



PROJECT INFORMATION

SITE INFORMATION:
 APN: 138-48-025A
 EXISTING ZONING: DR-2 AND DB-2
 PROPOSED ZONING: DB-2 (REZONE REQUEST FOR DR-2 PORTION TO DB-2)
 PROPOSED USES: INDOOR WAREHOUSING AND STORAGE (CUP REQUEST FOR ABOVE USE) OFFICE
 LOT SIZE: 1.87 ACRES (81,454 SF)

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 IIB
 OCCUPANCY CLASSIFICATION B AND S-1

REQUIRED PARKING:
 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 33 PARKING SPACES
 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.

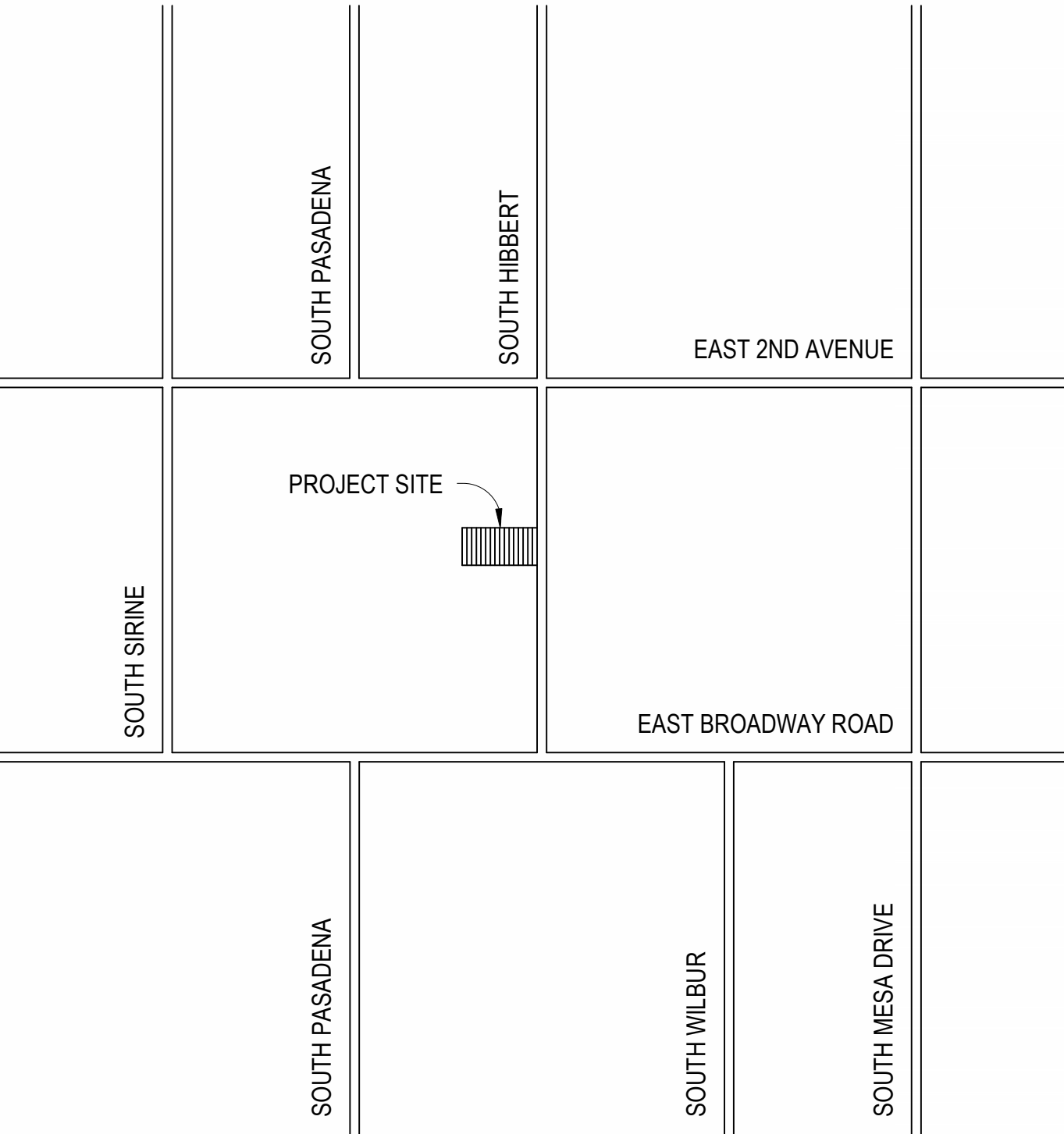
ADDITIONAL WAREHOUSE SPACE BEING ADDED: 4,720 SF / 900 SF = 6 PARKING SPACES
 NEW TOTAL PER SCIP + ADDITION = 59 PARKING SPACE

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

VICINITY MAP



DAVE DOWNING AND ASSOCIATES WAREHOUSE

DAVE DOWNING AND ASSOCIATES
 234 SOUTH HIBBERT
 MESA, AZ 85210

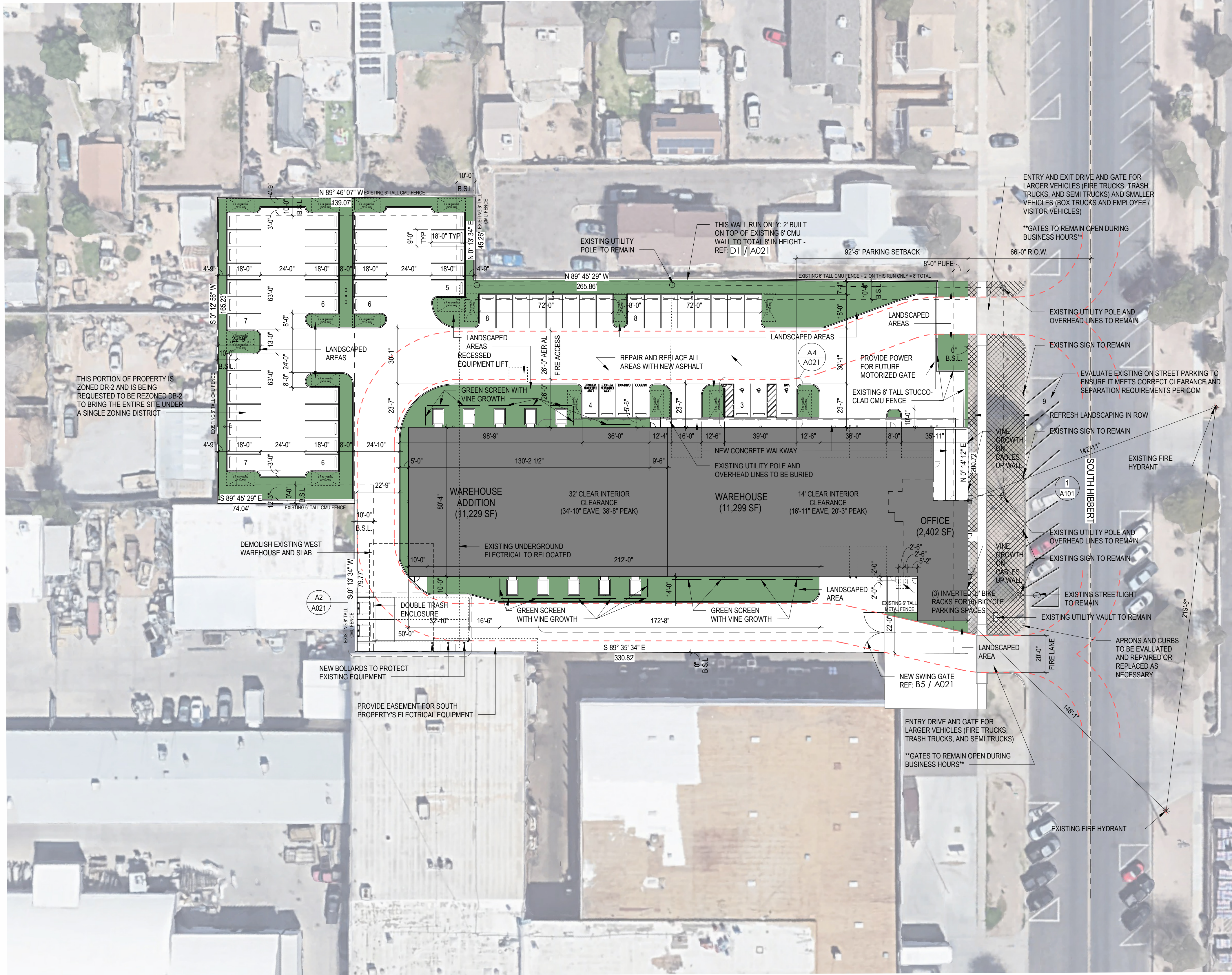
DELTA REVISIONS		
#	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

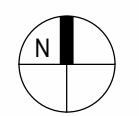
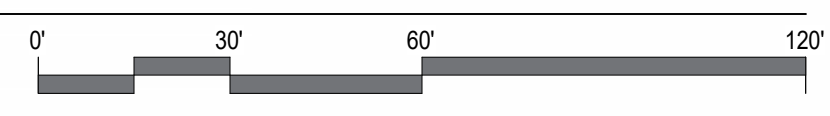
PROJECT # 221128
 ISSUE DATE 04-29-2024
 ISSUE NAME THIRD SUBMITTAL
 PLOT DATE 5/1/2024 10:09:54 PM

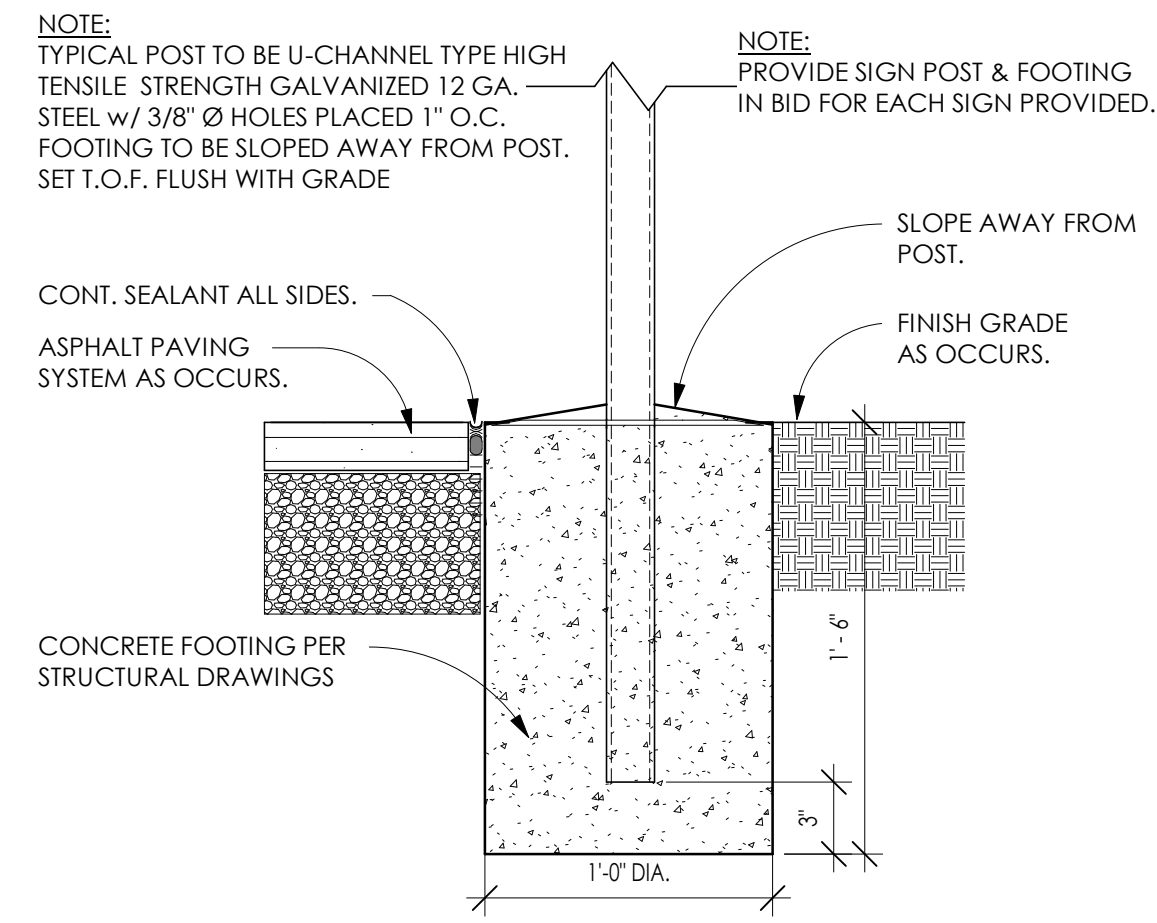
A001

ARCHITECTURAL SITE PLAN

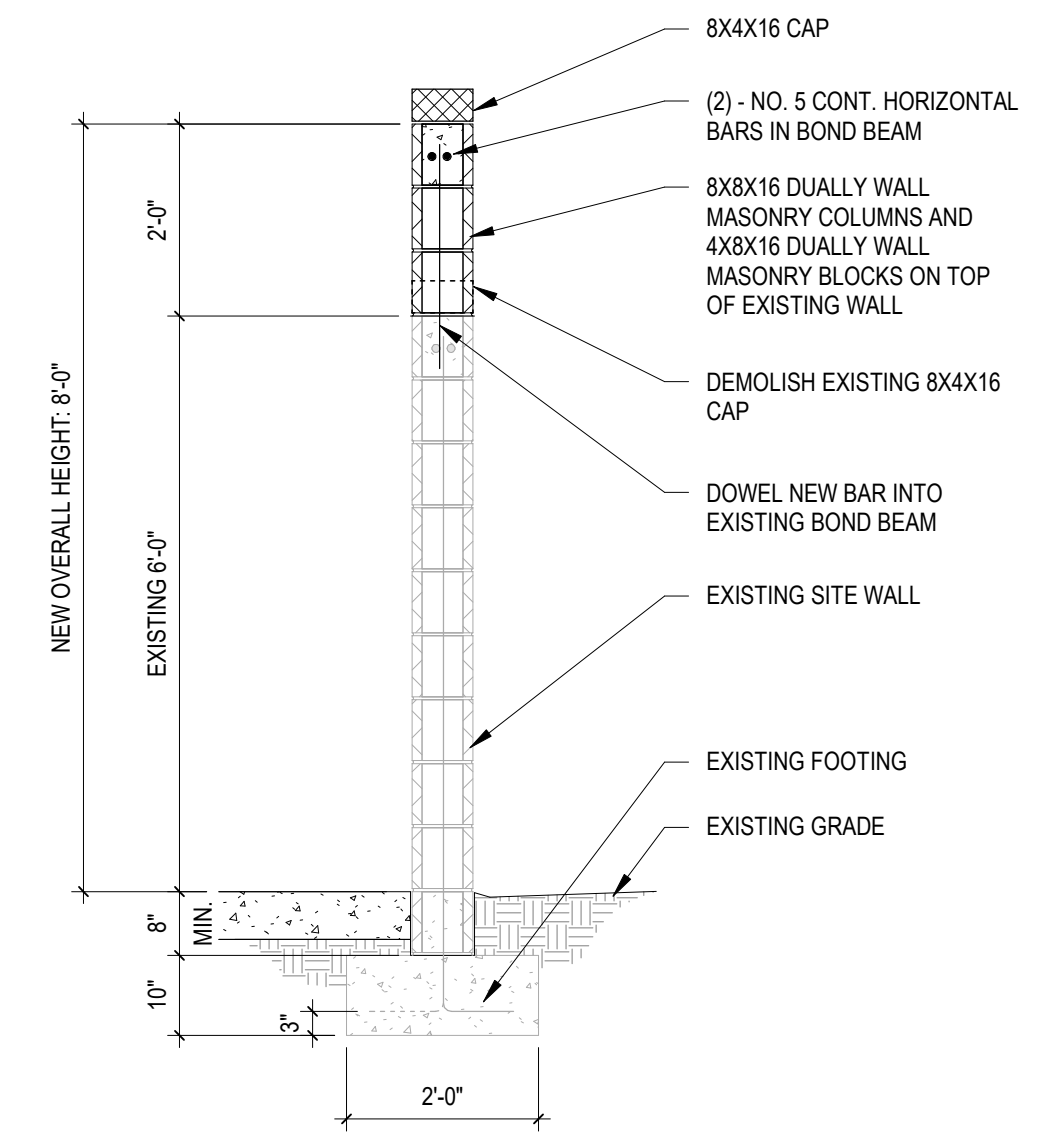


1 ARCHITECTURAL SITE PLAN
 1" = 30'-0"

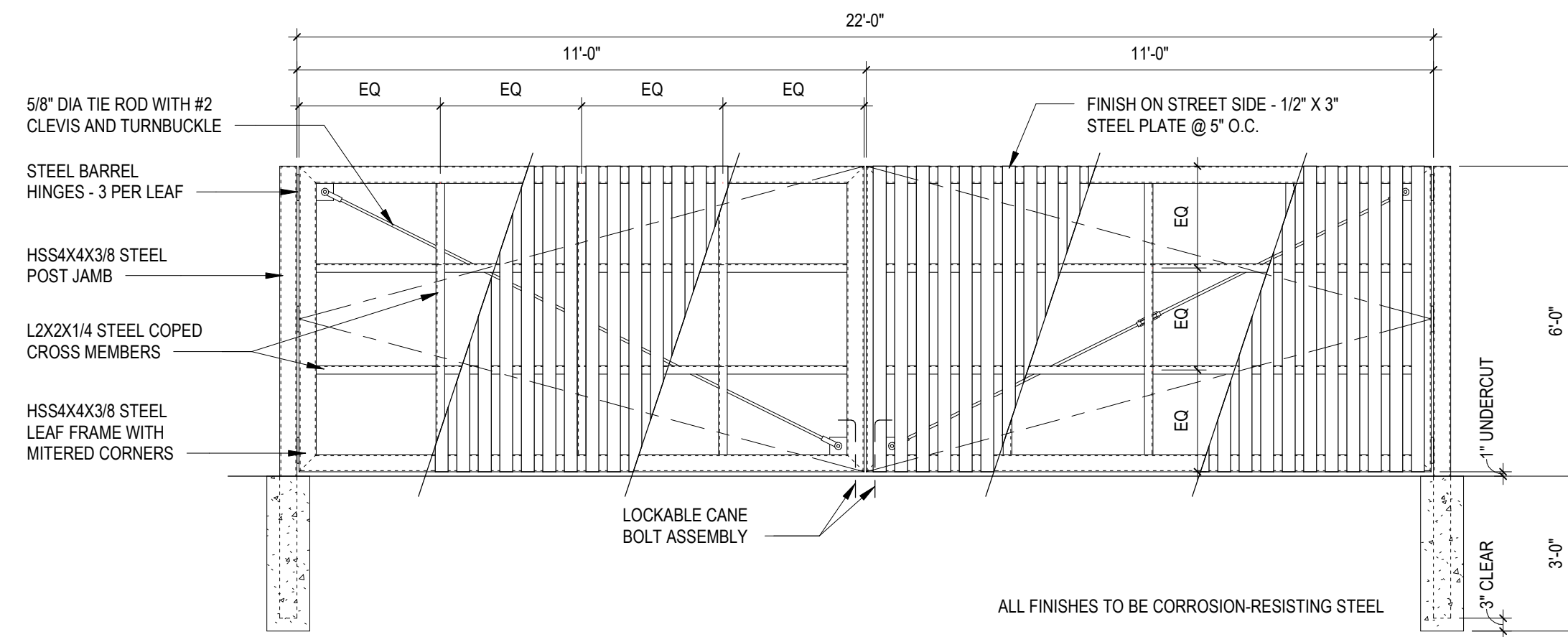




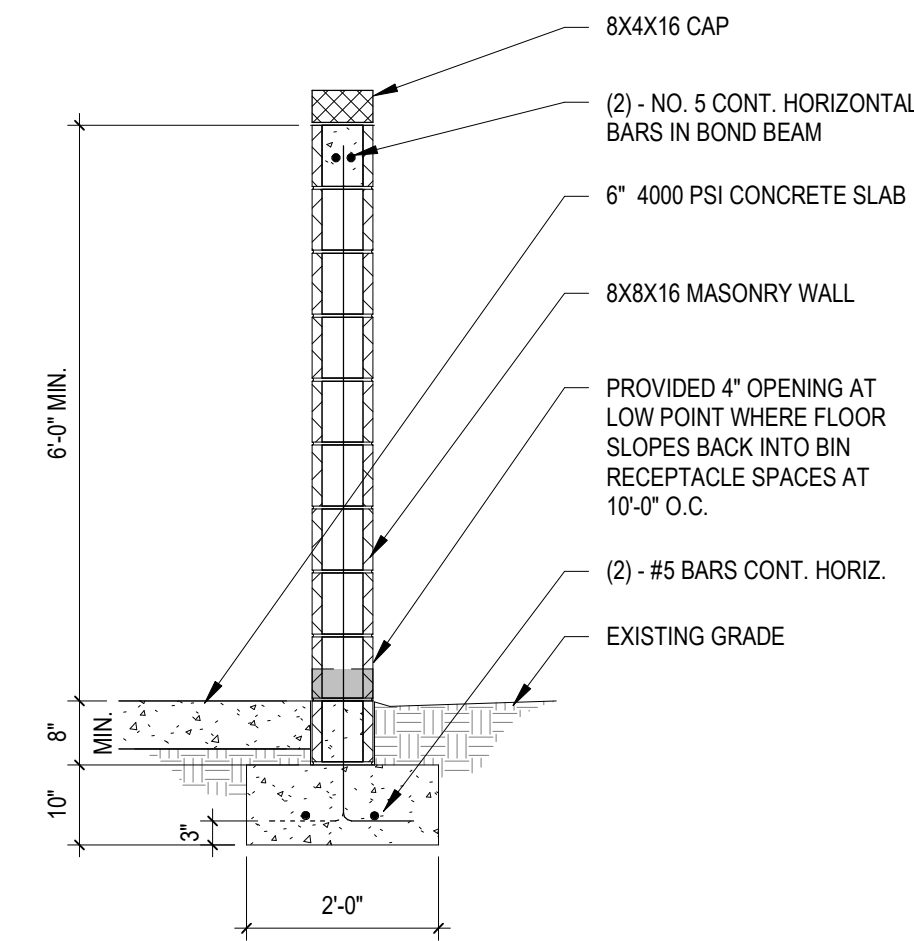
D3 TYP. SIGN POST AND FOOTING -
1 1/2" = 1'-0"



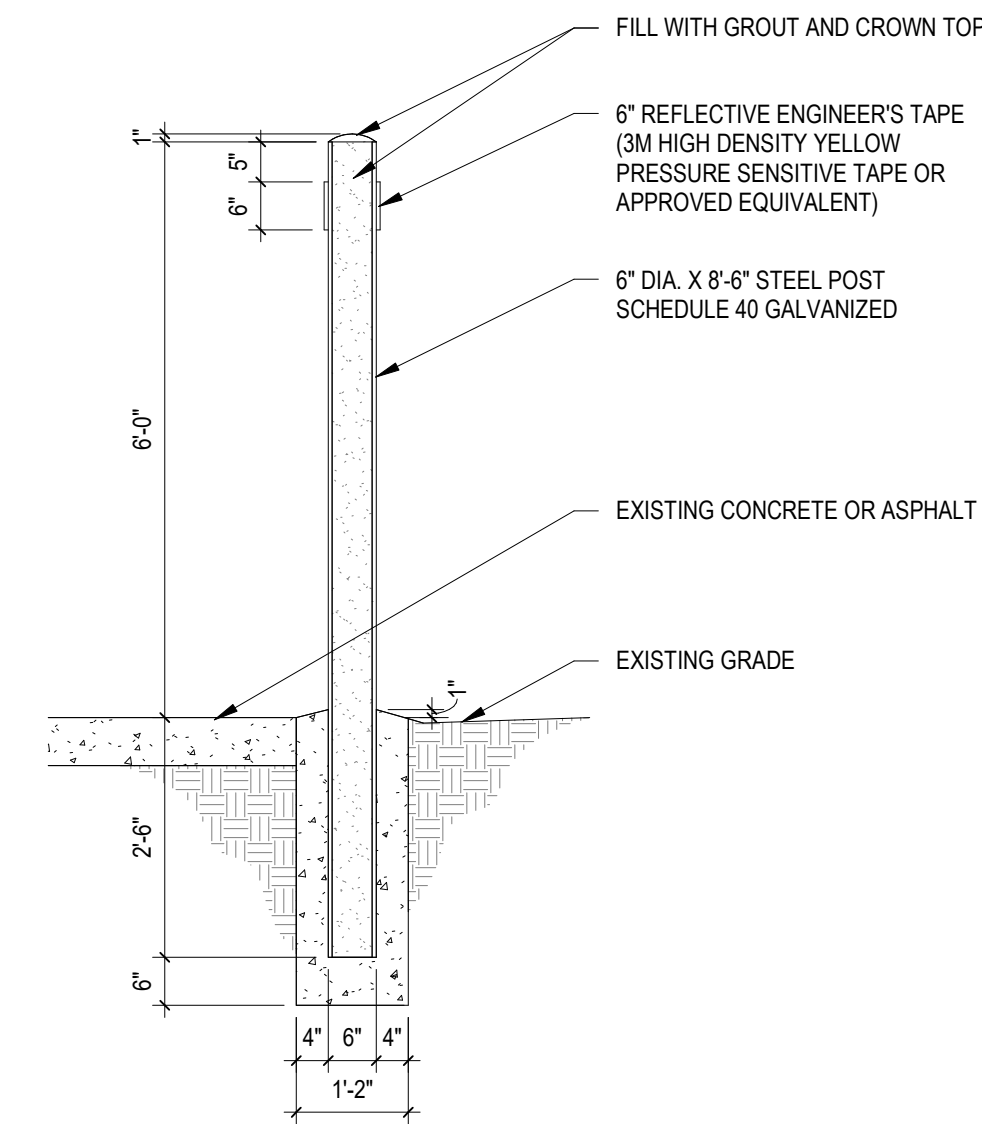
D1 NORTH SITE WALL
1/2" = 1'-0"



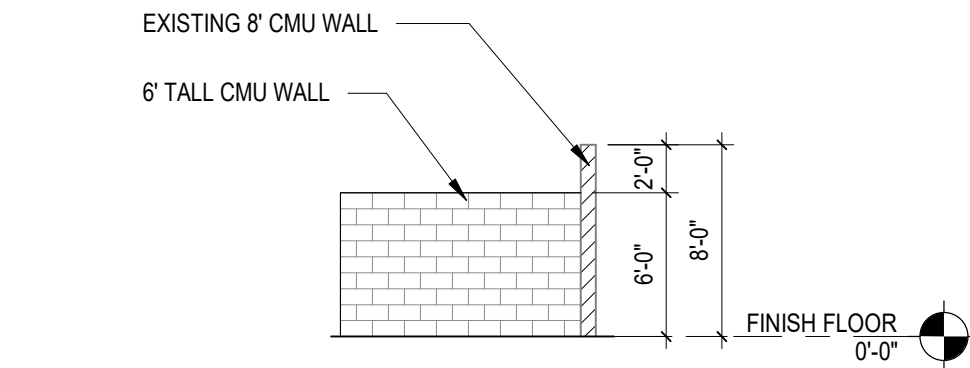
B5 SWING GATE ELEVATION
3/8" = 1'-0"



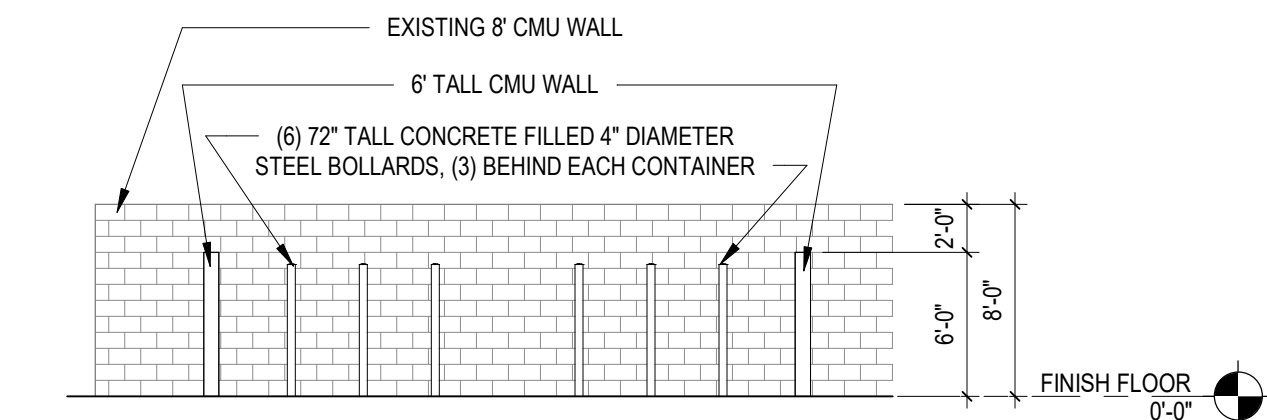
B3 SCREEN WALL
1/2" = 1'-0"



B2 SAFETY POST
1/2" = 1'-0"



C1 TRASH ENCLOSURE SIDEWALL ELEVATION
1/8" = 1'-0"



B1 TRASH ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"

DAVE DOWNING AND ASSOCIATES WAREHOUSE

DAVE DOWNING AND ASSOCIATES
234 SOUTH HIBBERT
MESA, AZ 85210

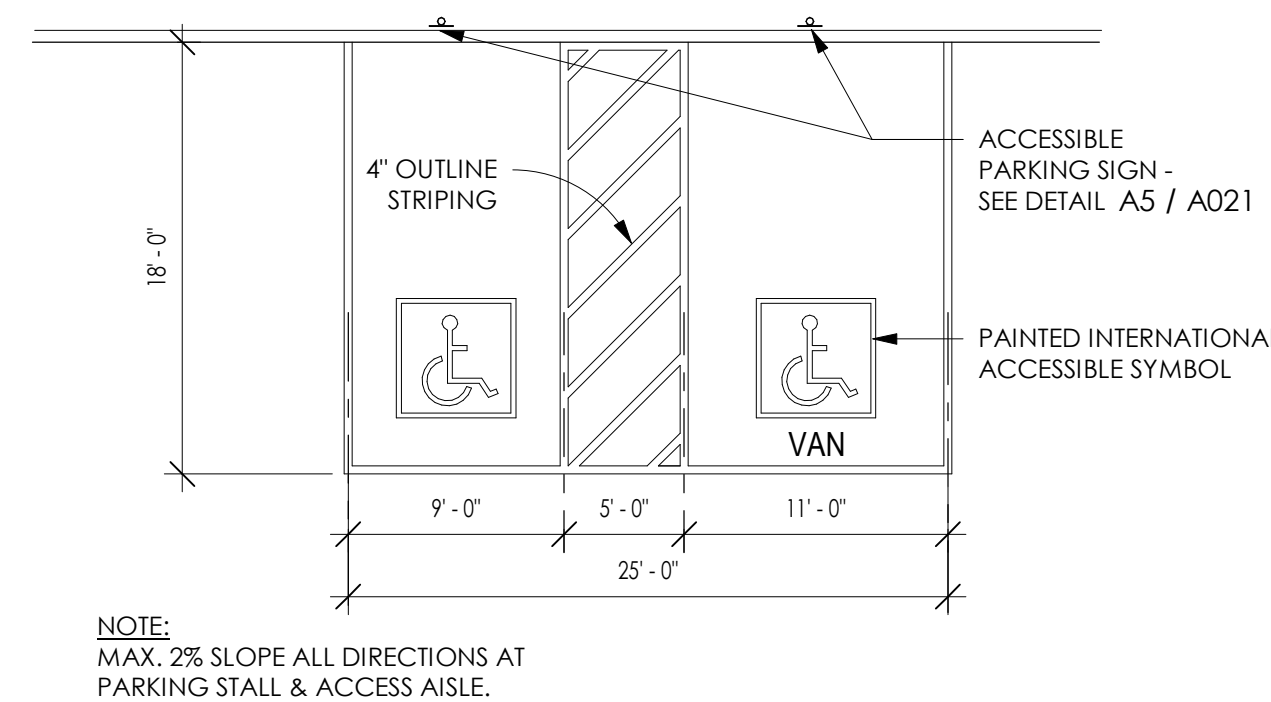
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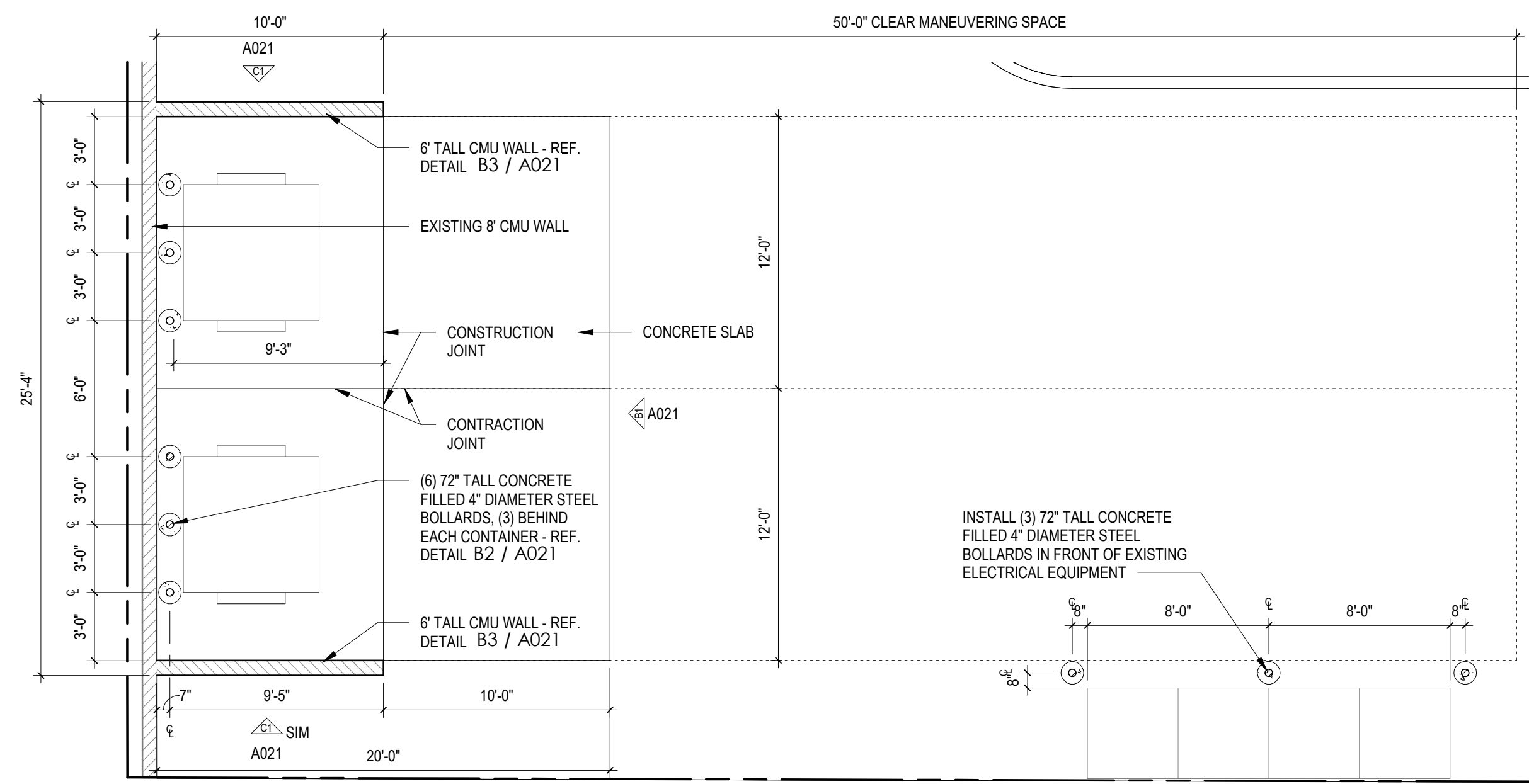
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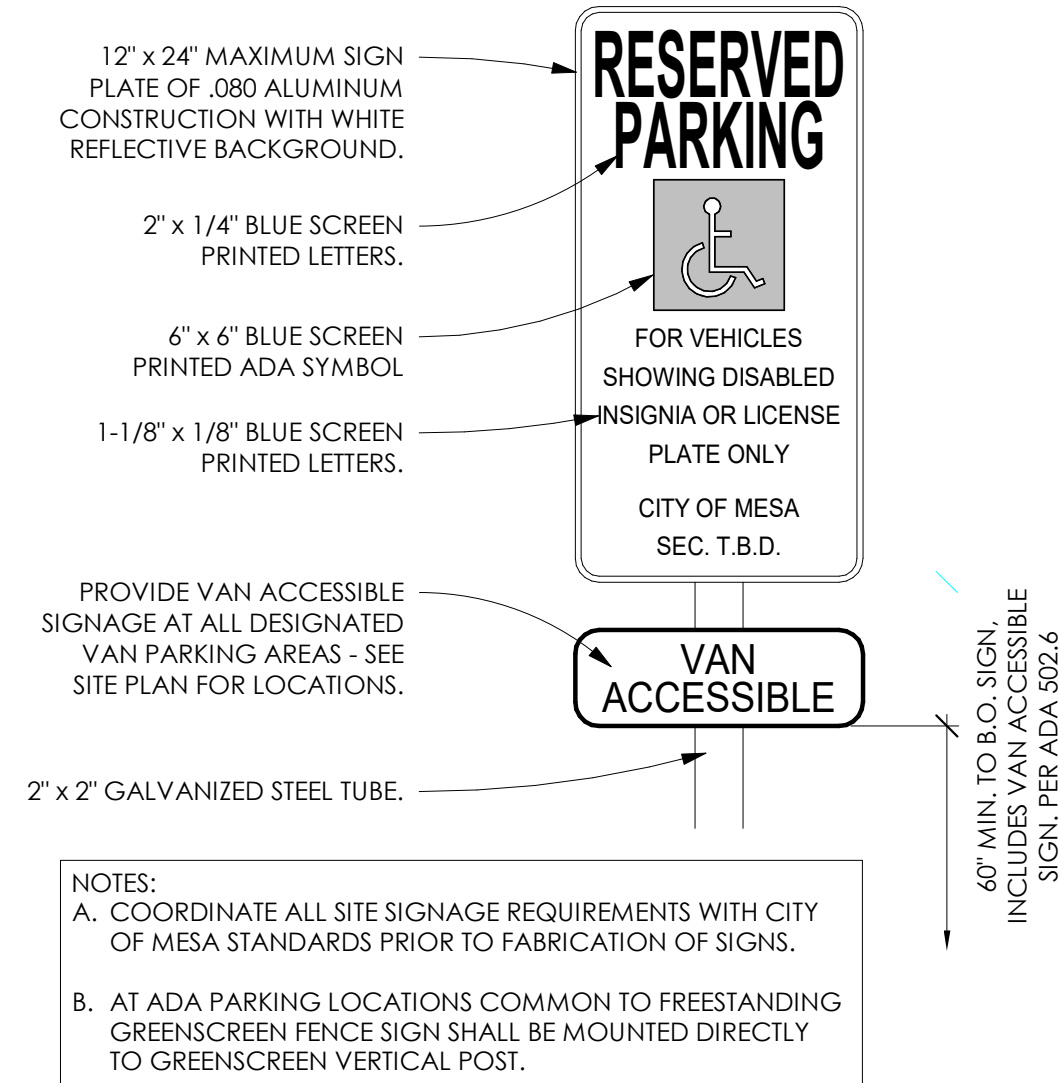
A021
ARCHITECTURAL SITE DETAILS



A4 ADA PARKING STALL
1/8" = 1'-0"



A2 TRASH ENCLOSURE PLAN
3/16" = 1'-0"



A5 ADA ONLY PARKING SIGN
1 1/2" = 1'-0"