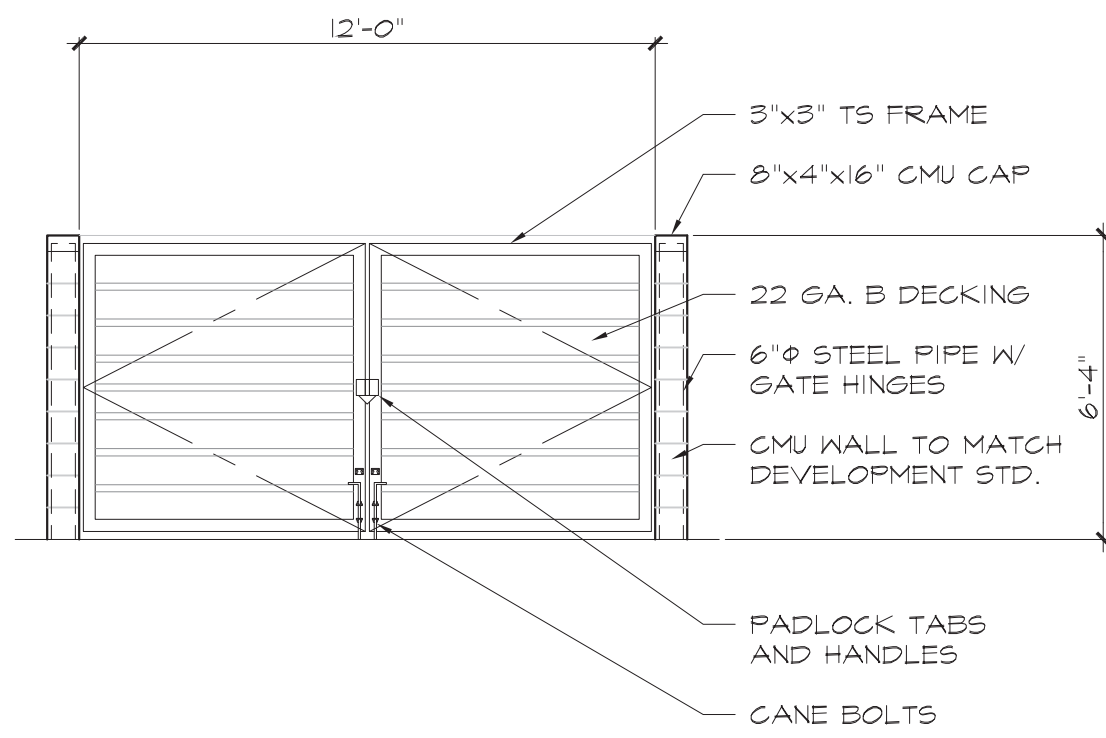


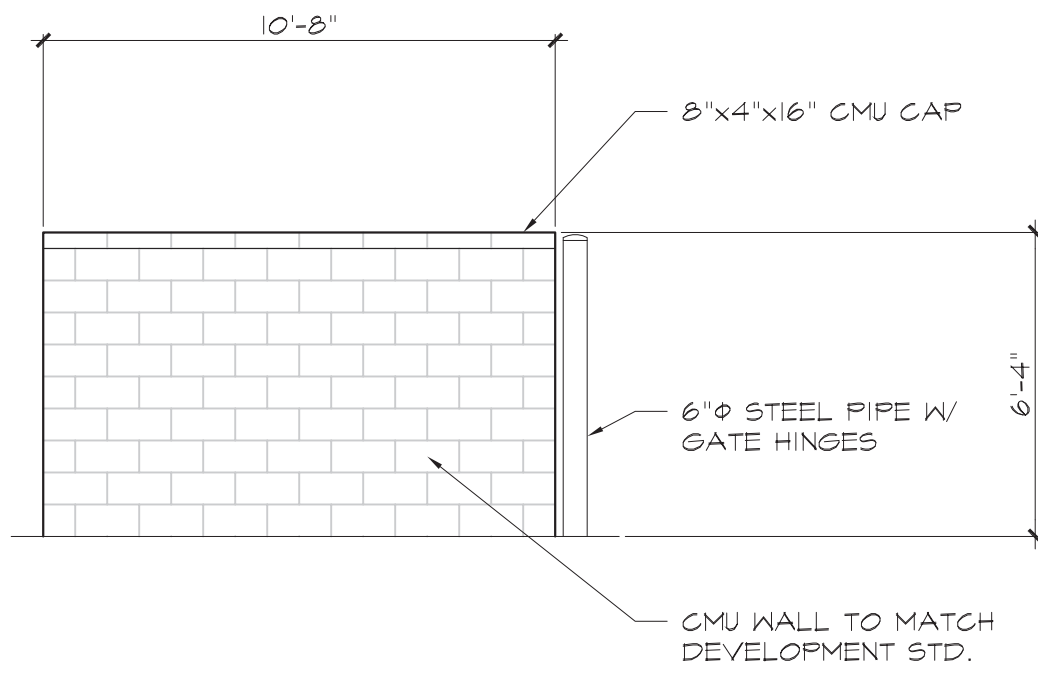
1 EXTG. DOUBLE-WIDE BIN ENCLOSURE
SCALE: 1/8" = 1'-0"

TRASH ENCLOSURE SHALL ADHERE TO THE FOLLOWING CITY OF MESA STD. DTL'S:
- M-62.02.1
- M-62.02.2
- M-62.04.1
- M-62.04.2

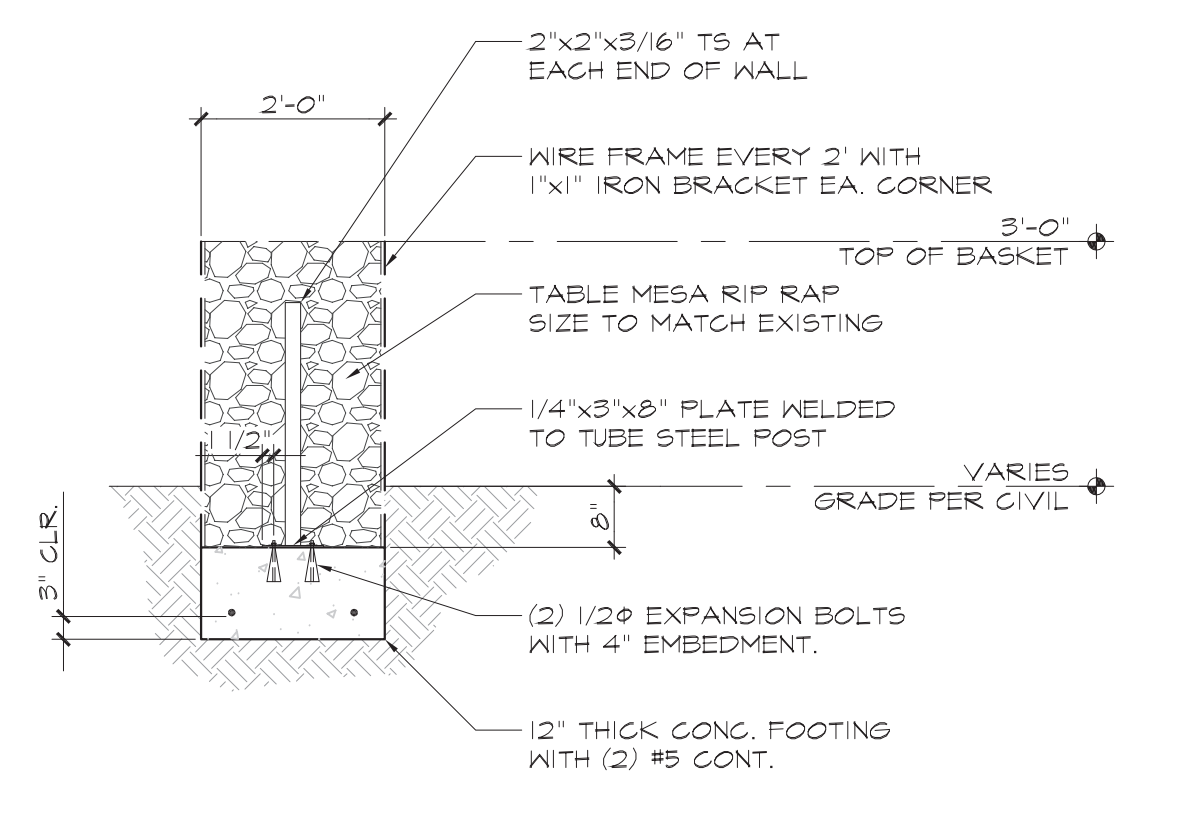


2 EXISTING REFUSE GATE ELEVATION
SCALE: 1/4" = 1'-0"

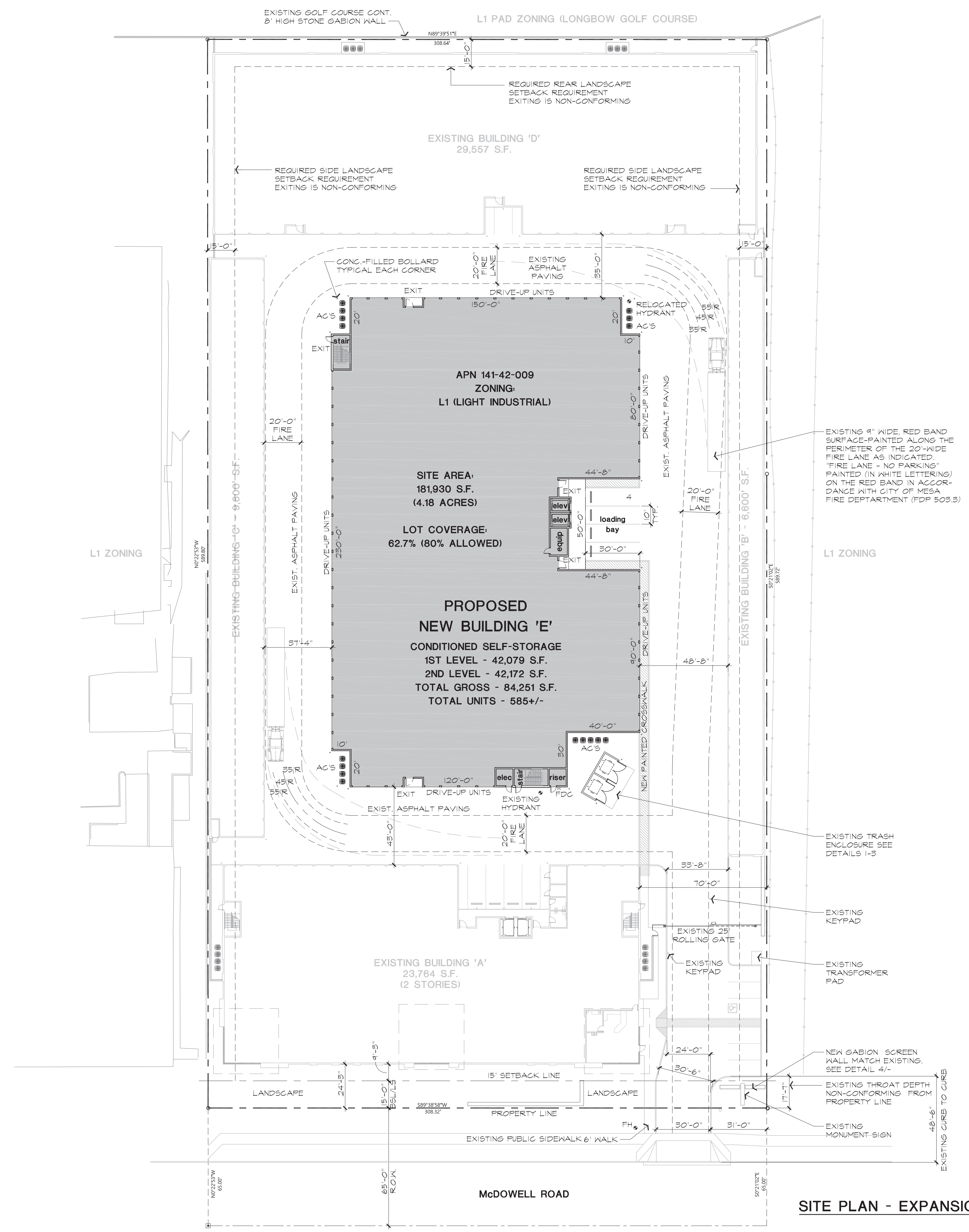
TRASH ENCLOSURE SHALL ADHERE TO THE FOLLOWING CITY OF MESA STD. DTL'S:
- M-62.02.1
- M-62.02.2
- M-62.04.1
- M-62.04.2



3 EXISTING REFUSE WALL ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW PARKING GABION SCREEN WALL
SCALE: 1/2" = 1'-0"



REQUEST

DEVELOPMENT OF NEW SELF STORAGE BUILDING ON EXISTING FACILITY SITE CONDITIONED AND UNCONDITIONED

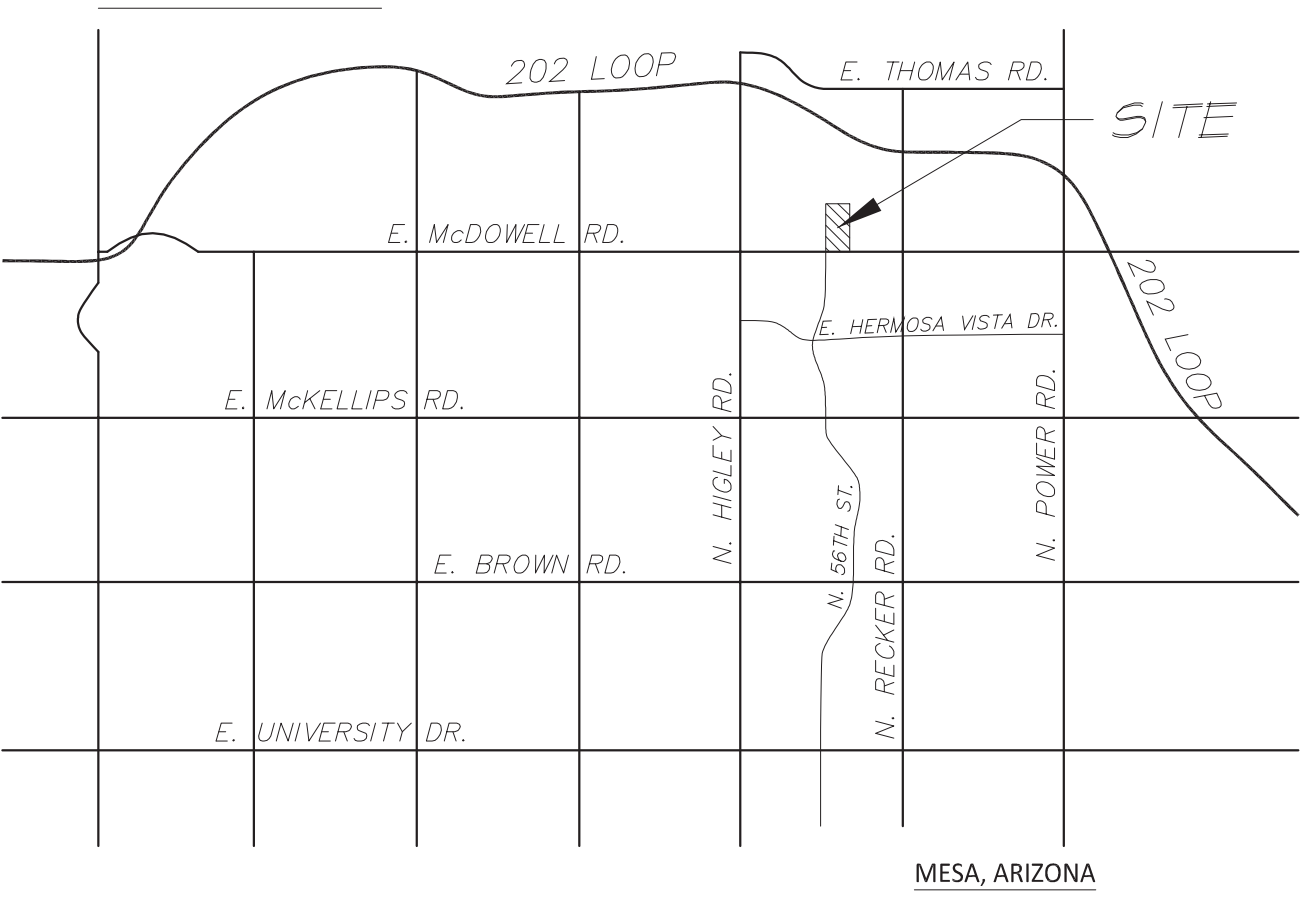
SITE DATA

RED MOUNTAIN SELF STORAGE
5612 EAST McDOWELL ROAD, MESA, AZ 85215
APN: 141-42-009
ZONING: L1 (LIGHT INDUSTRIAL)
SITE AREAS
GROSS SITE AREA = 181,930 S.F. = 4.18 ACRES
NET SITE AREA = 177,305 S.F. = 4.07 ACRES
PROPOSED BUILDING AREAS
BUILDING 'A' - 1ST LEVEL 42,079 S.F.
BUILDING 'A' - 2ND LEVEL 42,172 S.F.
TOTAL GROSS BUILDING AREA 84,251 S.F.
ESTIMATED LOT COVERAGE
111,155 / 177,305 = 62.7%
USE GROUP = S-1, SELF STORAGE FACILITY
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)
MAX. BUILDING HEIGHT = 40'-0", 2 STORIES (PER MZO TABLE 11-7-3)
PROPOSED BUILDING HEIGHT = 30'-0"
ALLOWABLE AREA INCREASE 2018 IBC TABLE 506.2
52,500 S.F. - S-1 OCCUPANCY, MULTI STORY
PARKING REQUIREMENTS
PARKING PROVIDED - EXISTING = 10 INCLUDING 1 HC
PARKING PROVIDED - NEW = 4

PROJECT TEAM

OWNER/DEVELOPER
CASA DE AMIGOS MOBILE HOME ESTATES, LP
1276 AUTO PARKWAY, SUITE D306
ESCONDIDO, CA 92029
(760) 613-3783 ATTN: BYRNES LAMBERT
ARCHITECT
ARC SERVICES INC.
14010 N SUSSEX PL
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-0761 ATTN: PHIL GOLLON
CIVIL
WESTWOOD
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
(480) 840-7715 ATTN: DAVID BOHN
LANDSCAPE
EVERETT LANDSCAPE ARCHITECTURE
6628 EAST BASELINE ROAD STE 102
MESA, ARIZONA 85206
(602) 753 9140 ATTN: TOM EVERETT
APPLICANT/AGENT
ARC SERVICES INC.
14010 N SUSSEX PL
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-0761 ATTN: PHIL GOLLON

VICINITY MAP



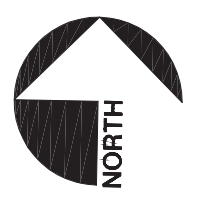
SCIP DESCRIPTIONS

- NON-CONFORMING MZO ITEMS
1. 11-30-9(H) PARKING SCREENING
2. 11-32-4(A) ENTRY THROAT DEPTH
3. 11-7-3(A) EAST, WEST AND NORTH LANDSCAPE SETBACKS
APPLICABLE SUBSTANTIAL CONFORMANCE ITEMS
1. 11-30-9(H) NEW GABION SCREEN WALL ADDED
2. 11-32-4(A) NO ACTION TAKEN
3. 11-7-3(A) NO ACTION TAKEN ON NORTH, EAST AND WEST. FRONTAGE LANDSCAPE UPDATED

FINAL

SITE PLAN - EXPANSION OF RED MOUNTAIN SELF STORAGE

SCALE: 1/30" = 1'-0"



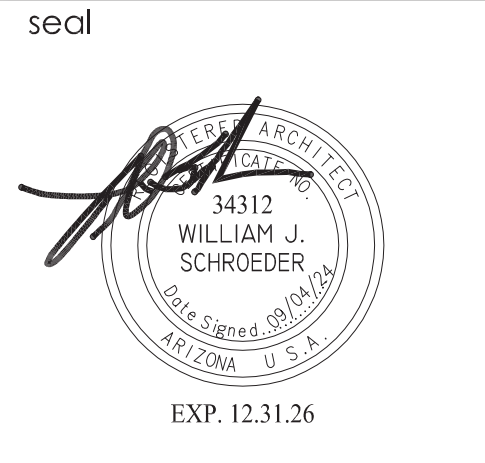
Architectural Concepts

68851 Calle Monforte
Cathedral City, California
92234
Phone (480) 734-1687
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Fountain Hills, Arizona 85268
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All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as part of the project shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright therein.



RED MOUNTAIN SELF STORAGE AND RV EXPANSION OF EXIST. FACILITY
5612 E. McDowell Road
MESA, ARIZONA 85215

| | |
|-----------------------|-------------------------------------|
| Title: | SITE PLAN |
| Date: | 09/04/24 |
| Project number: | RMSE |
| Drawn by: | RL |
| Checked by: | PG |
| CAD file: | RMSE-base-SP |
| Design Development | <input checked="" type="checkbox"/> |
| Progress Const. Docs. | <input type="checkbox"/> |
| City Submittal | <input type="checkbox"/> |
| Bid Package | <input type="checkbox"/> |
| Construction Issue | <input type="checkbox"/> |
| Record Drawings | <input type="checkbox"/> |

Sheet Number
SP