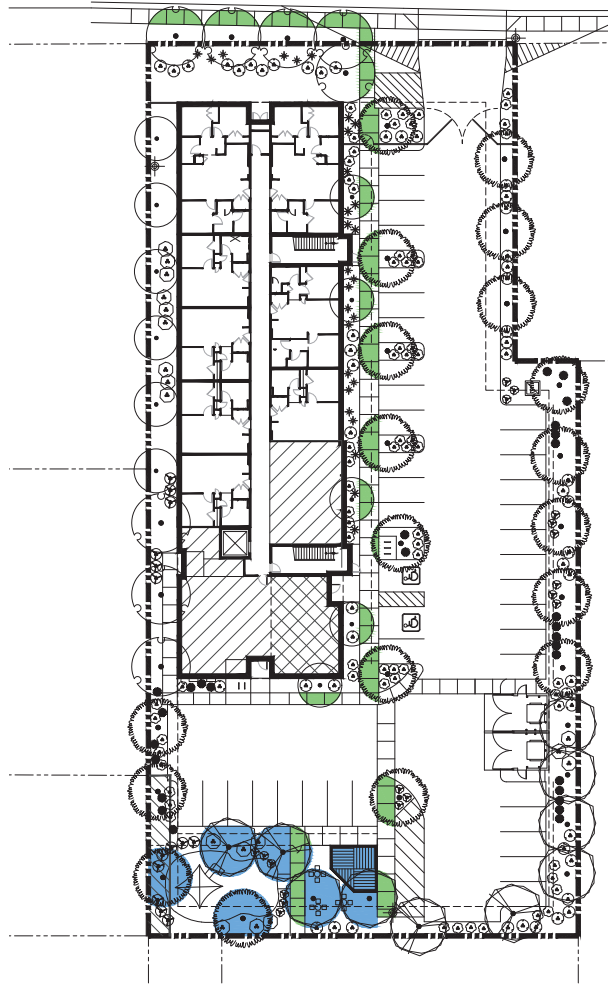
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AUGUST 07, 2023
P.U.D. 2nd SUBMITTAL
OCTOBER 13, 2023
P.U.D. 3rd SUBMITTAL
OCTOBER 30, 2023

Proj Mgr.:
Drawn By:
Rev. Date: Description:
▲
▲
▲
▲

OPEN SPACE PLAN
A1.6

Tab G

- Conceptual Shade Study



SHADE STUDY CALCULATIONS			
JUNE 21ST - 12:00PM			
LANDSCAPE 5 YEAR MATURITY			
	TOTAL AREA (SQ. FT.)	PROVIDED SHADE (SQ. FT.)	PERCENT COVERAGE
PUBLIC SIDEWALKS	2,731	1,491	54.6%
OPEN SPACE SHADE	2,910	1,589	54.6%

PROJECT NO. 23-2015-01
Apartments @ 1815 W. Sahuaro Drive
 1815 W Sahuaro Dr.
 Phoenix, AZ 85029

CLIENT **Resilient Health**
 2255 W. Northern Ave. B-100
 Phoenix, AZ 85021
 (602)995-1767 p



CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN
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DATA

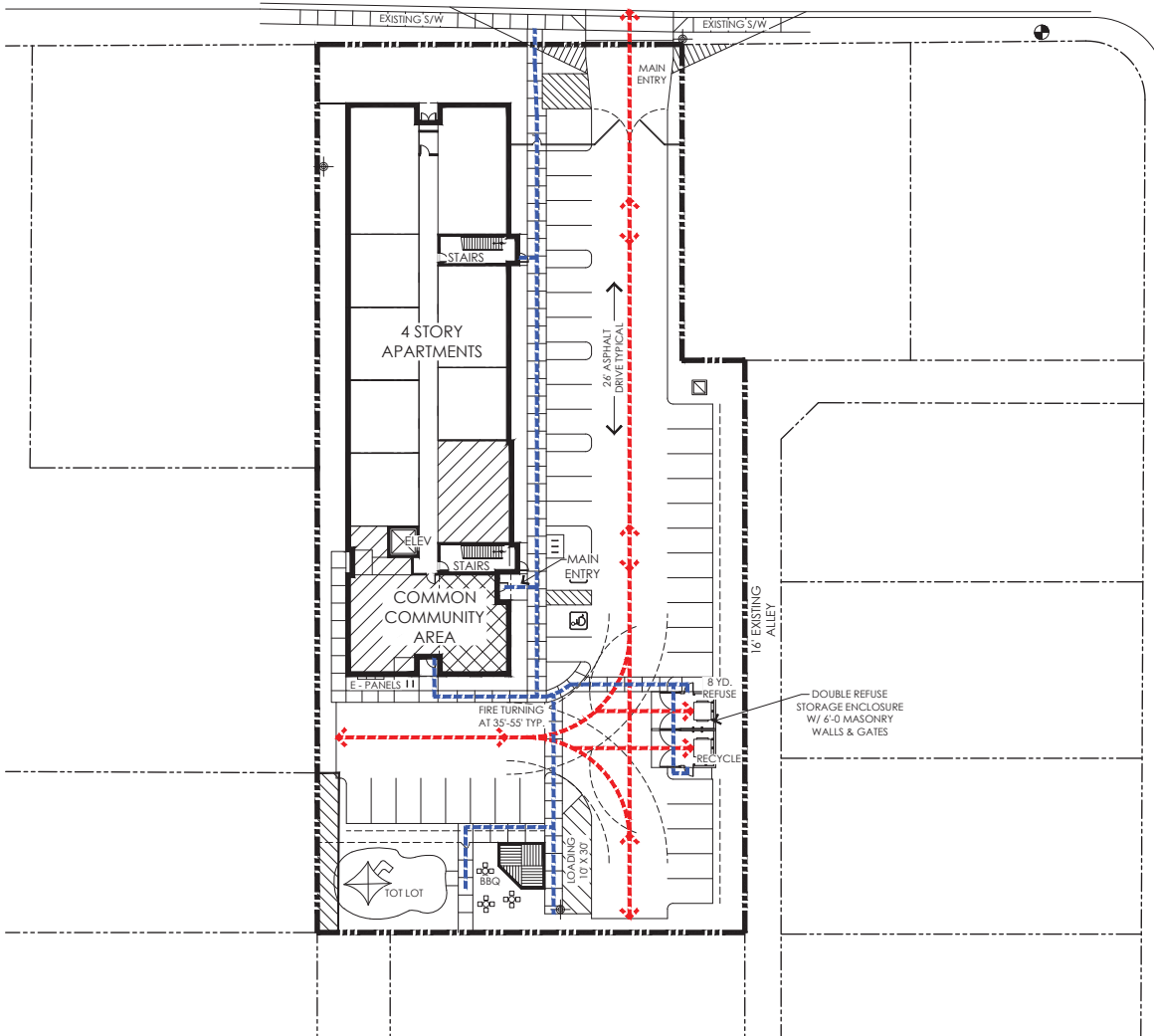
KIVA NO.	23-1040
SSEY NO.	2300258
PAPP NO.	2303816
QUARTER SECTION NO.	Q29-25
REZONE	Z-51-23-3

SHADE STUDY
L1.2

Tab H

- Conceptual Circulation Exhibit

W. SAHUARO DR.

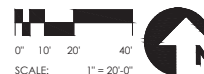


ASSUMPTIONS:

- 1 ASSUMES THAT FIRE DEPARTMENT WILL APPROVE HOSE PULL LENGTH OF UP TO 350 FEET FROM THE FIRE ACCESS DRIVE.
- 2 ASSUMES THAT STORM WATER WILL BE STORED IN UNDERGROUND FACILITIES.
- 3 ASSUMES THAT ALL EXISTING EASEMENTS CAN BE MODIFIED OR ABANDONED.

CIRCULATION LEGEND

- VEHICLE ROUTES (AUTOMOBILES, TRASH TRUCKS AND FIRE TRUCKS) ----
- PEDESTRIAN ROUTE ----



TEAM MEMBERS

OWNER:
RESILIENT HEALTH
2255 W. NORTHERN AVE.
PHOENIX, AZ. 85021
P: 602-995-1767
CONTACT: LARRY VILLANO
LARRY.VILLANO@RHAZ.ORG

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, LLC
4019 N. 44TH STREET
PHOENIX, AZ. 85018
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CONTACT: BRENT M. BIESER
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CIVIL ENGINEER:
RICK ENGINEERING COMPANY
2401 W. PEORIA AVE. SUITE 130
PHOENIX, AZ. 85029
P: 602-957-3350
CONTACT: KELLY L. BIRKES, PE
KBIRKES@RICKENGINEERING.COM



TRASH COLLECTION
8 CUBIC YARD TRASH DUMPSTER
0.5 CU.YD./ UNIT / WEEK
0.5 x 40 D.U. = 20 CU.YD. / WEEK
3 COLLECTIONS / WEEK PER CITY OF PHOENIX GUIDELINES.

RECYCLE COLLECTION
8 CUBIC YARD RECYCLE DUMPSTER
RECYCLE COLLECTION SCHEDULE TO BE MONITORED BY ON-SITE STAFF.
START WITH ONE (1) COLLECTION / WEEK

SITE DATA

ASSESSOR'S PARCEL NUMBER 159-13-012

SITE AREA:
GROSS SITE AREA +/- 1,041 AC. (45,358 S.F.)
NET SITE AREA +/- 0.969 AC. (42,232 S.F.)

ZONING:
EXISTING ZONING R-3
PROPOSED ZONING PUD

DENSITY ALLOWED (PER R-3)
MAX DENSITY ALLOWED 45.68 DU/AC GROSS
DENSITY PROVIDED +/- 38.42 DU/AC GROSS
(40 D.U. / 1,041 GROSS AC. = 38.42 D.U./GROSS AC.)

BUILDING HEIGHT:
BUILDING HT. - MAX. ALLOWED 4 STORIES OR 48'-0"
BUILDING HT. - PROVIDED 4 STORIES & 48'-0"
(*BUILDING HT.= FINISHED GRADE TO TOP OF ROOF DECK)

SETBACKS: (R-3)
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SETBACKS: (PROPOSED)	BUILDING	LANDSCAPE
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REAR (SOUTH)	-	5'

UNIT MIX:

APARTMENT TYPE & MIX	UNIT TYPE	RATIO	#D.U.
A1	1BR/1BA	50.0%	20
B1	2BR/2BA	30.0%	12
C1	3BR/2BA	20.0%	8
TOTAL		100.0%	40

PARKING:

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A1	20	1.5 P.S./D.U.	30
B1	12	1.5 P.S./D.U.	18
C1	8	2.0 P.S./D.U.	16
TOTAL	40	(1.40 P.S. / D.U.)	64

*0.5 P.S./D.U. UNRESERVED WHEN 1.0 P.S./D.U. RESERVED
PARKING PROVIDED SURFACE PARKING 40
TOTAL PARKING PROVIDED (1.00 P.S. / D.U.) 40

VEHICULAR PARKING STANDARDS:
PARKING STALL TYPICAL 8'-6" x 18'-0"
ACCESSIBLE PARKING STALL 11'-0" x 18'-0"
ACCESSIBLE PARKING RATIO 5% x 41 D.U. = 11 P.S.
PARKING DRIVE AISLE WIDTH 26'-0" MIN.
LOADING AREAS (1 PROVIDED) 10' x 30' MIN.

BUILDING AREAS (GROSS):
APARTMENT BUILDING (4 STORY) ±41,488 S.F.
RAMADA 224 S.F.
TOTAL ±41,712 S.F.

BICYCLE PARKING STANDARDS:
0.25 SPACES FOR EACH RESIDENTIAL UNIT, WITH MINIMUM REQUIRED (1307.H W/UCO)
(40 D.U. x 0.25 = 10 BIKE SPACES)
PROVIDED - 10 BIKE PARKING SPACES

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0.05 x 45,358 S.F. = **2,268 S.F.**

PROVIDED 3,134 S.F. / 45,358 S.F. = **6.9%**
3,134 S.F.

LOT COVERAGE:
MINIMUM REQUIRED 21,679 S.F. = 50%
PROVIDED 11,166 S.F. = **26.4%**
(11,166 S.F. / 42,232 NET LOT S.F. = 26.4%)

KVA NO. 23-1040
SERV NO. 2302058
PAPP NO. 2303816
QUARTER SECTION NO. 029-25
REVISION 2-21-23-3

CONCEPTUAL REFUSE & CIRCULATION PLAN

NO. 23-2015-01

Apartments @ 1815
W. Sahuaro Drive
1815 W Sahuaro Dr.
Phoenix, AZ 85029

Resilient Health

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Phoenix, AZ 85021
(602)995-1767 p



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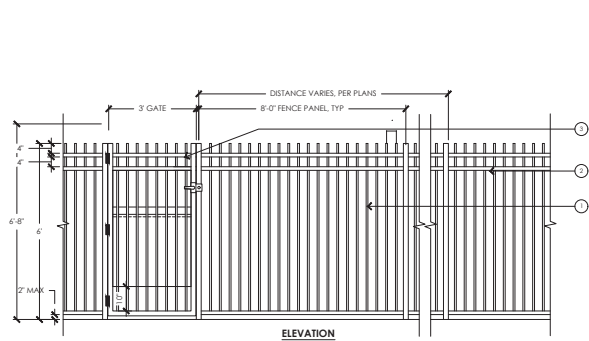


CONCEPTUAL REFUSE & CIRCULATION PLAN

A1.5

Tab I

- Conceptual Wall Plan and Details

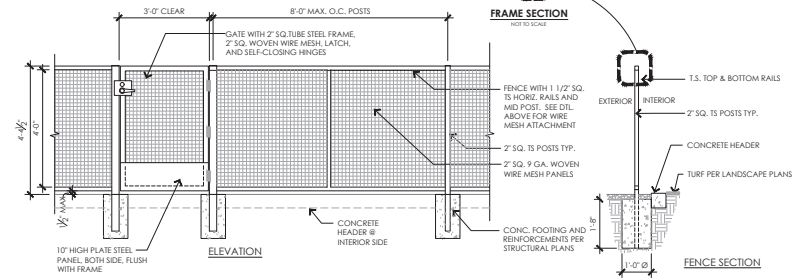


VIEW FENCE WITH GATE

1/2"=1'-0"

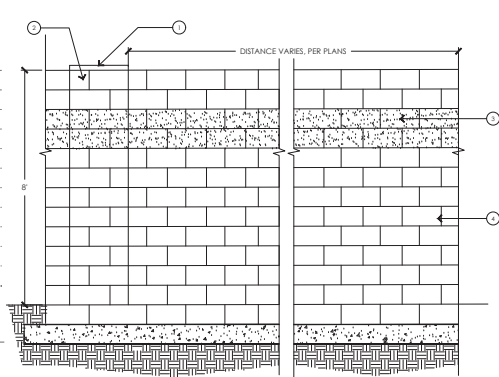
- 1 METAL FENCE 3/4" PICKETS 8' 4" O.C. WITH 1 1/2" BOTTOM, MID, AND TOP RAIL. 2" POSTS. SEE NOTE BELOW.
- 2 METAL GATE 3/4" PICKETS 8' 4" O.C. WITH 1 1/2" MID, AND TOP RAIL. 2" SIDE AND BOTTOM FRAME. 2" POSTS.
- 3

- NOTES:
1. ALL METAL FENCING COMPONENTS TO BE PRIMED AND PAINTED.
 2. ALL WELDS TO BE GROUND SMOOTH.
 3. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.



PLAYGROUND FENCE

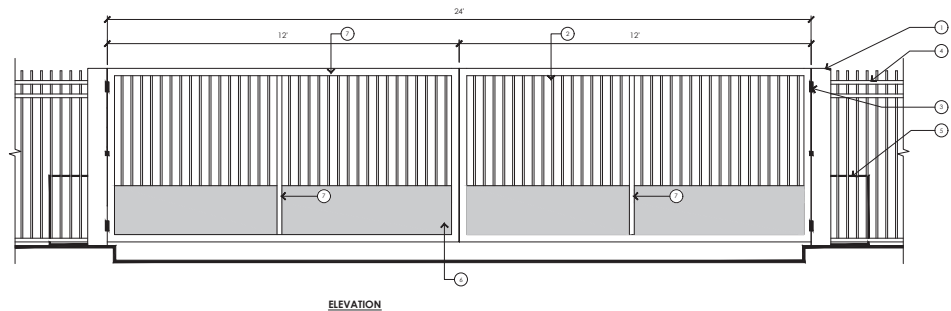
SCALE: 1/2" = 1'-0"



8' DECORATIVE CMU WALL

1/2"=1'-0"

- 1 2" SOLID CAP
- 2 CMU COLUMNS OF 8"X8"X16" BLOCK, RUNNING BOND
- 3 CMU COLUMNS OF 8"X8"X16" SPLIT FACE BLOCK, RUNNING BOND. COLOR: 18D
- 4 8'-0" CMU WALL OF 8"X8"X16" SMOOTH FACE BLOCK. RUNNING BOND. COLOR: 18D



SWINGING VEHICULAR GATE

1/2"=1'-0"

- 1 8X8 SQUARE STEEL POST WITH CAP
- 2 METAL PICKET GATE, PAINTED. 3/4" PICKETS @ 4" O.C. WITH 3" BOTTOM, AND TOP RAIL. 3" POSTS.
- 3 (B) HEAVY DUTY HINGE, EACH SIDE
- 4 6" ORNAMENTAL FENCE
- 5 GATE OPERATOR
- 6 METAL PANEL, WELDED FLUSH WITH OUTSIDE OF FRAME.

- NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW
 2. ALL WELDS TO BE GROUND SMOOTH
 3. ALL METAL PAINTED TO MATCH ARCHITECTURAL STEEL
 4. FOOTING, REINFORCEMENTS, AND CONNECTIONS PER STRUCTURAL

RVA NO.	23-1040
SDR NO.	230258
PAPP NO.	230816
QUARTER SECTION NO.	Q29-25
REVISION	2-51-25.3

PROJECT NO. 23-2015-01
Apartments @ 1815
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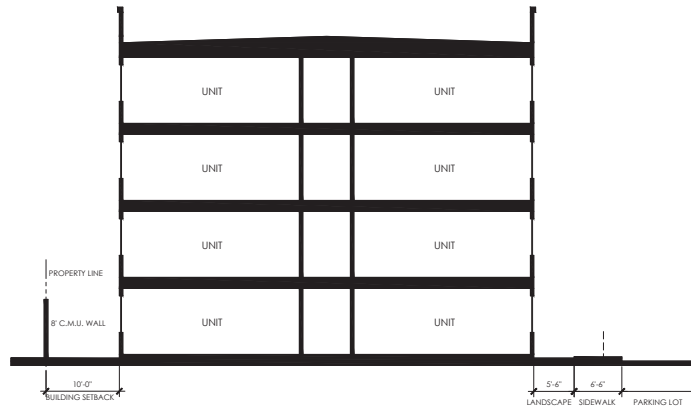
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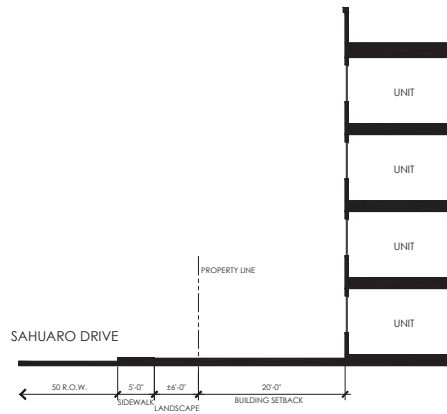
WALL AND FENCE DETAILS
L1.1

Tab J

- Conceptual Building Plans and Site Sections



SITE SECTION A
SCALE 1/8" = 1'-0"



SITE SECTION B
SCALE 1/8" = 1'-0"



CONCEPTUAL SITE SECTIONS

1/8"=1'-0"

KVA NO.	231040
SDEV NO.	230258
PAPP NO.	2303816
QUARTER SECTION NO.	029-25
REZONE	2-51-29-3

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CONCEPTUAL SITE SECTIONS A & B
A5.1

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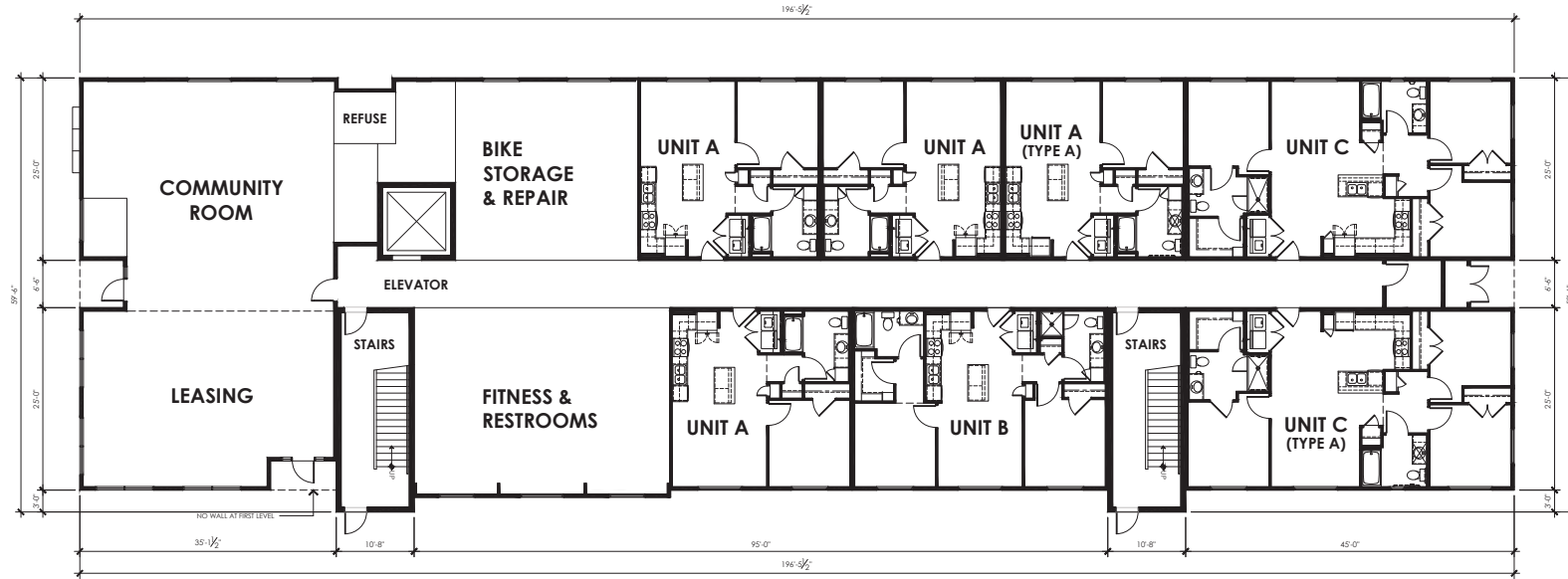
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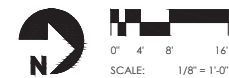
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BUILDING PLAN
FIRST LEVEL PLAN



CONCEPTUAL BUILDING SCALE

1/8"=1'-0"

CONCEPTUAL BUILDING PLAN - FIRST LEVEL

A2.1

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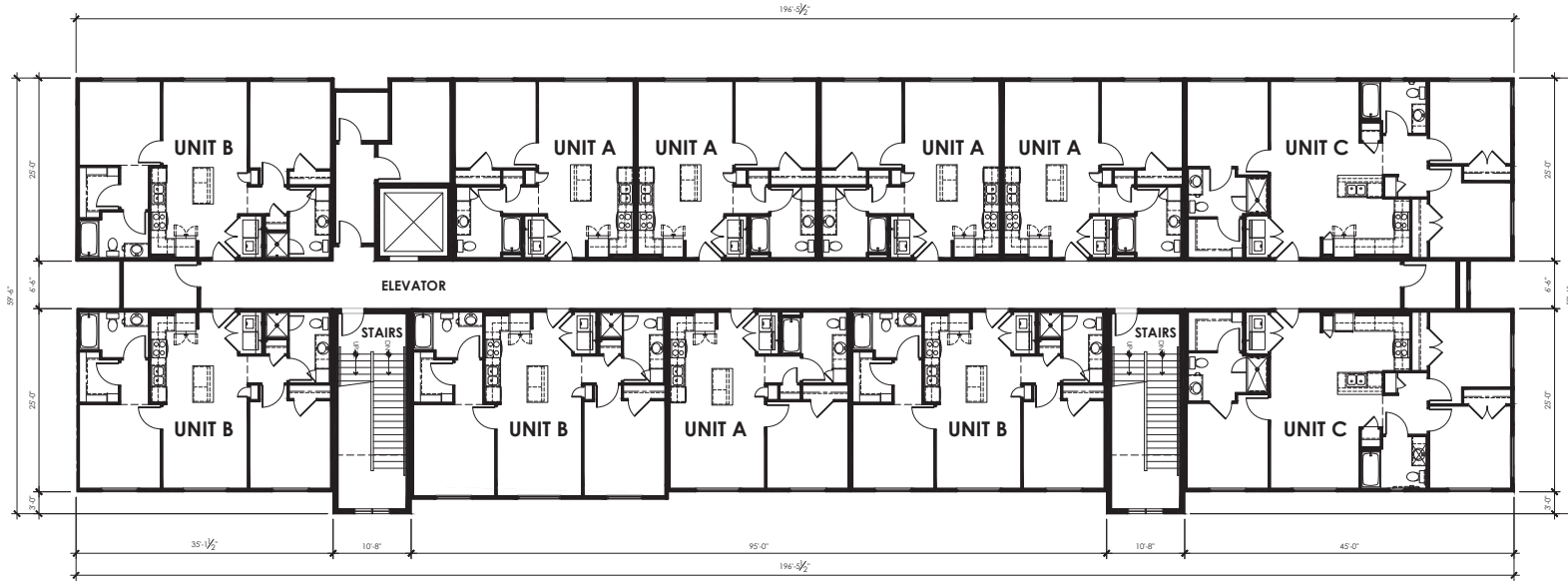
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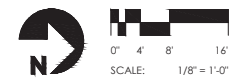


CONCEPTUAL BUILDING PLAN - SECOND LEVEL

A2.2



**BUILDING PLAN
SECOND LEVEL PLAN**



CONCEPTUAL BUILDING PLAN

1/8"=1'-0"

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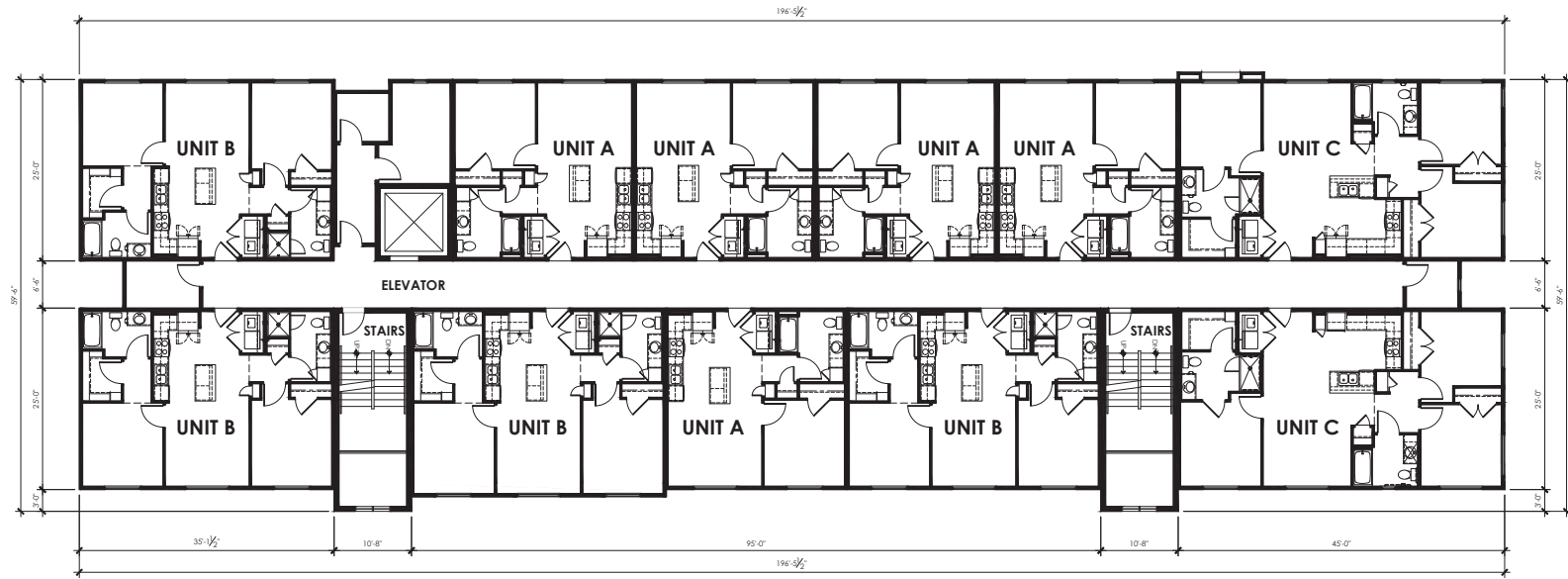
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**BUILDING PLAN
THIRD LEVEL PLAN
(FOURTH LEVEL SIMILAR)**

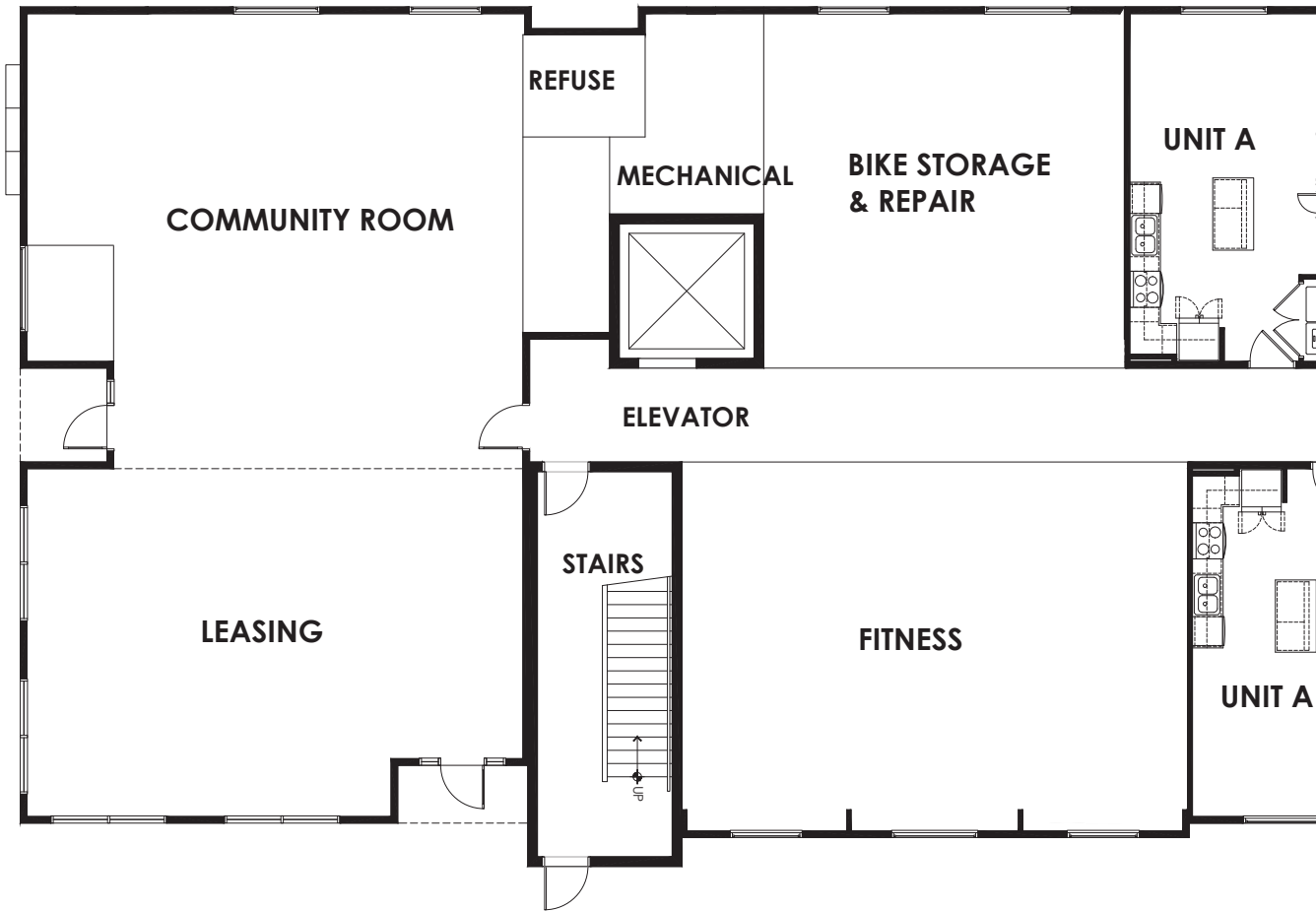


CONCEPTUAL BUILDING PLAN

1/8"=1'-0"

CONCEPTUAL BUILDING PLAN - THIRD & FOURTH LEVEL

A2.3



CONCEPTUAL BUILDING PLAN

1/8"=1'-0"

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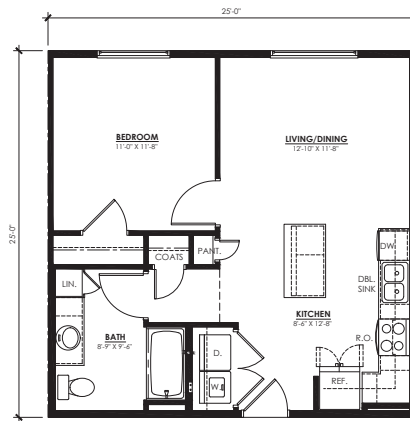
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CONCEPTUAL BUILDING
 LEASING / AMENITY

A2.4



UNIT A (TYPE B)
 RESIDENTIAL FLOOR AREA 577 S.F.
 GROSS UNIT AREA 625 S.F.



CONCEPTUAL UNIT PLANS

1/8"=1'-0"

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CONCEPTUAL UNIT PLAN
UNIT A (TYPE B)

A3.1

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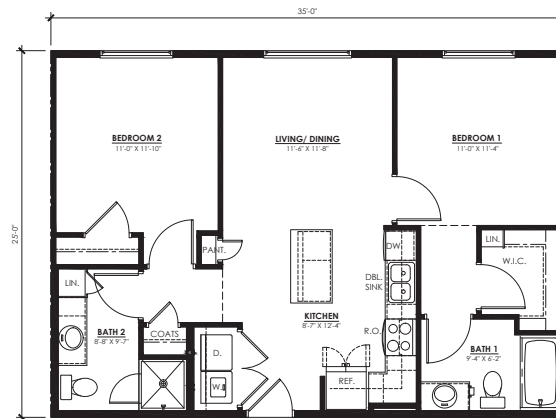
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UNIT B (TYPE B)
RESIDENTIAL FLOOR AREA 817 S.F.
GROSS UNIT AREA 875 S.F.



CONCEPTUAL UNIT PLANS

1/8"=1'-0"

**CONCEPTUAL UNIT PLAN
UNIT B (TYPE B)**

A3.2

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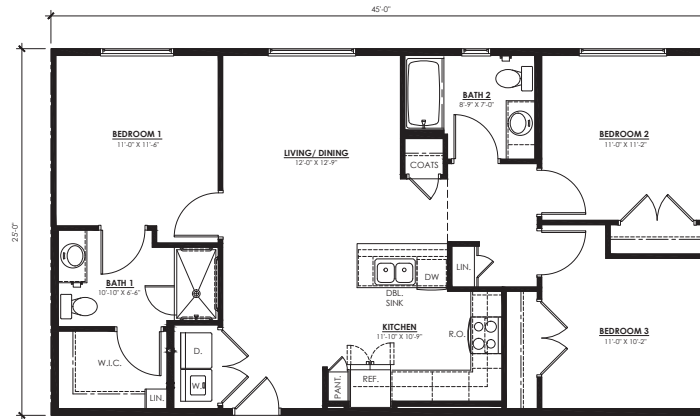
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UNIT C (TYPE B)
RESIDENTIAL FLOOR AREA 1,050 S.F.
GROSS UNIT AREA 1,125 S.F.



CONCEPTUAL UNIT PLANS

1/8"=1'-0"

CONCEPTUAL UNIT PLAN
UNIT C (TYPE B)
A3.3