



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 have 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:

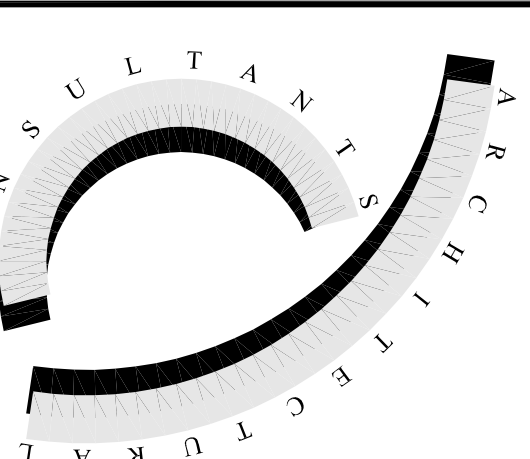
A blue ink signature of Nathan Palmer, consisting of a stylized 'N' followed by a cursive 'P'.

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Nathan Palmer, Manager
Intellguard Self-Storage, LLC

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 11.32-3.4 MINI STORAGE = 6
PARKING PROVIDED = 6 (2 HC)



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seal



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

Title: CONCEPTUAL SITE PLAN

Date: 06/26/17

Project number: HIS

Drawn by: PAG

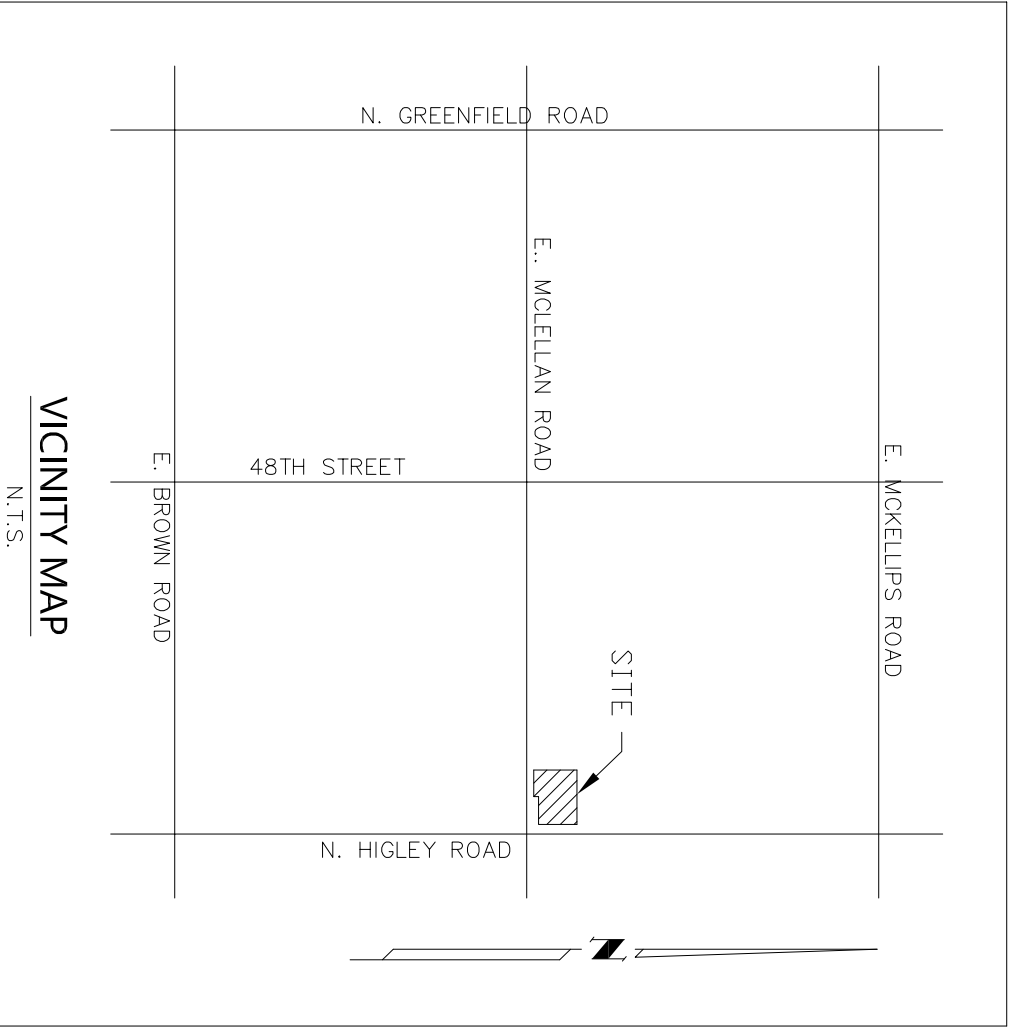
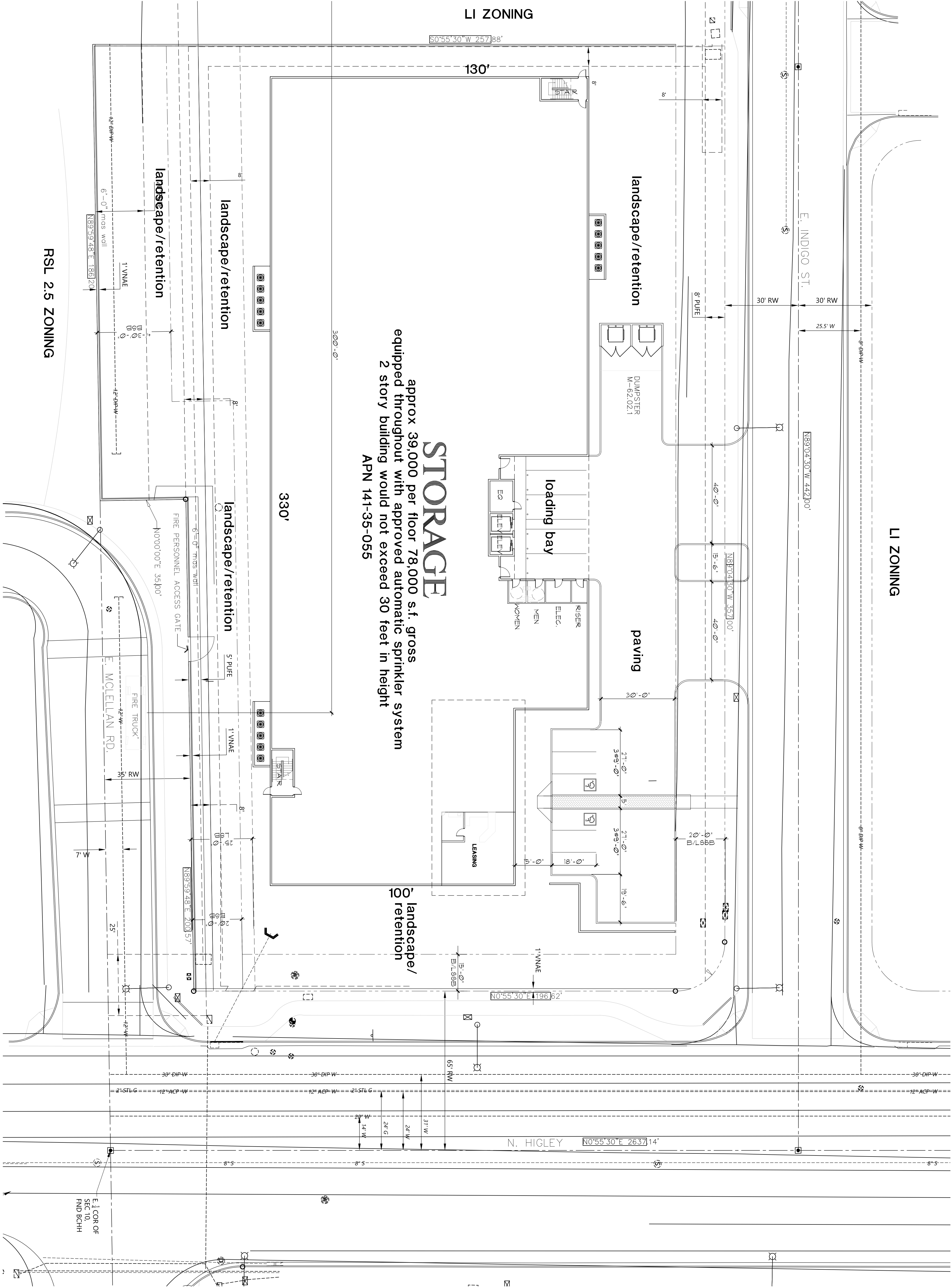
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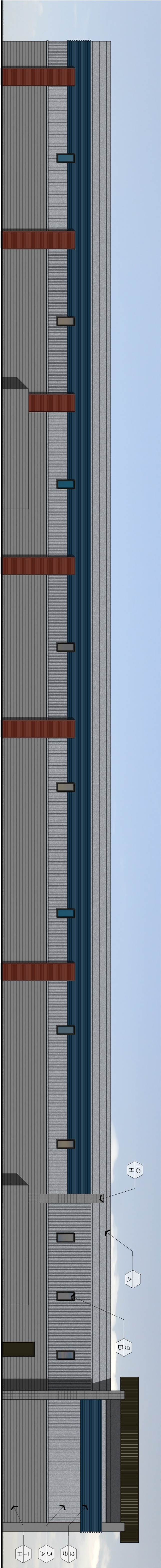
CAD file: SP1

- Design Development
- Progress Const. Docs.
- City Submittal
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Sheet Number:

SP1





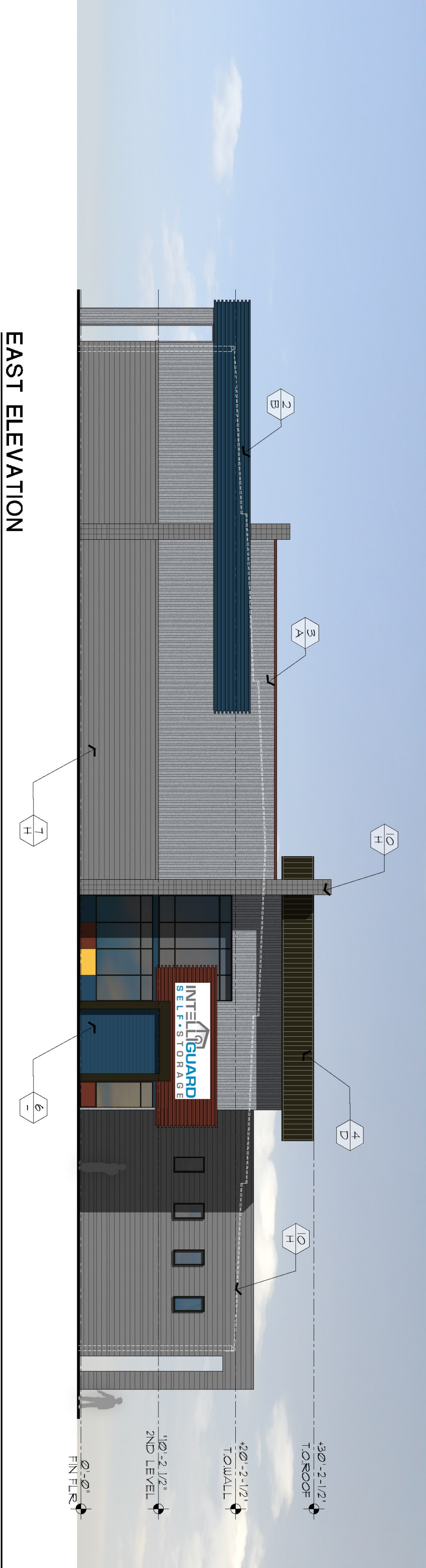
SOUTH ELEVATION

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

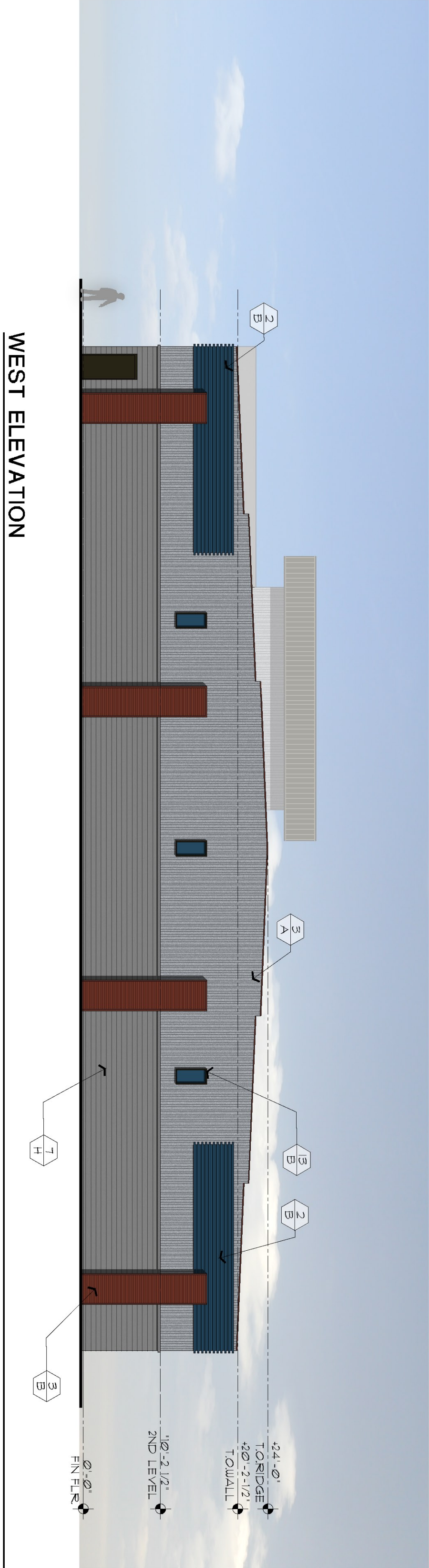


NORTH ELEVATION

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



EAST ELEVATION

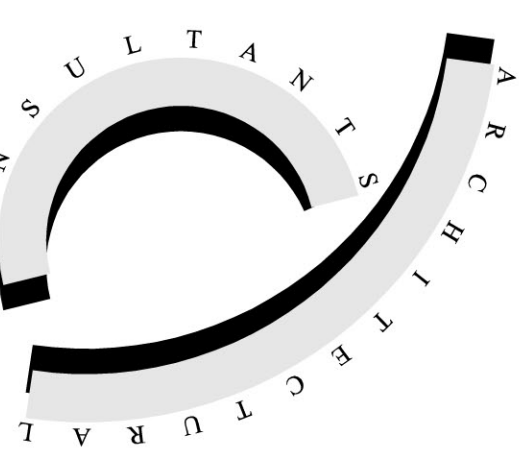


WEST ELEVATION

MATERIAL SCHEDULE	MATERIAL	COLORS
MATERIALS	<div><div>X</div><div>X</div><div>X</div></div> COLOR	
1	ASP SPAN STANDING SEAM METAL ROOF	A. ZINCALUME PLUS
2	ASP SPAN STANDING SEAM METAL WALL PANELS	B. COOL TERRA-COTTA
3	ASP SPAN STANDING SEAM METAL WALL PANELS	C. UB YELLOW
4	ASP SPAN STANDING SEAM METAL WALL PANELS	D. DARK BRONZE
5	ALUMINUM STOREFRONT SYSTEM	E. UB YELLOW
6	JANUS INTERNATIONAL GROUP METAL ROLL UP DOOR	H. UNFINISHED CLEAR COAT SEAL
7	8'x8'x16' SMOOTH CMU	
8	8'x8'x16' SMOOTH CMU WITH 4'x8'x16' CMU ACCENT BANDS	
9	8'x8'x16' SMOOTH CMU WITH 4'x8'x16' CMU ACCENT BANDS	
10	8'x8'x16' SMOOTH CMU WITH 4'x8'x16' CMU ACCENT BANDS	
11	8'x8'x16' SMOOTH CMU WITH 4'x8'x16' CMU ACCENT BANDS	
12	8'x8'x16' SMOOTH CMU WITH 4'x8'x16' CMU ACCENT BANDS	
13	METAL SHROUD OPENING	
		ALL PAINTS AND FINISHES PER MANUFACTURE

Architectural Concepts

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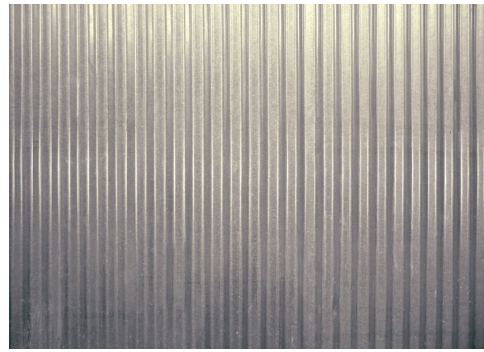
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Sheet Number

EL1



(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

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SELF • STORAGE

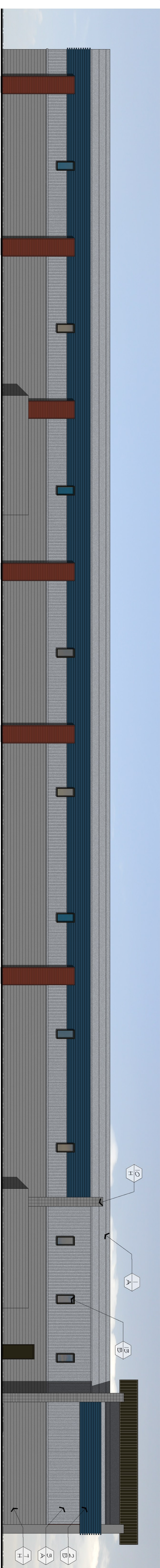
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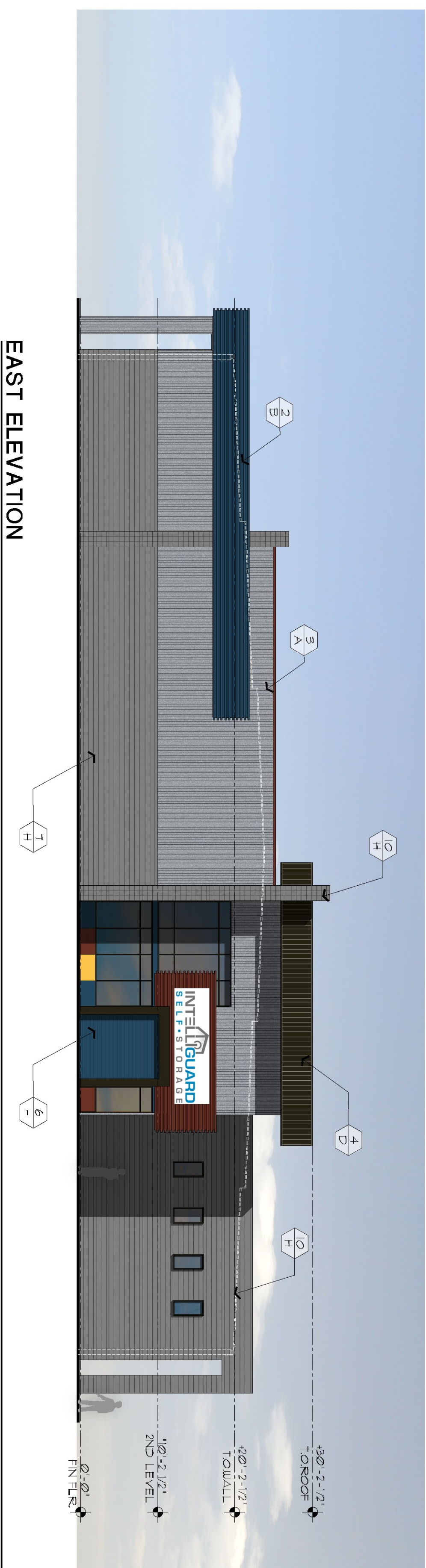
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SCALE: 3/32" = 1'-0"

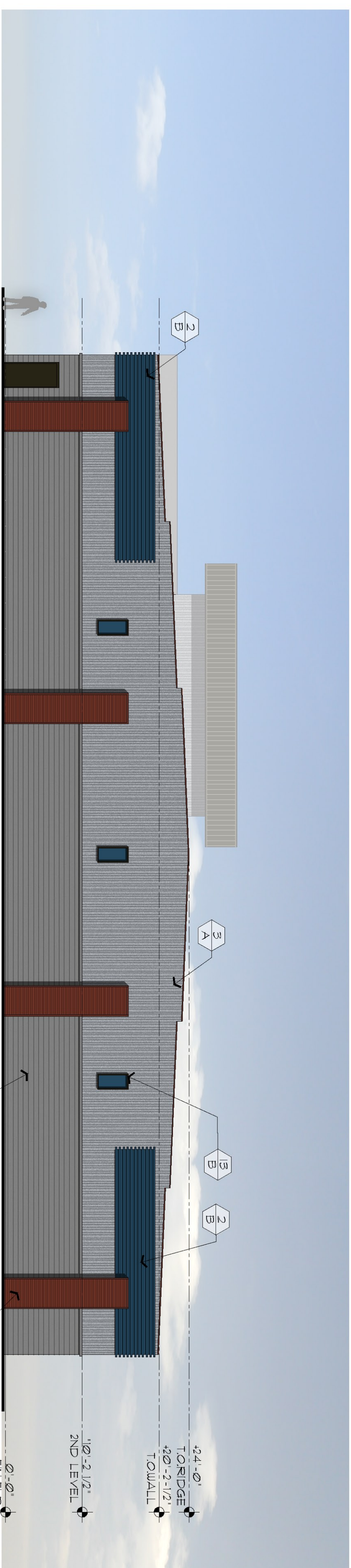


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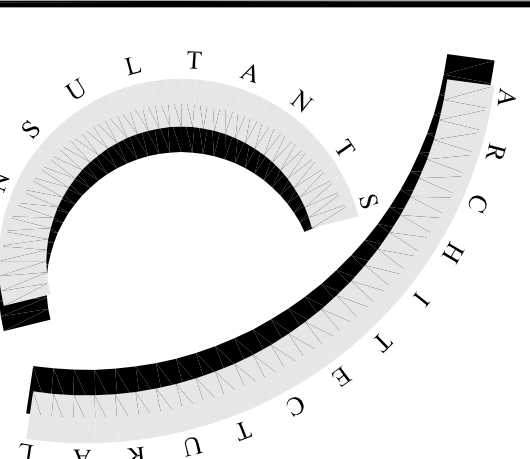


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MATERIALS		COLORS	
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2	DEEP SPAN BOX GIRD WALL	B	COOL TERRA-COTTA
3	DEEP SPAN CORRUGATED METAL WALL PANELS	C	UB YELLOW
4	DEEP SPAN FLAT SHEET WALL PANEL	D	DARK BRONZE
5	ALUMINUM STOREFRONT SYSTEM	E	UB YELLOW
6	JAUBS INTERNATIONAL GROUP METAL ROLL UP DOOR	H	UNFINISHED CLEAR COAT SEAL
7	EXXALTE SMOOTH CHU		
8	EXXALTE SCORED 8X8 CHU PIER5		
9	EXXALTE SMOOTH CHU WALL WITH 4X8X6 CHU ACCENT BANDS		
10	CONINGLASS SYSTEM GLASS ALUMINUM FINISHED		
11	CONINGLASS SYSTEM GLASS ALUMINUM PAINTED		
12	CONINGLASS SYSTEM GLASS ALUMINUM		
13	METAL SHROUD OPENING		
ALL PAINTS AND FINISHES PER MANUFACTURE			

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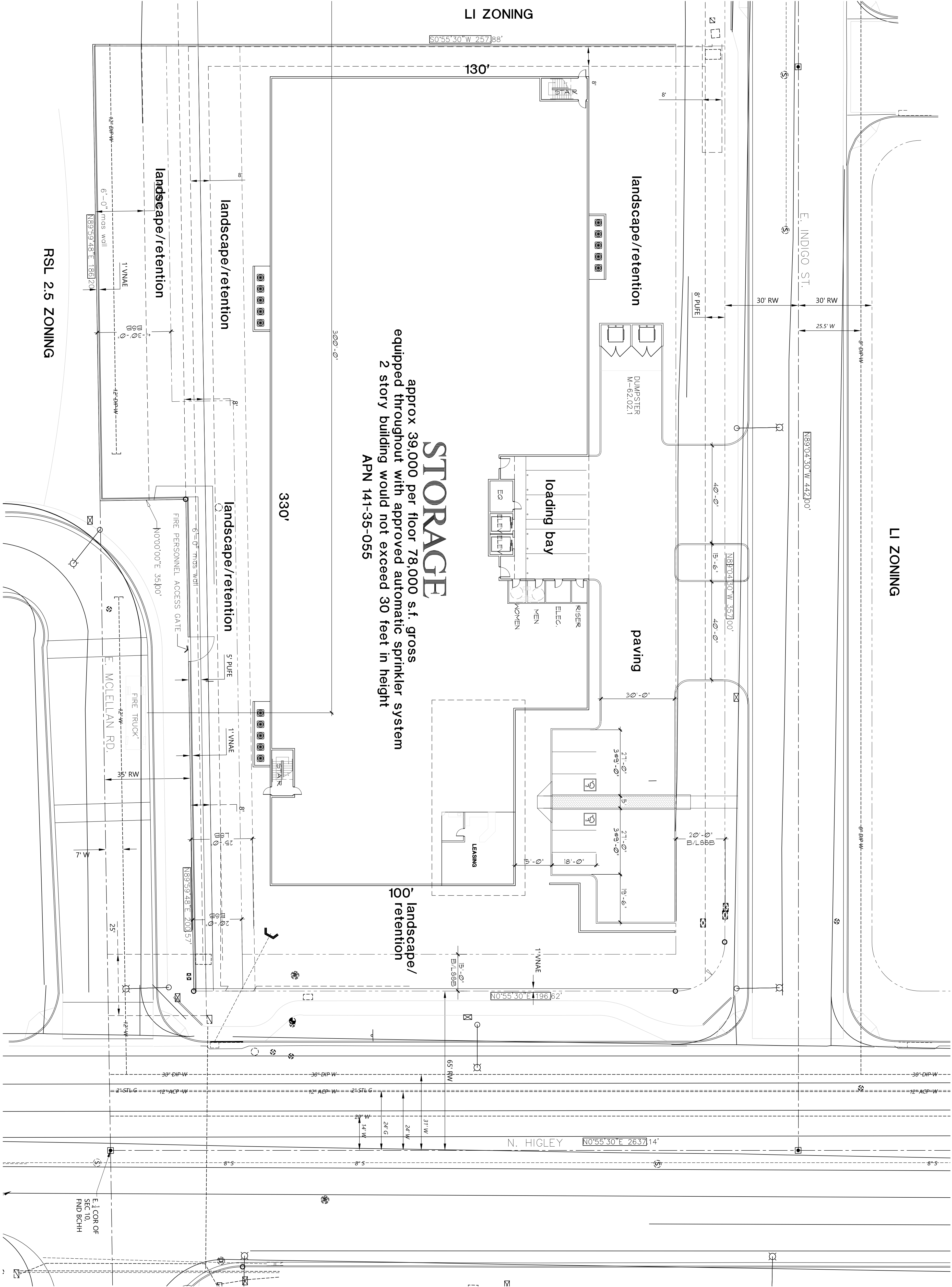
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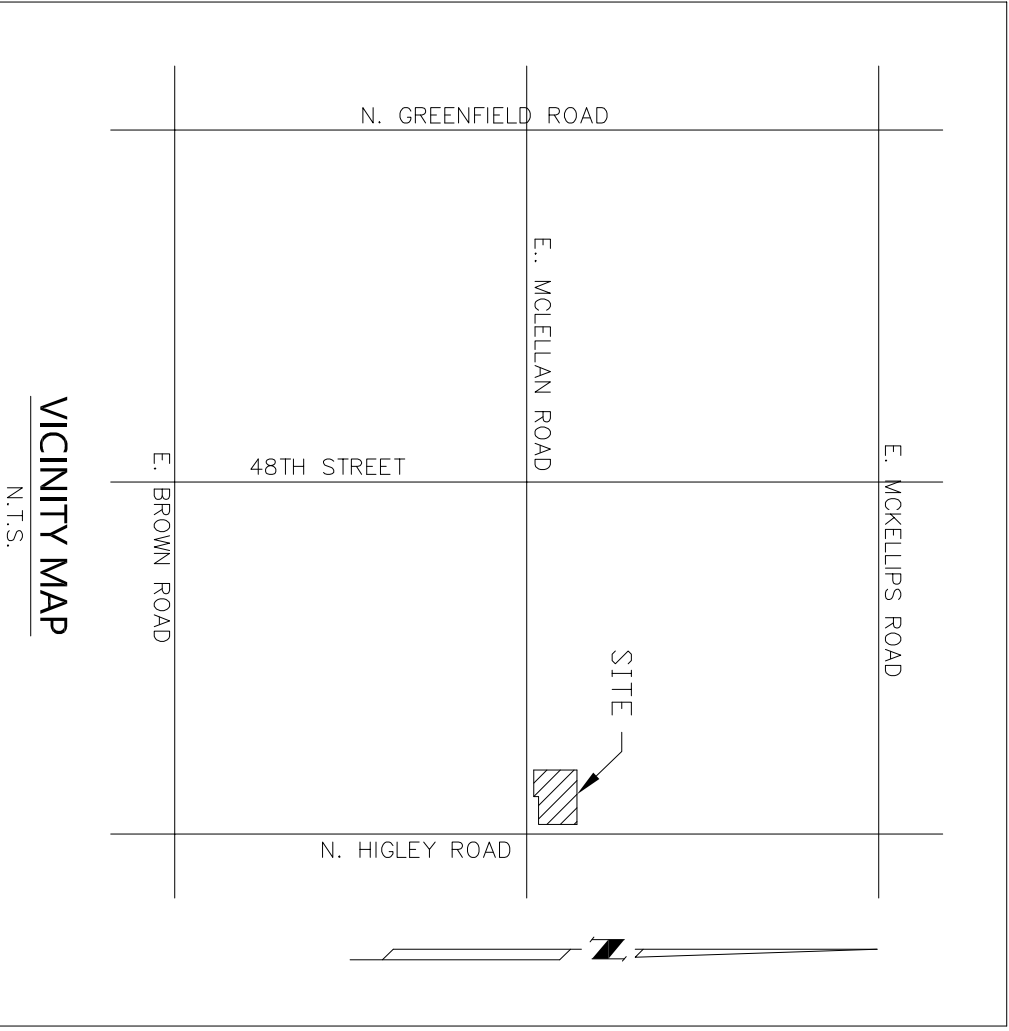


RSL 2.5 ZONING

LI ZONING

LI ZONING

STORAGE
approx 39,000 per floor 78,000 s.f. gross
equipped throughout with approved automatic sprinkler system
2 story building would not exceed 30 feet in height
APN 141-35-055



Architectural
Concepts