

PINNACLE CLUB

2702 North 44th Street

Planned Unit Development
Development Narrative
Case No. Z-57-16-8

CITY OF PHOENIX

JUL 03 2017

**Planning & Development
Department**

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A. PURPOSE AND INTENT

1. PLANNED UNIT DEVELOPMENT

This Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

2. PROJECT OVERVIEW AND GOALS

The Property is located at 2702 North 44th Street, south of the southwest corner of Thomas Road and 44th Street, as seen on the Site Context Plans at **Exhibit 1**. The intent of this application is to rezone the approximately 3.18 acre site from Commercial Office (C-O) to Planned Unit Development (PUD) to allow for a new, multi-family residential project with associated amenities and ground level retail.

The goal of the project is to create a high-quality, modern residential community while continuing the small scale commercial and retail options occurring along 44th Street. The project will replace an outdated, roughly 56,000 square foot, 2-story office building with roughly 164 new residential units and roughly 8,000 square feet of ground level commercial and retail space. The project will have a positive effect on the area, enhance pedestrian linkages along the Property frontages and providing new, quality housing opportunities currently lacking in the area.

3. OVERALL DESIGN CONCEPT

The overall design goal of the project is to provide quality, urban residential living with convenient access to adjacent restaurants, stores and transit options. The Pinnacle Club is designed to reinvigorate the site with a contemporary, yet contextual, “urban” architectural vision that will replace the “tired” existing two story garden office building. A Conceptual Rendering has been provided for reference at **Exhibit 2**. New commercial uses with wood trellised covered outdoor dining terraces will front the project facing

44th Street. The building exterior and interior design will incorporate a rich palette of clay and aqua colored stucco and metal in varied patterns set on off-white stucco planes framed with charcoal finished plaster boxes. Patinaed metal panels will serve as feature wall materials at the residential lobby. Horizontal bronze metal slatting will shade balcony structures and define private terraces. Balconies will feature glass and solid rails with metal accent panels in alternating patterns. Metal and Tiled water features will identify the residential project and mark the project's entrance points. Residential amenities will include a lush podium level courtyard with pool, club room and multiple fitness facilities. Other amenities will include terrace level barbecues and outdoor dining and living areas.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 3.18 acre site is designed to allow a multifamily residential land use and associated amenities along with ground level retail and restaurant uses.

2. CONCEPTUAL SITE PLAN

See Conceptual Site Plan and Floor Plans at **Exhibit 3**. The project site is a separate lot within the larger commercial center commonly referred to as the "Falcon Corporate Center." The remainder of the center is not part of this rezone request. The proposed project includes new commercial uses facing 44th Street with parking for the commercial and residential enclosed in a garage behind the retail at ground level with additional garage parking in one sublevel. Additional surface parking for both commercial and residential is included around the project site perimeter. Outdoor dining terrace space is provided in front of the commercial use. The two existing driveways off of 44th street will remain unchanged and convenient street fronting parking will be extended into the project site from the existing parking to the north. The existing fire access circling the site will remain and a dedicated delivery/move-in parking area will be provided at the rear of the project in the west surface parking area.

C. SITE CONDITIONS AND LOCATION

1. ACREAGE

The Property consists of approximately 3.18 gross acres (2.9 net acres). See Legal Description at **Exhibit 4**.

2. LOCATION

The Property is located at 2702 North 44th Street (APN No. 126-02-032B) located just south of the southwest corner of Thomas Road and 44th Street as seen in the Context Plan at **Exhibit 1**.

3. TOPOGRAPHY

There are no significant topographical or natural features on the Property. The site is generally flat and currently developed with 2-story, roughly 56,000 square foot office buildings with surface parking.

D. GENERAL PLAN CONFORMANCE

The Property has a General Plan designation of Mixed Use and is located within a recognized Secondary Core. See General Plan Map attached at **Exhibit 5**. The Property is also located within the 44th Street Corridor Specific Plan. The proposed use is supported by numerous goals, policies and objectives of the General Plan, including:

Connect People & Places – Cores, Centers & Corridors

- *Goal: Phoenix residents should have an abundance of places to connect with services, resources and each other.*
 - *Land Use & Design Principle: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.*
 - *Land Use & Design Principle: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling*
- **Response:** The project is located within a recognized secondary core and as such provides an appropriate level of height, intensity and desired variety of land uses. An abundance of office and large scale retail uses exist in the area, especially to the north and east of the Property. Single-family homes and condominiums persist to the west of the Property. The project provides a continuation of some of the desired, smaller scale retail uses along 44th Street while the multifamily residential use is appropriately located as a buffer between the single family to the west and the more intense uses located along 44th Street. The proposed improvements along the Property frontage will create an improved pedestrian environment that separates the pedestrian from vehicular traffic. Lastly, the project's mix of uses, location, provision of bicycle amenities and pedestrian linkages encourage walking / biking to nearby transit options or other amenities in the area.

Connect People & Places – Bicycles

- *Goal: Develop the city's bike-way system into an accessible, efficient, connected, safe and functional network which promotes bicycling and quick access to any destination. Establish a network of bicycle amenities at major destinations.*
- *Land Use & Design Principle: Remove from newly constructed or reconstructed streets and sidewalks all physical barriers and hazards to bicycling that are safety concerns.*

- *Land Use & Design Principle: Development should include convenient bicycle parking.*
- *Response: The improvements to the Property frontage along 44th Street create a safer pedestrian and bicycle experience while also minimizes potential barriers and hazards. The project also provides convenient bicycle parking for the retail and residential uses.*

Connect People & Places –Opportunity Sites

- *Goal: To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives.*
- *Land Use & Design Principle: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.*
- *Land Use & Design Principle: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*
- *Response: The proposed project perfectly epitomizes this General Plan goal and land use principles. An underutilized property within the developed part of the City will be redeveloped in a manner consistent with the character of the area. The project helps contribute to the desired mix of housing types in a neighborhood close to employment and commercial centers and in proximity to alternative modes of transportation. The project also provides a reasonable increase in density within a recognized secondary core*

Celebrate Our Diverse Communities & Neighborhoods – Certainty & Character

- *Goal: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.*
- *Land Use & Design Principle: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.*
- *Land Use & Design Principle: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.*

- *Land Use & Design Principle: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.*
- Response: The project is well in-line with the character and identity imagined for this Village and is consisted with those expectations and goals. The property is located within a recognized Secondary Core, where greater levels of development intensity, height or density are expected. Although not especially tall or intense, the project does represent a more intense use of the land than currently occurring; however the intensity and scale of the project is more than compatible with the area and expectations. The existing transportation infrastructure is also adequate to handle the project.

Celebrate Our Diverse Communities & Neighborhoods – Traffic

- *Goal: The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods.*
- *Land Use & Design Principle: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.*
- *Land Use & Design Principle: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.*
- Response: 44th Street is considered a Major Arterial. The project is designed to utilize the two existing ingress / egress points along 44th Street. No access will occur through the existing neighborhood to the west, and therefore no cut-through traffic.

Celebrate Our Diverse Communities & Neighborhoods – Healthy Neighborhoods

- *Goal: Ensure all communities and neighborhoods are designed and have the necessary infrastructure to allow residents to enjoy a healthy lifestyle.*
- *Land Use & Design Principle: Encourage bicycle and pedestrian amenities in new major development projects in high density mixed-use areas or near transit stations or employment centers.*
- *Land Use & Design Principle: Design neighborhoods and buildings to provide pedestrian access to adjacent transportation infrastructure such as public transit.*

- Response: The Pinnacle Club is designed with the necessary infrastructure for residents to enjoy healthy lifestyles. The majority of the on-site amenities are provided on the 2nd floor amenity deck level. Envisioned amenities include a swimming pool and spa, a fitness center and a recreation room for resident activities and gathering. Bike racks are also provided on-site. Bicycle / pedestrian connections to and from the project will be clearly delineated by the use of painted asphalt, stamped asphalt, paving materials, raised tables, or other alternative means approved by the Planning and Development Department. These connections to the improved 44th Street frontage will further ensure convenient connections to nearby services and public transit.

Build the Sustainable Desert City – Green Building

- *Goal: Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.*
- *Land Use & Design Principle: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.*
- *Land Use and Design Principle: Encourage bioclimatic designs of buildings and approved natural materials for construction.*
- *Land Use and Design Principle: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.*
- *Land Use and Design Principle: Encourage the use of construction, roofing materials and paving surfaces with solar reflectance the thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.*
- *Land Use and Design Principle: Discourage the use of reflective glass on commercial properties whenever the commercial structure is adjacent to a residential area.*
- Response: The project will incorporate many energy conservancy and efficiency standards including resident bicycle storage, dedicated parking and charging stations for electric and low emitting/fuel efficient vehicles, flow through planting areas and drain filters to limit the disruption of natural water hydrology, covered parking and reflective roofing materials to reduce heat island effect. The project is located on a site with density and community connectivity to allow easy access to services protecting undeveloped areas and their associated habitats and natural resources elsewhere. Materials,

fixtures and appliances used for the project will be energy and water efficient, with an emphasis on maintainability over the life of the project. The project will be designed using matte, non-reflective materials appropriate to the Phoenix local.

Build the Sustainable Desert City – Trees & Shade

- *Goal: Create a network of trees and shade that integrate with the built environment to conserve ecosystem functions and provide associated benefits to residents.*
 - *Land Use & Design Principle: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*
 - *Land Use & Design Principle: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.*
- **Response:** A network of shade trees and building overhangs are integrated into the project along with decorative paving and water features to create a comfortable pedestrian experience for residents and visitors alike. Surface parking has been minimized with over 80% of the required parking provided within the parking structure.

Build the Sustainable Desert City – Waste Infrastructure

- *Goal: Provide the highest level of cost-effective solid waste and recycling services to the public.*
 - *Land Use & Design Principle: Promote the design of new developments that incorporate space for recycling containers*
- **Response:** The project has separate recycling rooms adjacent to the trash rooms located in the garage.

44TH STREET CORRIDOR SPECIFIC PLAN

In addition to the above listed General Plan designation, the project is also within the 44th Street Corridor Specific Plan, which designates the Property as Mixed Use 1 (MU1). Although this document was completed some years ago (circa 1991), the project still adheres to some of the more timely recommendations of the Plan including recognizing MU1 sites for the highest potential multi-family density (15+ du/acre) and permitting a maximum building height of 90 feet. The project provides a density not to exceed 55 du/acre and a height of roughly 60 feet – well within the recommended limits of the Plan. Additionally, Section 3.3.4 of the Plan recognizes the subarea from Thomas to McDowell Road as representing a transition from primarily

single family residential to higher density development. This proposal represents an ideal transitional project to meet this objective.

E. ZONING AND LAND USE COMPATIBILITY

1. EXISTING & SURROUNDING ZONING & CONFORMANCE

The Property is currently zoned Commercial Office (C-O) and is developed with a 2-story office building and surface parking. To the north and east are retail and office. To the south and west are multifamily and single-family. See Zoning Map at **Exhibit 6**. In summary, the immediate surrounding context includes:

- Site: C-O; 2-story office and parking; rezoning to PUD
- North: C-1, M-R and P-1; Mid-rise office building and retail
- East: 44th Street; C-2, Commercial center (Arcadia Crossing)
- South: PAD-15: 2-story multifamily
- West: P-1 surface parking followed by R1-6 single-family and some multifamily

The Property is located within a designated Village Secondary Core where greater intensity of development and height for the Village is expected. See General Plan Map at **Exhibit 3**. Although the project is not massive in scale or intensity, the proposal is still slightly more intense than the existing land use and is in conformance with the policies established for properties within a Village Secondary Core. The Property also falls within the 44th Street Corridor Specific Plan and, as noted in Section D above, adheres to the goals and recommendations of that Plan.

Overall, the requested zoning and the planned project represent a highly compatible land use for the Property while also representing a step towards the stated goals and long term vision for the surrounding community.

2. EXISTING & SURROUNDING LAND USES

The existing land use on the Property is a 2-story commercial office building. A mix of land uses surround the Property including office and retail to the north and east, and multifamily and single-family to the south and west. A P-1 zoned parking lot exists to the immediate west of the Property.

3. EXISTING & SURROUNDING CHARACTER

The overall character of the area surrounding the Property is very mixed. To the north and east of the Property are intense commercial and office uses including an 11-story office tower, lower scale retail and the large, intense retail uses at the Arcadia Crossing Shopping Center. To the south and west, the character is less intense and consists primarily of single family and multifamily residential uses. The Property also fronts on 44th Street which is classified as a Major Arterial.

F. LIST OF USES

1. PERMITTED USES

Multifamily residential, non-single-family residential and all uses permitted per Section 622, Neighborhood Retail (C-1) of the Phoenix Zoning Ordinance, except the following uses shall be prohibited:

1. Auto Title Loan Establishments
2. Automobile Parts and Supplies, Retail
3. Cleaning and Dyeing Outlets
4. Gas stations
5. Hospital
6. Nonchartered Financial Institutions
7. Self-Service Laundry
8. Service Stations, Automobile

2. TEMPORARY USES

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

3. ACCESSORY USES

Accessory uses shall be subject to Section 622 Neighborhood Retail of the Phoenix Zoning Ordinance, except outdoor dining, outdoor recreation uses and outdoor alcoholic beverage consumption shall be permitted by right as an accessory use to a restaurant if such outdoor space is located a minimum of 300 feet from a single-family residential zoning district.

G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a quality multi-family development. The provisions of this PUD will ensure compatibility with surrounding properties and the provision of quality housing options currently lacking in the area. The development standards and design guidelines are reflective of the environment envisioned for the project.

Development of the project shall comply with the provisions governed by the Phoenix Zoning Ordinance, unless modified by this PUD. This provision shall not limit the ability of the applicant or end user to apply for use permits which can be requested per Section 307 of the Phoenix Zoning Ordinance and not identified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements. The Development Standards below apply to a multi-family development and would not apply to other uses.

1. DEVELOPMENT STANDARDS TABLE

Development Standards Table	
Number of dwelling units	<ul style="list-style-type: none"> • Maximum 55 du/acre
Building height	<ul style="list-style-type: none"> • Maximum 56 feet, except a maximum of 70 feet is permitted within 200 feet of the east property line and may occupy no more than twenty percent (20%) of the roof area.
Lot coverage	<ul style="list-style-type: none"> • 50% maximum
Building setbacks	<ul style="list-style-type: none"> • Street (east): 50 feet minimum • Sides (north/south): 15 feet minimum • Rear (west): 60 feet minimum
Common area open space	<ul style="list-style-type: none"> • Minimum 10% of net site area. May be divided among multiple levels or consolidated on any one level

2. PARKING STANDARDS TABLE

Residential Parking	
Off street parking	<ul style="list-style-type: none"> • Minimum 1.5 spaces per unit
Parking Space Dimensions	<ul style="list-style-type: none"> • Minimum 8.5 feet width • Minimum 18 feet depth • Dimensions shall apply to single and tandem parking spaces • No setback required from walls or columns
Off street loading spaces	<ul style="list-style-type: none"> • 1 minimum
Covered parking	<ul style="list-style-type: none"> • 75% minimum of required spaces shall be covered or located within a parking structure
Commercial Parking	
Off street parking	<ul style="list-style-type: none"> • 1 space per 300 sqft commercial • 1 space per 50 sqft restaurant (including outside dining/sales) exclusive of kitchen, restrooms, storage, etc.
Parking Space Dimensions	<ul style="list-style-type: none"> • Minimum 9.5 feet width • Minimum 18 feet depth • No setback required from walls or columns
Bicycle Parking	
Spaces required	<ul style="list-style-type: none"> • 1 space per every 10 residential units. 50 spaces maximum required • 1 space per every 1000 sqft of commercial/retail space. 10 spaces maximum required.
Location of spaces	<ul style="list-style-type: none"> • Residential and commercial bicycle spaces may be combined in same location • Spaces shall be located within 100 feet maximum of a building entry point



3. LANDSCAPE STANDARDS TABLE

Landscape Setback	
Perimeter (adjacent to a street)	<ul style="list-style-type: none"> • 10 feet minimum
Perimeter (not adjacent to a street)	<ul style="list-style-type: none"> • 10 feet minimum <p>Note: A landscape setback is not required along the north or west perimeter as these property lines are along shared access drives or parking area.</p>
Plant Size and Amounts	
Perimeter Trees (adjacent to street)	<ul style="list-style-type: none"> • Minimum every 20 feet on center • Minimum 2-inch caliper for 50%, 3-inch caliper for 25%, and 4-inch for 25% of required trees
Perimeter Trees (not adjacent to street)	<ul style="list-style-type: none"> • Minimum every 20 feet on center • Minimum 1-inch caliper for 40% of required trees • Minimum 2-inch caliper for 60% of required trees
Perimeter Shrubs (adjacent to street)	<ul style="list-style-type: none"> • Minimum 5 shrubs per tree • Minimum 5-gallon for required shrubs • Minimum 50% groundcover • Minimum 1-gallon for required ground cover
Perimeter Shrubs (not adjacent to street)	<ul style="list-style-type: none"> • Minimum 5 shrubs per tree • Minimum 5-gallon for required shrubs • Minimum 50% groundcover • Minimum 1-gallon for required ground cover

Sidewalks	
Perimeter (adjacent to street)	<ul style="list-style-type: none"> • Minimum 50% of sidewalk shall be shaded by trees or structure. • Shade calculations based on the Summer Solstice at 12:00 noon.
Internal sidewalks	<ul style="list-style-type: none"> • Minimum 50% of sidewalk shall be shaded by trees or structure. • Shade calculations based on the Summer Solstice at 12:00 noon.
Pedestrian Crossing	<ul style="list-style-type: none"> • Where pedestrian pathways intersect with vehicular drives, the pathways shall be delineated by painted asphalt, stamped asphalt, paving materials, raised tables, or other alternative means approved by the Planning and Development Department
Exterior Amenities	
A Minimum of 4 amenities from the provides list will be incorporated	<ul style="list-style-type: none"> • Outdoor Pool • Outdoor Spa • Structural shade (stand-alone or overhang) • Fire pits • Water features • Barbeque or grill • Water feature • Dog run • Rooftop patio • Decorative pavers or colored concrete • Affixed seating a dining options • Art feature / sculpture • Designer lighting features • Ground game (i.e. bocce ball, shuffle board, corn hole, putting green, table tennis, etc.) • Table game (i.e. table tennis, pool table, chess/checkers, etc.) • Other amenity approved by the Planning and Development Department

Landscaping Notes

- See Conceptual Landscape Plan at **Exhibit 8**.
- See Conceptual Amenities Plan at **Exhibit 9**.
- Artificial turf may be utilized in any landscaping area not located within the right-of-way
- If unable to plant trees due to public utility conflict, or public utility easement, amenities shall be provided. Amenities may include but not be limited to seating (benches/chairs), structural shade elements (which may be cantilevered), artwork, and designer light fixtures.

4. LIGHTING PLAN

The project proposes a lighting plan providing both safety and resident comfort while also enhancing the building's architectural features, contextual landscaping and other unique project features. Photometric plans shall be submitted with the site plan review. The value of the light foot candles at the property lines shall not exceed 1.0 foot-candle. The light layout and fixtures shall adhere to City standards. The project's final light fixture sections shall be provided at the time of the final design.

H. Design Guidelines

The proposed new building will be in general conformance with the massing and articulation seen on the conceptual elevations provided at **Exhibit 10** or as otherwise modified by City Council. The exhibits provided depict a five-story building with an integrated parking garage and a podium level amenity deck. A variety of building finishes including stucco, wood, metal and glazing are incorporated and the building façade has a variety of extrusions and recessions to create architectural interest and shadows.

Design Guidelines Table	
Exterior Materials:	<ul style="list-style-type: none"> • Minimum of 3 materials per elevation • Proposed materials include cement plaster, brick, stucco, metal panels, wood, Hardie board, tile, glazing or other materials as approved by The Planning & Development Department • Stucco may occupy no more than 60% of any one elevation • Exterior materials for the non-residential uses shall differ from the materials and/or application of materials for the residential uses
Parking Garage	<ul style="list-style-type: none"> • Exterior walls of the parking garage, whether opaque or transparent shall provide screening of vehicle undercarriages
Architectural Detail:	<ul style="list-style-type: none"> • Blank walls above the ground floor will not exceed 20 feet in length without being interrupted by a window, balcony or variation in building treatment or materials • All sides of the building shall exhibit design continuity and contain exterior accent materials
Outdoor Balcony or Terrace:	<ul style="list-style-type: none"> • Minimum 15 balconies or terraces per elevation • Minimum size of balcony is 50 square feet

I. SIGNS

All signage will comply with the City of Phoenix Zoning Ordinance Section 705 regarding signage regulations, except as otherwise modified in this chapter.

Ground and Combination Signs

- Shall be subject to the Design Review Guidelines in Section 507 Tab A.
- Shall be calculated under the Commercial/Industrial land use standards.
- May also identify the Multifamily use
- One (1) primary sign shall be permitted
 - Maximum height of 20 feet.
 - Maximum area of 150 square feet
- One (1) secondary sign shall be permitted
 - Maximum height of 15 feet
 - Maximum area of 110 square feet

Wall Signs at the first floor

- Shall be calculated under the Commercial/Industrial land use standards.

Walls Signs above the first floor

- Shall be calculated under the Multifamily land use standards.
- Maximum height of forty-five (45) feet.

J. SUSTAINABILTY

City Enforceable Standards

- Water conservation through the selection of drought tolerant landscaping
- Water conservation through efficient drip irrigation system
- Reduce heat island effect with light colored roofing material
- Reduced heat island with a min. of 80% of parking provided within covered garage or shade structure
- Encourage recycling through the inclusion of a recycling bin within garbage enclosure

Additional Non-Enforceable Standards

- Reduce sprawl by selecting a site within the developed area of the City.
- Encourage non-vehicular transportation with site proximity to community resources and public transit
- Energy use reduction with dual glazing windows
- ENERGY STAR Appliances
- Water conservation with efficient shower heads and lavatory faucets

K. INFRASTRUCTURE

1. CIRCULATION

The two existing driveways off of 44th street will remain unchanged and convenient street fronting parking will be extended into the project site from the existing parking to the north. The existing fire access circling the site will remain and a dedicated delivery/move-in parking area will be provided in the west surface parking area. There are two garage entrances on the North side of the building which will serve a covered motor court drop off area and garage access for residents and guests. There are two additional garage entrances on the east and south side of the building that will serve the commercial uses. New sidewalks and internal crosswalks are proposed that will link from the project's residential lobby and commercial uses to the street fronting sidewalks. See Fire Protection, Circulation, and Trash Pick Up plans at **Exhibit 11**.

2. GRADING AND DRAINAGE

The project site is part of an existing commercial development. The city has defined the retention requirements as the greater of the pre vs post volume or first flush. The existing impermeable surface area is nearly equal to the proposed impermeable surface area, therefore, the first flush requirement will govern. The volume required is calculated to be 6,171 cf. This project will be utilizing underground storage for the majority of the first flush volume required to be stored underground in drainage structures, likely to be HDPE corrugated pipe. The discharge for the dissipation of retained volume will be made as a connection to the existing public storm drain at 44th Street with a maximum rate of 1 cfs.

Up to 50% of the landscaped frontage along 44th Street will be utilized for surface retention.

The grading for the site will follow close to existing conditions, as we will match existing parking and driveway grades around the site. It is anticipated that storm drains and catch basins will be placed within the drives to convey runoff into the underground storage. The finished floor for the building will be held to a minimum of 14 inches below the site outfall elevations and 6 inches above the highest adjacent curb.

Identified ADA routes will be designed per ADA guidelines.

3. WATER AND SEWER

There is an existing 6 inch water main connection to an 8 inch fire loop that supports the existing hydrants around the site. A flow test was conducted for the project site on 7/8/16 and will be used for water modeling to determine the availability to support fire flow requirements of the new building. The static pressure was measured at 93 psi. The calculated total flow available at 25 psi is 5,048 gpm. The total gross square footage of the building is 167,097 and construction is type V. Per city of Phoenix Fire Code Appendix B, The required fire flow is 8,000 gpm. Assuming a 50% reduction for an automatic sprinklered building, the required fire flow is 4,000 gpm.

The anticipated domestic water demand is about 29 gpm average daily flow.

The project site is expected to utilize two existing 4 inch sewer services that connect to an 8inch sewer main in 44th Street.

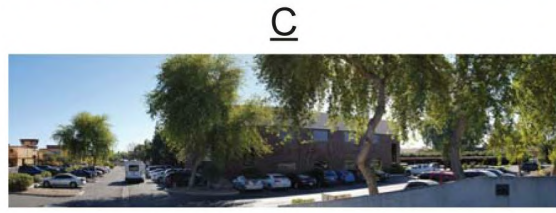
L. PHASING PLAN

There will be no phasing for this project.

M. EXHIBITS

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Exhibit 1



ALL CONCEPTS CONVEYED HERE ARE THE PROPERTY OF GETMAN MASTER PLANNING / GMP ARCHITECTS-LA, INC

10.20.2016

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STOCKDALE CAPITAL PARTNERS LLC

CONTEXT BOARD

1.03

PINNACLE CLUB - PHOENIX
 2702 N. 44TH ST., PHOENIX, AZ

EXISTING 11 STORY
OFFICE BUILDING
(N.A.P.)

EXISTING 2 STORY
PARKING STRUCTURE
(N.A.P.)

EXISTING SINGLE
FAMILY RESIDENCE
ZONE

EXISTING SURFACE
PARKING (N.A.P.)

EXISTING SINGLE
FAMILY RESIDENCE
ZONE

EXISTING 2 STORY
APARTMENT BUILDING
(N.A.P.)

EXISTING 1 STORY RETAIL BUILDING
(N.A.P.)

PROJECT SITE
PROPOSED 164 UNITS MIXED USE PROJECT - 4
STORY TYPE V OVER 1 STORY TYPE I

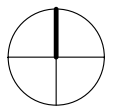


±300'-0"

±307'-6"

±177'-0"

±434'-0"



1" = 60'

CONTEXT/SITE PLAN

1.01

PINNACLE CLUB - PHOENIX

2702 N. 44TH ST., PHOENIX, AZ

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Exhibit 2



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VIEW LOOKING SOUTH FROM 44TH STREET

10.20.2016

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RENDERING
0.01

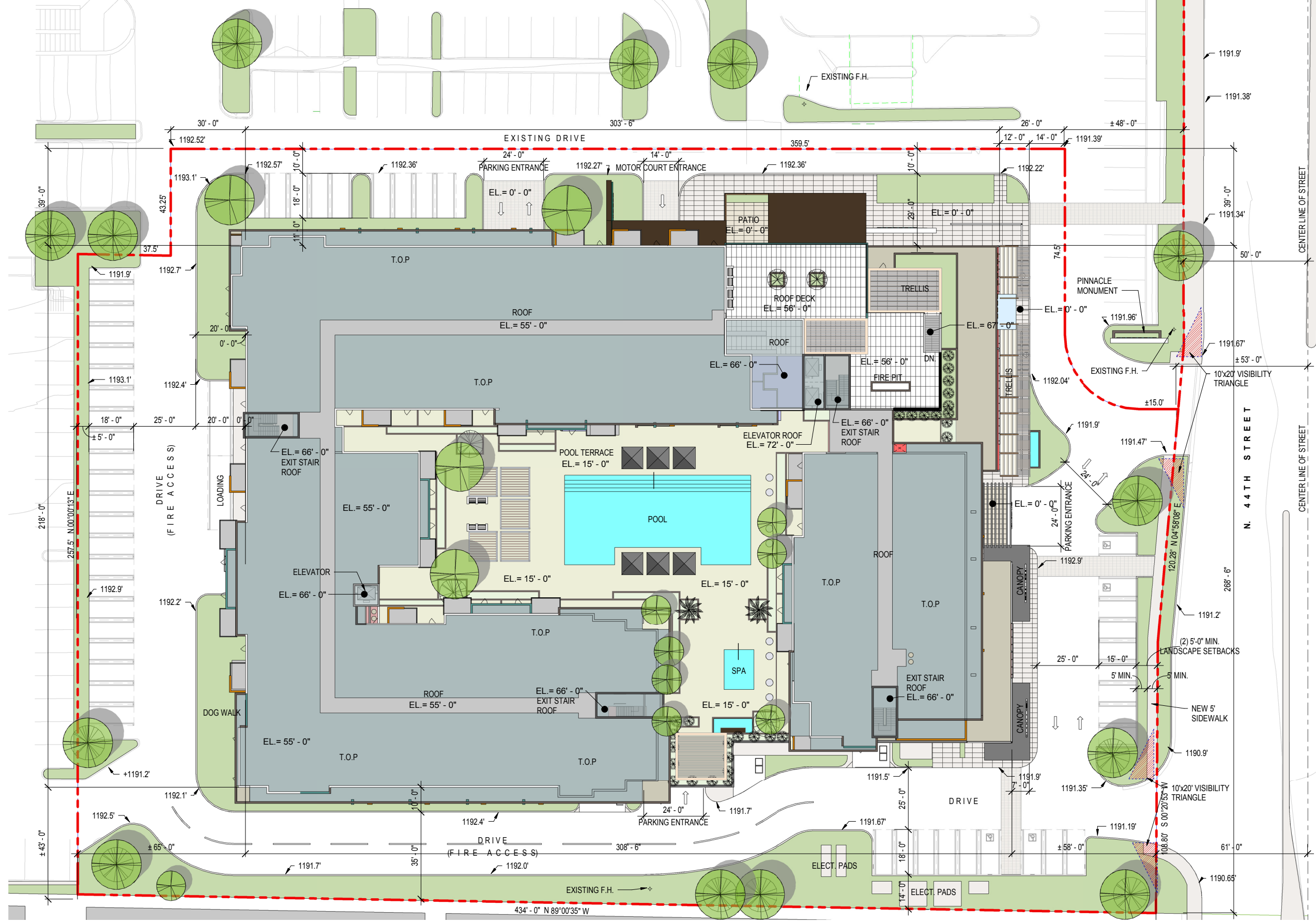
PINNACLE CLUB - PHOENIX

2702 N. 44TH ST., PHOENIX, AZ

STOCKDALE CAPITAL PARTNERS LLC

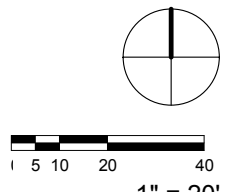
Exhibit 3

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NOTES:

1. SEE SHEET 1.03 FOR VICINITY MAP & CONTEXT BOARD
2. SEE SHEET 1.00 FOR ZONING SUMMARY AND PROJECT DATA



PROJECT SITE PLAN

1.02

1.24.2017

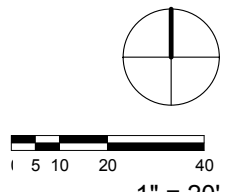
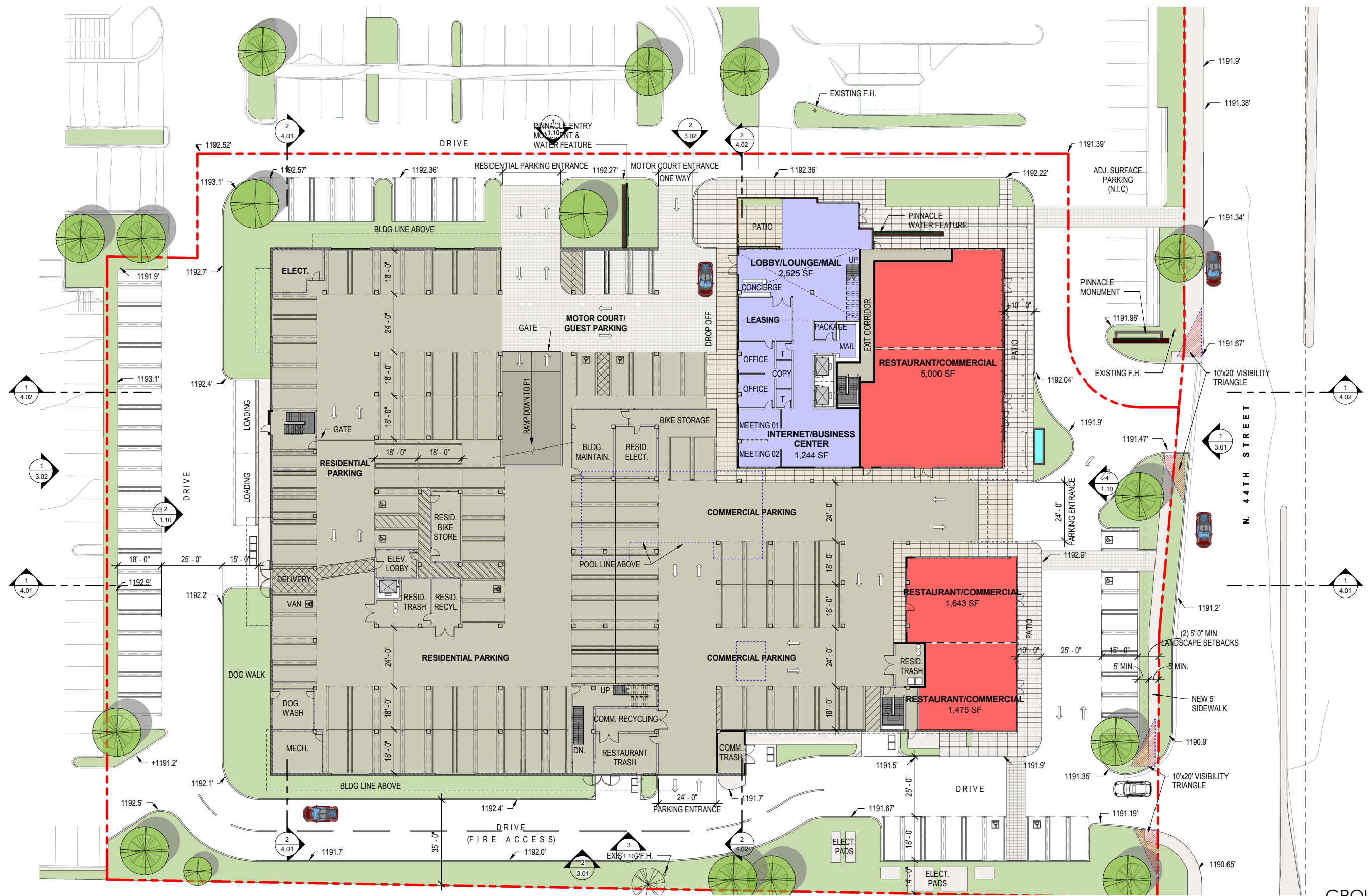
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1.24.2017

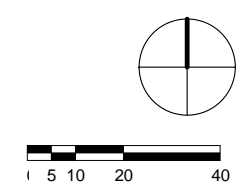
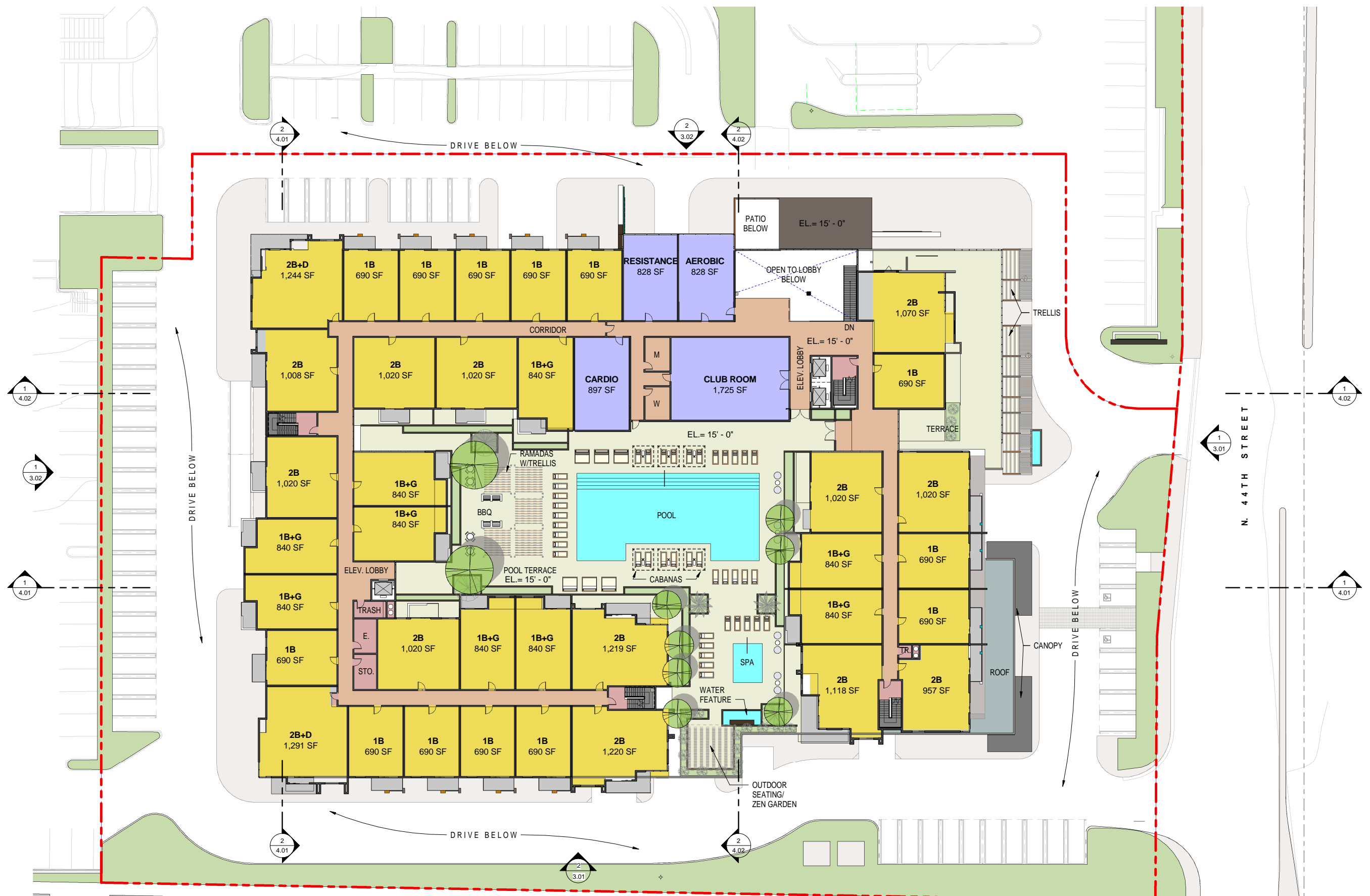
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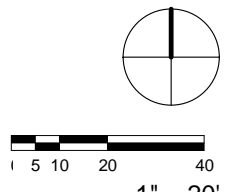
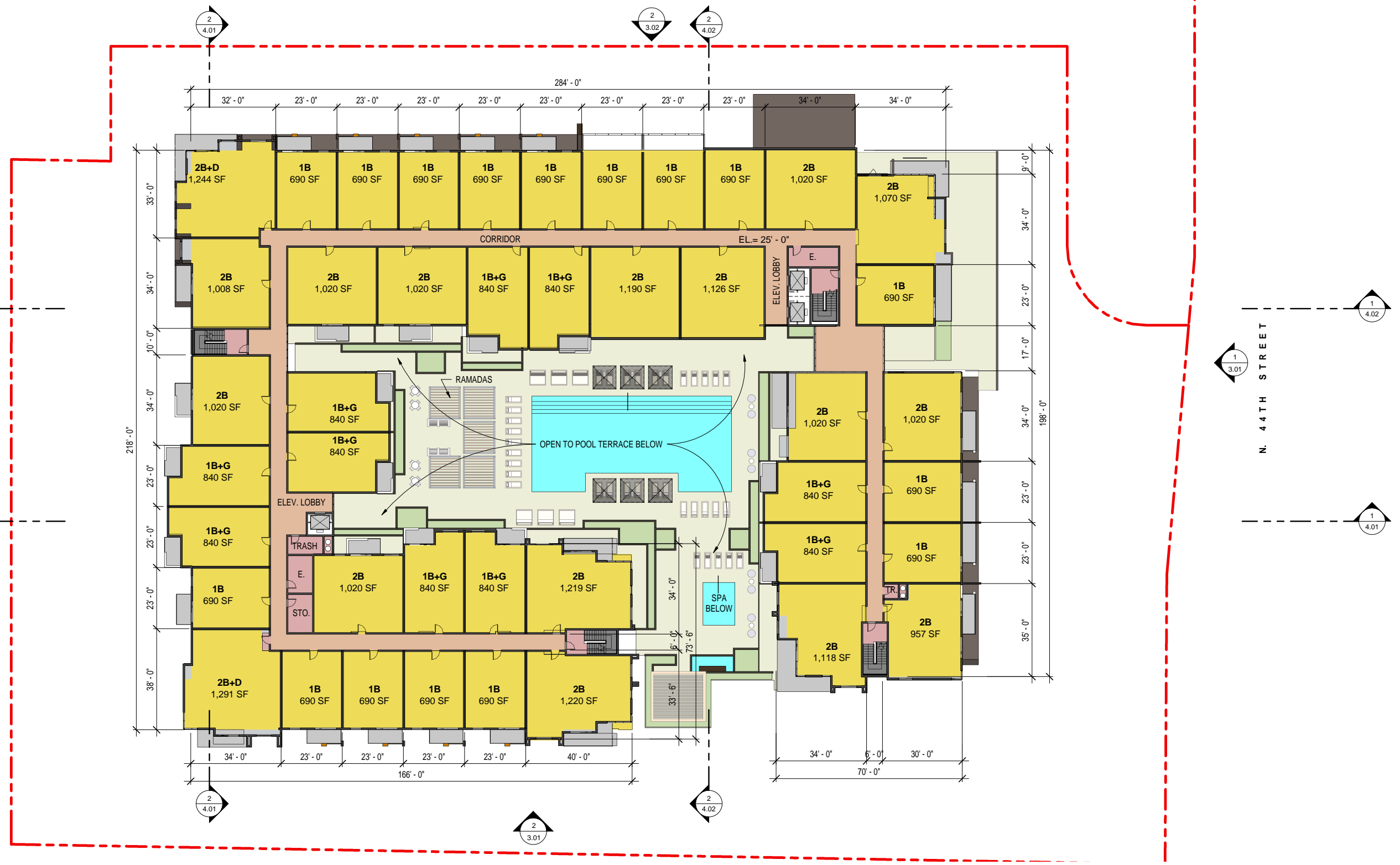
1" = 20'
 1ST LEVEL
 2.01

10.20.2016
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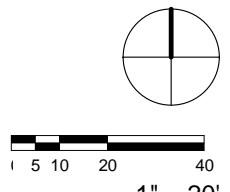
2ND LEVEL
2.02

10.20.2016
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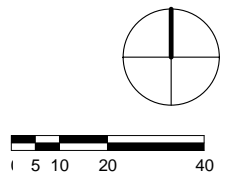
3RD LEVEL
 2.03

10.20.2016
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1" = 20'

4TH LEVEL

2.04

PINNACLE CLUB - PHOENIX

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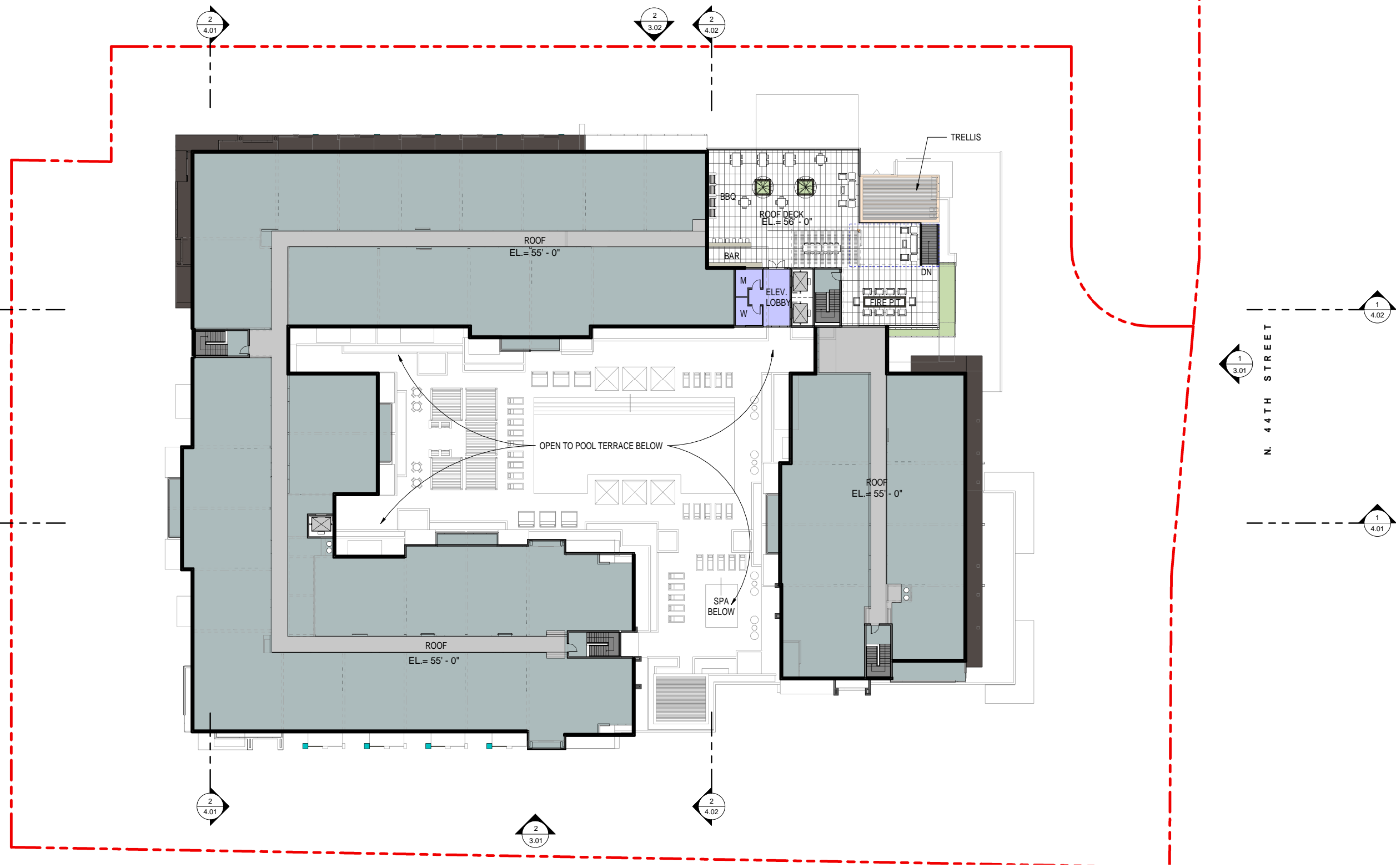
10.20.2016

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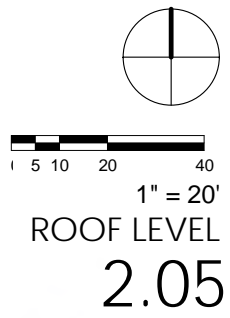
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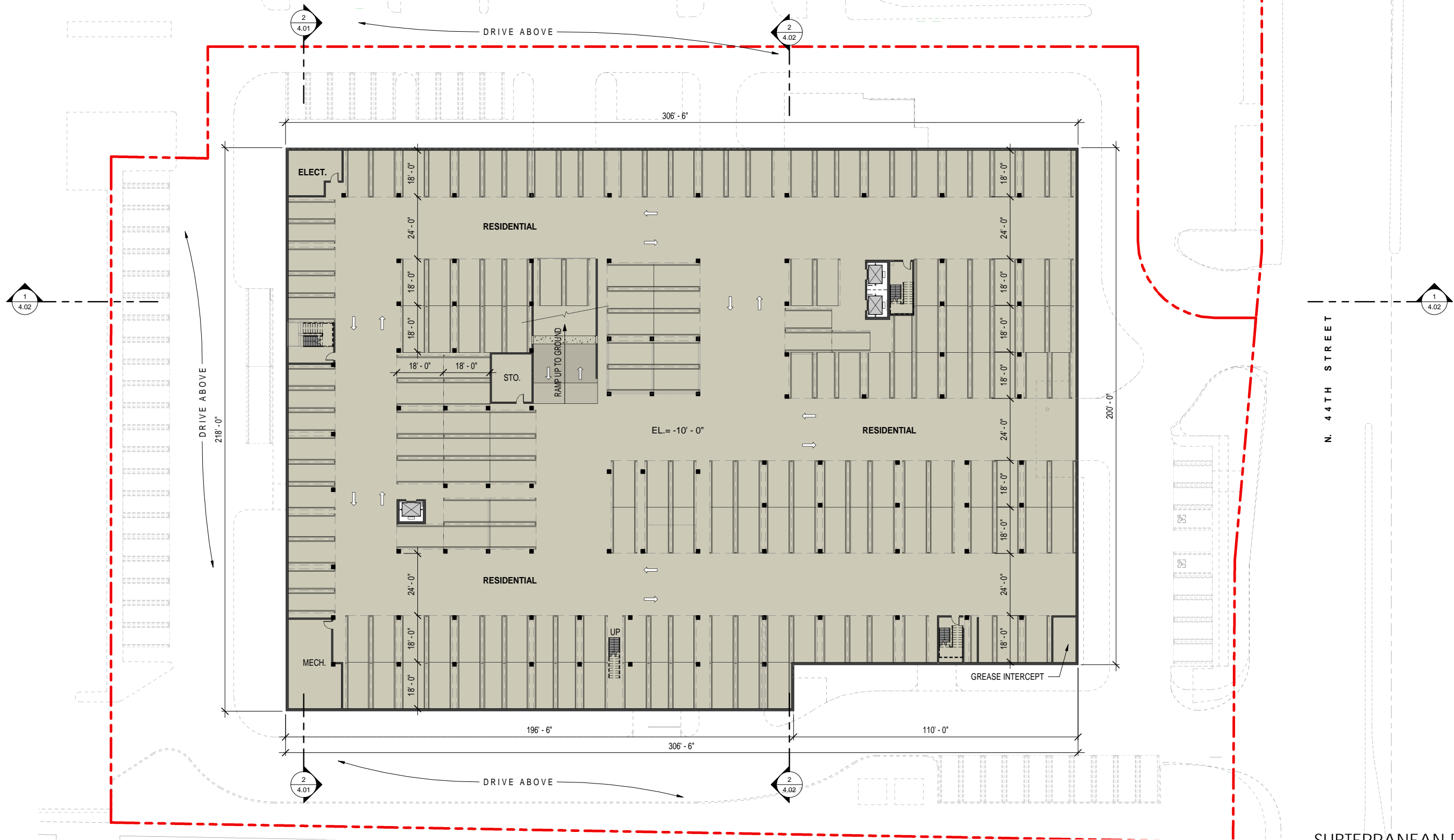
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SUBTERRANEAN PARKING P1 LEVEL

2.06

PINNACLE CLUB - PHOENIX
2702 N. 44TH ST., PHOENIX, AZ

10.20.2016

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STOCKDALE CAPITAL PARTNERS LLC

Exhibit 4

LEGAL DESCRIPTION

Order No: 2010749 41

Parcel No. 1:

That portion of the Northwest quarter of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 31;

thence South, 262.65 feet along the East line of said Northwest quarter;
thence North 88 degrees 58 minutes 26 seconds West, 50.01 feet to a point on the West right-of-way line of 44th Street and the Point of Beginning;

thence South 471.55 feet along the West right-of-way line of 44th Street to an angle point;

thence South 00 degrees 20 minutes 53 seconds West, 177.80 feet along the West right-of-way line of 44th Street;

thence North 89 degrees 00 minutes 35 seconds West, 621.03 feet along a line 413 1/3 feet Northerly from and parallel to the South line of the Southeast quarter of the Northeast quarter of said Northwest quarter;

thence North 00 degrees 00 minutes 13 seconds East, 252.24 feet along the West line of said Southeast quarter of the Northwest quarter;

thence South 88 degrees 45 minutes 32 seconds East, 19.00 feet along the North line of said Southeast quarter of the Northeast quarter of the Northwest quarter;

thence North 00 degrees 00 minutes 13 seconds East, 625.25 feet along a line, 19.00 feet Easterly from and parallel to the West line of said Northeast quarter of the Northeast quarter of said Northwest quarter, to a point 40.00 feet Southerly from said North line of the Northwest quarter and coincident with the South right-of-way line of Thomas Road;

Uncolored Document

thence South 84 degrees 16 minutes 52 seconds East, 10.05 feet along the South right-of-way line of Thomas Road;

thence South 00 degrees 00 minutes 13 seconds West, 147.81 feet along a line, 29.00 feet Easterly from and parallel to the West line of said Northeast quarter of the Northeast quarter of the Northwest quarter;

thence South 88 degrees 30 minutes 29 seconds East, 125.04 feet along a line 188.5 feet Southerly from and parallel to the North line of said Northwest quarter;

thence South 00 degrees 00 minutes 13 seconds West, 104.80 feet along a line, 154.00 feet Easterly from and parallel to the West line of said Northeast quarter of the Northeast quarter of the Northwest quarter;

thence South 88 degrees 45 minutes 32 seconds East, 60.46 feet along a line 371.50 feet Northerly from and parallel to the South line of said Northwest quarter of the Northeast quarter of the Northwest quarter;

thence North 00 degrees 00 minutes 13 seconds East, 26.73 feet along a line 214.45 feet Easterly from and parallel to the West line of said Northeast quarter of the Northeast quarter of the Northwest quarter;

thence South 88 degrees 58 minutes 26 seconds East, 407.60 feet to the Point of Beginning;

Except that portion of the Northwest quarter of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, described as follows:

Commencing at a point in the East line of said Northwest quarter which bears South, a distance of 262.65 feet from the Northeast corner thereof;

thence Westerly 50.01 feet to the West right-of-way line of 44th Street;

thence South along said West right-of-way line, 420.55 feet to the Point of

LEGAL DESCRIPTION

Order No: 2010749 41

Beginning;

thence continue South along said West right-of-way line, 51.00 feet to an angle point;

thence South 00 degrees 20 minutes 53 seconds West, continuing along said West right-of-way line, 177.80 feet;

thence North 89 degrees 00 minutes 35 seconds West, 10.00 feet;

thence North 00 degrees 20 minutes 53 seconds East, 108.80 feet;

thence North 04 degrees 58 minutes 08 seconds East, 120.28 feet to the Point of Beginning

EXCEPTING FROM PARCEL NO. 1 ABOVE, any portion lying within Lot 1, Talley Plaza Mid-Rise, a subdivision recorded in Book 292 of Maps, page 11, records of Maricopa County, Arizona

Parcel No. 1A:

Lot 1, Talley Plaza Mid-Rise, a subdivision recorded in Book 292 of Maps, page 11, records of Maricopa County, Arizona

Parcel No. 2:

That portion of the Northwest quarter of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows::

Unofficial Document

Beginning at the Northwest corner of said Section 31:

thence South 88 degrees 30 minutes 40 seconds East, along Thomas Road and the North line of said Section 31, 1925.37 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of the Northwest quarter of said Section 31;

thence continuing along said Section line, South 88 degrees 30 minutes 40 seconds East, 29.00 feet to a point;

thence departing said Section line, South 00 degrees 00 minutes 08 seconds West, 40.70 feet to the South right of way line of Thomas Road and the Point of Beginning;

thence continuing South 84 degrees 47 minutes 34 seconds East, 37.03 feet;

thence South 45 degrees 44 minutes 52 seconds West, 9.61 feet;

thence South 00 degrees 00 minutes 14 seconds West, 138.55 feet;

thence North 88 degrees 30 minutes 40 seconds West, 30.01 feet;

thence North 00 degrees 00 minutes 14 seconds East, 147.84 feet to the Point of Beginning

Parcel No. 3:

A non-exclusive easement for ingress and egress, described as follows:

The East 20 feet of the West 49 feet of the North 188.5 feet of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa

LLEGALC:7/1/83-MAB

LEGAL DESCRIPTION

Order No: 2010749 41

County, Arizona;

Except the North 40 feet thereof; and

Except that portion lying within the right-of-way of Thomas Road as granted to the City of Phoenix by instrument recorded in Docket 8301, page 489, records of Maricopa County, Arizona;

Together with a parcel of land described as follows::

Beginning at the Southeast corner of the North 40 feet of the West 49 feet of said Northeast quarter of the Northeast quarter of the Northwest quarter;

thence Easterly along the South line of said North 40 feet, 20 feet;

thence Southwesterly to the Southeast corner of the North 60 feet of the West 49 feet of said Northeast quarter of the Northeast quarter of the Northwest quarter;

thence Northerly along the East line of said West 49 feet, 20 feet back to the Point of Beginning;

Except that portion lying within the right-of-way of Thomas Road as granted to the City of Phoenix by instrument recorded in Docket 8301, page 489, records of Maricopa County, Arizona;

Also described as:

Commencing at the North quarter corner of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 88 degrees 30 minutes 29 seconds West along the North line of the Northwest quarter of said Section, 653.18 feet;

thence South 00 degrees 00 minutes 13 ^{Unofficial Document} seconds West, 40.01 feet to the South right-of-way line of Thomas Road;

thence South 84 degrees 16 minutes 52 seconds East along said right-of-way line, as defined in Docket 8301, page 489, Maricopa County Records, 10.05 feet to the West line of the East 20 feet of the West 49 feet of the Northeast quarter of the Northeast quarter of said Northwest quarter and to the Point of Beginning;

thence South 00 degrees 00 minutes 13 seconds West along said West line, 147.81 feet to the South line of the North 188.5 feet of said Northwest quarter;

thence South 88 degrees 30 minutes 29 seconds East along said South line, 20.01 feet to the East line of said East 20 feet of the West 49 feet;

thence North 00 degrees 00 minutes 13 seconds East along said East line, 128.54 feet to the Southeast corner the North 60 feet of said West 49 feet;

thence North 45 degrees 44 minutes 50 seconds East, 23.11 feet to said South right-of-way line of Thomas Road;

thence North 84 degrees 16 minutes 52 seconds West along said right-of-way line, 36.73 feet to the Point of Beginning

Parcel No. 4:

An easement for daily parking as set forth in instrument recorded December 23, 1997 in Recording No. 97-0897969 over a portion of the following described property:

The South 100 feet of the North 257 feet of the following described Parcels A and B:

Parcel A:

ILEGALC-7/1/93-MAB

LEGAL DESCRIPTION

Order No: 2010749 41

The East half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the West 182.20 feet thereof; and

Except the North 33 feet thereof

Parcel B:

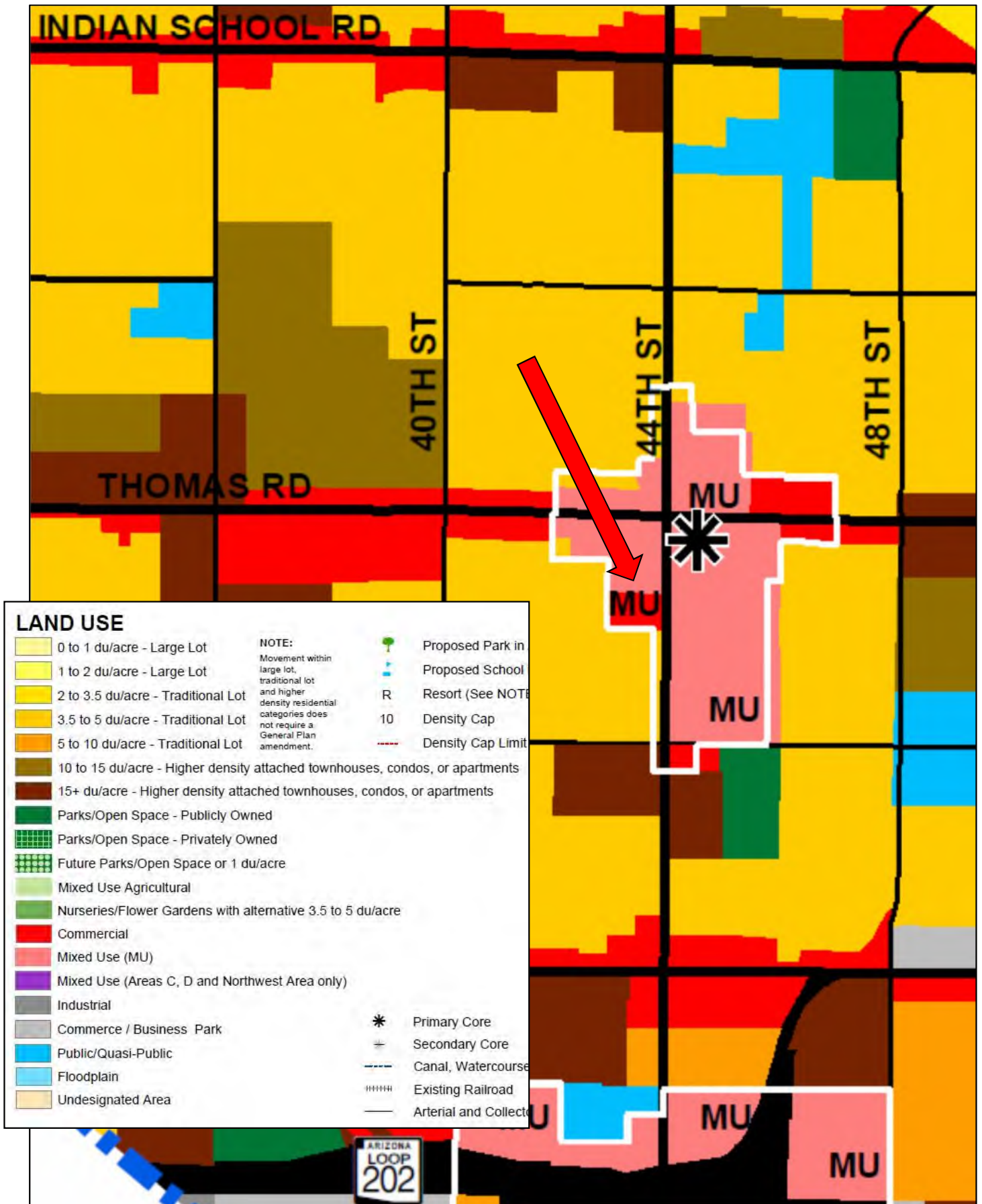
The West 19 feet of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 31, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the North 33 feet thereof

Unofficial Document

Exhibit 5

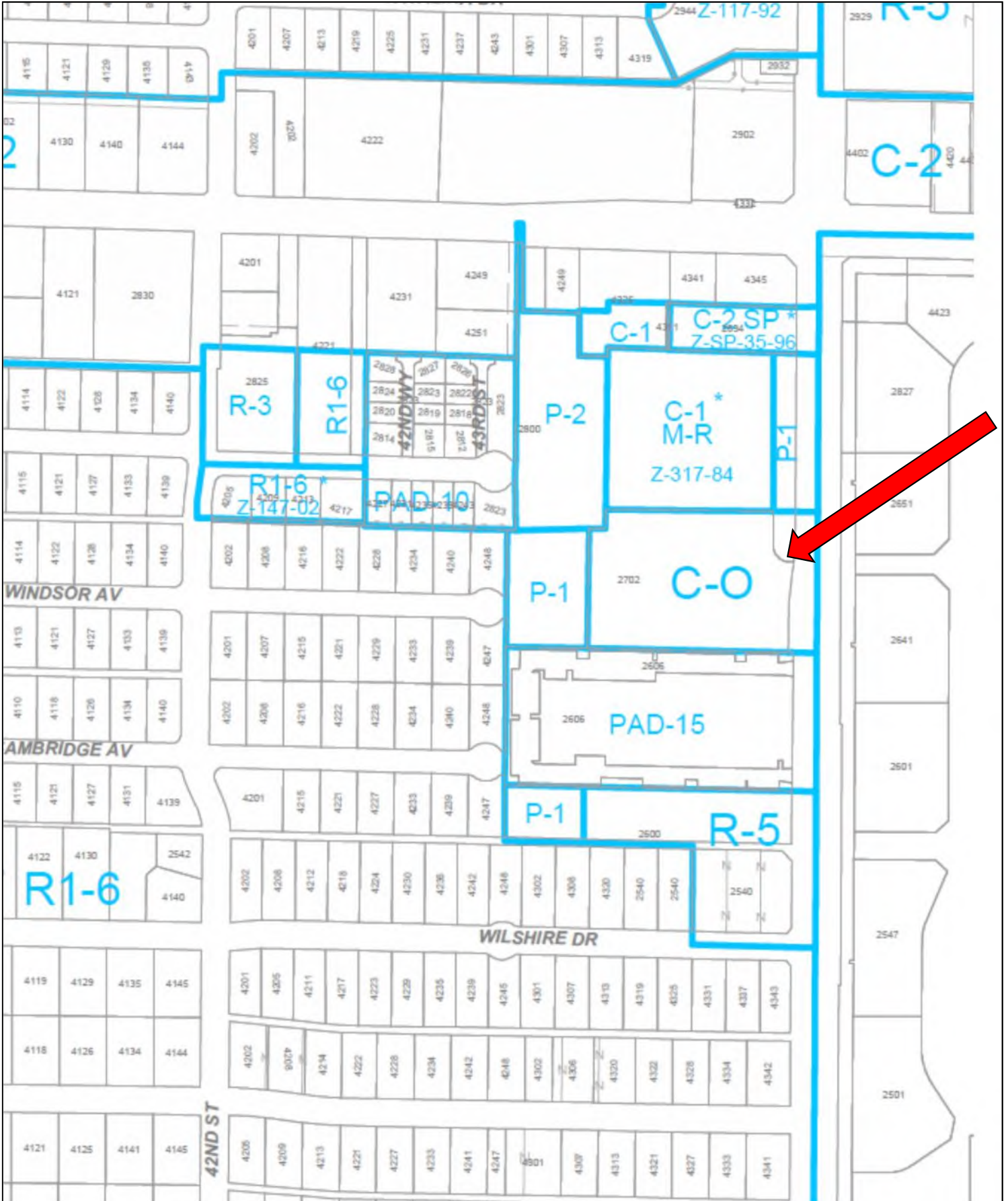
General Plan Map



2702 N. 44th Street

Exhibit 6

Zoning Map



2702 N. 44th Street

Exhibit 7

PROJECT SUMMARY: 164 UNITS MIXED USE - 4 STORY TYPE V OVER 1 STORY TYPE I

F.A.R (GROSS AREA)

GROUND/STREET LEVEL	
CORRIDOR	467 SF
INTERNET/BUSINESS CENTER	1,244 SF
LEASING	480 SF
LOBBY/LOUNGE/MAIL	2,525 SF
OFFICE	597 SF
RESTAURANT/COMMERCIAL	8,118 SF
TOTAL	13,431 SF

1ST LEVEL	
1B	8,970 SF
1B+G	7,559 SF
2B	12,712 SF
2B+D	2,535 SF
AEROBIC	828 SF
CARDIO	897 SF
CLUB ROOM	1,725 SF
CORRIDOR	5,557 SF
RESISTANCE	828 SF
TOTAL	41,610 SF

2ND LEVEL	
1B	11,040 SF
1B+G	8,399 SF
2B	16,047 SF
2B+D	2,535 SF
CORRIDOR	4,574 SF
TOTAL	42,595 SF

3RD LEVEL	
1B	11,040 SF
1B+G	8,399 SF
2B	15,721 SF
2B+D	2,535 SF
CORRIDOR	4,574 SF
TOTAL	42,269 SF

4TH LEVEL	
1B	11,040 SF
1B+G	8,399 SF
2B	14,651 SF
2B+D	2,535 SF
CORRIDOR	4,574 SF
ROOF DECK	1,070 SF
TOTAL	42,269 SF

ROOF LEVEL	
LOBBY	467 SF
ROOF DECK	3,722 SF
TOTAL	4,189 SF

TOTAL 186,364 SF

RESIDENT OPEN SPACE AREA

1ST LEVEL	POOL TERRACE	16,443 SF
4TH LEVEL	ROOF DECK	1,070 SF
ROOF LEVEL	ROOF DECK	3,722 SF
TOTAL		21,235 SF

PARKING AREA

PARKING AREA AT SUB LEVEL P1	62,583 SF
PARKING AREA AT GROUND LEVEL	42,932 SF
TOTAL	105,515 SF

UNIT SUMMARY

UNIT NAME	UNIT AREA	NO.UNIT	AVG.UNIT AREA (SF)	UNIT %
1B	42,090 SF	61	690.00	37%
1B+G	32,756 SF	39	839.90	24%
2B	59,130 SF	56	1,055.89	34%
2B+D	10,140 SF	8	1,267.50	5%
TOTAL	144,117 SF	164		100%

UNIT BREAKDOWN PER LEVEL		
UNIT NAME	UNIT AREA	NO.UNIT

1ST LEVEL		
1B	8,970 SF	13
1B+G	7,559 SF	9
2B	12,712 SF	12
2B+D	2,535 SF	2
TOTAL	31,776 SF	36

2ND LEVEL		
1B	11,040 SF	16
1B+G	8,399 SF	10
2B	16,047 SF	15
2B+D	2,535 SF	2
TOTAL	38,021 SF	43

3RD LEVEL		
1B	11,040 SF	16
1B+G	8,399 SF	10
2B	15,721 SF	15
2B+D	2,535 SF	2
TOTAL	37,695 SF	43

4TH LEVEL		
1B	11,040 SF	16
1B+G	8,399 SF	10
2B	14,651 SF	14
2B+D	2,535 SF	2
TOTAL	36,625 SF	42

TOTAL 144,117 SF 164

RESTAURANT/COMMERCIAL AREA

OUTDOOR DINING	907 SF
TOTAL	907 SF

RESTAURANT/COMMERCIAL	1,475 SF
RESTAURANT/COMMERCIAL	1,643 SF
RESTAURANT/COMMERCIAL	5,000 SF
TOTAL	8,118 SF

9,025 SF

NET "F.O.H": 9,025 SF x 40% = 3,610 SF

PARKING SUMMARY

1. PARKING REQUIRED:
RESIDENTIAL:
1BD/2B x 1.5 SPACES x 164 UNITS = 246 SPACES*
RESTAURANT: 1/50 x (NET "F.O.H") 3,610 SF = 72 SPACES
TOTAL REQUIRED PARKING = <318 SPACES

*INCLUDES 0.05 UNALLOCATED GUEST SPACES PER UNIT = 82

2. PARKING PROVIDED:

RESIDENTIAL PARKING	
GROUND/STREET LEVEL	
HC	4
LOADING	2
STANDARD	33
SURFACE GUEST PARKING	31
TANDEM	12
TOTAL	82
SUB PARKING P1 LEVEL	
STANDARD	142
TANDEM	41
TOTAL	183
TOTAL RESID. PARKING PROVIDED	265

COMMERCIAL PARKING	
COMMERCIAL	54
COMMERCIAL HC	4
SURFACE COMM. PARKING	17
TOTAL COMM. PARKING PROVIDED	75
TOTAL PARKING PROVIDED:	340

BUILDING AREA SUMMARY PER OCCUPANT GROUP

NAMES	A-3	B	R-2	S-2
SUB PARKING P1 LEVEL				
PARKING	0 SF	0 SF	0 SF	62,583 SF
GROUND/STREET LEVEL				
INTERNET/BUSINESS CENTER	1,244 SF	0 SF	0 SF	0 SF
LEASING	480 SF	0 SF	0 SF	0 SF
LOBBY/LOUNGE	2,992 SF	0 SF	0 SF	0 SF
OFFICE	597 SF	0 SF	0 SF	0 SF
PARKING	0 SF	0 SF	0 SF	42,932 SF
RESTAURANT/COMMERCIAL	0 SF	8,118 SF	0 SF	0 SF
1ST LEVEL				
AEROBIC	828 SF	0 SF	0 SF	0 SF
CARDIO	897 SF	0 SF	0 SF	0 SF
CLUB ROOM	1,725 SF	0 SF	0 SF	0 SF
CORRIDOR	0 SF	0 SF	5,557 SF	0 SF
POOL TERRACE	16,443 SF	0 SF	0 SF	0 SF
RESIDENTIAL	0 SF	0 SF	31,777 SF	0 SF
RESISTANCE	828 SF	0 SF	0 SF	0 SF
2ND LEVEL				
CORRIDOR	0 SF	0 SF	4,754 SF	0 SF
RESIDENTIAL	0 SF	0 SF	38,023 SF	0 SF
3RD LEVEL				
CORRIDOR	0 SF	0 SF	4,574 SF	0 SF
RESIDENTIAL	0 SF	0 SF	37,697 SF	0 SF
4TH LEVEL				
CORRIDOR	0 SF	0 SF	4,574 SF	0 SF
RESIDENTIAL	0 SF	0 SF	36,827 SF	0 SF
ROOF DECK	1,070 SF	0 SF	0 SF	0 SF
ROOF LEVEL				
LOBBY	467 SF	0 SF	0 SF	0 SF
ROOF DECK	3,722 SF	0 SF	0 SF	0 SF
TOTAL:	31,293 SF	8,118 SF	163,783 SF	105,515 SF

ZONING DATA

EXISTING ZONING: "CO"
PROPOSED ZONING: "PUD"
LOT AREA: 3.18 ACRES (138,520.8 SF.)

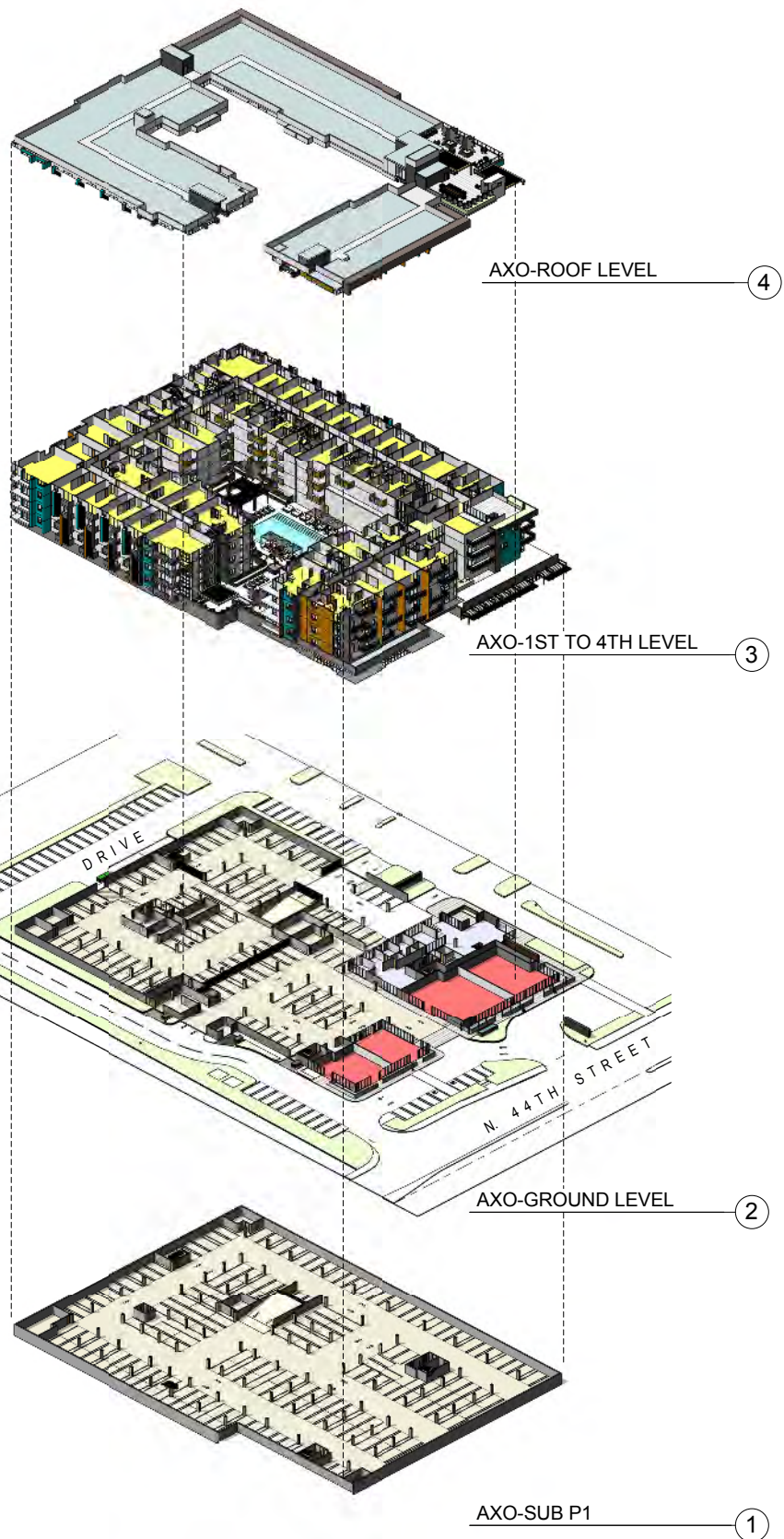
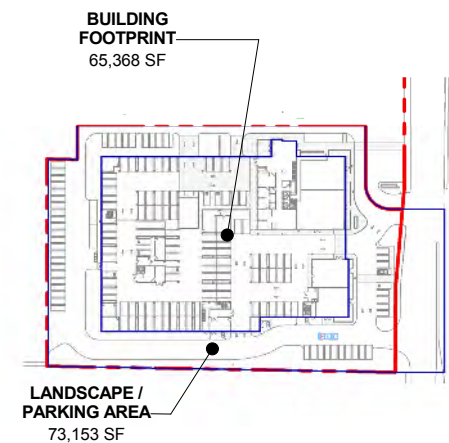
DENSITY PROPOSED:
51.6 UNITS/AC x 3.18 = 164 UNITS

HEIGHT:
55' - 0" ROOF
60' - 0" TOP OR PARAPET
65' - 0" TOP OF EXIT STAIR ROOF
75' - 0" TOP OF ELEVATOR "OVERRIDE" ENCLOSURE

BUILDING SETBACKS:
44TH ST. 58' MINIMUM (VARIES)
WEST (REAR) 65' MINIMUM (VARIES)
SOUTH (SIDE) 40' MINIMUM (VARIES)
NORTH (SIDE) 15' MINIMUM (VARIES)

LANDSCAPE SETBACKS:
44TH ST. 10' MINIMUM (VARIES)
WEST (REAR) 4' MINIMUM (EXISTING)
SOUTH (SIDE) 6' MINIMUM (VARIES)
NORTH (SIDE) 0' (PROPERTY LINE IN PARKING LOT)

LOT COVERAGE:	NAME	AREA	ACRES
BUILDING FOOTPRINT		65,368 SF	1.50
LANDSCAPE / PARKING AREA		73,153 SF	1.68
NET SITE AREA		138,521 SF	3.18



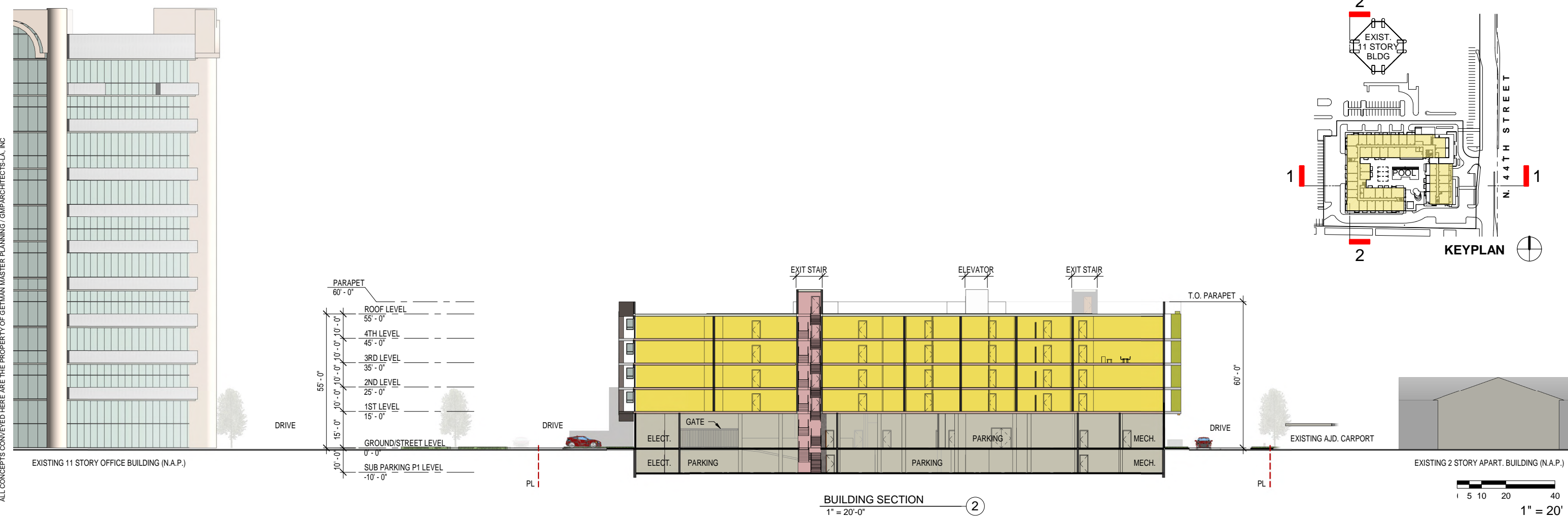
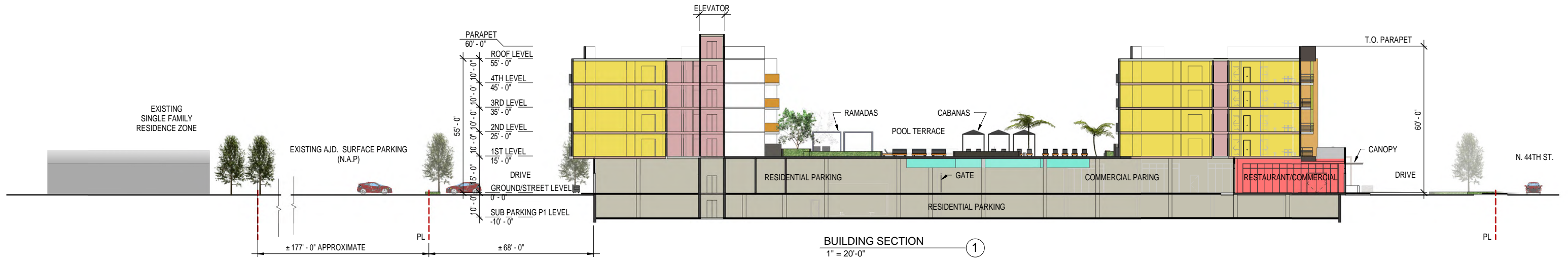
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PINNACLE CLUB - PHOENIX
2702 N. 44TH ST., PHOENIX, AZ

PROJECT DATA
1.00



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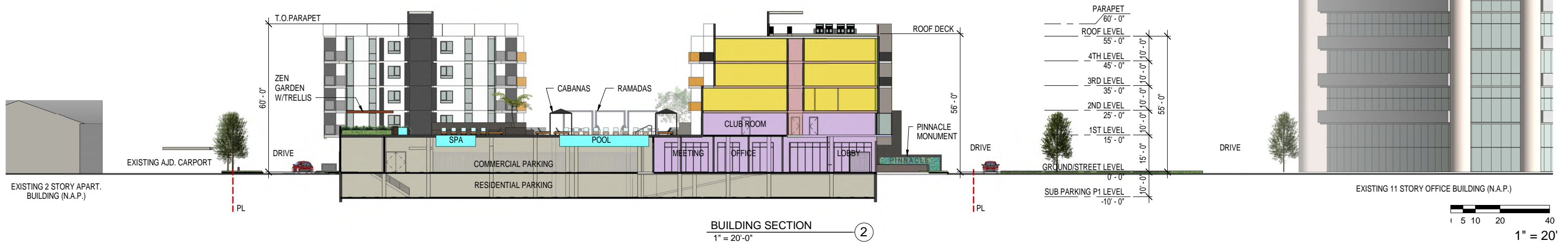
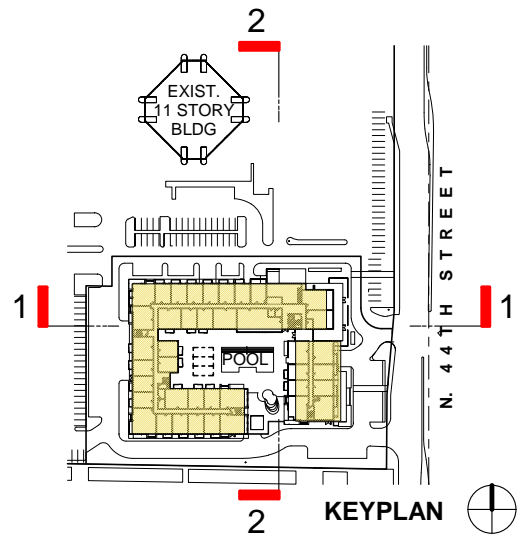
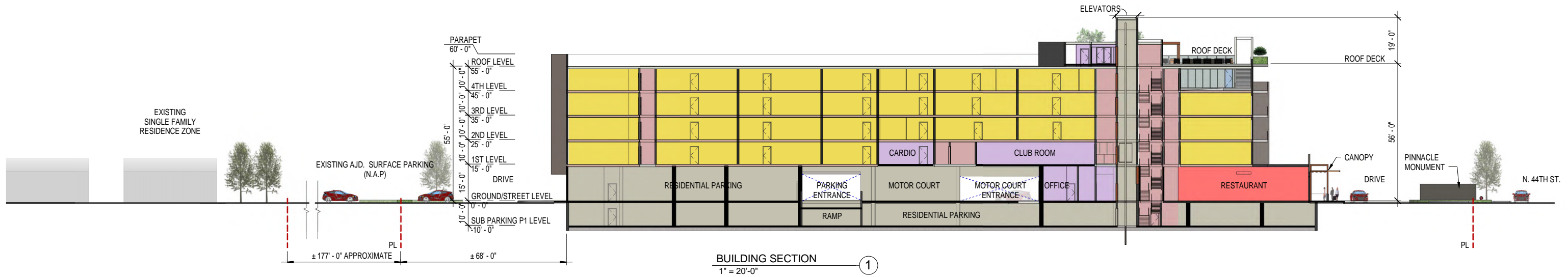
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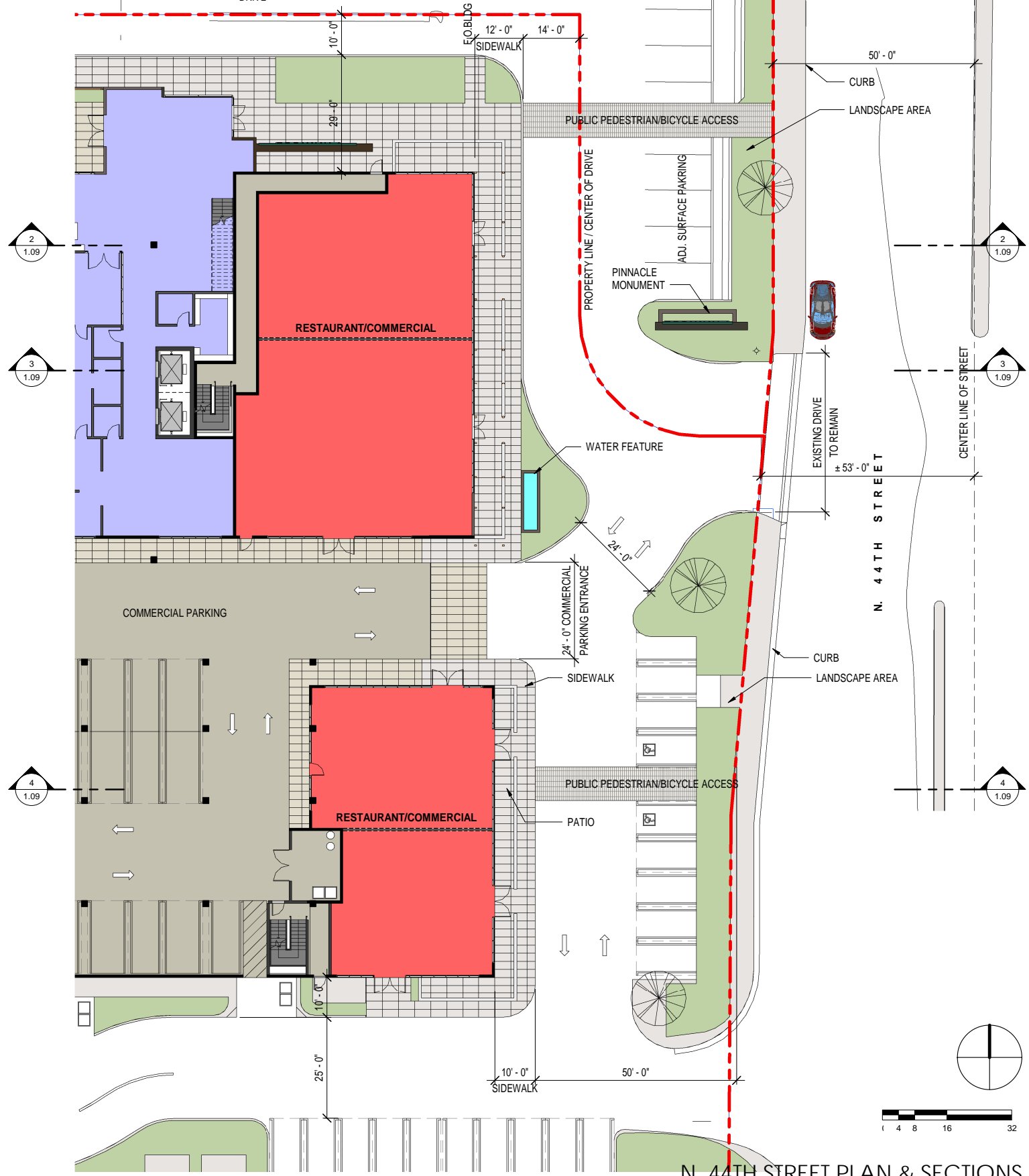
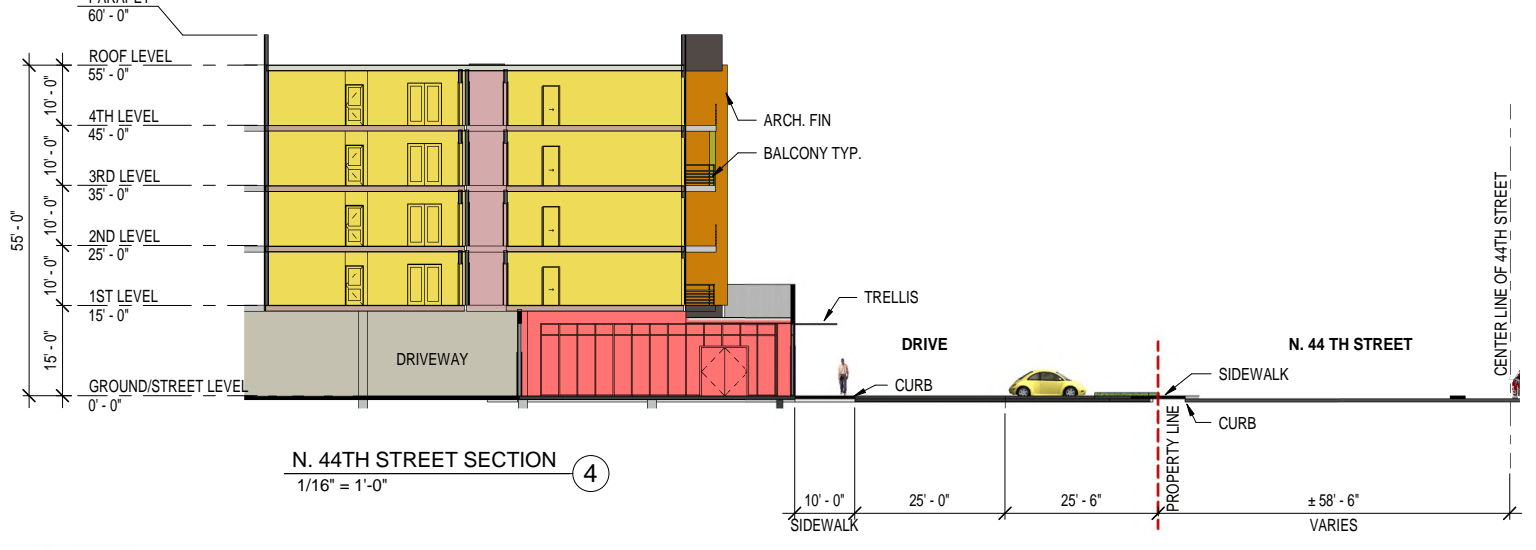
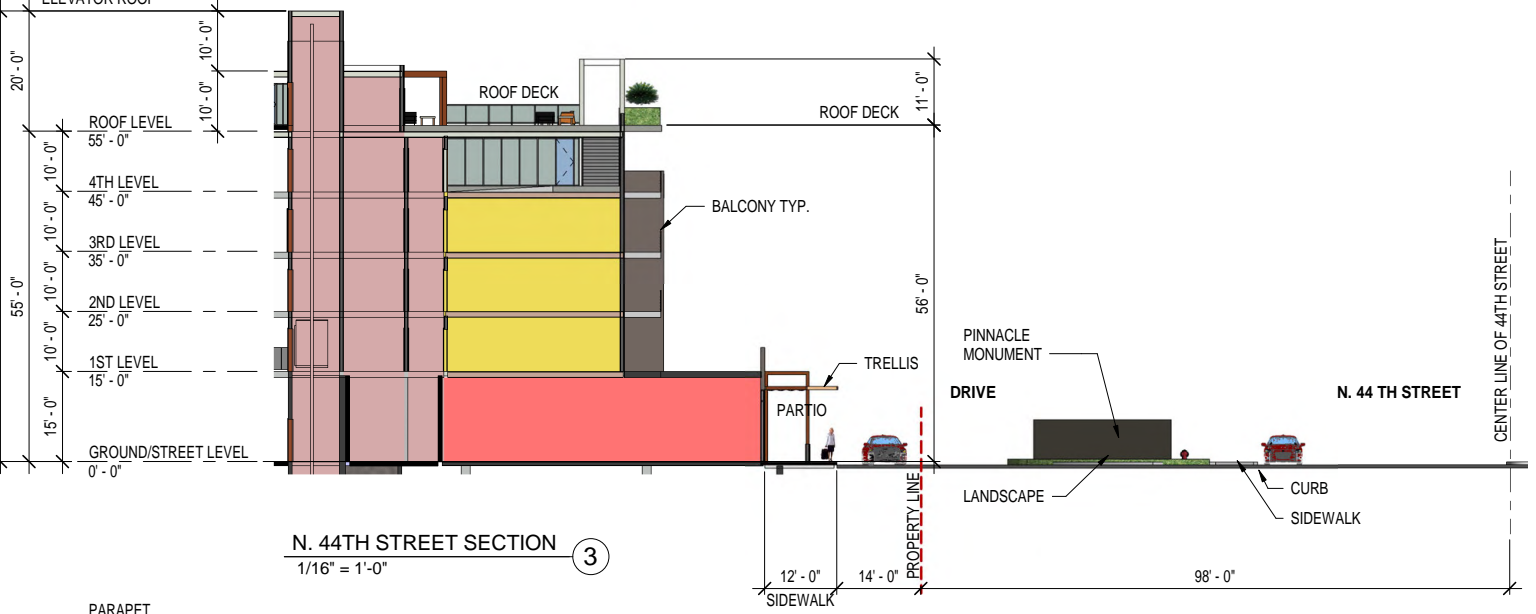
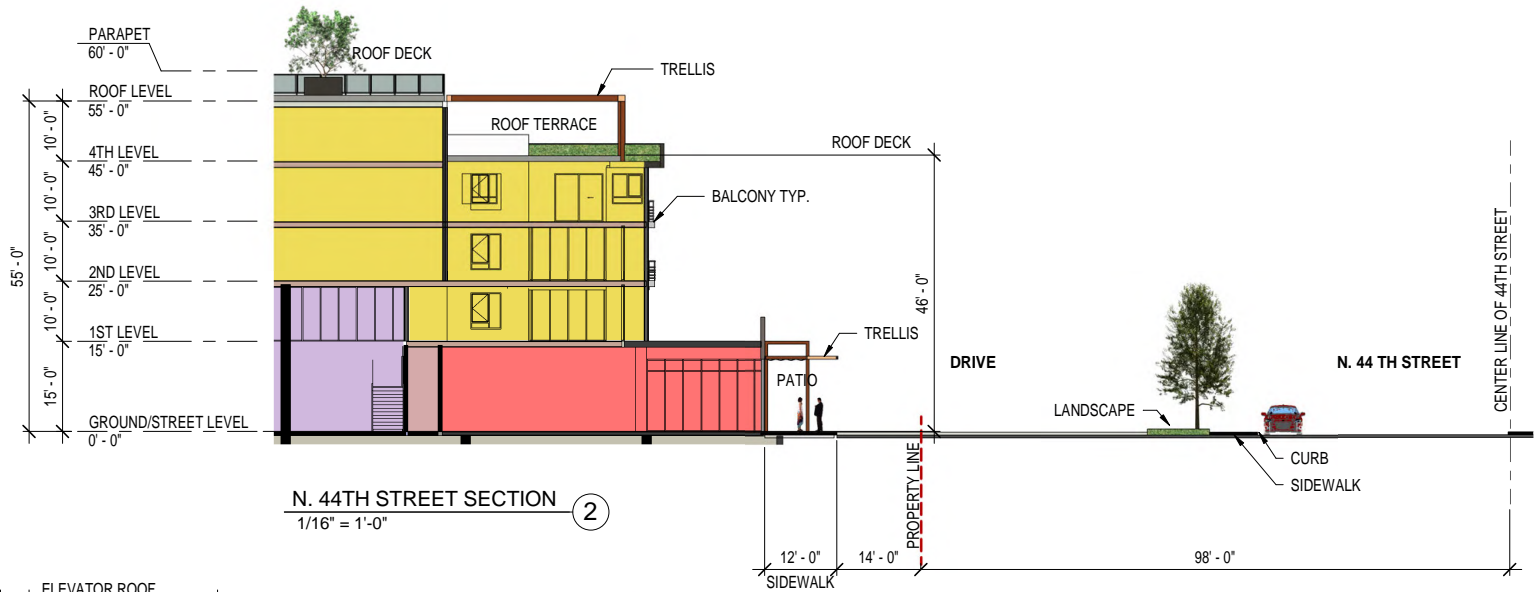
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BUILDING/SITE CROSS SECTIONS

4.02

PINNACLE CLUB - PHOENIX
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N. 44TH STREET PLAN & SECTIONS
1.09

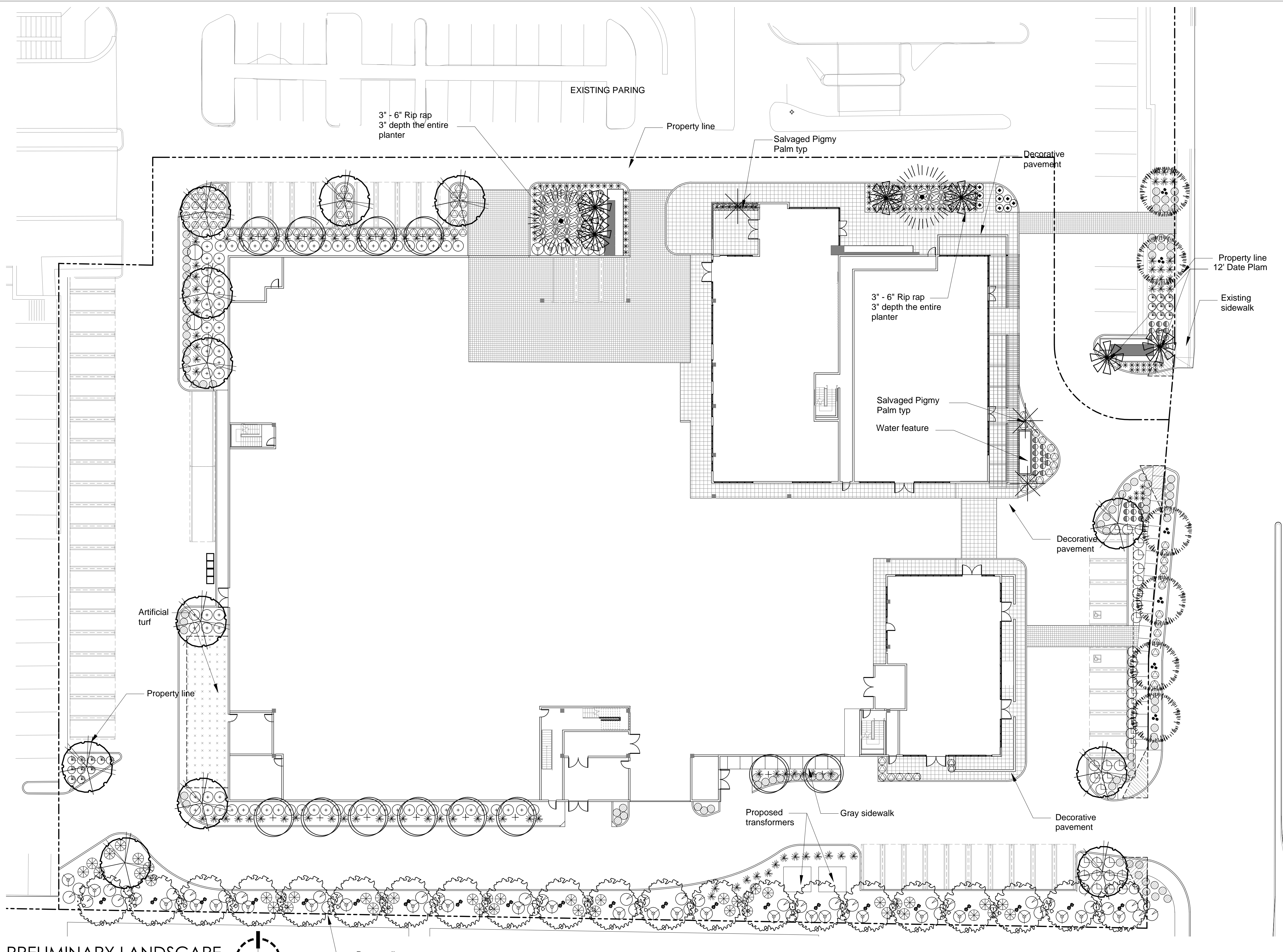
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PINNACLE CLUB - PHOENIX
2702 N. 44TH ST., PHOENIX, AZ

Exhibit 8



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED) All tree caliper required at time of planting

TREES	CALIPER	
	Olea europaea 'Swan Hill' Swan Hill Olive	4" Caliper Multi Trunk
	Pistacia X Red Push Red Push Pistache	3" Caliper Multi Trunk
	Quercus virginiana 'Heritage' Southern Live Oak	3" Caliper Standard
	Chitalpa tashkentensis Chitalpa	5" Caliper Multi Trunk
	Caesalpinia mexicana Mexican Bird of Paradise	3" Caliper Multi Trunk
	Phoenix dactylifera Date Palm	20' Trunk Foot u.o.n Diamond cut / Matching Straight
	Existing Tree to remain and be protected	
	Salvaged Palm see inventory plan for information	
SHRUBS / ACCENTS	SIZE	
	Callistemon citrinus 'Little John' Dwarf Bottlebrush	(5 Gallon)
	Leucophyllum frutescens 'compacta' Texas Sage	
	Hesperaloe parviflora Yellow Yucca	
	Ruellia peninsularis Desert Ruellia	
	Dodonaea viscosa 'Purpurea' Purple Hopseed Bush	
	Hesperaloe parviflora 'Perpa' Brakelight @ Red Yucca	
	Echinocactus grusonii Golden Barrel	
	Caesalpinia pulcherrima Red Bird of Paradise	
	Hesperaloe parviflora Red Yucca	
	Dasyliion quadrangulatum Toothless Desert Spoon	
	Agave geminiflora Twin Flower Agave	
	Pedilanthus macrocarpus Lady's Slipper	
GROUNDCOVERS	SIZE	
	Lantana montevidensis New Gold Lantana	(1 Gallon)
	Ruellia brittoniana 'Pink Katie' Pink Dwarf Ruellia Katie	
	Baileya multiradiata Desert Marigold	
Decomposed Granite-3/4" Screened Express Rose 2" min thickness in all landscapw areas Submit samples to Landscape Architect		
Rip-Rap-3" - 6" Express Rose 2" min thickness in all landscapw areas Submit samples to Landscape Architect		

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'
NORTH

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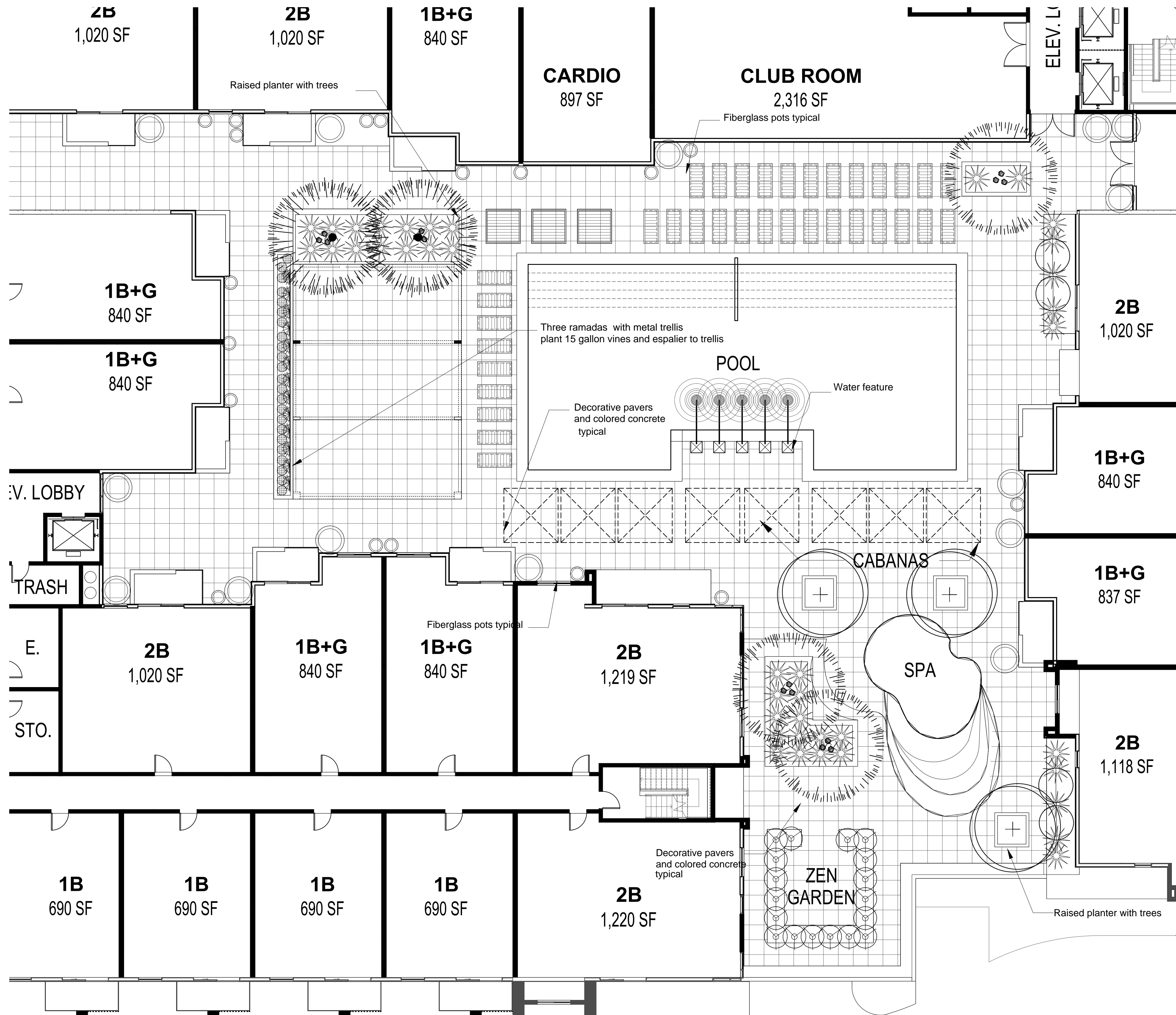
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LANDSCAPE ARCHITECTS
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Suite 230
Phoenix, Arizona 85012
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f (602) 840-9021
www.laskindesign.com


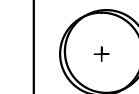


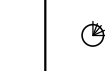
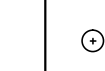

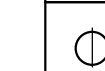
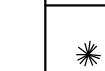
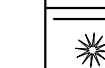
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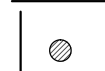
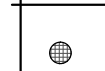
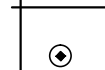


LANDSCAPE LEGEND

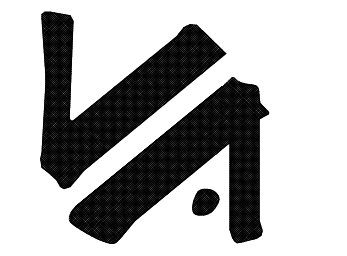
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED) All tree caliper required at time of planting

TREES	CALIPER
 <i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	4" Caliper Multi Trunk
 <i>Caesalpinia mexicana</i> Mexican Bird of Paradise	3" Caliper Multi Trunk

SHRUBS / ACCENTS	SIZE
 <i>Callistemon citrinus</i> 'Little John' Dwarf Bottlebrush	(5 Gallon)
 <i>Leucophyllum frutescens</i> 'compacta' Texas Sage	
 <i>Hesperaloe parviflora</i> Yellow Yucca	
 <i>Caesalpinia pulcherrima</i> Red Bird of Paradise	
 <i>Hesperaloe parviflora</i> Red Yucca	
 <i>Pedicularis macrocarpus</i> Lady's Slipper	

GROUNDCOVERS	SIZE
 <i>Lantana montevidensis</i> New Gold Lantana	(1 Gallon)
 <i>Ruellia brittoniana</i> 'Pink Katie' Pink Dwarf Ruellia Katie	
 <i>Baileya multiradiata</i> Desert Marigold	
Decomposed Granite-3/4" Screened Express Rose 2" min thickness in all landscape areas Submit samples to Landscape Architect	
Rip-Rap-3" - 6" Express Rose 2" min thickness in all landscape areas Submit samples to Landscape Architect	

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'
NORTH



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DR.02

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PINNACLE CLUB - PHOENIX
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Exhibit 9



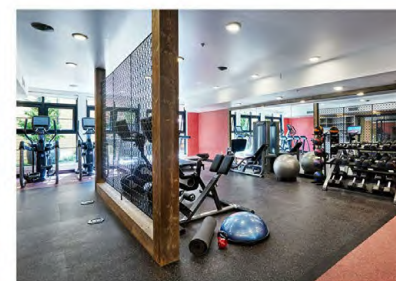
OUTDOOR AMENITIES



LOBBY, LEASING, BUSINESS CENTER



LOUNGE & FITNESS



UNIT INTERIORS



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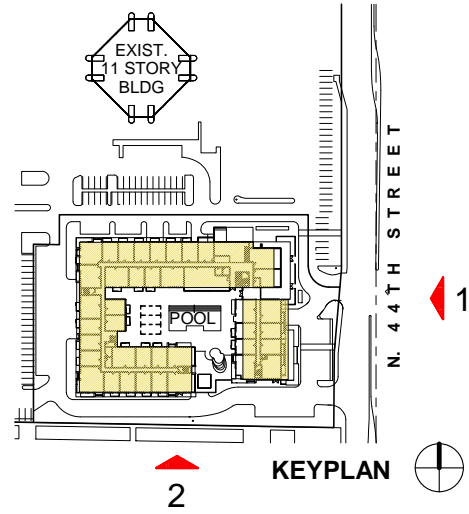
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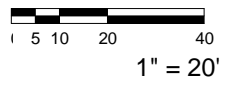
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Exhibit 10



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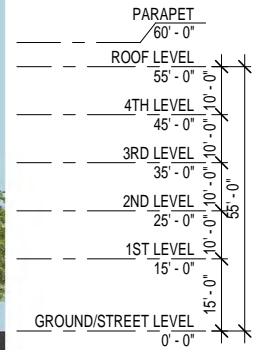
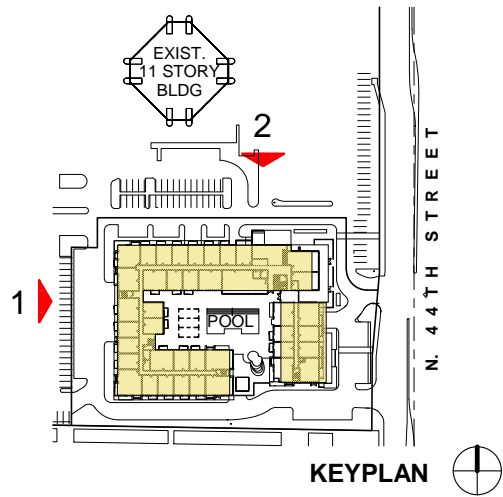


BUILDING EXTERIOR ELEVATIONS
3.01

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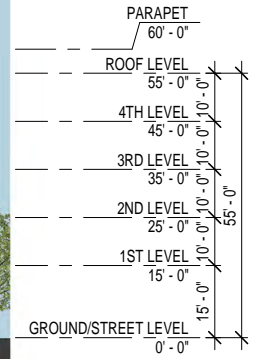
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WEST ELEVATION
1" = 20'-0"

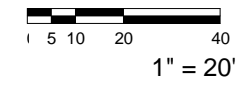
1



NORTH ELEVATION
1" = 20'-0"

2

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BUILDING EXTERIOR ELEVATIONS

3.02

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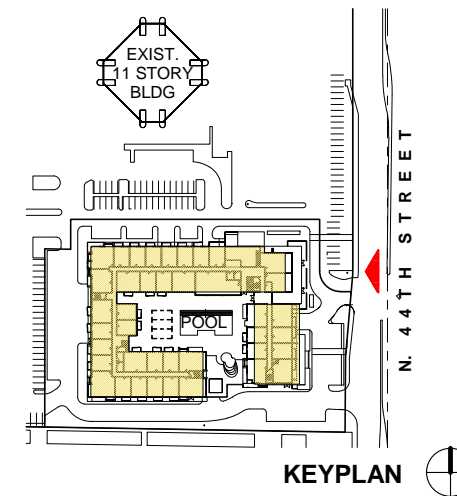
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MATERIAL KEYNOTES

- A. CEMENT PLASTER - PAINT FINISH
BENJAMIN MOORE - DUNE WHITE #968
- B. CEMENT PLASTER - PAINT FINISH
BENJAMIN MOORE - KENDALL
CHARCOAL - HC166
- C. CEMENT PLASTER - PAINT FINISH
BENJAMIN MOORE - BAKED CLAY #035
- D. CEMENT PLASTER - PAINT FINISH
BENJAMIN MOORE - AZURE WATER #677
- E. METAL PANEL - REYNOBOND - RUST
PATINA
- F. METAL PANEL - REYNOBOND - COPPER
PATINA
- G. PORCELANOSA - NOX CORTEN -
NATURE WALL TILE VENEER SYSTEM
- H. METAL VERTICAL SLATING FINISHED
B.M. - KENDALL CHARCOAL - HC166
- I. JAMES HARDIE ARTISAN SIDING WITH
MITRED CORNERS - IRON GREY
- J. ALUMINUM & GLASS - WINDOWS &
SLIDING GLASS DOORS - DARK BRONZE
FINISH
- K. STRUCTURAL GLASS RAILING
- L. ALUMINUM STORE FRONT & METAL
TRIM - BARK BRONZE FINISH
- M. RECLAIMED WOOD SIDING
- N. STAINED WOOD TRELLIS & TRIM
- O. GLASS TILED SIGNAGE & WATER
FEATURE WITH CORTEN BACK WALL



3/16
SCALE: 3/16" = 1' - 0"

PARTIAL ELEVATION ENLARGED WITH MATERIAL

3.03

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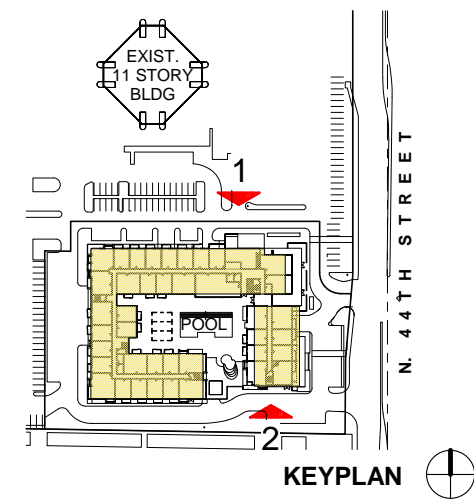
PARTIAL NORTH ELEVATION ENLARGED WITH MATERIAL 1
1" = 10'-0"



PARTIAL SOUTH ELEVATION ENLARGED WITH MATERIAL 2
1" = 10'-0"

MATERIAL KEYNOTES

- A. CEMENT PLASTER - PAINT FINISH
BENJAMIN MOORE - DUNE WHITE #968
- B. CEMENT PLASTER - PAINT FINISH
BENJAMIN MOORE - KENDALL
CHARCOAL - HC166
- C. CEMENT PLASTER - PAINT FINISH
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- N. STAINED WOOD TRELLIS & TRIM
- O. GLASS TILED SIGNAGE & WATER
FEATURE WITH CORTEN BACK WALL



PARTIAL NORTH & SOUTH ELEVATION ENLARGED WITH MATERIAL
3.04

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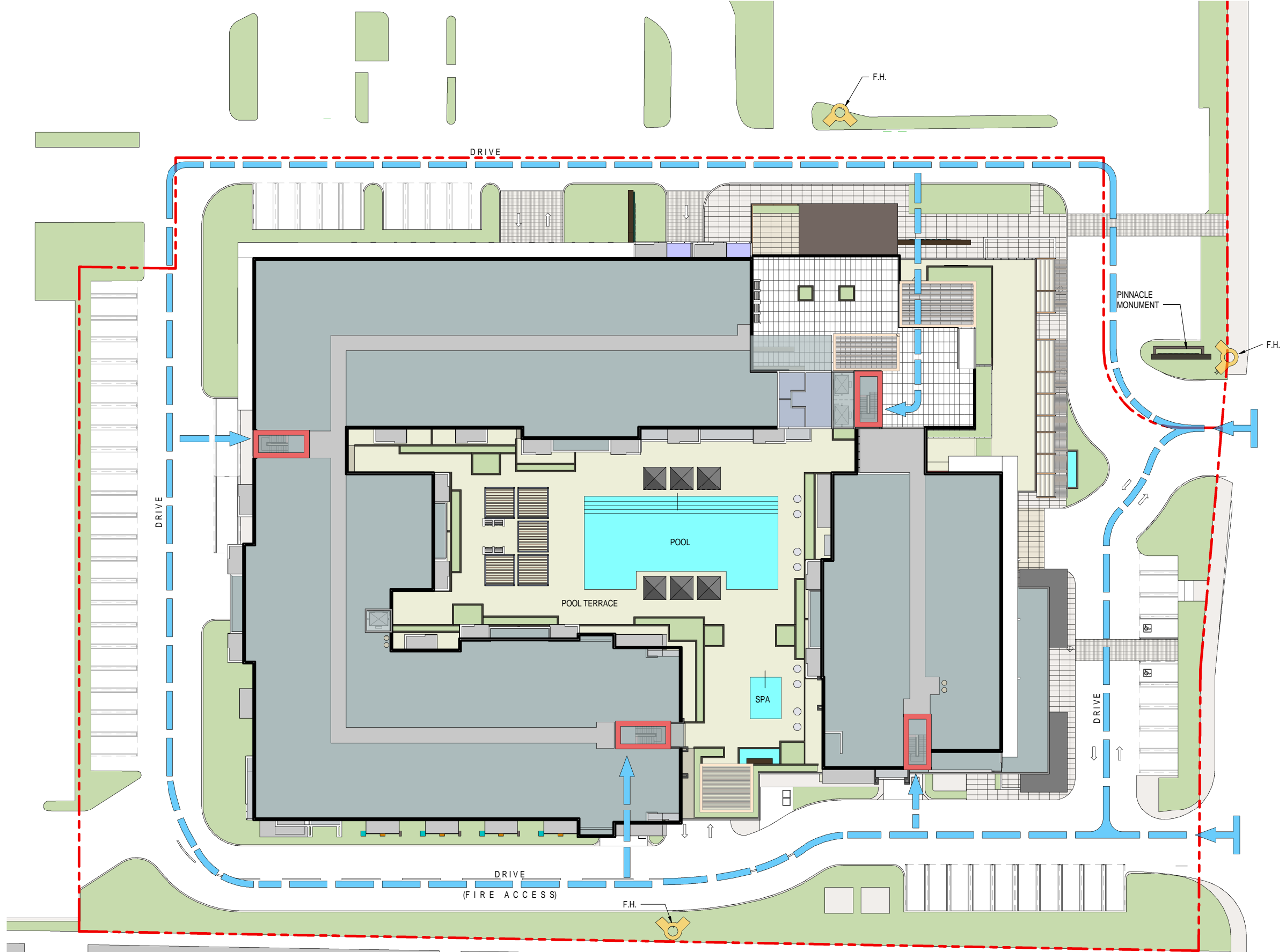
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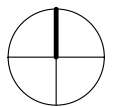
Exhibit 11

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FIRE PROTECTION LEGEND

-  FIRE HYDRANT
-  BUILDING STAIRWELL WITH STANDPIPE LOCATION
-  FIRE DEPARTMENT ACCESS



0 5 10 20 40

1" = 20'

FIRE PROTECTION PLAN

1.05

10.20.2016

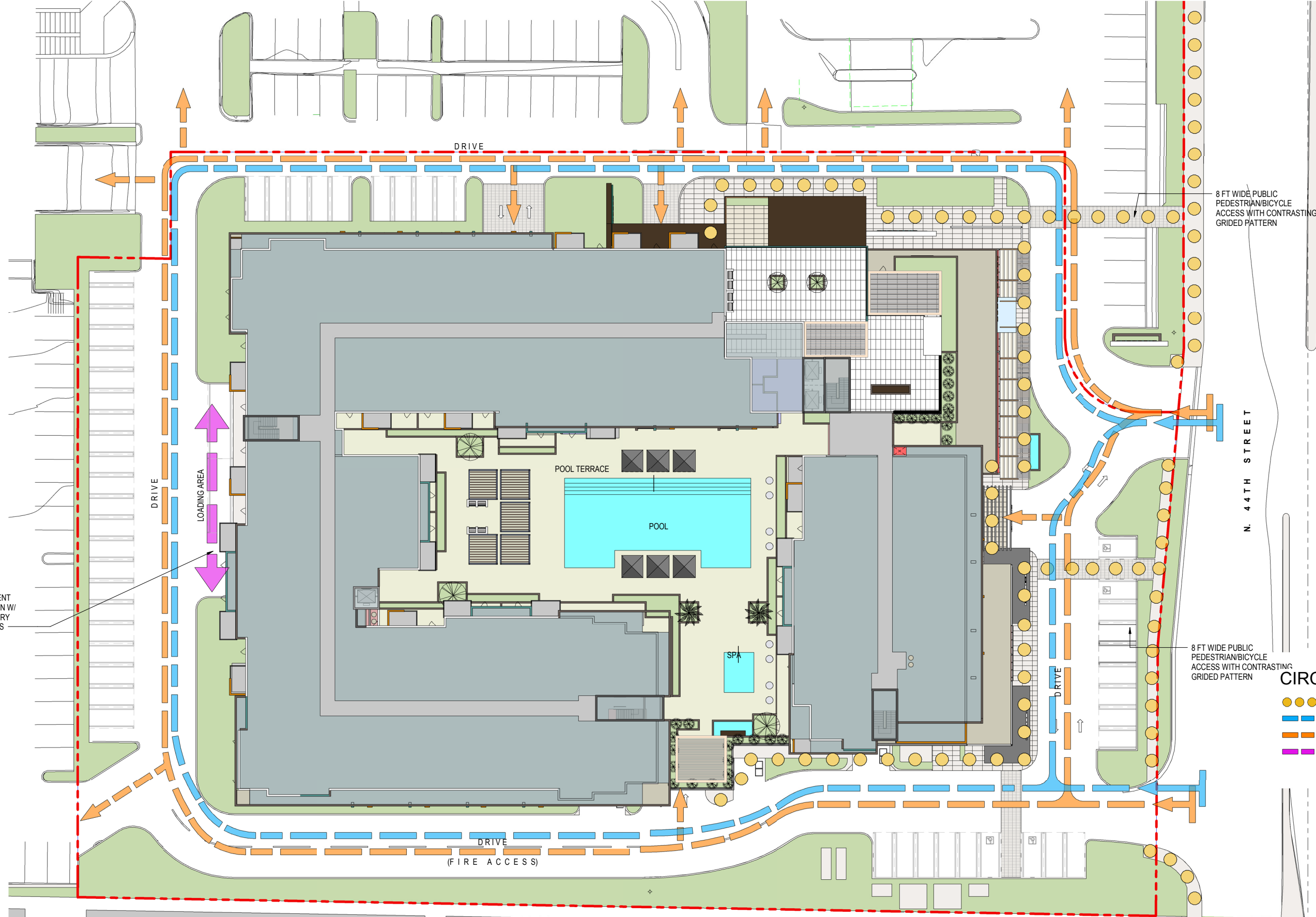
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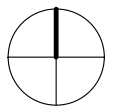
8 FT WIDE PUBLIC PEDESTRIAN/BICYCLE ACCESS WITH CONTRASTING GRIDDED PATTERN

N. 44TH STREET

8 FT WIDE PUBLIC PEDESTRIAN/BICYCLE ACCESS WITH CONTRASTING GRIDDED PATTERN

CIRCULATION LEGEND

- PEDESTRIAN PUBLIC
- EMERGENCY VEHICLE ACCESS
- VEHICULAR
- SERVICE



1" = 20'

CIRCULATION PLAN

1.06

1.24.2017

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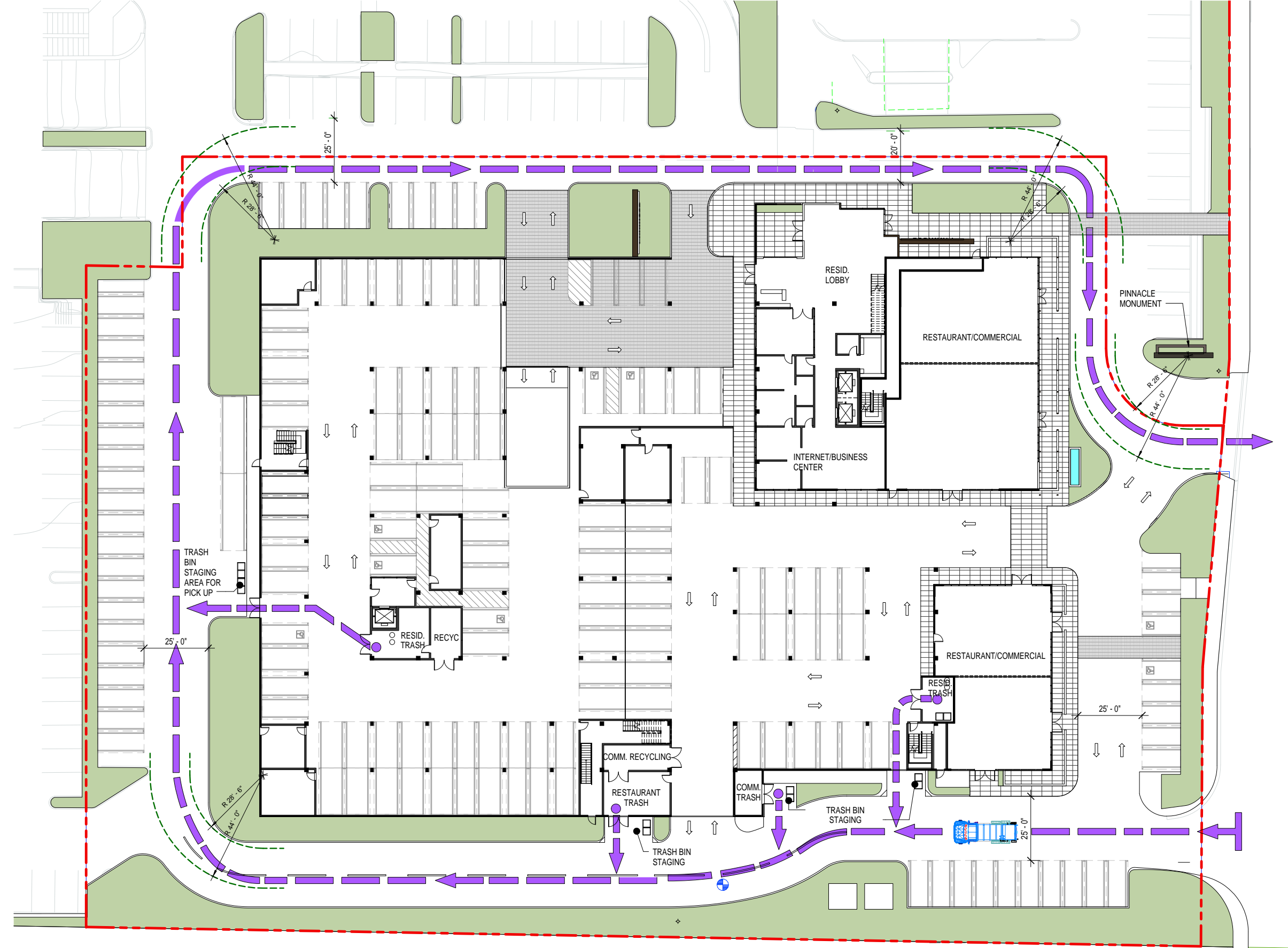
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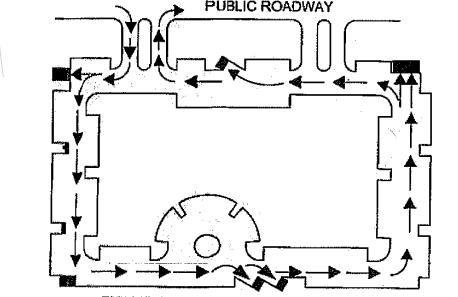
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TRASH PICK UP PLAN ACCESS NOTE:

THIS STANDARD IS BASED ON PHOENIX CITY CODE CHAPTER 27 "SOLID WASTE" AND THE TECHNICAL REQUIREMENTS OF CITY OF PHOENIX OPERATED COLLECTION EQUIPMENT.

- IN GENERAL TERMS ALL SOLID WASTE/RECYCLE COLLECTION ROUTES SHALL MEET ENGINEERING DESIGN CRITERIA IN A MANNER THAT ALLOW COLLECTION VEHICLES TO SAFELY ACCESS AND LIFT BINS WITHOUT GROUND LEVEL OR AERIAL OBSTRUCTIONS
- COLLECTION VEHICLE ROUTE SHALL BE A MINIMUM OF 16'-0" SIDE
- COLLECTION VEHICLE TURNING RADIUS: 44'-0" OUTSIDE TURNING RADIUS AND 28'-6" INSIDE TURNING RADIUS
- COLLECTION VEHICLE IS 30'-0" LONG AND WEIGHS APPROXIMATELY 20 TONS WHEN FULLY LOADED. COLLECTION ROUTES SHALL BE ENGINEERED TO SUPPORT COLLECTION VEHICLES
- COLLECTION ROUTE THROUGH A SITE SHALL BE SUCH THAT THE COLLECTION VEHICLE SHALL TRAVEL THROUGH A SITE ONCE WITHOUT BACK TRACKING. (FIGURE A)

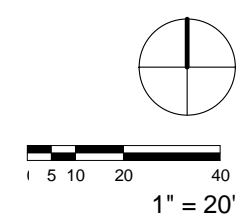


N. 44TH STREET

- ROUTES SHALL BE CLEAR OF ALL OBSTRUCTIONS. NO AWNING OR BUILDING PROJECTIONS ARE ALLOWED IN COLLECTION VEHICLE ROUTE. MINIMUM OVERHEAD CLEARANCE OF 14'-0" IS REQUIRED FOR COLLECTION ROUTES AND 25'-0" OVER BIN ENCLOSURE AREA FROM STEEL SAFETY POSTS BACK 50'-0"
- ALL CURBS SHALL ALIGN ON THE OUTSIDE OF THE ENCLOSURE WALL. CURBS SHALL NOT INTERFERE WITH THE ROUTE OF THE SOLID WASTE COLLECTION VEHICLE.
- FOR SAFETY, COLLECTION VEHICLES WILL NOT BACK UP MORE THAN 50'-0" AFTER SERVICING A BIN
- FOR CITY OF PHOENIX COLLECTION, A REFUSE COLLECTION EASEMENT WILL BE REQUIRED FOR ANY PORTION OF THE COLLECTION ROUTE NOT LOCATED IN PUBLIC RIGHT OF WAY.

***ALL TRASH / RECYCLE ARE LOCATED INSIDE BUILDING**

THE REQUIRED CAPACITY FOR REFUSE: 164 UNITS x 0.25 = 41 CY.
3 YARD BINS 4' TALL x 6' LONG x 4' WIDE 20.5 REQ'D / 3 = 7 BINS



TRASH PICKUP PLAN

1.08

10.20.2016

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