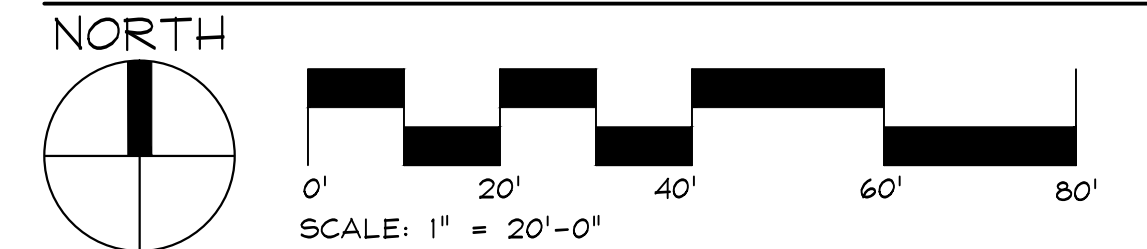


# PRELIMINARY SITE PLAN



## GENERAL INFORMATION

DEVELOPER: AMERICAN ALLSTAR FINANCIAL LLC  
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 FAX: (480) 377-2230  
 EMAIL: kelly@rbrownarch.com

## DESIGN CODES (MESA, AZ) w/ AMMENDMENTS

MESA ADMINISTRATIVE CODE  
 2006 INTERNATIONAL BUILDING CODE  
 2005 NATIONAL ELECTRICAL CODE / NFPA-70  
 2006 INTERNATIONAL PLUMBING CODE  
 2006 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL FUEL GAS CODE  
 2012 INTERNATIONAL FIRE CODE  
 2006 INTERNATIONAL EXISTING BUILDING CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 2009 ICC/ ANSI A117.1, 2010 ADA

## SITE INFORMATION

PROJECT ADDRESS: SWC E. BROADWAY RD. & LOOP 202 FRWY.  
 MESA, ARIZONA 85208  
 PARCEL: 218-53-466B  
 APN: 218-53-466B  
 EXISTING ZONING: RM-3 PAD  
 PROPOSED ZONING: LC BIZ  
 RELATED CASES: Z95-014

## SETBACKS:

LC ZONING:  
 NORTH: 15' BLDG. / 15' LDSP.  
 EAST: 30' BLDG. / 30' LDSP.  
 SOUTH: 50' BLDG. / 20' LDSP.  
 WEST: 50' BLDG. / 20' LDSP.

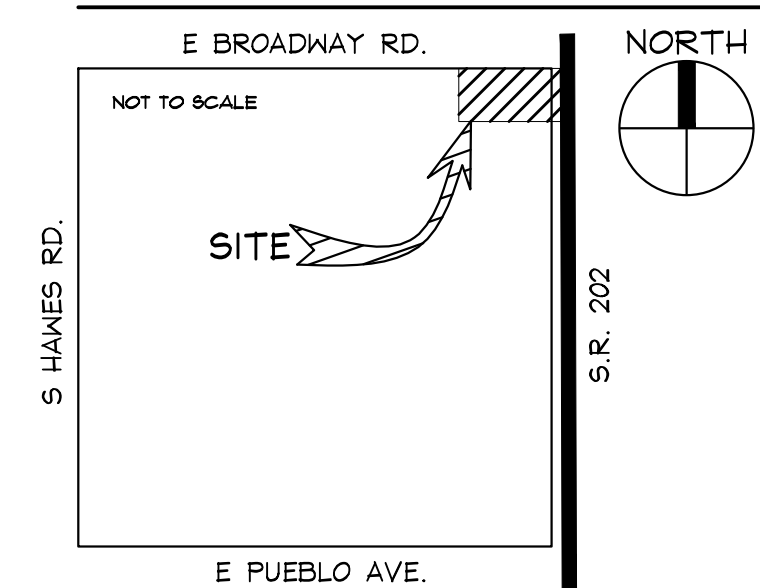
## BIZ ZONING (PROPOSED):

NORTH: 15' BLDG. / 15' LDSP.  
 EAST: 30' BLDG. / 5' LDSP.  
 SOUTH: 40' BLDG. / 10' LDSP.  
 WEST: 40' BLDG. / 10' LDSP.

## BUILDING HEIGHT:

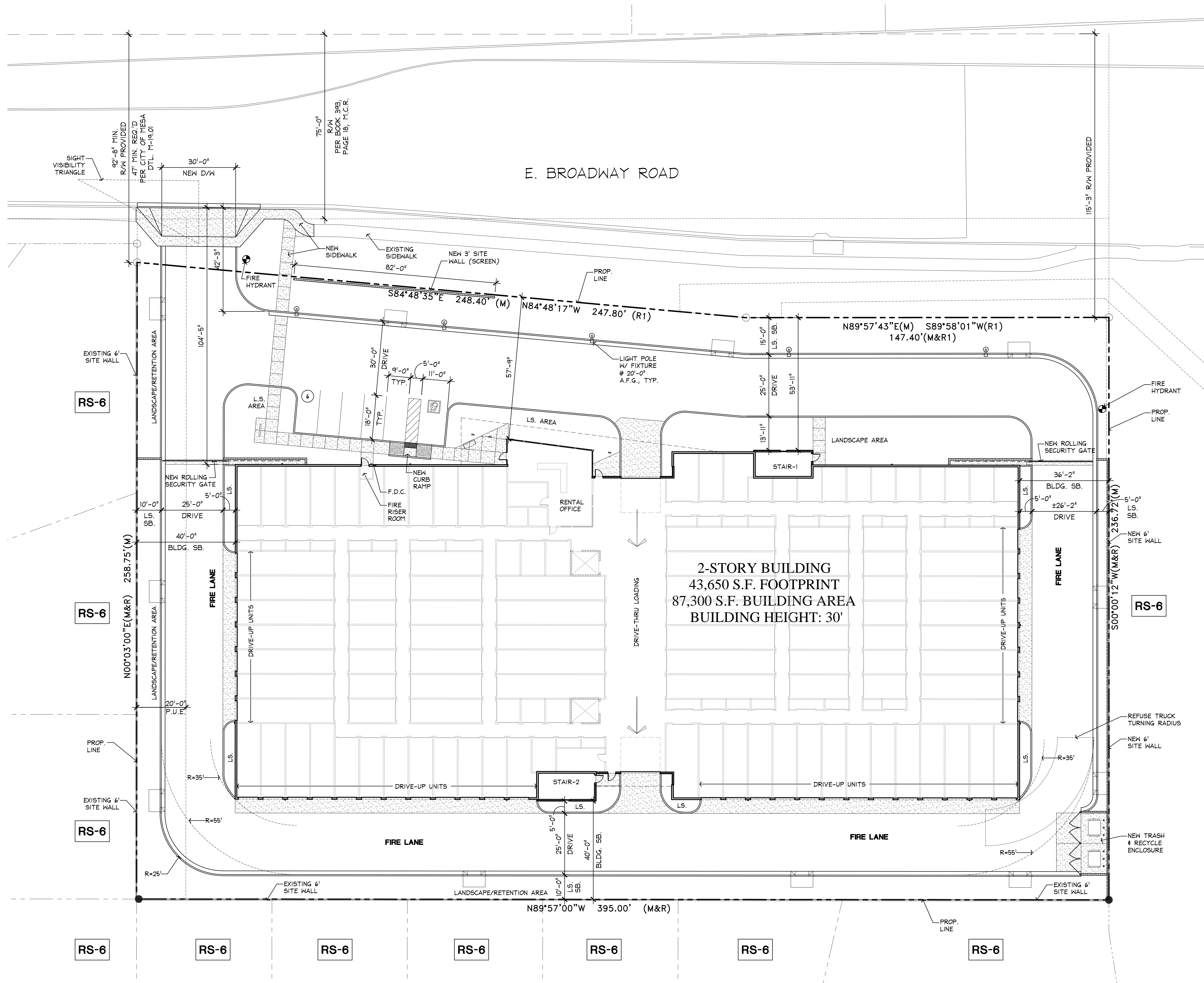
30'-0" (2-STORY)  
 PROJECT AREAS:  
 GROSS SITE AREA: 138,812 S.F. (3.2 ACRES)  
 NET SITE AREA: 96,158 S.F. (2.2 ACRES)  
 BUILDING FOOTPRINT: 43,650 S.F.  
 GROSS FLOOR AREA: 87,300 S.F.  
 LOT COVERAGE: 43,650/96,158=0.45 (45%) MAX. 50% ALLOWED  
 PARKING ANALYSIS:  
 STORAGE: 4 SPACES + 2 FOR MANAGER'S QUARTER'S/OFFICE\*  
 PARKING REQUIRED: 6 SPACES  
 PARKING PROVIDED: 6 SPACES  
 ACCESSIBLE PARKING: 1 SPACE  
 \*NO MANAGER'S QUARTER'S PROPOSED

## VICINITY MAP



## PROJECT DESCRIPTION

THIS SITE IS APPROXIMATELY 2.2 ACRES, LOCATED ON THE SWC OF BROADWAY RD. AND LOOP 202 FREEWAY. THIS DEVELOPMENT WILL INCLUDE ONE, TWO - STORY BUILDING AND SITE IMPROVEMENTS NECESSARY FOR THE OPERATION OF A NEW SELF-STORAGE FACILITY, AS REFERENCE ON THE SITE PLAN.  
 THE BUILDING WILL ENTAIL A RENTAL OFFICE, EXTERIOR AND INTERIOR ACCESSIBLE CLIMATE CONTROLLED STORAGE UNITS, SITE IMPROVEMENTS INCLUDE PERIMETER SCREEN WALLS, ACCESS GATES, PARKING AND LANDSCAPING AS SHOWN WITH THE DESIGN DRAWINGS.  
 AS PART OF THIS DEVELOPMENT WE ARE PROPOSING A ZONING CHANGE OF THIS PARCEL FROM RM-3 TO C-2 FOR THIS SPECIAL USE. AS A PART OF THE SPECIFIC USE APPROVAL, WE ARE REQUESTING A REDUCED BUILDING SETBACK ADJACENT TO THE RESIDENTIAL PROPERTIES FROM 50'-0" REQUIRED TO 40'-0" PROVIDED; 10'-0" LANDSCAPE BUFFERS WILL BE MAINTAINED. ADDITIONALLY, WE ARE REQUESTING A REDUCED LANDSCAPE SETBACK ADJACENT TO THE LOOP 202 FREEWAY FROM 15'-0" REQUIRED TO 5'-0" PROVIDED; THE REQUIRED 30'-0" BUILDING SETBACK WILL BE MAINTAINED.



DATE: 02.06.18  
 SITE LOCATION: MESA, AZ  
 RBA PROJECT NO.: 17028

# BROADWAY SELF-STORAGE

SWC OF BROADWAY RD. & LOOP 202 RED MOUNTAIN FRWY.  
 MESA, ARIZONA 85208



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