

DWELL: A WORK @ HOME COMMUNITY

REQUEST: Rezone
General Plan Amendment
Planned Area Development Amendment
Development Plan Review

DEVELOPER: Holualoa Companies

ARCHITECT: Architekton & Worksbureau

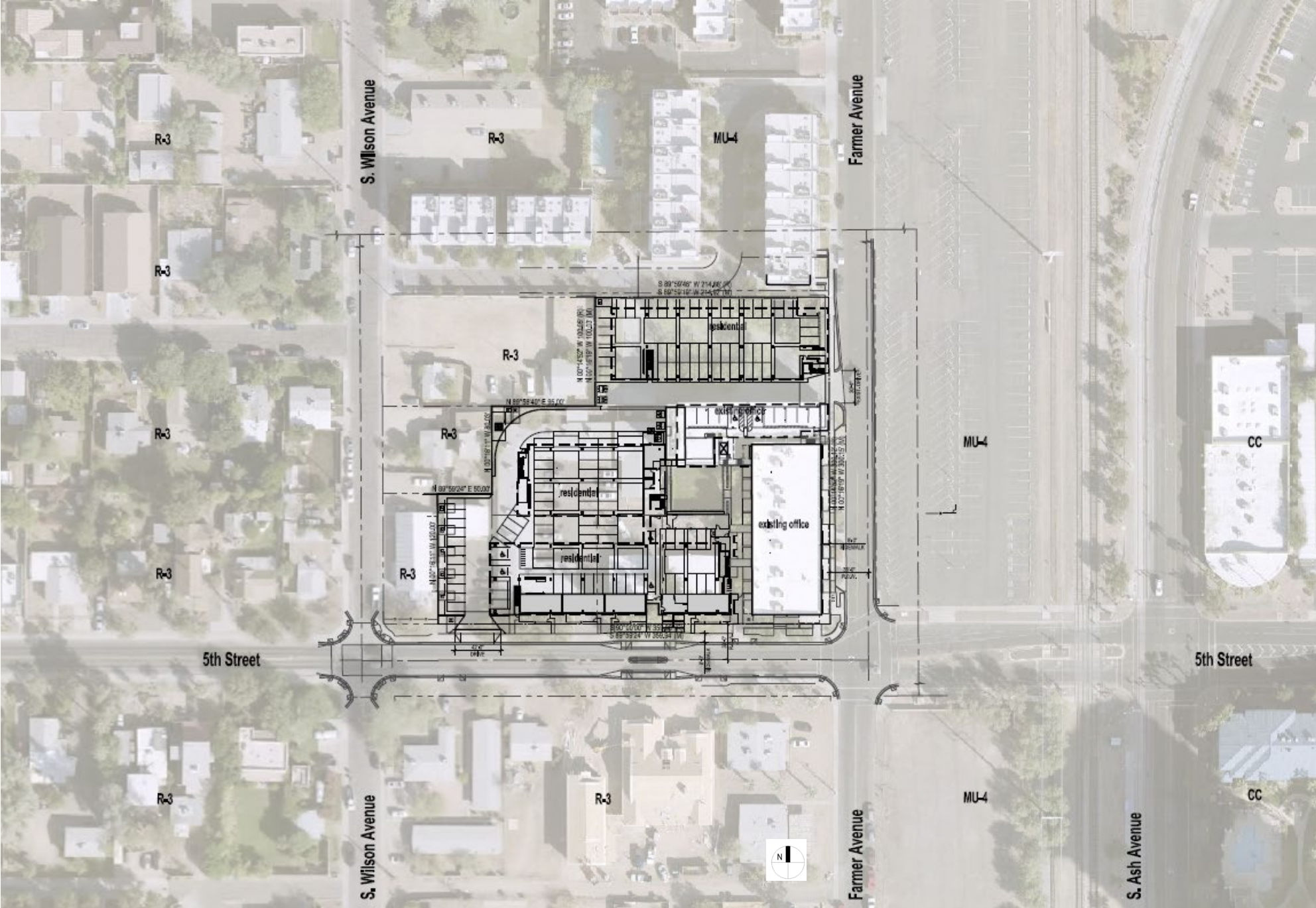
APPLICANT: Sender Associates



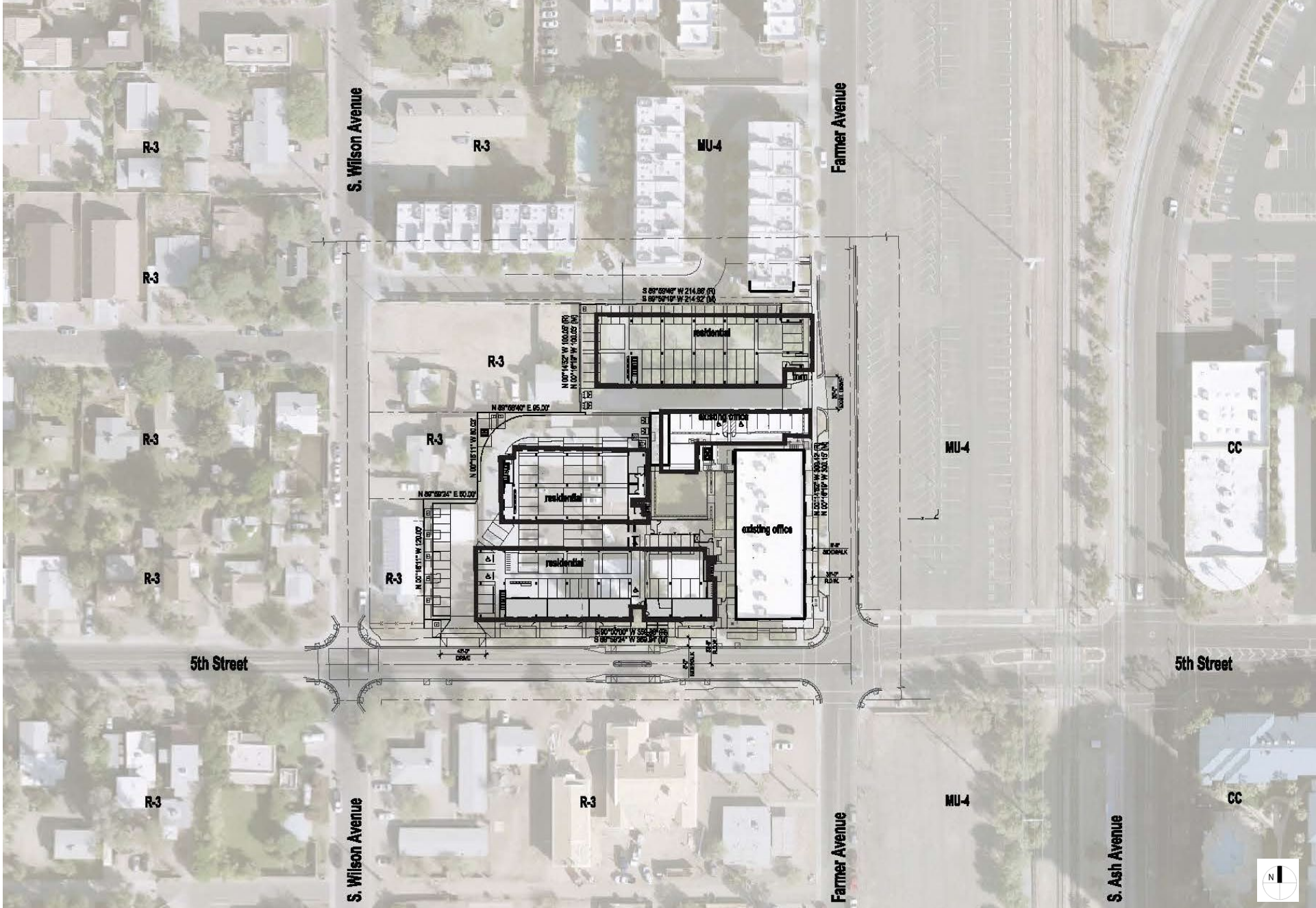
LOCATION



AERIAL CONTEXT



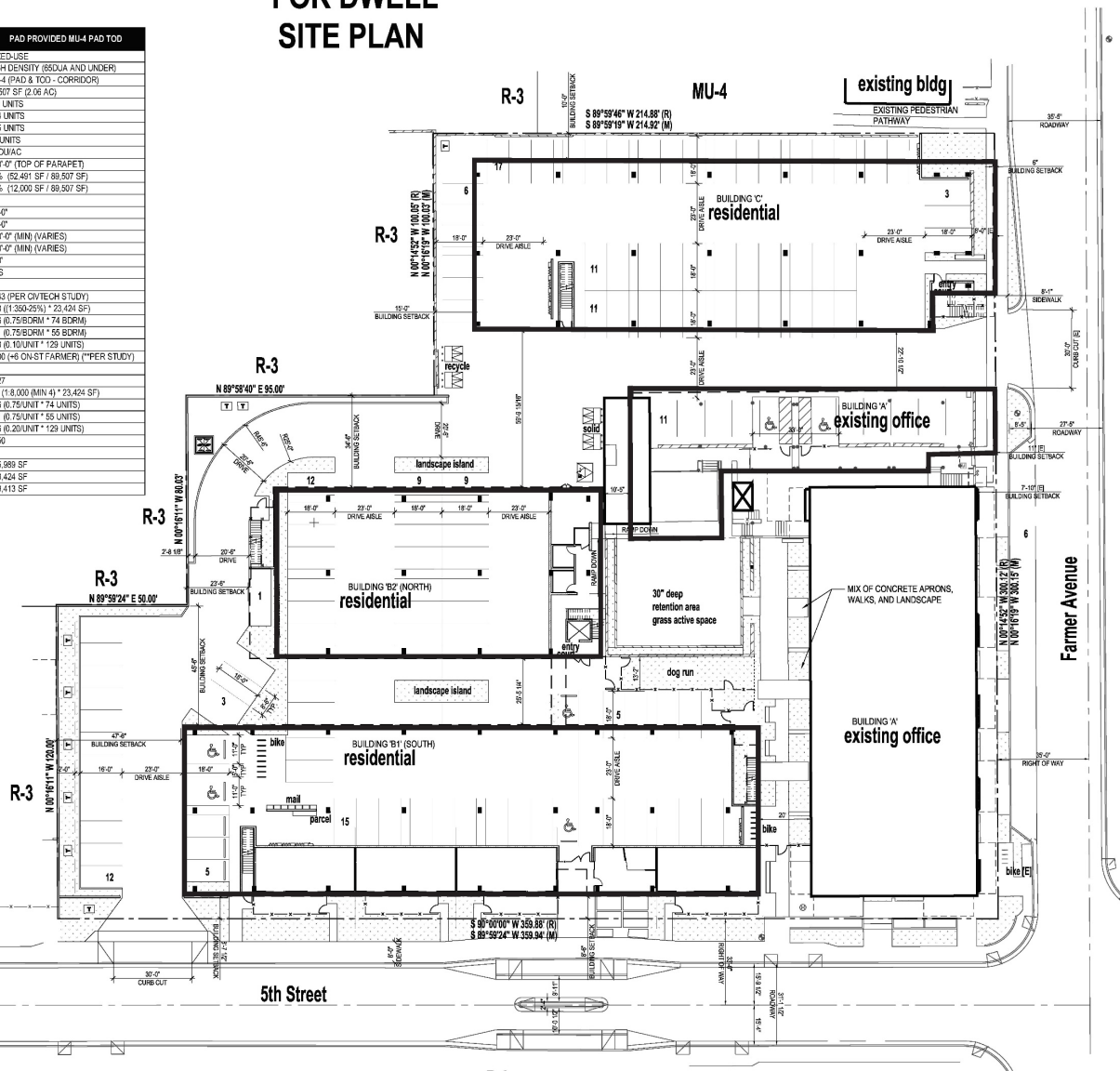
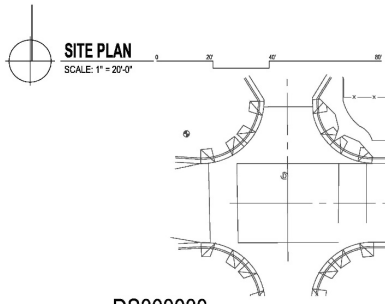
AERIAL CONTEXT



SITE PLAN

PLANNED AREA DEVELOPMENT OVERLAY FOR DWELL SITE PLAN

ZONING DISTRICT AND OVERLAY TABLES	ZDC STANDARDS FOR UNDERLYING DISTRICT R-3/MU-4 TOD	EXISTING ENTITLED PAD R-3 AND MU-4 PAD TOD	PAD PROVIDED MU-4 PAD TOD
GENERAL PLAN LAND USE	MIXED USE & RESIDENTIAL	MIXED USE & RESIDENTIAL	MIXED USE
GENERAL PLAN RES. DENSITY	MEDIUM TO HIGH DENSITY (<250/LA)	MEDIUM TO HIGH DENSITY (<250/LA)	HIGH DENSITY (850/LA AND UNDER)
ZONING	TOD - CORRIDOR (MU-4 & R-3 (PAD))	MU-4 & R-3 (TOD - CORRIDOR) PAD	MU-4 (PAD & TOD - CORRIDOR)
SITE AREA (NET)	86,507 SF (2.06 AC)	86,507 SF (2.06 AC)	86,507 SF (2.06 AC)
DWELLING QUANTITY	25 UNITS	25 UNITS	129 UNITS
1-STUDIO	10 UNITS	14 UNITS	74 UNITS
1-BEDROOM	1 UNIT	1 UNIT	55 UNITS
2-BEDROOM	1 UNIT	0 UNITS	0 UNITS
DENSITY	25 DU/AC (R-3) / NS (MU-4)	20 DU/AC ON R-3 / 25 DU/AC ON MU-4	63 DU/AC
BUILDING HEIGHT	40' (R-3) / NS (MU-4)	±50'-0" (TOP OF PARAPET)	±50'-0" (TOP OF PARAPET)
BUILDING LOT COVERAGE	75% (R-3) / NS (MU-4)	50% (44,754 / 89,507 SF)	60% (32,491 SF / 89,507 SF)
SITE LANDSCAPE AREA	25% MIN (R-3) / NS (MU-4)	±15%	13% (12,000 SF / 89,507 SF)
BUILDING SETBACKS			
FRONT (6TH STREET)	10' MIN, 20' MAX (R-3) /	8'-0"	±0'-0"
STREET SIDE (FARMER)	10'-0" (R-3) / 20' MAX (MU-4)	0'-0"	±0'-0"
WEST	5'-0" (R-3) / 20' MAX (MU-4)	5'-0" (10'-0" NEW BLDGS >20' TALL) (W)	±10'-0" (MIN) (VARIES)
NORTH	10'-0" (R-3) / 20' MAX (MU-4)	5'-0" (10'-0" NEW BLDGS >20' TALL) (N)	±10'-0" (MIN) (VARIES)
PARKING	20'-0" (R-3) / 20' MAX (MU-4)	20'-0" (NOT ENCLOSED)	±20'
BUILDING STEPBACK	YES	YES	YES
VEHICLE PARKING QUANTITY			
TOTAL REQUIRED (TOD)	193.64	114	±143 (PER CIV/TECH STUDY)
1-OFFICE			33 (1 (363-25%) * 23,424 SF)
STUDIO			56 (0.75/BDRM * 74 BDRM)
1-BEDROOM			41 (0.75/BDRM * 55 BDRM)
GUEST			13 (0.10/UNIT * 129 UNITS)
TOTAL PROVIDED		101 (6 ON-STREET FARMER)	±130 (+5 ON-ST FARMER) (**PER STUDY)
BICYCLE PARKING QUANTITY			
TOTAL REQUIRED		28	±127
1-OFFICE			4 (1/8,000 (MIN 4) * 23,424 SF)
STUDIO			56 (0.75/UNIT * 74 UNITS)
1-BEDROOM			41 (0.75/UNIT * 55 UNITS)
GUEST			26 (0.20/UNIT * 129 UNITS)
TOTAL PROVIDED		28	±150
USES			
RESIDENTIAL		13,524 SF	±175,989 SF
OFFICE		26,537 SF	±23,424 SF
TOTAL		40,061 SF	±199,413 SF



DS000000

PAD000000

R-3

REC000000

REC000000

PAD000000

DS000000

WORKSBUREAU
2524 NORTH 24TH STREET
SCOTTSDALE, ARIZONA 85261 USA
PH 480.244.8500



NO.	DATE	DESCRIPTION

DWELL
1000 CHAMBER OF 5TH ST & FARMER AVE
TEMPE ARIZONA 85281

SITE PLAN

26 JULY 2021
DRAWN BY: WPK
CHECKED BY: RG
PROJECT #2143
PAD

PROJECT RENDERINGS / VISUALS



2 FARMER AVENUE ELEVATION
DPRS.1 / Scale: NTS



1 5TH STREET ELEVATION
DPRS.1 / Scale: NTS

PROJECT RENDERINGS / VISUALS



BLDG B1 SOUTH ELEVATION AT WEST STAIR



VIEW OF SOUTHWEST CORNER



BLDG B1 SOUTHEAST CORNER



BLDG B1 SOUTH EAST CORNER ENLARGED

PROJECT RENDERINGS / VISUALS



BLDG B1 5TH STREET ELEVATION



BLDG B1 SOUTH UNIT ENTRYS



BLDG B1 SOUTH UNIT ENTRYS

PROJECT RENDERINGS / VISUALS



LOOKING EAST BETWEEN B1 & B2



LOOKING EAST BETWEEN B1 & B2



LOOKING WEST BETWEEN B1 & B2



ELEVATOR LANDING & DOG RUN

PROJECT RENDERINGS / VISUALS



BLDG B2 WEST STAIR



COURTYARD WITH B1 & B2 IN BACKGROUND

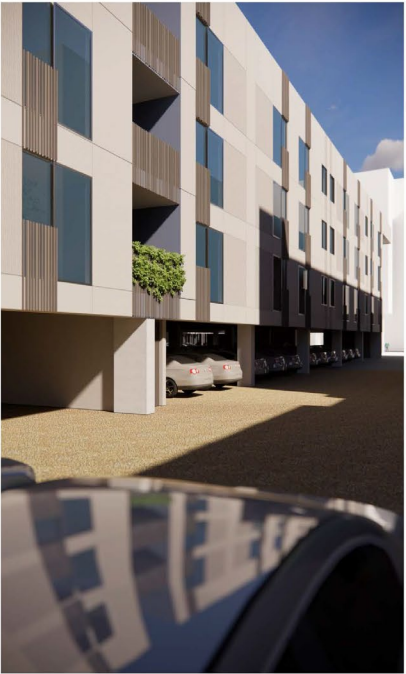


COURTYARD VIEW FROM B1



COURTYARD VIEW FROM ZION & ZION

PROJECT RENDERINGS / VISUALS



BLDG-C WEST STAIR



BLDG-C POCKET PARK AT NORTH EAST CORNER



BLDG-C EAST STAIR ON FARMER



BLDG-C LOOKING SOUTH ON FARMER

PROJECT RENDERINGS / VISUALS



BUILDING B2 WEST ELEVATION
1/8" = 1'-0"



BUILDING B1 WEST ELEVATION
1/8" = 1'-0"



BUILDING B1 SOUTH ELEVATION
1/8" = 1'-0"

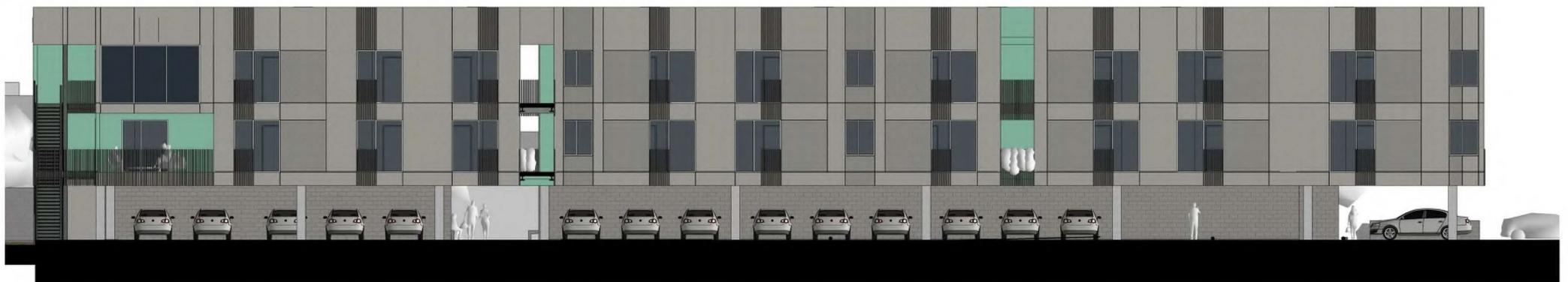
PROJECT RENDERINGS / VISUALS



BUILDING B1 EAST ELEVATION
1/8" = 1'-0"

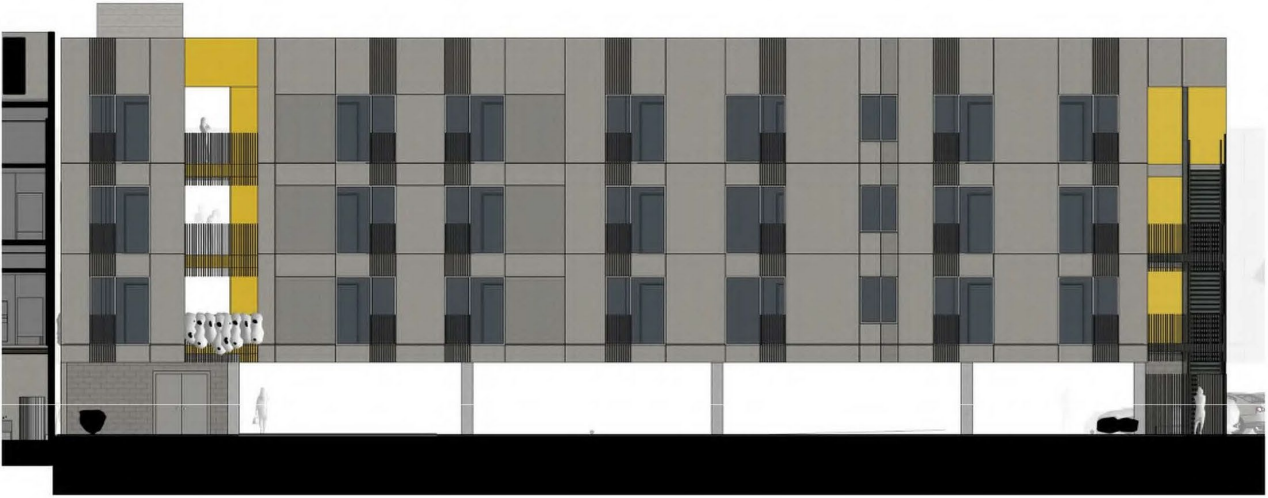


BUILDING B2 EAST ELEVATION
1/8" = 1'-0"



BUILDING B1 NORTH ELEVATION
1/8" = 1'-0"

PROJECT RENDERINGS / VISUALS

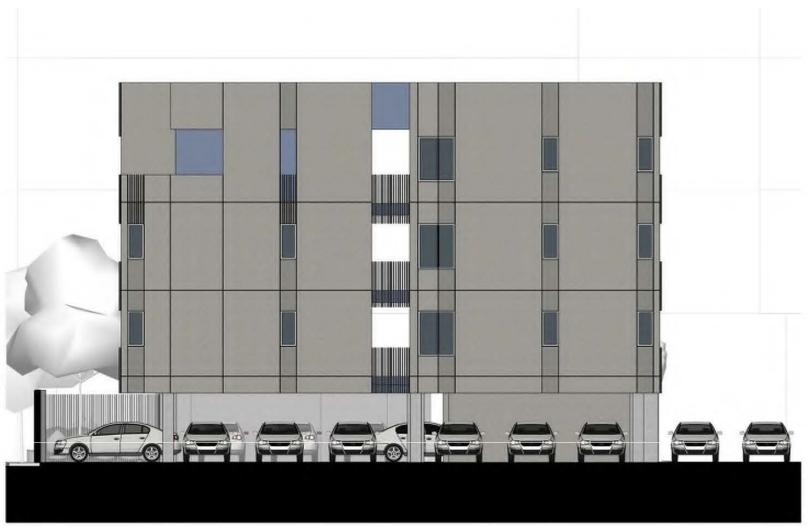


BUILDING B2 NORTH ELEVATION
1/8" = 1'-0"



BUILDING B2 SOUTH ELEVATION
1/8" = 1'-0"

PROJECT RENDERINGS / VISUALS



BUILDING C WEST ELEVATION
1/8" = 1'-0"



BUILDING C EAST ELEVATION
1/8" = 1'-0"



BUILDING C SOUTH ELEVATION
1/8" = 1'-0"

PROJECT RENDERINGS / VISUALS



BUILDING C NORTH ELEVATION
1/8" = 1'-0"

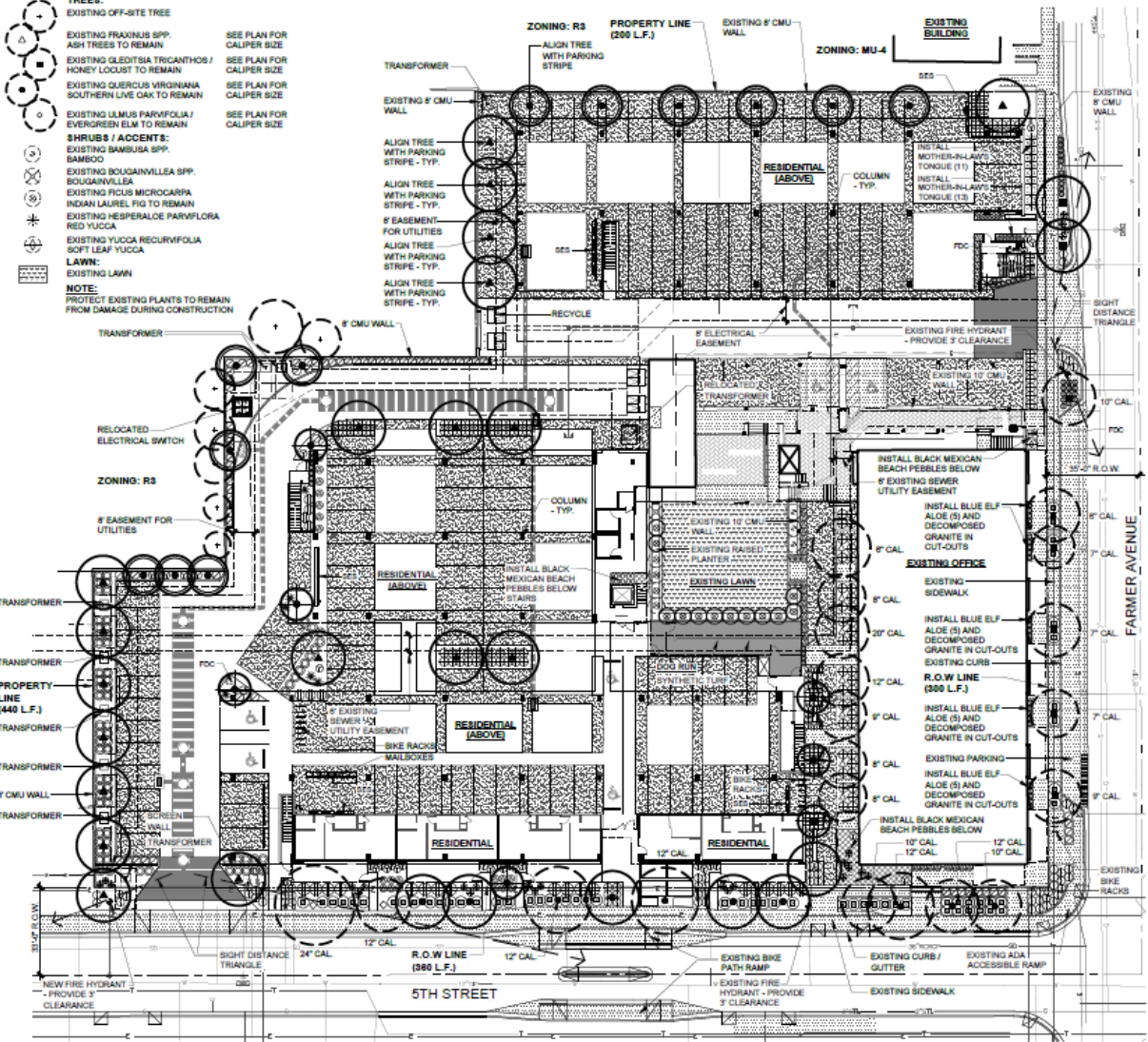
LANDSCAPE PLAN

PLANT LIST

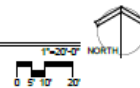
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE AT PLANTING	QTY.
TREES:			
	ACACIA WILLARDIANA PALO BLANCO	36" BOX 9'-11"X5'-7"WX1.5" CAL.	12
	CORDIA BOISSIERI MEXICAN OLIVE	24" BOX 7'-8"X4'-5"WX1.5" CAL.	7
	FRAXINUS UHDEI SHAMEL ASH	36" BOX 9'-11"X5'-7"WX1.5" CAL.	1
	GLEDITSIA TRICANTHOS HONEY LOCUST	36" BOX 10'-12"X5'-7"WX1.5" CAL.	2
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX 10'-12"X5'-7"WX1.5" CAL.	5
	PARKINSONIA THORNLESS HYBRID 'AZT' 'AZT THORNLESS PALO VERDE	36" BOX 8'-10"X5'-7"WX1.5" CAL.	19
SHRUBS:			
	FICUS MICROCARPA COLUMN INDIAN LAUREL FIG	24" BOX	12
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GALLON	137
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GALLON	72
	RUELLIA PENINSULARIS BLUE RUELLIA	5 GALLON	71
	TECOMA STANS YELLOW BELLS	5 GALLON	18
ACCENTS:			
	AGAVE ATTENUATA FOX TAIL AGAVE	5 GALLON	25
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GALLON	6
	ALOE BARBADENSIS ALOE VERA	5 GALLON	58
	ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GALLON	68
	ECHINOPSIS PACHANOI SAN PEDRO CACTUS	24" BOX	1
	PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GALLON	51
	SANSEVIERIA TRIFASCIATA MOTHER-IN-LAW'S TONGUE	5 GALLON	24
GROUND COVER:			
	LANTANA X 'NEW GOLD' YELLOW TRAILING LANTANA	1 GALLON	65
	EREMOPHILA GLADRA 'WINGENW GOLD' OUTBACK SUNRISE EMU	1 GALLON	58
	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	1 GALLON	12
TURF:			
	PET PLATINUM SYNTHETIC TURF AS MANUFACTURED BY SYNLAWN PH: 1.888.796.5298		
MISCELLANEOUS:			
	BLACK MEXICAN BEACH PEBBLES 2" DIA. MAX.		
DECOMPOSED GRANITE: *TAN COLOR - MATCH EXISTING SIZE AND COLOR ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLANS.			

EXISTING PLANTS TO REMAIN

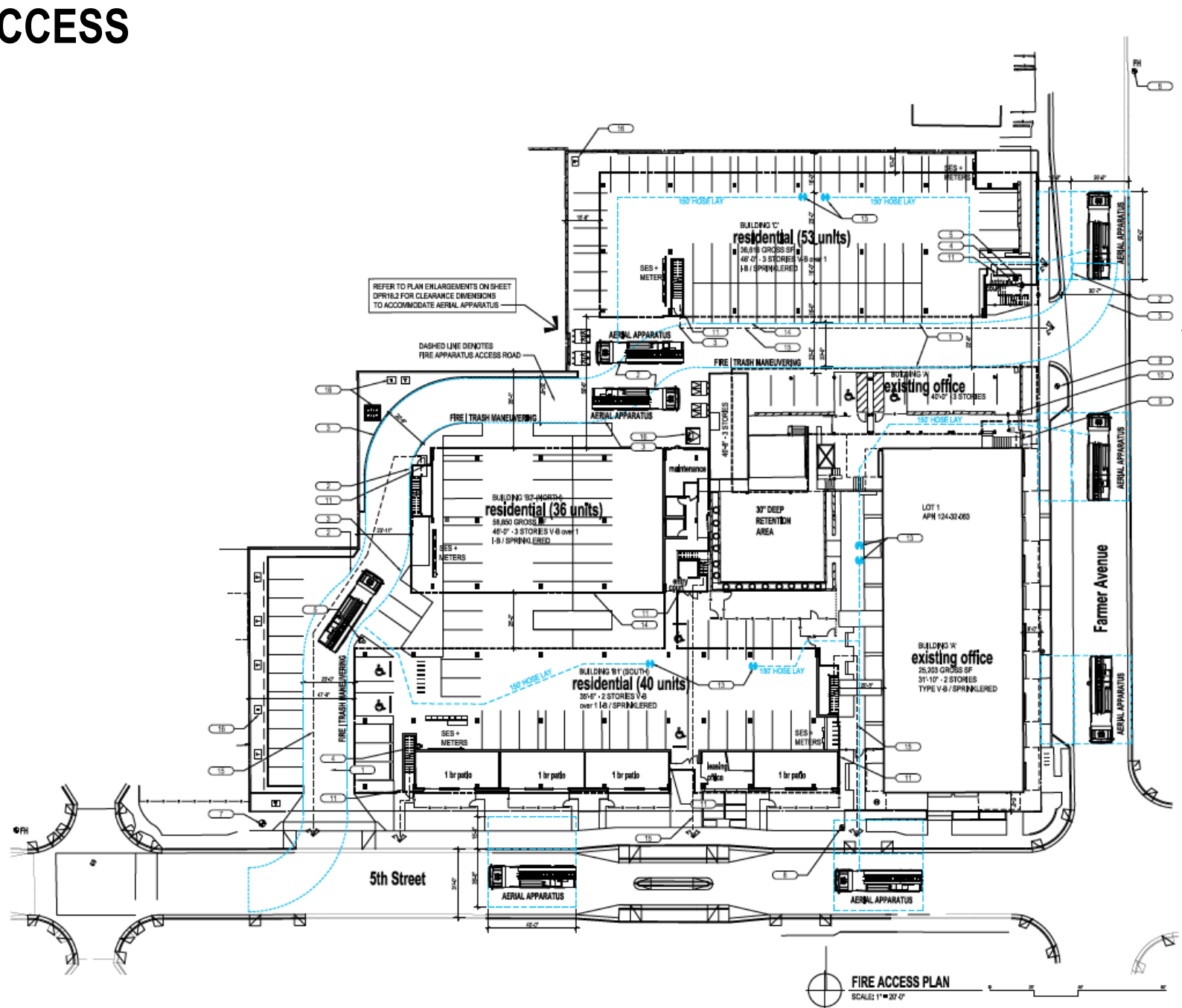
SYMBOL	BOTANICAL NAME COMMON NAME
	EXISTING OFF-SITE TREE
	EXISTING FRAXINUS SPP. ASH TREES TO REMAIN
	EXISTING GLEDITSIA TRICANTHOS/ HONEY LOCUST TO REMAIN
	EXISTING QUERCUS VIRGINIANA SOUTHERN LIVE OAK TO REMAIN
	EXISTING ULMUS PARVIFOLIA/ EVERGREEN ELM TO REMAIN
SHRUBS / ACCENTS:	
	EXISTING BAMBUZA SPP. BAMBOO
	EXISTING BOUGAINVILLEA SPP. BOUGAINVILLEA
	EXISTING FICUS MICROCARPA INDIAN LAUREL FIG TO REMAIN
	EXISTING HESPERALOE PARVIFLORA RED YUCCA
	EXISTING YUCCA RECURVIFOLIA SOFT LEAF YUCCA
LAWN:	
	EXISTING LAWN
NOTE: PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION	



LANDSCAPE PLAN



SITE PLAN FIRE ACCESS



- LEGEND**
- FIRE APPARATUS PATH
 - PROPERTY LINE
 - FENCE
 - BUILDING SETBACK
 - ☒ FIRE RISER
 - ⊕ REMOTE F.D.C.
 - ⊕ FIRE HYDRANT
 - ⊕ END OF 150' FIRE HOSE

- KEYNOTES**
1. FIRE APPARATUS PATH
 2. FIRE APPARATUS INTERIOR TURNING RADIUS (25')
 3. FIRE APPARATUS EXTERIOR TURNING RADIUS (45')
 4. FIRE RISER
 5. REMOTE F.D.C.
 6. PROPERTY LINE
 7. PROPOSED FIRE HYDRANT
 8. EXISTING FIRE HYDRANT
 9. EXISTING WALL MOUNTED F.D.C.
 10. EXISTING FIRE RISER
 11. KNOX BOX
 12. FIRE HOSE LAY
 13. MAXIMUM HOSE LAY (150')
 14. DASHED LINE DENOTES POOLUM ABOVE
 15. EGRESS PATHWAY BUILDING ACCESS
 16. TRANSFORMER

- FIRE PROTECTION NOTES**
1. REFER TO SPECIFICATION SECTION DIVISION 21 FOR PERFORMANCE SPECIFICATIONS FOR FIRE SPRINKLER PROTECTION SYSTEMS.
 2. REFER TO CIVIL FOR CONNECTION TO FIRE RISER AND FINAL APPROVED LOCATIONS OF THE FIRE HYDRANTS.
 3. THIS DRAWING SHOWS IN CONCEPT THE PRIMARY DISTRIBUTION LAYOUT AS REQUIRED BY THE AHJ. SEPARATE PERMIT APPROVAL WILL BE REQUIRED FOR THE ENTIRE FIRE SPRINKLER SYSTEM PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE SYSTEM. ANY ATTIC SPACES IN THE ROOF SHALL BE SPRINKLERED IF NOT FULLY PACKED WITH INSULATION TO ELIMINATE ANY VOIDS.

GENERAL CODE INFORMATION

OCCUPANCY R-2 OPEN PARKING STRUCTURE

CONSTRUCTION TYPE R-2 CONSTRUCTED AS TYPE V-8
S-2 CONSTRUCTED AS TYPE I-6

TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM VIA A FIRE RISER AT GROUND LEVEL WITH A FIRE DEPARTMENT CONNECTION PER BC 903.1.1 IN ACCORDANCE WITH NFPA 13. THIS IS NOT A STANDPIPE SYSTEM.

TO BE EQUIPPED WITH A FIRE ALARM SYSTEM PER BC 907 IN ACCORDANCE WITH NFPA 72.

FC 903.2.1 FIRE APPARATUS ACCESS ROADS SHALL BE 20' WIDE WITH A VERTICAL CLEARANCE OF 13'-0" 37' W X 13.5' H ASLE CLEARANCE IS PROVIDED THROUGH THE SITE. TURNING RADIUS PROVIDED ARE COMPLIANT WITH TEMPE ORDINANCE.

D105.1 AERIAL FIRE APPARATUS ACCESS ROADS (AFAAR'S) SHALL BE REQUIRED WHEN THE HIGHEST ROOF SURFACE EXCEEDS 37' AERIAL FIRE APPARATUS ACCESS LOCATIONS ARE PROVIDED AT MULTIPLE LOCATIONS ON 5TH FARMER AND A LOCATION INTERNAL TO THE SITE TO PROVIDE THE REQUIRED ACCESS TO BUILDINGS WHICH EXCEED 30' IN HEIGHT.

D105.2 AFAAR'S SHALL HAVE A MINIMUM WIDTH OF 20' PARKING LOCATION FOR AERIAL ACCESS IS DETAILED ON SHEET DPR16.2 TO SHOW WIDTH IN EXCESS OF 20'

D105.3 ONE OF THE ACCESS ROUTES SHALL BE LOCATED NOT LESS THAN 15' AND NOT GREATER THAN 30' FROM THE BUILDINGS. THE AFAAR LOCATIONS ARE COMPLIANT WITH THE MINIMUM WIDTH AND DISTANCE FROM THE BUILDINGS.

FIRE ACCESS PLAN
SCALE: 1" = 20'-0"

SITE PLAN REFUSE ACCESS

