

Sherman Place

A Mixed-Use Condominium Community



Case: Z-43-16

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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. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

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

Principles and Development Team

Developer

Thomas Morris
D C B E, Inc.
2 Elm Street
Ardsley, NY 10502



Land Use Attorney

Nick Wood, Esq.
Snell & Wilmer LLP
One Arizona Center
19th Floor
Phoenix, AZ 85004
(602) 382-6000



Architect

Lawrence Enyart, FAIA
LEA Architects, LLC
1730 East Northern Avenue
Suite 110
Phoenix, AZ 85020
(602) 943-7511 x4



LEA Architects

Traffic Engineer

Dawn Cartier
CivTech
10605 North Hayden Road
Scottsdale, AZ 85260
(480) 659-4250



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Development Plans/Exhibits (TAB A):

- A1.0 – Schematic Site Plan
- A1.1 – Schematic Ground Level Plan
- A2.0 – Conceptual Elevations, Section and Aerial View
- A3.0 – Illustrative Views

Landscape Plans (TAB B):

- Conceptual Landscape Plan

A. Purpose and Intent

1. Project Overview and Goals.

The Sherman Place project (the “Project”) is envisioned as a 28 unit condominium development with approximately 3,888 square feet of ground floor neighborhood servicing retail space to be located at the southwest corner of West Sherman Street and South Second Avenue (the “Site”).

The goal of the Project is to develop a high-quality urban living experience that offers quality resident amenities, access to retail services, close proximity to Downtown employment and proximity to future light rail, providing access to the larger Valley.

This PUD proposes to utilize the Walkable Urban Code (Chapter 13 of the Zoning Ordinance) with minor modifications as necessary due to the unique nature of the subject Site. Herein, the Walkable Urban Code is referenced to as the “WU Code”.

2. Overall Design Concept.

The overall Project design is intended to provide a unique elevation that engages the street with retail space directly adjacent to the surrounding streets. The sidewalk areas, which are already generously oversized, create an opportunity to add pedestrian friendly landscaping and outdoor seating areas (H.c, H.d & H.e). Above the first floor, the residential units step back slightly, providing both a reduction in scale as well as an amenity deck (H.e & H.g) for outdoor living spaces.

The façade features a variety of materials (H.b) and off-set angles that are intended to communicate a modern appearance. The façade is designed for solar control (H.h), enabling maximum efficiency and comfort for residents. The Project is designed to take advantage of the views from the site (H.d).

With the neighborhood servicing retail space located at the intersection of 2nd Avenue and Sherman, the surrounding properties complement the space with either public (Grant Park) or semi-public (American Legion and Friendly House) uses. This synergy provides well-matched land uses as well as activity at the intersection, enhancing the viability of the neighborhood servicing retail space.

The Project design takes advantage of this synergy by proposing a streetscape that provides shade, landscaping and outdoor dining space that puts eyes on the street (as well as the park) and creates a neighborhood gathering point.



B. Land Use Plan

1. Proposed Land Uses.

The Project is a mixed-use development that will include (i) multi-family residential dwelling units and (ii) neighborhood servicing retail space. Permitted land uses will include those uses identified in Zoning Ordinance Chapter 13, WU Code Table 1306.1, Land Use Matrix.

2. Conceptual Site Plan Overview.

Ground Level:

The ground level is a podium style design, containing residential parking (43 spaces) and neighborhood servicing retail space, including an outdoor patio area with an enhanced hardscape surface.

Level 2:

The second level contains residential dwelling units and an outdoor resident amenity deck and pool area.

Levels 3-5:

Levels 3, 4 and 5 contain residential dwelling units.



C. Site Conditions and Location

1. Acreage.

The Site is a total gross area of .47 acres (20,700 square feet).

2. Location.

The Project is located at southwest corner of West Sherman Street and South 2nd Avenue, just south of Downtown Phoenix. Due north is Grant Park, a City owned public park featuring basketball courts, a gymnasium, picnic areas, lighted play field, playground, swimming pool, a recreation building, grills, and a multi-purpose field. To the east of the Site are commercial uses (restaurant, community assistance organization). To the south and west of the site are single-family dwellings. The neighborhood is a typical grid street network, featuring ample on-street parking, short 330 foot long blocks and is about one-half mile walking distance from the heart of Downtown.



Figure 1 illustrates the immediate area and the Site's relationship with the surrounding properties.

Access to the Site is excellent, with east and west access available via Sherman Street to Central and 7th Avenues, both major arterial roadways leading to Downtown, Interstate 10 and Interstate 17.

The short block pattern of the Grant Park area affords easy pedestrian access to Downtown. A light rail station is located within walking distance of the Site at Jefferson Street and 1st Avenue. In addition, a light rail station is planned for Central Avenue and Lincoln Street as part of the South Central expansion. Bus service is also available at Lincoln Street and along 1st Avenue and Central Avenue.

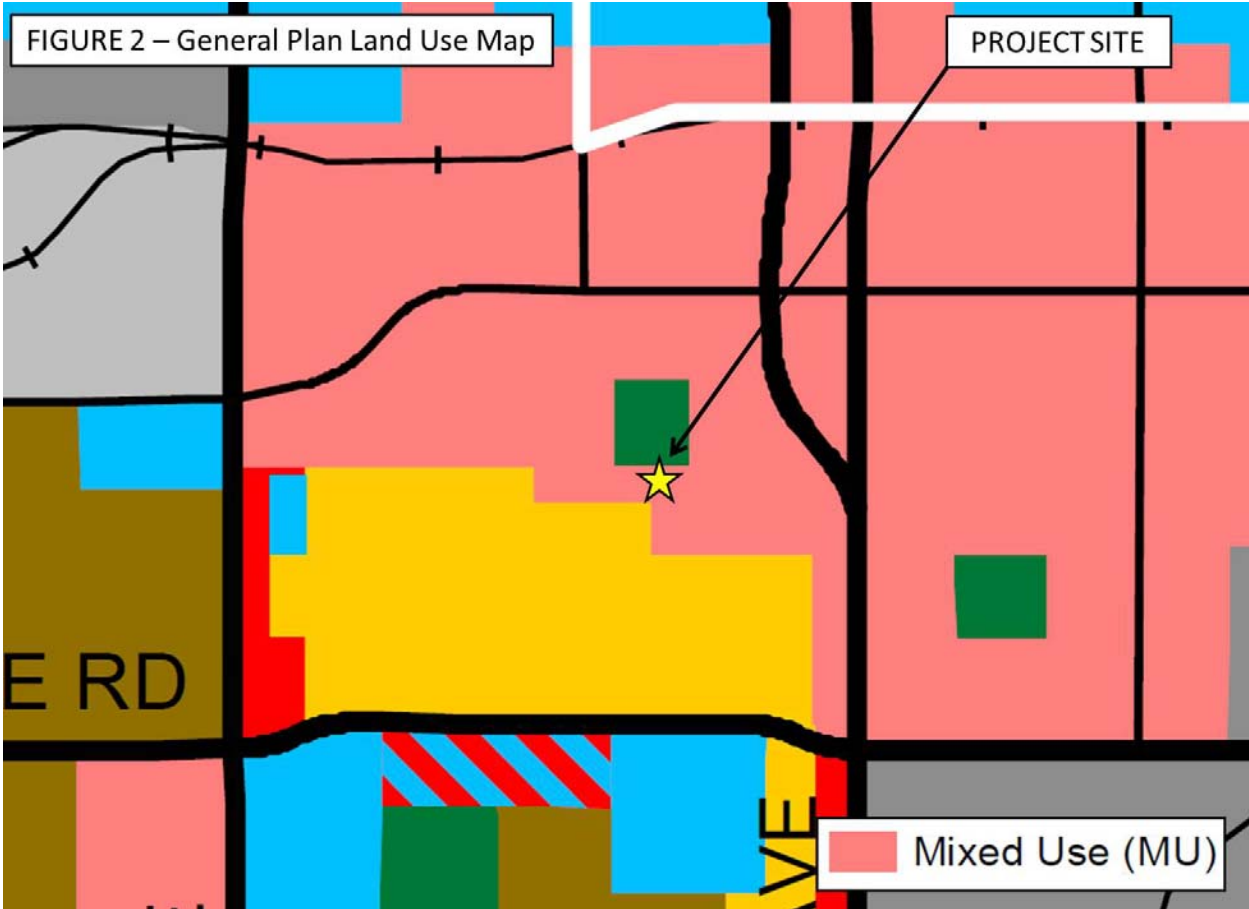
3. Topography and Natural Features.

The Site is mostly vacant, with a structure dating to 1926 located on the western 1/3 of the Site. This vacant structure, last utilized as a boxing gym, has been significantly altered over the years and has integrity issues. The Site is generally flat and does not have any natural features of interest.

A unique, man-made feature affecting the Site is the overflight of the Property by the operations of Phoenix Sky Harbor International Airport. The Site is under the flight path for the airport, resulting in more airplane noise than what is found at most locations. Interior noise levels will be controlled by a combination of modern building code requirements (such as dual pane windows); roof overhangs to limit direct noise onto window surfaces, and by the use of additional roof insulation (as per Section J.2.F).

D. General Plan Conformance

The Site is identified as "Mixed Use" on the General Plan Land Use Map (Figure 2):



Because this is a "Mixed-Use" proposal (both residential and retail/commercial), the Project is consistent with the vision of the General Plan Land Use Map.

The Project provides for the achievement of a number of specific goals of the General Plan, as discussed on the following pages.

Opportunity Sites Goal:

"To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are

consistent with the character of the area or with the area's transitional objectives" (Pg. 66) (emphasis added).

The City of Phoenix City Council adopted the Central City South Area Plan via Resolution 20101 on June 2, 2004. Part of the vision identified in this plan is to "attract people of many income levels who wish to live close to employment, entertainment and culture in downtown Phoenix" (Pg. 20).

Several applicable goals relating to the Project are identified within the plan including, obtaining quality housing in strong, healthy neighborhoods, creating a safe environment in which to live and work, and enhancing economic opportunities for existing residents. The Project seeks to provide more diverse housing opportunities in the already mature but growth conducive neighborhood as well as enhance both economic opportunities (jobs) and healthy neighborhood objectives (retail opportunities) by adding neighborhood servicing retail.

Clean Neighborhoods Goal:

*"The preservation, maintenance and improvement of property conditions **should be promoted** to mitigate or eliminate deterioration or blight conditions and to help encourage new development and **reinvestment** within our communities" (Pg. 124) (emphasis added).*

The Project will remove vacant land from the neighborhood and introduce additional "eyes on the street" by both residents and from the retail users, which will add to the perception of safety for park users and those on the adjacent streets. The Project is a significant investment in the neighborhood, bringing new construction and new residents into the area.

Infill Goal:

*"Vacant and underdeveloped land in the older parts of the city **should be** developed or redeveloped in a manner that is*


***compatible** with viable existing development and the **longer term character** and goals for the area" (Pg. 64) (emphasis added).*

In addition to removing vacant land from the neighborhood, the Project will set a level of quality that should be expected for new development in the area, contributing to the character of the design for future development. By balancing the existing character of the surrounding single-family dwellings with new, denser development, the Project will demonstrate one way that new development can fit the existing neighborhood.

The Project also addresses several policy objectives of the Transit Oriented Development Strategic Policy Framework, Resolution 21126 (the "TOD Policy").

Place Type:

SOUTH EXTENSION

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
01	Lincoln Street	Downtown Core	

The Project is located within an approximately 1,000 feet radius of the planned future light rail station at Lincoln and Central. The "Place Type" for this station is "Downtown Core," the most intensive place type. The TOD Policy supports height and intensity consistent with zoning identified in the Downtown Code and in the surrounding area in proximity to the station. By developing a five (5) story, mixed-use building, the Project will be generally consistent with the area's existing height entitlements as supported by the TOD Policy for this area.

Policy F.2:

Encourage transit-supportive land uses, such as dense residential, office and retail destinations in order to boost ridership and fare recovery.

The residents of the Project are likely to be either (i) Downtown employees or (ii) those looking for close proximity to Downtown with transit access to other employment cores (such as Downtown Tempe). It is anticipated that the future residents will utilize light rail once the South Central extension is operational.

Policy F.5:

Support mixed income neighborhoods to help ensure TOD benefits are attainable for all residents.

The Project is a market-rate development that includes a retail element that is lacking in the neighborhood. The increased intensity of the Project supported by the TOD Policy will result in benefits to all residents by providing a neighborhood serving retail opportunity.

E. Zoning and Land Use Compatibility

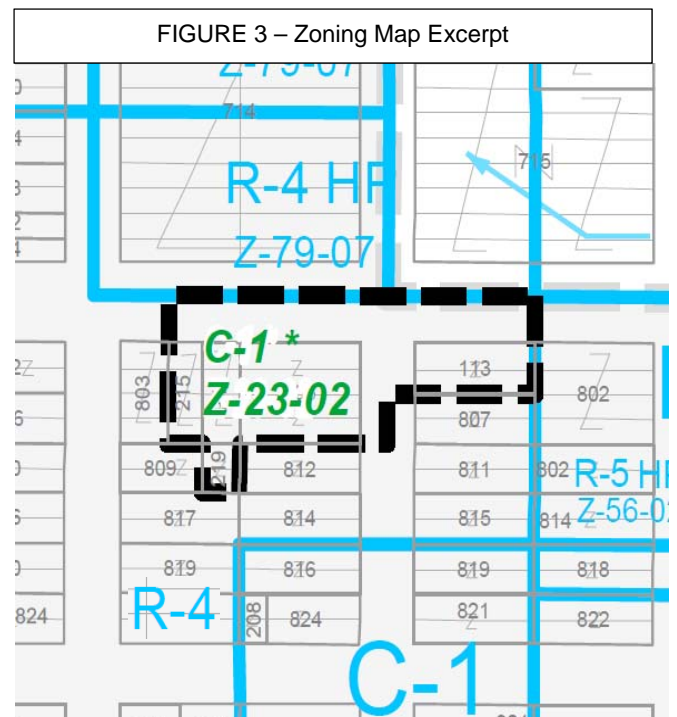
1. Existing and Adjacent Zoning.

The Project site is currently zoned R-4, but is “approved” C-1 via case Z-23-02. Surrounding zoning is predominantly R-4 (see [Figure 3](#)).

	Zoning	Current Use
Site	R-4 / Approved C-1	Vacant Site / Vacant Commerical Building
North	R-4/HP	City Park - Grant Park
East	R-4 / Approved C-1	Commercial Office & Single-Family
South	R-4	Single-Family Dwellings
West	R-4	Single-Family Dwellings

2. Existing and Adjacent Land Uses.

The surrounding land uses are somewhat less intensive than the current R-4 zoning permits, with many of the lots to the west and south developed with single-family dwelling units. To the north is Grant Park, a public use. Commercial-like land uses exist to the east and northeast, with the American Legion meeting hall and Friendly House offices on these properties.



3. Existing and Adjacent Character.

The surrounding neighborhood is an established community, with classic street grid design, a mix of single-family and multi-family dwellings as well as some commercial uses.

F. List of Uses

1. Permitted Uses.

Those land uses permitted by WU Code Section 1306, Land Use Matrix, for the T5:5 Transect.

2. Temporary Uses.

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

3. Accessory Uses

Those land uses permitted by WU Code Section 1306, Land Use Matrix, for the T5:5 Transect.

G. Development Standards

1. Development Standards Table. The Project shall be developed in consistency with the provisions of the WU Code, modified as noted below and in conformance with the Chapters H and J.

SECTION	TITLE	APPLICABILITY
1301	Code Administration	No Changes - Fully Applicable
1302	Transect Districts	No Changes - Site to Utilize T5:5 (Except as Modified Herein)
1303	Transect Lot Standards	Fully Applicable Except For: TABLE 1303.2 Transect T5 1303.2.a: Above 1st Floor, Setback from 1st Floor Façade Line of 2 Foot Minimum 1303.2.d: Above 1st Floor, Setback from Property Line of 3 Feet Required for 50% of Façade; Balance of Façade Shall Be Setback at Least 25 Feet Building Height: 60-Foot Maximum Rooftop Deck(s) Permitted - If Provided, Associated Elevator Access, Stairwell, Railings and Shading Elements May Exceed Height Limit By No More Than 15 Feet. Rooftop Deck Must Be Setback from South & West Roof Edges by No Less Than 10 Feet. Shading Elements are Limited to No More Than 25% of the Total Roof Area. Lot Coverage: 95% Maximum Entry Requirements, Common Entry: One (1) Required on North Façade, Zero (0) for the East Façade
1304	General Site Development Standards	No Changes - Fully Applicable
1305	Frontage Standards	1305.C.2: An Eight (8) Foot Solid Fence is Required Along South and West Property Lines
1306	Land Use Matrix	No Changes - Fully Applicable
1307	Parking Standards	Fully Applicable Except For: TABLE 1307.1 Minimum Required Vehicular Parking No Less Than 1.25 Parking Spaces Per Dwelling Unit No Parking Spaces Required For Commercial/Retail Uses 1307.E.1 - If All Parking Is Enclosed Within the Building Then Setbacks Are Not Applicable 1307.E.3.b - Parking Garage Shall Have One (1) Entrance Per Street Frontage To Protect the Pedestrian at Driveways, a Speed Table, Speed Hump or Other Physical Feature(s) Shall Be Provided To Define the Transition from the Parking Area to the Sidewalk 1307.F.4 - Only One (1) Pedestrian Access Point is Required 1307.G.6 - Does Not Apply
1308	Signage Standards	Fully Applicable Except For: Sign Plans Shall Be Reviewed With a Landscape Plan to Avoid Visual Conflict Between Signs and Vegetation
1309	Landscape Standards	No Changes - Fully Applicable
1310	Open Space Standards	No Changes - Fully Applicable
1311	Design Development Considerations	No Changes - Fully Applicable
1312	Character Areas	No Changes - Fully Applicable
1313	Design and Standards Alternatives	No Changes - Fully Applicable
CHAPTER	TITLE	PUD ENHANCED REQUIREMENTS
H	Design Guidelines	See Section H, Guidelines A - H
J	Sustainability	See Section J, Standards 1.A - E (City Enforced) See Section J, Standards 2.A - F (Developer Documents With Submittal)

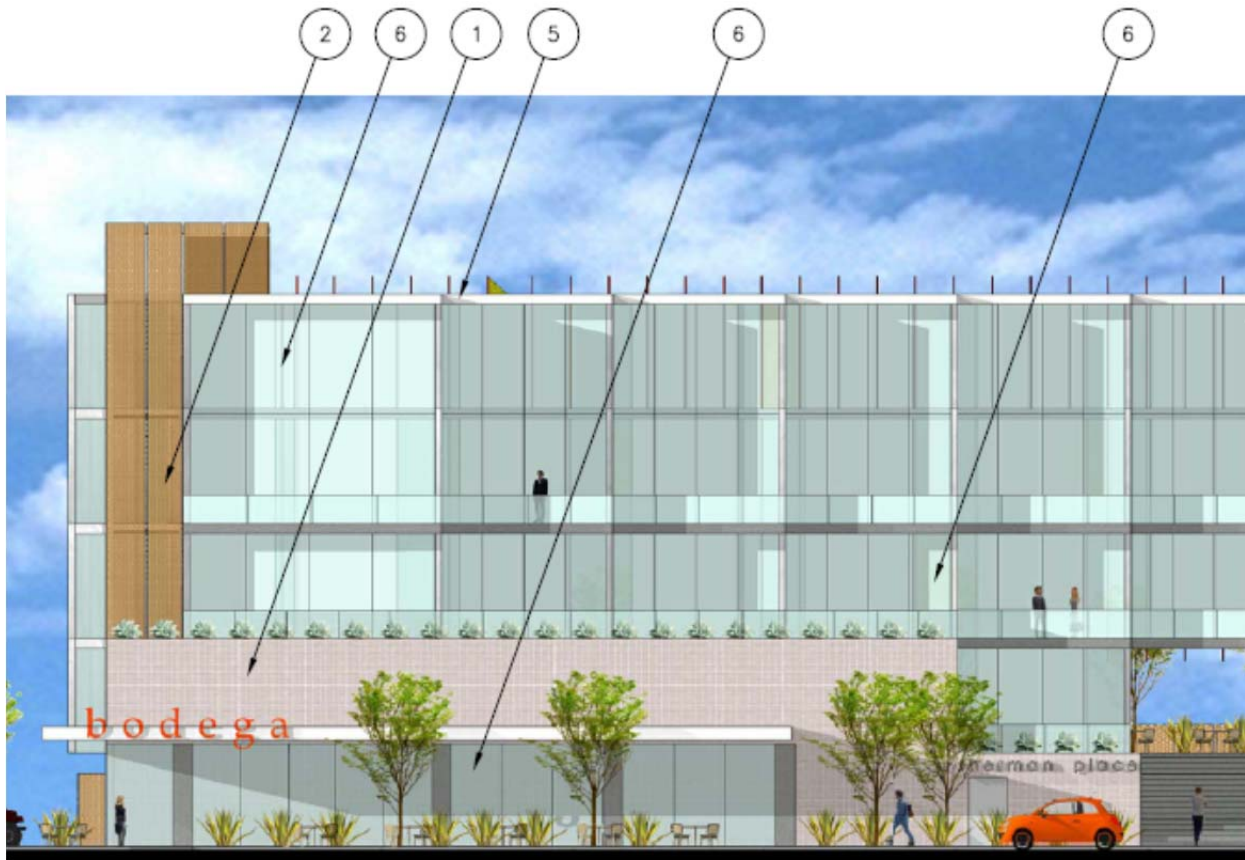
H. Design Guidelines

The final elevations and building plans submitted to the City shall include evidence of the provision of the following:

- a. Natural surveillance in the Project's design to encourage easy observation of people and property.
 - Provide storefront style windows in ground floor retail space to permit visual observation of street.
 - Minimize obstructions to views to public space from outdoor seating areas (i.e. no solid walls above seated person's eye level).
- b. Design continuity, including exterior accent materials that exhibit quality and durability.
 - Use materials listed on "Material Keynotes in the final elevations.
 - Use of at least three (3) different materials in ground floor elevation.
- c. The street level retail / market space shall incorporate shade canopies and opportunities for outdoor gathering / dining.
 - Provide shading for patio.
- d. No less than 70% of all units shall have access to private outdoor balcony spaces.
 - Provide private outdoor balcony for 70% or more of the dwelling units.
- e. An outdoor amenity deck shall be provided on the south side of the development at the podium level.

- Provide outdoor amenity deck of 2,500 square feet.
- f. The north and south elevations shall incorporate expansive glass with solar shading devices.
 - Physical shading features shall be provided for residential units on the north and south elevations; may provide full or partial shade.
- g. Street lighting for Sherman Street and 2nd Avenue shall be provided.
 - Free standing pole mounted lights and/or building mounted lights shall be provided.
- h. Rental units, if any, shall be required to participate in the City of Phoenix Crime Free Multi-Housing Program.
 - Final CC&R's for the Project shall include the above requirement for any rental of a dwelling unit.

Figure 4 – Color Palette/Materials



Material Keynotes:

1. Concrete Masonry Unit
2. Perforated Metal Shade Screens
3. Fiber Cement Wall Cladding
4. Weathering Steel
5. Metal Fascia
6. 1" Clear Insulated Glass

Design Concept Summary: The proposed architectural design and palette of materials responds to the arid desert environment, the existing neighborhood and the site’s urban condition. As conceptualized herein, the street level of the building is articulated with integral color concrete masonry units and clear storefront glazing to provide both scale and visual interest with transparency to the interior of the market space (H.a & H.b).

A steel shade canopy with integrated signage further defines the entry sequence to the market and offers shade for outdoor seating and pedestrian circulation at street level (H.c). Exposed structural steel and weathering perforated metal shade screen panels define the edges of the vertical circulation towers and incorporate culturally inspired artwork into the pattern of the panel perforation to further connect the building to the fabric of the neighborhood.

The weathering perforated metal screens continue to wrap the parking garage at street level allowing vines to grow up the panels.

As the building climbs above street level the massing steps back (H.f & H.g) and is sheathed with light colored architectural fiber cement panels. The north and south elevations include expansive glass to maximize natural daylighting and access to surrounding vistas of South Mountain and Downtown (H.h).

This design concept will be reflected in the final elevations for the Project.



I. Signs

Signage for the Project shall comply with WUC Section 1308.

In addition, prior to sign permitting, all sign plans shall be reviewed with a landscape plan to avoid visual conflict between signs and vegetation.

J. Sustainability

It is a goal of the Project to reduce energy consumption, water and urban heat island impacts over the Project's anticipated lifespan. To facilitate this, at minimum, the developer shall provide the following:

1. City Enforced Standards.

These standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

- a. Incorporation of "smart" landscape irrigation control systems, which will, at minimum allow for programming by zone, date and time to allow for targeted watering of various plants to avoid waste and shall include a rain sensor to avoid watering when not necessary.
- b. Utilize indigenous low water use / drought tolerant landscaping.
- c. Inclusion of Energy Star approved appliances in all dwelling units for reductions in on-going power consumption.
- d. The Project shall include bicycle parking to WU Code requirements; secure bicycle parking shall be provided for at least 10 bicycles in the parking garage.
- e. Low flow plumbing fixtures shall be utilized.

2. Developer Enforced Standards.

These standards are not implemented by the City; however the developer commits to provide the following:

- a. Develop a mixed use land use program to reduce the need to travel by car.
 - Provide retail/commercial space opportunity in final site plan.
- b. Use of fenestration to maximize natural daylighting and access to views, reducing artificial lighting demand.
 - As practical, provide extended wall elements to frame and shade residential unit patios and/or windows.
- c. Provide some operable windows to allow for cross ventilation and opportunities to avoid mechanical cooling when possible.
 - Provide residential units with at least one (1) operable window (more encouraged) in addition to any patio or large glass doorways.
- d. Utilize insulated window systems with Low-E coating to reduce ambient heat gain.
 - Provide Low-E coated windows.
- e. Provide controllability of mechanical and lighting systems for occupant comfort and energy use reduction.
 - Provide programmable thermostats in all dwellings.
 - Utilize motion sensing technology for interior hallway, stairwell and other common area lighting where possible.

- f. Use of enhanced building insulation in the roof structure to reduce noise and heat intrusion into living spaces.
- Utilize additional insulation in roof beyond base level required by building code.
 - Utilize high reflectivity roof coating for roof surfaces that receive direct sunlight.

K. Infrastructure

Circulation.

As an infill location, the surrounding street system is built-out to full public standards and is integrated into the larger Downtown Phoenix transportation system. The Project is accessible from Interstates 10 and 17 via 7th Street and 7th Avenue. Local access is available from Sherman Street, with Central Avenue and 2nd Avenue providing direct links to Downtown. With 28 dwelling units and less than 4,500 square feet of neighborhood retail, the low traffic generation of the Project is not anticipated to require any modifications to local streets or intersections.

L. Phasing Plan

Not Applicable. This is a single-phase development.

M. Additional Exhibits

Legal Description:

205 W Sherman St, Phoenix (APN 112-24-038A):

Lot 21, 22, 23 and 24, Block 21, MONTGOMERY, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps, page 40.

211 W Sherman St, Phoenix (APN 112-24-026):

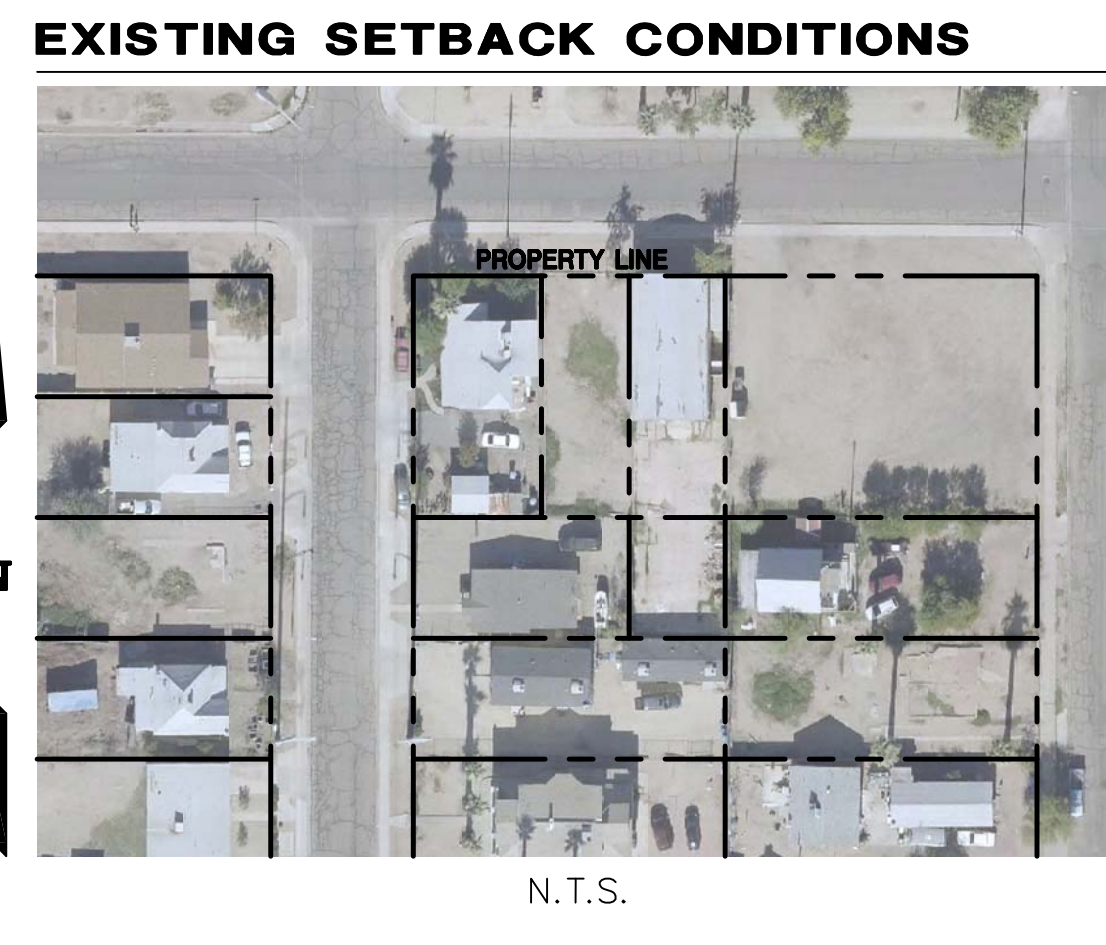
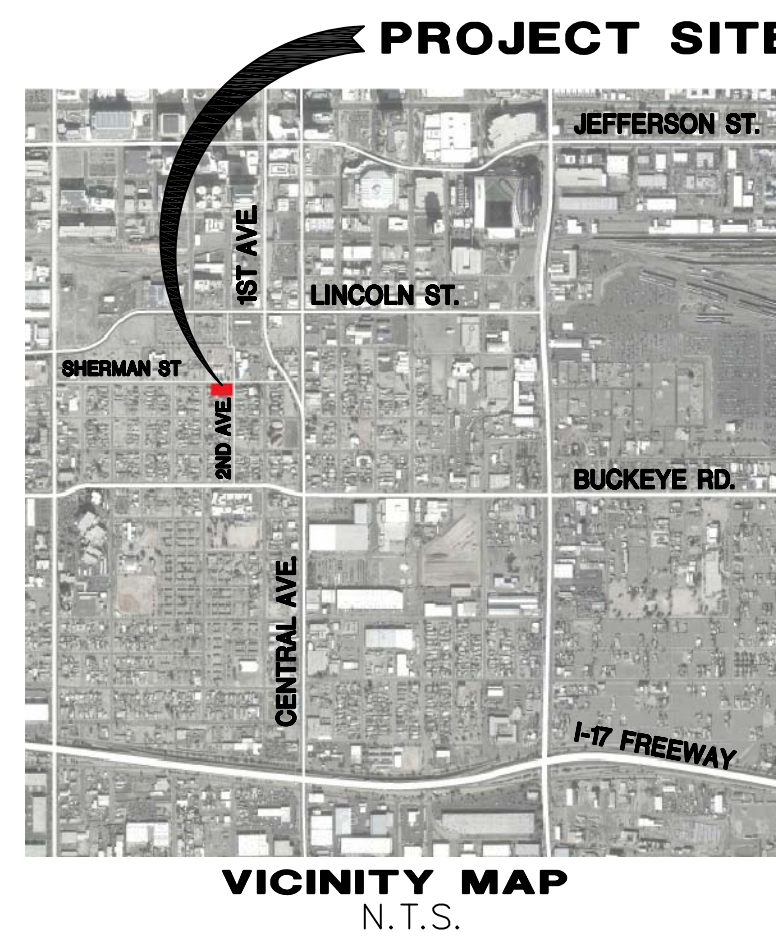
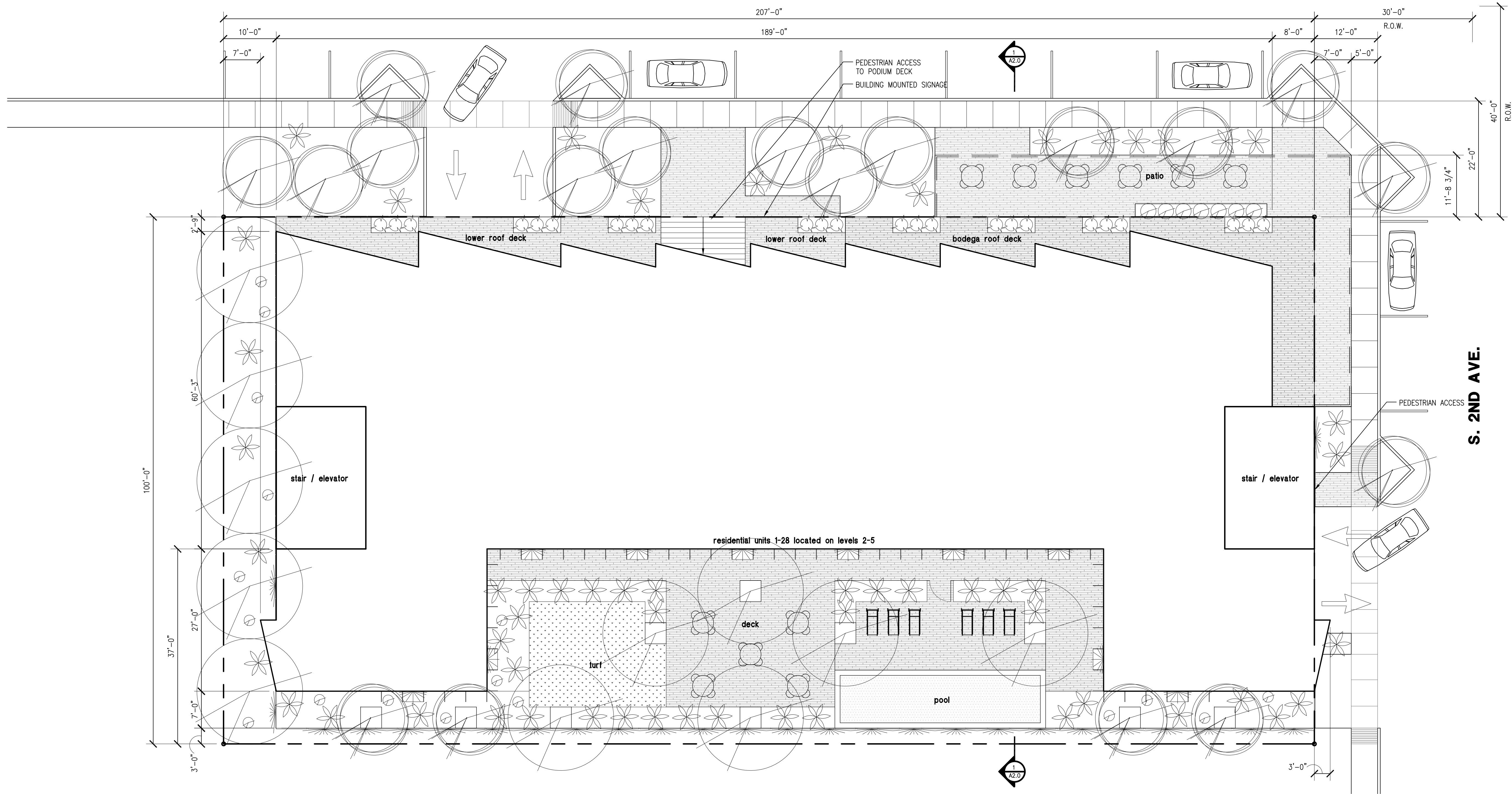
The East 40 feet of Lots 1, 2, 3 and 4, Block 21, MONTGOMERY'S ADDITION TO PHOENIX, ARIZONA, according to Book 2 of Maps, Page 40, records of Maricopa County, Arizona.

215 W Sherman St, Phoenix (APN 112-24-025):

The West 37 feet of the East 77 feet of Lots 1, 2, 3 and 4, Block 21, MONTGOMERY'S ADDITION TO PHOENIX, ARIZONA, according to Book 2 of Maps, Page 40, records of Maricopa County, Arizona.

N. Development Plans

W. SHERMAN ST.

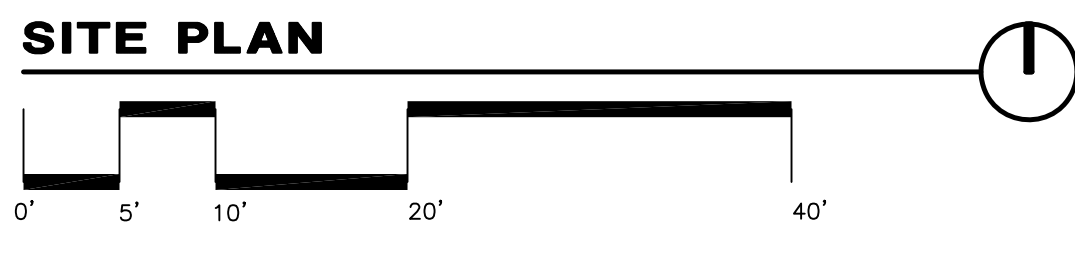


DEVELOPMENT STANDARDS

DENSITY / NUMBER OF DWELLING UNITS	
(28) TOTAL UNITS:	33,258 SF
MINIMUM LOT WIDTH / DEPTH	
LOT DIMENSIONS: 207'(W) X 100'(D)	
BUILDING / LANDSCAPE SETBACKS	
NORTH: 0' (22' FROM STREET) EAST: 0' (12' FROM STREET)	
SOUTH: 3' (10' @ 2ND LEVEL) WEST: 10'	
HEIGHT	
BUILDING HEIGHT*: 60' / 5 STOREYS	
*NOT INCLUDING VERTICAL CIRCULATION CORES OR PARAPET	
LOT COVERAGE	
SITE AREA: 20,700 SF	
2ND LEVEL BUILDING FOOTPRINT (12,216 SF) / SITE AREA (20,700 SF) = 59% LOT COVERAGE*	
*NOT INCLUDING PAVILION LEVEL DECKS & LANDSCAPED AREAS	
DIVISION OF USES	
PARKING:	14,308 SF
MARKET/RETAIL:	3,888 SF
RESIDENTIAL:	32,808 SF
STAIRS/ELEVATORS:	3,230 SF
TOTAL:	54,334 SF

PROJECT DISCRPTION

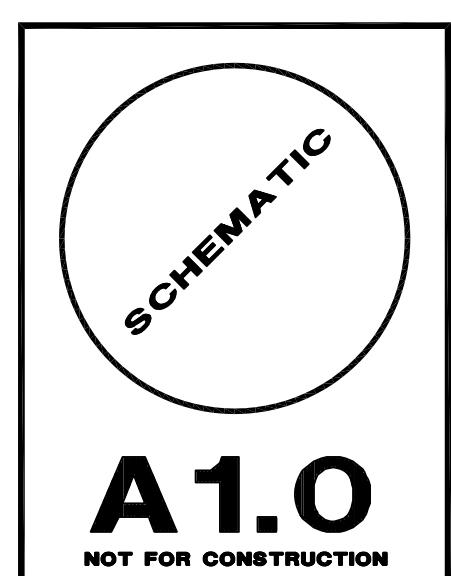
205 W SHERMAN IS A MIXED USE MULTI-FAMILY DEVELOPMENT LOCATED JUST SOUTH OF DOWNTOWN PHOENIX IN THE CENTRAL CITY VILLAGE. THE PROJECT INCORPORATES STREET LEVEL RETAIL AND MARKET SPACE AT THE CORNER OF 2ND AVENUE AND SHERMAN WITH A PARKING PODIUM TO THE SOUTH SIDE OF THE PROPERTY. THE SINGLE STORY BUILDING MASSING OF THE RETAIL AND MARKET SPACE IS PUSHED FORWARD TO THE NORTH AND EAST LOWERING THE SCALE OF THE BUILDING AS IT ENGAGES THE STREET AND PEDESTRIAN CONDITION WITH AN EXPANSIVE SHADE CANOPY CLEARLY DEFINING THE ENTRY TO THE MARKET AND RETAIL USE AT THE STREET CORNER. THE UPPER LEVEL RESIDENTIAL UNITS ARE STEPPED BACK FROM THE PROPERTY LINES WITH PEDESTRIAN ACCESS TO UNITS AND PODIUM DECK FROM SHERMAN STREET. THE EXTENSIVE EXISTING CITY RIGHT OF WAY ON THE NORTH AND EAST SIDES OF THE PROPERTY AFFORDS AMPLE OPPORTUNITY FOR DENSE LANDSCAPING AND BUILDING SETBACK FROM THE STREET EDGE. LEVELS 2-5 CONSIST OF MULTI-FAMILY UNITS INCLUDING BOTH FLATS AND 2 LEVEL LOFT STYLE UNITS. THE TOP OF THE PARKING AND RETAIL PODIUM DECK BECOMES OUTDOOR OPEN SPACE WITH LUSH INDIGENOUS DESERT LANDSCAPING, PLANTERS, SHADE TREES, OUTDOOR DECKS AND GATHERING SPACES, A POOL AREA, AND BOCCIE COURT. THE REDUCED SINGLE LEVEL HEIGHT OF THE LUSH LANDSCAPED PODIUM DECK ALSO SERVES AS OPEN SPACE AND A CONSIDERABLE BUFFER FROM THE RESIDENTIAL CONTEXT TO THE SOUTH. THE NORTH FACING SAW TOOTH PLAN AND DYNAMIC LAYERED FACADE WITH EXPANSIVE OVERHANGS AT THE UPPER LEVEL RESIDENTIAL UNITS PROVIDES PASSIVE SOLAR SHADING OF THE NORTH FACING GLASS, PRIVACY FOR BUILDING RESIDENTS, FOCUSED VIEWS TO THE DOWNTOWN SKYLINE, AND VISUAL INTEREST FROM THE STREET. THE PROJECT WILL ALSO INCORPORATE NUMEROUS PASSIVE AND ACTIVE SUSTAINABLE DESIGN STRATEGIES INCLUDING THE POTENTIAL FOR A ROOF MOUNTED SOLAR SYSTEM THAT DOUBLES AS A SHADING DEVICE FOR THE UPPER LEVEL OUTDOOR ROOF DECKS. 205 WEST SHERMAN WILL DELIVER THE HIGHEST QUALITY OF DESIGN AND URBAN LIVING COMBINED WITH A MUCH NEEDED RETAIL AND MARKET AMENITY FOR THE SURROUNDING NEIGHBORHOOD.



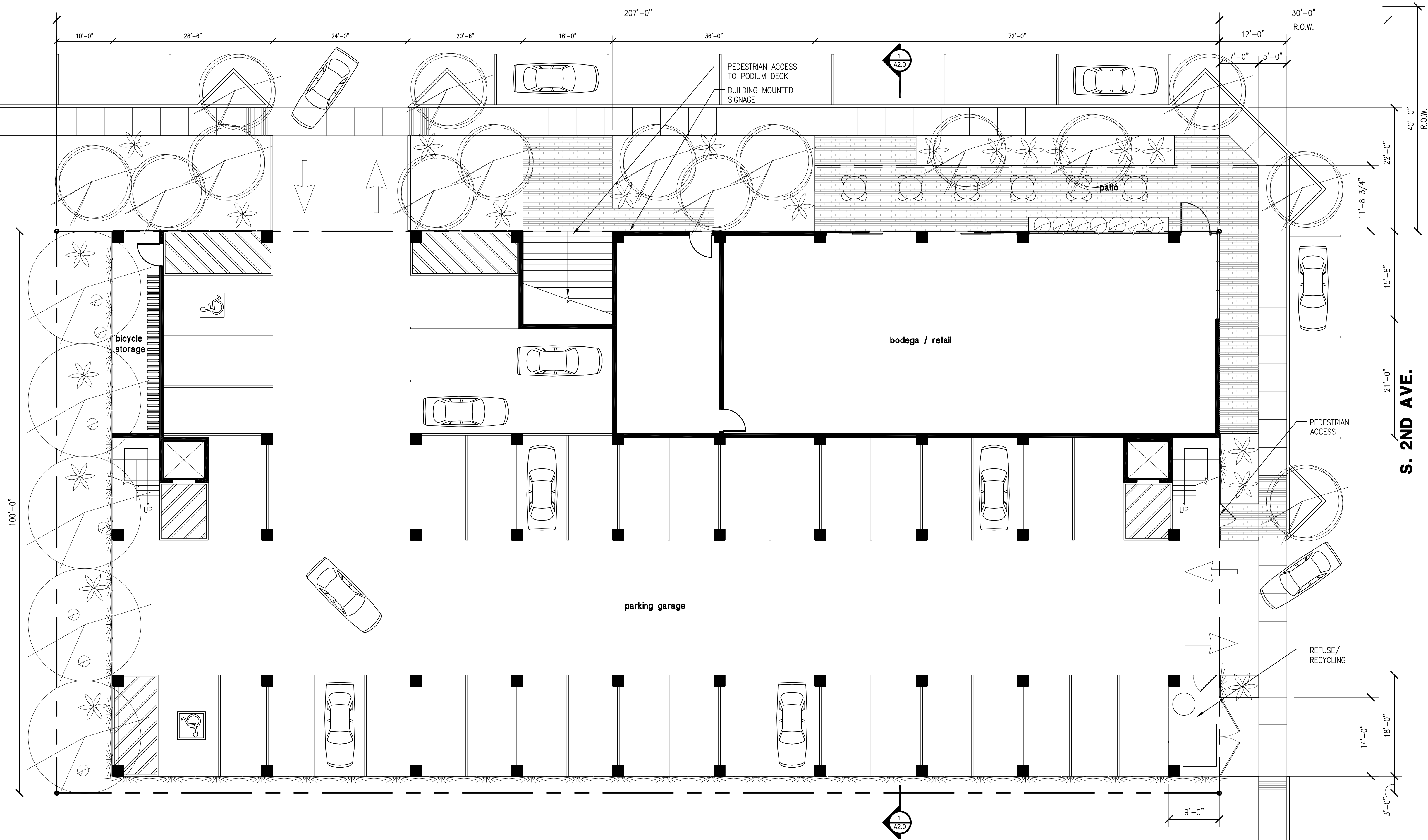
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205 W SHERMAN
205 W. Sherman St. Phoenix, AZ 85003

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.



W. SHERMAN ST.



PARKING DATA

PARKING PROVIDED

ADA PARKING SPACE (GROUND LEVEL): 2

NON-ADA PARKING SPACE (GROUND LEVEL): 41

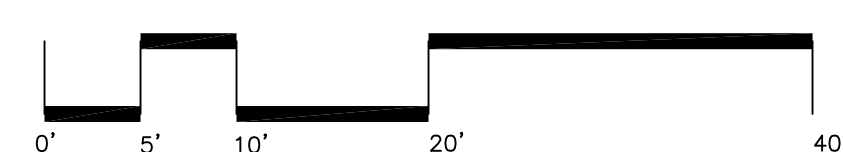
TOTAL SPACES PROVIDED ON-SITE: 43

ON-STREET PARKING SPACE: 9

PARKING REQUIRED

1.5 SPACES X 28 DWELLING UNITS = 42 SPACES

SITE PLAN @ GROUND LEVEL, GARAGE & RETAIL



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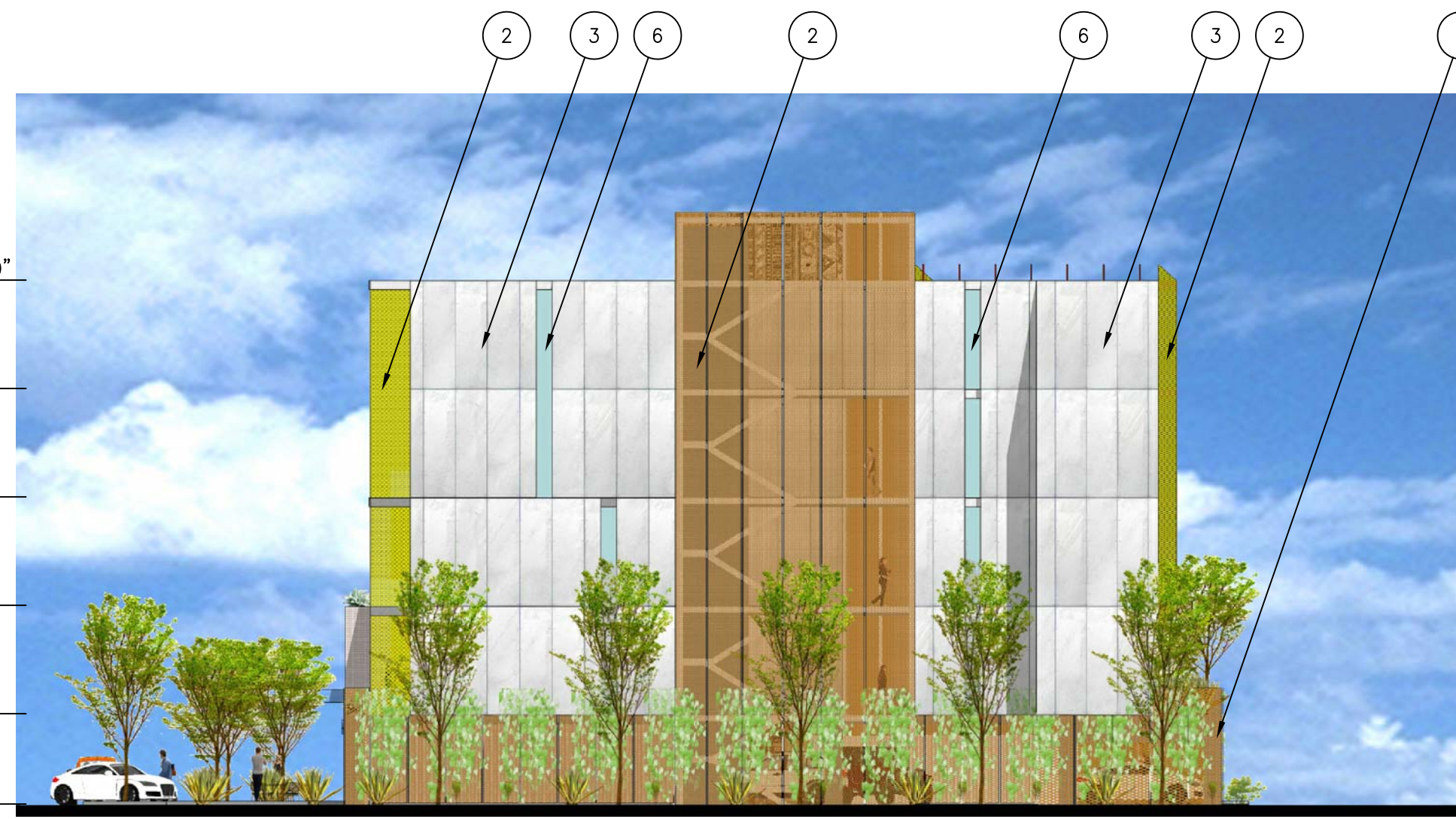
SCHEMATIC

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NORTH BUILDING ELEVATION

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



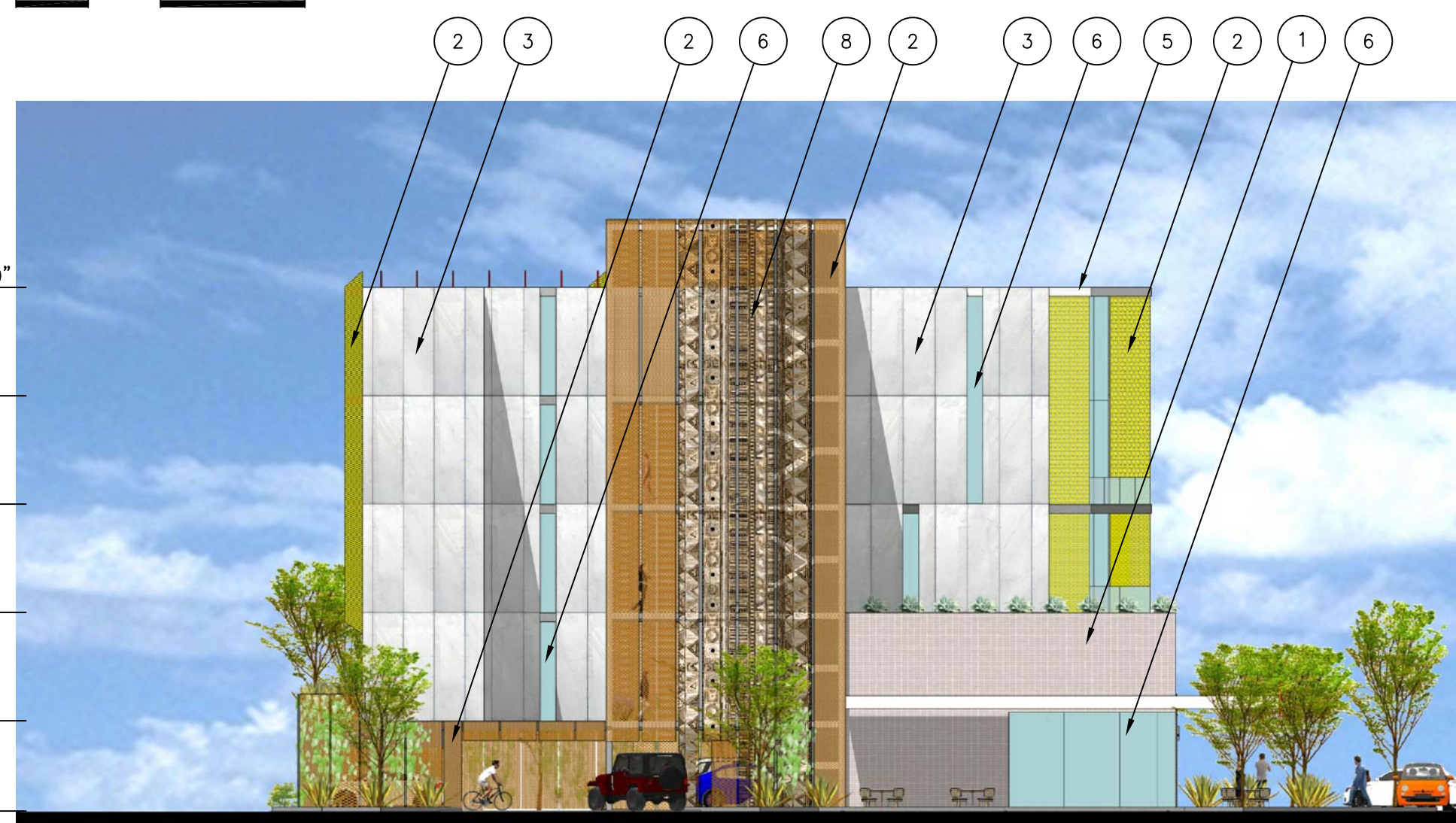
WEST BUILDING ELEVATION

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



SOUTH BUILDING ELEVATION

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



EAST BUILDING ELEVATION

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



AERIAL VIEW



1 N-S SECTIONAL PERSPECTIVE

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

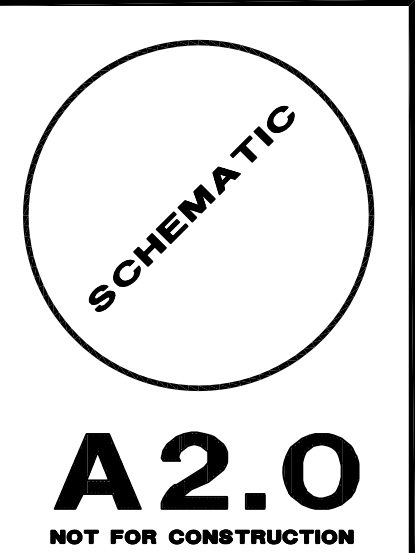
MATERIAL KEYNOTES

1. CONCRETE MASONRY UNIT
2. PERFORATED METAL SHADE SCREENS
3. FIBER CEMENT WALL CLADDING
4. WEATHERING STEEL
5. METAL FASCIA
6. 1" CLEAR INSULATED GLASS
7. GLASS BALCONY RAIL
8. PERFORATED METAL ARTWORK SCREENS

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1 VIEW LOOKING SOUTHWEST



2 VIEW LOOKING NORTHWEST



3 VIEW LOOKING EAST @ STREET



4 VIEW LOOKING WEST @ STREET

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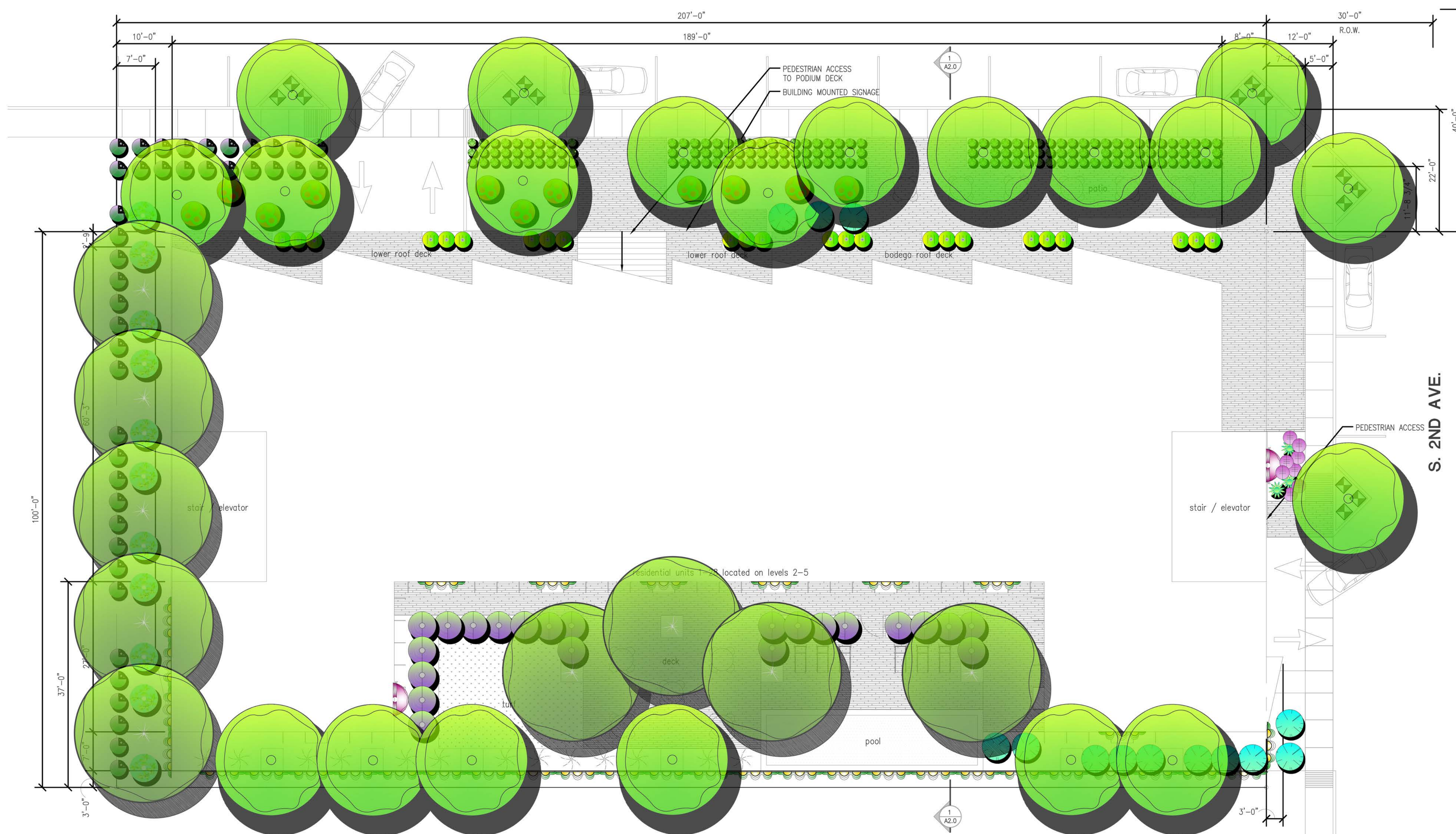
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W. SHERMAN ST.

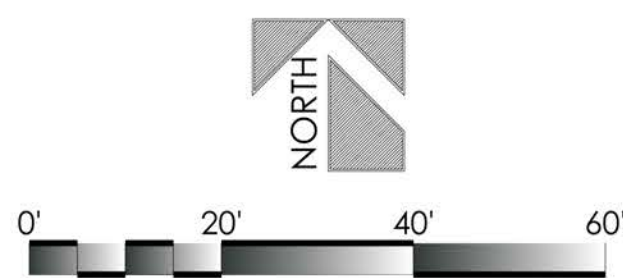


plant legend

	botanical name	common name
trees		
	PARKINSONIA X. 'DESERT MUSEUM'	'DESERT MUSEUM'
	DALBERGIA SISSOO	SISSOO TREE
shrubs		
	LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY'
	'LYNN'S LEGACY' LEUCOPHYLLUM	
accents		
	AGAVE PARRYI NEOMEXICANA	PARRY'S AGAVE
	AGAVE ATTENUATA	FOX TAIL AGAVE
	ALOE MACULATA	SOAP ALOE
	DASYLIRION WHEELERI	DESERT SPOON
	EUPHORBIA TRICUCALLI	STICKS OF FIRE
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	MUHLENBERGIA CAPILLARIS	REGAL MIST
	OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR
vines		
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
	PARTHENOCISSUS SP.	HACIENDA CREEPER
groundcover		
	SETCREASEA PALLIDA	PURPLE HEART PLANT
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA

landscape standards

STREET TREE REQUIREMENTS:	
SHERMAN FRONATGE:	
1 TREE PER 20 LINEAR FEET (EXCLUDING DRIVEWAYS)	
50% 2" CALIPER	
25% 3" CALIPER	
25% 4" CALIPER	
NO TREES IN SIGHT VISIBLY TRIANGLES	
MAXIMUM VARIETY OF 2 DIFFERENT TREE GENUS	
2ND AVENUE FRONATGE:	
1 TREE PER 40 LINEAR FEET (EXCLUDING DRIVEWAYS)	
100% 3" CALIPER	
NO TREES IN SIGHT VISIBLY TRIANGLES	
MAXIMUM VARIETY OF 2 DIFFERENT TREE GENUS	
PERIMETER TREE REQUIREMENTS:	
WEST PROPERTY LINE:	
1 TREE PER 20 LINEAR FEET (EXCLUDING DRIVEWAYS)	
50% 2" CALIPER	
25% 3" CALIPER	
25% 4" CALIPER	
NO TREES IN SIGHT VISIBLY TRIANGLES	
MAXIMUM VARIETY OF 1 DIFFERENT TREE GENUS	
SOUTH PROPERTY LINE:	
NO TREES REQUIRED	
SHRUB & GROUNDCOVER REQUIREMENTS:	
ONE SHRUB PER EVERY 40 SQUARE FEET OF PLANTABLE AREA WITHIN THE LANDSCAPE SETBACK	



DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7201 E. GAMBELBACK # 250 SCOTTSDALE, ARIZONA 85251
480.225.7077

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