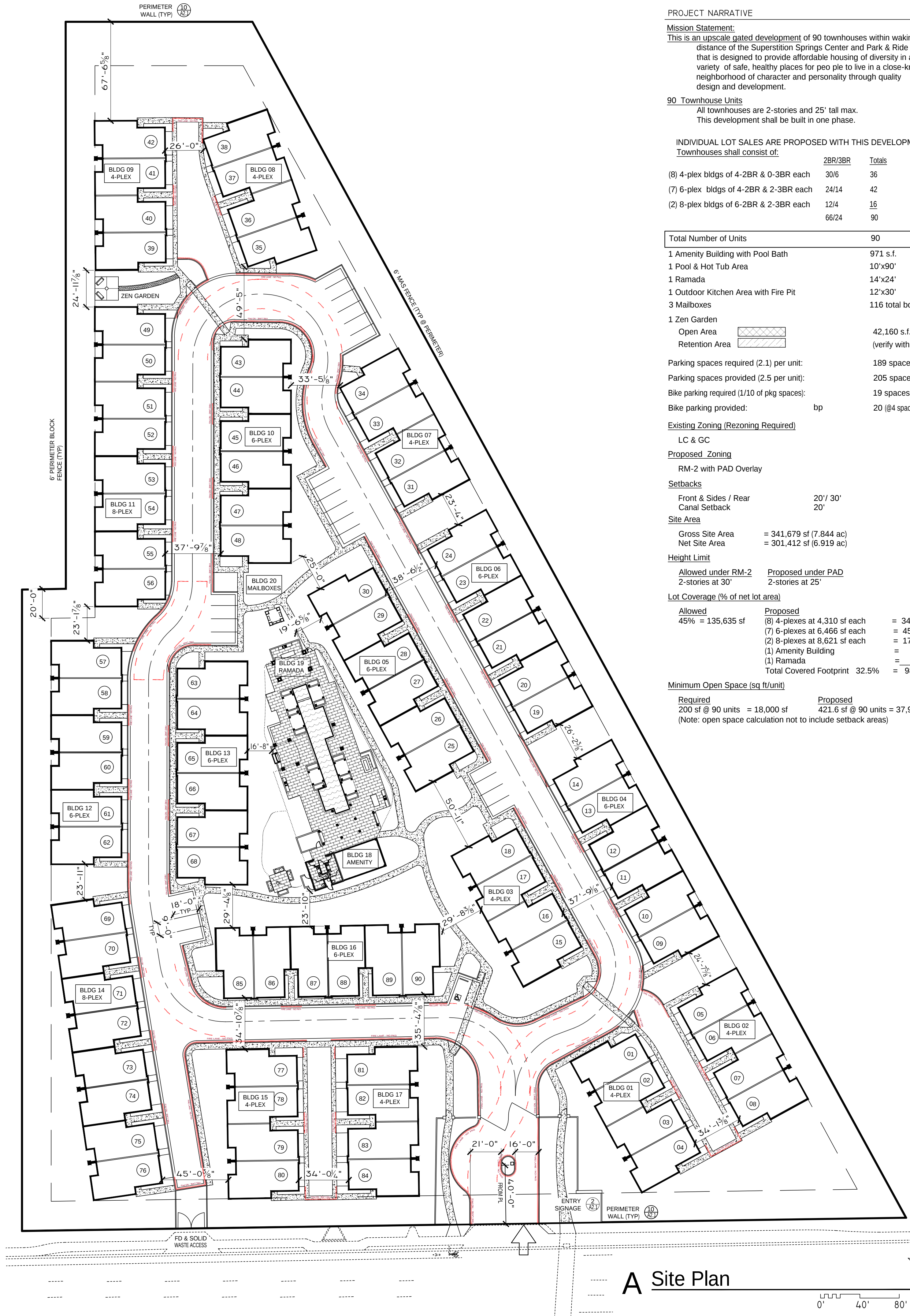




PROJECT NARRATIVE

Mission Statement:
This is an upscale gated development of 90 townhouses within waking distance of the Superstition Springs Center and Park & Ride that is designed to provide affordable housing of diversity in a variety of safe, healthy places for people to live in a close-knit neighborhood of character and personality through quality design and development.

90 Townhouse Units
All townhouses are 2-stories and 25' tall max.
This development shall be built in one phase.

INDIVIDUAL LOT SALES ARE PROPOSED WITH THIS DEVELOPMENT
Townhouses shall consist of:

	2BR/3BR	Totals
(8) 4-plex bldgs of 4-2BR & 0-3BR each	30/6	36
(7) 6-plex bldgs of 4-2BR & 2-3BR each	24/14	42
(2) 8-plex bldgs of 6-2BR & 2-3BR each	12/4	16
	66/24	90

Total Number of Units	90
-----------------------	----

1 Amenity Building with Pool Bath	971 s.f.
1 Pool & Hot Tub Area	10'x90'
1 Ramada	14'x24'
1 Outdoor Kitchen Area with Fire Pit	12'x30'
3 Mailboxes	116 total boxes

1 Zen Garden	
Open Area	42,160 s.f.
Retention Area	(verify with civil)

Parking spaces required (2.1) per unit: 189 spaces

Parking spaces provided (2.5 per unit): 205 spaces

Bike parking required (1/10 of pkg spaces): 19 spaces

Bike parking provided: bp 20 (@4 spaces ea.)

Existing Zoning (Rezoning Required)

LC & GC

Proposed Zoning

RM-2 with PAD Overlay

Setbacks

Front & Sides / Rear 20' / 30'

Canal Setback 20'

Site Area

Gross Site Area = 341,679 sf (7.844 ac)

Net Site Area = 301,412 sf (6.919 ac)

Height Limit

Allowed under RM-2 2-stories at 30'

Proposed under PAD 2-stories at 25'

Lot Coverage (% of net lot area)

Allowed	Proposed	
45% = 135,635 sf	(8) 4-plexes at 4,310 sf each	= 34,480 sf
	(7) 6-plexes at 6,466 sf each	= 45,262 sf
	(2) 8-plexes at 8,621 sf each	= 17,242 sf
	(1) Amenity Building	= 971 sf
	(1) Ramada	= 224 sf
	Total Covered Footprint	32.5% = 98,179 sf

Minimum Open Space (sq ft/unit)

Required	Proposed
200 sf @ 90 units = 18,000 sf	421.6 sf @ 90 units = 37,944 sf

(Note: open space calculation not to include setback areas)

ARCHITECT:



PRELIMINARY
NOT FOR
CONSTRUCTION

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTOR P.C. ANY REPRODUCTION OF THESE DRAWINGS, OR ANY PORTION HEREIN WITHOUT WRITTEN PERMISSION FROM ARCHITECTOR P.C. IS PROHIBITED BY LAW. DRAWINGS ARE NOT TO BE SCALED. NOTIFY ARCHITECTOR P.C. IMMEDIATELY OF ANY DISCREPANCIES CONCERNING THE INFORMATION HEREIN. ARCHITECTOR P.C. ASSUMES NO RESPONSIBILITY OF WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS. ALL RIGHTS RESERVED. © ARCHITECTOR P.C.

Zen on Baseline Townhomes Mesa, AZ

OWNER:
Pacific Rim Developments

23645 N 83rd Place
Scottsdale, Arizona 85255
Anthony Machika
Tel 602.456.1917
Anthony@PacificRimDevelopments.com

GENERAL CONTRACTOR:

MATERIAL AND COLOR SCHEDULE

C1	SPLIT FACE BLOCK VENEER COLOR: SLATE GRAY
C2	SAND FINISH STUCCO COLOR: DEC751 ASH GRAY
C3	SAND FINISH STUCCO COLOR: DET678 DAYDREAMING
HF	HARDIE FASCIA AND TRIM COLOR: DEC751 ASH GRAY
W1	WROUGHT IRON METAL RAIL COLOR: DEC751 ASH GRAY
G0	GARAGE DOORS COLOR: DEC751 ASH GRAY
AL	ALUMINUM DOOR OR WINDOW COLOR: DARK BRONZE
C0	CONCRETE

● PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:

TS

DATE:

April 8, 2019

TITLE:

Architectural Site Plan
SHEET NO.

A1.0