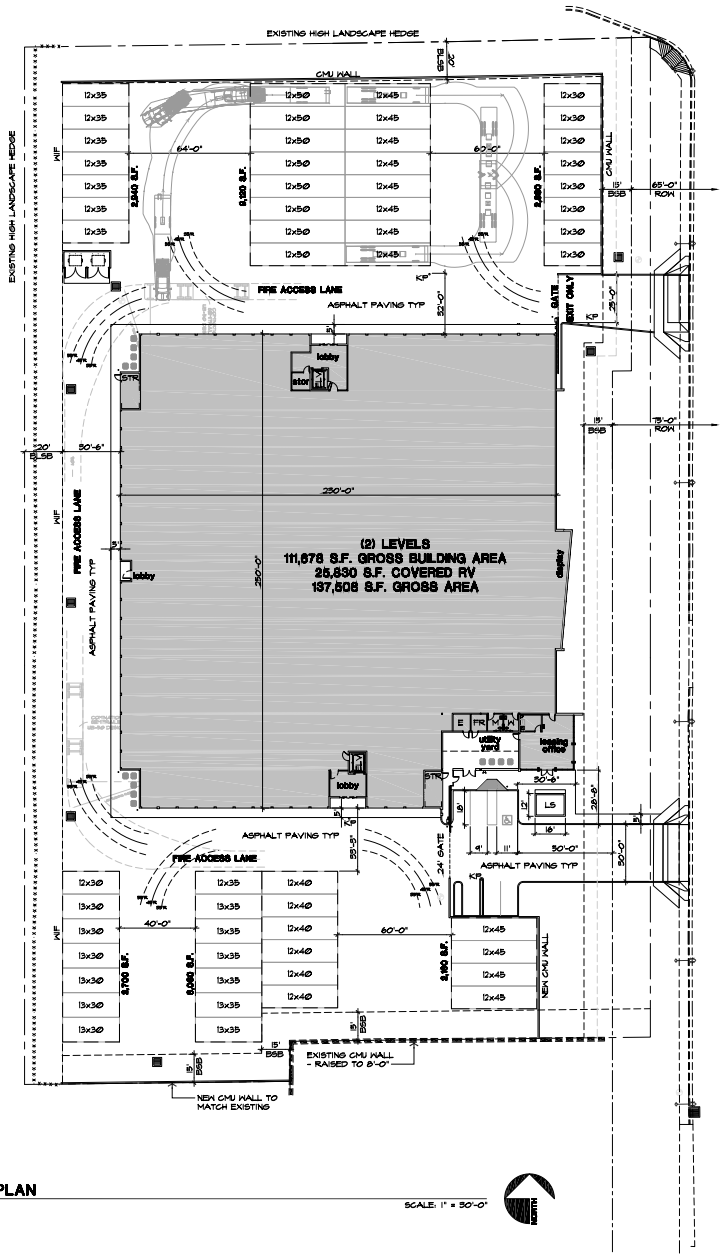
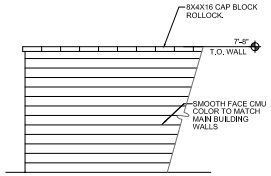


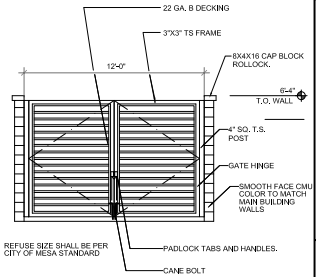
SITE PLAN

SCALE: 1" = 50'-0"



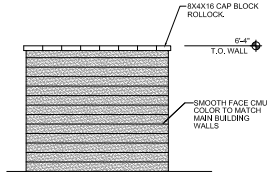
5 SOUTH CMU WALL

REFUSE — SCALE: 1/4"=1'-0"



1 REFUSE GATE ELEVATION

REFUSE — SCALE: 1/4"=1'-0"



2 REFUSE WALL ELEVATION

REFUSE — SCALE: 1/4"=1'-0"

SITE DATA

VAL VISTA STORAGE

PROJECT ADDRESS:
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

APN: 140,21-004K & 140-21-004N
ZONING: GC

OWNER:
INTELLIGUARD GROUP LLC
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

SITE AREAS

GROSS SITE AREA PER SURVEY = 176,784 S.F. = 4.058 ACRE
NET SITE AREA = 167,804 S.F. = 3.8522 ACRE

BUILDING COVERAGE = 79,989/167,804 = 47.6%
LOT COVERAGE = 134,182/167,804 = 79.9%

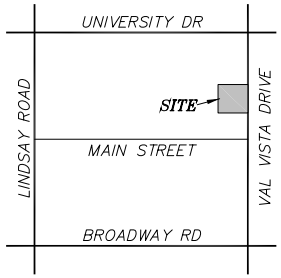
USE GROUP = S-1 SELF STORAGE FACILITY
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)

ALLOWABLE AREA INCREASE 2012 IBC TABLE 503
17,500 S.F. + (17,500 S.F. X 2) = 52,000 S.F. MULTI STORY
17,500 S.F. + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY

PROPOSED ONE STORY GROSS AREA = 51,414 S.F.

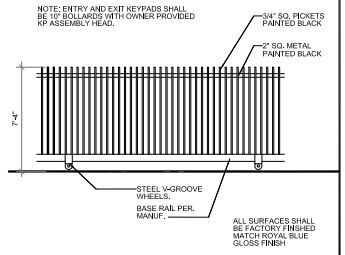
PROPOSED BUILDING MAX. HEIGHT = 14'-6", 19'-6"

PARKING PER TABLE 11-32-3.A MINI STORAGE = 6
PARKING PROVIDED = 6 (1 HC)



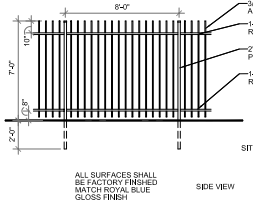
VICINITY MAP

N.T.S.



3 ROLLING GATE

GATE — SCALE: 1/4"=1'-0"



4 WI PERIMETER FENCE

GATE — SCALE: 1/4"=1'-0"

ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268
phone (480)-837-0761
fax (480)-837-1135

seal

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revisions

VAL VISTA
SELF STORAGE
104 NORTH VAL VISTA DRIVE
MESA, ARIZONA 85213

Title: SITE PLAN
Date: 04/17/2020
Project number:
Drawn by: RL
Checked by: BS
CAD file: VVS

- [x] Design Development
- [ ] Progress Const. Docs.
- [ ] City Submittal
- [ ] Bid Package
- [ ] Construction Issue
- [ ] Record Drawings

Sheet Number:

SP1