

# David B. Howell

Architecture & Design, PC

June 15, 2016

**Project Narrative:** Goodman Childcare  
1153 South Dobson Road, Ste.101  
Mesa, Arizona 85202

**Site Plan:** Combination floor-site-landscape plan is attached

**Zoning:** Existing shopping center, no zoning changes.

**Site acreage:** 6500 square ft.

**Legal Description:** Not applicable.

**Project Information:**

This project is a tenant improvement for a new childcare facility for 150 infants and children. It will be licensed by the Arizona Department of Healthcare Services. There will be 15 daytime employees and will not require special loading or parking. Refer to attached plan for additional information.

**Easements:** None proposed

**Site Features:**

Addition of a 6 ft. wrought iron fence, attached to the north and east side of this shopping center to enclose approximately 6500 square feet of children's exercise and play yard on existing asphaltic paving. New landscape planters will be constructed on the north and south sides.

**Circulation/Parking:**

Please refer to attached Parking Study by others. The shopping center is overparked by 10 spaces. This project will retire all of the 10 spaces and existing parking circulation, egress will be preserved.

**Egress:**

Please note that egress from the adjacent restaurant tenant will not be blocked by this project.

**Preliminary Grading and Drainage:** None Required

**Building Elevations/Sections:** Partial elevations to indicate the proposed fencing

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**Color/material Board:**

Existing colors will not change. New concrete block and/or doors will be painted to match existing shoppingcenter colors.

**Landscape Plan:**

6 new raised planters will be added. Refer to site plan for locations and landscape/planting information.

**Building/Site Signage:**

A new sign will be added to the south fascia at the primary entry as permitted by current sign standards

**Photographs:** See attached sheets.

**Cell Tower:** Not applicable.

**Product Approval:** Not applicable.

**Native Plant Preservation Plan:** Not applicable.

**Exhibit 1**

August 10th, 2016

**City of Mesa Parking Requirements and Calculations**

1133 S. Dobson Rd. Mesa, AZ 85202

<b>Space</b>	<b>Size</b>	<b>Land Use</b>	<b>Ratio</b>	<b>Required</b>
Building A-D	7500	General office, retail, child care center	1.0 space per 375 SF	20
Building E	14000	11,500 SF: General office, retail. 3500 SF Eating (No drive-thru)	1.0 space per 375 SF & 1.0 spaces per 75 SF	77.33333333
Building F	24500	General office, retail	1.0 space per 375 SF	65.33333333
Building G	28000	General office, retail	1.0 space per 375 SF	74.66666667
Building H-L	8750	General office, retail	1.0 space per 375 SF	23.33333333
Pad A	4200	Medical Office	1.0 space per 200 SF	21
Pad B	1950	Eating and Drinking (drive thru)	1.0 space per 100 SF	19.5
Pad C	4600	Eating and Drinking (no drive thru)	1.0 space per 75 SF	61.33333333
<b>TOTALS</b>	<b>93500</b>			<b>362.5</b>

Currently there are 417 Parking Spaces. Dobson Plaza is over parked by 54 spots. The proposed changes would take 10 parking spaces away, leaving the Plaza over parked by 44 spots.



DOBSON ROAD

SOUTHERN AVENUE

TOTAL PARKING REQUIRED 407  
TOTAL WITH NEW PARKING 417

# DOBSON PLAZA PARKING

NTS  
PARKING EXHIBIT **X1**

PROJECT: #15.054 ADDRESS: DOBSON PLAZA, MESA AZ 85202  
DATE: 04.11.2016

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

## NOT FOR CONSTRUCTION

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