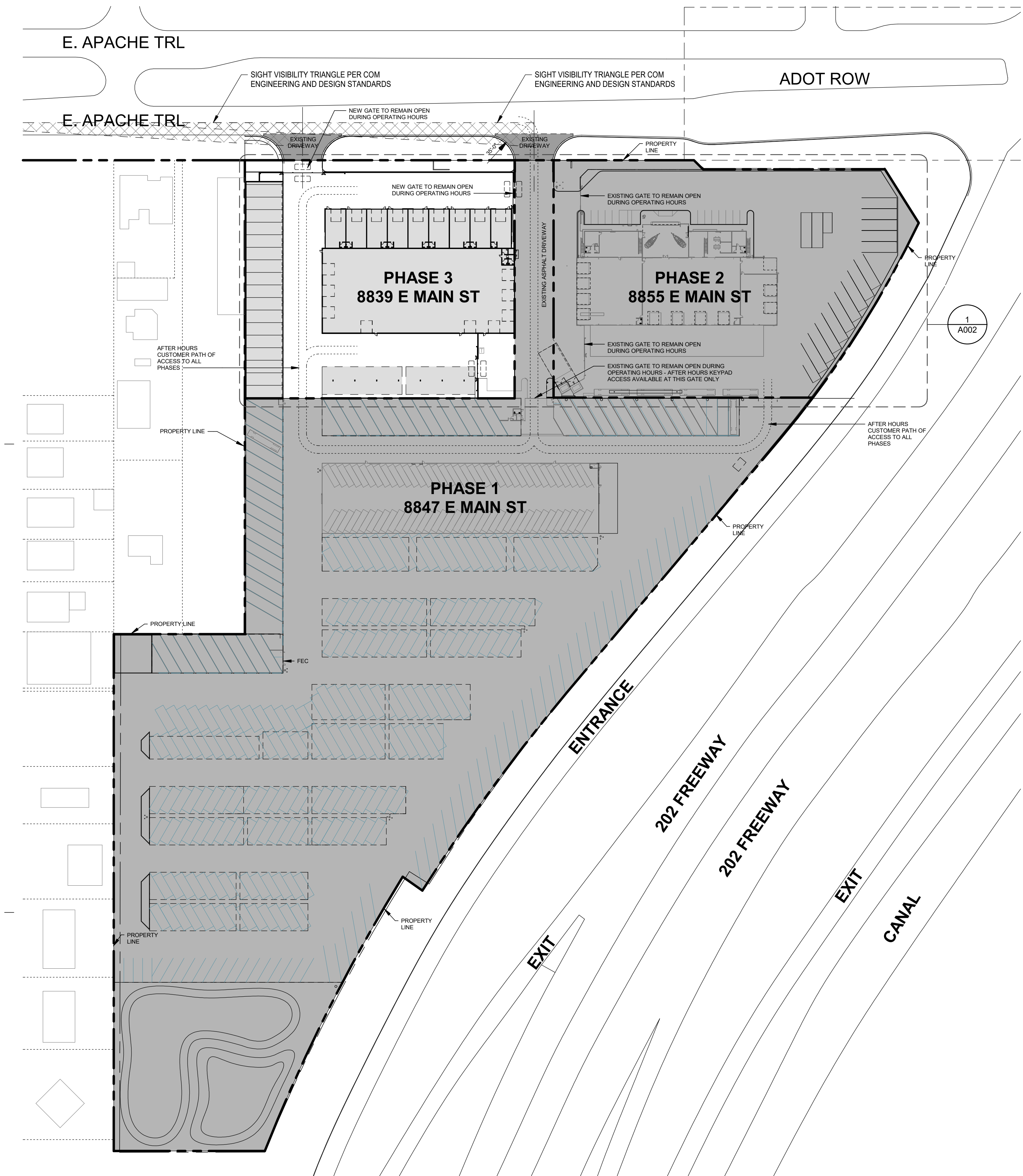
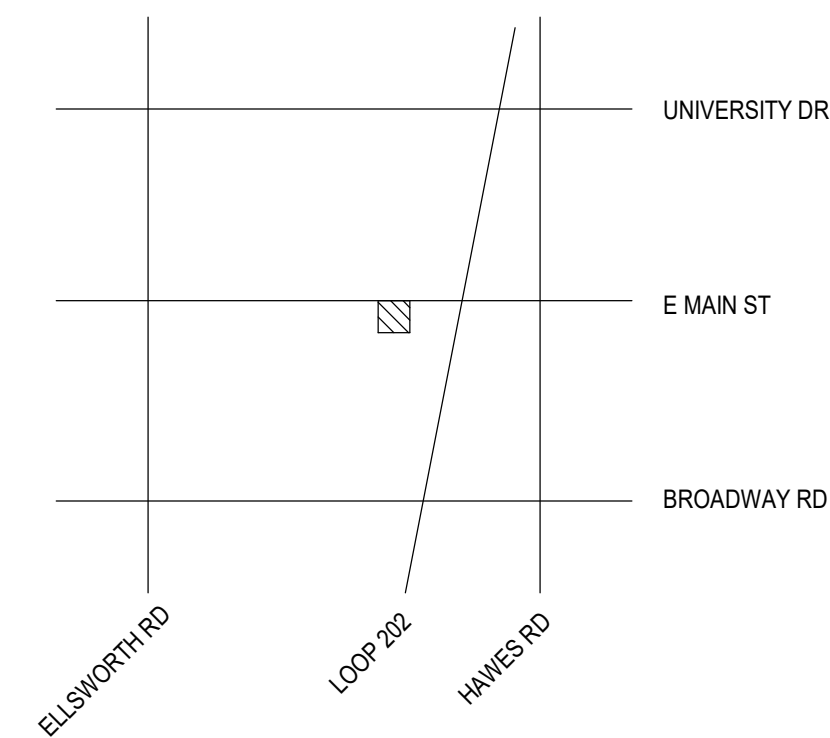
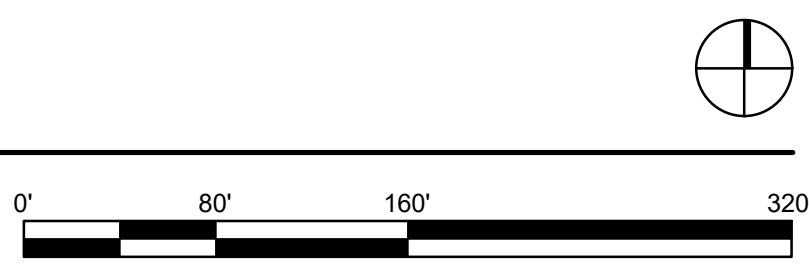




VICINITY MAP



1 SITE PLAN - OVERALL
1" = 80'-0"



9/29/2025 1:45:59 PM - PLOT DATE

20015

202 RV VALET STORAGE EXPANSION

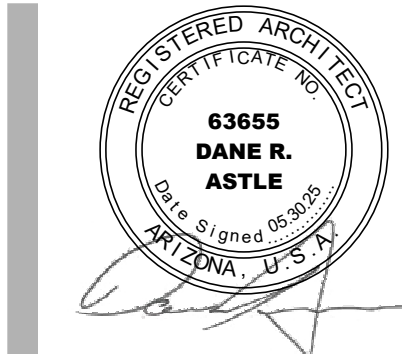
PROJECT TEAM
OWNER
RV Renovators
8855 E Main St
Mesa, AZ 85207
T.480.962-6789
Contact: Monty Germaine
ARCHITECT
EDIFICE
922 N Gilbert Rd, Ste 103
Mesa, AZ 85203
T.480.580.1116
Contact: Dane Astle

#	DESCRIPTION	DATE

PZ / DR 5TH SUB
09.26.2025

OVERALL SITE PLAN

A001



922 N GILBERT RD, STE 103
MESA, AZ 85203
T.480.580.1116



922 N GILBERT RD, STE 103
MESA, AZ 85203
T. 480.580.1116

9/29/2025 1:46:04 PM - PLOT DATE

202 RV VALET STORAGE
EXPANSION

MONTY GERMAINE

8839 E. MAIN STREET
MESA, AZ 85207

PROJECT TEAM

OWNER
RV Renovators
8855 E Main St
Mesa, AZ 85207
T. 480.962-6789
Contact: Monty Germaine

ARCHITECT
EDIFICE
922 N Gilbert Rd, Ste 103
Mesa, AZ 85203
T. 480.580.1116
Contact: Dane Astle

20015

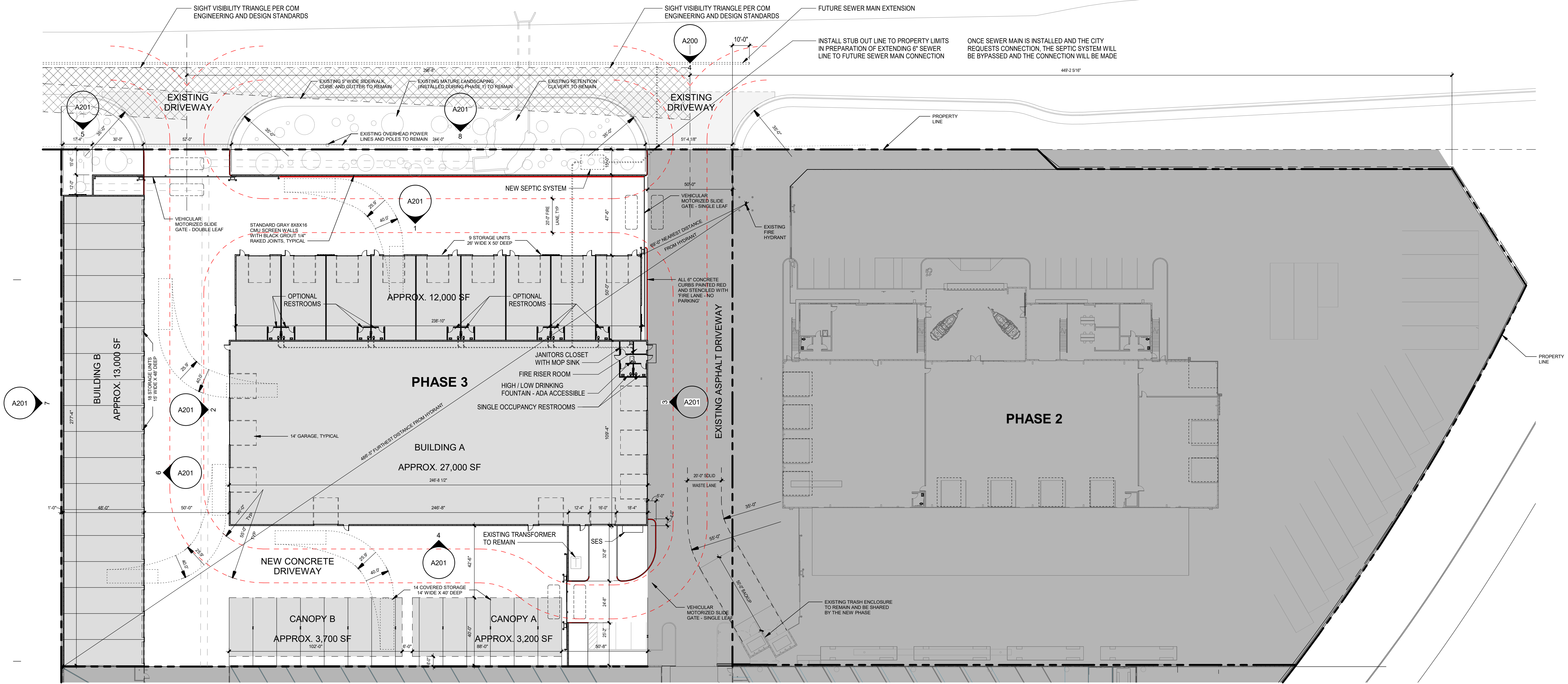
DESCRIPTION DATE

PZ / DR 5TH SUB
09.26.2025

EXPANSION SITE
PLAN

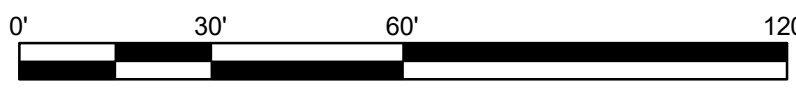
A002

ADOT ROW



1 SITE PLAN - PHASE 2 & 3

1" = 30'-0"



EXPANSION PROJECT DATA

SITE:	
PARCEL 1 (PHASE 2):	218-41-280H (121,758 SF / 2.8 ACRES)
PARCEL 2 (PHASE 3):	218-41-280G (100,233 SF / 2.3 ACRES)
PARCEL 3 (PHASE 1):	218-41-280J (452,849 SF / 10.4 ACRES)
TOTAL LOT AREA:	674,840 SF / 15.5 ACRES
ZONING:	
PARCEL 1 (PHASE 2):	GC-PAD
PARCEL 2 (PHASE 3):	GC-PAD
PARCEL 3 (PHASE 1):	GC-PAD
BUILDING OCCUPANCY CLASSIFICATION:	
ENCLOSED RV / BOAT STORAGE:	S-1
COVERED RV / BOAT STORAGE:	S-1

BUILDING TYPE OF CONSTRUCTION:	
ENCLOSED RV / BOAT STORAGE:	II-B
COVERED RV / BOAT STORAGE:	II-B
BUILDING SQUARE FOOTAGE:	
ENCLOSED RV / BOAT STORAGE:	52,262 SF
COVERED RV / BOAT STORAGE:	6,583 SF
TOTAL BUILDING SQUARE FOOTAGE:	58,845 SF
BUILDING OCCUPANT LOAD:	
ENCLOSED RV / BOAT STORAGE:	52,262 SF / 200 SF = 262 OCC.
COVERED RV / BOAT STORAGE:	6,583 SF / 200 SF = 33 OCC.
TOTAL BUILDING OCCUPANTS:	295 OCCUPANTS

SPRINKLED:	YES
BUILDING COVERAGE (60% MAX):	52% (52,262 SF / 100,233 SF)
LOT COVERAGE (80% MAX):	94% (94,404 SF / 100,233 SF)
OPEN SPACE PROVIDED:	6,558 SF
REQUIRED PLUMBING:	
WATER CLOSETS - 1 PER 100:	3 WATER CLOSETS
LAVATORIES - 1 PER 100:	3 LAVATORIES
DRINKING FOUNTAINS - 1 PER 1,000:	1 DRINKING FOUNTAIN
SERVICE SINK - 1:	1 SERVICE SINK
PROVIDED PLUMBING:	
WATER CLOSETS:	11 WATER CLOSETS
LAVATORIES:	11 LAVATORIES
DRINKING FOUNTAINS:	1 DRINKING FOUNTAIN
SERVICE SINK:	1 SERVICE SINK

PARKING:	
STANDARD VEHICLE PARKING: 18'-0" X 9'-0" STALLS	3 (PHASE 1) 13 (PHASE 2) 16 (TOTAL)
ACCESSIBLE VEHICLE PARKING: 18'-0" X 11'-0" STALLS	1 (PHASE 1) 2 (PHASE 2) 3 (TOTAL)
TOTAL STANDARD AND ACCESIBLE STALLS:	4 (PHASE 1) 15 (PHASE 2) 19 (TOTAL)
RV / BOAT STALLS:	
ENCLOSED 26'-0" X 50'-0" RV / BOAT STALLS:	9
ENCLOSED 16'-0" X 48'-0" RV / BOAT STALLS:	18
COVERED 14'-0" X 40'-0" RV / BOAT STALLS:	14
TOTAL RV / BOAT STALLS:	41

VICINITY MAP

