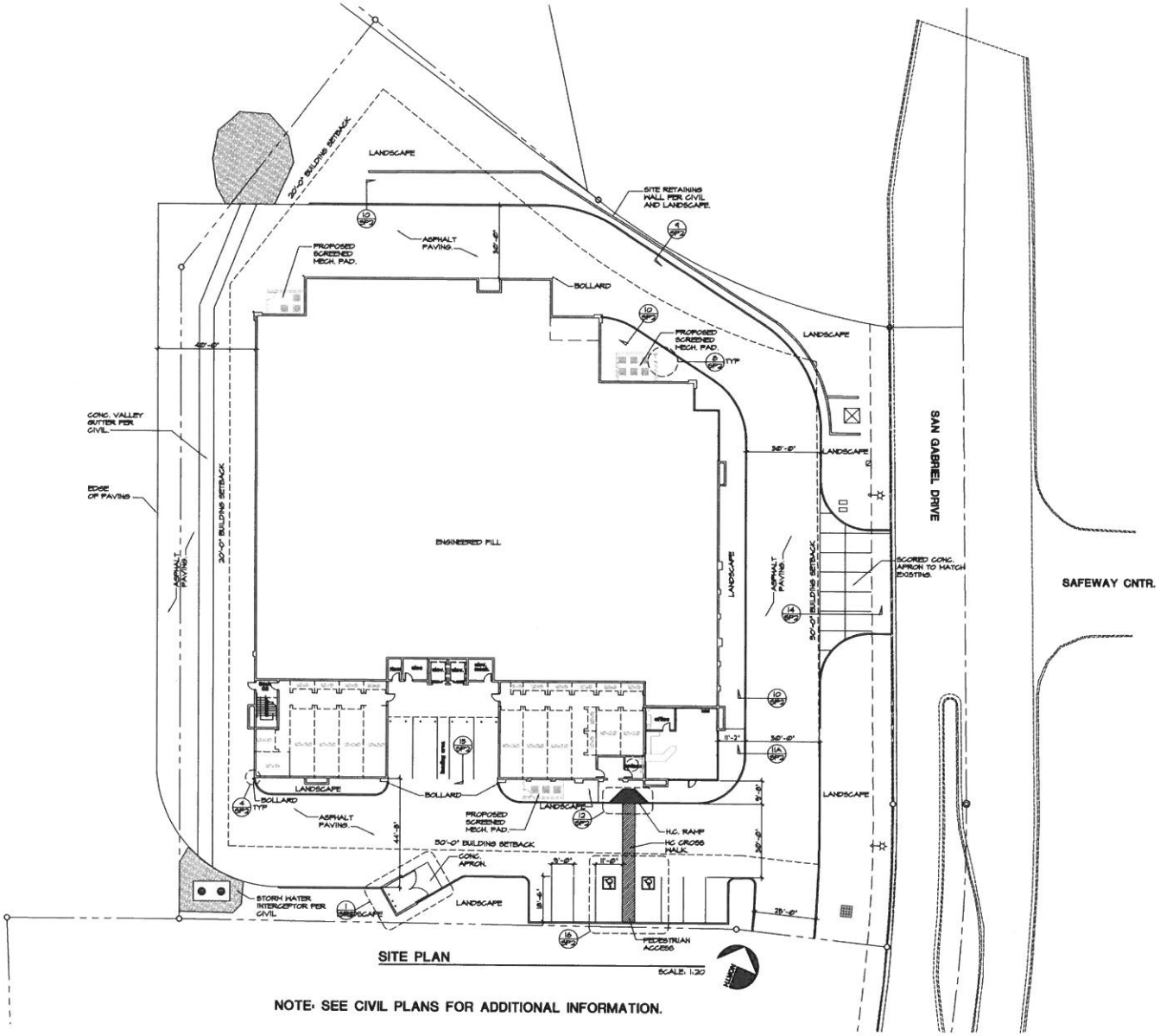


NOTE: SEE CIVIL PLANS FOR ADDITIVE INFORMATION.

Site Data

SITE INFORMATION:

APN: 400-05-480
ZONING: PAD

DESIRED ZONING: PAD
GROSS SITE AREA: 98,814 SF (2.14 ACRES)
NET SITE AREA: 87,480 SF (2.03 ACRES)

EXISTING BUILDING:
NONE

AREA AND HEIGHT CALCULATIONS
IIB BASE AREA: 17,500 S.F. (PER TABLE 503) S-1 OCCUPANCY
23,000 S.F. (PER TABLE 503) B OCCUPANCY

AREA INCREASE S-1: 17,500 + (17,500 X 300%) = 52,500 MULTI STORY
AREA INCREASE S-1: 17,500 + (17,500 X 300%) = 70,000 SINGLE STORY
AREA INCREASE B: 23,000 + (23,000 X 300%) = 69,000 MULTI STORY

BUILDING INFORMATION:

NEW BUILDING:
OCCUPANCY TYPE: S-1
CONSTRUCTION TYPE: IIB (FULLY SPRINKLERED)
BUILDING HEIGHT: 14'-0"-38'-0" (NOTE 40'-0" CLEAR PAVING/WIDTH WHERE BUILDING EXCEEDS 30 FEET IN HEIGHT)

ALLOWABLE BUILDING HEIGHT: 38'-0", 2 STORIES (PER TABLE 503)

EXISTING COVERED AREAS (NON-LIVABLE):
NONE

NEW BUILDING:

STORAGE AREA MAIN LEVEL:	54,155 SF
STORAGE AREA 2ND LEVEL:	56,152 SF
OFFICE AREA LOWER LEVEL:	860 SF
STORAGE AREA LOWER LEVEL:	4,425 SF
ELEC./RISER AND RESTROOM LOWER LEVEL:	280 SF
COVERED LOADING DOCK LOWER LEVEL:	1,108 SF
TOTAL BUILDING SQUARE FOOTAGE:	77,748 SF
BUILDING SITE FOOTPRINT:	56,152 SF
GROSS LEASEABLE AREA:	75,528 SF

LOT COVERAGE:
56,152 SF / 87,480 SF = 41%

PARKING CALCULATIONS:

PARKING SPACES REQUIRED:

STORAGE: 1 SPACE PER 500 S.F. OF OFFICE

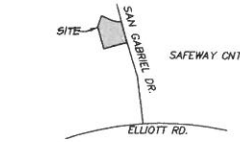
OFFICE SPACE: 860 S.F. @ 1/2 = 5 SPACES
PARKING SPACES PROVIDED: = 12 SPACES

ACCESSIBLE SPACES REQUIRED: = 1 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

PROJECT SHALL COMPLY WITH ICC/ANSI A117.1-2004 AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

Vicinity map

NOT TO SCALE



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seal

revisions

DOMINION ESTRELLA SELF STORAGE
ELLIOTT & SAN GABREL DRIVE
GOODYEAR ARIZONA

Title: SITE PLAN
Date: 07/15/16
Project number: GY8
Drawn by:
Checked by: PAG
CAD file: SP1

- [x] Design Development
- [ ] Progress Const. Docs.
- [ ] City Submittal
- [ ] Bid Package
- [ ] Construction Issue
- [ ] Record Drawings

Sheet Number
SP1