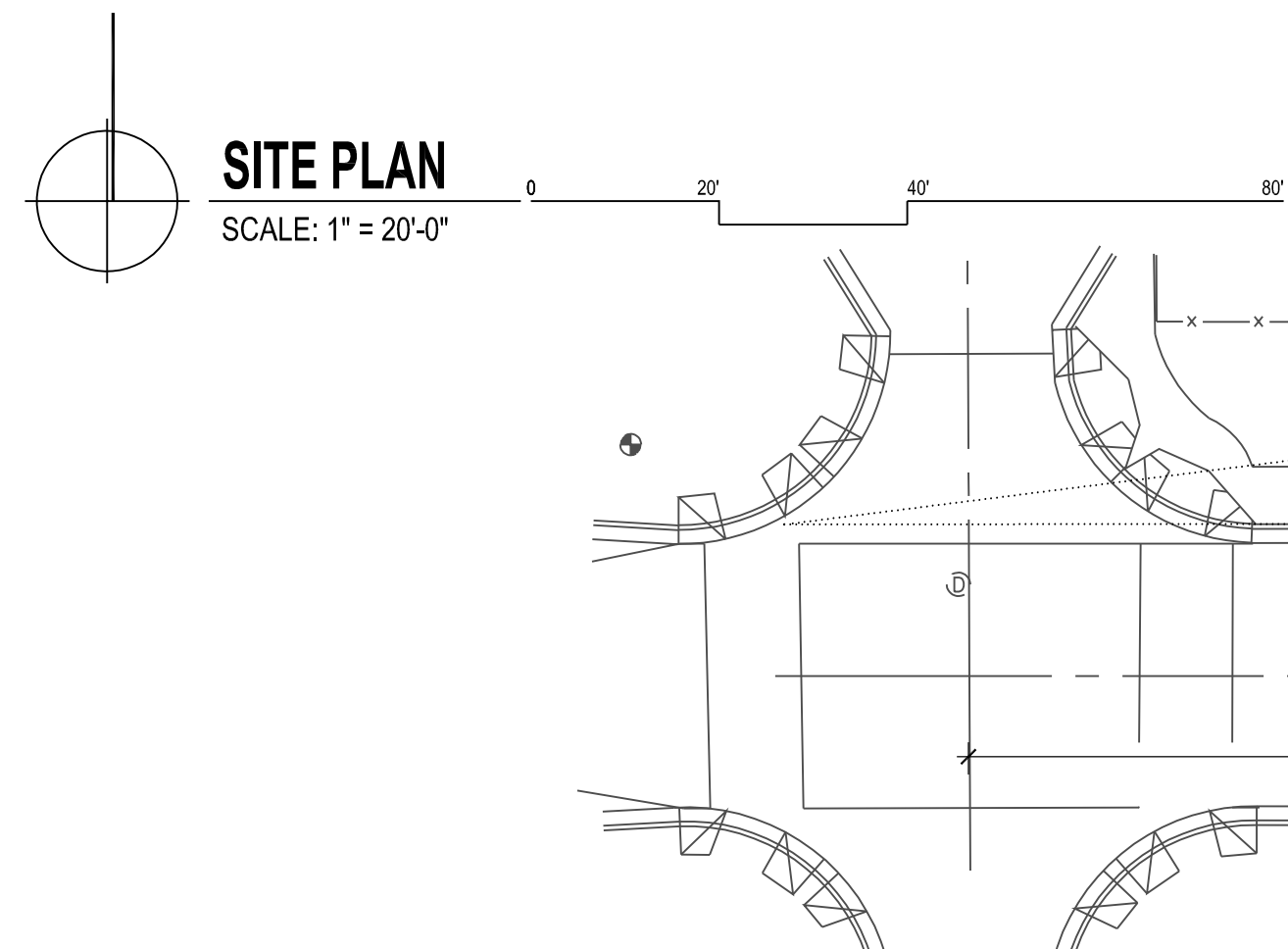


PLANNED AREA DEVELOPMENT OVERLAY FOR DWELL SITE PLAN

ZONING DISTRICT AND OVERLAY TABLES 4-202(B), 4-203(B), AND 5-611(A)	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 (<25DU/A)	MEDIUM TO HIGH DENSITY (<25DU/A)	HIGH DENSITY (65DU/A 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)		89,507 SF (2.06 AC)	89,507 SF (2.06 AC)
DWELLING QUANTITY		25 UNITS	129 UNITS
STUDIO		10 UNITS	74 UNITS
1-BEDROOM		14 UNITS	55 UNITS
2-BEDROOM		1 UNIT	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% (52,491 SF / 89,507 SF)
SITE LANDSCAPE AREA	25% MIN (R-3) / NS (MU-4)	±15%	13% (12,000 SF / 89,507 SF)
BUILDING SETBACKS			
5TH STREET	10' MIN, 20' MAX (R-3) /	8'-0"	±0'-0"
FARMER AVENUE	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)	±15'-0"
NORTH	10'-0" (R-3) / 20' MAX (MU-4)	5'-0" / 10'-0" (NEW BLDGS >20' TALL)	±10'-0"
PARKING	20'-0" (R-3) / 20' MAX (MU-4)	20'-0" (NOT ENCLOSED)	±10' (NOT ENCLOSED)
BUILDING STEPBACK	YES	YES	YES
VEHICLE PARKING QUANTITY			
TOTAL REQUIRED (TOD)	193.64	114	193 (TOD) [108 CC] [143 CIVTECH STUDY]
OFFICE			59 (1:350-50%) * 23,424 SF
STUDIO			56 (0.75/BR * 74 BR)
1-BEDROOM			32 (0.75/BR * 42 BR)
1-BEDROOM + OFFICE			20 (0.75/BR * 26 BR)
GUEST			26 (0.20/UNIT * 129 UNITS)
TOTAL PROVIDED		101 (6 ON-STREET FARMER)	±130 (+6 ON-ST FARMER)
BICYCLE PARKING QUANTITY			
TOTAL REQUIRED	28	±128	
OFFICE			4 (1:8,000 (MIN 4) * 23,424 SF)
STUDIO			56 (0.75/UNIT * 74 UNITS)
1-BEDROOM			32 (0.75/UNIT * 42 UNITS)
1-BEDROOM + OFFICE			10 (0.75/UNIT * 13 UNITS)
GUEST			26 (0.20/UNIT * 129 UNITS)
TOTAL PROVIDED	28	±150	
USES (GROSS)			
RESIDENTIAL		13,524 SF	±75,989 SF
OFFICE / FLEX SPACE		26,537 SF	±23,424 SF
TOTAL BUILDING		40,061 SF	±99,413 SF



DS201680

PAD210012

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08 NOVEMBER 2021
DRAWN BY: WRX
CHECKED BY: RG
PROJECT #20143
PAD

2 OF 2

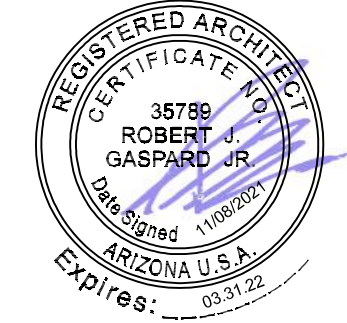
DWELL
NW CORNER OF 5TH ST & FARMER AVE
TEMPE ARIZONA 85281

REVISIONS
NO. DATE DESCRIPTION

SHEET SCALE

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SITE PLAN