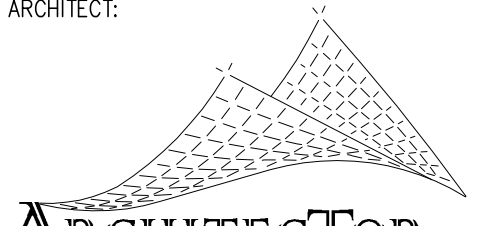


PROJECT NARRATIVE			
Mission Statement:			
This is an upscale gated development of 90 townhouses within waking distance of the Supersition Springs Center and Park & Ride that is designed to provide affordable housing of diversity in a variety of safe, healthy places for people to live in a close-knit 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			
42,160 s.f.			
Open Area			
(verify with civil)			
Retention Area			
189 spaces			
Parking spaces required (2.1) per unit:			
205 spaces			
Parking spaces provided (2.5 per unit):			
19 spaces			
Bike parking required (1/10 of pkg spaces):			
20 (@4 spaces ea.)			
Bike parking provided:			
bp			
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			
45% = 135,635 sf			
Proposed			
(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			
200 sf @ 90 units = 18,000 sf			
Proposed			
421.6 sf @ 90 units = 37,944 sf			
(Note: open space calculation not to include setback areas)			

ARCHITECT:



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## 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
- HFP** HARDIE FASCIA AND TRIM  
COLOR: DEC751 ASH GRAY
- W1** WROUGHT IRON METAL RAIL  
COLOR: DEC751 ASH GRAY
- GD** GARAGE DOORS  
COLOR: DEC751 ASH GRAY
- AL** ALUMINUM DOOR OR WINDOW  
COLOR: DARK BRONZE
- C0** CONCRETE

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DRAWN BY:

TS

DATE:

April 8, 2019

TITLE:

Architectural Site Plan  
SHEET NO.

**A1.0**