

LEGAL DESCRIPTION:

PROPERTY INFORMATION:
245 S Dobson Road. Mesa AZ 85202

PARCEL NUMBER:
APN # 134-32-001R

JURISDICTION
MESA

ZONING
L-1 Light Industrial

LOT SIZE (SQ FT)
39,727 sq ft. 1.22 acres

BUILDING TYPE
Type V A
No exterior building structure changes
No new equipment on roof.

BUILDING AREA ALLOWANCE CALC. (2018 IBC tb 506.2)
114,000 sq ft

BUILDING Square Footage
16,000 sq ft (Exterior wall edge to edge)

LOT COVERAGE
allowed: 90% provided: 40%

LANDSCAPE COVERAGE
5003 sf or 12.6% (Required 10%)

MAXIMUM HEIGHT
allowed: 40 feet Provided: 23'
provided: One Story (no structural changes)

SETBACKS
Side (L-1 to L-1) 0
Street Side allowed: Arterial 15 feet, Local: 20 feet
Provided: Arterial 10 feet existing
Provided: Local 25"-5" existing

OCCUPANCY
B group
Motor vehicle Showroom*
*no parts sales,no repairers and no hazardous materials.

PARKING
Office 650sf/300=2.16 Warehouse: 15,350sf/900=17.01
Required Spaces:20 spaces
Provided 32 spaces (24 standard spaces and 1 ADA space)

DEFERRED SUBMITTAL
Fire sprinklers if required for move heads in demo areas.

Accessible routes areas noted comply with ADAAGa Standards
402 Accessible Routes, 401.1 for Slopes, 403.3 1:20 running
slopes and 1:48 cross slopes.

OWNER INFORMATION
 Leslie M Widera 2012 irrevocable trust/etal
 Address: 6601 South Palo Verde Road, tucson, arizona 85730

ARCHITECT
Kenyon Architectural Studio
Contact: Dave Kenyon | architect
115 E. Campo Desierto Road, Tempe, Arizona 85281
Cell: 480-695-8602 Email: kastudio82 @ gmail.com

CITY OF MESA
Development Division
Contact: Charlotte Bridges | planner II
55 N. Center Street, Mesa, Arizona 85201
Phone: 480-644-6712 Email: [charlotte.bridges @ mesaaz.gov](mailto:charlotte.bridges@mesaaz.gov)

This is a request to obtain Substantial Conformance Improvement Permit (SCIP), so the tenant can receive a tenant improvement permit. The L1 zoning category for this project falls under Automobile/vehicle sales classification. The more specific use will be for automobile transfer center for Internet sales. There will be no outdoor show area. The building is not open to the general public walk-ins except for vehicles inspectors for single owners. No goods, parts sales or repairs will take place. There will be no structural changes, only demolition of non bearing walls, light replacement change out with L.E.D. fixtures no power load increases with change over. Upgrades site will fully meet substantial conformance improvements permit.

No site grading or drainage changed from existing.

The City of Mesa has adopted the 2018 International Code Council (ICC) "family" of codes and the 2017 National Electric Code produced by the National Fire Protection Association. These Codes and their amendments went into effect on February 10, 2019.

- 2018 International Building Code (IBC)
- 2018 International Fire Code (IFC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Swimming Pool and Spa Code (ISPSCC)
- 2018 International Existing Building Code (IEBC)
- 2017 National Electric Code (NEC)
- ADA 2009 ICC A117.1

Site	
PR 1.0	Site Plan & Project Data
PR 1.1	Site Photos & Elevations

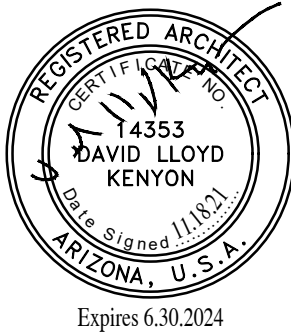
Architectural
PR 2.1 Demo Plan
PR 2.2 Floor Plan

Landscape
PR3.1 Landscape

[illegible]

Kenyon Architectural Studio

David II Kenyon / architect
115 E. Campo Desierto Rd, Tempe, Az
85281
dllkarchitect@gmail.com
480 . 695 . 8602



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AUTO TRANSFER CENTER

Substantial Conformance Permit

245 S DOBSON RD MESA 85202

Date: 02 December 2021
Drawn by: dlkk
Checked by: dlkk

Scale: As Noted

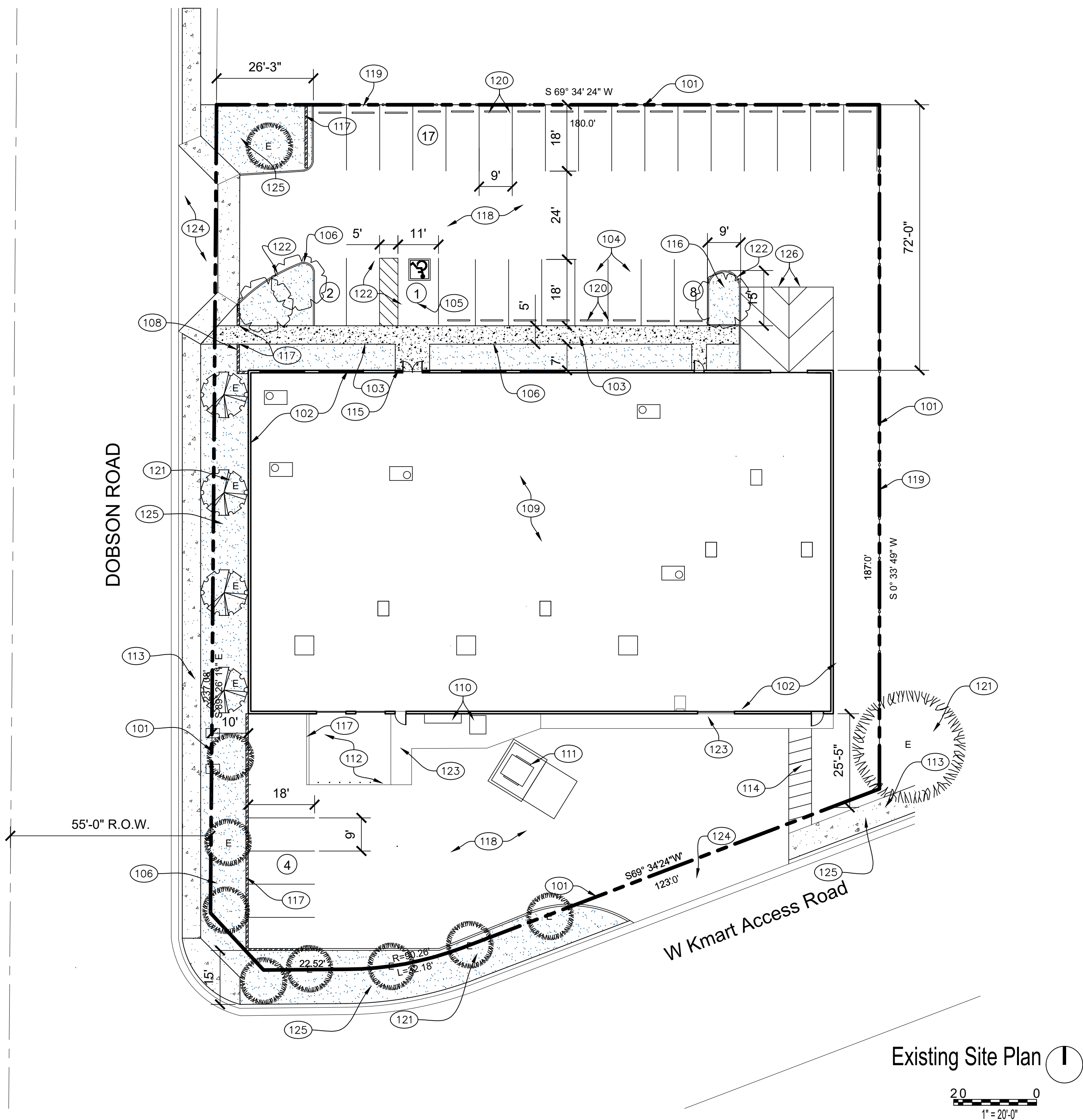
SCIP | PMT21-07835

PR1.0

Site Plan & Project Data

Mesa Board of Adjustment

Job# 2108.07



101 Property Line.
102 Existing Building Footprint.
103 Remove existing pavement and concrete. Replace with a new 4"
5'-0" wide concrete walk on 4" ABC access to Public-way meet
all ADA requirements.
104 Remove existing parking space striping and stripe as shown.
105 New ADA parking per standards.

106 Remove existing pavement and walls add new landscaping.
(see landscaping plans for more information)
107 Blank
108 Remove existing CMU wall for access.
109 Existing Roof, no changes or new equipment.
110 Existing Electrical SES panel.

111 Existing Trash enclosure to be reinstalled to meet detail M-62.02

of City of mesa waste standards.

Existing un-used Dock Ramp with 3" diameter ballads added.

Existing curb and public sidewalk.

Existing pavement striping access to public way.

Knox Box on the building exterior near the main entrance, on the doors right side. The height of the box shall be no lower than five feet and no higher than six feet. The key box shall be of an approved type listed in accordance with UL 1037.

New Landscape Island.

(see landscaping plans for more information)

Existing C.M.U. screen wall.

Existing Pavement to remain.

Existing chain link fence to remain.

4" concrete bumper, reuse exiting.

Existing Trees, Marked with E.

122 New 4" concrete curbing.
123 Existing concrete walkway.
124 Existing Entry Drive.
125 Existing Landscape Area with existing trees, Re-landscape area.
(see landscaping plans for more information)

126 Existing roll-up door with no parking striping.

126 Exiting roll-up door with no parking striping