

# BROADSTONE on 7th

5727 North 7th Street, Phoenix

## **Planned Unit Development Development Narrative**

Case No. Z-65-20-6



1st Submittal: November 25, 2020

2nd Submittal: April 12, 2021

3rd Submittal: June 4, 2021

**CITY OF PHOENIX**

JUN 04 2021

**Planning & Development  
Department**

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### **PLANNED UNIT DEVELOPMENT DISCLAIMER**

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

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

**PRINCIPALS & DEVELOPMENT TEAM**

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## A. PURPOSE AND INTENT

### 1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 3.22 gross acres from C-2 (Intermediate Commercial and P-1 (Parking District) to PUD (Planned Unit Development) to allow for a multifamily residential development and associated amenities. This PUD application has been specifically tailored to establish development standards and guidelines that will ensure a high-quality, multifamily residential community that contributes to and enhances the 7th Street corridor. While not located within the City's designated infill district, the site is nonetheless an infill site located within a long-established area which is currently experiences a redevelopment phase of some of the less-desirable uses and lots. The site is located on the east side of 7th Street between Montebello Avenue and Palo Verde Drive As seen in the Vicinity Aerial at **Exhibit A**.

The Property, which has a General Plan designation of Commercial, is currently comprised of six (6) parcels (APN Nos. 162-06-032, -033, -034, -045A, -047A, and -048). The parcels will be combined through a separate application to enable for a unified development. The site is currently developed with a dated, 4-story, roughly 50,000 sqft office building and a single-story behavioral health clinic, however the vast majority of the site is asphalt, surface parking lot. See Site Aerial at **Exhibit B**.

The proposed project is in keeping with the revitalization and rejuvenation occurring along the 7th Street corridor. New retail and commercial uses have sprung up in recent years, adding to the vitality. Housing options, however, are still somewhat limited to the existing single-family housing stock and dated multifamily options. The project will help provide more variety in available living options with the provision of 259 high-end units of varying size and layout. The new residence, in turn, help support existing and new retail, restaurant and commercial uses. The 7th Street frontage location, surrounding zoning and uses, and buffer from single-family uses make the site ideal for the proposed project.

## 2. OVERALL DESIGN CONCEPT

The overall design concept for Broadstone on Seventh aims to establish a high-end, urban residential project that relates to two differing property frontages, while still presenting a cohesive and complimentary design. The western frontage abuts the highly traveled and visible arterial of 7th Street. Creating a visible presence, allowing for adequate vehicular and pedestrian access, and providing an appropriate buffer for the residents are important factors in the layout of this facade. The eastern frontage, on the other hand, abuts the more secluded and less-travelled 8th Place. The scale and transition from this street into the overall project guides the design concept on this frontage.

The remainder of the project between the frontages is designed to transition from and compliment the frontage while providing beautiful architecture and the ultimate resident experience. A variety of building articulation, overhangs, open courtyards and high-quality materials are provided, breaking away from the standard cookie-cutter mold. The garage and service elements contained within the body of the project are screened from public view. Four (4) levels of residential units are placed atop the garage, except where the three (3) open-air courtyards are provided at the podium level. See Conceptual Site Plan at **Exhibit C** and Conceptual Elevations at **Exhibit D**.

### 7th Street Frontage

In accordance with the overall design concept, the primary vehicular and pedestrian access points and activity areas are placed along 7th Street where a ground floor, commercial storefront-like design is implemented, and the project will be developed using the City's WUCO standards as a guide. This frontage is primarily storefront access to the leasing office, and some amenity space. Resident services including mail, packages, and bike storage are also located at the storefront. Above the ground floor storefront are two (2) levels for residential units and common areas, including a roof deck amenity – a specific ask of residents to help enliven and create activity along 7th Street.

The 7th Street building frontage is specifically pushed back from 7th Street and enhanced with a detached sidewalk and lush landscape and shade trees. The building is also kept to a low, 3-stories along this frontage. (Both the setback and low height along this frontage are in direct response to neighborhood input and requests).

### 8th Place Frontage

In a slight contrast to the western frontage, the eastern frontage of 8th Place will be developed at a smaller scale with individual townhomes fronting onto

8th Place. Access from 8th Place is limited only to these select townhome residents. These units are only 2-story in height and screen the internal garage from public view. These units, with front doors and garage parking facing accessed from 8th Place, create a connection an appropriate transition to the existing multi-family residences to the east.

### Architecture & Design

Architectural theme raises the building above the commercial frontage on 7th Street to allow for additional storefront exposure. The residential building above the storefront is anchored with featured tower elements at the corners, as well as inset balconies. There are a variety of materials and play including wood siding, exterior stucco, metal building accents, as well as a variety of glazing types for windows, patio doors, and feature elements. Vertical circulation elements of stairs and elevators are masonry and anchor themselves to the ground bypassing the storefront and garage locations. Overall, it is a pleasant, and consistent aesthetic application around the building. The 8th Place "townhome" frontage is a lower pedestrian scale, of similar materials, providing for multiple pedestrian and vehicular entry opportunities.

### Landscaping

The Broadstone on 7th community celebrates the urban environment and lifestyle. Seeking to be a valuable addition to the local fabric and a respectful neighbor, the landscape vernacular is an extension of the historically relevant district with streetscape plantings of large canopied trees including Palo Verde, Oak and Elm to provide shade for the pedestrian traffic and to effectively ground the architecture. See Conceptual Landscape Plan at **Exhibit E**. The streetscape welcomes the public and serves as a comfortable space for everyday uses, gatherings and special events along with providing main entry to the building along 7th Street and to the units along 8th Place. An assortment of accents and seasonal flowering shrubs define the flora with colorful planter pots, seating opportunities and integral color concrete to create a dynamic streetscape. The internal courtyard has a strong visual connection to the public realm while offering resort style amenities in a more intimate atmosphere. Pools, water and fire elements, architectural shade structures, game lawns, passive and active recreational components all work in unison with the specialty paving ground-plane to create an energetic, interactive and engaging environment. Lush courtyard plantings that include sub-tropicals such as Aloes, palm varieties, Bougainvillea and Butterfly Iris lend a feeling of calmness and coolness to the courtyard vibe that provides residents with the perfect "urban oasis" for a backyard.

## B. LAND USE PLAN

### 1. LAND USE CATEGORIES

The approximately 3.22 gross acre site is designed to allow multifamily residential uses and associated amenities.

### 2. CONCEPTUAL SITE PLAN

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

As depicted in the Conceptual Site Plan (**Exhibit C**), the primary site access is provided from 7th Street with a drive aisle along the south property line passing by the leasing office which faces the street. Parking for the leasing office is tucked into the site and hidden behind the building, but within close walking distance to the leasing and amenities. Similarly, the fire truck turn-around, refuse and recycling areas are also tucked into the site and screened from 7th Street.

Parking is provided in a two-level, partially below grade garage which is completely screened from public view. Four stories of residential units are placed atop the garage along with three (3) large podium level amenity decks for residents. The split-level parking garage is accessed off the primary drive aisle.

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

Pedestrian circulation is provided along 7th Street servicing the leasing office recreation commons, and resident support areas for mail and ride share, and bike services. The pedestrian access to 8th Place is primarily limited to the 6 townhome residences fronting that neighborhood – although secondary stairwell access to 8th Place is possible from the common circulation core of the other resident units. Public pedestrian access through the site is not provided or needed as Montebello Avenue to the south and Palo Verde Drive to the north already provide easily accessible east-west travel routes.

## C. LIST OF USES

All permitted uses per Section 1306, T5:5 of the Phoenix Zoning Ordinance.

## D. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote a quality multifamily development and improved pedestrian experience along the Property frontages. The provisions of this PUD will ensure compatibility with surrounding properties and the framework for eventual development. The development standards shall comply with the Walkable Urban Code Transect T5:5, except as modified below. The only modifications proposed from the T5:5 standards are the request to increase the building setback along 7th Street – a direct request from neighborhood feedback – and enable less common entries along the building frontage. The remainder of changes are more restrictive than the T5:5 Standards.

### 1. DEVELOPMENT STANDARDS TABLE

	<b>PUD STANDARDS</b>
<b>General Requirements</b>	
Building Height	56 feet maximum. 27 feet maximum within 40 feet of property line along 8th Place (townhouses) 37 feet maximum within 40 feet of property line along 7th Street.
Density	80.5 du/acre maximum
<b>Lot Requirements</b>	
Lot Coverage	75% maximum
Primary Building Frontage (7th Street)	70% minimum

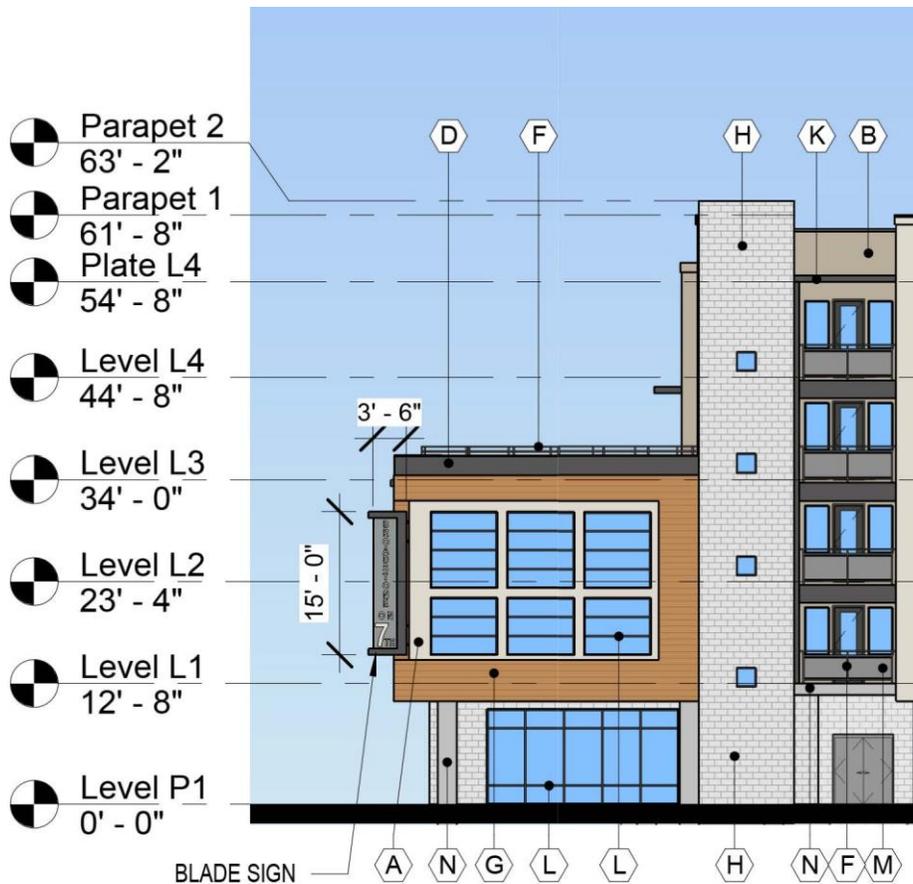
Secondary Building Frontage (8th Place)	50% minimum
Open Space	12% minimum
<b>Building Setbacks</b>	
Primary Frontage (7th Street)	*20 feet maximum
Side Lot Line	5 feet minimum
Secondary Frontage (8th Place)	13 feet minimum
<b>Parking Setbacks</b>	
Primary Frontage (7th Street)	30 feet minimum or behind building
Side Lot Line	5 feet minimum or behind building
Rear Lot Line (8th Place)	5 feet minimum or behind building
Driveway Widths (8th Place)	Maximum driveway width of 20 feet
<b>Parking Calculations</b>	
Vehicle Parking	1.3 per studio 1.5 per 1 and 2 bed 2.0 per 3+ beds
Loading Spaces	Minimum 1 loading space
Bicycle Parking	0.25 per residential unit. Maximum 50 spaces. 50 spaces minimum secured within bike repair room. 8 spaces minimum near primary building entries.

Non-Residential	Any non-residential uses will conform with WUCO T5:5 parking requirements.
<b>Frontage Types Allowed</b>	
Primary Frontage	All frontage or alternative frontages as per Section 1305.B.1
Secondary Frontage	All frontage or alternative frontages as per Section 1305.B.1
Entry Primary Frontage	*Minimum 3 entries along primary building frontage. Lobby, mailroom, bike fix-it room and other common area resident amenity spaces may count towards required entries.
Entry Secondary Frontage	*0 common entries along secondary frontage. *(Entries at this location are for private residences)
<b>Glazing Requirements</b>	
Ground Floor	25%
Second Floor	25%. 10% east and west facing
Lighting Requirements	Per WUCO T5:5 standards, per Section 507 Tab A.II.A.8 of the Phoenix of the Phoenix Zoning Ordinance and Section 23-100 of City Code
* Denotes a deviation from WUCO T5:5 Standards	

## 2. SIGNAGE STANDARDS TABLE

The Sign Standards shall comply with the Walkable Urban Code Section 1309, except as modified in the below table. Please note, the requested Projecting Sign size is larger than standard ordinance allows. This request is warranted at this location given the high volume and speed of traffic along 7th Street combined with the extensive building setback provided along this frontage. New landscape trees along 7th Street may also hinder view to a smaller sign. These conditions support the implementation of larger signage which is more easily legible to passing vehicles.

SIGNAGE STANDARDS TABLE	
Projecting Sign	May project up to 5 feet from the building façade. Maximum sign area = 60 sqft (See sample image below)



CONCEPTUAL PROJECTING SIGN ALONG 7TH STREET FRONTAGE

### 3. LANDSCAPE STANDARDS TABLE

The landscape standards shall comply with the Walkable Urban Code Section 1309, except as modified below.

<b>LANDSCAPE STANDARDS TABLE</b>	
	<b>PUD STANDARDS</b>
<b>General Requirements</b>	
Building & Shade	Requirements of Section 1304.F shall apply. A minimum of 75% of the sidewalk or pedestrian way to be shaded. Calculations based on summer solstice at 12:00 p.m.
Detached Sidewalk	A minimum 8-foot landscape strip shall be provided between the sidewalk and back of curb along 7th Street.  Landscaping standards for 7th street noted in this Table pertain to the 8-foot landscape strip between the sidewalk and the back of curb.
Sidewalk Width	Minimum 6 feet wide
<b>Planting Guidelines</b>	
Shade Trees	Shade trees are limited to those specified in Table 1309.1 of the WU Code.  Tree locations in conflict with overhead power lines may use alternative tree species that are on the approved SRP or APS utility plant list.  Minimum 2" caliper trees 25 feet on center or equivalent grouping.  Minimum 30% of all trees to be 3" caliper.  Minimum 75% living vegetation ground coverage in all landscape areas

	<p>Minimum 75% of the sidewalk will be shaded at tree maturity</p> <p>All trees planted within 10' of a public water/sewer main must comply with the City of Phoenix Water Services Department's Design Standards Manual for Water and Wastewater Systems.</p>
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#### 4. AMENITIES

The proposed amenities for the residential development will help to foster a social atmosphere and encourage social interaction for residents and visitors. The development will feature amenities that are desirable for residents. The development will include a minimum of five (5) amenities, which may include, but not be limited to the following:

##### Indoor Amenities:

- Community clubhouse
- Exercise and amenity room
- Ride-Share provisions
- Automated package storage and delivery
- Preferred E.V. Charging
- Bike Storage
- Bike Repair Station
- Resident Storage

##### Outdoor Amenities:

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

## E. DESIGN GUIDELINES

The design guidelines of Broadstone on 7th PUD take into consideration the Site's orientation among a vibrant residential neighborhood and commercial community with the intent to preserve the existing neighborhood and provide incentive for future projects in the area. These design guidelines are intended to capture the design aesthetic of the existing area and create a compatible design with the Burgeoning commercial corridor. The intent is to utilize the Storefront frontage type along 7th Street. Design Guidelines not modified by Broadstone on 7th shall comply with WUCO Section 1304 of the Phoenix Zoning Ordinance.

### 1. **Architecture**

The design shall comply with the following enhanced standards:

- Contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, masonry towers, decorative pipe railings and details, simulated wood siding, or similar features.
- Enhanced building materials may include block, storefront, stucco, metal accents and will be incorporated in mass articulation such as, architectural projections and vertical and horizontal mass articulation.
- Buildings shall incorporate architectural features from the nearby buildings in the building such as, but not limited to masonry block walls, horizontal insulated wood siding, and vertical features that create shade and visual interest.
- Building shall consist of architectural embellishments such as pop-out features, vertical and horizontal accents, and metal accents.
- Refuse area shall be fully screened from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials.
- Bicycle racks shall consist of an inverted U or other decorative design and installed pursuant to the requirements of Section 1307.H of the City of Phoenix Zoning Ordinance.
- All residential units will have balconies that vary in size, depending on unit size and location.
- Visible side and rear building facades shall have a level of trim and finish compatible with the front façade.
- Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.
- Pedestrian entrances and public pedestrian accessible ways shall be defined by the use of distinctive paving that visually contrast with the adjacent parking and drive aisles surfaces.

## 2. Shade

Shade along 7th Street and 8th Place will be accomplished with large shade trees and building overhangs. Shade on the podium will be at a surplus given the fact that it is surrounded by a five-story building structure (4-story residential building on top of a 1-story podium garage). In addition to this, the courtyard will have a series of raised planters, designed to allow for shade trees to be strategically placed to provide maximum shade coverage.

The project proposes 75% maximum lot coverage with most of the parking to be provided on the interior of the primary building footprint. The only surface areas requiring shade include perimeter landscape tracts. Additionally, protection from the sun will be provided by the surrounding architecture. As seen in the Landscaping Section of the PUD, the project provides substantial shade for pedestrian areas including:

	PUD Standard
7th Street Sidewalk	Minimum of 75%
8th Place Street Sidewalk	Minimum of 75%
Private Walkways	Minimum of 75%
Open Space	Minimum of 75%

## F. SUSTAINABILITY

The project will incorporate several sustainable/green building strategies including:

### Energy Efficiency

The building and interiors withing Broadstone on 7th Street are being designed and constructed with the goal of energy efficiency in mind. Modern energy saving appliances and HVAC systems will be used to minimize energy inefficiencies within the buildings: and low-e windows will be installed and appropriately sealed within the units and common areas. Other energy efficiency ideas will be discussed below in the following section.

### Recycled/ Renewable Materials

The buildings will be constructed with sustainable wood framing materials, which are renewable products that promote healthier buildings. Other recycled materials are often available in building products such as drywall, carpet and floor tile. Typical construction practices on the site may involve methods designed to

preserve resources, such as excess wood and other unused products, and the limiting of waste.

Once occupied, residents will be provided with a dedicated recycling area for the discarding of their recyclable products. Property management will schedule regular collection pickups for the recyclable products to be taken off-site to be processed. The property management team will also ensure that all non-recyclable products are separated and removed from the recycling receptacle prior to processing.

#### Indoor Environmental Quality

It is the desire of Alliances Residential to maintain an indoor air quality level within the residential spaces and common areas that are healthy and safe. This can be accomplished through the use of low VOC paints and flooring materials, efficient plumbing fixtures and HVAC equipment that provides proper filtration and circulation of fresh air into the system. Where economically feasible, such products and materials will be incorporated into the development. Alliance Residential is considering carpet tiles rather than sheet rolls to allow for easier replacement in high traffic areas. The insulation for the building will be specified to be "formaldehyde free."

All of the combined efforts by Alliance Residential in bringing together a qualified team of Architects, Structural Engineers, Civil Engineers, Landscape Architects and a General Contractor dedicated to the ideals of quality and sustainability will result in the creation of a vibrant and environmentally sensitive development, to be known as Broadstone on 7th Street.

1. Identify practices or techniques for which the applicant/developer will be responsible.
  - ORB Architecture and Alliance Residential are in the process of intelligently designing the development to maximize shading, through the use of building placement, overhangs and awnings.
  - Due to the nature of the shape of the site it will be necessary to create distinctive features around the buildings for maximum visual enhancement. The unique design of the 7th Street frontage will naturally lend itself to decorative signage, lighting and distinctive entry features to the amenity spaces.
  - The contemporary design will incorporate a variety of colors, textures and finishes for visual interest throughout the site.
  - The project will utilize different building types, two-story to four-story buildings to create an exciting and vibrant village for its inhabitants and visitors, addressing the differing neighbors.

- Site drainage will be addressed through the use of drought tolerant landscape materials and possibly the use of pervious paving (on a portion of the site).
- Underground storage tanks will be used to reduce storm water run-off and protect the local ecosystem.
- Heat resistant decking material will be applied around the pool to help reduce the heat island effect.
- The project landscaping will be designed to feature elements of water as a means of thermal cooling. The landscaping will include mature shade trees and drought tolerant plantings to assist in reducing water usage and lower maintenance costs. The soils will be enriched to sustain and extend the life of plantings in containers to reduce future replacement costs.
- The project will utilize high-efficiency and drip irrigation systems that deliver water at the appropriate rate to targeted areas to conserve water so there is no runoff and little water lost to evaporation.
- Pool equipment will be specified to use an efficient pool pump and motor system, operated at a low speed and that can reduce pumping costs up to 75%.
- An effort will be made to apply techniques to heat the pool water in energy efficient manners in order to reduce energy costs and associated greenhouse gas emissions.
- Low water use water features will be included throughout the site for visual appeal and to create a "cooling effect".
- The preferred interior lighting for the buildings in both the common areas and units will include compact LED lamps and LED exit signs to reduce electricity use, maintenance costs, greenhouse gas emissions and pollution.
- High-efficiency water heating equipment will be considered as well to save money and reduce the energy use and subsequent maintenance cost throughout the units on site. Low flow plumbing fixtures in both bathrooms and kitchen will be used in each unit to save energy and conserve water.
- The developer aspired to use sustainable interior finished and products, such as low VOC (volatile organic compounds) paint, ceiling fans, Green Label Plus carpets (which are certified low VOC products), and Energy Star appliances (refrigerators, dishwashers, and clothes washers).
- Using sustainable and health-conscious products such as those described above will improve indoor air quality and promote a healthier home for the residents of Broadstone on 7th. Alliance Residential is currently working with Energy Star to develop a plan to enhance the energy conservation and efficiency factor in their residences.

2. The project will incorporate several sustainable/ green building strategies including:
  - a. City Enforceable Standards
    - Reduce heat island effect with minimum shade requirement for sidewalks.
    - Encourage recycling through the inclusion of recycling bin within garbage enclosures.
    - Encourage water conservation through the selection of drought tolerant landscaping.
    - Encourage water conservation through drip irrigation system.
    - Encourage the use of recycling collection.
  - b. Additional Non-Enforceable Standards
    - Encourage energy use reduction with increased efficiency rating HVAC system.
    - Encourage healthy air quality with low-VOC or no-VOC paints.
    - Encourage water conservation with low-flow water fixtures.

## G. INFRASTRUCTURE

### 1. GRADING AND DRAINAGE

According to the effective FEMA Flood Insurance Rate Map Panels 04013C1740L dated October 16, 2013, the site is located within Zone X. Our grading and drainage design goal is to keep the proposed drainage pattern as similar as possible to the historical pattern with the intent of matching the existing elevations at the perimeter. This project has been designated as a Redevelopment. Consequently, this project is permitted to provide retention for the greater volume determined by two methods: "pre-vs-post" or "first flush". It is anticipated that retention will be provided in underground corrugated metal or concrete tanks. A small diameter storm drain collection system will capture and convey storm water from building roof drains, site concentration points, and proposed open spaces to the tanks. Dual chamber drywells will be utilized to drain the retained storm water within 36-hours of a major storm event as required by the City of Phoenix Drainage Design Manual. A Cross Retention and Drainage Agreement with adjacent will be provided for the purposes of storm water retention and drainage.

## **2. WATER AND WASTEWATER**

The site is located within pressure Zone 2 as is the existing water infrastructure within the Project vicinity including an existing 12-inch DIP water main and an existing 4-inch ACP substandard water main within 7th Street as well as an existing 6-inch ACP water main within 8th Place. Per the City of Phoenix, the existing 4-inch ACP substandard water main within 7th Street cannot be utilized for the proposed development. All new services will connect to the 12-inch DIP water main within 7th Street. All onsite water lines, including those required for fire protection, will be private plumbing lines subject to the Phoenix Plumbing Code. Domestic, landscape, and fire protection water services for the proposed development will all be extended from the Pressure Zone 2 system. Additional fire hydrants will be provided for adequate coverage of the proposed development.

Existing sanitary sewer infrastructure within the Project vicinity along 7th Street includes two 8-inch VCP sewer mains on the east and west sides of 7th Street and a 15-inch VCP sewer main. In 8th Place, there is an existing 8-inch VCP sewer main. All new services will connect to the existing 8-inch VCP within 7th Street. New onsite sanitary sewer lines will be private plumbing lines.

## **3. CIRCULATION SYSTEMS**

The circulation system and patterns are well established in this mature part of the City and will not be affected by this project. 7th Street is a recognized major arterial and is a major conveyor of north-south traffic. The project has been designed maintain ingress and egress from this major arterial as has historically occurred with this Commercially zoned site. 8th Place is a local street and will only have vehicular traffic for the townhouse units positioned on the east side of the project.

## **4. Complete Streets**

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The site has been designed in such a way that takes the following principles from the City of Phoenix Complete Streets Design Guidelines into consideration:

### **Design for Context**

The Broadstone on 7th is unique in that it interfaces with both 7th Street and 8th Place. The project will be activating the 7th Street with ground floor commercial uses, while embracing 8th Place new, context appropriate townhomes. Within the project, there are ample bike parking spaces and a bike fix-it station available to residents. Our landscaping palette along 7th Street reflects vegetation being used in the corridor to further the sense of place, while providing 75 percent shade coverage.

Our frontage along 8th Place integrates more into the neighborhood setting with the unit door & garage typology. This frontage type will create a residential sense of place and enhance the character of the adjacent neighborhood. Along, 8th Place, trees will be planted along the sidewalk to create a comfortable pedestrian experience.

### **Design for Safety**

The site was designed with pedestrian safety in mind. At the driveway exit points along 7th Street, signage will be provided to alert drivers to look for pedestrians before exiting the site. We are also providing balconies along both street frontages which provides more “eyes on the street” and a better sense of security.

### **Design for Comfort and Convenience, Sustainability and Connectivity**

The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought-tolerant shade trees. Both the 7th Street and 8th Place frontages will be shaded at a minimum of 75 percent.

## **H. COMPARATIVE ZONING TABLE**

	<b>WUCO T5:5 STANDARDS</b>	<b>PUD STANDARDS</b>
<b>General Requirements</b>		
Building Height	56 feet maximum	56 feet maximum. 27 feet maximum for Townhouses along 8th Place. 37 feet maximum within forty feet of property line along 7th Street.

Density	N/A	80.5 du/acre
<b>Lot Requirements</b>		
Lot Coverage	80% maximum	75% maximum
Primary Building Frontage	70% minimum	70% minimum
Secondary Building Frontage	50% minimum	50% minimum
Open Space	5% minimum	12% minimum
<b>Building Setbacks</b>		
Primary Frontage (7th Street)	12 feet maximum	20 feet maximum *
Side Lot Line	0 feet minimum	5 feet minimum
Rear Lot Line (8th Place)	0 feet minimum	13 feet minimum
<b>Parking Setbacks</b>		
Primary Frontage (7th Street)	30 feet minimum or behind building	30 feet minimum or behind building
Side Lot Line	5 feet minimum or behind building	5 feet minimum or behind building
Rear Lot Line (8th Place)	5 feet minimum or behind building	5 feet minimum or behind building
<b>Parking Calculations</b>		
Vehicle Parking	<ul style="list-style-type: none"> <li>• 1.3 per studio</li> <li>• 1.5 per 1 and 2 bed</li> <li>• 2.0 per 3+ beds</li> </ul>	<ul style="list-style-type: none"> <li>• 1.3 per studio</li> <li>• 1.5 per 1 and 2 bed</li> <li>• 2.0 per 3+ beds</li> </ul>
Loading Spaces	Minimum 1 loading space	Minimum 1 loading space
Bicycle Parking	0.25 per residential unit. Maximum 50 spaces.	0.25 per residential unit. Maximum 50 spaces.

		50 spaces minimum secured within bike repair room. 8 spaces minimum near primary building entries.
<b>Frontage Types Allowed</b>		
Primary Frontage	All frontage or alternative frontages as per Section 1305.B.1	All frontage or alternative frontages as per Section 1305.B.1
Secondary Frontage	All frontage or alternative frontages as per Section 1305.B.1	All frontage or alternative frontages as per Section 1305.B.1
Entry Primary Frontage	Minimum 1 per 50 feet of primary building frontage	Minimum 3 entries along primary building frontage. Lobby, mailroom, bike fix-it room and other common area resident amenity spaces may count towards required entries.
Entry Secondary Frontage	Minimum 1 per 80 feet of secondary building frontage	0 common entries along secondary frontage. * (entries at this location are for private residences)
<b>Glazing Requirements</b>		
Ground Floor	25%	25%
Second Floor	25%. 10% east and west facing	25%. 10% east and west facing
Upper Floors	N/A	N/A
Lighting Requirements	Per Section 507 Tab A.II.A.8 of the Phoenix of the Phoenix Zoning Ordinance and Section 23-100 of City Code	Per Section 507 Tab A.II.A.8 of the Phoenix of the Phoenix Zoning Ordinance and Section 23-100 of City Code

## I. LEGAL DESCRIPTION

### Parcel No. 1

Lot 2, the North half of Lot 3, the North half of Lot 10 and all of Lots 11 and 12, Block 2, MONTGOMERY ACRES, according to Book 29 of Maps, Page 17, records of Maricopa County, Arizona;

Except the West 7 feet of said Lots 10, 11 and 12.

### Parcel No. 2

An easement created by instrument recorded in Docket 16330, Page 667, records of Maricopa County, Arizona, for joint use of a driveway over the North 12 feet of the South half of Lot 10, Block 2, MONTGOMERY ACRES, according to Book 29 of Maps, Page 17, records of Maricopa County, Arizona.

Except the West 7 feet of said Lot 10.

### Parcel No. 1:

Lots 9 and 10, Block 10, KENILWORTH, according to Book 8 of Maps, page 39, records of Maricopa County, Arizona.

### Parcel No. 2:

Lot 12, Block 14, EAST EVERGREEN, according to Book 3 of Maps, page 53, record of Maricopa County, Arizona.

### Parcel No. 3:

The North 40 feet of Lot 7, all of Lot 8, Block 2, MONTGOMERY ACRES, according to Book 29 of Maps, page 17, records of Maricopa County, Arizona; Except the East 143 feet thereof; and Except the West 7 feet thereof.

### Parcel No. 4:

Lot 9 and the South half of Lot 10, Block 2, MONTGOMERY ACRES, according to Book 29 of Maps, page 17, records of Maricopa County, Arizona;

Except the West 7 feet thereof.

## J. EXHIBITS

Area Vicinity Map	<b>A</b>
Site Aerial	<b>B</b>
Conceptual Site Plans	<b>C</b>
Conceptual Elevations	<b>D</b>
Conceptual Landscape Plan	<b>E</b>

# Tab A



# Tab B

# Site Aerial Map



7th Street

Palo Verde Dr

SITE

8th Place

5727 N. 7th Street - Phoenix



# Tab C

**SITE PLAN NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 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 NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THIS PLAN.

*Rich Barber* 4/12/2021  
 SIGNATURE OF COPYRIGHT OWNER DATE  
**RICH BARBER**  
 PRINTED NAME OF COPYRIGHT OWNER

**DEVELOPMENT DATA**

**PROJECT DESCRIPTION:**

ALLIANCE RESIDENTIAL COMPANY INTENDS TO DEVELOP AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) PROPERTY LOCATED AT 5727 NORTH 7TH STREET.

**ZONING:**

CURRENT: C-2 & P-1  
 PROPOSED: PUD

**LOT AREA:**

GROSS: 142,197 SF (3.218 acres)  
 NET: 125,189 SF (2.874 acres)

**CONSTRUCTION TYPE:**

PARKING GARAGE: IA  
 RESIDENTIAL: VA  
 RESIDENTIAL: VB

**BLDG HEIGHT:**

PROPOSED: MAIN BUILDING 56 MAX  
 TOWNHOMES 23 MAX

**UNIT MIX:**

Studio	74
1 Bed	103
2 Bed	82
TOTAL UNITS	259

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

**DENSITY:**

PROPOSED: 80.48 D.U. / ACRE (259 UNITS)

**AMMENITIES:**

POOL, SPA, FITNESS, RECREATION CLUB ROOM, BIKE STORAGE, DOG PARK AND WASH, RIDESHARE CAFE.

**SETBACKS:**

FRONT (WEST) (7TH ST): PROPOSED 20'-2" (GROUND FLR.)  
 16'-5" (UPPER FLRS.)  
 SIDE (SOUTH): 5'-0"  
 SIDE (NORTH): 7'-0"  
 REAR (EAST) (8TH PLACE): 13'-3"

**BUILDING AREAS:**

Level P2	71,285 SF
Level P1	81,259 SF
TH Level 2	4,722 SF
Level L1	67,208 SF
Level L2	67,228 SF
Level L3	60,319 SF
Level L4	60,319 SF
TOTAL	412,351 SF

**LOT COVERAGE:**

AREA PROVIDED	SITE NET AREA	PERCENT PROVIDED
92,740 SF	125,189 SF	74%

**OPEN SPACE:**

AREA PROVIDED	SITE GROSS AREA	PERCENT PROVIDED
17,487 SF	140,197 SF	12%

(OPEN SPACE IS PROVIDED AT LEVEL L1)

**PARKING:**

REQUIRED: 1.3 SPACES PER STUDIO 74 x 1.3 = 96  
 1.5 SPACES PER 1B2 BED 195 x 1.5 = 278  
 TOTAL REQUIRED 374 P.S.

PROVIDED:

Garage P1	183
Garage P2	194
Private Garage	6
Unsecured Parking	15
TOTAL PROVIDED	398

LOADING (10x30') PROVIDED 1 PS

PARKING RATIO: PROVIDED/UNIT COUNT 398/259 = 1.53 PS/UD

ACCESSIBLE PARKING (2% OF PARKING PROVIDED): REQUIRED: 398 x 0.02 = 8 PS PROVIDED: 8 PS (2 VAN ACCESSIBLE)

BICYCLE PARKING: PROVIDED: 50 PS GUEST 8 PS SECURED 50 PS

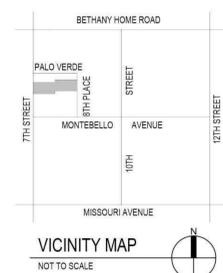
**5727 APARTMENTS**

5727 NORTH 7TH STREET  
 PHOENIX, ARIZONA 85014



**LEGEND**

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE



KIVA NUMBER:  
 SDEV NUMBER:  
 PAPP NUMBER:  
 LPRN NUMBER:  
 PRELIM NUMBER:  
 SCUL NUMBER:  
 OS NUMBER: NW-16

**1 PRELIMINARY SITE PLAN** SCALE: 1" = 30'-0"

ZONING SUBMITTAL

DATE: APRIL 12, 2021 ORB #: 18-201

**A1.10C**  
 PRELIMINARY SITE PLAN

PHN 360.777.86.200 3/2/23 Apartments/5727\_5727 Main/4

**SITE PLAN NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 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 NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCRETINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
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*Rich Barber*  
 SIGNATURE OF COPYRIGHT OWNER DATE 4/12/2021  
**RICH BARBER**  
 PRINTED NAME OF COPYRIGHT OWNER

**DEVELOPMENT DATA**

**PROJECT DESCRIPTION:**  
 ALLIANCE RESIDENTIAL COMPANY INTENDS TO DEVELOP AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) MULTI-FAMILY PROPERTY LOCATED AT 5727 NORTH 7TH STREET.

**DENSITY:**  
 PROPOSED: 80.48 D.U. / ACRE (259 UNITS)

**AMMENITIES:**  
 POOL, SPA, FITNESS, RECREATION CLUB ROOM, BIKE STORAGE, DOG PARK AND WASH, RIDE/SHARE CAFE.

**ZONING:**  
 CURRENT: C-2 & P-1  
 PROPOSED: PUD

**LOT AREA:**  
 GROSS: 140,197 SF (3.218 acres)  
 NET: 125,189 SF (2.874 acres)

**CONSTRUCTION TYPE:**  
 PARKING GARAGE: IA  
 RESIDENTIAL: VA  
 RESIDENTIAL: VB

**BLDG HEIGHT:**  
 PROPOSED: MAIN BUILDING 56' MAX  
 TOWNHOMES 23' MAX

**UNIT MIX:**

Studio	74
1 Bed	103
2 Bed	82
TOTAL UNITS	259

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

**SETBACKS:**  
 FRONT (WEST) (7TH ST): 20'-2" (GROUND FLR.)  
 18'-5" (UPPER FLRS.)  
 SIDE (SOUTH): 5'-2"  
 SIDE (NORTH): 7'-0"  
 REAR (EAST) (8TH PLACE): 13'-3"

**BUILDING AREAS:**

Level P2	71,285 SF
Level P1	81,269 SF
TH Level 2	4,722 SF
Level L1	67,208 SF
Level L2	67,228 SF
Level L3	60,319 SF
Level L4	60,319 SF
TOTAL	412,351 SF

**LOT COVERAGE:**

AREA PROVIDED	92,740 SF	SITE NET AREA	125,189 SF	PERCENT PROVIDED	74%
---------------	-----------	---------------	------------	------------------	-----

**OPEN SPACE:**

AREA PROVIDED	17,487 SF	SITE GROSS AREA	140,197 SF	PERCENT PROVIDED	12%
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**PARKING:**

REQUIRED:	1.3 SPACES PER STUDIO	74 x 1.3 = 96
	1.5 SPACES PER 1&2 BED	186 x 1.5 = 279
TOTAL REQUIRED		375

**PROVIDED:**

Garage P1	183
Garage P2	194
Private Garage	6
Unsecure Parking	15
TOTAL PROVIDED	398

**LOADING (10'x30') PROVIDED:** 1 PS

**PARKING RATIO:**  
 PROVIDED/UNIT COUNT 398/259 = 1.53 PS/UD

**ACCESSIBLE PARKING (2% OF PARKING PROVIDED):**  
 REQUIRED: 398 x 0.02 = 8 PS  
 PROVIDED: 8 PS (2 VAN ACCESSIBLE)

**BICYCLE PARKING:**  
 PROVIDED: 56 PS  
 GUEST: 8 PS  
 SECURED: 50 PS

**5727 APARTMENTS**  
 5727 NORTH 7TH STREET  
 PHOENIX, ARIZONA 85014

Office of Rich Barber  
**ORB**  
 Architecture, LLC  
 WorldHQ@ORBArch.com

PRELIMINARY  
**NO FOR CONSTRUCTION**  
 Date: 3/31/2021

**ALLIANCE**  
 RESIDENTIAL COMPANY



**LEGEND**

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE



KIYA NUMBER:  
 SDEV NUMBER:  
 PAPP NUMBER:  
 LPRN NUMBER:  
 PRELM NUMBER:  
 SQM NUMBER:  
 Q/S NUMBER: NV-16

**PRELIMINARY SITE PLAN**



**ZONING SUBMITTAL**

DATE: APRIL 12, 2021 ORB #: 18-201

**A1.10**  
 PRELIMINARY SITE PLAN

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**SITE PLAN NOTES**

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*Rich Barber*  
 SIGNATURE OF COPYRIGHT OWNER DATE 4/12/2021  
**RICH BARBER**  
 PRINTED NAME OF COPYRIGHT OWNER

**DEVELOPMENT DATA**

**PROJECT DESCRIPTION:**  
 ALLIANCE RESIDENTIAL COMPANY INTENDS TO DEVELOP AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) PROPERTY LOCATED AT 5727 NORTH 7TH STREET.

**ZONING:**  
 CURRENT: C-2 & P-1  
 PROPOSED: PUD

**DENSITY:**  
 PROPOSED: 80.48 D.U. / ACRE (259 UNITS)

**AMMENITIES:**  
 POOL, SPA, FITNESS, RECREATION CLUB ROOM, BIKE STORAGE, DOG PARK AND WASH, RIDESHARE CAFE.

**SETBACKS:**  
 PROPOSED  
 FRONT (WEST) (7TH ST): 20'-2" (GROUND FLR.)  
 15'-0" (UPPER FLRS.)  
 SIDE (SOUTH): 5'-2"  
 SIDE (NORTH): 7'-5"  
 REAR (EAST) (8TH PLACE): 13'-3"

**OPEN SPACE:**

AREA PROVIDED	SITE GROSS AREA	PERCENT PROVIDED
17,487 SF	140,197 SF	12%

(OPEN SPACE IS PROVIDED AT LEVEL L1)

**PARKING:**

REQUIRED:  
 1.3 SPACES PER STUDIO 74 x 1.3 = 96  
 1.5 SPACES PER 1&2 BED 185 x 1.5 = 278  
 TOTAL REQUIRED 374 P.S.

PROVIDED:	Garage P1	183
Garage P2	194	
Private Garage	6	
Unsecure Parking	15	
TOTAL PROVIDED	398	

LOADING (10x30) PROVIDED 1 PS  
 PARKING RATIO: PROVIDED/UNIT COUNT 398/259 = 1.53 PS/DU  
 ACCESSIBLE PARKING (2% OF PARKING PROVIDED)  
 REQUIRED: 398 x 0.02 = 8 PS  
 PROVIDED: 8 PS (2 VAN ACCESSIBLE)

**BICYCLE PARKING:**  
 PROVIDED: 58 PS  
 GUEST 8 PS  
 SECURED 50 PS

**LOT AREA:**

GROSS:	140,197 SF	3.218 acres
NET:	125,189 SF	2.874 acres

**CONSTRUCTION TYPE:**  
 PARKING GARAGE: IA  
 RESIDENTIAL: VA  
 RESIDENTIAL: VB

**BUILDING AREAS:**

Level P2	71,285 SF
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Level L1	67,208 SF
Level L2	67,228 SF
Level L3	60,319 SF
Level L4	60,319 SF
TOTAL	412,351 SF

**BLDG HEIGHT:**

PROPOSED:	58' MAX
MAIN BUILDING	58' MAX
TOWNHOMES	23' MAX

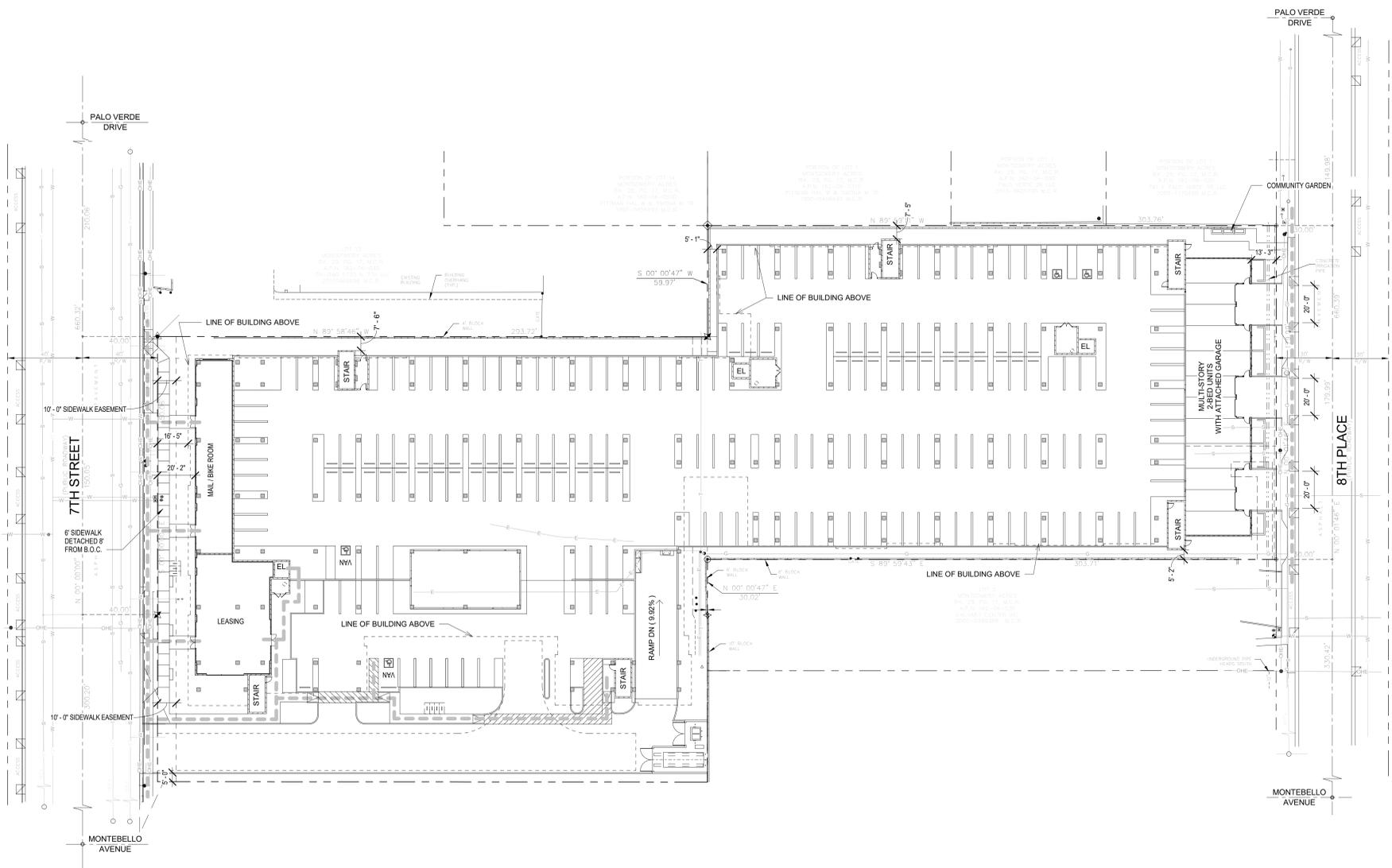
**UNIT MIX:**

Studio	74
1 Bed	1103
2 Bed	82
TOTAL UNITS	259

**LOT COVERAGE:**

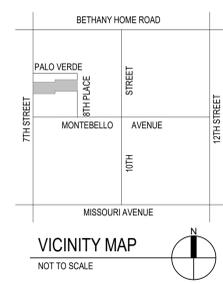
AREA PROVIDED	SITE NET AREA	PERCENT PROVIDED
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• ALL UNITS SHALL BE OF AT LEAST ANSI TYPE 'B' ACCESSIBILITY STANDARDS.  
 • 2% OF UNITS TO BE ANSI TYPE 'A' ACCESSIBILITY STANDARDS.



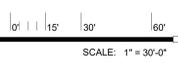
**LEGEND**

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE



KIVA NUMBER:  
 SDEV NUMBER:  
 PAPP NUMBER:  
 LPRN NUMBER:  
 PREL NUMBER:  
 SCAL NUMBER:  
 O/S NUMBER: NW-16

**PRELIMINARY SITE PLAN**



**5727 APARTMENTS**  
 5727 NORTH 7TH STREET  
 PHOENIX, ARIZONA 85014

Office of Rich Barber  
**ORB**  
 Architecture, LLC  
 WorldHQ@ORBArch.com

PRELIMINARY  
 NO FOR  
 CONSTRUCTION  
 Copies 5/31/2021

**ALLIANCE**  
 RESIDENTIAL COMPANY

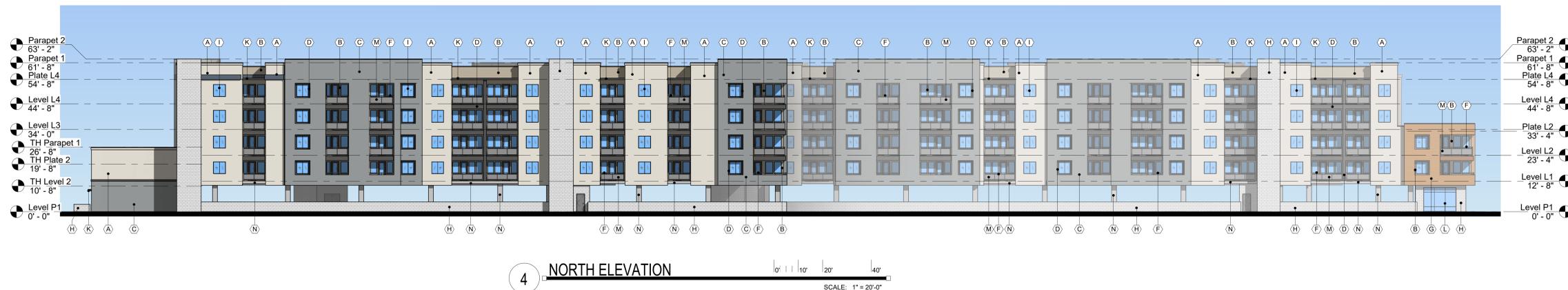
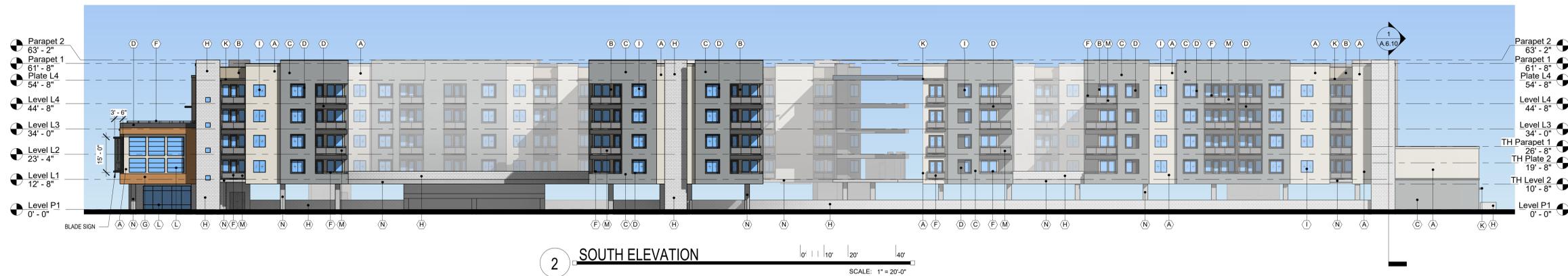
ZONING SUBMITTAL  
 DATE: APRIL 12, 2021 ORB #: 18-201  
**A1.10**  
 PRELIMINARY SITE PLAN

# Tab D

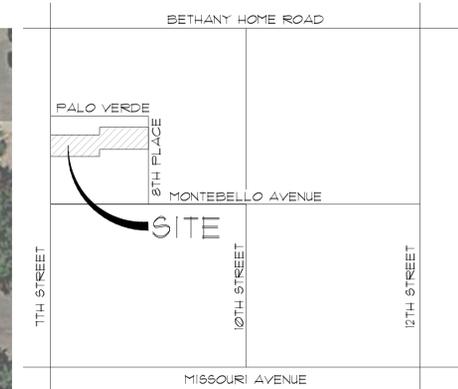


**MATERIAL KEYNOTES**

A	STUCCO FINISH: DUNN EDWARDS DE6212 "CRISP MUSLIN" LRV 71
B	STUCCO FINISH: DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
C	STUCCO FINISH: DUNN EDWARDS DE6369 "WALRUS" LRV 31
D	STUCCO FINISH: DUNN EDWARDS DE6378 "JET" LRV 9
E	STUCCO FINISH: DUNN EDWARDS DE5265 "BROWN EYES" LRV 18
F	METAL RAILING/CANOPY PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
G	WOODSTONE LAP SIDING COLOR "WINCHESTER BROWN"
H	EXPOSED CML
I	VINYL WINDOW FRAME COLOR BLACK
J	GARAGE DOOR PAINTED DUNN EDWARDS DE5265 "BROWN EYES" LRV 18
K	METAL FASCIA PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
L	STOREFRONT FRAME COLOR BLACK
M	2"x2" WELDED WIRE MESH RAILING PANEL PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
N	EXPOSED CONCRETE STRUCTURAL FLOOR AND COLUMNS



# Tab E



VICINITY MAP

CONCEPTUAL GENERAL NOTES

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

**5727 APARTMENTS**  
5727 NORTH 7TH STREET  
PHOENIX, ARIZONA 85014



WorldHQ@ORBArch.com



EXPIRES 06 / 30 / 2022



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>		
Acacia salicina	Willow Acacia	Std Trunk, Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	Multi Trunk
Ficus nitida 'Columns'	Columnar Ficus	Standard Trunk, Dense Canopy
Olea europaea 'Swan Hill'	Fruitless Olive	Multi-Trunk, Dense Canopy
Phoenix dactylifera 'Medjool'	Medjool Date Palm	Diamond Cut, Matching Form
Quercus virginiana 'Cathedral'	Cathedral Live Oak	Standard Trunk, Dense Canopy
Ulmus parvifolia 'Drake'	Drake Chinese Elm	Std Trunk, Dense Canopy
<b>ACCENTS &amp; VINES</b>		
Aloe barbadensis	Medicinal Aloe - Orange	As Per Plan
Bambusa oldhamii	Oldham Bamboo	As Per Plan
Bougainvillea	Vine Bougainvillea	As Per Plan
Bougainvillea 'Barbara Karst'	'Torch Glow' Bougainvillea	As Per Plan
Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	As Per Plan
Cycas revoluta	Sago Palm	As Per Plan
Chamaerops humilis	Mediterranean Fan Palm	As Per Plan
Dasylirotr quadrangulatum	Toothless Spoon	As Per Plan
Nolina nelsonii	Blue Nolina	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	As Per Plan
Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	As Per Plan
Parthenocissus sp. 'Hacienda'	'Hacienda' Creeper	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee Vine	Espalier - As Per Plan Train to wall or palm trunk

BOTANICAL NAME	COMMON NAME	COMMENTS
<b>SHRUBS</b>		
Caesalpinia gilliesii	Yellow Bird of Paradise	As Per Plan
Dodonaea viscosa 'Purpurea'	Purple Hopsseed Bush	As Per Plan
Eremophila hygrophana	Blue Bells	As Per Plan
Eremophila glabra 'Winter Blaze'	Winter Blaze	As Per Plan
Ficus benjamina 'Midnight'	Midnight Ficus	As Per Plan
Hibiscus rosa-sinensis	Dwarf Hibiscus	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	As Per Plan
Tecoma stans	Yellow Bells	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	Tree Form Per Plan, Tree Form Per Plan
<b>GROUND COVERS</b>		
Lantana hybrid 'Bandara'	Red Lantana	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	As Per Plan
Eremophila glabra 'Mingew Gold'	Outback Sunrise	As Per Plan
Myoporum parvifolium	Trailing Myoporum	As Per Plan
Tradescantia pallida	Purple Heart	As Per Plan
Wedelia trilobata	Wedelia	As Per Plan
Seasonal Annuals	Seasonal Annuals	12" O.C. Per Plan

- MISCELLANEOUS**
- Decomposed Granite - Color: TBD - Size: 1/2" Screened, 2" depth in all planting areas (typ)
  - Synthetic Turf Podium Deck - Manuf: EasyTurf
  - Type: Olive Lush or Equal
  - Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List
  - Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.

**BLUE STAKE**  
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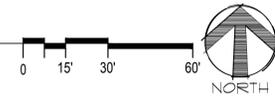
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LANDSCAPE PLAN  
PRELIMINARY

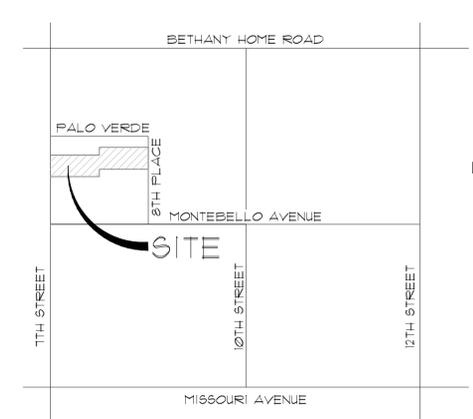
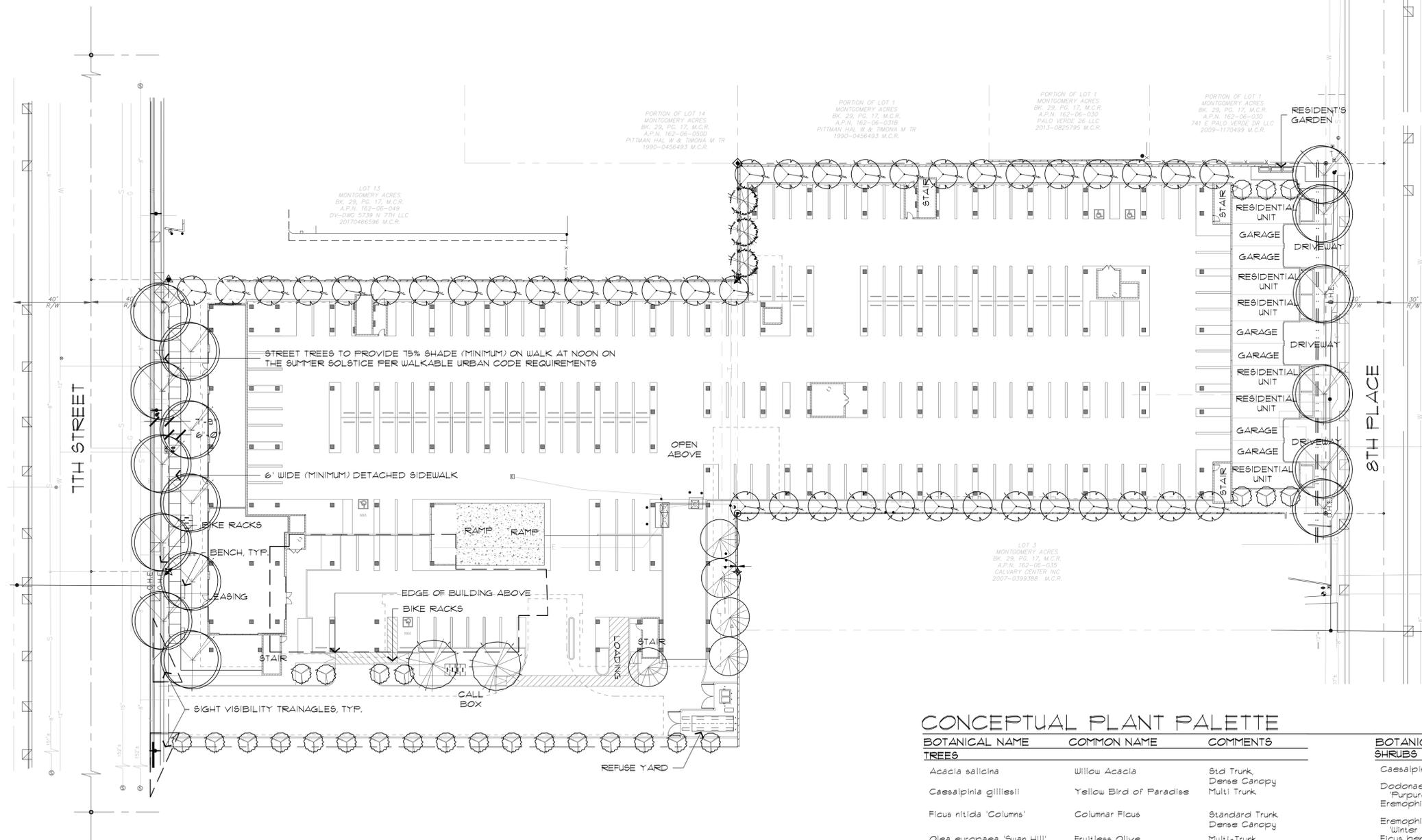
CONCEPTUAL LANDSCAPE PLAN (STREET LEVEL)

SCALE: 1" = 30' - 0"



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VICINITY MAP  
CONCEPTUAL GENERAL NOTES

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

CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	COMMENTS	BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>			<b>SHRUBS</b>		
Acacia salicina	Willow Acacia	Std Trunk Dense Canopy	Caesalpinia gilliesii	Yellow Bird of Paradise	As Per Plan
Caesalpinia gilliesii	Yellow Bird of Paradise	Multi Trunk	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	As Per Plan
Ficus nitida 'Columns'	Columnar Ficus	Standard Trunk Dense Canopy	Eremophila hygrophana	Blue Bells	As Per Plan
Olea europaea 'Swan Hill'	Fruitless Olive	Multi-Trunk Dense Canopy	Eremophila glabra 'Winter Blaze'	Winter Blaze	As Per Plan
Phoenix dactylifera 'Medjool'	Medjool Date Palm	Diamond Cut Matching Form	Ficus benjamina 'Midnight'	Midnight Ficus	As Per Plan
Quercus virginiana 'Cathedral'	Cathedral Live Oak	Standard Trunk Dense Canopy	Hibiscus rosa-sinensis	Dwarf Hibiscus	As Per Plan
Ulmus parvifolia 'Drake'	Drake Chinese Elm	Std Trunk Dense Canopy	Myrtus communis 'Compacta'	Dwarf Myrtle	As Per Plan
<b>ACCENTS &amp; VINES</b>			<b>GROUND COVERS</b>		
Aloe barbadensis	Medicinal Aloe - Orange	As Per Plan	Lantana hybrid 'Bandara'	Red Lantana	As Per Plan
Bambusa oldhamii	Oldham Bamboo	As Per Plan	Lantana hybrid 'New Gold'	New Gold Lantana	As Per Plan
Bougainvillea 'Barbara Karst'	Vine Bougainvillea	As Per Plan	Lantana montevidensis	Purple Trailing Lantana	As Per Plan
Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	As Per Plan	Eremophila glabra 'Mingewau Gold'	Outback Sunrise	As Per Plan
Cycas revoluta	Sago Palm	As Per Plan	Myoporum parvifolium	Trailing Myoporum	As Per Plan
Chamaerops humilis	Mediterranean Fan Palm	As Per Plan	Tradescantia pallida	Purple Heart	As Per Plan
Dasylirotr quadrangulatum	Toothless Spoon	As Per Plan	Wedelia trilobata	Wedelia	As Per Plan
Nolina nelsonii	Blue Nolina	As Per Plan	Seasonal Annuals	Seasonal Annuals	12" O.C. Per Plan
Hesperaloe funifera	Giant Hesperaloe	As Per Plan	<b>MISCELLANEOUS</b>		
Hesperaloe parviflora 'Fenpa'	Brakelights Red Yucca	As Per Plan	Decomposed Granite - Color: TBD - Size: 1/2" Screened, 2" depth in all planting areas (typ)		
Parthenocissus sp. 'Hacienda'	Hacienda Creeper	As Per Plan	Synthetic Turf Podium Deck - Manuf: EasyTurf Type: Olive Lush or Equal		
Pedilanthus macrocarpus	Lady Slipper Plant	As Per Plan	Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List		
Tecoma stans 'Orange Jubilee'	Orange Jubilee Vine	Espaller - As Per Plan Train to wall or palm trunk	Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.		

CONCEPTUAL LANDSCAPE PLAN (STREET LEVEL)

SCALE: 1" = 30' - 0"



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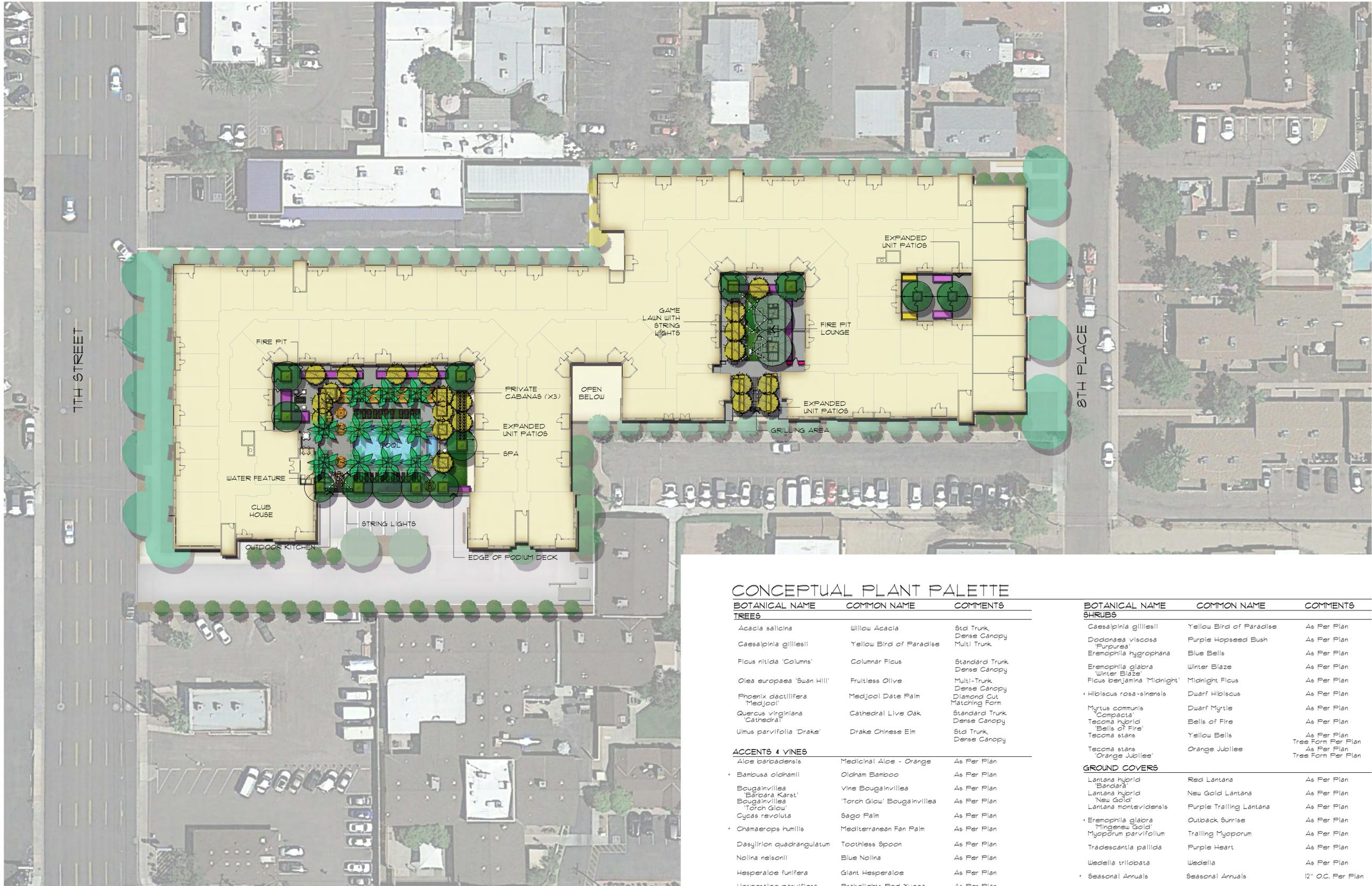
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**CLS-1**

LANDSCAPE PLAN  
PRELIMINARY



CONCEPTUAL LANDSCAPE PLAN (PODIUM LEVEL)

SCALE: 1" = 30' - 0"



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	COMMENTS	BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>			<b>SHRUBS</b>		
Acacia salicina	Willow Acacia	Std Trunk, Dense Canopy	Caesalpinia gilliesii	Yellow Bird of Paradise	As Per Plan
Caesalpinia gilliesii	Yellow Bird of Paradise	Multi Trunk	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	As Per Plan
Ficus nitida 'Columns'	Columnar Ficus	Standard Trunk, Dense Canopy	Eremophila hygrophana	Blue Bells	As Per Plan
Olea europaea 'Swan Hill'	Fruitless Olive	Multi-Trunk, Dense Canopy	Eremophila glabra 'Winter Blaze'	Winter Blaze	As Per Plan
Phoenix dactylifera 'Medjool'	Medjool Date Palm	Diamond Cut	Ficus benjamina 'Midnight'	Midnight Ficus	As Per Plan
Quercus virginiana 'Cathedral'	Cathedral Live Oak	Standard Trunk, Dense Canopy	Hibiscus rosa-sinensis	Dwarf Hibiscus	As Per Plan
Ulmus parvifolia 'Drake'	Drake Chinese Elm	Std Trunk, Dense Canopy	Myrtus communis 'Compacta'	Dwarf Myrtle	As Per Plan
<b>ACCENTS &amp; VINES</b>			Tecoma hybrid 'Bells of Fire'	Bells of Fire	As Per Plan
Aloe barbadensis	Medicinal Aloe - Orange	As Per Plan	Tecoma stans	Yellow Bells	As Per Plan
Bambusa oldhamii	Oldham Bamboo	As Per Plan	Tecoma stans 'Orange Jubilee'	Orange Jubilee	Tree Form Per Plan
Bougainvillea 'Barbara Karst'	Vine Bougainvillea	As Per Plan			Tree Form Per Plan
Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	As Per Plan	<b>GROUND COVERS</b>		
Cycas revoluta	Sago Palm	As Per Plan	Lantana hybrid 'Bandara'	Red Lantana	As Per Plan
Chamaerops humilis	Mediterranean Fan Palm	As Per Plan	Lantana hybrid 'New Gold'	New Gold Lantana	As Per Plan
Dasylirotr quadrangulatum	Toothless Spoon	As Per Plan	Lantana montevidensis	Purple Trailing Lantana	As Per Plan
Nolina nelsonii	Blue Nolina	As Per Plan	Eremophila glabra 'Mingens Gold'	Outback Sunrise	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	As Per Plan	Myoporum parvifolium	Trailing Myoporum	As Per Plan
Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	As Per Plan	Tradescantia pallida	Purple Heart	As Per Plan
Parthenocissus sp. 'Hacienda'	'Hacienda' Creeper	As Per Plan	Wedelia trilobata	Wedelia	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	As Per Plan	Seasonal Annuals	Seasonal Annuals	12" O.C. Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee Vine	Expaller - As Per Plan Train to wall or palm trunk	<b>MISCELLANEOUS</b>		
			Decomposed Granite - Color: TBD - Size: 1/2" Screened, 2" depth in all planting areas (typ)		
			Synthetic Turf Podium Deck - Manuf: EasyTurf Type: Olive Lush or Equal		
			Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List		
			Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.		

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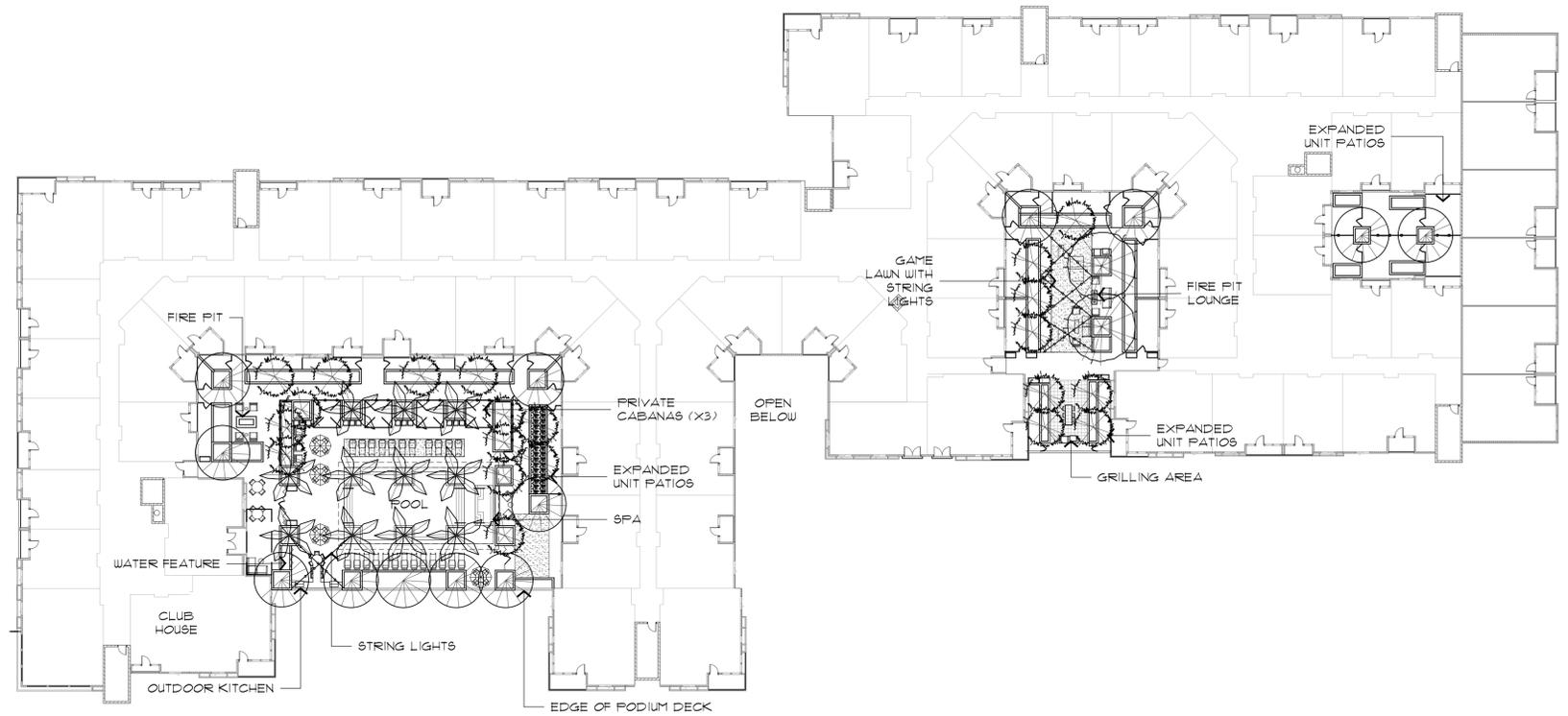
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CLS-2

LANDSCAPE PLAN  
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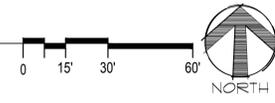
11TH STREET



8TH PLACE

CONCEPTUAL LANDSCAPE PLAN (PODIUM LEVEL)

SCALE: 1" = 30' - 0"



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>		
<i>Acacia salicina</i>	Willow Acacia	Std Trunk, Dense Canopy
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	Multi Trunk
<i>Ficus nitida</i> 'Columns'	Columnar Ficus	Standard Trunk, Dense Canopy
<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive	Multi-Trunk, Dense Canopy
<i>Phoenix dactylifera</i> 'Medjool'	Medjool Date Palm	Diamond Cut, Matching Form
<i>Quercus virginiana</i> 'Cathedral'	Cathedral Live Oak	Standard Trunk, Dense Canopy
<i>Ulmus parvifolia</i> 'Drake'	Drake Chinese Elm	Std Trunk, Dense Canopy
<b>ACCENTS &amp; VINES</b>		
<i>Aloe barbadensis</i>	Medicinal Aloe - Orange	As Per Plan
<i>Bambusa oldhamii</i>	Oldham Bamboo	As Per Plan
<i>Bougainvillea</i> 'Barbara Karst'	Vine Bougainvillea	As Per Plan
<i>Bougainvillea</i> 'Torch Glow'	'Torch Glow' Bougainvillea	As Per Plan
<i>Cycas revoluta</i>	Sago Palm	As Per Plan
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	As Per Plan
<i>Dasyliroton quadrangulatum</i>	Toothless Spoon	As Per Plan
<i>Nolina nelsonii</i>	Blue Nolina	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	As Per Plan
<i>Hesperaloe parviflora</i> 'Perla'	Brakelights Red Yucca	As Per Plan
<i>Parthenocissus</i> sp. 'Hacienda'	'Hacienda' Creeper	As Per Plan
<i>Pedilanthus macrocarpus</i>	Lady Slipper Plant	As Per Plan
<i>Tecoma stans</i> 'Orange Jubilee'	Orange Jubilee Vine	Espaller - As Per Plan, Train to wall or palm trunk

BOTANICAL NAME	COMMON NAME	COMMENTS
<b>SHRUBS</b>		
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	As Per Plan
<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hopseed Bush	As Per Plan
<i>Eremophila hygrophana</i>	Blue Bells	As Per Plan
<i>Eremophila glabra</i> 'Winter Blaze'	Winter Blaze	As Per Plan
<i>Ficus benjamina</i> 'Midnight'	Midnight Ficus	As Per Plan
<i>Hibiscus rosa-sinensis</i>	Dwarf Hibiscus	As Per Plan
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	As Per Plan
<i>Tecoma hybrid</i> 'Bells of Fire'	Bells of Fire	As Per Plan
<i>Tecoma stans</i>	Yellow Bells	As Per Plan, Tree Form Per Plan
<i>Tecoma stans</i> 'Orange Jubilee'	Orange Jubilee	As Per Plan, Tree Form Per Plan
<b>GROUND COVERS</b>		
<i>Lantana hybrid</i> 'Bandara'	Red Lantana	As Per Plan
<i>Lantana hybrid</i> 'New Gold'	New Gold Lantana	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	As Per Plan
<i>Eremophila glabra</i> 'Mingewau Gold'	Outback Sunrise	As Per Plan
<i>Myoporum parvifolium</i>	Trailing Myoporum	As Per Plan
<i>Tradescantia pallida</i>	Purple Heart	As Per Plan
<i>Wedelia trilobata</i>	Wedelia	As Per Plan
Seasonal Annuals	Seasonal Annuals	12" O.C. Per Plan
<b>MISCELLANEOUS</b>		
Decomposed Granite - Color: TBD - Size: 1/2" Screened, 2" depth in all planting areas (typ)		
Synthetic Turf Podium Deck - Manuf: EasyTurf		
Type: Olive Lush or Equal		
Plants not on the Phoenix AMA Low Water Use / Drought Tolerant Plants List		
Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.		

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