

A PLANNED UNIT DEVELOPMENT
Case No. Z-28-19-6
Land Use and Development Standards
5321 E. Washington Street

(Approximately 193 feet west of the southwest corner of 54th Place and Washington Street)



Banyan Washington Apartments

Submitted to the City of Phoenix
1st Submittal: May 14, 2019
2nd Submittal: July 29, 2019
HEARING DRAFT: October 11, 2019
CITY COUNCIL adopted: December 4, 2019
UPDATED TO ADDRESS CITY COUNCIL STIPULATIONS
Minor Amendment Number 1: June 26, 2020

Prepared by:
EC&L
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

CITY OF PHOENIX

SEP 02 2020

**Planning & Development
Department**



Principals & Development Team

DEVELOPER/OWNER:

Banyan Residential
2411 3rd St, Unit E
Santa Monica, CA 90405
Contact: Ben Brosseau
Contact: Max Friedman
E-mail: bbrosseau@banyanres.com
E-mail: mfriedman@banyanres.com
P: 240.620.6298



APPLICANT/LAND USE ATTORNEY:

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
Attorney: Stephen C. Earl
Project Manager: Ricardo Toris
E-mail: searl@ecllaw.com
E-mail: rtoris@ecllaw.com
P: 602.265.0094
F: 602.265.2195



ARCHITECT & DESIGN TEAM:

CCBG Architects, Inc
102 E. Buchanan Street
Phoenix, AZ 85004
Contact: Steve Parady
E-mail: sparady@ccbgarchitects.com
P: 602.258.2211 ext. 209



CIVIL ENGINEER:

RICK ENGINEERING COMPANY
6150 North 16th Street
Phoenix, AZ 85016
Contact: Chris Patton
E-mail: cpatton@rickengineering.com
P: 602.957.3350



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.

Zoning Ordinance Applicability

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. Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, shall apply. It is the intent of this PUD to establish the permitted uses, development standards and amend various provisions that will govern this development. 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. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

Table of Contents

Section		Page
1	Purpose and Intent.....	5
1.1	Overview.....	5
1.2	Overall Design Concept.....	7
2	General Plan Amendment.....	8
3	Land Use Plan.....	8
3.1	Discussion of Conceptual Site Plan.....	9
4	List of Uses.....	10
5	Development Standards.....	11
6	Design Guidelines.....	16
6.1	Frontage Standards.....	20
6.2	Frontage Types.....	20
7	Signs.....	22
8	Sustainability.....	22
9	Infrastructure.....	23
10	Phasing.....	24

Exhibit		Page	Tab
1	Aerial.....	5	-
2	Vicinity Map.....	6	-
3	Conceptual Site Plan (colored).....	25	A
4	Conceptual Site Plan (Black and White).....	26	A
5	Conceptual Elevations (Building Type A).....	27	B
6	Conceptual Elevations (Building Type B and C).....	28	B
7	Conceptual Elevations (Building Type A).....	29	B
8	Conceptual Elevations (Building Type B and C).....	30	B
9	Conceptual Architectural Renderings.....	31	C
10	Conceptual Architectural Renderings.....	32	C
11	Conceptual Architectural Renderings.....	33	C
12	Conceptual Architectural Renderings.....	34	C
13	Conceptual Architectural Renderings.....	35	C
14	Conceptual Architectural Renderings.....	36	C
15	Conceptual Architectural Renderings.....	37	C
16	Conceptual Architectural Renderings.....	38	C
17	Context Plan.....	39	D
18	Context Photos.....	40	D
19	Legal Description.....	41	E
20	Landscape Setback Exhibit.....	42	F
21	Example of Detached Sidewalk (Meandering and Straight).....	43	G

Section 1 - PURPOSE and INTENT

1.1 Overview

The purpose of this Planned Unit Development (“PUD”), to be known as Banyan Washington Apartments, is to create specific land use and development standards to guide the redevelopment of the site. Given the site’s unique location and shape, the PUD was intentionally selected to establish a set of standards that will ensure how the proposed luxury multifamily residential community will enhance this underutilized parcel and this portion of the Washington Street corridor and encourages the use of the adjacent light rail line.

Banyan Residential is seeking PUD Rezoning to allow for the development of a luxury secured residential community with approximately 223 apartment homes, offering a range of studio, 1-, 2- and 3- bedroom units in 3 residential buildings on a significantly underutilized +/- 4.8 (gross) acre industrial zoned property, located approximately 193 feet west of the southwest corner of 54th Place and Washington Street. The property address is 5321 E. Washington Street and consists of one parcel (APN: 124-14-019A).

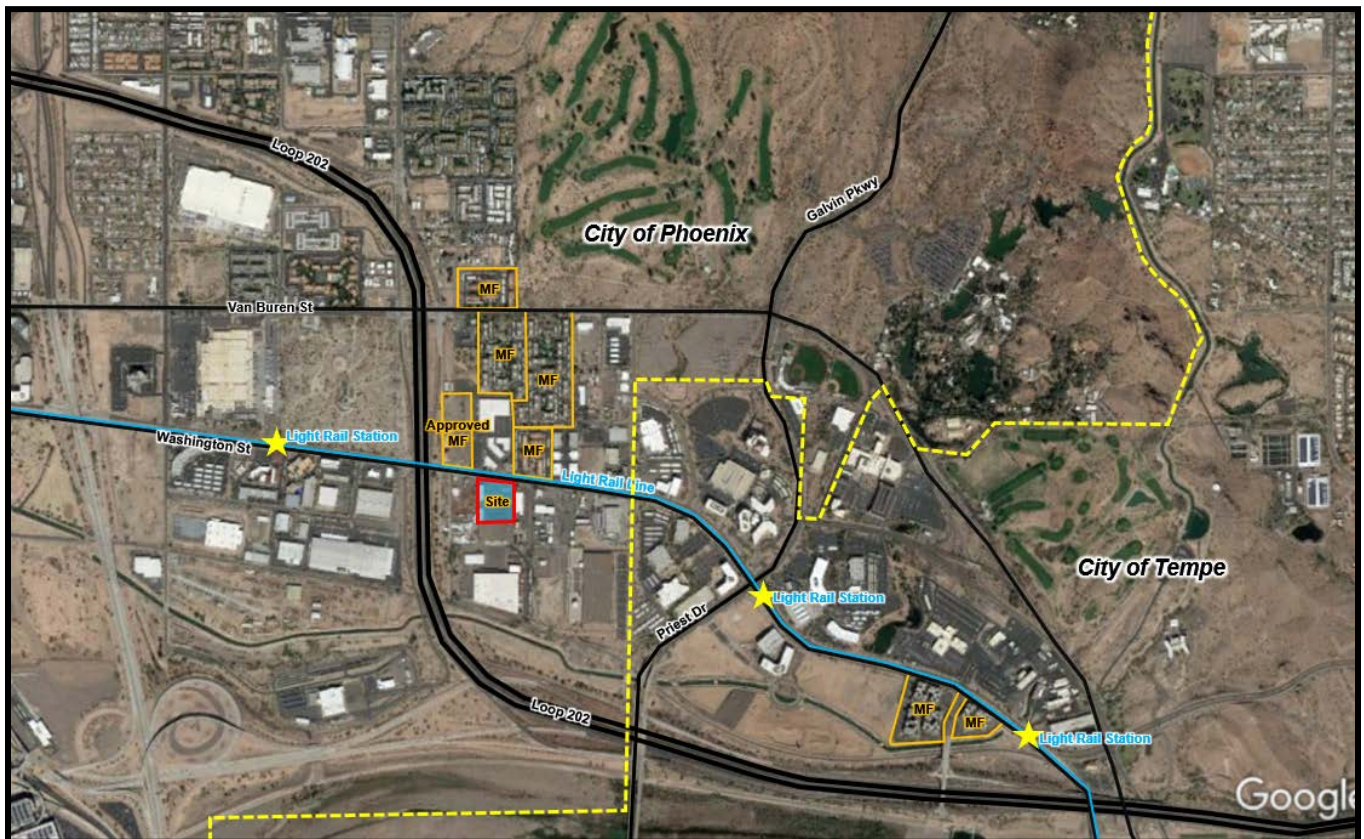
The subject acreage of land is rectangular in shape and fronts Washington Street and the light-rail line. A light-rail station is located approximately .6 miles to the east at Priest Road and Washington Street. Another light-rail station has recently opened to the west of the Washington Street and Loop 202 intersection. The subject site is strategically located in close proximity to downtown Phoenix, Tempe and Scottsdale.



AERIAL - Exhibit 1

A PLANNED UNIT DEVELOPMENT East of Washington Street and Loop 202

As recent redevelopment has occurred along this part of the Washington Street/light rail corridor, the corridor has transformed from older heavy industrial uses to a vibrant and dynamic mix of commercial office buildings, commerce parks, and various multifamily residential uses. The City has made substantial efforts to encourage higher density residential development along the light rail line to foster its use and transportation benefits. Consistent with those efforts, this request will rezone the property from the current heavy industrial uses permitted under the A-1 and A-2 zoning districts to PUD to allow for this unique, well-designed, sophisticated, urban multifamily development, which will provide high-quality housing to residents in a large central employment area and effectuate the City's vision of new, high-quality development along the Washington Street corridor. For the reasons stated above, we believe this development would be an asset to the area and a catalyst for future transit-oriented redevelopment. The proposal would finally bring a transit-oriented development to a parcel that has been poorly used for decades.



VICINITY MAP - Exhibit 2

As noted, this property is currently zoned A-1 and A-2, which is an Industrial Zoning classification in the City of Phoenix. The two buildings currently located on the property were built around 1960 and are positioned along the western property line. The northernmost two-story building is approximately 10,879 square feet and includes warehouse storage and some office space. The southernmost building is approximately 8,000 square feet

and is largely dedicated to warehouse storage. The majority of the site is currently being used as parking and heavy and unsightly use of outdoor storage. The property has been in this underutilized and blighted condition for some time and has long outlived its usefulness. Therefore, as noted, the request here is to rezone the approximately 4.8 acres from A-1 and A-2 to PUD (“Planned Unit Development”) to allow for this high-end, modern multifamily residential living community consistent with the surrounding residential developments along this section of the Washington Street and light rail corridors.

1.2 Overall Design Concept

The proposed project will be a luxury, secured community with approximately 223 apartment homes, offering a range of studio, 1-, 2-, and 3-bedroom units in three (3), five-story, residential living buildings. This proposal provides approximately 9% of the subject site in common area open space for its residents with a wide spectrum of high-quality amenities.

The overall design concept will create a unique, first-class design. First-floor units fronting Washington Street will allow residents direct access to their units from the street. The building’s exterior will be designed to include façade articulation to break up the massing of the building, particularly on the primary Washington Street frontage. Along this same street, enhanced paving materials will be employed to create a sense of arrival for residents and visitors entering this sophisticated secured community from Washington. A number of other units in the project will have exterior balconies to help maximize views and individual unit designs for residents. Attached garage parking is provided for select units.

The interiors of the units will feature first-class finishes for residents including plank flooring, Energy Star stainless steel appliances, in-unit washers and dryers, select units with walk-in showers, smart units to maximize tenant control (Nest thermostats), manual window blinds to minimize heat transfer, and acoustically treated windows.

Community amenities will include a community center and a variety of indoor and outdoor gathering spaces, including a Sky Deck, a resort-style pool screened from the resident parking area and complete with lounge seating areas and cabanas, a sauna, barbeque grills with communal seating, bike racks, bike storage and bike repair facility, residential storage areas, a dog park and connected pedestrian walkways linking the entire community. The clubhouse space will include a leasing office, and other amenities such as but not limited to, gaming room, various seating areas, a fitness center, and mobile work/office space. The Sky Deck, located on the top floor of the Washington Street building, will provide unparalleled views of Papago Park and the mountains to the north.

The PUD zoning district is the best fit for this luxury multifamily community given the City’s desire for high density and intensity residential uses along the Line Rail line (especially close to two transit stations) and it has the added benefit of limiting the uses to only those needed for this specific residential community. Other categories such as R-5 or C-2 (with

a Height and Density Waiver) don't fit the parameters of the proposed project or the City objectives adjacent to the transit line.

The proposed building architecture and open space areas will provide a distinct living urban environment. The use of glass, steel and stucco will emphasize the buildings unique urban design both for the residents of the new community but also for visitors and the area residents when walking or driving past the development. All of the architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. This well-conceived infill concept offers to add to the diverse housing types in this growing area of the community.

Section 2 - GENERAL PLAN AMENDMENT

A separate but companion General Plan Amendment has been filed with this rezoning case. This companion General Plan Amendment request seeks to change the existing "Industrial" designation, along this part of Washington Street/Light Rail corridor, to a "Mixed-Use" designation. Although the subject site is less than 10 acres in size, the General Plan update procedures require that residential requests in designated Industrial or Commerce Park areas require a general plan amendment regardless of parcel size. The proposed request will begin to transform the area from intense industrial uses with associated heavy traffic and noise to a mix of multifamily residential, commercial, and commerce uses. The proposed Mixed-Use designation is more compatible with the existing residential development and employment pattern already reflected in this specific area and inserts an appropriate land use designation and appropriate density near two light rail stations. The proposed land use is supported by numerous core values and principles in the General Plan.

Section 3 - LAND USE PLAN

Over the past several years, the City has made substantial efforts to encourage higher density residential development along the light rail line. As that redevelopment has occurred, this part of the Washington Street corridor (east of the Loop 202 Freeway) has transformed from an older heavily industrialized corridor to a mix of commercial, commerce and multifamily residential uses. The developer has planned a residential development with the opportunity for potential Live-Work units for first floor units consistent with the core objectives of the walkability code that provides high-end housing with modern amenities highly desired by tenants. The site has proximate access to two light rail stations to the west and east, as well as an employment hub in the Gateway Core at 44th Street and Van Buren Street and Papago Park Center. It also enjoys nearby access to a network of valley freeways, including the Loop 202, SR 43, Loop 101 and I-10, as well as the Airport and other nearby employment centers in the City of Phoenix, City of Tempe and beyond.

The entire +/-4.8 gross acre property is currently designated on the Phoenix General Plan as Industrial (which allows commercial and office uses as well as apartments up to 14.5 dwelling units per acre-subject to securing a use permit). Given the proximity of the two light rail stations and the new infill developments planned to the north and east of the site, heavy industrial uses under A-1 or A-2 are no longer desirable. As evidenced by recent developments, the light rail line will continue to change and demographics of the area with new sophisticated modern multifamily housing, office uses and retail. Another valuable amenity for this use is the close proximity of Sky Harbor Airport. Residents can use the light rail to access the airport within just minutes.

The proposed infill multifamily residential development is compatible with the adjacent zoning pattern for higher density residential units and the proposed building heights are compatible and consistent with the area. None of the existing multifamily developments built in this general area have been constructed to the level of quality being proposed. Banyan Washington Apartments PUD is a planned, unique, urban-style mixed-use development that will provide opportunities for a high-density residential project through common and compatible design features. The urban style residential component is an important element to attaining and maintaining the proper balance between employment and commercial uses for this area of the City. Public areas that are pedestrian-oriented and intended to exploit an interactive atmosphere will be created through the use of architecture, landscaping, signage, lighting, walkways, open spaces, shape, color and materials.

The proposed land use plan for Banyan Washington Apartments includes accessory uses and design requirements in order to promote the intent of the PUD that help ensure compatibility among the surrounding properties.

3.1 Discussion of Conceptual Site Plan

As noted earlier, the overall project concept is to create an urban-style development revolving around a high-quality multifamily residential community, with convenient at grade parking located fully inside of the community as to not be visible from Washington Street. The plan proposes a residential living community that will complement the mixed-use character of the surrounding area. High Density Multifamily residential projects typically do best with nearby freeway access and arterial frontage and separated from single-family residential.

The main element of the project is the 5-story urban residential architecture. Access to the secure community is from Washington Street. The architecture, the main entrance and landscape all provide an urbanized sense of arrival. The proposed 5-story residential buildings use the urban “building forward” design to set maximum street setback of twelve feet to bring the building closer to Washington Street. Due to the geometry of the lot, it is necessary to provide perimeter circulation along the east and south side of the building both to accommodate emergency vehicle circulation and to satisfy code requirements. Garage parking is provided, with additional perimeter surface parking for visitors and

tenants. The two rows of surface parking and the internal drive aisle also accommodate emergency vehicles.

The simple fact is that the typical ordinance paradigm for large suburban setbacks along arterial streets and a light rail line is not consistent with the City's vision for urban style development near light rail lines. New apartment projects in the downtown are now mandated to bring buildings forward to "activate the streets." The reduction in street building setbacks creates a strong connection at the pedestrian level for the adjacent street. It also helps to encourage pedestrian interaction and provide shade along street frontages. As shown in the conceptual building elevations, the building design includes intentional diversity of massing through forms, building articulation, textures, materials and colors. The use of off-sets, façade undulation and the use of varied forms and material will create an attractive landscaped streetscape for residents as well as those walking, driving or riding light rail by the site. Furthermore, building placement encourages pedestrian comfort and "eyes on the street."

The proposed building architecture and open space areas will provide a distinct, up-scale living environment for the residents of this community. The use of various materials and both horizontal and vertical plane movement will emphasize the building's unique urban design both for the residents of the new community and also for the area residents when walking or driving past the development. All of the architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The project provides a design that uses view corridors and architectural focal points to emphasize the interior residential amenities. This well-conceived infill concept offers to add to the diverse housing types in this growing area of the community.

Various performance and design standards have been incorporated in the regulatory section of the PUD to ensure compatibility within the site and with the surrounding properties.

Section 4 - LIST OF USES

The following list of uses is intended to define authorized Permitted Principal Uses, Permitted Accessory Uses, and Permitted Uses Subject to Performance Standards within the Banyan Washington Apartments PUD. The Master Developer may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

1. Permitted Primary Land Uses.

- a. Multifamily Residential.
- b. Live-Work.
- c. Artist Studio/Gallery.

- d. Small Bodega/Convenience Retail.
- e. Office.
- f. Personal Services.

2. Accessory Uses.

- a. All permitted Accessory Uses as outlined in accordance with Section 608 and as defined by Section 202 of the Phoenix Zoning Ordinance.
- b. Leasing, manager's or project office.
- c. Project's community clubhouse building.
- d. Exercise and/or amenity room.

3. Temporary Uses.

- a. Temporary Uses shall be permitted in accordance with Section 708 of the Phoenix Zoning Ordinance.

Section 5 - DEVELOPMENT STANDARDS

This property is not within the boundaries of the City's WU Code (Walkable Urban Code) but is located along a light rail transit line. As mentioned, over past several years, the City has made substantial efforts to encourage higher density residential development along the light rail line and adopted policy plans to foster that key endeavor to support ridership on the light rail system. The site's nearby proximity to two light rail stations to the west and east, as well as an employment hub in the Gateway Core at 44th Street and Van Buren Street and Papago Park Center employment cores make this site an ideal location for multifamily residential. The primary intent for the City's WU Code is to implement the vision and policies of the Transit Oriented District (TOD) Policy Plans; increase population through infill development; and increase transit ridership in general and along light rail corridor; create a walkable, bikeable, and transit supportive development; and integration of auto-oriented and industrial uses with complementary mix of land uses. The redevelopment of this site is utilizing many of the WU Code design standards to emphasize the adjacent light rail line and the City vision for development along a light rail line,

The Development Standards and Guidelines for this PUD that are listed below are intended to allow this residential use in an urban setting given the prominent location. Unless specifically modified by the text below, all standards of the referenced Zoning Districts shall apply to this PUD. The representative images are for illustration purposes only, intended to communicate the level of quality and design vocabulary and do not represent specific buildings in the proposed project. Where different standards (more or less restrictive) are specified below, these PUD standards shall prevail over the standards in the City of Phoenix Zoning Ordinance.

A PLANNED UNIT DEVELOPMENT East of Washington Street and Loop 202

DEVELOPMENT STANDARDS			
DENSITY:	46 units/gross acre maximum		
HEIGHT:	61-foot maximum		
LOT COVERAGE:	50% maximum		
OPEN SPACE:	9% minimum		
BUILDING SETBACKS:			
MAIN BUILDING SETBACKS	SURFACE PARKING & PARKING CANOPY SETBACKS		
a Primary Frontage (North)	12-foot maximum	e Primary Frontage (North)	10-foot minimum or behind building
b West Side Lot Line	10-foot minimum	f West Side Lot Line	5-foot minimum
c East Side Lot Line	70-foot minimum, except 10-foot minimum for the building adjacent to Washington Street for a maximum of 65-feet from the north property line.	g East Side Lot Line	No surface parking or parking canopies shall be permitted within the first 65-feet of the north property line along the east side lot line. A 5-foot minimum setback shall be provided for the remainder of the east side lot line.
d Rear Lot Line	70-foot minimum	h Rear Lot Line	5-foot minimum, except 100% encroachment for refuse enclosure is permitted.
ACCESSORY BUILDING SETBACKS	REQUIREMENTS		
Side and Rear Yard:	5-feet for Accessory buildings		

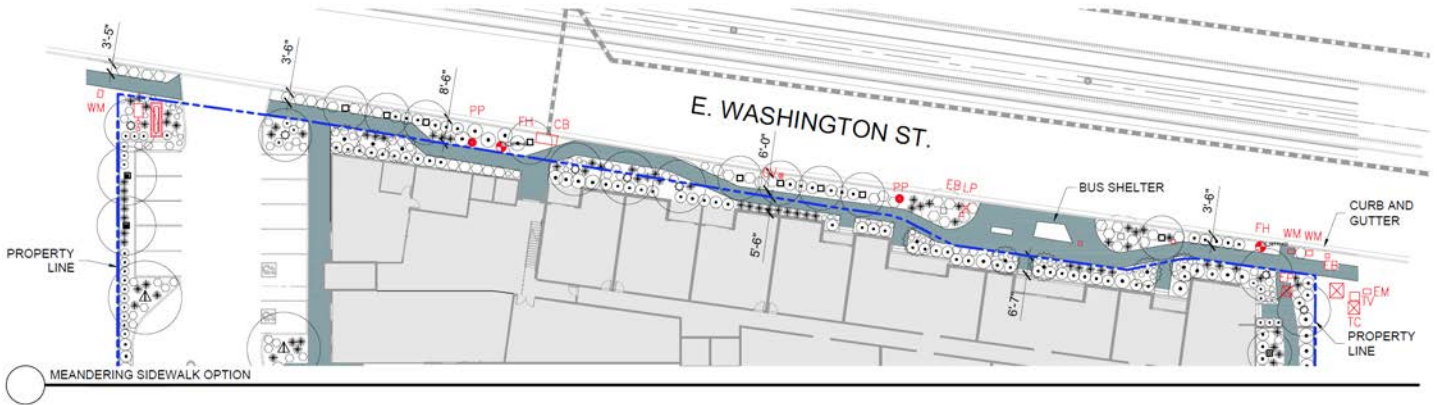
A PLANNED UNIT DEVELOPMENT East of Washington Street and Loop 202



Landscape Setback Exhibit

LANDSCAPE SETBACKS	REQUIREMENTS
North (Washington Street):	5-foot minimum.
West:	5-foot minimum for a minimum of 238-feet and 13-feet for a minimum of 259-feet.
East:	10-foot minimum within the first 65-feet of the north property along the east side lot line and then 5-foot minimum for the remainder of the east side lot line.
South:	5-foot minimum, except 100% encroachment for refuse enclosure is permitted.
LANDSCAPE PLANTING STANDARDS	REQUIREMENTS
North (Washington Street):	<p>TREE SIZE: Minimum 3-inch caliper.</p> <p>SPACING: 25-feet on center or in equivalent groupings.</p> <p>SHRUBS: Minimum 5 (5-gallon) shrubs per tree.</p> <p>GROUNDCOVER: Minimum 50% living groundcover (1-gallon material).</p>
South, East and West:	<p>TREE SIZE: Minimum 2-inch caliper (50% of required). Minimum 3 caliper (50% of required).</p> <p>ROWS: Minimum 1 row of trees.</p> <p>SPACING: 20-feet on center or in equivalent groupings.</p> <p>SHRUBS: Minimum 5 (5-gallon) shrubs per tree.</p> <p>GROUNDCOVER: Minimum 50% living groundcover (1-gallon material).</p>

Washington Street sidewalk shall be detached and designed as either “Detached Sidewalk (Meandering)” or “Detached Sidewalk (Straight)” as generally described below.

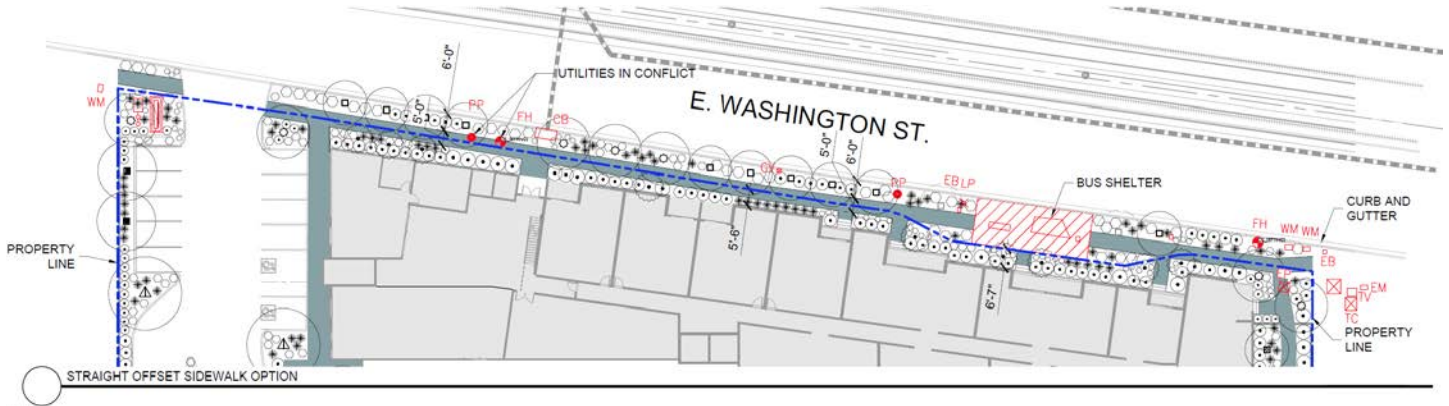


Example of Detached Sidewalk (Meandering)

DETACHED SIDEWALK (MEANDERING)	REQUIREMENTS
<p>North (Washington Street):</p>	<p>SIDEWALK WIDTH: Minimum 5-feet in width.</p> <p>LANDSCAPE STRIP: A minimum 6-foot wide landscape strip shall be provided between the sidewalk and the back of curb, except that the meandering sidewalk may encroach within this landscape strip so long as an average 3-foot 6-inch wide landscape strip is maintained. See above Example of Detached Sidewalk (Meandering) exhibit.</p> <p>LANDSCAPE STRIP PLANTING STANDARDS:</p> <p>TREE SIZE: Minimum 3-inch caliper. ROWS: Minimum 1 row of trees. SPACING: 20-feet on center or in equivalent groupings. SHRUBS: Minimum 5 (5-gallon) shrubs per tree. GROUND COVER: Minimum 50% living groundcover (1-gallon material).</p>

OR

A PLANNED UNIT DEVELOPMENT East of Washington Street and Loop 202



Example of Detached Sidewalk (Straight)

DEATTACHED SIDEWALK (STRAIGHT)	REQUIREMENTS
<p>North (Washington Street):</p>	<p><u>SIDEWALK WIDTH:</u> Minimum 5-feet in width.</p> <p><u>LANDSCAPE STRIP:</u> A minimum 6-feet wide landscape strip shall be provided between the sidewalk and the back of curb. See above Example of Detached Sidewalk (Straight) exhibit.</p> <p><u>LANDSCAPE STRIP PLANTING STANDARDS:</u></p> <p><u>TREE SIZE:</u> Minimum 3-inch caliper. <u>ROWS:</u> Minimum 1 row of trees. <u>SPACING:</u> 20-feet on center or in equivalent groupings. <u>SHRUBS:</u> Minimum 5 (5-gallon) shrubs per tree. <u>GROUND COVER:</u> Minimum 50% living groundcover (1-gallon material).</p>

SHADE STANDARDS	
Shade	<p>Minimum 75% shade along public sidewalk along Washington Street.</p> <p>Minimum 50% shade along private sidewalk, pedestrian pathways and common amenity areas.</p> <p>Shade calculation shall be based on the summer solstice at 12:00 pm.</p>

PARKING STANDARDS	
Vehicular Parking	<p>Total required parking. 1.0 space per unit of less than 600 square feet regardless of number of bedrooms. 1.3 spaces per efficiency unit. 1.4 spaces per 1 or 2 bedroom unit. 2 spaces per 3 or more bedroom unit</p> <p>When the required parking is reserved for residents, additional unreserved parking is required as follows: .3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit.</p> <p>Exception for unreserved parking: where minimum 18-foot driveways are provided for individual units, .25 space per each unit.</p> <p>Unreserved parking shall be distributed throughout the site. Note: Any unreserved parking spaces required by this section may be counted toward the total required parking count.</p>
Bicycle Parking	<p>Multifamily Residential: Minimum 0.25 spaces per unit. Required bicycle parking spaces shall be provided as secured parking.</p> <p>A minimum of 15 spaces shall be available for public access.</p> <p>Bicycle parking shall be installed per the requirements of Section 1307.H. of the Zoning Ordinance.</p>
Drive Aisle width:	Minimum Width of 24-feet, 6-inches.
Parking Stall Dimensions:	<p><i>Compact Spaces:</i> Minimum 8-feet by 16-feet. <i>Standard Spaces:</i> Minimum 8.5 feet by 18-feet.</p>
Compact Space Requirements:	<p>Compact spaces are permitted for no more than 10% of the required parking spaces.</p> <p>Compact spaces are permitted throughout the site.</p>
Permitted Parking Stall Overhang into Landscape Areas:	<p><i>Compact Spaces:</i> Maximum of 1 foot, 6 inches. <i>Standard Spaces:</i> Maximum of 2 feet 6 inches. Overhang shall not be permitted to encroach into any required landscape setback area.</p>
On-Site Loading:	One (1) 10-foot x 30-foot space minimum

Section 6 – DESIGN GUIDELINES

A. Site.

1. The proposed PUD shall provide a minimum of five (5) amenities, which may include but are not limited to the following:
 - a. Swimming pool.

- b. Spa.
 - c. Barbeque.
 - d. Ramada.
 - e. Cabanas.
 - f. Sky Deck.
 - g. Bike storage/bike repair station.
 - h. General tenant storage.
 - i. Pet Park.
2. Alternative paving materials shall be used at public access and pedestrian crossings to reduce urban heat island effect, and to allow natural drainage and filtration.
- a. Pedestrian crossings shall be a minimum of 4-feet wide.
 - b. Permeable paving, porous concrete or similar materials shall be installed adjacent to treewells. The design shall ensure adequate watering and root growth.
 - c. Alternative materials such as brick pavers, permeable concrete pavers, granite and flagstone shall be provided on pedestrian crossings and along the pedestrian walkways along the west side of Building B and the east side of Building C.

B. Building Design.

1. 4-sided architecture shall be required.
2. All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
3. Visible side and rear building facades shall have a level of trim and finish compatible with the front facade.
4. Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.
5. Multiple buildings on the same site shall borrow and incorporate architectural styles, materials, forms, features, colors and compatible elements from the same site. These shall include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment.
6. Material requirements and undulation standard. At least (3) finish materials are required for the exterior skin of the building. Finish materials may include stucco, brick, exposed CMU, metal or aluminum cladding, cementitious composite panels, exposed cast-in-place concrete (with or without skim coat), large expanses of glass, wood, etc.
7. Composition, arrangement, and spacing of the materials shall allow for large areas of each material on all sides of the building.
8. No Parking shall be permitted within 10-feet of the northern property line adjacent to Washington Street.

C. Pedestrian Accessway Guidelines. Pedestrian ways shall meet the following minimum standards:

1. The sidewalk along Washington Street as identified on pages 14 and 15 or exhibited under EXHIBIT 21 (Tab G) shall not be considered a pedestrian accessway.
2. Pedestrian ways along Washington Street shall be open for public access.
3. Pedestrian ways shall be a minimum of eight feet in width.
4. Pedestrian ways don't have to be straight but shall be entirely visible from one or both of the thoroughfares or private accessways which they connect.
5. All ADA guidelines shall apply.
6. Lighting shall be provided to ensure safety and security. The following lighting treatment shall be provided within pedestrian ways:
 - a. Fifteen-foot maximum height of lighting fixtures.
 - b. A minimum of one-foot candle illumination shall be maintained throughout pedestrian ways.
 - c. Uniform lighting shall be placed along entire pedestrian ways to avoid bright high glare areas and low visibility dark areas.
7. One of the following elements shall be provided at each street entrance:
 - a. Bollard path light.
 - b. Public art and/or wall mural on any building wall visible from Washington Street.
 - c. Decorative directional signage.
 - d. Building design and landscaping elements that emphasize the street entrance.
 - e. Enhanced or decorative pavement materials at street entrance.
8. Alternative paving materials such as permeable pavers, porous concrete or similar materials shall be used at public access and pedestrian crossings for on-site hardscaping to reduce urban heat island effect, and to allow natural drainage and filtration.

D. Pedestrian Walkways. The pedestrian pathways that are part of the open space shall include elements that make them useable and park-like, not strictly circulation paths.

1. They shall be a minimum 13-foot 0-inches in width and terminate at crossings with building entrances.
2. Lighting shall be provided for security and safety, but not overly lighted. A minimum of 1 foot-candle of lighting shall be maintained along the pathways paved portion and a maximum of 5 foot-candles.
3. Pavers, colored concrete, wood composites, or exposed aggregate concrete shall be required on the walking path itself.
4. A minimum of one (1) bench every 75 linear feet shall be provide within the pedestrian walkways along buildings B and C.
5. A minimum of one (1) dog bag dispenser shall be provided within or next to the dog run area.
6. The pathways shall provide ample shade through tree canopies.
7. All trees must comply with City approved list of trees.
8. Pedestrian walkway shall conform to the following:
 - a. A minimum 4-foot wide sidewalk shall be buffered on each side by a landscape strip.

- b. One of the landscape strips shall be a minimum of 6-feet in width while the other landscape strip is a minimum of 3-feet in width.
- c. Landscape strip shall be provided on each side of the designated walkway.
- d. TREE SIZE: Minimum 2-inch caliper.
- e. ROWS: Minimum 1 row of trees.
- f. SPACING: 20-feet on center or in equivalent groupings.
- g. SHRUBS: Minimum 5 (5-gallon) shrubs per tree.
- h. GROUNDCOVER: Minimum 50% living groundcover (1-gallon material).

E. Access/Circulation.

- 1. All requirements of Section 507 Tab.A.II.A.6.3 shall apply except Section 507 Tab.A.II.A.6.3.1.

F. Fence/Wall Standards.

Walls shall have a finished appearance and be treated with decorative material such as but not limited to integral color block, split face block or other decorative material.

Primary frontage (North):	0-feet to 10-feet Setback.	40-inches maximum height.
	Beyond 10-feet from property line.	6-feet minimum; 8-feet maximum height.
West Side Lot Line:		7-feet minimum; 8-feet maximum height.
East Side Lot Line:		7-feet minimum; 8-feet maximum height.
Rear Lot Line:		7-feet minimum; 8-feet maximum height.

Refuse compactor screening:	Fence/wall screening shall have a finished appearance and be treated with material and colors and shall be compatible with buildings on site. Maximum screen height shall not exceed 10-feet.	
------------------------------------	---	--

G. Lighting Standards.

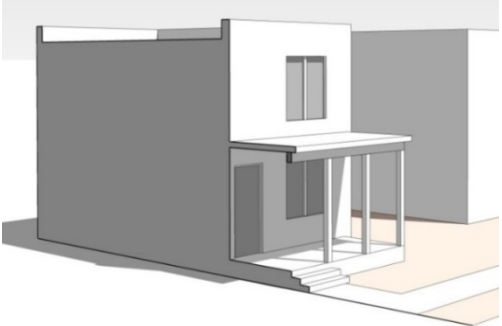
All lighting will be consistent with the standards of Section 507.Tab A.II.A.8 and 704 of the Phoenix Zoning Ordinance.

Section 6.1 - FRONTAGE STANDARDS

A. Applicability. Standards and frontage types in this section regulate the area between the property line and the front facade of a building in order to support an urban, pedestrian and transit-oriented environment. The development shall utilize one of the following frontage types for the ground floor units along Washington Street. The building façade may contain multiple frontage types.


TABLE 6.2 FRONTAGE TYPES

FRONTAGE: PORCH	
Entry Grade	Maximum of five feet above adjacent grade.
Requirements	<ul style="list-style-type: none"> a) Placement: porch is required at the primary building entry. b) A primary building entrance per unit is required when fronting a street. c) Minimum depth: six feet. d) Minimum width: 50 percent of each individual unit.



Source: City of Phoenix

FRONTAGE: STOOP & DOOR WELL	
Entry Grade	A minimum of 24 inches and a maximum of 60 inches elevation above or below sidewalk grade required. Maximum elevation may be increased if frontage designs incorporate patios and as access to second story.
Requirements	<ul style="list-style-type: none"> a) A stoop with a primary building entrance per unit is required when fronting a street. b) Minimum area: 24 square feet. c) Minimum stair width: 36 inches. d) Stoops and related structures may project into frontage setbacks 100 percent.



Source: City of Phoenix

FRONTAGE: PATIO	
Entry Grade	36-inch maximum from sidewalk grade.
Requirements	<ul style="list-style-type: none"> a) Patio is required at the main building entrance and a primary entrance shall be provided along each frontage. b) Patios may encroach no more than six feet into frontage setbacks. c) Minimum depth of eight feet. d) Minimum area: 64 square feet. e) Patio should be enclosed on each side. Fencing requirements as per Section 6.F. f) The area between the property line and main facade of the building which is not improved with permanent hardscape shall be planted with live vegetation ground coverage and shrubs excluding hardscape for pedestrian amenities.

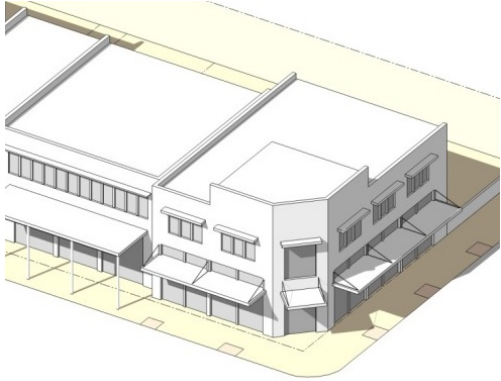


Source: City of Phoenix

STOREFRONT	
Entry Grade	At sidewalk grade.
Requirements	<ul style="list-style-type: none"> a) Each ground floor storefront should provide a primary entrance that directly connects to the street. b) Display windows may project into frontage setbacks no more than five feet. c) Ground floor glazing: Minimum of 50 percent of the storefront area along a



Source: City of Phoenix

	primary street ground floor frontage.	
Storefront Guidelines	<p>d) Building entries may be recessed from the facade up to eight feet in depth.</p> <p>e) Awnings may project into frontage setbacks up to 100 percent of their depth.</p> <p>f) Awnings may encroach into the public right-of-way, covering the sidewalk, with an appropriate permit. A minimum 16-foot height clearance should be provided from public water/sewer lines.</p>	 <p style="text-align: right;"><i>Source: City of Phoenix</i></p>

Section 7 - SIGNS

All signage shall comply with the City’s Zoning Ordinance, Section 705 Signs, except as modified herein.

Wall Signs (Includes Vertical Blade signage)

	Maximum Height of Sign from Grade	Maximum Area
North Elevation (Washington Street Frontage)	56-feet	130 sq. ft. total
West Elevation	56-feet	100 sq. ft. total
East Elevation	56-feet	100 sq. ft. total

Section 8 - SUSTAINABILITY

The purpose of this section is to identify sustainability standards that are measurable and enforceable by the City and identify practices or techniques for which the property owner/developer will be responsible that are integral to this unique project.

The overall site design for the project utilizes space in the most efficient manner due to the compact nature of this multi-level residential living environment, especially given the site’s close proximity to various modes of public transportation, including the Light Rail. The development shall also incorporate other sustainable elements such as the following:

City Enforceable Standards

- A minimum of 50% of common amenities areas shall be shaded.
- A minimum of 75% of parking provided shall be shaded.
- A high-reflectivity roof coating and/or be made of high-reflectivity materials will be utilized in order to help mitigate the urban heat island effect.
- Fresh air ventilation and low VOC materials that promote indoor air quality and limits moisture problems will be utilized.
- Recycling collection areas shall be identified on the site plan at the time of site plan review process.

Developer Enforced Standards

- Outdoor green spaces will be utilized to help reduce the effects of urban heat islands and increases storm water infiltration.
- Efficient indoor plumbing fixtures and exterior irrigation will be used to lower overall water use.
- ENERGY STAR rated windows, appliances and mechanical equipment along with a well-insulated exterior building envelope will be used to lower building electrical consumption loads.
- Community Connectivity for walkability and mass public transit use will be promoted.
- Priority will be given to the use of local building materials that supports the region's economy and minimizes energy consumption costs in transporting materials.
- Encourage the use of solar panels.
- Recycling services will be provided for tenants.
- Further, each unit will incorporate environmentally sensitive “elements” to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, energy efficient appliances, dual glazed windows, low VOC interior paints and sealants, reduced flow fixtures, enhanced thermal performance of the building envelope.

Section 9 - INFRASTRUCTURE

Transportation:

A traffic statement will be submitted for review under separate cover.

Grading and Drainage:

Will be submitted as part of the Planning and Development Department Site Plan submittal.

Water and Waste Water:

Water and wastewater infrastructure requirements will be determined at the time of the site plan review, when the final land-use and urban design of the property in question

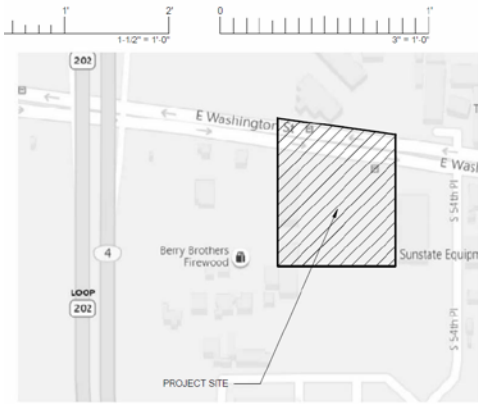
have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established.

The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

Section 10 - PHASING PLAN

The Multifamily residential will be developed in one phase. The improvements will be designed and constructed in accordance with City's Planning and Development Department review and requirements.

O:\INDEX\Banyan Residential\Washington and Loop 202\Docs\PUD Minor Amendment_2020\PUD Narrative (PUD Minor Amendment)(Final Submittal)_8.29.2020.docx



LOCATION MAP

- KEY TO FINISHMENTS:**
1. DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 3. STRUCTURES AND LANDSCAPING WITHIN A TRAILER MEASURED BACK 10' FROM THE PROPERTY LINE AND 2' FROM THE PROPERTY LINE ON EACH SIDE OF THE OFFICIAL DRIVEWAY ENTRANCES WILL BE PLACED TO AVOID ANY INTERFERENCE WITH THE OFFICIAL DRIVEWAY ENTRANCES.
 4. ANY LIGHTING WILL BE PLACED TO AVOID LIGHT POLLUTION FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED THE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODDOR, OR VIBRATION ENTERED BY THE USES OUTSIDE OF THE SITE.
 5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE R.O.W. IN ACCORDANCE WITH APPROVED PLANS.
 6. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
 7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOORS, TRANSPORTERS, BULKHEAD PREPAREDS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 9. BARRIERS, HAZARD OR CONCEPTUAL WIRE CIRCULARS SHALL NOT BE USED ON THIS SITE WHERE HAZARDOUS FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 10. ALL SIGNAGE REQUIRED SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
 11. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS NON-ASSURED WATER SUPPLY.
 12. A HIGH-REFLECTIVITY ROOF COATING OR PAINT OF HIGH-REFLECTIVITY MATERIALS WILL BE UTILIZED IN ORDER TO HELP MITIGATE THE URBAN HEAT ISLAND EFFECT.
 13. FRESH AIR VENTILATION AND LOSS VSD MATERIALS THAT PROMOTE INDOOR AIR QUALITY AND LIMIT MOISTURE PROBLEMS SHALL BE UTILIZED.

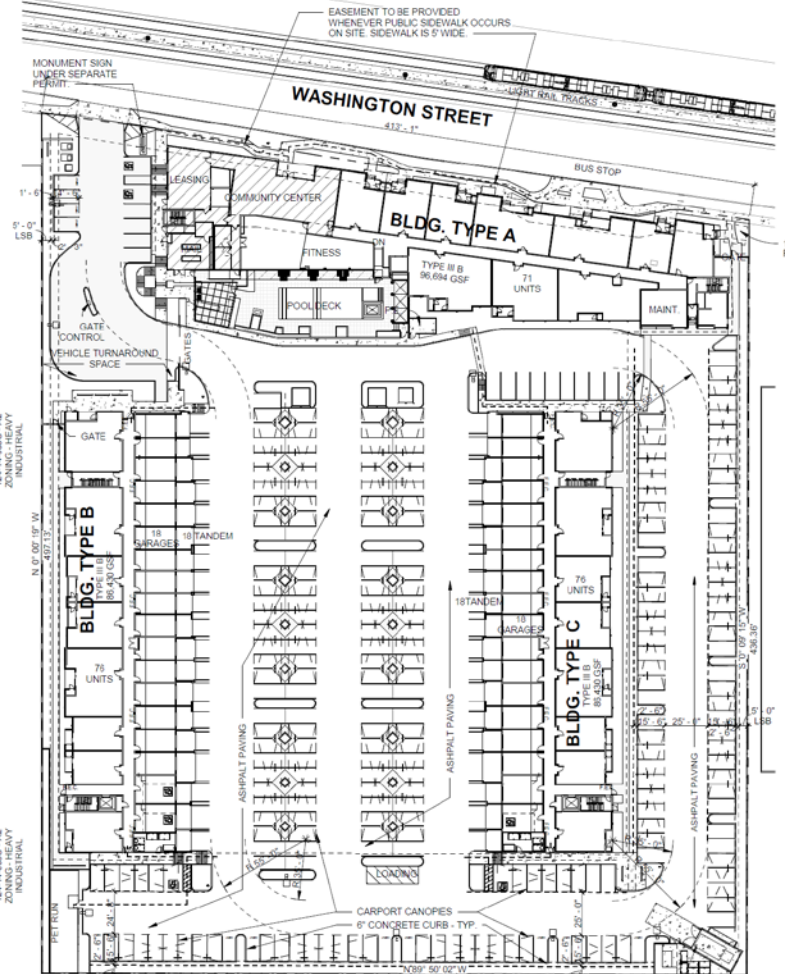
BUILDING C IS MIRROR IMAGE OF BUILDING B. REFER TO BUILDING B DIMENSIONS, SCHEDULES, ELEVATIONS, ETC., UNLESS NOTED OTHERWISE ON BUILDING C SHEETS.

Count	Type	Spaces covered
2	A Spaces	12
21	B Spaces	158
GRAND TOTAL		170

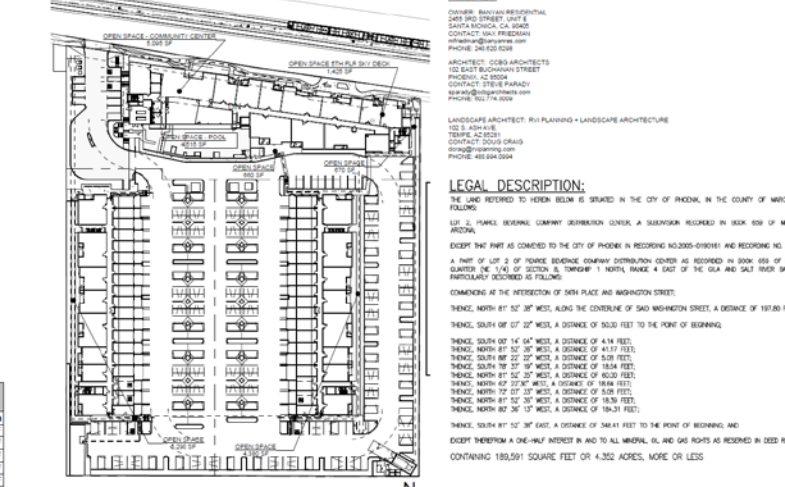
Type	Count
8'-0" x 14'-5" - 50 deg COMPACT	14
8'-6" x 15'-6" - 50 deg	127
8'-6" x 18' - 90 deg	114
8'-6" x 18' - 90 deg	2
11' x 15'-6" - 90 deg - ADA VAN	4
GRAND TOTAL	255

Type	Count
9' x 18' Accessible Garage Space	3
9' x 18' Garage Space	33
9' x 18' Tandem Space	36
GRAND TOTAL	72

LEVEL	Name	AREA
LEVEL 1	CANOPY	27,575 SF
LEVEL 1	CIRCULATION	6,980 SF
LEVEL 1	CLUBHOUSE	2,115 SF
LEVEL 1	FITNESS	1,910 SF
LEVEL 1	LEASING	895 SF
LEVEL 1	MAIL ROOM	545 SF
LEVEL 1	MAINT	575 SF
LEVEL 1	OFFICE	255 SF
LEVEL 1	POOL	95 SF
LEVEL 1	TRASH	16,880 SF
LEVEL 1	RR	265 SF
LEVEL 1	TRASH	540 SF
LEVEL 1	UNITS	23,835 SF
LEVEL 1	WORK ROOM	185 SF
GRAND TOTAL		83,045 SF
LEVEL 2	CIRCULATION	7,620 SF
LEVEL 2	FITNESS	730 SF
LEVEL 2	STOR.	510 SF
LEVEL 2	TRASH	340 SF
LEVEL 2	UNITS	50,405 SF
GRAND TOTAL		59,605 SF
LEVEL 3	CIRCULATION	7,305 SF
LEVEL 3	TRASH	95 SF
LEVEL 3	UNITS	47,015 SF
GRAND TOTAL		54,420 SF
LEVEL 4	CIRCULATION	7,290 SF
LEVEL 4	TRASH	100 SF
LEVEL 4	UNITS	47,300 SF
GRAND TOTAL		54,690 SF
LEVEL 5	CIRCULATION	7,315 SF
LEVEL 5	TRASH	95 SF
LEVEL 5	UNITS	46,220 SF
GRAND TOTAL		53,630 SF
GRAND TOTAL		296,100 SF



SEE ENLARGED SITE PLANS (SHEETS A1.02 AND A1.03) FOR DIMENSIONS, NOTES, AND DETAIL CALL-OUTS.
1 OVERALL SITE PLAN
1" = 40'-0"



2 PSP OPEN SPACE AREA PLAN
1" = 80'-0"

PROJECT DATA

- SITE**
- PROJECT ADDRESS: 5363 E. WASHINGTON STREET, PHOENIX, AZ 85034
 - APN: 124-14-019A
 - PROJECT DESCRIPTION: 223 UNIT MULTIFAMILY DEVELOPMENT WITH COMMUNITY CENTER, POOL, AND SKY DECK AMENITIES. APARTMENTS WILL INCLUDE STUDIO, 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM UNITS. STRUCTURE WILL BE 5 STORY WOOD FRAME WITH SURFACE PARKING AND GARAGES.
 - GOVERNING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
 - A117.1 (PER IRC 1101.2)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2018 ASME A17.1 ELEVATOR CODE
- CONSTRUCTION TYPE** ALL BUILDINGS - IIB
- OCCUPANCY** REFER TO LIFE SAFETY SHEETS FOR OCCUPANCIES AND OCCUPANT LOAD INFORMATION
- FIRE PROTECTION** ALL BUILDINGS SHALL HAVE A NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM
- SOILS REPORT** WESTERN TECHNOLOGIES INC. REFERENCE W02011016
- ZONING** CURRENT: PUD
- SETBACKS** REQUIRED - MAIN BUILDINGS: 12' SIDE, 10' FRONT, 10' REAR, 10' EAST SIDE, 10' WEST SIDE, 10' SOUTH SIDE, 10' NORTH SIDE. EXCEPT 10' FROM BUILDING ADJACENT TO WASHINGTON STREET AND 10' FROM NORTH SIDE OF THE 4-31' PL.
- LANDSCAPE SETBACKS** REQUIRED: 5' MIN. FROM EAST SIDE OF NORTH SIDE AND 5' MIN. FROM WEST SIDE OF SOUTH SIDE. EXCEPT 10' FROM BUILDING ADJACENT TO WASHINGTON STREET AND 10' FROM NORTH SIDE OF THE 4-31' PL.
- ACCESSORY BUILDINGS** 10' AND REAR 10' FROM ACCESSORY BUILDINGS
- HEDGET** ALLOWABLE: 10' MIN. HIGH, 15' MIN. WIDE
- LOT AREA** PROPOSED: 212,885 SF (4.86 AC)
- UNIT MIX** EFFICIENCY UNIT: 34 UNITS, 1 BEDROOM: 124 UNITS, 2 BEDROOM: 75 UNITS, 3 BEDROOM: 19 UNITS
- HEIGHT** MAX ALLOWED: 48' 4" (48' 4" MAX 48' 4" AC)
- LOT COVERAGE** MAX ALLOWED: 50% OF 467,748 SF PROPOSED: 43,876 - 85,046 SF - 189.91 SF
- OPEN SPACE** REQUIRED: 22,281 SF (5.19%) PROVIDED: 22,281 SF (5.19%)
- REQUIREMENTS** 10' x 24' 24 SPACES, 14' x 24' 17 SPACES, 18' x 24' 10 SPACES, 20' x 24' 308 SPACES
- ACCESSIBLE REQUIRED** 2% OF TOTAL PROPOSED SPACES: 37 SPACES x 24' x 1 SPACES
- PROVIDED** SURFACE SPACES: 67 SPACES, 2 ACCESSIBLE & 14 CONTACT COULERS SURFACE SPACES: 188 SPACES, 2 ACCESSIBLE: 38 SPACES, 3 ACCESSIBLE: 38 SPACES, TOTAL PROVIDED: 37 SPACES, 38 SPACES (85%)
- ASSIGNED SPACES - GARAGES** 73 SPACES, 2 ACCESSIBLE: 28 SPACES, 25 SPACES
- BIKE PARKING** BIKE PARKING REQUIRED: 88 SPACES (27-222), 88 SPACES (INCL. 24 PUBLIC)
- LOADING ZONES** BIKE PARKING PROVIDED: 111 SPACES, 88 SPACES (INCL. 24 PUBLIC)
- LOADING ZONES PROVIDED** 111 SPACES
- TRASH/RECYCLE** 5 CY UNIT x 11.5 CY / 2 PICKUPS PER WEEK = 55.75 CY, CONSTRUCTION & 3.75 CY COMPACTION RATE = 19.31 CY CAPACITY, REQUIRED: RECYCLE (5.4 CY) CONTAINERS PROVIDED
- SHADING REQUIREMENTS** 75% SHADE ALONG WASHINGTON AND 80% SHADE ALONG PRIVATE IN DRIVEWAYS, PATHS AND ADJACENT AREAS. REFER TO LANDSCAPE EXHIBIT FOR PROVIDED SHADE PERCENTAGES.
- UNIT BREAKDOWN PER BUILDING**
- | Building | Units | 1 Type A | 2 Type A | 3 Type A | 4 Type A | 5 Type A | 6 Type A | 7 Type A | 8 Type A | 9 Type A | 10 Type A | 11 Type A | 12 Type A | 13 Type A | 14 Type A | 15 Type A | 16 Type A | 17 Type A | 18 Type A | 19 Type A | 20 Type A | 21 Type A | 22 Type A | 23 Type A | 24 Type A | 25 Type A | 26 Type A | 27 Type A | 28 Type A | 29 Type A | 30 Type A | 31 Type A | 32 Type A | 33 Type A | 34 Type A | 35 Type A | 36 Type A | 37 Type A | 38 Type A | 39 Type A | 40 Type A | 41 Type A | 42 Type A | 43 Type A | 44 Type A | 45 Type A | 46 Type A | 47 Type A | 48 Type A | 49 Type A | 50 Type A | 51 Type A | 52 Type A | 53 Type A | 54 Type A | 55 Type A | 56 Type A | 57 Type A | 58 Type A | 59 Type A | 60 Type A | 61 Type A | 62 Type A | 63 Type A | 64 Type A | 65 Type A | 66 Type A | 67 Type A | 68 Type A | 69 Type A | 70 Type A | 71 Type A | 72 Type A | 73 Type A | 74 Type A | 75 Type A | 76 Type A | 77 Type A | 78 Type A | 79 Type A | 80 Type A | 81 Type A | 82 Type A | 83 Type A | 84 Type A | 85 Type A | 86 Type A | 87 Type A | 88 Type A | 89 Type A | 90 Type A | 91 Type A | 92 Type A | 93 Type A | 94 Type A | 95 Type A | 96 Type A | 97 Type A | 98 Type A | 99 Type A | 100 Type A | 101 Type A | 102 Type A | 103 Type A | 104 Type A | 105 Type A | 106 Type A | 107 Type A | 108 Type A | 109 Type A | 110 Type A | 111 Type A | 112 Type A | 113 Type A | 114 Type A | 115 Type A | 116 Type A | 117 Type A | 118 Type A | 119 Type A | 120 Type A | 121 Type A | 122 Type A | 123 Type A | 124 Type A | 125 Type A | 126 Type A | 127 Type A | 128 Type A | 129 Type A | 130 Type A | 131 Type A | 132 Type A | 133 Type A | 134 Type A | 135 Type A | 136 Type A | 137 Type A | 138 Type A | 139 Type A | 140 Type A | 141 Type A | 142 Type A | 143 Type A | 144 Type A | 145 Type A | 146 Type A | 147 Type A | 148 Type A | 149 Type A | 150 Type A | 151 Type A | 152 Type A | 153 Type A | 154 Type A | 155 Type A | 156 Type A | 157 Type A | 158 Type A | 159 Type A | 160 Type A | 161 Type A | 162 Type A | 163 Type A | 164 Type A | 165 Type A | 166 Type A | 167 Type A | 168 Type A | 169 Type A | 170 Type A | 171 Type A | 172 Type A | 173 Type A | 174 Type A | 175 Type A | 176 Type A | 177 Type A | 178 Type A | 179 Type A | 180 Type A | 181 Type A | 182 Type A | 183 Type A | 184 Type A | 185 Type A | 186 Type A | 187 Type A | 188 Type A | 189 Type A | 190 Type A | 191 Type A | 192 Type A | 193 Type A | 194 Type A | 195 Type A | 196 Type A | 197 Type A | 198 Type A | 199 Type A | 200 Type A | 201 Type A | 202 Type A | 203 Type A | 204 Type A | 205 Type A | 206 Type A | 207 Type A | 208 Type A | 209 Type A | 210 Type A | 211 Type A | 212 Type A | 213 Type A | 214 Type A | 215 Type A | 216 Type A | 217 Type A | 218 Type A | 219 Type A | 220 Type A | 221 Type A | 222 Type A | 223 Type A |
|----------|-------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
|----------|-------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|



BANYAN RESIDENTIAL
BANYAN WASHINGTON APARTMENTS
5363 E. WASHINGTON STREET
PHOENIX, AZ 85034

DATE	REV FOR
02/13/2020	SUBMITTAL SET

Issue Date: 05/28/2020
 Drawn: SP
 Checked: RS
 Job Number: 1902
 Drawing: A1.01
 FINAL SITE PLAN
 Sheet

A1.01

CONCEPTUAL SITE PLAN - Exhibit 4





1 COLORED NORTH ELEVATION - PARALLEL TO WASHINGTON
3/32" = 1'-0"



3 COLORED WEST ELEVATION
3/32" = 1'-0"



4 COLORED EAST ELEVATION
3/32" = 1'-0"



2 COLORED SOUTH ELEVATION
3/32" = 1'-0"



BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL
5321 E WASHINGTON STREET
PHOENIX, ARIZONA

07/23/2019	REV	PUD SUBMITTAL #2
DATE	FOR	ISSUANCE

Drawn
SM
Checked
BC
Job Number
1902
Drawing
BUILDING TYPE A -
COLORED EXTERIOR
ELEVATIONS
Sheet

A3.01

Copyright © 2019 by CCBG Architects, Inc.

CONCEPTUAL ELEVATIONS (Building Type A) - Exhibit 5



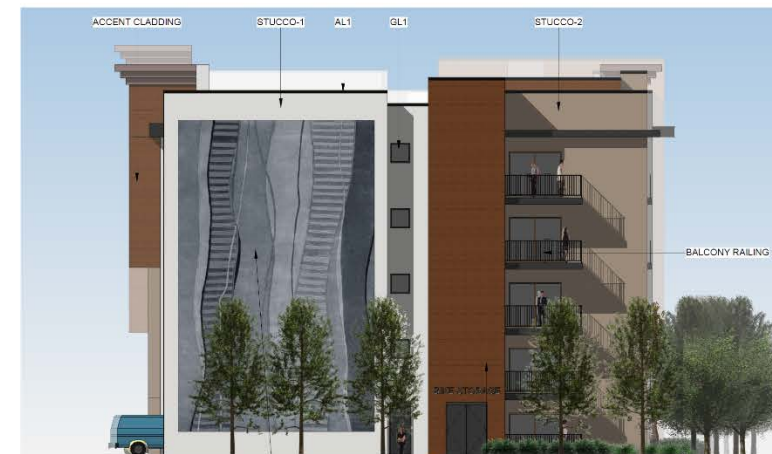


1 COLORED WALKWAY SIDE ELEVATION
3/32" = 1'-0"



3 COLORED SOUTH END ELEVATION
3/32" = 1'-0"

ELEVATIONS SHOWN
ON THIS SHEET ARE
FOR WEST BUILDING B.
EAST BUILDING B IS
OPPOSITE AND DOES
NOT HAVE A MURAL.



2 COLORED NORTH END ELEVATION -
WEST BUILDING ONLY
3/32" = 1'-0"



4 COLORED GARAGE SIDE ELEVATION
3/32" = 1'-0"



BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL
5321 E. WASHINGTON STREET
PHOENIX, ARIZONA

DATE	REV	ISSUANCE
07-23-2019	1	ISSUANCE

Drawn: SP
Checked: BC
Job Number: 1902
Drawing: BUILDING TYPE B - COLORED EXTERIOR ELEVATIONS
Sheet: A3.02

CONCEPTUAL ELEVATIONS (Building Type B & C) – Exhibit 6





1 NORTH ELEVATION - PARALLEL TO WASHINGTON
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

BANYAN RESIDENTIAL
BANYAN WASHINGTON APARTMENTS
6321 E. WASHINGTON STREET
PHOENIX, ARIZONA

ISSUANCE		
DATE	REV	FOR
05/08/2010		PLD SUBMITTAL 1

Drawn
SP
Checked
BC
Job Number
1902
Drawing
BUILDING TYPE A -
EXTERIOR
ELEVATIONS
Sheet

AA201

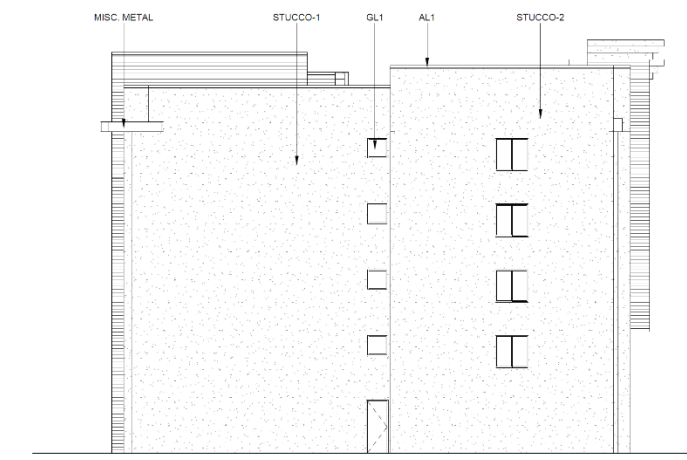
Copyright © 2010 by CCBG Architects, Inc.

CONCEPTUAL ELEVATIONS (Building Type A) – Exhibit 7



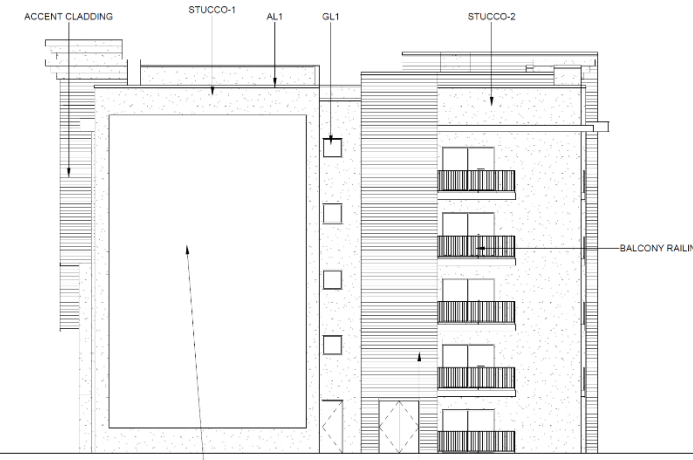


1 WALKWAY SIDE ELEVATION
3/32" = 1'-0"



3 SOUTH END ELEVATION
3/32" = 1'-0"

ELEVATIONS SHOWN ON THIS SHEET ARE FOR WEST BUILDING (TYPE B). EAST BUILDING (TYPE C) IS OPPOSITE AND DOES NOT HAVE A MURAL.



2 NORTH END ELEVATION - WEST BUILDING ONLY
3/32" = 1'-0"



4 GARAGE SIDE ELEVATION
3/32" = 1'-0"

BANYAN RESIDENTIAL
BANYAN WASHINGTON APARTMENTS
5321 E. WASHINGTON STREET
PHOENIX, ARIZONA

ISSUANCE	
DATE	REV FOR
05/08/2019	PUD SUBMITTAL 1

Drawn
SP
Checked
BC
Job Number
1902
Drawing
BUILDING TYPE B & C
- EXTERIOR
ELEVATIONS
Sheet

AB201

Copyright © 2019 by CCBG Architects, Inc.

CONCEPTUAL ELEVATIONS (Building Type B & C) – Exhibit 8





VIEW ACROSS LIGHT RAIL LOOKING SOUTH

BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL

5521 E. WASHINGTON STREET
PHOENIX, AZ 85034

REVISIONS	
DATE	REV FOR
09/18/2019	

Drawn _____
 SP
 Checked _____
 BC
 Job Number _____
 1902
 Drawing _____
 VIEW ACROSS LIGHT
 RAIL LOOKING SOUTH
 Sheet _____

A1.02

CONCEPTUAL ARCHITECTURAL RENDERINGS - *Exhibit 9*





VIEW FROM WASHINGTON ST. TOWARDS THE SOUTHEAST

BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL

5321 E. WASHINGTON STREET
PHOENIX, AZ 85034

REVISIONS	
DATE	REV FOR
09/16/2019	

Drawn _____
 SP
 Checked _____
 BC
 Job Number _____
 1902
 Drawing _____
 VIEW FROM
 WASHINGTON ST.
 TOWARDS THE
 SOUTHEAST
 01/16/19

A1.03

Copyright © 2019 by CCBG Architects, Inc.

CONCEPTUAL ARCHITECTURAL RENDERINGS - *Exhibit 10*





VIEW FROM ENTRY DRIVE TOWARDS THE SOUTHEAST

BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL

5321 E. WASHINGTON STREET
PHOENIX, AZ 85034

REVISIONS	
DATE	REV FOR
08/16/2019	

Drawn	SP
Checked	BC
Job Number	1902
Drawing	VIEW FROM ENTRY DRIVE TOWARD THE SOUTHEAST
Sheet	

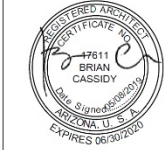
A1.04

CONCEPTUAL ARCHITECTURAL RENDERINGS - Exhibit 11





VIEW DOWN TO POOL AREA FROM THE WEST



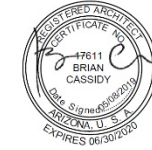
BANYAN WASHINGTON APARTMENTS
 BANYAN RESIDENTIAL
 5321 E. WASHINGTON STREET
 PHOENIX, AZ 85034

REVISIONS	
DATE	REV FOR
05/08/2019	PUD SUBMITTAL 1

Drawn
 Author
 Checked
 Checker
 Job Number
 1902
 Drawing
 VIEW DOWN TO POOL
 AREA FROM THE
 WEST
 Sheet

A1.05

Copyright © 2019 by CCBG Architects, Inc.



BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL

5321 E. WASHINGTON STREET
PHOENIX, AZ 85034



POOL VIEW LOOKING SOUTHWEST

REVISIONS	
DATE	REV FOR
05/08/2019	PUD SUBMITTAL 1

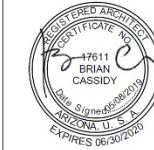
Drawn
TD
Checked
BC
Job Number
1902
Drawing
POOL VIEW LOOKING
SOUTHWEST

Sheet
A1.06

Copyright © 2019 by CCBG Architects, Inc.



VIEW OF EAST BUILDING LOOKING SOUTH



BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL

5321 E WASHINGTON STREET
PHOENIX, AZ 85034

REVISIONS

DATE	REV FOR
05/08/2019	POD SUBMITTAL 1

Drawn _____
 Author _____
 Checked _____
 Checker _____
 Job Number
 1902
 Drawing
 VIEW OF EAST
 BUILDING LOOKING
 SOUTH
 Sheet

A1.07

Copyright © 2019 by CCBG Architects, Inc.



VIEW FROM SKY DECK TOWARDS PAPAGO PARK



BANYAN WASHINGTON APARTMENTS
 BANYAN RESIDENTIAL
 5321 E. WASHINGTON STREET
 PHOENIX, AZ 85034

REVISIONS	
DATE	REV FOR

Drawn
 Author
 Checked
 Checker
 Job Number
 1902
 Drawing
 VIEW FROM SKY
 DECK TOWARD
 PAPAGO PARK
 Sheet

A1.08

Copyright © 2019 by CCBG Architects, Inc.



WEST WALKWAY LOOKING NORTH

BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL

5321 E. WASHINGTON STREET
PHOENIX, AZ 85034

REVISIONS

DATE	REV FOR
07/29/2019	PUD SUBMITTAL #2

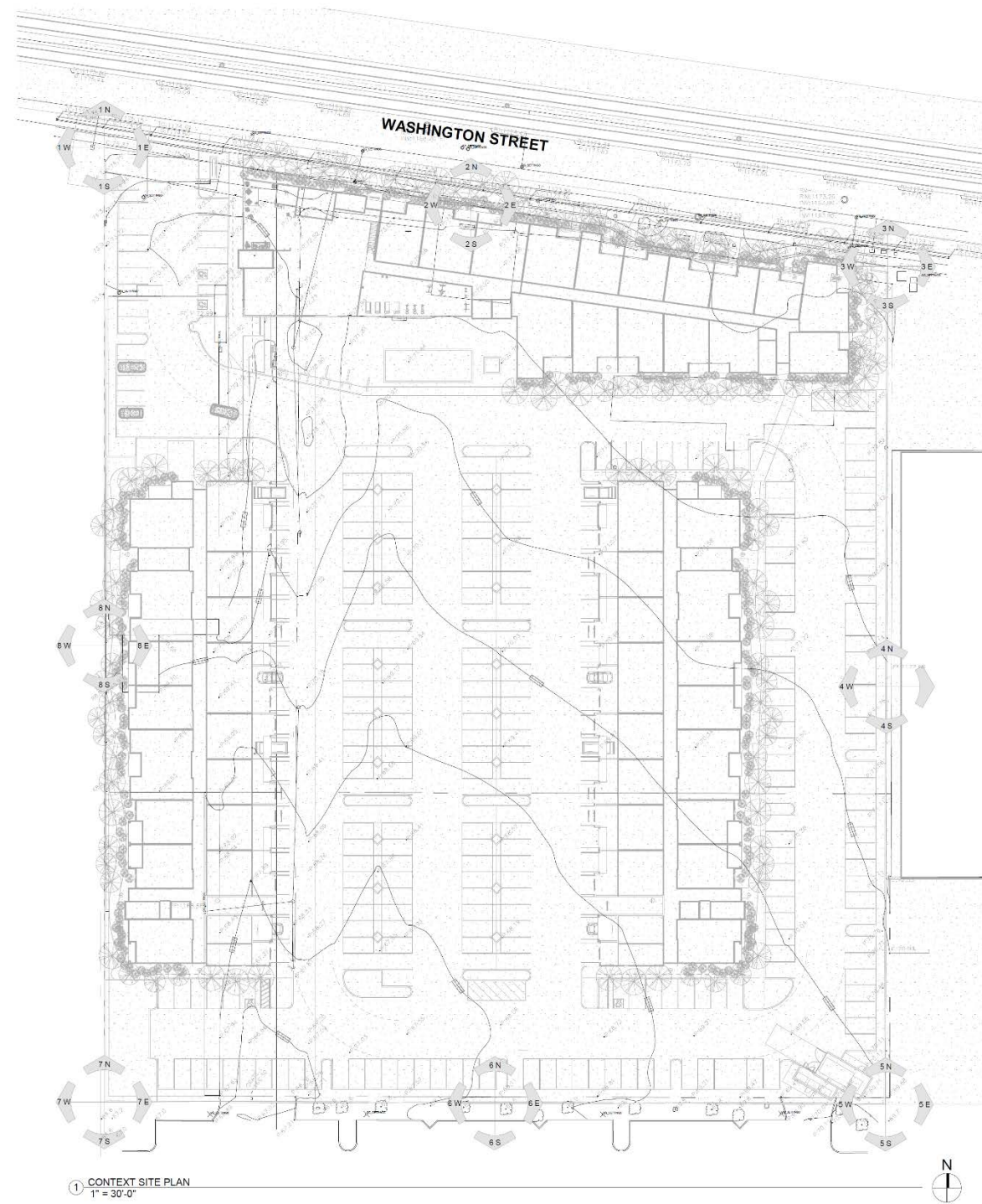
Drawn
SP
Checked
BC
Job Number
1902
Drawing
WEST WALKWAY
LOOKING NORTH
Sheet

A1.09

CONCEPTUAL ARCHITECTURAL RENDERINGS - *Exhibit 16*



REFER TO SHEET A1.11 FOR CONTEXT PHOTOS



CONTEXT SITE PLAN
1" = 30'-0"



BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL
5321 E. WASHINGTON STREET
PHOENIX, AZ 85034

REVISIONS

DATE	REV FOR

Drawn
Author
Checked
Checker
Job Number
1902
Drawing
CONTEXT SITE PLAN

Sheet
A1.10

Copyright © 2019 by CCBG Architects, Inc.

CONTEXT PLAN - Exhibit 17





2 E



2 N



2 W



2 S



1 E



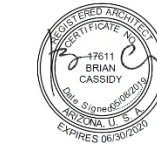
1 N



1 W



1 S



4 N



4 W



4 S



3 E



3 N



3 W



3 S

BANYAN WASHINGTON APARTMENTS
BANYAN RESIDENTIAL
6321 E. WASHINGTON STREET
PHOENIX, AZ 85034



6 E



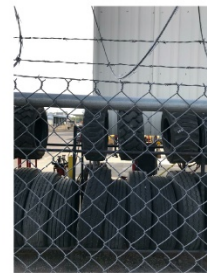
6 N



6 W



6 S



5 E



5 N



5 W



5 S

REVISIONS	
DATE	REV FOR



8 E



8 N



8 W



8 S



7 E



7 N



7 W



7 S

Drawn	SP
Checked	BC
Job Number	1902
Drawing	CONTEXT PHOTOS
Sheet	A1.11

Sheet
A1.11

Copyright © 2019 by CCBG Architects, Inc.

CONTEXT PHOTOS - Exhibit 18

LEGAL DESCRIPTION - Exhibit 19

LAND DESCRIPTION

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

Lot 2, Pearce Beverage Company Distribution Center, a subdivision recorded in Book 659 of Maps, page 5, records of Maricopa County, Arizona;

Except that part as conveyed to the City of Phoenix in Recording No. 2005-190161 and Recording No. 2005190164 described as follows:

A part of Lot 2 of Pearce Beverage Company Distribution Center as recorded in Book 659 of Maps, Page 5 and located in the Northeast Quarter (NE 1/4i) of Section 8, Township 1 North, Range 4 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona. More particularly described as follows:

Commencing at the intersection of 54th Place and Washington Street;

Thence, North 81° 52' 38" West, along the centerline of said Washington Street, a distance of 197.80 feet; Thence, South 08° 07' 22" West, a distance of 50.00 feet to the Point of Beginning;

Thence, South 00° 14' 04" West, a distance of 4.14 feet;

Thence, North 81° 52' 36" West, a distance of 41.17 feet;

Thence, South 88° 22' 22" West, a distance of 5.08 feet;

Thence, South 78° 37' 19" West, a distance of 18.64 feet; Thence, North 81° 52' 35" West, a distance of 60.00 feet;

Thence, North 62° 22' 30" West, a distance of 18.64 feet;

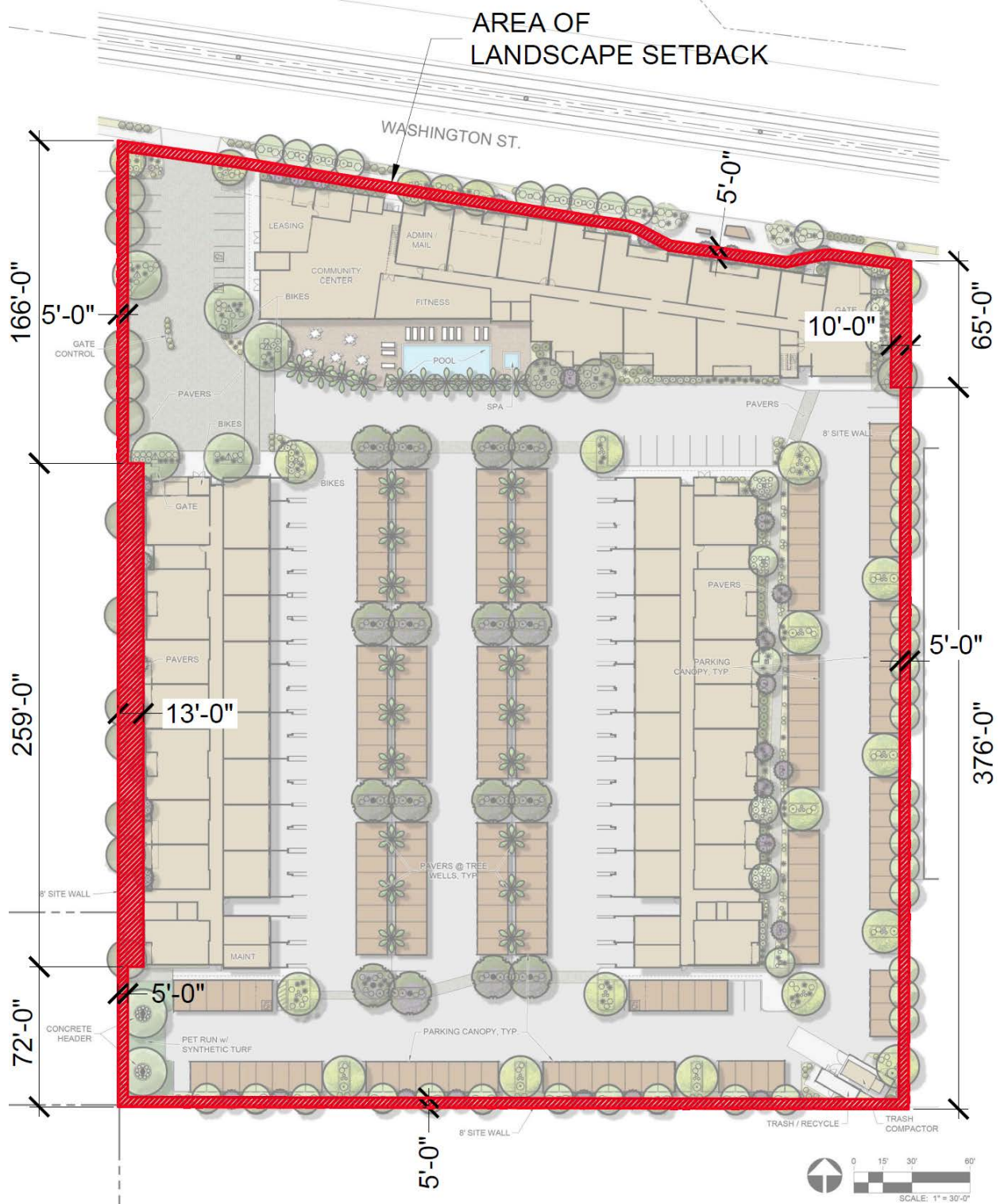
Thence, North 72° 07' 33" West, a distance of 5.08 feet;

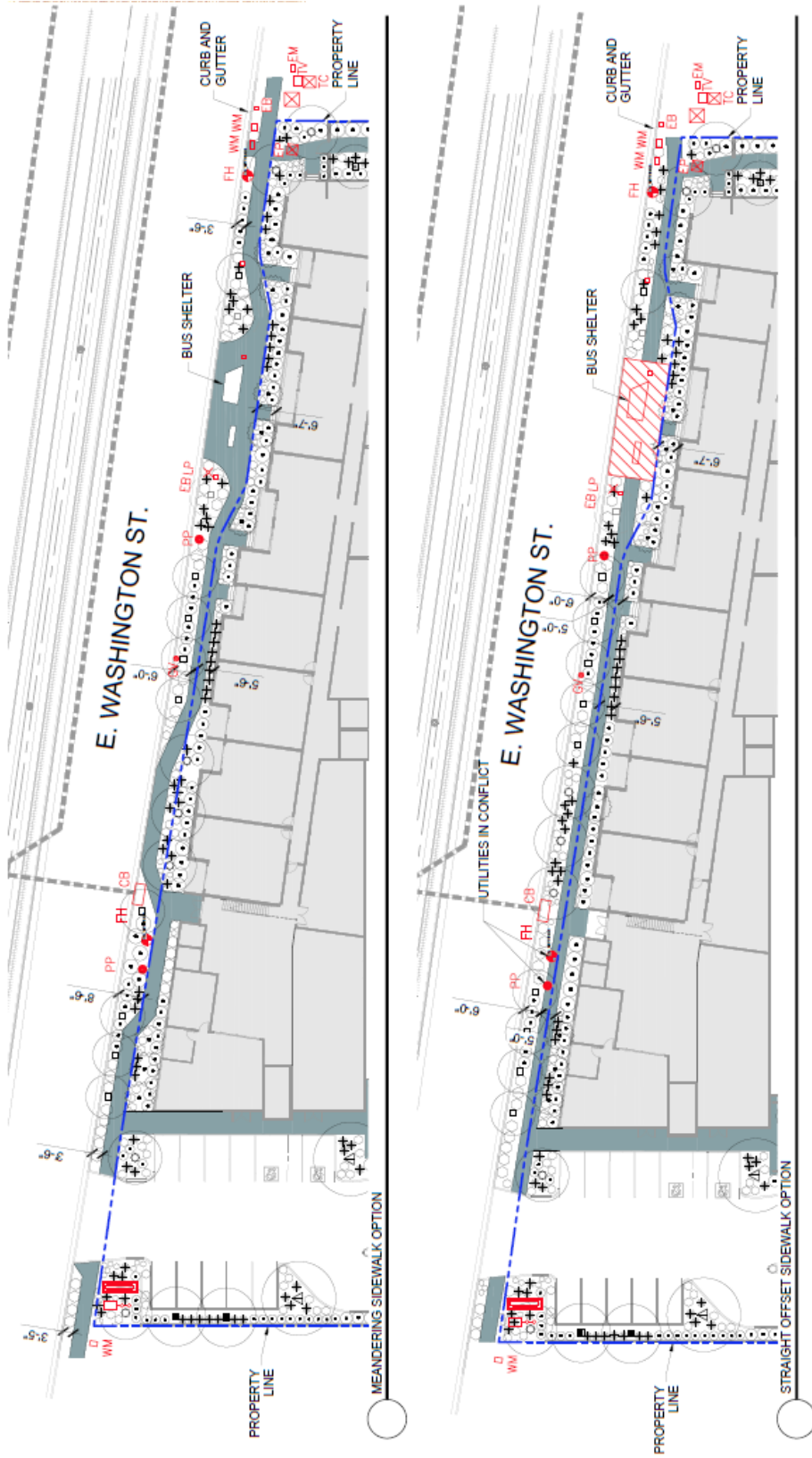
Thence, North 81° 52' 36" West, a distance of 18.39 feet;

Thence, North 80° 36' 13" West, a distance of 184.31 feet; Thence, South 81° 52' 38" East, a distance of 348.41 feet to the Point of Beginning; and

Except therefrom a one-half interest in and to all mineral, oil and gas rights as reserved in Deed recorded in Docket 2859, page 21.

Landscape Setback Exhibit - Exhibit 20





Examples of Detached Sidewalk (Meandering and Straight) – Exhibit 21