

# Site Data

Address: 1410 S Country Club Dr.  
Mesa, AZ 85210

APN: 134-22-209B  
Existing Zoning: LC  
Proposed Zoning: LC-PAD-CUP

Net Site Area: 130,716 SF (3.001 acres)  
Gross Site Area: 147,220.76 SF (3.38 acres)

Max Building Height Allowed (Per City of Mesa): 30'-0"  
Existing Building Height: 2 Stories, +/- 26'-0"

Existing Building Area:

1st Floor: 29,121 SF  
2nd Floor: 38,976 SF (Including egress balconies)

Total Existing Building Area: 68,097 SF

Covered Bldg Area: 40,489 SF  
Allowed Lot Coverage: 80%  
Existing Lot Coverage: 106,063 SF / 130,716 SF = 81.1%

Min Outdoor Living Area Req: 100 S.F. Per/Unit x 120 = 12,000 SF Req  
Existing Open Area: 12,998.68 S.F. Center Courtyard: pool, spa, ramada, Bar-B-Que

Density  
Allowed: 25 Units Per Net Acre x 3 Acres = 75 Units  
Existing: 120 Units

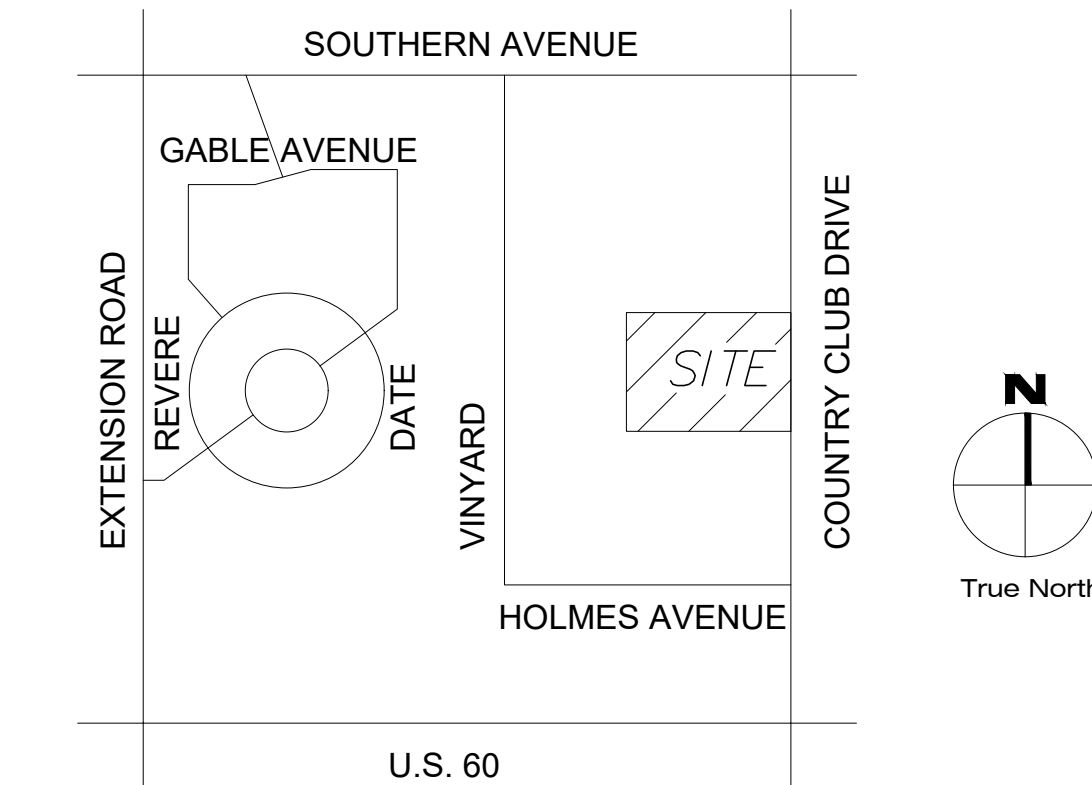
Dwelling Unit Mix:  
20 - Studio +/- 270 SF  
88 - 1 Bed +/- 400 SF  
12 - 2 Bed +/- 600 SF

Total Units: 120 Units

Parking:

2.1 spaces/unit Required:	252 - spaces
Accessible Parking Required:	5 - spaces (Table 1106.1 101 to 150 total spaces)
Accessible Parking Provided:	5 - spaces
Previous Existing Parking:	123 - spaces
New Additional Parking:	5 - spaces
Total Parking:	128 - spaces
Total Covered Parking Provided:	17 - spaces
Total Bicycle Parking Required:	13 - spaces (1 bicycle space/10 on-site vehicle spaces)
Total Bicycle Parking Provided:	16 - spaces

## Vicinity Map (N.T.S.)

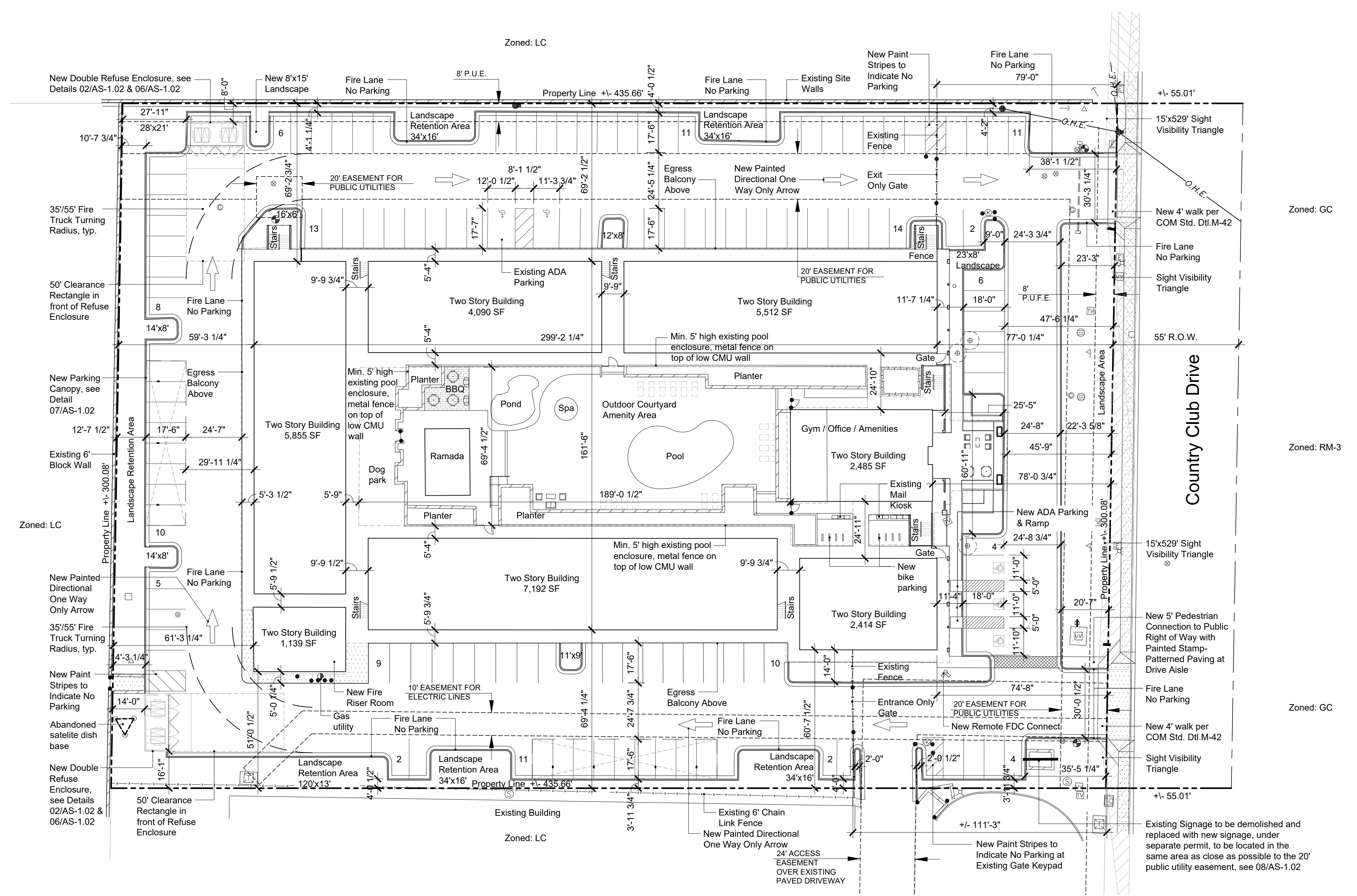


## Construction Notes

a. Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 33 - Safeguards During Construction, Mesa Fire Code (MFC) Chapter 33 - Fire Safety During Construction and Demolition, and NFPA 241 for items not specifically addressed by MFC Chapter 33. Fire apparatus access roads are essential during construction to allow emergency response to the site for both fire and medical emergencies. Access roads shall be in place prior to the start of vertical construction. It is important to develop access roads at an early stage of construction to allow for fire department access to the site in the case of fire or injury.

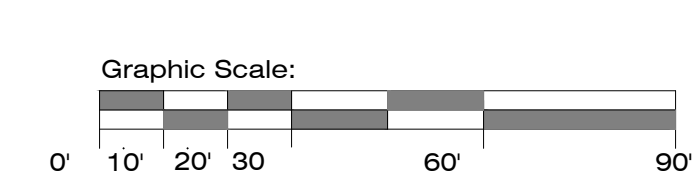
b. Required fire apparatus access road during construction or demolition shall comply with Mesa Fire and Medical Department standard detail FPD 3310.1. The access road shall be a minimum of 20 feet wide of all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (78,000 lbs. / 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet. The access road shall extend to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hours in any day. A clearly visible sign marked "Fire Department Access" in red letters, shall be provided at the entry to the access road. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the MFC shall be in place prior to any final inspection or certificate of occupancy.

c. Water supply for fire protection. An approved water supply for construction site shall meet the requirements for MFC & IFC Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 20 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, developer/contractor shall make sure that the fire hydrants are active, and the valves are open.



## 01 Site Plan

Scale: 1"=30'-0"



## Legend:

- New 5' Pedestrian connection to public Right of Way
- Building Elevation/Sheet #
- Property Line
- Utility Easement Line
- Street R.O.W. Center Line
- Driveway Site Visibility Triangle

## Notes:

All dimensions, areas and heights of building and site are existing unless otherwise noted on ALTA survey dated: 4-6-23.

## Scope of Work:

Adaptive reuse of an existing, outdated hotel to residential multifamily. Several revisions have been made to the existing site and building to improve the appearance and amenities have been added to improve the comfort and convenience of the residents which makes the property an overall improvement in the community.

## Revision

1 -

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## Venture on Country Club

1410 S. Country Club Drive  
Mesa, AZ 85210

- schematic design
- design development
- construction documents
- construction issue
- record drawings

Project No. 21014

Cad File

KIVA #

Design Review No.

Checked By MB/MK

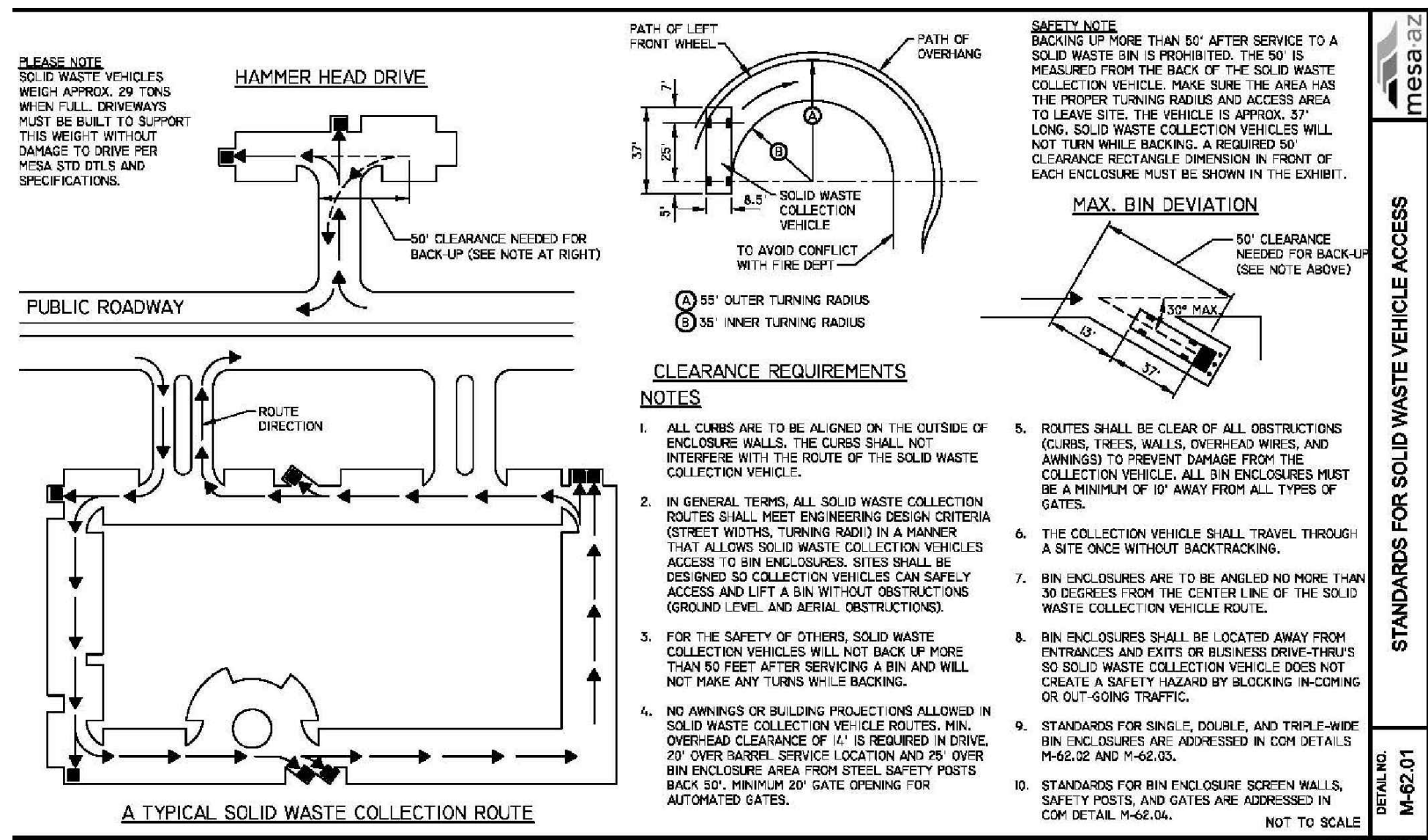
Drawn By DW

Date 01.25.24

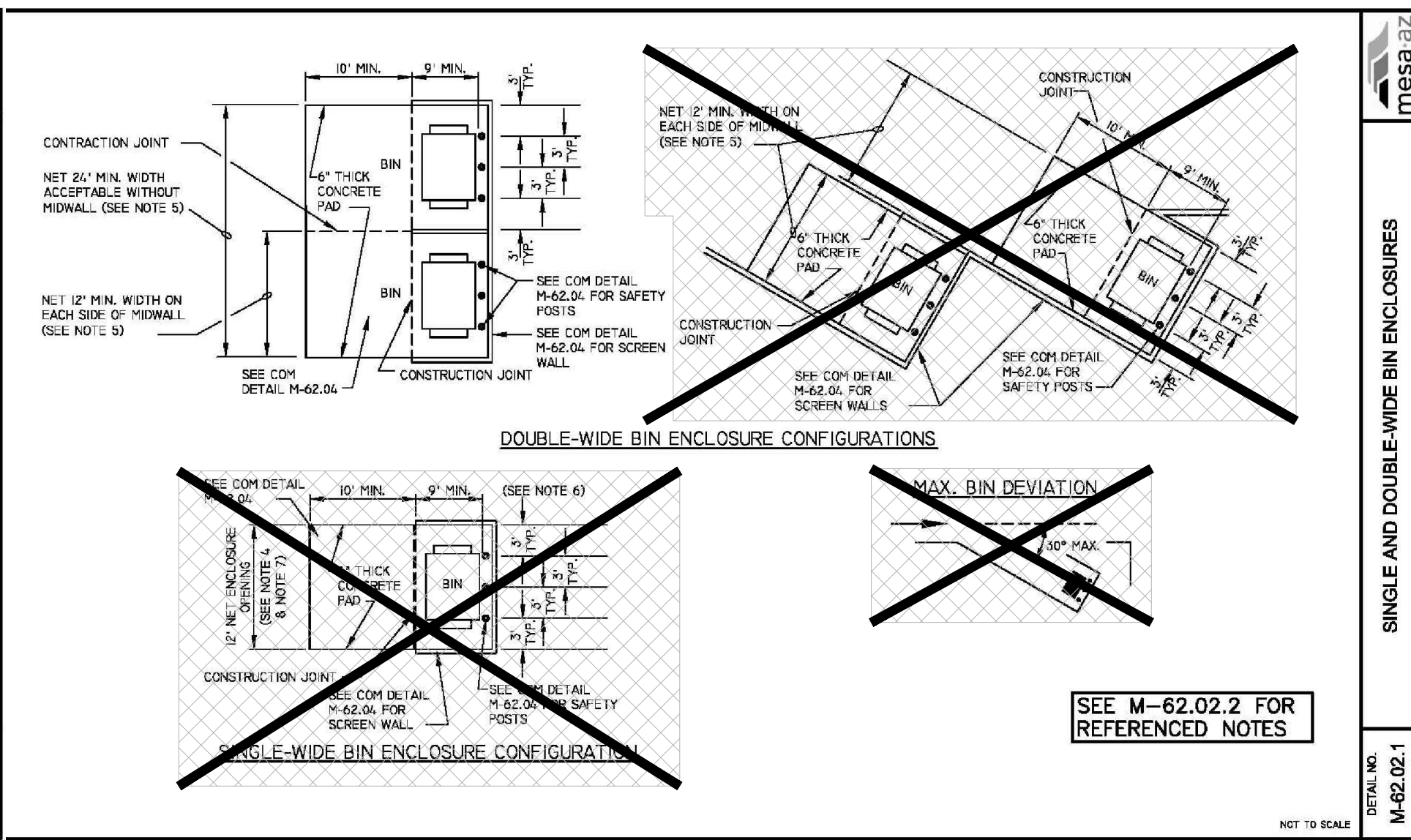
Title

Site Plan **FINAL**

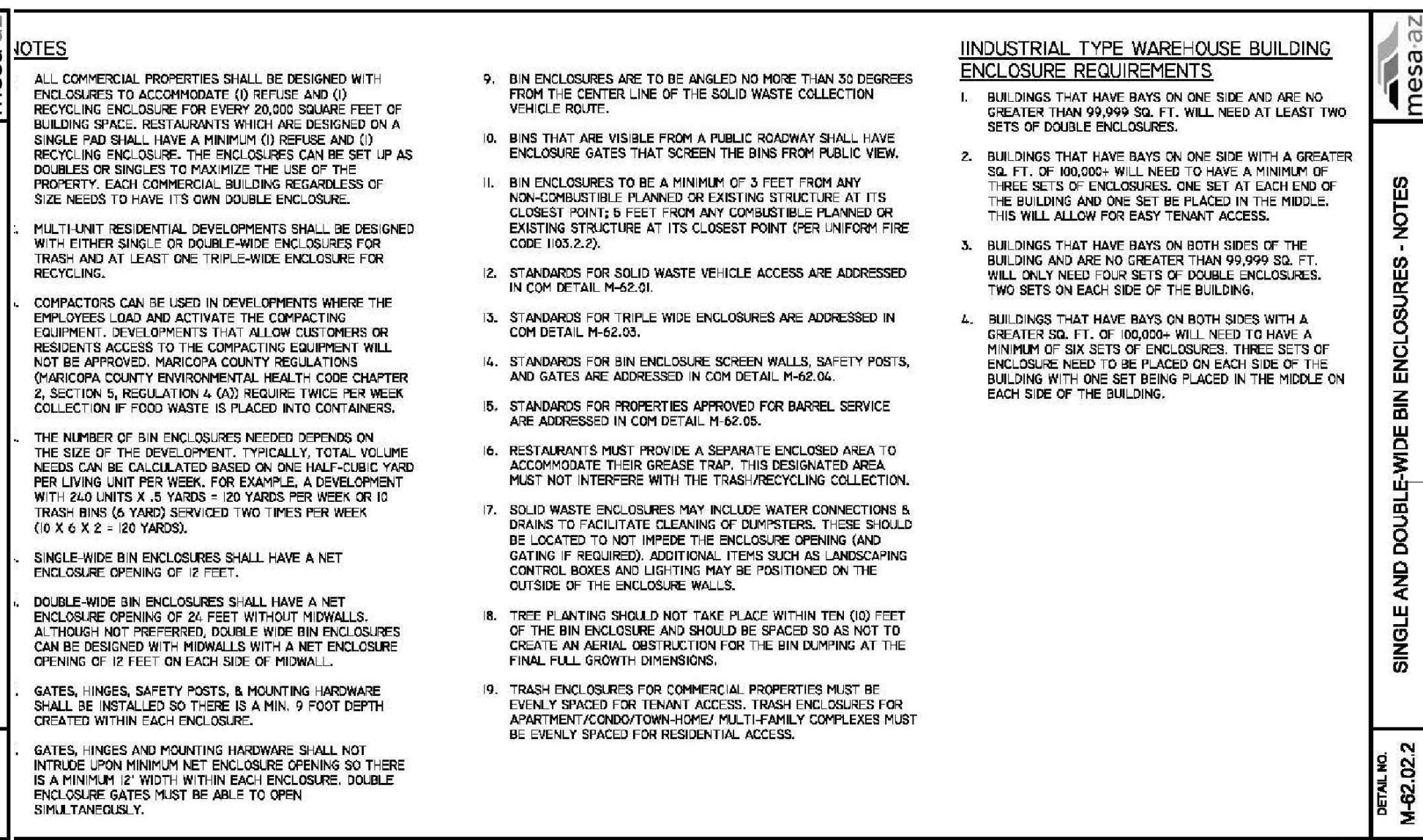
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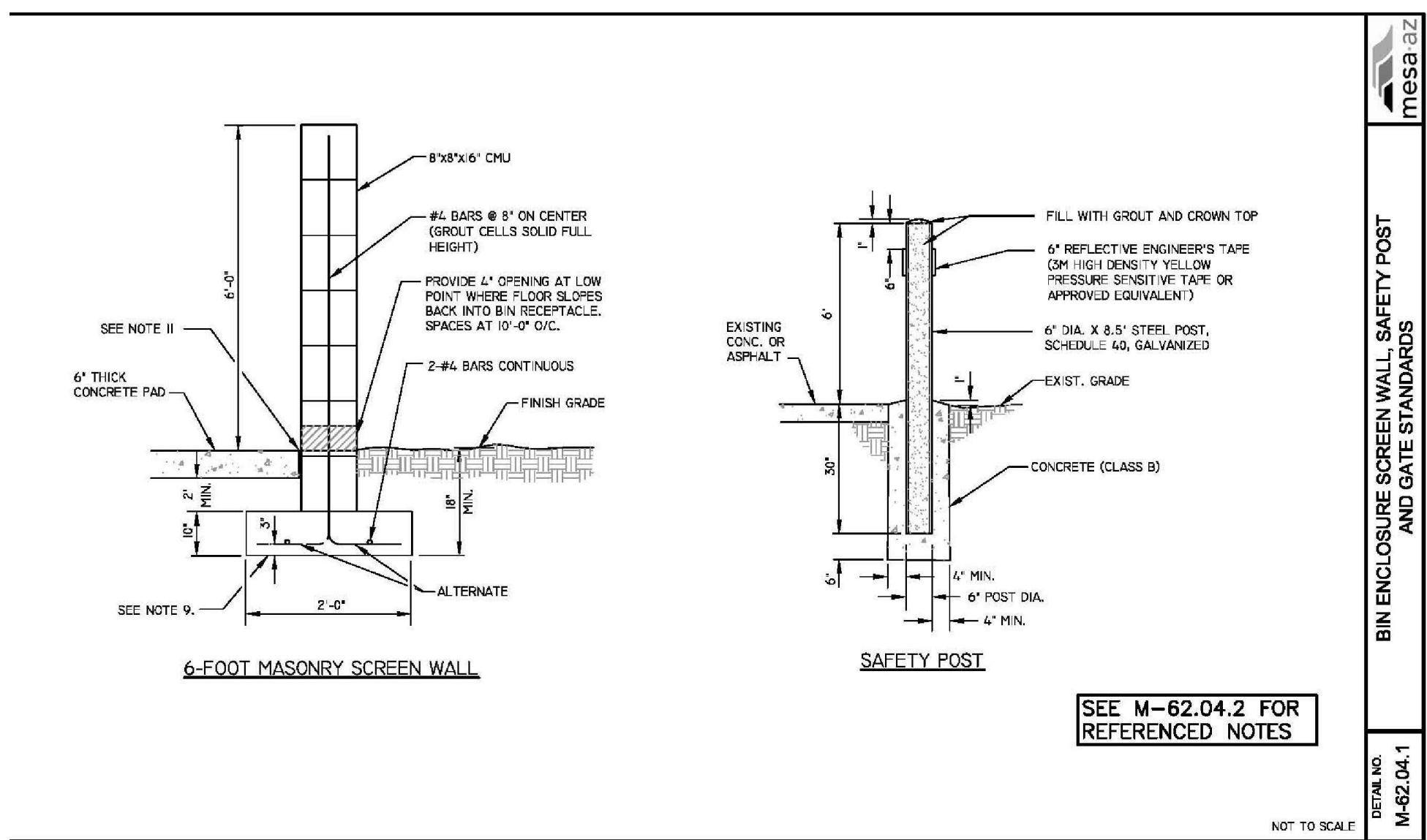
**01 Solid Waste Vehicle Access**  
Scale: Not to Scale



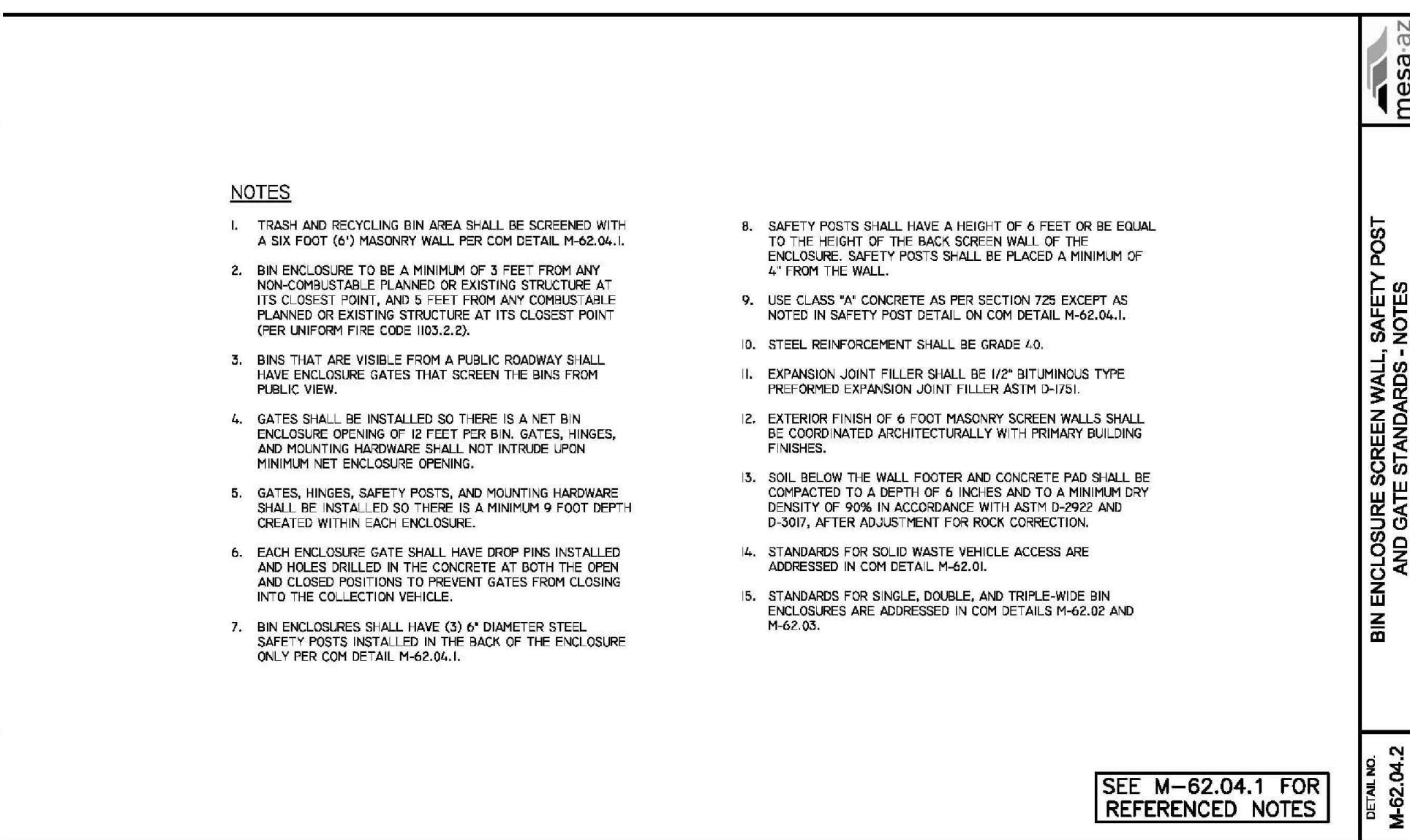
**02 Double Wide Bin Enclosure**  
Scale: Not to Scale



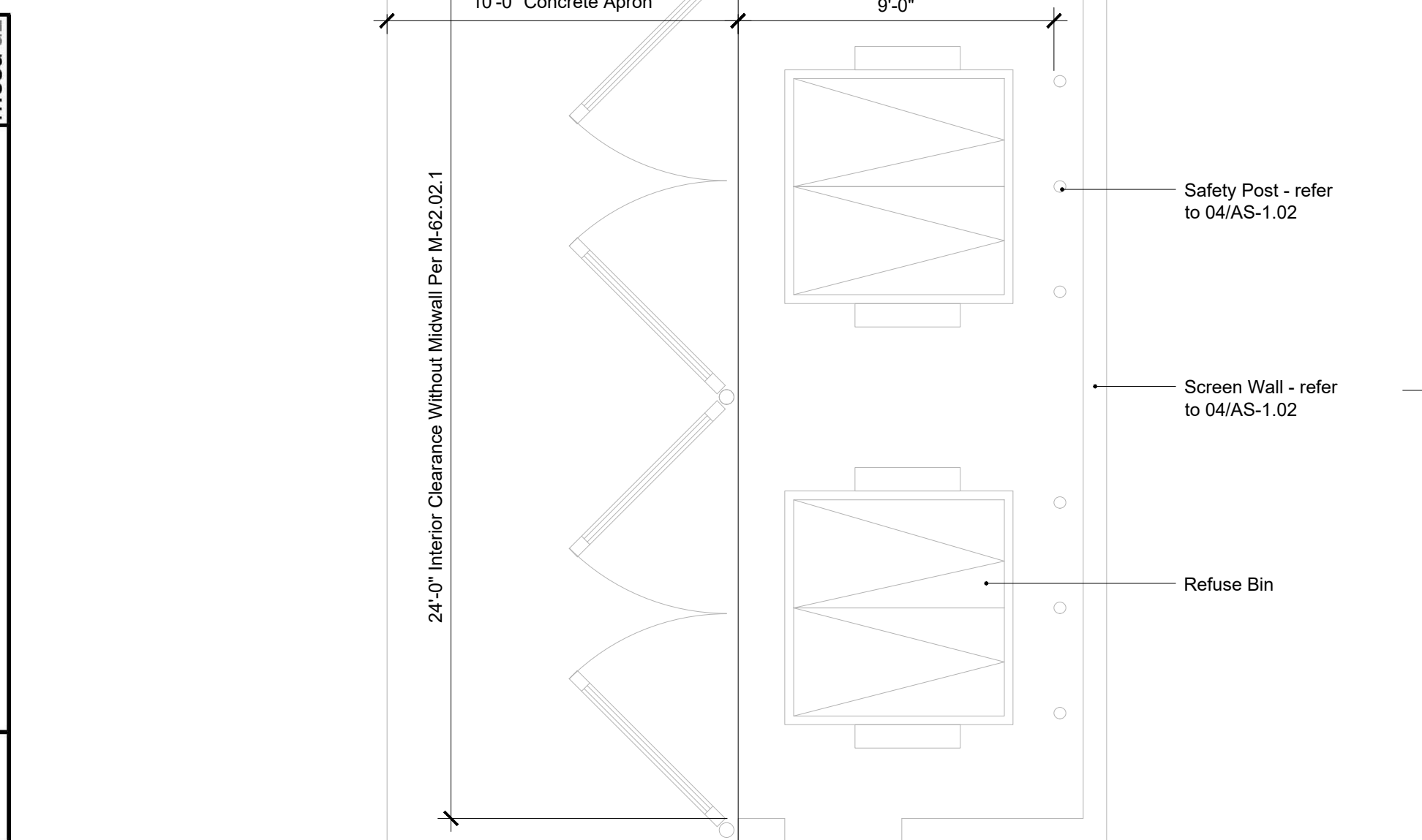
**03 Waste Bin Enclosure Notes**  
Scale: Not to Scale



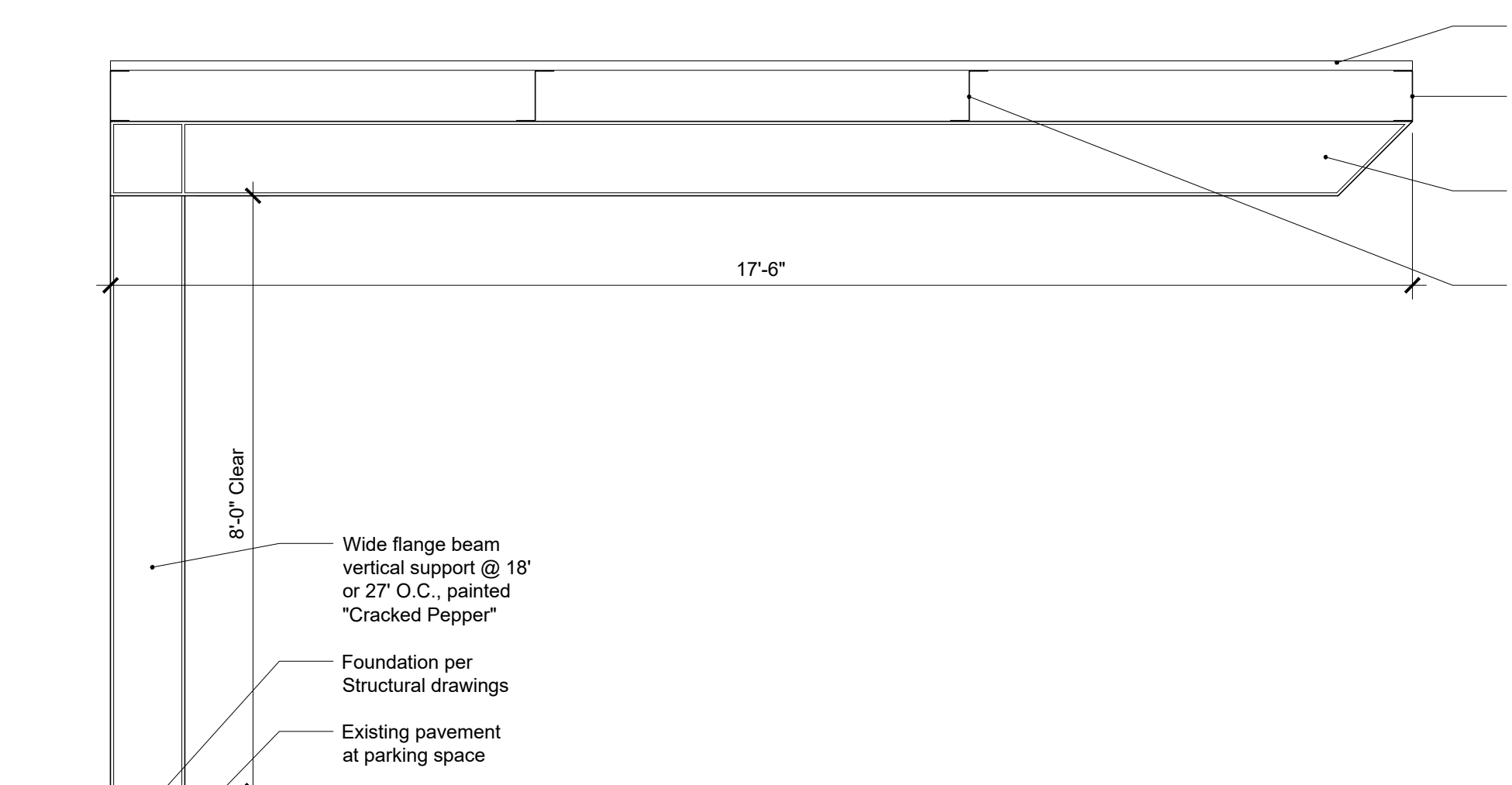
**04 Waste Bin Enclosure Details**  
Scale: Not to Scale



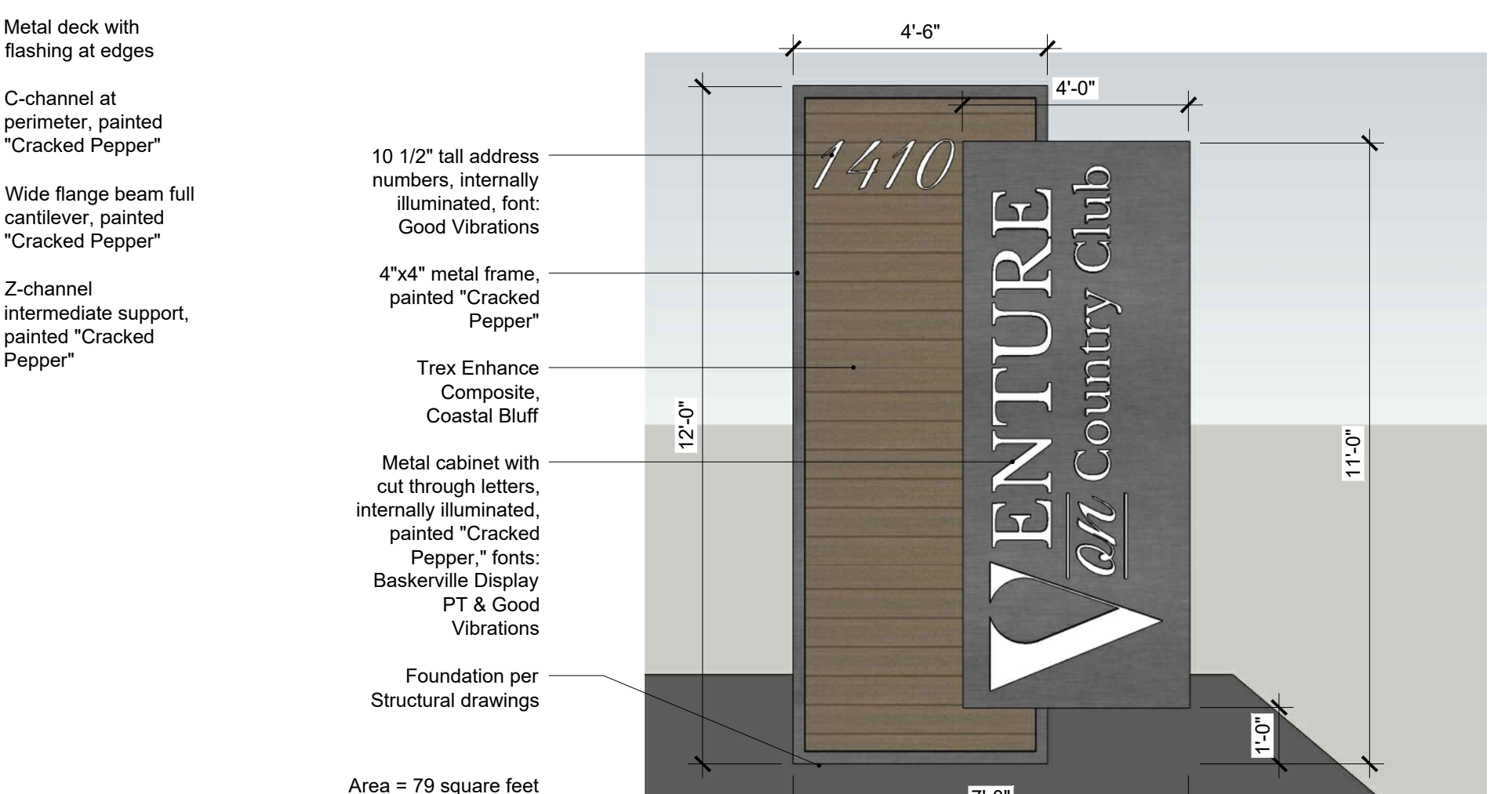
**05 Notes for Enclosure Details**  
Scale: Not to Scale



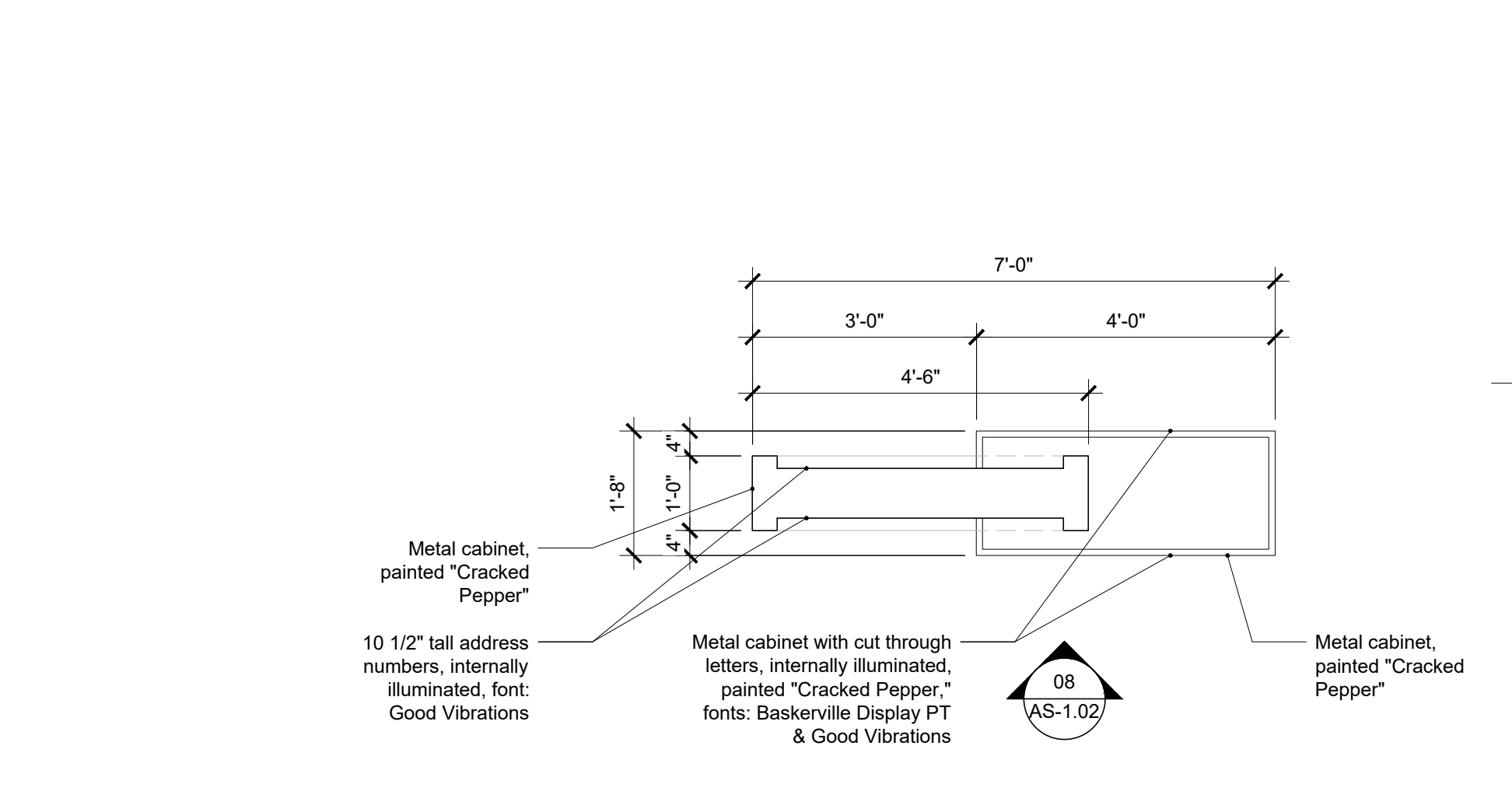
**06 Site Plan Refuse Enclosure**  
Scale: 1/4" = 1'-0"



**07 New Parking Canopy Detail**  
Scale: 1/2" = 1'-0"



**08 New 12" Wide Monument Sign**  
Scale: 3/8" = 1'-0"



**09 Monument Sign - Plan View**  
Scale: 1/2" = 1'-0"

Revision

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**Site Details**

Sheet No. **AS-1.02**