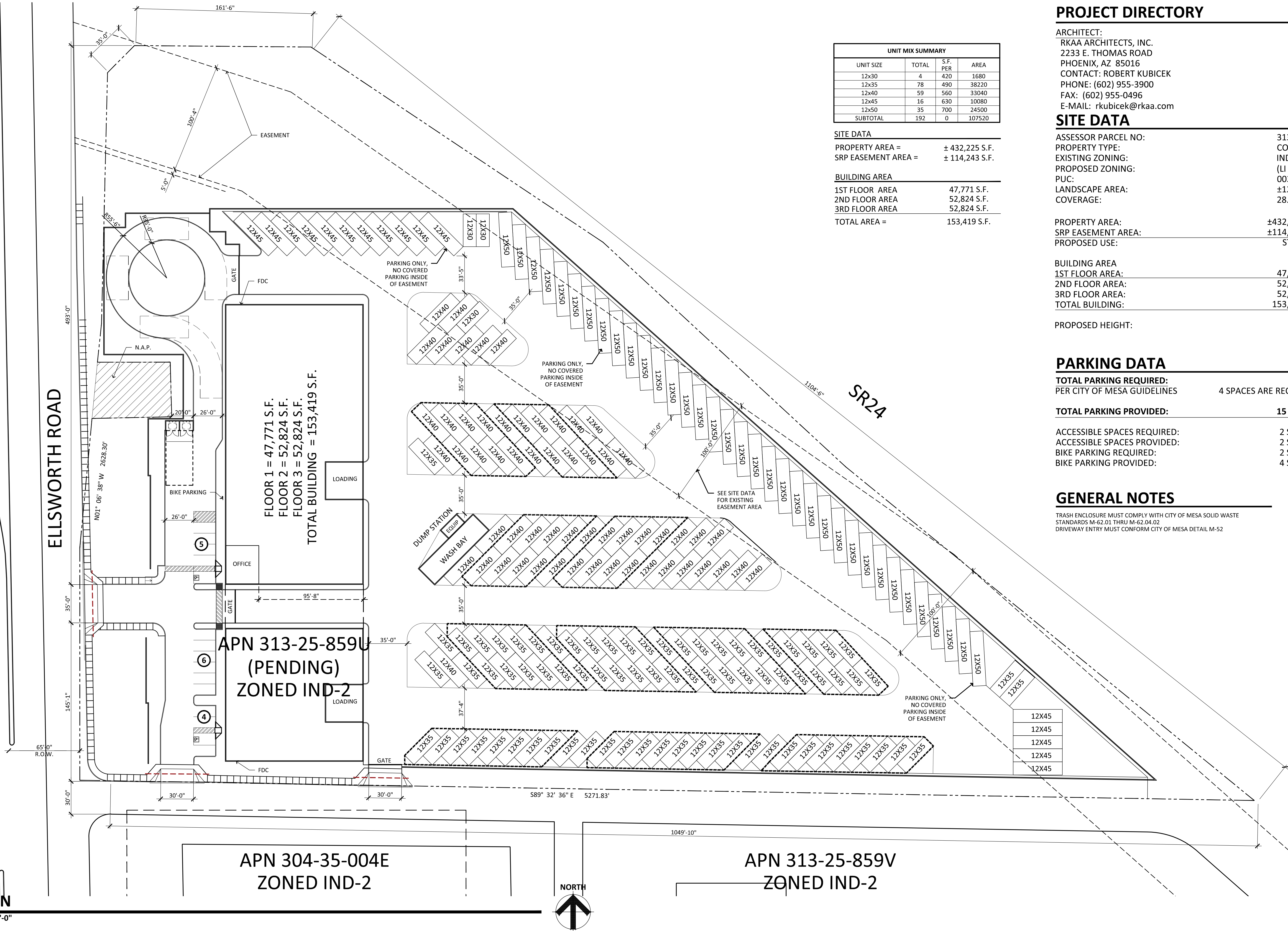


APN 304-35-011H  
ZONED L2

APN 304-35-017B  
ZONED L1

SITE PLAN

SCALE: 1" = 40'-0"



| UNIT MIX SUMMARY |       |          |        |
|------------------|-------|----------|--------|
| UNIT SIZE        | TOTAL | S.F. PER | AREA   |
| 12x30            | 4     | 420      | 1680   |
| 12x35            | 78    | 490      | 38220  |
| 12x40            | 59    | 560      | 33040  |
| 12x45            | 16    | 630      | 10080  |
| 12x50            | 35    | 700      | 24500  |
| SUBTOTAL         | 192   | 0        | 107520 |

| SITE DATA           |                |
|---------------------|----------------|
| PROPERTY AREA =     | ± 432,225 S.F. |
| SRP EASEMENT AREA = | ± 114,243 S.F. |
| BUILDING AREA       |                |
| 1ST FLOOR AREA      | 47,771 S.F.    |
| 2ND FLOOR AREA      | 52,824 S.F.    |
| 3RD FLOOR AREA      | 52,824 S.F.    |
| TOTAL AREA =        | 153,419 S.F.   |

PROJECT DIRECTORY

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 E. THOMAS ROAD  
PHOENIX, AZ 85016  
CONTACT: ROBERT KUBICEK  
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FAX: (602) 955-0496  
E-MAIL: rkubicek@rkaa.com

SITE DATA

|                     |                         |
|---------------------|-------------------------|
| ASSESSOR PARCEL NO: | 313-25-859U             |
| PROPERTY TYPE:      | COMMERCIAL              |
| EXISTING ZONING:    | IND-2                   |
| PROPOSED ZONING:    | (LI - LIGHT INDUSTRIAL) |
| PUC:                | 0034                    |
| LANDSCAPE AREA:     | ±121,095 S.F.           |
| COVERAGE:           | 28.3%                   |

|                    |               |
|--------------------|---------------|
| PROPERTY AREA:     | ±432,225 S.F. |
| SRP EASEMENT AREA: | ±114,243 S.F. |
| PROPOSED USE:      | STORAGE       |

|                 |              |
|-----------------|--------------|
| BUILDING AREA   |              |
| 1ST FLOOR AREA: | 47,771 S.F.  |
| 2ND FLOOR AREA: | 52,824 S.F.  |
| 3RD FLOOR AREA: | 52,824 S.F.  |
| TOTAL BUILDING: | 153,419 S.F. |

|                  |         |
|------------------|---------|
| PROPOSED HEIGHT: | 40 FEET |
|------------------|---------|

PARKING DATA

|                                                        |                       |
|--------------------------------------------------------|-----------------------|
| TOTAL PARKING REQUIRED:<br>PER CITY OF MESA GUIDELINES | 4 SPACES ARE REQUIRED |
|--------------------------------------------------------|-----------------------|

|                         |           |
|-------------------------|-----------|
| TOTAL PARKING PROVIDED: | 15 SPACES |
|-------------------------|-----------|

|                             |          |
|-----------------------------|----------|
| ACCESSIBLE SPACES REQUIRED: | 2 SPACES |
| ACCESSIBLE SPACES PROVIDED: | 2 SPACES |
| BIKE PARKING REQUIRED:      | 2 SPACES |
| BIKE PARKING PROVIDED:      | 4 SPACES |

GENERAL NOTES

TRASH ENCLOSURE MUST COMPLY WITH CITY OF MESA SOLID WASTE  
STANDARDS M-62.01 THRU M-62.04.02  
DRIVEWAY ENTRY MUST CONFORM CITY OF MESA DETAIL M-52

LEGACY GATEWAY SELF-STORAGE

SEC ELLSWORTH and SR 24  
MESA, ARIZONA 85212  
DATE:10-26-2022 (PRELIMINARY)

SP-1

RKAA# 21327.50

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