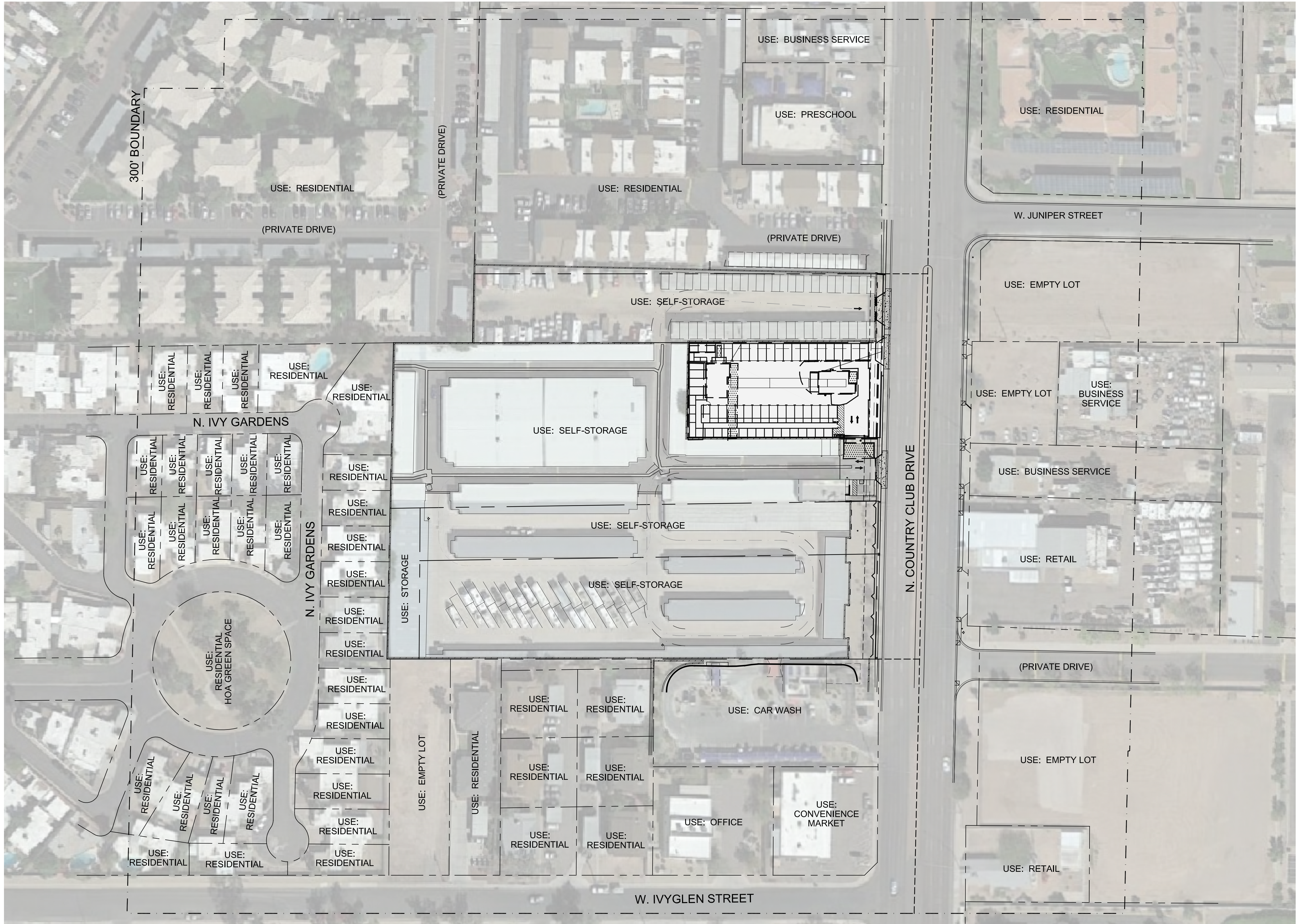
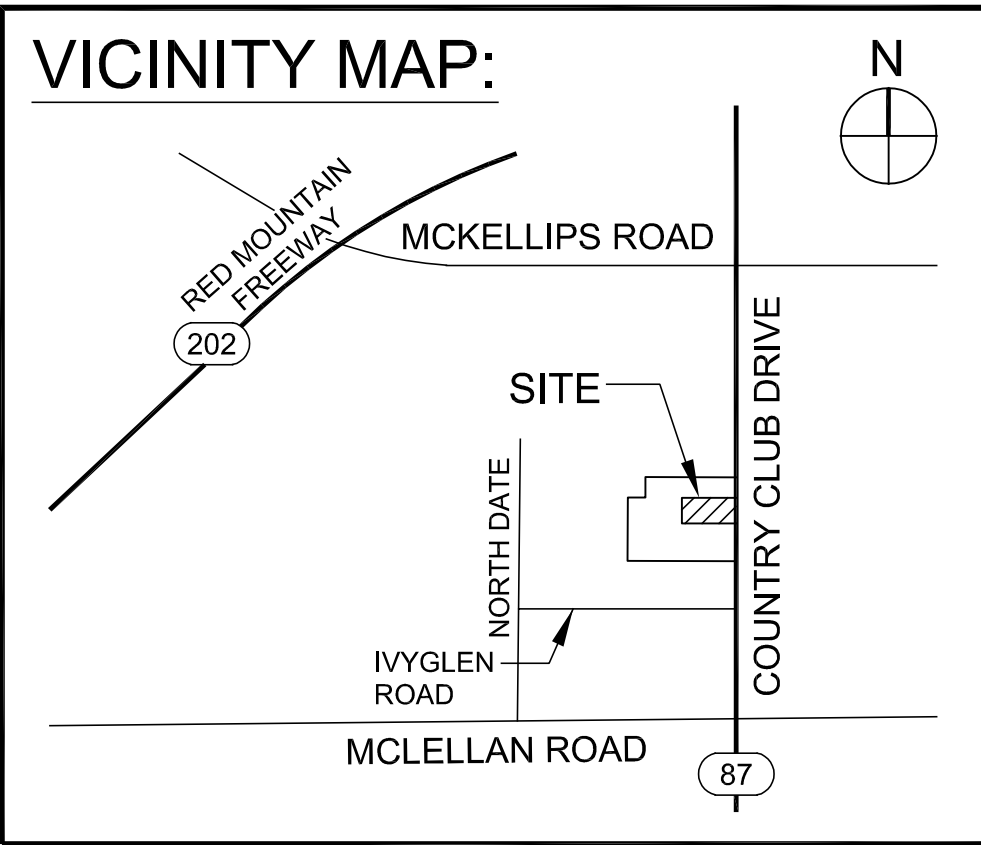
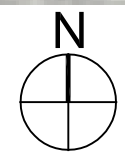




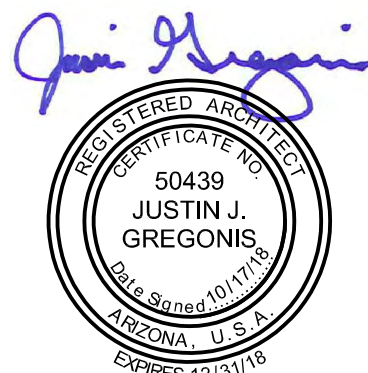
300' RADIUS CONTEXT SITE PLAN
SCALE: 1" = 60'-0"



WENTWORTH
PROPERTY COMPANY

OWNER: WPC-NN AZSI ACQUISITION LLC
DEVELOPER: WENTWORTH PROPERTY CO., DAVID M. BROWN, 602-875-5014
REGISTRANT: VERTICAL DESIGN STUDIOS, JUSTIN GREGONIS, 602-393-5224
APPLICANT: VERTICAL DESIGN STUDIOS, LORI KNUDSON, 602-393-9367

US STORAGE CENTERS
1760 N. Country Club Drive
Mesa, AZ 85201
10.17.2018
PROJECT NO.: 18026



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

ARIZONA STORAGE INNS

project consultants

landscape architecture:

DESIGN ETHIC, LLC
7201 E. CAMELBACK #250
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.com

architecture:

VERTICAL DESIGN STUDIOS
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PHOENIX, ARIZONA 85040
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EMAIL: jgregonis@verticaldesignstudios.com

civil engineering:

OPTIMUS CIVIL DESIGN GROUP
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PHOENIX, ARIZONA 85040
PROJECT CONTACT: JEFF BEHRANA
PHONE: 602.285.9300
EMAIL: jBehrana@optimuscdg.com

owner:

WPC-NN AZSI ACQUISITION LLC
802 NORTH 3RD AVENUE
PHOENIX, ARIZONA 85003
CONTACT: DAVID M. BROWN
PHONE: 602.875.5014

city of mesa notes

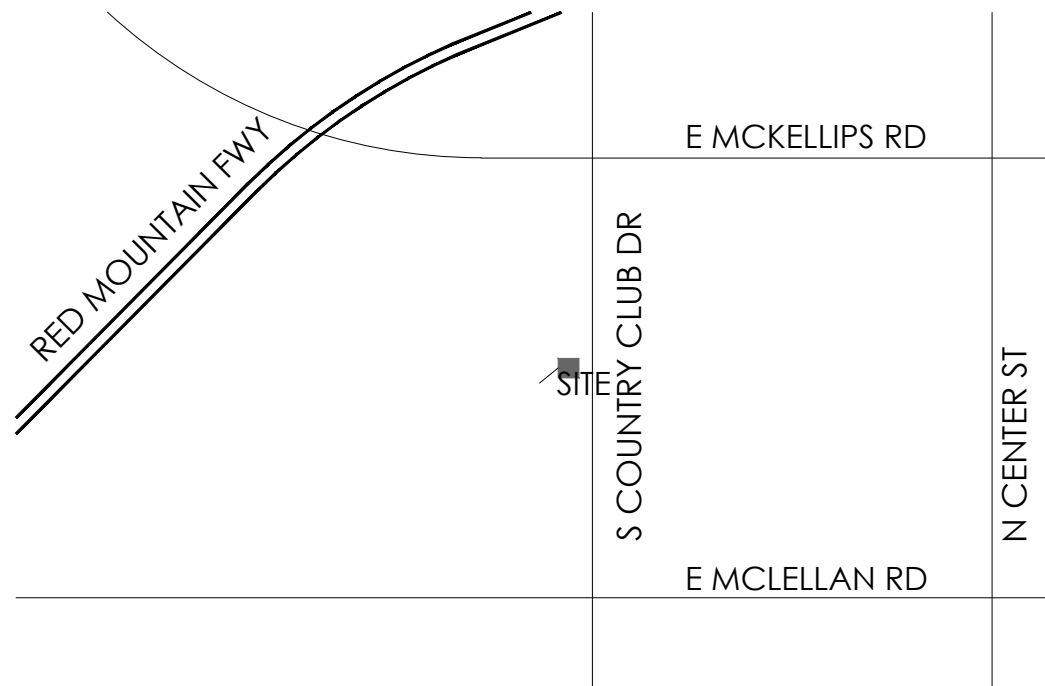
ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

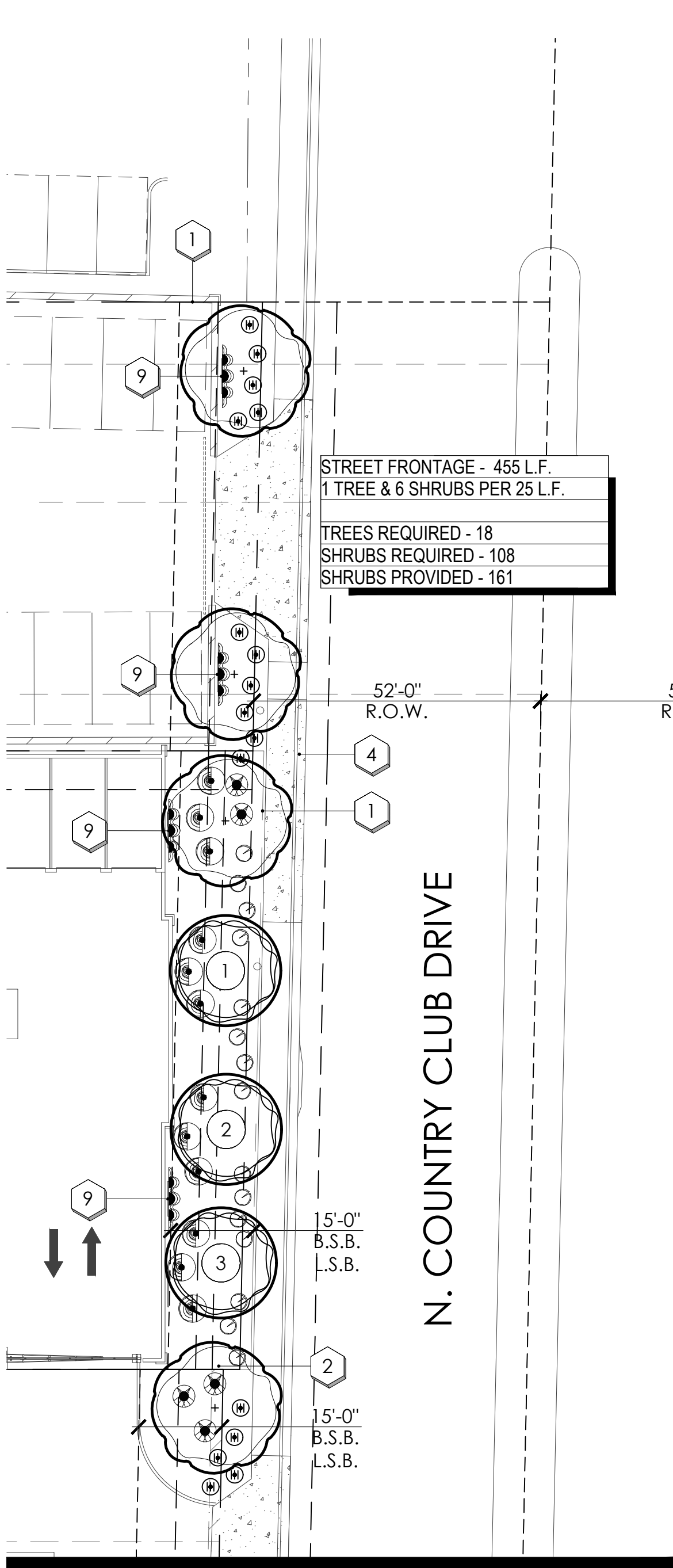
ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



vicinity map

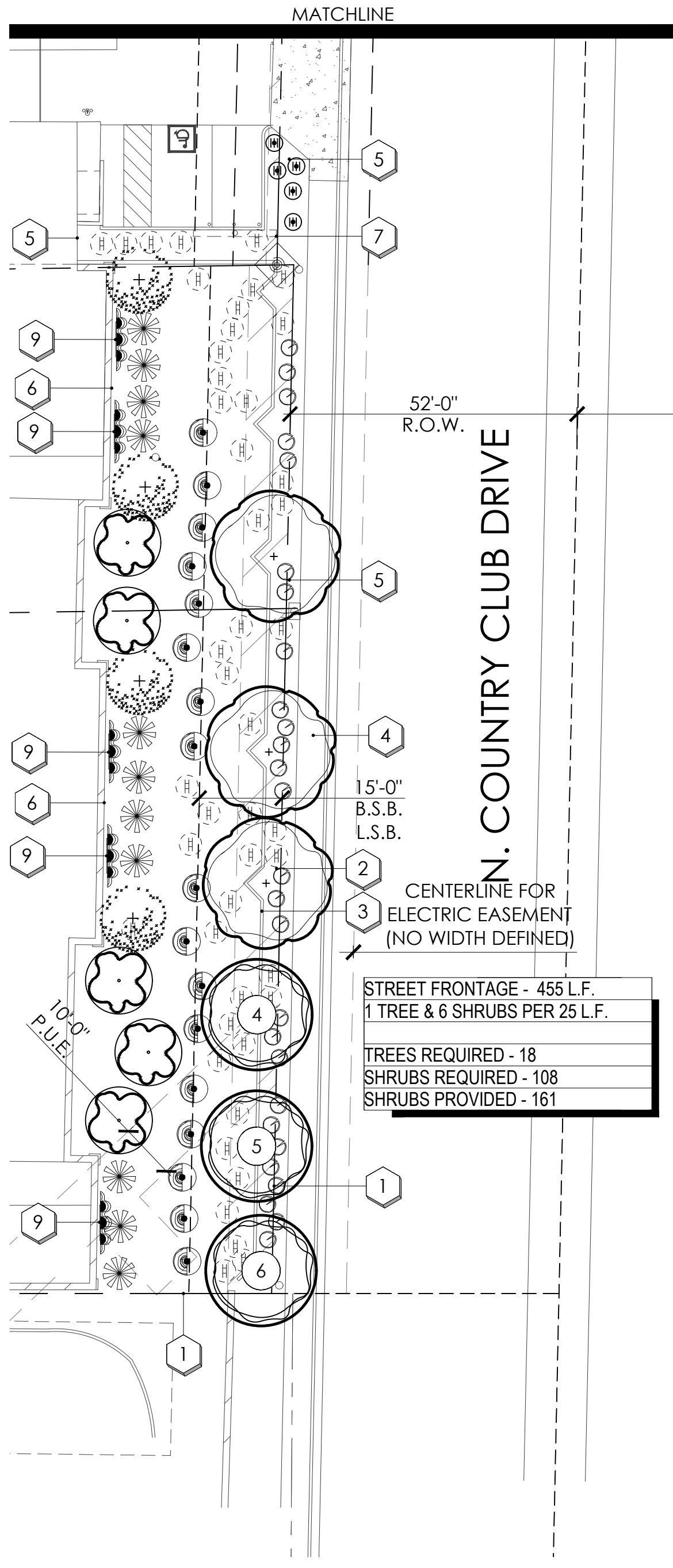


not to scale



planting key notes

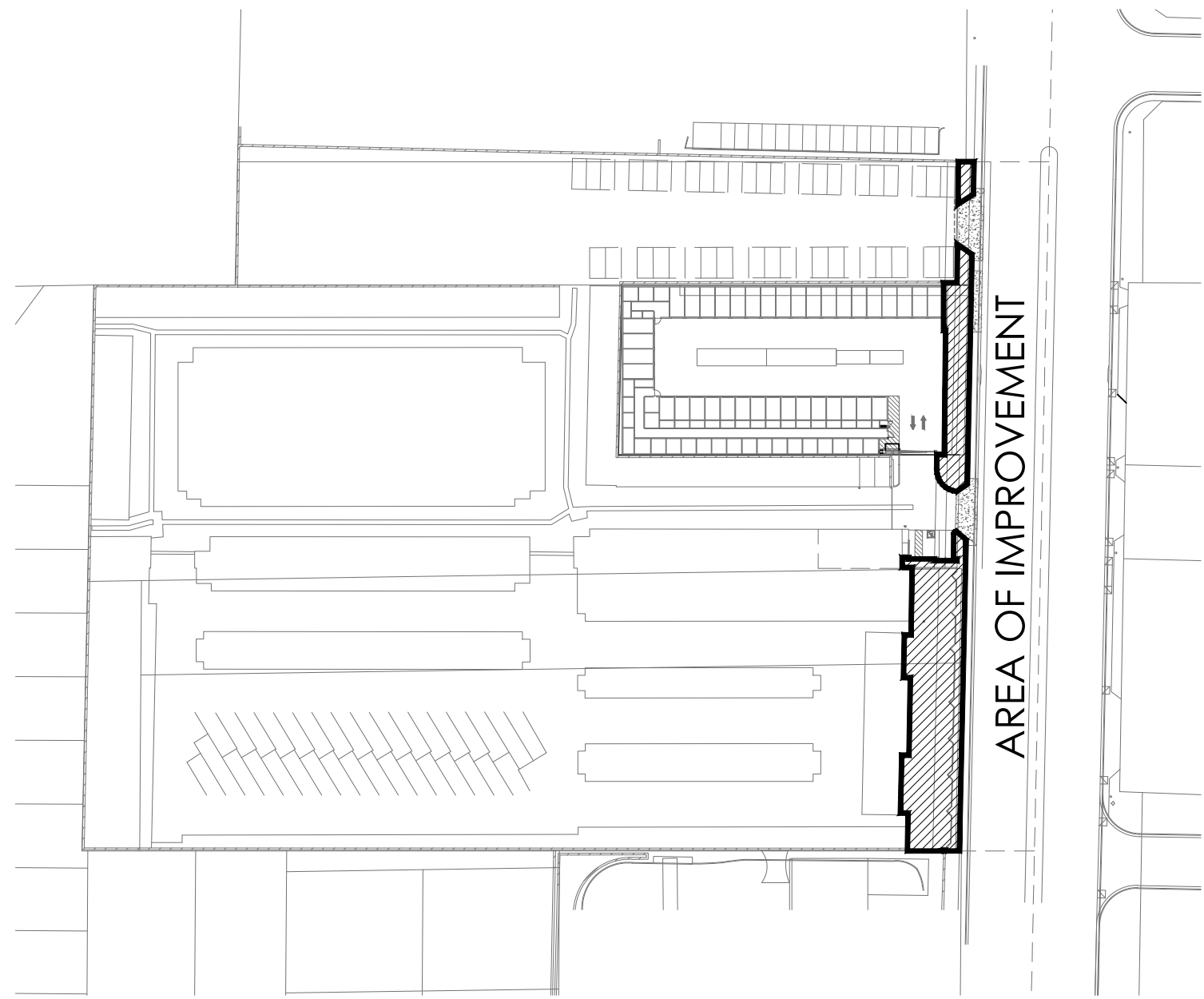
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 EXISTING CONCRETE HEADER TO REMAIN
- 4 SIDEWALK.
- 5 EXISTING IRRIGATION EQUIPMENT
- 6 LETTERING ON EXISTING WALL
- 7 EXISTING ENTRY SIGN
- 8 SITE VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 9 METAL FRAMED TRELLIS. SEE ARCH. PLANS.



Plant #	Species	Scientific Name	Caliper (In)	Height (Ft)	Width (Ft)
1	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	15	20
2	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	15	15
3	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	9	15	15
4	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	15	20
5	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	10	15	15
6	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	15	15

plant legend

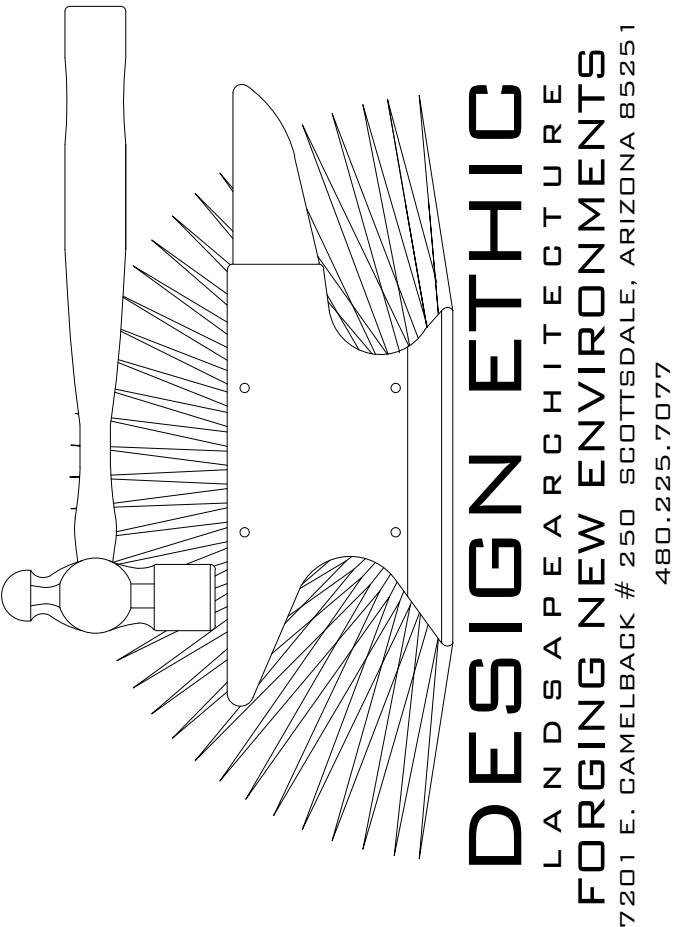
	botanical name common name	emitters	size	qty	comments
trees					
	EXISTING TREE			6	REMAIN IN PLACE
	SOUTHERN LIVE OAK				SEE TABLE
	MARIOSOSA WILLARDIANA	(5 @ 1.0 GPH)	24"	4	H., W., CAL. STAKE IN PLACE
	PALO BLANCO		BOX		
	HAVARDIA PALLENS	(5 @ 1.0 GPH)	24"	5	H., W., CAL. STAKE IN PLACE
	'SIERRA SPARKLER'		BOX		
	QUERCUS VIRGINIANA	(6 @ 2.0 GPH)	24"	7	H., W., CAL.
	SOUTHERN LIVE OAK		BOX		
vines					
	MACFADYENA UNGUIS-CATI	(1 @ 1.0 GPH)	5 GAL.	9	TRAIN TO TRELLIS
	CAT'S CLAW VINE				
shrubs					
	EXISTING SHRUB		VARIES	47	REMAIN IN PLACE
	CALLIANDRA CALIFORNICA	(1 @ 1.0 GPH)	5 GAL.	5	PLANT AT 4' O.C.
	BAJA FAIRY DUSTER				
	LEUCOPHYLLUM CANDIDUM	(1 @ 1.0 GPH)	5 GAL.	42	PLANT AT 3' O.C.
	THUNDER CLOUD				
	LEUCOPHYLLUM LANGMANIAE	(1 @ 1.0 GPH)	5 GAL.	29	PLANT AT 4' O.C.
	'LYNN'S LEGACY'				
	'LYNN'S LEGACY' LEUCOPHYLLUM				
accents					
	AGAVE AMERICANA	(1 @ 0.5 GPH)	5 GAL.	11	PLANT AT 5' O.C.
	CENTURY PLANT				
groundcover					
	LANTANA 'NEW GOLD'	(1 @ 1.0 GPH)	1 GAL.	21	PLANT AT 4' O.C.
	NEW GOLD LANTANA				
inerts					
	DECOMPOSED GRANITE			9,799 S.F.	2" MINIMUM IN ALL PLANTERS
	MATCH EXISTING				



contextual map



not to scale



VERTICAL

DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona, 85040
Ph 602.395.1000 . Fax 602.395.1005



US STORAGE CENTERS

1760 N COUNTRY CLUB DR
MESA, ARIZONA 85201

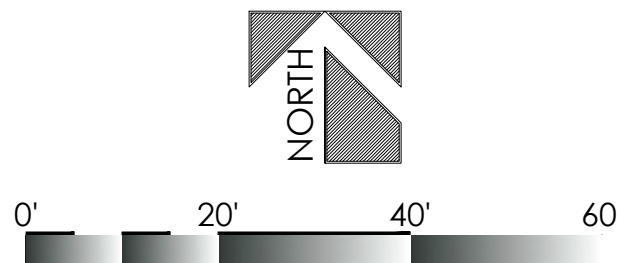
PRELIMINARY PLANTING PLAN

PROJECT:

JOB NO: 18-071
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 10.16.2018
REVISED:

SHEET

L.01 of L.01



SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE. SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF TIM GILA AND SALT RIVER BASE AND MERIDIAN, MARIC013A COUNTY, ARIZONA;

THENCE, SOUTH 88° 45' 20" WEST AN ASSUMED REARING) ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88° 45' 20" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 230.00 FEET;

THENCE SOUTH, A DISTANCE OF 112.00 FEET;

THENCE NORTH 88° 45' 20" EAST, A DISTANCE OF 230.00 FEET;

THENCE NORTH, PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 112.00 FEET. TO THE POINT OF BEGINNING;

EXCEPT THE EAST EAST 2 FEET.

FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE X--SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF MARICOPA, COMMUNITY PANEL NO. 04013C2255L, EFFECTIVE DATE OCTOBER 16, 2013.

DRAINAGE STATEMENT

THE PROPOSED IMPROVEMENTS ON ROUGHLY 0.5 ACRE SITE ARE REPLACING WHAT USED TO BE OLD BUILDINGS, ASPHALT PARKING, A HOUSE AND NUMEROUS NUMBER OF SEMIS PARKED. THE PREVIOUS SITE WAS NOT PROVIDED WITH ANY RETENTION ONSITE AND IT WAS COMPLETELY IMPERVIOUS. THIS PROJECT DOES NOT INCREASE THE RUNOFF FROM WHAT WAS PREVIOUSLY EXISTING ONSITE. IN ACCORDANCE WITH CONFIRMATION FROM COM ENGINEERING, THIS PROJECT PROPOSES TO MAINTAIN THE SAME PREVIOUS DRAINAGE PATTERNS TO THE EAST AND SOUTH THRU THE EXISTING DEVELOPMENT WHICH IS OWNED BY THE SAME ENTITY. THEREFORE NO ONSITE RETENTION HAS BEEN PROVIDED.

CONSTRUCTION NOTES

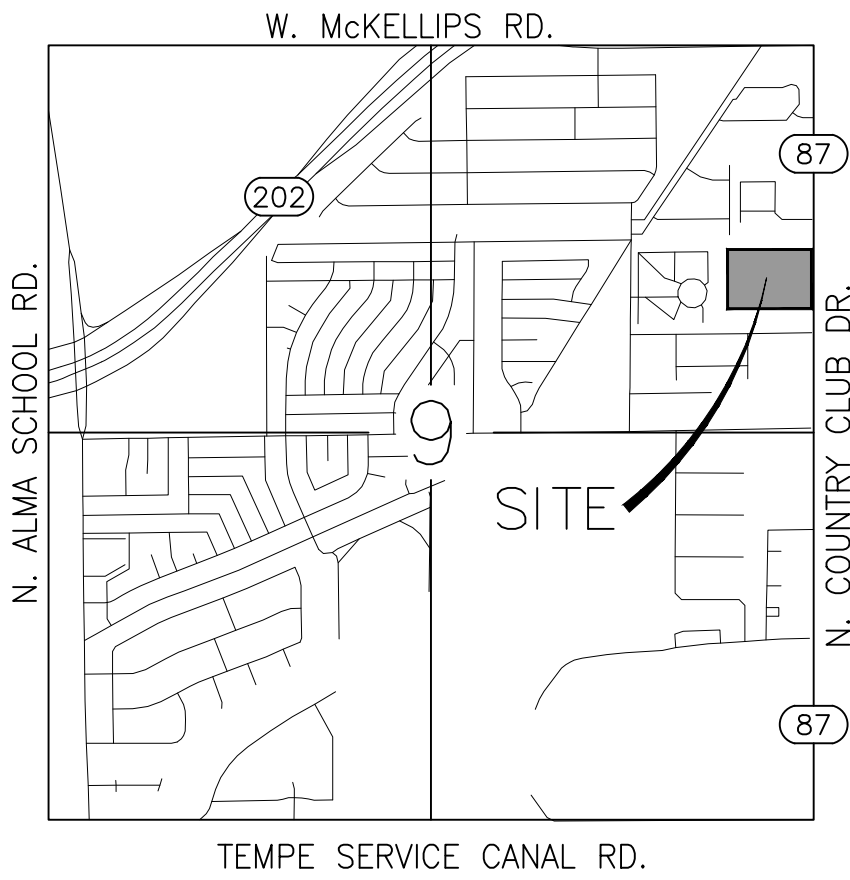
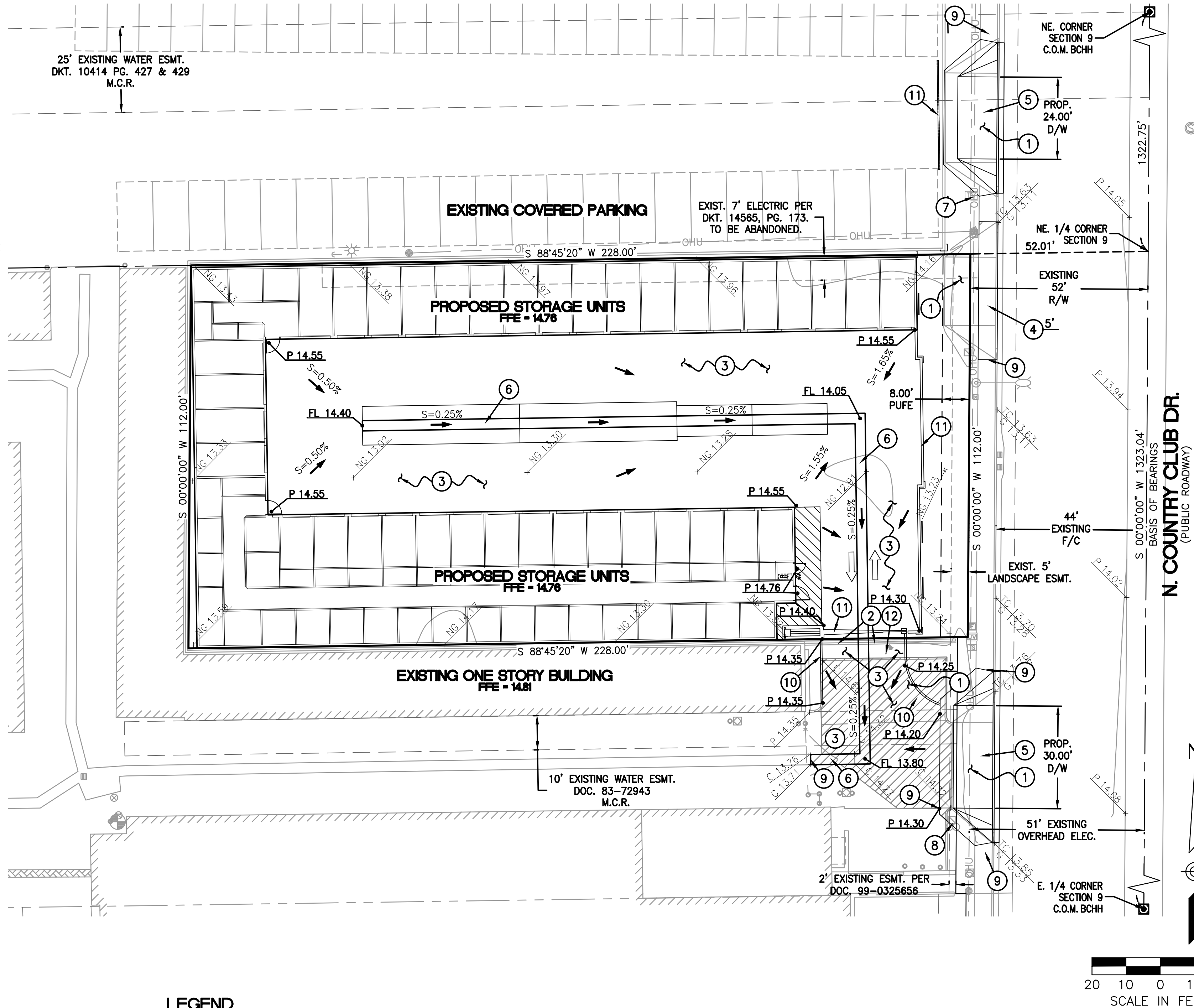
- EXISTING ASPHALT/CONCRETE PAVEMENT, SIDEWALK DRIVEWAY AND OR CURBING TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL CODES. CLEAN SAWCUT AT REMOVAL LIMITS.
- DEMO A PORTION OF EXISTING 6'-8' WALL TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL CODES.
- ASPHALT PAVEMENT MINIMUM 3" AC/6" ABC. GEOTECH REPORT NOT AVAILABLE. TACK AND SEAL NEW PAVEMENT TO EXISTING.
- CONSTRUCT SIDEWALK PER M.A.G. STD DTL. 230. MATCH GRADE AND WIDTH OF EXISTING SIDEWALK.
- CONSTRUCT DRIVEWAY PER C.O.M. STD. DTL. M-42. MATCH EXISTING GRADE WIDTH OF DRIVEWAY NOTED ON PLAN.
- CONSTRUCT 3' VALLEY GUTTER PER M.A.G. STD. DTL. 240.
- RELOCATE EXISTING CABLE TV/COMMUNICATION RISER TO ACCOMMODATE PROPOSED SIDEWALK.
- EXISTING WATER METER TO BE RELOCATED PER C.O.M. STD. DTL. M-49.01, M49.02 & M-29. TO ACCOMMODATE PROPOSED SIDEWALK.
- MATCH EXISTING GRADE.
- SINGLE CURB PER MAG STD. DTL. 222, TYPE A.
- CONSTRUCT GATE/SCREEN WALL. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
- REMOVE AND/OR RELOCATE EXISTING FLAGPOLE.

NOTE:

CONTRACTOR TO MAINTAIN ACCESS IN AND OUT OF THE EXISTING STORAGE FACILITY DURING CONSTRUCTION.

PRELIMINARY GRADING & DRAINAGE
FOR
US STORAGE CENTERS ADDITION
1760 NORTH COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SEC 9, T. 1 N, R. 5 E.

OWNER/DEVELOPER

WFC--NNAZI ACQUISITIONS LLC
802 N. 3RD AVENUE
PHOENIX, ARIZONA 85003
PH: (602) 875-5014
CONTACT: DAVID BROWN

ARCHITECT

VERTICAL DESIGN STUDIOS
4650 E. COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85040
PH: (602) 395-1000
CONTACT: LORI KNUDSON

ENGINEER:

OPTIMUS CIVIL DESIGN GROUP
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 286-9300
FAX: (602) 286-9400
CONTACT: JEFF BEHRANA

BASIS OF BEARINGS

the BASIS OF BEARINGS IS THE MONUMENT LINE OF COUNTRY CLUB DRIVE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, USING A BEARING OF NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST, PER RESULTS OF SURVEY, BOOK 985 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK

BRASS TAG AT THE TOP OF CURB AT THE SOUTHEAST CORNER OF COUNTRY CLUB DRIVE AND MCKELLIPS ROAD.

ELEVATION = 1217.79 NAVD'88

AREA

GROSS: 0.58± ACRES

APN NUMBER

135-11-005B

LEGEND

	FOUND BRASS CAP IN HAND HOLE		EXISTING CATCH BASIN		EXISTING SHUT OFF SWITCH		SPOT ELEVATION		PROPOSED CATCH BASIN
	FOUND BRASS CAP FLUSH		EXISTING STORM DRAIN MANHOLE		EXISTING PULL/JUNCTION BOX		CONCRETE ELEVATION		PROPOSED STORM DRAIN MANHOLE
	FOUND MONUMENT AS SHOWN		EXISTING SIGN		EXISTING ELECTRIC UTILITY		CURB OPENING ELEVATION		PROPOSED RIPRAP
	SET 1/2" REBAR WITH CAP		EXISTING SANITARY SEWER MANHOLE		EXISTING TELEPHONE MANHOLE		GRATE ELEVATION		PROPOSED FLOW LINE
	EASEMENT LINE		EXISTING SEWER CLEANOUT		EXISTING LIGHT POLE		PAVEMENT ELEVATION		SLOPE OUT 4:1 MAXIMUM
	PROPERTY LINE		EXISTING SEWER CLEANOUT		EXISTING OVERHEAD ELECTRIC		PROPOSED STORM DRAIN		PROPOSED WALL
	BOUNDARY LINE		EXISTING TRAFFIC SIGNAL		EXISTING FIRE HYDRANT		PROPOSED WATER LINE		DRAINAGE AREA BOUNDARY
	RIGHT OF WAY		EXISTING BACKFLOW PREVENTER		EXISTING STORM DRAIN		PROPOSED SEWER LINE		FLOW ARROW
			EXISTING WATER VALVE		EXISTING SEWER MAIN		PROPOSED SEWER CLEANOUT		DRAINAGE AREA DESIGNATOR
			EXISTING WATER MAIN		EXISTING WATER MAIN		PROPOSED BACKFLOW		
			EXISTING UTILITY POLE		EXISTING SPOT ELEVATION		PROPOSED WATER METER		
			EXISTING POST						

ARIZONA STORAGE INNS ADDITION
PRELIMINARY GRADING, DRAINAGE
AND UTILITY PLAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



OPTIMUS
CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD.
PHOENIX, AZ 85040
PH: (602) 286-9300 FAX: (602) 286-9400

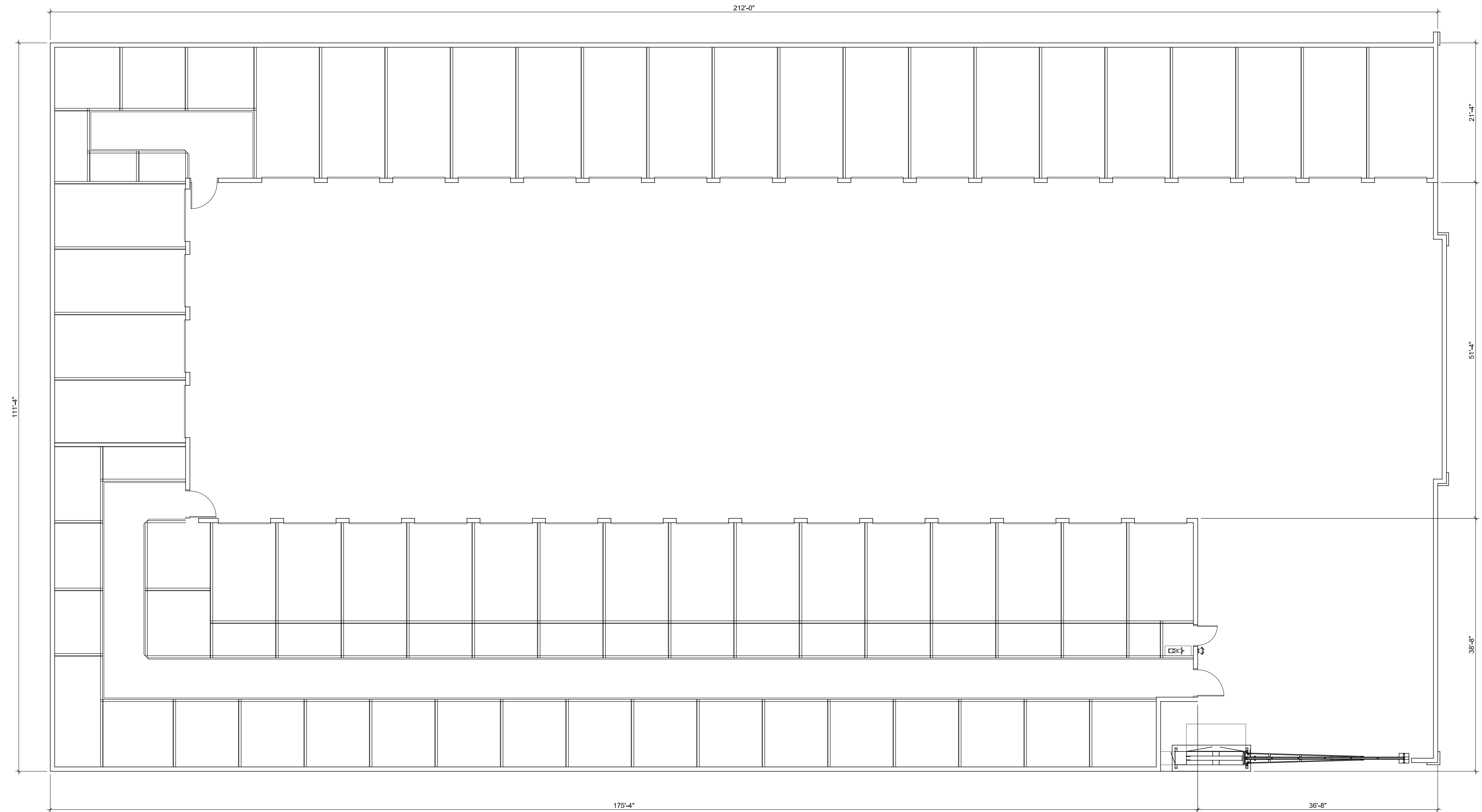
DESIGNED: JDB
DRAWN: DEB
CHECKED: JDB
DATE: 10-2018
JOB NO.: 181291

DRAWING NO

C-1

1 OF 1

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP. OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



WENTWORTH
PROPERTY COMPANY

OWNER: WPC-NN AZSI ACQUISITION LLC
DEVELOPER: WENTWORTH PROPERTY CO., DAVID M. BROWN, 602-875-5014
REGISTRANT: VERTICAL DESIGN STUDIOS, JUSTIN GREGONIS, 602-393-5224
APPLICANT: VERTICAL DESIGN STUDIOS, LORI KNUDSON, 602-393-9367

US STORAGE CENTERS

1760 N. Country Club Drive
Mesa, AZ 85201

10.17.2018

PROJECT NO.: 18026



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



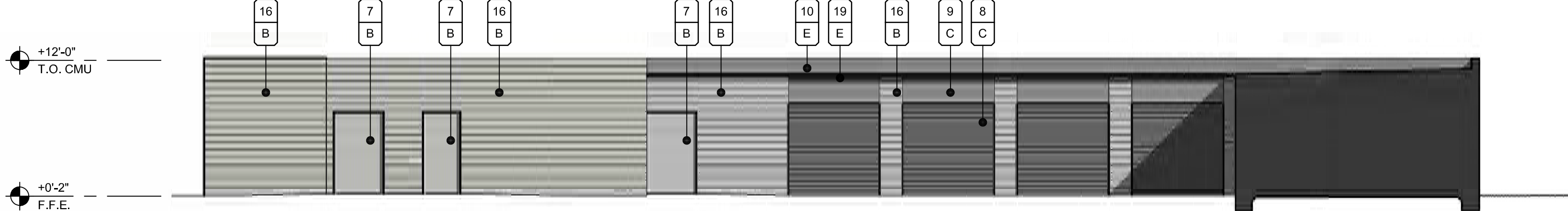
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

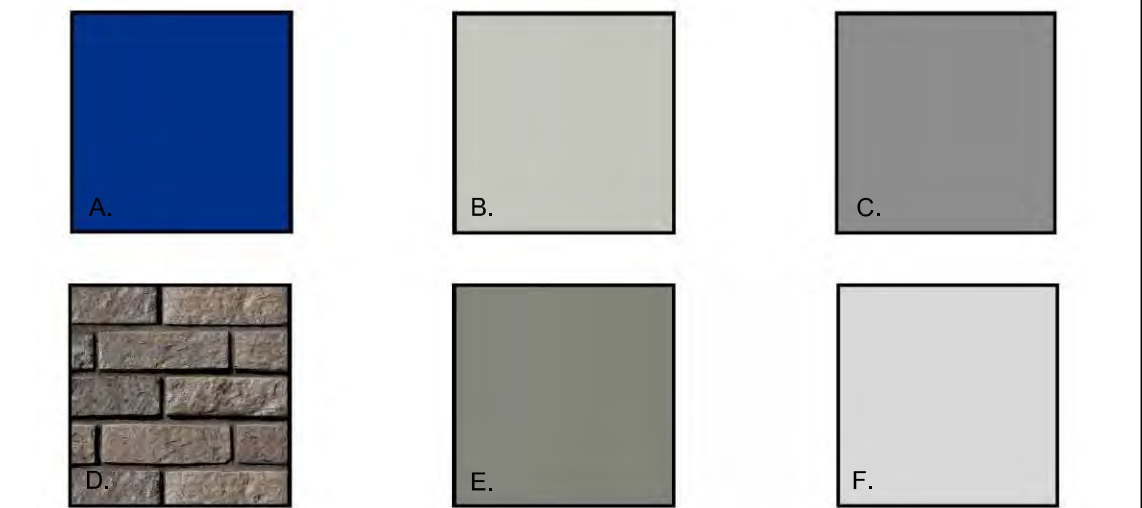
SCALE: 1/8" = 1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS	
1.	EXISTING STUCCO FINISH SYSTEM - PAINTED
2.	EXISTING CMU - PAINTED
3.	EXISTING - NO WORK
4.	STUCCO FINISH SYSTEM OVER EXISTING CMU - MATCH EXIST. TEXTURE - PAINTED
5.	STUCCO FINISH SYSTEM OVER CMU - MATCH EXIST. TEXTURE - PAINTED
6.	THIN BRICK VENEER
7.	HOLLOW METAL DOOR AND FRAME - PAINTED
8.	OVERHEAD COILING GARAGE DOOR - FACTORY FINISHED
9.	SMOOTH METAL WIND LOAD HEADER ASSEMBLY - FACTORY FINISHED
10.	STANDING SEAM METAL ROOFING SYSTEM - FACTORY FINISHED
11.	TRELLIS - 2"X2" TUBE STEEL FRAME WITH WIRE MESH - PAINTED
12.	FUTURE SIGNAGE - UNDER SEPARATE PERMIT
13.	FABRIC AWNING
14.	EXISTING ALUMINUM STOREFRONT
15.	EXISTING ROLLING GATE - PAINTED
16.	CMU - PAINTED
17.	CONTROL JOINT
18.	PROPOSED ROLLING GATE - PAINTED
19.	PREFINISHED ALUMINUM COPING
20.	EXISTING ADDRESS SIGNAGE - TO REMAIN

MATERIAL	#
FINISH	X

COLORS	
by Sherwin Williams (Or Equal):	by MSCI (Or Equal):
A. 'MTS ROYAL BLUE'	E. 'SLATE GRAY'
CUSTOM MANUAL MATCH	
by Dunn Edwards (or Equal):	Existing:
B. DEC 795 'GREY PEARL'	F. CLEAR ANODIZED ALUMINUM
by Janus International (Or Equal):	
C. 'SILHOUETTE GRAY'	
by Coronado (Or Equal):	
D. BELGIAN BRICK 'BEAR CREEK'	

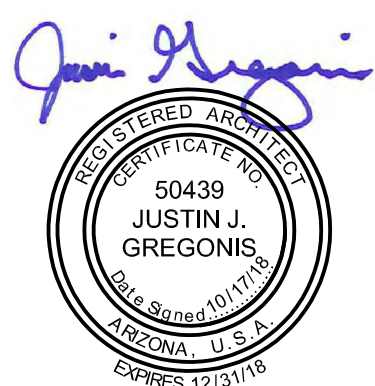


PROPOSED SELF-STORAGE BUILDING

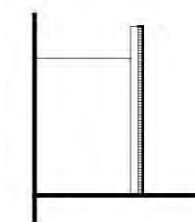
WENTWORTH
PROPERTY COMPANY

OWNER: WPC-NN AZSI ACQUISITION LLC
DEVELOPER: WENTWORTH PROPERTY CO., DAVID M. BROWN, 602-875-5014
REGISTRANT: VERTICAL DESIGN STUDIOS, JUSTIN GREGONIS, 602-393-5224
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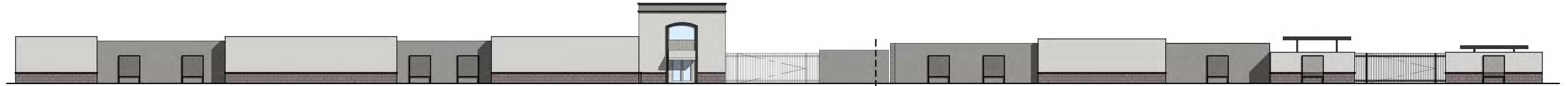


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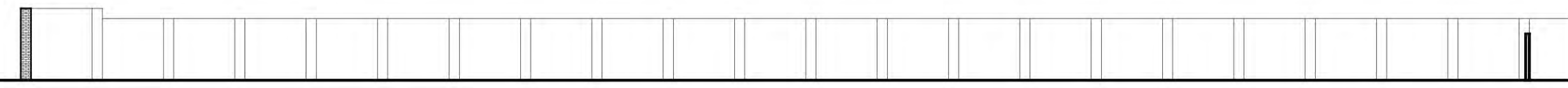
SOUTH ELEV. - PARTIAL

SCALE: 1/16" = 1'-0"



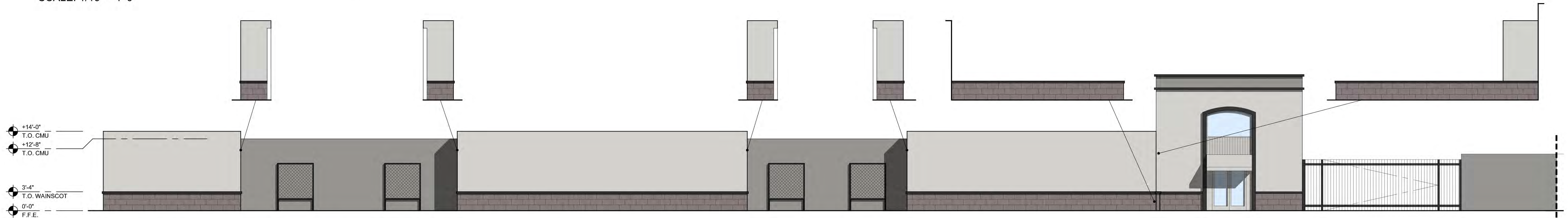
OVERALL EAST ELEVATION (STREET SIDE)

SCALE: 1/16" = 1'-0"



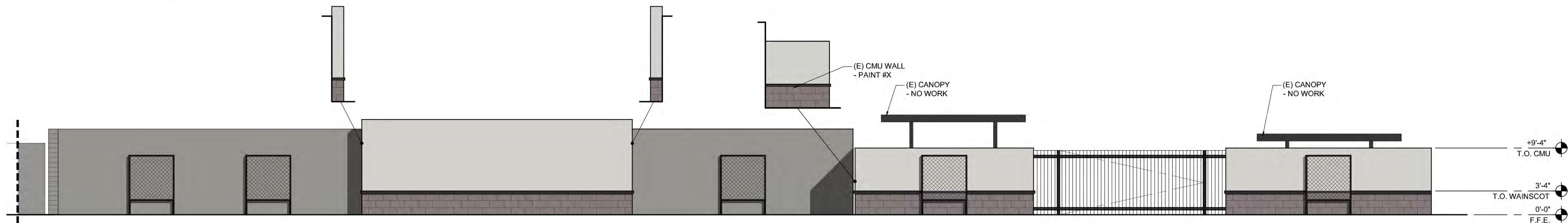
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



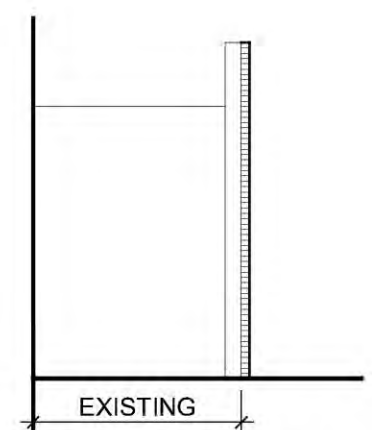
EAST ELEVATION (SOUTH PORTION OF STREET SIDE)

SCALE: 1/8" = 1'-0"



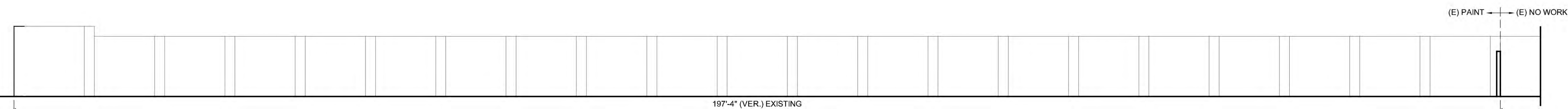
EAST ELEVATION (NORTH PORTION OF STREET SIDE)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PARTIAL

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED STREET FACADE ON N COUNTRY CLUB

WENTWORTH
PROPERTY COMPANY

OWNER: WPC-NN AZSI ACQUISITION LLC
DEVELOPER: WENTWORTH PROPERTY CO., DAVID M. BROWN, 602-875-5014
REGISTRANT: VERTICAL DESIGN STUDIOS, JUSTIN GREGONIS, 602-393-5224
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