



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-64-21-8

August 3, 2022

Camelback East Village Planning Committee Meeting Date	June 7, 2022
Planning Commission Hearing Date	August 4, 2022
Request From:	A-2 (Industrial District) (17.82 acres)
Request To:	PUD (Planned Unit Development) (17.82 acres)
Proposed Use	Multifamily residential
Location	Southwest corner of 48th Street and Washington Street
Owner	Lincoln National Life Insurance Company
Applicant	Odyssey Group Holdings, LLC
Representative	Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation	Approval, subject to stipulations

The purpose of this addendum is to revise the departmental comments in the staff report and revise the staff recommended stipulations regarding streetscape standards for the Banyan Residential PUD (Z-64-21-8).

Stipulation No. 1.b. has been added to remove a reference to the Transit Gateway Character Area streetscape standards, as the streetscape standards for the project are already defined in the Development Standards Table on page 10 of the narrative.

The Aviation Department clarified that the subject site is within close proximity to the noise contour area of Phoenix Sky Harbor International Airport, not within the contour area. Item No. 20 in the staff report has been updated accordingly.

The Office of Environmental Programs clarified that the subject site is adjacent to the site for the former Olin Matheson Chemical Corporation and Arizona Agrochemical Corporation, the listed environmental remediation items are recommendations, not requirements, and that the applicant will follow all environmental requirements which includes, but is not limited to, those of the Arizona Department of Environmental Quality (ADEQ). Item No. 21 in the staff report has been updated accordingly.

Staff recommends approval subject to the following revised stipulations:

Stipulations

1. An updated Development Narrative for the Banyan Residential 48th Street & Washington PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 23, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
 - b. PAGE 9, TABLE D, DEVELOPMENT STANDARDS TABLE: DELETE “D. CHARACTER AREAS, TRANSIT GATEWAY CHARACTER AREA (SECTION 1312 (A))”
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2230 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or

tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

5. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
6. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits

Revised Staff Report (33 pages)



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED**
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General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Current: Commerce/Business Park and Industrial	
		Proposed (GPA-CE-2-21-8): Mixed Use	
<u>Street Map Classification</u>	48th Street	Collector	33-foot west half street
	Washington Street	Major Arterial with Light Rail	Varies, 50 to 66.5-foot south half street
CONNECT PEOPLE & PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.			
The proposed development will provide multifamily residential uses near an existing light rail station. This will promote alternative transportation for future residents and guests of this development.			

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed PUD incorporates numerous streetscape and frontage standards from the Walkable Urban (WU) Code, thus promoting a pedestrian friendly environment along adjacent street frontages.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The subject site fronts a dedicated bicycle lane on Washington Street, and the proposed PUD narrative requires that secured bicycle parking spaces be provided for residents. The project will support tenants, employees and visitors who use all modes of transportation.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development provides trees and shade on both street frontages which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives

[44th Street Corridor Specific Plan](#) – See Background Item No. 9.

[Transit Oriented Development Strategic Policy Framework](#) – See Background Item No. 10.

[Housing Phoenix Plan](#) – See Background Item No. 11.

[Tree and Shade Master Plan](#) – See Background Item No. 12.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

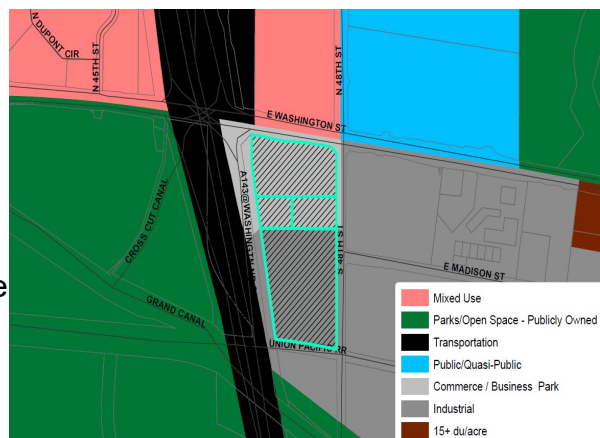
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	A-2
North (Across Washington Street)	Office	A-2 (Approved C-2 M-R)
South (across South Pacific Railroad)	Warehousing and distribution	A-2
East (Across 48th Street)	Various commercial uses and warehousing	A-2
West	SR-143 freeway	A-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 17.82-acre site located on the southwest corner of 48th Street and Washington Street from A-2 (Industrial District) to PUD (Planned Unit Development) to allow multifamily residential and other permitted uses as listed in the Walkable Urban Code Transect T5:5. The site is presently vacant and is located within a quarter mile of the 50th Street / Washington Street light rail station. Furthermore, the site is located adjacent to the SR-143 freeway.

2. The General Plan Land Use Map designation for the subject site is Industrial, thus the proposal is not consistent with this General Plan Land Use Map designation. A companion General Plan Amendment request (GPA-CE-2-21-8) proposes a Land Use Map designation of Mixed Use. The Mixed Use designation calls for multifamily residential and commercial land uses. If approved, the proposal would be consistent with the Mixed Use designation.



General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

The General Plan Land Use Map designation to the north and northwest, across Washington Street, is Mixed Use. South and east of the site, across the Union Pacific Railroad tracks and across 48th Street, is designated as Industrial. The designation along the SR-143 freeway is Transportation.

6. **Development Standards**

The PUD proposes development standards designed to accommodate multifamily residential buildings with a maximum building height of 56 with no density limit. However, the proposed building height is of 48 feet and 4 stories, with 515 dwelling units proposed.

The project site has two street frontages along its northern and eastern perimeters. The PUD proposes pedestrian-friendly design with most of the residential buildings facing the adjacent streets and several pedestrian connections are provided to these. All resident and guest parking will be distributed throughout the site.

Below is a summary of the key development standards set forth in the narrative.



**Conceptual Site Plan,
Source: Todd + Associates**

Development Standards	
Standard	Proposed
<i>Density</i>	No maximum
<i>Building Height</i>	56 feet
<i>Perimeter Building Setbacks</i>	
Washington Street (Primary Frontage)	Minimum: 20 feet Maximum: 30 feet
48th Street (Secondary Frontage)	Minimum: 20 feet Maximum: 30 feet
South	0 feet
West	5 feet
Interior Lot Lines	0 feet
<i>Maximum Lot Coverage</i>	80 percent maximum
<i>Parking</i>	

Residents (Reserved and Unreserved)	901 spaces
Bicycle	Minimum 0.25 spaces per unit for a maximum of 50 spaces
<i>Perimeter Landscape Setbacks</i>	
Washington Street (Primary Frontage)	20 feet minimum
48th Street (Secondary Frontage)	20 feet minimum
South	0 feet
West	5 feet
<i>Open Space</i>	5 percent minimum

7. **Landscape Standards**

The PUD sets forth standards to activate two street frontages (48th Street and Washington Street) with pedestrian-oriented design and street-facing residential units. It also sets forth requirements to maximize the landscaping along these street frontages. Minimum 2-inch and 3-inch caliper trees will be required, planted 20 feet on center or in equivalent groupings along street frontages. Additionally, five shrubs per tree will be provided, and live groundcover to provide 75 percent groundcover at maturity. Furthermore, interior property lines not adjacent to public right-of-way shall be landscaped with minimum 1.5-inch caliper trees planted 25 feet on center or in equivalent groupings, in addition to five shrubs per tree and achieve 50 percent groundcover at maturity.

8. **Design Guidelines**

The PUD proposes a development design that prioritizes the pedestrian. Specifically, it sets forth requirements for frontage types that will active the street frontages in addition to providing pedestrian connections between residential buildings, street frontages and open space areas, which will have a various amenities.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

9. **44th Street Corridor Specific Plan**

The site is located within the boundaries of the 44th Street Corridor Specific Plan. Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The Land Use Plan within the Specific Plan designates the subject property for commerce park, which is not consistent with the request. However, the standards proposed in the PUD narrative are compatible with the streetscape, landscaping, and design considerations listed in the plan.

10. [Transit Oriented Development Strategic Policy Framework](#)
The Transit Oriented Development Strategic Policy Framework, originally adopted in 2013, and later amended in 2016 and 2018, identifies policies and place types that are designed to shape walkable and mixed-use environments and focus redevelopment within a quarter mile of high capacity transit stations. The subject site is located less than quarter mile from the 50th Street / Washington Street light rail station, which is identified as a Minor Urban Center place type. A Minor Urban Center is a place type characterized by medium to low intensity uses, with building heights typically from two to five stories, with incentive heights of up to seven stories. Land uses may include entertainment, retail, mid-rise residences and low-rise office developments. The proposed project, with a focus on pedestrian-oriented design, is consistent with the Minor Urban Center place type. Further, the utilization of the Walkable Urban Code for the framework for the PUD is consistent with the policies of the TOD Strategic Policy Framework.

11. [Housing Phoenix Plan](#)
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for multifamily residential development.

12. [Tree and Shade Master Plan](#)
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD includes standards for enhanced tree sizes along the street frontages, and a requirement for minimum 75 percent live groundcover will help reduce the urban heat island effect.

13. [Complete Streets Guiding Principles](#)
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The development will activate the street frontages, provide pedestrian connections to those frontages and provide enhanced landscaping and shade along the sidewalks.

14. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking to encourage multi-modal transportation.

15. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD narrative states that recycling containers will be provided on site.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff did not receive any letters or correspondence regarding the project.

INTERDEPARTMENTAL COMMENTS

17. The Public Transit Department has requested that the developer provide maximum shade for sidewalks and pedestrian pathways. Furthermore, where pedestrian paths cross drive aisles, that they be constructed of materials that visually contrast with parking and drive aisle surfaces. These are addressed in the development narrative.
18. The Street Transportation Department has required that all streets be constructed with all required improvements and comply with current ADA standards. This is addressed in Stipulation No. 2.
19. The Floodplain Management division of the Public Works Department indicated that the site is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2230 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. Stipulation No. 3 addresses floodplain requirements.
20. This site is located within **CLOSE PROXIMITY TO** the noise contour area of Phoenix Sky Harbor International Airport (PHX). As such, staff is requesting that the developer provide notice to prospective purchasers or tenants regarding the existence and operational characteristics of this airport, that an aviation easement be granted and recorded for the City of Phoenix for the site, that noise mitigation is addressed through building construction, and that the developer provide a No Hazard determination from the FAA prior to construction permit approval. These

requirements are addressed in the development narrative and Stipulation Nos. 4 through 6.

21. The Office of Environmental Programs commented that a construction and demolition landfill was once located on the site and **ADJACENT TO** the southern portion of the site was previously the location of the Olin Matheson Chemical Corporation and Arizona Agrochemical Corporation. The site was granted closure by the Arizona Department of Environmental Quality (ADEQ) based on a risk assessment of exposure to future construction workers and industrial employees, and that contaminated soil was reportedly removed from the site along with various other material including empty 55-gallon drums, underground storage tanks, and pesticide contaminated liquids. The Office of Environmental Programs ~~commented~~ **RECOMMENDS CONSIDERATION** that methane sampling should be completed in the area of any proposed buildings on this property, vapor barriers should be installed for any buildings on this property and if the existing wells are in the way of development, they should be abandoned following the proper Arizona Department of Water Resources regulations. The applicant will follow all **ENVIRONMENTAL** requirements by ~~ADEQ~~ during the permitting and construction process.

OTHER

22. The site is located in an area identified as being archaeologically sensitive. In further review by the City of Phoenix Archaeology Office, it was determined that the Phase I testing conducted on the subject site by the applicant does not warrant additional archaeological testing. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.
23. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 8.
24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop a vacant site and provide additional housing options within proximity to a light rail station and employment uses. The proposed

development is also compatible in intensity, scale, and character with the surrounding area.

2. The project site is appropriately located along an arterial street and within a quarter mile of a light rail station.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking environment.

Stipulations

1. An updated Development Narrative for the Banyan Residential 48th Street & Washington PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 23, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2230 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
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Writer

Sarah Stockham

August 3, 2022

Team Leader

Racelle Escobar

Exhibits

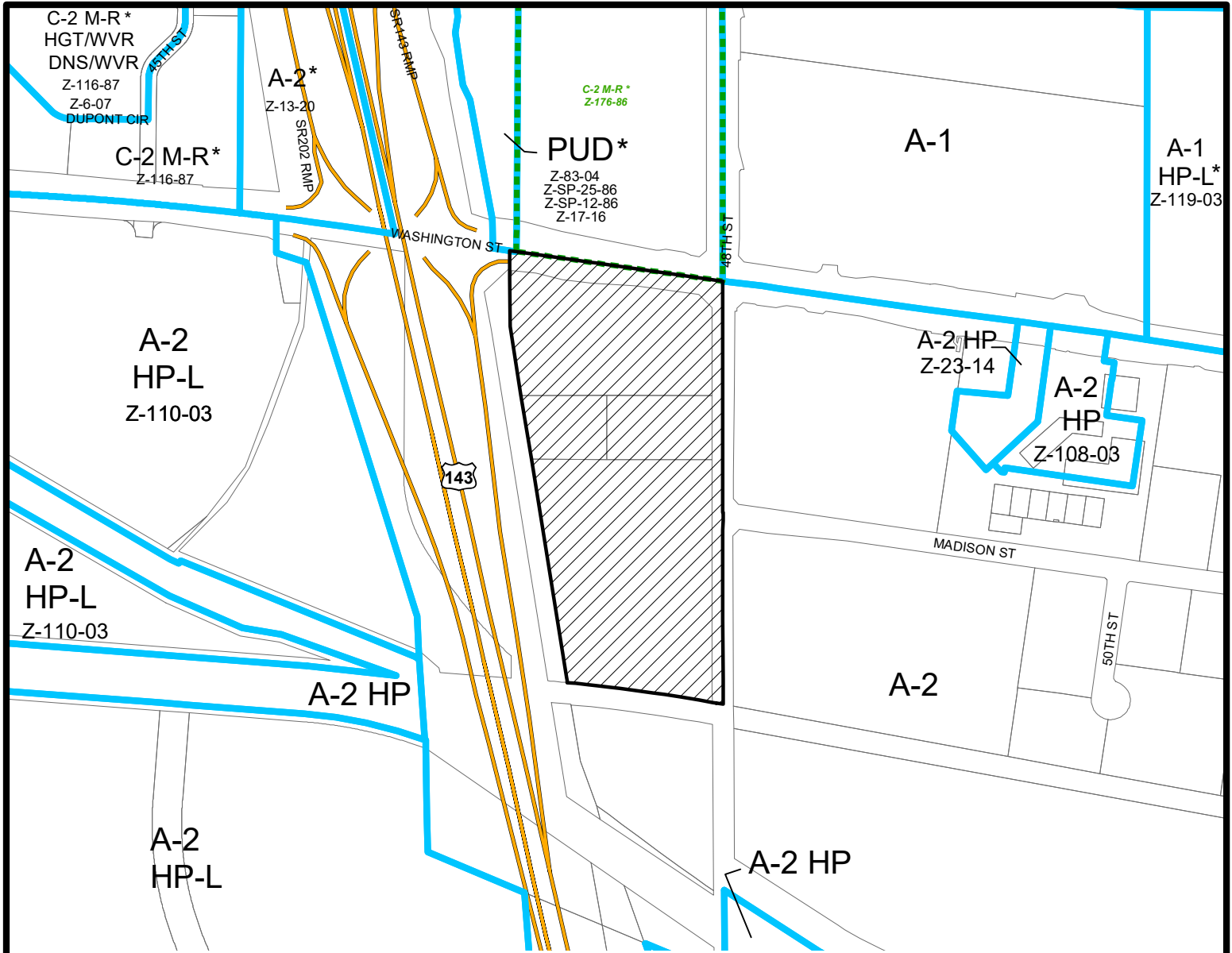
Sketch Map

Aerial Map

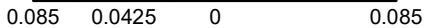
Conceptual Site Plan date stamped November 30, 2021

Conceptual Elevations date stamped November 30, 2021 (18 pages)

[Banyan Residential PUD](#) development narrative date stamped May 23, 2022

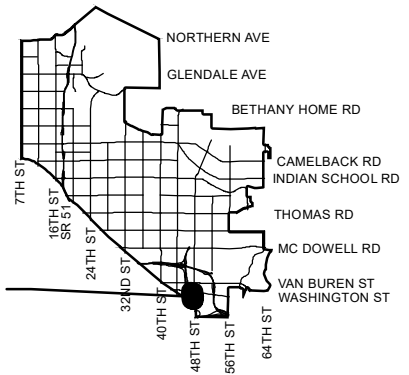


Miles



CAMELBACK EAST VILLAGE

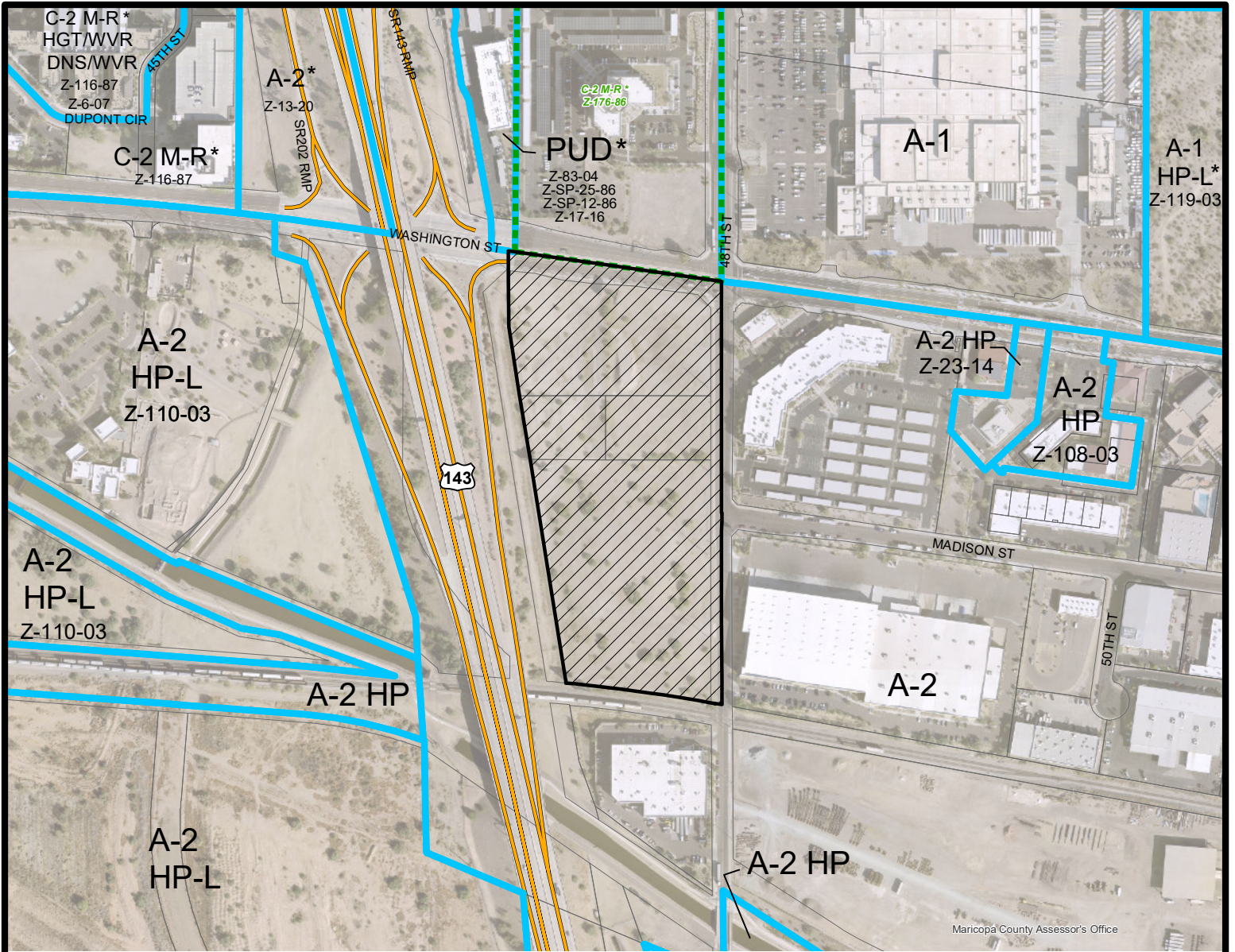
CITY COUNCIL DISTRICT: 8



Z-64-21

APPLICANT'S NAME: Odyssey Group Holdings, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-64-21		FROM: A-2 (17.82 a.c.)	
DATE: 10/11/2021 <small>REVISION DATES:</small>		TO: PUD (17.82 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 17.82 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-38		<small>ZONING MAP</small> F-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-2		N/A	
PUD		583	

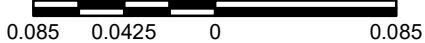
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office

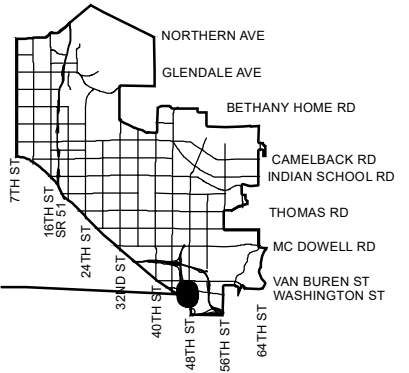


Miles



CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8

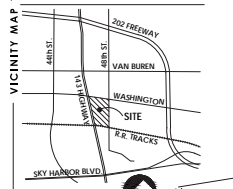


Z-64-21

APPLICANT'S NAME: Odyssey Group Holdings, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-64-21		FROM: A-2 (17.82 a.c.)	
DATE: 10/11/2021 <small>REVISION DATES:</small>		TO: PUD (17.82 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 17.82 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-38		<small>ZONING MAP</small> F-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-2		N/A	
PUD		N/A	
* Maximum Units Allowed with P.R.D. Bonus		583	

SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO MOCK, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF MOCK, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOF-TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKLASH PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNS REQUIRE SEPARATE PERMITS & APPROVALS.



PROJECT DATA

BUILDING IBC GROSS SQUARE FOOTAGE

RESIDENTIAL BUILDINGS

BUILDING TYPE 1:

1st FLOOR (stair and elevator s.f.)	21,000 S.F.
2nd FLOOR	20,543 S.F.
3rd FLOOR	20,543 S.F.
4th FLOOR	20,543 S.F.
SUB TOTAL S.F.	82,629 S.F.

BUILDING TYPE 2:

1st FLOOR (stair and elevator s.f.)	21,343 S.F.
2nd FLOOR	20,116 S.F.
3rd FLOOR	20,094 S.F.
4th FLOOR	20,109 S.F.
SUB TOTAL S.F.	81,662 S.F.

BUILDING TYPE 3:

1st FLOOR (stair and elevator s.f.)	20,584 S.F.
2nd FLOOR	22,726 S.F.
3rd FLOOR	22,726 S.F.
4th FLOOR	20,586 S.F.
SUB TOTAL S.F.	86,622 S.F.

BUILDING TYPE 4:

1st FLOOR (stair and elevator s.f.)	25,195 S.F.
RESIDENCE	7,989 S.F.
2nd FLOOR	37,016 S.F.
CLUBHOUSE	2,617 S.F.
3rd FLOOR	32,619 S.F.
4th FLOOR	32,419 S.F.
SUB TOTAL S.F.	128,114 S.F.

BUILDING IBC GROSS SQUARE FOOTAGE CONT.

BUILDING TYPE 5:

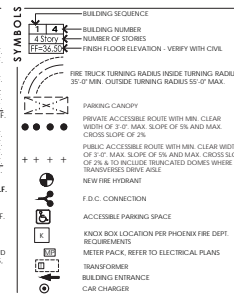
1st FLOOR (stair and elevator s.f.)	27,225 S.F.
RESIDENCE	34,026 S.F.
CLUBHOUSE	7,722 S.F.
2nd FLOOR	28,981 S.F.
CLUBHOUSE	2,700 S.F.
3rd FLOOR	34,026 S.F.
4th FLOOR	34,026 S.F.
SUB TOTAL S.F.	134,690 S.F.

BUILDING TYPE 6:

1st FLOOR (stair and elevator s.f.)	23,272 S.F.
2nd FLOOR	22,726 S.F.
3rd FLOOR	22,726 S.F.
4th FLOOR	22,726 S.F.
SUB TOTAL S.F.	91,450 S.F.

BUILDING GRAND TOTAL S.F.

601,042 S.F.



GENERAL BUILDING CODE ANALYSIS

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

OCCUPANCIES / CONSTRUCTION TYPE:

- RESIDENTIAL UNITS: R-2: TYPE VA
- ATTACHED GARAGES: S-2: TYPE VA
- OFFICE / LEASING: B: TYPE VB
- FITNESS / CLUBHOUSE: A-3: TYPE VB
- MAINTENANCE: M: TYPE VB
- AND MAINTENANCE BLDG.: NPA 13

GENERAL CODE

CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE FUTURE PURPOSE OF AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECT THAT MAKES SUCH CHANGES ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

DESIGNER OF RECORD: TODD + ASSOCIATES, INC. 4010 N. 44TH STREET PHOENIX, AZ 85018 602-952-8280 ANTHONY JURJIC

OWNER: BANYAN RESIDENTIAL 2411 THIRD STREET, UNIT E SANTA MONICA, CA 90405 CONTACT: MARK FREEMAN 240.620.6298

UNIT MIX

UNIT TYPE	PHASE 1	PHASE 2	TOTAL
STUDIO	59 D.U. (19%)	43 D.U. (23%)	102 D.U. (20%)
1 BEDROOM	119 D.U. (37%)	81 D.U. (41%)	200 D.U. (39%)
2 BEDROOM	134 D.U. (41%)	64 D.U. (33%)	198 D.U. (38%)
3 BEDROOM	9 D.U. (3%)	6 D.U. (3%)	15 D.U. (3%)
TOTAL	321 D.U. (100%)	194 D.U. (100%)	515 D.U. (100%)

REQUIRED OPEN SPACE

5% OF 177.84 ACRES = 88.92 ACRES (38,866 S.F.)
PROVIDED OPEN SPACE:
PRIVATE OPEN SPACE: 145,498 S.F. 18.7%
PUBLIC OPEN SPACE: 156,807 S.F. 20.0%
TOTAL: 302,305 S.F. 26.5%

NOT COVERABLE:

PHASE 1: 141,973 SF / NET SITE AREA: 34.0%
PHASE 2: 83,448 SF / NET SITE AREA: 29.1%
PHASE 1 AND 2: 225,421 SF / NET SITE AREA: 32.4%

BUILDING FRONTAGE

WASHINGTON STREET	71.1%
48th STREET	17.0%
GLAZING % ALONG STREET FRONTAGE	
WASHINGTON STREET	25%
GROUND FLOOR	27%
48th STREET	
GROUND FLOOR	24%
SECOND FLOOR	25%

LOADING AREA:

REQUIRED: 4' x 10' x 30' LOADING AREA

PROVIDED: 5' x 10' x 30' LOADING AREA

PROJECT DESCRIPTION

A NEW 4 STORY FOR RENT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH CLUBHOUSE, FITNESS AND TUCKER UNDER GARAGES UNDER ON THE FIRST FLOOR OF THE BUILDINGS. THE PROJECT WILL CONSIST OF STUDIO, ONE, TWO, THREE AND FOUR BEDROOM UNITS, THE AMENITIES TO INCLUDE FITNESS, POOL, BBQ AREAS, COURTYARD, CABANAS AND PEDESTRIAN PATHWAYS.

ACCESS: 124.10.038, 4010, 0216, 0033G

GENERAL ZONING ANALYSIS:

GROSS ACRES:

- PHASE 1: 110.8 ACRES (47,883 S.F.)
- PHASE 2: 7.04 ACRES (306,662 S.F.)
- TOTAL: 117.84 ACRES (47,110 S.F.)

NET ACRES:

- PHASE 1: 91.10 ACRES (39,869 S.F.)
- PHASE 2: 5.58 ACRES (246,624 S.F.)
- TOTAL: 96.68 ACRES (38,693 S.F.)

PARKING:

EXISTING: A-2

PROPOSED: PUD

DENSITY: 29.37

PHASE 1: 29.70 U./GROSS ACRES

PHASE 2: 127.57 U./GROSS ACRES

BUILDING HEIGHT: 4 STORY MAXIMUM (48' 0" MAXIMUM)

PROPOSED:

PRIMARY FRONTAGE (WASHINGTON ST.) 20' MIN. 30' MAX

ADJACENT TO PROPERTY LINE (48TH ST.) 20' MIN. 30' MAX

ADJACENT TO PROPERTY LINE (48TH ST.) 0' 0" SIDE

LANDSCAPE SETBACKS: 0' 0" SIDE

PRIMARY FRONTAGE (WASHINGTON ST.) 20' 0" SIDE

ADJACENT TO PROPERTY LINE (48TH ST.) 0' 0" SIDE

ADJACENT TO PROPERTY LINE (48TH ST.) 0' 0" SIDE

PARKING STANDARDS:

PARKING STALLS: 30' 0" MINIMUM

COMPACT PARKING STALL (10% MAX) 8' 0" x 18' 0"

ACCESSIBLE PARKING STALL 11' 0" x 18' 0"

PARKING ASSESSOR (SEE PLAN) 20' 0" MINIMUM

STANDARD LAND LANE 20' 0" PARKING

REQUIRED PARKING PHASE 1

STUDIO - 1.3 P.S./D.U. x 59 D.U. = 77 P.S.
1 BEDROOM - 1.5 P.S./D.U. x 119 D.U. = 179 P.S.
2 BEDROOM - 1.5 P.S./D.U. x 134 D.U. = 201 P.S.
3 BEDROOM - 2.0 P.S./D.U. x 9 D.U. = 18 P.S.
TOTAL: 475 P.S. (1.68 P.S./D.U.)

UNRESERVED PARKING REQUIRED 475 P.S.

PROVIDED PARKING PHASE 1

SURFACE UNCOVERED 191 P.S.
SURFACE CARPORT 275 P.S.
ATTACHED GARAGE 43 P.S.
SURFACE LANDLUM 48 P.S.
TOTAL: 547 P.S. (1.70 P.S./D.U.)

PHASE 2 PARKING PROVIDED AT 2% = 11 P.S.

REQUIRED PARKING PHASE 2

STUDIO - 1.3 P.S./D.U. x 43 D.U. = 56 P.S.
1 BEDROOM - 1.5 P.S./D.U. x 81 D.U. = 121 P.S.
2 BEDROOM - 1.5 P.S./D.U. x 64 D.U. = 96 P.S.
3 BEDROOM - 2.0 P.S./D.U. x 6 D.U. = 12 P.S.
TOTAL: 285 P.S. (1.48 P.S./D.U.)

UNRESERVED PARKING REQUIRED 285 P.S.

PROVIDED PARKING PHASE 2

SURFACE UNCOVERED 150 P.S.
(INCLUDES 99 UNRESERVED P.S.)
SURFACE CARPORT 175 P.S.
ATTACHED GARAGE 8 P.S.
SURFACE LANDLUM 28 P.S.
TOTAL: 361 P.S. (1.86 P.S./D.U.)

PHASE 1 PARKING PROVIDED AT 2% = 8 P.S.

REQUIRED PARKING PHASE 1

STUDIO - 1.3 P.S./D.U. x 102 D.U. = 133 P.S.
1 BEDROOM - 1.5 P.S./D.U. x 200 D.U. = 300 P.S.
2 BEDROOM - 1.5 P.S./D.U. x 198 D.U. = 297 P.S.
3 BEDROOM - 2.0 P.S./D.U. x 15 D.U. = 30 P.S.
TOTAL: 760 P.S. (1.86 P.S./D.U.)

UNRESERVED PARKING PROVIDED 311 P.S.

PROVIDED PARKING PHASE 1

SURFACE UNCOVERED 341 P.S.
(INCLUDES 92 UNRESERVED P.S.)
SURFACE CARPORT 450 P.S.
ATTACHED GARAGE 69 P.S.
SURFACE LANDLUM 41 P.S.
TOTAL: 901 P.S. (1.86 P.S./D.U.)

PHASE 2 PARKING PROVIDED AT 2% = 11 P.S.

REQUIRED PARKING PHASE 2

STUDIO - 1.3 P.S./D.U. x 119 D.U. = 155 P.S.
1 BEDROOM - 1.5 P.S./D.U. x 134 D.U. = 201 P.S.
2 BEDROOM - 1.5 P.S./D.U. x 9 D.U. = 14 P.S.
3 BEDROOM - 2.0 P.S./D.U. x 6 D.U. = 12 P.S.
TOTAL: 382 P.S. (1.86 P.S./D.U.)

UNRESERVED PARKING PROVIDED 267 P.S.

PROVIDED PARKING PHASE 2

SURFACE UNCOVERED 150 P.S.
(INCLUDES 99 UNRESERVED P.S.)
SURFACE CARPORT 175 P.S.
ATTACHED GARAGE 8 P.S.
SURFACE LANDLUM 28 P.S.
TOTAL: 361 P.S. (1.86 P.S./D.U.)

DESIGN TEAM

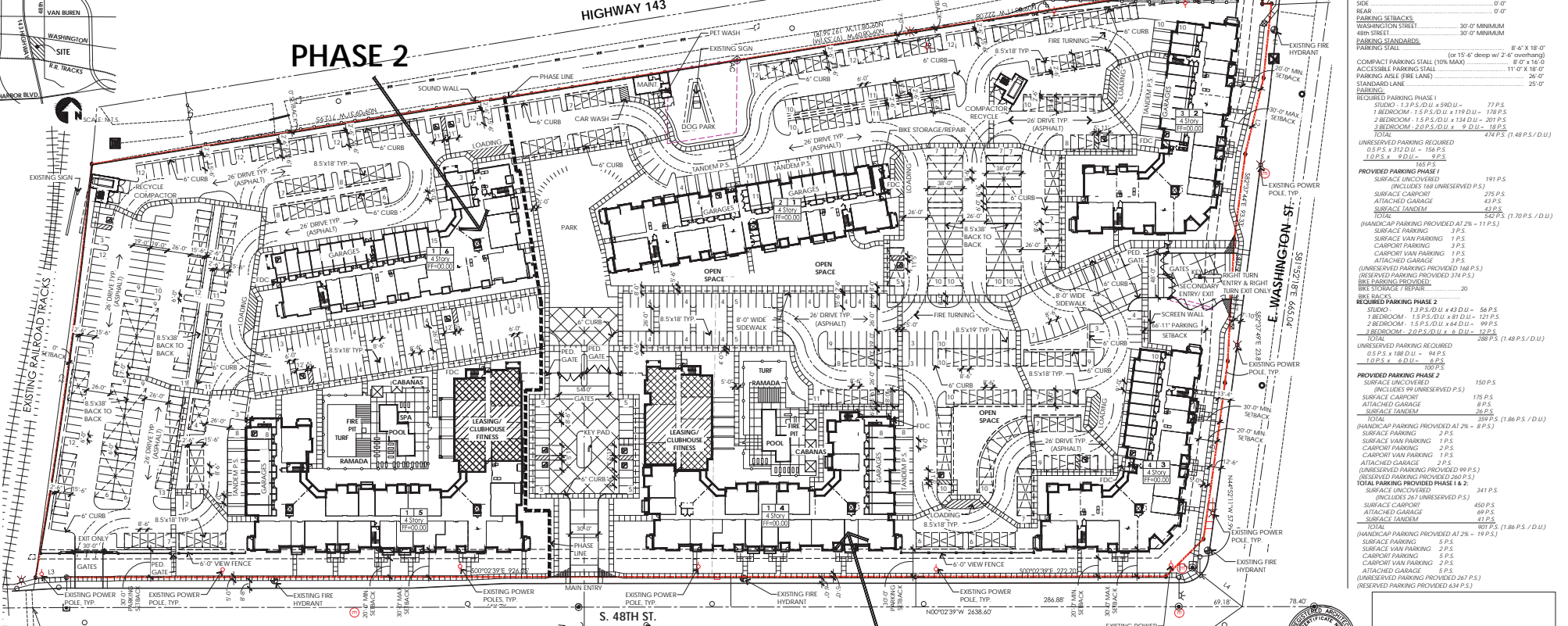
DESIGNER OF RECORD: TODD + ASSOCIATES, INC. 4010 N. 44TH STREET PHOENIX, AZ 85018 602-952-8280 ANTHONY JURJIC

OWNER: BANYAN RESIDENTIAL 2411 THIRD STREET, UNIT E SANTA MONICA, CA 90405 CONTACT: MARK FREEMAN 240.620.6298

PHASE 1

PHASE 2

PHASE 1 & 2



TODD + ASSOCIATES

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20-2025-00

BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.

Phoenix, Arizona

PUD RE-ZONING

11-05-2021

PHASE 1

PHASE 2

PHASE 1 & 2

0" 25' 50' 100'

SCALE: 1" = 50'-0"

13467 GARY D. TODD

REGISTERED ARCHITECT

CITY OF PHOENIX

NOV 30 2021

CONCEPTUAL SITE PLAN

Preliminary Not For Construction

MDV/SDEV NO. 2100187

PLANNING NO. 2102896

DDO RIVA NO. 21-1644

CAMELBACK EAST

10-38

05-11-2021

A1.1

Planning & Development Department



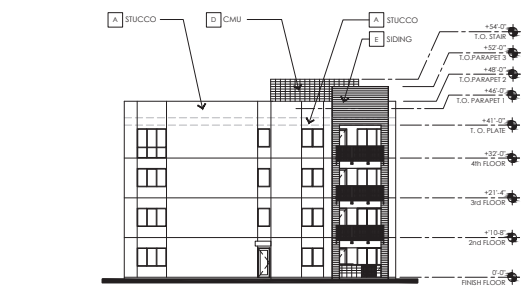
1 BUILDING 1 - EAST ELEVATION

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



2 BUILDING 1 - WEST ELEVATION

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



4 BUILDING 1 - SOUTH ELEVATION

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

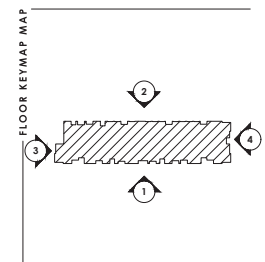


3 BUILDING 1 - NORTH ELEVATION

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

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7527 HIGH REFLECTIVE WHITE
B PAINT #2	SHERWIN WILLIAMS	SW 4025 'YOKSTONE'
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) 'JASPER STONE'
D CMU	SUPERLITE STACK BOND	'BONE' 80814 GROUND FACE
E SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILINGS, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4025 'YOKSTONE'
G ALUMINUM STOREFRONT	ARCADA	DARK BRONZE



MEDEV/DEV NO. 2100187
 PAPP NO. 2102806
 DSD KIVA NO. 21-1644
 VILLAGE CAMELBACK EAST
 ZONING MAP F11
 QUARTER SECTION NO. 10-38
 PER APPLICATION MEETING 06-11-2021

TODD + ASSOCIATES
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 20-2025-00

BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.
 Phoenix, Arizona
 PUD SUBMITTAL
CITY OF PHOENIX
 06-23-2021

BUILDING 1 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction

A4.1.1

NOV 30 2021
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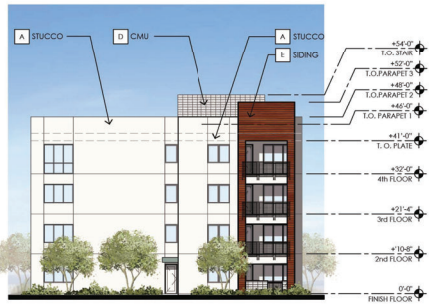
1 BUILDING 1 - EAST ELEVATION

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



2 BUILDING 1 - WEST ELEVATION

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



4 BUILDING 1 - SOUTH ELEVATION

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

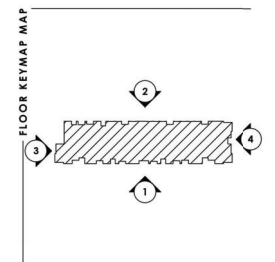


3 BUILDING 1 - NORTH ELEVATION

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

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 752 "HIGH REFLECTIVE WHITE"
B PAINT #2	SHERWIN WILLIAMS	SW 6005 "POLKSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D CMU	SUPERLITE STACK BOND	"BONE" BUNA B GROUND FACE
E SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILINGS, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "POLKSTONE"
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



AGENCY/DEV. NO. 2100187
 APP. NO. 2106894
 DSD KVA NO. 21-1644
 VILLAGE CAMELBACK EAST
 ZONING MAP F11
 QUARTER SECTION NO. 10-38
 PRE-APPLICATION MEETING 06-11-2021

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 06-23-2021

CITY OF PHOENIX

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BUILDING 1 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction

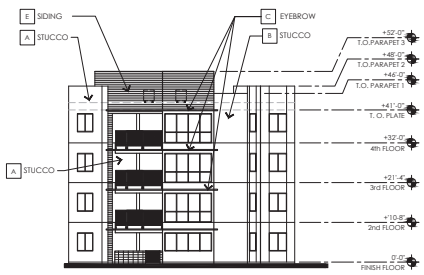
A4.1.1



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



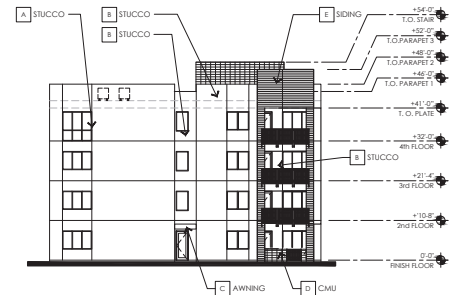
3 BUILDING 2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 2 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



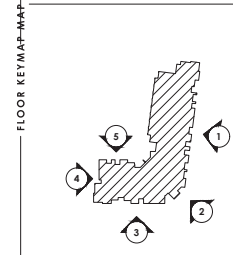
5 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



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

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 7357 HIGH REFLECTIVE WHITE
B	PAINT #2	SHERWIN WILLIAMS	SW 6005 TOLKSTONE
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) TASPERS STONE
D	CMU	SUPERLITE STACK BOND	"STONE" BRN 14 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING AWNINGS & CANNIES	SHERWIN WILLIAMS	SW 6005 TOLKSTONE
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



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BUILDING 2 - EXTERIOR ELEVATIONS
Preliminary Not For Construction



MDEV/DEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PER. APPLICATION MEETING	06-11-2021

A4.2.1

NOV 30 2021
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1 BUILDING 2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



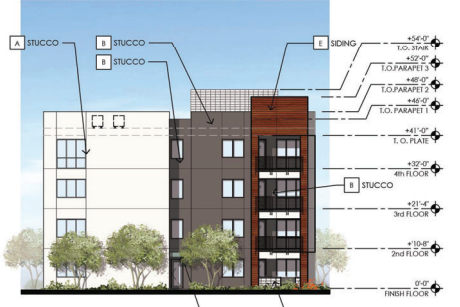
3 BUILDING 2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 2 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

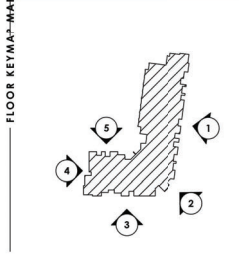


5 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



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

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B	PAINT #2	SHERWIN WILLIAMS	SW 4005 'FOLKSTONE'
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) 'JASPER STONE'
D	CMU	SUPERLITE STACK BOND	'STONE' BRN14 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILINGS AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4005 'FOLKSTONE'
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



FLOOR KEYMAP-MAT

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06-23-2021

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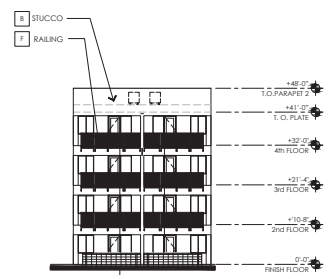
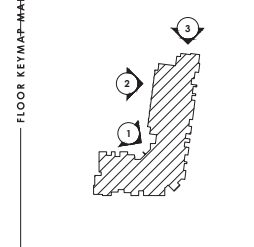
BUILDING 2 - EXTERIOR ELEVATIONS
Preliminary Not For Construction



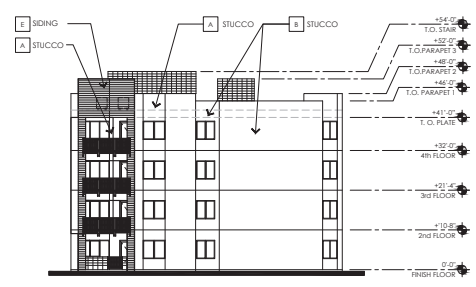
MSDV/DEV NO.	2100187
PAPP NO.	2102806
DDI RIVA NO.	21-1444
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	06-11-2021

A4.2.1

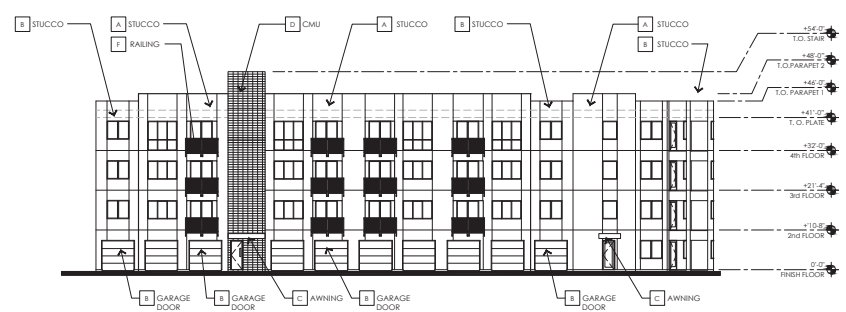
	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B	PAINT #2	SHERWIN WILLIAMS	SW 6005 FOLKSTONE
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) ZASPER STONE
D	CMU	SUPERLITE STACK BOND	"STONE" BRN 14 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING AWNINGS & CANKIES	SHERWIN WILLIAMS	SW 6005 FOLKSTONE
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



1 BUILDING 2 - SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



MEV/DEV NO.	2100187
PAPP NO.	2102806
DSD KVVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PER. APPLICATION MEETING	06-11-2021

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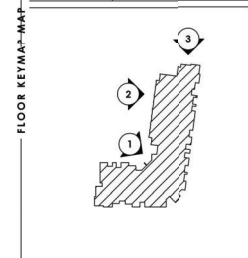
Apartments @ SWC 48th St. & E. Washington St.
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06-23-2021

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BUILDING 2 - EXTERIOR ELEVATIONS
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A4.2.2

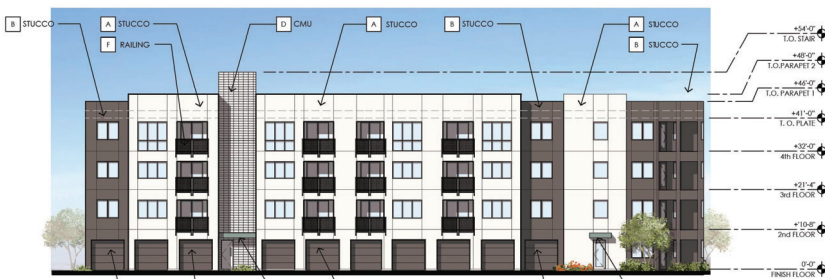
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A PAINT #1	SHERWIN WILLIAMS	SW 7757 "HIGH REFLECTIVE WHITE"
B PAINT #2	SHERWIN WILLIAMS	SW 4005 "FOLKSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D CMU	SUPERLITE STACK BOND	"BONE" SBS114 GROUND FACE
E SIDING	FAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILINGS AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4005 "FOLKSTONE"
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



1 BUILDING 2 - SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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PAPP NO.	2102806
DDI KIVA NO.	21-1444
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	06-11-2021

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20-2025-00

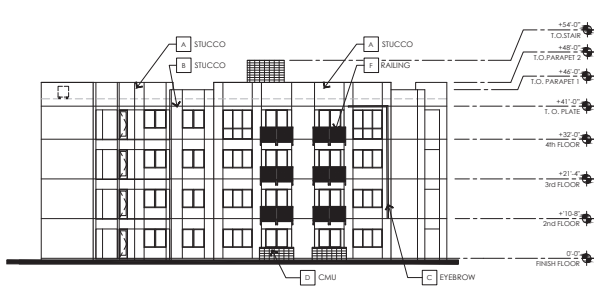
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06-23-2021

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Planning & Development
Department

BUILDING 2 - EXTERIOR
ELEVATIONS
Preliminary Not For Construction

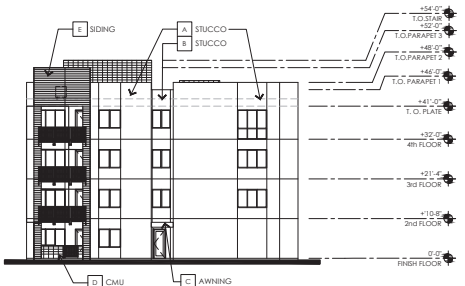
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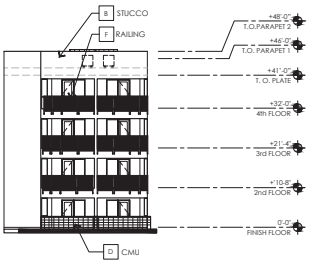
6 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



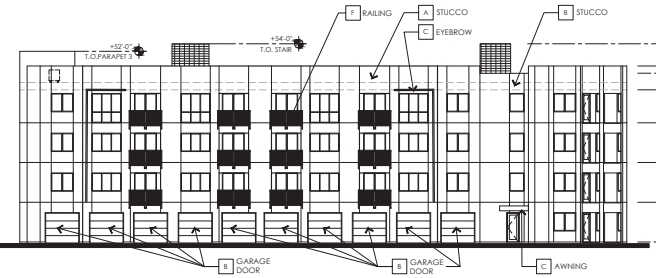
1 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



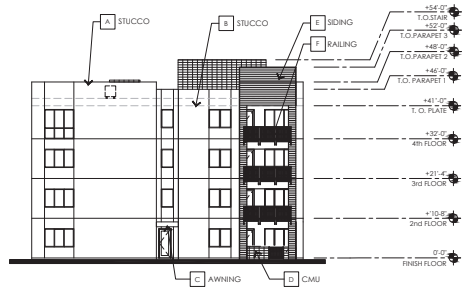
7 BUILDING 3 - SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



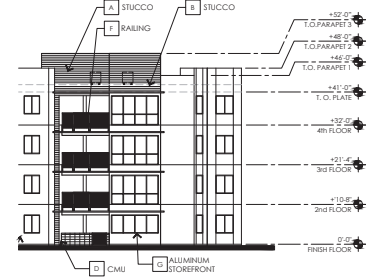
2 BUILDING 3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



8 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



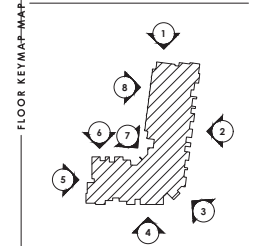
5 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 3 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B PAINT #2	SHERWIN WILLIAMS	SW 6005 'TOLKSTONE'
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) 'JASPER STONE'
D CMU	SUPERLITE STACK BOND	'BONE' BSN14 GROUND FACE
E SIDING	PAC-CLAD 7' FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILINGS, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 'TOLKSTONE'
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDEV/SDEV NO. 2100187
 PAPP NO. 2102806
 DDD EVAL NO. 21-1644
 VILLAGE CAMELBACK EAST
 ZONING MAP P11
 QUARTER SECTION NO. 10-38
 PRE APPLICATION MEETING 05-11-2021



Apartments @ SWC 48th St. & E. Washington St.
 Phoenix, Arizona
 PUD SUBMITTAL
CITY OF PHOENIX
 06-23-2021

BUILDING 3 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction

A4.3.1

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



4 BUILDING 3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



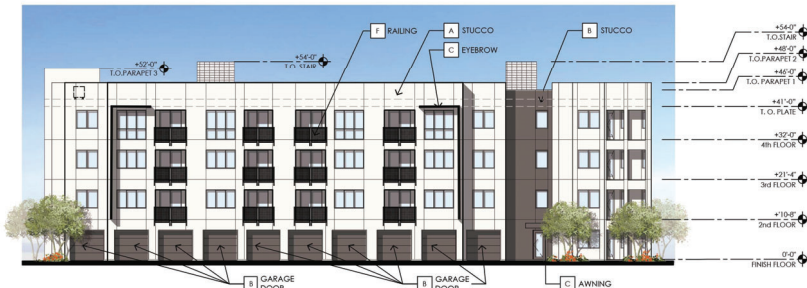
1 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



7 BUILDING 3 - SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



8 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



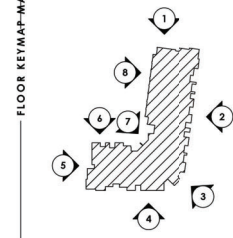
5 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 3 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 "HIGH REFLECTIVE WHITE"
B PAINT #2	SHERWIN WILLIAMS	SW 4005 "TOLSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D CMU	SUPERLITE STACK BOND	"STONE" BURN 14 GROUND FACE
E SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILINGS AWNINGS & CANNOPES	SHERWIN WILLIAMS	SW 4005 "TOLSTONE"
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



Apartments @ SWC 48th St. & E. Washington St.
Phoenix, Arizona
PUD SUBMITTAL
CITY OF PHOENIX
06-23-2021

BUILDING 3 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

MDEV/SDEV NO.	2100187
PAPP NO.	2102804
DDP REV. NO.	21-1444
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	06-11-2021

A4.3.1

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1 BUILDING 4 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



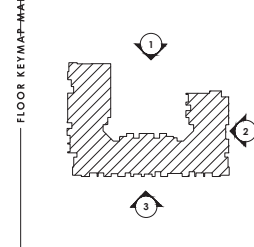
2 BUILDING 4 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 4 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B	PAINT #2	SHERWIN WILLIAMS	SW 4005 TOLKSTONE
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 ACCENT TASPAS STONE
D	CMU	SUPERLITE STACK BOND	"STONE" BRN 14 GROUND FACE
E	SIDING	PAC-CLAD 7' FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING AWNINGS & CANNIES	SHERWIN WILLIAMS	SW 4005 TOLKSTONE
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDEV/DEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PER APPLICATION MEETING	06-11-2021

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Phoenix, Arizona
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06-23-2021

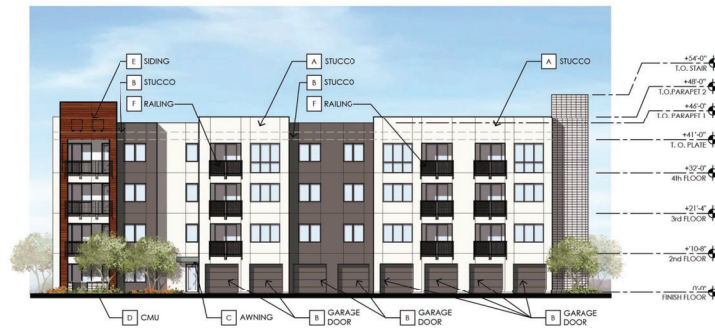
BUILDING 4 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

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1 BUILDING 4 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

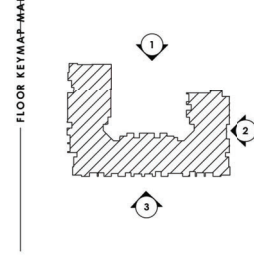


2 BUILDING 4 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 4 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B PAINT #2	SHERWIN WILLIAMS	SW 4005 'FOLKSTONE'
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) 'JASPER STONE'
D CMU	SUPERLITE STACK BOND	'BONE' BRN14 (GROUND FAC)
E SIDING	PAC-CLAD / FLUSH PANEL	CHERRYWOOD LUM
F METAL RAILING AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4005 'FOLKSTONE'
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDSV/DEV NO.	2100187
FAPP NO.	2102806
SDS/KVA NO.	21-1444
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
FILE APPLICATION MEETING	06-11-2021

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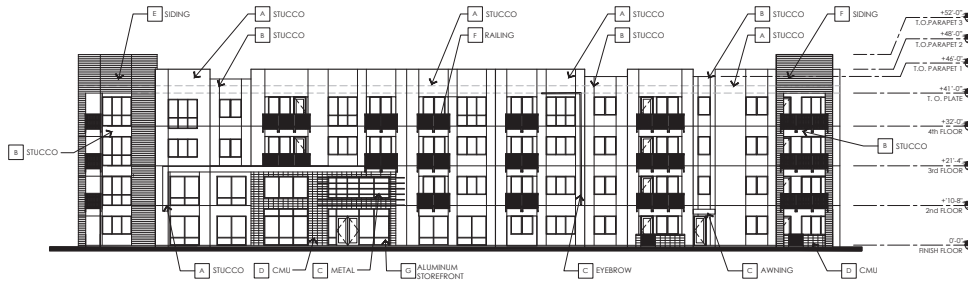
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Phoenix, Arizona
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06-23-2021

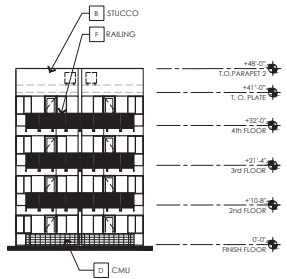
BUILDING 4 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

A4.4.1

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



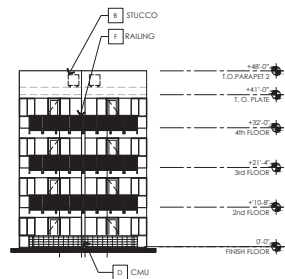
3 BUILDING 4 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



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

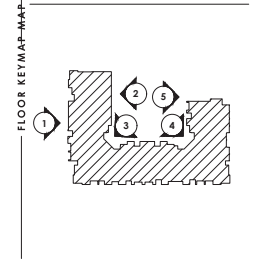


5 BUILDING 4 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 4 - SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 "HIGH REFLECTIVE WHITE"
B PAINT #2	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D CMU	SUPERLITE STACK BOND	"STONE" BRN FL GROUND FACE
E SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD CMU
F METAL RAILING, AWNINGS & CANopies	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



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BUILDING 4 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

Gary D. Todd
GARY D. TODD
13467
GARY D. TODD
06-23-21
PHOENIX, AZ

MEDEV/SEDEV NO. 2100187
PAPP NO. 2102806
DSD KVIA NO. 21-1644
VILLAGE CAMELBACK EAST
ZONING MAP F11
QUARTER SECTION NO. 10-38
PER APPLICATION MEETING 06-11-2021

A4.4.2

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



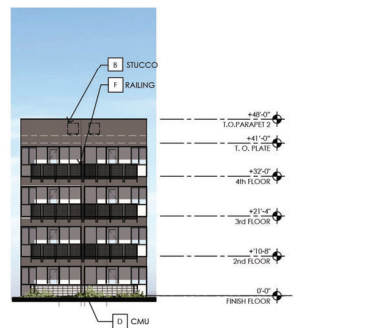
3 BUILDING 4 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



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

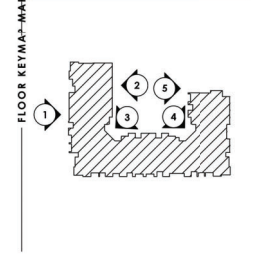


5 BUILDING 4 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 4 - SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 "HIGH REFLECTIVE WHITE"
B PAINT #2	SHERWIN WILLIAMS	SW 4005 "FOURSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 1133 (ACCENT) "JASPER STONE"
D CMU	SUPERLITE STACK BOND	"SOFIE" 800'S GROUND FACE
E SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILING, AWNINGS & CANopies	SHERWIN WILLIAMS	SW 4005 "FOURSTONE"
G ALUMINUM STOREFRONT	ARCADIA	DAK BRONZE



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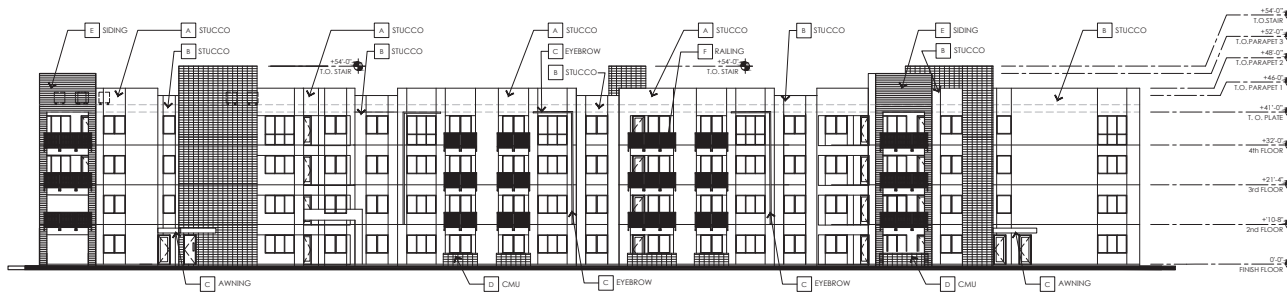
06-23-2021
Planning & Development Department

BUILDING 4 - EXTERIOR ELEVATIONS
Preliminary Not For Construction



MSB/DEV NO.	2100187
PAPP NO.	2102806
DDI RIVA NO.	21-1644
VILLAGE ZONING MAP	CAMELBACK EAST F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	06-11-2021

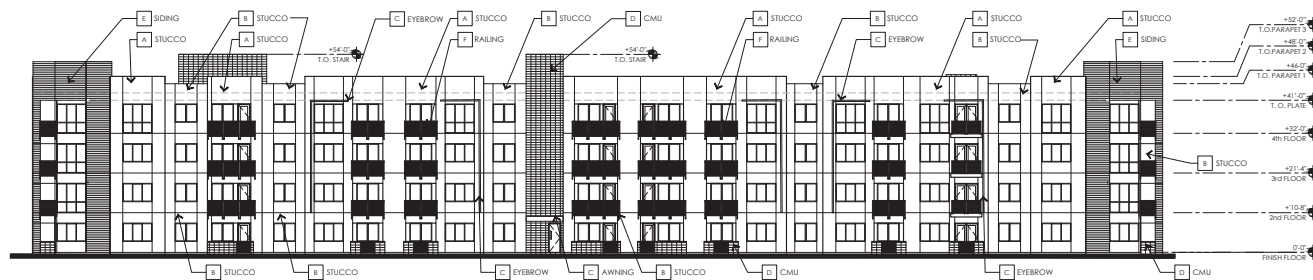
A4.4.2



1 BUILDING 5 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



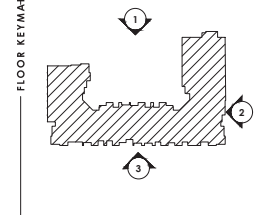
2 BUILDING 5 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 5 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B PAINT #2	SHERWIN WILLIAMS	SW 4035 TOLKSTONE
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) TASPERS STONE
D CMU	SUPERLITE STACK BOND	"STONE" BURN 14 GROUND FACE
E SIDING	PAC-CLAD 7 FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILING AWNINGS & CANNIES	SHERWIN WILLIAMS	SW 4035 TOLKSTONE
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DDI RIVA NO.	21-1444
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PFC APPLICATION MEETING	05-11-2021

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Department

BUILDING 5 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

A4.5.1



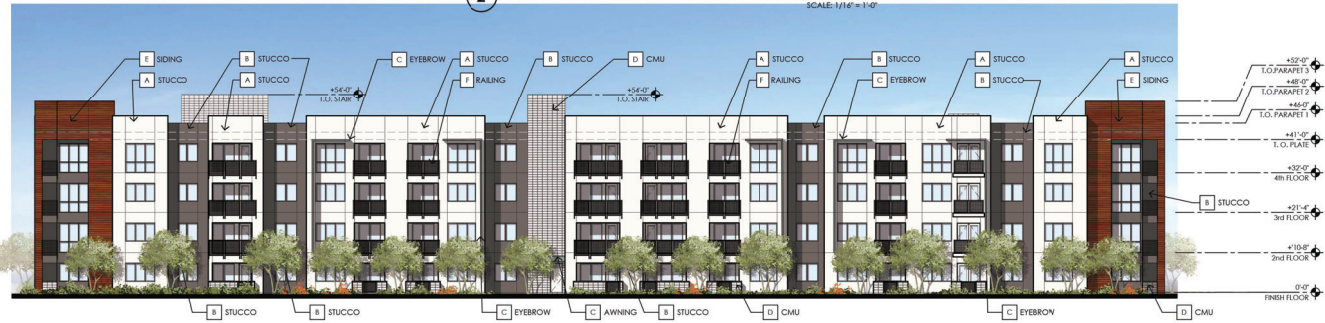
1 BUILDING 5 - WEST ELEVATION

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



2 BUILDING 5 - NORTH ELEVATION

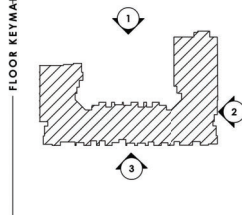
SCALE: 1/16" = 1'-0"



3 BUILDING 5 - EAST ELEVATION

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

COLOR SCHEDULE		
LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B PAINT #2	SHERWIN WILLIAMS	SW 4055 'TOLSTONE'
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) 'JASPER STONE'
D CMU	SUPERLITE STACK BOND	'STONE' SAND/14 GROUND FACE
E SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F METAL RAILINGS AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4055 'TOLSTONE'
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDEV/SDEV NO.	2100187
PAPP NO.	2102906
DD RIVA NO.	21-1844
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PFC APPLICATION MEETING	05-11-2021

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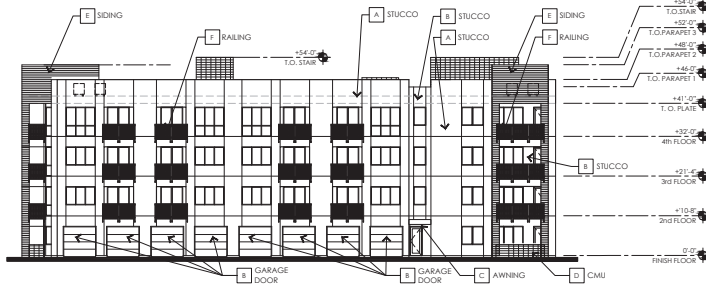
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06-23-2021

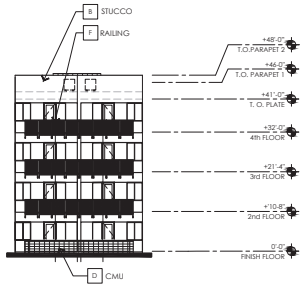
CITY OF PHOENIX
NOV 30 2021
Planning & Development
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BUILDING 5 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

A4.5.1



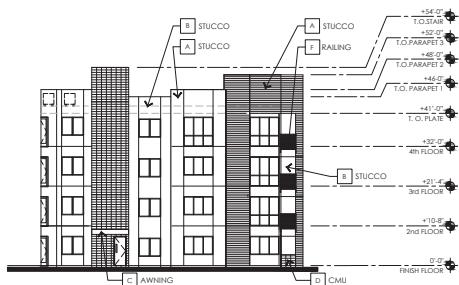
1 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



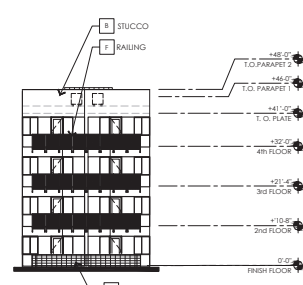
3 BUILDING 5 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 5 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

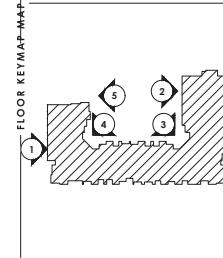


5 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE		
	LOCATION	MANUFACTURER COLOR
A	PAINT #1	SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE
B	PAINT #2	SHERWIN WILLIAMS SW 6005 'TOLKSTONE'
C	ACCENT PAINT	SHERWIN WILLIAMS SW 9133 (ACCENT) 'ASPER STONE'
D	CMU	SUPERLITE STACK BOND 'BONE' BRN 14 GROUND FACE
E	SIDING	PAC-CLAD 7' FLUSH PANEL CHERRYWOOD OAK
F	METAL RAILING AWNINGS & CANNIES	SHERWIN WILLIAMS SW 6005 'TOLKSTONE'
G	ALUMINUM STOREFRONT	ARCADIA DARK BRONZE



MDEV/SDEV NO.	2100187
PAPP NO.	2102806
OSD RIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE APPLICATION MEETING	06-11-2021

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BUILDING 5 - EXTERIOR ELEVATIONS
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A4.5.2

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1 BUILDING 5 - SOUTH ELEVATION

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



3 BUILDING 5 - NORTH ELEVATION

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



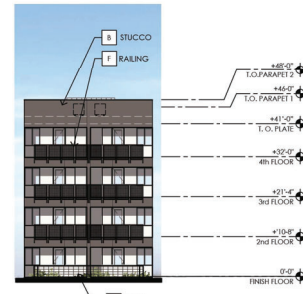
2 BUILDING 5 - NORTH ELEVATION

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



5 BUILDING 5 - SOUTH ELEVATION

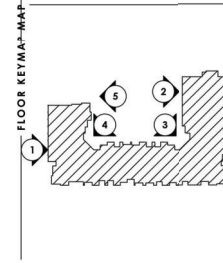
SCALE: 1/16" = 1'-0"



4 BUILDING 5 - SOUTH ELEVATION

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

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE
B	PAINT #2	SHERWIN WILLIAMS	SW 4005 'FOLKSTONE'
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) 'JASPER STONE'
D	CMU	SUPERLITE STACK BOND	'STONE' BRN14 GROUND FACE
E	SIDING	FAC-CLAD 7" FLUSH PANEL	CHEERYWOOD OAK
F	METAL RAILINGS AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4055 'FOLKSTONE'
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDEV/SDEV NO.	2100187
PAPP NO.	2102906
SID RIVA NO.	21-1844
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021



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BUILDING 5 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction

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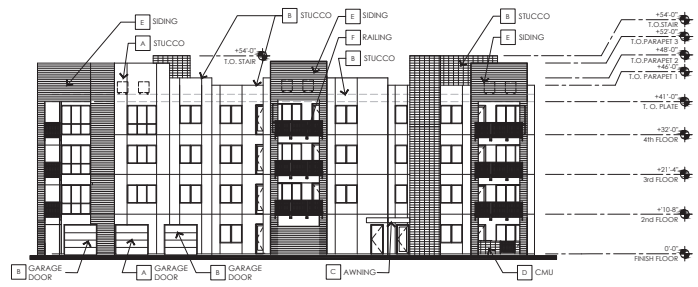
NOV 30 2021

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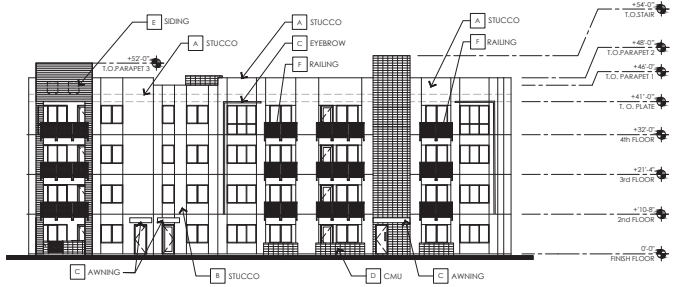
1 BUILDING 6 - WEST ELEVATION

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



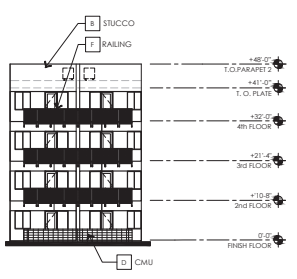
4 BUILDING 6 - SOUTH ELEVATION

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



2 BUILDING 6 - NORTH ELEVATION

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



5 BUILDING 6 - NORTHEAST ELEVATION

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

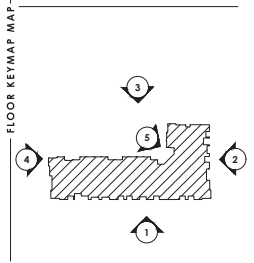


3 BUILDING 6 - EAST ELEVATION

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

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	SW 7757 "HIGH REFLECTIVE WHITE"
B PAINT #2	SHERWIN WILLIAMS	SW 4005 "FOLKSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D CMU	SUPERLITE STACK BOND	"STONE" 8814 GROUND FACE
E SIDING	PAC-CLAD 7' FLUSH PANEL	CHERRYWOOD CMU
F METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4005 "FOLKSTONE"
G ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE



MDEV/DEV NO.	2100187
PAFP NO.	2102806
DSD RIVA NO.	21-1444
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

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BUILDING 6 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

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CITY OF PHOENIX
NOV 30 2021
Planning & Development Department



1 BUILDING 6 - WEST ELEVATION

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



4 BUILDING 6 - SOUTH ELEVATION

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



2 BUILDING 6 - NORTH ELEVATION

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



5 BUILDING 6 - NORTHEAST ELEVATION

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

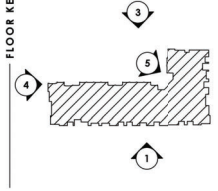


3 BUILDING 6 - EAST ELEVATION

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

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 7757 HIGH REFL WHITE
B	PAINT #2	SHERWIN WILLIAMS	SW 4005 TOLKSTON
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (A "JASPER ST")
D	CMU	SUPERLITE STACK BOND	"STONE" BRN16 GROUND F
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRY/C OAK
F	METAL RAILINGS AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 4005 TOLKSTON
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRO

FLOOR KEYMAP-MAP



MDEV/DEV NO.	2100187
PAPP NO.	2102906
DSD RIVA NO.	21-1444
VILLAGE	CAMELBAK
ZONING MAP	F11
QUARTER SECTION NO.	10-38
P&E APPLICATION MEETING	06-11-2021

TODD + ASSOCIATES
602-952-8280 / TCDDASSOC.COM
20-2025-00

BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.

Phoenix, Arizona
PUD SUBMITTAL
06-23-2021

CITY OF PHOENIX

NOV 30 2021

Planning & Development
Department

BUILDING 6 - EXTERIOR
ELEVATIONS
Preliminary Not For Construction

A4.6.1