



Project Narrative Statement for Higley & Indigo Mini-Storage

June 5th, 2017

REQUEST:

Request review of Pre-Submittal Conference Application Development Proposal for vacant lot

PROPOSAL SUMMARY:

A two story air-conditioned internal storage facility building. There shall be approximately 480 storage units, which will vary in size from 25 to 300 square feet and a 900 square foot leasing office. Total building area is 78,000 square feet with a net rentable area of approximately 60,000 square feet. This 2.09-acre site is located in Falcon Commerce Park, lot 4, 5139 East Indigo Street. It is bordered by single family RSL 2.5 and McLellan Road to the South, Higley Road to the East, like L1 zoning to the West and Indigo Street to the North. Hours of operation shall be Monday thru Friday, 9:00 am to 6:00 pm, Saturday, 8:00 am to 4:30 pm and Noon to 4:00 pm on Sunday

SITE DESIGN

There shall be two 40 foot wide entrance/exit drives to the property from Indigo Street. Leasing office and parking are located at the Northeast corner of the facility. There shall be 6 screened parking spaces with two handicap stalls per City of Mesa Zoning, table 11-32-3.A Mini Storage. Building and Landscape Setbacks are per Table 11-6-3A. West bordering LI zoning shall have a zero foot building and landscape setback. North bordering Indigo Street and LI zoning shall have a 20 foot building and landscape setback. South bordering RSL 2.5 and McLellan Road shall a 20 foot minimum building setback with 25 feet of landscape setback of parcel fronting McLellan Road. The remaining South parcel fronting RSL 2.5. zoning shall have a building setback equal to the building height and a landscape setback of 25 feet.. East bordering Higley Road shall have a 15 foot building and landscape setback. Storm retention shall take place on all sides of the building. All drive surfaces shall be asphalt paving. Dumpster shall be single container located West of entry and loading bay per M-62.02.1 There shall be 6 foot high screen wall bordering the South and West property lines. The portion of wall along McLellan road shall have fire personnel access gate with a travel distance of less than 300 feet from fire truck to farthest building point.

BUILDING DESIGN COLOR AND MATERIALS

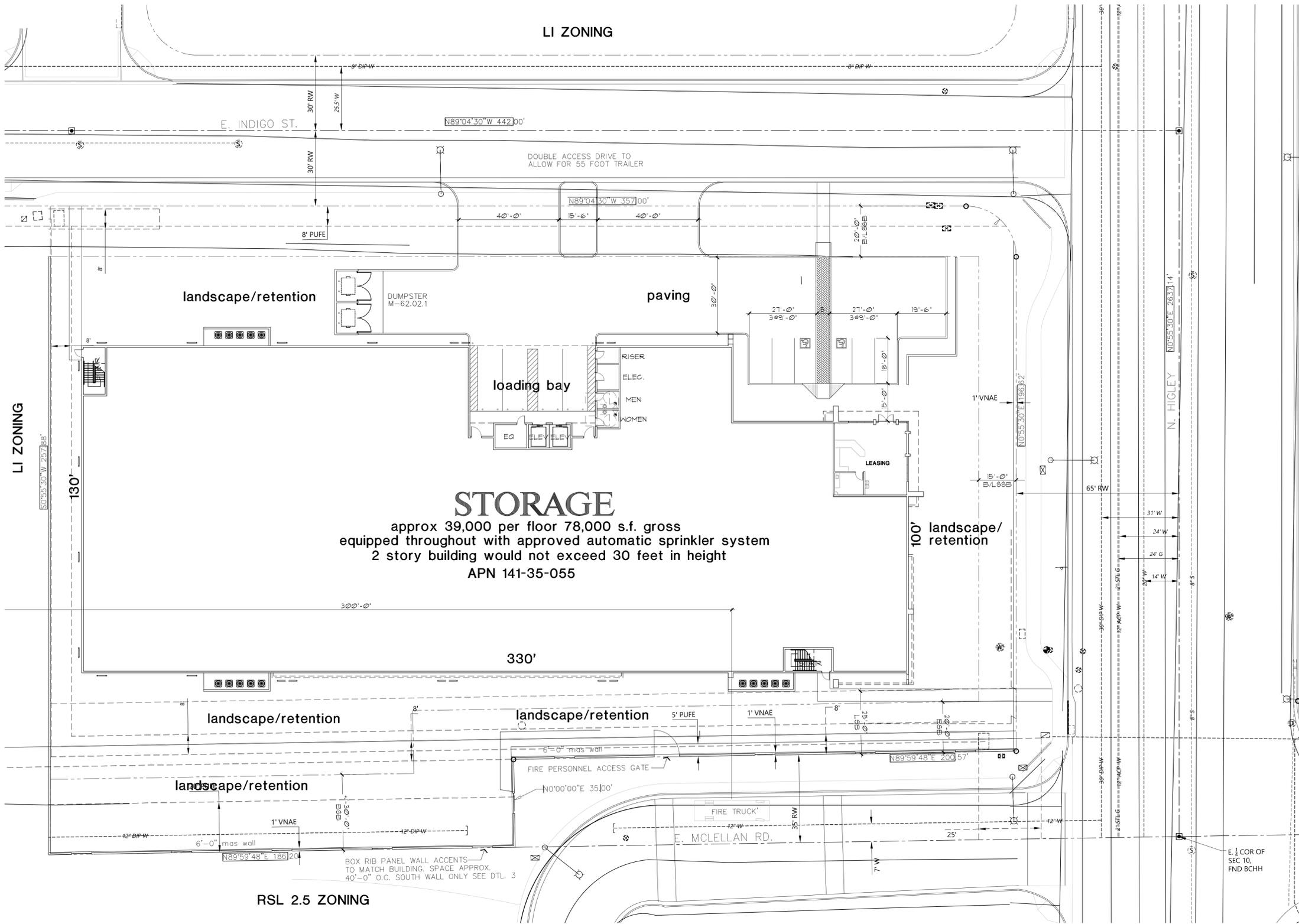
The building design shall be contemporary with a material pallet consisting of corrugated, b-deck panels, galvalume standing seam metal roofing, varying sizes and style of masonry block with minimal color accenting. There shall be metal shroud accent openings b-deck accent piers to break up massing. Main building heights are top of main building wall of 20'-2-1/2" and a roof ridge height of 24'-0". Office shall have a top of parapet height of approximately 30'-0"

DocuSigned by:

A stylized signature in black ink, appearing to read "Nathan Palmer", enclosed within a blue DocuSigned signature box.

C1FD1F932E5A485...

Nathan Palmer, Manager
IntelliGuard Self-Storage, LLC

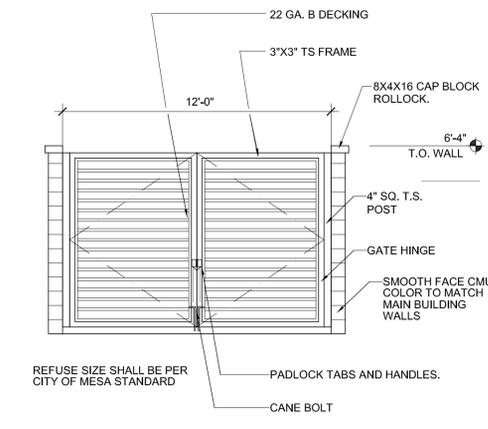


PRELIMINARY SITE PLAN

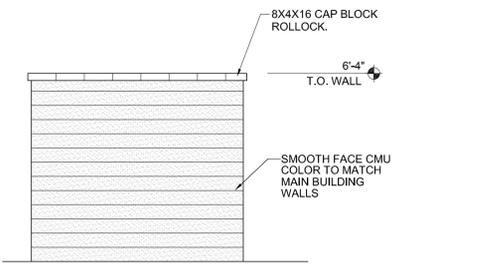


SITE DATA

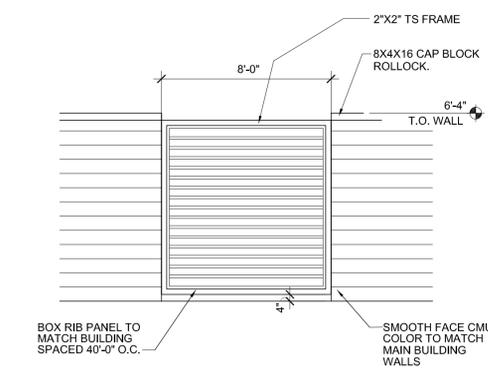
INTELLIGUARD MINI STORAGE
 PROJECT ADDRESS:
 FALCON COMMERCE PARK LOT 4
 5139 EAST INDIGO STREET
 MESA, ARIZONA 85205
 APN: 141-35-055
 ZONING: LI
 SITE AREAS
 GROSS SITE AREA PER SURVEY = 91,105 = 2.09 ACRE
 NET SITE AREA = 70,256 = 1.61 ACRE
 LOT COVERAGE = 39,000/91,105 = 43%
 USE GROUP = S-1 SELF 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 TWO STORY GROSS AREA = 78,000 S.F.
 PROPOSED BUILDING MAX. HEIGHT = 29'-0"
 PARKING PER TABLE 11-32-3.A MINI STORAGE = 6
 PARKING PROVIDED = 6 (2 HC)



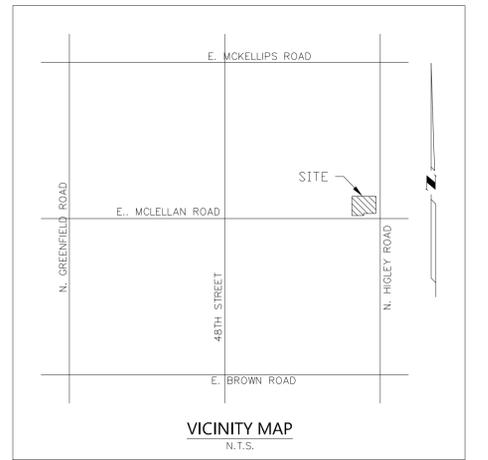
1 REFUSE GATE ELEVATION
 REFUSE SCALE: 1/4"=1'-0"



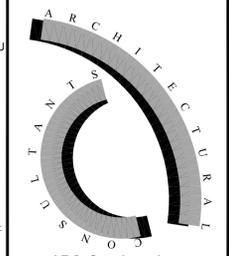
2 REFUSE WALL ELEVATION
 REFUSE SCALE: 1/4"=1'-0"



3 SOUTH SITE WALL CONCEPT
 SITE WALL SCALE: 1/4"=1'-0"

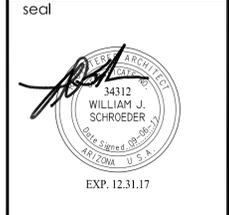


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INTELLIGUARD SELF-STORAGE
 FALCON COMMERCE PARK
 5139 EAST INDIGO STREET
 MESA, ARIZONA 85205

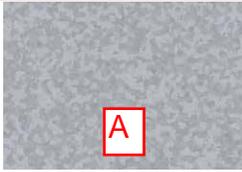
| | |
|--|----------------------|
| Title: | CONCEPTUAL SITE PLAN |
| Date: | 09/06/17 |
| Project number: | HIS |
| Drawn by: | PAG |
| Checked by: | PAG |
| CAD file: | SP1 |
| <input checked="" type="checkbox"/> Design Development <input type="checkbox"/> Progress Const. Docs. <input type="checkbox"/> City Submittal <input type="checkbox"/> Bid Package <input type="checkbox"/> Construction Issue <input type="checkbox"/> Record Drawings | |

Sheet Number:
SP1

Architectural Metal Roofing and Siding COLOR CHART



DURA TECH™ 5000 - Premium 70% Fluoropolymer (PVDF) Coating



A

ZINCALUME® Plus*
SRI: 65 • 24ga, 22ga & 20ga



B

Cool Regal White
SRI: 88 • 24ga & 22ga



Cool Parchment
SRI: 58 • 24ga & 22ga



Cool Sierra Tan
SRI: 55 • 24ga & 22ga



Cool Terra-Cotta
SRI: 41 • 24ga & 22ga



Cool Red
SRI: 46 • 24ga & 22ga



Cool Colonial Red
SRI: 35 • 24ga & 22ga



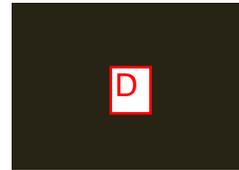
Cool Old Town Gray
SRI: 43 • 24ga & 22ga



Cool Zinc Gray
SRI: 39 • 24ga & 22ga



Cool Weathered Copper
SRI: 34 • 24ga & 22ga



D

Cool Dark Bronze
SRI: 32 • 24ga & 22ga



Cool Matte Black
SRI: 29 • 24ga & 22ga

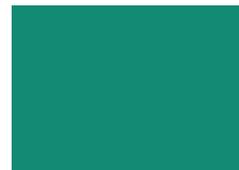


C

Cool Tahoe Blue
SRI: 33 • 24ga & 22ga



Cool Regal Blue
SRI: 29 • 24ga & 22ga



Cool Marine Green
SRI: 47 • 24ga & 22ga



Cool Hemlock Green
SRI: 35 • 24ga & 22ga



Cool Jade Green
SRI: 29 • 24ga & 22ga



Cool Leaf Green
SRI: 30 • 24ga & 22ga



Cool Forest Green
SRI: 29 • 24ga & 22ga

Vintage® - Premium Finish (Subject to up-charge) SRI: 22 • 24ga

Vintage coated metal is an innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

Dura Tech™ coatings combine the corrosion protection of a ZINCALUME® substrate with a highly durable resin formulation and cool pigment technology to provide excellent color retention and reduces the demand for energy.



DURA TECH™ mx - Premium Fluoropolymer (PVDF) Pearlescent Coating (Subject to up-charge)



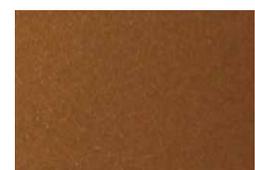
Cool Metallic Silver
SRI: 65 • 24ga & 22ga



Cool ZACTique® II
SRI: 39 • 24ga & 22ga



Cool Metallic Champagne
SRI: 54 • 24ga & 22ga



Cool Metallic Copper
SRI: 53 • 24ga & 22ga

SRI=Solar Reflective Index. SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRRG) performance values (for CA Title 24, Energy Star) are based on color families and will differ from those listed above. Please visit www.aepspan.com for additional information. *Clear acrylic coated



KYNAR 500® OR HYLAR 5000® COLOR FINISHES – Provides excellent resistance to weathering and aging for maximum exterior durability.

| | ASTM ¹ | PERFORMANCE |
|---|-------------------|---|
| Standard Film Thickness | D5796 | 0.15 - 0.25 mil primer, 0.70 - 0.80 mil top coat 0.50 mil backer coat (Polyester system applied over a primer) |
| Marine Environment Film Thickness | D5796 | 0.70 - 0.80 mil primer, 0.70 - 0.80 mil topcoat, 0.40 - 0.05 mil clear coat |
| Other unusual environmental conditions or specialized pigmentation may have different primer and clear coat requirements. | | |
| Specular Gloss | D523 | 8-15% at 60° (Dura Tech 5000) 15-25% at 60° (Dura Tech mx) |
| Pencil Hardness | D3363 | F-2H |
| Flexibility T-Bend | D4145 | 2T No loss of adhesion or evidence of cracking ² |
| Cross Hatch Adhesion | D3359 | No adhesion loss |
| Reverse Impact | D2794 | No cracking or loss of adhesion |
| Abrasion, Falling Sand | D968 | 65 liters minimum |
| Flame Test | E84 | Class A coating |
| Acid Pollutants 20% Sulfuric Acid, 18hrs. 10% Muriatic Acid, 24hrs. | D1308 | No bleaching No color change, no blistering |
| Acid Rain Test | Kesternich | 15 cycles minimum |
| Alkali Resistance | Kesternich | No effect |
| Salt Spray Resistance | B117 | Passes 1,000 hours, coated steel ² |
| Cyclic Salt Fog | B5894 | 2,000 hours passes adhesion |
| Humidity Resistance @ 100° | B2247 | Passes 2,000 hours, coated steel ² |
| South Florida Exposure | D2244 | <5 NBS units change |
| UVB | D822 | Passes 3,000 hours |
| Chalk Resistance | D4214 | Rating of 8 minimum |
| ZINCALUME® and Galvalume® substrate | A792 | 55% aluminum-zinc alloy coated steel with a metallic coating weight of AZ50 |

FINISH WARRANTIES

Limited warranties for chalk, fade and film integrity are available in durations of up to 30 years for both Dura Tech™ 5000 and Dura Tech™ mx. All AEP Span panels are offered with a corrosion warranty on Galvalume® or ZINCALUME® substrate. Terms can be affected by factors such as environment and building use. Vintage warranty varies. Inquire for details.

COMPOSITION & APPLICATION:

Dura Tech™ 5000/mx coatings are factory applied, oven cured formulas applied by approved coil coaters. They utilize Kynar 500® or Hylar 5000® PVDF resins and inorganic, IR reflective pigments for superior long-term performance. Vintage specifications vary slightly. Contact an AEP Span representative for Vintage details.

PRETREATMENT

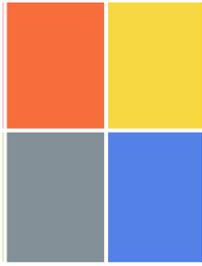
All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

¹ All tests performed to the latest ASTM revision. The test results set forth are representative of the results obtained by the paint manufacturer.

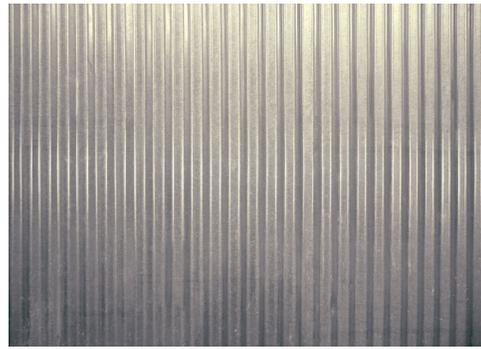
² Performances on HDG G90, ZINCALUME®, Galvalume®.

Color swatches are for reference only and are limited by printing process and viewing conditions. With metallic coatings, minor differences in both color and appearance are normal and to be expected. It is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation.

Contact AEP Span representative for actual color samples prior to purchase.



(conceptual colors)



(galvalume corrugated metal wall siding)



(scored cmu walls)



(louver wall siding)



(smooth cmu walls)



(B-deck wall siding)

HIGLEY AND BROADWAY MINI STORAGE MATERIAL PALLET







