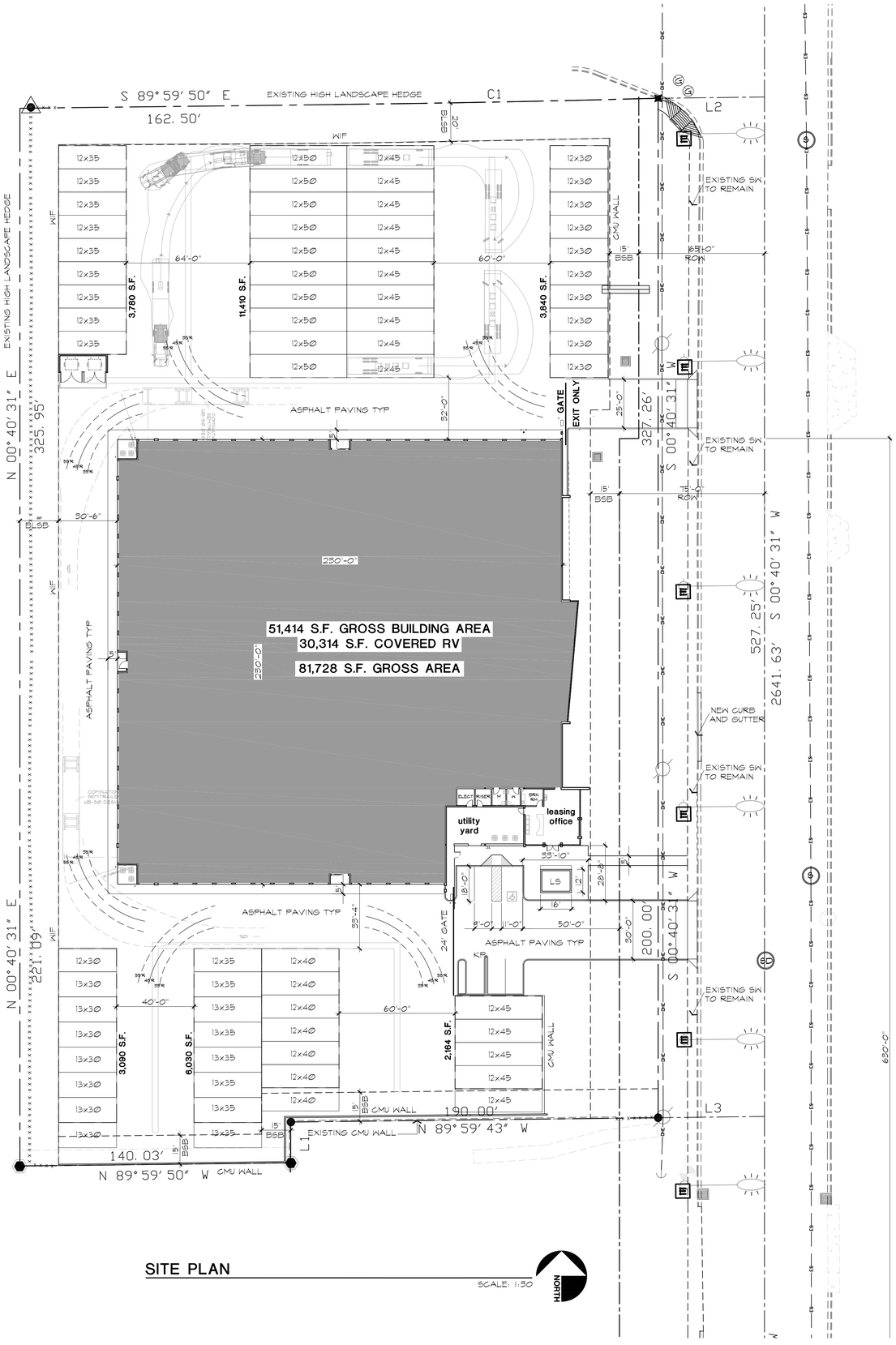
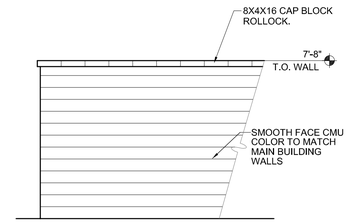


SITE PLAN

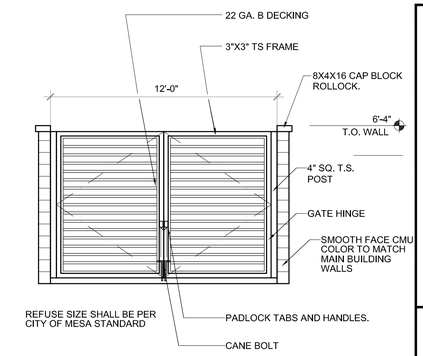
SCALE: 1:30

NORTH



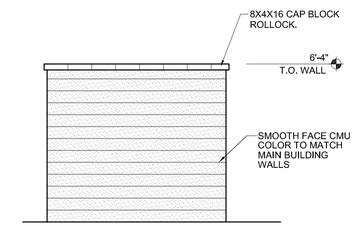
5 SOUTH CMU WALL

REFUSE — SCALE: 1/4"=1'-0"



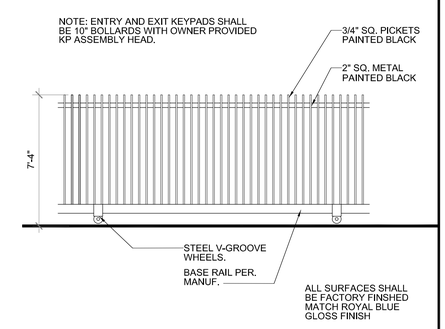
1 REFUSE GATE ELEVATION

REFUSE — SCALE: 1/4"=1'-0"



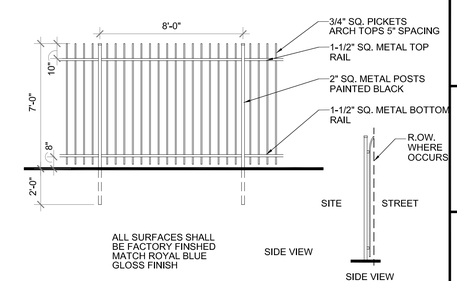
2 REFUSE WALL ELEVATION

REFUSE — SCALE: 1/4"=1'-0"



3 ROLLING GATE

GATE — SCALE: 1/4"=1'-0"



4 WI PERIMETER FENCE

GATE — SCALE: 1/4"=1'-0"

SITE DATA

VAL VISTA STORAGE

PROJECT ADDRESS:
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

APN: 140,21-OO4K & 140-21-004N
ZONING: GC

OWNER:
INTELLIGUARD GROUP LLC
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

SITE AREAS

GROSS SITE AREA PER SURVEY = 176,784 S.F. = 4.058 ACRE
NET SITE AREA = 167,804 S.F. = 3.8522 ACRE

BUILDING COVERAGE = 81,338/167,804 = 48.4%
LOT COVERAGE = 134,182/167,804 = 79.9%

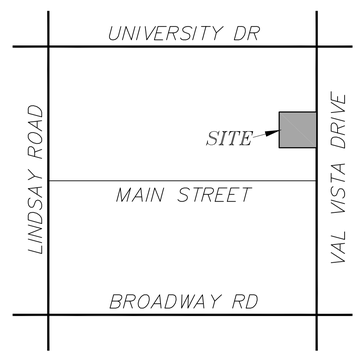
USE GROUP = S-1 SELF STORAGE FACILITY
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)

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 ONE STORY GROSS AREA = 51,414 S.F.

PROPOSED BUILDING MAX. HEIGHT = 14'-6", 19'-6"

PARKING PER TABLE 11-32-3.A MINI STORAGE = 6
PARKING PROVIDED = 6 (1 HC)



VICINITY MAP

N.T.S.

NORTH

ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268

phone (480)-837-0761
fax (480)-907-1135

seal

REGISTERED ARCHITECT
34312
WILLIAM J. SCHROEDER
Date Signed 04-17-20
ARIZONA U.S.A.

EXP. 12.31.20

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright thereto

revisions

VAL VISTA SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title: SITE PLAN

Date: 04/17/2020

Project number:

Drawn by: RL

Checked by: BS

CAD file: VVS

- [x] Design Development
- [ ] Progress Const. Docs.
- [ ] City Submittal
- [ ] Bid Package
- [ ] Construction Issue
- [ ] Record Drawings

Sheet Number:

SP1