

2 AERIAL N.T.S.

MUNICIPALITY: CITY OF MESA, AZ

PARCEL	APN #	SQUARE FEET	ACRES
	136-23-005B	142,772 SQ. FT.	3.27 AC NET
	136-23-018C	40,075 SQ. FT.	0.91 AC NET
	136-23-018D	40,075 SQ. FT.	0.91 AC NET
	TOTAL	122,922 SQ. FT.	2.82 AC NET

BUILDING AREA

BUILDING	AREA
BUILDING A (2 STORY)	35,473 SQ. FT.
SELF-STORAGE	3,140 SQ. FT.
SHOWROOM	3,140 SQ. FT.
D&R AREA	1,508 SQ. FT.
WAREHOUSE	6,200 SQ. FT.
TOTAL	46,321 SQ. FT.

EXISTING ZONE: LIMITED COMMERCIAL (LC)

PROPOSED ZONE: INFILL DISTRICT (ID1)
REZONE TO ID1 (INFILL DISTRICT) AND APPROVAL BY CITY COUNCIL

BUILDING SETBACKS:

- FRONT: 15'-0" FROM 6 LANE ARTERIAL (EAST MCKELLIPS)
- SIDE: 20'-0" (LOCAL STREET NORTH PASADENA)
- REAR: 25'-0" (ADJACENT TO RM DISTRICT)
- 15'-0" (NEXT TO NON-RESIDENTIAL, MUST BE LANDSCAPED)

LANDSCAPE REQUIRED:

- ARTERIAL STREET FRONTAGE: 1 TREE AND 6 SHRUBS PER 25 LF OF MAIN STREET FRONTAGE (4 TREES AND 24 SHRUBS PER 100 FEET)
- LOCAL STREET FRONTAGE: 1 TREE AND 4 SHRUBS PER 25 LF

LANDSCAPE SETBACKS: 20'-0" FEET NEXT TO SINGLE RESIDENCE MEASURED FROM THE COMMON PROPERTY LINE

INTERIOR PARKING LOT: ISLAND AT EVERY 8 CONTIGUOUS PARKING SPACES 8'-0" X 15'-0" STAGGER ISLANDS FOR ROWS OF MORE THAN 16 PARKING SPACES AND 8'X30' AT ENDS

FAR & LOT COVERAGE: N/A

HEIGHT LIMIT: 30'-0" (MAX)

PARKING REQUIRED: MINI STORAGE, 4 SP PLUS 2 FOR MANAGER'S QUARTERS
MINI STORAGE: 4
WAREHOUSE: 1 SP / 900 S.F.
WAREHOUSE: 7
GENERAL OFFICE & RETAIL, 1 SP / 375 S.F.
GENERAL RETAIL: 10
TOTAL REQUIRED: 21 / PROVIDED: 26 (INCLUDING 3 HC & 8 LOAD/UNLOAD)
DISPLAY STALLS: 26
PARKING AREAS SHALL BE SCREENED FROM STREET(S) WITH (32" - 42" HIGH) MASONRY WALL, BERM W/ LANDSCAPING, OR COMBINATION, OR VERTICAL WIRE

3 ZONING INFORMATION N.T.S.

LOCKER SIZE	PROPOSED MIX								
	1st FLOOR	2nd FLOOR		TOTAL					
	INT.	SQ. FT.	%	INT.	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	47	1,175	7%	51	1,275	6%	98	2,450	6%
5 x 10	84	4,200	25%	113	5,650	26%	197	9,850	26%
8 x 10	1	80	0%	2	160	1%	3	240	1%
10 x 10	83	8,300	48%	99	9,900	47%	182	18,200	47%
10 x 15	23	3,450	20%	28	4,200	20%	51	7,650	20%
TOTAL	238	17,205	100%	293	21,185	100%	531	38,390	100%

1 SITE PLAN

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/19/15	ZI	revisions per City Pre-app comments
2	08/26/15	AB	CMU SCREEN WALL
3	10/05/15	AB	CITY PRELIMINARY PLAN REVIEW
4	11/13/15	ZI	City P&Z submittal
5	11/23/15	AB	CONDITIONS OF APPROVAL (P&Z)
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of Riverview
205 E McKellips Rd
Mesa, AZ 85201

SHEET CONTENTS:
PROPOSED SITE PLAN

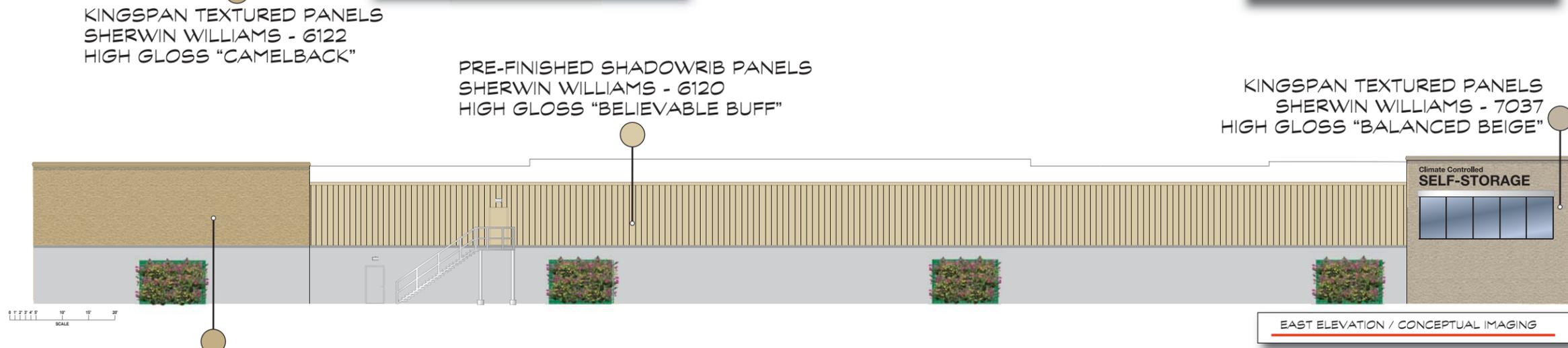
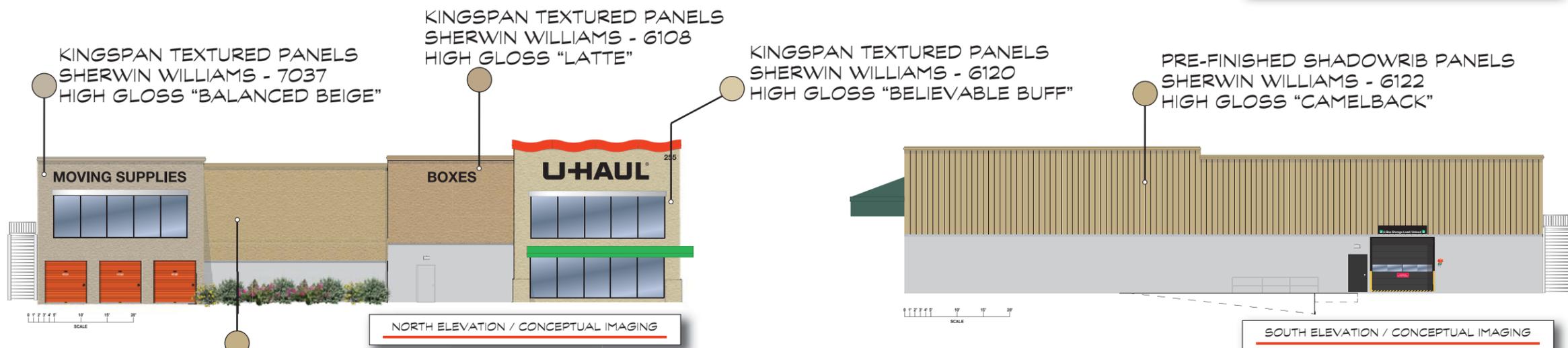
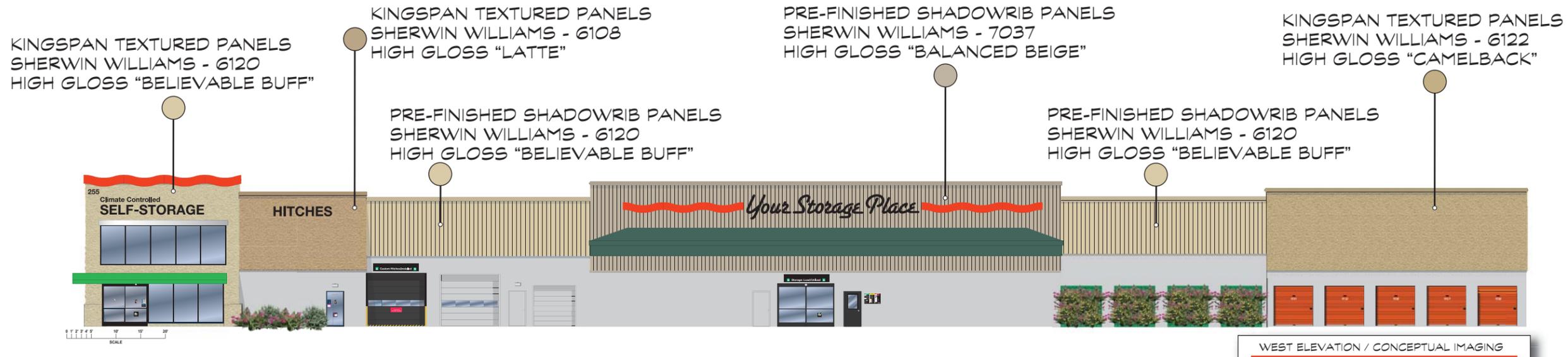
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DRAWN: APB
CHECKED: MB/ZL
DATE: 05/10/2016

255 SHEETS.DWG

SP-1

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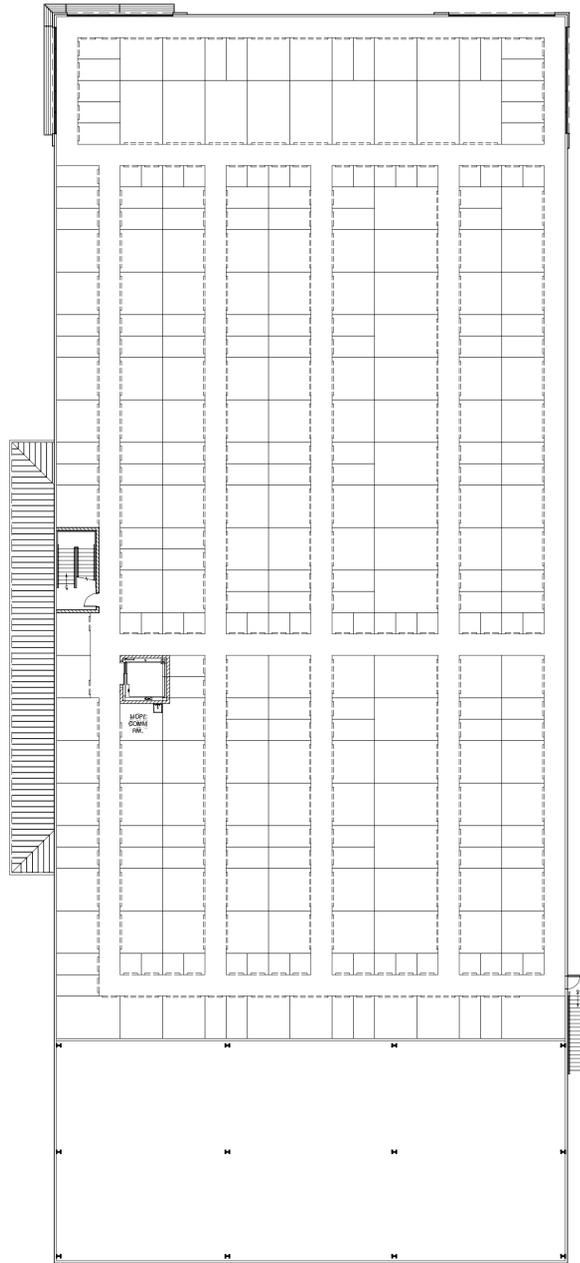
U-HAUL
AT
RIVERVIEW

255 E. McKellips Rd.
Mesa, AZ 85201

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04/25/2016

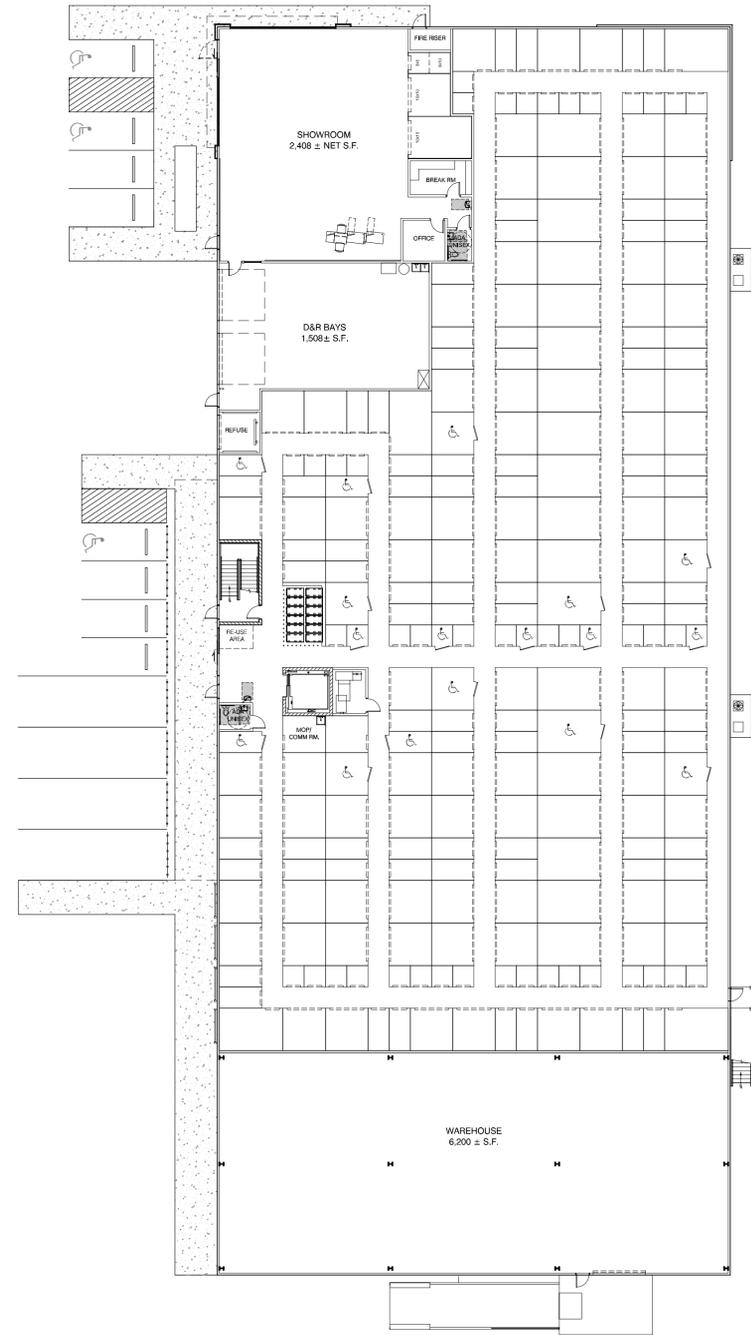
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2 SECOND FLOOR

SCALE: 1"=20'-0"



1 FIRST FLOOR

SCALE: 1"=20'-0"



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FLOOR PLANS

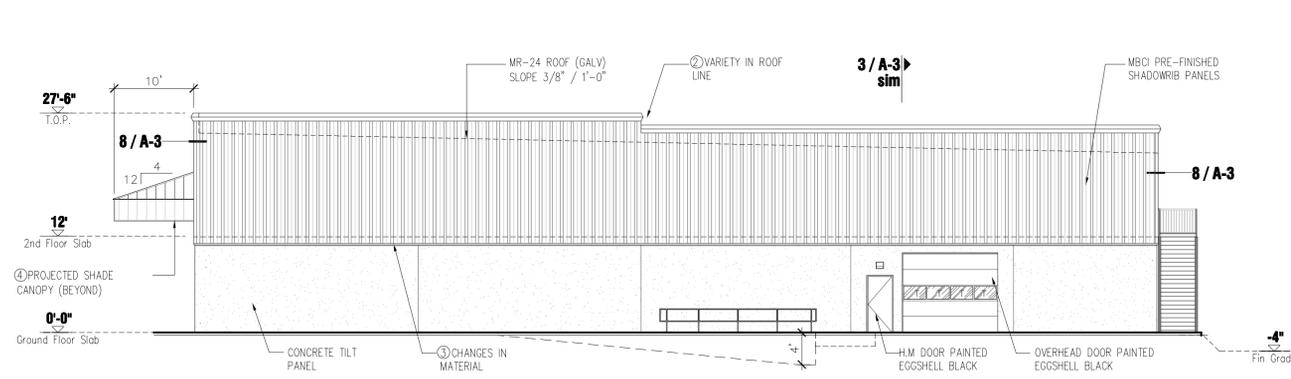
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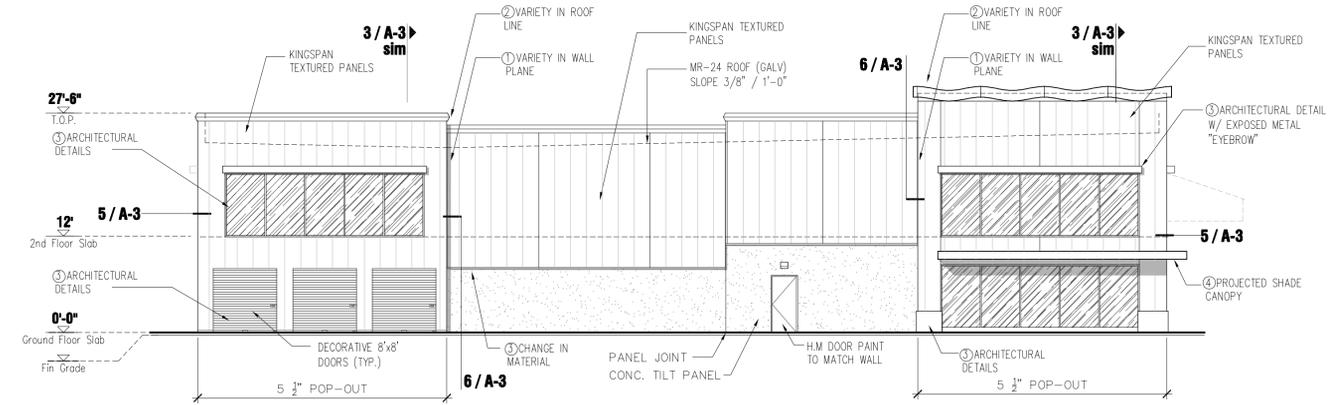
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- CITY OF MESA, BUILDING DESIGN STANDARDS
- VARIETY IN WALL PLANE. VARY EXTERIOR BUILDING WALLS IN DEPTH AND/ OR DIRECTION. BUILDING WALLS SHALL EXHIBIT OFFSETS, RECESSES, OR PROJECTIONS WITH SIGNIFICANT DEPTH, OR A REPEATED PATTERN OF OFFSETS, RECESSES, OR PROJECTIONS OF SMALLER DEPTH IN A WELL-INTEGRATED COMPOSITION.
 - VARIETY IN HEIGHT OR ROOF FORMS. PROVIDE ARCHITECTURAL INTEREST AT THE SKYLINE AND ACCENTUATE APPROPRIATE BUILDING ELEMENTS. VARY BUILDING HEIGHT SO THAT A SIGNIFICANT PORTION OF THE BUILDING HAS A NOTICEABLE CHANGE IN HEIGHT; OR ROOF FORMS ARE VARIED OVER DIFFERENT PORTIONS OF THE BUILDING THROUGH CHANGES IN PITCH, PLANE, AND ORIENTATION.
 - FACADE DESIGN INCORPORATES ARCHITECTURAL DETAIL. INCORPORATE DETAILS, SUCH AS WINDOWS TRIM, WINDOW RECESSES, CORNICES, BELT COURSES, CHANGES IN MATERIAL, OR OTHER DESIGN ELEMENTS, INTO THE FACADE IN AN INTEGRATED COMPOSITION. ARCHITECTURAL FEATURES OF THE FRONT FACADE SHALL BE INCORPORATED INTO THE REAR AND SIDE ELEVATIONS.
 - BALCONIES, BAY WINDOWS, AND OTHER SUCH PROJECTIONS OR RECESSES. INCORPORATE BALCONIES, BAY WINDOWS, ENTRY PORCHES OR OTHER PROJECTIONS AND RECESSES IN A PATTERN THAT CREATES ARCHITECTURAL INTEREST ACROSS THE LENGTH AND HEIGHT OF THE FACADE. PLACE BUILDING PROJECTIONS IN A MANNER THAT MITIGATES THE EFFECT OF SOLAR EXPOSURE FOR USERS AND PEDESTRIANS.



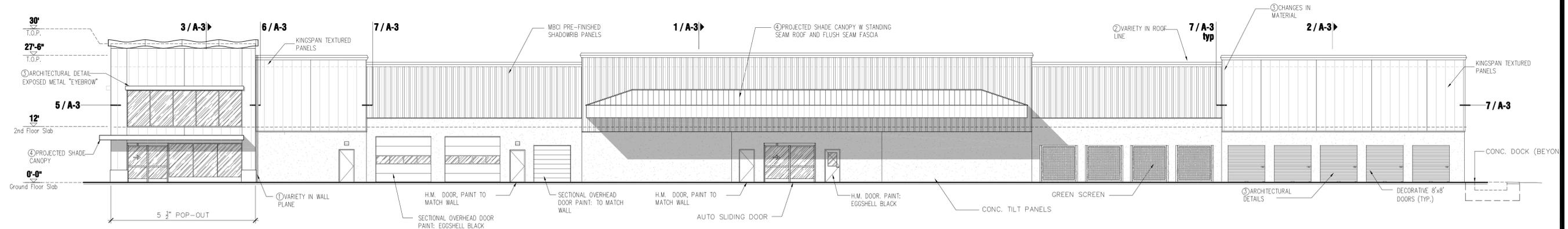
3 PROPOSED BUILDING - SOUTH ELEVATION

SCALE: 3/32"=1'-0"



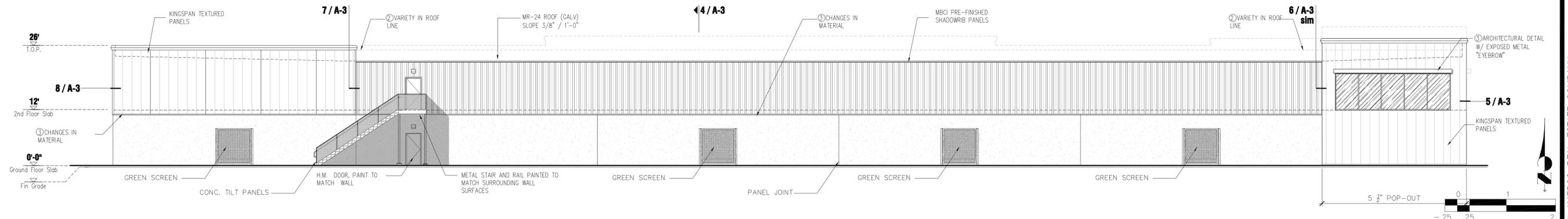
4 PROPOSED BUILDING - NORTH ELEVATION

SCALE: 3/32"=1'-0"



2 PROPOSED BUILDING - WEST ELEVATION

SCALE: 3/32"=1'-0"



1 PROPOSED BUILDING - EAST ELEVATION

SCALE: 3/32"=1'-0"

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PROFESSIONAL SEAL:



EXPIRES 09.30.2018

ARCHITECT LOGO:



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1895 e. auburn dr.
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SHEET CONTENTS:

PROPOSED ELEVATIONS

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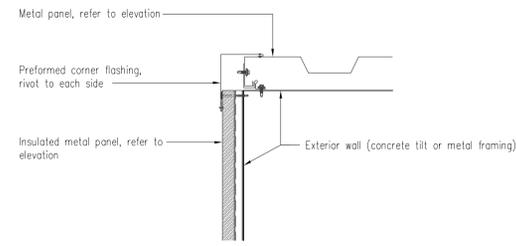
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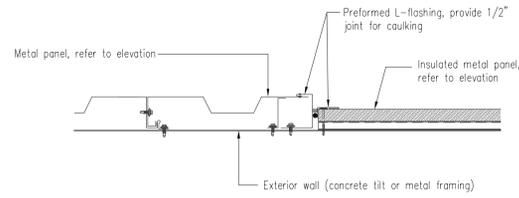
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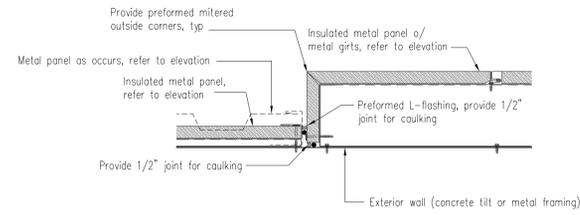
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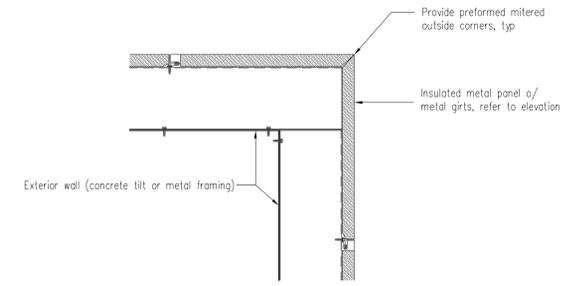
8 TYPICAL DETAIL SCALE: 1-1/2"=1'-0"



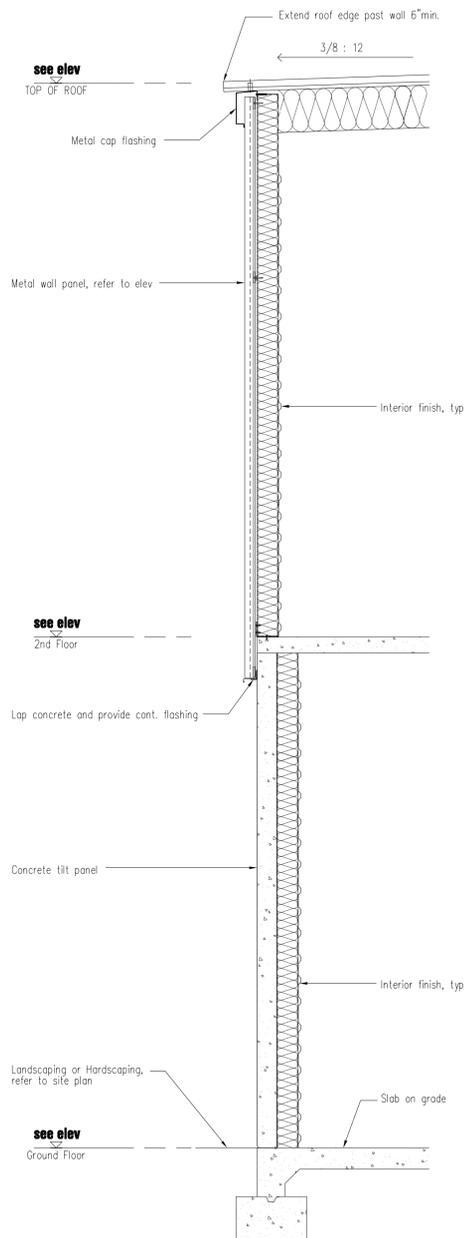
7 TYPICAL DETAIL SCALE: 1-1/2"=1'-0"



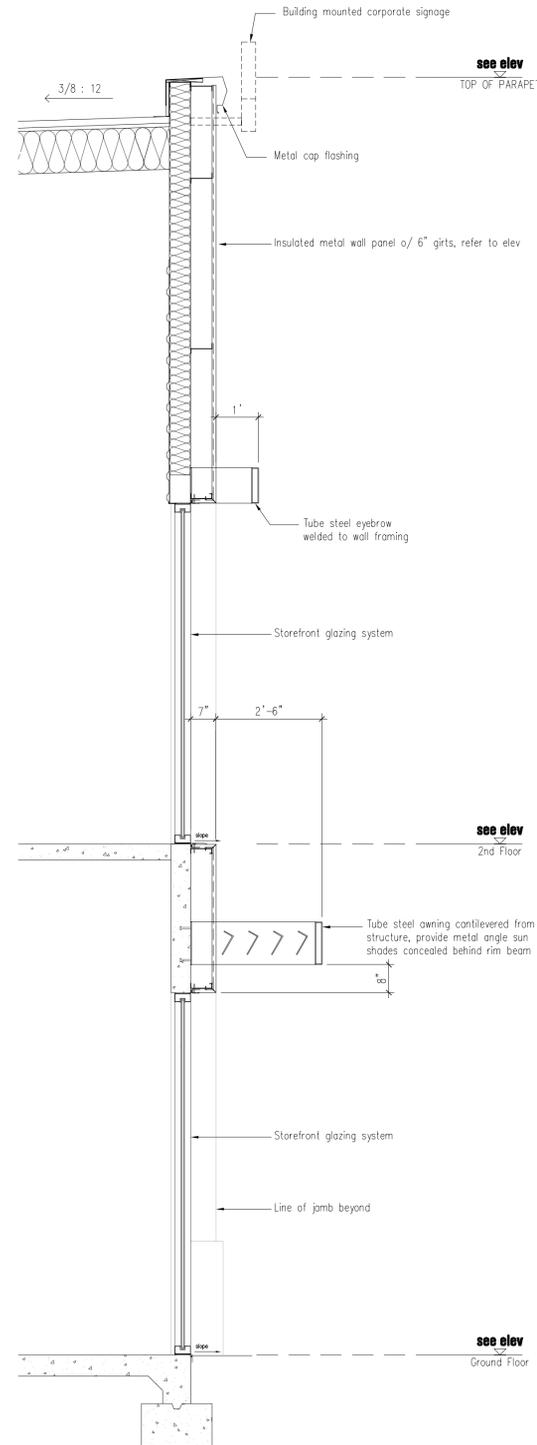
6 TYPICAL DETAIL SCALE: 1-1/2"=1'-0"



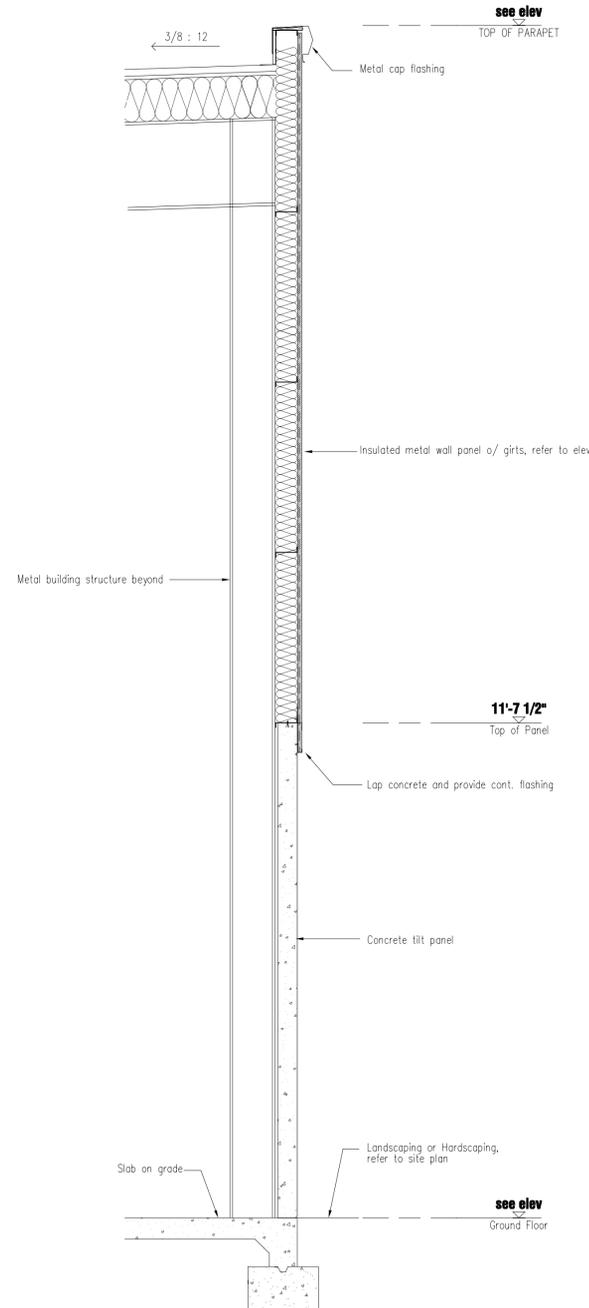
5 TYPICAL DETAIL SCALE: 1-1/2"=1'-0"



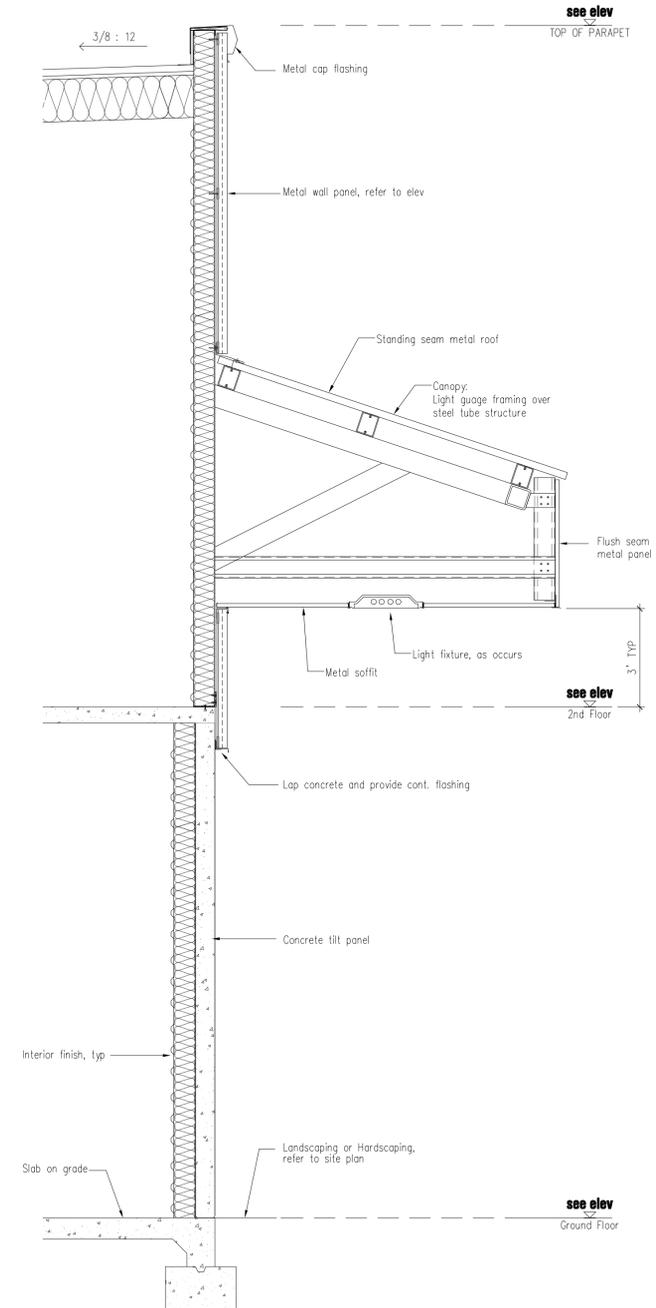
4 WALL SECTION SCALE: 1/2"=1'-0"



3 WALL SECTION SCALE: 1/2"=1'-0"



2 WALL SECTION SCALE: 1/2"=1'-0"



1 WALL SECTION SCALE: 1/2"=1'-0"

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SHEET CONTENTS:

TYPICAL
WALL SECTIONS

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DRAWN: ABP

CHECKED: MB/ZL

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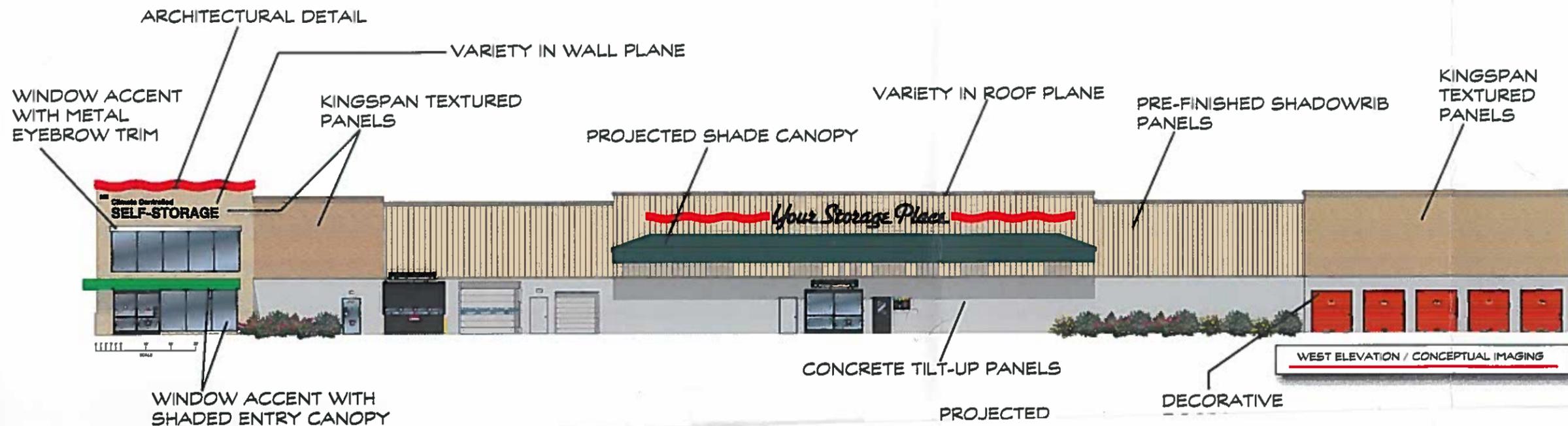
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U-HAUL

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RIVERVIEW

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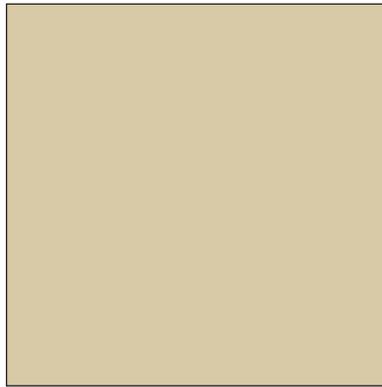
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882066 MSTR ART-01a
03/03/2016

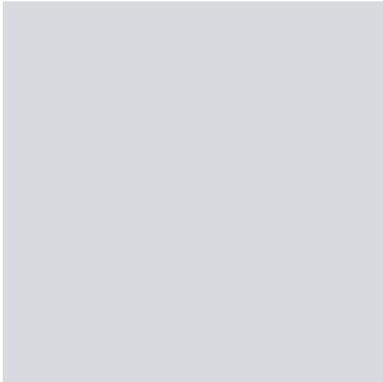
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P6- Sierra Sunset -
HIGH-GLOSS
"AUTOMOTIVE" Acrylic
Enamel



SW 6120 "Believable
Buff" - **HIGH-GLOSS**
Standard SW color number.
**Use Sher-Cryl Brand.*



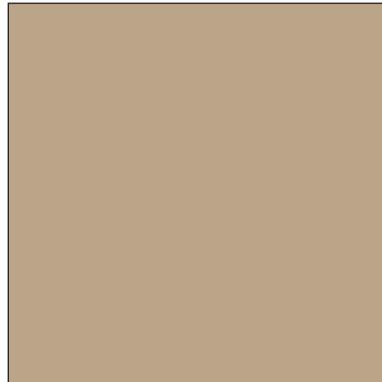
P2-Light Gray -
HIGH-GLOSS
Sher-Cryl High Performance Acrylic
Brand. Local SW Store matched
color.
1 gal. PN 10271-158, 5 gal. PN
10271-159



P29- SW 7037 "Balanced
Beige" - **HIGH-GLOSS**
Standard SW color number.
**Use Sher-Cryl Brand.*



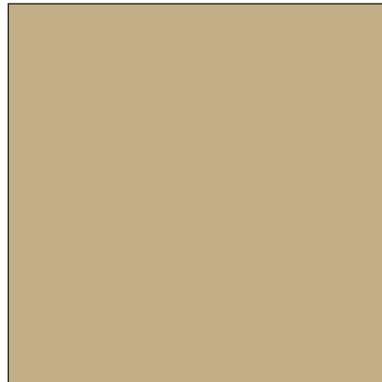
P4- Eggshell Black -
FLAT
Bondplex Brand - SW REX #
B71BW0200. Std. SW Pkg.
Factory color.
1 gal. PN 10271-164, 5 gal.
N/A



P31- SW 6108 "Latte" -
HIGH-GLOSS
Standard SW color number.
**Use Sher-Cryl Brand.*



P5-Green -
HIGH-GLOSS
Sher-Cryl High Performance Acrylic
Brand. Local SW Store matched
color.
1 gal. PN 10271-171, 5 gal.
PN 10271-172



P42- SW 6122
"Camelback" -
HIGH-GLOSS
Standard SW color number.
**Use Sher-Cryl Brand.*



UC117235XL "Duranar XL
Green"
**Requires UC51132 Clear
Coat**
PPG Industries, Inc

PAINT SWATCHES

U-Haul (case# Z15-040)
205 E McKellips Rd.
Mesa, AZ

