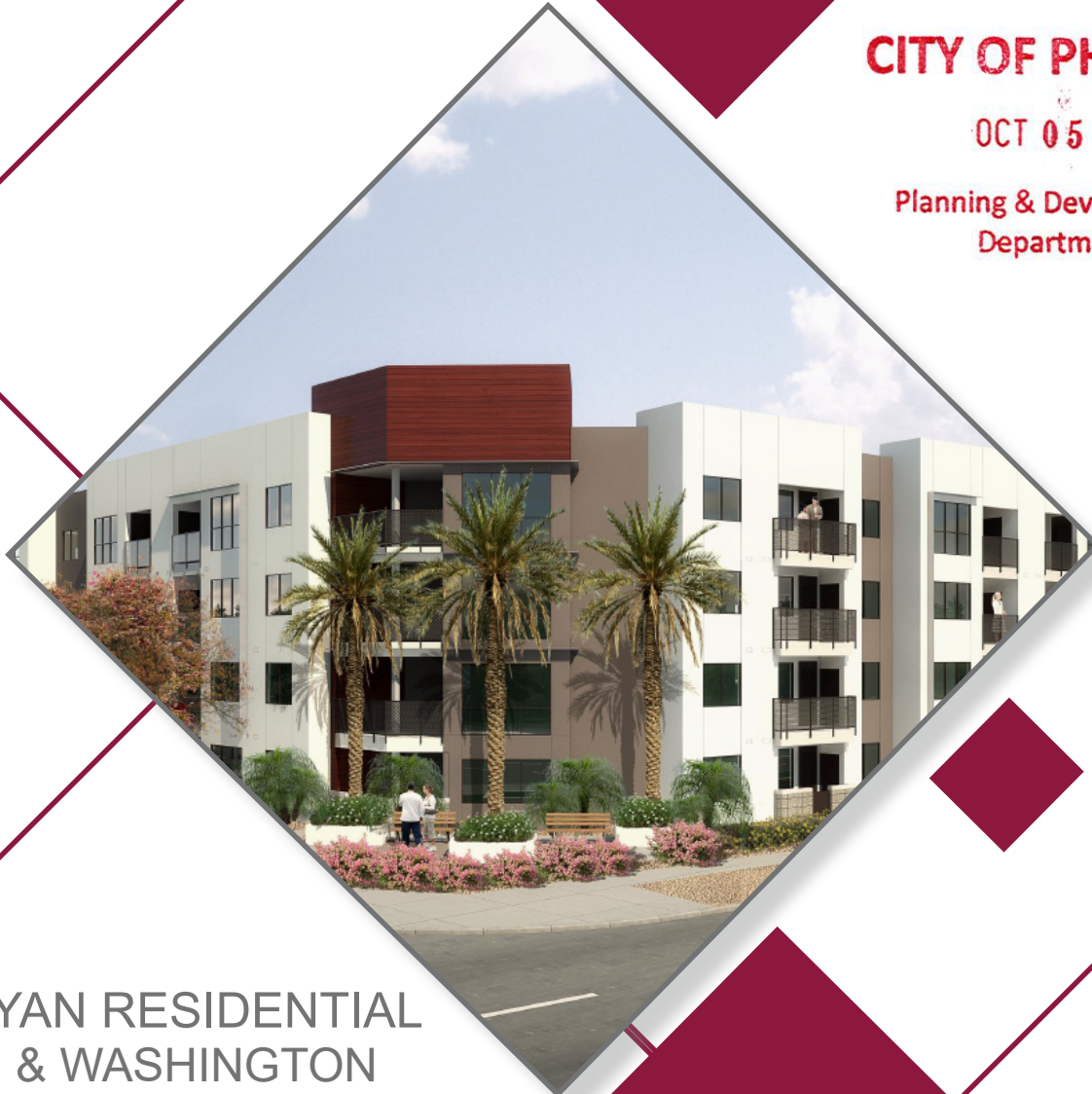


**CITY OF PHOENIX**

**OCT 05 2022**

**Planning & Development  
Department**



**BANYAN RESIDENTIAL  
48TH & WASHINGTON  
CASE NO. Z-64-21-8**

LOCATED AT THE SOUTHWEST CORNER OF  
48th STREET AND WASHINGTON STREET

1<sup>ST</sup> SUBMITTAL: SEPTEMBER 23, 2021  
2<sup>ND</sup> SUBMITTAL: NOVEMBER 30, 2021  
HEARING DRAFT: MAY 16, 2022  
CITY COUNCIL ADOPTED: SEPTEMBER 7, 2022

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

## Principals and Development Team

### Developer

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**BANYAN RESIDENTIAL**

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## Table of Contents

	<u>Page #</u>
A. Purpose and Intent	5
B. Land Use Plan	7
C. List of Uses	8
D. Development Standards	9
E. Sustainability	12
F. Infrastructure	13
G. Comparative Zoning Standards	15
H. Legal Description	16

### Exhibits

Exhibit 1: Aerial Exhibit	17
Exhibit 2: Site Plan	18
Exhibit 3: Elevations	19
Exhibit 4: Colors & Materials Sample Board	37
Exhibit 5: Landscape Plan	38
Exhibit 6: Circulation Plan	40



## A. PURPOSE AND INTENT

### A1: Project Overview and Goals

Banyan Residential 48th street and Washington is a proposed 515-unit multi-family residential community located at the southwest corner of the intersection of 48th Street and Washington, east of the Arizona State Route 143. Currently the site is undeveloped long vacant land.

The Project is located just outside the boundaries of the Gateway Transit-Oriented District (TOD) on the east side of State Route 143. Due to the Sites proximity to the Gateway TOD and the Metro Light Rail 50th Street/Washington station, the project is planned to utilize the City of Phoenix's Walkable Urban Code (WU Code) standards as the base for this PUD, with a few project specific modifications due to the unique context of the site. The goal for the project is to provide a quality urban living environment to its residents while providing a pleasing pedestrian environment along its edges to encourage and support use of the nearby light rail and Sky Train facilities.

### A2: Overall Design Concept

The overall design concept for the project is focused around a Transit Oriented Development (TOD) design, with an emphasis on pedestrian comfort along and through the site, as well as by encouraging significant residential density in proximity to light rail, encouraging non-automotive modes of travel. With its proximity to the Phoenix Sky Train, the site is an excellent location for residents that work at and/or utilize Sky Harbor on a regular basis.

By developing a vacant parcel, this project continues the development trend in the area with quality design buildings that have visual interest from Washington Street as well as for those traveling SR-143. Further, the Project's design provides for a building of comparable height and scale to those in the surrounding area, including new multifamily projects along Washington Street north of the site.

To support the TOD concept, buildings are designed to engage with the street while the vehicle parking areas are located behind them (except for a few spaces along 48th Street which are screened by fences and landscaping) which results in a quality pedestrian experience emphasizing pedestrian comfort and visual interest. The proposed buildings are four-story wood construction. Each building will have elevator service for use of the residents in addition to air-conditioned corridors.

As a residential environment, the elevations focus on engaging the public realm at the pedestrian level with individual sidewalk connection from the public sidewalk to the private patios for ground floor residential units adjacent to the right of way.

Primary access to the project will be off of 48th Street, with a secondary right in/right out access point on Washington Street to provide for balanced vehicular access. Pedestrian links are provided from the ground level units to the abutting sidewalks and a strong internal circulation system is provided to encourage pedestrian movements through and around the site. Parking for the community will be a combination of garage, carport, and surface parking.

The development will have two (2) central amenity buildings with amenities including but not limited to clubhouses, social lounges, and mobile workspace. Additional amenities provided onsite will include significant open space, a dog park, fitness center, pool area with cabanas and other common amenities expected by today's urban resident.

In summary, the overall design concept is a building that (i) fits the surrounding scale by maintain similar heights as its neighbors, (ii) reduces unsightly surface parking areas by proving buildings along the street frontages, and (iii) continues the Gateway TOD theme as a pedestrian environment adjacent to the Metro Light Rail.

## B. LAND USE PLAN

### B1: Proposed Land Use Categories

Banyan Residential 48th Street & Washington is a multi-family residential community with associated private residential amenities located on an approximately 15.98 net-acre site.

### B2: Conceptual Site Plan Summary

The following provides an overview of the conceptual site plan provided with this PUD:

Grade Level is the location of the primary access to the Site, along with parking spaces for residents and guests. Along the east side of the Site is the main entrance to the community buildings and the amenity facilities. Pedestrian linkages are provided from 48th Street and Washington Street.

The grade level also features residential units accessed from internal corridors within the building. Landscaping is provided to enhance the entry drive from 48th Street and Washington Street, as well as to soften the edge along SR-143 and the area between this project and the existing train tracks to the south. The main resident outdoor amenity spaces are provided along the east side of the project adjacent to the clubhouse with additional amenity areas and open space provided throughout the development. In addition, a large open space park is provided in the middle of the development for the use of the residents. Sidewalk connections from the grade level units along Washington Street and 48th Street will contribute to a walkable pedestrian feel for the development.

Levels 2-4 are typical representation of the upper levels of the building. Here the residential units continue above the grade level units. As the resident dwelling focused areas of the Project, there are no amenities on these upper levels. Note that the development is a mix of studios, one, two, and three-bedroom units, ranging in size from 415 up to 1,392 square feet.

Roof Level will not be occupiable.

## C. LIST OF USES

### C1: Permitted Uses

Permitted Uses shall comply with City of Phoenix Zoning Ordinance Section 1306 Transect T5:5.

### C2: Temporary Uses

Temporary Uses shall comply with City of Phoenix Zoning Ordinance Section 1306 Transect T5:5.

### C3: Prohibited Uses

Prohibited Uses shall comply with City of Phoenix Zoning Ordinance Section 1306 Transect T5:5.

## D. DEVELOPMENT STANDARDS

Lot standards shall comply with Table 1303.2-Transect T5:5 of the Zoning Ordinance except as follows, and all other standards shall comply with the corresponding sections of Chapter 13.

D1: Development Standards Table

Development Standards	Proposed PUD
A. Transect District	T5:5 (Section 1302)
Building Setbacks	
Primary Frontage (Washington St.)	Minimum: 20 Feet Maximum: 30 Feet
Secondary Frontage (48 <sup>th</sup> St.)	Minimum: 20 Feet Maximum: 30 Feet
B. Frontage Standards	
Primary or Light Rail Frontage (Washington Street) Secondary Frontage (48 <sup>th</sup> Street)	Patio and Storefront frontages Per Chapter 13, Table 1305.1, and Juliet as described below.
Frontage Type "Juliet"	A studio unit frontage that incorporates a "Juliet" style balcony door only, no formalize outdoor patio area. Limited to one (1) per frontage.
C. Open Space Improvements	Per Section 1310* *Paseo requirement not required due to site adjacent to SR-143 and Railroad Tracks  An overall pedestrian pathway system shall be provided that will connect all buildings to site amenities, open spaces and to each street frontage at a minimum of one location per frontage.  Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
D. Noise Reduction	The indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels and that, along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department, there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that

	<p>the building design is capable of achieving this required Noise Level Reduction.</p> <p>Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which discloses the proximity of the Phoenix Sky Harbor Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.</p>
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D2: Landscape Standards Table

<b>Minimum Landscape Standards</b>	
<b>a. Minimum Landscape Setbacks</b>	
<p>Primary Frontage (Washington Street)</p> <p>Secondary Frontage (48<sup>th</sup> Street)</p> <p>South</p> <p>West</p> <p>Interior Lot Line</p>	<p>20' (Minimum)</p> <p>20' (Minimum)</p> <p>0' (Minimum)</p> <p>5' (Minimum)* Maintenance buildings may encroach into the required landscape setback, consistent with the 0' minimum building setback.</p> <p>0' (Minimum)</p>
<b>b. Streetscape - Adjacent to Primary (Washington Street) and Secondary (48<sup>th</sup> Street) Frontages</b>	<p><u>Public Sidewalk:</u> Replace existing attached sidewalk with a new detached 5' sidewalk with a minimum 5' wide landscape area located between back of curb and sidewalk.</p> <p>A mix of the following trees to be included:</p> <ul style="list-style-type: none"> <li>• Min. 3-inch caliper (30% of required trees)</li> <li>• Min. 2-inch caliper or multi-trunk tree (70% of required trees)</li> </ul> <p>Trees to be planted 20' on center or in equivalent groupings, except for within driveways, sidewalks or sight visibility triangles. Minimum of (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24 inches tall at maturity). Shrubs and accents shall be planted to achieve 75% total living groundcover coverage at maturity.</p>
<b>c. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (West Property Line &amp; South, if provided)</b>	<p>100% 1.5" Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks (in which case one (1) shrub per 5 feet shall be provided in lieu of required trees).</p>

	<p>Five (5) 5-gallon drought-resistant shrubs per tree. Any open area not improved or hardscaped shall include landscaping materials at a minimum of 50% living groundcover.</p>
--	--

## E. SUSTAINABILITY

### E1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- Recycling receptacles will be provided onsite.
- Bicycle parking shall be provided in a secured location which may include individual lockers or racks. At least one area will be accessible within 250-feet from the street. The location and dimension of bike racks is subject to the City's approval during the technical site plan review process.
- All primary site lighting will be LED lighting.

### E2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.



## F. INFRASTRUCTURE

### F1: Grading and Drainage

The existing site consists of undeveloped land. The site naturally drains to the southwest. Existing onsite stormwater is mainly conveyed through curb and gutter within the site. The existing site sits partially within a mapped floodplain.

The proposed drainage design will be a self-contained watershed retaining the 100-year, 2 hour storm. An additional 25% of storage volume will be provided per Phoenix regulations since the site does not outfall to a City of Phoenix right-of-way. The proposed design will accept flows from adjacent half streets. Onsite stormwater retention will be a combination of 3' deep surface basins and underground 10' diameter tanks. Each retention area will drain via drywells within 36 hours.

### F2: Water and Wastewater

Public water and sewer infrastructure exists in the adjacent public roads and is assumed to be of sufficient capacity to service the proposed development. New private domestic and fire suppression services will be provided as necessary onsite per current City development codes and policies. Existing services will be evaluated for reuse by the new development as appropriate. Each proposed building will drain via 6" private onsite sewer lines. Service lines will combine as appropriate before reaching the City of Phoenix public sewer system.

Water services will be provided for each building. Onsite fire lines will be looped with two points of connection per City of Phoenix regulations and as necessary to meet fire suppression demands by the buildings. All onsite water and fire suppression lines will be private, with the exception of water meters.

### F3: Circulation Systems

According to the traffic generation statement that was conducted for the project (filed under separate cover), it was determined that the proposed use of the site would generate 2,802 weekday trips, with 185 trips (48 in, 137 out) during the AM peak hour and 227 trips (138 in, 89 out) during the PM peak hour.

The adjacent public roadways (48th Street and Washington Street) are built to full public standards and are at their final build out sizes and configurations. No changes are proposed for these roadways.

The project will have three (3) access points—one (1) right-in-right-out driveway onto eastbound Washington Street and two (2) driveways (full access) onto 48th Street.

In 2018, the City of Phoenix adopted its Complete Streets Design Guidelines with the goal of promoting health and safety through active streetscapes. The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit).
- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.

## G. COMPARATIVE ZONING STANDARDS

G: Comparative Zoning Standards Table

Standards	A-2 Standards	WU Code T5:5	Proposed PUD Standards
<b>a. Dwelling Unit Density (Units/Gross Acre)</b>	Residential Uses Not Permitted	No Standard	Per WU Code
<b>b. Building Setbacks</b> <b>Front:</b>  <b>Rear:</b> <b>Side:</b>	25'  No Standard No Standard	Primary: 12' max. Secondary: 10' max. 0' 0'	20' Minimum 30' Maximum (Primary & Secondary) Per WU Code Per WU Code
<b>c. Landscape Setbacks</b> <b>Front:</b>  <b>Rear (South):</b> <b>Side (West):</b>		Primary: 12' max. Secondary: 10' max. None None	20' Minimum (Primary & Secondary)  Per WU Code (0') 7' Average Minimum
<b>d. Maximum Height</b>	56'; up to 80' with a use permit and a specific plan of development	56'	Per WU Code
<b>e. Maximum Lot Coverage</b>	No Standard	80% maximum	Per WU Code
<b>f. Primary Building Frontage</b>	No Standard	70% minimum	Per WU Code
<b>g. Secondary Building Frontage</b>	No Standard	50% minimum	Per WU Code

## H. LEGAL DESCRIPTION

**Per Deed Recorded at MRC: 2008-0969607**

A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEING THE FOUND BRASS CAP IN HANDHOLE FOUND AT THE CENTERLINE INTERSECTION OF WASHINGTON STREET AND 48TH STREET, FROM WHICH THE FOUND 3" MARICOPA COUNTY BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 7 BEARS NORTH 00 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF 1355.96 FEET;

THENCE ALONG SAID EAST LINE BEING THE CENTERLINE OF 48<sup>TH</sup> STREET, SOUTH 00 DEGREES 02 MINUTES 39 SECONDS EAST, 558.39 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 18 MINUTES 34 SECONDS WEST, 33.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID 48TH STREET AND THE POINT OF BEGINNING FROM WHICH A FOUND REBAR WITH CAP LIES 0.04 FEET WEST AND 0.56 FEET SOUTH;

THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00 DEGREES 02 MINUTES 39 SECONDS EAST, 724.21 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7 FROM WHICH THE FOUND 3" BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 18 MINUTES 34 SECONDS EAST, A DISTANCE OF 33.00 FEET;

THENCE CONTINUIN'G ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00 DEGREES 23 MINUTES 42 SECONDS EAST 34.15 FEET TO THE NORTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD AND THE BEGINNING OF ANON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5762.65 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 10 DEGREES 00 MINUTES 18 SECONDS WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 04 DEGREES 31 MINUTES 24 SECONDS, AN ARC LENGTH OF 454.95 FEET TO A POINT ON A NON-TANGENT LINE FROM WHICH A RADIAL LINE BEARS NORTH 05 DEGREES 28 MINUTES 54 SECONDS EAST;

THENCE NORTH 09 DEGREES 21 MINUTES 00 SECONDS WEST, 1127.51 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 12 SECONDS WEST, 173.94 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID WASHINGTON STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 82 DEGREES 23 MINUTES 41 SECONDS EAST, 41.06 FEET;
- (2) SOUTH 83 DEGREES 27 MINUTES 51 SECONDS EAST, 266.84 FEET;
- (3) NORTH 00 DEGREES 02 MINUTES 39 SECONDS WEST, 2.04 FEET;
- (4) SOUTH 82 DEGREES 23 MWUTES 41 SECONDS EAST, 329.94 FEET TO THE WEST RIGHT-OF WAY OF SAID 48th STREET;

THENCE ALONG THE WEST RIGHT-OF-WAY OF 48TH STREET, SOUTH 00 DEGREES 02 MINUTES 39 SECONDS EAST 511.96 FEET TO THE POINT OF BEGINNING





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400 E Van Buren Street Phoenix, AZ 85004



NOT TO SCALE

APN 124-10-038, 124-10-021B, 124-10-017D, and  
124-10-023G

City of Phoenix

48th & Washington

March 2021















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



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



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



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

**FLOOR KEYMAP MAP**

**COLOR SCHEDULE**

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERRIN WILLIAMS	SW 7152 WALL REFLECTIVE
B PAINT #2	SHERRIN WILLIAMS	SW 4055 TRUSTONE
C ACCENT PAINT	SHERRIN WILLIAMS	SW 9133 ACCENT JAMES STONE
D CHALK	SURBURNE	STONE AROUND FACE
E STONE	PAC-CALDO	CHESTNUTWOOD CHALK
F VENTURE BRICK	SHERRIN WILLIAMS	TRUSTONE
G ANTIQUE L. CONCRETE	AMFACON	DAKE BRONE



PROJECT NO.	210002
DATE	21.11.2021
SCALE	AS SHOWN
DESIGNER	ARCHITECT
PROJECT NO.	21.11.2021
DATE	21.11.2021
SCALE	AS SHOWN
DESIGNER	ARCHITECT







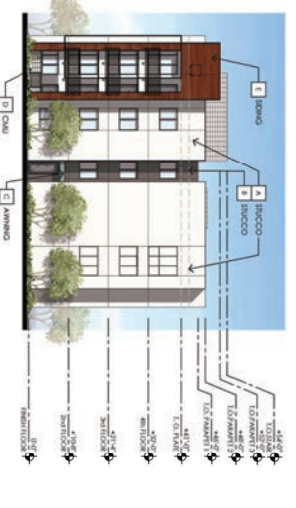




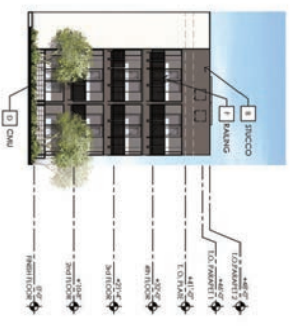
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**4 BUILDING 3 - EAST ELEVATION**  
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**1 BUILDING 3 - WEST ELEVATION**  
SCALE 1/16" = 1'-0"



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



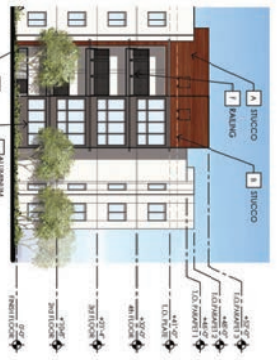
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**8 BUILDING 3 - SOUTH ELEVATION**  
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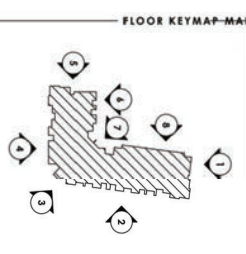
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**3 BUILDING 3 - NORTHEAST ELEVATION**  
SCALE 1/16" = 1'-0"

**COLOR SCHEDULE**

LOCATION	MANUFACTURER	COLOR
A	PAINT #1	SW 7157
B	PAINT #2	SW 4055
C	ACCENT PAINT	TRUCKSTONE
D	CHALK	SW 9133 ACCENT
E	SHERRILL	WILLOW
F	SHERRILL	WILLOW
G	SHERRILL	WILLOW
H	SHERRILL	WILLOW
I	SHERRILL	WILLOW
J	SHERRILL	WILLOW
K	SHERRILL	WILLOW
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N	SHERRILL	WILLOW
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X	SHERRILL	WILLOW
Y	SHERRILL	WILLOW
Z	SHERRILL	WILLOW



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

**BANYAN RESIDENTIAL**

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

**BUILDING 3 - EXTERIOR ELEVATIONS**  
Preliminary Not For Construction

**A4.3.1**

APPROVED FOR CONSTRUCTION

DATE: 06/23/2021

PROJECT: APARTMENTS @ SWC 48TH ST. & E. WASHINGTON ST.

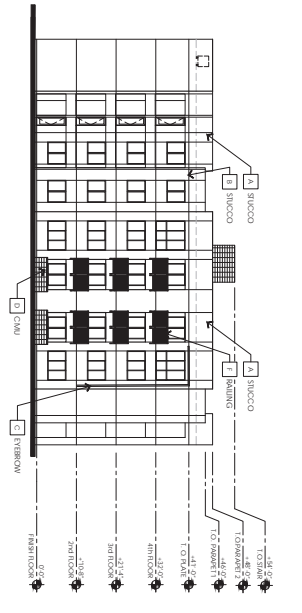
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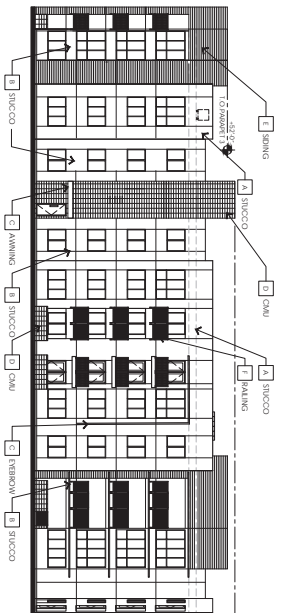
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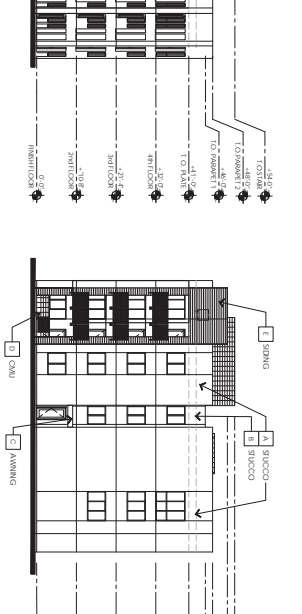
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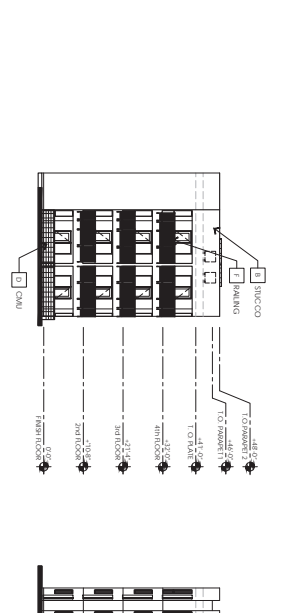
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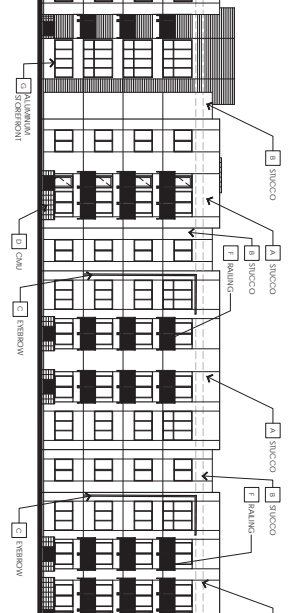
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SCALE 1/8" = 1'-0"



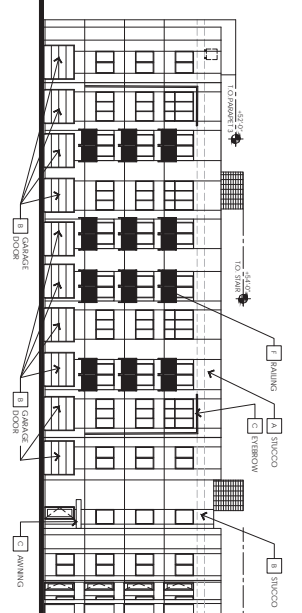
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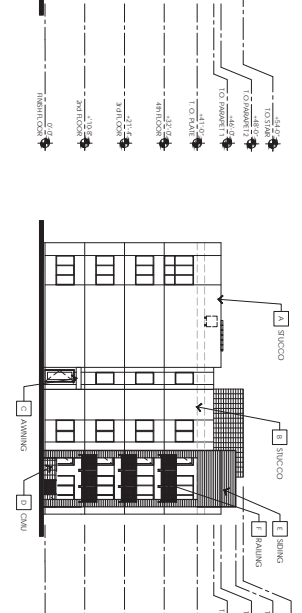
7 BUILDING 3 - SOUTHWEST ELEVATION  
SCALE 1/8" = 1'-0"



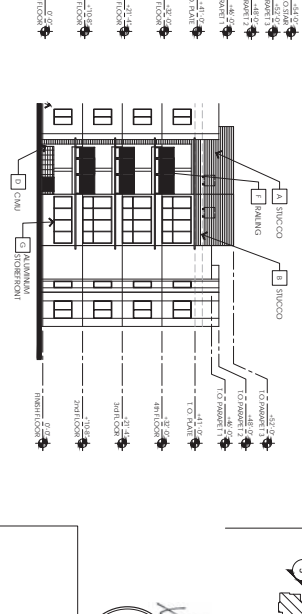
2 BUILDING 3 - NORTH ELEVATION  
SCALE 1/8" = 1'-0"



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

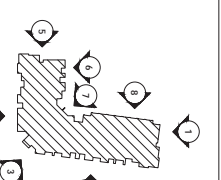


5 BUILDING 3 - SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



3 BUILDING 3 - NORTHEAST ELEVATION  
SCALE 1/8" = 1'-0"

FLOOR KEYMAP - MAP



COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A	PRIME 1	SW FIRST REFLECTIVE
B	PRIME 2	SW 405
C	ACORN PRIME	SW 9133 ACCENT
D	CMU	80016
E	SIENING	80016
F	WINDZ EXTERIOR FINISH	SW 405
G	ALUMINUM	SW 405
H	ALUMINUM	SW 405
I	ALUMINUM	SW 405
J	ALUMINUM	SW 405
K	ALUMINUM	SW 405
L	ALUMINUM	SW 405
M	ALUMINUM	SW 405
N	ALUMINUM	SW 405
O	ALUMINUM	SW 405
P	ALUMINUM	SW 405
Q	ALUMINUM	SW 405
R	ALUMINUM	SW 405
S	ALUMINUM	SW 405
T	ALUMINUM	SW 405
U	ALUMINUM	SW 405
V	ALUMINUM	SW 405
W	ALUMINUM	SW 405
X	ALUMINUM	SW 405
Y	ALUMINUM	SW 405
Z	ALUMINUM	SW 405



**TODD + ASSOCIATES**

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PUD SUBMITTAL  
06-23-2021

**BUILDING 3 - EXTERIOR ELEVATIONS**  
Preliminary Not For Construction

**A4.3.1**

NO. OF SHEETS	210018
SHEET NO.	210026
PROJECT NO.	210026
DATE	06.11.2021
PROJECT NAME	APT. @ SWC 48TH ST. & E. WASHINGTON ST.
PROJECT LOCATION	PHOENIX, ARIZONA
PROJECT NO.	210026
PROJECT NAME	APT. @ SWC 48TH ST. & E. WASHINGTON ST.
PROJECT LOCATION	PHOENIX, ARIZONA
PROJECT NO.	210026
PROJECT NAME	APT. @ SWC 48TH ST. & E. WASHINGTON ST.
PROJECT LOCATION	PHOENIX, ARIZONA





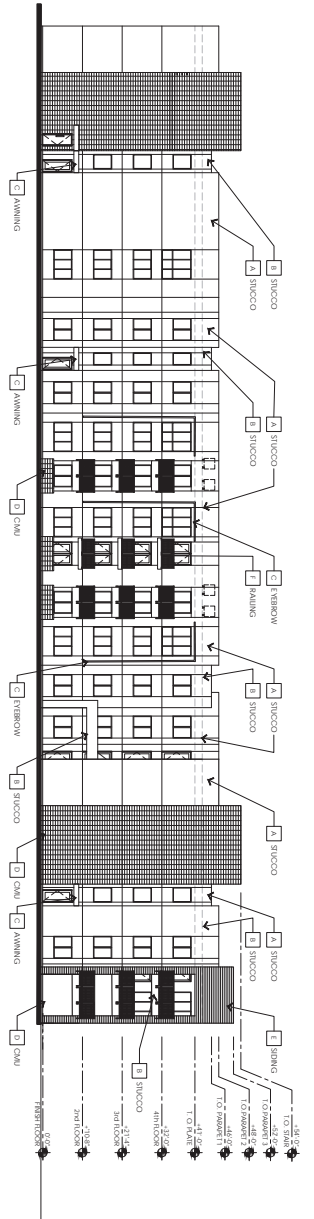
**Apartments @ SWC 48th St. & E. Washington St.**

Phoenix, Arizona  
PUD SUBMITTAL  
06-23-2021

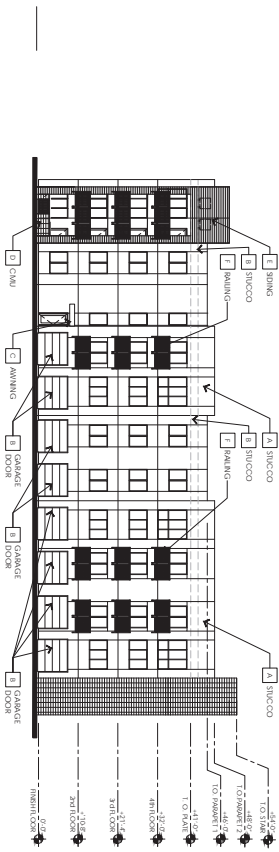
**BUILDING 4 - EXTERIOR ELEVATIONS**

Preliminary NAF For Construction

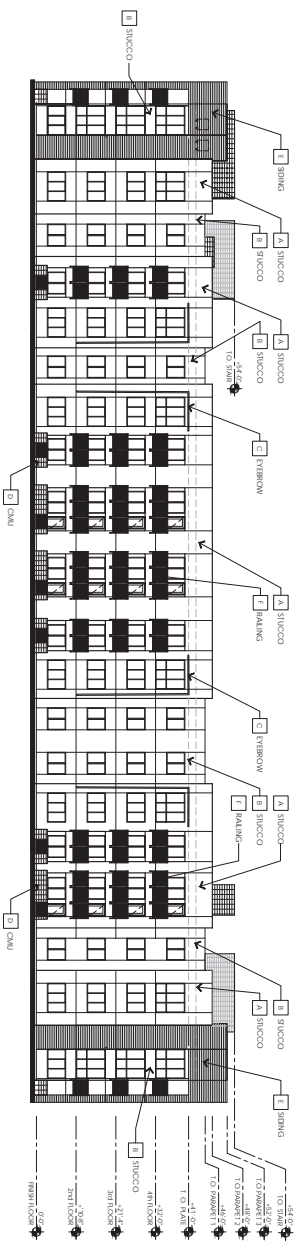
**A4.4.1**



**1 BUILDING 4 - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



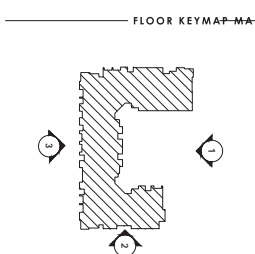
**2 BUILDING 4 - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING 4 - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**COLOR SCHEDULE**

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHERWIN WILLIAMS	WHT REFLECTIVE
B PAINT #2	SHERWIN WILLIAMS	SWANS YOKASTONE
C ACCENT PAINT	SHERWIN WILLIAMS	SW4133 ACCENT
D CHUI	SHERWIN WILLIAMS	SW4133 ACCENT
E SHING	SHERWIN WILLIAMS	SW4133 ACCENT
F AWNING & STAIRWELL	SHERWIN WILLIAMS	SW4133 ACCENT
G AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
H AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
I AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
J AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
K AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
L AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
M AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
N AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
O AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
P AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
Q AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
R AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
S AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
T AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
U AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
V AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
W AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
X AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
Y AWNING	SHERWIN WILLIAMS	SW4133 ACCENT
Z AWNING	SHERWIN WILLIAMS	SW4133 ACCENT



PROJECT NO.	210086
DATE	2/1/21
DESIGNER	TODD + ASSOCIATES
PROJECT NAME	APARTMENTS @ SWC 48TH ST. & E. WASHINGTON ST.
PROJECT ADDRESS	48TH ST. & WASHINGTON ST. PHOENIX, AZ 85018
PROJECT NO.	210086
DATE	2/1/21
DESIGNER	TODD + ASSOCIATES
PROJECT NAME	APARTMENTS @ SWC 48TH ST. & E. WASHINGTON ST.
PROJECT ADDRESS	48TH ST. & WASHINGTON ST. PHOENIX, AZ 85018















**TODD + ASSOCIATES**

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Phoenix, Arizona  
PUD SUBMITTAL

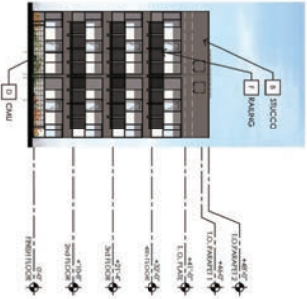
06-23-2021

**BUILDING 5 - EXTERIOR ELEVATIONS**  
Preliminary Map For Construction

**A4.5.2**



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



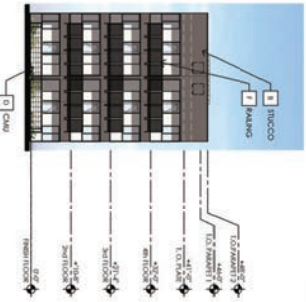
**3 BUILDING 5 - NORTH ELEVATION**  
SCALE 1/16" = 1'-0"



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

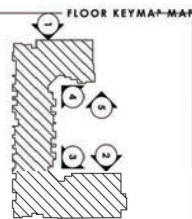


**5 BUILDING 5 - SOUTH ELEVATION**  
SCALE 1/16" = 1'-0"



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

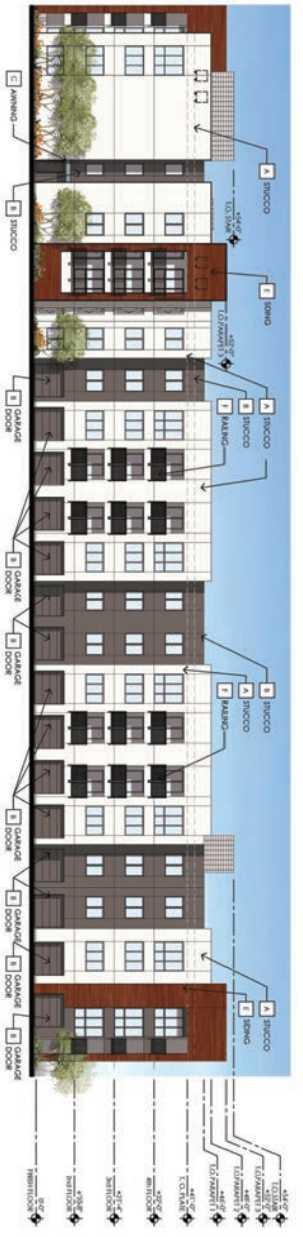
LOCATION	MANUFACTURER	COLOR
A	SHERRIN WALLS	SW 7157
A	SHERRIN WALLS	WALL REFLECTIVE
B	SHERRIN WALLS	SW 405
B	SHERRIN WALLS	TRUSTONE
C	SHERRIN WALLS	SW 9133 ACCENT
C	SHERRIN WALLS	JAMES STONE
D	SHERRIN WALLS	STONE
D	SHERRIN WALLS	GROUND FACE
E	SHERRIN WALLS	CHERRYWOOD
E	SHERRIN WALLS	CHERRYWOOD
F	SHERRIN WALLS	TRUSTONE
F	SHERRIN WALLS	TRUSTONE
G	SHERRIN WALLS	DARK BRONZE
G	SHERRIN WALLS	DARK BRONZE



2100117  
2102064  
2102064  
11  
11  
CAMERON KAT  
06-11-2021







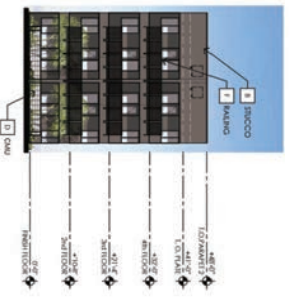
**1 BUILDING 6 - WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**4 BUILDING 6 - SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**2 BUILDING 6 - NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



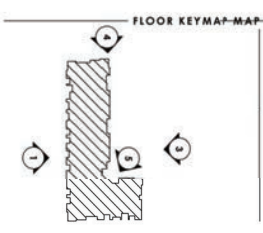
**5 BUILDING 6 - NORTHEAST ELEVATION**  
SCALE 1/8" = 1'-0"



**3 BUILDING 6 - EAST ELEVATION**  
SCALE 1/8" = 1'-0"

**COLOR SCHEDULE**

LOCATION	MANUFACTURER	COLOR
A PAINT #1	SHIMCO	SW 7597
B PAINT #2	WELLMAN	WELLMAN
C ACCENT PAINT	SHIMCO	SW 4055
D CUIU	SHIMCO	TOLESTON
E SHIMCO	SHIMCO	SW 9133 P
F STIBBOW	SHIMCO	CHARLES IS
G MALKHO	SHIMCO	SHIMCO
H PAC-CALD	SHIMCO	CHERRYWIK
I SHIMCO	SHIMCO	SHIMCO
J SHIMCO	SHIMCO	TOLESTON
K SHIMCO	SHIMCO	TOLESTON
L SHIMCO	SHIMCO	TOLESTON
M SHIMCO	SHIMCO	TOLESTON
N SHIMCO	SHIMCO	TOLESTON
O SHIMCO	SHIMCO	TOLESTON
P SHIMCO	SHIMCO	TOLESTON
Q SHIMCO	SHIMCO	TOLESTON
R SHIMCO	SHIMCO	TOLESTON
S SHIMCO	SHIMCO	TOLESTON
T SHIMCO	SHIMCO	TOLESTON
U SHIMCO	SHIMCO	TOLESTON
V SHIMCO	SHIMCO	TOLESTON
W SHIMCO	SHIMCO	TOLESTON
X SHIMCO	SHIMCO	TOLESTON
Y SHIMCO	SHIMCO	TOLESTON
Z SHIMCO	SHIMCO	TOLESTON



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20-2025-00

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PUD SUBMITTAL  
06-23-2021

**BUILDING 6 - EXTERIOR ELEVATIONS**  
Preliminary Not for Construction

**A4.6.1**

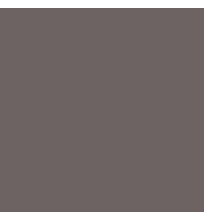
APPROVED FOR CONSTRUCTION  
DATE: 06/23/2021  
BY: [Signature]  
PROJECT NO.: 21010187  
SHEET NO.: 21020564  
VENDOR NO.: 21020564  
DRAWING DATE: 06/23/2021  
DRAWING NO.: 111  
CADD FILE: CHAMBERLAIN  
SCALE: AS SHOWN  
DATE: 06/11/2021







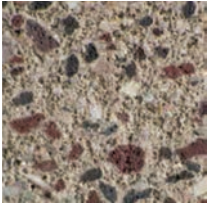
**A PAINT #1**  
 COLOR: SW 7757 "HIGH REFLECTIVE WHITE"  
 MFG: SHERWIN WILLIAMS



**B PAINT #2**  
 COLOR: SW 6005 "FOLKSTONE"  
 MFG: SHERWIN WILLIAMS



**C ACCENT PAINT**  
 COLOR: SW 9133 "JASPER STONE"  
 MFG: SHERWIN WILLIAMS



**D CMU 8X8X16**  
 INTEGRATED COLOR: "BONE"  
 MGF: SUPERLITE  
 8X8X16 GROUND FACE



**E COMPOSITE SIDING**  
 COLOR: "CHERRYWOOD OAK"  
 MFG: PAC-CLAD  
 7" FLUSH PANEL



**F METAL RAILINGS, AWNINGS & CANOPIES**  
 COLOR: SW 6005 "FOLKSTONE"  
 MFG: SHERWIN WILLIAMS



**G WINDOW FRAME**  
 COLOR: DARK BRONZE  
 MFG: ARCADIA



**TODD + ASSOCIATES**  
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 20.2025.00



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Phoenix, Arizona  
 PUD SUBMITTAL  
 06-23-2021

**MATERIAL BOARD**  
 Preliminary Not For Construction









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

Phoenix, Arizona  
PUD RE-ZONING  
11-05-2021

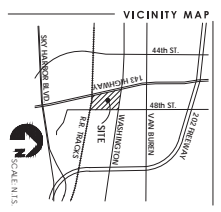
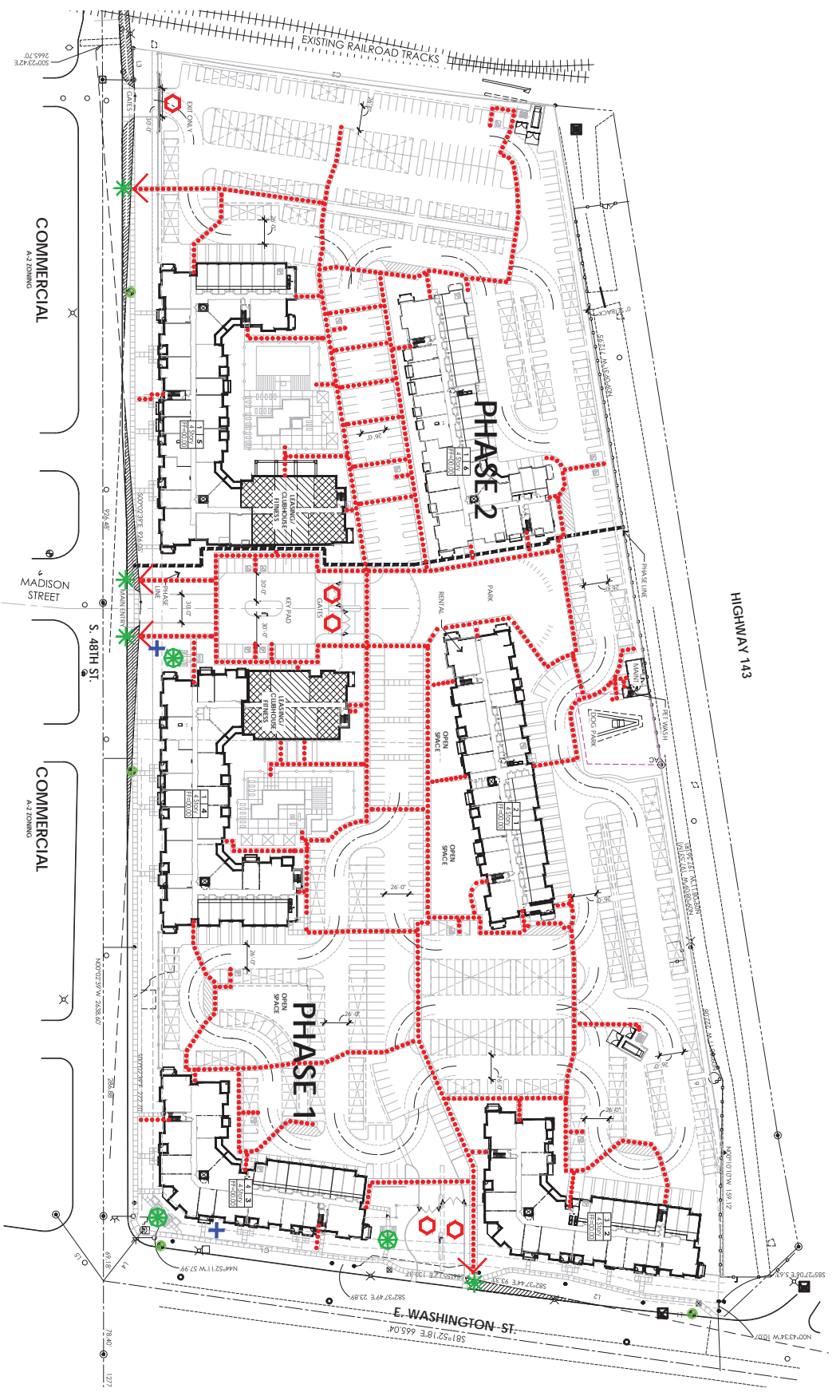
**ACCESSIBLE PEDESTRIAN SITE PLAN**

Preliminary Not For Construction

**A1.9**



DATE/REVISED	2/10/17
DATE/REVISED	11/05/21
PROJECT NO.	2102056
VEHICLE NO.	2102056
COMMISSION NO.	CAMBERANCE EAST
COMMISSION NO.	10-38
PREPARED BY	10-11-2021



- + NEW PROJECT MONUMENT SIGNAGE LOCATION
- GATE LOCATIONS WITH Kiosk BOX
- \* PEDESTRIAN ACCESS LOCATIONS
- PEDESTRIAN NODE LOCATIONS
- ⋯ PEDESTRIAN CONNECTIVITY PANTRYWAY