



# mesa·az *Design Review Board*

## *Staff Report*

**CASE NUMBER:** DRB18-00842  
**LOCATION/ADDRESS:** Within the 1000 and 1100 blocks of South Extension Road (west side).  
**REQUEST:** Approval of a height exception for Assured Self-Storage  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Mechanical Designs, Inc./David Cosgrove Et al.  
**APPLICANT:** Nicole Posten, On Point Architecture  
**STAFF PLANNER:** Evan Balmer

### **SITE DATA**

**PARCEL NO.:** 134-19-008B  
**PARCEL SIZE:** 1.53± acres  
**EXISTING ZONING:** LC-BIZ  
**GENERAL PLAN CHARACTER:** Neighborhood - Suburban  
**CURRENT LAND USE:** Vacant

### **SITE CONTEXT**

**NORTH:** Ida Redbird school ballfields – Zoned PS  
**EAST:** (Across Extension Road) developed single family residential – Zoned RS-6  
**SOUTH:** Salt River Project electrical substation – Zoned LC  
**WEST:** Vacant – Zoned RS-6 and OC

### **PROJECT DESCRIPTION**

The proposed building is a 95,961 square-foot indoor self-storage facility. The site is generally located north of Southern Avenue and east of Alma School Road, more specifically north of the northwest corner of Southern Avenue and Extension Road. The applicant is proposing a new self-storage facility on currently vacant land. The property was rezoned to LC-BIZ in 2000 and as part of that process also had a site plan approved for a different self-storage facility. The applicant is making only minor changes to the approved site plan and has submitted an Administrative Site Plan Modification for Planning Director review and approval.

The applicant is requesting approval from the Design Review Board for a building height exception in accordance with section 11-30-3 of the Ordinance.

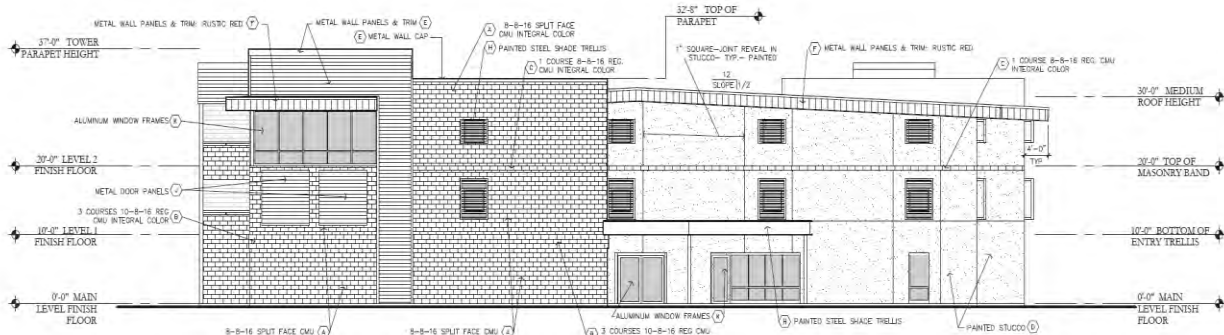
Chapter 11-30-3 of the Zoning Ordinance gives the Design Review Board the authority to approve additional exceptions to the height limits specified in this Ordinance only upon a finding by the Board that:

1. The proposed development does not exceed the maximum number of stories or residential densities permitted in the zoning district in which it is located; and.

The applicant has not proposed any additional stories for this commercial building. The height requested is identified in the table below:

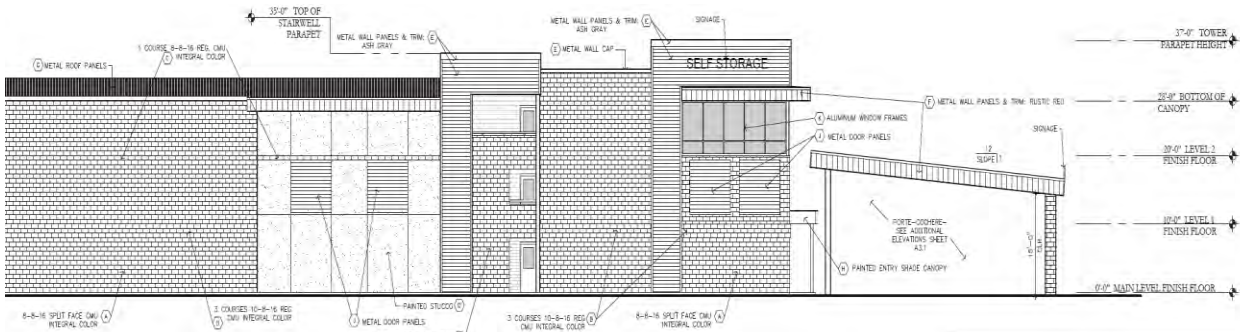
Development Standards – MZO Table 11-6-3	Required	Proposed
Maximum Building Height	30'	32'8" to 37'

The location of the height increase is shown in the elevations below:



2. At least one of the following items is present:
  - a. Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the building height; or

The applicant has included a large porte-cochere structure in the front of the building, which adds visual interest to the building and helps to mitigate the impact of the building height. The porte-cochere structure is shown below:



- b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or

The exception is not needed to accommodate the uses within the building. However, the exception does contribute to the overall aesthetic of the design, which is of a much higher quality than the previously approved self-storage facility on this site.

- c. The architectural style of the building or structure places the exception at a central point or in a limited area such as a dome, sphere, or other geometric.

*The height exception is located at the southeast corner of the building along Extension Road.  
The location of the exception helps the building create visual interest along Extension Road.*

**CONCLUSION:**

The applicant has exceeded the criteria for the height exception per section 11-30-3. Staff recommends approval with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the plans submitted.
2. Compliance with all requirements of the Design Review process.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval for ADM18-00843.

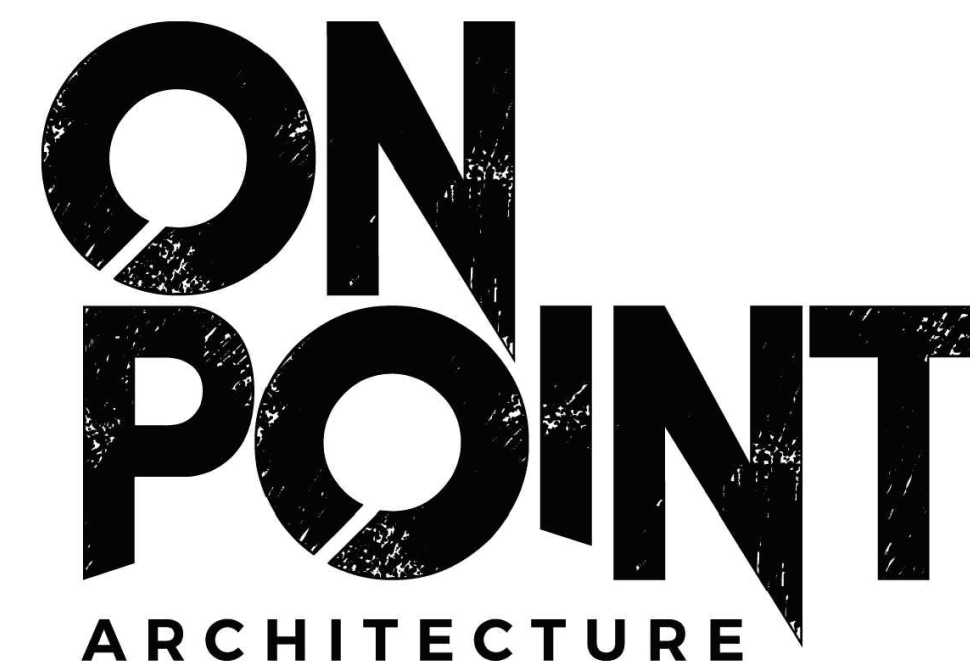
# NEW SELF STORAGE FACILITY for ASSURED SELF STORAGE

## 1108 S EXTENSION MESA, ARIZONA

PROJECT DATA AND STATISTICS	BUILDING CODE DATA	INDEX OF DRAWINGS	OWNER INFO	PROJECT DESCRIPTION
<p>SITE ADDRESS: NORTH OF THE NWC EXTENSION &amp; SOUTHERN, MESA, ARIZONA 85210</p> <p>CITY OF MESA PROJECT NUMBERS: Z00-20, PRS18-00535</p> <p>PARCEL NUMBER: 134-19-008B</p> <p>EXISTING ZONING: LC/ BIZ</p> <p>REQUEST: DIP FOR REDUCED SETBACKS REQUEST</p> <p>EXISTING USE: VACANT</p> <p>PROPOSED USE: MINI-STORAGE (NO MANAGERS APARTMENT)</p> <p>ADJACENT ZONING DISTRICTS: WEST: NC/ RS-6 NORTHEAST (PUBLIC SCHOOL) EAST/CROSS EXTENSION: RS-6 SOUTHWEST (SRP SUBSTATION)</p> <p>LOT SIZE &amp; SITE DIMENSIONS: 66,647 S.F. (1.53 AC) 351 FEET X 190 FEET (FRONTAGE)</p> <p>PARKING REQUIRED: REQUIRED FOR MINI-STORAGE FACILITIES: 4 SPACES</p> <p>PARKING PROVIDED: 4 SPACES</p> <p>BUILDING HEIGHT: MAXIMUM ALLOWED: 30' STORAGE BUILDING: 30' MAX.</p> <p>SETBACKS: 20 FEET AT STREET 10 FEET LANDSCAPE AT SIDES 30 FEET BUILDING AT SIDES 10 FEET AT REAR</p> <p>STORAGE FACILITY SITE COVERAGE PERCENTAGES: BUILDING COVERAGE: 31,987 SQ FT 48% COVERAGE DRIVEWAY PAVING, WALKS, CURBS: 14,952 SQ FT 22% COVERAGE LANDSCAPE AREAS: 19,708 SQ FT 30% COVERAGE</p>	<p><b>APPLICABLE BUILDING CODES:</b></p> <p>2006 IBC 2005 NEC 2006 IFC 2006 IMC 2006 IPC 2005 MAG STANDARDS 2009 IECC 2006 IFGC</p> <p><b>BUILDING A- OFFICE/ SELF STORAGE FACILITY</b> CONSTRUCTION TYPE: TYPE II-B FULLY SPRINKLERED 3-STORY BUILDING, OCCUPANCY : B/ S-1 UNSEPARATED FLOOR AREA PER LEVEL: 31,987 TOTAL FLOOR GROSS AREA: 95,961 S.F. TOTAL FLOOR NET RENTABLE AREA: 70,440 S.F. TOTAL UNITS: 885 UNITS</p> <p><b>ALLOWABLE AREA:</b> STORAGE BUILDING: S-1 TYPE II-B- FULLY SPRINKLERED = 17,500 + IFES INCREASE= 17,500 + (17,500 * 3) = 70,000 S.F. PER FLOOR ✓</p>	<p>CV COVER SHEET</p> <p>SV SITE SURVEY</p> <p>C1 OF 2 CIVIL COVER SHEET &amp; NOTES C2 OF 2 PRELIMINARY GRADING &amp; DRAINAGE PLANS</p> <p>LA01 PRELIMINARY LANDSCAPE PLAN</p> <p>CD01 BUILDING FLOOR CODE PLANS CD02 BUILDING FLOOR CODE PLANS</p> <p>A1.1 SITE PLAN A1.2 FIRE ACCESS PLAN A3.1 EXTERIOR BUILDING ELEVATIONS A3.2 EXTERIOR BUILDING ELEVATIONS A3.3 EXTERIOR BUILDING ELEVATIONS A3.4 EXTERIOR BUILDING RENDERING A3.5 EXTERIOR BUILDING ELEVATIONS IN COLOR A4.1 BUILDING SECTION</p> <p>E00 SITE PHOTOMETRIC PLAN E01 FIXTURE CUT SHEETS</p>	<p>OWNER: VLC ENTERPRISES, LLC. dba ASSURED SELF STORAGE 4000 N. MACARTHUR BLVD., STE. A-132 IRVING, TEXAS, 75038</p> <p>SITE ADDRESS: 1108 S EXTENSION MESA, ARIZONA</p>	<p>THIS PROJECT INCLUDES A NEW SELF STORAGE FACILITY ON A VACANT PARCEL LOCATED NORTH OF THE NWC OF SOUTHERN AVENUE AND EXTENSION. THE PROJECT HAS AN APPROVED SITE PLAN FOR SELF STORAGE, APPROVED WITH STIPULATIONS JULY 10, 2000. THIS NEW FACILITY'S SITE PLAN IS IN CONFORMANCE WITH THE APPROVED SITE PLAN AND WE REQUEST AN ADMINISTRATIVE SITE PLAN APPROVAL. WE ARE ALSO APPLYING FOR DRB REVIEW.</p> <p>THE NEW FACILITY IS A NEW 3 STORY, FULLY INTERIOR AND AIR CONDITIONED SELF-STORAGE UNITS. THERE IS A SMALL OFFICE ON THE GROUND FLOOR. THERE ARE NO MANAGER QUARTERS ON SITE. THERE ARE ONLY 2 EXTERIOR ACCESSED UNITS THAT ARE MANAGER USE ONLY. THE BUILDING HAS CODED ACCESS ENTRIES. THE SITE IS NOT GATED. SEE SHEET A1.2 FOR FIRE ACCESS. THE STREET FRONTAGE HAS A LARGE PORTE-COCHE FOR ALL WEATHER PROTECTION AND TO ENGAGE THE STREET ARCHITECTURALLY. MATERIALS INCLUDED INTEGRAL COLOR MASONRY, METAL WALL PANEL, METAL ROOFING, GLASS, METAL DOOR PANELS, AND STUCCO. SIGNAGE WILL BE WALL MOUNTED AND MOUNTED ON THE TOP OF THE PORTE-COCHE, AS APPROVED THROUGH A SEPARATE SIGN SUBMITTAL.</p>
			ARCHITECT/ENGINEER INFO	<p><b>VICINITY MAP</b></p> <p>NOT TO SCALE</p>
			<p>ARCHITECT: ON POINT ARCHITECTURE, LLC. NICOLE POSTEN, RA 1341 E. FAIRFIELD STREET MESA, ARIZONA 85203</p> <p>CIVIL: GARNER GROUP ENGINEERING CLINT GARNER, P.E. 2064 E. NORCROFT ST. MESA, ARIZONA 85213</p> <p>LANDSCAPE: TJ McQUEEN &amp; ASSOCIATES, INC. TIM McQUEEN, LA 8433 EAST CHOLLA ST., STE. 101 SCOTTSDALE, ARIZONA 85260</p> <p>MECH/ PLUMB: MAVEN ENGINEERING KIRK HOFFMAN, PE 8011 S AVENIDA Del YAQUI GUADALUPE, ARIZONA 85283</p> <p>ELECTRICAL: MAVEN ENGINEERING KIRK HOFFMAN, PE 8011 S AVENIDA Del YAQUI GUADALUPE, ARIZONA 85283</p> <p>STRUCTURAL: BABBITT NELSON ENGINEERING, LLC. FELIPE BABBITT, P.E. 1140 E GREENWAY ST., SUITE 2 MESA, ARIZONA 85203</p>	

STORAGE FACILITY STATISTICS	OCCUPANCY COUNT	DEFERRED SUBMITTALS																																																						
<table border="1"> <thead> <tr> <th>UNIT SIZE</th> <th># OF UNITS</th> <th>TOTAL AREA</th> </tr> </thead> <tbody> <tr><td>5X5</td><td>68</td><td>1,700 S.F.</td></tr> <tr><td>5X7.5</td><td>28</td><td>1,050 S.F.</td></tr> <tr><td>5X10</td><td>221</td><td>11,050 S.F.</td></tr> <tr><td>5X15</td><td>2</td><td>150 S.F.</td></tr> <tr><td>10X5</td><td>115</td><td>5,750 S.F.</td></tr> <tr><td>10X7</td><td>25</td><td>1,750 S.F.</td></tr> <tr><td>10X7.5</td><td>6</td><td>450 S.F.</td></tr> <tr><td>10X10</td><td>286</td><td>28,600 S.F.</td></tr> <tr><td>10X12</td><td>2</td><td>240 S.F.</td></tr> <tr><td>10X15</td><td>132</td><td>19,800 S.F.</td></tr> <tr><td>TOTAL</td><td>885 UNITS</td><td>70,540 S.F.</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>STORAGE UNITS</th> <th>UNIT COUNT</th> <th>AREA</th> </tr> </thead> <tbody> <tr><td>TOTAL UNITS:</td><td>885</td><td>70,540 R.S.F.</td></tr> <tr><td>CORRIDOR/ ELEVATOR:</td><td></td><td>24,445 S.F.</td></tr> <tr><td>FIRE RISER ROOMS:</td><td>3</td><td>105 S.F.</td></tr> <tr><td>RESTROOMS:</td><td>3</td><td>208 S.F.</td></tr> <tr><td>OFFICE:</td><td>1</td><td>663 S.F.</td></tr> </tbody> </table> <p>UNIT RATIO: 70,540 R.S.F. / 885 UNITS: 1 UNIT PER 80 S.F.</p>	UNIT SIZE	# OF UNITS	TOTAL AREA	5X5	68	1,700 S.F.	5X7.5	28	1,050 S.F.	5X10	221	11,050 S.F.	5X15	2	150 S.F.	10X5	115	5,750 S.F.	10X7	25	1,750 S.F.	10X7.5	6	450 S.F.	10X10	286	28,600 S.F.	10X12	2	240 S.F.	10X15	132	19,800 S.F.	TOTAL	885 UNITS	70,540 S.F.	STORAGE UNITS	UNIT COUNT	AREA	TOTAL UNITS:	885	70,540 R.S.F.	CORRIDOR/ ELEVATOR:		24,445 S.F.	FIRE RISER ROOMS:	3	105 S.F.	RESTROOMS:	3	208 S.F.	OFFICE:	1	663 S.F.	<p>TOTAL FLOOR AREA: 95,961 S.F. SELF STORAGE: 95,298 S.F. OFFICE: 663 S.F.</p> <p>OCCUPANCY: SELF-STORAGE: 1 PER 500 S.F. OFFICE: 1 PER 100 S.F.</p> <p>95,298 / 500 = 191 OCCUPANTS 663 / 100 = 7 OCCUPANTS 198 OCCUPANTS TOTAL</p> <p><b>RESTROOM COUNT</b></p> <p>OCCUPANCY: B 1 TOILET FACILITY REQUIRED 1 TOILET FACILITY PROVIDED</p> <p>OCCUPANCY: S1 1 PER 100 OCCUPANTS 2 TOILET FACILITIES REQUIRED 2 TOILET FACILITIES PROVIDED</p>	<p>106.3.4.2 DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD</p> <p>DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.</p> <p>THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.</p> <p>1. FIRE SPRINKLER SYSTEM PER NFPA 13-2010 2. FIRE ALARM/ MONITORING 419.5 3. SIGNAGE</p>
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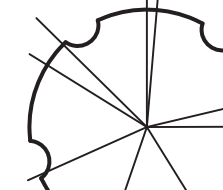
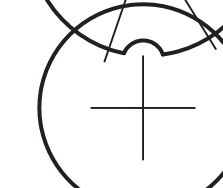
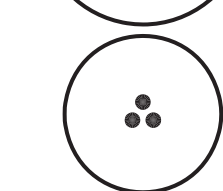
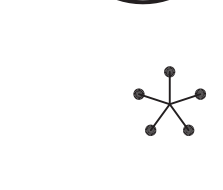
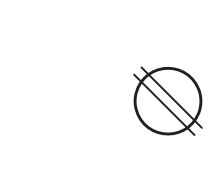

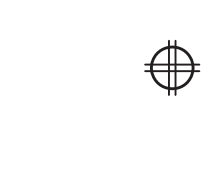



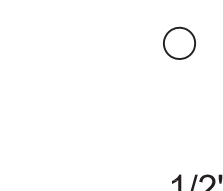
PRINTED: 12/03/2018



	<p>NEW SELF STORAGE for ASSURED SELF STORAGE</p>	
	<p>NWC EXTENSION &amp; SOUTHERN MESA, ARIZONA</p>	
<p>DATE ITEM</p> <p>7/03/18 PRE-APPLICATION</p> <p>10/23/18 DRB &amp; SITE PLAN</p> <p>12/04/18 DRB &amp; SITE PLAN 2</p>	<p>DWG NAME: COVER SHEET</p>	<p>DWG #: CV</p>

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**LANDSCAPE LEGEND**

-  CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX, UNLESS NOTED
  -  ACACIA SALICINA  
WILLOW ACACIA  
24" BOX
  -  SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
24" BOX
  -  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
  -  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
  -  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  -  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
  -  AGAVE GEMNIFLORA  
TWIN FLOWERED AGAVE  
5 GALLON
  -  RUELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON
  -  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
  -  LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON
- 1/2" SCREENED EXPRESS 'PAINTED DESERT'  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**CITY OF MESA  
LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

**ARTERIAL STREET:**

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

**MAJOR, MIDSECTION COLLECTOR STREET:**

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

**COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:**

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

**PUBLIC OR PRIVATE LOCAL STREET:**

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

**7. PLANT MATERIAL SIZES REQUIRED:**

TREES: (TOTAL REQUIRED TREES)  
25% SHALL BE 36" BOX OR LARGER  
50% SHALL BE 24" BOX OR LARGER  
NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS)  
50% SHALL BE 5 GALLON OR LARGER.  
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

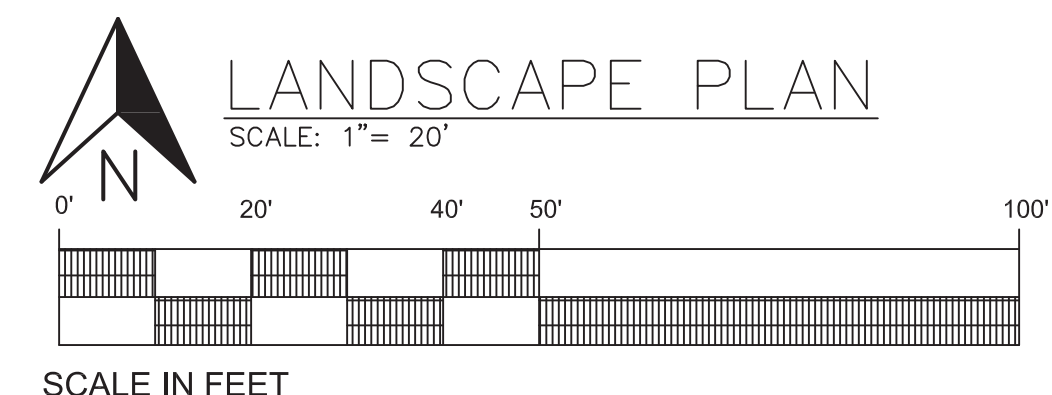
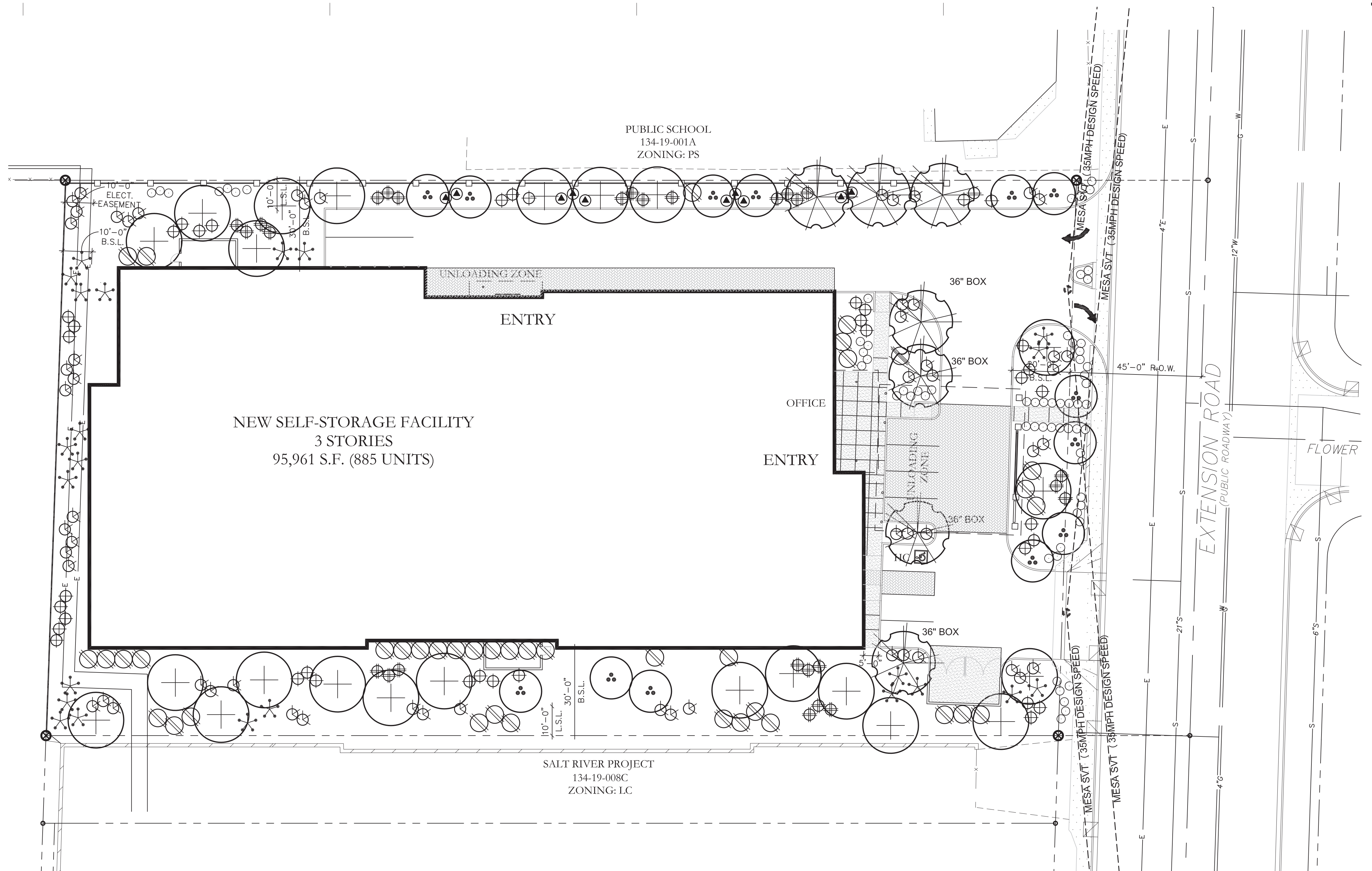
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

**ADDITIONAL NOTES:**

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.


ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.



WWW.ONPOINTARCHITECTURE.COM  
P. 480-227-5259 MESA, ARIZONA

PRINTED: 10/03/2018

	JOB #: JOB	
	<b>NEW SELF STORAGE</b> for <b>ASSURED SELF STORAGE</b>	
DATE: _____ REV 1: _____ REV 2: _____ REV 3: _____ REV 4: _____		DWG NAME: LANDSCAPE DWG #: <b>LA.01</b>

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320

EMAIL: timmccqueen@tjma.net



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OCCUPANCY COUNT		UNIT COUNT	
TOTAL GROUND FLOOR AREA: 31,987 S.F.		UNIT SIZE	# OF UNITS
663 S.F. OFFICE		5X5	6
108 S.F. RESTROOMS		5X7	1
31,216 S.F. SELF-STORAGE		5X7.5	1
OCCUPANCY:		5X10	45
OFFICE: 1 PER 100 S.F.		5X15	2
SELF-STORAGE: 1 PER 500 S.F.		10X5	43
		10X7	7
		10X7.5	6
		10X10	99
		10X12	2
		10X15	46
		TOTAL	258 UNITS
# OF EXITS REQUIRED: 2 EXITS			
# OF EXITS PROVIDED: 2 EXITS			

GROUND FLOOR CODE PLAN  
1/16" = 1'-0"

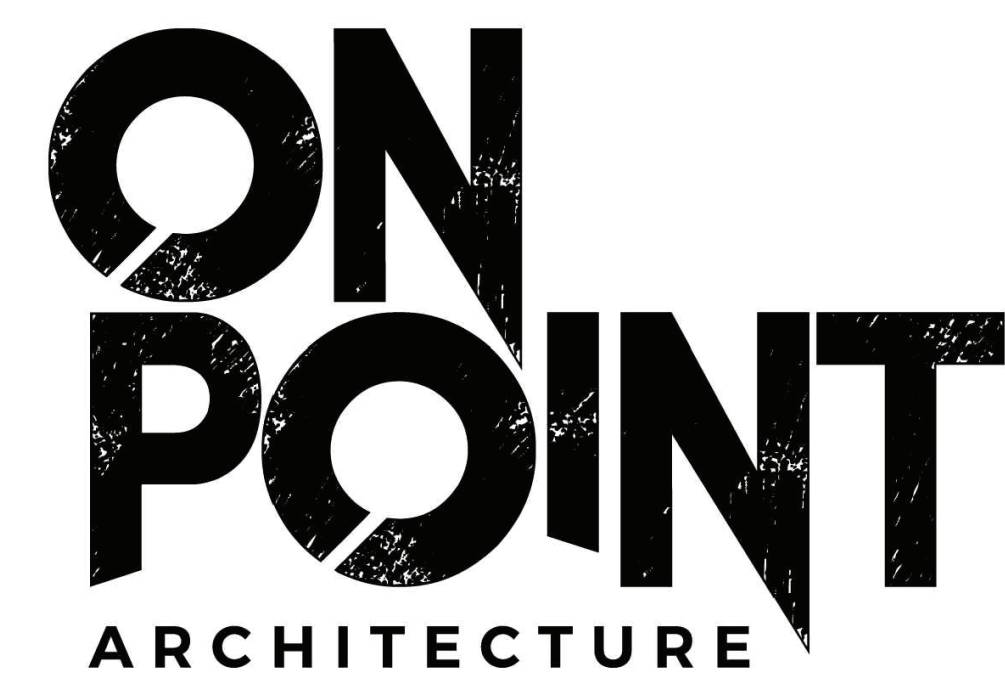
LEGEND KEY	
	LIGHTED EXIT SIGN- SEE ELECTRICAL DRAWINGS
	DIRECTION OF EXIT EGRESS TRAVEL
EXIT 1	EXIT # AND EXIT WIDTH REQUIREMENTS PER IBC SECTION 1005



OCCUPANCY COUNT		UNIT COUNT	
TOTAL SECOND FLOOR AREA: 31,987 S.F.		UNIT SIZE	# OF UNITS
100 S.F. RESTROOM		5X5	31
31,887 S.F. SELF-STORAGE		5X7.5	13
OCCUPANCY:		5X10	88
SELF-STORAGE: 1 PER 500 S.F.		10X5	36
		10X7	9
		10X10	93
		10X15	43
		TOTAL	313 UNITS
# OF EXITS REQUIRED: 2 EXITS			
# OF EXITS PROVIDED: 2 EXITS			

SECOND FLOOR CODE PLAN  
1/16" = 1'-0"

PRINT DATE: 12-03-18



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	JOB #: 1812	
	<b>SELF STORAGE FACILITY</b> for <b>ASSURED SELF STORAGE</b>	
DATE: 10/23/18 ITEM: DRB & SITE PLAN 12/04/18: DRB & SITE PLAN 2	1104 S. EXTENSION MESA, ARIZONA	
DWG NAME: GROUND FLOOR & SECOND FLOOR CODE PLANS	DWG #:	<b>CD01</b>

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OCCUPANCY COUNT		UNIT COUNT	
TOTAL THIRD FLOOR AREA: 31,987 S.F.		UNIT SIZE	# OF UNITS
OCCUPANCY: SELF-STORAGE: 1 PER 500 S.F.		5X5	31
64 OCCUPANTS TOTAL		5X7.5	13
		5X10	88
		10X5	36
		10X7	9
		10X10	94
		10X15	43
		TOTAL	314 UNITS
# OF EXITS REQUIRED: 2 EXITS			
# OF EXITS PROVIDED: 2 EXITS			

**THIRD FLOOR CODE PLAN**  
1/16" = 1'-0"

LEGEND KEY	
	LIGHTED EXIT SIGN- SEE ELECTRICAL DRAWINGS
	DIRECTION OF EXIT EGRESS TRAVEL
EXIT 1	EXIT # AND EXIT WIDTH REQUIREMENTS PER IBC SECTION 1005

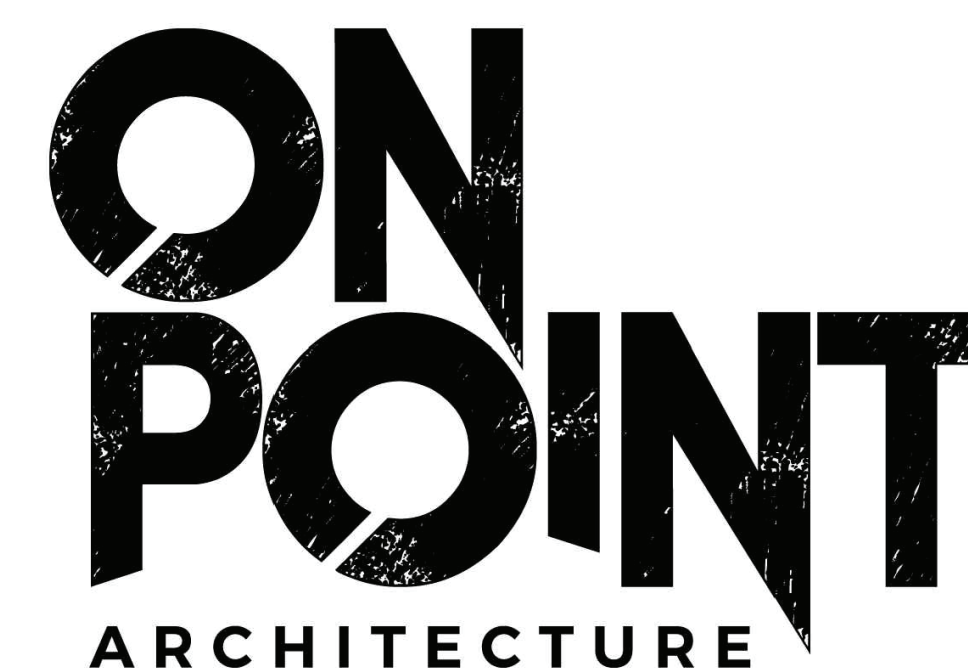
**STORAGE FACILITY STATISTICS**

UNIT SIZE	# OF UNITS	TOTAL AREA
5X5	68	1,700 S.F.
5X7.5	28	1,050 S.F.
5X10	221	11,050 S.F.
5X15	2	150 S.F.
10X5	115	5,750 S.F.
10X7	25	1,750 S.F.
10X7.5	6	450 S.F.
10X10	286	28,600 S.F.
10X12	2	240 S.F.
10X15	132	19,800 S.F.
TOTAL	885 UNITS	70,540 S.F.

STORAGE UNITS	UNIT COUNT	AREA
TOTAL UNITS:	885	70,540 R.S.F.
CORRIDOR/ ELEVATOR:		24,445 S.F.
FIRE RISER ROOMS:	3	105 S.F.
RESTROOMS:	3	208 S.F.
OFFICE:	1	663 S.F.

UNIT RATIO: 70,540 R.S.F./ 885 UNITS: 1 UNIT PER 80 S.F.

PRINT DATE: 12-03-18



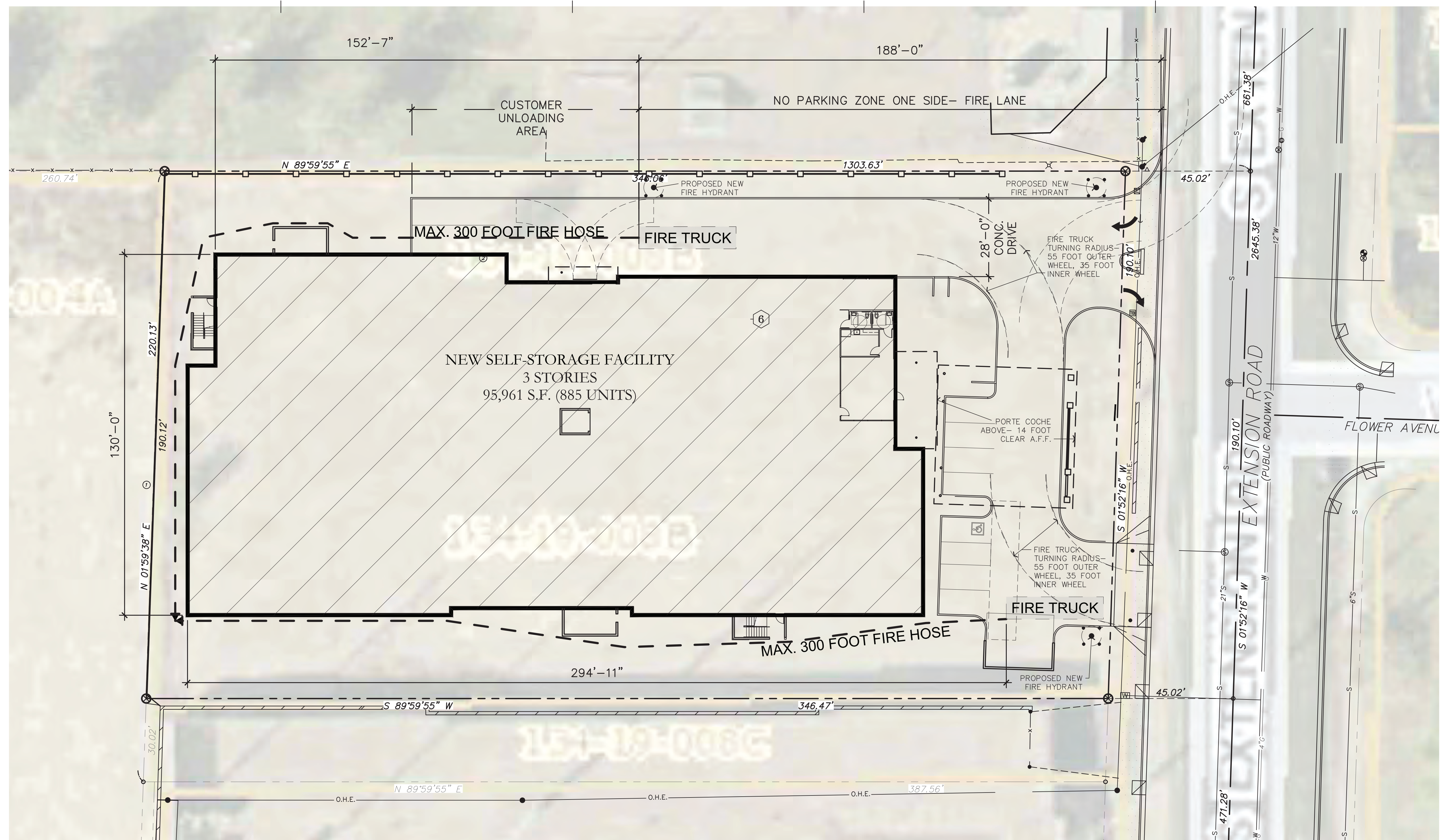
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P. 480-227-5259 MESA, ARIZONA

	JOB #: 1812							
	<b>SELF STORAGE FACILITY</b> for <b>ASSURED SELF STORAGE</b>							
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DATE	ITEM							
10/23/18	DRB & SITE PLAN							
12/04/18	DRB & SITE PLAN 2							
DWG NAME: THIRD FLOOR CODE PLAN & STORAGE FACILITY STATISTICS	DWG #:	CD02						

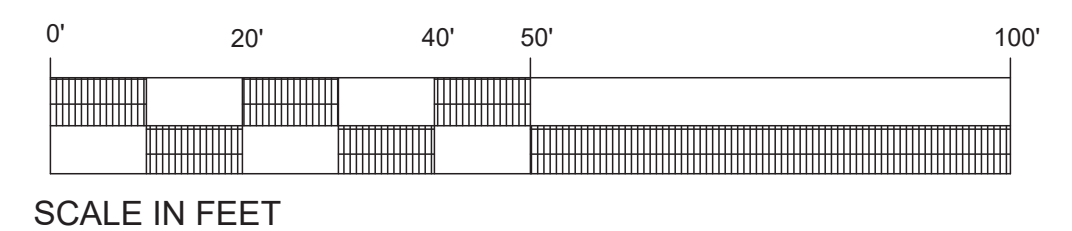
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**FIRE ACCESS PLAN**  
 SCALE: 1" = 20'



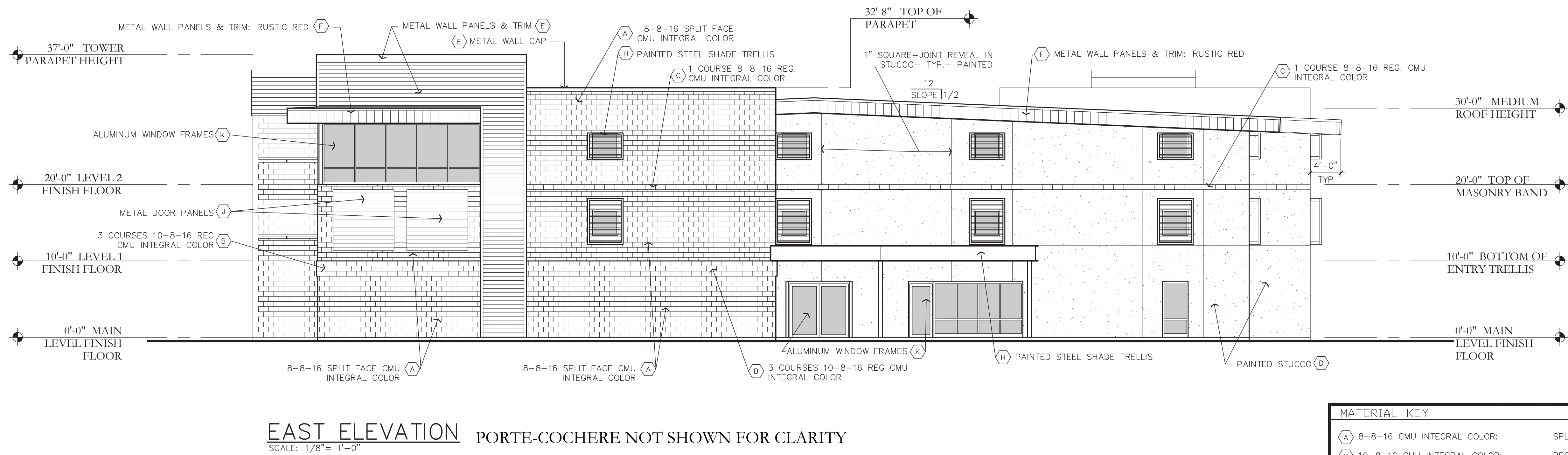
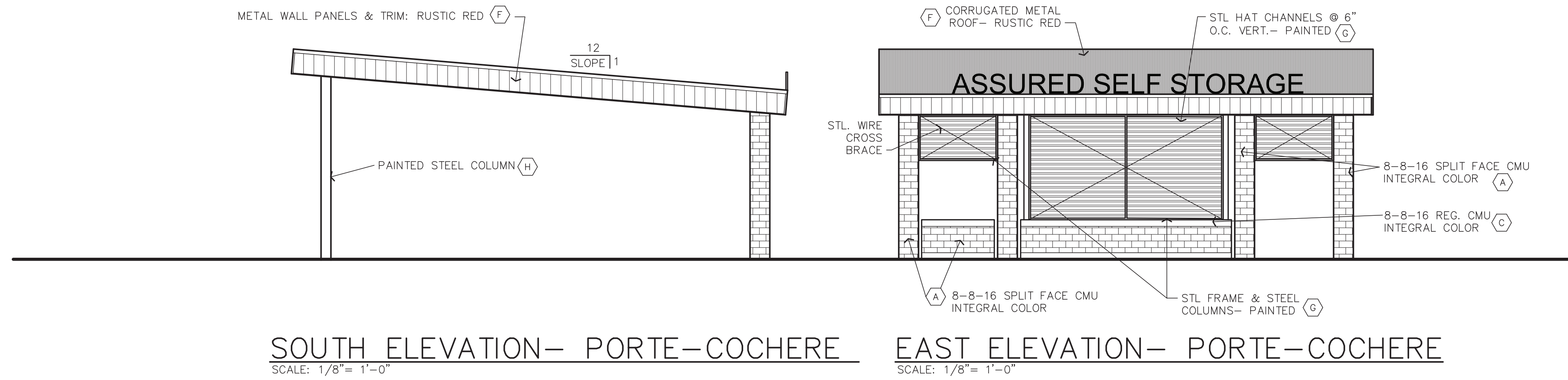
PRINTED: 12/03/2018



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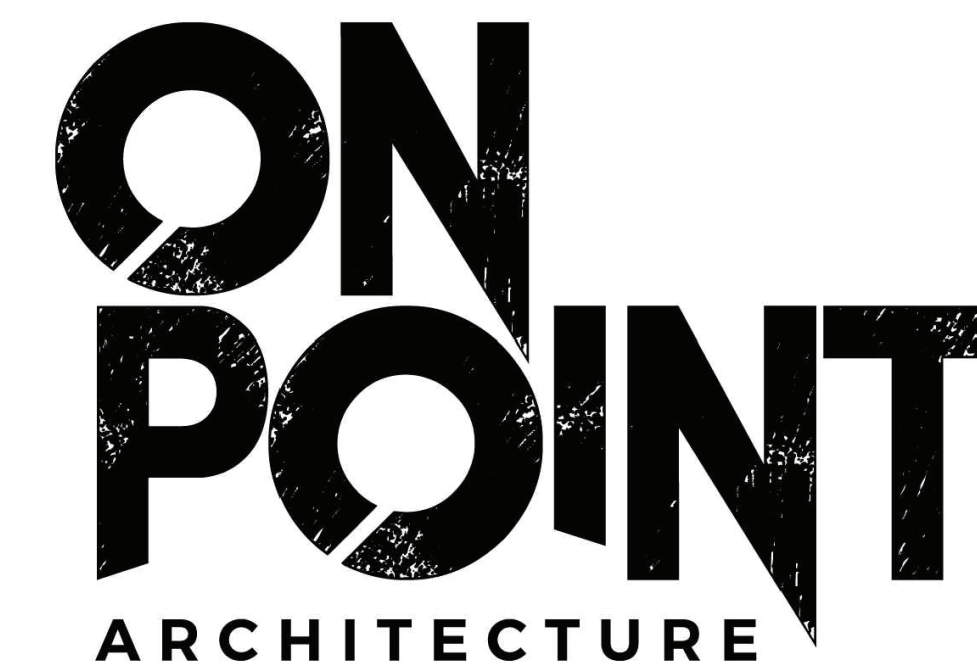
	JOB #: 1810 <b>NEW SELF STORAGE</b> for <b>ASSURED SELF STORAGE</b>											
	NWC EXTENSION & SOUTHERN MESA, ARIZONA											
<table border="1"> <thead> <tr> <th>DATE</th> <th>ITEM</th> </tr> </thead> <tbody> <tr> <td>7/05/18</td> <td>PRE-APPLICATION</td> </tr> <tr> <td>7/23/18</td> <td>PRELIM SITE REVISION</td> </tr> <tr> <td>10/23/18</td> <td>DRB &amp; SITE PLAN</td> </tr> <tr> <td>12/04/18</td> <td>DRB &amp; SITE PLAN 2</td> </tr> </tbody> </table>	DATE	ITEM	7/05/18	PRE-APPLICATION	7/23/18	PRELIM SITE REVISION	10/23/18	DRB & SITE PLAN	12/04/18	DRB & SITE PLAN 2	DWG NAME: FIRE ACCESS PLAN	DWG #: <b>A1.2</b>
DATE	ITEM											
7/05/18	PRE-APPLICATION											
7/23/18	PRELIM SITE REVISION											
10/23/18	DRB & SITE PLAN											
12/04/18	DRB & SITE PLAN 2											

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MATERIAL KEY	
(A) 8-8-16 CMU INTEGRAL COLOR:	SPLIT FACE: HUNTINGTON GREY BY ECHELON/ OLDCASTLE BLOCK
(B) 10-8-16 CMU INTEGRAL COLOR:	REGULAR: HUNTINGTON GREY BY ECHELON/ OLDCASTLE BLOCK
(C) 8-8-16 CMU INTEGRAL COLOR:	REGULAR: ANTHEM RED BY ECHELON/ OLDCASTLE BLOCK
(D) PAINTED STUCCO:	SPALDING GRAY SW 6074 BY SHERWIN WILLIAMS
(E) METAL WALL PANELS & TRIM:	BURNISHED SLATE BY MBCI, PBU PANEL
(F) METAL WALL PANELS & TRIM:	RUSTIC RED BY MBCI, DESIGNER SERIES-FLAT
(G) METAL ROOF PANELS:	POLAR WHITE BY MBCI, CORRUGATED PANEL
(H) PAINTED STEEL TRELLIS:	BRICK PAVER SW 7599 BY SHERWIN WILLIAMS
(J) METAL DOOR PANELS:	WHITE BY JANUS INTERNATIONAL GROUP
(K) ALUMINUM WINDOW FRAMES:	ANODIZED ALUMINUM IN DARK BRONZE

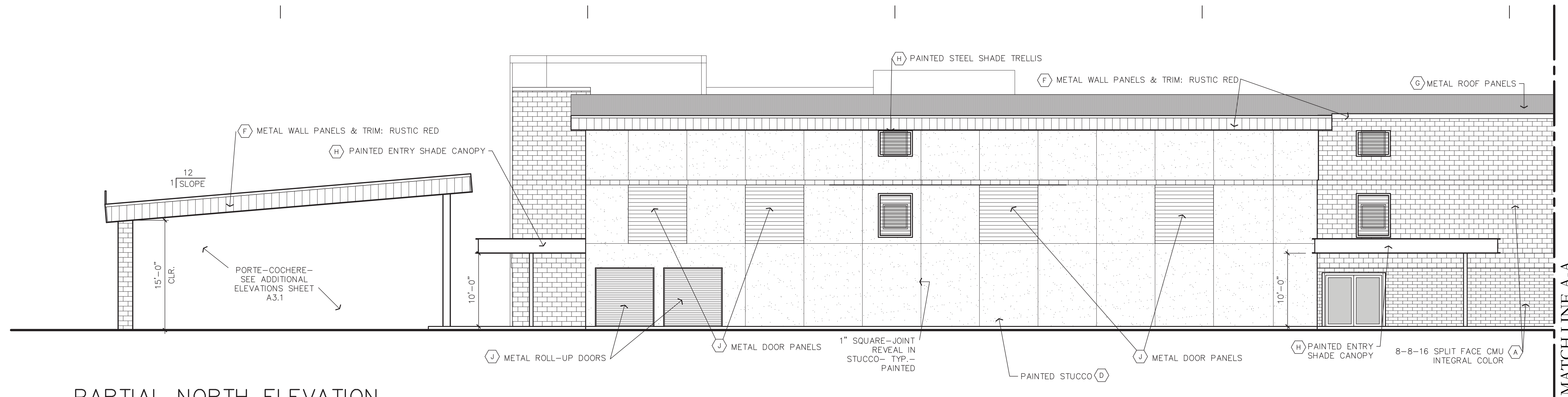
PRINT DATE: 10-23-18



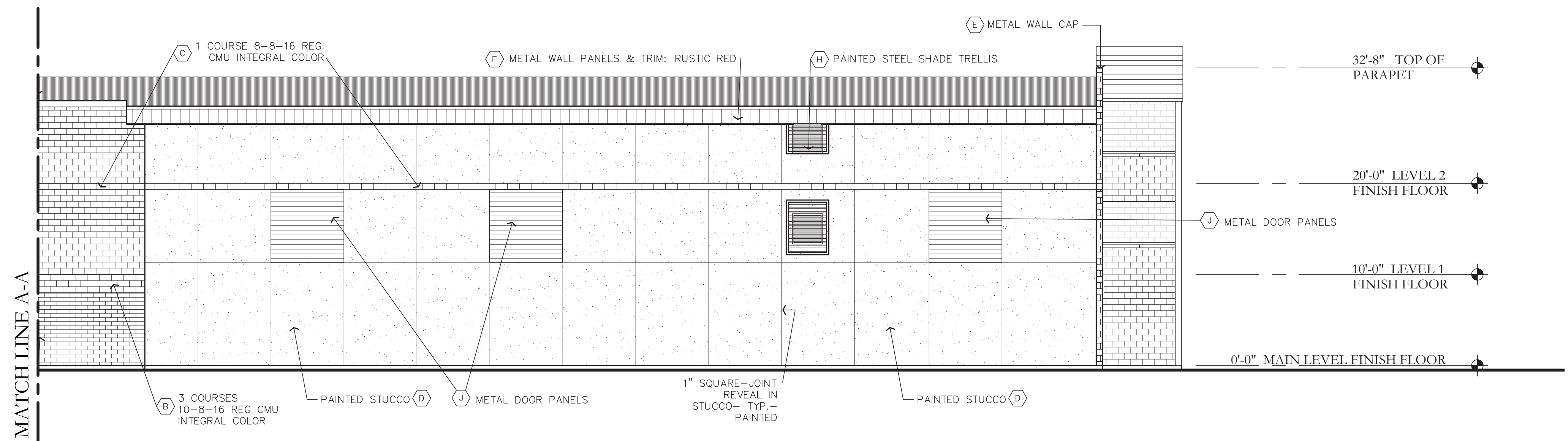
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P. 480-227-5259 MESA, ARIZONA

	JOB #: 1812	
	<b>SELF STORAGE FACILITY</b> for <b>ASSURED SELF STORAGE</b>	
DATE: 10/23/18 ITEM: DRB & SITE PLAN		1104 S. EXTENSION MESA, ARIZONA
DWG NAME: EXTERIOR ELEVATIONS		DWG #: <b>A3.1</b>

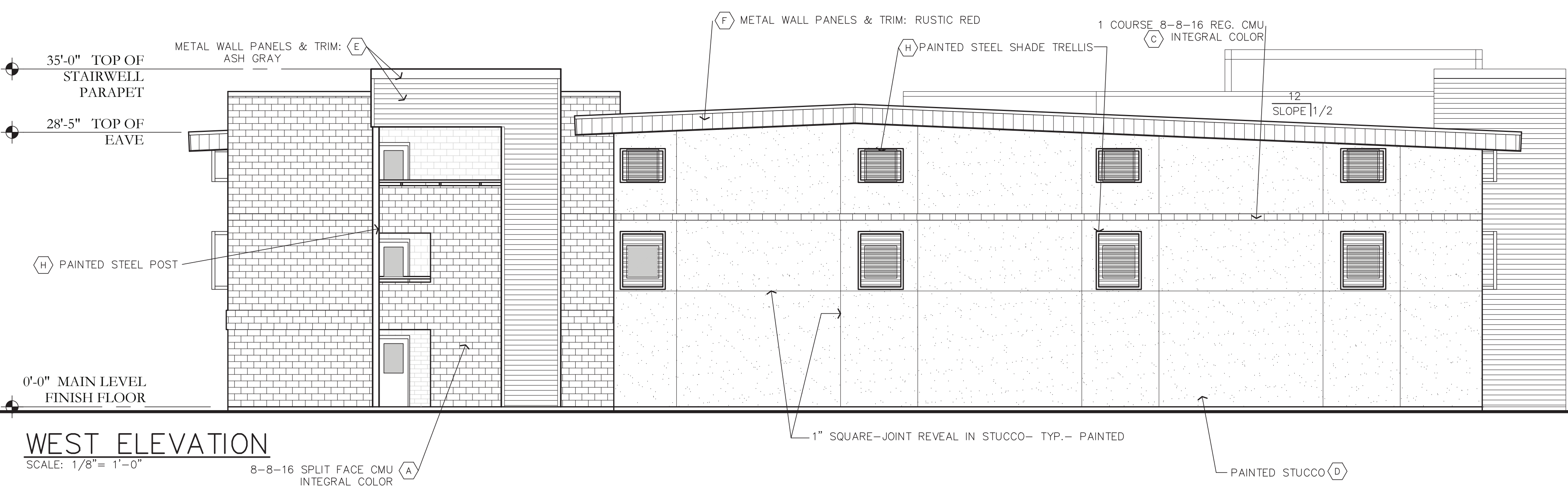
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**PARTIAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**PARTIAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL KEY	
(A) 8-8-16 CMU INTEGRAL COLOR:	SPLIT FACE: HUNTINGTON GREY BY ECHELON/ OLDCASTLE BLOCK
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(G) METAL ROOF PANELS:	POLAR WHITE BY MBCI, CORRUGATED PANEL
(H) PAINTED STEEL TRELLIS:	BRICK PAVER SW 7599 BY SHERWIN WILLIAMS
(J) METAL DOOR PANELS:	WHITE BY JANUS INTERNATIONAL GROUP
(K) ALUMINUM WINDOW FRAMES:	ANODIZED ALUMINUM IN DARK BRONZE

PRINT DATE: 12-03-18

JOB #: 1812

**SELF STORAGE FACILITY**  
for  
**ASSURED SELF STORAGE**

1104 S. EXTENSION  
MESA, ARIZONA

DWG NAME: EXTERIOR ELEVATIONS  
DWG #: A3.2

**ON POINT ARCHITECTURE**

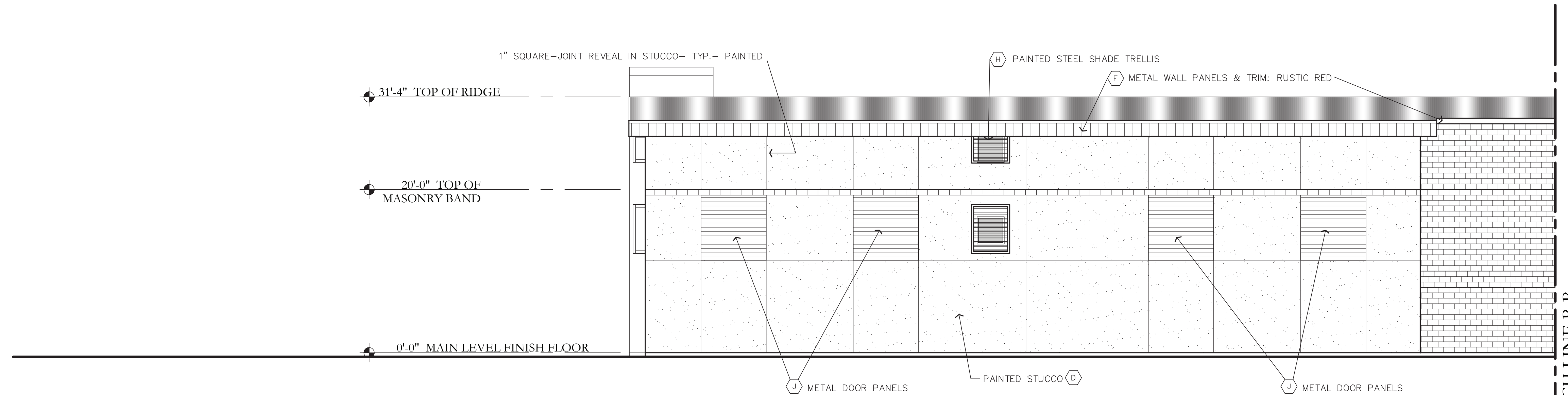
REGISTERED ARCHITECT  
48511 NICOLE LEE POSTER  
ARIZONA, U.S.A.  
EXPIRES 9/30/2020

DATE: 10/23/18  
ITEM: DRB & SITE PLAN  
12/04/18 DRB & SITE PLAN 2

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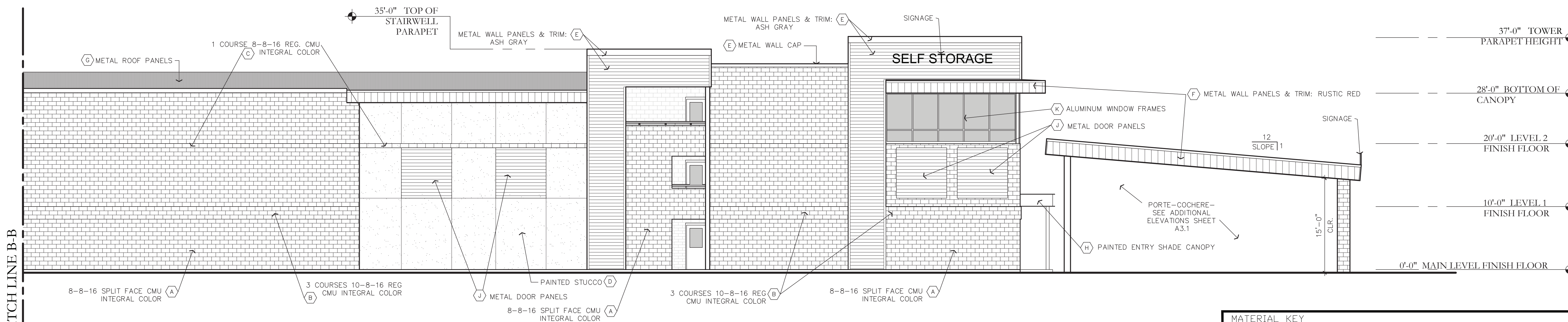


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**PARTIAL SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

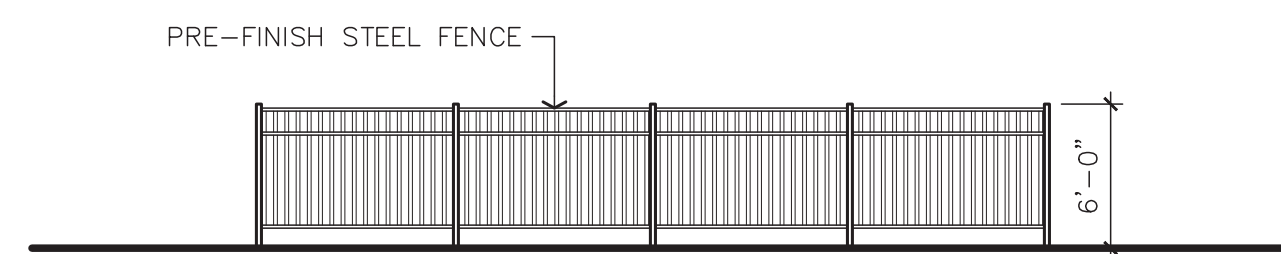


**PARTIAL SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

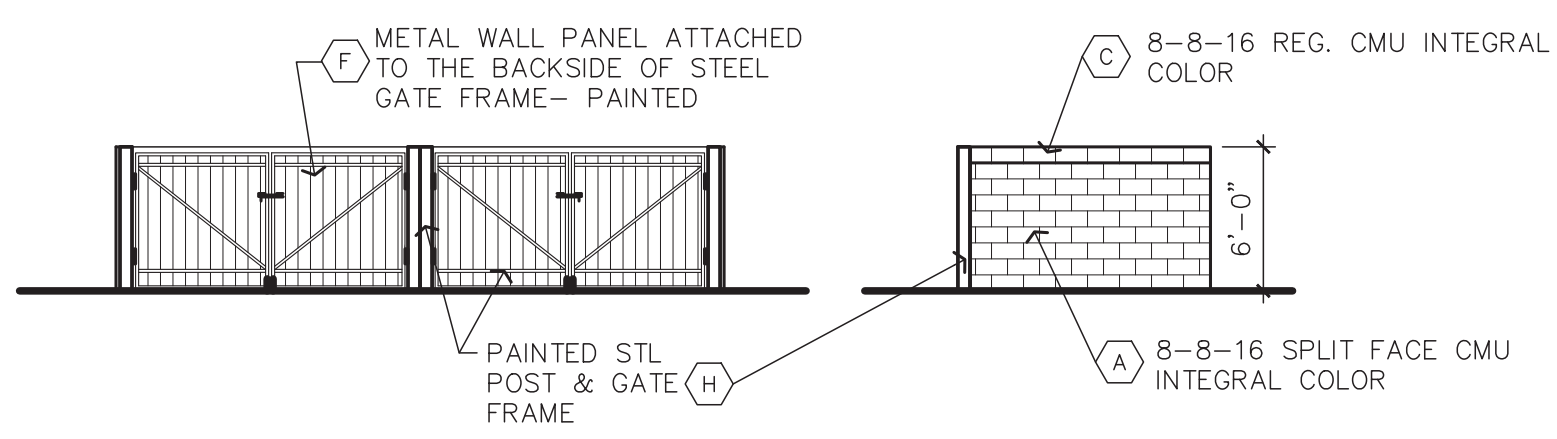
MATERIAL KEY	
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(B) 10-8-16 CMU INTEGRAL COLOR:	REGULAR: HUNTINGTON GREY BY ECHELON/ OLDCASTLE BLOCK
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PRINT DATE: 10-23-18



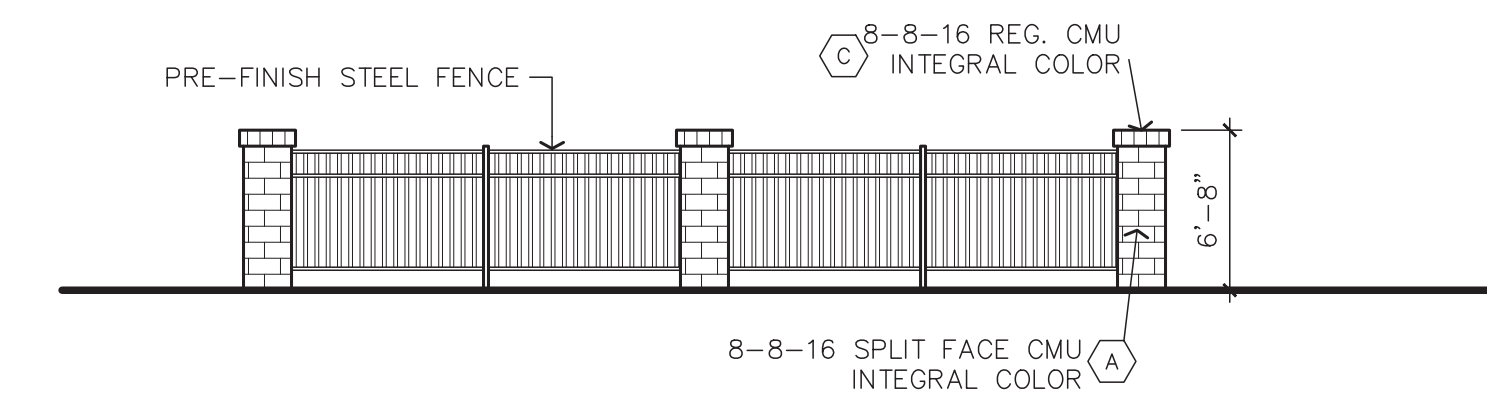
**PARTIAL WEST PROPERTY LINE FENCE**

SCALE: 1/8" = 1'-0"



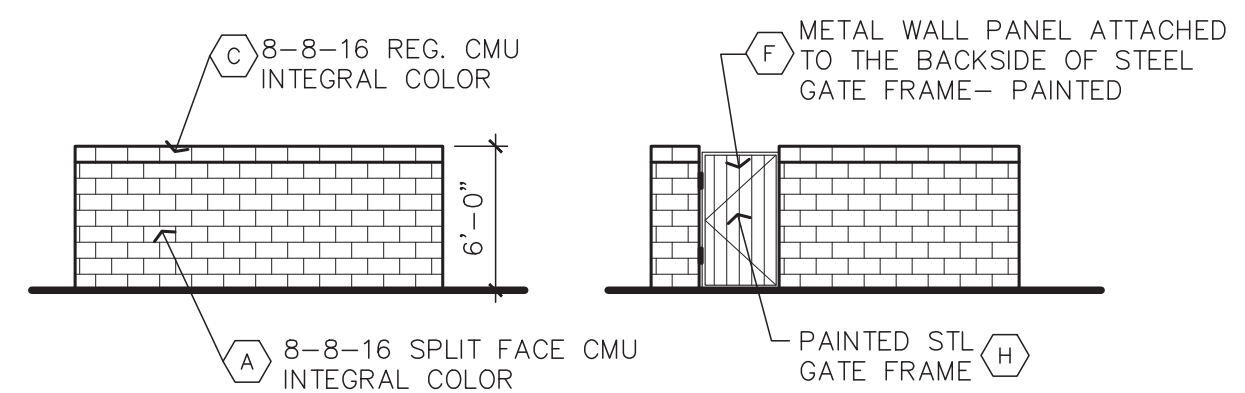
**TRASH ENCLOSURE ELEVATIONS**

SCALE: 1/8" = 1'-0"



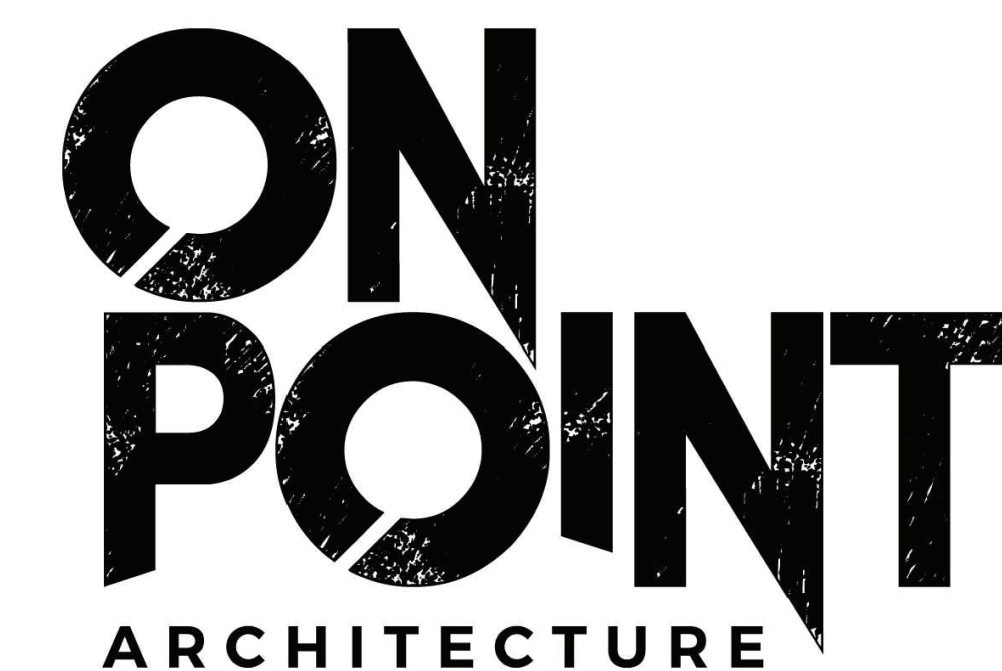
**PARTIAL NORTH PROPERTY LINE FENCE**

SCALE: 1/8" = 1'-0"



**MECH. UNIT ENCLOSURE ELEVATIONS**

SCALE: 1/8" = 1'-0"



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	JOB #: 1812	
	<b>SELF STORAGE FACILITY</b> for <b>ASSURED SELF STORAGE</b>	
DATE: 10/23/18 ITEM: DRB & SITE PLAN	1104 S. EXTENSION MESA, ARIZONA	
DWG NAME: EXTERIOR ELEVATIONS	DWG #:	<b>A3.3</b>

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PRINT DATE: 10-23-18

**ON  
POINT**  
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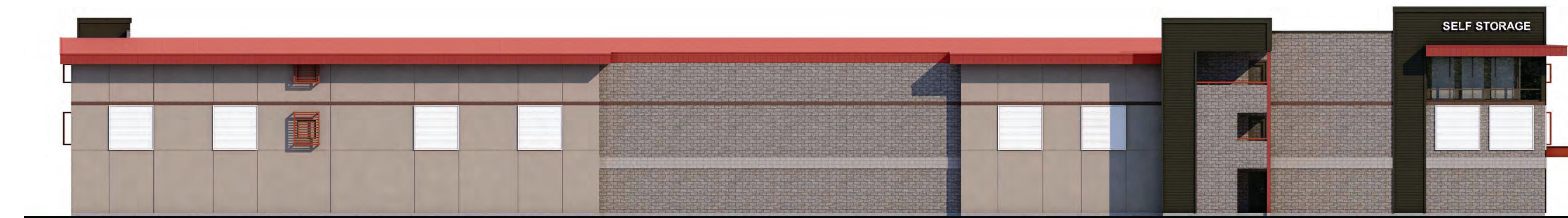
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DATE	ITEM
10/23/18	DRB & SITE PLAN
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JOB #: 1812	
SELF STORAGE FACILITY for ASSURED SELF STORAGE	
1104 S. EXTENSION MESA, ARIZONA	
DWG NAME:	DWG #:
3D RENDERING-STREET VIEW	A3.4



NORTH ELEVATION  
NOT TO SCALE



SOUTH ELEVATION  
NOT TO SCALE



EAST ELEVATION  
NOT TO SCALE



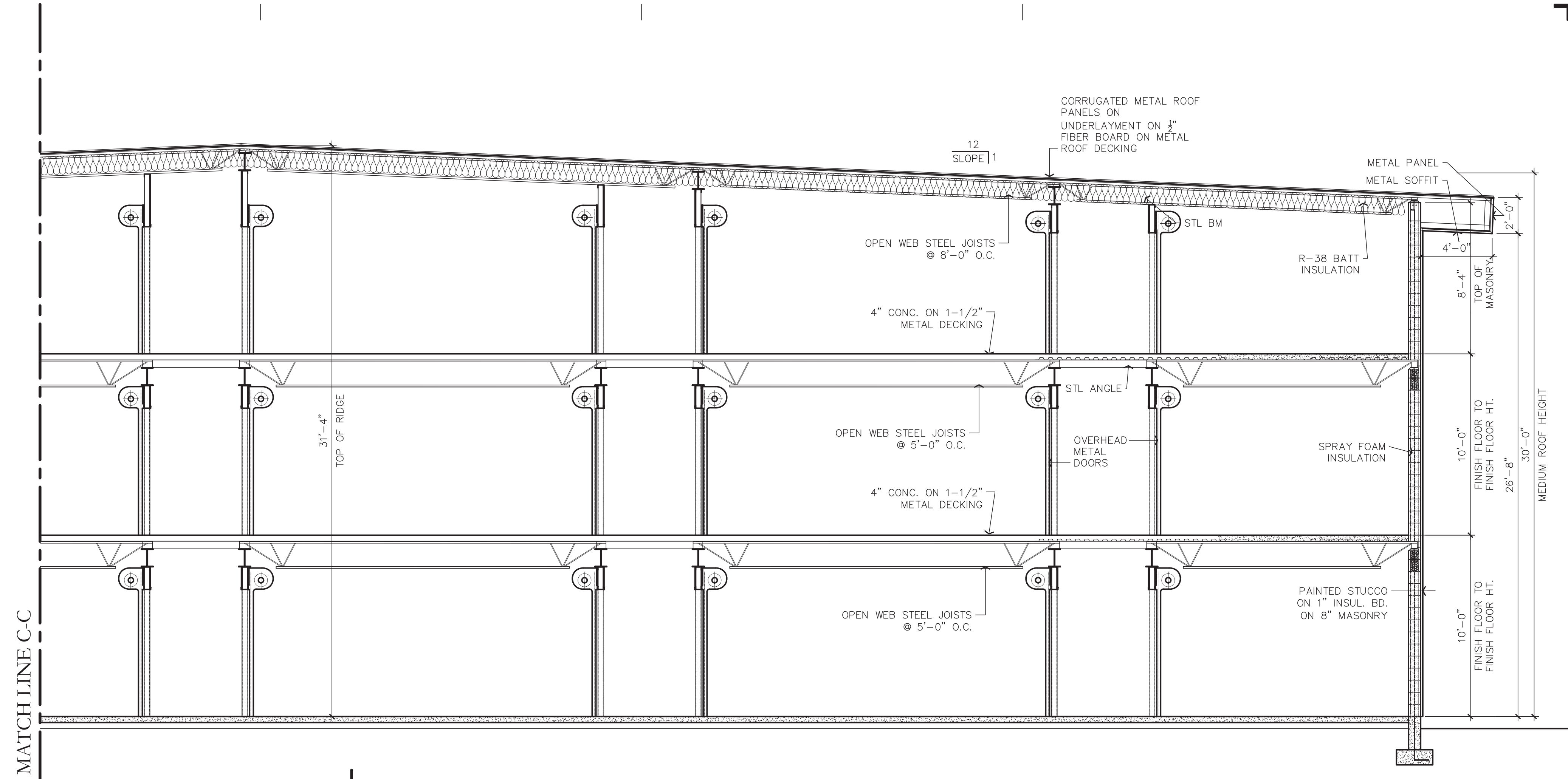
WEST ELEVATION  
NOT TO SCALE

PRINT DATE: 12-03-18

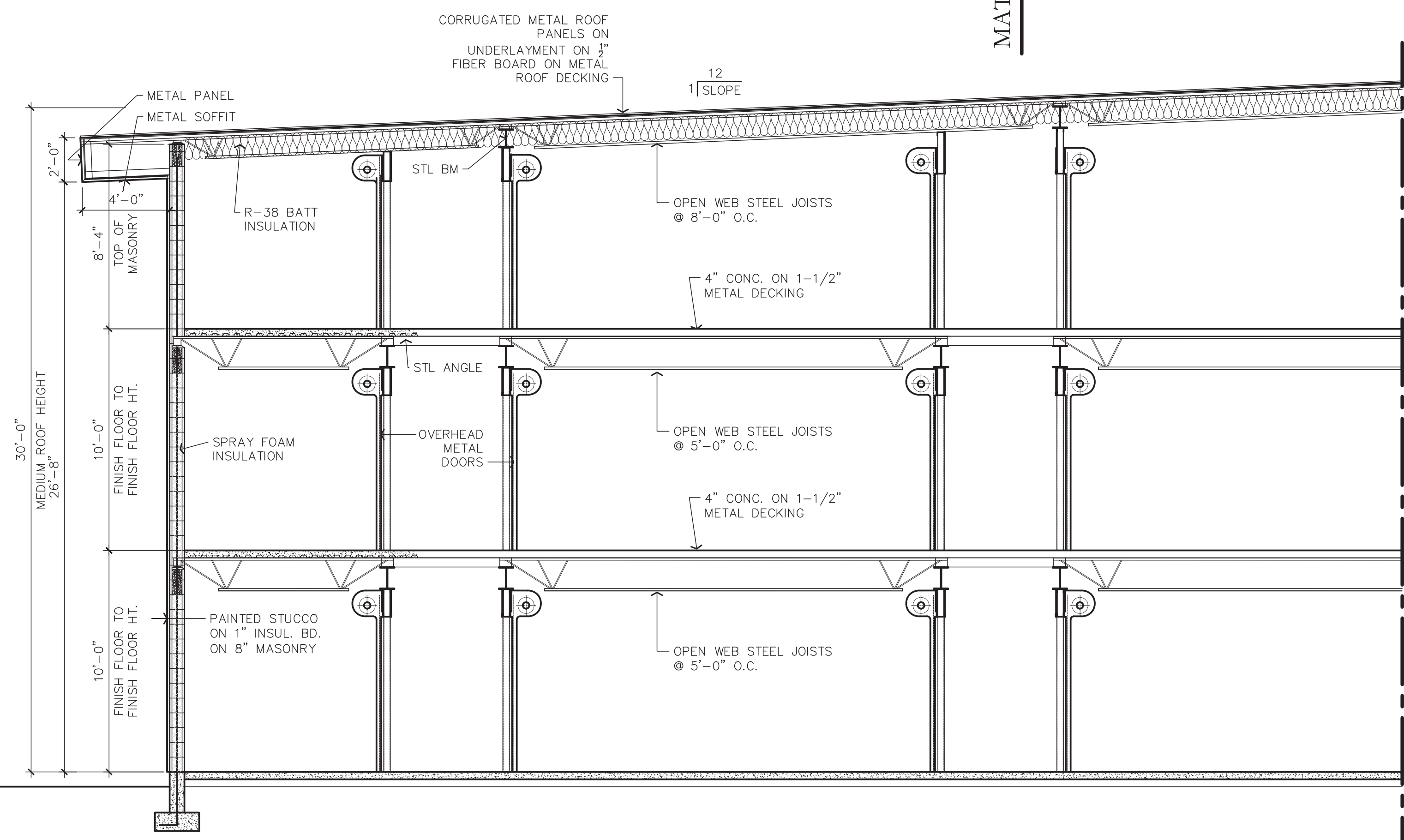
**ON  
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	JOB #: 1812							
	<b>SELF STORAGE FACILITY</b> for <b>ASSURED SELF STORAGE</b>							
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DATE	ITEM							
10/23/18	DRB & SITE PLAN							
12/04/18	DRB & SITE PLAN 2							
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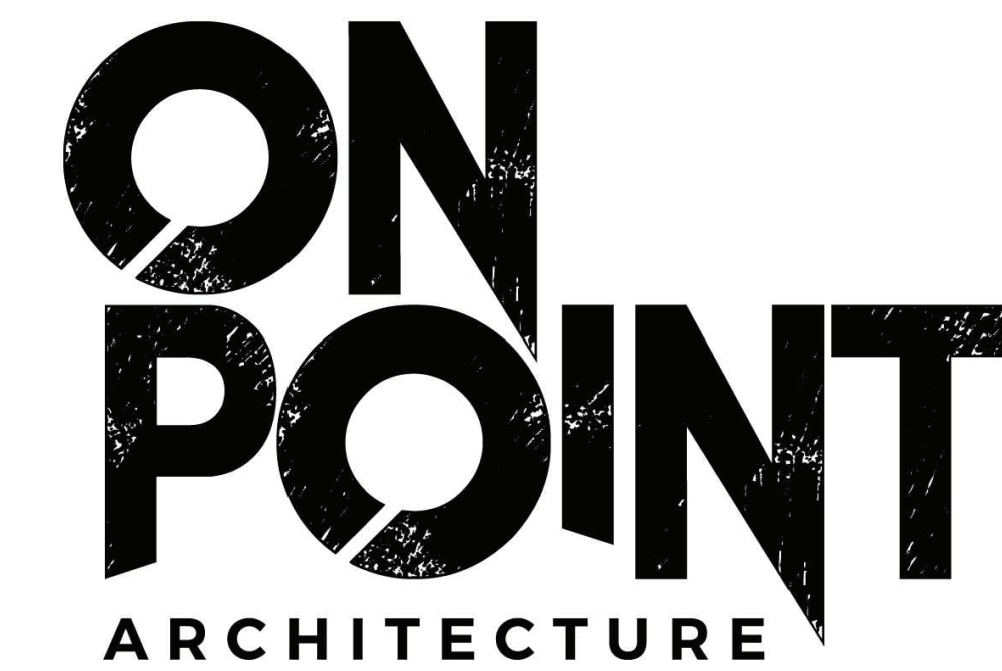


Ⓐ BUILDING SECTION A-A- CONT.  
SCALE: 1/4" = 1'-0"



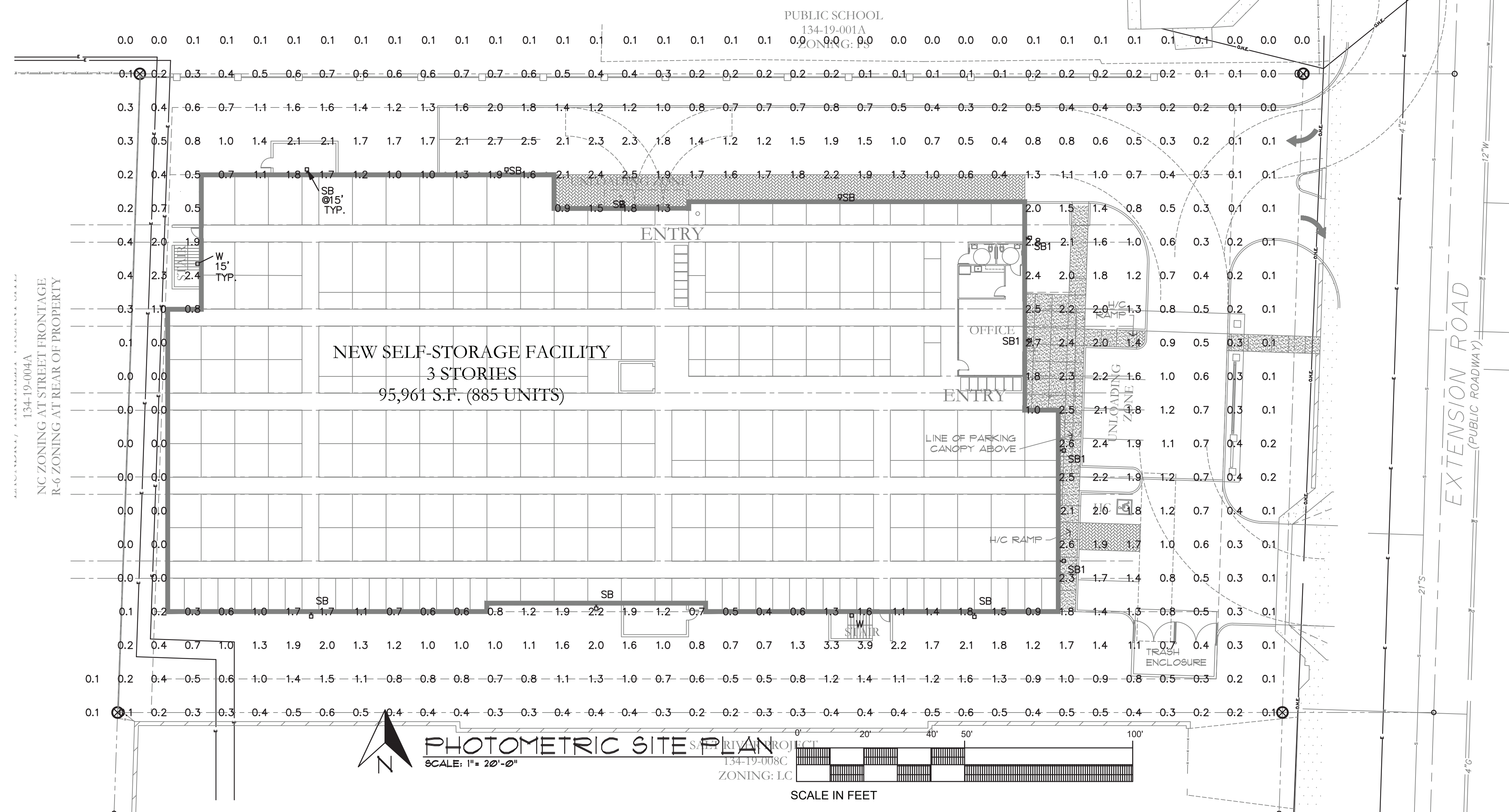
Ⓐ BUILDING SECTION A-A  
SCALE: 1/4" = 1'-0"

PRELIM. PRINT DATE: 10-08-18



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		JOB #: 1812	
		SELF STORAGE FACILITY for ASSURED SELF STORAGE	
DATE: 10/23/18 ITEM: DRB & SITE PLAN		1104 S. EXTENSION MESA, ARIZONA	
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		DWG #: A4.1	



- GENERAL NOTES:**
- A. ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
  - B. ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
  - C. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
  - D. CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
  - E. ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410.10(A). ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410.10, ALL SUB ARTICLES.
  - F. ALL PVC CONDUIT MUST HAVE A MINIMUM OF #12 CU. GROUND CONDUCTOR.
  - G. ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WITH THE LIGHTING IS LOCATED.

**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	LAMP	MODEL	DESCRIPTION	BALLAST	MOUNTING	INPUT WATTS	VOLTS
SB	◻	(1) 125W LED,	LITHONIA LIGHTING, DSXW1 LED 10C 1000 40K T2M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, ☉ 1000mA.	PULSE START	WALL	125	120V 1P 2W
SB1	◻	(1) 125W LED,	LITHONIA LIGHTING, DSXW1 LED 10C 1000 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, ☉ 1000mA.	PULSE START	WALL	38.8	120V 1P 2W
W	◻	(1) 12W LED,	LITHONIA LIGHTING, WST LED P1 30K VW MVOLT	WST LED, Performance package 1, 3000 K, visual comfort wide, MVOLT	PULSE START	WALL	12	MULTIPLE

PRINTED: 10/03/2018

**MAVEN ENGINEERING** Job #18STM244  
 Tel: (480) 303-0180  
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**ON POINT ARCHITECTURE**  
 32851  
 BRYAN P. JEHLING  
 State Expires 11/27/18  
 ARIZONA, U.S.A.  
 EXPIRES 09/30/19

DATE	ITEM
7/03/18	PRE-APPLICATION
7/23/18	PRELIM SITE REVISION

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JOB #: 1810

**NEW SELF STORAGE**  
 for  
**ASSURED SELF STORAGE**

**NWC EXTENSION & SOUTHERN**  
**MESA, ARIZONA**

DWG NAME: PHOTOMETRIC SITE PLAN  
 GROUND FLOOR

DWG #: **E00**

Note: Any changes made to final bid documents due to field changes will be billed hourly to the contractor.



