

PROJECT DESIGN TEAM

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Acacia Place Development Standards		
Walkable Urban Code T5-6		
Standards	Requirements	Provisions on the Proposed Site Plan
Gross Acreage	N/A	PHASE 1 - 0.57 AC TOTAL: 2.40 AC
Total Number of Units	N/A	50 Units (PHASE I) 100 Units (PHASE II) 150 Total
Density	No Maximum	87.3 DU/A (PHASE I) 56.2 DU/A (PHASE II)
Parking		
Residential (Affordable Housing)	50 Units @ 0.5/Unit = 25	45 (43 Standard + 2 ADA)
Commercial	2,850 SF/375 SF = 8	included in above. TOTAL REQ 33. TOTAL PROVIDED = 45
Bicycle Parking	50 Units @ 0.25/unit =	20
Public Open Space	5% Gross Site Area above Acre	Phase 1 Gross Site < 1 AC, Not Required
Table 1303.2 Transect T5		
Main Building Setbacks		
Primary Frontage	12-foot Maximum	5'-0" (Pierson Frontage)
Side Lot Line	0-foot Minimum	5'-0" (East and West)
Rear Lot Line	0-foot Minimum	18'-0" (South)
Parking Setbacks		
Primary Frontage	30-foot Minimum or Behind Building	Behind Building
Side Lot Line	0-foot Minimum	5'0" (East and West)
Rear Lot Line	0-foot Minimum	0'-0"
Lot Requirements		
Lot Coverage	80% Maximum	80%
Primary Building Frontage	70% Minimum	93%
Frontage Types Allowed		
Primary Frontage	All frontages or alternatives	Common Entry
Secondary Frontage	All frontages or	N/A
Entry Requirements	1 per 50 ft of primary building frontage and 1 per 80 ft of secondary frontage	5
Building Height	80-foot Maximum	65'-0"
Glazing Standards for Frontages		
Ground Floor	75%	75%
Second Floor	45%, 25% East/West	45%, 17% East/West
Upper Floors (residential)	25%, 15% East/West	40%, 17% East/West

Site Plan Notes:

- Development and use of this site will conform with all applicable codes and ordinances.
- This project is located in the City of Phoenix, water service area and has been designated as having an assured water supply.
- All new or relocated utilities will be placed underground.
- All signage requires separate approvals and permits.
- Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside of the site.
- Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the rights-of-way in accordance with approved plans.

Date 10/11/2016

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Signature of copyright owner
Printed name of copyright owner: Doug McCord

PROJECT INFORMATION

PROJECT NAME AND ADDRESS

Acacia Place
4747 North 7th Avenue
Phoenix, Arizona

DESIGN TEAM

OWNER REPRESENTATIVE: Catholic Charities Community Services of Arizona
4747 North 7th Avenue
Phoenix, AZ 85013
V | 602-650-4807
Contact | Steve Capobres, Vice President of Business Development
E | SCapobres@cc-az.org

APPLICANT: Architectural Resource Team, Inc
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Phoenix, AZ 85004
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PROJECT DESCRIPTION

4 Story woodframed multi-family residence over concrete podium. Work is in support of a LIHTC application anticipated to be submitted in 2017. Ground Level will include a lobby, offices, and a community room for residential support and job training; could be converted for commercial use in the future.

GENERAL ZONING ANALYSIS

SITE AREA: Phase 1: 22,500 S.F. net (26,812 GSF)
Remainder: 63,107 S.F. (net) 77,825 GSF

Total: 85,607 S.F. (net) 104,637 GSF (2.40 ac.)

PARCEL NUMBERS: APN 155-35-001D, 155-35-002E, 155-35-002D

EXISTING ZONING: C-3 / P-1
PROPOSED ZONING: WU T5:6

BUILDING HEIGHT: PROPOSED
65'-0" (4 story + parking podium)
55'-0" at street elevation

BUILDING FOOTPRINT: PROPOSED
Building 14,105 s.f.
Courtyard 6,068 s.f.
Total 20,173 s.f.

DWELLING UNIT DENSITY: Phase 1 = 50 units / 0.62 ac = 81.2 du/ac
[62.5 du/ac assuming max 100 unit phase 2]

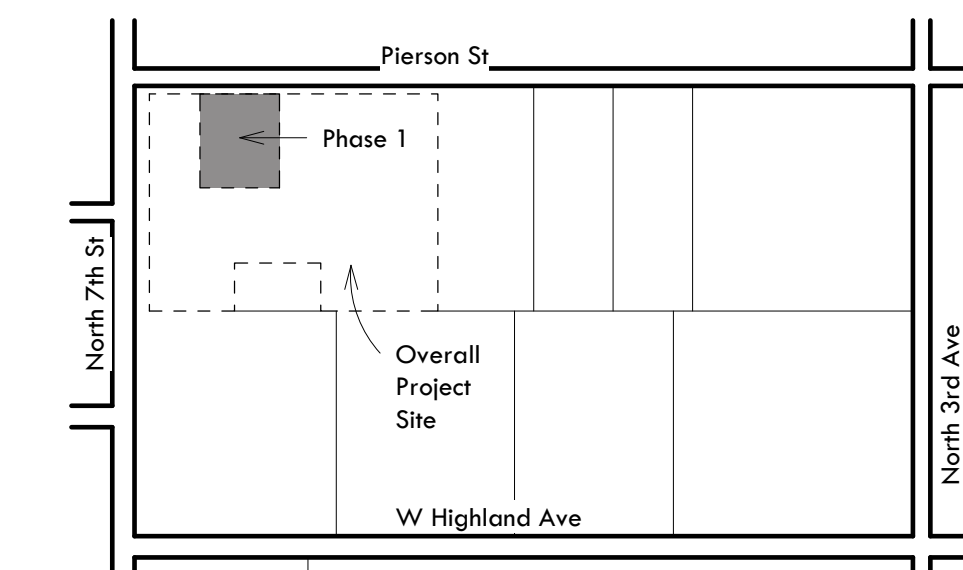
OPEN SPACE: 30% of gross area
20,073 s.f. x 30% = 6,068 s.f.

SETBACKS: PROPOSED PHASE 1
Front: 5'
Side (East): 5'
Side (West): 5'
Rear: 18'

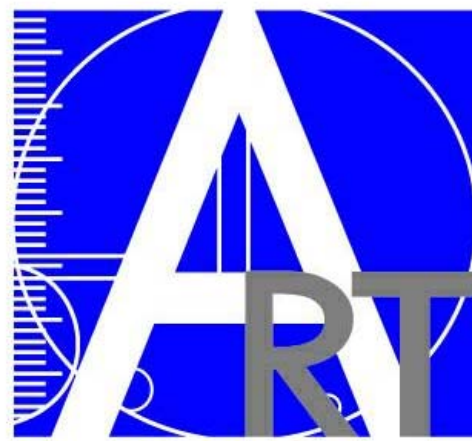
SIDEWALKS: Front: 5'-0" Min.

PROPOSED UNIT MIX:

PHASE 1 UNIT MIX							
UNIT TYPE	# BED / BATH	1st FLR	2nd FLR	3rd FLR	4th FLR	TOTAL UNITS	% OF UNITS
TYPE 1	STUDIO / 1 BA	3	3	3	0	9	18%
TYPE 2	1 BED / 1 BA	5	5	4	4	18	36%
TYPE 3	2 BED / 2 BA	3	3	2	0	8	16%
TYPE 4	3 BED / 2 BA	4	4	5	2	15	30%
UNIT FLOOR TOTALS		15	15	14	6	50	100%



VICINITY MAP



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Catholic Charities Community Services

Acacia Place | 7th & Pierson

4747 N 7th Avenue, Phoenix, AZ

KIVA 05-3189, PAPP 1603903

Schematic Design

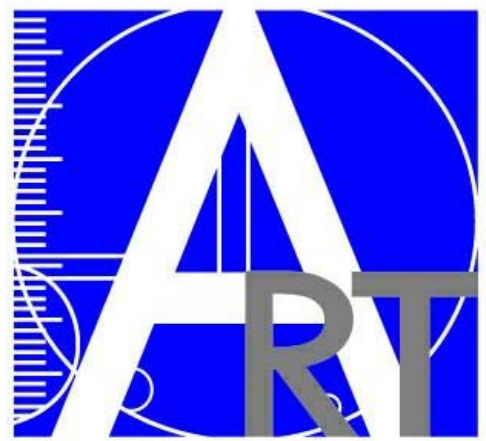
Revision Schedule		
No.	Date	Description

ART PROJECT NO.	
16030	DATE
11 OCT 2016	DRAWN BY
Author	CHECKED BY
Checker	

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DRAWING TITLE
Project Information

DRAWING No.
A1.0



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Catholic Charities Community Services

Acacia Place | 7th & Pierson

4747 N 7th Avenue, Phoenix, AZ

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KEYNOTES

- 1 Existing covered parking to remain.
- 2 Existing parking to remain.
- 3 Dashed trees indicate existing, typ.
- 6 Property may be acquired for project as part of phase 2 development
- 8 New 5'-0" Side walk with 75% shade coverage from trees and building shade.
- 9 Collective entry stoop to shared lobby space, as per WU 1305.1.
- 10 Proposed building common entry at ground floor.
- 11 Proposed drive entry to parking.
- 12 New trees, typ.
- 13 Proposed trash enclosure under trash chute system.
- 14 Wall with incorporated metal screen system.
- 15 New Bike parking.
- 17 Concrete trash roll-out area

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Schematic Design

Revision Schedule

No.	Date	Description

16030 ART PROJECT NO.

11OCT2016 DATE

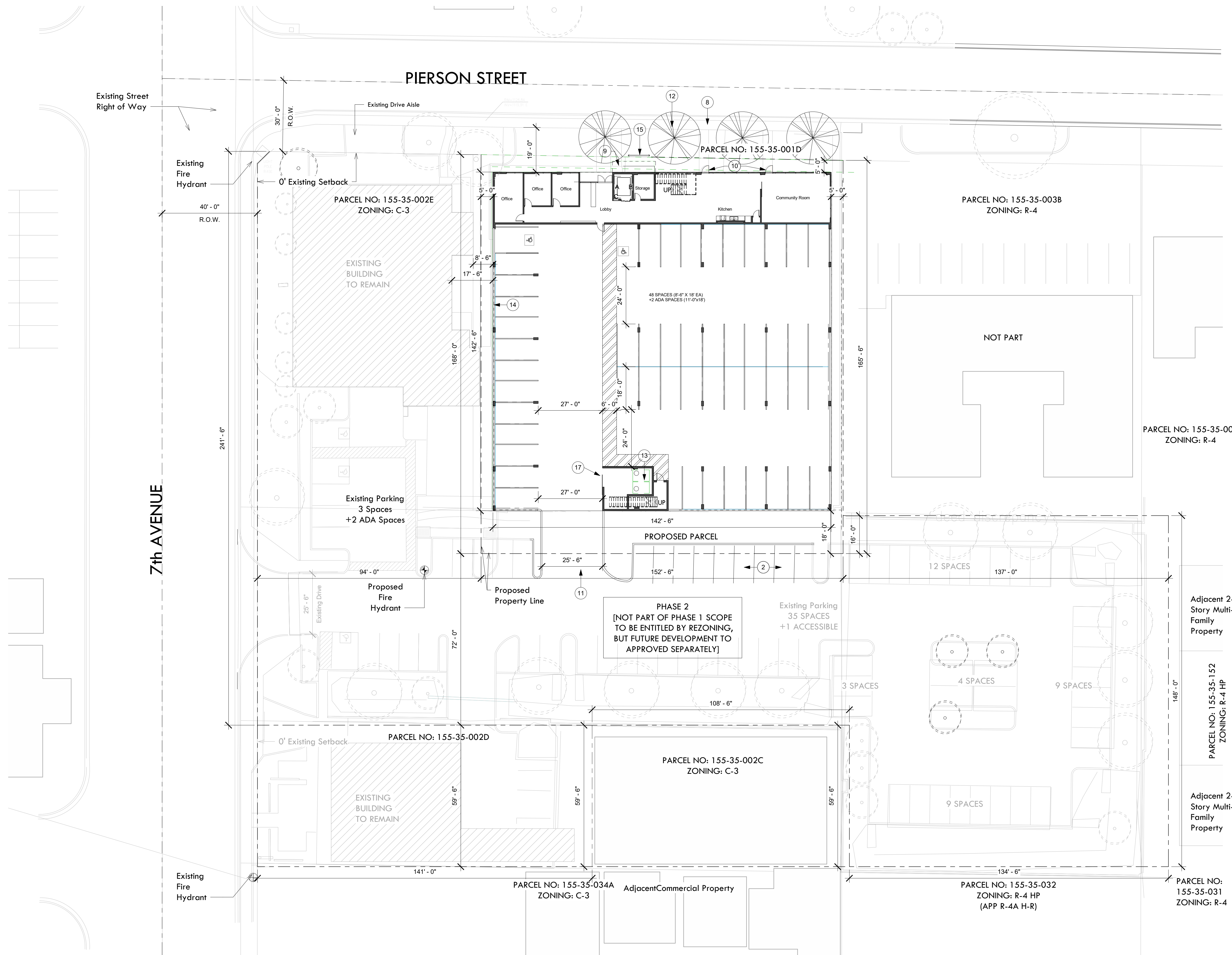
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Site Plan

A1.1



1 Site Plan
1" = 20'-0"

