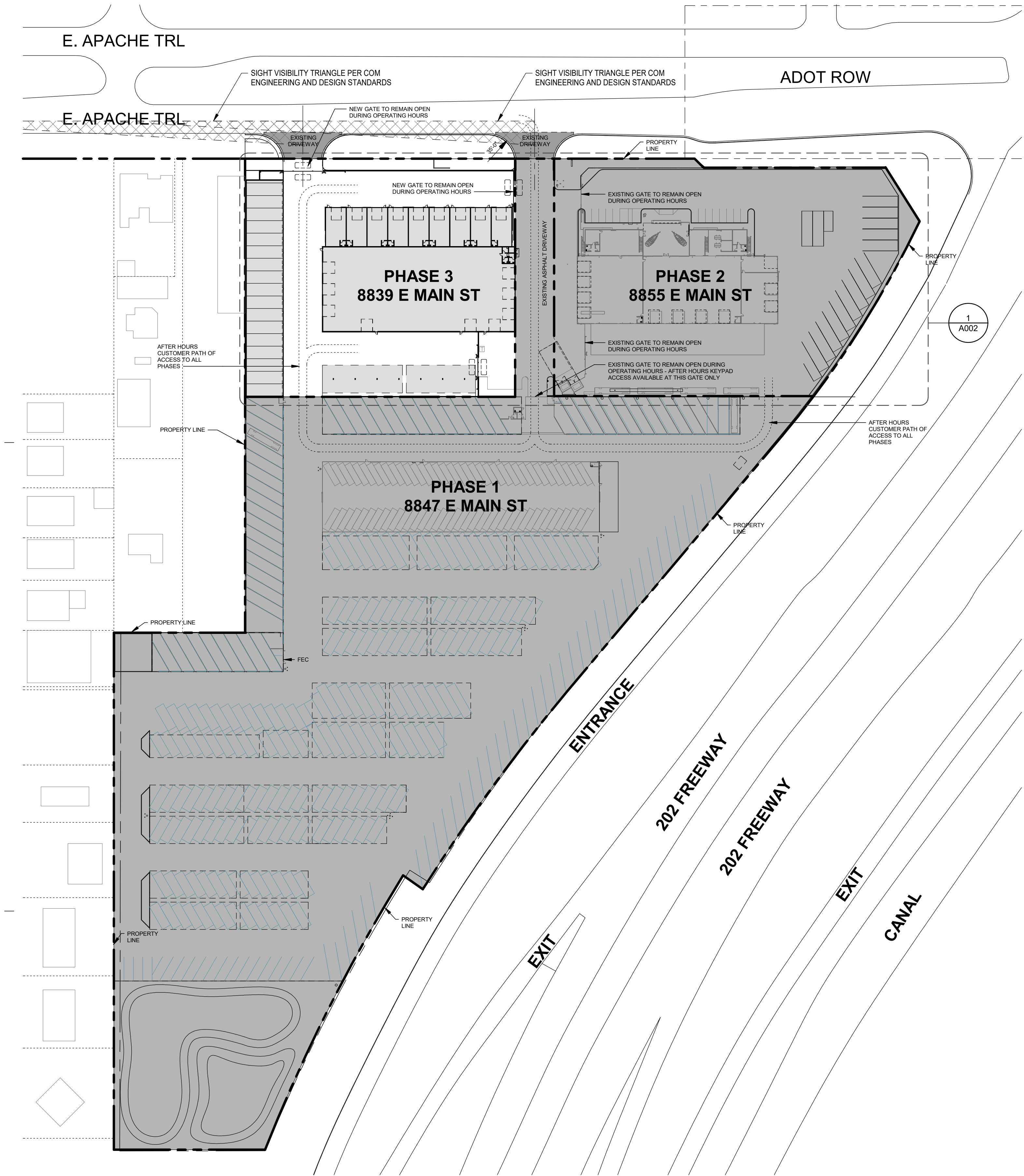
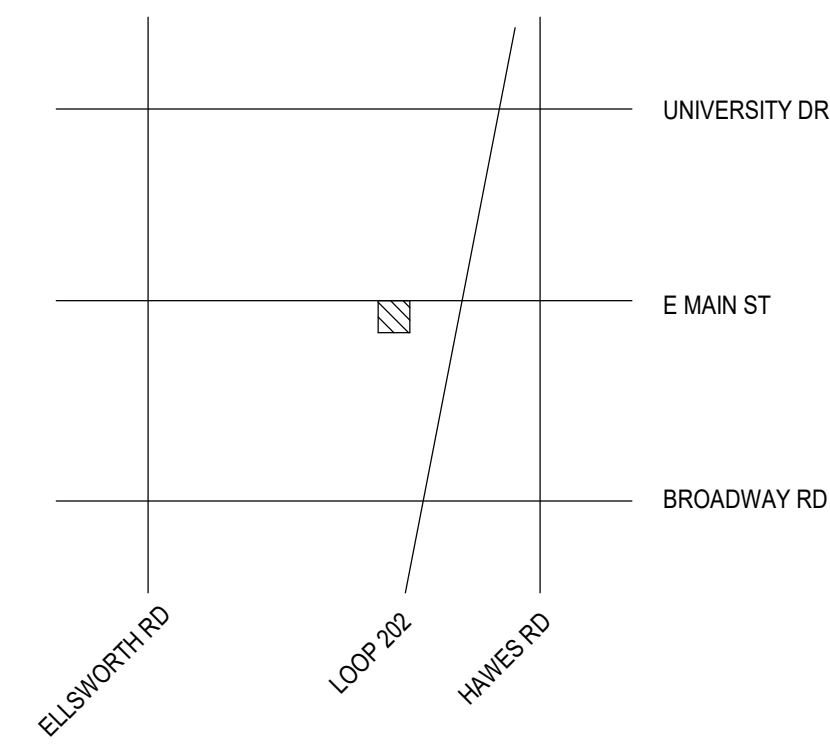
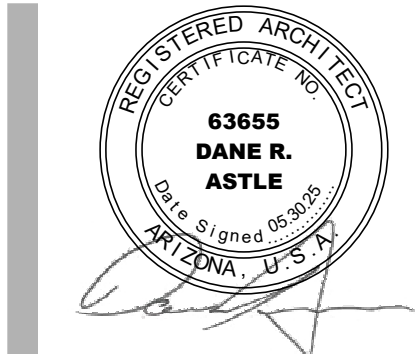




VICINITY MAP



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



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

9/29/2025 1:45:59 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

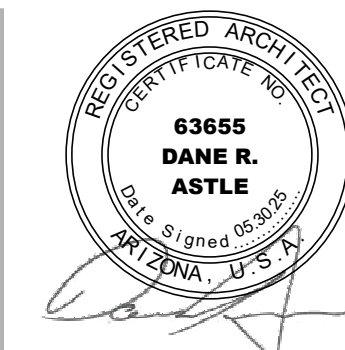
20015

#	DESCRIPTION	DATE

PZ / DR 5TH SUB
09.26.2025

OVERALL SITE PLAN

A001



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

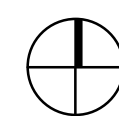
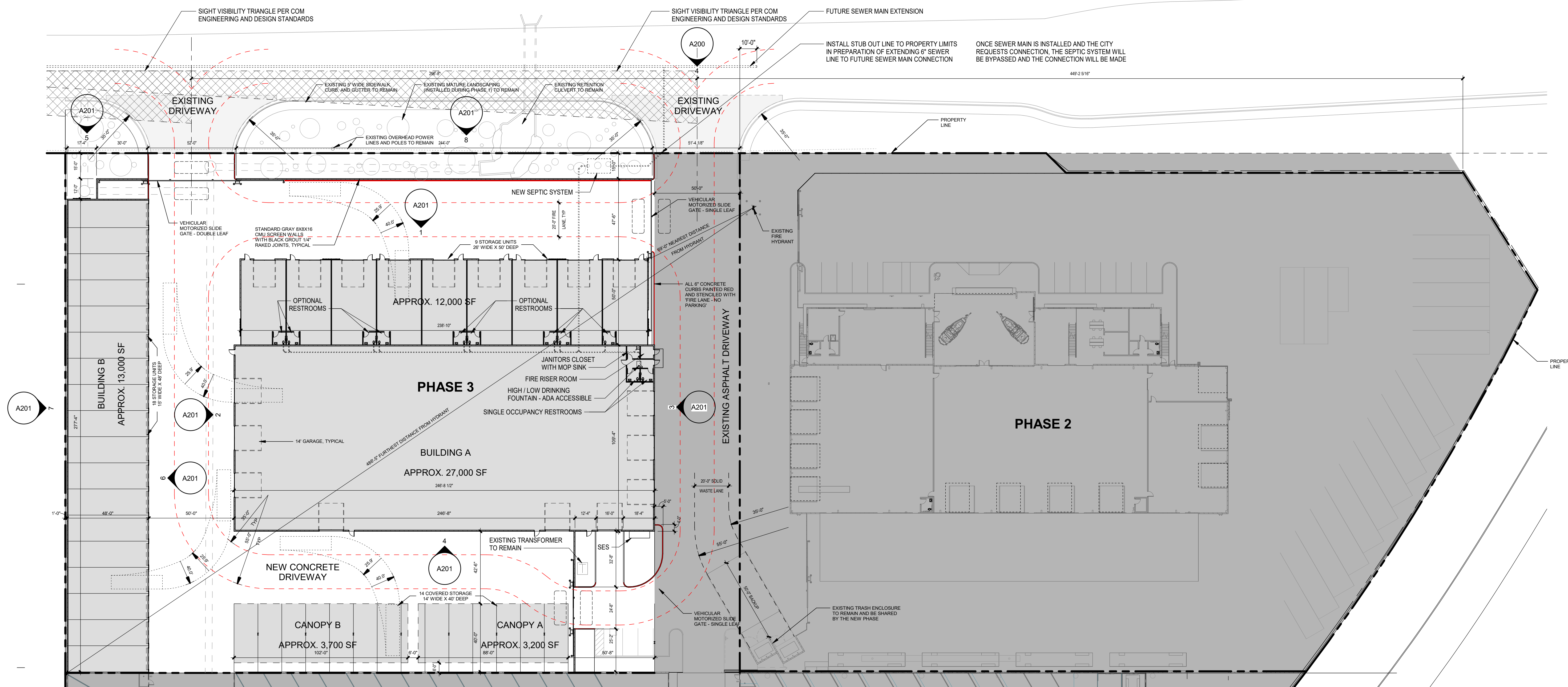
DESCRIPTION DATE

PZ / DR 5TH SUB
09.26.2025

EXPANSION SITE
PLAN

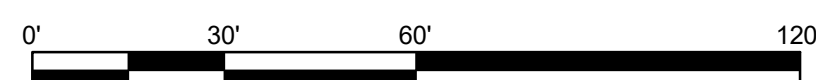
A002

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: 3 (PHASE 1)
18'-0" X 9'-0" STALLS 13 (PHASE 2)
16 (TOTAL)

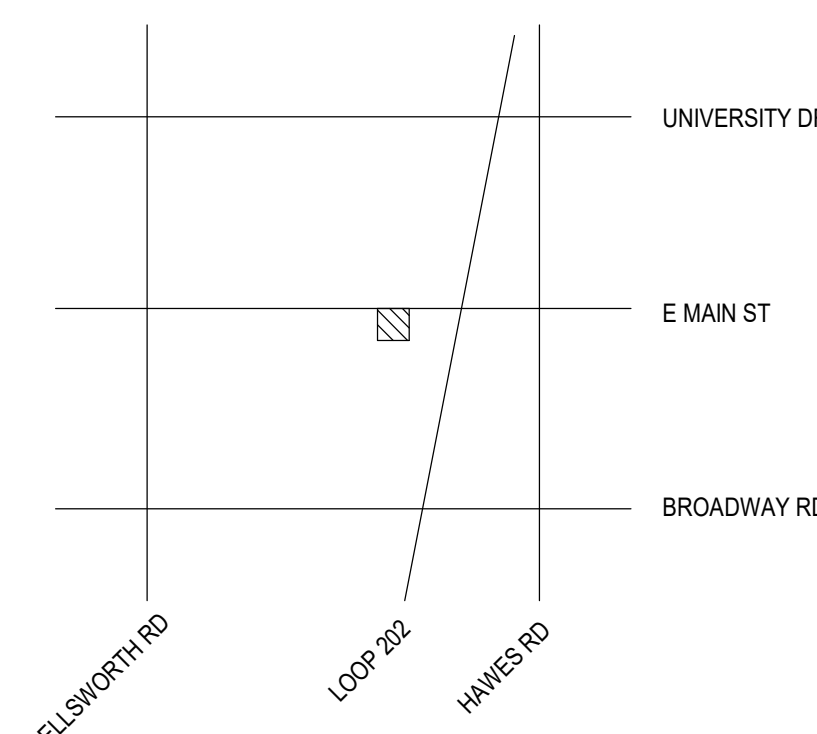
ACCESSIBLE VEHICLE PARKING: 1 (PHASE 1)
18'-0" X 11'-0" STALLS 2 (PHASE 2)
3 (TOTAL)

TOTAL STANDARD AND ACCESIBLE STALLS: 4 (PHASE 1)
15 (PHASE 2)
19 (TOTAL)

RV / BOAT STALLS: 9
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



A002