

PROJECT DATA

PROJECT ADDRESS: 715 North Country Club Drive, Mesa, Arizona 85201

OWNER:

Country Club 72, LLC
2920 East Mohawk Lane
Phoenix, Arizona 85050
(602) 792-5511

ARCHITECT:

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EXPLANATORY STATEMENT:

Two 3-story buildings, 71 new construction market rate rental dwelling units.

LOT AREA:

Net: 148,318 SF, 3.40 Acres Gross: 161,539 SF, 3.71 Acres

ZONING, DENSITY, and COVERAGE:

Existing Zoning is RM-4 for the 4 parcels. Proposed Zoning: Unchanged.
Adjacent Property Zoning: LC (North, West), RM-4 (South), RS-6 (East)
Lot Density - 71 Units / 3.4 Acres = 20.85 Du/Ac < 30 DPA Max per Zoning
Density is only 69.5% of that allowed by Zoning Ordinance
Lot Coverage per Zoning = Dwelling Buildings = 31,320 SF
Carports = 11,796 SF
43,116 SF / 148,318 SF = 29.0% Coverage < 55% Coverage allowed in RM-4
Coverage is only 53% of that allowed by Zoning Ordinance.

PROJECT UNIT MIX:

Dwelling Building: 59 A dwellings at 918 SF net
12 B dwellings at 1,102 SF net
71 Total Units, 67,386 SF net

CONSTRUCTION TYPE:

3-story building; R-2 Type V-A w/NFPA 13 Sprinkler System
Table 503 allows 3 stories and 12,000 SF per floor. Table 502 allows 50 foot height limit.
Section 504.2 allows an additional 20' of height for a total of 70'. Section 506.3 allows area increase of additional 200% for buildings with more than one story above grade plane, so 12,000 SF per floor increases to 36,000 SF per floor.

BUILDING AREA: (Floor Area per IBC Table 503)

(2) 3-story buildings, each:
1st floor area: 17,305 SF < 36,000 SF OK
2nd floor area: 17,279 SF < 36,000 SF OK
3rd floor area: 17,279 SF < 36,000 SF OK
Total Area: 51,863 SF per bldg

OCCUPANCY: (per 2012 IBC)

Dwelling Units: R-2 (Apartment Houses) (Per figure 903.2 sprinklers required in R occupancy)
Largest Unit SF = 918 SF, residential occupancy at 200 SF per person, equates to 5 occupants per dwelling. 20 occupants per fire sprinkled dwelling allowed per IBC Section 1015.1.1
Exception 1. 5<20 OK.

BUILDING HEIGHT:

Proposed: 3 Stories, 40' High = 40' Max for RM-4 zoning, OK for zoning.
Table 503 allows 3 stories and 50' height limit. 40'<50', OK for code.

BUILDING SETBACKS:

Required: 30' from Country Club Drive (6 lane arterial street)
Provided: 32'-6" from Country Club Drive
Required: 45' from sides & rear Property Line (15' for each story, 3 stories)
Provided: 65' to South PL (40% more than required)
102' to North PL (131% more than required)
64' to East PL (42% more than required)

LANDSCAPE SETBACKS:

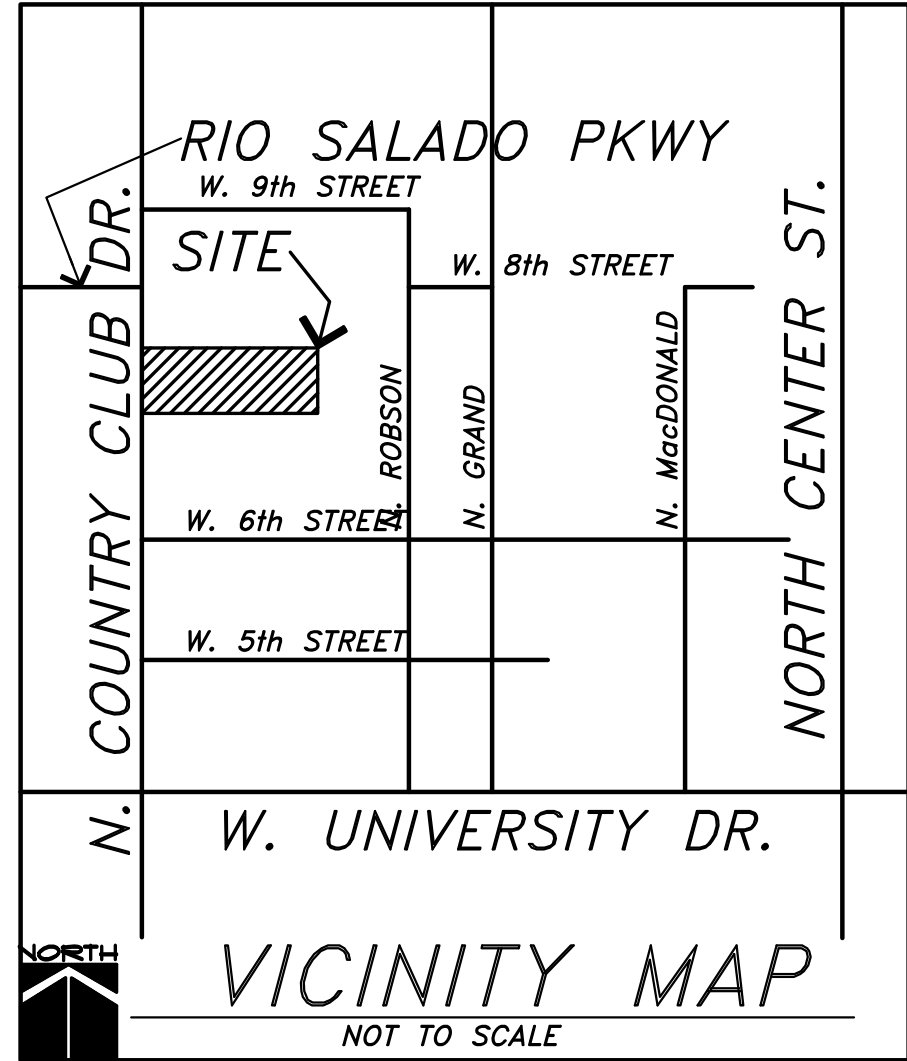
= 20' from Single Family to East Required, 20' provided
15' from North and South PL Required, 15' Provided

COMMON OPEN SPACE:

Required: 150 SF per unit x 71 units = 10,650 SF required.
Provided: Open Space 1: 7,468 SF, Open Space 2: 6,249 SF, Open Space 3: 7,833 SF, Open Space 4: 3,784 SF, Total: 25,334 SF. Provided exceeds required by 138%

PARKING:

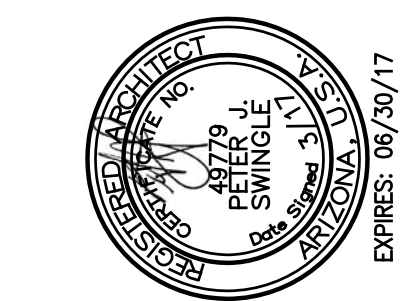
Required:
Multi-Family: 2.1 spaces per unit = 2.1 x 71 = 149.1 therefore 150 spaces
Accessible: 2% of total count: 150 x .02 = 3 therefore 3 accessible spaces req'd.
Provided:
147 Regular Spaces (9'x18') of which 1 per unit is covered per Section 11-32.3.D
3 Accessible Spaces (9'-0"x18' with 5'-0" aisle)
150 Spaces Total
Bicycle:
1 spaces per 10 parking spaces: 152/10 = 16 spaces
Provided: 24 spaces (12 spaces provided at each secured interior courtyard)
Provided exceeds required by 50%.



KEYNOTES

- S.1 EXISTING PROPERTY LINE and/or R.O.W. LINE
S.4 ZONING SETBACK LINE
S.7 EXISTING STREET PAVING and IMPROVEMENTS
S.8 SHADE TRELLIS AT POOL AREA
S.9 HORIZONTAL MAIL and PARCEL BOXES
S.10 EXISTING CHAIN LINK FENCE, to be REPLACED with CMU WALL, 6' TALL AT NORTH and SOUTH PROPERTY LINES, 8' TALL at EAST PROPERTY LINE
S.11 EXISTING 6' TALL CMU WALL
S.12 METAL CARPORT CANOPY
S.13 ENLARGED PATIO AT 1ST FLOOR PER SECTION 11.C.5 (10' MIN.)
S.16 HEAVY TRAFFIC ASPHALTIC PAVING
S.17 LIGHT TRAFFIC ASPHALTIC PAVING
S.18 EXISTING DRIVEWAY to be REUSED
S.19 6"x 8" EXTRUDED CONCRETE CURB
S.20 8' WIDE LANDSCAPE FINGER at EVERY 8 PARKING SPACES MAX per ZONING ORDINANCE
S.21 ENTRY RECESSED 5' MINIMUM per FIGURE 11-5-5.D.3.c
S.22 NEW 4" WIDE PARKING STRIPES PAINTED WHITE
S.23 ROOF LINE at COVERED ENTRY
S.24 PEDESTRIAN CROSSING, 5' WIDE MIN. per 11-32-G-3.a and RAISED 3" MINIMUM ABOVE DRIVING SURFACE per 11-32-G-4.c
S.26 PARKING SPACE, 9'x18' MINIMUM per TABLE 11-32-2-H-1
S.27 HANDICAP PARKING SPACE, See SITE DETAILS
S.28 NEW REFUSE and RECYCLE DUMPSTERS and BLOCK ENCLOSURE with PEDESTRIAN ACCESS, SIZED per CITY OF MESA REQUIREMENTS
S.29 SEATING BENCH
S.30 BIKE RACK, See SITE DETAILS
S.31 SWIMMING POOL in FENCED ENCLOSURE
S.32 POOL EQUIPMENT ENCLOSURE WITH ROOF
S.33 BBQ AREA
S.34 PLAYGROUND EQUIPMENT in FENCED TOT LOT AREA
S.35 PROJECT SIGNAGE, SEPARATE PERMIT
S.36 PICNIC TABLE
S.38 NEW HANDICAP SIDEWALK RAMP, 1:12 SLOPE MAXIMUM
S.40 NEW 4" CONC SIDEWALK w/ MED. BROOM FINISH
S.41 3' HIGH CMU SCREEN WALL
S.42 6' WIDE SIDEWALK WITH 5' LANDSCAPE BUFFER to STREET
S.43 EXISTING STREET LIGHT
S.44 RAISED PLANTER
S.47 SPEED HUMPS
S.49 RETENTION BASIN
S.51 FIRE LANE SIGN AND NOISE ORDINANCE SIGN
S.52 TRANSFORMER
S.53 200' RADIUS TO FIRE HYDRANT
S.54 NEW FIRE RISER ROOM
S.56 FIRE LANE CURB: PAINT RED
S.57 NEW FIRE HYDRANT
S.58 EXISTING FIRE HYDRANT
S.59 FIRE LANE: 35' INSIDE RAD., 55' OUTSIDE RAD., 20' WIDE MIN.

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Country Club Apartments
715 North Country Club Drive, Mesa AZ
Country Club 72, LLC

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