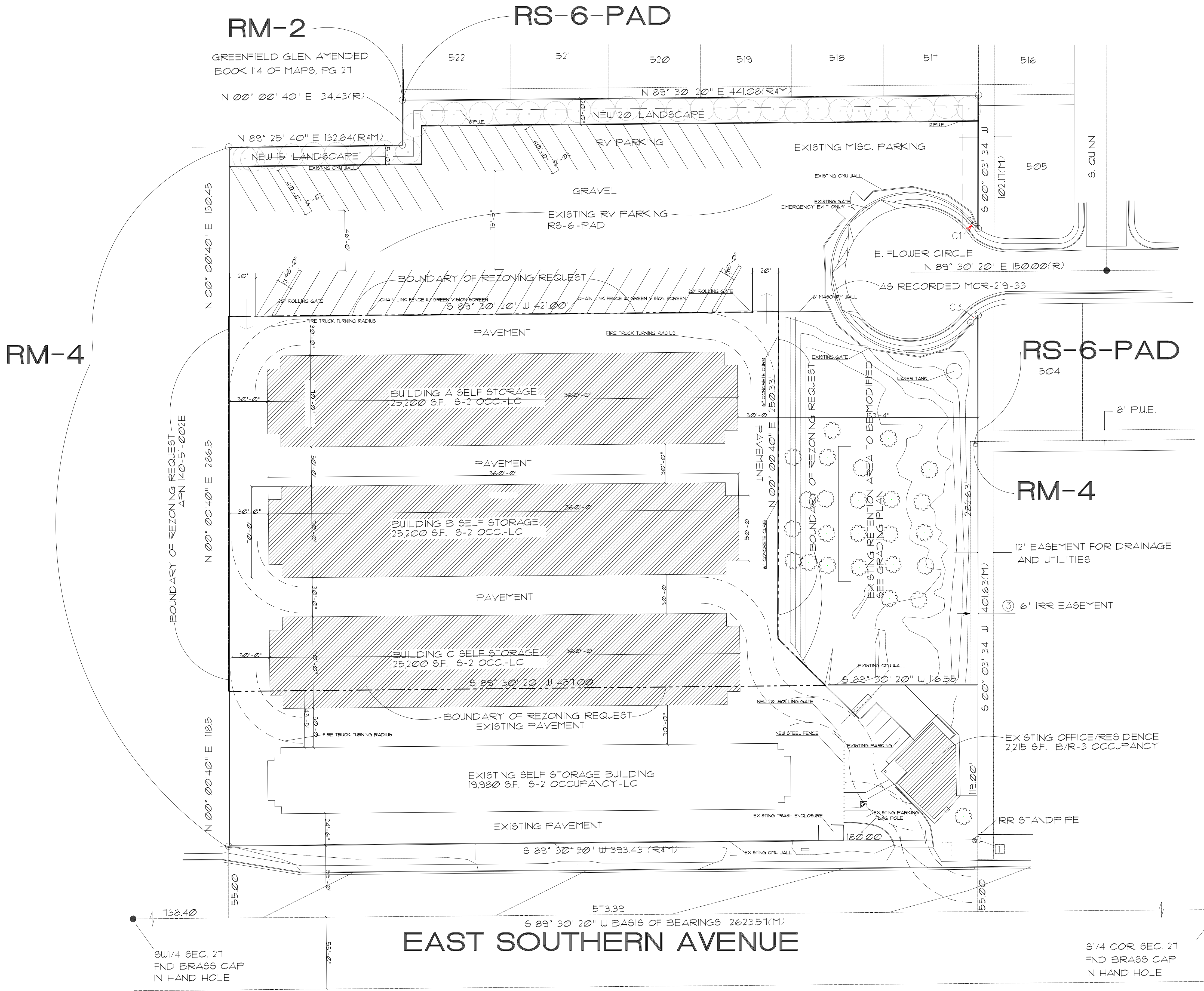




PROJECT INFORMATION

OWNER: RNF INVESTMENTS

APPLICANT: JEFF WELKER
WELKER DEVELOPMENT
RESOURCES LLC
3125 E. DOVER
MESA, ARIZONA 85213
480 209-1161

ENGINEER: GARNER GROUP
CLINT GARNER, P.E.
1264 E. NORCROFT ST.
MESA, ARIZONA 85201
480-292-2673

ARCHITECT: FRED WOODS
WOODS ASSOCIATES
ARCHITECTS LLC
3319 E. McDOWELL ROAD
MESA, ARIZONA 85213
480 962-7672

PROJECT LOCATION:
4550 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
APN: 140-51-721

PROJECT DESCRIPTION:
Case B416-050 - 4550 E. Southern Avenue (District 2)
Requesting: 1) a Substantial Conformance Improvement Permit (SCIP)
to facilitate additions to an existing mini-storage warehouse facility;
and 2) minor modifications to a Planned Area Development (PAD)
overlay district related to development standards for an existing
recreational vehicle (RV) storage yard provided as an accessory use
to a residential master plan development in the RS-6-PAD zoning district.
(PLN016-00463)

EXISTING PARCEL : 7.33 ACRES
EXISTING SELF STORAGE AREA: 1.2 ACRES
EXISTING RV STORAGE AREA: 6.13 ACRES

PROPOSED SELF STORAGE: 2.18 ACRES
TOTAL SELF STORAGE: 3.38 ACRES
REMAINING RV STORAGE: 3.35 ACRES

SELF-STORAGE EXPANSION ZONING: RS-6-PAD
PROPOSED ZONING: LC-LIMITED COMM.

PARKING REQUIRED:
4 SPACES (SELF STORAGE)

PARKING PROVIDED:
6 SPACES INCLUDING 1 ACCESSIBLE SPACE

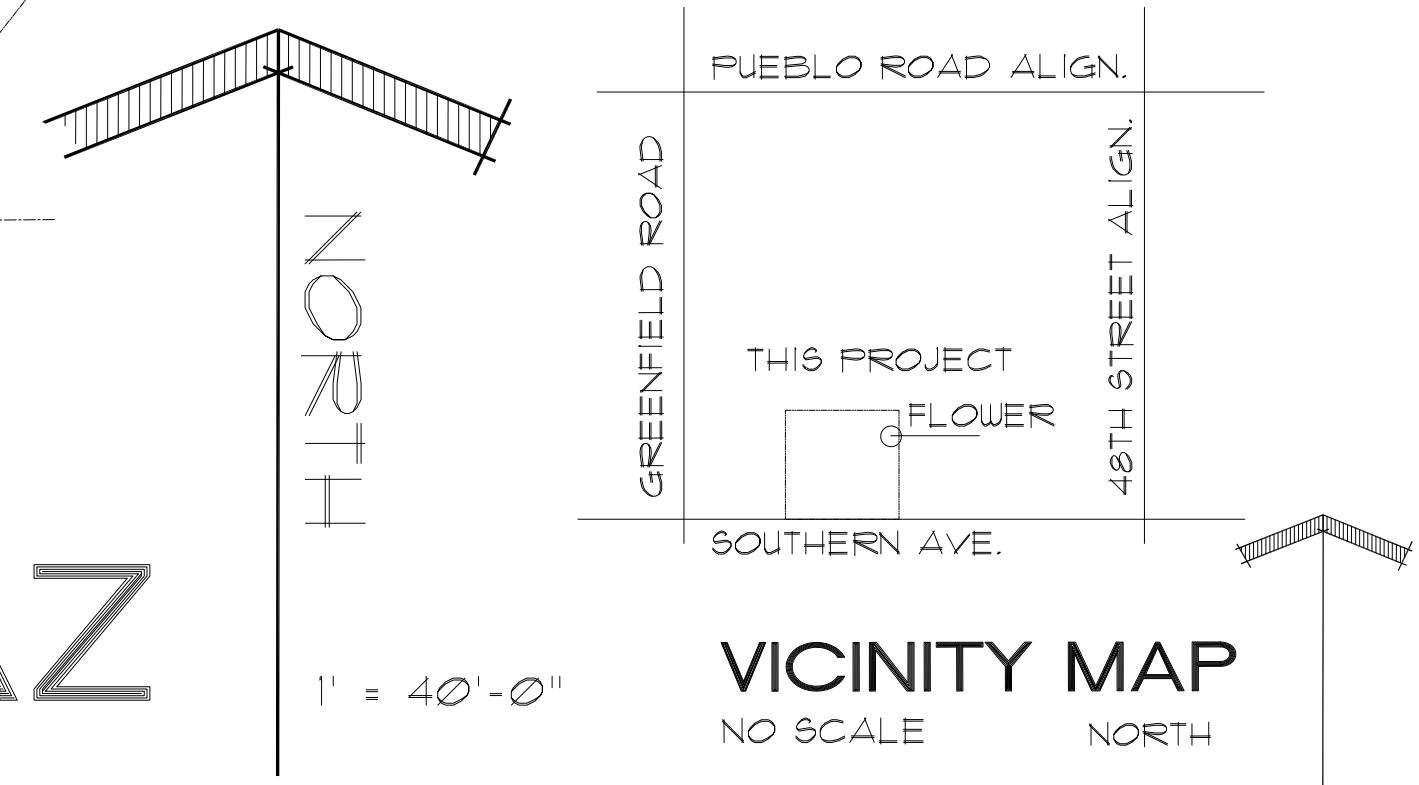
CODE SUMMARY
CITY OF MESA, ARIZONA
2006 IBC, 2006 IPC, 2006 IMC, 2006 IFGC
2006 IGCC, 2009 IECC, 2012 IEBC, 2011 NEC

2006 IBC:
OCCUPANCY GROUP S-2 & B/R-3
-NON-SEPERATED PER 508.3

CONSTRUCTION TYPE III-B & V-B
ALLOWABLE AREA TABLE 503-26,000 SF.
A.F.E.S. INCREASE- 78,000 SF. = 104,000 SF.

STORAGE BUILDINGS:	
BLDG. A	25,200 SF.
BLDG. B	25,200 SF.
BLDG. C	25,200 SF.
EXISTING BLDG.	19,980 SF.
TOTAL AREA	
95,580 SF.	

SEPARATE BUILDINGS ON THE SAME LOT PER 105.3
ALLOWABLE AREA OF OPENINGS UNLIMITED PER
SEC. 105.2.1 EXCEPTION 12 - 30' MIN. UNOCCUPIED SPACE
PROVIDED BETWEEN BUILDING OPENINGS.



PRONOFAR16
DATE: 6/27/16
DRAWN BY: JWW
REVISIONS:
7/22/16 9/2/16
8/10/16
8/22/16
8/24/16
8/29/16

WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

REGISTERED ARCHITECT
CERTIFICATE NO. 12839
EXPIRES 12/31/2016

WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

4550 E SOUTHERN SELF STORAGE
4550 E SOUTHERN AVE MESA AZ

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