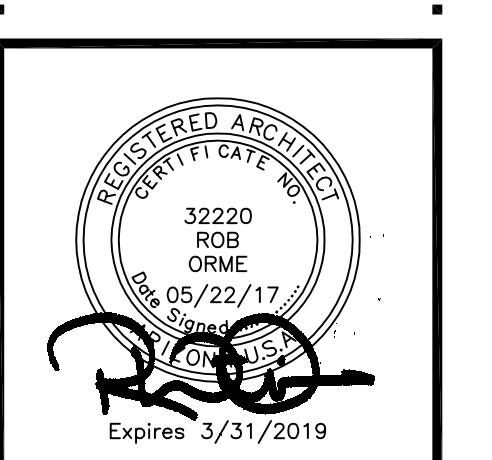




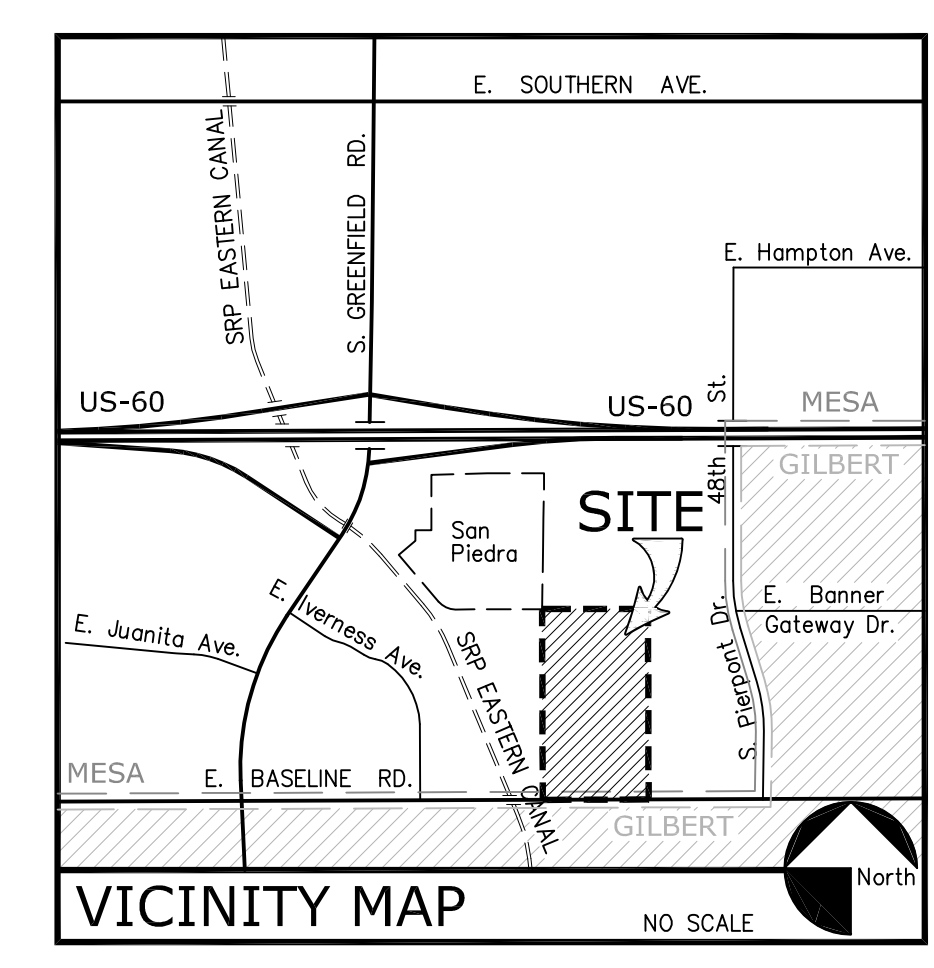
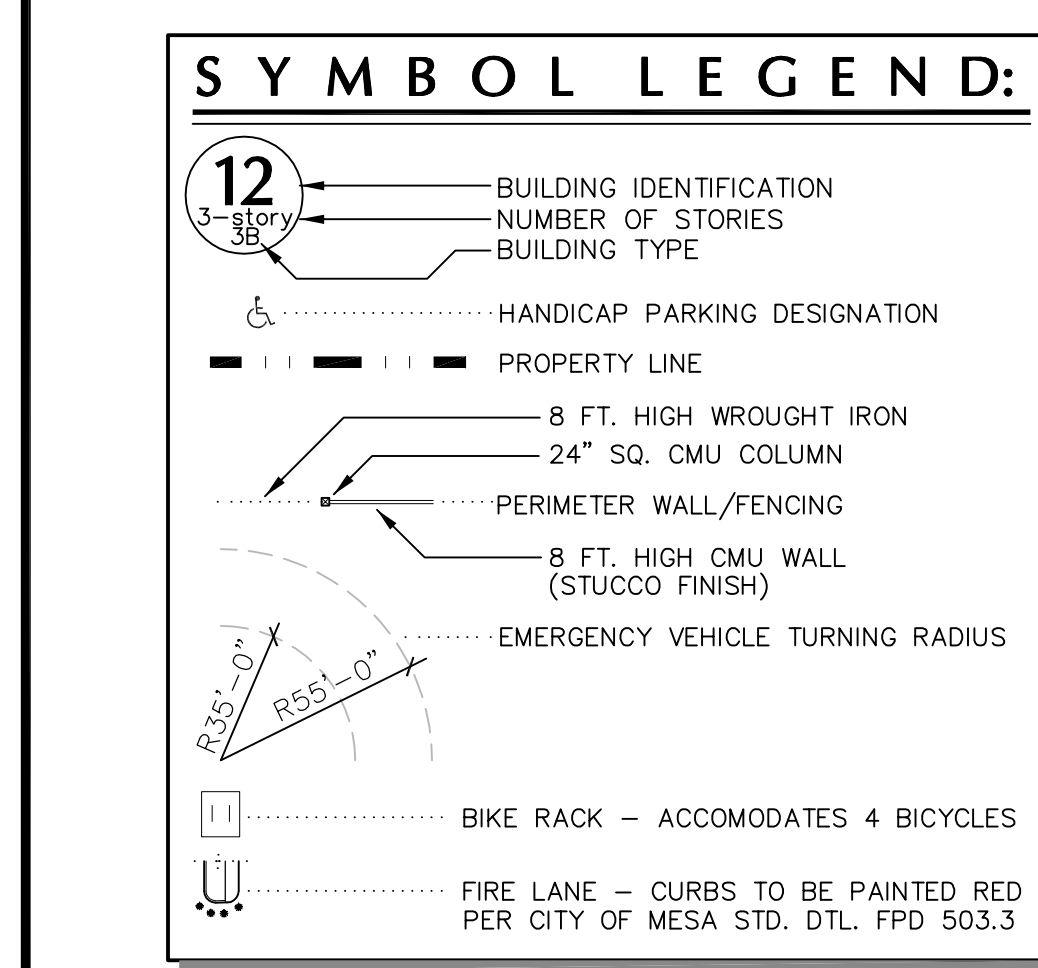
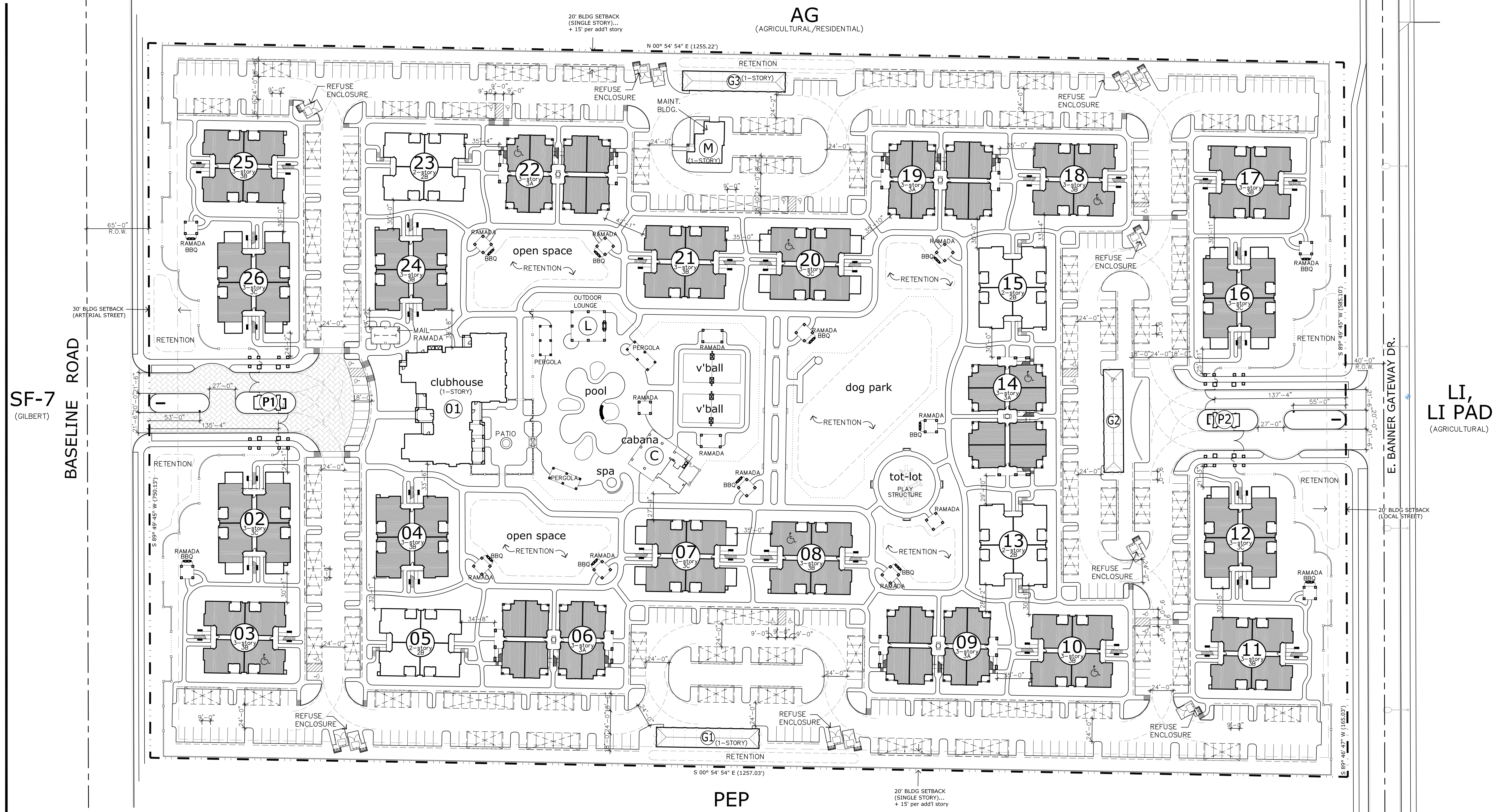
ARCHITECTURAL
DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE	REVISIONS	DATE	REVISIONS

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



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



BASELINE ASSEMBLAGE PROJECT DESCRIPTION:

MARK-TAYLOR INTENDS TO BUILD AN EXCEPTIONAL MULTIFAMILY COMMUNITY WHICH WILL PROVIDE 344 QUALITY 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 Iversness Ave & Pierpont Dr. Mesa, AZ

Tax Parcel No.s APN: 140-68-006Q, 140-68-006S, 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
	AMENITY, MAINT. & CABANA	FAST RESPONSE HEADS
	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%
	PROPOSED:	472,453 S.F. 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:	723
		(2.1 ps/du)	
	PROVIDED:	GARAGE SPACES	24
		CARPOT SPACES	344
		UNCOVERED (UNRESERVED) SPACES	350
		TOTAL PROVIDED:	718
		(2.08 ps/du)	
ACCESSIBLE PARKING:	REQUIRED:	2% OF PROVIDED	15/2
		VAN (1 per 6 ACCESSIBLE)	
		GARAGE SPACES	1/-
		CARPOT SPACES	7/-
		UNCOVERED (UNRESERVED) SPACES	7/2
		TOTAL PROVIDED:	15/2

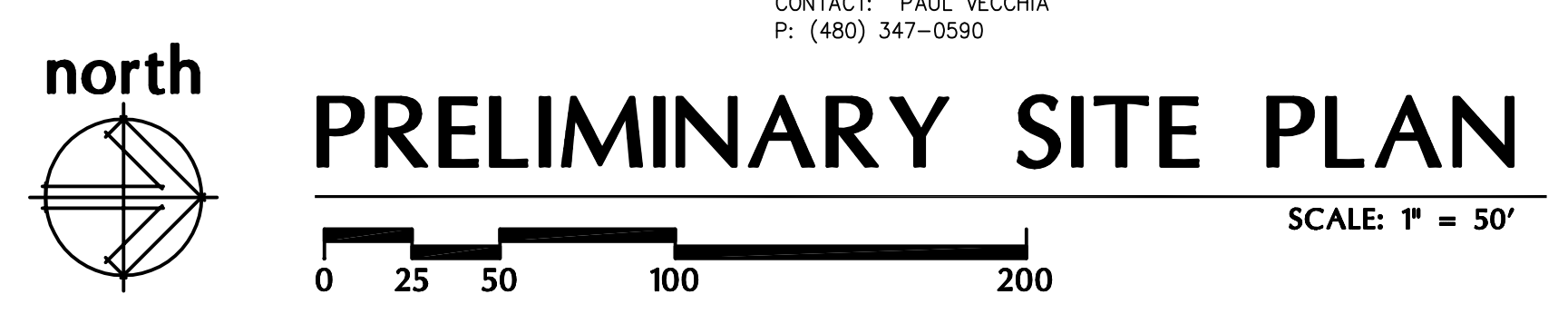
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SCOTTSDALE, AZ 85251
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Architect
ARCHITECTURAL DESIGN GROUP
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SCOTTSDALE, AZ 85250
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Applicant (GPA, Rezone)
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PHOENIX, AZ 85012
CONTACT: STEVE EARL
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Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
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SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



PRELIMINARY SITE PLAN

SCALE: 1" = 50'