

PROJECT INFORMATION

SITE INFORMATION:

138-48-025A DR-2 AND DB-2 **EXISTING ZONING:** PROPOSED ZONING: (REZONE REQUEST FOR

PROPOSED USES: INDOOR WAREHOUSING AND STORAGE (CUP REQUEST FOR ABOVE USE)

LOT SIZE: 1.87 ACRES (81,454 SF)

DR-2 PORTION TO DB-2)

33 PARKING SPACES

BUILDING INFORMATION:

BUILDING AREAS

 EAST BUILDING 13,701 SF EAST BUILDING ADDITION 11,943 SF **BUILDING HEIGHTS** EAST BUILDING 20' - 3" EAST BUILDING ADDITION 38' - 8" CONSTRUCTION TYPE B AND S-1

REQUIRED PARKING:

OCCUPANCY CLASIFICATION

OFFICE: 2,402 SF / 375 SF = 7 PARKING SPACES 1 SPACE PER 375 SF

WAREHOUSE: (11,299 SF + 11,229 SF) / 900 SF = 26 PARKING SPACES 1 SPACE PER 900 SF

TOTAL REQUIRED PARKING

IN 2014, THE SITE INCLUDED THE SOUTHERN PARCEL, 260 S HIBBERT, AND RECEIVED APPROVAL FROM THE BOARD OF ADJUSTMENT, CASE NO. BA14-018, FOR A SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP). THE SCIP PERMITTED A REDUCTION IN THE REQUIRED PARKING TO ALLOW FOR A NEW WAREHOUSE BUILDING. THE NEW WAREHOUSE BUILDING WENT TO THE DESIGN REVIEW BOARD AND WAS APPROVED IN 2014, CASE NO. DR14-019. TO COMPLY WITH THE APPROVED SCIP, 53 PARKING SPACES NEED TO BE PROVIDED ON SITE. THE CONFIGURATION OF THE PARKING MAY VEER FROM THE APPROVED SITE PLAN IN DR14-019 AND CAN BE APPROVED AS PART OF THIS ADMINISTRATIVE REVIEW. 53 PARKING SPACES

PER SCIP ADDITIONAL WAREHOUSE SPACE BEING ADDED: 4,720 SF / 900 SF = **6 PARKING SPACES** NEW TOTAL PER SCIP + ADDITION = **59 PARKING SPACE** BICYLCE PARKING = **6 BICYCLE SPACES**

1 SPACE PER 10 PARKING STALLS

PROVIDED PARKING:

 STANDARD PARKING SPACES 57 PARKING SPACES ADA PARKING SPACES 3 PARKING SPACES TOTAL PARKING SPACES **60 PARKING SPACES** TOTAL BICYCLE PARKING SPACES **6 BICYCLE SPACES**

FOUNDATION BASE:

10'-0" / 14'-0" SOUTH ELEVATION REQUIRED / PROVIDED 5'-0" / 5'-0" 10'-0" / 16'-8" (AVERAGED) WEST ELEVATION REQUIRED / PROVIDED NORTH ELEVATION REQUIRED / PROVIDED

VICINITY MAP



NOT FOR CONSTRUCTION

DAVE DOWNING

WAREHOUSE

234 SOUTH HIBBERT MESA, AZ 85210

DELTA REVISIONS

AND ASSOCIATES

DAVE DOWNING AND ASSOCIATES

8160 EAST BUTHERUS DRIVE

SCOTTSDALE, ARIZONA 85260

WWW.KENZYARCHITECTS.COM

SUITE 2

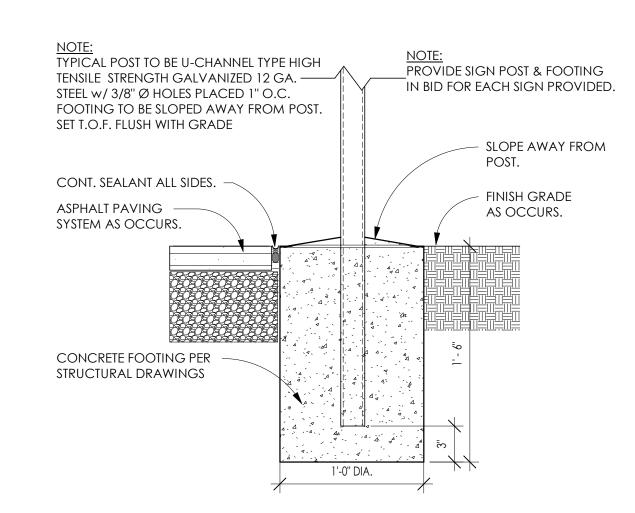
P: 602.620.8792

PROJECT # 221128 **ISSUE DATE** 04.29.2024 ISSUE NAME THIRD SUBMITTAL PLOT DATE 5/1/2024 10:09:54 PM

ARCHITECTURAL SITE PLAN



ARCHITECTURAL SITE PLAN



TYP. SIGN POST AND FOOTING -

1'-2"

SAFETY POST

TRASH ENCLOSURE PLAN

3/16" = 1'-0"

(B2)

FILL WITH GROUT AND CROWN TOP

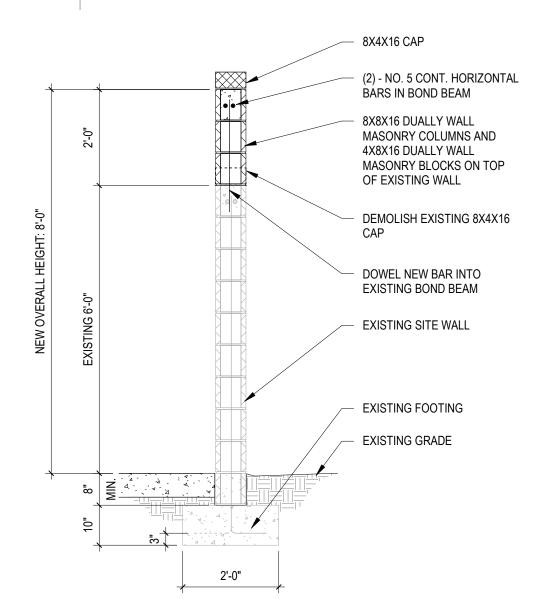
6" REFLECTIVE ENGINEER'S TAPE (3M HIGH DENSITY YELLOW PRESSURE SENSITIVE TAPE OR

EXISTING CONCRETE OR ASPHALT

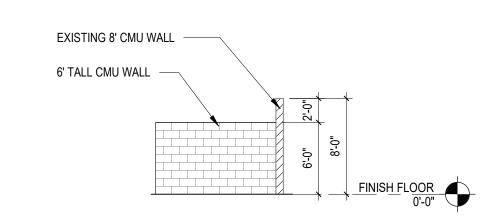
EXISTING GRADE

APPROVED EQUIVALENT)

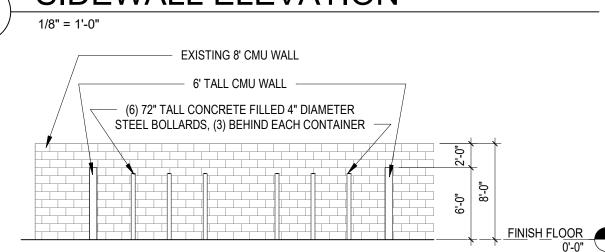
6" DIA. X 8'-6" STEEL POST SCHEDULE 40 GALVANIZED



NORTH SITE WALL

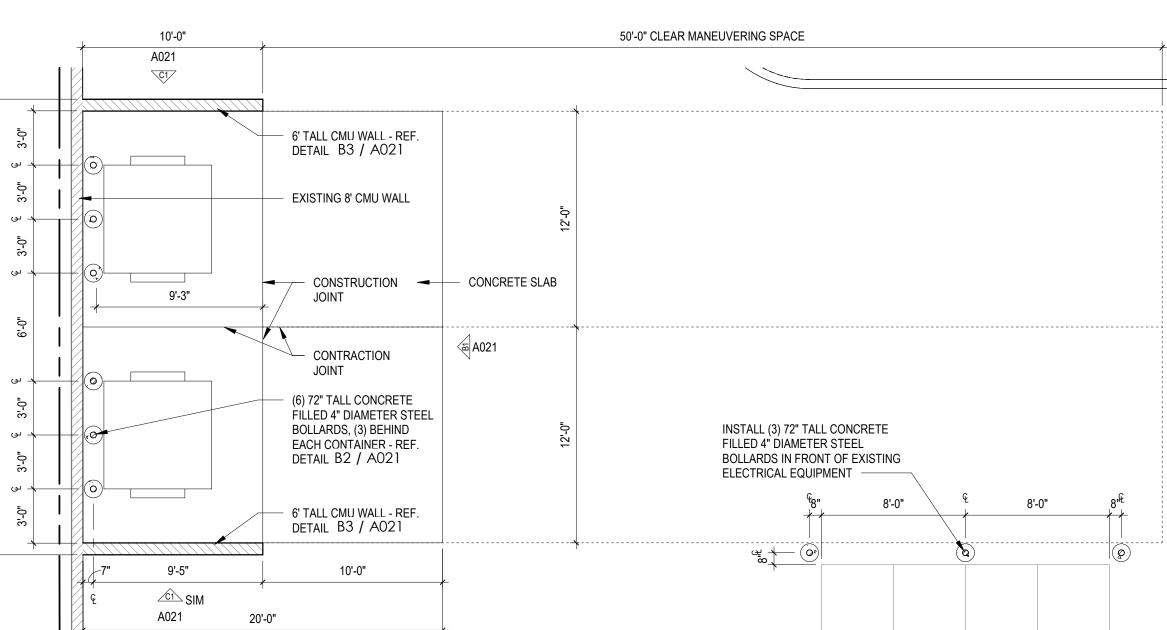


TRASH ENCLOSURE SIDEWALL ELEVATION



TRASH ENCLOSURE

FRONT ELEVATION (B1)



NOT FOR CONSTRUCTION

> PROJECT # 221128 **ISSUE DATE** 04.29.2024 ISSUE NAME THIRD SUBMITTAL PLOT DATE 5/1/2024 10:09:56 PM

ARCHITECTURAL SITE **DETAILS**

8160 EAST BUTHERUS DRIVE

SCOTTSDALE, ARIZONA 85260

WWW.KENZYARCHITECTS.COM

DAVE DOWNING

WAREHOUSE

234 SOUTH HIBBERT MESA, AZ 85210

DELTA REVISIONS

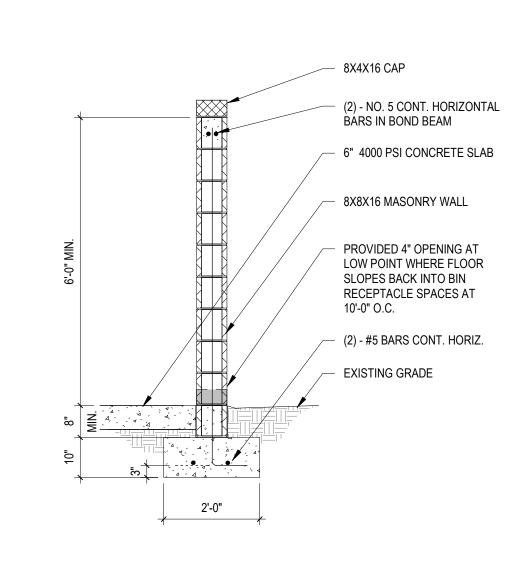
AND ASSOCIATES

DAVE DOWNING AND ASSOCIATES

SUITE 2

P: 602.620.8792

22'-0" 11'-0" 11'-0" EQ FINISH ON STREET SIDE - 1/2" X 3" 5/8" DIA TIE ROD WITH #2 CLEVIS AND TURNBUCKLE STEEL PLATE @ 5" O.C. STEEL BARREL HINGES - 3 PER LEAF HSS4X4X3/8 STEEL POST JAMB -L2X2X1/4 STEEL COPED CROSS MEMBERS HSS4X4X3/8 STEEL LEAF FRAME WITH 4 11 11 11 11 11 11 11 11 11 11 LOCKABLE CANE **BOLT ASSEMBLY** ALL FINISHES TO BE CORROSION-RESISTING STEEL



SCREEN WALL

(B3)

- RESERVED PARKING 12" x 24" MAXIMUM SIGN -PLATE OF .080 ALUMINUM CONSTRUCTION WITH WHITE REFLECTIVE BACKGROUND. 2" x 1/4" BLUE SCREEN PRINTED LETTERS. 6" x 6" BLUE SCREEN FOR VEHICLES PRINTED ADA SYMBOL SHOWING DISABLED INSIGNIA OR LICENSE 1-1/8" x 1/8" BLUE SCREEN PLATE ONLY PRINTED LETTERS. CITY OF MESA SEC. T.B.D. PROVIDE VAN ACCESSIBLE SIGNAGE AT ALL DESIGNATED VAN ACCESSIBLE VAN PARKING AREAS - SEE SITE PLAN FOR LOCATIONS. 2" x 2" GALVANIZED STEEL TUBE. A. COORDINATE ALL SITE SIGNAGE REQUIREMENTS WITH CITY OF MESA STANDARDS PRIOR TO FABRICATION OF SIGNS.

SWING GATE ELEVATION

ACCESSIBLE Parking sign -see detail A5 / A021 4" OUTLINE STRIPING PAINTED INTERNATIONAL ACCESSIBLE SYMBOL VAN 9' - 0" 5' - 0'' 11' - 0" 25' - 0" NOTE:
MAX. 2% SLOPE ALL DIRECTIONS AT PARKING STALL & ACCESS AISLE.

ADA PARKING STALL

B. AT ADA PARKING LOCATIONS COMMON TO FREESTANDING GREENSCREEN FENCE SIGN SHALL BE MOUNTED DIRECTLY TO GREENSCREEN VERTICAL POST.

ADA ONLY PARKING SIGN

1 1/2" = 1'-0"