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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 11-32-3(C)** Medical/Dental Offices 1/200 Parking Spaces.

### **Alternative Compliance Section 11-6-3(B)(7)(b)(ii) –**

The existing site has 49,124 sq. ft. of concrete paving. We have taken the existing parking lot and added 3,788 sq. ft of landscaped islands. Our clinic has approximately 16 employees. They have between 80 & 100 patients per day. We respectfully need the 56 spaces we are indicating on the site plan. We have adjusted the landscape islands to meet city spacing requirements and placed them for best coverages. We ask you to approve the site plan for the parking requested.

**MZO 1-6-3(B)(5)(c)** Each facade shall incorporate at least three (3) different and distinct materials.

### **Alternative Compliance Section 11-6-3(B)(7)(b)(iv) –**

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.