

PROJECT DATA

OWNER: MERIDIAN WEST COOPER, LLC
1048 N. 44th St., Ste. 235
Phoenix, AZ 85008

DEVELOPER: MC CLARK WAYLAND DEVELOPMENT, LLC
15170 N. HAYDEN RD. STE 2
SCOTTSDALE, AZ 85260
PHONE: (602) 840-1011
CONTACT: JERE CLARK

SITE DATA

ADDRESS: TO BE ASSIGNED
INTERSECTION OF COOPER ROAD AND LOOP 202
CHANDLER, AZ

APN NUMBERS: 303-29-483A, 303-29-484A, 303-29-029S

SITE AREA (GROSS): XX.XX ACRES (XXX,XXX S.F.)

SITE AREA (NET): 18.75 ACRES (816,894 S.F.)

CURRENT ZONING: P.A.D. COMMERCIAL

BUILDING HEIGHT: 45'-0"

ALLOWED: 1, 2 & 3 STORIES 45' MAX HT.

PROVIDED: 42" MAX HT.

PROPOSED USE: PAD MF-2 = MULTIPLE-FAMILY
RESIDENTIAL DISTRICT

DENSITY (NET): 18 D.U./NET ACRE MAX

APPROVED: 17.70 D.U./NET ACRE MAX

PROVIDED:

TOTAL BUILDING AREA: Approx. 4.43 ACRES (193,353 S.F.)

LOT COVERAGE (NET):

ALLOWED: 45%

PROVIDED: 24%

UNIT MIX

UNIT TYPE	# OF UNITS
1 BEDROOM UNIT	156
2 BEDROOM UNIT	140
3 BEDROOM UNIT	36
TOTAL UNITS	332

PARKING REQUIRED:

	# UNITS	SPACES REQ'D	
1 BEDROOM UNITS	156	x 1.5	= 234 P.S.
2 BEDROOM UNITS	140	x 2.00	= 280 P.S.
3 BEDROOM UNITS	36	x 2.25	= 81 P.S.

TOTAL	595 P.S.
PROVIDED:	
GARAGES	= 72 P.S.
CARPORT	= 336 P.S.
OPEN	= 218 P.S.
TOTAL	626 P.S.

ACCESSIBLE PARKING

REQUIRED:	2% x 626 = 13 SPACES
PROVIDED:	14 SPACES
VAN ACCESSIBLE:	3 SPACES

OPEN SPACE CALCULATION:

REQUIRED: 150 SF/BEDROOM

568 TOTAL BEDROOMS

150 X 568 = 85,200 SF

PROVIDED: APPROX. 145,756 SF OPEN SPACE

TOTAL BUILDINGS

	1 BR	2 BR	3 BR	UNITS PER BLDG	# OF BLDG'S	TOTAL UNITS
BLDG. TYPE 1	16	-	-	16	3	16
BLDG. TYPE 1B	24	-	-	24	3	72
BLDG. TYPE 2	1	8	-	9	4	36
BLDG. TYPE 3	-	16	-	16	3	48
BLDG. TYPE 4	8	-	-	8	1	8
BLDG. TYPE 5	-	12	12	24	3	72
BLDG. TYPE 6	12	12	-	24	2	48
TOTAL	156	140	36		19	332

NOTES

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

SIGNS REQUIRE SEPARATE PERMIT.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.

Contractor must verify all dimensions at project before proceeding with this work.

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ARCHITECT:

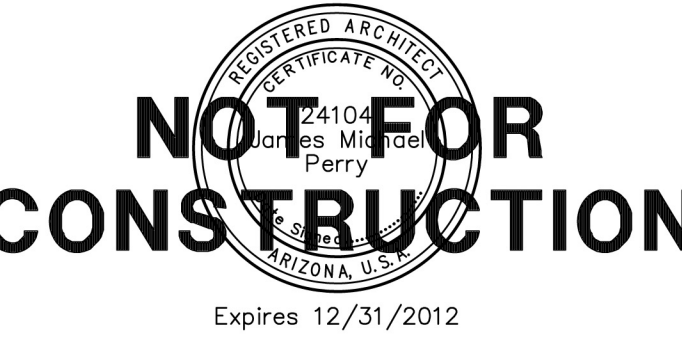
WHITNEYBELL PERRY INC
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CHANDLER, AZ 85225
ARCHITECT: MICHAEL PERRY AIA AZ REG #24104
CONTACT: MICHAEL PERRY, AIA
PHONE: (602) 265-1891
FAX: (480) 821-0148

MERIDIAN WEST COOPER, LLC



COOPER ROAD
AND LOOP 202

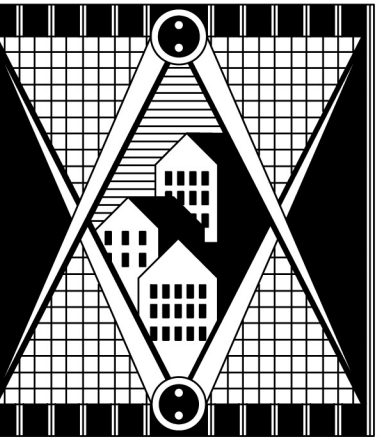
CHANDLER, ARIZONA



NOT FOR
CONSTRUCTION

WHITNEYBELL PERRY INC

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Phoenix, Arizona 85014-2784
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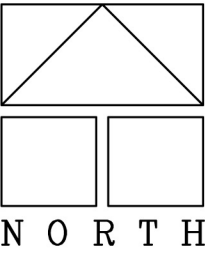
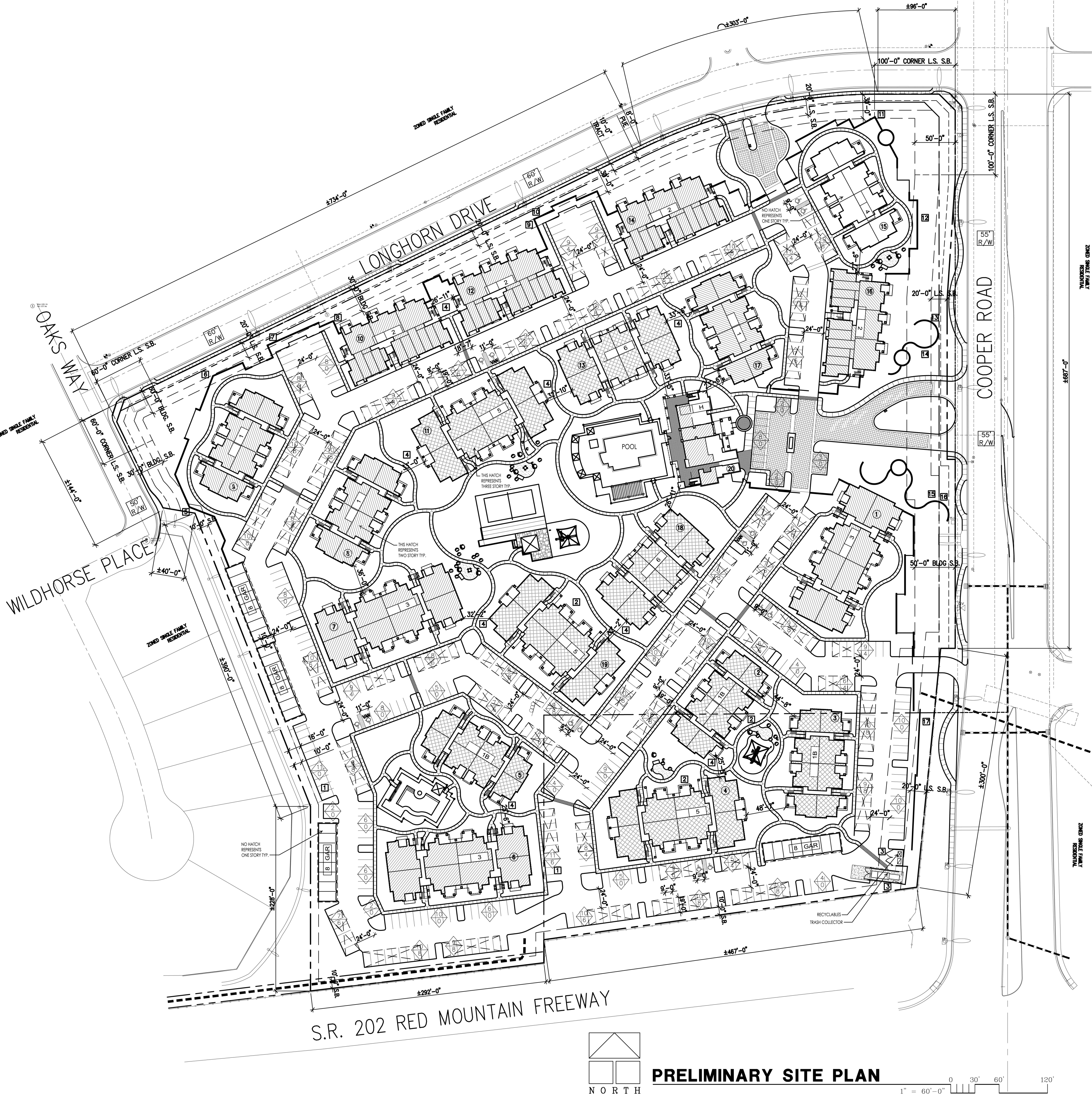


ARCHITECTURE AND PLANNING

3.10
1168

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BUILDING 1 SITE PLAN



PRELIMINARY SITE PLAN

1" = 60'-0"