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<p>West Ella Multifamily</p> <p>PLN2016-00764</p> <p>2230 Ella Street, Mesa, AZ 85201</p>	<p>YES Housing, Inc.</p> <p>104 Roma Ave. NW, Albuquerque, NM 87102</p>
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Drawn/Checked
TK/ NPM

Project Number
316011

AS1

THE PROPOSED APARTMENT PROJECT CONSISTS OF 60 AFFORDABLE INDEPENDENT SENIOR LIVING RESIDENTIAL UNITS IN 3 STORIES. THE PROJECT CONTAINS 3,640 SQUARE FEET OF COMMUNITY SERVICES AND LEASING OFFICES ON THE GROUND FLOOR AS WELL AS A MIX OF UNITS AND ACCESSORY SPACES WHICH WRAP A PARKING GARAGE. THE 2 FLOORS OF RESIDENTIAL UNITS ABOVE ARE BUILT AROUND A CIRCULATION HALL WHICH SURROUNDS A 12,814 SQUARE FOOT COURTYARD WITH AN ADDITIONAL 990 S.F. OF COMMUNITY SPACE. THE PROJECT CONSISTS OF ONE AND TWO BEDROOM UNITS.

PARCEL NO. 1: (APN 135-45-038A)
LOT 36, LA MESITA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK OF MAPS, PAGE 44; EXCEPT THE EAST 50 FEET OF THE SOUTH 150 FEET THEREOF; AND EXCEPT THE WEST 20 FEET OF THE SOUTH 150 FEET THEREOF.

PARCEL NO. 2: (APN 135-45-040A)
LOT 37, AND THE WEST 20 FEET OF THE SOUTH 150 FEET OF LOT 36, LA
MESITA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 32 OF
MAPS, PAGE 44.

PARCEL NO. 3: (APN 135-45-041A)
THE SOUTH HALF OF LOT 38, LA MESITA, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 32 OF MAPS, PAGE 44.

PARCEL NO. 4: (APN 135-45-041B)
THE NORTH HALF OF LOT 38, LA MESITA, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, IN BOOK 32 OF MAPS, PAGE 44.

PARCEL NO. 5: (APN 135-45-042A)
LOT 39, LA MESITA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK OF MAPS, PAGE 44; EXCEPT THE EAST 60 FEET OF THE SOUTH 140 FEET THEREOF.

PARCEL NO. 6: (APN 135-45-042B)
THE EAST 60 FEET OF THE SOUTH 140 FEET OF LOT 39 LA MESITA,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 32 OF MAPS, PAGE
44.

PARCEL NO. 7: (APN 135-45-043)
LOT 40, LA MESITA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK
OF MAPS, PAGE 44

SITE ADDRESS:
2230 W. ELLA ST.
MESA, AZ 85201

A.P.N.: 135-45-038A 135-45-042A
135-45-040A 135-45-042B
135-45-041A 135-45-043
135-45-041B

OCCUPANCY TYPE : EXISTING RM-4 TO REMAIN

EXISTING CONDITION: VACANT LOT, NO STRUCTURES

SITE AREA:		
NET:	97,486 SF	2.24 ACRES
GROSS:	104,986 SF	2.41 ACRES

DENSITY:
ALLOWED: 30 DU/ACRE @ 2.24 AC = 67 UN
PROVIDED: 60 UNITS @ 2.24AC = 26.7 DU/A

MINIMUM LOT AREA PER DU	
ALLOWED:	1,452 SF
PROVIDED:	1,455 SF

HEIGHT:
ALLOWED: 40'-0"
PROVIDED: 40'-0", 3 STORIES

SETBACKS:

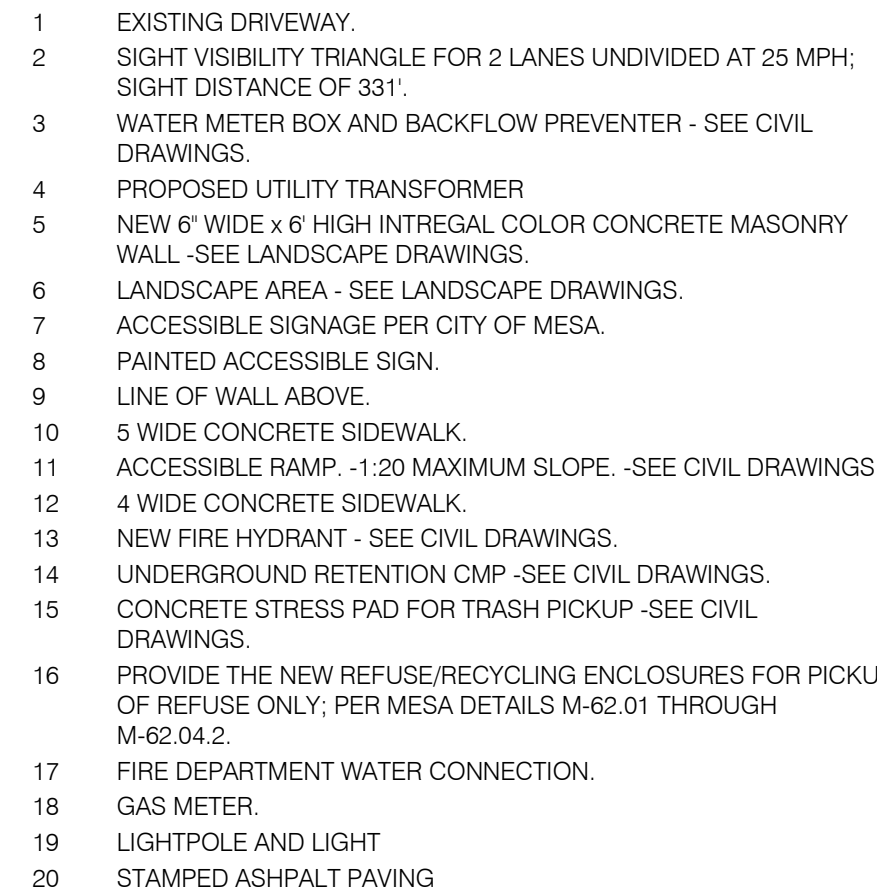
FRONT (ELLA):	20' MIN.	
SIDES:	15'/STORY	= 45' MIN.
REAR :	15'/STORY	= 45' MIN.

LOT COVERAGE:
 ALLOWED: 55% MAX.
 PROVIDED: 39,113 / 97,486 = 40.1%

OPEN SPACE:			
ALLOWED:	150 SF/UNIT	=	10,050 SF
PROVIDED:	214 SF/UNIT	=	12,814 SF

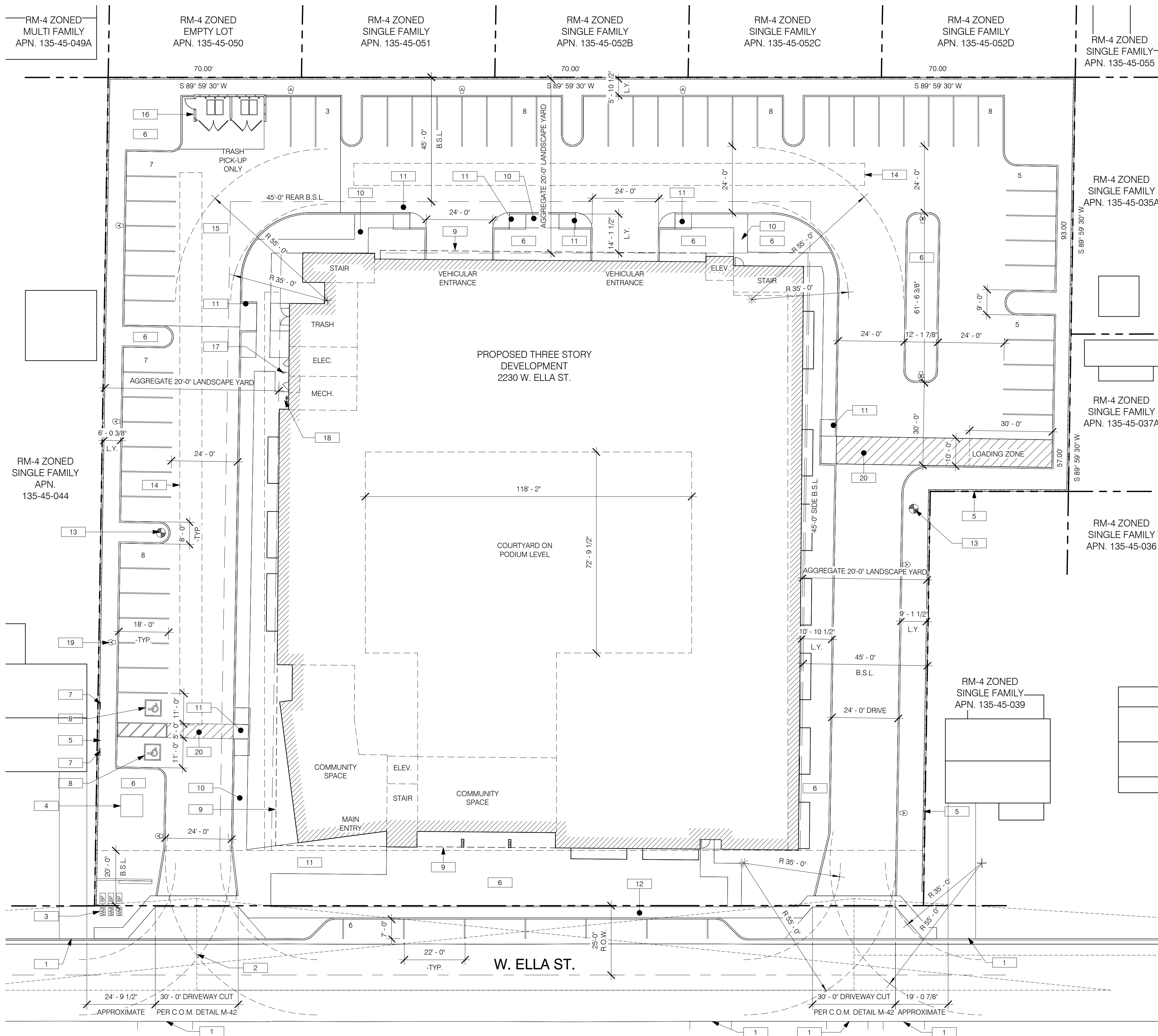
CONSTRUCTION TYPE:	V-A
FIRE SPRINKLER:	NFPA-13
AREA CALCS:	
1ST LEVEL:	39,267 S.F. (INCL. GARAGE)
2ND LEVEL:	27,491 S.F.
3RD LEVEL:	28,070 S.F.
TOTAL:	94,828 S.F.
COURTYARD:	12,814 S.F.

UNITS:		
ONE BEDROOM UNITS:	42	30%
TWO BEDROOM UNITS:	18	70%
<u>TOTAL UNITS:</u>	60	



YES HOUSING, INC.
104 ROMA AVE. NW
ALBUQUERQUE, NM 87102
CONTACT: BRANDY HOTCHKISS
PHONE: 480.323.6088

PERLMAN ARCHITECTS OF ARIZONA, INC.
4808 N. 24TH STREET, SUITE 100
PHOENIX, AZ 85016
480.951.5900 / 480.951.3045 FAX
NATHANAEL MAKI



12/5/2016 2:56:44 PM

1 Preliminary Site Plan





EXPIRES: 12-31-2018

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PARKING REQUIREMENTS

REQUIRED VEHICULAR PARKING:

2.1 SPACE PER UNIT: 2.1 x 60 UNITS = 126 SPACES
8 ACCESSIBLE SPACES REQUIRED. (7 FOR UNITS, 1 FOR LEASING)
67 COVERED SPACES REQUIRED

VEHICULAR PARKING SPACES PROVIDED:

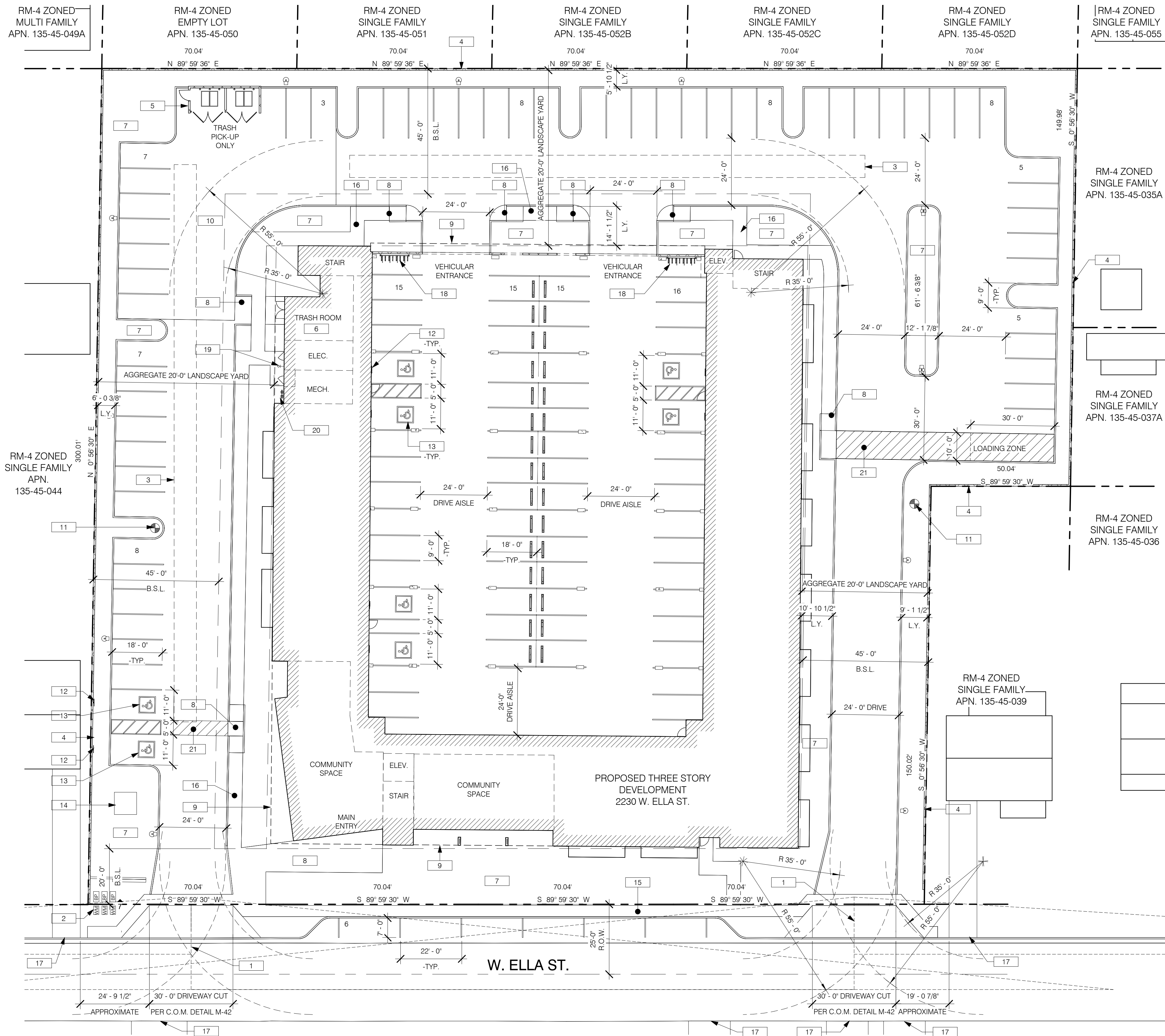
FULL SIZED SPACES	
SURFACE PARKING:	59 SPACES
GARAGE PARKING (COVERED):	61 SPACES
<u>ON-STREET PARKING:</u>	<u>6 SPACES</u>
TOTAL SPACES PROVIDED:	126 SPACES
(INCLUDING 8 ACCESSIBLE SPACES)	

BICYCLE SPACES REQUIRED 1:10 PARKING: 13 SPACES
BICYCLE SPACES PROVIDED: 16 SPACES

LOADING SPACES PROVIDED: 1 SPACE

KEYNOTES

- 1 SIGHT VISIBILITY TRIANGLE FOR 2 LANES UNDIVIDED AT 25 MPH; SIGHT
DISTANCE OF 331'.
- 2 WATER METER BOX AND BACKFLOW PREVENTER - SEE CIVIL
DRAWINGS.
- 3 UNDERGROUND RETENTION CMP - SEE CIVIL DRAWINGS.
- 4 NEW 6" WIDE x 6" HIGH INTEGRAL COLOR CONCRETE MASONRY WALL
- SEE LANDSCAPE DRAWINGS.
- 5 PROVIDE THE NEW REFUSE/RECYCLING ENCLOSURES FOR PICKUP OF
REFUSE ONLY, PER MESA DETAILS M-62 01 THROUGH M-62 04.2.
- 6 PROVIDE 6' YARD TRASH BINS IN THE TRASH ROOM - TRASH BIN
SHALL BE OPENABLE WITH ONE HAND WITHOUT TIGHT GRASPING
PINCHING OR TWISTING OF THE WRIST AND NO MORE THAN 5 LBS OF
FORCE. THE OWNERS MAINTENANCE STAFF WILL BE RESPONSIBLE TO
ROLL TRASH BINS TO THE TRASH ENCLOSURE FOR PICK.- 7 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.
- 8 ACCESSIBLE RAMP - 1:20 MAXIMUM SLOPE - SEE CIVIL DRAWINGS
- 9 LINE OF WALL ABOVE.
- 10 CONCRETE STRESS PAD FOR TRASH PICKUP - SEE CIVIL DRAWINGS.
- 11 NEW FIRE HYDRANT - SEE CIVIL DRAWINGS.
- 12 ACCESSIBLE SIGNAGE PER CITY OF MESA.
- 13 PAINTED ACCESSIBLE SIGN.
- 14 PROPOSED UTILITY TRANSFORMER
- 15 4 WIDE CONCRETE SIDEWALK.
- 16 5 WIDE CONCRETE SIDEWALK.
- 17 EXISTING DRIVEWAY.
- 18 METAL BIKE RACK FOR 8 BIKES.
- 19 FIRE DEPARTMENT WATER CONNECTION.
- 20 GAS METER.
- 21 STAMPED ASPHALT PAVING



2 Preliminary Parking Plan

$$1'' = 20'-0''$$


West Ella Multifamily
PLN2016-00764
2230 Ella Street, Mesa, AZ 852

Street, Mesa, AZ 85201

YES Housing, Inc.

1104 Roma Ave. NW, Albuquerque, NM 87102

Project

Drawn/Checked

TK/ NPM

Date _____

09/29/16

Project Number

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Sheet Number

PRELIMINARY PARKING PLAN

AS2