

Dear Neighbor,

This letter is a courtesy letter those who voiced their concerns about our project at the February 14th Design Review workshop at the City of Mesa. We would like to thank you all for your continued input and reassure you we are addressing your concerns in a positive and constructive manner. We have kept detailed records of issues brought up at that meeting as well as previous meetings, and would like to present our responses to those concerns.

Concerns about Escobedo and LIHTC housing. This project is not, and will not be, affordable housing. It is market rate housing with rents of approximately \$995 for two-bedroom units and \$1,145 for three bedroom units. These rents can be supported at this site according to our market study completed by Robert L. Siegel and Associates in 2016. The market study emphasizes that this project has a very high probability of success due to high exposure from a busy arterial street and easy access to all primary services and all levels of retail in the immediate area. Management will conduct criminal background checks on all prospective tenants as it is done in all market-rate multi-family housing. No subsidized renters will be allowed. We understand that there is existing stock of apartments in this area, but most are older than 40 years. This project fills a gap for quality rentals within the market.

Adjacency to Evergreen Historic District. We have had two neighborhood meetings to address concerns of the neighbors. Primary concerns understandably came from the neighbors to the east, which are in the Historic District. Since we are not in the Historic District, but adjacent, but we have, in good faith, listened to and accommodated those affected by our development. We have made several adjustments to our original design in order to accommodate our neighbors:

- Changed single row of trees to a double row of staggered trees at East Property Line.
- Increased the proposed fence height along the East property line from 6' to 8'.
- Moved a dumpster enclosure away from the east property line
- Eliminated East-facing balconies which would overlook properties to East.
- Provided a more contrasting color palette to break up the massing of the building
- Provided a varied material palette in order to reduce the amount of stucco.
- Ensured that no carport canopies are placed adjacent to the east property line.
- Increased trees along East property line to 36" box trees. (Reach maturity faster)

Concern about future deterioration of the project. The owner is hands-on and visits his existing properties at least once a week. The property will have a landscape company maintain the landscaping twice a month, and will have qualified maintenance staff dedicated to maintenance of the building. The owner will supply contact information to the neighbors so that issues are addressed in a timely manner.

Desire for reduction of density. The proposed density, at 20.85 units per acre, is less than 70% of the allowed maximum density for this site. The proposed density is at the minimum necessary for this site to cover the costs of land and development and also provide sufficient income over the long term for a high level of maintenance for this project, which is one of the stated desires of the neighbors. The density level was carefully determined as a balance point of several factors including income, parking, setbacks, and other zoning limitations.

Desire for increase of children's play areas. Neighbors concerned that not having enough open space would lead to activity within their neighborhood. The site has been reconfigured to combine the open spaces into one large open area which allows ample room for children to run and play. This area was placed along the north side of the building to allow the building to shade the open space for the majority of the day. The size of the pool area and playground area have been increased from the

previous plan. We have added BBQ and picnic areas outside of the central open space. We have provided a shade trellis for the pool area which visually connects to the two residential buildings and provide more pedestrian-scale elements onsite.

Increase the quality of materials. We have reduced the amount of stucco in the façade and introduced cementitious siding and metal siding as complementary materials which raise the level of quality of the facades while adding texture, contrast and visual interest.

Decrease the impact of the building at the East façade. In addition to rotating the units so that the balconies do not face to the East, we have introduced a new color scheme which uses contrasting colors to reduce the impact of the East façade.

Demonstrate sustainable aspects of the project. There are two types of sustainability, active and passive. Active would be solar panels and other items which create energy. We are not providing any active items at this time, but rather are focussing on creating a superior building envelope which directly benefits the residents via reduced energy costs. Passive sustainability involves the selection of quality building envelope materials and construction systems. In consultation with a LEED AP professional, this building will utilize the following passively sustainable elements:

- Dual-pane, low-e windows.
- High reflectivity roofing surface.
- Energy star appliances and light fixtures.
- High efficiency HVAC systems.
- Insulation package exceeding requirements of the International Energy Conservation Code.
- Solar shading strategies for windows and sliding glass doors.

Concern about messiness of Sissoo trees. Per the request of the neighbors, we have exchanged sissoo trees for acacia anuera.

Maximize effectiveness of tree screening at east property line. In consultation with our landscape architect, his recommendation for staggering the trees at the East property line is the most efficient and effective way to create a visual screen between the two properties.

Shaded area for children to wait for school bus. We have provided a shaded area in front of the relocated office which allows children to await the school bus sheltered from the elements.

Playground area to be bigger for fall areas. The playground has been increased in size and the manufacturer recommended fall zone has been added to the site plan.

Desire to move carports away from building. The carports have been moved to the opposite side of the driveway from the building.

Architectural renderings which reflect landscape plan. We have created a 3-D model of the site which includes landscaping of a scale commensurate to the landscape plan.

Address landscaping adjacent to power lines along the South property line. We have worked with our landscape architect on sizing and placement of trees so that they do not interfere with power lines along the South property line.

Thank you for all of your continued interest in this case
Respectfully,



Peter Swingle, Architect

CONCEPTUAL GRADING AND UTILITY PLAN

NORTH COUNTRY CLUB APARTMENTS

715 N COUNTRY CLUB DRIVE, MESA, ARIZONA

LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, T1N, R5E, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MESA, ARIZONA

LEGEND

| | | | |
|-----|--------------------------|---|-----------------------------|
| --- | CENTERLINE | W | EXISTING WATER |
| --- | RIGHT-OF-WAY | ◇ | EXISTING LIGHT POLE |
| --- | PROPERTY LINE | ⊠ | EXISTING POWER POLE |
| --- | EASEMENT | ⊠ | EXISTING CATCH BASIN |
| --- | EXISTING CURB AND GUTTER | ⊠ | EXISTING DOUBLE CHECK VALVE |
| --- | EXISTING PAVEMENT | ⊠ | EXISTING FIRE HYDRANT |
| --- | EXISTING SANITARY SEWER | ⊠ | EXISTING WATER METER |
| --- | EXISTING SIGN | ⊠ | EXISTING WATER VALVE |
| --- | EXISTING TREE | ○ | NEW CLEANOUT |
| --- | NEW CURB AND GUTTER | ⊠ | NEW BACKFLOW PREVENTER |
| --- | NEW SANITARY SEWER | ⊠ | NEW FIRE HYDRANT |
| --- | NEW STORMDRAIN | ⊠ | NEW WATER METER |
| --- | NEW WATER | ⊠ | NEW WATER VALVE |
| --- | | ↔ | GRADE BREAK |

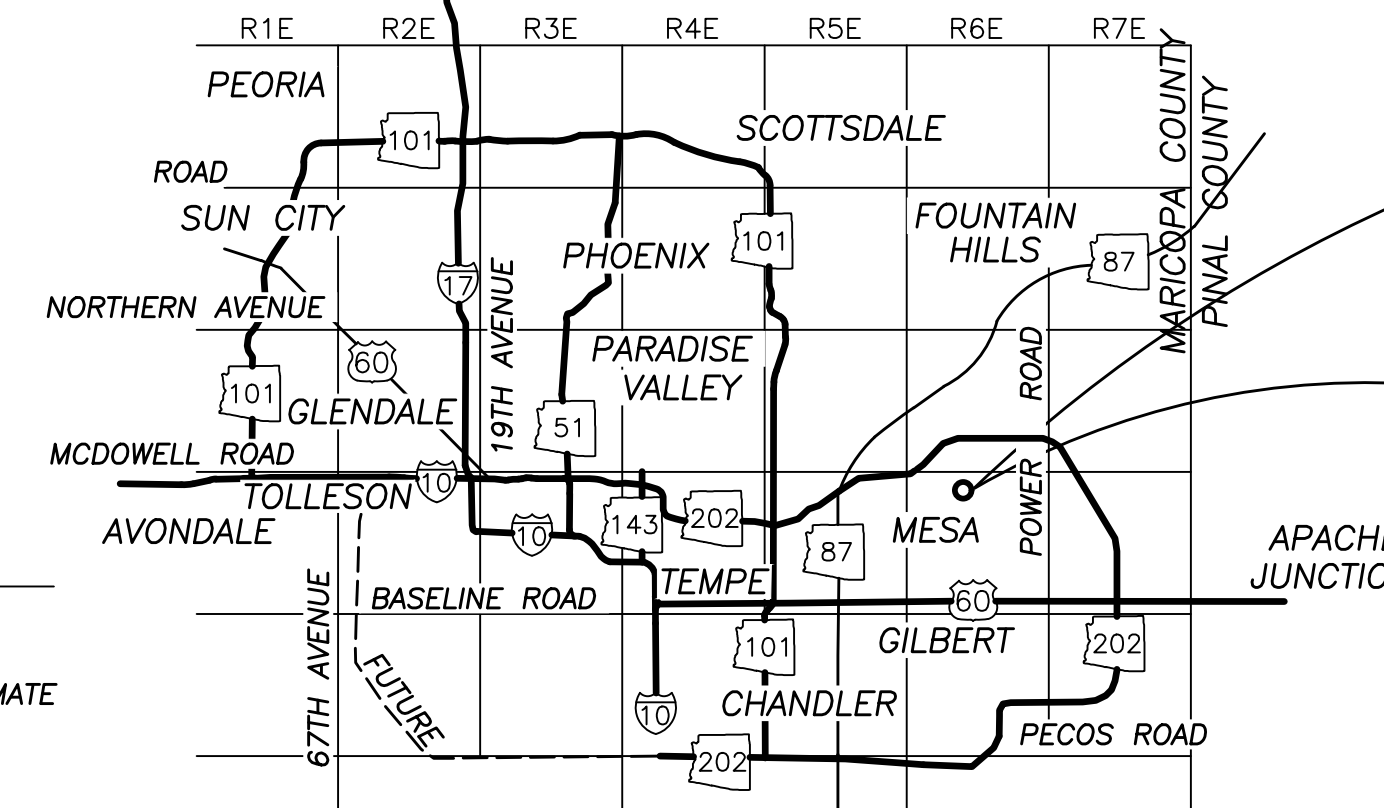
CONSTRUCTION NOTES

- 1 NEW CURB OPENING WITH EROSION APRON.
- 2 NEW EXTRUDED CURB.
- 3 NEW DRIVEWAY PER CITY STANDARDS.
- 4 REMOVE EXISTING DRIVEWAY.
- 5 NEW SCREEN WALL.
- 6 NEW PUBLIC WATER MAIN WITHIN NEW EASEMENT.
- 7 WATER MAIN CONNECTION WITH TAPPING SLEEVE AND VALVE.
- 8 NEW FIRE HYDRANT.
- 9 EXISTING FIRE HYDRANT.
- 10 NEW WATER SERVICE WITH METER AND BACKFLOW PREVENTER.
- 11 NEW FIRE LINE TO BACKFLOW WITHIN BUILDING.
- 12 NEW SANITARY SEWER SERVICE.
- 13 NEW HDPE STORM DRAIN WITH WINGWALLS. SIZE PER PLAN.
- 14 NEW WET WELL WITH PUMP AND FORCE MAIN TO EXISTING STORM DRAIN.
- 15 EXISTING ELECTRICAL VAULT.
- 16 CONNECT TO EXISTING 6-INCH WATER WITH 90 DEGREE BEND AND 8"x6" REDUCER.
- 17 REMOVE/ RELOCATE POWER POLE.
- 18 REMOVE EXISTING SIDEWALK.

RETENTION CALCULATIONS

VR= PCA/12 VOLUME REQUIRED, CF
P= 2.2 100-YR, 2-HR RAINFALL, INCHES
C= 0.90 RUNOFF COEFFICIENT, WEIGHTED ESTIMATE
A= 147,550 NET AREA, SF
VR= 24,346 CF
VP= 24,500 CF

NOTES:
1) 700SF OF AREA NOT INCLUDED FOR SWIMMING POOL.
2) COUNTRY CLUB DRIVE IS FULLY IMPROVED. NO RETENTION NEEDED FOR ADJACENT ROW.
3) DISCHARGE BASIN BY PUMPING TO EXISTING STORM DRAIN.



VICINITY MAP
MESA, ARIZONA

OWNER

BROTH, LLC/JINKI LC/DEMAREE LC
P.O. BOX 26860
PHOENIX, AZ 85068

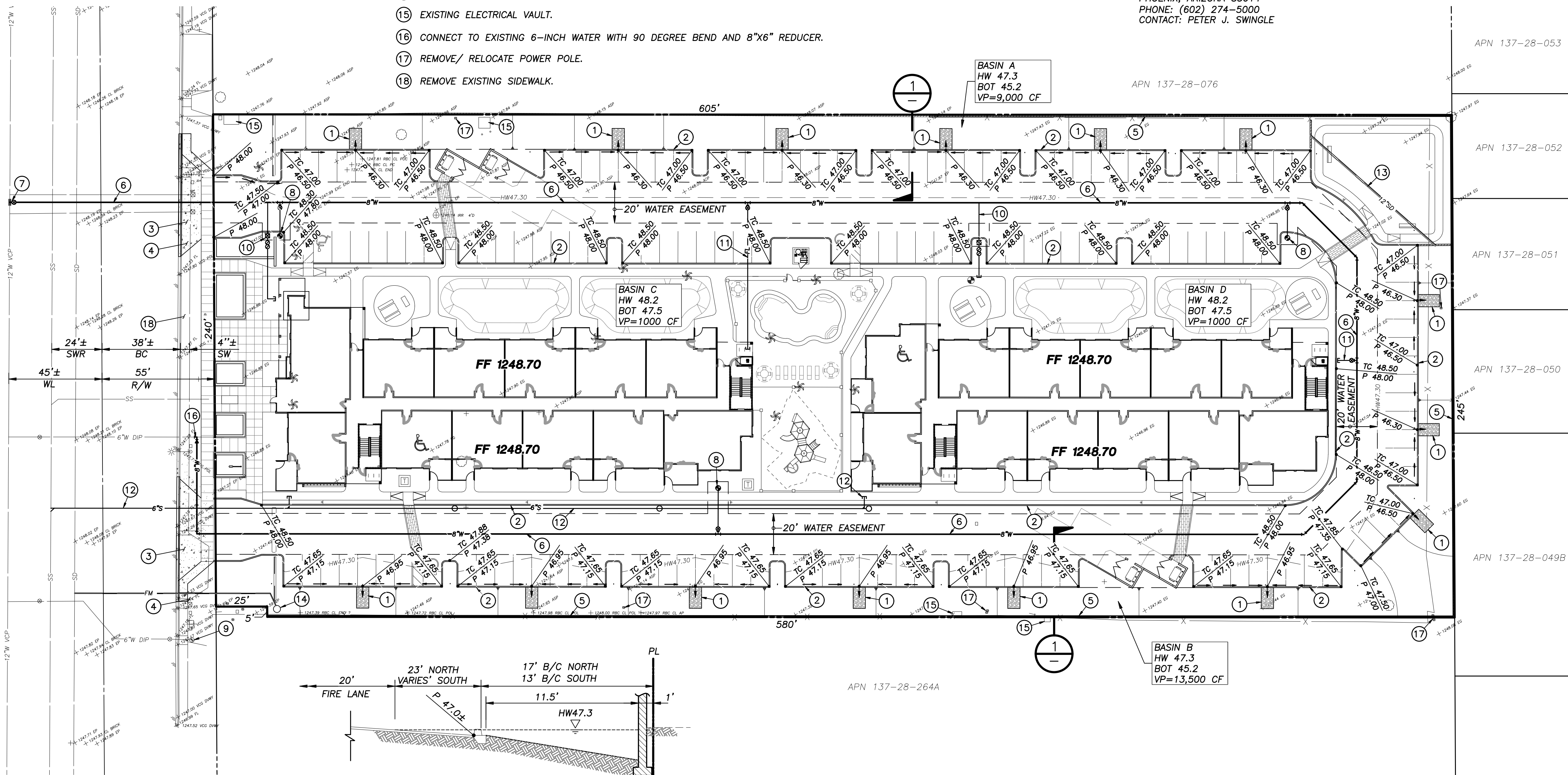
ENGINEER

JMA ENGINEERING CORPORATION
531 E BETHANY HOME ROAD, GARDEN SUITE
PHOENIX, ARIZONA 85012
PHONE: (602) 248-0286
FAX: (602) 248-0976
CONTACT: JAY MIHALEK, PE

ARCHITECT

ATHENA STUDIO
4700 N 12TH STREET, SUITE 205
PHOENIX, ARIZONA 85014
PHONE: (602) 274-5000
CONTACT: PETER J. SWINGLE

NORTH COUNTRY CLUB DRIVE



1 NORTH AND SOUTH PROPERTY LINE
NTS

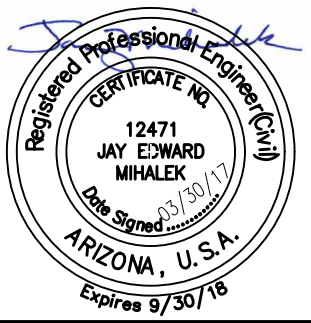
SCALE 1"=30'
30' 15' 0' 30' 60'

THESE DOCUMENTS ARE NOT FOR
CONSTRUCTION UNLESS REVIEWED
AND APPROVED BY ALL
GOVERNING AGENCIES.

TWO WORKING DAYS BEFORE YOU DO
CALL FOR THE BLUE STAKES
602-263-1100
BLUE STAKE CENTER

CONCEPTUAL GRADING AND UTILITY PLAN
NORTH COUNTRY CLUB APARTMENTS
715 N COUNTRY CLUB DRIVE, MESA ARIZONA

Manager AS
Checked JM
Job No. 1626



1988 - 2017
Celebrating 29 Years

SHEET
Q1
OF 1

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:

Peter J. Swingle, RA #49779
Athena Studio, LLC
4700 North 12th Street, Suite 205
Phoenix, Arizona 85014
(602) 274-5000 peter@athenastudio.net

EXPLANATORY STATEMENT:

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

LOT AREA: Net: 148,318 SF

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), RM-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:

| | | |
|-----------------------------|--------------------|----------------|
| 1 st floor area: | 17,305 SF | < 36,000 SF OK |
| 2nd floor area: | 17,279 SF | < 36,000 SF OK |
| 3 rd 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)
 164' to East PL (42% more than required)

LANDSCAPE SETBACKS:

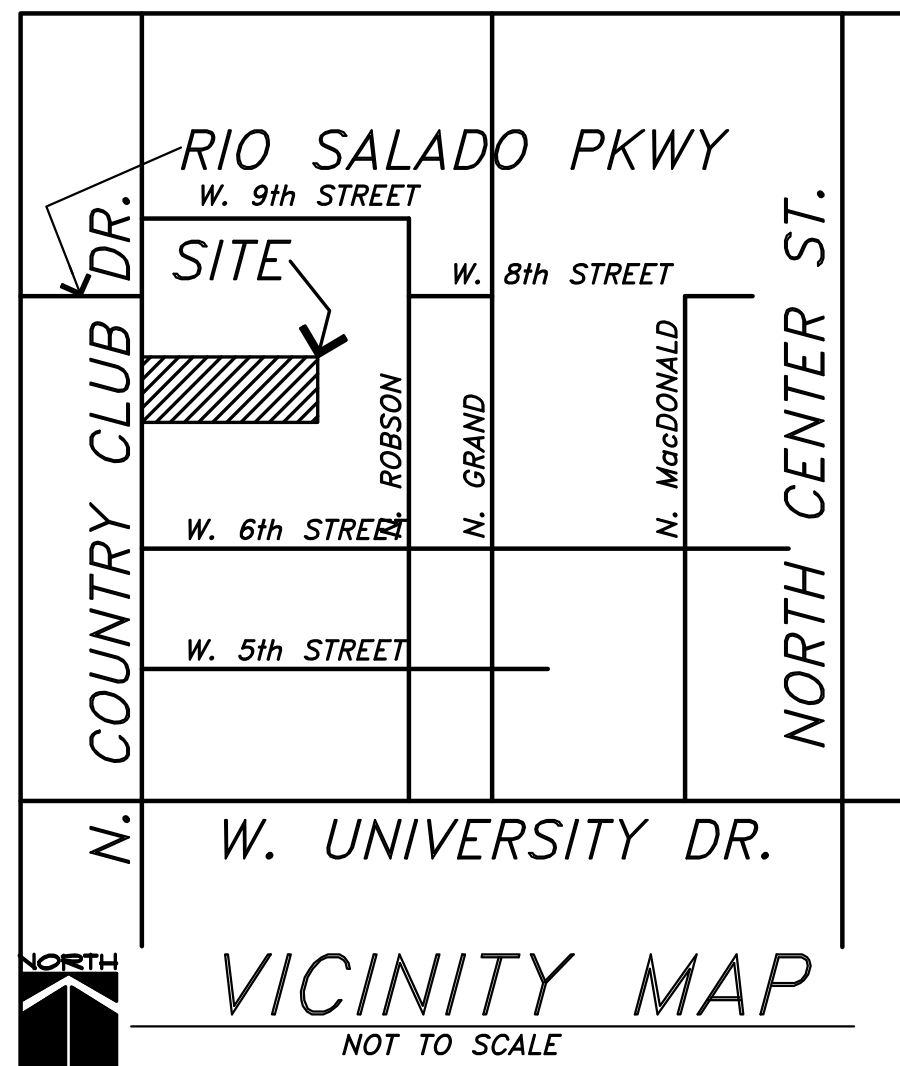
15' from North and South PL Required, 15' Provided

MON 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:

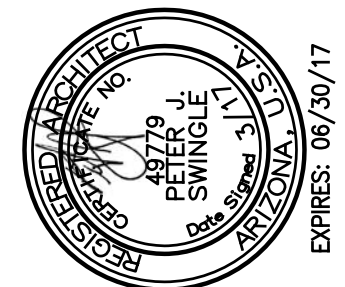
Required :
Multi-Family: 2.1 spaces per unit = $2.1 \times 71 = 149.1$ therefore 150 spaces
Accessible: 2% of total count: $150 \times 0.02 = 3$ therefore 3 accessible spaces req'd.
Provided:
147 Regular Spaces (9'x18') of which 1 per unit is covered per Section 11-32-3.
3 Accessible Spaces (9'-0"x18' 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%.



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 MANHOLE AND PANEL 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 BARBOTT 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

S.221 ENTRY RECESSED '5' MINIMUM per FIGURE 11-5-5.0-D.3.c
S.222 NEW '4" WIDE PARKING STRIPES PAINTED WHITE
S.223 ROOF LINE at COVERED ENTRY
S.224 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.226 PARKING SPACE, 9'x18' MINIMUM per TABLE 11-32-2-H-1
S.227 '2' WIDE SPACE, See SITE DETAILS
S.228 NEW REFUSE and RECYCLE DUMPSTERS and BLOCK ENCLOSURE
with PEDESTRIAN ACCESS, SIZED per CITY of MESIA REQUIREMENTS
S.229 SEATING BENCH
S.230 BIKE RACK, See SITE DETAILS
S.231 SWIMMING POOL, IN FENCED ENCLOSURE
S.232 POOL EQUIPMENT ENCLOSURE WITH ROOF
S.233 BBQ AREA
S.234 PLAYGROUND EQUIPMENT IN FENCED TOT LOT AREA
S.235 PROJECT SIGNAGE, SEPARATE PERMIT
S.236 PAVIC PLANT
S.238 NEW HANDICAP SIDEWALK RAMP, 1:12 SLOPE MAXIMUM
S.240 NEW '4" CONC SIDEWALK w/ MED. BROOM FINISH
S.41 '3' HIGH CURB 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.



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

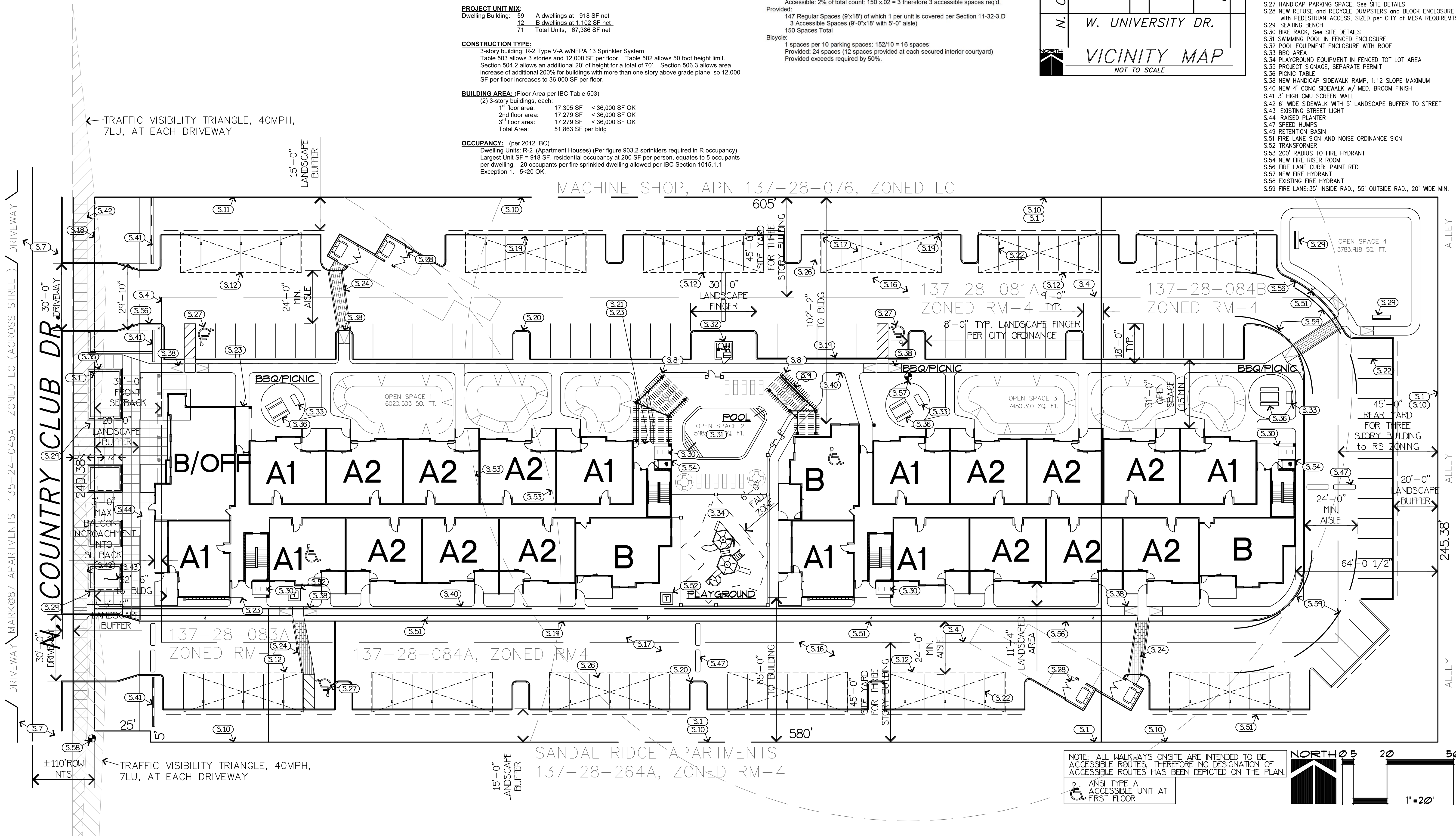
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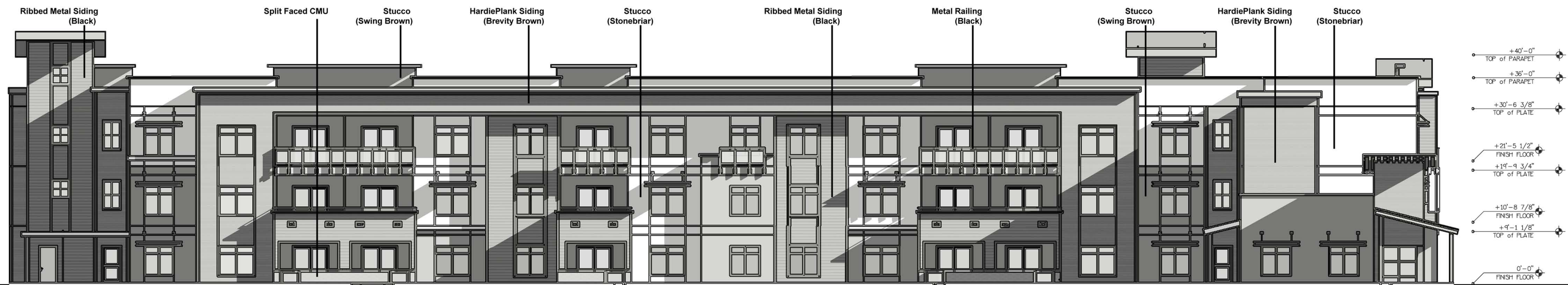
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CONSULTANT NUMBER
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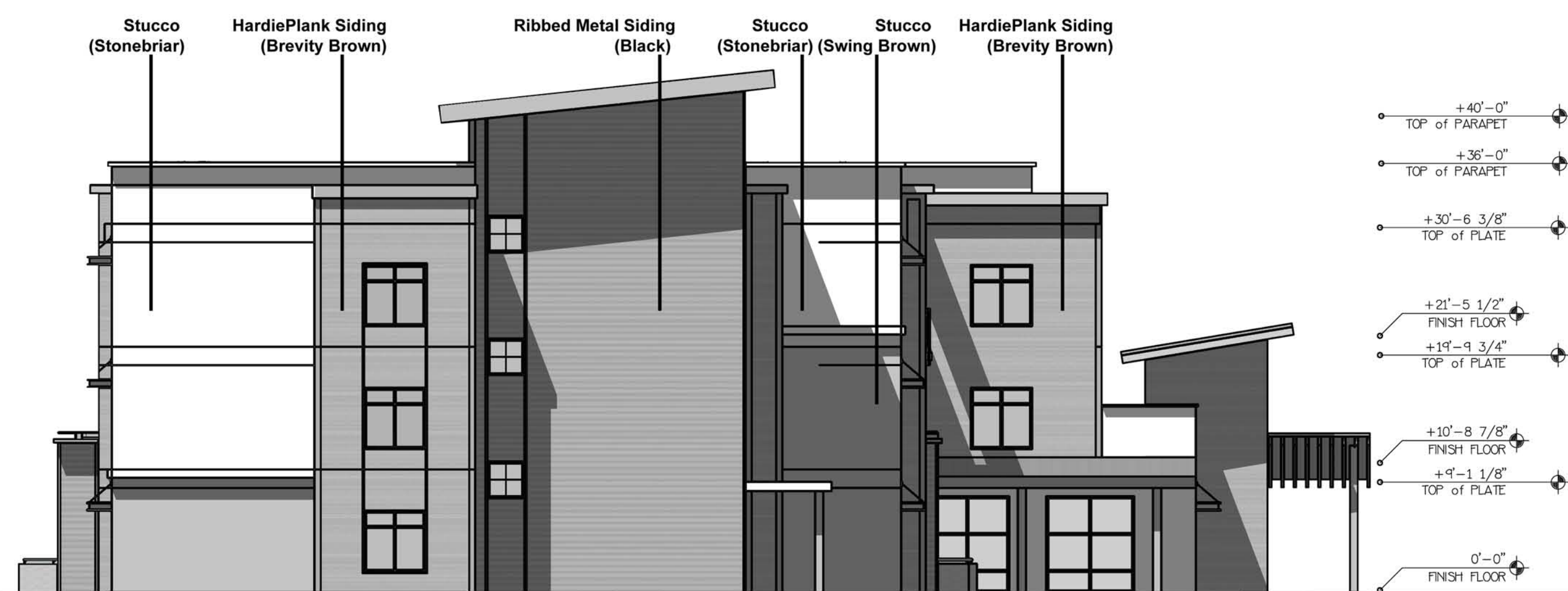




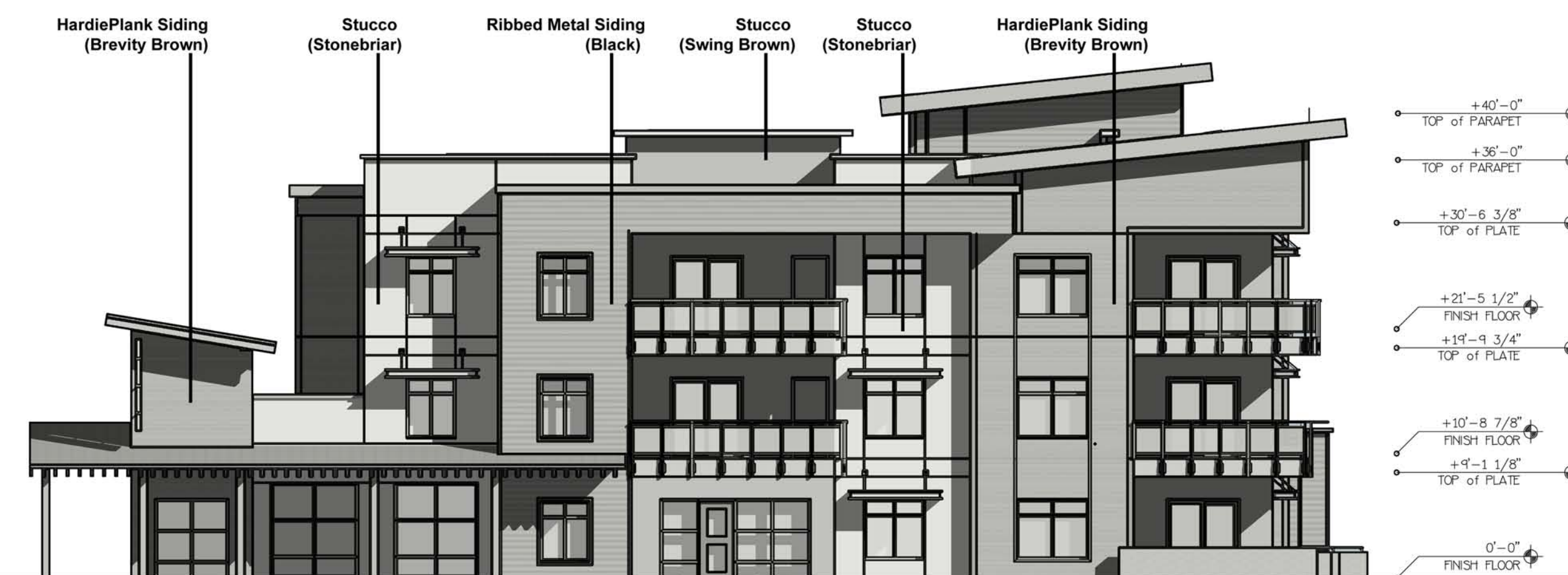
North Elevation



South Elevation



East Elevation



West Elevation

Country Club Apartments

715 N Country Club Drive

KEYNOTES (A00)

- SC. 1

COMPACTED ENGINEERED PAD, See CIVIL
- SC. 2

FINISH GRADE SLOPE 1:3 From BLDG MIN.
- SC. 3

DOOR
- SC. 4

CONCRETE SLAB, See FOUNDATION PLANS
- SC. 5

CONCRETE FOOTING, See FOUNDATION PLANS
- SC. 6

EXIT STARWAY
- SC. 7

2x JOISTS, See FLOOR FRAMING PLANS
- SC. 8

INTERIOR NON-BEARING WALL
- SC. 9

1-HOUR FIRE SEPARATION WALL
- SC. 10

CMU PATIO ENCLOSURE WALL
- SC. 11

2x6 EXTERIOR FRAME WALL with R-19 BATTS, R-21 MIN. TOTAL with RIGID INSULATION
- SC. 12

ENERGY STAR WASHER AND DRYER
- SC. 13

A/C COMPRESSOR
- SC. 14

WINDOW
- SC. 15

1" FLOOR UNDERLAYMENT over 3/4" T&G SHEATHING
- SC. 16

ROOF PARAPET
- SC. 17

18" FLOOR JOISTS, See FLOOR FRAMING PLANS
- SC. 18

GANG NAILED PRE-FAB TRUSSES, See ROOF FRAMING PLAN
- SC. 19

ATTIC INSULATION: R-44 BATTS with VAPOR BARRIER
- SC. 20

TUB SHOWER
- SC. 21

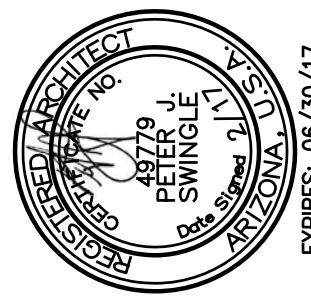
COUNTER TOP
- SC. 22

REFRIGERATOR
- SC. 23

LOW WATER USE TOILET
- SC. 24

ROOFING SYSTEM over APA SHEATHING, See ROOF PLAN

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Phoenix, AZ 85014
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Country Club Apartments
715 North Country Club Drive, Mesa, AZ
Nunns Construction

Issue Date:

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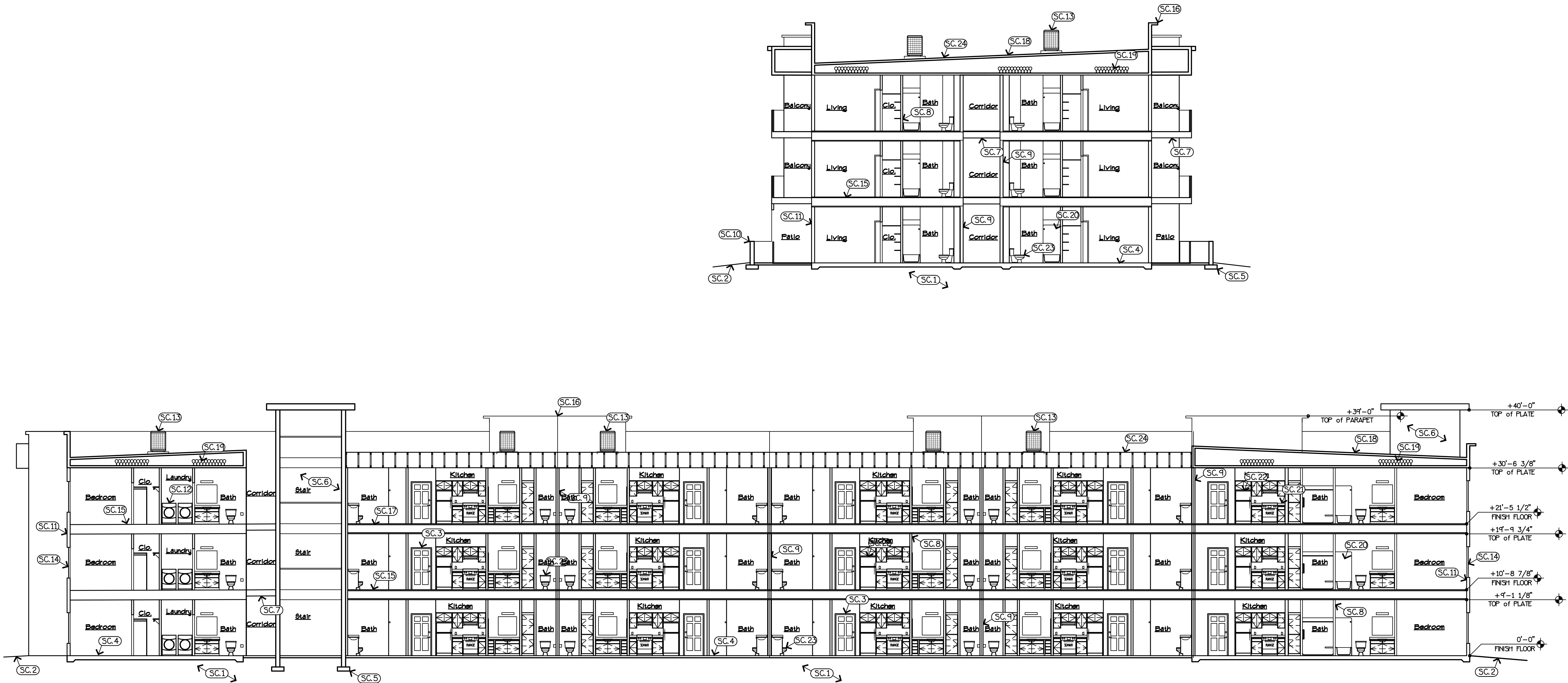
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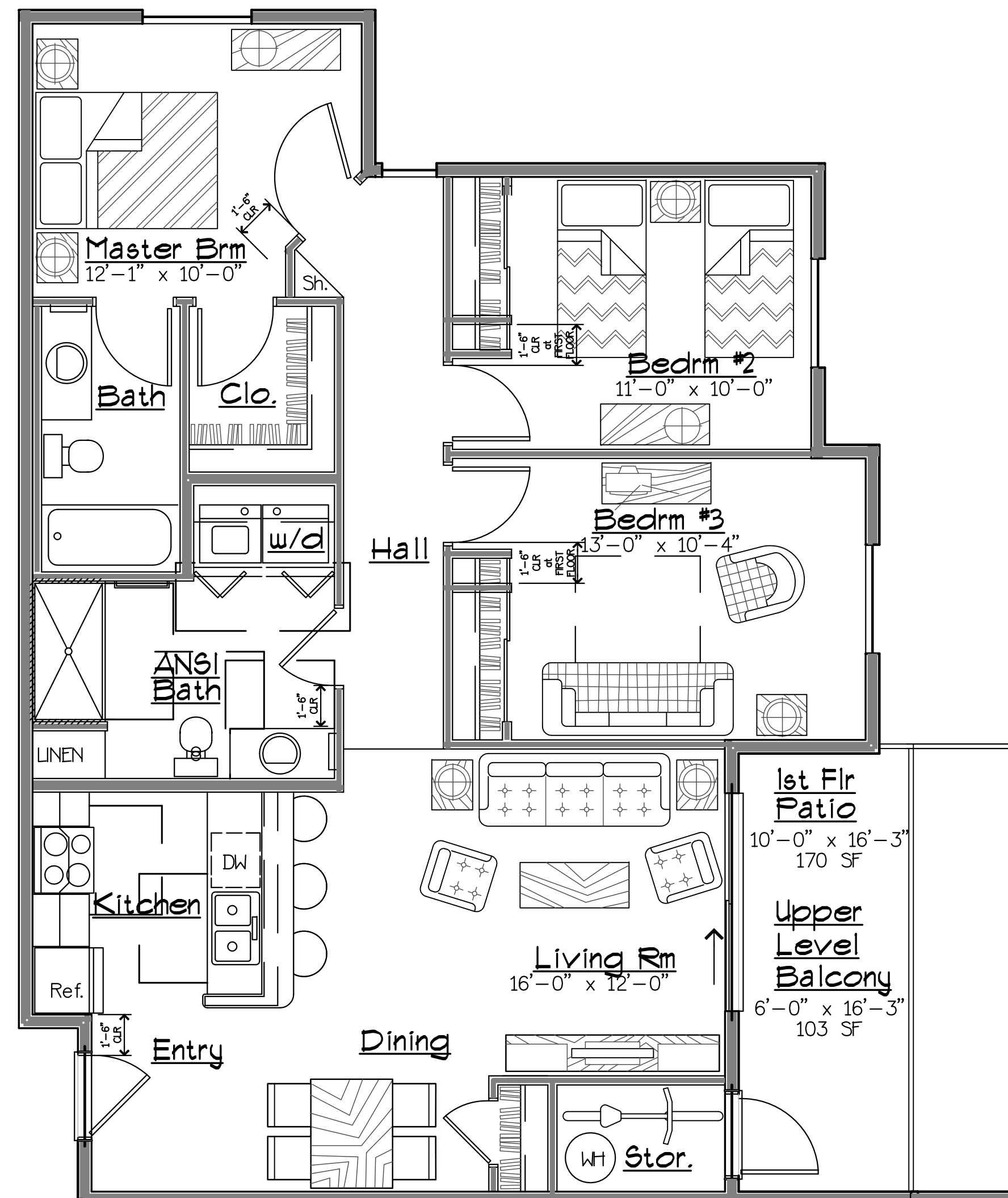
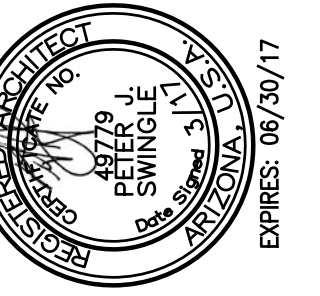
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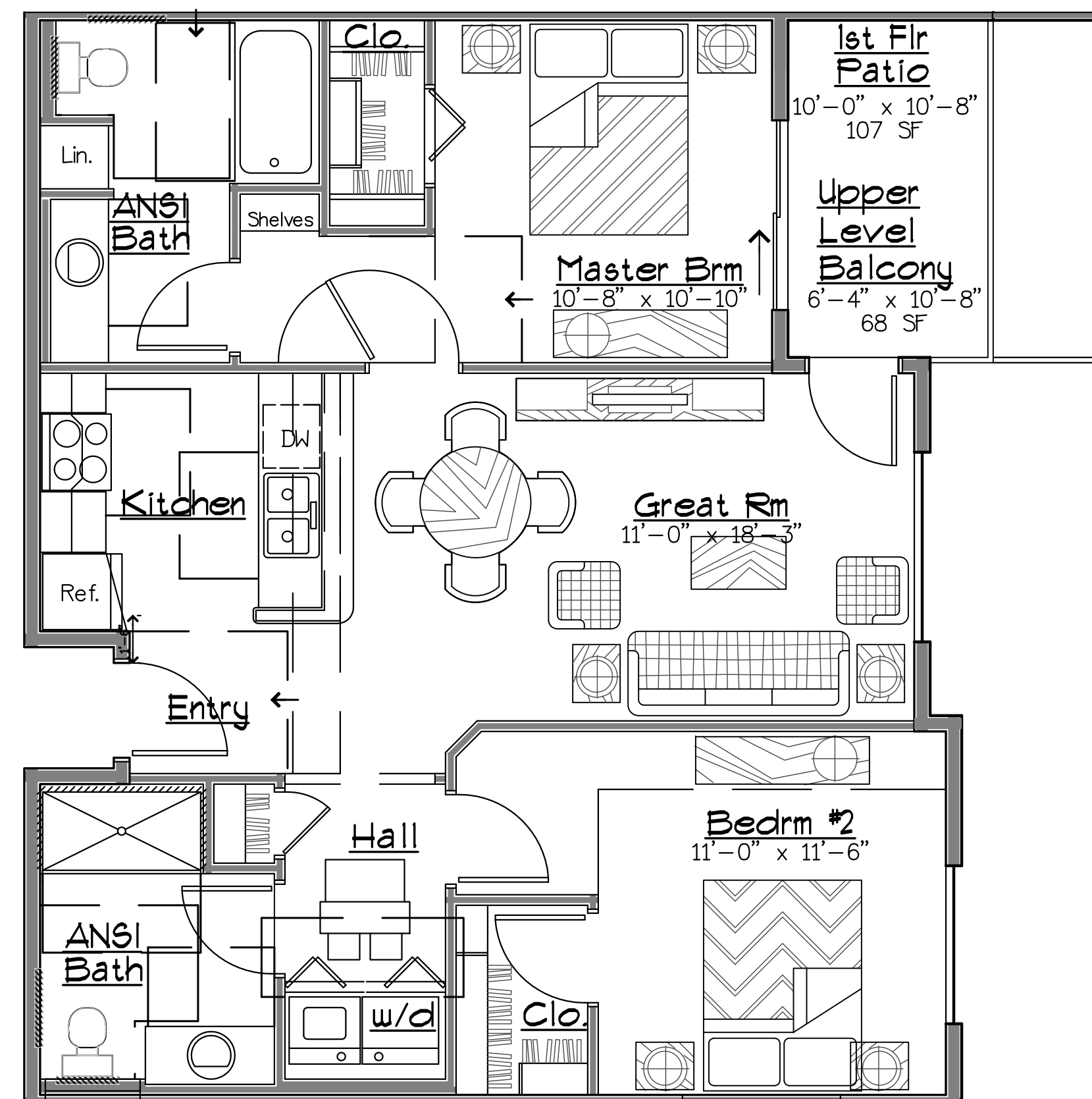
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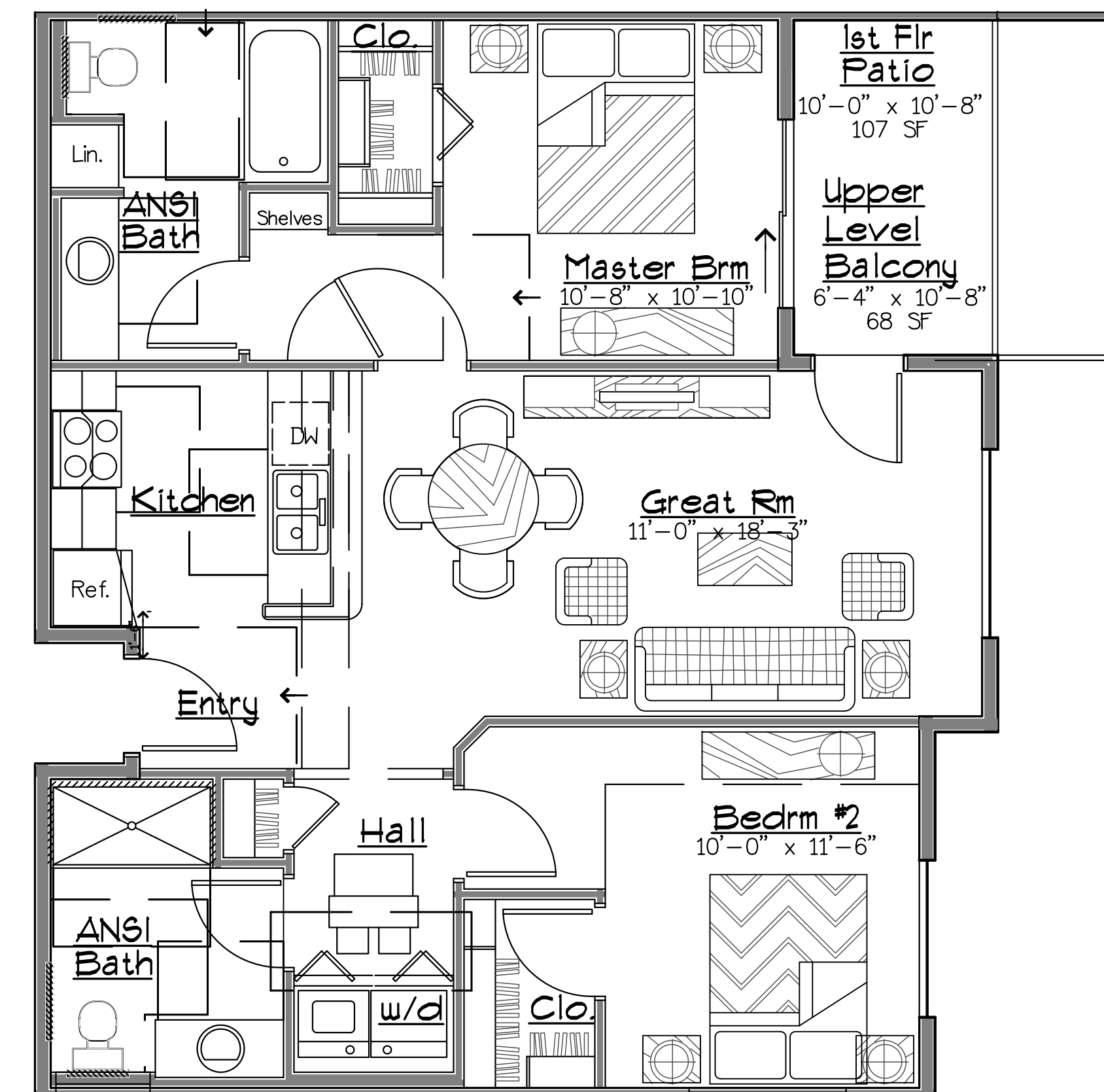




B **THREE BEDROOM**
1,086 SF Net, 1,155 SF Gross



A2 **TWO BEDROOM**
888 SF Net, 941 SF Gross



A1 **TWO BEDROOM**
898 SF Net, 953 SF Gross

UNIT FLOOR PLANS

1/4" = 1'-0"

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

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NW Rendering



SW Rendering



Pool Area Rendering

Country Club Apartments
715 N Country Club

Citizen Participation Plan for Country Club Apartments

3/31/2017

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of an application for Country Club Apartments, located at 715 North Country Club Drive, which is on the East Side of Country Club Drive, South of Rio Salado Parkway and North of University Drive. This is an application for Site Plan Review. The project is acceptable for the existing RM-4 zoning, and no variances are requested. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact: Peter Swingle
Athena Studio, LLC
4700 North 12th St., Ste 205
Phoenix, AZ 85014
(602) 274-5000 peter@athenastudio.net

Pre-application meeting: The pre-application meeting with City of Mesa planning staff was held on November 7, 2016. Staff reviewed the application and made comments which were included in a new site plan design. Staff provided list of residents and entities to be notified of development.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list was issued by the city for citizens and groups in this area including:
 - a. Registered neighborhood associations within one mile of the project
 - b. Homeowners associations within one-half mile of the project
 - c. Interested neighbors within 1000 feet of the project
 - d. Mesa Public School District
2. All persons listed on the contact list received a letter describing the project, a site plan and elevations of the project, and invitations to neighborhood meetings.
 - a. The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list and comment cards will be copied to the City of Mesa Planner assigned to this project. (Wahid Alam)

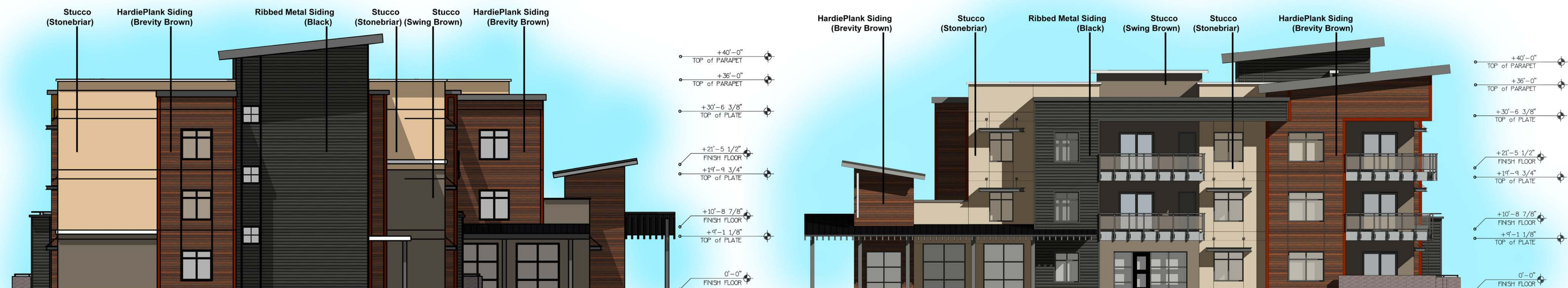
Schedule: Pre-application meeting – November 7, 2016
Application Submittal – December 19, 2016
First neighborhood meeting – December 21, 2016. No attendees due to short notice.
Second neighborhood meeting was January 23, 2017. No attendees. It was discovered right before this meeting that the list given by the city was not a comprehensive list of neighbors, so a third meeting was scheduled.
Third neighborhood meeting was February 1, 2017 and was attended by 53 people.
Due to great amount of neighbor feedback, we offered to have another neighborhood meeting before the DR workshop.
Fourth neighborhood meeting was February 11, 2017 and was attended by 37 people.
DR workshop was attended February 14, 2017: 5 neighbors and city staff offered recommendations to improve project
E-mail sent to neighbors within 500' list who commented at DR workshop describing changes in detail. (Copy included with 2nd DR submittal)
DR workshop April 11th, 2017: revised elevations and site plan per recommendations.
Submittal of Citizen Participation Report and Notification Materials by April 12, 2017
Planning and Zoning Board Hearing – April 17, 2017



North Elevation



South Elevation



East Elevation

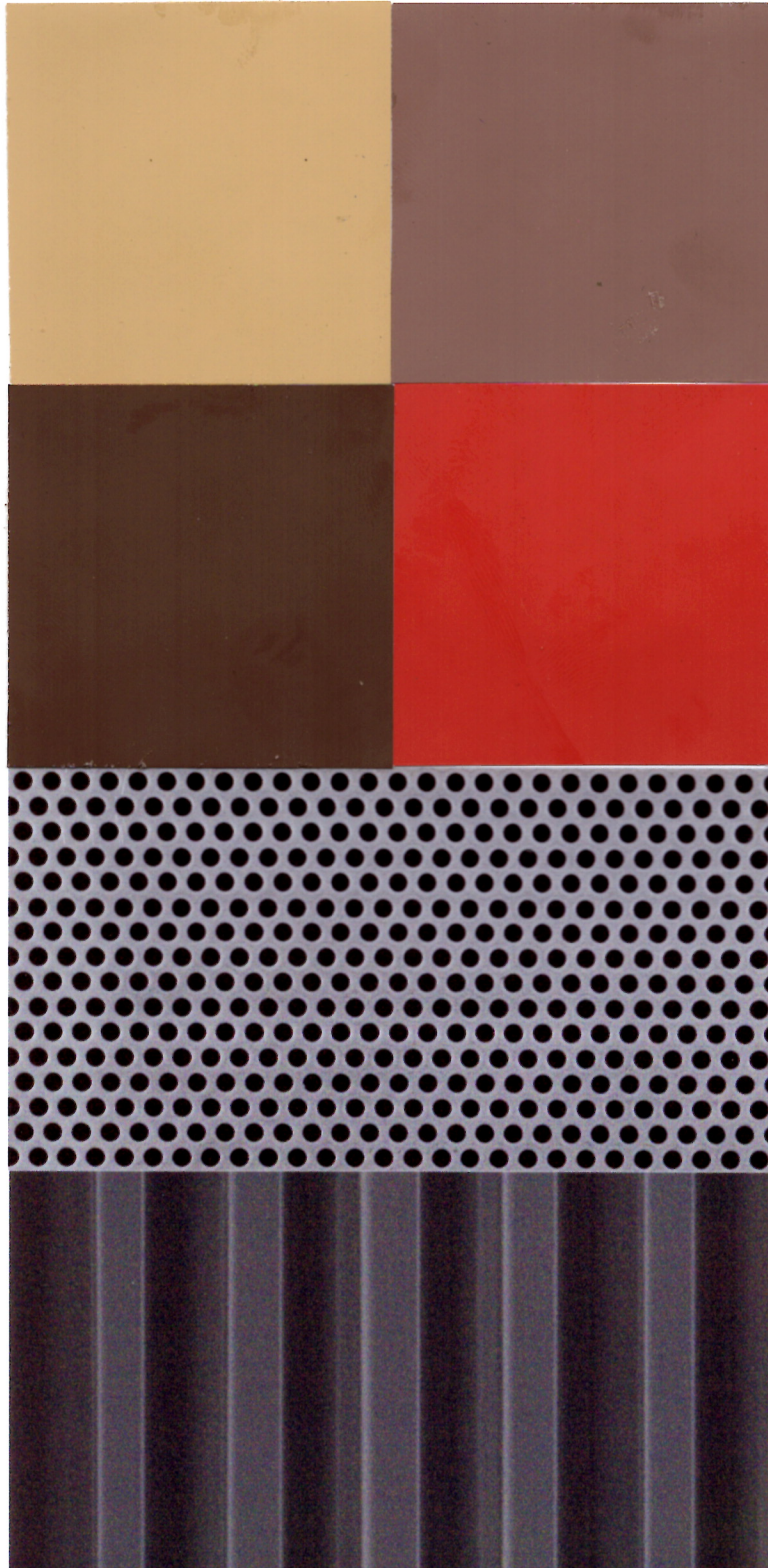
West Elevation

Country Club Apartments

715 N Country Club Drive

NORTH COUNTRY CLUB

COLOR AND MATERIAL PALATTE



PRIMARY (LEFT)
SHERWIN WILLIAMS STONEBRIAR
SW7693

SECONDARY (RIGHT)
SHERWIN WILLIAMS SWING BROWN
SW6046

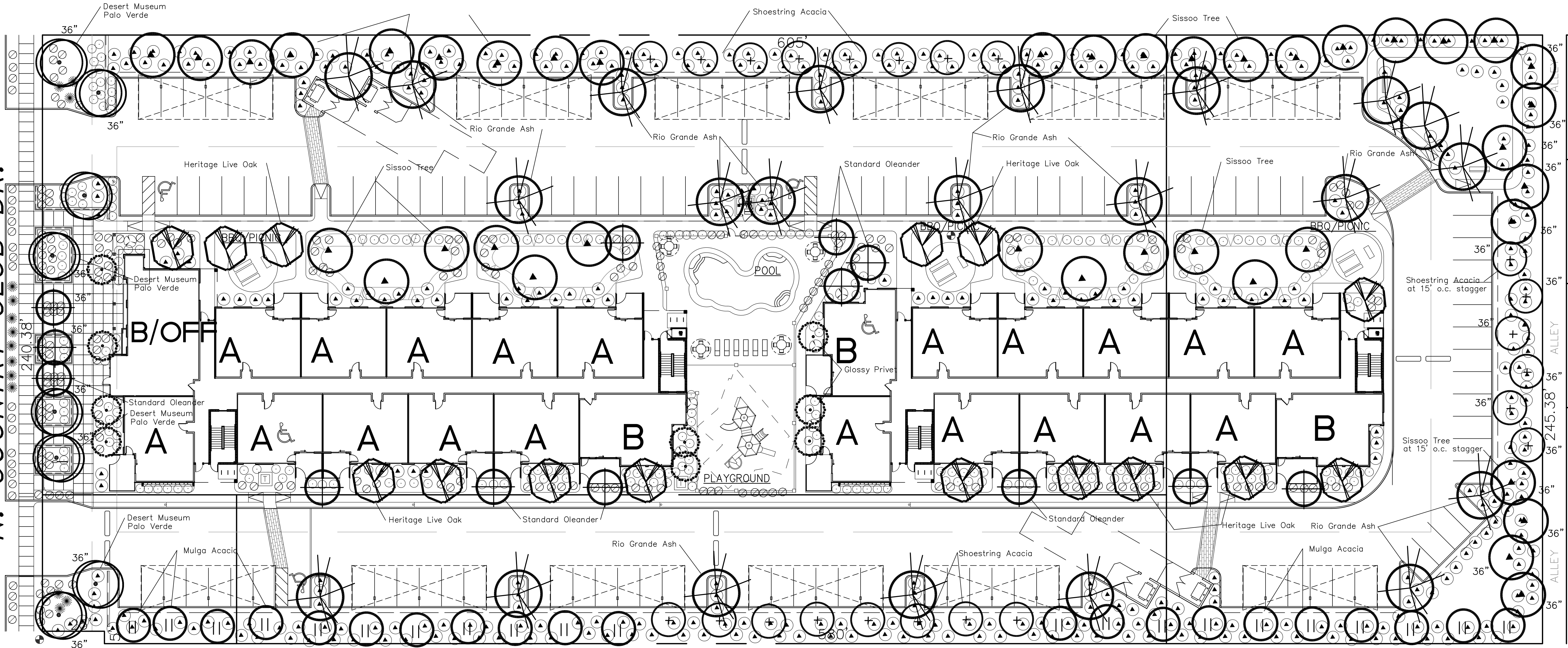
HARDIE PLANK (LEFT)
SHERWIN WILLIAMS BREVITY BROWN
SW6068

TRIM (RIGHT)
SHERWIN WILLIAMS HABENARO CHILI
SW7589

PERFORATED METAL
RAILINGS
PAINTED BLACK

RIBBED CORRUGATED METAL
PAINTED PAINTED BLACK

N. COUNTRY CLUB DR.



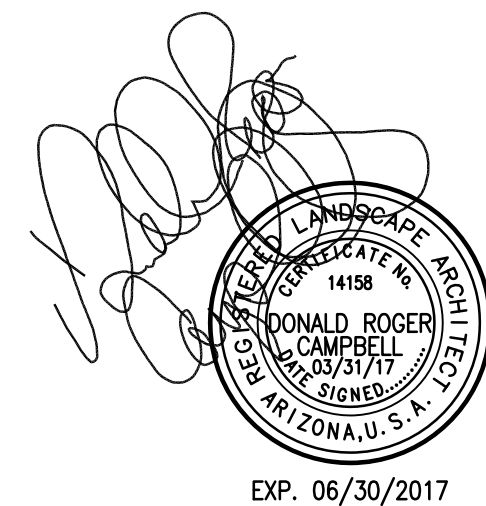
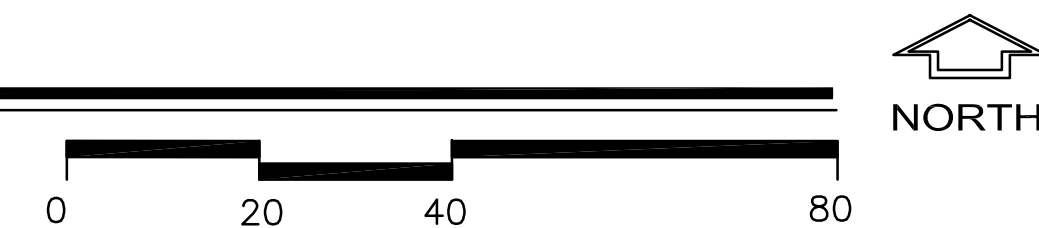
PLANT MATERIAL LEGEND

| KEY | SYMBOL | BOTANICAL/COMMON NAME | SIZE (Height, Canopy, & Caliper) |
|--------------|--------|------------------------------------------------------------------|-------------------------------------------------------------------|
| TREES | | | |
| 1 | + | Acacia stenophylla Shoestring Acacia | 24" Box 9' 4' 1.5" 36" Box 13' 6' 2.5" Double-Staked Typ. |
| 2 | II | Acacia aneura Mulga | 24" Box 7' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ. |
| 3 | • | Parkinsonia hybrid 'Desert Museum' 'Desert Museum' Palo Verde | 24" Box 7.5' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ. |
| 4 | ▲ | Dalbergia sissoo Sissoo Tree | 24" Box 10' 4' 1.25" 36" Box 15' 10' 3" Double-Staked Typ. |
| 5 | ○ | Fraxinus v. 'Rio Grande' Rio Grande Ash | 24" Box 10' 4' 1.5" Double-Staked Typ. |
| 6 | ○ | Nerium Oleander 'Sister Agnes' Standard Oleander | 24" Box 9' 4' 1.25" 36" Box 12' 6' 2.5" Double-Staked Typ. |
| 7 | ○ | Quercus virginiana Heritage Live Oak | 24" Box 9' 4' 1.25" 36" Box 13' 8' 2.75" Double-Staked Typ. |
| 8 | ○ | Ligustrum lucidum Glossy Privet | 24" Box 9' 4' 1.25" Double-Staked Typ. |
| LARGE SHRUBS | | | |
| 9 | ▲ | Eremophila 'Valentine' Valentine Bush | 5 Gallon |
| 10 | ▲ | Leucophyllum langmaniae Rio Bravo Texas Ranger | 5 Gallon |
| 11 | ▲ | Nerium o. 'Petite Pink' Petite Pink Oleander | 5 Gallon |
| 12 | ▲ | Xylosma congestum 'compacta' Xylosma | 5 Gallon |

| KEY | SYMBOL | BOTANICAL/COMMON NAME | SIZE (Height, Canopy, & Caliper) |
|-------------------------|--------|---------------------------------------------------------------|----------------------------------|
| MEDIUM AND SMALL SHRUBS | | | |
| 13 | ○ | Carissa grandiflora 'Green Carpet' Green Carpet Natal Plum | 5 Gallon |
| 14 | ○ | Callistemon c. 'Little John' Little John Bottle Brush | 5 Gallon |
| 15 | ○ | Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass | 5 Gallon |
| 16 | ○ | Ruellia peninsularis Baja Ruellia | 5 Gallon |
| GROUNDCOVERS | | | |
| 17 | ○ | Lantana m. 'New Gold' New Gold Lantana | 1 Gallon |
| 18 | ○ | Trachelospermum jasminoides Star Jasmine | 1 Gallon |
| 19 | ○ | Lantana m. 'New Gold' New Gold Lantana | 1 Gallon |
| 21 | ○ | Rosmarinus officinalis 'Prostratus' Dwarf Rosemary | 5 Gallon |
| ACCENTS | | | |
| 22 | ○ | Bougainvillea 'Torch Glow' Torch Glow Bougainvillea | 5 Gallon |
| 23 | ○ | Hesperaloe parviflora Red Yucca | 5 Gallon |
| LANDSCAPE MATERIALS | | | |
| 24 | ○ | Decomposed Granite Desert Gold | 1/2" size screened 2" Deep |
| 25 | ○ | Concrete Header | 4" x 6", Curbstyle 2" Deep |
| 26 | ○ | Artificial Turf | |

PRELIMINARY LANDSCAPE PLAN

SCALE 1"=20'-0"



ATHENA
STUDIO, LLC
4700 N. 12th Street
Suite 205
Phoenix, AZ 85014
602-274-5000

Country Club Apartments
715 North Country Club Drive, Mesa AZ
Nunns Construction

Issue Date:
NOV 2016

| | |
|-------------------|-------------|
| ATHENA NUMBER | 1616.1 |
| CONSULTANT NUMBER | 16037 |
| DRAWN BY | DRC |
| REVIEWED BY | DRC |
| START DATE | JUN 7, 2016 |
| DATE PLOTTED | 03/31/17 |
| CADD FILE NAME | 16037XP |

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Project Narrative

715 North Country Club Drive

This is the 2nd DR submittal for this Project. This site is located on the East side of Country Club Drive North of University and south of Rio Salado Parkway. The site was previously occupied by a senior living facility. Structures have been removed and the site has been vacant and underutilized for many years. South of the site is a garden-style apartment complex. North of the site is a machine shop, a self-storage facility, and a commercial office building. West of the site are commercial properties, recently remodeled apartments, and a vacant lot. East of the site is an established single-family neighborhood of RS-6 zoning, screened by 40' tall mature trees on each lot and further buffered by a 12' alley and low shrubs. In addition to the existing mature landscaping, we are showing a 20' landscape buffer with a double row of staggered screen trees with deep-watering systems to encourage fast growth to maturity. We will also be replacing the existing chain link fence with a CMU fence for visual privacy. This fence will be 8' tall along the East property line. We no longer have units with major living spaces facing to the East, by request of those neighbors. We have worked diligently with neighbors both in formal meetings and via e-mail to alleviate their privacy concerns arising from this development.

The site's RM-4 zoning and the general plan support this level of project intensity along a major arterial street within a short walk of the downtown area and the light rail. The light rail continues to spur development of higher density projects along its length, as it was intended to do, while providing alternate and efficient transportation options for residents to use for commuting and travel to shopping and entertainment.

The proposed use of the site is market-rate apartments in two 3-story buildings with interior circulation corridors. The zoning setbacks, required fire access for the buildings, and parking requirements are driving this configuration. As before, we are requesting no variances to the zoning for this site.

In response to concerns from neighbors, we have increased the common space from the first submittal by 14,000 SF, which is more than double than that of the previous submittal. Common space now exceeds the amount required by the Ordinance by 138%, and consists of a large open play areas, a pool area with lattice shading elements, 3 BBQ/Picnic Areas, and a Tot-Lot with playground equipment. We have reduced the apparent mass of the building by providing private balconies for each unit, by breaking up the building using contrasting colors and a variety of building materials, and by varying the parapet heights at the roof line. The project is intended for young professional couples who are not yet of home ownership age, as well as family living, and consists of sixty 2- and eleven 3-bedroom units for a total of 71 units. The project density for this project is unchanged at 20.85 units per acre, and the coverage of the building and carports is has been reduced from 35.6% to 29% of the lot. 55% coverage is allowed by current zoning, which means that we are only utilizing 53% of our available coverage. One covered parking space is provided for each unit, as required by ordinance. Appropriate bicycle parking has been supplied per code, and located conveniently to building entrances, sheltered under the shaded entries.

In response to feedback from staff, we have moved the office to the Country Club frontage and emphasized the commercial aspect of this part of the program by providing larger fenestration and pedestrian-scale massing, while creating an inviting hardscape area along Country Club, punctuated by raised landscape planters.