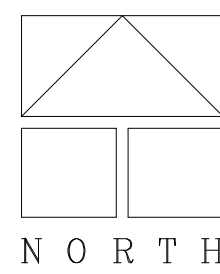


SITE PLAN

SCALE: 1" = 50'-0"



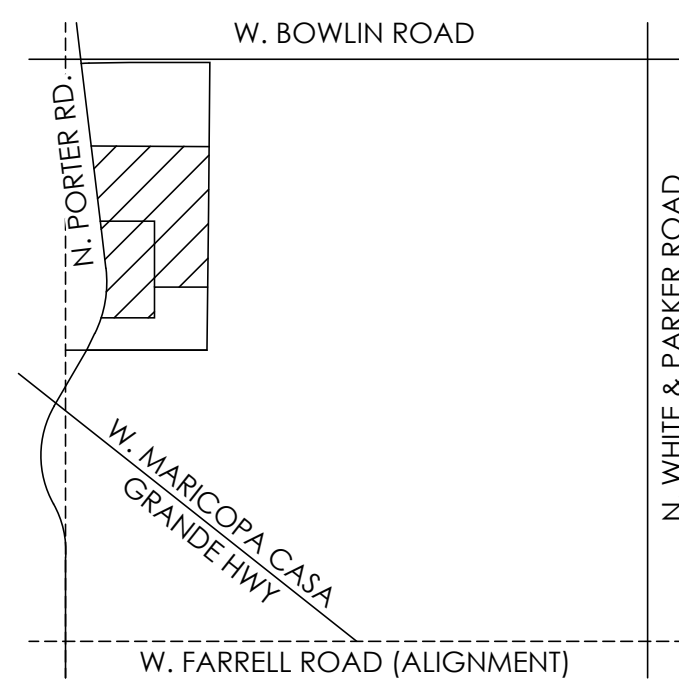
DEVELOPMENT TEAM

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	PHASE 4 - BUILDING TYPE 3
STUDIO: 2 X 1 = 2	STUDIO: 0 X 1 = 0
1 BED: 48 X 1.5 = 375	1 BED: 39 X 1.5 = 58.5
2 BED: 48 X 2 = 552	2 BED: 48 X 2 = 96
3 BED: 0 X 2 = 0	3 BED: 9 X 2 = 18
GUEST: 98 X .2 = 19.6	GUEST: 96 X .2 = 19.2
TOTAL: = 189.6 SPACES	TOTAL: = 191.7 SPACES
W/ 20% REDUCTION = 151.7 SPACES	W/ 20% REDUCTION = 153.3 SPACES

PHASE 2 - BUILDING TYPE 4	PHASE 5 - BUILDING TYPE 2
STUDIO: 0 X 1 = 0	STUDIO: 0 X 1 = 0
1 BED: 56 X 1.5 = 84	1 BED: 45 X 1.5 = 66
2 BED: 64 X 2 = 128	2 BED: 43 X 2 = 86
3 BED: 2 X 2 = 4	3 BED: 10 X 2 = 20
GUEST: 122 X .2 = 24.4	GUEST: 98 X .2 = 19.6
TOTAL: = 240.4 SPACES	TOTAL: = 191.6 SPACES
W/ 20% REDUCTION = 192.3 SPACES	W/ 20% REDUCTION = 153.2 SPACES

PHASE 3 - BUILDING TYPE 4	PARKING TOTALS:
STUDIO: 0 X 1 = 0	STUDIO: 2 X 1 = 2
1 BED: 56 X 1.5 = 84	1 BED: 244 X 1.5 = 366
2 BED: 64 X 2 = 128	2 BED: 267 X 2 = 534
3 BED: 2 X 2 = 4	3 BED: 23 X 2 = 46
GUEST: 122 X .2 = 24.4	GUEST: 536 X .2 = 107
TOTAL: = 240.4 SPACES	TOTAL: = 1055 SPACES
W/ 20% REDUCTION = 192.3 SPACES	W/ 20% REDUCTION = 844 SPACES
	PROVIDED = 918 SPACES

BUILDING SQUARE FOOTAGE:

BUILDING TYPE 1	BUILDING TYPE 3
1ST FLOOR = 10,436 SF	1ST FLOOR = 27,251 SF
2ND FLOOR = 10,436 SF	2ND FLOOR = 27,251 SF
3RD FLOOR = 10,436 SF	3RD FLOOR = 25,824 SF
4TH FLOOR = 10,436 SF	4TH FLOOR = 25,240 SF
5TH FLOOR = 10,436 SF	
BUILDING TYPE 2	BUILDING TYPE 4
1ST FLOOR = 28,101 SF	1ST FLOOR = 27,251 SF
2ND FLOOR = 28,101 SF	2ND FLOOR = 27,251 SF
3RD FLOOR = 26,636 SF	3RD FLOOR = 27,251 SF
4TH FLOOR = 24,446 SF	4TH FLOOR = 25,824 SF
	5TH FLOOR = 25,240 SF

10'-0" PERIMETER LANDSCAPE

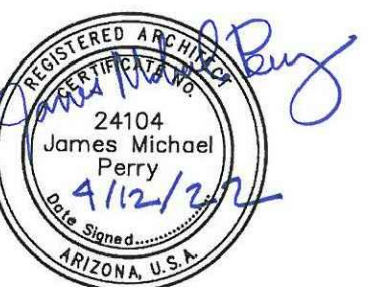
KEYED NOTES

- 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

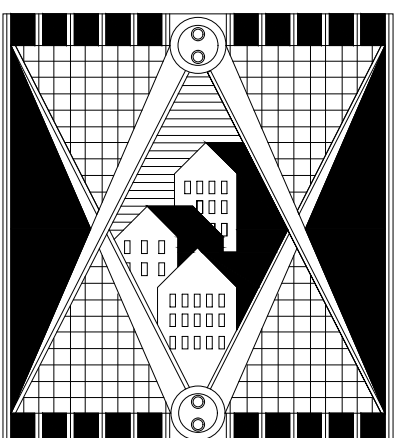
17635 N PORTER RD

SHELTER ASSET MANAGEMENT



WHITNEYBELL PERRY INC

1102 East Missouri Avenue
 Phoenix, Arizona 85014
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85225
 (602) 265-1891



ARCHITECTURE AND PLANNING

A1.0

2117

COPYRIGHT WHITNEYBELL PERRY INC

19 Apr 2022

SITE PLAN PRELIMINARY

