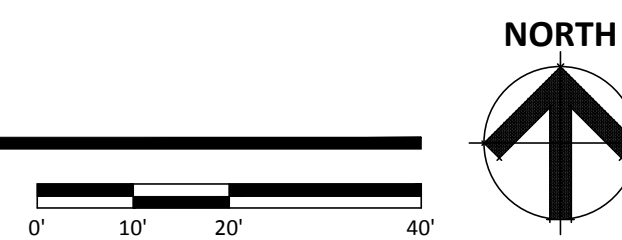


SITE PLAN
SCALE: 1" = 20'-0"



PROJECT DIRECTORY

DEVELOPER:
1784 CAPITAL HOLDINGS
8777 N. GAINNEY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258
CONTACT: KELLY MCKONE
PHONE: (602) 885-2552
E-MAIL: kmckone@1784holdings.com

ARCHITECT:
RCAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rcaa.com

SITE DATA

EXISTING ZONING: CRT2.5, C2.0, R2.0, H75
GROSS SITE AREA: 1.52 ACRES (66,603 S.F.)
NET SITE AREA: 1.05 ACRES (46,076 S.F.)

PROPOSED USE: SELF STORAGE
HEIGHT: 75'

BUILDING ABOVE GRADE (5 STORIES): 92,127 S.F.
CELLAR SPACE (2 STORIES): 46,526 S.F.

TOTAL BUILDING G.S.F.: 138,653 G.S.F.

ALLOWED FAR: 92,152 S.F.
PROVIDED FAR: 92,127 S.F.
SITE COVERAGE: (21,303 S.F.) 47%
OPEN SPACE (5%): (9,042 S.F.) 20%

TOTAL PARKING REQUIRED: 40 SPACES
SELF STORAGE (134,829 S.F.)
STORAGE @ 1/10,000 = 14 SPACES
RETAIL (3,824 S.F.)
RETAIL @ 1/200 = 20 SPACES
ADJACENT PROPERTY
6 SPACES

TOTAL PARKING PROVIDED: 42 SPACES

ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

PROPOSED SELF STORAGE
SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 04-03-2018 (PRELIMINARY)

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