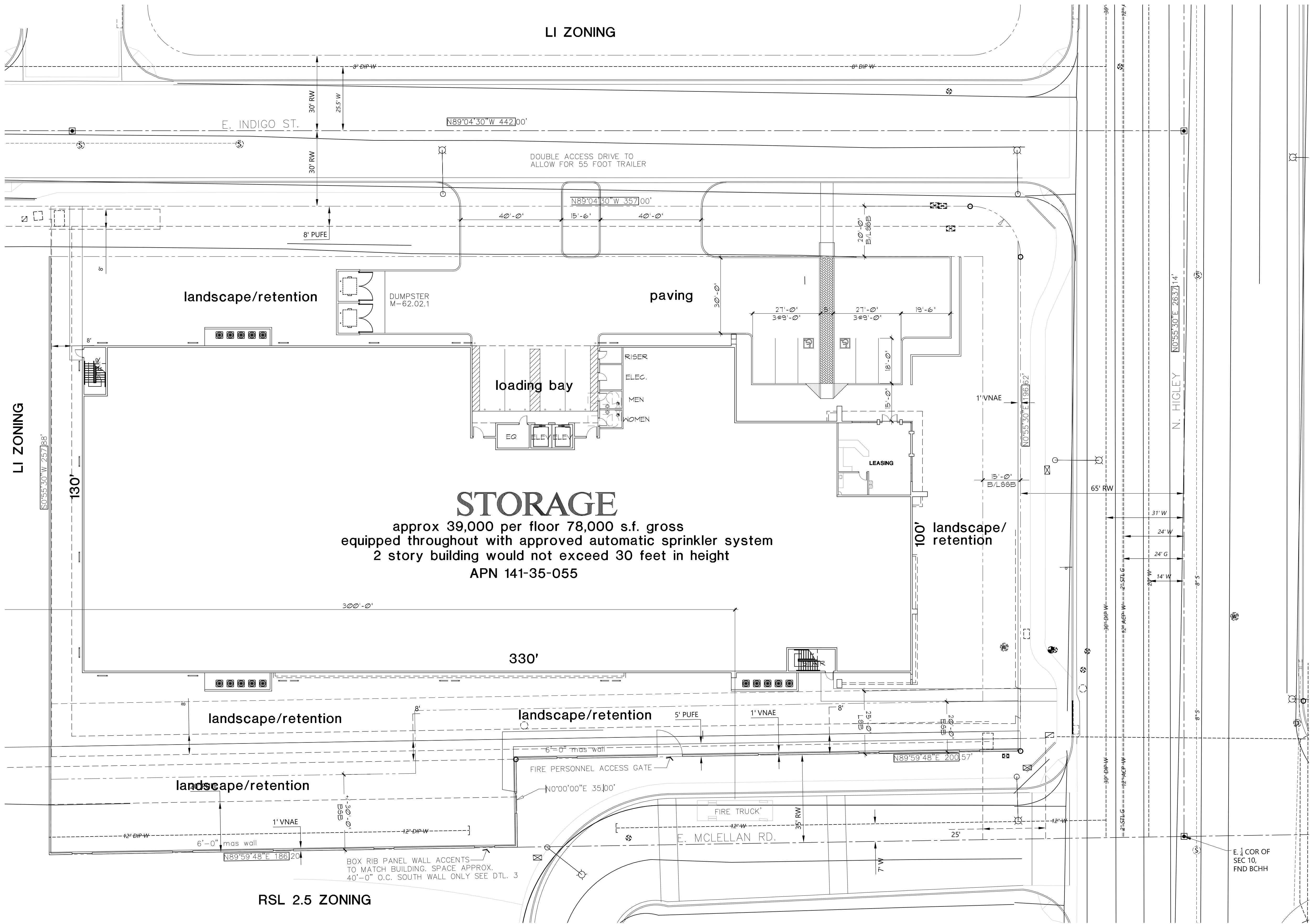


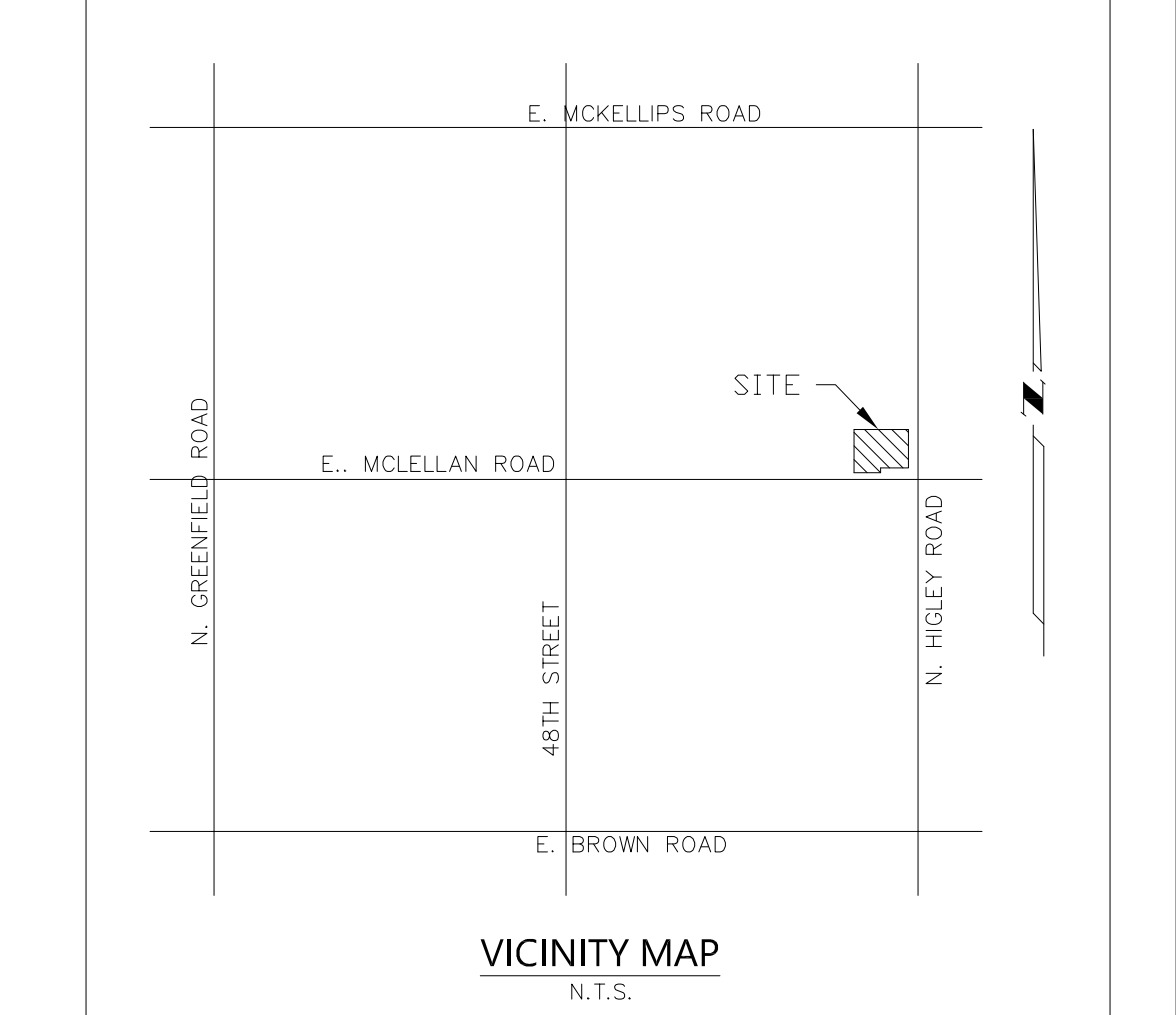
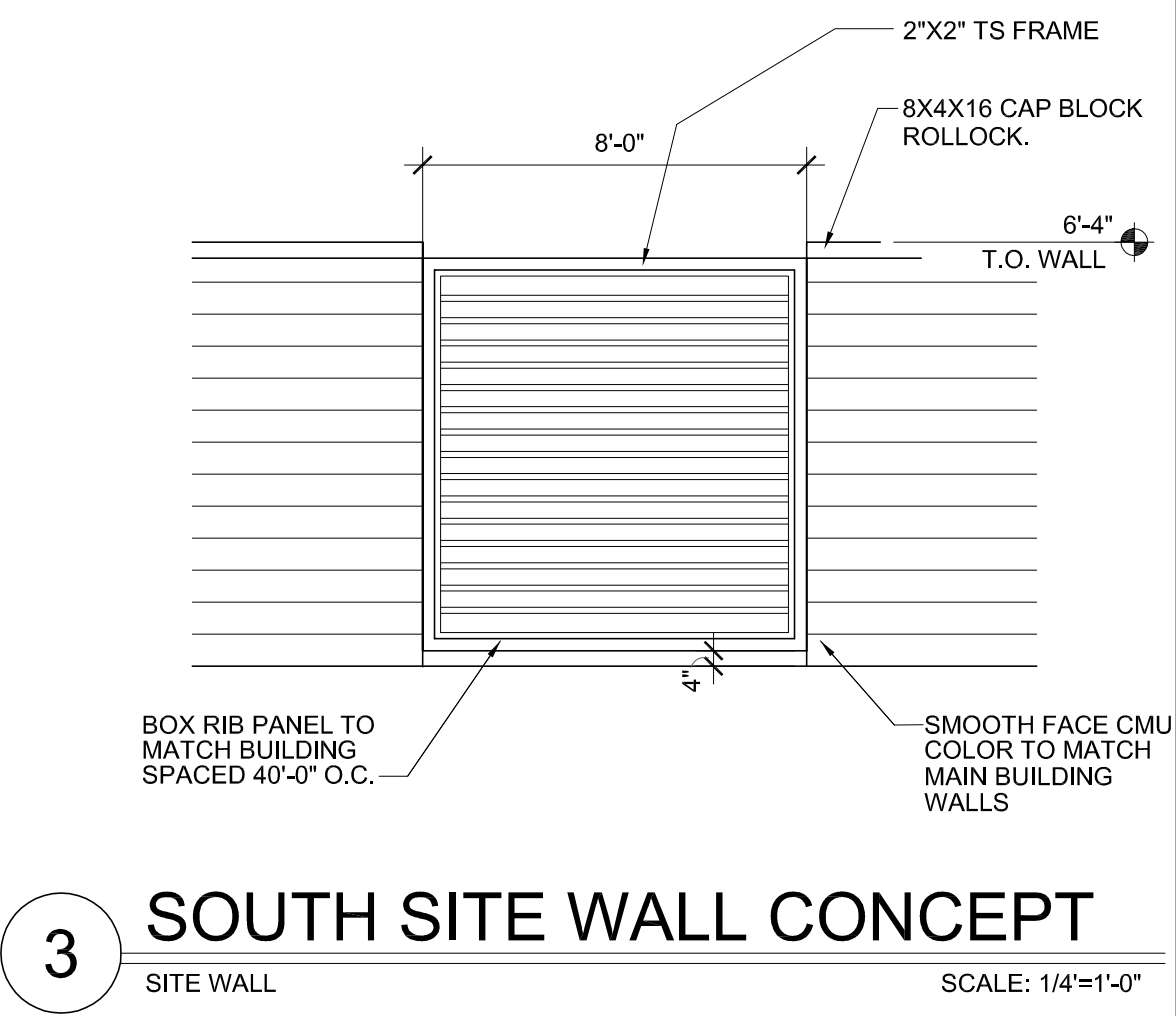
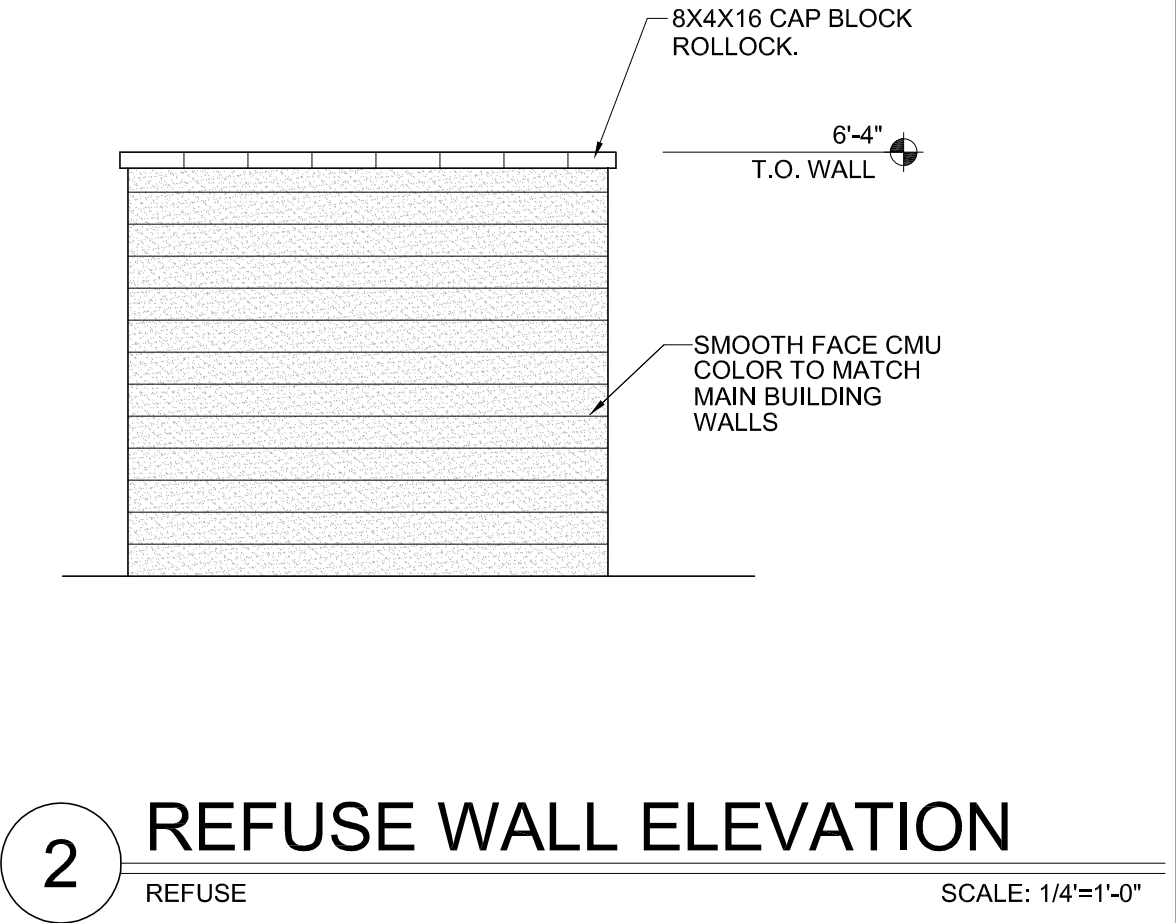
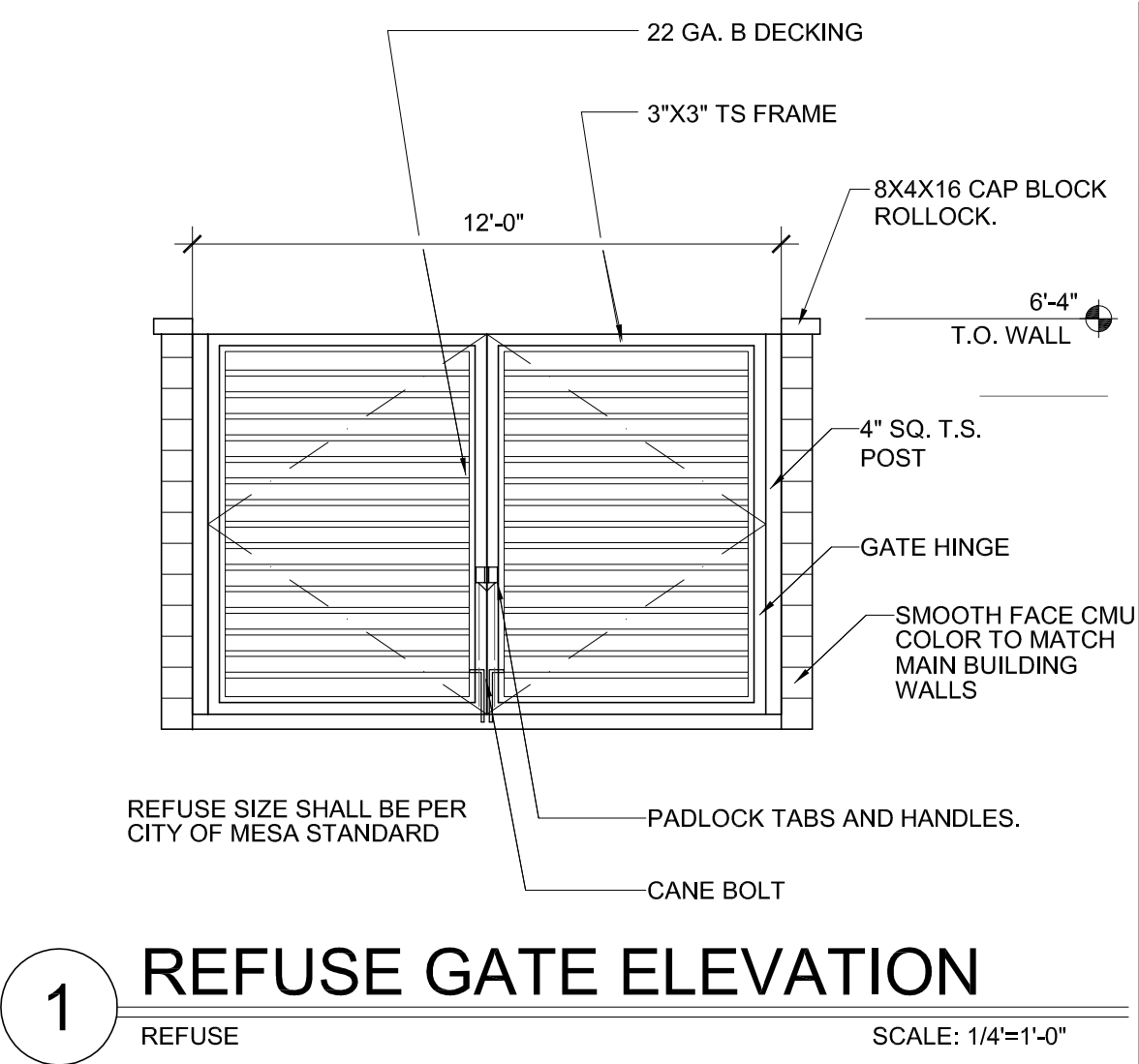


PRELIMINARY SITE PLAN



SITE DATA

INTELLGUARD MINI STORAGE
PROJECT ADDRESS:
FALCON COMMERCE PARK LOT 4
5139 EAST INDIGO STREET
MESA, ARIZONA 85205
APN: 141-35-055
ZONING: LI
SITE AREAS
GROSS SITE AREA PER SURVEY = 91,105 = 2.09 ACRE
NET SITE AREA = 70,256 = 1.61 ACRE
LOT COVERAGE = 39,000/91,105 = 43%
USE GROUP = S-1 SELF STORAGE FACILITY
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)
ALLOWABLE AREA INCREASE 2012 IBC TABLE 503
17,500 S.F. + (17,500 S.F. X 2) = 52,000 S.F. MULTI STORY
17,500 S.F. + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY
PROPOSED TWO STORY GROSS AREA = 78,000 S.F.
PROPOSED BUILDING MAX. HEIGHT = 29'-0"
PARKING PER TABLE 11-32-3.A MINI STORAGE = 6
PARKING PROVIDED = 6 (2 HC)



Architectural Concepts

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seal

34312
WILLIAM J. SCHROEDER
ARCHITECT
ARIZONA U.S.A.
EXP. 12.31.17

INTELLGUARD SELF-STORAGE
FALCON COMMERCE PARK
5139 EAST INDIGO STREET
MESA, ARIZONA 85205

Title: CONCEPTUAL SITE PLAN
Date: 09/06/17
Project number: HIS
Drawn by: PAG
Checked by: PAG
CAD file: SP1

Design Development
Progress Const. Docs.
City Submittal
Bid Package
Construction Issue
Record Drawings

Sheet Number: SP1