

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

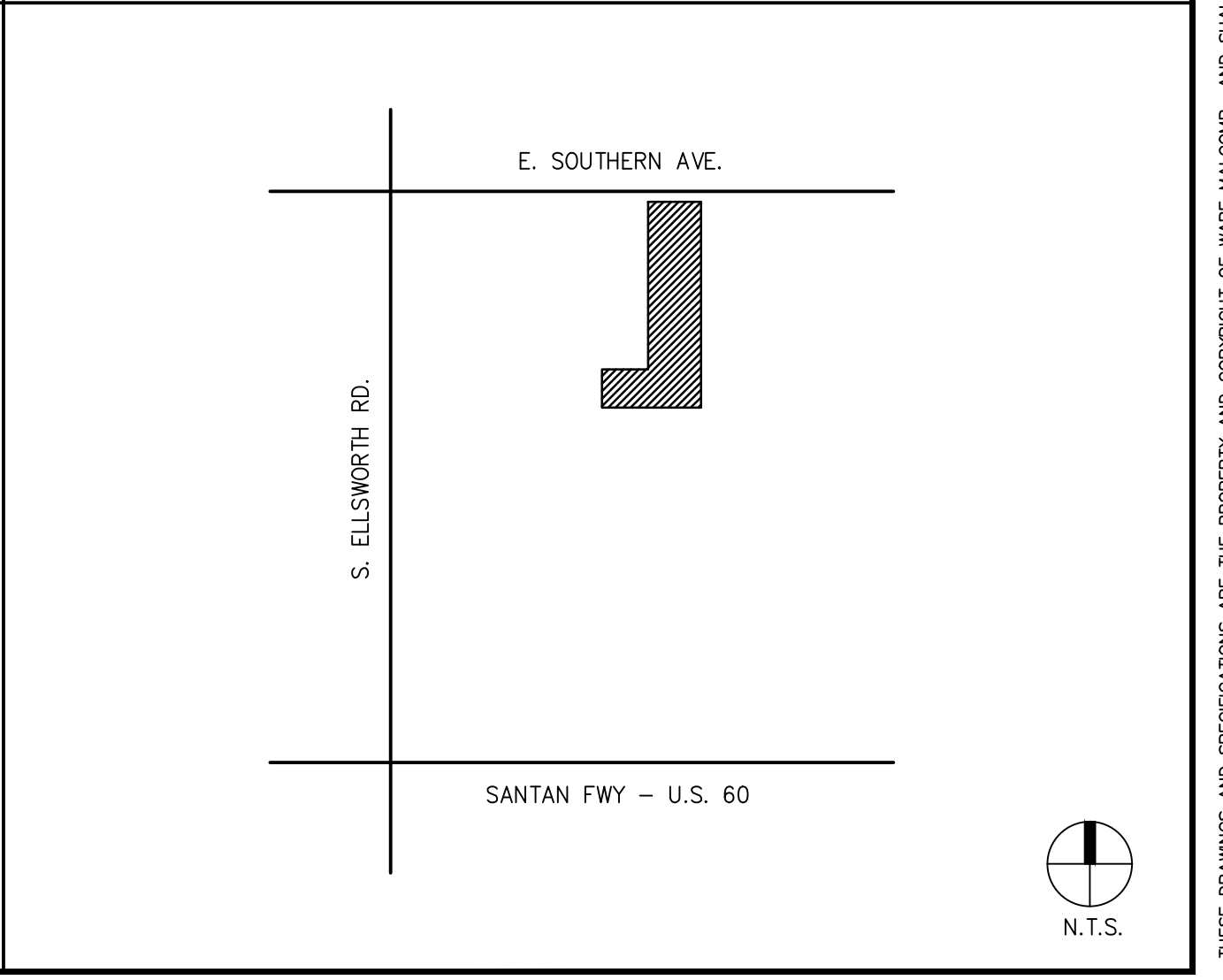
BUILDING HEIGHTS:
 EXIST. BLDG. 1 24'
 EXIST. BLDG. 2 30'
 EXIST. MINI BLDGS. (14) 10'
 PROPOSED BLDG. 4 16'

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 480.767.1001
 F 480.507.2286

EXTRA SPACE STORAGE
 9363 EAST SOUTHERN AVE.
 MESA, ARIZONA