

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.

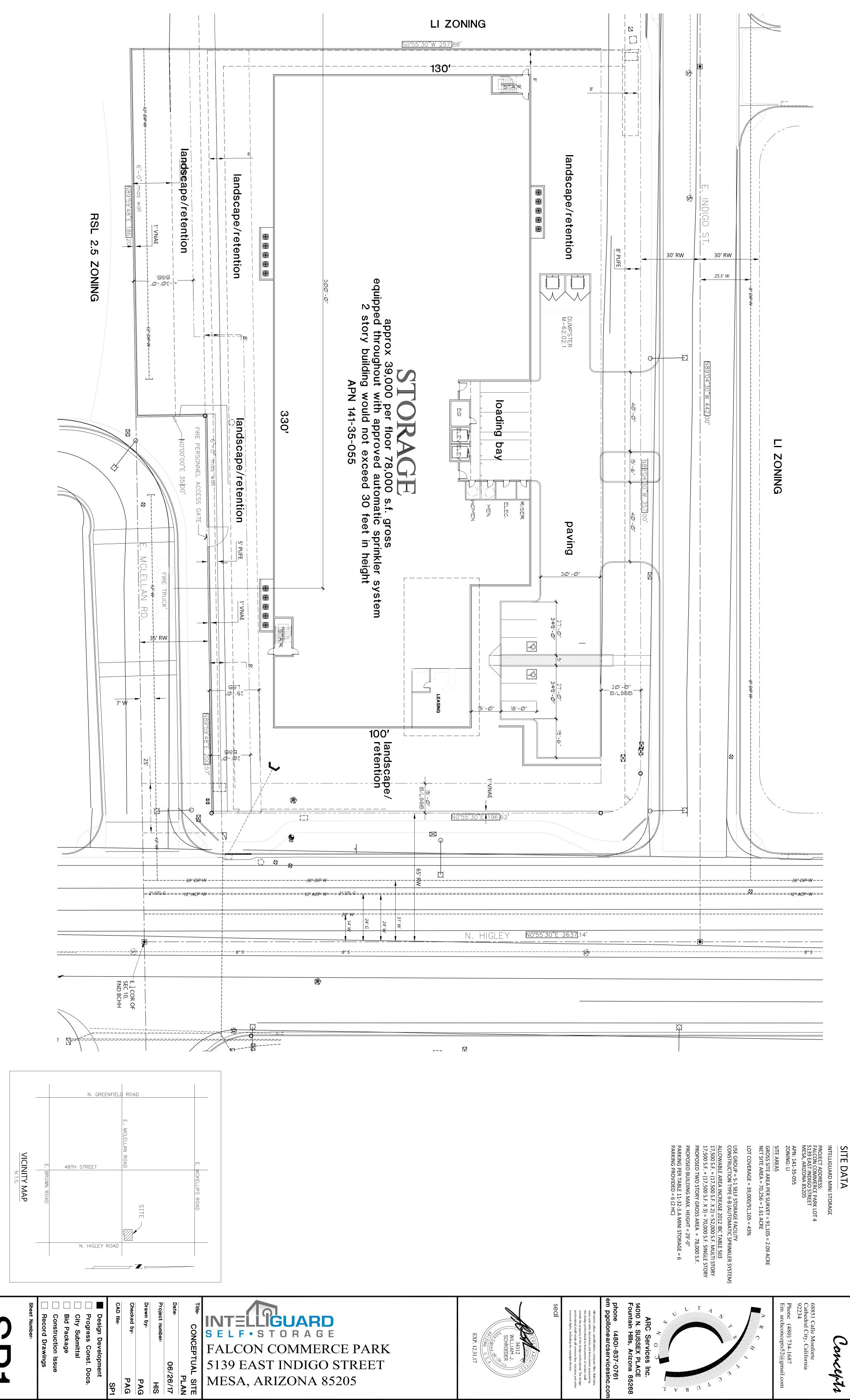
BUILDING DESIGN COLOR AND MATERIALS

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:

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Nathan Palmer, Manager

Intelliguard Self-Storage, LLC



Architectural

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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.

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

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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
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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.
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> HIGLEY STREET FRONTAGE (200 LF):
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> PROVIDED: 16 TREES / 48 SHRUBS
> INDIGO STREET FRONTAGE (235 LF):
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> 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

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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.

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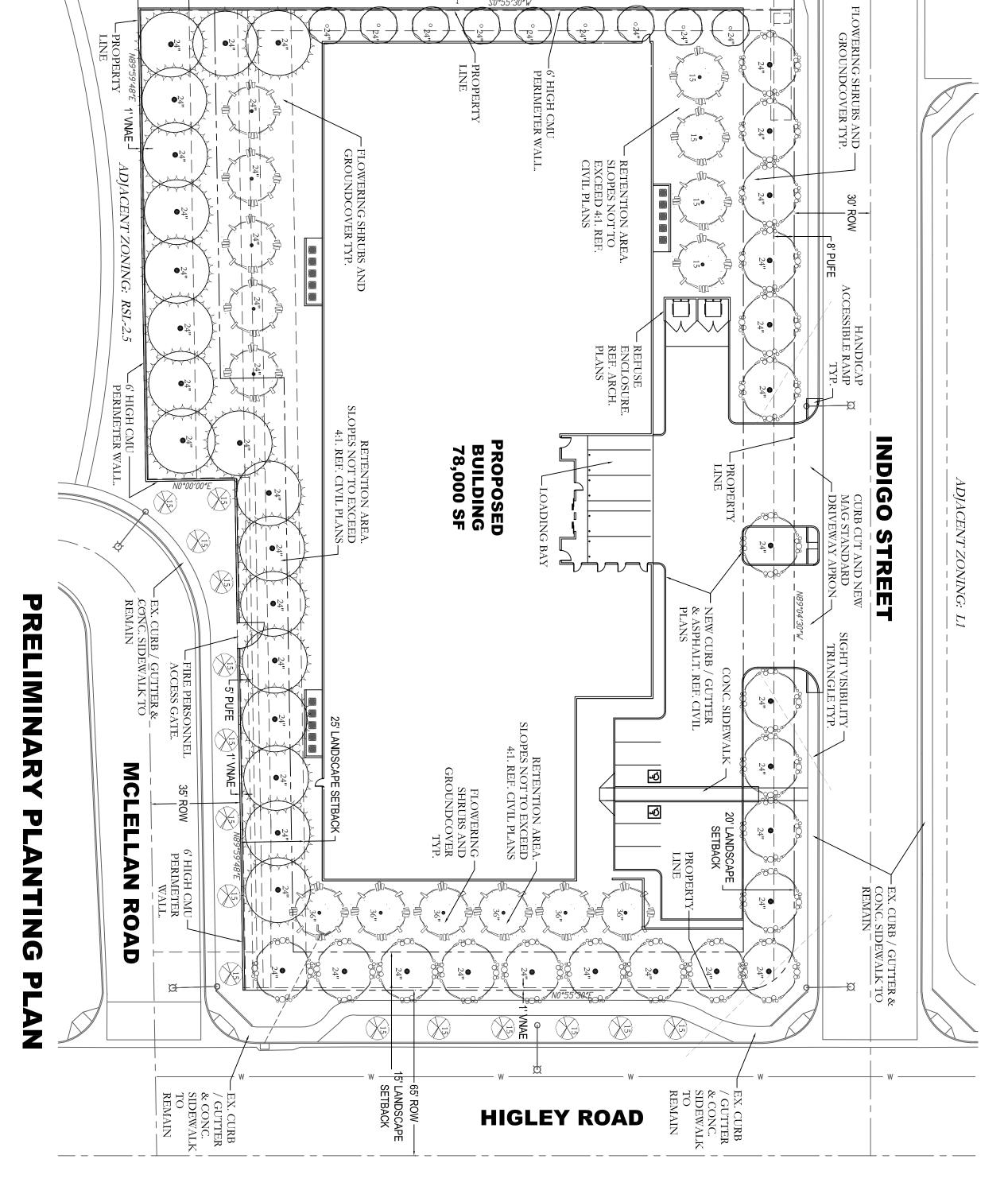
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INTELLIGUARD SELF STORAGE, LLC

STREET SWALE SECTION

FALCON COMMERCE PARK - LOT 4

5139 E. Indigo St. Mesa, Arizona 85205



VINES & GROUNDCOVER GAL/ GAL,

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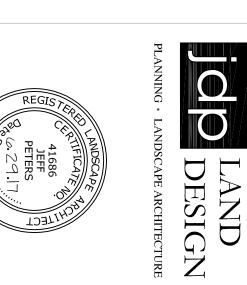
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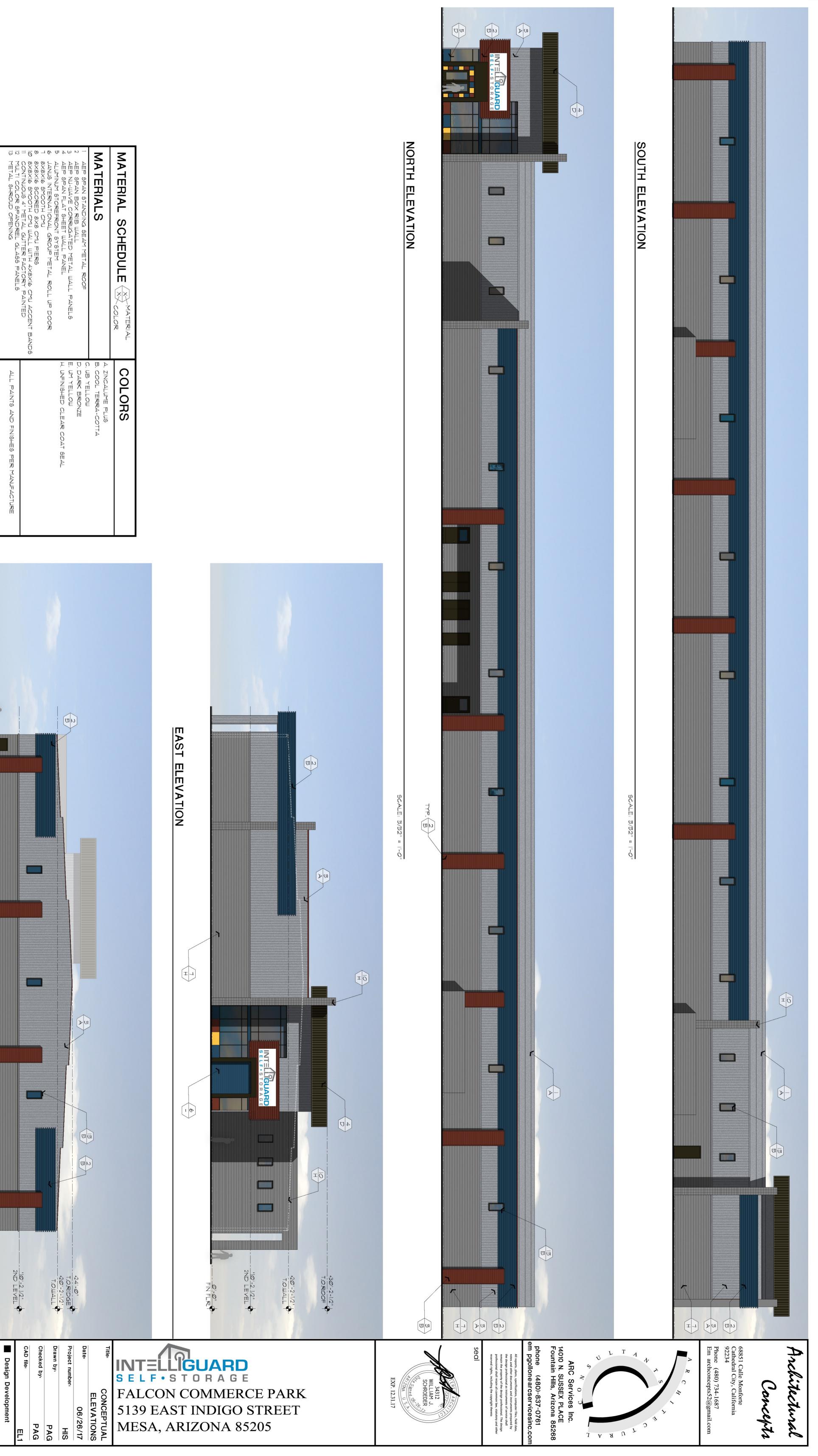
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PRELIMINARY PLANTING

PS: 17-003

CITY APPROVAL

APN: 141-35-055



WEST ELEVATION

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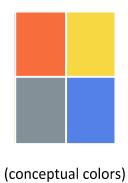
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Bid Package

Construction Issue

Record Drawings



(galvalume corrugated metal wall siding)



(scored cmu walls)



(louver wall siding)

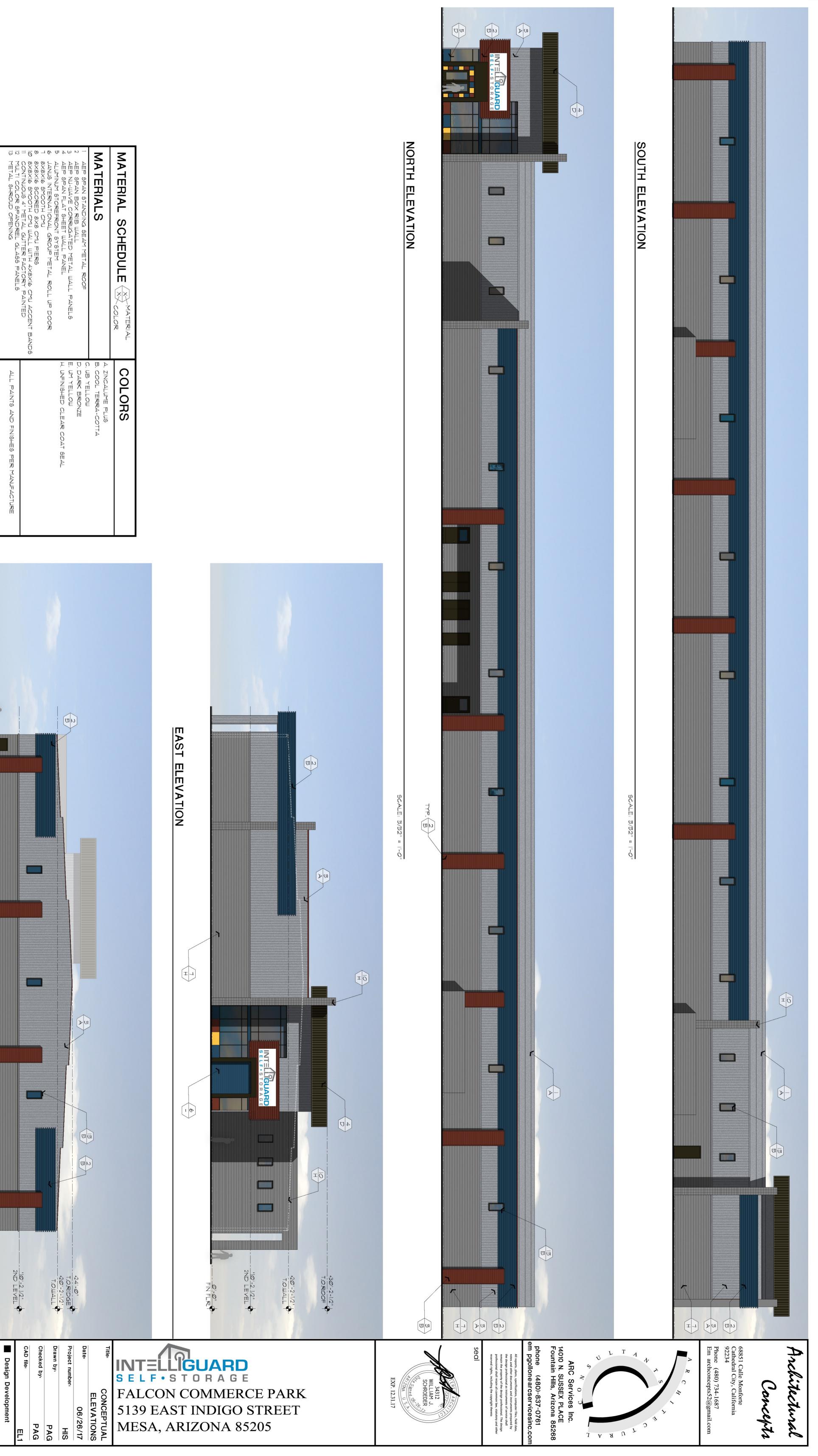


(smooth cmu walls)



(B-deck wall siding)

HIGLEY AND BROADWAY MINI STORAGE MATERIAL PALLET



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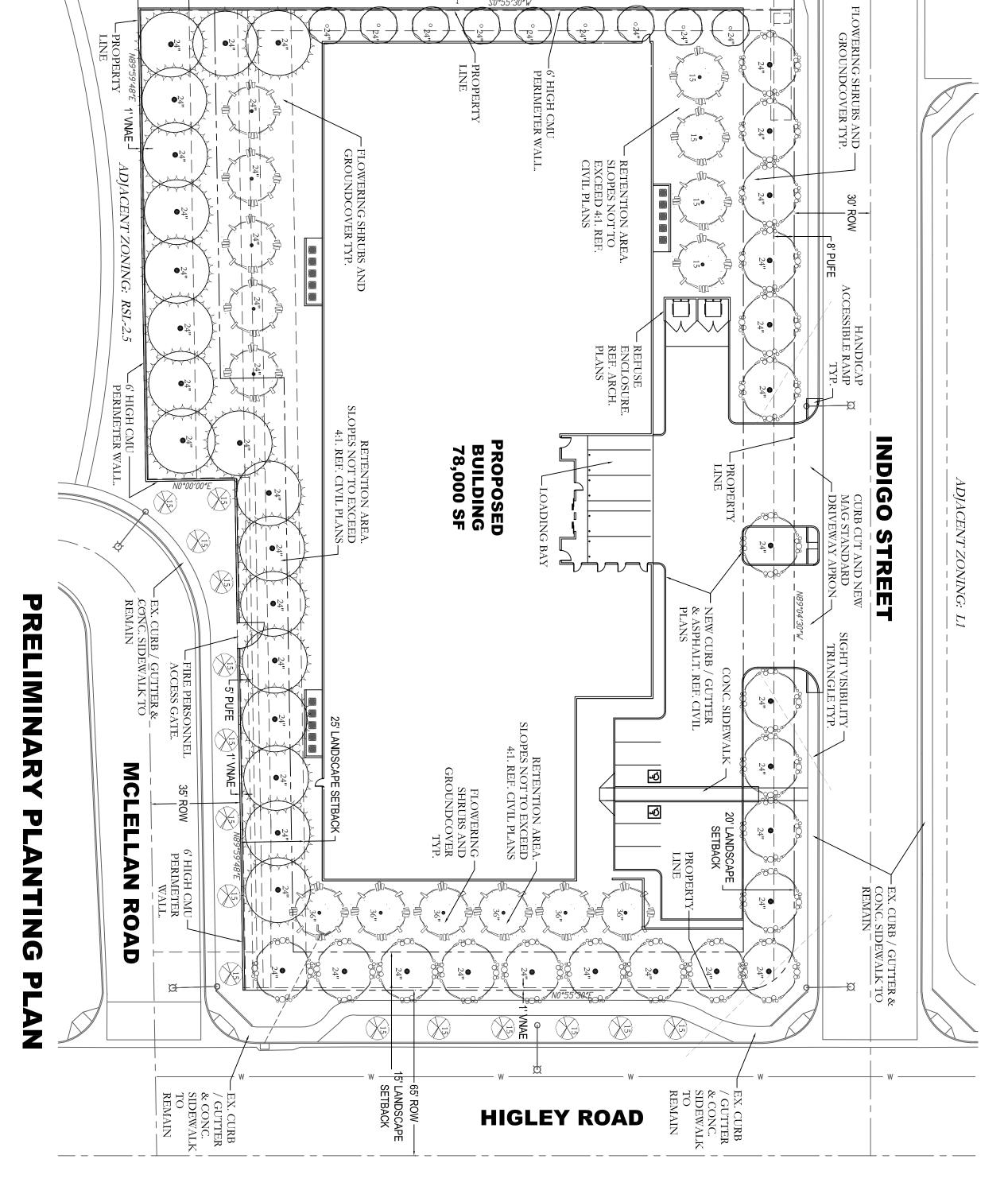
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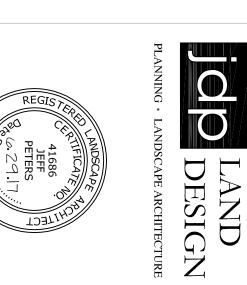
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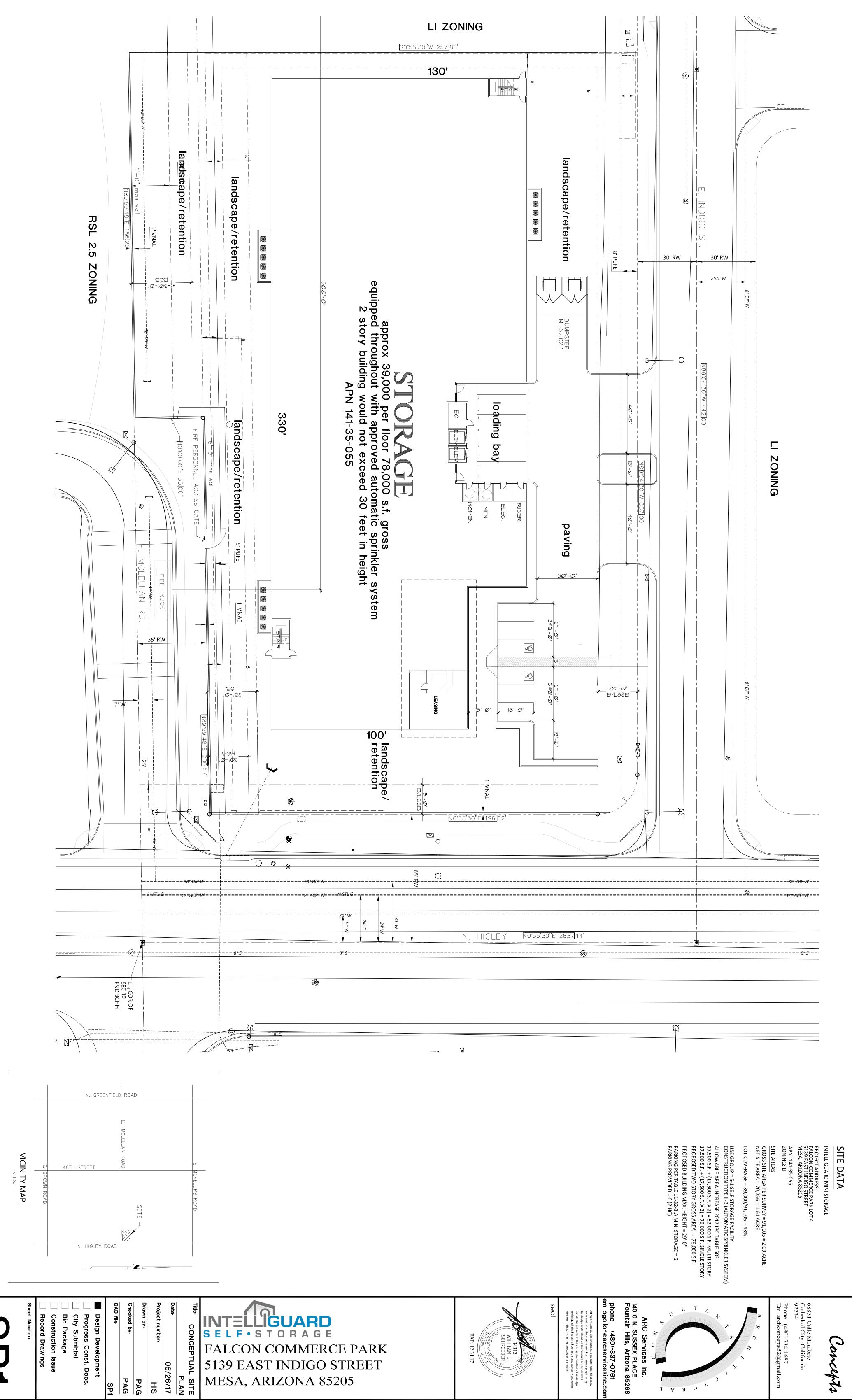
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Architectural Concepts