



# 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.

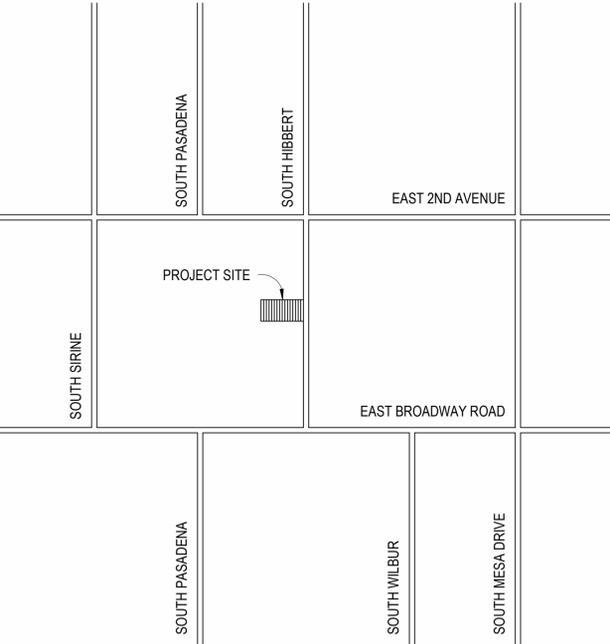
ADDITIONAL WAREHOUSE SPACE BEING ADDED: 4,720 SF / 900 SF = 6 PARKING SPACES  
 NEW TOTAL PER SCIP + ADDITION = 59 PARKING SPACES

**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

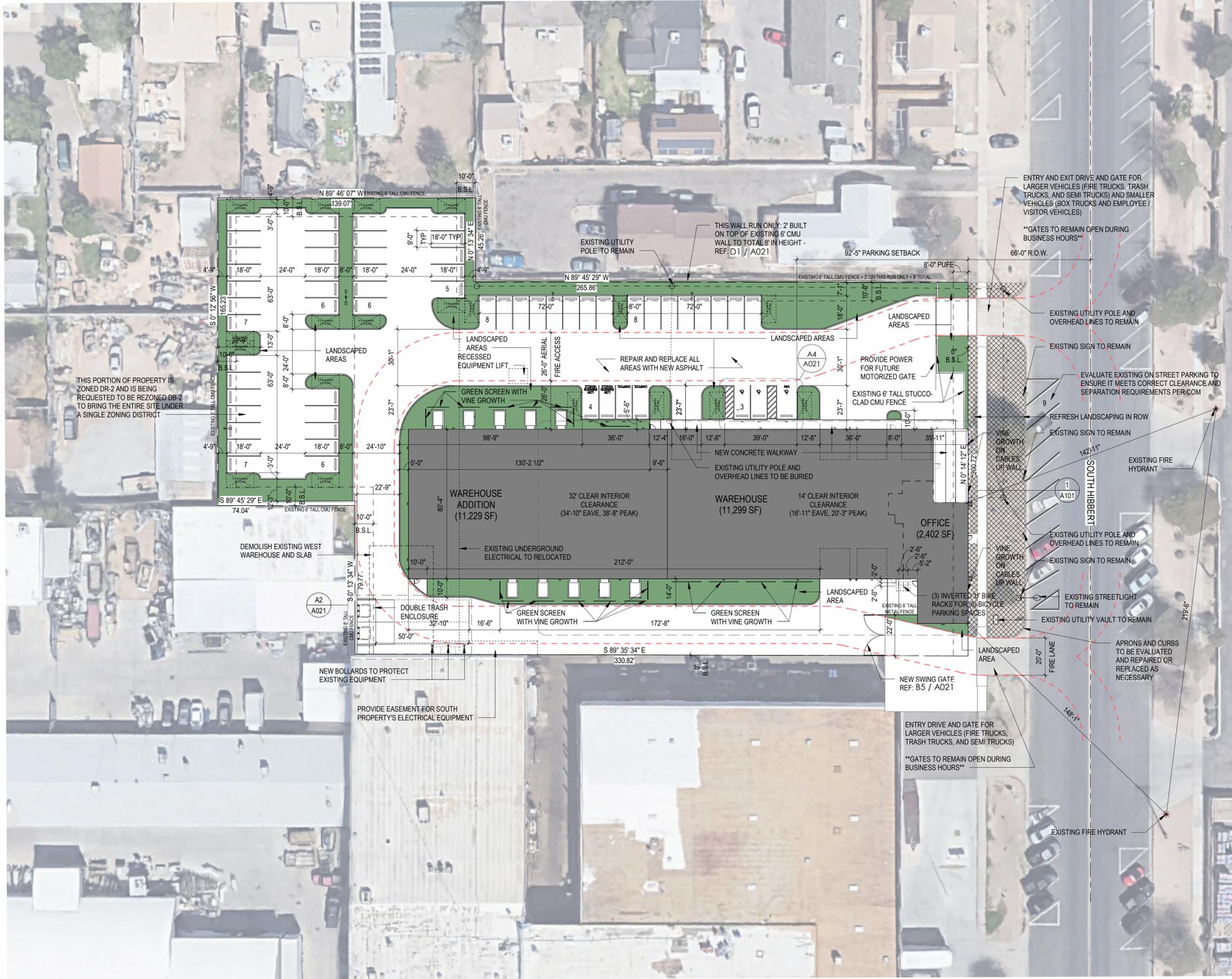
DELTA REVISIONS	DESCRIPTION	DATE
#		

NOT FOR CONSTRUCTION

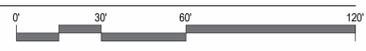
PROJECT # 221128  
 ISSUE DATE 04-29-2024  
 ISSUE NAME THIRD SUBMITTAL  
 PLOT DATE 5/1/2024 10:09:54 PM

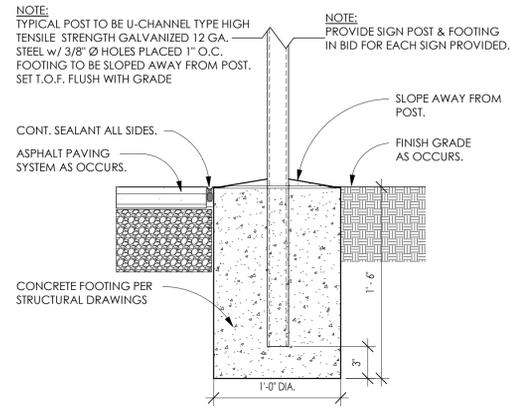
# A001

ARCHITECTURAL SITE PLAN

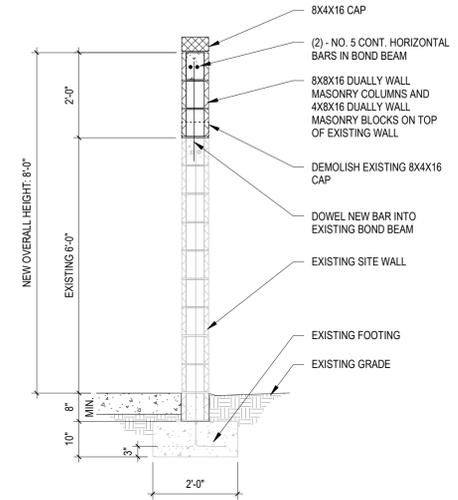


1 ARCHITECTURAL SITE PLAN  
 1" = 30'-0"

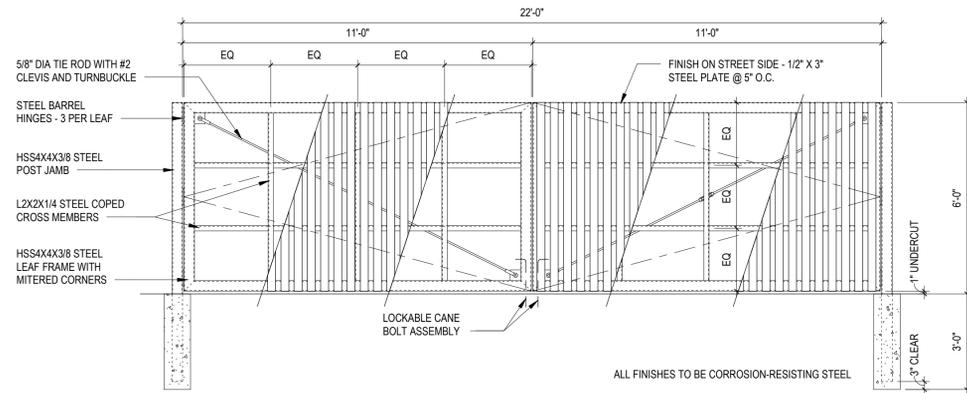




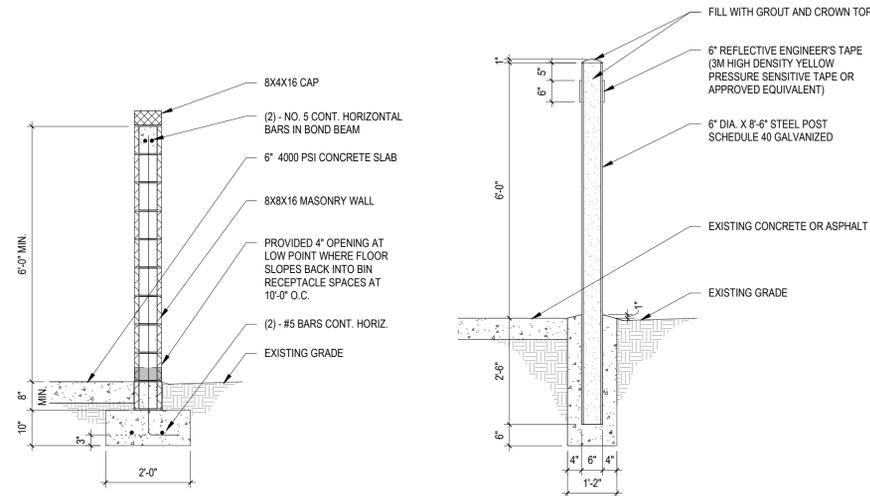
**D3** TYP. SIGN POST AND FOOTING -  
1 1/2" = 1'-0"



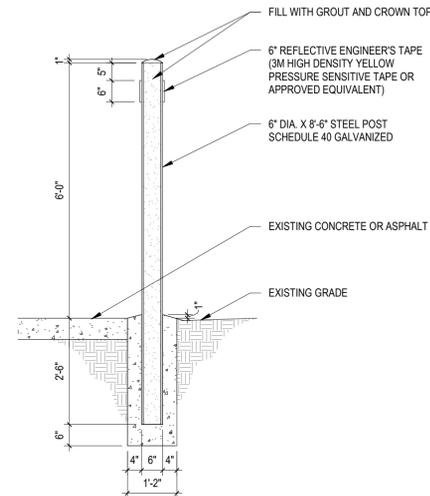
**D1** NORTH SITE WALL  
1/2" = 1'-0"



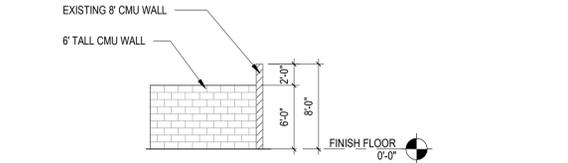
**B5** SWING GATE ELEVATION  
3/8" = 1'-0"



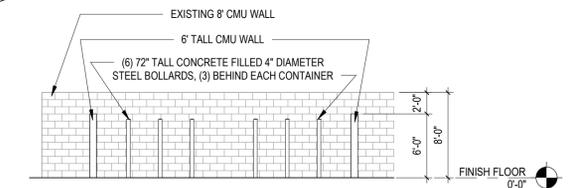
**B3** SCREEN WALL  
1/2" = 1'-0"



**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

DELTA REVISIONS		
#	DESCRIPTION	DATE

**NOT FOR  
CONSTRUCTION**

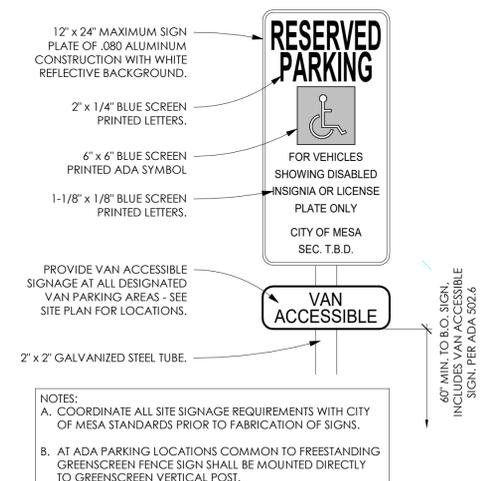
PROJECT # 221128  
ISSUE DATE 04-29-2024  
ISSUE NAME THIRD SUBMITTAL  
PLOT DATE 5/12/24 10:09:56 PM

**A021**  
ARCHITECTURAL SITE  
DETAILS

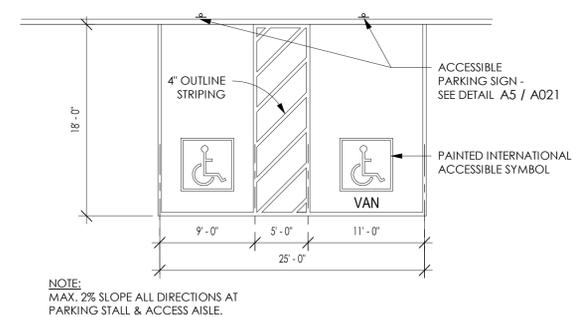
**B3** SCREEN WALL  
1/2" = 1'-0"

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

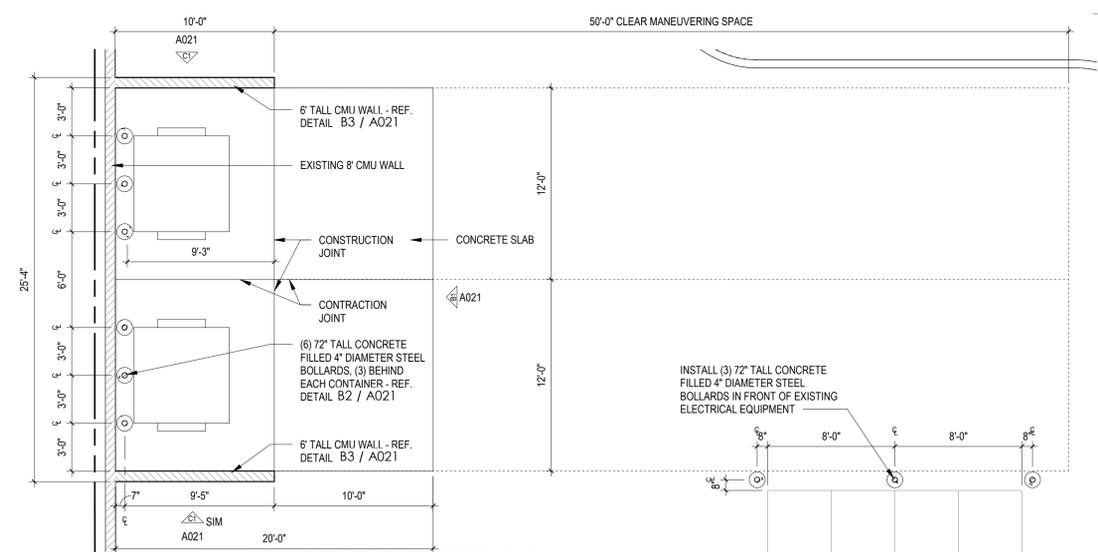
**B1** TRASH ENCLOSURE  
FRONT ELEVATION  
1/8" = 1'-0"



**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"