



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

Owner

BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
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P: (480) 991-9111

Applicant (GPA, Rezone)

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

Mark Taylor
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(480) 991-9138

Civil Engineer

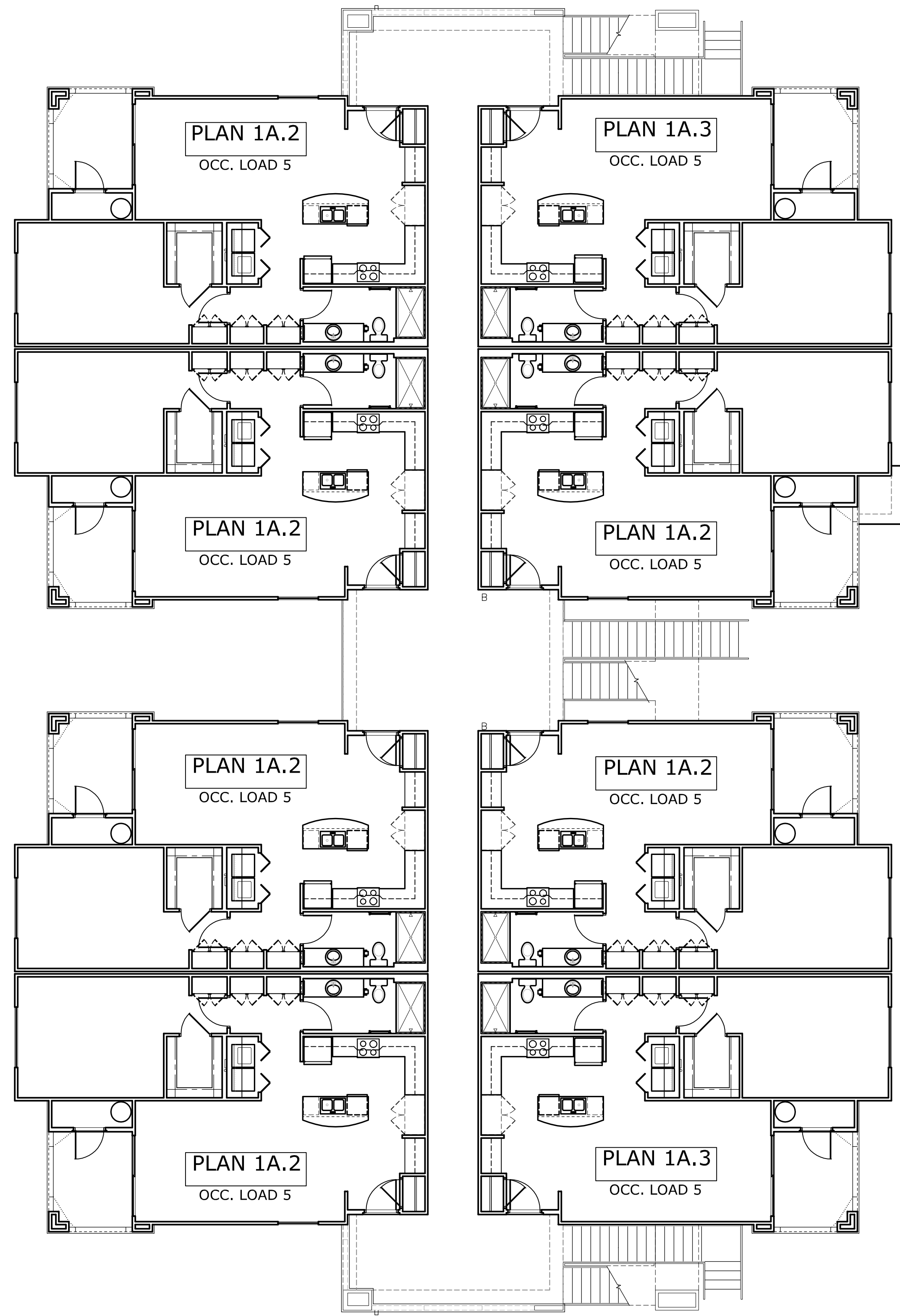
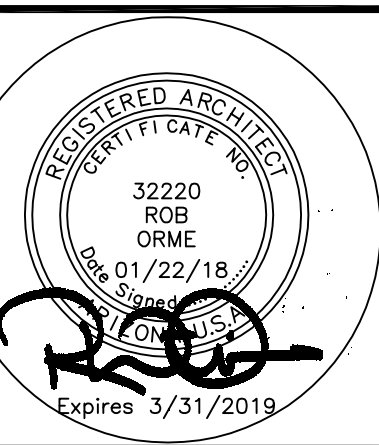
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
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CONTACT: DAN MANN
P: (602) 334-4387

Architect

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6623 N. SCOTTSDALE RD.
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Landscape Arch't

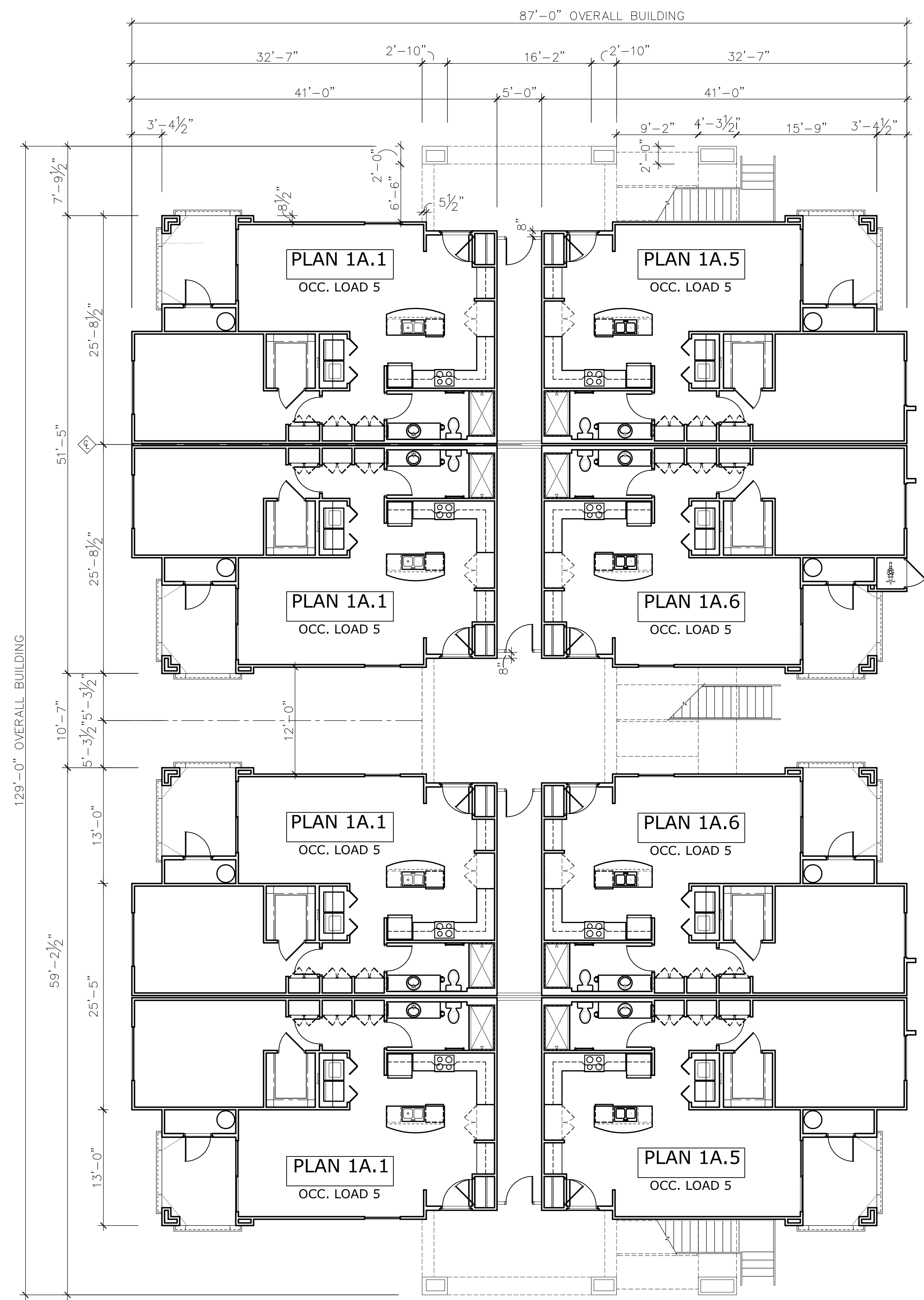
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
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CONTACT: PAUL VECCHIA
P: (480) 347-0590



SECOND FLOOR (8 DWELLING UNITS)

GROSS AREA = 9,060 s.f.
OCCUPANCY LOAD = 40

SCALE: 1/8" = 1'-0"

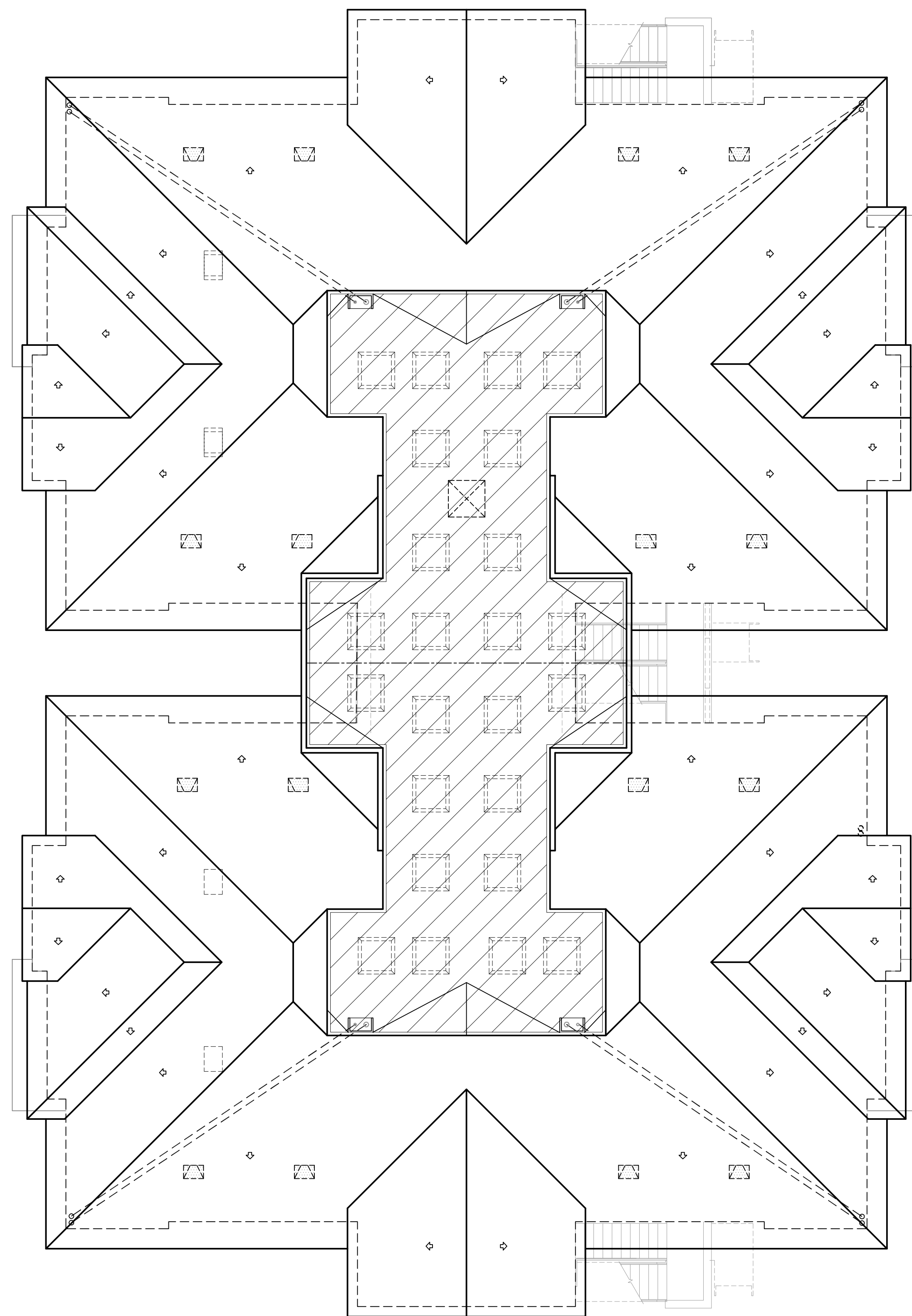


FIRST FLOOR (8 DWELLING UNITS)

GROSS AREA = 9,221 s.f.
OCCUPANCY LOAD = 40

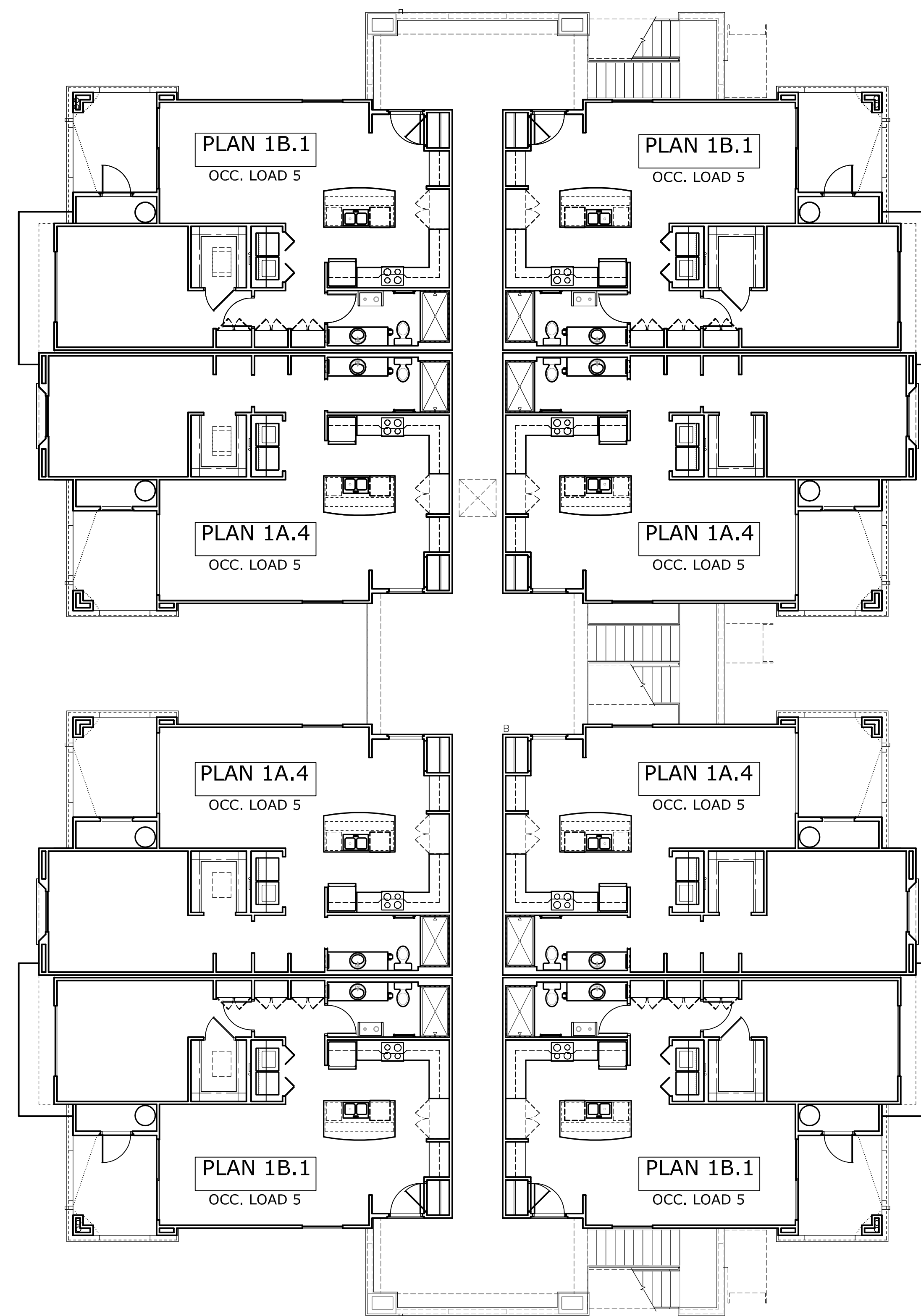
SCALE: 1/8" = 1'-0"

Job No: _____
Date: _____ Sheet No: _____
Scale: _____
Drawn: **A2.1**
Checked: _____
Plan Check No: _____



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR (8 DWELLING UNITS)

GROSS AREA = 9,073 s.f.
OCCUPANCY LOAD = 40

SCALE: 1/8" = 1'-0"



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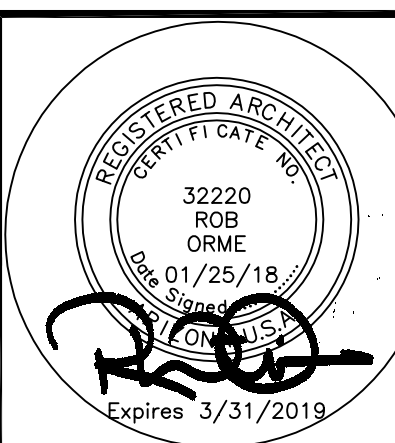
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Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: **A2.2**

Checked: _____

Plan Check No: _____



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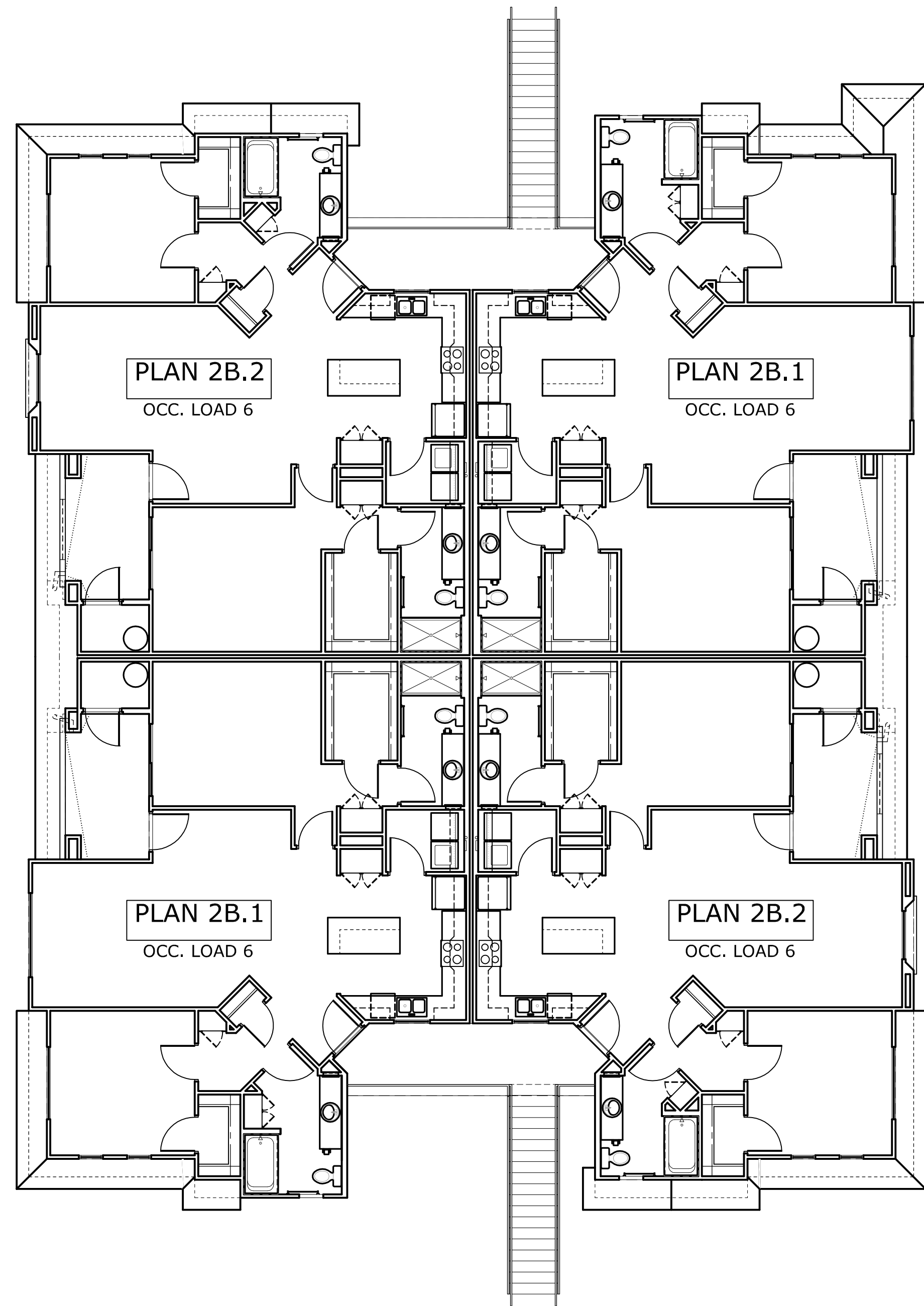
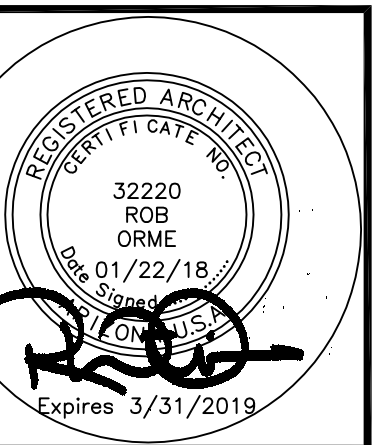
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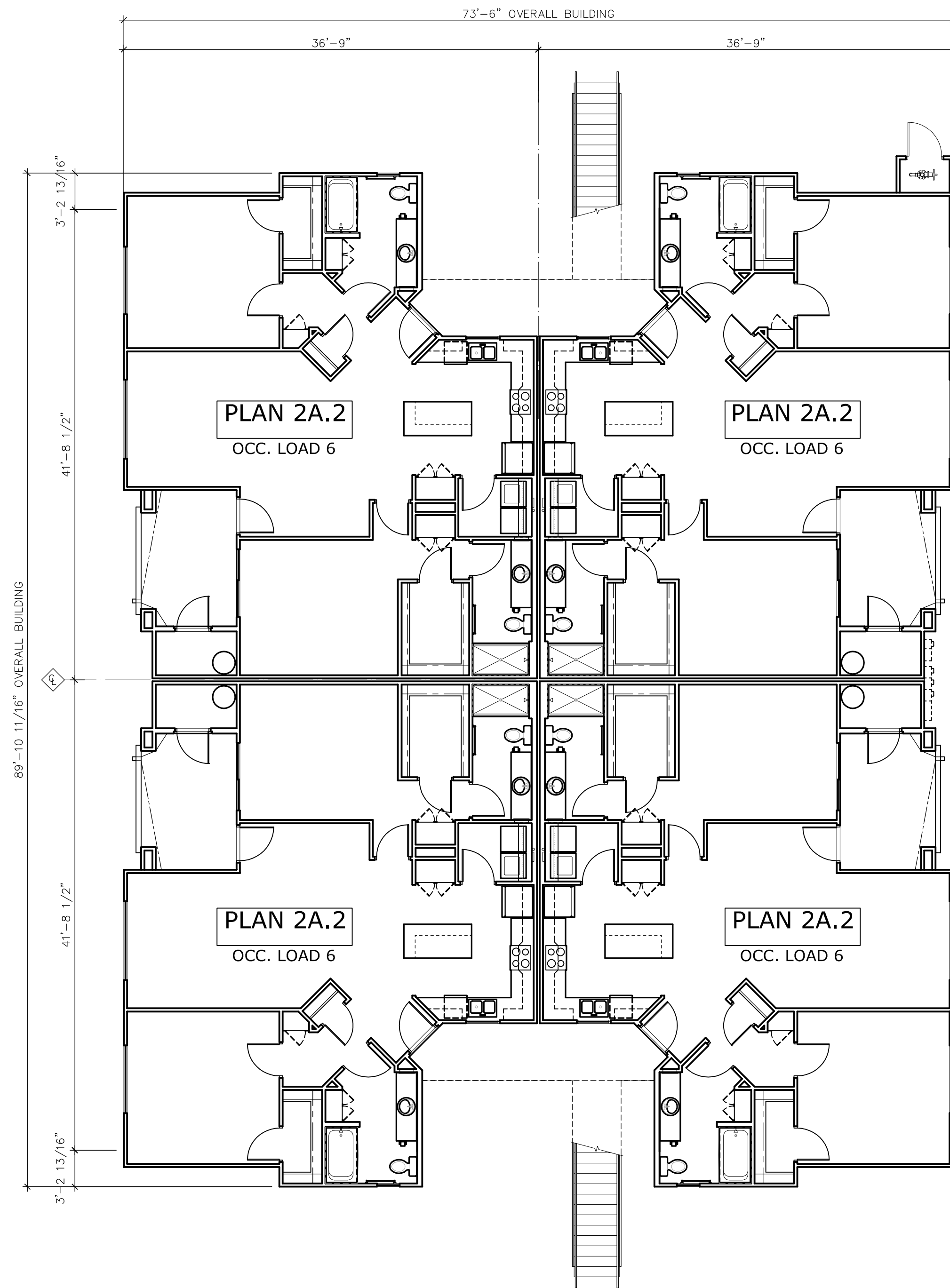
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SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 5,734 s.f.
OCCUPANCY LOAD = 24

SCALE: 1/8" = 1'-0"



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,044 s.f.
OCCUPANCY LOAD = 24

SCALE: 1/8" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: **A3.1**

Checked:

Plan Check No:



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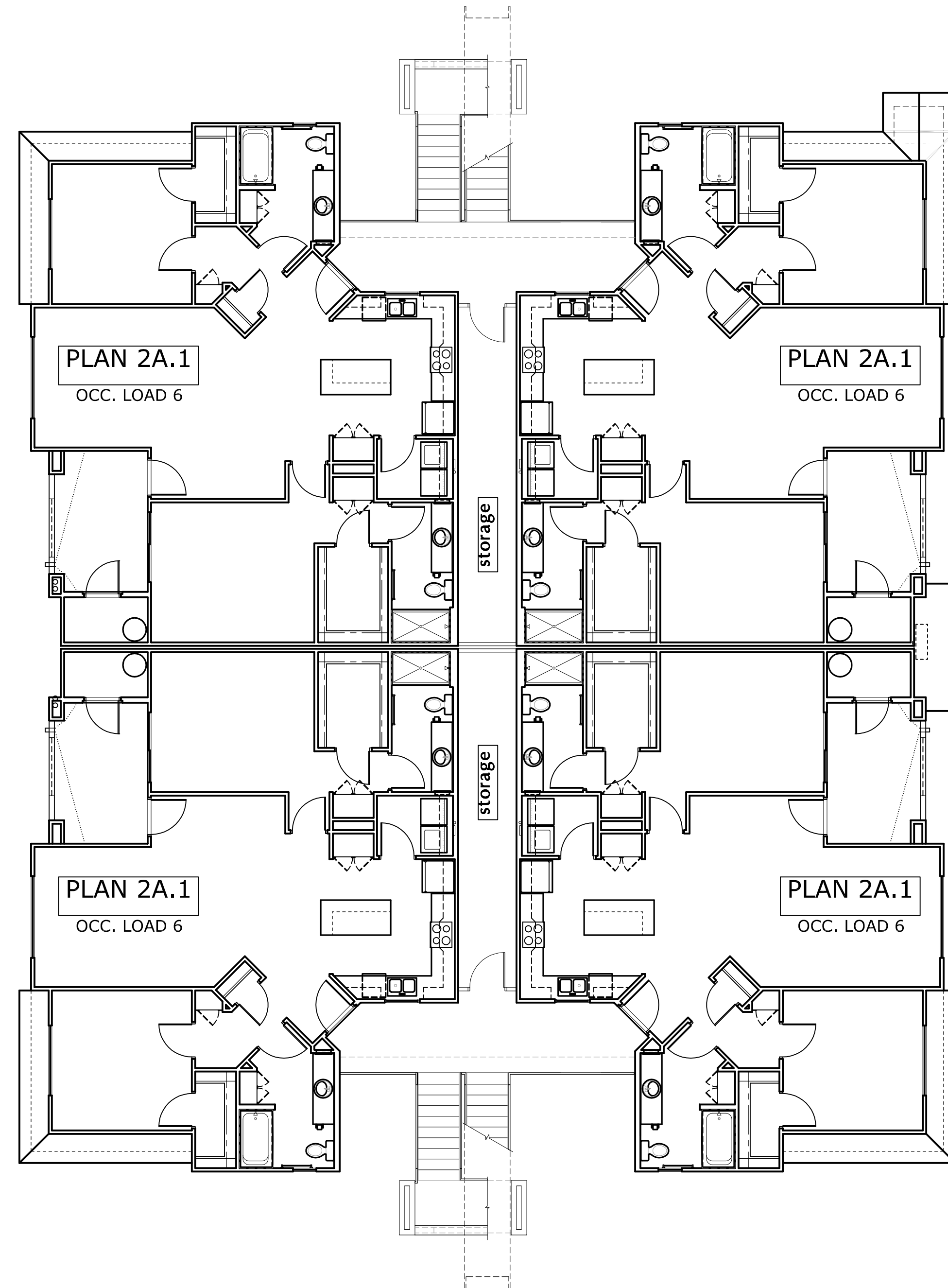
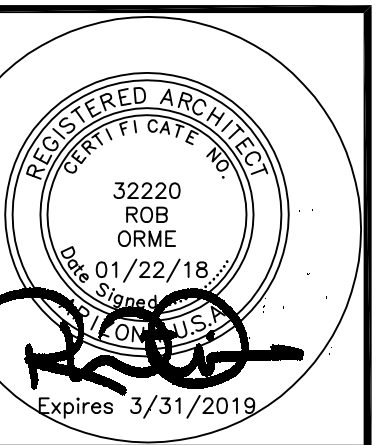
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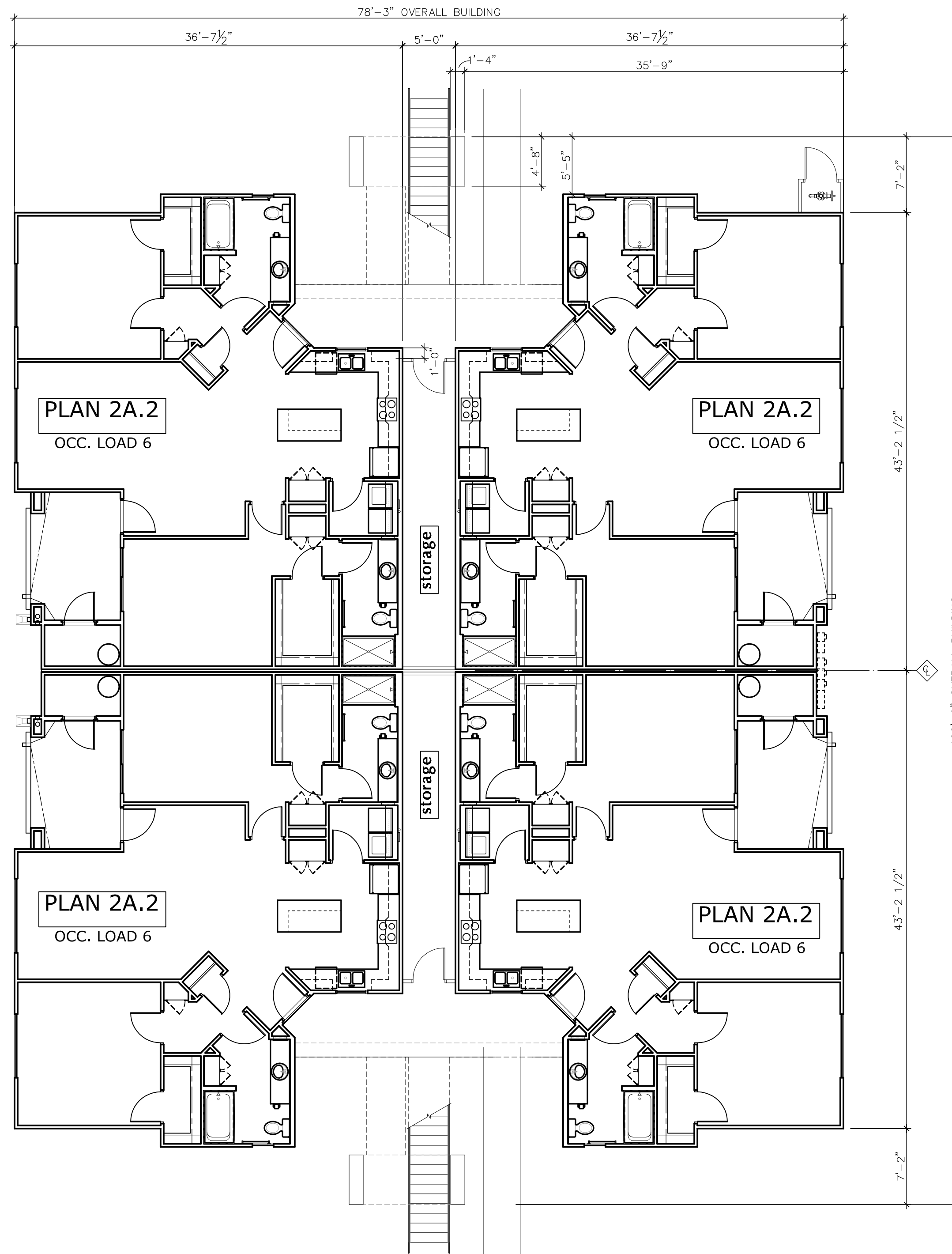
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SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,230 s.f.
OCCUPANCY LOAD = 24

SCALE: 1/8" = 1'-0"



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,427 s.f.
OCCUPANCY LOAD = 24

SCALE: 1/8" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: **A4.1**

Checked: _____

Plan Check No: _____



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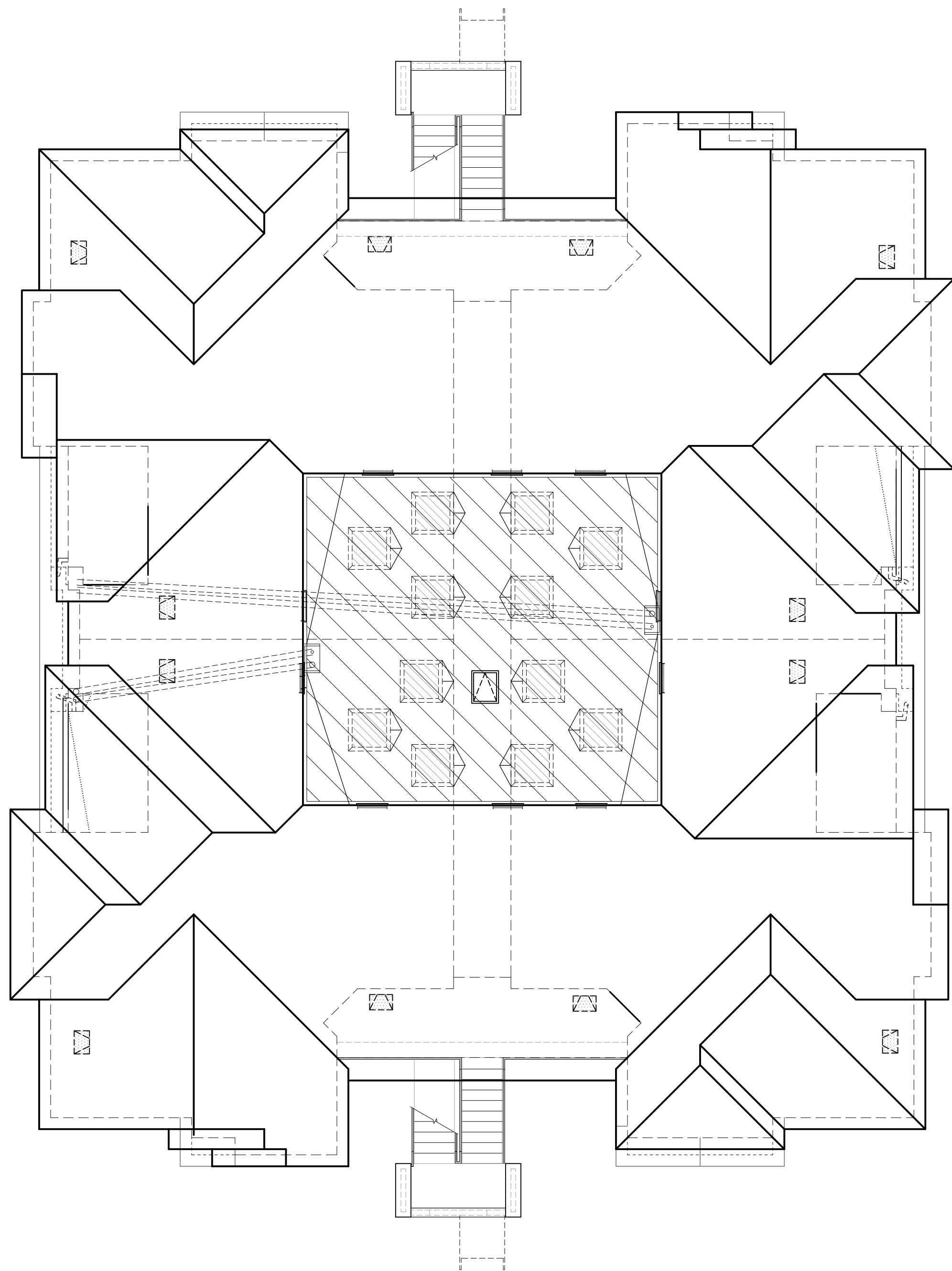
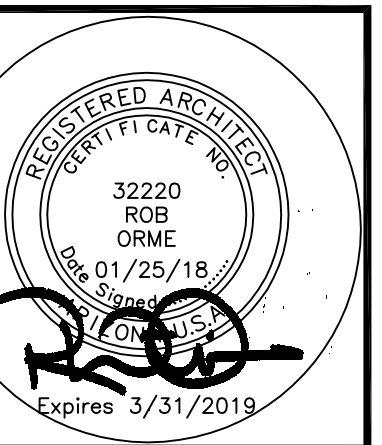
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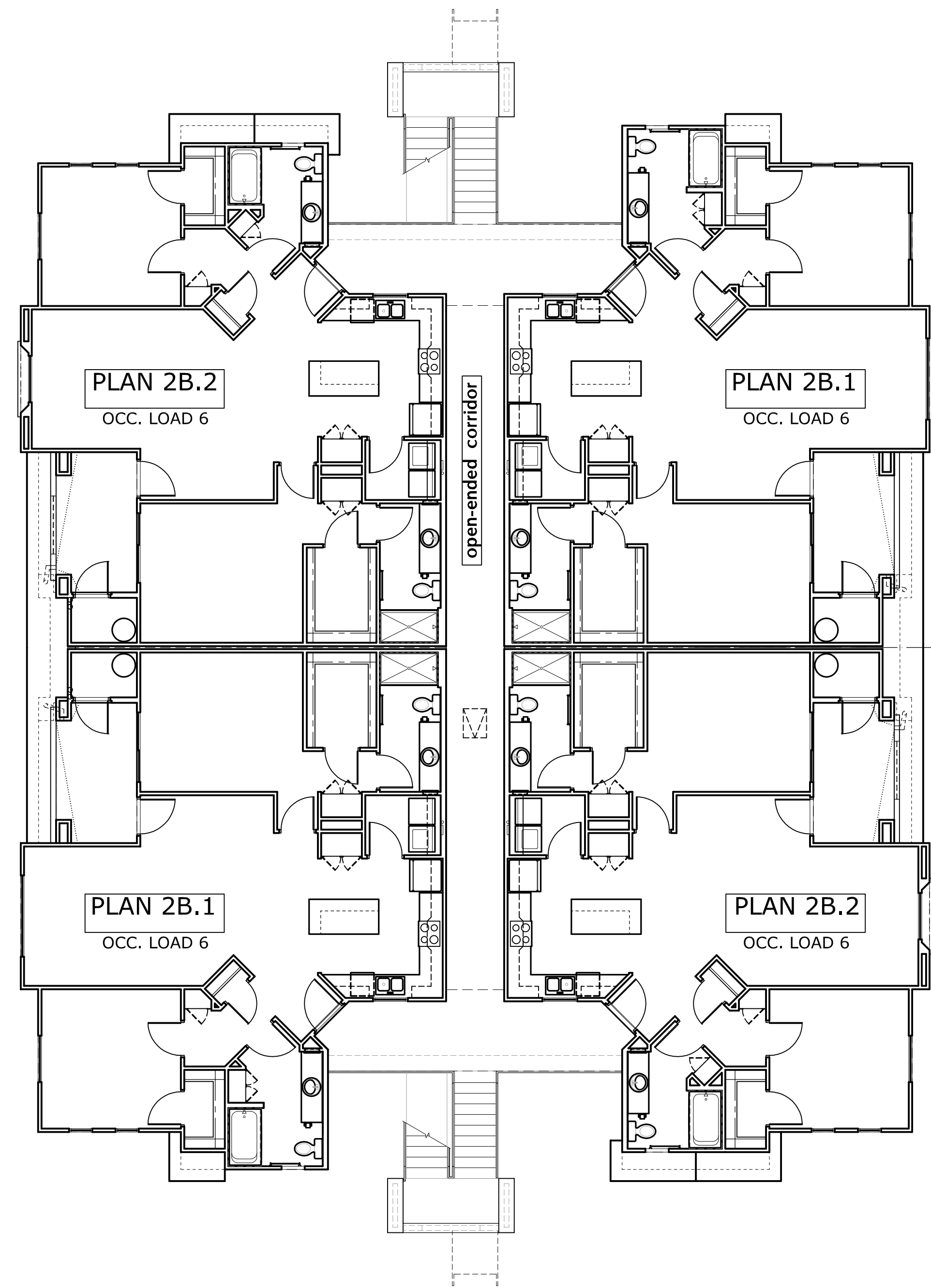
Landscape Arch't

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ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,080 s.f.
OCCUPANCY LOAD = 26

SCALE: 1/8" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: _____

Checked: _____

Plan Check No: _____

A4.2



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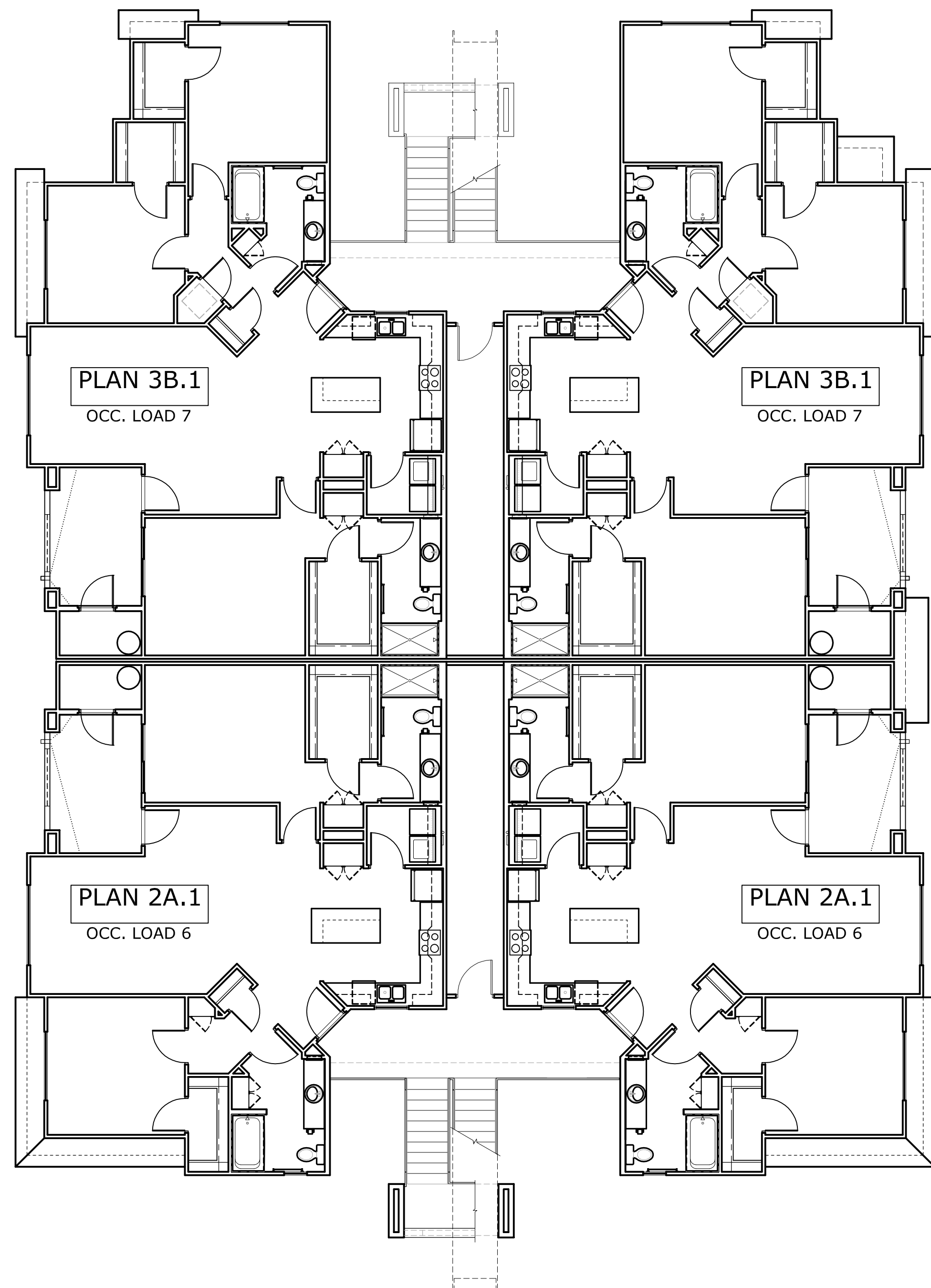
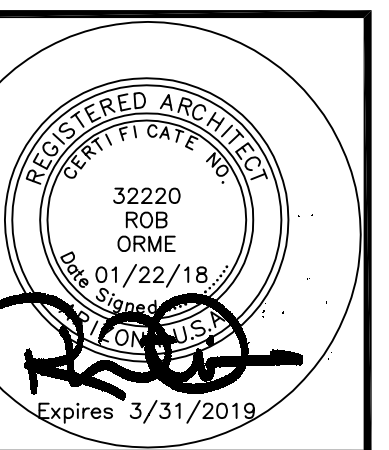
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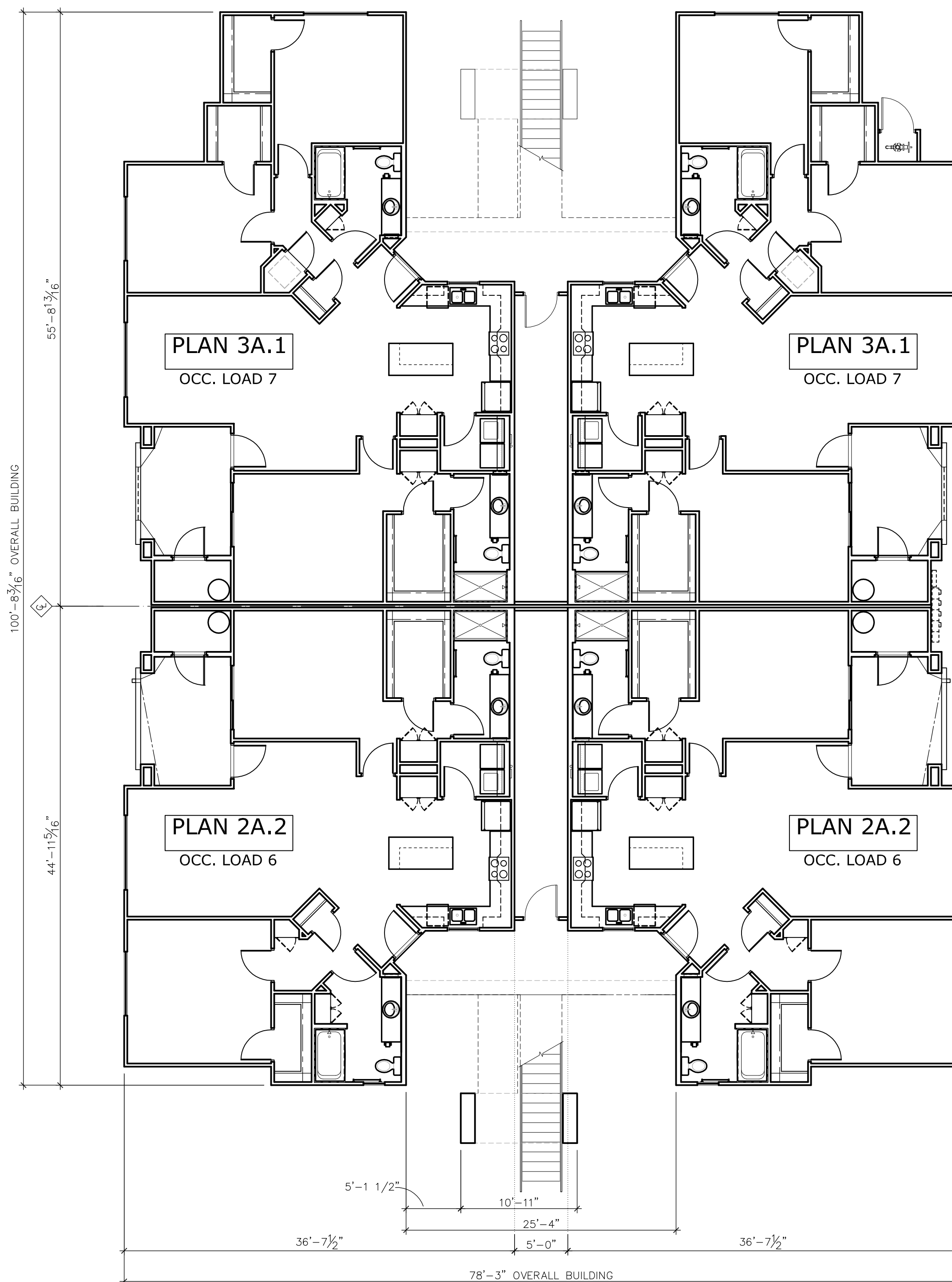
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
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SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 6641 s.f.
OCCUPANCY LOAD = 26

SCALE: 1/8" = 1'-0"



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 6,808 s.f.
OCCUPANCY LOAD = 26

SCALE: 1/8" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: **A5.1**

Checked: _____

Plan Check No: _____



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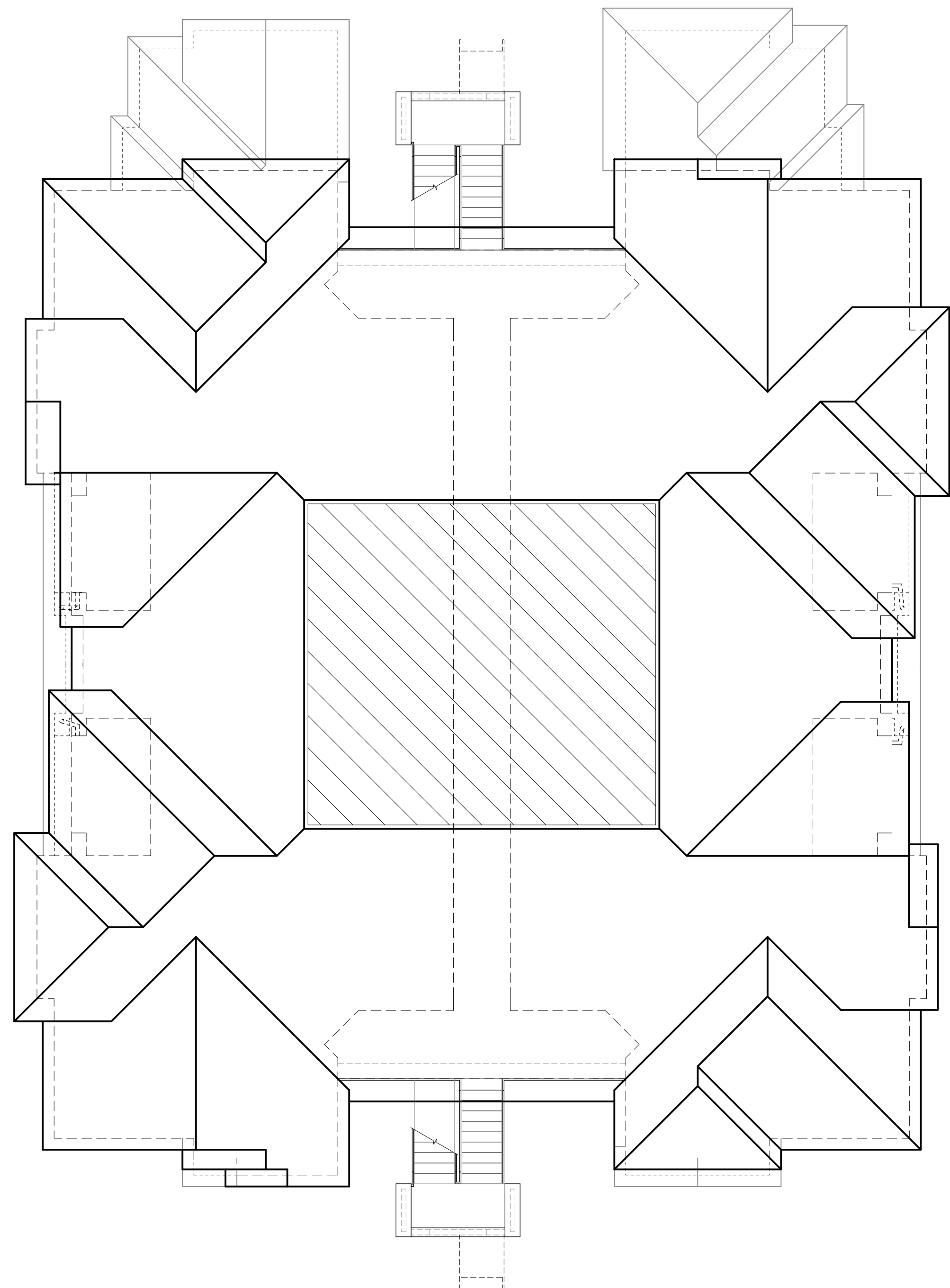
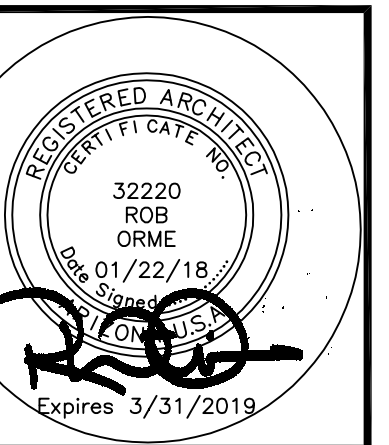
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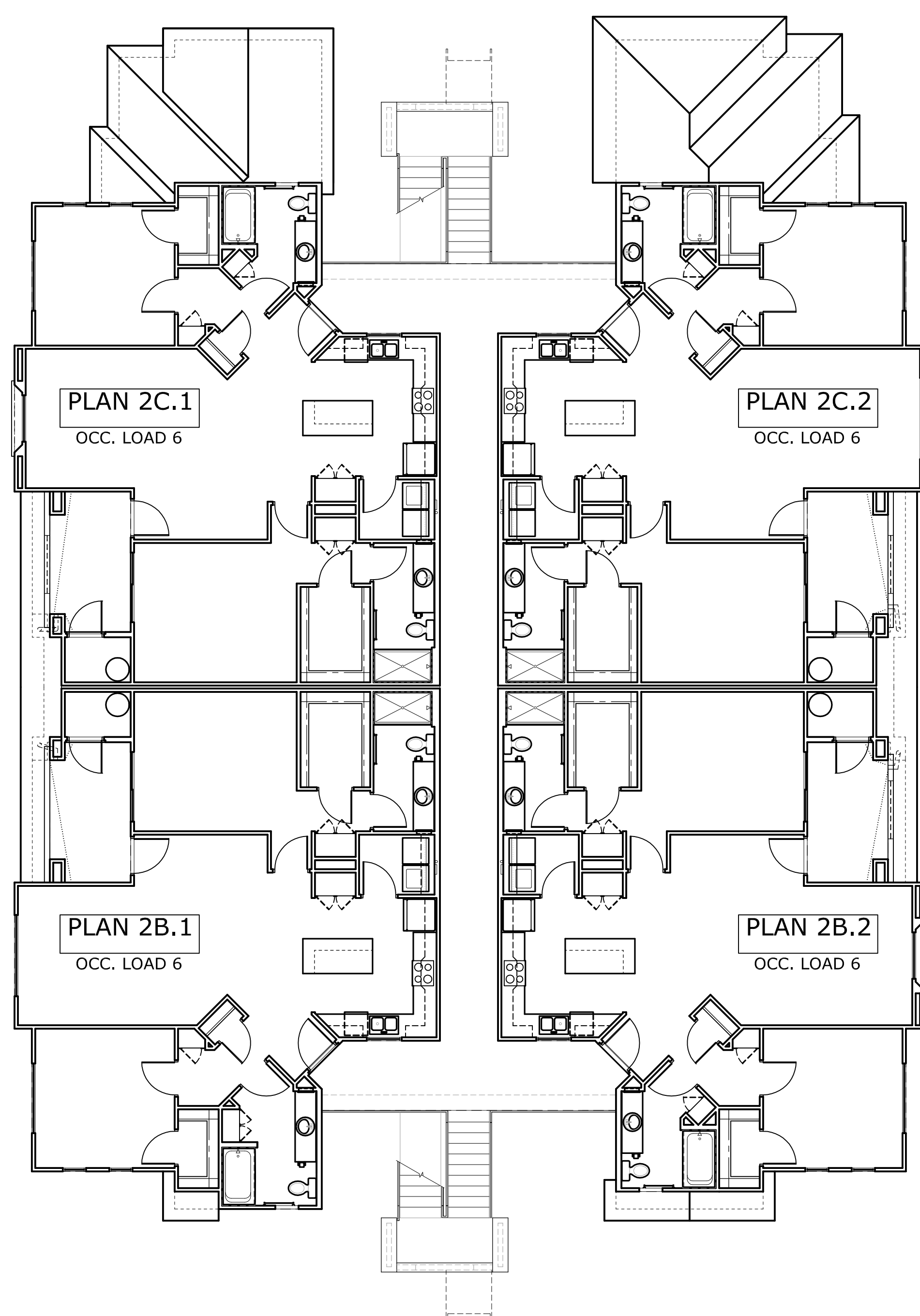
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ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR

GROSS AREA = 6,067 s.f.
OCCUPANCY LOAD = 24

SCALE: 1/8" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: **A5.2**

Checked:

Plan Check No:



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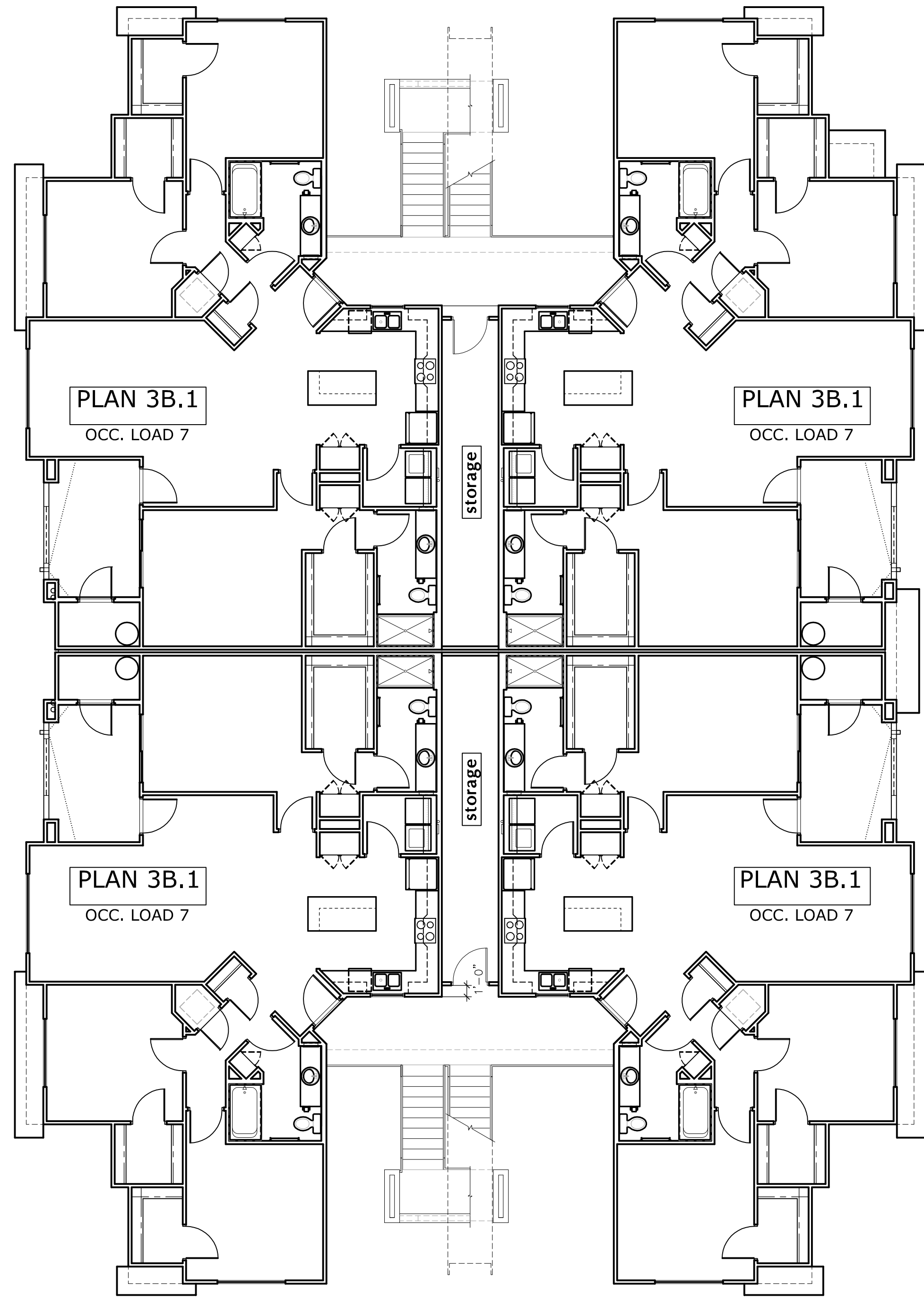
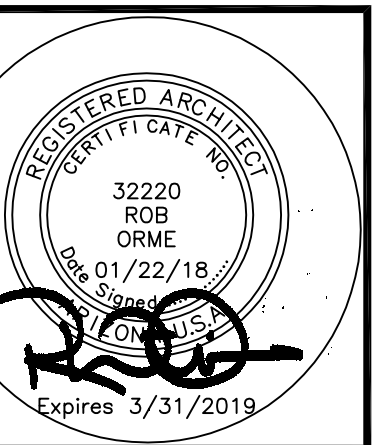
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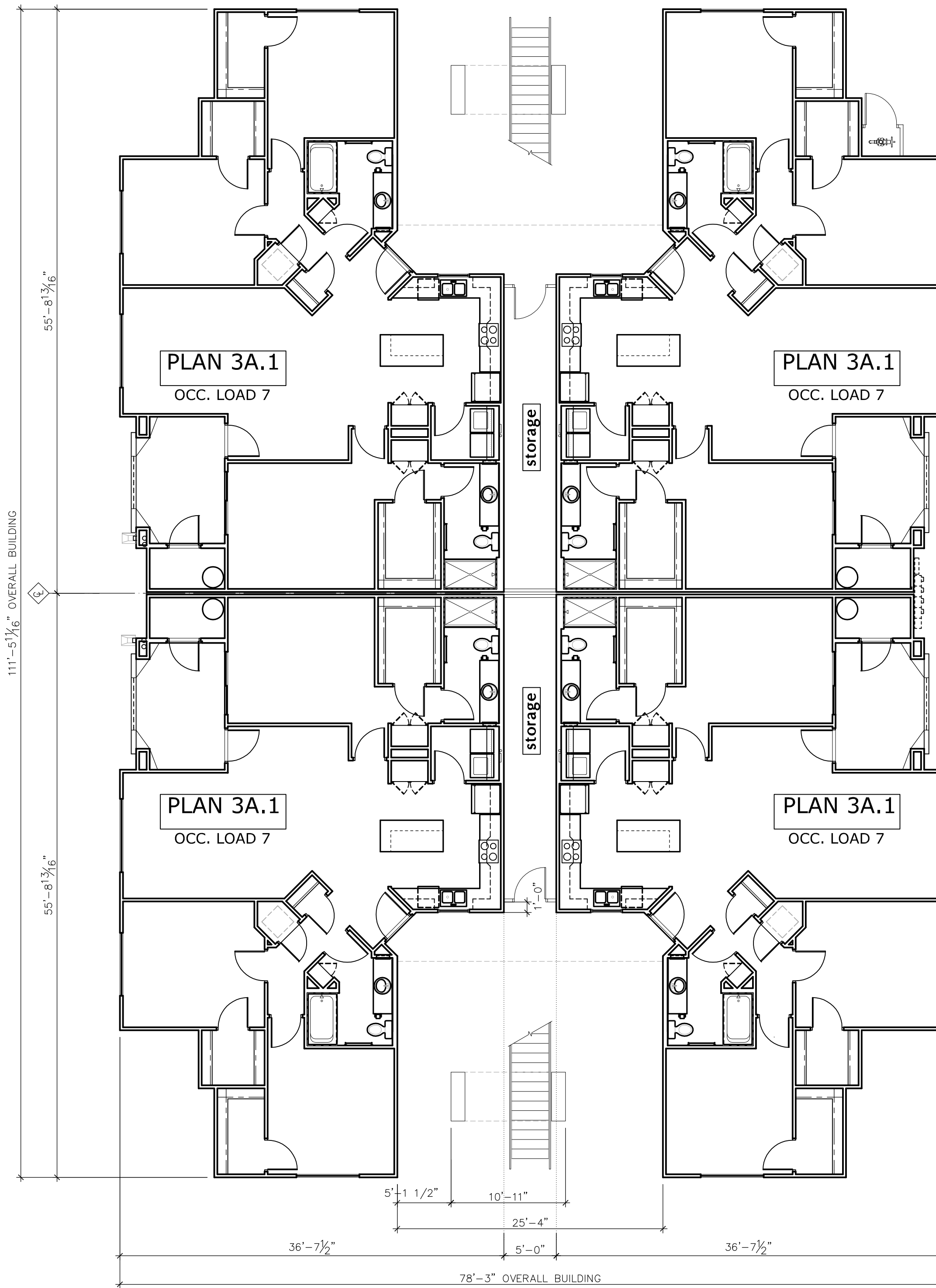
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SECOND FLOOR (4 DWELLING UNITS)

GROSS AREA = 7,051 s.f.
OCCUPANCY LOAD = 28

SCALE: 1/8" = 1'-0"



FIRST FLOOR (4 DWELLING UNITS)

GROSS AREA = 7,193 s.f.
OCCUPANCY LOAD = 28

SCALE: 1/8" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: _____

Checked: _____

Plan Check No: _____

A6.1



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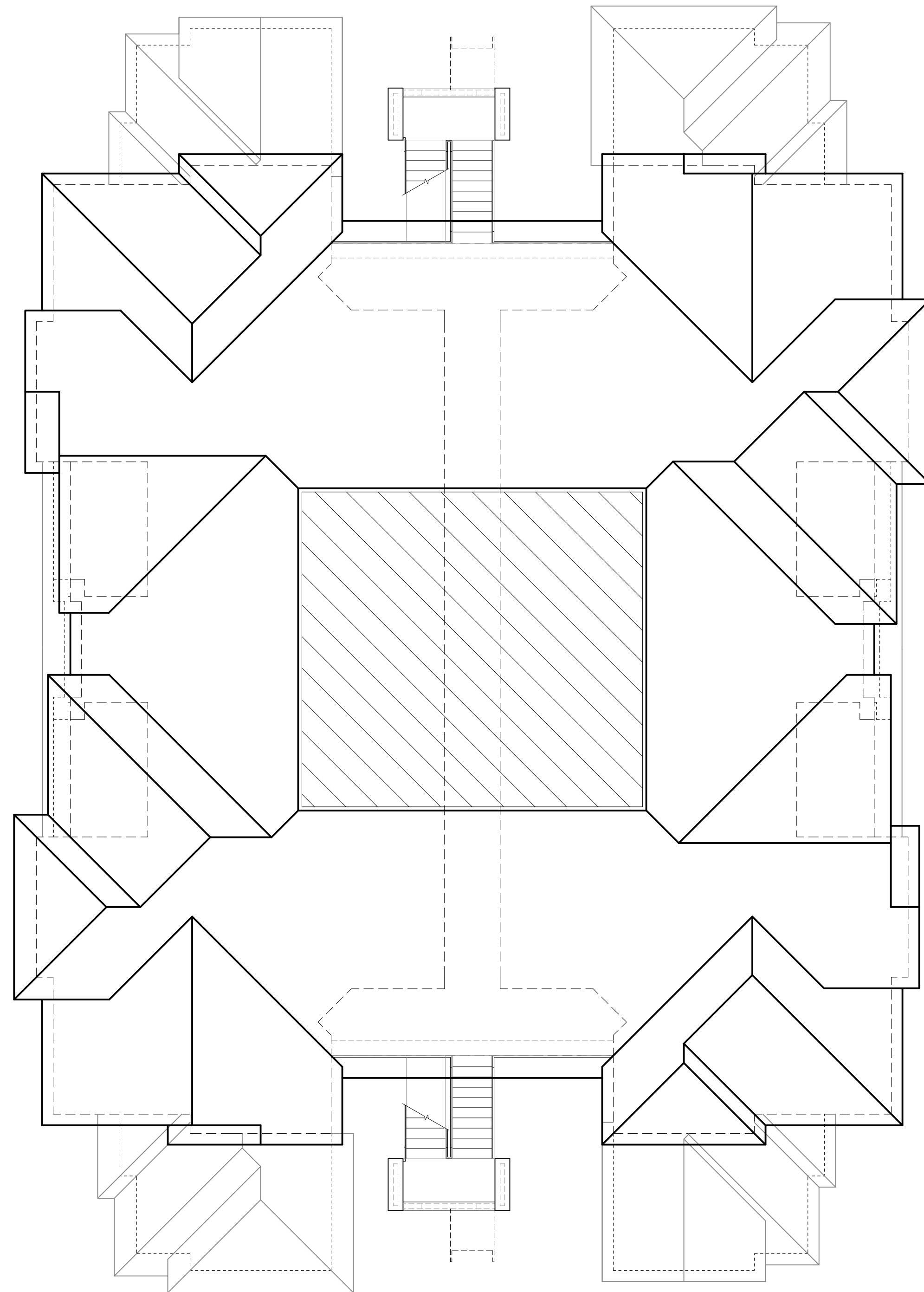
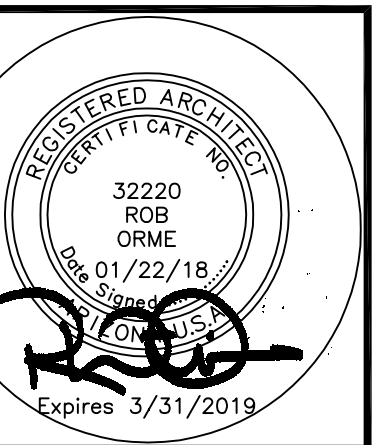
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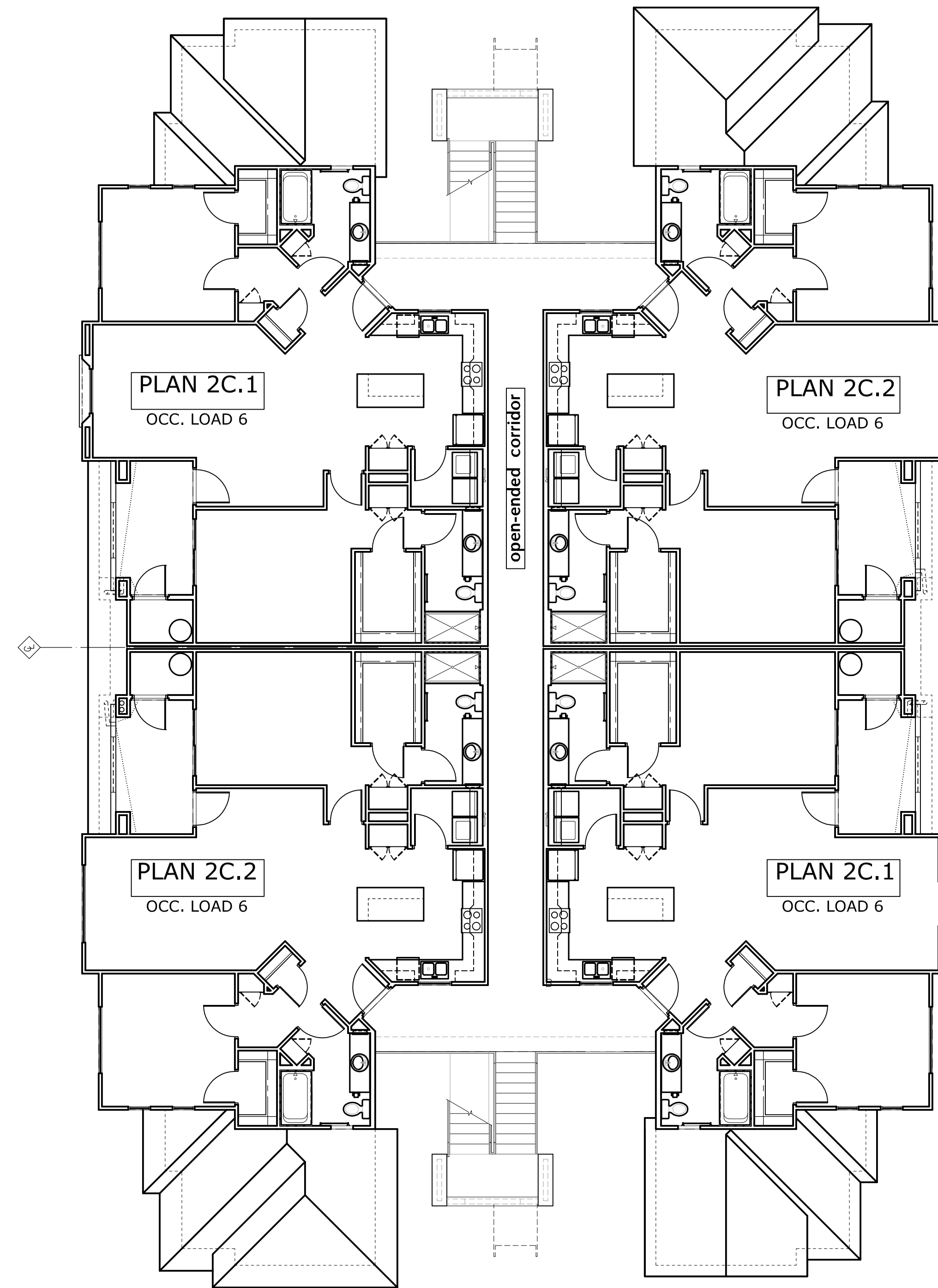
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ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR

GROSS AREA = 6,054 s.f.
OCCUPANCY LOAD = 24

SCALE: 1/8" = 1'-0"

3rd Floor and Roof Plan - Bldg C3

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: **A6.2**

Checked: _____

Plan Check No: _____



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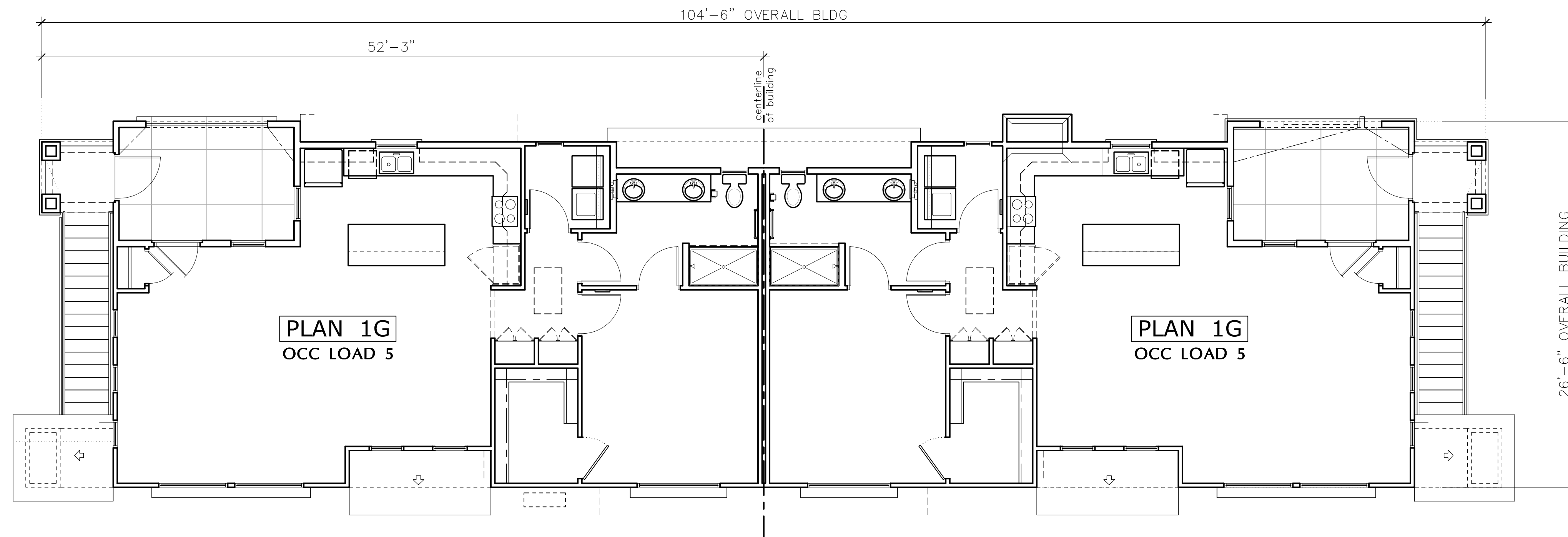
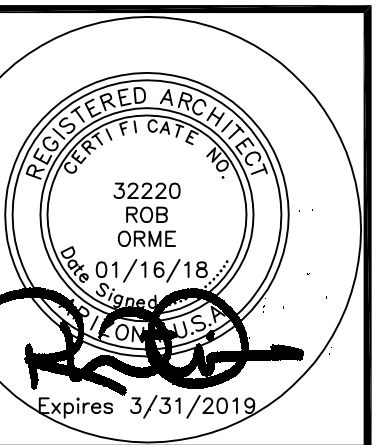
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Landscape Arch't

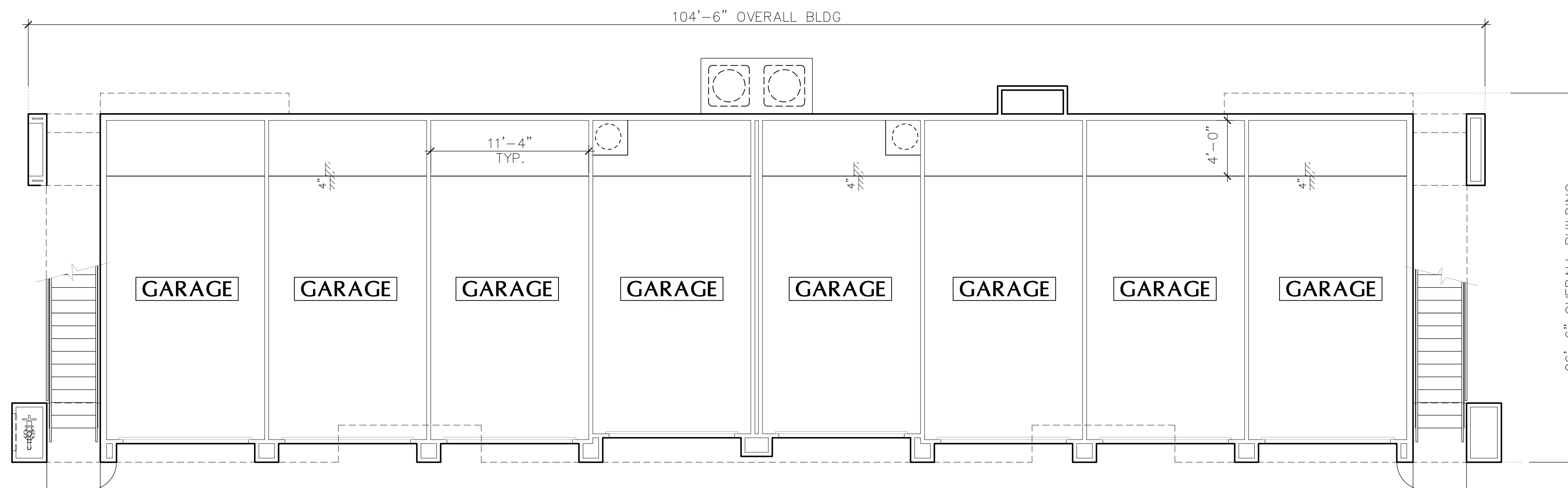
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590



SECOND FLOOR (2 DWELLING UNITS)

GROSS AREA (R-Occ) = 2,300 s.f.
OCCUPANCY LOAD = 12

SCALE: 3/16" = 1'-0"



FIRST FLOOR (8 GARAGES)

GROSS AREA (U-Occ) = 2,346 s.f.
OCCUPANCY LOAD = 12

SCALE: 3/16" = 1'-0"

Job No:

Date: _____ Sheet No: _____

Scale: _____

Drawn: _____

Checked: _____

Plan Check No: _____

A7.1



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

Owner

BASELINE GATEWAY APTS, LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Developer

MARK-TAYLOR DEVELOPMENT
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)

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

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

Civil Engineer

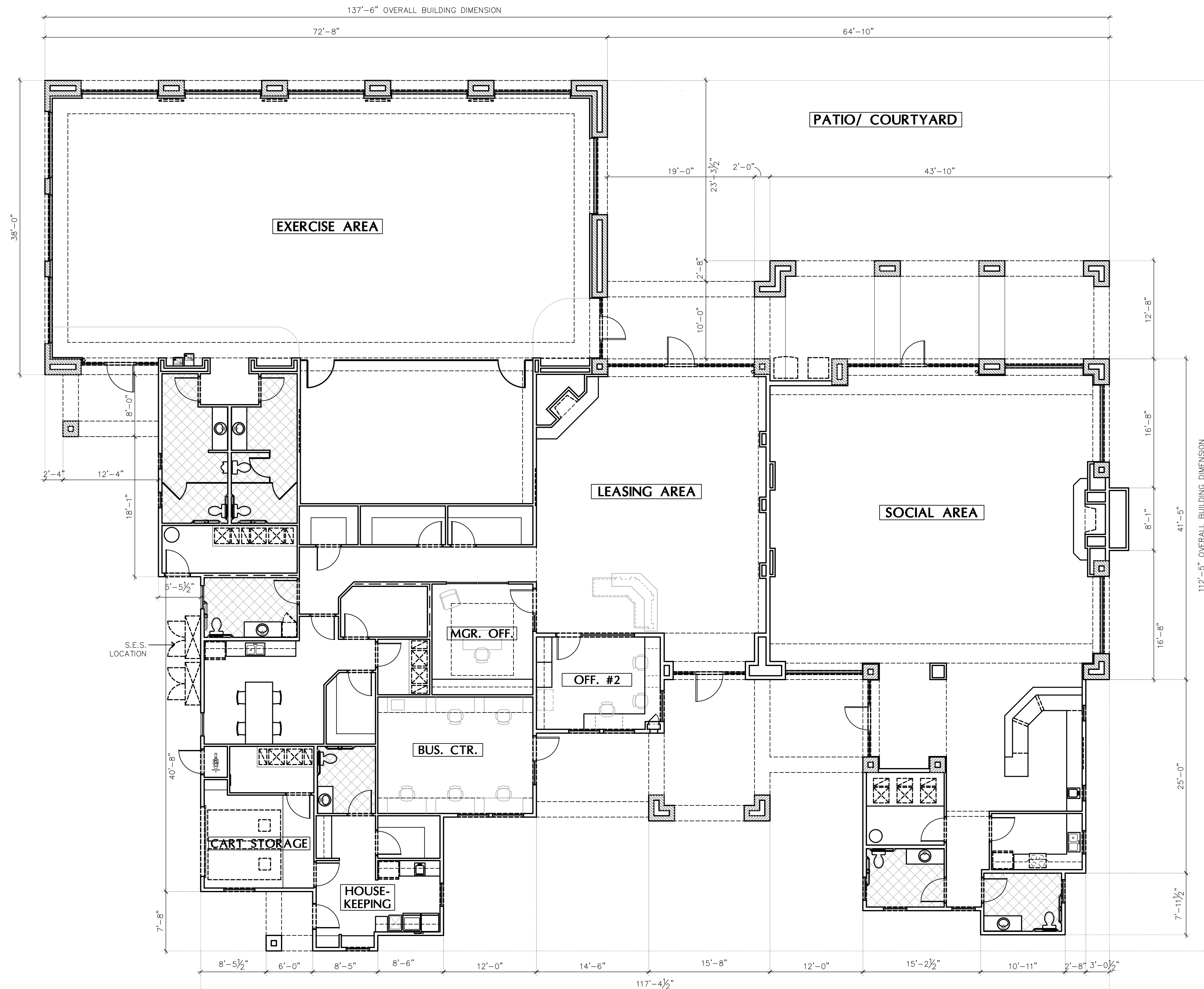
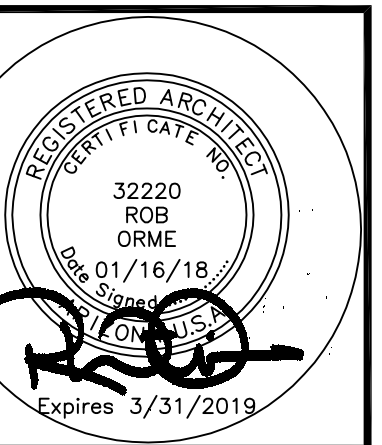
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect

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

Landscape Arch't

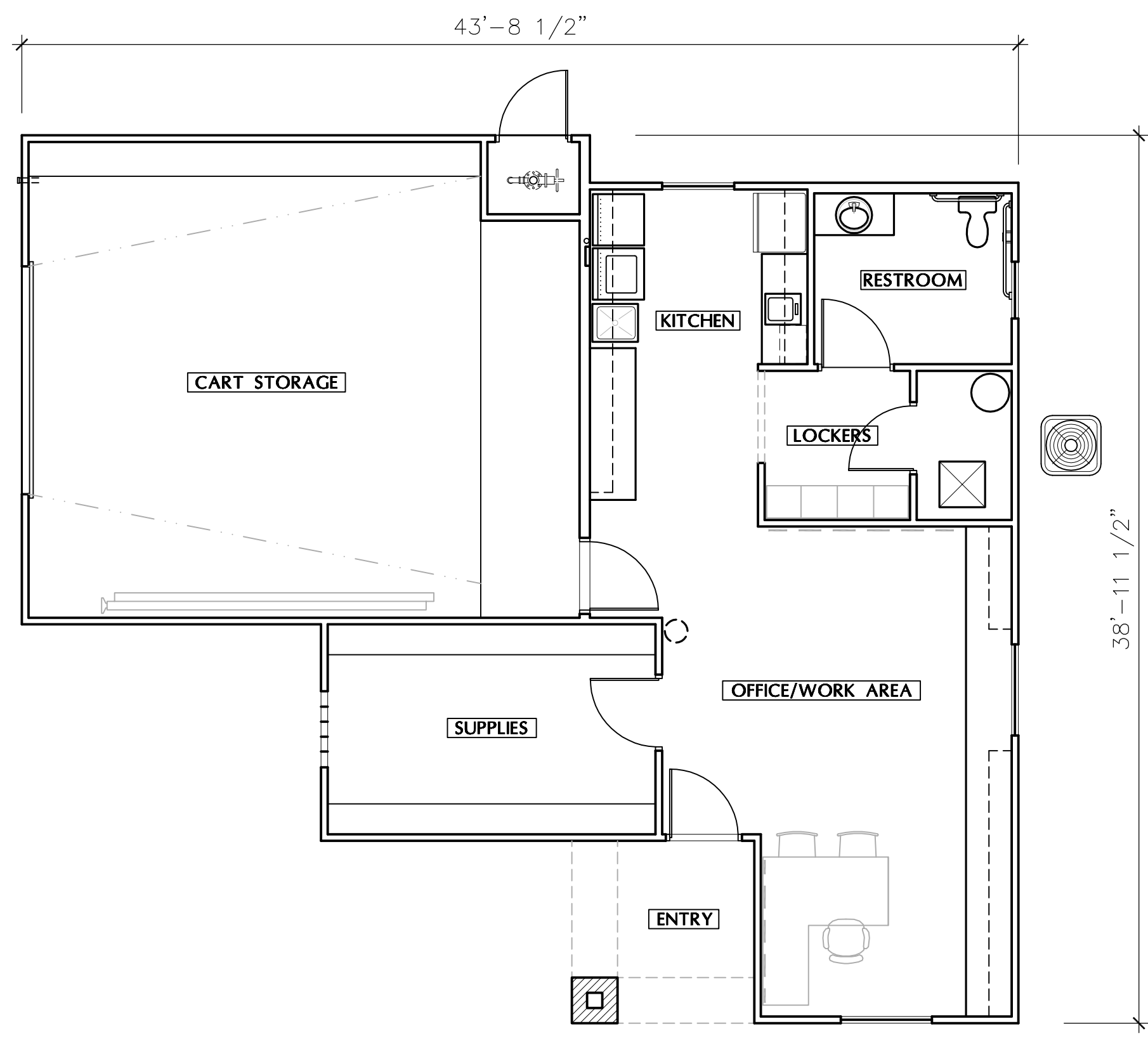
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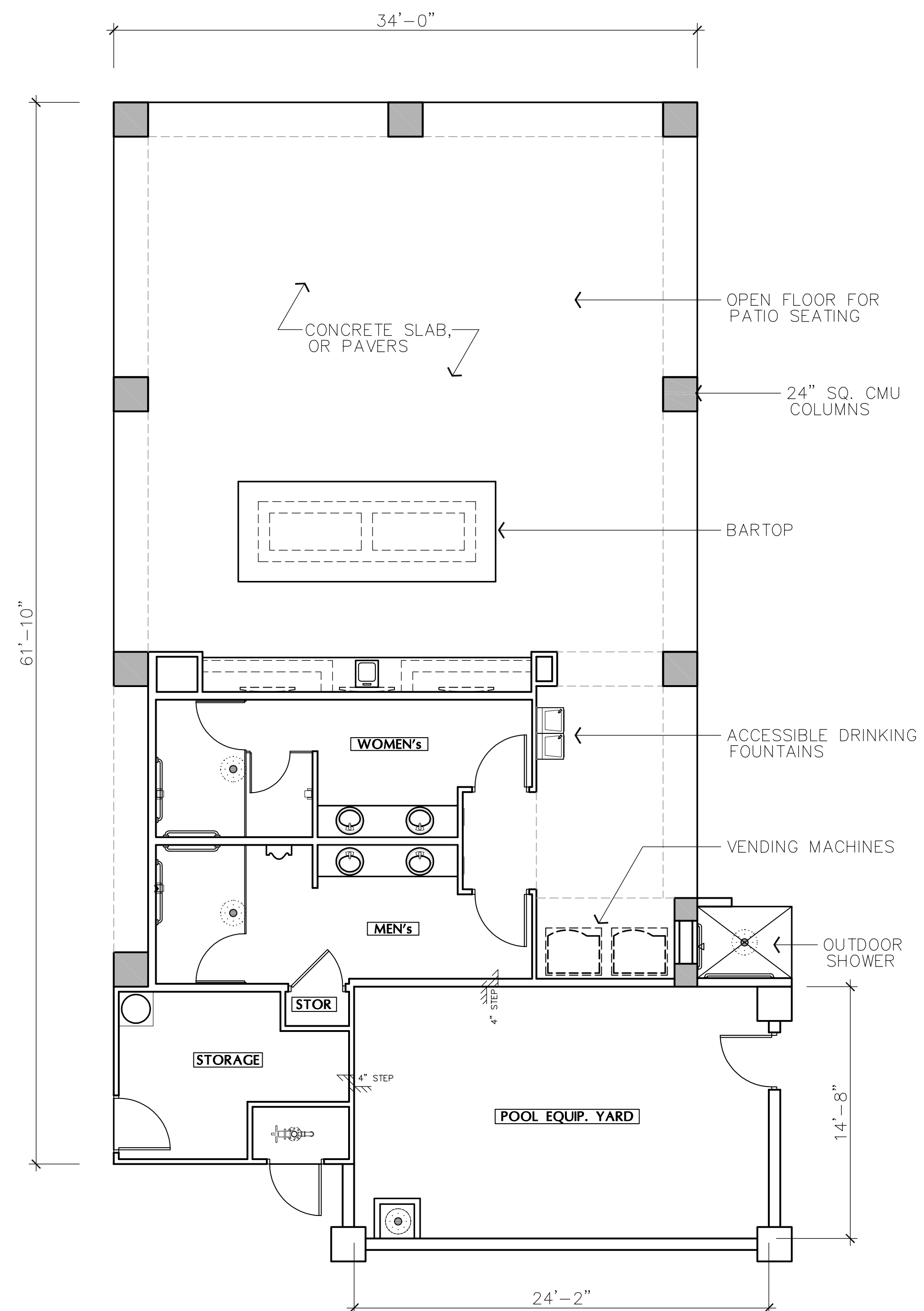
FLOOR PLAN

Square Footage:
NET (air conditioned) . . . 9,834 Sq/Ft
GROSS 11,339 Sq/Ft

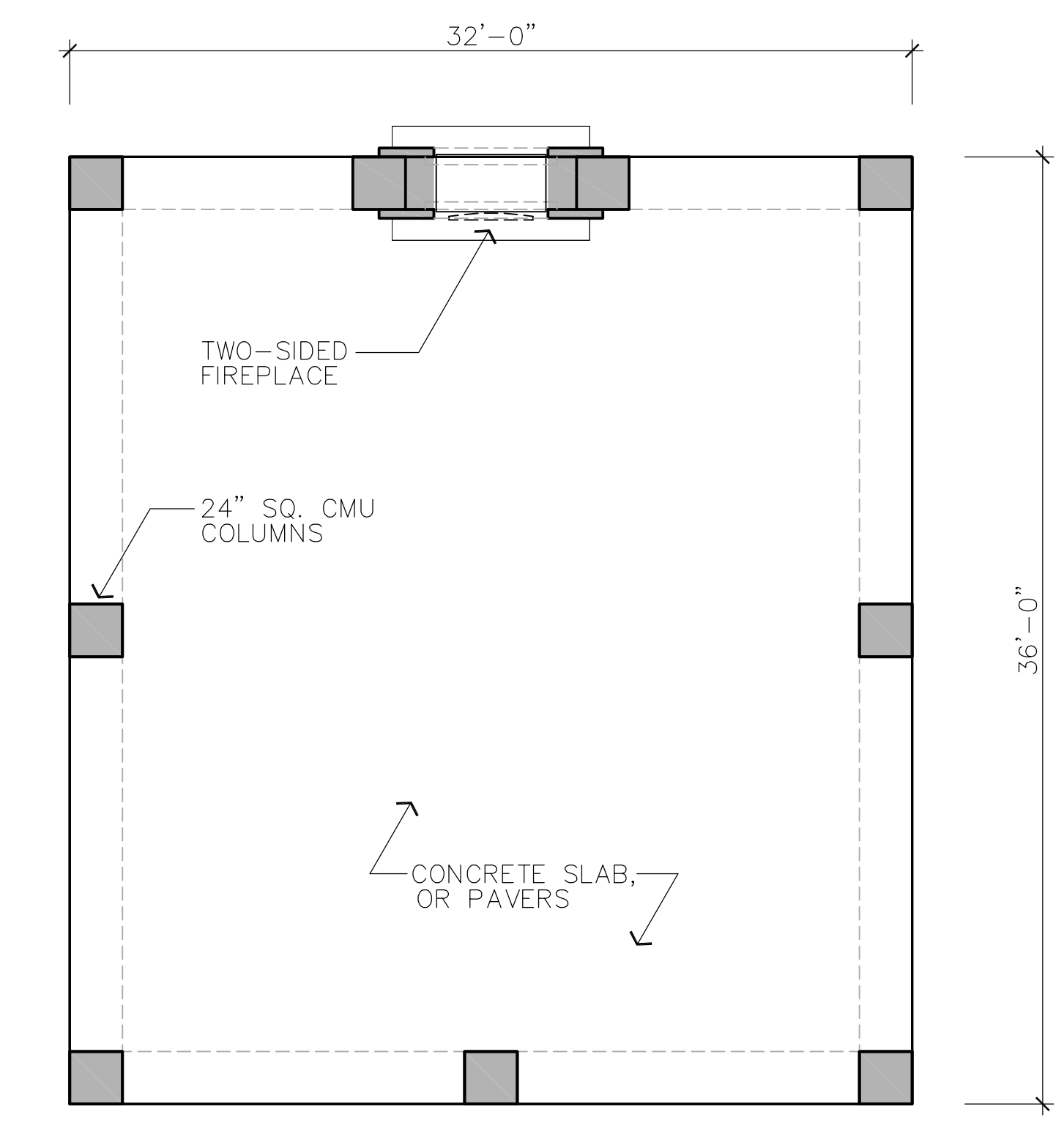
SCALE: 1/8" = 1'-0"



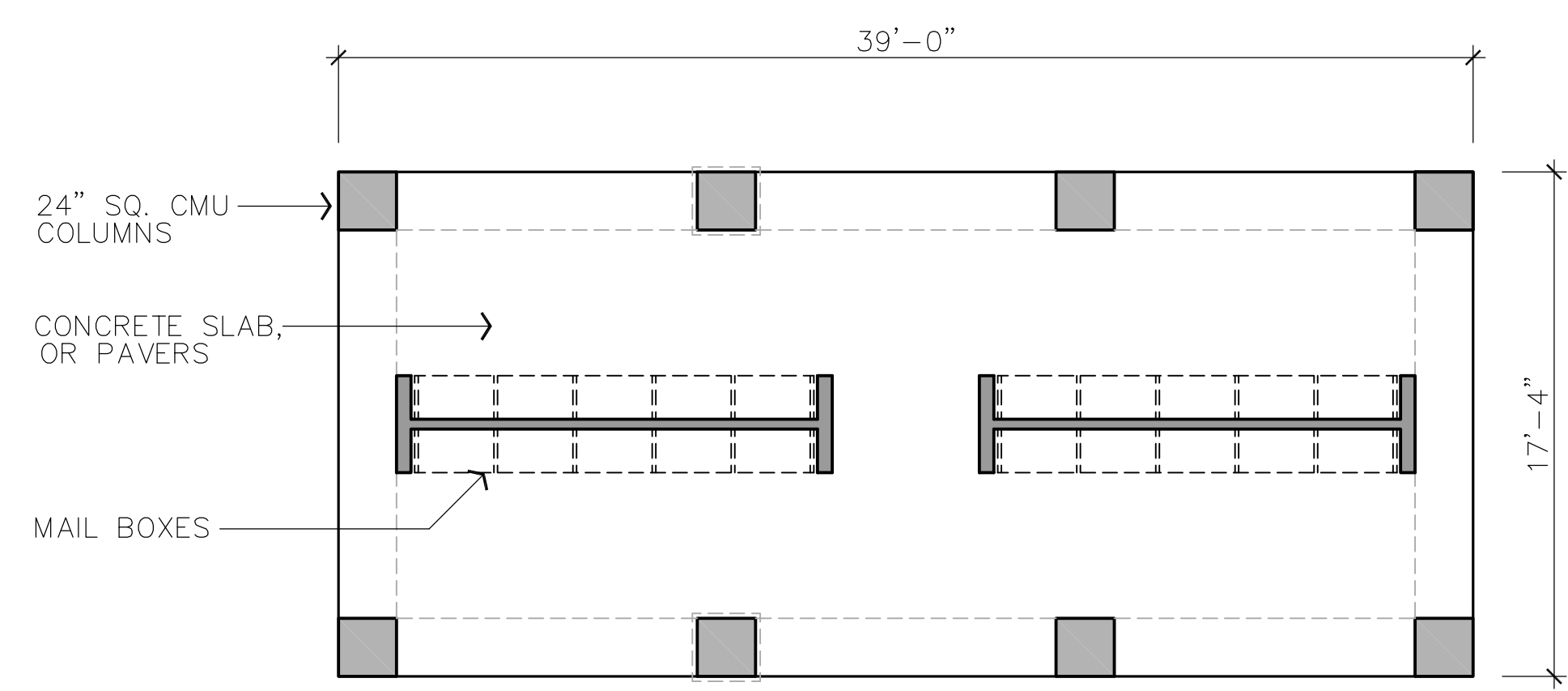
MAINTENANCE BLDG



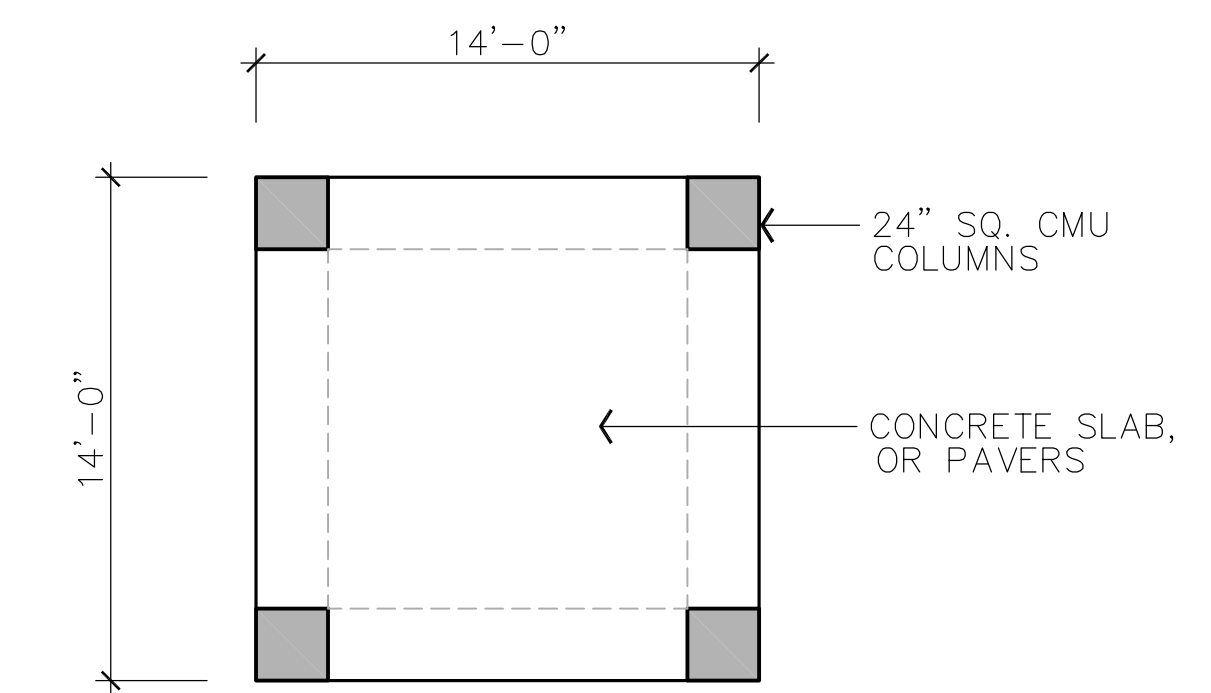
POOL CABANA



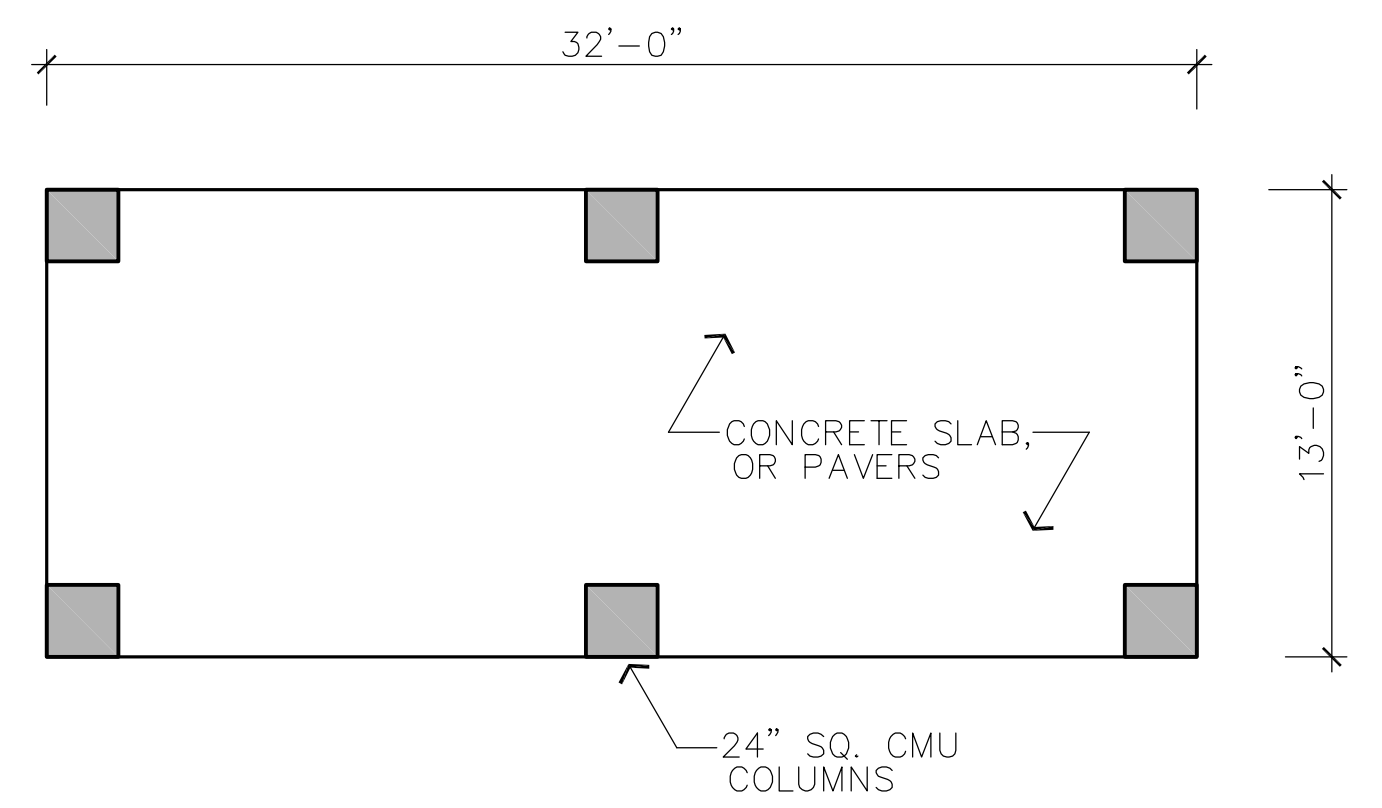
POOL LOUNGE



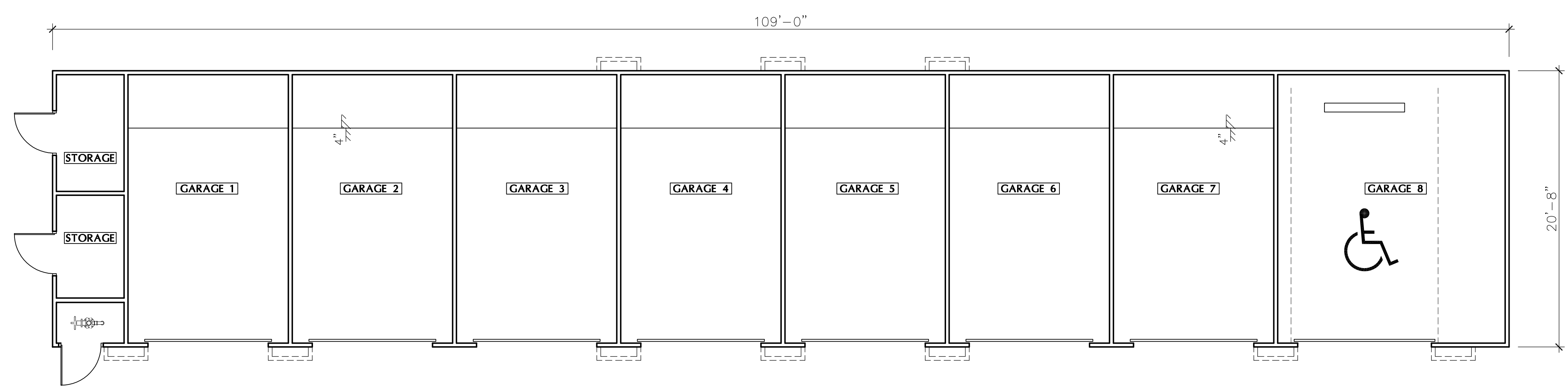
MAIL RAMADA



RAMADA



POOL PERGOLA



GARAGE (8-bays)



ARCHITECTURAL DESIGN GROUP
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Scottsdale, Az. 85250
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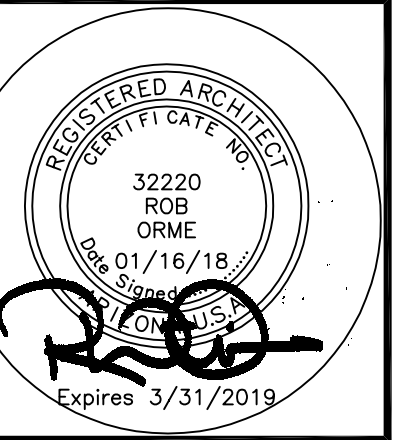
Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
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Landscape Arch't
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Job No: _____
Date: _____ Sheet No: _____
Scale: _____
Drawn: **A9.1**
Checked: _____
Plan Check No: _____

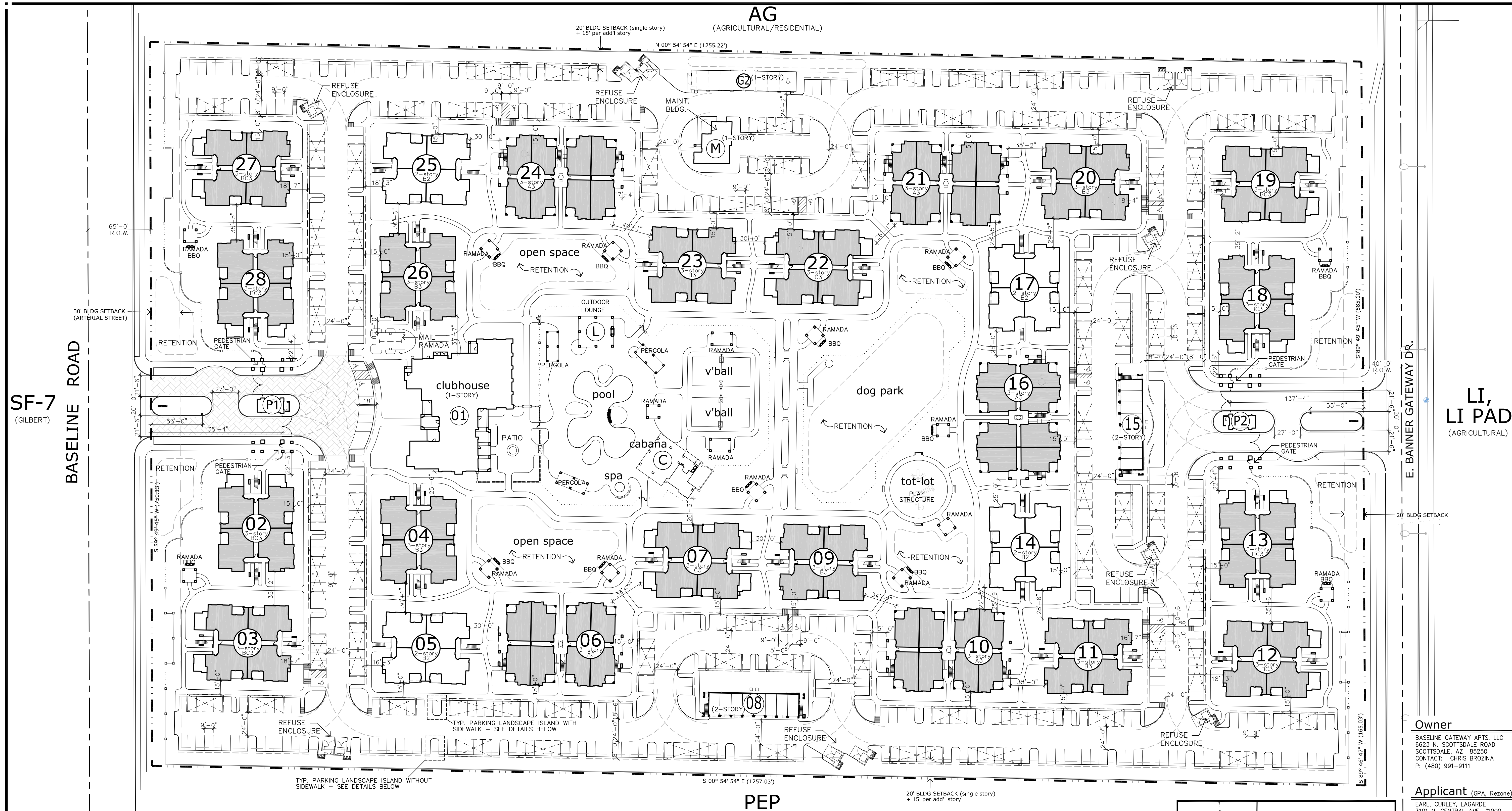
Building Floor Plans - Auxiliary

SCALE: 3/16" = 1'-0"



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

DATE:	REVISIONS:	DATE:	REVISIONS:
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	50		50



SF-7
(GILBERT)

BASELINE ROAD

LI, LI PAD
(AGRICULTURAL)

E. BANNER GATEWAY DR.

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
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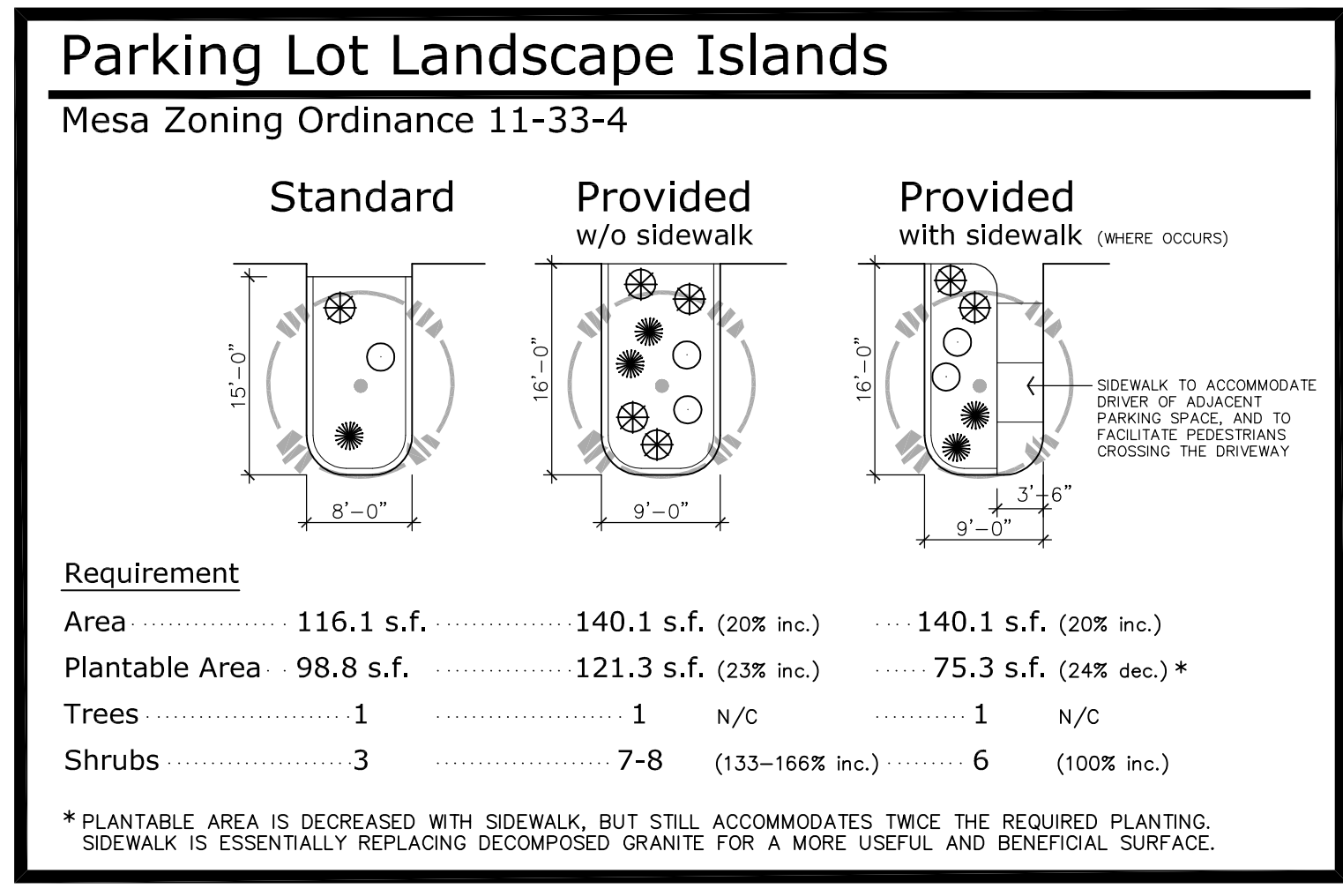
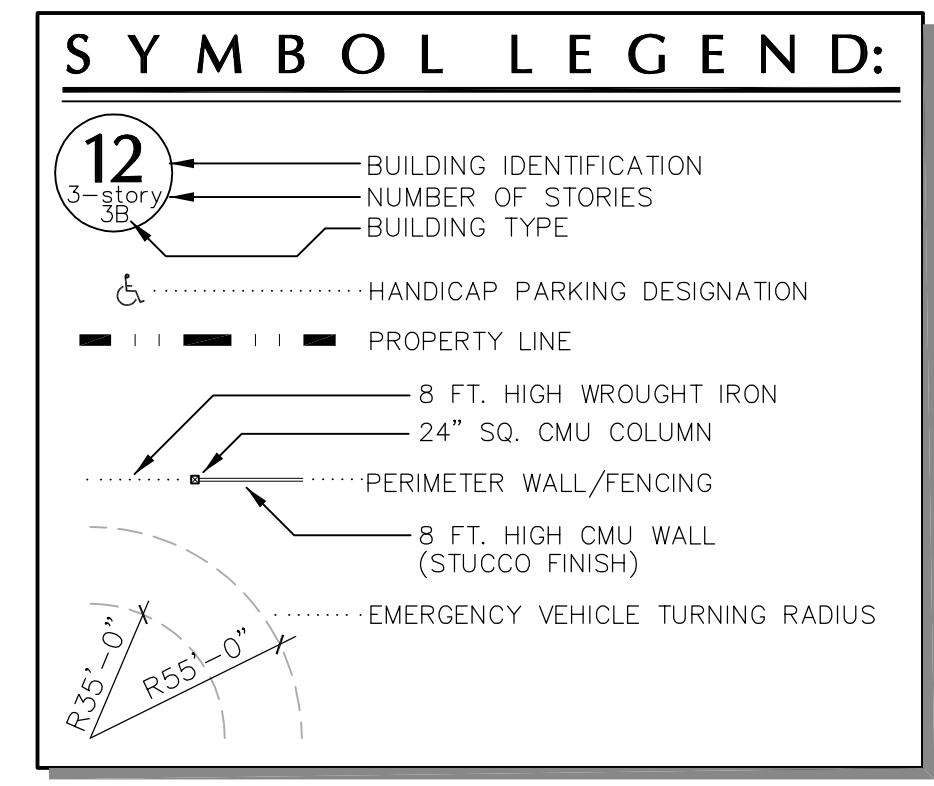
Civil Engineer
J-ENGINEERING
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7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

Mark - Taylor Development
Baseline Gateway Apts
E. Baseline Rd.
Mesa, AZ 85206

PAD Amendment



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. LIMITED GARAGES ARE OFFERED IN ADDITION TO UNENCLOSED COVERED & UNCOVERED ON-SITE PARKING.

PROJECT ADDRESS: E. Baseline Rd between Iverness 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 ± 942,303 S.F. (21.62 AC.)

DENSITY: ALLOWED: 20.00 DU / ACRE
PROPOSED: 16.10 DU / ACRE

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

USE: MULTI-FAMILY RESIDENTIAL

DWELLING UNITS: 348 D.U.

UNIT MIX: 1 BDRM UNITS 124 (35.6%)
2 BDRM UNITS 176 (50.6%)
3 BDRM UNITS 48 (13.8%)
TOTAL: 348

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. BLDGS / CARPORTS 10'-0" MIN.

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

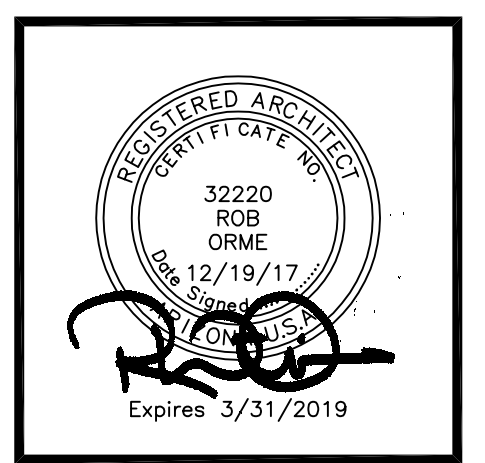
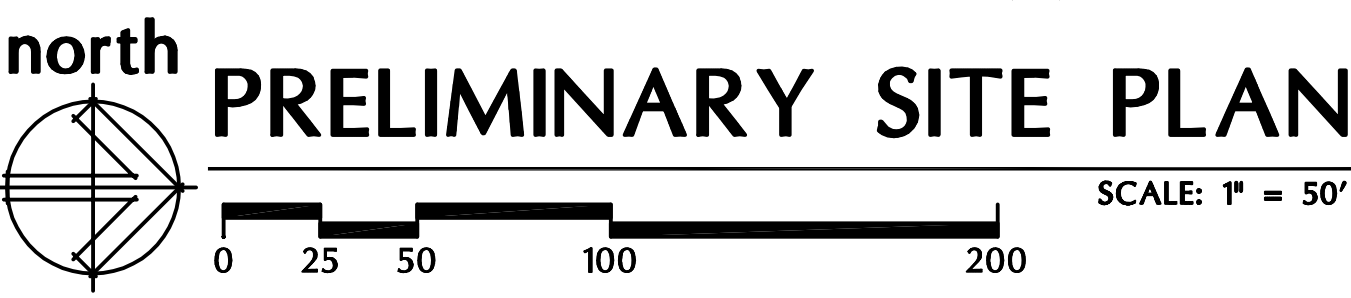
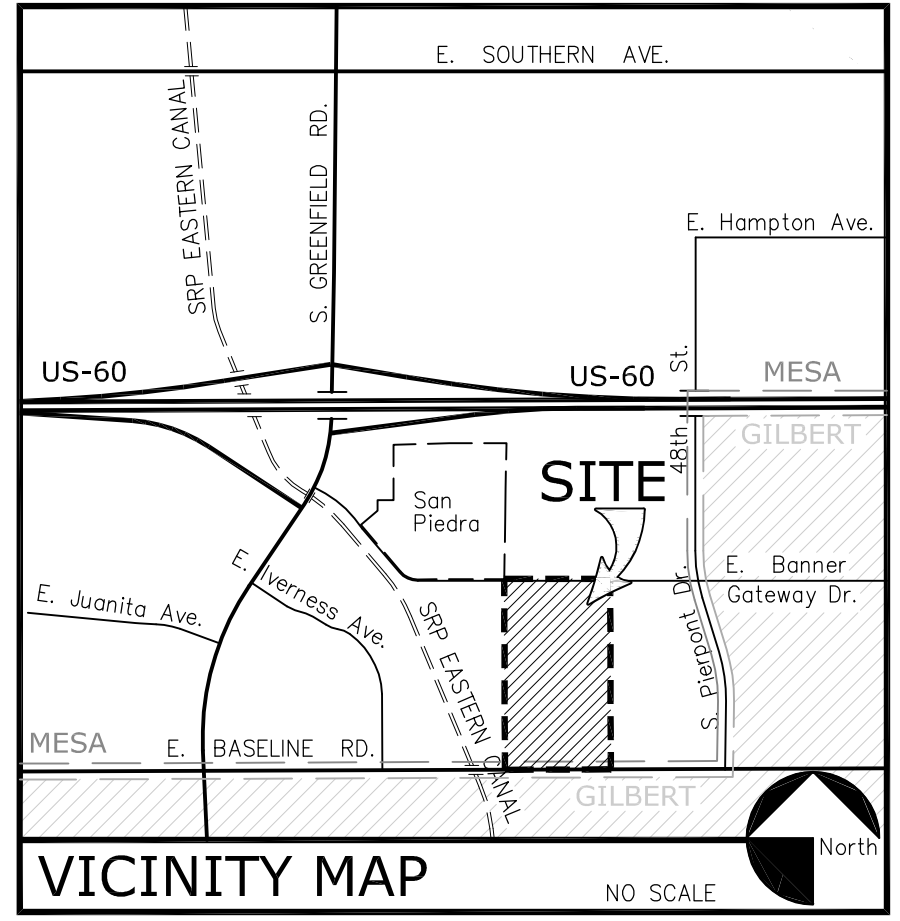
OPEN SPACE: REQUIRED (175 sf x 344 du) ± 60,200 SF
PROPOSED: ± 281,938 SF

BUILDING COVERAGE: MAXIMUM ALLOWED: 50%
PROPOSED: 20.8% NET LOT
195,853 S.F.

PARKING: REQUIRED: 1 BDRM UNITS (124) x 2.1 SPACES 261
2 BDRM UNITS (176) x 2.1 SPACES 370
3 BDRM UNITS (48) x 2.1 SPACES 101
TOTAL: (348) 732

PROVIDED: GARAGE SPACES 24 (2.10 ps/du)
CARPORT SPACES 348
UNCOVERED (UNRESERVED) SPACES 351
TOTAL PROVIDED: 723 (2.08 ps/du)

ACCESSIBLE PARKING: REQUIRED: 2% OF PROVIDED 15/2 (STND/VAN)
GARAGE SPACES VAN (1 per 6 ACCESSIBLE) 1/-
CARPORT SPACES 1/-
UNCOVERED (UNRESERVED) SPACES 7/2
TOTAL PROVIDED 15/2



Date: 2017 Sept 11
Scale: As Shown
Drawn: CP
Checked: RO
Plan Check No. -

PLN2017-00322

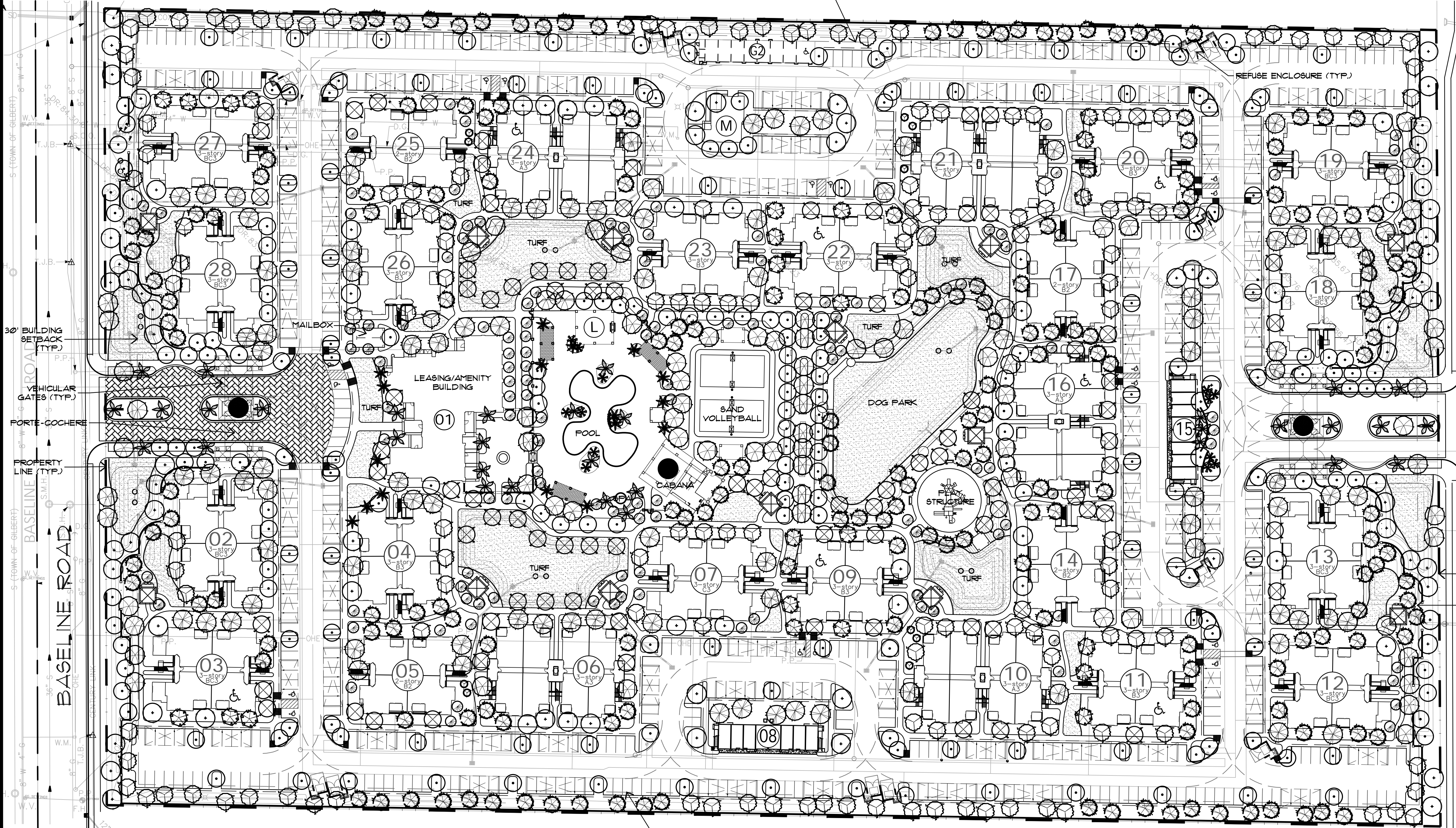
Z17-038

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

PLANT PALETTE

BOTANICAL NAME	COMMON NAME	ACCENTS & VINES	SHRUBS	GROUND COVERS
TREES/PALMS				
<i>Acacia salicina</i>	Willow Acacia	<i>Aloe barbadensis</i>	Medicinal Aloe	<i>Asparagus densiflorus</i>
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	Aloe x 'Topaz'	Topaz Aloe	'Heera'
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	<i>Bougainvillea</i> x 'Barbara Karst'	Vine Bougainvillea	<i>Eremophila glabra</i>
<i>Chitralpa tashkentensis</i>	Chitralpa	<i>Cycas revoluta</i>	Sago Palm	'Mingensu Gold'
		<i>Dasyllirion quadrangulatum</i>	Toothless Spoon	<i>Eremophila glabra</i>
<i>Eucalyptus papuana</i>	Ghost Gum	<i>Hesperaloe funifera</i>	Giant Hesperaloe	'Winter Blaze'
<i>Fraxinus</i>	Fan West Ash	<i>Hesperaloe parviflora</i>	Red Yucca	Lantana hybrid
<i>Nerium oleander</i>	Tree Oleander	<i>Muhlenbergia capillaris</i>	Regal Mist	'New Gold'
<i>Phoenix dactylifera</i>	Date Palm	<i>Nolina nelsonii</i>	Blue Nolina	Lantana montevidensis
<i>Pinus elliottiana</i>	Mondell Pine	<i>Phoenix roebelenii</i>	Pigmy Date Palm	Purple Trailing Lantana
<i>Prunus cerasifera</i>	Purple Leaf Plum	<i>Rosa banksiae</i>	Lady Banks Rose	Dallas Red Lantana
<i>Quercus virginiana</i>	Southern Live Oak	<i>Streitzia reginae</i>	Tropical Bird of Paradise	Asiatic Jasmine
<i>Schinus terebinthifolius</i>	Brazilian Pepper	<i>Tecoma x 'Orange Jubilee'</i>	Vine Orange Jubilee	Purple Hearts
<i>Tipuana tipu</i>	Tipu Tree	<i>Trachelospermum asiaticum</i>	Vine Asiatic Jasmine	Wedelia
<i>Washingtonia x 'Fillibusta'</i>	Hybrid Fan Palm			Seasonal Annuals



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

DATE	REVISIONS	DATE	REVISIONS

PRELIMINARY

Job No: _____

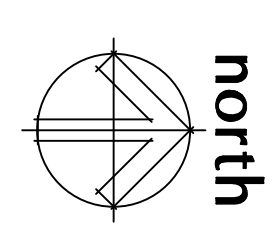
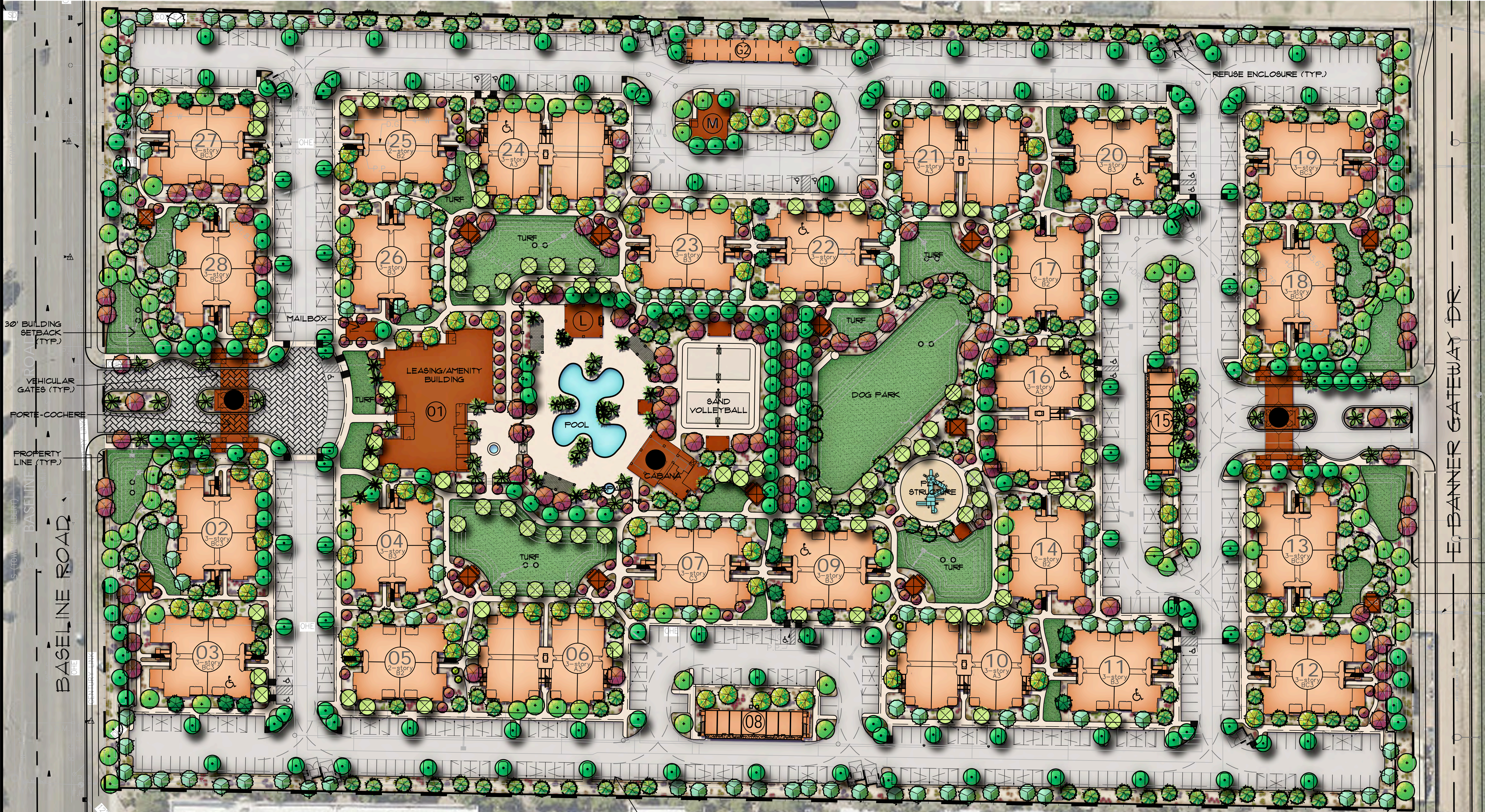
Date: 2017 Dec. 20
 Scale: As Shown
 Drawn: GP
 Checked: RO
 Plan Check No: _____

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<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	Aloe x 'Topaz'	Topaz Aloe	'Heura'
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	<i>Bougainvillea</i> x 'Barbara Karst'	Vine Bougainvillea	<i>Eremophila glabra</i>
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		<i>Dasyllirion quadrangulatum</i>	Toothless Spoon	<i>Eremophila glabra</i>
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<i>Fraxinus</i>	Fan West Ash	<i>Hesperaloe parviflora</i>	Red Yucca	Lantana hybrid
<i>Nerium oleander</i>	Tree Oleander	<i>Muhlenbergia capillaris</i>	Regal Mist	'New Gold'
<i>Phoenix dactylifera</i>	Date Palm	<i>Nolina nelsonii</i>	Blue Nolina	Lantana 'Dallas Red'
<i>Pinus elliatica</i>	Mondell Pine	<i>Phoenix roebelenii</i>	Pigmy Date Palm	Dallas Red Lantana
<i>Prunus cerasifera</i>	Purple Leaf Plum	<i>Rosa banksiae</i>	Lady Banks Rose	<i>Trachelospermum asiaticum</i>
<i>Quercus virginiana</i>	Southern Live Oak	<i>Streitzia reginae</i>	Tropical Bird of Paradise	Purple Hearts
<i>Schinus terebinthifolius</i>	Brazilian Pepper	<i>Tecoma x 'Orange Jubilee'</i>	Vine Orange Jubilee	Wedelia
<i>Tipuna tipu</i>	Tipu Tree	<i>Trachelospermum asiaticum</i>	Vine Asiatic Jasmine	Seasonal Annuals
<i>Washingtonia x 'Fillibusta'</i>	Hybrid Fan Palm			



PRELIMINARY LANDSCAPE PLAN



SCALE: 1" = 50'

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVENUE,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012



DATE	REVISIONS	DATE	REVISIONS



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

Mark Taylor Development
Baseline Assemblage
4510 E. Banner Gateway Dr. — Mesa, AZ 85206



PRELIMINARY

Job No:	-
Date:	2017 Dec. 20
Scale:	As Shown
Drawn:	GP
Checked:	RO
Plan Check No:	-



(A) ROOF TILE:
 PORTALES BLEND (39725 CUSTOM)
 EAGLE CONCRETE TILE - CAPISTRANO



(B) STUCCO (Main Body)
 MONASTERY
 Sherwin Williams (Custom)



(C) STUCCO ACCENT (Sills, etc.)
 URBAN PUTTY
 Sherwin Williams (SW7532)



(D) CORBELS
 COFFEE HOUSE
 PPG Paint (PPG 1077-7)



(E) PRE-FAB CONC. PANELS (Patio/Balc.)
 BIRD HOUSE
 PPG Paint (PPG 1072-7)



(F) GARAGE DOORS
 SMOKEY FOREST
 Dunn Edwards (DE6248)



(G) PEDESTRIAN DOORS
 UNION SPRINGS
 Dunn Edwards (DE6243)



(H) METALS (Stairs, Railing, Iron)
 TRICORN BLACK
 Sherwin Williams (SW6258)



(I) WINDOW FRAMES
 BRONZE ANODIZED

(J) STONE VENEER
 CORONADO - PAVILIAN STONE
 "PINE CREEK"



**ARCHITECTURAL
 DESIGN GROUP**
 6623 North Scottsdale Road
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 480-991-9111

MATERIALS / COLORS

Mark - Taylor Development
Baseline Gateway



NARRATIVE

Baseline Gateway Apartment Community on Baseline (between Iverness Ave and Pierpont Dr.)

The proposed apartment community on Baseline Rd. west of Pierpont Dr. in Mesa, AZ will consist of 348 apartment homes on approximately 21.6 acres. There will be 1, 2 & 3-bedroom unit types with the following mix: 1-bedroom 35%, 2-bedroom 51%, 3-bedroom 14%.

The majority of apartment buildings are of 3-story configurations with a few 2-story buildings. We favor smaller building footprints (primarily 4-plex) to keep the massing of the buildings at a comfortable scale that is pedestrian-friendly with more landscaped views and convenient circulation throughout the site. All buildings will be of wood frame construction (type V-A or V-B) and provided with automatic fire sprinklers as required. A great many of the units will face a grand and central open space which will contain the resort-style pool and activity center, the tot-lot playground area, dog-park, and quieter green spaces for passive enjoyment. Many units also face the generously landscaped open spaces along the street frontages providing presence, activity, and natural surveillance for those streets. The community will be accessed from Baseline Rd on the south, and Banner Gateway Dr. on the north – each with significant setbacks, landscaping, grand porte-cochere, and multiple pedestrian gates.

Upon entry, our residents and their guests will be greeted by either grand porte-cochere which declares their arrival at this gated community of refined apartment homes and amenities. The architecture will be an intentional and carefully measured combination of Spanish Colonial features and more contemporary elements to reflect the diversity of the region and compliment the surrounding neighborhood. Some of the features which contribute to the sophistication of this style include rich earth-toned “S” roof tile; specific and limited locations of corbelled roof overhangs and cantilevered portions of buildings to accentuate their distinction amongst the combinations of high and low, hipped and gabled roof elements; round-top windows; wrought iron railing, and details. The three-coat stucco system, characteristic of all Mark-Taylor projects, will be used throughout the project for its superior integrity and durability. The finish materials and paint colors will be a coordinated combination of earth-tones and complimentary accents to coalesce the architectural styles. The windows, both large and small, are consistent with the necessary privacy, potential view and natural lighting benefits of the spaces they serve. The vast majority of mechanical units (with one exception at the maintenance bldg) are hidden from eye-sight and ear-shot in mechanical wells on the roof to improve the serenity and enjoyment of the grounds throughout the community. The auxiliary buildings such as the detached garages, maintenance building, pool cabanas and ramadas will exhibit the same aesthetic style and attention to detail as the main buildings. The quality of the design, materials and construction will be consistent with the excellence for which Mark-Taylor has become known as a premier multi-family home builder in the valley.

The amenity building (clubhouse) will be approximately 10,000 s.f. and house the leasing office, residents’ business center, state of the art fitness center, and social/TV lounge for casual enjoyment or special events. A large lagoon pool and spa will provide resort-like relaxation with surrounding ramadas, pool-side cabana, and outdoor lounge as the hub for gathering and entertainment. There will also be a sand volleyball court or two for active play. At the opposite end of the grand open-space is a dedicated dog park for the animal lovers, and a separate open area will provide a park-like setting with children play structures and nearby ramadas to accommodate family recreation. Convenient barbecuing locations will be located throughout the project.

The community is favorably situated near shopping, schools, restaurants, and has convenient freeway access. This project will provide much needed housing options in the area to accommodate the surrounding employment opportunities.



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

Owner
 BASELINE GATEWAY APTS. LLC
 6623 N. SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85250
 CONTACT: CHRIS BROZINA
 P: (480) 991-9111

Developer
 MARK-TAYLOR DEVELOPMENT
 6623 N. SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85250
 CONTACT: CHRIS BROZINA
 P: (480) 991-9111

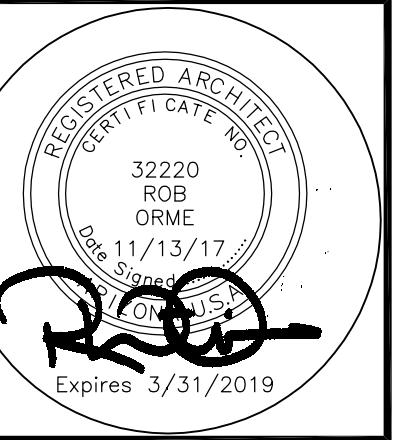
Applicant (GPA, Rezone)
 EARL, CURLEY, LAGARDE
 3101 N. CENTRAL AVE. #1000
 PHOENIX, AZ 85012
 CONTACT: STEVE EARL
 P: (602) 265-0094

Mark Taylor
 6623 North Scottsdale Road
 Scottsdale, Arizona 85250
 (480) 991-9138

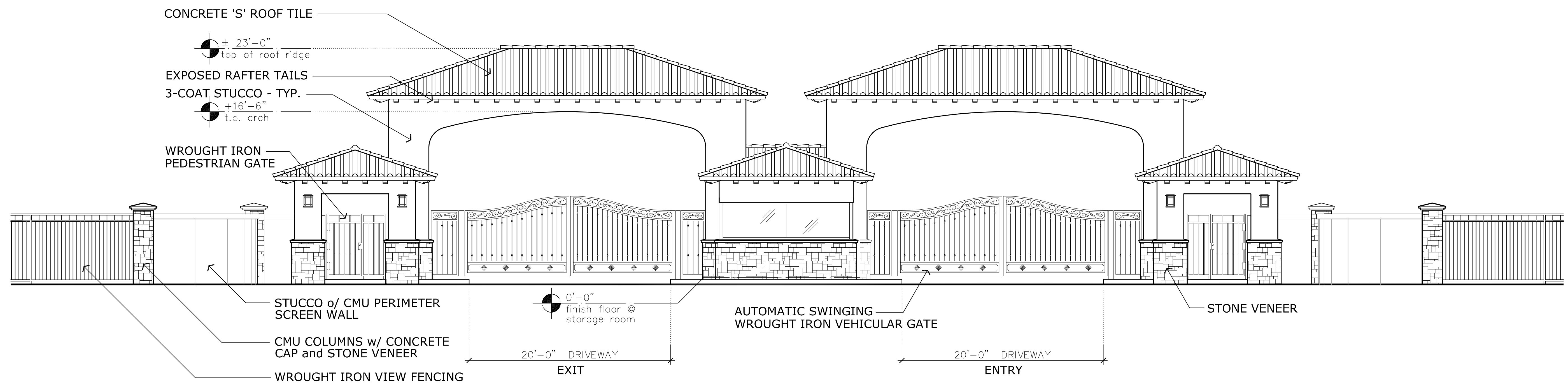
Civil Engineer
 3-ENGINEERING
 6370 E. THOMAS RD. Ste. 200
 SCOTTSDALE, AZ 85251
 CONTACT: DAN MANN
 P: (602) 334-4387

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

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

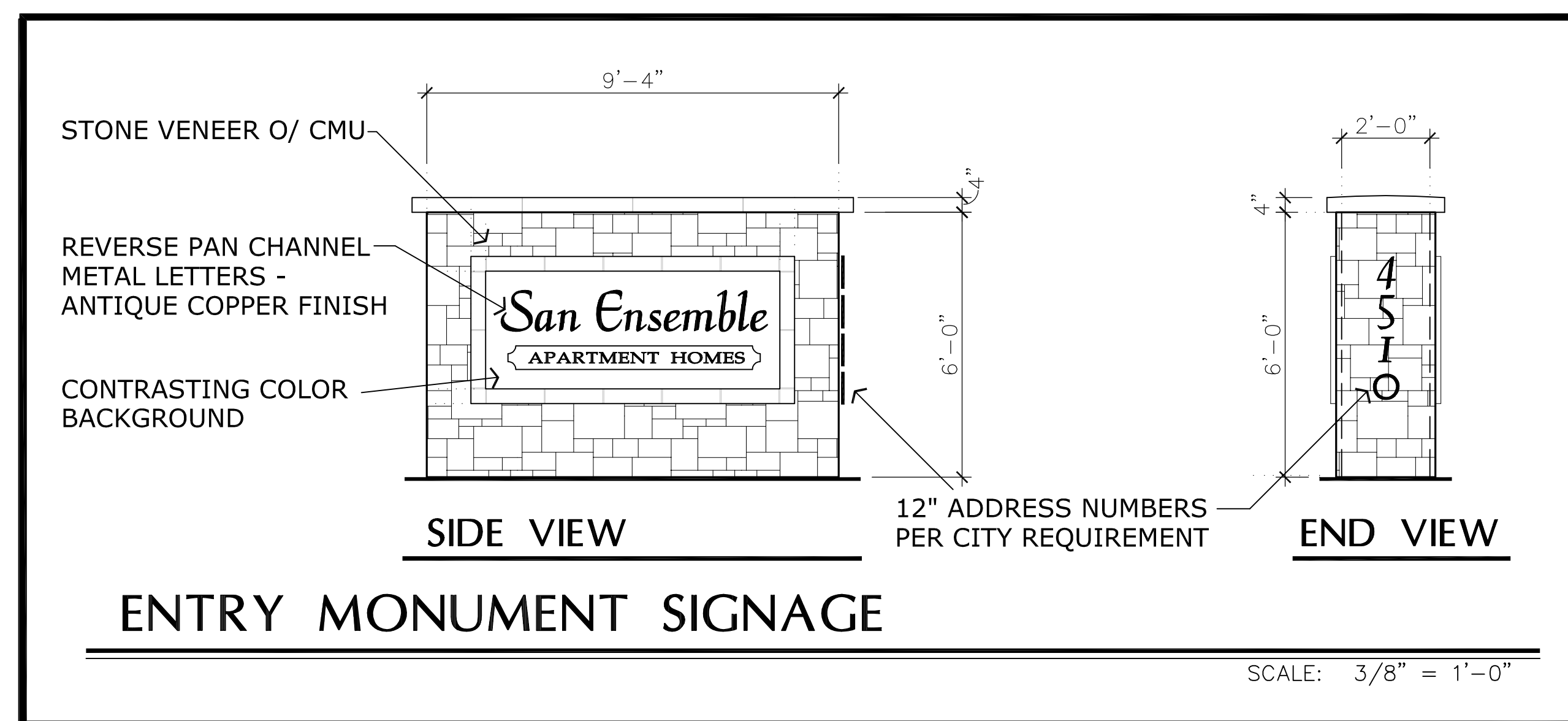


Job No: _____
 Date: _____ Sheet No: _____
 Scale: _____
 Drawn: _____ **ENT**
 Checked: _____
 Plan Check No: _____



ENTRY DRIVE / PORTE COCHERE

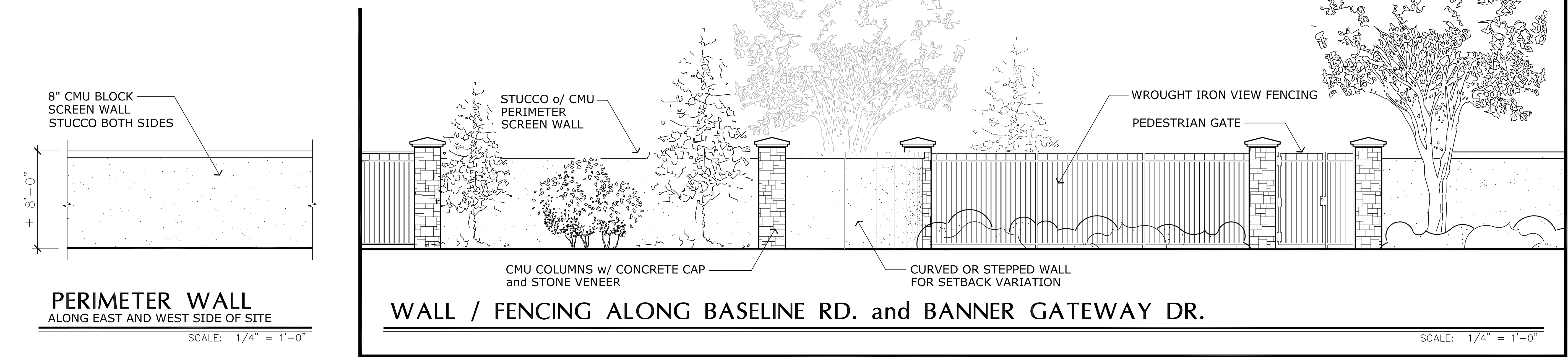
SCALE: 3/16" = 1'-0"



ENTRY MONUMENT SIGNAGE

SCALE: 3/8" = 1'-0"

SITE WALL / ENTRY DRIVE / SIGNAGE



PERIMETER WALL
 ALONG EAST AND WEST SIDE OF SITE

SCALE: 1/4" = 1'-0"

WALL / FENCING ALONG BASELINE RD. and BANNER GATEWAY DR.

SCALE: 1/4" = 1'-0"



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

Owner
 BASELINE GATEWAY APPTS. LLC
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 SCOTTSDALE, AZ 85250
 CONTACT: CHRIS BROZINA
 P: (480) 991-9111

Developer
 MARK-TAYLOR DEVELOPMENT
 6623 N. SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85250
 CONTACT: CHRIS BROZINA
 P: (480) 991-9111

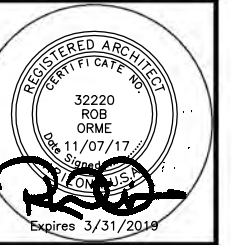
Applicant (CPA, Arizona)
 EARL, CURLEY, LAGARDE
 3101 N. CENTRAL AVE. #1000
 PHOENIX, AZ 85012
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Architect
 ARCHITECTURAL DESIGN GROUP
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Landscape Arch't
 COLLABORATIVE-V DESIGN STUDIO
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 SCOTTSDALE, AZ 85251
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 P: (480) 347-0590

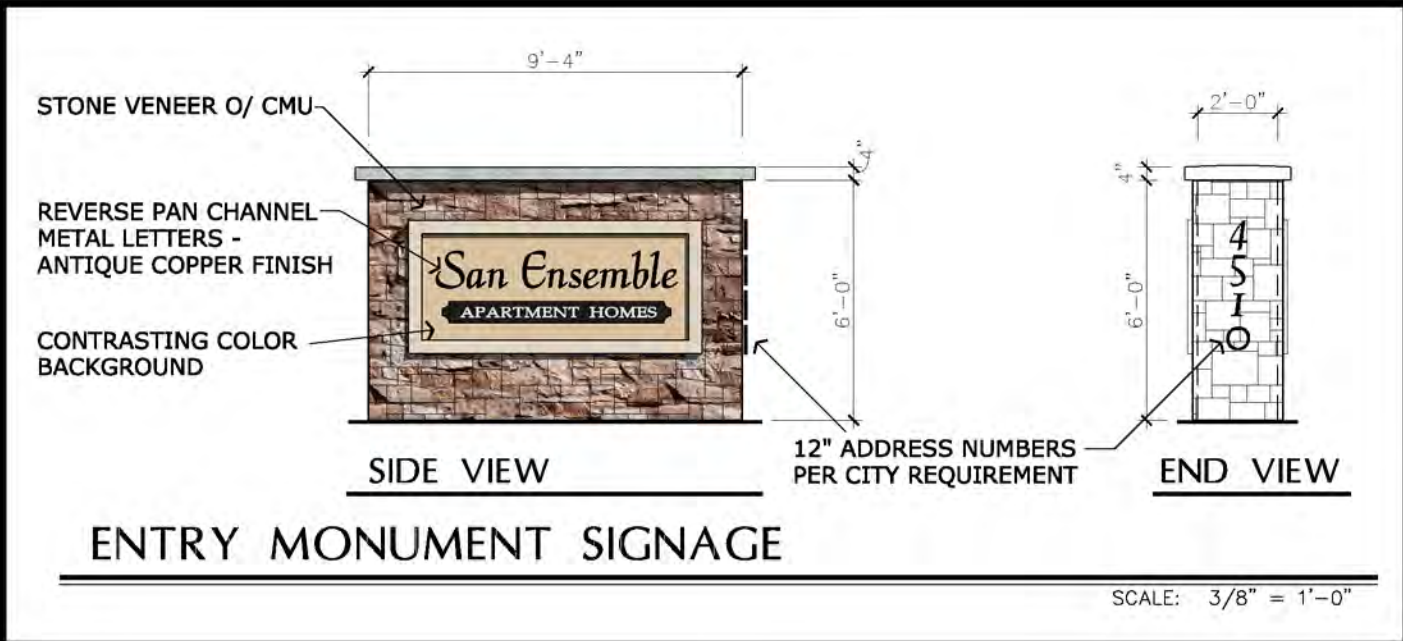


Job No: _____
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 Scale: _____
 Drawn: **ENT**
 Checked: _____
 Plan Check No: _____



ENTRY DRIVE / PORTE COCHERE

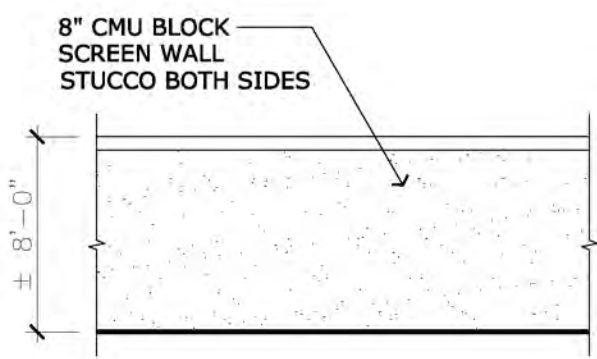
SCALE: 3/16" = 1'-0"



ENTRY MONUMENT SIGNAGE

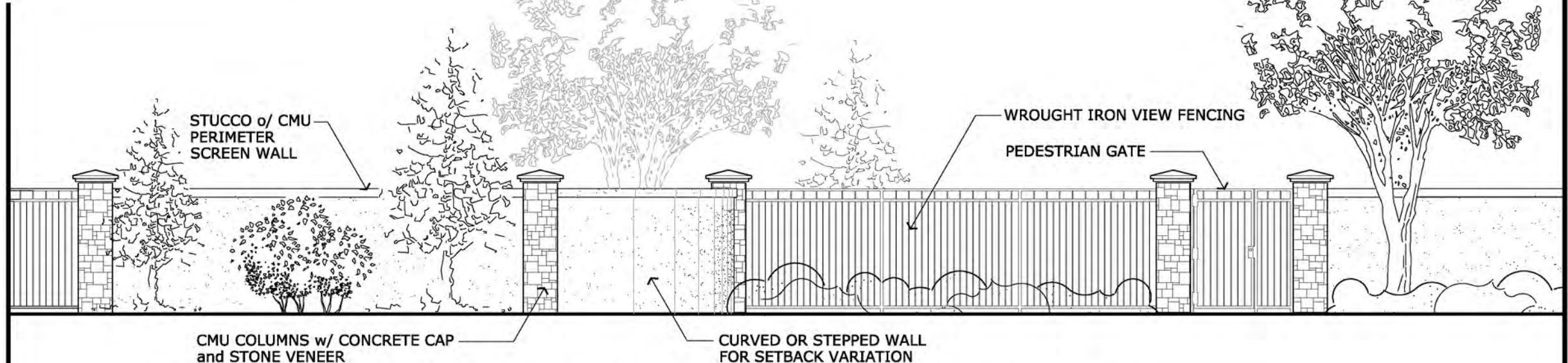
SCALE: 3/8" = 1'-0"

SITE WALL / ENTRY DRIVE / SIGNAGE



PERIMETER WALL ALONG EAST AND WEST SIDE OF SITE

SCALE: 1/4" = 1'-0"

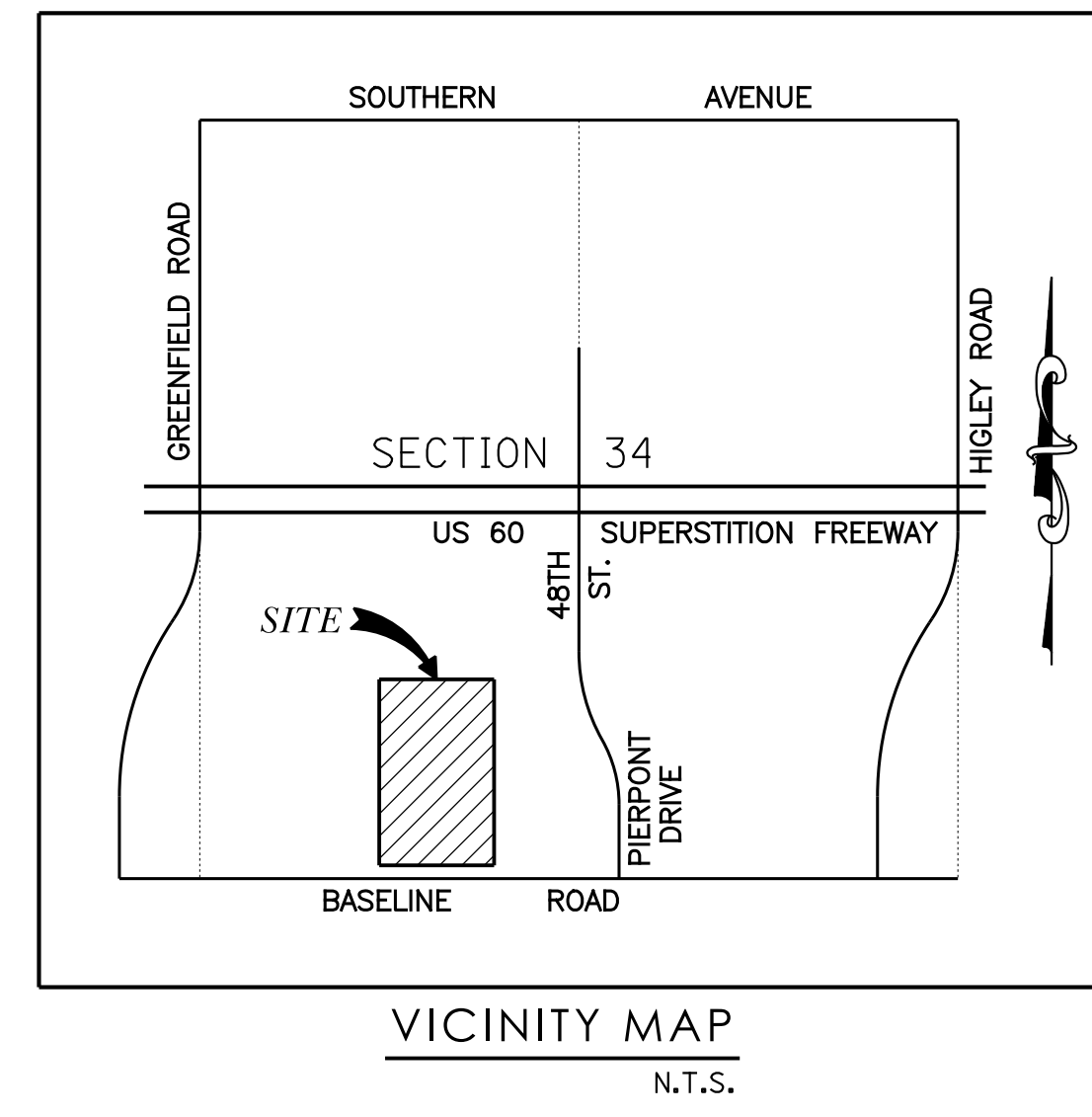


WALL / FENCING ALONG BASELINE RD. and BANNER GATEWAY DR.

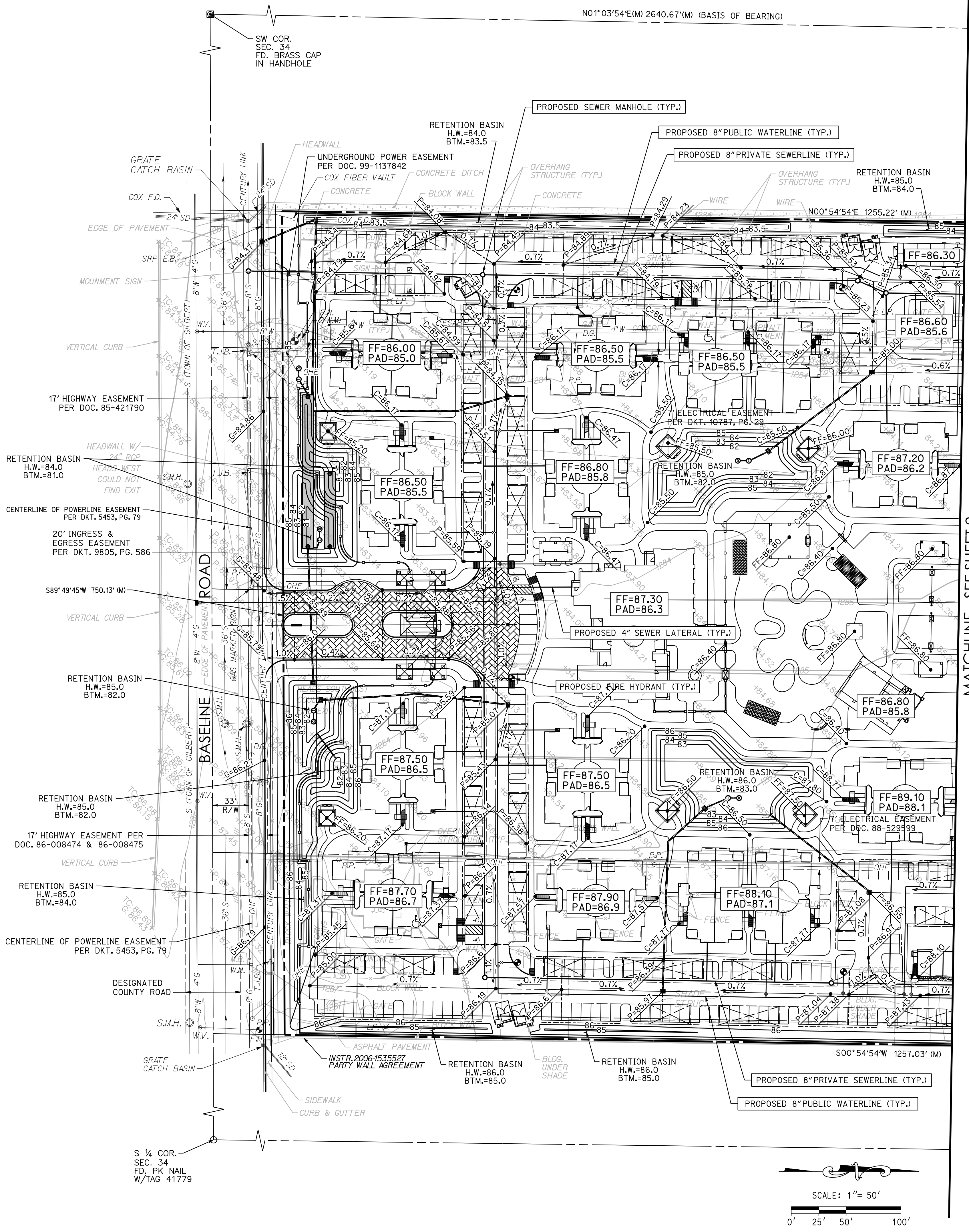
SCALE: 1/4" = 1'-0"

PRELIMINARY GRADING & DRAINAGE PLAN FOR BASELINE ASSEMBLAGE BASELINE ROAD, MESA, ARIZONA 85206

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



MATCHLINE - SEE SHEET 2



RETENTION CALCULATIONS
100-YR 2-HOUR STORM EVENT
REQUIRED VOLUME
 $V_R =$ REQUIRED RETENTION VOLUME, CF
 $D =$ DEPTH OF WATER TO RETAIN, 2.16 INCHES
 $A =$ TOTAL SITE AREA, 990,465 SF OR 22.74 ACRES (INCLUDES BASELINE HALF STREET)
 $C =$ RUNOFF COEFFICIENT, 0.78
 $V_R = \left(\frac{D}{12}\right) \times A \times C$
 $V_R = \left(\frac{2.16}{12}\right) \times 990,465 \times 0.78$
 $V_R = 133,713$ CF
PROVIDED VOLUME
SURFACE VOLUME = 135,372 CF
UNDERGROUND VOLUME (10" DIA.) = 16,493 CF
TOTAL VOLUME PROVIDED = 148,318 CF

OWNER:
MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
CONTACT: ROB ORME
PHONE: (480) 281-5549

ARCHITECT:
ARCHITECTURE DESIGN GROUP
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
CONTACT: ROB ORME
PHONE: (480) 281-5549

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

BENCHMARK:
CITY OF MESA BENCHMARK:
BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE
INTERSECTION OF GREENFIELD ROAD AND SOUTHERN AVENUE.
ELEVATION: 1291.78 NAVD88
CITY OF MESA DATUM

LEGEND

	INDICATES PROPERTY / BOUNDARY LINE		INDICATES EXISTING BACKFLOW PREVENTER VALVE
	INDICATES EXISTING CONTOUR ELEVATION		INDICATES EXISTING FIRE HYDRANT
	INDICATES PROPOSED CONTOUR ELEVATION		INDICATES EXISTING POWER POLE
	INDICATES EXISTING TOP OF CURB ELEVATION		INDICATES PROPOSED GROUND ELEVATION
	INDICATES EXISTING GUTTER ELEVATION		INDICATES DIRECTION OF FLOW & SLOPE
	INDICATES EXISTING GROUND ELEVATION		INDICATES GRADE BREAK
	INDICATES EXISTING PAVEMENT ELEVATION		INDICATES PROPOSED TOP OF CURB & GUTTER ELEV.
	INDICATES EXISTING CONCRETE ELEVATION		INDICATES PROPOSED PAVEMENT ELEVATION
	INDICATES EXISTING WATER LINE, VALVE & SIZE		INDICATES PROPOSED TOP OF CONC. ELEVATION
	INDICATES EXISTING SEWER LINE & SIZE		INDICATES PROPOSED FINISH FLOOR ELEVATION
	INDICATES EXISTING LIGHT POLE		INDICATES PROPOSED PAD ELEVATION
	INDICATES EXISTING BURIED TELEPHONE CONDUIT		INDICATES PROPOSED CATCH BASIN
	INDICATES EXISTING ELECTRIC TRANSFORMER		INDICATES PROPOSED STORM DRAIN PIPE
	INDICATES EXISTING BURIED ELECTRIC CONDUIT		INDICATES PROPOSED DRYWELL
	INDICATES EXISTING IRRIGATION CONTROL VALVE		INDICATES PROPOSED UNDERGROUND RETENTION
	INDICATES EXISTING ELECTRIC BOX		
	INDICATES EXISTING WATER METER		

3ENGINEERING
civil engineering
planning
surveying

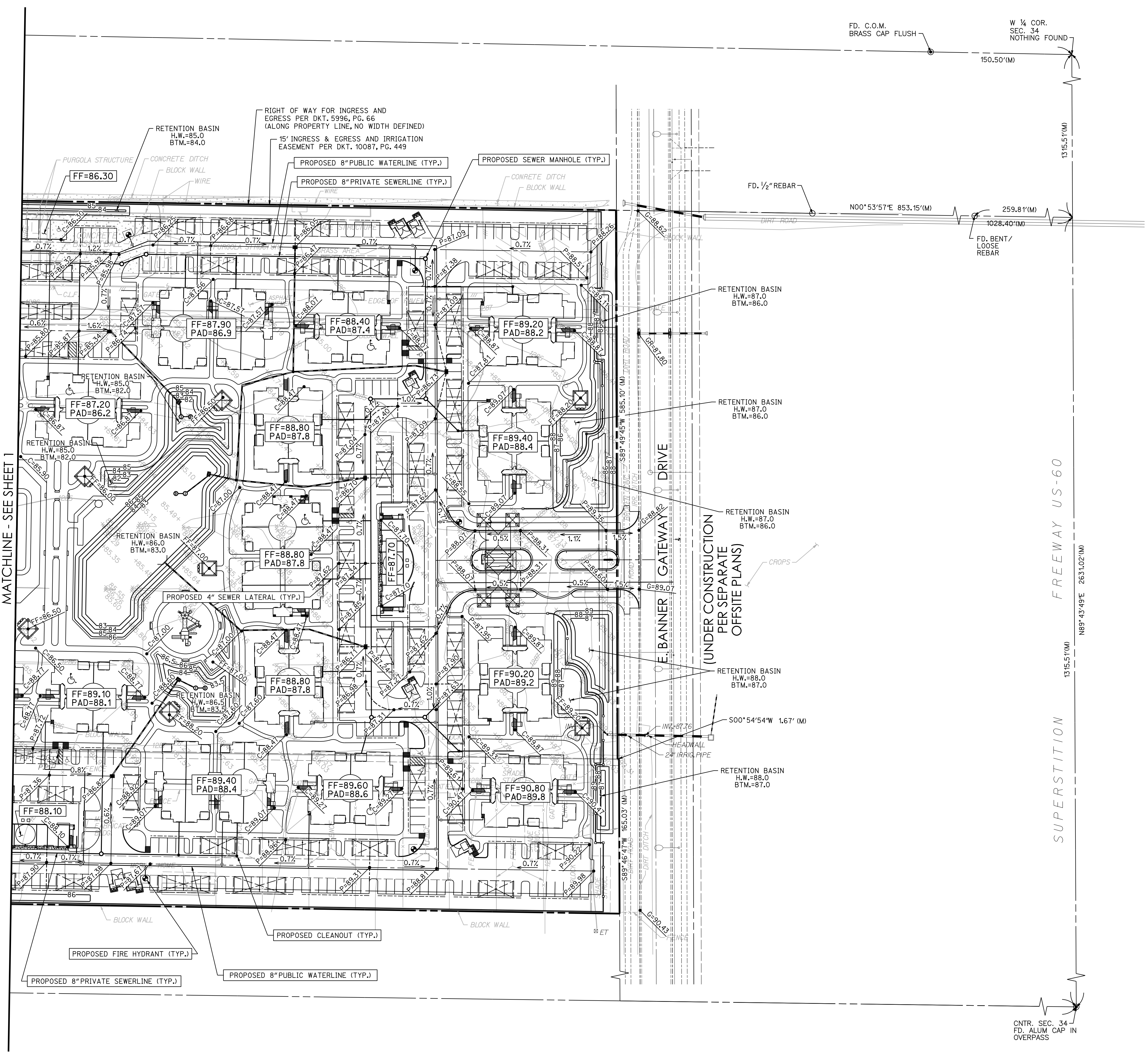
DATE: 12/18/17
PROJECT NO. 1356
SHEET NO. PGD01 1 of 2

3 ENGINEERING, LLC
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C:\WY\SecurSync\Projects\1356_Mark_Taylor_Baseline_Assemblage\1356pgd01.dgn

C:\V\SecurSync\Projects\1356_Mark_Taylor_Baseline_Assembly\1356pgd02.dgn

MATCHLINE - SEE SHEET 1



FD. C.O.M. BRASS CAP FLUSH
W 1/4 COR. SEC. 34 NOTHING FOUND

150.50'(M)

1315.51'(M)

FD. 1/2" REBAR

N00°53'57"E 853.15'(M)

259.81'(M)

1028.40'(M)

FD. BENT / LOOSE REBAR

RETENTION BASIN
H.W.=87.0
BTM.=86.0

RETENTION BASIN
H.W.=87.0
BTM.=86.0

RETENTION BASIN
H.W.=87.0
BTM.=86.0

(UNDER CONSTRUCTION PER SEPARATE OFFSITE PLANS)

RETENTION BASIN
H.W.=88.0
BTM.=87.0

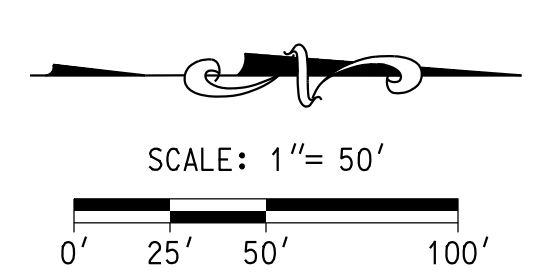
RETENTION BASIN
H.W.=88.0
BTM.=87.0

FREEWAY US-60

1315.51'(M)

SUPERSTITION

CNTR. SEC. 34
FD. ALUM CAP IN
OVERPASS



Contact Arizona 911 at least two full working days before you begin excavation
Call 911 or click Arizona911.com

BASELINE ASSEMBLAGE

BASELINE ROAD, MESA, ARIZONA 85206

PRELIMINARY GRADING & DRAINAGE PLAN



EXPIRES: 9/30/2019

3eengineering
civil engineering

planning
surveying

ENGINEER: D. MANN
DRAFTER: D. MANN
CAD TECH: PHILIP Y.
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3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3220
WWW.3ENGINEERING.COM

DATE: 12/18/17

PROJECT NO.
1356

SHEET NO.
PGD02
2 of 2

OWNER:
MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250

ARCHITECT:
ARCHITECTURE DESIGN GROUP
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: ROB ORME
PHONE: (480) 281-5549

CONTACT: ROB ORME
PHONE: (480) 281-5549

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

BENCHMARK:
CITY OF MESA BENCHMARK:
BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE
INTERSECTION OF GREENFIELD ROAD AND SOUTHERN AVENUE.

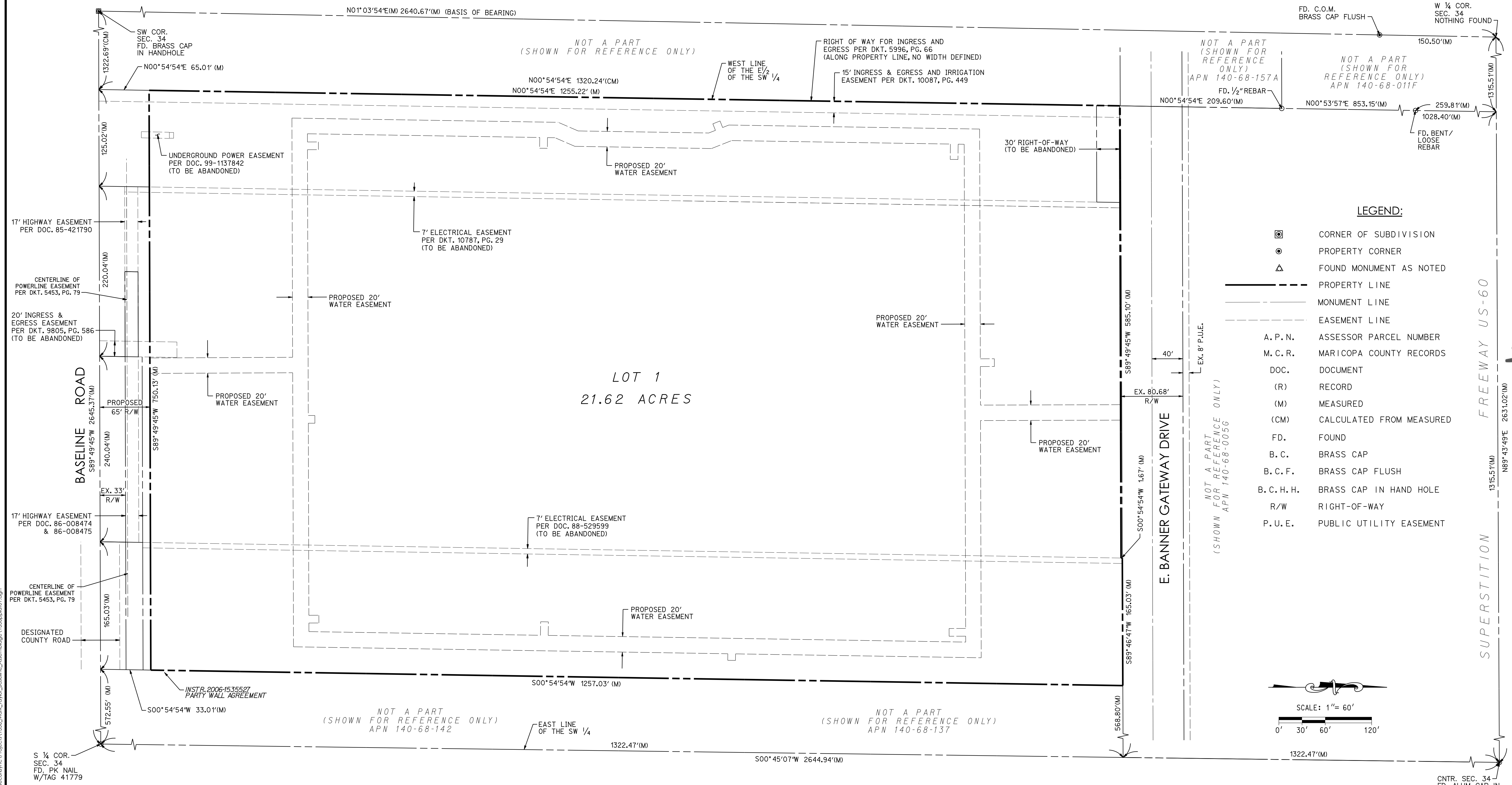
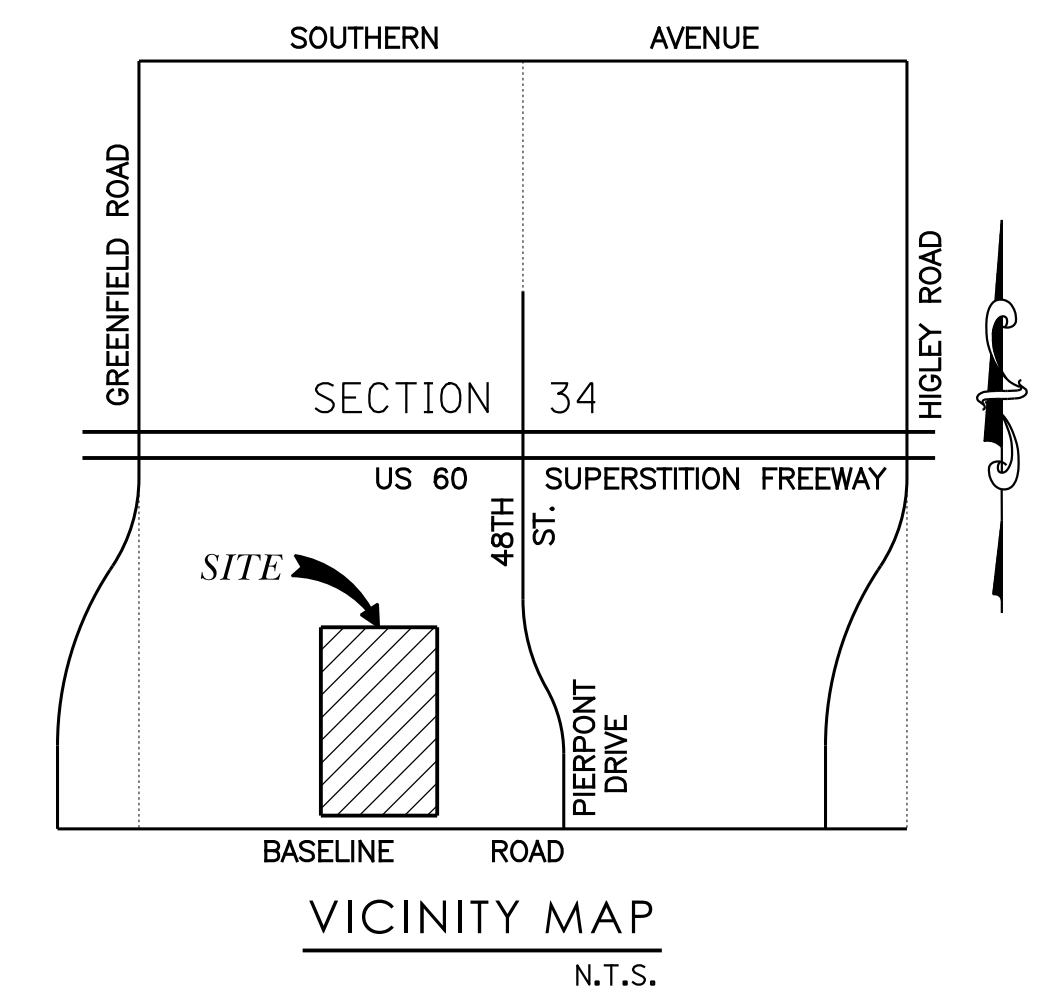
ELEVATION: 1291.78 NAVD88
CITY OF MESA DATUM

BASIS OF BEARING:
THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER MERIDIAN, USING A BEARING OF NORTH
01 DEGREES 03 MINUTES 54 SECONDS EAST, AS SHOWN ON THE
RECORDED SURVEY RECORDED IN BOOK 543 OF MAPS, PAGE 35,
RECORDS OF MARICOPA COUNTY, ARIZONA.

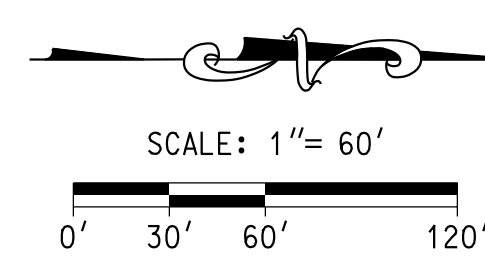
FLOOD ZONE:
THIS SITE IS LOCATED IN ZONE "X" (SHADED) AND ZONE "AH" PER
"F.E.M.A." FLOOD MAP NO. 04013C2290L, DATED: OCTOBER 16, 2013.
ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE
FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS
THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1
% ANNUAL CHANCE FLOOD. ZONE "AH" IS DEFINED AS AREAS WITH
FLOOD DEPTHS OF ONE (1) TO THREE (3) FEET (USUALLY AREAS
OF PONDING); BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

PRELIMINARY PLAT FOR BASELINE ASSEMBLAGE BASELINE ROAD, MESA, ARIZONA 85206

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



- LEGEND:**
- ⊠ CORNER OF SUBDIVISION
 - PROPERTY CORNER
 - △ FOUND MONUMENT AS NOTED
 - PROPERTY LINE
 - - - MONUMENT LINE
 - - - EASEMENT LINE
 - A. P. N. ASSESSOR PARCEL NUMBER
 - M. C. R. MARICOPA COUNTY RECORDS
 - DOC. DOCUMENT
 - (R) RECORD
 - (M) MEASURED
 - (CM) CALCULATED FROM MEASURED
 - FD. FOUND
 - B. C. BRASS CAP
 - B. C. F. BRASS CAP FLUSH
 - B. C. H. H. BRASS CAP IN HAND HOLE
 - R/W RIGHT-OF-WAY
 - P. U. E. PUBLIC UTILITY EASEMENT



Baseline Assemblage
Baseline Road, Mesa, Arizona 85206

PRELIMINARY PLAT

EXPIRES: 9/30/2019

3eengineering
civil engineering

planning

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
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WWW.3ENGINEERING.COM

DATE: 12/18/17

PROJECT NO:
1356

SHEET NO:
PP01
1 of 1