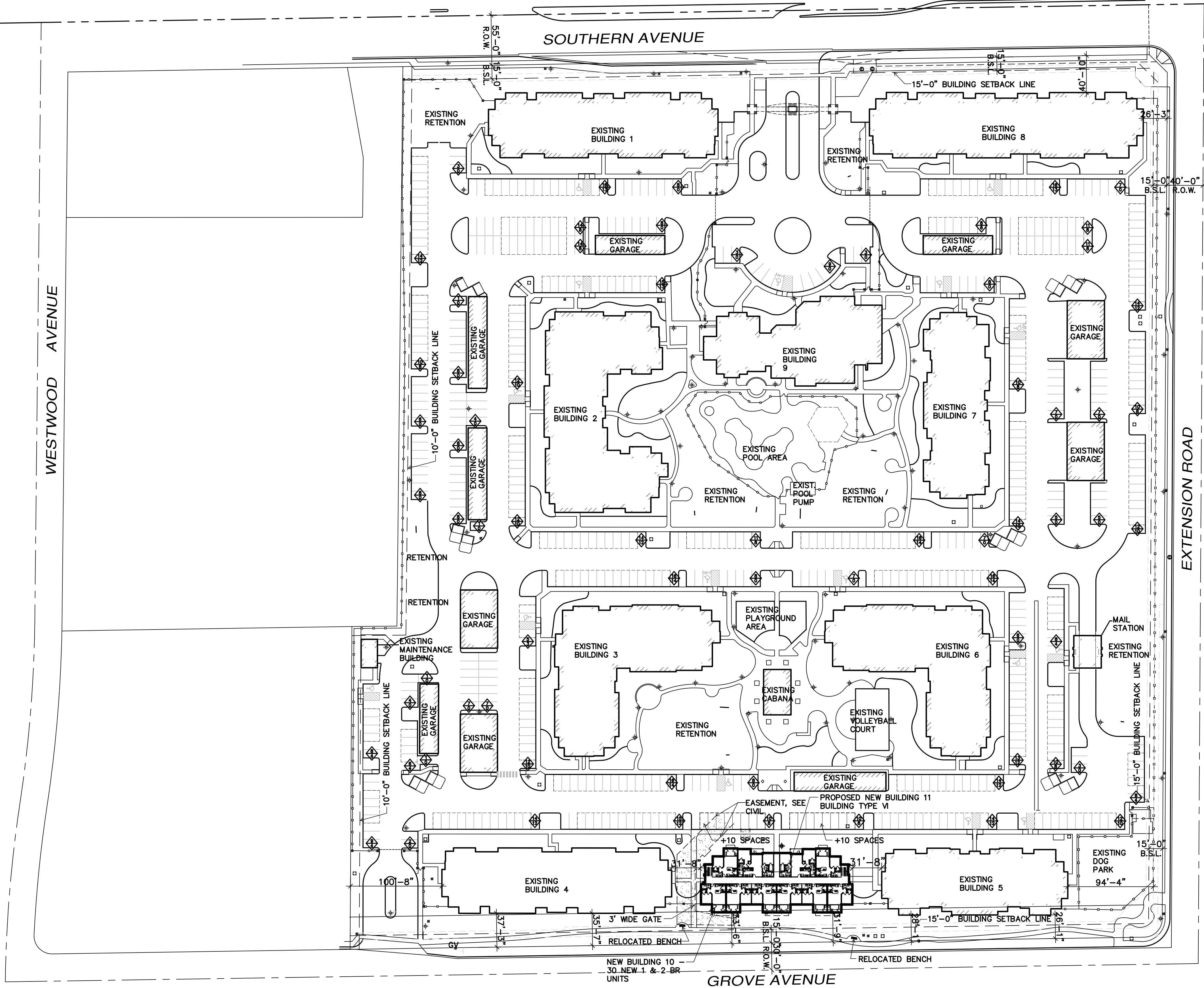
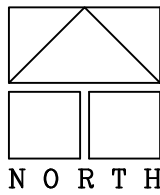




NEW SITE PLAN

SCALE: 1" = 60'-0"

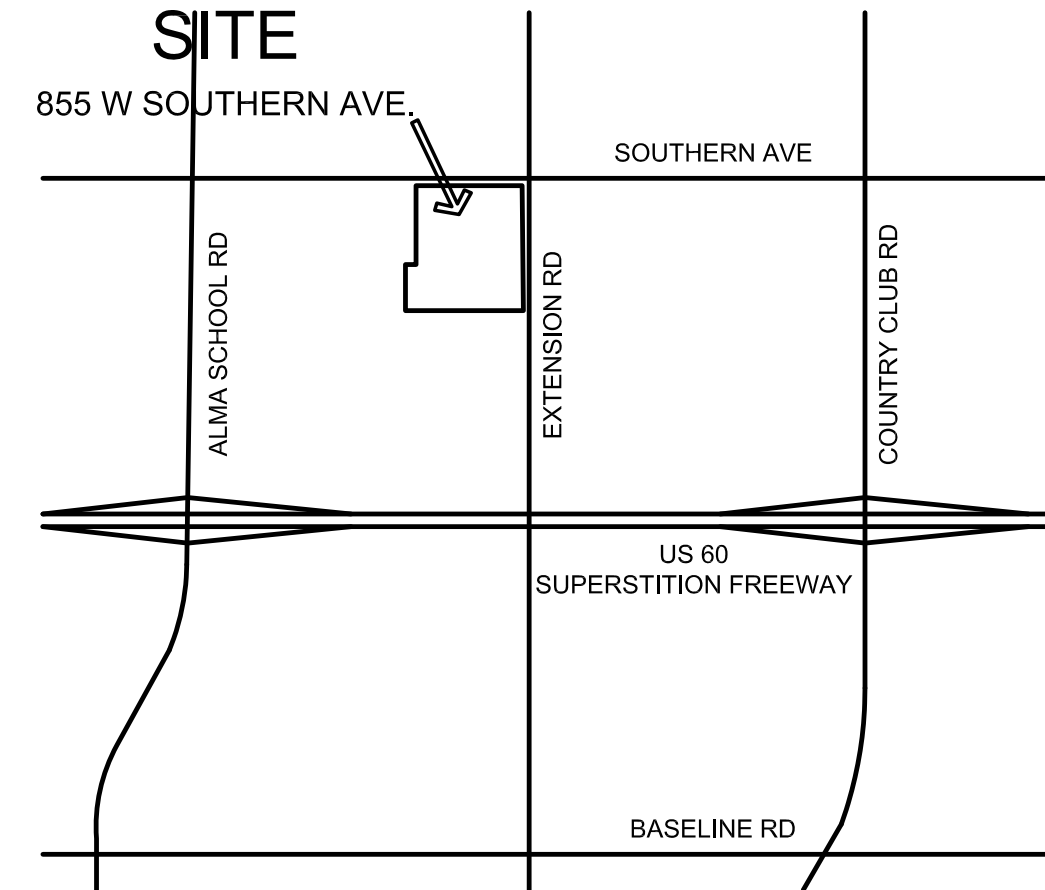


EXISTING SITE DATA:

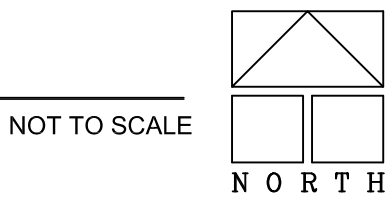
SITE ADDRESS:	855 W. SOUTHERN AVE.
PARCEL NO:	134-23-003E
LAND AREA:	820,670 SQ.FT. = 18.84 ACRES
EXISTING BUILDING AREA (UNDER ROOF):	178,995 SQ.FT.
EXISTING OPEN SPACE AREA:	90,099 SQ.FT.
EXISTING LOT COVERAGE:	21.6%
EXISTING OPEN SPACE PERCENT:	10.98%
EXISTING IMPERVIOUS RATIO:	89.02%
EXISTING TOTAL UNITS:	354 UNITS
EXISTING DENSITY:	18.8 DU/AC NET
EXISTING REQUIRED PARKING: (PER CITY REQ'D 2.1 SPACES/UNIT)	743 SPACES
EXISTING PROVIDED PARKING ANALYSIS:	
REGULAR PARKING SPACES:	291 SP.
COVERED SPACES:	355 SP.
ACCESSIBLE SPACES:	5 SP.
COVERED ACCESSIBLE SPACES:	7 SP.
VAN ACCESSIBLE SPACES:	2 SP.
GARAGE SPACES:	80 SP.
ACCESSIBLE GARAGE SPACES:	2 SP.
TOTAL SPACES PROVIDED:	744 SPACES
EXISTING PARKING RATIO :	2.1 PARKING SP. / UNIT

PROPOSED SITE DATA:

LAND AREA:	820,670 SQ.FT. = 18.84 ACRES
PROPOSED BUILDING AREA:	187,237 SQ.FT.
PROPOSED OPEN SPACE AREA:	92,556 SQ.FT.
PROPOSED LOT COVERAGE PROVIDED:	22.8%
PROPOSED OPEN SPACE PERCENT:	11.28%
PROPOSED IMPERVIOUS RATIO:	88.72%
EXISTING UNITS:	354 UNITS
PROPOSED NEW BLDG ADDED UNITS:	30 UNITS
PROPOSED TOTAL UNITS:	384 UNITS
PROPOSED DENSITY:	20.4 DU/AC NET
EXISTING REQUIRED PARKING: (PER CITY REQ'D 2.1 SPACES/UNIT)	807 SPACES
PROPOSED NEW PARKING ANALYSIS:	
REGULAR PARKING SPACES:	265 SP.
COVERED SPACES:	367 SP.
ACCESSIBLE SPACES:	8 SP.
COVERED ACCESSIBLE SPACES:	6 SP.
VAN ACCESSIBLE SPACES:	1 SP.
COVERED ACCESSIBLE SPACES:	1 SP.
STANDARD GARAGE SPACES:	80 SP.
ACCESSIBLE GARAGE SPACES:	2 SP.
TOTAL SPACES PROVIDED:	730 SPACES
PROPOSED PARKING RATIO REQUESTED:	1.90 PARKING SPACES / UNIT
PROPOSED ACTUAL PARKING RATIO:	1.90 PARKING SPACES / UNIT



VICINITY MAP



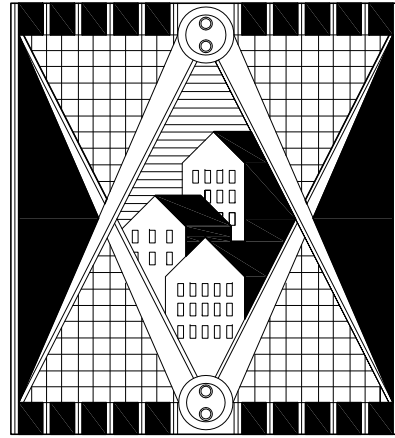
SOUTHERN AVE
VILLAS

855 W. SOUTHERN AVE
MESA, AZ 85210

REVISION SCHEDULE



WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891



ARCHITECTURE AND PLANNING

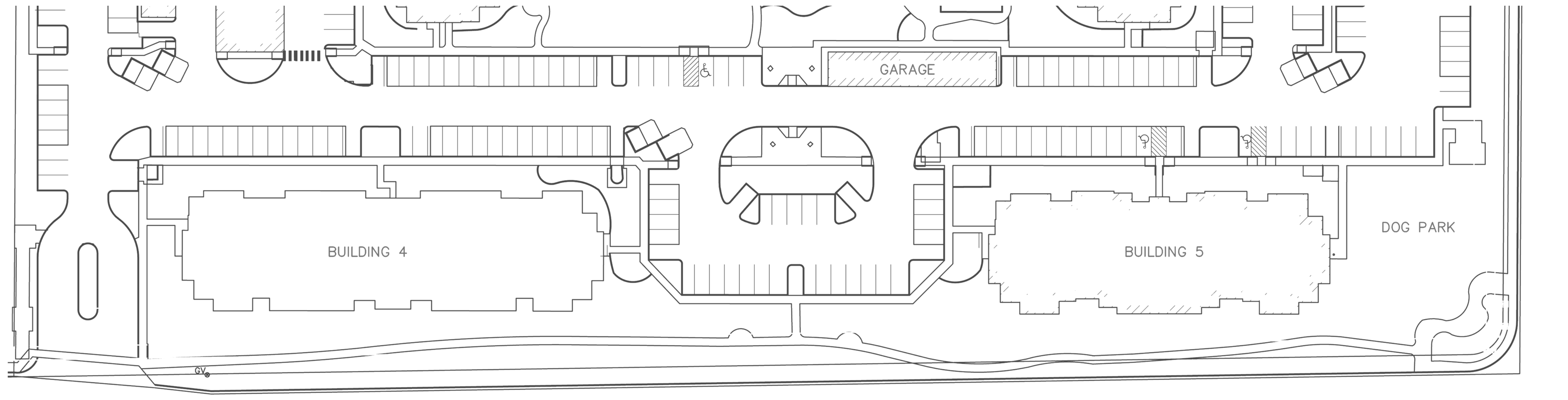
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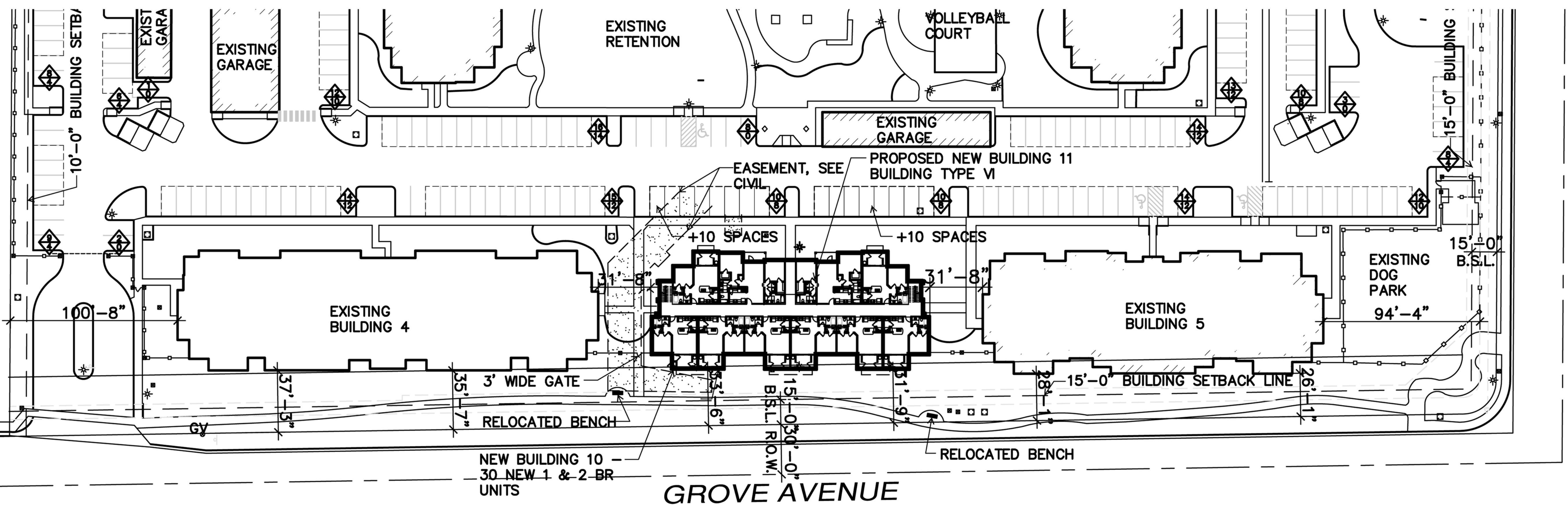
CONCEPT
BUILDING ADDITION



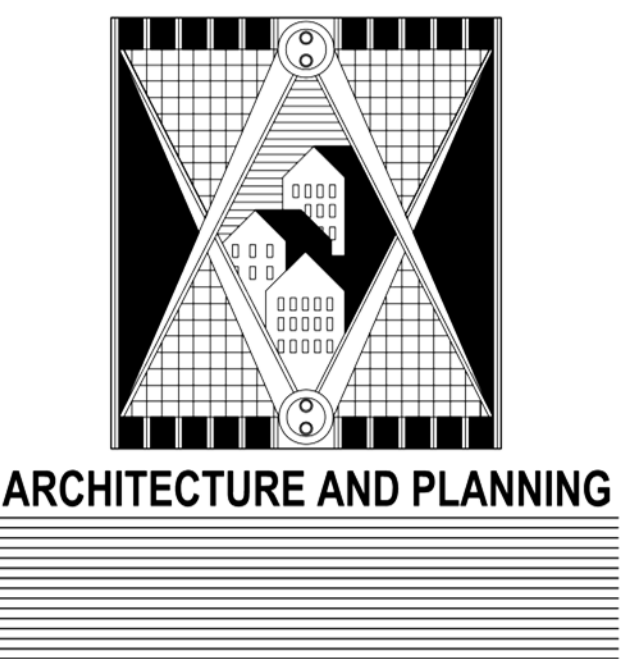
SOUTHERN AVE VILLAS

855 W. SOUTHERN AVE
MESA, AZ 85210

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EXISTING & NEW
SITE PLAN COMPARISON

SITE COMPARISON
N.T.S.

