



WOOD
PARTNERS

Alta Camelback

Southeast Corner of 7th Street
& Camelback Road

**Planned Unit Development
Land Use & Standards Narrative**

Case No. Z-39-15

1st Submittal: July 17, 2015

2nd Submittal: September 22, 2015

Draft Public Hearing: October 20, 2015

City Council Adopted: December 2, 2015

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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.

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PURPOSE & INTENT

The purpose of the Alta Camelback Planned Unit Development (“PUD”) is to create specific land use and development standards to guide the redevelopment of the site, which is comprised of (3) developed parcels that extend between 7th Street and 8th Place, just south of Camelback Road. Given the site’s unique orientation and shape, the PUD was intentionally selected, because it allows the developer to incorporate standards that encourage urban design for this multi-family housing project that will be consistent with the intense mixed-use character of this area. The residential development proposal by Wood Partners has been carefully designed to create an environmentally responsive and pedestrian-oriented urban residential project in proximity to the Metro Light Rail on Central Avenue, existing commercial retail, shops and restaurants, a church, a gas station and a variety of nearby residential and commercial uses. Rezoning the site, which currently consists of automotive services, and offices, to a comprehensive Planned Unit Development (PUD) designation will accommodate a cohesive, urban living environment, which will add to the emerging vibrant character of the area. This request seeks to rezone the subject site from the existing C-2 (Commercial) zoning district to PUD to allow for a contemporary four-story/60 foot tall multi-family residential community with an internalized five-story parking structure.

We believe that a variety of living styles are a critical element in attaining the proper balance of land uses within each village and the City in general. This infill site’s setting at 7th Street and Camelback Road, just a one-half mile east of the Central Avenue and Camelback Road Light Rail transit station, provides a unique opportunity to attract a wide spectrum of urban residents, who seek excellent local and regional access to nearby employment, commercial services and pedestrian-orientated transportation. In fact, this residential project offers convenient pedestrian access to a variety of public transportation systems and is in sync with the area’s unique character and land use pattern. Adding this rental community will support the strong and vibrant Central Avenue employment center. Future residents and guests of Alta Camelback have only a short walk to high-capacity Metro Light Rail transit system. Lastly, residents and their guests will generate significant economic activity to benefit existing and future retail and service businesses of Midtown Phoenix.

Goals:

The proposed development meets the City’s adopted policies and goals for the Central Avenue urbanized corridor by redeveloping these under-utilized properties with a dynamic new residential use. The project establishes a transition of urban living units among the broad mix of uses that are adjacent to the site and in the general area, which include commercial shopping/restaurants, offices, apartments, and single-family homes. This project will allow for the redevelopment of the site, allowing it to contribute to the array of residential housing living styles and types in the area.

This PUD has been prepared pursuant to Section 671 of the city of Phoenix Zoning Ordinance in order to establish the regulatory framework for this plan. This land use and development standards narrative is intended to be a stand-alone document comprised of zoning regulations, permitted uses, development standards and design guidelines for the project. Further, this PUD includes general background information to help illustrate the intent of the development. The proposed site plan and colored 7th Street building elevations are conceptual representations of the proposed character and quality of the development. Plans and documents with specific designs will be processed through the city of Phoenix site plan review process in accordance with Section 507. Provisions not specifically regulated by this PUD are governed by the city of Phoenix Zoning Ordinance. This PUD only modifies zoning ordinance regulations and does not modify other city codes or requirements.

OVERALL DESIGN CONCEPT

This infill development is an assemblage of (3) three parcels of land between 7th Street and 8th Place just south of Camelback Road in order to accommodate the proposed 230 urban style rental units. This PUD creates a unified pedestrian-oriented project in the heart of central Phoenix within a contemporary 4-story residential building that includes strategically placed loft/mezzanine level massing to capture views, and complement the blend of commercial retail, offices and residential zoning districts to the north, east and south.

The proposed 4-story residential buildings are located approximately ten feet from all perimeter property lines facing outward to 7th Street (west), Camelback Road (north), and 8th Place (east). A few of the units face inward to the internalized pool and recreational amenities. The multi-level project parking is strategically located internal to the project and behind the units themselves which is an innovative design feature. The project also includes approximately 7,500 square-foot leasing office with a fitness center and clubroom, which is orientated towards 7th Street, making the on-going activity at the pedestrian and vehicular level visible from 7th Street with ample 1 and 2-story storefront glazing. As noted, parking is provided through a proposed five-story internal parking structure that is located on the eastern half of the site. Decorative textured and scored concrete will mark the main entry of the residential community, complementing the building's architecture. The development utilizes dynamic pedestrian-friendly access points from the street to the buildings. As shown by the site plan, the project includes a major entry from 7th Street, clearly articulated for pedestrian and vehicular entry to the property. Primary vehicular access to the site is provided from a major arterial roadway (7th Street) with a secondary access point from 8th Place for residents only with key access to the parking garage. This insulates the development from the surrounding area as it dead-ends immediately south of the property at the end of the cul-de-sac which is shared with office complex to the south and apartments to the east. Clearly, the proposed residential development will not have a negative impact on the variety of uses within the surrounding area especially to the east or south of the subject property.

The building architecture draws from the evolving aesthetic context and character of the area with refined textured concrete veneer and articulated stucco walls that are accompanied by urban-style materials, textures and several coordinated colors to enhance the exterior elevations. Each building entry for the four-story buildings connects to an elevator and stairs. Resident windows have been thoughtfully placed along the building façade to preserve residents' privacy. Clearly, this PUD will enhance the character of the area by removing several neglected buildings that have remained either vacant or that have been in a steady decline for decades with a modern, walkable development that engages the pedestrian at the ground-level with an emphasized presence along 7th Street. The proposed architecture creates height and massing at key points, creating a distinctive and recognizable residential project in the area.

As noted earlier, the resident parking is provided interior to the site tucked behind the residential buildings at grade level as depicted on the site plan. Pedestrian comfort and connectivity is assured through design features throughout the development, including clearly demarcated interior and exterior paths of travel that connect residents and guests from their homes to robust amenity areas. Walkways within the interior and along the perimeter of the project are shaded with either architectural projections or landscaping techniques.

The project will include approximately 230 rental residences with 1, 2 and 3 bedrooms, ranging in size from approximately 686 to 1,747 livable square-feet. Select areas of the proposed residential building will feature a mezzanine level for 4th story residents and an outdoor rooftop terrace, taking advantage of the dynamic urban and mountain views. The proposed amenities dedicated for the residents' enjoyment include a resort-style pool, a fitness/clubhouse center, bicycle parking and a dog run.

SITE LOCATION, ACREAGE & CONTEXT

This 3.39 gross/3.09 net acre site is located south of the southeast corner of 7th Street and Camelback Road. This site is located in a diverse area that now accommodates a multitude of dining, shopping and entertainment opportunities. The existing area is historically older in nature, but it has been preserved with its own unique identity through the years.

TOPOGRAPHY & NATURAL FEATURES

The topography of the infill property is flat, with the on-site commercial development having removed any past natural features.

GENERAL PLAN LAND USE PLAN & CONFORMANCE

The site is located in proximity of one of the most heavily traversed intersecting roadways in the City, which has influenced the establishment of a variety of uses contributing to the area's modern and dynamic urban environment. The light rail station and associated park and ride facility is approximately one-half mile from this intersection and the area is being transformed much like the Central Avenue corridor itself between downtown and north of Camelback Road. Approximately a dozen redevelopment projects have either been completed or are underway within this immediate area which has brought new life, excitement and an evolving dynamic character to increase commerce in the area.

Additionally, the site is centrally located to three of the largest employment corridors in the City including the Camelback Corridor, Midtown Phoenix, and Downtown Phoenix, which makes this project an ideal location for professionals seeking to avoid long commutes to work and to live, eat, work and play in the same area. Alta Camelback is consistent with the evolving character of this area, given the numerous redevelopment projects underway or planned and the fact that it is in close proximity to the light rail, Central Avenue corridor, Downtown Phoenix and is a short distance from the Camelback East Village Core at 24th Street. Additionally, this proposal is consistent with existing height both in the immediate vicinity and in the broader area along 7th Street. Finally, this site is a prime location for the proposed multi-family project.

The General Plan encourages new development that fits the scale and character of the surrounding area. The property is designated Commercial, which allows for retail, office and residential homes, and the character of the area over the recent years has transitioned into a thriving, mixed-use area where local residents can enjoy this variety of services and recreational options. The project will support local businesses, which in turn will have a positive effect on property values and it will preserve the balance between the employment-to-population goals envisioned for the Village.

Land Use Element

GOAL 1 NEIGHBORHOOD POLICY:

***Policy 6: Ensure that neighborhoods have reasonable access to basic neighborhood support services.**

This residential proposal will usher in a new population of residents with convenient access to the area's support services. This proposal will support the surrounding retail establishments and these new residents will generate significant economic activity for the benefit of Phoenix. Local community businesses have suffered enormously during the past few years. This proposed project can provide hundreds of new customers for the nearby retail, restaurants and businesses. Furthermore, the project's residents will not only potentially work, but also live in this area on a 24-hour, seven-day-a-week basis. It is likely that significant job creation will

result from this project and considerable on-going sales tax revenue increase with the spending activity of the future residents.

GOAL 2 EMPLOYMENT & POPULATION BALANCE:

***Policy 6: Encourage a balance (50/50) between basic and service employment within each village.**

***Policy 11: Promote the development of jobs in employment centers identified in Figure 26 (Area E- North Central Avenue Corridor).**

Future residents of the proposal will create a new pool of customers for the nearby retail establishments and restaurants which will support their continuing viability and may promote job growth in these establishments. Additionally, future residents will have the ability to be closer to employment, which in turn reduces carbon emissions and makes use of the City's investment in mass transit. The success of housing makes existing businesses thrive and the resulting synergy makes the area more attractive to more employers.

GOAL 3 INFILL: Vacant/underdeveloped land in the older parts of the City should be developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.

***Policy 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area's transitional objectives.**

Revitalization of the subject property, which is comprised of several underutilized parcels within this urban area will have a positive domino effect on all aspects of the local economy, including making the area more attractive for new businesses and employers. Thus, with the added population which will be introduced into the area from this project and others nearby, the City's goals of having a balance between population and employment will be sustained over the long-term. This high-quality residential project is in keeping with the evolving character of the area and implements the City's goals for providing viable pedestrian-friendly housing options within the community. As a practical matter, this intersection of 7th Street and Camelback Road is in the heart of the City; however, these parcels have been underutilized for many years. The proposed development will bring sophisticated urban living to the neighborhood and offer significant positive externalities to both new and established retail and office uses in the area.

GOAL 4 MIXED LAND USE DEVELOPMENT: Mixed land use patterns should be developed within urban villages and at smaller scales to minimize the number and length of trips.

*** Policy 1: Support healthy urban villages, with a balanced mix of housing employment opportunities and services as a principle means to reduce vehicle trip length and associated emissions.**

*** Policy 2: Strongly encourage within each urban village, mixed-use development projects that include amenities for transit use, ridesharing, bicycling and pedestrian access, which can play a significant role in reducing driving.**

This compact residential development provides residents direct access to nearby public transportation along 7th Street which provides immediate access to restaurants and amenities of the area including the Light Rail system which plays a significant role to reduce driving.

Neighborhood Element:

GOAL 2 COMPATIBLE NEIGHBORHOOD DEVELOPMENT: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

*** Policy 3: Create new development/redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

As proposed, the redevelopment of the site compliments the scale and character of this urban area. Adjacent to the south of the subject site is a dense, 4-story office complex. To the east, is a 3-story with mezzanine apartment project and to the southwest at Indian School Road is the 6-story Veterans Hospital/medical complex. These are just a few of the multi-level office, medical, educational and multi-family projects along the 7th Street corridor. The project will provide a sophisticated, upscale multi-family housing option that also addresses the visual environment from the perimeters due to the overall design of the residential units which wrap the parking garage and provide a visual buffer from the streetscape. Further, direct vehicular access to 7th Street is proposed, thereby avoiding potential cut-through traffic from local streets. Considering the diverse nature of this area, this development is comparable to the surrounding uses and will add to an already attractive spot for local residents and visitors to enjoy.

ZONING & LAND USE COMPATIBILITY

Alta Camelback is a multi-family development with an urban design theme that encourages pedestrian interaction with a variety of retail, dining, services, entertainment and high-value employment uses in the area, especially given that the site is just a 10-minute walk from the Central Avenue and Camelback Road Light Rail station. This proposal, as illustrated by the accompanying site plan and elevations, will have a beneficial impact on both the current and future surrounding land uses. Due to the existing mixed-use character within the vicinity and the variety of non-residential uses that are established in this area, the proposed zoning is an appropriate transition between the business-orientated uses along 7th Street and Camelback Road and the multi-family uses to the east. The subject site is also within very close proximity to the future area along Camelback Road that is to likely be designated as part of the City's new Walkable Urban form base code's *Uptown Character* area, which envisions greater intensity and density of residential uses along the Light Rail corridor. Further, this development proposal

corresponds to the perimeters that are shared with a variety of uses by virtue of both the proposed site design and building layout. Considering the diverse nature of this area, this development is comparable to the surrounding uses and will add to an already attractive spot for local residents and visitors to enjoy.

The existing land uses and zoning adjacent to the site are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On-site	Automotive shop, Office	C-2
North	Gas station, church, restaurant	C-2 HP, C-2, R4-A
South	Commercial office complex	R-3, R1-10
East	Multi-family	R-4
West	Commercial retail/restaurants	C-2

LIST OF USES

This PUD seeks approval for the proposed primary rental, multi-family residential use. However, this PUD also allows for (but does not require) the following accessory uses to support future residents and guests of the project.

- Assembly related uses:
 - Fitness Center
 - Clubroom
 - Demonstration Kitchen and coffee/juice bar
- Business related uses:
 - Live-work
 - Leasing Office
 - Workroom/Conference & Business Center
 - Offices

DEVELOPMENT STANDARDS & GUIDELINES

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

Development Standards and Guidelines	
Maximum Density	75 du/ac
Minimum Building Setbacks	
	North 10-feet South 10-feet East 8 -feet West 10-feet (which allows for 4-foot architectural projections above 9-feet for balconies and signage)
Building Height Maximum Number of Stories	60-feet maximum 4 stories (with allowance for mezzanine level as defined in the city of Phoenix Zoning Ordinance)
Maximum Lot Coverage	80%
Minimum Parking Standards	Residents 1.32 space per unit Unreserved Visitor .21 space per unit <u>Total Provided:</u> <ul style="list-style-type: none"> • Garage: 338 spaces (which allows for up to 40 unreserved spaces for visitors/ guests) • At grade Visitor/Prospective Tenant: 10 spaces
Vehicular access locations are subject to the proposed site plan and circulation plan unless modified by the city of Phoenix.	
Pedestrian access walkways shall be a minimum of 5-feet in width.	
Minimum Common Open Space	15% gross site area
Building and Shade	
Shading shall be provided along the right-of-way frontage, excluding driveways, loading, and service berths. Shade calculations shall be based on the summer solstice at 12:00 p.m.	
Public Sidewalk shade	50% minimum
Landscaping Standards & Planting Guidelines	
Minimum Landscape Setbacks	
	North 10-feet South 10-feet East 8 -feet West 10-feet (which allows for 4-foot architectural projections above 9-feet for balconies and signage)
Minimum Landscape Standards	

Adjacent to Public Right-of-way	(1) 2-inch caliper drought-resistant tree planted 25-feet on center, less driveways and sidewalks. (5) 5 gallon drought-resistant shrub for each tree and minimum 50% of living ground-cover.
Adjacent to Interior Property Lines	2-inch caliper tree planted 20-feet on center (60% of required trees) 1-inch caliper tree planted 20-feet on center (40% of required trees) (5) 5-gallon shrub for each tree and minimum 50% of living groundcover
<p>If street trees or landscaping cannot be planted due to a public utility conflict, additional architectural shading techniques or public amenities shall be provided within the area. Amenities may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Architectural projections and shading devices • Additional stand-alone structural shade elements 	
<p>Tree locations in conflict with overhead power lines may use alternative tree species that are on the approved SRP or APS utility plant list.</p>	
<p>The perimeter shall be developed to have a consistent look. It is encouraged that the perimeter shall have a themed street tree landscape appearance. The perimeter of the site shall also incorporate the use of flowering desert shrubs and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Drought tolerant shade trees and architecturally themed perimeter screen walls shall be incorporated along all site edges.</p>	
<p>Building Design</p>	
<p>The following are standards that are measurable and enforceable by the City and will be provided:</p> <ul style="list-style-type: none"> • Materials shall utilize colors present in the desert landscape • The exterior façade of buildings shall contain architectural shading devices Any portion of the parking garage structure visible from the public right-of-way shall be screened with material and design in a manner consistent with the primary residential buildings. • All sides of a structure shall exhibit design continuity and contain exterior accent materials that exhibit quality and durability. • Monotonous building elevations shall be avoided, building accents should be expressed through architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels. 	
<p>Sustainability Standards and Guidelines</p>	
<p>The following are standards that are measurable and enforceable by the City and will be provided:</p> <ul style="list-style-type: none"> • Multi-family residential development shall provide common bicycle parking at 0.15 spaces for each residential unit, with a maximum of 30 spaces. • Bicycle parking for multi-family residential shall be provided in a secured location which 	

may include individual lockers or racks. At least one area will be accessible within 250-feet from the street. The location and dimension of bike racks is subject to the City’s approval during the technical site plan review process.

- That a minimum of 50% of public sidewalks shall be shaded through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices. Shade calculations shall be based on the summer solstice at 12:00 p.m.

The following are sustainability practices are highly encouraged but are not enforceable by the City:

- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system to minimize water waste.
- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings’ HVAC systems to eliminate the usage of CFC’s and CFC based refrigerants.
- Encourage the use of water based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.

Signage Standards

Signage for the development shall consist of three classes of signs: vertical blade signs, parapet mounted wall signs, and other sign types. The proposed vertical blade and parapet mounted signs shall be provided along the perimeter of the development and are primarily intended to identify and advertise the residential community. Other sign types visible from the public right-of-way, which may identify residential buildings/units, community programs/information, or serve as way-finding signs for the community are allowed as set forth in Section 705 of the city of Phoenix Zoning Ordinance. All other sign types not specifically addressed in this PUD shall comply with the allowed signage criteria for multi-family land uses under Section 705 of the city of Phoenix Zoning Ordinance.

Vertical Blade Signage

Maximum Dimensions	<i>20-feet height by 30-inches wide</i>
Sign area (base or structure excluded)	<i>Maximum 50 SF each; Maximum 2 for the development; Minimum sign height shall be no less than 9-feet above finished grade level and allowed to project up to a maximum of 3-feet from the face of the building.</i>
Illuminated Display Area (maximum)	<i>Double-sided internally illuminated cabinets with LED –Halo illuminated reverse pan channel (RPC) letters which are attached to the fascia of the building to display name of community.</i>
Materials	<i>Aluminum, steel, acrylic, paint</i>

<i>Parapet Mounted Wall Signage</i>	
Maximum Dimensions	<i>3-feet height by 23-feet long</i>
Sign area (base or structure excluded)	<i>Maximum 70 SF each; Maximum 2 for the development</i>
Illuminated Display Area (maximum)	<i>4" thick illuminated RPC letters to display name of community.</i>
Materials	<i>Aluminum, steel, acrylic, paint</i>
Phasing Plan	
No Phasing Plan proposed at this time	

COMPARATIVE ZONING STANDARDS TABLE

STANDARDS	R-5 PRD ZONING	PUD ZONING
DENSITY	MAXIMUM 52.2 D.U. /ACRE	MAXIMUM 75 D.U./ACRE
BUILDING SETBACKS	PERIMETER ADJACENT TO STREETS: 20' PERIMETER ADJACENT TO PROPERTY LINES: 10'	EAST: 8' WEST: 10' (which allows for 4-foot architectural projections above 9-feet for balconies and signage) NORTH: 10' SOUTH: 10'
LANDSCAPE SETBACKS	PERIMETER ADJACENT TO STREETS: 20' PERIMETER ADJACENT TO PROPERTY LINES: 5'	EAST: 8' WEST: 10' (which allows for 4-foot architectural projections above 9-feet for balconies and signage) NORTH: 10' SOUTH: 10'
HEIGHT	4 STORIES OR 48'	4 STORIES OR 60'
LOT COVERAGE	MAXIMUM 50%	MAXIMUM 80%
COMMON AREA	MINIMUM 5% GROSS AREA	MINIMUM 15% GROSS AREA

SITE CIRCULATION

The proposed site circulation as depicted by the conceptual site plan subject to approval by the city of Phoenix.

OTHER DEVELOPMENT STANDARDS & GUIDELINES

SUSTAINABILITY:

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

- That a minimum of 50% of common amenities areas shall be shaded.
- That a minimum of 80% of parking provided shall be shaded.
- That the development shall incorporate a high-reflectivity roof coating and/or be made of high-reflectivity materials in order to help mitigate the urban heat island effect.

Further, each home shall incorporate environmentally sensitive "elements" to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, energy efficient appliances, dual glazed windows, zero VOC interior paints and sealants, reduced flow fixtures, enhanced thermal performance of the building envelope.

INFRASTRUCTURE

Grading and Drainage:

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

Water and Waste Water:

The site is currently being serviced by an existing 8" sewer line in 7th Street and an existing 8" sewer in 8th Place. This residential development will utilize the same public sewers. For water, there is an existing 6" and 12" waterline line in 7th Street that will be used for fire and water service. In addition, an existing 6" waterline is within 8th Place that can be incorporated in the fire line loop through the site. Further, water and wastewater infrastructure requirements will be determined at the time of the site plan review, when the final land-use and urban design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The project site may be served by the existing city of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

EXHIBIT A

Aerial of Subject Site
Subject 3.09 Acre Site



EXHIBIT B

**Existing & Proposed General Plan Land Use Map
Commercial**

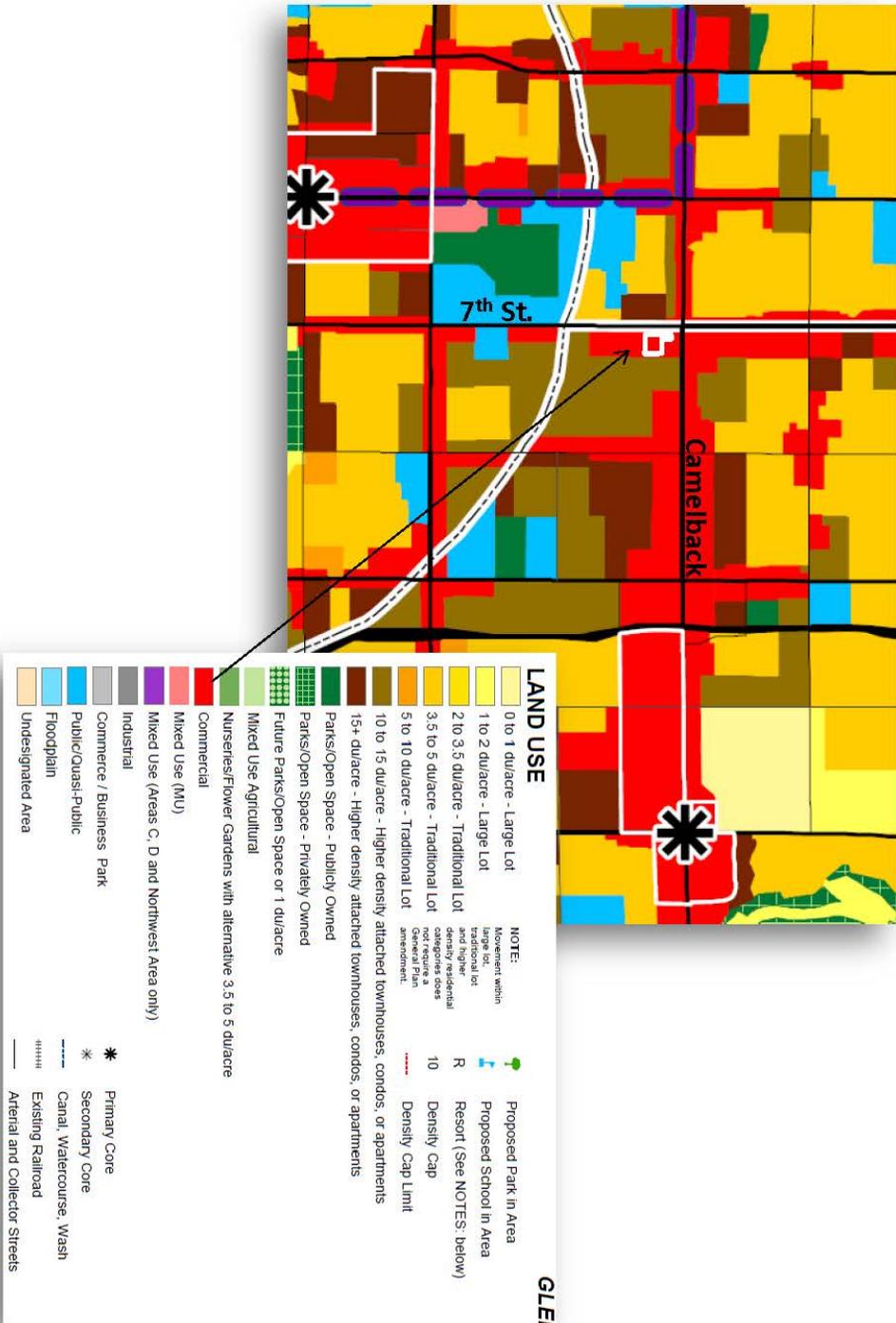


EXHIBIT C

Existing Zoning Map

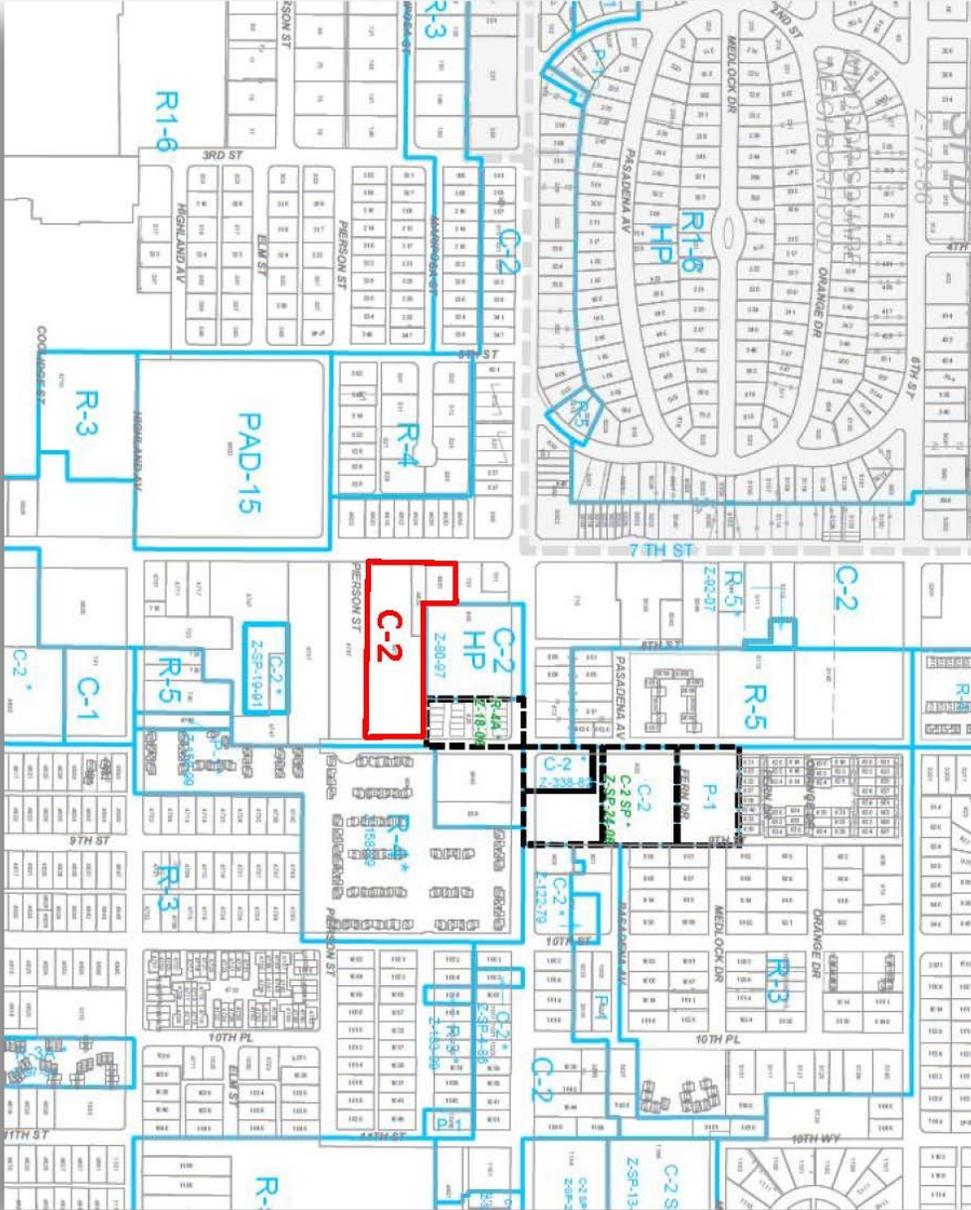


EXHIBIT D

Proposed PUD Zoning Map

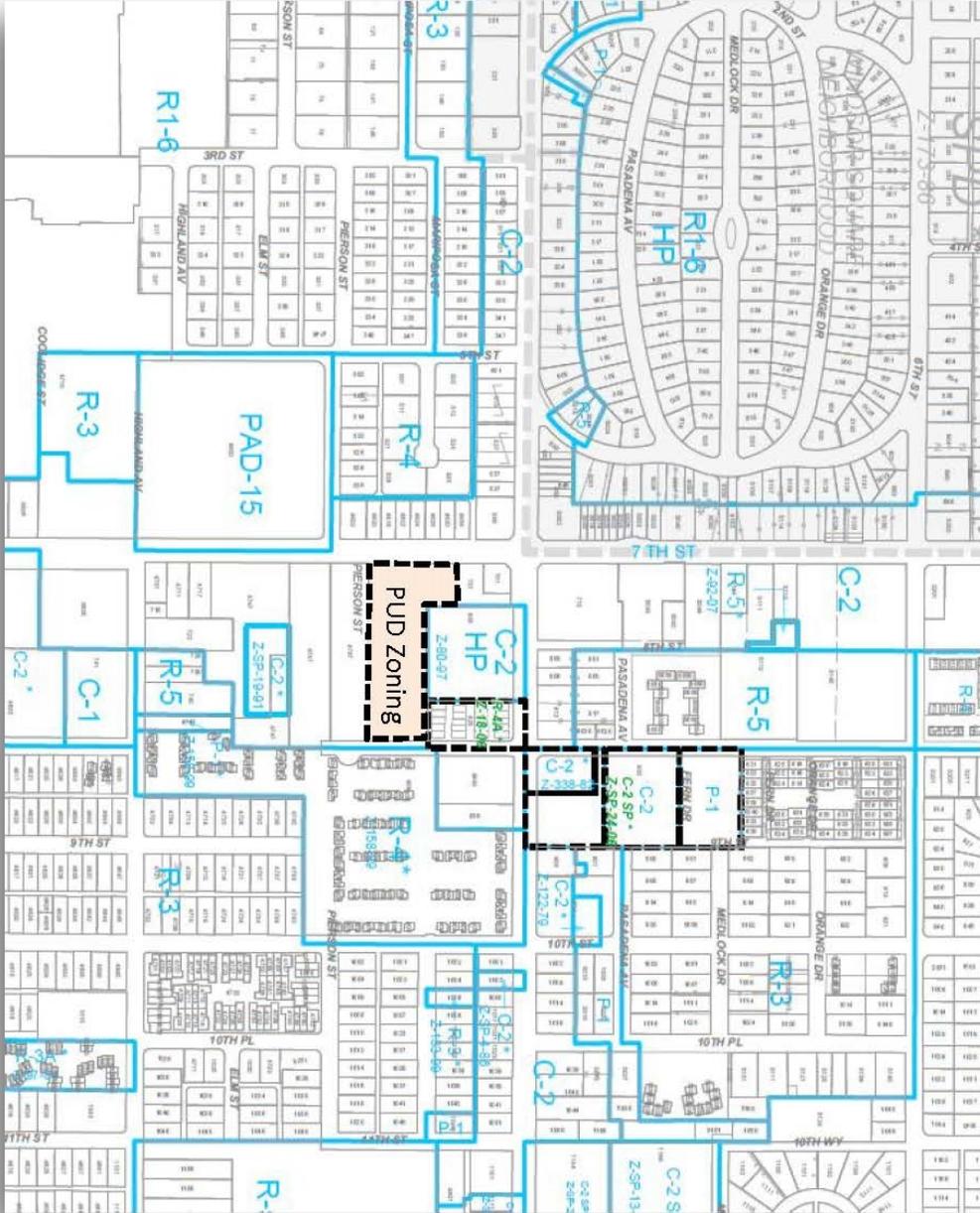


EXHIBIT E

WOOD PARTNERS
Apartment Homes
7TH STREET, CAMELBACK PHOENIX, ARIZONA
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ, 85258
PHONE: 480.452.8222

ALTA CAMELBACK

CITY OF PHOENIX
NOV 10 2015
Planning & Development
Department

PRELIMINARY SITE PLAN

A1

0 15' 30' 60'

NORTH

PRELIMINARY SITE PLAN

DESIGN DEVELOPMENT

DATE: 11/10/15
SCALE: 1/8" = 1'-0"

PROJECT DATA

GENERAL NOTES:
1. SEE ALL CITY ORDINANCES AND SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS SHOWN OTHERWISE.
5. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS SHOWN OTHERWISE.
7. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.
8. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS SHOWN OTHERWISE.
9. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.
10. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS SHOWN OTHERWISE.

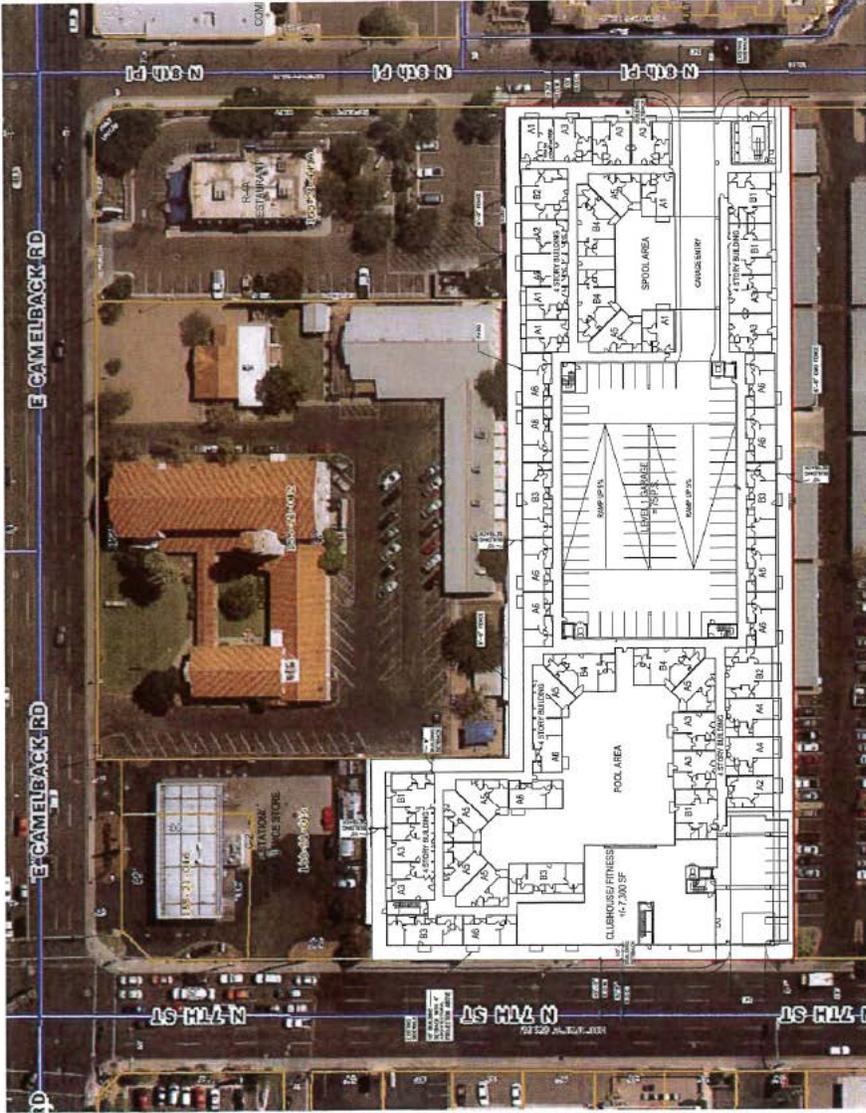


EXHIBIT F



ALTA CAMELBACK

Landscape Concept Plan
 andersonhannon
 LANDSCAPE ARCHITECTS

EXHIBIT G



PERSPECTIVE VIEW
SOUTH ALONG 7TH STREET

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REZONE
SUBMITTAL

ALTA CAMELBACK

Apartment Homes
7TH STREET & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ, 85258
PHONE: 480-957-0822

PRELIMINARY
NOT FOR
CONSTRUCTION

biltform architecture
biltform group, llc
11000 North Central Expressway, Suite 1100
Phoenix, Arizona 85028
PHONE: 480-957-0822
WWW.BILTFORM.COM





- ELEVATIONARY NOTES:**
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- EXTERIOR COLOR SCHEDULE 1:**
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REZONE SUBMITTAL

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DATE: 08/14/2018

BY: [Signature]

SCALE: AS SHOWN

ALTA CAMELBACK
Apartment Homes
7TH STREET & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
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EXTERIOR ELEVATION

BILTFORM ARCHITECTURE

10000 N. CENTRAL EXPRESSWAY, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: 602.998.8888
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- SECTION NOT TO SCALE**
1. EXTERIOR FINISH
 2. EXTERIOR WALL FINISH
 3. EXTERIOR WINDOW FINISH
 4. EXTERIOR DOOR FINISH
 5. EXTERIOR BALCONY FINISH
 6. EXTERIOR STAIR FINISH
 7. EXTERIOR SIGNAGE
 8. EXTERIOR LIGHTING
 9. EXTERIOR FURNITURE
 10. EXTERIOR PLANTING
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NORTH ELEVATION
EXTERIOR BUILDING ELEVATIONS

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biltform
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REVISION

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DATE: 08/14/2018
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

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- ELEVATION MATERIALS**
1. EXTERIOR WALLS - CONCRETE
 2. WINDOW FRAMES - ANODIZED ALUMINUM
 3. WINDOW GLASS - CLEAR
 4. BALCONY FLOORS - POLISHED CONCRETE
 5. BALCONY RAILINGS - ANODIZED ALUMINUM
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EXTERIOR COLOR SCHEDULE

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REVISIONS

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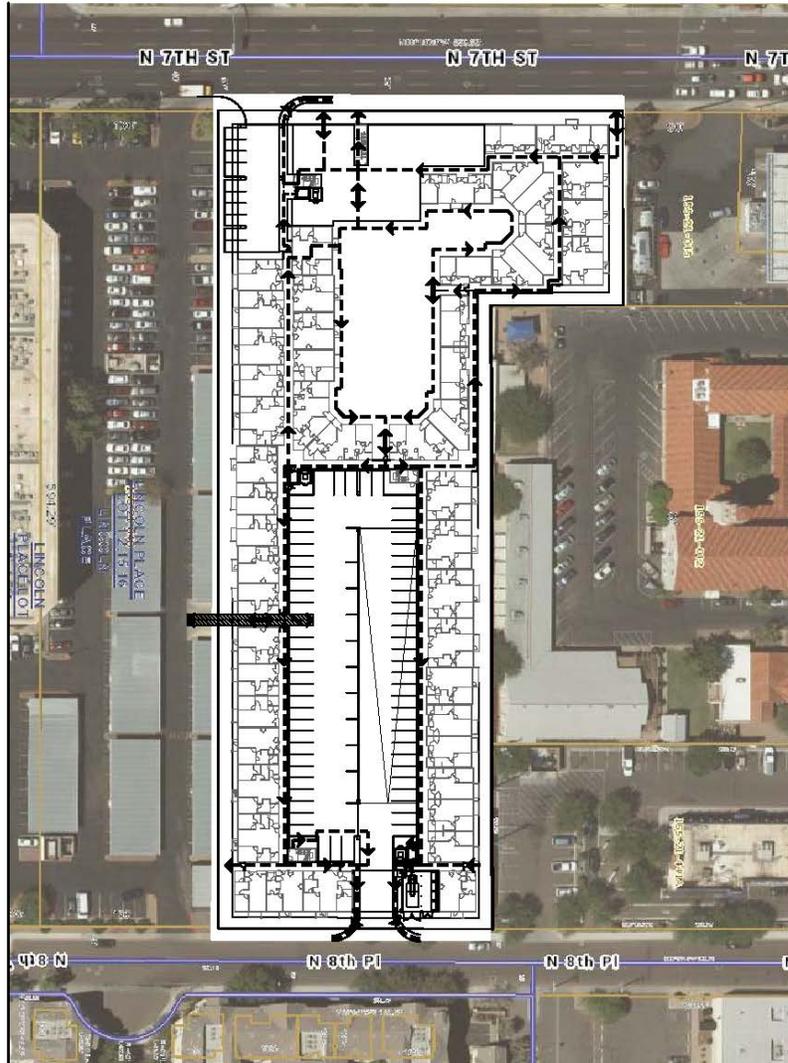
ALTA CAMELBACK
 Apartment Homes
 TELERRETT & CAMELBACK PARKS, PHOENIX, ARIZONA
WOOD PARTNERS
 8777 E. Via De Ventura, Suite 201, Scottsdale, AZ 85258
 PHONE: 480.637.0822

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CONSTRUCTION

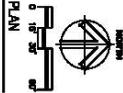
Billform Architecture
 Group, LLC
 10000 N. 19th Avenue, Suite 100
 Phoenix, AZ 85021
 PHONE: 602.954.1111
 WWW.BILLFORMARCHITECTURE.COM



EXHIBIT H



SITE CIRCULATION PLAN



8 1/2" X 11" ARCHITECTURAL SCALE

A12

REVISION	DATE	BY	DESCRIPTION
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REVISION SUBMITTAL

ALTA CAMELBACK

Apartment Homes

7711 PROJECT & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258

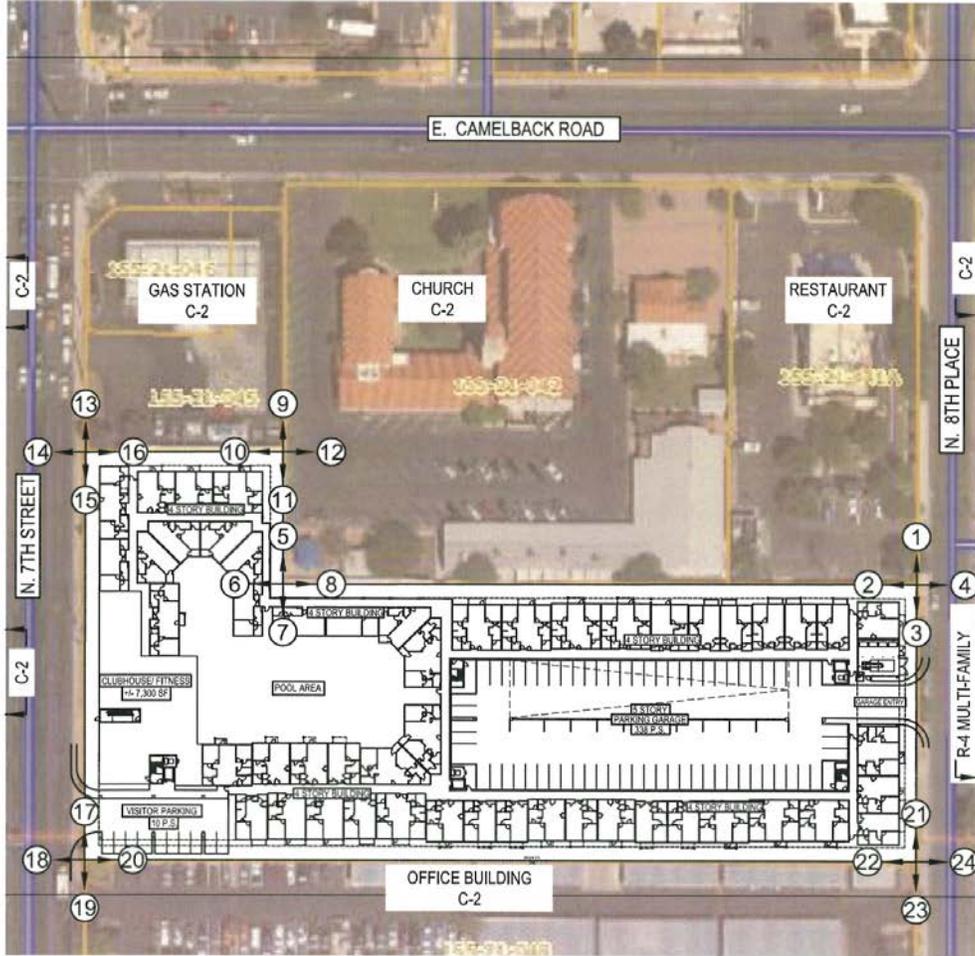
PHONE: 480-991-0102

PREPARED BY
WOOD PARTNERS
CONSULTANTS

DATE: 11/11/11
SCALE: AS SHOWN
PROJECT: ALTA CAMELBACK
SHEET: A12



EXHIBIT I



CONCEPTUAL SITE AND CONTEXT PLAN



ALTA CAMELBACK
 Apartment Homes
 7TH ST. & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS
 8777 E. Via De Ventura, Suite 201,
 Scottsdale, AZ, 85258
PHONE: 480-461-0622



EXISTING CONDITIONS PHOTO EXHIBIT

ALTA CAMELBACK

Phoenix, Arizona

Architects Project No: 15-025

May 21, 2015

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11460 north cave creek road . suite 11 . phoenix . arizona
t: 602.285.9200 f: 602.285.9229



1. Northeast Corner facing North



2. Northeast Corner facing East



3. Northeast Corner facing South



4. Northeast Corner facing West



5. Northwest Corner facing North



6. Northwest Corner facing East



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7. Northwest Corner facing South



8. Northwest Corner facing West



9. L Shape North Corner Facing North



10. L Shape North Corner Facing East



11. L Shape North Corner Facing South



12. L Shape North Corner Facing West



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13. L Shape South Corner Facing North



14. L Shape South Corner Facing East



15. L Shape South Corner Facing South



16. L Shape South Corner Facing West



17. Southwest Corner facing North



18. Southwest Corner facing East



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t: 602.285.9200 f: 602.285.9229



19. Southwest Corner facing South



20. Southwest Corner facing West



21. Southeast Corner facing North



22. Southeast Corner facing East



23. Southeast Corner facing South



24. Southeast Corner facing West



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EXHIBIT J

EXHIBIT "A" LEGAL DESCRIPTION FOR ALTA CAMELBACK

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21, BEING MARKED BY A BRASS CAP IN HANDHOLE BEARS, SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, 2638.79 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 AND THE CENTERLINE OF 7TH STREET, 232.91 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 7TH STREET AND TO THE **POINT OF BEGINNING**;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 143.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 96.74 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 458.79 FEET TO A LINE 25.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 8TH PLACE;

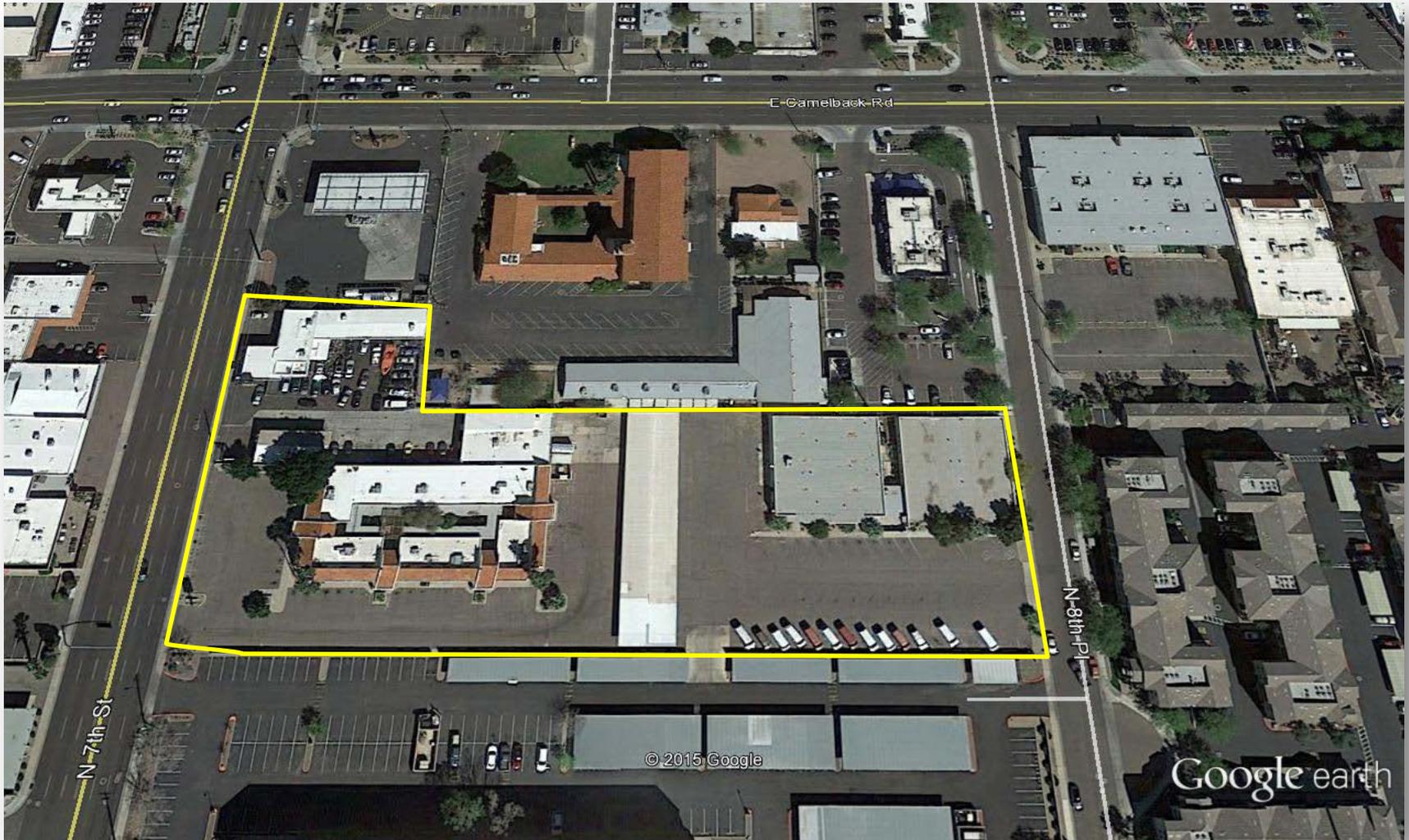
THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, 199.99 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, 601.74 FEET TO SAID EAST RIGHT-OF-WAY LINE, BEING 40.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID 7TH STREET, AS RECORDED IN BOOK 980, PAGE 4, MARICOPA COUNTY RECORDER (M.C.R.);

THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 296.49 FEET TO THE **POINT OF BEGINNING**.

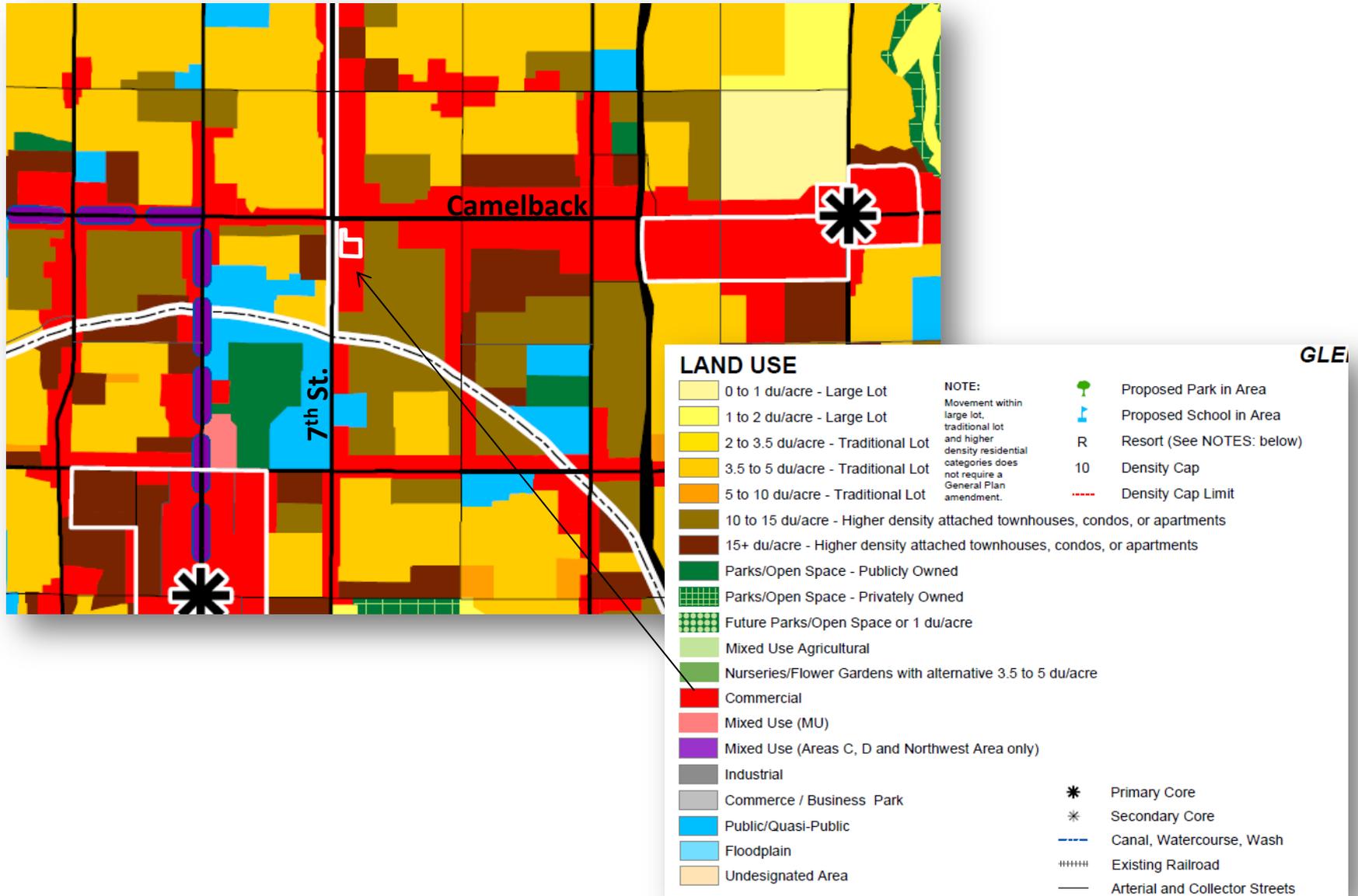
SAID PARCEL CONTAINS 134,113 SQUARE FEET OR 3.0788 ACRES, MORE OR LESS.

Aerial of Subject Site
Subject 3.09 Acre Site

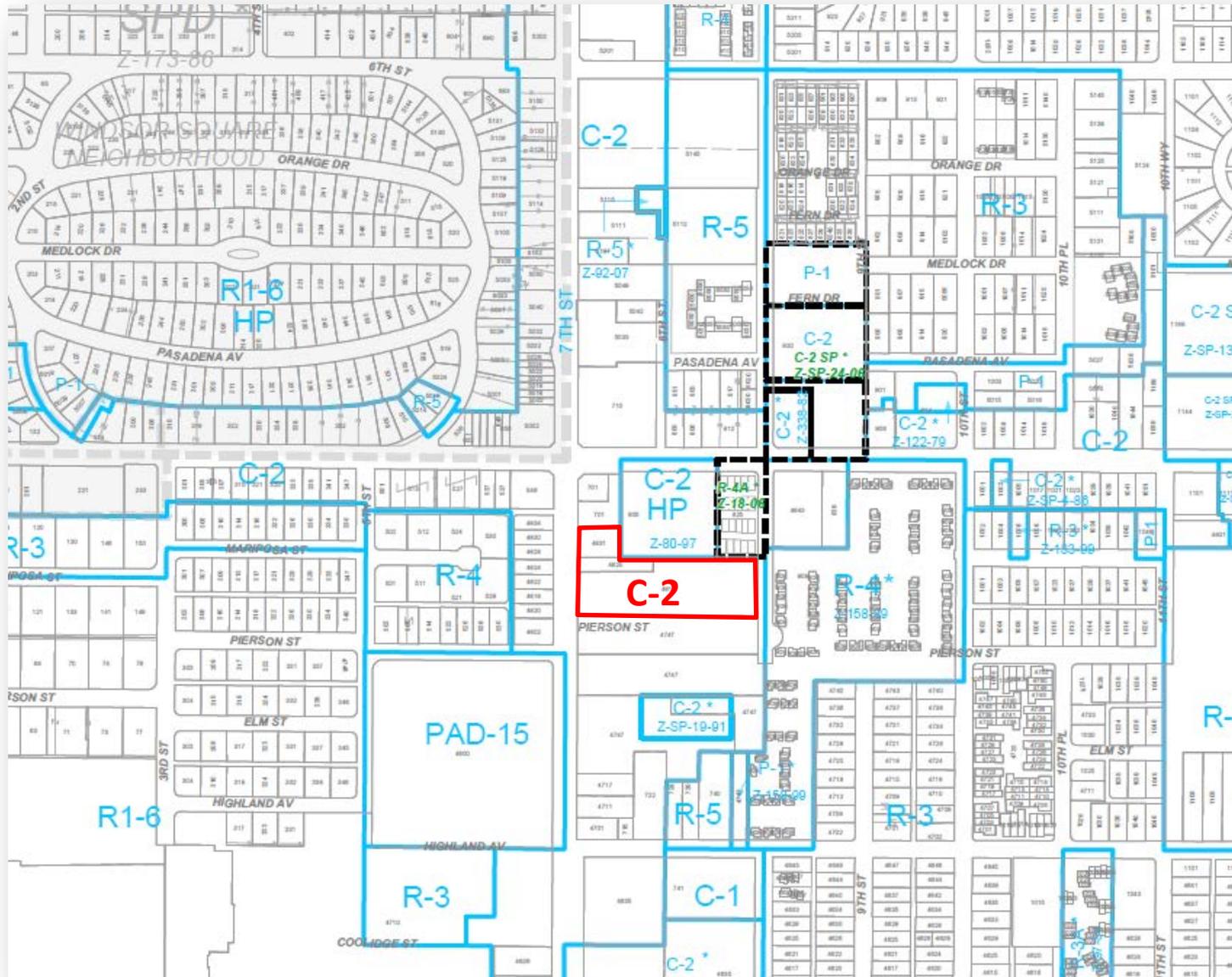


Existing & Proposed General Plan Land Use Map

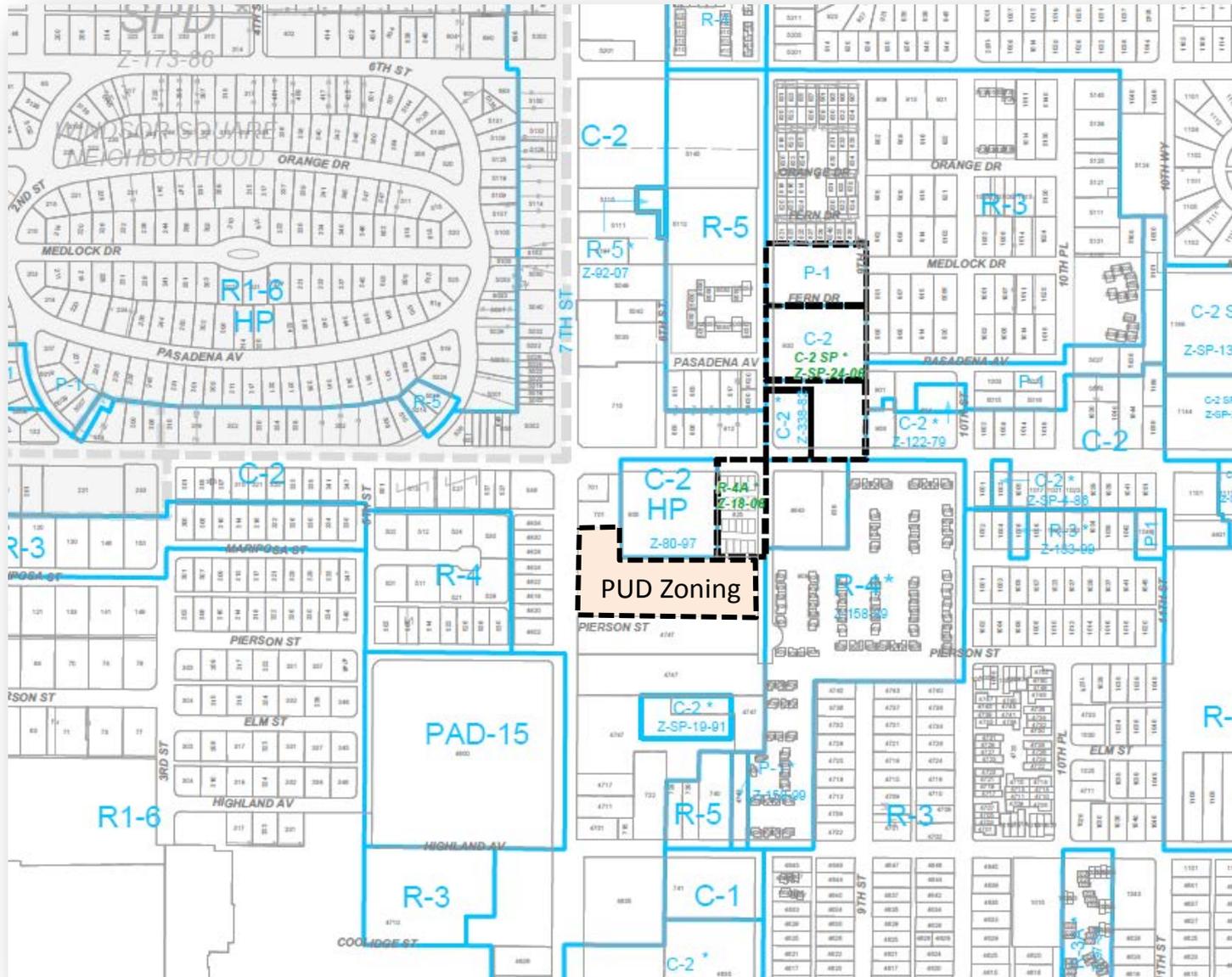
Commercial



Existing Zoning Map



Proposed PUD Zoning Map





PROJECT DATA			
OVERALL SITE DATA:	±3.09 NET ACRES (134,548 S.F.)	EXISTING:	C-2
SITE AREA:		PROPOSED:	P-20
ZONING:			
APN NO.S:	155-21-047C, 155-21-044A, 155-21-43A		
PROPOSED USE:	MULTI-FAMILY		
MAXIMUM DENSITY ALLOWED:	PER PUD		
PROPOSED DENSITY:	76.6 DU./NET AC		
MAXIMUM BUILDING HEIGHT:	PER PUD		
PROPOSED BUILDING HEIGHT:	56 FEET		
UNIT MIX:			
ONE BEDROOM UNITS:	159 (63.9%)		
TWO BEDROOM UNITS:	72 (32.6%)		
THREE BEDROOM UNITS:	6 (3.5%)		
TOTAL:	237 DU.		
UNIT TYPE	GROSS AREA	UNITS	GROSS AREA
UNIT A1	686 S.F.	27	18,522 S.F.
UNIT A2	841 S.F.	22	21,882 S.F.
UNIT A3	900 S.F.	9	8,092 S.F.
UNIT A4	900 S.F.	8	7,200 S.F.
UNIT A5	808 S.F.	44	25,120 S.F.
UNIT A6	846 S.F.	30	25,380 S.F.
UNIT B1	1,072 S.F.	30	32,160 S.F.
UNIT B2	1,174 S.F.	8	9,392 S.F.
UNIT B3	1,174 S.F.	18	21,132 S.F.
UNIT B4	1,747 S.F.	2	3,494 S.F.
UNIT B5	1,747 S.F.	2	3,494 S.F.
UNIT C1 LOFT	1,525 S.F.	3	4,575 S.F.
UNIT C2 LOFT	1,255 S.F.	3	3,765 S.F.
UNIT C3 LOFT	1,225 S.F.	3	3,675 S.F.
TOTAL	1,225 S.F.	237 DU.	218,922 S.F.
AVG. S.F.			
PARKING:			
PARKING PROVIDED:	8 P.S.		
VISITOR PARKING:	339 P.S.		
GARAGE PARKING:	6 P.S.		
OFF-SITE STREET PARKING:	353 P.S.		
TOTAL PROVIDED:	1.59 P.S./DU.		
ACCESSIBLE PARKING:	8 P.S.		
COVERED (GARAGE):	8 P.S.		
TOTAL PROVIDED (2% OF TOTAL):	8 P.S.		

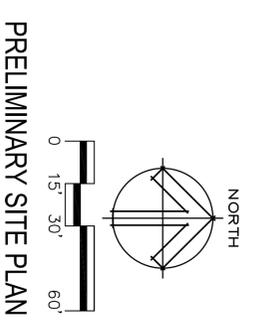


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ALTA CAMELBACK
Apartment Homes
7TH STREET & CAMELBACK, PHOENIX, ARIZONA
WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

DESIGN DEVELOPMENT	
REVISIONS:	
DATE:	SEPTEMBER 16, 2015
SCALE:	1" = 30'-0"
SHEET NO.:	A1



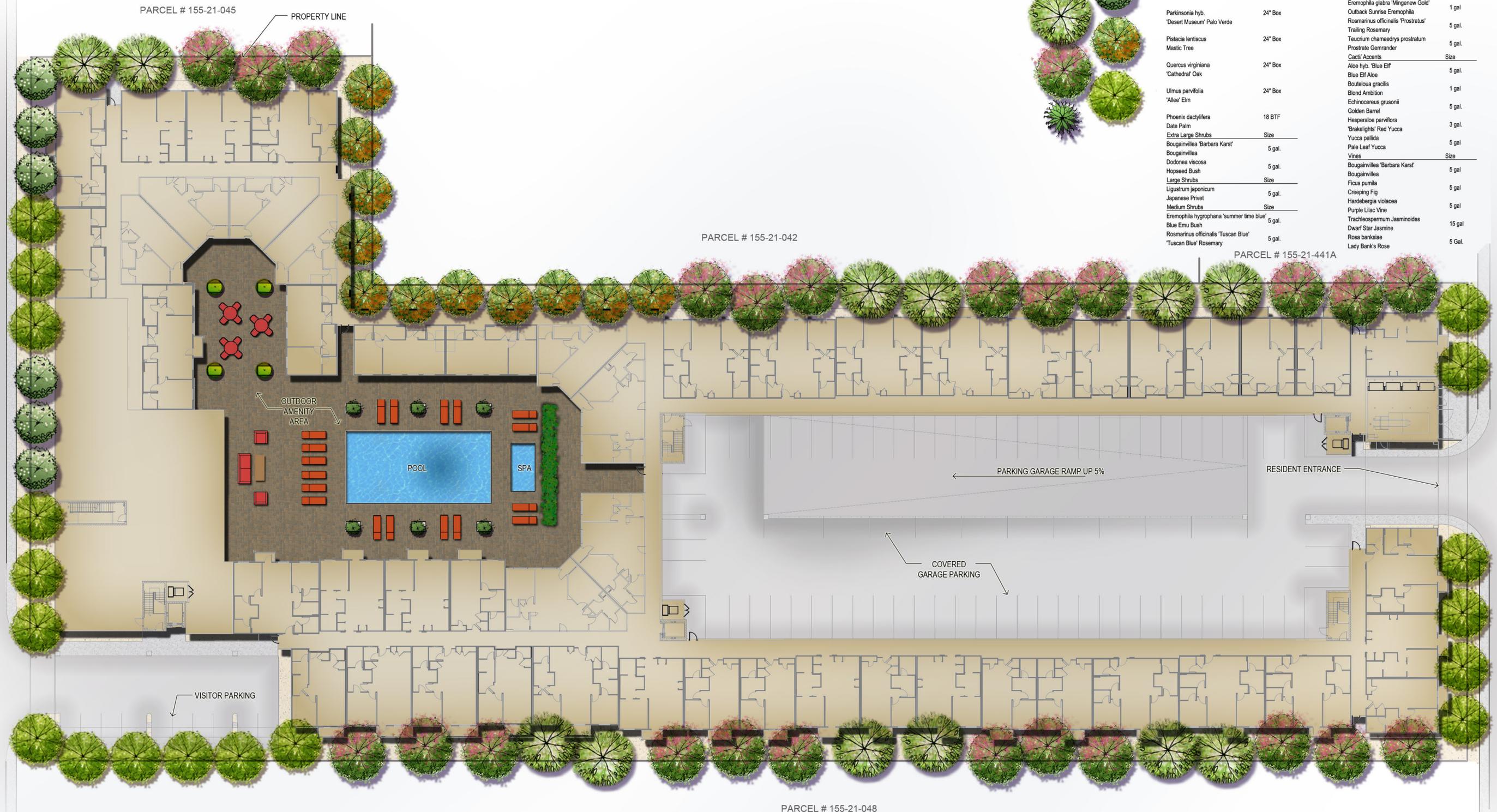
PRELIMINARY SITE PLAN

Plant Materials Legend

Trees	Size	Small Shrubs	Size
Acacia aneura	24" Box	Buxus microphylla japonica	5 gal.
Mulga Acacia		Green Beauty Boxwood	5 gal.
Parkinsonia hyb.	24" Box	Groundcovers	Size
'Desert Museum' Palo Verde		Eremophila glabra 'Mingenew Gold'	1 gal.
Pistacia lentiscus	24" Box	Outback Sunrise Eremophila	
Mastic Tree		Rosmarinus officinalis 'Prostratus'	5 gal.
Quercus virginiana	24" Box	Trailing Rosemary	
'Cathedral' Oak		Tauscium chamaedrys prostratum	5 gal.
Ulmus parvifolia	24" Box	Prostrate Gemrander	Size
'Allee' Elm		Cacti/ Accents	Size
Phoenix dactylifera	18 BTF	Aloe hyb. 'Blue Elf'	5 gal.
Date Palm		Blue Elf Aloe	
Extra Large Shrubs	Size	Bouteloua gracilis	1 gal.
Bougainvillea 'Barbara Karst'	5 gal.	Blond Ambition	
Bougainvillea		Echinocereus grusonii	5 gal.
Dodonaea viscosa	5 gal.	Golden Barrel	
Hopseed Bush	Size	Hesperaloe parviflora	3 gal.
Large Shrubs	Size	'Brakeights' Red Yucca	
Ligustrum japonicum	5 gal.	Yucca pallida	5 gal.
Japanese Privet	Size	Pale Leaf Yucca	Size
Medium Shrubs	Size	Vines	Size
Eremophila hygrophana 'summer time blue'	5 gal.	Bougainvillea 'Barbara Karst'	5 gal.
Blue Emu Bush		Bougainvillea	
Rosmarinus officinalis 'Tuscan Blue'	5 gal.	Ficus pumila	5 gal.
'Tuscan Blue' Rosemary		Creeping Fig	
		Hardebergia violacea	5 gal.
		Purple Lilac Vine	
		Trachelospermum Jasminoides	15 gal.
		Dwarf Star Jasmine	
		Rosa banksiae	5 gal.
		Lady Bank's Rose	

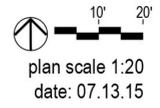
N. 7TH STREET

N. 8TH PLACE



ALTA CAMELBACK

Landscape Concept Plan




andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, ste 1
 chandler, arizona 85226
 ph. 480.699.7956 f.480.699.7986



biltform architecture
group, llc.

11450 north cave creek road, suite 11
phoenix, arizona 85020
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ALTA CAMELBACK

Apartment Homes
7TH STREET & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

REZONE
SUBMITTAL

REVISIONS	DATE	BY
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JOB NO.: 15-025
DATE: SEPTEMBER 16, 2015
SCALE: N.T.S.
SHEET NO.:



PERSPECTIVE VIEW
SOUTH ALONG 7TH STREET

A5.4

- ELEVATION KEY NOTES: (F)**
- EXTERIOR STUCCO SYSTEM.
 - METAL PARAPET CAP - PAINTED ACCENT COLOR.
 - SYNTHETIC STONE VENEER.
 - STUCCO FINISHED EMBERROW WITH METAL FLASHING.
 - FOAM/STUCCO POP-OUT.
 - WINDOW - WHITE COLORED FRAME.
 - TUBULAR STEEL DECORATIVE FRAME - PAINTED.
 - ELECTRICAL WETER PACK, PAINT TO MATCH SURROUNDING BUILDING COLOR.
 - 42" METAL BALCONY RAILING.
 - DOOR PER PLAN.
 - STUCCO CONTROL JOINT.
 - PARKING GARAGE ACCESS.
 - 40" TALL CMU PATIO WALL WITH CENTER SCORE BLOCK - PAINTED.
 - ALUMINUM STOREROINT WINDOW SYSTEM.
 - PEDESTRIAN ACCESS OPENING.
 - SCUPPER.
 - MEZZANINE LEVEL BEYOND.
 - SLIDING GLASS PATIO DOOR - WHITE COLORED FRAME.
 - 20 LINE OF ROOF BEYOND, 42" MINIMUM PARAPET TO SHROUD CONDENSING UNITS.
 - TUBE STEEL GATE WITH SOLID METAL BACKING.
 - OUTLINE OF TRASH COMPACTOR BEYOND.
 - CMU WALL WITH STUCCO FINISH.
 - STRUCTURAL COLUMN WITH STONE VENEER FINISH.
 - 42" METAL JULET BALCONY RAILING.
 - VISITOR PARKING AREA.
 - 42" BALCONY WALL WITH STUCCO FINISH.

EXTERIOR COLOR SCHEME 1:

(A) LIGHT BODY COLOR	CLW 1019W LOOKOUT
(B) MEDIUM BODY COLOR	CL 2933M SANSIFY
(C) METAL DECORATIVE FRAME	SILVER METALLIC
(D) TRIM COLOR/DOORS	CLW 1074W DERB FEATHER
(E) STONE VENEER	CORONADO STRIP STONE - WHITE

GENERAL NOTES:

- PAINT ALL LOUVERS / VENTS / FAN CAPS TO MATCH ADJACENT FIELD MATERIAL COLOR.

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 Phone 602.285.5200 Fax 602.285.9229

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 group, llc.



(A) 7TH STREET ELEVATION

- +53'-6" T.O. PARAPET
- +48'-0" T.O. PARAPET
- +42'-11" LOFT F.F.
- +41'-3 1/2" T.O. PLATE
- +32'-2 1/4" 4th F.F.
- +30'-6 3/4" T.O. PLATE
- +21'-5 1/2" 3rd F.F.
- +19'-10" T.O. PLATE
- +10'-8 3/4" 2nd F.F.
- +9'-1 1/4" T.O. PLATE
- 0'-0" FINISH FLOOR



(B) 8TH STREET ELEVATION

- +56'-0" T.O. ROOF
- +54'-6" T.O. ROOF
- +42'-0 1/4" T.O. PLATE
- +48'-0" T.O. PARAPET
- +42'-11" LOFT F.F.
- +41'-3 1/2" T.O. PLATE
- +32'-2 1/4" 4th F.F.
- +30'-6 3/4" T.O. PLATE
- +21'-5 1/2" 3rd F.F.
- +19'-10" T.O. PLATE
- +10'-8 3/4" 2nd F.F.
- +9'-1 1/4" T.O. PLATE
- 0'-0" FINISH FLOOR

EXTERIOR BUILDING ELEVATIONS

ALTA CAMELBACK
 Apartment Homes
 7TH STREET & CAMELBACK, PHOENIX, ARIZONA

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REZONE SUBMITTAL

REVISIONS:

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JOB NO: 15405
 DATE: SEPTEMBER 16, 2015
 SCALE: 3/32" = 1'-0"
 SHEET NO:

A5.1c

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- ELEVATION KEY NOTES:** (B)
- EXTERIOR STUCCO SYSTEM.
 - METAL PARAPET CAP - PAINTED ACCENT COLOR.
 - SYNTHETIC STONE VENER.
 - STUCCO FINISHED EYEBROW WITH METAL FLASHING.
 - FOAM/STUCCO POP-OUT.
 - WINDOW - WHITE COLORED FRAME.
 - TUBULAR STEEL DECORATIVE FRAME - PAINTED.
 - ELECTRICAL METER PACK, PAINT TO MATCH SURROUNDING BUILDING COLOR.
 - 42" METAL BALCONY RAILING.
 - DOOR PER PLAN.
 - STUCCO CONTROL JOINT.
 - PARKING GARAGE ACCESS.
 - 40" TALL CMU. PATIO WALL WITH CENTER SCORE BLOCK - PAINTED.
 - ALUMINUM STOREROOM WINDOW SYSTEM.
 - PEDESTRIAN ACCESS OPENING.
 - SCUPPER.
 - MEZZANINE LEVEL BEYOND.
 - SILING GLASS PATIO DOOR - WHITE COLORED FRAME.
 - 20 LINE OF ROOF BEYOND. 42" MINIMUM PARAPET TO SHROUD CONDENSING UNITS.
 - TUBE STEEL GATE WITH SOLID METAL BACKING.
 - OUTLINE OF TRASH COMPACTOR BEYOND.
 - CMU. WALL WITH STUCCO FINISH.
 - STRUCTURAL COLUMN WITH STONE VENER FINISH.
 - 42" METAL JULET BALCONY RAILING.
 - VISITOR PARKING AREA.
 - 42" BALCONY WALL WITH STUCCO FINISH.

EXTERIOR COLOR SCHEME 1:

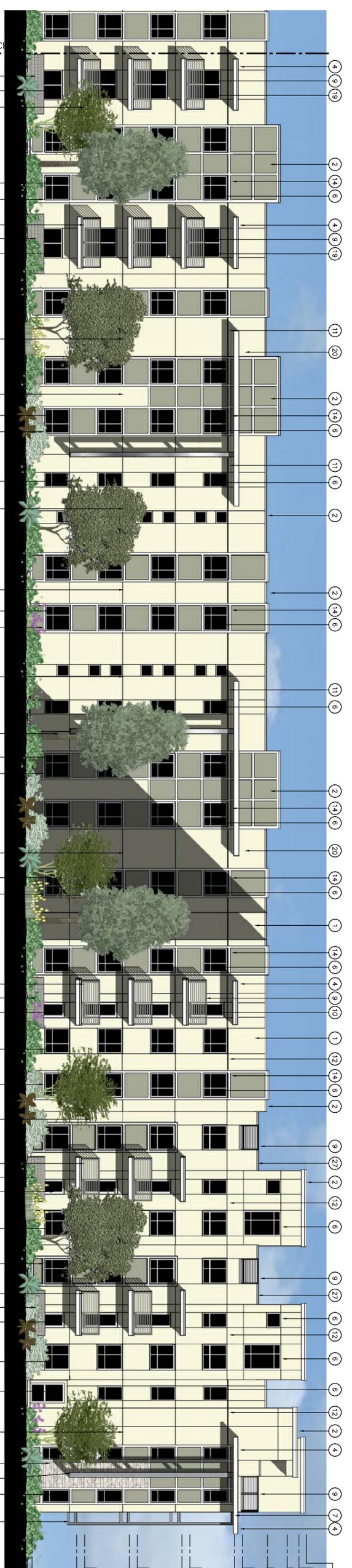
(A) LIGHT BODY COLOR	CLW 1019W LOOKOUT
(B) MEDIUM BODY COLOR	CL 2933M SANSIFY
(C) METAL DECORATIVE FRAME	SILVER METALLIC
(D) TRIM COLOR/DOORS	CLW 1074W DEER FEATHER
(E) STONE VENER	CORONADO STRIP STONE - WHITE

GENERAL NOTES:

- PAIN ALL LOUVERS / VENTS / FAN CAPS TO MATCH ADJACENT FIELD MATERIAL COLOR.

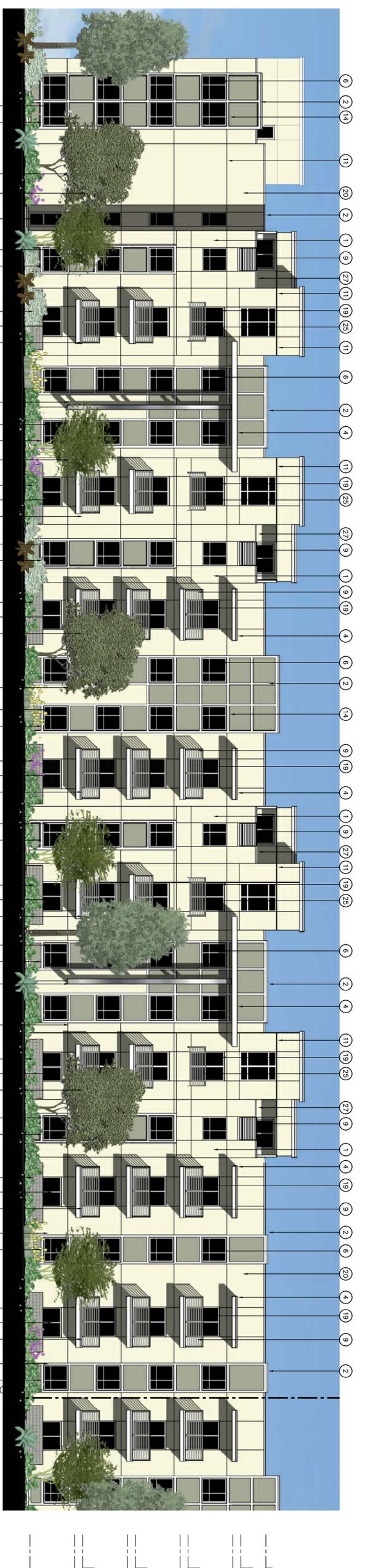


11450 north cave creek road, suite 11
 phoenix, arizona 85020
 Phone 602.285.5200 Fax 602.285.9229



C NORTH ELEVATION
WESTERN HALF

- +56'-0" T.O. ROOF
- +54'-6" T.O. ROOF
- +52'-0 1/4" T.O. PLATE
- +48'-0" T.O. PARAPET
- +47'-11" T.O. FIN.
- +47'-3 1/2" T.O. PLATE
- +32'-2 1/4" 4th F.F.
- +30'-6 3/4" T.O. PLATE
- +21'-5 1/2" 5th F.F.
- +19'-10" T.O. PLATE
- +10'-8 3/4" 2nd F.F.
- +9'-1 1/4" T.O. PLATE
- 0'-0" FINISH FLOOR



D NORTH ELEVATION
EASTERN HALF

- +48'-0" T.O. PARAPET
- +47'-11" T.O. FIN.
- +47'-3 1/2" T.O. PLATE
- +32'-2 1/4" 4th F.F.
- +30'-6 3/4" T.O. PLATE
- +21'-5 1/2" 5th F.F.
- +19'-10" T.O. PLATE
- +10'-8 3/4" 2nd F.F.
- +9'-1 1/4" T.O. PLATE
- 0'-0" FINISH FLOOR

ALTA CAMELBACK

Apartment Homes
 7TH STREET & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
 PHONE: 480-607-0622

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REZONE
 SUBMITTAL

REVISIONS:

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JOB NO.: 15-025
DATE: SEPTEMBER 16, 2015
SCALE: 3/32" = 1'-0"
SHEET NO.:

A5.2c

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REVISIONS:	
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JOB NO.:	15-025
DATE:	SEPTEMBER 16, 2015
SCALE:	3/32" = 1'-0"
SHEET NO.:	

A5.3C

EXTERIOR COLOR SCHEME 1:	
A) LIGHT BODY COLOR	CL W 1019W LOOKOUT
B) MEDIUM BODY COLOR	CL 2933M SALISFY
C) METAL DECORATIVE FRAME	SILVER METALLIC
D) TRIM COLOR/DOORS	CL W 1074W DEER FEATHER
E) STONE VENER	CORONADO STRIP STONE - WHITE

GENERAL NOTES:
1. PAINT ALL DOVERS/VENTS/ FAN CAPS TO MATCH ADJACENT FIELD MATERIAL COLOR.

- ELEVATION KEY NOTES: (F)
- EXTERIOR STUCCO SYSTEM.
 - METAL PARAPET CAP - PAINTED ACCENT COLOR.
 - SYNTHETIC STONE VENER.
 - STUCCO FINISHED EXTERIOR WITH METAL FLASHING.
 - FOAM/STUCCO POP-OUT.
 - WINDOW - WHITE COLORED FRAME.
 - TUBULAR STEEL DECORATIVE FRAME - PAINTED.
 - ELECTRICAL METER PACK, PAINT TO MATCH SURROUNDING BUILDING COLOR.
 - 42" METAL BALCONY RAILING.
 - DOOR PER PLAN.
 - STUCCO CONTROL JOINT.
 - PARKING GARAGE ACCESS.
 - 40" TALL C.M.U. PATIO WALL WITH CENTER SCORE BLOCK - PAINTED.
 - POP-OUT WINDOW SURROUND.
 - ALUMINUM STOREFRONT WINDOW SYSTEM.
 - PEDESTRIAN ACCESS OPENING.
 - SCUPPER.
 - MEZZANINE LEVEL BEYOND.
 - SLIDING GLASS PATIO DOOR - WHITE COLORED FRAME.
 - LINE OF ROOF BEYOND. 42" MINIMUM PARAPET TO SHROUD CONDENSING UNITS.
 - TUBE STEEL GATE WITH SOLID METAL BACKING.
 - OUTLINE OF TRASH COMPACTOR BEYOND.
 - C.M.U. WALL WITH STUCCO FINISH.
 - STRUCTURAL COLUMN WITH STONE VENER FINISH.
 - 42" METAL JULIET BALCONY RAILING.
 - VISITOR PARKING AREA.
 - 42" BALCONY WALL WITH STUCCO FINISH.

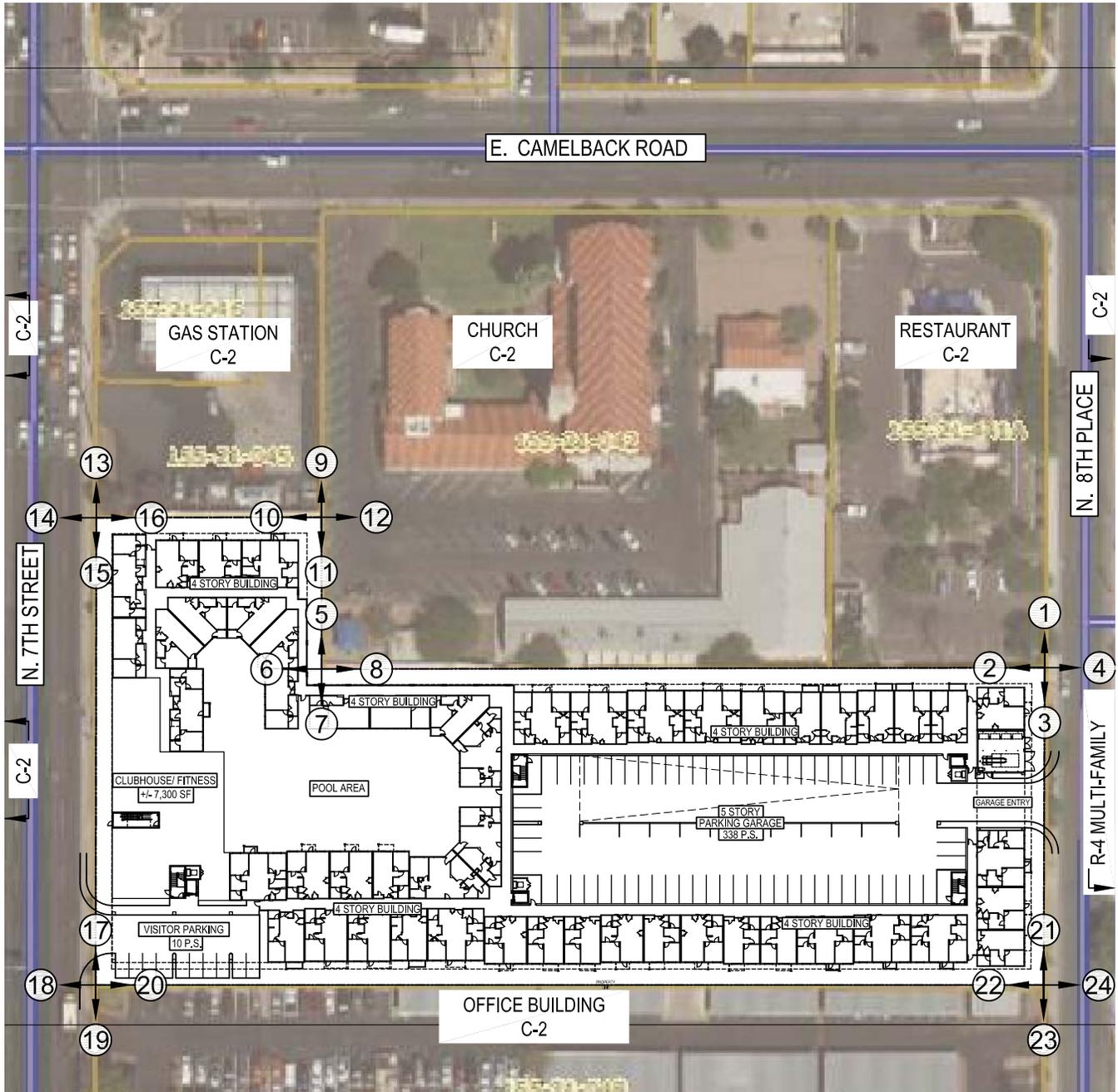


E SOUTH ELEVATION
EASTERN HALF



F SOUTH ELEVATION
WESTERN HALF

EXTERIOR BUILDING ELEVATIONS



CONCEPTUAL SITE AND CONTEXT PLAN



ALTA CAMELBACK
 Apartment Homes
 7TH ST. & CAMELBACK, PHOENIX, ARIZONA

WOOD PARTNERS
 8777 E. Via De Ventura, Suite 201,
 Scottsdale, AZ, 85258
 PHONE: 480-607-0622



EXISTING CONDITIONS PHOTO EXHIBIT

ALTA CAMELBACK

Phoenix, Arizona

Architects Project No: 15-025

May 21, 2015



1. Northeast Corner facing North



2. Northeast Corner facing East



3. Northeast Corner facing South



4. Northeast Corner facing West



5. Northwest Corner facing North



6. Northwest Corner facing East





7. Northwest Corner facing South



8. Northwest Corner facing West



9. L Shape North Corner Facing North



10. L Shape North Corner Facing East



11. L Shape North Corner Facing South



12. L Shape North Corner Facing West





13. L Shape South Corner Facing North



14. L Shape South Corner Facing East



15. L Shape South Corner Facing South



16. L Shape South Corner Facing West



17. Southwest Corner facing North



18. Southwest Corner facing East





19. Southwest Corner facing South



20. Southwest Corner facing West



21. Southeast Corner facing North



22. Southeast Corner facing East



23. Southeast Corner facing South



24. Southeast Corner facing West



EXHIBIT "A"
LEGAL DESCRIPTION FOR ALTA CAMELBACK

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21, BEING MARKED BY A BRASS CAP IN HANDHOLE BEARS, SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, 2638.79 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 AND THE CENTERLINE OF 7TH STREET, 232.91 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 7TH STREET AND TO THE **POINT OF BEGINNING**;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 143.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 96.74 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 458.79 FEET TO A LINE 25.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 8TH PLACE;

THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, 199.99 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, 601.74 FEET TO SAID EAST RIGHT-OF-WAY LINE, BEING 40.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID 7TH STREET, AS RECORDED IN BOOK 980, PAGE 4, MARICOPA COUNTY RECORDER (M.C.R.);

THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 296.49 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 134,113 SQUARE FEET OR 3.0788 ACRES, MORE OR LESS.