



PROJECT INFORMATION

APN: MULTIPLE (116-43-051A, -058, -059, -063A)
PROPERTY ADDRESS: 1150 E WASHINGTON ST, PHOENIX AZ 85034
LOT SIZE: 125,400 SF / 2.9 AC (GROSS)
94,059 SF / 2.2 AC (NET)
CURRENT ZONING: C1 / C3
PROPOSED ZONING: (DTC/WU - TRANSECT T5-6 CLASSIFICATION)
DOWNTOWN CODE / WALKABLE URBAN CODE)
EXISTING USES: OFFICE / SURFACE PARKING
PROPOSED USES: RESIDENTIAL, PARKING GARAGE, SMALL RETAIL
BUILDING SF (GROSS): 251,303 SF RESIDENTIAL AREA (FLOORS 1-5)
2,700 SF LOBBY AREA (GROUND FLOOR)
1,800 SF AMENITY AREA (GROUND FLOOR)
2,000 SF RETAIL AREA (GROUND FLOOR)
133,780 SF PARKING GARAGE (B1 / GROUND FLOOR)
391,583 SF TOTAL BUILDING AREA
LOT COVERAGE: 80% MAXIMUM
(84,651 SF / 94,059 SF) = 90% PROPOSED COVERAGE
OPEN SPACE: 5% MINIMUM
(9,787 SF / 94,059 SF) = 10% PROVIDED
FAR: 4.1 = 391,583 SF / 94,059 SF
CONSTRUCTION TYPE: IB / VB
PRELIMINARY PARKING: DTC/WU ALLOWS: 25% REDUCTION / NO GUEST PARKING
REQUIRED / .5 PER 1 OR 2BR UNITS
REQUIRED: 290 SPACES (w/ 25% REDUCTION)
PROVIDED: 382 SPACES
BUILDING HEIGHT: ALLOWED: 80' UNDER T5-6
PROPOSED: 63'

BUILDING LOT STANDARDS FOR TRANSECT T5

MAIN BUILDING SETBACKS
PRIMARY FRONTAGE: 12' MAXIMUM
SECONDARY FRONTAGE: 10' MAXIMUM
SIDE LOT LINE: 0' MAXIMUM
REAR LOT LINE: 0' MAXIMUM

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIXED USE DEVELOPMENT WITH FOUR LEVELS OF RESIDENTIAL ABOVE PODIUM WITH A PARKING GARAGE AND SMALL RETAIL COMPONENT.

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 10' X 20' ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

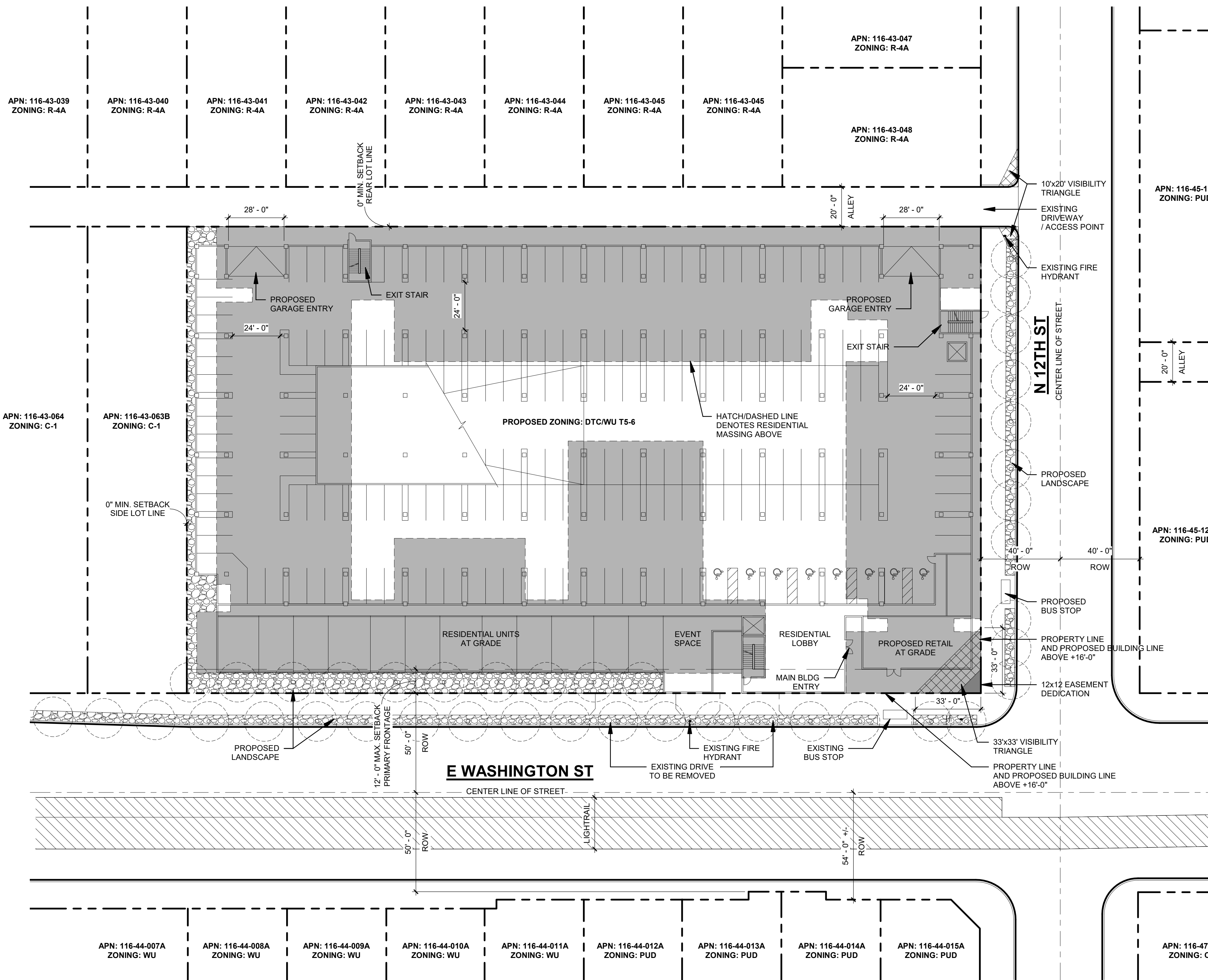
LEGAL DESCRIPTION

LOTS 15, 16 AND 17, BLOCK 2, PORTER & BAXTER'S SUBDIVISION OF TRACT B, MURPHY'S ADDITION, ACCORDING TO BOOK 1 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

AND

LOTS 18,19, 20, 21, 22 AND THE EAST .25 FEET OF LOT 23 OF BLOCK 2, PORTER AND BAXTER'S SUBDIVISION OF TRACT B IN MURPHY'S ADDITION, ACCORDING TO BOOK 1 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA. ALSO KNOWN AS MARICOPA COUNTY ASSESSOR'S PARCEL NOS. 116-43-058, -59 AND -063A

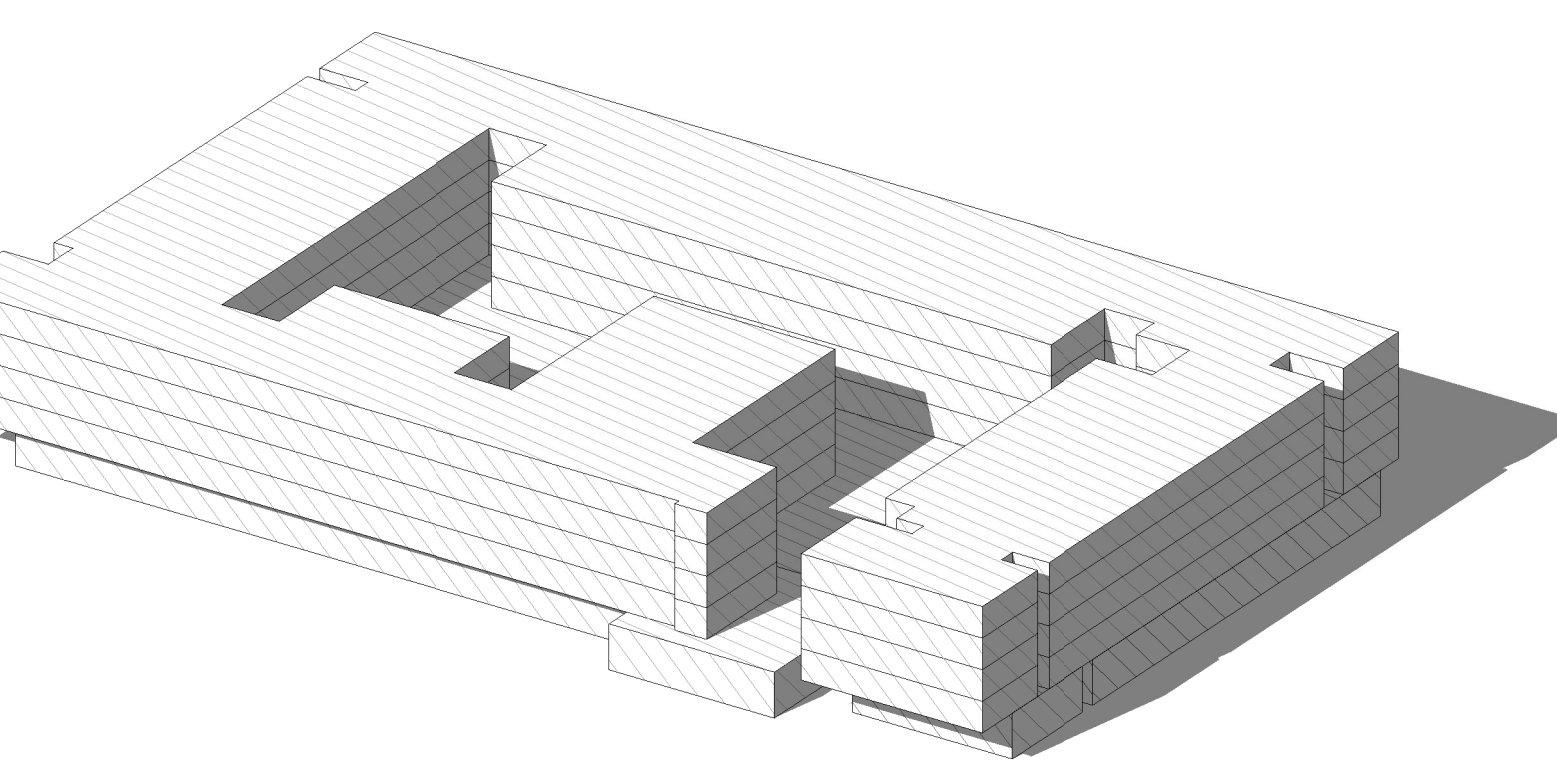
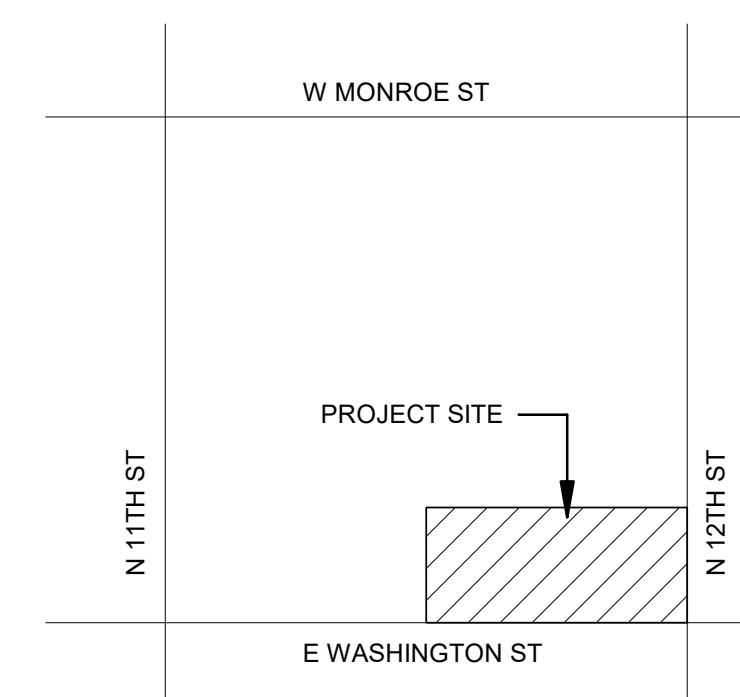
KVA #
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1 SITE PLAN

SCALE: 1" = 30'-0" REF: 1 / A110

VICINITY MAP



2 PROPOSED MASSING

SCALE: REF: 2 / A110