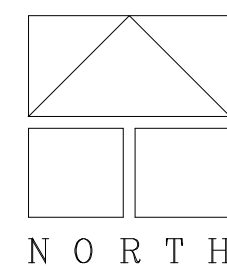


**SITE PLAN**

SCALE: 1" = 50'-0"



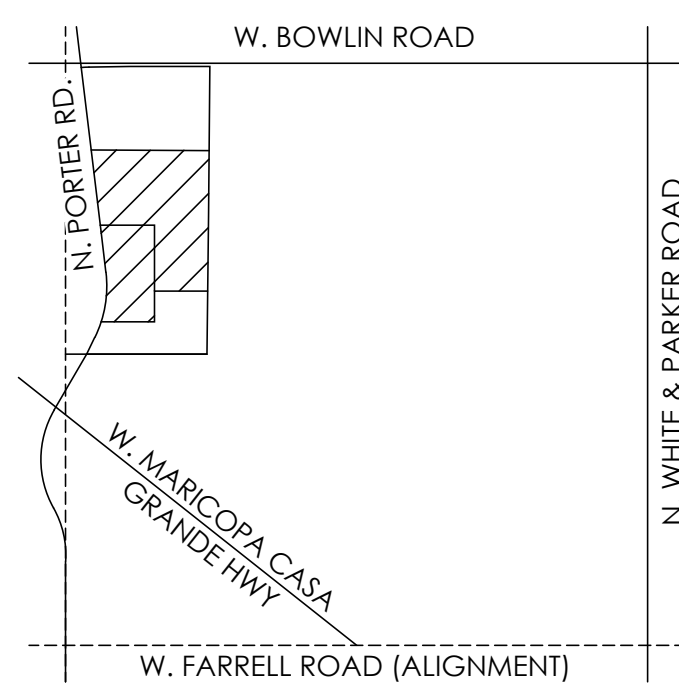
**DEVELOPMENT TEAM**

**DEVELOPER:**  
 SHELTER ASSET MANAGEMENT  
 1880 CENTURY PARK EAST  
 LOS ANGELES, CALIFORNIA, 90067  
 CONTACT: STU HANSEN  
 PHONE: 310-556-0600  
 EMAIL: STU.HANSEN@SHELTERASSET.COM

**ARCHITECT:**  
 WHITNEYBELL PERRY INC  
 575 W. CHANDLER BLVD, SUITE 123  
 CHANDLER, AZ 85225  
 CONTACT: LISA SHEA  
 PHONE: 480-781-0580  
 EMAIL: LISA@WHITNEYBELLPERRY.COM

**CIVIL ENGINEER:**  
 TERRASCAPE CONSULTING, LLC  
 645 E. MISSOURI AVE, SUITE 160  
 PHOENIX, ARIZONA 85012  
 CONTACT: DAVID WEST, P.E.  
 PHONE: 602-753-5517  
 DWEST@TERRASCAPE.US

**LANDSCAPE ARCHITECT:**  
 ANDERSON DESIGN  
 815 N. 1ST AVENUE, SUITE 3  
 PHOENIX, AZ 85003  
 PHONE: 602-682-6066  
 EMAIL: BRETT.ANDERSON@ANDERSON.DESIGN



**VICINITY MAP**

**PROJECT DATA**

**MULTI-FAMILY RESIDENTIAL**

**SITE AREA:**  
 PAD 25.3 ACRES (INCLUDING MF)  
 MF 18.8 ACRES

**DENSITY:**  
 TOTAL NO. OF UNITS: 536  
 536/18.8 = 28.5 DUA  
 OVERALL PAD  
 536/25.3 = 21.2 DUA

**ZONING:**  
 PAD

**UNIT MIX:**  
 2 - STUDIO UNITS  
 244 - ONE BEDROOM UNITS  
 267 - TWO BEDROOM UNITS  
 23 - THREE BEDROOM UNITS  
 536 TOTAL UNITS

**BUILDING HEIGHT:**  
 PROVIDED: 4 STORY - +/- 55'-0"  
 5 STORY - +/- 70'-0"

**PARKING CALCS BY PHASE:**  
 PHASE 1 - 2 X BUILDING TYPE 1  
 STUDIO: 2 X 1 = 2  
 1 BED: 48 X 1.5 = 375  
 2 BED: 48 X 2 = 552  
 3 BED: 0 X 2 = 0  
 GUEST: 98 X .2 = 19.6  
 TOTAL: = 189.6 SPACES  
 W/ 20% REDUCTION = 151.7 SPACES

**PHASE 2 - BUILDING TYPE 4**  
 STUDIO 0 X 1 = 0  
 1 BED: 56 X 1.5 = 84  
 2 BED: 64 X 2 = 128  
 3 BED: 2 X 2 = 4  
 GUEST: 122 X .2 = 24.4  
 TOTAL: = 240.4 SPACES  
 W/ 20% REDUCTION = 192.3 SPACES

**PHASE 3 - BUILDING TYPE 4**  
 STUDIO 0 X 1 = 0  
 1 BED: 56 X 1.5 = 84  
 2 BED: 64 X 2 = 128  
 3 BED: 2 X 2 = 4  
 GUEST: 122 X .2 = 24.4  
 TOTAL: = 240.4 SPACES  
 W/ 20% REDUCTION = 192.3 SPACES

**BUILDING SQUARE FOOTAGE:**  
 BUILDING TYPE 1  
 1ST FLOOR = 10,436 SF  
 2ND FLOOR = 10,436 SF  
 3RD FLOOR = 10,436 SF  
 4TH FLOOR = 10,436 SF  
 5TH FLOOR = 10,436 SF

**BUILDING TYPE 2**  
 1ST FLOOR = 28,101 SF  
 2ND FLOOR = 28,101 SF  
 3RD FLOOR = 26,636 SF  
 4TH FLOOR = 24,446 SF

**BUILDING SETBACKS:**  
 FRONT: 10' min  
 INTERIOR SIDE, RESIDENTIAL USES: 5'  
 INTERIOR SIDE: 0'  
 STREET SIDE: 10'  
 REAR: 20'  
 MAX FRONT: 20'  
 ADJACENT TO RS: 25'

**OPEN SPACE CALCULATIONS:**  
 PRIVATE OPEN SPACE  
 60 SF MINIMUM  
 170 SF AVERAGE

**COMMON OPEN SPACE**  
 187,675/818,928 = 23%

**PHASE 4 - BUILDING TYPE 3**  
 STUDIO 0 X 1 = 0  
 1 BED: 39 X 1.5 = 58.5  
 2 BED: 48 X 2 = 96  
 3 BED: 9 X 2 = 18  
 GUEST: 96 X .2 = 19.2  
 TOTAL: = 191.7 SPACES  
 W/ 20% REDUCTION = 153.3 SPACES

**PHASE 5 - BUILDING TYPE 2**  
 STUDIO 0 X 1 = 0  
 1 BED: 45 X 1.5 = 66  
 2 BED: 43 X 2 = 86  
 3 BED: 10 X 2 = 20  
 GUEST: 98 X .2 = 19.6  
 TOTAL: = 191.6 SPACES  
 W/ 20% REDUCTION = 153.2 SPACES

**PARKING TOTALS:**  
 STUDIO 2 X 1 = 2  
 1 BED: 244 X 1.5 = 366  
 2 BED: 267 X 2 = 534  
 3 BED: 23 X 2 = 46  
 GUEST: 536 X .2 = 107  
 TOTAL: = 1055 SPACES  
 W/ 20% REDUCTION = 844 SPACES  
 PROVIDED = 918 SPACES

**BUILDING TYPE 3**  
 1ST FLOOR = 27,251 SF  
 2ND FLOOR = 27,251 SF  
 3RD FLOOR = 25,824 SF  
 4TH FLOOR = 25,240 SF

**BUILDING TYPE 4**  
 1ST FLOOR = 27,251 SF  
 2ND FLOOR = 27,251 SF  
 3RD FLOOR = 27,251 SF  
 4TH FLOOR = 25,824 SF  
 5TH FLOOR = 25,240 SF

**KEYED NOTES**

- MONUMENT SIGNAGE
- CALL BOX AND DIRECTORY
- STANDARD PARKING STALL 9'W X 16' DEEP W/ 2' OVERHANG.
- ACCESSIBLE PARKING STALL 9'W X 16' DEEP W/ 2' OVERHANG AND 5' WIDE ACCESS AISLE.
- VAN ACCESSIBLE PARKING SPACE 11'W X 16' DEEP W/ 2' OVERHANG AND 5' WIDE ACCESS AISLE.
- LOADING ZONE 12'W X 45'D
- DUAL VEHICULAR ELECTRICAL CHARGING STATIONS.
- CARPORTS - TYPICAL. COMPLIANT WITH CITY CODE.
- STAMPED ASPHALT AT PEDESTRIAN CROSSINGS.
- VEHICULAR GATES
- 5' SIDEWALK - TYPICAL
- PEDESTRIAN GATE
- LARGE PARCEL DELIVERY KIOSK
- POOL AND JACUZZI
- POOL EQUIPMENT
- TURF SPORTS
- PICKLE BALL COURT
- DOG PARK
- SHADE STRUCTURE
- RAMADA
- BBQS
- SHADE STRUCTURE WITH SEATING.
- 5' HIGH PERIMETER CMU WALL.
- 36" HIGH WALL WITH 24" VIEW FENCE ABOVE ALONG STREET FRONTAGE.
- 5' VIEW FENCING
- 5' POOL FENCING PER MARICOPA COUNTY
- FIRE DEPARTMENT TURNING RADIUS.
- FIRE LANE
- RECYCLE TRASH ENCLOSURE
- TRASH
- TURF AREAS - SEE LANDSCAPE PLANS
- PEDESTRIAN CONNECTION TO RETAIL
- CONCRETE PAD FOR GARBAGE PICK UP.
- TOT LOT - SEE LANDSCAPE PLANS
- 6' WIDE SIDEWALKS AT PARKING SPACES.

**HOME AT MARICOPA**

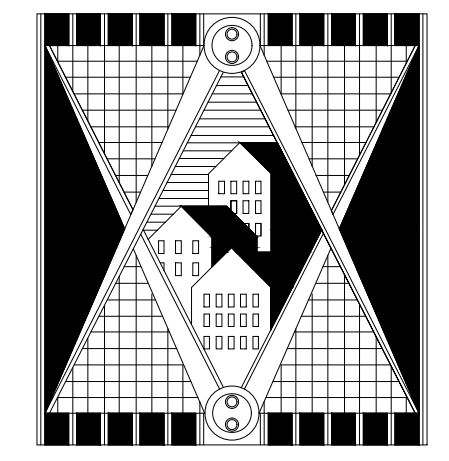
17635 N PORTER RD

**SHELTER ASSET MANAGEMENT**



**WHITNEYBELL PERRY INC**

1102 East Missouri Avenue  
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 (602) 265-1891



**ARCHITECTURE AND PLANNING**

**A1.0**  
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 19 Apr 2022

**SITE PLAN PRELIMINARY**

