

Camelback Lakes Residential

2730 Camelback Road, Phoenix

**Planned Unit Development
Development Narrative**
Case No. Z-69-23-6



1st Submittal: September 25, 2023
2nd Submittal: January 5, 2024

CITY OF PHOENIX

JAN 05 2024

**Planning & Development
Department**

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 the Phoenix 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 Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

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A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 1.57 gross acres from C-O CEPCSP (Commercial Office, Camelback East Primary Core Specific Plan) to PUD CEPCSP (Planned Unit Development, Camelback East Primary Core Specific Plan) to allow luxury multifamily residential units, with shared access and parking with the adjacent existing office development. This PUD application has been specifically tailored to establish development standards and guidelines for a multifamily residential community that contributes to and enhances the vicinity. The site is located north of the existing Camelback Lakes office complex, west of Hillstone restaurant, south of the Embassy Suites hotel, and to the east of the Biltmore Golf Club, and further to the west of the site is the Biltmore Fashion Park, as seen on the Site Aerial Map at **Exhibit A**.

The Property, which has a General Plan Land Use Map designation of Commercial, is a portion of the existing parcel (APN Nos. 164-68-654). The existing use on the Property is a parking garage to serve the office buildings located on the larger site. The proposed project will include shared parking for the residential units and office buildings. See Zoning Map at **Exhibit B** and General Plan Map at **Exhibit C**.

The proposed project is in keeping with the revitalization and rejuvenation occurring in this portion of the Camelback East Primary Core, with additional residential units being constructed to serve the existing office and commercial assets in support of a vibrant corridor. New housing options in this immediate area are somewhat limited and these luxury units are in demand in this location, adjacent to Biltmore Fashion Park and the Camelback East Core. The proposed development will provide a high quality of living with 75 units of varying sizes and floorplans. The new residents will help support existing and new retail, restaurant, and commercial uses, including the retail and restaurant options at Biltmore Fashion Park, as well as the many employers, which are within easy walking distance of the Property.

2. OVERALL DESIGN CONCEPT

Building Design

The design is a luxurious, mid-century modern inspired multifamily residence that embodies elegance, sophistication, and timelessness.

Responding to the historic fabric of the site the architecture is playing with the architectural language of the adjacent Biltmore Fashion Park. The design incorporates iconic elements of mid-century modern architecture with a contemporary twist.

A predominantly white color palette was selected to enhance the sense of luxury and create a cohesive visual experience. Classic Mid Century modern design elements such as clean lines, organic forms, and functional spaces are incorporated into the building form and facade. Breeze block and metal materials have been utilized to minimize views into parking and utility spaces. Because the building is in a very built up environment special attention was given to outdoor spaces to help create a sense of indoor-outdoor connection for the building occupants.

Special focus is given the amenity spaces including a significant outdoor terrace space containing a swimming pool and spa, seating areas, and desert appropriate landscape zones that provide shade during the summer months.

The base of the building is detailed with pedestrian scaled materials including masonry and breeze block and ample fenestration is provided to create a sense of indoor-outdoor connection. The wellness center is provided adjacent to the ground floor lobby to promote an active environment when entering the building.

Landscaping

The project is proposing thoughtfully designed outdoor spaces that will extend the living experience to allow the building occupants to take full advantage of the beautiful Sonoran Desert Mountain vistas to the north and the east of the building. Landscaped patios and terraces, and on-grade entry gardens have been carefully integrated into the building design. The current hardscaped predominant environment will be greatly enhanced by adding additional vegetation to the area.

Amenities

- Level 1 has a fitness center and lobby lounge space.
- Level 2 has a large, elevated amenity deck with a swimming pool and spa that allow for views to the nearby mountain vistas. This amenity deck incorporates outdoor living rooms offering various types of group seating, grilling, and dining spaces, and gaming areas. Adjacent to the pool deck is an indoor pool deck lounge.
- Level 5 has a coworking lounge with outdoor seating options.

See Conceptual Site Plan at **Exhibit D** and Conceptual Elevations at **Exhibit E**. Landscape plan can be found at **Exhibit F**. The Circulation Plan can be found at **Exhibit G**.

3. COMPLIANCE WITH CAMELBACK EAST PRIMARY CORE SPECIFIC PLAN

The Property is within the boundaries of the Camelback East Primary Core Specific Plan (the "CEPCSP") and is classified as a Core Gradient 2 parcel. Camelback Lakes Residential complies with the policies, design guidelines, and regulations of the CEPCSP as detailed herein.

A. CEPCSP Vision

The development of the Property subject to this PUD supports the vision/goals/policies of the CEPCSP as follows:

- 1) "The Core should become a place for people – active and lively, with many options for shopping, entertainment, employment, and services. People should be encouraged to live within and adjacent to the Core and be able to select from a broad range of housing types. There should be an emphasis on creating high-quality pedestrian experiences throughout the Core, not just in isolated areas." CEPCSP Vision statement – p. 18.

The proposed project will provide a high-end residential housing option within the Core. The location is adjacent to the Biltmore Fashion Park which has abundant commercial and restaurant options available for the residents, and these are within walking distance from the proposed development.

- 2) "Pedestrians should be able to identify building entrances easily, and access buildings directly from the street and other pedestrian spaces rather than having to detour by an inconvenient route to a building entrance oriented primarily to motor vehicles." CEPCSP Vision statement, p. 19.

Building entrances for the existing offices are being redesigned to provide an obvious and pleasant arrival experience for visitors.

- 3) "There should be plenty of places to live within easy walking distance of the Core's many attractions." CEPCSP Vision statement, p. 19.

The Core is a prime location to have luxury apartments particularly in this area. In addition, there are many commercial, retail, and office attractions that are within walking distance to and from the proposed residences.

B. Design Guidelines

The CEPCSP includes specific design guidelines for development within the Core in Section 5.4. The guidelines are intended to implement the Design Guideline Goals and Objectives from CEPCSP Section 3.2 and to protect the unique identity of the Core with the scale of development, landscaping

plans and outdoor rooms, and walkability. The Camelback East Village Planning Committee appointed an Application Review Committee ("ARC") to evaluate all projects in the Core and Core Gradient areas against the guidelines. The related checklist submitted to ARC, which details how Camelback Lakes Residential satisfies the guidelines, is included at **Exhibit H**.

C. Regulations

In addition to design guidelines classified as requirements/regulations, the CEPCSP establishes parameters that regulate development for each sub-area type within the Core. CEPCSP Tables B and E address building height and density for Core Gradient 2 properties that differ from underlying zoning as follows:

Table B – Building Height and Floor Area Ratio				
	FAR Standards		Building Height (Stories)	
	Base	Bonus	Base	Bonus
CG1 and CG2	.25	.50	4(56')	4(56')

Note: Floor area ratio (FAR) is defined for purposes of this Specific Plan as the ratio of the gross floor area of the building(s) to the gross land area for the site. Residential and hotel uses within a mixed-use development are excluded from the gross floor area of the buildings but are included in the gross land area of the site. This location and proposal is considered a mixed-use residential development. This also only applies to new development as existing buildings can remain with their existing FAR.

Table E – Development Standards			
	Density (du's/acre)	Building Height	Lot Coverage
CG1 and CG2	96.8 dwelling units per acre for development over four stories	Residential: per underlying zoning with max height of 56' allowed	Per underlying zoning

The proposed height and density of the Camelback Lakes Residential will conform

to these CEPCSP standards. The existing zoning today allows a height of 56 feet and therefore we are consistent and not exceeding the allowed building height.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 1.57-acre site is designed to allow multifamily residential development on the Property that is highly amenitized.

2. CONCEPTUAL SITE PLAN

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

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Phoenix Zoning Ordinance Section 307.A.3.

1. PERMITTED LAND USES

Permitted and accessory uses shall be limited as follows:

- A. Uses are limited to those allowed in Phoenix Zoning Ordinance Section 608 (Residence Districts) and Section 618 (R-5 Multifamily Residence).

2. TEMPORARY USES

Temporary uses shall be allowed subject to the provisions of Phoenix Zoning Ordinance Section 708.

D. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within this PUD to promote the development of a quality multifamily and commercial office projects. The provisions of this PUD will ensure compatibility with surrounding properties and conformance with the Camelback East Primary Core Specific Plan. The development standards and

design guidelines are reflective of the environment envisioned for the project for new multifamily uses.

The proposed multifamily residential development shall be subject to Phoenix Zoning Ordinance Section 618, as modified below.

1. DEVELOPMENT STANDARDS TABLE – MULTIFAMILY

GENERAL REQUIREMENTS	
Maximum Building Height	56 feet
Maximum Lot Coverage	50%
Maximum Density	46 du/acre, 75 units
Minimum Building Setbacks	
Interior, adjacent to property line	Along internal northwest drive: 15 feet Along internal southwest drive: 40 feet Along internal northeast drive: 75 feet Along internal southeast drive: 13 feet
Common Open Space to include rooftop and outdoor spaces	10%

2. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS	
Minimum Landscape Setbacks	
Interior, adjacent to property line	10 feet
Planting Standards	
Plant Type	Minimum Planting Size
Trees	2-inch caliper trees planted 20 feet on center or in equivalent groupings
Shrubs, accents, vines	5-gallon

Groundcovers	1-gallon Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.
Interior Sidewalks	4-foot wide minimum
Parking Lot Area Landscape standards: Interior surface area (exclusive of perimeter landscaping and all required setbacks)	8.5%

3. PARKING

- A. Vehicle Parking: The parking for the multifamily development will require one parking space for each unit.

Parking between the multifamily development and the existing office will be shared and can be used for guests of residents. The proposed development will provide 37 parking spaces intended for the existing office complex.

Shared parking will be available between the multifamily residential units and existing office complex. A shared parking analysis has been prepared and determined that there are enough parking spaces available for both the multifamily residential use and office uses to be accommodated on the sites.

- B. EV Parking: Camelback Lakes Residential will provide a minimum of 2% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure.

- C. Bicycle Parking:

- Secured bicycle parking at a minimum rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
- Guest bicycle parking at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces.
- Non-secured bicycle parking spaces shall be provided through Inverted U and/or artistic racks and indicate where the spaces will be installed per the requirements of Section 1307.H. of the Phoenix Zoning

Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

- A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
- A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

4. AMENITIES

The development will include a minimum of five (5) amenities, which may include, but not be limited to the following:

A. Indoor Amenities:

- Lobby Lounge with adjacent outdoor patio.
- Fitness center with outdoor patio.
- Amenity lounge adjacent to pool deck.
- Coworking lounge.

B. Outdoor/Rooftop Amenities:

- Exterior patios adjacent to amenity spaces.
- Landscaped swimming pool deck with spa.
- Shaded and unshaded areas with outdoor living rooms offering various types of group seating, grilling and dining spaces.
- Gaming area.
- Coworking lounge outdoor seating.

5. LIGHTING

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.

E. DESIGN GUIDELINES

The following design guidelines shall be provided for the multifamily residential proposal:

<u>ARCHITECTURE</u>	
<u>Exterior Materials:</u>	Exterior materials should be selected to reinforce and contribute to the Biltmore area context. Materials should be high-quality, durable, and appropriate for the desert environment. Provide textures and patterns to create visual interest and depth in the façade composition.
<u>Material Percentages:</u>	<p>Maximum 25% of façade shall be stucco</p> <p>Minimum 25% of façade shall be metal panel system</p> <p>Minimum 20% of façade shall be masonry or stone</p> <p>Minimum 30% of façade shall be glazing</p>
<u>Color Palette:</u>	The color and material palette should be consistent with and enhance the surrounding context. Colors should be selected to minimize solar heat gain and reflect the larger desert context. Accent colors should be used at railings, fenestration, and copings.
<u>Site Amenities:</u>	<p>The development will include a minimum of five (5) amenities, which may include, but not be limited to the following:</p> <p>A. Indoor Amenities:</p> <ul style="list-style-type: none"> • Lobby Lounge with adjacent outdoor patio. • Fitness center with outdoor patio. • Amenity lounge adjacent to pool deck. • Coworking lounge.

	<p>B. Outdoor/Rooftop Amenities:</p> <ul style="list-style-type: none"> • Exterior patios adjacent to amenity spaces. • Landscaped swimming pool deck with spa. • Shaded and unshaded areas with outdoor living rooms offering various types of group seating, grilling and dining spaces • Gaming area. • Coworking lounge outdoor seating.
<u>Articulation:</u>	Continuous roof lines and deep overhangs should be used. A variation in vertical and horizontal roof and floors lines should be used to break up building planes. Horizontal shade elements should be incorporated to provide visual interest and minimize direct sun exposure where appropriate.
<u>Glazing:</u>	Dual pane insulated glazing with a high performance low-e coating shall be provided. Windows shall be located to minimize direct heat gain while providing ample natural light and ventilation.
<u>Fence/Wall:</u>	Fence and site walls are a combination of decorative masonry breeze block and perforated metal panels.
<u>Shading Features:</u>	Deeply shaded entry with double height glazing providing a shaded grand entry. The pool deck has a combination of shade trees and decorative built in shade structures. The top-level outdoor amenity deck is a combination of fully covered areas and areas that allow for slatted shade.

F. SIGNS

Signage for the development shall be governed by Phoenix Zoning Ordinance Section 705 and the Camelback East Primary Core Specific Plan, with the following addition:

Wall signs for multifamily residential uses may include projecting/blade signs perpendicular to the building facade and placed no closer to the roofline than one-half the vertical dimension of the sign, subject to the area limitations for wall signs in Phoenix Zoning Ordinance Section 705.

G. SUSTAINABILITY

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

1. City Enforceable Standards

- A. Reduce heat island effect with minimum shade requirement for sidewalks.
- B. Encourage recycling through the inclusion of recycling bins within garbage enclosures.
- C. Encourage water conservation through the selection of drought tolerant landscaping.
- D. Encourage water conservation through drip irrigation system.
- E. Encourage the use of recycling collection.

2. Additional Considerations

- A. Encourage energy use reduction with increased efficiency rating HVAC system.
- B. Encourage healthy air quality with low-VOC or no-VOC paints.
- C. Encourage water conservation with low-flow water fixtures.

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix Grading and Drainage regulations and design guidelines, as approved by the Planning and Development Department.

2. WATER AND WASTEWATER

There are existing water and sewer that can serve the site. Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and

constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

3. CIRCULATION SYSTEMS

Access will be provided to the Camelback Lakes multifamily development through existing driveways located on Camelback Road and 26th Street. No new driveways are proposed for this development. The primary access to Camelback Lakes will be provided on Camelback Road at the full movement driveway. Secondary access will be provided on 26th Street at the full movement driveway.

4. COMPLETE STREETS

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

- A. Design for Context: The project is within an interior location on the property and not adjacent to sidewalks or streets. However, we have incorporated the pedestrian experience into the design of the building with an inviting corner entry to the lobby area with a lot of glazing and windows. In addition, there will be landscaping and trees surrounding the parking lot area and around the perimeter of the building to add to the pedestrian context.
- B. Design for Safety: The site was designed with pedestrian safety in mind. The developer will enhance the pedestrian context within and around the Property to provide connectivity and safety. This will include providing a pedestrian connectivity plan with this submittal and including alternative colors on the drive aisles to and from the site to guide pedestrians safely to adjacent sidewalks.
- C. Design for Comfort and Convenience, Sustainability and Connectivity: The project will include landscaping and trees within the parking lot area and around the property to provide pedestrians with thermal comfort to and from the site.

I. COMPARATIVE ZONING TABLE

MULTIFAMILY DEVELOPMENT		
	Proposed PUD	R-5 CEPCSP
Maximum Building Height	56 feet / 5 story	56 feet / 4 story
Maximum Lot Coverage	42%	50%
Maximum Density	46 du/acre (75 units)	96.8 dwelling units per acre
Minimum Building Setbacks	Along internal northwest drive: 15 feet Along internal southwest drive: 40 feet Along internal northeast drive: 75 feet Along internal southeast drive: 13 feet	10' adjacent to property line
Minimum Landscape Setbacks	10' adjacent to property line	10' adjacent to property line
Parking Lot Area Landscape	8.5%	5%
Minimum Open Space	10%, including roof deck and other outdoor amenity space	5%

J. LEGAL DESCRIPTION

THAT PORTION OF LOT 2, CAMELBACK LAKES CORPORATE CENTER-PARCEL 38, RECORDED IN BOOK 449 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 87 DEGREES 29 MINUTES 45 SECONDS EAST 2,626.08 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 87 DEGREES 29 MINUTES 45 SECONDS EAST 1927.73 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 02 DEGREES 30 MINUTES 15 SECONDS WEST 189.06 FEET TO THE SOUTHWEST LINE OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWEST LINE THE FOLLOWING FIVE COURSES AND DISTANCES:

THENCE NORTH 45 DEGREES 37 MINUTES 39 SECONDS WEST 106.99 FEET;

THENCE NORTH 48 DEGREES 32 MINUTES 32 SECONDS EAST 4.01 FEET;

THENCE NORTH 45 DEGREES 37 MINUTES 39 SECONDS WEST 57.35 FEET;

THENCE SOUTH 44 DEGREES 22 MINUTES 21 SECONDS WEST 8.00 FEET;

THENCE NORTH 45 DEGREES 37 MINUTES 39 SECONDS WEST 57.38 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2;

THENCE NORTH 48 DEGREES 34 MINUTES 55 SECONDS EAST 339.40 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES AND DISTANCES;

THENCE SOUTH 32 DEGREES 30 MINUTES 15 SECONDS EAST 120.00 FEET;

THENCE NORTH 87 DEGREES 29 MINUTES 45 SECONDS EAST 115.86 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES 19 SECONDS WEST 391.80 FEET TO THE POINT OF BEGINNING.

COMPRISING 69,386 SQUARE FEET, MORE OR LESS.

K. EXHIBITS

SITE AERIAL MAP	A
ZONING MAP	B
GENERAL PLAN LAND USE MAP	C
CONCEPTUAL SITE PLANS	D
CONCEPTUAL ELEVATIONS	E
CONCEPTUAL LANDSCAPE PLAN	F
CIRCULATION PLAN	G
CEPCSP DESIGN GUIDELINES	H

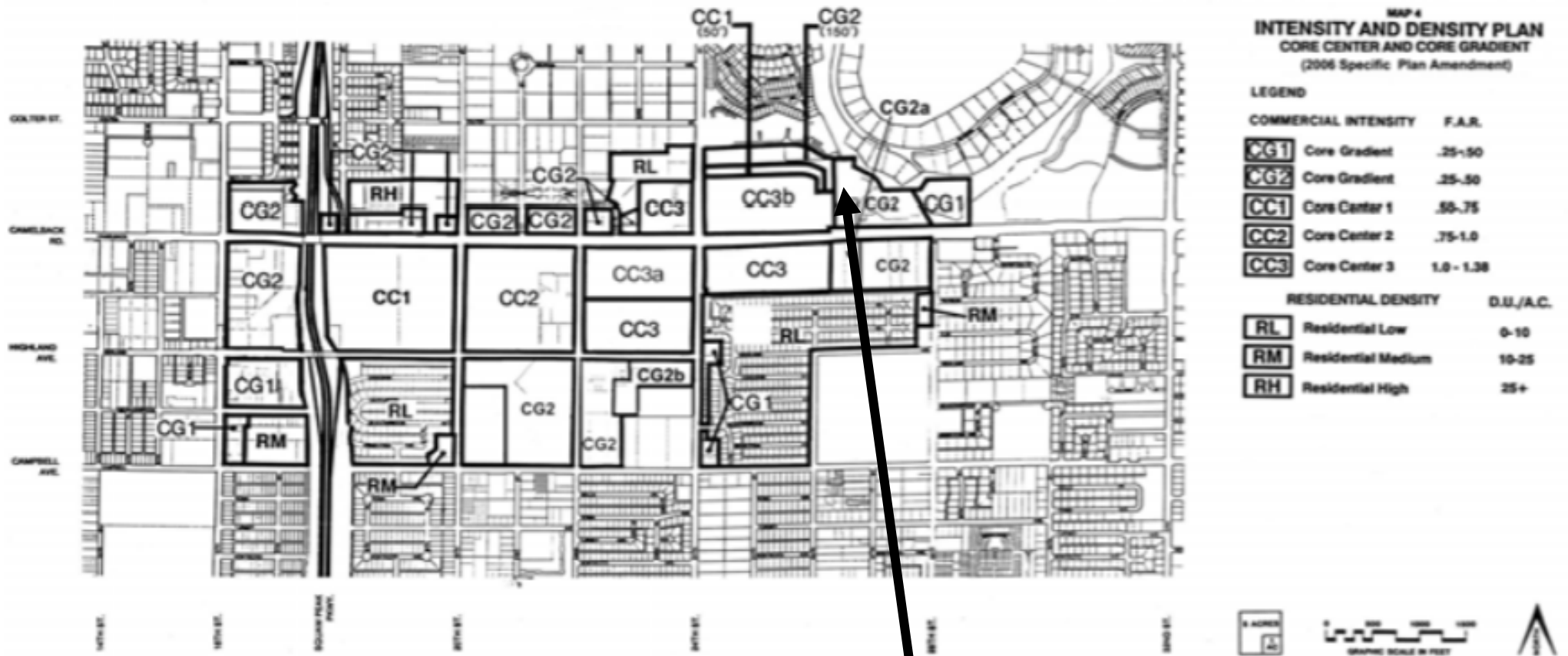
Exhibit A



Subject Site outlined in red.

2730 E Camelback Road : Aerial Map

Exhibit B



2730 E Camelback Road : Specific Plan Intensity and Density Plan



PRIMARY CORE SPECIFIC PLAN



2730 E Camelback Road : Specific Plan Land Use Plan

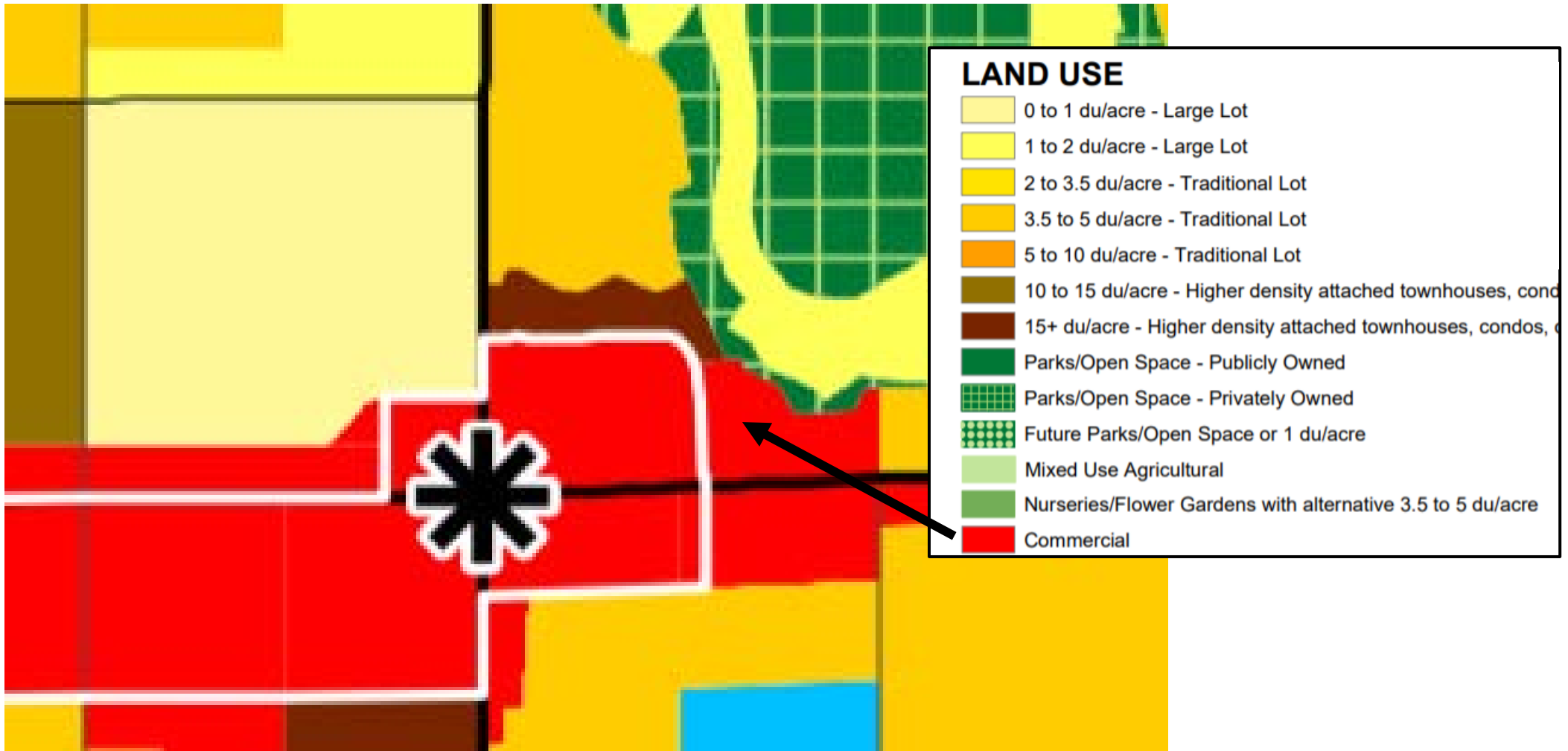


PRIMARY CORE SPECIFIC PLAN



2730 E Camelback Road : Specific Plan Land Use Plan

Exhibit C



2730 E Camelback Road : General Plan

Exhibit D

DEVELOPMENT STANDARDS

PROPERTY ADDRESS: 2730 E CAMELBACK RD, PHOENIX, AZ 85016

APN: 164-68-654

CURRENT GROSS LOT AREA: 248,945 sf

PROPOSED GROSS AREA - LOT 1: 69,386 sf, 1.593 Acres
PROPOSED GROSS AREA - LOT 2: 179,558 sf, 4.122 Acres

ZONING SUMMARY

EXISTING ZONING: C-O RESTRICTED COMMERCIAL OFFICE,
CAMELBACK EAST PRIMARY CORE SPECIFIC PLAN

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT,
CAMELBACK EAST PRIMARY CORE SPECIFIC PLAN

PERMITTED USES: PER PHOENIX ZONING CODE 621.B.1 RESIDENTIAL USE
NOT ALLOWED PUD OR RE-ZONE REQUIRED

LOT SALES: NO

DWELLING UNIT DENSITY: 47 DU/Acre

75 UNIT/1.593 ACRE (Lot 1)

LOT COVERAGE ALLOWED: 50% MAXIMUM

PROPOSED LOT COVERAGE: 43%
total coverage sqft / net lot 1 area
(30,028 / 69,386)

MAX BUILDING HEIGHT: MAX HEIGHT
PROVIDED (to flat roof surface) 56'

BUILDING SETBACKS: SETBACKS PROVIDED

ALONG INTERNAL NORTH WEST DRIVE: 15'
ALONG INTERNAL SOUTH WEST DRIVE: 40'
ALONG INTERNAL NORTH EAST DRIVE: 75'
ALONG INTERNAL SOUTH EAST DRIVE: 13'

CONSTRUCTION TYPE: V / IA

OFFICE PARKING COUNT

EXISTING OFFICE 205,593 RSF
EXISTING SPACES 831
EXISTING GARAGE DEMO -165

REMAINING OFFICE SPACES 666

UTILIZE 37 SPACES AT L1 FOR OFFICE USE 703

TOTAL SPACES FOR OFFICE USE 703 (3.42 RATIO)

RESIDENTIAL PROJECT PARKING COUNT

LEVEL 1 37 (OFFICE USE)
LOWER LEVEL 1 (LL1) 76

TOTAL SPACES FOR RESIDENTIAL USE 76 (1 / UNIT RATIO)

UNIT COUNT

Studio Units: 15
1 Bedroom 1 bath: 46
2 Bedroom 2 Bath: 14

TOTAL UNITS: 75

KEYNOTE LEGEND

NUMBER	DESCRIPTION
1	PEDESTRIAN ACCESS PATH.
2	10'x20' VISIBILITY TRIANGLE. NO ITEMS (WALLS, LANDSCAPE PLANTING, ETC.) EXCEEDING 36" IN HEIGHT SHALL BE LOCATED IN THIS AREA.

PROJECT TEAM

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LOT SALES: Y__ N_X__

PROJECT DATA

PROJECT ADDRESS:

CAMELBACK LAKES CORPORATE CENTER
APPRX. 385 NE OF NEC OF 26TH ST AND CAMELBACK RD
PHOENIX, AZ 85004

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING PARKING GARAGE FOR NEW
CONSTRUCTION OF APARTMENTS PROJECT

BUILDING CODES:

ASME ELEVATOR CODES
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSG)
2017 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC A117.1-2009
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

GENERAL SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 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.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICES AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT. REGULATION AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
- THE SANITARY SEWER COLLECTION SYSTEMS WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

BUILDING SF TOTAL

LEVEL SPACE TYPE TOTAL SF

Level 1		
Level 1	AMENITY	8150 SF
Level 1	COMMON AREA	786 SF
Level 1	SERVICE AREA	2001 SF
		10938 SF

Level 2		
Level 2	AMENITY	1431 SF
Level 2	COMMON AREA	1362 SF
Level 2	RES. UNIT	12457 SF
Level 2	SERVICE AREA	200 SF
		15451 SF

Level 3		
Level 3	COMMON AREA	2607 SF
Level 3	RES. UNIT	16693 SF
Level 3	SERVICE AREA	327 SF
		19627 SF

Level 4		
Level 4	COMMON AREA	2607 SF
Level 4	RES. UNIT	16693 SF
Level 4	SERVICE AREA	327 SF
		19627 SF

Level 5		
Level 5	AMENITY	1419 SF
Level 5	COMMON AREA	2607 SF
Level 5	RES. UNIT	13254 SF
Level 5	SERVICE AREA	327 SF
		17607 SF

LL 1		
LL 1	COMMON AREA	727 SF
LL 1	PARKING	31880 SF
		32607 SF
	TOTAL GROSS SF	115856 SF



KIVA: 99-37261
PAPP: 2302490
SDEV: 2200549
QS: 19-33

SHEPLEY BULFINCH

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Phoenix, AZ 85012
T: 602.430.3223 | F: 800.934.9691
shepleybulfinch.com



ARCHITECT

OWNER

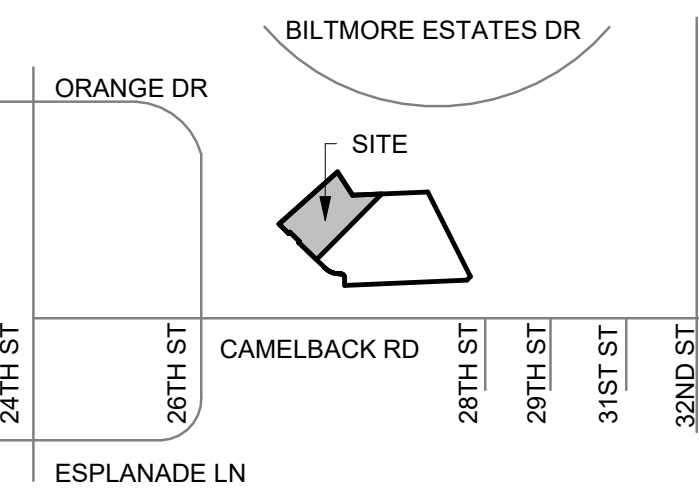
LEGAL COUNSEL

CONSULTANT

STAMP

RESOURCES

NO.	DATE	DESCRIPTION



VICINITY MAP

Camelback Lakes

2730 E CAMELBACK RD, PHOENIX, AZ 85016
JOB NO: 5379

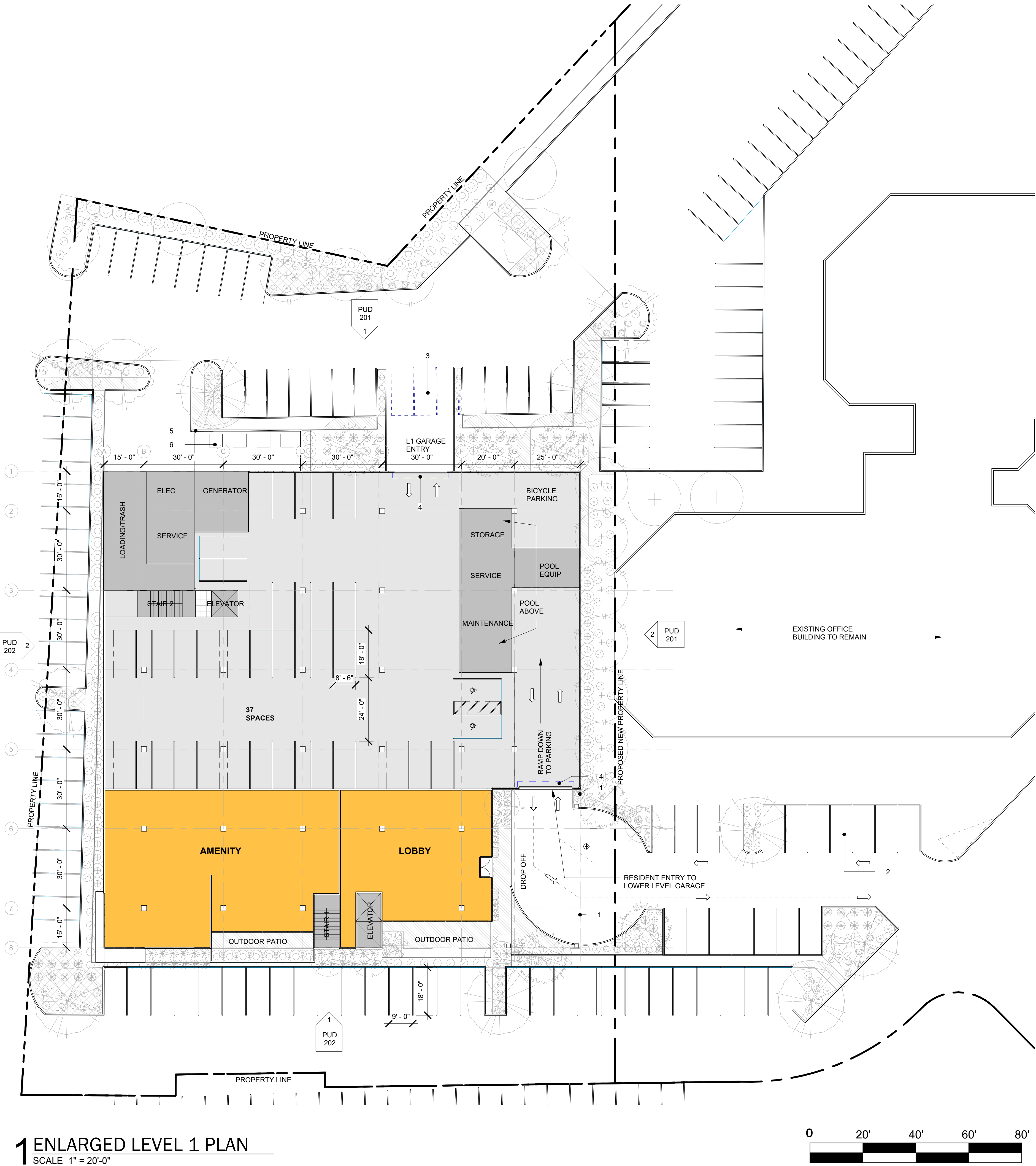
CONCEPTUAL SITE PLAN

PUD 001

08/31/23

PROJECT INFORMATION

DRAWING INFORMATION



1 ENLARGED LEVEL 1 PLAN
SCALE 1" = 20'-0"

PROJECT TEAM

OWNER
MAINSTREET CAPITAL PARTNERS
2101 WEST COMMERCIAL BOULEVARD, SUITE 1200
FORT LAUDERDALE, FL 33309
CONTACT: DAVID WARREN
EMAIL: DWARREN@MAINSTREETCAPITAL.COM

ARCHITECT
SHEPLEY BULFINCH
3443 NORTH CENTRAL AVE, S. ROTUNDA
PHOENIX, AZ 85012
T: 602.507.4421
CONTACT: NATALIE SHUTT-BANKS
EMAIL: NSHUTT-BANKS@SHEPLEYBULFINCH.COM

LOT SALES: Y N X

GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
6. 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.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
8. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
9. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
10. ALL SERVICES 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.
11. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
12. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
13. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
14. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
15. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
16. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
17. THE SANITARY SEWER COLLECTION SYSTEMS WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
18. ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

KEYNOTE LEGEND

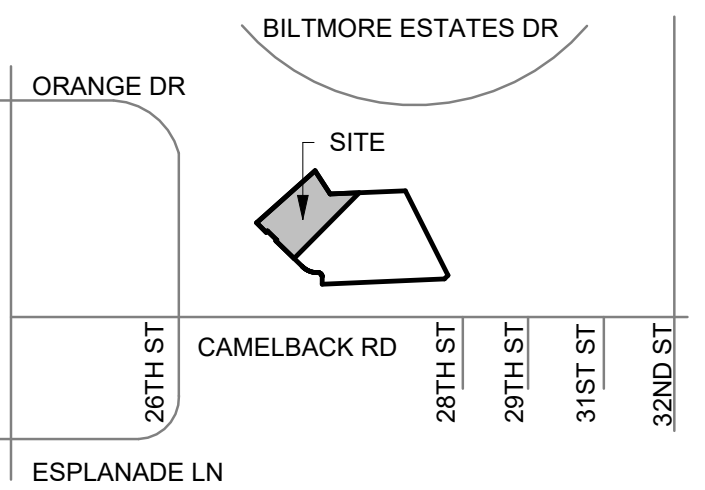
- | NUMBER | DESCRIPTION |
|--------|---|
| 1 | BUILDING ABOVE |
| 2 | EXISTING PARKING SPOTS TO REMAIN |
| 3 | EXISTING PARKING SPOTS TO BE REMOVED |
| 4 | DECORATIVE OVERHEAD DOOR TO RESIDENTIAL PARKING |
| 5 | ELECTRICAL EQUIPMENT |
| 6 | OPERABLE EQUIPMENT SCREENING |

SHEPLEY BULFINCH

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shepleybulfinch.com

Mainstreet
Capital Partners

NO.	DATE	DESCRIPTION



VICINITY MAP

Camelback Lakes

2730 E CAMELBACK RD, PHOENIX, AZ 85016
JOB NO: 5379

LEVEL 1 PLAN

PUD 101

08/31/23

KIVA: 99-37261
PAPP: 2302490
SDEV: 2200549
QS: 19-33



GENERAL PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

KEYNOTE LEGEND

NUMBER	DESCRIPTION
1	PRE ENGINEERED TEMPERED GLASS GUARDRAIL SYSTEM, 5'H
2	ALUMINUM WINDOW WALL SYSTEM
3	PRE ENGINEERED TEMPERED GLASS GUARDRAIL SYSTEM 4'H

SHEPLEY BULFINCH

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shepleybulfinch.com



ARCHITECT

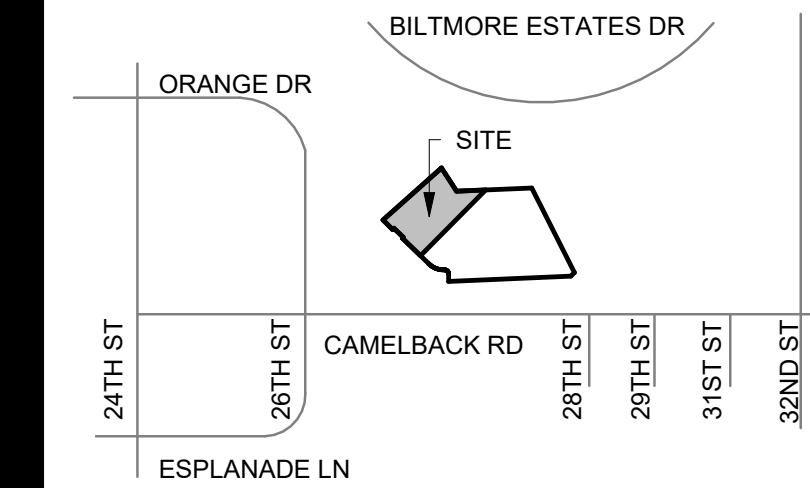
OWNER

LEGAL COUNSEL

CONSULTANT

STAMP

ISSUANCES



VICINITY MAP



Camelback Lakes

2730 E CAMELBACK RD, PHOENIX, AZ 85016
JOB NO: 5379

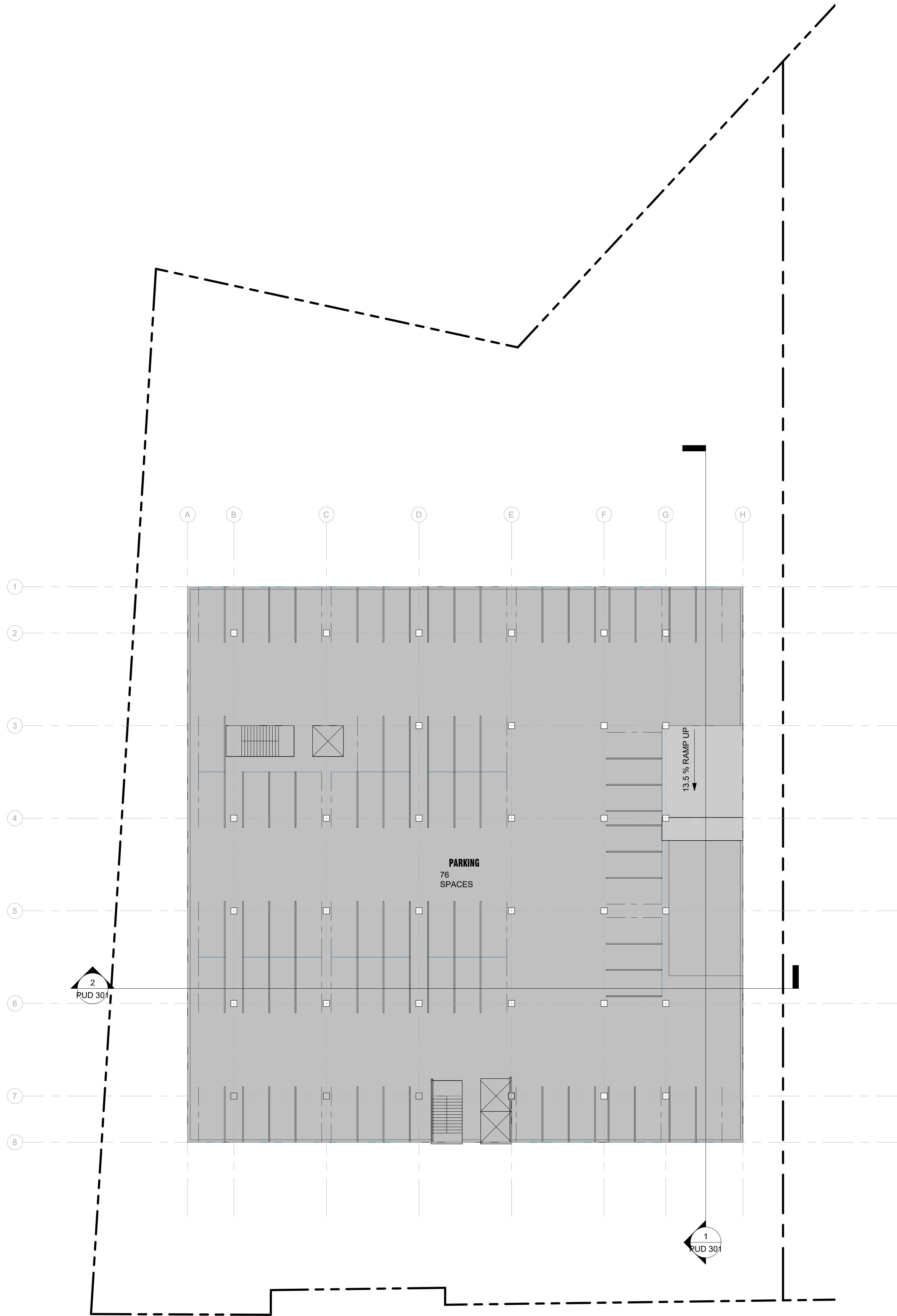
LEVEL 2 PLAN

PUD 102

08/31/23

DRAWING INFORMATION

PROJECT INFORMATION



GENERAL PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

KEYNOTE LEGEND

NUMBER DESCRIPTION

SHEPLEY
BULFINCH

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shepleybulfinch.com



ARCHITECT

OWNER

LEGAL COUNSEL

CONSULTANT

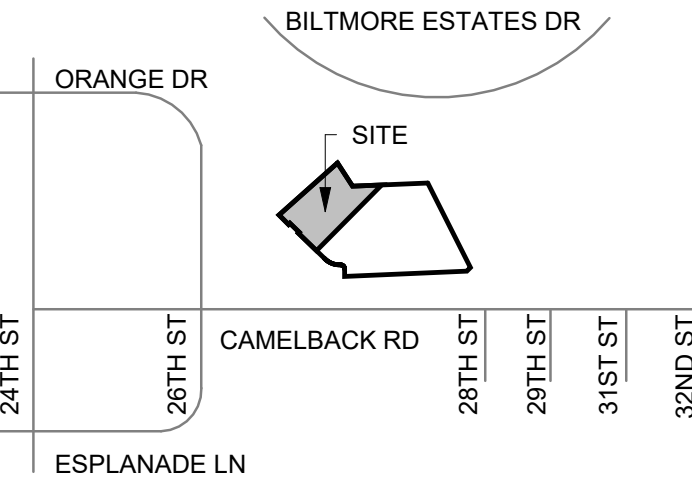
STAMP

ISSUANCES

PROJECT INFORMATION

DRAWING INFORMATION

NO.	DATE	DESCRIPTION



VICINITY MAP



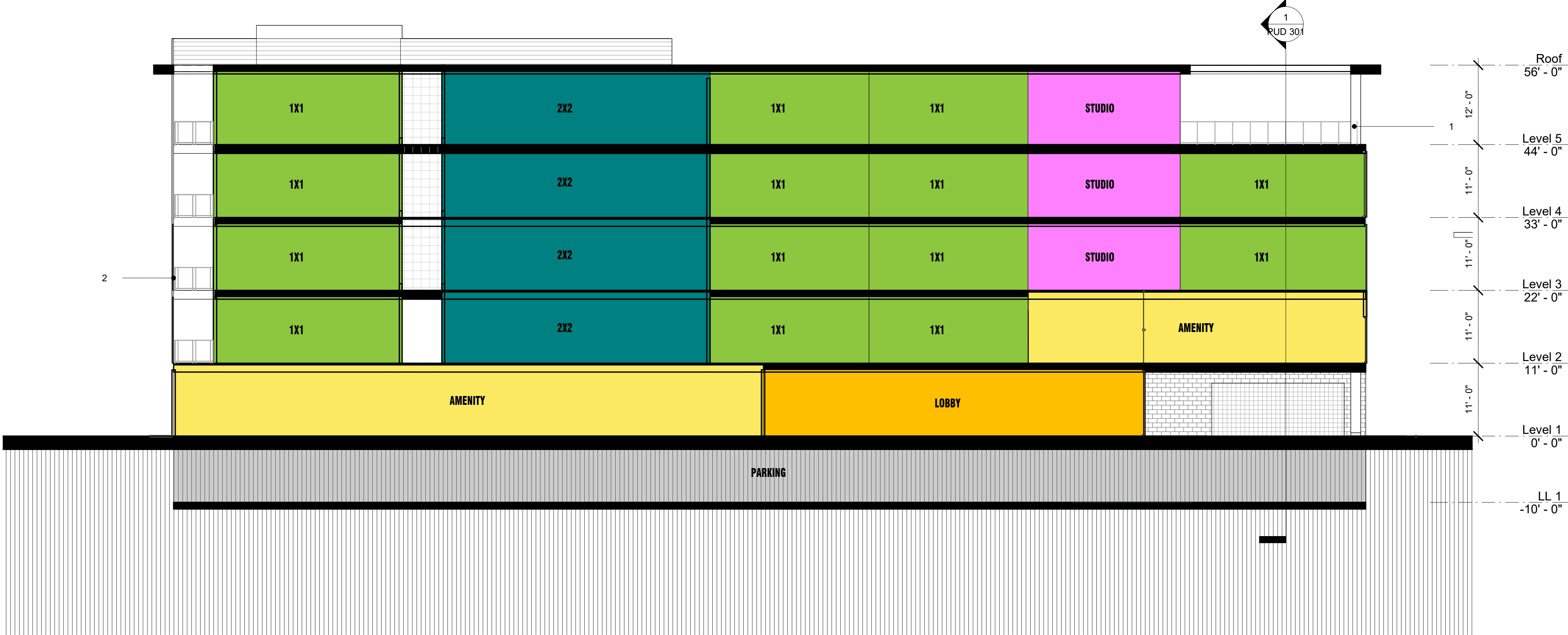
Camelback Lakes

2730 E CAMELBACK RD, PHOENIX, AZ 85016
JOB NO: 5379

LOWER LEVEL 1
PLAN

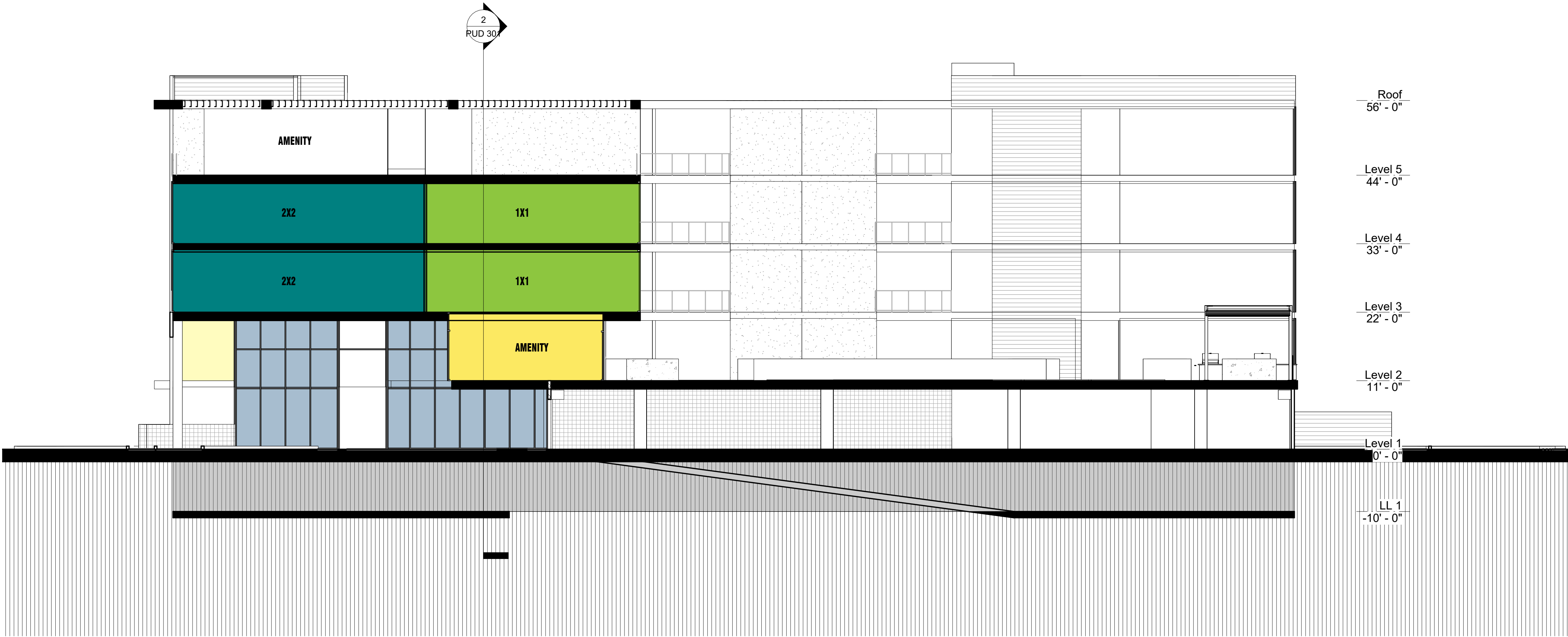
PUD 103

08/31/23



2 EAST WEST SECTION
SCALE 3/32" = 1'-0"

KEYNOTE LEGEND	
NUMBER	DESCRIPTION
1	PRE ENGINEERED TEMPERED GLASS GUARDRAIL SYSTEM, 5'H
2	PRE ENGINEERED TEMPERED GLASS GUARDRAIL SYSTEM 4'H



1 NORTH SOUTH SECTION
SCALE 3/32" = 1'-0"

ARCHITECT

OWNER

LEGAL COUNSEL

CONSULTANT

STAMP

ISSUANCES

PROJECT INFORMATION

BUILDING INFORMATION

SHEPLEY BULFINCH

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Phoenix, AZ 85012
T:602.430.3223 | F:800.934.9691
shepleybulfinch.com

Mainstreet
Capital Partners

NO.	DATE	DESCRIPTION

VICINITY MAP

Camelback Lakes

2730 E CAMELBACK RD, PHOENIX, AZ 85016
JOB NO: 5379

SECTIONS

PUD 301

08/31/23

Exhibit E







2 EAST ELEVATION
SCALE 3/32" = 1'-0"

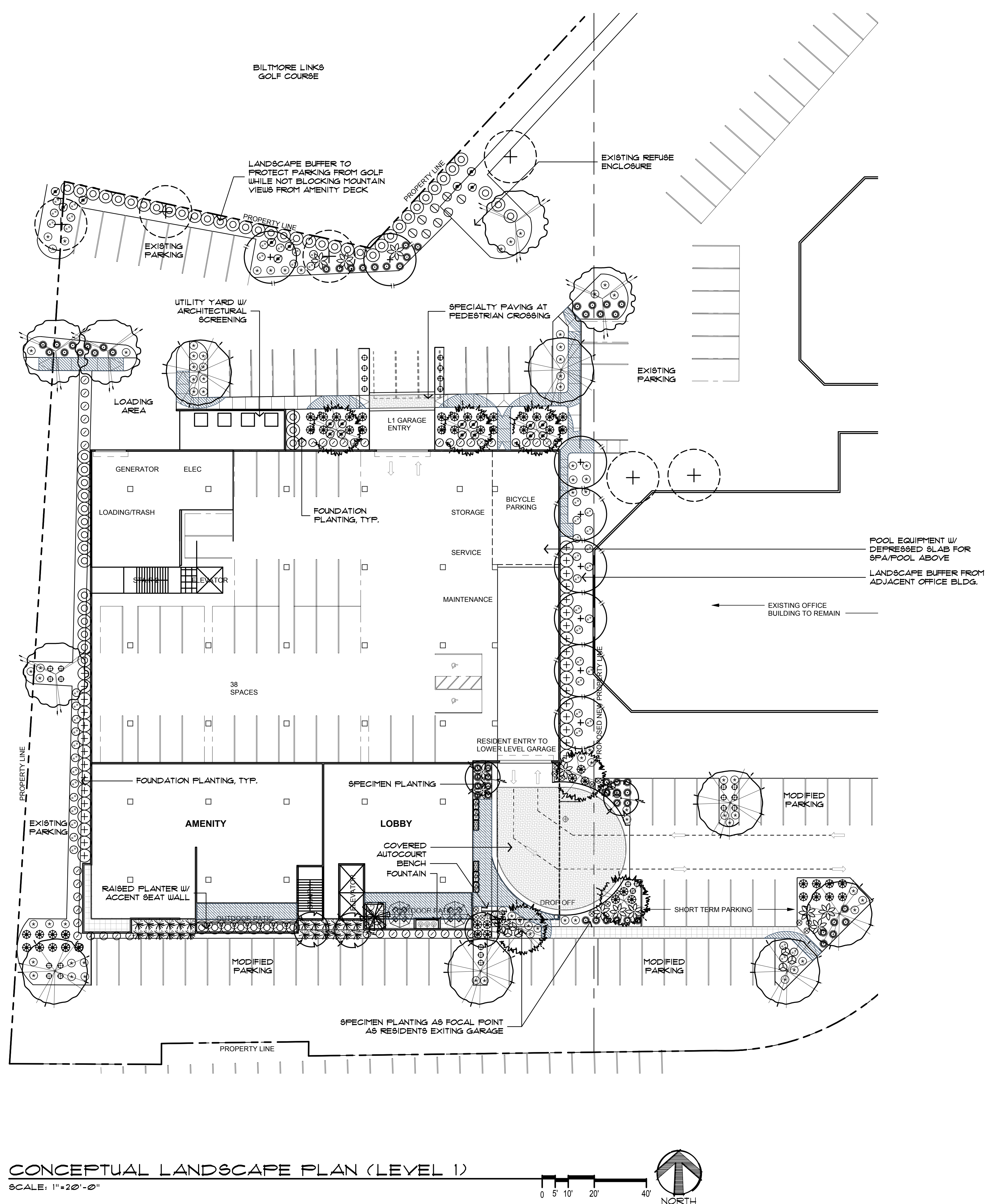


2 WEST ELEVATION
SCALE 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE 3/32" = 1'-0"

Exhibit F



CONCEPTUAL LANDSCAPE PLAN (LEVEL 1)
SCALE: 1" = 20' - 0"



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIF. (HxW)	QTY	COMMENTS
TREES				
Acacia salicina	Willow Acacia	15" Cal. 8'x12'	8	Single Trunk Matching Form
Cordia boissieri	Texas Olive	2" Cal. 8'x6'	6	Multi- Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum	2" Cal. 8'x12'	7	Multi- Trunk Dense Canopy
Chamaerops humilis	Mediterranean Fan Palm	36" Box 12'x12'	1	Multi- Trunk
Chitalpa tashkentensis	Chitalpa	2" Cal. 10'x12'	12	Multi- Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	2" Cal. 9'x6'	5	Standard Trunk Dense Canopy
Ulmus parvifolia	Evergreen Elm	3" Cal. 12'x8'	5	Standard Trunk Dense Canopy
Existing Tree to Remain (Species Vary)				
Protected in Place During Construction				
ACCENTS/VINES				
Agave hybrid 'Blue Glow'	Blue Glow Agave	15 Gal.	13	As Per Plan
Aloe barbadensis	Medicinal Aloe	5 Gal.	28	As Per Plan
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	5 Gal.	55	As Per Plan
Euphorbia rigida	Blue Euphorbia	5 Gal.	19	As Per Plan
Beaucarnea recurvata	Ponytail Palm	24" Box	1	As Per Plan
Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5 Gal.	24	As Per Plan
Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5 Gal.	45	As Per Plan
Muhlenbergia rigida	Nashville Grass	5 Gal.	24	As Per Plan
Pedilanthus bracteatus	Nashville Big Leaf Slipper Plant	15 Gal.	19	As Per Plan
Phoenix roebelenii	Pygmy Date Palm	24" Box	2	As Per Plan
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gal.	32	As Per Plan
Eremophila hydropaphana	Blue Bells	5 Gal.	61	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	29	As Per Plan
Olea hybrid 'Little Ollie'	Dwarf Olive	5 Gal.	58	As Per Plan
Ruellia brittoniana	Barrio Ruellia	5 Gal.	8	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	15 Gal.	64	As Per Plan
GROUND COVERS				
Eremophila glabra 'Mingens Gold'	Outback Sunrise	1 Gal.	73	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	11	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	x	As Per Plan
Portulacaria afra 'Minima'	Dwarf Elephant Food	1 Gal.	37	As Per Plan
Setcreasea pallida	Purple Hearts	1 Gal.	54	As Per Plan
Teucrium chamaedrys	Germander	1 Gal.	49	As Per Plan
Seasonal Annuals	Species Vary	1 Gal.	16	8" Triangular Spacing

- NOTES
- Decomposed Granite- 1/2" Screened 'Mahogany' by Rock Pros USA. 2" Depth in all planting areas - 12.750 S.F.
 - Turf - Artificial Lawns Co. "Coronado Platinum" 100 oz w/ Envirofill Acrylic Coated Sand - 1.125 S.F.

SHADE STUDY LEGEND	
PUBLIC WALK	3,030 SQ. FT.
PUBLIC WALK SHADE COVERAGE	2,056 SQ. FT.
SHADED WALK COVERAGE %	68% (50% REQ.)
PRIVATE HARDSCAPE	6,279 SQ. FT.
PRIVATE HARDSCAPE SHADE COVERAGE	3,370 SQ. FT.
SHADED WALK COVERAGE %	54% (50% REQ.)

NOTES

SHADE CALCULATIONS FOR TREES WILL ASSUME CANOPY GROWTH AT FIVE (5) YEARS FROM PLANTING.

SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT 12:00 P.M.

PRIVATE SHADE CALCULATIONS DOES NOT INCLUDE POOL AREA

CONCEPTUAL GENERAL NOTES

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



Collaborative V
Design Studio Inc.
7116 E. 1st Ave., Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES 06/30/2023

PRELIMINARY
NOT FOR
CONSTRUCTION

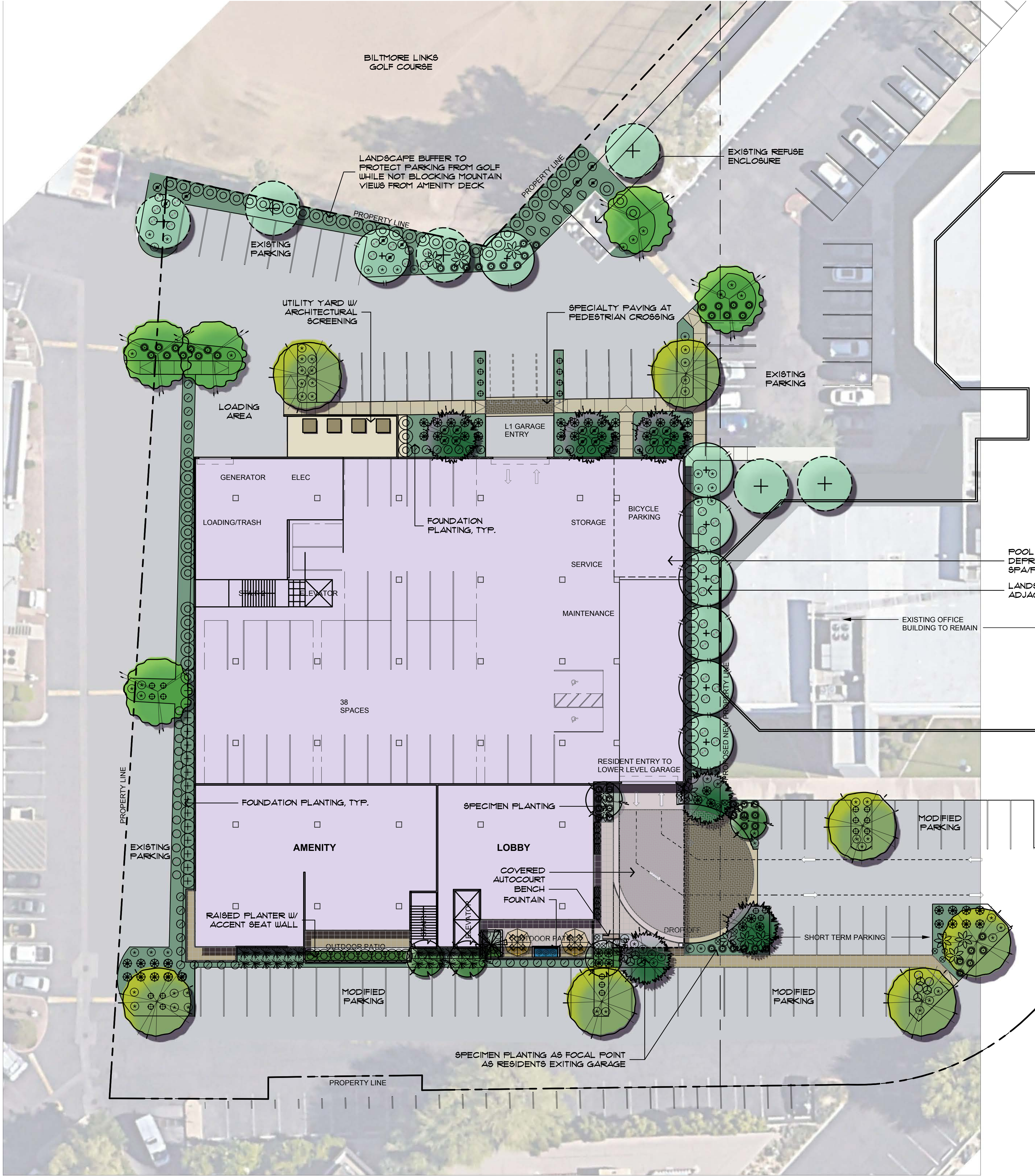
LANDSCAPE IMPROVEMENTS
CAMELBACK LAKES
Phoenix, Arizona

CONCEPTUAL LANDSCAPE PLAN

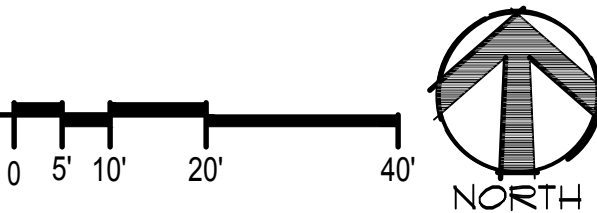
DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	AUGUST 28, 2023
REVISIONS:	

PRELIMINARY SITE
PLAN SUBMITTAL

CLS-1



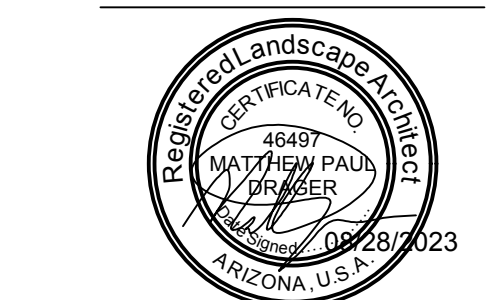
CONCEPTUAL LANDSCAPE PLAN (LEVEL 1)
SCALE: 1"=20'-0"



PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	CALIFER	QTY	COMMENTS
TREES				
(HxW)				
Acacia salicina	Willow Acacia	15" Cal. 8'x12'	8	Single Trunk Matching Form
Cordia alliodora	Texas Olive	2" Cal. 8'x6'	6	Multi-Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum	2" Cal. 8'x12'	7	Multi-Trunk Dense Canopy
Chamaecyparis humilis	Mediterranean Fan Palm	36" Box 12'x12'	1	Multi-Trunk
Chitalpa tashkentensis	Chitalpa	2" Cal. 10'x12'	12	Multi-Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	2" Cal. 8'x6'	5	Standard Trunk Dense Canopy
Ulmus parvifolia	Evergreen Elm	3" Cal. 12'x8'	5	Standard Trunk Dense Canopy
Existing Tree to Remain (Species Vary)				
Protected in Place During Construction				
ACCENTS/VINES				
Agave hybrid 'Blue Glow'	Blue Glow Agave	15 Gal.	13	As Per Plan
Aloe barbadensis	Medicinal Aloe	5 Gal.	28	As Per Plan
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	5 Gal.	55	As Per Plan
Euphorbia rigida	Blue Euphorbia	5 Gal.	19	As Per Plan
Beaucarnea recurvata	Ponytail Palm	24" Box	1	As Per Plan
Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5 Gal.	24	As Per Plan
Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5 Gal.	45	As Per Plan
Muhlenbergia rigida 'Nashville'	Nashville Grass	5 Gal.	24	As Per Plan
Pedicularis bracteatus	Big Leaf Slipper Plant	15 Gal.	19	As Per Plan
Phoenix roebelenii	Pgmy Date Palm	24" Box	2	As Per Plan
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gal.	32	As Per Plan
Eremophila hydropaphana	Blue Bells	5 Gal.	61	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	29	As Per Plan
Olea hybrid 'Little Ollie'	Dwarf Olive	5 Gal.	58	As Per Plan
Ruellia brittoniana	Barrio Ruellia	5 Gal.	8	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	15 Gal.	64	As Per Plan
GROUND COVERS				
Eremophila glabra 'Mingens Gold'	Outback Sunrise	1 Gal.	73	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	11	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	x	As Per Plan
Portulacaria afra 'Minima'	Dwarf Elephant Food	1 Gal.	37	As Per Plan
Setcreasea pallida	Purple Hearts	1 Gal.	54	As Per Plan
Teucrium chamaedrys	Germander	1 Gal.	49	As Per Plan
Seasonal Annuals	Species Vary	1 Gal.	16	8" Triangular Spacing
NOTES				
Decomposed Granite- 1/2" Screened 'Mahogany' by Rock Pros USA. 2" Depth in all planting areas - 12,150 S.F.				
Turf - Artificial Lawns Co. "Coronado Platinum" 100 oz w/ Envirofill Acrylic Coated Sand - 1,125 S.F.				



Collaborative V
Design Studio Inc.
7116 E. 1st Ave., Suite 103
Scottsdale, Arizona 85251
office: 480-347-0590
fax: 480-656-6012



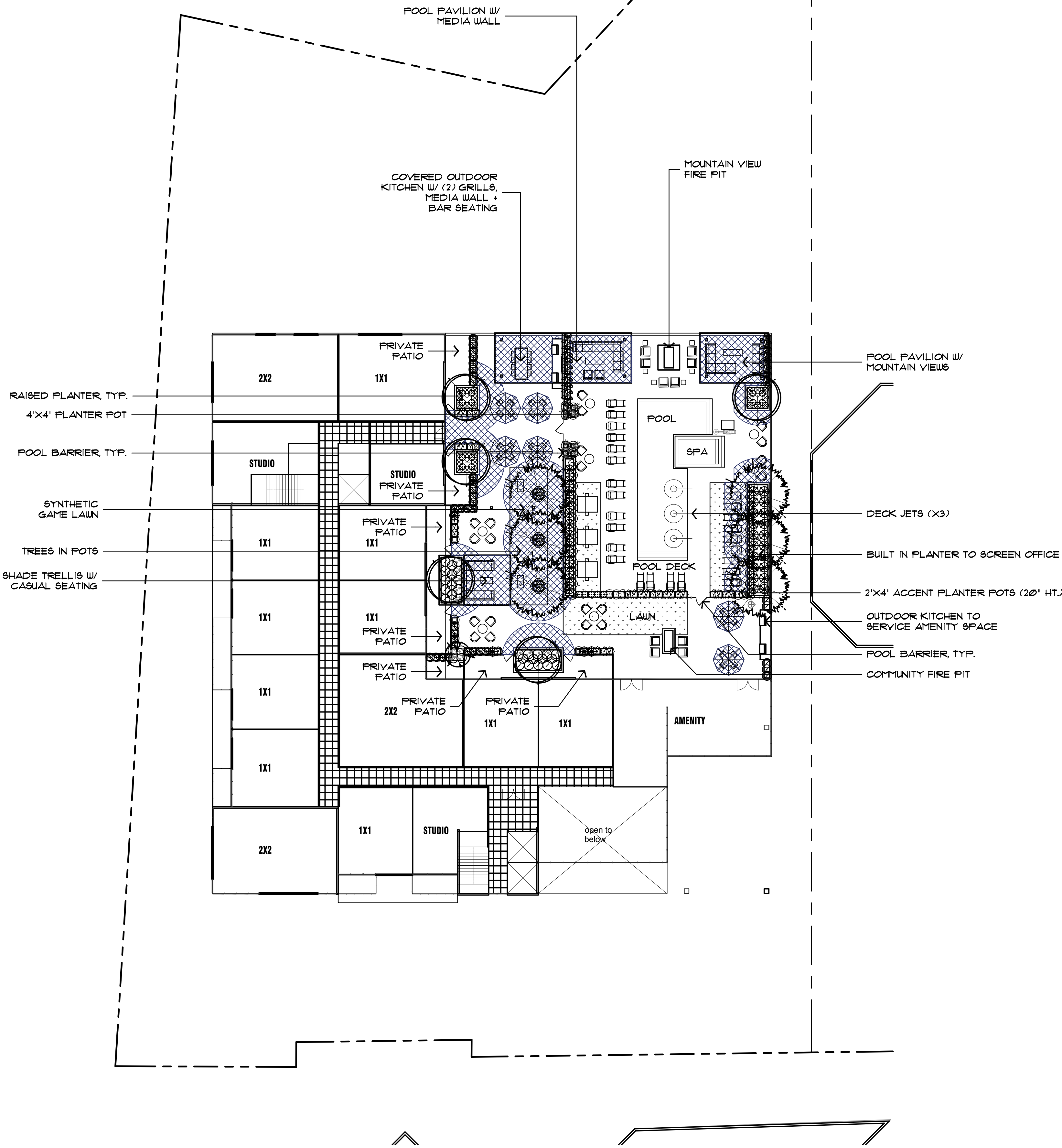
PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
CAMELBACK LAKES
Phoenix, Arizona

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	AUGUST 28, 2023
REVISIONS:	

PRELIMINARY SITE
PLAN SUBMITTAL



CONCEPTUAL LANDSCAPE PLAN (LEVEL 2)
SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

PLANT SCHEDULE					
BOTANICAL NAME	COMMON NAME	CALIPER	QTY	COMMENTS	
TREES					
		(HxW)			
+	Acacia salicina	Willow Acacia	1.5" Cal. 8'x12'	8	Single Trunk Matching Form
+	Cordia alliodora	Texas Olive	2" Cal. 8'x6'	6	Multi-Trunk Dense Canopy
+	Cercidium hybrid 'Desert Museum'	Desert Museum	2" Cal. 8'x12'	7	Multi-Trunk Dense Canopy
+	Chamaecyparis humilis	Mediterranean Fan Palm	3 1/2" Box 12'x12'	1	Multi-Trunk
+	Chitalpa tashkentensis	Chitalpa	2" Cal. 10'x12'	12	Multi-Trunk Dense Canopy
+	Quercus virginiana 'Empire'	Southern Live Oak	2" Cal. 9'x6'	5	Standard Trunk Dense Canopy
+	Ulmus parvifolia	Evergreen Elm	3" Cal. 12'x8'	5	Standard Trunk Dense Canopy
Existing Tree to Remain (Species Vary)				Protect in Place During Construction	
ACCENTS/VINES					
	Agave hybrid 'Blue Glow'	Blue Glow Agave	15 Gal.	13	As Per Plan
	Aloe barbadensis	Medicinal Aloe	5 Gal.	28	As Per Plan
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	5 Gal.	55	As Per Plan
	Euphorbia rigida	Blue Euphorbia	5 Gal.	19	As Per Plan
	Beaucarnea recurvata	Ponytail Palm	24" Box	1	As Per Plan
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5 Gal.	24	As Per Plan
	Hesperaloe parviflora 'Fire'	Brakelights Red Yucca	5 Gal.	45	As Per Plan
	Muhlenbergia rigida 'Nashville'	Nashville Grass	5 Gal.	24	As Per Plan
	Pedilanthus bracteatus	Big Leaf Slipper Plant	15 Gal.	19	As Per Plan
	Phoenix roebelenii	Pygmy Date Palm	24" Box	2	As Per Plan
SHRUBS					
+	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gal.	32	As Per Plan
	Eremophila hydropathica	Blue Bells	5 Gal.	61	As Per Plan
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	29	As Per Plan
	Olea hybrid 'Little Olive'	Dwarf Olive	5 Gal.	58	As Per Plan
	Ruellia brittoniana	Barrio Ruellia	5 Gal.	8	As Per Plan
	Tecoma stans 'Orange Jubilee'	Orange Jubilee	15 Gal.	64	As Per Plan
GROUND COVERS					
	Eremophila glabra 'Mingens Gold'	Outback Sunrise	1 Gal.	73	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	11	As Per Plan
	Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	x	As Per Plan
	Portulacaria afra 'Minima'	Dwarf Elephant Food	1 Gal.	37	As Per Plan
	Setcreasea pallida	Purple Hearts	1 Gal.	54	As Per Plan
	Teucrium chamaedrys	Germander	1 Gal.	49	As Per Plan
	Seasonal Annuals	Species Vary	1 Gal.	16	8" Triangular Spacing
NOTES					
Decomposed Granite- 1/2" Screened 'Mahogany' by Rock Fro USA. 2" Depth in all planting areas - 12,150 SF.					
Turf - Artificial Lawns Co. "Coronado Platinum" 100 oz w/ Envirofill Acrylic Coated Sand - 1,725 SF.					

SHADE STUDY LEGEND		NOTES
PUBLIC WALK	3,030 SQ. FT.	SHADE CALCULATIONS FOR TREES WILL ASSUME CANOPY GROWTH AT FIVE (5) YEARS FROM PLANTING.
PUBLIC WALK SHADE COVERAGE	2,056 SQ. FT.	
SHADED WALK COVERAGE %	68% (50% REQ.)	
PRIVATE HARDSCAPE	6,279 SQ. FT.	SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT 12:00 P.M.
PRIVATE HARDSCAPE SHADE COVERAGE	3,370 SQ. FT.	
SHADED WALK COVERAGE %	54% (50% REQ.)	
		PRIVATE SHADE CALCULATIONS DOES NOT INCLUDE POOL AREA

CONCEPTUAL GENERAL NOTES

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



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fax: 480-656-6012



PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
CAMELBACK LAKES
Phoenix, Arizona

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	AUGUST 28, 2023
REVISIONS:	

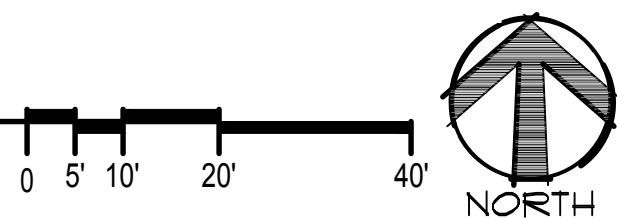
PRELIMINARY SITE PLAN SUBMITTAL

CLS-3

3 of 5



CONCEPTUAL LANDSCAPE PLAN (LEVEL 2)
SCALE: 1"=20'-0"



PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	CALIPER (HxW)	QTY	COMMENTS
TREES				
Acacia salicina	Willow Acacia	15" Cal. 8'x12'	8	Single Trunk Matching Form
Cordia alliodora	Texas Olive	2" Cal. 8'x6'	6	Multi-Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum	2" Cal. 8'x12'	7	Multi-Trunk Dense Canopy
Chamaecyparis humilis	Mediterranean Fan Palm	36" Box 12'x12'	1	Multi-Trunk
Chitalpa tashkentensis	Chitalpa	2" Cal. 10'x12'	12	Multi-Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	2" Cal. 8'x6'	5	Standard Trunk Dense Canopy
Ulmus parvifolia	Evergreen Elm	3" Cal. 12'x8'	5	Standard Trunk Dense Canopy
Existing Trees to Remain (Species Vary)				
Protect in Place During Construction				
ACCENTS/VINES				
Agave hybrid 'Blue Glow'	Blue Glow Agave	15 Gal.	13	As Per Plan
Aloe barbadensis	Medicinal Aloe	5 Gal.	28	As Per Plan
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	5 Gal.	55	As Per Plan
Euphorbia rigida	Blue Euphorbia	5 Gal.	19	As Per Plan
Beaucarnea recurvata	Ponytail Palm	24" Box	1	As Per Plan
Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5 Gal.	24	As Per Plan
Hesperaloe parviflora 'Firepa'	Brake Lights Red Yucca	5 Gal.	45	As Per Plan
Muhlenbergia rigida 'Nashville'	Nashville Grass	5 Gal.	24	As Per Plan
Pedilanthus bracteatus	Big Leaf Slipper Plant	15 Gal.	19	As Per Plan
Phoenix roebelenii	Pygmy Date Palm	24" Box	2	As Per Plan
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gal.	32	As Per Plan
Eremophila hygrophana	Blue Bells	5 Gal.	61	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	29	As Per Plan
Olea hybrid 'Little Olive'	Dwarf Olive	5 Gal.	58	As Per Plan
Ruellia brittoniana	Barrio Ruellia	5 Gal.	8	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	15 Gal.	64	As Per Plan
GROUND COVERS				
Eremophila glabra 'Mingensu Gold'	Outback Sunrise	1 Gal.	73	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	11	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	x	As Per Plan
Portulacaria afra 'Minima'	Dwarf Elephant Foot	1 Gal.	37	As Per Plan
Setcreasea pallida	Purple Hearts	1 Gal.	54	As Per Plan
Teucrium chamaedrys	Germander	1 Gal.	49	As Per Plan
Seasonal Annuals	Species Vary	1 Gal.	16	8" Triangular Spacing
NOTES				
Decomposed Granite- 1/2" Screened 'Mahogany' by Rock Foss USA. 2" Depth in all planting areas - 12,150 SF.				
Turf - Artificial Lawns Co. "Coronado Platinum" 100 oz w/ Envirofill Acrylic Coated Sand - 1,125 SF.				



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EXPIRES 06/30/2023

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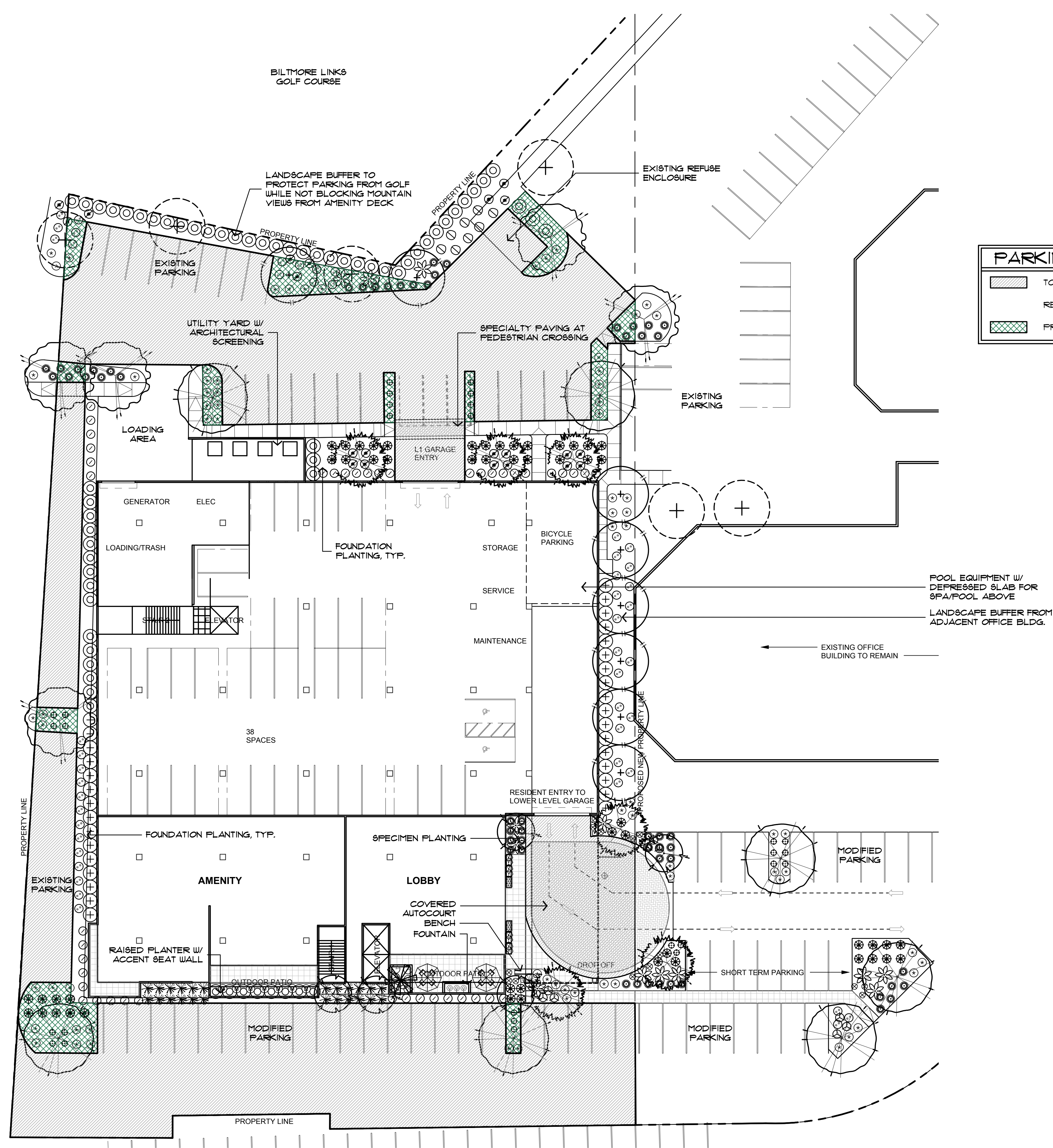
LANDSCAPE IMPROVEMENTS
CAMELBACK LAKES
Phoenix, Arizona

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	AUGUST 28, 2023
REVISIONS:	

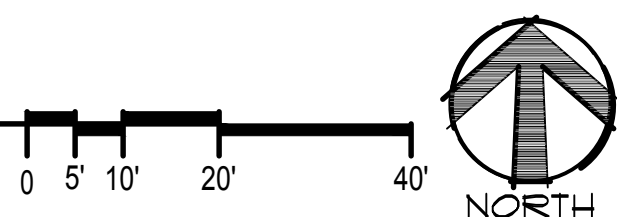
PRELIMINARY SITE
PLAN SUBMITTAL

CLS-4



PARKING LOT LANDSCAPE	
TOTAL PARKING LOT AREA	27,220 SQ. FT.
REQUIRED LANDSCAPE AREA	1,361 SQ. FT. (5%)
PROVIDED LANDSCAPE AREA	2,314 SQ. FT. (8.5%)

PARKING LOT LANDSCAPE EXHIBIT
SCALE: 1" = 20' - 0"



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EXPIRES 06 / 30 / 2025

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
CAMELBACK LAKES
Phoenix, Arizona

PARKING LOT LANDSCAPE EXHIBIT

DESIGNED BY: PV/SH
DRAWN BY: SH
CHECKED BY: PV/MD
DATE: AUGUST 28, 2023
REVISIONS:







PRELIMINARY SITE
PLAN SUBMITTAL

CLS-5

Exhibit G

Camelback Lakes

Diagram Legend

-  primary pedestrian site entry
-  pedestrian circulation path
-  primary building entry
-  primary resident vehicular site entry
-  resident vehicular circulation path
-  resident parking garage entry

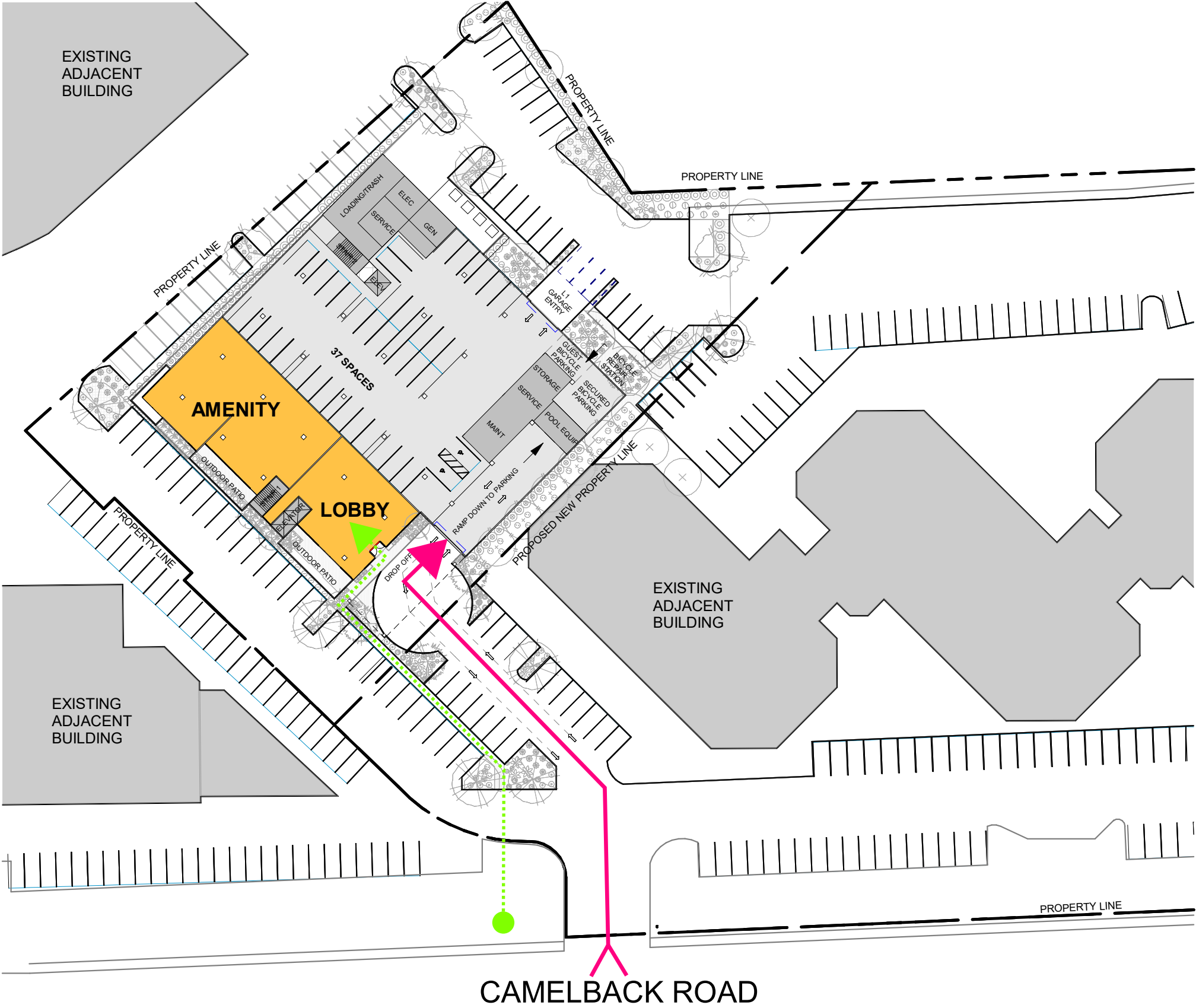


Exhibit H

Planning Process

"Planning with People for a Better Phoenix"



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Camelback East Village Planning Committee Application Review Committee (ARC)

Camelback East Primary Core Specific Plan Design Guidelines Comments

PROJECT Camelback Lakes Residential

DATE OF COMMENTS _____

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance																														
A.3 Landscape Architecture																																
3.1.1. Materials listed on the Phoenix low-water use plant list should be used within the right-of way. However, the selected plant material should contribute to the Biltmore landscape design theme.	P	N/A - the project is not proposed within the ROW																														
3.1.2 On private property, the existing "Old Phoenix" or "Arizona Biltmore" landscape theme should be continued and strengthened in the Core Center and Core Gradient through use of plant materials such as: <table><tr><td><u>TREES</u></td><td><u>SHRUBS</u></td><td><u>ACCENTS</u></td></tr><tr><td>jacaranda</td><td>oleanders</td><td>roses</td></tr><tr><td>Palms</td><td>privet</td><td>annuals</td></tr><tr><td>olive trees</td><td>boxwood</td><td>jasmine</td></tr><tr><td>eucalyptus</td><td>pyracantha</td><td>specimen cacti</td></tr><tr><td>pepper trees</td><td>catclaw</td><td></td></tr><tr><td>juniper</td><td>bougainvillea</td><td></td></tr><tr><td>mesquite</td><td></td><td></td></tr><tr><td>palo verde</td><td><u>GROUNDCOVERS</u></td><td></td></tr><tr><td></td><td>turf</td><td></td></tr></table> These and other "historic" plant materials should be used in combination with native plants and other low-water use landscape materials. This landscape theme features cacti and other native plants as exotics, setting them in a framework of plant materials historically used in the Core area.	<u>TREES</u>	<u>SHRUBS</u>	<u>ACCENTS</u>	jacaranda	oleanders	roses	Palms	privet	annuals	olive trees	boxwood	jasmine	eucalyptus	pyracantha	specimen cacti	pepper trees	catclaw		juniper	bougainvillea		mesquite			palo verde	<u>GROUNDCOVERS</u>			turf		P	Noted, the landscape theme will be continued with the proposed development.
<u>TREES</u>	<u>SHRUBS</u>	<u>ACCENTS</u>																														
jacaranda	oleanders	roses																														
Palms	privet	annuals																														
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juniper	bougainvillea																															
mesquite																																
palo verde	<u>GROUNDCOVERS</u>																															
	turf																															

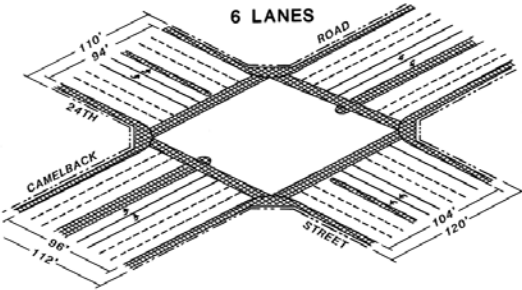
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
3.4.1 An overall theme should be established for the gateways with public input, by an artist or artist collaboration selected through the Phoenix Arts Commission's public art guidelines and process. An artist or artists should be involved in the design and construction of all Core Gateways. A. Core Gateways should be established within the public right-of-way at: 1. 26th Street and Camelback Road; 2. 24th Street, south of Colter Avenue; 3. 24th Street at Highland Street; 4. Piestewa Peak Parkway and Camelback Road (for Camelback Road traffic) 5. Piestewa Peak Parkway and Highland	C	Not applicable as this property is not at a noted gateway location.
B. Developers and other private sector interests should be encouraged to contribute to the development of the Gateways.	C	Not applicable as this property is not at a noted gateway location.
C. Highest priority and symbolic importance should be given to the Camelback Road Gateways.	C	Not applicable as this property is not at a noted gateway location.
D. Gateways should indicate the boundaries of special Core landscaping and streetscape treatment.	C	Not applicable as this property is not at a noted gateway location.
3.4.2 Locate fountains and/or other water features at those points along the pedestrian spine where the highest concentrations of pedestrians are anticipated engage in activities other than walking through the area.	P	A water feature is provided at the south side of the development within view of the adjacent properties
3.4.3 Developers should consider planning for and installing public art within their projects or the adjoining right-of-way and provide opportunities for artist/designer collaborations in accordance with the City's "Private Percent for Art Guidelines."	C	Noted.
A.4 Open Space/Amenities		
4.1 Shade and street furnishings should be provided for the comfort and convenience of pedestrians especially within and/or adjoining the pedestrian spine, (see Map 8 of Specific Plan). Furnishings should include pedestrian lighting fixtures and one or more of the following: - drinking fountains - benches - trash receptacles - information kiosks	P	The site is not along the CE pedestrian spine.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
4.2 The Location of active uses at ground level in high-traffic pedestrian areas with particular emphasis along the pedestrian spine should be encouraged, including one or more of the following uses: <ul style="list-style-type: none"> - retail - restaurants (food and beverage) - service (includes public, community uses) - entertainment - outdoor room with eating options - public art with kinetic movement or descriptive interpretation narrative - office space with visual interactive glazing - display windows or shadow boxes 	P	Active use programming is provided at the ground level and consistent of a residential lobby, fitness areas, and outdoor seating areas.
4.3 Uses and activities that "spill out" into pedestrian areas, especially those adjoining the pedestrian spine (sidewalk cafes, etc.) should be encouraged. A. Open space provided in front of a building should be an extension of the public streetscape and act as a transition to the building.	P	This project is not located along a streetscape
4.4 Along the defined pedestrian spine, active, pedestrian outdoor public spaces (a plaza, courtyard, garden, "outdoor room," or a promenade) should be provided within private developments and connected with pedestrian walkways.	P	The site is not along the CE pedestrian spine.
A.5 Trails/Pathways/Walkways		
5.1 Continuous sidewalks or other pedestrian walkways linking private developments with sidewalks along public streets should be provided.	P	N/A - this project is not located along a public street
5.2 A continuous walkway system shall be as shown on Map 8, pedestrian facilities plan. The pedestrian spine should always be continuous and provide connectivity between pedestrian destinations, even if the alignment is modified.	P	N/A - The site is not along the CE pedestrian spine.
5.3 Safe and convenient means of pedestrian access should be created between neighborhoods and the Core. A. Access via other than public streets should be provided if requested by the affected homeowners association, with consent of adjacent properties and if security measures for the neighborhood are addressed.	P	Pedestrian access is provided to adjacent properties

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
B. Access via public streets should be provided in the form of a continuous sidewalk connecting all residential areas within or adjacent to the Core Center or Gradient to Camelback Road.	P	N/A - this project is not located along a public street
5.4 Vehicular access across the pedestrian spine should be minimized. Exceptions may be made for delivery access only, travel distance around project perimeters on private property, and for "main street" development that enhances the pedestrian environment.	P	No additional vehicular access points to/from the property are proposed.
5.5. Pedestrian spine identity items and way-finding aides shall be provided, including decorative hardscape, medallions, lighting standards and luminaries	P	N/A - The site is not along the CE pedestrian spine.
A.6 Parking/Circulation		
6.1.1 Parking must be conveniently located, but visually unobtrusive.	C	Parking will be provided below grade and away from public view, or within the existing parking areas on site.
A. Parking lots must be screened from street view with landscaping, berms, walls, grade changes or a combination of these elements.		
B. For office and retail commercial projects, every parking space shall be no greater than 150 feet from a sidewalk leading to the building or from a building entrance, and unshaded segments of walkways shall not exceed 15 feet except at a driveway crossing.	P	N/A - this is a multifamily residential project
C. For all new development a minimum of 15% of parking lot area must be landscaped with trees and shrubs. For all expansions to existing development, remodeling, or additions, a minimum of 10% of parking lot area must be landscaped. Minimum width of landscape area is five feet (seven with parking overhangs).	P	8.5% is provided, please reference CLS-5
6.1.2 Within the Core Center, all parking for office uses should meet the following standards.	P	N/A
A. If such parking exceeds 50 spaces, 80 percent of the total number of parking spaces required for office use must be within above grade or below grade parking structures.		
B. This requirement can be varied by 20 percent subject to approval of a use permit through the Zoning Administrator.	P	N/A

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
C. These guidelines apply to the review of a development plan for office uses within the Core Center. For development plans which include more than one phase of office construction, the development plan should demonstrate how this requirement will be complied with when office development exceeds 50 spaces. If an existing office development with 50 parking spaces or less proposes to expand and exceed 50 spaces, then the total existing and proposed spaces should comply with these guidelines.	P	N/A
6.2.1 Parking must be conveniently located, but visually unobtrusive A. Parking structures must be either architecturally integrated with adjoining buildings or should be designed with architectural features similar to adjoining buildings for visual continuity.	P	The majority of parking is placed underground the at-grade parking is screened with material consistent with the building architectural design.
B. Above grade parking structures should not be located within 150 feet of a major street, collector street or pedestrian spine unless the ground level of the structure is devoted to retail, service, food and beverage, entertainment uses, or has such uses between the parking structure and the pedestrian spine.	P	N/A
C, Openings in parking structures must be screened to eliminate visual impacts of headlights, cars and bright security lighting on adjacent residential properties and streets and major pedestrian areas.	C	At grade parking under building is screened.
D. Parking on the roof of a parking structure shall be screened on all sides and on the top with a structure to block visibility of cars.	C	
6.3.1 Interruptions to pedestrian circulation along streets e.g., driveways, private streets, garage entrances) should be minimized. A. Driveways within or near bus stop zones should be eliminated to avoid vehicular/pedestrian conflicts and to avoid sight distance constraints around transit structures for vehicles exiting from developments.	P	No additional interruptions to pedestrian circulation are proposed; existing interruptions are minimal.
B. Driveways along major streets shall be limited to one per property per street. For properties in excess of 660 feet of frontage along a street, driveways shall be allowed at a minimum separation of 330 feet.	P	See above.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
6.3.2 Bicycle facilities (such as wide curb lanes, bicycle lanes or paths consistent with AASHTO standards) should be provided linking Core developments to adjoining neighborhoods and to the citywide bikeway system.	C	The scope of the project is not within the ROW.
6.3.3 The Core shuttle should be routed to help create activity along major pedestrian corridors and provide maximum utility for travel.	C	N/A
6.3.4 If the city adopts a plan for a Core shuttle system, the route should be parallel to but not more than 300 feet away from the pedestrian spine. Do not locate the Core shuttle route above the pedestrian spine.	P	N/A
6.3.5 For walkways connecting the Core shuttle route to the pedestrian spine, provide continuous shade along the route and at Core shuttle stops.	P	N/A
6.4.1 Secure bicycle parking areas must be provided, preferably in supervised enclosures or in bicycle lockers. The provision of bicycle parking may be phased per approval of the Traffic Management Association. However, a minimum of 25% of the required bicycle parking shall be provided at the time of construction. A. Bicycle parking must be located within parking structures or other secure covered areas for employees and within convenient distance of primary commercial and community facility destinations.	C	Secured bicycle parking is provided.
B. Bicycle parking spaces must be provided at a ratio of one space per 10,000 square feet of retail uses and one space per 15,000 square feet of office or other non-residential uses.	C	N/A this is a residential use
C. Bicycle parking spaces must be either within lockers, a secure enclosure or other facility designed for use of high-security locks, for securing both wheels and frame and offering support (per Appendix J, Arizona Bicycle Facilities Planning and Design Guidelines, 1988). A minimum space of two feet by six feet per bicycle should be provided.	C	Secured bicycle parking is provided.
A.8 Site Lighting		
Citywide lighting standards apply to all light sources in each phase of development.	R	Noted. This will be met.
A.10 Improvements within the Public Right-of-Way		

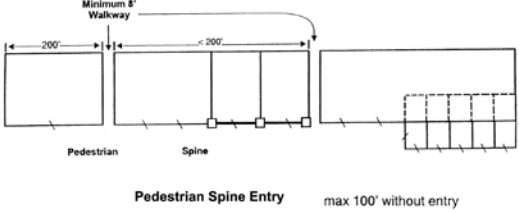
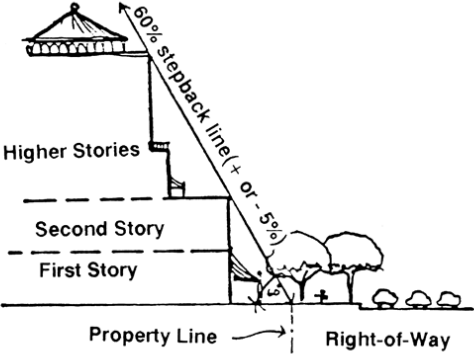
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
10.1 Streets should be designed so that a pedestrian can cross easily, safely and comfortably. A. Safe, convenient places for pedestrians waiting to cross streets should be provided, including medians for all Core arterials.	P	N/A
B. Signalized or other protected mid-block pedestrian crossings should be provided on Camelback Road between 24 th and 26 th Streets, and on 20 th Street, 22 nd and 24 th Streets between Camelback and Highland.	P	N/A
C. Camelback Road should be improved in accordance with the street section shown below. Figure 11 Six Through Lanes at Camelback Road Intersection 	P	N/A
10.2 Design elements should be provided within the public right-of-way that contributes to creating a lively and interesting street environment. (This guideline refers to elements that go beyond the merely functional. They can include art, water features, AND gathering places for people, or entertainment.) A. Public art should be incorporated into the streetscape as a part of the City's "Percent for the Arts" program.	C	N/A
B. A diversity of overall streetscape elements should be provided within a consistent framework.	C	N/A

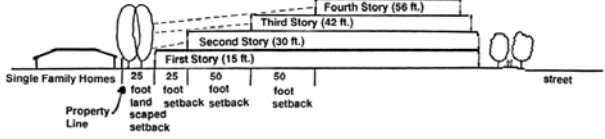
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>10.3 For development site frontage within the Core and adjoining Camelback Road, 24th Street, 22nd Street, 20th Street, 16th Street (east side), and Highland Avenue, ten-foot (10) wide sidewalks should be provided and separated from the roadway with a six-foot (minimum width) landscaped area to achieve the following benefits:</p> <ul style="list-style-type: none"> - Increased aesthetic quality - Increased safety - Increased incentive to walk - Decreased noise - Decreased fumes - Decreased dirt - Decreased heat <p>Separation of sidewalks from the roadway is required except at bus stops and pedestrian street crossings or where access to the curb is necessary, or on the north side of Camelback, between 24th and 26th streets, to maintain the established, mature olive tree theme. If a transit shelter is provided, the distance between curb and right-of-way line shall be increased by the width of the transit shelter if the shelter is placed between curb and sidewalk. (See also Design Guideline A.10.10)</p>	P	N/A - This project is not adjacent to the ROW
10.4 Street improvements on Camelback Road from 28 th Street to Piestewa Peak Parkway and on 24 th Street from Highland to Colter should be designed and constructed to provide a condition for reducing vehicular speed.	P	N/A - This project is not adjacent to the ROW
10.5 Transit waiting areas should be of a design, consistent with the Core's design theme. They should be designed to meet or exceed City standards for shelter, information, location and convenience.	C	N/A
<p>10.6 Views from the roadway of Piestewa Peak and Camelback Mountain should be protected, looking east along Camelback Road and looking north along 24th Street, 22nd Street, and 20th Street in the following ways:</p> <p>A. Median planting should not exceed three feet in height.</p>		N/A
B. Pedestrian overpasses should not be constructed spanning 24 th Street or Camelback Road, except an open pedestrian bridge may be located on 24 th Street between Camelback Road and Esplanade Lane.	P	N/A
C. The size and placement of traffic signals, light standards and other street signage should not interfere with views, consistent with safety requirements.	P	N/A

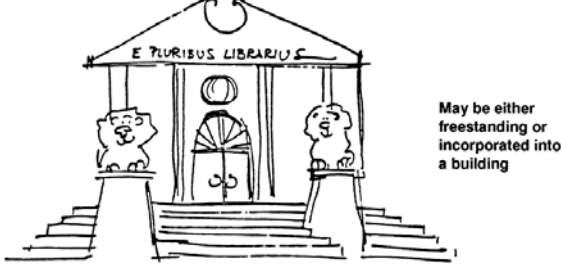
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
D. New utility lines should be located underground.	P	Utilities are underground
E. Gateways should not obstruct mountain views from major roadways.	P	N/A
<p>10.7 Views from the roadway of Piestewa Peak and Camelback Mountain should be framed with a formal, double row of trees, spaced approximately 25 feet on center. The double row of street trees shall be planted along 24th Street, Camelback Road, Highland Avenue, 20th Street and 22nd Street.</p> <p>A. The row of trees on the development side of the pedestrian path is the responsibility of the private developer.</p>	P	N/A - this project is not adjacent to the streetscape
B. The row of trees nearest the street should be provided as part of an improvement district, street project or by private development. (See also Design Guideline A.10.6)	P	N/A - this project is not adjacent to the streetscape
<p>C. One theme tree shall be adopted for each of the following streets as follows:</p> <ul style="list-style-type: none"> ▪ <u>Camelback Road</u> - Native Mesquite, Medjool Date Palm and Swanhill Olive ▪ <u>Highland Street</u> – Native Mesquite, and Swanhill Olive ▪ <u>24th Street</u> – Palo Brea, <u>Swanhill Olive (adjacent to Biltmore Fashion Park)</u> ▪ <u>20th Street</u> – Palo Brea ▪ <u>22nd Street</u> – Palo Brea <p>The outer (street side) row of trees will be exclusively of the “theme” variety; and the inner row shall use the theme tree to supplement existing trees along the sidewalk. The intention is not to remove existing, mature trees to create the “inner row” if such trees are located in the way of the formal street trees but to use the “theme” trees to finish out the row and create a strong landscape transition.</p>	P	N/A - this project is not adjacent to the streetscape

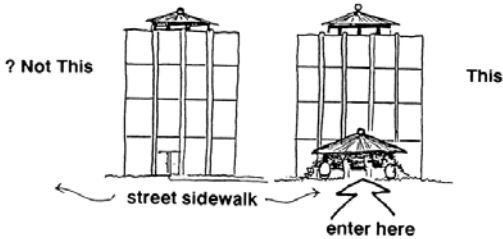
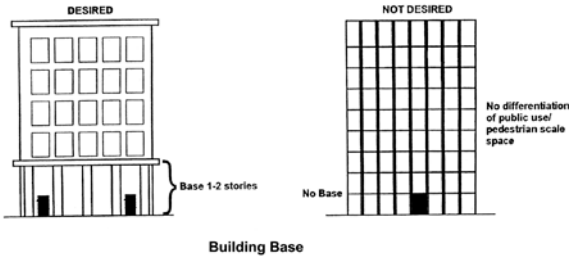
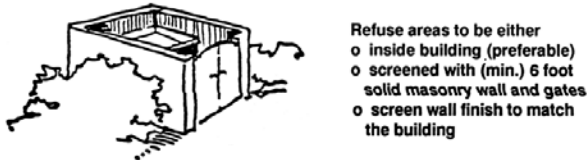
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
D. A continuous streetscape theme should be established based on the "Arizona Biltmore Hotel" style utilizing street trees, street and pedestrian scaled light standards, street furniture, and street medians as primary elements. An artist or artists shall be included in the development of this theme and in the design and construction of appropriate streetscape elements. This streetscape treatment should be used on Camelback Road from 26 th Street to the Piestewa Peak Parkway, on Highland Avenue from 24 th Street to the Piestewa Peak Parkway, on 20 th Street from Highland Avenue to the post office, on 22 nd Street from Highland Avenue to Camelback Road and on 24 th Street from Highland Avenue to the north boundary of Biltmore Fashion Park.	P	N/A - this project is not adjacent to the streetscape
B.1 Placement/Orientation		
1.1 A strong and relatively continuous building frontage adjacent to public streets and the pedestrian spine should be provided. A minimum 30% of the lot frontage should include buildings at the setback line of each lot* along the defined pedestrian spine, with the exception of intersecting walkways and outdoor rooms, the frontage should be continuous along at least one side of the defined pedestrian spine. On the Colonnade (CCI) site this is most important along 20 th Street. * "lot" means the project development lot for zoning.	P	While building does not front public street, the placement of the building helps define the edges of the proposed development lot.
A. Parking fields should not exceed 250 feet in depth. If greater than 250 feet then 30 % of the frontage on a public street should have building abutting the street.	P	N/A
1.2 Use streetscape elements (landscaping, art, special paving) to provide visual interest where buildings are not at the setback line to provide continuity.	P	Landscape is provided in the setback areas
1.3 Development proposals should analyze and illustrate on the shading plan the impacts of summer and winter sun and shade of pedestrian spaces (plazas, walkways, public sidewalks, etc.) and on adjoining neighborhoods.		Noted, shade study provided on CLS-1
A. Projects should minimize negative microclimatological impacts on adjacent residences and pedestrian areas.	C	Noted.

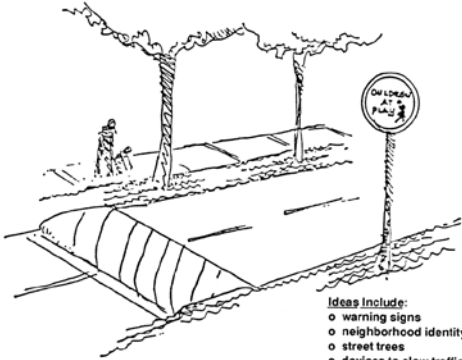
Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
B, In the design of pedestrian-oriented plazas and courtyards, hard surfaces should be shaded from mid-may through mid-October.	C	Noted.
1.3.1 To the maximum extent practical the pedestrian spine should provide substantial, evenly distributed areas that will be 1) in sunshine during the middle of the day from mid-October through the end of May, and 2) in shade from the end of March through Mid-October. The goal is to enhance the comfort of people using the pedestrian spine throughout the year and thereby encourage its use. With the exception of vehicular crossings, those portions of the pedestrian spine crossing surface parking areas should be in <u>near</u> continuous shade from the end of March through mid-October.	P	Common areas are provided with a balance of shaded and non-shaded areas for comfort throughout the year.
1.4 Buildings in the Core Gradient should be designed to preserve privacy for adjacent single family residential areas through such measures as building orientation, clerestory windows, positioning windows so they do not face residential properties, eliminating windows or providing other window screening devices.	P	N/A
<p>A. A statement must be submitted at the time of development review demonstrating both the extent of impacted residential areas and measures taken to ensure privacy.</p> <div data-bbox="185 1087 771 1255"> </div>	R	N/A
1.5 For buildings that abut the pedestrian spine or front on an outdoor room that abuts the pedestrian spine:		N/A as the site does not abut the pedestrian spine.
A. Provide an outdoor walkway that passes between buildings and connects to the pedestrian spine or the abutting outdoor room at intervals of approximately every two hundred (200) feet. The minimum walk way width shall be eight feet.	P	N/A as the site does not abut the pedestrian spine.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>B. For buildings that exceed two hundred feet in length before providing a walkway as per 1.5 A, provide retail shops with clear, non-reflective glass windows and individual shop entries fronting on the pedestrian spine at a maximum of 100 feet apart. Such shops shall be distinctive through the use of offsets or architectural treatment from the larger user.</p> 	P	N/A as the site does not abut the pedestrian spine.
<p>B.2 Height, Bulk and Area</p>		
<p>2.1 Buildings should be designed so they do not extend closer to the street than a line drawn at 60 degrees from the front property line (plus or minus 5% or 3 degrees) on Camelback Road, 24th Street, 20th Street, 22nd Street and Highland Avenue.</p> 	P	N/A - this is not adjacent to the street/ROW
<p>2.2 In core center areas building height should be limited to four stories (56 feet) within 150 feet of a single-family residential district.</p>	P	N-A - this is not in the Core Center
<p>2.3 Except as provided in Table E, the following building height and setback standards will apply to all development within the Core Gradient that is adjacent to existing single-family district in conformance with the diagram below:</p>		N/A as the site is not adjacent to a single-family district.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>A. A 25 foot setback and landscape buffer, with two rows of trees, (minimum 24-inch box/2-1/2 inch caliper) of a fast-growing variety that will reach maturity within three (3) years shall be provided along the property line(s) adjoining single-family district to provide screening.</p> 	R	N/A as the site is not adjacent to a single-family district.
B. Parking will not be allowed within 25 feet of an adjacent residential zoning district.	R	N/A as the site is not adjacent to a single-family district.
C. Mechanical and electrical equipment, ventilators, loading facilities, trash enclosures or other noise generating devices or equipment, will not be located on a building wall or roof facing residential property or within 50 feet of the property line adjacent to a residential zoning district.	R	N/A as the site is not adjacent to a single-family district.
D. An eight foot high solid masonry wall must be provided on the property line adjacent to a single family residential zoning district. The wall height will be measured from grade of the higher elevation property.	R	N/A as the site is not adjacent to a single-family district.
E.1 Roof top activity areas for any building of three stories or more facing a single-family district or multifamily use of two stories or less shall provide a parapet and/or physical separation from the roof edge so that views of the ground surface within 250 feet of the building shall not be visible.	R	Noted
E.2 The face of balconies oriented to a single-family or a multifamily use of two stories or less shall have a 3' 6" translucent wall or opaque barrier.	R	Noted
B.3 Architecture		

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>3.1 Community facilities (e.g., library, post office, meeting rooms, museums, theaters, government offices) should be architecturally prominent and easily accessible with a strong orientation to pedestrian spaces.</p> 	P	N/A
<p>3.2 Architectural design and site planning should be considered that incorporate a design theme that is compatible with a strong regional, cultural and environmental awareness.</p>	C	The design draws inspiration from the Biltmore area and desert context
B.4 Articulation		
<p>4.1 Design elements at ground level, especially along the pedestrian spine, should be created with sufficient variety and detail to be of interest to pedestrians by providing three or more of the following:</p>		
A. Architectural details and articulation.	P	Pedestrian scale detailing is provided at the
B. Visual links to open spaces within developments.	P	ground level
C. Ground level building facades that incorporate a substantial portion of their frontage as transparent elements.	P	The ground level is provided with ample glazing
D. People-active areas and uses (balconies, terraces, patios, etc.).	P	The ground level is provided with outdoor seating areas
E. Intersections/movement options for pedestrians should be frequent, avoiding long, blank walls.	P	
<p>4.2 Highly visible and direct pedestrian access to buildings, transit waiting areas and businesses should be provided from the public streets, the pedestrian spine, and internal plazas.</p>		
A. Building entries should be architecturally prominent.	P	The building entry is highlighted
B. Ground floor retail and service businesses located within 50 feet of a public street should have direct access from the public street.	P	N/A
C. Barriers such as walls and hedges between buildings and bus stops should be avoided.	P	

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
<p>D. Provide at least one building or site entrance per block per public street or 300 feet whichever is less.</p> 	R	N/A - this is not on a public street
<p>E. All buildings over four stories in height should be designed with a building base that is differentiated from the remainder of the building in order to relate to a pedestrian scale.</p> 	P	A clearly defined base, middle, and top are articulated through material selection and roof/wall profiles.
<p>F. Walls without windows or shadow boxes shall not exceed thirty percent of the area of the first 12 feet of the height of the building within 100 feet facing a street or designated pedestrian spine or outdoor room.</p>	R	N/A
B.7 Screening		
<p>7.1 Loading and storage areas, mechanical and electrical equipment and refuse areas should face away from public streets.</p> 	P	Service areas face away from main entrance
<p>7.2 Fire escapes must be architecturally integrated (enclosed or otherwise designed to avoid a "tacked-on" appearance).</p>	R	
C. Subdivision/Design Development		
C.1 Streets/Circulation		

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
1.1 Existing neighborhood streets should be redesigned to serve as quality open space, with a strong pedestrian emphasis as part of neighborhood protection plans.	C	N/A
 <p>Ideas include:</p> <ul style="list-style-type: none"> o warning signs o neighborhood identity signs o street trees o devices to slow traffic and to divert non-neighborhood traffic o narrower streets o pedestrian or 'play' streets 		
1.2 Consider street closures and other measures such as street narrowing, changes in street texture, speed controls, speed bumps, street medians or traffic circles to eliminate cut-through traffic in neighborhoods commensurate with public safety considerations.	C	N/A
D. Specialized Uses		
D.4 Signs		
4.1 Character		
4.1.1 Quality, durable materials, compatible with site and building design, should be incorporated in the sign design and construction. Materials such as masonry, concrete, stainless steel, natural rock or stone should be incorporated. Unless compatible with the building design, visible aluminum should be used on a minimal basis. Internally illuminated panels are discouraged. Routed or individual letters are preferred. There shall be consistency in the quality and durability of materials between the panels used on the sign.	P	Noted.
4.2 Location		
4.2.1 Where a sign is blocked by an abutting building a building identification sign shall be placed at the lowest possible height that will provide visibility from of the abutting arterial or collector street, while the street address numerals, if used, may be placed no higher than the story immediately above the building identification sign.	R	Noted.

Camelback East Specific Plan Design Guideline		Applicant Comments Regarding Compliance
4.2.2 Retail buildings shall have no wall signs above a height of 56 feet.	R	N/A
4.2.3 The maximum sign height of a ground sign in the Core allowable after design review and/or by a comprehensive sign plan shall be twenty (20) feet.	R	N/A
4.2.4 Multi-family residential buildings, hotels and parking structures shall have wall signs no higher than the top of the second story. Hotels may have wall signs up to a height of 56 feet.	R	Noted.
4.2.5 Unless otherwise regulated by the fire code, office buildings, including banks, of more than two stories shall have wall signs no higher than the top of the second story, except for street address numerals which may be located on the first or second story.	R	N/A
4.2.6 Other than a directional sign, in no event shall an illuminated sign be located closer than one hundred fifty (150) feet to the closest property line of any single-family residential district unless the sign does not face, is not oriented to, or is obscured by intervening structure from the residential district.	R	Noted.
4.2.7 No roof signs or roof-mounted signs shall be allowed in the Core. The horizontal surface of sidewalks, pedestrian areas, landscaped areas, private street surfaces and similar surfaces shall not be used for signs.	R	Noted.

For additional information, contact the Long Range Planning Department at 602-534-3753 or pdd.longrange@phoenix.gov.

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