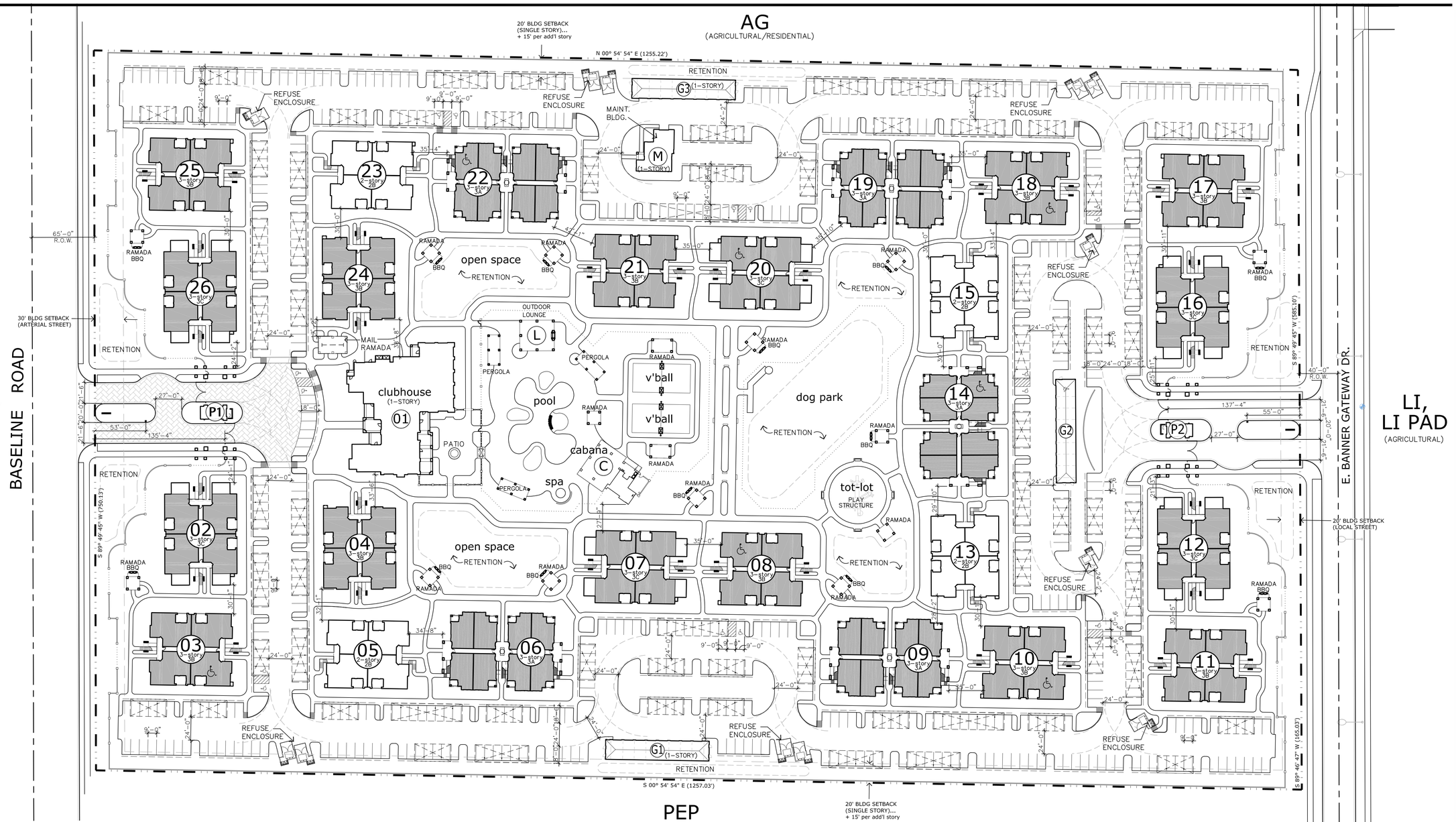
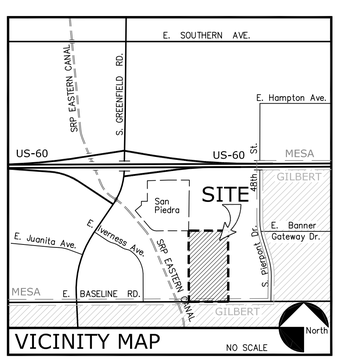


SYMBOL LEGEND:

- 12 / 3-story / 3B — BUILDING IDENTIFICATION; NUMBER OF STORIES; BUILDING TYPE
- HANDICAP PARKING DESIGNATION
- PROPERTY LINE
- 8 FT. HIGH WROUGHT IRON
- 24" SQ. CMU COLUMN
- PERIMETER WALL/FENCING
- 8 FT. HIGH CMU WALL (STUCCO FINISH)
- R35'-0" / R55'-0" — EMERGENCY VEHICLE TURNING RADIUS
- BIKE RACK – ACCOMODATES 4 BICYCLES
- FIRE LANE – CURBS TO BE PAINTED RED PER CITY OF MESA STD. DTL. FPD 503.3



BASELINE ASSEMBLAGE PROJECT DESCRIPTION:

MARK–TAYLOR INTENDS TO BUILD AN EXCEPTIONAL MULTIFAMILY COMMUNITY WHICH WILL PROVIDE 344 QUJALITY 1, 2 & 3–BEDROOM DWELLING UNITS WITHIN TWO AND THREE–STORY WOOD FRAME APARTMENT BLDGS. THE WIDE RANGE OF FLOOR PLANS SURROUND THE COMMON OPEN SPACE FOR PASSIVE ENJOYMENT AND RECREATIONAL USE BY THE RESIDENTS. AMENITIES SUCH AS THE ELEGANT POOL, CABANA AND RAMADAS COMPLEMENT THE BUSINESS AND EXERCISE FACILITIES FOUND IN THE LEASING AND RECREATION BUILDING. PRIVATE GARAGES ARE OFFERED IN ADDITION TO UNENCLOSED COVERED & UNCOVERED ON–SITE PARKING SPACES.

PROJECT ADDRESS: E. Baseline Rd between Iverness Ave & Pierpont Dr. Mesa, AZ

Tax Parcel No.s APN: 140–68–006Q, 140–68–0065, 140–68–006U 140–68–006W & 140–68–156

SITE AREA: GROSS ± 1,020,696 S.F. (23.43 AC.)
NET ± 944,905 S.F. (21.7 AC.)

ZONING: EXISTING: LI, PEP & AG
PROPOSED: RM–3 PAD

USE: MULTI–FAMILY RESIDENTIAL

MULTI–FAMILY SITE AREA: GROSS: (± 1,020,696 S.F.) 23.43 Acres
NET ± 944,905 S.F. (21.7 AC.)

BUILDING SETBACKS: FRONT (ARTERIAL STREET): 30'–0"
INTERIOR SIDE: 1/2/3 story = 20'/35'/50'
REAR (LOCAL STREET): 20'–0"

BUILDING SEPARATION: APT. BUILDINGS 1/2/3 story = 25'/30'/35'
AUX. BLDG'S / CARPORTS 10'–0" MIN.

FIRE SPRINKLERS:
APARTMENTS NFPA 13–R
FAST RESPONSE HEADS
AMENITY, MAINT. & CABANA NFPA 13
DETACHED GARAGES & PORTE COCHERE NFPA 13
RAMADAS NONE

DWELLING UNITS: 344 D.U.

UNIT MIX:

1 BDRM UNITS	120	(35%)
2 BDRM UNITS	176	(51%)
3 BDRM UNITS	48	(14%)
TOTAL:	344	

BUILDING HEIGHT: MAXIMUM ALLOWED: 40'–0"
PROPOSED: 40'–0"

OPEN SPACE: REQUIRED (175 sf X 344 du) 60,200 SF
PROPOSED: ± 188,122 SF

DENSITY: ALLOWED: 20.00 DU / ACRE
PROPOSED: 17.72 DU / ACRE

BUILDING COVERAGE: MAXIMUM ALLOWED: 50%
472,453 S.F.
PROPOSED: 17.7% NET LOT
167,526 S.F.

PARKING:

REQUIRED:	1 BDRM UNITS (121)	x 2.1 SPACES	254
	2 BDRM UNITS (176)	x 2.1 SPACES	369
	3 BDRM UNITS (48)	x 2.1 SPACES	100
	TOTAL: (346)		723 (2.1 ps/du)
PROVIDED:	GARAGE SPACES		24
	CARPORT SPACES		344
	UNCOVERED (UNRESERVED) SPACES		350
	TOTAL PROVIDED		718 (2.08 ps/du)
ACCESSIBLE PARKING: (STND/VAN)	REQUIRED:	2% OF PROVIDED VAN (1 per 6 ACCESSIBLE)	15/2
	GARAGE SPACES		1/–
	CARPORT SPACES		7/–
	UNCOVERED (UNRESERVED) SPACES		7/2
	TOTAL PROVIDED		15/2

Civil Engineer
3–ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334–4387

Owner
MT CAPITAL LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991–9111

Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281–5549

Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265–0094

Landscape Arch't
COLLABORATIVE–V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347–0590

north

PRELIMINARY SITE PLAN

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:
1		8	
2		9	
3		10	
4		11	
5		12	
6		13	
7		14	

Mark - Taylor Development
Baseline Assemblage
E. Baseline Rd. — Mesa, AZ 85206

Preliminary

REGISTERED ARCHITECT
CAPITEL CAFE RD.
32220
ROB ORME
05/22/17
Expires 3/31/2019

Job No: –

Date: 2017 May 22
Scale: As Shown
Drawn: RO
Checked: RO
Sheet No: SP1
Plan Check No. –