

**SITE PLAN**  
SCALE: 1"=40'-0"

**SITE PLAN KEYNOTES**

- 1 PROPERTY LINE, (———)
- 2 NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- 3 FIRE TRUCK TURNING RADIUS, (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- 4 RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
- 5 EXISTING CMU PERIMETER SCREEN WALLS TO REMAIN
- 6 NEW LANDSCAPE AREA TYP. (SHADED)
- 7 RELOCATED RECREATIONAL VEHICLE STORAGE
- 8 RELOCATED FIRE HYDRANTS, TYP. OF 2 - SEE CIVIL
- 9 FIRE RISER LOCATION
- 10 F.D.C. LOCATION
- 11 NOT USED
- 12 COVERED LOADING AREA
- 13 EXISTING VACANT BUILDING AND SURROUNDING PERIMETER SCREEN WALL TO BE DEMOLISHED UNDER SEPARATE PERMIT.
- 14 EXISTING STORAGE BUILDINGS TO REMAIN, TYP. (4 @ 10x20 & 10 @ 10x15)
- 15 EXISTING AUTOMATED GATES W/ KEYPAD ACCESS TO REMAIN
- 16 CONCRETE PATH TO PUBLIC RIGHT-OF-WAY. COLOR AND TEXTURE TO MATCH EXISTING.

**PROJECT DESCRIPTION**

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW 29,500 S.F. +/- SINGLE-STORY SELF STORAGE BUILDING ON AN EXISTING OPERATIONAL STORAGE SITE WITH A SMALL AMOUNT OF UNCOVERED ON-SITE VEHICLE STORAGE W/ ASSOCIATED SITE IMPROVEMENTS INCLUDING GRADING, DRAINAGE, UTILITIES, AND LANDSCAPING.

**PROPERTY DATA**

ADDRESS: (9363 E. SOUTHERN AVE.)  
 APN: 220-81-772C  
 GROSS SITE AREA: 238,510 SF (5.48 ACRES)  
 NET SITE AREA: 223,414 SF (5.13 ACRES)  
 ZONING: LC  
 MAX HEIGHT: 30'  
 CONSTRUCTION: II-B

**BUILDING AREA:**  
 EXIST. BLDG. 1 4,529 SF  
 EXIST. BLDG. 2 46,135 SF  
 EXIST. MINI BLDGS. (14) 2,300 SF  
 PROPOSED BLDG. 4 29,495 SF  
**TOTAL FOOTPRINT: 82,459 SF**

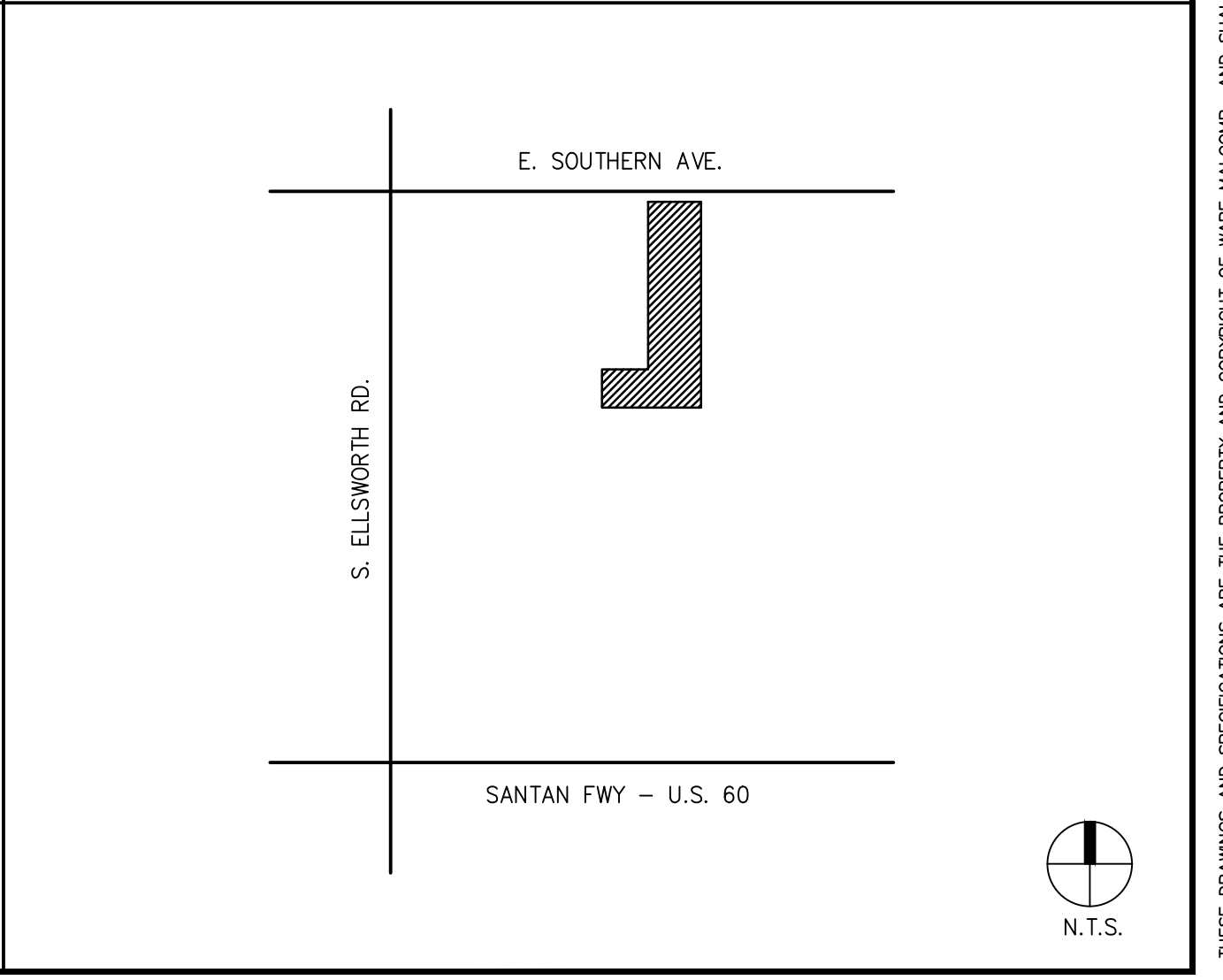
**BUILDING HEIGHTS:**  
 EXIST. BLDG. 1 24'  
 EXIST. BLDG. 2 30'  
 EXIST. MINI BLDGS. (14) 10'  
 PROPOSED BLDG. 4 16'

**IMPERVIOUS SURFACE LOT COVERAGE:**  
 EXISTING 66%  
 PROPOSED 77%

**PARKING PROVIDED:**  
 TOTAL VEHICLE: 67 SPACES  
 RV STORAGE: 30 STALLS

**ACCESSIBLE PARKING REQUIRED:** 3 SPACES  
**ACCESSIBLE PARKING PROVIDED:** 4 SPACES

**VICINITY MAP**



SITE PLAN	
DATE	REMARKS
09/08/23	3RD CITY SUBMITTAL

PA / PM: B. HENRY  
 DRAWN BY:  
 JOB NO.: PHX23-0045-00

SHEET  
**SP-1**  
 N.T.S.  
 PH: 08 Sep 2023

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate  
 architecture  
 planning  
 interiors  
 graphics  
 civil engineering  
 2777 E. Camelback Rd., Suite 325  
 Phoenix, AZ 85016  
 P 480/967-1001  
 F 480/967-2286

**EXTRA SPACE STORAGE**  
 9363 EAST SOUTHERN AVE.  
 MESA, ARIZONA