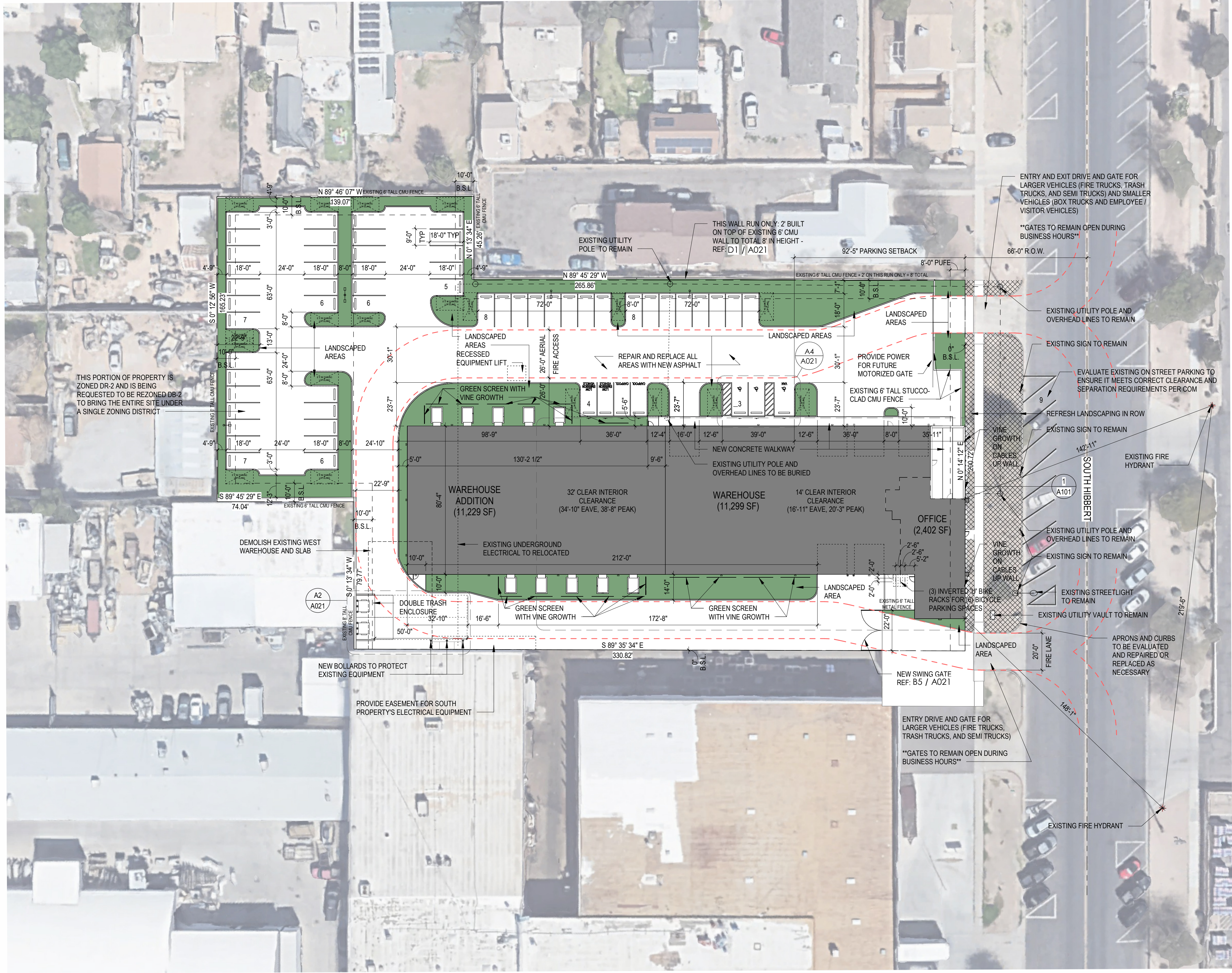
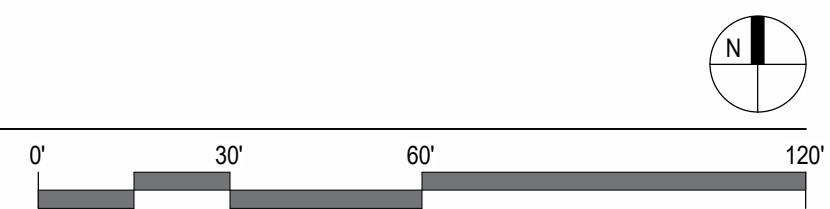




1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



PROJECT INFORMATION

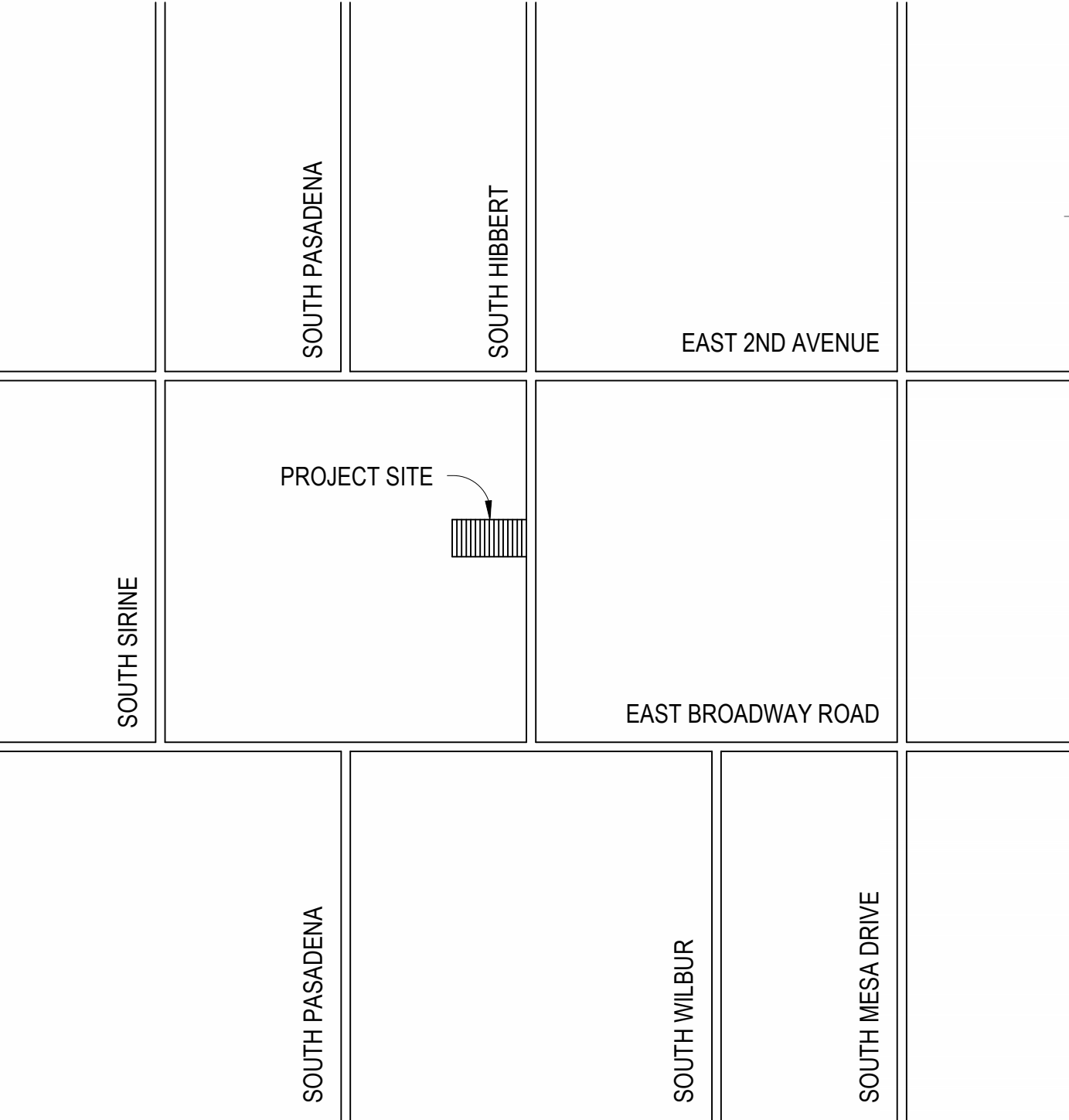
SITE INFORMATION:	
APN:	138-48-025A
EXISTING ZONING:	DR-2 AND DB-2
PROPOSED ZONING:	DB-2 (REZONE REQUEST FOR DR-2 PORTION TO DB-2)
PROPOSED USES:	INDOOR WAREHOUSING AND STORAGE (CUP REQUEST FOR ABOVE USE) OFFICE
LOT SIZE:	1.87 ACRES (81,454 SF)

BUILDING INFORMATION:	
BUILDING AREAS	13,701 SF
• EAST BUILDING	11,943 SF
• EAST BUILDING ADDITION	
BUILDING HEIGHTS	20' - 3"
• EAST BUILDING	38' - 8"
• EAST BUILDING ADDITION	
CONSTRUCTION TYPE	IIB
OCCUPANCY CLASIFICATION	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 =	53 PARKING SPACES PER SCIP
NEW TOTAL PER SCIP + ADDITION =	6 PARKING SPACES
BICYCLE PARKING =	59 PARKING SPACE
• 1 SPACE PER 10 PARKING STALLS	6 BICYCLE SPACES

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

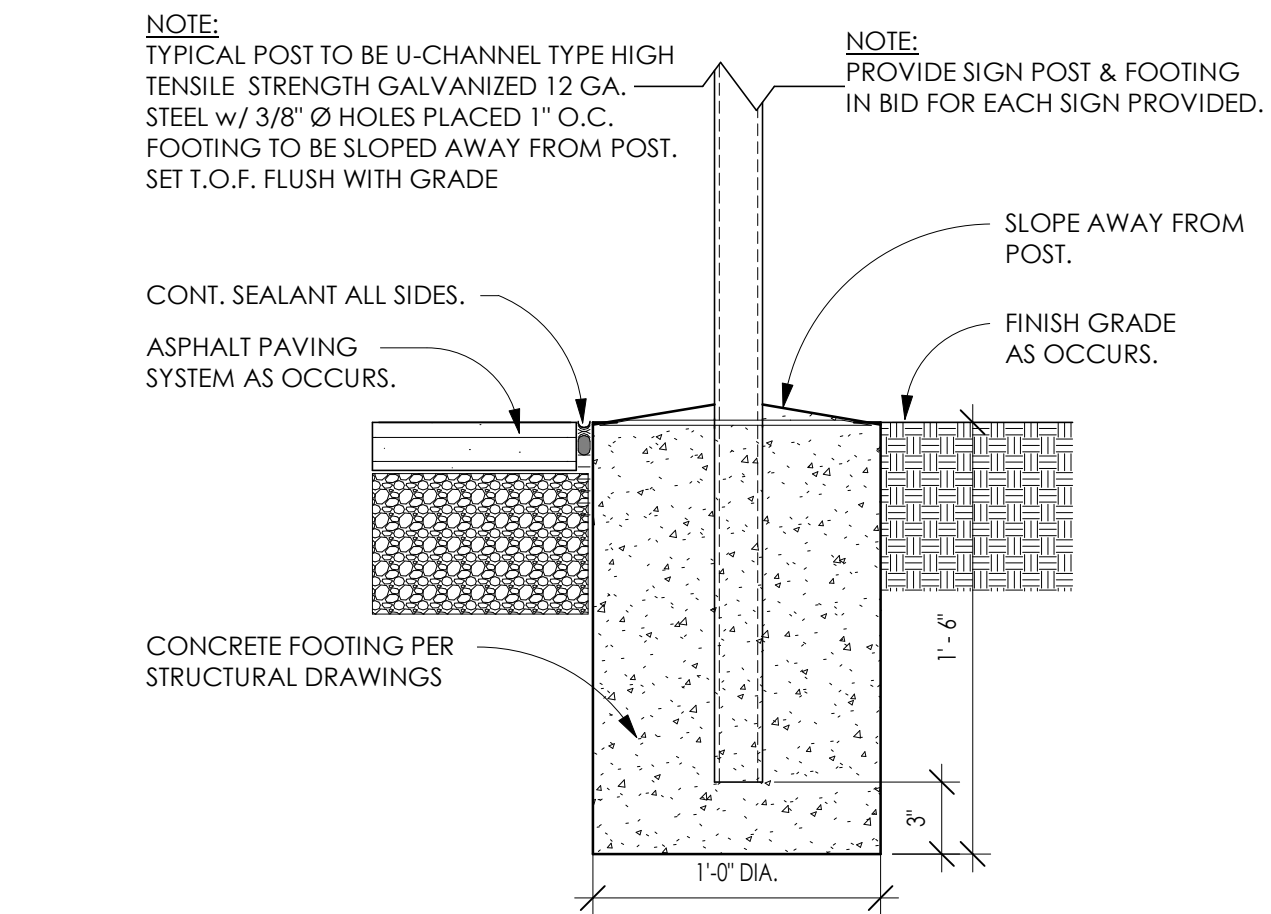
DAVE DOWNING AND ASSOCIATES
234 SOUTH HIBBERT
MESA, AZ 85210

DELTA REVISIONS		
#	DESCRIPTION	DATE

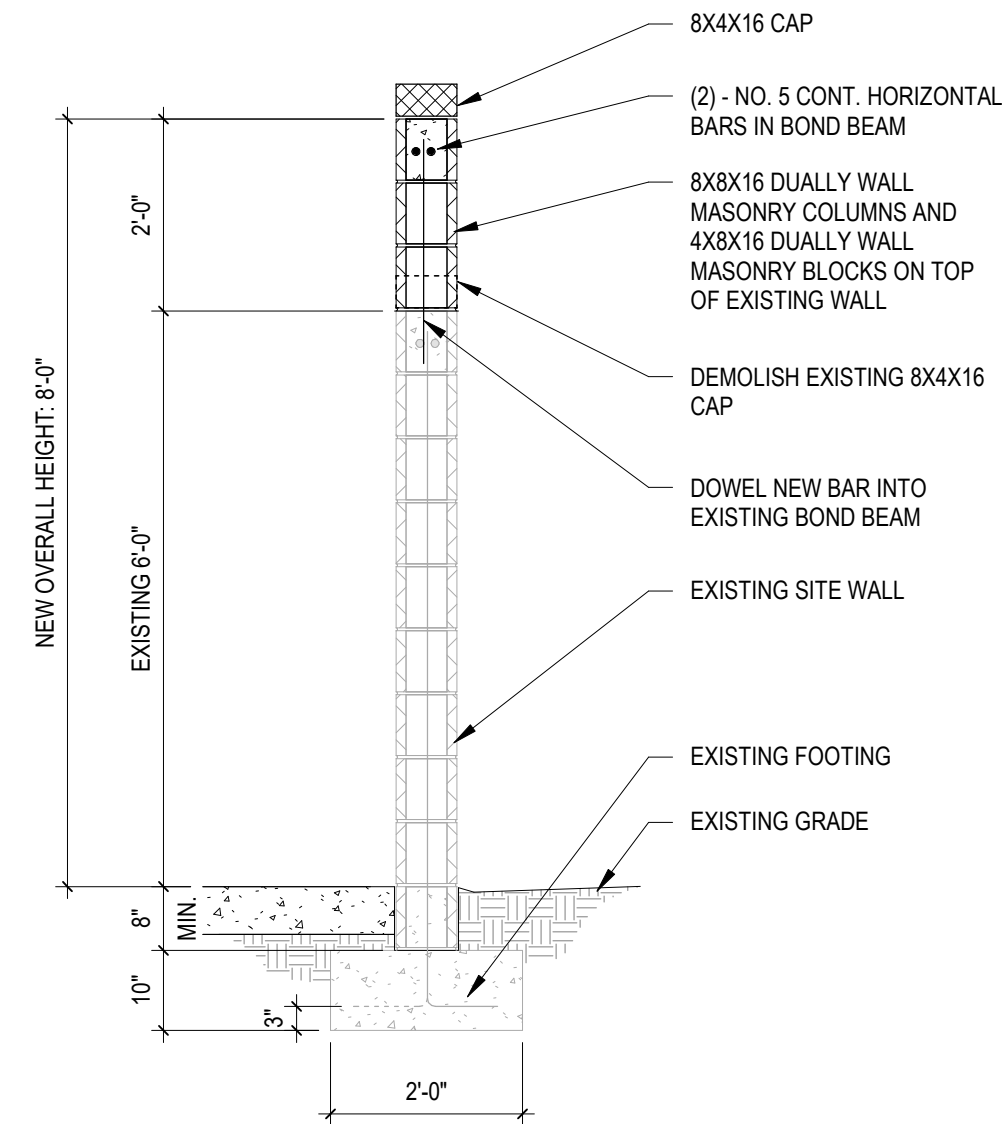
NOT FOR
CONSTRUCTION

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

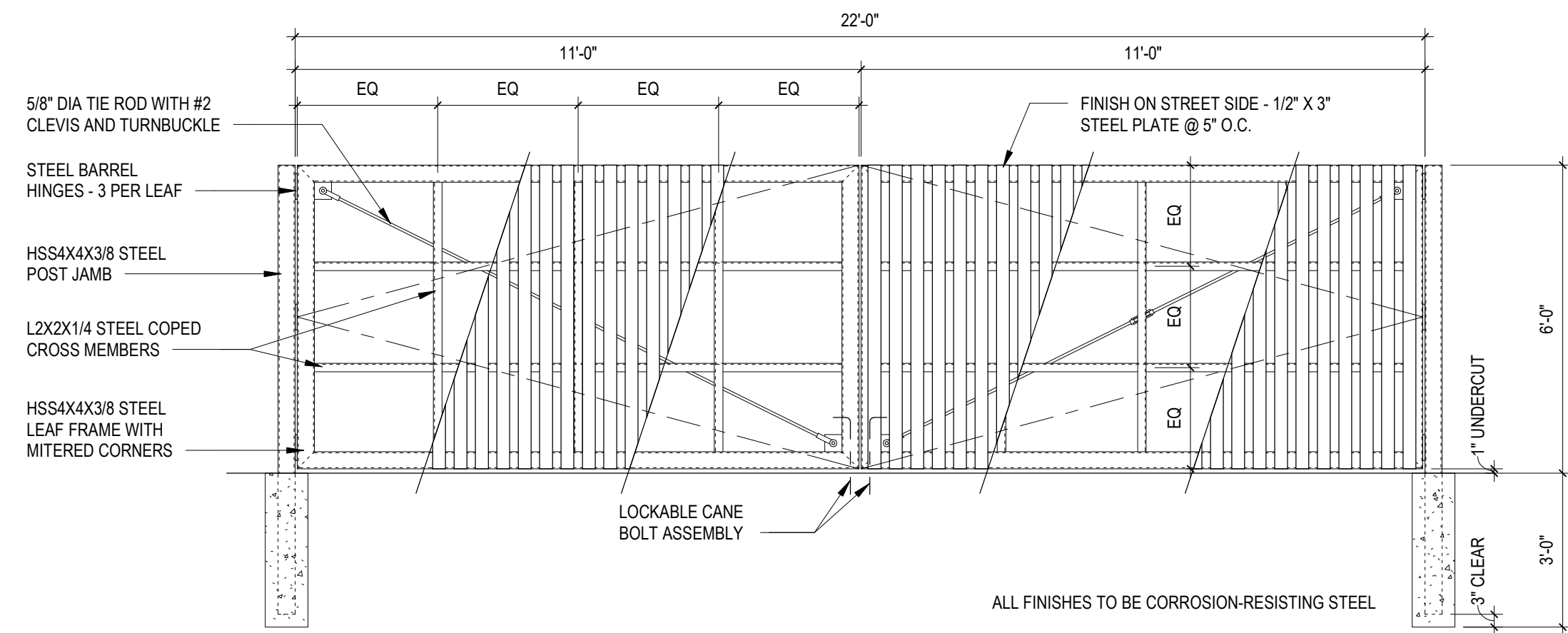
A001
ARCHITECTURAL SITE
PLAN



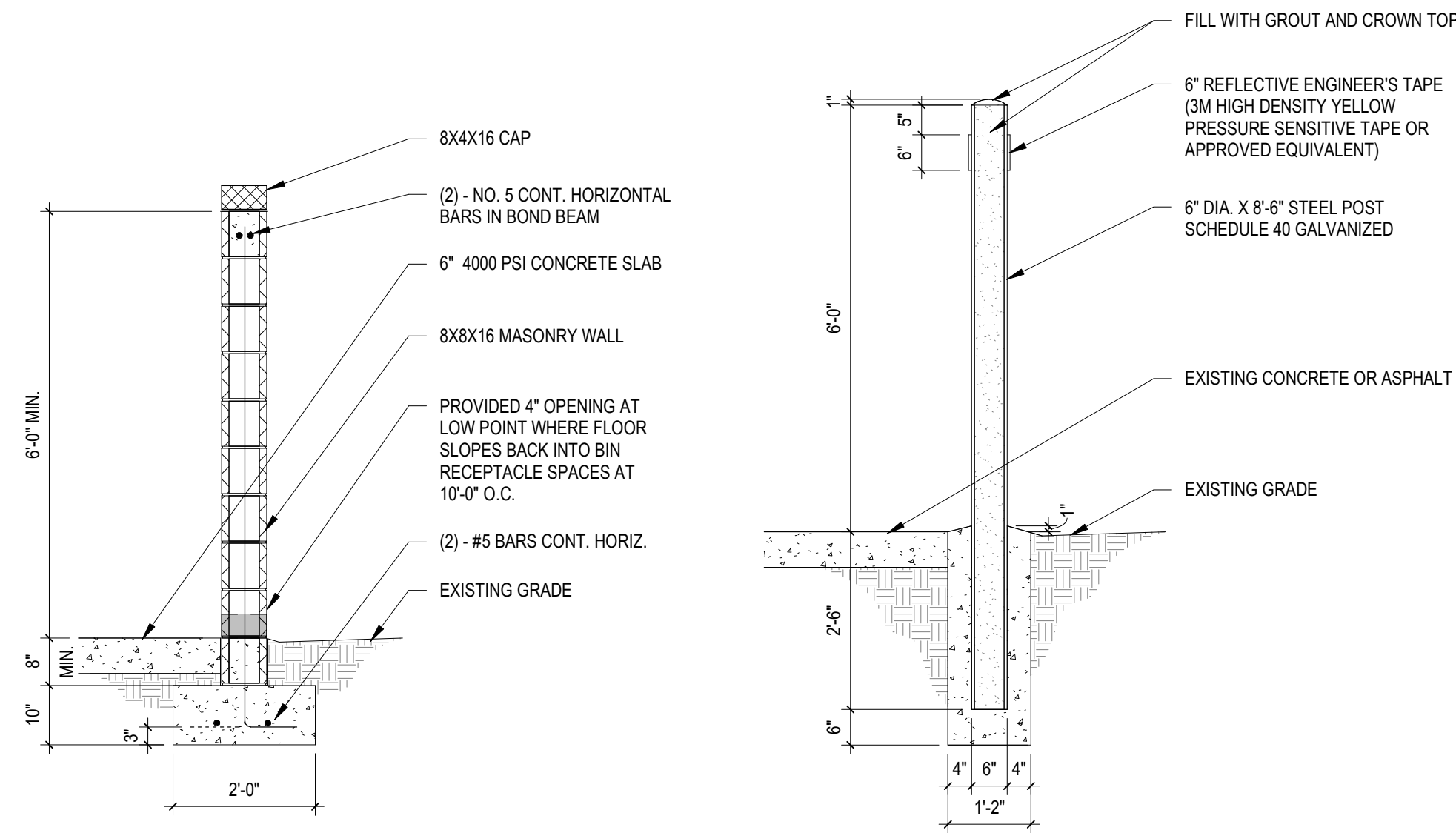
D3 TYP. SIGN POST AND FOOTING -
1 1/2" = 1'-0"



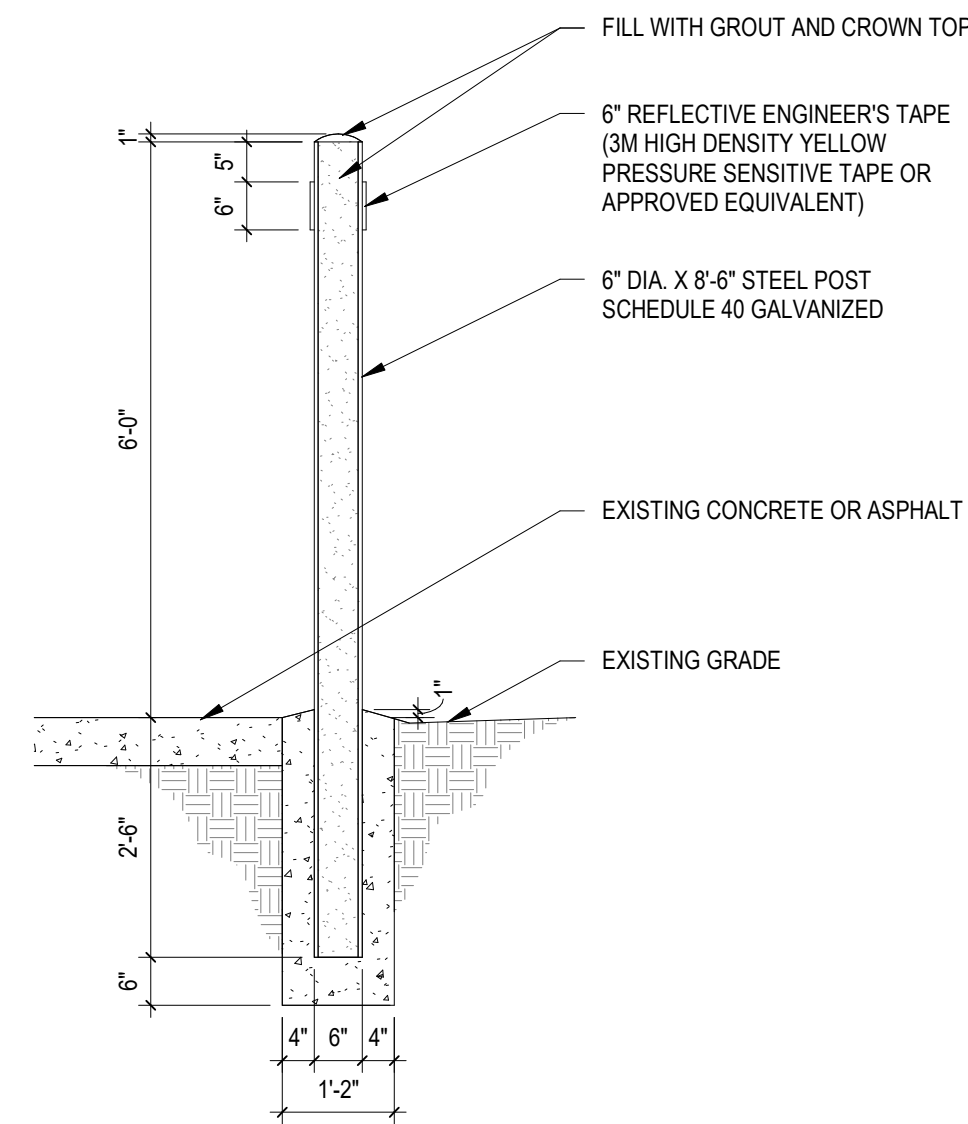
D1 NORTH SITE WALL
1/2" = 1'-0"



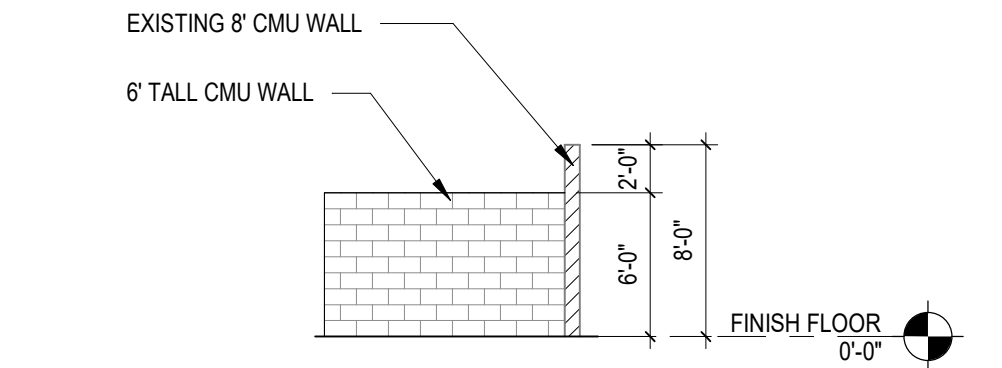
B5 SWING GATE ELEVATION
3/8" = 1'-0"



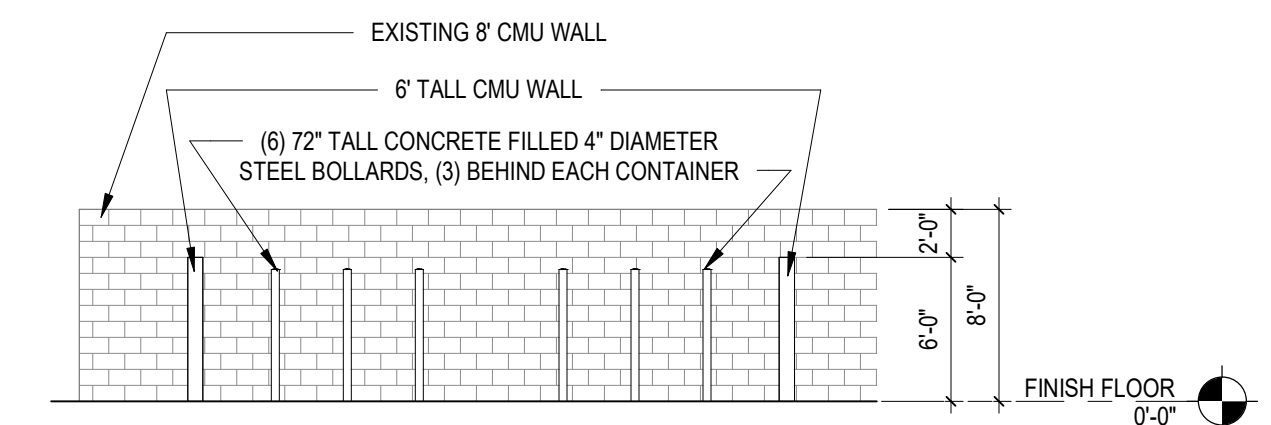
B3 SCREEN WALL
1/2" = 1'-0"



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

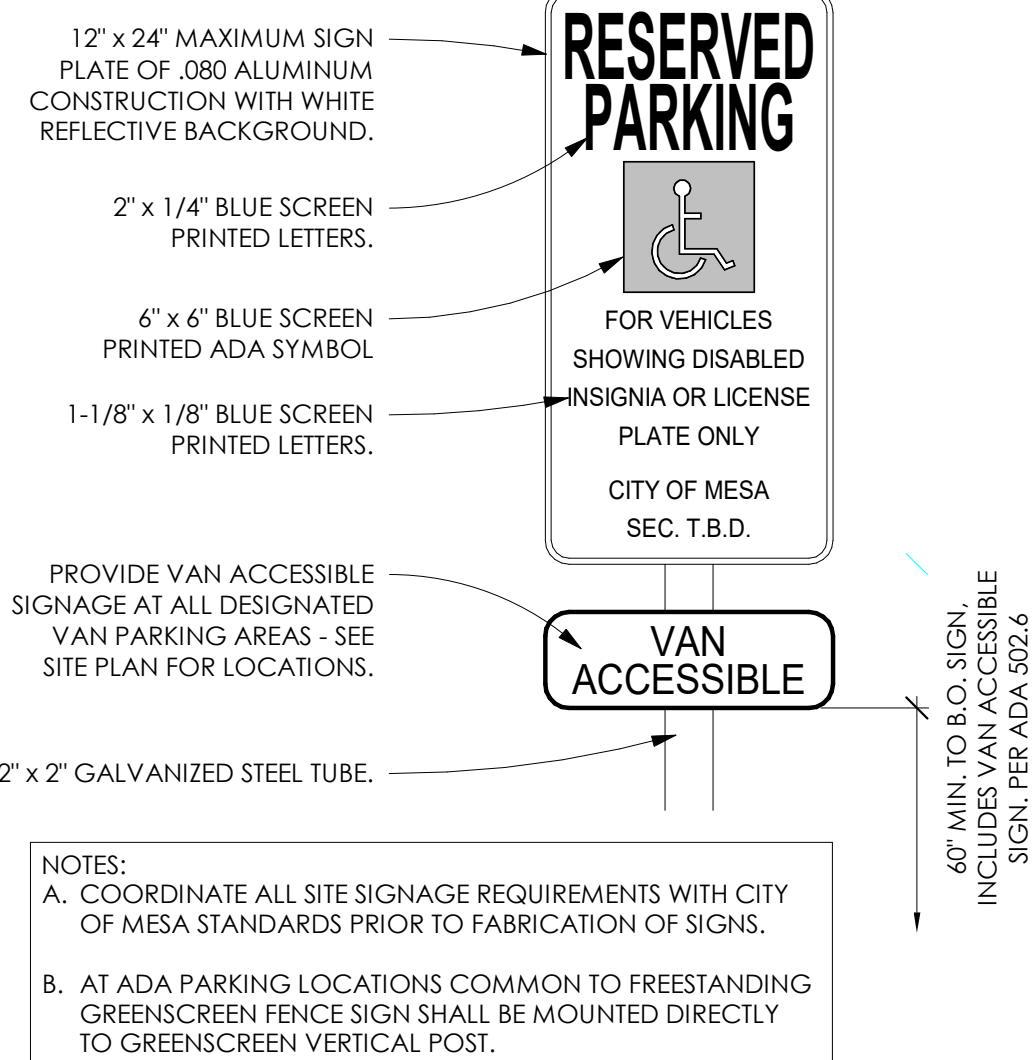
DAVE DOWNING AND ASSOCIATES
234 SOUTH HIBBERT
MESA, AZ 85210

DELTA REVISIONS		
#	DESCRIPTION	DATE

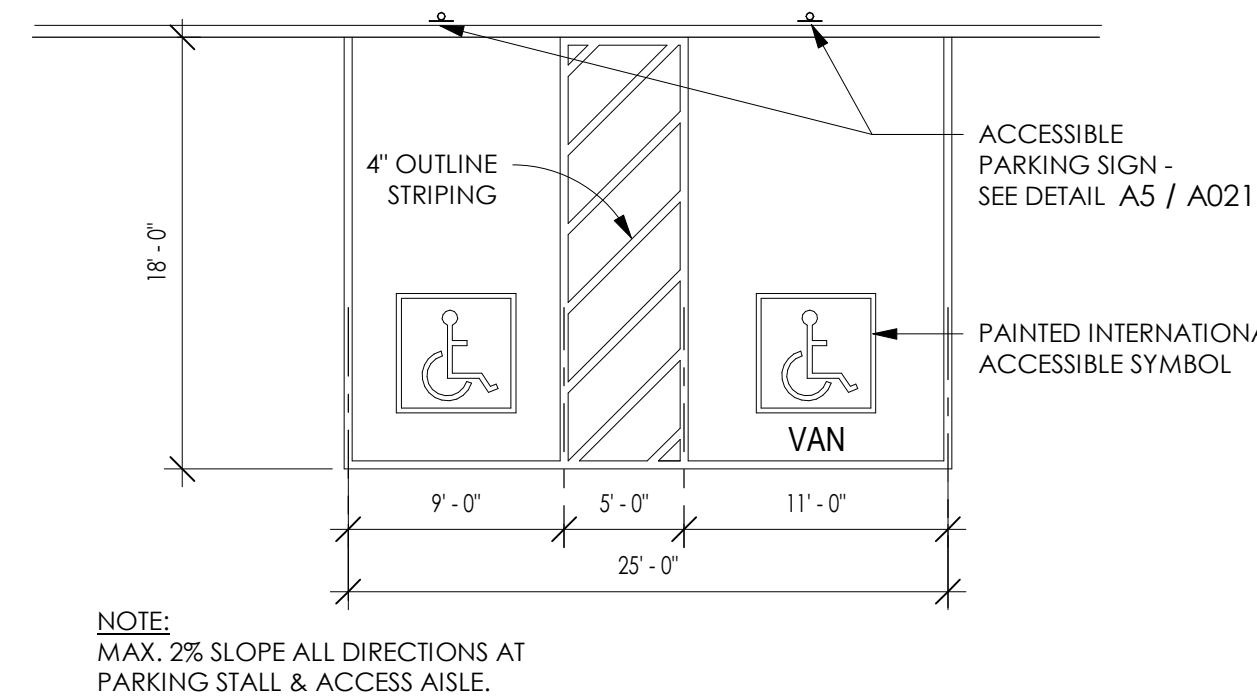
NOT FOR CONSTRUCTION

PROJECT # 221128
ISSUE DATE 04-29-2024
ISSUE NAME THIRD SUBMITTAL
PLOT DATE 5/1/2024 10:09:56 PM

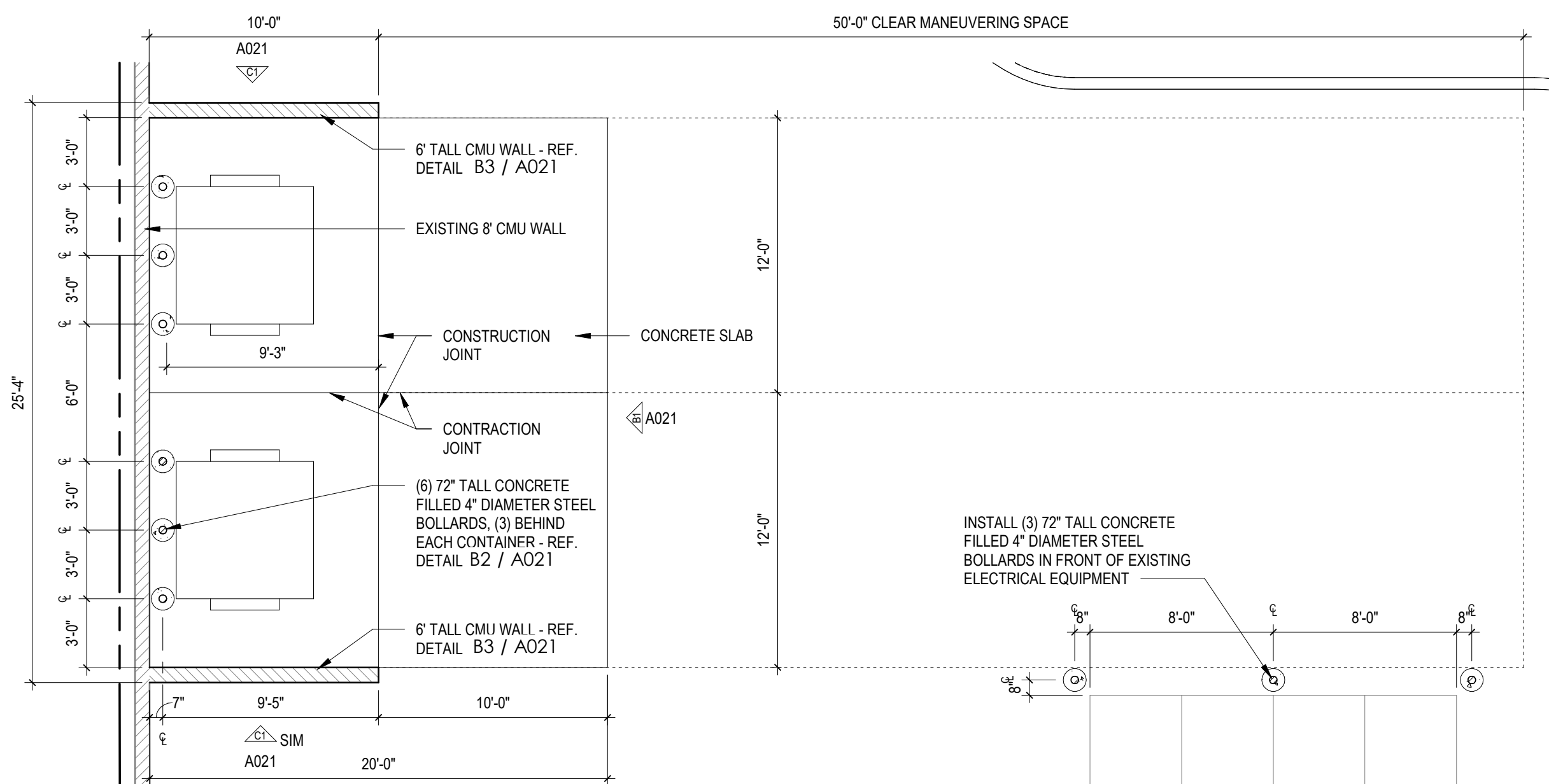
A021
ARCHITECTURAL SITE DETAILS



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



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



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