

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.

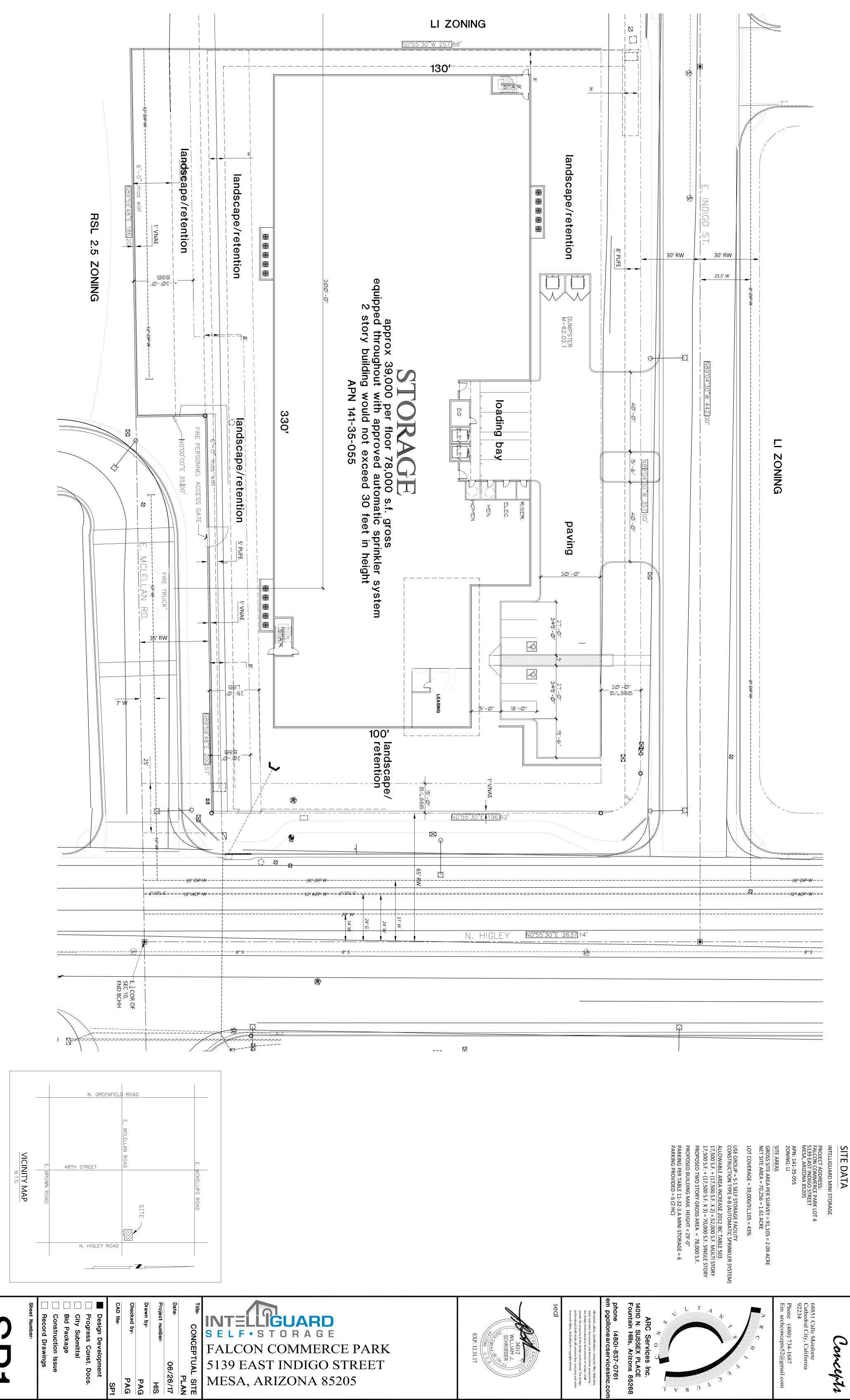
BUILDING DESIGN COLOR AND MATERIALS

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:

C1FD1F932E5A485...
Nathan Palmer, Manager

Intelliguard Self-Storage, LLC



Architectural

17. CONTRACTOR SHALL PROVIDE A 2 LB SAMPLE OF THE PROPOSED DECOMPOSED GRANITE FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.

18. CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL SUSPEND PLANTING DURING PERIODS OF NEAR FREEZING / FROST DANGER, CONTRACTOR TO BE LIABLE FOR FROST DAMAGE TO STOCK PLANTED PRIOR, DURING, OR AFTER A FROST EPISODE OR FORECAST HAS OCCURRED.

19. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.

20. ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL THE COMMUNITY ASSOCIATION TAKES OVER MAINTENANCE.

21. ALL TREES TO BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDER YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.

22. TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT. ANDSCAPE SHRUB PLANTING RECENTION OF THEE

ART TYPE AND SIZE OF TREE

LANDSCAPE ARCHITECT, OWNER AND LOCAL MUNICIPALITY RESERVES THE RIGHT TO REJECT ANY PLANT
ATERIAL THAT IS DETERMINED TO NOT SATISFY THE OVERALL PROJECT DESIGN INTENT.
ALL TREES SHALL BE UPRIGHT STANDARD OR HIGH-BREAKING MULTI-TRUNK. LOW BREAKING TREES
ALL TREES SHALL BE UPRIGHT STANDARD OR HIGH-BREAKING MULTI-TRUNK. LOW BREAKING TREES
ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE
NDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.

UNDER NO CIRCUMSTANCE SHALL ANY TREE BE PLANTED WITHIN 6' OF ANY BUILDING WITHOUT THE
PRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 6' FROM PUBLIC ACCESSWAYS, UTILITY CABINETS
ID FIRE HYDRANTS.

SHRUBS, AT MATURITY, TO BE A MIN. OF 6' FROM ANY SIDE OF A FIRE HYDRANT. CONFIRM ALL
DRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8'.

FOR ALL TREES WITH AN AUGER.

ALL AREAS DISTURBED DURING CONSTRUCTION.

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ALL AREAS DISTURBED TO BE GRANITE SURFACE SELECT, SIZED PER PLAN, AND BURIED 1/3 BELOW SOIL

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ONLY DESCRIPTION OF THE SURFACE SELECT. ISH GRADE W/O D.G. -ONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE CONDITIONS AND UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPENCIES. ONTRACTOR IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY DAMAGES MADE TO EXISTING PLANT 'ERIAL, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. AT HIS OR HER EXPENSE ONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES AND FOR MAINTAINING ITIVE DRAINAGE AWAY FROM ALL BUILDINGS. ALL FINISHED GRADES TO BE APPROVED BY THE DISCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. SLOPES NOT TO EXCEED S. (TREATED)
S (TREATED)
NG, 2 REQUIRED PER TREE
MULTI-TRUNK). STAKES
PLACED
M OUTSIDE
M OUTSIDE
FROOTBALL, EMBEDDED
MUM OF 6" INTO
URBED SOIL.—— TITES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ILLUSTRATED ON PLANS PRIOR TO BIDDING PROJECT.

ANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND AL MUNICIPALITY WHERE WHICH PLANS ARE APPROVED.

MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE (TWO MATERIAL). PLANT PIT SIZE AND BOTTOM NOTES BE FLUSH WITH SUBG NOE BETWEEN TREES A 0

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GROUNDCOVER, ETC. TO ENSURE THAT NO PART OF EAS WHEN MATURE DIAMETER IS REACHED.

NOTES:

1. PLANTS DELIVERED WITH CRACKED OR BROKEN CONTAINERS,

2. NOT ROOTED IN CAN OR ROOT BOUND WILL BE REJECTED.

3. TREE TRUNK SHALL BE CAPABLE OF MOVEMENT IN ALL DIRECTIONS.

4. PROVIDE SUFFICIENT CLEARANCE BETWEEN TREES AND UNITLITY FACILITIES SO AS TO NOT HIN ACCESS TO FACILITIES. INSTALL TREE DRAINS WITH 4" CALIPER OR LARGER TREES.

5. TREE DRAINS (IF NECCESARY) TO BE 4" DIAM. PERFORATED PVC (2 PER TREE). WRAP WITH SOIL SCREEN FABRIC. SET 1" ABOVE D.G. FINISH GRADE AND FLUSH WITH TURF FINISH GRADE. LANDSCAPE ARCHITECT
OR CITY INSPECTOR.
TWO TREE TIES.
SEE DETAIL BELOW.
TIES TO BE PLACED
ABOVE AND BELOW
SCAFFOLD BRANCHING
- 2" DEPTH OF D.G. OVER
NON-PLANT PIT AREAS.
LIGHTLY DUST OVER TOP
OF PLANT PIT.
- MOUND SOIL TO CREATE
A WATER STORAGE BASIN.

MIX SHALL CONSIST OF:

1/2 PART 'NATIVE SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH (*HUMUS)

*NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING. AND AT A RATE OF 1 TABLET FOR EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH. FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-20-5) SLOW RELEASE.
TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES. MIX SHALL CONSIST OF NATIVE SITE SOIL (NO CALICHE IN BACKFILL). REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL MIX SHALL BE WATER SETTLED WITHOUT POOLING

> HIGLEY STREET FRONTAGE (200 LF):
> REQUIRED: 2 TREES / 6 SHRUBS PER 25LF
> PROVIDED: 16 TREES / 48 SHRUBS
> INDIGO STREET FRONTAGE (235 LF):
> REQUIRED: 1 TREE / 4 SHRUBS PER 25LF
> PROVIDED: 9 TREES / 36 SHRUBS
> TREES: (25%) 36" BOX; (50%) 24" BOX; (25%) 15 GAL.
> SHRUBS: (50%) 5 GAL; (50%) 1 GAL CALCULATIONS

PLANT MATERIAL

ADJ. TO WEST PROPERTY BOUNDARY (250 LF):
REQUIRED: 5 NON-DECID. TREES / 20 SHRUBS PER 100 LF
PROVIDED: 13 NON-DECID. TREES / 50 SHRUBS
ADJ. TO SOUTH PROPERTY BOUNDARY (380 LF):
REQUIRED: 5 NON-DECID. TREES / 20 SHRUBS PER 100 LF
PROVIDED: 19 NON-DECID. TREES / 76 SHRUBS
TREES: 24" BOX MIN.
SHRUBS: (50%) 5 GAL; (50%) 1 GAL

50% OF BUFFERYARD TO BE COVERED AT MATURITY 10% OF PARKING LOT AND FOUNDATION BASE TREES BE 36" BOX

1"=30'-0"

PROJECT OWNER..... SITE DATA ... 2.30 AC ... 2.09 AC ... 50,364 SF ... 1,150 SF ... 1,500 SF (10%) ... 1,000 SF (87%) ... 4,620 SF ... 38,400 SF ... 38,400 SF (48%)

HIGLEY RD. PROJECT SITE RECKER RD.

VICINITY MAP BROWN

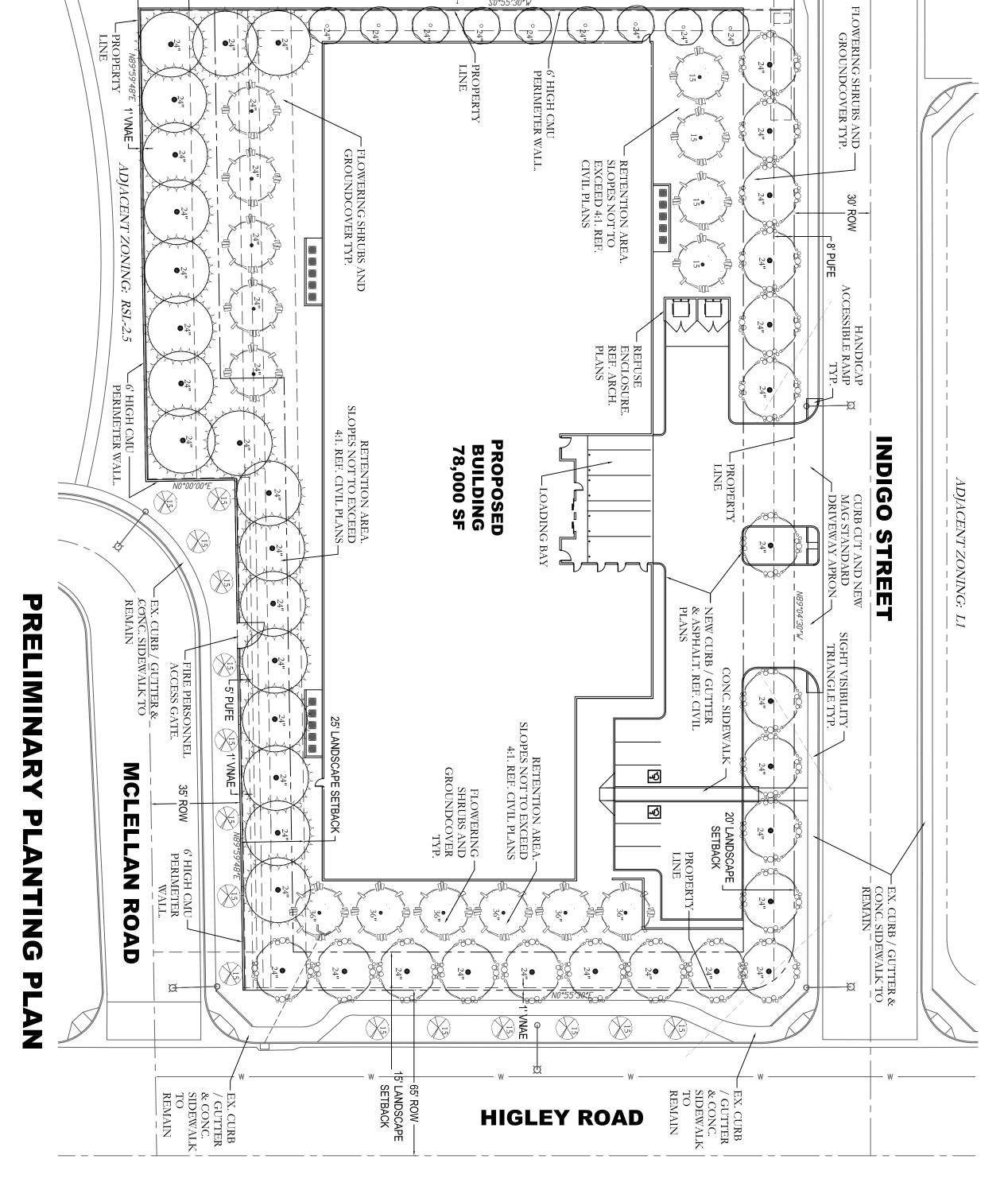
ZONING: LI QS: 26

INTELLIGUARD SELF STORAGE, LLC

STREET SWALE SECTION

FALCON COMMERCE PARK - LOT 4

5139 E. Indigo St. Mesa, Arizona 85205



VINES & GROUNDCOVER GAL/ GAL,

ANTANA MONTEVIDENSIS TRAILING RED

UGAINVILLEA SPECTABILIS BARB KARST VARIETY

1 GAL

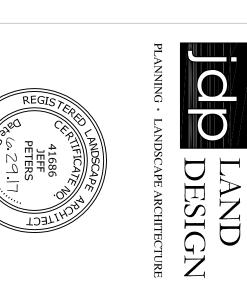
1 GAL /

GAL,

GAL/ GAL/

GAL/ GAL,

SHRUBS & ACCENTS



PLANT MATERIAL SCHEDULE

SPECIES

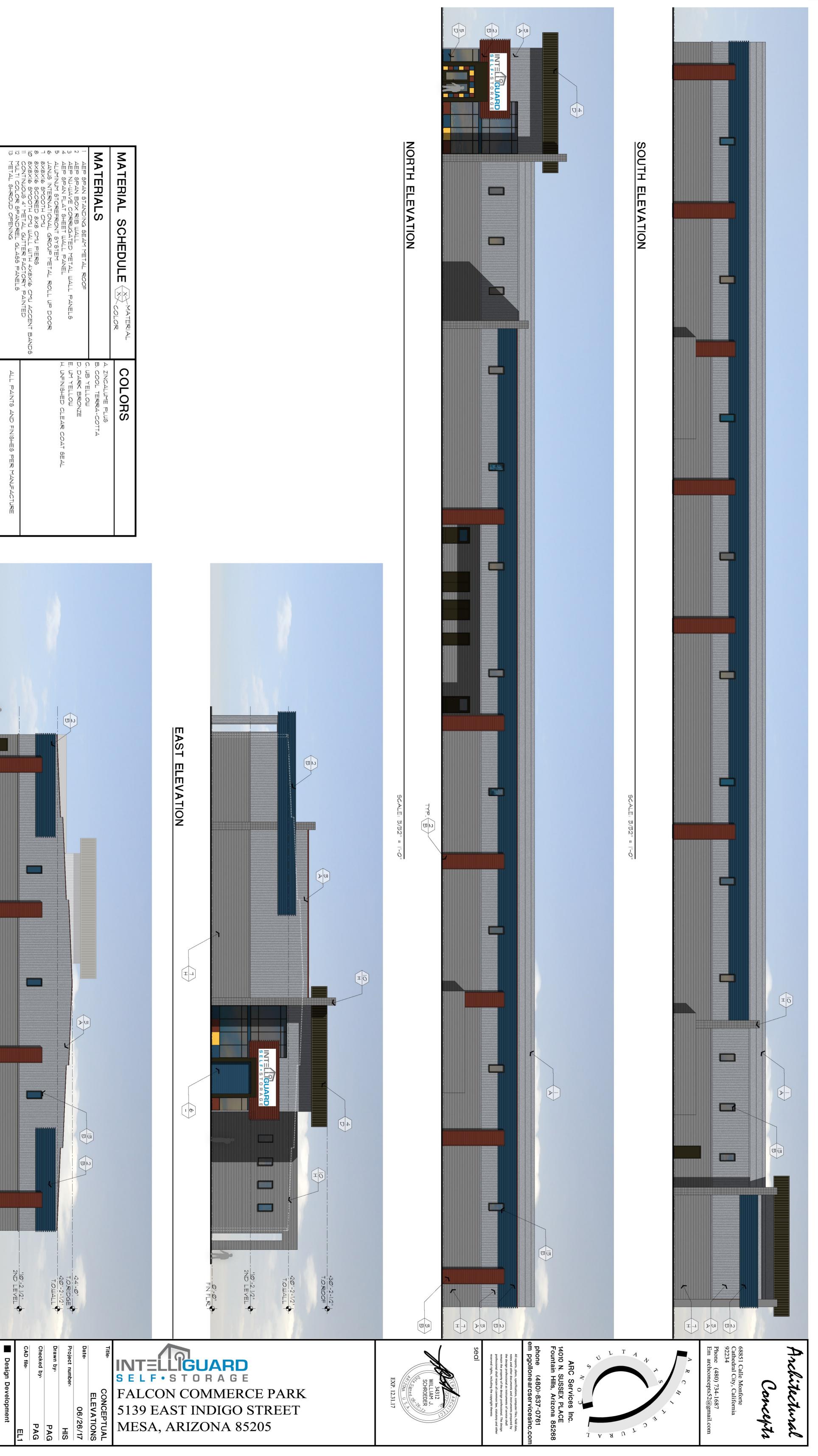
SIZE / QTY

PRELIMINARY PLANTING

PS: 17-003

CITY APPROVAL

APN: 141-35-055



WEST ELEVATION

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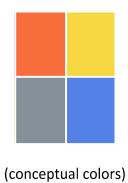
Progress Const. Docs.

City Submittal

Bid Package

Construction Issue

Record Drawings



(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