

PARCEL DATA 135-49-023
1457 W. UNIVERSITY

122,752 S.F. (3.82 ACRES)
ZONING RM-3
109 RENTAL UNITS
PARKING REQ. 2.1 PER UNIT = 229 STALLS
PARKING PROVIDED = 105 STALLS
INCLUDING 6 HANDICAP STALLS

BUILDING SETBACK REQUIREMENTS
FRONT (STREET) FROM 4 LANE ARTERIAL
(UNIVERSITY) 20'-0"
PROVIDED 30'-34' AT EXISTING

INTERIOR SIDES
15' FOR SINGLE STORY
MULTIPLE STORY 15' FOR EACH STORY
EXISTING STRUCTURES ALONG
CENTER PROPERTY LINE AT 8'-0"

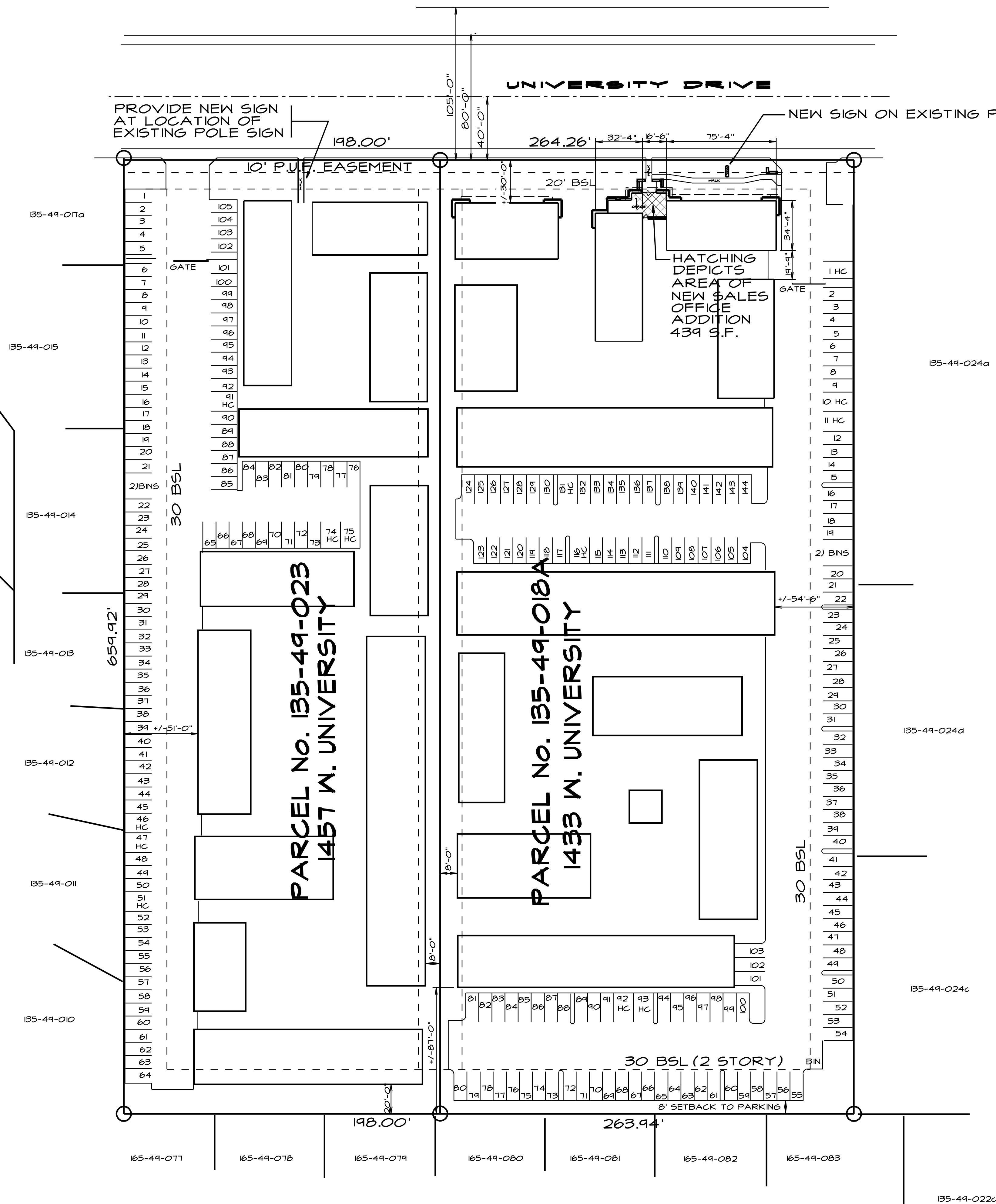
REAR 15' REQUIRED
PROVIDED APPROX. 17' AT
BUILDING NEAREST REAR

DISTANCE REQUIRED BETWEEN BUILDINGS
25' BETWEEN SINGLE STORY
30' BETWEEN TWO STORY
EXISTING NOT IN COMPLIANCE
MAXIMUM BUILDING COVERAGE
% OF LOT = 50%
EXISTING 48676 S.F. = 39.6%

MINIMUM OPEN SPACE PER UNIT = 175
NET OPEN SPACE REQUIRED 19,075 S.F.
48676 S.F. BUILDING + 41705 S.F. PARKING
= 90,381 S.F. WHICH ALLOWS 32,372 S.F.
OPEN SPACE OR 297 S.F. PER UNIT

PROPERTY OWNERS:
EXCEL REAL ESTATE LLC
480-248-4617

PLANS PREPARED BY:
DESIGN PROFILE, INC.
427 W. 5TH ST.
MESA, AZ. 85201
480-461-8810
plans@designprofile.com



PARCEL DATA 135-49-018A
1433 W. UNIVERSITY

163,742 S.F. (3.76 ACRES)
ZONING RM-3
91 RENTAL UNITS
PARKING REQ. 2.1 PER UNIT = 192 STALLS
PARKING PROVIDED = 144 STALLS
INCLUDING 7 HANDICAP STALLS

BUILDING SETBACK REQUIREMENTS
FRONT (STREET) FROM 4 LANE ARTERIAL
(UNIVERSITY) 20'-0"
PROVIDED 30'-34' AT EXISTING
PROPOSED STRUCTURE AT 20'-6"

INTERIOR SIDES
15' FOR SINGLE STORY
MULTIPLE STORY 15' FOR EACH STORY
EXISTING STRUCTURES ALONG
CENTER PROPERTY LINE AT 8'-0"

REAR 15' REQUIRED
PROVIDED APPROX. 17' AT
BUILDING NEAREST REAR

DISTANCE REQUIRED BETWEEN BUILDINGS
25' BETWEEN SINGLE STORY
30' BETWEEN TWO STORY
EXISTING NOT IN COMPLIANCE
MAXIMUM BUILDING COVERAGE
% OF LOT = 50%
EXISTING 56178 S.F. = 34%
PROPOSED 56617 S.F. = 34.5%

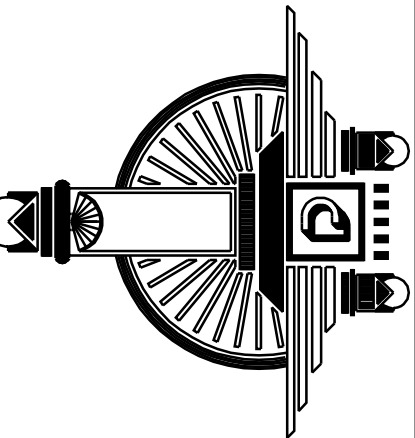
MINIMUM OPEN SPACE PER UNIT = 175
NET OPEN SPACE REQUIRED 15,925 S.F.
56178 S.F. BUILDING + 55641 S.F. PARKING
= 111,819 S.F. WHICH ALLOWS 51,923 S.F.
OPEN SPACE OR 570 S.F. PER UNIT

SCOPE OF PROJECT:
CONSTRUCT A NEW SALES OFFICE ADDING
APPROX. 439 S.F., AND PROVIDE RE-
FACING OF BUILDINGS ALONG UNIVERSITY DR.
INSTALL NEW LANDSCAPING ALONG
UNIVERSITY DRIVE AND REPLACE AND
SIGNAGE. BALANCE OF PROPERTY MAY
RECEIVE PAINT AND BASIC REPAIR WHERE
NEEDED.

SITE PLAN
SCALE: 1"=40'-0"

ALL WORK PERFORMED ON
THIS PROJECT HAS BEEN
REVIEWED AND APPROVED
BY A LICENSED PROFESSIONAL
ENGINEER OR ARCHITECT
AND THE DESIGN AND
CONSTRUCTION OF THIS
PROJECT SHALL BE IN
ACCORDANCE WITH THE
REQUIREMENTS OF THE
ARIZONA DEPARTMENT OF
TRANSPORTATION AND
CONSTRUCTION. THESE
PLANS AND SPECIFICATIONS
DO NOT CONSTITUTE A
WARRANTY OF ANY KIND
OR GUARANTEE OF RESULTS
AND THE USER SHALL BE
RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS
AND APPROVALS FROM THE
APPROPRIATE AGENCIES.
DESIGN PROFILE, INC.
427 W. 5TH ST.
MESA, AZ. 85201
(480) 461-8810

DESIGN PROFILE



DESIGN PROFILE
ARIZONA
427 W. 5TH ST.
MESA, ARIZONA 85201
(480) 461-8810

1-800-264-2786

EXCEL COURTYARD
APARTMENTS

DATE: 07.25.16
1 REVISED: 08.31.16
2 REVISED
3 REVISED
IRC

U Z I V H N S I T Y D N I V H

NEW SIGN ON EXISTING PEDESTAL

32'-4" 16'-6" 75'-4"

264.26'

14'-9"	28'-0"	36" HIGH WALLS
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201 BSL

5'-0''

11-0111

~~OFFICE~~

HATCHING
DEPICTS
AREA OF
NEW SALES
OFFICE
ADDITION
439 S.F.

GATE

$$| \text{HC} |$$

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7

3

PROPERTY OWNERS:
EXCEL REAL ESTATE LLC
480-248-4617

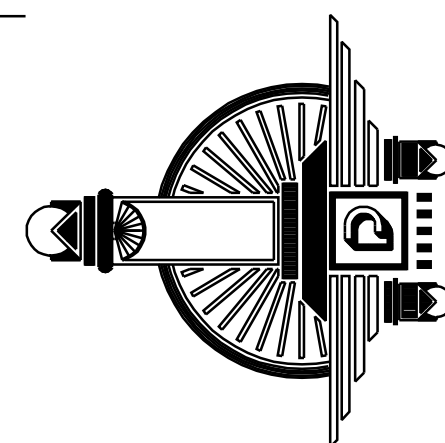
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PARTIAL SITE PLAN

SCALE: $I'' = |Q' - Q''|$ [illegible]

pubblicità

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DESIGN

ARIZONA
DESIGN PROFILE
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(480) 461-8810

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EXCEL COURTYARD APARTMENTS

DATE: 07.25.16

REVISÉ:08.31.16

2	REVISED
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Dr. C.