ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

*REVISED
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

General Plan Conformity			
General Plan Land Use Map Designation		Current: Commerce/Business Park and Industrial Proposed (GPA-CE-2-21-8): Mixed Use	
Street Map Classification	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.

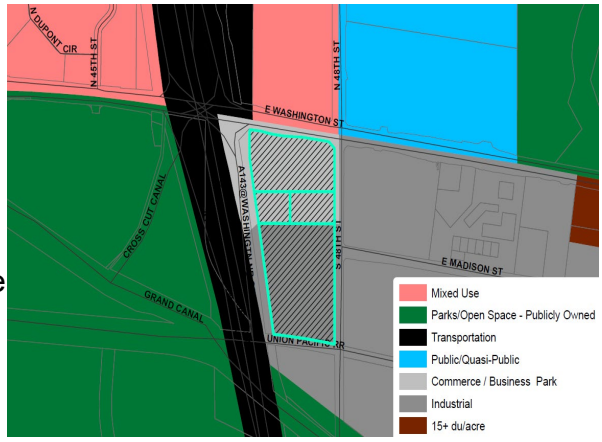
Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant	A-2
North (Across Washington Street)	Office	A-2 (Approved C-2 M-R)
South (across South Pacific Railroad)	Warehousing and distribution	A-2
East (Across 48th Street)	Various commercial uses and warehousing	A-2
West	SR-143 freeway	A-2

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.



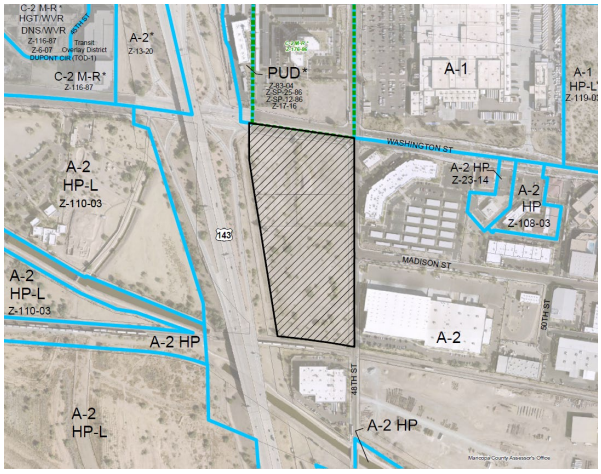
General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

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.

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is zoned A-2 (Industrial District) and is currently vacant. Properties to the north and northwest of the site, across Washington Street, are zoned A-2 and PUD (Planned Unit Development). Office and multifamily uses are located on those parcels. Properties to the south, east and west of the site are zoned A-2. Land uses include office, restaurants, warehousing and the SR-143 freeway.

   The proposal is consistent with the zoning in the surrounding area and with the scale of existing uses. Further, the proposed development standards in the PUD are consistent with the scale, character, and intensity of surrounding developments.



Zoning Map, Source: City of Phoenix Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. **<u>Land Use</u>**
   The PUD proposes a multifamily residential development. The proposed development narrative lists all permitted uses in the T5:5 (Walkable Urban Code) transect district as permitted on the site.

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**
Density	No maximum
Building Height	56 feet
Perimeter Building Setbacks	
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
Maximum Lot Coverage	80 percent maximum
Parking	

Residents (Reserved and Unreserved)	901 spaces
Bicycle	Minimum 0.25 spaces per unit for a maximum of 50 spaces
Perimeter Landscape Setbacks	
Washington Street (Primary Frontage)	20 feet minimum
48th Street (Secondary Frontage)	20 feet minimum
South	0 feet
West	5 feet
Open Space	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 developements. The proposed project, with a focus on pedestian-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 **EVIRONMENTAL** 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.

   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.

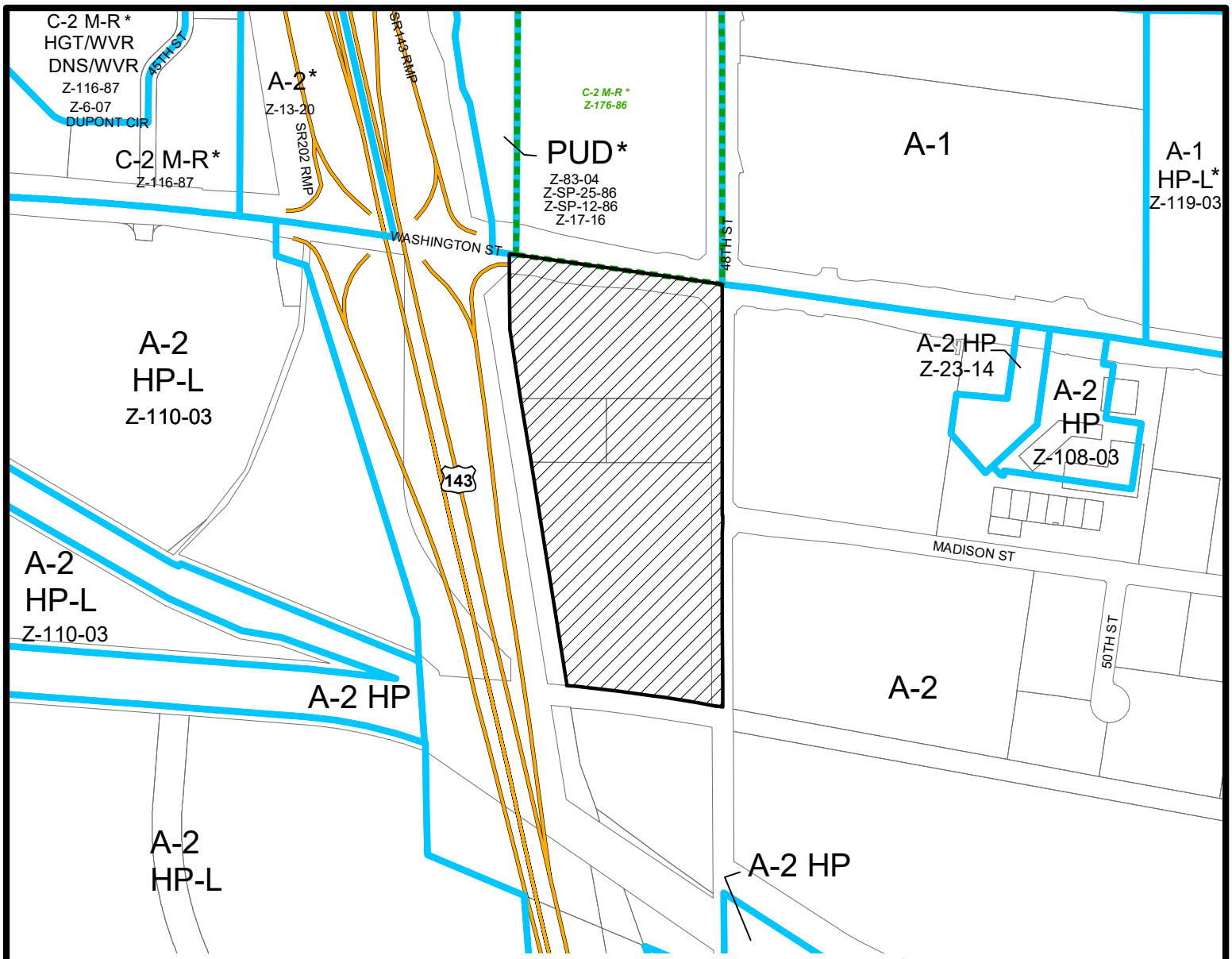
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

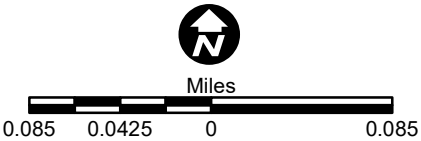
8. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Sarah Stockham
August 3, 2022

Team Leader
Racelle Escolar

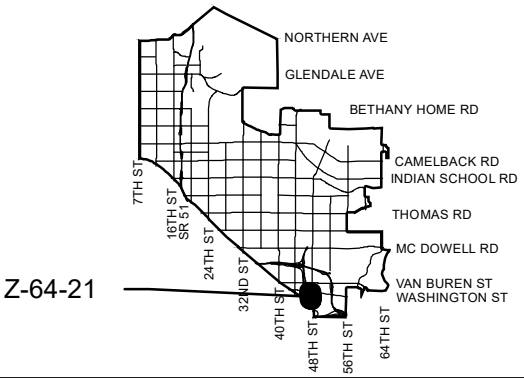
Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan date stamped November 30, 2021
Conceptual Elevations date stamped November 30, 2021 (18 pages)
Banyan Residential PUD development narrative date stamped May 23, 2022





CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Odyssey Group Holdings, LLC
APPLICATION NO.	Z-64-21
DATE:	10/11/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	17.82 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 10-38
ZONING MAP	F-11

REQUESTED CHANGE:

FROM: A-2 (17.82 a.c.)

TO: PUD (17.82 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
A-2	N/A	N/A
PUD	N/A	583

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

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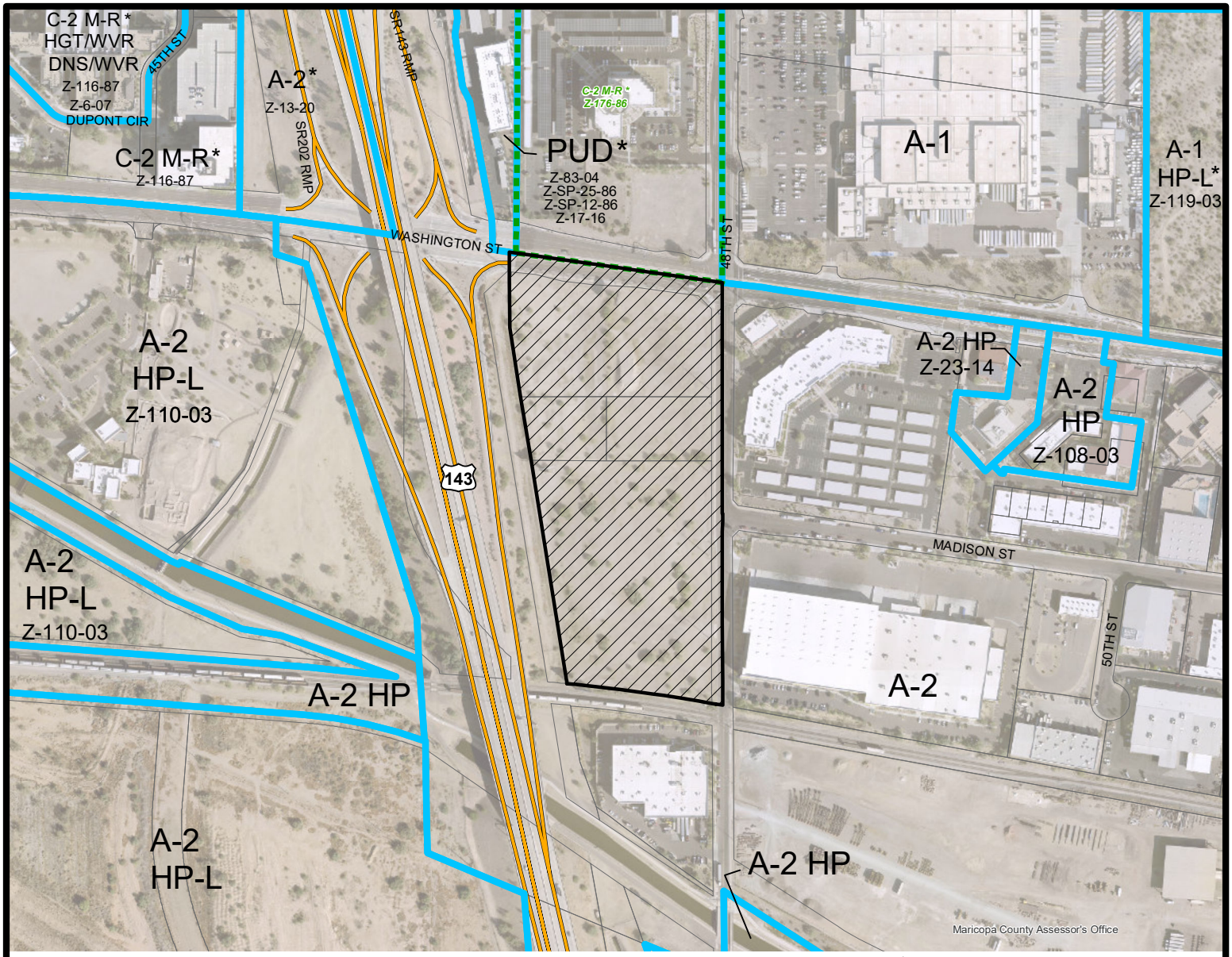

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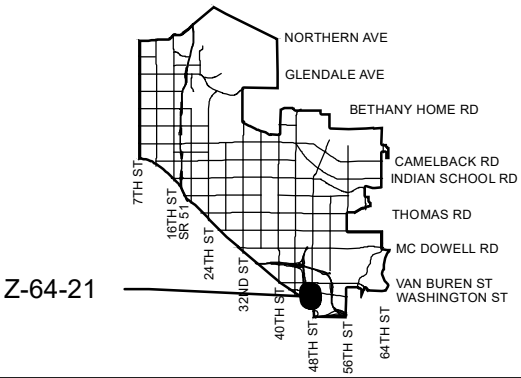
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Odyssey Group Holdings, LLC
APPLICATION NO.	Z-64-21
DATE:	10/11/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	17.82 Acres
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PUD	N/A	583

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

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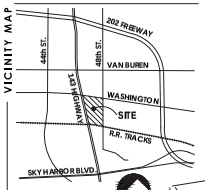
SITE NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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.
4. 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.
5. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
6. 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.
7. ALL SIGNS REQUIRE SEPARATE PERMITS & APPROVALS.

VICINITY MAP



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.)	21,243 S.F.
2nd FLOOR	20,716 S.F.
3rd FLOOR	20,709 S.F.
4th FLOOR	20,709 S.F.
SUB-TOTAL S.F.	83,377 S.F.
BUILDING TYPE 3:	
1st FLOOR (stair and elevator s.f.)	20,584 S.F.
2nd FLOOR	20,066 S.F.
3rd FLOOR	20,066 S.F.
4th FLOOR	20,066 S.F.
SUB-TOTAL S.F.	80,782 S.F.
BUILDING TYPE 4:	
1st FLOOR (stair and elevator s.f.)	
RESIDENCE	25,195 S.F.
CLUBHOUSE	7,988 S.F.
2nd FLOOR	
RESIDENCE	27,016 S.F.
CLUBHOUSE	2,677 S.F.
3rd FLOOR	32,619 S.F.
4th FLOOR	32,619 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.)	
RESIDENCE	27,235 S.F.
CLUBHOUSE	7,722 S.F.
2nd FLOOR	
RESIDENCE	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.**
MAINTENANCE BUILDING:	
1st FLOOR	1,750 S.F.

SQUARE FOOTAGE DEFINITION:
GROSS BUILDING S.F. = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, PATIOS, BALCONIES, BREEZEWAYS & PATIO/BALCONY STORAGE ROOMS.

SYMBOLS

- BUILDING SEQUENCE
- 1 4 / 4 Story / FF=56.50 — BUILDING NUMBER / NUMBER OF STORIES / FINISH FLOOR ELEVATION - VERIFY WITH CIVIL
- FIRE TRUCK TURNING RADIUS INSIDE TURNING RADIUS 35'-0" MIN. OUTSIDE TURNING RADIUS 55'-0" MAX.
- PARKING CANOPY
- PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-0", MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%
- PUBLIC ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-0", MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%. & TO INCLUDE TRUNCATED DOMES WHERE TRANSVERSES DRIVE AISLE
- NEW FIRE HYDRANT
- F.D.C. CONNECTION
- ACCESSIBLE PARKING SPACE
- K — KNOX BOX LOCATION PER PHOENIX FIRE DEPT. REQUIREMENTS
- M — METER PACK, REFER TO ELECTRICAL PLANS
- TRANSFORMER
- BUILDING ENTRANCE
- CAR CHARGER

GENERAL CODE

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 ..... S-2: TYPE VB
FIRE SPRINKLER SYSTEM:
RESIDENTIAL UNITS, ATTACHED GARAGES, OFFICE, LEASING, FITNESS, CLUBHOUSE AND MAINTENANCE BLDG ..... NFPA 13

SITE

I 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 FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER
GARY TODD
PRINT NAME OF COPYRIGHT OWNER

DESIGN TEAM

DESIGNER OF RECORD:
TODD & ASSOCIATES, INC.
4019 N. 44th STREET
PHOENIX, AZ. 85018
602-952-8280
ANTHONY JAURIGUE

OWNER:
BANYAN RESIDENTIAL
2411 THIRD STREET, UNIT E
SANTA MONICA, C.A. 90405
CONTACT - MAX FRIEDMAN
240-620-6298

SITE DATA

UNIT MIX:

UNIT TYPE	PHASE I	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%)

OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE:
5% OF ±17.84 ACRES = ±0.89 ACRES (±38,866 S.F.)
PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE	±145,498 S.F.	18.7%
PUBLIC OPEN SPACE	± 56,987 S.F.	7.3%
TOTAL	±202,485 S.F.	26.0%

LOT COVERAGE:
PROVIDED :

PHASE I	±141,973 SF/ NET SITE AREA	.....34.0%
PHASE 2	± 83,444 SF/ NET SITE AREA	.....29.1%
PHASE I AND 2	± 225,417 SF/NET SITE AREA	.....32.4 %

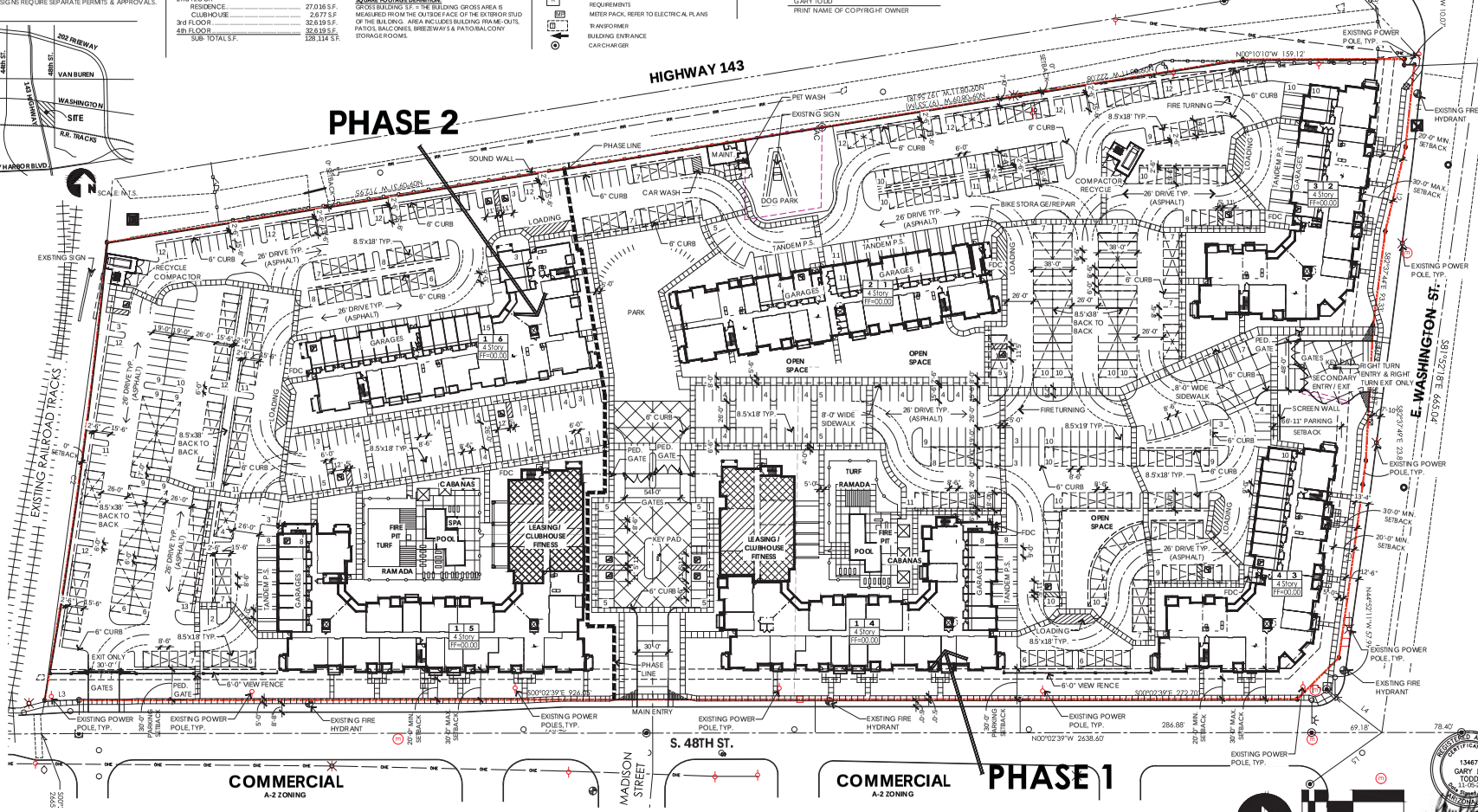
BUILDING FRONTAGE:
WASHINGTON STREET 71.1%
48th STREET 57.0%

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

LOADING AREA:
REQUIRED ..... 4 - 10' x 30' LOADING AREA
PROVIDED ..... 5 - 10' x 30' LOADING AREA

SITE DATA

PROJECT DESCRIPTION:
A NEW 4-STORY FOR RENT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH CLUBHOUSE, FITNESS AND TUCKED UNDER GARAGES UNDER ON THE FIRST FLOORS OF THE BUILDINGS. THE PROJECT WILL CONSIST OF STUDIO, ONE, TWO AND THREE BEDROOM UNITS. THE AMENITIES TO INCLUDE FITNESS, POOL, BBQ AREAS, COURTYARD, CABANAS AND PEDESTRIAN PATHWAYS.
ACCESSOR'S PARCEL NUMBER:
124-10-038, -017D, -021B, -023G
GENERAL ZONING ANALYSIS:
PARCEL & SITE AREA:
GROSS ACRES ..... ± 17.84 ACRES (777,110.4 S.F.)
PHASE I ..... ± 10.81 ACRES (470,883.6 S.F.)
PHASE II ..... ± 7.04 ACRES (306,662.4 S.F.)
NET ACRES: ..... ± 15.98 ACRES (696,088.8 S.F.)
PHASE I ..... ± 9.10 ACRES (409,465.0 S.F.)
PHASE II ..... ± 6.58 ACRES (286,624.8 S.F.)
ZONING:
EXISTING A-2
PROPOSED ..... PUD (TS.5)
DENSITY:
PROPOSED: ..... ±29.37
PHASE I ..... ±29.70 D.U./GROSS ACRE
PHASE II ..... ±27.57 D.U./GROSS ACRE
BUILDING HEIGHT:
PROPOSED ..... 4 STORY MAXIMUM (48'-0" MAXIMUM)
BUILDING SETBACKS:
PRIMARY FRONTAGE (WASHINGTON ST) ..... 20' MIN. - 30' MAX.
ADJACENT TO PROPERTY LINE (48TH ST) ..... 20' MIN. - 30' MAX
SIDE ..... 0'-0"
REAR ..... 0'-0"
LANDSCAPE SETBACKS:
PRIMARY FRONTAGE (WASHINGTON ST) ..... 25'-0"
ADJACENT TO PROPERTY LINE (48TH ST) ..... 25'-0"
SIDE ..... 0'-0"
REAR ..... 0'-0"
PARKING SETBACKS:
WASHINGTON STREET ..... 30'-0" MINIMUM
48th STREET ..... 30'-0" MINIMUM
PARKING STANDARDS:
PARKING STALL ..... 8'-6" X 18'-0"
(or 15'-6" deep w/ 2'-6" overhang)
COMPACT PARKING STALL (10% MAX) ..... 8'-0" x 16'-0
ACCESSIBLE PARKING STALL ..... 11'-0" X 18'-0"
PARKING AISLE (FIRE LANE) ..... 26'-0"
STANDARD LANE ..... 25'-0"
PARKING:
REQUIRED PARKING PHASE I
STUDIO - 1.3 P.S./D.U. x 59D.U.= 77 P.S.
1 BEDROOM - 1.5 P.S./D.U. x 119 D.U.= 178 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 474 P.S. (1.48 P.S./ D.U.)
UNRESERVED PARKING REQUIRED
0.5 P.S. x 312 D.U. = 156 P.S.
1.0 P.S. x 9 D.U.= 9 P.S.
165 P.S.
PROVIDED PARKING PHASE I
SURFACE UNCOVERED 191 P.S.
(INCLUDES 168 UNRESERVED P.S.)
SURFACE CARPORT 275 P.S.
ATTACHED GARAGE 43 P.S.
SURFACE TANDEM 43 P.S.
TOTAL 542 P.S. (1.70 P.S. / D.U.)
(HANDICAP PARKING PROVIDED AT 2% = 11 P.S.)
SURFACE PARKING 3 P.S.
SURFACE VAN PARKING 1 P.S.
CARPORT PARKING 3 P.S.
CARPORT VAN PARKING 1 P.S.
ATTACHED GARAGE 3 P.S.
(UNRESERVED PARKING PROVIDED 168 P.S.)
(RESERVED PARKING PROVIDED 374 P.S.)
BIKE PARKING PROVIDED:
BIKE STORAGE / REPAIR 20
BIKE RACKS .....
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.= 99 P.S.
3 BEDROOM - 2.0 P.S./D.U. x 6 D.U.= 12 P.S.
TOTAL 288 P.S. (1.48 P.S. / D.U.)
UNRESERVED PARKING REQUIRED
0.5 P.S. x 188 D.U.= 94 P.S.
1.0 P.S. x 6 D.U.= 6 P.S.
100 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 TANDEM 26 P.S.
TOTAL 359 P.S. (1.86 P.S. / D.U.)
(HANDICAP PARKING PROVIDED AT 2% = 8 P.S.)
SURFACE PARKING 2 P.S.
SURFACE VAN PARKING 1 P.S.
CARPORT PARKING 2 P.S.
CARPORT VAN PARKING 1 P.S.
ATTACHED GARAGE 2 P.S.
(UNRESERVED PARKING PROVIDED 99 P.S.)
(RESERVED PARKING PROVIDED 260 P.S.)
TOTAL PARKING PROVIDED PHASE I & 2:
SURFACE UNCOVERED 341 P.S.
(INCLUDES 267 UNRESERVED P.S.)
SURFACE CARPORT 450 P.S.
ATTACHED GARAGE 69 P.S.
SURFACE TANDEM 41 P.S.
TOTAL 901 P.S. (1.86 P.S. / D.U.)
(HANDICAP PARKING PROVIDED AT 2% = 19 P.S.)
SURFACE PARKING 5 P.S.
SURFACE VAN PARKING 2 P.S.
CARPORT PARKING 5 P.S.
CARPORT VAN PARKING 2 P.S.
ATTACHED GARAGE 5 P.S.
(UNRESERVED PARKING PROVIDED 267 P.S.)
(RESERVED PARKING PROVIDED 634 P.S.)



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

CONCEPTUAL SITE PLAN

Preliminary Not For Construction

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 11-05-21 Date Signed ARIZONA U.S.A.

MDEV/SDEV NO.	2100187
PA/PP NO.	2102806
DSD KIVA NO.	21-1644
	CAMELBACK EAST
	F11
	10-38
	05-11-2021

CITY OF PHOENIX
NOV 30 2021
Planning & Development Department

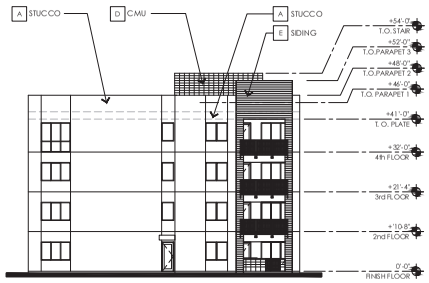
A1.1

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"

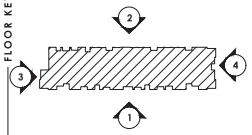
3 BUILDING 1 - NORTH ELEVATION

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

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP MAP



REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
Date Signed 06-23-21
ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES

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20-2025-00

BANYAN RESIDENTIAL

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Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX

NOV 30 2021

Planning & Development Department

BUILDING 1 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.1.1

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"

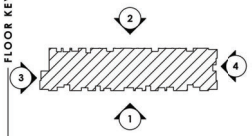
3 BUILDING 1 - NORTH ELEVATION

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

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP MAP



MDEV/SDEV NO.	2100187
PAPP NO.	2102804
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 06-23-21 Date Signed ARIZONA, U.S.A.

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Planning & Development Department

BUILDING 1 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

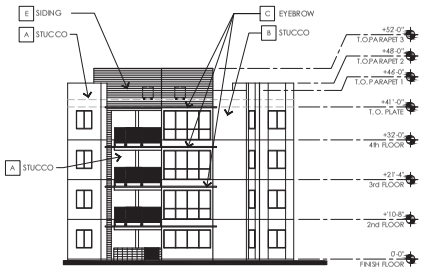
A4.1.1

1 **BUILDING 2 - NORTH ELEVATION**

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

3 **BUILDING 2 - EAST ELEVATION**

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

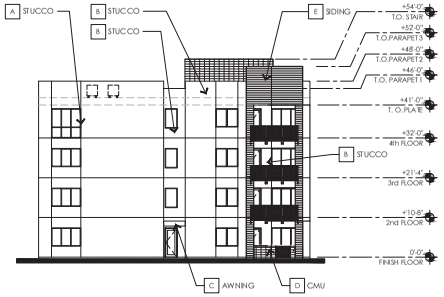


2 **BUILDING 2 - NORTHEAST ELEVATION**

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

5 **BUILDING 2 - WEST ELEVATION**

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



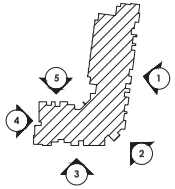
4 **BUILDING 2 - NORTH ELEVATION**

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

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP-MAP



REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 06-23-21 Date Signed ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES

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CITY OF PHOENIX

NOV 30 2021

Planning & Development Department

BUILDING 2 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.2.1

1 BUILDING 2 - NORTH ELEVATION

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

3 BUILDING 2 - EAST ELEVATION

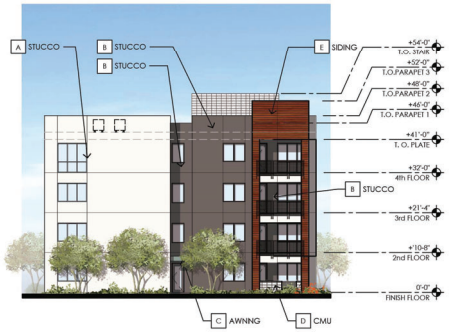
SCALE: 1/16" = 1'-0"

2 BUILDING 2 - NORTHEAST ELEVATION

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

5 BUILDING 2 - WEST ELEVATION

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



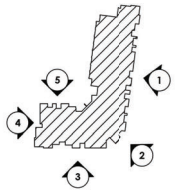
4 BUILDING 2 - NORTH ELEVATION

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

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SHERWIN WILLIAMS	SW 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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP



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ZONING MAP	F11
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20-2025-00

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06-23-2021

CITY OF PHOENIX

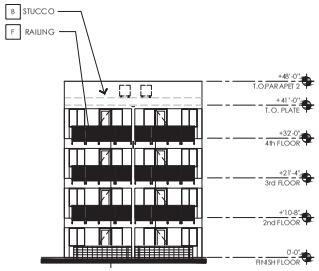
NOV 30 2021

Planning & Development Department

BUILDING 2 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.2.1



1 **BUILDING 2 - SOUTHWEST 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 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
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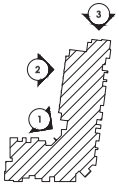
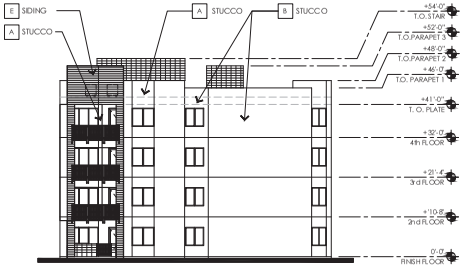
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP MAP





3 **BUILDING 2 - WEST ELEVATION**

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

2 **BUILDING 2 - SOUTH ELEVATION**

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

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
06-23-21
Date Signed
ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES
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20-2025-00

BANYAN RESIDENTIAL

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Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX
NOV 30 2021
Planning & Development Department

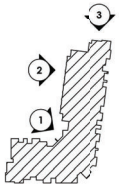
BUILDING 2 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.2.2

COLOR SCHEDULE		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	"BONE" 8x8x16 GROUND FACE
	E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
	F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
	G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP

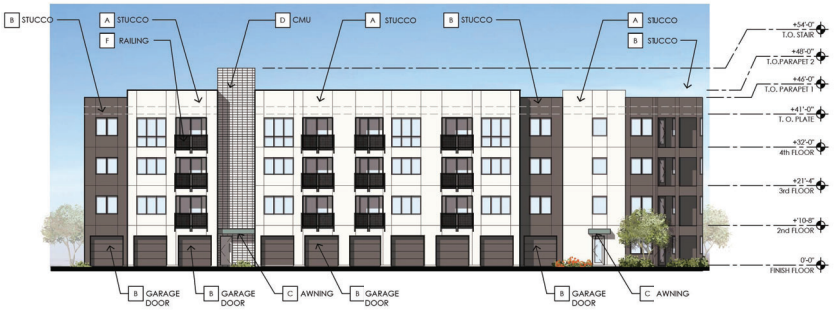


1 **BUILDING 2 - SOUTHWEST ELEVATION**

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"

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 06-23-21 Expires 12/31/2022 ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES

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20-2025-00

BANYAN RESIDENTIAL

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Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX

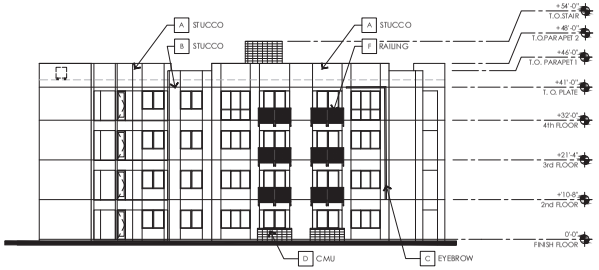
NOV 30 2021

Planning & Development Department

BUILDING 2 - EXTERIOR ELEVATIONS

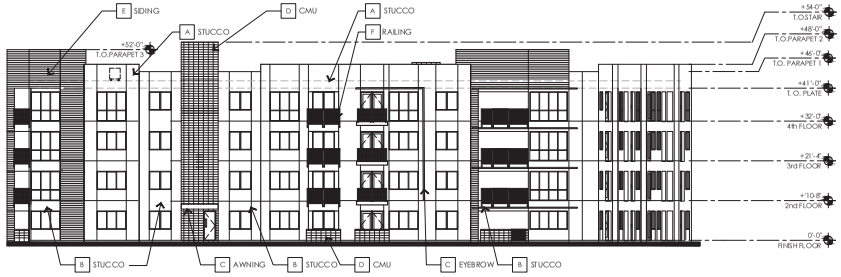
Preliminary Not For Construction

A4.2.2



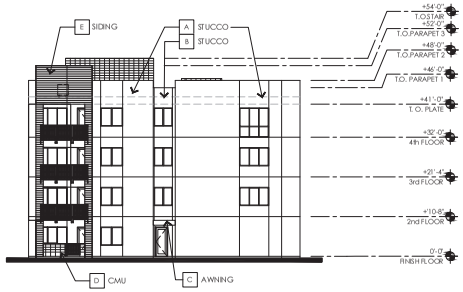
6 BUILDING 3 - WEST ELEVATION

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



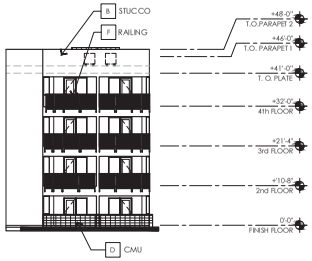
4 BUILDING 3 - EAST ELEVATION

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"

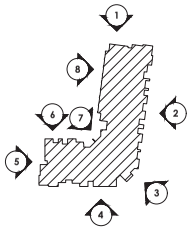
2 BUILDING 3 - NORTH ELEVATION

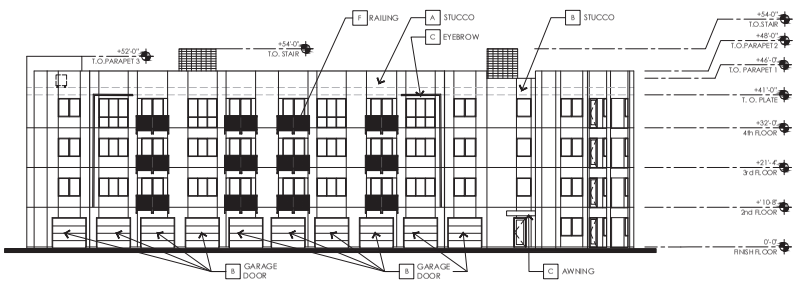
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

	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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING; AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

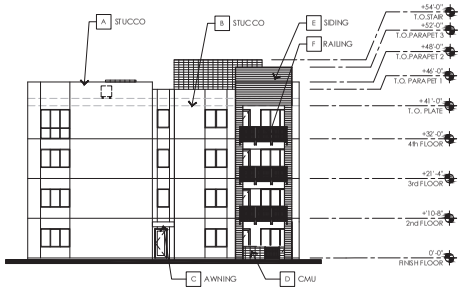
FLOOR KEYMAP-MAP





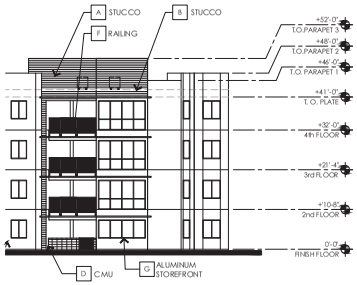
8 BUILDING 3 - SOUTH ELEVATION

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"

MDEV /SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES

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20-2025-00

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06-23-2021

CITY OF PHOENIX

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Planning & Development Department

BUILDING 3 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.3.1

6 BUILDING 3 - WEST ELEVATION

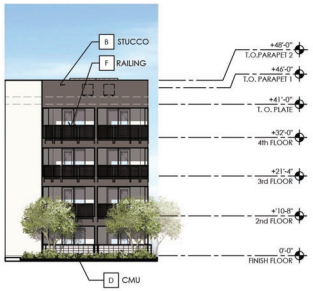
SCALE: 1/16" = 1'-0"

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"

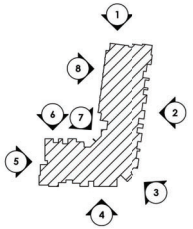
2 BUILDING 3 - NORTH ELEVATION

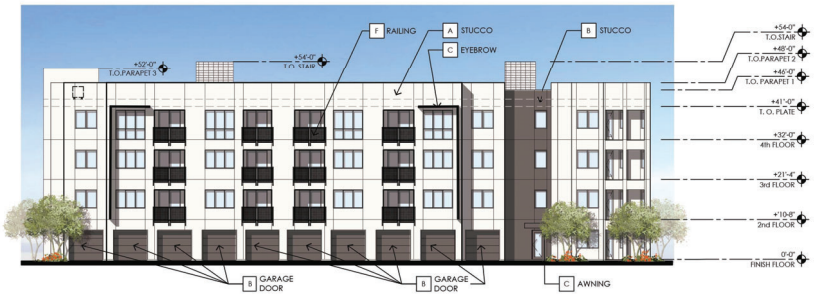
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

	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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

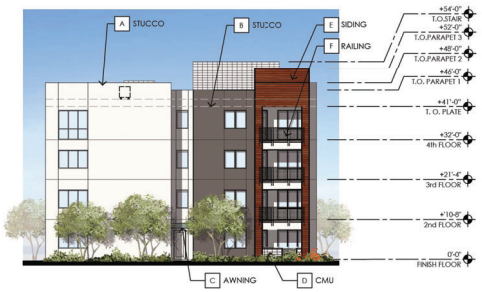
FLOOR KEYMAP-MAP





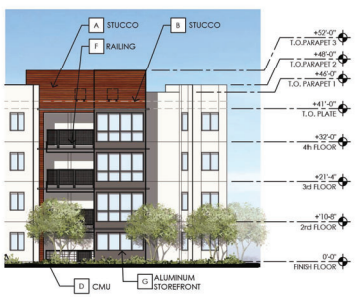
8 BUILDING 3 - SOUTH ELEVATION

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"

MDEV/SDEV NO.	2100187
PAPP NO.	2102804
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

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

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Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX

NOV 30 2021

Planning & Development Department

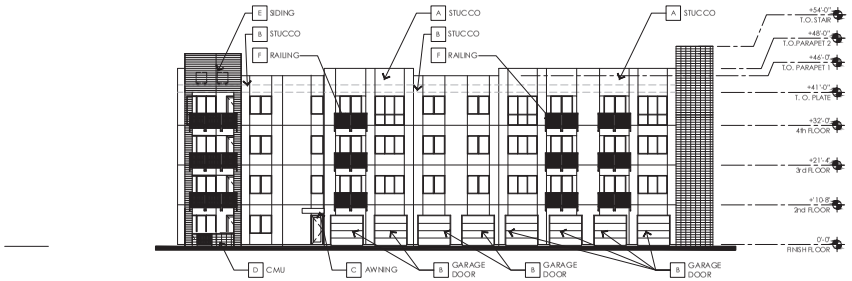
BUILDING 3 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.3.1

1 **BUILDING 4 - WEST ELEVATION**

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



2 **BUILDING 4 - NORTH ELEVATION**

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

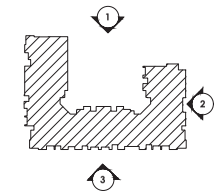
3 **BUILDING 4 - EAST ELEVATION**

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 6005 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D	CMU	SUPERLITE STACK BOND	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP-MAP



REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
(06-28-21)
Date Signed
ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES
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20-2025-00

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Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX
NOV 30 2021
Planning & Development Department

BUILDING 4 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.4.1

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 6005 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
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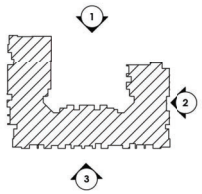
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP-MAP



REGISTERED ARCHITECT
CERTIFICATE NO. 13467
GARY D. TODD
06-23-21
Date Signed
ARIZONA, U.S.A.

MDIV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE APPLICATION MEETING	05-11-2021

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PUD SUBMITTAL

06-23-2021

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NOV 30 2021
Planning & Development Department

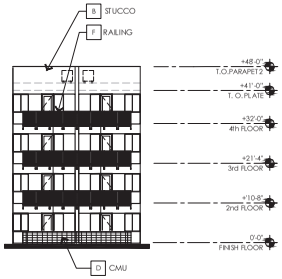
BUILDING 4 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.4.1

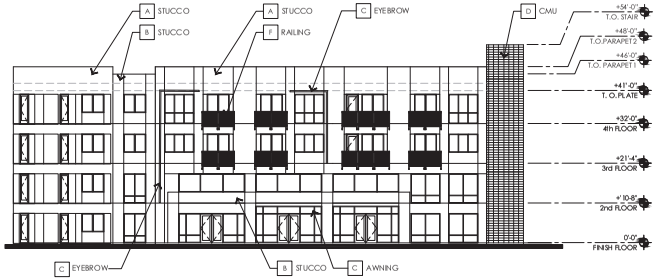
1 BUILDING 4 - SOUTH ELEVATION

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



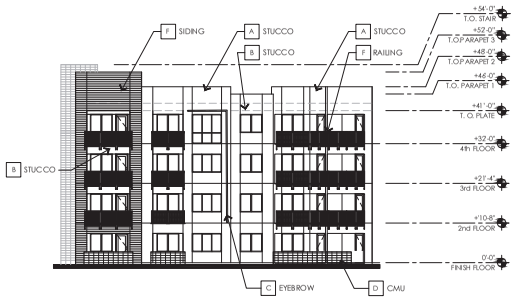
3 BUILDING 4 - NORTHEAST ELEVATION

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



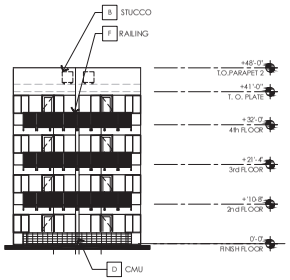
2 BUILDING 4 - SOUTH ELEVATION

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



5 BUILDING 4 - NORTH ELEVATION

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



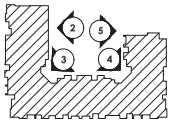
4 BUILDING 4 - SOUTHEAST ELEVATION

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

COLOR SCHEDULE

	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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP-MAP



REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
06-23-21
Date Signed
ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES

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20-2025-00

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PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX

NOV 30 2021

Planning & Development Department

BUILDING 4 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.4.2

1 BUILDING 4 - SOUTH ELEVATION

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

3 BUILDING 4 - NORTHEAST ELEVATION

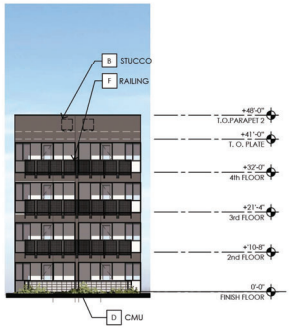
SCALE: 1/16" = 1'-0"

2 BUILDING 4 - SOUTH ELEVATION

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

5 BUILDING 4 - NORTH ELEVATION

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



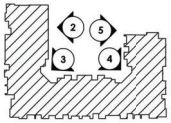
4 BUILDING 4 - SOUTHEAST ELEVATION

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

COLOR SCHEDULE

	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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP



REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
06-23-21
Expires 12/31/2021
ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES
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PUD SUBMITTAL

06-23-2021

BUILDING 4 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.4.2

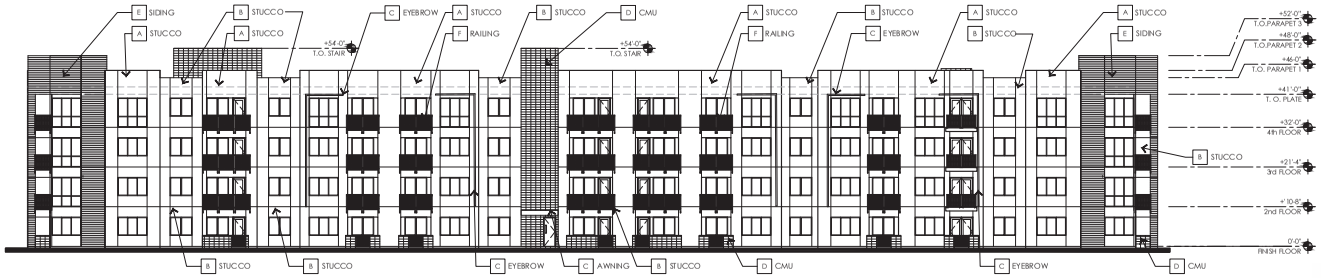
CITY OF PHOENIX
NOV 30 2021
Planning & Development Department

1 BUILDING 5 - WEST ELEVATION

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

2 BUILDING 5 - NORTH ELEVATION

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



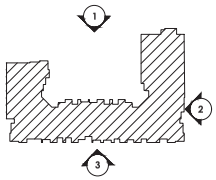
3 BUILDING 5 - EAST ELEVATION

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 6005 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D	CMU	SUPERLITE STACK BOND	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP - MAP



REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
06-23-21
EXPIRES 12-31-22
ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES
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20-2025-00

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PUD SUBMITTAL

06-23-2021

BUILDING 5 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.5.1

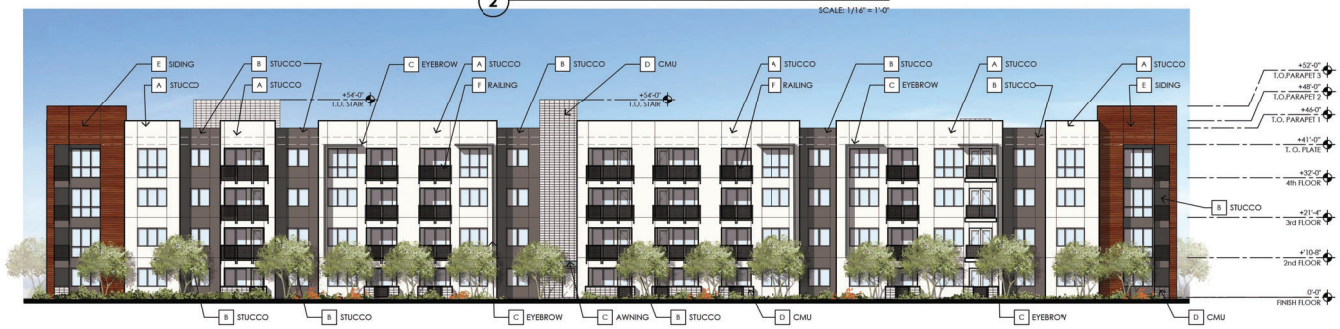
CITY OF PHOENIX
NOV 30 2021
Planning & Development Department

1 BUILDING 5 - WEST ELEVATION

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

2 BUILDING 5 - NORTH ELEVATION

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



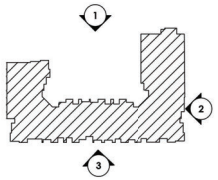
3 BUILDING 5 - EAST ELEVATION

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 6005 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D	CMU	SUPERLITE STACK BOND	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP



REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 06-23-21 Expires 12/31/2022 ARIZONA, U.S.A.

MDEV/SDEV NO.	2100187
PAPP NO.	2102806
DSD KIVA NO.	21-1644
VILLAGE	CAMELBACK EAST
ZONING MAP	F11
QUARTER SECTION NO.	10-38
PRE-APPLICATION MEETING	05-11-2021

TODD + ASSOCIATES

602-952-8280 / TCDDASSOC.COM

20-2025-00

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Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

BUILDING 5 - EXTERIOR ELEVATIONS

Preliminary Not For Construction

A4.5.1

CITY OF PHOENIX

NOV 30 2021

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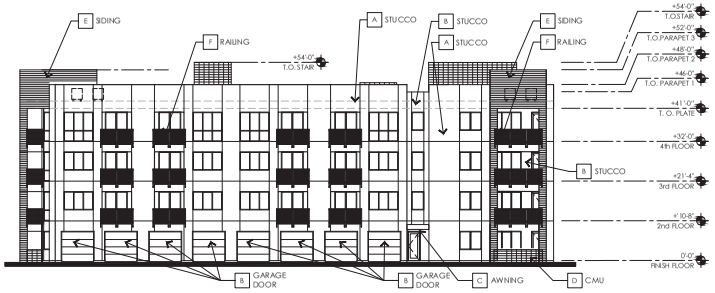
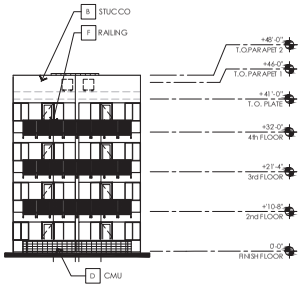


1 **BUILDING 5 - SOUTH ELEVATION**

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

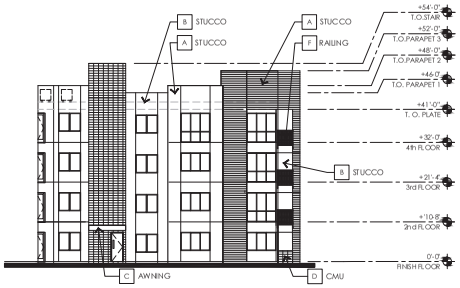


3 **BUILDING 5 - NORTH ELEVATION**

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

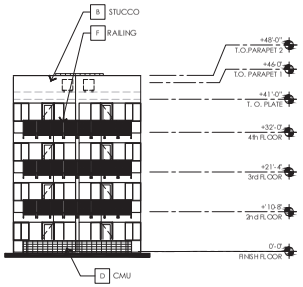
2 **BUILDING 5 - NORTH ELEVATION**

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



5 **BUILDING 5 - SOUTH ELEVATION**

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



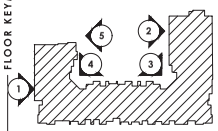
4 **BUILDING 5 - SOUTH ELEVATION**

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

COLOR SCHEDULE

	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	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP-MAP



REGISTERED ARCHITECT
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13467
GARY D. TODD
06-23-21
Date Signed
ARIZONA, U.S.A.

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VILLAGE	CAMELBACK EAST
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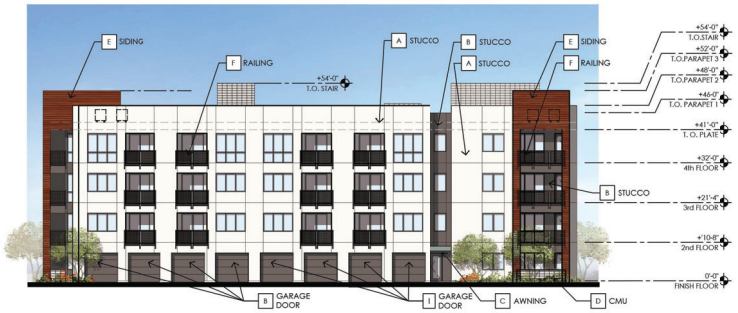
BUILDING 5 - EXTERIOR ELEVATIONS

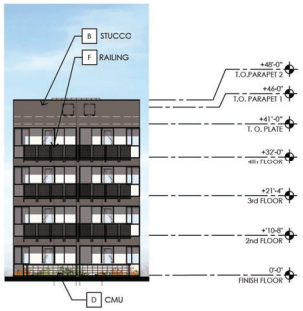
Preliminary Not For Construction

A4.5.2



1 BUILDING 5 - SOUTH ELEVATION

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



3 BUILDING 5 - NORTH ELEVATION

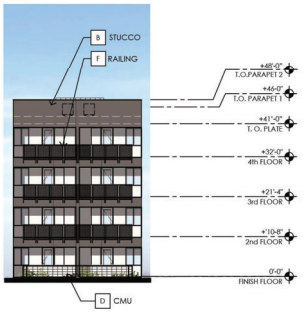
SCALE: 1/16" = 1'-0"

2 BUILDING 5 - NORTH ELEVATION

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

5 BUILDING 5 - SOUTH ELEVATION

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



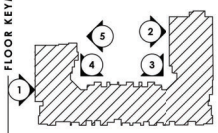
4 BUILDING 5 - SOUTH ELEVATION

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 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D	CMU	SUPERLITE STACK BOND	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP



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MDEV/SDEV NO.	2100187
PAPP NO.	2102804
DSD KIVA NO.	21-1644
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

A4.5.2

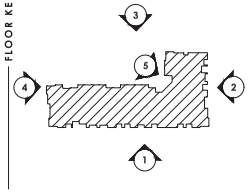
1 BUILDING 6 - WEST ELEVATION

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 "FOLKSTONE"
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (ACCENT) "JASPER STONE"
D	CMU	SUPERLITE STACK BOND	"BONE" 8x8x16 GROUND FACE
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWOOD OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTONE"
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRONZE

FLOOR KEYMAP MAP

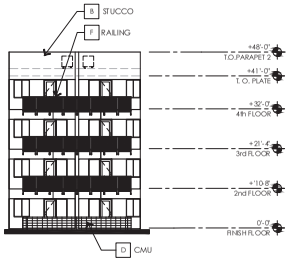


4 BUILDING 6 - SOUTH ELEVATION

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"

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BUILDING 6 - EXTERIOR ELEVATIONS

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A4.6.1

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"

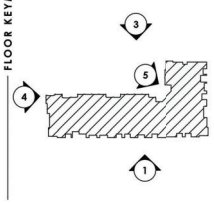
3 BUILDING 6 - EAST ELEVATION

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

COLOR SCHEDULE

	LOCATION	MANUFACTURER	COLO
A	PAINT #1	SHERWIN WILLIAMS	SW 7757 "HIGH REFL WHITE"
B	PAINT #2	SHERWIN WILLIAMS	SW 6005 "FOLKSTON
C	ACCENT PAINT	SHERWIN WILLIAMS	SW 9133 (A "JASPER ST
D	CMU	SUPERLITE STACK BOND	"BONE" 8x8x16 GROUND F
E	SIDING	PAC-CLAD 7" FLUSH PANEL	CHERRYWO OAK
F	METAL RAILING, AWNINGS & CANOPIES	SHERWIN WILLIAMS	SW 6005 "FOLKSTON
G	ALUMINUM STOREFRONT	ARCADIA	DARK BRO

FLOOR KEYMAP



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