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Dental Depot – MESA, AZ

PROJECT NARRATIVE

The proposed Dental Depot dental clinic seeks to improve the intersection of W Broadway Road and S Valencia Street in Mesa, AZ. The existing 5,327 square foot building is currently vacant and has been for over a year. A 1,658 square foot addition and renovation to the existing building will establish a dental clinic dedicated to meeting the dentistry needs of families in the community.

The architecture of Dental Depot is a turn of the century train station. Railroads are the foundation of Dental Depots brand. This is very consistent with the history of Arizona. The building is designed to recall the glamour of the Santa Fe train depots that were once located throughout the region that served as stops that many cities were built around. Scale model trains on elevated tracks weave their way through the walls of the waiting areas and operatory spaces to create a sense of entertainment. Historic memorabilia is displayed through out the interior.

Brick patterned concrete entrance plaza on the North will provide pedestrian access to a new main entrance and clock tower that will be constructed on the North East side of the existing building facing Broadway. A new brick wainscot will be added as well as new stucco and detailing. A roof with fiberglass shingles and decorative historic brackets will be added, giving the appearance of turn of the century train depots. The exteriors are composed of scaled materials with a historic earth-tone color scheme. Along the plaza is a large-scale model train for community engagement. A decorative water tower will be placed at the corner of Broadway and Valencia as a monument.

The new dental practice will have 16 operatories. The impact will be 2-3 Doctors, 2-3 dental hygienists, 4 dental assistants, & 6 business office personal.

Dental Depot has been owned and operated by Dr. Glenn Ashmore since 1978 and he takes great pride in the pursuit of providing quality dentistry for everyone.

Alternative Compliance Request

MZO 11-6-3(B)(4)(d) – Parking spaces shall be located behind buildings

The existing site has 49,124 sq. ft. of concrete paving. Without demolishing the building and redesigning entire site we cannot comply with MZO Section 11-6-3(b)(4)(d). There are physical attributes hindering our ability to comply, such as redeveloping an existing building. We request alternative compliance.

The approving body shall find that the request meets the criteria of site conditions are such that full compliance is impossible or impractical. The approving body will also find that space limitations may justify alternative compliance for improvements and redevelopment in older neighborhoods.

MZO 11-6-3(B)(5)(c) Each facade shall incorporate at least three (3) different and distinct materials.

The building has multiple materials on the face of the building. (1) Brick Wainscot (2) Cementitious Siding Painted a Historic Paint Color (3) Windows are framed in a historic burgundy color. (4) Roof downspouts and gutters reflect this historic shape. (5) The windows are trimmed out in a contrasting color to the siding and windows adding depth to the facade. (6) Although roof is not considered façade it takes up a large visual of the elevation.

The approving body shall find that the request meets the criteria of the proposed alternative is aesthetically more complementary to the site, improves the overall architectural appeal of the area.