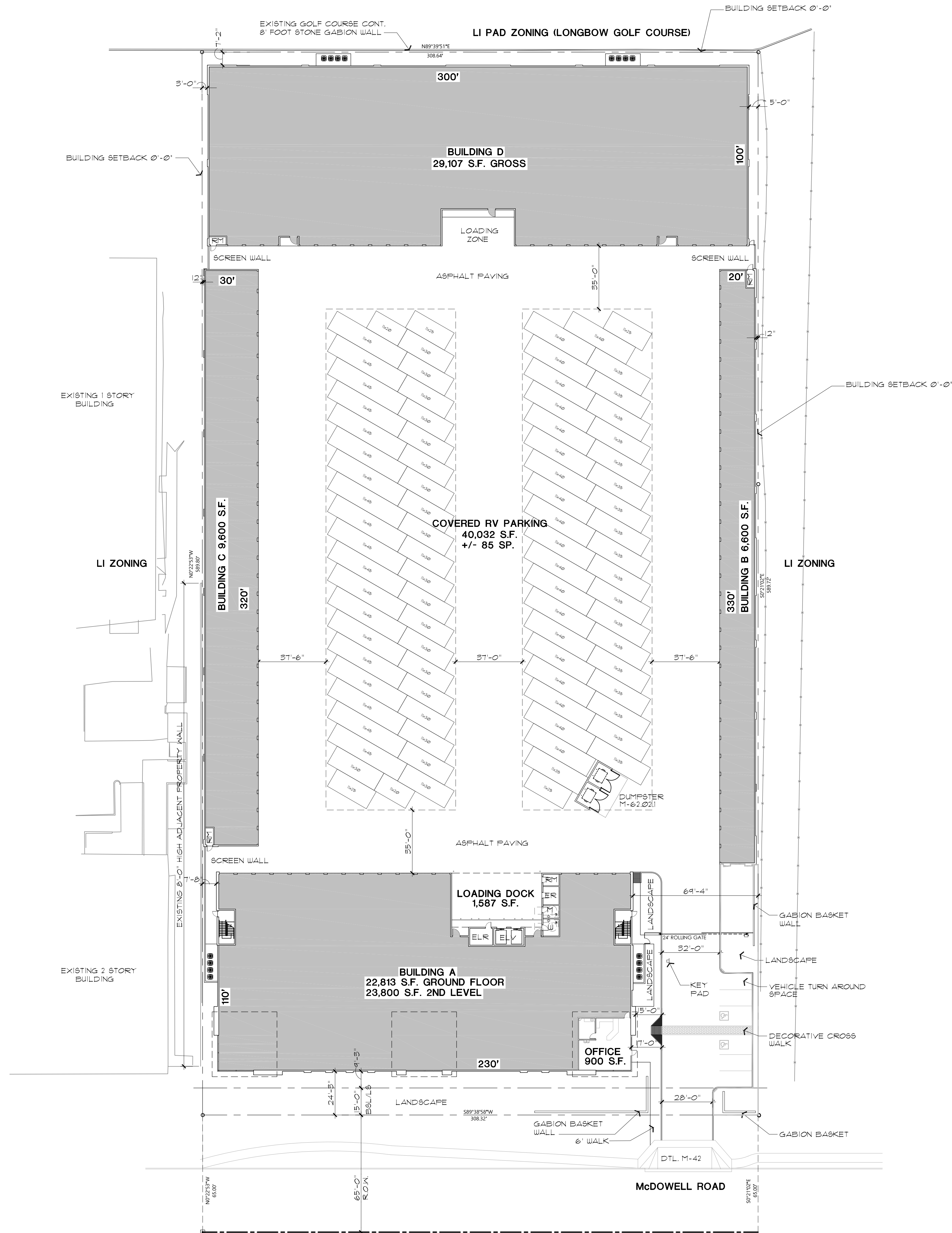




PROJECT DESCRIPTION
NEW CONSTRUCTION OF MULTI-BUILDING SELF STORAGE FACILITY WITH A LEASING OFFICE.

SITE
APN : 141-42-009
ZONING : LI (LIGHT INDUSTRIAL)

GROSS SITE AREA PER SURVEY : 181,930 S.F. (4.1765 ACRES)
LOT COVERAGE : 110,639/181,930 = 61% (INCLUDES COVERED RV)

BUILDING AREA
LEASING OFFICE : 900 S.F.
BUILDING 'A' STORAGE (CONDITIONED) : 46,613 S.F. (TWO STORIES)
BUILDING 'B' STORAGE : 6,600 S.F.
BUILDING 'C' STORAGE : 9,600 S.F.
BUILDING 'D' STORAGE (CONDITIONED) : 29,107 S.F.

TOTAL BUILDING AREAS : 92,220 S.F.

COVERED PARKING
RV PARKING : 40,032 S.F.

USE GROUP
S-1 SELF STORAGE
S-2 COVERED RV STORAGE

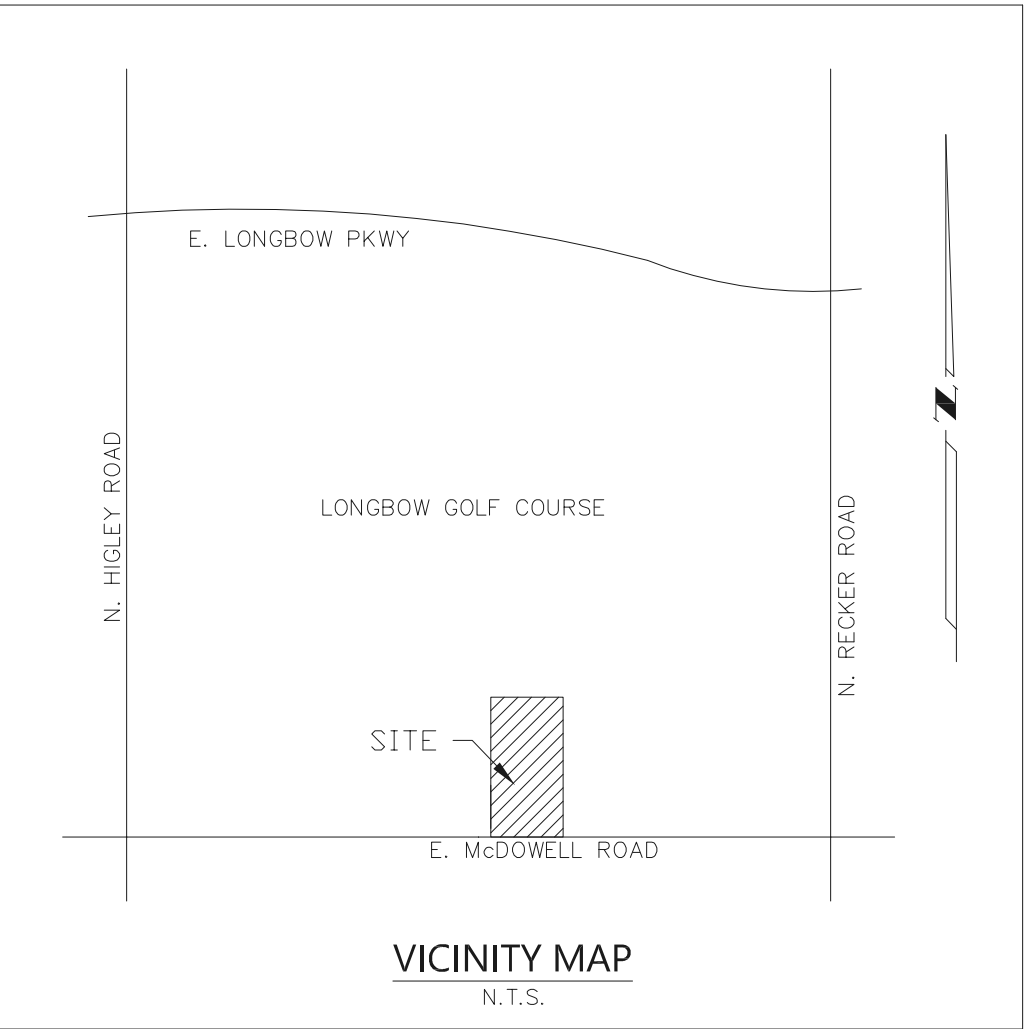
CONSTRUCTION TYPE
11-B (AUTOMATIC SPRINKLER SYSTEM)
5-2 COVERED RV STORAGE

ALLOWABLE AREA INCREASE 2012 IBC TABLE 503.5-1
17,500 + (17,500 S.F. X 2) = 52,500 S.F. MULTI STORY 506.4.1
17,500 + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY 506.4.1

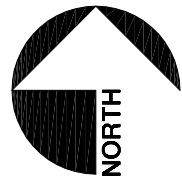
ALLOWABLE AREA INCREASE 2012 IBC TABLE 503.5-2
26,000 + (26,000 S.F. X 3) = 104,000 S.F. SINGLE STORY 506.4.1

BUILDING HEIGHT
MAXIMUM ALLOWED PER ZONING 40'-0".
PROPOSED 26'-0"-36'-0"

PARKING
PER ZONING TABLE 11-32-3.A MINI STORAGE = 6
PARKING PROVIDED = 6 (2 HC)

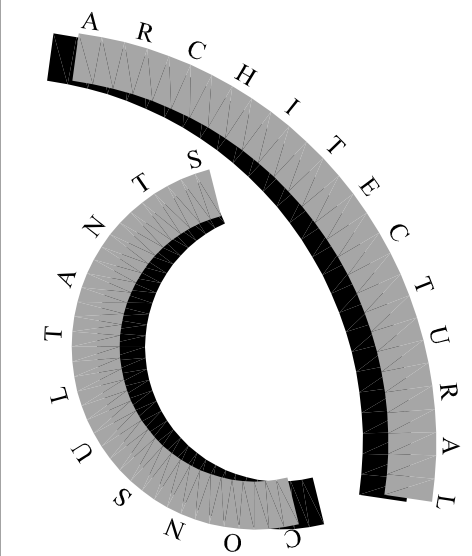


PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"



Architectural
Concepts

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Em archconcepts52@gmail.com

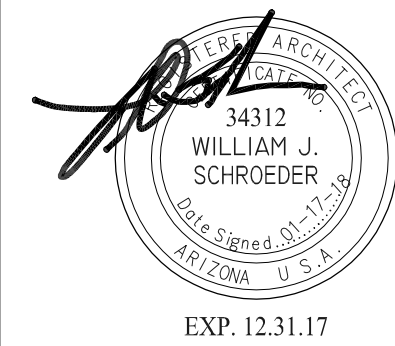


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seal



McDOWELL ROAD
MINI STORAGE
McDOWELL ROAD
MESA, ARIZONA 85215

Title: **PRELIMINARY SITE PLAN**

Date: **01/17/17**

Project number: **MD01**

Drawn by: **RL**

Checked by: **BS**

CAD file:

- ☒ Design Development
- ☐ Progress Const. Docs.
- ☐ City Submittal
- ☐ Bid Package
- ☐ Construction Issue
- ☐ Record Drawings

Sheet Number:

SP1

PRS17-00331