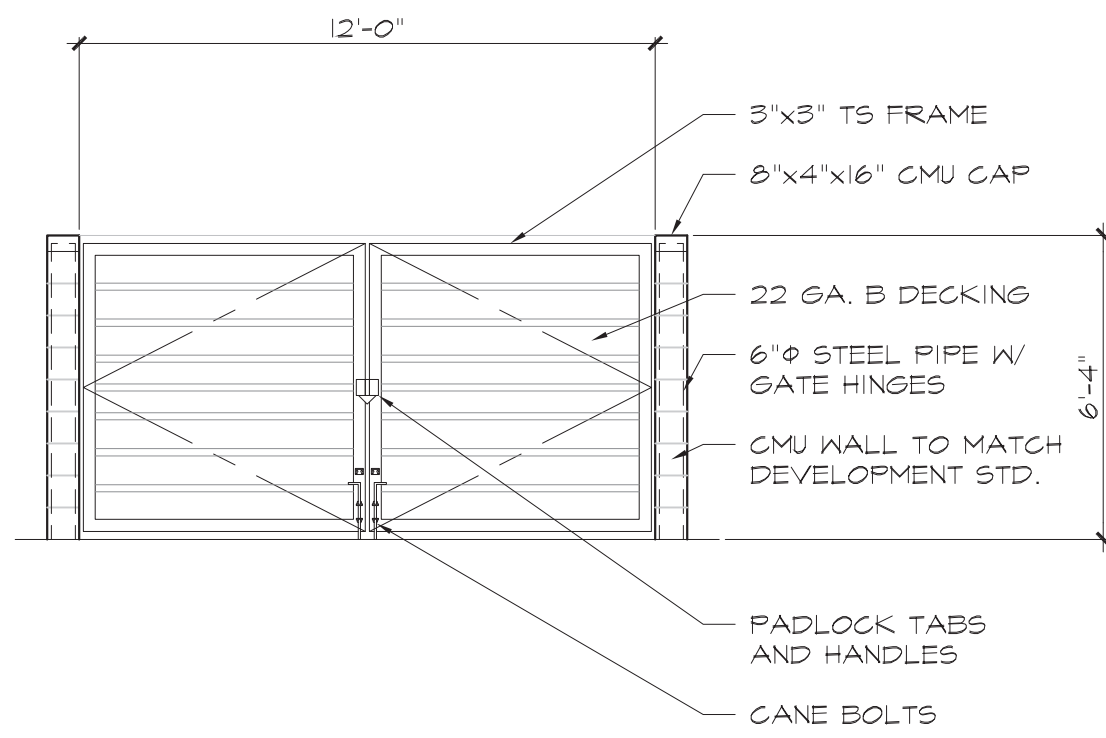


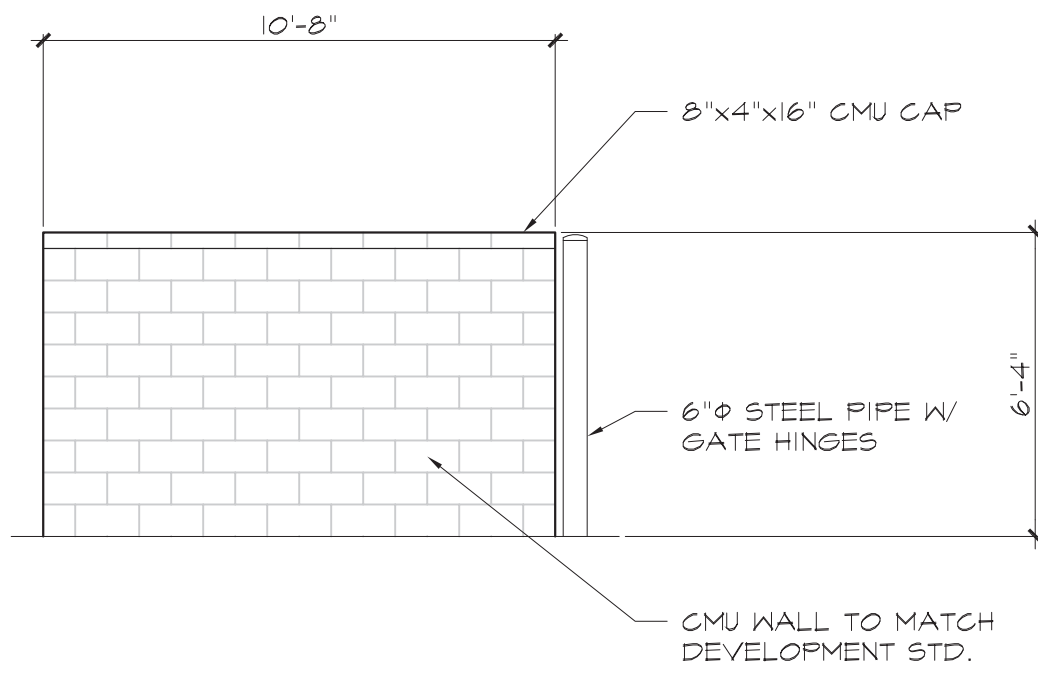
1 EXTG. DOUBLE-WIDE BIN ENCLOSURE
SCALE: 1/8" = 1'-0"

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

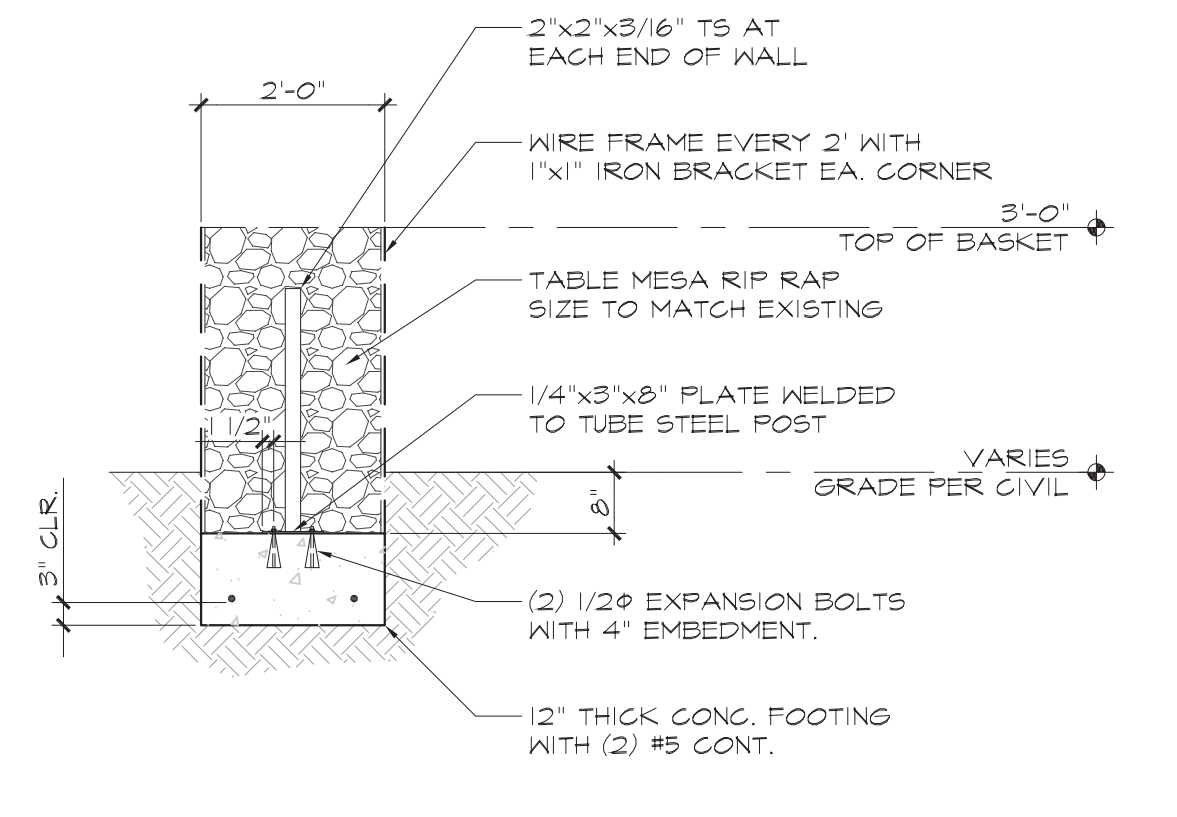


2 EXISTING REFUSE GATE ELEVATION
SCALE: 1/4" = 1'-0"

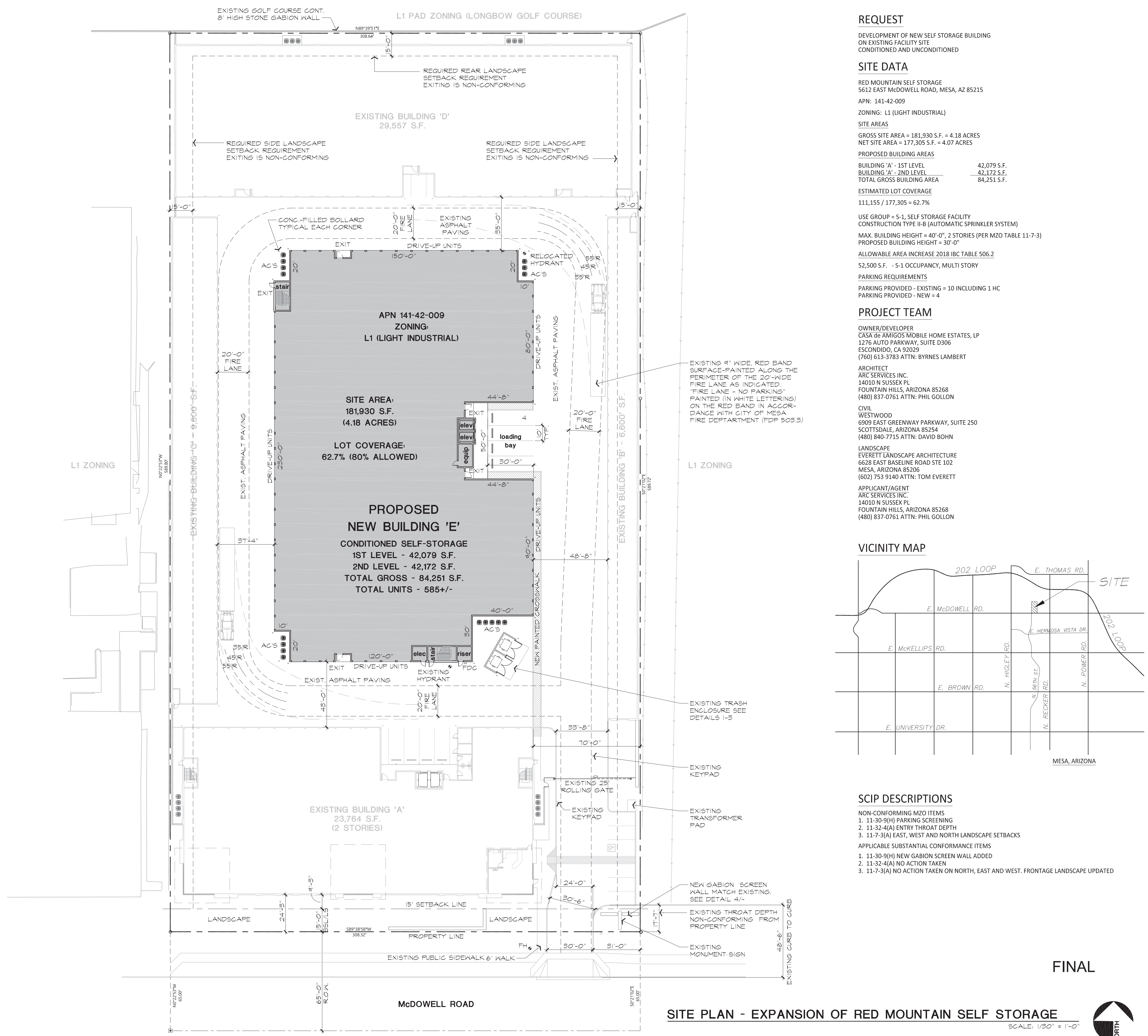
TRASH ENCLOSURE SHALL ADHERE TO THE FOLLOWING CITY OF MESA STD. DTL'S:
- M-62.02.1
- M-62.02.2
- M-62.04.1
- M-62.04.2



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

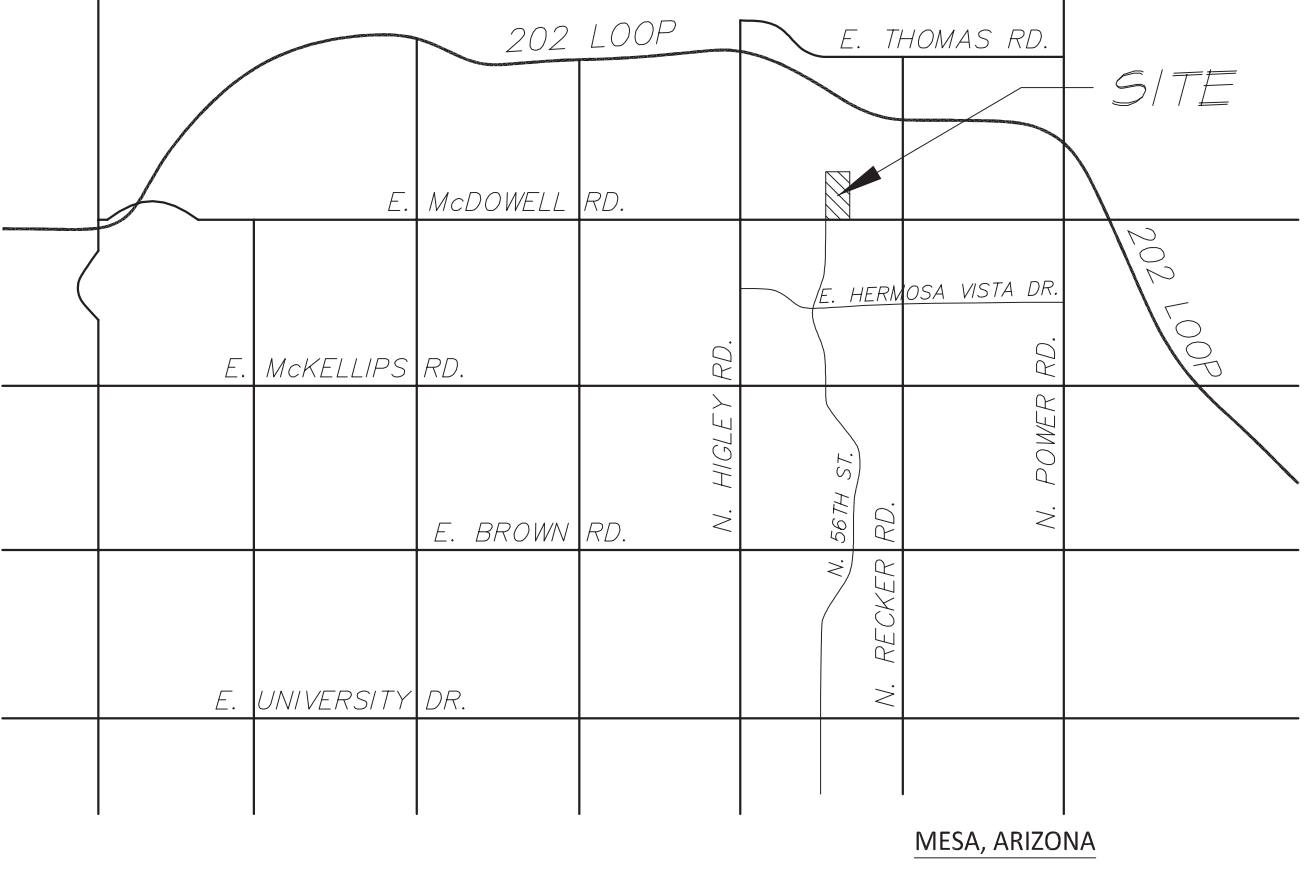
ARCHITECT
ARC SERVICES INC.
14010 N SUSSEX PL
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-0761 ATTN: PHIL GOLLON

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
- 11-30-9(H) PARKING SCREENING
 - 11-32-4(A) ENTRY THROAT DEPTH
 - 11-7-3(A) EAST, WEST AND NORTH LANDSCAPE SETBACKS
- APPLICABLE SUBSTANTIAL CONFORMANCE ITEMS
- 11-30-9(H) NEW GABION SCREEN WALL ADDED
 - 11-32-4(A) NO ACTION TAKEN
 - 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
Em archconcepts52@gmail.com

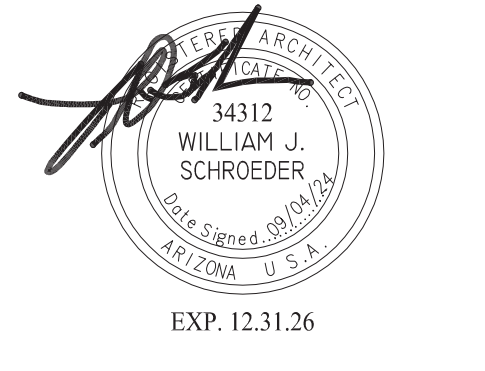


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Fountain Hills, Arizona 85268

phone (480)-837-0761
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seal



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
- Progress Const. Docs.
- City Submittal
- Bid Package
- Construction Issue
- Record Drawings

Sheet Number:

