

Board of Adjustment

Staff Report

CASE NUMBER: BA15-024
LOCATION/ADDRESS: 719 E Main St
COUNCIL DISTRICT: District 4
STAFF PLANNER: Lesley Davis, Planner II
OWNER: Eric Paine - El Rancho Affordable Housing, L.P.
APPLICANT: Nathan Maki – Perlman Architects of Arizona

REQUEST: Requesting a Special Use Permit for a Comprehensive Sign Plan in the T4MS zoning district. (PLN2015-00191)

SUMMARY OF APPLICANT'S REQUEST

This request is for a Special Use Permit to create a Comprehensive Sign Plan for the El Rancho project, which is a 66 unit, affordable family residential apartment community under construction, located just west of Horne on the south side of Main Street. The project address is 719 East Main Street, and it is nearing completion.

STAFF RECOMMENDATION

Staff recommends approval of case BA15-024, *conditioned upon following:*

1. *Compliance with sign plan submitted, except as modified by these conditions.*
2. *Compliance with all requirements of Development Services in the issuance of sign permits.*

SITE CONTEXT

CASE SITE: Apartment project (under construction) – zoned T4MS
NORTH: (Across Main Street) retail development – zoned LC
EAST: existing liquor store and existing Walgreens store, zoned LC
SOUTH: Existing apartments – zoned RM-4
WEST: Existing retail, and vacant land, approved – zoned T4MS

STAFF ANALYSIS AND FINDINGS:

The requested Special Use Permit (SUP) would create a Comprehensive Sign Plan (CSP) for the four-story El Rancho Apartment community located just west of Horne on the south side of Main Street. The site is 1.3 acres. The intent of the CSP is to “provide for the establishment of signage criteria that are tailored to a specific development of location, and which may vary from specific Ordinance provisions. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings, and signs.” (Ch. 11-41-8 (D) 13) This project opted into the City of Mesa Form Based Code, which changed their zoning district from LC to T4MS. Sign criteria has not yet been established for T4MS, so the sign allowances for this project defaults to the LC Zoning District.

The applicant has integrated their signage into an “Art Screen” on the building, which is comprised of a steel tube grid with metal panel inserts that are 3.5-feet x 3.5-feet. Each metal panel insert has either a letter that counts towards the signage or a mandala. The “Art Screen” is a recessed portion,

which steps in about 9-feet from the face of the building. The overall design of the “Art Screen”, including the mandalas, was designed by a local artist named Zarco. The applicant has provided a detailed description of the design and the artist’s vision for the sign and mandalas in their narrative, which has been included in the materials that accompany this report. The proposed signage is a good example of what was intended by the criteria of a CSP for a unique and architecturally integrated signs.

The table below lists the numbers and signage area of the various sign types proposed for this project:

Attached Signs:

	Code #/ Area	Proposed # & sign area	Staff recommends
Main Entry (north elevation)	3 signs	1 sign at 117 sf “El Rancho” 1 sign at 104 sf “Del Arte”	Approval as submitted
Total	160	221 sf	

FINDINGS:

- 1.1 The proposed CSP includes does not include any detached signage.
- 1.2 The proposed CSP includes only attached signs – This CSP identifies two (2) specific attached signs for the apartment building. The aggregate total area of these two (2) signs is 220 square feet (El Rancho @ 117 square-feet + “Del Arte” @ 104 square-feet)
- 1.3 The LC District would allow for 160 square-feet of sign area for attached signage and 80 square-feet of signage for a detached sign, which totals 240 square-feet. The applicant has proposed sign area that is less than what would be allowed if you totaled the allowable sign area for a detached sign when combined with the attached signage.
- 1.4 The signage is located on wall that is recessed 9-feet, which mitigates the impact of the increased sign area.
- 1.5 The CSP can be seen as a tool to promote superior design throughout a development. This CSP identifies architecturally-integrated signs and specifies location, size, height, construction material, color, type of illumination and orientation of proposed signs. The proposed sign is of superior quality and is an exemplary example of unique and architecturally integrated signage. Reducing the size of the letters in the sign would detract from the overall design of the “Art Screen” and have a detrimental effect on the overall project.
- 1.6 The proposed CSP will be compatible with the apartment project as well as surrounding properties, and will not be detrimental to adjacent development.
- 1.7 The apartment project exceeds 3-stories in height and therefore requires a Comprehensive Sign Plan for any attached signage that displays information other than the project name. (section 11-41-8(D)3)

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Section 11-41-6 (E) – Permitted Signs:

1. Attached Signs.
 - a. Occupancies with less than 100 front feet: two (2) signs for each occupancy not to exceed 2 square feet of total sign area for each front foot of building occupancy.

- b. Occupancies with more than 100 front feet: three (3) signs for each occupancy not to exceed 2 square feet of total sign area for each front foot of building occupancy.
- c. Total attached signage shall not exceed 160 square feet per occupancy.
- d. Attached signage shall not extend horizontally a distance greater than fifty percent (50%) of the width of the building wall on which it is displayed, except for buildings containing multiple occupancies (See figure below).
- e. Each occupancy shall be permitted at least 24 square feet of attached signage.
- f. Occupancies having no exterior wall parallel to a fronting street shall be permitted signage based on 2 square feet of sign area for each lineal foot of exterior wall of the front of such occupancy.
- g. Occupancies having an exterior building wall parallel to more than one (1) fronting street shall be permitted signage based on the longer parallel wall. Signage placed on the shorter parallel exterior wall shall not exceed 2 square feet of area per front foot of building occupancy of such shorter parallel wall, and this area shall be subtracted from the total allowable sign area (See Figure 11-41-6) below.

2. Detached Signs.

- a. One (1) square foot of total sign area per lineal foot of street frontage.
- b. One (1) foot of total sign height per each ten feet (10') of street frontage.
- c. Developments, including group C-O-I developments, displaying more than one (1) detached sign per street frontage shall be permitted 50% of total aggregate sign area and sign height specified in (1) and (2) above.
- d. No detached sign shall exceed 80 square feet in area or 12 feet in height.

Zoning Ordinance, Section 11-41-8 (D) – Supplemental Provisions:

- 3. Buildings exceeding 3 stories shall only be identified by the building, building complex, or development name, unless modified by a comprehensive sign plan as provided in this Section...
- 13. A Comprehensive Sign Plan for a proposed or existing development/building may be approved by the Zoning Administrator/Board of Adjustment in conjunction with the granting of a Special Use Permit under Title 11, Administration and Procedures Chapter of the Mesa City Code. The purpose of a Comprehensive Sign Plan is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Ordinance provisions. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs.

A Comprehensive Sign Plan shall include the location, size, height, construction material, color, and type of illumination and orientation of all proposed signs, either permanent or temporary.

A Comprehensive Sign Plan containing elements which exceed the permitted height, area and number of signs specified in this Chapter may be approved by the Zoning Administrator/Board of Adjustment only upon a finding that:

- (a) The development site contains unique or unusual physical conditions, such as topography, proportion, size or relation to a public street that would limit or restrict normal sign visibility; or

- (b) The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent a clear variation from conventional development; or
- (c) The proposed signage incorporates special design features such as logos, emblems, murals or statuary that are integrated with the building architecture.

The construction and placement of individual signs contained in the approved Comprehensive Sign Plan shall be subject to the issuance of sign permits in accordance with 11-19-8(E).



April 27 , 2015

City of Mesa Planning
55 N. Center St
Mesa, AZ 85201

Re: El Rancho
719 East Main Street Mesa, AZ
Special Use Permit - Comprehensive Sign Plan

To Whom It May Concern,

We are seeking to obtain a Special Use Permit for an Individual Comprehensive Sign Plan at the El Rancho project. El Rancho is a 66 unit, affordable family residential apartment community located at 719 East Main Street, near the South/West corner of Horne and Main. Residential spaces and outdoor courtyard is located over a concrete podium parking structure. Community spaces are located at the street level creating a mixed-use feeling and will be used for public/community art programs. The building is a series of simple masses that are bisected by a heavy mass spine wall which also acts as the entry way to the central courtyard community space. The main entrance into the building is through the building "Art Screen."

The "Art Screen" is comprised of 3"x3" steel tube grid with metal panel inserts in some of the grids. The other portion of the grids will be left open. Each metal panel insert has a design of mandelas or letters. The Owner has hired a local artist, Zarco, to develop this design bringing art, culture and community together. The mandelas on the screen are comprised of a star at the center, surrounded by hearts, all held within the circle. The star represents hope. The hearts represent the families. The Circle represents the community of El Rancho. All the hearts are pointing towards the star within the circle to represent the families together within the community have hope.

On the "Art Screen" we are proposing two signage components that we feel enhances the architecture and overall quality of the project. The components consist of the verbiage, "El Rancho" and "Del Arte." The Signage is over 3 stories in height and over the 160 s.f. of allowable attached signage in the zoning district of LC/T4MS.

Placement of the signage is located at the main entrance of the building and is not intended for way finding for vehicles approaching the site. It is set back 33'-6" from the front curb of the street and 9'-4" beyond the front façade of the building. The purpose of the sign is to embellish the artistic intent of the screen.

The verbiage on the proposed attached signage, "El Rancho" and Del Arte," will be in the font of Cervo Medium and will be modified as stencil where required. Each letter will be water jet cut from a 12 gauge metal panel. The metal panels will be supported within 3" square tubes. The "Art Screen" and signage will be painted a Burnt Almond color to match the rest of the metal throughout the project. The total square footage of the signage is 223.75 s.f. The current zoning allows for 160 s.f. of attached signage and 80 s.f. of detached signage for a total of 240 s.f. The total s.f. of the proposed signage does not exceed the total of attached and detached signage per zoning. The project will not consist of any other signage on the project.

■ **Perlman**
Architects of Arizona
4808 N. 24th Street, Ste. 100
Phoenix, Arizona 85016
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perlmanaz.com

The sign will be illuminated from both sides of the screen. Lighting from the walkways within the building on the backside of the screen will provide a low light illumination. Exterior lighting will also be placed on the adjacent exterior wall pointing at the sign. The intent of the lighting is to conform to the existing brightness standards specified in the Mesa Sign Ordinance.

Should you have any questions, please contact the undersigned at nathanm@perlmanarchitects-az.com.

Respectfully,



Nathanael Maki, LEED A.P.
Residential Director



Material Legend

	Painted Stucco Primary Color DE6211 Light Beige		Wood Planks - On Wall EverGrain - Vibrance Collection Rustic Birch
	Painted Stucco Secondary Color DE6278 Stone Creek		Wood Trellis Stained Wood Stain to Match "Rustic Birch"
	Integral Colored Masonry Superlite - Slump Block Color: Cocoa Brown		Pre-Cast Accents Davis Colors Green Slate 3685
	Painted Metal Elements DE5258 Burnt Almond		

Structural Steel
Column - Painted

Decorative Metal Screen

56'-8"
T.O. Spine

53'-4"
T.O. Parapet

Vertical Metal Shade Element

Wood Awning Overhang
and Cladding

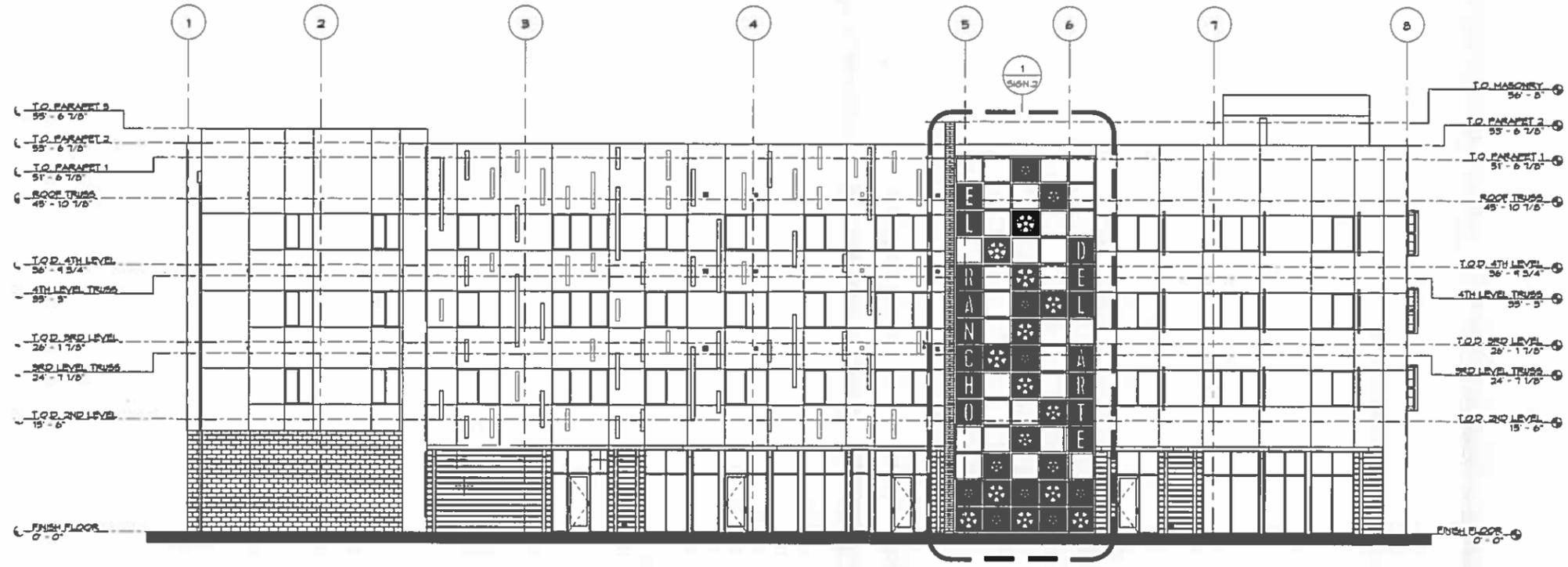
Storefront Glass

12'-0"
T.O. Awning

Seal

DATE: 1/21/15
 PROJECT: EL RANCHO AFFORDABLE HOUSING, L.P.
 SHEET: SIGN.1

REV.	DATE	BY	DESCRIPTION



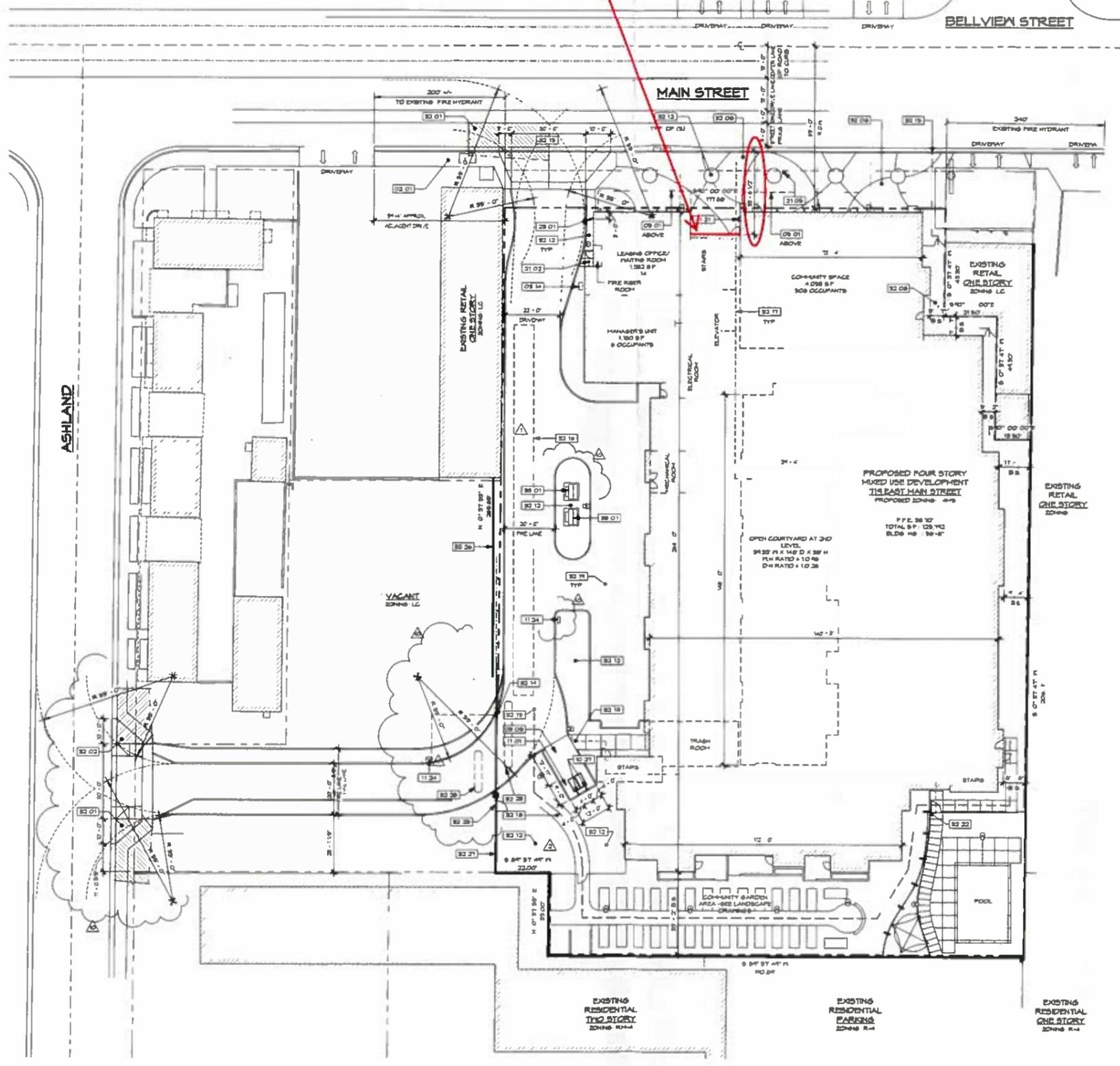
1 NORTH ELEVATION
 1/8" = 1'-0"

EL RANCHO
 719 EAST MAIN STREET
 MESA, AZ 85203
 EL RANCHO AFFORDABLE HOUSING, L.P.
 3416 VIA OPORTO - SUITE 301
 NEWPORT BEACH, CA 92663

Project
 Drawn/Checked
NPM/NPM
 Date
JANUARY 21, 2015
 Project Number
313020.1
 Sheet Number

SIGN.1

Location of Art Screen



1 SITE PLAN
1" = 30'-0"

LEGEND

INDICATES ACCESSIBLE ROUTE MAX SLOPE TO BE 1.3% W/ A MAX CROSS SLOPE TO BE 2%

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.
4. SEE SHEETS A2.1A AND A2.2 FOR FINISH DESIGN.

KEYNOTES

- 02 01 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 02 02 PROVIDE CONCRETE PAD FOR TRASH PICKUP - SEE CIVIL DRAWINGS.
- 02 14 PROVIDE CONCRETE PAD FOR A/C UNIT - SEE MECHANICAL DRAWINGS. VENT BY SIDE OF PAD AND CLEARANCE FROM BUILDING WITH THE MANUFACTURER CONTRACTOR TO PROVIDE LANDSCAPE SPACES TO PROVIDE SCREENING OF THE UNIT.
- 02 01 REEF TRELLIS / CANOPY - SEE DETAILS.
- 02 27 (2) 8" HIGH, 8" DIAMETER BOLLARDS AT 4' O.C. BOLLARDS PER CITY OF MESA DETAIL M-324.1.
- 11 01 4'-0" X 12'-0" AREA FOR TRANSCYCLE BIN PICKUP ONLY. BIN PICKUP AREA PER CITY OF MESA DETAIL M-324.1.5. PROPERTY OWNER'S STAFF WILL BE RESPONSIBLE TO MAINTAIN THE TRASH CONTRACTOR AND ENSURE THE TRASH BINS ARE ROLLED TO THE PICKUP AREA ON COLLECTION DAYS.
- 11 21 TELEPHONE ENTRY CONTROL HEIGHT AT 40" A.F.F. - SEE MANUFACTURER SPECIFICATIONS.
- 11 24 KEYPAD FEDERAL AND OPEN-GO-HH DEVICE FOR FIRE AND TRASH PICKUP - SEE DETAIL M-314.3.
- 21 02 FIRE DEPARTMENT WATER CONNECTION.
- 21 01 NEW FIRE HYDRANT - SEE CIVIL DRAWINGS.
- 21 01 GAS METER - SEE PLUMBING DRAWINGS.
- 22 01 18" VISIBILITY TRIANGLE.
- 22 02 18" VISIBILITY TRIANGLE.
- 22 02 HANDSCAPE - SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 22 13 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.
- 22 13 NEW DRIVEWAY CUT - SEE CIVIL DRAWINGS.
- 22 14 34" LONG FIRE / TRASH ACCESS GATE WITH AUTOMATIC SLIDING GATE OPERATOR, MANUFACTURER, SLIDE MODEL, DOORING 1000, WITH EMERGENCY RELEASE HANDLE, 200V / PHASE ELECTRICAL REQUIREMENT - SEE ELECTRICAL DRAWINGS.
- 22 15 DESIGNATED EMERGENCY VEHICULAR ACCESS POINT, 300' MAX.
- 22 16 UNDERGROUND RETENTION CUP - SEE CIVIL DRAWINGS.
- 22 11 ACCESSIBLE ROUTE MAX SLOPE TO BE 1.3% W/ A MAX. CROSS SLOPE TO BE 2%.
- 22 18 ACCESSIBLE RAMP - 1.3% MAXIMUM SLOPE - SEE CIVIL DRAWINGS.
- 22 19 ASPHALT PAVING - SEE CIVIL DRAWINGS.
- 22 22 PROVIDE BISHOP AT BREAKING POOL. STATING RULES FOR USE OF POOL. BISHOP MUST INCLUDE BUT NOT LIMITED TO: USE OF POOL IS AT YOUR OWN RISK.
- 22 23 FREE EXIT LOOP.
- 22 23 2'-0" X 8'-0" GATE WITH KNOCKOUT FOR FIRE DEPARTMENT ACCESS ONLY. SEE DETAIL M-314.2.
- 22 26 6" DIA. 3'-0" HIGH LANDSCAPE WALL.
- 22 27 EXISTING GUY PULL TO REMAIN.
- 22 01 PROPOSED UTILITY TRANSFORMER.

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING: NO PARKING REQUIRED FOR AFFORDABLE HOUSING EXCEPT UNDER THE BUILDING FORM STANDARDS.

VEHICULAR PARKING SPACES PROVIDED	80 SPACES
SPACES IN GARAGES	80 SPACES
COVERED PARKING	80 SPACES
TOTAL SPACES PROVIDED	80 SPACES
(INCLUDING 4 HANDICAP SPACES)	

313020.1
EL RANCHO

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Rev.	Date	Description
1	01/21/2015	RESPONSE TO THE CITY COMMENTS
2	01/21/2015	RESPONSE TO THE CITY COMMENTS
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50	01/21/2015	RESPONSE TO THE CITY COMMENTS

EL RANCHO
719 EAST MAIN STREET
MESA, AZ 85203

EL RANCHO AFFORDABLE HOUSING, LP.
3416 VIA OPORITO - SUITE 301
NEWPORT BEACH, CA 92663

Project
Owner

Drawn/Checked
NPM / NPM

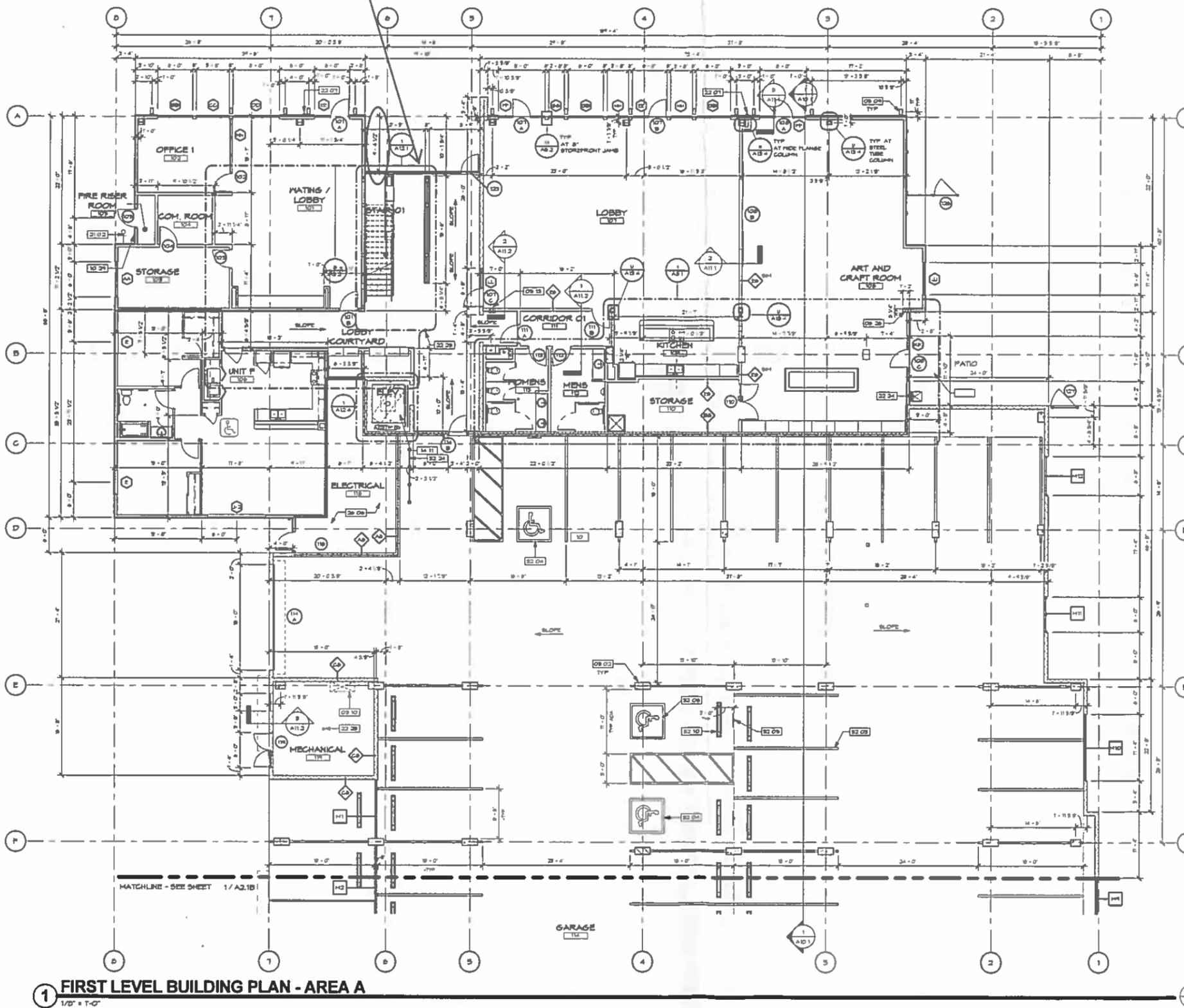
Date
JANUARY 21, 2015

Project Number
313020.1

Sheet Number
SITE PLAN
A1.1

4/12/2015 2:31:18 PM

Location of Art Screen



1 FIRST LEVEL BUILDING PLAN - AREA A
1/8" = 1'-0"

4/1/2015 2:57:12 PM

LEGEND

- ROOM TYPE SYMBOL
- DOOR NUMBER SYMBOL
- ▭ METAL SCREEN (M) / RAILING (R) SYMBOL - SEE DETAILS B/AH.2
- ⊞ 8'-0" x 12'-0" STANDARD PARKING SPACE (H&D)
- ⊞ INDICATES TYPE 'A' ACCESSIBLE DWELLING UNIT. ALL OTHER UNITS TO BE TYPE 'B' ADAPTABLE DWELLING UNITS
- ⊞ INDICATES VISUAL AND HEARING IMPAIRED DWELLING UNIT
- ▭ WALL TYPE DESIGNATION - SEE A13
- ▭ WALL BEEZ DESIGNATION
- ▭ INSULATION DESIGNATION
- ▭ METAL STUD WALL BEEZ 2 x 1 3/8"
- ▭ WOOD STUD WALL BEEZ 4 x 3 1/2"
8 x 1 1/2"
8 x (2) 3 1/2"
- ▭ MASONRY WALL BEEZ 8 x 7 3/8"
- ▭ CONCRETE WALL BEEZ 8 x 8"
- ▭ PRE SEPARATION LINE - SEE WALL TYPES
- ▭ 1-HR FIRE PARTITION
- ▭ 1-HR FIRE BARRIER
- ▭ 3-HR FIRE BARRIER
- ▭ FIRE BEARING WALLS - SEE DETAILS B/A13.1, P/A13.1, B/A13.2 & H/A13.2

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. DIMENSIONS ARE TO FACE OF BRICK, MASONRY OR CONCRETE UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE SOLID BACKING AT ALL WALL MOUNTED EQUIPMENT.
4. SEE STRUCTURAL DRAWINGS FOR STUD SPACINGS AT FRAMED WALL CONSTRUCTION.
5. MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OF RATED WALL, FLOOR AND CEILING SHALL CONFORM TO 2009 IBC SECTION 713 FROM THE CORNER BARRIERS TO OUTSIDE CORNERS FINISHED WITH DRYWALL AND BRIGGS FISH SYSTEM TYPICAL IN ALL CORRIDORS, COMMON AREAS, ETC.
6. SEE UNIT PLANS FOR UNIT INTERIOR WALL CONSTRUCTION.

KEYNOTES

- 09 02 CONCRETE COLUMN, 3 HOUR FIRE RATING - SEE L/A13.2
- 09 10 OPENING IN CONCRETE ABOVE FOR MECHANICAL SHAFT - SEE STRUCTURAL
- 09 12 STEEL TUBE - SEE STRUCTURAL
- 09 13 1-HR RATED STEEL COLUMN PER DETAIL W/A13.4 PER 1-HOUR BRIGGS SYSTEM APPLIED OVER COLUMN AT EXTERIOR
- 09 26 1-HR RATED 2x FLOOR COLUMN FRAMED IN 3/8" TYPE 'M' STEEL BOARD
- 10 24 RECESSED KNOCK BOX, HEIGHT: 8'-0" MIN. 8'-0" MAX. PER CITY OF MESA DETAIL MFD 306.1
- 10 24 ELEVATOR, 2500 LBS CAPACITY MANUFACTURER'S MODEL, FLOOR COVERAGE, SIZED TO PROVIDE ROOM FOR 2'-0" x 1'-0" AMBULANCE STRETCHER PER IBC 3002.4 - SEE SHEET A13 FOR ELEVATOR SPECIFICATION
- 21 02 FIRE DEPARTMENT WATER CONNECTION OVERFLOPPY RAIN LEADER - SEE PLUMBING DRAWINGS
- 22 04 UTILITY SINK - SEE PLUMBING DRAWINGS
- 22 23 FLOOR DRAIN, PROVIDE MIN 1/8" OF SLOPE TO DRAIN - SEE DETAILS 11 & 18 AM 9 AT COURTYARD DRAIN AND PLUMBING DRAWINGS
- 26 04 THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON A SWITCHBOARD OR PANEL BOARD IS TO BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE AND SUCH PURPOSE IS CLEARLY EVIDENT. IFC 805.3.1
- 32 03 4" PAINT STRIPE - TYPICAL @ ALL PARKING STALLS
- 32 04 PAINTED ACCESSIBLE SIGN - SEE DETAIL B/AH.2
- 32 05 ACCESSIBLE SIGNAGE PER CITY OF MESA DETAIL H-25 OR, H-29 4 MIN
- 32 06 VAN ACCESSIBLE PARKING CONTRACTOR TO DISBURSE A MINIMUM OF 8" CLEAR HEIGHT @ PROVIDED ALONG THE VEHICLE ACCESS ROUTE AND AT THE DESIGNATED PARKING SPACE.
- 32 10 PRE-FAB PREEL STOP - INSTALL PER MANUFACTURER'S INSTRUCTIONS
- 32 34 METAL BENCH BACK FOR 22 05

UNIT MIX - FIRST LEVEL

QTY	UNIT	BEZ/BA
1	B-2	302/2BA
3	B-2	302/2BA
4	TOTAL UNITS	

KEY PLAN



313020.1
EL RANCHO

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NO.	REVISION	DATE	BY	CHKD	DESCRIPTION
1					RESPONSE TO THE CITY COMMENTS
2					ARCHITECTURE CORRECTIONS
3					MEP CORRECTIONS
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EL RANCHO
719 EAST MAIN STREET
MESA, AZ 85203

EL RANCHO AFFORDABLE HOUSING, LP.
3416 VIA OPORTO - SUITE 301
NEWPORT BEACH, CA 92663

Project
Owner

Drawn/Checked
NPM / NPM

Date
JANUARY 21, 2015

Project Number
313020.1

Sheet Number
FIRST LEVEL BUILDING PLAN - AREA A

A2.1A