





**DEVELOPMENT DATA**

**APPLICANT:** CAMPUS INVESTORS  
922 APACHE, IIA LLC.  
212 E. GREEN STREET  
CHICAGO, IL 61820

**CONTACT:** J.J. SMITH  
(P) 773-248-8937  
(F) 773-227-5350

**PROJECT ARCHITECT:** HARTSHORNE PLUNKARD ARCHITECTURE  
232 N. CARPENTER ST.  
CHICAGO, IL 60607

**CONTACT:** TIMOTHY HOLLERAN  
(P) 312-228-4488  
(F) 312-228-4499

**PROJECT ADDRESS:** 922 E. APACHE BLVD.  
TEMPE, AZ 85821

**PROJECT DESCRIPTION:** MULTI-STORY, MULTI-USE PROJECT W/  
132 RESIDENTIAL DWELLING UNITS, GROUND FLOOR  
COMMERCIAL AND 3-LEVEL PARKING GARAGE.

**LEGAL DESCRIPTION:**  
LOT 1 OF THE FINAL PLAT OF "CAMPUS EDGE", ACCORDING TO THE PLAT OF RECORD IN  
THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

**SITE DATA:**  
PARCEL # 1, 2, 3 & 4  
A.P.N. # 132-73-105, 132-73-106, & 132-73-115A

**CODE / ZONING**

**GENERAL PLAN 2030** MIXED USE  
**PROJECTED LAND USE:** HIGH DENSITY (>25 DU/ACRE)  
**PROJECTED DENSITY:** MU-4 WITH TOD OVERLAY  
**EXISTING ZONING:** MU-4 WITH TOD OVERLAY  
**PROPOSED ZONING:** MU-4 WITH TOD OVERLAY  
**CONSTRUCTION TYPE:** TYPE 1B PER 2003 IBC/SPRINKLERED  
**GROSS SITE AREA:** 1.53 ACRES  
**NET SITE AREA:** 1.50 ACRES

**ALLOWABLE BUILDING AREA:** 269,640 G.S.F. (PER PD)  
**ACTUAL BUILDING AREA:** 280,847 G.S.F. (PER PD)  
**ALLOWABLE GROSS BLD AREA PER IBC:** UNLIMITED  
**ACTUAL GROSS BLD BUILDING AREA PER IBC:** 284,193 G.S.F.

**COMMERCIAL:** 6,252 S.F.  
**PARKING:** 78,015 S.F. +/-  
**% OF LOT COVERAGE:** 64 %  
**ALLOWABLE BUILDING HEIGHT:** 116 FT  
**ACTUAL BUILDING HEIGHT:** 116 FT  
**NUMBER OF STORIES:** 11

**STANDARDS COMPARISON CHART**

	STANDARD MU-4 (PAD) 68 DU/AC	PROPOSED PAD 87 DU/AC
RESIDENTIAL DENSITY (DU/ACRE)	68 DU/AC	87 DU/AC
BUILDING HEIGHT (FEET)	97 FT	116 FT
BUILDING MAX. HEIGHT	N/A	128 FT
HEIGHT EXCEPTION FOR MECHANICAL	52%	64%
MAX LOT COVERAGE (% OF NET SITE AREA)	NS	18%
MIN LANDSCAPE AREA (% OF NET SITE AREA)	0'-0"	0'-0"
FRONT	30'-0"	18'-0"
WEST SIDE	20'-0"	2'-0"
EAST SIDE	17'-0"	5'-0"
REAR	198 SPACES	242 SPACES
MINIMUM PARKING (PER T.O.D.)		

**PARKING**

REQUIRED PARKING	RESIDENTIAL PARKING:	VISITOR PARKING:	RETAIL PARKING:	MANAGEMENT OFFICE (600 SF)	TOTAL PARKING REQUIRED INCLUDING ACCESSIBLE PARKING
3 SPACES PER UNIT x 74 (4 BED UNITS)	= 222 SPACES	(20) SPACES/UNIT x 132 DU	1 SPACE/300 SF	= 2 SPACES	= 27 SPACES
2.5 SPACES PER UNIT x 27 (3 BED UNITS)	= 68 SPACES	3,830 SF/300	MANAGEMENT OFFICE (600 SF)	= 2 SPACES	= 391 SPACES (INC. 8. H.C.)
2 SPACES PER UNIT x 25 (2 BED UNITS)	= 50 SPACES	1 SPACE/75 SF W/ 25% PARKING REDUCTION	2,904 SF/300 x .75 REDUCTION	= 7.5 SPACES	
1.5 SPACES PER UNIT x 6 (1 BED UNITS)	= 9 SPACES	(RESTURANT = 20% OF 3,830 SF COMM. SPACE)	MANAGEMENT OFFICE (600 SF)	= 2 SPACES	
			TOTAL PARKING REQUIRED INCLUDING ACCESSIBLE PARKING	= 369 SPACES (INC. 7 H.C.)	

**PARKING PROVIDED**

RESIDENTIAL PARKING:	VISITOR PARKING:	RETAIL PARKING:	MANAGEMENT OFFICE (600 SF)	TOTAL PARKING PROVIDED INCLUDING ACCESSIBLE PARKING
488 TOTAL BEDROOMS x .47 SPACES/BEDRM	(2) SPACES/UNIT x 132 DU	1 SPACE/300 SF W/ 50% PARKING REDUCTION	2,904 SF/300 x .75 REDUCTION	= 248 SPACES (INC. 7 H.C.)
= 217 SPACES	3,830 SF/300	MANAGEMENT OFFICE (600 SF)	MANAGEMENT OFFICE (600 SF)	
	1 SPACE/75 SF W/ 25% PARKING REDUCTION	2,904 SF/300 x .75 REDUCTION	TOTAL PARKING W/PAD AMEND. (-7 SPACES)	= 248 SPACES
	(RESTURANT = 20% OF 3,830 SF COMM. SPACE)	MANAGEMENT OFFICE (600 SF)		
		TOTAL PARKING PROVIDED INCLUDING ACCESSIBLE PARKING		

**ON-SITE PARKING PROVIDED**

STREET PARKING PROVIDED	TOTAL PARKING PROVIDED INCLUDING ACCESSIBLE PARKING	FLEXCARS PROVIDED
240 SPACES	= 248 SPACES (INC. 7 H.C.)	= 2 FLEXCARS
8 SPACES		
TOTAL PARKING PROVIDED INCLUDING ACCESSIBLE PARKING		

**BICYCLE PARKING**

RESIDENTIAL BICYCLE PARKING REQUIRED:	RETAIL BICYCLE PARKING REQUIRED:	RESTAURANT BICYCLE PARKING REQUIRED:	TOTAL BICYCLE PARKING REQUIRED	TOTAL BICYCLE PARKING PROVIDED
(8) 5 BEDROOM x 1 PER UNIT	(1) SPACE PER 5000 S.F. (4 MIN.)	(1) SPACE PER 500 SF	= 8 SPACES	= 140.25 SPACES
(44) 3 BEDROOM x 1 PER UNIT			= 44 SPACES	= 148 SPACES
(8) 2 BEDROOM x .75 PER UNIT			= 6 SPACES	
(8) 1 BEDROOM x .75 PER UNIT			= 6 SPACES	
TOTAL BICYCLE PARKING REQUIRED:			= 24 SPACES	
TOTAL BICYCLE PARKING PROVIDED			= 2 SPACES	
			= 10 SPACES	

**LANDSCAPED AREA**  
LANDSCAPED AREA PROVIDED = 12,000 SF (18% SITE AREA)

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of property sized and loaded systems. Submit shop drawings to architect for approval in conformance with Architectural design intent.

A written Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and have included all applicable work. Additional Architectural Specifications are available anytime upon request.

Hartshorne Plunkard, LTD. shall retain all copyrights, statutory and common law right with regard to these plans and building design, reproduction, change or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LTD.

**campus edge**

922 E. Apache Blvd.  
Tempe, AZ

DATE	ISSUED FOR
11-14-07	SITE PLAN REVIEW
12-05-07	PAD, DPR SUBMITTAL
01-14-08	UPDATED PAD, DPR SUB.
02-04-08	REVISED DPR SUB.
04-22-08	PAD AMENDMENT
07-09-08	UNIT NUMBER SUB.
08-05-08	PAD AMENDMENT
09-16-08	PAD RECORDATION

**hpa**

Hartshorne Plunkard Architecture  
232 North Carpenter, Chicago IL 60607  
P 312 228 4488  
F 312 228 4499  
www.hpaarchitecture.com

CK. BY:	TH
DN. BY:	TH, JK
DATE:	10/07 (PROJECT START DATE)
SCALE:	1/16" = 1'-0"
PROJ. #	0783

**SITE PLAN**

**A0.1**

**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

DS060230 PAD08007 REC08023

REC08023  
PAD08007  
DS060230